



SOUL TAVERN

1801 WEST AVE.

MIAMI BEACH, FL 33139

DESIGN REVIEW BOARD -
FINAL

PAD PROJECT NUMBER:
2016_P03

ISSUE DATE:
07 / 15 / 16



PRAVDA ARCHITECTURE/ DESIGN, PLLC

FLORIDA ARCHITECTURE BUSINESS LICENE NO. AA26002884 / FLORIDA INTERIOR DESIGN BUSINESS LICENE NO. AA26002884
990 BISCAYNE BLVD., STE. 502 MIAMI, FLORIDA 33132 / 3505 S. OCEAN DR., STE. 1417 HOLLYWOOD, FLORIDA 33019
305/ 707/ 7663 / BRYAN@PRAVDAarchitecture.com / www.PRAVDAarchitecture.com

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07 / 15 / 16

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REVISIONS		
NO.	DESCRIPTION	DATE
ARCHITECT		
PRAVDA ARCHITECTURE / DESIGN, PLLC		
FLORIDA ARCHITECT BUSINESS LICENSE NO. AA26002884		
FLORIDA INTERIOR DESIGN BUSINESS LICENSE NO. IB26001603		
990 BISCAYNE BLVD. STE. 502 MIAMI, FL 33132 305/ 707/ 7863		
3505 S. OCEAN DRIVE, STE. 1417 HOLLYWOOD, FL 33019		
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DRAWN BY: BRYAN PRAVDA, AIA		
FLORIDA REGISTERED ARCHITECT LICENSE NO. AR95842		
ARCHITECT SEAL		
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PROVISIONS		
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CONSULTANTS/ ENGINEERS		
CHRISTOPHER CAWLEY LANDSCAPE ARCHITECTURE, LLC 780 NE 69TH STREET, STE. 1106 MIAMI, FL 33138		
PROJECT NAME		
SOUL TAVERN		
PROJECT ADDRESS		
1801 WEST AVE. MIAMI BEACH, FL 33139		
PROJECT NUMBER		
2016_P03		
PROJECT STATUS		
DESIGN REVIEW BOARD - FINAL		
DATE		
07 / 15 / 16		
SHEET NAME		
SHEET INDEX AND GENERAL INFORMATION		
SHEET NUMBER		
A-001		

MIAMIBEACH

Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	1801 WEST AVE. MIAMI BEACH, FL 33139-1431		
2	Board and file numbers :	DRB0716-0044		
3	Folio number(s):	02-3233-012-0240		
4	Year constructed:	1983	Zoning District:	I1 - LIGHT INDUSTRIAL
5	Based Flood Elevation:	8' NGVD	Grade value in NGVD:	5' NGVD
6	Adjusted grade (Flood+Grade/2):	6.5' NGVD	Lot Area:	8,000 SF
7	Lot width:	80'	Lot Depth:	100'
8	Minimum Unit Size	N/A	Average Unit Size	N/A
9	Existing use:	BUSINESS	Proposed use:	RESTAURANT

	Maximum	Existing	Proposed	Deficiencies
10	Height	40'	18.25'	18.25' NO CHANGE
11	Number of Stories	4	1	1/ NO CHANGE
12	FAR	1.0	.48	
13	Gross square footage	8,000 SF	3,876 SF	3,782.25 SF
14	Square Footage by use	N/A		
15	Number of units Residential	N/A		
16	Number of units Hotel	N/A		
17	Number of seats	N/A		
18	Occupancy load	N/A		

	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
19	Front Setback:	N/A	N/A	N/A	
20	Side Setback:	N/A	N/A	N/A	
21	Side Setback:	N/A	N/A	N/A	
22	Side Setback facing street:	N/A	N/A	N/A	
23	Rear Setback:	N/A	N/A	N/A	
	At Grade Parking:				
24	Front Setback:	0'	33.68'	30.12'	
25	Side Setback:	0'	0'	0' NO CHANGE	
26	Side Setback:	N/A	N/A	N/A	
27	Side Setback facing street:	0'	0'	0' NO CHANGE	
28	Rear Setback:	0'	0.05'	0.05' NO CHANGE	
	Pedestal:				
29	Front Setback:	N/A	N/A	N/A	
30	Side Setback:	N/A	N/A	N/A	
31	Side Setback:	N/A	N/A	N/A	
32	Side Setback facing street:	N/A	N/A	N/A	
33	Rear Setback:	N/A	N/A	N/A	
	Tower:				
34	Front Setback:	N/A	N/A	N/A	
35	Side Setback:	N/A	N/A	N/A	

1 of 2

MIAMIBEACH

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2 of 2

ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback:	N/A	N/A	N/A	
37	Side Setback facing street:	N/A	N/A	N/A	
38	Rear Setback:	N/A	N/A	N/A	

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district	5	5	5/ NO CHANGE	
40	Total # of parking spaces	0	8	0	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	0, RESTAURANT < 100 SEATS & < 3,500 SF	N/A, EXISTING IS BUSINESS/ OFFICE USE	0	
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	
43	Parking Space Dimensions	N/A	N/A	N/A	
44	Parking Space configuration (450,600,900,Parallel)	N/A	N/A	N/A	
45	ADA Spaces	N/A	N/A	N/A	
46	Tandem Spaces	N/A	N/A	N/A	
47	Drive aisle width	N/A	N/A	N/A	
48	Valet drop off and pick up	N/A	N/A	N/A	
49	Loading zones and Trash collection areas	1	0	1	
50	racks	0	0	0	

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use	PER I-1 ZONE	BUSINESS	RESTAURANT	
52	Total # of seats	N/A	N/A	80	
53	Total # of seats per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	
54	Total occupant content	N/A	N/A	248	
55	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	

56	Is this a contributing building?	Yes or (no)
57	Located within a Local Historic District?	Yes or (no)

Notes:

If not applicable write N/A

All other data information may be required and presented like the above format.

PRAVDA

ARCHITECTURE/ DESIGN
DESIGNING YOUR DREAMS

REVISIONS

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ARCHITECT

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LICENSE NO. AA26002884FLORIDA INTERIOR DESIGN BUSINESS
LICENSE NO. IB26001603990 BISCAYNE BLVD, STE. 502
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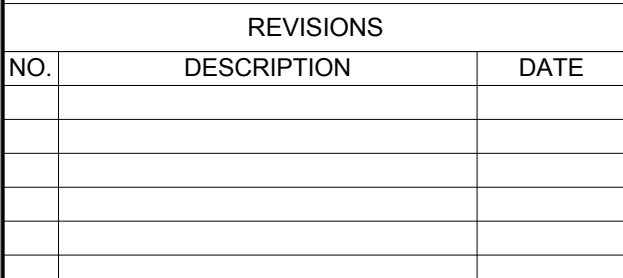
07 / 15 / 16

SHEET NAME

ZONING DATA
SHEET

SHEET NUMBER

A-002



07 / 15 / 16

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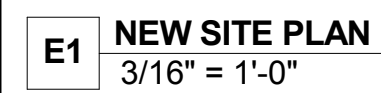
DATE
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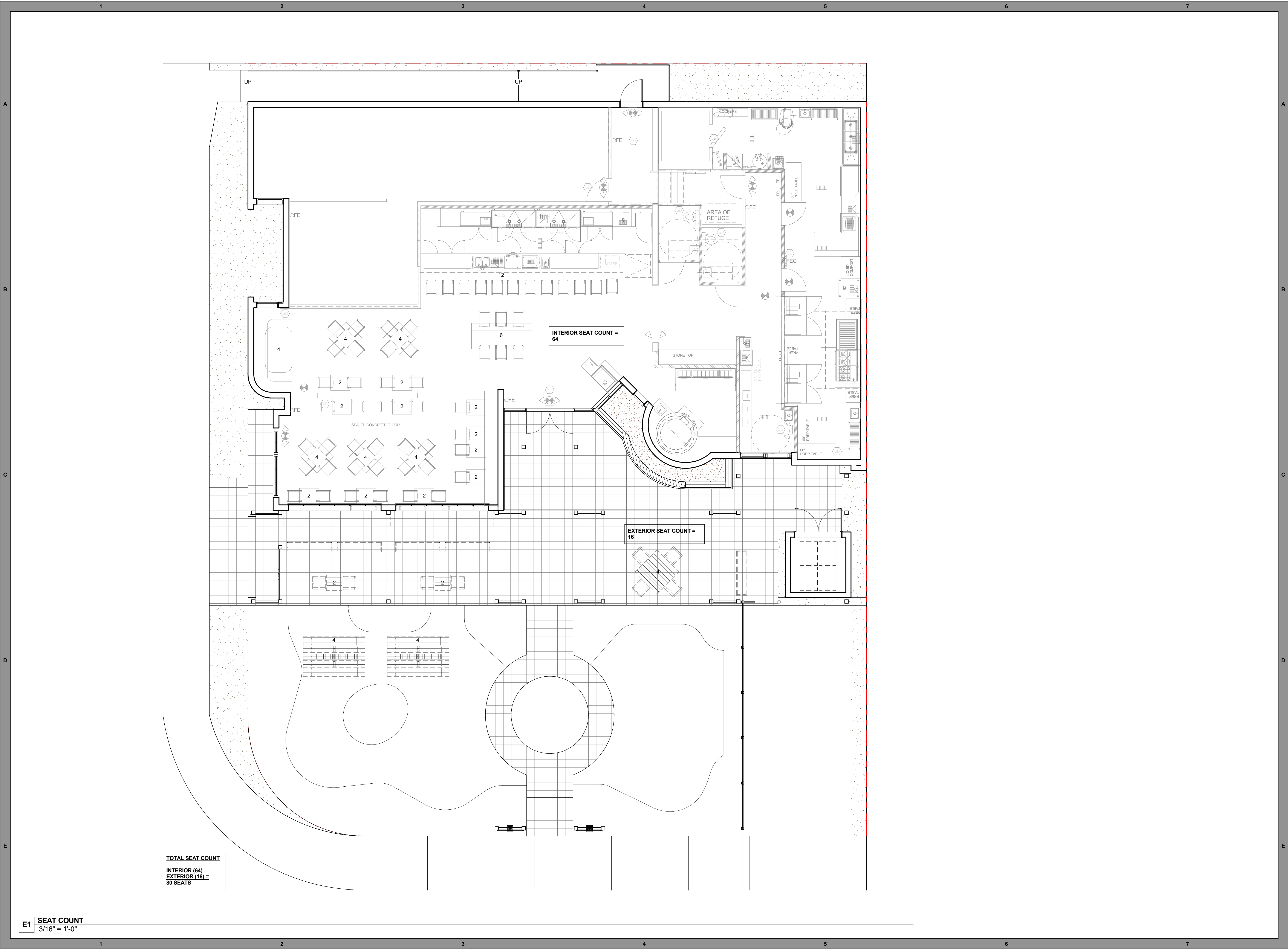
SHEET NAME

NEW SITE PLAN

SHEET NUMBER

A-103





TOTAL SEAT COUNT
INTERIOR (64)
EXTERIOR (16) =
80 SEATS

INTERIOR SEAT COUNT =
64

EXTERIOR SEAT COUNT =
16

E1 SEAT COUNT
3/16" = 1'-0"

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SHEET NAME

SEAT COUNT

SHEET NUMBER

A-104

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07 / 15 / 16

SHEET NAME

OCCUPANCY LOAD

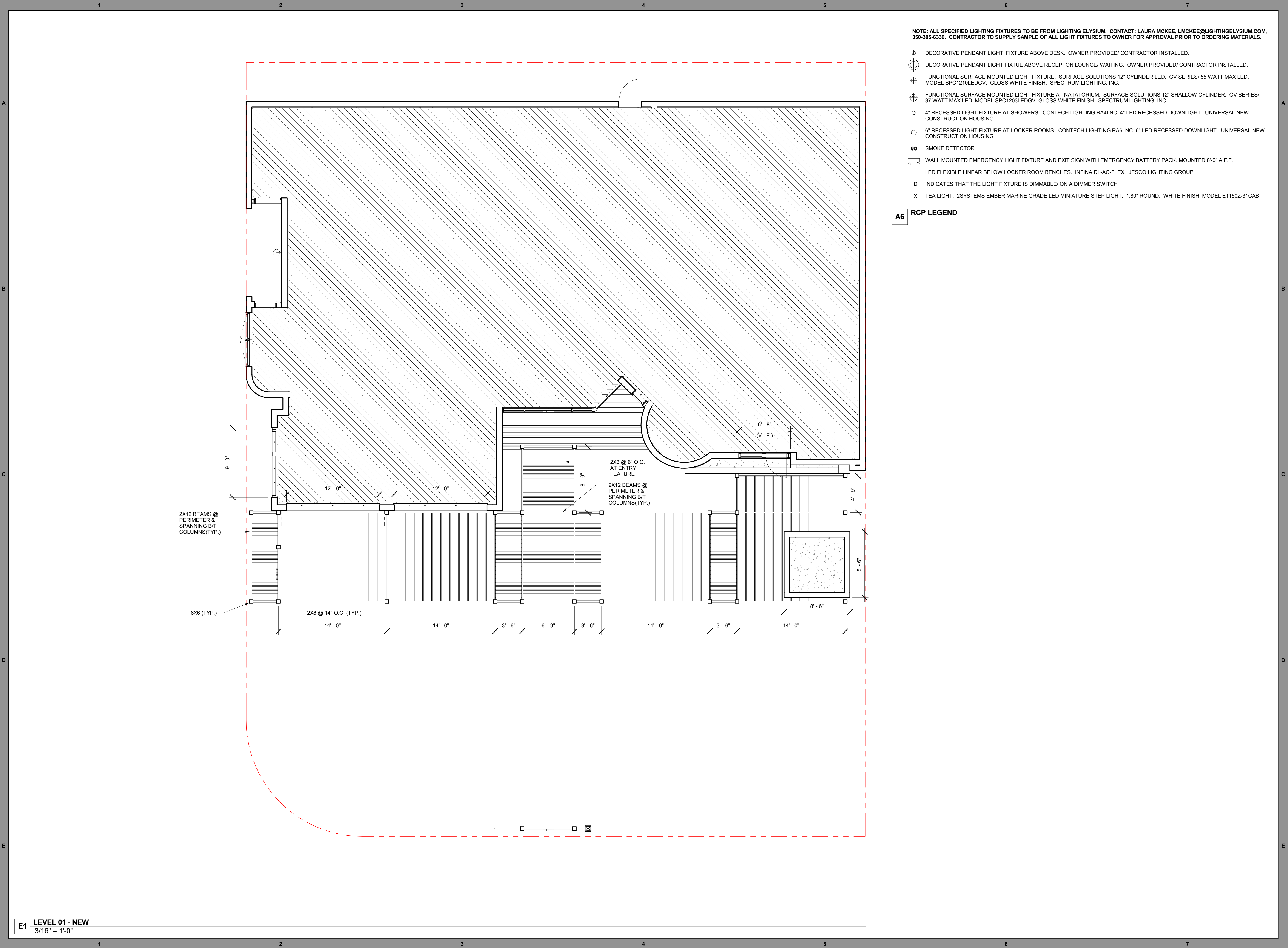
SHEET NUMBER

A-105



INTERIOR (91)
EXTERIOR (157) =
248 OCCUPANTS

E1	OCCUPANCY LOAD
	$3/16" = 1'-0"$



NOTE: ALL SPECIFIED LIGHTING FIXTURES TO BE FROM LIGHTING ELYSIUM. CONTACT: LAURA MCKEE, LMCKEE@LIGHTINGELYSIUM.COM, 350-305-6330. CONTRACTOR TO SUPPLY SAMPLE OF ALL LIGHT FIXTURES TO OWNER FOR APPROVAL PRIOR TO ORDERING MATERIALS.

- ⊕ DECORATIVE PENDANT LIGHT FIXTURE ABOVE DESK. OWNER PROVIDED/ CONTRACTOR INSTALLED.
- ⊕ DECORATIVE PENDANT LIGHT FIXTURE ABOVE RECEPTION LOUNGE/ WAITING. OWNER PROVIDED/ CONTRACTOR INSTALLED.
- ⊕ FUNCTIONAL SURFACE MOUNTED LIGHT FIXTURE. SURFACE SOLUTIONS 12" CYLINDER LED. GV SERIES/ 55 WATT MAX LED. MODEL SPC1210LEDGV. GLOSS WHITE FINISH. SPECTRUM LIGHTING, INC.
- ⊕ FUNCTIONAL SURFACE MOUNTED LIGHT FIXTURE AT NATATORIUM. SURFACE SOLUTIONS 12" SHALLOW CYLINDER. GV SERIES/ 37 WATT MAX LED. MODEL SPC1203LEDGV. GLOSS WHITE FINISH. SPECTRUM LIGHTING, INC.
- 4" RECESSED LIGHT FIXTURE AT SHOWERS. CONTECH LIGHTING RA4LNC. 4" LED RECESSED DOWNLIGHT. UNIVERSAL NEW CONSTRUCTION HOUSING
- 6" RECESSED LIGHT FIXTURE AT LOCKER ROOMS. CONTECH LIGHTING RA6LNC. 6" LED RECESSED DOWNLIGHT. UNIVERSAL NEW CONSTRUCTION HOUSING
- Ⓢ SMOKE DETECTOR
- ⏏ WALL MOUNTED EMERGENCY LIGHT FIXTURE AND EXIT SIGN WITH EMERGENCY BATTERY PACK. MOUNTED 8'-0" A.F.F.
- LED FLEXIBLE LINEAR BELOW LOCKER ROOM BENCHES. INFINA DL-AC-FLEX. JESCO LIGHTING GROUP
- D INDICATES THAT THE LIGHT FIXTURE IS DIMMABLE/ ON A DIMMER SWITCH
- X TEA LIGHT. IZSYSTEMS EMBER MARINE GRADE LED MINIATURE STEP LIGHT. 1.80" ROUND. WHITE FINISH. MODEL E1150Z-31CAB

A6 RCP LEGEND

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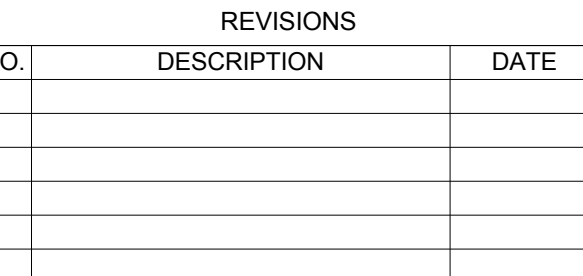
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SHEET NAME

NEW REFLECTED
CEILING PLAN

SHEET NUMBER

A-106



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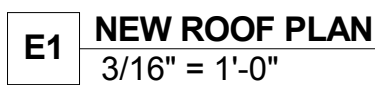
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SHEET NAME

NEW ROOF PLAN

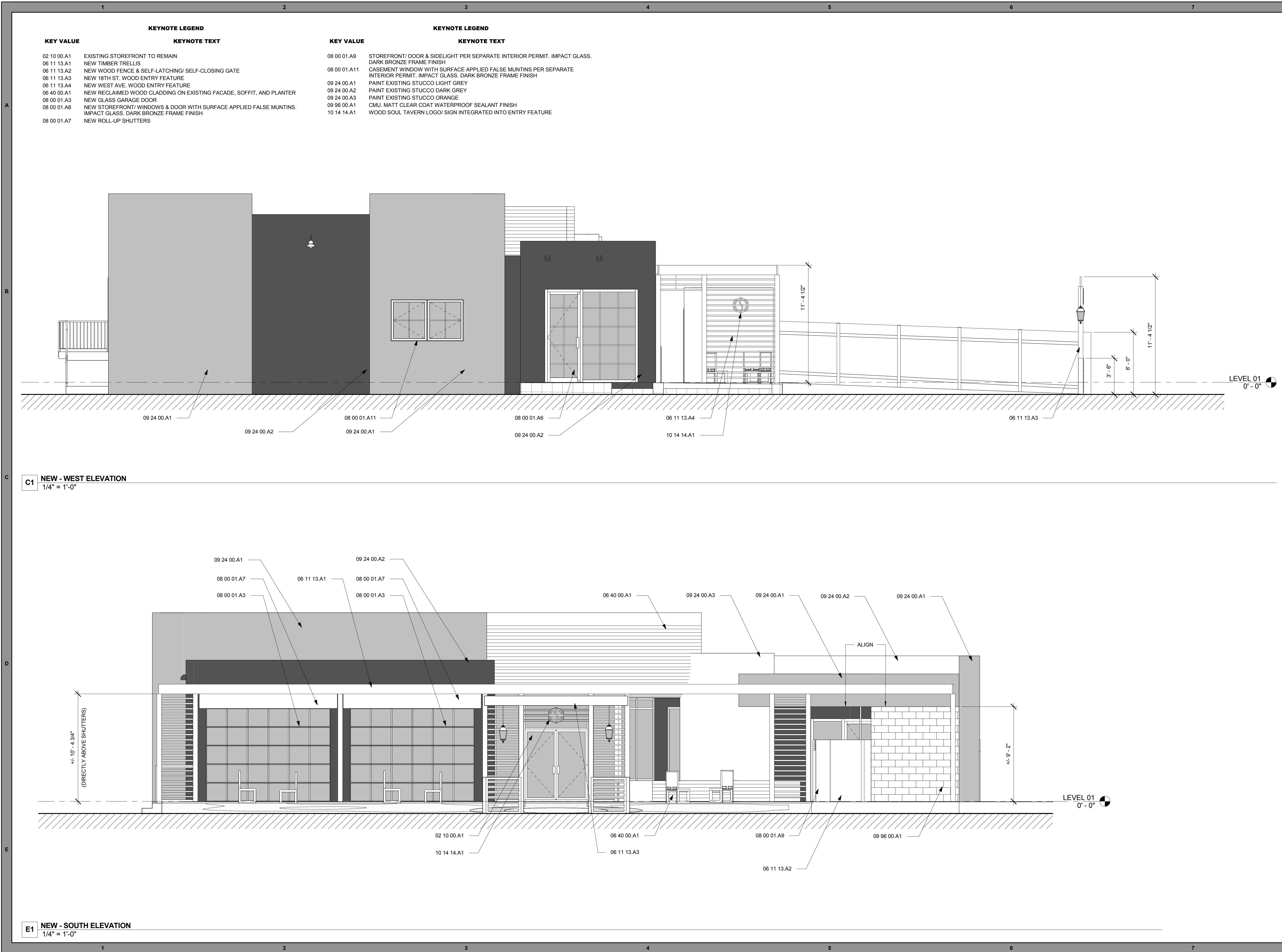
SHEET NUMBER

A-107



E1

A-203



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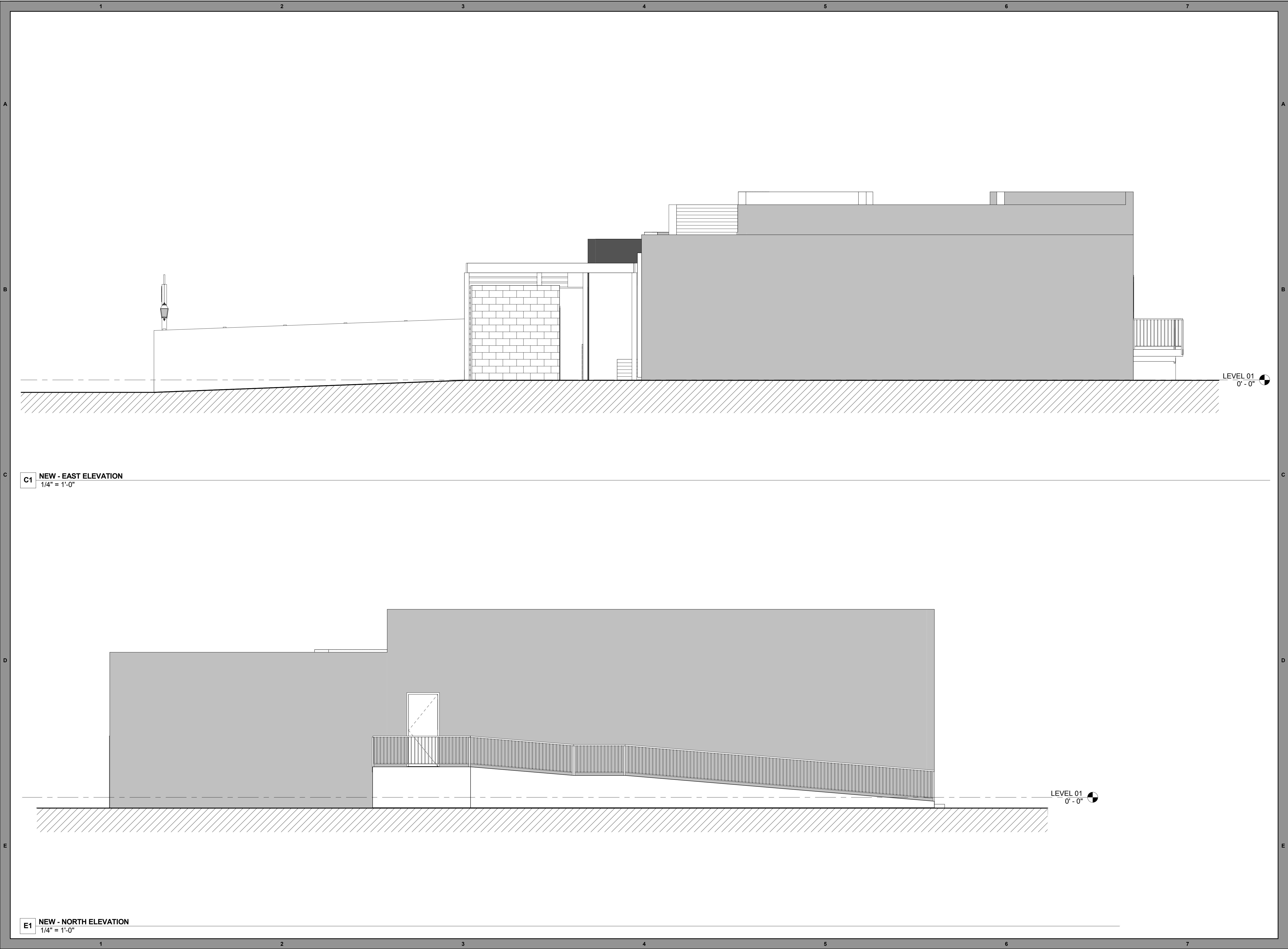
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SHEET NAME

NEW EXTERIOR
ELEVATIONS

SHEET NUMBER

A-203



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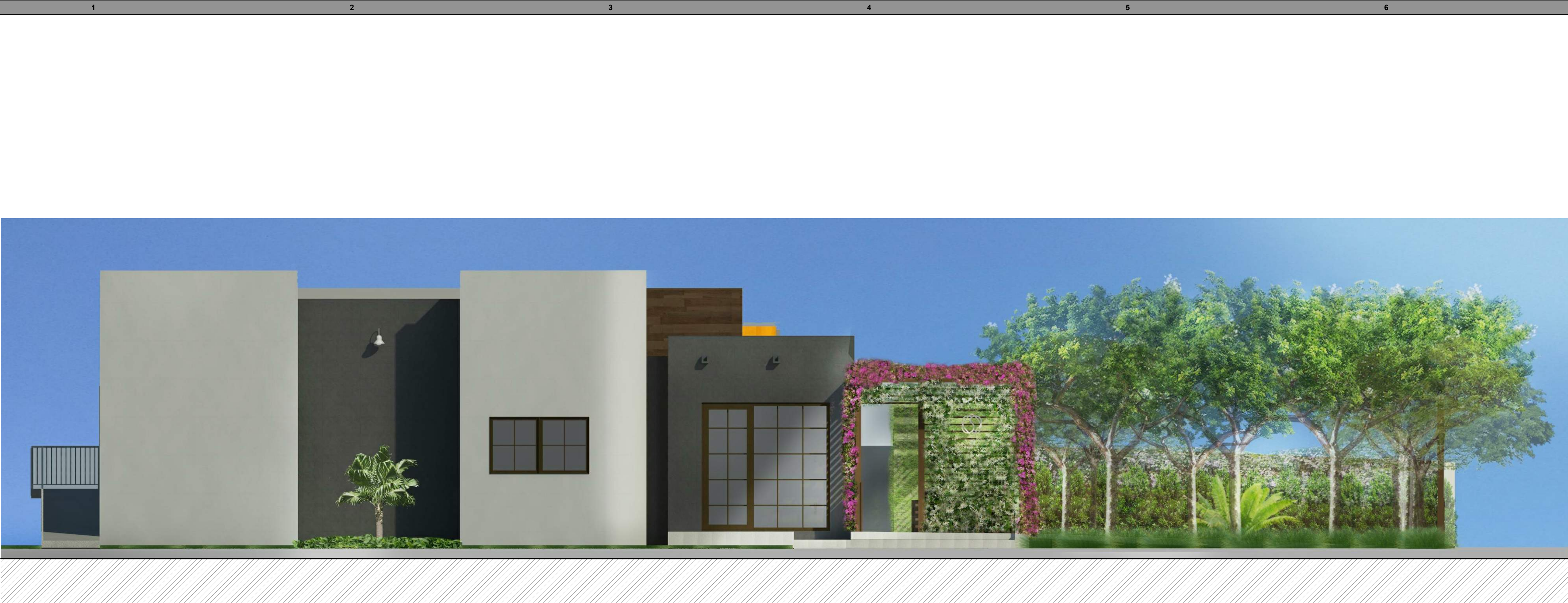
07 / 15 / 16

SHEET NAME

NEW EXTERIOR
ELEVATIONS

SHEET NUMBER

A-204



C1 WEST ELEVATION - COLORED
1/4" = 1'-0"



E1 SOUTH ELEVATION - COLORED
1/4" = 1'-0"

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CONSULTANTS/ ENGINEERS

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780 NE 69TH STREET, STE. 1106
MIAMI, FL 33138

PROJECT NAME

SOUL TAVERN

PROJECT ADDRESS

1801 WEST AVE.
MIAMI BEACH, FL 33139

PROJECT NUMBER

2016_P03

PROJECT STATUS

DESIGN REVIEW BOARD - FINAL

DATE

07 / 15 / 16

SHEET NAME

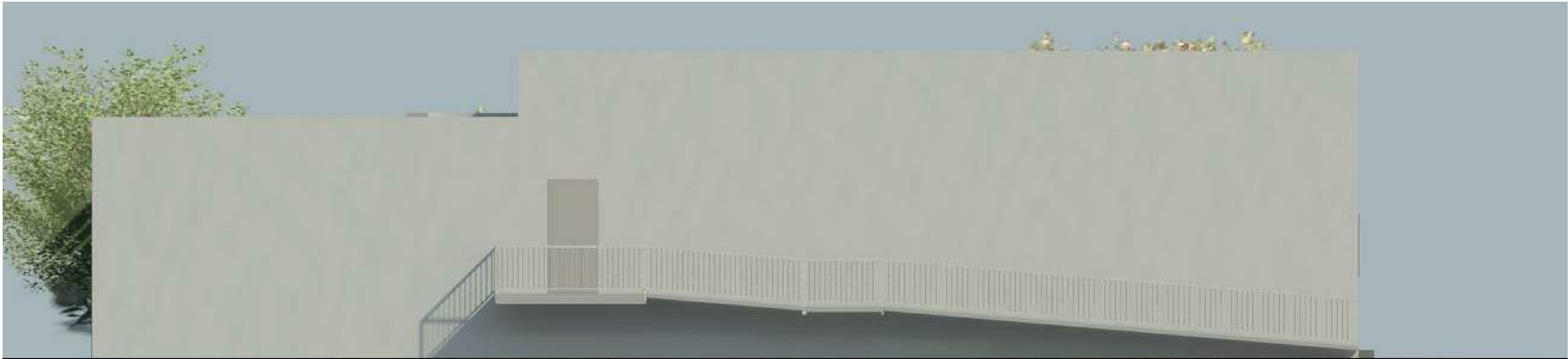
**NEW EXTERIOR
ELEVATIONS -
COLORED**

SHEET NUMBER

A-205



C1 EAST ELEVATION - COLORED
1/4" = 1'-0"



NOTE: NORTH ELEVATION IS ONLY VISIBLE FROM RAMP. NEIGHBOR'S WALL IS BUILT AT 0' SETBACK.

E1 NORTH ELEVATION - COLORED
1/4" = 1'-0"

REVISIONS		
NO.	DESCRIPTION	DATE

ARCHITECT
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SHEET NAME

**NEW EXTERIOR
ELEVATIONS -
COLORED**

SHEET NUMBER

A-206



B1 18TH ST - FACING NORTH/ SOUTH ELEVATION



D1 WEST AVE - FACING EAST/ WEST ELEVATION

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PROJECT NUMBER

2016_P03

PROJECT STATUS

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DATE

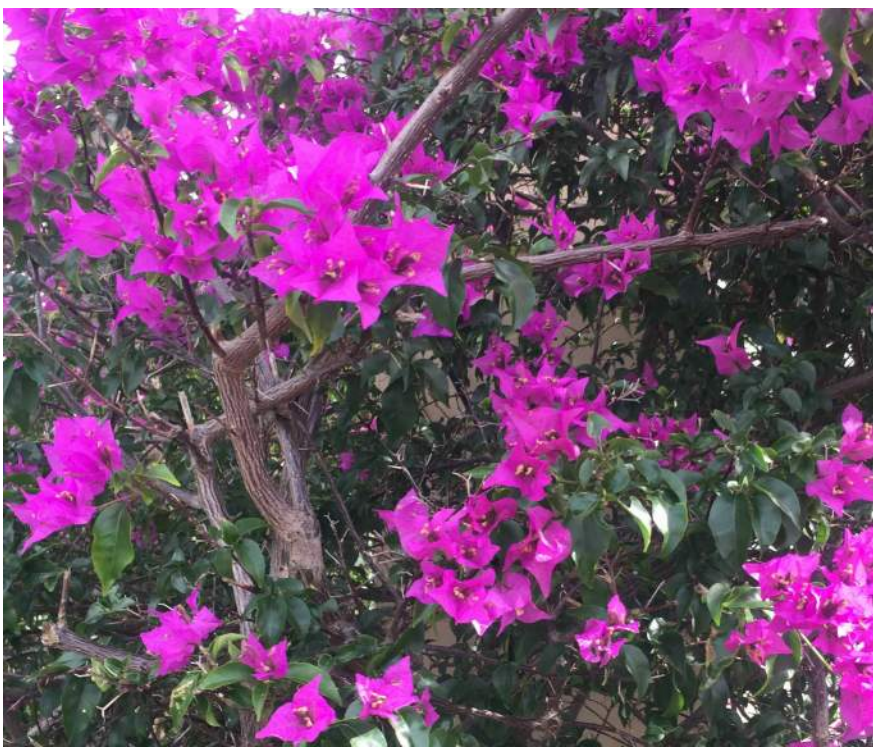
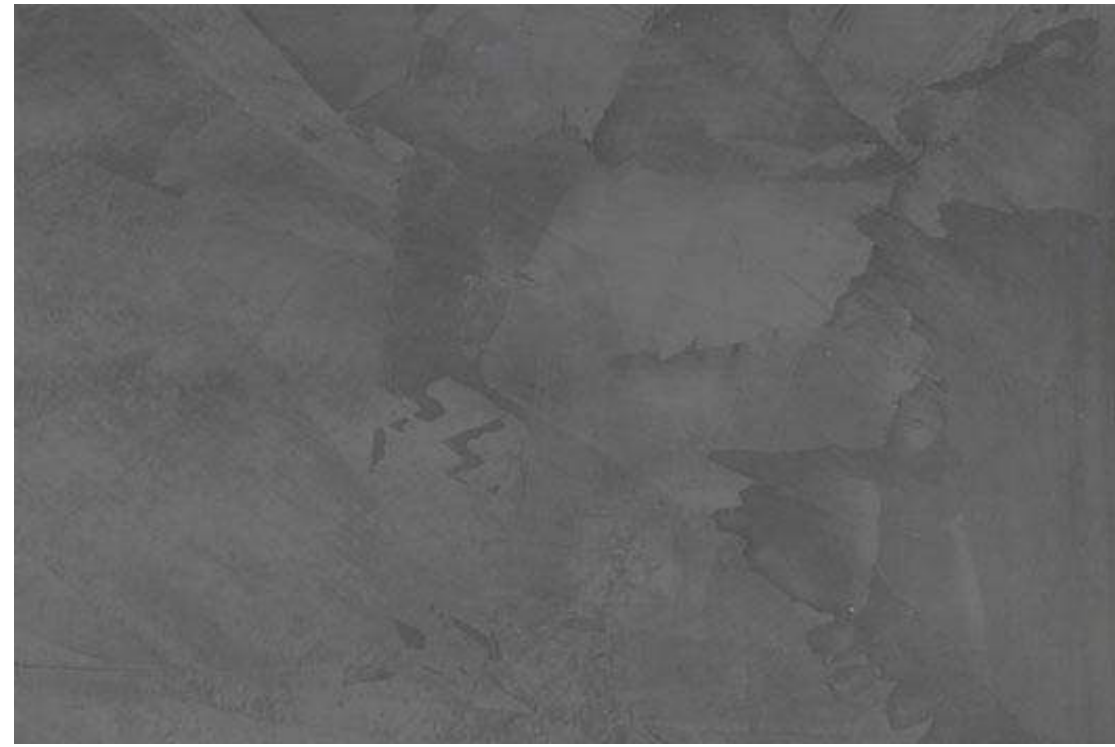
07 / 15 / 16

SHEET NAME

CONTEXTUAL
ELEVATIONS -
NEW

SHEET NUMBER

A-207



REVISIONS		
NO.	DESCRIPTION	DATE

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PROJECT NAME

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PROJECT NUMBER

2016_P03

PROJECT STATUS

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DATE _____

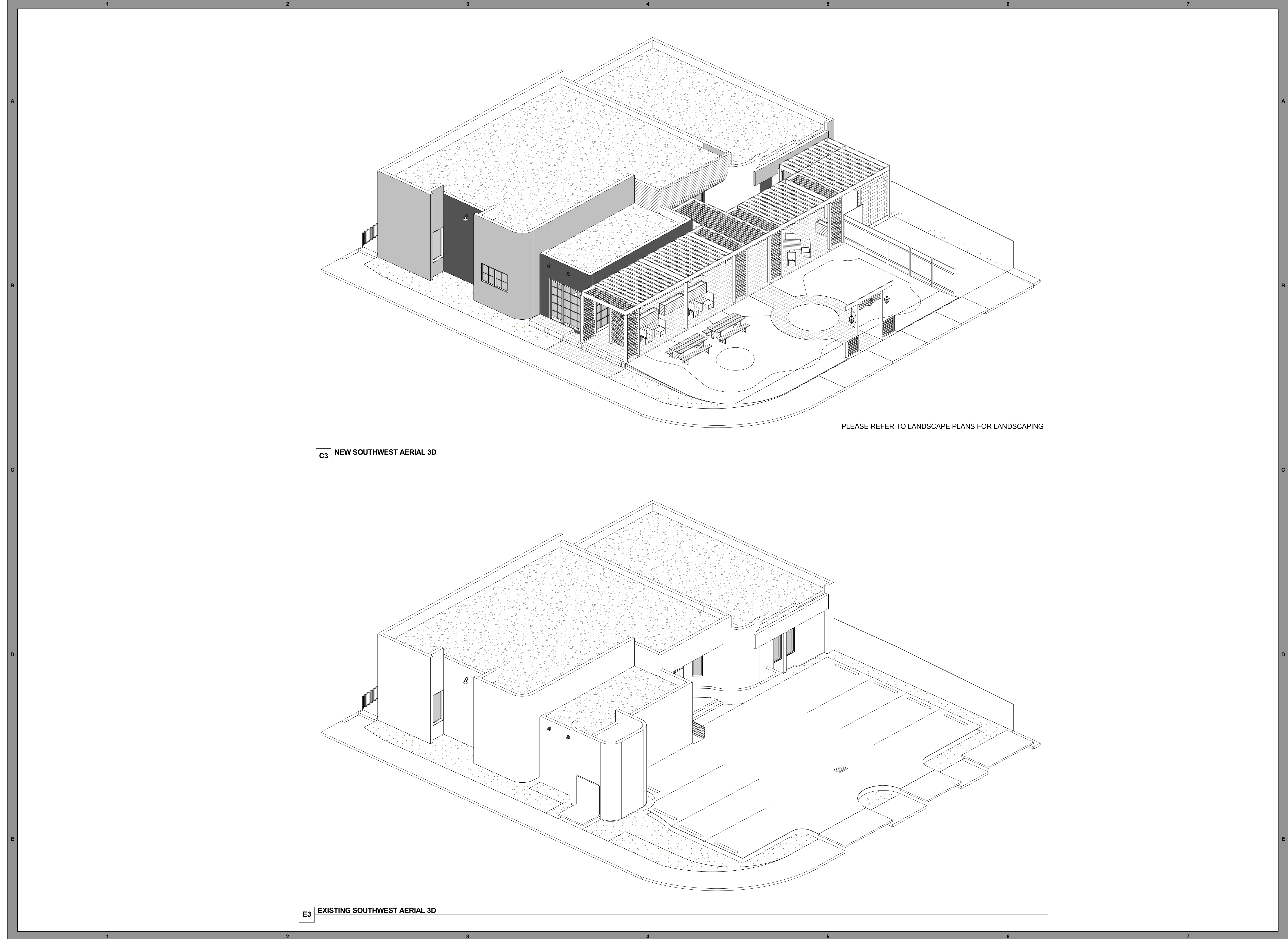
07 / 15 / 16

SHEET NAME

EXTERIOR MATERIALS & FINISHES

SHEET NUMBER

A-601



C3 NEW SOUTHWEST AERIAL 3D

E3 EXISTING SOUTHWEST AERIAL 3D

PLEASE REFER TO LANDSCAPE PLANS FOR LANDSCAPING

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NO.	DESCRIPTION	DATE

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PROJECT NAME

SOUL TAVERN

PROJECT ADDRESS

1801 WEST AVE.
MIAMI BEACH, FL 33139

PROJECT NUMBER

2016_P03

PROJECT STATUS

DESIGN REVIEW BOARD - FINAL

DATE

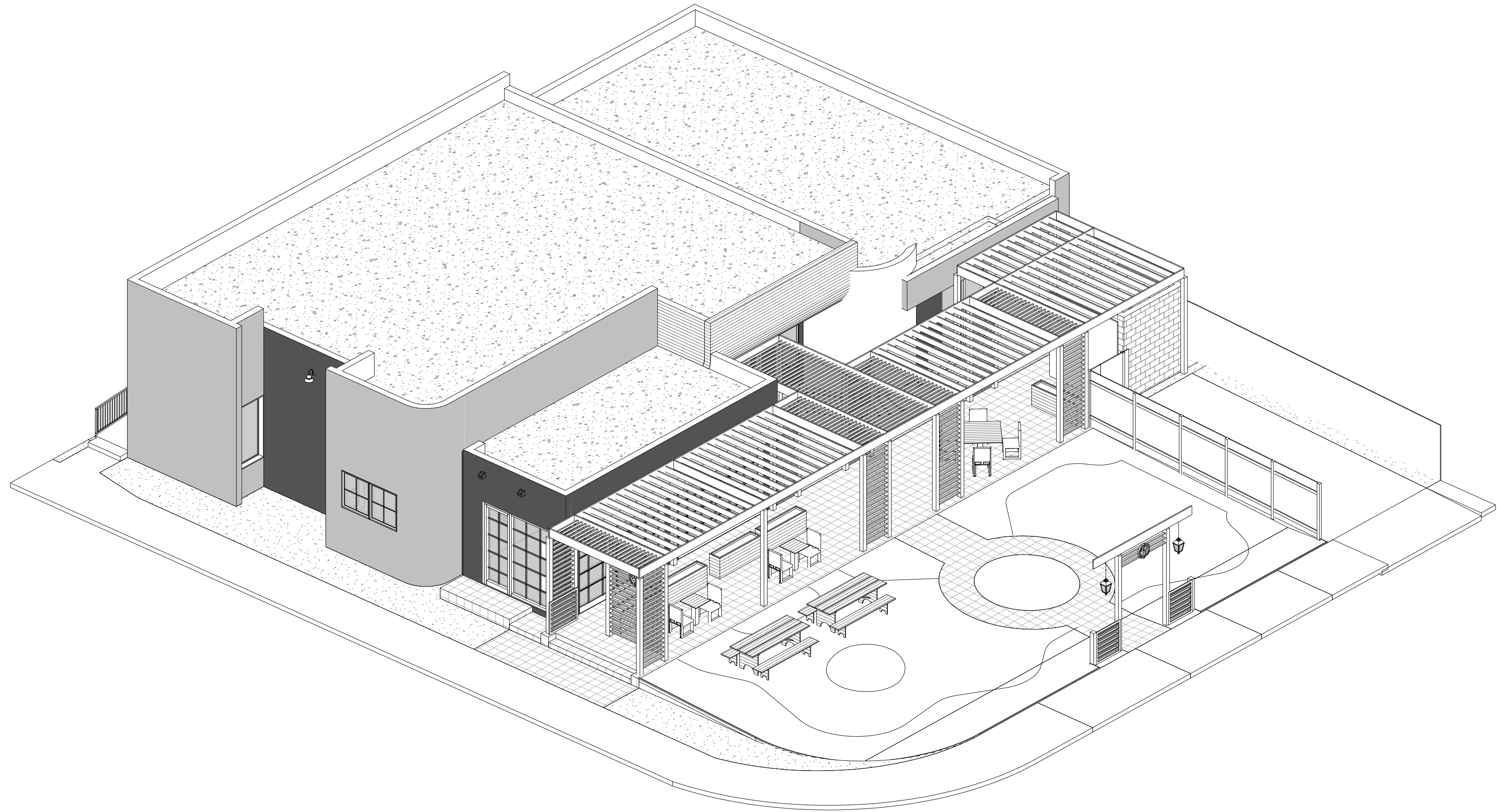
07 / 15 / 16

SHEET NAME

3D VIEWS

SHEET NUMBER

A-901



C2 NEW SOUTHWEST AERIAL 3D - WITHOUT LANDSCAPING



E2 NEW SOUTHWEST AERIAL 3D - WITHOUT LANDSCAPING - RENDERED

PLEASE REFER TO LANDSCAPE PLANS AND COLORED ELEVATIONS FOR LANDSCAPING

REVISIONS		
NO.	DESCRIPTION	DATE

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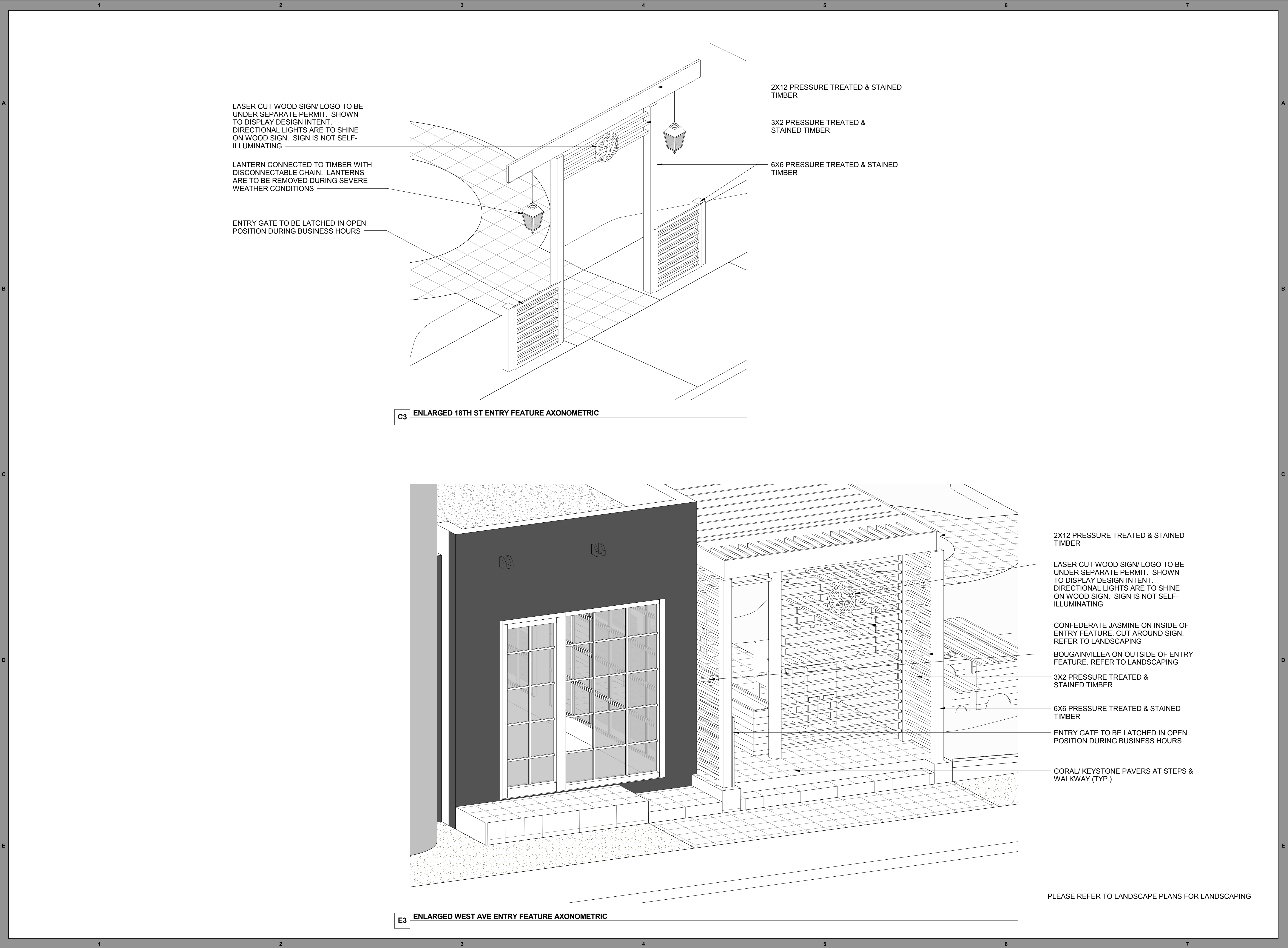
PROJECT NUMBER
2016_P03

PROJECT STATUS
DESIGN REVIEW BOARD - FINAL

DATE
07 / 15 / 16

SHEET NAME
3D VIEWS

SHEET NUMBER



C3 ENLARGED 18TH ST ENTRY FEATURE AXONOMETRIC

E3 ENLARGED WEST AVE ENTRY FEATURE AXONOMETRIC

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MIAMI BEACH, FL 33139

PROJECT NUMBER

2016_P03

PROJECT STATUS

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DATE

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SHEET NAME

3D VIEWS -
ENTRY
FEATURES

SHEET NUMBER

A-903



B1 SW CORNER_NO LANDSCAPE



E1 SW CORNER_WITH LANDSCAPE AND CONTEXT

REVISIONS		
NO.	DESCRIPTION	DATE

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MIAMI BEACH, FL 33139

PROJECT NUMBER
2016_P03

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DATE
07 / 15 / 16

SHEET NAME
3D VIEWS - SW
CORNER

SHEET NUMBER

A-904