SCOPE OF WORK

After the fact modification of HPB Approval for expansion of Mandolin food and beverage venue located in the dune overlay (rear yard) and only open to private club members of Soho House. After the fact variances from the dune overlay regulations for the following: structures to be completely open on all sides and have unobstructed clear space from floor to roof; wood material only; interior side (south) setback; 80% open space; size of and spacing between structures; and 6' wide walkways.

SOHO BEACH HOUSE - MANDOLIN BEACH

4385 Collins Avenue | Miami Beach, Florida 33141

City of Miami Beach HPB - Final Submittal

July 25, 2016

landscape architect

LAND Design

T 614.439.4895
E matt@land.design

2610 North Miami Ave.
MIAMI, FL

architect

NC-office
architecture / urbanism

T 305.377.0082
E info@nc-office.com

111 East Flagler St. #205
MIAMI, FL 33131

DRAWING INDEX

ARCHITECTURAL

	COVER
	DRAWING INDEX
	SURVEY
A 0.0	LOCATION MAP
A 0.1	SITE PLAN / AREA OF WORK
	EXISTING CONDITION PHOTOGRAPHS
	EXISTING CONDITION PHOTOGRAPHS
	EXISTING CONDITION PHOTOGRAPHS
	EXISTING CONDITION PHOTOGRAPHS
	EXISTING CONDITION PHOTOGRAPHS
	EXISTING CONDITION PHOTOGRAPHS
	EXISTING CONDITION PHOTOGRAPHS
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	EXISTING CONDITION PHOTOGRAPHS
	EXISTING CONDITION PHOTOGRAPHS
	EXISTING CONDITION PHOTOGRAPHS
	EXISTING CONDITION PHOTOGRAPHS
	EXISTING CONDITION PHOTOGRAPHS
	EXISTING CONDITION PHOTOGRAPHS
A 1.1	VARIANCE KEY PLAN
A 1.2	EXISTING CONDITIONS / DEMOLITION FLOOR PLAN
A 1.3	EXISTING CONDITIONS / DEMOLITION PAVING PLAN
A 1.3a	EXISTING CONDITIONS OPEN SPACE DIAGRAM
A 1.4	EXISTING CONDITIONS / DEMOLITION ROOF PLAN
A 1.5	PROPOSED FLOOR PLAN
A 1.6	PROPOSED PAVING / OPEN SPACE PLAN
A 1.7	PROPOSED ROOF PLAN
A 1.8	PROPOSED SEATING PLAN
A 2.0	EXISTING / PROPOSED SECTION / ELEVATION
A 2.1	EXISTING / PROPOSED SECTION / ELEVATION
A 2.2	EXISTING / PROPOSED TIKI ELEVATION
A 3.0	PROPOSED ISOMETRIC DIAGRAM
A 3.1	PROPOSED DUNE OVERLAY OPEN SPACE DIAGRAM
A 3.1a	PROPOSED DUNE OVERLAY OPEN SPACE DIAGRAM
A 3.2	EXISTING OCEANFRONT OVERLAY OPEN SPACE DIAGRAM
A 4.0	GROUND FLOOR EXISTING / PROPOSED CONDITIONAL USE SUMMARY
A 4.1	2nd & 8th FLOOR EXISTING CONDITIONAL USE SUMMARY
FR-1.1a	FOR REFERENCE - HEARING APPROVED PLAN
A-4.26	FOR REFERENCE - HEARING APPROVED PLAN
G-1.4	FOR REFERENCE - PREVIOUSLY PERMITTED TIKI HUT PLAN
A-4.5d	FOR REFERENCE - PREVIOUSLY PERMITTED TIKI HUT PLAN
L-1.02	FOR REFERENCE - PREVIOUSLY PERMITTED TIKI HUT HARDSCAPE PLAN
L-3.04	FOR REFERENCE - PREVIOUSLY PERMITTED TIKI HUT PLANTING PLAN
S-1	FOR REFERENCE - PREVIOUSLY PERMITTED TIKI HUT STRUCTURAL PLAN

LANDSCAPE

TD100	TREE DISPOSITION NOTES & SCHEDULES
TD101	TREE DISPOSITION SCHEDULE & DETAILS
TD102	TREE DISPOSITION SCHEDULE
TD103	TREE DISPOSITION PLAN
TD104	TREE DISPOSITION PLAN
TD105	TREE DISPOSITION PLAN
LO50	VIEW DIAGRAM
L401	PLANTING PLAN

GENERAL PROJECT DATA	
ZONING DISTRICT	RM-3 (Collins Waterfront Historic District)
LOT AREA	36,485 SF (100' x 364.85')
FLOOR AREA RATIO	2.25
ALLOWABLE BUILDING AREA	36,485 SF x 2.25 = 82,091 SF
EXISTING BUILDING AREA	82,090 SF
DUNE OVERLAY AREA	5,070 SF

SETBACK REQUIREMENTS (Dune Overlay Zone 142.775)

	REQUIRED	PROVIDED (existing Tiki)	PROVIDED (proposed pergola)
SIDE INTERIOR (North)	15'-0"	77'-0" (structural column) 72'-9" (roof line)	32'-3" (structural column) 30'-0" (pergola overhang)
SIDE INTERIOR (South)	15'-0"	13'-6" (low wall) 11'-10 1/2" (roof line)	33'-4" (structural column) 31'-1" (pergola overhang) 5'-0" (pavers at tiki)
REAR (East)	10'-0"	21'-3 1/2" (structural column) 18'-8" (roof line)	13'-4" (structural column) 11'-7" (pergola overhang)
BULKHEAD LINE (West)	0'-0"	13'-5" (structural column) 11'-0" (roof line)	6'-0" (structural column) 4'-4" (pergola overhang)

HEIGHT REQUIREMENTS (Dune Overlay Zone 142.775)

	REQUIRED	PROVIDED (existing Tiki)	PROVIDED (proposed pergola)
BUILDING HEIGHT	12'-0" (max)	12'-8" (top of roof)	11'-2" (top of column) 8'-6" (top of pergola)
FINISH FLOOR ELEVATION	2'-6" (max. above dune)	10.0' ngvd (FF) - Dune 9.4' = 0'-7"	10.0 ngvd (FF) - Dune 9.4' = 0'-7"
EXISTING GRADE	4.64' NGVD (sidewalk at front of prop.)		

EXISTING OPEN SPACE REQUIREMENTS (Dune Overlay Zone 142.775)

	REQUIRED	EXISTING
OPEN SPACE RATIO	5,070 SF x 0.8 = 4,056 SF (80%)	5,070 SF - 2,651 SF = 2,419 SF (47.72%)

NON OPEN SPACE	AREA (SF / %)	OPEN SPACE	AREA (SF / %)
Tiki deck, awnings, pavers, decks, pergolas.	2,651 (52.28%)	Gravel & Planting area	2,419 (47.72%)

OPEN SPACE REQUIREMENTS (Dune Overlay Zone 142.775)

	REQUIRED	PROVIDED
OPEN SPACE RATIO	5,070 SF x 0.8 = 4,056 SF (80%)	AWNINGS CLOSED 5,070 SF - 1,193 SF = 3,877 SF (76.46%)
		AWNINGS OPEN 5,070 SF - 1,715 SF = 3,355 SF (66.17%)

NON OPEN SPACE	AREA (SF / %)	OPEN SPACE	AREA (SF / %)
Existing Tiki Wood Deck	454 (8.95%)	Existing Planting Area	1,726 (34.04%)
Existing Concrete Pavers	151 (2.97%)	New Sand & Coquina	2,151 (42.42%)
Existing Wood Walkways	588 (11.59%)		
Existing Retractable Cable Awning	522 (10.29%)		
TOTAL (awning closed)	**1,193 (23.53%)**	**TOTAL (awning closed)**	**3,877 (76.46%)**
TOTAL (awning open)	**1,715 (33.82%)**	**TOTAL (awning open)**	**3,355 (66.17%)**

EXISTING OPEN SPACE REQUIREMENTS (Oceanfront Overlay Zone 142-802)

	REQUIRED	EXISTING
OPEN SPACE RATIO	5,010 SF x 0.5 = 2,505 SF (50%)	5,010 SF - 2,434 SF = 2,576 SF (51.41%)

NON OPEN SPACE	AREA (SF / %)	OPEN SPACE	AREA (SF / %)
Pool deck, pool lounge cushions, stair and walkways	2,434 (48.58%)	Pool, landscape area and pervious ground cover	2,576 (51.41%)

MANDOLIN - OCCUPANT LOAD / SEATING COUNT

	AREA	OCCUPANT LOAD	SEATING COUNT
Outdoor Dining	1,563 sf	104	60
Bar	18ft	12	12
Bar (personnel)	100 sf	4	n/a
Outdoor Kitchen	100 sf	4	n/a
TOTAL		**124**	**72**

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4383 Collins Ave | Miami Beach, Florida 33140

ZONING DATA

A-0.1

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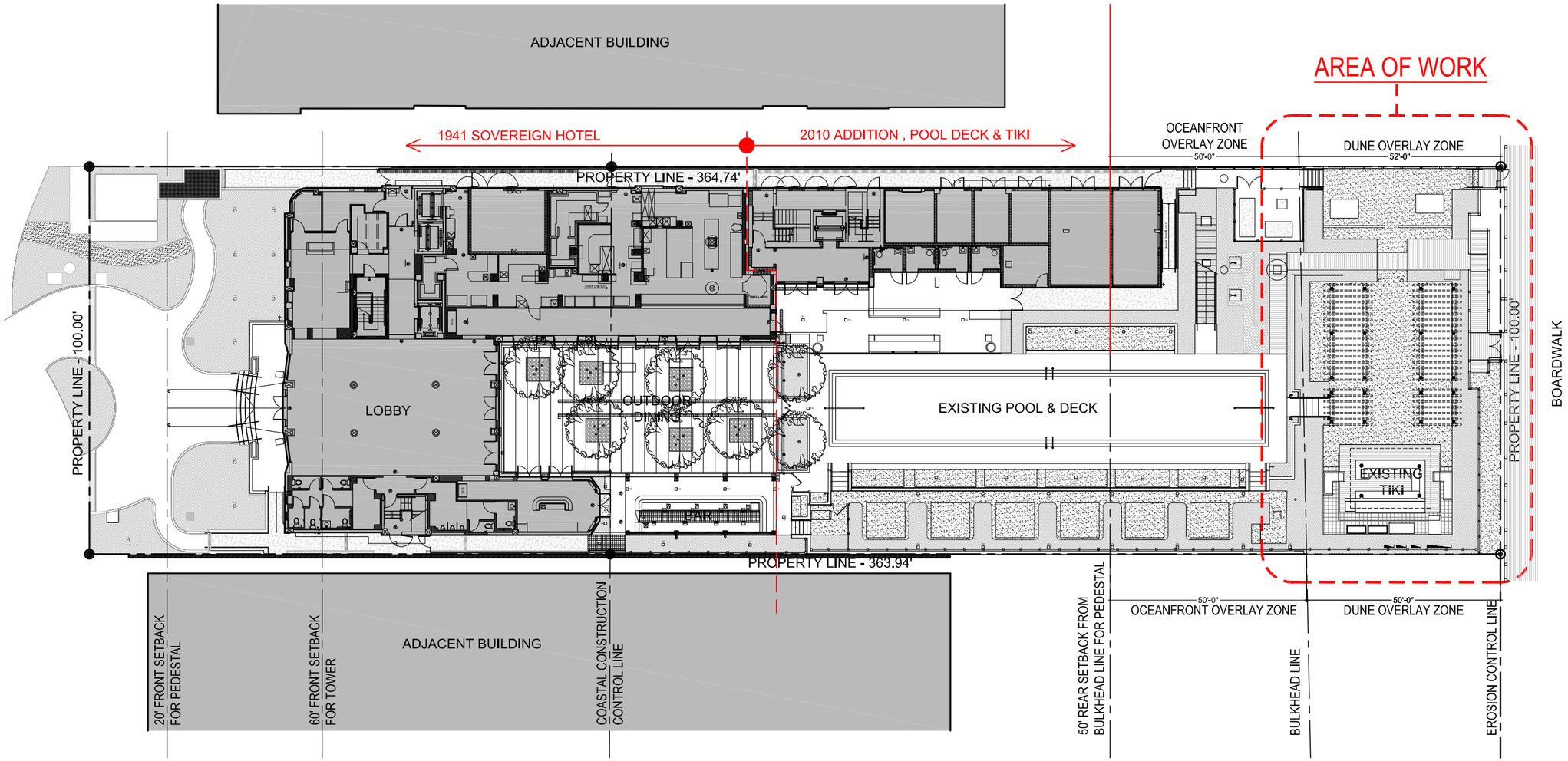
NC - office
architecture / urbanism
111 E FLAGLER ST. #205
MIAMI FL 33131
T 305.377.0082
E info@nc-office.com



SITE PLAN
SCALE:1" = 30'

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SITE PLAN

A-1.0

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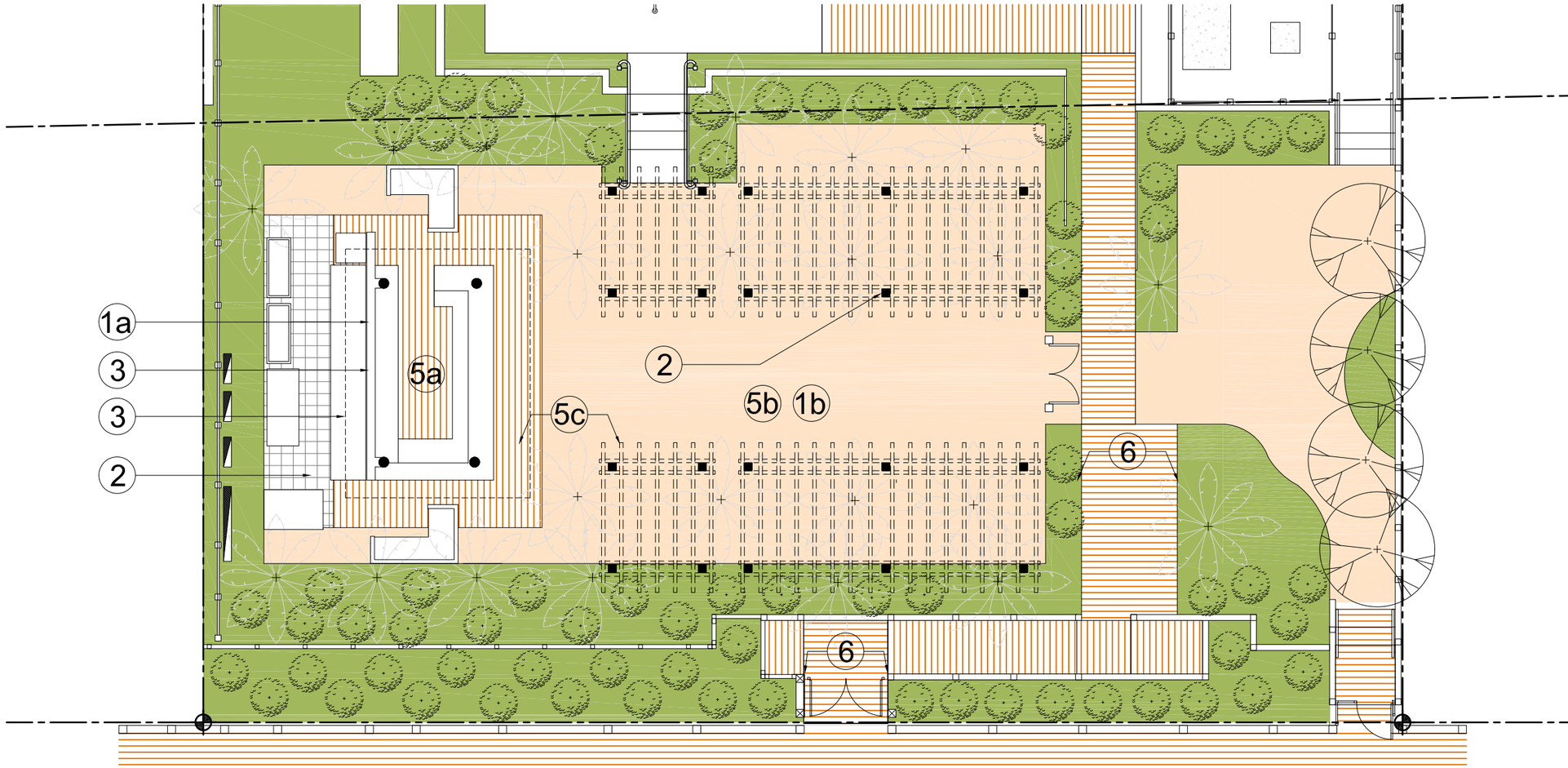
MIAMI FL 33131
T 305.377.0082
E info@nc-office.com



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MANDOLIN VARIANCE KEY PLAN

SCALE: N.T.S.

1a After-the-fact variance of Section 142-774(1) to allow the existing, previously-approved tiki hut not to be open on all sides with a new 6' interior wall and to allow a clear space between the roof and floor of approximately 10 feet where shade structures must have unobstructed clear space between the edge of the roof covering and finished floor of not more than 8 feet.

1b After-the-fact variance of Section 142-774(1) to retain the existing retractable awning with a clear space between the roof and floor of approximately 9'-8" feet where shade structures must have unobstructed clear space between the edge of the roof covering and finished floor of not more than 8 feet.

2 After-the-fact variance of Section 142-774(2) to permit metal interior pergola columns clad in wood and concrete pavers in kitchen area where wood materials are required for decks and patios.

3 After-the-fact variance of Section 142-775(d)(2) in order to provide a side property line setback of 5 feet to the concrete pavers in the kitchen area where 15 feet are required.

4 After-the-fact variance of Section 142-775(a) in order to provide 66.17 percent of open space where at least 80 percent is required in the Dune Preservation Overlay District.

5a After-the-fact variance of Section 142-775(b) in order to provide the existing, previously-approved tiki hut and deck at 605 square feet in floor area where individual structures/decks shall not exceed 400 square feet in floor area.

5b After-the-fact variance of Section 142-775(b) in order to retain the trellis structures and retractable awning at approximately 1,316 square feet in floor area where individual structures shall not exceed 400 square feet in floor area.

5c After-the-fact variance of Section 142-775(b) to reduce the minimum required separation between structures to retain the previously-approved tiki hut and deck and the trellis structures/awning separated by a distance of 5'–10 ½" where a minimum distance separation of 10 to 25 feet is required.

6 After-the-fact variance of Section 142-774(6) in order to provide portions of walkways that are 7 and 8 feet in width where walkways constructed of wood materials shall not exceed 6 feet in width.

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VARIANCE KEY PLAN

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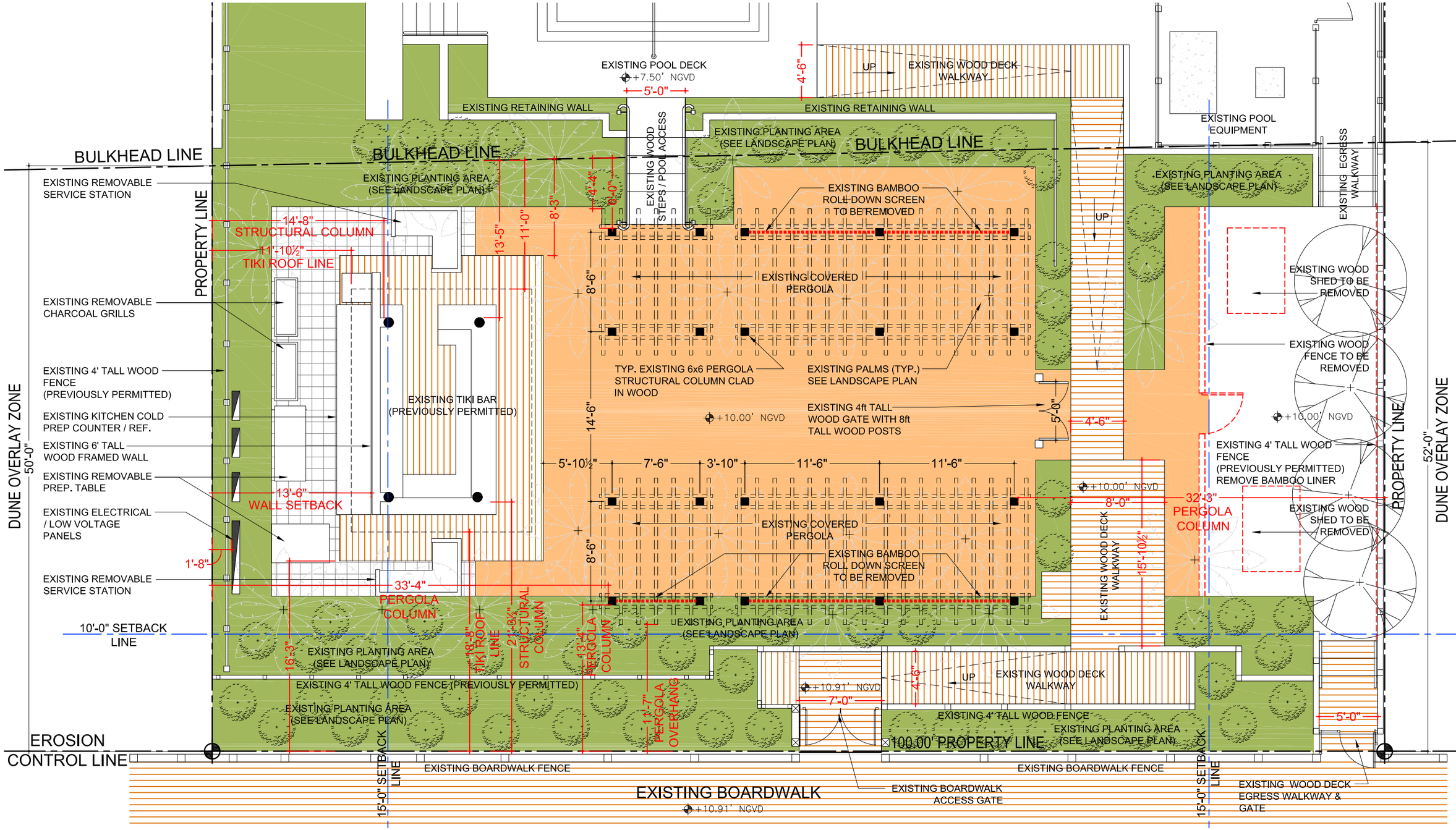
architecture / urbanism
111 E FLAGLER ST. #205
MIAMI FL 33131
T 305.377.0082
E info@nc-office.com



MANDOLIN EXISTING CONDITIONS / DEMOLITION FLOOR PLAN

SCALE:1/8" = 1'-0"

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MANDOLIN EXISTING CONDITIONS / DEMOLITION FLOOR PLAN

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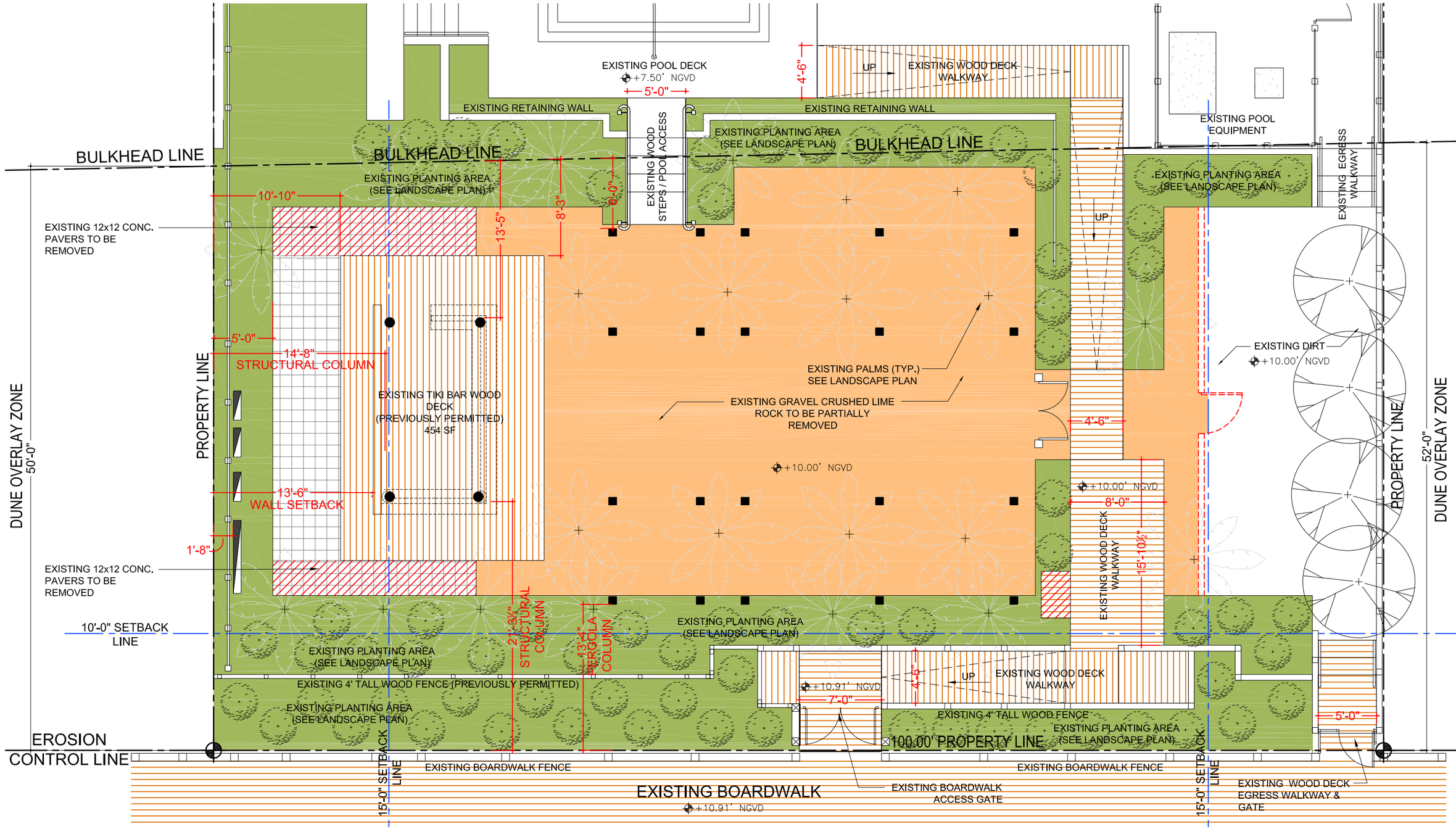
MIAMI FL 33131
T 305.377.0082
E info@nc-office.com



MANDOLIN EXISTING CONDITIONS / DEMOLITION PAVING PLAN

SCALE:1/8" = 1'-0"

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MANDOLIN EXISTING CONDITIONS / DEMOLITION PAVING PLAN

A1.3

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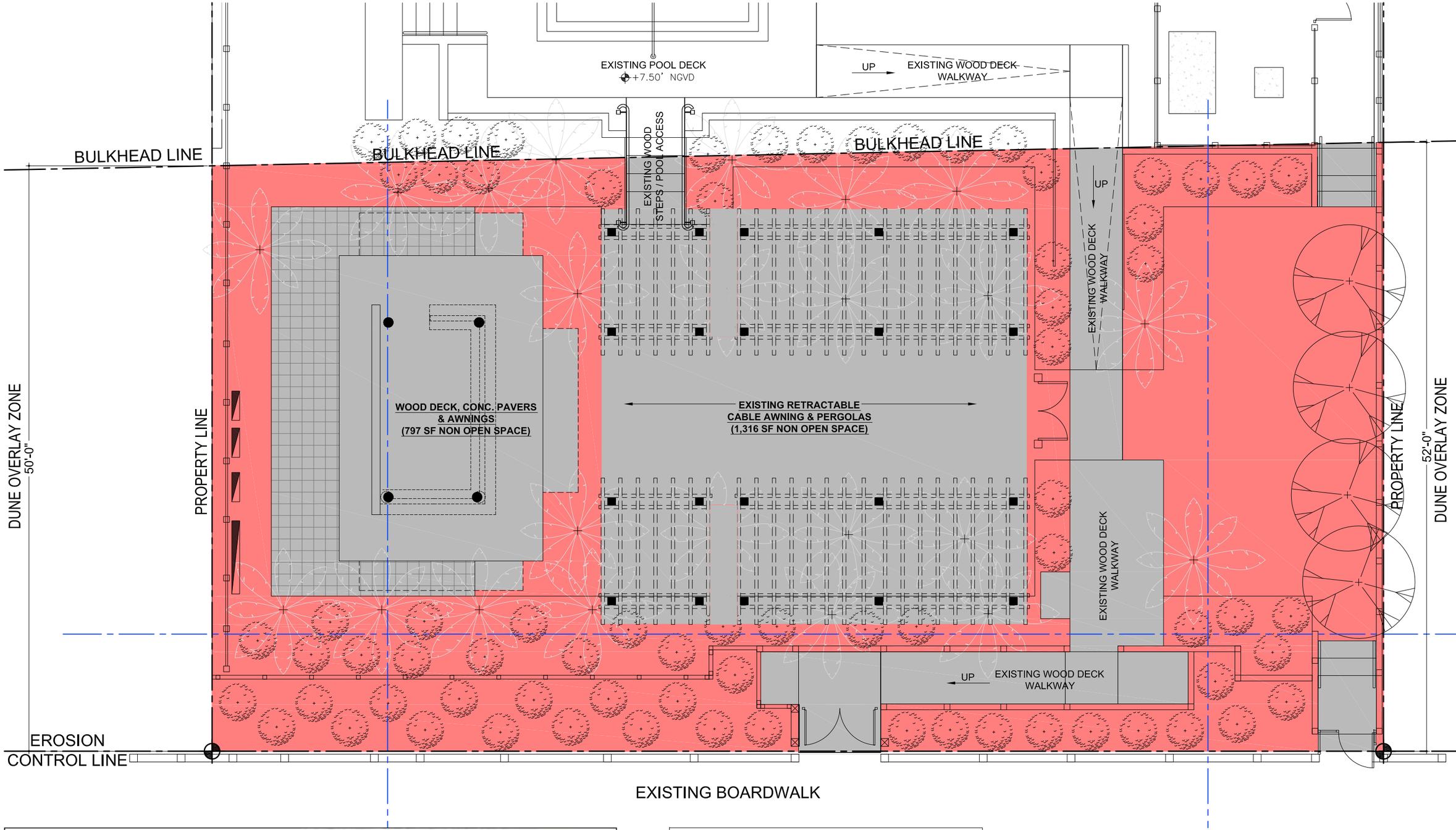
architecture / urbanism
111 E FLAGLER ST. #205
MIAMI FL 33131
T 305.377.0082
E info@nc-office.com



EXISTING OPEN SPACE REQUIREMENTS (Dune Overlay Zone 142.775)			
	REQUIRED	EXISTING	
OPEN SPACE RATIO	5,070 SF x 0.8 = 4,056 SF (80%)	5,070 SF - 2,701 SF = 2,369 SF (46.72%)	
NON OPEN SPACE	AREA (SF / %)	OPEN SPACE	AREA (SF / %)
Tiki deck, awnings, pavers, decks, pergolas.	2,701 (53.28%)	Gravel & Planting area	2,369 (46.72%)

HATCH LEGEND

OPEN SPACE

NON OPEN SPACE

N

EXISTING CONDITIONS OPEN SPACE DIAGRAM

SCALE:1/8" = 1'-0"

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EXISTING CONDITIONS OPEN SPACE DIAGRAM

A-1.3a

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MIAMI FL 33131
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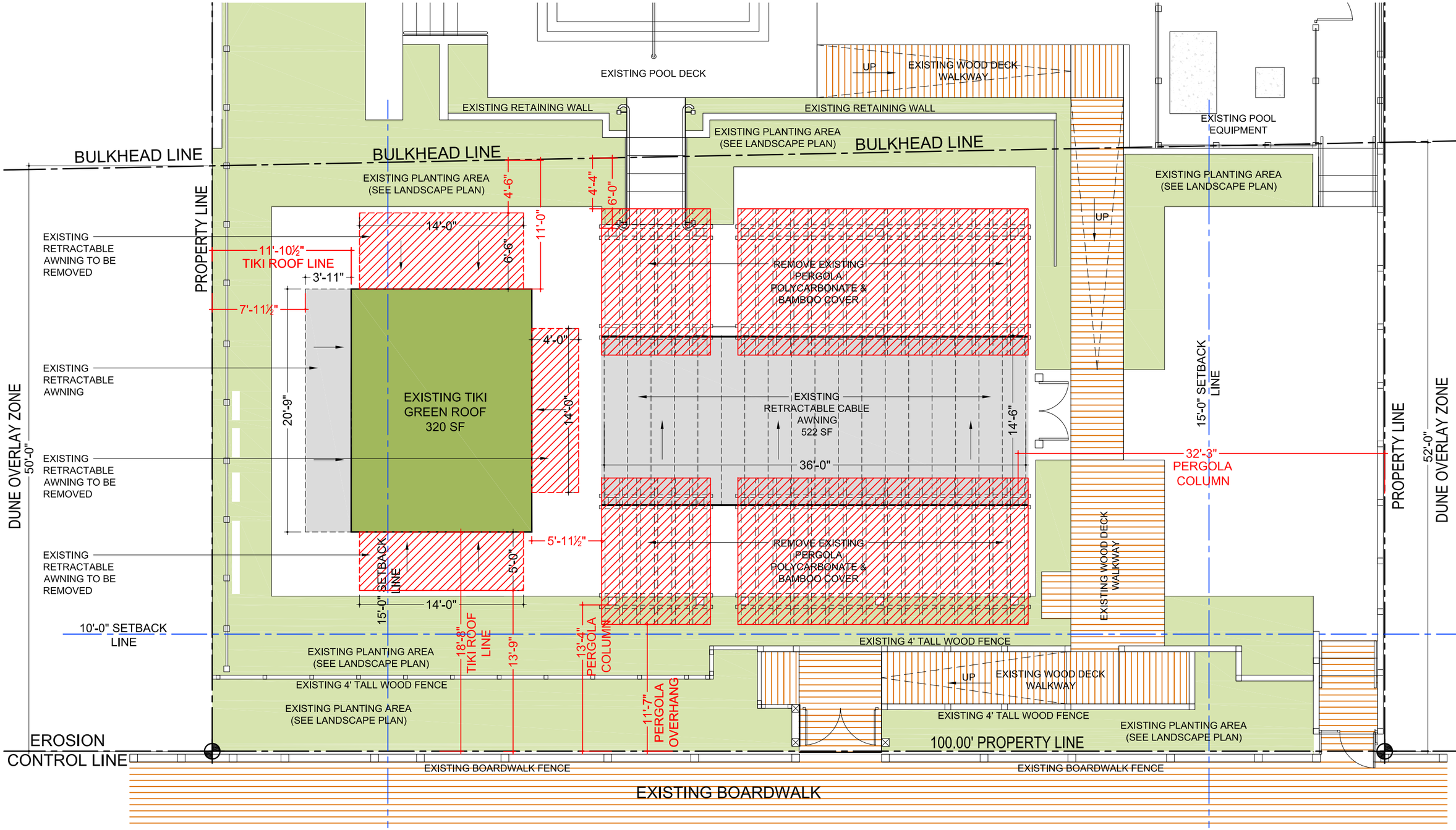
E info@nc-office.com



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MANDOLIN EXISTING CONDITIONS / DEMOLITION ROOF PLAN

SCALE:1/8" = 1'-0"

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MANDOLIN EXISTING CONDITIONS / DEMOLITION ROOF PLAN

A-1.4

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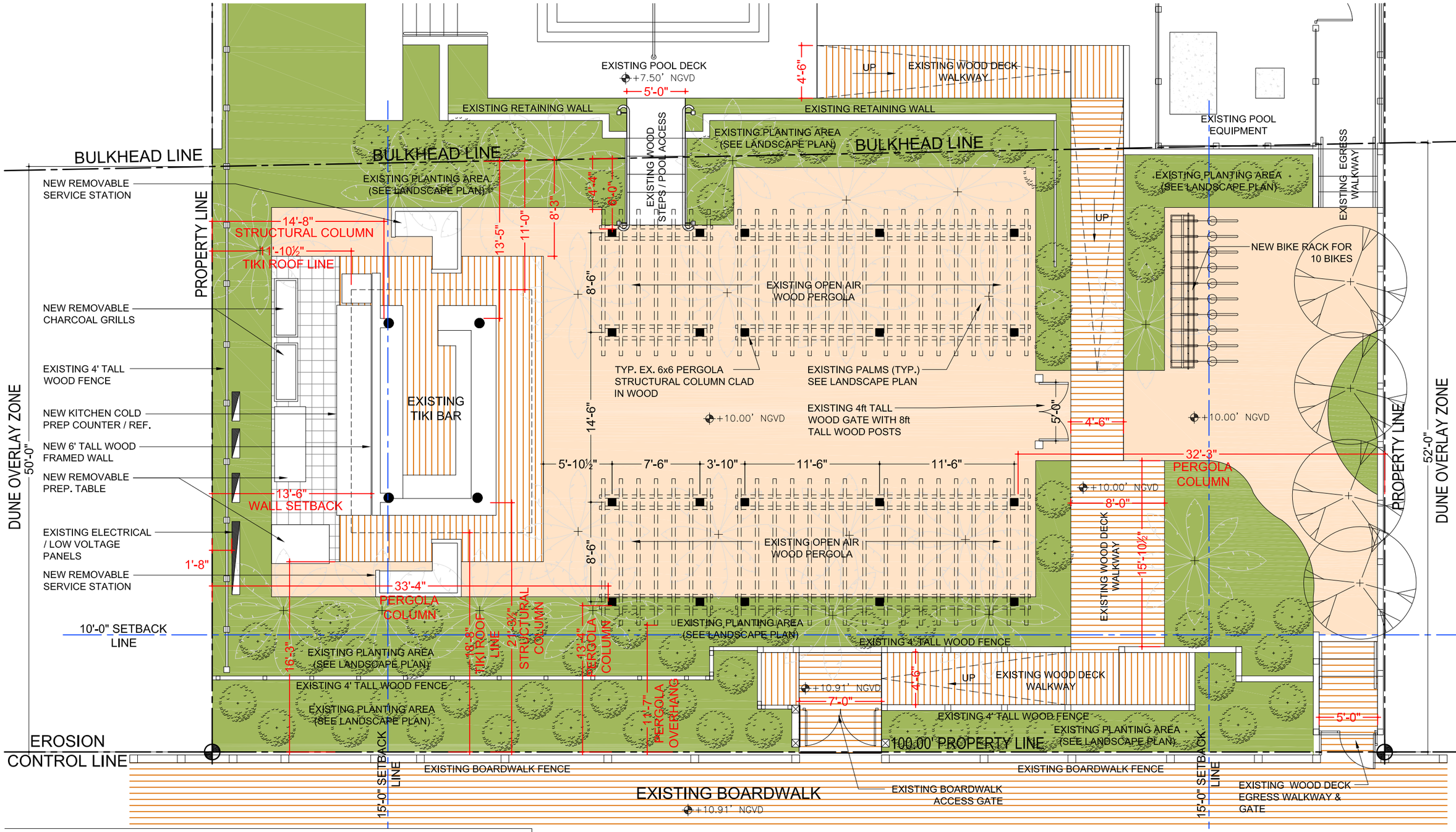
111 E FLAGLER ST. #205
MIAMI FL 33131
T 305.377.0082
E info@nc-office.com



SETBACK REQUIREMENTS (Dune Overlay Zone 142.775)

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BULKHEAD LINE (West)	0'-0"	13'-5" (structural column) 11'-0" (roof line)	6'-0" (structural column) 4'-4" (pergola overhang)

N

MANDOLIN PROPOSED FLOOR PLAN

SCALE:1/8" = 1'-0"

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MANDOLIN PROPOSED FLOOR PLAN

A-1.5

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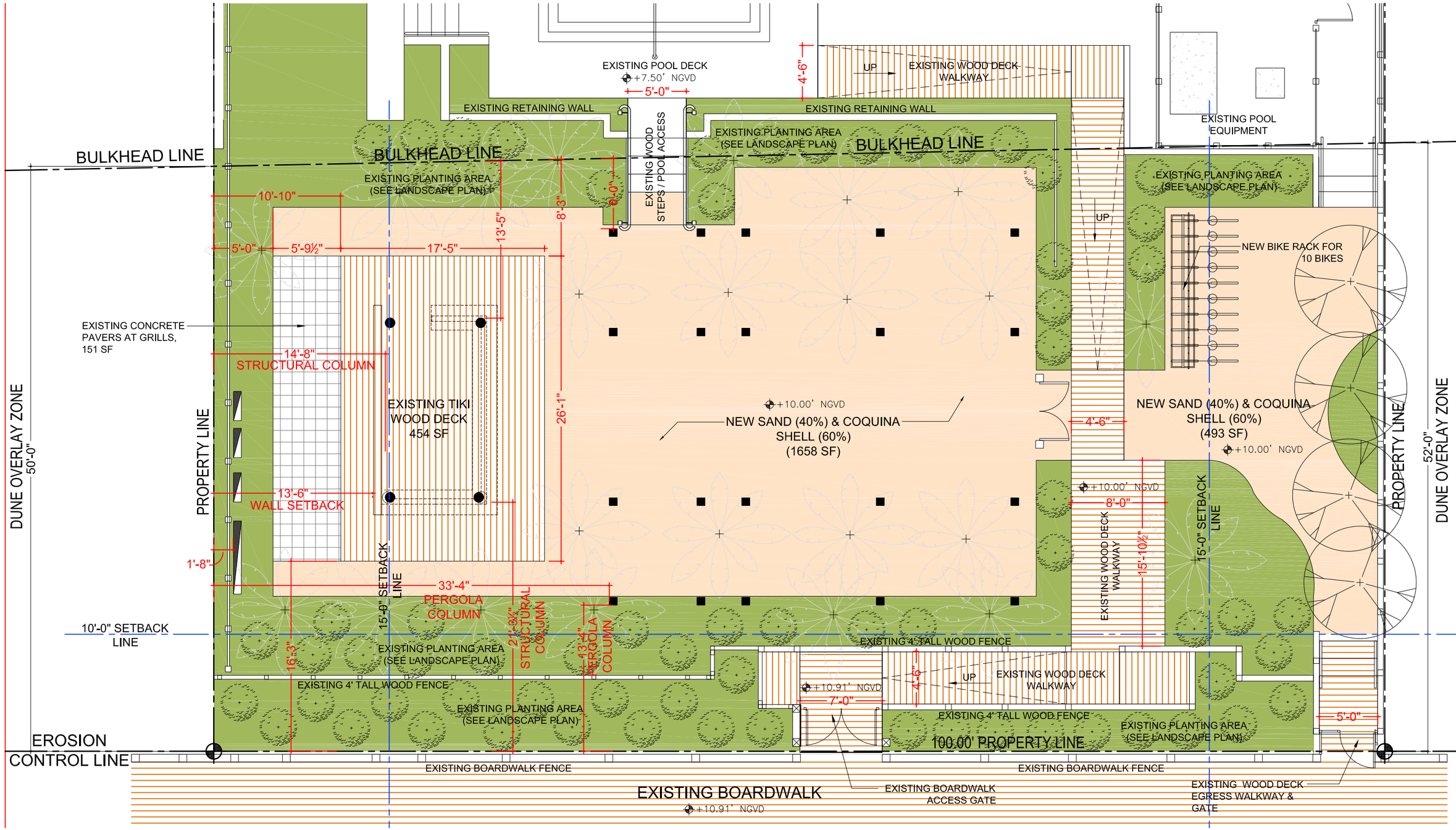
architecture / urbanism
111 E FLAGLER ST. #205
MIAMI FL 33131
T 305.377.0082
E info@nc-office.com



MANDOLIN PROPOSED PAVING PLAN

SCALE:1/8" = 1'-0"

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MANDOLIN PROPOSED PAVING PLAN

A-1.6

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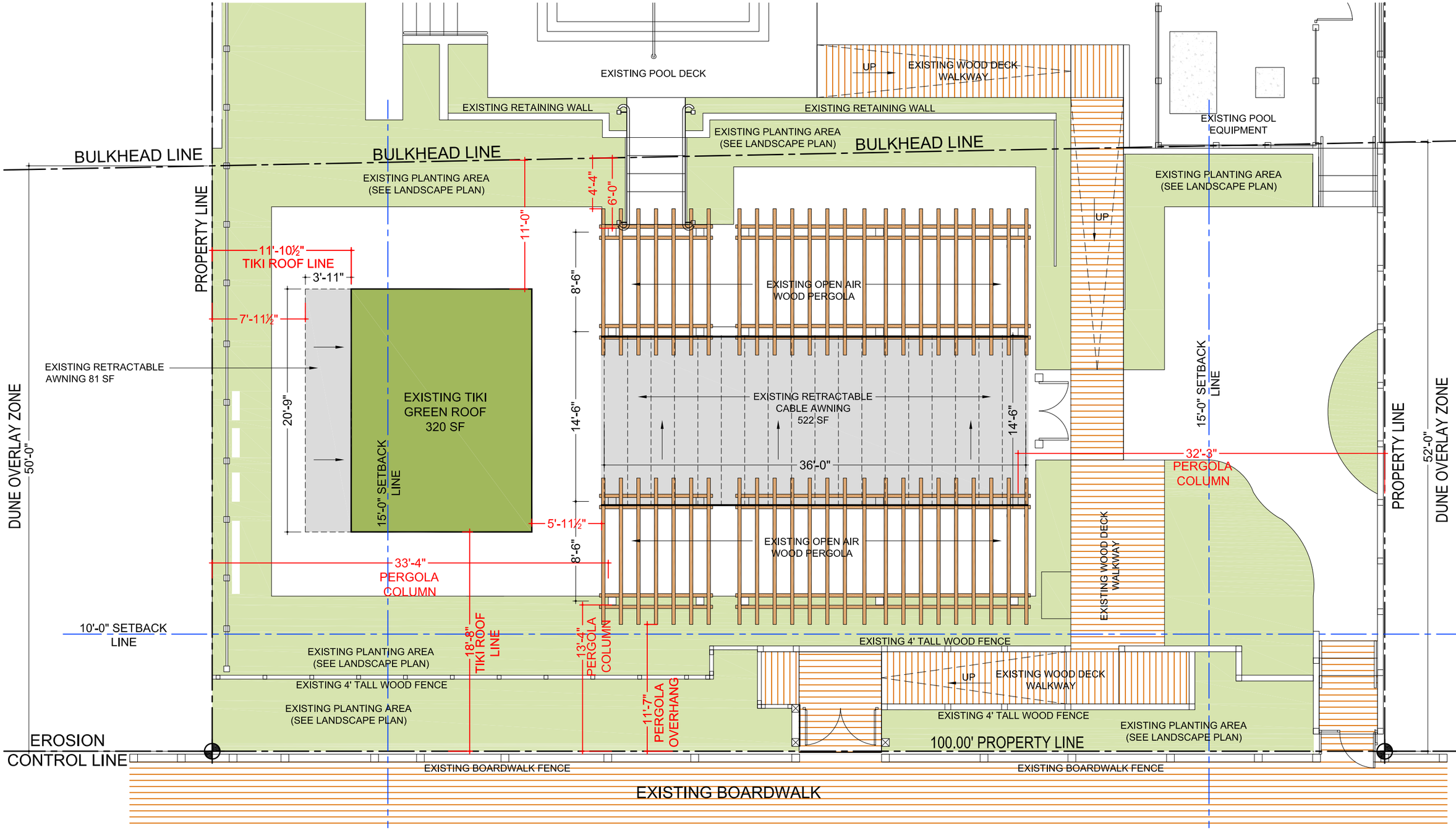
architecture / urbanism
111 E FLAGLER ST. #205
MIAMI FL 33131
T 305.377.0082
E info@nc-office.com



MANDOLIN PROPOSED ROOF PLAN

SCALE:1/8" = 1'-0"

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MANDOLIN PROPOSED ROOF PLAN

A-1.7

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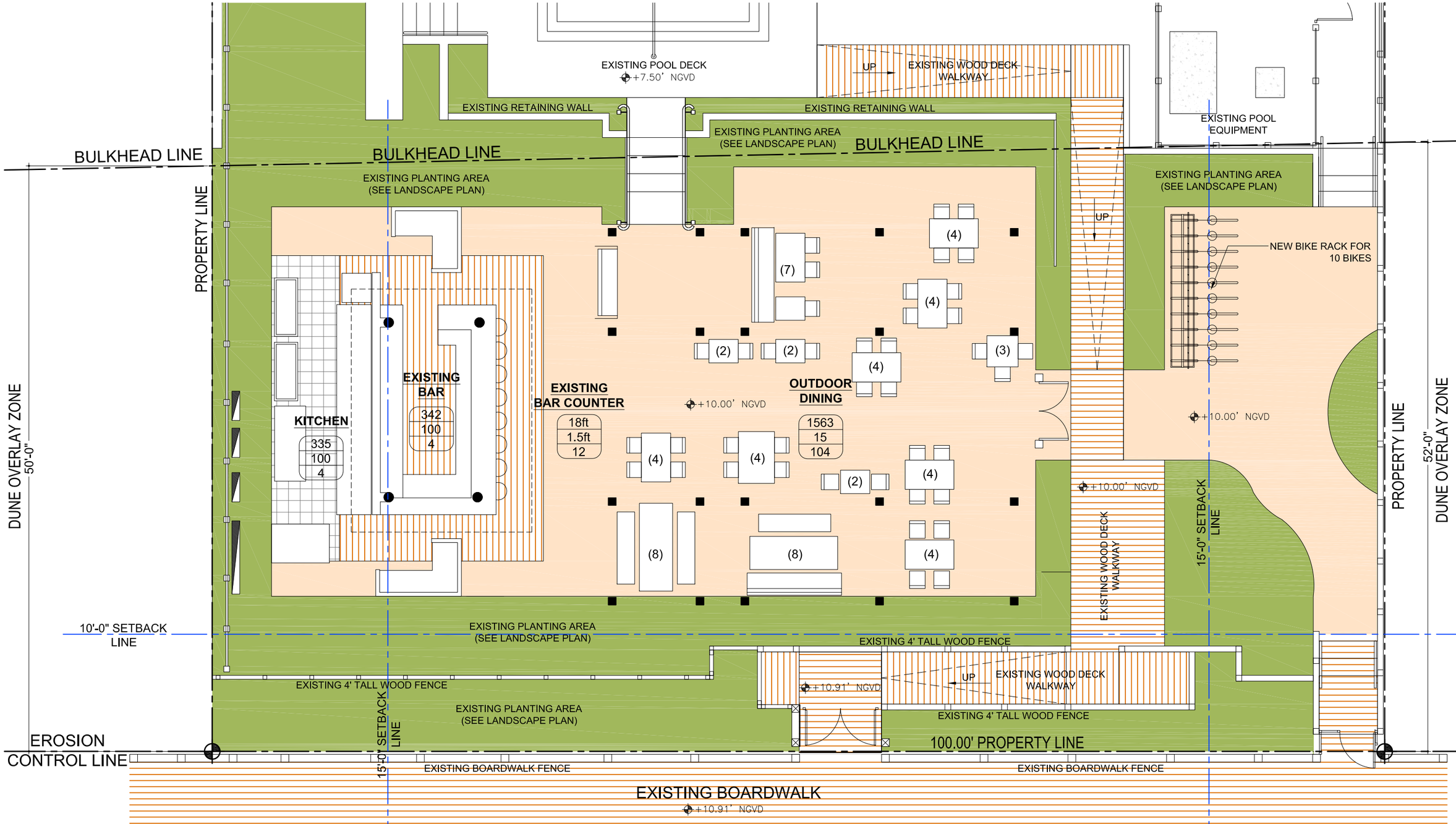
architecture / urbanism
111 E FLAGLER ST. #205
MIAMI FL 33131
T 305.377.0082
E info@nc-office.com



MANDOLIN - OCCUPANT LOAD / SEATING COUNT			
	AREA	OCCUPANT LOAD	SEATING COUNT
Outdoor Dining	1,563 sf	104	60
Bar	18ft	12	12
Bar (personnel)	100 sf	4	n/a
Outdoor Kitchen	100 sf	4	n/a
TOTAL		**124**	**72**

N

MANDOLIN SEATING PLAN

SCALE:1/8" = 1'-0"

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MANDOLIN SEATING PLAN

A-1.8

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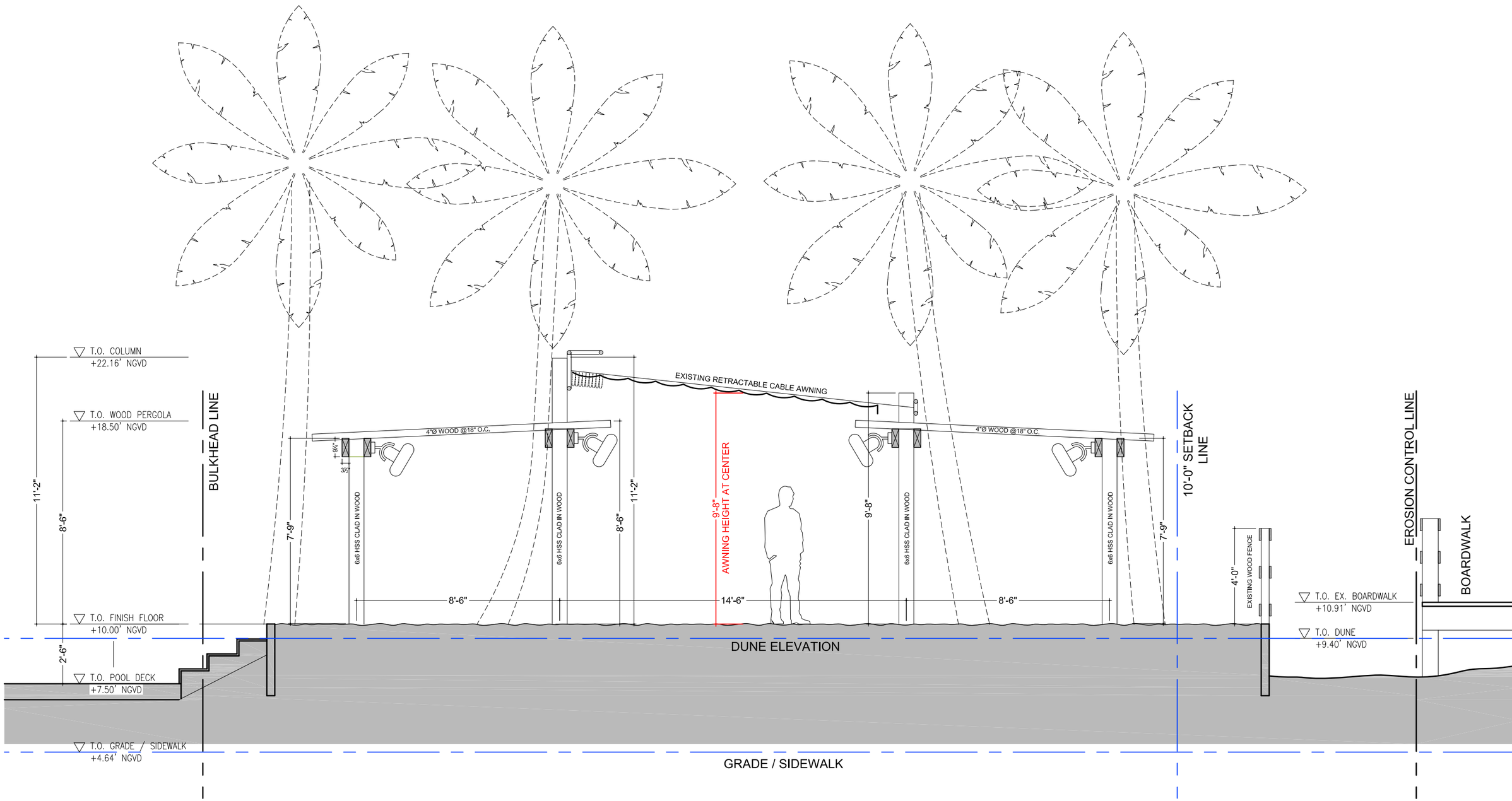
MIAMI FL 33131
T 305.377.0082
E info@nc-office.com



PERGOLA / AWNING SECTION

SCALE:1/4" = 1'-0"

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PERGOLA / AWNING SECTION

A-2.0

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NC-office
architecture / urbanism
111 E FLAGLER ST. #205
MIAMI FL 33131
T 305.377.0082
E info@nc-office.com