PERGOLA / AWNING WEST ELEVATION

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

16149

SOHO BEACH HOUSE - MANDOLIN
4383 Collins Ave | Miami Beach, Florida 33140

PERGOLA / AWNING WEST ELEVATION

A-2.1

07-29-16

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E info@nc-office.com

EXISTING TIKI (NORTH) ELEVATION

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

EXISTING TIKI (SOUTH) ELEVATION

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

EXISTING TIKI (WEST) ELEVATION

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

EXISTING TIKI (EAST) ELEVATION

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

16149

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EXISTING TIKI ELEVATIONS

A-2.2

07-29-16

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ISOMETRIC PROJECT DIAGRAM

A-3.0

07-25-16

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E info@nc-office.com

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%)**

HATCH LEGEND

OPEN SPACE

NON OPEN SPACE

N

DUNE OVERLAY
PROPOSED OPEN SPACE DIAGRAM

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

16149

SOHO BEACH HOUSE - MANDOLIN
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DUNE OVERLAY
PROPOSED OPEN SPACE DIAGRAM

A-3.1

07-29-16

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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 - 1,987 SF = 3,083 SF (60.80%) AWNINGS OPEN 5,070 SF - 2,509 SF = 2,561 SF (50.51%)

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	1,407 (27.75%)
Existing Wood Walkways	588 (11.59%)		
Existing Retractable Cable Awning	522 (10.29%)		
Existing Open Pergolas	794 (14.67%)		
TOTAL (awning closed)	**1,987 (39.20%)**	**TOTAL (awning closed)**	**3,083 (60.80%)**
TOTAL (awning open)	**2,509 (49.49%)**	**TOTAL (awning open)**	**2,561 (50.51%)**

HATCH LEGEND

OPEN SPACE

NON OPEN SPACE

OPEN PERGOLA

N

DUNE OVERLAY
PROPOSED OPEN SPACE DIAGRAM
SCALE:1/8" = 1'-0"

16149

SOHO BEACH HOUSE - MANDOLIN
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DUNE OVERLAY
PROPOSED OPEN SPACE DIAGRAM

A-3.1a

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

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%)

HATCH LEGEND

OPEN SPACE

NON OPEN SPACE

N

OCEANFRONT OVERLAY
EXISTING OPEN SPACE DIAGRAM

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

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SOHO BEACH HOUSE - MANDOLIN
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OCEANFRONT OVERLAY
EXISTING OPEN SPACE DIAGRAM

A-3.2

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T 305.377.0082
E info@nc-office.com

EXISTING RESTAURANT (LOBBY & COURTYARD)

264 - PEOPLE
124 - SEATS

NO CHANGE

EXISTING WINE BAR

27 - PEOPLE
5 - SEATS

NO CHANGE

EXISTING LONG BAR

58 - PEOPLE
14 - SEATS

NO CHANGE

MANDOLIN BEACH TIKI BAR

125 - PEOPLE
72 - SEATS

MODIFIED FROM EXISTING OPEN TO CLUB MEMBERS ONLY (NO PUBLIC USE)

N

GROUND FLOOR PLAN - CUP

SCALE:1" = 30'

EXISTING APPROVED Conditional Use Permit – Summary of Accessory Uses (PB File No. 1959)

AREA	FLOOR	INDOOR / OUTDOOR	MAXIMUM OCCUPANCY LOAD	SEAT COUNT	HOUR OF OPERATION	ENTERTAINMENT (NOT LIVE)	LIVE PERFORMANCE	AMBIENT / BACKGROUND MUSIC ONLY	DANCE HALL LICENSE	FOOD SERVICE AVILABLE
RESTAURANT (LOBBY & COURTYARD)	1	BOTH	264	124	OPEN 7 am CLOSE 2 am	NO	NO	YES	NO	YES
WINE BAR	1	INDOOR	27	5	OPEN 7 am CLOSE 2 am	NO	NO	YES	NO	YES
LONG BAR	1	OUTDOOR	58	14	OPEN 7 am CLOSE 2 am	NO	NO	YES	NO	YES
TIKI HUT & REAR YARD	1	OUTDOOR	91	28	OPEN 12 pm CLOSE 2 am	NO	NO	YES	NO	YES
BREEZE BAR	2	OUTDOOR	175	87	OPEN 7 am CLOSE 4 am	NO	NO	YES	NO	YES
ROOFTOP BAR	8	OUTDOOR	85	33	OPEN 7 am CLOSE 2 am	NO	NO	YES	NO	YES
SITTING ROOM& PRIVATE DINING ROOM	8	INDOOR	62	22	OPEN 7 am CLOSE 2 am	NO	NO	YES	NO	YES
TOTALS			762	313						

PROPOSED MODIFICATION TO EXISTING Conditional Use Permit – (PB File No. 1959)

AREA	FLOOR	INDOOR / OUTDOOR	MAXIMUM OCCUPANCY LOAD	SEAT COUNT	HOUR OF OPERATION	ENTERTAINMENT (NOT LIVE)	LIVE PERFORMANCE	AMBIENT / BACKGROUND MUSIC ONLY	DANCE HALL LICENSE	FOOD SERVICE AVILABLE
RESTAURANT (LOBBY & COURTYARD)	1	BOTH	264	124	OPEN 7 am CLOSE 2 am	NO	NO	YES	NO	YES
WINE BAR	1	INDOOR	27	5	OPEN 7 am CLOSE 2 am	NO	NO	YES	NO	YES
LONG BAR	1	OUTDOOR	58	14	OPEN 7 am CLOSE 2 am	NO	NO	YES	NO	YES
MANDOLIN BEACH - TIKI HUT	1	OUTDOOR	125	72	OPEN 12 pm CLOSE 2 am	NO	NO	YES	NO	YES
BREEZE BAR	2	OUTDOOR	175	87	OPEN 7 am CLOSE 4 am	NO	NO	YES	NO	YES
ROOFTOP BAR	8	OUTDOOR	85	33	OPEN 7 am CLOSE 2 am	NO	NO	YES	NO	YES
SITTING ROOM& PRIVATE DINING ROOM	8	INDOOR	62	22	OPEN 7 am CLOSE 2 am	NO	NO	YES	NO	YES
TOTALS			796	357						

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GROUND FLOOR CONDITIONAL USE PERMIT SUMMARY

A-4.0

07-25-16

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

N

SECOND FLOOR PLAN - CUP

SCALE:1" = 30'

N

8th FLOOR PLAN - CUP

SCALE:1" = 30'

16149

SOHO BEACH HOUSE - MANDOLIN
4385 Collins Ave | Miami Beach, Florida 33140

2nd & 8th FLOORS CONDITIONAL USE PERMIT SUMMARY

A-4.1

07-25-16

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T 305.377.0082
E info@nc-office.com

FIRST FLOOR FURNITURE PLAN

SCALE: 3/32"=1'-0"

N

FOR REFERENCE – HEARING APPROVED PLANS – PB FILE 1959

ALLAN T. SHULMAN ARCHITECT, P.A.
(AR 0012763)

100 NE 38TH STREET, NO. 2 MIAMI, FL 33137
TEL: 305.438.0609 FAX: 305.438.0170

SOHO BEACH HOUSE
4385 COLLINS AVENUE, MIAMI BEACH, FL, 33140
JOB NO. 05035
RENOVATION AND ADDITION
CONSTRUCTION DOCUMENTS

FIRST FLOOR FURNITURE PLAN

FR-1.1a

APRIL 23, 2010

1 TIKI HUT SEATING PLAN
SCALE: 3/16"=1'-0"

FOR REFERENCE – HEARING APPROVED PLANS – PB FILE 1959

ALLAN T. SHULMAN ARCHITECT, P.A.
(AR 0012763)
100 NE 38TH STREET, NO. 2 MIAMI, FL 33137
TEL: 305.438.0609 FAX: 305.438.0170

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JOB NO. 05035
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PLANNING BOARD & BOARD OF ADJUSTMENT SUBMISSION

BAR & SUN DECK PLAN
A4.26
04.12.10

FOR REFERENCE - PREVIOUSLY PERMITTED PLAN

N

EXISTING SITE PLAN

SCALE: 1/16"=1'-0"

N

PROPOSED SITE PLAN

SCALE: 1/16"=1'-0"

ALLAN T. SHULMAN ARCHITECT, P.A.
(AR 0012763)

100 NE 38TH STREET, NO. 2 MIAMI, FL 33137
TEL: 305.438.0609 FAX: 305.438.0170

REVISIONS		
1	09.13.10	CMB COMMENTS
2	11.18.10	CMB COMMENTS
3	11.22.10	CMB COMMENTS

REVISIONS

SOHO BEACH HOUSE

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JOB NO. 05035
TIKI HUT
CONSTRUCTION DOCUMENTS

EXISTING & PROPOSED SITE PLAN

G-1.4

08.11.10

FOR REFERENCE - PREVIOUSLY PERMITTED PLAN

NOTES:

1. SEE ELECTRICAL DWGS FOR LOADING, CIRCUITS, ETC. ARCH. DWGS GOVERN LAYOUT & ALIGNMENTS. ALL SWITCHES, OUTLETS, THERMOSTATS, LIGHT FIXTURES TO BE ALIGNED & COORDINATED, IF ANY ELECTRICAL DEVICE IS NOT SHOWN IN ARCH. DWGS., NOTIFY ARCHITECT IMMEDIATELY SO LOCATION CAN BE ADDRESSED.

2. CONTRACTOR TO FIELD VERIFY ALL GWB CLNG. HTS. AND DOOR CLEARANCES W/ ARCHITECTURAL DOCUMENTS & NOTIFY ARCHITECT IMMEDIATELY OF DISCREPANCIES.
3. FURNITURE & INT. FINISHES BY OTHERS
4. REFER TO SHEET A 4.6 FOR PROPOSED LOBBY FURNITURE FLOOR PLAN
5. ALL INTERIOR FINISHES TO COMPLY WITH NFPA 101 (2003ed) Ch.10.2.2. SEE SHEET G-1.6 FOR FURTHER INFORMATION.
6. ALL INTERIOR WOOD FINISH CLADDING TO ACHIEVE A CLASS A FIRE RATING (FLAMESPREAD 0-25, SMOKE DEV'T 0-450) PER NFPA 101 (2003ed.) Ch.10.2.2.

1 TIKI BAR SEATING PLAN
SCALE: 1/4"=1'-0"

ALLAN T. SHULMAN ARCHITECT, P.A.
(AR 0012763)
100 NE 38TH STREET, NO. 2 MIAMI, FL 33137
TEL: 305.438.0609 FAX: 305.438.0170

REVISIONS		
1	09.13.10	CMB COMMENTS
2	11.18.10	CMB COMMENTS
3	11.22.10	CMB COMMENTS

REVISIONS

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TIKI HUT
CONSTRUCTION DOCUMENTS

TIKI HUT
A4.5d
08.11.10

FOR REFERENCE - PREVIOUSLY PERMITTED PLAN

PARTIAL HARDSCAPE PLAN

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

ALLAN T. SHULMAN ARCHITECT, P.A.
(AR 0012763)
100 NE 38TH STREET, NO. 2 MIAMI, FL 33137
TEL: 305.438.0609 FAX: 305.438.0170

JUNGLES
RAYMOND JUNGLES INC
RAYMOND JUNGLES INCORPORATED,
Landscape Architect ASLA
242 SW 5th Street, Miami, Florida 33130
PH(305)858-6777 FAX (305)856-0742
raymond@raymondjungles.com

REVISIONS	REVISIONS
2 11.22.10 OWNERSHIP CHANGES	

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JOB NO. 05035
TIKI HUT
CONSTRUCTION DOCUMENTS

L-1.02
09.13.10

SOHO BEACH HOUSE PLANT LIST

15-Jan-10

QTY	ABRV.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
1	CRO	*Clusia rosea*	Autograph Tree	36" DBH, 14' ht. x 14 sp.
1	CRS	*Clusia rosea*	Autograph Tree	16' - 18' ht. x 16' - 18' sp. Specimen (Landward of CCCL)
2	CRX	*Clusia rosea*	Autograph Tree	10' - 12' ht. x 10' sp., 12" DBH
25	CUV	*Coccoloba uvifera*	Sea Grape	12-14 ht. x 12' sp.
3	CER	*Conocarpus erectus*	Green Buttonwood	12' - 14' ht. x 8' sp.
14	CES	*Conocarpus erectus var. sericeus*	Silver Buttonwood	12' - 14' ht., x 10' -12' sp. Multi-trunk, 4 - 6" caliper, 7' CT
2	CEY	*Conocarpus erectus var. sericeus*	Silver Buttonwood	12' - 14' ht., x 10' -12' sp. Multi-trunk, 2 - 3" caliper
1	PAQ	*Pachira aquatica* (See NOTE 2)	Water Chestnut	10' -12' ht. x 6' x 8' sp.
PALMS				
10	CNJ	*Coco nucifera*	Coconut Palm	
2	CMA	*Copernicia macroglossa*	Petticoat Palm	6' - 8' ht.
3	LLO	*Latania loddigesii*	Blue Latan Palm	14' ht., 8' GW
2	LMX	*Leucothrinax morrisii*	Sivler Thatch Palm	6' G.W.
7	PEL	*Ptychosperma elegans*	Solitaire Palm	4 @ 14' -16' ht. (singles) 4 @ 14' - 16' ht. multiple trunks
4	REL	*Roystonea elata*	Royal Palm	Double trunk
11	SPA	*Sabal palmetto*	Cabbage Palm	14' Booted trunk, 18" DBH (Landward of CCCL)
20	TRX	*Thrinax radiata*	Green Thatch Palm	14' ht., single and multiple trunks
4	VMO	*Veitchia montgomeryana*	Montgomery Palm	18' - 24' ht., 6" - 8" DBH
NATIVE UNDERSTORY SHRUBS				
67	CC	*Capparis cynophallophora*	Jamaica Caper	6' - 8' ht. x 6' - 8' sp.
24	EF	*Eugenia foetida*	Spanish Stopper	10' - 12' ht. x 4' sp., full to base
ACCENTS				
13	AD	*Aechmea 'Dean'*	Same	
44	CG	*Clusia guttifera 'Nana'*	Same	3 gal.
13	CF	*Cordyline fruticosa 'Black Magic'*	Cordyline	4' - 6' ht. x 4' - 6' sp. Full
4	CA	*Crinum augustum 'Queen Emma'*	Same	6' ht. x 6' sp.
3	HC	*Heliconia caribaea* (See NOTE 2)	Same	8' - 10' ht. x 6' - 8' sp., Pale Yellow Flowers
1	HR	*Heliconia rostrata* (See NOTE 2)	Lobster Claw	6' - 8' ht. x 6' sp.
25	MD	*Monstera deliciosa* (See NOTE 1)	Mexican Breadfruit	36" x 36"
1	PS	*Philodendron*	TBD	Specimen Philodendron
85	PR	*Philodendron rojo 'Congo'*	Same	3 gal.
5	PW	*Philodendron 'Weeks Hybrid'* (See NOTE 2)	Same	36" x 36" (See NOTE 1)
31	TD	*Tripsacum dactyloides*	Fakahatchee Grass	36" x 36"
18	UP	*Uniola paniculata*	Sea Oats	3-gal. 24" o.c.
GROUNDCOVERS				
1060	AV	*Aloe vera*	Medicinal Aloe	6" OC
19	CI	*Chrysobalanus icaco*	Horizontal Cocoplum	24" x 24"
1110	EL	*Ernodea littoralis*	Golden Creeper	24" OC
60	GP	*Gaillardia pulchella*	Blanket Flower	12" OC
78	HL	*Hymenocallis latifolia*	Spider Lily	36" OC
353	NB	*Neoregelia 'Bossa Nova'* (See NOTE 1)	Same	12" OC
695	PB	*Philodendron 'Burle Marx'* (See NOTE 1)	Same	36" OC
584	PO	*Portulaca oleracea*	Sea Purslane	12" OC
790	PO	*Portulaca oleracea* (See NOTE 4)	Sea Purslane	6" OC
19	SW	*Sansevieria 'Whales Fin'*	Same	18" x 18"
80	ZP	*Zamia pumila*	Coontie	3 gal. 18" OC
VINES				
1	BA	*Bougainvillea 'Alabama Sunset'*	Same	7 gal. train to trunk of Coconut Palm
1	PV	*Pyrostegia venusta*	Flame Vine	
21	SV	*Solandra*	Chalice Vine	
18	IPC	*Ipomea pes-caprae*	Railroad Vine	
14	SF	*Stephanotis floribunda*	Bridal Wreath	
RELOCATES				
1	CR	*Clusia rosea*	Autograph Tree	Relocated from on-site
2	SG	*Coccoloba uvifera*	Sea Grape	Relocated from on-site
31	CN	*Cocos nucifera*	Coconut Palm	Relocated from on-site
4	CE	*Conocarpus erectus*	Green Buttonwood	Relocated from on-site
12	BR	*Jacquinia arborea*	Bracelet-Wood	Relocated from on-site (8' ht x 5' sp.)
1	WD	*Phoenix sylvestris*	Wild Date Palm	Relocated from on-site
10	TR	*Thrinax radiata*	Green Thatch Palm	Relocated from on-site
MISC.				
Zoysia Sod (3820 sqft.)				
Reinforced Zoysia Sod (815 sqft) - Install per manufactures instructions				
Fertilizer: Florikote Coated Magnesium, Florikote13-5-11, Florikote Coated Micronutrients. Supplier: Florikan (800) 322- 8666				
Accent plant allowance $5,000 W.P.A. total (W.P.A. = Wholesale Purchase Allowance) Species to be determined by Landscape Architect				
Coquina SV #2, 6" min. over well compacted sub-grade or existing beach sand. Supplier: Sutton Brick & Stone (954) 472- 7646				
Mulch - 2" deep Florimulch topped with 1" Pinus elliottii needles in planting areas				
Soil Ammendments: Add organic amendment per lab recommendation as topping layer on uncompcated fill, 8" typ., depth varies. See plant schedule. Mix organic amendment with existing backfill to depth indicated in plant schedule.				
NOTES:				
NOTE 1	*Create an organic layer of 4-inches and 2-inches of a transitional zone 50% organic and 50% existing uncompacted fill*			
NOTE 2	*Plant to be located in field by Landscape Architect*			
NOTE 3	*Contractor to provide irrigation to all turf areas.*			
NOTE 4	*Quantity reflects Sea Purslane at 6" o.c. on tiki bar rooftop only*			

PLAN KEY

PLANT SYMBOL KEY

PROPOSED SHRUB / ACCENT — PROPOSED VINE — PROPOSED GROUNDCOVERS

NOTE: FINAL LOCATION OF PLANTS TO BE DETERMINED IN THE FIELD BY LANDSCAPE ARCHITECT. CONTRACTOR TO STAKE TREE LOCATIONS AND CONFIRM SOIL DEPTH /UTILITY CONFLICTS. PRIOR TO DIGGING. CONTRACTOR TO SCHEDULE REVIEW OF FIELD CONDITIONS WITH LANDSCAPE ARCHITECT TO ADJUST TREE LOCATION TO RESOLVE ANY CONFLICTS

FOR REFERENCE - PREVIOUSLY PERMITTED PLAN

PARTIAL UNDERSTORY PLANTING PLAN

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

ALLAN T. SHULMAN ARCHITECT, P.A.
(AR 0012763)
100 NE 38TH STREET, NO. 2 MIAMI, FL 33137
TEL: 305.438.0609 FAX: 305.438.0170

JUNGLES
RAYMOND JUNGLES INC
RAYMOND JUNGLES INCORPORATED, Landscape Architect ASLA
242 SW 5th Street, Miami, Florida 33130
PH(305)858-6777 FAX (305)858-0742
raymond@raymondjungles.com

REVISIONS		
1	09.13.10	CMB COMMENTS
2	11.18.10	CMB COMMENTS
3	11.22.10	OWNERSHIP CHANGE

REVISIONS

SOHO BEACH HOUSE
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JOB NO. 05035
TIKI HUT
CONSTRUCTION DOCUMENTS

L-3.04
09.13.10

TIKI BAR ROOF SUPPORT STRUCTURE PLAN

SC: 3/8" = 1'-0"

TIKI BAR REFLECTED CEILING

SC: 3/8" = 1'-0"

TIKI BAR TYPICAL CONSTRUCTION DETAIL

SC: 3/4" = 1'-0"

FRONT ELEVATION

SC: 3/8" = 1'-0"

SIDE ELEVATION

SC: 3/8" = 1'-0"

1.1 G.C. TO ENSURE CLASS B RATING ON ALL FINISHES PER NFPA 101 ('06 Ch. 10.2"
G.C. TO ENSURE FLAMESTOP II USED ON ALL WOOD FINISHES TO PROVIDE CLASS B RATING PER NFPA 101 ('06) Ch. 10.2"

ALL STRUCTURAL WOOD MEMBERS SHALL BE #2 SOUTHERN PINE OR BETTER GRADE

ALLAN T. SHULMAN ARCHITECT, P.A.
(AR 0012763)
100 NE 38TH STREET, NO. 2 MIAMI, FL 33137
TEL: 305.438.0609 FAX: 305.438.0170

FOR REFERENCE - PREVIOUSLY PERMITTED PLAN

REVISIONS	
1.1 09.13.10	CMB COMMENTS
1.2 11.18.10	CMB COMMENTS

REVISIONS

cankat-essman, inc.
consulting engineers
STATE OF FLORIDA C.A. No 00004419
1900 S.W. 57th AVE. SUITE A, MIAMI, FL 33155
PHONE: (305) 266-9777 FAX: (305) 266-0584
LAWRENCE J. ESSMAN, P.E. FL. REG. NO. 6878
MUSTAFA CANKAT, P.E. FL. REG. NO. 18632

SOHO BEACH HOUSE

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S-1
08.11.10