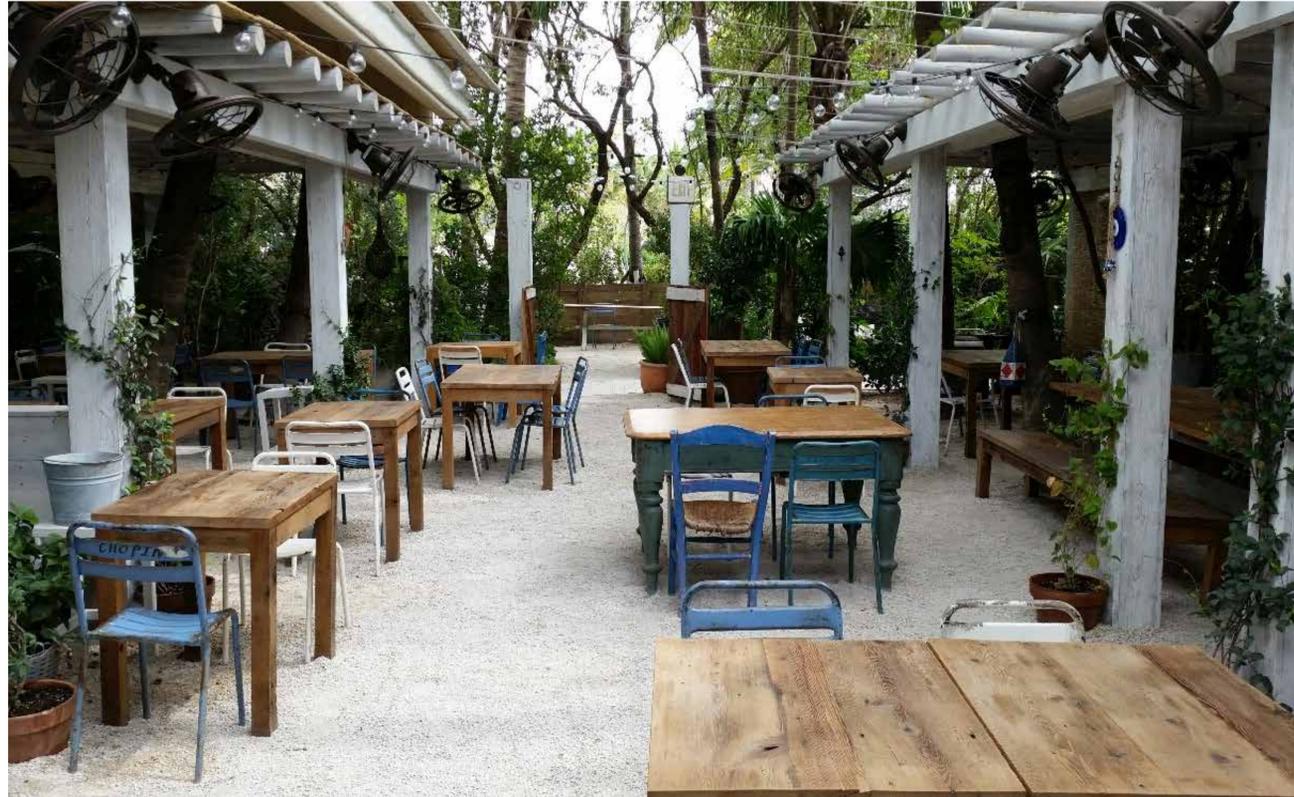


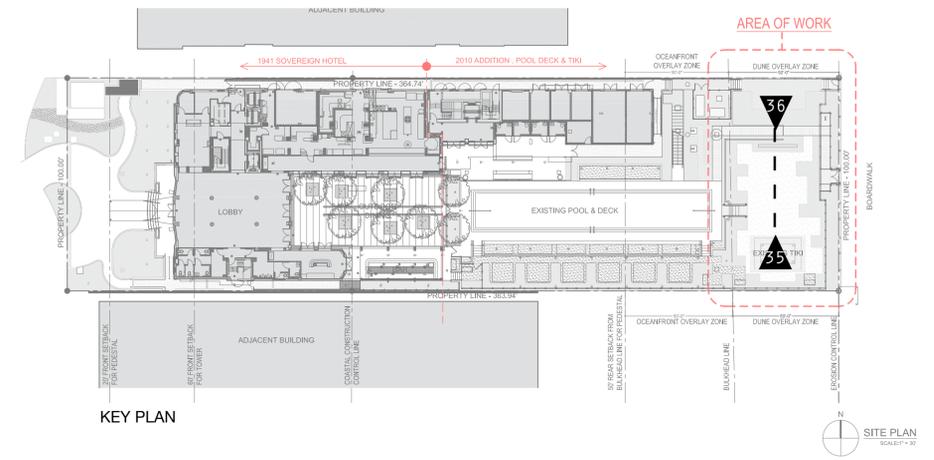
EXISTING SITE CONDITION DETAILS



P-35:
EXISTING OPEN SPACE SITE CONDITION MANDOLIN



P-36:
EXISTING SITE OPEN SPACE SITE CONDITION MANDOLIN



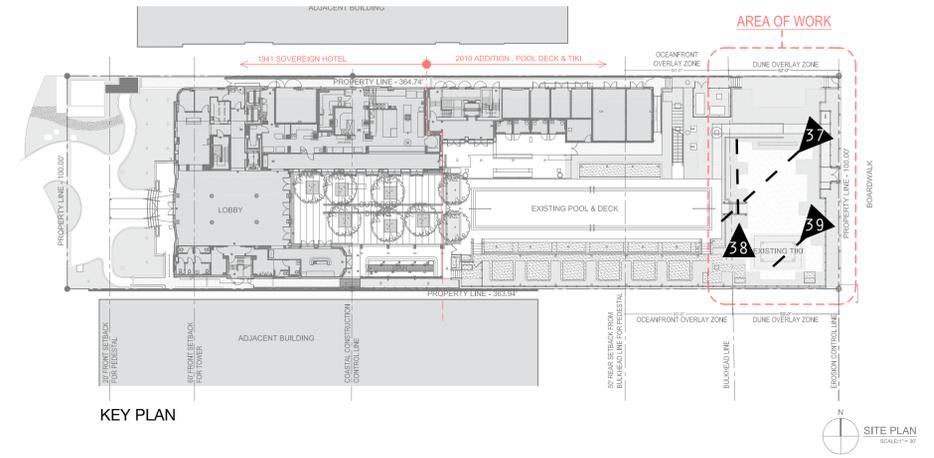
KEY PLAN

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

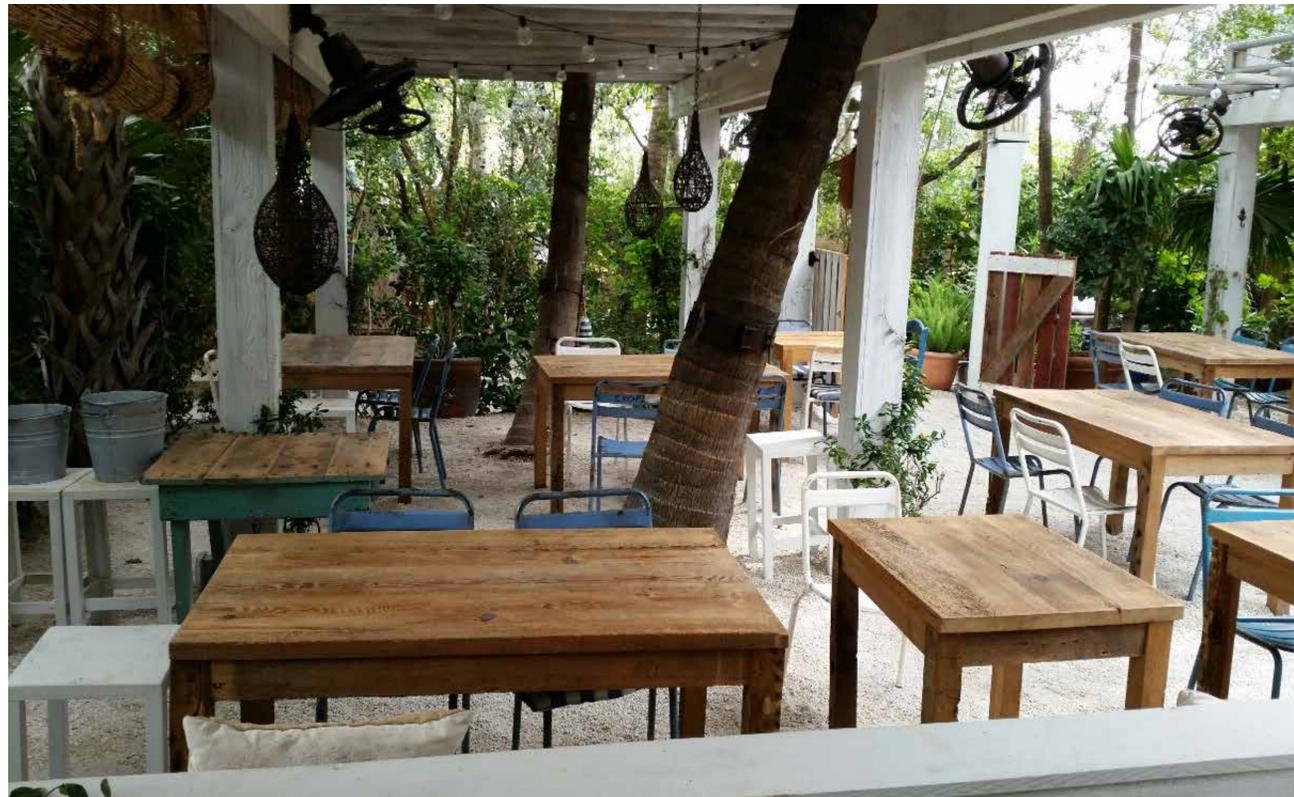
EXISTING SITE CONDITION DETAILS



P-37:
EXISTING OPEN SPACE SITE CONDITION MANDOLIN



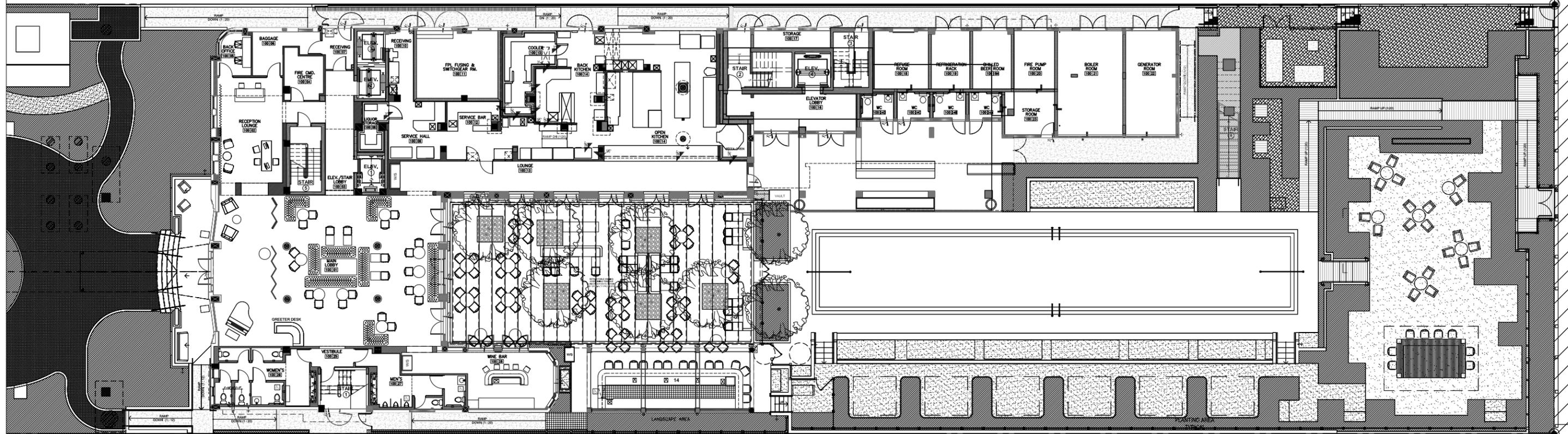
KEY PLAN



P-38:
EXISTING OPEN SPACE SITE CONDITION MANDOLIN



P-39:
EXISTING OPEN SPACE SITE CONDITION (retractable awning detail)



FIRST FLOOR FURNITURE PLAN

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



FOR REFERENCE – HEARING APPROVED PLANS – PB FILE 1959



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

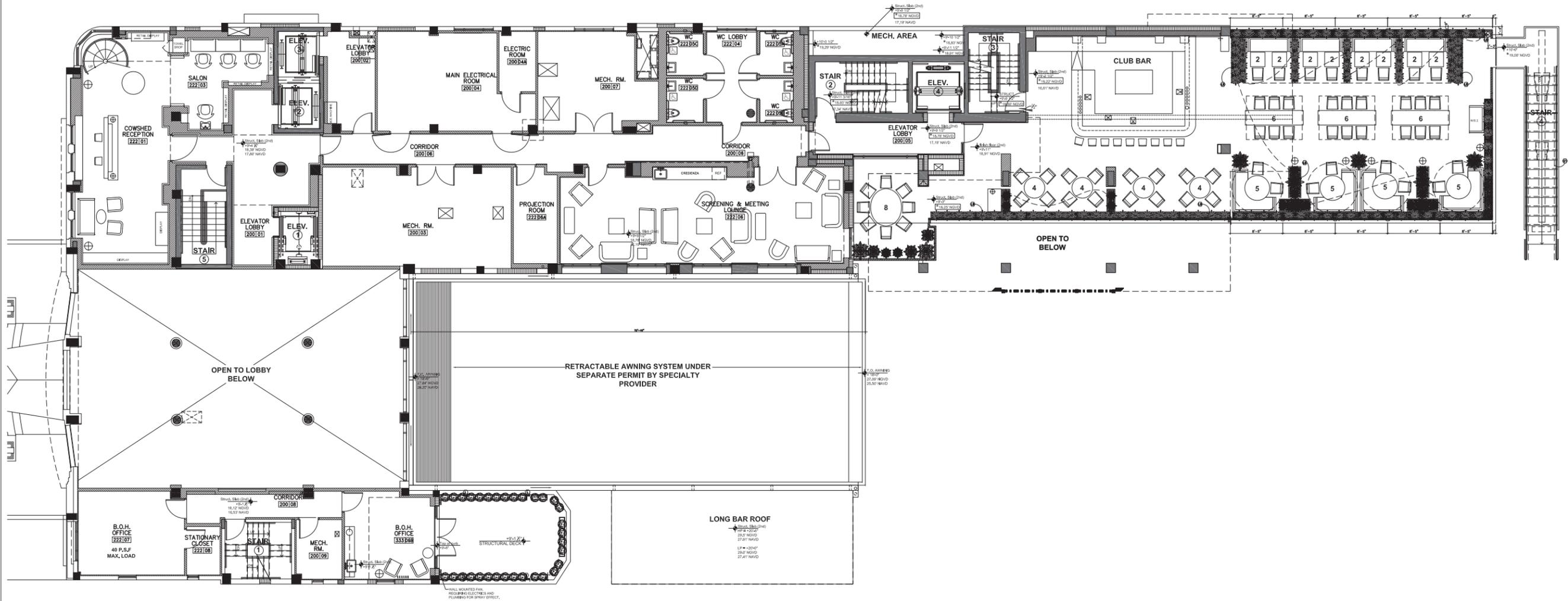
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SOHO BEACH HOUSE

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



FOR REFERENCE – HEARING APPROVED PLANS – PB FILE 1959

SECOND FLOOR FURNITURE PLAN

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



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SOHO BEACH HOUSE

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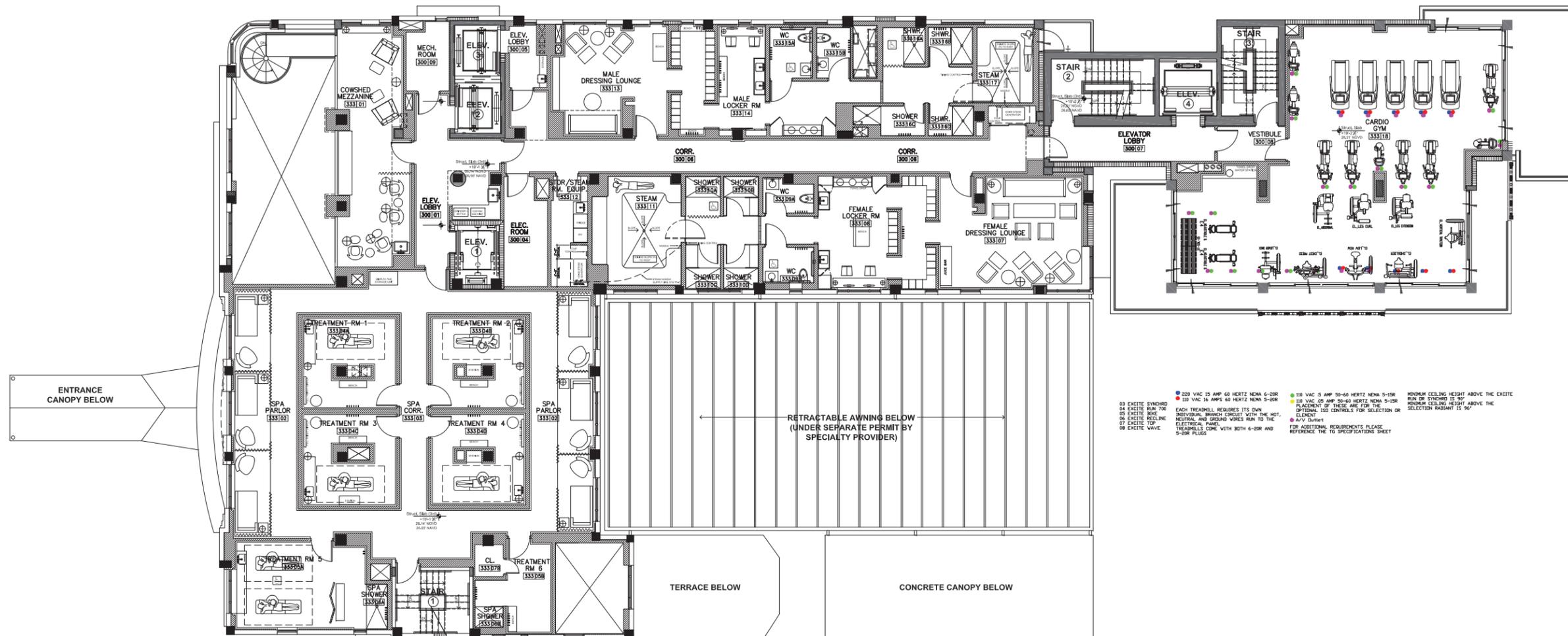
JOB NO. 05035

RENOVATION AND ADDITION
CONSTRUCTION DOCUMENTS

SECOND FLOOR
FURNITURE PLAN

FR-1.2

APRIL 23, 2010



FOR REFERENCE – HEARING APPROVED PLANS – PB FILE 1959

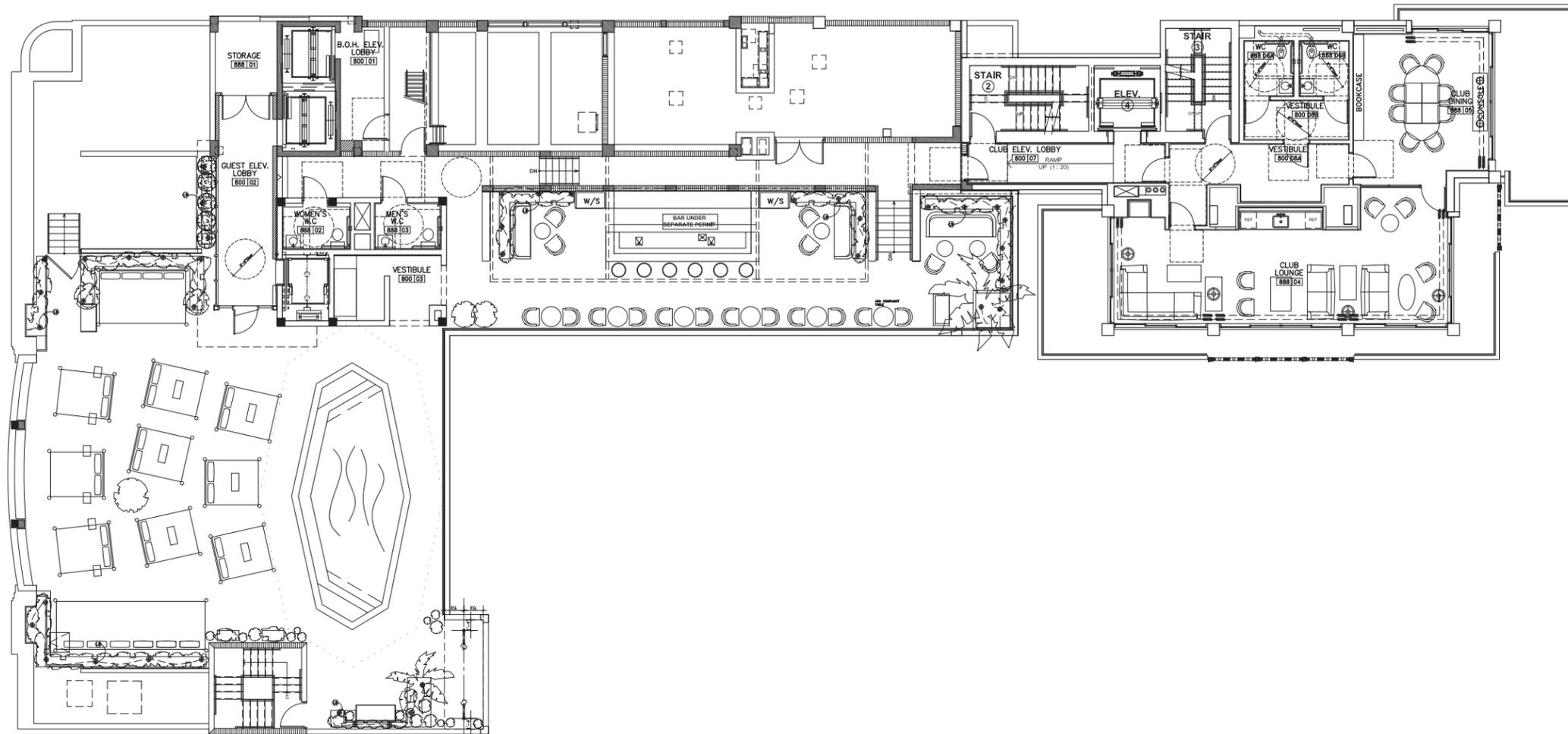
3RD FLOOR FURNITURE PLAN
 SCALE: 1/8"=1'-0"



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

THIRD FLOOR
 FURNITURE PLAN
FR-1.3
 APRIL 23, 2010



FOR REFERENCE – HEARING APPROVED PLANS – PB FILE 1959

8TH FLOOR FURNITURE PLAN
 SCALE: 1/8"=1'-0"




ALLAN T. SHULMAN ARCHITECT, P.A.
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SOHO BEACH HOUSE
 4385 COLLINS AVENUE, MIAMI BEACH, FL, 33140
 JOB NO. 05035
 RENOVATION AND ADDITION
 CONSTRUCTION DOCUMENTS

EIGHTH FLOOR
 FURNITURE PLAN
FR-1.8
 APRIL 23, 2010

FLORIDA BUILDING CODE DATA

FIRST FLOOR

LOBBY DINING
 OCCUPANCY = GROUP A-2 RESTAURANT
 TOTAL SQUARE FOOTAGE = 1,372 S.F.
TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
 ASSEMBLY WITHOUT FIXED SEATS - UNCONCENTRATED TABLES AND CHAIRS = 15 NET S.F. PER OCCUPANT
 1,872 S.F. ÷ 15 = **125 OCCUPANTS MAXIMUM (LOBBY TOTAL)**
 1,372 S.F. ÷ 15 = **92 OCCUPANTS MAXIMUM (LOBBY DINING)**
= 38 SEATS PROVIDED
NUMBER OF SEATS (DINING)
 TABLE OF 4 x 6 = 24 SEATS
 TABLE OF 3 x 4 = 12 SEATS
 TABLE OF 2 x 1 = 2 SEATS
 TOTAL NUMBER OF SEATS = **38 SEATS**

COURTYARD DINING TERRACE
 OCCUPANCY = GROUP A-2 RESTAURANT
 TOTAL SQUARE FOOTAGE = 2,578 S.F.
TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
 ASSEMBLY WITHOUT FIXED SEATS - UNCONCENTRATED TABLES AND CHAIRS = 15 NET S.F. PER OCCUPANT
 2,568 S.F. ÷ 15 = **172 OCCUPANTS MAXIMUM**
= 86 SEATS PROVIDED
NUMBER OF SEATS (DINING)
 TABLE OF 2 x 11 = 22 SEATS
 TABLE OF 4 x 16 = 64 SEATS
 TOTAL NUMBER OF SEATS = **86 SEATS**

WINE BAR
 OCCUPANCY = GROUP A-2 RESTAURANT
 BAR STOOL SEATING = 18 LINEAR INCHES PER OCCUPANT
 200 ÷ 18 = **12 OCCUPANTS MAXIMUM**
 AREA BEHIND BAR = 48 S.F. ÷ 100 = **1 OCCUPANT MAXIMUM**
TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
 ASSEMBLY WITHOUT FIXED SEATS - UNCONCENTRATED TABLES AND CHAIRS = 15 NET S.F. PER OCCUPANT
 198 S.F. ÷ 15 = **14 OCCUPANTS MAXIMUM**
 TOTAL = **27 OCCUPANTS MAXIMUM**
= 5 SEATS PROVIDED
 BAR STOOLS = 5 SEATS
 FIXED LOUNGE SEATING = n.a.
 TOTAL NUMBER OF SEATS = **5 SEATS (BAR STOOLS)**

LONG BAR
 OCCUPANCY = GROUP A-2 RESTAURANT
 BAR STOOL SEATING = 18 LINEAR INCHES PER OCCUPANT
 = 544 ÷ 18 = **31 OCCUPANTS MAXIMUM**
 AREA BEHIND BAR = 240 ÷ 100 = **3 OCCUPANTS MAXIMUM**
TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
 ASSEMBLY WITHOUT FIXED SEATS - CONCENTRATED CHAIRS ONLY = 7 NET S.F. PER OCCUPANT
 168 S.F. ÷ 7 = **24 OCCUPANTS MAXIMUM**
 TOTAL = **58 OCCUPANTS MAXIMUM**
= 14 SEATS PROVIDED
 TOTAL NUMBER OF SEATS = **14 SEATS (BAR STOOLS)**

TIKI BAR
 OCCUPANCY = GROUP A-2 RESTAURANT
 BAR STOOL SEATING = 18 LINEAR INCHES PER OCCUPANT
 = 408 ÷ 18 = **23 OCCUPANTS MAXIMUM**
 AREA BEHIND BAR = 98 S.F. ÷ 100 = **1 OCCUPANT MAXIMUM**
TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
 SWIMMING POOL DECK = 30 GROSS PER OCCUPANT
 2,000 S.F. ÷ 30 = **67 OCCUPANTS MAXIMUM**
 TOTAL = **91 OCCUPANTS MAXIMUM**
= 28 SEATS PROVIDED
NUMBER OF SEATS
 TABLE OF 2 x 2 = 4 SEATS
 TABLE OF 4 x 4 = 16 SEATS
 BAR STOOLS = 8 SEATS
 TOTAL NUMBER OF SEATS = **28 SEATS**

SECOND FLOOR

CLUB BAR AND DECK
 OCCUPANCY = GROUP A-2 RESTAURANT
 BAR STOOL SEATING = 18 LINEAR INCHES PER OCCUPANT
 483 ÷ 18 = **27 OCCUPANTS MAXIMUM**
 AREA BEHIND BAR = 312 ÷ 100 = **4 OCCUPANTS MAXIMUM**
TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
 ASSEMBLY WITHOUT FIXED SEATS - CONCENTRATED CHAIRS ONLY = 7 NET S.F. PER OCCUPANT
 57 ÷ 7 = **9 OCCUPANTS**
 ASSEMBLY WITHOUT FIXED SEATS - UNCONCENTRATED TABLES AND CHAIRS = 15 NET S.F. PER OCCUPANT
 CLUB BAR SEATING = 852 ÷ 15 = **56.8 = 57 OCCUPANTS MAXIMUM**
 CLUB DECK SEATING = 1,157 ÷ 15 = **77.1 = 78 OCCUPANTS MAXIMUM**
 TOTAL = **175 OCCUPANTS MAXIMUM**
= 87 SEATS PROVIDED

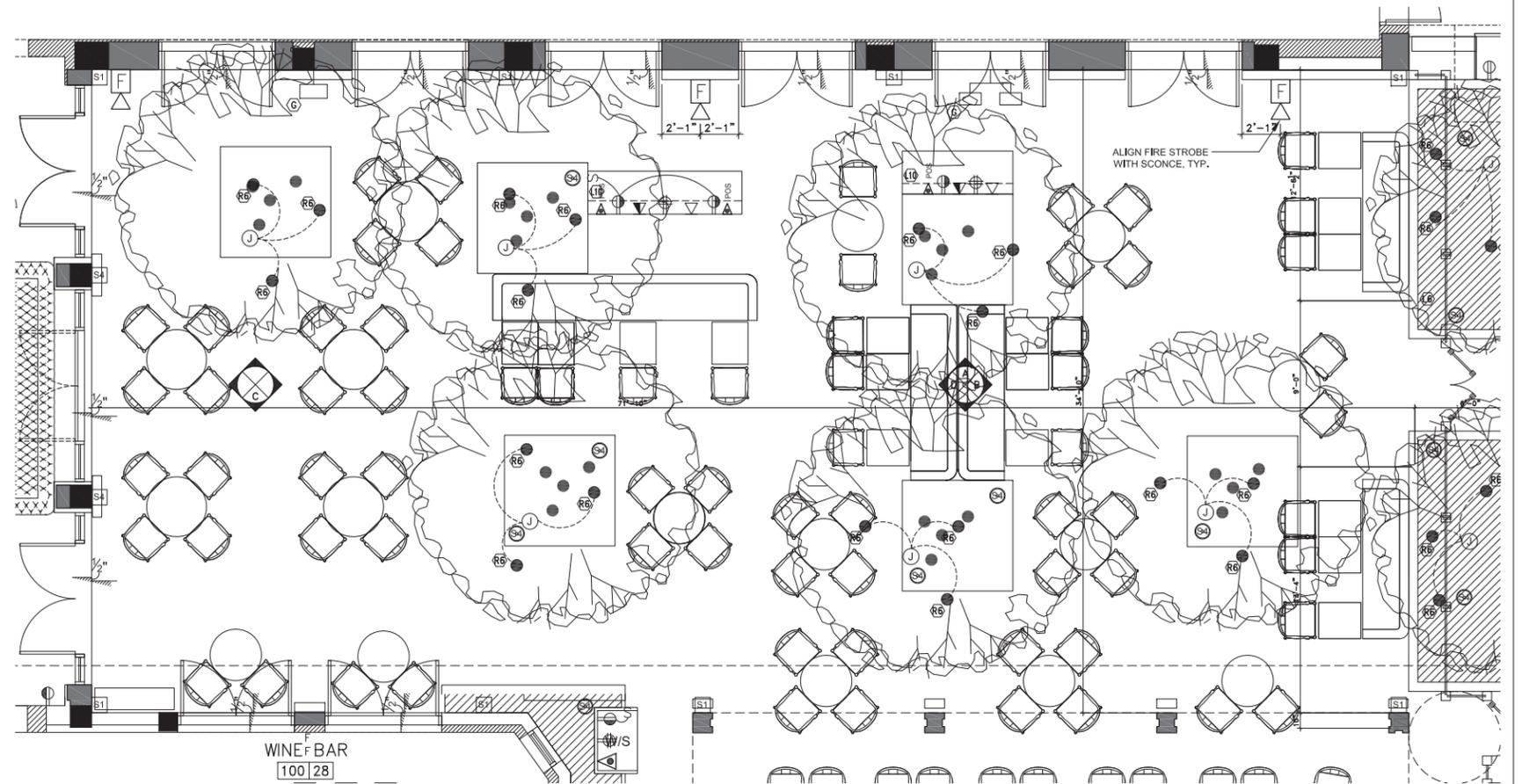
NUMBER OF SEATS (LOUNGE)
 BAR STOOLS = 9 SEATS
 TABLE OF 2 x 8 = 16 SEATS
 TABLE OF 4 x 4 = 16 SEATS
 TABLE OF 5 x 4 = 20 SEATS
 TABLE OF 6 x 3 = 18 SEATS
 TABLE OF 8 x 1 = 8 SEATS
 TOTAL NUMBER OF SEATS = **87 SEATS**
TABLE 1005.1 EGRESS WIDTH PER OCCUPANT SERVED
 0.2 x 179 = 35.8" = 36" = 3'-0" MINIMUM EGRESS WIDTH

SCREENING AND MEETING ROOM
 OCCUPANCY = GROUP B
 TOTAL SQUARE FOOTAGE = 695 S.F.
TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
 ASSEMBLY WITHOUT FIXED SEATS - UNCONCENTRATED TABLES AND CHAIRS = 15 NET S.F. PER OCCUPANT
 694 S.F. ÷ 15 = **47 OCCUPANTS MAXIMUM**
= 19 SEATS PROVIDED

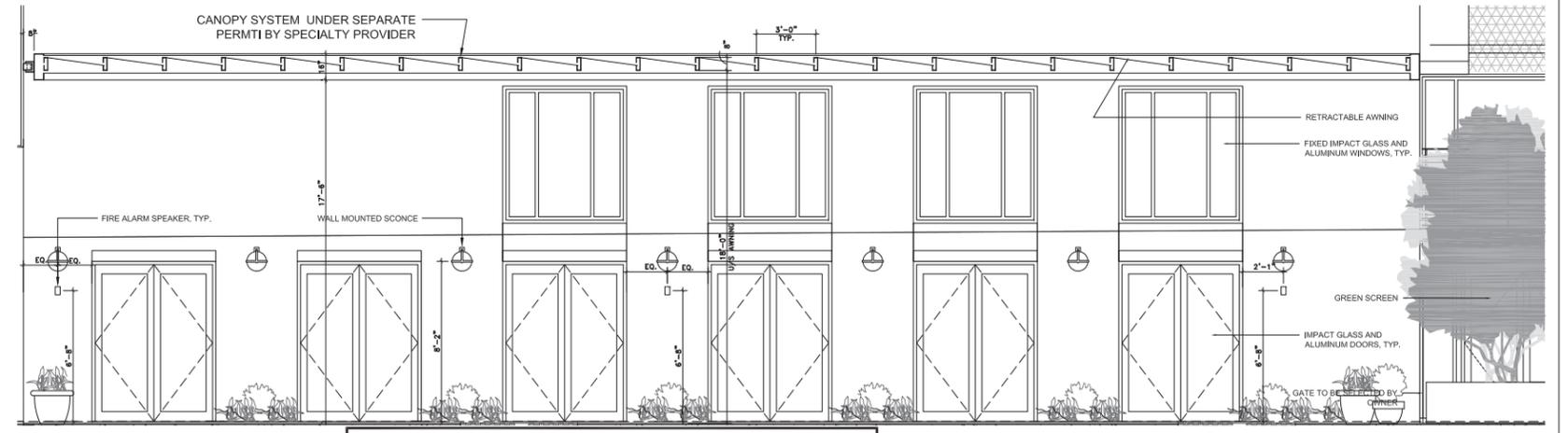
EIGHTH FLOOR
OUTDOOR BAR
 OCCUPANCY = GROUP A-2 RESTAURANT
 BAR STOOL SEATING = 18 LINEAR INCHES PER OCCUPANT
 312 ÷ 18 = **18 OCCUPANTS MAXIMUM**
 AREA BEHIND BAR = 58 S.F. ÷ 100 = **1 OCCUPANT MAXIMUM**
TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
 ASSEMBLY WITHOUT FIXED SEATS - UNCONCENTRATED TABLES AND CHAIRS = 15 NET S.F. PER OCCUPANT
 988 S.F. ÷ 15 = **66 OCCUPANTS MAXIMUM**
 TOTAL = **85 OCCUPANTS MAXIMUM**
= 33 SEATS PROVIDED
NUMBER OF SEATS (LOUNGE)
 BAR STOOLS = 6 SEATS
 TABLE OF 2 x 6 = 12 SEATS
 TABLE OF 5 x 3 = 15 SEATS
 TOTAL NUMBER OF SEATS = **33 SEATS**

CLUB DINING
 OCCUPANCY = GROUP A-2 RESTAURANT
 TOTAL SQUARE FOOTAGE = 316 S.F.
TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
 ASSEMBLY WITHOUT FIXED SEATS - UNCONCENTRATED TABLES AND CHAIRS = 15 NET S.F. PER OCCUPANT
 316 S.F. ÷ 15 = **22 OCCUPANTS MAXIMUM**
= 8 DINING SEATS PROVIDED

CLUB LOUNGE
 OCCUPANCY = GROUP A-2 RESTAURANT
 TOTAL SQUARE FOOTAGE = 590 S.F.
TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
 ASSEMBLY WITHOUT FIXED SEATS - UNCONCENTRATED TABLES AND CHAIRS = 15 NET S.F. PER OCCUPANT
 590 S.F. ÷ 15 = **40 OCCUPANTS MAXIMUM**
= 14 LOUNGE SEATS PROVIDED



1 DINING TERRACE SEATING PLAN
 SCALE: 1/4"=1'-0"



2 INTERIOR ELEVATION A
 SCALE: 1/4"=1'-0"

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 DEVT 0-450) PER NFPA 101 (2003ed.) Ch.10.2.2.



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FOR REFERENCE – HEARING APPROVED PLANS – PB FILE 1959

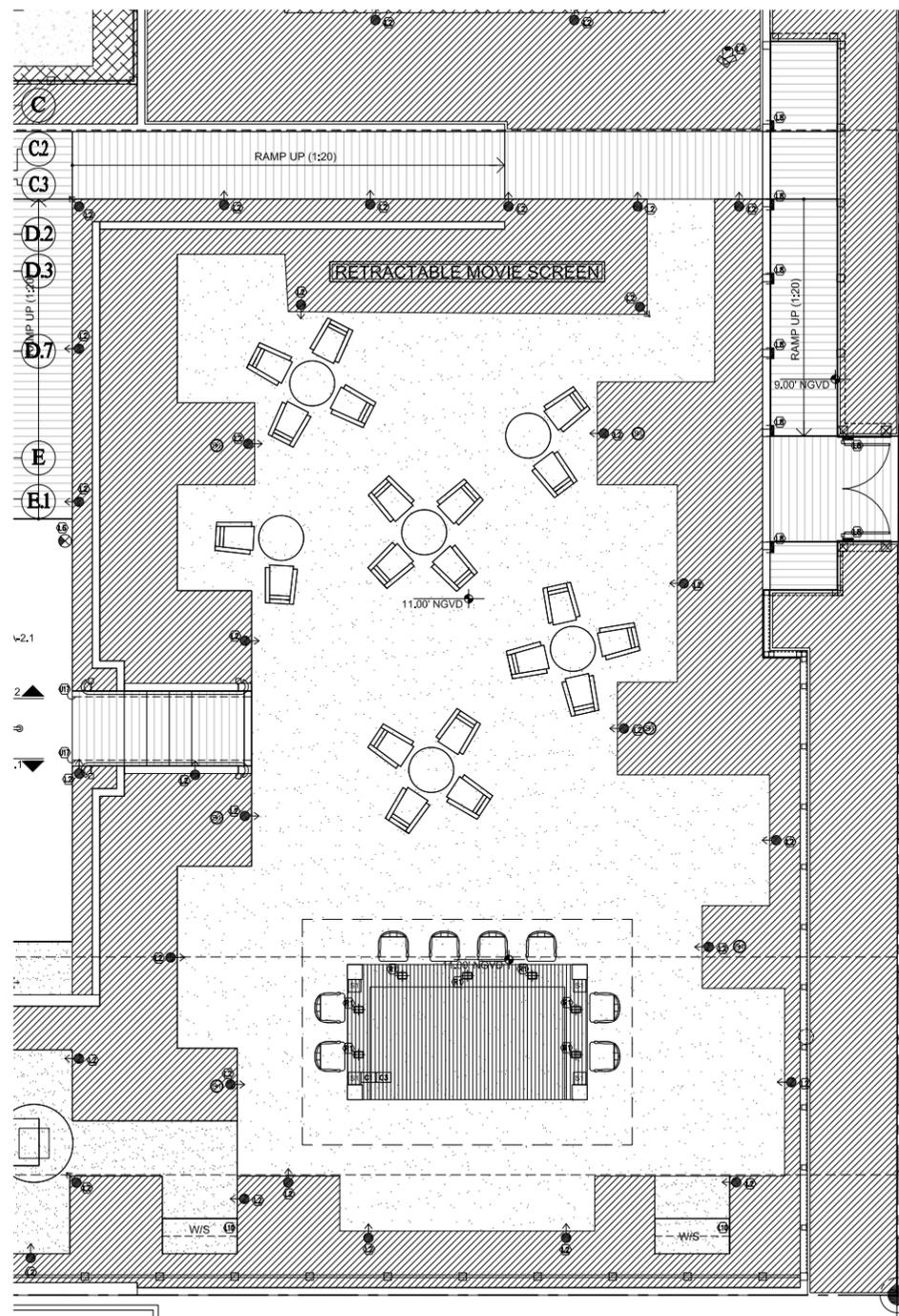
SOHO BEACH HOUSE

4385 COLLINS AVENUE, MIAMI BEACH, FL, 33140
 JOB NO. 05035

RENOVATION AND ADDITION

PLANNING BOARD & BOARD OF ADJUSTMENT SUBMISSION

DINING TERRACE
A4.5a
 PREVIOUSLY A-4.4b
 04.29.10



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

FOR REFERENCE – HEARING APPROVED PLANS – PB FILE 1959



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SOHO BEACH HOUSE
4385 COLLINS AVENUE, MIAMI BEACH, FL, 33140
JOB NO. 05035
RENOVATION AND ADDITION
PLANNING BOARD & BOARD OF ADJUSTMENT SUBMISSION

BAR & SUN DECK PLAN
A4.26
04.12.10

| SOHO HOUSE PROJECT ZONING DATA | | | |
|-----------------------------------|---|--|-----------|
| GENERAL | | | |
| ZONING DISTRICT: | RM-3, COLLINS WATERFRONT HISTORIC DISTRICT | | |
| LOT AREA: | 100'-0" (LOT WIDTH) x 364.85' (LOT DEPTH) = 36,485 SQUARE FEET (LOT AREA) | | |
| FLOOR AREA RATIO: | 2.25 | | |
| ALLOWABLE BUILDING AREA: | 36,485 x 2.25 = 82,091 SQUARE FEET | | |
| EXISTING CONDITIONS | | | |
| EXISTING FLOOR AREA: | | | |
| LEVEL 1: | 7,999 | | |
| LEVEL 2: | 5,944 | | |
| LEVEL 3: | 7,675 | | |
| LEVEL 4: | 7,675 | | |
| LEVEL 5: | 7,675 | | |
| LEVEL 6: | 7,675 | | |
| LEVEL 7: | 7,675 | | |
| LEVEL 8: | 469 | | |
| LEVEL 9: | 360 | | |
| LEVEL 10: | | | |
| LEVEL 11: | | | |
| LEVEL 12: | | | |
| LEVEL 13: | | | |
| LEVEL 14: | | | |
| LEVEL 15: | | | |
| ROOF: | | | |
| TOTAL: | 53,147 | | |
| EXISTING UNITS: | 108 | | |
| PROPOSED FLOOR AREA: | | | |
| | EXISTING TO REMAIN | PROPOSED NEW | TOTAL |
| LEVEL 1: | 7,999 | 1,616 | 9,615 |
| LEVEL 2: | 5,738 | 577 | 6,315 |
| LEVEL 3: | 6,913 | 2,144 | 9,057 |
| LEVEL 4: | 7,624 | 2,144 | 9,768 |
| LEVEL 5: | 7,624 | 2,144 | 9,768 |
| LEVEL 6: | 7,624 | 2,144 | 9,768 |
| LEVEL 7: | 7,624 | 2,144 | 9,768 |
| LEVEL 8: | 364 | 2,913 | 3,277 |
| LEVEL 9: | 0 | 2,144 | 2,144 |
| LEVEL 10: | | 2,144 | 2,144 |
| LEVEL 11: | | 2,144 | 2,144 |
| LEVEL 12: | | 2,144 | 2,144 |
| LEVEL 13: | | 2,144 | 2,144 |
| LEVEL 14: | | 2,144 | 2,144 |
| LEVEL 15: | | 1,298 | 1,298 |
| LEVEL 16: | | 427 | 427 |
| ROOF: | | 165 | 165 |
| TOTAL: | 51,510 | 30,580 | 82,090 |
| BUILDING HEIGHT | | | |
| | REQUIRED | PROVIDED | |
| MAXIMUM BUILDING HEIGHT: | 200' | 153'-11" | |
| MAXIMUM NUMBER OF STORIES: | 22 | 15 | |
| OPEN SPACE RATIO | | | |
| | REQUIRED | PROVIDED | |
| OPEN SPACE RATIO: | 36,485 x 0.7 = 25,539.5 SQUARE FEET | GROUND FLOOR : 25,923 S.F. IN-LIEU OF PAYMENT : 420 S.F. | |
| MINIMUM FLOOR AREA | | | |
| | REQUIRED | PROVIDED | |
| MINIMUM S.F. AREA PER HOTEL UNIT: | 15% 300-335 S.F., 85% 335 S.F. | 354 MIN | |
| UNIT COUNT: | | | |
| | EXISTING BUILDING | | NEW TOWER |
| | EXISTING | PROPOSED | EXISTING |
| | 108 | 35 | na |
| TOTAL PROPOSED UNITS | 50 | | 15 |

| SETBACK REQUIREMENTS | | |
|--|---|---|
| PEDESTAL | REQUIRED | PROVIDED |
| FRONT: | 20' | 50'-10" (MATCH HISTORIC BUILDING) |
| SIDE INTERIOR: | | SOUTH SIDE |
| SUM OF THE SIDE YARDS = 16% OF THE LOT WIDTH = .16 x 100 = 16 FEET | 7.5' OR 8% OF LOT WIDTH WHICHEVER IS GREATER. 8' > 7.5', THEREFORE 8' SIDE INTERIOR REQUIRED. | 4'-11" (MATCH HISTORIC BUILDING) VARIANCE OBTAINED |
| | | NORTH SIDE |
| | | 5'-6" (MATCH HISTORIC BUILDING) VARIANCE OBTAINED |
| REAR - OCEANFRONT: | 50' MIN. FROM BULKHEAD LINE OR 20% OF LOT DEPTH, WHICHEVER GREATER. 20 x 364.85 = 72.97 = 73' BULKHEAD LINE 50' FROM PROPERTY LINE + 50' MIN. SETBACK = 100' 73' < 100', THEREFORE 50' MIN. FROM BULKHEAD LINE REQUIRED | BUILDING (RAISED DECK) 73'-3" VARIANCE OBTAINED |
| TOWER | | |
| | REQUIRED | PROVIDED |
| FRONT: | 60' | 68' 10" TO ROOFTOP ADDITION, 165' 6" TO TOWER ADDITION |
| SIDE INTERIOR: | REQUIRED PEDESTAL SETBACK PLUS .10 OF HEIGHT OF TOWER PORTION OF BUILDING. .10 x 153.3' = 15.33 FEET 8' + 15.33' = 23.33' = 23'-4" REQUIRED | SOUTH SIDE 4'-11" (MATCH HISTORIC BUILDING) VARIANCE OBTAINED NORTH SIDE 5'-6" (MATCH HISTORIC BUILDING) VARIANCE OBTAINED |
| REAR - OCEANFRONT: | 75' MIN. FROM BULKHEAD LINE OR 25% OF LOT DEPTH, WHICHEVER GREATER. 25 x 365.85' = 91.2' BULKHEAD LINE 50' FROM PROPERTY LINE + 75' MIN. SETBACK = 125' 91.2' < 125', THEREFORE 75' MIN. FROM BULKHEAD LINE REQUIRED. | 75' |

FOR REFERENCE - PREVIOUSLY PERMITTED PLAN

PURSUANT TO HPB #3383 CONSOLIDATED ORDER RECORDED AUGUST 8, 2006, THE FOLLOWING CONDITIONS ARE TO BE MET PRIOR TO ISSUANCE OF THE BUILDING PERMIT:

C3. ALL BUILDING SIGNAGE SHALL BE CONSISTENT IN TYPE, COMPOSED OF FLUSH MOUNTED, NON-PLASTIC INDIVIDUAL LETTERS AND SHALL REQUIRE A SEPARATE PERMIT.

C4. THE FINAL EXTERIOR COLOR SCHEME, INCLUDING COLOR SAMPLES, SHALL BE SUBJECT TO REVIEW AND APPROVAL OF STAFF AND SHALL REQUIRE A SEPARATE PERMIT.

C5. A TRAFFIC MITIGATION PLAN, WHICH ADDRESSES ALL ROADWAY LEVEL OF SERVICE (LOS) DEFICIENCIES RELATIVE TO THE CONCURRENCY REQUIREMENTS OF THE CITY CODE, IF REQUIRED, SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND THE FINAL BUILDING PLANS SHALL MEET ALL OTHER REQUIREMENTS OF THE LAND DEVELOPMENT REGULATIONS OF THE CITY CODE.

C6. MANUFACTURERS DRAWINGS AND DADE COUNTY PRODUCT APPROVAL NUMBERS FOR ALL NEW WINDOWS, DOORS AND GLASS SHALL BE REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

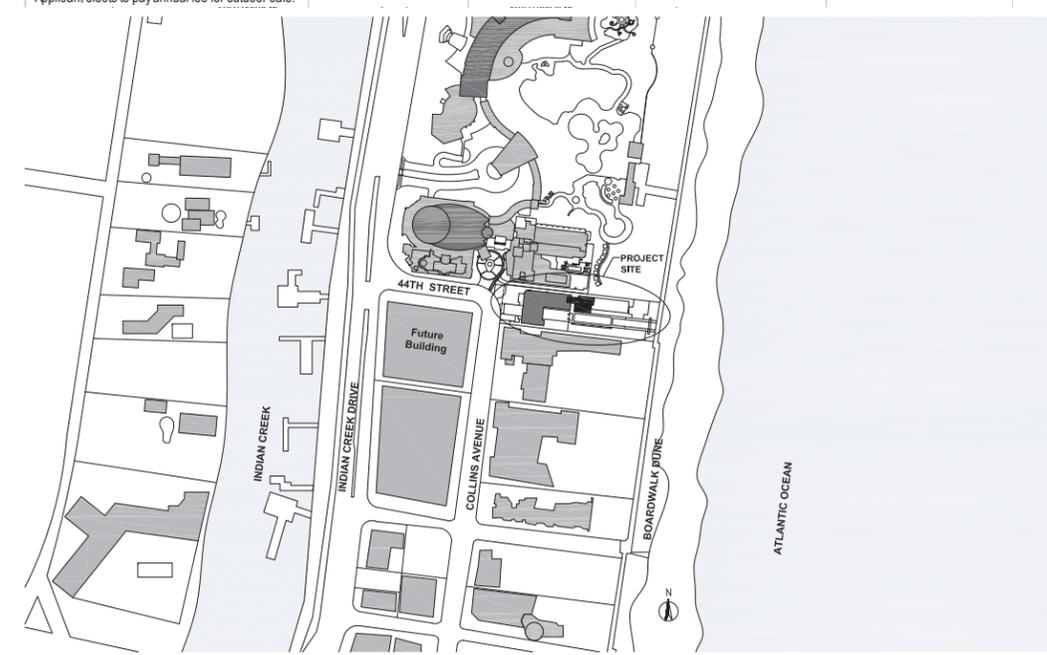
C7. ALL ROOF-TOP FIXTURES, AIR-CONDITIONING UNITS AND MECHANICAL DEVICES SHALL BE CLEARLY NOTED ON A REVISED ROOF PLAN AND ELEVATION DRAWINGS AND SHALL BE SCREENED FROM VIEW, IN A MANNER TO BE APPROVED BY STAFF.

PURSUANT TO ZBA #3182 FINAL ORDER RECORDED JULY 7, 2006, THE FOLLOWING CONDITION IS TO BE MET PRIOR TO ISSUANCE OF THE BUILDING PERMIT:

5. THE OWNER AGREES TO FUND THE CONSTRUCTION OF THE PORTION OF THE BEACH WALK IMMEDIATELY ADJACENT TO THE PROPERTY. THE OWNER ALSO AGREES TO TENDER CONTRIBUTION TO THE CITY OF MIAMI BEACH WITHIN SIXTY (60) DAYS OF RECEIPT OF A WRITTEN REQUEST BY THE CITY FOR THE CONTRIBUTION.

NOTE: ALL WINDOW, SHOPFRONT AND EXTERIOR DOOR SYSTEMS TO BE PERMITTED SEPARATELY BY GLAZING SUB-CONTRACTOR. ALL RELEVANT MIAMI-DADE N.O.A.'S TO BE SUBMITTED BY GLAZIER AT TIME OF PULLING GLAZING PERMIT

| UNIT COUNT: | | | | |
|--|-------------------|-------------------|--------------------------------|---|
| | EXISTING BUILDING | | NEW TOWER | |
| | EXISTING | PROPOSED | EXISTING | PROPOSED |
| (FORMER UNIT COUNT) | 108 | | 0 | |
| TOTAL PROPOSED UNITS (NO KITCHEN) | | 35 | | 14 |
| TOTAL PROPOSED UNITS (WITH KITCHEN) | | | | 1 |
| TOTAL PROPOSED UNITS COMBINED | | | | |
| 50 Units | | | | |
| MINIMUM PARKING | | | | |
| | Floor(s) | BUILDING | REQUIRED | PROVIDED |
| Hotel units (no kitchen) | 0 | Existing Building | N/A (0 required) | 0 |
| 14 New Hotel Units (No Kitchen) | 4 thru 14 | New Building | | 0 (PARKING IMPACT FEE PROGRAM) |
| 1 New Hotel Unit (With Kitchen) | 15 | New Building | | 0 (PARKING IMPACT FEE PROGRAM) |
| Wine Bar (5 seats, 246 SF) | 1st Floor | Existing Building | N/A (0 required) | 0 |
| Long Bar (14 seats, 399 SF) | 1st Floor | Existing Building | N/A (0 required) | 0 |
| Lobby Dining (38 seats, 1,372 SF) | 1st Floor | Existing Building | N/A (0 required) | 0 |
| Courtyard Dining Terrace (86 seats, 2,578 SF) | 1st Floor | Existing Building | N/A (0 required) | 0 |
| Tiki Hut & Rear Yard (28 seats, 1,845 SF) | 1st Floor | New Use | | |
| Club Bar (87 seats, 2,379 SF) | 2nd Floor | New Building | | |
| Screening Lounge (Business, 19 seats, 695 SF) | 2nd Floor | Existing Building | N/A (0 required) | 0 |
| Cowshed Spa (retail space, 1,136 SF) | 2nd Floor | Existing Building | N/A (0 required) | 0 |
| Cowshed Spa (retail space, 5,462 SF) | 3rd Floor | Existing Building | N/A (0 required) | 0 |
| Gymnasium space (2,244 SF) | 3rd Floor | New Building | | 0 (PARKING IMPACT FEE PROGRAM) |
| COMBINED QUANTITY | | | | |
| Gym/Spa in new building (2,244 SF) | | | | 0 PARKING SPACES (Part of Private Club) |
| Gym/Spa in existing building (6,598 SF) | | | | |
| Grand Total Gym/Spa (8,842 SF) | | | | |
| Club Dining (8 seats, 316 SF) | 8th floor | New Building | | See combined quantity below |
| Bar (Club Lounge) (14 seats, 590 SF) | 8th floor | New Building | | See combined quantity below |
| Outdoor Bar (33 seats, 1,321 SF) | 8th floor | Existing Building | N/A (0 required) | 0 |
| COMBINED QUANTITY | | | | |
| Dining/Bar seating in new building (Excluding Club Bar as outdoor café) (22 seats, 906 SF) | | | | 4 PARKING SPACES |
| Dining/Bar in existing building (176 seats, 5,916 SF) | | | | 1 Space/250 SF of Private Club = 906/250 = 3.624 = 4 Spaces |
| Grand Total Dining/Bar (Including Club Bar & Tiki Bar/Rear Yard) (313 seats, 11,046 SF) | | | | |
| TOTALS | | | 0 (PARKING IMPACT FEE PROGRAM) | 27 Spaces |
| Credit for amount already paid to Parking Impact Fee Program | | | | 23 Spaces |
| Parking Impact Fee | | | | 4 Spaces |



SCOPE OF WORK UNDER REVIEW FOR THIS PERMIT APPLICATION



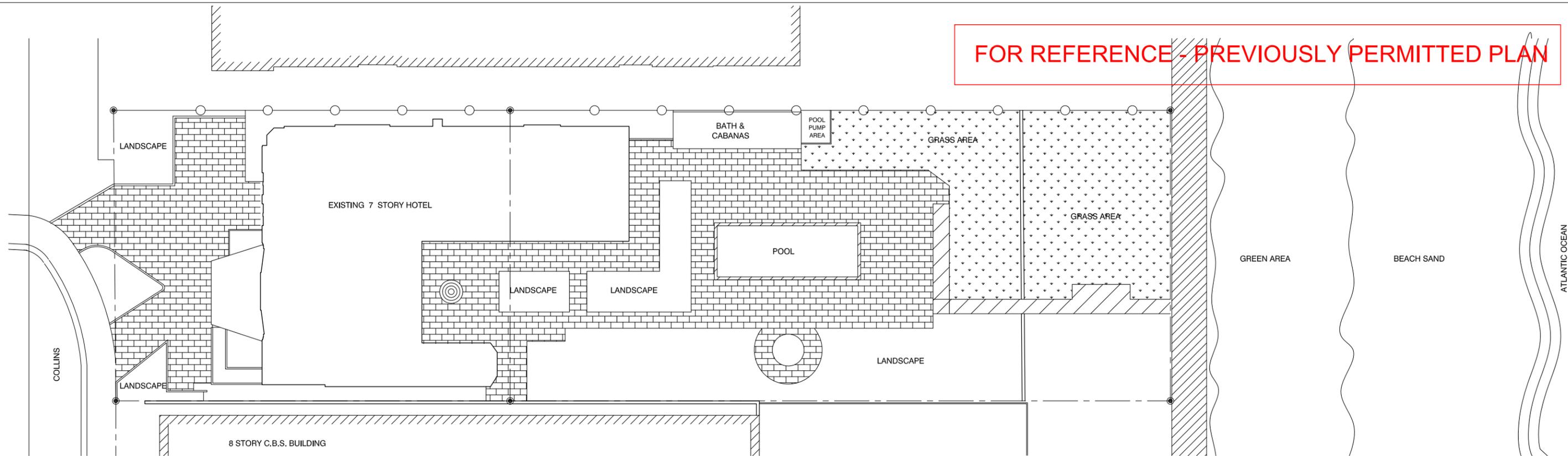
ALLAN T. SHULMAN ARCHITECT, P.A.
(AR 0012763)
100 NE 38TH STREET, NO. 2 MIAMI, FL 33137
TEL: 305.438.0609 FAX: 305.438.0170

| REVISIONS | REVISIONS |
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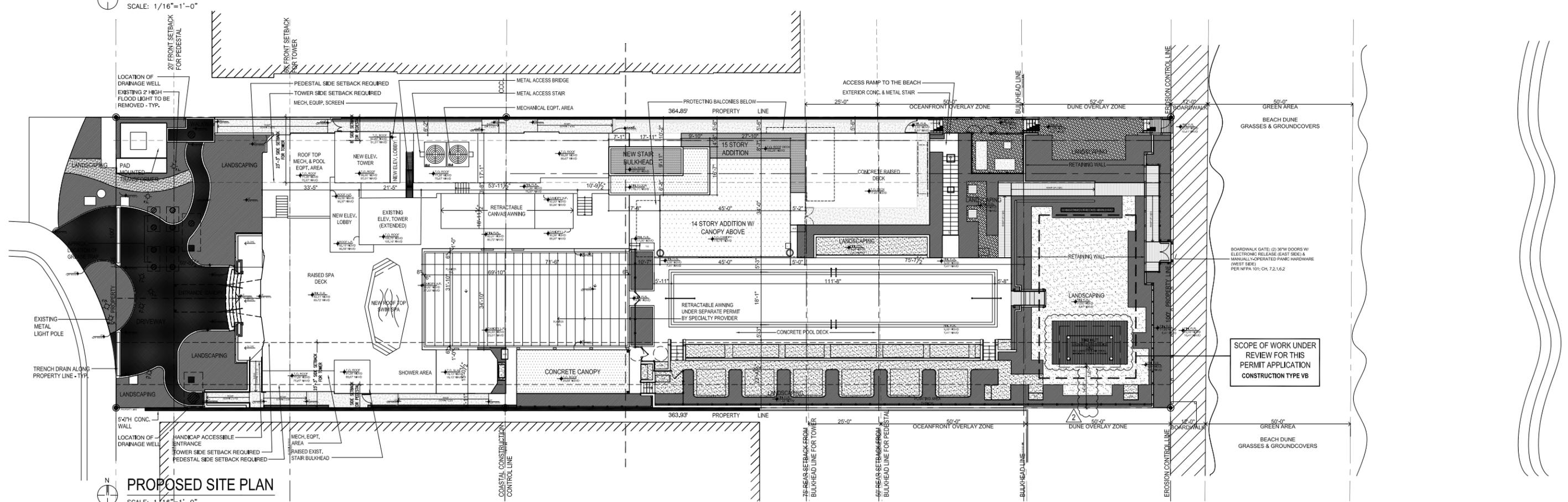
SOHO BEACH HOUSE
4385 COLLINS AVENUE, MIAMI BEACH, FL, 33140
JOB NO. 05035
TIKI HUT
CONSTRUCTION DOCUMENTS

ZONING CALCULATIONS & LOCATION SITE PLAN
G-1.3
08.11.10

FOR REFERENCE - PREVIOUSLY PERMITTED PLAN



EXISTING SITE PLAN
SCALE: 1/16"=1'-0"



PROPOSED SITE PLAN
SCALE: 1/16"=1'-0"

SCOPE OF WORK UNDER REVIEW FOR THIS PERMIT APPLICATION
CONSTRUCTION TYPE VB

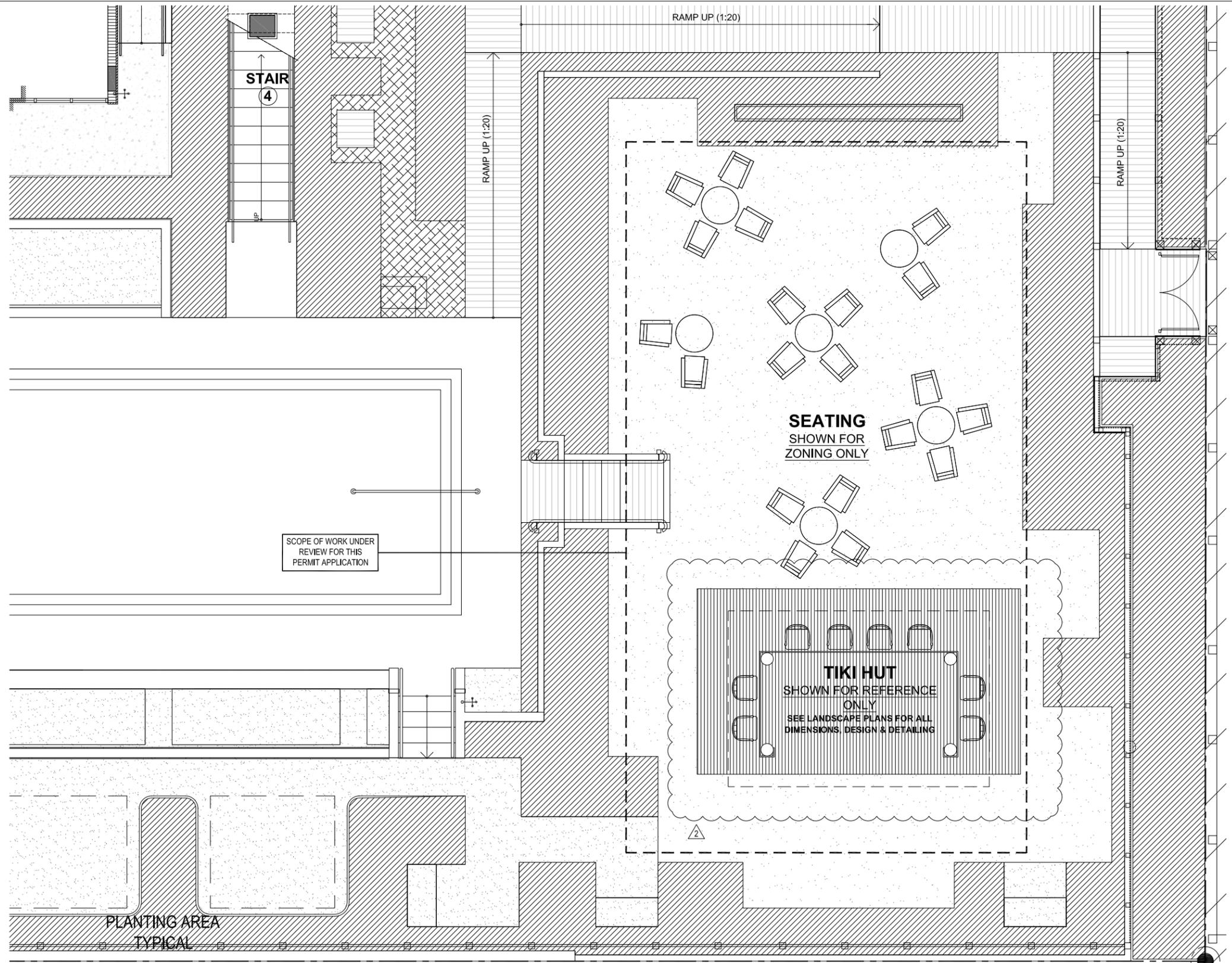


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|-----------------------|-----------|
| 09.13.10 CMB COMMENTS | |
| 11.18.10 CMB COMMENTS | |
| 11.22.10 CMB COMMENTS | |

SOHO BEACH HOUSE
4385 COLLINS AVENUE, MIAMI BEACH, FL, 33140
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 DEVT 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.

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| REVISIONS | |
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| 09.13.10 | CMB COMMENTS |
| 11.18.10 | CMB COMMENTS |
| 11.22.10 | CMB COMMENTS |

| REVISIONS | |
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SOHO BEACH HOUSE

4385 COLLINS AVENUE, MIAMI BEACH, FL, 33140

JOB NO. 05035

TIKI HUT

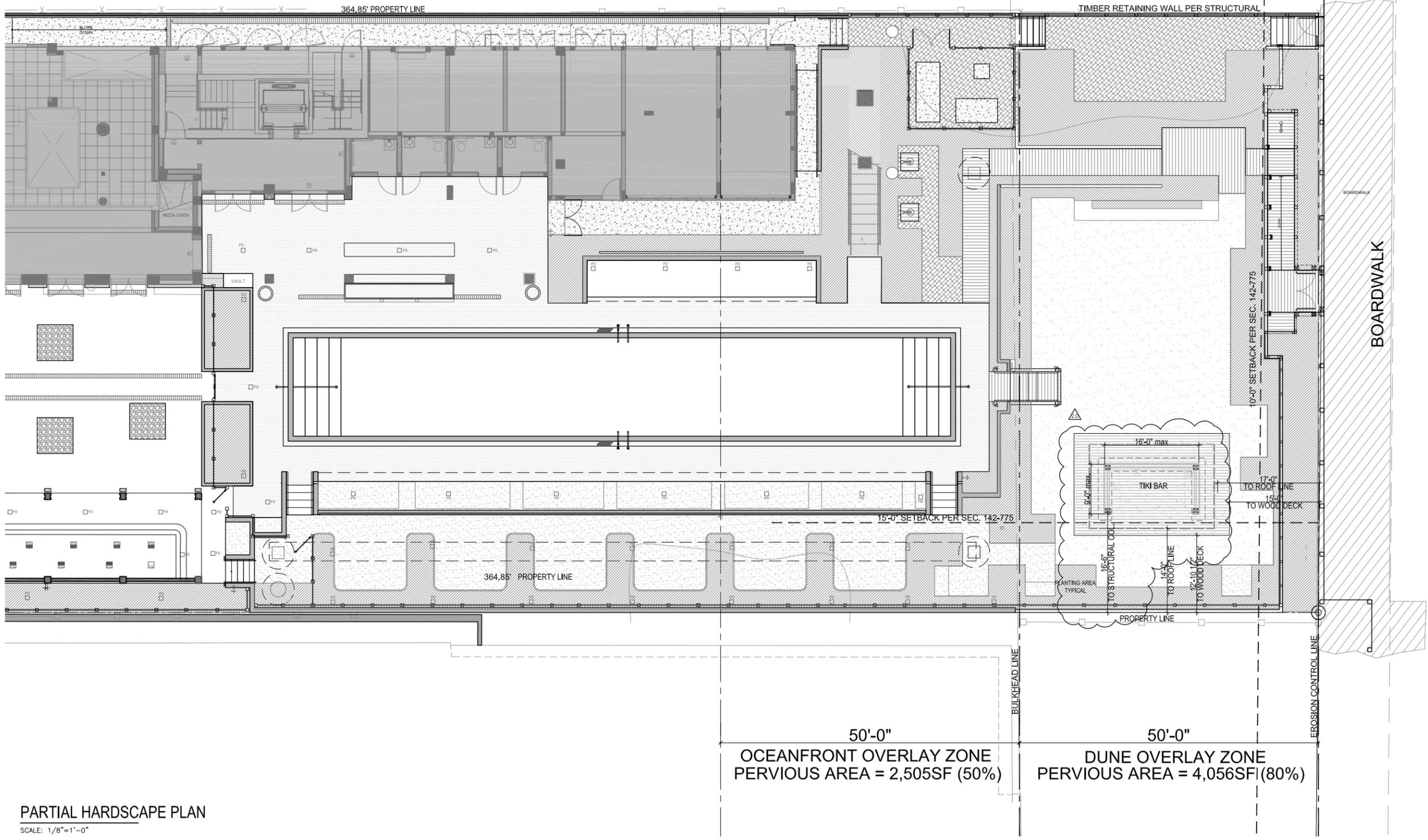
CONSTRUCTION DOCUMENTS

TIKI HUT

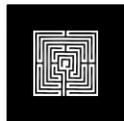
A4.5d

08.11.10

FOR REFERENCE - PREVIOUSLY PERMITTED PLAN



PARTIAL HARDSCAPE PLAN
SCALE: 1/8"=1'-0"



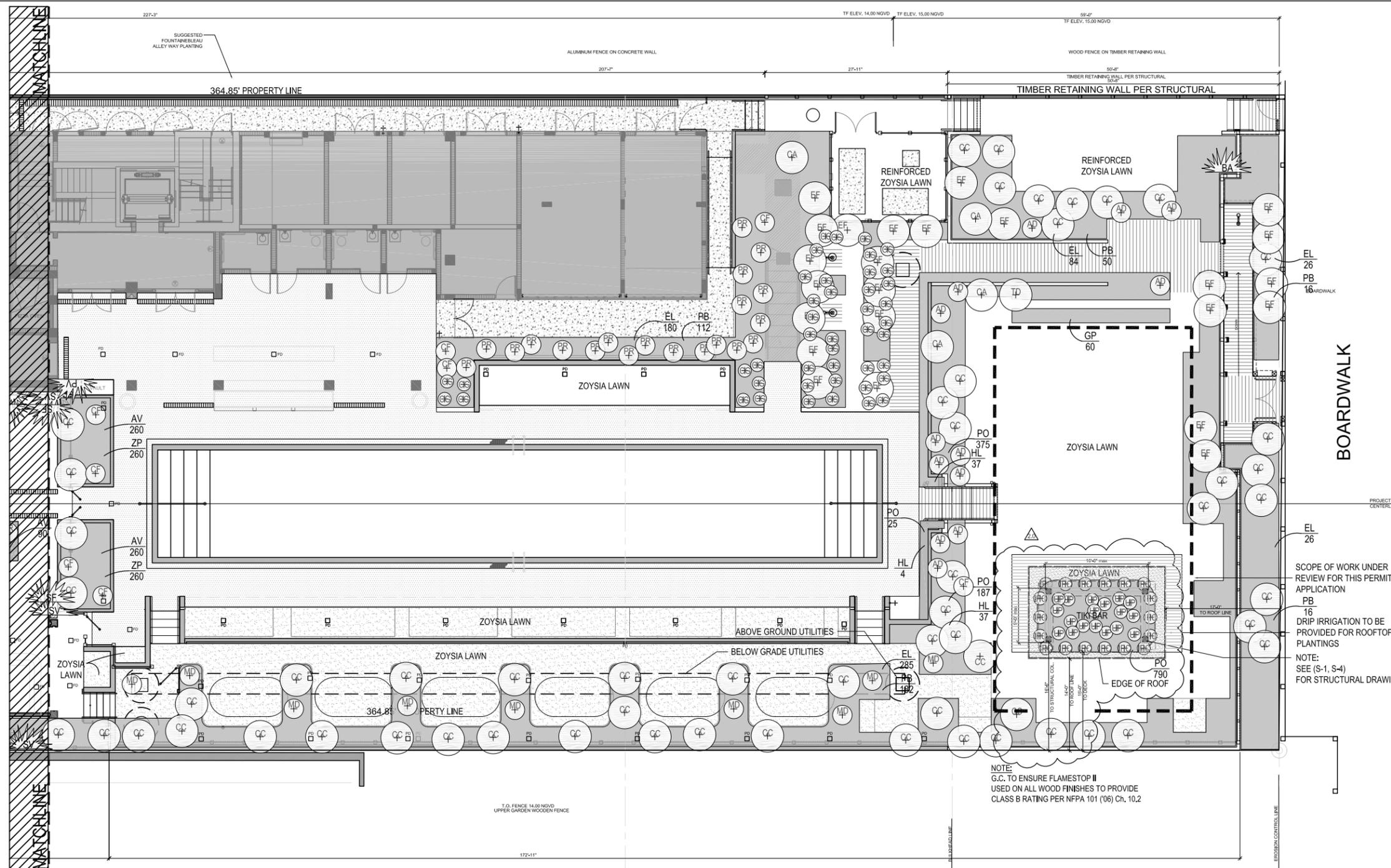
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| REVISIONS | REVISIONS |
|-----------|-----------|
| 11.22.10 | |
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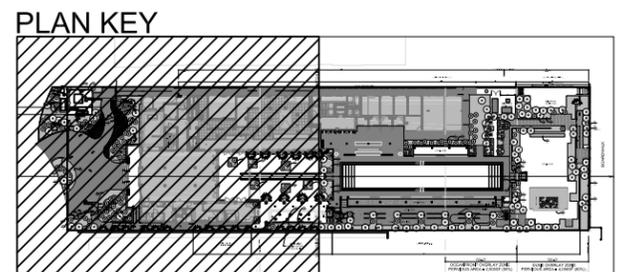
SOHO BEACH HOUSE
4385 COLLINS AVENUE, MIAMI BEACH, FL, 33140
JOB NO. 05035
TIKI HUT
CONSTRUCTION DOCUMENTS

L-1.02
09.13.10



SOHO BEACH HOUSE PLANT LIST
15-Jan-10

| QTY | ABRV | BOTANICAL NAME | COMMON NAME | SPECIFICATIONS |
|---|------|---|---------------------|---|
| TREES | | | | |
| 1 | CRO | <i>Clusia rosea</i> | Autograph Tree | 36" DBH, 14' ht. x 14 sp. |
| 1 | CRS | <i>Clusia rosea</i> | Autograph Tree | 16" - 18" ht. x 16" - 18" sp. Specimen (Landward of CCCL) |
| 2 | CRX | <i>Clusia rosea</i> | Autograph Tree | 18" - 12" ht. x 18" sp., 12" DBH |
| 25 | CLV | <i>Coccoloba uvifera</i> | Sea Grape | 12-14 ht. x 12" sp. |
| 3 | CER | <i>Conocarpus erectus</i> | Green Buttonwood | 12" - 14" ht. x 8" sp. |
| 14 | CES | <i>Conocarpus erectus var. sericeus</i> | Silver Buttonwood | 12" - 14" ht. x 10" - 12" sp. Multi-trunk, 4" - 6" caliper, 7" CT |
| 2 | CEY | <i>Conocarpus erectus var. sericeus</i> | Silver Buttonwood | 12" - 14" ht. x 10" - 12" sp. Multi-trunk, 2" - 3" caliper |
| 1 | PAG | <i>Pachira aquatica</i> (see note 2) | Water Chestnut | 10" - 12" ht. x 8" x 8" sp. |
| PALMS | | | | |
| 19 | CNU | <i>Coco nucifera</i> | Coconut Palm | |
| 2 | CMA | <i>Copernicia macroglossa</i> | Peticoat Palm | 6" - 8" ht. |
| 3 | LLO | <i>Lantania loddigesii</i> | Blue Lant Palm | 14" ht., 8" GW |
| 2 | LMX | <i>Leucothrinax morrisii</i> | Silver Thatch Palm | 8" G.W. |
| 7 | PEL | <i>Phycosperma elegans</i> | Soldado Palm | 4 @ 14' - 16" ht. (singles) & @ 14' - 16" ht. multiple trunks |
| 4 | REL | <i>Roystonia elata</i> | Royal Palm | Double trunk |
| 11 | SPA | <i>Sabal palmetto</i> | Cabbage Palm | 14" Booted trunk, 18" DBH (Landward of CCCL) |
| 20 | TRX | <i>Thrinax radiata</i> | Green Thatch Palm | 14" ht., single and multiple trunks |
| 4 | VMD | <i>Veitchia montgomeryana</i> | Montgomery Palm | 18" - 24" ht., 6" - 8" DBH |
| MATHE UNDERSTORY SHRUBS | | | | |
| 67 | CC | <i>Casiparis cynophallophora</i> | Jamaica Caper | 8" - 8" ht. x 6" - 8" sp. |
| 24 | EF | <i>Eugenia foetida</i> | Spanish Stopper | 10" - 12" ht. x 4" sp., full to base |
| ACCENTS | | | | |
| 13 | AD | <i>Aechmea 'Dean'</i> | Same | |
| 44 | CG | <i>Clusia guttifera 'Wana'</i> | Same | 3 gal. |
| 13 | CF | <i>Cordyline frutescens 'Black Magic'</i> | Same | 4" - 6" ht. x 4" - 6" sp. Full |
| 4 | CA | <i>Citrus augustum 'Queen Emma'</i> | Same | 8" ht. x 8" sp. |
| 3 | HC | <i>Heliconia caribaea</i> (see note 2) | Same | 8" - 10" ht. x 6" - 8" sp., Pale Yellow Flowers |
| 1 | HR | <i>Heliconia rostrata</i> (see note 2) | Same | 8" - 8" ht. x 6" sp. |
| 25 | MD | <i>Monstera deliciosa</i> (see note 2) | Mexican Breadfruit | 36" x 36" |
| 1 | PS | <i>Philodendron</i> | TBD | Specimen Philodendron |
| 85 | PK | <i>Philodendron rolo 'Congo'</i> | Same | 3 gal. |
| 5 | PW | <i>Philodendron 'Weeks Hybrid'</i> (see note 2) | Same | 36" x 36" (see note 1) |
| 31 | TD | <i>Tripsacum dactyloides</i> | Fakahatchee Grass | 36" x 36" |
| 18 | UP | <i>Uliola paniculata</i> | Sea Oats | 3 gal. 24" o.c. |
| GROUNDCOVERS | | | | |
| 1050 | AV | <i>Aloe vera</i> | Medicinal Aloe | 6" OC |
| 19 | CI | <i>Chrysobalanus icaco</i> | Horizontal Cocoplum | 24" x 24" |
| 1110 | EL | <i>Erodia littoralis</i> | Golden Creeper | 24" OC |
| 60 | GP | <i>Gallardia pulchella</i> | Blanket Flower | 12" OC |
| 78 | HL | <i>Hymenocallis latifolia</i> | Spider Lily | 36" OC |
| 353 | MB | <i>Neoregelia 'Stress Nova'</i> (see note 1) | Same | 12" OC |
| 695 | PB | <i>Philodendron 'Burla Mara'</i> (see note 1) | Same | 36" OC |
| 584 | PO | <i>Portulaca oleracea</i> | Sea Purslane | 12" OC |
| 790 | PO | <i>Portulaca oleracea</i> (see note 4) | Sea Purslane | 6" OC |
| 19 | SW | <i>Sanseveria 'Whales Fin'</i> | Same | 18" x 18" |
| 80 | ZP | <i>Zamia pumila</i> | Coccoloba | 3 gal. 18" OC |
| VINES | | | | |
| 1 | BA | <i>Bougainvillea 'Alabama Sunset'</i> | Same | 7 gal. train to trunk of Coconut Palm |
| 1 | PV | <i>Pyrostegia venusta</i> | Flame Vine | |
| 21 | SV | <i>Solanum</i> | Chalice Vine | |
| 18 | IPC | <i>Ipomoea pes-caprae</i> | Railroad Vine | |
| 14 | SF | <i>Stephanotis floribunda</i> | Bridal Wreath | |
| RELOCATES | | | | |
| 1 | CR | <i>Clusia rosea</i> | Autograph Tree | Relocated from on-site |
| 2 | SG | <i>Coccoloba uvifera</i> | Sea Grape | Relocated from on-site |
| 31 | CN | <i>Cocos nucifera</i> | Coconut Palm | Relocated from on-site |
| 4 | CE | <i>Conocarpus erectus</i> | Green Buttonwood | Relocated from on-site |
| 12 | BR | <i>Jacquinia arborea</i> | Bracket-Wood | Relocated from on-site (8" M x 5" sp.) |
| 1 | WD | <i>Phoenix sylvestris</i> | Wild Date Palm | Relocated from on-site |
| 19 | TR | <i>Thrinax radiata</i> | 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, Florikote 13-5-11, Florikote Coated Micronutrients. Supplier: Florikan (800) 322-8666 | | | | |
| Plant to be located in field by Landscape Architect | | | | |
| Cocquina SV #2, 6" min. cover well compacted sub-grade or existing beach sand. Supplier: Sutton Brick & Stone (854) 472-7646 | | | | |
| Mulch - 2" deep Florimulch topped with 1" Plus elliotii needles in planting areas | | | | |
| Soil Amendments: Add organic amendment per lab recommendation as topping layer on uncompacted 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 18" bar rooftop only | | | | |



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"

| REVISIONS | REVISIONS |
|--------------------------|-----------|
| 09.13.10 CME COMMENTS | |
| 11.18.10 CME COMMENTS | |
| 11.22.10 CHANGES/CHANGES | |

