



SOUL TAVERN

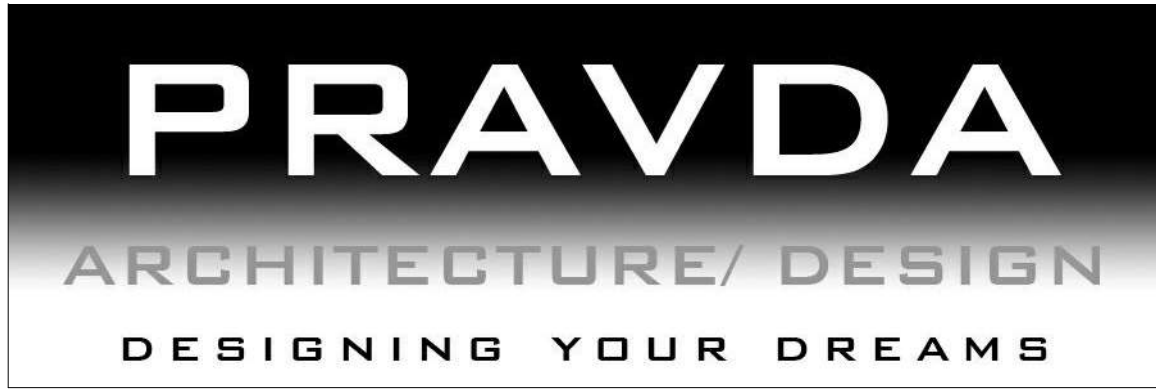
1801 WEST AVE.

MIAMI BEACH, FL 33139

PLANNING BOARD -
FINAL 09 / 28 / 16

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

<

<div>PRAVDA</div> <div>ARCHITECTURE/ DESIGN</div> <div>DESIGNING YOUR DREAMS</div>		
REVISIONS		
NO.	DESCRIPTION	DATE
ARCHITECT		
PRAVDA ARCHITECTURE/ DESIGN, PLLC		
FLORIDA ARCHITECT BUSINESS LICENSE NO. AA26002884		
FLORIDA INTERIOR DESIGN BUSINESS LICENSE NO. IB26001603		
990 BISCAVNE BLVD., STE. 502 MIAMI, FL 33132 305/ 707/ 7663		
3505 S. OCEAN DRIVE, STE. 1417 HOLLYWOOD, FL 33019		
BRYAN@PRAVDAarchitecture.com		
www.PRAVDAarchitecture.com		
DRAWN BY: BRYAN PRAVDA, AIA		
FLORIDA REGISTERED ARCHITECT LICENSE NO. AR95842		
ARCHITECT SEAL		
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07 / 15 / 16		
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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	2	

	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	127	
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	205	
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.

REVISIONS

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PRAVDA ARCHITECTURE/ DESIGN, PLLC

FLORIDA ARCHITECT BUSINESS
LICENSE NO. AA26002684FLORIDA INTERIOR DESIGN BUSINESS
LICENSE NO. IB26001603990 BISCAYNE BLVD, STE. 502
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SOUL TAVERN

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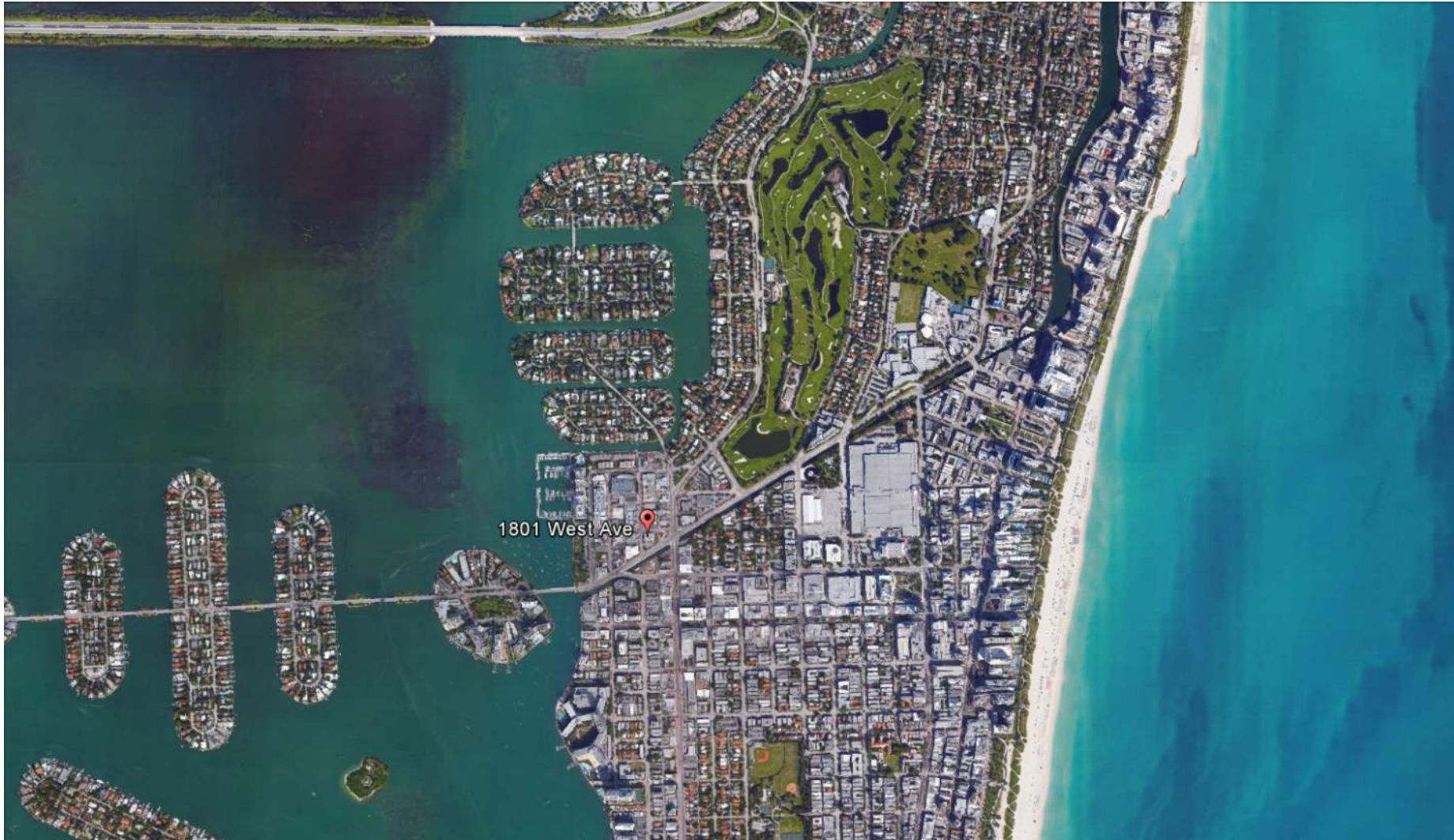
SHEET NAME

ZONING DATA
SHEET

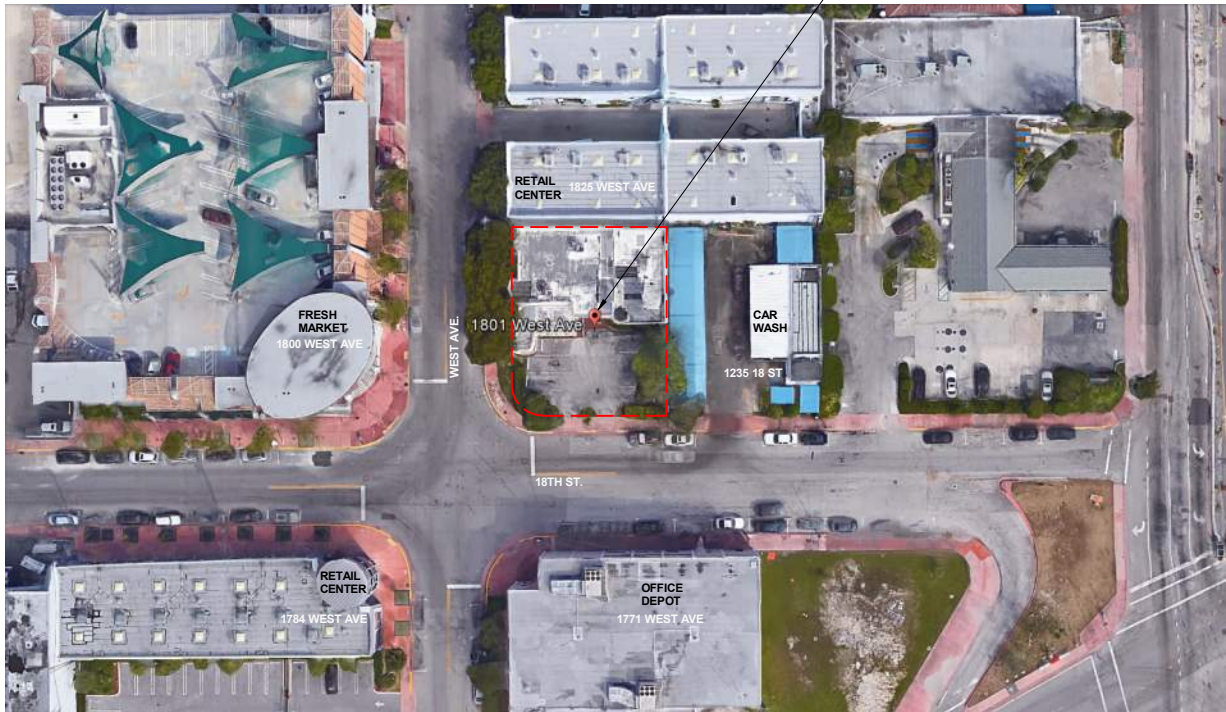
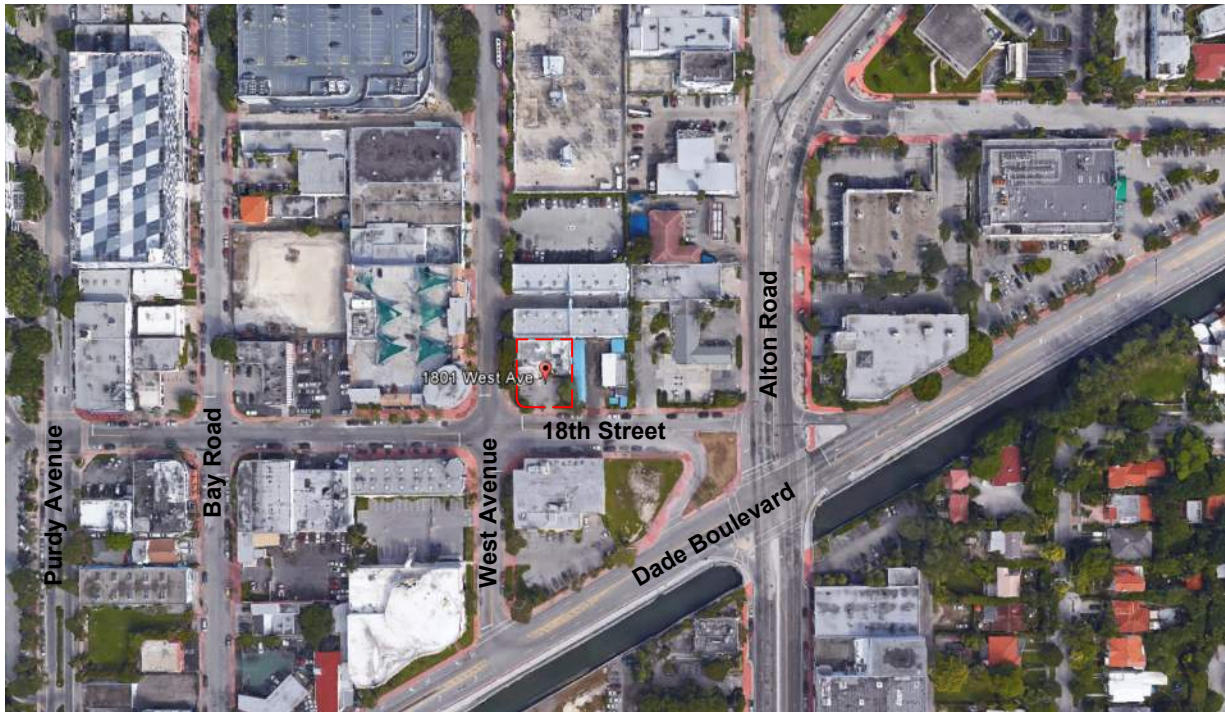
SHEET NUMBER

A-005

NOTE: AERIAL IMAGES ARE PRIOR TO RAISING OF CITY STREETS AND SIDEWALKS. PLEASE REFER TO SURVEY FOR ACCURATE, CURRENT EXISTING CONDITIONS; AND PLEASE REFER TO PROVIDED CIVIL PLANS FOR RAISED STREETS' AND SIDEWALK INFORMATION, WHICH IS A CURRENT WORK PROGRESS



1801 WEST AVE - EXISTING SOUTH ELEVATION



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FL REGISTRATION NO.:
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PROJECT NUMBER

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SHEET NAME

LOCATION PLAN

SHEET NUMBER

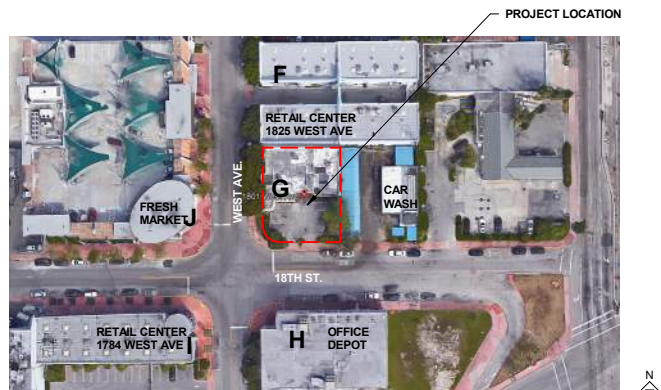
A-003



B1 WEST AVE - FACING EAST TO SITE



D1 WEST AVE - FACING WEST, ACROSS FROM SITE



E6 CONTEXT KEY PLAN
6" = 1'-0"

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SHEET NAME

**CONTEXTUAL
ELEVATIONS -
EXIST. WEST AVE**

SHEET NUMBER

A-005

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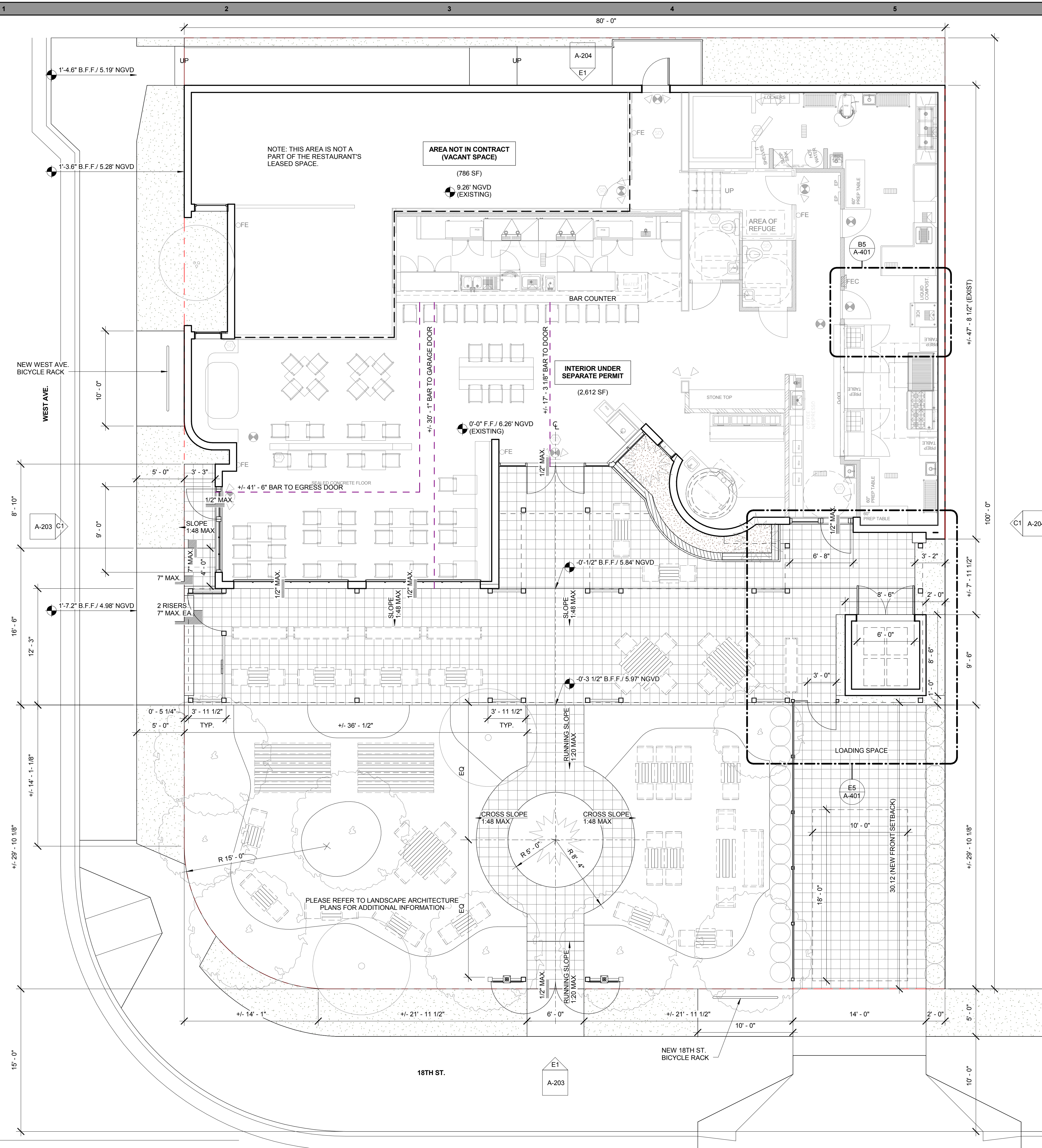
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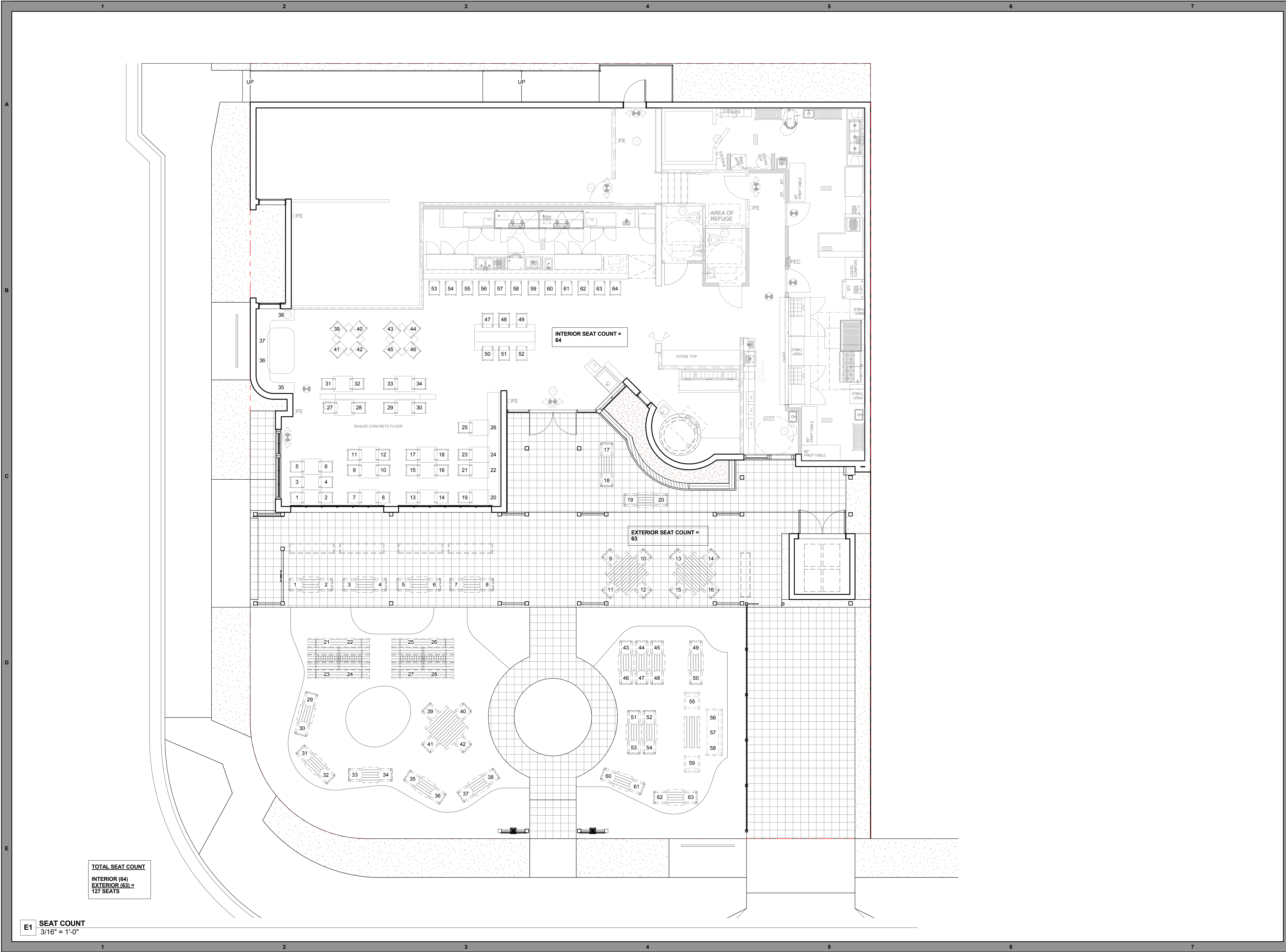
SHEET NAME

NEW SITE PLAN

SHEET NUMBER

A-103





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SHEET NAME

SEAT COUNT

SHEET NUMBER

A-010

VACANT SPACE
THIS AREA IS NOT A PART OF THE
RESTAURANT'S LEASED SPACE =
0 OCCUPANTS

STORAGE
THIS IS A WALK-IN COOLER =
0 OCCUPANTS

EGRESS CORRIDOR
THIS AREA IS NOT A PART OF THE
RESTAURANT'S LEASED SPACE =
0 OCCUPANTS

SINGLE USE ROOM
1 PER TOILET ROOM =
2 OCCUPANTS

COMMERCIAL KITCHEN
1 PER 100 SF, 191 SF / 100 =
2 OCCUPANTS

BAR
A2 CONCENTRATED,
(BAR LENGTH X 4) / 7, (26'-5" X 4) / 7 =
16 OCCUPANTS

ACCESS AISLE
CLEAR FOR EGRESS =
0 OCCUPANTS

SEATING
A2 UNCONCENTRATED,
1 PER 15 SF, 972 SF / 15 =
65 OCCUPANTS

COMMERCIAL KITCHEN
1 PER 100 SF, 782 SF / 100 =
8 OCCUPANTS

ACCESS AISLE
CLEAR FOR EGRESS =
0 OCCUPANTS

INTERIOR TOTAL
2 + 2 + 16 + 65 + 8 =
93 OCCUPANTS

EXTERIOR ACCESS AISLE
CLEAR FOR EGRESS =
0 OCCUPANTS

EXTERIOR SEATING
A2 UNCONCENTRATED,
1 PER 15 SF, 401 SF / 15 =
27 OCCUPANTS

EXTERIOR SEATING
A2 UNCONCENTRATED,
1 PER 15 SF, 388 SF / 15 =
26 OCCUPANTS

TRASH
THIS IS A TRASH ROOM =
0 OCCUPANTS

LANDSCAPED AREA
INACCESSIBLE =
0 OCCUPANTS

LANDSCAPED AREA
INACCESSIBLE =
0 OCCUPANTS

EXTERIOR SEATING
A2 UNCONCENTRATED,
1 PER 15 SF, 535 SF / 15 =
36 OCCUPANTS

LANDSCAPED AREA
INACCESSIBLE =
0 OCCUPANTS

LANDSCAPED AREA
INACCESSIBLE =
0 OCCUPANTS

EXTERIOR SEATING
A2 UNCONCENTRATED,
1 PER 15 SF, 336 SF / 15 =
23 OCCUPANTS

LANDSCAPED AREA
INACCESSIBLE =
0 OCCUPANTS

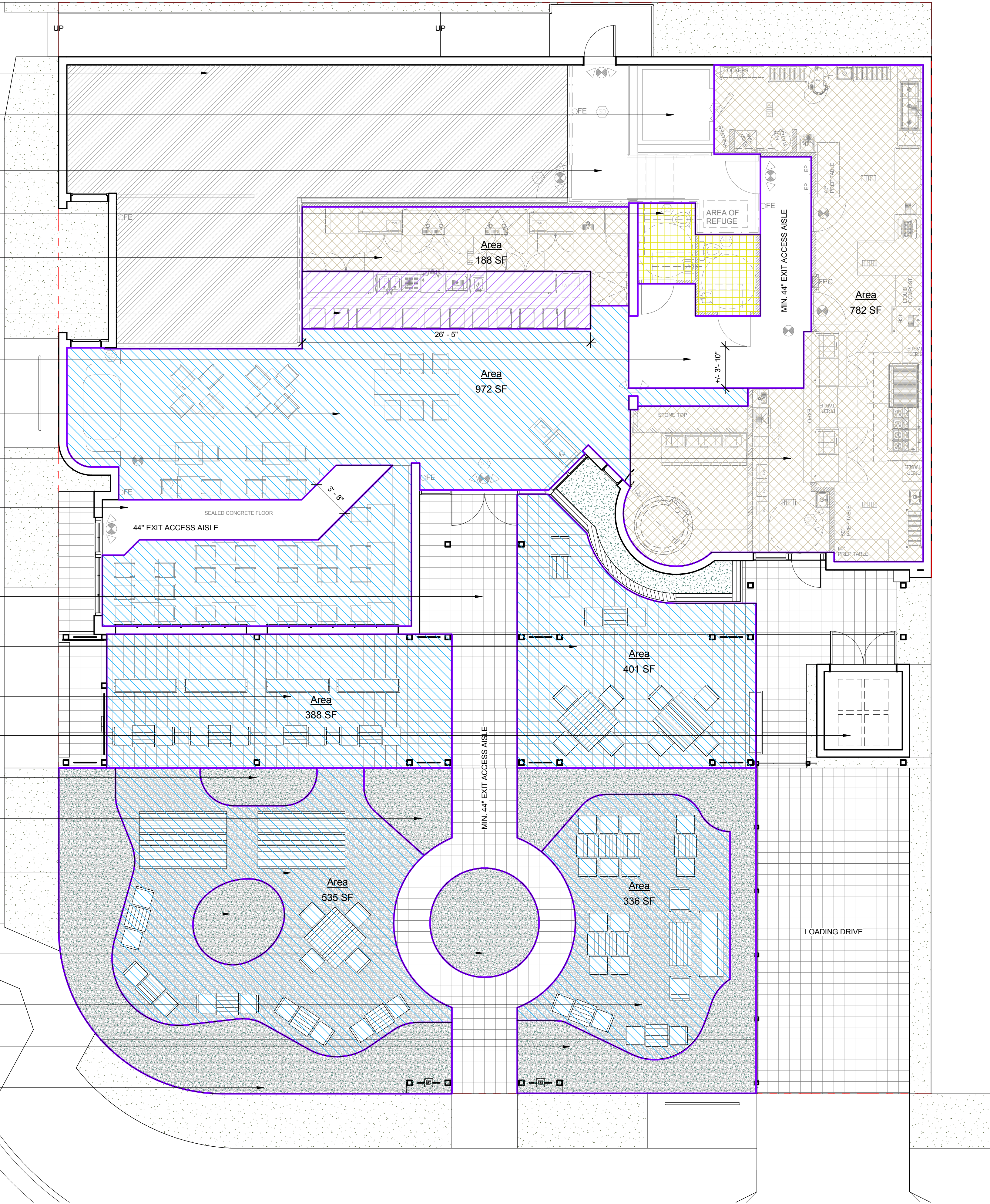
LANDSCAPED AREA
INACCESSIBLE =
0 OCCUPANTS

EXTERIOR TOTAL
27 + 26 + 36 + 23 =
112 OCCUPANTS

OCCUPANCY LOAD TOTAL

INTERIOR (93)
EXTERIOR (112) =
205 OCCUPANTS

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



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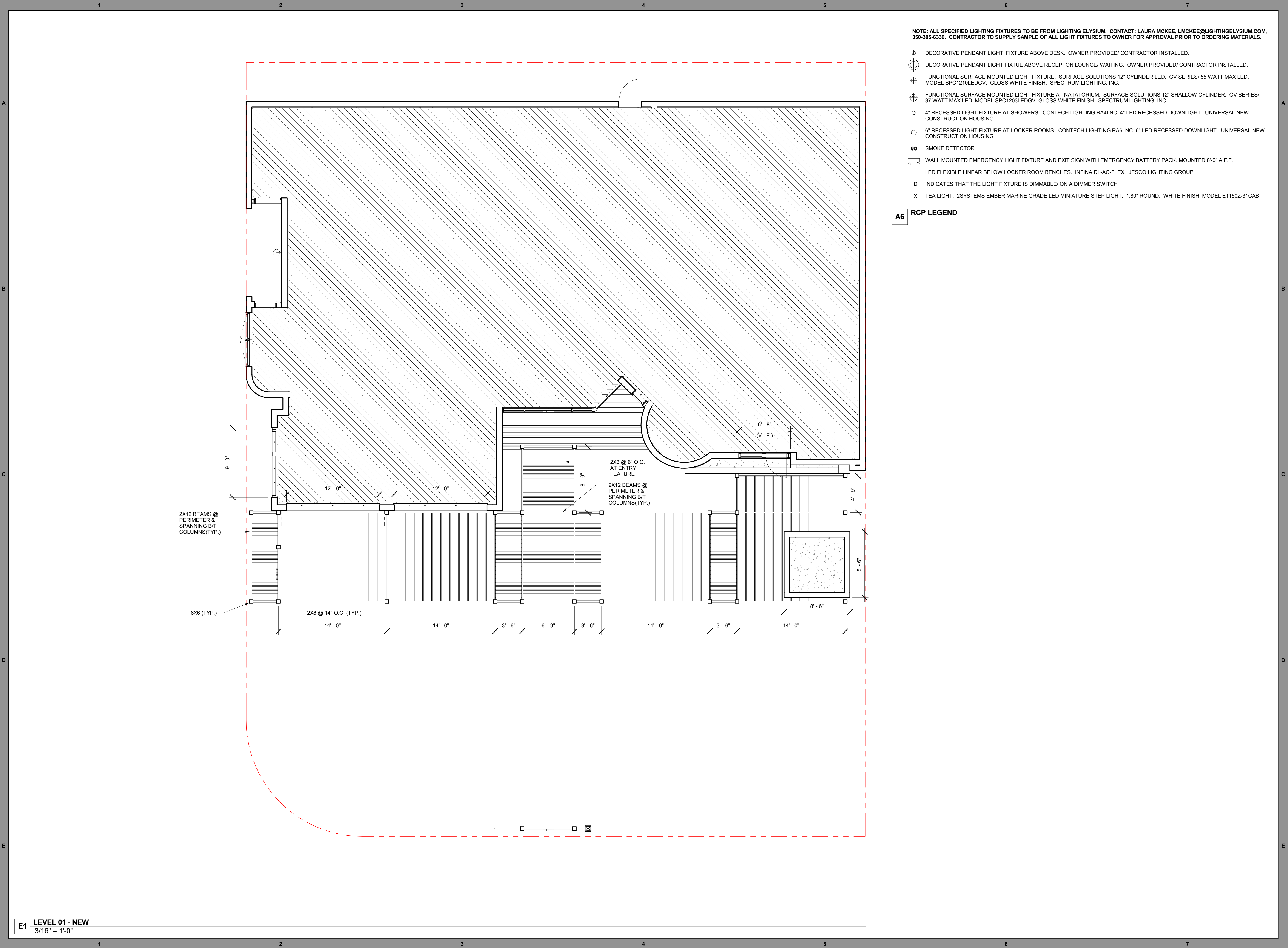
09 / 22 / 16

SHEET NAME

**OCCUPANCY
LOAD**

SHEET NUMBER

A-011



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
- INDICATES THAT THE LIGHT FIXTURE IS DIMMABLE/ ON A DIMMER SWITCH
- TEA LIGHT. IZSYSTEMS EMBER MARINE GRADE LED MINIATURE STEP LIGHT. 1.80" ROUND. WHITE FINISH. MODEL E1150Z-31CAB

A6 RCP LEGEND

PRAVDA

ARCHITECTURE/ DESIGN

DESIGNING YOUR DREAMS

REVISIONS

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ARCHITECT

PRAVDA ARCHITECTURE/ DESIGN, PLLC

FLORIDA ARCHITECT BUSINESS
LICENSE NO. AA26002884

FLORIDA INTERIOR DESIGN BUSINESS
LICENSE NO. IB26001603

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DRAWN BY: BRYAN PRAVDA, AIA

FLORIDA REGISTERED ARCHITECT
LICENSE NO. AR95842

ARCHITECT SEAL

FOR DESIGN REVIEW BOARD ONLY.
NOT FOR CONSTRUCTION.

07 / 15 / 16

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CONSULTANTS/ ENGINEERS

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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

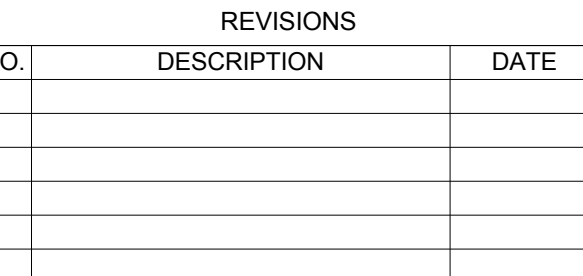
07 / 15 / 16

SHEET NAME

NEW REFLECTED
CEILING PLAN

SHEET NUMBER

A-106



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PROJECT NAME

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PROJECT ADDRESS

1801 WEST AVE.
MIAMI BEACH, FL 33139

PROJECT NUMBER

2016_P03

PROJECT STATUS

DESIGN REVIEW BOARD - FINAL

DATE _____

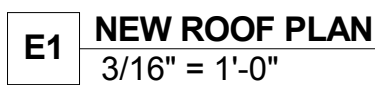
07 / 15 / 16

SHEET NAME

NEW ROOF PLAN

SHEET NUMBER

A-107



E1

A-203