

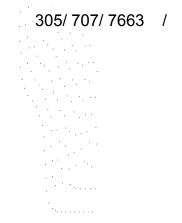
# **SOUL TAVERN**







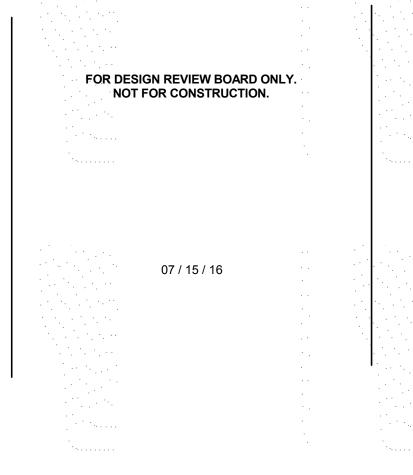
FLORIDA ARCHITECTURE BUSINESS LICENE NO. AA26002884 990 BISCAYNE BLVD., STE. 502 MIAMI, 3505 S. OCEAN DR., STE. 1417 HOLLYWOOD, FLORIDA 33019



<b>MIAMI E</b>	BEACH, FL 3	

# **PRAVDA ARCHITECTURE/ DESIGN, PLLC**

BRYAN@PRAVDAarchitecture.com / www.PRAVDAarchitecture.com





ABBREVIATIONS: REFERENCED FROM VERSION 3.1 OF THE U.S. NATIONAL CAD STANDARD. PERMITS: THE GENERAL CONTRACTOR SHALL POST ALL RELEVANT PERMITS, INCLUDING BUT NOT LIMITED TO DEMOLITION AND CONSTRUCTION PERMITS, IN A VISIBLE LOCATION AT ALL TIMES THROUGHOUT THE DEMOLITION, CONSTRUCTION, AND ALL RELATED ACTIVITY AT THE SITE.

2

- BUILDING CODE: CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF NFPA 101 AND THE REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO LOCAL, STATE, AND FEDERAL BUILDING CODES. IF THERE IS NO APPLICABLE LOCAL CODE(S), ONE OF THE RECOGNIZED MODEL BUILDING CODES SHALL BE APPLIED.
- BUILDING CODE: ALL ARCHITECUTRAL AND ENGINEERING WORK HAS BEEN PREPARED TO THE BEST OF THE ARCHITECT'S AND ENGINEER'S ABILITY TO COMPLY WITH THE REQUIREMENTS OF THE 2014 FLORIDA BUILDING CODE. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION IS TO COMPLY WITH THE REQUIREMENTS OF THE 2014 FLORIDA BUILDING CODE.
- EXISTING CONDITIONS: TO THE BEST OF THE ARCHITECT'S ABILITY, THE AREAS DESCRIBED IN THE PROJECT SCOPE HAVE BEEN FIELD VERIFIED. THIS MEANS THAT MOST OF THE VISIBLE **ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING ITEMS HAVE BEEN** LOCATED, BUT AREAS THAT ARE CONCEALED OR NOT ACCESSIBLE HAVE NOT BEEN FIELD VERIFIED. THESE DOCUMENTS HAVE BEEN PREPARED WITHOUT OWNER PROVIDED AS-BUILT DOCUMENTS.
- FIELD VERIFY: THE GENERAL CONTRACTOR IS TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS, AS WELL AS COORDINATE THE EXISTING CONDITIONS WITH THE SCHEDULED WORK, BEFORE ORDERING MATERIALS AND BEFORE COMMENCING WITH THE SCHEDULED WORK. WHEN THE GENERAL CONTRACTOR IDENTIFIES A POTENTIAL LOCATION PROBLEM WITH ANY ITEM, INCLUDING BUT NOT LIMITED TO HVAC, PLUMBING, ELECTRICAL, OR SPRINKLER SYSTEMS, HE IS TO NOTIFY THE DESIGN PROFESSIONAL BEFORE PROCEEDING WITH THE SCHEDULED WORK.
- DISCREPENCIES OR UNEXPECTED CONDITIONS: PRIOR TO PROCEEDING WITH WORK, ORDERING MATERIALS, AND/ OR SHOP FABRICATION, CONTRACTOR IS TO IMMEDIATELY NOTIFY THE ARCHITECT OF ANY UNEXPECTED OR UNKNOWN CONDITIONS, ANY DISCREPANCIES WITH THE CONTRACT DOCUMENTS, AND/ OR ANY ERRORS AND/ OR OMISSIONS ENCOUNTERED IN THE CONTRACT DOCUMENTS AND/ OR IN THE FIELD.
- DEVIATIONS OR SUBSTITUTIONS: CONTRACTOR IS TO OBTAIN WRITTEN APPROVAL FROM THE ARCHITECT PRIOR TO ANY CHANGES, DEVIATIONS, AND/ OR SUBSTITUTIONS FROM THE CONTRACT DOCUMENTS.
- CONSTRUCTION: CONTRACTOR TO REMOVE, RELOCATE, OR RE-ROUTE ELECTRICAL, WATER, GAS, OR ANY OTHER UTILTY LINES ENCOUNTERED DURING CONSTRUCTION AS NECESSARY. ALL WORK IS TO FOLLOW THE REQUIREMENTS AND PROCEDURES OF THE AUTHORITIES HAVING JURISDICTION
- CONSTRUCTION: CONTRACTOR SHALL NOT SAWCUT, DRILL, OR ALTER IN ANY WAY THE EXISTING STRUCTURE WITHOUT PRIOR APPOVAL FROM THE STRUCTURAL ENGINEER.
- 11. CONSTRUCTION: THE CONTRACTOR IS TO REPAIR ALL EXISTING CONCRETE SLABS, CONCRETE WALLS, AND OTHER EXISTING MATERIALS AFFECTED BY NEW WORK AND MATCH ADJACENT SURFACES' FINISH TO ENSURE SEAMLESS TRANSITION.
- 12. BLOCKING: THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING 20 GAUGE METAL STUD BLOCKING IN THE WALLS FOR ALL WALL MOUNTED FIXTURES AND EQUIPMENT, INCLUDING BUT NOT LIMITED TO LAVATORIES, URINALS, AND WATER CLOSETS. CONTRACTOR IS TO PROVIDE AND INSTALL WOOD BLOCKING OR 20 GAUGE METAL BLOCKING FOR ALL WALL-MOUNTED ACCESSORIES AND FINISHED MILLWORK.
- 13. WOOD USE: ALL WOOD IN CONTACT WITH MASONRY AND/ OR CONCRETE IS TO BE PRESSURE TREATED LUMBER.
- 14. COUNTERTOPS: ALL COUNTERTOPS WITH LAVATORIES OR SINKS ARE TO HAVE A SOLID SURFACE MATERIAL AND A SOLID SURFACE BACK SPLASH UNLESS NOTED OTHERWISE.
- 15. ACCESS PANELS: CONTRACTOR IS TO INSTALL FLANGELESS ACCESS PANELS IN GYPSUM BOARD AND CEMENT PLAST ASSEMBLIES AS REQUIRED FOR ACCESS TO MECHANICAL, ELECTRICAL, AND PLUMBING ITEMS. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS TO COORDINATE THE LOCATION OF ALL ACCESS PANELS WITH THE ARCHITECT.
- 16. TILE WALLS: WHEREVER TILE WALLS ARE INSTALLED THE TOP OF THE TILE IS TO FINISH-OUT AT 7'-2" AFF, UNLESS NOTED OTHERWISE. EPOXY GROUT IS TO BE UTILIZED ON ALL TILE WALLS, UNLESS NOTED OTHERWISE.
- 17. WET WALLS: ALL WALLS WITHIN 4'-0" OF A SOURCE OF WATER ARE TO HAVE WATER PROOF GYPSUM BOARD THAT MATCHES THE THICKNESS OF THE ADJACENT GYPSUM BOARD. THE WATER PROOF GYPSUM BOARD IS TO EXTEND FULL HEIGHT. CONTRACTOR IS TO PROVIDE AND INSTALL CEMENT FIBER BOARD SUBSTRATE FOR ALL SURFACES RECEIVING TILE FINISHES AND IN ALL WET LOCATIONS.
- 18. DOOR OPENINGS: WILL BE SCHEDULED AS FOLLOWS: WINDOW OPENINGS WILL CONTAIN THE **ROOM NUMBER FOLLOWED BY A LETTER. EXAMPLE: ROOM NUMBER 1001 WITH WINDOW** OPENING NUMBER 1001A. DOOR OPENINGS WILL CONTAIN THE ROOM NUMBER FOLLOWED BY A DOT AND NUMBER. EXAMPLE: ROOM NUMBER 1001 WITH DOOR OPENING NUMBER 1001.1.
- 19. NO WORK IN THIS AREA OR COMPARTMENT: THIS NOTE IS A GENERAL STATEMENT. FOR **EXAMPLE: SOME MEP WORK OR ARCHITECTURAL WORK MAY BE REQUIRED IN THESE NOTED** AREAS TO COMPLETE A SYSTEM TO OPERATIONAL STATUS, FOR MINOR RENOVATION, FOR TOUCH-UP WORK OR FOR VERIFICATION OF EXISTING CONDITIONS (PREVIOUSLY INACCESSIBLE AREAS) PERTINENT TO THE SCOPE OF WORK.
- DESIGN STANDARDS: EACH BUILDING OR PORTION THEREOF SHALL BE DESIGNED AND CONSTRUCTED TO SUSTAIN ALL LIVE AND DEAD LOADS. INCLUDING SEISMIC. WIND. AND OTHER ENVIRONMENTAL FORCES IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES AND STANDARDS AS PRESCRIBED BY THE AUTHORITIES HAVING JURISDICTION OR BY ONE OF THE MODEL BUILDING CODES, WHICHEVER IS THE MOST STRINGENT.
- DIMENSIONS: ARE TYPICALLY SHOWN FROM A COLUMN CENTER LINE OR FACE OF STRUCTURE 21. TO THE FACE OF STRUCTURE, UNLESS OTHERWISE NOTED.
- 22. SCALE: DO NOT SCALE THE DRAWINGS. USE FIGURED DIMENSIONS ONLY. 23. ELECTRICAL: ALL ELECTRICAL EQUIPMENT AND MATERIAL INCLUDING CONDUCTORS, CONTROLS, AND SIGNALING DEVICES SHALL BE INSTALLED IN COMPLIANCE WITH APPLICABLE SECTIONS OF NFPA 70, NFPA 99, THE NATIONAL ELECTRIC CODE, AND WITH THE BUILDING CODES OF AUTHORITIES HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO REQUIREMENTS OF THE APPLICABLE FLORIDA BULIDIN CODE. THE MOST STRINGENT CODE **REQUIREMENT SHALL ALWAYS GOVERN.**
- 24. ELECTRICAL: THE ELECTRICAL INSTALLATIONS, INCLUDING ALARMS AND COMMUNICATION SYSTEMS, SHALL BE TESTED TO DEMONSTRATE THAT THE EQUIPMENT INSTALLATION AND **OPERATION IS APPROPRIATE AND FUNCTIONAL**
- 25. ELECTRICAL: ELECTRICAL RECEPTACLE COVER PLATES OR ELECTRICAL RECEPTACLES SUPPLIED FROM EMERGENCY SYSTEMS SHALL BE DISTINCTIVELY COLORED OR MARKED FOR **IDENTIFICATION. IF COLOR IS USED FOR IDENTIFICATION PURPOSES, THE SAME COLOR SHALL BE USED THROUGHOUT THE BUILDING.**
- 26. ENLARGED PLANS: WHERE ENLARGED OR PARTIAL PLANS ARE REFERENCED, DIMENSIONS AND SPECIAL DETAILING OR FINISH REQUIREMENTS ARE NOTED ON THE ENLARGED PLANS AND ARE USUALLY OMITTED FROM THE SMALLER SCALE PLANS.
- 27. FIRE ALARMS: THE BUILDING SHALL BE PROVIDED WITH AN INTEGRATED FIRE ALARM SYSTEM OR WITH FUNCTIONING FIRE ALARMS IN ACCORDANCE WITH NFPA 72, NFPA 101, AND CODE **REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION.**
- 28. FIRE PREVENTION: CONTRACTOR IS TO PROVIDE AND INSTALL FIRE EXTINGUISHERS PER FIRE MARSHALL'S REQUIREMENTS AND IN COMPLIANCE WIT THE 2014 FLORIDA FIRE PREVENTION CODE
- 29. FIRE PREVENTION: CONTRACTOR IS TO FIRE SEAL ALL GAPS AND PENETRATIONS THROUGH NEW AND/ OR EXISTING FIRE-RATED WALL ASSEMBLIES.
- 30. LIFE SAFETY SYSTEMS: ALL SYSTEMS ARE TO REMAIN FULLY OPERATIONAL OVER THE **COURSE OF THE CONSTRUCTION PROJECT.**
- 31. INTERIOR FINISHES: INTERIOR FINISH MATERIALS SHALL COMPLY WITH THE FLAME SPREAD AND SMOKE PRODUCTION LIMITATIONS AS INDICATED IN NFPA 101 AND WITH THE CODE **REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION.**
- **GENERAL NOTES**

WITH NFPA 255.

3

- CASE OF A CONFLICT.
- ENDS.
- 36. **TESTING LABORATORY IN ACCORDANCE WITH NFPA 255.**
- 37. MECHANICAL STANDARDS: FRESH AIR INTAKES SHALL BE LOCATED AT LEAST 25 FEET FROM EXHAUST OR OTHER NOXIOUS FUMES.
- SPECIFIC DAMPER'S LISTING REQUIREMENTS.
- SCOPE OF WORK. **CONTENTS OF CARAFES.**
- PATHOGENS.
- FACILITY OWNER FOR PERMANENT RECORD.
- INFORMATION (RFI) TO THE ARCHITECT FOR CLARIFICATION.
- DESIGN INFORMATION:A-602 / TYPICAL PARTITION DETAILS, A-801 THROUGH A-805 / ACCESSIBILITY STANDARDS
- DISCIPLINES.
- ASBESTOS CONTAINED IN THE PROJECT AREA.
- SIGNAGE THAT COMPLIES WITH FBC STANDARDS.
- AND DETAILS.
- AGRICULTURE AND CONSUMER SERVICES."
- **OWNER'S POTENTIAL FUTURE USE.** BETTER.

32. INSULATION MATERIALS: BUILDING INSULATION MATERIALS, UNLESS SEALED ON ALL SIDES AND EDGES WITH NONCOMBUSTIBLE MATERIAL, SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 150 OR LESS WHEN TESTED IN ACCORDANCE

33. FIRE PREVENTION: IN GENERAL, NFPA 101 COVERS FIRE / SAFETY REQUIREMENTS ONLY, WHEREAS MOST MODEL CODES ALSO APPLY TO STRUCTURAL ELEMENTS. THE MOST STRINGEST OF THE FIRE / LIFE SAFETY ITEMS OF NFPA 101, THE 2014 FLORIDA FIRE PREVENTION CODE, AND/ OR THE MODEL CODE TAKE PRECEDENCE OVER THE OTHER, IN THE

34. MECHANICAL STANDARDS: MECHANICAL EQUIPMENT, DUCTWORK, AND PIPING SHALL BE MOUNTED ON VIBRATION ISOLATORS AS REQUIRED TO PREVENT UNACCEPTABLE STRUCTURE BORNE VIBRATION. SUPPLY AND RETURN MAINS AND RISERS FOR COOLING, HEATING AND STEAM SYSTEMS SHALL BE EQUIPPED WITH VALVES TO ISOLATE THE VARIOUS SECTIONS OF EACH SYSTEM. EACH PIECE OF EQUIPMENT SHALL HAVE VALVES AT THE SUPPLY AND RETURN

35. MECHANICAL STANDARDS: INSULATION, INCLUDING FINISHES AND ADHESIVES ON THE EXTERIOR SURFACES OF DUCTS, PIPING, AND EQUIPMENT SHALL HAVE A FLAME SPREAD **RATING OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 50 OR LESS AS DETERMINED BY** AN INDEPENDENT TESTING LABORATORY IN ACCORDANCE WITH NFPA 255.

MECHANICAL STANDARDS: IF DUCT LINING IS USED, IT SHALL BE COATED AND SEALED, AND SHALL MEET ASTM C1071. THESE LININGS SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 50 OR LESS AS DETERMINED BY AN INDEPENDENT

EXHAUST OUTLETS OF VENTING SYSTEMS, COMBUSTION EQUIPMENT STACKS, MEDICAL SURGICAL VACUUM SYSTEMS, PLUMBING VENTS OR AREAS THAT MAY COLLECT VEHICULAR

38. MECHANICAL STANDARDS: FIRE AND SMOKE DAMPERS SHALL BE CONSTRUCTED LOCATED, AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 101, 90A, AND THE

**39. AIR BALANCING: AIR BALANCING TO BE PROVIDED BY THE GENERAL CONTRACTOR IN THIS** 

PLUMBING STANDARDS: THE MATERIAL USED FOR PLUMBING FIXTURES SHALL BE NON-ABSORPTIVE AND ACID RESISTANT. WATER SPOUTS USED IN LAVATORIES AND SINKS SHALL HAVE CLEARANCES ADEQUATE TO AVOID CONTAMINATING UTENSILS AND THE

41. PLUMBING STANDARDS: PROVISIONS SHALL BE INCLUDED IN THE DOMESTIC HOT WATER SYSTEM TO LIMIT THE AMOUNT OF LEGIONELLA BACTERIA AND OPPORTUNISTIC WATERBORNE

42. PLUMBING STANDARDS: ALL PIPING, EXCEPT CONTROL LINE TUBING, SHALL BE IDENTIFIED. ALL VALVES SHALL BE TAGGED AND A VALVE SCHEDULE SHALL BE PROVIDED TO THE

43. PLUMBING STANDARDS: FLUSH MECHANISMS FOR LAVATORIES SHALL BE OPPOSITE OF WALL. 44. PRICING: WHEN DURING THE PRICING PROCESS THERE IS A DISCREPANCY FOUND IN THE **CONSTRUCTION DRAWINGS, THE GENERAL CONTRACTOR SHALL ISSUE A REQUEST FOR** 

45. TYPICAL INFORMATION: THE FOLLOWING SHEETS CONTAIN STANDARD ARCHITECTURAL

46. COORDINATION: CONTRACTOR IS TO REFER TO MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL, AND OTHER CONSULTANTS' DOCUMENTS FOR COORDINATION WITH THE **ARCHITECTURAL DOCUMENTS. ITEMS SHOWN ON ONE DISCIPLINE'S DOCUMENTS AND NOT** ANOTHER DISCIPLINE'S DOCUMENTS AND/ OR ALL DISCIPLINE'S DOCUMENTS SHALL ARE STILL PART OF THE WORK UNDER CONTRACT. THE GENERAL CONTRACTOR SHALL NOT BE ENTITLED TO ADDITIONAL FEES FOR FAILING TO PROPERLY COORDINATE BETWEEN AND/ OR AMONG THE

47. ASBESTOS ABATEMENT: THE GC IS RESPONSIBLE FOR THE SAFE REMOVAL OF ALL POTENTIAL

WANCE: THE GENERAL CONTRACTOR IS TO INCLUDE AN ALLOWANCE IN HIS BUDGET FOR

49. MIAMI-DADE NOTICE OF APPROVAL: ANY AND ALL EXTERIOR PRE-MANUFACTURED ITEMS SHALL COMPLY WITH THE MIAMI-DADE COUNTY PRODUCT APPROVAL REQUIREMENTS. 50. MIAMI-DADE NOTICE OF APPROVAL: ALL NEW EXTERIOR WINDOWS, LOUVERS, AND DOORS SHALL COMPLY WITH THE MIAMI-DADE COUNTY PRODUCT APPROVAL REQUIREMENTS AND WITH THE 2014 FLORIDA BUILDING CODE REQUIREMENTS. CONTRACTOR IS TO SUBMIT SHOP DRAWINGS AND PRODUCT APPROVALS FOR PRODUCTS, INCLUDING ATTACHMENT METHODS

51. TERMITE PROTECTION: TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION AND SHALL COMPLY WITH THE REQUIREMENTS OF THE 2014 FLORIDA BUILDING CODE. UPON COMPLETION OF THE **APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE** SHALL BE ISSUE TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BULIDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF

52. CLOSE-OUT: CONTRACTOR IS TO PROVIDE AS-BUILTS, WARRANTIES, GUARANTEES, AND OPERATIONAL MANUALS WITH ALL CLOSE-OUT DOCUMENTS UPON SUBSTANTIAL COMPLETION. 53. CLOSE-OUT: CONTRACTOR IS TO PROVIDE A 5% EXTRA STOCK OF ALL FINISH MATERIALS FOR

54. CLOSE-OUT: THE CONTRACTOR IS TO REMOVE ALL EXCESS MATERIALS AND CLEAN UP AND RESTORE THE SITE TO ITS ORIGINAL CONDITION OR BETTER. ANY AND ALL DAMAGE, AS A RESULT OF WORK UNDER THIS CONTRACT, INCLUDING BUT NOT LIMITED TO EXISTING STRUCTURES, ACCESS ROADS, PAVED AREAS, CURBS, GUTTERS, SOD AREAS, TREES, UTILITY POLES AND/ OR LINES, SHALL BE REPAIRED AND RESTORED TO ITS ORIGINAL CONDITION OR

	ARCHITECTURAL
A-000	COVER SHEET
A-001	SHEET INDEX AND GENERAL INFORMATION
A-002	ZONING DATA SHEET
A-003	SURVEY - COPY FOR REFERENCE
A-004	LOCATION PLAN
A-005	CONTEXTUAL ELEVATIONS - EXIST. 18TH ST
A-006	CONTEXTUAL ELEVATIONS - EXIST. WEST AVE
A-101	EXISTING SITE PLAN
A-102	DEMOLITION PLAN
A-103	NEW SITE PLAN
A-104	SEAT COUNT
A-105	OCCUPANCY LOAD
A-106	NEW REFLECTED CEILING PLAN
A-107	NEW ROOF PLAN
A-201	EXISTING EXTERIOR ELEVATIONS
A-202	EXISTING EXTERIOR ELEVATIONS
A-203	NEW EXTERIOR ELEVATIONS
A-204	NEW EXTERIOR ELEVATIONS
A-205	NEW EXTERIOR ELEVATIONS - COLORED
A-206	NEW EXTERIOR ELEVATIONS - COLORED
A-207	CONTEXTUAL ELEVATIONS - NEW
A-601	EXTERIOR MATERIALS & FINISHES
A-901	3D VIEWS
A-902	3D VIEWS
A-903	3D VIEWS - ENTRY FEATURES
A-904	3D VIEWS - SW CORNER
	LANDSCAPE ARCHITECTURE
L-000	LANDSCAPE COVER PAGE + SHEET INDEX
L-100	RENDERED MASTER PLAN
I -101	LANDSCAPE PLAN

L-000	LANDSCAPE COVER PAGE + SHEET INDEX
L-100	RENDERED MASTER PLAN
L-101	LANDSCAPE PLAN
L-200	EXISTING TREE SURVEY
L-201	EXISTING VEGETATION IMAGES
L-300	TREE DISPOSITION + NOTES + DETAILS
L-400	PLANT MATERIAL IMAGES

	EXHIBITS
EX-101	BUILDING CARD
EX-102	BUILDING CARD (CONT.)
EX-103	MICROFILM - ELEVATIONS
EX-104	MICROFILM - SECTION DETAILS
EX-105	MICROFILM - NORTH RAMP
EX-106	MICROFILM - FLOOR PLAN
EX-107	MICROFILM - ROOF & A/C
EX-108	MICROFILM - SITE PLAN
EX-201	CITY CIVIL PLANS - WEST AVE
EX-202	CITY CIVIL PLANS - WEST AVE
EX-203	CITY CIVIL PLANS - WEST AVE
EX-204	CITY CIVIL PLANS - WEST AVE
EX-205	CITY CIVIL PLANS - WEST AVE
EX-206	CITY CIVIL PLANS - 18TH ST
EX-207	CITY CIVIL PLANS - 18TH ST
EX-208	CITY CIVIL PLANS - 18TH ST
EX-209	CITY CIVIL PLANS - 18TH ST
EX-210	CITY CIVIL PLANS - 18TH ST

### INDEX TO DRAWINGS C5 |-

LOT COVE UNIT SIZE FLOOR AR OPEN SPA BUILDING

SETBACK SETBACK SETBACK SETBACK OFF-STRE (DISTRICT 130-31) **BICYCLE F** NO. 5 PER OFF-STRE FLOOD EL

**C6** 



LOCATION MAP D6

> MIAMI, FL 33132 305/ 707/ 7663

MIAMI, FL 33138

USE CATEGORY PRIMARY ZONE

**PROJECT DATA** 

THE PROJECT SCOPE CONSISTS OF THE FOLLOWING: AN EXTERIOR ALTERATION OF AND IMPROVEMENT TO THE EXISTNG BUILDING LOCATED AT 1801 WEST AVE., MIAMI BEACH, FL 33139. THE EXISTING BUILDING EXTERIOR IS TO RECEIVE NEW FINISHES. DOORS AND WINDOWS ARE TO BE ADDED. THE EXISTING TRASH ROOM IS TO BE DEMOLISHED, AND A NEW TRASH ROOM IS TO BE BUILT. THE EXTERIOR PARKING LOT AND ENTRY ARE TO BE ALTERED FOR THE BUILDING'S NEW USE AS A RESTAURANT AND TO CREATE A GARDEN OASIS. THE INTERIOR ALTERATION ASSOCIATED WITH THIS BUILDING, OF WHICH 2,612 SF IS THE RESTAURANT SPACE, IS EXCLUDED FROM THE SCOPE HEREIN AND IS UNDER A SEPARATE PERMIT

TOTAL EXISTING BUILDING = 3,876 SF

### **PROJECT DATA** 02-3233-012-0240 PROPERTY ADDRESS 1801 WEST AVE. MIAMI BEACH, FL 33139-1431 LEGAL DESCRIPTION ISLAND VIEW SUB PB 6-115, LOT 15 BLK 12, LOT SIZE 80.000 X 100, OR 11833-1530 0683 1, COC 22020-1954 01 2004 6 STATE CODE IN EFFECT FLORIDA BULIDING CODE: EXISTING BUILDING 2014, FBC(E) 2014 LEVEL OF ALTERATION I EVEL 2 OCCUPANCY CLASSIFICATION A-2, ASSEMBLY RESTAURANT TYPE OF CONSTRUCTION TYPF V-B 7000 INDUSTRIAL - GENERAL CITY OF MIAMI BEACH ZONE 11 - LIGHT INDUSTRIAL

THE SQUARE FOOTAGE OF THE AREA OF WORK IS AS FOLLOWS:

TOTAL NEW BULIDING = 3,782.25 SF TOTAL LOT SIZE = 8.000 SF

### PROJECT SCOPE

TOTAL RESTAURANT AREA= 2,996.25 SF

	ZONING DATA		
ITEM	CODE REQUIREMENT	EXISTING	NEW
ERAGE	PER SEC. 142-486, NO REQUIREMENT IN ZONE	N/A	N/A
	PER SEC. 142-486, NO REQUIREMENT IN ZONE	N/A	N/A
REA RATIO	PER SEC. 142-486, 1.0	0.48	.47
ACE	PER SEC. 142-486, NO REQUIREMENT IN ZONE	N/A	N/A
G HEIGHT	PER SEC. 142-486, MAX. 4 STORIES/ 40'	1 STORY, 18.25'	NO CHANGE
-FRONT	PER SEC. 142-487, 0'	33.68'	30.12'
(- SIDE 1 (INTERIOR)	PER SEC. 142-487, 0'	0'	NO CHANGE
( - SIDE 2 (STREET)	PER SEC. 142-487, 0'	0'	NO CHANGE
( - REAR	PER SEC. 142-487, 0'	0.05'	NO CHANGE
EET PARKING T NO. 5 PER SEC.	PER SEC. 130-33(b)(1), 0 SPACES. RESTAURANT WITH LESS THAN 100 SEATS & LESS THAN 3,500 SF. SECOND TENANT: VACANT	0	0
PARKING (DISTRICT R SEC. 130-31)	PER SEC. 130-33(c)(7), 0 SPACES. NOT NEW CONSTRUCTION & NOT SUBSTANTIAL REHABILITATION	0	0
EET LOADING	PER SEC. 130-101(1), 1 SPACE. RESTAURANT OVER 2,000 SF, BUT NOT OVER 10,000 SF	0	1
LEVATION	ZONE AE, BFE 8' NGVD IF WAS SUBSTANTIAL IMPROVEMENT. IS NOT SUBSTANTIAL IMPROVEMENT. THEREFORE, NO CHANGE REQUIRED	6.26' NGVD	NO CHANGE

PLEASE REFER TO PROJECT DATA ON THIS PAGE AND TO ZONING DATA SHEET A-002 FOR ADDITIONAL INFORMATION

ZONING DATA - SUMMARY CHART

**PROJECT AREA** 

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PRAVDA ARCHITECTURE/ DESIGN, PLLC 990 BISCAYNE BLVD., STE. 502 CHRISTOPER CAWLEY LANDSCAPE ARCHITECTURE, LLC

780 NE 69TH STREET, STE. 1106

ARCHITECTURE/ DESIGN, PLLC. NO DESIGNS OR IDEAS CONTAINED HEREIN MAY BE USED

HE CONTRACTOR SHALL CHECK, VERIFY, AND

CHRISTOPER CAWLEY LANDSCAPE ARCHITECTURE, LLC 780 NE 69TH STREET, STE. 1106 MIAMI, FL 33138

PRAVDA

DESIGNING YOUR DREAMS

REVISIONS

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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ARCHITECT BEFORE COMMENCING WORK.

DRAWINGS ARE NOT TO BE SCALED.

CONSULTANTS/ ENGINEERS

PROJECT UNDER THE SUPERVISION OF BRYAN

DATE

DESCRIPTION

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 NUMBER



PROJECT DIRECTORY

## MIAMIBEACH

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

### MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

2

1

1					Constanting start starts
1	Address:	the state of the second s	AMI BEACH, FL 33139-143	1	
2	Board and file numbers :	DRB0716-0044			
3	Folio number(s):	02-3233-012-0240	- MORE - 1000-00		
4	Year constructed:	1983	Zoning District:	11 - LIGHT INDUSTRIAL	
5	Based Flood Elevation:	8' NGVD	Grade value in NGVD:	5' NGVD	
5	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	Deficiencie
.0	Height	40'	18.25'	18.25'/ NO CHANGE	10000000000000000000000000000000000000
11	Number of Stories	4	1	1/ NO CHANGE	
12	FAR	1.0	.48	.47	
1.3	Gross square footage	8,000 SF	3,876 SF	3,782.25 SF	
14	Square Footage by use	N/A	inter and the second		21
15	Number of units Residential	N/A			0099100-02
16	Number of units Hotel	N/A			
17	Number of seats	N/A			8.00 - W
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	Wester and Lares W
2	Side Setback facing street:	N/A	N/A	N/A	
23	Rear Setback:	N/A	N/A	N/A	
311.44	At Grade Parking:				
24	Front Setback:	0'	33.68'	30.12'	
25	Side Setback:	0'	0'	07 NO CHANGE	
26	Side Setback:	N/A	N/A	N/A	and and a spectrum
27	Side Setback facing street:	0'	0'	07 NO CHANGE	
8	Rear Setback:	0'	0.05'	0.05'/ NO CHANGE	
	Pedestal:				
9	Front Setback:	N/A	N/A	N/A	
10	Side Setback:	N/A	N/A	N/A	
1	Side Setback:	N/A	N/A	N/A	
32	Side Setback facing street:	N/A	N/A	N/A	
13	Rear Setback:	N/A	N/A	N/A	
	Tower:				
34	Front Setback:	N/A	N/A	N/A	

3

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### 10/13/14 1 of 2

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# MIAMIBEACH

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

305.673.7550

3

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	1
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?	ere og mer skældettil – ander som sender som skældet og det som	COLORADO SE SECONDE AND	Yes or no	
57	Located within a Local Historic District?			Yes or no	Warner Schler Hielen Milder

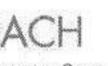
Notes:

4

If not applicable write N/A

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

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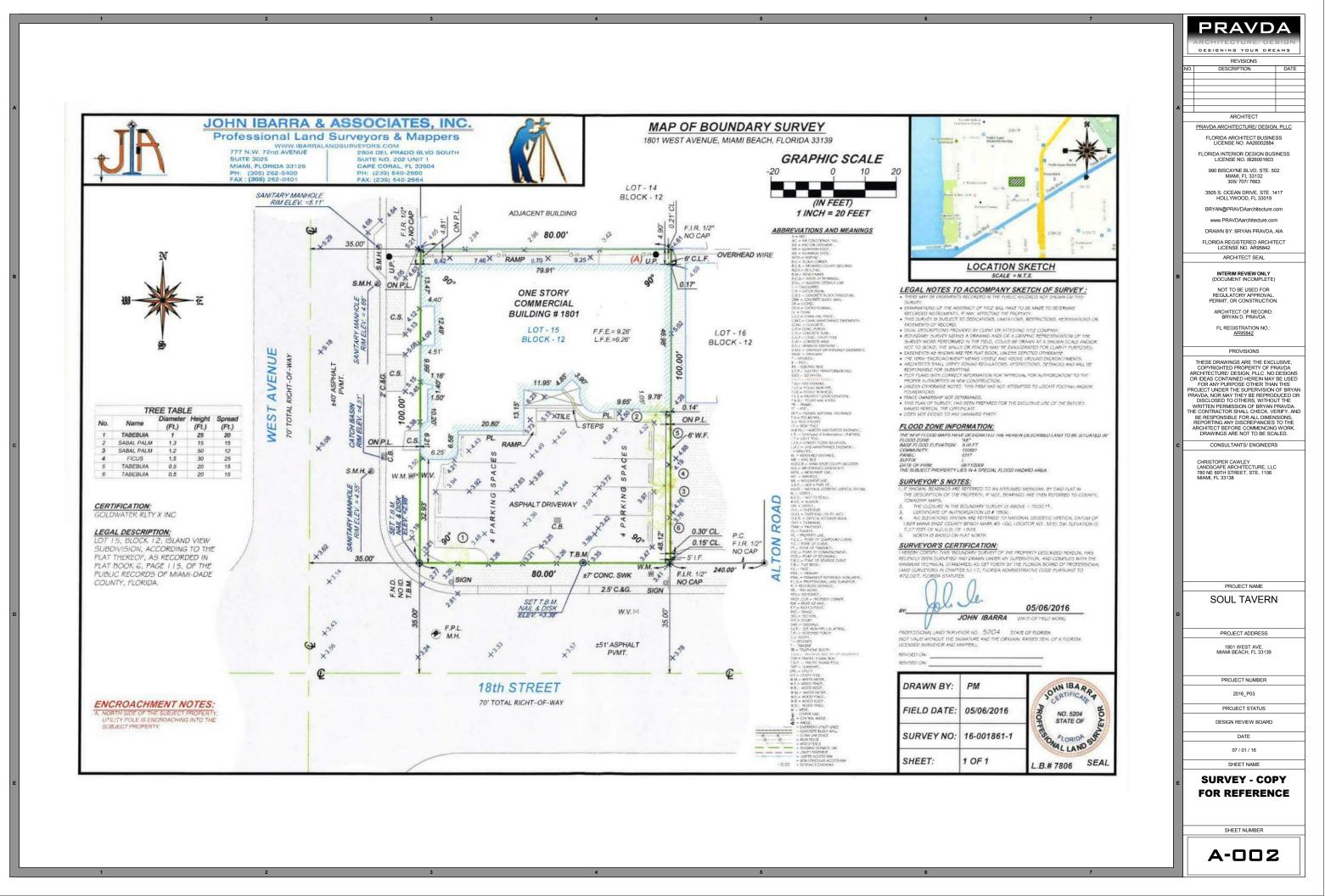
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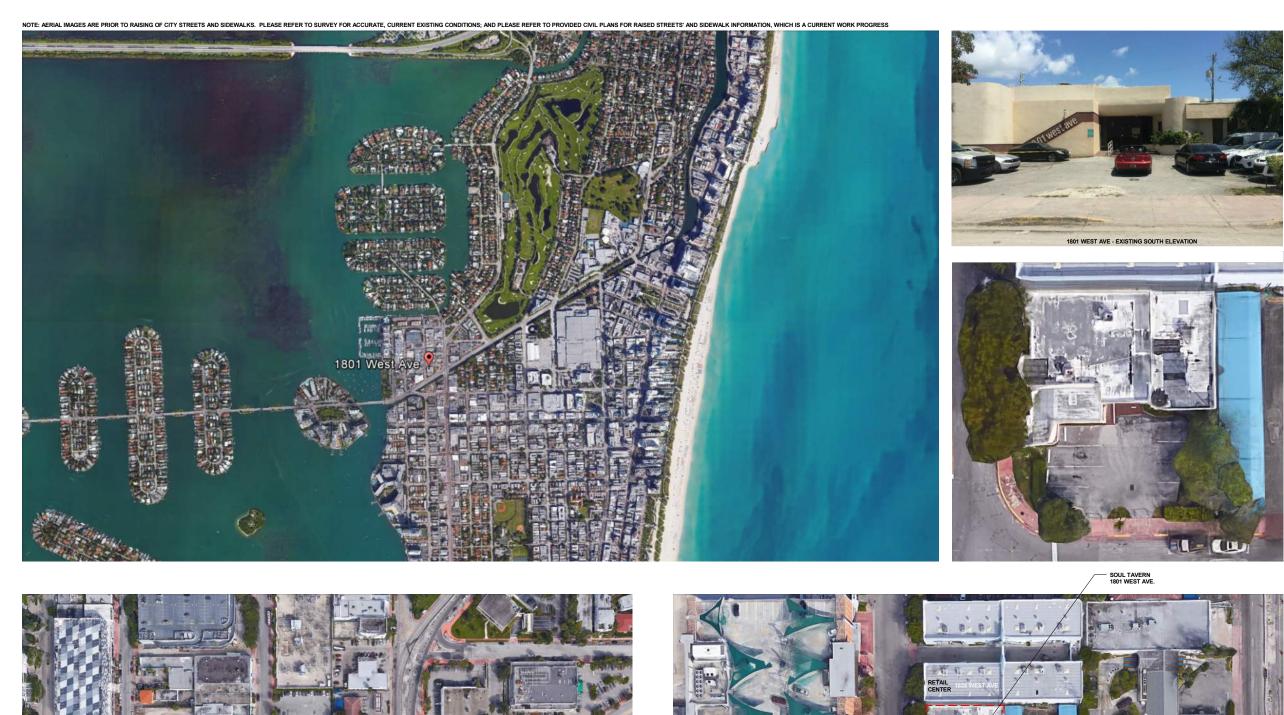
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	PRAVD	Δ
	DESIGNING YOUR DRE	
NO.	REVISIONS DESCRIPTION	DATE
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	PRAVDA ARCHITECTURE/ DESIGN FLORIDA ARCHITECT BUSINE	
	LICENSE NO. AA26002884	
	FLORIDA INTERIOR DESIGN BUS LICENSE NO. IB26001603	
	990 BISCAYNE BLVD, STE. 50 MIAMI, FL 33132 305/ 707/ 7663	)2
	3505 S. OCEAN DRIVE, STE. 14	417
	HOLLYWOOD, FL 33019 BRYAN@PRAVDAarchitecture.c	om
	www.PRAVDAarchitecture.cor	
	DRAWN BY: BRYAN PRAVDA, A	AIA
	FLORIDA REGISTERED ARCHIT LICENSE NO. AR95842	ECT
	ARCHITECT SEAL	
	FOR DESIGN REVIEW BOARD OI NOT FOR CONSTRUCTION.	NLY.
	09 / 22 / 16	
	PROVISIONS	
	THESE DRAWINGS ARE THE EXCL COPYRIGHTED PROPERTY OF PF RCHITECTURE/ DESIGN, PLLC. NO	RAVDA
0	R IDEAS CONTAINED HEREIN MAY FOR ANY PURPOSE OTHER THAN	BE USED N THIS
	OJECT UNDER THE SUPERVISION AVDA, NOR MAY THEY BE REPROL	OF BRYAN DUCED OR
	DISCLOSED TO OTHERS, WITHOL WRITTEN PERMISSION OF BRYAN F E CONTRACTOR SHALL CHECK, VE	PRAVDA.
	BE RESPONSIBLE FOR ALL DIMEN REPORTING ANY DISCREPANCIES	SIONS, TO THE
′	ARCHITECT BEFORE COMMENCING DRAWINGS ARE NOT TO BE SCA	-
	CONSULTANTS/ ENGINEER	8
	CHRISTOPER CAWLEY LANDSCAPE ARCHITECTURE, LLC	:
	780 NE 69TH STREET, STE. 1106 MIAMI, FL 33138	,
$\vdash$	PROJECT NAME	
	SOUL TAVERN	J
	PROJECT ADDRESS	
	1801 WEST AVE. MIAMI BEACH, FL 33139	
	PROJECT NUMBER	
	2016_P03	
	PROJECT STATUS	
	DESIGN DEVELOPMENT	
	DATE	
	09 / 22 / 16	
	SHEET NAME	
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	SHEET NUMBER	

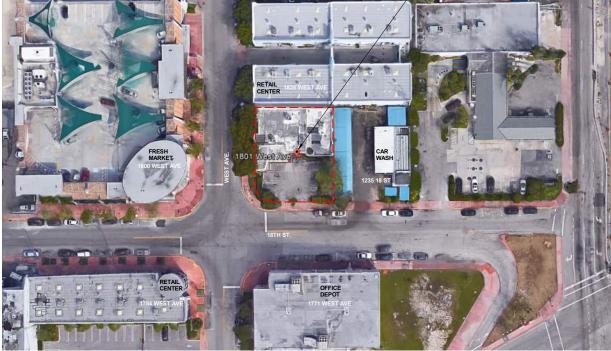


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	PRAVDA ARCHITECTURE/ DESIGN DESIGNING YOUR DREAMS
	REVISIONS NO. DESCRIPTION DATE
A	
	ARCHITECT
	PRAVDA ARCHITECTURE/ DESIGN, PLLC
	FLORIDA ARCHITECT BUSINESS LICENSE NO. AA26002884
	FLORIDA INTERIOR DESIGN BUSINESS LICENSE NO. IB26001603
	990 BISCAYNE BLVD, STE. 502 MIAMI, FL 33132 305/ 707/ 7663
	3505 S. OCEAN DRIVE, STE. 1417 HOLLYWOOD, FL 33019
	BRYAN@PRAVDAarchitecture.com
	www.PRAVDAarchitecture.com
	DRAWN BY: BRYAN PRAVDA, AIA
	FLORIDA REGISTERED ARCHITECT
	ARCHITECT SEAL
	ARCHITECT SEAL
в	INTERIM REVIEW ONLY (DOCUMENT INCOMPLETE)
	NOT TO BE USED FOR
	REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.
	ARCHITECT OF RECORD: BRYAN D. PRAVDA
	FL REGISTRATION NO.:
	<u>AR95842</u>
	PROVISIONS
	THESE DRAWINGS ARE THE EXCLUSIVE,
	COPYRIGHTED PROPERTY OF PRAVDA ARCHITECTURE/ DESIGN, PLLC. NO DESIGNS OR IDEAS CONTAINED HEREIN MAY BE USED
	POR ANY PURPOSE OTHER THAN THIS PROJECT UNDER THE SUPERVISION OF BRYAN PRAVDA, NOR MAY THEY BE REPRODUCED OR DISCLOSED TO OTHERS, WITHOUT THE WRITTEN PERMISSION OF BRYAN PRAVDA. THE CONTRACTOR SHALL CHECK, VERIEY, AND DE DE ODDISION OF BRYAN PRAVDA.
	WRITTEN PERMISSION OF BRYAN PRAVDA. THE CONTRACTOR SHALL CHECK, VERIFY, AND
	REPORTING ANY DISCREPANCIES TO THE
	ARCHITECT BEFORE COMMENCING WORK. DRAWINGS ARE NOT TO BE SCALED.
с	CONSULTANTS/ ENGINEERS
	CHRISTOPER CAWLEY
	LANDSCAPE ACHITECTURE, LLC 780 NE 69TH STREET, STE. 1106 MIAMI, FL 33138
	MIAMI, FL 33138
	PROJECT NAME
	SOUL TAVERN
D	
	PROJECT ADDRESS
	1801 WEST AVE. MIAMI BEACH, FL 33139
	PROJECT NUMBER
	2016_P03
	PROJECT STATUS
	DESIGN REVIEW BOARD
	DATE
	07 / 01 / 16
	SHEET NAME
E	LOCATION PLAN
	SHEET NUMBER
	A-003

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B1 WEST AVE - FACING EAST TO SITE



RETAIL CENTER - 1784 WEST AVE

18TH ST

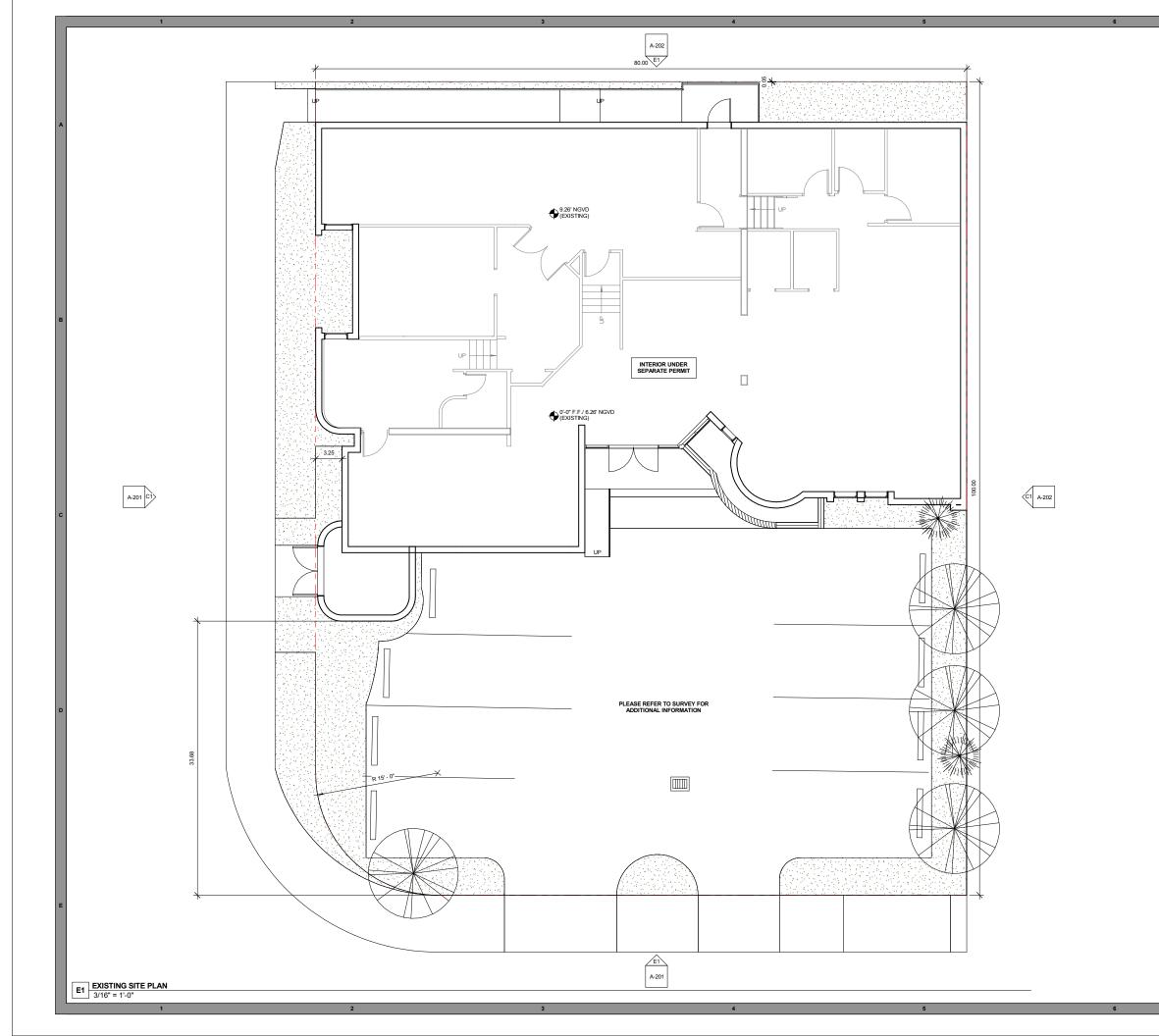
FRESH MARKET

D1 WEST AVE - FACING WEST, ACROSS FROM SITE

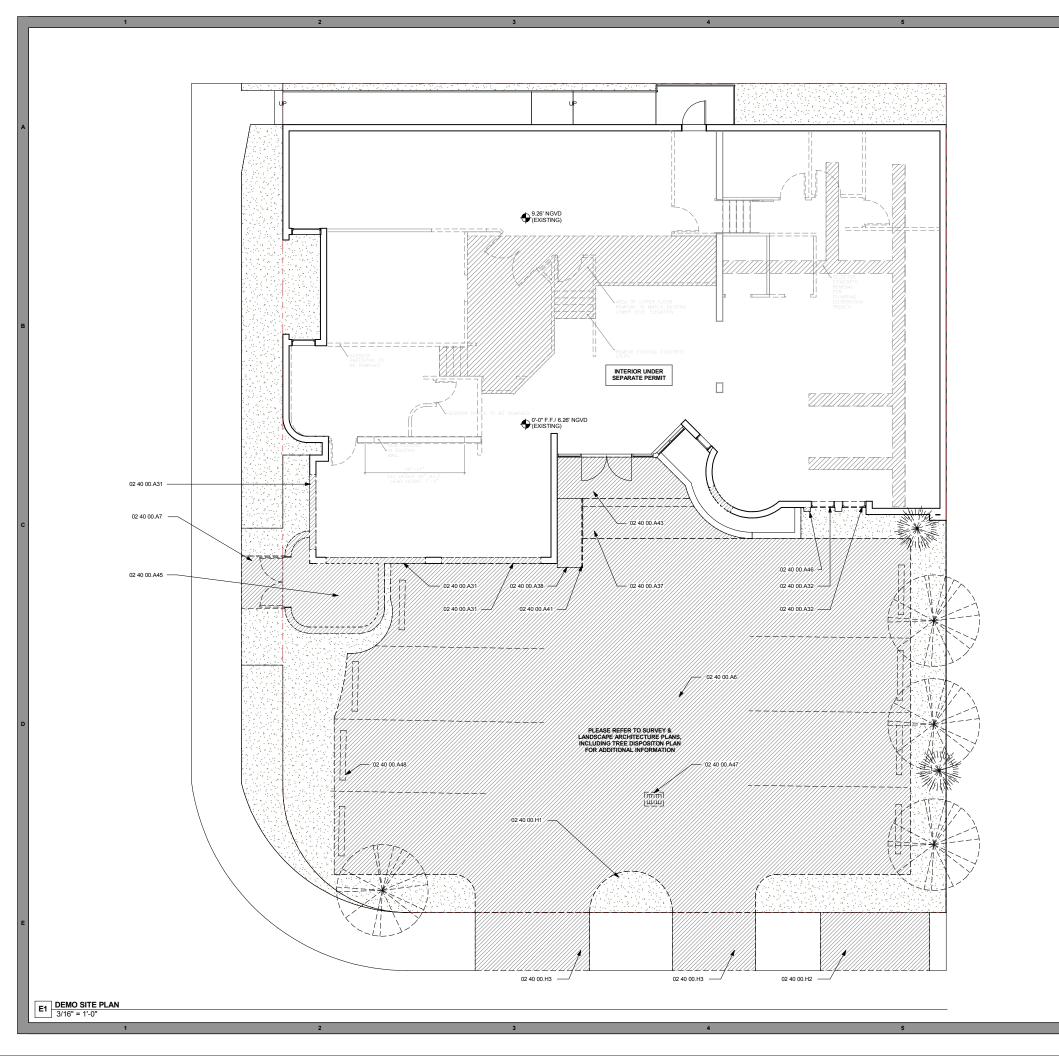


**E6 CONTEXT KEY PLAN** 6" = 1'-0"

A	ARCHITECTURE/ DESIGN DESIGNING YOUR DREAMS REVISIONS NO. DESCRIPTION DATE DESCRIPTION DATE DESCRIPTION DATE DESCRIPTION DATE DESCRIPTION DATE ARCHITECT PRAVDA ARCHITECT PRAVDA ARCHITECT PRAVDA ARCHITECT BUSINESS LICENSE NO. AA2600284 FLORIDA ARCHITECT BUSINESS LICENSE NO. AA2600284 FLORIDA ARCHITECT BUSINESS LICENSE NO. AA2600284 FLORIDA INCERSION DESCRIPTION BRYAN @PRAVDA ARCHITECT LICENSE NO. APS5842 ARCHITECT SEAL DESCRIPTION DESCRIPTION DRAWN BY: BRYAN PRAVDA, AIA FLORIDA REGISTERED ARCHITECT LICENSE NO. AR95842 ARCHITECT SEAL
A -	NO. DESCRIPTION DATE ARCHITECT PRAVDA ARCHITECTURE/DESIGN, PLLC FLORIDA ARCHITECT BUSINESS LICENSE NO. AA26002844 FLORIDA INTERIOR DESIGN BUSINESS LICENSE NO. AA26002844 FLORIDA INTERIOR DESIGN BUSINESS LICENSE NO. AA26002844 FLORIDA INTERIOR DESIGN BUSINESS LICENSE NO. AA26002844 STOTI 7683 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. AR96942 ARCHITECT SEAL INTERIM REVIEW ONLY
-	PRAVDA ARCHITECTURE/ DESIGN, PLLC FLORIDA ARCHITECT BUSINESS LICENSE NO. AA2600284 FLORIDA INTERIOR DESIGN BUSINESS LICENSE NO. IB26001603 990 BISCAYNE BLVD, STE. 502 MIMI, FL 33132 305/707/7683 3505 S. OCEAN DRIVE, STE. 1417 HOLL WVOOD, FL 33019 BRYAN@PRAVDAarchitecture.com www.PRAVDAarchitecture.com DRAWN BY: BRYAN PRAVDA, AIA FLORIDA REGISTERED ARCHITECT LICENSE NO. AR95842 ARCHITECT SEAL
-	PRAVDA ARCHITECTURE/ DESIGN, PLLC FLORIDA ARCHITECT BUSINESS LICENSE NO. AA2600284 FLORIDA INTERIOR DESIGN BUSINESS LICENSE NO. IB26001603 990 BISCAYNE BLVD, STE. 502 MIMI, FL 33132 305/707/7683 3505 S. OCEAN DRIVE, STE. 1417 HOLL WVOOD, 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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В	FLORIDA ARCHITECT BUSINESS LICENSE NO. AA26002884 FLORIDA INTERIOR DESIGN BUSINESS LICENSE NO. IB26001603 990 BISCAYNE BLVD, STE. 502 MIMI, FL 33132 305/707/7683 3505 S. OCEAN DRIVE, STE. 1417 HOLL WVOOD, 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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в	990 BISCAYNE BLVD, STE. 502 MIAMI, FL 33132 305/707/7683 3505 S. OCEAN DRIVE, STE. 1417 HOLL/WOOD, FL 33019 BRYAN@PRAVDAarchitecture.com www.PRAVDAarchitecture.com DRAWN BY: BRYAN PRAVDA, AIA FLORIDA REGISTERED ARCHITECT LICENSE NO. AR69842 ARCHITECT SEAL INTERIM REVIEW ONLY
в	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 INTERIM REVIEW ONLY
в	HOLL/WOOD, FL 33019 BRYAN@PRAVDAarchitecture.com www.PRAVDAarchitecture.com DRAWN BY: BRYAN PRAVDA, AIA FLORIDA REGISTERED ARCHITECT LICENSE NO. ARS642 ARCHITECT SEAL INTERIM REVIEW ONLY
В	www.PRAVDAarchitecture.com DRAWN BY: BRYAN PRAVDA, AIA FLORIDA REGISTERED ARCHITECT LICENSE NO. AR95842 ARCHITECT SEAL INTERIM REVIEW ONLY
в	FLORIDA REGISTERED ARCHITECT LICENSE NO. AR95842 ARCHITECT SEAL INTERIM REVIEW ONLY
в	ARCHITECT SEAL
в	
	(DOCUMENT INCOMPLETE)
	NOT TO BE USED FOR REGULATORY APPROVAL,
	PERMIT, OR CONSTRUCTION. ARCHITECT OF RECORD:
	BRYAN D. PRAVDA FL REGISTRATION NO.: AR95842
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	WRITTEN PERMISSION OF BRYAN PRAVDA. THE CONTRACTOR SHALL CHECK, VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS,
	REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK. DRAWINGS ARE NOT TO BE SCALED.
с	CONSULTANTS/ ENGINEERS
	CHRISTOPER CAWLEY LANDSCAPE ARCHITECTURE, LLC 780 NE 69TH STREET, STE. 1106
	MIAMI, FL 33138
F	PROJECT NAME SOUL TAVERN
D	SOUL TAVERN
-	PROJECT ADDRESS
	1801 WEST AVE. MIAMI BEACH, FL 33139
	PROJECT NUMBER
	2016_P03
	PROJECT STATUS DESIGN REVIEW BOARD
	DATE
	07 / 01 / 16
ŀ	SHEET NAME
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	EXIST. WEST AVE
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	SHEET NUMBER



	PRAVD	Δ			
	ARCHITECTURE/ DE Designing your dre	SIGN			
	REVISIONS NO. DESCRIPTION	DATE			
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	PRAVDA ARCHITECTURE/ DESIGN	N, PLLC			
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	FLORIDA INTERIOR DESIGN BUS LICENSE NO. IB26001603	INESS			
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	3505 S. OCEAN DRIVE, STE. 1 HOLLYWOOD, FL 33019				
	BRYAN@PRAVDAarchitecture.c				
	www.PRAVDAarchitecture.com				
	DRAWN BY: BRYAN PRAVDA, FLORIDA REGISTERED ARCHIT				
	LICENSE NO. AR95842 ARCHITECT SEAL				
в	INTERIM REVIEW ONLY (DOCUMENT INCOMPLETE)				
	NOT TO BE USED FOR REGULATORY APPROVAL,				
	PERMIT, OR CONSTRUCTION ARCHITECT OF RECORD:	۹.			
	BRYAN D. PRAVDA FL REGISTRATION NO.:				
	AR95842				
	PROVISIONS				
	THESE DRAWINGS ARE THE EXCL COPYRIGHTED PROPERTY OF PI ARCHITECTURE/ DESIGN, PLLC. NO				
	ARCHITECTURE/ DESIGN, PLLC. NO OR IDEAS CONTAINED HEREIN MAY FOR ANY PURPOSE OTHER THAI PROJECT LINDER THE SUBERVISION				
	PROJECT UNDER THE SUPERVISION PRAVDA, NOR MAY THEY BE REPROI DISCLOSED TO OTHERS, WITHOU WRITTEN PERMISSION OF BRYAN I	DUCED OR JT THE			
	THE CONTRACTOR SHALL CHECK, VE BE RESPONSIBLE FOR ALL DIMEN REPORTING ANY DISCREPANCIES	ERIFY, AND I			
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с	CONSULTANTS/ ENGINEER	s			
	CHRISTOPER CAWLEY LANDSCAPE ARCHITECTURE, LLC				
	780 NE 69TH STREET, STE. 1106 MIAMI, FL 33138	,			
	PROJECT NAME				
	SOUL TAVERN	1			
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	PROJECT ADDRESS				
	1801 WEST AVE. MIAMI BEACH, FL 33139				
	PROJECT NUMBER				
	2016_P03				
	PROJECT STATUS				
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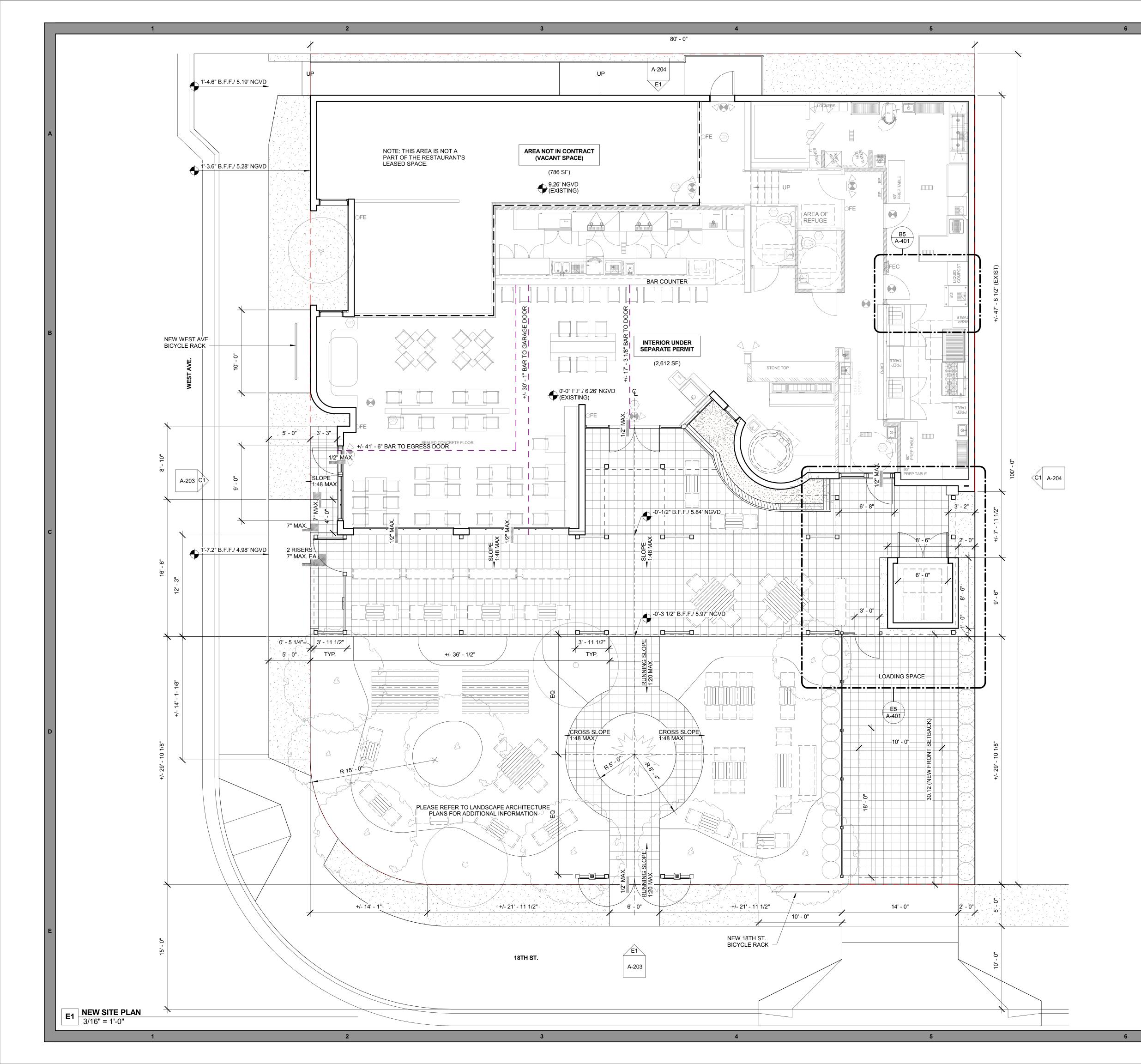
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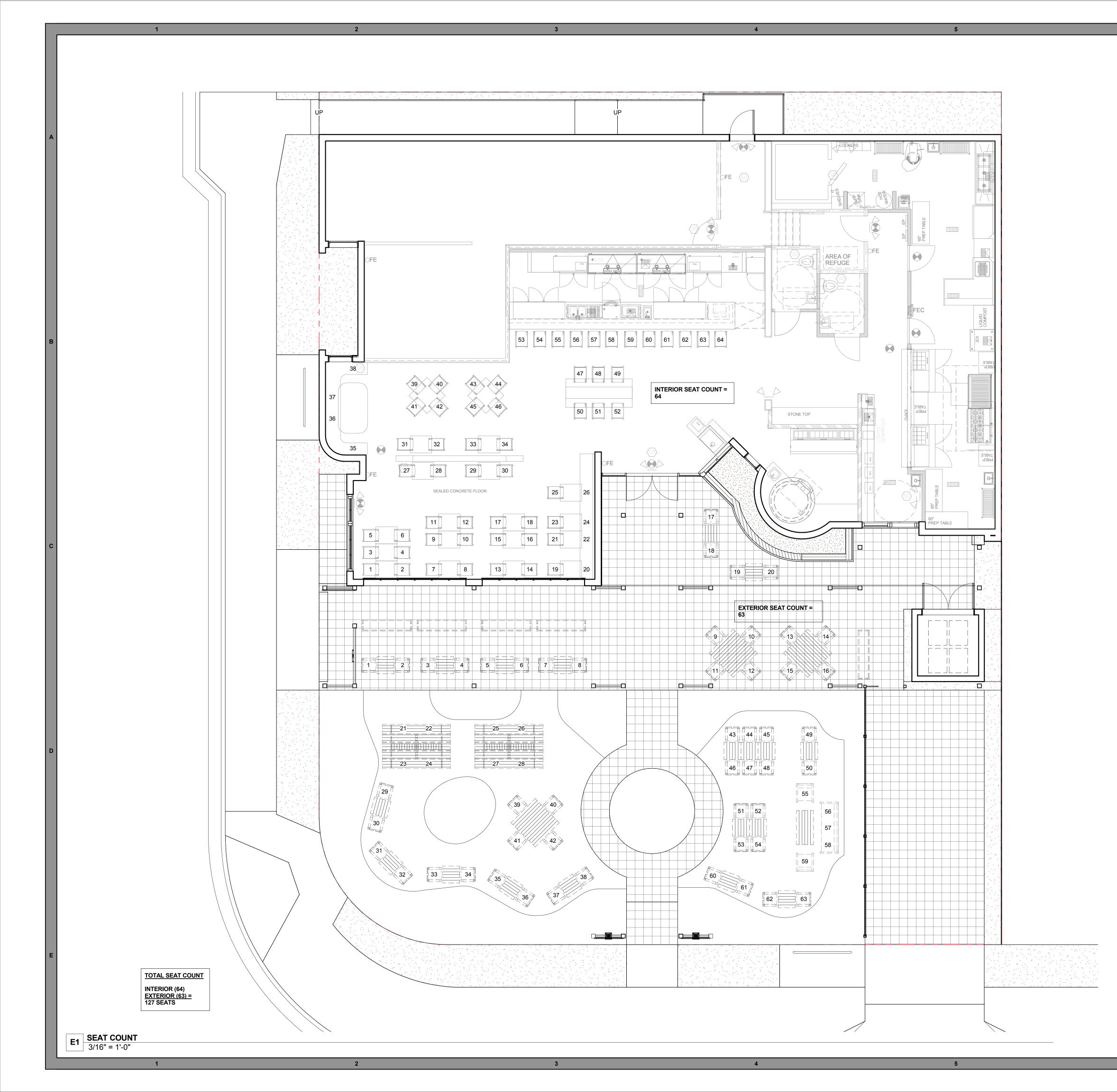
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	·		PRAVDA
1.	CONTRACTOR SHALL PROTECT EXISTING BUILDING PRIOR TO STARTING DEMOLITION WORK.		ARCHITECTURE/ DESIGN
2.	DEMOLITION SCOPE IS LIMITED TO THE EXTERIOR WORK SHOWN. CONTRACTOR IS TO COORDINATE WITH DOCUMENTS FOR THE NEW PLAN.		REVISIONS
3.	DEMOLITION SERVICES PLANNED BY CONTRACTOR SHALL NOT IN ANY WAY INTERFERE WITH DAY-TO-DAY OPERATIONS		NO. DESCRIPTION DATE
	OF ADJACENT BUILDINGS, ADJACENT EXTERIOR AREAS, OR RIGHT-OF-WAYS. CONTRACTOR SHALL COORDINATE WORK WITH ALL TRADES AS NECESSARY.		
4.	CONTRACTOR SHALL COORDINATE ALL DEMOLITION WITH BUILDING OWNER AS REQUIRED, AND CONTRACTOR SHALL MAKE ARRANGEMENTS FOR REMOVAL OF DEBRIS AND		
5.	HAULING FROM PREMISES WITH A MINIMUM OF DISTURBANCE. THE DRAWINGS DO NOT INTEND TO SHOW ALL OBJECTS	A	ARCHITECT
	EXISTING AT THE SITE. THE CONTRACTOR MUST VERIFY AT SITE ALL OBJECTS TO BE PRESERVED OR MODIFIED AND REPORT TO ARCHITECT IN WRITING ANY DISCREPANCIES OR		PRAVDA ARCHITECTURE/ DESIGN, PLLC
6.	QUESTIONABLE ITEMS. THE DRAWINGS ARE INTENDED TO ASSIST IN SHOWING THE		FLORIDA ARCHITECT BUSINESS LICENSE NO. AA26002884
	SCOPE OF THE DEMOLITION WORK AND DO NOT SHOW ALL DEMOLITION REQUIRED. CONTRACTOR IS TO REMOVE ALL EXISTING ITEMS AS REQUIRED TO PROPERLY COMPLETE ALL		FLORIDA INTERIOR DESIGN BUSINESS LICENSE NO. IB26001603
7.	WORK INDICATED IN THE CONTRACT DOCUMENTS. CONTRACTOR TO USE ALL MEASURES NECESSARY TO		990 BISCAYNE BLVD, STE, 502
	PROTECT EXISTING OBJECTS DESIGNATED TO REMAIN, AND IN THE EVENT OF DAMAGE, IMMEDIATELY MAKE ALL REPAIRS AND REPLACEMENTS NECESSARY TO MEET THE APPROVAL OF		MIAMI, FL 33132 305/ 707/ 7663
8.	THE ARCHITECT AND BUILDING OWNER. PRIOR TO COMMENCEMENT OF WORK, CONTRACTOR SHALL CAREFULLY INSPECT THE ENTIRE SITE OF ALL OBJECTS,		3505 S. OCEAN DRIVE, STE. 1417 HOLLYWOOD, FL 33019
	UTILITIES, AND STRUCTURES TO BE REMOVED AND/ OR PRESERVED TO DETERMINE REQUIREMENTS FOR		BRYAN@PRAVDAarchitecture.com
	PROTECTION OR DISCONNECTION AND CAPPING OF WORK IN ACCORDANCE WITH REQUIREMENTS OF THE UTILITY COMPANY OR GOVERNMENT AGENCIES INVOLVED.		www.PRAVDAarchitecture.com
9.	THE CONTRACTOR SHALL RE-ROUTE AND/ OR CAP OFF ALL UNUSED UTILITIES COMING INTO THE AREA OF WORK AFTER CHECKING WITH THE ARCHITECT. ALL UTILITIES, IF NOT BEING		DRAWN BY: BRYAN PRAVDA, AIA FLORIDA REGISTERED ARCHITECT
10.	CHECKING WITH THE ARCHITECT. ALL UTILITIES, IF NOT BEING RE-ROUTED SHALL BE CAPPED OFF, AS REQUIRED BY CODE. PRIOR TO ANY DEMOLITION, THE CONTRACTOR SHALL NOTIFY		LICENSE NO. AR95842 ARCHITECT SEAL
10.	THE LOCAL ENVIRONMENTAL PROTECTION DIVISION FOR DEMOLITION AND ASBESTOS REMOVAL NOTIFICATION		
11.	REQUIREMENTS. CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES. NOTIFY ARCHITECT OF ANY	в	INTERIM REVIEW ONLY (DOCUMENT INCOMPLETE)
12.	DISCREPANCIES. WHEN PENETRATING EXISTING WALLS OR FLOOR SLABS,		NOT TO BE USED FOR REGULATORY APPROVAL,
	CONTRACTOR SHALL EXERCISE EXTREME CARE TO ENSURE THE STRUCTURAL INEGRITY OF ELEMENTS ARE NOT AFFECTED. CONTRACTOR IS TO RESTORE EXISTING		PERMIT, OR CONSTRUCTION. ARCHITECT OF RECORD:
13.	SURFACES AFFECTED BY DEMOLITION AND SEAL TIGHT ALL NEW PENETRATIONS IN WALLS AND SLABS. CONTRACTOR IS TO COMPLY WITH ALL ORDINANCES, RULES,		BRYAN D. PRAVDA
	REGULATIONS, AND LAWS PERTAINING TO NOISE, AIR POLLUTION, AND DEMOLITION.		FL REGISTRATION NO.: AR95842
14.	CONTRACTOR IS TO TAKE ALL PRECAUTIONS POSSIBLE, CONSISTENT WITH THE STANDARD OF CARE, TO PROTECT ALL UNDERGROUND OR OTHER CONCEALED UTILITIES.		PROVISIONS
15.	CONTRACTOR IS TO USE WATER SPRINKLERING OR CHEMICAL DUST CONTROL BINDER TO LIMIT THE DUST AND		THESE DRAWINGS ARE THE EXCLUSIVE, COPYRIGHTED PROPERTY OF PRAVDA
	DIRT SCATTERED INTO THE AIR TO THE LOWEST PRACTICAL LEVEL. CONTRACTOR IS NOT TO USE WATER WHEN IT MAY CREATE HAZARDOUS CONDITIONS.		ARCHITECTURE/ DESIGN, PLLC. NO DESIGNS OR IDEAS CONTAINED HEREIN MAY BE USED
16.	CONTRACTOR IS TO REFER TO ALL DOCUMENTS IN FULL CONTRACT DOCUMENT SET, INCLUDING DOCUMENTS FROM		FOR ANY PURPOSE OTHER THAN THIS PROJECT UNDER THE SUPERVISION OF BRYAN PRAVDA, NOR MAY THEY BE REPRODUCED OR
	OTHER DISCIPLINES, FOR ADDITIONAL DEMOLITION INFORMATION.		DISCLOSED TO OTHERS, WITHOUT THE WRITTEN PERMISSION OF BRYAN PRAVDA.
			THE CONTRACTOR SHALL CHECK, VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS, REPORTING ANY DISCREPANCIES TO THE
	GENERAL NOTES TO SHEET A-101		ARCHITECT BEFORE COMMENCING WORK. DRAWINGS ARE NOT TO BE SCALED.
C7	GENERAL NOTES TO SHEET AND	с	CONSULTANTS/ ENGINEERS
			CHRISTOPER CAWLEY LANDSCAPE ARCHITECTURE, LLC
			780 NE 69TH STREET, STE. 1106 MIAMI, FL 33138
	KEYNOTE LEGEND		
	KEYNOTE TEXT		
E THE EXISTING	ASPHALT PAVING CONCRETE PAVING		
E THE EXISTING AND/ OR CURTAI NEW PLAN, & NE	CMU WALL AS NEEDED TO PLACE NEW OPENING (WINDOW, N WALL/ STOREFRONT SYSTEM). COORDINATE WITH STRUCT.		
	WINDOW AND FRAME		PROJECT NAME
E EXISTING RAM	P		SOUL TAVERN
E EXISTING PLAT	FORM/ LANDING TRASH ROOM, INCLUDING WALLS, FLOOR, ROOF, AND DOORS.	D	
AND REPAIR WH	ERE EXISTING TRASH ROOM MEETS REMAINDER OF EXISTING		PROJECT ADDRESS
E EXISTING DEC W DOOR AND SI EVATIONS	DRATIVE COLUMN(S). PATCH AND REPAIR AS NECESSARY DELIGHT. COORDINATE WITH STRUCT. DOCS, NEW PLAN, &		1801 WEST AVE.
SARY	I-FUNCTIONING STORM DRAIN & CAP PLUMBING AS		MIAMI BEACH, FL 33139
	CRETE TIRE STOPS DUND COVER FOR NEW GROUND COVER. COORDINATE WITH		
INATE WITH CITY	FOR NEW CURB CUT, FOR NEW DRIVE. REFER TO NEW PLAN		PROJECT NUMBER
V PLAN	TO REMOVE CURB CUTS AND CONTINUE SIDEWALK. REFER		2016_P03
			PROJECT STATUS
			DESIGN REVIEW BOARD
			DATE
			07 / 01 / 16
			SHEET NAME
		E	DEMOLITION
			PLAN
			SHEET NUMBER
			A-102
			□ <b></b>



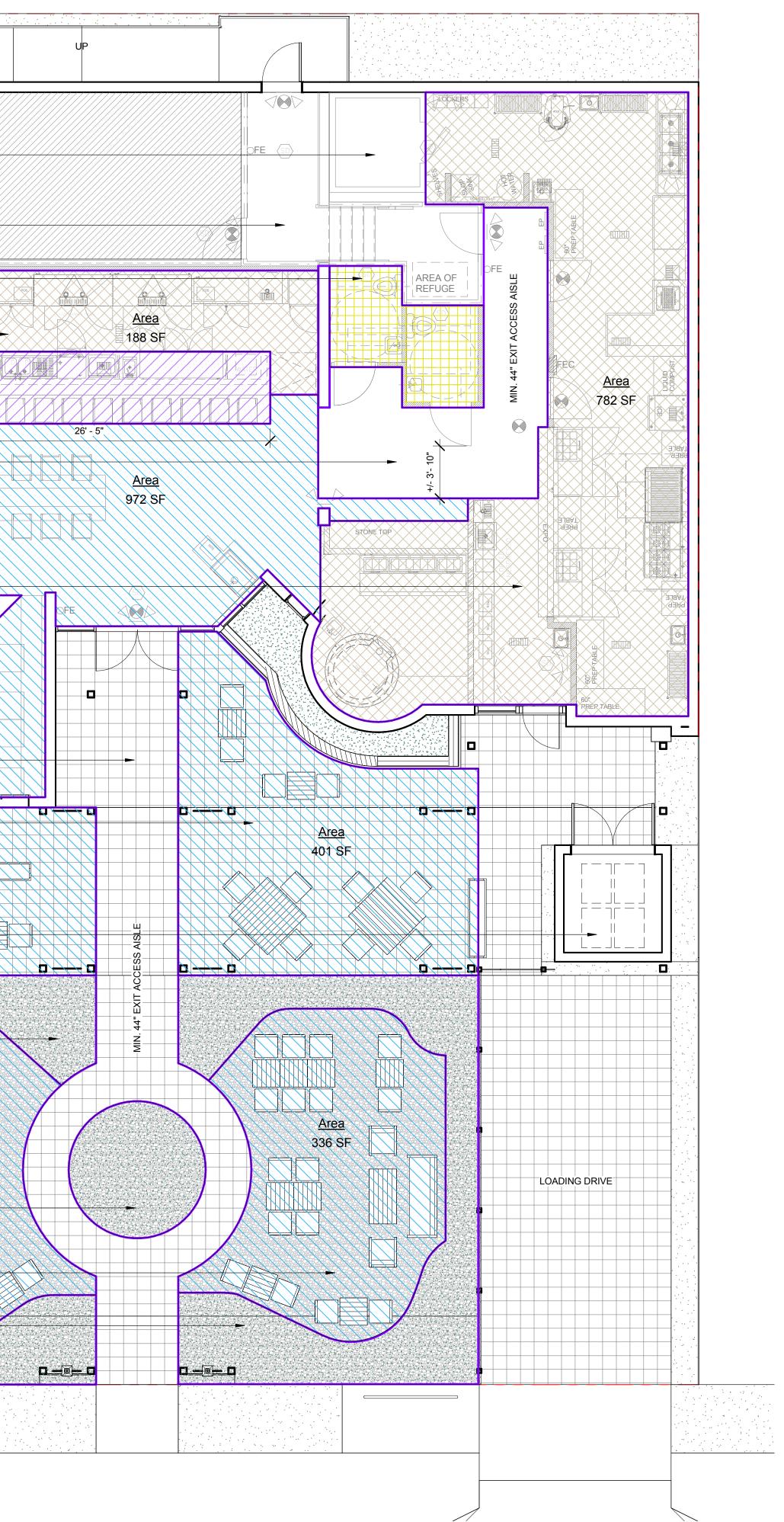
		PRAVD	Δ
		ARCHITECTURE / DE	SIGN
	NO.	REVISIONS DESCRIPTION	DATE
A			
		ARCHITECT PRAVDA ARCHITECTURE/ DESIGN	N, PLLC
		FLORIDA ARCHITECT BUSINE LICENSE NO. AA26002884	SS
		FLORIDA INTERIOR DESIGN BUS LICENSE NO. IB26001603	
		990 BISCAYNE BLVD, STE. 50 MIAMI, FL 33132 305/ 707/ 7663	J2
		3505 S. OCEAN DRIVE, STE. 14 HOLLYWOOD, FL 33019	
		BRYAN@PRAVDAarchitecture.co	
		DRAWN BY: BRYAN PRAVDA, . FLORIDA REGISTERED ARCHIT	
		LICENSE NO. AR95842 ARCHITECT SEAL	
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		09 / 22 / 16 PROVISIONS	
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	TH	E CONTRACTOR SHALL CHECK, VE BE RESPONSIBLE FOR ALL DIMEN REPORTING ANY DISCREPANCIES	ERIFY, AND ISIONS,
		ARCHITECT BEFORE COMMENCING DRAWINGS ARE NOT TO BE SCA	G WORK.
С		CONSULTANTS/ ENGINEER	S
		CHRISTOPER CAWLEY LANDSCAPE ARCHITECTURE, LLC 780 NE 69TH STREET, STE. 1106 MIAMI, FL 33138	;
		PROJECT NAME	
		SOUL TAVERN	1
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		PROJECT ADDRESS	
		MIAMI BEACH, FL 33139	
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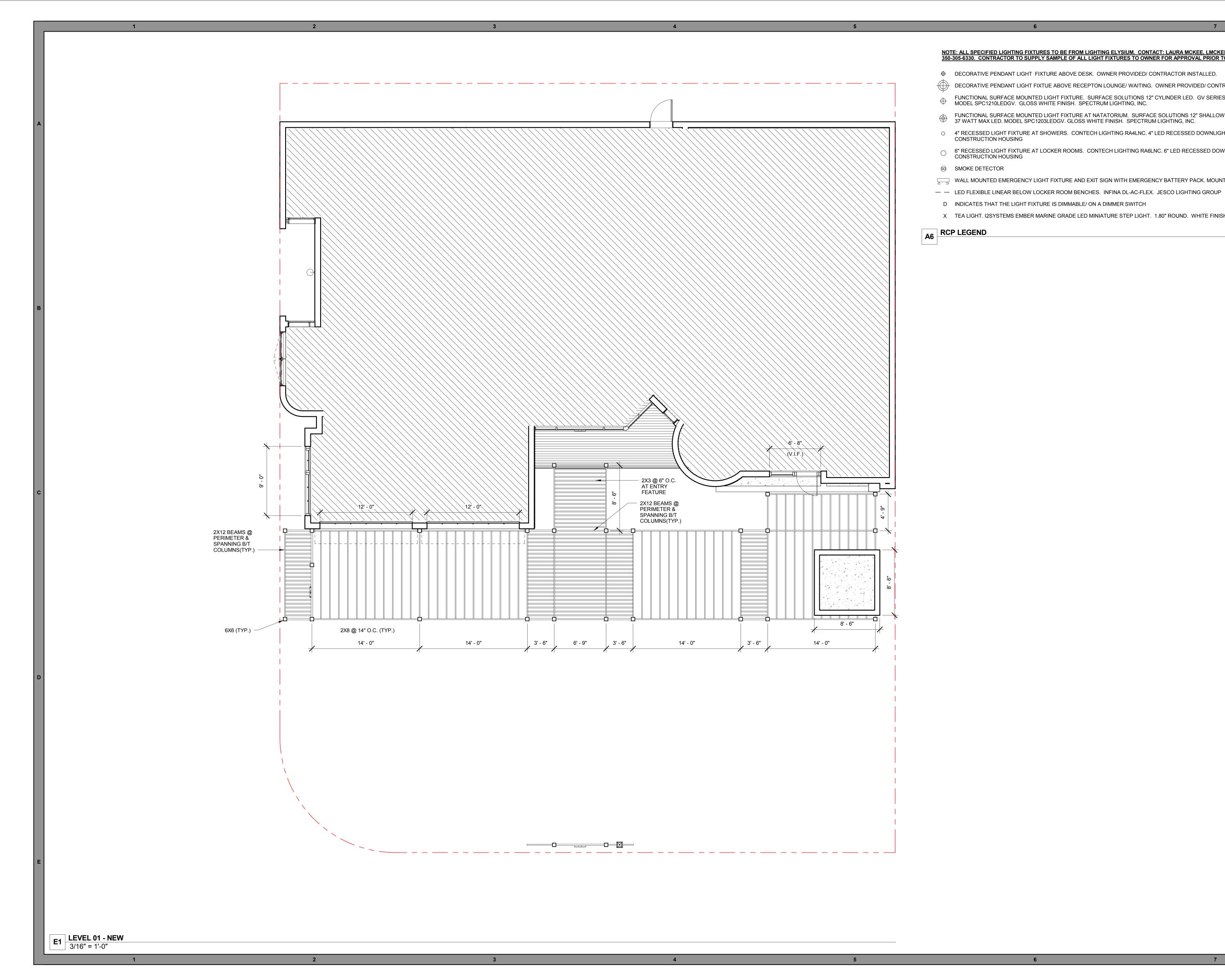
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	305/ 707/ 7663 3505 S. OCEAN DRIVE, STE. 14	417
	HOLLYWOOD, FL 33019 BRYAN@PRAVDAarchitecture.c	om
	www.PRAVDAarchitecture.com DRAWN BY: BRYAN PRAVDA, A	
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в	FOR DESIGN REVIEW BOARD ON NOT FOR CONSTRUCTION.	NLY.
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	OR IDEAS CONTAINED HEREIN MAY FOR ANY PURPOSE OTHER THAN PROJECT UNDER THE SUPERVISION	BE USED N THIS
	PRAVDA, NOR MAY THEY BE REPROD DISCLOSED TO OTHERS, WITHOU WRITTEN PERMISSION OF BRYAN F	DUCED OR JT THE PRAVDA.
	THE CONTRACTOR SHALL CHECK, VE BE RESPONSIBLE FOR ALL DIMEN REPORTING ANY DISCREPANCIES	SIONS, TO THE
	ARCHITECT BEFORE COMMENCING DRAWINGS ARE NOT TO BE SCA	ALED.
c	CONSULTANTS/ ENGINEERS	5
	LANDSCAPE ARCHITECTURE, LLC 780 NE 69TH STREET, STE. 1106 MIAMI, FL 33138	;
	SOUL TAVERN	1
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	PROJECT ADDRESS	
	1801 WEST AVE. MIAMI BEACH, FL 33139	
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VACANT SPACE THIS AREA IS NOT A PART OF THE		<u></u>
RESTAURANT'S LEASED SPACE = 0 OCCUPANTS STORAGE THIS IS A WALK-IN COOLER =		
0 OCCUPANTS <u>EGRESS CORRIDOR</u> 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	CALED CONCRETE FLOOR	, , , , , , , , , , , , , , , , , , ,
NTERIOR TOTAL 2 + 2 + 16 + 65 + 8 = 93 OCCUPANTS	44" EXIT ACCESS AISLE	
EXTERIOR ACCESS AISLE CLEAR FOR EGRESS = O 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 =		5 SF
0 OCCUPANTS <u>EXTERIOR SEATING</u> A2 UNCONCENTRATED, 1 PER 15 SF, 336 SF / 15 =		
<b>LANDSCAPED AREA</b> INACCESSIBLE =		
0 OCCUPANTS LANDSCAPED AREA INACCESSIBLE = 0 OCCUPANTS		
EXTERIOR TOTAL 27 + 26 + 36 + 23 = 112 OCCUPANTS		
OCCUPANCY LOAD TOTAL		
INTERIOR (93) <u>EXTERIOR (112) =</u> 205 OCCUPANTS		

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



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		ARCHITECT PRAVDA ARCHITECTURE/ DESIGN FLORIDA ARCHITECT BUSINE LICENSE NO. AA26002884 FLORIDA INTERIOR DESIGN BUS LICENSE NO. IB26001603 990 BISCAYNE BLVD, STE. 50	SS
		MIAMI, FL 33132 305/ 707/ 7663 3505 S. OCEAN DRIVE, STE. 14 HOLLYWOOD, FL 33019 BRYAN@PRAVDAarchitecture.co www.PRAVDAarchitecture.cor DRAWN BY: BRYAN PRAVDA, 4	417 :om n
		FLORIDA REGISTERED ARCHIT LICENSE NO. AR95842	ECT
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		CHRISTOPER CAWLEY LANDSCAPE ARCHITECTURE, LLC 780 NE 69TH STREET, STE. 1106 MIAMI, FL 33138	
		PROJECT NAME	
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		PROJECT ADDRESS	
		1801 WEST AVE. MIAMI BEACH, FL 33139	
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### 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.

7

DECORATIVE PENDANT LIGHT FIXTURE ABOVE DESK. OWNER PROVIDED/ CONTRACTOR INSTALLED.

(D) DECORATIVE PENDANT LIGHT FIXTUE ABOVE RECEPTON LOUNGE/ WAITING. OWNER PROVIDED/ CONTRACTOR INSTALLED. FUNCTIONAL SURFACE MOUNTED LIGHT FIXTURE. SURFACE SOLUTIONS 12" CYLINDER LED. GV SERIES/ 55 WATT MAX LED.

FUNCTIONAL SURFACE MOUNTED LIGHT FIXTURE AT NATATORIUM. SURFACE SOLUTIONS 12" SHALLOW CYLINDER. GV SERIES/<br/>37 WATT MAX LED. MODEL SPC1203LEDGV. GLOSS WHITE FINISH. SPECTRUM LIGHTING, INC.

0 4" RECESSED LIGHT FIXTURE AT SHOWERS. CONTECH LIGHTING RA4LNC. 4" LED RECESSED DOWNLIGHT. UNIVERSAL NEW

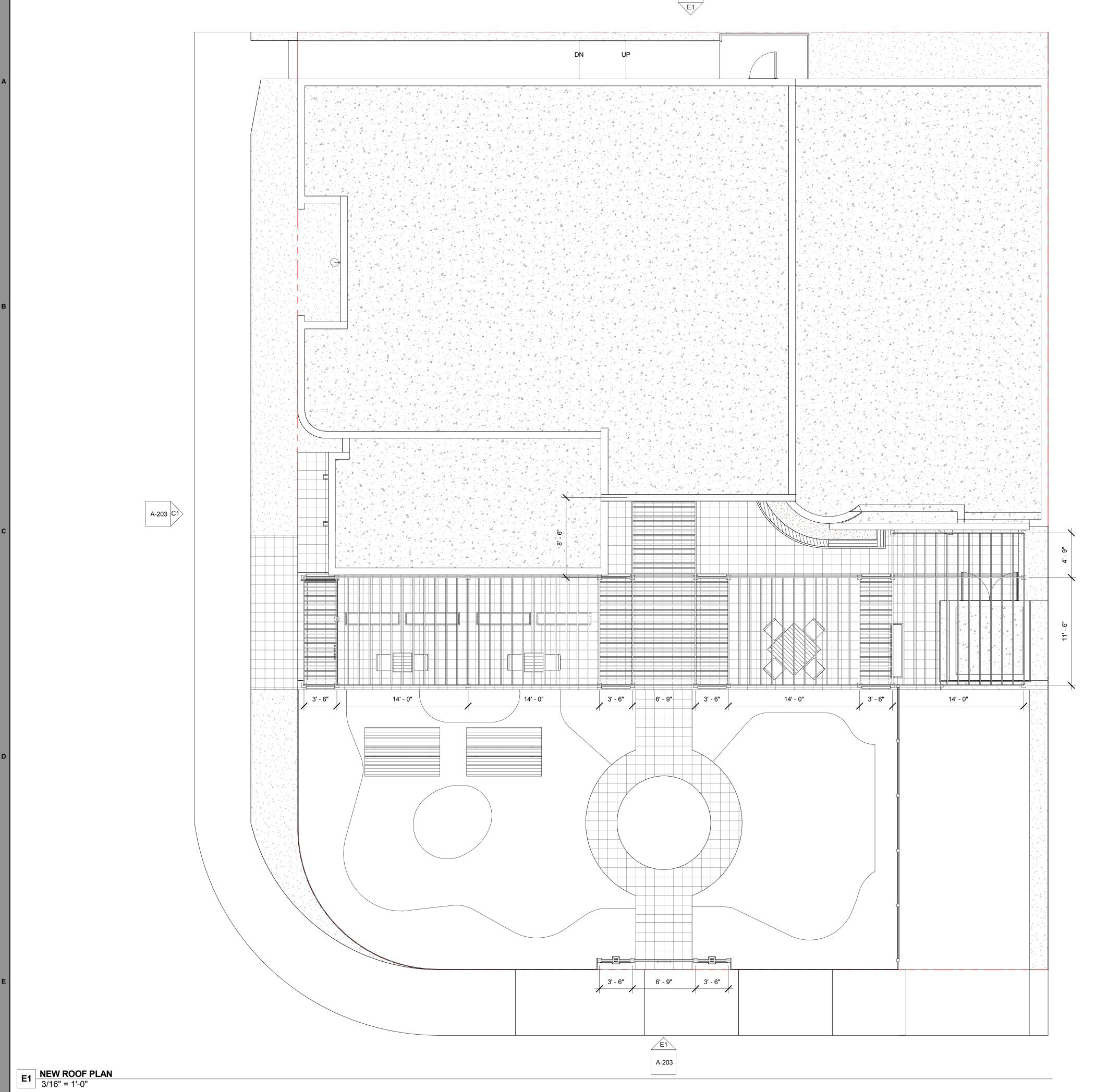
O 6" RECESSED LIGHT FIXTURE AT LOCKER ROOMS. CONTECH LIGHTING RA6LNC. 6" LED RECESSED DOWNLIGHT. UNIVERSAL NEW CONSTRUCTION HOUSING

WALL MOUNTED EMERGENCY LIGHT FIXTURE AND EXIT SIGN WITH EMERGENCY BATTERY PACK. MOUNTED 8'-0" A.F.F.

D INDICATES THAT THE LIGHT FIXTURE IS DIMMABLE/ ON A DIMMER SWITCH

X TEA LIGHT. I2SYSTEMS EMBER MARINE GRADE LED MINIATURE STEP LIGHT. 1.80" ROUND. WHITE FINISH. MODEL E1150Z-31CAB

		PRAVDA
<u>M.</u>		ARCHITECTURE/ DESIGN
		REVISIONS
		NO. DESCRIPTION DATE
	Α	ARCHITECT
V		PRAVDA ARCHITECTURE/ DESIGN, PLLC
v		FLORIDA ARCHITECT BUSINESS LICENSE NO. AA26002884
		FLORIDA INTERIOR DESIGN BUSINESS LICENSE NO. IB26001603
		990 BISCAYNE 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
		FOR DESIGN REVIEW BOARD ONLY. NOT FOR CONSTRUCTION.
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		DISCLOSED TO OTHERS, WITHOUT THE WRITTEN PERMISSION OF BRYAN PRAVDA.
		THE CONTRACTOR SHALL CHECK, VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS, REPORTING ANY DISCREPANCIES TO THE
		ARCHITECT BEFORE COMMENCING WORK. DRAWINGS ARE NOT TO BE SCALED.
	с	CONSULTANTS/ ENGINEERS
		CHRISTOPER CAWLEY
		LANDSCAPE ARCHITECTURE, LLC 780 NE 69TH STREET, STE. 1106 MIAMI, FL 33138
		PROJECT NAME
		SOUL TAVERN
	D	
		PROJECT ADDRESS
		1801 WEST AVE. MIAMI BEACH, FL 33139
		PROJECT NUMBER
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		PROJECT STATUS
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		FLORIDA INTERIOR DESIGN BUS LICENSE NO. IB26001603	INESS
		990 BISCAYNE BLVD, STE. 50 MIAMI, FL 33132 305/ 707/ 7663	)2
		3505 S. OCEAN DRIVE, STE. 14 HOLLYWOOD, FL 33019	417
		BRYAN@PRAVDAarchitecture.c	com
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		REPORTING ANY DISCREPANCIES ARCHITECT BEFORE COMMENCING DRAWINGS ARE NOT TO BE SCA	TO THE G WORK.
c	;	CONSULTANTS/ ENGINEER	
		CHRISTOPER CAWLEY LANDSCAPE ARCHITECTURE, LLC	;
		780 NE 69TH STREET, STE. 1106 MIAMI, FL 33138	
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