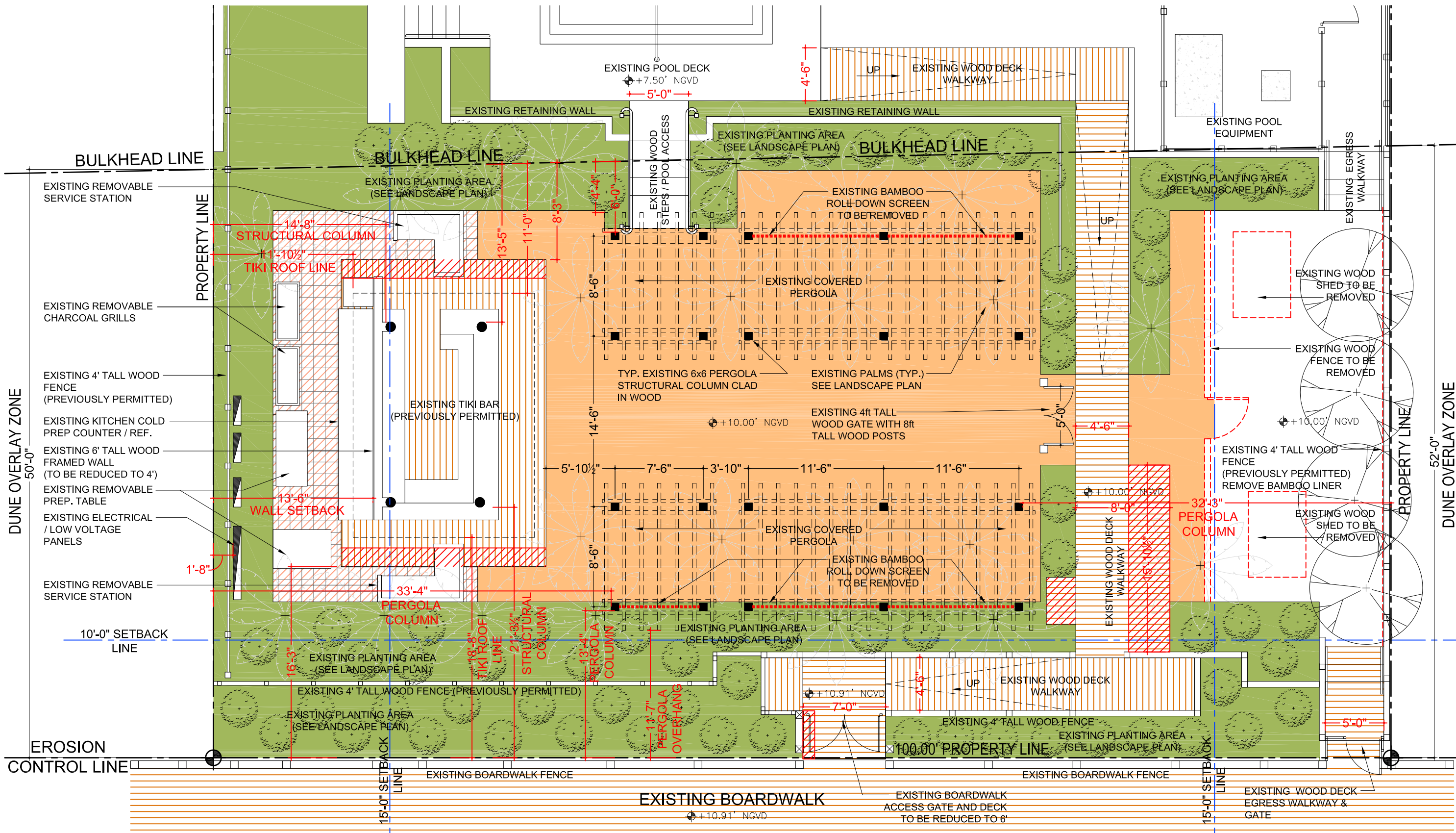
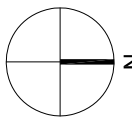
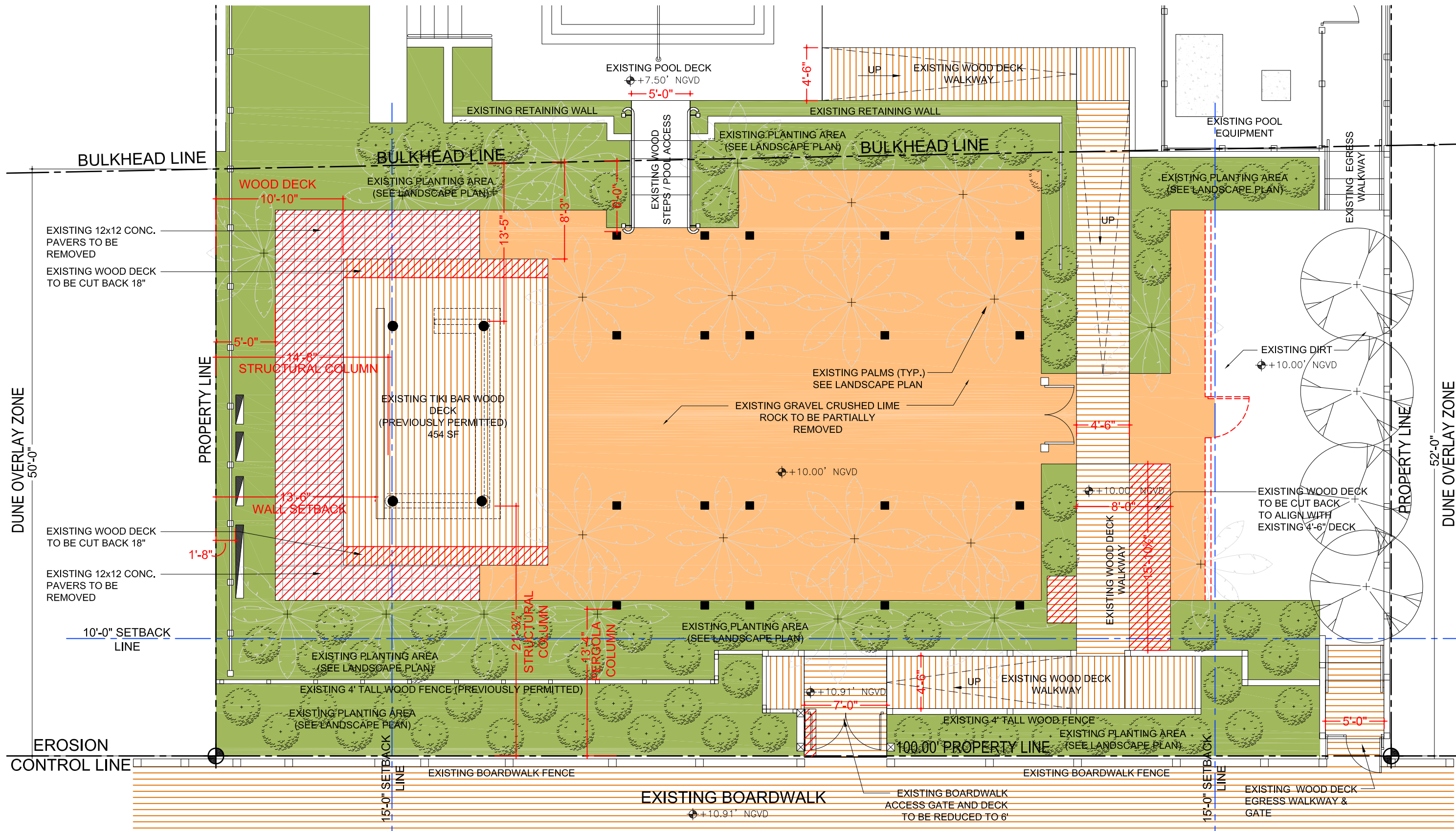


MANDOLIN EXISTING CONDITIONS / DEMOLITION FLOOR PLAN

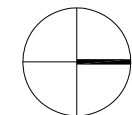
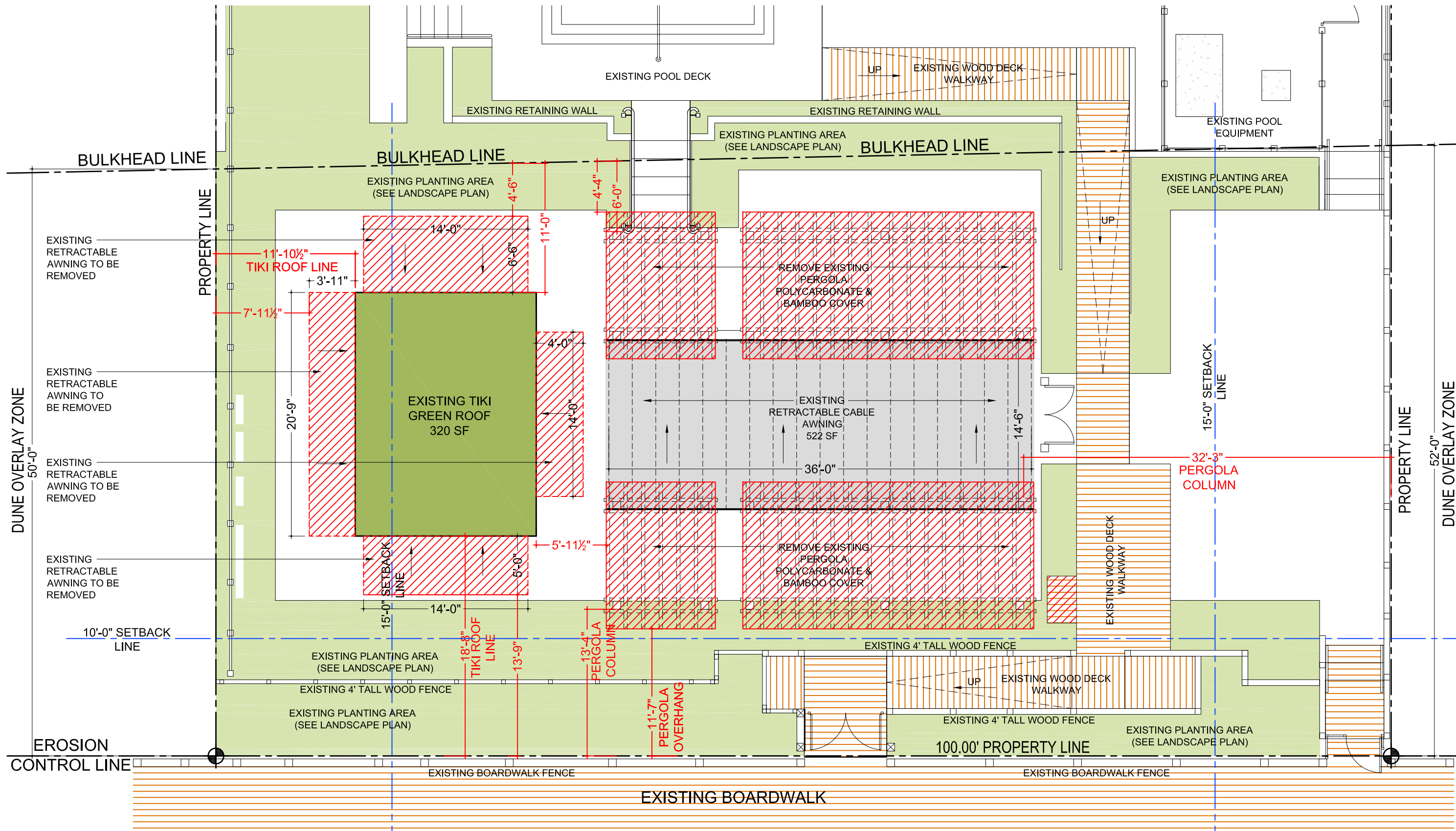
SCALE: 1/8" = 1'-0"



MANDOLIN EXISTING CONDITIONS / DEMOLITION PAVING PLAN

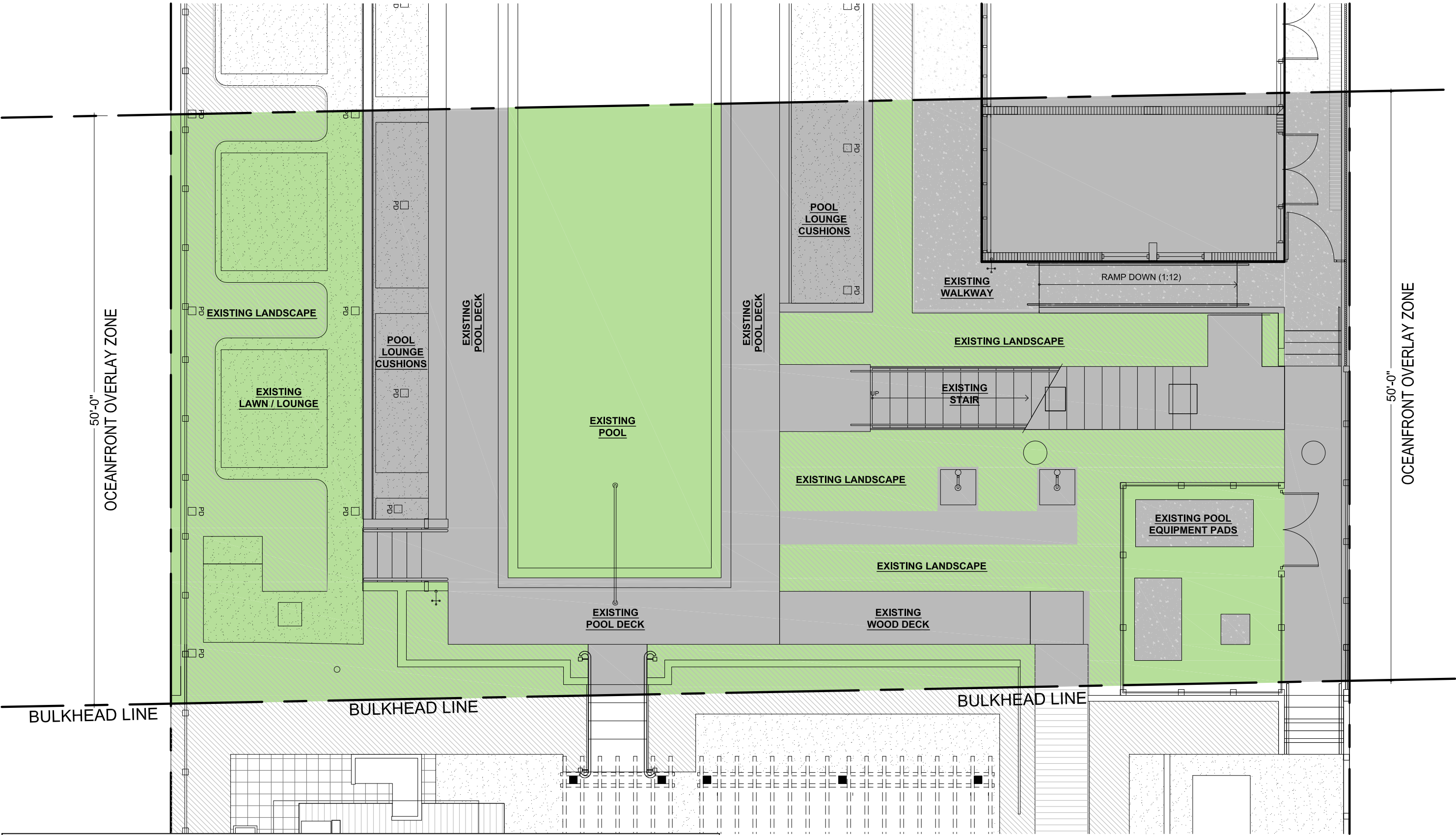
SCALE: 1/8" = 1'-0"

16149
SOHO BEACH HOUSE - MANDOLIN 4385 Collins Ave Miami Beach, Florida 33140
MANDOLIN EXISTING CONDITIONS / DEMOLITION PAVING PLAN
A1.3
09-16-16
111 E FLAGLER ST., #205 MIAMI, FL 33131 T 305.377.0082 E info@nc-office.com
NC-office architecture / urbanism



MANDOLIN EXISTING CONDITIONS / DEMOLITION ROOF PLAN

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

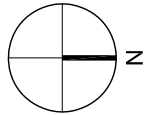


EXISTING OPEN SPACE REQUIREMENTS (Oceanfront Overlay Zone 142-802)			
	REQUIRED	EXISTING	
OPEN SPACE RATIO	5,010 SF x 0.5 = 2,505 SF (50%)	5,010 SF - 2,434 SF = 2,576 SF (51.41%)	
NON OPEN SPACE	AREA (SF / %)	OPEN SPACE	AREA (SF / %)
Pool deck, pool lounge cushions, stair and walkways	2,434 (48.58%)	Pool, landscape area and pervious ground cover	2,576 (51.41%)

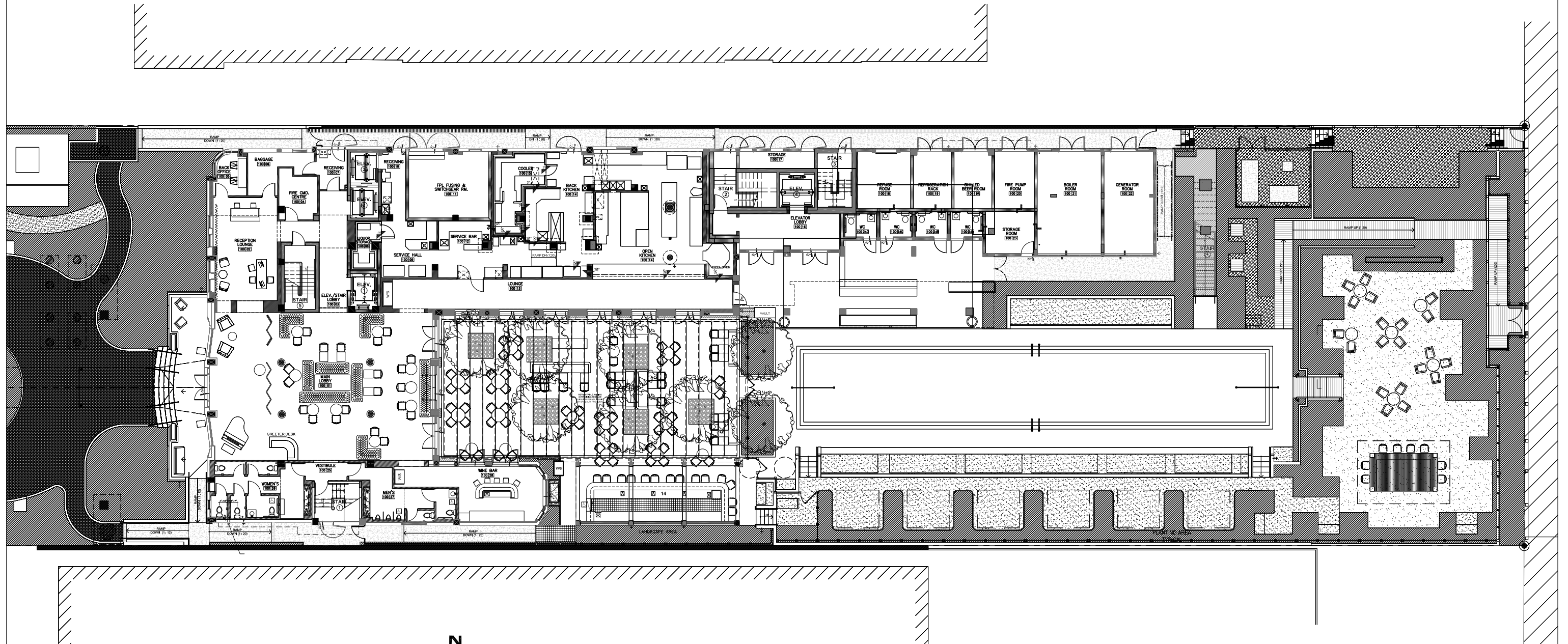
OPEN SPACE

NON OPEN SPACE

HATCH LEGEND



OCEANFRONT OVERLAY
EXISTING OPEN SPACE DIAGRAM
SCALE: 1/8" = 1'-0"

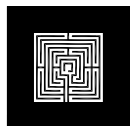


FIRST FLOOR FURNITURE PLAN

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



FOR REFERENCE – HEARING APPROVED PLANS – PB FILE 1959



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SOHO BEACH HOUSE

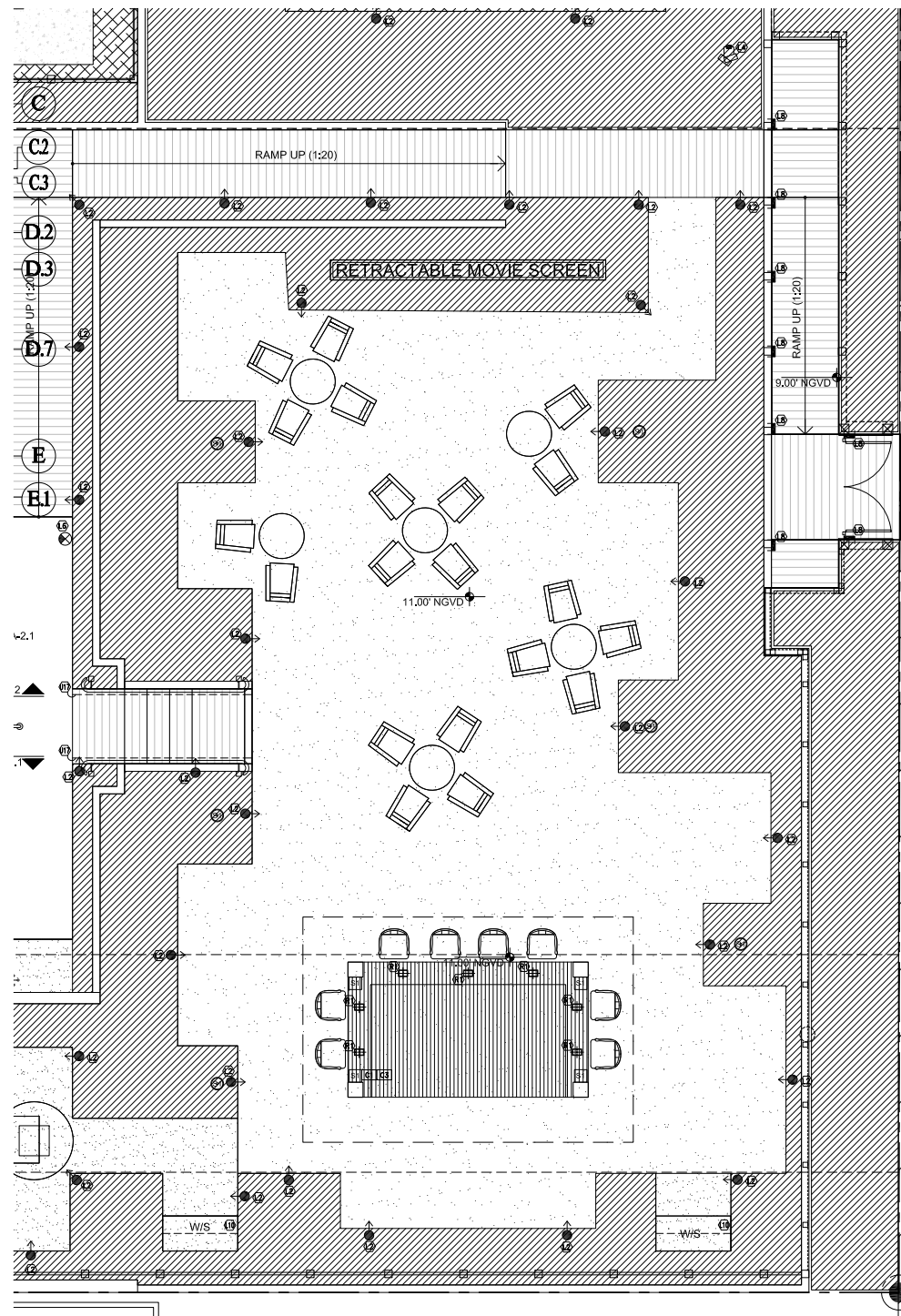
4385 COLLINS AVENUE, MIAMI BEACH, FL, 33140
JOB NO. 05035

RENOVATION AND ADDITION
CONSTRUCTION DOCUMENTS

FIRST FLOOR
FURNITURE PLAN

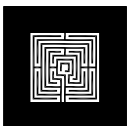
FR-1.1a

APRIL 23, 2010



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

FOR REFERENCE – HEARING APPROVED PLANS – PB FILE 1959



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SOHO BEACH HOUSE
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JOB NO. 05035

RENOVATION AND ADDITION

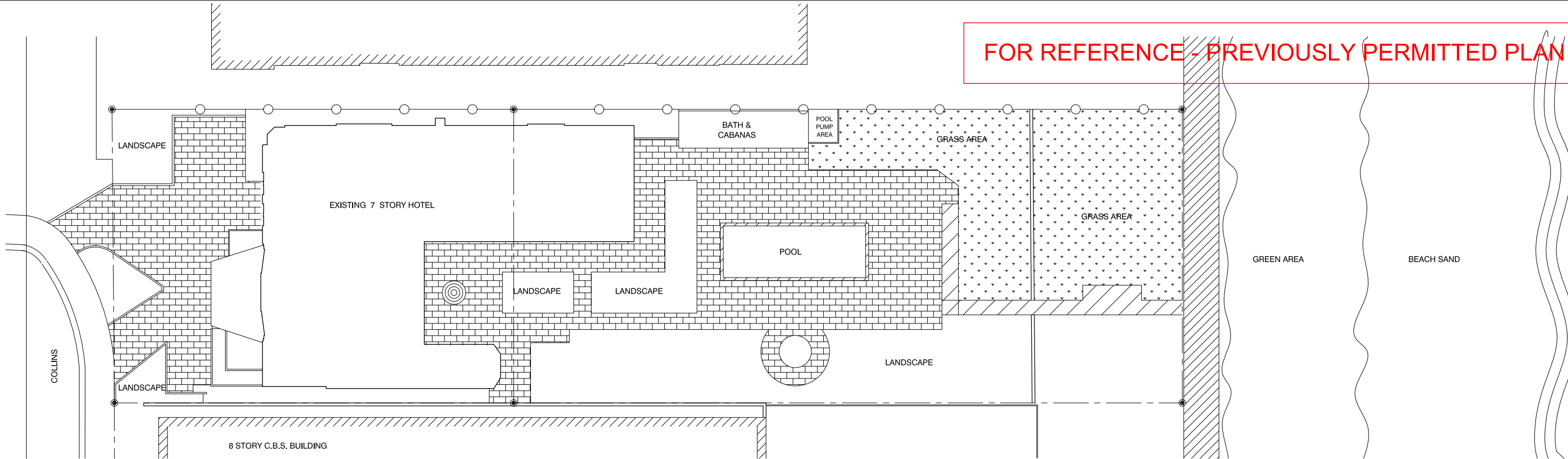
PLANNING BOARD & BOARD OF ADJUSTMENT SUBMISSION

BAR & SUN DECK PLAN

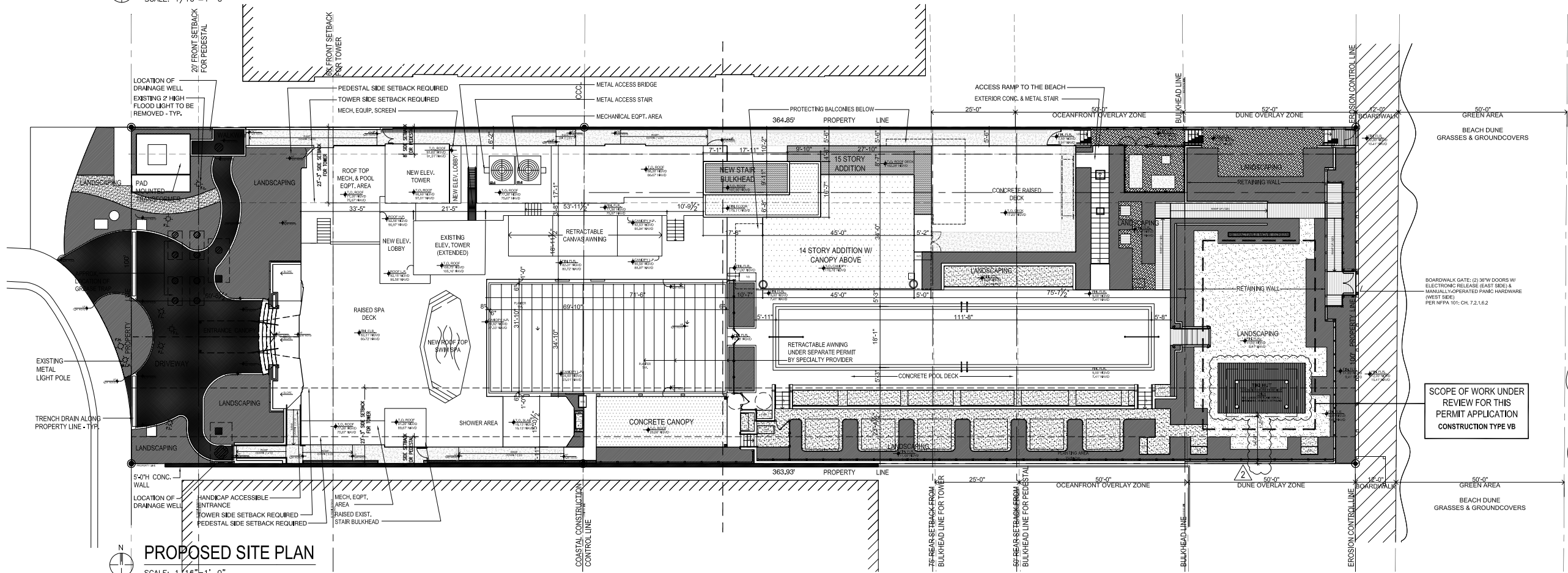
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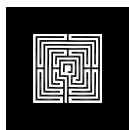
FOR REFERENCE - PREVIOUSLY PERMITTED PLAN



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



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

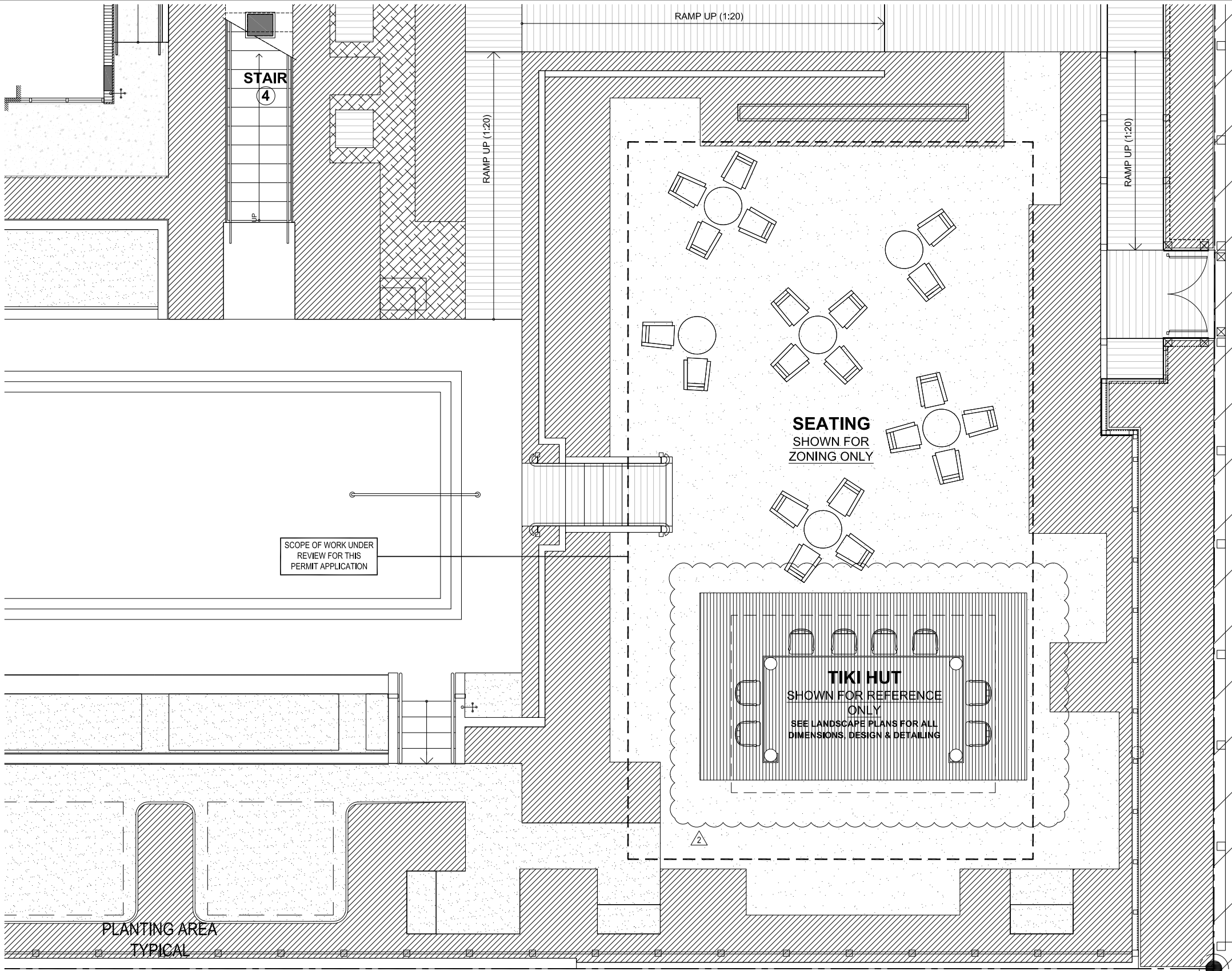


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REVISIONS	REVISIONS
09.13.10 CMB COMMENTS	
11.18.10 CMB COMMENTS	
11.22.10 CMB COMMENTS	

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

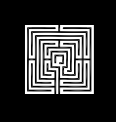
EXISTING & PROPOSED
SITE PLAN
G-1.4
08.11.10



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 DEV'T 0-450) PER NFPA 101 (2003ed.) Ch.10.2.2.

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



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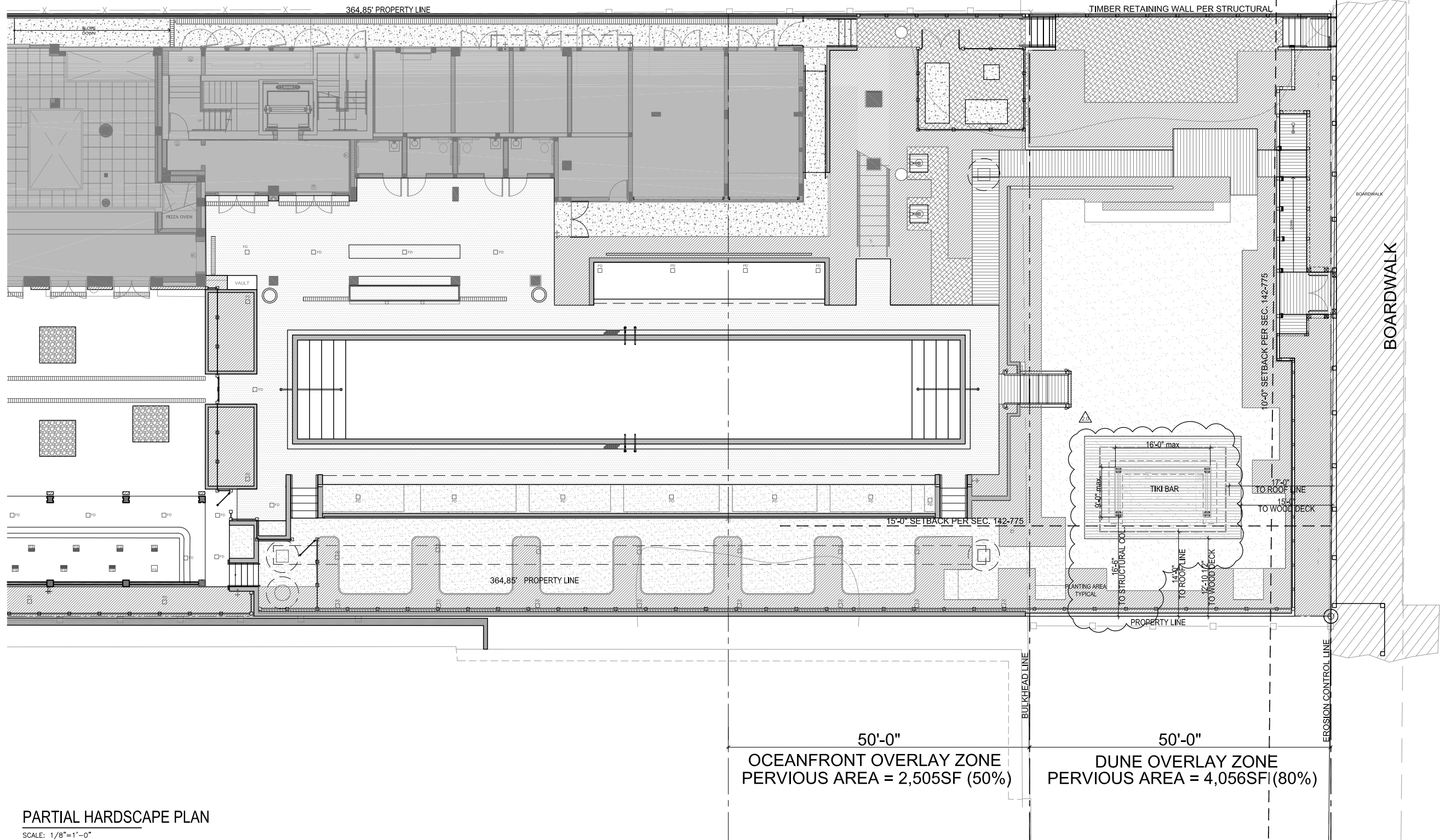
REVISIONS		
09.13.10	CMB	COMMENTS
11.18.10	CMB	COMMENTS
11.22.10	CMB	COMMENTS

REVISIONS		

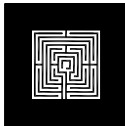
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JOB NO. 05035
TIKI HUT
CONSTRUCTION DOCUMENTS

TIKI HUT
A4.5d
08.11.10

FOR REFERENCE - PREVIOUSLY PERMITTED PLAN



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



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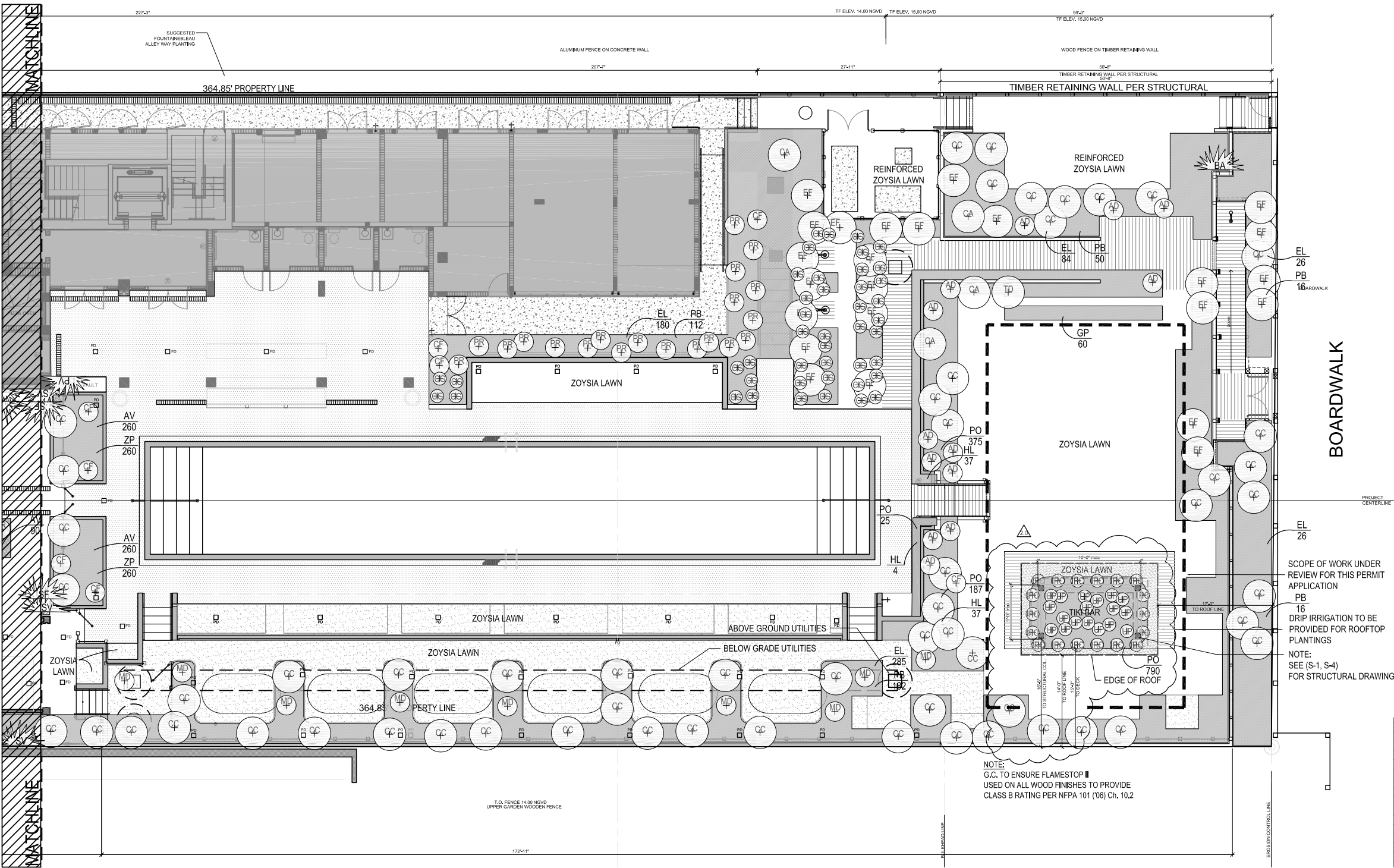


REVISIONS

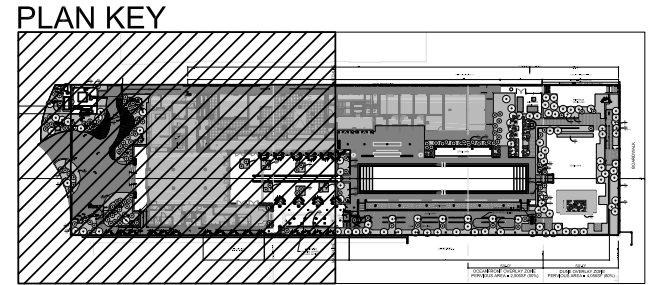
REVISIONS

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-16			
QTY	ABRV	BOTANICAL NAME	COMMON NAME
TREES			
1	CRD	<i>Clusia rosea</i>	Autograph Tree
1	CRS	<i>Clusia rosea</i>	Autograph Tree
2	CIX	<i>Clusia rosea</i>	Autograph Tree
25	CIV	<i>Coccoloba uvifera</i>	Sea Grape
3	CER	<i>Conocarpus erectus</i>	Green Buttonwood
14	CES	<i>Conocarpus erectus var. sericeus</i>	Silver Buttonwood
2	CEY	<i>Conocarpus erectus var. sericeus</i>	Silver Buttonwood
1	PAG	<i>Pachira aquatica</i> (See NOTE 2)	Water Chestnut
PALMS			
19	CNU	<i>Coccothrinax</i>	Coconut Palm
2	CMA	<i>Copernicia macroglossa</i>	Petiole Palm
3	LLO	<i>Latisia loddigesii</i>	Blue Latisia Palm
2	LUX	<i>Leucothrinax morrisii</i>	Silver Thatch Palm
7	REL	<i>Rhynchospora elegans</i>	Royal Palm
4	REL	<i>Rhynchospora elegans</i>	Royal Palm
11	SPA	<i>Sabal palmetto</i>	Cabbage Palm
20	TRX	<i>Thrinax radiata</i>	Green Thatch Palm
4	VMD	<i>Veitchia montgomeryana</i>	Montgomery Palm
NATIVE UNDERSTORY SHRUBS			
67	CC	<i>Casipoua cynophallophora</i>	Jamaica Caper
24	EF	<i>Eugenia foetida</i>	Spanish Stopper
ACCENTS			
13	AD	<i>Aechmea 'Dean'</i>	Same
44	CG	<i>Cuscuta guttata 'Nana'</i>	Same
15	CP	<i>Cordyline frutescens 'Black Magic'</i>	Same
4	CA	<i>Citrus augustum 'Queen Emma'</i>	Same
3	HC	<i>Heliconia caribaea</i> (See NOTE 2)	Same
1	HR	<i>Heliconia rostrata</i> (See NOTE 2)	Same
25	MD	<i>Monstera deliciosa</i> (See NOTE 2)	Same
1	PS	<i>Philodendron</i>	Same
85	PR	<i>Philodendron sp. 'Congo'</i>	Same
5	PW	<i>Philodendron 'Weeks Hybrid'</i> (See NOTE 3)	Same
31	TD	<i>Triplaris dactyloides</i>	Same
18	UP	<i>Urtica paniculata</i>	Same
GROUNDCOVERS			
1069	AV	<i>Aloe vera</i>	Medicinal Aloe
19	CI	<i>Chrysobalanus icaco</i>	Horizontal Coccoloba
1110	EL	<i>Erodia littoralis</i>	Golden Creeper
60	GP	<i>Gallardia pulchella</i>	Blanket Flower
76	HL	<i>Hymenocallis latifolia</i>	Spider Lily
353	NB	<i>Neoregelia 'Stress Nova'</i> (See NOTE 1)	Same
695	PB	<i>Philodendron 'Burla Marx'</i> (See NOTE 1)	Same
584	PO	<i>Portulaca oleracea</i>	Sea Purslane
790	PO	<i>Portulaca oleracea</i> (See NOTE 4)	Sea Purslane
19	SW	<i>Sansevieria 'Whale Fin'</i>	Same
80	ZP	<i>Zamia pumila</i>	Coontail
VINES			
1	BA	<i>Bougainvillea 'Alabama Sunset'</i>	Same
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
2	SG	<i>Coccoloba uvifera</i>	Sea Grape
31	CN	<i>Cocos nucifera</i>	Coconut Palm
4	CE	<i>Conocarpus erectus</i>	Green Buttonwood
12	BR	<i>Brachylaena arborea</i>	Bracelet-Wood
1	WD	<i>Phoenix sylvestris</i>	Wild Date Palm
19	TR	<i>Thrinax radiata</i>	Green Thatch Palm
MISC			
Zoysia Sod (3620 sqft)			
Reinforced Zoysia Sod (815 sqft) - Install per manufacturer's instructions			
Fertilizer: Florikote Coated Magnesium, Florikote13-5-11, Florikote Coated Micronutrients. Supplier: Florikan (800) 322-8866			
Recent plant allowance \$5,000 W.P.A. total (W.P.A. = Wholesale Purchase Allowance) Species to be determined by Landscape Architect			
Cocquina 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" Plusus Elliott 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 10' bar rooftop only			



PLANT SYMBOL KEY

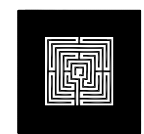


NOTE: FINAL LOCATION OF PLANTS TO BE DETERMINED IN THE FIELD BY LANDSCAPE ARCHITECT. CONTRACTOR TO STAKE TREE LOCATIONS AND CONFIRM SOIL DEPTH / UTILITY CONFLICTS. PRIOR TO DIGGING, CONTRACTOR TO SCHEDULE REVIEW OF FIELD CONDITIONS WITH LANDSCAPE ARCHITECT TO ADJUST TREE LOCATION TO RESOLVE ANY CONFLICTS

PARTIAL UNDERSTORY PLANTING PLAN

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

FOR REFERENCE - PREVIOUSLY PERMITTED PLAN



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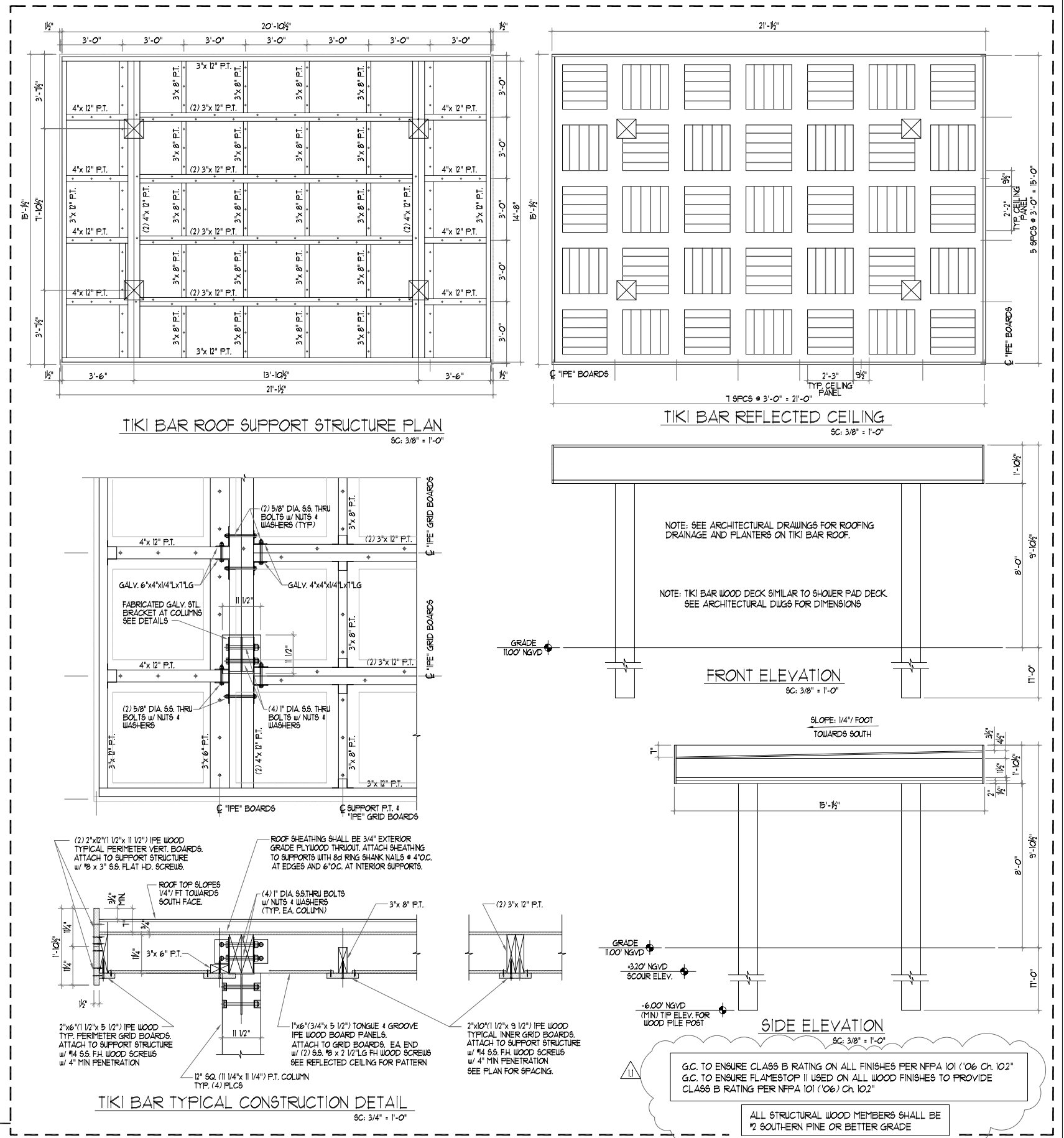
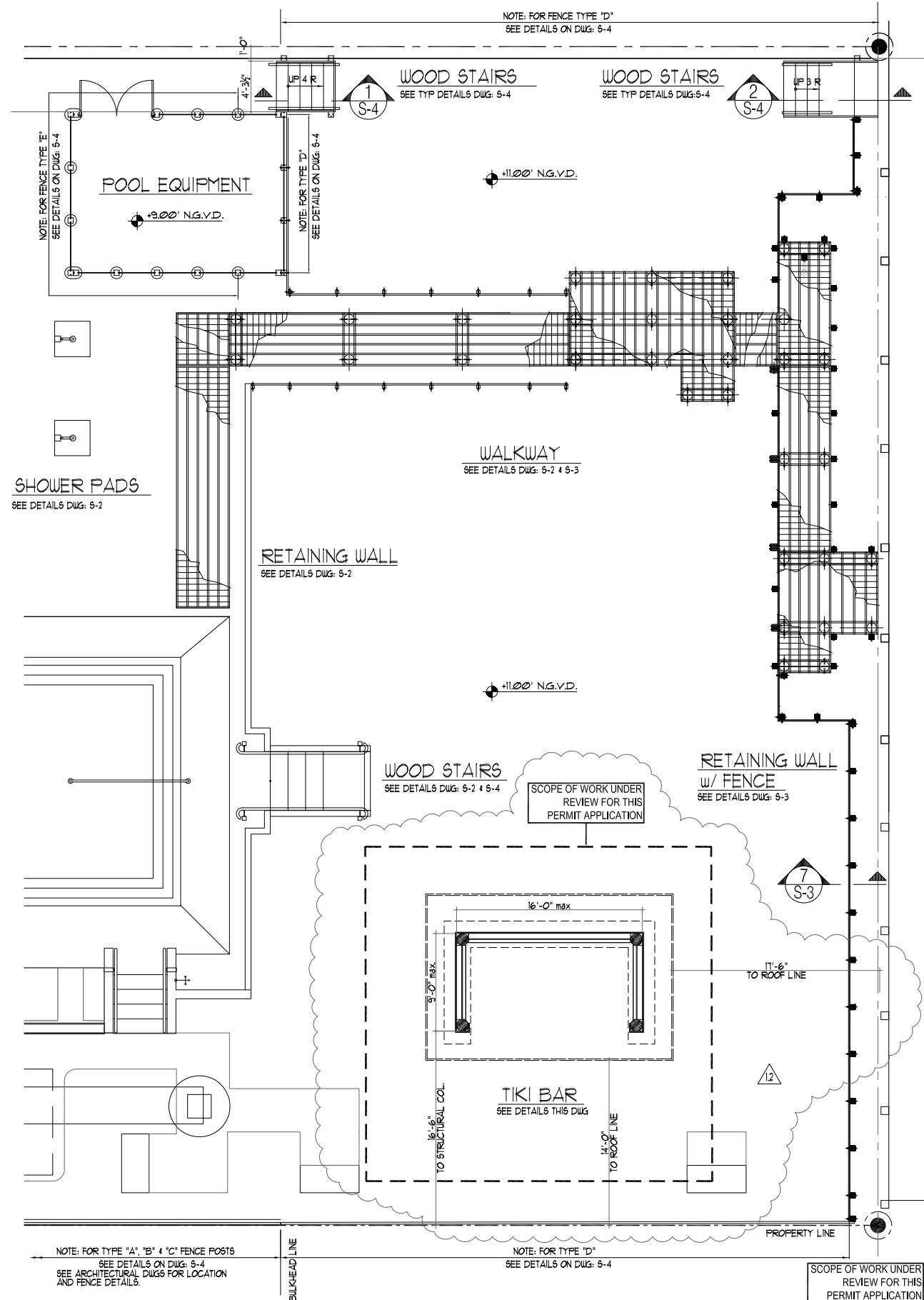


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raymond@raymondjungles.com

REVISIONS		REVISIONS	
09.13.10	CME COMMENTS		
11.18.10	CME COMMENTS		
11.22.10	OWNER'S CHANGES		

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

L-3.04
09.13.10



REVISIONS		
1	09.13.10	CMB COMMENT
2	11.18.10	CMB COMMENT

REVISIONS