

SCOPE OF WORK

After the fact modification of HPB Approval for expansion of Mandolin food and beverage venue located in the dune overlay (rear yard) and only open to private club members of Soho House. After the fact variances from the dune overlay regulations for the following: structures to be completely open on all sides and have unobstructed clear space from floor to roof; wood material only; interior side (south) setback; 80% open space; size of and spacing between structures.



SOHO BEACH HOUSE - MANDOLIN BEACH
4385 Collins Avenue | Miami Beach, Florida 33141

City of Miami Beach HPB - Final Submittal

Revised September 16, 2016

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DRAWING INDEX

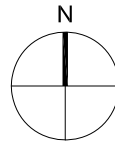
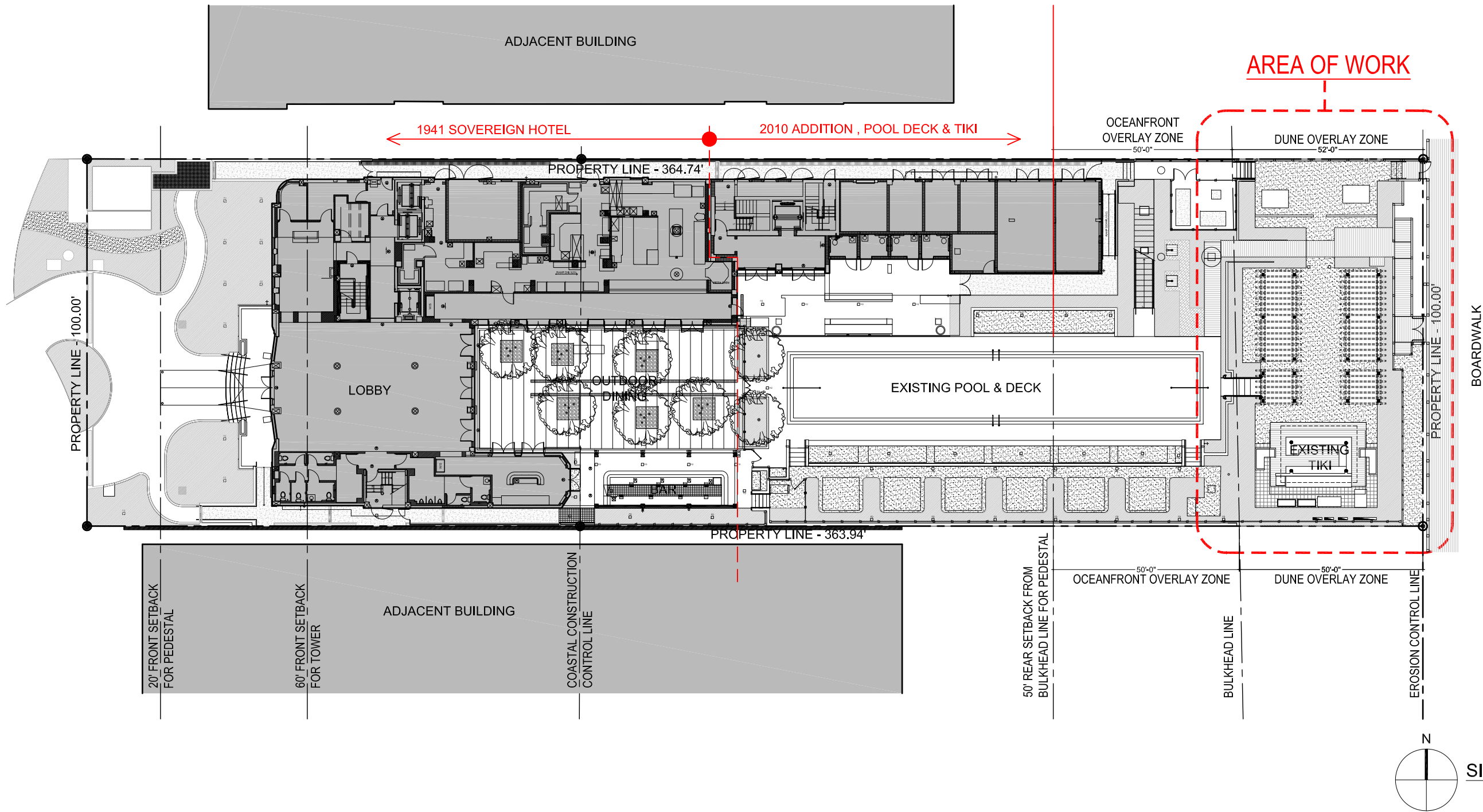
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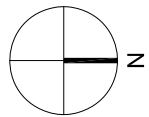
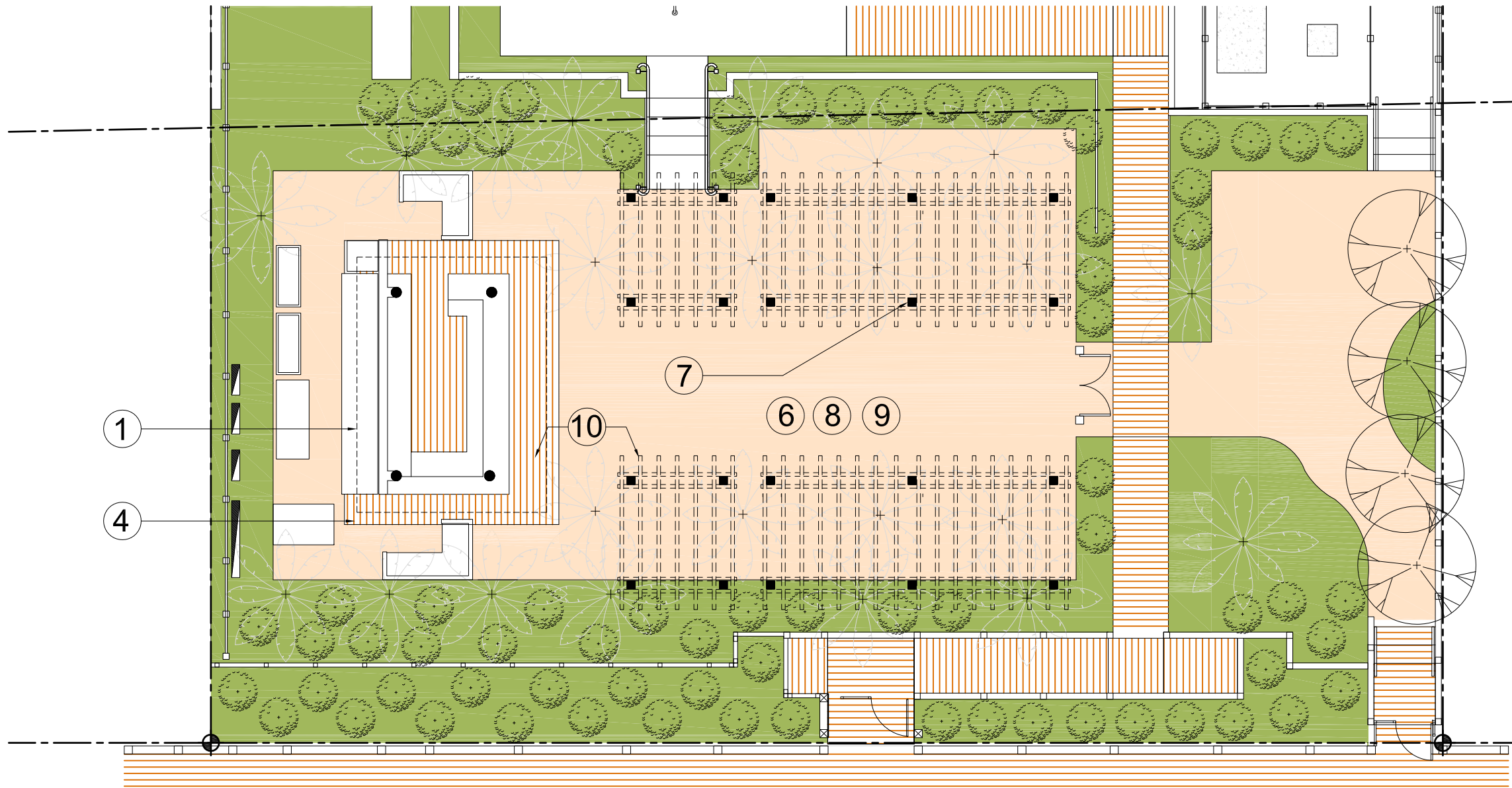
LANDSCAPE

TD100	TREE DISPOSITION NOTES & SCHEDULES
TD101	TREE DISPOSITION SCHEDULE & DETAILS
TD102	TREE DISPOSITION SCHEDULE
TD103	TREE DISPOSITION PLAN
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GENERAL PROJECT DATA			
ZONING DISTRICT	RM-3 (Collins Waterfront Historic District)		
LOT AREA	36,485 SF (100' x 364.85')		
FLOOR AREA RATIO	2.25		
ALLOWABLE BUILDING AREA	36,485 SF x 2.25 = 82,091 SF		
EXISTING BUILDING AREA	82,090 SF		
DUNE OVERLAY AREA	5,070 SF		
SETBACK REQUIREMENTS (Dune Overlay Zone 142.775)			
	REQUIRED	PROVIDED (existing Tiki)	PROVIDED (proposed pergola)
SIDE INTERIOR (North)	15'-0"	77'-0" (structural column) 72'-9" (roof line)	32'-3" (structural column) 30'-0" (pergola overhang)
SIDE INTERIOR (South)	15'-0"	13'-6" (low wall) 11'-10 1/2" (roof line) 10'-10 (wood deck tiki)	33'-4" (structural column) 31'-1" (pergola overhang)
REAR (East)	10'-0"	21'-3 1/2" (structural column) 18'-8" (roof line)	13'-4" (structural column) 11'-7" (pergola overhang)
BULKHEAD LINE (West)	0'-0"	13'-5" (structural column) 11'-0" (roof line)	6'-0" (structural column) 4'-4" (pergola overhang)
HEIGHT REQUIREMENTS (Dune Overlay Zone 142.775)			
	REQUIRED	PROVIDED (existing Tiki)	PROVIDED (proposed pergola)
BUILDING HEIGHT	12'-0" (max)	12'-8" (top of roof)	11'-2" (top of column) 8'-6" (top of pergola)
FINISH FLOOR ELEVATION	2'-6" (max. above dune)	10.0' ngvd (FF) - Dune 9.4' = 0'-7"	10.0 ngvd (FF) - Dune 9.4' = 0'-7"
EXISTING GRADE	4.64' NGVD (sidewalk at front of prop.)		
EXISTING OPEN SPACE REQUIREMENTS (Dune Overlay Zone 142.775)			
	REQUIRED	EXISTING	
OPEN SPACE RATIO	5,070 SF x 0.8 = 4,056 SF (80%)	5,070 SF - 2,701 SF = 2,369 SF (46.72%)	
NON OPEN SPACE	AREA (SF / %)	OPEN SPACE	AREA (SF / %)
Tiki deck, awnings, pavers, decks, pergolas.	2,701 (53.28%)	Gravel & Planting area	2,369 (46.72%)
OPEN SPACE REQUIREMENTS (Dune Overlay Zone 142.775)			
	REQUIRED	PROVIDED	
OPEN SPACE RATIO	5,070 SF x 0.8 = 4,056 SF (80%)	AWNINGS CLOSED 5,070 SF - 1,671 SF = 3,399 SF (67%)	
		AWNINGS OPEN 5,070 SF - 2193 SF = 2,877 SF (56.75%)	
NON OPEN SPACE	AREA (SF / %)	OPEN SPACE	AREA (SF / %)
Tiki Wood Deck (Reduced)	400 (7.88%)	Existing & New Planting Area	1,837 (36.23%)
Concrete Pavers (Removed)	0 (0%)	New Sand & Coquina	1,558 (30.73%)
Wood Walkways (Reduced)	477 (9.41%)		
Existing Retractable Cable Awning	522 (10.29%)		
Existing Open Pergolas	794 (14.67%)		
TOTAL (awning closed)	1,671 (32.95%)	TOTAL (awning closed)	3,399 (67%)
TOTAL (awning open)	2,193 (43.25%)	TOTAL (awning open)	2,877 (56.75%)
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%)
MANDOLIN - OCCUPANT LOAD / SEATING COUNT			
	AREA	OCCUPANT LOAD	SEATING COUNT
Outdoor Dining	1,563 sf	104	60
Bar	18ft	12	12
Bar (personnel)	100 sf	4	n/a
Outdoor Kitchen	100 sf	4	n/a
TOTAL		124	72



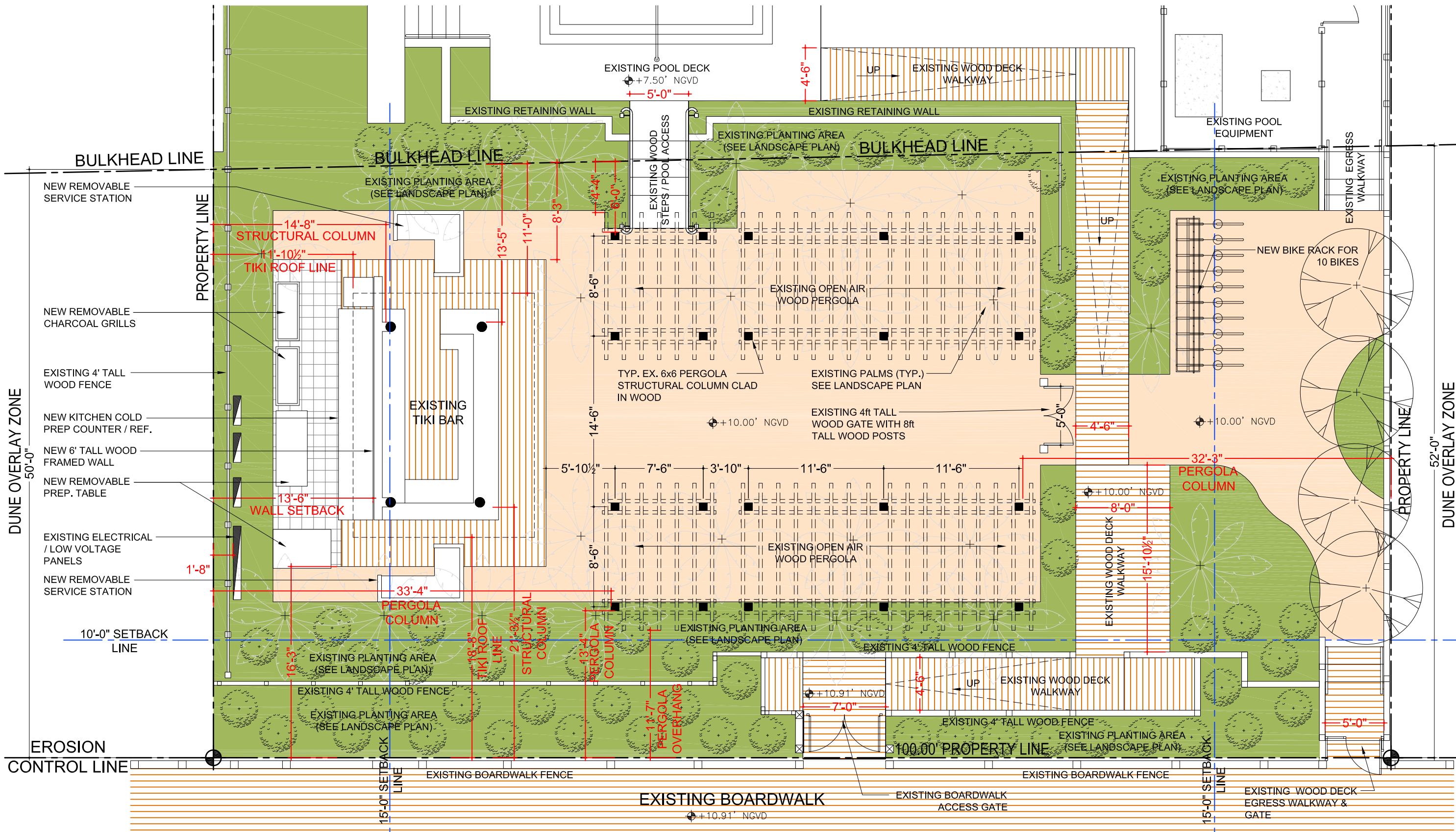
SITE PLAN
SCALE: 1" = 30'



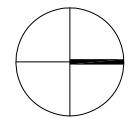
MANDOLIN VARIANCE KEY PLAN
SCALE: N.T.S.

- ① After-the-fact variance of Section 142-774(1) to exceed by 2'-0" the maximum allowed clear space of 8'-0" between the roof covering and finish floor in order to retain the existing previously approved tiki hut bar structure with clear space of 10'-0" measured from finish floor to the roof and located within the Dune Preservation Overlay district.
- ④ After-the-fact variance of Section 142-775(d) to reduce by 4'-2" the minimum required side setback of 15'-0" within the Dune Preservation Overlay District in order to retain the existing previously approved tiki hut wood deck at 10'-10" from the south side property line.
- ⑥ After-the-fact variance of Section 142-774(1) to exceed by 1'-8" the maximum allowed clear space of 8'-0" between the roof covering and finish floor in order to retain a retractable roof structure with clear space of 9'-8" measured from finish floor to the average height of the roof located within the Dune Preservation Overlay district.
- ⑦ After-the-fact variance of Section 142-774(2) to retain two pergola structures constructed of metal clad in wood where only wood materials are allowed for structures located within the Dune Preservation Overlay District.
- ⑧ After-the-fact variance of Section 142-775(b) to exceed by 916 square feet the maximum 400 square feet of area allowed for structures in order to retain two pergola structures connected with a retractable roof with an area of 1,316 square feet located within the Dune Preservation Overlay District.
- ⑨ After-the-fact variance of Section 142-775(a) to reduce by 23.25% (1,178 square feet) the minimum required open space of 80% (4,056) in order to retain a tiki hut bar, walkways, two pergola and roof structures and provide an open space of 56.75% (2,877 square feet) within the Dune Preservation Overlay District.
- ⑩ After-the-fact variance of Section 142-775(b) to reduce by 4'-11" the minimum distance separation of 10'-0" between structures located within the Dune Preservation Overlay District in order to retain a tiki hut bar structure, pergolas and retractable roof structures with a distance separation of 5'-1".

VARIANCES ② ③ ⑤ ⑪ HAVE BEEN ELIMINATED



SETBACK REQUIREMENTS (Dune Overlay Zone 142.775)			
	REQUIRED	PROVIDED (existing Tiki)	PROVIDED (proposed pergola)
SIDE INTERIOR (North)	15'-0"	77'-0" (structural column)	32'-3" (structural column)
		72'-9" (roof line)	30'-0" (pergola overhang)
SIDE INTERIOR (South)	15'-0"	13'-6" (low wall)	33'-4" (structural column)
		11'-10 1/2" (roof line)	31'-1" (pergola overhang)
REAR (East)	10'-0"	21'-3 1/2" (structural column)	5'-0" (pavers at tiki)
		18'-8" (roof line)	13'-4" (structural column)
BULKHEAD LINE (West)	0'-0"	13'-5" (structural column)	11'-7" (pergola overhang)
		11'-0" (roof line)	6'-0" (structural column)



MANDOLIN PROPOSED FLOOR PLAN

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

ORIGINAL

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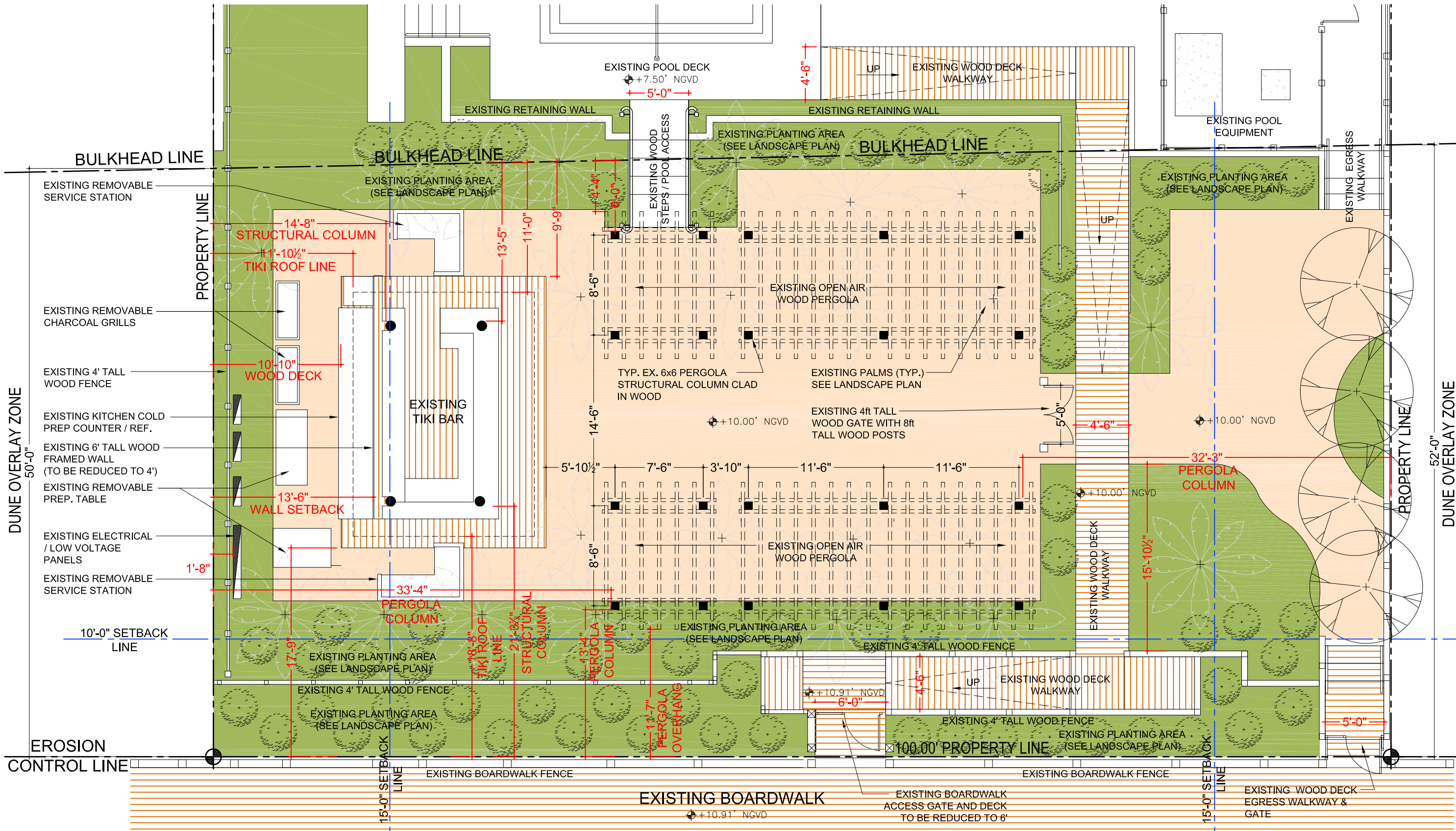
SOHO BEACH HOUSE - MANDOLIN
4385 Collins Ave | Miami Beach, Florida 33140

MANDOLIN PROPOSED FLOOR PLAN

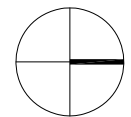
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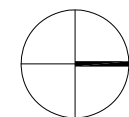
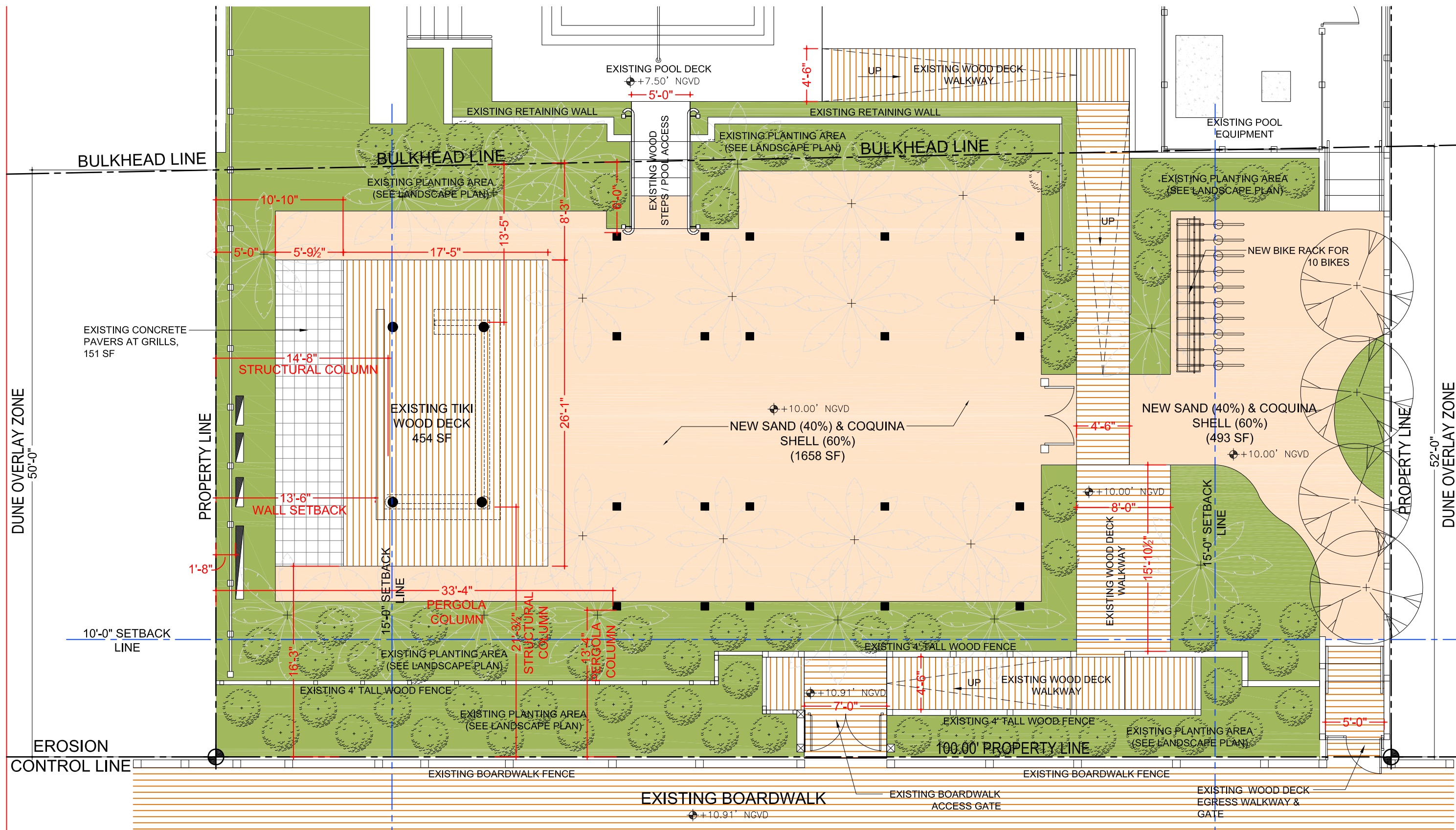
SETBACK REQUIREMENTS (Dune Overlay Zone 142.775)			
	REQUIRED	PROVIDED (existing Tiki)	PROVIDED (proposed pergola)
SIDE INTERIOR (North)	15'-0"	77'-0" (structural column) 72'-9" (roof line) 13'-6" (low wall)	32'-3" (structural column) 30'-0" (pergola overhang)
SIDE INTERIOR (South)	15'-0"	11'-10 1/2" (roof line) 10'-10" (wood deck tiki)	33'-4" (structural column) 31'-1" (pergola overhang)
REAR (East)	10'-0"	21'-3 1/2" (structural column) 18'-8" (roof line)	13'-4" (structural column) 11'-7" (pergola overhang)
BULKHEAD LINE (West)	0'-0"	13'-5" (structural column) 11'-0" (roof line)	6'-0" (structural column) 4'-4" (pergola overhang)



MANDOLIN PROPOSED FLOOR PLAN

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

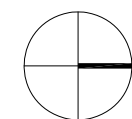
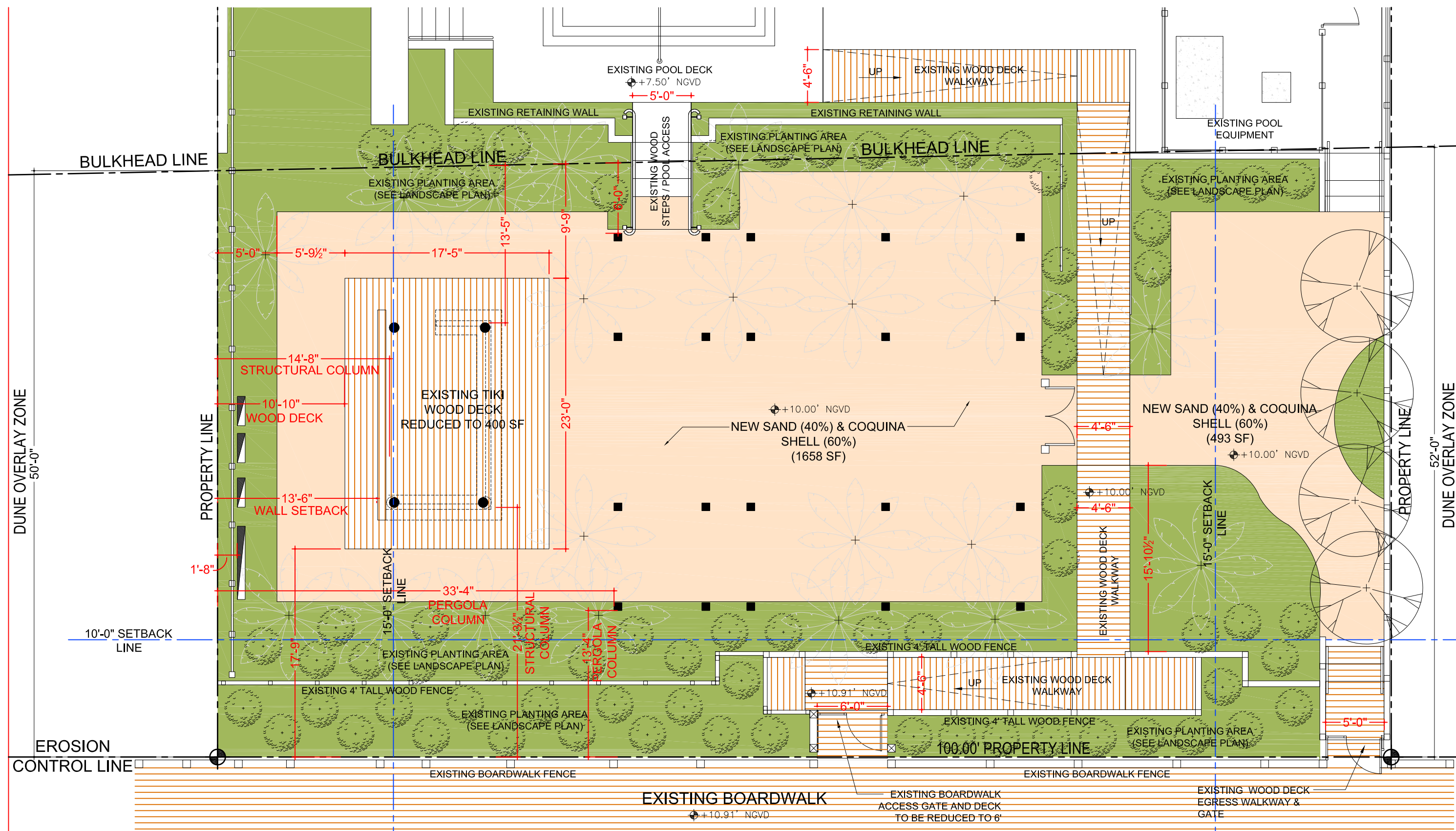
REVISED



MANDOLIN PROPOSED PAVING PLAN

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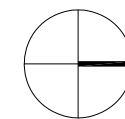
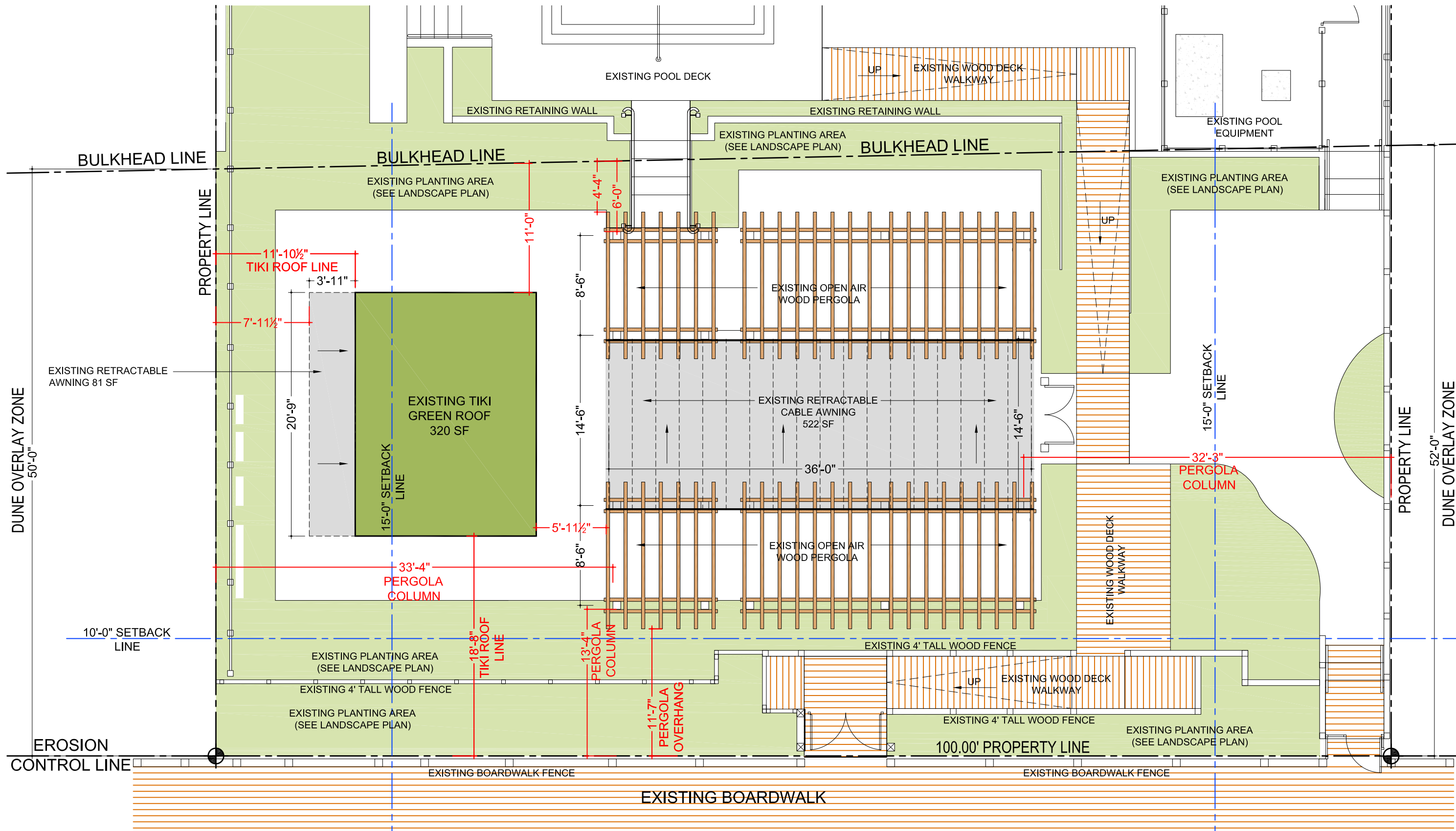
ORIGINAL



MANDOLIN PROPOSED PAVING PLAN

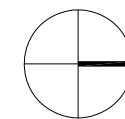
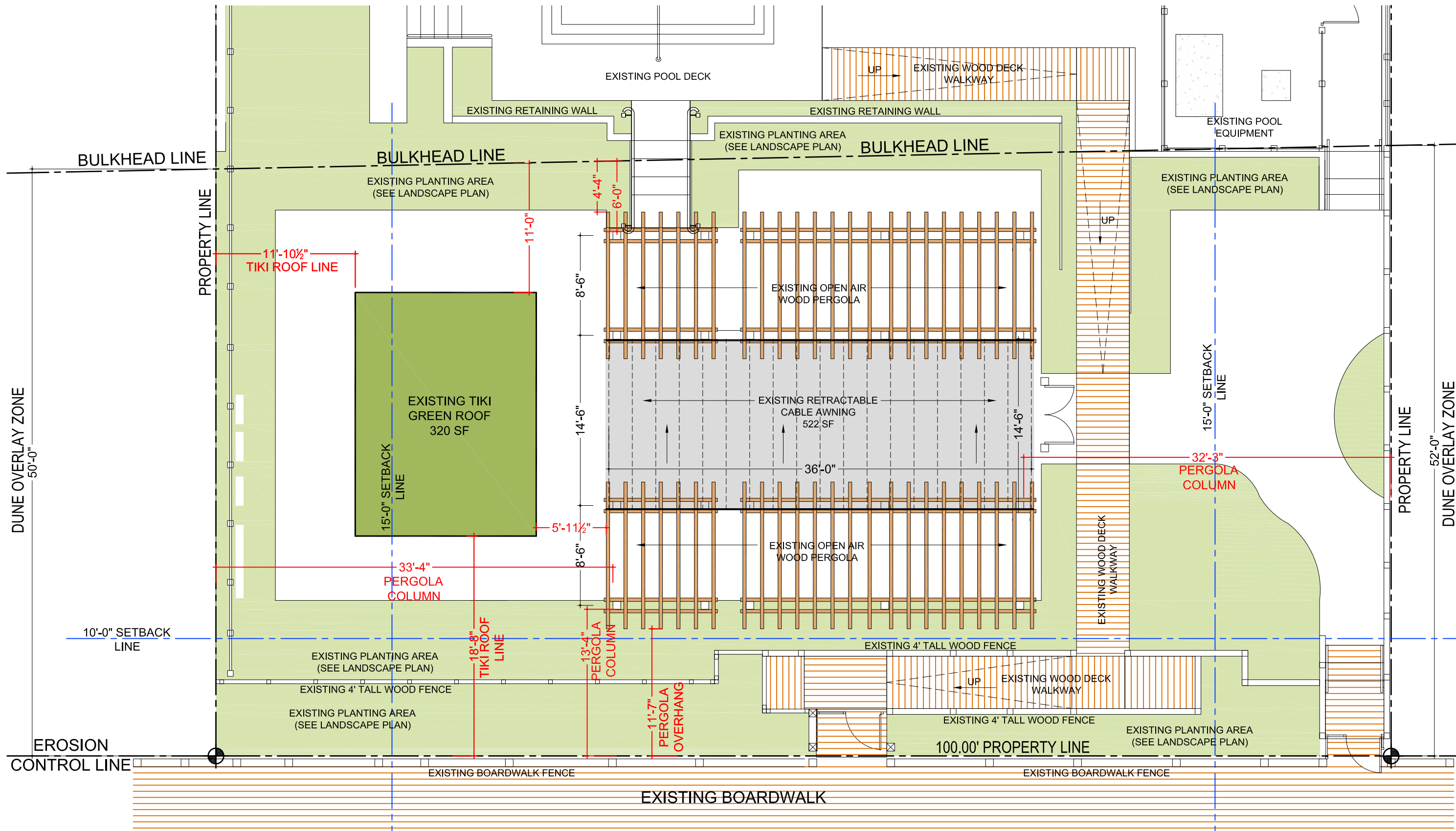
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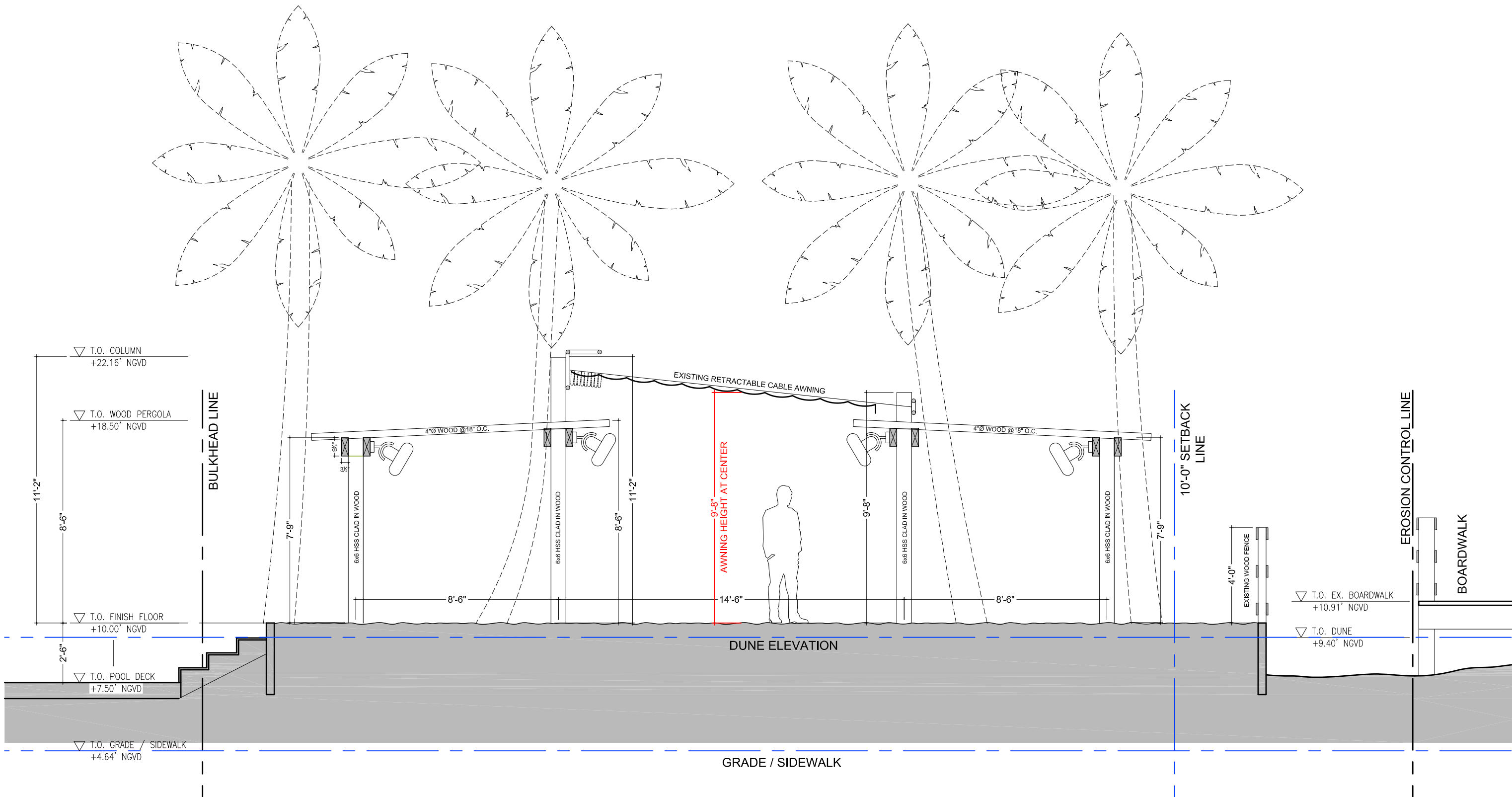
MANDOLIN PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"

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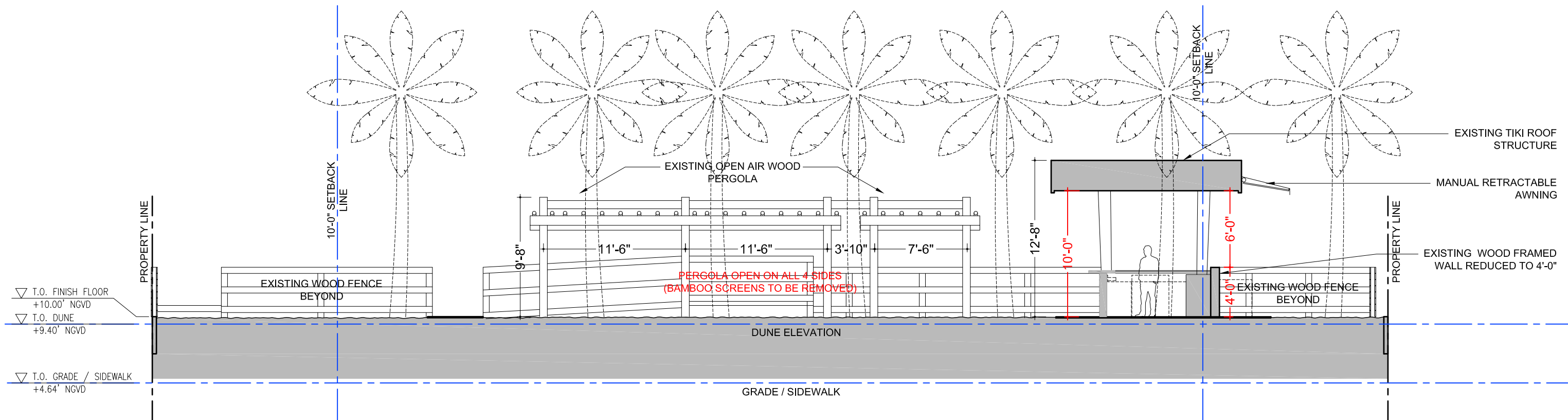


MANDOLIN PROPOSED ROOF PLAN
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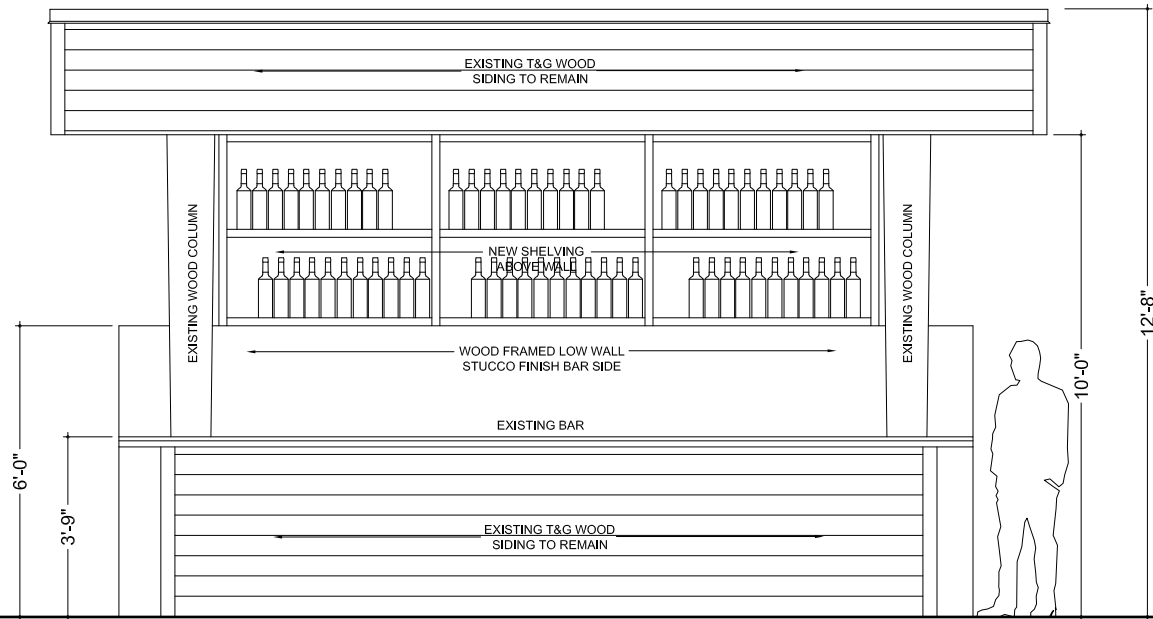
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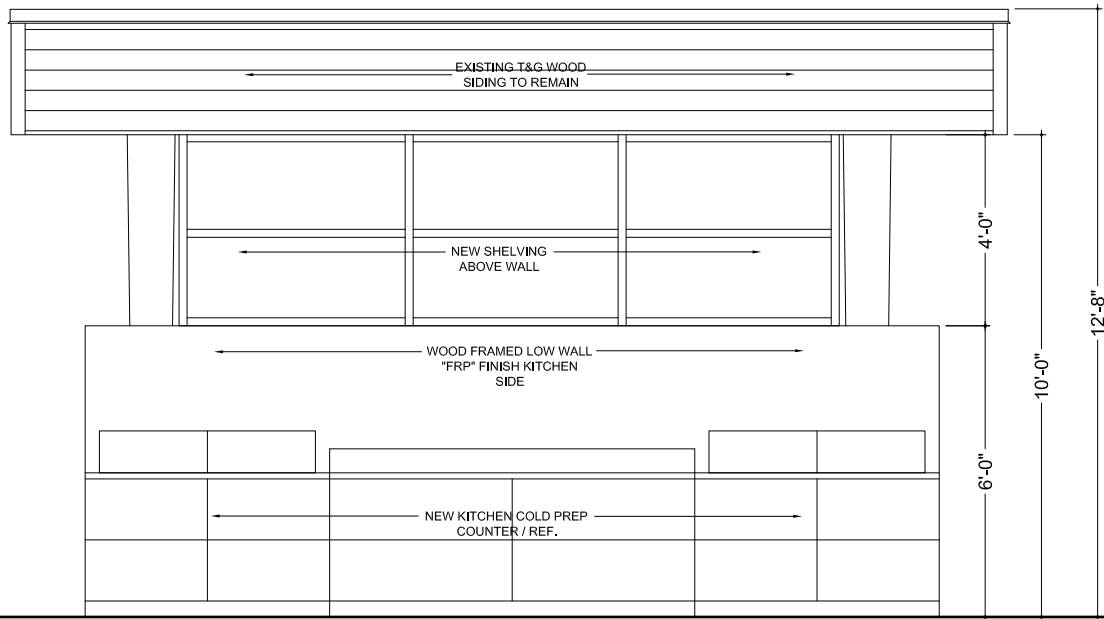
PERGOLA / AWNING SECTION
SCALE: 1/4" = 1'-0"



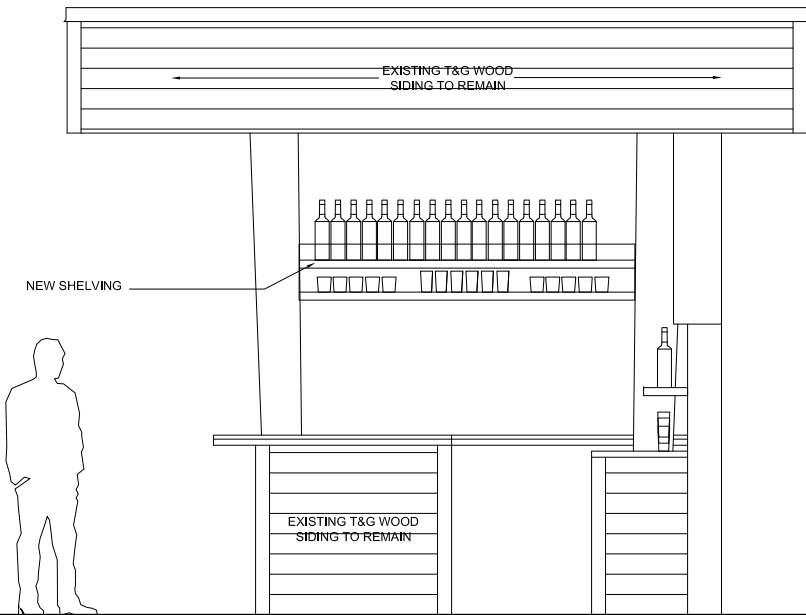
PERGOLA / AWNING WEST ELEVATION
SCALE: 1/8" = 1'-0"



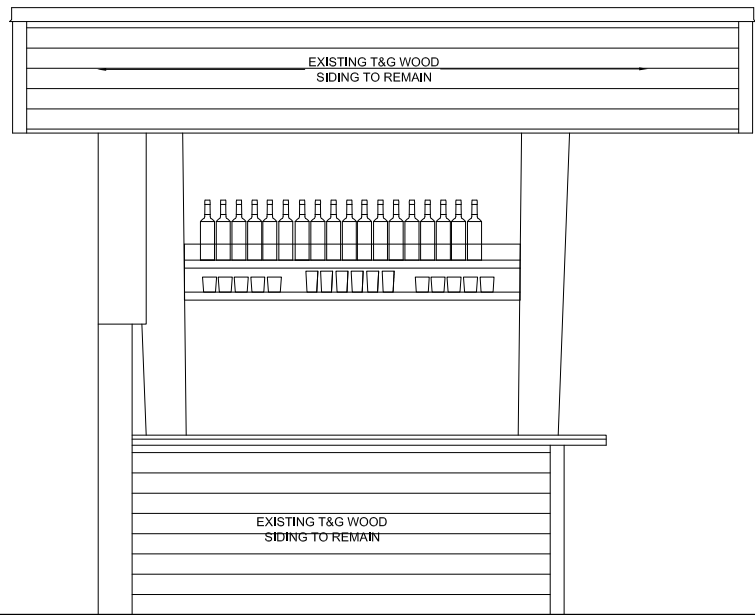
EXISTING TIKI (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING TIKI (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"

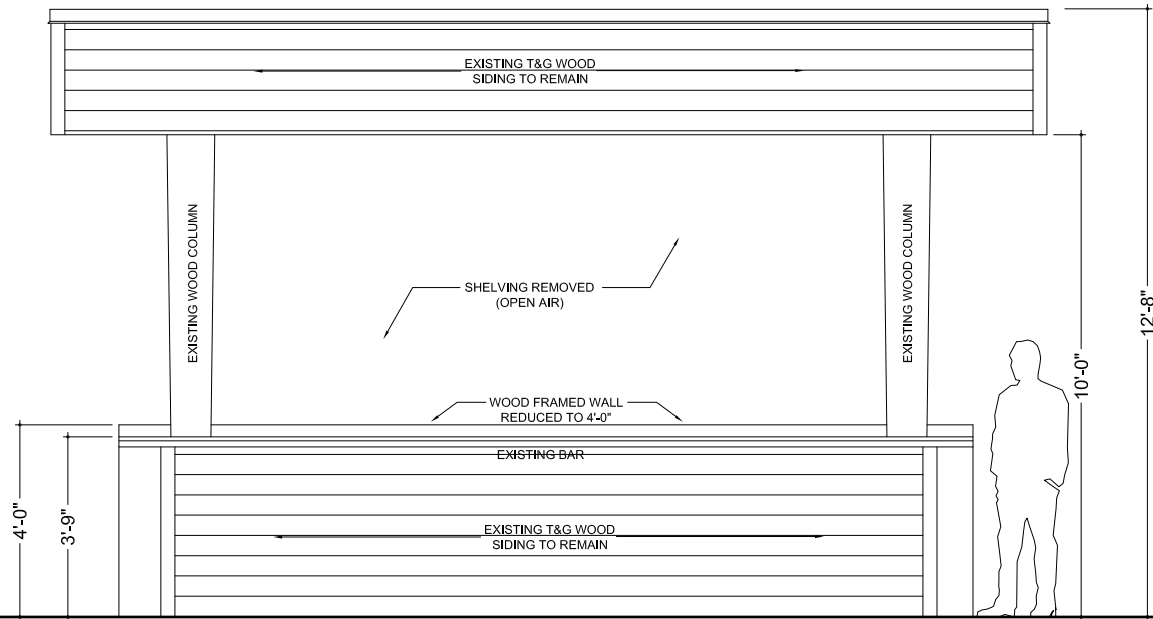


EXISTING TIKI (WEST) ELEVATION
SCALE: 1/4" = 1'-0"

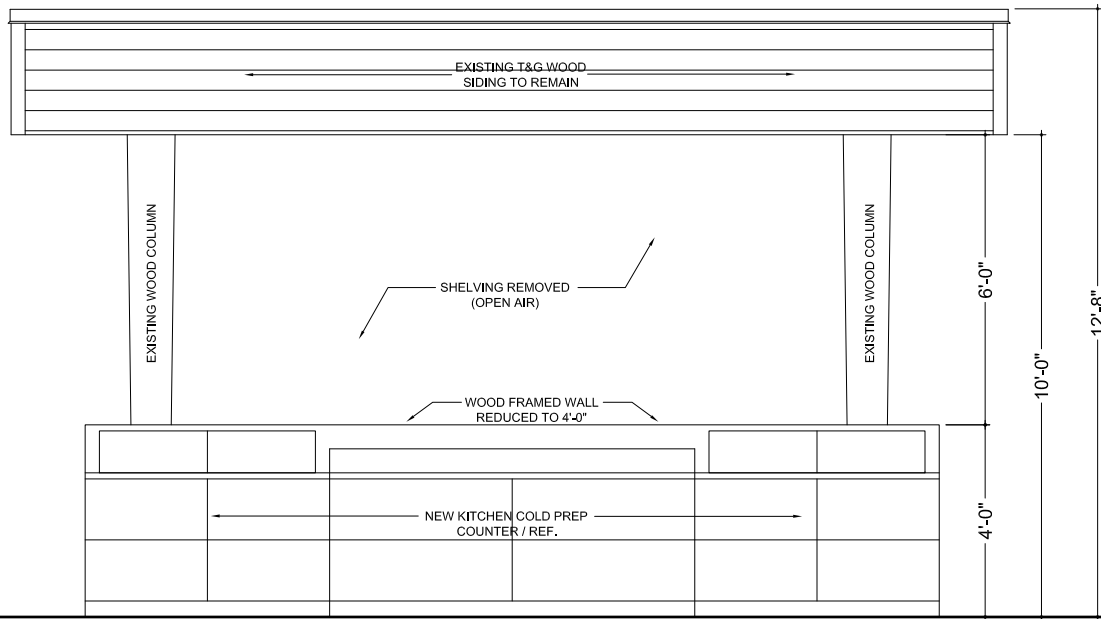


EXISTING TIKI (EAST) ELEVATION
SCALE: 1/4" = 1'-0"

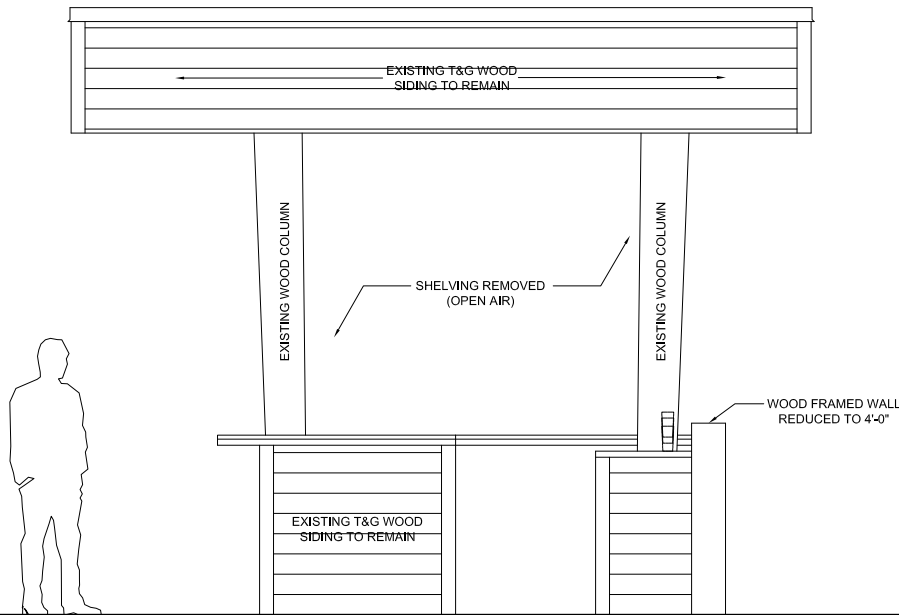
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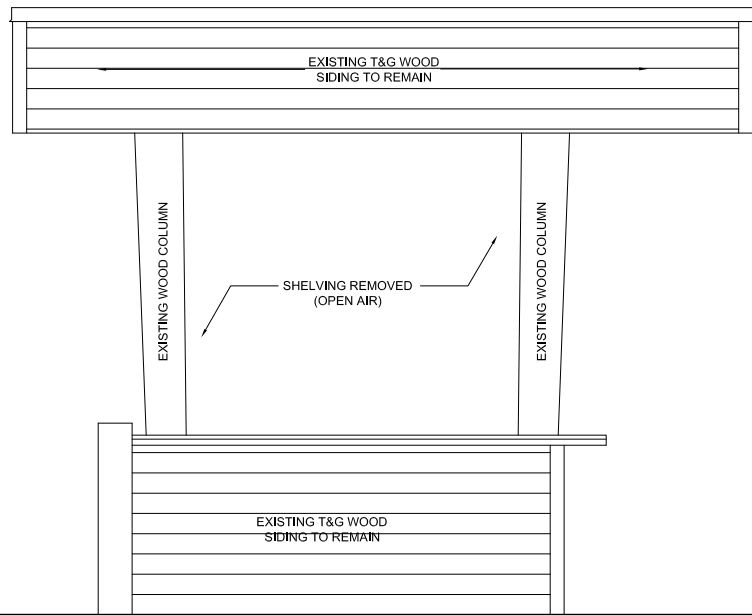
EXISTING TIKI (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING TIKI (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING TIKI (WEST) ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING TIKI (EAST) ELEVATION
SCALE: 1/4" = 1'-0"

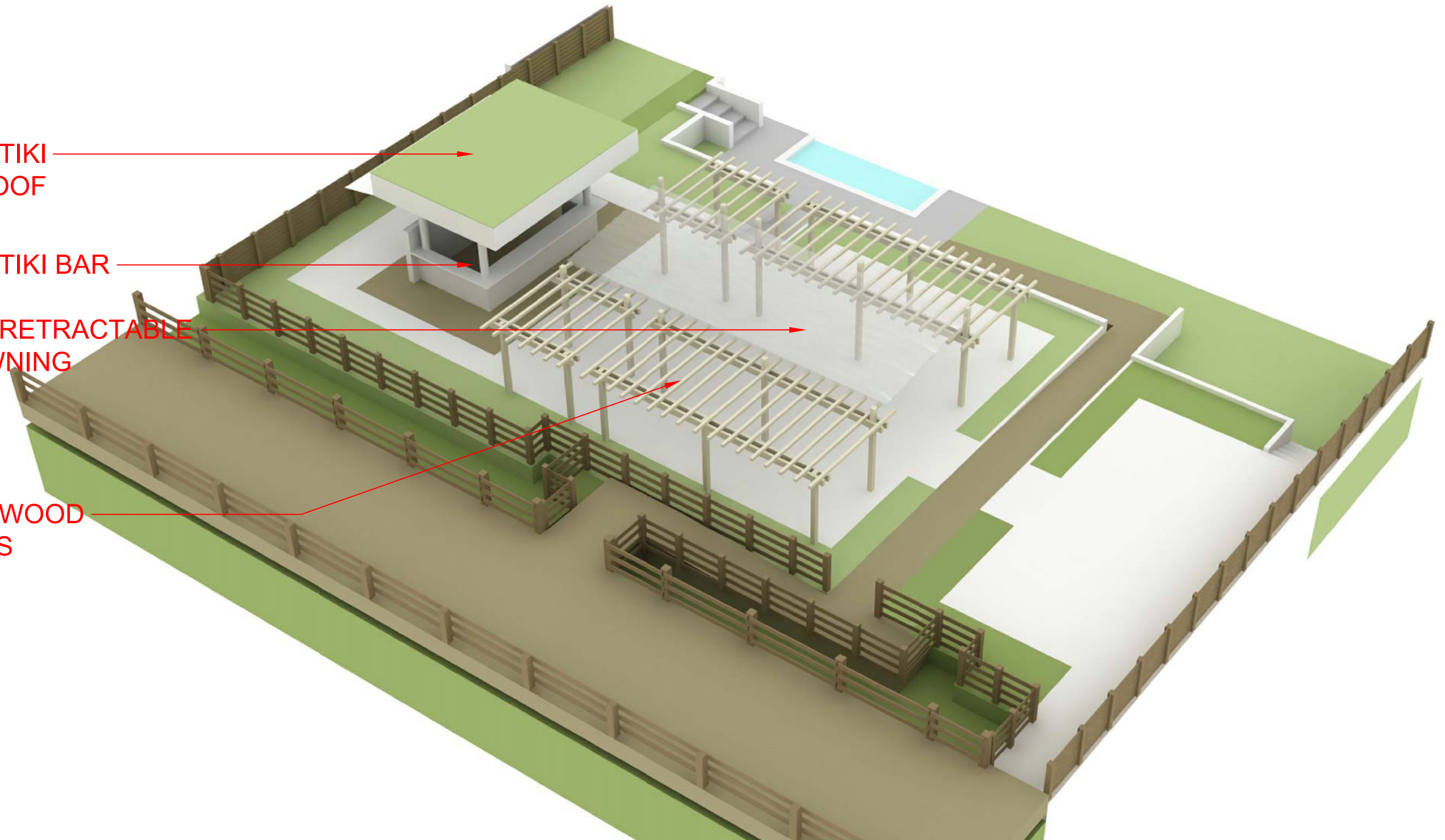
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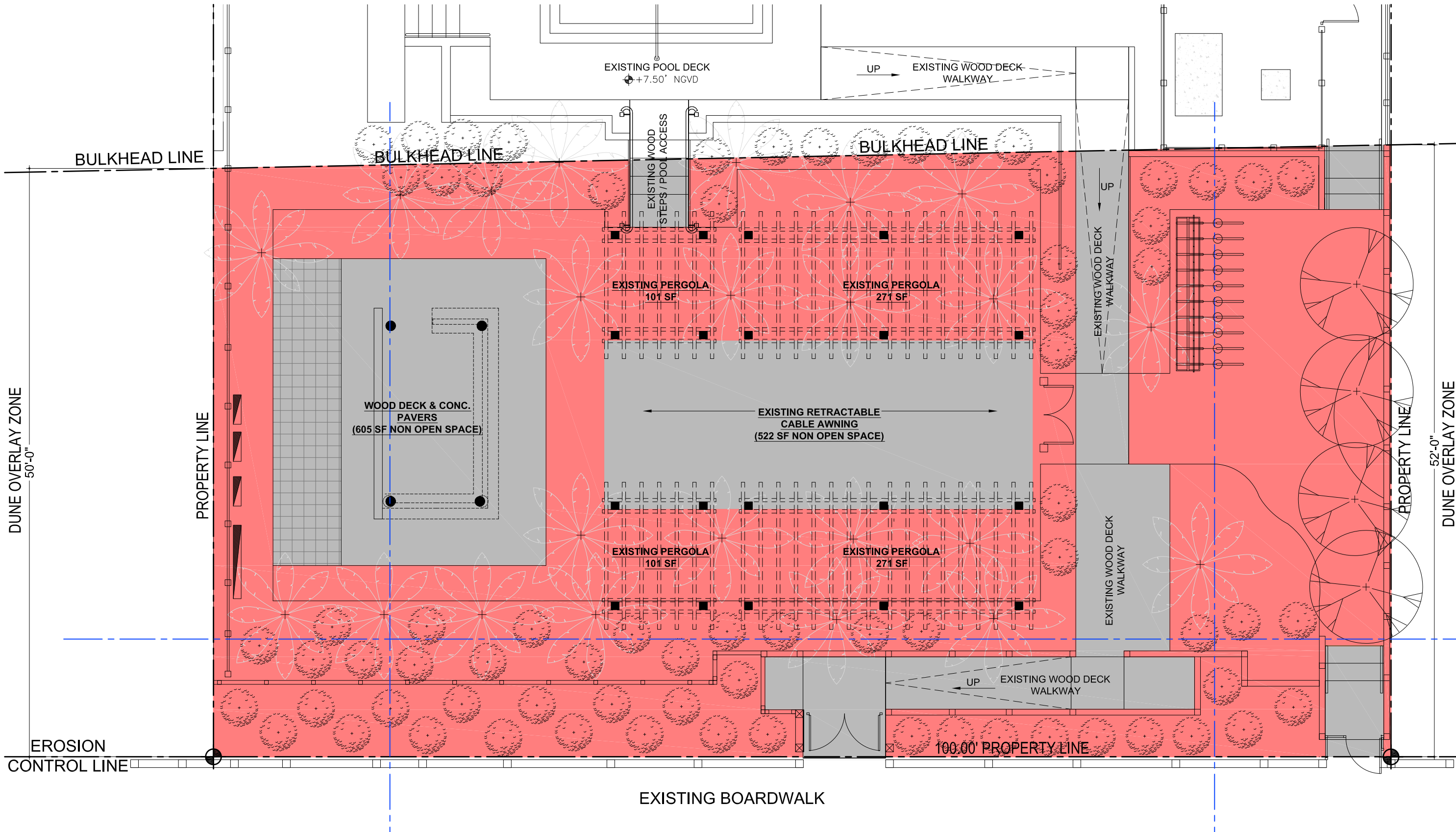
EXISTING TIKI
GREEN ROOF

EXISTING TIKI BAR

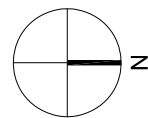
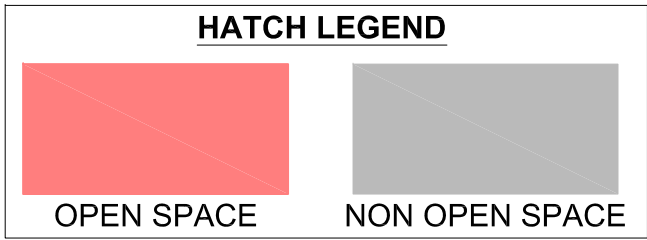
EXISTING RETRACTABLE
CABLE AWNING

EXISTING WOOD
PERGOLAS



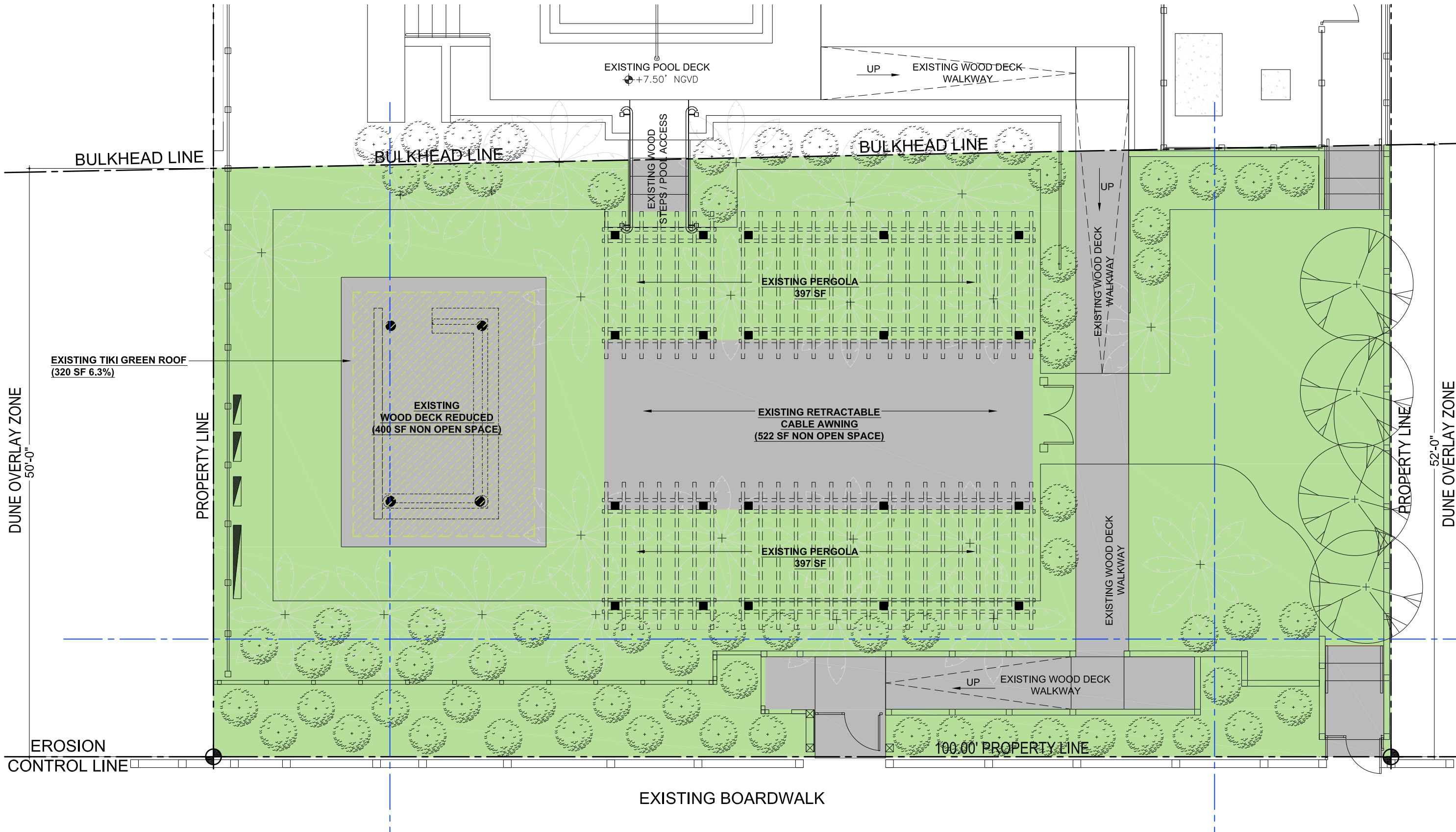


OPEN SPACE REQUIREMENTS (Dune Overlay Zone 142.775)			
	REQUIRED	PROVIDED	
OPEN SPACE RATIO	5,070 SF x 0.8 = 4,056 SF (80%)	AWNINGS CLOSED	
		5,070 SF - 1,193 SF = 3,877 SF (76.46%)	
		AWNINGS OPEN	
		5,070 SF - 1,715 SF = 3,355 SF (66.17%)	
NON OPEN SPACE	AREA (SF / %)	OPEN SPACE	AREA (SF / %)
Existing Tiki Wood Deck	454 (8.95%)	Existing Planting Area	1,726 (34.04%)
Existing Concrete Pavers	151 (2.97%)	New Sand & Coquina	2,151 (42.42%)
Existing Wood Walkways	588 (11.59%)		
Existing Retractable Cable Awning	522 (10.29%)		
TOTAL (awning closed)	1,193 (23.53%)	TOTAL (awning closed)	3,877 (76.46%)
TOTAL (awning open)	1,715 (33.82%)	TOTAL (awning open)	3,355 (66.17%)

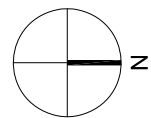
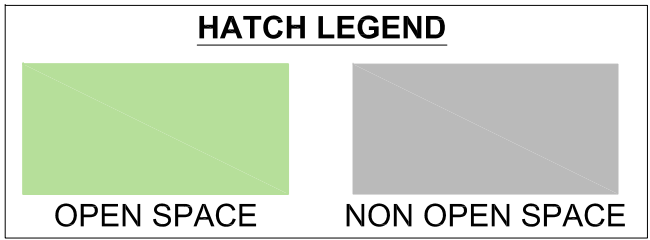


DUNE OVERLAY
PROPOSED OPEN SPACE DIAGRAM
SCALE: 1/8" = 1'-0"

ORIGINAL

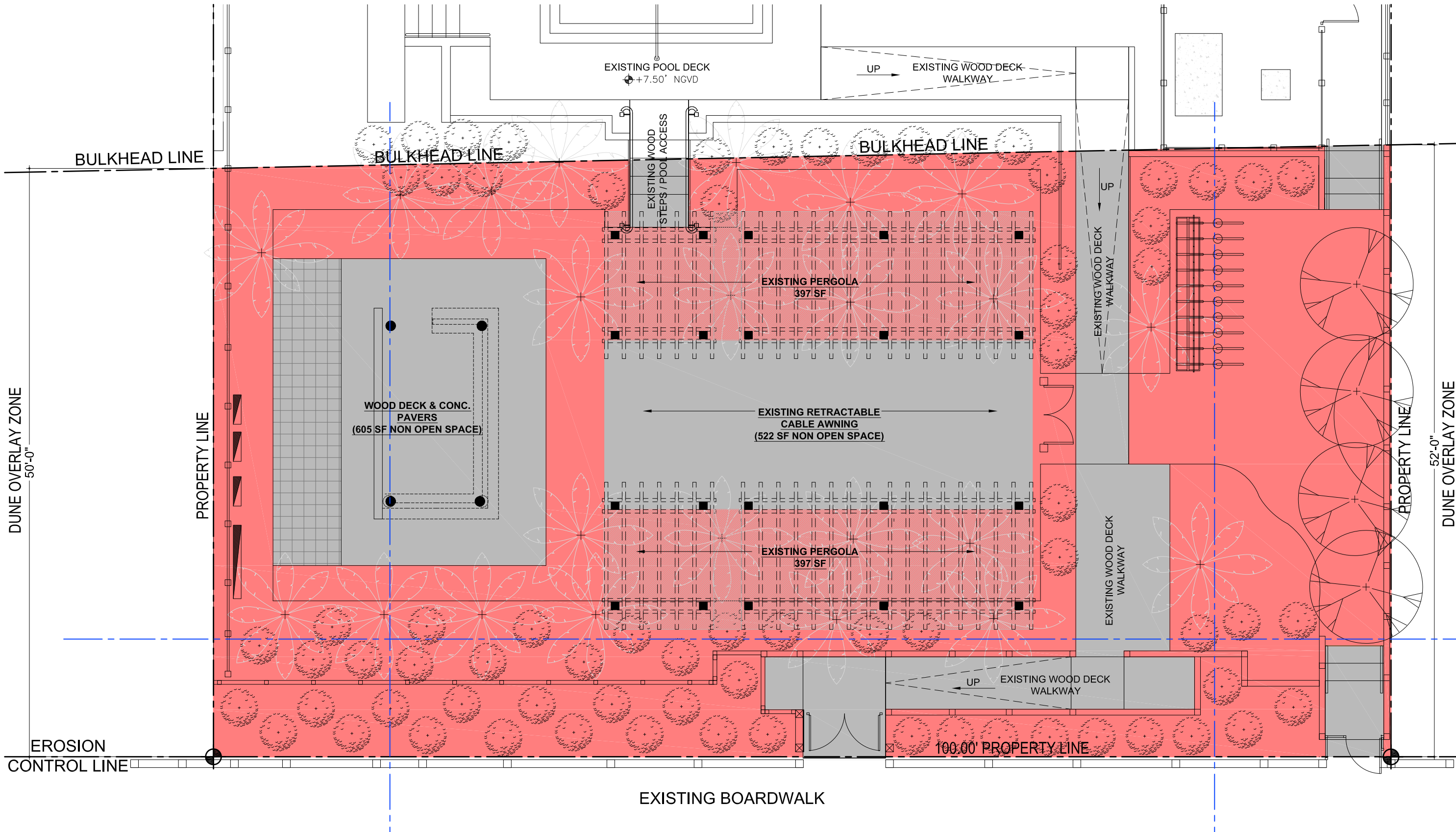


OPEN SPACE REQUIREMENTS (Dune Overlay Zone 142.775)			
	REQUIRED	PROVIDED	
OPEN SPACE RATIO	5,070 SF x 0.8 = 4,056 SF (80%)	AWNINGS CLOSED 5,070 SF - 877 SF = 4,193 SF (82.70%)	
		AWNINGS OPEN 5,070 SF - 1,399 SF = 3,671 SF (72.40%)	
NON OPEN SPACE	AREA (SF / %)	OPEN SPACE	AREA (SF / %)
Tiki Wood Deck (Reduced)	400 (7.88%)	Existing & New Planting Area	1,837 (36.23%)
Concrete Pavers (Removed)	0 (0%)	New Sand & Coquina	1,558 (30.73%)
Wood Walkways (Reduced)	477 (9.41%)		
Existing Retractable Cable Awning	522 (10.29%)		
TOTAL (awning closed)	877 (17.30%)	TOTAL (awning closed)	4,193 (82.70%)
TOTAL (awning open)	1,399 (27.60%)	TOTAL (awning open)	3,671 (72.40%)

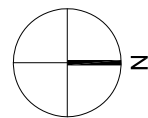
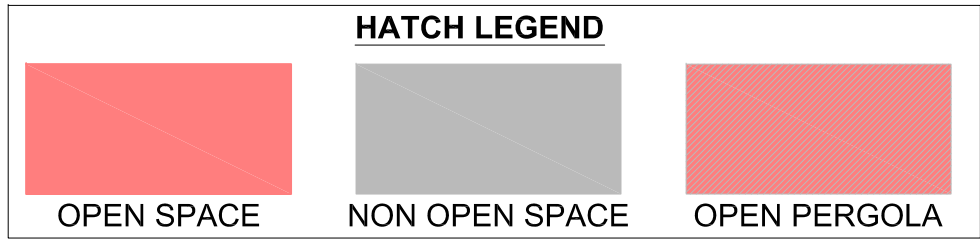


DUNE OVERLAY
PROPOSED OPEN SPACE DIAGRAM
SCALE: 1/8" = 1'-0"

REVISED

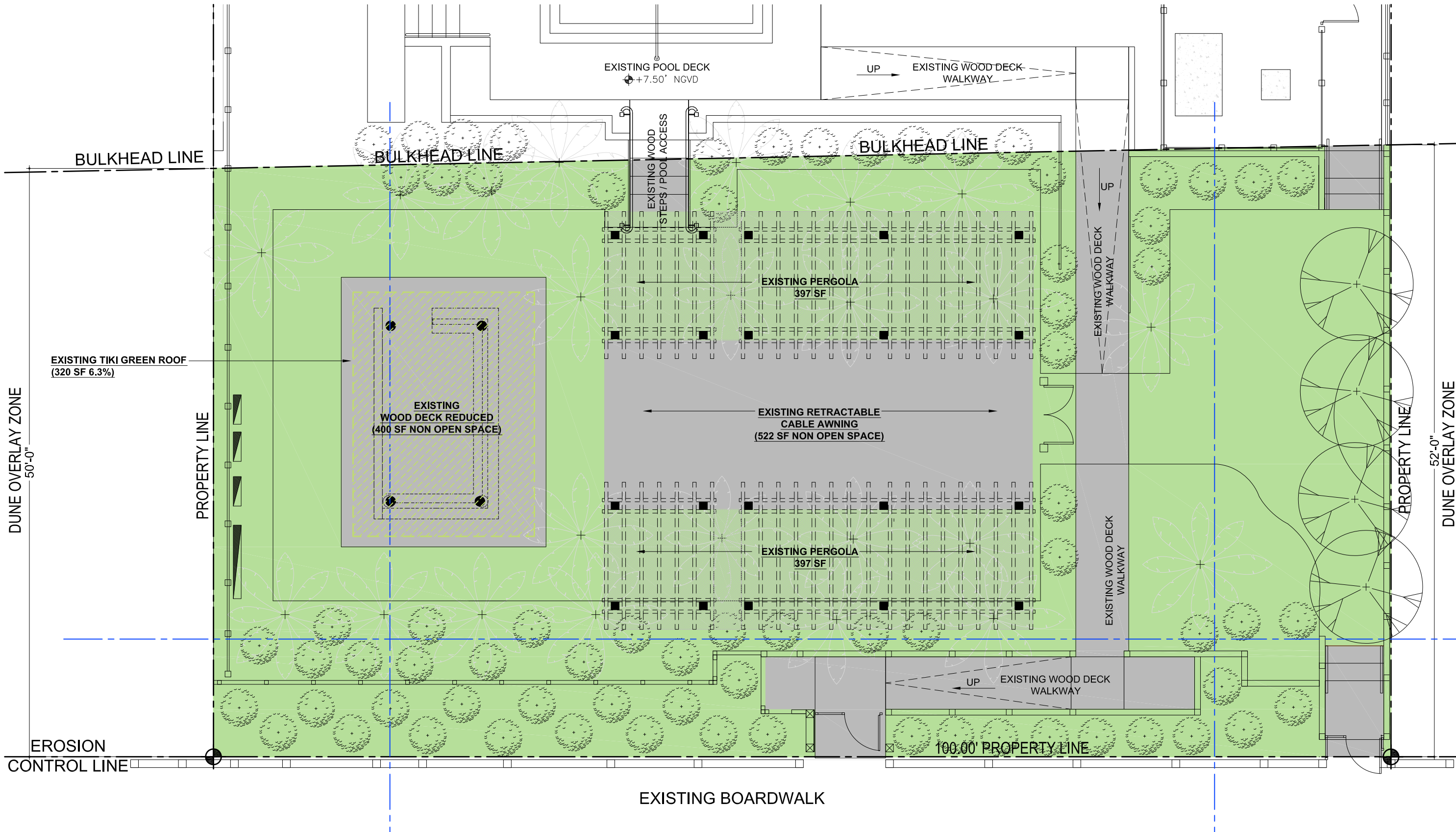


OPEN SPACE REQUIREMENTS (Dune Overlay Zone 142.775)			
OPEN SPACE RATIO	REQUIRED	PROVIDED	
	5,070 SF x 0.8 = 4,056 SF (80%)	AWNINGS CLOSED 5,070 SF - 1,987 SF = 3,083 SF (60.80%)	AWNINGS OPEN 5,070 SF - 2,509 SF = 2,561 SF (50.51%)
NON OPEN SPACE	AREA (SF / %)	OPEN SPACE	AREA (SF / %)
Existing Tiki Wood Deck	454 (8.95%)	Existing Planting Area	1,726 (34.04%)
Existing Concrete Pavers	151 (2.97%)	New Sand & Coquina	1,407 (27.75%)
Existing Wood Walkways	588 (11.59%)		
Existing Retractable Cable Awning	522 (10.29%)		
Existing Open Pergolas	794 (14.67%)		
TOTAL (awning closed)	1,987 (39.20%)	TOTAL (awning closed)	3,083 (60.80%)
TOTAL (awning open)	2,509 (49.49%)	TOTAL (awning open)	2,561 (50.51%)



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

ORIGINAL



OPEN SPACE REQUIREMENTS (Dune Overlay Zone 142.775)			
OPEN SPACE RATIO	REQUIRED		PROVIDED
	5,070 SF x 0.8 = 4,056 SF (80%)		AWNINGS CLOSED 5,070 SF - 1,671 SF = 3,399 SF (67%)
			AWNINGS OPEN 5,070 SF - 2193 SF = 2,877 SF (56.75%)
NON OPEN SPACE	AREA (SF / %)	OPEN SPACE	AREA (SF / %)
Tiki Wood Deck (Reduced)	400 (7.88%)	Existing & New Planting Area	1,837 (36.23%)
Concrete Pavers (Removed)	0 (0%)	New Sand & Coquina	1,558 (30.73%)
Wood Walkways (Reduced)	477 (9.41%)		
Existing Retractable Cable Awning	522 (10.29%)		
Existing Open Pergolas	794 (14.67%)		
TOTAL (awning closed)	1,671 (32.95%)	TOTAL (awning closed)	3,399 (67%)
TOTAL (awning open)	2,193 (43.25%)	TOTAL (awning open)	2,877 (56.75%)



OPEN SPACE

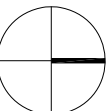


NON OPEN SPACE



OPEN PERGOLA

HATCH LEGEND



z

DUNE OVERLAY
PROPOSED OPEN SPACE DIAGRAM

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

REVISED