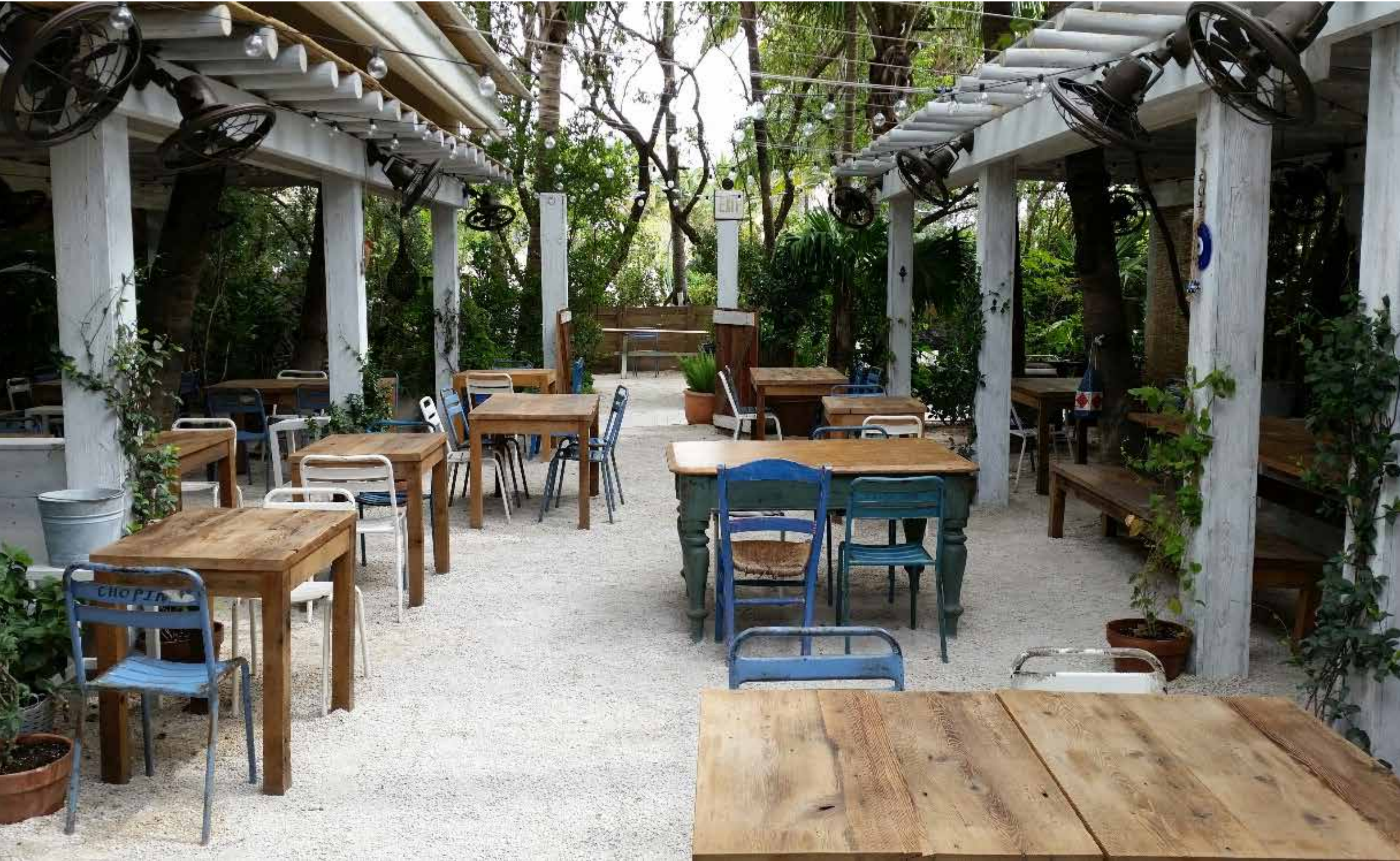
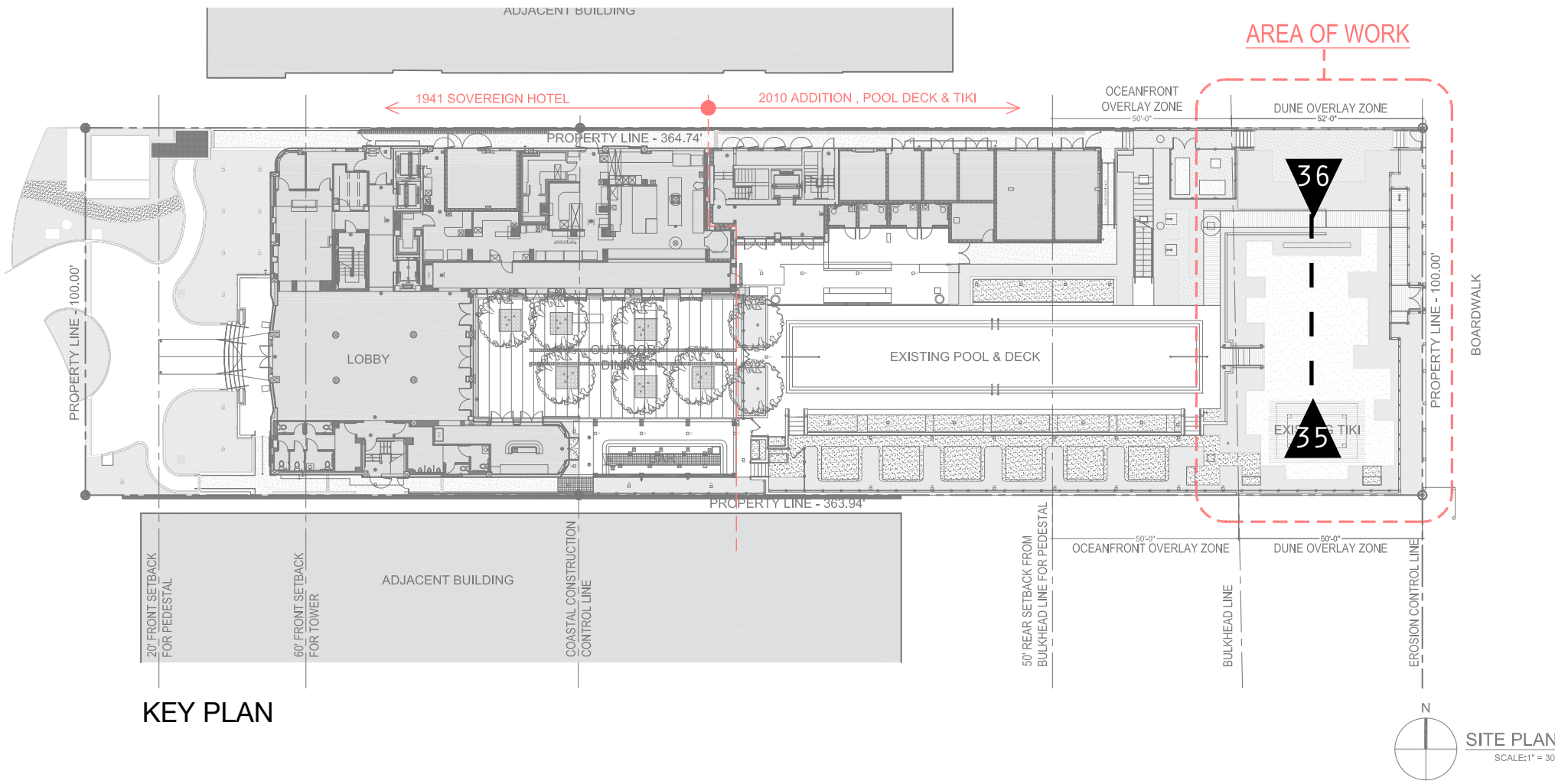


EXISTING SITE CONDITION DETAILS



P-35:  
EXISTING OPEN SPACE SITE CONDITION MANDOLIN



P-36:  
EXISTING SITE OPEN SPACE SITE CONDITION MANDOLIN



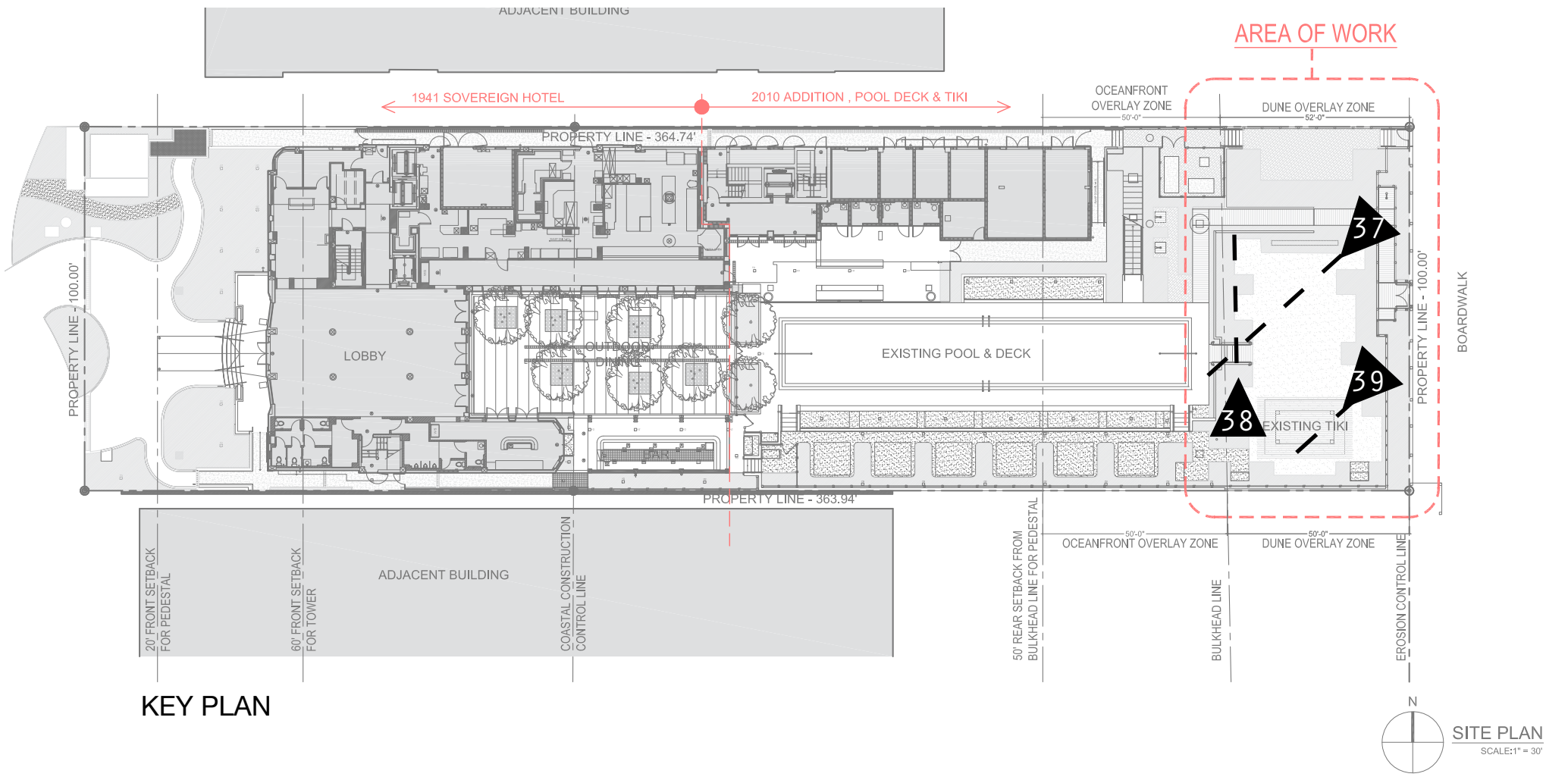
EXISTING SITE CONDITION DETAILS



P-37:  
EXISTING OPEN SPACE SITE CONDITION MANDOLIN

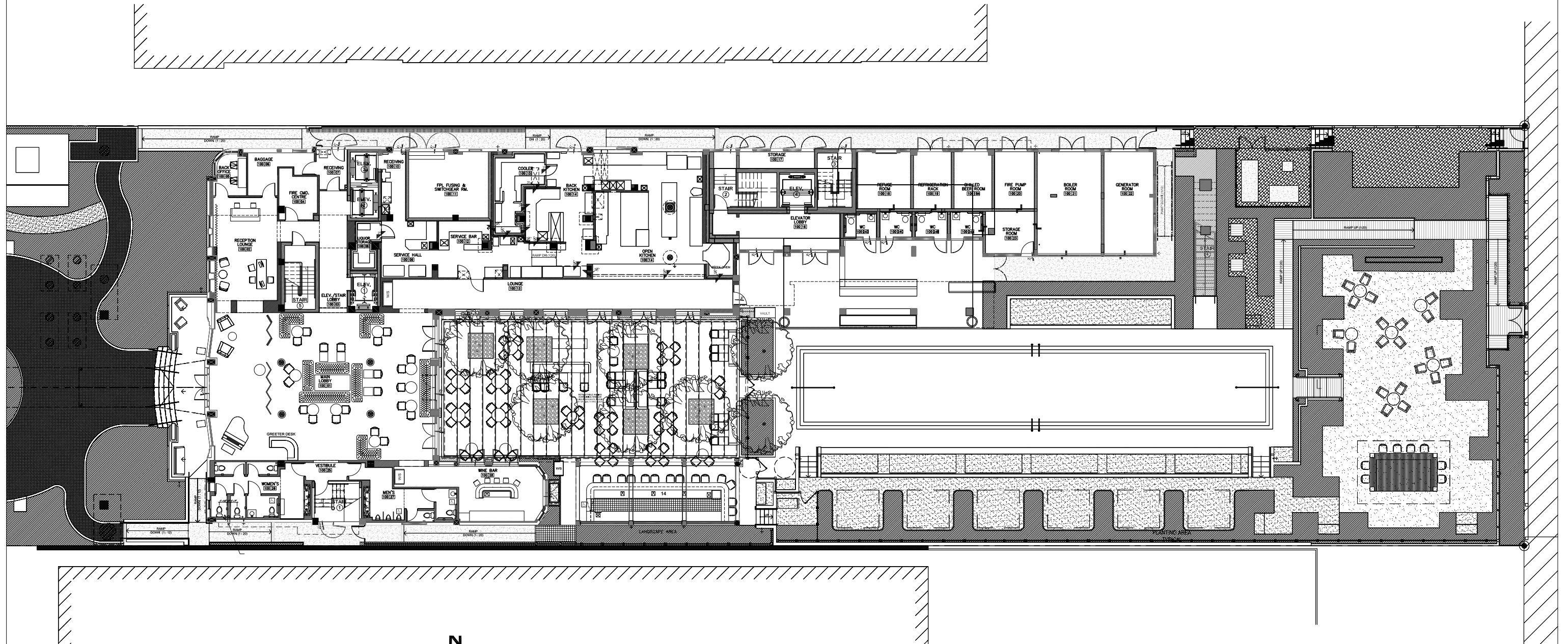


P-38:  
EXISTING OPEN SPACE SITE CONDITION MANDOLIN



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



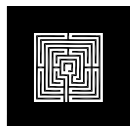


FIRST FLOOR FURNITURE PLAN

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



FOR REFERENCE – HEARING APPROVED PLANS – PB FILE 1959



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SOHO BEACH HOUSE

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

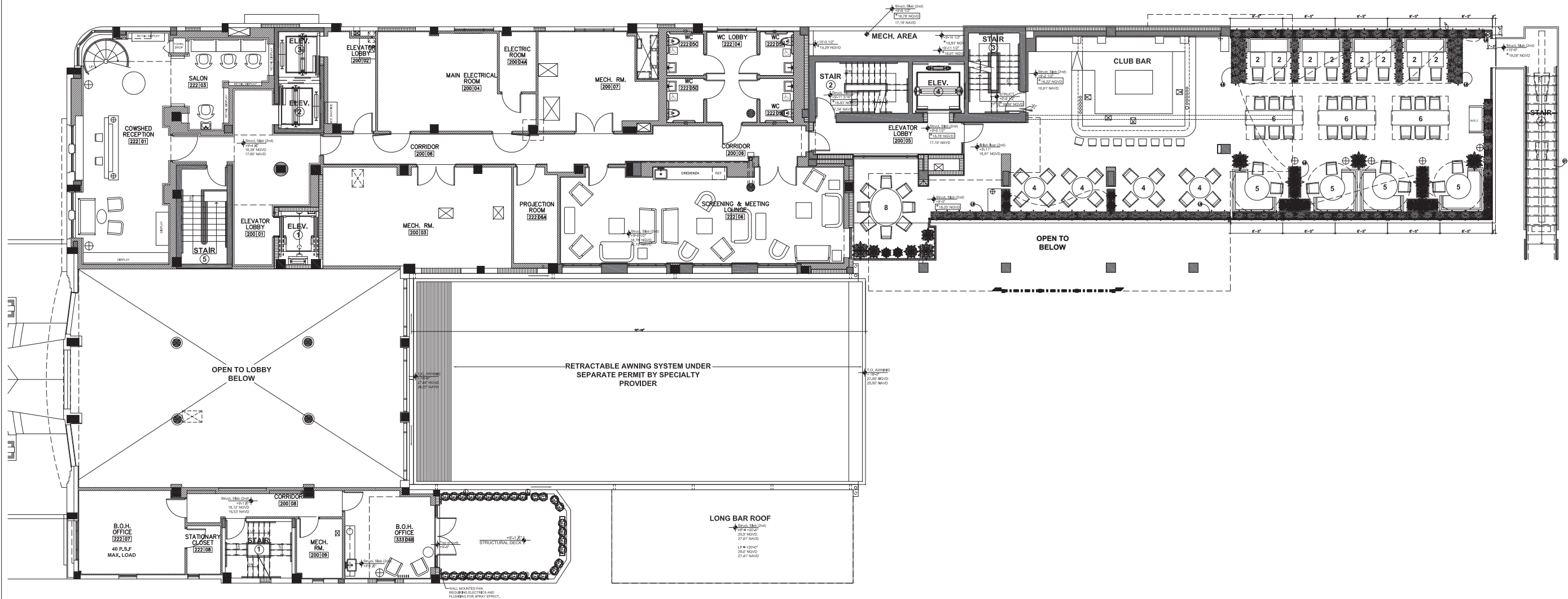
RENOVATION AND ADDITION  
CONSTRUCTION DOCUMENTS

FIRST FLOOR  
FURNITURE PLAN

FR-1.1a

APRIL 23, 2010





FOR REFERENCE – HEARING APPROVED PLANS – PB FILE 1959

# SECOND FLOOR FURNITURE PLAN

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



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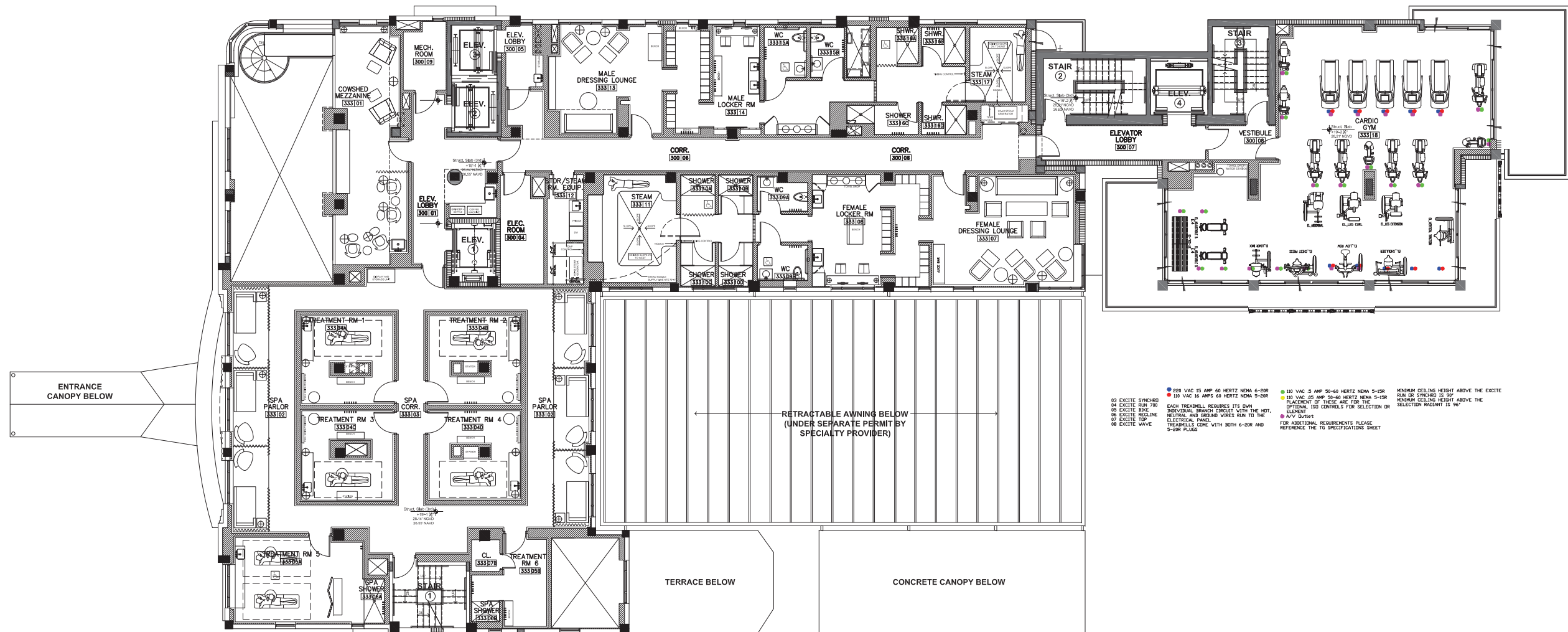
RENOVATION AND ADDITION  
CONSTRUCTION DOCUMENTS

SECOND FLOOR  
FURNITURE PLAN

FR-1.2

APRIL 23, 2010





3RD FLOOR FURNITURE PLAN

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



FOR REFERENCE – HEARING APPROVED PLANS – PB FILE 1959



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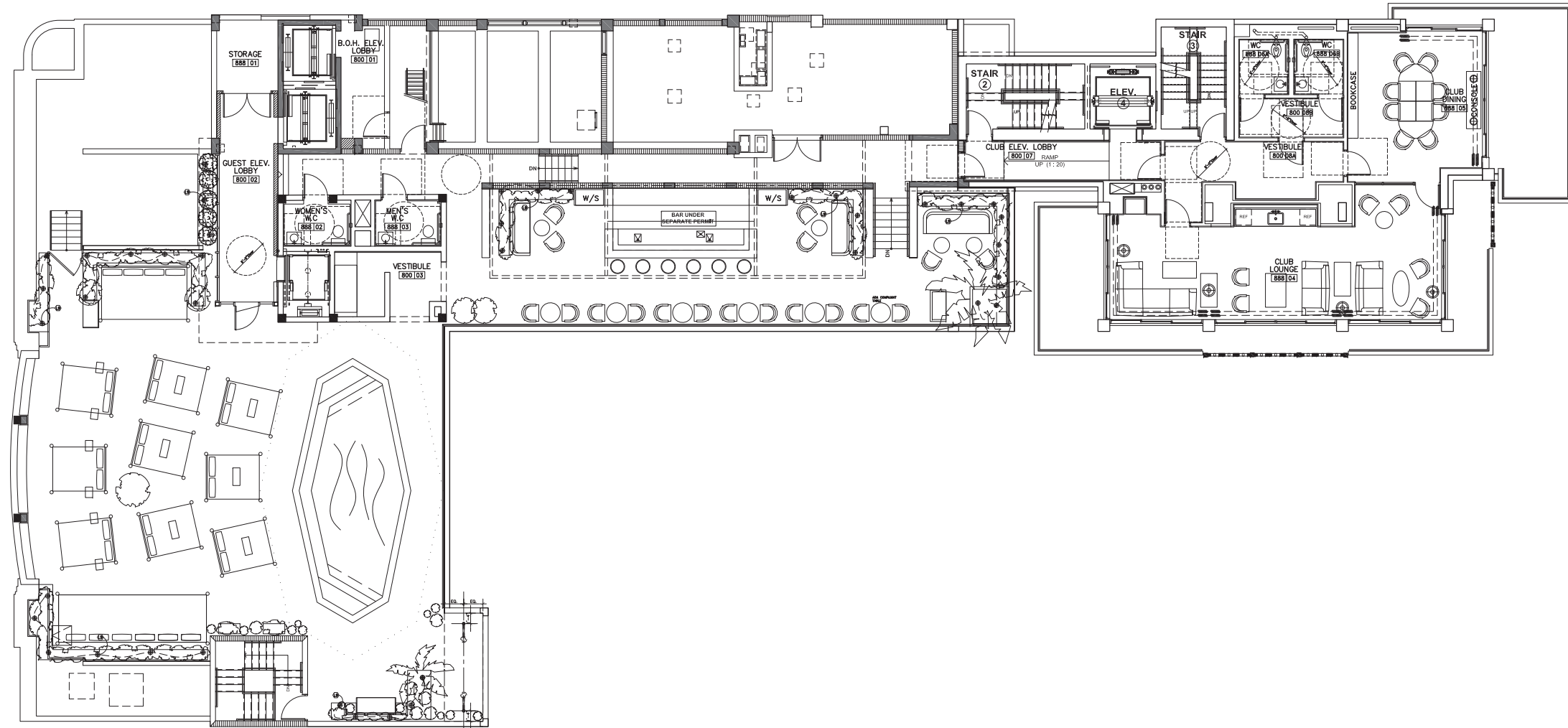
RENOVATION AND ADDITION  
CONSTRUCTION DOCUMENTS

THIRD FLOOR  
FURNITURE PLAN

FR-1.3

APRIL 23, 2010





FOR REFERENCE – HEARING APPROVED PLANS – PB FILE 1959

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



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JOB NO. 05035  
RENOVATION AND ADDITION  
CONSTRUCTION DOCUMENTS

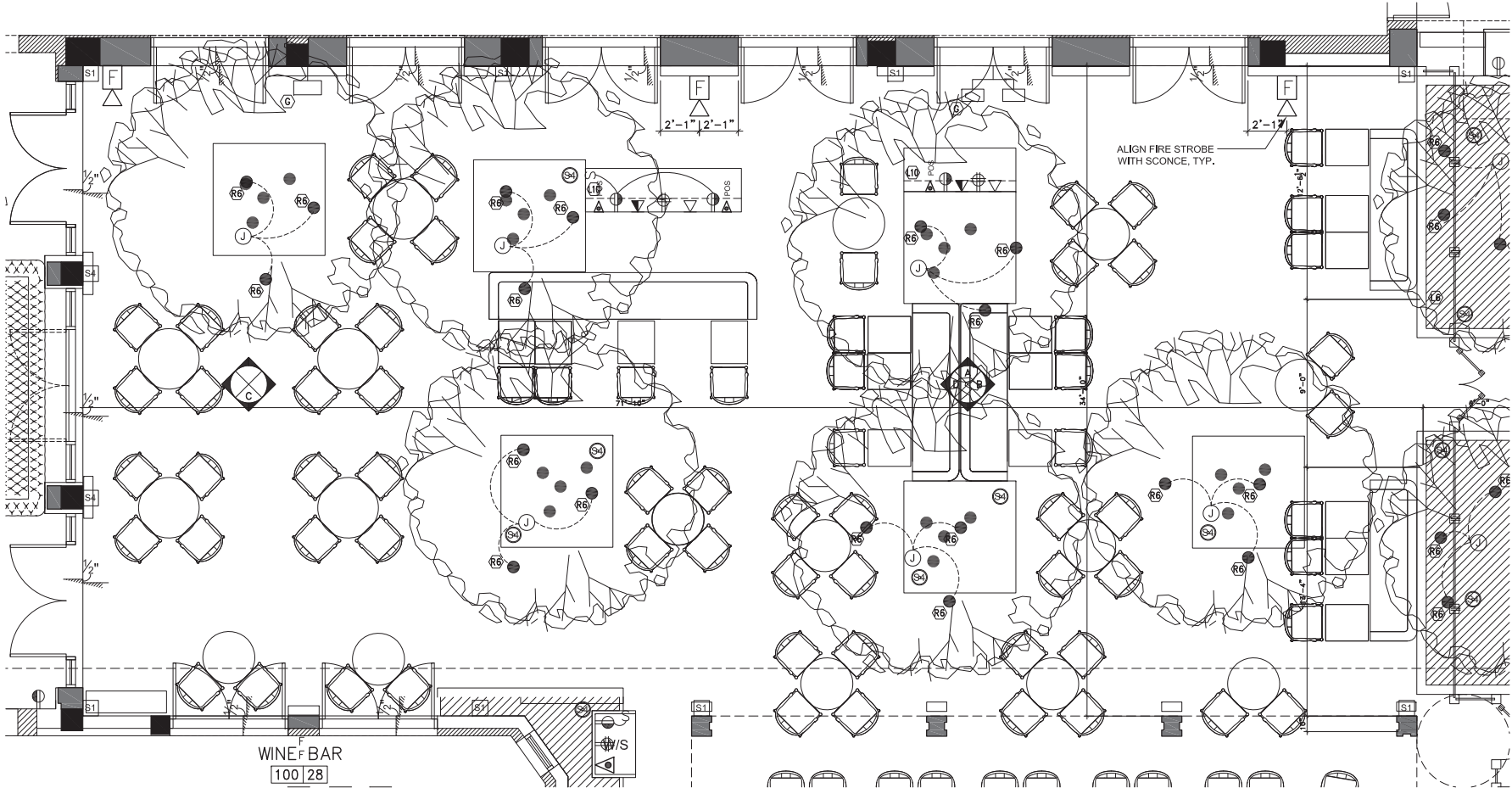
EIGHTH FLOOR  
FURNITURE PLAN

FR-1.8

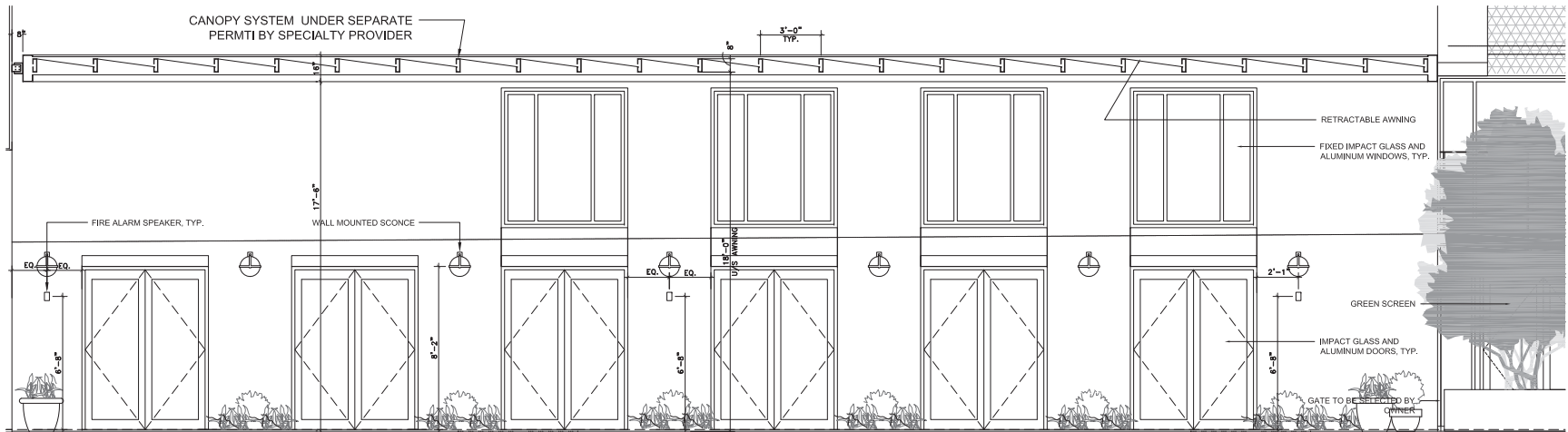
APRIL 23, 2010



FLORIDA BUILDING CODE DATA	
<b>FIRST FLOOR</b>	<b>SECOND FLOOR</b>
<b>LOBBY DINING</b>	<b>CLUB BAR AND DECK</b>
OCCUPANCY = GROUP A-2 RESTAURANT	OCCUPANCY = GROUP A-2 RESTAURANT
TOTAL SQUARE FOOTAGE = 1,372 S.F.	BAR STOOL SEATING = 18 LINEAR INCHES PER OCCUPANT 483 ÷ 18 = 27 OCCUPANTS MAXIMUM
TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT	AREA BEHIND BAR = 312 ÷ 100 = 4 OCCUPANTS MAXIMUM
ASSEMBLY WITHOUT FIXED SEATS - UNCONCENTRATED TABLES AND CHAIRS = 15 NET S.F. PER OCCUPANT	TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
1,872 S.F. ÷ 15 = 125 OCCUPANTS MAXIMUM (LOBBY TOTAL)	ASSEMBLY WITHOUT FIXED SEATS - CONCENTRATED CHAIRS ONLY = 7 NET S.F. PER OCCUPANT
1,372 S.F. ÷ 15 = 92 OCCUPANTS MAXIMUM (LOBBY DINING)	57 ÷ 7 = 9 OCCUPANTS
<b>= 38 SEATS PROVIDED</b>	ASSEMBLY WITHOUT FIXED SEATS - UNCONCENTRATED TABLES AND CHAIRS = 15 NET S.F. PER OCCUPANT
<b>NUMBER OF SEATS (DINING)</b>	CLUB BAR SEATING = 852 ÷ 15 = 56.8 = 57 OCCUPANTS MAXIMUM
TABLE OF 4 x 6 = 24 SEATS	CLUB DECK SEATING = 1,157 ÷ 15 = 77.1 = 78 OCCUPANTS MAXIMUM
TABLE OF 3 x 4 = 12 SEATS	TOTAL <b>= 175 OCCUPANTS MAXIMUM</b>
TABLE OF 2 x 1 = 2 SEATS	<b>= 87 SEATS PROVIDED</b>
TOTAL NUMBER OF SEATS = 38 SEATS	<b>NUMBER OF SEATS (LOUNGE)</b>
<b>COURTYARD DINING TERRACE</b>	BAR STOOLS = 9 SEATS
OCCUPANCY = GROUP A-2 RESTAURANT	TABLE OF 2 x 8 = 16 SEATS
TOTAL SQUARE FOOTAGE = 2,578 S.F.	TABLE OF 4 x 4 = 16 SEATS
TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT	TABLE OF 5 x 4 = 20 SEATS
ASSEMBLY WITHOUT FIXED SEATS - UNCONCENTRATED TABLES AND CHAIRS = 15 NET S.F. PER OCCUPANT	TABLE OF 6 x 3 = 18 SEATS
2,568 S.F. ÷ 15 = 172 OCCUPANTS MAXIMUM	TABLE OF 8 x 1 = 8 SEATS
<b>= 86 SEATS PROVIDED</b>	TOTAL NUMBER OF SEATS = 87 SEATS
<b>NUMBER OF SEATS (DINING)</b>	TABLE 1005.1 EGRESS WIDTH PER OCCUPANT SERVED
TABLE OF 2 x 11 = 22 SEATS	0.2 x 179 = 35.8" = 36" = 3'-0" MINIMUM EGRESS WIDTH
TABLE OF 4 x 16 = 64 SEATS	<b>SCREENING AND MEETING ROOM</b>
TOTAL NUMBER OF SEATS = 86 SEATS	OCCUPANCY = GROUP B
<b>WINE BAR</b>	TOTAL SQUARE FOOTAGE = 695 S.F.
OCCUPANCY = GROUP A-2 RESTAURANT	TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
BAR STOOL SEATING = 18 LINEAR INCHES PER OCCUPANT 200 ÷ 18 = 12 OCCUPANTS MAXIMUM	ASSEMBLY WITHOUT FIXED SEATS - UNCONCENTRATED TABLES AND CHAIRS = 15 NET S.F. PER OCCUPANT
AREA BEHIND BAR = 48 S.F. ÷ 100 = 1 OCCUPANT MAXIMUM	694 S.F. ÷ 15 = 47 OCCUPANTS MAXIMUM
TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT	<b>= 19 SEATS PROVIDED</b>
ASSEMBLY WITHOUT FIXED SEATS - UNCONCENTRATED TABLES AND CHAIRS = 15 NET S.F. PER OCCUPANT	<b>EIGHTH FLOOR</b>
198 S.F. ÷ 15 = 14 OCCUPANTS MAXIMUM	<b>OUTDOOR BAR</b>
TOTAL <b>= 27 OCCUPANTS MAXIMUM</b>	OCCUPANCY = GROUP A-2 RESTAURANT
<b>= 5 SEATS PROVIDED</b>	BAR STOOL SEATING = 18 LINEAR INCHES PER OCCUPANT 312 ÷ 18 = 18 OCCUPANTS MAXIMUM
BAR STOOLS = 5 SEATS	AREA BEHIND BAR = 58 S.F. ÷ 100 = 1 OCCUPANT MAXIMUM
FIXED LOUNGE SEATING = n.a.	TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
TOTAL NUMBER OF SEATS = 5 SEATS (BAR STOOLS)	ASSEMBLY WITHOUT FIXED SEATS - UNCONCENTRATED TABLES AND CHAIRS = 15 NET S.F. PER OCCUPANT
<b>LONG BAR</b>	988 S.F. ÷ 15 = 66 OCCUPANTS MAXIMUM
OCCUPANCY = GROUP A-2 RESTAURANT	TOTAL <b>= 85 OCCUPANTS MAXIMUM</b>
BAR STOOL SEATING = 18 LINEAR INCHES PER OCCUPANT = 544 ÷ 18 = 31 OCCUPANTS MAXIMUM	<b>= 33 SEATS PROVIDED</b>
AREA BEHIND BAR = 240 ÷ 100 = 3 OCCUPANTS MAXIMUM	<b>NUMBER OF SEATS (LOUNGE)</b>
TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT	BAR STOOLS = 6 SEATS
ASSEMBLY WITHOUT FIXED SEATS - CONCENTRATED CHAIRS ONLY = 7 NET S.F. PER OCCUPANT	TABLE OF 2 x 6 = 12 SEATS
168 S.F. ÷ 7 = 24 OCCUPANTS MAXIMUM	TABLE OF 5 x 3 = 15 SEATS
TOTAL <b>= 58 OCCUPANTS MAXIMUM</b>	TOTAL NUMBER OF SEATS = 33 SEATS
<b>= 14 SEATS PROVIDED</b>	<b>CLUB DINING</b>
TOTAL NUMBER OF SEATS = 14 SEATS (BAR STOOLS)	OCCUPANCY = GROUP A-2 RESTAURANT
<b>TIKI BAR</b>	TOTAL SQUARE FOOTAGE = 316 S.F.
OCCUPANCY = GROUP A-2 RESTAURANT	TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
BAR STOOL SEATING = 18 LINEAR INCHES PER OCCUPANT = 408 ÷ 18 = 23 OCCUPANTS MAXIMUM	ASSEMBLY WITHOUT FIXED SEATS - UNCONCENTRATED TABLES AND CHAIRS = 15 NET S.F. PER OCCUPANT
AREA BEHIND BAR = 98 S.F. ÷ 100 = 1 OCCUPANT MAXIMUM	316 S.F. ÷ 15 = 22 OCCUPANTS MAXIMUM
TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT	<b>= 8 DINING SEATS PROVIDED</b>
SWIMMING POOL DECK = 30 GROSS PER OCCUPANT	<b>CLUB LOUNGE</b>
2,000 S.F. ÷ 30 = 67 OCCUPANTS MAXIMUM	OCCUPANCY = GROUP A-2 RESTAURANT
TOTAL <b>= 91 OCCUPANTS MAXIMUM</b>	TOTAL SQUARE FOOTAGE = 590 S.F.
<b>= 28 SEATS PROVIDED</b>	TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
<b>NUMBER OF SEATS</b>	ASSEMBLY WITHOUT FIXED SEATS - UNCONCENTRATED TABLES AND CHAIRS = 15 NET S.F. PER OCCUPANT
TABLE OF 2 x 2 = 4 SEATS	590 S.F. ÷ 15 = 40 OCCUPANTS MAXIMUM
TABLE OF 4 x 4 = 16 SEATS	<b>= 14 LOUNGE SEATS PROVIDED</b>
BAR STOOLS = 8 SEATS	
TOTAL NUMBER OF SEATS = 28 SEATS	



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



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

NOTES:  
1. SEE ELECTRICAL DWGS FOR LOADING, CIRCUITS, ETC. ARCH. DWGS GOVERN LAYOUT & ALIGNMENTS. ALL SWITCHES, OUTLETS, THERMOSTATS, LIGHT FIXTURES TO BE ALIGNED & COORDINATED. IF ANY ELECTRICAL DEVICE IS NOT SHOWN IN ARCH. DWGS., NOTIFY ARCHITECT IMMEDIATELY SO LOCATION CAN BE ADDRESSED.  
2. CONTRACTOR TO FIELD VERIFY ALL GWB CLNG. HTS. AND DOOR CLEARANCES W/ ARCHITECTURAL DOCUMENTS & NOTIFY ARCHITECT IMMEDIATELY OF DISCREPANCIES.  
3. FURNITURE & INT. FINISHES BY OTHERS  
4. REFER TO SHEET A 4.6 FOR PROPOSED LOBBY FURNITURE FLOOR PLAN  
5. ALL INTERIOR FINISHES TO COMPLY WITH NFPA 101 (2003ed) Ch.10.2.2. SEE SHEET G-1.6 FOR FURTHER INFORMATION.  
6. ALL INTERIOR WOOD FINISH CLADDING TO ACHIEVE A CLASS A FIRE RATING (FLAMESPREAD 0-25, SMOKE DEVT 0-450) PER NFPA 101 (2003ed.) Ch.10.2.2.



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FOR REFERENCE – HEARING APPROVED PLANS – PB FILE 1959

SOHO BEACH HOUSE

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

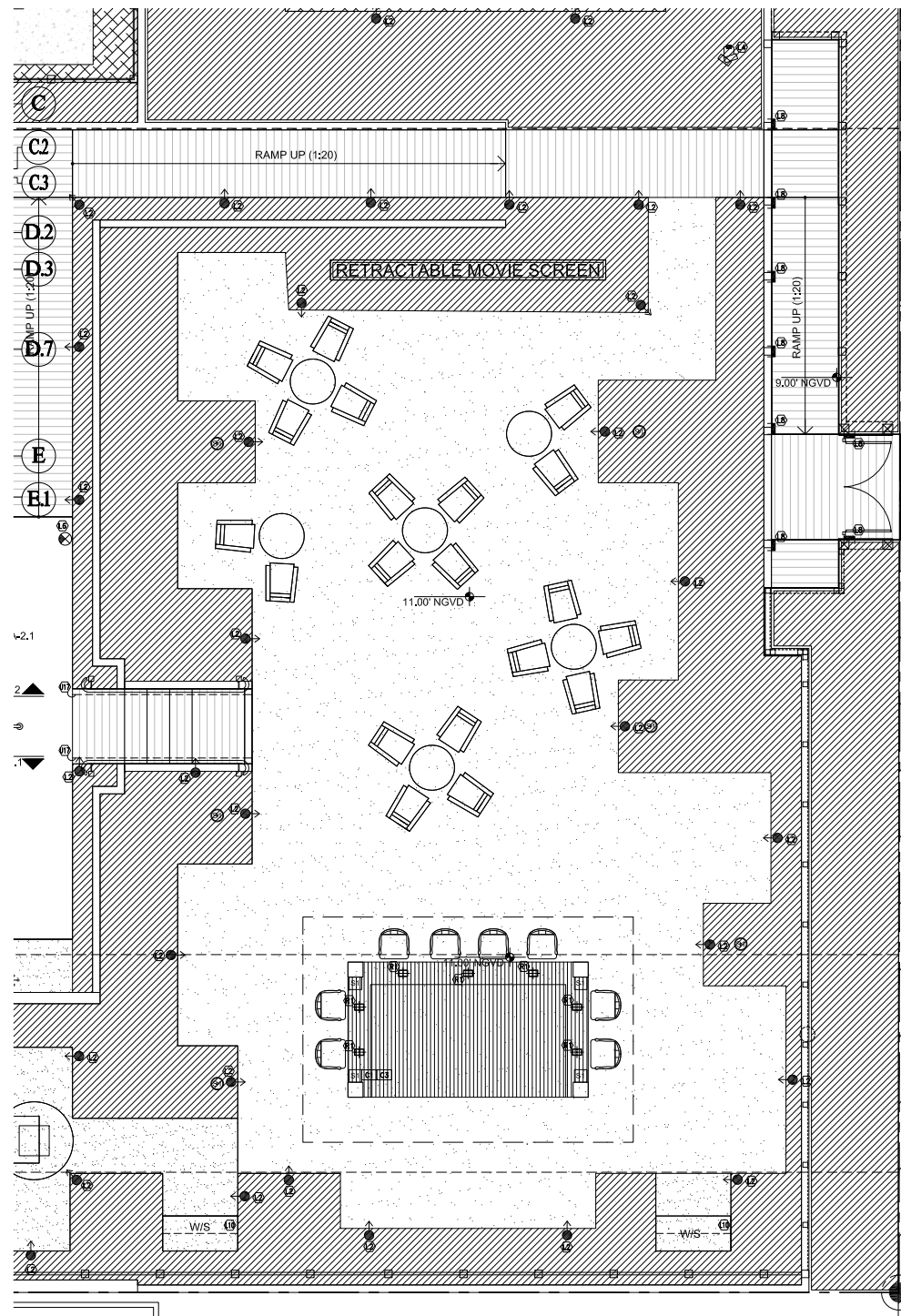
RENOVATION AND ADDITION

PLANNING BOARD & BOARD OF ADJUSTMENT SUBMISSION

DINING TERRACE

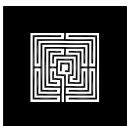
A4.5a  
PREVIOUSLY A-4.4b  
04.29.10





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

FOR REFERENCE – HEARING APPROVED PLANS – PB FILE 1959



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

JOB NO. 05035

RENOVATION AND ADDITION

PLANNING BOARD & BOARD OF ADJUSTMENT SUBMISSION

BAR & SUN DECK PLAN

A4.26

04.12.10



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

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

FOR REFERENCE - PREVIOUSLY PERMITTED PLAN

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

- C3. ALL BUILDING SIGNAGE SHALL BE CONSISTENT IN TYPE, COMPOSED OF FLUSH MOUNTED, NON-PLASTIC INDIVIDUAL LETTERS AND SHALL REQUIRE A SEPARATE PERMIT.
- C4. THE FINAL EXTERIOR COLOR SCHEME, INCLUDING COLOR SAMPLES, SHALL BE SUBJECT TO REVIEW AND APPROVAL OF STAFF AND SHALL REQUIRE A SEPARATE PERMIT.
- C5. A TRAFFIC MITIGATION PLAN, WHICH ADDRESSES ALL ROADWAY LEVEL OF SERVICE (LOS) DEFICIENCIES RELATIVE TO THE CONCURRENCY REQUIREMENTS OF THE CITY CODE, IF REQUIRED, SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND THE FINAL BUILDING PLANS SHALL MEET ALL OTHER REQUIREMENTS OF THE LAND DEVELOPMENT REGULATIONS OF THE CITY CODE.
- C6. MANUFACTURERS DRAWINGS AND DADE COUNTY PRODUCT APPROVAL NUMBERS FOR ALL NEW WINDOWS, DOORS AND GLASS SHALL BE REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- C7. ALL ROOF-TOP FIXTURES, AIR-CONDITIONING UNITS AND MECHANICAL DEVICES SHALL BE CLEARLY NOTED ON A REVISED ROOF PLAN AND ELEVATION DRAWINGS AND SHALL BE SCREENED FROM VIEW, IN A MANNER TO BE APPROVED BY STAFF.

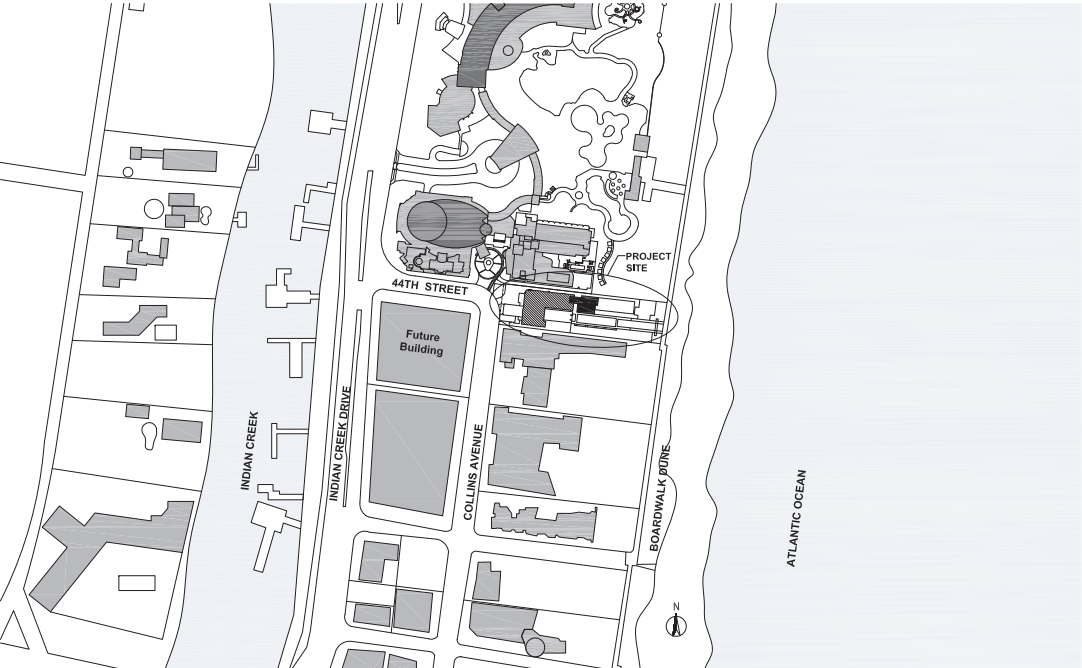
PURSUANT TO ZBA #3182 FINAL ORDER RECORDED JULY 7, 2006, THE FOLLOWING CONDITION IS TO BE MET PRIOR TO ISSUANCE OF THE BUILDING PERMIT:

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

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

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

\* Applicant elects to pay annual fee for outdoor café.



LOCATION MAP

SCALE: NTS



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REVISIONS

REVISIONS

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JOB NO. 05035  
TIKI HUT  
CONSTRUCTION DOCUMENTS

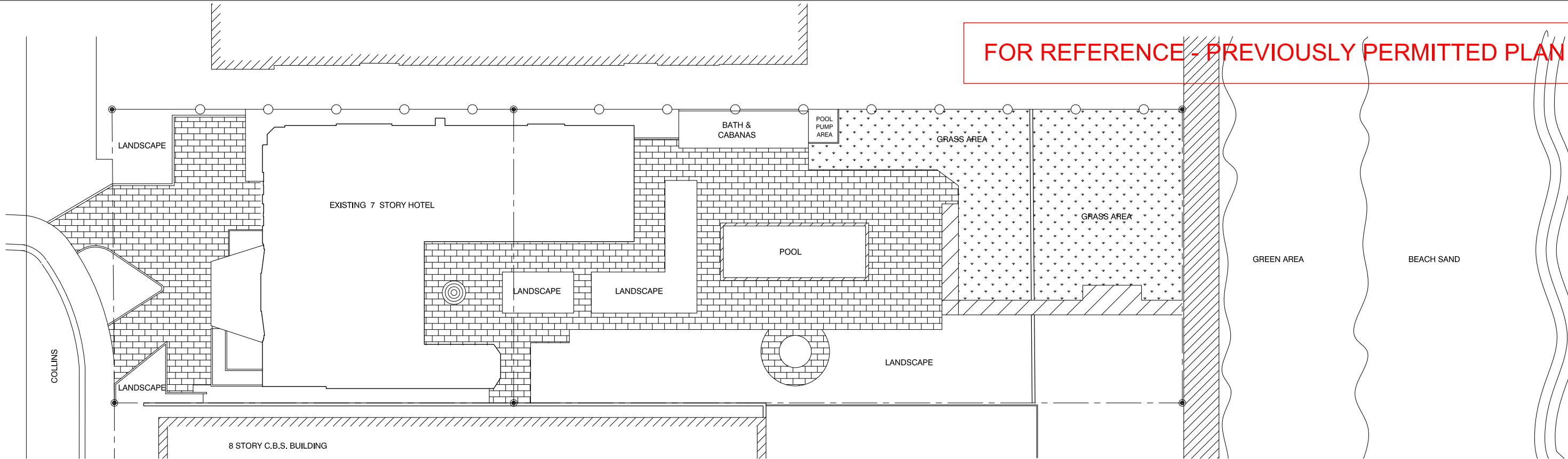
ZONING CALCULATIONS  
& LOCATION SITE PLAN

G-1.3

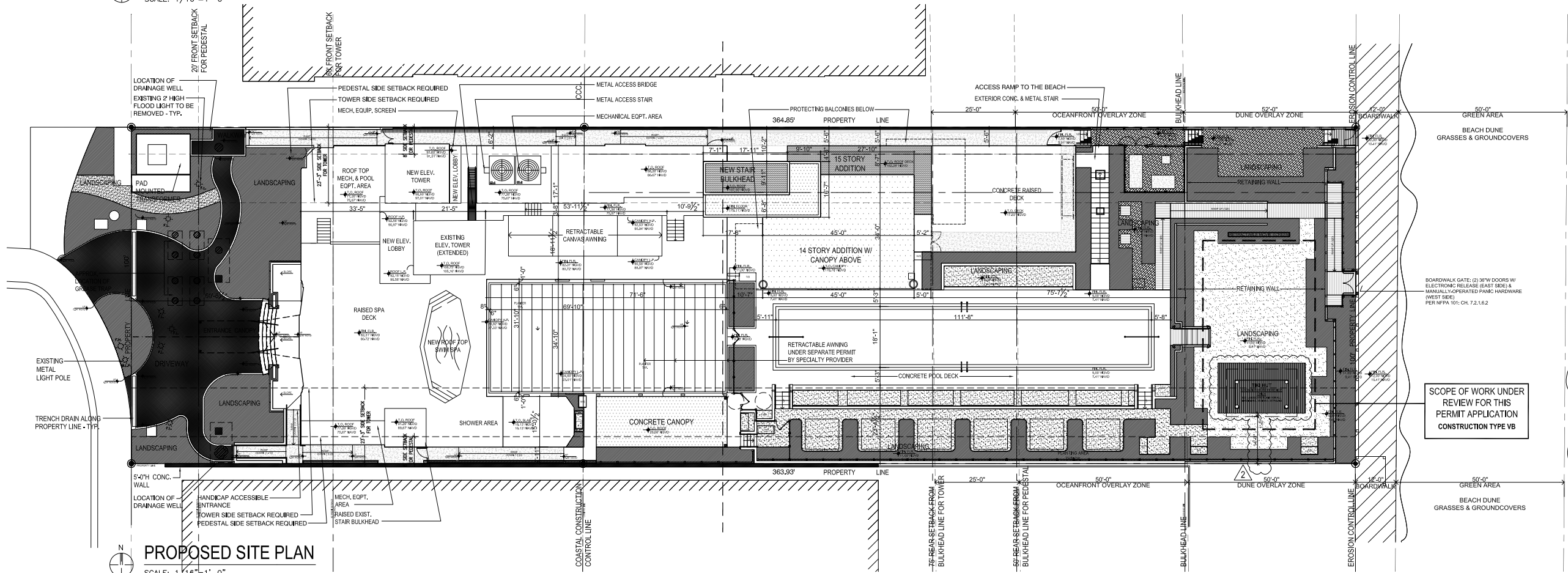
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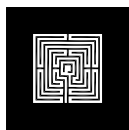
FOR REFERENCE - PREVIOUSLY PERMITTED PLAN



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



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



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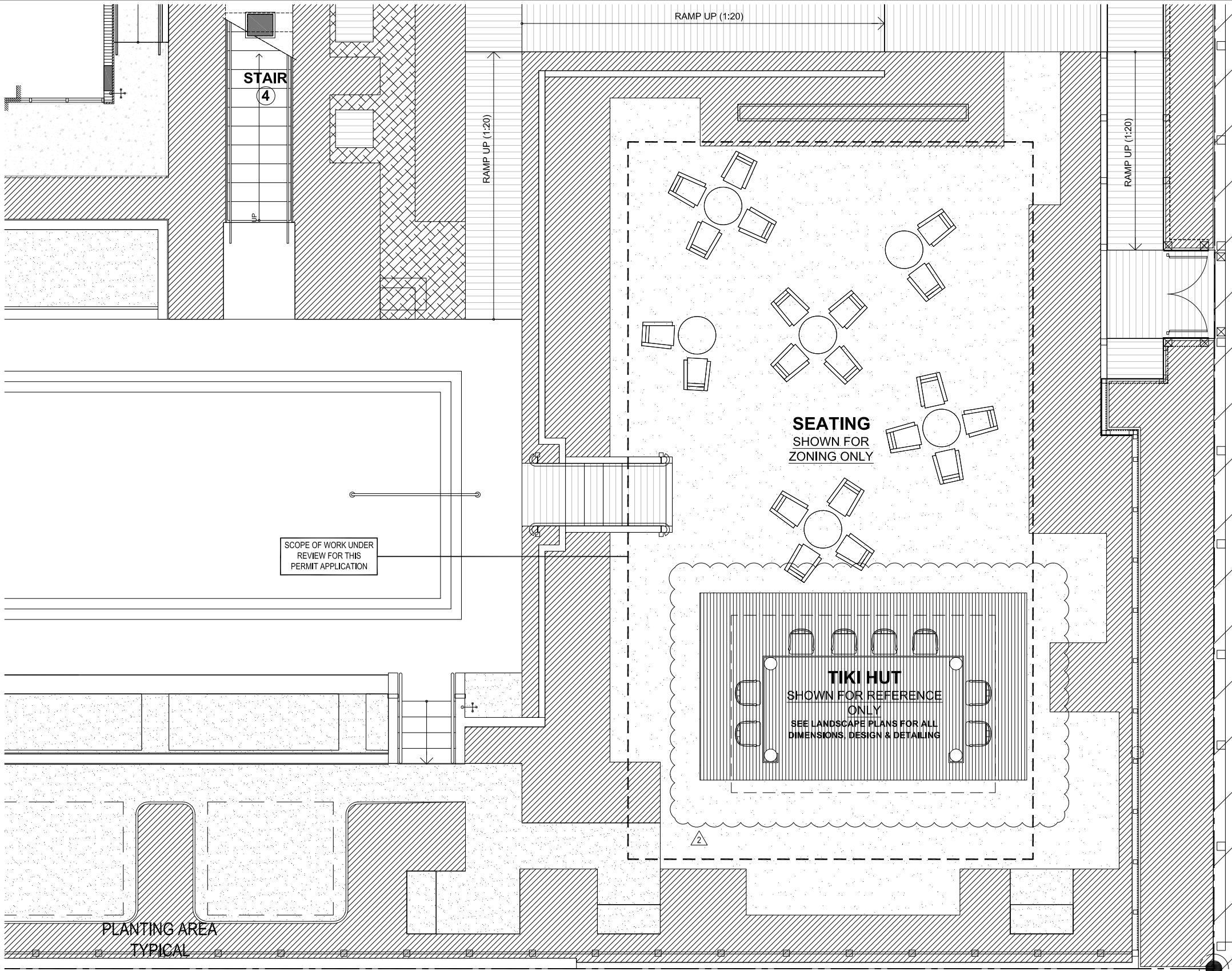
REVISIONS		
09.13.10	CMB	COMMENTS
11.18.10	CMB	COMMENTS
11.22.10	CMB	COMMENTS

REVISIONS		

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

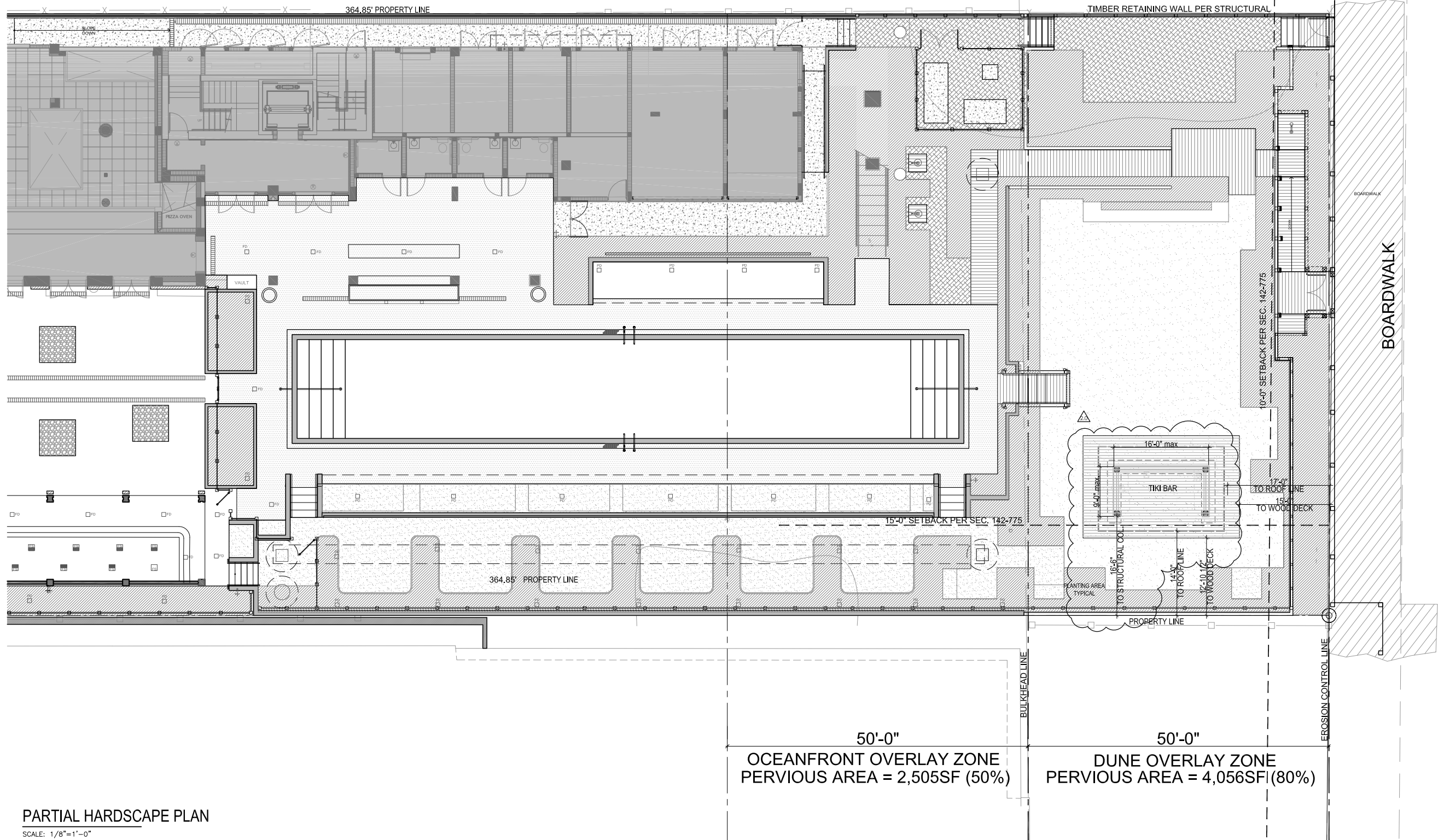
REVISIONS		

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

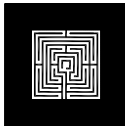
TIKI HUT  
A4.5d  
08.11.10



FOR REFERENCE - PREVIOUSLY PERMITTED PLAN



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



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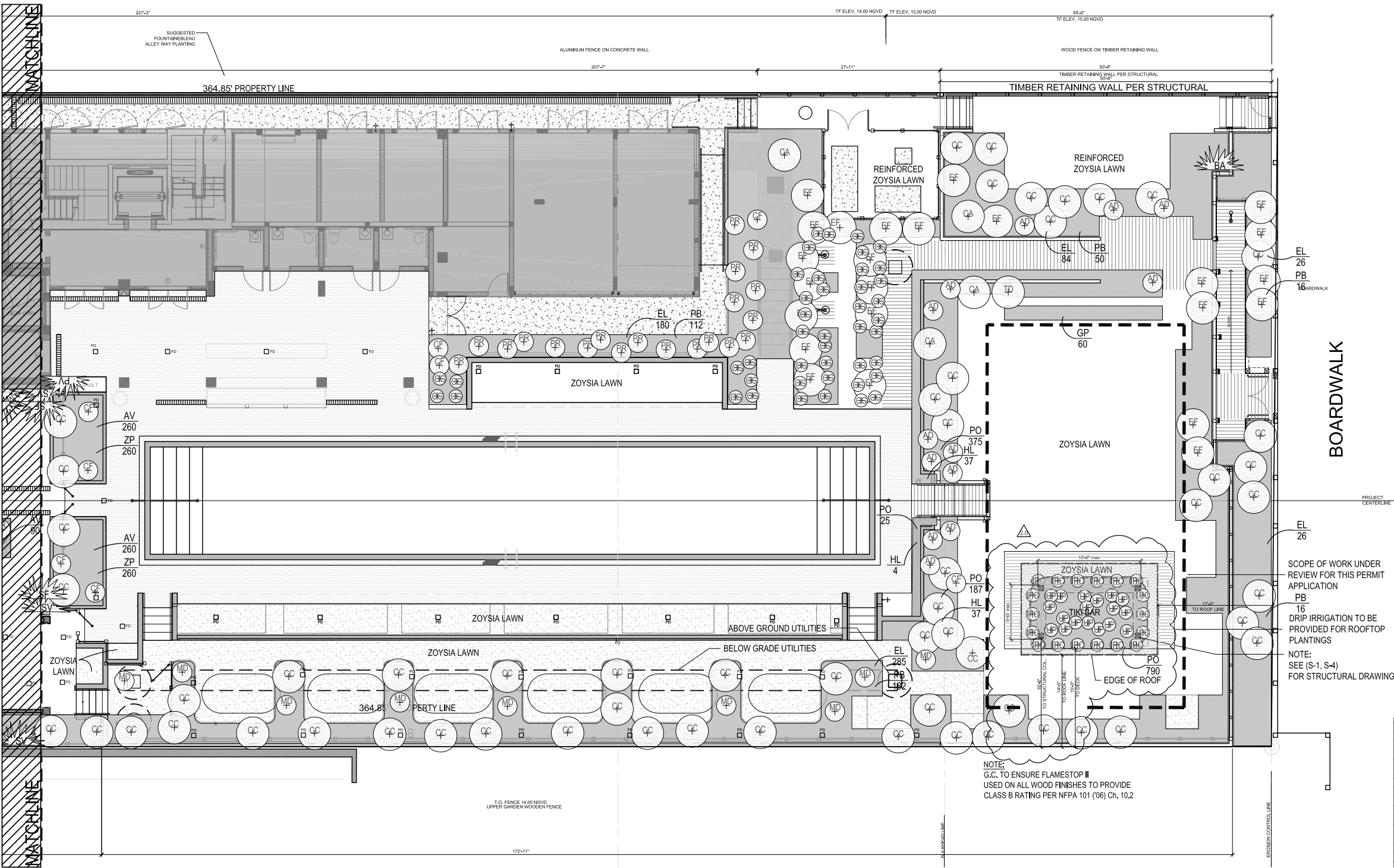
REVISIONS
11.22.10
CHANGES

REVISIONS

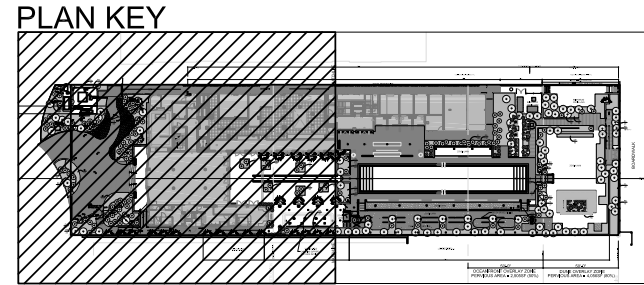
SOHO BEACH HOUSE  
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JOB NO. 05035  
TIKI HUT  
CONSTRUCTION DOCUMENTS

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	LWX	<i>Leucothrinax morrisii</i>	Silver Thatch Palm
7	REL	<i>Roystonea regia</i>	Royal Palm
4	REL	<i>Roystonea regia</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>Cordia alliodora</i>	Same
15	CF	<i>Cordia alliodora</i>	Same
4	CA	<i>Cordia alliodora</i>	Same
3	HC	<i>Heliconia caribaea</i> (See NOTE 2)	Same
1	HR	<i>Heliconia caribaea</i> (See NOTE 2)	Same
25	MD	<i>Monstera deliciosa</i>	Mexican Breadfruit
1	PS	<i>Philodendron</i>	Same
85	PR	<i>Philodendron regia</i>	Same
5	PW	<i>Philodendron 'Weeks Hybrid'</i> (See NOTE 3)	Same
31	TD	<i>Triplaris dactyloides</i>	Fakahatchee Grass
18	UP	<i>Urtica paniculata</i>	Sea Oats
GROUNDCOVERS			
1069	AV	<i>Aloe vera</i>	Medicinal Aloe
19	CI	<i>Chrysobalanus icaco</i>	Horizontal Coccoloba
1110	EL	<i>Erinodes 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 'Burlie 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>Coccothrinax</i>	Coconut Palm
4	CE	<i>Conocarpus erectus</i>	Green Buttonwood
12	BR	<i>Brachylaena</i>	Bracelet-Wood
1	WD	<i>Phoenix sylvestris</i>	Wild Date Palm
19	TR	<i>Thrinax radiata</i>	Green Thatch Palm
MISC			
Zoya Sod (3820 sqft)			
Reinforced Zoya Sod (815 sqft) - Install per manufacturer's instructions			
Fertilizer: Florikote Coated Magnesium, Florikote 13-5-11, 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 100 bar rooftop only			



## PLANT SYMBOL KEY



PROPOSED SHRUB / ACCENT



PROPOSED VINE



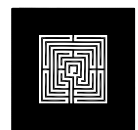
PROPOSED GROUNDCOVERS

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

## PARTIAL UNDERSTORY PLANTING PLAN

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

FOR REFERENCE - PREVIOUSLY PERMITTED PLAN



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

REVISIONS	

SOHO BEACH HOUSE

4385 COLLINS AVENUE, MIAMI BEACH, FL, 33140

JOB NO. 05035

TIKI HUT

CONSTRUCTION DOCUMENTS

L-3.04

09.13.10



