

SCOPE OF WORK

After the fact modification of PB Conditional Use Permit 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, including request for Conditional Use Permit approval to cook and reheat food at the Mandolin venue.



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

City of Miami Beach PB - Revised Final Submittal
October 14, 2016

landscape architect

LAND
Design

T 614.439.4895
E matt@land.design

2610 North Miami Ave.
MIAMI, FL

architect

NC-office
architecture / urbanism

T 305.377.0082
E info@nc-office.com

111 East Flagler St. #205
MIAMI, FL 33131

DRAWING INDEX

ARCHITECTURAL

	COVER
	DRAWING INDEX
	SURVEY
A 0.0	LOCATION MAP
A 0.1	SITE PLAN / AREA OF WORK
	EXISTING CONDITION PHOTOGRAPHS
	EXISTING CONDITION PHOTOGRAPHS
	EXISTING CONDITION PHOTOGRAPHS
	EXISTING CONDITION PHOTOGRAPHS
	EXISTING CONDITION PHOTOGRAPHS
	EXISTING CONDITION PHOTOGRAPHS
	EXISTING CONDITION PHOTOGRAPHS
	EXISTING CONDITION PHOTOGRAPHS
	EXISTING CONDITION PHOTOGRAPHS
	EXISTING CONDITION PHOTOGRAPHS
	EXISTING CONDITION PHOTOGRAPHS
	EXISTING CONDITION PHOTOGRAPHS
	EXISTING CONDITION PHOTOGRAPHS
	EXISTING CONDITION PHOTOGRAPHS
A 1.1	VARIANCE KEY PLAN
A 1.2	EXISTING CONDITIONS / DEMOLITION FLOOR PLAN
A 1.3	EXISTING CONDITIONS / DEMOLITION PAVING PLAN
A 1.3a	EXISTING CONDITIONS OPEN SPACE DIAGRAM
A 1.4	EXISTING CONDITIONS / DEMOLITION ROOF PLAN
A 1.5	PROPOSED FLOOR PLAN
A 1.6	PROPOSED PAVING / OPEN SPACE PLAN
A 1.7	PROPOSED ROOF PLAN
A 1.8	PROPOSED SEATING PLAN
A 2.0	EXISTING / PROPOSED SECTION / ELEVATION
A 2.1	EXISTING / PROPOSED SECTION / ELEVATION
A 2.2	EXISTING / PROPOSED TIKI ELEVATION
A 3.0	PROPOSED ISOMETRIC DIAGRAM
A 3.1	PROPOSED DUNE OVERLAY OPEN SPACE DIAGRAM
A 3.2	EXISTING OCEANFRONT OVERLAY OPEN SPACE DIAGRAM
A 4.0	GROUND FLOOR EXISTING / PROPOSED CONDITIONAL USE SUMMARY
A 4.1	2nd & 8th FLOOR EXISTING CONDITIONAL USE SUMMARY
FR-1.1a	FOR REFERENCE - HEARING APPROVED PLAN
A-4.26	FOR REFERENCE - HEARING APPROVED PLAN
G-1.4	FOR REFERENCE - PREVIOUSLY PERMITTED TIKI HUT PLAN
A-4.5d	FOR REFERENCE - PREVIOUSLY PERMITTED TIKI HUT PLAN
L-1.02	FOR REFERENCE - PREVIOUSLY PERMITTED TIKI HUT HARDSCAPE PLAN
L-3.04	FOR REFERENCE - PREVIOUSLY PERMITTED TIKI HUT PLANTING PLAN
S-1	FOR REFERENCE - PREVIOUSLY PERMITTED TIKI HUT STRUCTURAL PLAN

LANDSCAPE

TD100	TREE DISPOSITION NOTES & SCHEDULES
TD101	TREE DISPOSITION SCHEDULE & DETAILS
TD102	TREE DISPOSITION SCHEDULE
TD103	TREE DISPOSITION PLAN
TD104	TREE DISPOSITION PLAN
TD105	TREE DISPOSITION PLAN
LO50	VIEW DIAGRAM
LO51	VIEW DIAGRAM
LO75	DEMOLITION PLAN
L401	PLANTING PLAN

LEGAL DESCRIPTION:

TRACT 1:

PARCEL 1:

LOT ONE (1) EXCEPTING THE SOUTH SEVENTY-FIVE (75) FEET THEREOF, OF BLOCK THIRTY-NINE (39) OF MIAMI BEACH IMPROVEMENT COMPANY'S OCEAN FRONT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, AT PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING WESTERLY OF THE EROSION CONTROL LINE AS ESTABLISHED IN PLAT BOOK 105, AT PAGE 62 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:

ALL OF THE SOUTHERLY 75 FEET OF THAT CERTAIN TRACT MARKED AND DESIGNATED AS "R.P. VAN CAMP" ON THE AMENDED MAP OF THE OCEAN FRONT PROPERTY OF MIAMI BEACH IMPROVEMENT COMPANY, AS RECORDED IN PLAT BOOK 5, AT PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: SAID TRACT IS BOUNDED ON THE EAST BY THE EROSION CONTROL LINE AS ESTABLISHED IN PLAT BOOK 105, AT PAGE 62 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ON THE WEST BY THE EASTERLY LINE OF COLLINS AVENUE, ON THE SOUTH BY THE SOUTHERLY LINE OF THE AMENDED MAP OF THE OCEAN FRONT PROPERTY, AND ON THE NORTH BY A LINE 75 FEET NORTH AND PARALLEL TO THE NORTHERLY LINE OF LOT 1, BLOCK 39 OF THE AMENDED PLAT OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY AS RECORDED IN PLAT BOOK 5, AT PAGE 7 AND 8 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 1 AND PARCEL 2 ARE ALSO DESCRIBED AS:

COMMENCE (P.O.C.) AT THE NORTHWEST CORNER OF LOT ONE, BLOCK THIRTY NINE, OF MIAMI BEACH IMPROVEMENT COMPANY'S OCEAN FRONT SUBDIVISION, AS RECORDED IN PLAT BOOK D-8, PAGE 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE SOUTHWEST ALONG THE EAST LINE OF SAID LOT ONE TO A POINT BEING 100' SOUTH OF THE INTERSECTION ALONG THE EAST RIGHT OF WAY OF COLLINS AVENUE 25.00' TO THE POINT OF BEGINNING (P.O.B.) THENCE EAST FROM THE P.O.B. TO A POINT BEING 100' EAST OF THE INTERSECTION OF SAID LOT ONE WITH COLLINS AVENUE 100.00' TO A POINT BEING 100' EAST OF THE INTERSECTION OF SAID LOT ONE WITH COLLINS AVENUE 100.00' TO A POINT, BEING 100' NORTH OF AND 364.74' (364.85' FIELD MEASURED) ALONG A LINE TO THE NORTH LINE OF THE TRACT OF LAND BEING PART OF THE EIGHTH SECTIOR OF SECTION TWENTY TWO, TOWNSHIP TWENTY THREE NORTH AND RANGE EIGHT WEST OF AFREMENTIONED COUNTY EROSION CONTROL LINE 364.74' (364.85' FIELD MEASURED) TO A POINT ON THE EAST RIGHT OF WAY OF COLLINS AVENUE 100' TO A POINT BEING 100' NORTH OF THE (P.O.B.), THENCE RUN NORTH ALONG THE EAST RIGHT OF WAY OF COLLINS AVENUE 100' TO THE (P.O.B.).

PARCEL 1 AND PARCEL 2 ARE ALSO DESCRIBED AS:

COMMENCE (P.O.C.) AT THE NORTHWEST CORNER OF LOT 1, BLOCK 39, OF MIAMI BEACH IMPROVEMENT COMPANY'S OCEAN FRONT SUBDIVISION, AS RECORDED IN PLAT BOOK 5, A, PAGES 5 AND 8 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE S89°21'00"W ALONG THE RIGHT-OF-WAY LINE OF SAID LOT 1, BLOCK 39, FOR 100.00 FEET TO THE POINT OF BEGINNING; THENCE S07°29'28"W ALONG THE WESTERLY LINE OF SAID LOT 1, BLOCK 39, AND ALSO SAID EASTERLY RIGHT-OF-WAY LINE FOR 25.00 FEET TO THE POINT OF BEGINNING (P.O.B.) OF THE SUBJECT EROSION CONTROL LINE, RECORDED IN PLAT BOOK 62 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N89°10'02"E ALONG SAID EROSION CONTROL LINE FOR 100.00 FEET; THENCE N82°31'21"W, ALONG A LINE BEING THE NORTH LINE OF THE SOUTH 75 FEET OF THAT CERTAIN PARCEL OF LAND BEING THE 1/4 SECTION 16, TOWNSHIP 25 NORTH, RANGE 26 WEST, OF THE 1982 MERIDIAN, FOR 364.74 FEET (364.85 FEET FIELD MEASURED); THENCE S07°29'28"W, ALONG SAID EASTERLY RIGHT OF WAY LINE OF COLLINS AVENUE AND THE WESTERLY LINE OF LOT 1, BLOCK 39 AND NORTHERLY EXTENSION THEREOF, FOR 100.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH BENEFICIAL EASEMENTS CREATED BY THAT CERTAIN AMENDED AND RESTATED DECLARATION OF RESTRICTIONS, COVENANTS AND RECIPROCAL EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 26644, PAGE 516, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING PORTION OF THE ABOVE DESCRIBED PARCEL 2:

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, BLOCK 39, OF MIAMI BEACH IMPROVEMENT COMPANY'S OCEAN FRONT SUBDIVISION, AS RECORDED IN PLAT BOOK 5, AT PAGES 7 AND 8 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND PROCEED ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 39, FOR 158.84 FEET; THENCE S07°28'39"W FOR 75.00 FEET; THENCE S82°31'21"E, ALONG A LINE LYING 75.00 FEET NORTHERLY OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 1, BLOCK 39, FOR 158.84 FEET; THENCE S07°28'39"W FOR 5.51 FEET TO THE POINT OF BEGINNING. THE BEARING AND DISTANCE OF THE OTHER SIDES OF SAID PARCEL ARE: 158.84 FEET FOR 2.00 FEET; THENCE S82°31'21"E FOR 23.46 FEET; THENCE S72°38'39"W FOR 25.29 FEET; THENCE N82°31'21"W FOR 10.00 FEET; THENCE S07°28'39"W FOR 19.25 FEET; THENCE N82°31'21"W FOR 58.27 FEET; THENCE N07°28'39"E FOR 19.38 FEET; THENCE S82°31'21"E FOR 6.08 FEET; THENCE N07°28'39"E FOR 1.92 FEET; THENCE N82°31'21"W FOR 17.66 FEET; THENCE S82°31'21"E FOR 1.92 FEET; THENCE S07°28'39"W FOR 1.92 FEET TO THE POINT OF BEGINNING. SAID PARCEL JUST DESCRIBED HAVING A LOWER LIMIT AT ELEVATION 28.42 FEET, N.G.V.D. 1929.

TRACT 2:

A PORTION OF THAT CERTAIN TRACT MARKED AND DESCRIBED AS "R.P. VAN CAMP" ON THE AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, AS RECORDED IN PLAT BOOK 5, AT PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TOWER PARCEL:

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, BLOCK 39, OF MIAMI BEACH IMPROVEMENT COMPANY'S OCEAN FRONT SUBDIVISION, AS RECORDED IN PLAT BOOK 15, AT PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 39, 75.00 FEET; THENCE S82°31'21"E, ALONG A LINE LYING 75.00 FEET NORTHERLY OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 1, BLOCK 39, FOR 195.84 FEET; THENCE S07°28'39"W FOR 5.51 FEET TO THE NORTHERLY CORNER OF SAID LOT 1, BLOCK 39; THENCE S07°28'39"W FOR 19.25 FEET; THENCE N02°31'21"E FOR 2.00 FEET; THENCE S82°31'21"E FOR 23.46 FEET; THENCE S07°28'39"W FOR 25.29 FEET; THENCE N82°31'21"E FOR 10.00 FEET; THENCE S07°28'39"W FOR 19.25 FEET; THENCE N82°31'21"W FOR 58.27 FEET; THENCE N07°28'39"E FOR 19.38 FEET; THENCE S82°31'21"E FOR 8.08 FEET; THENCE N07°28'39"E FOR 1.92 FEET; THENCE N82°31'21"W FOR 17.66 FEET; THENCE S82°31'21"E FOR 1.92 FEET; THENCE N07°28'39"E FOR 1.92 FEET; THENCE S82°31'21"E TO THE POINT OF BEGINNING. SAID PARCEL JUST DESCRIBED HAVE A LOWER UNIT AT ELEVATION 28.42 FEET, N.G.V.D. 1929.

EASEMENT PARCEL:

TOGETHER WITH BENEFICIAL EASEMENT CREATED BY THAT CERTAIN AMENDED AND RESTATED DECLARATION OF RESTRICTIONS, COVENANTS AND RECIPROCAL EASEMENTS MADE BY RYDER PROPERTIES, LLC AND SHO LANDLORD (FL) QRS 16-104, INC., DATED NOVEMBER 7, 2008, AND RECORDED NOVEMBER 7, 2008, IN OFFICIAL RECORDS BOOK 26644, PAGE 516, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- PROPERTY ADDRESS: 4385 COLLINS AVENUE, MIAMI BEACH, FLORIDA, 33140
- PROPERTY LIES WITHIN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA, CONTAINING 36,436 SQUARE FEET, OR 0.836 ACRES MORE OR LESS.
- LEGAL DESCRIPTION SHOWN HEREON IS BASED ON INFORMATION AS FURNISHED BY CLIENT.
- BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 83(90).
- THE LEGAL DESCRIPTION OF THE COASTAL CONSTRUCTION CONTROL LINE IS PER PLAT BOOK 74 AT PAGE 25 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- DEPICTION OF THE EROSION CONTROL LINE WAS TAKEN FROM PLAT BOOK 105 AT PAGE 62 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- ELEVATIONS SHOWN HEREON ARE ON THE BASIS OF NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) BASED ON THE FOLLOWING BENCHMARK: NAME B-313, ELEVATION 2.78'; NAME D-313, ELEVATION 4.62'
- THIS SURVEY DOES NOT INTEND TO DEPICT THE OWNERSHIP OF PROPERTY AND SHOULD NOT BE USED BY ANY OTHER PARTY OR FOR ANY OTHER PURPOSE WITHOUT THE EXPRESSED WRITTEN PERMISSION OF BISCAZYNE ENGINEERING COMPANY, INC.
- THE SUBJECT PROPERTY IS LOCATED IN FEMA'S FIRM ZONE AE (BASE FLOOD ELEVATION DETERMINED, BFE: 7.00 FEET), AS DESIGNATED ON FLOOD INSURANCE RATE MAP (FIRM) NO. 12096C0328L, COMMUNITY 120651, PANEL 0328, SUFFIX L, MAP REVISED SEPTEMBER 11, 2009 AND PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.)
- UNDERGROUND IMPROVEMENTS, ENCROACHMENTS, FOOTERS, OR UTILITY LINES, ARE NOT SHOWN HEREON.
- THIS SITE WAS NOT ABSTRACTED FOR EASEMENTS OR RIGHTS-OF-WAY OF RECORD OTHER THAN PLATTED RIGHT-OF-WAY. IT IS RECOMMENDED THAT CLIENT OBTAIN TITLE INSURANCE AND TITLE SEARCH WHICH WILL REVEAL ALL MATTERS OF RECORD.
- REFERENCE DC-5280, ORDER NO 79435.

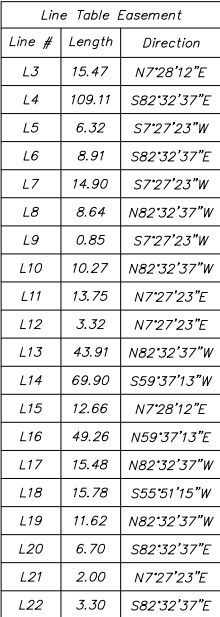
SURVEYOR'S CERTIFICATE:

I hereby certify that the attached "BOUNDARY SURVEY" was prepared in accordance with the Minimum Technical Standards for Surveying and Mapping, set forth in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

Biscayne Engineering Company, Inc.
529 West Flagler Street, Miami, FL 33130
(305) 324-7671
State of Florida Department of Agriculture
LB-0000129





















Luis Gatzambide, PSM, For the Firm, Vice President
Professional Surveyor and Mapper No. 6816
State of Florida



Line Table less out portion		
Line #	Length	Direction
L23	29.40	S82°32'43"E
L24	2.90	N72°17'E
L25	23.66	S82°32'43"E
L26	25.29	S72°17'W
L27	10.00	N82°32'43"W
L28	19.25	S72°17'W
L29	58.27	N82°32'43"W
L30	19.38	N72°17'E
L31	8.08	S82°32'43"E
L32	1.92	N72°17'E
L33	17.66	N82°32'43"W
L34	16.58	N72°17'E
L35	25.00	S82°32'43"E
L36	4.67	N72°17'E

NOTE: SEE SHEET 2 OF 2
FOR SITE IMPROVEMENTS

LEGEND

- | | |
|---------------------------------------------------------------------------------------|----------------------|
|  | CABLE TV BOX |
|  | CATCH BASIN |
|  | CONC. LIGHT PULL BOX |
|  | DRAIN |
|  | FIRE HYDRANT |
|  | LIGHT POLE |
|  | MANHOLE (UNKNOWN) |
|  | POST |
|  | SIGN |
|  | VALVE (UNKNOWN) |
|  | WATER METER |
|  | WATER VALVE |
|  | PALM TREE |
|  | TREE (OTHER) |
|  | ELECTRIC BOX |
|  | SPRINKLER |
|  | WALL |
|  | WOOD DECK |
|  | TILE |
|  | TRENCH DRAIN |

ABBREVIATIONS

- BLDG. = BUILDING
ENC. = ENCROACHMENT
F.P.L. = FLORIDA POWER AND LIGHT
FND. = FOUND
IP = IRON PIPE
RGE. = RANGE
R/W = RIGHT-OF-WAY
COR. = CORNER
D.H. = DRILL HOLE
CLF. = CHAIN LINK FENCE
BLDG. = BUILDING
P.C.P. = PERMANENT CONTROL POINT
(C) = COMPUTED FROM FIELD MEASUREMENTS
(D) = DEED
(M) = MEASURED
(P) = AS SHOWN ON THE RECORD PLAT
P.R.D.C. = PROPERTY RECORDS OF DADE COUNTY
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
S.R.D. = STATE ROAD DEPARTMENT
C.C. = CONCRETE COLUMN
CLR. = CLEAR
M.H.W. = MEAN HIGH WATER
STY. = STORY
N.T.S. = NOT TO SCALE
R.&C. = REBAR AND CAP
CONC. = CONCRETE
PG. = PAGE
P.B. = PLAT BOOK
P.O.B. = POINT OF BEGINNING
C.B.S. = CONCRETE BLOCK STRUCTURE
N&W = NAIL AND WASHER
ID. = IDENTIFICATION
O.R.B. = ORIGINAL RECORDS BOOK
N&D = NAIL AND DISC
(TYP.) = TYPICAL
P.O.C. = POINT OF COMMENCEMENT
BEC = BISCAIYNE ENGINEERING COMPANY
LB = LICENSED BUSINESS
GOVT. = GOVERNMENT
RM = REFERENCE MONUMENT
F.P.L. = FLORIDA POWER AND LIGHT
N.A.D. = NORTH AMERICAN DATUM
G.P.S. = GLOBAL POSITIONING SYSTEM
O/S = OFFSET
SEC. = SECTION
TWP. = TOWNSHIP
RNG. = RANGE
MF = METAL FENCE
WF = WOOD FENCE

F:\SURVEY\PROJECTS\85000's\85349-SOHO HOUSE & CO\DWG\03-85349.dwg 5/20/2016 4:01:45 PM EDT

This drawing is the property of Boscayne Engineering Company, Inc. and shall not be used or reproduced, in whole or in part, without permission of Boscayne Engineering Company, Inc.

BISCAYNE ENGINEERING COMPANY, INC.
Consulting Engineers Planners Surveyors



PH: (305) 324-7671
FAX: (305) 324-0809
WEB SITE: www.biscayneengineering.com
E-MAIL: info@biscayneengineering.com

MIAMI
520 WEST FLAGLER STREET

FOR: SOHO HOUSE & COMPANY	DESIGNED BY: N/A	DRAWN BY: W.J.R.	CHECKED BY: L.G.
SCALE: 1"=30'	APPROVED BY: L.G.	FIELD BOOK No. 2864	PAGE No. 48-63 & 1-3
DATE: 5-5-16		7 2877	

9

SHEET No.
1 of 2

DC-5750

(IN FEET)
1 inch = 20 ft



ATLANTIC OCEAN

BISCA YNE ENGINEERING COMPANY, INC.
Consulting Engineers Planners Surveyors

Bocayne Engineering Company

PH: (305) 324-7671
FAX: (305) 324-0809
WEB SITE: www.biscayneengineering.com
E-MAIL: info@biscayneengineering.com

MIAMI
529 WEST FLAGLER STREET
FLORIDA, 33130

4385 COLLINS AVENUE, MIAMI BEACH, FL 33140

FOR: SOHO HOUSE & COMPANY	
SCALE: 1"=20'	DESIGNED BY: N/A

ORDER No.
03-85349

SHEET No.
2 of 2

This drawing is the property of Biscayne Engineering Company, Inc. and shall not be used or reproduced, in whole or in part, without permission of Biscayne Engineering Company, Inc.

F:\SURVEY\PROJECTS\85000's\85349-SQHD HOUSE & COND.WG\03-85349.dwg 5/20/2016 4:01:45 PM EDT

(PER S.R.D. R/W MAP SEC. 87060
DATED 03/03, LAST REVISED 05/01/06)
(P.B. 5, PG. 8 P.R.D.C.)

"R.P. VAN CAMP" TRACT
(P.B. 5 PG. 7)

AMENDED MAP OF THE OCEAN FRONT PROPERTY OF
MIAMI BEACH IMPROVEMENT COMPANY
(P.B. 5, PG. 7&8 M.D.C.R.)

NOT A PART

PARCEL 2

PARCEL 1

LOT 1,
BLOCK 39
(P.B. 5 PG. 7)

LOT 2,
BLOCK 39
(P.B. 5 PG. 7)

NOT A PART

AMENDED MAP OF THE OCEAN FRONT PROPERTY OF
MIAMI BEACH IMPROVEMENT COMPANY
(P.B. 5, PG. 7&8 M.D.C.R.)







NOTE: SEE SHEET 1 OF 2
FOR BOUNDARY INFORMATION.

MH NO. 1 (SD)
RIM EL. = 7.57'
INV. EL. (SW) = 3.62' (12"DIP)
INV. EL. (S) = 6.67' (2"PVC)
INV. EL. (W) = 3.52' (8"PVC)
BOTTOM EL. = 1.64'

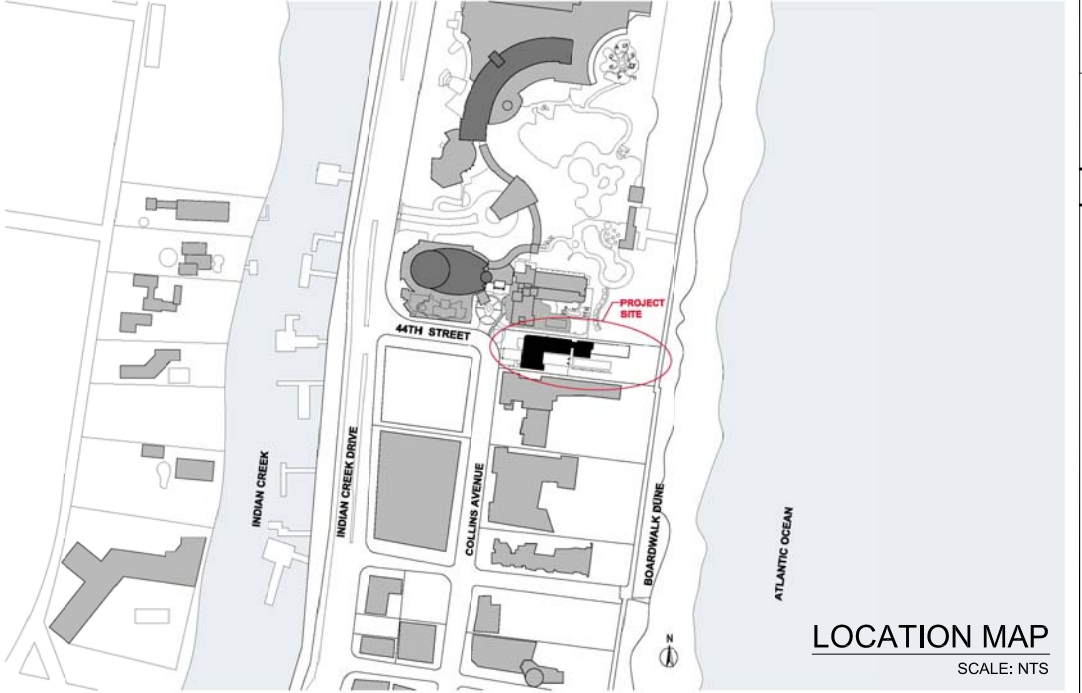
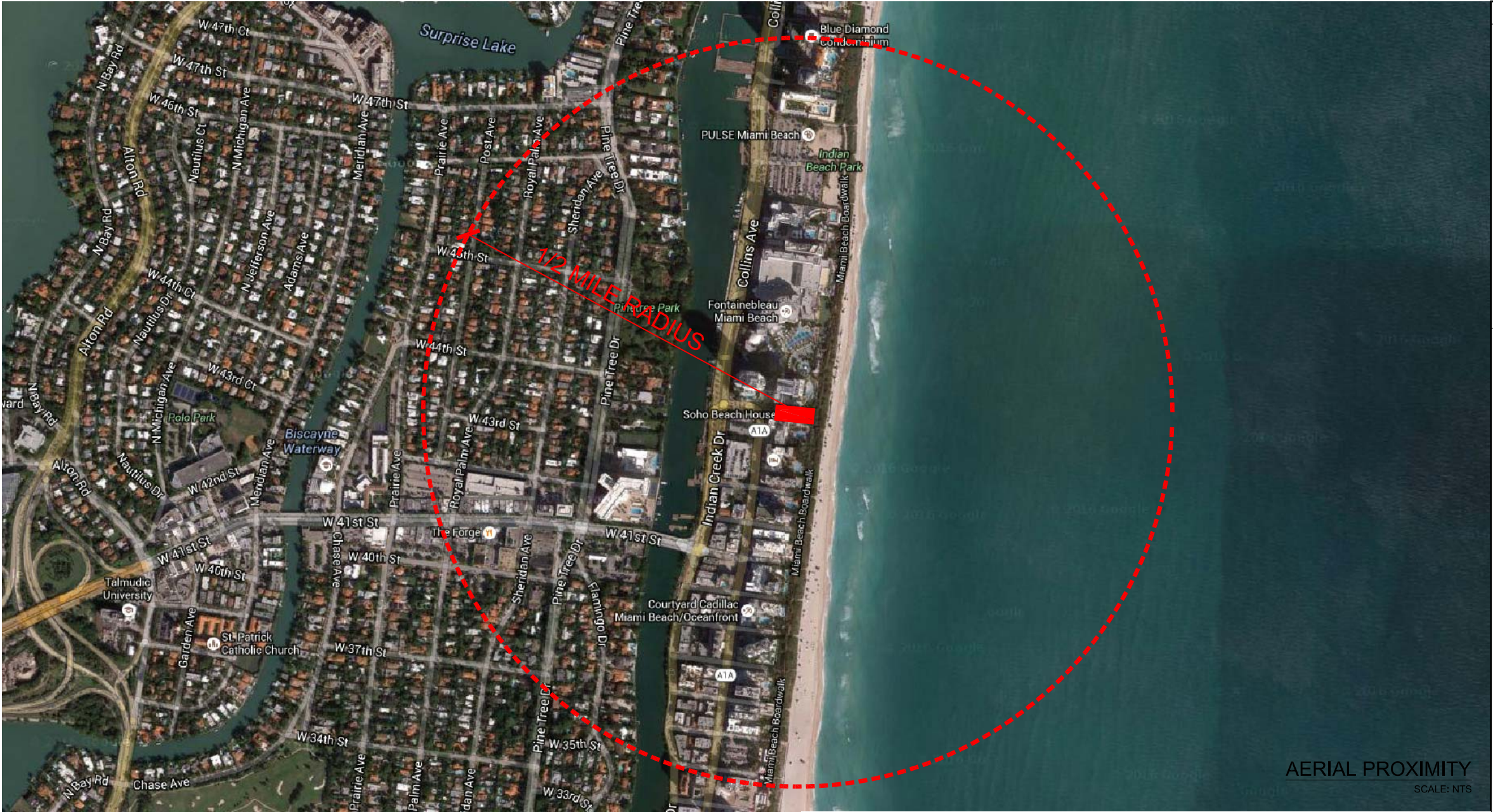
MH NO. 2 (SD)
RIM EL. = 7.68'
INV. EL. (N) = 3.43' (12"PVC)
INV. EL. (SE) = 3.43' (12"PVC)
BOTTOM EL. = 1.38'

CB NO. 1
GRATE EL. = 9.48'
INV. EL. (S) = 2.86' (8" PVC)
INV. EL. (W) = 2.78' (15" CMP)
INV. EL. (NW) = 2.73' (8" PVC)
INV. EL. (N) = 2.66' (12" CMP)
BOTTOM EL. = (-) 0.52'

LEGEND

- | | |
|---------------------------------------------------------------------------------------|------------------------|
|  | CABLE TV BOX |
|  | CATCH BASIN |
|  | CLEAN OUT |
|  | CONC. LIGHT PULL BOX |
|  | DRAIN |
|  | FIRE HYDRANT |
|  | HANDICAP PARKING SPACE |
|  | LIGHT POLE |
|  | MANHOLE (UNKNOWN) |
|  | MONUMENT LINE |
|  | POST |
|  | SIGN |
|  | VALVE (UNKNOWN) |
|  | WATER METER |
|  | WATER VALVE |
|  | PALM TREE |
|  | TREE (OTHER) |
|  | FLOOD LAMP |
|  | ELECTRIC BOX |
|  | SPRINKLER |
|  | GAS METER |
|  | FLAG POLE |

DC-5750



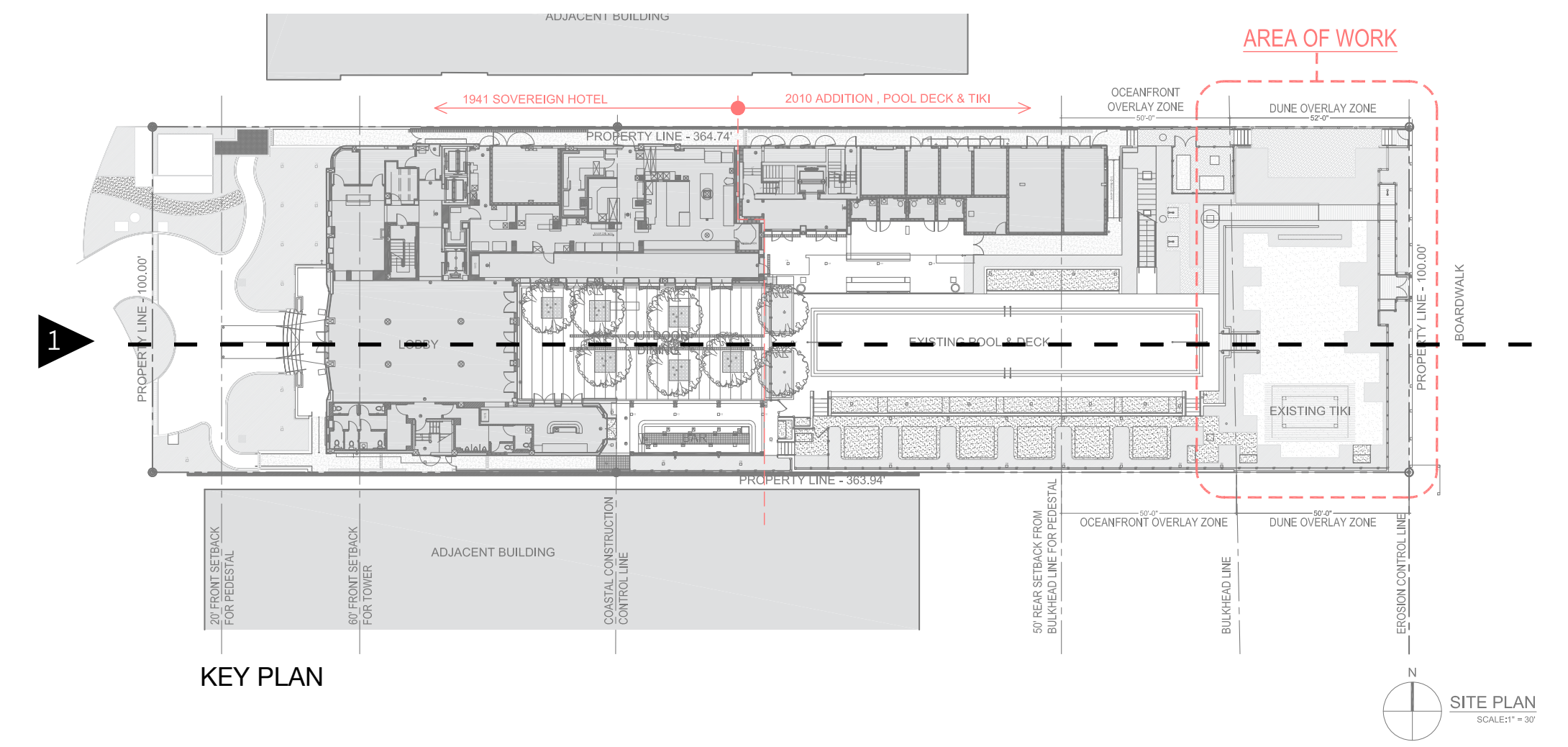
GENERAL PROJECT DATA			
ZONING DISTRICT	RM-3 (Collins Waterfront Historic District)		
LOT AREA	36,485 SF (100' x 364.85')		
FLOOR AREA RATIO	2.25		
ALLOWABLE BUILDING AREA	36,485 SF x 2.25 = 82,091 SF		
EXISTING BUILDING AREA	82,090 SF		
DUNE OVERLAY AREA	5,070 SF		
SETBACK REQUIREMENTS (Dune Overlay 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

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			

REVISED

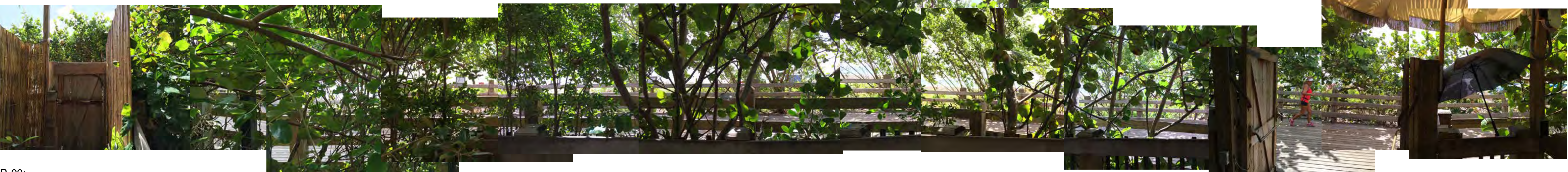
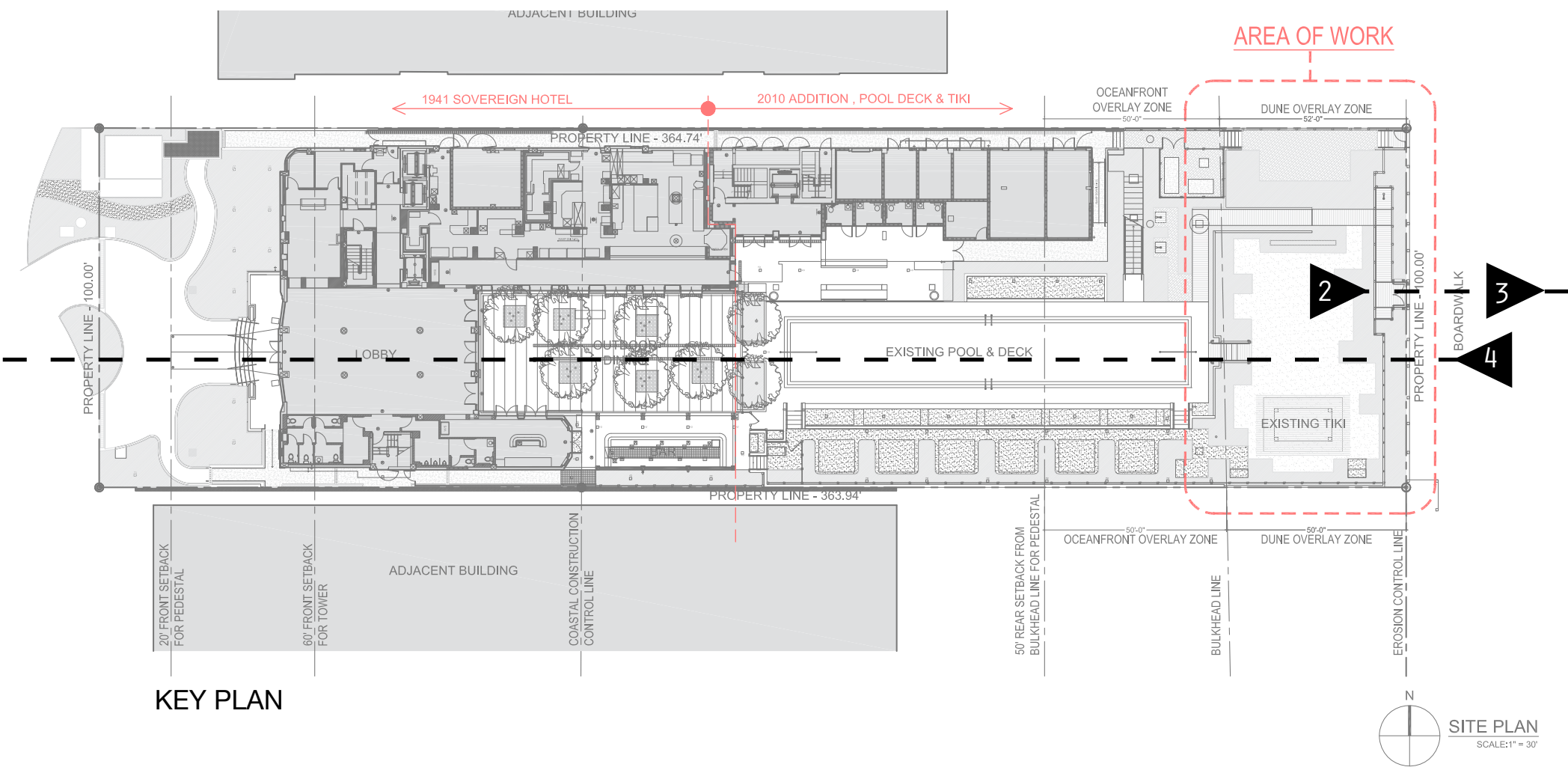
MINIMUM PARKING					Notes & Formula used for parking req'd
	Floor(s)	BUILDING	REQUIRED	PROVIDED	Zoning Chapter 130-section 33
Hotel Units (No Kitchen)	0	Existing Building	N/A (0 required)	0	N/A
					14 PARKING SPACES
14 Hotel Units (No Kitchen)	4 thru 14	New Building	0 (PARKING IMPACT FEE PROGRAM)		1 Space/Unit x 14 = 14 Spaces
1 New Hotel Unit (With Kitchen)	15	New Building	0 (PARKING IMPACT FEE PROGRAM)		2 Spaces/Unit x 1 = 2 Spaces
Wine Bar (5 seats, 246 SF)	1st Floor	Existing Building	N/A (0 required)	0	in existing building
Long Bar (14 Seats, 399 SF)	1st Floor	Existing Building	N/A (0 required)	0	in existing building
Lobby Dining (38 Seats, 1,372 SF)	1st Floor	Existing Building	N/A (0 required)	0	in existing building
Courtyard Dining Terrace (86 seats, 2,578 SF)	1st Floor	Existing Building	N/A (0 required)	0	in existing building
Mandolin Beach in Dune Preservation Overlay (former known as Tiki Hut & Rear Yard) (72 seats, 1,581 SF)	1st Floor	New Use	N/A (0 required)	0	0 PARKING SPACES (in Dune Preservation Overlay - no parking required Section 130-34)
					10 PARKING SPACES
Club Bar (87 seats, 2,379 SF)	2nd Floor	New Building			1 space / 250 SF of Private Club = 2,379 / 250 = 9,516 = 10 Spaces
Screening Lounge (Business, 19 seats, 695 SF)	2nd Floor	Existing Building	N/A (0 required)		in existing building
Cowshed Spa (retail space, 1,136 SF)	2nd Floor	Existing Building	N/A (0 required)		in existing building
Cowshed Spa (retail space, 5,462 SF)	3rd Floor	Existing Building	N/A (0 required)		in existing building
					0 PARKING SPACES (part of private club pursuant to Declaration of Restrictions in Official Records Book 27420 at Page 144)
Gymnasium Spa (2,244 SF)	3rd Floor	New Building	0 (PARKING IMPACT FEE PROGRAM)		
COMBINED QUANTITY					0 PARKING SPACES (part of private club pursuant to Declaration of Restrictions in Official Records Book 27420 at Page 144)
Gym / Spa in new building (2,244 SF)				0 (PARKING IMPACT FEE PROGRAM)	
Gym / Spa in existing building (6,598 SF)			N/A (0 required)		in existing building
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)		in existing building
COMBINED QUANTITY Dining/Bar seating in new building (Excluding Club Bar as outdoor café) (22 seats, 906 SF)					4 PARKING SPACES 1 Space/250 SF of Private Club (8th floor) = 906 / 250 = 3,624 = 4 spaces
COMBINED QUANTITY Dining / Bar in existing building (176 seats, 5,916 SF)					
COMBINED QUANTITY Grand Total Dining/Bar (Including Bar & Tiki Bar / Rear Yard) (313 seats, 11,046 SF)					
TOTALS				0 (PARKING IMPACT FEE PROGRAM) 30 Spaces	
Credit for amount already paid to Parking Impact Fee program					23 Spaces
Parking Impact Fee					7 Spaces*
*Applicant elects to pay annual fee for outdoor café					
LOADING AREA					N/A (0 required) 0 No new floor area added - no required loading zone space pursuant to Section 130-101 A.

WEST FRONT PROPERTY LINE ELEVATION



P-01:
VIEW OF SITE, CORNER TO CORNER, AND CONTEXTUAL PROPERTIES FROM ACROSS COLLINS AVENUE
6 JULY 2016

EAST DUNE OVERLAY PROPERTY LINE ELEVATIONS



P-02:
BOARDWALK TRANSPARENCY
EAST ELEVATION OF WEST BOARDWALK AND VIEW TO OCEAN, AS VIEWED FROM WITHIN SITE
6 JULY 2016



P-03:
PARALLEL BOARDWALK CONDITIONS AND VIEWSHEDS
EAST ELEVATION OF EASTBOARDWALK AND VIEW TO OCEAN, AS VIEWED FROM EDGE THE BOARDWALK
6 JULY 2016



P-04:
WEST ELEVATION OF SITE, AS VIEWED FROM THE BOARDWALK
6 JULY 2016

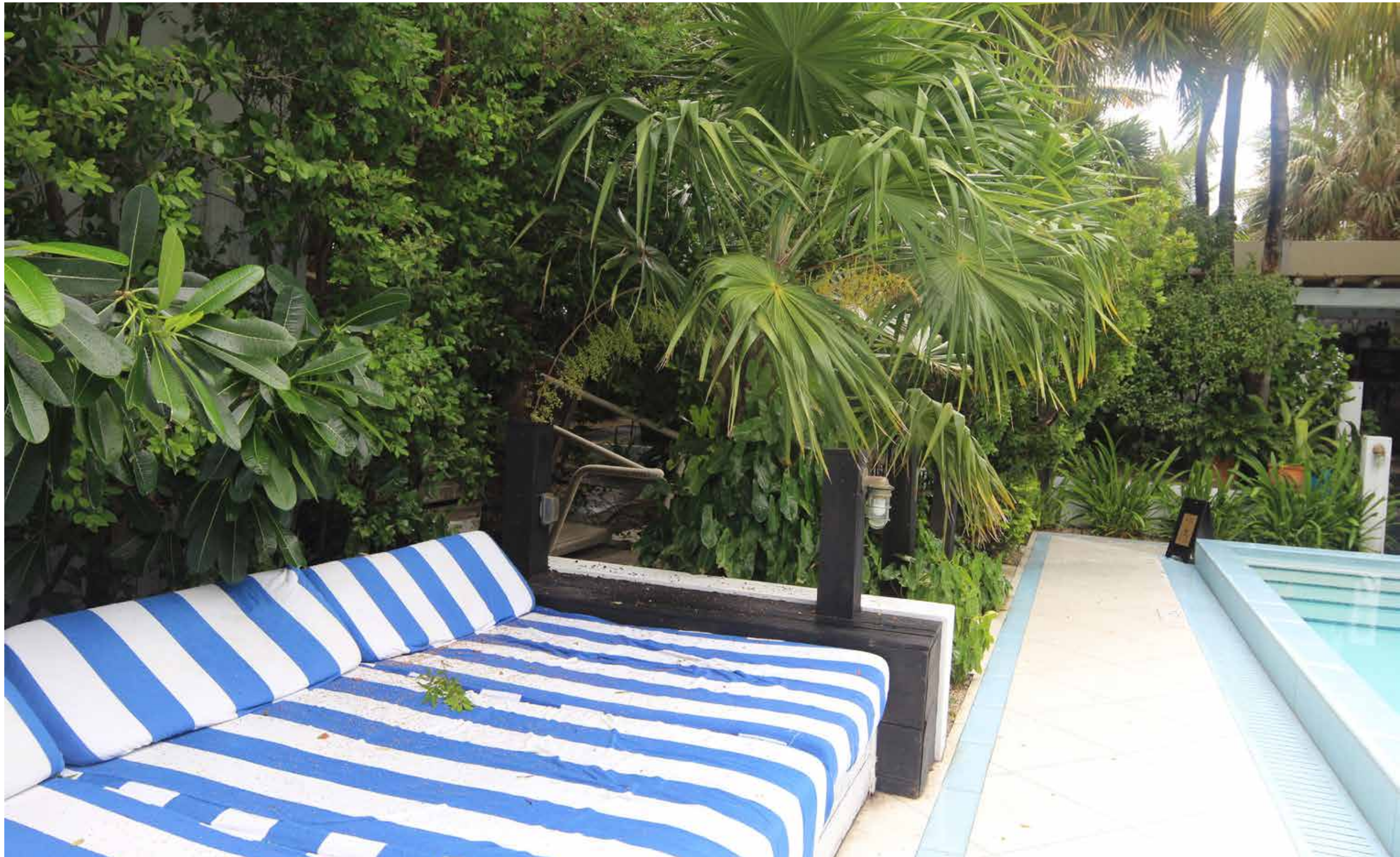
OCEANTFRONT OVERLAY SITE CONDITIONS



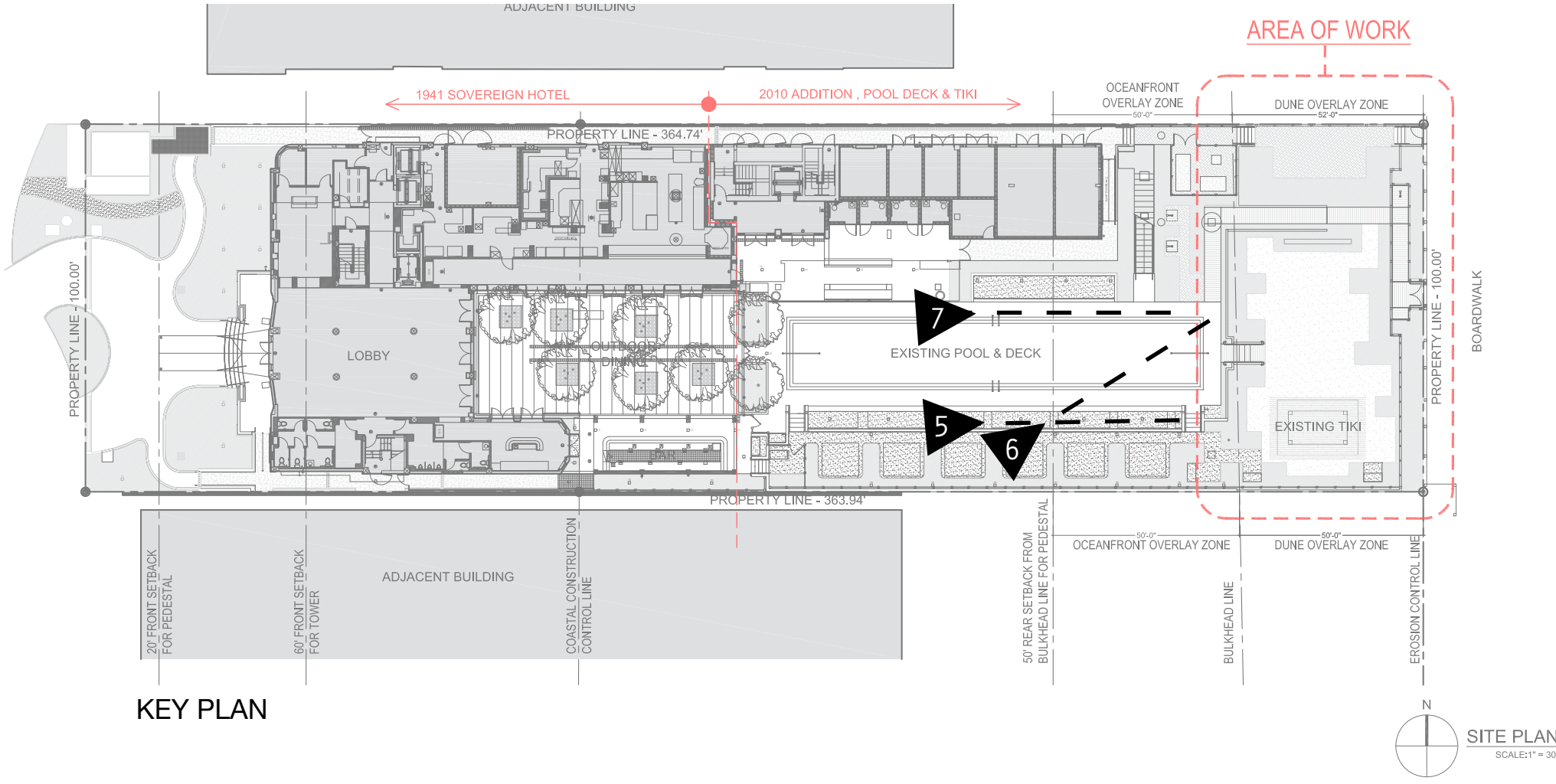
P-05:
POOL AREA
21 JULY 2016



P-06:
POOL AREA
21 JULY 2016



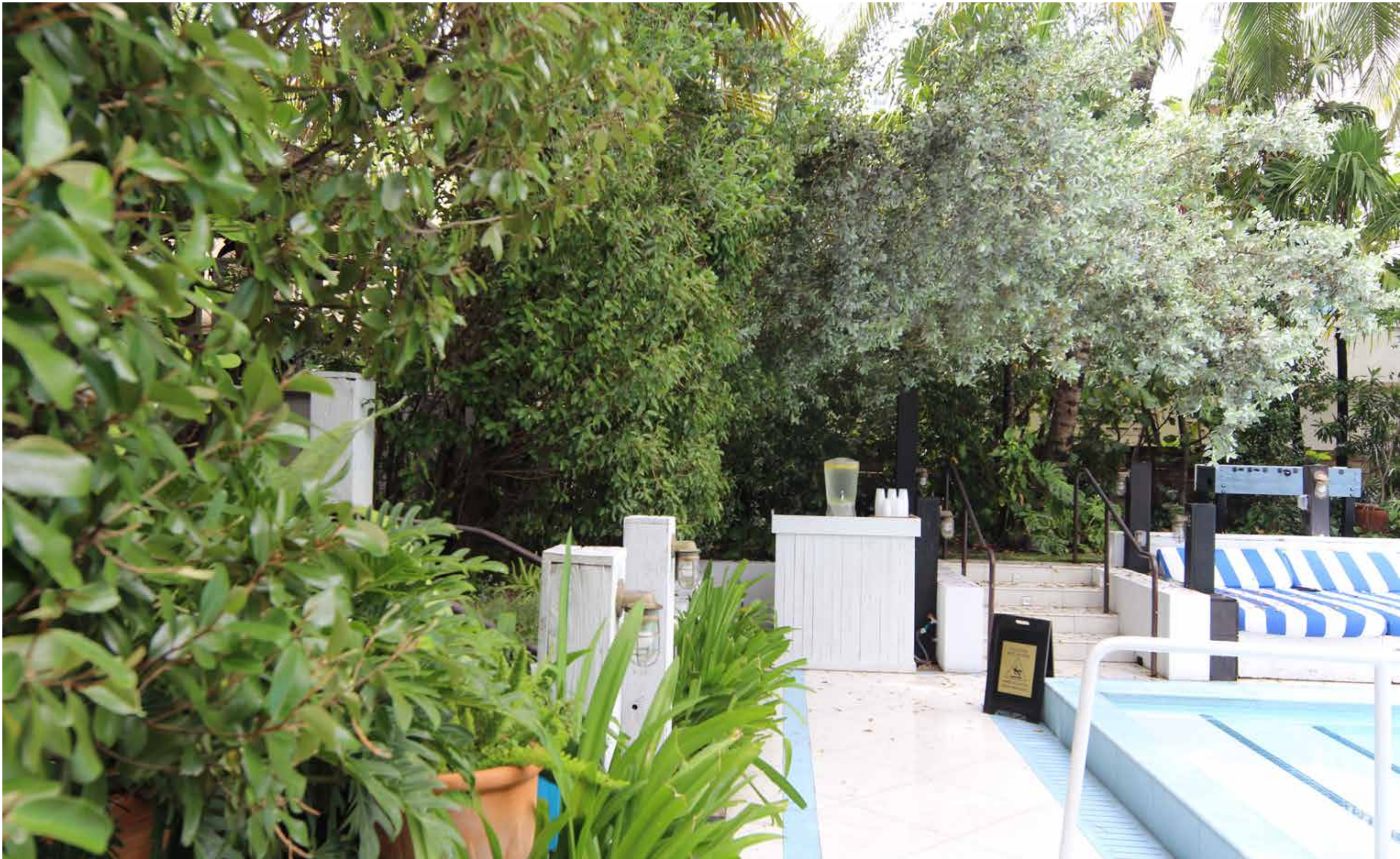
P-07:
POOL AREA
21 JULY 2016



OCEANTFRONT OVERLAY SITE CONDITIONS



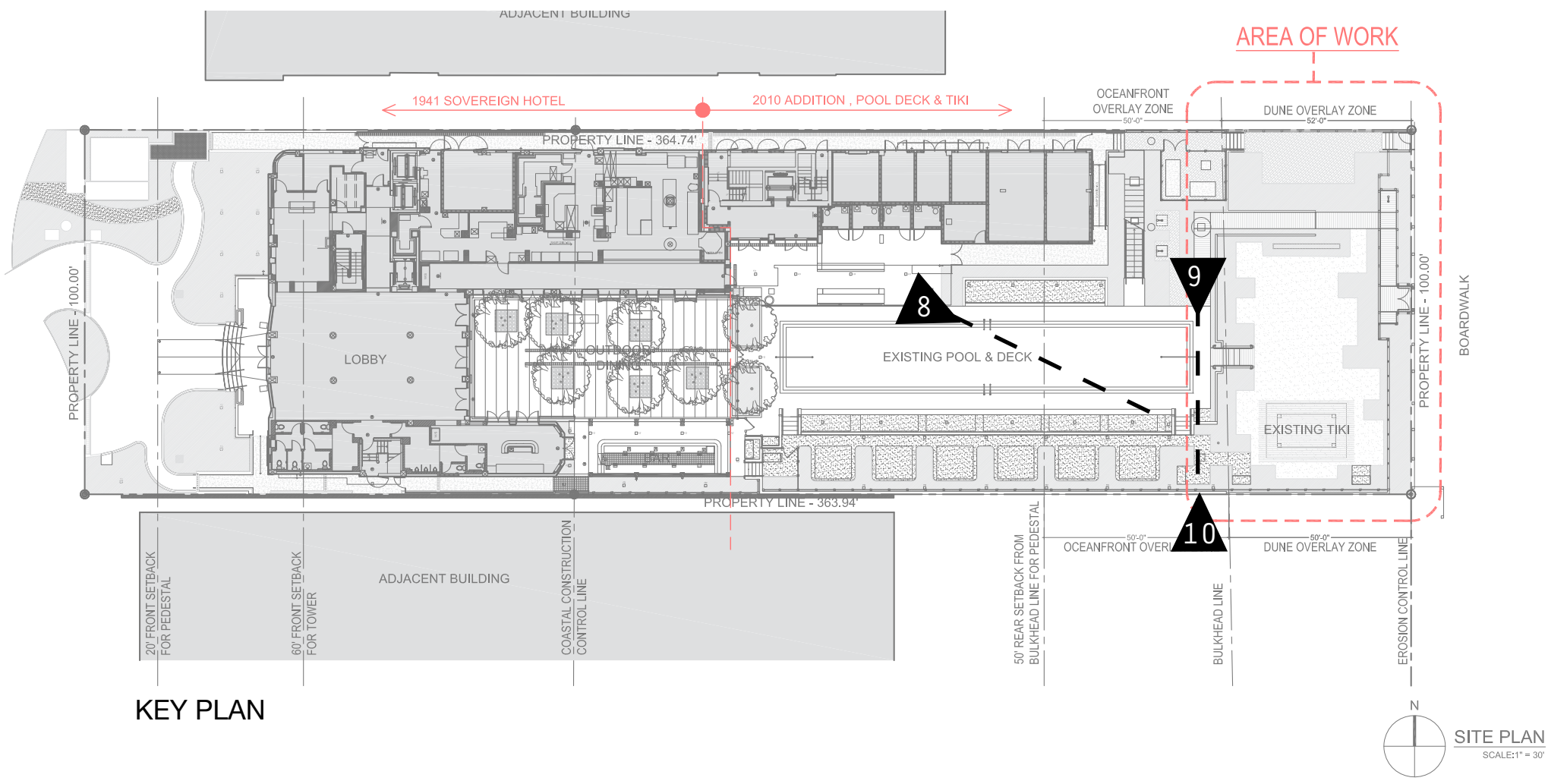
P-08:
POOL AREA
21 JULY 2016



P-09:
POOL AREA
21 JULY 2016



P-10:
POOL AREA
21 JULY 2016



OCEANTFRONT OVERLAY SITE CONDITIONS



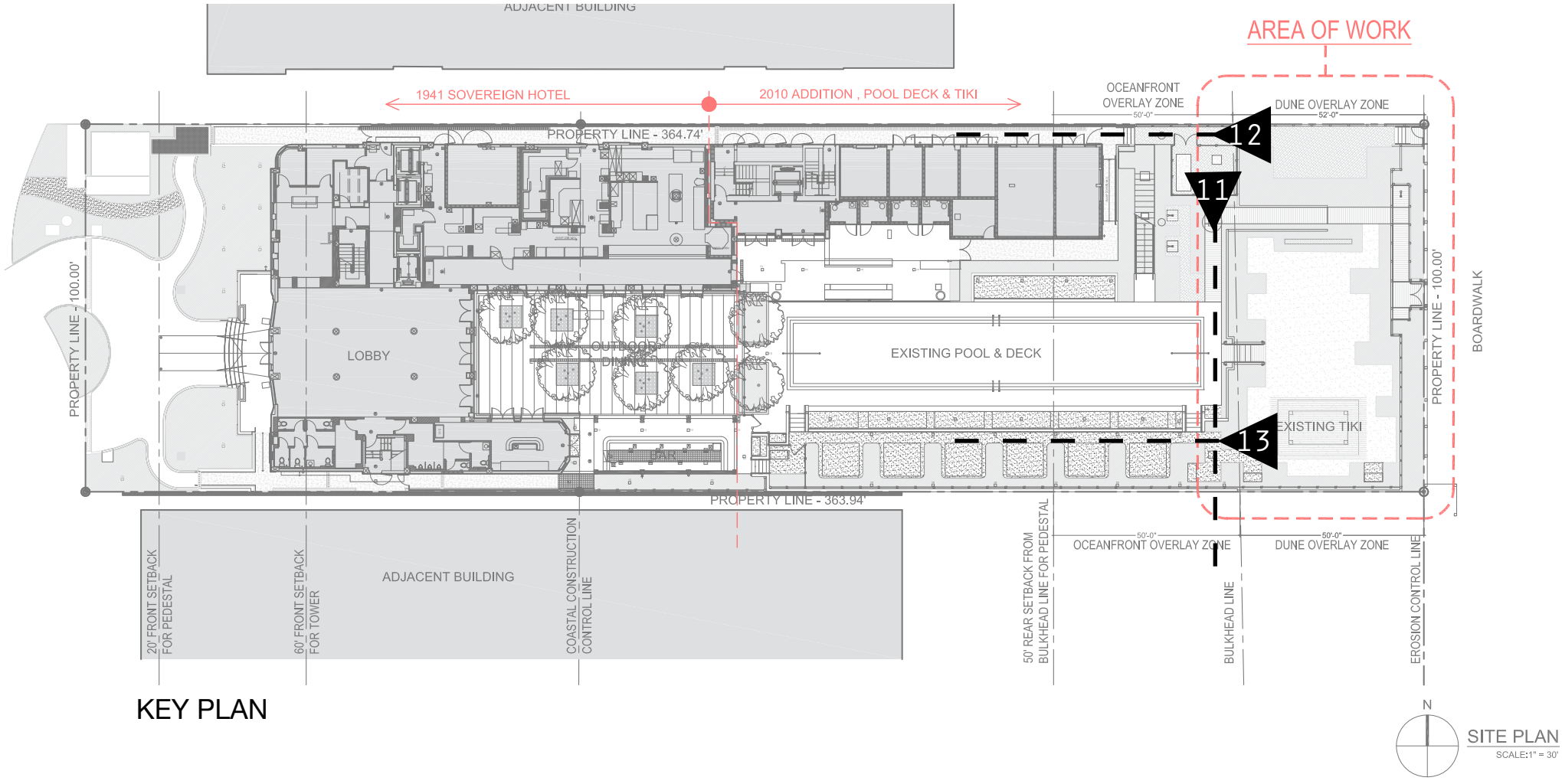
P-11:
MANDOLIN POOL PERIMETER
21 JULY 2016



P-12:
PUMP AND SERVICE AREA
21 JULY 2016



P-13:
POOL PERIMETER
21 JULY 2016



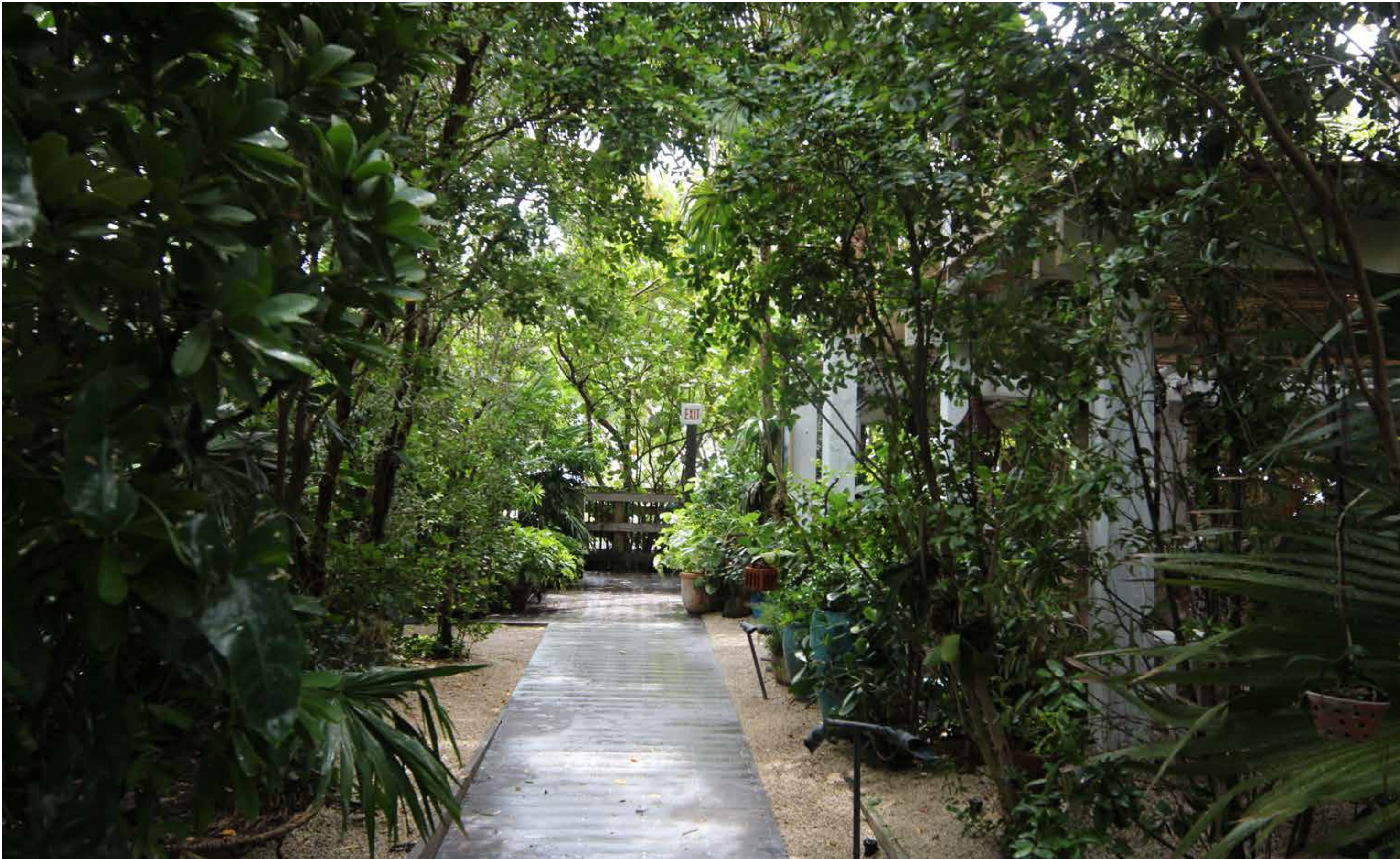
KEY PLAN

SITE PLAN
SCALE 1" = 30'

OCEANFRONT/DUNE OVERLAY SITE CONDITIONS



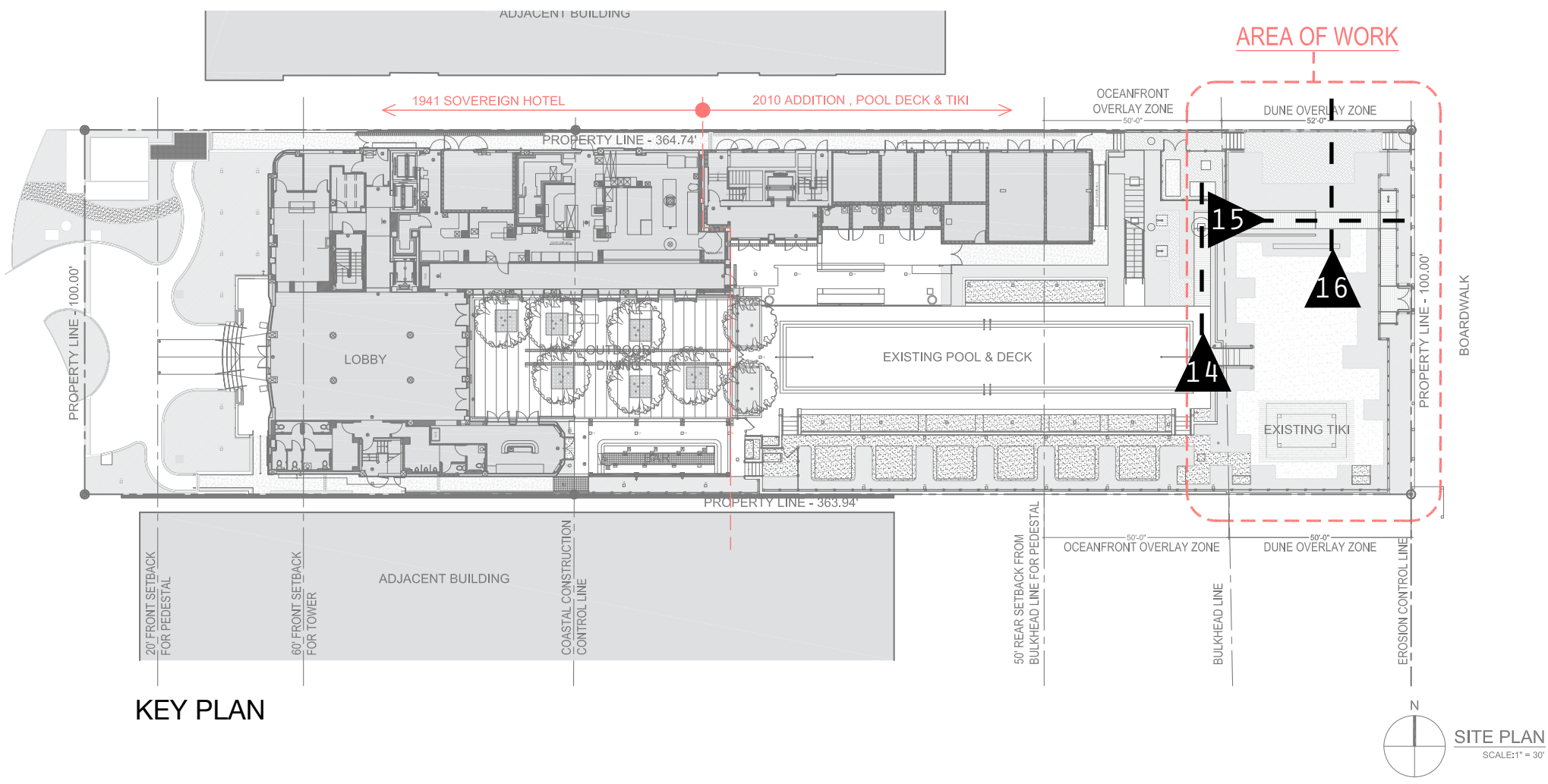
P-14:
OUTDOOR SHOWER AREA AND MANDOLIN PERIMETER
21 JULY 2016



P-15:
MANDOLIN PERIMETER AND GUEST EGRESS TO BEACH
21 JULY 2016



P-16:
STORAGE AREA AND NORTH BOUNDARY
21 JULY 2016



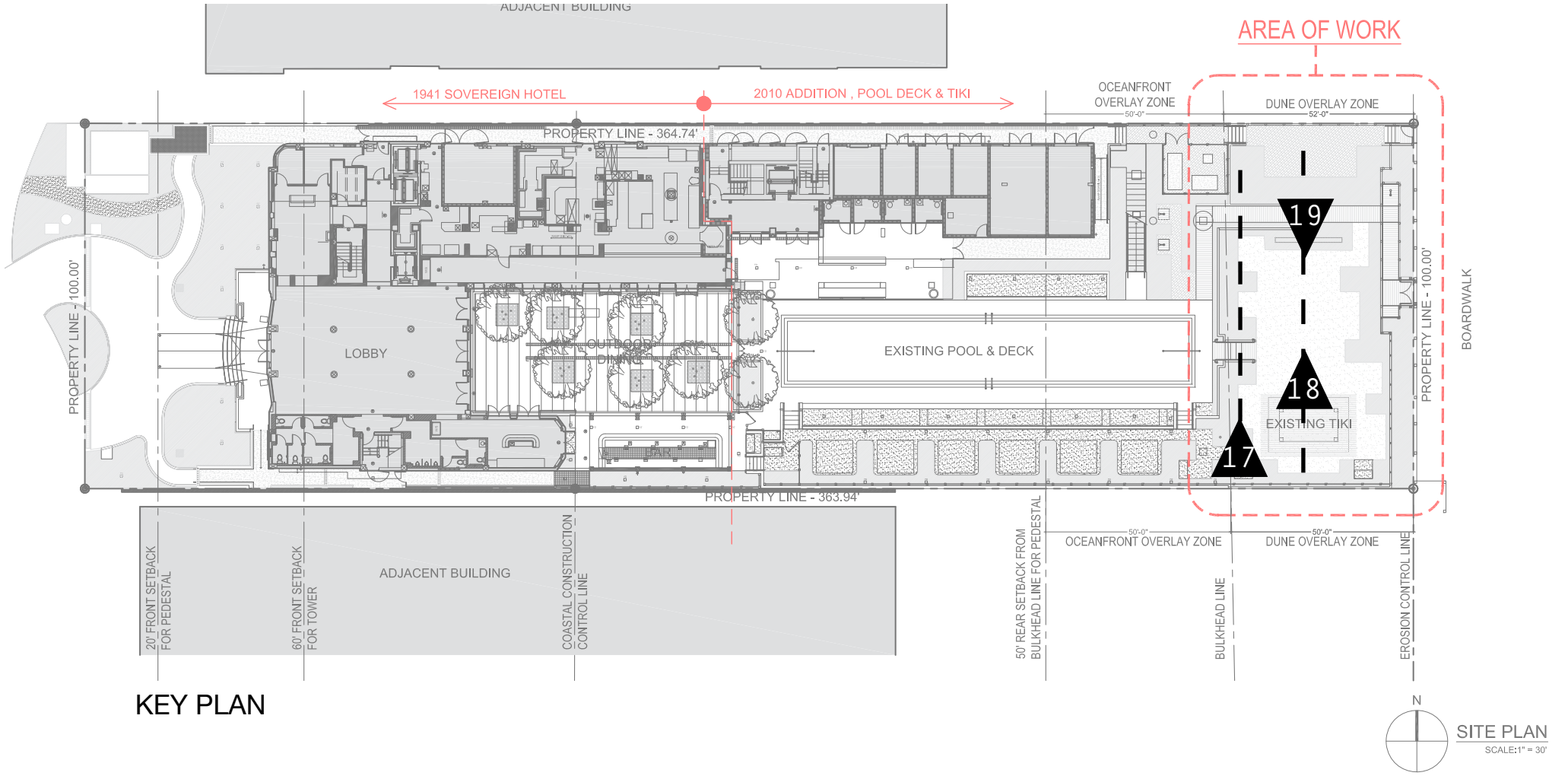
KEY PLAN

SITE PLAN
SCALE: 1" = 30'

DUNE OVERLAY SITE CONDITIONS



P-17:
MANDOLIN SERVICE ENTRANCE
21 JULY 2016



P-18:
MANDOLIN GUEST AREA AND STORAGE AREA ENTRANCE
21 JULY 2016



P-19:
MANDOLIN GUEST AREA
21 JULY 2016

DUNE OVERLAY SITE CONDITIONS



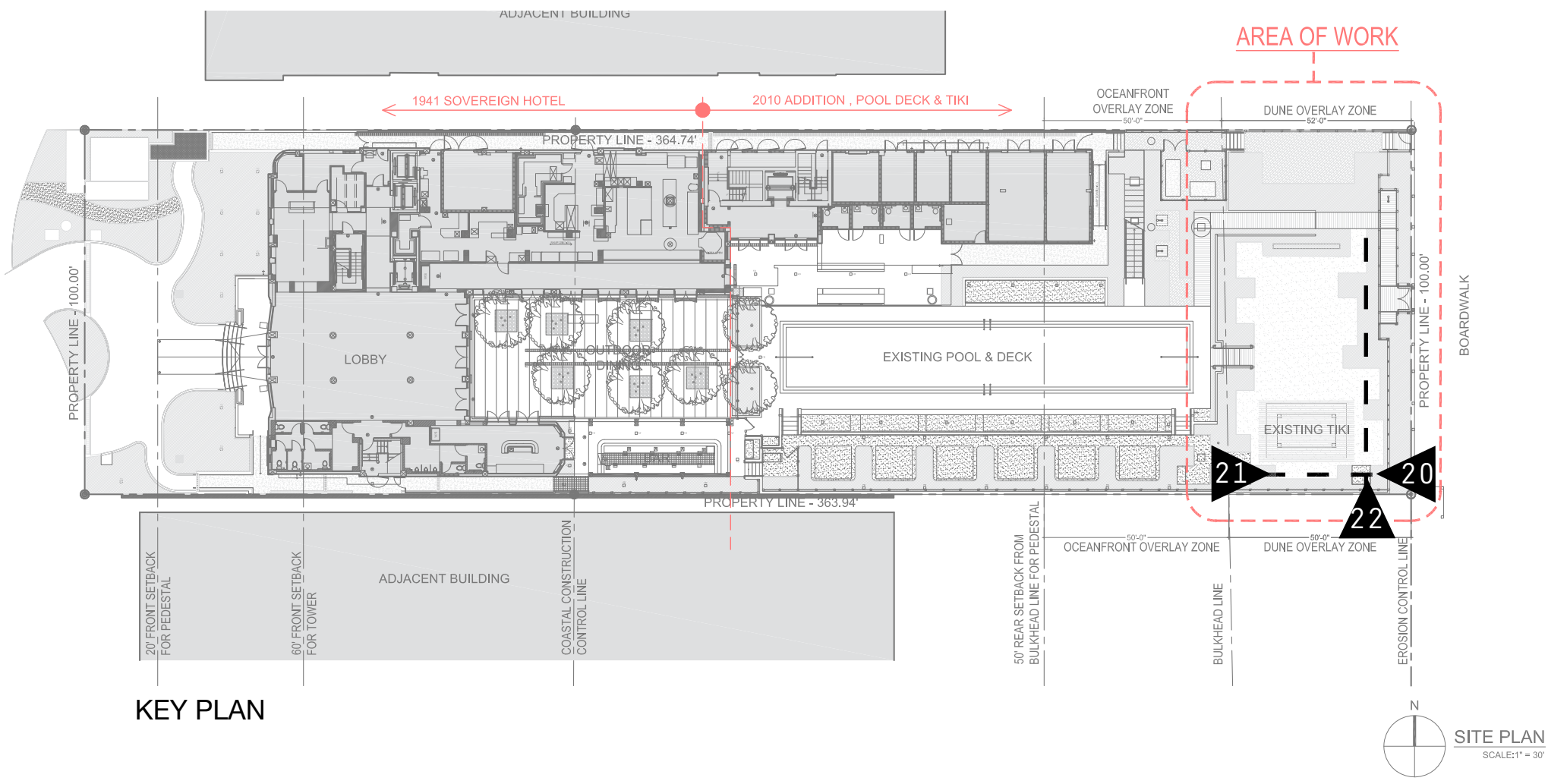
P-20:
MANDOLIN KITCHEN AREA
21 JULY 2016



P-21:
MANDOLIN KITCHEN AREA
21 JULY 2016



P-22:
MANDOLIN SERVICE AREA
21 JULY 2016



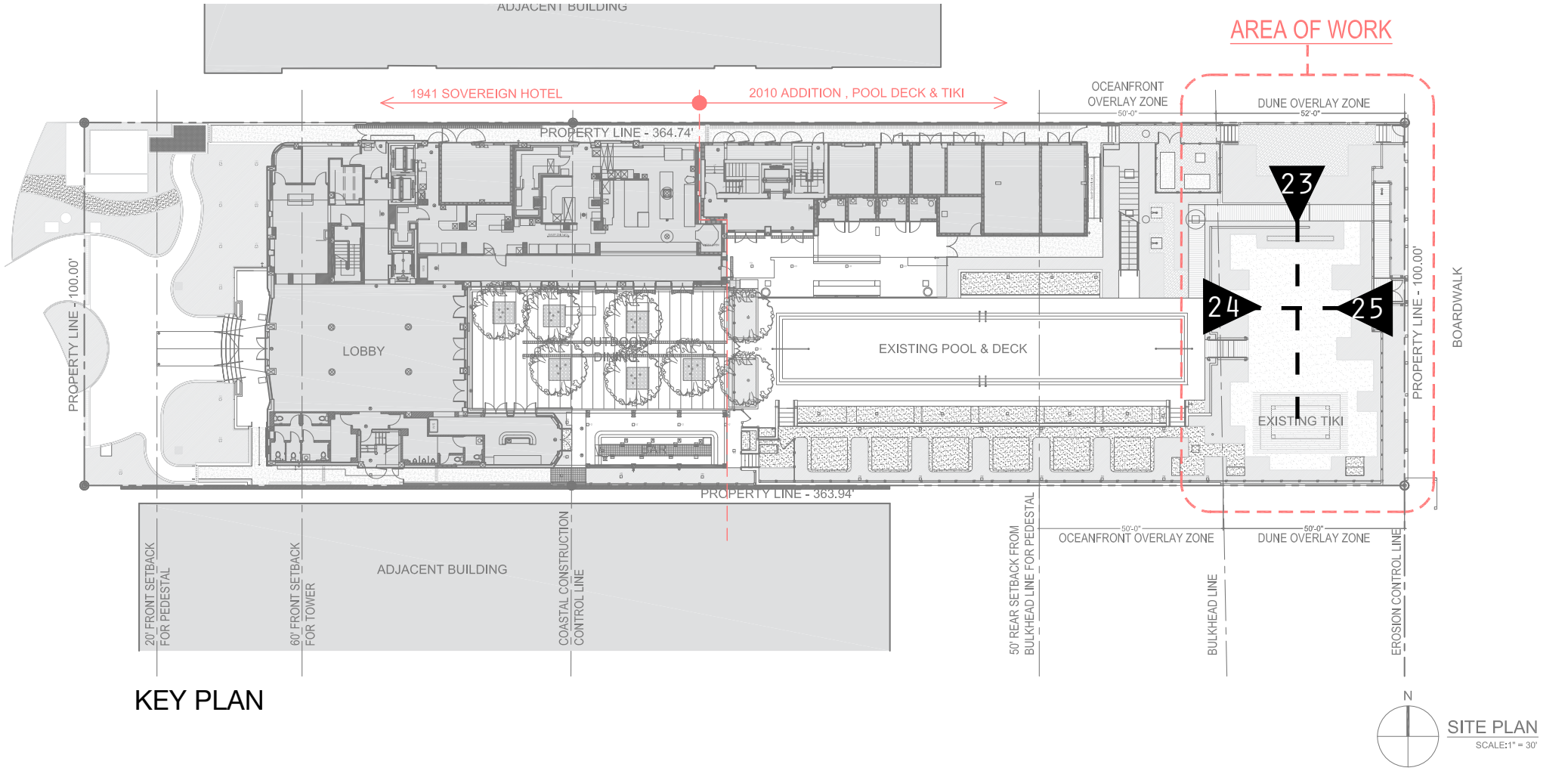
KEY PLAN

SITE PLAN
SCALE: 1" = 30'

DUNE OVERLAY SITE CONDITIONS



P-23:
MANDOLIN GUEST ENTRANCE
21 JULY 2016



P-24:
MANDOLIN GUEST AREA
21 JULY 2016



P-25:
MANDOLIN GUEST AREA
21 JULY 2016

DUNE OVERLAY SITE CONDITIONS



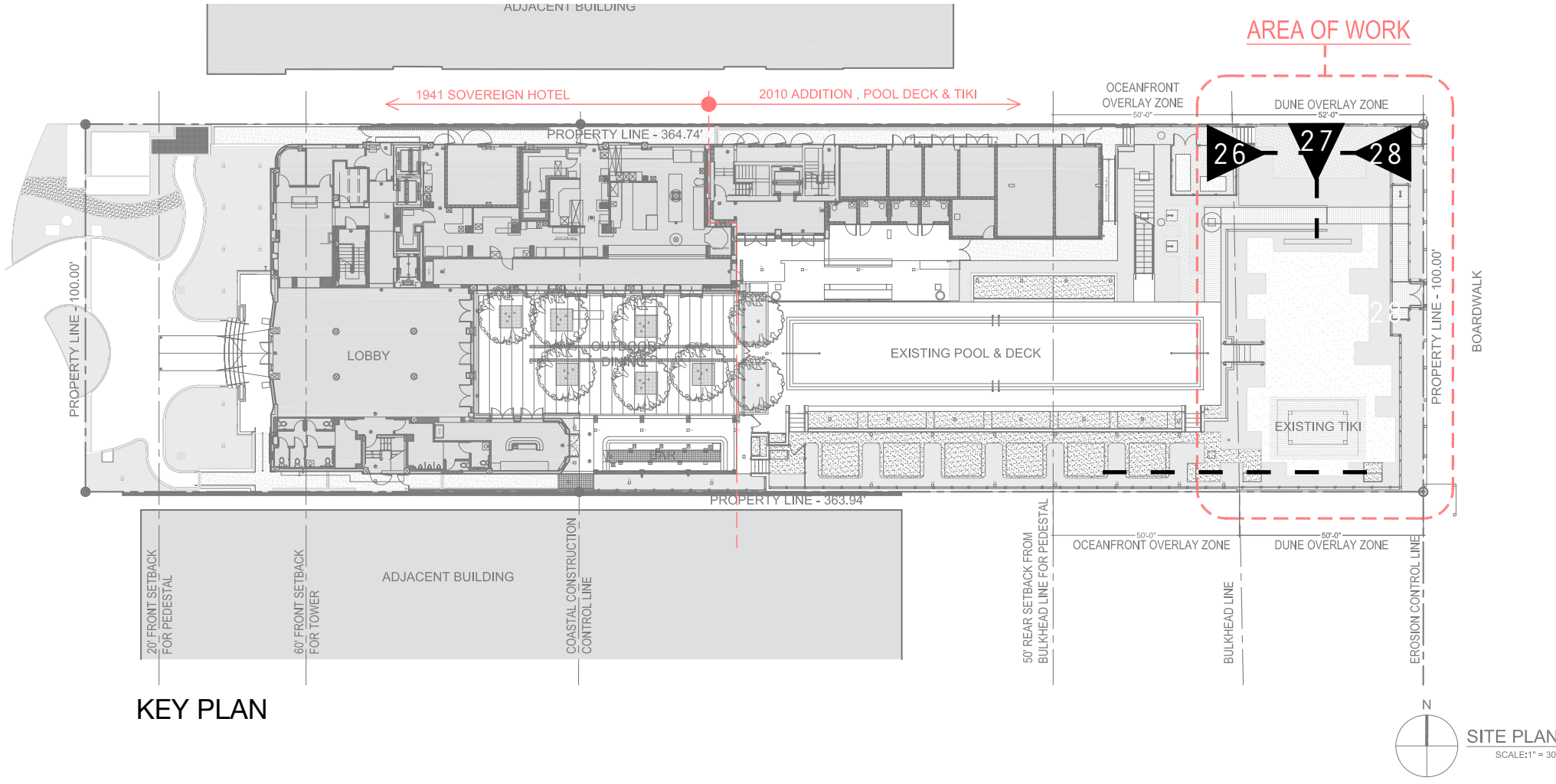
P-26:
REAR MISCELLANEOUS AREA
21 JULY 2016



P-27:
REAR MISCELLANEOUS AREA
21 JULY 2016



P-28:
REAR MISCELLANOUES AREA
21 JULY 2016



KEY PLAN

SITE PLAN
SCALE 1" = 30'

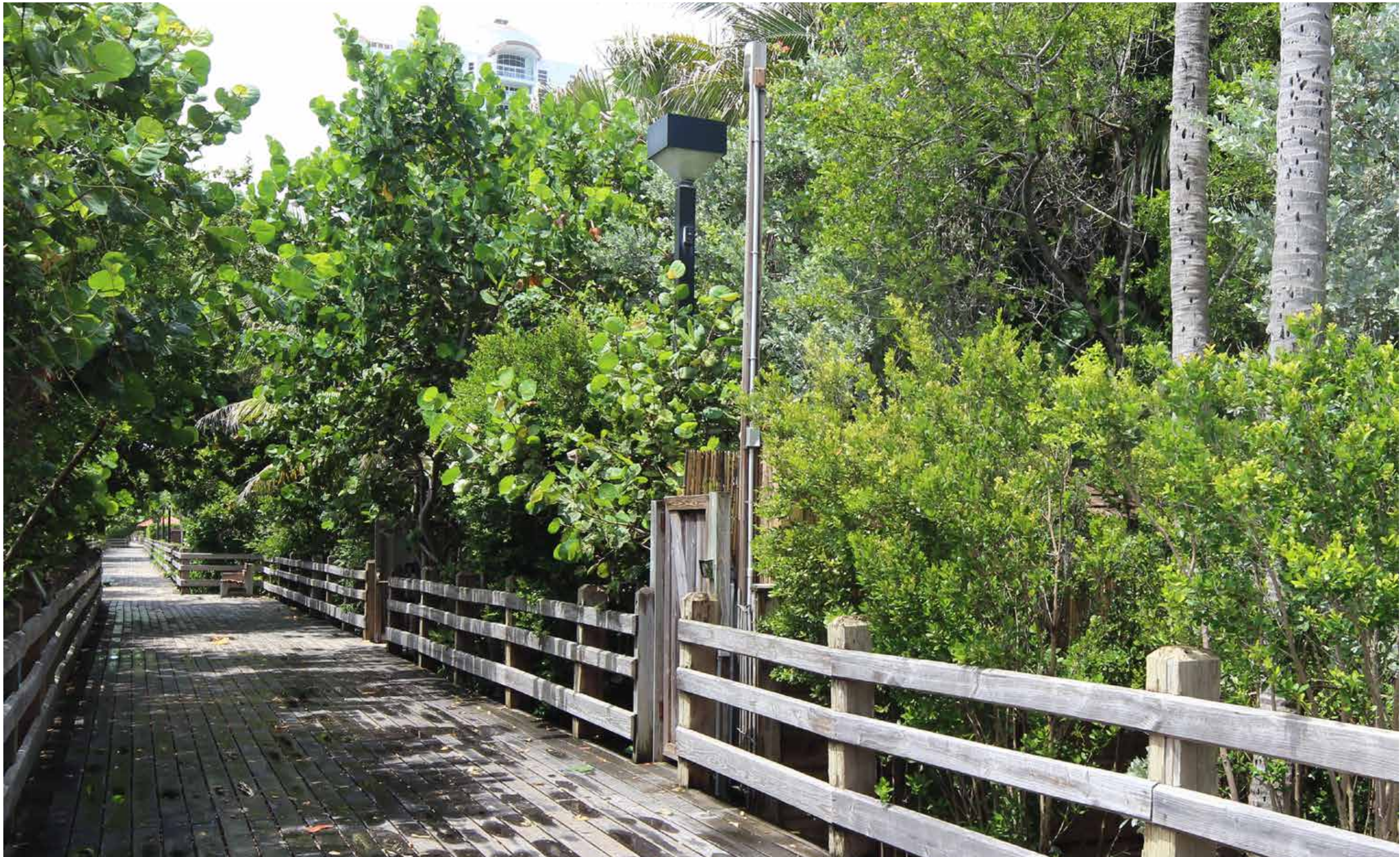
BOARDWALK SITE CONDITIONS



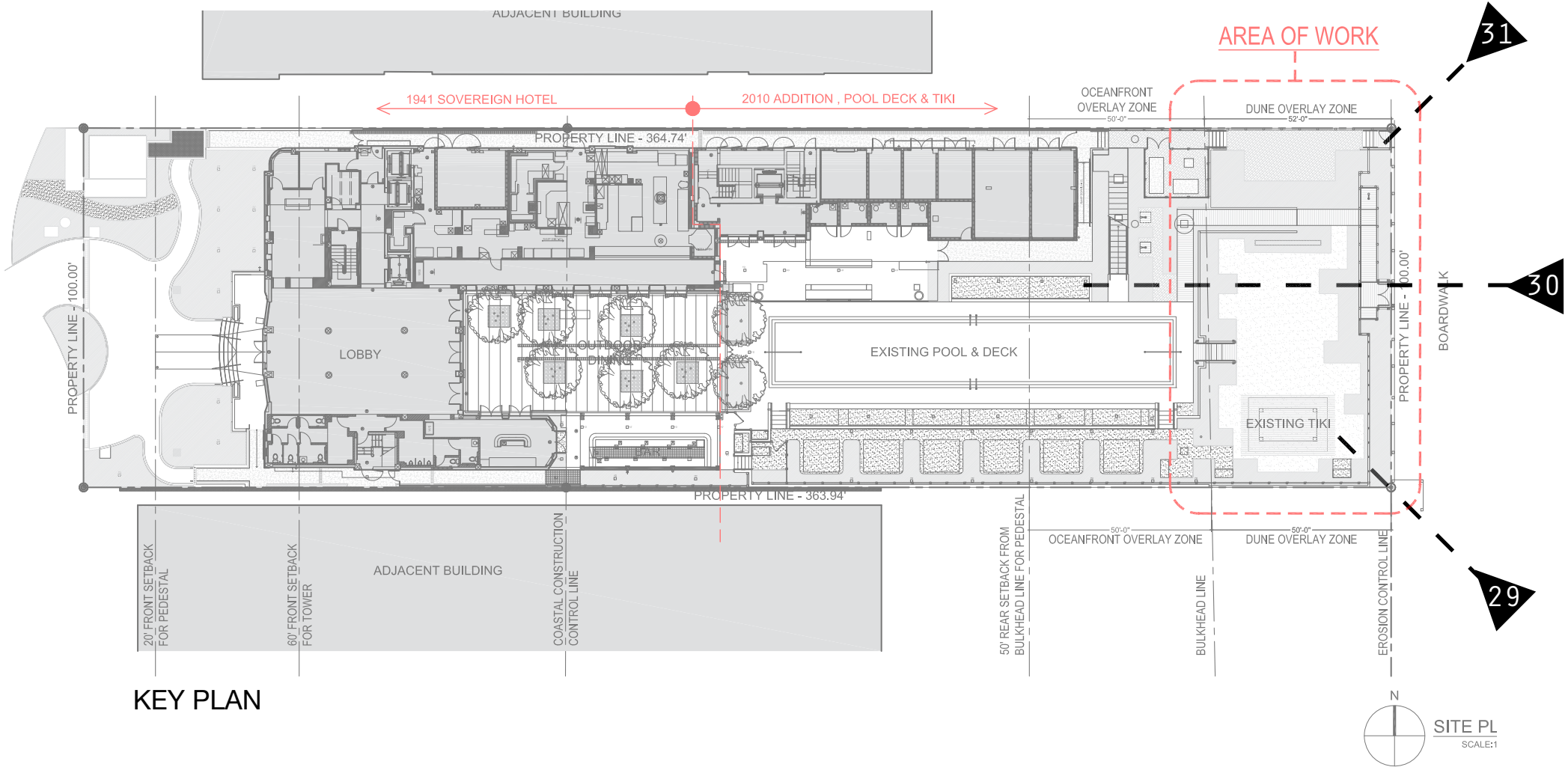
P-29:
BOARDWALK SOUTH PERSPECTIVE
21 JULY 2016



P-30:
BOARDWALK WEST ELEVATION
21 JULY 2016



P-31:
BOARDWALK NORTH PERSPECTIVE
21 JULY 2016



KEY PLAN

DUNE OVERLAY SITE CONDITIONS



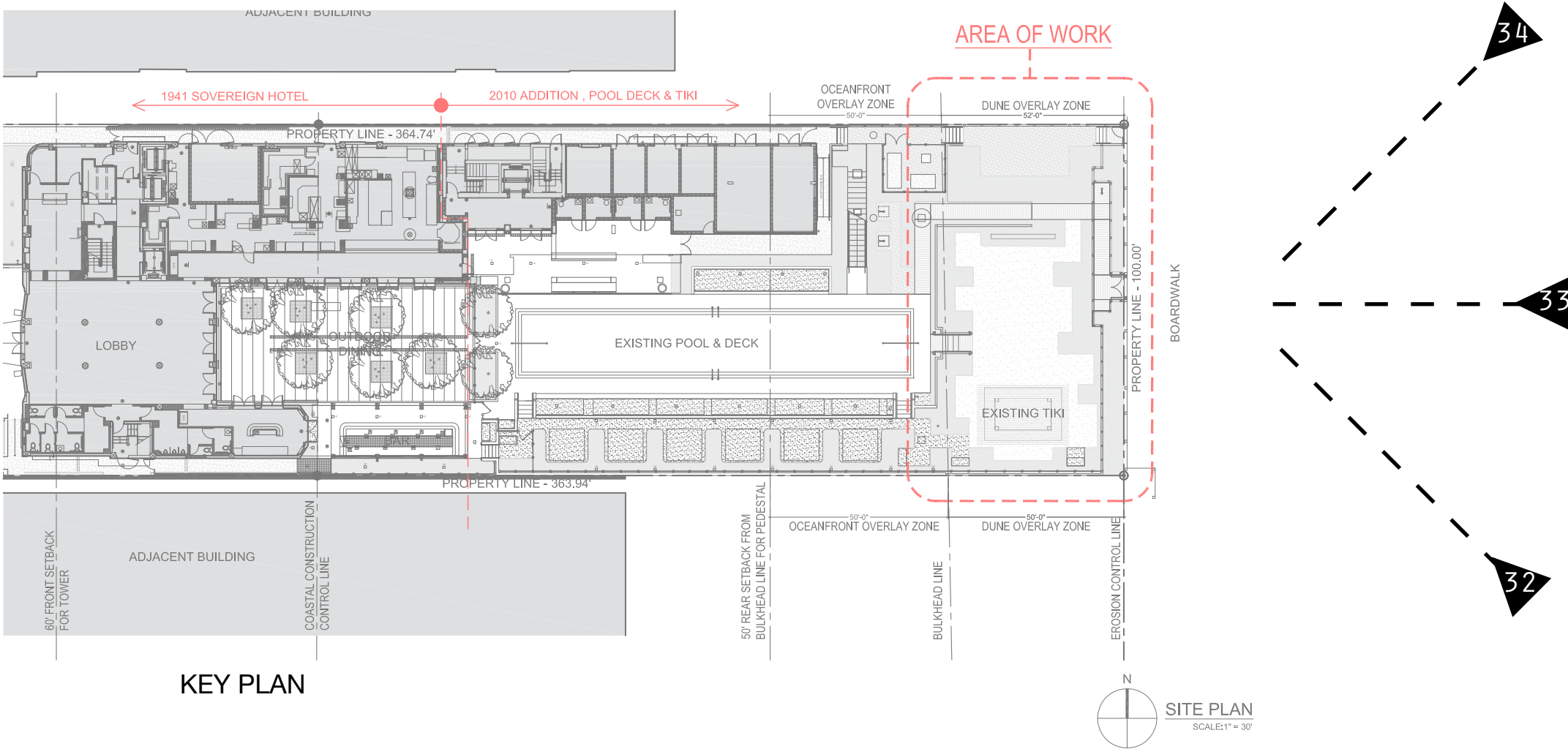
P-32:
BEACH PERIMETER, NORTH PERSPECTIVE
21 JULY 2016



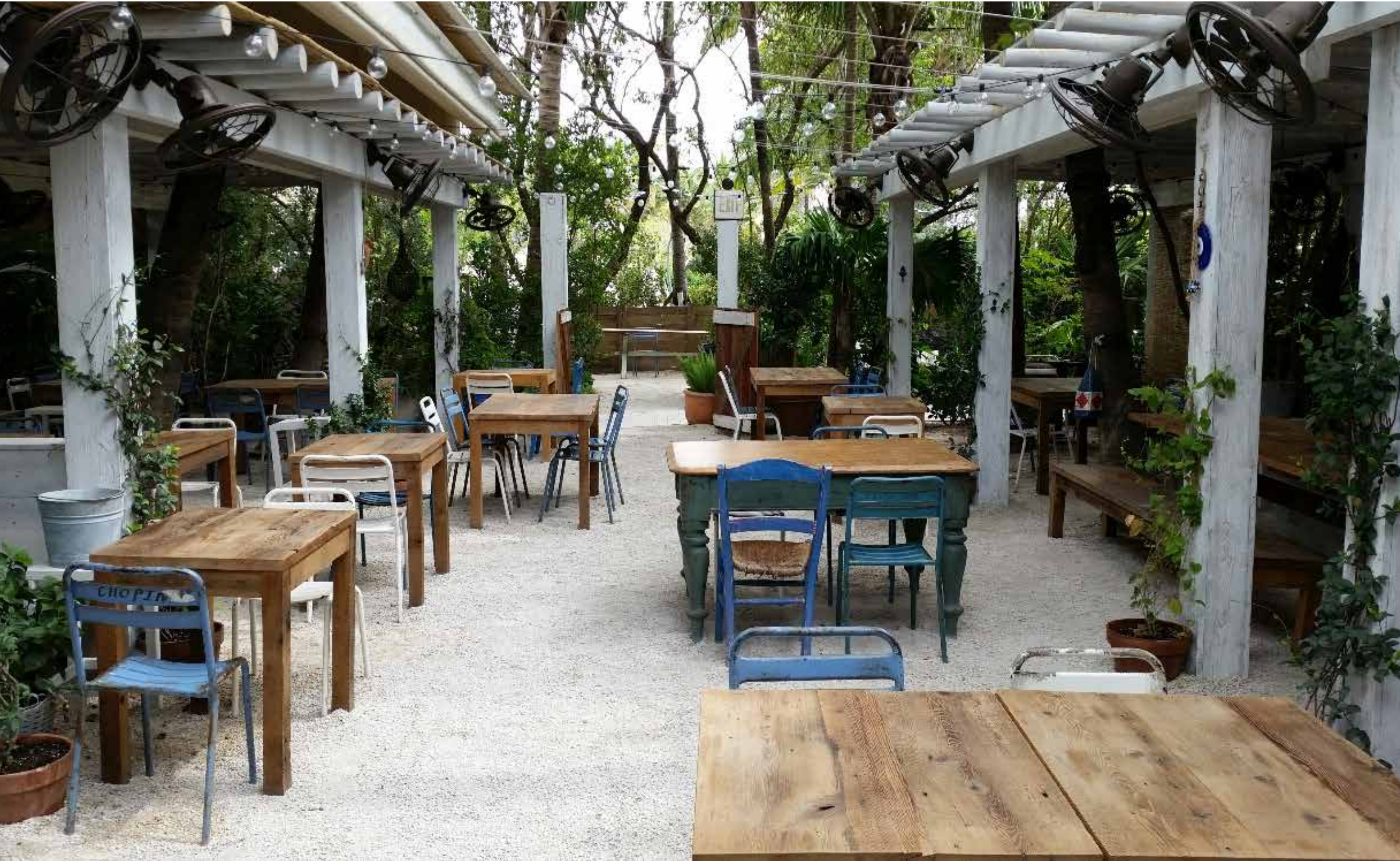
P-33:
BEACH PERIMETER, WEST ELEVATION
21 JULY 2016



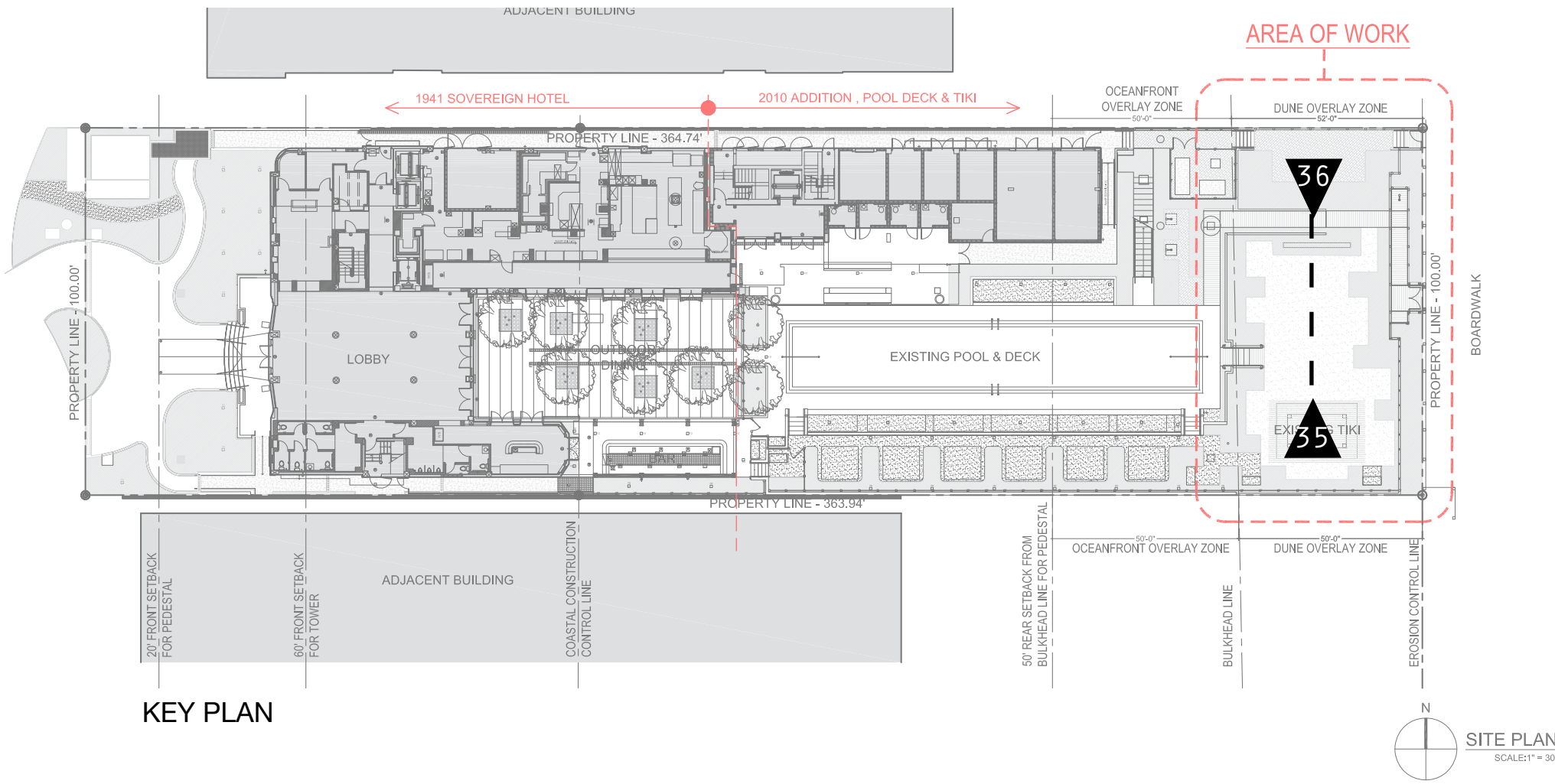
P-34:
BEACH PERIMETER, SOUTH PERSPECTIVE
21 JULY 2016



EXISTING SITE CONDITION DETAILS



P-35:
EXISTING OPEN SPACE SITE CONDITION MANDOLIN



KEY PLAN



P-36:
EXISTING SITE OPEN SPACE SITE CONDITION MANDOLIN

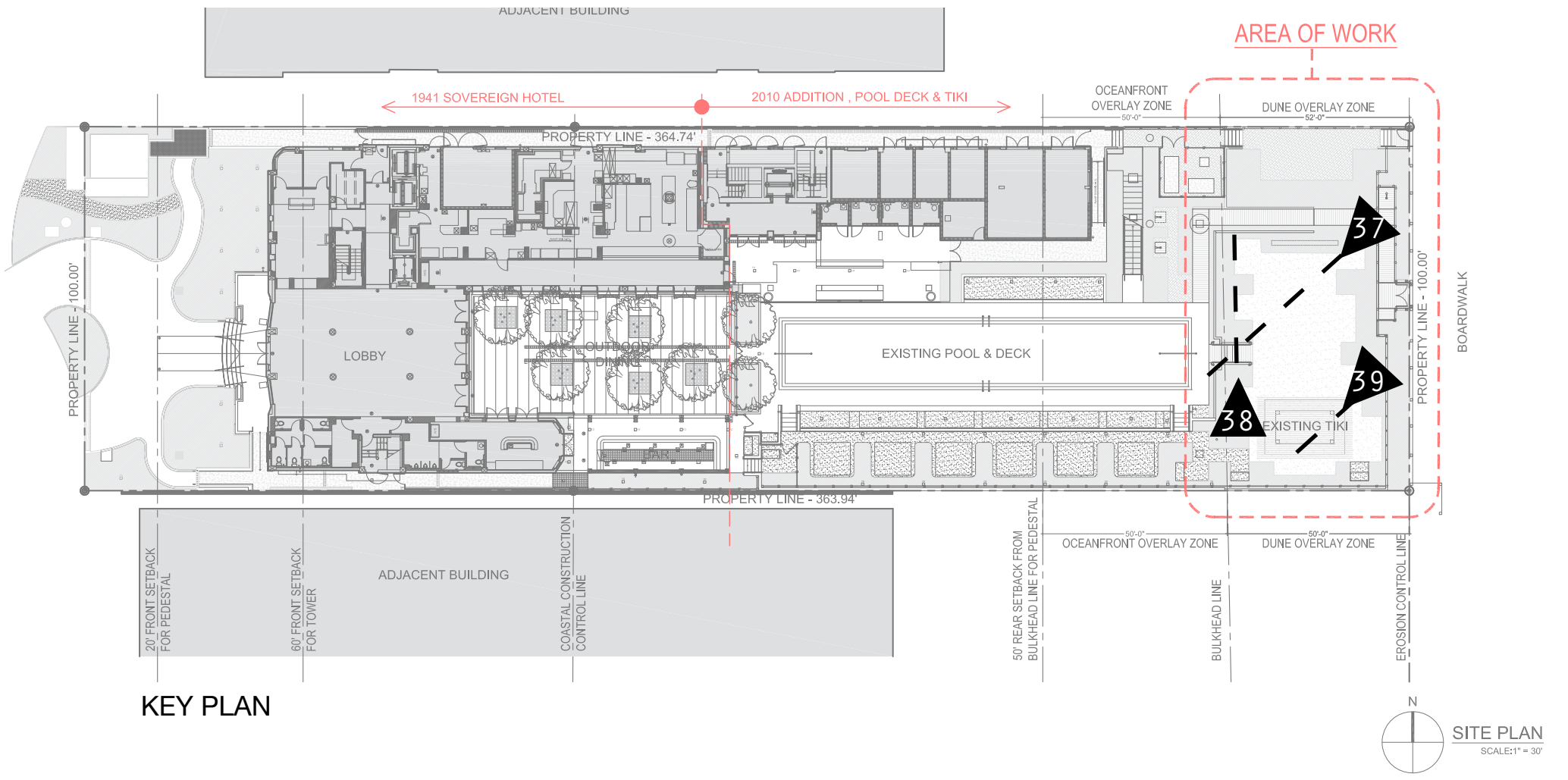
EXISTING SITE CONDITION DETAILS



P-37:
EXISTING OPEN SPACE SITE CONDITION MANDOLIN



P-38:
EXISTING OPEN SPACE SITE CONDITION MANDOLIN

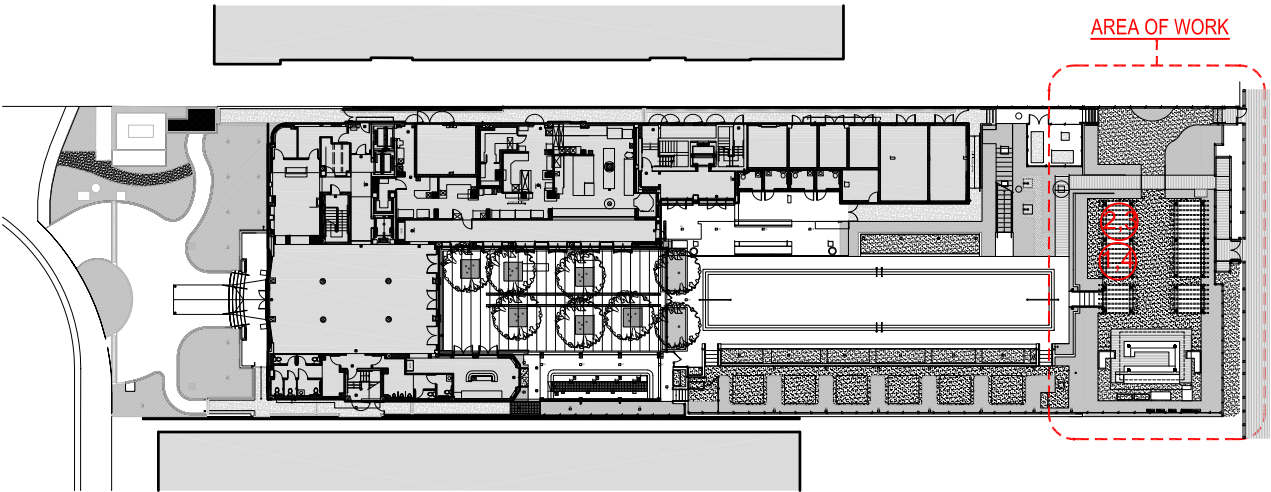


KEY PLAN



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

Updated Site Conditions Showing
Removal of Screens and Coverings From Pergolas



PERGOLA BAMBOO ROOF REMOVED



PERGOLA BAMBOO ROOF REMOVED

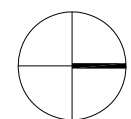
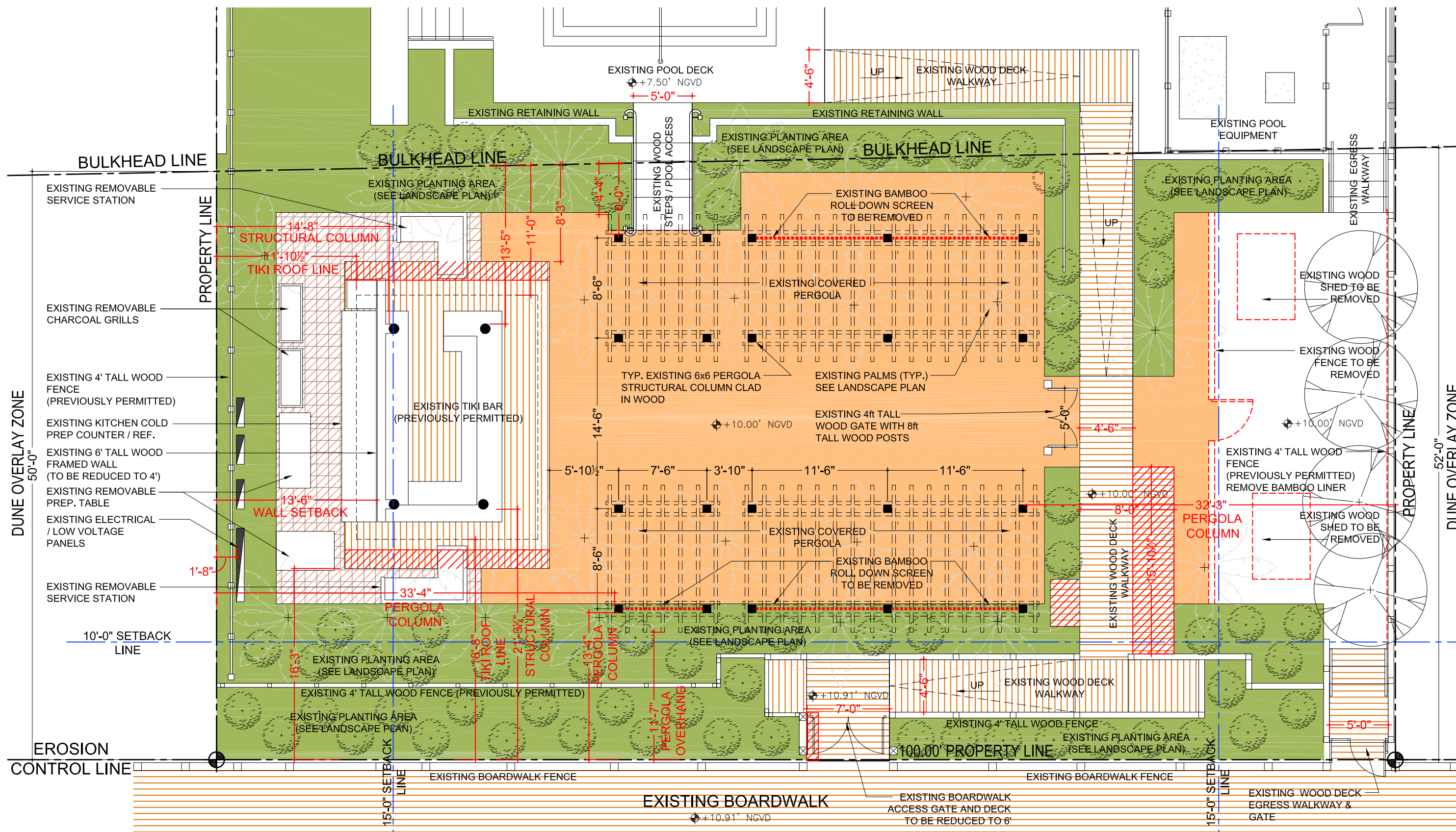


PERGOLA BAMBOO SIDE COVERS REMOVED



PERGOLA BAMBOO SIDE COVERS REMOVED

NEW



MANDOLIN EXISTING CONDITIONS / DEMOLITION FLOOR PLAN

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

REVISED

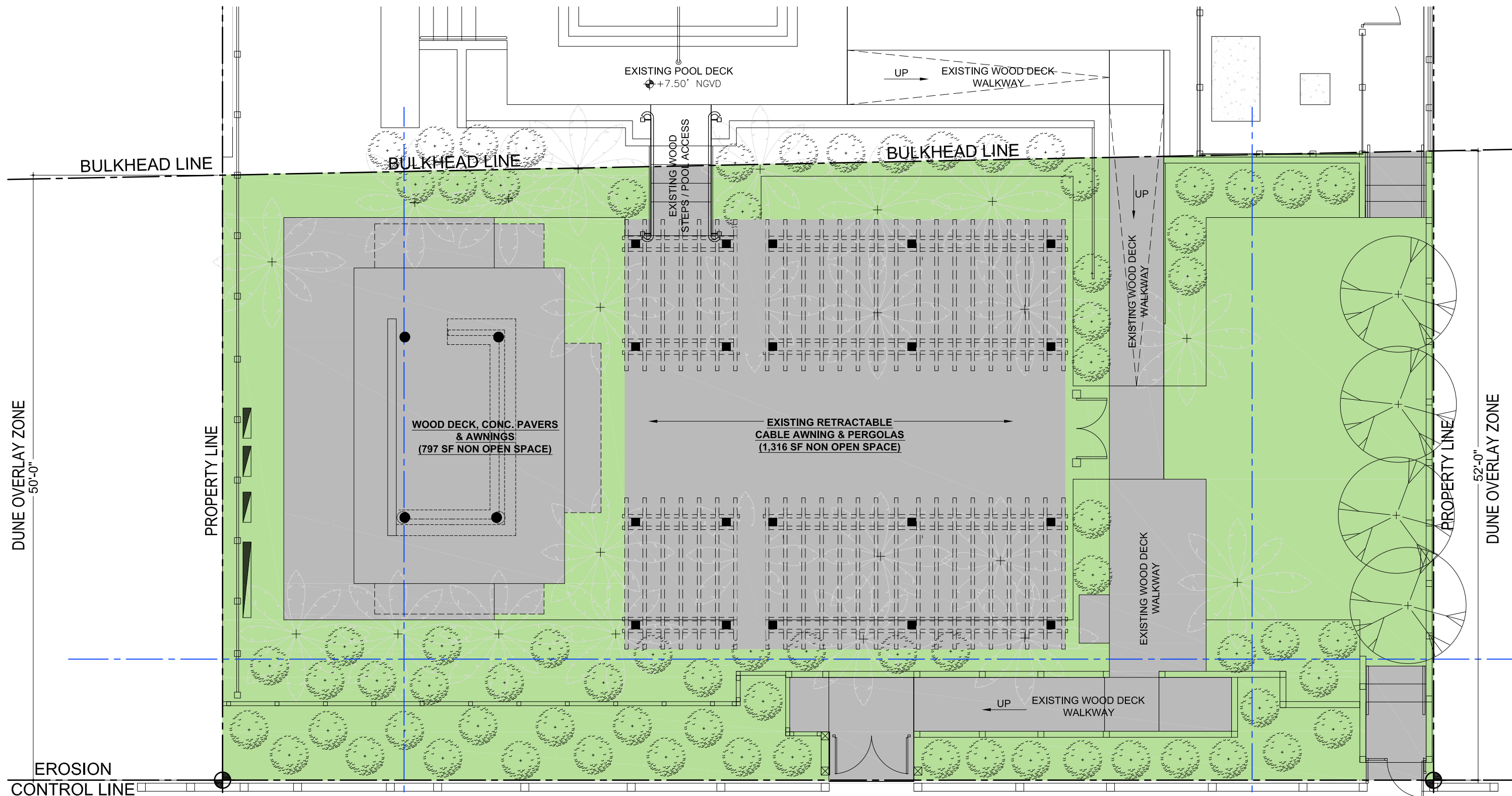
EXISTING CONDITIONS OPEN SPACE DIAGRAM

A-1.3a

10-14-16

NC-office
architecture / urbanism

111 E FLAGLER ST. #205
MIAMI FL 33131
T 305.377.0082
E info@nc-office.com



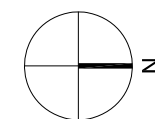
EXISTING OPEN SPACE REQUIREMENTS (Dune Overlay Zone 142.775)			
	REQUIRED	EXISTING	
OPEN SPACE RATIO	5,070 SF x 0.8 = 4,056 SF (80%)	5,070 SF - 2,701 SF = 2,369 SF (46.72%)	
NON OPEN SPACE	AREA (SF / %)	OPEN SPACE	AREA (SF / %)
Tiki deck, awnings, pavers, decks, pergolas.	2,701 (53.28%)	Gravel & Planting area	2,369 (46.72%)

HATCH LEGEND

OPEN SPACE



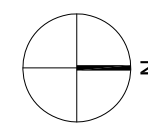
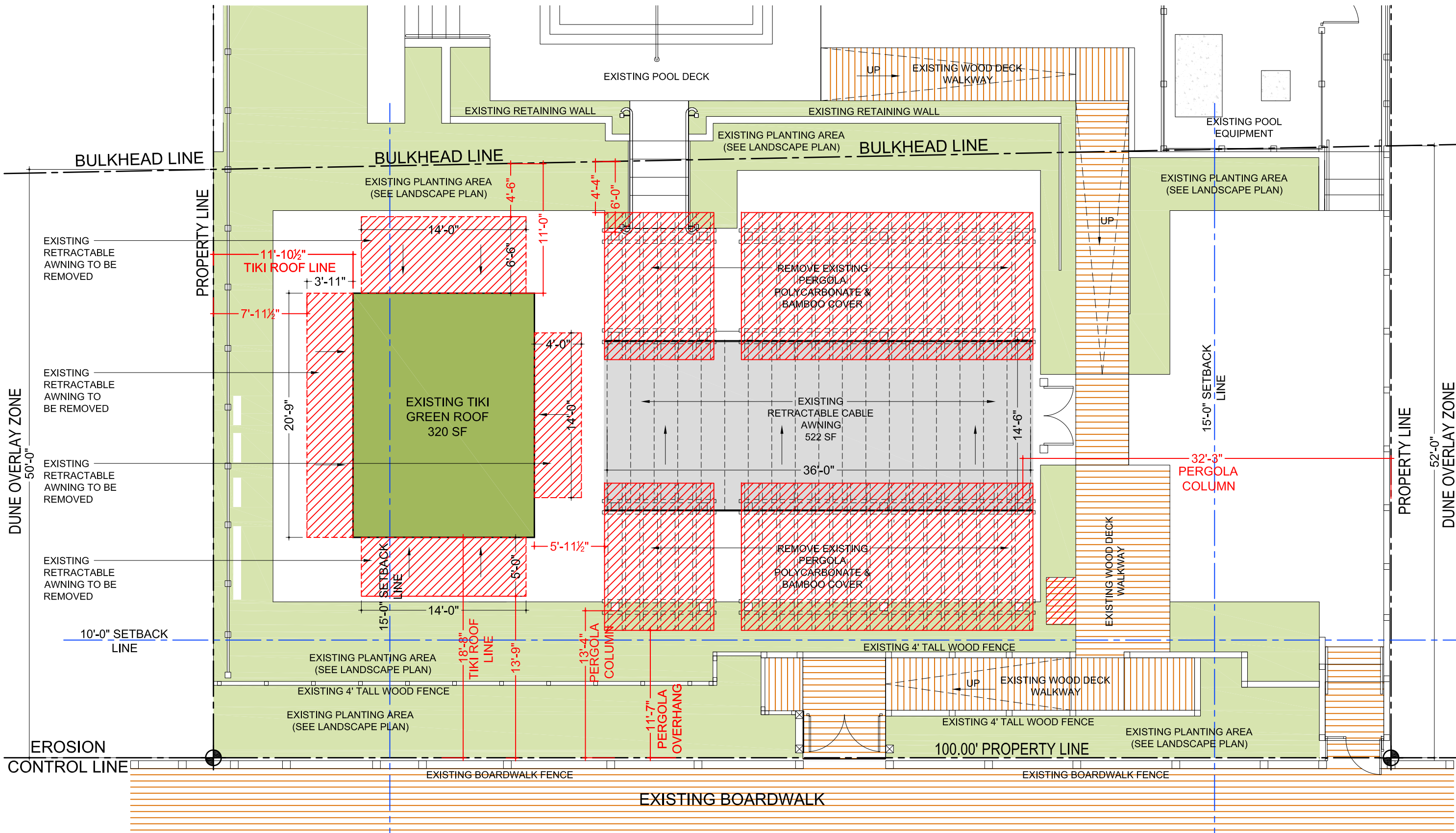
NON OPEN SPACE



EXISTING CONDITIONS OPEN SPACE DIAGRAM

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

REVISED



MANDOLIN EXISTING CONDITIONS / DEMOLITION ROOF PLAN
SCALE: 1/8" = 1'-0"

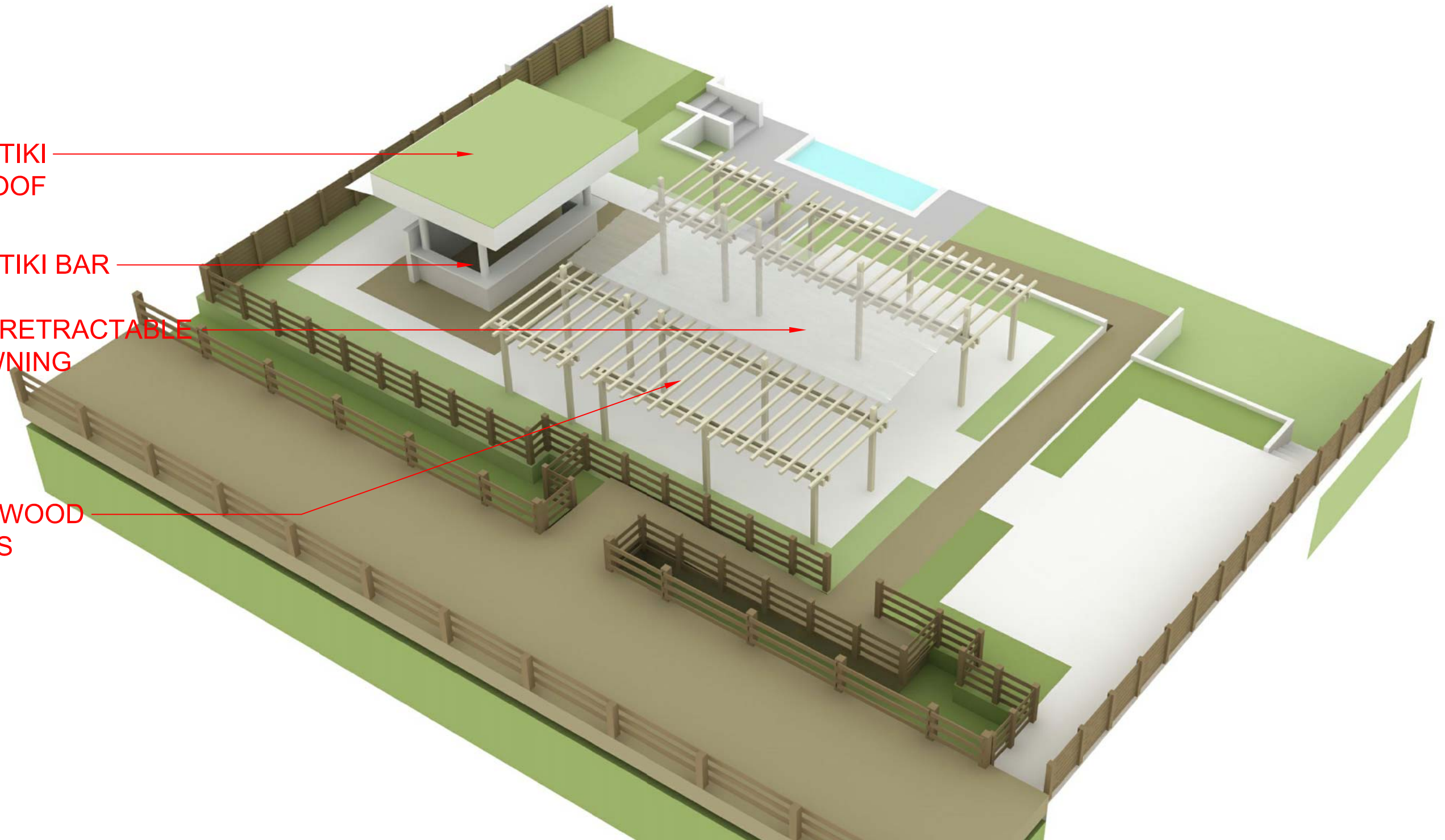
REVISED

EXISTING TIKI
GREEN ROOF

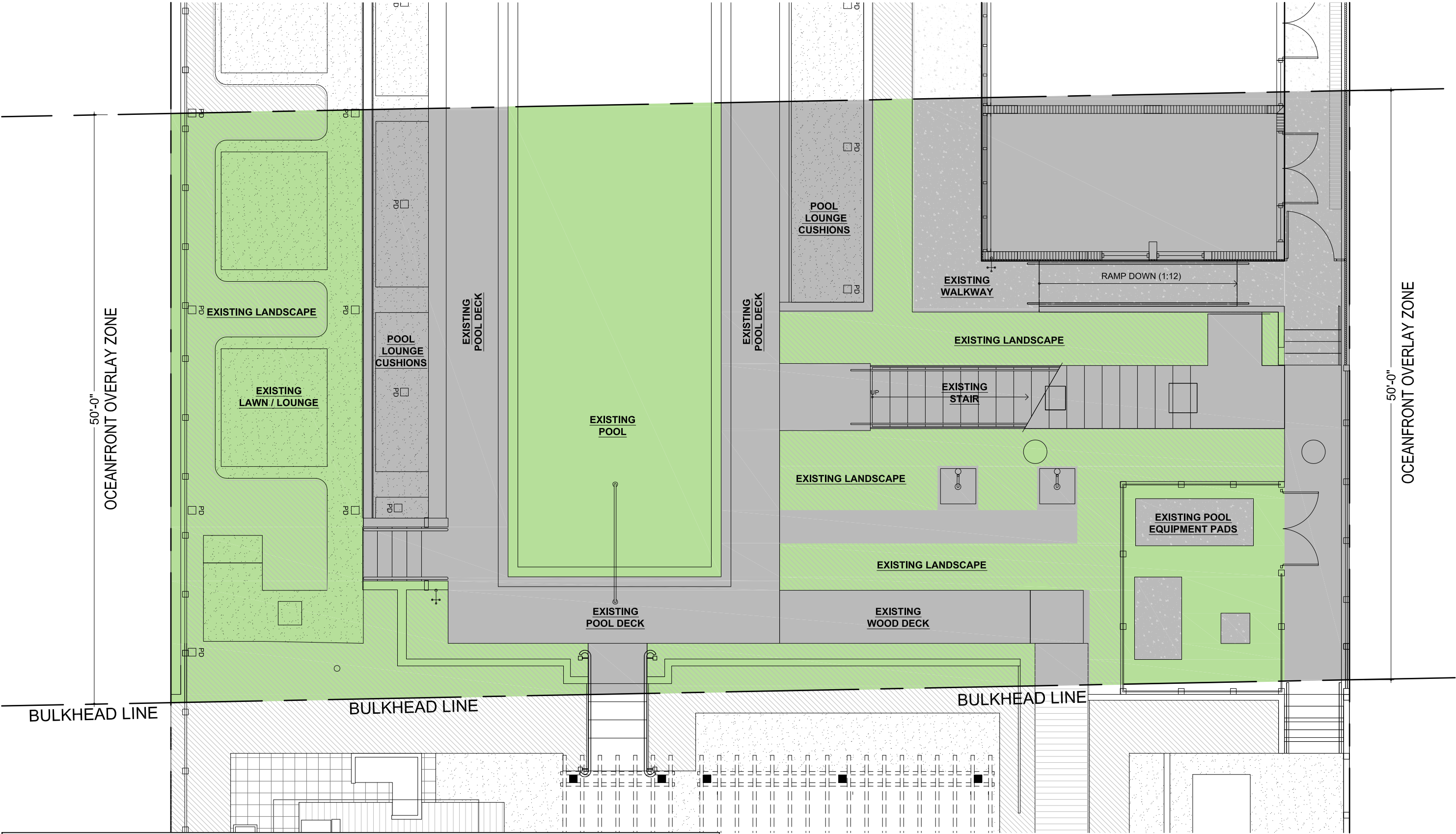
EXISTING TIKI BAR

EXISTING RETRACTABLE
CABLE AWNING

EXISTING WOOD
PERGOLAS



REVISED

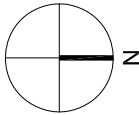


EXISTING OPEN SPACE REQUIREMENTS (Oceanfront Overlay Zone 142-802)			
	REQUIRED	EXISTING	
OPEN SPACE RATIO	5,010 SF x 0.5 = 2,505 SF (50%)	5,010 SF - 2,434 SF = 2,576 SF (51.41%)	
NON OPEN SPACE	AREA (SF / %)	OPEN SPACE	AREA (SF / %)
Pool deck, pool lounge cushions, stair and walkways	2,434 (48.58%)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

HATCH LEGEND

OPEN SPACE

NON OPEN SPACE



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

REVISED