

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 - Final Submittal

August 10, 2016

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ARCHITECTURAL

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LANDSCAPE

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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)	33'-4" (structural column) 31'-1" (pergola overhang) 5'-0" (pavers at tiki)
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 - 2,651 SF = 2,419 SF (47.72%)	
NON OPEN SPACE	AREA (SF / %)	OPEN SPACE	AREA (SF / %)
Tiki deck, awnings, pavers, decks, pergolas.	2,651 (52.28%)	Gravel & Planting area	2,419 (47.72%)

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 - 1,193 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%)

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

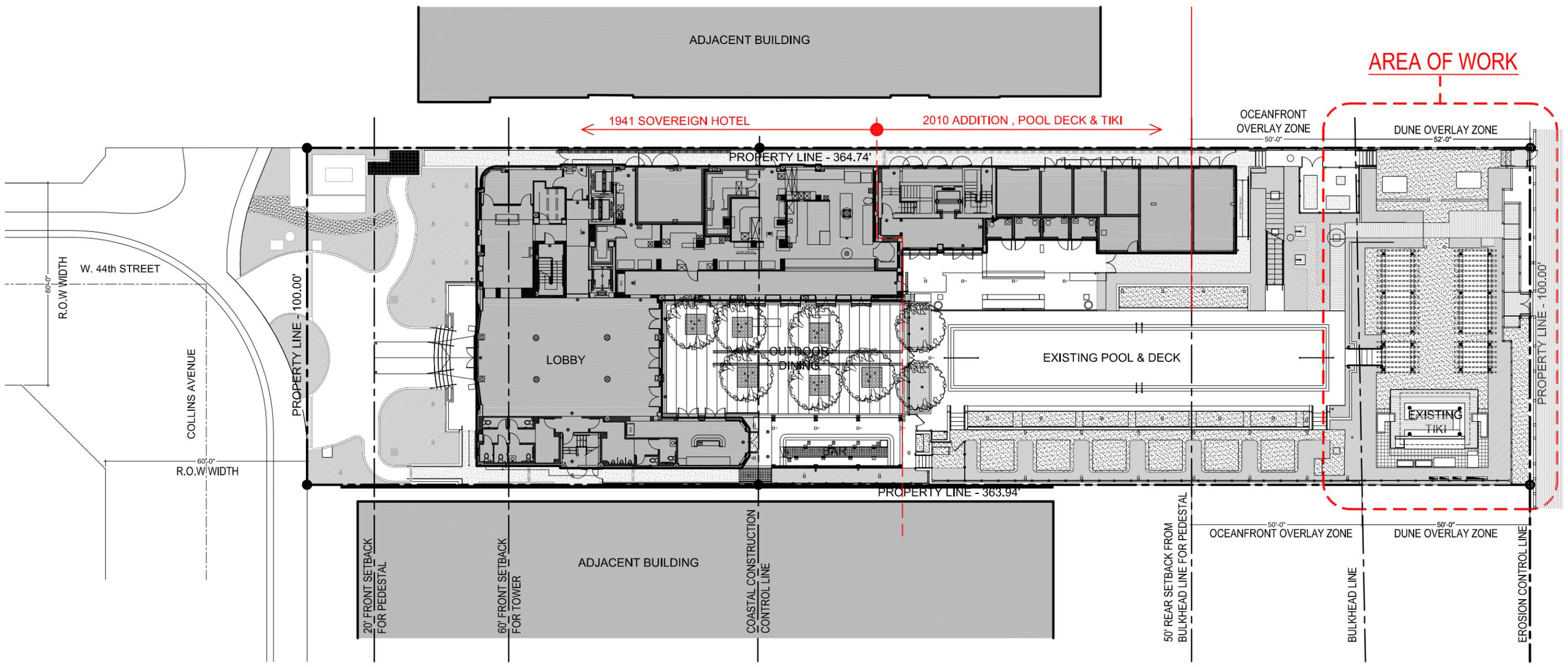
BUILDING HEIGHT		
	REQUIRED	PROVIDED
MAXIMUM BUILDING HEIGHT:	200'	153'-11"
MAXIMUM NUMBER OF STORIES:	22	15

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.	354 MIN

UNIT COUNT:				
	EXISTING BUILDING		NEW TOWER	
	EXISTING	PROPOSED	EXISTING	PROPOSED
	108	35	na	15
TOTAL PROPOSED UNITS	50			

MINIMUM PARKING					<i>Notes & Formula used for parking req'd</i>
	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					4 PARKING SPACES
Dining/Bar seating in new building (Excluding Club Bar as outdoor café) (22 seats, 906 SF)					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.



AREA OF WORK

← 1941 SOVEREIGN HOTEL → 2010 ADDITION, POOL DECK & TIKI →

ADJACENT BUILDING

OCEANFRONT OVERLAY ZONE
50'-0"

DUNE OVERLAY ZONE
52'-0"

PROPERTY LINE - 364.74'

PROPERTY LINE - 363.94'

PROPERTY LINE - 100.00'

LOBBY

OUTDOOR DINING

EXISTING POOL & DECK

EXISTING TIKI

W. 44th STREET

COLLINS AVENUE

60'-0" R.O.W WIDTH

60'-0" R.O.W WIDTH

PROPERTY LINE - 100.00'

20' FRONT SETBACK FOR PEDESTAL

60' FRONT SETBACK FOR TOWER

ADJACENT BUILDING

COASTAL CONSTRUCTION CONTROL LINE

50' REAR SETBACK FROM BULKHEAD LINE FOR PEDESTAL

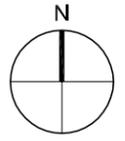
OCEANFRONT OVERLAY ZONE
50'-0"

DUNE OVERLAY ZONE
50'-0"

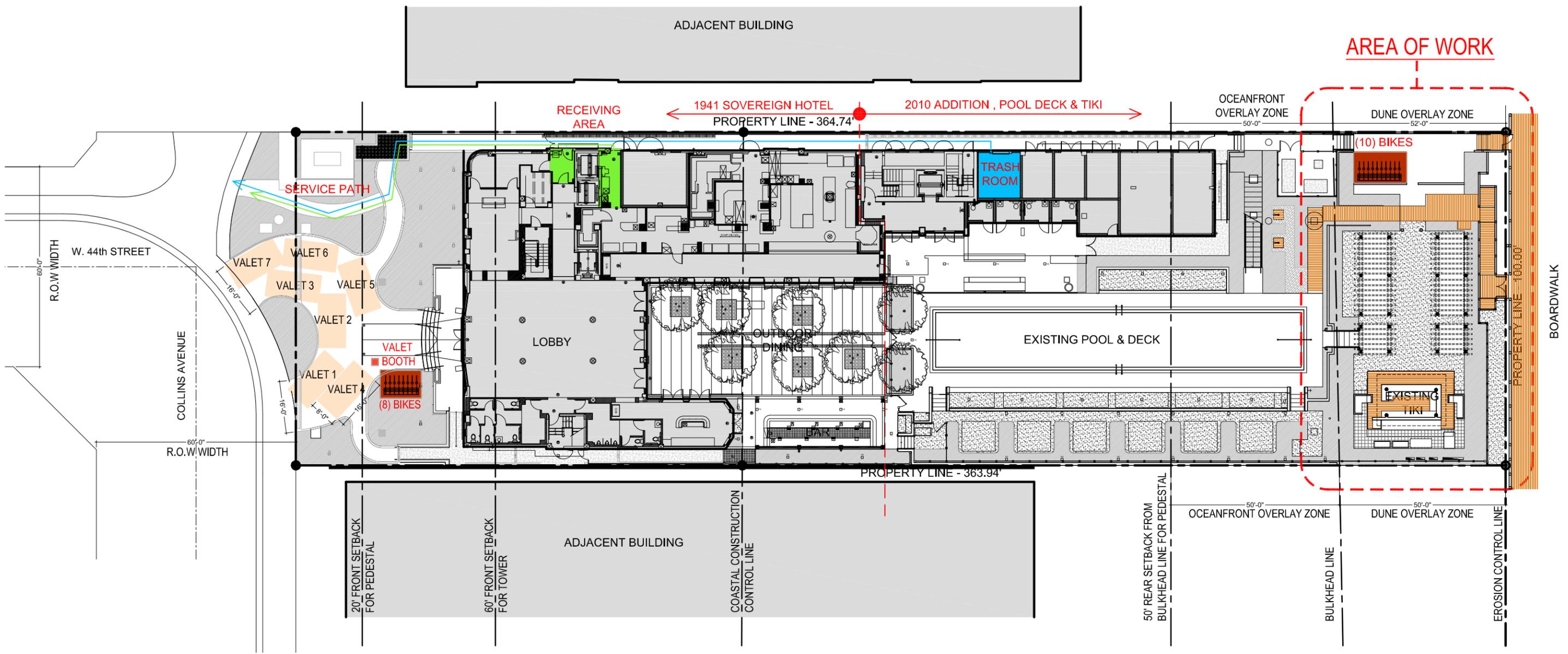
BULKHEAD LINE

EROSION CONTROL LINE

BOARDWALK

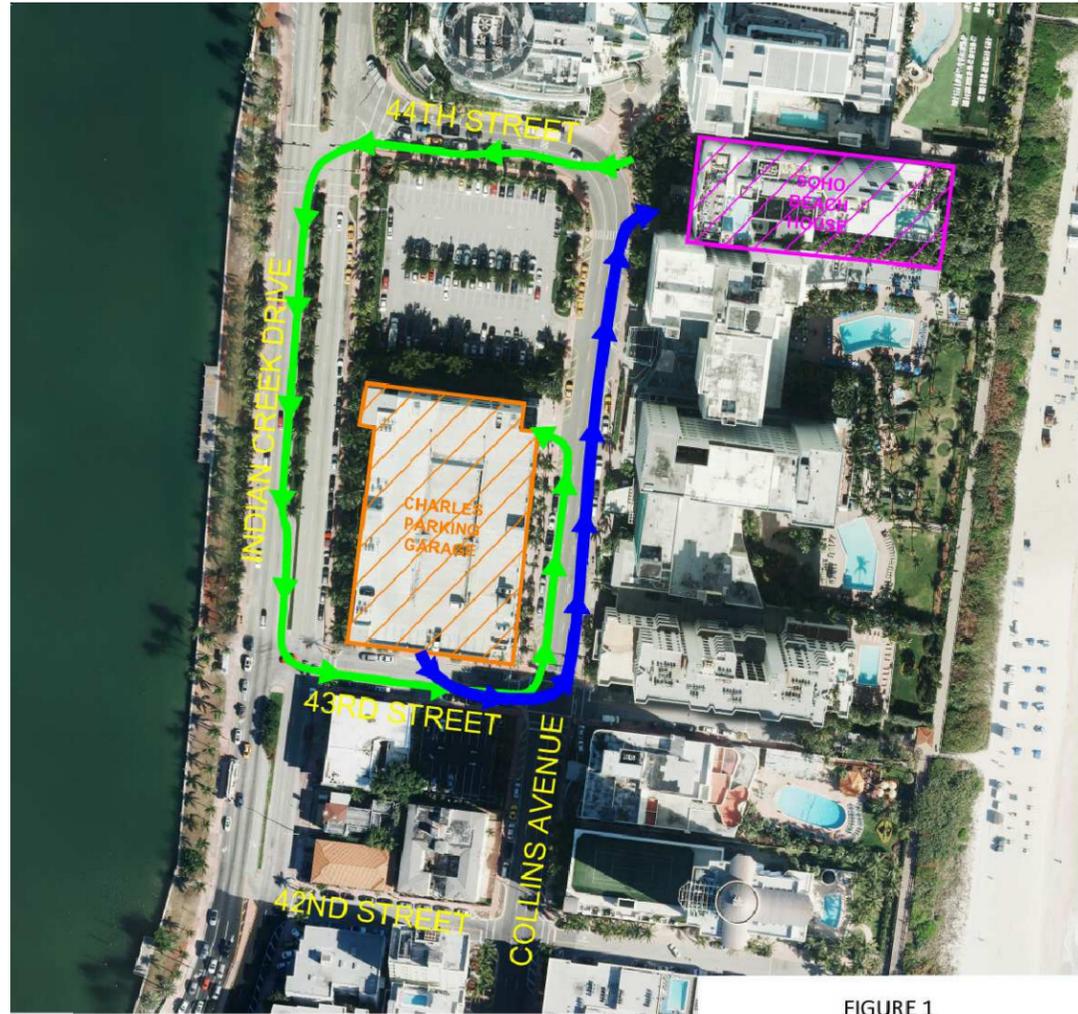


SITE PLAN
SCALE: 1" = 30'



AREA OF WORK





LEGEND

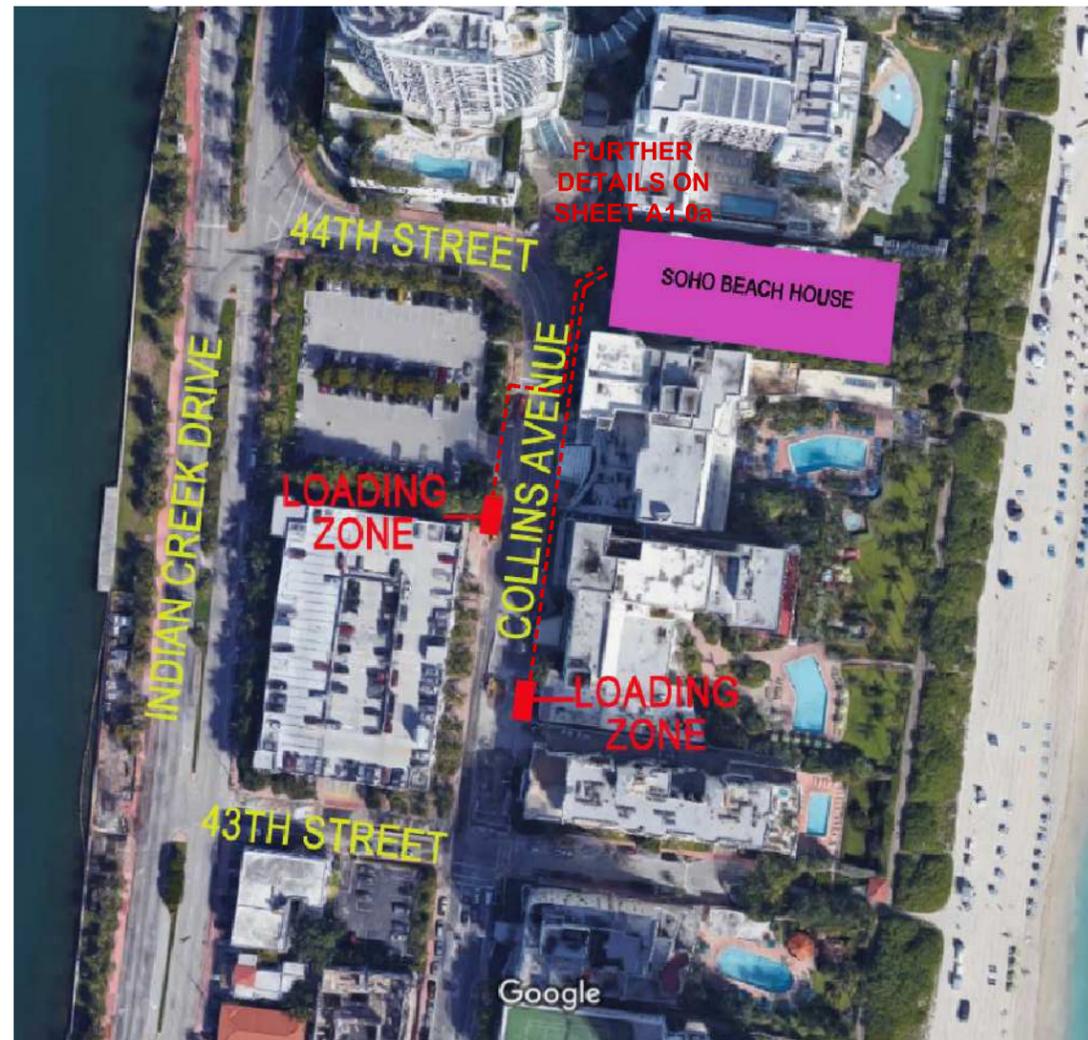
- ← VALET DROP-OFF ROUTE
- ← VALET PICK-UP ROUTE

FIGURE 1
EXISTING VALET ROUTING
SOHO BEACH HOUSE

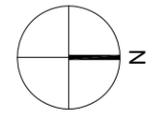
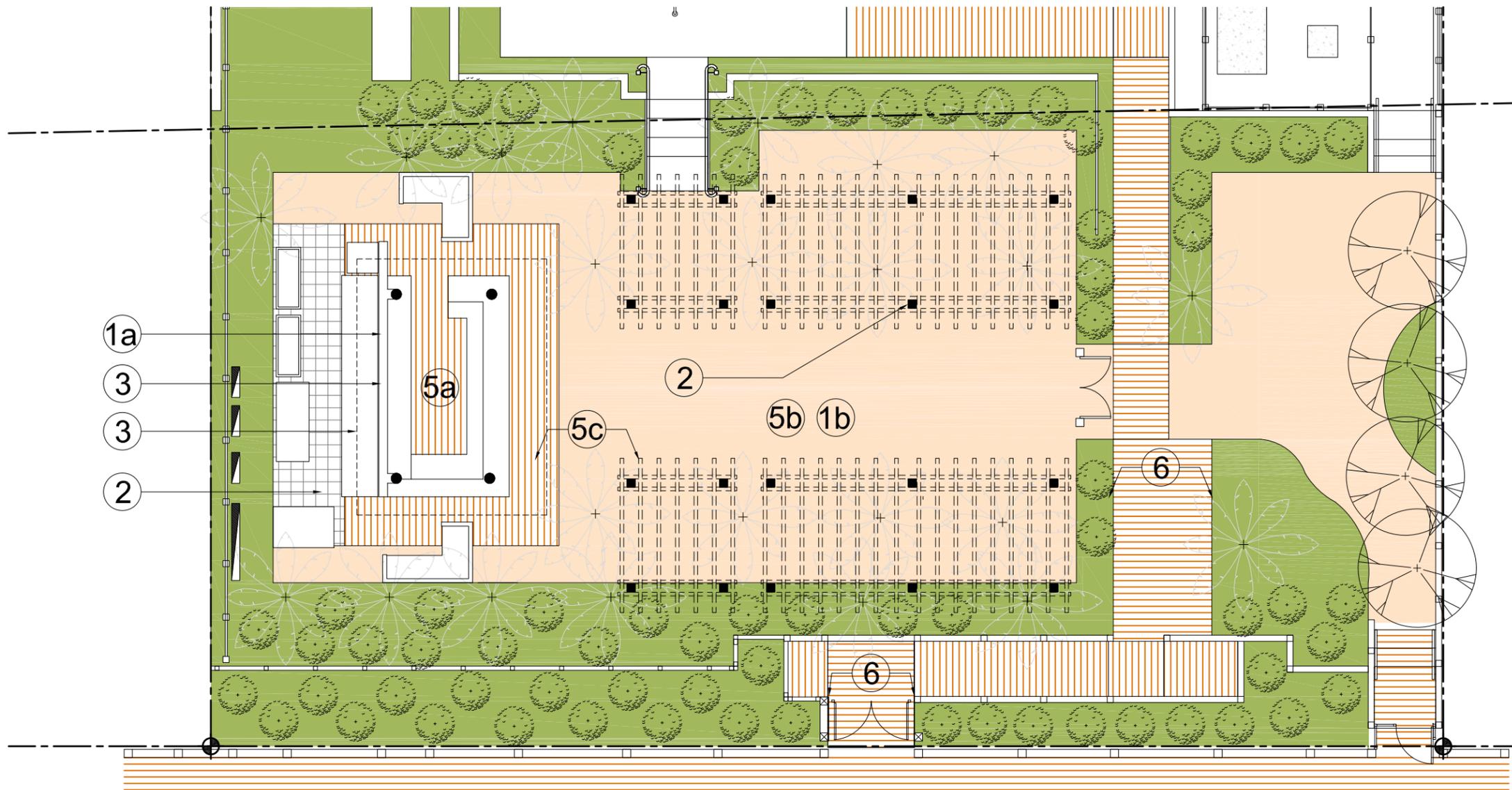
Kimley»Horn

dwg name: E:\VTL\IPTD\043789000-Soho Beach House\CADD\Valet Routing\Valet Figures.dwg Figure 1 Apr 14, 2016 9:34am by: cory.dorman

VALET DIAGRAM
NTS

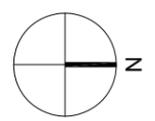
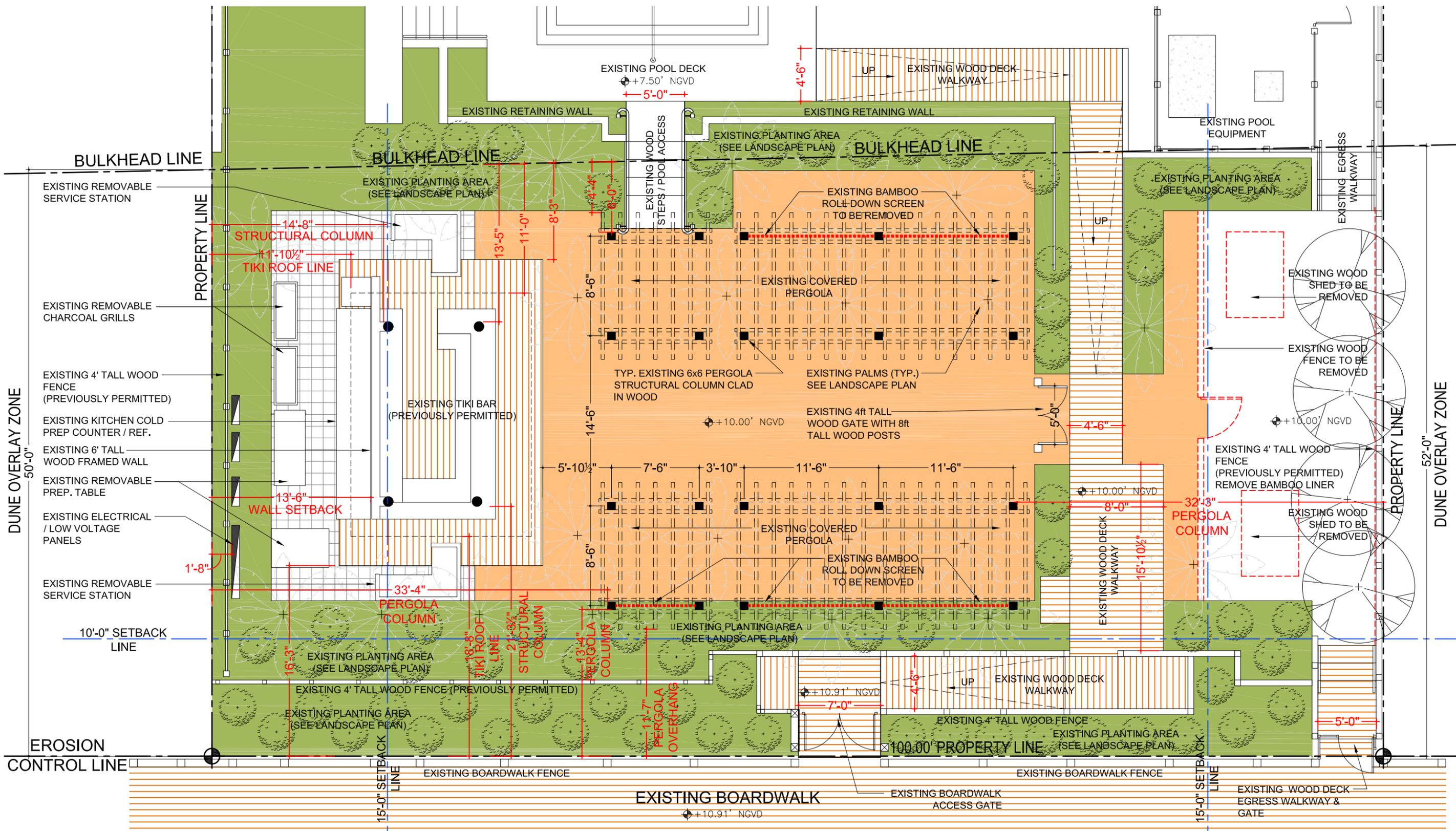


LOADING DIAGRAM
NTS



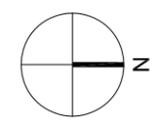
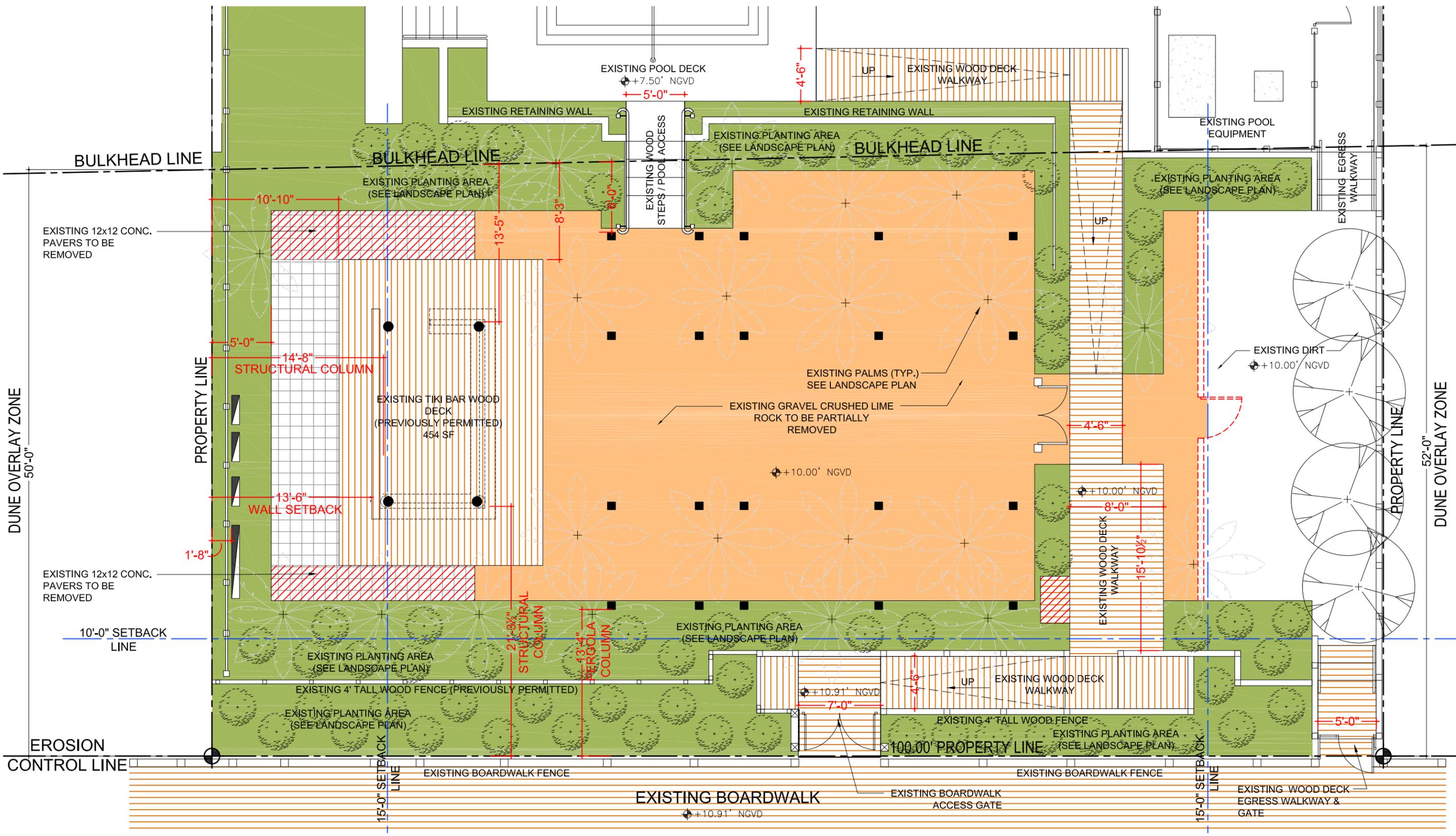
MANDOLIN VARIANCE KEY PLAN
SCALE: N.T.S.

- ①a After-the-fact variance of Section 142-774(1) to allow the existing, previously-approved tiki hut not to be open on all sides with a new 6' interior wall and to allow a clear space between the roof and floor of approximately 10 feet where shade structures must have unobstructed clear space between the edge of the roof covering and finished floor of not more than 8 feet.
- ①b After-the-fact variance of Section 142-774(1) to retain the existing retractable awning with a clear space between the roof and floor of approximately 9'-8" feet where shade structures must have unobstructed clear space between the edge of the roof covering and finished floor of not more than 8 feet.
- ② After-the-fact variance of Section 142-774(2) to permit metal interior pergola columns clad in wood and concrete pavers in kitchen area where wood materials are required for decks and patios.
- ③ After-the-fact variance of Section 142-775(d)(2) in order to provide a side property line setback of 5 feet to the concrete pavers in the kitchen area where 15 feet are required.
- ④ After-the-fact variance of Section 142-775(a) in order to provide 66.17 percent of open space where at least 80 percent is required in the Dune Preservation Overlay District.
- ⑤a After-the-fact variance of Section 142-775(b) in order to provide the existing, previously-approved tiki hut and deck at 605 square feet in floor area where individual structures/decks shall not exceed 400 square feet in floor area.
- ⑤b After-the-fact variance of Section 142-775(b) in order to retain the trellis structures and retractable awning at approximately 1,316 square feet in floor area where individual structures shall not exceed 400 square feet in floor area.
- ⑤c After-the-fact variance of Section 142-775(b) to reduce the minimum required separation between structures to retain the previously-approved tiki hut and deck and the trellis structures/awning separated by a distance of 5'-10 1/2" where a minimum distance separation of 10 to 25 feet is required.
- ⑥ After-the-fact variance of Section 142-774(6) in order to provide portions of walkways that are 7 and 8 feet in width where walkways constructed of wood materials shall not exceed 6 feet in width.



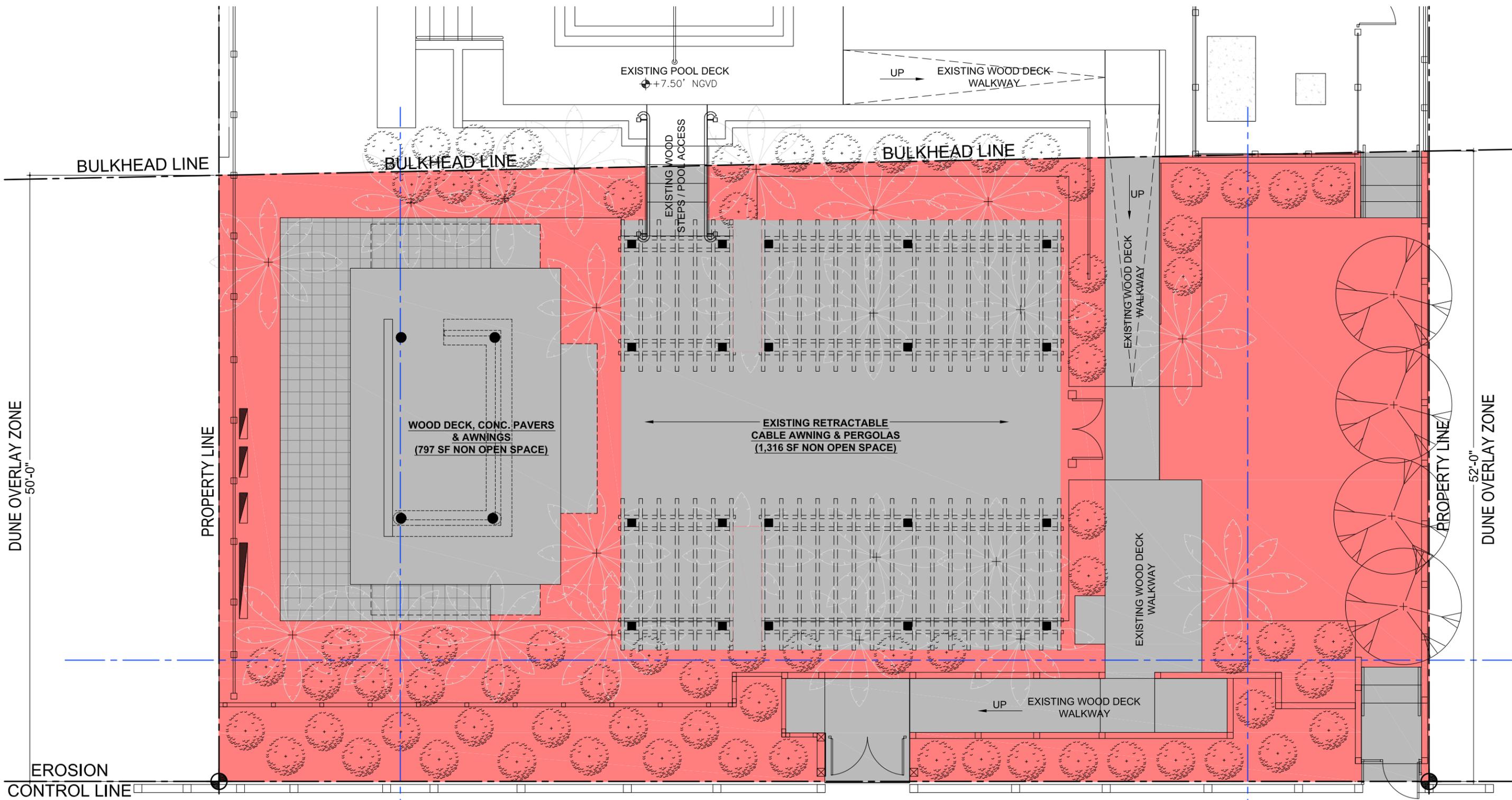
MANDOLIN EXISTING CONDITIONS / DEMOLITION FLOOR PLAN

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



MANDOLIN EXISTING CONDITIONS / DEMOLITION PAVING PLAN

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



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%)

EXISTING BOARDWALK

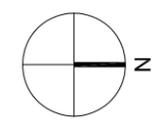
HATCH LEGEND



OPEN SPACE

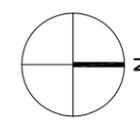
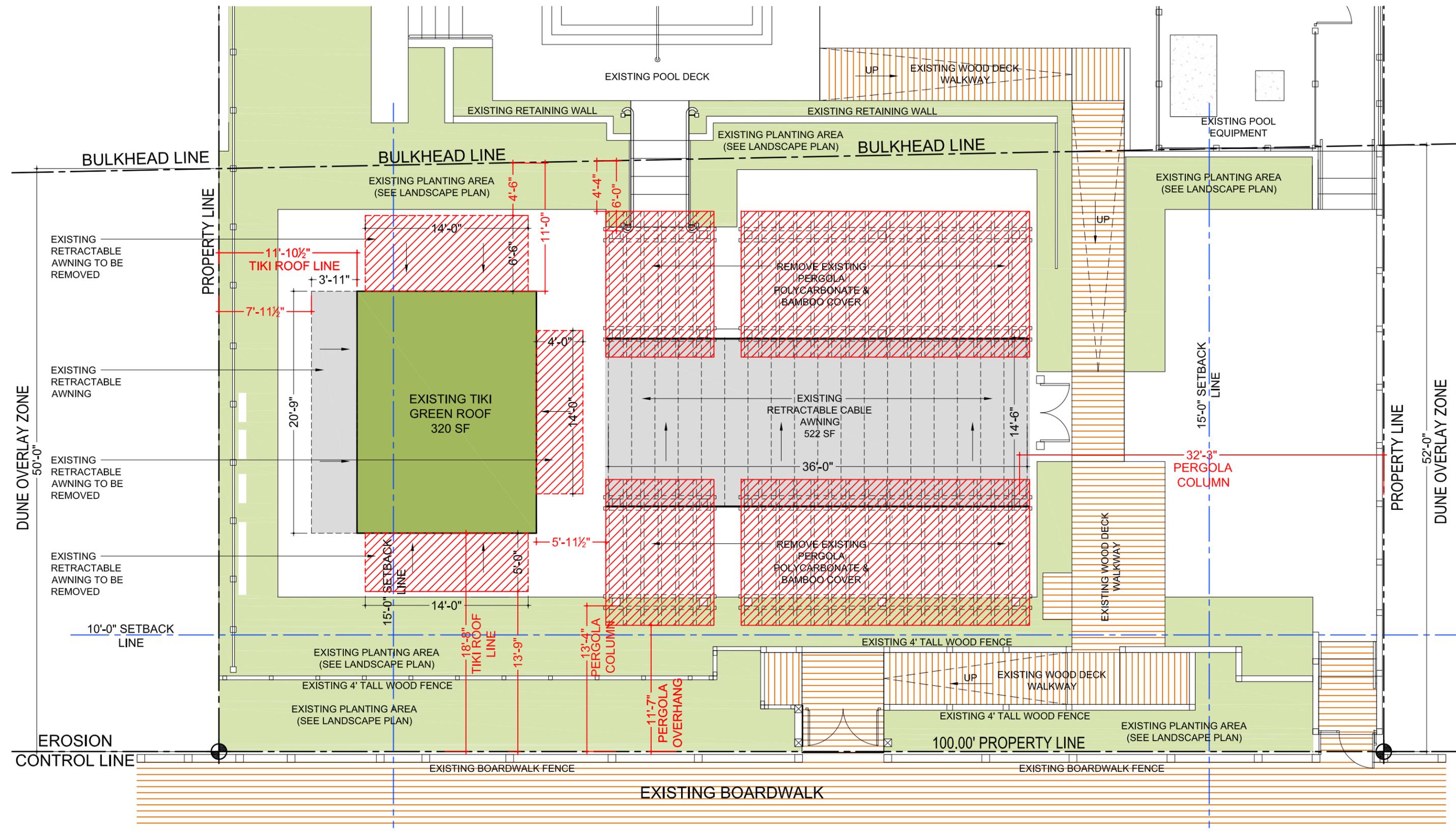


NON OPEN SPACE

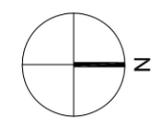
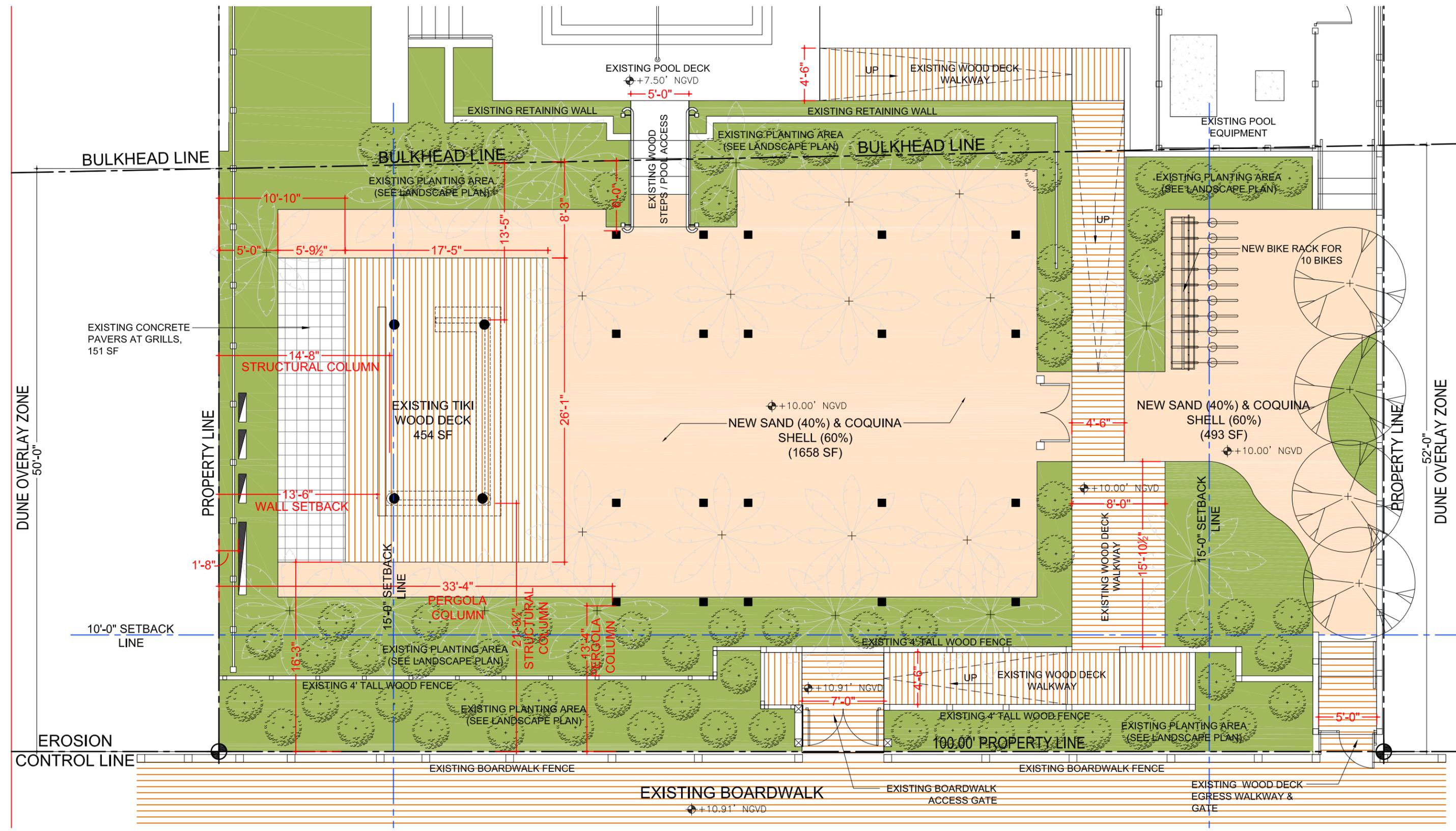


EXISTING CONDITIONS OPEN SPACE DIAGRAM

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

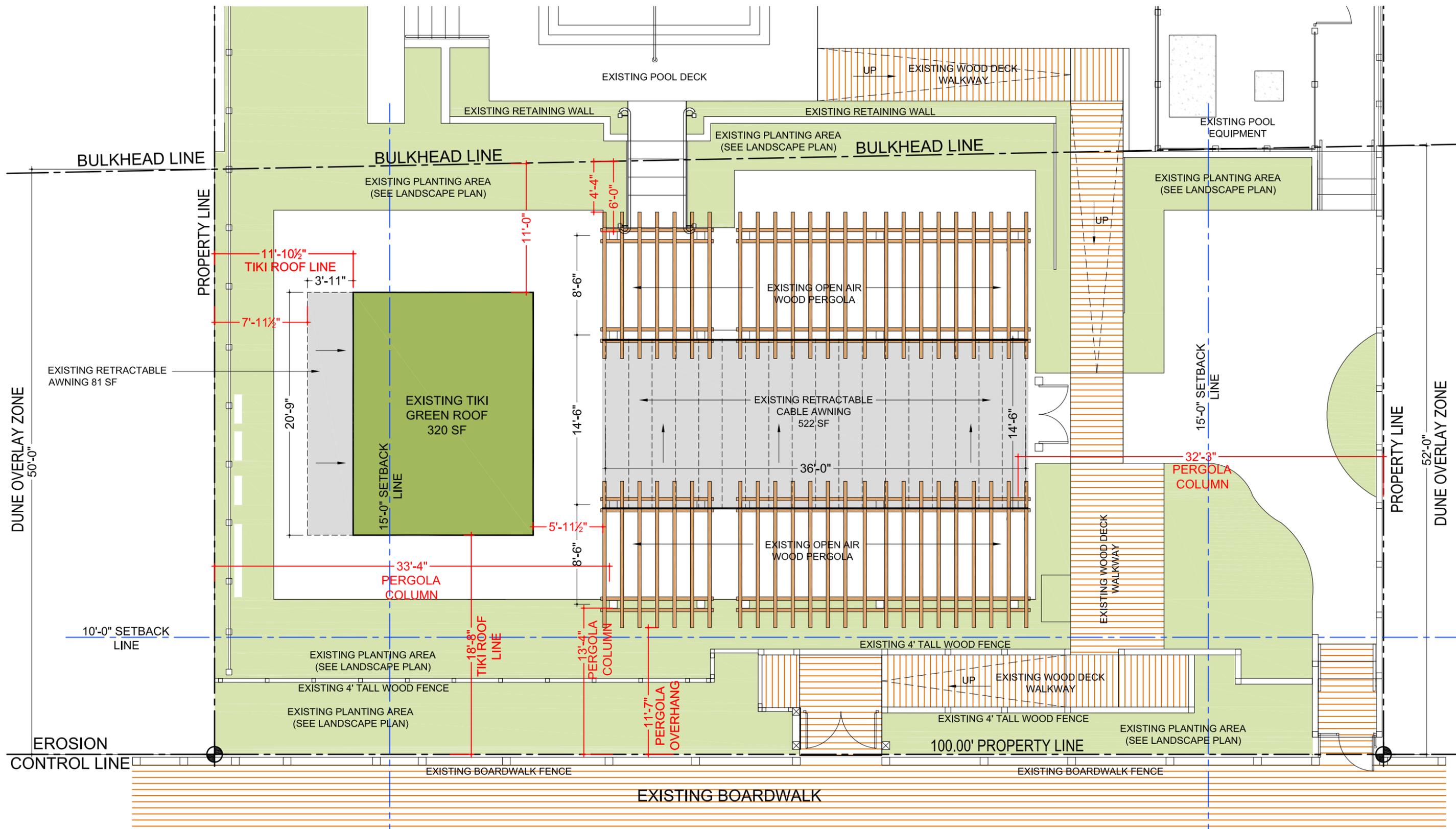


MANDOLIN EXISTING CONDITIONS / DEMOLITION ROOF PLAN
SCALE: 1/8" = 1'-0"



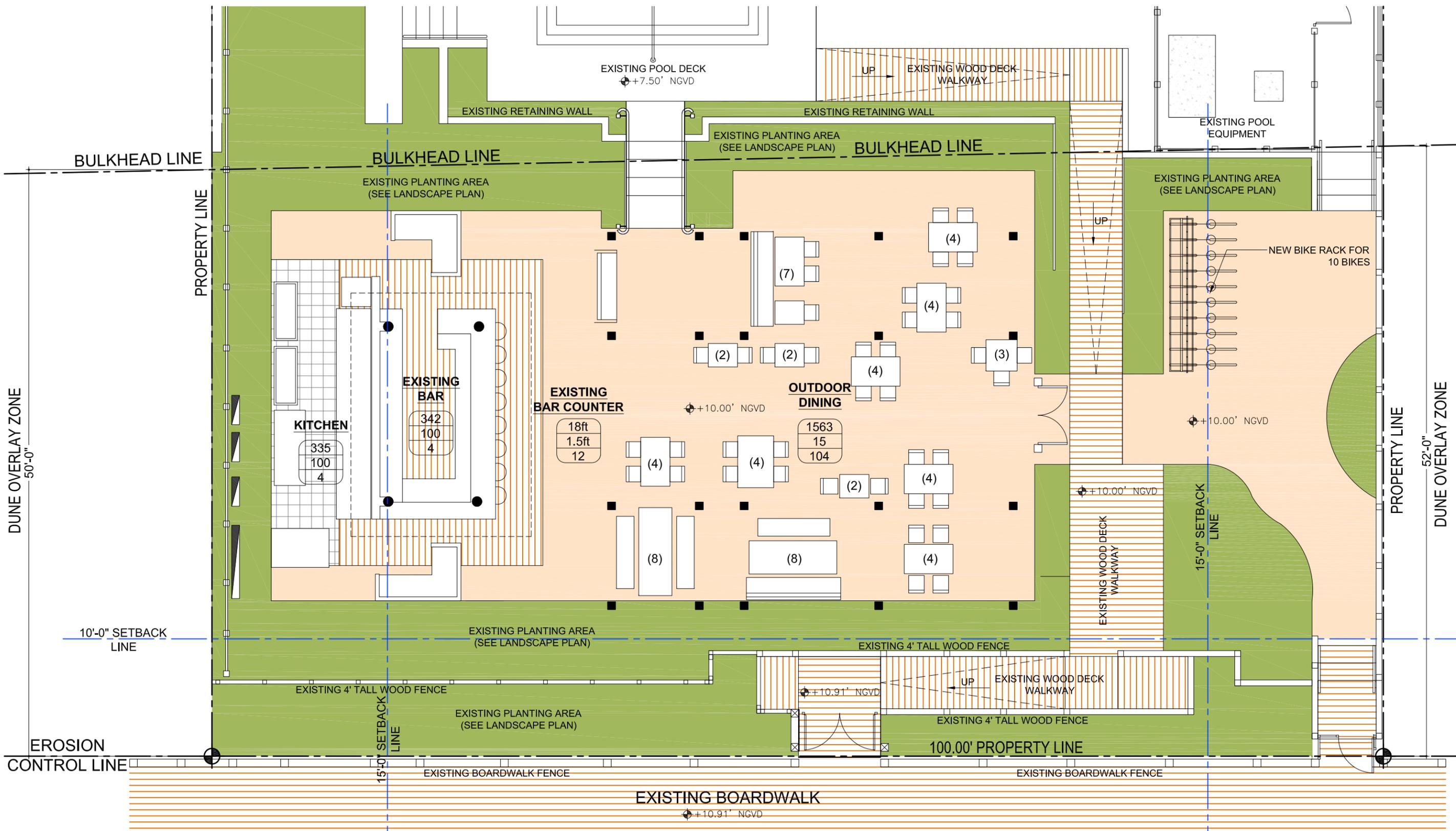
MANDOLIN PROPOSED PAVING PLAN

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



MANDOLIN PROPOSED ROOF PLAN

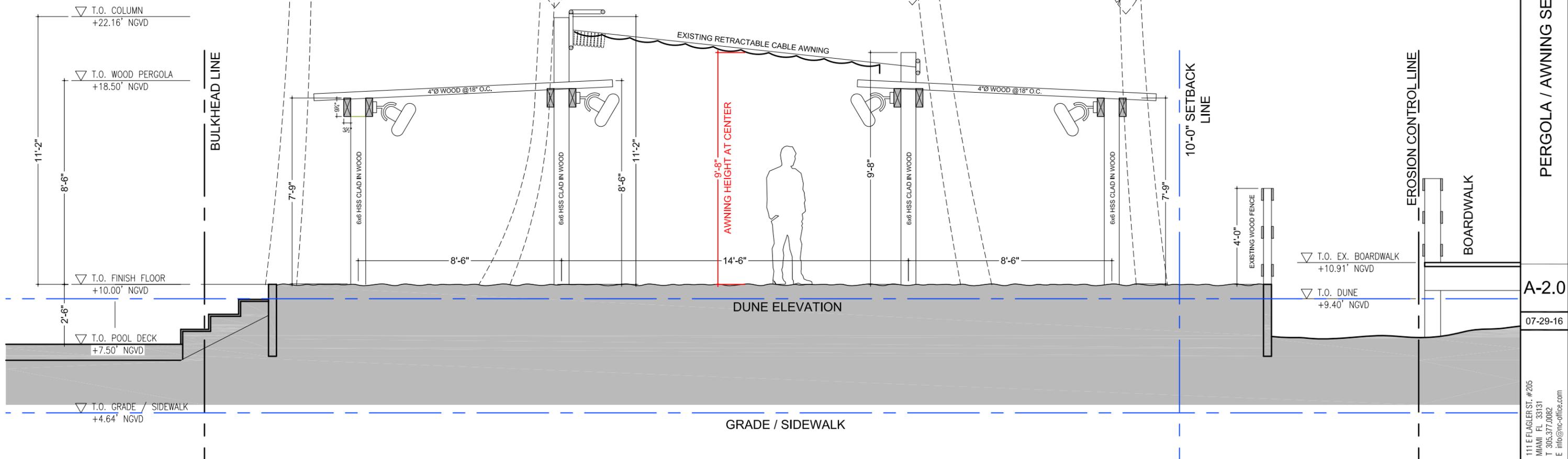
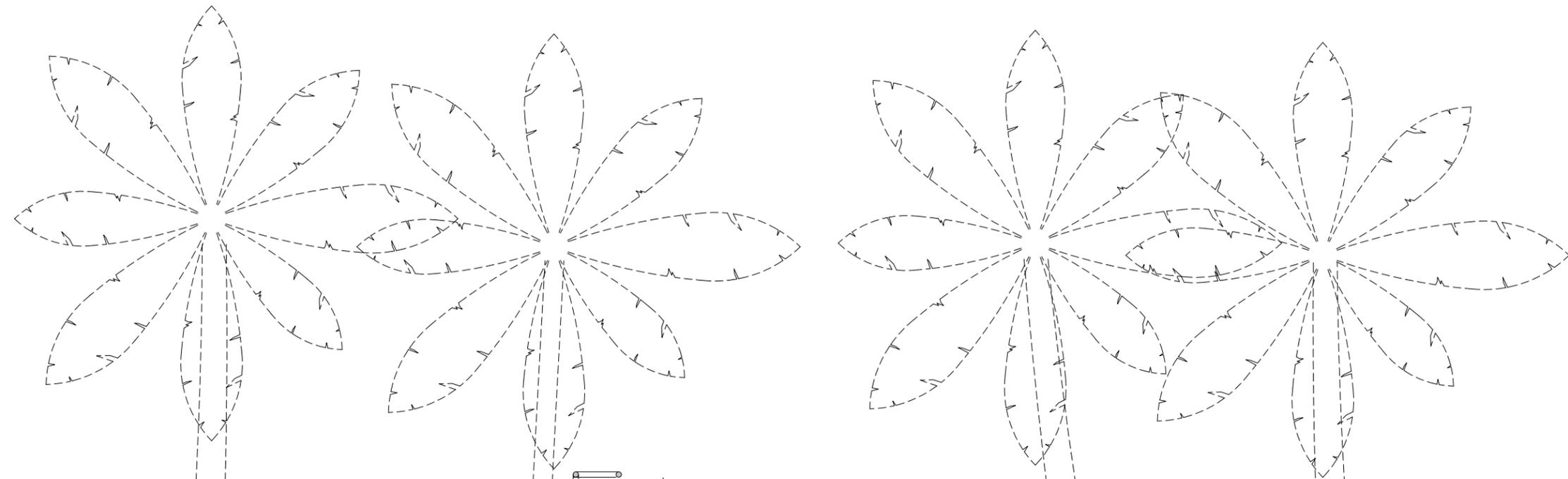
SCALE: 1/8" = 1'-0"



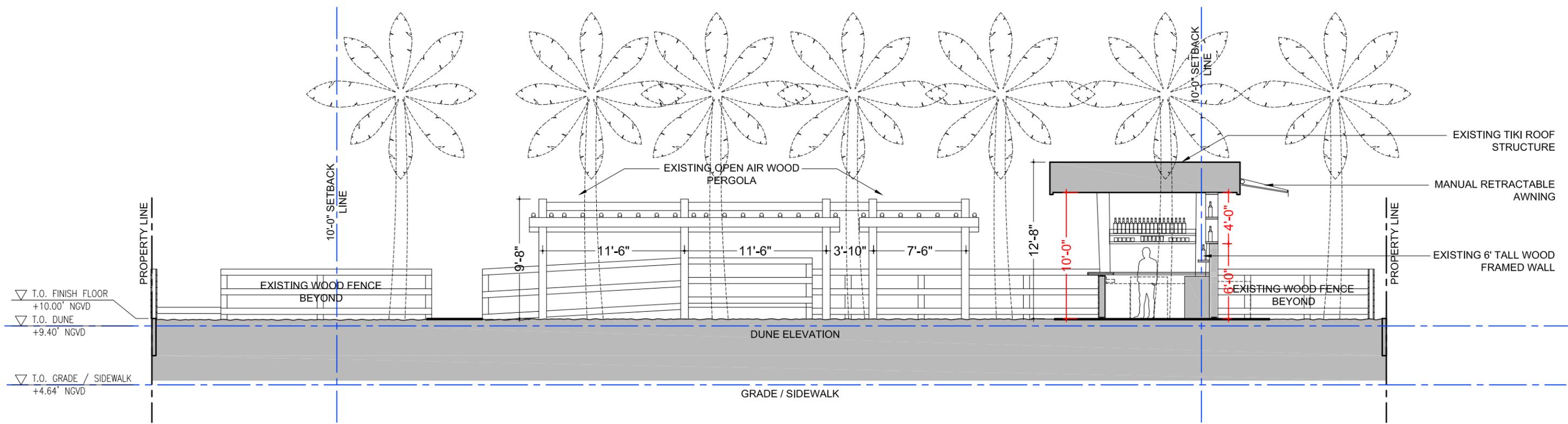
MANDOLIN - OCCUPANT LOAD / SEATING COUNT

	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

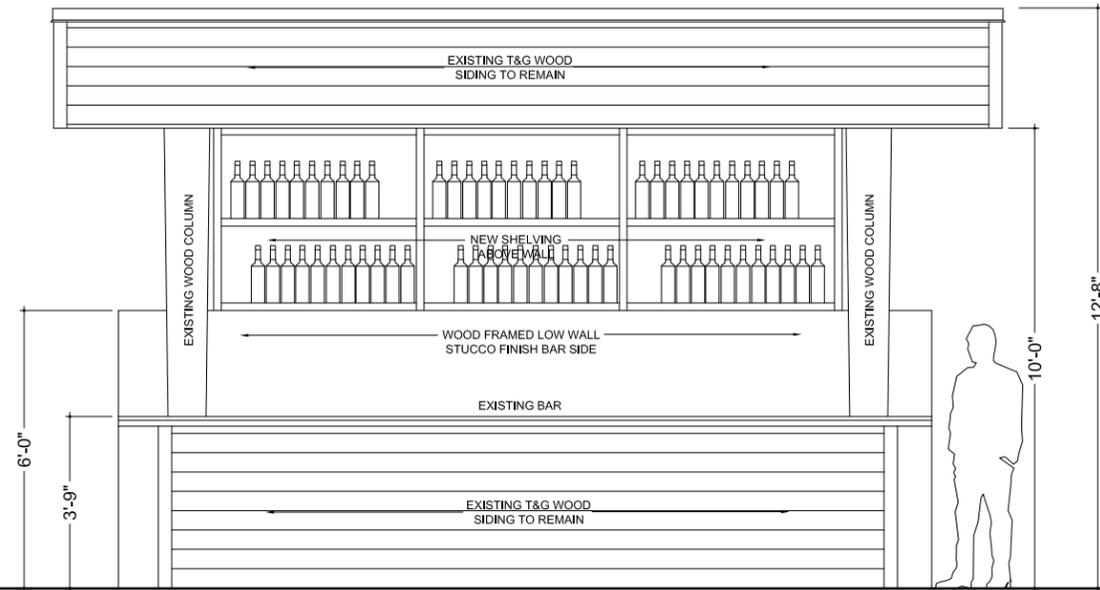
MANDOLIN SEATING PLAN
SCALE: 1/8" = 1'-0"



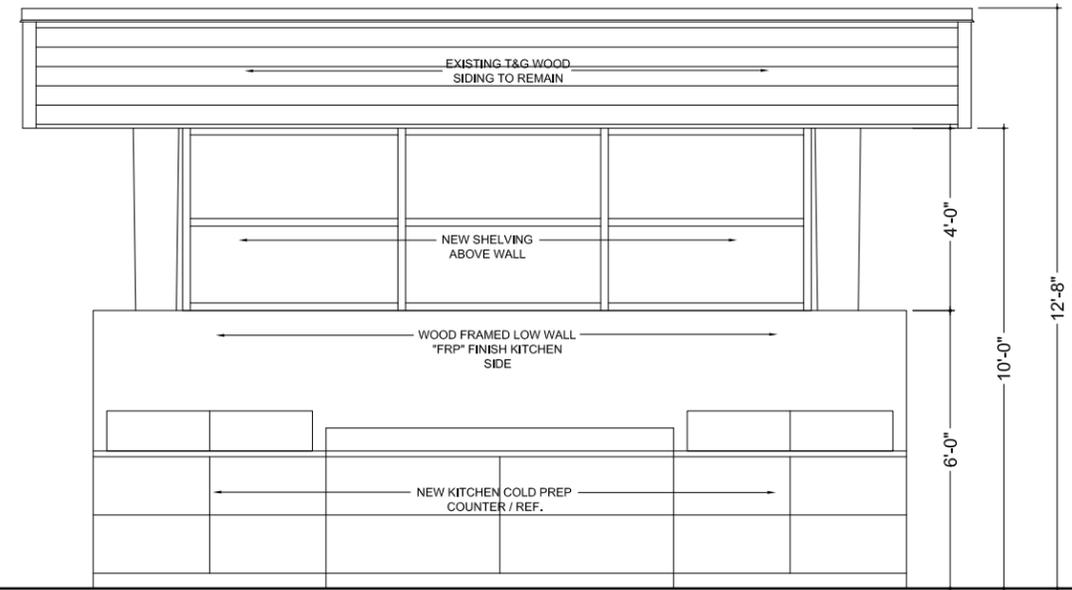
PERGOLA / AWNING SECTION
SCALE: 1/4" = 1'-0"



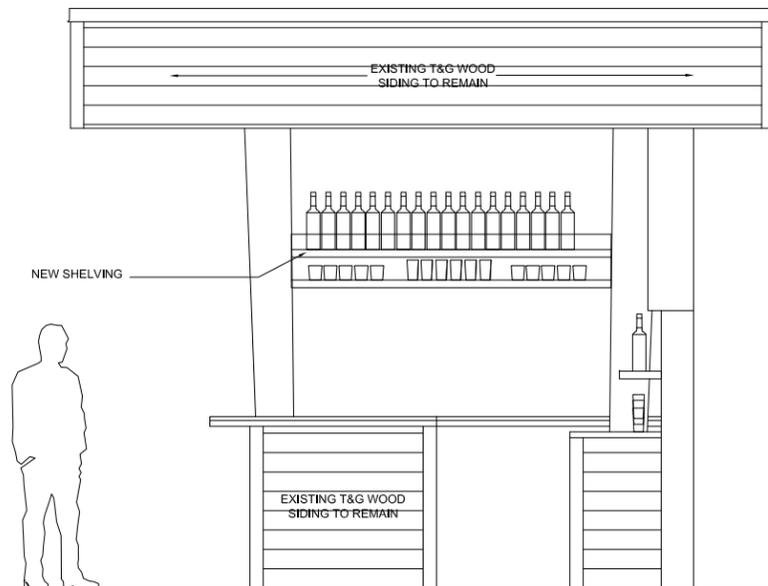
PERGOLA / AWNING WEST ELEVATION
SCALE: 1/8" = 1'-0"



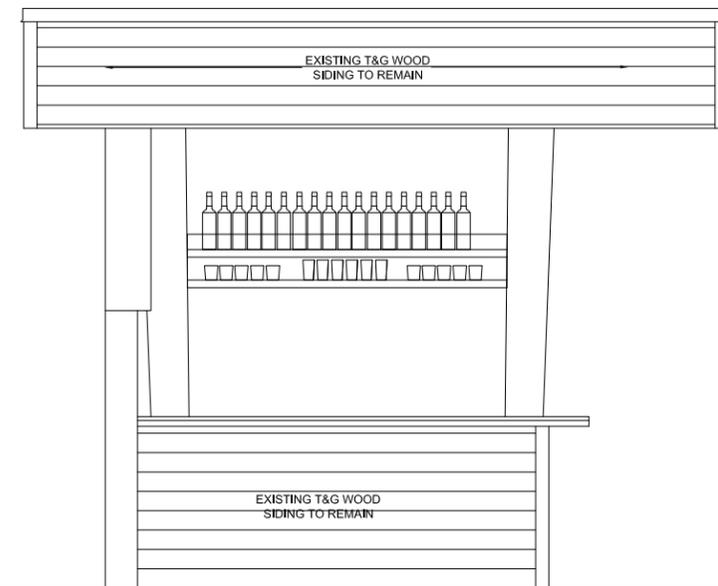
EXISTING TIKI (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"



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



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



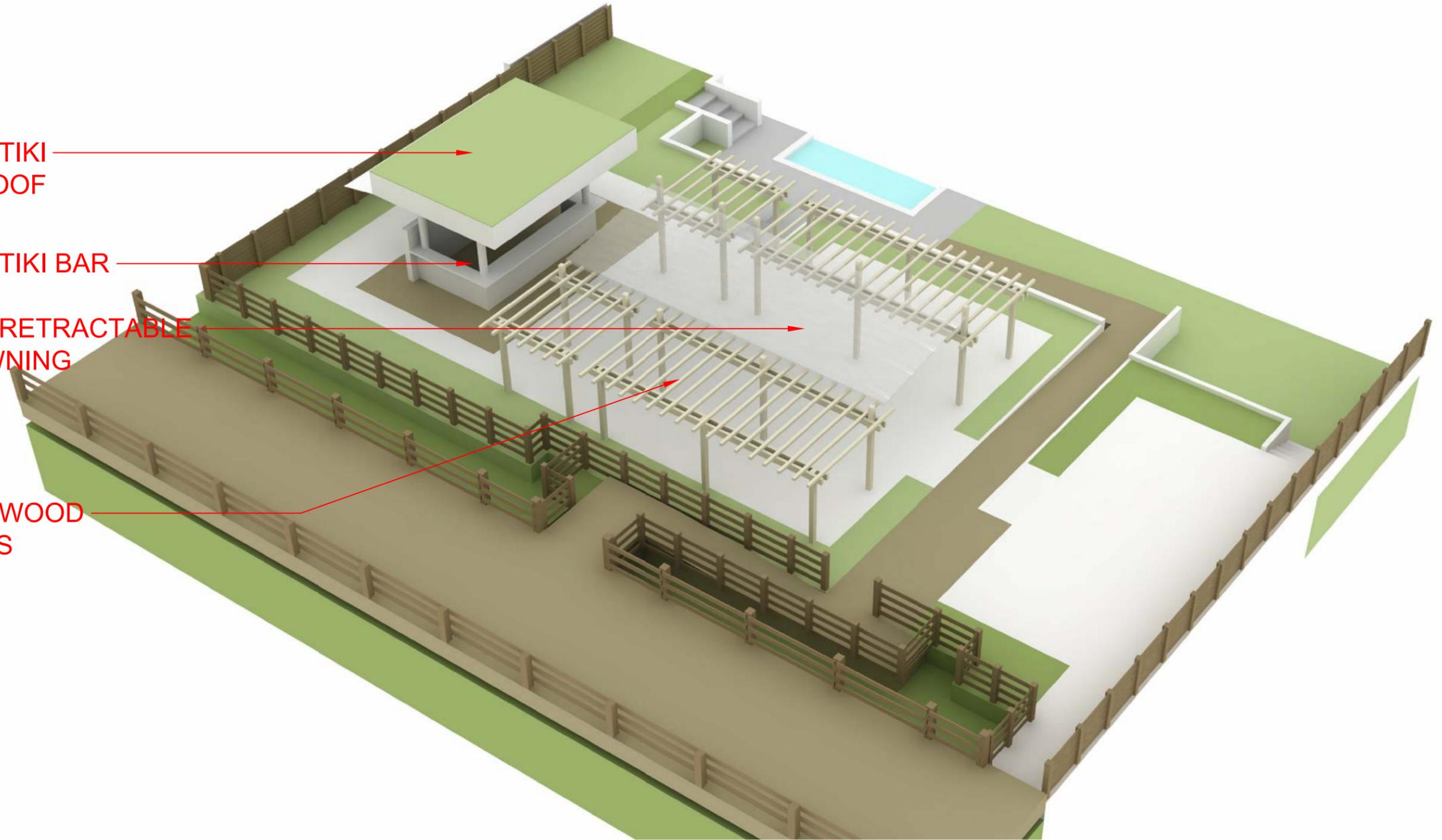
EXISTING TIKI (EAST) ELEVATION
SCALE: 1/4" = 1'-0"

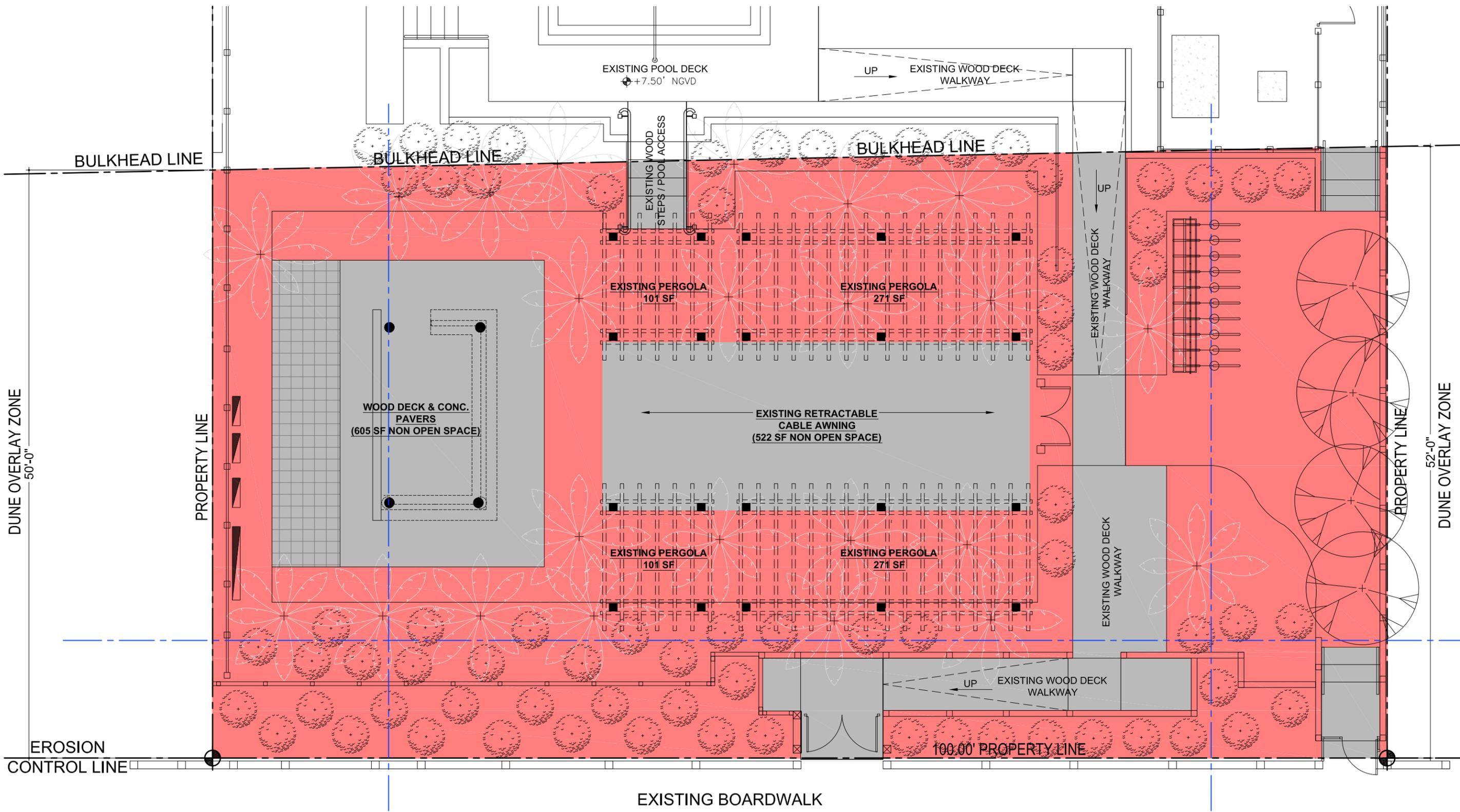
EXISTING TIKI
GREEN ROOF

EXISTING TIKI BAR

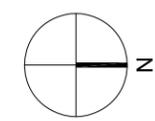
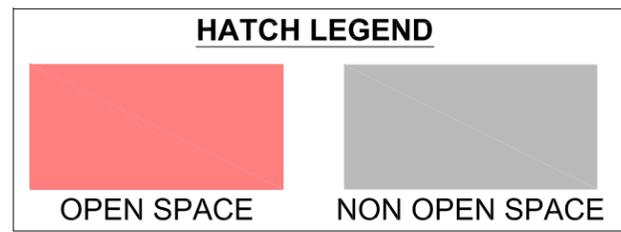
EXISTING RETRACTABLE
CABLE AWNING

EXISTING WOOD
PERGOLAS



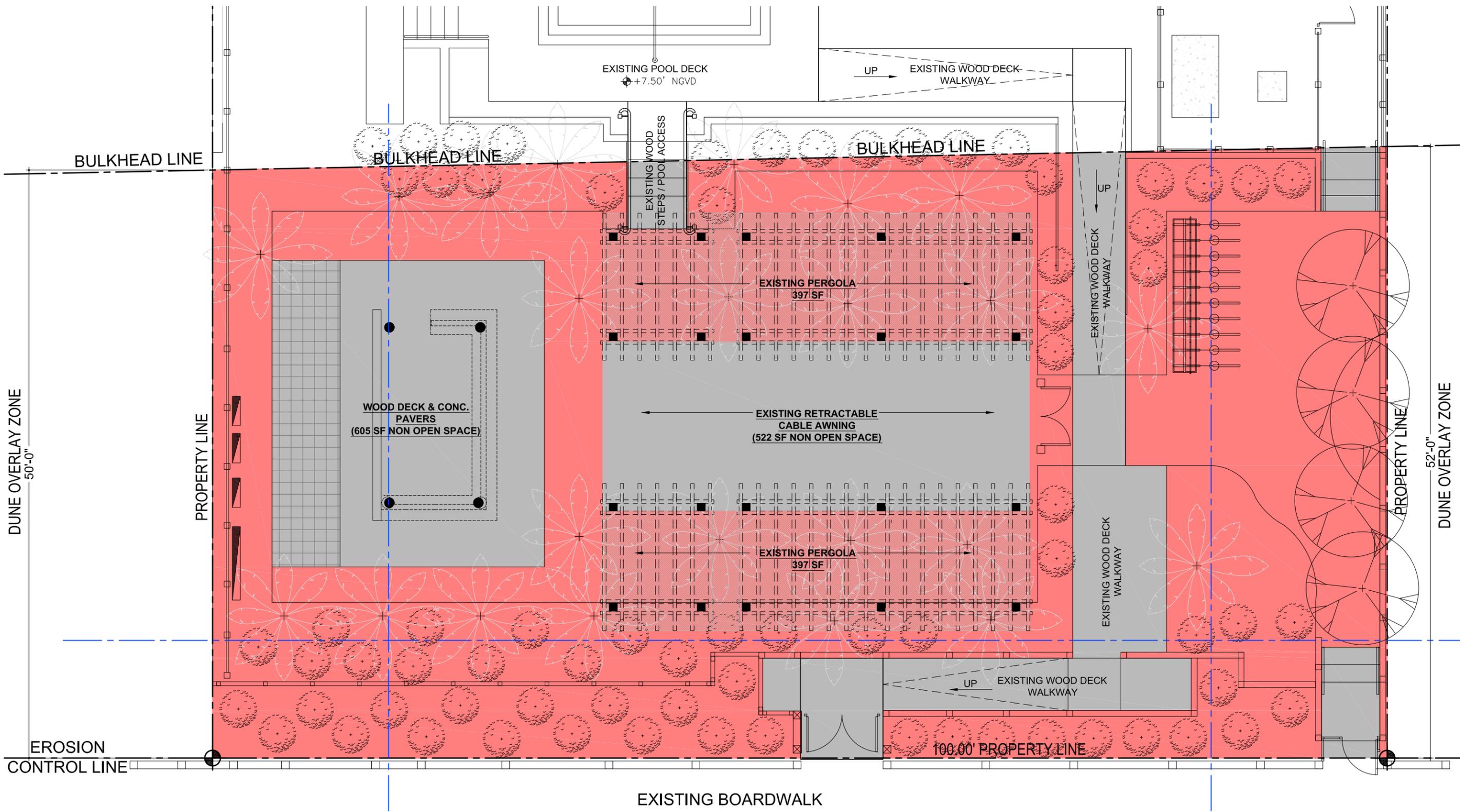


OPEN SPACE REQUIREMENTS (Dune Overlay Zone 142.775)			
	REQUIRED	PROVIDED	
OPEN SPACE RATIO	5,070 SF x 0.8 = 4,056 SF (80%)	AWNINGS CLOSED 5,070 SF - 1,193 SF = 3,877 SF (76.46%)	
		AWNINGS OPEN 5,070 SF - 1,715 SF = 3,355 SF (66.17%)	
NON OPEN SPACE	AREA (SF / %)	OPEN SPACE	AREA (SF / %)
Existing Tiki 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%)

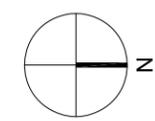
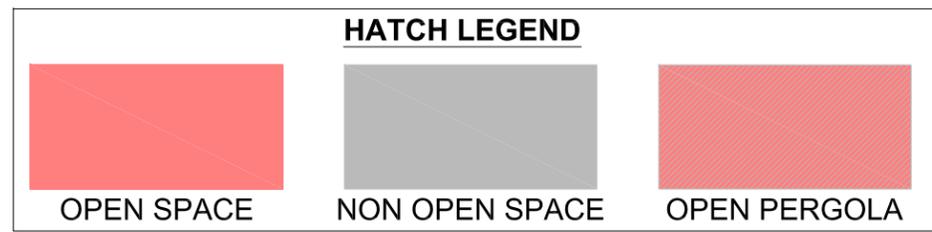


DUNE OVERLAY
PROPOSED OPEN SPACE DIAGRAM

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

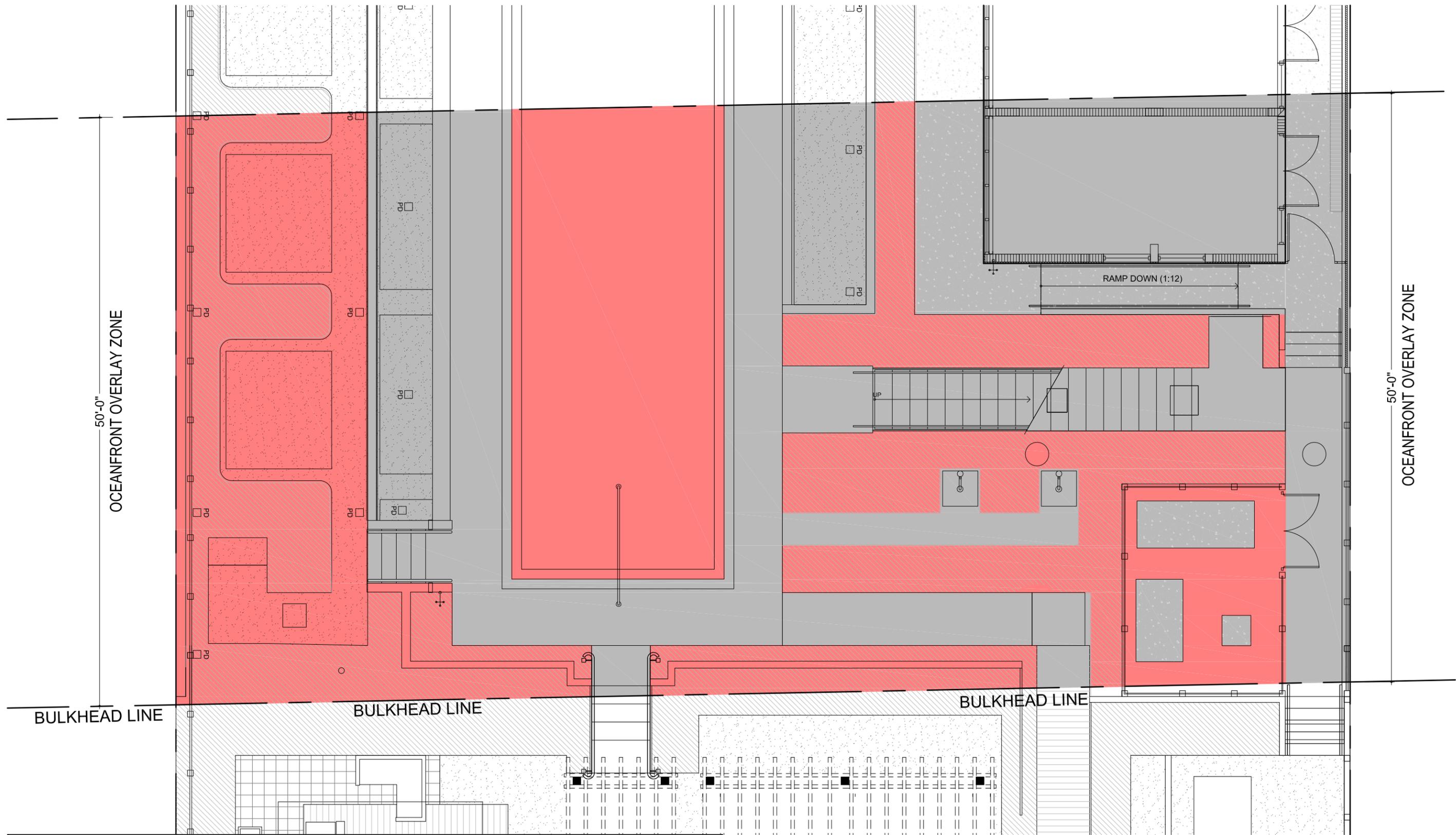


OPEN SPACE REQUIREMENTS (Dune Overlay Zone 142.775)			
	REQUIRED	PROVIDED	
OPEN SPACE RATIO	5,070 SF x 0.8 = 4,056 SF (80%)	AWNINGS CLOSED 5,070 SF - 1,987 SF = 3,083 SF (60.80%)	
		AWNINGS OPEN 5,070 SF - 2,509 SF = 2,561 SF (50.51%)	
NON OPEN SPACE	AREA (SF / %)	OPEN SPACE	AREA (SF / %)
Existing Tiki 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

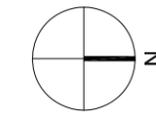
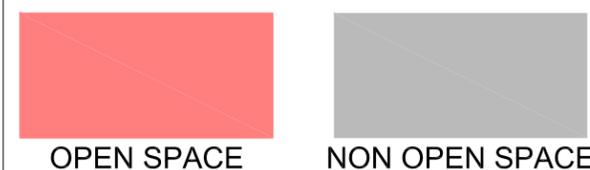
SCALE: 1/8" = 1'-0"



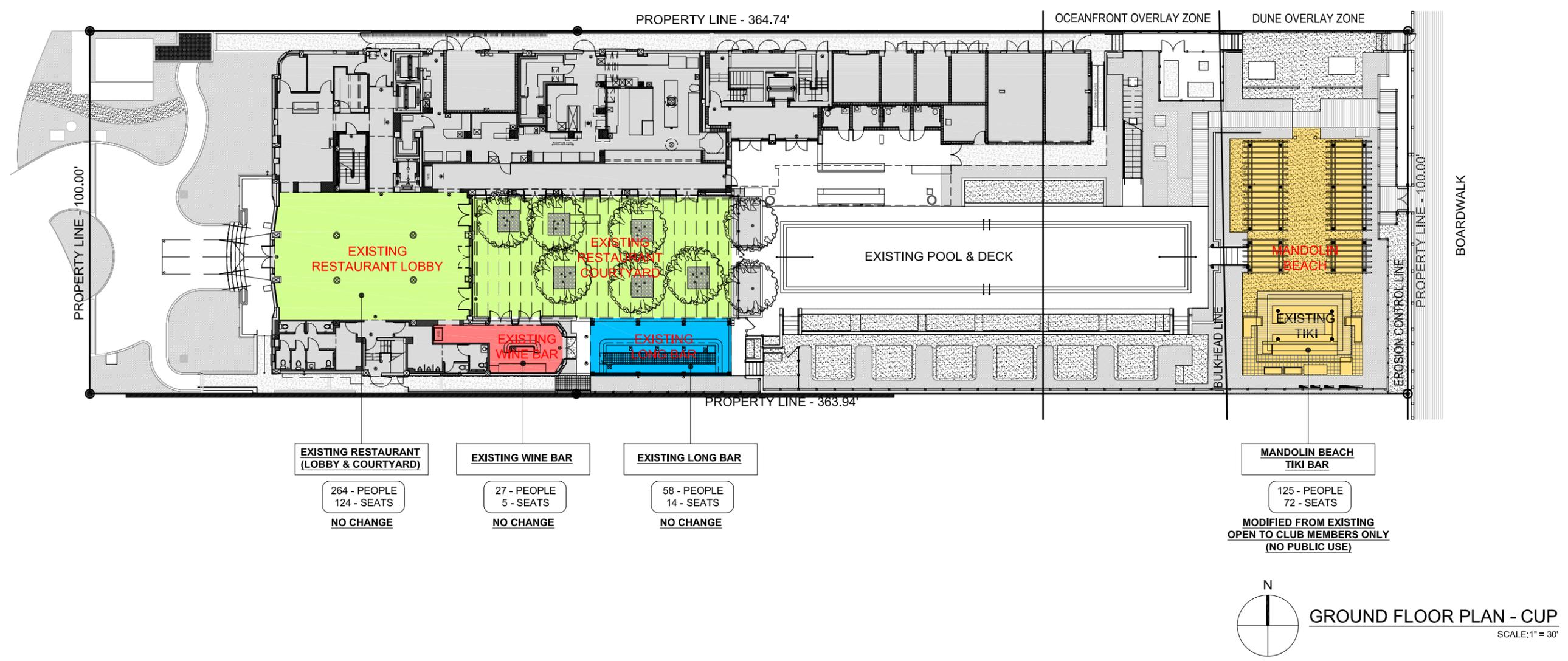
EXISTING OPEN SPACE REQUIREMENTS (Oceanfront Overlay Zone 142-802)

	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



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



EXISTING RESTAURANT (LOBBY & COURTYARD)
264 - PEOPLE
124 - SEATS
NO CHANGE

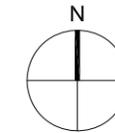
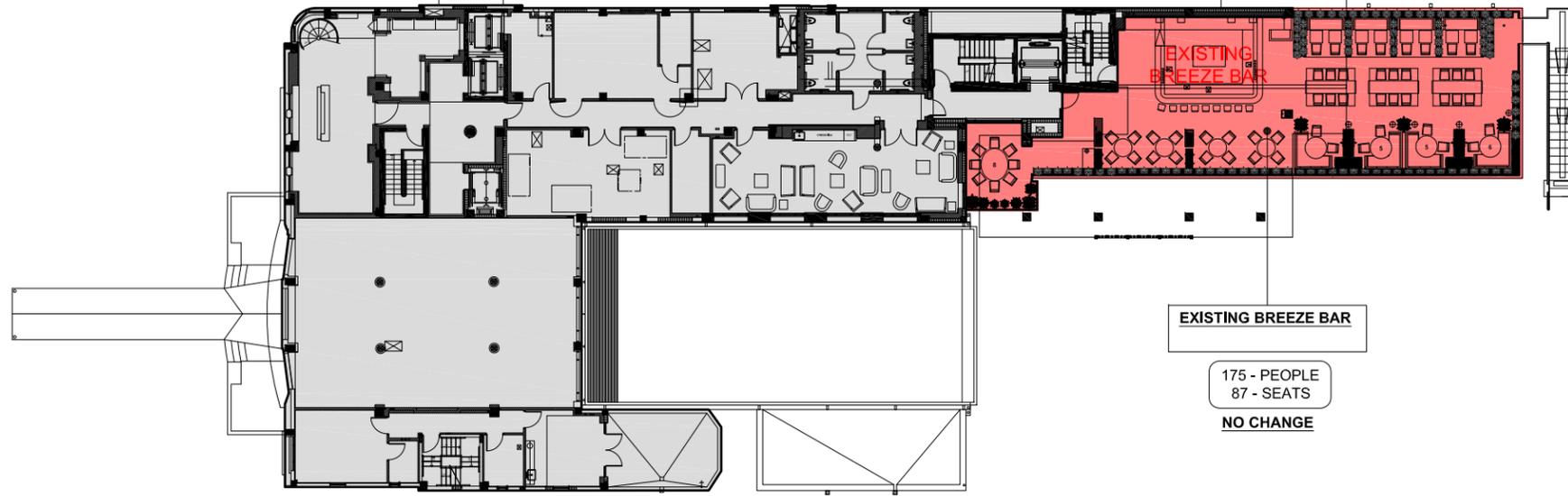
EXISTING WINE BAR
27 - PEOPLE
5 - SEATS
NO CHANGE

EXISTING LONG BAR
58 - PEOPLE
14 - SEATS
NO CHANGE

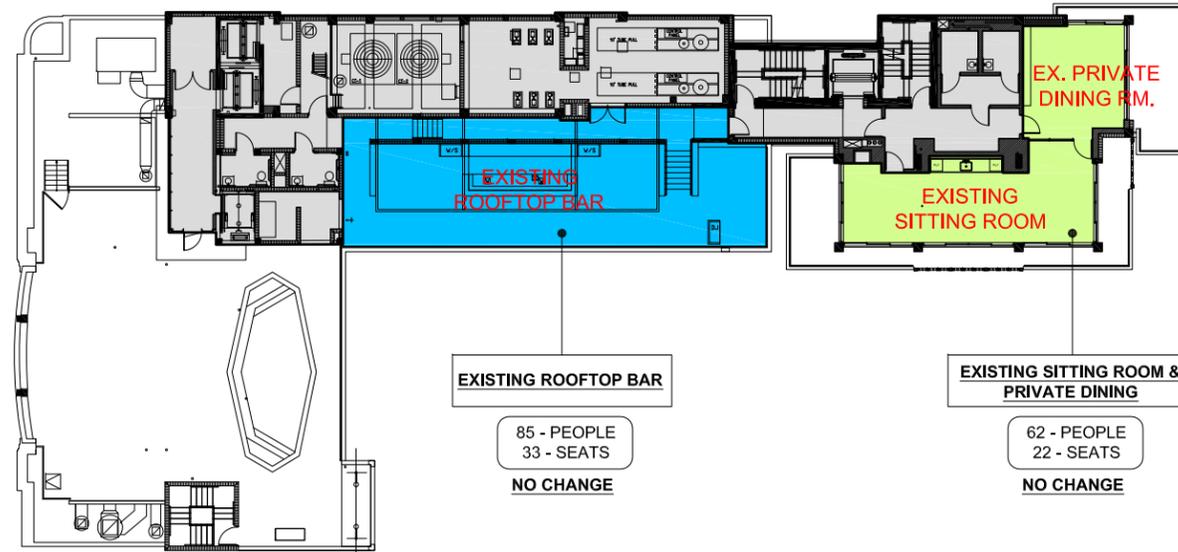
MANDOLIN BEACH TIKI BAR
125 - PEOPLE
72 - SEATS
MODIFIED FROM EXISTING
OPEN TO CLUB MEMBERS ONLY
(NO PUBLIC USE)

EXISTING APPROVED Conditional Use Permit – Summary of Accessory Uses (PB File No. 1959)										
AREA	FLOOR	INDOOR / OUTDOOR	MAXIMUM OCCUPANCY LOAD	SEAT COUNT	HOUR OF OPERATION	ENTERTAINMENT (NOT LIVE)	LIVE PERFORMANCE	AMBIENT / BACKGROUND MUSIC ONLY	DANCE HALL LICENSE	FOOD SERVICE AVAILABLE
RESTAURANT (LOBBY & COURTYARD)	1	BOTH	264	124	OPEN 7 am CLOSE 2 am	NO	NO	YES	NO	YES
WINE BAR	1	INDOOR	27	5	OPEN 7 am CLOSE 2 am	NO	NO	YES	NO	YES
LONG BAR	1	OUTDOOR	58	14	OPEN 7 am CLOSE 2 am	NO	NO	YES	NO	YES
TIKI HUT & REAR YARD	1	OUTDOOR	91	28	OPEN 12 pm CLOSE 2 am	NO	NO	YES	NO	YES
BREEZE BAR	2	OUTDOOR	175	87	OPEN 7 am CLOSE 4 am	NO	NO	YES	NO	YES
ROOFTOP BAR	8	OUTDOOR	85	33	OPEN 7 am CLOSE 2 am	NO	NO	YES	NO	YES
SITTING ROOM & PRIVATE DINING ROOM	8	INDOOR	62	22	OPEN 7 am CLOSE 2 am	NO	NO	YES	NO	YES
TOTALS			762	313						

PROPOSED MODIFICATION TO EXISTING Conditional Use Permit – (PB File No. 1959)										
AREA	FLOOR	INDOOR / OUTDOOR	MAXIMUM OCCUPANCY LOAD	SEAT COUNT	HOUR OF OPERATION	ENTERTAINMENT (NOT LIVE)	LIVE PERFORMANCE	AMBIENT / BACKGROUND MUSIC ONLY	DANCE HALL LICENSE	FOOD SERVICE AVAILABLE
RESTAURANT (LOBBY & COURTYARD)	1	BOTH	264	124	OPEN 7 am CLOSE 2 am	NO	NO	YES	NO	YES
WINE BAR	1	INDOOR	27	5	OPEN 7 am CLOSE 2 am	NO	NO	YES	NO	YES
LONG BAR	1	OUTDOOR	58	14	OPEN 7 am CLOSE 2 am	NO	NO	YES	NO	YES
MANDOLIN BEACH - TIKI HUT	1	OUTDOOR	125	72	OPEN 12 pm CLOSE 2 am	NO	NO	YES	NO	YES
BREEZE BAR	2	OUTDOOR	175	87	OPEN 7 am CLOSE 4 am	NO	NO	YES	NO	YES
ROOFTOP BAR	8	OUTDOOR	85	33	OPEN 7 am CLOSE 2 am	NO	NO	YES	NO	YES
SITTING ROOM & PRIVATE DINING ROOM	8	INDOOR	62	22	OPEN 7 am CLOSE 2 am	NO	NO	YES	NO	YES
TOTALS			796	357						



SECOND FLOOR PLAN - CUP
SCALE: 1" = 30'



8th FLOOR PLAN - CUP
SCALE: 1" = 30'