

# PROJECT TEAM

**OWNER'S PROJECT MANAGER**  
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 201 - 550 WEST BROADWAY  
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 T: 604.967.3740

**INTERIOR DESIGN**  
 JEFFREY BEERS INTERNATIONAL  
 250 GREENWICH STREET, 33RD FLOOR  
 NEW YORK, NY 10007  
 PRINCIPAL IN CHARGE: MICHAEL PANDOLFI, AIA  
 PROJECT MANAGER: TEDDY ACERO  
 T: 315.619.3533

**ARCHITECT**  
 BAI ARCHITECTURE, INC.  
 51 SLEEPER STREET, 6TH FLOOR  
 BOSTON, MA 02210  
 PRINCIPAL IN CHARGE: MATTHEW HYATT  
 PROJECT MANAGER: SOPHIA CHESROW  
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 T: 617.542.1025

**LANDSCAPE ARCHITECT**  
 GSLA DESIGN, INC. (GARDNER + SEMLER LANDSCAPE ARCHITECTURE)  
 17670 NW 78TH AVENUE, SUITE 214  
 MIAMI, FL 33015  
 CONTACT: KEN GARDNER, ASLA, LEED AP  
 E: KEN@GSLADESIGN.COM  
 T: 305.392.1016

# FINAL SUBMITTAL ( DRB25-1096) PROJECT INFORMATION

**SCOPE OF WORK:** PROPOSED FACADE IMPROVEMENT, RECLADDING WALL AND GLAZING INFILL, NEW SIGNAGE, PRIVACY FENCE ENCLOSURE FOR EQUIPMENT  
**LEGAL DESCRIPTION:** LOTS 10, 11 AND 12, BLOCK 51, OF OCEAN BEACH ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 81, OF THE PUBLIC RECORDS OF MIAMI - DADE COUNTY, FLORIDA.  
**OCCUPANCY CLASSIFICATION:** A-2  
**ALTERATION CLASSIFICATION:** LEVEL 3  
**FIRE ALARM SYSTEM & SPRINKLER SYSTEM:** YES; NFPA 72 SYSTEM / NFPA 13 SYSTEM

# APPLICABLE CODES

<b>STATE BUILDING CODE:</b>	2023 Florida Building Code, Building, 8th Edition
<b>FIRE / LIFE SAFETY CODE:</b>	Florida Fire Prevention Code (FFPC), 8th edition - Fire Code
<b>ACCESSIBILITY CODE:</b>	2023 Florida Building Code, Accessibility; 2010 ADA Standards for Accessible Design
<b>PLUMBING CODE:</b>	2023 Florida Building Code, Plumbing, 8th Edition
<b>MECHANICAL CODE:</b>	2023 Florida Building Code, Mechanical, 8th Edition
<b>ELECTRICAL CODE:</b>	Florida Electrical Code 2020; NFPA 70, 2020
<b>ENERGY CODE:</b>	2023 Florida Building Code, Energy Conservation, 8th Edition
<b>EXISTING BUILDING CODE:</b>	2023 Florida Building Code, Existing Building, 8th Edition

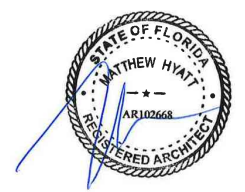
# LOCATION MAP



# SHEET INDEX

SHEET NO.	SHEET NAME	CURRENT REVISION		
		NO.	ISSUE DATE	DESCRIPTION
11a	FINAL SUBMITTAL (DRB25-1096) - COVER SHEET	6	05.02.2025	DRB - FINAL SUBMITTAL
11b	SITE SURVEY	6	05.02.2025	DRB - FINAL SUBMITTAL
11c	ZONING DATA	6	05.02.2025	DRB - FINAL SUBMITTAL
11d	CONTEXTUAL LOCATION PLAN	6	05.02.2025	DRB - FINAL SUBMITTAL
11h	SITE PLAN	6	05.02.2025	DRB - FINAL SUBMITTAL
11i.1	CONTEXTUAL SITE PHOTOS	6	05.02.2025	DRB - FINAL SUBMITTAL
11i.2	CONTEXTUAL SITE PHOTOS	6	05.02.2025	DRB - FINAL SUBMITTAL
11j.1	CONTEXTUAL INTERIOR PHOTOS	6	05.02.2025	DRB - FINAL SUBMITTAL
11j.2	CONTEXTUAL INTERIOR PHOTOS	6	05.02.2025	DRB - FINAL SUBMITTAL
11k	CONTEXTUAL EXTERIOR PHOTOS	6	05.02.2025	DRB - FINAL SUBMITTAL
11l.1	EXISTING CONDITIONS PLAN - FIRST FLOOR / MEZZ.	6	05.02.2025	DRB - FINAL SUBMITTAL
11l.2	EXISTING CONDITIONS ELEVATIONS	6	05.02.2025	DRB - FINAL SUBMITTAL
11l.3	EXISTING CONDITIONS ELEVATIONS	6	05.02.2025	DRB - FINAL SUBMITTAL
11m.1	DEMOLITION PLAN - FIRST FLOOR / MEZZ.	6	05.02.2025	DRB - FINAL SUBMITTAL
11m.2	DEMOLITION ELEVATIONS	6	05.02.2025	DRB - FINAL SUBMITTAL
11m.3	DEMOLITION ELEVATIONS	6	05.02.2025	DRB - FINAL SUBMITTAL
11n.1	PROPOSED FLOOR PLAN - FIRST FLOOR / MEZZ.	6	05.02.2025	DRB - FINAL SUBMITTAL
11n.2	PROPOSED FLOOR PLAN - ENLARGED EXTERIOR	6	05.02.2025	DRB - FINAL SUBMITTAL
11n.3	PROPOSED ROOF PLAN	6	05.02.2025	DRB - FINAL SUBMITTAL
11o.1	PROPOSED ELEVATIONS	6	05.02.2025	DRB - FINAL SUBMITTAL
11o.2	PROPOSED ELEVATIONS	6	05.02.2025	DRB - FINAL SUBMITTAL
11o.3	EXTERIOR MATERIALS	6	05.02.2025	DRB - FINAL SUBMITTAL
11q.1	EXTERIOR FRONT ELEVATION RENDERING	6	05.02.2025	DRB - FINAL SUBMITTAL
11q.2	EXTERIOR REAR ELEVATION RENDERING	6	05.02.2025	DRB - FINAL SUBMITTAL
11q.3	EXTERIOR VIEW 1 - DAY	6	05.02.2025	DRB - FINAL SUBMITTAL
11q.4	EXTERIOR VIEW 1 - NIGHT	6	05.02.2025	DRB - FINAL SUBMITTAL
11q.5	EXTERIOR VIEW 2 - DAY	6	05.02.2025	DRB - FINAL SUBMITTAL
11q.6	EXTERIOR VIEW 2 - NIGHT	6	05.02.2025	DRB - FINAL SUBMITTAL

SHEET NO.	SHEET NAME	CURRENT REVISION		
		NO.	ISSUE DATE	DESCRIPTION
12.1	EXISTING TREE DISPOSITION PLAN	6	05.02.2025	DRB - FINAL SUBMITTAL
12.2	EXISTING TREE DISPOSITION LIST	6	05.02.2025	DRB - FINAL SUBMITTAL
18	CONTEXTUAL ELEVATION LINE DRAWINGS	6	05.02.2025	DRB - FINAL SUBMITTAL
27	SCHEMATIC SIGNAGE PROGRAM	6	05.02.2025	DRB - FINAL SUBMITTAL
42a	SITE PLAN	6	05.02.2025	DRB - FINAL SUBMITTAL
43	OCCUPANT LOAD & PROPOSED SEATS	6	05.02.2025	DRB - FINAL SUBMITTAL



**BAI Architecture**

<b>BOS</b>	<b>COL</b>	<b>LA</b>
51 Sleeper St. 6th Floor Boston, MA 02210 617.542.1025	875 N High St. Suite 300 Columbus, OH 43215 380.900.8887	360 E 2nd St. Suite 300 Los Angeles, CA 90012 213.337.1090

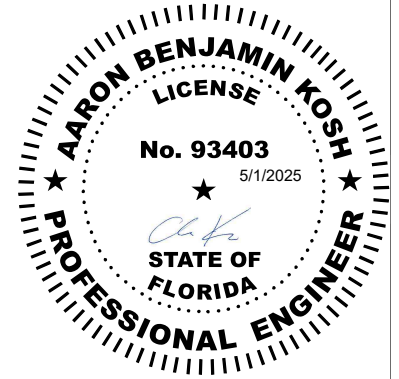
**FINAL SUBMITTAL (DRB25-1096) - COVER SHEET**

CACTUS CLUB CAFE MIAMI BEACH  
 850 COMMERCE ST  
 MIAMI BEACH, FL 33139

JOB #: 20240136			
SCALE:			
DATE: 05.02.2025			
DWN BY: EP / SC			
CROSS REF:			

11a





**COMMERCIAL - ZONING DATA SHEET**

**ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY RESULT IN A FAILED REVIEW**

ITEM #	Project Information			
1	Address: 850 Commerce St, Miami Beach, FL 33139	Folio number(s): 02-4203-009-2100	Year built:	
2	Board file number(s), Determination of Architectural Significance:		Lot Area:	0.21 AC
3	Located within a Local Historic District (Yes or No): <b>Yes</b>	Zoning District: C-PS1	Lot width:	89.92'
4	Individual Historic Site (Yes or No): <b>No</b>		Lot Depth:	99.99'
5	Base Flood Elevation:	8.00'	Grade value in NGVD:	4.98'
6	Adjusted grade (BFE+Grade / 2):	6.49'	Free board:	8.00 + 1' = 9.00'
7	Proposed Use:	RESTAURANT OR NIGHT CLUB		
8	Proposed Accessory Use:	N/A		
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):	See attached.		
	<b>ZONING INFORMATION / CALCULATION</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
13	<b>Floor Area Ratio (FAR)</b>	1		1.56
14	<b>Building Height</b>	40'		20'
15	<b>At grade parking lot on the same lot</b>	N/A		
a	Front setbacks	N/A		
b	Side interior setback	N/A		
c	Side facing street setback	N/A		
d	Rear setback	N/A		
16	<b>Subterranean, Pedestal &amp; Tower (non-Oceanfront)</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
a	Front setbacks	0		
b	Side interior setback	0		
c	Side facing street setback	0		
d	Rear setback	5'		5'

ITEM #	Description	Required	Existing	Proposed	Deficiencies
17	<b>Subterranean, Pedestal &amp; Tower (non-Oceanfront)</b>				
a	Front setbacks	0			
b	Side interior setback	0			
c	Side facing street setback	0			
d	Rear setback	5'		5'	
18	<b>Minimum Apartment Unit Size</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
a	New Construction	N/A			
b	Rehabilitated Buildings	N/A			
c	Hotel Unit	N/A			
19	<b>Average Apartment Unit Size</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
a	New Construction	N/A			
b	Rehabilitated Buildings	N/A			
c	Hotel Unit	N/A			
20	<b>Required Open-space ratio (RPS, CPS)</b>	N/A			
21	<b>Parking</b>	N/A		N/A	
22	<b>Loading</b>	N/A		N/A	

Notes: Indicate N/A if not applicable.



0.5 MI RADIUS  
SITE LOCATION



# BAI Architecture

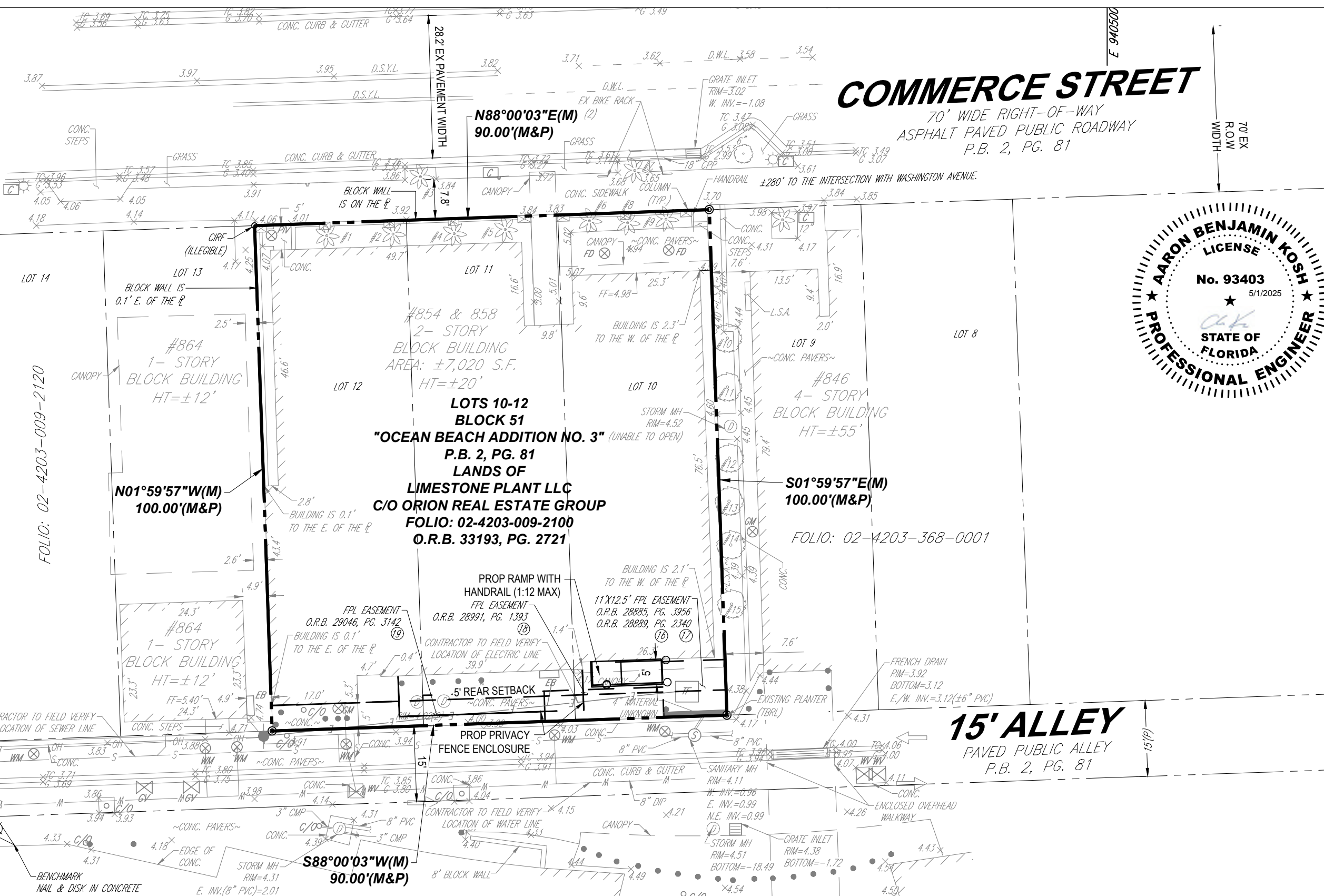
BOS	COL	LA
51 Sleeper St. 6 <sup>th</sup> Floor Boston, MA 02210 617.542.1025	875 N High St. Suite 300 Columbus, OH 43215 380.900.8887	360 E 2 <sup>nd</sup> St. Suite 300 Los Angeles, CA 90012 213.337.1090

## CONTEXTUAL LOCATION PLAN

CACTUS CLUB CAFE MIAMI BEACH  
850 COMMERCE ST  
MIAMI BEACH, FL 33139

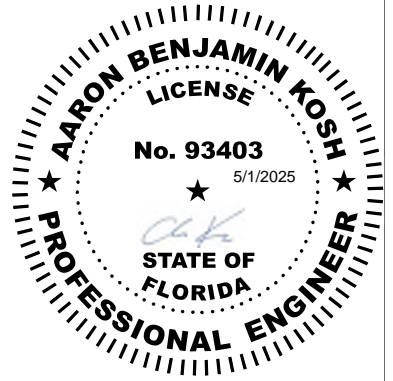
JOB #: 20240136			
SCALE:			
DATE: 05.02.2025			
DWN BY: EP / SC			
CROSS REF:			
NO.	BY	DATE	DESCRIPTION
6	SC	05.02.2025	DRB - FINAL SUBMITTAL
2	EP	03.04.2025	DRB - FIRST SUBMITTAL

11d



# COMMERCE STREET

70' WIDE RIGHT-OF-WAY  
ASPHALT PAVED PUBLIC ROADWAY  
P.B. 2, PG. 81



# JEFFERSON AVENUE

(PALM AVE - PLAT)  
P.B. 2, PG. 81

FOLIO: 02-4203-009-2120

**LOTS 10-12  
BLOCK 51  
"OCEAN BEACH ADDITION NO. 3"**  
P.B. 2, PG. 81  
LANDS OF  
**LIMESTONE PLANT LLC  
C/O ORION REAL ESTATE GROUP**  
FOLIO: 02-4203-009-2100  
O.R.B. 33193, PG. 2721

**S01°59'57"E(M)  
100.00'(M&P)**

FOLIO: 02-4203-368-0001

# 15' ALLEY

PAVED PUBLIC ALLEY  
P.B. 2, PG. 81

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COL - 875 N High St. - Columbus, OH 43215 - 380.900.8887  
LA - 360 E 2nd St. - Los Angeles, CA 90012 - 213.337.1090

**SITE PLAN**  
**CACTUS CLUB CAFE MIAMI BEACH**  
850 COMMERCE ST  
MIAMI BEACH, FL 33139

JOB #: 20240136			
SCALE:			
6	EE	05.02.2025	DRB - FINAL SUBMITTAL
2	EE	03.04.2025	DRB - FIRST SUBMITTAL
NO.	BY	DATE	DESCRIPTION
DATE:			05.02.2025
DWN BY:			EE
CROSS REF:			

11h



PHOTO C: LEFT SIDE OF BUILDING

9/12/2024



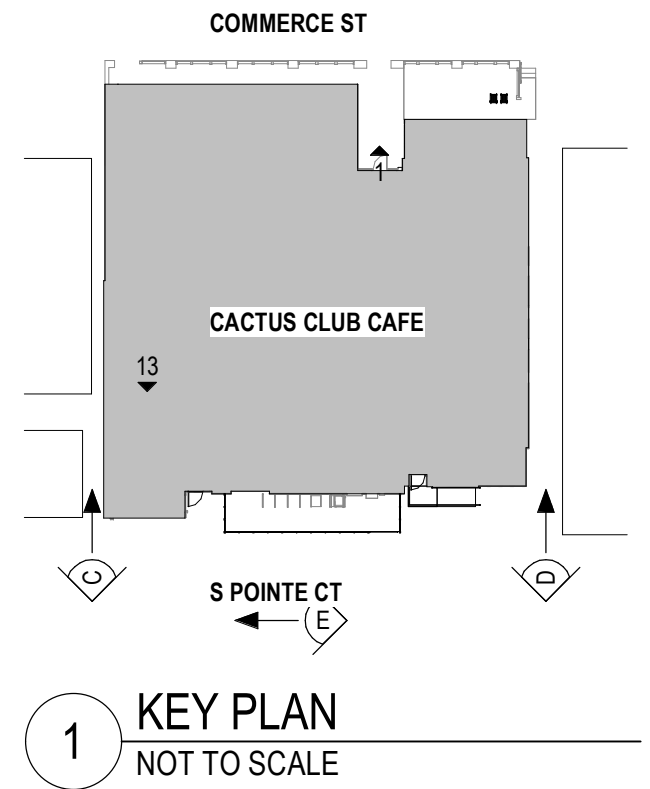
PHOTO D: RIGHT SIDE OF BUILDING

9/12/2024



PHOTO E: REAR ALLEYWAY

9/12/2024



<b>BAI Architecture</b> BOS COL LA 51 Sleeper St. 875 N High St. 360 E 2 <sup>nd</sup> St. 6 <sup>th</sup> Floor Suite 300 Suite 300 Boston, MA 02210 Columbus, OH 43215 Los Angeles, CA 90012 617.542.1025 380.900.8887 213.337.1090	<b>CONTEXTUAL SITE PHOTOS</b> CACTUS CLUB CAFE MIAMI BEACH 850 COMMERCE ST MIAMI BEACH, FL 33139			JOB #: 20240136 SCALE: 1" = 40'-0" DATE: 05.02.2025 DWN BY: EP / SC	<b>11i.1</b>								
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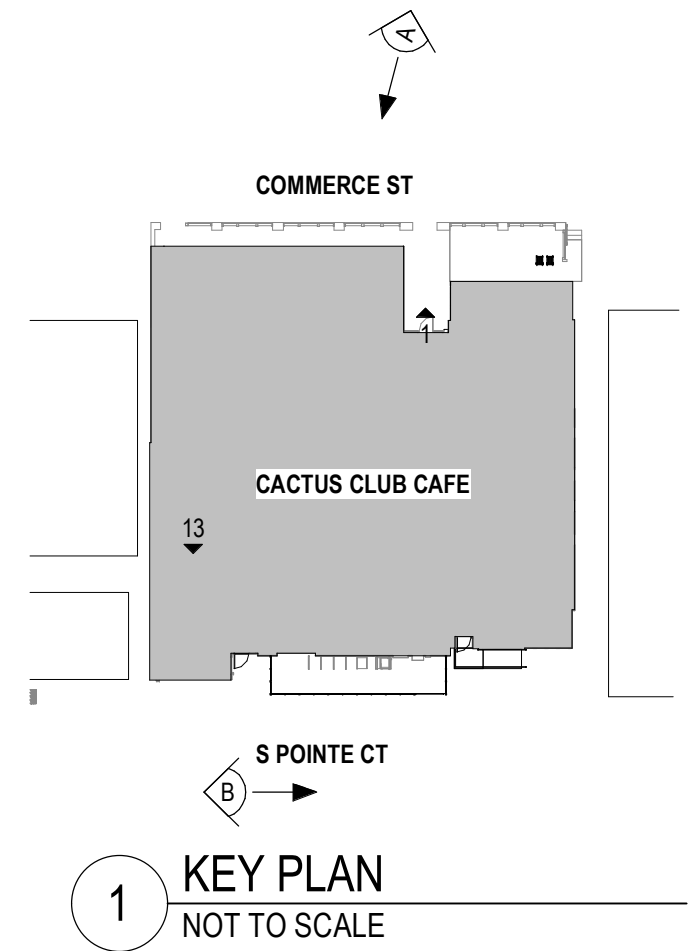
PHOTO A: REAR ALLEYWAY

9/12/2024



PHOTO B: MAIN ENTRANCE ON COMMERCE STREET

9/12/2024



<b>BAI Architecture</b> BOS COL LA - - - 51 Sleeper St. 875 N High St. 360 E 2 <sup>nd</sup> St. 6 <sup>th</sup> Floor Suite 300 Suite 300 Boston, MA 02210 Columbus, OH 43215 Los Angeles, CA 90012 617.542.1025 380.900.8887 213.337.1090	<b>CONTEXTUAL SITE PHOTOS</b>			JOB #: 20240136 SCALE: 1" = 40'-0" DATE: 05.02.2025 DWN BY: EP / SC		<b>11i.2</b>													
	CACTUS CLUB CAFE MIAMI BEACH 850 COMMERCE ST MIAMI BEACH, FL 33139			<table border="1"> <thead> <tr> <th>NO.</th> <th>BY</th> <th>DATE</th> <th>DESCRIPTION</th> <th>CROSS REF:</th> </tr> </thead> <tbody> <tr> <td>6</td> <td>SC</td> <td>05.02.2025</td> <td>DRB - FINAL SUBMITTAL</td> <td></td> </tr> <tr> <td>2</td> <td>EP</td> <td>03.04.2025</td> <td>DRB - FIRST SUBMITTAL</td> <td></td> </tr> </tbody> </table>	NO.		BY	DATE	DESCRIPTION	CROSS REF:	6	SC	05.02.2025	DRB - FINAL SUBMITTAL		2	EP	03.04.2025	DRB - FIRST SUBMITTAL
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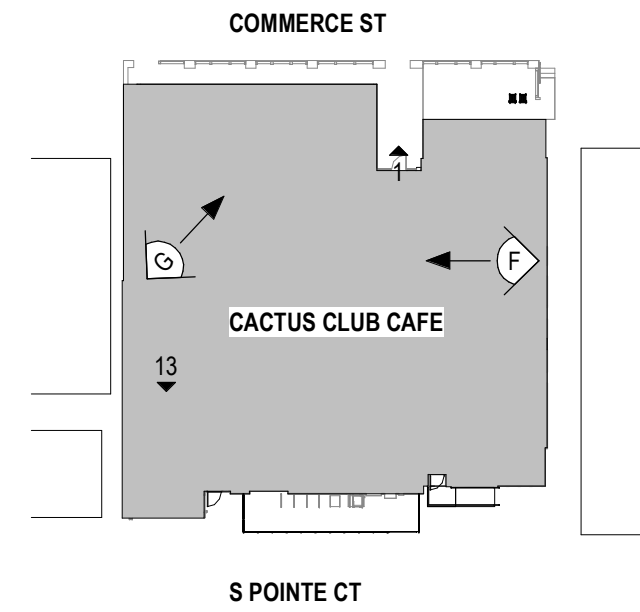
PHOTO F: DINING SPACE

9/12/2024

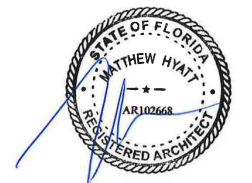


PHOTO G: DINING SPACE

9/12/2024



1 KEY PLAN  
NOT TO SCALE



<b>BAI Architecture</b> BOS COL LA - - - 51 Sleeper St. 875 N High St. 360 E 2 <sup>nd</sup> St. 6 <sup>th</sup> Floor Suite 300 Suite 300 Boston, MA 02210 Columbus, OH 43215 Los Angeles, CA 90012 617.542.1025 380.900.8887 213.337.1090	<b>CONTEXTUAL INTERIOR PHOTOS</b> CACTUS CLUB CAFE MIAMI BEACH 850 COMMERCE ST MIAMI BEACH, FL 33139			JOB #: 20240136 SCALE: 1" = 40'-0" DATE: 05.02.2025 DWN BY: EP / SC		<b>11j.1</b>												
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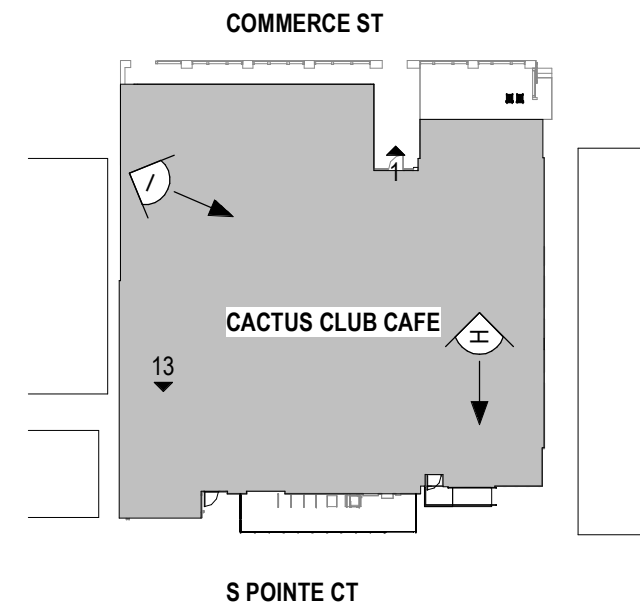
PHOTO H: EMPLOYEE OFFICE SPACE

9/12/2024

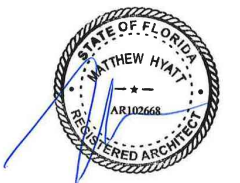


PHOTO I: BAR SEATING

9/12/2024



1 KEY PLAN  
NOT TO SCALE



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**BOS**      **COL**      **LA**  
 -              -              -  
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 6<sup>th</sup> Floor          Suite 300          Suite 300  
 Boston, MA 02210   Columbus, OH 43215   Los Angeles, CA 90012  
 617.542.1025        380.900.8887        213.337.1090

**CONTEXTUAL INTERIOR PHOTOS**

CACTUS CLUB CAFE MIAMI BEACH  
 850 COMMERCE ST  
 MIAMI BEACH, FL 33139

				JOB #:	20240136
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<b>NO.</b>	<b>BY</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>CROSS REF:</b>	

11j.2



PHOTO A: BUILDING ON PLAN WEST

9/12/2024

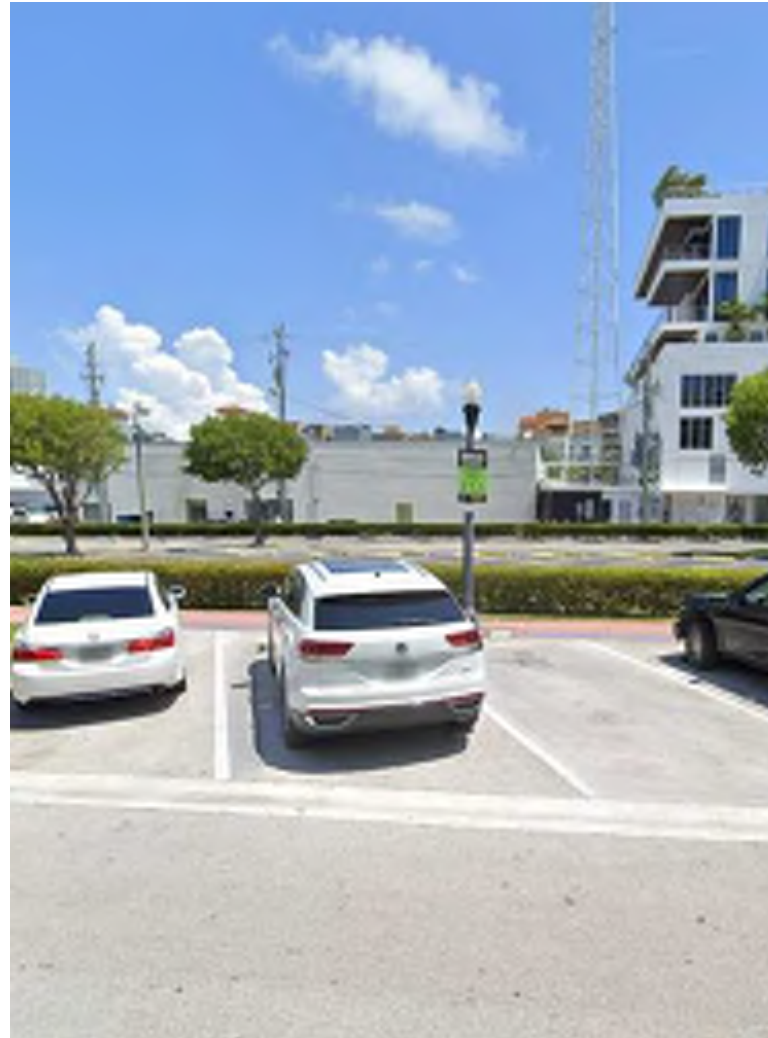


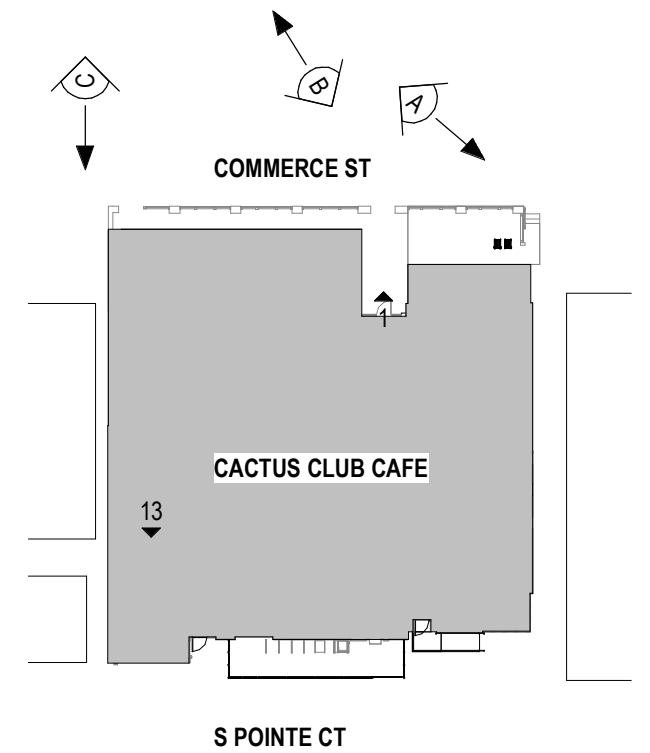
PHOTO B: PARKING LOT ACROSS FROM BUILDING

9/12/2024

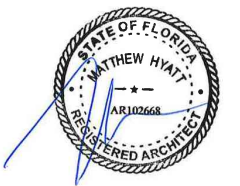


PHOTO C: BUILDING ON PLAN EAST

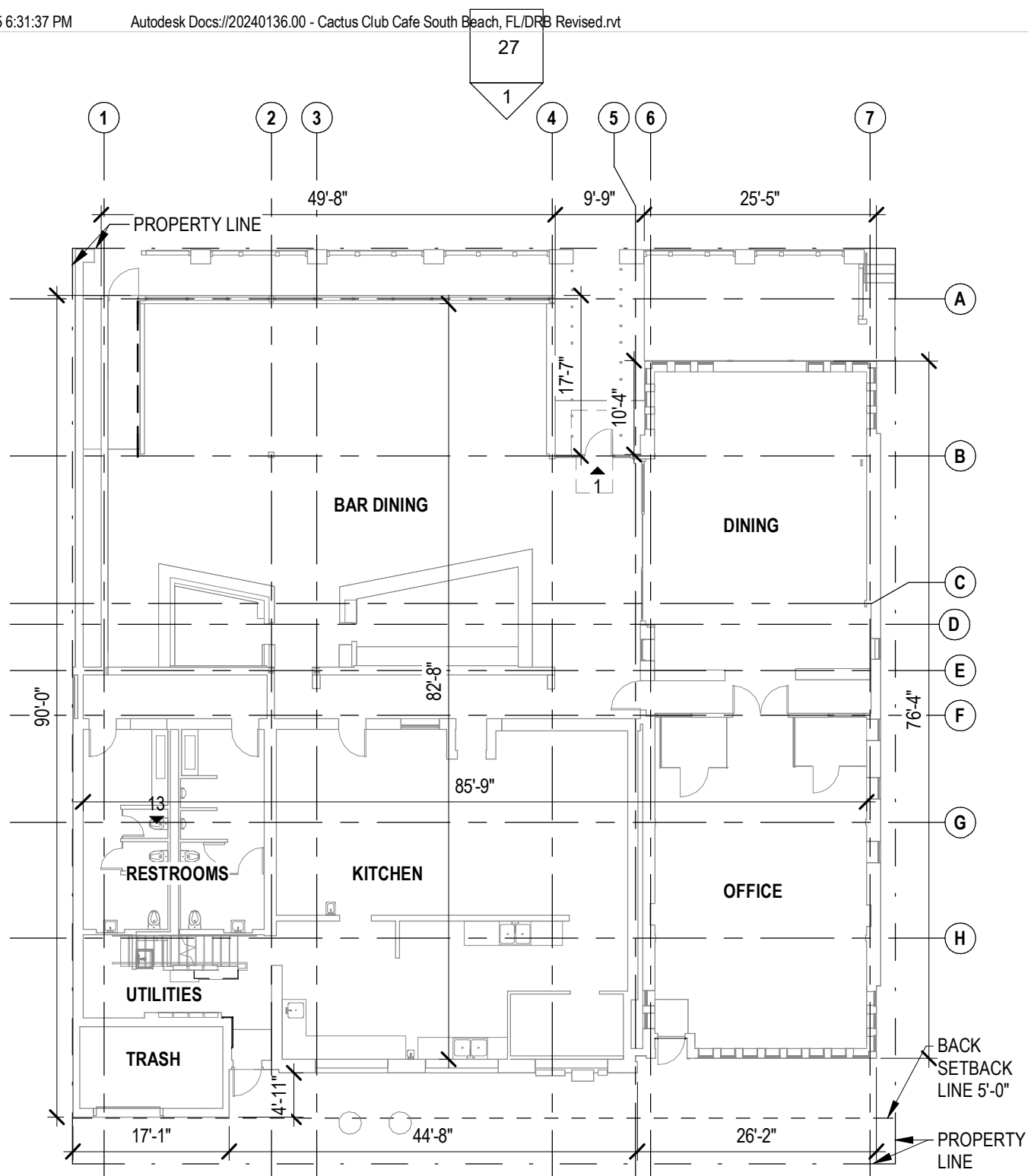
9/12/2024



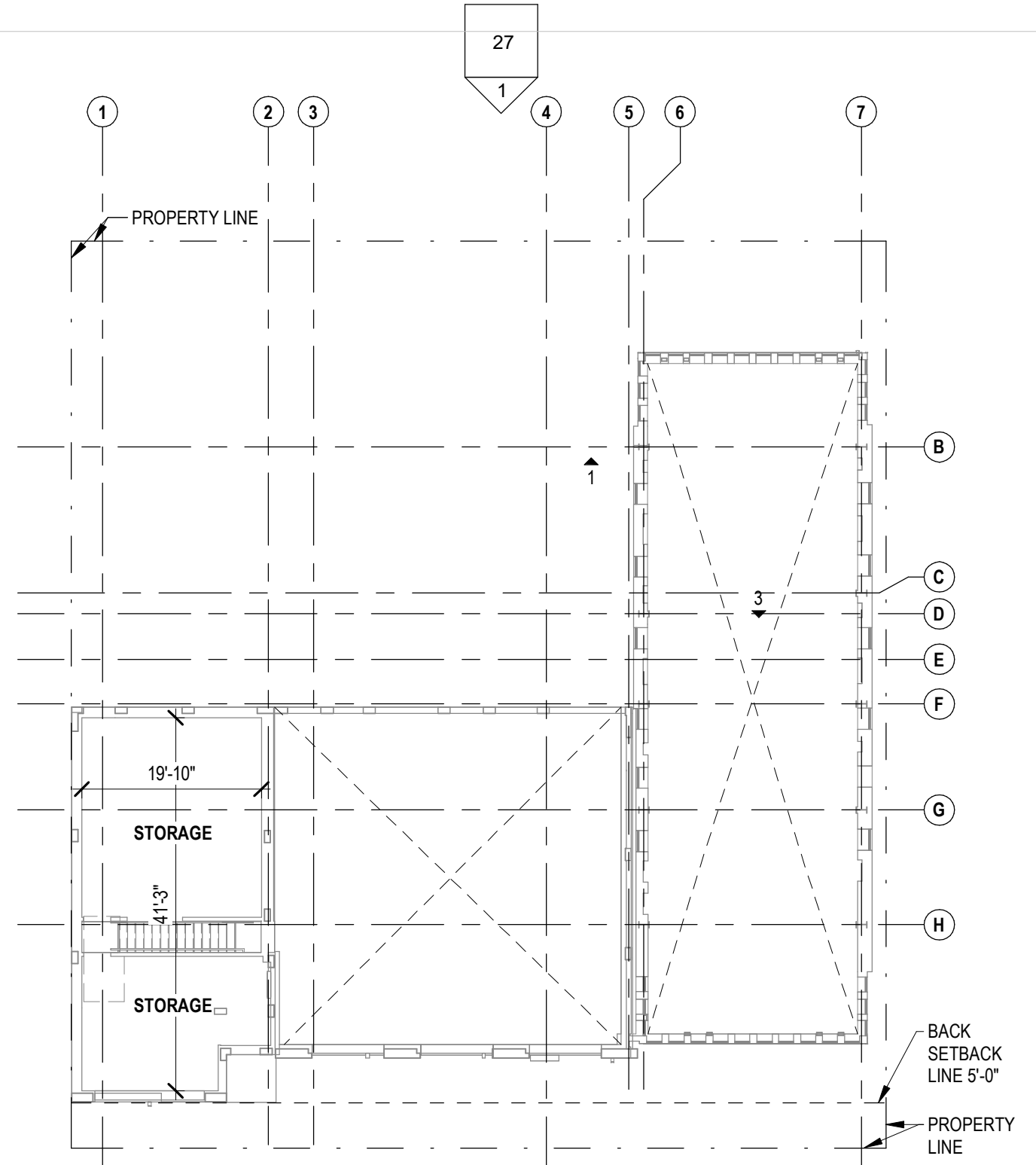
1 KEY PLAN  
NOT TO SCALE



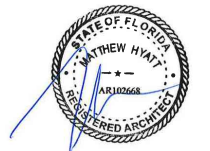
<b>BAI Architecture</b> BOS COL LA - - - 51 Sleeper St. 875 N High St. 360 E 2 <sup>nd</sup> St. 6 <sup>th</sup> Floor Suite 300 Suite 300 Boston, MA 02210 Columbus, OH 43215 Los Angeles, CA 90012 617.542.1025 380.900.8887 213.337.1090	<b>CONTEXTUAL EXTERIOR PHOTOS</b> CACTUS CLUB CAFE MIAMI BEACH 850 COMMERCE ST MIAMI BEACH, FL 33139			JOB #: 20240136 SCALE: 1" = 40'-0" DATE: 05.02.2025		<b>11k</b>							
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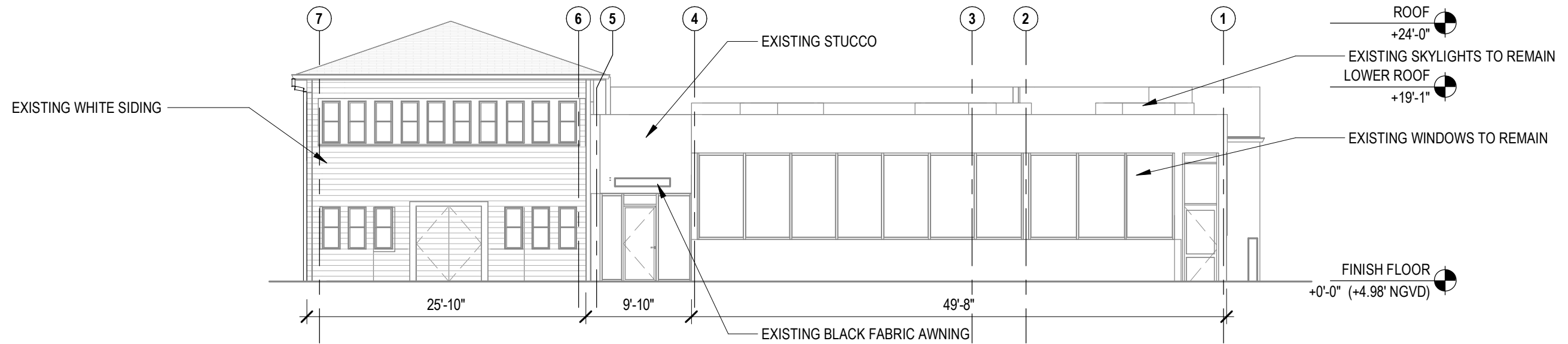
**1** EXISTING CONDITIONS PLAN - FIRST FLOOR  
1/16" = 1'-0"



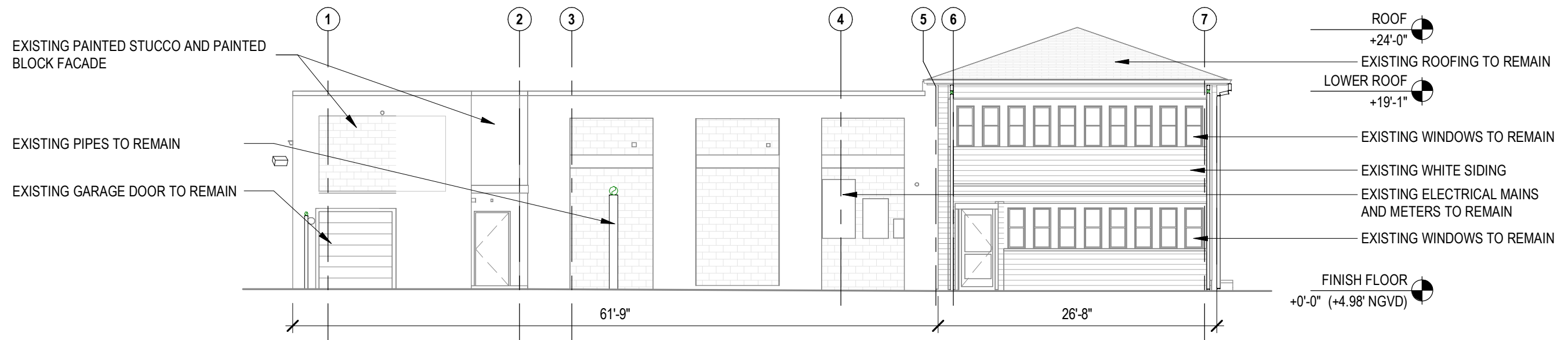
**2** EXISTING CONDITIONS PLAN - MEZZANINE  
1/16" = 1'-0"



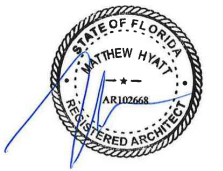
<b>BAI Architecture</b> BOS COL LA 51 Sleeper St. 875 N High St. 360 E 2 <sup>nd</sup> St. 6 <sup>th</sup> Floor Suite 300 Suite 300 Boston, MA 02210 Columbus, OH 43215 Los Angeles, CA 90012 617.542.1025 380.900.8887 213.337.1090	<b>EXISTING CONDITIONS PLAN - FIRST FLOOR / MEZZ.</b> CACTUS CLUB CAFE MIAMI BEACH 850 COMMERCE ST MIAMI BEACH, FL 33139			JOB #: 20240136 SCALE: 1/16" = 1'-0" DATE: 05.02.2025 DWN BY: EP / SC	<b>111.1</b>											
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6	SC	05.02.2025	DRB - FINAL SUBMITTAL													
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**1** EXISTING SOUTH ELEVATION  
3/32" = 1'-0"



**2** EXISTING NORTH ELEVATION  
3/32" = 1'-0"



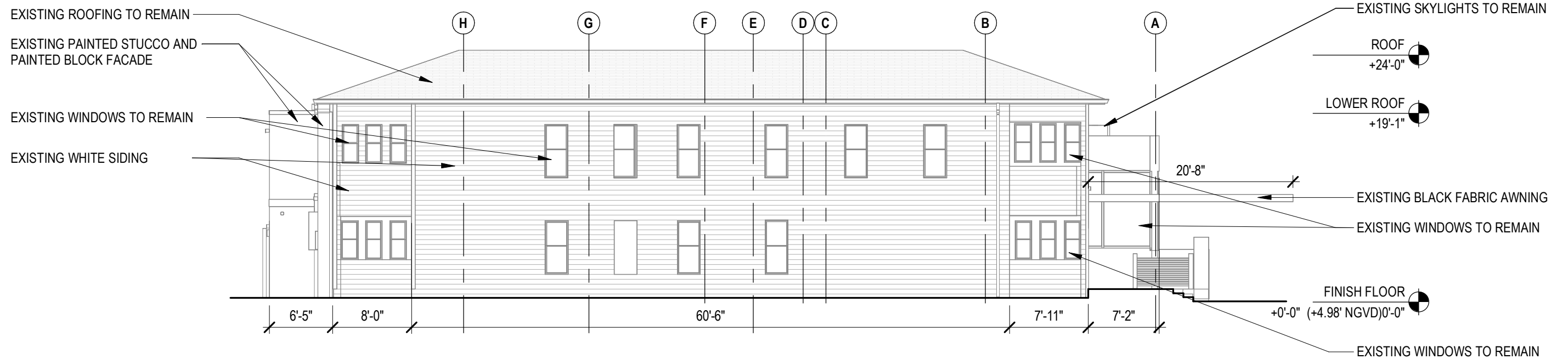
**BAI Architecture**  
 BOS COL LA  
 51 Sleeper St. 875 N High St. 360 E 2<sup>nd</sup> St.  
 6<sup>th</sup> Floor Suite 300 Suite 300  
 Boston, MA 02210 Columbus, OH 43215 Los Angeles, CA 90012  
 617.542.1025 380.900.8887 213.337.1090

**EXISTING CONDITIONS ELEVATIONS**

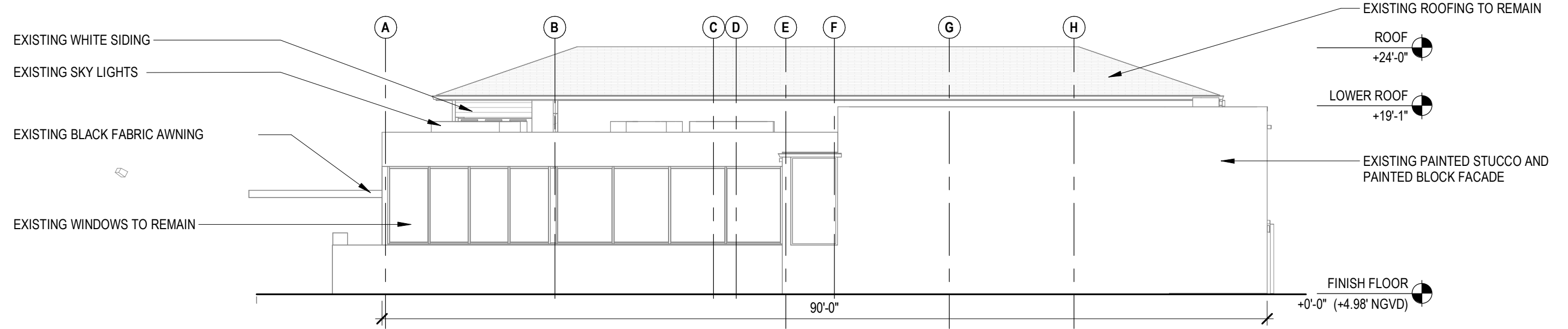
CACTUS CLUB CAFE MIAMI BEACH  
 850 COMMERCE ST  
 MIAMI BEACH, FL 33139

				JOB #:	20240136
				SCALE:	3/32" = 1'-0"
				DATE:	05.02.2025
				DWN BY:	EP / SC
<b>NO.</b>	<b>BY</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>CROSS REF:</b>	
6	SC	05.02.2025	DRB - FINAL SUBMITTAL		
2	EP	03.04.2025	DRB - FIRST SUBMITTAL		

111.2



**1** EXISTING EAST ELEVATION  
3/32" = 1'-0"



**2** EXISTING WEST ELEVATION  
3/32" = 1'-0"

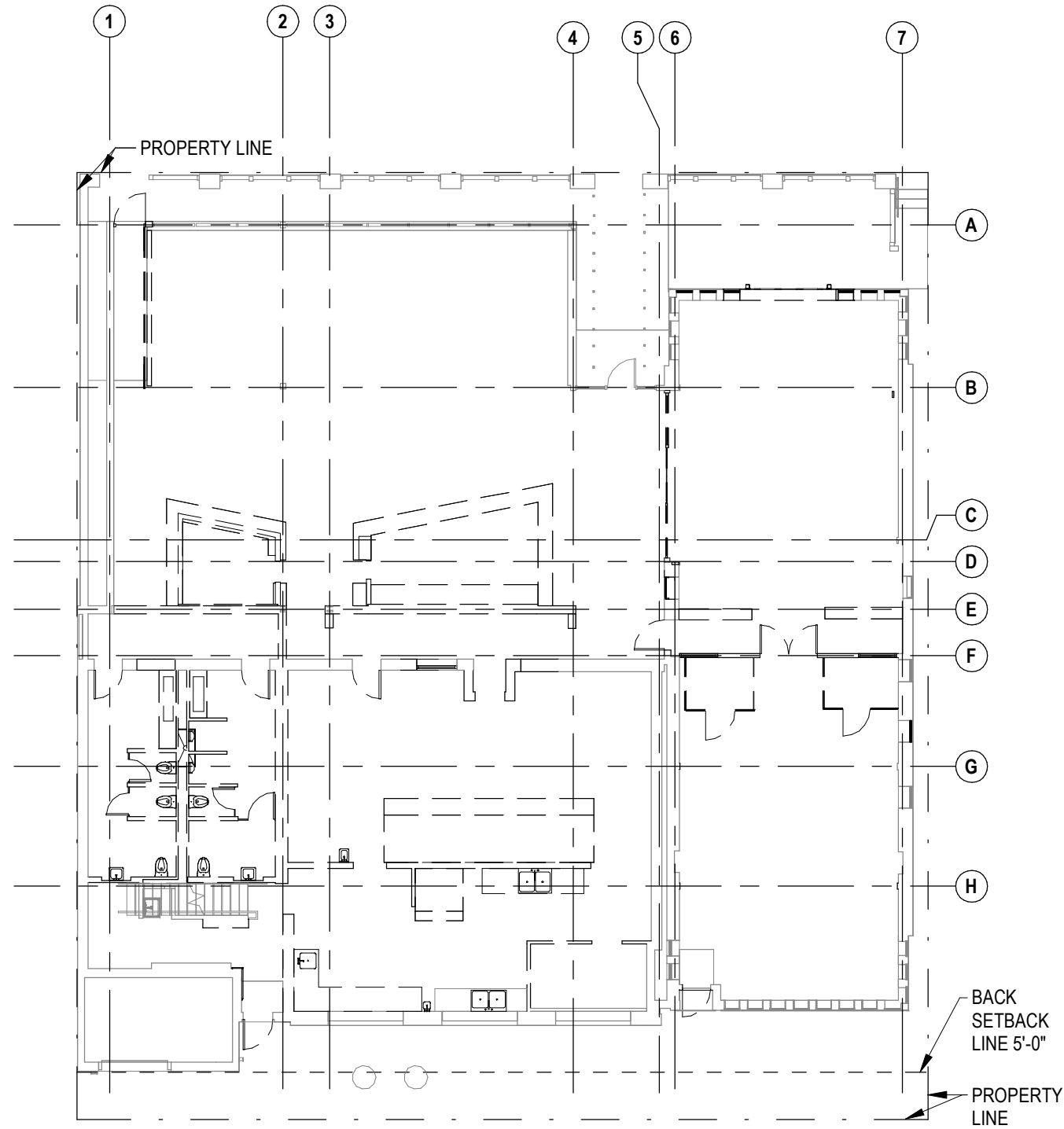


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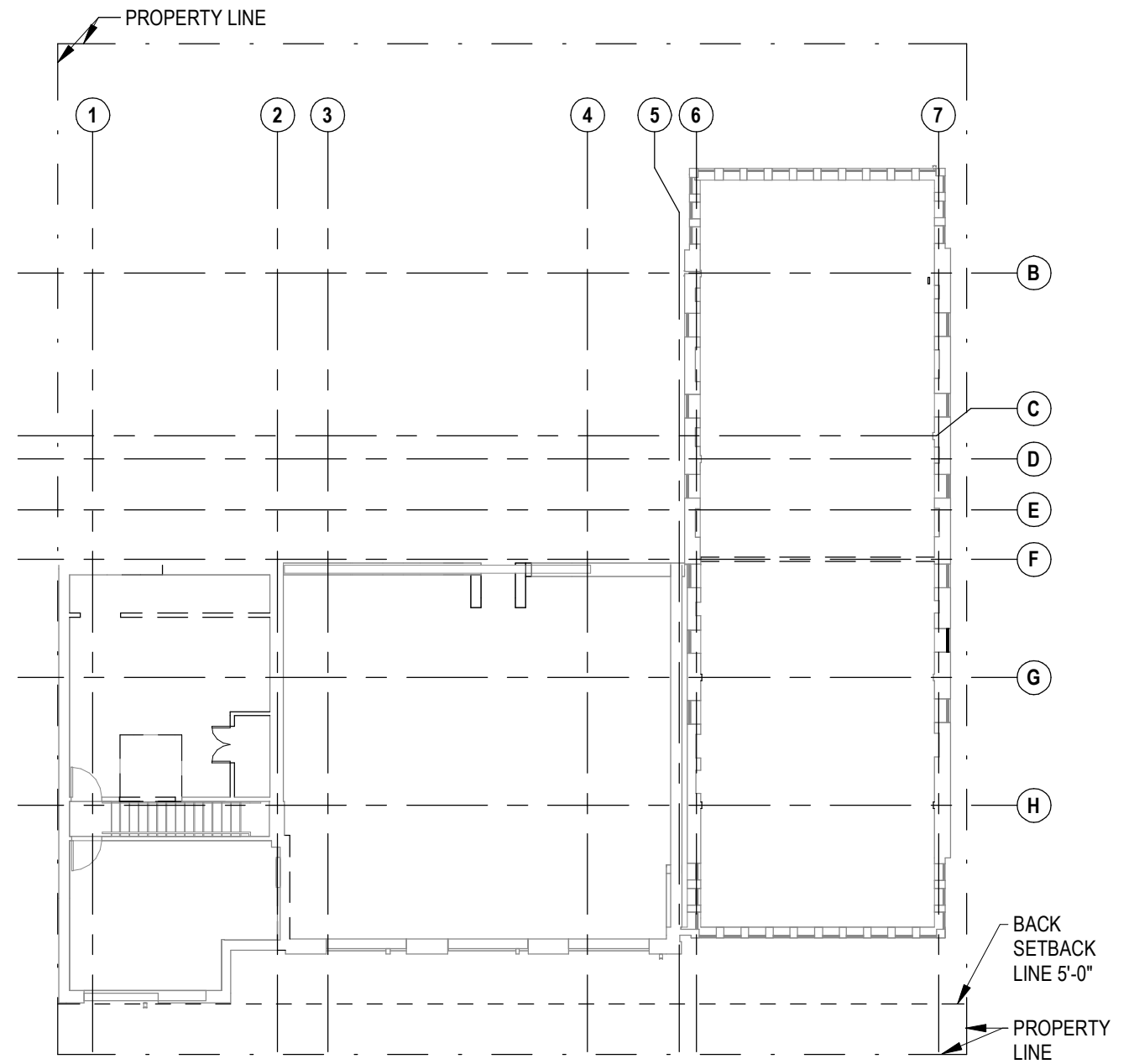
**EXISTING CONDITIONS ELEVATIONS**  
 CACTUS CLUB CAFE MIAMI BEACH  
 850 COMMERCE ST  
 MIAMI BEACH, FL 33139

JOB #: 20240136			
SCALE: 3/32" = 1'-0"			
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CROSS REF:			
NO.	BY	DATE	DESCRIPTION
6	SC	05.02.2025	DRB - FINAL SUBMITTAL
2	EP	03.04.2025	DRB - FIRST SUBMITTAL

**111.3**



**1** DEMOLITION PLAN - FIRST FLOOR  
1/16" = 1'-0"



**2** DEMOLITION PLAN - MEZZANINE  
1/16" = 1'-0"



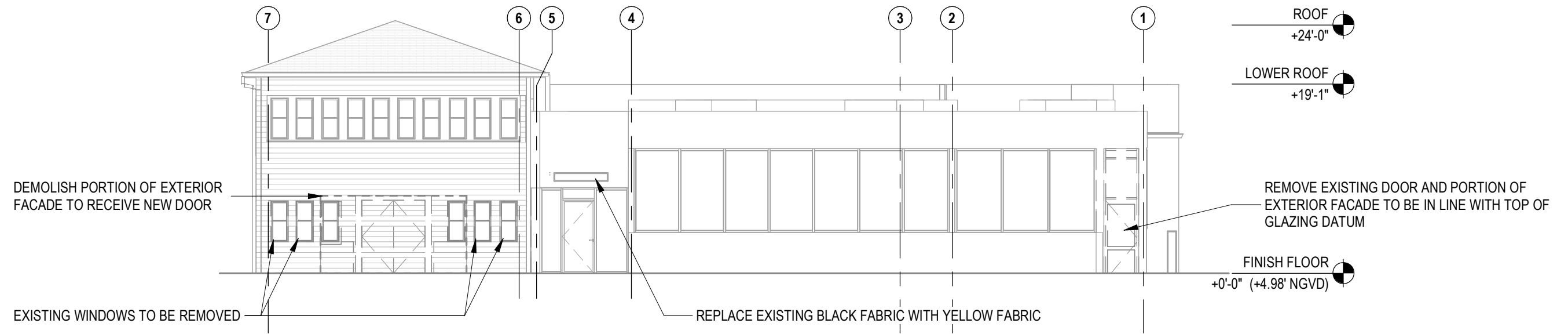
**BAI Architecture**  
 BOS COL LA  
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 6<sup>th</sup> Floor Suite 300 Suite 300  
 Boston, MA 02210 Columbus, OH 43215 Los Angeles, CA 90012  
 617.542.1025 380.900.8887 213.337.1090

**DEMOLITION PLAN - FIRST FLOOR / MEZZ.**  
 CACTUS CLUB CAFE MIAMI BEACH  
 850 COMMERCE ST  
 MIAMI BEACH, FL 33139

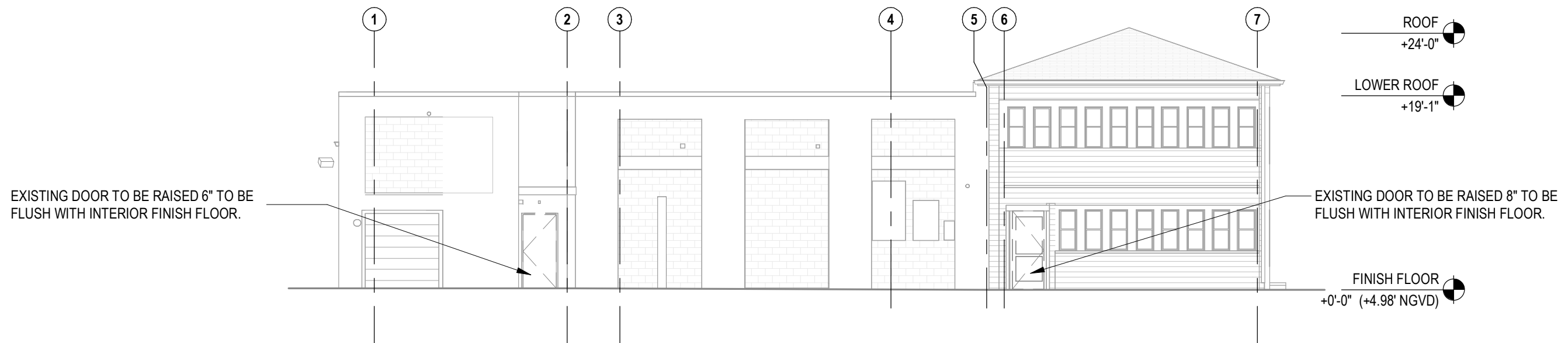
NO.	BY	DATE	DESCRIPTION
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JOB #: 20240136  
 SCALE: 1/16" = 1'-0"  
 DATE: 05.02.2025  
 DWN BY: EP / SC  
 CROSS REF:

**11m.1**



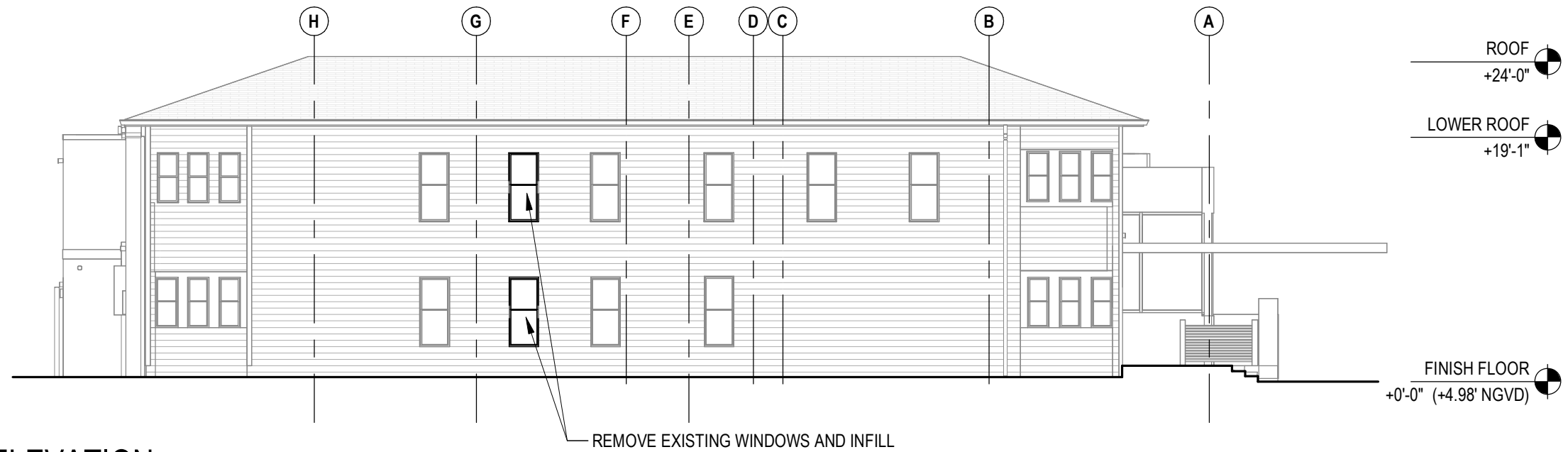
**1 DEMOLITION SOUTH ELEVATION**  
3/32" = 1'-0"



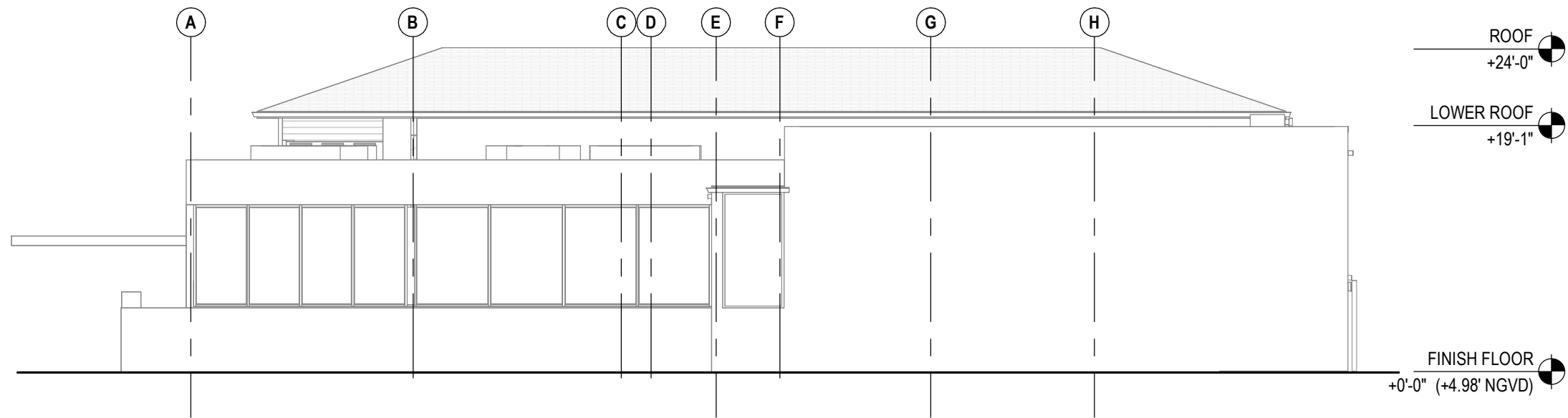
**2 DEMOLITION NORTH ELEVATION**  
3/32" = 1'-0"



<b>BAI Architecture</b> BOS COL LA 51 Sleeper St. 875 N High St. 360 E 2 <sup>nd</sup> St. 6 <sup>th</sup> Floor Suite 300 Suite 300 Boston, MA 02210 Columbus, OH 43215 Los Angeles, CA 90012 617.542.1025 380.900.8887 213.337.1090	<b>DEMOLITION ELEVATIONS</b> CACTUS CLUB CAFE MIAMI BEACH 850 COMMERCE ST MIAMI BEACH, FL 33139			JOB #: 20240136 SCALE: 3/32" = 1'-0" DATE: 05.02.2025 DWN BY: EP / SC	<b>11m.2</b>												
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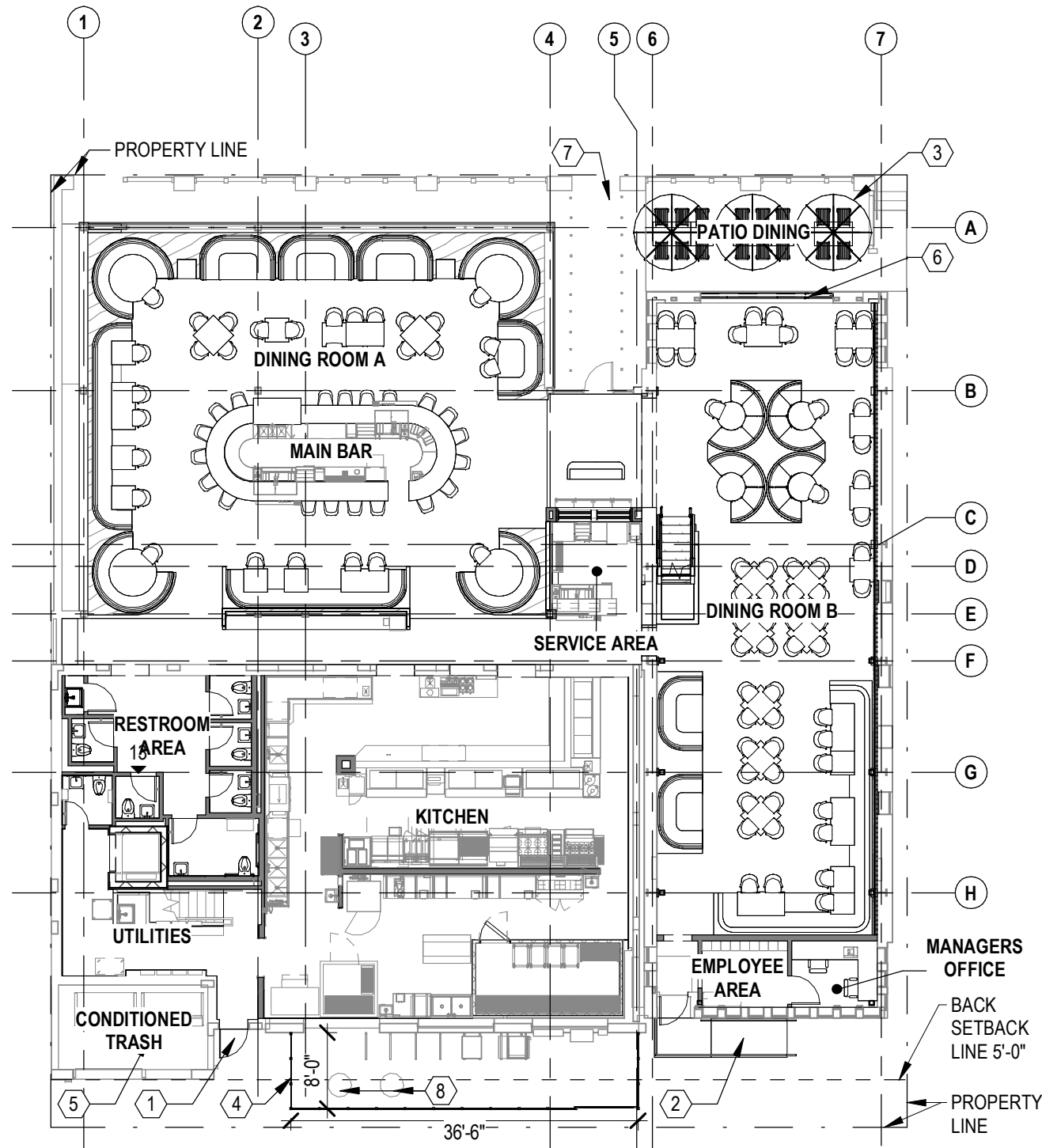
**1** DEMOLITION EAST ELEVATION  
3/32" = 1'-0"



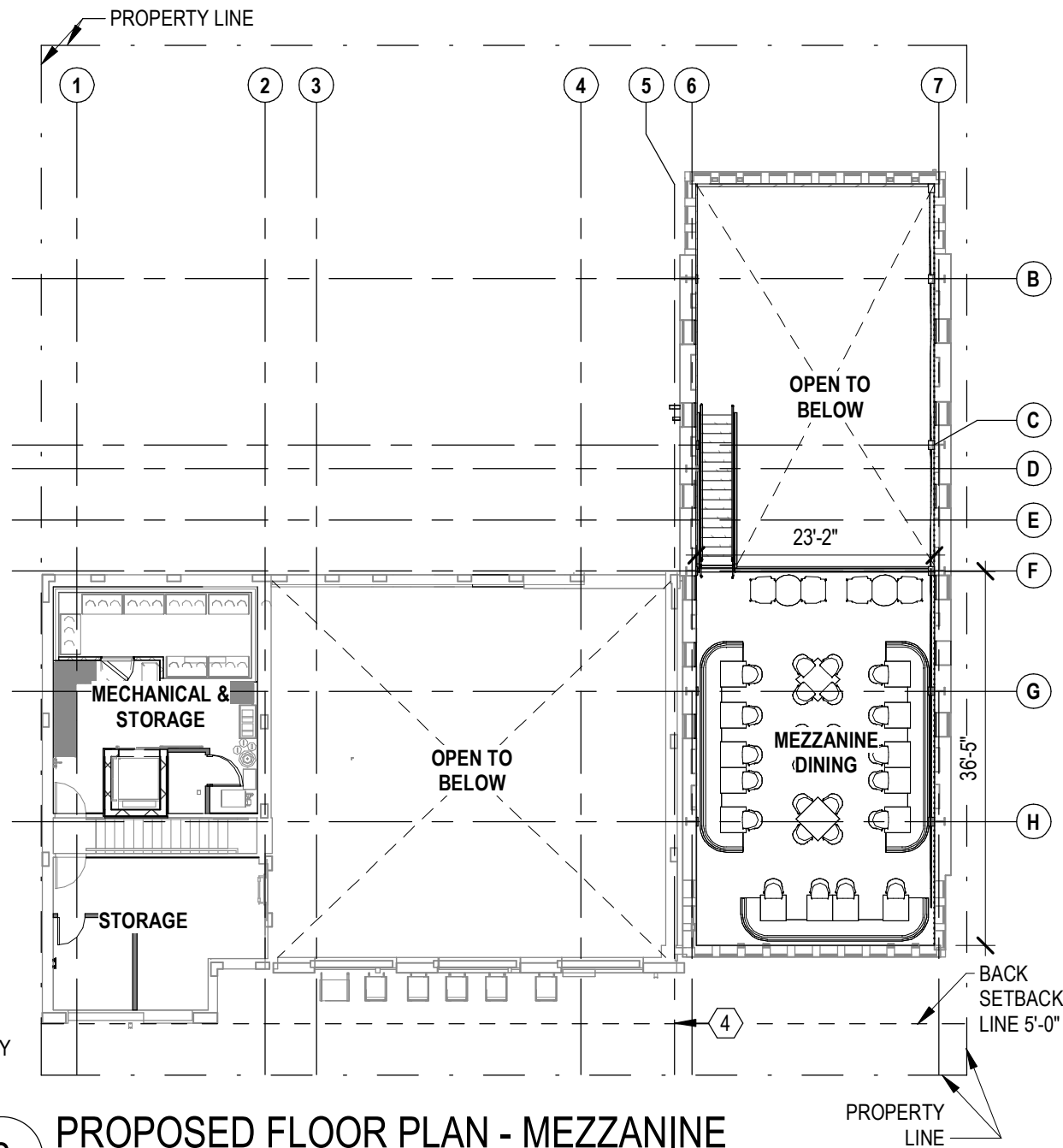
**2** DEMOLITION WEST ELEVATION  
3/32" = 1'-0"



<b>BAI Architecture</b> BOS COL LA 51 Sleeper St. 875 N High St. 360 E 2 <sup>nd</sup> St. 6 <sup>th</sup> Floor Suite 300 Suite 300 Boston, MA 02210 Columbus, OH 43215 Los Angeles, CA 90012 617.542.1025 380.900.8887 213.337.1090	<b>DEMOLITION ELEVATIONS</b> CACTUS CLUB CAFE MIAMI BEACH 850 COMMERCE ST MIAMI BEACH, FL 33139			JOB #: 20240136 SCALE: 3/32" = 1'-0" DATE: 05.02.2025 DWN BY: EP / SC	<b>11m.3</b>								
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**1** PROPOSED FLOOR PLAN - FIRST FLOOR  
1/16" = 1'-0"



**2** PROPOSED FLOOR PLAN - MEZZANINE  
1/16" = 1'-0"

1ST FLOOR: 6,890 SF  
TRASH ENCLOSURE: 166 SF  
EXISTING PATIO: 300 SF  
EXISTING (BOH) MEZZANINE: 779 SF  
NEW (DINING) MEZZANINE: 849 SF

TOTAL SF: 8,984

INTERIOR SEATS: 210  
EXTERIOR SEATS: 16  
SEATING IN PUBLIC WAY: NONE

TOTAL SEATS: 226

INTERIOR OCCUPANT LOAD: 410  
EXTERIOR OCCUPANT LOAD: 16

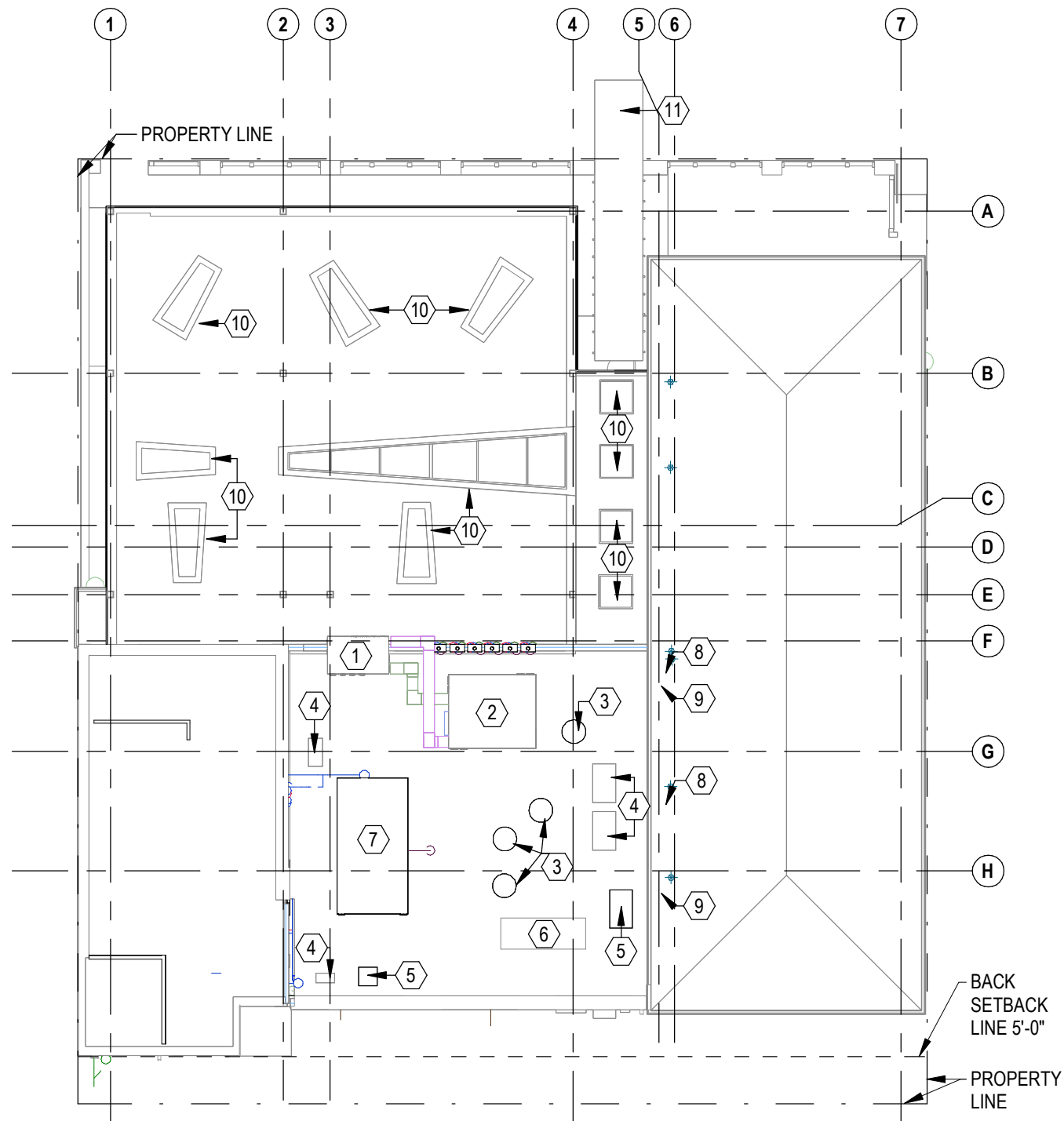
TOTAL OCCUPANT LOAD: 426

TOTAL NUMBER OF PROPOSED SEATS IS 226, WHICH ACCOUNTS FOR ACTUAL SEATS. THE TOTAL OCCUPANT LOAD IS 426, WHICH IS CALCULATED BASED ON DESIGN LOAD FACTORS INCLUDING 18" OF BANQUETTE SEATING PER PERMIT COMMENTS RECEIVED FROM FIRE PROTECTION. SEE "05-02-25 PLANNING RESPONSE COMMENT" FOR ADDITIONAL CONTEXT ON SEAT COUNT VS OCCUPANT LOAD CALCULATION APPROVED BY PLANNING.



<b>BAI Architecture</b> BOS COL LA 51 Sleeper St. 875 N High St. 360 E 2 <sup>nd</sup> St. 6 <sup>th</sup> Floor Suite 300 Suite 300 Boston, MA 02210 Columbus, OH 43215 Los Angeles, CA 90012 617.542.1025 380.900.8887 213.337.1090	<b>PROPOSED FLOOR PLAN - FIRST FLOOR / MEZZ.</b> CACTUS CLUB CAFE MIAMI BEACH 850 COMMERCE ST MIAMI BEACH, FL 33139			JOB #: 20240136 SCALE: As indicated DATE: 05.02.2025 DWN BY: EP / SC	<b>11n.1</b>													
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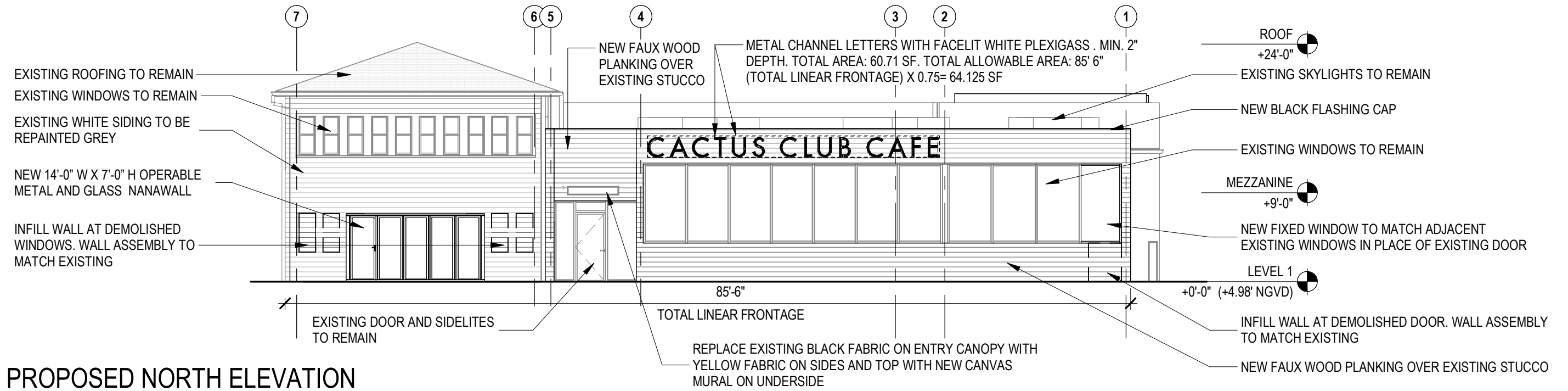
**1** ROOF PLAN  
1/16" = 1'-0"

**KEYNOTES**

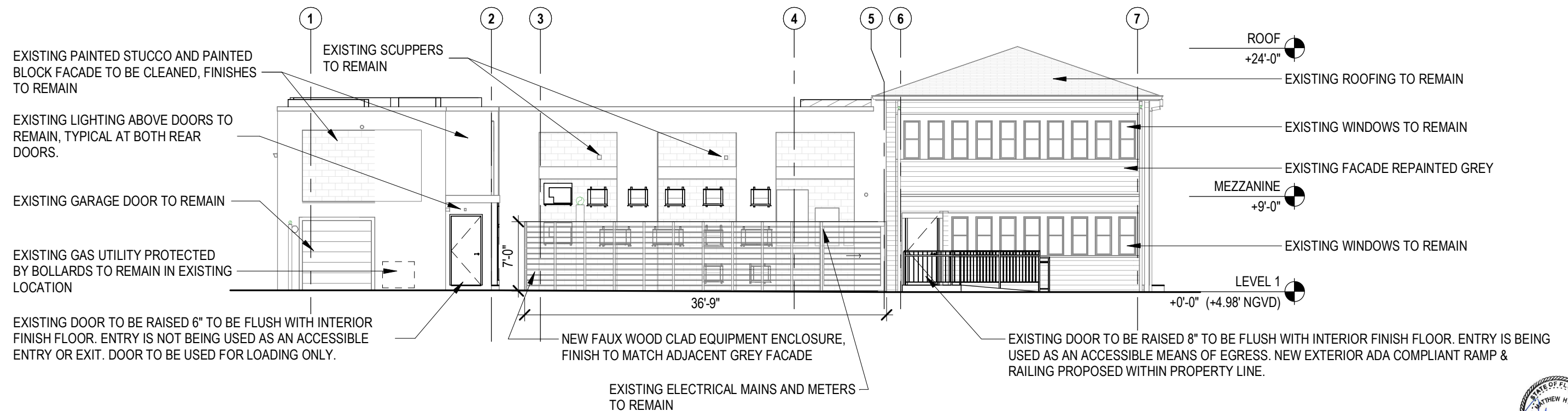
- ① EXISTING ERV TO REMAIN
- ② EXISTING RTU TO REMAIN
- ③ PROPOSED KEF
- ④ EXISTING CU TO REMAIN
- ⑤ PROPOSED CU
- ⑥ EXISTING EMERGENCY GENERATOR TO REMAIN
- ⑦ EXISTING DOAS TO BE REPLACED BY NEW DOAS
- ⑧ EXISTING OUTSIDE AIR ROOF CAP TO REMAIN
- ⑨ PROPOSED OUTSIDE AIR INTAKE WITH ROOF CAP AND GRAVITY DAMPER
- ⑩ EXISTING SKYLIGHT TO REMAIN
- ⑪ REPLACE EXISTING BLACK FABRIC ON ENTRY CANOPY WITH YELLOW FABRIC ON SIDES AND TOP WITH NEW CANVAS MURAL ON UNDERSIDE



<p><b>BAI Architecture</b></p> <p>BOS COL LA</p> <p>51 Sleeper St. 875 N High St. 360 E 2<sup>nd</sup> St.</p> <p>6<sup>th</sup> Floor Suite 300 Suite 300</p> <p>Boston, MA 02210 Columbus, OH 43215 Los Angeles, CA 90012</p> <p>617.542.1025 380.900.8887 213.337.1090</p>	<p><b>PROPOSED ROOF PLAN</b></p> <p>CACTUS CLUB CAFE MIAMI BEACH</p> <p>850 COMMERCE ST</p> <p>MIAMI BEACH, FL 33139</p>			<p>JOB #: 20240136</p> <p>SCALE: As indicated</p> <p>DATE: 05.02.2025</p> <p>DWN BY: EP / SC</p>	<p>11n.3</p>								
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**1 PROPOSED NORTH ELEVATION**  
3/32" = 1'-0"



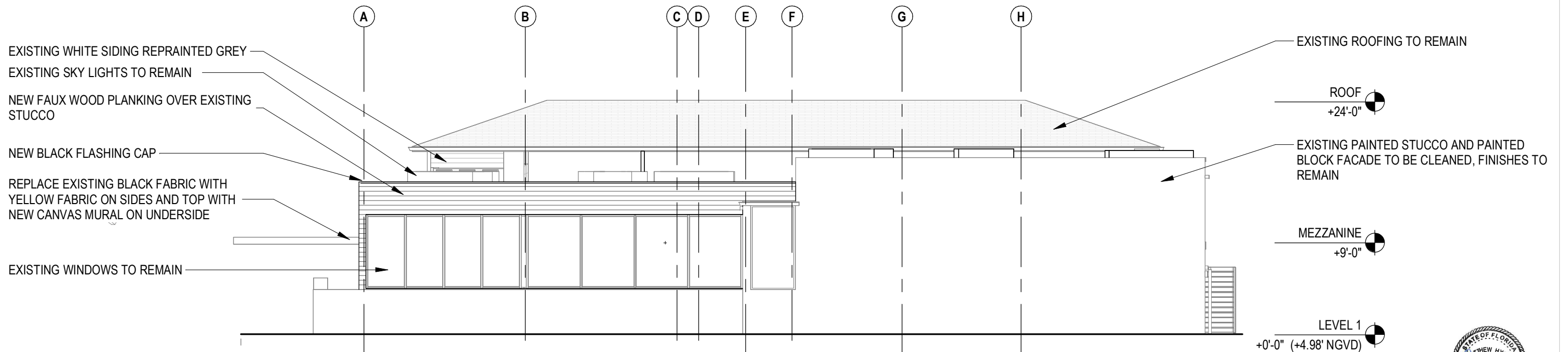
**2 PROPOSED SOUTH ELEVATION**  
3/32" = 1'-0"



<b>BAI Architecture</b> BOS COL LA 51 Sleeper St. 875 N High St. 360 E 2 <sup>nd</sup> St. 6 <sup>th</sup> Floor Suite 300 Suite 300 Boston, MA 02210 Columbus, OH 43215 Los Angeles, CA 90012 617.542.1025 380.900.8887 213.337.1090	<b>PROPOSED ELEVATIONS</b> CACTUS CLUB CAFE MIAMI BEACH 850 COMMERCE ST MIAMI BEACH, FL 33139			JOB #: 20240136 SCALE: 3/32" = 1'-0" DATE: 05.02.2025 DWN BY: EP / SC	<b>110.1</b>												
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**1** PROPOSED EAST ELEVATION  
3/32" = 1'-0"



**2** PROPOSED WEST ELEVATION  
3/32" = 1'-0"



<b>BAI Architecture</b> BOS COL LA 51 Sleeper St. 875 N High St. 360 E 2 <sup>nd</sup> St. 6 <sup>th</sup> Floor Suite 300 Suite 300 Boston, MA 02210 Columbus, OH 43215 Los Angeles, CA 90012 617.542.1025 380.900.8887 213.337.1090	<b>PROPOSED ELEVATIONS</b> CACTUS CLUB CAFE MIAMI BEACH 850 COMMERCE ST MIAMI BEACH, FL 33139			JOB #: 20240136 SCALE: 3/32" = 1'-0" DATE: 05.02.2025 DWN BY: EP / SC	<b>110.2</b>								
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① PAINT @ HISTORICAL BUILDING AND STUCCO WALLS AT SIDEWALK



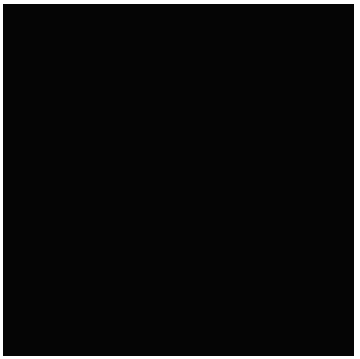
② EXTERIOR FAUX WOOD - KNOT WOOD @ RESTAURANT FACADE



③ YELLOW SUNBRELLA FABRIC @ CANOPY AND UMBRELLAS



④ PAINT TO MATCH THE WOOD @ EXISTING LOW FENCE



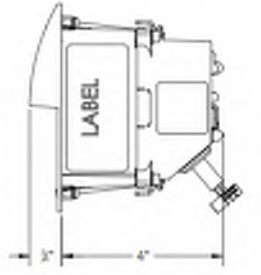
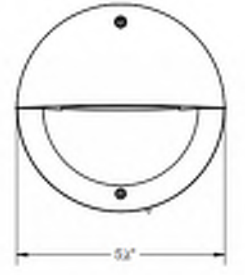
⑤ PAINT @ CANOPY STRUCTURE AND TRIMS



⑥ BARRON HOLLAND ART @ UNDER CANOPY



⑦ RECESSED SCENCE @ HISTORICAL BUILDING AND STUCCO WALLS AT SIDEWALK. NOTE STUCCO WALLS AT SIDEWALK HAS 3/4" DEEP NICHE. OUTER EDGE OF SCENCE ALIGNS WITH OUTER EDGE OF WALLS.

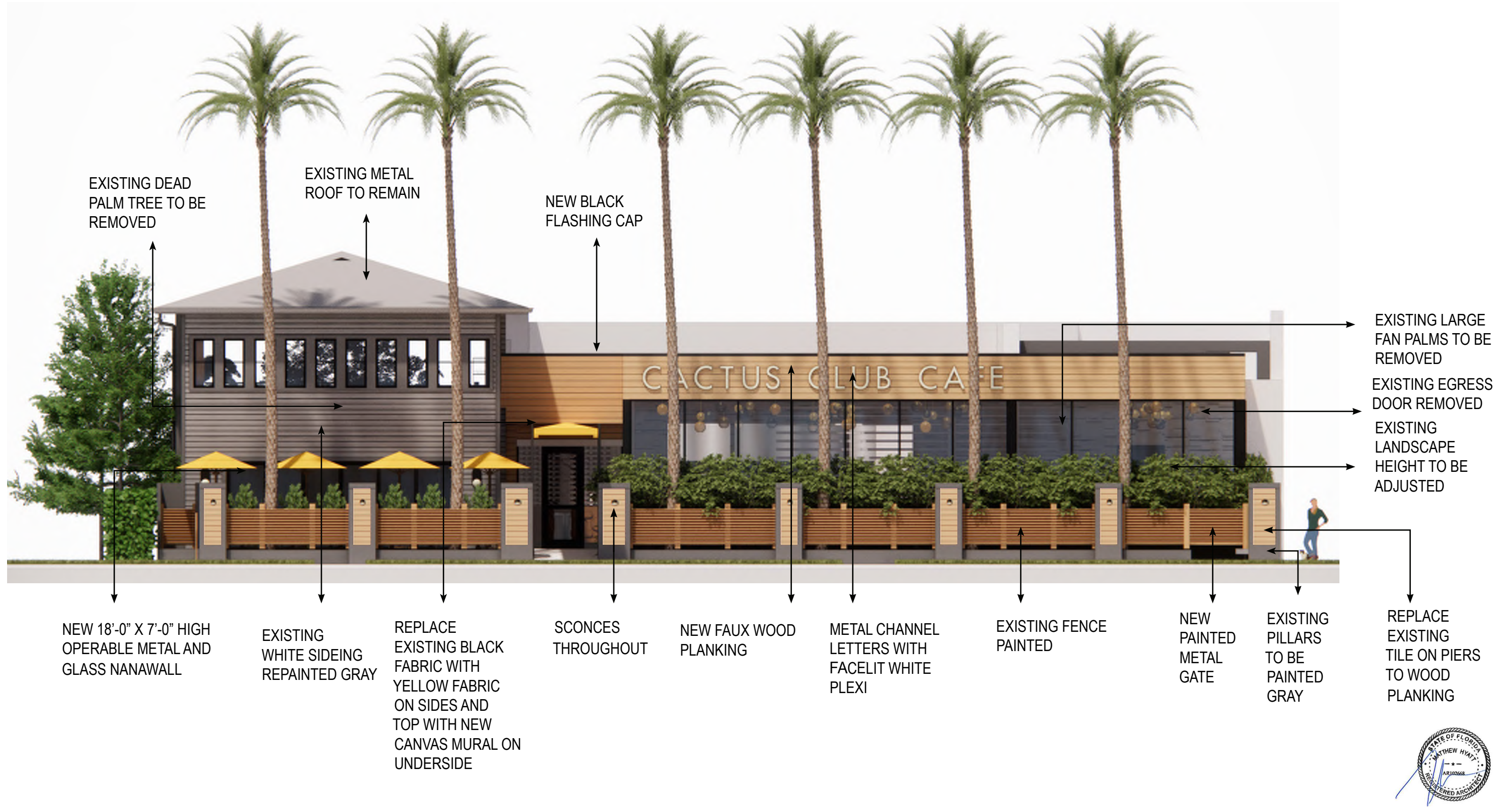


**BAI Architecture**  
 BOS 51 Sleeper St. Boston, MA 02210 617.542.1025  
 COL 875 N High St. Columbus, OH 43215 380.900.8887  
 LA 360 E 2<sup>nd</sup> St. Suite 300 Los Angeles, CA 90012 213.337.1090

**EXTERIOR MATERIALS**  
 CACTUS CLUB MIAMI BEACH  
 850 COMMERCE ST  
 MIAMI BEACH, FL 33139

NO.	BY	DATE	DESCRIPTION	CROSS REF:
6	SC	05.02.2025	DRB - FINAL SUBMITTAL	JOB #: 20240136
2	EP	03.04.2025	DRB - FIRST SUBMITTAL	SCALE: 3/32" = 1'-0"
				DATE: 05.02.2025
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110.3



EXISTING DEAD PALM TREE TO BE REMOVED

EXISTING METAL ROOF TO REMAIN

NEW BLACK FLASHING CAP

EXISTING LARGE FAN PALMS TO BE REMOVED  
 EXISTING EGRESS DOOR REMOVED  
 EXISTING LANDSCAPE HEIGHT TO BE ADJUSTED

NEW 18'-0" X 7'-0" HIGH OPERABLE METAL AND GLASS NANAWALL

EXISTING WHITE SIDEING REPAINTED GRAY

REPLACE EXISTING BLACK FABRIC WITH YELLOW FABRIC ON SIDES AND TOP WITH NEW CANVAS MURAL ON UNDERSIDE

SCONCES THROUGHOUT

NEW FAUX WOOD PLANKING

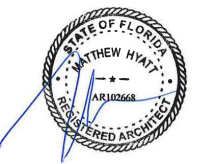
METAL CHANNEL LETTERS WITH FACELIT WHITE PLEXI

EXISTING FENCE PAINTED

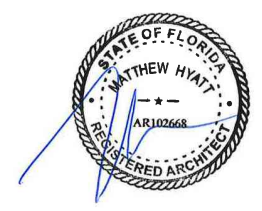
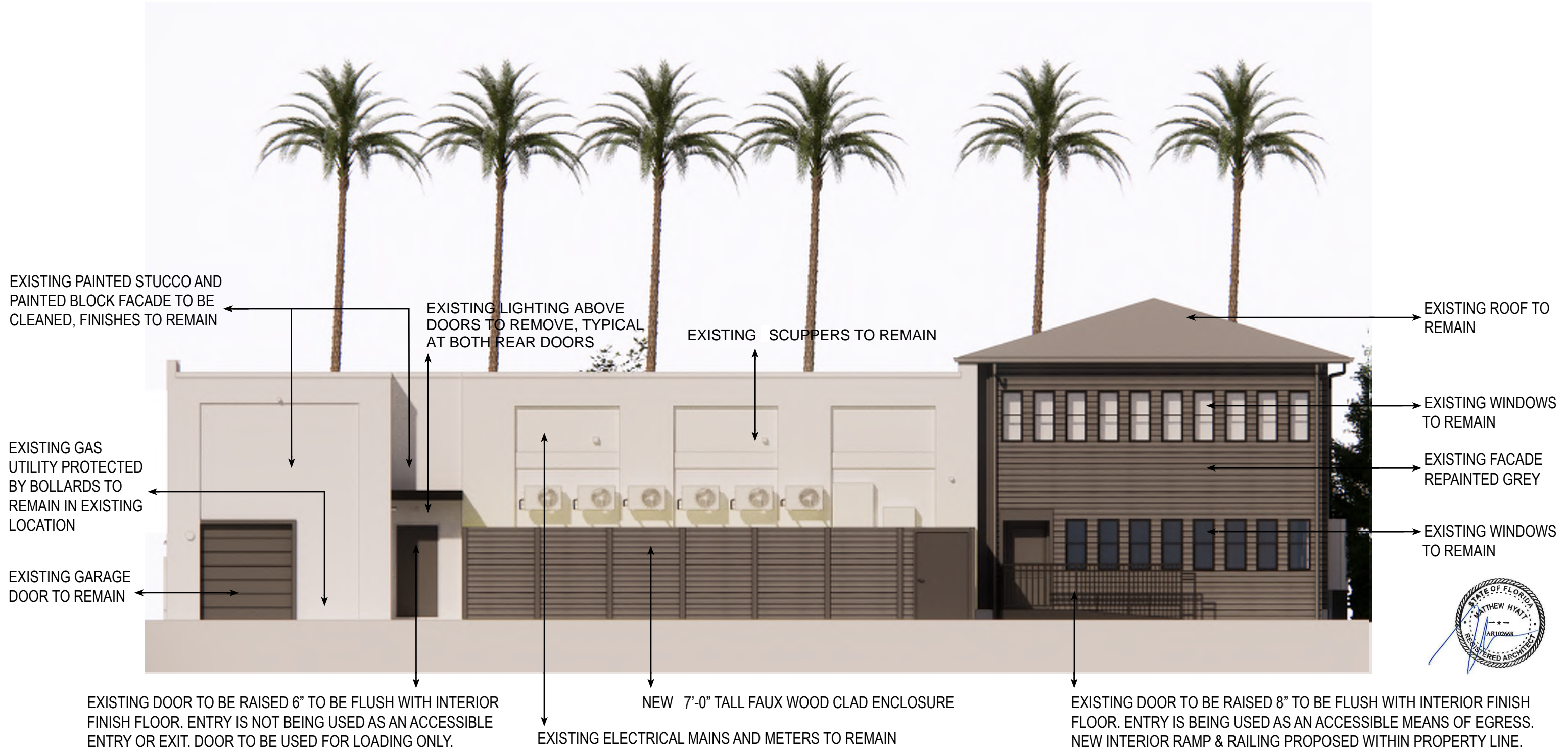
NEW PAINTED METAL GATE

EXISTING PILLARS TO BE PAINTED GRAY

REPLACE EXISTING TILE ON PIERS TO WOOD PLANKING



<b>BAI Architecture</b>			<b>EXTERIOR - FRONT ELEVATION RENDERING</b>				JOB #: 20240136		<b>11q.1</b>
BOS	COL	LA	CACTUS CLUB MIAMI BEACH				SCALE: 3/32" = 1'-0"	DATE: 05.02.2025	
51 Sleeper St.	875 N High St.	360 E 2 <sup>nd</sup> St.	850 COMMERCE ST				DWN BY: EP / SC		
6 <sup>th</sup> Floor	Suite 300	Suite 300	MIAMI BEACH, FL 33139				CROSS REF:		
Boston, MA 02210	Columbus, OH 43215	Los Angeles, CA 90012							
617.542.1025	380.900.8887	213.337.1090							
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<b>BAI Architecture</b> BOS COL LA 51 Sleeper St. 875 N High St. 360 E 2 <sup>nd</sup> St. 6 <sup>th</sup> Floor Suite 300 Suite 300 Boston, MA 02210 Columbus, OH 43215 Los Angeles, CA 90012 617.542.1025 380.900.8887 213.337.1090			<b>EXTERIOR - REAR ELEVATION RENDERING</b> CACTUS CLUB MIAMI BEACH 850 COMMERCE ST MIAMI BEACH, FL 33139				JOB #: 20240136		11q.2
							SCALE: 3/32" = 1'-0"		
NO.		BY	DATE	DESCRIPTION	DATE: 05.02.2025				
6	SC	05.02.2025	DRB - FINAL SUBMITTAL		DWN BY: EP / SC				
2	EP	03.04.2025	DRB - FIRST SUBMITTAL		CROSS REF:				



<b>BAI Architecture</b> BOS COL LA 51 Sleeper St. 875 N High St. 360 E 2 <sup>nd</sup> St. 6 <sup>th</sup> Floor Suite 300 Suite 300 Boston, MA 02210 Columbus, OH 43215 Los Angeles, CA 90012 617.542.1025 380.900.8887 213.337.1090			EXTERIOR - VIEW 1 DAY				JOB #: 20240136		11q.3
			CACTUS CLUB MIAMI BEACH				SCALE: 3/32" = 1'-0"		
850 COMMERCE ST				6	SC	05.02.2025	DRB - FINAL SUBMITTAL	DATE: 05.02.2025	
MIAMI BEACH, FL 33139				2	EP	03.04.2025	DRB - FIRST SUBMITTAL	DWN BY: EP / SC	
				<b>NO.</b>	<b>BY</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>CROSS REF:</b>	



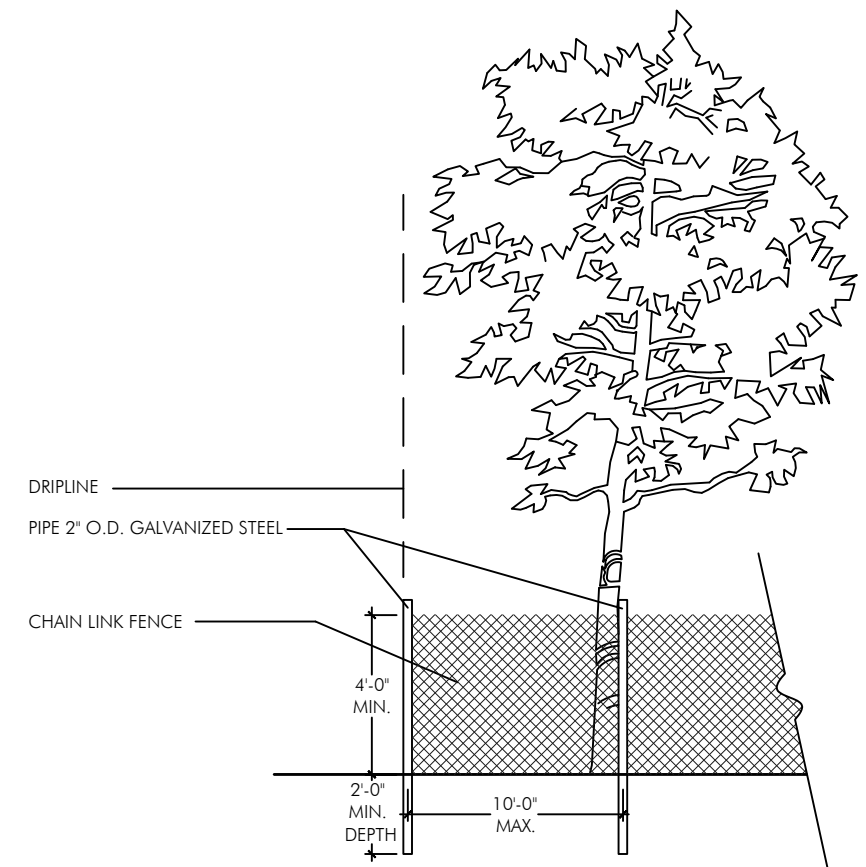
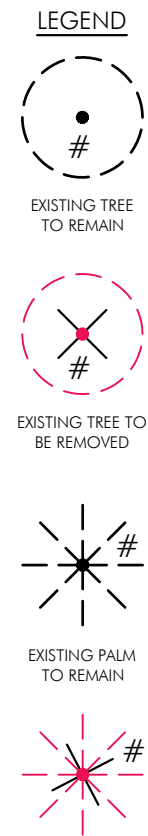
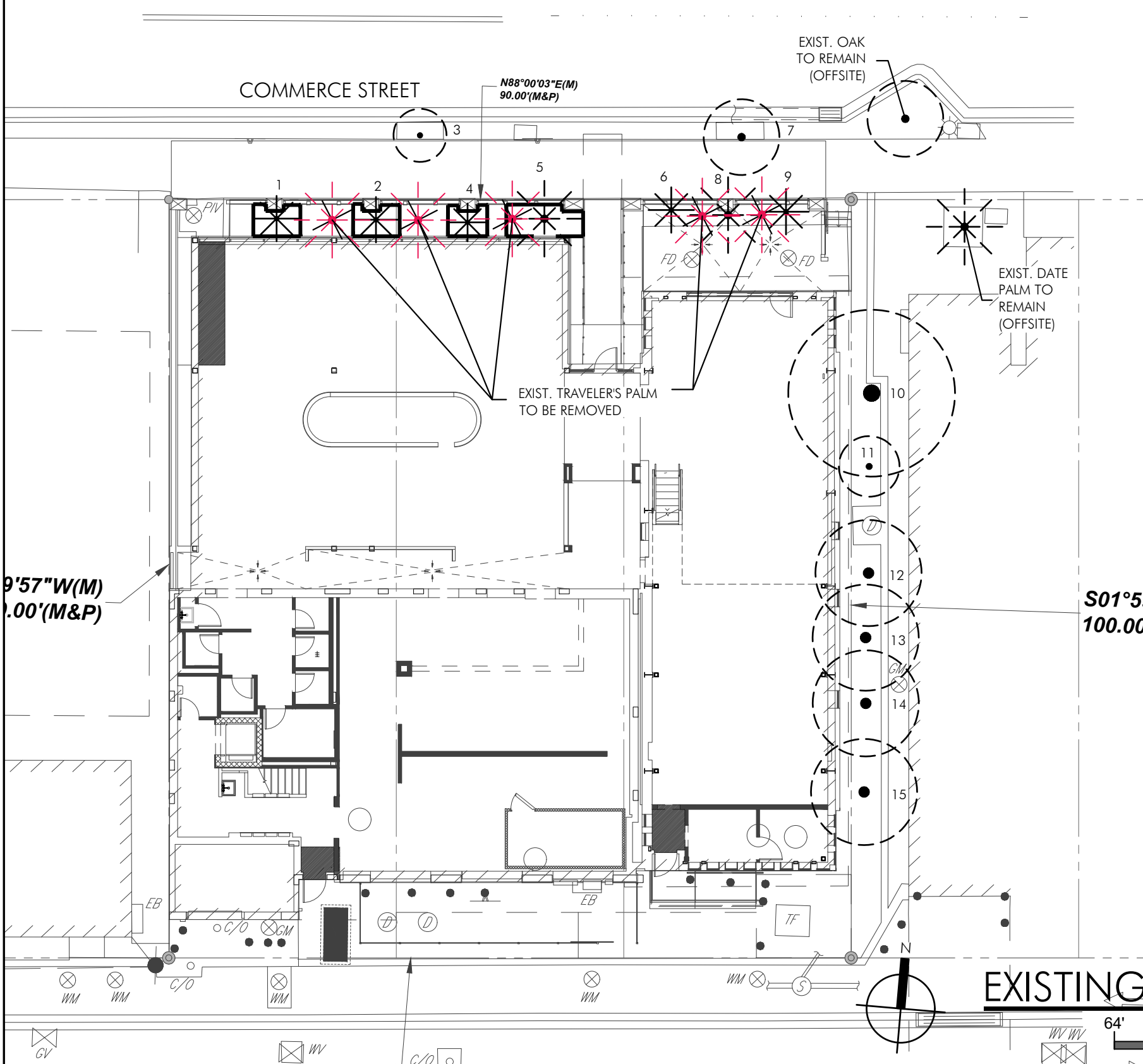
<b>BAI Architecture</b> BOS COL LA 51 Sleeper St. 875 N High St. 360 E 2 <sup>nd</sup> St. 6 <sup>th</sup> Floor Suite 300 Suite 300 Boston, MA 02210 Columbus, OH 43215 Los Angeles, CA 90012 617.542.1025 380.900.8887 213.337.1090			EXTERIOR - VIEW 1 NIGHT				JOB #: 20240136		11q.4
			CACTUS CLUB MIAMI BEACH				SCALE: 3/32" = 1'-0"		
850 COMMERCE ST				6	SC	05.02.2025	DRB - FINAL SUBMITTAL	DATE: 05.02.2025	
MIAMI BEACH, FL 33139				2	EP	03.04.2025	DRB - FIRST SUBMITTAL	DWN BY: EP / SC	
				<b>NO.</b>	<b>BY</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>CROSS REF:</b>	



<b>BAI Architecture</b> BOS COL LA 51 Sleeper St. 875 N High St. 360 E 2 <sup>nd</sup> St. 6 <sup>th</sup> Floor Suite 300 Suite 300 Boston, MA 02210 Columbus, OH 43215 Los Angeles, CA 90012 617.542.1025 380.900.8887 213.337.1090			EXTERIOR - VIEW 2 DAY				JOB #: 20240136		11q.5
			CACTUS CLUB MIAMI BEACH				SCALE: 3/32" = 1'-0"		
850 COMMERCE ST				6	SC	05.02.2025	DRB - FINAL SUBMITTAL	DATE: 05.02.2025	
MIAMI BEACH, FL 33139				2	EP	03.04.2025	DRB - FIRST SUBMITTAL	DWN BY: EP / SC	
				<b>NO.</b>	<b>BY</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>CROSS REF:</b>	



<b>BAI Architecture</b> BOS COL LA 51 Sleeper St. 875 N High St. 360 E 2 <sup>nd</sup> St. 6 <sup>th</sup> Floor Suite 300 Suite 300 Boston, MA 02210 Columbus, OH 43215 Los Angeles, CA 90012 617.542.1025 380.900.8887 213.337.1090			EXTERIOR - VIEW 2 NIGHT				JOB #: 20240136		11q.6
			CACTUS CLUB MIAMI BEACH				SCALE: 3/32" = 1'-0"		
850 COMMERCE ST				6	SC	05.02.2025	DRB - FINAL SUBMITTAL	DATE: 05.02.2025	
MIAMI BEACH, FL 33139				2	EP	03.04.2025	DRB - FIRST SUBMITTAL	DWN BY: EP / SC	
				<b>NO.</b>	<b>BY</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>CROSS REF:</b>	



**NOTES:**

- BARRIER SHALL BE PLACED AT THE EDGE OF THE DRIPLINE OF THE THE TREE CANOPY OR AS FAR FROM THE TREE AS POSSIBLE WHERE THE CANOPY OVERHANGS PAVEMENT THAT IS TO REMAIN. BARRIER SHALL BE MAINTAINED IN AN UPRIGHT POSITION AT ALL TIMES.
- TREE PROTECTION FENCE (TPF) SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING, OR DEMOLITION. AND MAINTAINED THROUGHOUT CONSTRUCTION.
- REMOVE TPF ONLY WITH APPROVAL FROM URBAN FORESTER AFTER ALL SITE WORK HAS BEEN COMPLETED.

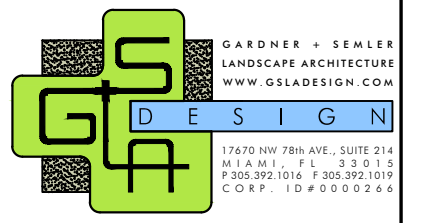
\*NOTE: Should any existing trees or palms be damaged they shall be evaluated by the City Urban Forester to determine corrective actions that may include removal, corrective pruning and or replacement. Any corrective actions required shall be performed in accordance with the City of Miami Beach Code, the most current ANSI A-300 Pruning Standards and or an issued City Tree or Environmental Permit. Any corrective pruning required shall be performed by an ISA Certified Arborist and the City Urban Forester shall be consulted.

**TREE PROTECTION DETAIL**

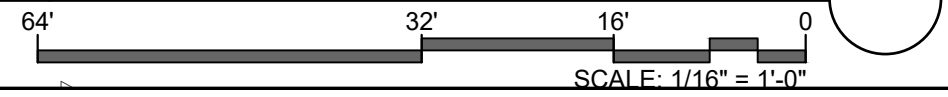
N.T.S.



Kan Gardner FLA #1569  
Kiehl Semler FLA #6667205



**EXISTING TREE DISPOSITION PLAN**



**BAI Architecture**

BOS	COL	LA
51 Sleeper St. 6th Floor Boston, MA 02210 617.542.1025	875 N High St. Suite 300 Columbus, OH 43215 380.900.8887	360 E 2nd St. Suite 300 Los Angeles, CA 90012 213.337.1090

**EXISTING TREE DISPOSITION PLAN**

**CACTUS CLUB MIAMI BEACH**

850 COMMERCE ST  
MIAMI BEACH, FL 33139

				JOB #:	20240136
				SCALE:	3/32" = 1'-0"
				DATE:	05.02.2025
				DWN BY:	RX
<b>NO.</b>	<b>BY</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>CROSS REF:</b>	
6	RX	05.02.2025	DRB - FINAL SUBMITTAL		
2	RX	03.04.2025	DRB - FIRST SUBMITTAL		

**12.1**

EXISTING TREE DISPOSITION LIST									
KEY	BOTANICAL NAME	COMMON NAME	SIZE			CLEAR TRUNK (ft)	DISPOSITION	NOTES	MITIGATION DBH.(in.)
			HT.(ft.)	SPD.(ft.)	DBH.(in.)				
1	Ptychosperma elegans	Alexander Palm	31	6	7.5	28	keep	Florida Invasive Species Council Category II Invasive, Nutrient deficiency	
2	Ptychosperma elegans	Alexander Palm	31	6	7.5	28	keep	Florida Invasive Species Council Category II Invasive, Nutrient deficiency	
3	Lagerstroemia indica	Crape Myrtle	15	7	4.25		keep		
4	Ptychosperma elegans	Alexander Palm	30	5	7.5	27	keep	Florida Invasive Species Council Category II Invasive, Nutrient deficiency	
5	Ptychosperma elegans	Alexander Palm	27		7.5		keep	Dead Palm	
6	Ptychosperma elegans	Alexander Palm	33.9	6	9	30.9	keep	Florida Invasive Species Council Category II Invasive, Nutrient deficiency	
7	Lagerstroemia indica	Crape Myrtle	12	10	3.5		keep		
8	Ptychosperma elegans	Alexander Palm	23		7		keep	Dead Palm	
9	Ptychosperma elegans	Alexander Palm	29.2	6	9	26.2	keep	Florida Invasive Species Council Category II Invasive, Nutrient deficiency	
10	Green Buttonwood	Conocarpus erectus	30.8	22	11		keep	Poor structure, confined canopy and root space, heading cuts	
11	Green Buttonwood	Conocarpus erectus	26	8	5.75		keep	Poor structure, confined canopy and root space, heading cuts, canopy dieback, canopy crowding	
12	Green Buttonwood	Conocarpus erectus	31	14	8		keep	Poor structure, confined canopy and root space, heading cuts, canopy crowding	
13	Green Buttonwood	Conocarpus erectus	31	14	7.5		keep	Poor structure, confined canopy and root space, heading cuts, canopy dieback, canopy crowding	
14	Green Buttonwood	Conocarpus erectus	31	14	6.75		keep	Poor structure, confined canopy and root space, heading cuts, canopy crowding, trunk lean	
15	Green Buttonwood	Conocarpus erectus	25.9	14	6.75		keep	Poor structure, confined canopy and root space, heading cuts, trunk lean, support post drilled into trunk	
TOTAL DBH INCHES TO BE REMOVED									-
TOTAL PALMS TO BE REMOVED									-
TOTAL DBH INCHES MITIGATION REQUIRED									
TOTAL DBH INCHES MITIGATION PROVIDED									



Kan Gardner FLA #1569  
Kiehl Semler FLA #6667205



**BAI Architecture**

<b>BOS</b>	<b>COL</b>	<b>LA</b>
-	-	-
51 Sleeper St.	875 N High St.	360 E 2nd St.
6th Floor	Suite 300	Suite 300
Boston, MA 02210	Columbus, OH 43215	Los Angeles, CA 90012
617.542.1025	380.900.8887	213.337.1090

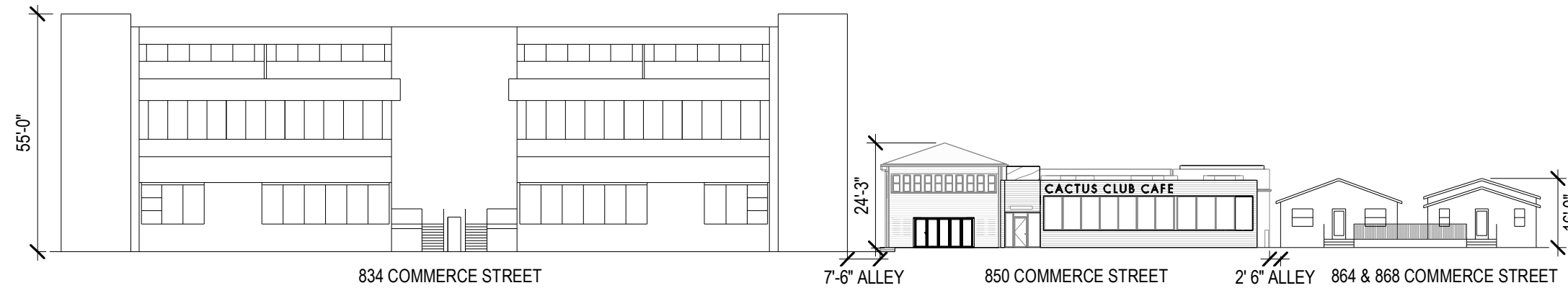
**EXISTING TREE DISPOSITION LIST**

**CACTUS CLUB MIAMI BEACH**

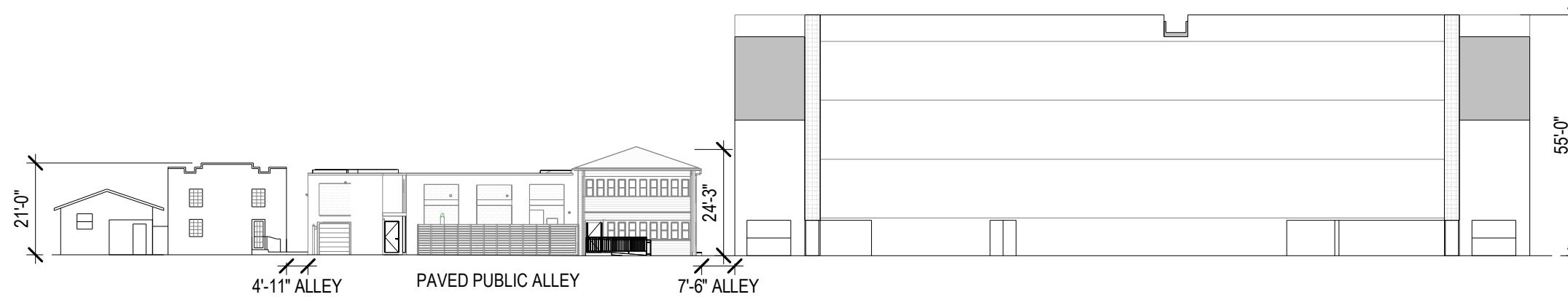
850 COMMERCE ST  
MIAMI BEACH, FL 33139

				JOB #:	20240136
				SCALE:	3/32" = 1'-0"
				DATE:	05.02.2025
				DWN BY:	RX
<b>NO.</b>	<b>BY</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>CROSS REF:</b>	
6	RX	05.02.2025	DRB - FINAL SUBMITTAL		
2	RX	03.04.2025	DRB - FIRST SUBMITTAL		

12.2



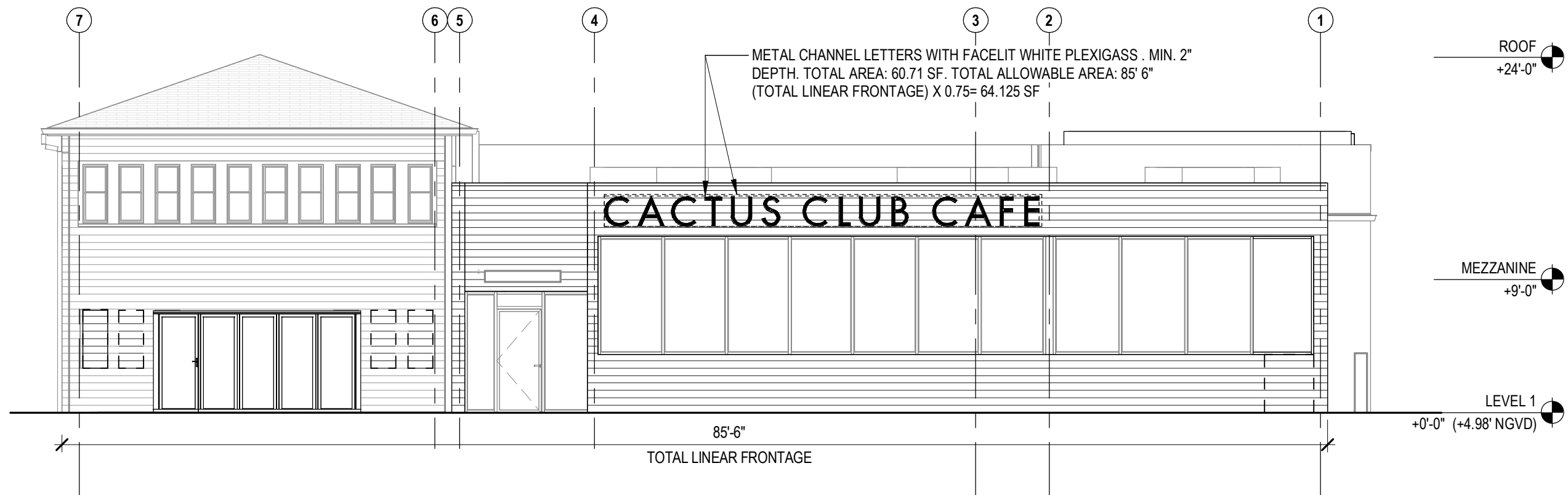
**1** CONTEXTUAL NORTH ELEVATION  
1/32" = 1'-0"



**2** CONTEXTUAL SOUTH ELEVATION  
1/32" = 1'-0"



<b>BAI Architecture</b> BOS COL LA 51 Sleeper St. 875 N High St. 360 E 2 <sup>nd</sup> St. 6 <sup>th</sup> Floor Suite 300 Suite 300 Boston, MA 02210 Columbus, OH 43215 Los Angeles, CA 90012 617.542.1025 380.900.8887 213.337.1090	<b>CONTEXTUAL ELEVATION LINE DRAWINGS</b>			JOB #: 20240136 SCALE: 1/32" = 1'-0" DATE: 05.02.2025 DWN BY: EP / SC	<b>18</b>													
	CACTUS CLUB CAFE MIAMI BEACH 850 COMMERCE ST MIAMI BEACH, FL 33139			<table border="1"> <thead> <tr> <th>NO.</th> <th>BY</th> <th>DATE</th> <th>DESCRIPTION</th> <th>CROSS REF:</th> </tr> </thead> <tbody> <tr> <td>6</td> <td>SC</td> <td>05.02.2025</td> <td>DRB - FINAL SUBMITTAL</td> <td></td> </tr> <tr> <td>2</td> <td>EP</td> <td>03.04.2025</td> <td>DRB - FIRST SUBMITTAL</td> <td></td> </tr> </tbody> </table>		NO.	BY	DATE	DESCRIPTION	CROSS REF:	6	SC	05.02.2025	DRB - FINAL SUBMITTAL		2	EP	03.04.2025
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6	SC	05.02.2025	DRB - FINAL SUBMITTAL															
2	EP	03.04.2025	DRB - FIRST SUBMITTAL															



**1 EXTERIOR SIGNAGE**  
1/8" = 1'-0"

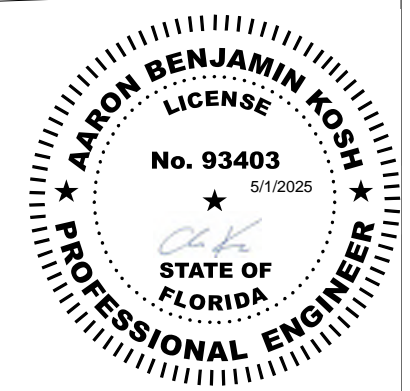
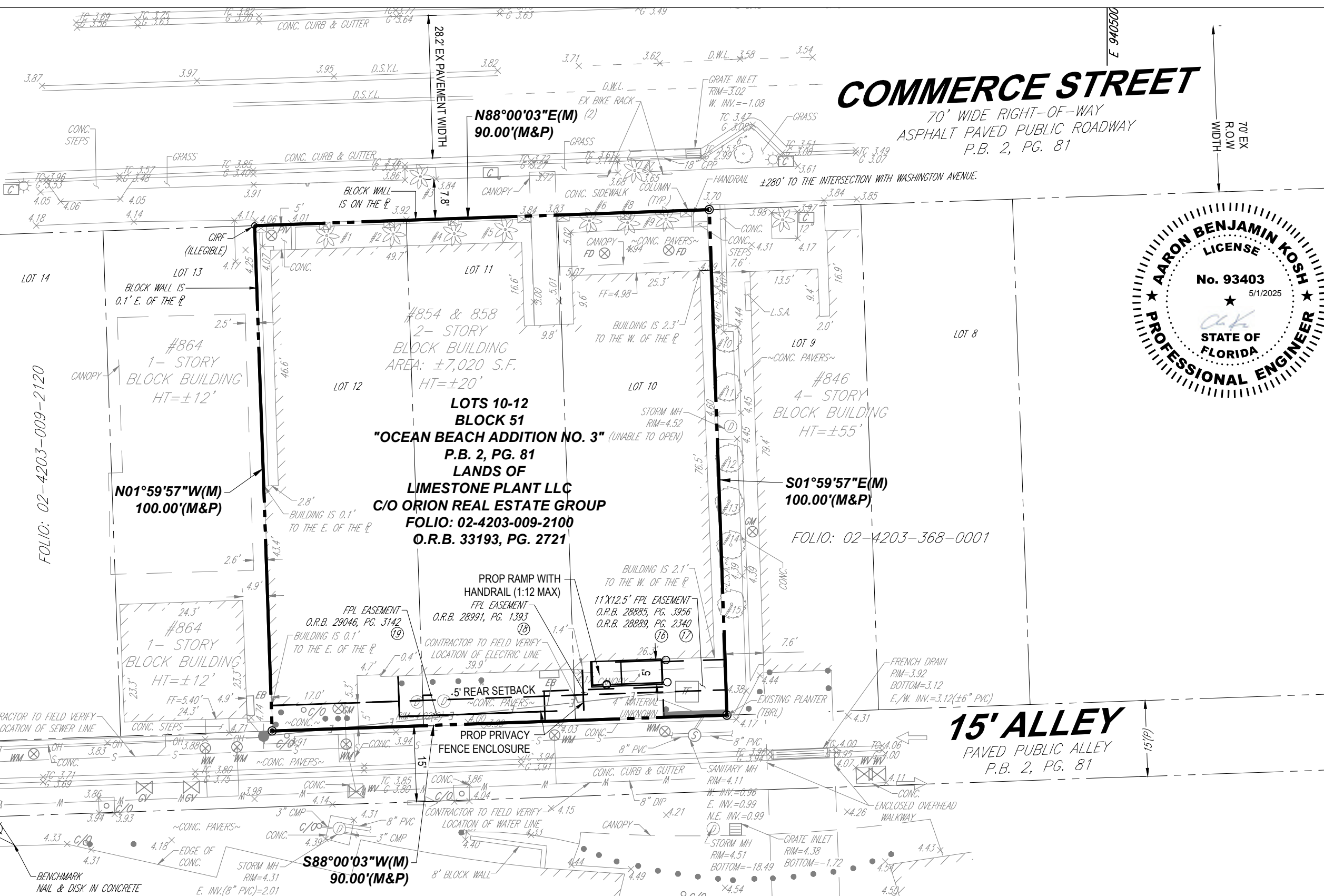


**BAI Architecture**  
**BOS**      **COL**      **LA**  
 -            -            -  
 51 Sleeper St.    875 N High St.    360 E 2<sup>nd</sup> St.  
 6<sup>th</sup> Floor        Suite 300           Suite 300  
 Boston, MA 02210   Columbus, OH 43215   Los Angeles, CA 90012  
 617.542.1025       380.900.8887       213.337.1090

**SCHEMATIC SIGNAGE PROGRAM**  
 CACTUS CLUB CAFE MIAMI BEACH  
 850 COMMERCE ST  
 MIAMI BEACH, FL 33139

NO.	BY	DATE	DESCRIPTION
6	SC	05.02.2025	DRB - FINAL SUBMITTAL

JOB #: 20240136  
 SCALE: 1/8" = 1'-0"  
 DATE: 05.02.2025  
 DWN BY: SC  
 CROSS REF:



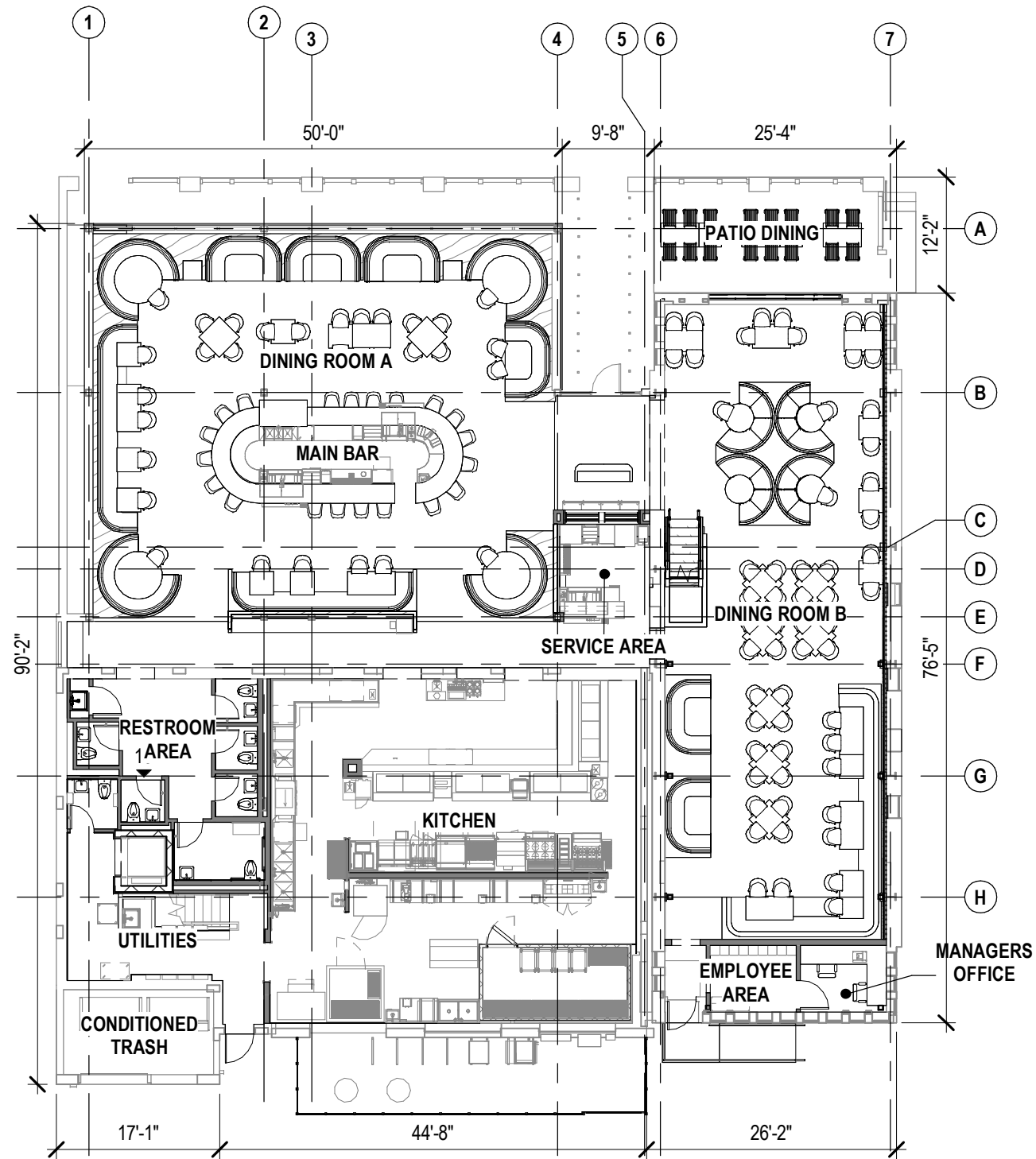
**JEFFERSON AVENUE**  
(PALM AVE - PLAT)  
P.B. 2, PG. 81

**BAI Architecture**  
BOS COL LA  
51 Sleeper St. 875 N High St. 360 E 2nd St.  
6th Floor Suite 300 Suite 300  
Boston, MA 02210 Columbus, OH 43215 Los Angeles, CA 90012  
617.542.1025 380.900.8887 213.337.1090

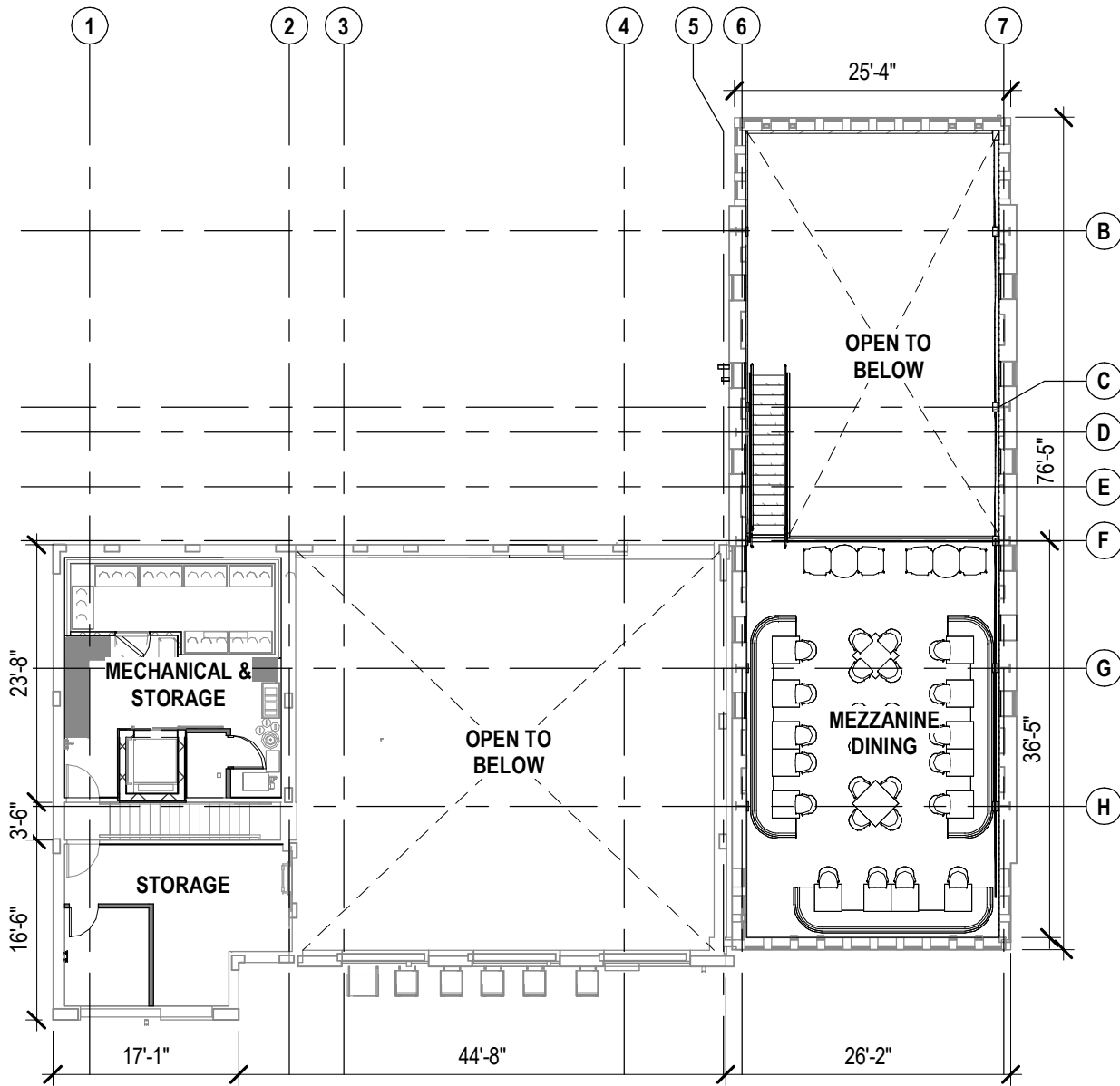
**SITE PLAN**  
**CACTUS CLUB CAFE MIAMI BEACH**  
850 COMMERCE ST  
MIAMI BEACH, FL 33139

JOB #: 20240136			
SCALE:			
6	EE	05.02.2025	DRB - FINAL SUBMITTAL
2	EE	03.04.2025	DRB - FIRST SUBMITTAL
<b>NO.</b>	<b>BY</b>	<b>DATE</b>	<b>DESCRIPTION</b>
DATE:			05.02.2025
DWN BY:			EE
CROSS REF:			

42a



**1** PROPOSED FLOOR PLAN - 1ST FLOOR  
1/16" = 1'-0"



**2** PROPOSED FLOOR PLAN - MEZZ  
1/16" = 1'-0"

1ST FLOOR: 6,890 SF  
TRASH ENCLOSURE: 166 SF  
EXISTING PATIO: 300 SF  
EXISTING (BOH) MEZZANINE: 779 SF  
NEW (DINING) MEZZANINE: 849 SF

TOTAL SF: 8,984

INTERIOR SEATS: 210  
EXTERIOR SEATS: 16  
SEATING IN PUBLIC WAY: NONE

TOTAL SEATS: 226

INTERIOR OCCUPANT LOAD: 410  
EXTERIOR OCCUPANT LOAD: 16

TOTAL OCCUPANT LOAD: 426

TOTAL NUMBER OF PROPOSED SEATS IS 226, WHICH ACCOUNTS FOR ACTUAL SEATS. THE TOTAL OCCUPANT LOAD IS 426, WHICH IS CALCULATED BASED ON DESIGN LOAD FACTORS INCLUDING 18" OF BANQUETTE SEATING PER PERMIT COMMENTS RECEIVED FROM FIRE PROTECTION. SEE "05-02-25 PLANNING RESPONSE COMMENT" FOR ADDITIONAL CONTEXT ON SEAT COUNT VS OCCUPANT LOAD CALCULATION APPROVED BY PLANNING.



<b>BAI Architecture</b> BOS COL LA 51 Sleeper St. 875 N High St. 360 E 2 <sup>nd</sup> St. 6 <sup>th</sup> Floor Suite 300 Suite 300 Boston, MA 02210 Columbus, OH 43215 Los Angeles, CA 90012 617.542.1025 380.900.8887 213.337.1090	<b>OCCUPANT LOAD &amp; PROPOSED SEATS</b> CACTUS CLUB CAFE MIAMI BEACH 850 COMMERCE ST MIAMI BEACH, FL 33139			JOB #: 20240136 SCALE: As indicated DATE: 05.02.2025	<b>43</b>							
	<table border="1"> <thead> <tr> <th>NO.</th> <th>BY</th> <th>DATE</th> <th>DESCRIPTION</th> <th>CROSS REF:</th> </tr> </thead> <tbody> <tr> <td>6</td> <td>SC</td> <td>05.02.2025</td> <td>DRB - FINAL SUBMITTAL</td> <td>DWN BY: EP / SC</td> </tr> </tbody> </table>	NO.	BY	DATE		DESCRIPTION	CROSS REF:	6	SC	05.02.2025	DRB - FINAL SUBMITTAL	DWN BY: EP / SC
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