



BAI Architecture

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

DESIGN REVIEW BOARD - JULY 10, 2025

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

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

11q.3



0.5 MI RADIUS
SITE LOCATION



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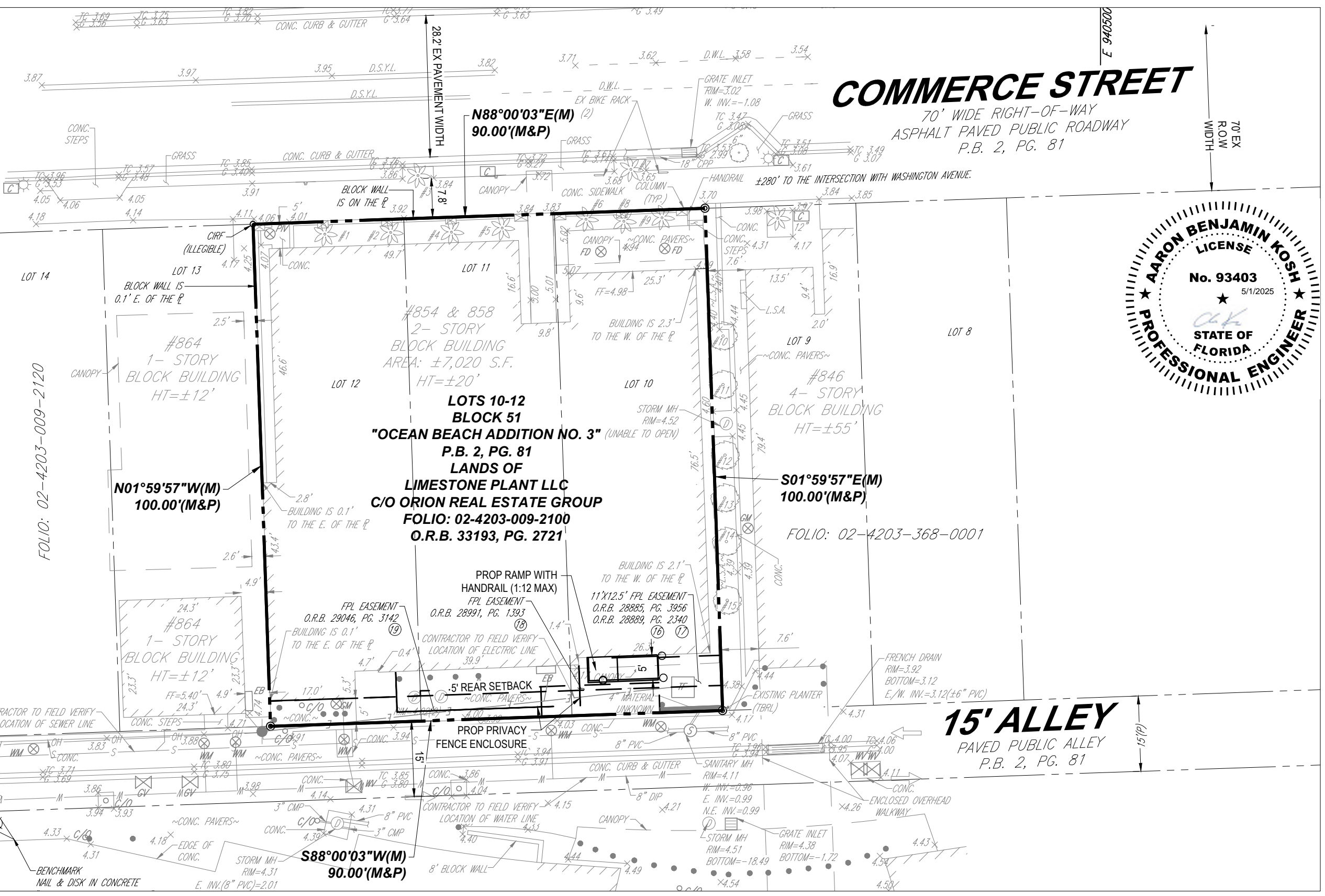
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CONTEXTUAL LOCATION PLAN

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

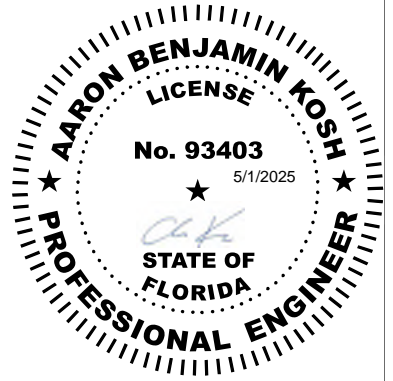
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CROSS REF:			

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" (UNABLE TO OPEN)
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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SITE PLAN

CACTUS CLUB CAFE MIAMI BEACH

850 COMMERCE ST
MIAMI BEACH, FL 33139

JOB #:		20240136	
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6	EE	05.02.2025	DRB - FINAL SUBMITTAL
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DATE:		05.02.2025	
DWN BY:		EE	
CROSS REF:			

11h



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							SCALE:		
DATE: 07.08.2025		DWN BY: JV							
NO. BY DATE DESCRIPTION		CROSS REF:							
6	SC	05.02.2025	DRB - FINAL SUBMITTAL						



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CONTEXTUAL EXTERIOR PHOTOS

CACTUS CLUB CAFE MIAMI BEACH
 850 COMMERCE ST
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DATE:	07.08.2025
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CROSS REF:	

11s



PHOTO A: BUILDING ON PLAN WEST

9/12/2024

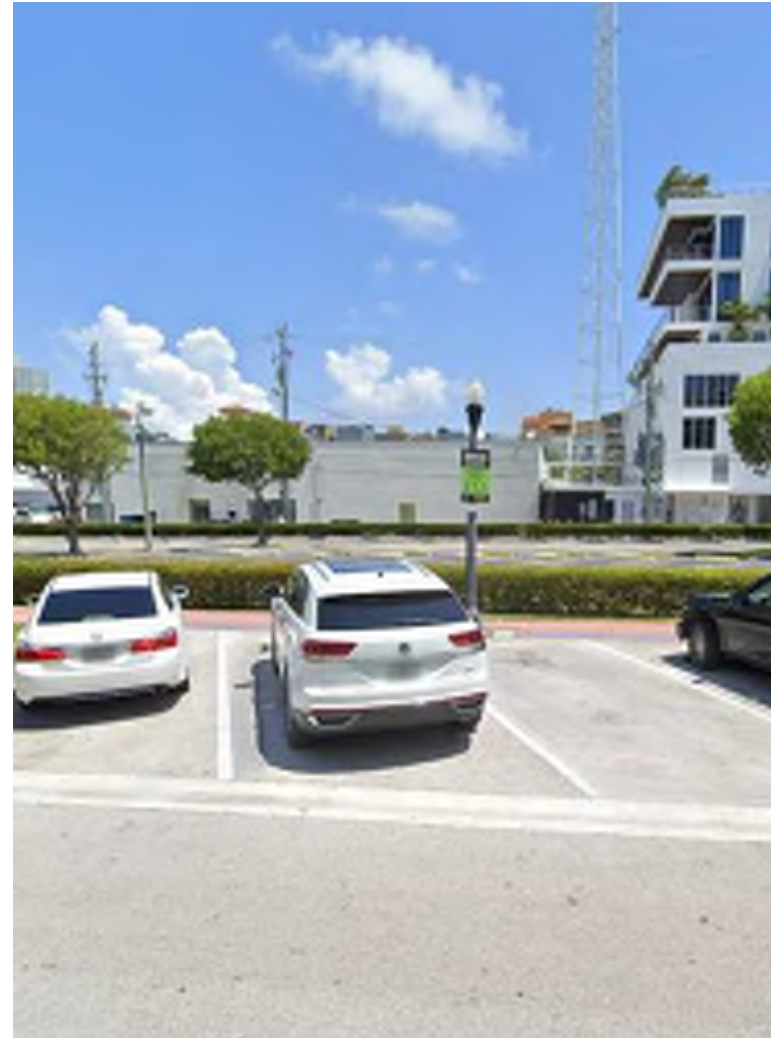


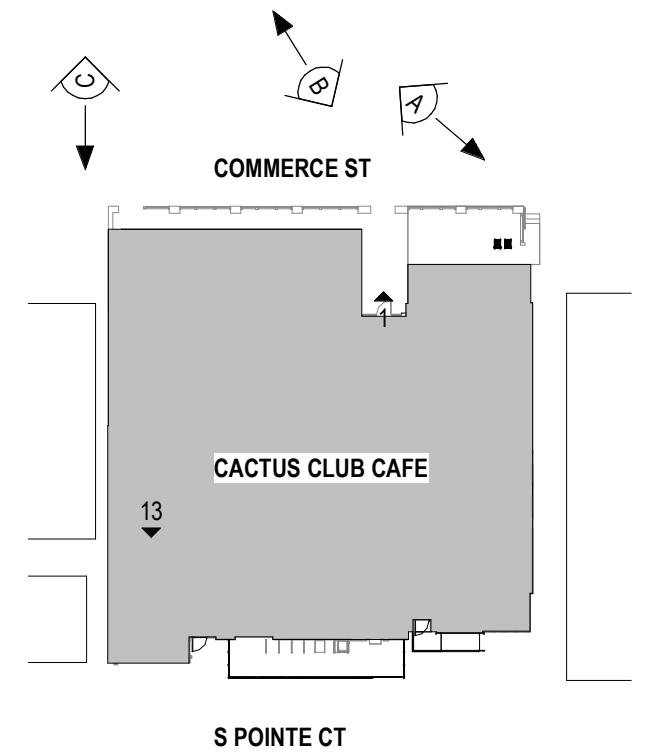
PHOTO B: PARKING LOT ACROSS FROM BUILDING

9/12/2024

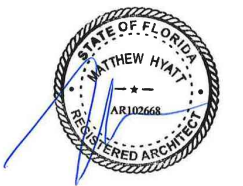


PHOTO C: BUILDING ON PLAN EAST

9/12/2024



1 KEY PLAN
NOT TO SCALE



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6	SC	05.02.2025	DRB - FINAL SUBMITTAL	DWN BY: Author									



PHOTO C: LEFT SIDE OF BUILDING

9/12/2024



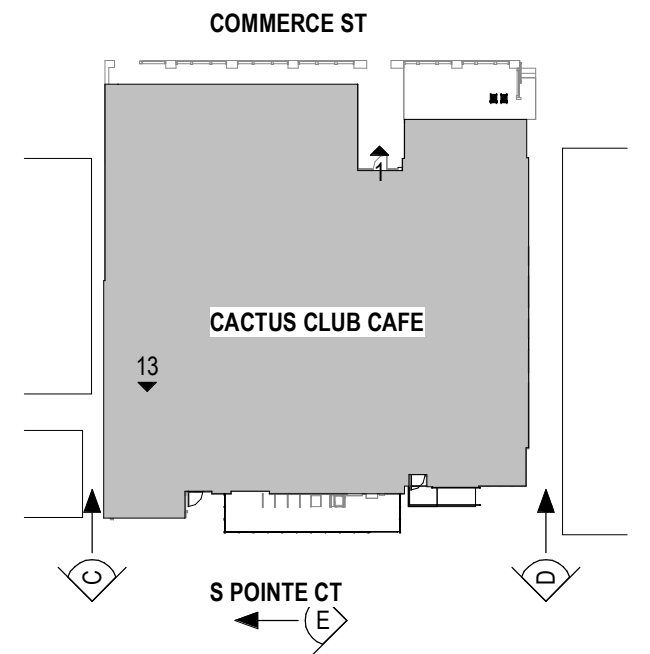
PHOTO D: RIGHT SIDE OF BUILDING

9/12/2024



PHOTO E: REAR ALLEYWAY

9/12/2024



1 KEY PLAN
NOT TO SCALE



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CONTEXTUAL SITE PHOTOS	
CACTUS CLUB CAFE MIAMI BEACH	
850 COMMERCE ST	
MIAMI BEACH, FL 33139	

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11i.1



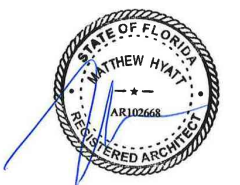
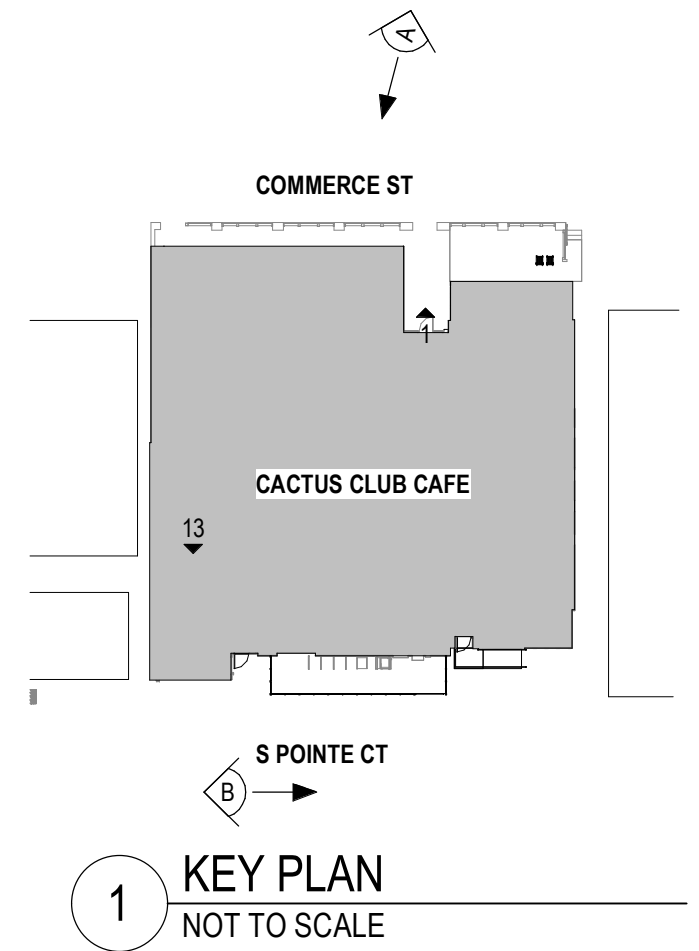
PHOTO A: REAR ALLEYWAY

9/12/2024

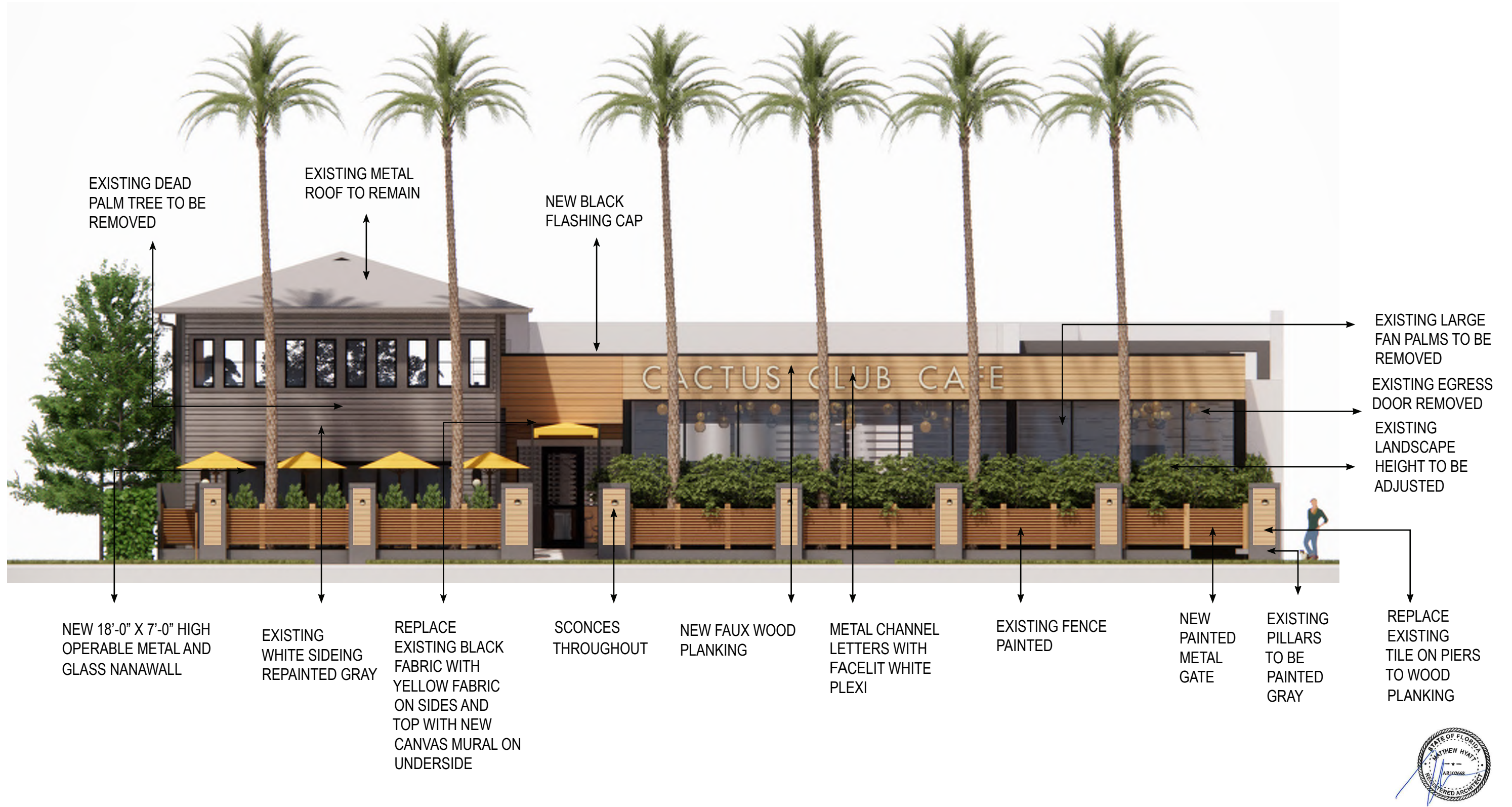


PHOTO B: MAIN ENTRANCE ON COMMERCE STREET

9/12/2024



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	CACTUS CLUB CAFE MIAMI BEACH 850 COMMERCE ST MIAMI BEACH, FL 33139			NO. BY DATE DESCRIPTION	CROSS REF:	



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 SIDING 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



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EXTERIOR - FRONT ELEVATION RENDERING

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11q.1



EXISTING PAINTED STUCCO AND PAINTED BLOCK FACADE TO BE CLEANED, FINISHES TO REMAIN

EXISTING LIGHTING ABOVE DOORS TO REMOVE, TYPICAL AT BOTH REAR DOORS

EXISTING SCUPPERS TO REMAIN

EXISTING ROOF TO REMAIN

EXISTING GAS UTILITY PROTECTED BY BOLLARDS TO REMAIN IN EXISTING LOCATION

EXISTING WINDOWS TO REMAIN

EXISTING FACADE REPAINTED GREY

EXISTING GARAGE DOOR TO REMAIN

EXISTING WINDOWS TO REMAIN

EXISTING DOOR TO BE RAISED 6" TO BE FLUSH WITH INTERIOR FINISH FLOOR. ENTRY IS NOT BEING USED AS AN ACCESSIBLE ENTRY OR EXIT. DOOR TO BE USED FOR LOADING ONLY.

NEW 7'-0" TALL FAUX WOOD CLAD ENCLOSURE
EXISTING ELECTRICAL MAINS AND METERS TO REMAIN

EXISTING DOOR TO BE RAISED 8" TO BE FLUSH WITH INTERIOR FINISH FLOOR. ENTRY IS BEING USED AS AN ACCESSIBLE MEANS OF EGRESS. NEW INTERIOR RAMP & RAILING PROPOSED WITHIN PROPERTY LINE.



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EXTERIOR - REAR ELEVATION RENDERING

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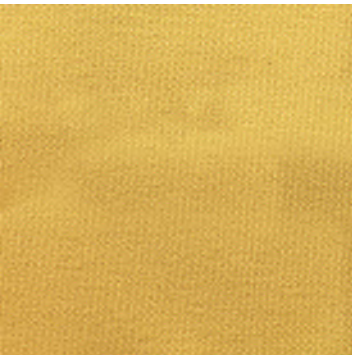
11q.2



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



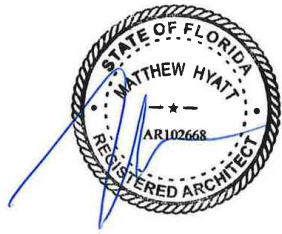
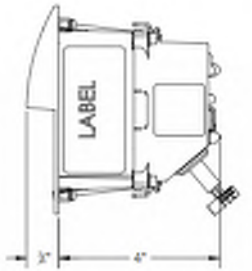
⑤ PAINT @ CANOPY STRUCTURE AND TRIMS



⑥ BARRON HOLLAND ART @ UNDER CANOPY



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



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EXTERIOR MATERIALS

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 MIAMI BEACH, FL 33139

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110.3



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CONTEXTUAL EXTERIOR PHOTOS

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

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			CACTUS CLUB MIAMI BEACH				SCALE: 3/32" = 1'-0"		
850 COMMERCE ST				6	SC	05.02.2025	DRB - FINAL SUBMITTAL	DATE: 05.02.2025	
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EXTERIOR - VIEW 1 NIGHT

CACTUS CLUB MIAMI BEACH
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11q.4



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CONTEXTUAL EXTERIOR PHOTOS

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			CACTUS CLUB MIAMI BEACH				SCALE: 3/32" = 1'-0"		
850 COMMERCE ST				6	SC	05.02.2025	DRB - FINAL SUBMITTAL	DATE: 05.02.2025	
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			CACTUS CLUB MIAMI BEACH				SCALE: 3/32" = 1'-0"		
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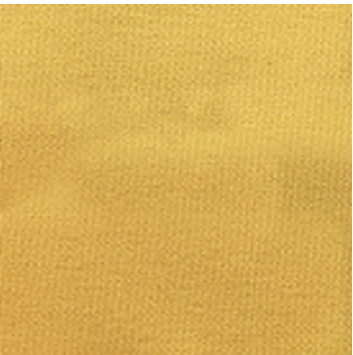
CLEAN EXISTING WHITE STUCCO BEHIND DENSE VEGETATION



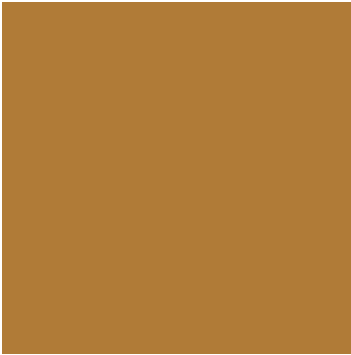
① PAINT @ HISTORICAL BUILDING AND STUCCO WALLS AT SIDEWALK



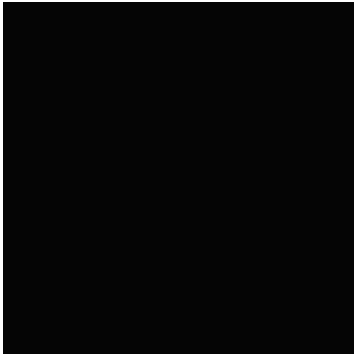
② EXTERIOR FAUX WOOD - KNOT WOOD @ RESTAURANT FACADE



③ YELLOW SUNBRELLA FABRIC @ CANOPY AND UMBRELLAS



④ PAINT TO MATCH THE WOOD @ EXISTING LOW FENCE



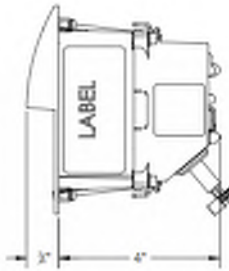
⑤ PAINT @ CANOPY STRUCTURE AND TRIMS



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.

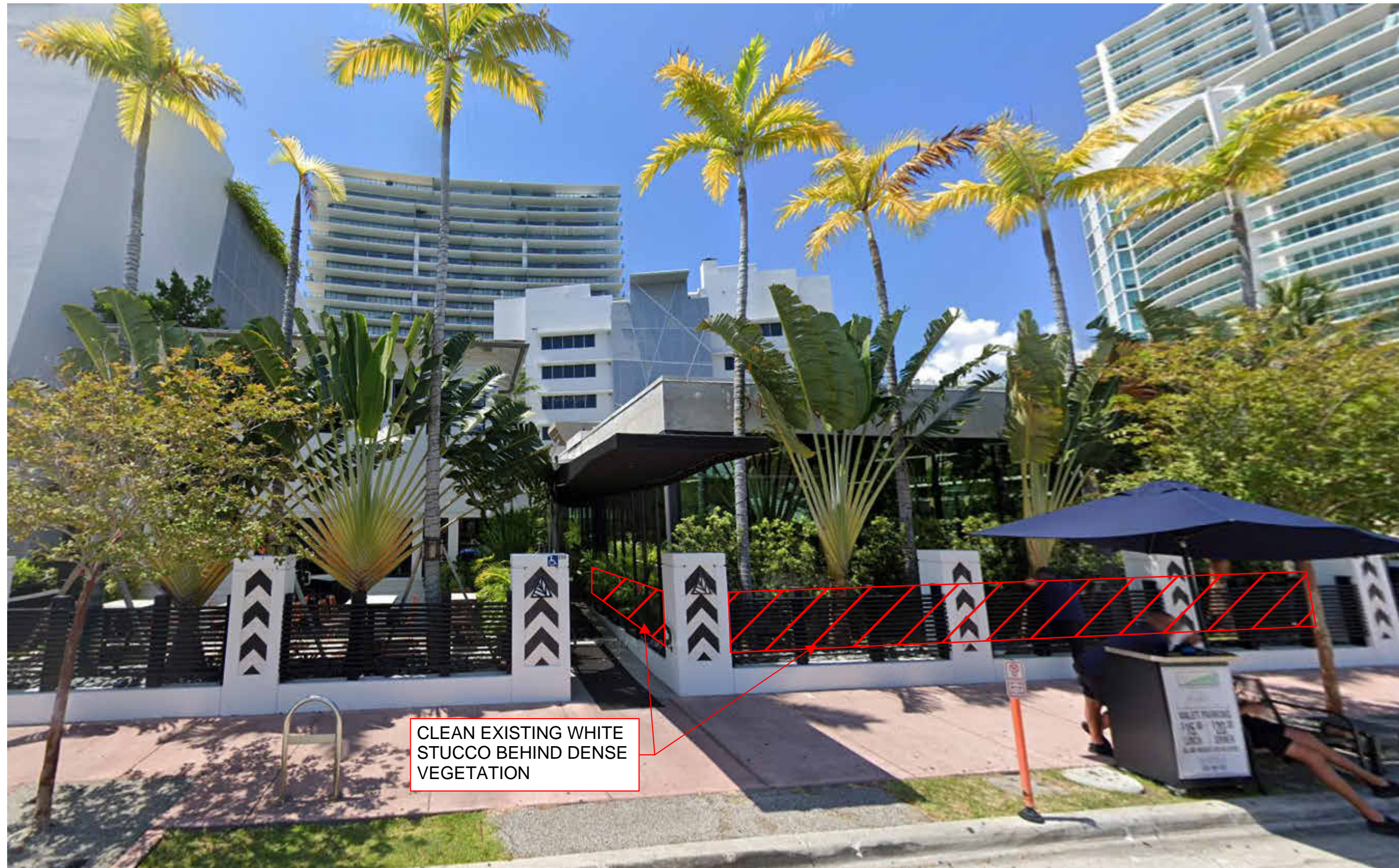


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110.3



CLEAN EXISTING WHITE STUCCO BEHIND DENSE VEGETATION

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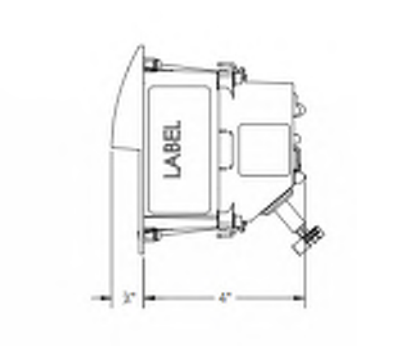
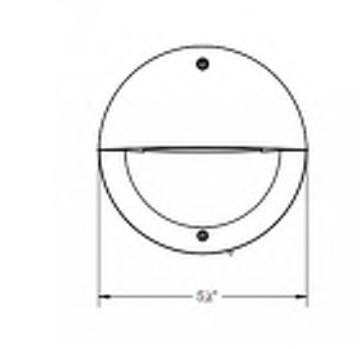
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