

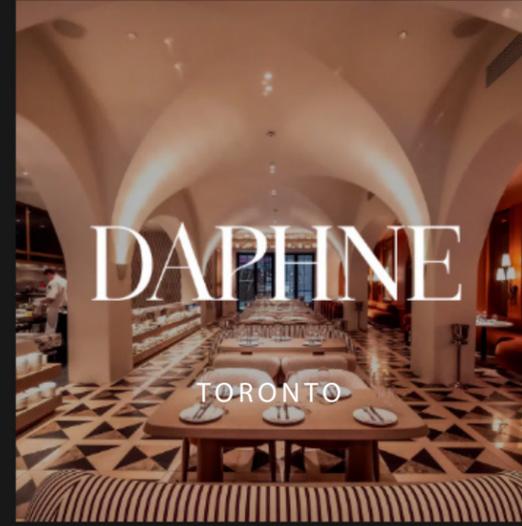


INK
ENTERTAINMENT

STUDIO
MUNGE

MAK
work





The applicant: Danny Soberano and Charles Kabouth, Ultra Supper Club Miami LP

- experienced restaurant operators
- over 50 years dedicated to the service and hospitality industries
- a vast array of restaurants throughout North America

1681 Lenox Avenue, Miami Beach FL
Design Review Board Presentation
File #24-1078

5/15/2025

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Byblos, Miami Beach

Amal and Level 6, Coconut Grove

Sofia, Miami Design District

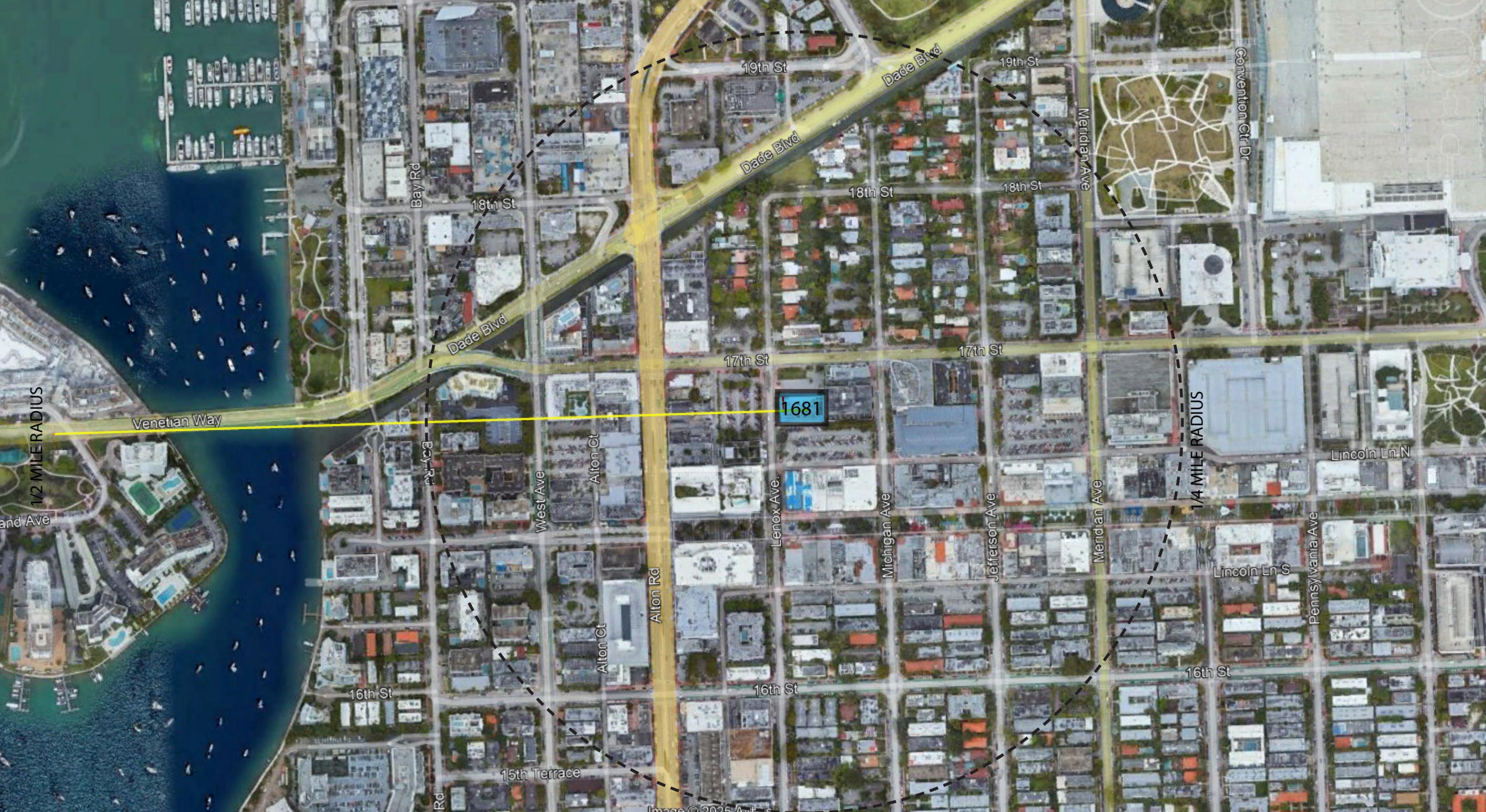
Ink Entertainment and Studio Munge: together creating beautiful restaurants in South Florida

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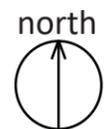
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Location Plan



1681 Lenox Avenue, Miami Beach FL
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Existing view from Lenox Ave

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Existing north and south facades

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Existing side and rear yards

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The concept: upscale modern supper club where exquisite food, performance and ambiance come together

Upscale, intimate, cultural experience with an emphasis on mystique and the arts.

The design seeks to create a veil of intrigue and mystique, with private niche areas,

Live artistic performances of 5-8 minutes throughout the evening with 9-12 performers.

The menu will be curated with careful consideration to create a tantalizing experience for your palate; a sensory destination with enticing flavors.

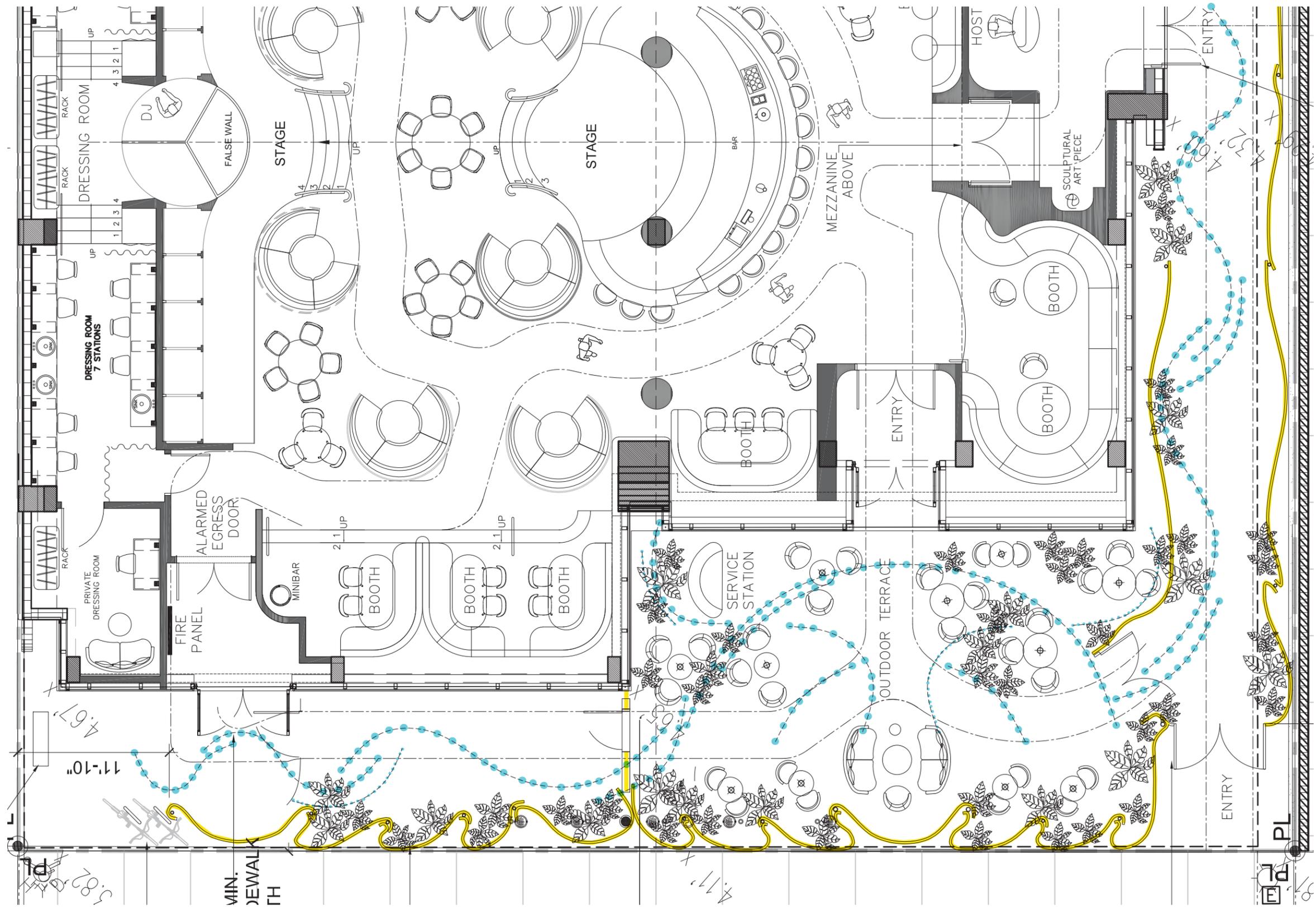
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Enlarged Lenox Frontage Plan

- Ground level screens
- Suspended screens

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Lenox Avenue by day

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Lenox Avenue by night

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entrance by day

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entrance by day

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entrance by night

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Lenox Avenue by night

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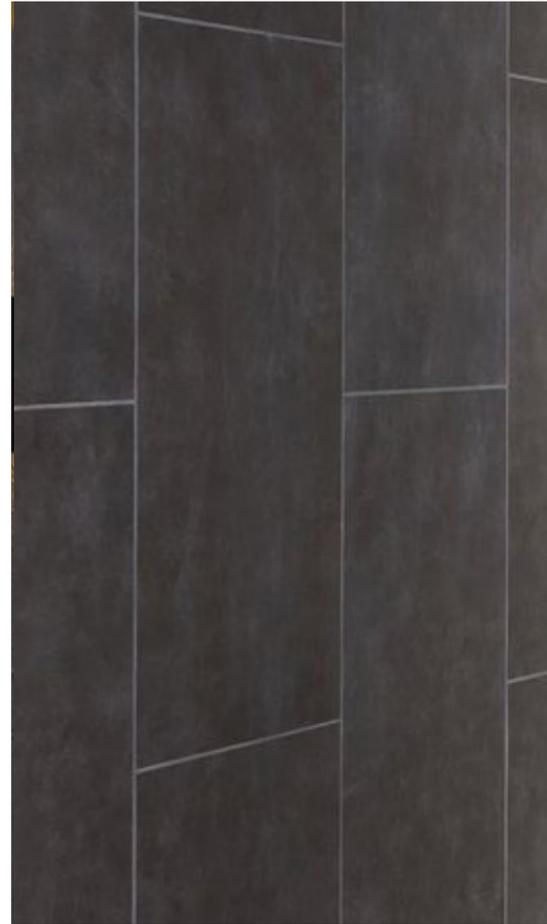
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EXISTING BLACK ALUMINUM
FRAMED IMPACT GLAZING



NEW BLACK TILE



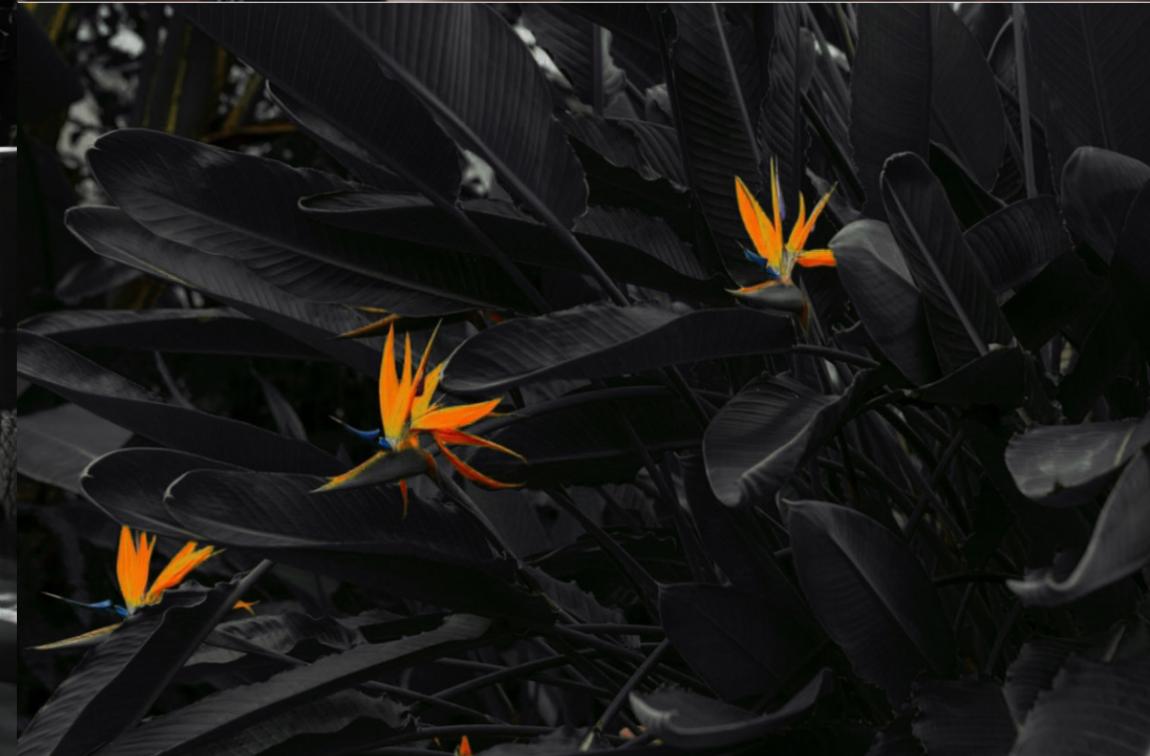
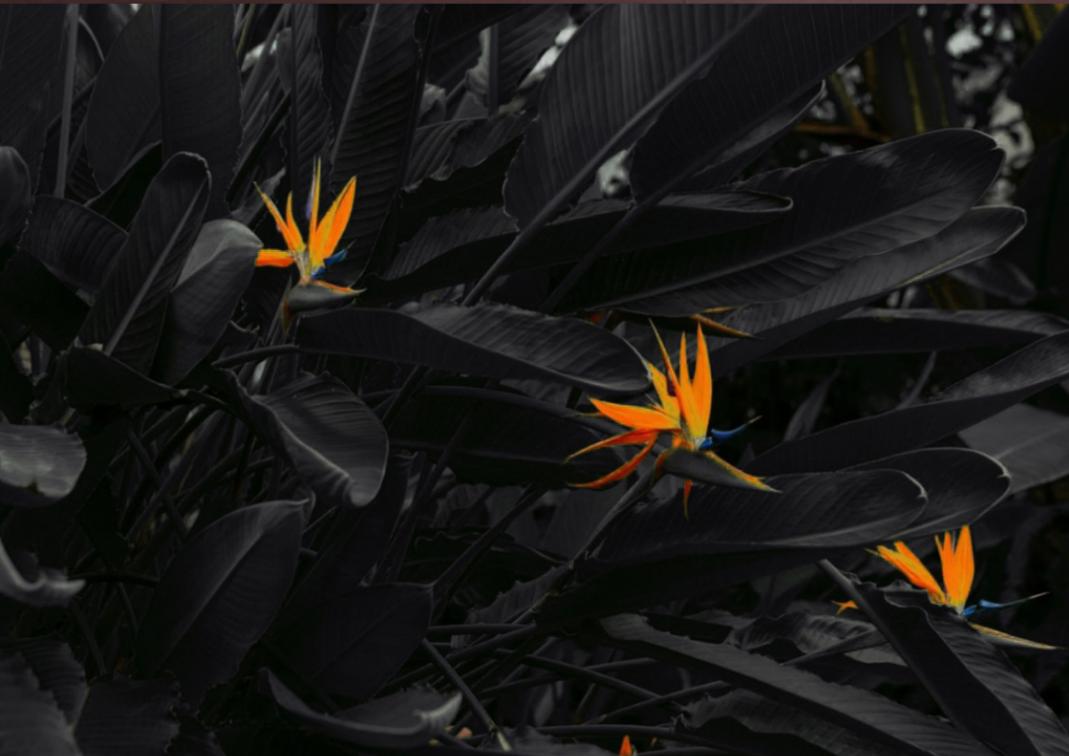
NEW LASER CUT WHITE POWDERCOATED ALUMINUM SCREENS



EXISTING OFF FORM
CONCRETE



BLACK BASALT
ASHLAR PATTERN PAVING



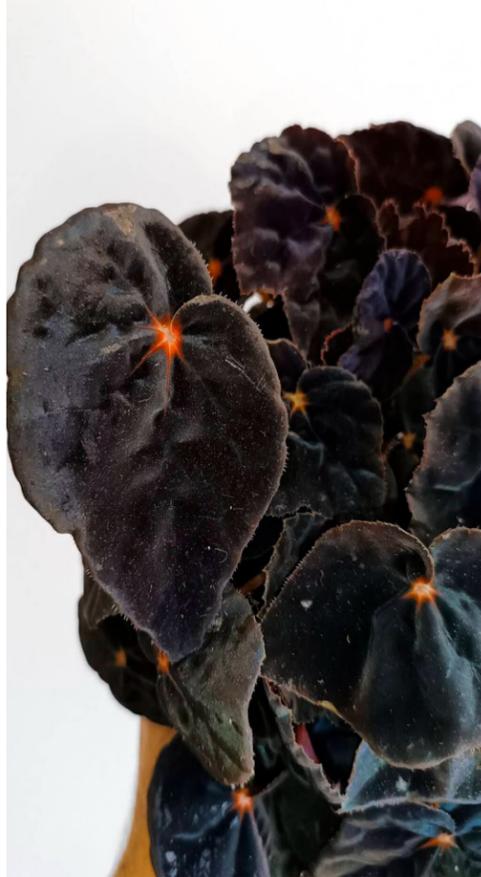
Landscape

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BLACK MAMBA BEGONIA
begonia 'black mamba'



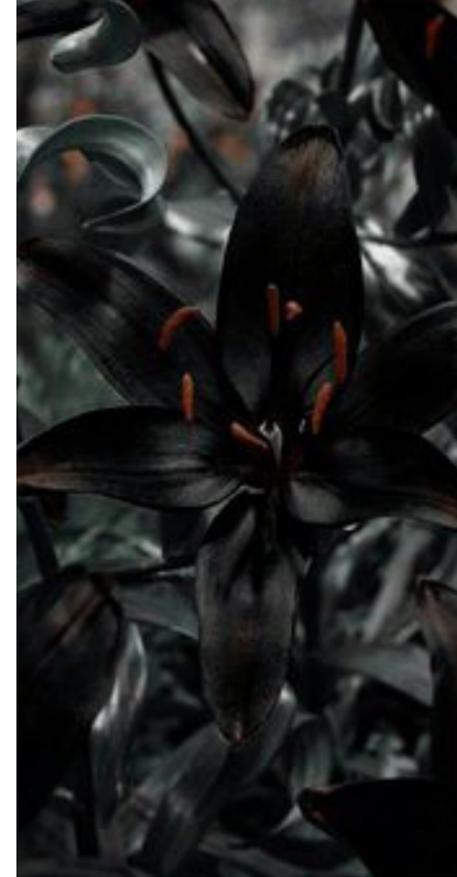
ALOCASIA BLACK MAGIC
alocasia esculent 'black magic'



BIRD OF PARADISE
strelitzia reginae



LUCKY ORANGE ORCHID
phalaenopsis lucky orange



LILY 'NIGHT RIDER'
Lilium asiatic



BLACK RAVEN ZZ PLANT
zamioculcas zamiifolia

PARKING LOT

LENOX AVENUE

8 STOREY OFFICE BUILDING
(3 LEVELS PARKING)

SERVICE YARD

CITY PARKING LOT



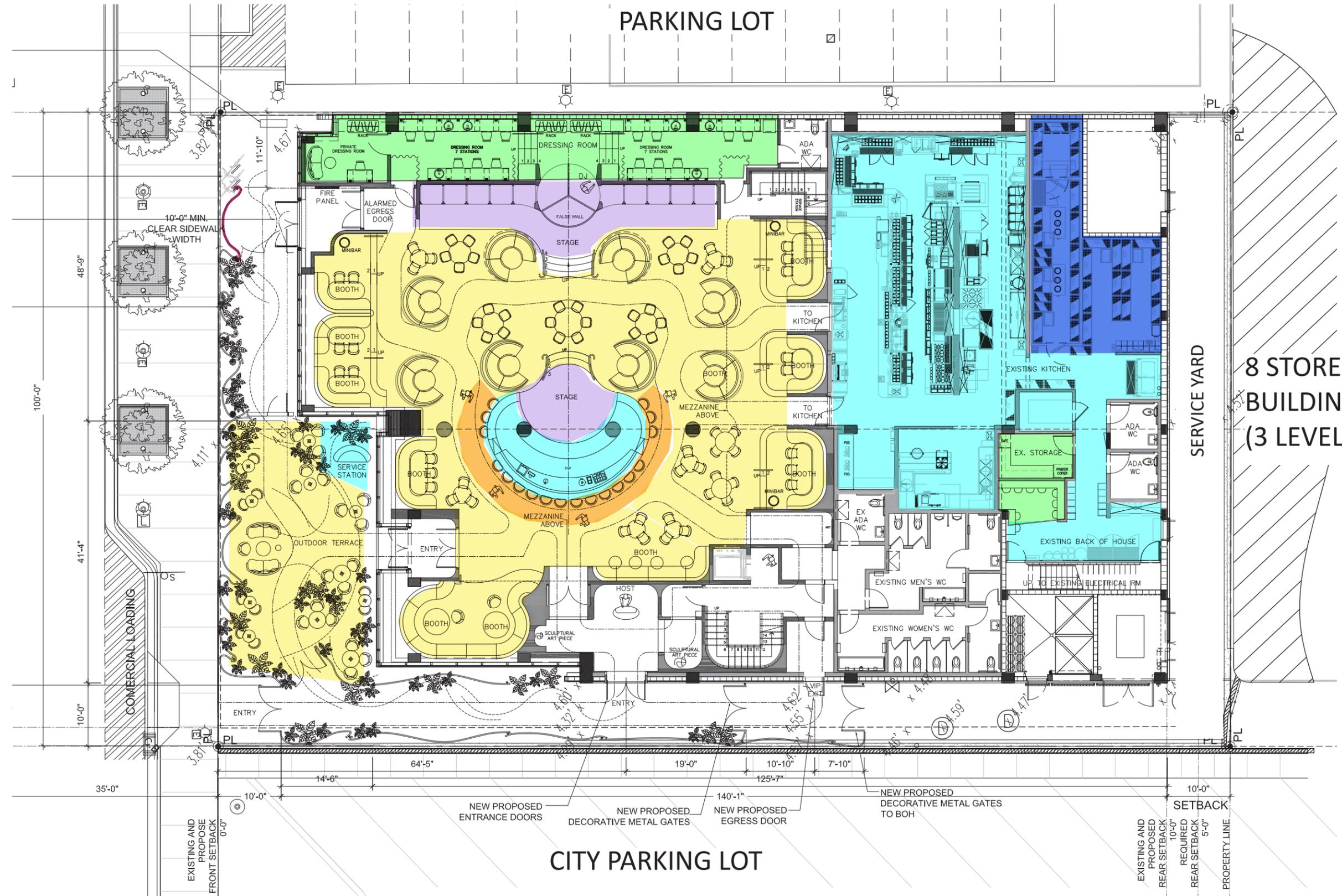
Proposed Ground Floor Plan

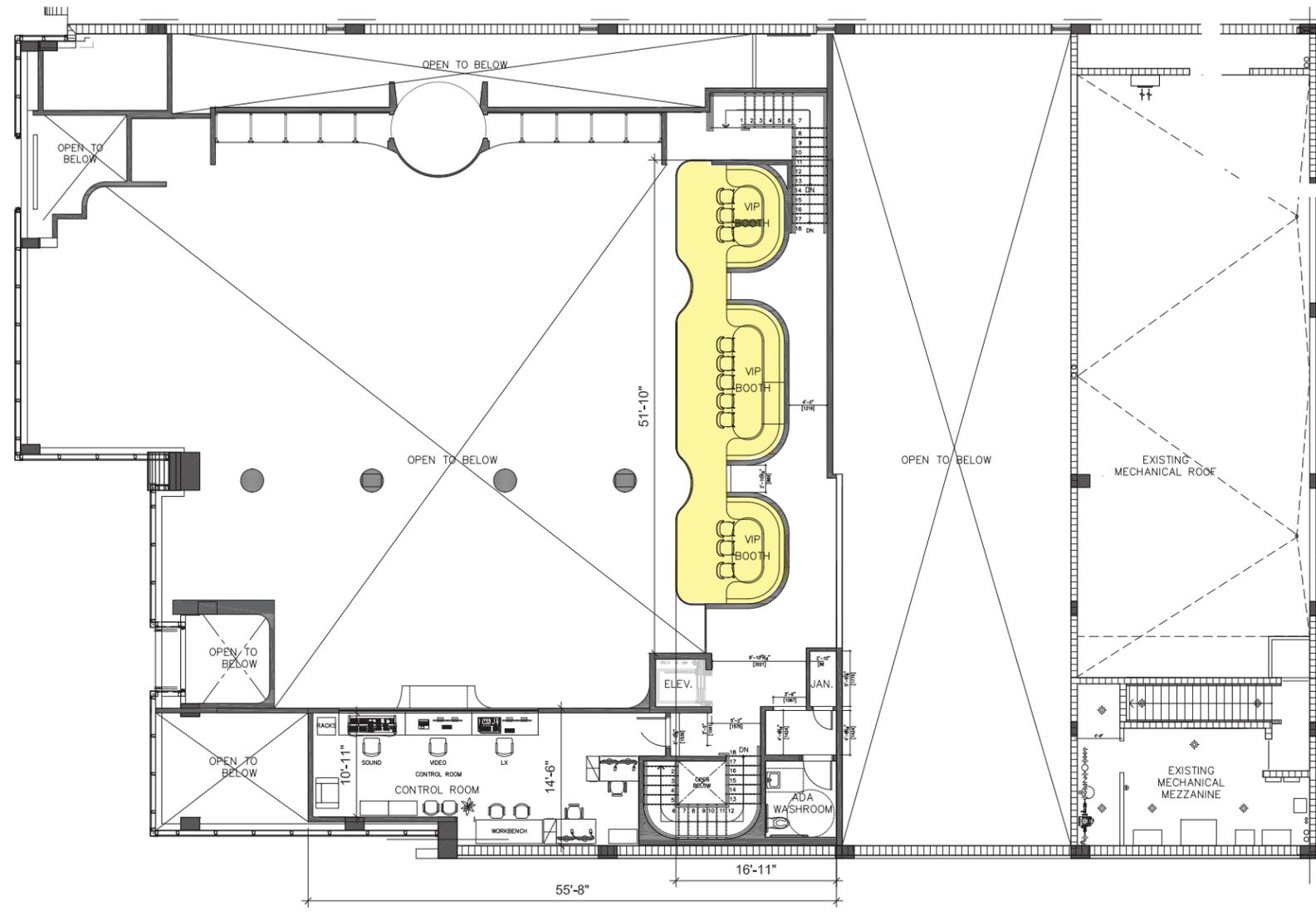
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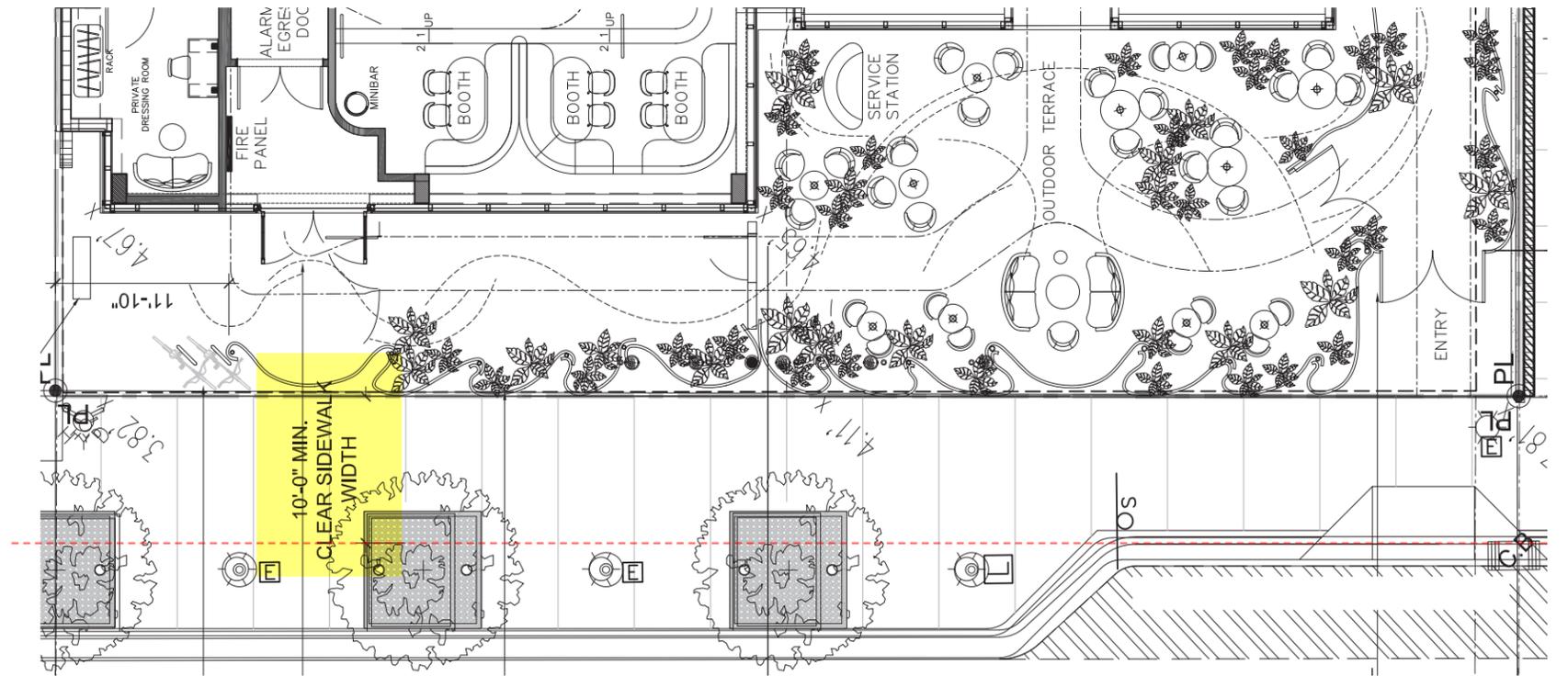
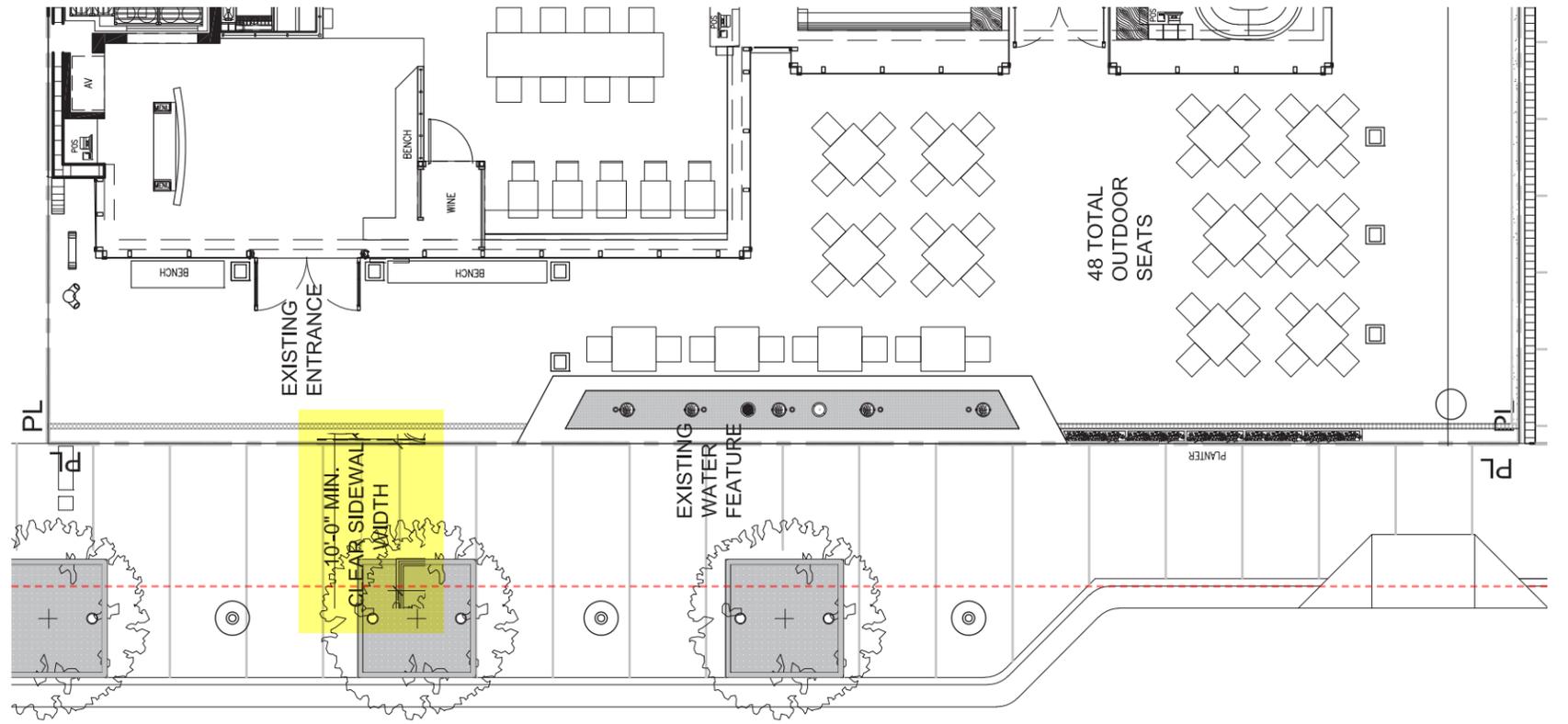
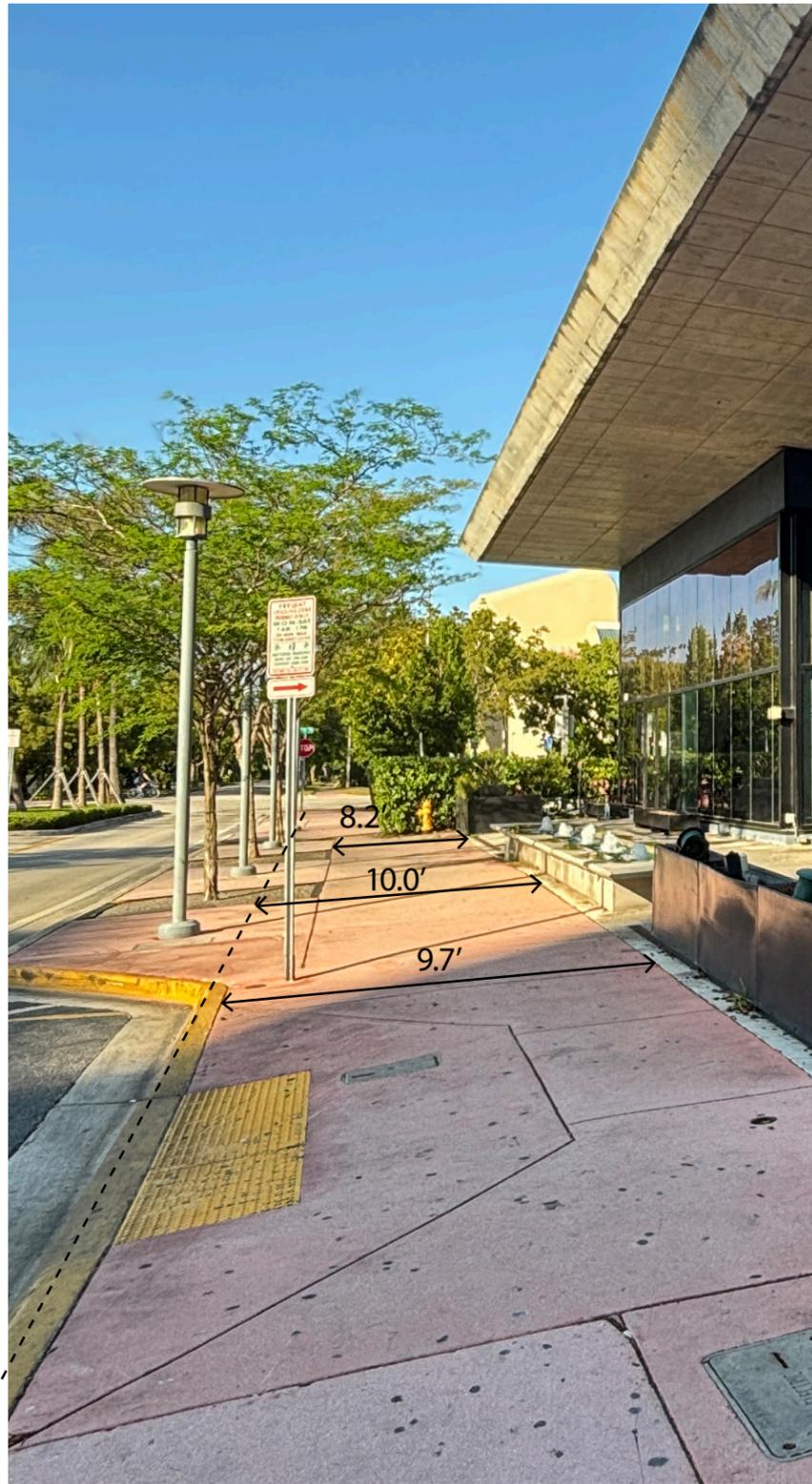
Proposed Mezzanine Plan

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Waiver clarification

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OCCUPANCY

PREVIOUSLY APPROVED YARDHOUSE

July 24, 2012, Planning Board Order File No.: 2069

Previously approved seat count: 403 seats (355 indoor, 48 outdoor)

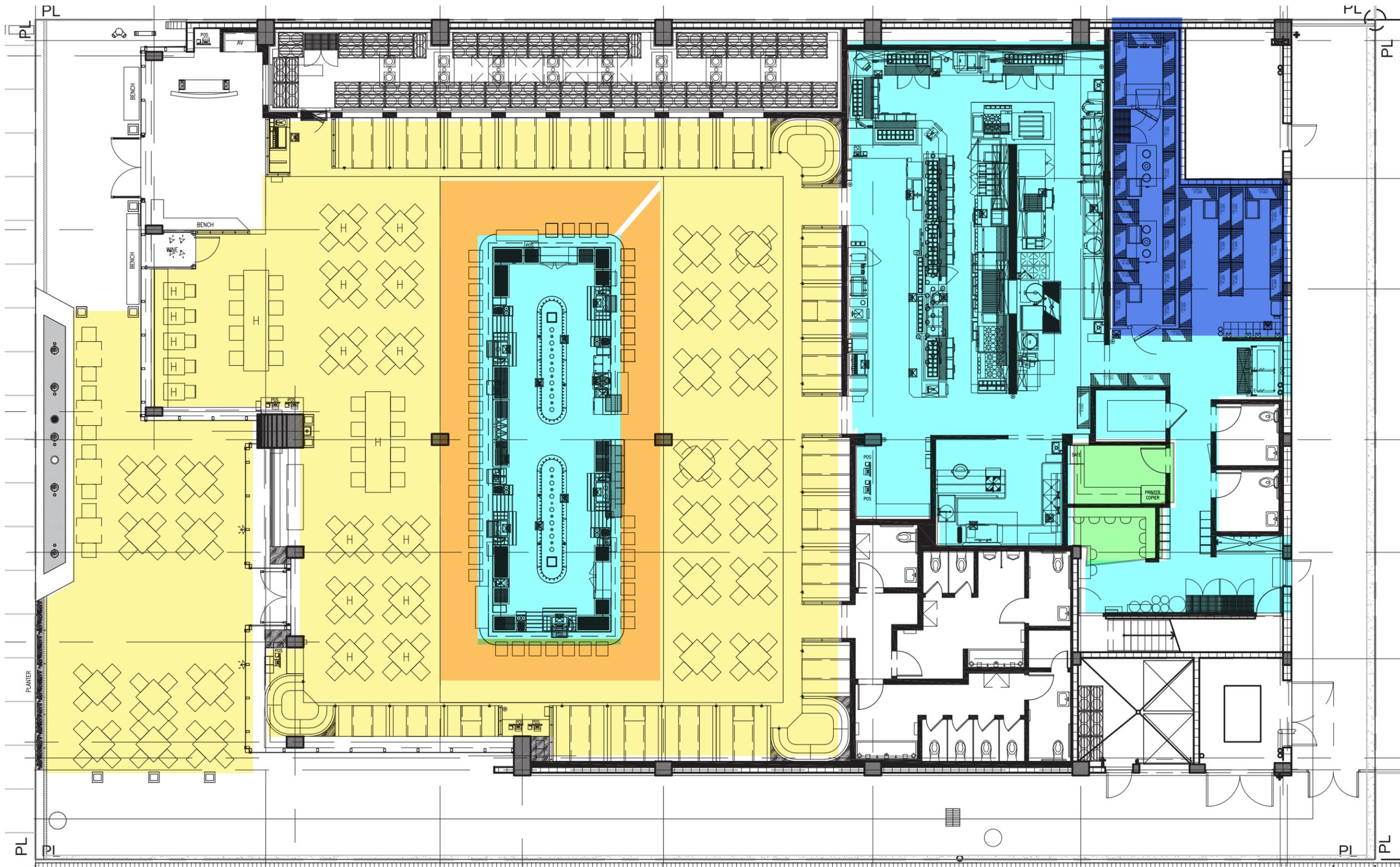
Previously approved occupancy, determined by Florida Fire Prevention Code: above 299

The application by Yard House USA, Inc. requesting Conditional Use approval pursuant to Sections 118-192 and 142-1362 of the City Code, to operate a restaurant selling alcohol with an approximate total of 403 seats - 355 indoors, and 48 outdoors - and an occupant content above 299 persons. There would be no dancing, or entertainment, and music would be played at background level only.

PROPOSED SEAT COUNT AND OCCUPANCY

Proposed seat count: 296 seats (263 indoor, 33 outdoor)

Proposed occupancy determined by Florida Fire Prevention Code: above 299 (approximately 566)



Previously approved Ground Floor Plan



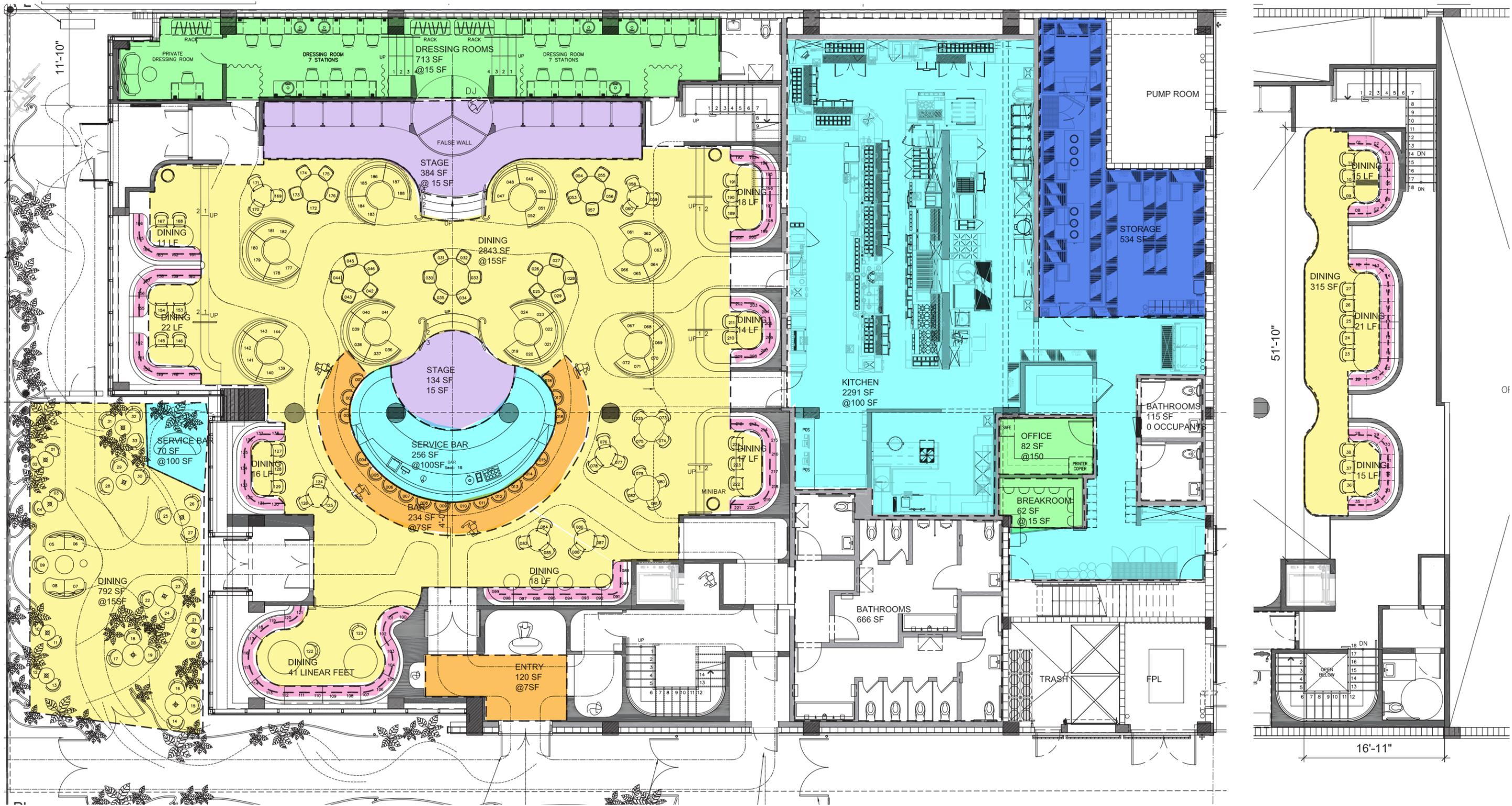
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Proposed Ground Floor and Mezzanine



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OCCUPANCY LOAD FACTOR CALCULATION TABLE

PER NFPA 101 2018 table 7.3.1.2

OCCUPANCY	USE	AREA	SF PER OCCUPANT	OCCUPANT LOAD	SEATS
INDOOR				101	
ENTRY	CONCENTRATED	120 S.F.	7	17	
INDOOR DINING	UNCONCENTRATED	2843 S.F.	15	189	207 (FBC BOOTHS, $\frac{1}{24}$ ")
INDOOR DINING	FIXED SEATS	157 L.F.	PER 18"	104	
BAR	CONCENTRATED	234 S.F.	7 NET	33	18
SERVICE BAR	KITCHEN	256 SF	100	2	
RESTROOMS		666 SF	0	0	
DRESSING ROOMS	(NO RELEVANT CATEGORY)	713 S.F.	15	47	
OFFICE	BUSINESS	82 S.F.	150	1	
STAGES	STAGE	518 S.F.	15	34	
LOCKERS/BREAK	(NO RELEVANT CATEGORY)	62 S.F.	15	4	
KITCHEN STORAGE	OTHER THAN MERCANTILE	534 S.F.	500	1	
KITCHEN	KITCHEN	2291 S.F.	100 GROSS	22	
2ND FLOOR DINING	UNCONCENTRATED	315 S.F.	15	21	38 (FBC BOOTHS, $\frac{1}{24}$ ")
2ND FLOOR DINING	FIXED SEATS	51 L.F.	PER 18"	34	
2ND FLOOR CONTROL RM	(NO RELEVANT CATEGORY)	444 SF	100	4	
			SUBTOTAL	513	263
OUTDOOR					
OUTDOOR DINING	ASSEMBLY UNCONCENTRATED	792 S.F.	15	52	33
SERVICE BAR	KITCHEN	70 S.F.	100	1	0
			SUBTOTAL	53	33
			TOTAL	566 OCCUPANTS	296 SEATS

HOURS OF OPERATION

PREVIOUSLY APPROVED YARDHOUSE HOURS OF OPERATION

July 24, 2012, Planning Board Order File No.: 2069

Indoor and Outdoor restaurant operating hours

Sunday - Thursday | 11:00am - 12:00am

Friday -Saturday | 11:00am - 2:00am

5. The hours of operations shall be as proposed by applicant, 11:00 AM through midnight, Sunday through Thursday; and 11:00 AM through 2:00 AM, Friday and Saturday.

PROPOSED HOURS OF OPERATION

Indoor restaurant operating hours

Sunday - Saturday | 11:00am - 2:00am

Outdoor hours

Sunday - Thursday | 11:00am - 12:00am

Friday -Saturday | 11:00am - 2:00am

QUEUING

PREVIOUSLY APPROVED YARDHOUSE

July 24, 2012, Planning Board Order File No.: 2069

6. Any queuing of patrons shall occur within the property only, as proposed by the applicant.
7. In the event there is queuing of people to gain entrance to the establishment, restaurant or security staff shall monitor the crowds to ensure that they do not interfere with the free-flow of pedestrians on the public sidewalk.

PROPOSED QUEUING

No queuing is anticipated. The performances at the restaurant are continuous throughout the evening, as such, table seating will also be continuous. The constant flow of table seating will prevent unnecessary queuing outside of the space. Nevertheless, if at any time outdoor queuing results, then same would occur within the property, along the south property line, surrounded by screening and landscape elements.