

data analysis

SITE PLAN INFORMATION

LAND USE DESIGNATION: CPS-1 (Residential-RP-S2)  
\*TOTAL SITE AREA: 61,630 sq.ft. (ONE OCEAN - South)  
25,750 sq.ft. (ONE OCEAN - North)  
BUILDING HEIGHT: 78'-0" (ONE OCEAN - South)  
78'-0" (ONE OCEAN - North)  
REQUIRED OPEN SPACE: 87380 sq.ft. x 65% = 56,767 sq.ft.  
PROVIDED OPEN SPACE: 33,889 sq.ft.

\*NOTE: ONE OCEAN - South (for lots 5 thru 13, including alley)  
ONE OCEAN - North (for lots 1 thru 3, and lot 17)

SETBACKS

REQUIRED PROVIDED  
front/side setback: 5'-0" pedestal/tower  
20'-0" above 40' in height  
rear setback: 3'-6" pedestal/tower  
side setback: 7'-6" sides setback  
front/side setback: 5'-0" pedestal/tower  
20'-0" above 40' in height  
rear setback: 23'-4" pedestal/tower  
side setback: 7'-6" sides setback

PARKING:

ONE OCEAN - SOUTH

REQUIRED  
Unit 2.2 spaces per unit  
2.2 x 35 = 77 parking spaces

Retail 2,290 sq. ft. / 300 = 8

Restaurant 1 space per 4 seats, or 8,880 sq. ft. / 100  
8,880 sq. ft. = 89 spaces  
174 parking spaces (77+8+ 89)

PROVIDED 174 parking spaces

TOTAL PROVIDED, NORTH AND SOUTH: 207 parking spaces

F.A.R.

Maximum/Allowable: 2.0 x Lot Area  
TOTAL MAXIMUM / ALLOWABLE; 87,380 sq.ft. x 2.0 = 174,760 sq.ft.

ONE OCEAN - SOUTH  
Actual / Provided F.A.R.

sub. lev. = 0 sq. ft.  
level 01 = 12,805 sq. ft.  
level 02 = 13,748 sq. ft.  
level 03 = 18,786 sq. ft.  
level 04 = 18,806 sq. ft.  
level 05 = 18,786 sq. ft.  
level 06 = 18,801 sq. ft.  
level 07 = 18,786 sq. ft.  
level 08 = 2,981 sq. ft.  
level 09 = 137 sq. ft.

F.A.R. 123,636 sq. ft.

development

level 0 = 0 units  
level 1 = 1 TH unit/comm.  
level 2 = 4 condo units  
level 3 = 6 condo units  
level 4 = 6 condo units  
level 5 = 6 condo units  
level 6 = 6 condo units  
level 7 = 6 condo units  
level 8 = 0  
level 9 = 0

total = 35 units

ONE OCEAN - NORTH  
Actual / Provided F.A.R.

level 01 = 4,910 sq. ft.  
level 02 = 7,105 sq. ft.  
level 03 = 7,105 sq. ft.  
level 04 = 7,105 sq. ft.  
level 05 = 7,105 sq. ft.  
level 06 = 7,105 sq. ft.  
level 07 = 7,105 sq. ft.  
level 08 = 1,577 sq. ft.

F.A.R. 49,117 sq. ft.

development

level 1 = 3 TH units  
level 2 = 2 condo units  
level 3 = 2 condo units  
level 4 = 2 condo units  
level 5 = 2 condo units  
level 6 = 2 condo units  
level 7 = 2 condo units  
level 8 = 0

total = 15 units

TOTAL F.A.R. = 172,753 sq. ft.

TOTAL = 50 UNITS

CODES USED

Construction of this building shall comply with:

The Florida Building Code: 2010 edition  
Florida Fire Prevention Code: 2010 edition  
The Life Safety Code, NFPA 101: 2009 edition  
The Fair Housing Act 1988, as amended  
The Florida Accessibility Code - Chapter 11, FBC 2010 edition  
Americans With Disabilities Act (ADA) 2012 edition & ANSI 117.1

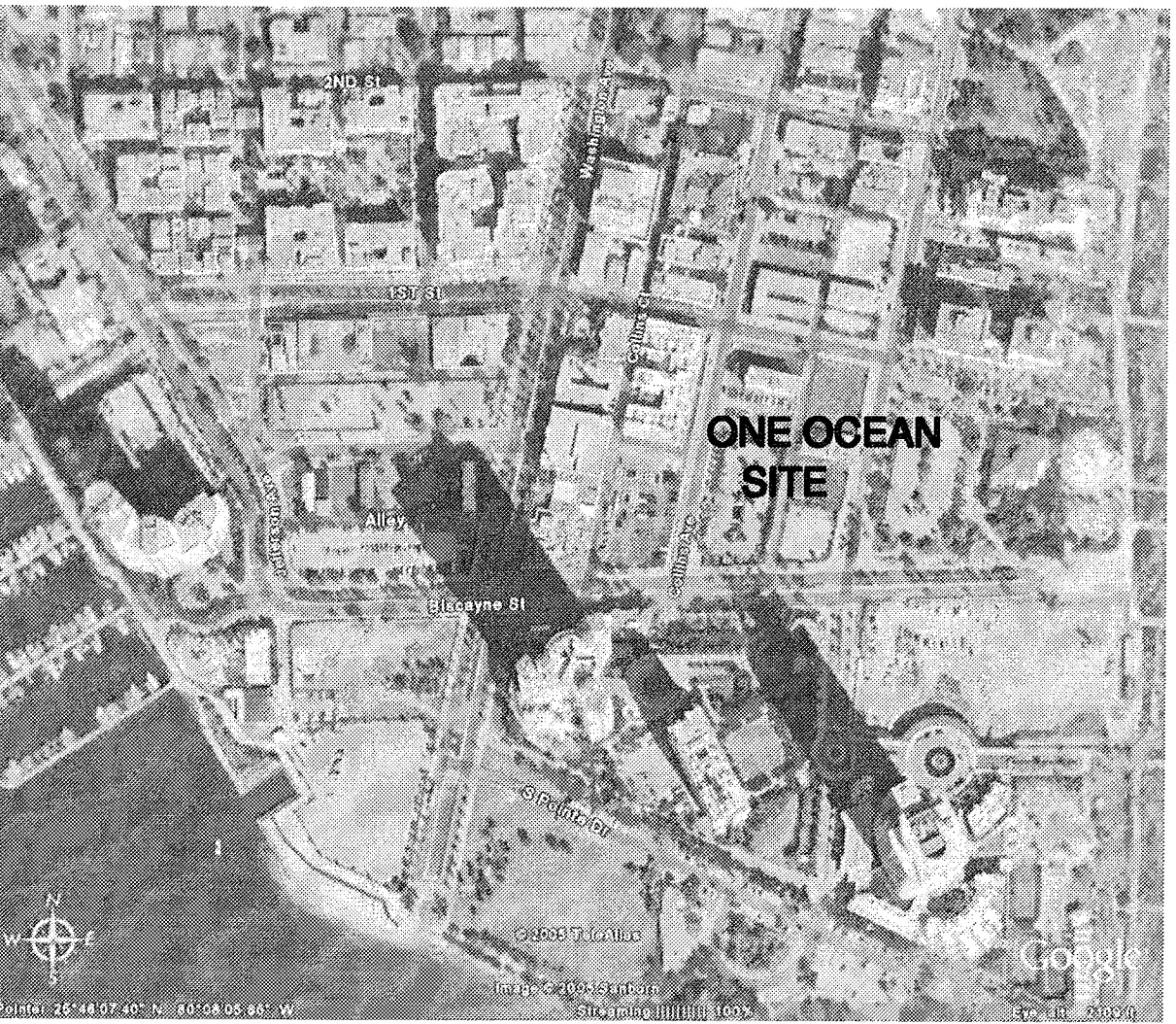
Should conflicts arise between codes the General Contractor shall comply with the most stringent requirement or shall receive written authorization from the Building Official for compliance.

LEGEND

AP ACCESS PANEL  
EP ELECTRICAL PANEL  
AFF ABOVE FINISHED FLOOR  
AFD ABOVE FINISHED DECK  
UON UNLESS OTHERWISE NOTED  
CLG CEILING  
TOW TOP OF WALL  
TOS TOP OF SLAB  
TOP TOP OF PARAPET  
BFE BASE FLOOD ELEVATION  
TOC TOP OF CURB  
FD FLOOR DRAIN  
RD ROOF DRAIN  
TYP TYPICAL  
SIM SIMILAR  
OPP HAND OPPOSITE HAND (REVERSE)  
HC HANDICAP  
WC WATER CLOSET  
LAV LAVATORY  
SH SHOWER  
FAR FLOOR AREA RATIO

General Notes:

- References to standards, codes, specifications, recommendations and regulations in these drawings shall mean the editions being enforced by the various agencies and governing bodies at the time of submission. Editions specifically called out in the documents, if not in conflict with the above, shall apply. If neither of the above conditions apply, the edition shall be the latest one published prior to the date on the Permit Issue.
- In cases of conflicts between the drawings and standards listed, or conflicts between standards, the more stringent requirements shall govern.
- In case of discrepancies, large scale drawings shall take precedence over small scale drawings and dimensions shall take precedence over any scale drawings.
- Any noted discrepancies between the drawings shall be promptly called to the attention of the Architect and no work so affected shall be undertaken in advance of the Architect's decision except at the Contractor's own risk.
- Where a material is indicated, it is intended that such material be used throughout entire length and height of walls, partitions, panels, windows, lights, areas, etc., or in detail in which it occurs for other similar locations throughout building, unless another material is indicated.
- Wherever any item, device or part of equipment is referred to in the Drawings in singular number, as many items, devices, parts as are required for complete installation shall be installed.
- Where typical or representative detail is shown on plans, this detail shall constitute the standard in workmanship and materials throughout corresponding parts of building and site, and where necessary, Contractors shall be required to adopt such detail for use in said corresponding parts of building or site; said adoption, however, shall be subject to Architect's approval.
- All indications or notations which apply to one or a number of similar situations, materials or processes shall be deemed to apply to all such situations, materials or processes wherever they appear in the Work, unless otherwise indicated in the drawings.
- All manufactured articles, materials and equipment shall be applied, installed, connected, erected, used, cleaned, and conditioned in accordance with the manufacturer's written or printed directions and instructions unless otherwise indicated in the drawings.
- Fire extinguishers shall be provided in all public spaces. In garage areas Fire extinguishers shall be provided every 75'. In public spaces within the building one (1) fire extinguisher shall be provided for every 2500 square feet of floor area, minimum.
- No responsibility, either direct, or implied, is assumed by Architect or Owner for omissions or duplications by Contractor or Subcontractors, due to real or alleged error in arrangement of matter in the Drawings.
- The Contractor shall carefully study and compare the Drawings with each other and with information furnished by the Owner and shall at once report to the Architect, errors, inconsistencies or omissions discovered.
- The Contractor shall take field measurements and verify field conditions and shall carefully compare such field measurements and conditions and other information known to the Contractor with the Drawings before commencing activities. Errors, inconsistencies or omissions discovered shall be reported to the Architect at once.
- The Contractor shall be responsible for verifying that all caulking compounds and releasing agents used are compatible.
- The Contractor shall be responsible to the Owner for acts and omissions of the Contractor's employees, Subcontractors and their agents and employees, and other persons performing portions of the Work under a contract with the Contractor.
- The Contractor shall be responsible for inspection of portions of Work already performed under this Contract to determine that such portions are in proper condition to receive subsequent Work.
- The Contractor shall coordinate the work of all Subcontractors, material suppliers and mechanics, and shall be responsible for the proper fitting of all Work. He shall do and be responsible for the correct laying out of the Work as per Drawings and written instruction of the Architect, including all necessary leveling and checking. He shall establish grades and bench marks, and shall lay out all portion lines and other significant reference lines or points which will enable all trades to accurately place their boxes, openings, sleeves, conduits, hangers, inserts and other devices.
- The General contractor shall have the final responsibility to Architect and Owner for coordination and complete execution of the Work according to Contract Documents. Subcontractors who start and continue their work are accepting the preparatory work others and cannot later claim that such work was unsatisfactory as a base or preparation. No work to be started until all necessary corrections are completed.
- After the Contract has been executed, the Owner and the Architect will consider a formal request for the substitution of products in place of those specified only under the conditions set forth below:  
a) The Contractor shall personally investigate the proposed substitute product and determine that it is equal or superior in all respects to that specified;  
b) The Contractor will provide the same warranty for the substitution that the Contractor would for that specified;  
c) The Contractor shall certify the cost data presented is complete and includes all related costs under this Contract including the Architect's redesign costs, and waives all claims for additional costs related to the substitution which subsequently become apparent.  
d) The Contractor will coordinate the installation of the accepted substitute, making such changes as may be required for the be complete in all respects.
- General Contractor shall provide a Certificate of Protective Treatment for prevention of termites per the requirements of FBC section 104.2.6. Such treatment shall comply with all applicable requirements as described in FBC section 1816.1.



location map

n.t.s.

SYMBOLS LEGEND

- STUD PARTITION
- FIRE RATED STUD PARTITION
- CONCRETE WALL
- CONCRETE BLOCK WALL
- CONCRETE BLOCK WALL 1 HOUR FIRE RATED
- CONCRETE BLOCK WALL 2 HOUR FIRE RATED
- CONCRETE BLOCK WALL 4 HOUR FIRE RATED
- STEEL
- PLYWOOD
- FIBERGLASS BATT INSULATION
- RIGID DENSE FOAM W/ MESH & STUCCO FINISH - MOULDING CORNICES, ETC...
- REINF. CONCRETE
- CLEAN COMPACTED FILL
- LOOSE FILL OR SOIL
- WALL MOUNTED FIRE EXTINGUISHER (see 1/8" scale drawings)
- RECESSED FIRE EXTINGUISHER CABINET (see 1/8" scale drawings)
- WINDOW, SLIDING GLASS DOOR & STOREFRONT DETAIL
- DETAIL NUMBER
- SHEET No. DETAIL IS DRAWN ON
- DETAIL TITLE SCALE
- DETAIL NUMBER
- SHEET No. DETAIL IS DRAWN ON
- SECTION TITLE SCALE
- DETAIL NUMBER
- SHEET No. SECTION IS DRAWN ON
- FLOOR DOOR #
- DOOR DESIGNATION CORE AND UNITS
- DOOR DESIGNATION PUBLIC SPACES
- WINDOW DESIGNATION
- BALCONY DIVIDER DESIGNATION
- SLIDING GLASS DOOR DESIGNATION
- STOREFRONT DESIGNATION
- ROOM NUMBER
- WALL TYPE DESIGNATION ON PLANS (REFER TO DWG. A.801)
- CEILING HEIGHTS

UNIT MATRIX

| CONSTRUCTION LEVEL | UNIT LINE NUMBER                 |   |    |       |           |                |       |           |   |  | HEIGHT    |
|--------------------|----------------------------------|---|----|-------|-----------|----------------|-------|-----------|---|--|-----------|
|                    | SOUTH BUILDING                   |   |    |       |           | NORTH BUILDING |       |           |   |  |           |
|                    | 1                                | 2 | 3  | 4     | 5         | 6              | 7     | 8         | 9 |  |           |
| UPPER ROOF         |                                  |   |    |       |           |                |       |           |   |  |           |
| ROOF TERRACE       |                                  |   |    |       |           |                |       |           |   |  |           |
| 7                  | A                                | D | C  | C rev | D rev     | B              | A     | A rev     |   |  | 12        |
| 6                  | A                                | D | C  | C rev | D rev     | B              | C     | B rev     |   |  | 9.958     |
| 5                  | A                                | D | C  | C rev | D rev     | B              | A     | A rev     |   |  | 9.958     |
| 4                  | A                                | D | C  | C rev | D rev     | B              | B     | C rev mod |   |  | 9.958     |
| 3                  | A                                | D | C  | C rev | D rev     | B              | A     | A rev     |   |  | 9.958     |
| 2                  |                                  |   | C2 | C rev | D rev mod | B mod          | D     | D rev mod |   |  | 9.958     |
| 1                  | RETAIL, LOBBY, FITNESS, SPA, BOH |   |    |       |           | TH-1N          | TH-2N | TH-3N     |   |  | 16.208    |
| 0                  | SUBTERRANEAN PARKING GARAGE      |   |    |       |           |                |       |           |   |  |           |
|                    |                                  |   |    |       |           |                |       |           |   |  | 77.998    |
|                    |                                  |   |    |       |           |                |       |           |   |  | 6.88      |
|                    |                                  |   |    |       |           |                |       |           |   |  | 84.878    |
|                    |                                  |   |    |       |           |                |       |           |   |  | NGVD-AMSL |
|                    |                                  |   |    |       |           |                |       |           |   |  | AMSL      |

UNIT AREA MATRIX

| CONSTRUCTION LEVEL | UNIT AREA                        |           |            |           |           |            |           |           |            |           |           |            |           |           |            |           |           |            |                |           |            | HEIGHT    |           |            |           |           |            |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--------------------|----------------------------------|-----------|------------|-----------|-----------|------------|-----------|-----------|------------|-----------|-----------|------------|-----------|-----------|------------|-----------|-----------|------------|----------------|-----------|------------|-----------|-----------|------------|-----------|-----------|------------|--------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|                    | LINE 1                           |           |            | LINE 2    |           |            | LINE 3    |           |            | LINE 4    |           |            | LINE 5    |           |            | LINE 6    |           |            | NORTH BUILDING |           |            |           |           |            |           |           |            |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| UPPER ROOF         | UNIT TYPE                        | UNIT AREA | BALC. AREA | UNIT TYPE | UNIT AREA | BALC. AREA | UNIT TYPE | UNIT AREA | BALC. AREA | UNIT TYPE | UNIT AREA | BALC. AREA | UNIT TYPE | UNIT AREA | BALC. AREA | UNIT TYPE | UNIT AREA | BALC. AREA | UNIT TYPE      | UNIT AREA | BALC. AREA | UNIT TYPE | UNIT AREA | BALC. AREA | UNIT TYPE | UNIT AREA | BALC. AREA |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| ROOF TERRACE       |                                  |           |            |           |           |            |           |           |            |           |           |            |           |           |            |           |           |            |                |           |            |           |           |            |           |           |            |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 7                  | A                                | 3,534     | 938        | D         | 2125      | 255        | C         | 2,751     | 213        | C rev     | 2,751     | 213        | D rev     | 2,122     | 255        | B         | 3,316     | 938        | A              | 3,206     | 624        | A rev     | 3,206     | 3002       |           |           |            |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 6                  | A                                | 3,534     | 968        | D         | 2067      | 304        | C         | 2,678     | 235        | C rev     | 2,860     | 166        | D rev     | 2,183     | 201        | B         | 3,316     | 896        | C              | 3,329     | 593        | B rev     | 3,133     | 2937       |           |           | 12         |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 5                  | A                                | 3,534     | 938        | D         | 2125      | 255        | C         | 2,751     | 213        | C rev     | 2,751     | 213        | D rev     | 2,122     | 255        | B         | 3,316     | 938        | A              | 3,206     | 624        | A rev     | 3,206     | 3002       |           |           | 9.958      |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 4                  | A                                | 3,534     | 856        | D         | 2190      | 201        | C         | 2,880     | 166        | C rev     | 2,678     | 235        | D rev     | 2,060     | 304        | B         | 3,316     | 968        | B              | 3,133     | 624        | C rev mod | 3,329     | 3128       |           |           | 9.958      |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 3                  | A                                | 3,534     | 856        | D         | 2190      | 201        | C         | 2,880     | 166        | C rev     | 2,751     | 213        | D rev     | 2,060     | 304        | B         | 3,316     | 968        | B              | 3,133     | 624        | C rev mod | 3,329     | 3128       |           |           | 9.958      |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 2                  |                                  |           |            |           |           |            |           |           |            |           |           |            |           |           |            |           |           |            |                |           |            |           |           |            |           |           |            |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 1                  |                                  |           |            |           |           |            |           |           |            |           |           |            |           |           |            |           |           |            |                |           |            |           |           |            |           |           |            |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 0                  |                                  |           |            |           |           |            |           |           |            |           |           |            |           |           |            |           |           |            |                |           |            |           |           |            |           |           |            |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                    | RETAIL, LOBBY, FITNESS, SPA, BOH |           |            |           |           |            |           |           |            |           |           |            |           |           |            | TH-1S     | 1,145     | 1,141      | TH-1N          | 1,249     | 2,532      | TH-2N     | 889       | 810        | TH-3N     | 1746      | 1601       | 16,208 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                    | SUBTERRANEAN PARKING GARAGE      |           |            |           |           |            |           |           |            |           |           |            |           |           |            |           |           |            |                |           |            |           |           |            |           |           |            |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL UNITS        | 17,670                           |           | 4,638      | 10,632    |           | 1,270      | 13,791    |           | 1,040      | 13,791    |           | 1,040      | 10,529    |           | 1,271      | 16,475    |           | 5,141      | 16,080         |           | 3,089      | 16,080    |           | 15,071     | 1,746     |           | 1,601      |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL AREAS        |                                  |           |            |           |           |            |           |           |            |           |           |            |           |           |            |           |           |            |                |           |            |           |           |            |           |           |            |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |



FAR floor plan - level 0 (garage)



FAR floor plan - level 0 (garage)

FAR (shaded area) 0 sq. ft.

subterranean garage level 00 elev. = -14'-0" (elev. 0'-0" = +6.88' N.G.V.D.)

The Sieger Suarez Architectural Partnership  
14121 Southwest 119 Avenue, Miami, Florida, 33186, 305/274-2702.

NORTH  
3/32"

Firm: # A4128  
Charles M. Sieger, F.A.I.A.  
Lic. # AR5782  
José J. Suarez, A.I.A.  
Lic. # AR1005

Revision  
07/30/2013  
Construction Issue Date  
As Built Date  
BID SET  
07.01.2013  
New Date  
04.30.2013  
BUILDING PERMIT  
JSP Number:  
A1202  
Sheet Number:  
A11.01

City of Miami Beach  
Fire Prevention Division  
PLANS APPROVED

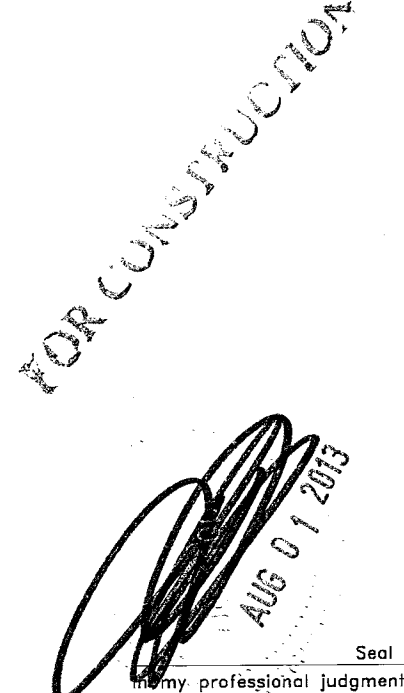


FOR CONSTRUCTION

See  
in professional judgment  
and to the best of my  
knowledge and belief, these  
plans and specifications  
comply with the applicable  
building codes and fire safety  
codes, as amended by  
statute, for the jurisdiction in  
which the structure contained  
in these documents shall be  
constructed.

New Sheet  
A11.01





Revision **1** Addendums.  
07/30/2013

**BID SET 07.01.2013**

BUILDING PERMIT 04.30.2013

Job Number.  
**A1202**

Sheet Number.

Now check 

A 11 02

ATT.02

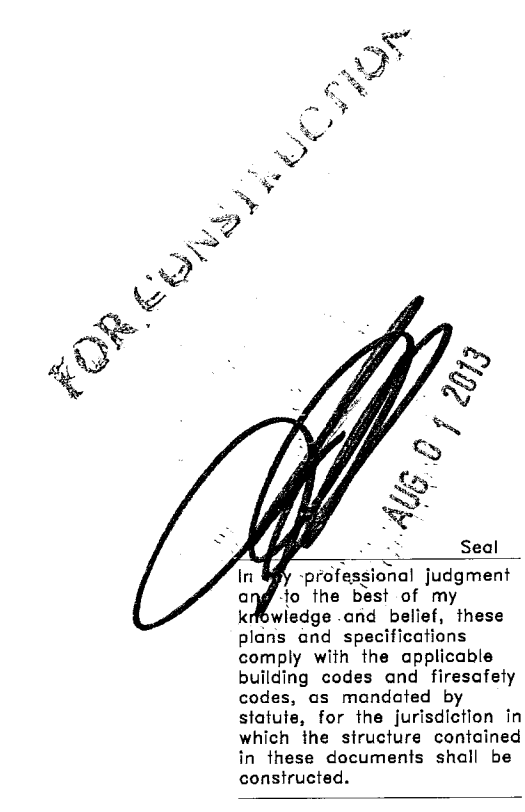
doi:10.1371/journal.pone.0142000.g002

New Sheet

Sheet Number.

A11.02





New Sheet

Sheet Number.

A11.03

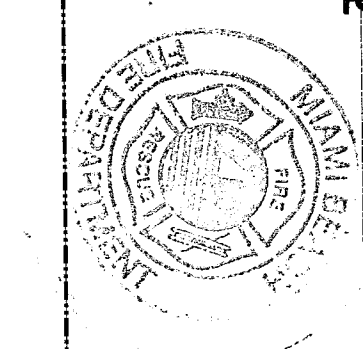




FAR floor plan - level 3

FAR (shaded area) 25,891 sq. ft.

level 03 elev. = +26'-2" = (elev. 0'-0" = +6.88' N.G.V.D.)



City of Miami Beach  
Fire Prevention Division  
PLANS APPROVED

FOR CONSTRUCTION

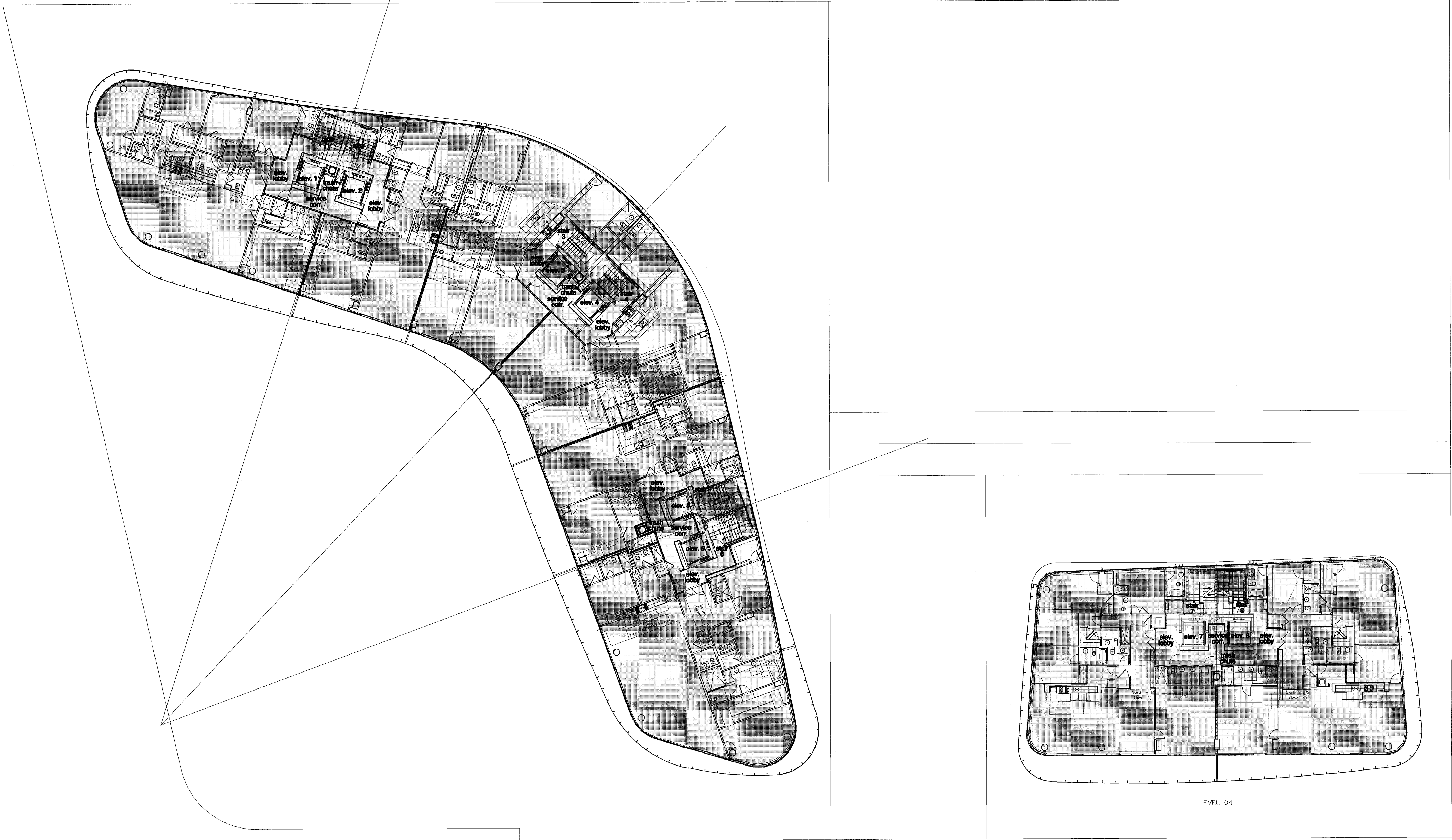
Aug 01 2013

Revision 07/30/2013

BID SET 07.01.2013  
BUILDING PERMIT 04.30.2013  
A1202

NORTH  
1/16"





FAR floor plan - level 4

FAR (shaded area) 25,9111 sq. ft.

level 04 elev. = +36'-1 1/2" = ( elev. 0'-0" = +6.88' N.G.V.D.)

City of Miami Beach  
Fire Prevention Division  
PLANS APPROVED



FOR CONSTRUCTION

Aug 01 2013

In my professional judgment and to the best of my knowledge and belief, these plans and specifications comply with the applicable building codes and fire safety statutes, for the jurisdiction in which the structure contained in these documents shall be constructed.

NORTH



1/16"

Revision 07/30/2013

Construction Issue Date

As Built Date

Bid Date

07.01.2013

Issue Date

04.30.2013

Job Number

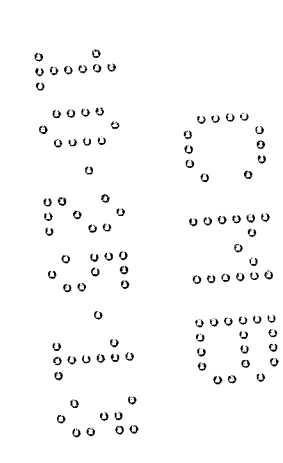
A1202

Sheet Number

Firm  
Lic. # A4128  
Charles M. Sieger, F.A.I.A.  
Lic. # A85782  
José J. Suarez, A.I.A.  
Lic. # A811005

New Sheet

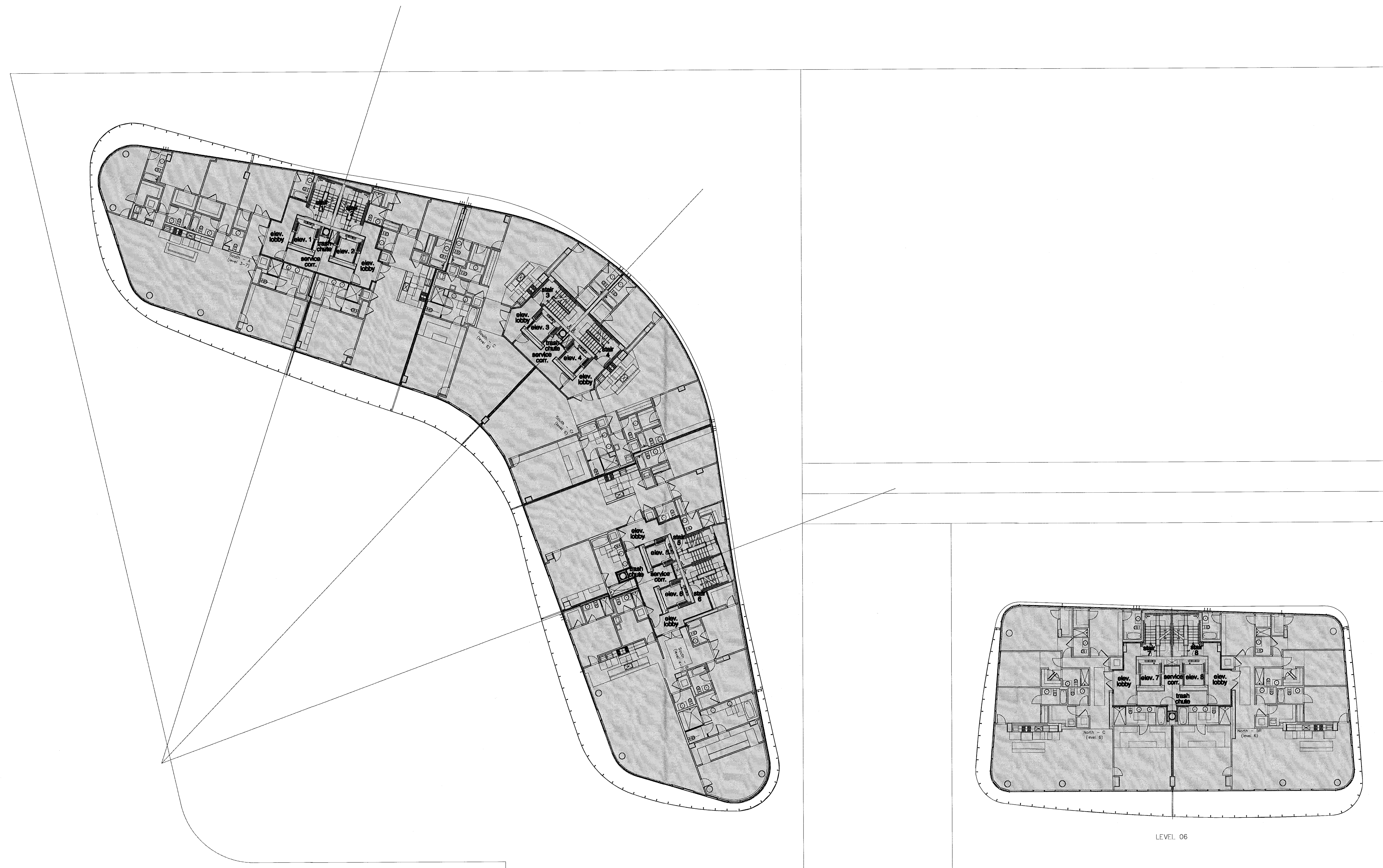


The seal of the Miami Beach Fire Department is a circular emblem. It features a central shield with a fire hydrant and a Maltese cross. The words "FIRE DEPARTMENT" are written around the top inner edge, and "MIAMI BEACH" is written around the bottom inner edge. The words "FIRE" and "DEPARTMENT" are also written on the left and right sides of the shield respectively.

New Sheet

A11.06

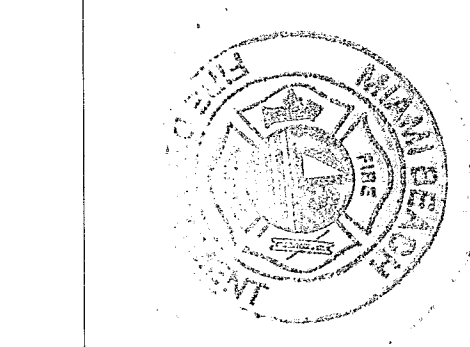




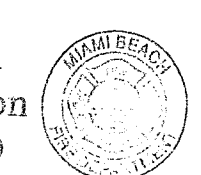
FAR floor plan - level 6

FAR (shaded area) 25,906 sq. ft.

level 06 elev. = +56'-1/2" = ( elev. 0'-0" = +6.88' N.G.V.D.)



City of Miami Beach  
Fire Prevention Division  
PLANS APPROVED



FOR CONSTRUCTION

Seal  
In my professional judgment  
and to the best of my  
knowledge and belief, these  
plans and specifications  
comply with the applicable  
building codes and fire safety  
codes, as amended by  
ordinance, for the jurisdiction in  
which the structure contained  
in these documents shall be  
constructed.

Revision 1  
07/30/2013  
Construction Issue Date

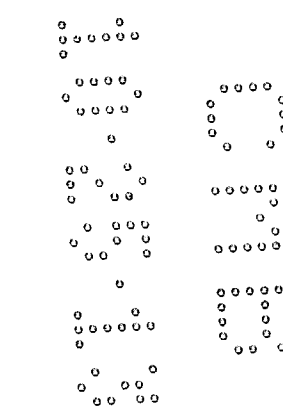
BID SET 07.01.2013  
BUILDING PERMIT 04.30.2013  
Sheet Number: A1202

NORTH  
1/16"

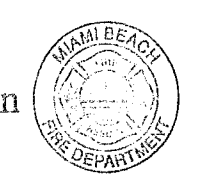
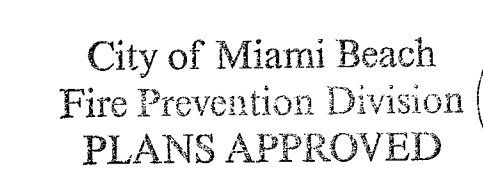
Firm  
Lic. # A4128  
Charles M. Sieger, F.A.I.A.  
Lic. # AR5192  
José J. Suarez, A.I.A.  
Lic. # AR11005

New Sheet  
A11.07





Seal  
In my professional judgment  
and to the best of my  
knowledge and belief, these  
plans and specifications  
comply with the applicable  
building codes and fire(safe)  
codes, as mandated by  
statute, for the jurisdiction  
in which the structure contains  
in these documents shall be  
constructed.

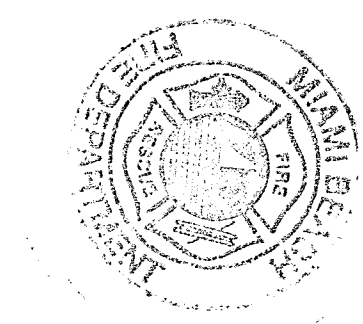
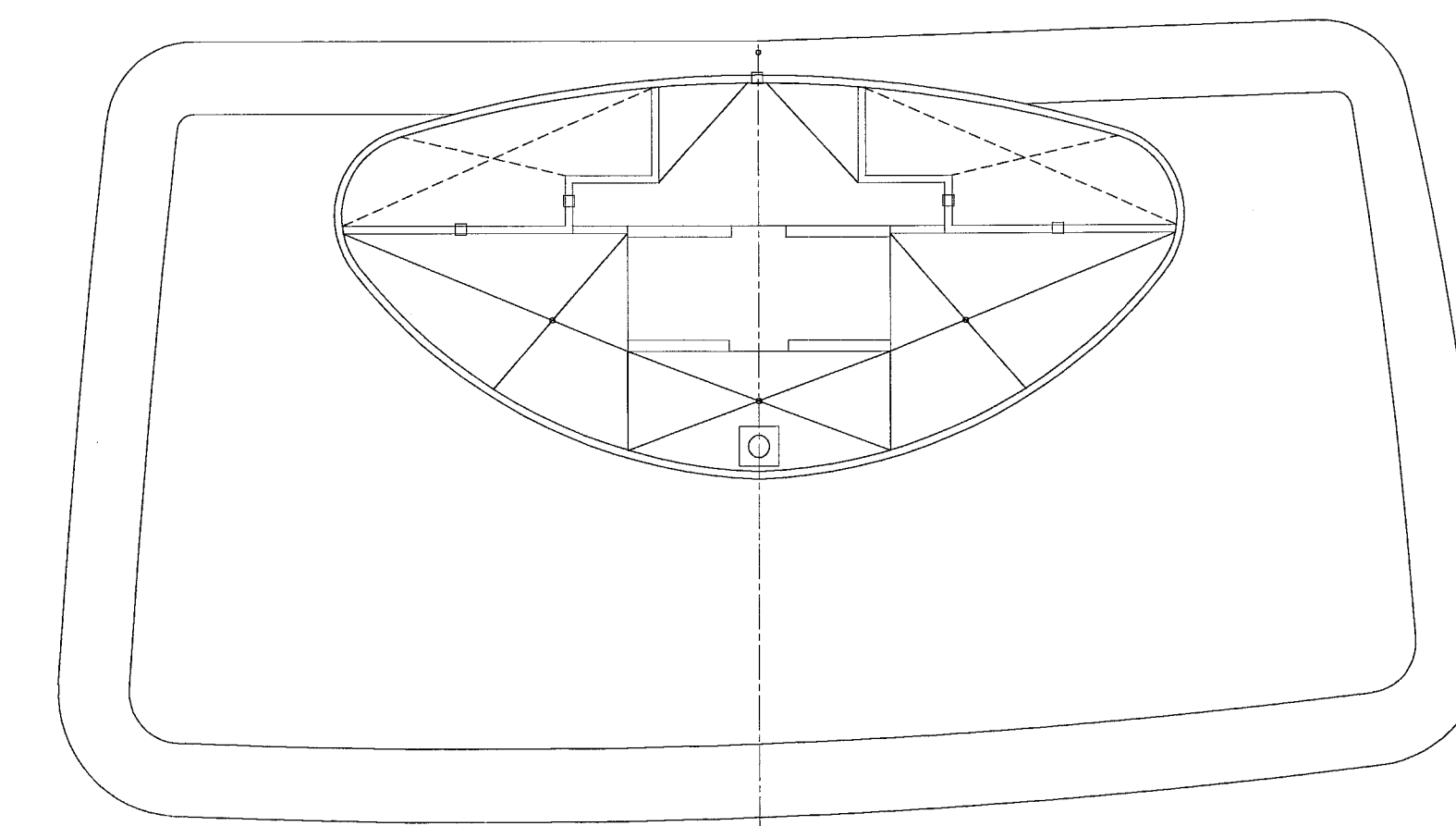
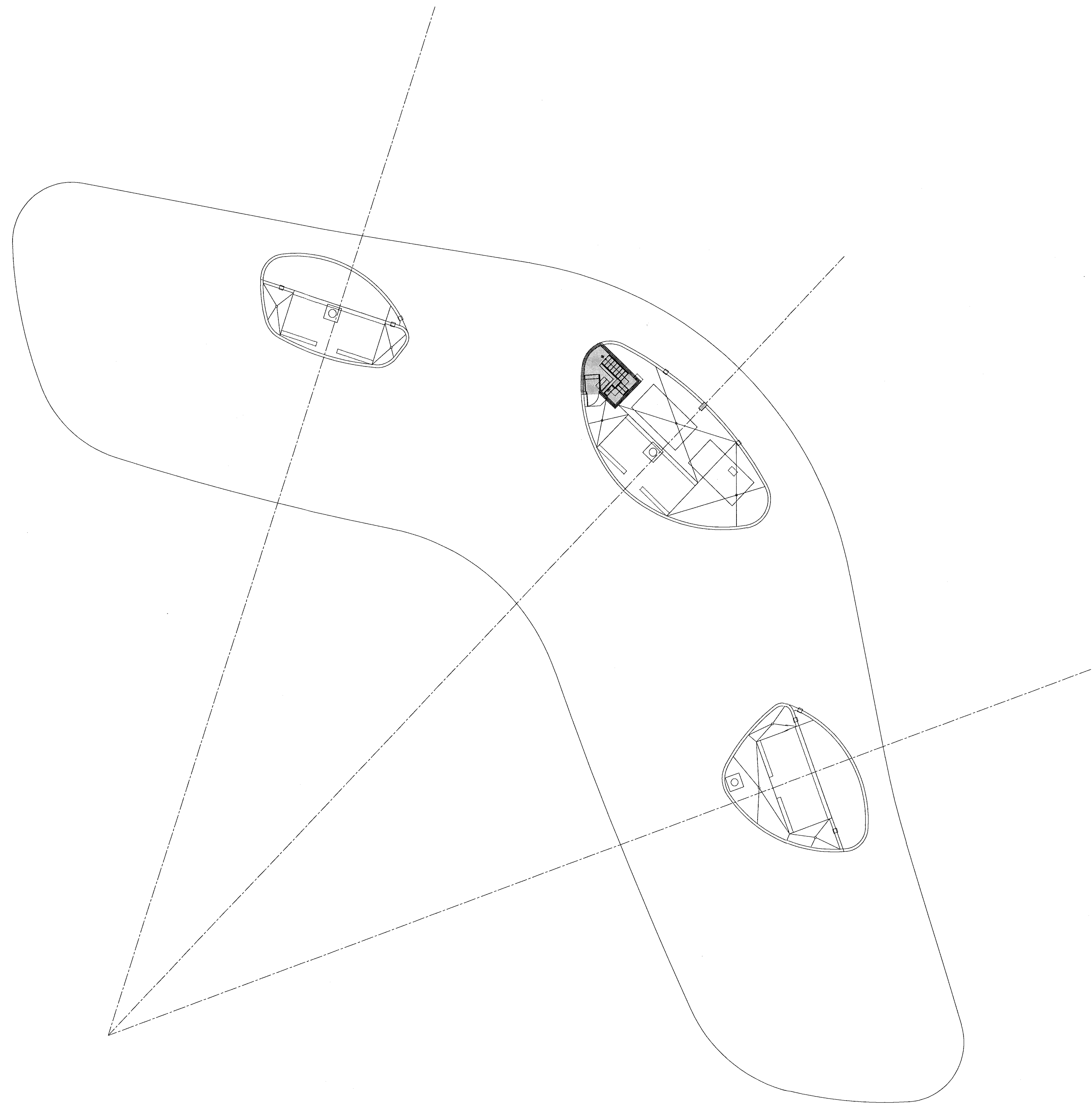


1 **New Sheet** **A11.08**









City of Miami Beach  
Fire Prevention Division  
PLANS APPROVED



FOR CONSTRUCTION

  
AUG 01 2013  
Seal

In my professional judgment and to the best of my knowledge and belief, these plans and specifications comply with the applicable building codes and fire safety codes, as mandated by statute, for the jurisdiction in which the structure contained in these documents shall be constructed.

Revisions.

Revision  07/30/2013

As built Not

**BID SET** Bid Date **07.01.2013**

IT 04.30.2

BUILDING PERMIT 04.30.2013  
Job Number: \_\_\_\_\_

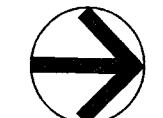
A1202  
Sheet Numb

New Sheet 

## A11.10

Firm  
Lic. # AA128  
Charles M. Sieger, F.A.I.A.  
Lic. # AR5782  
José J. Suarez, A.I.A.  
Lic. # AR11005

NORTH



1/16"

### FAR floor plan - level 9 (upper roof)

FAR (shaded area) 137 sq. ft.

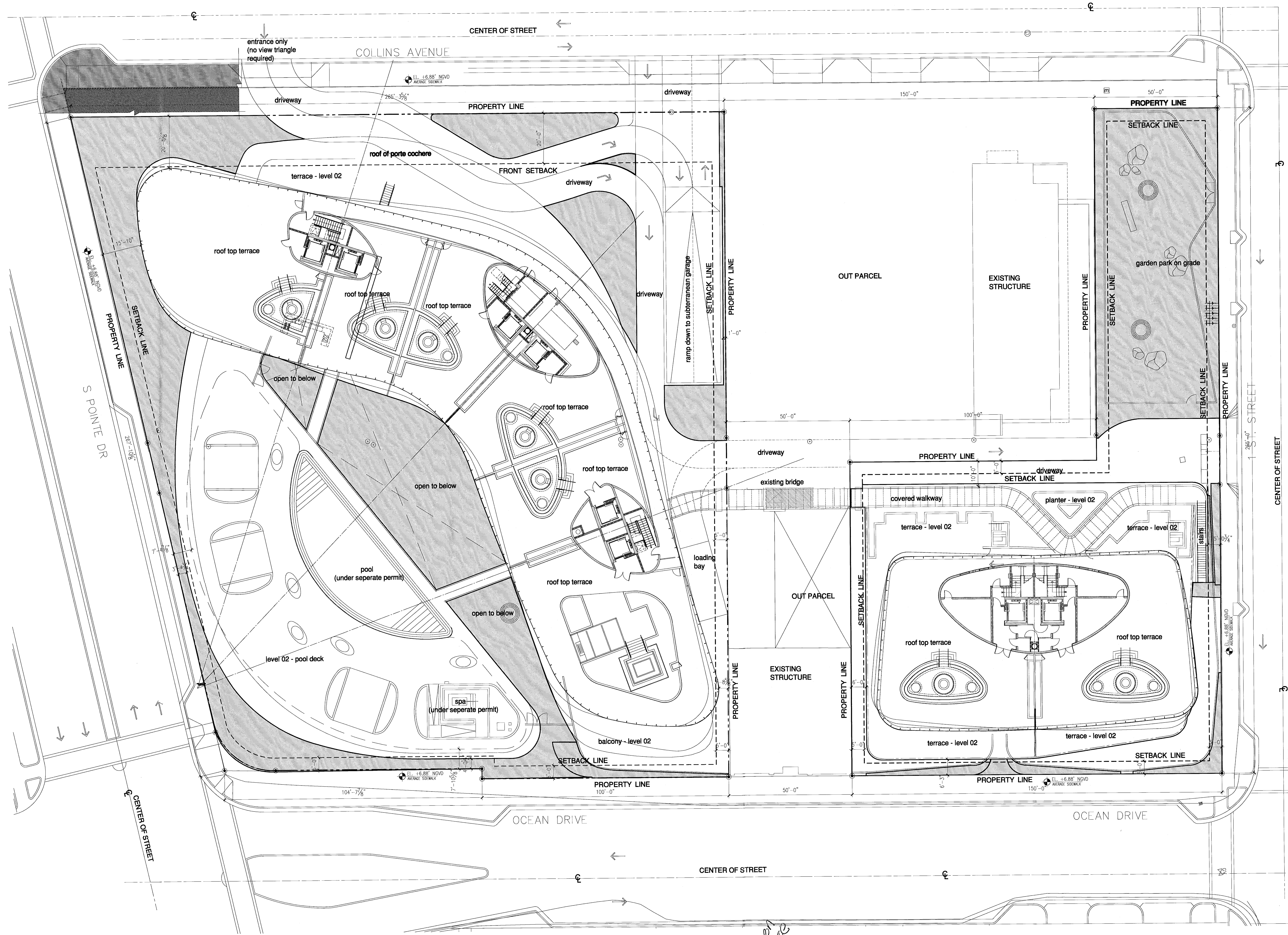
level 08 (main roof) elev. = +78'-0" = ( elev. 0'-0" = +6.88' N.G.V.D.)

# The Sieger Suarez Architectural Partnership

14121 Southwest 119 Avenue, Miami, Florida. 33186. 305/274-270.

1100-REVIEWS  
 PATH: ~~\\036-lacso~~ (Permit\Plants)  
 DWG 1:1  
 P.D.  
 SCALE  
 REV. XEROX.CTB  
 P.V.  
 PENS  
 plot  
 100, 100, 000, 000 = 1000000





open space level 01 plan

REQUIRED OPEN SPACE: 87,380 sq.ft. x 65% = 56,797 sq.ft.

PROVIDED OPEN SPACE: 20,536 sq.ft. (level 01)  
13,353 sq.ft. (level 02)  
33,889 sq.ft. total

*22,900 open space fee*

open space level 01 plan

elev. 0'-0" = (+6'.88" NGVD)

FOR CONSTRUCTION

City of Miami Beach  
Fire Prevention Division  
PLANS APPROVED

Seal  
07/30/13  
07/30/13

Revisions  
Revision 1 07/30/13  
07/30/13

07/30/13  
07/30/13

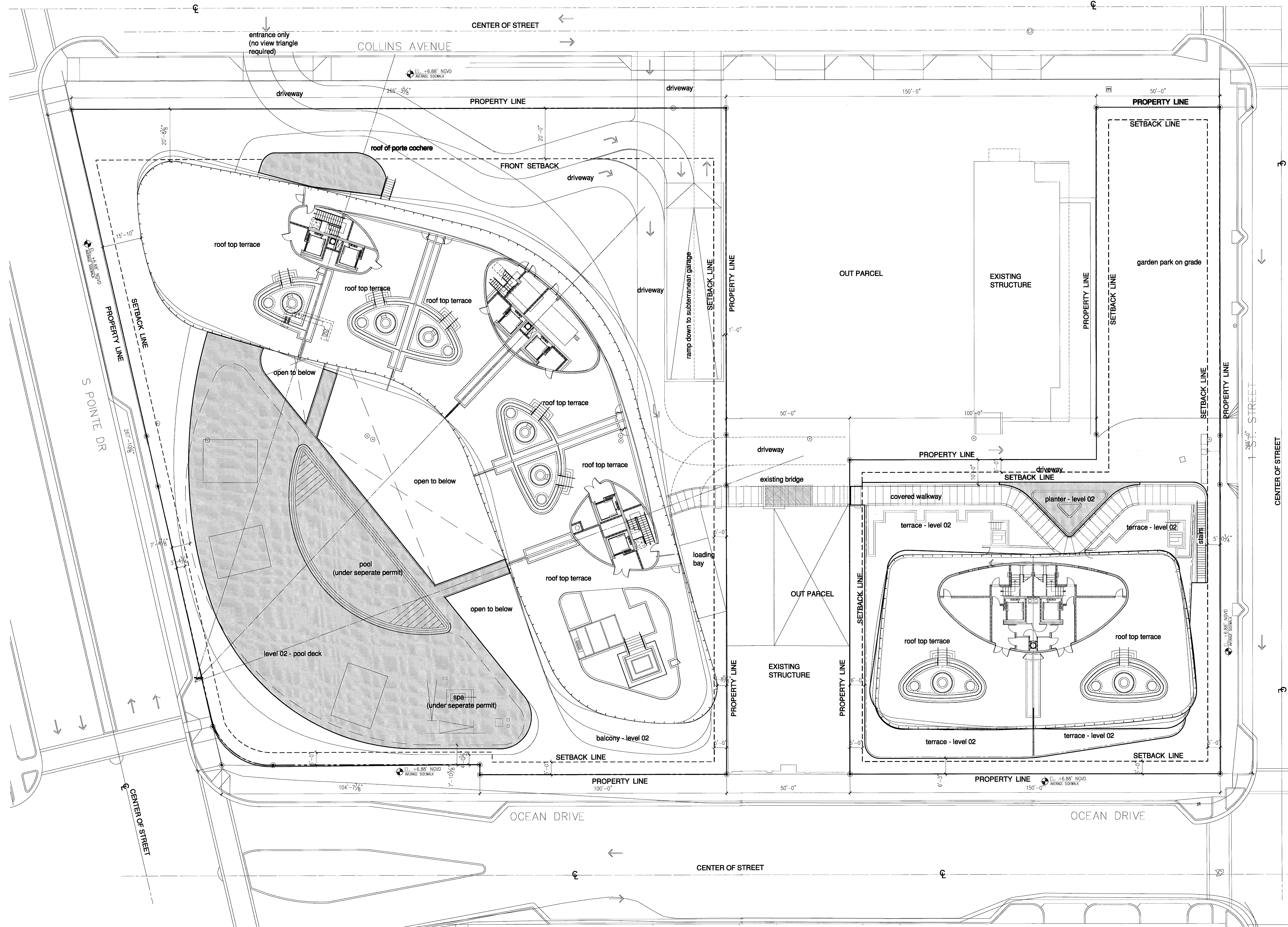
The Sieger Suarez Architectural Partnership

14121 Southwest 119 Avenue, Miami, Florida, 33186, 305/274-2702.

Firm  
Lic. # A1202  
Charles M. Sieger, F.A.I.A.  
Lic. # A1202  
Jose J. Suarez, A.I.A.  
Lic. # A1202

New Sheet  
A11.11





open space level 02 plan

**REQUIRED OPEN SPACE:** 87,380 sq.ft. x 65% = 56,797 sq.ft.

**PROVIDED OPEN SPACE:** 20,536 sq.ft. (level 01)  
13,353 sq.ft. (level 02)  
33,889 sq.ft. total

open space level 02 plan

elev. 0'-0" (+6'-88" NGVD)

City of Miami Beach  
Fire Prevention Division  
PLANS APPROVED

FOR CONSTRUCTION

I, the undersigned, being a duly licensed Professional Engineer in the State of Florida, do hereby certify that I am a duly licensed Professional Engineer in the State of Florida, and that I am the author of the plans and specifications herein, and that I am not aware of any other person who has been or is about to be employed by me to prepare or to cause to be prepared any plans or specifications for the same.

Revision 07/30/13  
Construction Issue Date

**NORTH**  
1/16" BUILDING PERMIT  
A1202

Firm  
Charles M. Siegel, F.A.I.A.  
Lic. # A05162  
Jose J. Suarez, A.I.A.  
Lic. # AR1005

**A11.12**

**The Sieger Suarez Architectural Partnership**

14121 Southwest 119 Avenue, Miami, Florida, 33186, 305/274-2702.