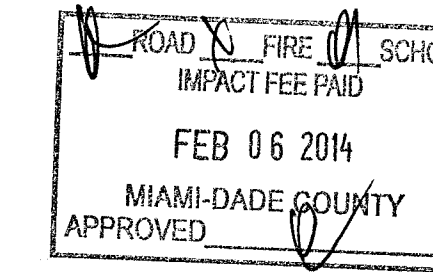


ONE OCEAN

ONE OCAEN DRIVE
CITY OF MIAMI BEACH, FLORIDA



NOTICE: In addition to the requirement of this permit, there may be other applicable laws, rules, and regulations. The City of Miami Beach assumes no responsibility for liability of or results from the use of these plans. The City of Miami Beach assumes no responsibility for the use of these plans for any purpose other than that for which they were prepared.

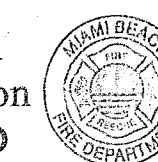
CITY OF MIAMI BEACH
REFERENCE
ONLY



FOR CONSTRUCTION

DERM Number: 2013-0004-0003-0098
Contact Name: MR. ROBERT FIDEL
Contact Phone: (786) 295-4187
Project Name: ONE OCEAN
Date Received: 06/04/2013

City of Miami Beach
Fire Prevention Division
PLANS APPROVED



08-10-2013

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

CITY OF MIAMI BEACH
REFERENCE
ONLY

CITY OF MIAMI BEACH
REFERENCE
ONLY

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DEVELOPER
The Related Group
1200 Brickell Ave., Suite 1500
Miami, FL 33131
305-938-5707

MECHANICAL ENGINEERS
Steven Feller P.E.
500 N.E. 3rd Ave
Ft Lauderdale, Florida 33301
954-467-1402

EXECTUVITE ARCHITECTS
The Sieger Suarez Architectural Partnership
14121 S.W. 119 Avenue
Miami, Florida 33186
305-274-2702

LANDSCAPE ARCHITECT

DESIGN ARCHITECTS
Ten Arquitectos
227 W. 29th Street, 11 Floor
New York, NY 10001
212-620-0794

DESIGN LANDSCAPE ARCHITECT

STRUCTURAL ENGINEERS

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Miami, Florida 33176
305-578-5555

EGS2 Corp.
14121 S.W. 119 Avenue
Miami, Florida 33186
305-274-2702

Enea Garden Design
3898 Biscayne Boulevard
Miami, Florida 33137
305-578-6702

02/11/14

BUILDING PERMIT 04.30.2013
JOB Number: A1202
Sheet Number: A0.00

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

A0.00

TRG Block One, Ltd.
315 S. Biscayne Blvd.
Miami, Florida 33131
305-460-9900

ONE
OCEAN

1 Collins Avenue
City of Miami Beach, Dade County, FL

ONE OCEAN

ONE COLLINS AVENUE
CITY OF MIAMI BEACH, FLORIDA

NOTICE: In addition to the requirements of this permit, there may be additional restrictions on application to the property that may be found in the zoning code, or in the rules and regulations of the City of Miami Beach. The applicant is responsible for obtaining all necessary permits and approvals from the City of Miami Beach, the State of Florida, and the Federal Government. The applicant is also responsible for obtaining all necessary permits and approvals from the City of Miami Beach, the State of Florida, and the Federal Government.



B/304440

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cover

FOR CONSTRUCTION

12/20/2013
In my professional judgment and to the best of my knowledge and belief, these plans and specifications comply with the applicable building codes and the fire code, as mandated by statute, for the jurisdiction in which the structure is to be constructed.

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING: 2/4/14 2/5/14
ZONING: 2/4/14
PLUMBING: 2/4/14
ELECTRICAL: 2/4/14
MECHANICAL: 2/4/14
FIRE PREVENTION: 2/4/14
FLOOD: 2/4/14
PUBLIC WORKS: 2/4/14
STRUCTURAL: 2/4/14
ELEVATOR: 2/4/14

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305-576-5555

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

Firm
Lic. # A4128
Charles M. Sieger, F.A.S.A.
Lic. # A05762
José J. Suarez, A.I.A.
Lic. # AB11005

A0.00

REV. 19 Dec 2013 - 3:56pm
DWG 1 AUG05-A0.00
P.O. 19 Dec 2013 - 3:57pm
SCALE 1:1

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A12.33	Life Safety plan - Level 113 south tower
A12.34	Life Safety plan - Level 113 north tower
A12.35	Life Safety plan - Level 114 south tower
A12.36	Life Safety plan - Level 114 north tower
A12.37	Life Safety plan - Level 115 south tower
A12.38	Life Safety plan - Level 115 north tower
A12.39	Life Safety plan - Level 116 south tower
A12.40	Life Safety plan - Level 116 north tower
A12.41	Life Safety plan - Level 117 south tower
A12.42	Life Safety plan - Level 117 north tower
A12.43	Life Safety plan - Level 118 south tower
A12.44	Life Safety plan - Level 118 north tower
A12.45	Life Safety plan - Level 119 south tower
A12.46	Life Safety plan - Level 119 north tower
A12.47	Life Safety plan - Level 120 south tower
A12.48	Life Safety plan - Level 120 north tower
A12.49	Life Safety plan - Level 121 south tower
A12.50	Life Safety plan - Level 121 north tower
A12.51	Life Safety plan

Index of Drawings

n.t.s.

Architectural Drawings

SHEET NO.	TITLE	PERMIT SUBMISSION	BID SET	REVISION 1	REVISION 2	REVISION 3
		May 01, 2013	7/8/2013	12/20/2013	12/20/2013	12/20/2013
A0.00	ARCHITECTURAL					
A0.01	Overall Level 1 floor plan					
A0.02	Overall Level 1 floor plan					
A0.03	Overall Level 1 floor plan					
A0.04	Overall Level 1 floor plan					
A0.05	Overall Level 1 floor plan					
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A0.99	Overall Level 1 floor plan					
A0.100	Overall Level 1 floor plan					

Architectural Drawings

SHEET NO.	TITLE	PERMIT SUBMISSION	BID SET	REVISION 1	REVISION 2	REVISION 3
		May 01, 2013	7/8/2013	12/20/2013	12/20/2013	12/20/2013
A6.01	South Tower Building Section					
A6.02	South Tower Building Section					
A6.03	South Tower Building Section					
A6.04	South Tower Building Section					
A6.05	South Tower Building Section					
A6.06	South Tower Building Section					
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A6.99	South Tower Building Section					
A6.100	South Tower Building Section					

City of Miami Beach
Fire Prevention Division
PLANS APPROVED



Revision 3 01/27/2014
Revision 2 12/20/2013
Revision 1 07/30/2013

BID SET 07.01.2013
BUILDING PERMIT 04.30.2013
JOB Number: A1202
Sheet Number: A0.01A

The Sieger Suarez Architectural Partnership

Firm
Lic. # A0128
Charles M. Sieger, F.A.I.A.
Lic. # A05782
Jose J. Suarez, A.I.A.
Lic. # A01005

New Sheet
A0.01A

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

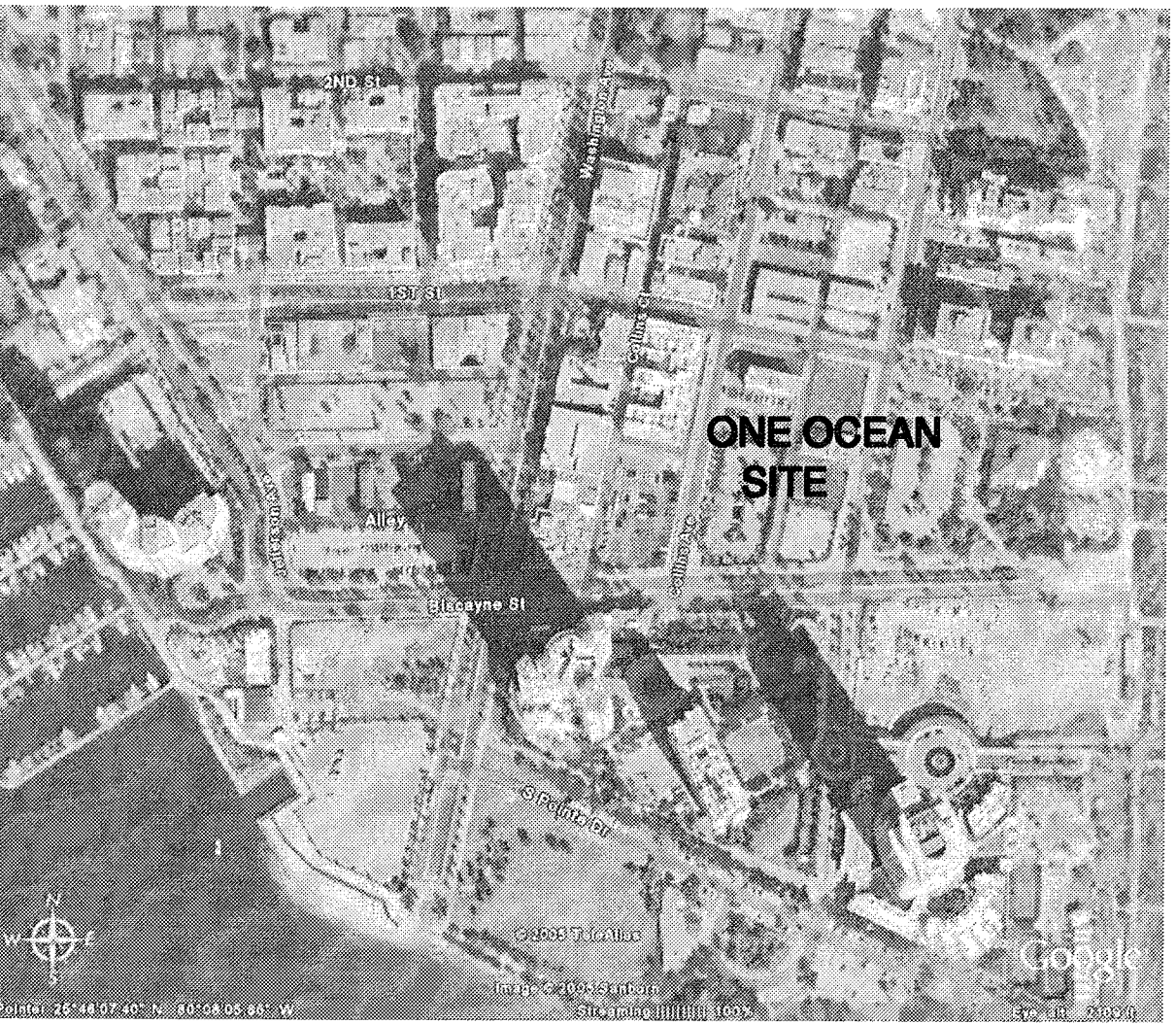
Should conflicts arise between codes the General Contractor shall comply with the most stringent requirement or shall receive written authorization from the Building Official for compliance.

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
- 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-1S	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																								
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	12																							
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	866	C	3,329	593	B rev	3,133	2937	9.958																							
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	2,860	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	938	D	2125	255	C	2,751	213	C rev	2,751	213	D rev	2,042	256	B	3,211	1,441	A	3,206	624	A rev	3,206	3002	9.958																							
2	POOL DECK						C2	2,694	902	C rev	2,688	191	D rev mod	1,886	253	B mod	TH-1S	1,145	1,141	TH-1N	1,249	2,532	TH-2N	889	810	TH-3N	1746	1601	16.208																			
1	RETAIL, LOBBY, FITNESS, SPA, BOH																																															
0	SUBTERRANEAN PARKING GARAGE																																															
TOTAL UNITS	17,670																																															
TOTAL AREAS	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		

Page 2 of 8
Meeting Date: July 9, 2012
Elected Term: 2012-2018

d. The final design and details, including materials and finishes of all exterior structure shall be provided, in a manner to be reviewed and approved by staff.

e. The final design and detailing of all exterior and interior lighting (with adjacent rights-of-way) shall be provided, in a manner to be reviewed and approved by staff.

f. All exterior building signage shall be composed of flush mounted, back lit letters, and shall require a separate permit.

g. Manufacturers drawings and Delta County product approval numbers for all new windows, doors and glass shall be required.

f. All rooftop features, air-conditioning units and mechanical devices, both existing and proposed, shall be clearly noted on a revised roof plan and shall be screened from view, in a manner to be approved by staff.

d. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.

2. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding job plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be identified and subject to the review and approval of staff. At a minimum, such plans shall incorporate the following:

a. The proposed park on the northwest corner of the site shall be open to the public from dawn to dusk and shall be fully maintained by the applicant's vendor to support the ceremonial significance of the location, sign and gate details for the proposed park shall be subject to the review and approval of staff. Signage and gates shall be well lit and be accessible to the public that be located outside the fence park so that they are accessible from the sidewalks, subject to the review and approval of staff.

b. Substantially more shade trees shall be required within the park site, including along First Street and Collins Avenue, subject to the review and approval of staff.

c. The final design and details of all exterior paving to be provided, subject to the review and approval of staff. If non ADA compliant materials are provided in the rights of way, any and all other suggested private property shall be prohibited from the public sidewalk, including along all sidewalks, walkways and paths.

d. Bicycle racks shall be provided, in a manner to be reviewed and approved by staff.

[Signature]

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Meeting Date: July 9, 2012
DHS File No. 10088

All painting/repainting in the public right-of-way must be approved by the Public Works and Parks Department.

8. The project should coordinate and comply with any landscaping or other sidewalk/entrance improvement standards prescribed by the City approved South Pointe Zoning Ordinance, and the City Department of the project approved herein and the issuance of a Certificate of Occupancy.

9. The Applicant agrees to the following operational considerations for all permitted uses and shall limit these uses, purposes, concentrations, times, peak usage rates, and successions and signs and all successions in interest in whole or in part to comply with the following operating conditions and standards established by other institutions. The applicant shall remain thorough appropriate controls, assignments and management of the property and its uses, and shall ensure that the applicant agrees to abide the rules and regulations set forth in these conditions in any manner of occupancy.

2. NOISE CONDITIONS

1. No commercial outdoor use or operation shall be permitted on the premises.

The Design Review Board (DRB) and the Planning Director shall retain the right to call the owner and/or operators back before the DRB at the expense of the owner and/or operators. To be imposed and/or modify the hours of operation, or amend or impose other conditions, should these be determined to be necessary, as determined by Code Comptroller) should about, excessive, unnecessary, or unusual noise or other conditions in compliance with the Code. An informal adjudication of a violation against the owner or operator is not necessary for the Board to have jurisdiction over the matter under this condition. This condition vests jurisdiction independent of any other condition herein.

ii. A violation of Chapter 46, Article III, "Noise," of the Code of the City of Miami Beach, Florida (hereinafter "noise ordinance"), as amended, shall be deemed a violation of this approval and subject to the approval to modification in accordance with the procedures for modification of prior approvals as provided in the Code, and subject the applicant to the review procedure for the first instance of this subapproval.

iv. Except as may be required for fire or building code/safety Code purposes, no loudspeakers shall be utilized or otherwise located on the exterior of the premises.

v. No outdoor live music shall be permitted at any time, including of percussion, musical instrument or vocal.

vi. Entertainment solely outdoors, as well as dance halls, as defined in the Miami Beach Ordinance, shall be prohibited, and the applicant will not seek permit therefor.

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Page 8 of 8
 Meeting Date: July 5, 2012
 DKB File No.: 18985

Dated this 6th day of JULY, 2012

DESIGN REVIEW BOARD
 THE CITY OF MIAMI BEACH, FLORIDA

BY: [Signature] [Signature]
 THOMAS R. MOONEY, Mayor
 DESIGN AND PRESERVATION MANAGER
 FOR THE CHAIR

STATE OF FLORIDA)
) SS

COUNTY OF MIAMI-DADE)
 The foregoing instrument was acknowledged before me this 6th day of JULY, 2012 by Thomas R. Mooney, Design and Preservation Manager, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.

[Signature]
 Notary Public
 Miami-Dade County, Florida
 My commission expires: 12-8-19

TESTIMONY
 I, _____, Notary Public in and for the State of Florida, do hereby certify that the foregoing is a true and correct copy of the original filed in my office on this day of _____, 2012.
[Signature]
 Notary Public
 Miami-Dade County, Florida
 My commission expires: 12-8-19

Approved As To Form:
 Legal Department: [Signature]

Filed with the Clerk of the Design Review Board on 7/9/12 18

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STATE OF FLORIDA, COUNTY OF DADE
 I, _____, Notary Public in and for the State of Florida, do hereby certify that the foregoing is a true and correct copy of the original filed in my office on this day of _____, 2012.
[Signature]
 Notary Public
 Miami-Dade County, Florida
 My commission expires: 12-8-19

TESTIMONY
 I, _____, Notary Public in and for the State of Florida, do hereby certify that the foregoing is a true and correct copy of the original filed in my office on this day of _____, 2012.
[Signature]
 Notary Public
 Miami-Dade County, Florida
 My commission expires: 12-8-19

TANISHA ARNOLD 1144

[Signature]

16. All mechanical parking systems, including lifts, elevators and robotic systems, must be inspected and serviced at least once per year with a written annual report signed by a licensed mechanical engineer.
17. A vehicle elevator shall be maintained and kept in good working order.
18. The building generators shall be maintained in proper operating condition. The location of the generators shall be submitted for the review and approval by staff to ensure that any negative impacts associated with the generators will be minimized and the equipment will be maintained. The generators shall be installed in accordance with Code requirements regarding minimum floor plate criteria.
19. There shall be planning directed by the Public Works Department of the parking bay as proposed, with an equivalent of 4 parking spaces. Any modifications shall be submitted to the Planning Director for review and approval.
20. The applicant shall submit an MOT (Method of Transportation) to Public Works Department staff for review and approval prior to the issuance of a building permit. The MOT shall address any traffic flow disruption due to construction activity on the site.
21. The applicant shall submit a statement of a building permit, title applicant shall participate in a Transportation Concurrence Meeting/Access Plan (TCMA Plan). If deemed necessary, by paying its fair share cost, as may be determined as determined by the Concurrence Management Office.
22. A final concurrence determination shall be coordinated prior to the issuance of a Building Permit. Mitigation fees and concurrence administration shall be paid prior to the project receiving any Building Permit.
23. The applicant shall receive outstanding violations and fines, if any, prior to the issuance of a building permit for the parking facility.
24. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (aka's "noise ordinance"), may be asserted from time to time, shall be deemed a violation of this Code (the Plan) and shall be treated as the remedies as described in Section 118-154, Code of the City of Miami Beach, Florida.
25. This order is non-refundable, and if any provision or condition herein is held void or unenforceable in a final decision, the remaining provisions and conditions shall be deemed to be enforceable by the Board for recordation as to whether the order meets the criteria for approval according to the standard provisions or condition, and it is appropriate to modify the remaining conditions or impose new conditions.
26. With a reasonable time after applicant's receipt of this Modified Conditional Use Permit as signed and issued by the Planning Director, the applicant shall submit to the Public Works Department of Miami-Dade County, Florida, a copy of the permit as received from the issuer to the Planning Department. No certificate of use, certificate of occupancy, certificate of completion or business Tax Receipt shall be issued until this requirement has been satisfied.

PARCEL 6:

The East one-half (E 1/2) of that certain alley lying adjacent to the Westernly lot lines of Lots 1, 2 and 3, in Block 1, of OCEAN BEACH, FLA., according to the plat thereof as recorded in Plat Book 2, Page 58 of the Public Records of Miami - Dade County, Florida.

PARCEL 7:

The West one-half (W 1/2) of that certain alley lying adjacent to the Westernly line of Lot 17, in Block 1, of OCEAN BEACH, FLA., according to the plat thereof as recorded. Plat Book 2, Page 58 of the Public Records of Miami - Dade County, Florida.

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

[illegible]

LEGAL DESCRIPTION:

PARCEL 1:
LOTS 1, 5 AND 6, BLOCK 1, OF OCEAN BEACH, FLA., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 38 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPT THEREFROM THE EASTERLY 15.00 FEET FOR ROAD WIDENING PURPOSES.

PARCEL 2:
LOTS 2 AND 3, BLOCK 1, OF OCEAN BEACH, FLA., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 38 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPT THEREFROM THE EASTERLY 15.00 FEET OF SAID LOT 3 FER ROAD WIDENING PURPOSES.

PARCEL 3:
LOTS 7 AND 8, LESS THE EASTERLY 15.00 FEET OF SAID LOTS 7 AND 8 FOR ROAD WIDENING PURPOSES, 9, 10, 11, 12 AND 13, BLOCK 1, OF OCEAN BEACH, FLA., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 38 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALSO LESS AND EXCEPTING FROM SAID LOTS 7 AND 8, THAT FART DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 7 AND RUN NORTH 79 DEGREES 12 MINUTES 25 SECONDS WEST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING (P.O.B.) SAID DISTANCE BEING MEASURED ALONG THE NORTHERLY LINE OF LOT 7; THENCE CONTINUE NORTH 79 DEGREES 12 MINUTES 25 SECONDS WEST ALONG THE NORTHERLY LINE OF LOT 7, A DISTANCE OF 4.00 FEET; THENCE RUN SOUTH 10 DEGREES 47 MINUTES 35 SECONDS WEST, A DISTANCE OF 84.56 FEET TO THE POINT OF CURVATURE (P.C.) OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY AND HAVING FOR ITS ELEMENTS, A CENTRAL ANGLE OF 76 DEGREES 51 MINUTES 22 SECONDS AND A RADIUS OF 25.90 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 33.53 FEET TO A POINT OF INTERSECTION (P.I.) WITH THE SOUTHERLY LINE OF LOT 8; THENCE RUN NORTH 87 DEGREES 38 MINUTES 47 SECONDS EAST ALONG THE SAID SOUTHERLY LINE OF LOT 8 FOR A DISTANCE OF 23.94 FEET TO A POINT; THENCE RUN NORTH 10 DEGREES 47 MINUTES 35 SECONDS EAST ALONG A LINE 15.00 FEET WESTERLY OF AND PARALLEL WITH EASTERLY LINE OF SAID LOTS 7 AND 8 FOR A DISTANCE OF 103.46 FEET TO THE POINT OF BEGINNING (P.O.B.)

PARCEL 4:
THAT PORTION OF THE ALLEY IN BLOCK 1 OF OCEAN BEACH, FLA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 38, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING SOUTH OF THE NORTH LINE OF LOT 5 EXTENDED WESTERLY TO THE WEST LINE OF SAID ALLEY, AND LYING NORTH OF THE NORTH RIGHT-OF-WAY LINE OF SOUTH POINTE DRIVE (7/8 X A BISCAYNE STREET).

PARCEL 5:
LOT 17, BLOCK 1, OF OCEAN BEACH, FLA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 38, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 6:
THE EAST ONE-HALF (E 1/2) OF THAT CERTAIN ALLEY LYING ADJACENT TO THE WESTERLY LOT LINES OF LOTS 1, 2 AND 3, IN BLOCK 1, OF OCEAN BEACH, FLA., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 38 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 7:
THE WEST ONE-HALF (W 1/2) OF THAT CERTAIN ALLEY LYING ADJACENT TO THE EASTERLY LOT LINE OF LOT 17, IN BLOCK 1, OF OCEAN BEACH, FLA., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 38 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AIR SPACE PARCEL 1:
A PARCEL OF AIR SPACE LYING ABOVE LOT 4, BLOCK 1 OF "OCEAN BEACH FLA." ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 38 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA IN WHICH THE LOWER HORIZONTAL PLANE LIES AT AN ELEVATION OF 22.50' N.G.V.D. AND THE UPPER HORIZONTAL PLANE LIES AT THE ELEVATION 32.50' N.G.V.D. THE HORIZONTAL LOCATION OF THIS AIR SPACE PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1 OF SAID PLAT OF "OCEAN BEACH FLA." AS RECORDED IN PLAT BOOK 2, PAGE 38 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE FROM SAID POINT OF COMMENCEMENT (P.O.C.) RUN SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 1 AND THE WEST LINE OF LOTS 2 AND 3 OF SAID BLOCK 1 FOR 150.00 FEET TO THE POINT OF BEGINNING (P.O.B.) OF A PARCEL HEREINAFTER DESCRIBED; FROM SAID P.O.B., RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR 11.33 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A LINE 11.33 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID BLOCK 1 FOR 50.00 FEET TO A POINT; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST FOR 11.33 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF LOT 4, BLOCK 1 FOR 50.00 FEET TO THE POINT OF BEGINNING.

EASEMENT PARCEL 1:
EASEMENT(S) FOR THE BENEFIT OF AIR SPACE PARCEL 1, AND PARCELS 1 THROUGH 7 ABOVE (THE "BLOCK-ONE PARCELS") AS CREATED BY THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN TRG-BLOCK ONE, LTD., A FLORIDA LIMITED PARTNERSHIP AND TAVERNA OPA OF SOUTH BEACH, INC., A FLORIDA CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA FOR PURPOSES OF INGRESS AND EGRESS TO BUILD AND MAINTAIN IMPROVEMENTS, OVER AND UNDER THE FOLLOWING DESCRIBED LANDS:

LOT 4 IN BLOCK 1, AND ALSO THAT PORTION OF THE ALLEY LYING WEST OF AND ADJACENT TO LOT 4 IN BLOCK 1 OF OCEAN BEACH, FLA., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 38, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN SAID INSTRUMENT.

EASEMENT PARCEL 2:
EASEMENT(S) FOR THE BENEFIT OF AIR SPACE PARCEL 1 AND ALL OF THE "BLOCK-ONE PARCELS" AS CREATED BY THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN TRG-BLOCK ONE, LTD., A FLORIDA LIMITED PARTNERSHIP AND TAVERNA OPA OF SOUTH BEACH, INC., RECORDED _____, IN OFFICIAL RECORDS BOOK _____, PAGE _____, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOR PURPOSES OF INGRESS AND EGRESS UNDER, OVER AND ACROSS THE FOLLOWING DESCRIBED LANDS:

THAT PORTION OF THE ALLEY LYING WEST OF AND ADJACENT TO LOT 4 IN BLOCK 1 OF OCEAN BEACH, FLA., ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 38, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN SAID INSTRUMENT.

EASEMENT PARCEL 3:
EASEMENT(S) FOR THE BENEFIT OF AIR SPACE PARCEL 1 AND ALL OF THE "BLOCK-ONE PARCELS" AS CREATED BY THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN TRG-BLOCK ONE, LTD., A FLORIDA LIMITED PARTNERSHIP AND TAVERNA OPA OF SOUTH BEACH, INC., RECORDED _____, IN OFFICIAL RECORD BOOK _____, PAGE _____, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOR PURPOSES OF ACCESS TO MAINTAIN THE IMPROVEMENTS LOCATED WITHIN AIR SPACE PARCEL 1.

A PORTION OF LOT 4 IN BLOCK 1 OF OCEAN BEACH, FLA., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 38, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

NOTE DESCRIBED AS, TEN (10) FEET UPWARD, EASTWARD AND WESTWARD AROUND THE AIR SPACE, AND DOWNWARD FROM THE AIR SPACE TO THE GROUND OF THE TAVERNA PROPERTY, DESCRIBED AS LOT 4 BLOCK 1 OF "OCEAN BEACH FLA.", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 38 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPT THEREFROM THE EASTERLY 15.00 FEET FOR ROAD WIDENING PURPOSES.

SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN SAID INSTRUMENT.

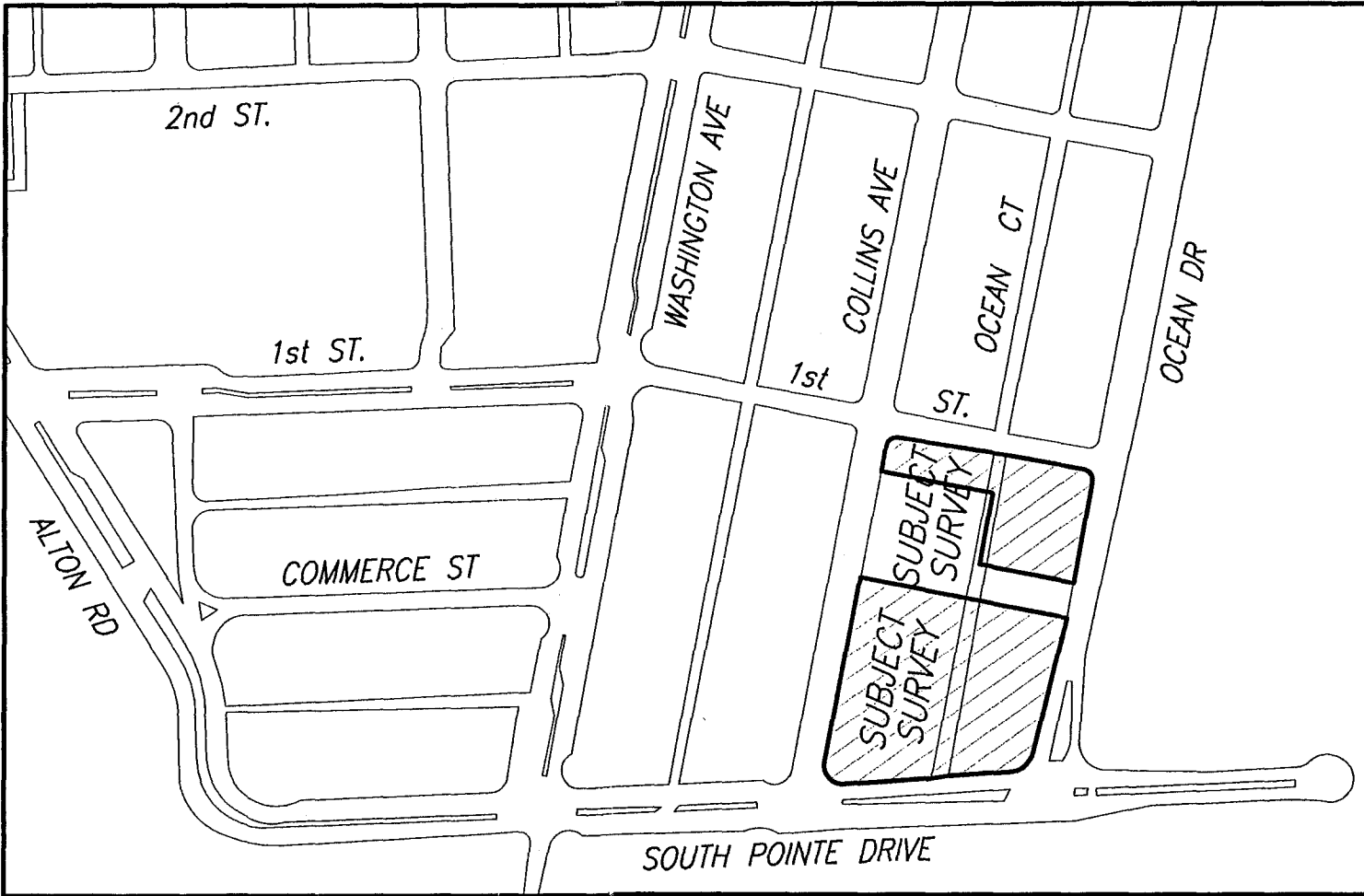
EASEMENT PARCEL 4:
EASEMENT(S) FOR THE BENEFIT OF AIR SPACE PARCEL 1 AND ALL OF THE "BLOCK-ONE PARCELS" AS CREATED BY THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN TRG-BLOCK ONE, LTD., A FLORIDA LIMITED PARTNERSHIP AND TAVERNA OPA OF SOUTH BEACH, INC., RECORDED _____, IN OFFICIAL RECORD BOOK _____, PAGE _____, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOR PURPOSES OF LOCATING BUILDING FOUNDATION IMPROVEMENTS OVER, WITHIN AND ACROSS THE FOLLOWING DESCRIBED LANDS:

NOTE DESCRIBED AS, LOT 4 BLOCK 1 OF "OCEAN BEACH FLA.", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 38 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPT THEREFROM THE EASTERLY 15.00 FEET FOR ROAD WIDENING PURPOSES.

SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN SAID INSTRUMENT.

EASEMENT PARCEL 5:
EASEMENT(S) FOR THE BENEFIT OF AIR SPACE PARCEL 1 AND ALL OF THE "BLOCK-ONE PARCELS" AS CREATED BY THAT CERTAIN EASEMENT EXECUTED BY SOUTHPOINTE HEIGHTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOR PURPOSES OF INGRESS OF INGRESS AND EGRESS UNDER, OVER AND ACROSS THE FOLLOWING DESCRIBED LANDS:

THAT PORTION OF THE ALLEY LYING EAST OF AND ADJACENT TO LOTS 14 AND 15 IN BLOCK 1 OF OCEAN BEACH, FLA., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 38, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



LOCATION SKETCH
A Portion of Section 03-54-42
Scale: 1"=250'

SURVEYOR'S NOTES:

1) BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF N.76°47'45"W. ALONG THE CENTERLINE OF 1st STREET.

2) THIS SKETCH REPRESENTS A "BOUNDARY SURVEY".

3) LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.

4) PROPERTY AS SHOWN HEREON CONTAINS 87,380 SQUARE FEET MORE OR LESS.

5) UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS, AND/OR FOUNDATIONS.

6) ORDERED BY: THE RELATED GROUP.

7) THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.

8) THE PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD HAZARD ZONE "AE" (BASE FLOOD ELEVATION 8) PER FLOOD INSURANCE RATE MAP COMMUNITY NO.120651, PANEL NO. 0319, SUFFIX L, OF MAP DATED 09-11-2009, WITH AN INDEX DATE OF 09-11-2009 (F.E.M.A. MAP NO. 12086C0319L).

9) VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.

10) THIS SURVEY IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS THAT MIGHT BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT LANDS.

11) ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.) AND ARE EXPRESSED IN FEET.

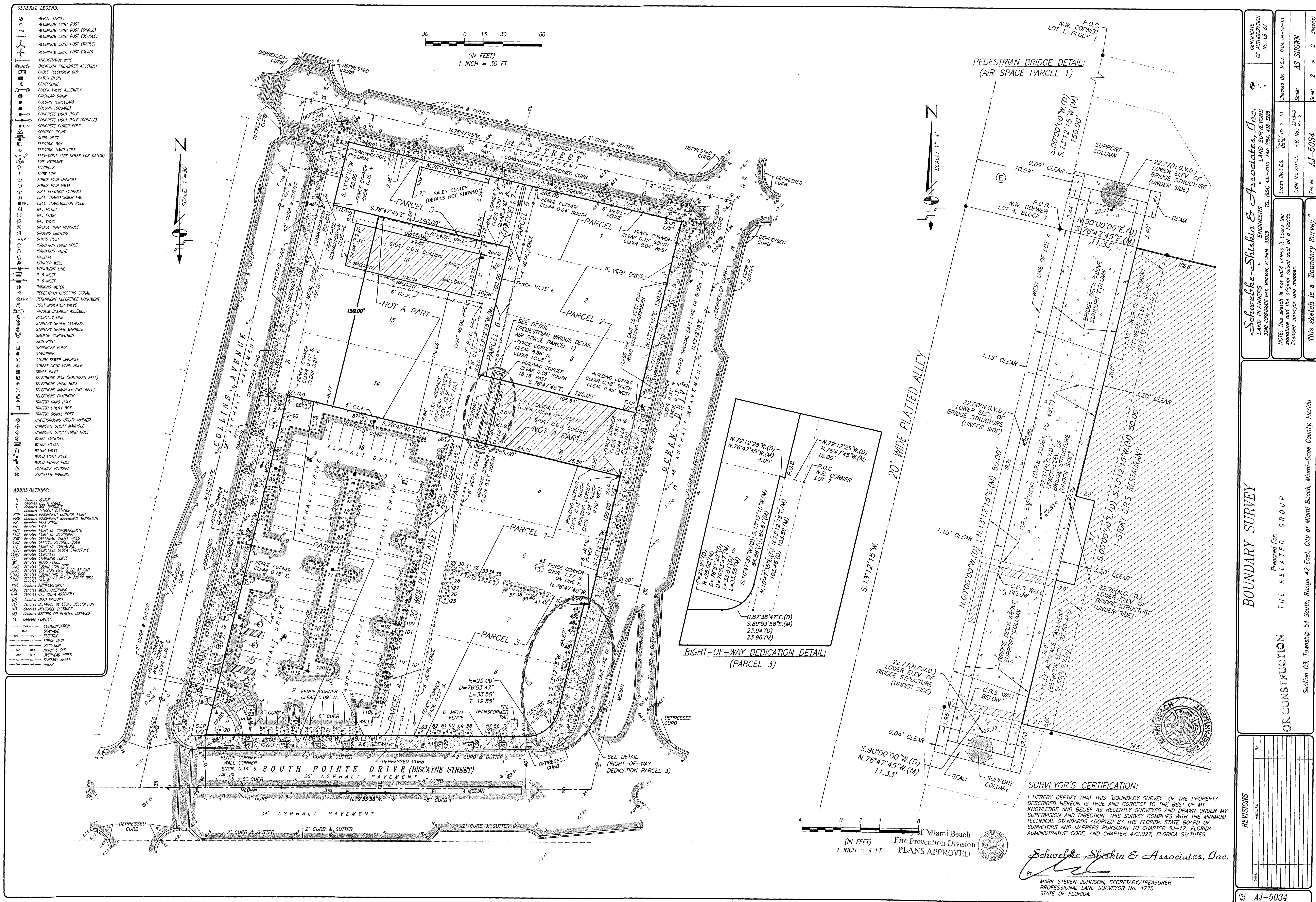
- 12) BENCHMARKS:
- a) MIAMI-DADE COUNTY BENCHMARK D-145 LOCATOR 4221 NW OCEAN DR---58 FEET EAST OF CENTERLINE S. POINTE DR---37 FEET NORTH OF CENTERLINE PK NAIL AND BRASS WASHER IN CONCRETE CURB OF HANDICAP RAMP AT NE CORNER OF INTERSECTION ELEVATION = 6.64' (N.G.V.D.)
 - b) MIAMI-DADE COUNTY BENCHMARK D-142-R LOCATOR 4221W SOUTH POINTE DR---80 FEET SOUTH OF CENTERLINE WASHINGTON AVE---35 FEET WEST OF CENTERLINE PK NAIL AND ALUMINUM WASHER IN CONCRETE CATCH BASIN ELEVATION = 3.94' (N.G.V.D.)

City of Miami Beach
Fire Prevention Division
PLANS APPROVED



TREE TABLE:

TREE NO	COMMON NAME	SPECIES	DIA. IN.	HT. FT.	CNPY. FT.
1	BUTTERNUT	"Conocarpus erectus"	20	16	22
2	WASHINGTONIA PALM	"Washingtonia robusta"	12	24	10
3	WASHINGTONIA PALM	"Washingtonia robusta"	12	24	10
4	WASHINGTONIA PALM	"Washingtonia robusta"	12	22	10
5	WASHINGTONIA PALM	"Washingtonia robusta"	12	22	10
6	WASHINGTONIA PALM	"Washingtonia robusta"	12	22	10
7	WASHINGTONIA PALM	"Washingtonia robusta"	12	22	10
8	DATE PALM	"Phoenix spp"	6	24	12
9	DATE PALM	"Phoenix spp"	6	24	12
10	DATE PALM	"Phoenix spp"	6	18	12
11	DATE PALM	"Phoenix spp"	8	20	12
12	DATE PALM	"Phoenix spp"	8	22	12
13	WASHINGTONIA PALM	"Washingtonia robusta"	12	22	10
14	WASHINGTONIA PALM	"Washingtonia robusta"	12	20	10
15	WASHINGTONIA PALM	"Washingtonia robusta"	12	20	10
16	WASHINGTONIA PALM	"Washingtonia robusta"	12	15	10
17	WASHINGTONIA PALM	"Washingtonia robusta"	12	18	10
18	MAHOGANY	"Swietenia mahagoni"	12	18	20
19	MAHOGANY	"Swietenia mahagoni"	10	16	18
20	BOTTLE PALM	"Hyophorbe lagenicaulis"	9	7	5
21	DATE PALM	"Phoenix spp"	6	15	5
22	DATE PALM	"Phoenix spp"	8	18	12
23	DATE PALM	"Phoenix spp"	6	18	12
24	BUTTERNUT	"Conocarpus erectus"	9	8	12
25	WASHINGTONIA PALM	"Washingtonia robusta"	12	8	10
26	WASHINGTONIA PALM	"Washingtonia robusta"	12	12	10
27	WASHINGTONIA PALM	"Washingtonia robusta"	12	10	10
28	WASHINGTONIA PALM	"Washingtonia robusta"	8	6	8
29	WASHINGTONIA PALM	"Washingtonia robusta"	12	12	10
30	WASHINGTONIA PALM	"Washingtonia robusta"	8	6	10
31	WASHINGTONIA PALM	"Washingtonia robusta"	12	10	10
32	WASHINGTONIA PALM	"Washingtonia robusta"	10	6	10
33	WASHINGTONIA PALM	"Washingtonia robusta"	8	6	10
34	WASHINGTONIA PALM	"Washingtonia robusta"	10	10	10
35	WASHINGTONIA PALM	"Washingtonia robusta"	8	5	8
36	WASHINGTONIA PALM	"Washingtonia robusta"	12	10	10
37	WASHINGTONIA PALM	"Washingtonia robusta"	8	5	8
38	WASHINGTONIA PALM	"Washingtonia robusta"	7	5	6
39	WASHINGTONIA PALM	"Washingtonia robusta"	5	5	6
40	WASHINGTONIA PALM	"Washingtonia robusta"	6	5	6
41	WASHINGTONIA PALM	"Washingtonia robusta"	8	6	8
42	WASHINGTONIA PALM	"Washingtonia robusta"	5	5	5
43	WASHINGTONIA PALM	"Washingtonia robusta"	8	9	3
44	WASHINGTONIA PALM	"Washingtonia robusta"	8	5	6
45	WASHINGTONIA PALM	"Washingtonia robusta"	8	8	8
46	WASHINGTONIA PALM	"Washingtonia robusta"	8	8	6
47	WASHINGTONIA PALM	"Washingtonia robusta"	10	10	10
48	WASHINGTONIA PALM	"Washingtonia robusta"	10	12	10
49	WASHINGTONIA PALM	"Washingtonia robusta"	10	8	10
50	WASHINGTONIA PALM	"Washingtonia robusta"	10	6	6
51	WASHINGTONIA PALM	"Washingtonia robusta"	6	6	8
52	WASHINGTONIA PALM	"Washingtonia robusta"	10	12	10
53	WASHINGTONIA PALM	"Washingtonia robusta"	10	16	10
54	WASHINGTONIA PALM	"Washingtonia robusta"	10	8	8
55	WASHINGTONIA PALM	"Washingtonia robusta"	8	6	8
56	WASHINGTONIA PALM	"Washingtonia robusta"	10	8	10
57	WASHINGTONIA PALM	"Washingtonia robusta"	5	5	6
58	WASHINGTONIA PALM	"Washingtonia robusta"	10	12	10
59	WASHINGTONIA PALM	"Washingtonia robusta"	10	14	10
60	WASHINGTONIA PALM	"Washingtonia robusta"	10	14	10
61	WASHINGTONIA PALM	"Washingtonia robusta"	10	12	10
62	WASHINGTONIA PALM	"Washingtonia robusta"	8	10	10
63	WASHINGTONIA PALM	"Washingtonia robusta"	10	10	10
64	COCONUT PALM	"Cocos nucifera"	6	10	15
65	MAHOGANY	"Swietenia mahagoni"	12	18	24
66	BUTTERNUT	"Conocarpus erectus"	10	20	17
67	BUTTERNUT	"Conocarpus erectus"	7	16	12
68	BUTTERNUT	"Conocarpus erectus"	6	15	12
69	BUTTERNUT	"Conocarpus erectus"	6	15	12
70	BUTTERNUT	"Conocarpus erectus"	6	15	12
71	BUTTERNUT	"Conocarpus erectus"	6	15	12
72	BUTTERNUT	"Conocarpus erectus"	8	17	12
73	BUTTERNUT	"Conocarpus erectus"	8	12	12
74	BUTTERNUT	"Conocarpus erectus"	5	12	10
75	BUTTERNUT	"Conocarpus erectus"	8	16	8
76	BUTTERNUT	"Conocarpus erectus"	6	14	8
77	MAHOGANY	"Swietenia mahagoni"	9	16	15
78	BUTTERNUT	"Conocarpus erectus"	6	12	7
79	BUTTERNUT	"Conocarpus erectus"	5	12	7
80	BUTTERNUT	"Conocarpus erectus"	10	18	17
81	MAHOGANY	"Swietenia mahagoni"	12	17	22
82	MAHOGANY	"Swietenia mahagoni"	10	17	15
83	MAHOGANY	"Swietenia mahagoni"	10	15	17
84	MAHOGANY	"Swietenia mahagoni"	10	15	20
85	MAHOGANY	"Swietenia mahagoni"	10	15	20
86	MAHOGANY	"Swietenia mahagoni"	8	14	16
87	MAHOGANY	"Swietenia mahagoni"	10	13	24
88	MAHOGANY	"Swietenia mahagoni"	6	16	15
89	MAHOGANY	"Swietenia mahagoni"	10	17	22
90	MAHOGANY	"Swietenia mahagoni"	12	18	24
91	MAHOGANY	"Swietenia mahagoni"	10	18	17
92	MAHOGANY	"Swietenia mahagoni"	11	18	15
93	MAHOGANY	"Swietenia mahagoni"	10	16	22
94	MAHOGANY	"Swietenia mahagoni"	8	15	22
95	MAHOGANY	"Swietenia mahagoni"	12	18	22
96	BUTTERNUT	"Conocarpus erectus"	6	14	9
97	BUTTERNUT	"Conocarpus erectus"	5	12	9
98	BUTTERNUT	"Conocarpus erectus"	7	15	12
99	BUTTERNUT	"Conocarpus erectus"	8	14	12
100	BUTTERNUT	"Conocarpus erectus"	8	17	16
101	BUTTERNUT	"Conocarpus erectus"	5	15	8
102	MAHOGANY	"Swietenia mahagoni"	12	16	20
103	BUTTERNUT	"Conocarpus erectus"	6	20	8
104	BUTTERNUT	"Conocarpus erectus"	6	18	10
105	BUTTERNUT	"Conocarpus erectus"	8	16	22
106	BUTTERNUT	"Conocarpus erectus"	8	15	12
107	BUTTERNUT	"Conocarpus erectus"	6	15	10
108	BUTTERNUT	"Conocarpus erectus"	6	15	15
109	BUTTERNUT	"Conocarpus erectus"	6	14	12
110	BUTTERNUT	"Conocarpus erectus"	10	18	22
111	ORANGE GEIGER	"Cordia sebestena"	5	13	12
112	ORANGE GEIGER	"Cordia sebestena"	5	13	10
113	ORANGE GEIGER	"Cordia sebestena"	5	12	5
114	ORANGE GEIGER	"Cordia sebestena"	5	13	7
115	ORANGE GEIGER	"Cordia sebestena"	5	12	6
116	MAHOGANY	"Swietenia mahagoni"	12	18	24
117	ORANGE GEIGER	"Cordia sebestena"	5	5	6
118	ORANGE GEIGER	"Cordia sebestena"	5	10	8
119	MAHOGANY	"Swietenia mahagoni"	16	20	1
120	MAHOGANY	"Swietenia mahagoni"	8	15	20
121	MAHOGANY	"Swietenia mahagoni"	8	15	20
122	MAHOGANY	"Swietenia mahagoni"	8	15	20
123	MAHOGANY	"Swietenia mahagoni"	8	15	20
124	MAHOGANY	"Swietenia mahagoni"	9	16	18
125	LIVE OAK	"Quercus virginiana"	14	14	18
126	LIVE OAK	"Quercus virginiana"	4	4	8
127	LIVE OAK	"Quercus virginiana"	4	4	8
128	LIVE OAK	"Quercus virginiana"	4	14	8
129	LIVE OAK	"Quercus virginiana"	4	14	8
130	LIVE OAK	"Quercus virginiana"	4	14	8
131	LIVE OAK	"Quercus virginiana"	4	14	8
132	COCONUT PALM	"Cocos nucifera"	9	19	17
133	COCONUT PALM	"Cocos nucifera"	10	19	17
134	COCONUT PALM	"Cocos nucifera"	10	19	17
135	COCONUT PALM	"Cocos nucifera"	10	19	17
136	COCONUT PALM	"Cocos nucifera"	10	19	17
137	COCONUT PALM	"Cocos nucifera"	10	19	17
138	COCONUT PALM	"Cocos nucifera"	10	19	17
139	COCONUT PALM	"Cocos nucifera"	10	19	17
140	COCONUT PALM	"Cocos nucifera"	10	19	17
141	COCONUT PALM	"Cocos nucifera"	10	19	17
142	GUMBO LIMBO	"Bursera simaruba"	6	14	9
143	ORANGE GEIGER	"Cordia sebestena"	3	10	4



site plan

legal description

PARCEL 1: Lots 1, 5 and 6, Block 1, of OCEAN BEACH, FLA., according to the Plat thereof, as recorded in Plat Book 2, at Page 38 of the Public Records of Miami-Dade County, Florida, less and except therefrom the Easterly 15.00 feet for road widening purposes. said parcel contains 17,250 square feet more or less or 0.40 acres more or less.

PARCEL 2: Lots 2 and 3, Block 1, of OCEAN BEACH, FLA., according to the Plat thereof, as recorded in Plat Book 2, at Page 38 of the Public Records of Miami-Dade County, Florida, less and except therefrom the Easterly 15.00 feet of said Lot 3 for road widening purposes. said parcel contains 11,500 square feet more or less or 0.26 acres more or less.

PARCEL 3: Lots 7 and 8, less the Easterly 15.00 feet of said Lots 7 and 8 for road widening purposes, 9, 10, 11, 12 and 13, Block 1, of OCEAN BEACH, FLA., according to the Plat thereof, as recorded in Plat Book 2, at Page 38 of the Public Records of Miami-Dade County, Florida. Also less and excepting from said Lots 7 and 8, that part described as follows: Commence at the Northeast corner of said Lot 7 and run North 79° 12' 25" West, a distance of 15.00 feet to the Point of Beginning (P.O.B.) said distance being measured along the Northerly line of Lot 7; thence continue North 79° 12' 25" West along the Northerly line of Lot 7, a distance of 4.00 feet; thence run South 10° 47' 35" West, a distance of 84.56 feet to the Point of Curvature (P.C.) of a Circular Curve concave Northwesterly and having for its elements, a Central Angle of 76° 51' 22" and a Radius of 25.90 feet; thence run Southwesterly along the Arc of said Curve for a distance of 33.53 feet to a Point of Intersection (P.I.) with the Southerly line of Lot 8; thence run North 87° 38' 47" East along the said Southerly line of Lot 8 for a distance of 23.94 feet to a point; thence run North 10° 47' 35" East along a line 15.00 feet Westerly of and parallel with Easterly line of said Lots 7 and 8 for a distance of 103.46 feet to the Point of Beginning (P.O.B.). said parcel contains 45,473 square feet more or less or 1.04 acres more or less.

PARCEL 4: The East one-half (E 1/2) of that certain alley lying adjacent to the Westerly lot lines of Lots 5 and 6, in Block 1, of OCEAN BEACH, FLA., according to the plat thereof as recorded in Plat Book 2, Page 38 of the Public Records of Miami - Dade County, Florida. said parcel contains 1,000 square feet more or less or 0.02 acres more or less.

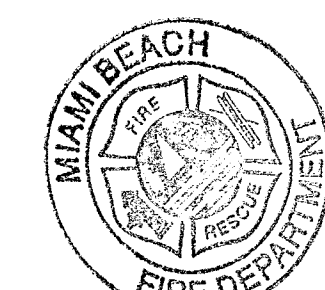
PARCEL 5: All of that portion of the alley lying between the West line of Lots 7, 8 and the East line of Lots 9, 10 and 11, together with the West one-half (W 1/2) of that certain alley lying East of and adjacent to the Easterly lot lines of Lots 12 and 13 in Block 1, of OCEAN BEACH, FLA., according to the plat thereof as recorded in Plat Book 2, Page 38 of the Public Records of Miami - Dade County, Florida. said parcel contains 3,653 square feet more or less or 0.08 acres more or less.

PARCEL 6: Lot 17, Block 1, of OCEAN BEACH, FLA., according to the plat thereof as recorded in Plat Book 2, Page 38 of the Public Records of Miami - Dade County, Florida. said parcel contains 6,500 square feet more or less or 0.15 acres more or less.

DRY FLOODPROOFING REQUIREMENTS:

- New construction on floodproof areas shall comply with requirements outlined by the National Flood Insurance Program (NFIP) which FEMA administrators and ASCE 24 (FBC 2010, section 1612.5).
- All electrical equipment motors, connectors, switches, outlets to be connected 1'-0" (9'-0" NVD) above BFE (8'-0" NVD). Vehicle lifts in lower garage to have disconnects on GFCI.
- For below-grade parking requirements, refer to FEMA Technical Bulletin 6-83.
- All walls to be wall type 3 U.O.N.
- All non-structural masonry walls below wave crest to be constructed to "break away" under force.
- Provide flood dams at all openings to 1'-0" above BFE specially engineer to submit shop drawings for review.
- All structure to be dry flood proofed to 1'-0" above BFE.

City of Miami Beach
Fire Prevention Division
PLANS APPROVED



NORTH
1/16" BUILDING PERMIT
04.30.2013
A1202
Sheet Number

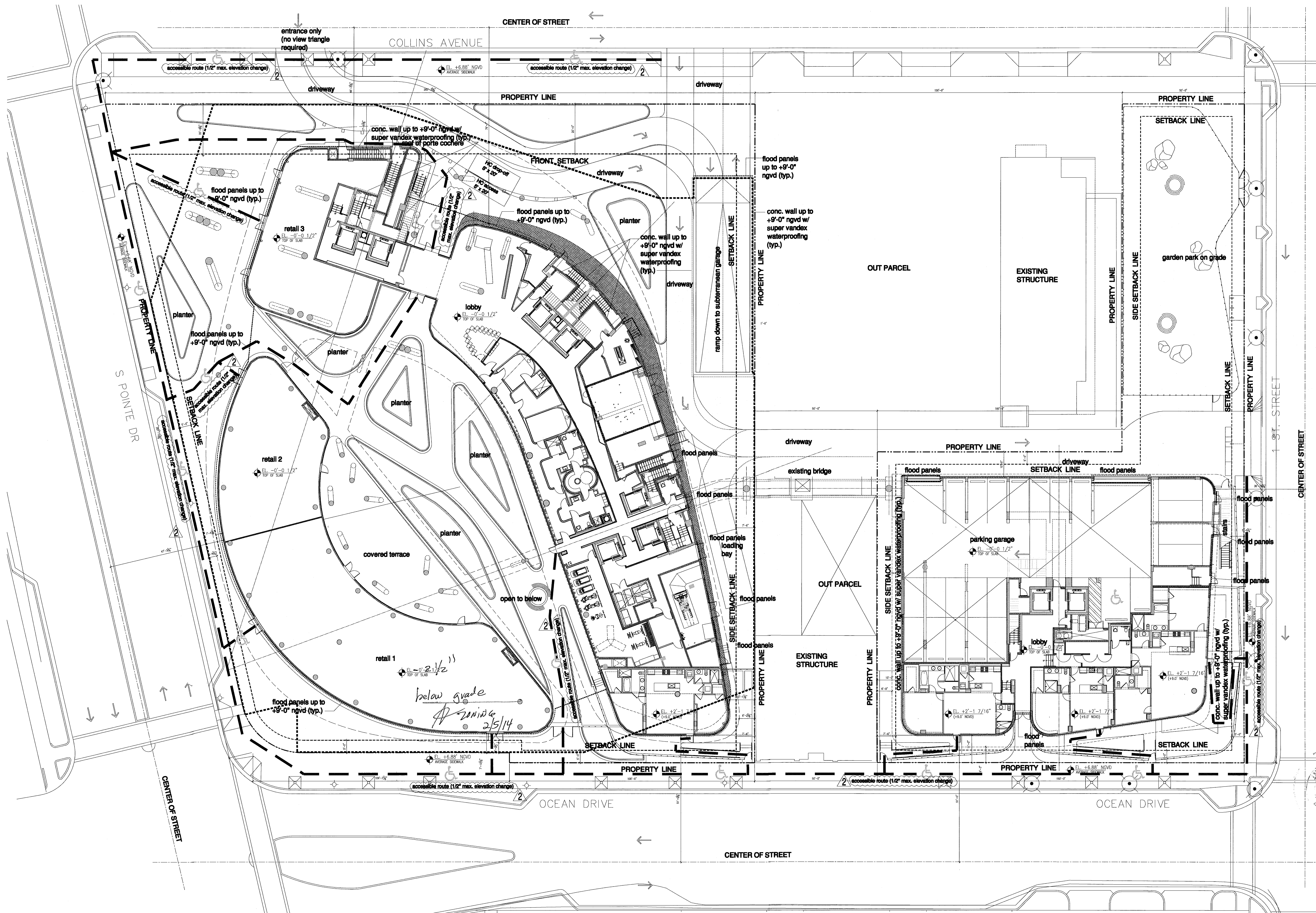
Firm
Lic. # A1128
Charles M. Sieger, F.A.I.A.
Lic. # A05763
Jose J. Suarez, A.I.A.
Lic. # A01005

site plan

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

REVISIONS
DATE
BY
SCALE
1/16" = 1'-0"

site plan



DRY FLOODPROOFING REQUIREMENTS:

1. Building classified as TYPE II according to ASCE 24 Table 1-1, and to be dry flood proofed in accordance with ASCE 24 (FBC 2010, Building Section 1612.5.)
2. DRY FLOODPROOFED structures and NON-RESIDENTIAL areas shall be designed and constructed so that any structure or area below the applicable elevation specified in ASCE 24 Table 6-1, together with attendant utility and sanitary facilities, is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. According to ASCE 24 Table 1-1 for TYPE II classification, the structure must be flood proofed to an elevation of BFE + 1ft = +9.00ft NGVD.
3. Flood proofing Certificate signed by Architect/Engineer of records.
4. All construction materials below the elevation specified in ASCE 24 Table 5-1, shall be constructed with flood-damage-resistant material. According to ASCE 24 Table 1-1 for type II classification, the structure must be constructed with flood-damage-resistant materials to an elevation of BFE + 1ft (+9'-0" ngvd).
5. Any utilities and attendant equipment outside the dry flood proofed area and any utilities and attendant equipment serving the RESIDENTIAL area will be elevated at or above BFE + 1ft NGVD.
6. Provide flood dams at all openings to 1'-0" above BFE specialty engineer to submit shop drawings for review.
7. All structure to be dry flood proofed to 1'-0" above BFE. Flood proofing membrane to be installed 1 foot above (+9.00' ngvd) Base Flood Elevation.
8. Structural Engineer must provide uplift stability calculation for concrete slab on grade.

FOR CONSTRUCTION

12/20/2013
In my professional judgment and to the best of my knowledge and belief, these plans and specifications comply with the applicable building codes and regulatory requirements, as amended by statute, for the jurisdiction in which these documents shall be constructed.

City of Miami Beach
Fire Prevention Division
PLANS APPROVED



site plan

elev. 0'-0" = (+6.88' NGVD)

The Sieger Suarez Architectural Partnership

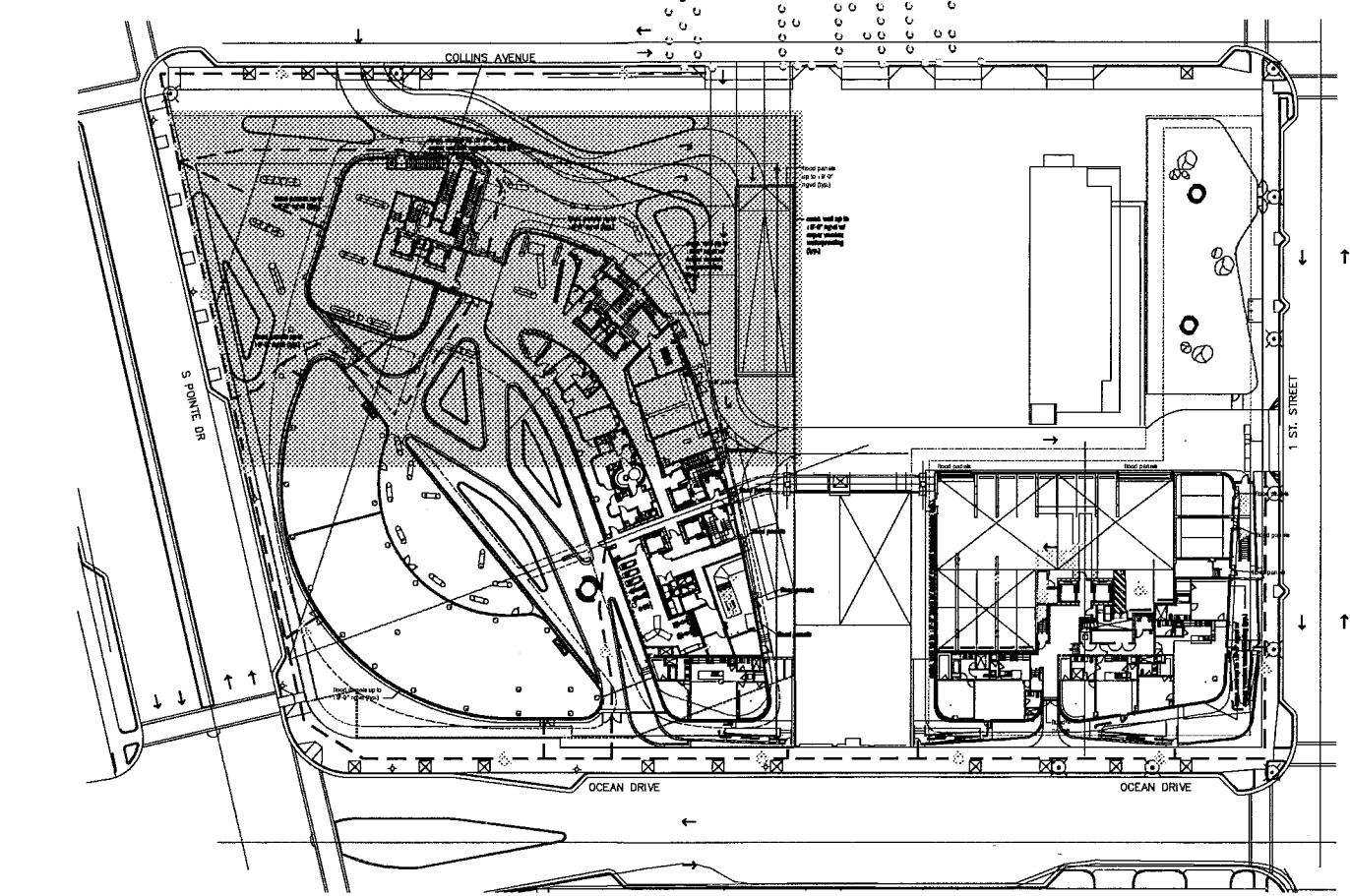
14121 Southwest 119 Avenue, Miami, Florida, 33186, 305/274-2702.

NORTH
1/16"

Revision 2 12/20/2013
Revision 1 07/30/2013

BID SET 07.01.2013
ISSUE DATE 04.30.2013
JOB NUMBER A1202
SHEET NUMBER

A1.02



key plan

n.t.s.



floodproofing plan

flood panels
up to +9'-0"
ngvd (typ.)

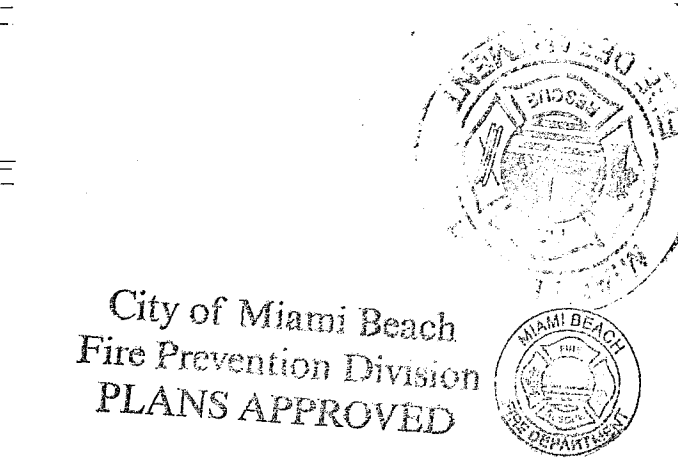
conc. wall up to
+9'-0" ngvd w/
super vandex
waterproofing
(typ.)

DRY FLOODPROOFING REQUIREMENTS:

1. Building classified as TYPE II according to ASCE 24 Table 1-1, and to be dry flood proofed in accordance with ASCE 24 (FBC 2010, Building Section 1612.5.)
2. DRY FLOODPROOFED structures and NON-RESIDENTIAL areas shall be designed and constructed so that any structure or area below the applicable elevation specified in ASCE 24 Table 6-1, together with attendant utility and sanitary facilities, is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. According to ASCE 24 Table 1-1 for TYPE II classification, the structure must be flood proofed to an elevation of BFE + 1ft = +9.00ft NGVD.
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7. All structure to be dry flood proofed to 1'-0" above BFE. Flood proofing membrane to be installed 1 foot above (+9.00' ngvd) Base Flood Elevation.
8. Structural Engineer must provide uplift stability calculation for concrete slab on grade.

FOR CONSTRUCTION

12/20/2013
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, if properly constructed, will result in a structure which, for the jurisdiction in which the structure is to be constructed, shall be constructed.



Revision 2/ 12/20/2013

As built Date

Bid Date

Issue Date

04.30.2013

BUILDING PERMIT

A1202

new sheet

A1.03

The Sieger Suarez Architectural Partnership

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

Firm
Lic. # AA128
Charles M. Sieger, F.A.I.A.
Lic. # AR5782
Jose J. Suarez, A.I.A.
Lic. # AR1005

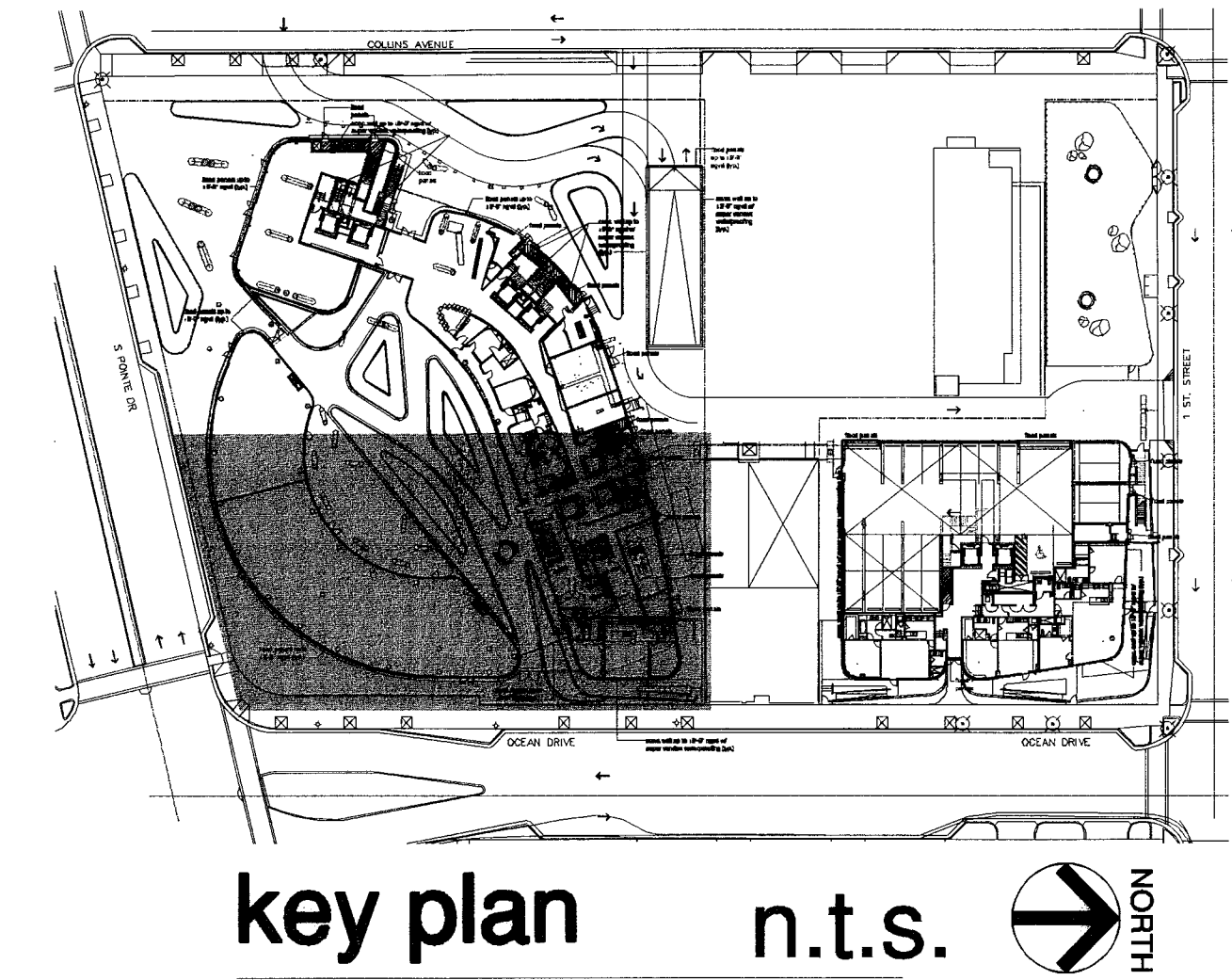


1/8"

floodproofing plan

elev. 0'-0" = (+6.88' NGVD)

XEROX CTS
REV. P.V.
PENS.
SCALE



key plan n.t.s.

DRY FLOODPROOFING REQUIREMENTS:

1. Building classified as TYPE II according to ASCE 24 Table 1-1, and to be dry flood proofed in accordance with ASCE 24 (FBC 2010, Building Section 1612.5.)
2. DRY FLOODPROOFED structures and NON-RESIDENTIAL areas shall be designed and constructed so that any structure or area below the applicable elevation specified in ASCE 24 Table 6-1, together with attendant utility and sanitary facilities, is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. According to ASCE 24 Table 1-1 for TYPE II classification, the structure must be flood proofed to an elevation of BFE + 1ft = +8.00ft NGVD.
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8. Structural Engineer must provide uplift stability calculation for concrete slab on grade.

floodproofing plan

FOR CONSTRUCTION

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

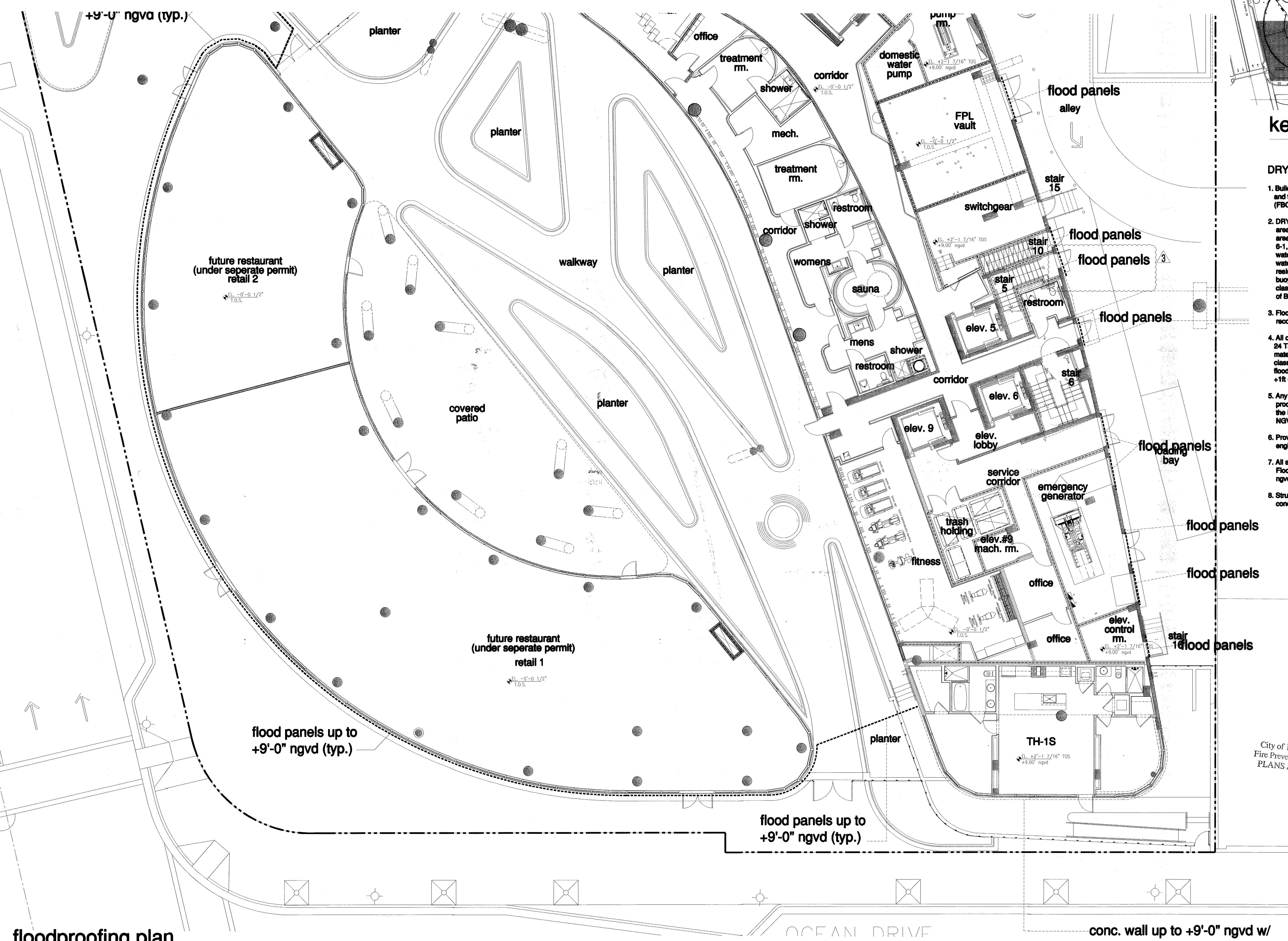
City of Miami Beach
Fire Prevention Division
PLANS APPROVED

Revision 3 01/27/2014
Revision 2 12/20/2013

BID SET 07.01.2013
BUILDING PERMIT 04.30.2013
Job Number A1202
Sheet Number

NORTH
1/8"

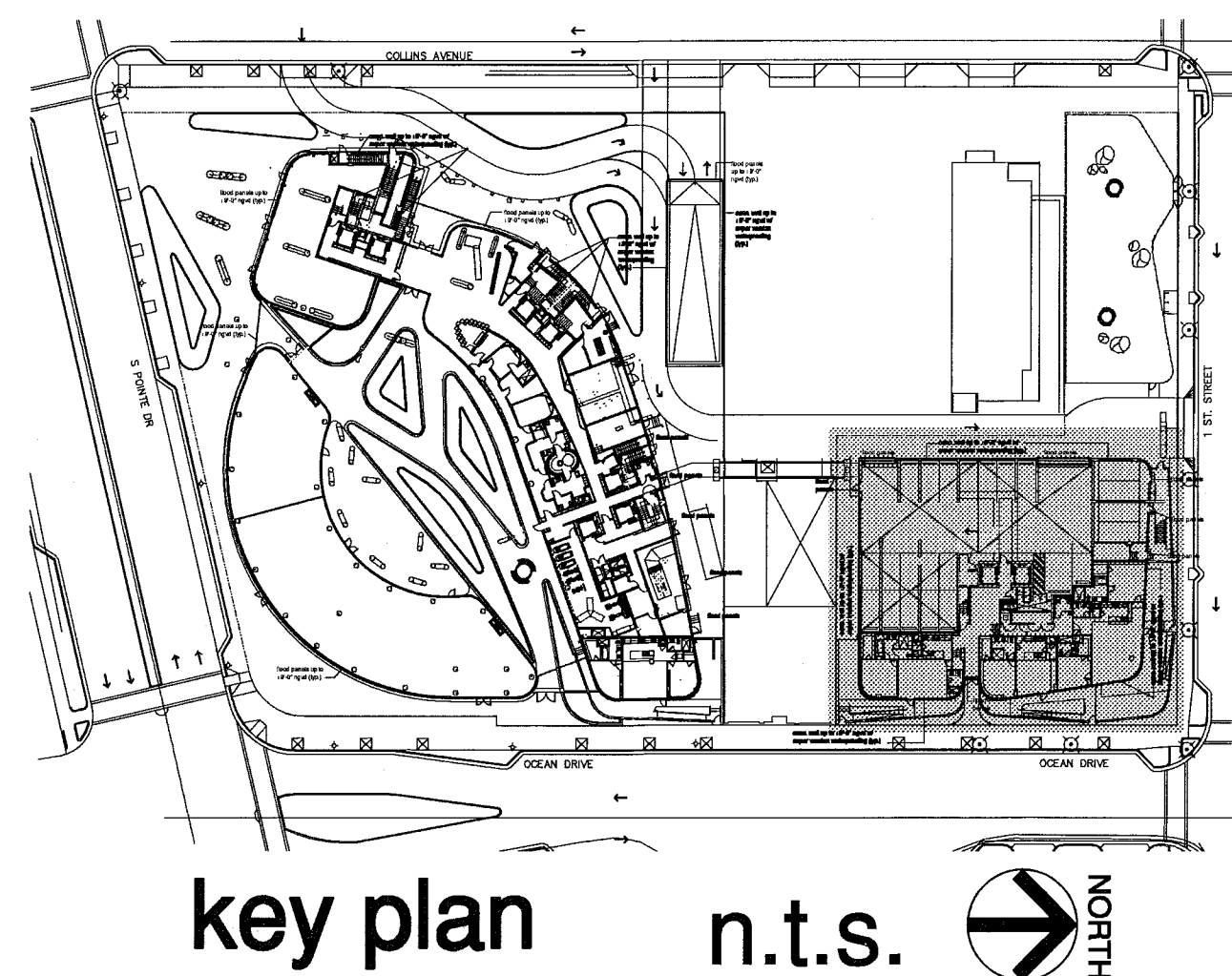
new sheet
A1.04



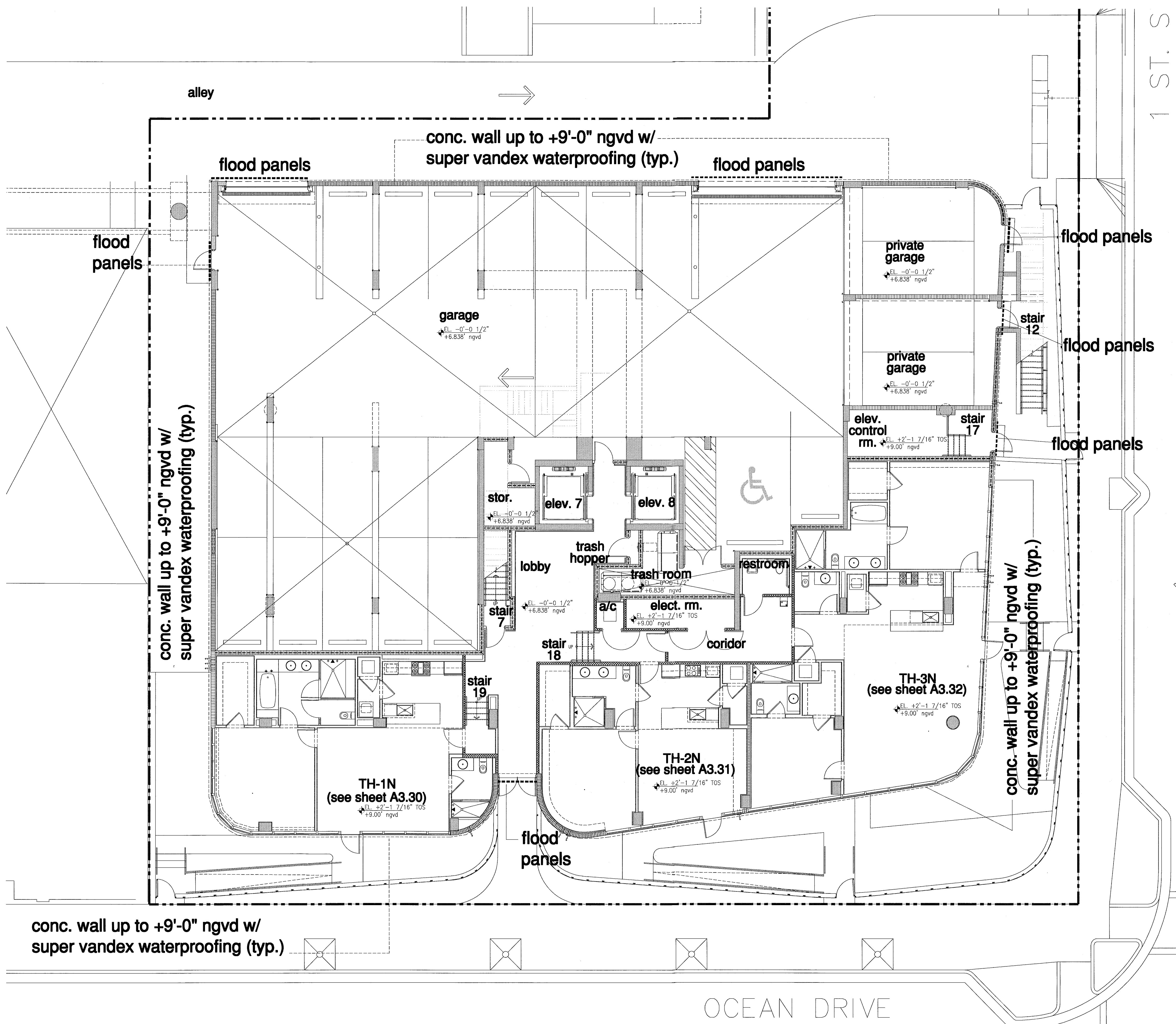
floodproofing plan

elev. 0'-0" = (+8.88' NGVD)

conc. wall up to +9'-0" ngvd w/



floodproofing plan



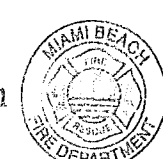
DRY FLOODPROOFING REQUIREMENTS:

1. Building classified as TYPE II according to ASCE 24 Table 1-1, and to be dry flood proofed in accordance with ASCE 24 (FBC 2010, Building Section 1612.5.)
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8. Structural Engineer must provide uplift stability calculation for concrete slab on grade.

FOR CONSTRUCTION

12/20/2013
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.

City of Miami Beach
Fire Prevention Division
PLANS APPROVED



floodproofing plan

elev. 0'-0" = (+6.88' NGVD)

NORTH
1/8"

Revision 2 12/20/2013

Addendum:

Construction Issue Date

Xr built Date

Bid Date

07.01.2013

Issue Date

04.30.2013

BUILDING PERMIT

Job Number

A1202

Sheet Number

A1.05

The Sieger Suarez Architectural Partnership

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

Firm
Lic. # AA128
Charles M. Sieger, F.A.I.A.
Lic. # AB5782
José J. Suarez, A.I.A.
Lic. # AB11035

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

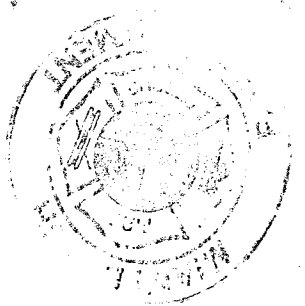




floor plan - level 0 (garage) dimension plan

subterranean garage level 00 elev. = -14'-0" / -7.12' N.G.V.D. (elev. 0'-0" = +6.88' N.G.V.D.)

City of Miami Beach
Fire Prevention Division
PLANS APPROVED



NORTH
3/32"

Revision 2 12/20/2013

Addendum

Construction Issue Date

As built Date

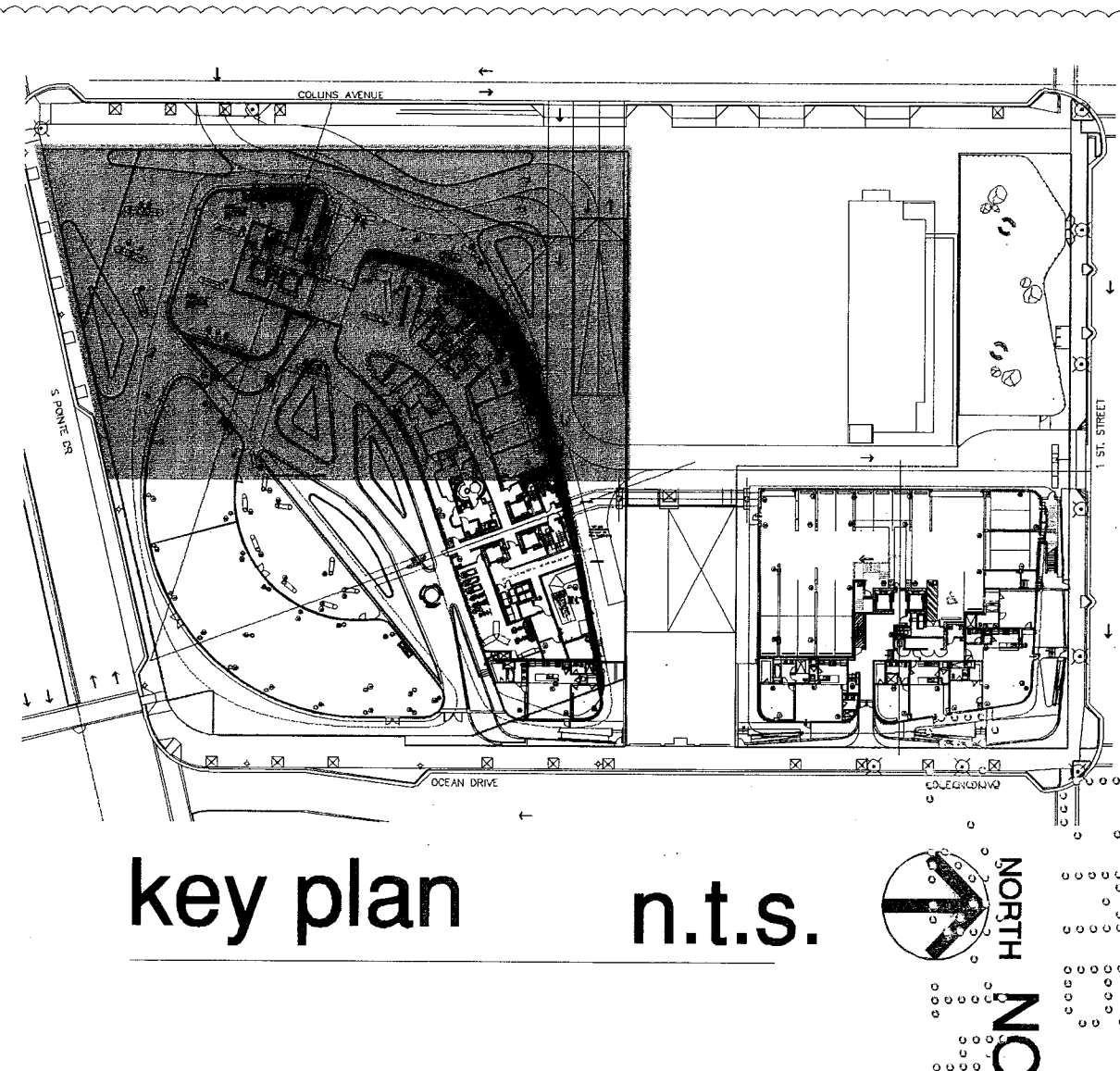
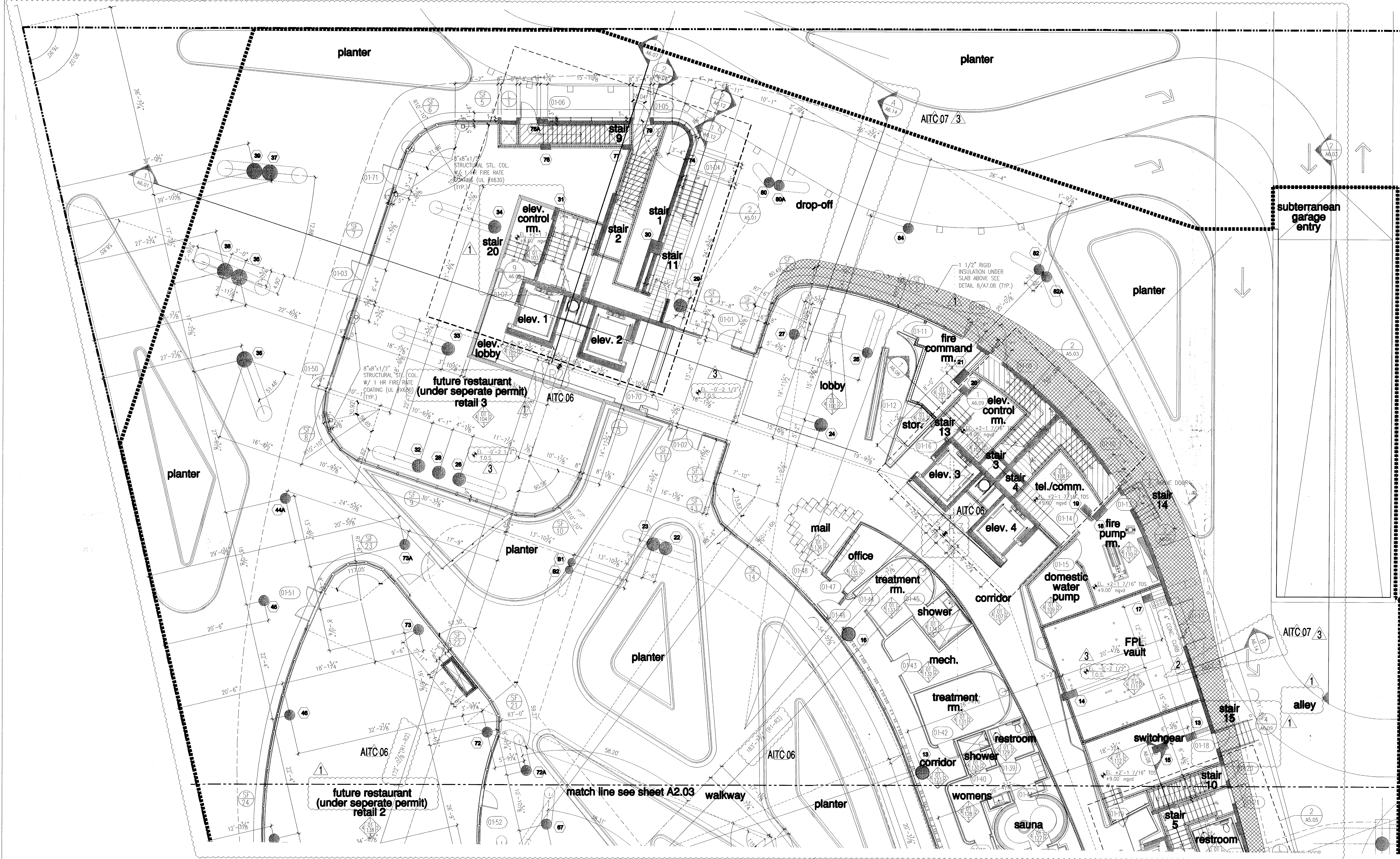
BID SET 07.01.2013

BUILDING PERMIT 04.30.2013

Job Number: A1202

Sheet Number

partial floor plan - level 01 (lobby)



FOR CONSTRUCTION

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

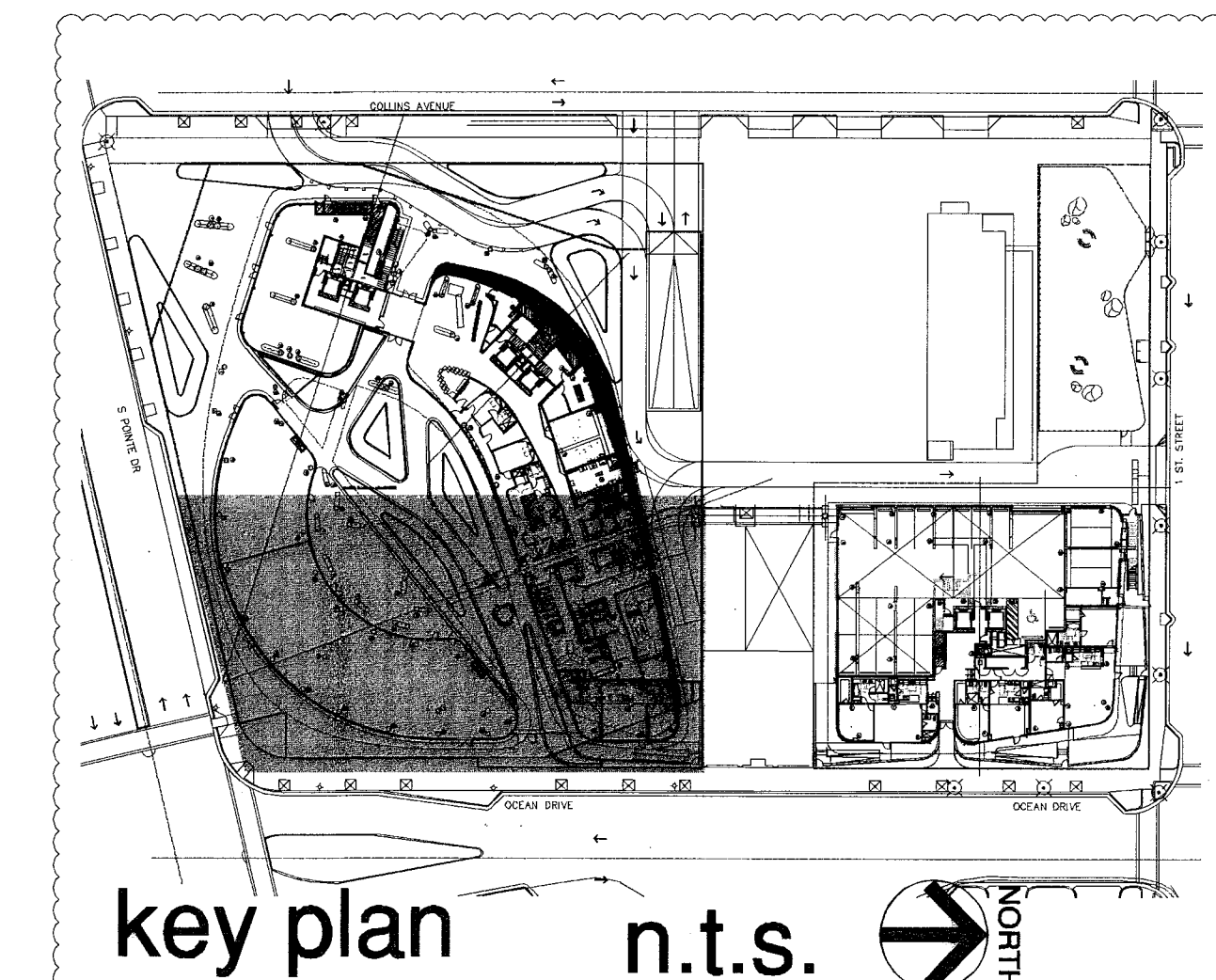
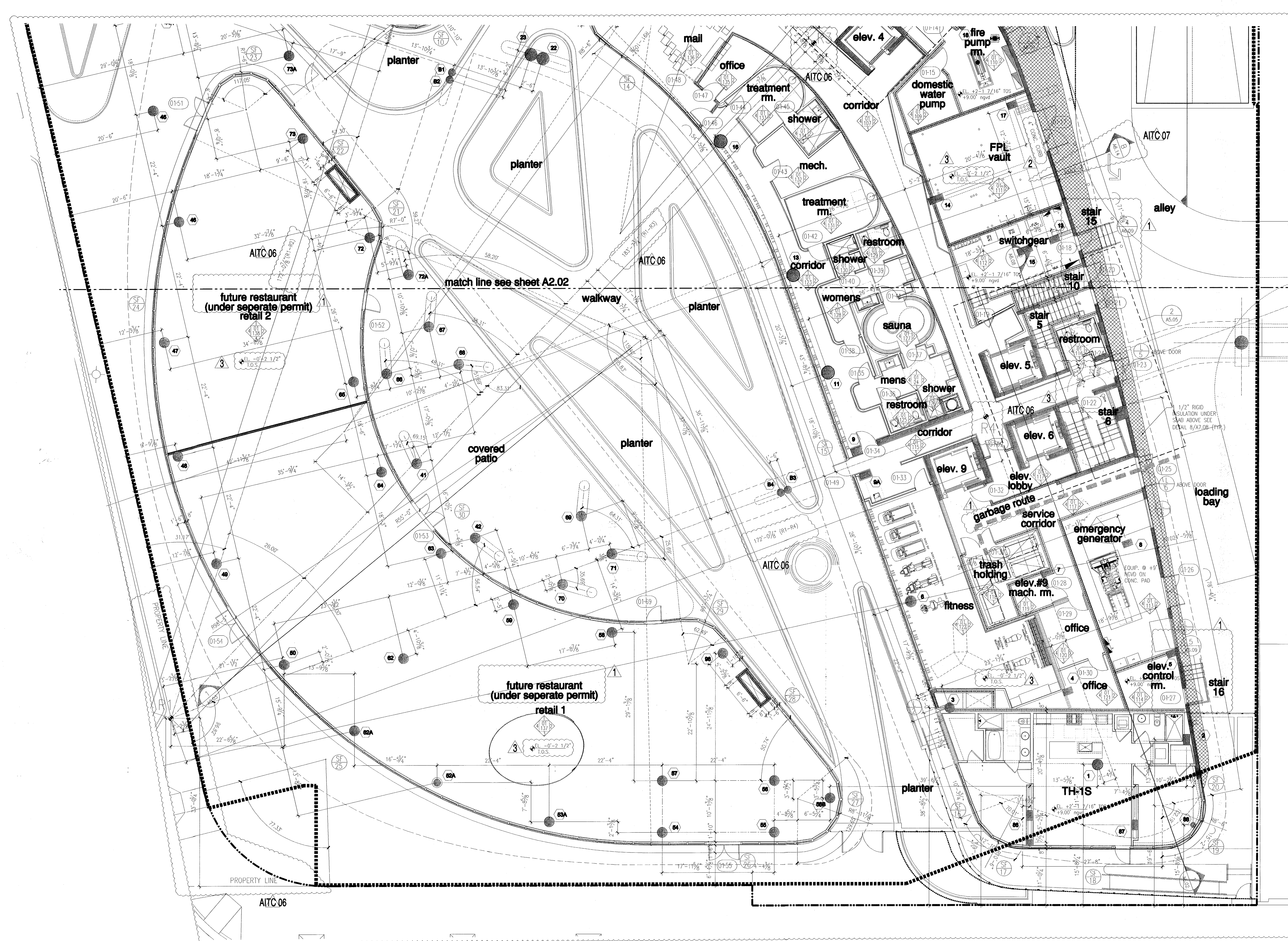
partial floor plan - level 1 (lobby)

level 1 (lobby) F.F. elev. = -0'-0 1/2" = +6.84' N.G.V.D. (elev. 0'-0" = +6.88' N.G.V.D.) (T.O.S. -2 1/2" = +6.67' N.G.V.D.)

NORTH
1/8"

Revision	3	01/27/2014
AITC	07	01/07/2014
AITC	06	01/06/2014
Revision	2	12/20/2013
Revision	1	07/30/2013

BID SET 07.01.2013
BUILDING PERMIT 04.30.2013
Job Number: A1202
Sheet Number:



partial floor plan - level 01 (lobby)

FOR CONSTRUCTION

partial floor plan - level 1 (lobby)

level 1 (lobby) F.F. elev. = -0'-0 1/2" = +6.84' N.G.V.D. (elev. 0'-0" = +6.88' N.G.V.D.) (T.O.S. -2 1/2" = +6.67' N.G.V.D.)

City of Miami Beach
Fire Prevention Division
PLANS APPROVED



NORTH
1/8"

Revision	3	01/27/2014
AITC	07	01/07/2014
AITC	06	01/06/2014
Revision	2	12/20/2013
Revision	1	07/30/2013

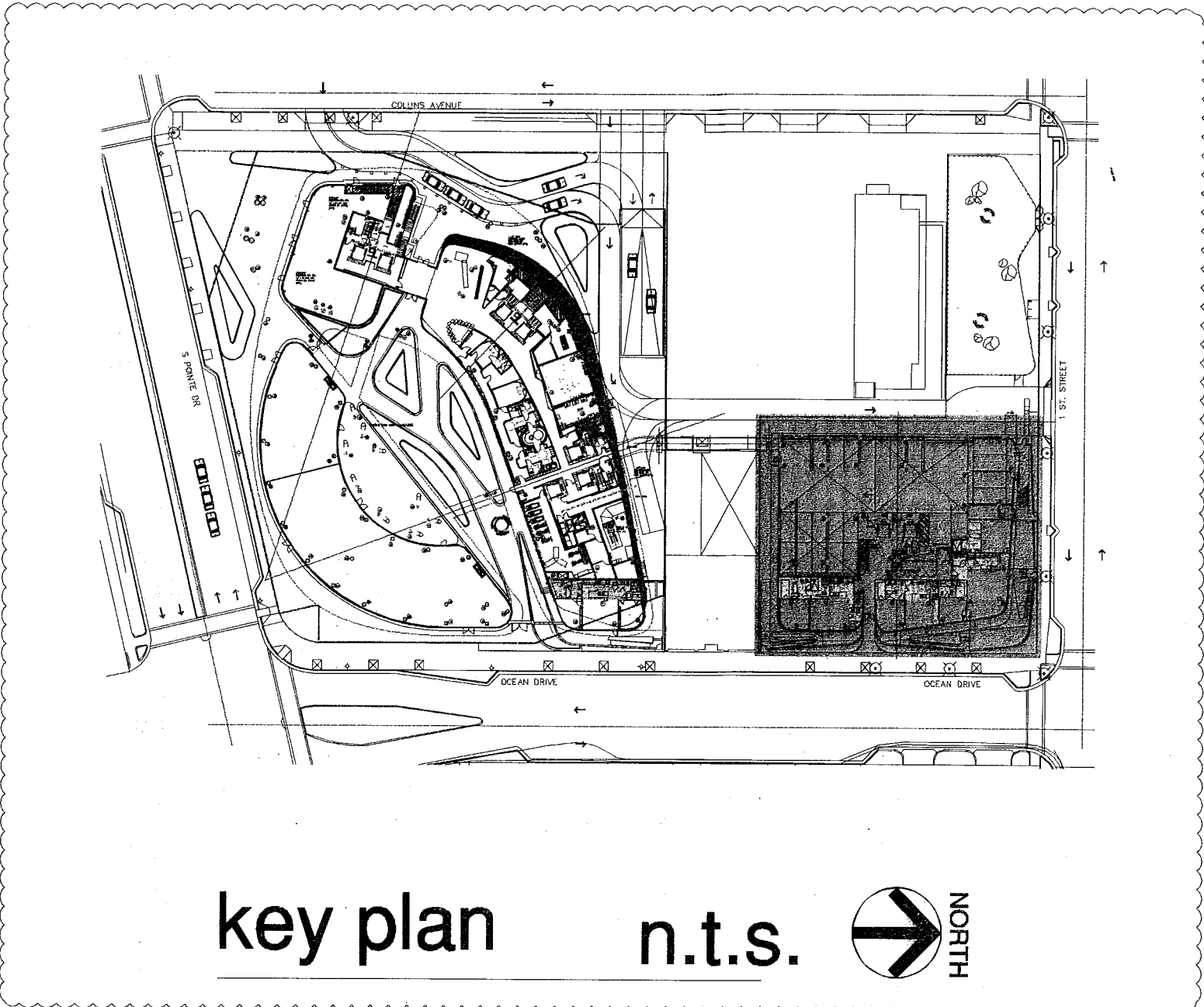
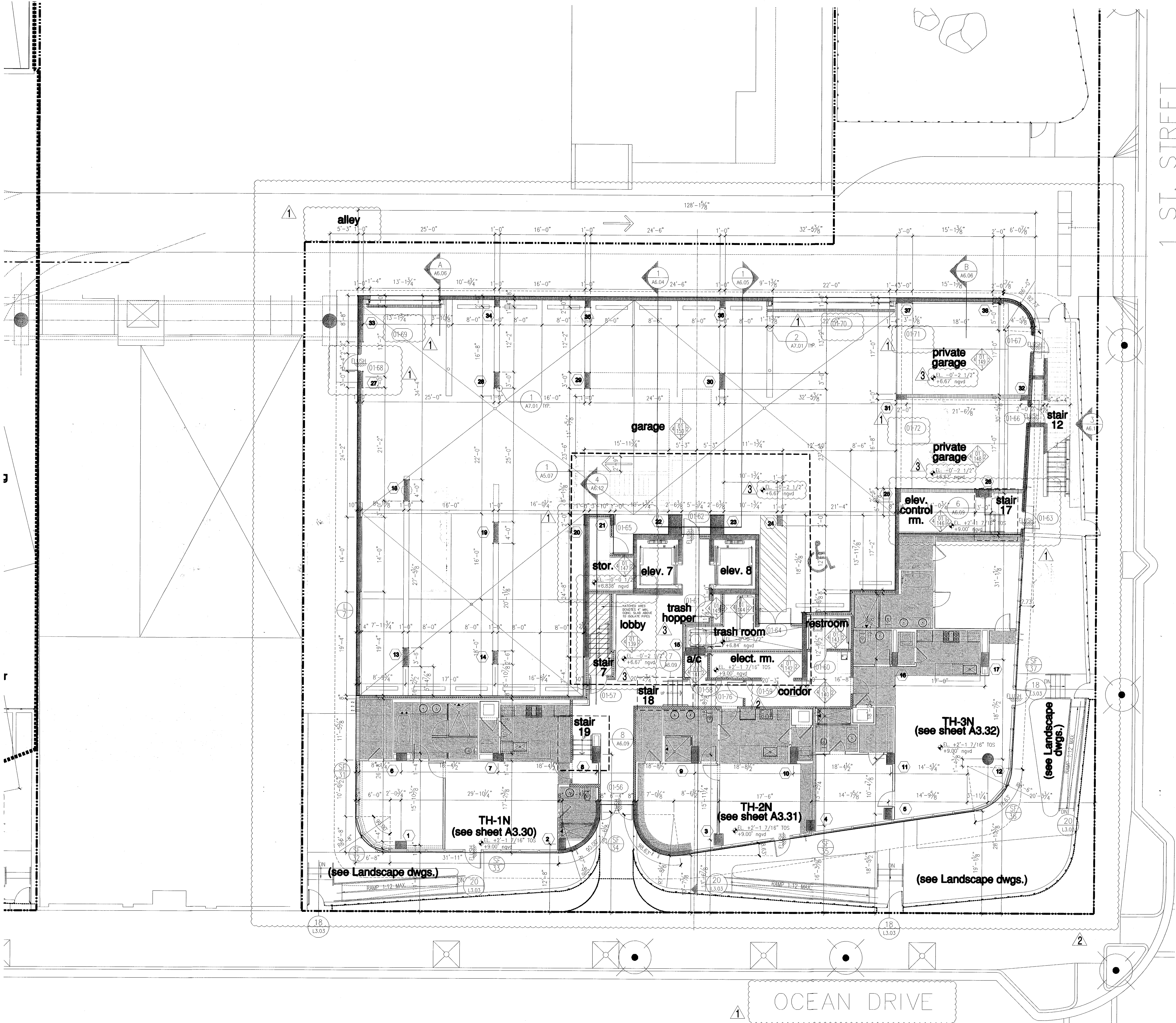
As built Date
BID SET
BUILDING PERMIT
A1202

The Sieger Suarez Architectural Partnership

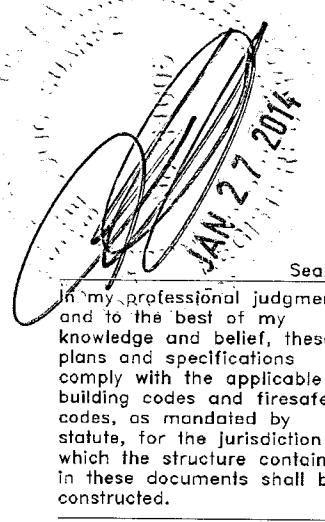
Firm
Lic. # AA128
Charles M. Sieger, F.A.I.A.
Lic. # AF5762
Jose J. Suarez, A.I.A.
Lic. # AR11005

A2.03

partial floor plan - level 01 (lobby)



FOR CONSTRUCTION



City of Miami Beach
Fire Prevention Division
PLANS APPROVED

NORTH
1/8"

partial floor plan - level 1 (lobby)

level 1 (lobby) F.F. elev. = -0'-0 1/2" = +6.84' N.G.V.D. (elev. 0'-0" = +6.88' N.G.V.D.) (T.O.S. -2 1/2" = +6.67' N.G.V.D.)

Revision	3	01/27/2014
Revision	2	12/20/2013
Revision	1	07/30/2013

BID SET
07.01.2013
BUILDING PERMIT
04.30.2013
A1202