The Related Group
315 S. Biscayne Blvd.
Miami, Florida 33131
305-460-9900

ONE OCEAN

One Ocean Drive
city of miami beach, dade county, fl

& ENG.

cover

ONE OCEAN

ONE OCAEN DRIVE
CITY OF MIAMI BEACH, FLORIDA

ROAD FIRE SCHOOL
IMPACT FEE PAID
FEB 06 2014
MIAMI-DADE COUNTY
APPROVED

B1304440

NOTICE: In addition to the requirement of this permit, there may be additional restrictions applicable to this property that may be found in the Public Records of this County and there may be additional permits required from other government entities such as water management's districts, state agencies, or federal agencies. The city of Miami Beach assumes no responsibility for accuracy of or results from these plans which are approved subject to compliance with all Federal, State, and Local Laws, Rules, and Regulations.

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CITY OF MIAMI BEACH
REFERENCE ONLY

DERM
PLAN REVIEW
FINAL
APPROVAL
DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT
(PRINT): Maria Tur
SIGNATURE: Maria Tur DATE: 1-13-14

FOR CONSTRUCTION

Derm Number: 2013-0604-0853-0698
Contact Name: MR ROBERT FIGEL
Contact Phone: (786) 295-4187
Folio: 02-4203-003-0050
Project Name: ONE OCEAN
Date Received: 06/04/2013

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

CITY OF MIAMI BEACH
REFERENCE ONLY

CITY OF MIAMI BEACH
REFERENCE ONLY

OK
MR
2/11/14

05.10.2013

DEVELOPER	**The Related Group** 1200 Brickell Ave., Suite 1500 Maimi, FL 33131 305-938-5707
EXECTUVITE ARCHITECTS	**The Sieger Suarez Architectural Partnership** 14121 S.W. 119 Avenue Miami, Florida 33186 305-274-2702
DESIGN ARCHITECTS	**Ten Arquitectos** 227 W. 29th Street, 11 Floor New York, NY 10001 212-620-0794
STRUCTURAL ENGINEERS	**C**
MECHANICAL ENGINEERS	**Steven Feller P.E.** 500 N.E. 3rd Ave Ft Lauderdale, Florida 33301 954-467-1402
LANDSCAPE ARCHITECT	**EGS2 Corp.** 14121 S.W. 119 Avenue Miami, Florida 33186 305-274-2702
DESIGN LANDSCAPE ARCHITECT	**Enea Garden Design** 3898 Biscayne Boulevard Miami, Florida 33137 305-576-6702
CIVIL	**Consulting Engeneering & Science, Inc.** 10700 N. Kendall Drive Miami, Florida 33176 305-378-5555

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 firesafety codes, as mandated by statute, for the jurisdiction in which the structure contained in these documents shall be constructed.

Revisions.

Addendums.

Construction Issue Date

As built Date

Issue Date

Issue Date
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

Firm
Lic. # AA128
Charles M. Sieger, F.A.I.A.
Lic. # AR578?
José J. Suarez, A.I.A.
Lic. # AR11005

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

02.11.14

ONE
OCEAN
ONE COLLINS AVENUE
CITY OF MIAMI BEACH, FLORIDA

cover

B1304440

FOR CONSTRUCTION

NOTICE: In addition to the requirement of this permit, there may be additional restrictions applicable to this property that may be found in the Public Records of this County, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies. The city of Miami Beach assumes no responsibility for accuracy of or results from these plans which are approved subject to compliance with all Federal, State, and Local Laws, Rules, and Regulations.

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

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 firesafety codes, as mandated by statute, for the jurisdiction in which the structure contained in these documents shall be constructed.

DEVELOPER	**TRG Block One Ltd.** 315 S. Biscayne Blvd. Maimi, FL 33131 305-460-9900
EXECTUVITE ARCHITECTS	**The Sieger Suarez Architectural Partnership** 14121 S.W. 119 Avenue Miami, Florida 33186 305-274-2702
DESIGNER	**Ten Arquitectos** 227 W. 29th Street, 11 Floor New York, NY 10001 212-620-0794
STRUCTURAL ENGINEERS	**CHM Structural Engineers, LLC.** 7990 S.W. 117 Avenue Miami, Florida 33183 305-667.1621
MECHANICAL ENGINEERS	**Steven Feller P.E.** 500 N.E. 3rd Ave Ft Lauderdale, Florida 33301 954-467-1402
LANDSCAPE ARCHITECT	**EGS2 Corp.** 14121 S.W. 119 Avenue Miami, Florida 33186 305-274-2702
GARDEN DESIGN	**Enea Garden Design** 3898 Biscayne Boulevard Miami, Florida 33137 305-576-6702
CIVIL	**Consulting Engeneering & Science, Inc.** 10700 N. Kendall Drive Miami, Florida 33176 305-378-5555

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

BUILDING:	
ZONING:	~~2/4/14~~ 2/5/14
PLUMBING:	
ELECTRICAL:	
MECHANICAL:	
FIRE PREVENTION:	2/3/14 ✓
FLOOD:	02/11/14
PUBLIC WORKS:	
STRUCTURAL:	
ELEVATOR:	

PATH: E:\0304-Alaska\Permit\Plot-shts\
DWG | A0905-A0.00
P.D. | Thu, 19 Dec 2013 - 3:57pm
SCALE | 1:1
REV. | Thu, 19 Dec 2013 - 3:56pm
P.V. | plot
PENS | xerox.ctb

Revisions.

Addendums.

	Construction Issue Date
Revision 2	12/20/2013
	As built Date
Revision 1	07/30/2013
	Bid Date
BID SET	07.01.2013
	Issue Date
BUILDING PERMIT	04.30.2013
	Job Number.
	A1202
	Sheet Number.
	A0.00

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.
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José J. Suarez, A.I.A.
Lic. # AR11005

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

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E2.10	PARTIAL LEVEL 3 PARKING PLAN - ELECTRICAL
E2.11	PARTIAL LEVEL 3 PARKING PLAN - ELECTRICAL
E2.12	PARTIAL LEVEL 4 PARKING PLAN - ELECTRICAL
E2.13	PARTIAL LEVEL 4 PARKING PLAN - ELECTRICAL
E2.14	PARTIAL LEVEL 5 PARKING PLAN - ELECTRICAL
E2.15	PARTIAL LEVEL 5 PARKING PLAN - ELECTRICAL
E2.16	PARTIAL LEVEL 6 PARKING PLAN - ELECTRICAL
E2.17	PARTIAL LEVEL 6 PARKING PLAN - ELECTRICAL
E2.18	PARTIAL LEVEL 7 PARKING PLAN - ELECTRICAL
E2.19	PARTIAL LEVEL 7 PARKING PLAN - ELECTRICAL
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E2.21	PARTIAL ROOF LEVEL - ELECTRICAL
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E3.03	ENLARGED UNIT PLAN
E3.04	ENLARGED UNIT PLAN
E3.05	ENLARGED UNIT PLAN
E3.06	ENLARGED UNIT PLAN
E3.07	ENLARGED UNIT PLAN
E3.08	ENLARGED UNIT PLAN
E3.09	ENLARGED UNIT PLAN
E3.10	ENLARGED UNIT PLAN
E3.11	ENLARGED UNIT PLAN
E3.12	ENLARGED UNIT PLAN
E3.13	ENLARGED UNIT PLAN
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FA2.06	PARTIAL LEVEL 1 PARKING PLAN - FIRE ALARM
FA2.07	PARTIAL LEVEL 2 PARKING PLAN - FIRE ALARM
FA2.08	PARTIAL LEVEL 2 PARKING PLAN - FIRE ALARM
FA2.09	PARTIAL LEVEL 2 PARKING PLAN - FIRE ALARM
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FA2.13	PARTIAL LEVEL 4 PARKING PLAN - FIRE ALARM
FA2.14	PARTIAL LEVEL 5 PARKING PLAN - FIRE ALARM
FA2.15	PARTIAL LEVEL 5 PARKING PLAN - FIRE ALARM
FA2.16	PARTIAL LEVEL 6 PARKING PLAN - FIRE ALARM
FA2.17	PARTIAL LEVEL 6 PARKING PLAN - FIRE ALARM
FA2.18	PARTIAL LEVEL 7 PARKING PLAN - FIRE ALARM
FA2.19	PARTIAL LEVEL 7 PARKING PLAN - FIRE ALARM
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FP2.05	PARTIAL LEVEL 01 FLOOR PLAN
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FP3.03	PARTIAL LEVEL 02 ENLARGED UNIT PLAN
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FP3.06	PARTIAL LEVEL 03-07 ENLARGED UNIT PLAN
FP3.07	PARTIAL LEVEL 03-07 ENLARGED UNIT PLAN
FP3.08	PARTIAL LEVEL 03-07 ENLARGED UNIT PLAN
FP3.09	PARTIAL LEVEL 03-07 ENLARGED UNIT PLAN
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M2.02	PARTIAL UNDERGROUND LEVEL 0 PARKING PLAN
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M2.05	PARTIAL LEVEL 1 FLOOR PLAN
M2.06	PARTIAL LEVEL 1 FLOOR PLAN
M2.07	PARTIAL LEVEL 2 FLOOR PLAN
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M2.09	PARTIAL LEVEL 2 FLOOR PLAN
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n.t.s.

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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 firesafety 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

Revisions.

Revision 2 12/20/2013

Addendums.

Construction Issue Date

As built Date

Bid Date
BID SET 07.01.2013

Issue Date
BUILDING PERMIT 04.30.2013

Job Number.
A1202

Sheet Number.

A0.01

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The Sieger Suarez Architectural Partnership

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Firm Lic. # AA128
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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

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n.t.s.

Architectural Drawings

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	ARCHITECTURAL						
A0.00	Cover Sheet		*	*		*	
A0.01	Project Index		*	*		*	
A0.01a	Architectural Index				NEW	*	*
A0.02	Project Data		*	*	*		
A0.03	DRB order and conditional use				NEW		
A1.01	Site Plan	1/16" scale	*	*			
A1.02	Overall level 1 floor plan	1/16" scale	*	*	*	*	
A1.03	Floodproofing Plan					NEW	
A1.04	Floodproofing Plan					NEW	*
A1.05	Floodproofing Plan					NEW	
A2.01	Floor Plan - Level 0 - Subterranean Garage	3/32" scale	*	*	*	*	
A2.01a	Floor Plan - Level 0 - Subterranean Garage - dimension plan	3/32" scale	*	*		*	
A2.02	Partial Floor Plan -Level 01 lobby	1/8" scale	*	*	*	*	*
A2.03	Partial Floor Plan -Level 01 lobby	1/8" scale	*	*	*	*	*
A2.04	Partial Floor Plan -Level 01 lobby	1/8" scale	*	*	*	*	*
A2.05	Partial Floor Plan -Level 02 pool deck	1/8" scale	*	*	*	*	*
A2.06	Partial Floor Plan -Level 02 pool deck	1/8" scale	*	*	*	*	*
A2.07	Partial Floor Plan -Level 02 pool deck	1/8" scale	*	*	*	*	*
A2.08	Floor Plan - Level 03 - south tower	1/8" scale	*	*	*	*	
A2.08a	Floor Plan - Level 03 - south tower - dimension plan	1/8" scale	*	*		*	
A2.09	Floor Plan - Level 03 - north tower	1/8" scale	*	*	*		
A2.09a	Floor Plan - Level 03 - north tower - dimension plan	1/8" scale	*	*		*	
A2.10	Floor Plan - Level 04 - south tower	1/8" scale	*	*	*		
A2.10a	Floor Plan - Level 04 - south tower - dimension plan	1/8" scale	*	*		*	
A2.11	Floor Plan - Level 04 - north tower	1/8" scale	*	*	*		
A2.11a	Floor Plan - Level 04 - north tower - dimension plan	1/8" scale	*	*		*	
A2.12	Floor Plan - Level 05 - south tower	1/8" scale	*	*	*		
A2.12a	Floor Plan - Level 05 - south tower - dimension plan	1/8" scale	*	*		*	
A2.13	Floor Plan - Level 05 - north tower	1/8" scale	*	*	*		
A2.13a	Floor Plan - Level 05 - north tower - dimension plan	1/8" scale	*	*		*	
A2.14	Floor Plan - Level 06 - south tower	1/8" scale	*	*	*		
A2.14a	Floor Plan - Level 06 - south tower - dimension plan	1/8" scale	*	*		*	
A2.15	Floor Plan - Level 06 - north tower	1/8" scale	*	*	*		
A2.15a	Floor Plan - Level 06 - north tower - dimension plan	1/8" scale	*	*		*	
A2.16	Floor Plan - Level 07 - south tower	1/8" scale	*	*	*	*	
A2.16a	Floor Plan - Level 07 - south tower - dimension plan	1/8" scale	*	*		*	
A2.17	Floor Plan - Level 07 - north tower	1/8" scale	*	*	*	*	
A2.17a	Floor Plan - Level 07 - north tower - dimension plan	1/8" scale	*	*		*	
A2.18	Floor Plan - Level 08 - south tower - roof plan	1/8" scale	*	*	*	*	
A2.19	Floor Plan - Level 08 - north tower - roof plan	1/8" scale	*	*	*	*	
A2.20	Floor Plan - south tower - high roof	1/8" scale	*	*	*	*	
A2.21	Floor Plan - north tower - high roof	1/8" scale	*	*		*	
A2.22	Partial Floor Plan - level 1 (lobby)	1/4" scale	*	*	*	*	
A2.23	Partial Floor Plan - level 1 (lobby)	1/4" scale	*	*	*	*	
A2.24	Partial Floor Plan - level 1 (lobby)	1/4" scale	*	*	*	*	
A2.25	Partial Floor Plan - level 1 (lobby)	1/4" scale	*	*	*	*	
A2.26	Partial Floor Plan - level 1 (lobby)	1/4" scale	*	*	*		
A2.27	Partial Floor Plan - level 1 (lobby)	1/4" scale	*	*	*		*
A2.28	Partial Floor Plan - level 2 (pool deck)	1/4" scale	*	*	*		*
A2.29	Connection Details to Existing Bridge					NEW	
	SOUTH TOWER UNITS						
A3.01	Unit 'A' Floor Plan (_01) levels 03 - 07	1/4" scale	*	*	*	*	
A3.01a	Not Used	1/4" scale	*	*	OMIT		
A3.01b	Not Used	1/4" scale	*	*	OMIT		
A3.02	Unit 'B' Floor Plan (_06) levels 04 - 07	1/4" scale	*	*	*	*	
A3.02a	Not Used	1/4" scale	*	*	OMIT		
A3.02b	Not Used	1/4" scale	*	*	OMIT		
A3.03	Unit 'B-mod.' Floor Plan (206) level 02	1/4" scale	*	*	*	*	
A3.04	Unit 'B" Floor Plan (306) level 03	1/4" scale	*	*	*	*	
A3.05	Unit 'C' Floor Plan (_03) levels 03, 05 & 07	1/4" scale	*	*	*	*	
A3.06	Unit 'C2' Floor Plan (203) level 02	1/4" scale	*	*	*	*	
A3.07	Unit 'C4' Floor Plan (403) level 04	1/4" scale	*	*	*	*	
A3.08	Unit 'C6' Floor Pan (603) level 06	1/4" scale	*	*	*	*	
A3.09	Unit 'C rev.' Floor Plan (_04) levels 03, 05 & 07	1/4" scale	*	*	*	*	
A3.10	Unit 'C rev,' Floor Plan (204) level 02	1/4" scale	*	*	*	*	
A3.11	Unit 'C rev.' Floor Plan (404) level 04	1/4" scale	*	*	*	*	
A3.12	Unit 'C rev.' Floor Plan (604) level 06	1/4" scale	*	*	*	*	
A3.13	Unit 'D' Floor Plan (_02) levels 03, 05 & 07	1/4" scale	*	*	*	*	
A3.14	Unit 'D' Floor Plan (402) level 04	1/4" scale	*	*	*	*	
A3.15	Unit 'D' Floor Plan (602) level 06	1/4" scale	*	*	*	*	
A3.16	Unit 'D rev.' Floor Plan (_05) levels 05 & 07	1/4" scale	*	*	*	*	
A3.17	Unit 'D rev. mod.' Floor Plan (205) level 02	1/4" scale	*	*	*	*	
A3.18	Unit 'D rev. mod.' Floor Plan (305) level 03	1/4" scale	*	*	*	*	
A3.19	Unit 'D rev. mod.' Floor Plan (405) level 04	1/4" scale	*	*	*	*	
A3.20	Unit 'D rev. mod.' Floor Plan (605) level 06	1/4" scale	*	*	*	*	
A3.21	Unit ' TH-1' Floor Plan level 01 south tower	1/4" scale	*	*	*	*	
	NORTH TOWER UNITS						
A3.22	Unit 'A' Floor Plan (_07) levels 03, 05 & 07	1/4" scale	*	*	*	*	
A3.23	Unit 'A rev.' Floor Plan (_08) levels 03, 05 & 07	1/4" scale	*	*	*	*	
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A3.25	Unit 'B' Floor Plan (608) level 06	1/4" scale	*	*	*	*	
A3.26	Unit 'C' Floor Plan (607) level 06	1/4" scale	*	*	*	*	
A3.27	Unit 'C rev.' Floor Plan (408) level 04	1/4" scale	*	*	*	*	
A3.28	Unit 'D' Floor Plan (207) level 02	1/4" scale	*	*	*	*	
A3.29	Unit 'D rev. mod.' Floor Plan (208) level 02	1/4" scale	*	*	*	*	
A3.30	Unit ' TH-1' Floor Plan level 01 north tower	1/4" scale	*	*	*	*	
A3.31	Unit ' TH-2' Floor Plan level 01 north tower	1/4" scale	*	*	*	*	
A3.32	Unit ' TH-3' Floor Plan level 01 north tower	1/4" scale	*	*	*	*	
A3.33	Bath Floor Plans (south tower)	1/2" scale	*	*		*	
A3.34	Bath Floor Plans (south tower)	1/2" scale	*	*		*	
A3.35	Bath Floor Plans (north tower)	1/2" scale	*	*		*	
A4.01	West & East Elevations	1/16" scale	*	*	*	*	
A4.02	South & North Elevations	1/16" scale	*	*	*	*	
A4.03	North & South Elevations	1/16" scale	*	*	*	*	
A5.01	Core 1- Elevator 1 & 2 /stair 1 & 2- Levels 00 - 05	1/4" scale	*	*	*	*	
A5.02	Core 1- Elevator 1 & 2 /stair 1 & 2- Levels 06 - roof	1/4" scale	*	*	*	*	
A5.03	Core 2- Elevator 3 & 4 /stair 3 & 4- Levels 00 - 05	1/4" scale	*	*	*	*	
A5.04	Core 2- Elevator 3 & 4 /stair 3 & 4- Levels 06 - roof	1/4" scale	*	*	*	*	
A5.05	Core 3- Elevator 5 & 6 /stair 5 & 6- Levels 00 - 05	1/4" scale	*	*		*	*
A5.06	Core 3- Elevator 5 & 6 /stair 5 & 6- Levels 06 - roof	1/4" scale	*	*			
A5.07	Core 4- Elevator 7 & 8 /stair 7 & 8 - Levels 00 - 05	1/4" scale	*	*	*		
A5.08	Core 4- Elevator 7 & 8 /stair 7 & 8 - Levels 06 - roof	1/4" scale	*	*		*	

Architectural Drawings

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A6.01	South Tower Building Section	3/16" scale	*	*	*	*	
A6.02	South Tower Building Section	3/16" scale	*	*	*	*	
A6.03	Retail / Pool Deck Section	1/4" scale	*	*		*	
A6.04	North Tower Building Section	3/16" scale	*	*		*	*
A6.05	North Tower Building Section	3/16" scale	*	*		*	*
A6.06	North Tower Wall Sections	3/16" scale	*	*		*	*
A6.07	North Tower Building Section	3/16" scale	*	*		*	*
A6.08	South Tower Stair 3 & 4 / Stair 5 & 6 Sections	3/16" scale	*	*		*	*
A6.09	Trash Chute Section and Details	3/16" scale	*	*	*	*	
A6.10	Balcony Dividers			NEW	*	*	
A6.11	Balcony Dividers			NEW	*	*	
A6.12	Stair 11 & 12 sections			NEW	*	*	
A6.13	Stair 6 & 9 sections						
A6.14	South Tower Wall Section						*
A7.01	Details - Parking and Garage		*	*			
A7.02	Details - Stair & Railing		*	*		*	
A7.03	Glazing Details		*	*		*	*
A7.04	Glazing Details		*	*		*	
A7.05	Glazing Details		*	*			
A7.06	Waterproofing Details						
A7.07	Details - Misc.						
A7.08	Details - Roof/ Parapets		*	*		*	
A7.09	Details - Roof Accessories & Misc. Metals		*	*		*	
A7.10	Details - Chase and Shaft		*	*		*	
A7.11	Details - Misc. Interior		*	*			
A7.12	Details - Misc. Interior		*	*		*	
A7.13	Waterproofing Details		*	*			
A7.14	Decorative Screen Details - Lobby Level			NEW		*	
A7.15	Water Curtain Data						NEW
A8.01	Wall Assemblies - Wall finish A - E & Wall Assemblies 1 - 13		*	*	*	*	
A8.02	Door Jamb & Head Details and Notes		*	*		*	
A8.03	Door Schedules & General Notes- Common Door Schedules		*	*	*	*	
A8.04	Door Types & Schedules Notes		*	*	*	*	
A8.05	Finish Schedule & Notes - Common Areas		*	*		*	
A8.06	ADA Notes and Blocking Details - ADA/ fair Housing Compliance Stds.		*	*		*	
A8.07	ADA/ Fair Housing Compliance Standards -Notes and Details		*	*		*	
A8.08	Storefront Elevations - Level 01			NEW		*	
A8.09	Storefront Elevations - Level 01			NEW		*	
A8.10	Storefront Elevations - Level 01			NEW		*	
A8.11	Storefront Elevations - Level 01			NEW		*	
A8.12	Storefront Elevations - Level 01			NEW		*	
A8.13	Storefront Elevations - Level 01			NEW		*	
A8.14	Window Elevations - Level 02			NEW		*	
A8.15	Window Elevations - Level 02			NEW			
A8.16	Window Elevations - Level 02			NEW		*	
A8.17	Window Elevations - Level 02			NEW		*	
A8.18	Window Elevations - Levels 03 & 05			NEW		*	
A8.19	Window Elevations - Levels 03 & 05			NEW		*	
A8.20	Window Elevations - Levels 03 & 05			NEW		*	
A8.21	Window Elevations - Levels 03 & 05			NEW		*	
A8.22	Window Elevations - Levels 03 & 05			NEW		*	
A8.23	Window Elevations - Level 04			NEW			
A8.24	Window Elevations - Level 04			NEW			
A8.25	Window Elevations - Level 04			NEW		*	
A8.26	Window Elevations - Level 04			NEW		*	
A8.27	Window Elevations - Level 04			NEW		*	
A8.28	Window Elevations - Level 06			NEW			
A8.29	Window Elevations - Level 06			NEW			
A8.30	Window Elevations - Level 06			NEW		*	
A8.31	Window Elevations - Level 06			NEW		*	
A8.32	Window Elevations - Level 06			NEW		*	
A8.33	Window Elevations - Level 07					NEW	
A8.34	Window Elevations - Level 07					NEW	
A8.35	Window Elevations - Level 07					NEW	
A8.36	Window Elevations - Level 07					NEW	
A8.37	Window Elevations - Level 07					NEW	
A8.38	Louver Types						
A9.01	Fire Rated Penetration Details		*	*		*	
A9.02	Fire Rated Penetration Details		*	*		*	
A9.03	Fire Rated Joints Details		*	*			
A10.00	Life Safety Analysis		*	*	*	*	
A10.01	Life Safety plan - Level 00 - subterranean garage		*	*	*		
A10.02	Life Safety plan - Level 01 lobby		*	*	*	*	*
A10.02.1	Partial Life Safety Plan - Level 01				NEW	*	*
A10.02.2	Partial Life Safety Plan - Level 01				NEW	*	*
A10.02.3	Partial Life Safety Plan - Level 01				NEW	*	*
A10.03	Life Safety plan - Level 02 pool deck		*	*	*	*	*
A10.03.1	Partial Life Safety Plan - Level 02				NEW		*
A10.03.2	Partial Life Safety Plan - Level 02				NEW		*
A10.03.3	Partial Life Safety Plan - Level 02				NEW		*
A10.04	Life Safety plan - Level 03 south tower		*	*	*		*
A10.05	Life Safety plan - Level 03 north tower		*	*	*		
A10.06	Life Safety plan - Level 04 south tower		*	*	*		
A10.07	Life Safety plan - Level 04 north tower		*	*	*		
A10.08	Life Safety plan - Level 05 south tower		*	*	*		
A10.09	Life Safety plan - Level 05 north tower		*	*	*		
A10.10	Life Safety plan - Level 06 south tower		*	*	*		
A10.11	Life Safety plan - Level 06 north tower		*	*	*		
A10.12	Life Safety plan - Level 07 south tower		*	*	*		
A10.13	Life Safety plan - Level 07 north tower		*	*	*		
A10.14	Life Safety plan - Level 08 south tower		*	*	*		
A10.15	Life Safety plan - Level 08 north tower		*	*	*		
A11.01	FAR Floor Plan - Level 00 Subterranean Garage				NEW		
A11.02	FAR Floor Plan - Level 01				NEW		
A11.03	FAR Floor Plan - Level 02				NEW		
A11.04	FAR Floor Plan - Level 03				NEW		
A11.05	FAR Floor Plan - Level 04				NEW		
A11.06	FAR Floor Plan - Level 05				NEW		
A11.07	FAR Floor Plan - Level 06				NEW		
A11.08	FAR Floor Plan - Level 07				NEW		
A11.09	FAR Floor Plan - Level 08 Roof Terraces				NEW		
A11.10	FAR Floor Plan - Level 09 High Roof				NEW		
A11.11	Open Space plan - level 01				NEW		
A11.12	Open Space plan - level 02				NEW		

2 3

index of drawings
FOR CONSTRUCTION

JAN 27 2014

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 firesafety codes, as mandated by statute, for the jurisdiction i which the structure containe in these documents shall be constructed.

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

Revisions.
Revision 3 01/27/2014
Revision 2 12/20/2013
Addendums.
Revision 1 07/30/2013
Construction Issue Date

As built Date

Bid Date
BID SET 07.01.2013
Issue Date
BUILDING PERMIT 04.30.2013
Job Number.
A1202
Sheet Number.
1 New Sheet
A0.01A

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
José J. Suarez, A.I.A.
Lic. # AR11005

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

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

ONE OCEAN - NORTH

REQUIRED

Unit 2.2 spaces per unit
2.2 x 15 = 33 parking spaces

PROVIDED 33 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. 1

ONE OCEAN - SOUTH 1

Actual / Provided F.A.R.	development
sub. lev. = 0 sq. ft.	level 0 = 0 units
level 01 = 12,805 sq. ft.	level 1 = 1 TH unit/comm.
level 02 = 13,748 sq. ft.	level 2 = 4 condo units
level 03 = 18,786 sq. ft.	level 3 = 6 condo units
level 04 = 18,806 sq. ft.	level 4 = 6 condo units
level 05 = 18,786 sq. ft.	level 5 = 6 condo units
level 06 = 18,801 sq. ft.	level 6 = 6 condo units
level 07 = 18,786 sq. ft.	level 7 = 6 condo units
level 08 = 2,981 sq. ft.	**level 8 = 0**
level 09 = 137 sq. ft.	**level 9 = 0**
F.A.R. 123,636 sq. ft.	total = 35 units

ONE OCEAN - NORTH 1

Actual / Provided F.A.R.	development
level 01 = 4,910 sq. ft.	level 1 = 3 TH units
level 02 = 7,105 sq. ft.	level 2 = 2 condo units
level 03 = 7,105 sq. ft.	level 3 = 2 condo units
level 04 = 7,105 sq. ft.	level 4 = 2 condo units
level 05 = 7,105 sq. ft.	level 5 = 2 condo units
level 06 = 7,105 sq. ft.	level 6 = 2 condo units
level 07 = 7,105 sq. ft.	level 7 = 2 condo units
level 08 = 1,577 sq. ft.	**level 8 = 0**
F.A.R. 49,117 sq. ft.	total = 15 units

TOTAL F.A.R. = 172,753 sq. ft. 1 **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:

1. 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 latest one published prior to the date on the Permit Issue.

2. In cases of conflicts between the drawings and standards listed, or conflicts between standards, the more stringent requirements shall govern.

3. In case of discrepancies, large scale drawings shall take precedent over small scale drawings and dimensions shall take precedence over any scale drawings.

4. 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.

5. 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.

6. 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.

7. 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 adapt such detail for use in said corresponding parts of building or site; said adaption, however, shall be subject to Architect's approval.

8. 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.

9. 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.

10. 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.

11. 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.

12. 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.

13. 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.

14. The Contractor shall be responsible for verifying that all caulking compounds and releasing agents used are compatible.

15. 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.

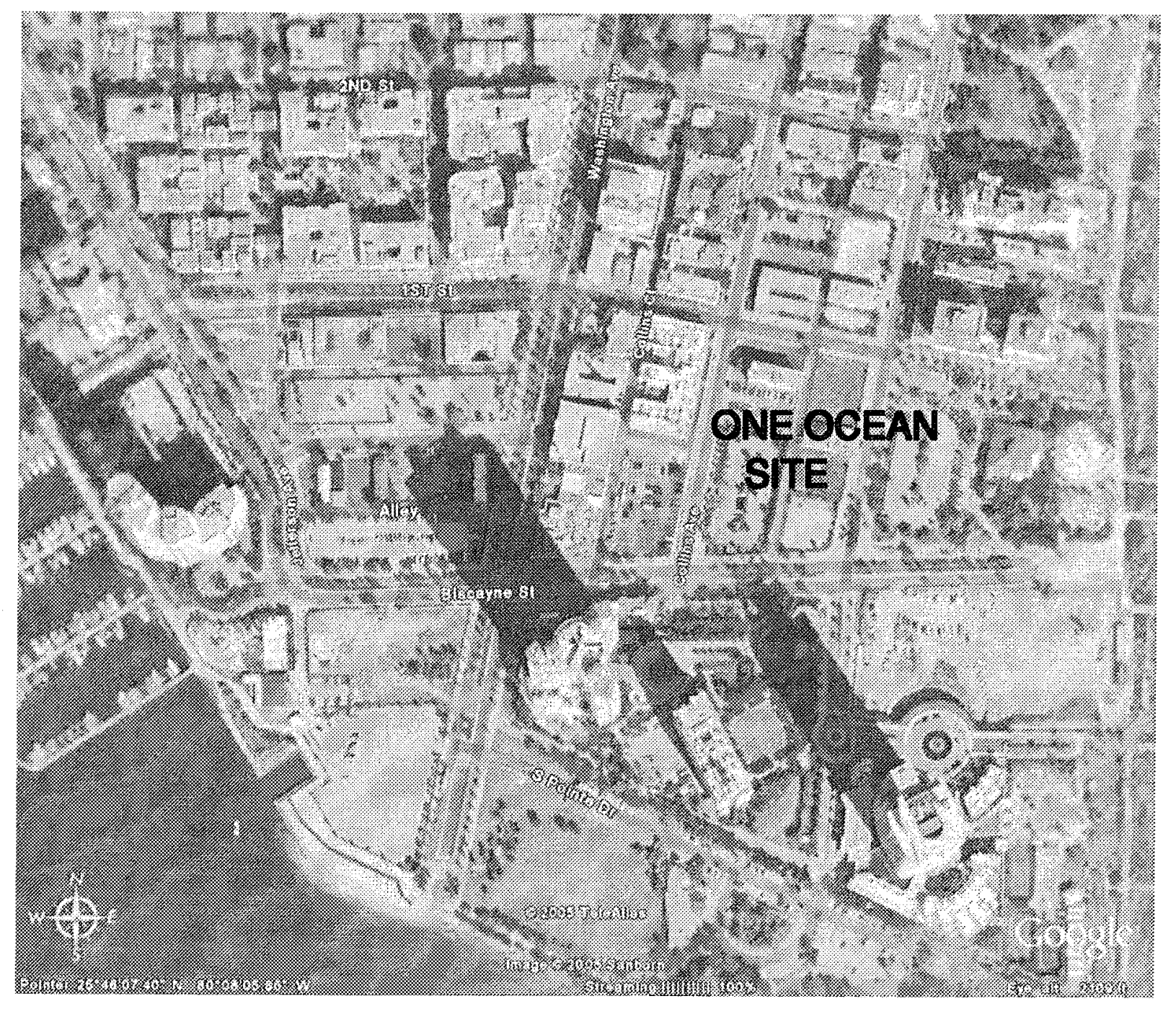
16. The Contractor shall be responsible for inspection of portions of Work already performed under this Contract to determine that such portions are in proper condition to receive subsequent Work.

17. 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 partition 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.

18. 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.

19. 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 determined 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.

20. 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 descibed 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
FE	WALL MOUNTED FIRE EXTINGUISHER (see 1/8" scale drawings)
FE	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
XX-XXX (FLOOR, DOOR #)	DOOR DESIGNATION PUBLIC SPACES
W	WINDOW DESIGNATION
D	BALCONY DIVIDER DESIGNATION
SL	SLIDING GLASS DOOR DESIGNATION
SF	STOREFRONT DESIGNATION
1 2 3 4	ROOM NUMBER
◇	WALL TYPE DESIGNATION ON PLANS (REFER TO DWG. A.801)
▭	CEILING HEIGHTS

WALL/ASSEMBLY ON FINISH SCHEDULE

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 firesafety 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

UNIT MATRIX

CONSTRUCTION LEVEL	UNIT LINE NUMBER									HEIGHT
	SOUTH BUILDING						NORTH BUILDING			
UPPER ROOF	1	2	3	4	5	6	7	8	9	
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 NGVD-AMSL
84.878 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				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	856	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	3,603	1,141	D	3,120	2,532	D rev mod	2,826	2630				9.958
1	RETAIL, LOBBY, FITNESS, SPA, BOH															TH-1S	1,145		TH-1N	1,249		TH-2N	889	810	TH-3N	1746	1601	16.208
0	SUBTERRANEAN PARKING GARAGE																											
TOTAL UNITS TOTAL AREAS		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	

PATH: E:\0304-Alaska\Permit\Plot-shts\
DWG A0418-A001-index
P.D. Tue, 30 Jul 2013 - 11:13am
SCALE 1:1
REV. Mon, 29 Jul 2013 - 4:55pm
P.V. plot
PENS xerox.ctb

Revisions.

Revision 1 Addendums.
07/30/2013
Construction Issue Date

As built Date

BID SET Bid Date
07.01.2013

BUILDING PERMIT Issue Date
04.30.2013

Job Number.
A1202

Sheet Number.

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
José J. Suarez, A.I.A.
Lic. # AR11005

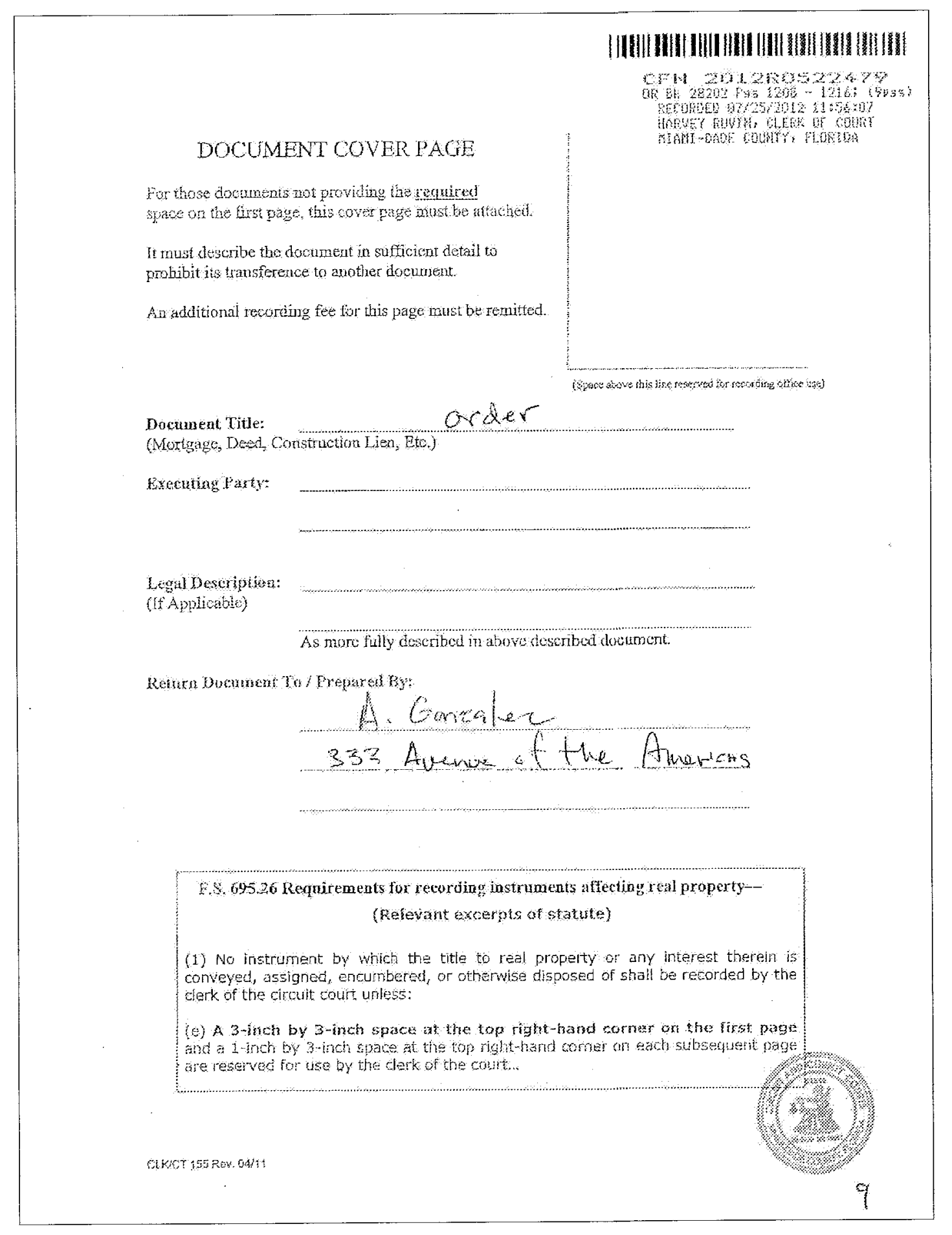
TRG Block One, Ltd.
315 S. Biscayne Blvd.
Miami, Florida 33131
305-460-9900

ONE OCEAN

1 Collins Avenue
city of miami beach, dade county, fl

n.t.s.

Design Review Board - Order and Conditional Use



CFN 2012R0522479
OR Bk 28202 Pgs 1208 - 1216; (9pgs)
RECORDED 07/25/2012 11:56:07
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

DOCUMENT COVER PAGE

For those documents not providing the required space on the first page, this cover page must be attached.

It must describe the document in sufficient detail to prohibit its transference to another document.

An additional recording fee for this page must be remitted.

(Space above this line reserved for recording office use)

Document Title: order
(Mortgage, Deed, Construction Lien, Etc.)

Executing Party:

Legal Description:
(If Applicable)

As more fully described in above described document.

Return Document To / Prepared By:
A. Gonzalez
333 Avenue of the Americas

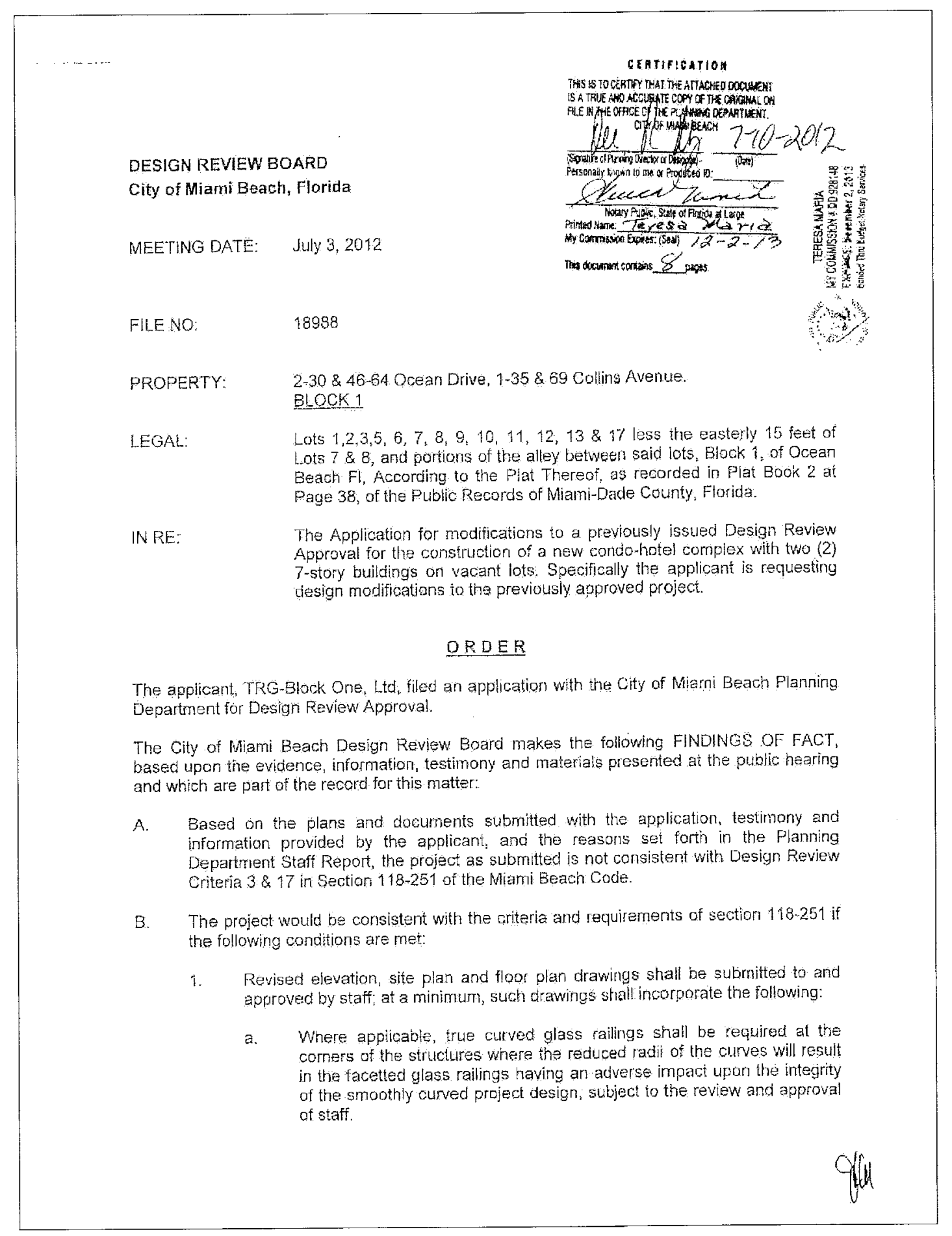
F.S. 695.26 Requirements for recording instruments affecting real property—
(Relevant excerpts of statute)

(1) No instrument by which the title to real property or any interest therein is conveyed, assigned, encumbered, or otherwise disposed of shall be recorded by the clerk of the circuit court unless:

(e) A 3-inch by 3-inch space at the top right-hand corner on the first page and a 1-inch by 3-inch space at the top right-hand corner on each subsequent page are reserved for use by the clerk of the court...

CLK/CT 155 Rev. 04/11

9



CERTIFICATION
THIS IS TO CERTIFY THAT THE ATTACHED DOCUMENT IS A TRUE AND ACCURATE COPY OF THE ORIGINAL ON FILE IN THE OFFICE OF THE PLANNING DEPARTMENT. CITY OF MIAMI BEACH
7-10-2012
(Signature of Planning Director or Designee) (Date)
Personally known to me or Produced ID:
Notary Public, State of Florida at Large
Printed Name: Teresa Maria
My Commission Expires: (Seal) 12-2-13
This document contains 8 pages

TERESA MARIA
MY COMMISSION # DD 928148
EXPIRES: December 2, 2013
Bonded Thru Budget Notary Services

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: July 3, 2012

FILE NO: 18988

PROPERTY: 2-30 & 46-64 Ocean Drive, 1-35 & 69 Collins Avenue.
BLOCK 1

LEGAL: Lots 1,2,3,5, 6, 7, 8, 9, 10, 11, 12, 13 & 17 less the easterly 15 feet of Lots 7 & 8, and portions of the alley between said lots, Block 1, of Ocean Beach Fl, According to the Plat Thereof, as recorded in Plat Book 2 at Page 38, of the Public Records of Miami-Dade County, Florida.

IN RE: The Application for modifications to a previously issued Design Review Approval for the construction of a new condo-hotel complex with two (2) 7-story buildings on vacant lots. Specifically the applicant is requesting design modifications to the previously approved project.

ORDER

The applicant, TRG-Block One, Ltd, filed an application with the City of Miami Beach Planning Department for Design Review Approval.

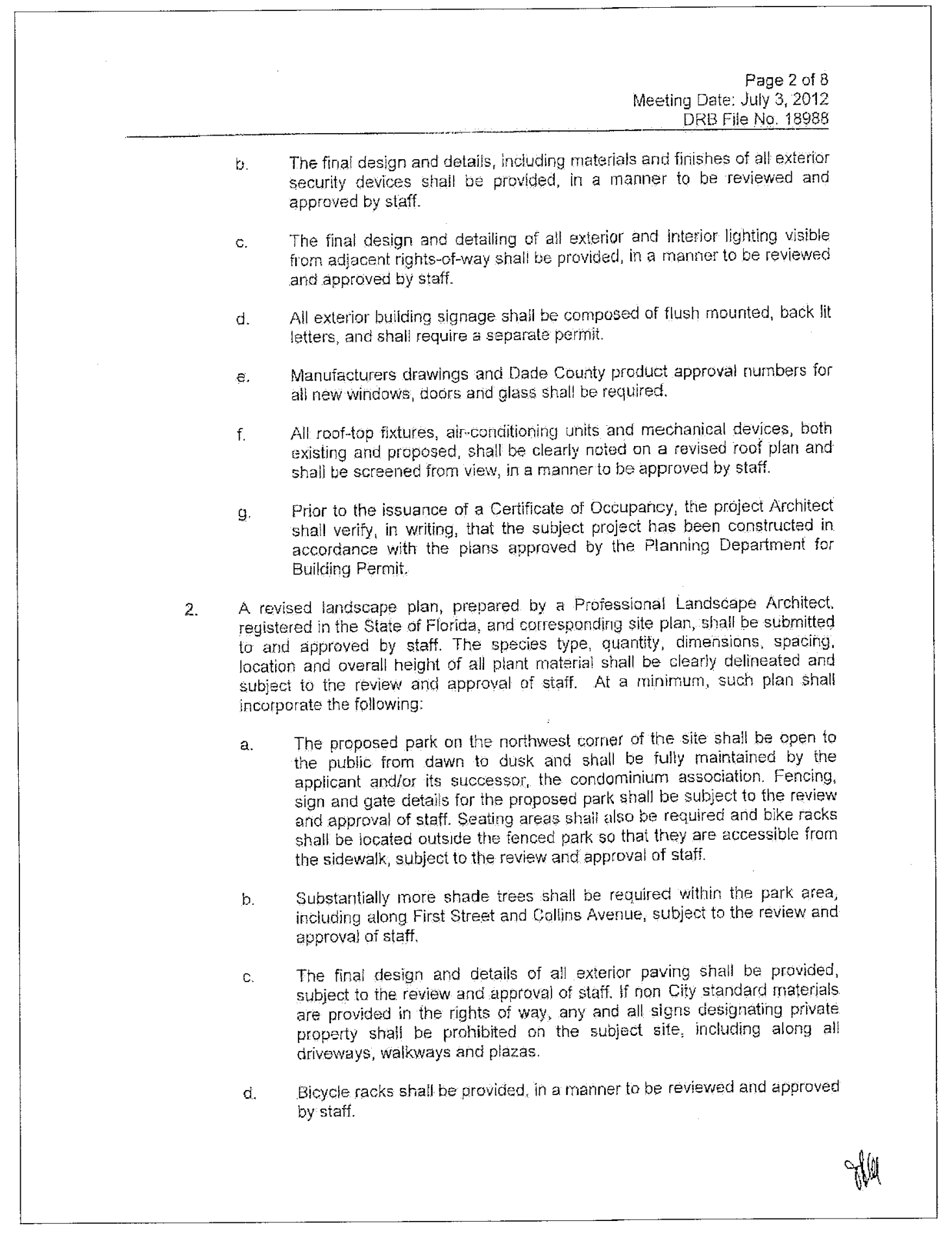
The City of Miami Beach Design Review Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

A. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is not consistent with Design Review Criteria 3 & 17 in Section 118-251 of the Miami Beach Code.

B. The project would be consistent with the criteria and requirements of section 118-251 if the following conditions are met:

1. Revised elevation, site plan and floor plan drawings shall be submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:

a. Where applicable, true curved glass railings shall be required at the corners of the structures where the reduced radii of the curves will result in the facetted glass railings having an adverse impact upon the integrity of the smoothly curved project design, subject to the review and approval of staff.



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

c. The final design and detailing of all exterior and interior lighting visible from adjacent rights-of-way shall be provided, in a manner to be reviewed and approved by staff.

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

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

f. All roof-top fixtures, 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.

g. 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.

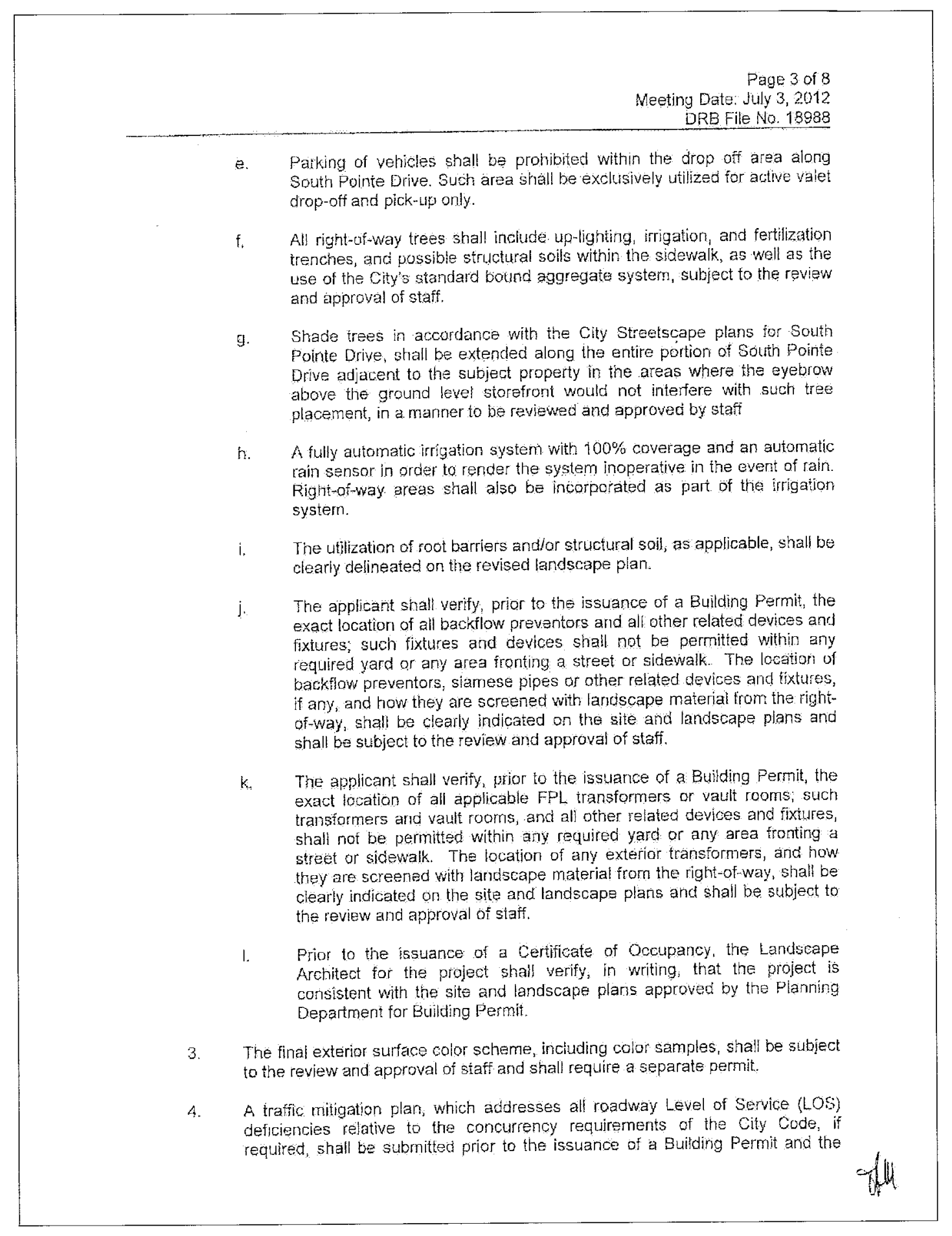
2. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan 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 and/or its successor, the condominium association. Fencing, sign and gate details for the proposed park shall be subject to the review and approval of staff. Seating areas shall also be required and bike racks shall be located outside the fenced park so that they are accessible from the sidewalk, subject to the review and approval of staff.

b. Substantially more shade trees shall be required within the park area, 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 shall be provided, subject to the review and approval of staff. If non City standard materials are provided in the rights of way, any and all signs designating private property shall be prohibited on the subject site, including along all driveways, walkways and plazas.

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



e. Parking of vehicles shall be prohibited within the drop off area along South Pointe Drive. Such area shall be exclusively utilized for active valet drop-off and pick-up only.

f. All right-of-way trees shall include up-lighting, irrigation, and fertilization trenches, and possible structural soils within the sidewalk, as well as the use of the City's standard bound aggregate system, subject to the review and approval of staff.

g. Shade trees in accordance with the City Streetscape plans for South Pointe Drive, shall be extended along the entire portion of South Pointe Drive adjacent to the subject property in the areas where the eyebrow above the ground level storefront would not interfere with such tree placement, in a manner to be reviewed and approved by staff

h. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.

i. The utilization of root barriers and/or structural soil, as applicable, shall be clearly delineated on the revised landscape plan.

j. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventors and all other related devices and fixtures; such fixtures and devices shall not be permitted within any required yard or any area fronting a street or sidewalk. The location of backflow preventors, siamese pipes or other related devices and fixtures, if any, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.

k. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms; such transformers and vault rooms, and all other related devices and fixtures, shall not be permitted within any required yard or any area fronting a street or sidewalk. The location of any exterior transformers, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.

l. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect for the project shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.

3. The final exterior surface color scheme, including color samples, shall be subject to the review and approval of staff and shall require a separate permit.

4. A traffic mitigation plan, which addresses all roadway Level of Service (LOS) deficiencies relative to the concurrency requirements of the City Code, if required, shall be submitted prior to the issuance of a Building Permit and the

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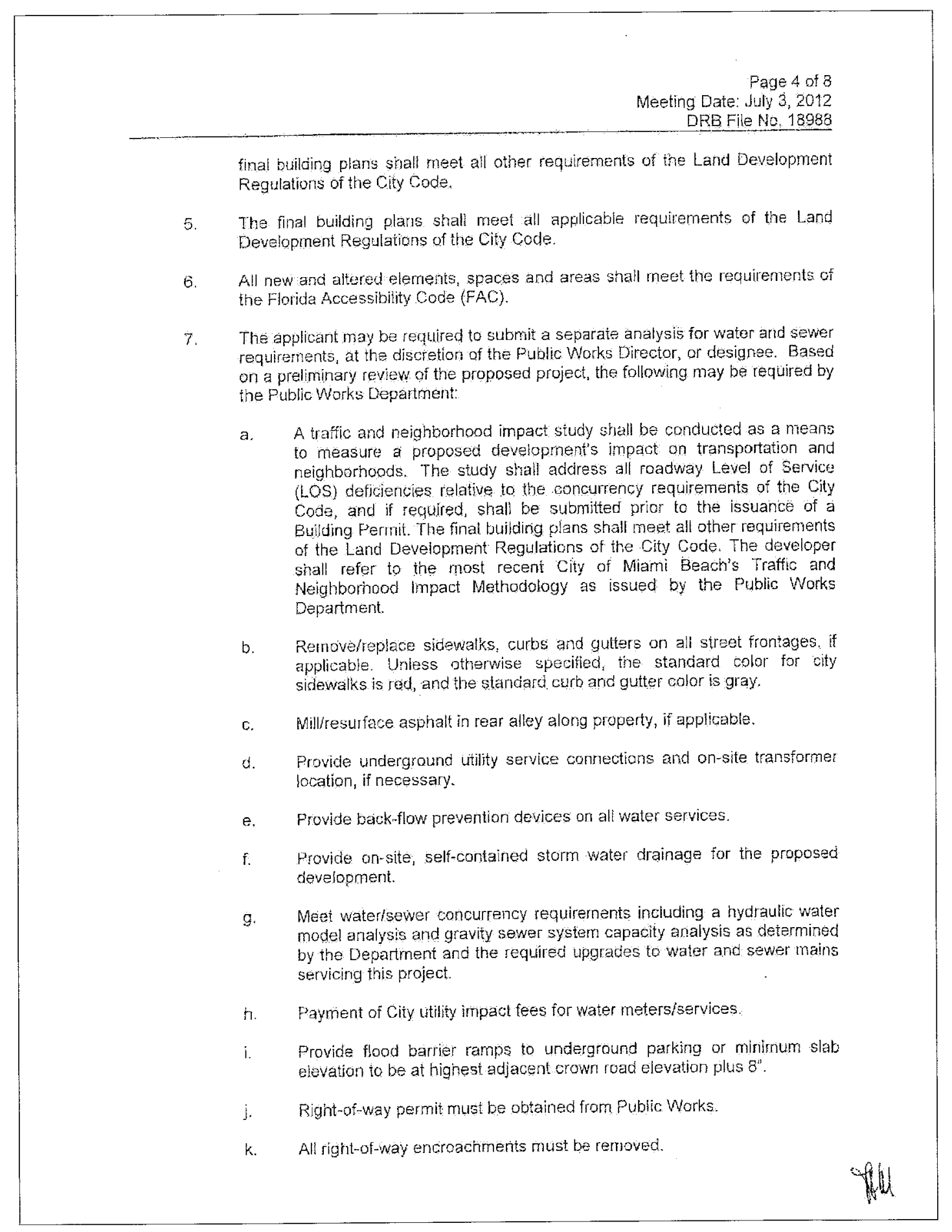


final building plans shall meet all other requirements of the Land Development Regulations of the City Code.

5. The final building plans shall meet all applicable requirements of the Land Development Regulations of the City Code.

6. All new and altered elements, spaces and areas shall meet the requirements of the Florida Accessibility Code (FAC).

7. The applicant may be required to submit a separate analysis for water and sewer requirements, at the discretion of the Public Works Director, or designee. Based on a preliminary review of the proposed project, the following may be required by the Public Works Department:

a. A traffic and neighborhood impact study shall be conducted as a means to measure a proposed development's impact on transportation and neighborhoods. The study shall address all roadway Level of Service (LOS) deficiencies relative to the concurrency requirements of the City Code, and if required, shall be submitted prior to the issuance of a Building Permit. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code. The developer shall refer to the most recent City of Miami Beach's Traffic and Neighborhood Impact Methodology as issued by the Public Works Department.

b. Remove/replace sidewalks, curbs and gutters on all street frontages, if applicable. Unless otherwise specified, the standard color for city sidewalks is red, and the standard curb and gutter color is gray.

c. Mill/resurface asphalt in rear alley along property, if applicable.

d. Provide underground utility service connections and on-site transformer location, if necessary.

e. Provide back-flow prevention devices on all water services.

f. Provide on-site, self-contained storm water drainage for the proposed development.

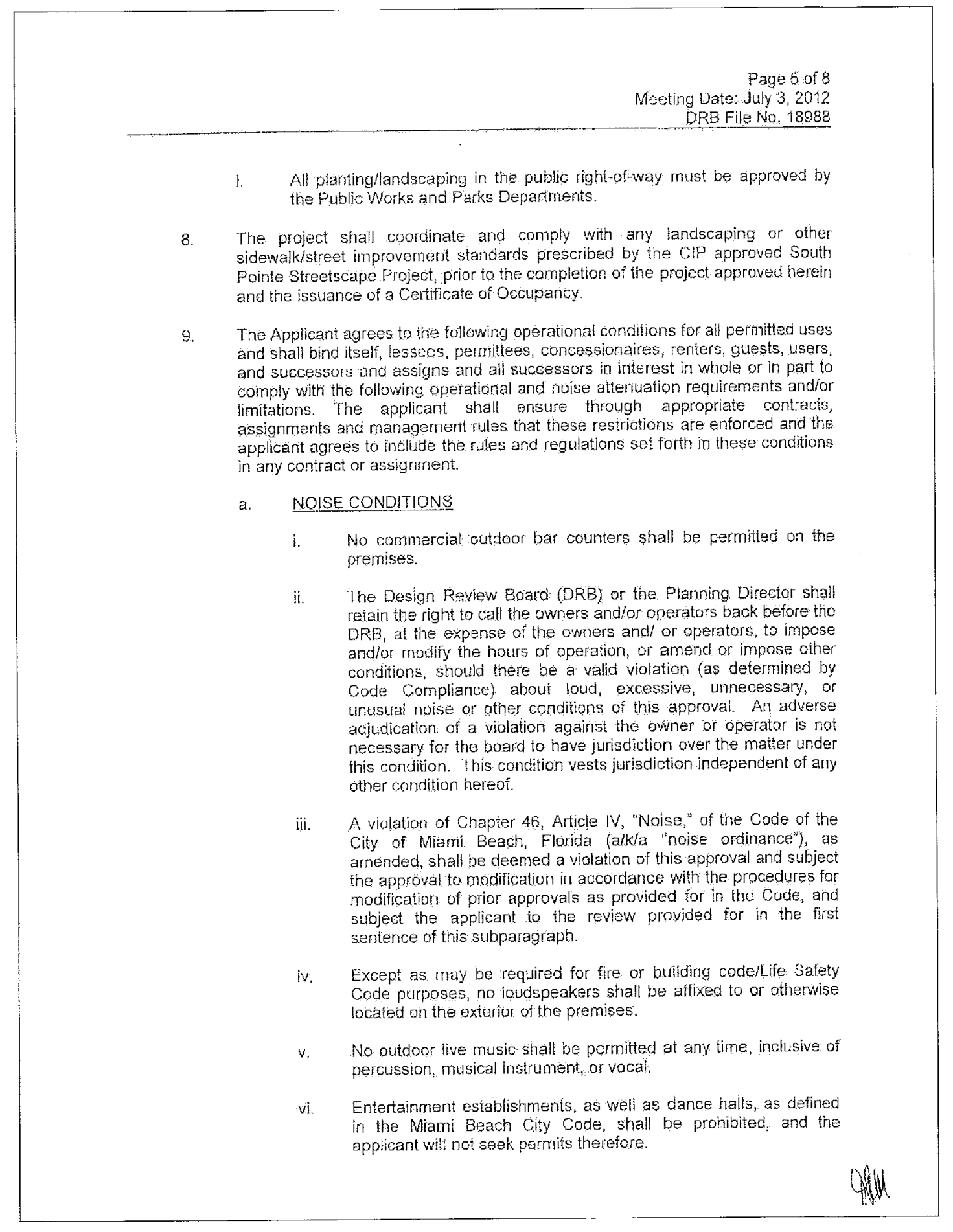
g. Meet water/sewer concurrency requirements including a hydraulic water model analysis and gravity sewer system capacity analysis as determined by the Department and the required upgrades to water and sewer mains servicing this project.

h. Payment of City utility impact fees for water meters/services.

i. Provide flood barrier ramps to underground parking or minimum slab elevation to be at highest adjacent crown road elevation plus 8".

j. Right-of-way permit must be obtained from Public Works.

k. All right-of-way encroachments must be removed.



l. All planting/landscaping in the public right-of-way must be approved by the Public Works and Parks Departments.

8. The project shall coordinate and comply with any landscaping or other sidewalk/street improvement standards prescribed by the CIP approved South Pointe Streetscape Project, prior to the completion of the project approved herein and the issuance of a Certificate of Occupancy.

9. The Applicant agrees to the following operational conditions for all permitted uses and shall bind itself, lessees, permittees, concessionaires, renters, guests, users, and successors and assigns and all successors in interest in whole or in part to comply with the following operational and noise attenuation requirements and/or limitations. The applicant shall ensure through appropriate contracts, assignments and management rules that these restrictions are enforced and the applicant agrees to include the rules and regulations set forth in these conditions in any contract or assignment.

a. NOISE CONDITIONS

i. No commercial outdoor bar counters shall be permitted on the premises.

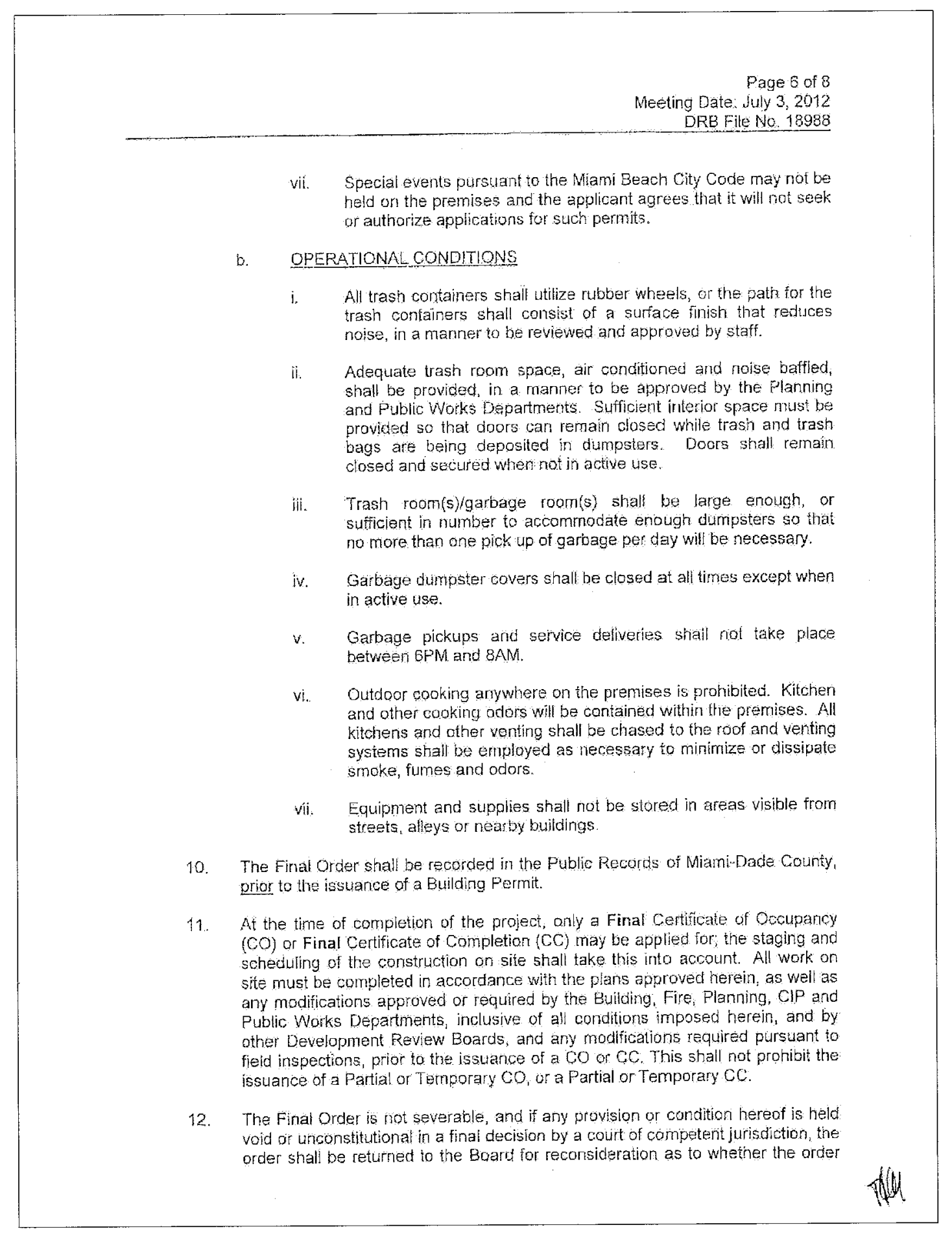
ii. The Design Review Board (DRB) or the Planning Director shall retain the right to call the owners and/or operators back before the DRB, at the expense of the owners and/ or operators, to impose and/or modify the hours of operation, or amend or impose other conditions, should there be a valid violation (as determined by Code Compliance) about loud, excessive, unnecessary, or unusual noise or other conditions of this approval. An adverse 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 hereof.

iii. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as amended, shall be deemed a violation of this approval and subject the approval to modification in accordance with the procedures for modification of prior approvals as provided for in the Code, and subject the applicant to the review provided for in the first sentence of this subparagraph.

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

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

vi. Entertainment establishments, as well as dance halls, as defined in the Miami Beach City Code, shall be prohibited, and the applicant will not seek permits therefore.



vii. Special events pursuant to the Miami Beach City Code may not be held on the premises and the applicant agrees that it will not seek or authorize applications for such permits.

b. OPERATIONAL CONDITIONS

i. All trash containers shall utilize rubber wheels, or the path for the trash containers shall consist of a surface finish that reduces noise, in a manner to be reviewed and approved by staff.

ii. Adequate trash room space, air conditioned and noise baffled, shall be provided, in a manner to be approved by the Planning and Public Works Departments. Sufficient interior space must be provided so that doors can remain closed while trash and trash bags are being deposited in dumpsters. Doors shall remain closed and secured when not in active use.

iii. Trash room(s)/garbage room(s) shall be large enough, or sufficient in number to accommodate enough dumpsters so that no more than one pick up of garbage per day will be necessary.

iv. Garbage dumpster covers shall be closed at all times except when in active use.

v. Garbage pickups and service deliveries shall not take place between 6PM and 8AM.

vi. Outdoor cooking anywhere on the premises is prohibited. Kitchen and other cooking odors will be contained within the premises. All kitchens and other venting shall be chased to the roof and venting systems shall be employed as necessary to minimize or dissipate smoke, fumes and odors.

vii. Equipment and supplies shall not be stored in areas visible from streets, alleys or nearby buildings.

10. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.

11. At the time of completion of the project, only a **Final** Certificate of Occupancy (CO) or **Final** Certificate of Completion (CC) may be applied for; the staging and scheduling of the construction on site shall take this into account. All work on site must be completed in accordance with the plans approved herein, as well as any modifications approved or required by the Building, Fire, Planning, CIP and Public Works Departments, inclusive of all conditions imposed herein, and by other Development Review Boards, and any modifications required pursuant to field inspections, prior to the issuance of a CO or CC. This shall not prohibit the issuance of a Partial or Temporary CO, or a Partial or Temporary CC.

12. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order

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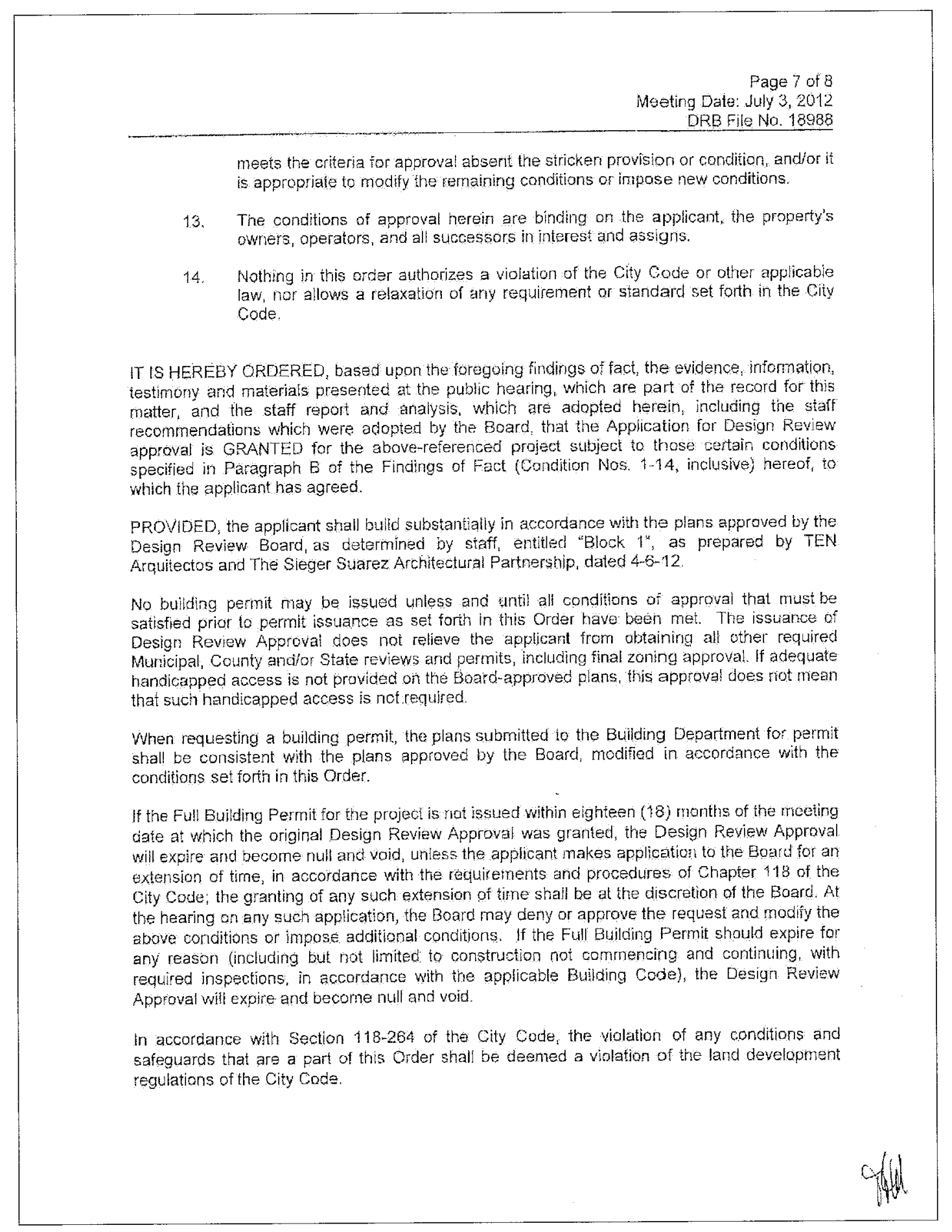


meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.

13. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.

14. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations which were adopted by the Board, that the Application for Design Review approval is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph B of the Findings of Fact (Condition Nos. 1-14, inclusive) hereof, to which the applicant has agreed.

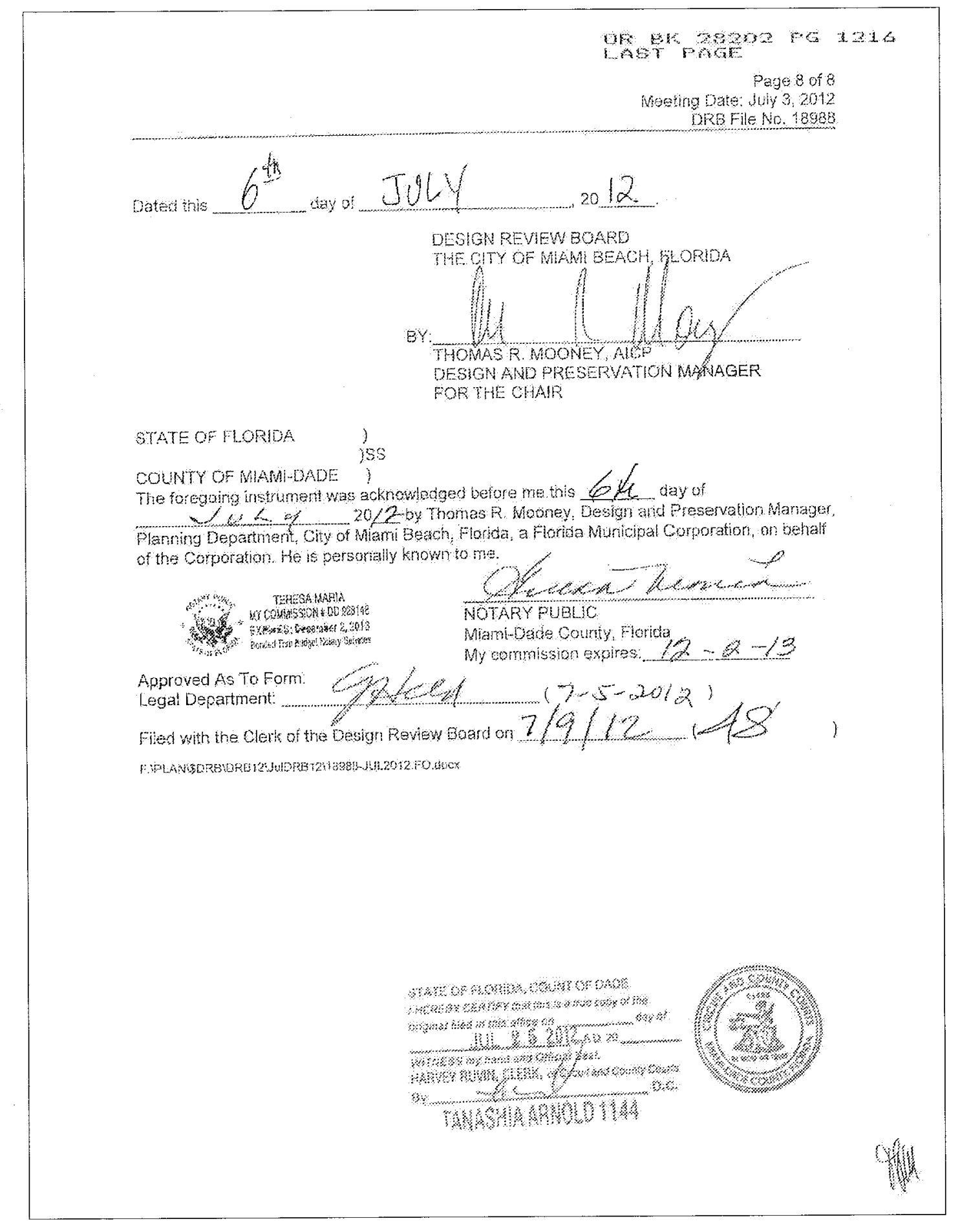
PROVIDED, the applicant shall build substantially in accordance with the plans approved by the Design Review Board, as determined by staff, entitled "Block 1", as prepared by TEN Arquitectos and The Sieger Suarez Architectural Partnership, dated 4-6-12.

No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance as set forth in this Order have been met. The issuance of Design Review Approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean that such handicapped access is not required.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original Design Review Approval was granted, the Design Review Approval will expire and become null and void, unless the applicant makes application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code; the granting of any such extension of time shall be at the discretion of the Board. At the hearing on any such application, the Board may deny or approve the request and modify the above conditions or impose additional conditions. If the Full Building Permit should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the Design Review Approval will expire and become null and void.

In accordance with Section 118-264 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code.



OR BK 28202 PG 1216
LAST PAGE

Dated this 6th day of JULY, 2012.

DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY:
THOMAS R. MOONEY, AICP
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.

TERESA MARIA
MY COMMISSION # DD 928148
EXPIRES: December 2, 2013
Bonded Thru Budget Notary Services

NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: 12-2-13

Approved As To Form:
Legal Department: (7-5-2012)

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

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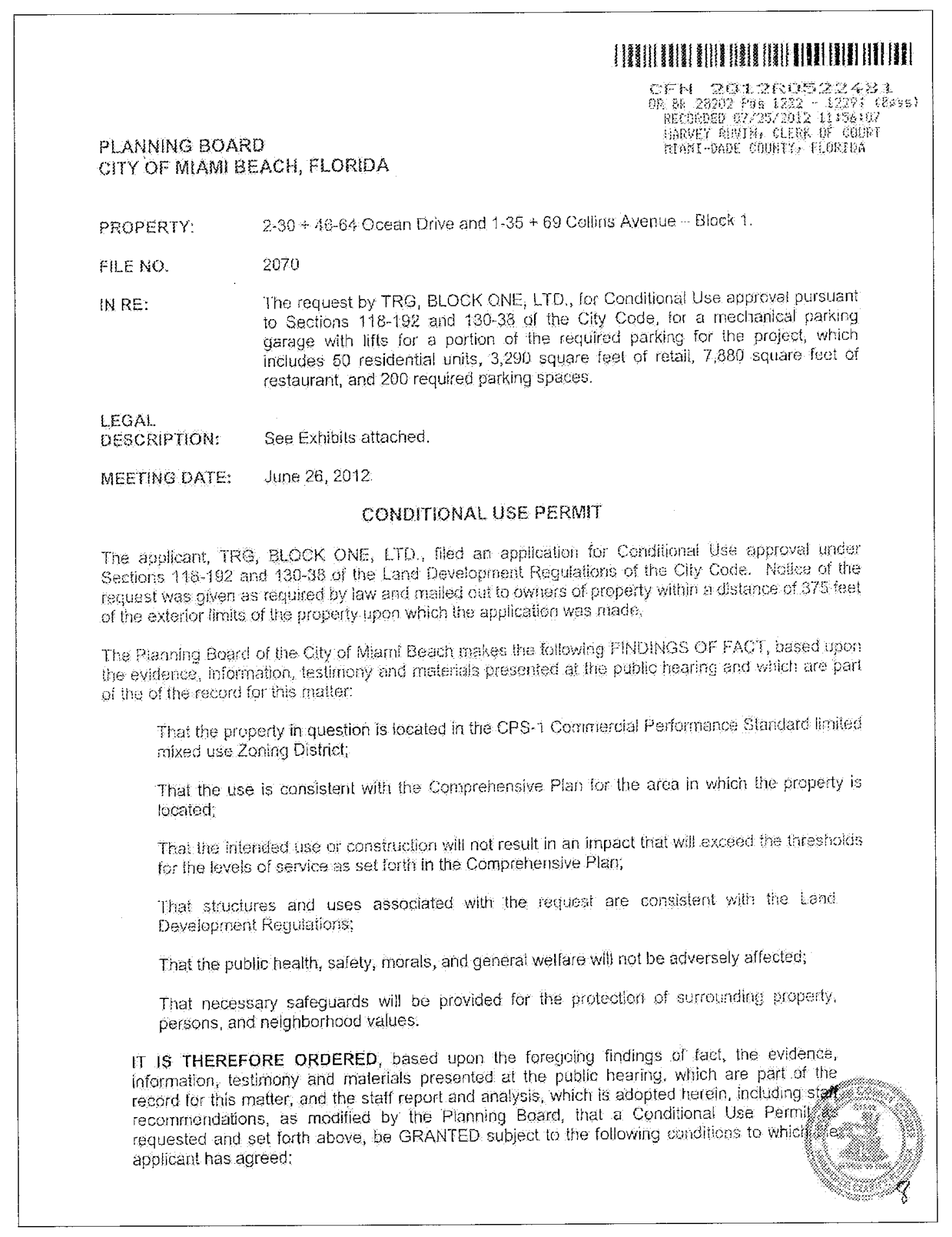
STATE OF FLORIDA, COUNTY OF DADE
I HEREBY CERTIFY that this is a true copy of the original filed in this office on ____ day of
JUL 26 2012 AD 20__
WITNESS my hand and Official Seal.
HARVEY RUVIN, CLERK, of Circuit and County Courts
By ____ D.C.
TANASHIA ARNOLD 1144



CFN 2012R0522481
OR Bk 28202 Pgs 1222 - 1229; (8pgs)
RECORDED 07/25/2012 11:56:07
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

PLANNING BOARD
CITY OF MIAMI BEACH, FLORIDA

PROPERTY: 2-30 + 46-64 Ocean Drive and 1-35 + 69 Collins Avenue – Block 1.

FILE NO. 2070

IN RE: The request by TRG, BLOCK ONE, LTD., for Conditional Use approval pursuant to Sections 118-192 and 130-38 of the City Code, for a mechanical parking garage with lifts for a portion of the required parking for the project, which includes 50 residential units, 3,290 square feet of retail, 7,880 square feet of restaurant, and 200 required parking spaces.

LEGAL DESCRIPTION: See Exhibits attached.

MEETING DATE: June 26, 2012

CONDITIONAL USE PERMIT

The applicant, TRG, BLOCK ONE, LTD., filed an application for Conditional Use approval under Sections 118-192 and 130-38 of the Land Development Regulations of the City Code. Notice of the request was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property upon which the application was made.

The Planning Board of the City of Miami Beach makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the of the record for this matter:

That the property in question is located in the CPS-1 Commercial Performance Standard limited mixed use Zoning District;

That the use is consistent with the Comprehensive Plan for the area in which the property is located;

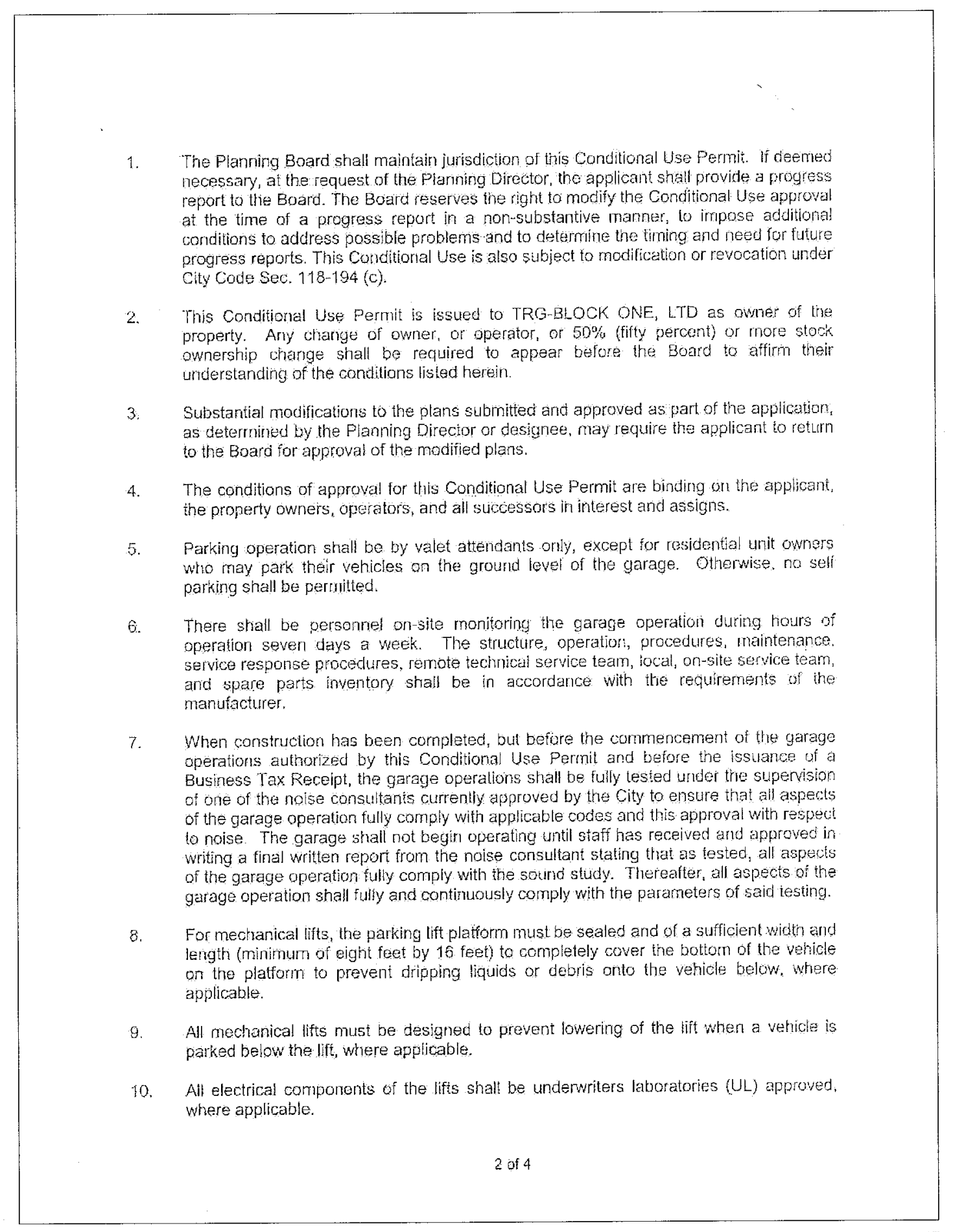
That the intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;

That structures and uses associated with the request are consistent with the Land Development Regulations;

That the public health, safety, morals, and general welfare will not be adversely affected;

That necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

IT IS THEREFORE ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including staff recommendations, as modified by the Planning Board, that a Conditional Use Permit as requested and set forth above, be GRANTED subject to the following conditions to which the applicant has agreed:



1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. If deemed necessary, at the request of the Planning Director, the applicant shall provide a progress report to the Board. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).

2. This Conditional Use Permit is issued to TRG-BLOCK ONE, LTD as owner of the property. Any change of owner, or operator, or 50% (fifty percent) or more stock ownership change shall be required to appear before the Board to affirm their understanding of the conditions listed herein.

3. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans.

4. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns.

5. Parking operation shall be by valet attendants only, except for residential unit owners who may park their vehicles on the ground level of the garage. Otherwise, no self parking shall be permitted.

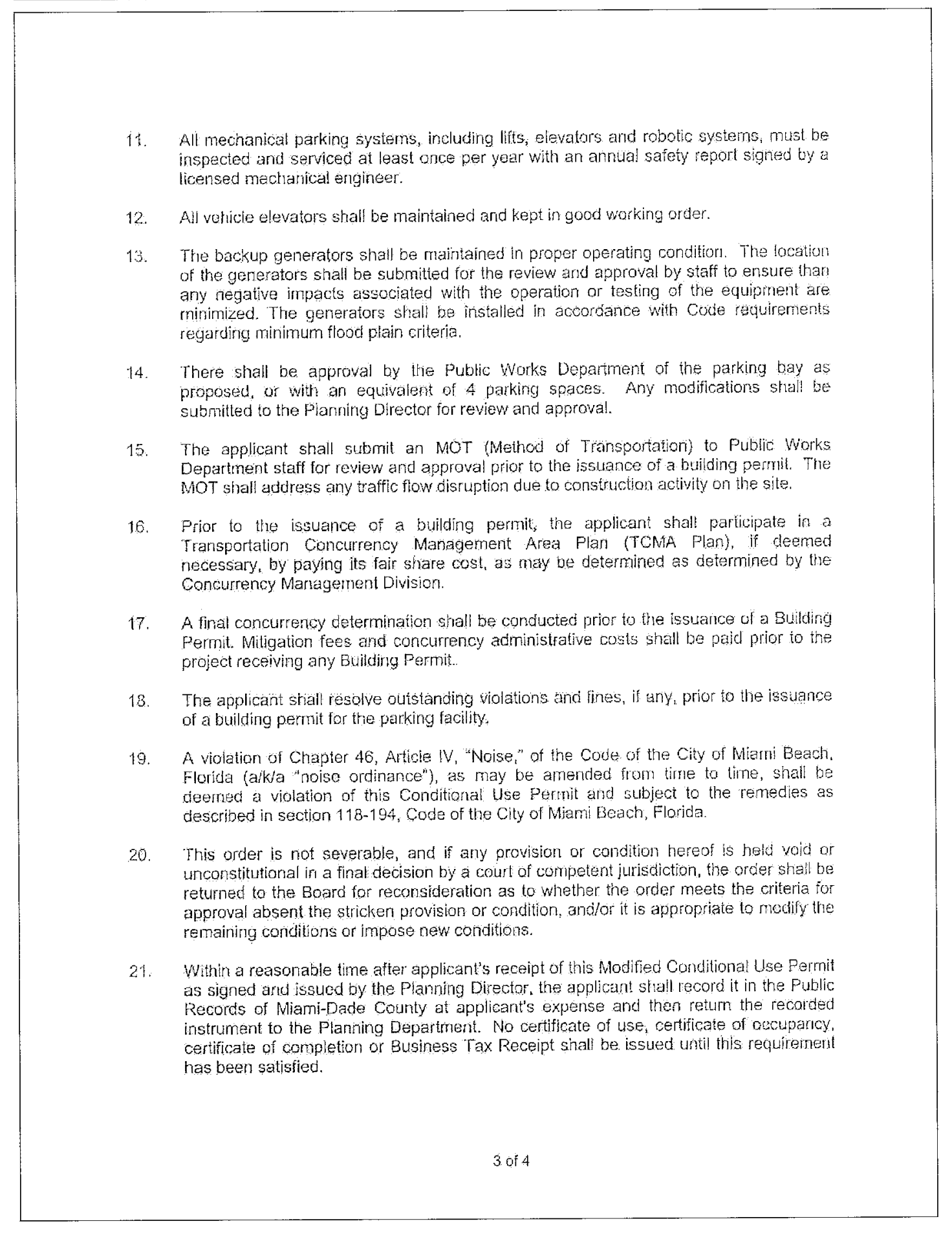
6. There shall be personnel on-site monitoring the garage operation during hours of operation seven days a week. The structure, operation, procedures, maintenance, service response procedures, remote technical service team, local, on-site service team, and spare parts inventory shall be in accordance with the requirements of the manufacturer.

7. When construction has been completed, but before the commencement of the garage operations authorized by this Conditional Use Permit and before the issuance of a Business Tax Receipt, the garage operations shall be fully tested under the supervision of one of the noise consultants currently approved by the City to ensure that all aspects of the garage operation fully comply with applicable codes and this approval with respect to noise. The garage shall not begin operating until staff has received and approved in writing a final written report from the noise consultant stating that as tested, all aspects of the garage operation fully comply with the sound study. Thereafter, all aspects of the garage operation shall fully and continuously comply with the parameters of said testing.

8. For mechanical lifts, the parking lift platform must be sealed and of a sufficient width and length (minimum of eight feet by 16 feet) to completely cover the bottom of the vehicle on the platform to prevent dripping liquids or debris onto the vehicle below, where applicable.

9. All mechanical lifts must be designed to prevent lowering of the lift when a vehicle is parked below the lift, where applicable.

10. All electrical components of the lifts shall be underwriters laboratories (UL) approved, where applicable.



11. All mechanical parking systems, including lifts, elevators and robotic systems, must be inspected and serviced at least once per year with an annual safety report signed by a licensed mechanical engineer.

12. All vehicle elevators shall be maintained and kept in good working order.

13. The backup 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 than any negative impacts associated with the operation or testing of the equipment are minimized. The generators shall be installed in accordance with Code requirements regarding minimum flood plain criteria.

14. There shall be approval by the Public Works Department of the parking bay as proposed, or with an equivalent of 4 parking spaces. Any modifications shall be submitted to the Planning Director for review and approval.

15. 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.

16. Prior to the issuance of a building permit, the applicant shall participate in a Transportation Concurrency Management Area Plan (TCMA Plan), if deemed necessary, by paying its fair share cost, as may be determined as determined by the Concurrency Management Division.

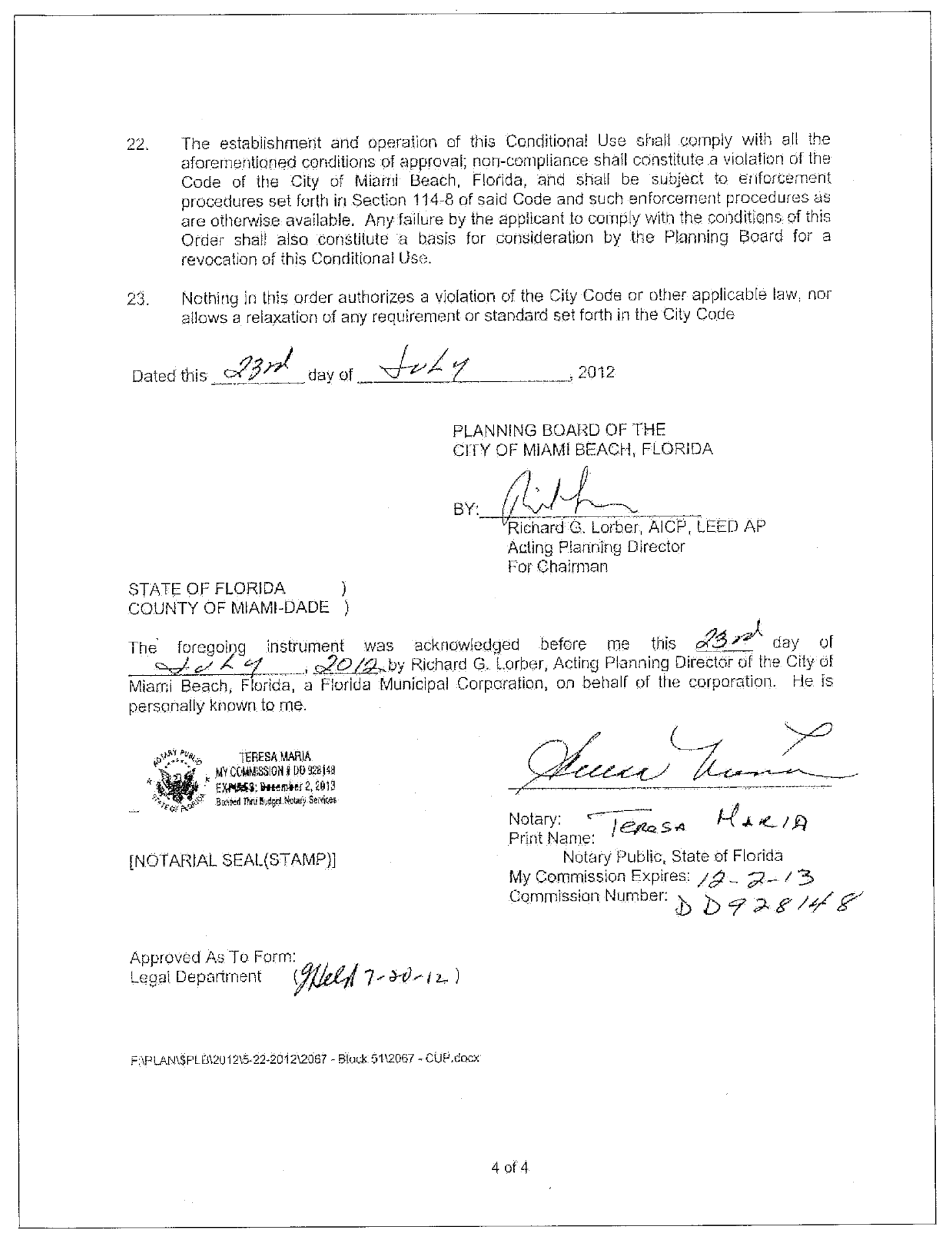
17. A final concurrency determination shall be conducted prior to the issuance of a Building Permit. Mitigation fees and concurrency administrative costs shall be paid prior to the project receiving any Building Permit.

18. The applicant shall resolve outstanding violations and fines, if any, prior to the issuance of a building permit for the parking facility.

19. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as may be amended from time to time, shall be deemed a violation of this Conditional Use Permit and subject to the remedies as described in section 118-194, Code of the City of Miami Beach, Florida.

20. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.

21. Within a reasonable time after applicant's receipt of this Modified Conditional Use Permit as signed and issued by the Planning Director, the applicant shall record it in the Public Records of Miami-Dade County at applicant's expense and then return the recorded instrument 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.



22. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use.

23. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code

Dated this 23rd day of July, 2012

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY:
Richard G. Lorber, AICP, LEED AP
Acting Planning Director
For Chairman

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 23rd day of July, 2012, by Richard G. Lorber, Acting Planning Director of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

TERESA MARIA
MY COMMISSION # DD 928148
EXPIRES: December 2, 2013
Bonded Thru Budget Notary Services

[NOTARIAL SEAL(STAMP)]

Notary:
Print Name: Teresa Maria
Notary Public, State of Florida
My Commission Expires: 12-2-13
Commission Number: DD928148

Approved As To Form:
Legal Department (7-20-12)

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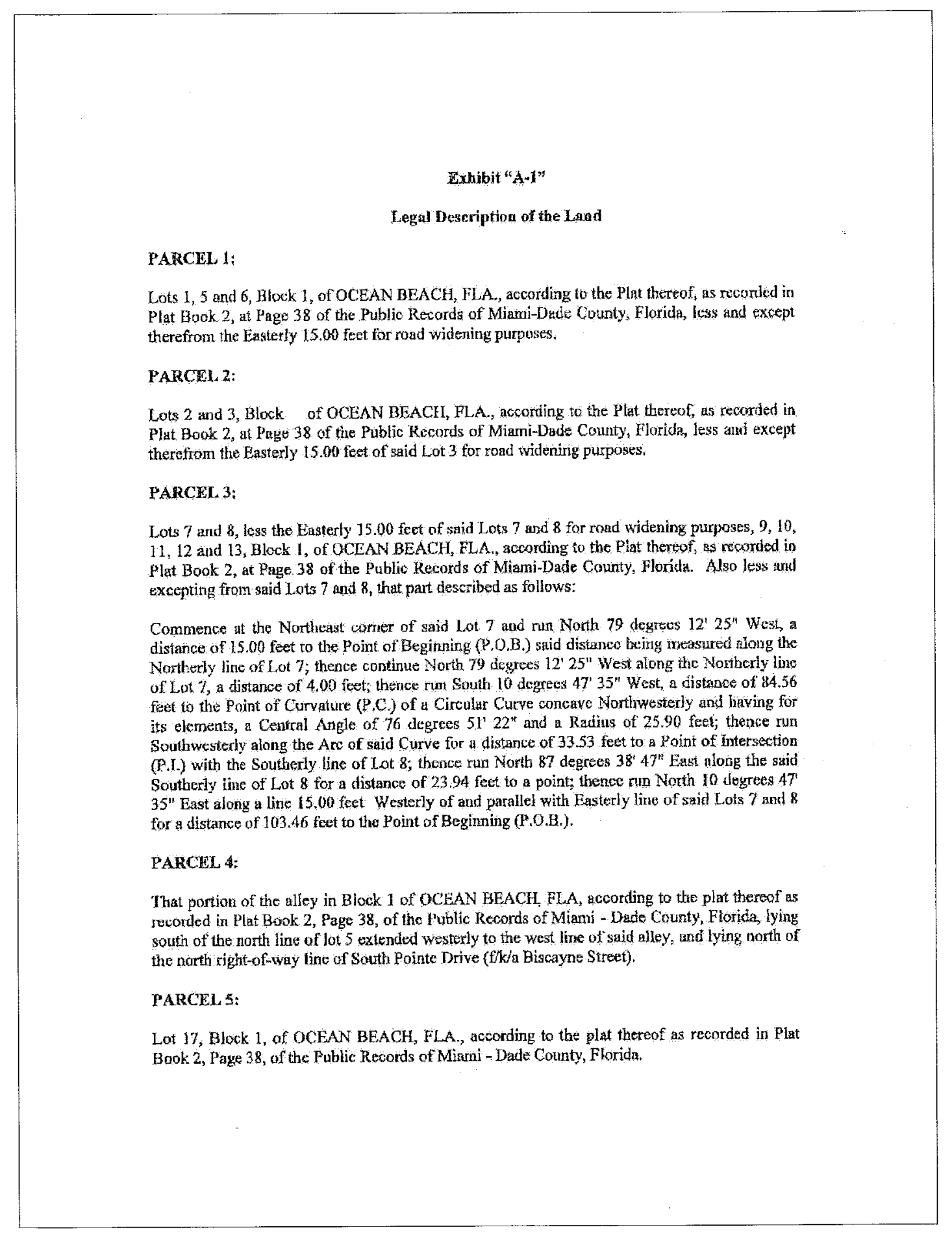


Exhibit "A-1"

Legal Description of the Land

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 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.

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:

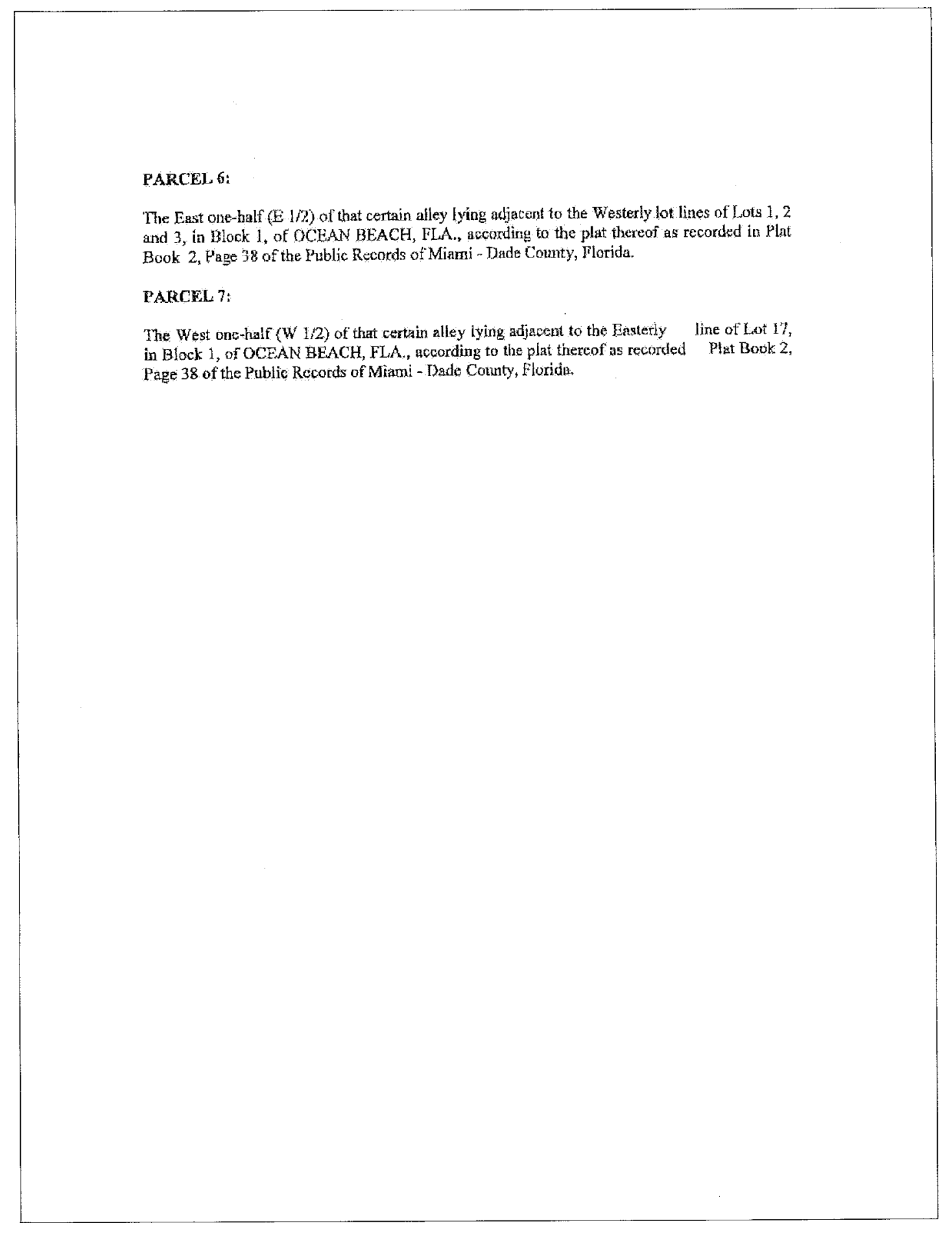
Commence at the Northeast corner of said Lot 7 and run North 79 degrees 12' 25" West, a distance of 15.00 feet to the Point of Beginning (P.O.B.) said distance being measured along the Northerly line of Lot 7; thence continue North 79 degrees 12' 25" West along the Northerly line of Lot 7, a distance of 4.00 feet; thence run South 10 degrees 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 degrees 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 degrees 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 degrees 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.).

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 (f/k/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 line of Lot 17, in Block 1, of OCEAN BEACH, FLA., according to the plat thereof as recorded Plat Book 2, Page 38 of the Public Records of Miami - Dade County, Florida.

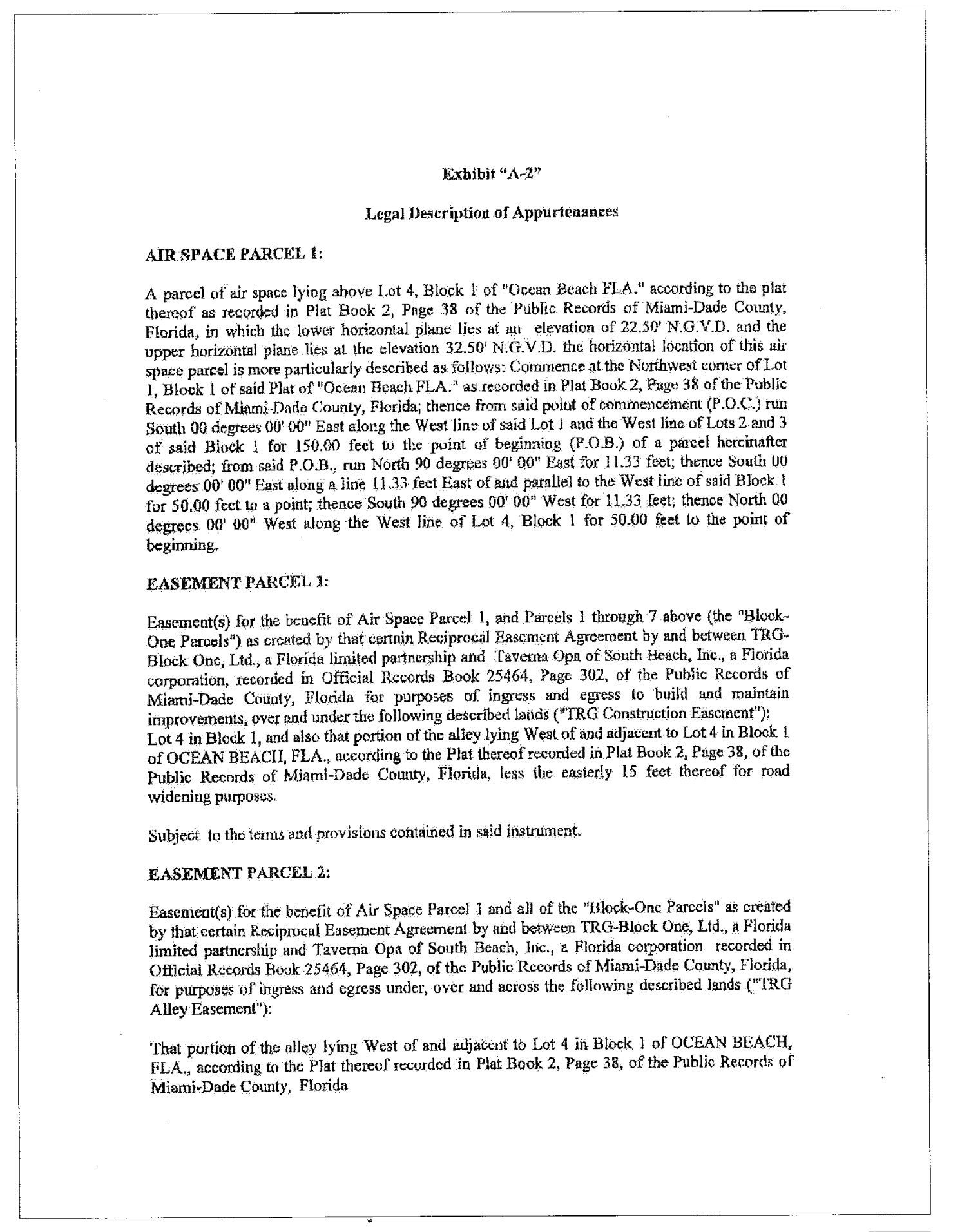


Exhibit "A-2"

Legal Description of Appurtenances

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' 00" 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' 00" East for 11.33 feet; thence South 00 degrees 00' 00" 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' 00" West for 11.33 feet; thence North 00 degrees 00' 00" 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 25464, Page 302, 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 ("TRG Construction Easement"):
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 recorded in Plat Book 2, Page 38, of the Public Records of Miami-Dade County, Florida, less the easterly 15 feet thereof for road widening purposes.

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., a Florida corporation recorded in Official Records Book 25464, Page 302, of the Public Records of Miami-Dade County, Florida, for purposes of ingress and egress under, over and across the following described lands ("TRG Alley Easement"):

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

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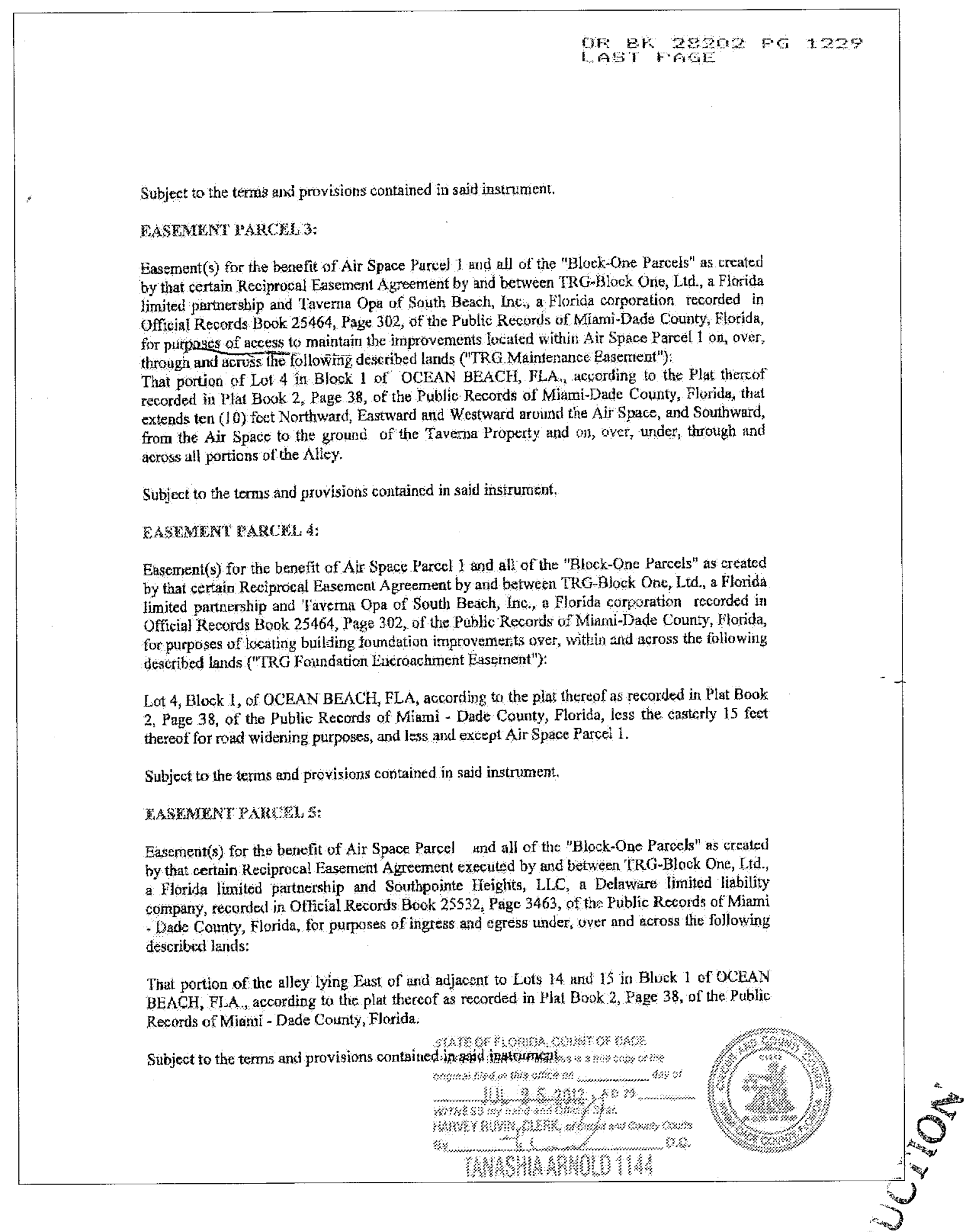


OR BK 28202 PG 1229
LAST PAGE

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., a Florida corporation recorded in Official Records Book 25464, Page 302, of the Public Records of Miami-Dade County, Florida, for purposes of access to maintain the improvements located within Air Space Parcel 1 on, over, through and across the following described lands ("TRG Maintenance Easement"):
That portion of 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, that extends ten (10) feet Northward, Eastward and Westward around the Air Space, and Southward, from the Air Space to the ground of the Taverna Property and on, over, under, through and across all portions of the Alley.

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., a Florida corporation recorded in Official Records Book 25464, Page 302, of the Public Records of Miami-Dade County, Florida, for purposes of locating building foundation improvements over, within and across the following described lands ("TRG Foundation Encroachment Easement"):

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, less the easterly 15 feet thereof for road widening purposes, and less and except Air Space Parcel 1.

Subject to the terms and provisions contained in said instrument.

EASEMENT PARCEL 5:

Easement(s) for the benefit of Air Space Parcel and all of the "Block-One Parcels" as created by that certain Reciprocal Easement Agreement executed by and between TRG-Block One, Ltd., a Florida limited partnership and Southpointe Heights, LLC, a Delaware limited liability company, recorded in Official Records Book 25532, Page 3463, 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 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.

Subject to the terms and provisions contained in said instrument.

STATE OF FLORIDA, COUNTY OF DADE
I HEREBY CERTIFY that this is a true copy of the original filed in this office on ____ day of
JUL 26 2012 AD 20__
WITNESS my hand and Official Seal.
HARVEY RUVIN, CLERK, of Circuit and County Courts
By ____ D.C.
TANASHIA ARNOLD 1144

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 firesafety 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

Revisions.

Addendums.
Revision 1 07/30/2013
Construction Issue Date

As built Date

Bid Date
BID SET 07.01.2013
Issue Date
BUILDING PERMIT 04.30.2013
Job Number.
A1202
Sheet Number.

PATH: E:\0304-Alaska\Permit\Plot-shts\
A0905-A0.00
Tue, 30 Jul 2013 - 11:13am
DWG 1:1
P.D.
SCALE
REV. Tue, 16 Jul 2013 - 1:54pm
P.V. plot
PENS xerox.ctb

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
José J. Suarez, A.I.A.
Lic. # AR11005

1 New Sheet
A0.03

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 PART 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 (F/K/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 TGR-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 APACE 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.

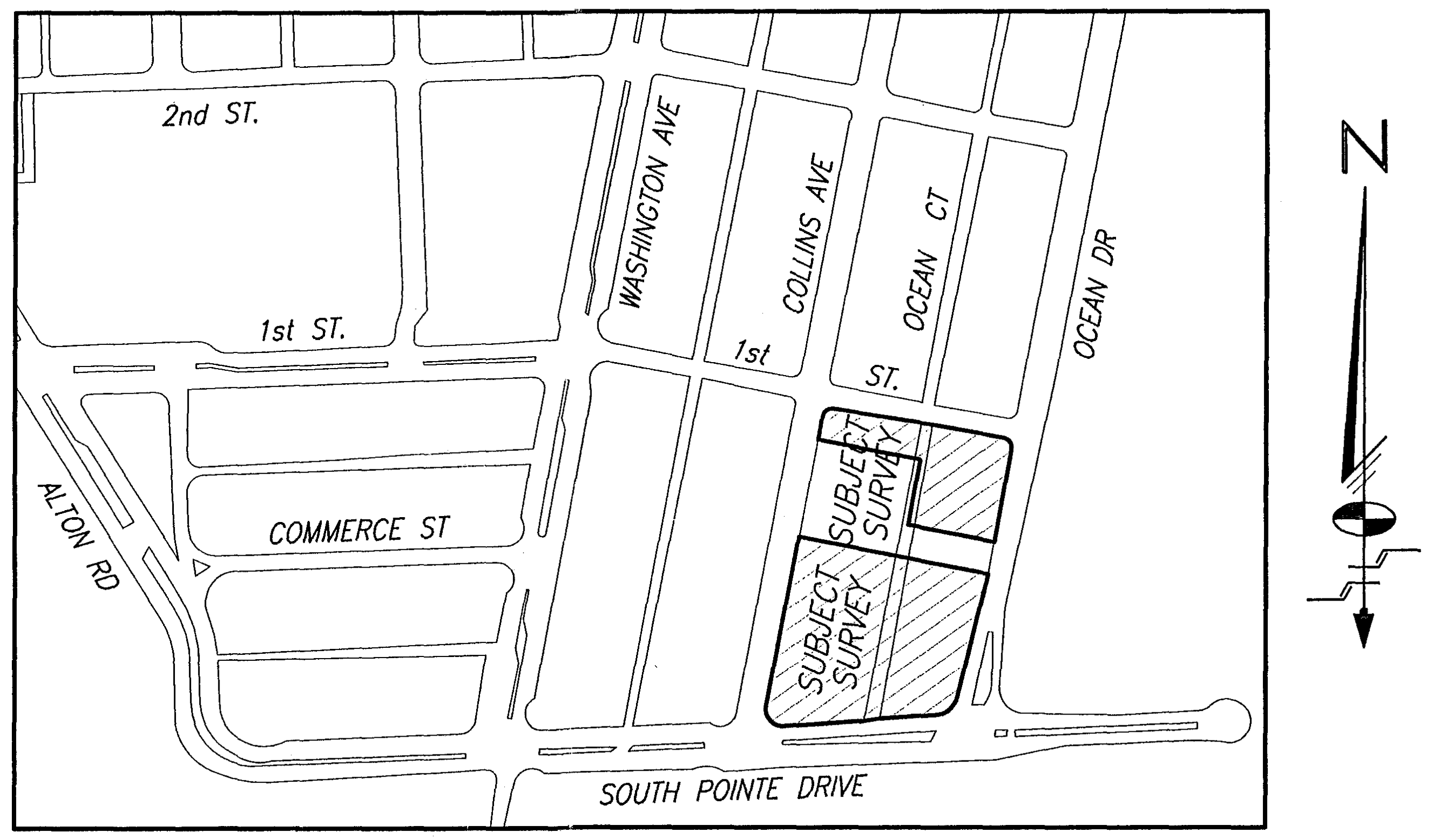
EASEMENT PARCEL 4:
EASEMENT(S) FOR THE BENEFIT OF AIR SPACE PARCEL 1 AND ALL OF THE "BLOCK-ONE PARCELS" AS CREATED BY THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN TRG-BLOCK ONE, LTD., A FLORIDA LIMITED PARTNERSHIP AND TAVERNA OPA OF SOUTH BEACH, INC., RECORDED_____ IN OFFICIAL RECORD BOOK_____, 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	BUTTONWOOD	*"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	20	12
24	BUTTONWOOD	*"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"*	10	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	6	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	5
44	WASHINGTONIA PALM	*"Washingtonia robusta"*	8	8	8
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	BUTTONWOOD	*"Conocarpus erectus"*	10	20	17
67	BUTTONWOOD	*"Conocarpus erectus"*	7	16	12
68	BUTTONWOOD	*"Conocarpus erectus"*	6	15	12
69	BUTTONWOOD	*"Conocarpus erectus"*	6	15	12
70	BUTTONWOOD	*"Conocarpus erectus"*	6	15	12
71	BUTTONWOOD	*"Conocarpus erectus"*	6	15	12
72	BUTTONWOOD	*"Conocarpus erectus"*	8	17	12
73	BUTTONWOOD	*"Conocarpus erectus"*	8	12	12
74	BUTTONWOOD	*"Conocarpus erectus"*	5	12	10
75	BUTTONWOOD	*"Conocarpus erectus"*	8	16	8
76	BUTTONWOOD	*"Conocarpus erectus"*	6	14	8
77	MAHOGANY	*"Swietenia mahagoni"*	9	16	15
78	BUTTONWOOD	*"Conocarpus erectus"*	6	12	7
79	BUTTONWOOD	*"Conocarpus erectus"*	5	12	7
80	BUTTONWOOD	*"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	BUTTONWOOD	*"Conocarpus erectus"*	6	14	9
97	BUTTONWOOD	*"Conocarpus erectus"*	5	12	9
98	BUTTONWOOD	*"Conocarpus erectus"*	7	15	12
99	BUTTONWOOD	*"Conocarpus erectus"*	8	14	12
100	BUTTONWOOD	*"Conocarpus erectus"*	8	17	16
101	BUTTONWOOD	*"Conocarpus erectus"*	5	15	8
102	MAHOGANY	*"Swietenia mahagoni"*	12	16	20
103	BUTTONWOOD	*"Conocarpus erectus"*	6	20	8
104	BUTTONWOOD	*"Conocarpus erectus"*	6	18	10
105	BUTTONWOOD	*"Conocarpus erectus"*	8	16	22
106	BUTTONWOOD	*"Conocarpus erectus"*	8	15	12
107	BUTTONWOOD	*"Conocarpus erectus"*	6	15	10
108	BUTTONWOOD	*"Conocarpus erectus"*	6	15	15
109	BUTTONWOOD	*"Conocarpus erectus"*	6	14	12
110	BUTTONWOOD	*"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	8	6
118	ORANGE GEIGER	*"Cordia sebestena"*	5	10	8
119	MAHOGANY	*"Swietenia mahagoni"*	12	16	20
120	MAHOGANY	*"Swietenia mahagoni"*	10	17	22
121	MAHOGANY	*"Swietenia mahagoni"*	12	15	18
122	MAHOGANY	*"Swietenia mahagoni"*	12	15	24
123	MAHOGANY	*"Swietenia mahagoni"*	8	15	20
124	MAHOGANY	*"Swietenia mahagoni"*	9	16	18
125	LIVE OAK	*"Quercus virginiana"*	4	14	8
126	LIVE OAK	*"Quercus virginiana"*	4	14	8
127	LIVE OAK	*"Quercus virginiana"*	4	14	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

Schwebke-Shiskin & Associates, Inc.
LAND PLANNERS • ENGINEERS • LAND SURVEYORS
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TEL: (954) 435-7010 FAX: (954) 438-3288

CERTIFICATE
OF AUTHORIZATION
No. LB-87

Drawn By: L.E.G.
Survey Date: 02-25-13
Checked By: M.S.J.
Date: 04-29-13
Order No. 201050
F.B. No.: 2118-B Pg.2
Scale: AS SHOWN
File No. AJ-5034
Sheet 1 of 2 Sheet(s)

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

This is a "Boundary Survey."

BOUNDARY SURVEY

Prepared For:
THE RELATED GROUP

FOR CONSTRUCTION

Section 03, Township 54 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida

REVISIONS

Date:	Order No.	Field Book	Remarks:	By:

FILE NO. AJ-5034 ✓

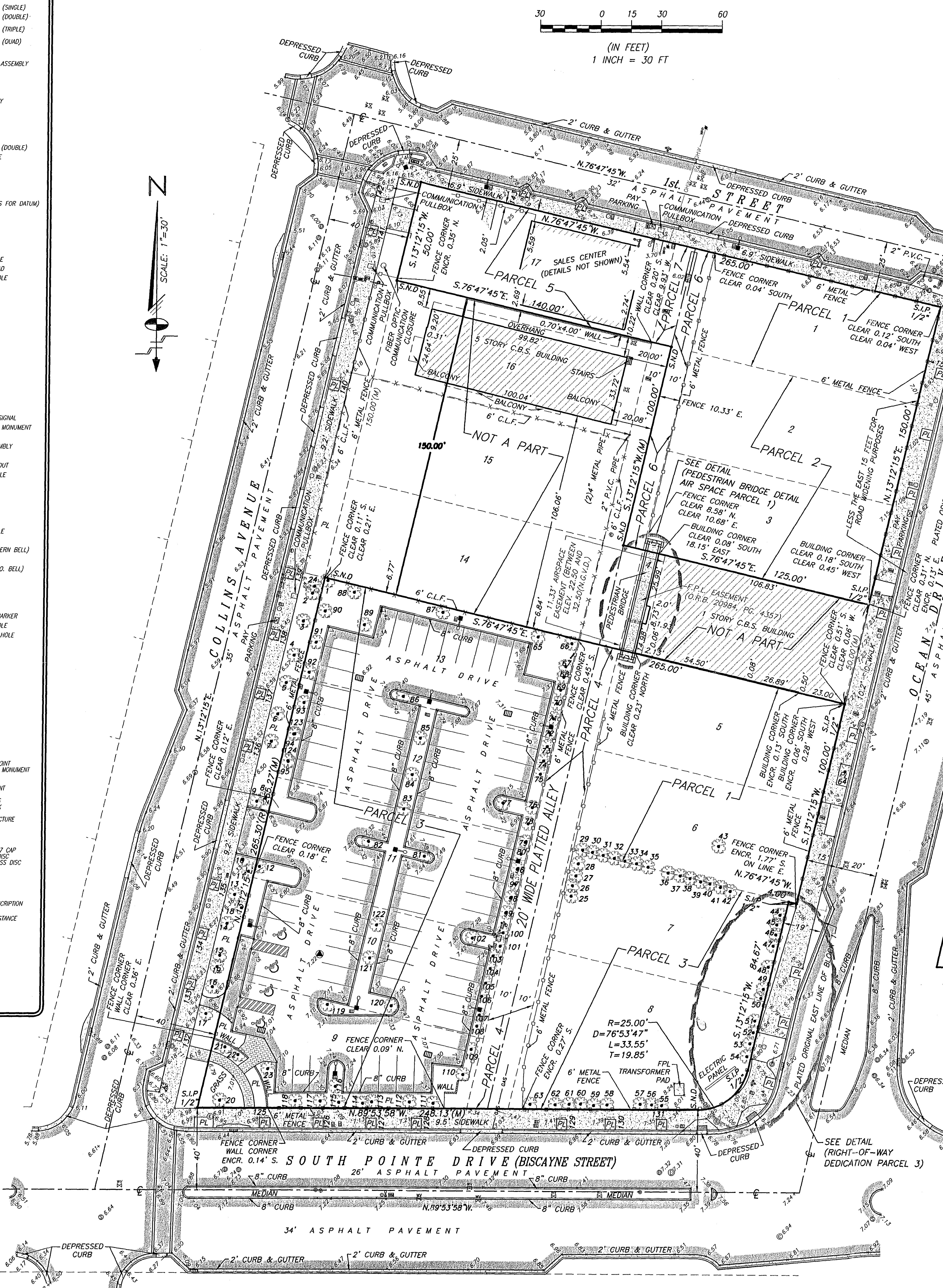
A:\SUBDIVISION\SURVEY\dwg\A PORTION OF BLOCK 1 BOUNDARY SURVEY 01-01-13.dwg, 4/30/2013 5:28:01 PM

GENERAL LEGEND:

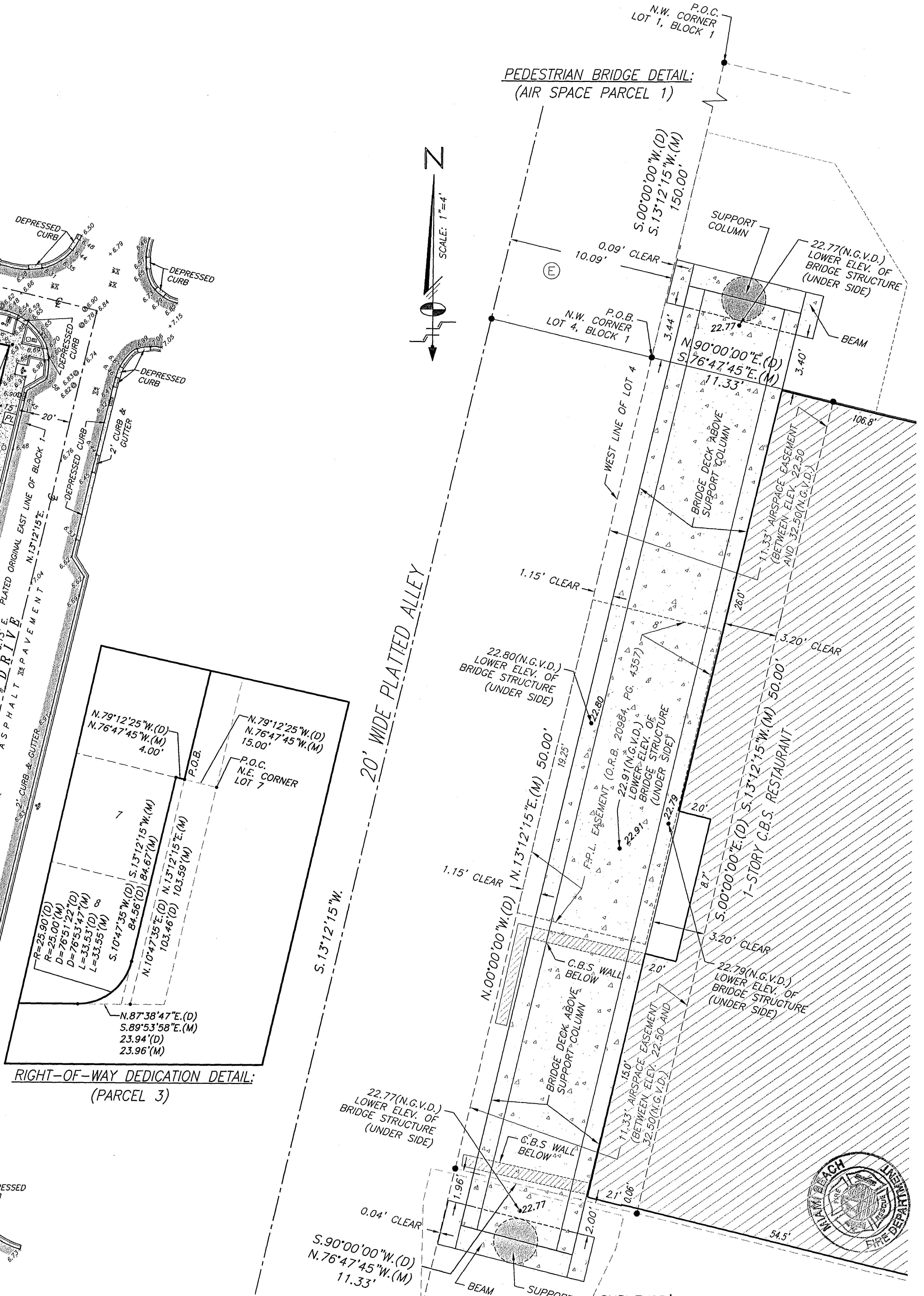
◕	AERIAL TARGET
○	ALUMINUM LIGHT POST
	ALUMINUM LIGHT POST (SINGLE)
	ALUMINUM LIGHT POST (DOUBLE)
	ALUMINUM LIGHT POST (TRIPLE)
	ALUMINUM LIGHT POST (QUAD)
	ANCHOR/GUY WIRE
	BACKFLOW PREVENTER ASSEMBLY
CATV	CABLE TELEVISION BOX
	CATCH BASIN
℄	CENTERLINE
	CHECK VALVE ASSEMBLY
	CIRCULAR DRAIN
●	COLUMN (CIRCULAR)
■	COLUMN (SQUARE)
	CONCRETE LIGHT POLE
	CONCRETE LIGHT POLE (DOUBLE)
■ CPP	CONCRETE POWER POLE
	CONTROL POINT
	CURB INLET
EL	ELECTRIC BOX
	ELECTRIC HAND HOLE
9.0 or 9.00	ELEVATIONS (SEE NOTES FOR DATUM)
	FIRE HYDRANT
	FLAGPOLE
	FLOW LINE
Ⓕ	FORCE MAIN MANHOLE
	FORCE MAIN VALVE
Ⓔ	F.P.L ELECTRIC MANHOLE
E	F.P.L. TRANSFORMER PAD
■ FPL	F.P.L. TRANSMISSION POLE
G	GAS METER
	GAS PUMP
GV	GAS VALVE
Ⓖ	GREASE TRAP MANHOLE
	GROUND LIGHTING
• GP	GUARD POST
	IRRIGATION HAND HOLE
	IRRIGATION VALVE
	MAILBOX
	MONITOR WELL
	MONUMENT LINE
	P-5 INLET
	P-6 INLET
	PARKING METER
	PEDESTRIAN CROSSING SIGNAL
PRM	PERMANENT REFERENCE MONUMENT
	POST INDICATOR VALVE
	VACUUM BREAKER ASSEMBLY
	PROPERTY LINE
CO	SANITARY SEWER CLEANOUT
Ⓢ	SANITARY SEWER MANHOLE
	SIAMESE CONNECTION
	SIGN POST
	SPRINKLER PUMP
	STANDPIPE
Ⓓ	STORM SEWER MANHOLE
	STREET LIGHT HAND HOLE
	SWALE INLET
P	TELEPHONE BOX (SOUTHERN BELL)
	TELEPHONE HAND HOLE
Ⓒ	TELEPHONE MANHOLE (SO. BELL)
	TELEPHONE PAYPHONE
	TRAFFIC HAND HOLE
T	TRAFFIC UTILITY BOX
	TRAFFIC SIGNAL POST
	UNDERGROUND UTILITY MARKER
Ⓤ	UNKNOWN UTILITY MANHOLE
	UNKNOWN UTILITY HAND HOLE
Ⓦ	WATER MANHOLE
WM	WATER METER
WV	WATER VALVE
WL	WOOD LIGHT POLE
WP	WOOD POWER POLE
♿	HANDICAP PARKING
	STROLLER PARKING

ABBREVIATIONS:

R	denotes RADIUS
Δ	denotes DELTA ANGLE
L	denotes ARC DISTANCE
T	denotes TANGENT DISTANCE
PCP	denotes PERMANENT CONTROL POINT
PRM	denotes PERMANENT REFERENCE MONUMENT
PB	denotes PLAT BOOK
PG	denotes PAGE
POC	denotes POINT OF COMMENCEMENT
POB	denotes POINT OF BEGINNING
OHW	denotes OVERHEAD UTILITY WIRES
ORB	denotes OFFICIAL RECORDS BOOK
PC	denotes POINT OF CURVATURE
CBS	denotes CONCRETE BLOCK STRUCTURE
CONC	denotes CONCRETE
CLF	denotes CHAINLINK FENCE
WF	denotes WOOD FENCE
F.I.P.	denotes FOUND IRON PIPE
S.I.P.	denotes SET IRON PIPE & LB-87 CAP
F.N.D.	denotes FOUND NAIL & BRASS DISC
S.N.D.	denotes SET LB-87 NAIL & BRASS DISC
CL.	denotes CLEAR
ENC.	denotes ENCROACHMENT
MOH	denotes METAL OVERHANG
GVA	denotes GAS VALVA ASSEMBLY
(D)	denotes DEED DISTANCE
(L)	denotes DISTANCE BY LEGAL DESCRIPTION
(M)	denotes MEASURED DISTANCE
(R)	denotes RECORD OR PLATTED DISTANCE
PL	denotes PLANTER
—— COMM ——	COMMUNICATION
—— DRAIN ——	DRAINAGE
—FPL —— FPL —	ELECTRIC
— FM —— FM —	FORCE MAIN
—— IRRIG ——	IRRIGATION
— GAS —— GAS —	NATURAL GAS
— OHW —— OHW —	OVERHEAD WIRES
— SM —— SM —	SANITARY SEWER
— WM —— WM —	WATER


30 0 15 30 60
(IN FEET)
1 INCH = 30 FT
N
SCALE: 1"=30'
1st STREET
32' ASPHALT PAVEMENT
COLLINS AVENUE
35' ASPHALT PAVEMENT
OCEAN DRIVE
45' ASPHALT PAVEMENT
SOUTH POINTE DRIVE (BISCAYNE STREET)
26' ASPHALT PAVEMENT
34' ASPHALT PAVEMENT
MEDIAN
20' WIDE PLATTED ALLEY
PARCEL 1
PARCEL 2
PARCEL 3
PARCEL 4
PARCEL 5
PARCEL 6
PARCEL 7
NOT A PART
5 STORY C.B.S. BUILDING
STORY C.B.S. BUILDING
SALES CENTER (DETAILS NOT SHOWN)
ASPHALT DRIVE
2' CURB & GUTTER
DEPRESSED CURB
SIDEWALK
N.76°47'45"W.
S.76°47'45"E.
N.13°12'15"E.
S.13°12'15"W.
265.00'
150.00'
125.00'
100.00'
N.89°53'58"W. 248.13'(M)
R=25.00'
D=76°53'47"
L=33.55'
T=19.85'
SEE DETAIL (PEDESTRIAN BRIDGE DETAIL AIR SPACE PARCEL 1)
SEE DETAIL (RIGHT-OF-WAY DEDICATION PARCEL 3)
LESS THE EAST 15 FEET FOR ROAD WIDENING PURPOSES
PLATTED ORIGINAL EAST LINE OF BLOCK 1
F.P.L. EASEMENT (O.R.B. 20984, PG. 4357)
FPL TRANSFORMER PAD

City of Miami Beach
Fire Prevention Division
PLANS APPROVED


N.79°12'25"W.(D)
N.76°47'45"W.(M)
4.00'
N.79°12'25"W.(D)
N.76°47'45"W.(M)
15.00'
P.O.B.
P.O.C.
N.E. CORNER
LOT 7
7
S.13°12'15"W.(M)
84.67'(M)
84.35'(D)
N.13°12'15"E.(M)
103.59'(M)
103.46'(D)
R=25.00'(D)
R=25.00'(M)
D=76°51'22"(D)
D=76°53'47"(M)
L=33.53'(D)
L=33.55'(M)
N.87°38'47"E.(D)
S.89°53'58"E.(M)
23.94'(D)
23.96'(M)
S.13°12'15"W.
20' WIDE PLATTED ALLEY
N
SCALE: 1"=4'
P.O.C.
N.W. CORNER
LOT 1, BLOCK 1
S.00°00'00"W.(D)
S.13°12'15"W.(M)
150.00'
SUPPORT COLUMN
22.77(N.G.V.D.)
LOWER ELEV. OF
BRIDGE STRUCTURE
(UNDER SIDE)
0.09' CLEAR
10.09'
P.O.B.
N.W. CORNER
LOT 4, BLOCK 1
N.90°00'00"E.(D)
S.76°47'45"E.(M)
11.33'
BEAM
WEST LINE OF LOT 4
BRIDGE DECK ABOVE SUPPORT COLUMN
11.33' AIRSPACE EASEMENT (BETWEEN ELEV. 22.50 AND 32.50(N.G.V.D.))
1.15' CLEAR
3.20' CLEAR
22.80(N.G.V.D.) LOWER ELEV. OF BRIDGE STRUCTURE (UNDER SIDE)
F.P.L. EASEMENT (O.R.B. 20984, PG. 4357)
22.91(N.G.V.D.) LOWER ELEV. OF BRIDGE STRUCTURE (UNDER SIDE)
N.13°12'15"E.(M) 50.00'
N.00°00'00"W.(D)
S.00°00'00"E.(D) S.13°12'15"W.(M) 50.00'
1-STORY C.B.S. RESTAURANT
22.79(N.G.V.D.) LOWER ELEV. OF BRIDGE STRUCTURE (UNDER SIDE)
C.B.S WALL BELOW
S.90°00'00"W.(D)
N.76°47'45"W.(M)
11.33'
0.04' CLEAR
4 0 2 4 8
(IN FEET)
1 INCH = 4 FT

RIGHT-OF-WAY DEDICATION DETAIL:
(PARCEL 3)

PEDESTRIAN BRIDGE DETAIL:
(AIR SPACE PARCEL 1)

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND CHAPTER 472.027, FLORIDA STATUTES.

Schwebke-Shiskin & Associates, Inc.

BY: ______

MARK STEVEN JOHNSON, SECRETARY/TREASURER
PROFESSIONAL LAND SURVEYOR No. 4775
STATE OF FLORIDA.

MIAMI BEACH FIRE DEPARTMENT

Schwebke-Shiskin & Associates, Inc.
LAND PLANNERS • ENGINEERS • LAND SURVEYORS
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025
TEL: (954) 435-7010 FAX: (954) 438-3288

CERTIFICATE OF AUTHORIZATION No. LB-87

Drawn By: L.E.G.	Survey Date: 02-25-13	Checked By: M.S.J.	Date: 04-29-13
Order No. 201050	F.B. No.: 2218-B Pg. 2	Scale:	AS SHOWN
File No.	AJ-5034	Sheet 2 of 2	Sheet(s)

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

This sketch is a "Boundary Survey."

BOUNDARY SURVEY

Prepared For:
THE RELATED GROUP

OR CONSTRUCTION

Section 03, Township 54 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida

REVISIONS

Date:	Remarks:	By:

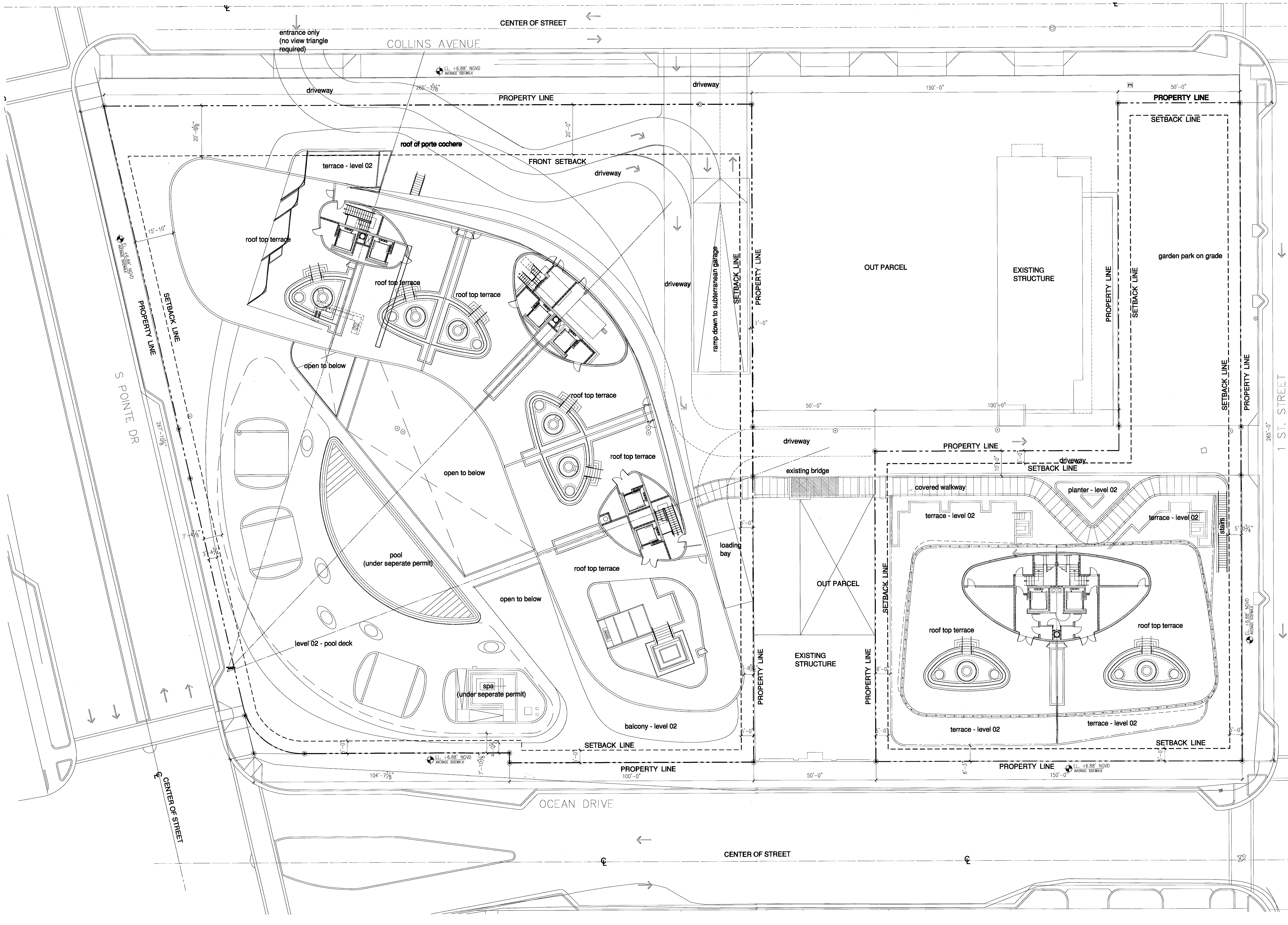
FILE NO. AJ-5034

The Related Group
315 S. Biscayne Blvd.
Miami, Florida 33131
305-460-9900

ONE OCEAN

One Ocean Drive
city of miami beach, dade county, fl

& ENG.


CENTER OF STREET
COLLINS AVENUE
entrance only
(no view triangle
required)
EL. +6.88' NGVD
AVERAGE SIDEWALK
driveway
PROPERTY LINE
roof of porte cochere
FRONT SETBACK
terrace - level 02
driveway
roof top terrace
roof top terrace
roof top terrace
driveway
ramp down to subterranean garage
SETBACK LINE
PROPERTY LINE
OUT PARCEL
EXISTING
STRUCTURE
PROPERTY LINE
SETBACK LINE
garden park on grade
SETBACK LINE
PROPERTY LINE
1 ST. STREET
CENTER OF STREET
265'-0"
150'-0"
50'-0"
50'-0"
100'-0"
15'-10"
SETBACK LINE
PROPERTY LINE
S POINTE DR
open to below
open to below
roof top terrace
roof top terrace
roof top terrace
driveway
existing bridge
covered walkway
planter - level 02
terrace - level 02
terrace - level 02
stairs
loading
bay
pool
(under seperate permit)
open to below
OUT PARCEL
SETBACK LINE
roof top terrace
roof top terrace
level 02 - pool deck
EXISTING
STRUCTURE
PROPERTY LINE
PROPERTY LINE
spa
(under seperate permit)
balcony - level 02
terrace - level 02
terrace - level 02
SETBACK LINE
SETBACK LINE
PROPERTY LINE
PROPERTY LINE
104'-7 5/8"
100'-0"
50'-0"
150'-0"
CENTER OF STREET
OCEAN DRIVE
CENTER OF STREET

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 ssquare 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 mor 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 conatins 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 administers and ASCE 24 (FBC 2010, section 1612.5).

All electrical equipment motors, connectors, switches, outlets to be connected 1'-0"(+9'-0"ngvd) above BFE (+8'-0"ngvd).
Vehicle lifts in lower garage to have disconnects on GFCI

For below-grade parking requirements, refer to FEMA Technical Bulletin 6-93.

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 speicalty engineer to submit shop drawings for review.

All structure to be dry flood proofed to 1'-0" above BFE.

FOR CONSTRUCTION
05.10.2013

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 firesafety 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

MIAMI BEACH FIRE DEPARTMENT

site plan

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

NORTH
1/16" BUILDING PERMIT

Revisions.

Addendums.

Construction Issue Date

As built Date

Issue Date

Issue Date
04.30.2013

Job Number.
A1202

Sheet Number.

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
José J. Suarez, A.I.A.
Lic. # AR11005

A1.01

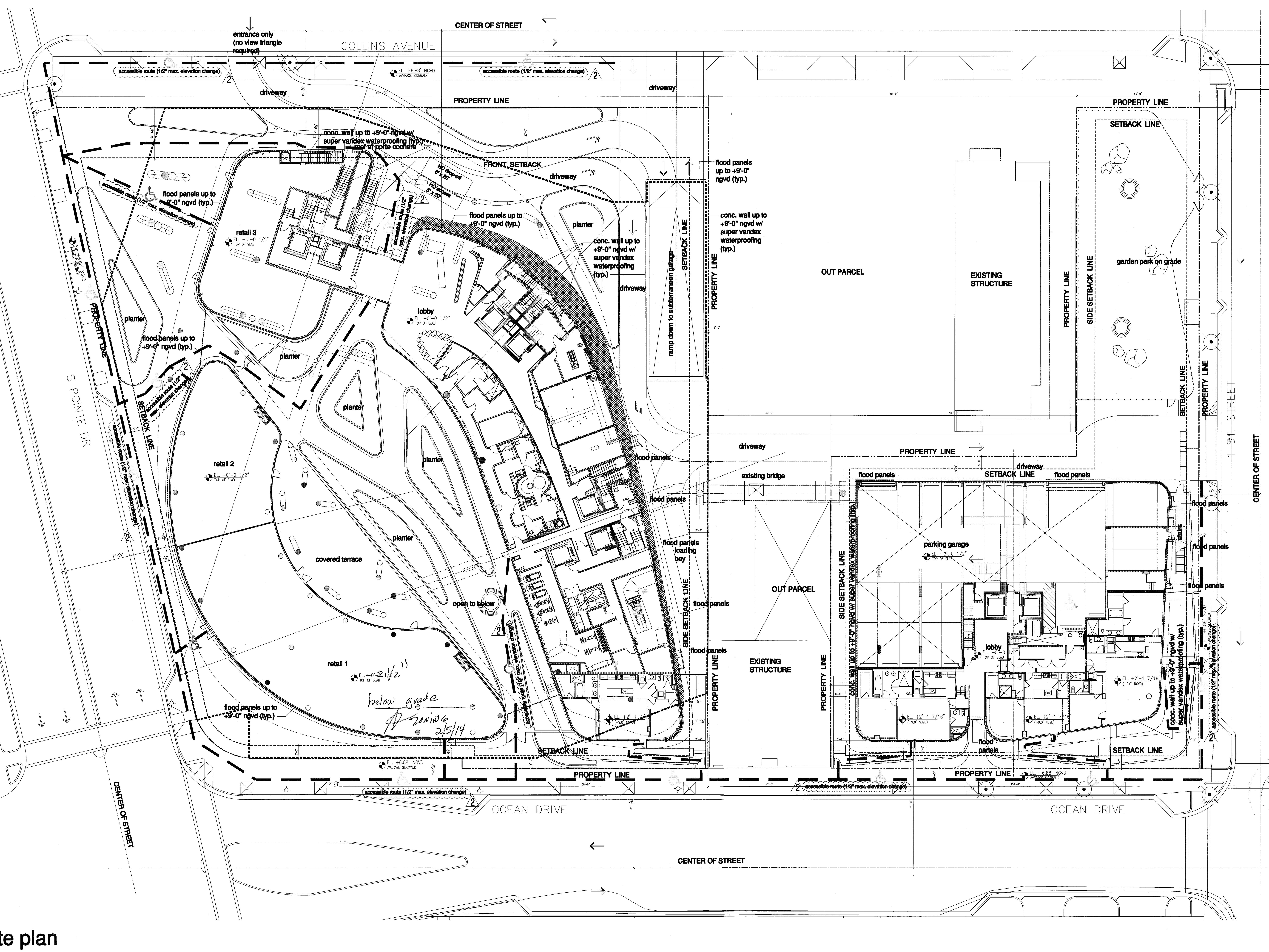
TRG Block One, Ltd.
315 S. Biscayne Blvd.
Miami, Florida 33131
305-460-9900

ONE OCEAN

1 Collins Avenue
city of miami beach, dade county, fl

& ENG.

site plan



CENTER OF STREET
COLLINS AVENUE
entrance only (no view triangle required)
accessible route (1/2" max. elevation change)
EL. +6.88' NGVD AVERAGE SIDEWALK
driveway
PROPERTY LINE
SETBACK LINE
FRONT SETBACK
conc. wall up to +9'-0" ngvd w/ super vandex waterproofing (typ.) - roof of porte cochere
HC drop-off 8' x 20'
HC access 5' x 20'
flood panels up to +9'-0" ngvd (typ.)
retail 3
EL. -0'-0 1/2" TOP OF SLAB
lobby
planter
conc. wall up to +9'-0" ngvd w/ super vandex waterproofing (typ.)
ramp down to subterranean garage
SIDE SETBACK LINE
OUT PARCEL
EXISTING STRUCTURE
garden park on grade
S POINTE DR
retail 2
retail 1
EL. -0'-2 1/2" TOP OF SLAB
below grade
zoning 2/5/14
covered terrace
open to below
flood panels
flood panels loading bay
existing bridge
parking garage
EL. -0'-0 1/2" TOP OF SLAB
stairs
EL. +2'-1 7/16" (+9.0' NGVD)
conc. wall up to +9'-0" ngvd w/ super vandex waterproofing (typ.)
1 ST. STREET
OCEAN DRIVE

FOR CONSTRUCTION

⚠1

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 hydrostactic 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 servicing 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.
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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 firesafety 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

Revisions.

Revision 2 12/20/2013

Addendums.

Revision 1 07/30/2013

Construction Issue Date

As built Date

Bid Date
BID SET 07.01.2013

Issue Date
BUILDING PERMIT 04.30.2013

Job Number.
A1202

Sheet Number.

NORTH

1/16"

site plan

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

XEROX.CTB
REV.
P.V.
PENS
DWG
P.D.
SCALE

The Sieger Suarez Architectural Partnership

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

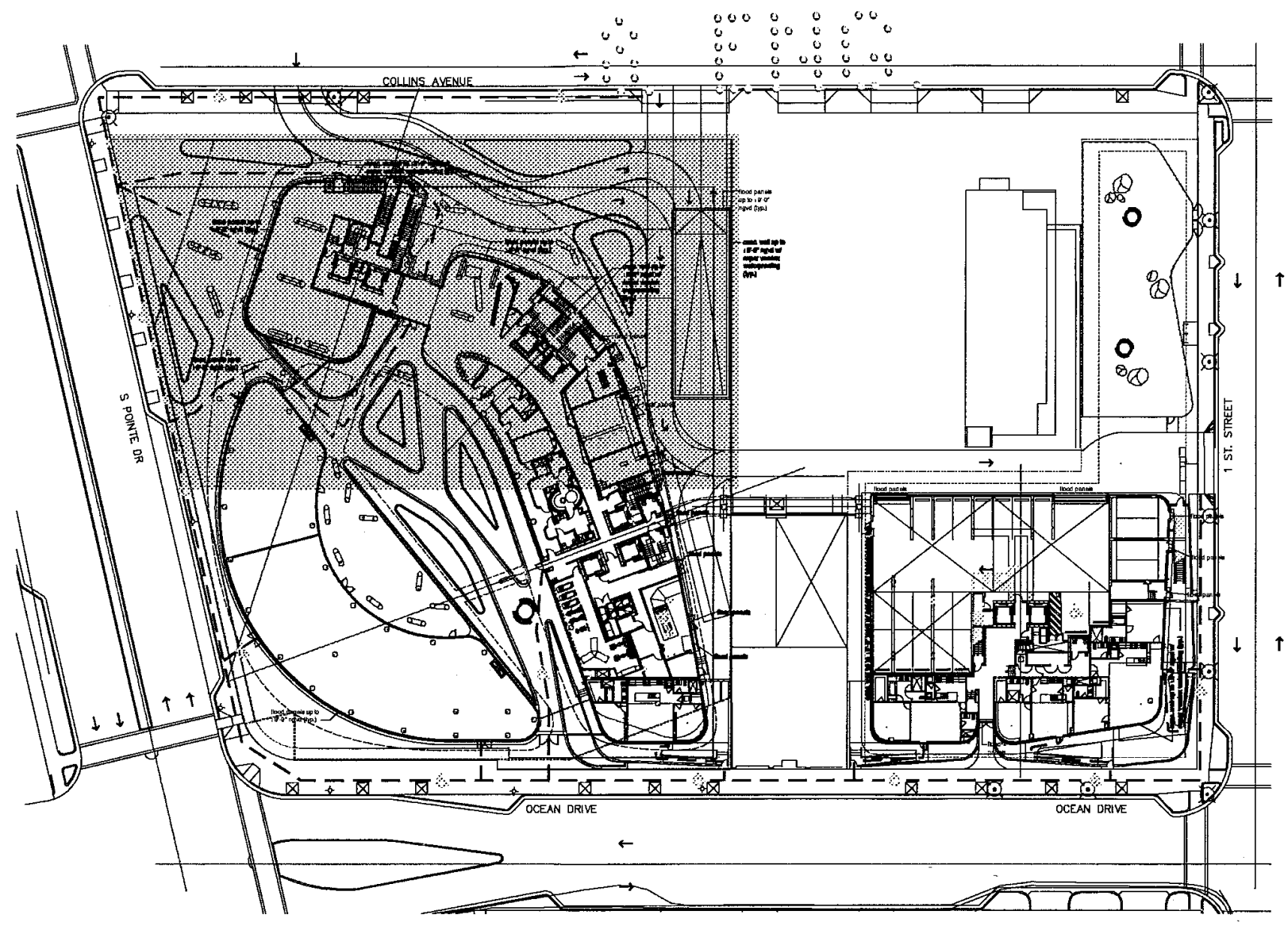
Firm
Lic. # AA128
Charles M. Sieger, F.A.I.A.
Lic. # AR5782
José J. Suarez, A.I.A.
Lic. # AR11005

A1.02

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

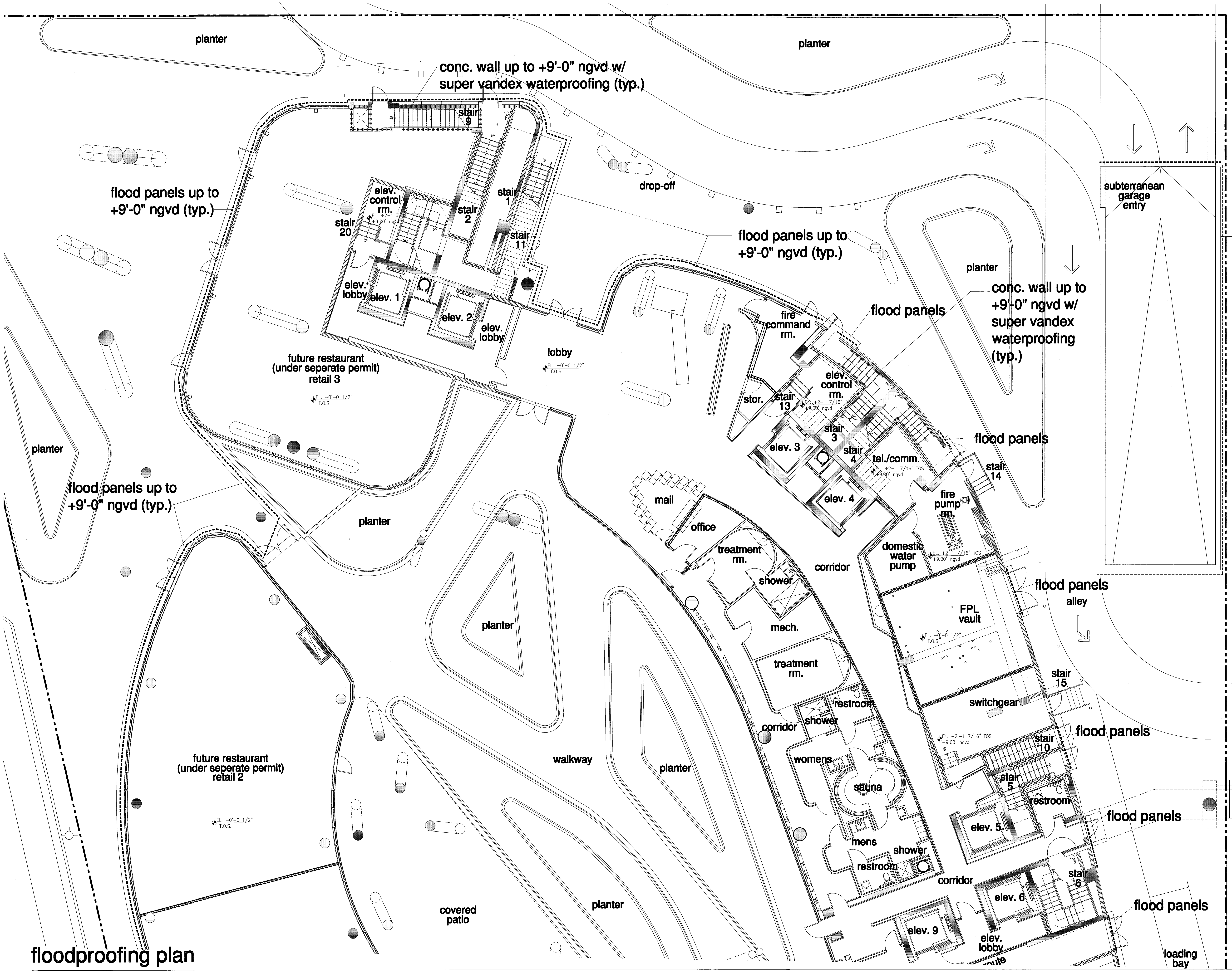
ONE OCEAN

1 Collins Avenue
city of miami beach, dade county, fl



key plan n.t.s. NORTH

floodproofing plan


planter
planter
conc. wall up to +9'-0" ngvd w/ super vandex waterproofing (typ.)
stair 9
flood panels up to +9'-0" ngvd (typ.)
drop-off
flood panels up to +9'-0" ngvd (typ.)
flood panels up to +9'-0" ngvd (typ.)
subterranean garage entry
conc. wall up to +9'-0" ngvd w/ super vandex waterproofing (typ.)
elev. control rm.
stair 20
stair 2
stair 1
stair 11
planter
conc. wall up to +9'-0" ngvd w/ super vandex waterproofing (typ.)
flood panels
elev. lobby
elev. 1
elev. 2
elev. lobby
lobby
fire command rm.
future restaurant (under seperate permit) retail 3
elev. control rm.
stor.
stair 13
stair 3
stair 4
elev. 3
tel./comm.
flood panels
stair 14
planter
flood panels up to +9'-0" ngvd (typ.)
elev. 4
mail
office
fire pump rm.
planter
treatment rm.
corridor
domestic water pump
shower
flood panels
alley
planter
mech.
FPL vault
treatment rm.
stair 15
restroom
switchgear
corridor
shower
stair 10
flood panels
future restaurant (under seperate permit) retail 2
walkway
planter
womens
sauna
stair 5
restroom
flood panels
elev. 5
mens
shower
restroom
corridor
stair 6
elev. 6
flood panels
covered patio
planter
elev. 9
elev. lobby
loading bay

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

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 hydrostactic 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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FOR CONSTRUCTION

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 firesafety 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

Revisions.
Revision 2 12/20/2013
Addendums.
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As built Date
Bid Date
BID SET 07.01.2013
Issue Date
BUILDING PERMIT 04.30.2013
Job Number.
A1202
Sheet Number.

NORTH
1/8"

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REV.
P.V.
PENS

The Sieger Suarez Architectural Partnership

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Lic. # AR11005

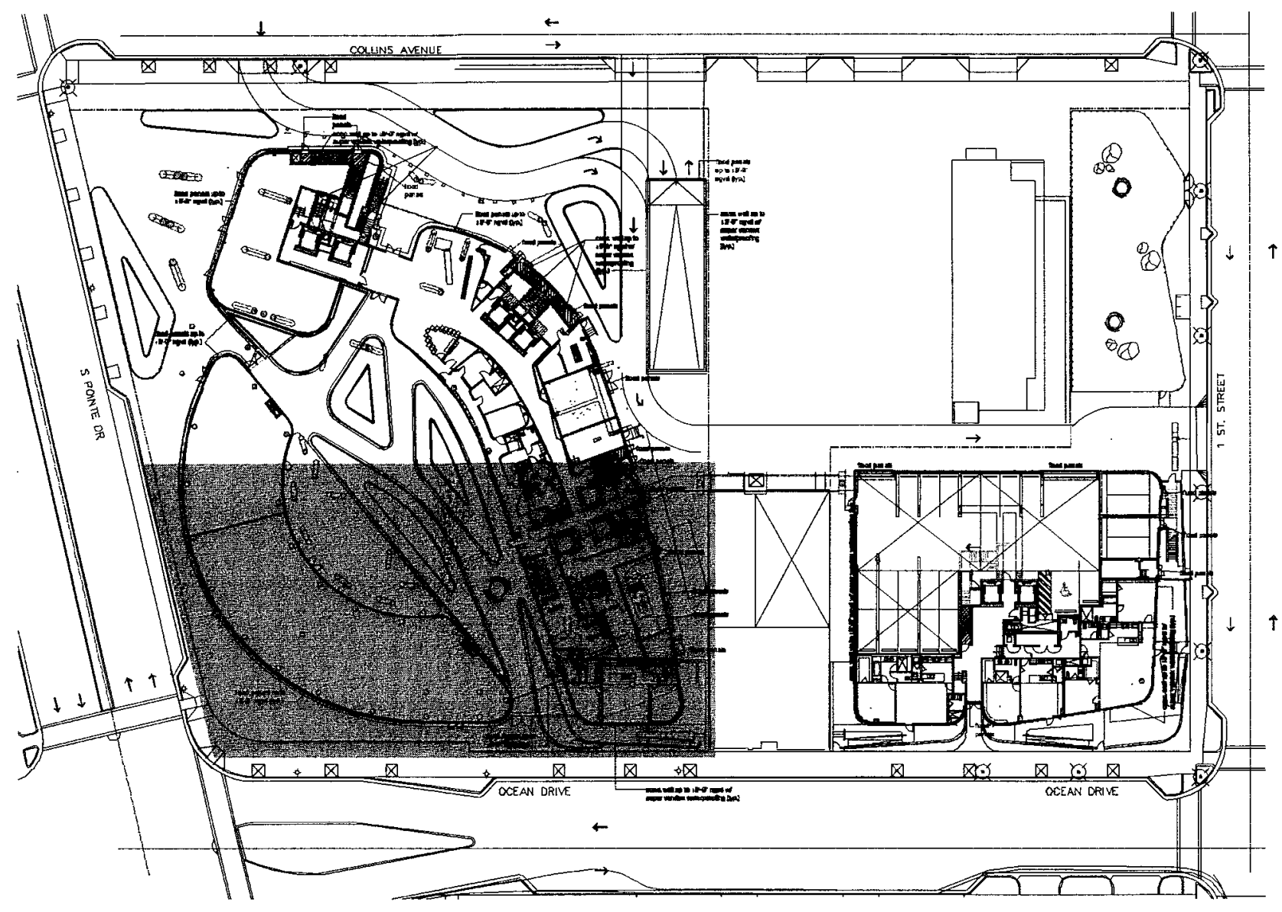
2 new sheet

A1.03

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

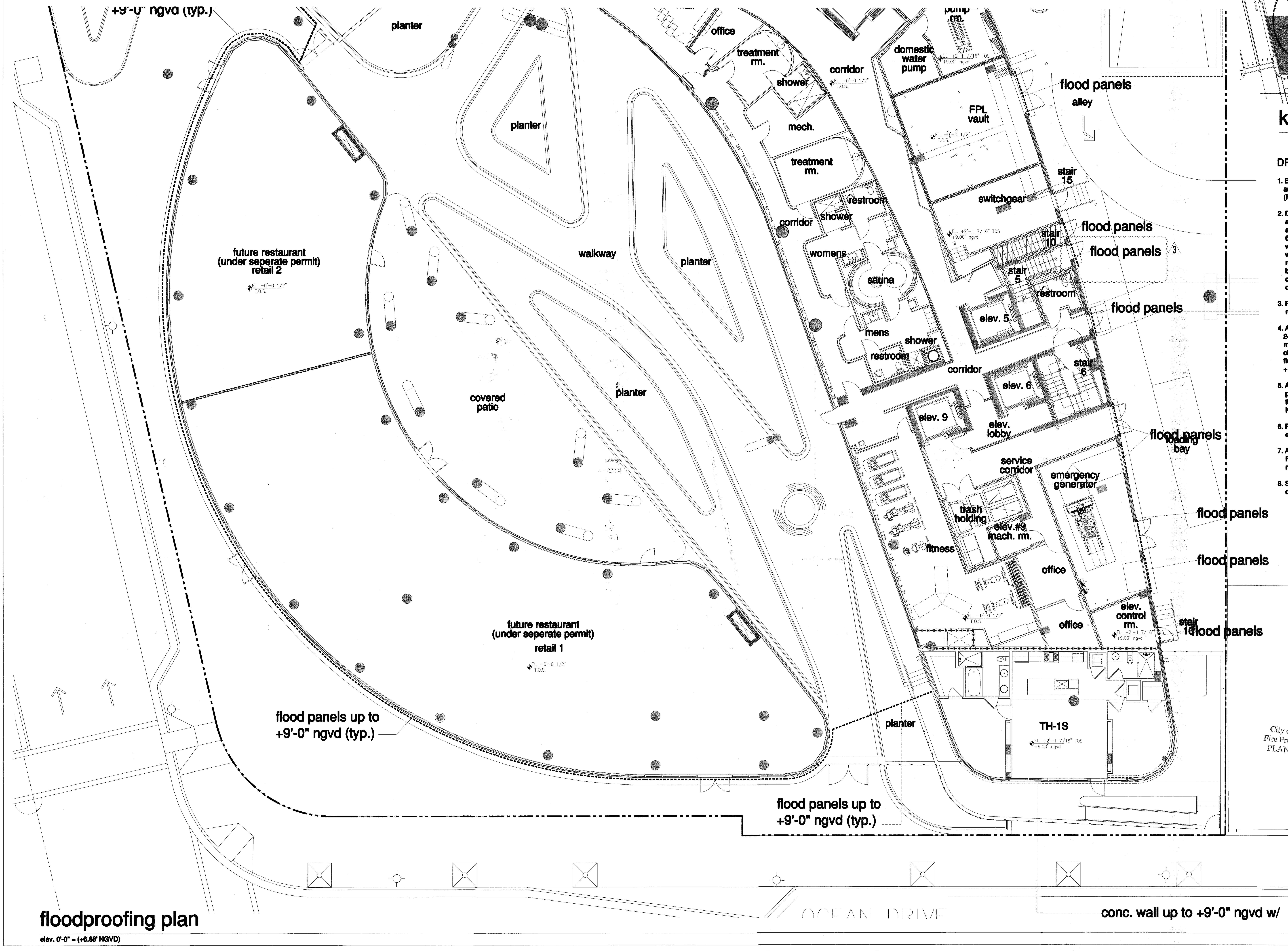
JEMINBP.
02-11-14
& ENG.



COLLINS AVENUE

key plan n.t.s. NORTH

floodproofing plan



+9'-0" ngvd (typ.)
planter
office
treatment rm.
shower
corridor
pump rm.
domestic water pump
mech.
FPL vault
flood panels
alley
treatment rm.
stair 15
restroom
shower
corridor
switchgear
womens
sauna
stair 10
flood panels
flood panels
stair 5
restroom
elev. 5
flood panels
future restaurant (under seperate permit) retail 2
walkway
planter
planter
covered patio
planter
mens
shower
restroom
corridor
stair 6
elev. 6
elev. 9
elev. lobby
flood panels
loading bay
service corridor
emergency generator
trash holding
elev.#9 mach. rm.
fitness
flood panels
flood panels
office
office
elev. control rm.
stair 16
flood panels
future restaurant (under seperate permit) retail 1
TH-1S
flood panels up to +9'-0" ngvd (typ.)
planter
flood panels up to +9'-0" ngvd (typ.)
OCEAN DRIVE
conc. wall up to +9'-0" ngvd w/

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

NORTH 1/8"

DRY FLOODPROOFING REQUIREMENTS:

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floodproofing plan

FOR CONSTRUCTION

FOR CONSTRUCTION

JAN 27 2014

Seal

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City of Miami Beach
Fire Prevention Division
PLANS APPROVED

Revisions.
Revision 3 01/27/2014
Revision 2 12/20/2013
Addendums.
Construction Issue Date
As built Date
Bid Date
BID SET 07.01.2013
Issue Date
BUILDING PERMIT 04.30.2013
Job Number.
A1202
Sheet Number.
2 new sheet
A1.04

The Sieger Suarez Architectural Partnership
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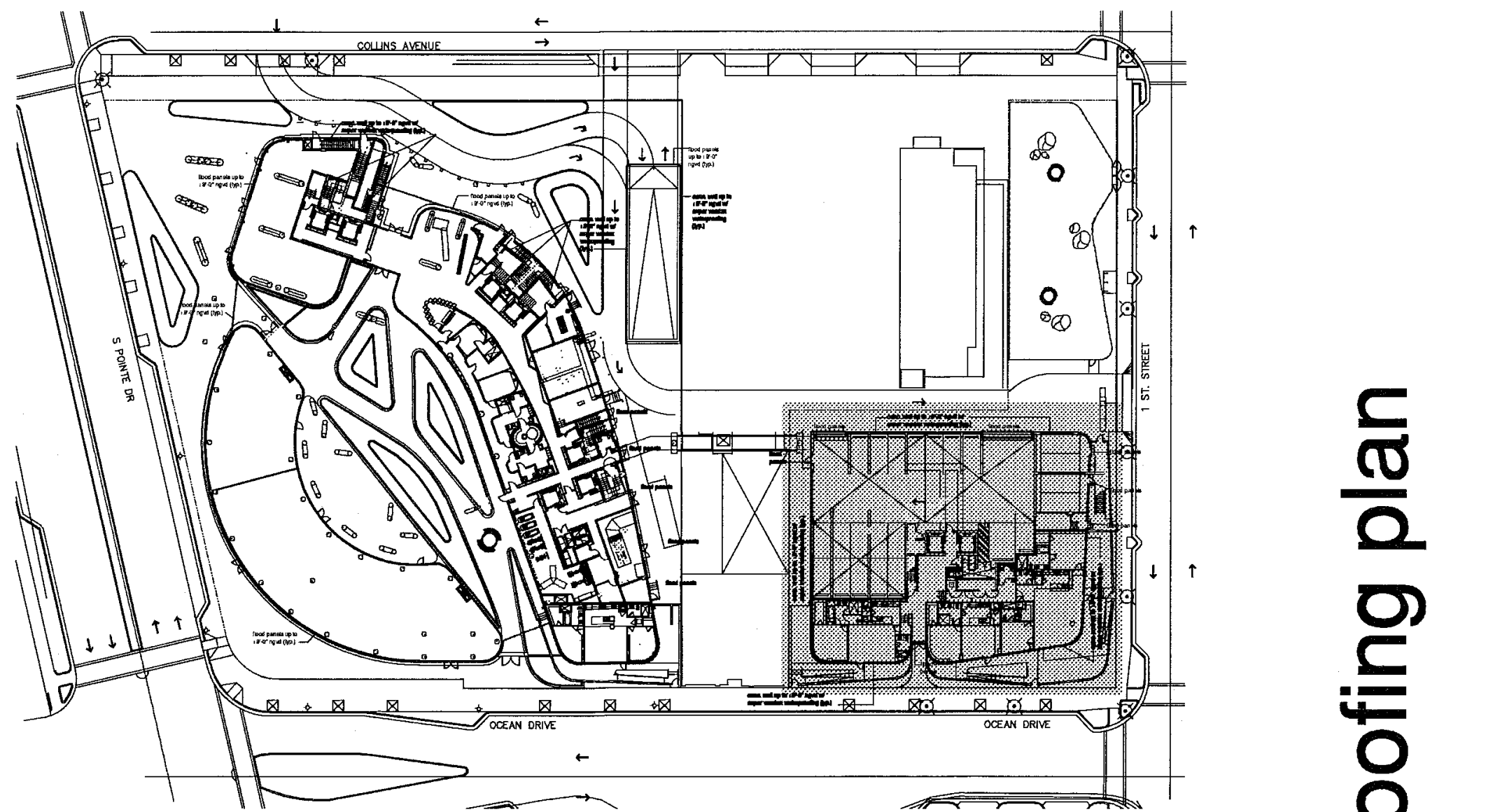
José J. Suarez, A.I.A.
Lic. # AR11005

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

ONE OCEAN

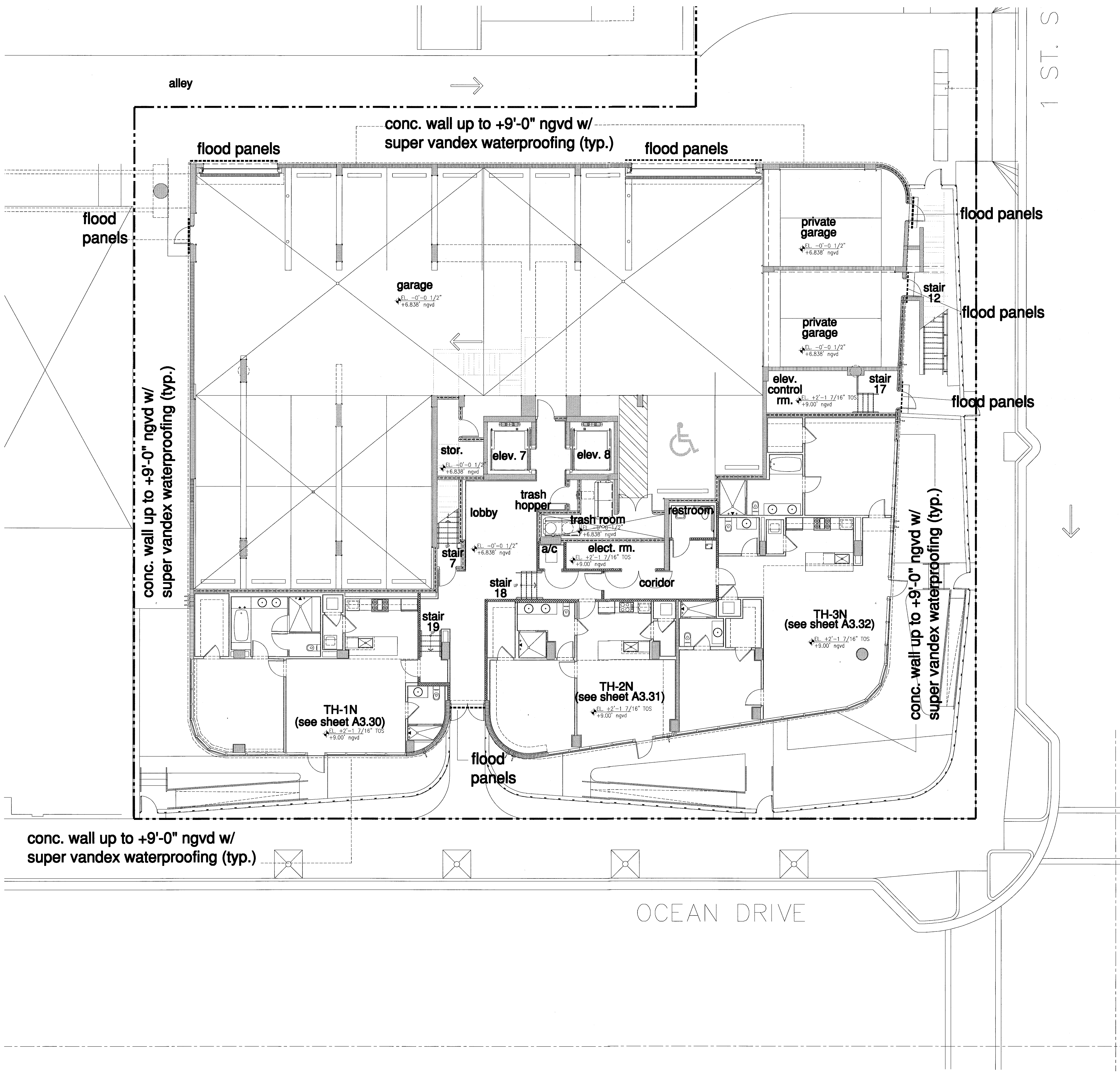
1 Collins Avenue
city of miami beach, dade county, fl



key plan n.t.s.

NORTH

floodproofing plan


alley
conc. wall up to +9'-0" ngvd w/ super vandex waterproofing (typ.)
flood panels
flood panels
flood panels
flood panels
flood panels
flood panels
flood panels
conc. wall up to +9'-0" ngvd w/ super vandex waterproofing (typ.)
conc. wall up to +9'-0" ngvd w/ super vandex waterproofing (typ.)
conc. wall up to +9'-0" ngvd w/ super vandex waterproofing (typ.)
1 ST. S
garage
EL. -0'-0 1/2" +6.838' ngvd
private garage
private garage
stair 12
elev. control rm.
stair 17
stor.
elev. 7
elev. 8
trash hopper
trash room
restroom
lobby
stair 7
a/c
elect. rm.
corridor
stair 18
stair 19
TH-1N (see sheet A3.30)
TH-2N (see sheet A3.31)
TH-3N (see sheet A3.32)
EL. +2'-1 7/16" TOS +9.00' ngvd
OCEAN DRIVE

DRY FLOODPROOFING REQUIREMENTS:

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floodproofing plan

FOR CONSTRUCTION

12.20.2013
Seal

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City of Miami Beach
Fire Prevention Division
PLANS APPROVED

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Addendums.
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As built Date
Bid Date
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Issue Date
BUILDING PERMIT 04.30.2013
Job Number.
A1202
Sheet Number.

NORTH
1/8"

floodproofing plan

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

P: E:\0304-Alaska\Permit\Plot-shts\
DWG
P.D.
SCALE
XEROX.CTB
REV.
P.V.
PENS

The Sieger Suarez Architectural Partnership

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

Firm
Lic. # AA128
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Lic. # AR11005

2 new sheet

A1.05

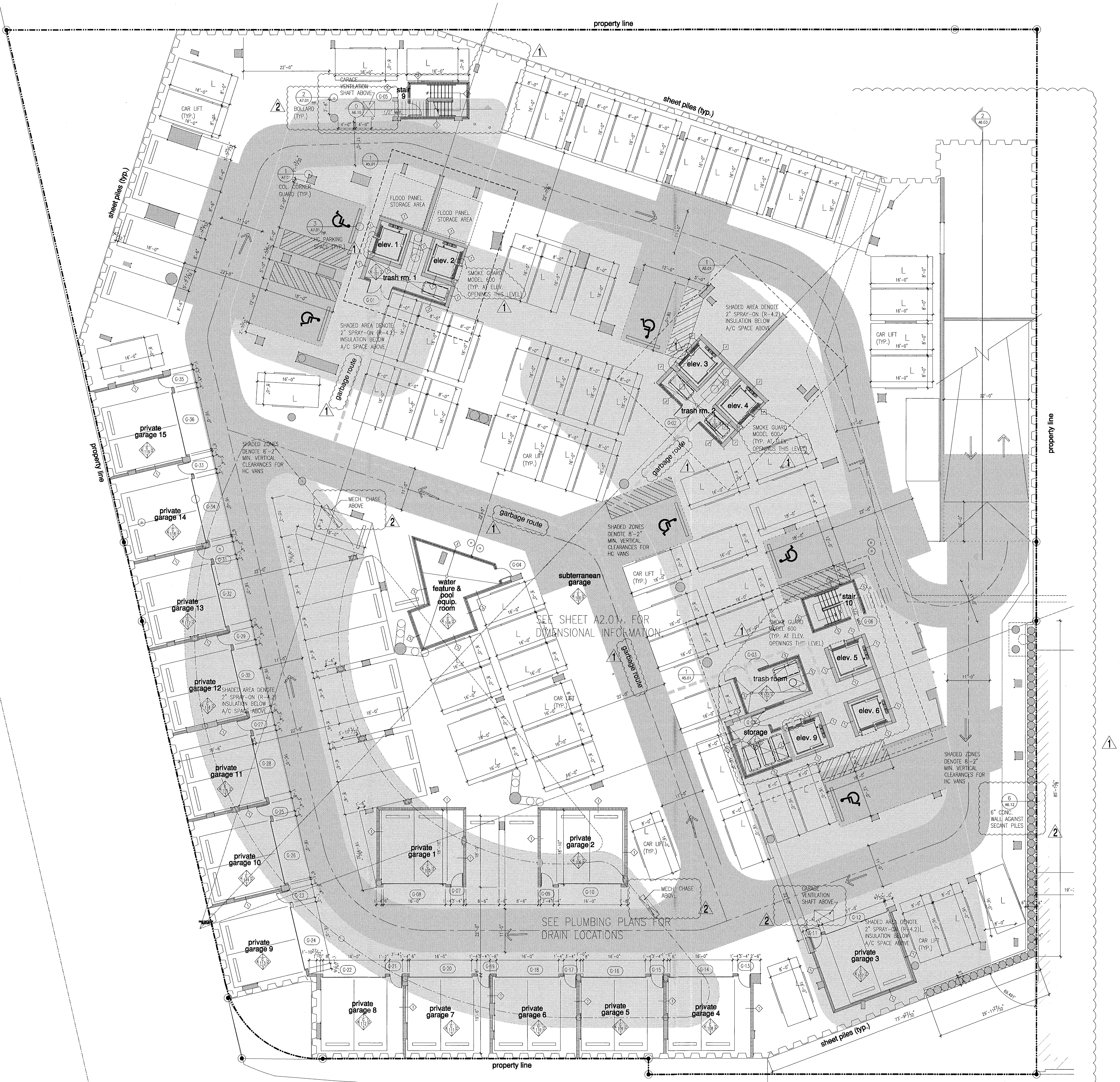
TRG Block One, Ltd.
315 S. Biscayne Blvd.
Miami, Florida 33131
305-460-9900

ONE OCEAN

1 Collins Avenue
city of miami beach, dade county, fl

floor plan - level 0 (garage)

FOR CONSTRUCTION


property line
sheet piles (typ.)
stair 9
GARAGE VENTILATION SHAFT ABOVE
BOLLARD (TYP.)
COL. CORNER GUARD (TYP.)
HC PARKING SPACE (TYP.)
FLOOD PANEL STORAGE AREA
elev. 1
elev. 2
trash rm. 1
SMOKE GUARD MODEL 600 (TYP. AT ELEV. OPENINGS THIS LEVEL)
SHADED AREA DENOTE 2" SPRAY-ON (R-4.2) INSULATION BELOW A/C SPACE ABOVE
CAR LIFT (TYP.)
garbage route
elev. 3
elev. 4
trash rm. 2
SHADED ZONES DENOTE 8'-2" MIN. VERTICAL CLEARANCES FOR HC VANS
MECH. CHASE ABOVE
water feature & pool equip. room
subterranean garage
SEE SHEET A2.01A FOR DIMENSIONAL INFORMATION
stair 10
elev. 5
elev. 6
elev. 9
trash room
storage
6" CONC. WALL AGAINST SECANT PILES
SEE PLUMBING PLANS FOR DRAIN LOCATIONS
private garage 1
private garage 2
private garage 3
private garage 4
private garage 5
private garage 6
private garage 7
private garage 8
private garage 9
private garage 10
private garage 11
private garage 12
private garage 13
private garage 14
private garage 15
22'-0"
16'-0"
8'-0"
73'-9 5/32"
NORTH

TYPICAL WATERPROOFING NOTES:

1. Drains (roof drains,floor drains, bi-lateral drains, planter drains, deck drains, etc.)- if drain is not placed when concrete is poured or is relocated after installation, all concrete around drains must be sealed with CCW MiraSTOP-Waterstop, manufactured by Carlisle and a non-shrink grout manufactured by Euclid NS Grout (non-=shrink, non-metalic grout) or approved equal.
2. Cold joints (cast-in-place connections)- All cold joint cast in place concrete-to-concrete connections should have an MiraSTOP-Waterstop (typical through out water/moisture exposed areas) strip. Also the poured concrete wall to structural slab cold joint connection should incorporate a key-way connection.
3. All voids and inconsistencies found on the exterior block faces (cmu walls) must be filled in (covered) with a cementitious material prior to any stucco application.
4. All perimeter sealants to be in contact directly with main substrate. It should not be adhered to adjacent urethane sealant or cold liquid applied membrane.
5. All wall penetrations (pipes, electrical boxes and wall vents) must be sealed with a urethane sealant at the structural connection, followed by a beauty bead along the stucco connection.
6. Use a silicone-based product as a cant bead around the perimeter walls and threshold.
7. Multiple mobilizations will be required for each trade. Prepare and clean surface received to an acceptable standard by contractor and as per product specifications. Substrate to be inspected and accepted by subcontractor prior to application, NOTIFY CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS BEFORE PROCEEDING. Proceed with work only after all conditions have been corrected and approved by all parties.
8. Coordinate with waterproofing consultant for inspection and sign off on all work in progress and completion. Repair defective or incomplete installation per waterproofing consultants recommendations.
9. Ensure that all system being used are compatible with other surface in contact (other trades).
10. Provide manufacturer's standard warranty prior to installation. Ensure that manufacturers provide written approval that systems were installed in accordance to their recommendations and meet or exceed the installation parameters.
11. It is understood that all work is to be performed per Florida Building Code 2010 and all applicable product approvals have current NOA numbers.
12. Contractor must provide protection to adjacent surfaces at all times.
13. Cleaning and trash removal is mandatory on a daily bases, dumpster provided at job site by GC.
14. Prior to beginning work, Subcontractor is to perform all required coordination, and review of any special details.
15. Any concrete slab on grade scheduled to be treated with waterproofing or concrete sealer should be tested for calcium chloride (moister transmission evaluation).
16. All concrete mult-pour cold joint connections and dissimilar material penitrations (sump pits, piston casings, pipes, etc.) must be sealed with MiraSTOP- waterstop manufactured by Carlisle.

NOTES:

1. ALL PERIMETER SHEET PILES TO BE STRUCTURALLY WELDED FOR WATERSTOP.
2. INTERIOR FACE OF SHEET PILES TO BE SANDBLASTED AND EPOXY COATED..
3 WATERPROOF / FLOODPROOF ENTIRE SUBTERRANEAM GARAGE WITH CARLISLE; MIRAPLY -H & MIRAPLY-V SYSTEM. SEE TYPICAL DETAILS ON SHEET A7.13.
4. PROVIDE TERMITE PROTECTION AS PER FBC 2010 SECTION 105.10-11.
5. ALL EGRESS DOORS SHALL NOT REQUIRE A KEY OR SPECIAL KNOWLEDGE TO OPEN FOR EGRESS. 2
6. FOR MECHANICAL LIFTS, THE PARKING LIFT PLATFORM MUST BE SEALED AND OF SUFFICIENT WIDTH AND LENGTH (MINIMUM OF EIGHT FEET BY 16 FEET) TO COMPLETELY COVER THE BOTTOM OF THE VEHICLE ON THE PLATFORM TO PREVENT DRIPPING LIQUIDS OR DEBRIS ONTO THE VEHICLE BELOW. 1

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

12.20.2013
Seal

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Revision 2 12/20/2013
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Construction Issue Date

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BID SET 07.01.2013
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Job Number.
A1202
Sheet Number.

A2.01

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

NORTH 3/32"

plot
REV. XEROX.CTB
P.V.
PENS
DWG
P.D.
SCALE 1:1

The Sieger Suarez Architectural Partnership

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

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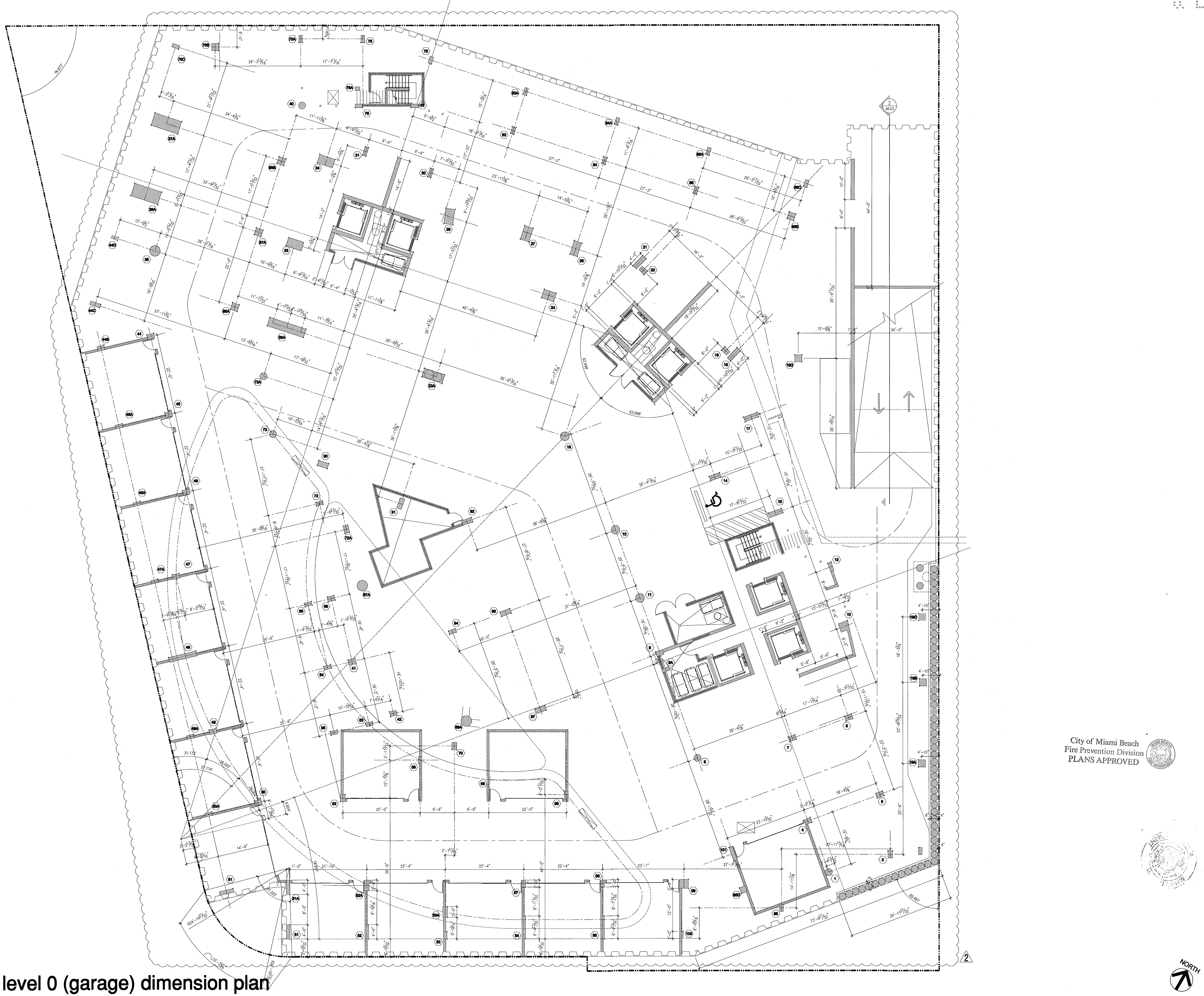
TRG Block One, Ltd.
315 S. Biscayne Blvd.
Miami, Florida 33131
305-460-9900

ONE OCEAN

1 Collins Avenue
city of miami beach, dade county, fl

floor plan - level 0 (garage)
dimension plan

FOR CONSTRUCTION



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.)

NORTH
3/32"

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

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A1202
Sheet Number.

A2.01a

The Sieger Suarez Architectural Partnership

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DWG
P.D.
SCALE 1:1
plot
REV. XEROX.CTB
P.V.
PENS

TRG Block One, Ltd.
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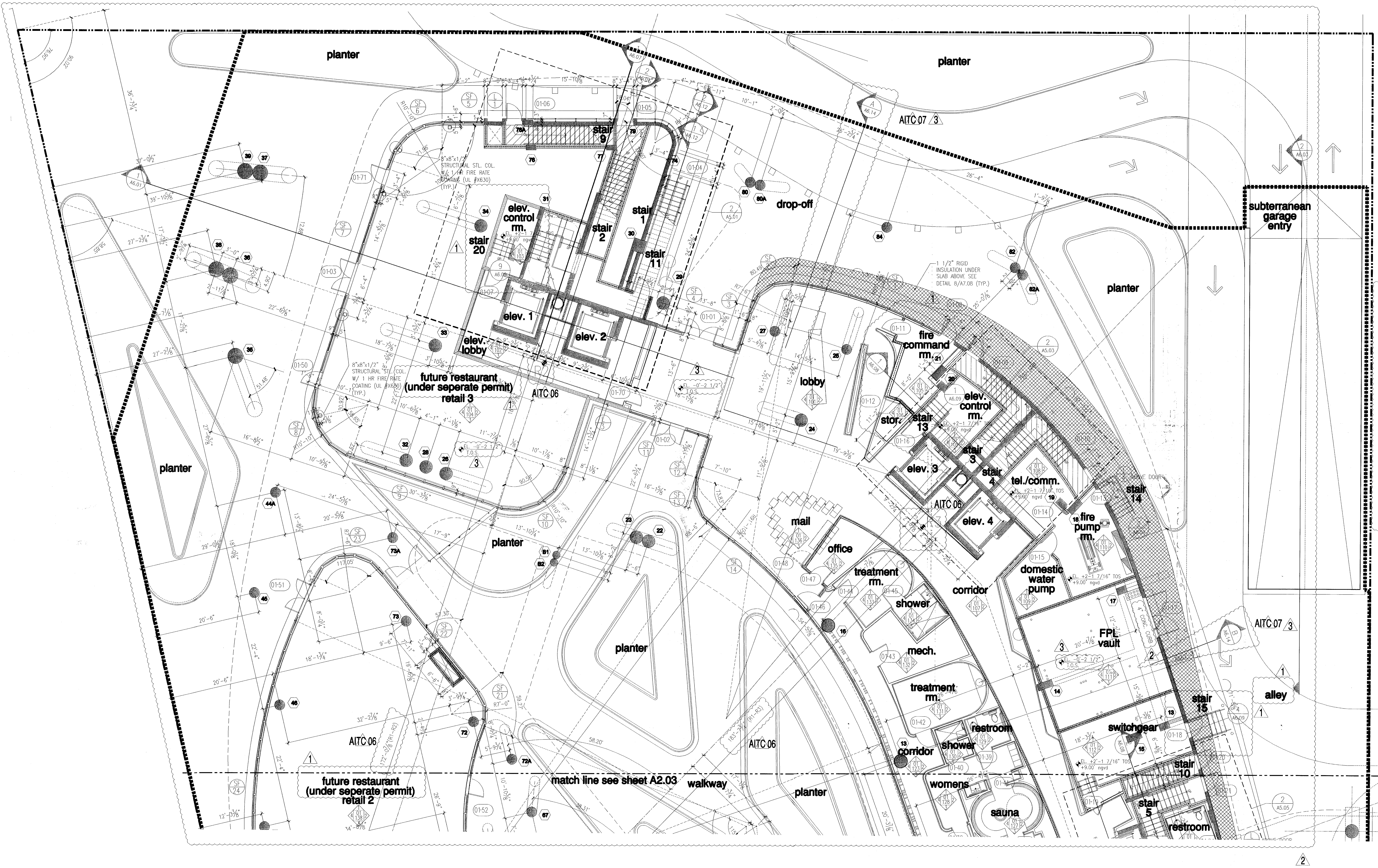
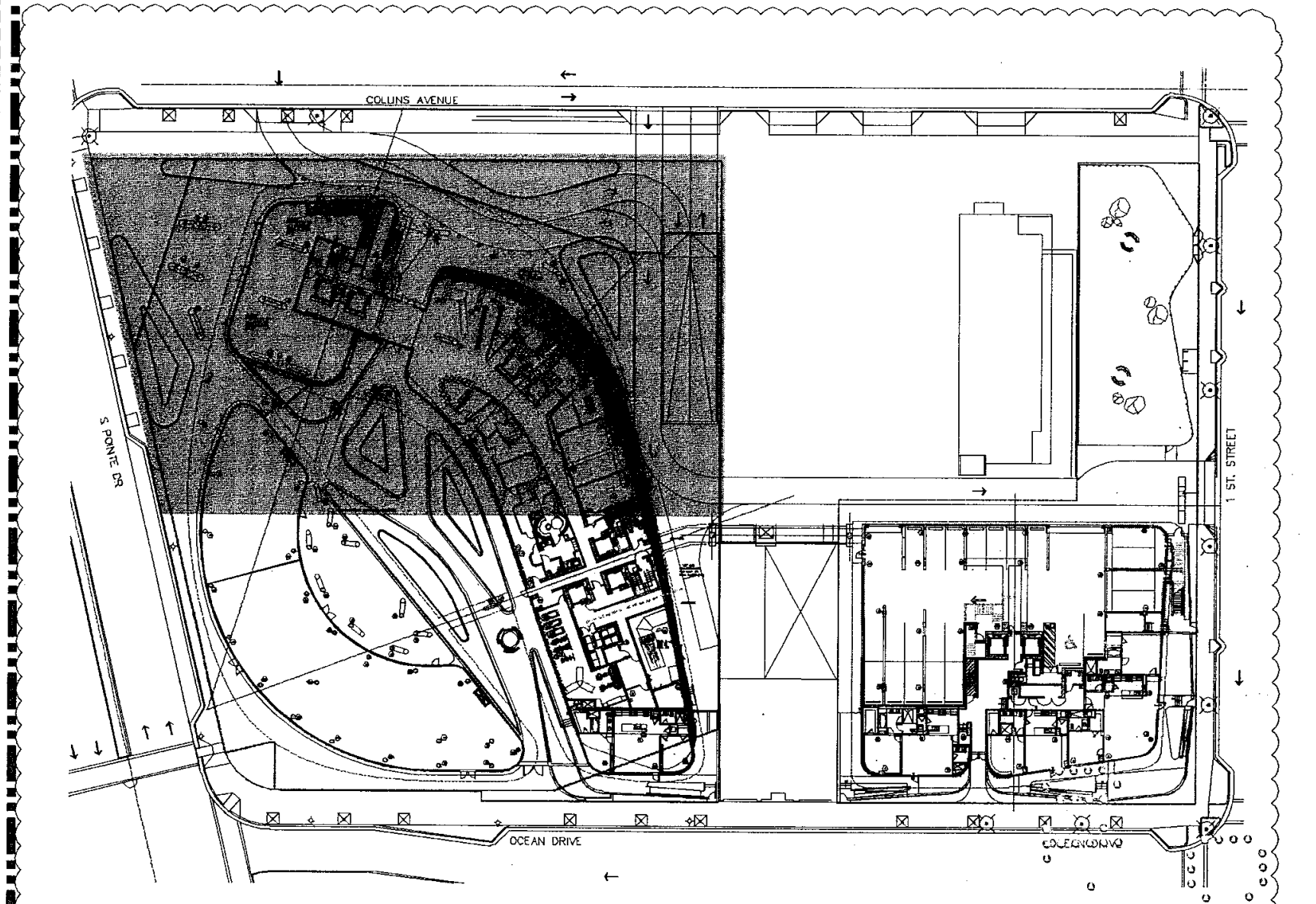
Miami, Florida 33131
305-460-9900

ONE OCEAN

1 Collins Avenue
city of miami beach, dade county, fl

partial floor plan - level 01 (lobby)


planter
planter
planter
planter
planter
planter
planter
drop-off
subterranean garage entry
stair 9
stair 1
stair 2
stair 11
stair 20
elev. control rm.
elev. 1
elev. 2
elev. lobby
future restaurant (under seperate permit) retail 3
future restaurant (under seperate permit) retail 2
lobby
fire command rm.
stor.
stair 13
elev. control rm.
stair 3
stair 4
elev. 3
elev. 4
tel./comm.
stair 14
fire pump rm.
mail
office
treatment rm.
shower
corridor
domestic water pump
FPL vault
mech.
treatment rm.
restroom
shower
corridor
womens
sauna
switchgear
stair 15
stair 10
stair 5
restroom
alley
walkway
match line see sheet A2.03
AITC 07
AITC 06
1 1/2" RIGID INSULATION UNDER SLAB ABOVE SEE DETAIL 8/A7.08 (TYP.)
8"x8"x1/2" STRUCTURAL STL. COL. W/ 1 HR FIRE RATE COATING (UL #X630) (TYP.)



key plan n.t.s.

NORTH

FOR CONSTRUCTION

Seal

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JAN 27 2014

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

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

Revisions.
Addendums.
Construction Issue Date
As built Date

Bid Date
BID SET 07.01.2013
Issue Date
BUILDING PERMIT 04.30.2013
Job Number.
A1202
Sheet Number.

REV. plot
P.V. XEROX.CTB
PENS
DWG
P.D.
SCALE 1:1

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"

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
José J. Suarez, A.I.A.
Lic. # AR11005

A2.02

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

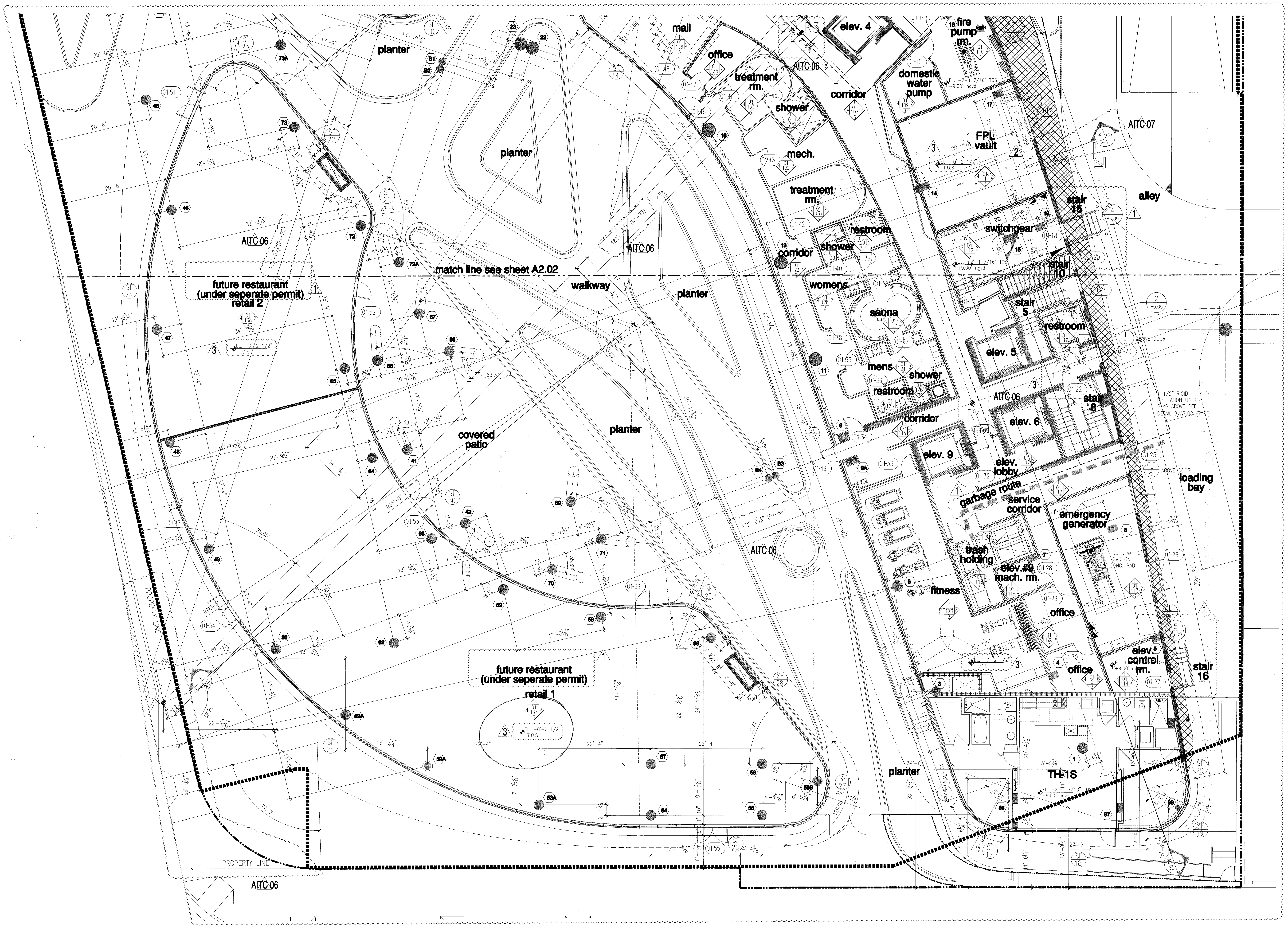
ONE OCEAN

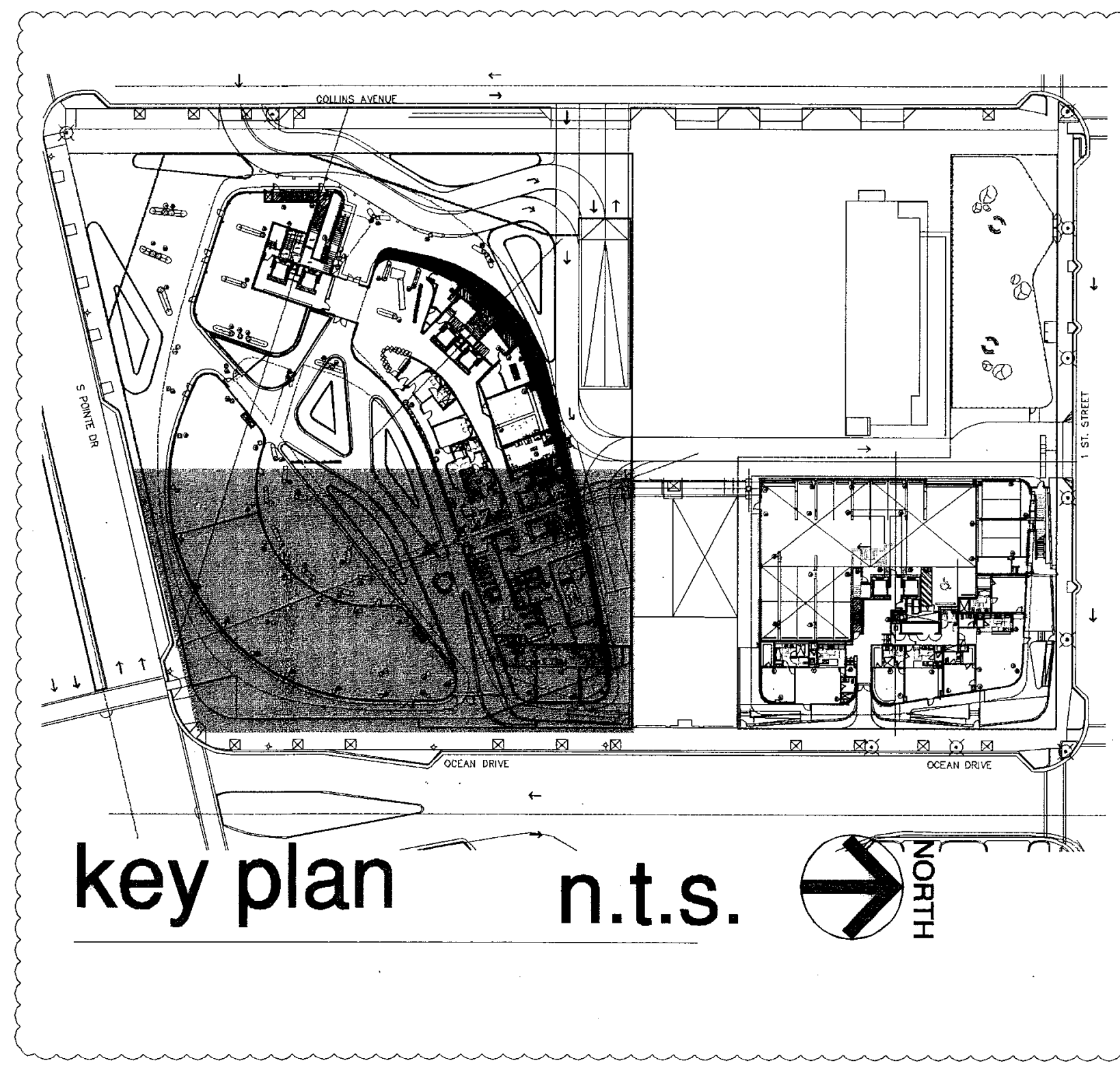
1 Collins Avenue
city of miami beach, dade county, fl

JEMINSP.
02-11-14
& ENG.

partial floor plan - level 01 (lobby)

FOR CONSTRUCTION


match line see sheet A2.02
future restaurant
(under seperate permit)
retail 2
future restaurant
(under seperate permit)
retail 1
covered patio
planter
walkway
mail
office
treatment rm.
shower
mech.
restroom
corridor
womens
sauna
mens
restroom
fitness
elev. 4
fire pump rm.
domestic water pump
FPL vault
switchgear
stair 15
stair 10
stair 5
stair 6
stair 16
elev. 5
elev. 6
elev. 9
elev. lobby
garbage route
service corridor
emergency generator
trash holding
elev.#9 mach. rm.
elev. control rm.
alley
loading bay
TH-1S
PROPERTY LINE
AITC 06
AITC 07


key plan
n.t.s.
NORTH

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 firesafety codes, as mandated by statute, for the jurisdiction in which the structure contained in these documents shall be constructed.

JAN 27 2014

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

Revision 3 01/27/2014
AITC 07 01/07/2014
Revisions.
AITC 06 01/06/2014
Revision 2 12/20/2013
Addendums.
Revision 1 07/30/2013
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NORTH
1/8"

plot XEROX.CTB
REV.
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SCALE 1:1

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A2.03

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305-460-9900

ONE OCEAN

1 Collins Avenue
city of miami beach, dade county, fl

JEMINSP.
& ENG.

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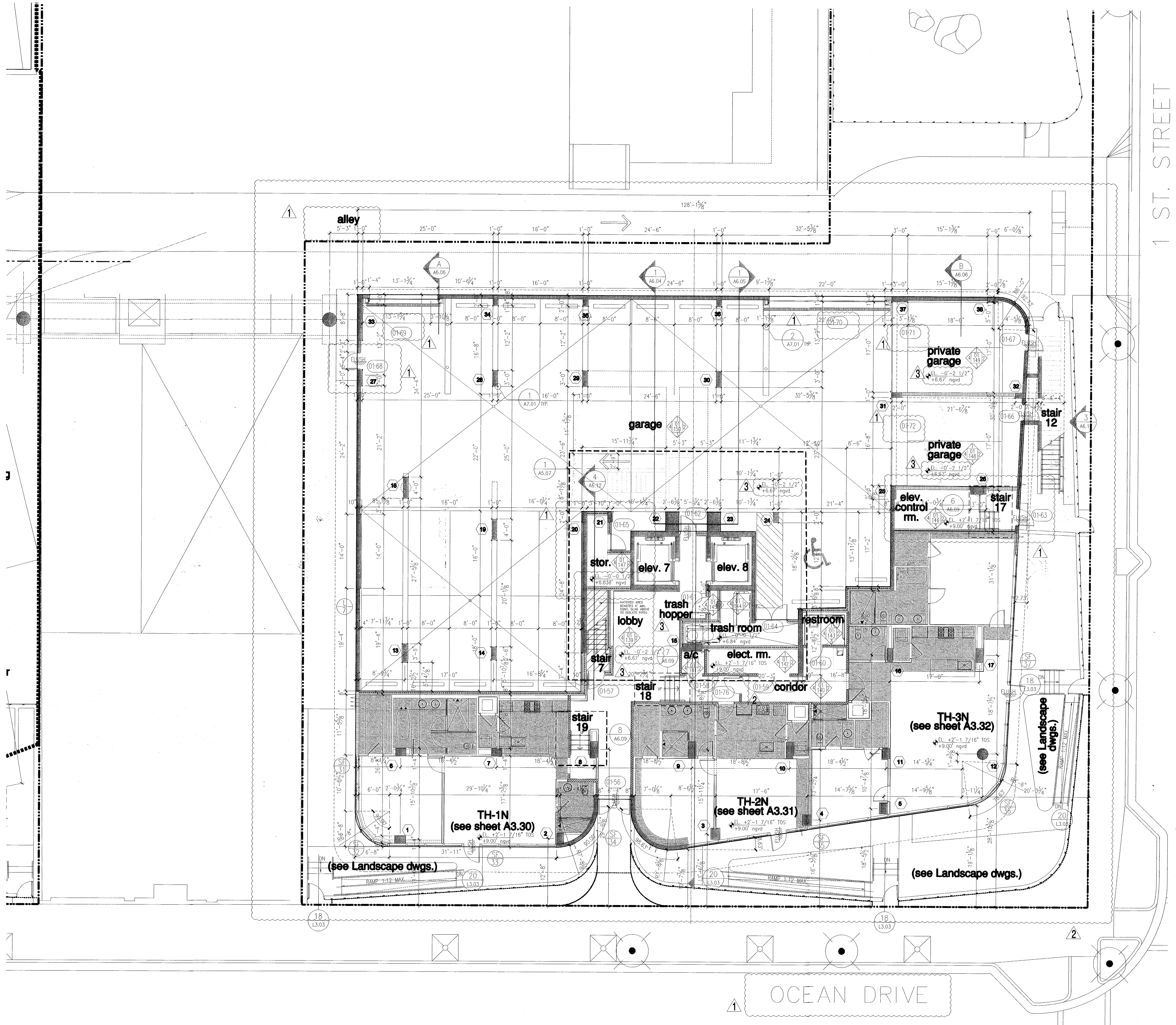
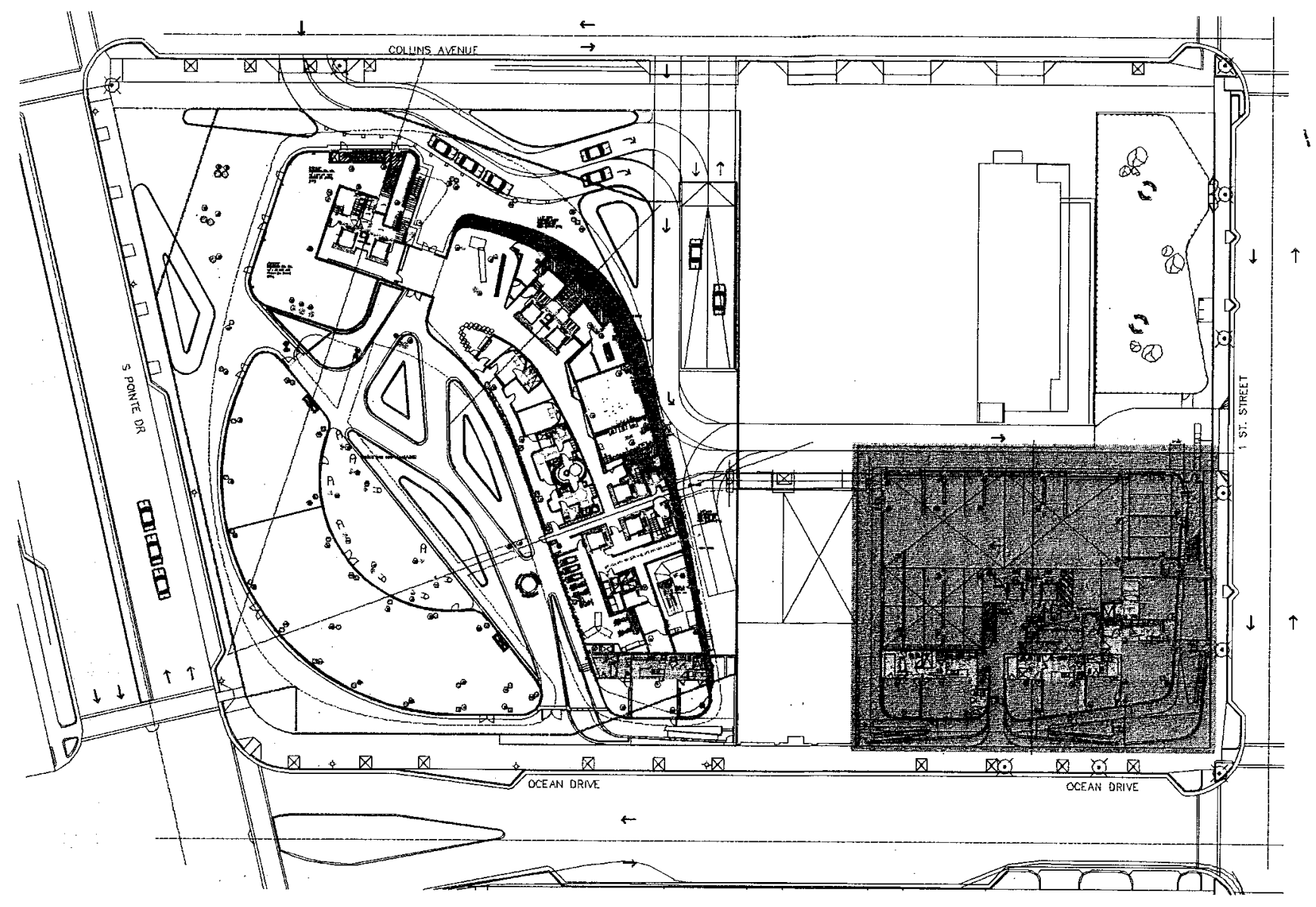

alley
garage
private garage
private garage
stair 12
elev. control rm.
stair 17
stor.
elev. 7
elev. 8
lobby
trash hopper
trash room
restroom
a/c
elect. rm.
stair 7
stair 18
corridor
stair 19
TH-1N (see sheet A3.30)
TH-2N (see sheet A3.31)
TH-3N (see sheet A3.32)
(see Landscape dwgs.)
(see Landscape dwgs.)
(see Landscape dwgs.)
RAMP 1:12 MAX.
1 ST. STREET
OCEAN DRIVE



key plan n.t.s. NORTH

FOR CONSTRUCTION

JAN 27 2014

Seal

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City of Miami Beach
Fire Prevention Division
PLANS APPROVED

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A2.04