

INTERIOR REMODELING AND ROOFTOP TERRACE RENOVATION

125 OCEAN DR UNIT F205 MIAMI BEACH, FL 33140



Architect

ANTHONY LEON #0016752
3 DESIGN, INC.
3260 NW 7th St.
MIAMI, FLORIDA
33125
Off: 305.438.9377
Fax: 305.438.9379
E-mail: 3dtony@bellsouth.net

FOLIO NUMBER:
02-4203-348-0300
02-4203-348-0290

LEGAL DESCRIPTION:

OCEAN HOUSE CONDO UNIT U-0603 UNDIV
0.039149% INT IN COMMON ELEMENTS
OFF REC 26741-2666 F/K/A SOUTH OF FIFTH
CONDO AMDT OR 27948-1757 NAME CHG

OCEAN HOUSE CONDO UNIT U-0703 UNDIV
0.026031%
INT IN COMMON ELEMENTS OFF REC 26741-2666
F/K/A SOUTH OF FIFTH CONDO AMDT OR
27948-1757 NAME CHG

APPLICABLE CODES:
FLORIDA BUILDING CODE,
RESIDENTIAL - 2020, 7TH EDITION
FLORIDA FIRE PREVENTION CODE -
2020, 7TH EDITION
CITY OF MIAMI BEACH ZONING CODE
LATEST EDITION

CLASSIFICATION OF WORK:
INTERIOR REMODELING/ADDITION

SCOPE OF WORK:

INTERIOR REMODELING UNIT 603 & 703 ,ROOFTOP TERRACE RENOVATION

- NEW STAIRCASE TERRACE
- NEW POOL DECK
- NEW OUTSIDE DINING AREA
- NEW TERRACE EXTENSION IN TERRACE OF UNIT 703

GENERAL NOTES

1. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF 3DESIGN, INC. AND MAY NOT BE USED OR REPRODUCED IN ANY MANNER WITHOUT EXPRESSED WRITTEN CONSENT.
2. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE GENERAL CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS REQUIRED TO COMPLETE ALL BUILDING SYSTEMS AND PROVIDE ALL NECESSARY PERMITS FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER WITH QUALITY CRAFTSMANSHIP WITHOUT INCREASING THE CONTRACT SUM OR CONTRACT COMPLETION DATE.
3. ALL WORK DESCRIBED BY THESE DOCUMENTS MUST BE PERFORMED BY CONSTRUCTION PROFESSIONALS LICENSED & INSURED IN THE STATE OF FLORIDA (F.B.C. REQUIRED). ALL WORK SHALL BE PERFORMED IN ACCORDANCE W/ THE NATIONAL ELECTRIC CODE AND F.B.C.
4. THE GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING THE WORK. IF THERE ARE ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO COMMENCING THE WORK FOR CLEAR INSTRUCTION.
5. DO NOT SCALE THE DRAWINGS. REFER TO FIGURED DIMENSIONS.
6. THE CONTRACTOR IS TO ACQUIRE ALL REQUIRED PERMITS FOR THE DEMOLITION, CONSTRUCTION, FINISHING, AND OCCUPANCY OF THE PROJECT. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE F.B.C., LATEST EDITION.
7. ALL WORK DONE UNDER THE SUPERVISION OF THE GENERAL CONTRACTOR SHALL BE IN A NEAT AND WORKMAN-LIKE MANNER IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL GOVERNING AGENCIES HAVING JURISDICTION.
8. THE GENERAL CONTRACTOR IS TO PROVIDE, LOCATE AND BUILD INTO THE WORK ALL SUPPLEMENTARY MATERIALS (INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS, PITCHES, ETC.) AS REQUIRED TO PROPERLY INSTALL, SUPPORT, BRACE, AND SHORE ALL BUILDING COMPONENTS WITHIN THE SCOPE OF THE PROJECT.
9. THE GENERAL CONTRACTOR SHALL REPAIR ALL DAMAGES TO THE EXISTING BUILDING DURING CONSTRUCTION RESULTING FROM SUCH LACK OF CARE AND DUE DILIGENCE AND MAY NOT CLAIM MONETARY DAMAGES OR TIME DELAYS AGAINST THE CONTRACT SUM OR CONTRACT COMPLETION DATE. THE GENERAL CONTRACTOR SHALL COORDINATE AND SCHEDULE THE WORK OF ALL TRADES TO INSURE THAT THE PROJECT IS COMPLETED BY THE CONTRACT COMPLETION DATE.
11. PRIOR TO COMMENCING WORK, THE GENERAL CONTRACTOR SHALL SITE VERIFY THE LOCATION OF ALL EQUIPMENT TO BE REMOVED/RELOCATED. REMOVALS SHALL BE COORDINATED WITH THE OWNER. IF SO DIRECTED, THE G.C. MAY INCLUDE ANY ADDITIONAL COSTS TO THE BID.
12. THE GENERAL CONTRACTOR SHALL PROVIDE AN ONSITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL/CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
13. IT IS THE INTENT OF 3DESIGN, INC. THAT THIS WORK BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. THE G.C. SHALL NOTIFY THE ARCHITECT/ENGINEERS OF RECORD IMMEDIATELY IF ANY DISCREPANCIES ARE ENCOUNTERED BETWEEN THE DRAWINGS AND THESE REQUIREMENTS. ANY DISCREPANCIES WILL BE RESOLVED BY ARCHITECT / ENGINEER OF RECORD PRIOR TO PROCEEDING WITH THE WORK.
14. THE GENERAL CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH RED-LINE AS-BUILT DRAWINGS FOR ALL FIELD CHANGES/ADDITIONS TO THE WORK INCLUDED IN THE WORK.
15. THE GENERAL CONTRACTOR SHALL PROVIDE AN ITEMIZED COST BREAKDOWN OF ALL ITEMS AND PHASES OF CONSTRUCTION AT THE TIME OF BIDDING.
16. 3DESIGN, INC. IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCES, PROCEDURES, PRECAUTIONS, OR PROGRAMS RELATED TO THIS PROJECT'S CONSTRUCTION.
17. ALL WORK IS TO BE PLUM, LINE, SQUARE, AND ADEQUATELY SUPPORTED. FILL ALL VOIDS BETWEEN COMPONENTS. ALL ITEMS THAT DO NOT MEET 3DESIGN, INC.'S SATISFACTION AS TO GOOD TRADE PRACTICES AND QUALITY CRAFTSMANSHIP WILL BE REDONE AT THE G.C.'S EXPENSE.
18. THE GENERAL CONTRACTOR IS TO MAINTAIN A SAFE SITE, CLEAR OF DEBRIS AT ALL TIMES.
19. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE TO GUARANTEE THEIR WORK FOR A MINIMUM PERIOD OF ONE YEAR IN WRITING SUBMITTED WITH THE BID.
20. ALL DETAILS AND SECTIONS SHOWN ON THESE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN. IT IS THE G.C.'S RESPONSIBILITY TO FORSEE ADDITIONAL CONDITIONS PRIOR TO COMMENCING THE WORK AND NOTIFY THE ARCHITECT IMMEDIATELY.
21. ALL ASSEMBLIES REFERRED TO AS FIRE-RATED SHALL BE A MINIMUM OF ONE HOUR UNLESS OTHERWISE INDICATED. ALL PENETRATIONS THROUGH ANY RATED ASSEMBLY SHALL BE PROVIDED W/ APPROVED PENETRATION RATED DEVICES.
22. THE GENERAL CONTRACTOR SHALL PROVIDE CUSTOM AND MULTI-COLOR PAINT SELECTIONS FOR OWNER'S APPROVAL.
23. ALL HARDWARE, LIGHTING & BATHROOM FIXTURES AND MISC. SPECIFICATIONS NOT SPECIFICALLY CALLED OUT ON THE DRAWINGS SHALL BE PROVIDED BY THE OWNER.
24. THE GENERAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR TRUSSES, STORM SHUTTERS, REINFORCING STEEL, WINDOWS, DOORS, CAST CONCRETE, ORNAMENTAL IRON, STEEL CONNECTORS, ORNAMENTAL WOOD, ETC. TO THE ARCHITECT FOR REVIEW PRIOR TO COMMENCING THE WORK.
25. THE GENERAL CONTRACTOR SHALL PROVIDE A TELEPHONE AND TELEPHONE LINE AT THE JOB SITE. THE G.C. IS RESPONSIBLE FOR ITS USE.

NOTE:

- NO ALTERATION TO ANY EXTERIOR ELEMENT OF THE BUILDING OR ANY CHANGE IN THE OUTSIDE APPEARANCE OF THE BUILDING WILL BE PERMITTED
- COMMON AREAS SHALL NOT BE ALTERED WITHOUT BOARD WRITTEN APPROVAL
- ALL BUILDING ELEMENTS, STRUCTURE, MECHANICAL, ELECTRICAL, PLUMBING AND LIFE SAFETY (SPRINKLERS, SMOKE DETECTORS, ETC) WILL NOT BE ALTERED WITHOUT BOARD WRITTEN APPROVAL
- FLOOR X-RAY REQUIRED FOR ANY NEW FLOOR OUTLETS TO ASCERTAIN ANY CONFLICTS WITH REINFORCING STEEL.

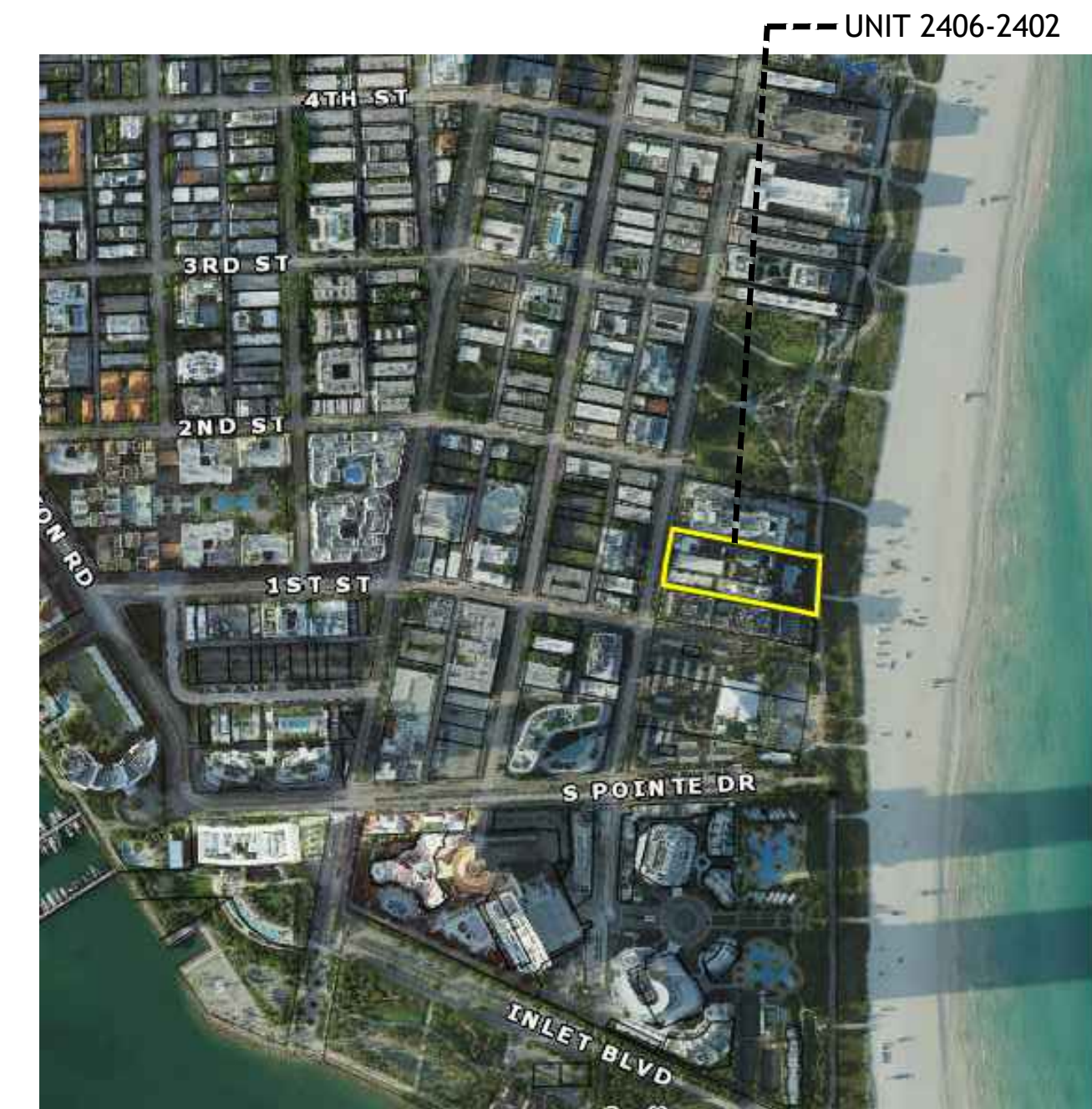
INTERIOR FINISHES:

FLAME SPREAD RATING FOR CEILING AND WALLS MAY BE CLASS C
FLAME SPREAD RATING FOR DECORATIVE MATERIALS AND TRIM MAY BE CLASS C
FLOORS MAY BE CLASS I OR II FLAME SPREAD FOR
FIXTURES MAY BE CLASS A, B OR C ALL WOOD FINISHES TO BE FIRE
RETARDANT WOOD

FIRESTOPPING NOTE:

NOTE:

1. THRESHOLDS AT ALL DOORS SHALL NOT EXCEED 1/2" MAXIMUM & BE LEVEL @ E.A SIDE OF DOOR
2. COORDINATE FLOOR FINISH WITH OWNER
3. FOR INTERIOR FINISHES, FIXTURES, MILLWORK, HARDWARE, APPLIANCES ETC. REFER INTERIOR DESIGN DRAWINGS
4. VERIFY ALL DIMENSION ON SITE BEFORE PRIORITY FABRICATION COSTUME MILLWORK.
5. SOUNDPROOFING MATERIAL TO BE USED ON FLOORS TO HAVE AN STC RATING OF 60 (MIN.) CLASS II C SEE SPECT. ATTACHED.
6. ALL WOOD FINISHES TO BE FIRE RETARDANT WOOD.
7. PROVIDE SHOWER COMPARTMENT ACCESS OPENING AND EGRESS TO LESS THAN 28 INCHES
8. ALL SHOWER AND TUB HAVE FLOOR AND WALLS TO BE NON-ABSORBENT MATERIAL UP TO 6FT MIN.
9. NEW MILLWORK BY OTHERS
10. ALL BUILDING ELEMENTS, STRUCTURE, MECHANICAL, ELECTRICAL, PLUMBING AND LIFE SAFETY (SPRINKLERS, SMOKE DETECTORS, ETC) TO REMAIN
11. CONTRACTOR TO VERIFY/PROVIDE SOUND INSULATION WITH A MIN. STC 50 IN PARTITION WALLS UNITS SEPARATION IN COMPLIANCE WITH FBCB 1207.2 IF IS NECESSARY.



AERIAL VIEW
SCALE: N.T.S

FOLIO

02-4203-348-0120

LEGAL DESCRIPTION

OCEAN HOUSE CONDO UNIT F-0205 UNDIV 0.014855%
INT IN COMMON ELEMENTS OFF REC 26741-2666
F/K/A SOUTH OF FIFTH CONDO AMDT OR 27948-1757 NAME CHG

AREA OF WORK

EXISTING TOTAL AREA: 6,154.00 S.F.

(NO PROPOSED ADDITIONAL AREA UNDER A/C.)

TOTAL AREA: 6,316.00 S.F.

(WITH ADDITIONAL STAIR CASE.)

EXISTING TOTAL UNIT AREA 603-----3,463.00 SQFT
(UNDER AC)

EXISTING TOTAL UNIT AREA 703-----2,303.00 SQFT
(UNDER AC)

EXISTING TOTAL TERRACE AREA -----388.00 SQFT
(UNDER AC)

EXISTING TOTAL AREA -----6,154.00 SQFT

DEMOLITION WORK:

DEMOLITION UNIT AREA 603-----1,650.00 SQFT

DEMOLITION UNIT AREA 703-----1,500.00 SQFT

DEMOLITION TERRACE AREA -----160.00 SQFT

DEMOLITION TOTAL AREA -----3,310.00 SQFT

AREA OF WORK:

STAIRCASE ON ROOFTOP TERRACE-----165.00 SQFT

NEW POOL DECK ON ROOFTOP TERRACE-----302.00 SQFT

NEW DINING ON ROOFTOP TERRACE-----144.00 SQFT

NEW EXTENDED TERRACE UNIT 703-----158.00 SQFT

TOTAL AREA OF WORK ROOFTOP TERRACE &
TERRACE UNIT 703-----769.00 SQFT

OCCUPANCY GROUP

R-2 ACCORDING TO THE EXISTING FBC 2020 ED.

APPLICABLE CODES:

Florida Building Code, Existing - 2020 -Seventh Edition

Florida Building Code - 2020 - Seventh Edition

Florida Fire Prevention Code - SIXTH Edition

City of Miami Beach Zoning Code - Latest Edition

CLASSIFICATION OF WORK:

-ALTERATION LEVEL 2, INTERIOR REMODELING.

ZONING INFORMATION:

ZONING DESIGNATION: RPS-4 Residential performance
standard, high density

FLOOD ZONE: AE, ELEVATION +8.0' NGVD

TYPE OF OCCUPANCY: RESIDENTIAL CONDOMINIUM

DRAWN BY:
REVISIONS:

ADDRESS:
ANTHONY LEON
0016752

3 DESIGN
ARCHITECTURE
3260 NW 7TH ST, Miami, FL 33125
P: 305-438-9377 | F: 305-438-9379

SEAL

INTERIOR REMODELING
UNITS 603 - 703 AND
ROOF TOP RENOVATION
125 OCEAN DR MIAMI, FL 33139

THESE PLANS ARE FOR BUILDING
DEPARTMENT REVIEW ONLY. THEY ARE NOT
TO BE CONSTRUED AS CONSTRUCTION
DOCUMENTS UNTIL ALL BUILDING
DEPARTMENT APPROVALS ARE OBTAINED.

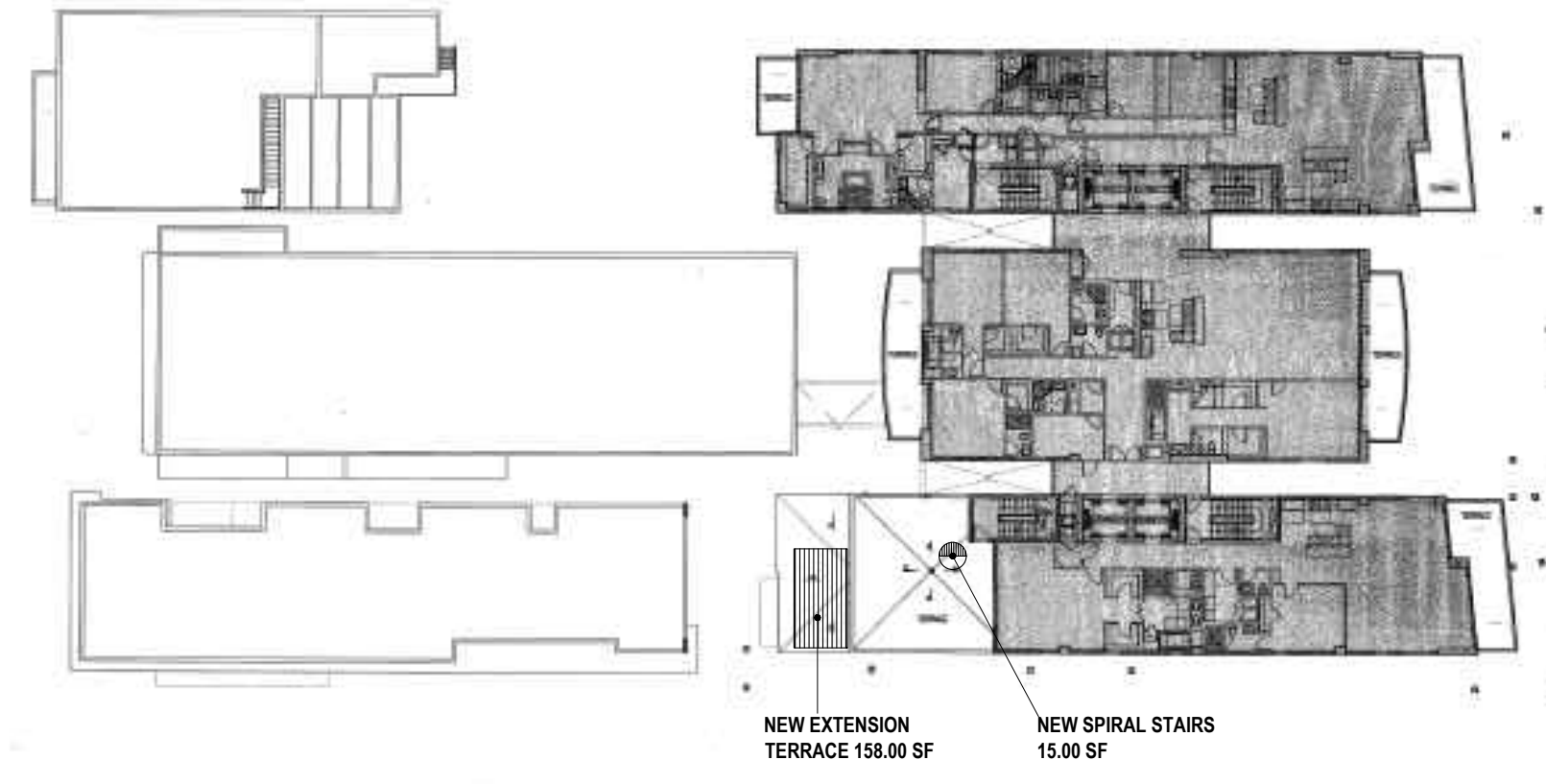
A-0.0
COVER AND DATA
SHEET
JCM

FAR CALCULATION:

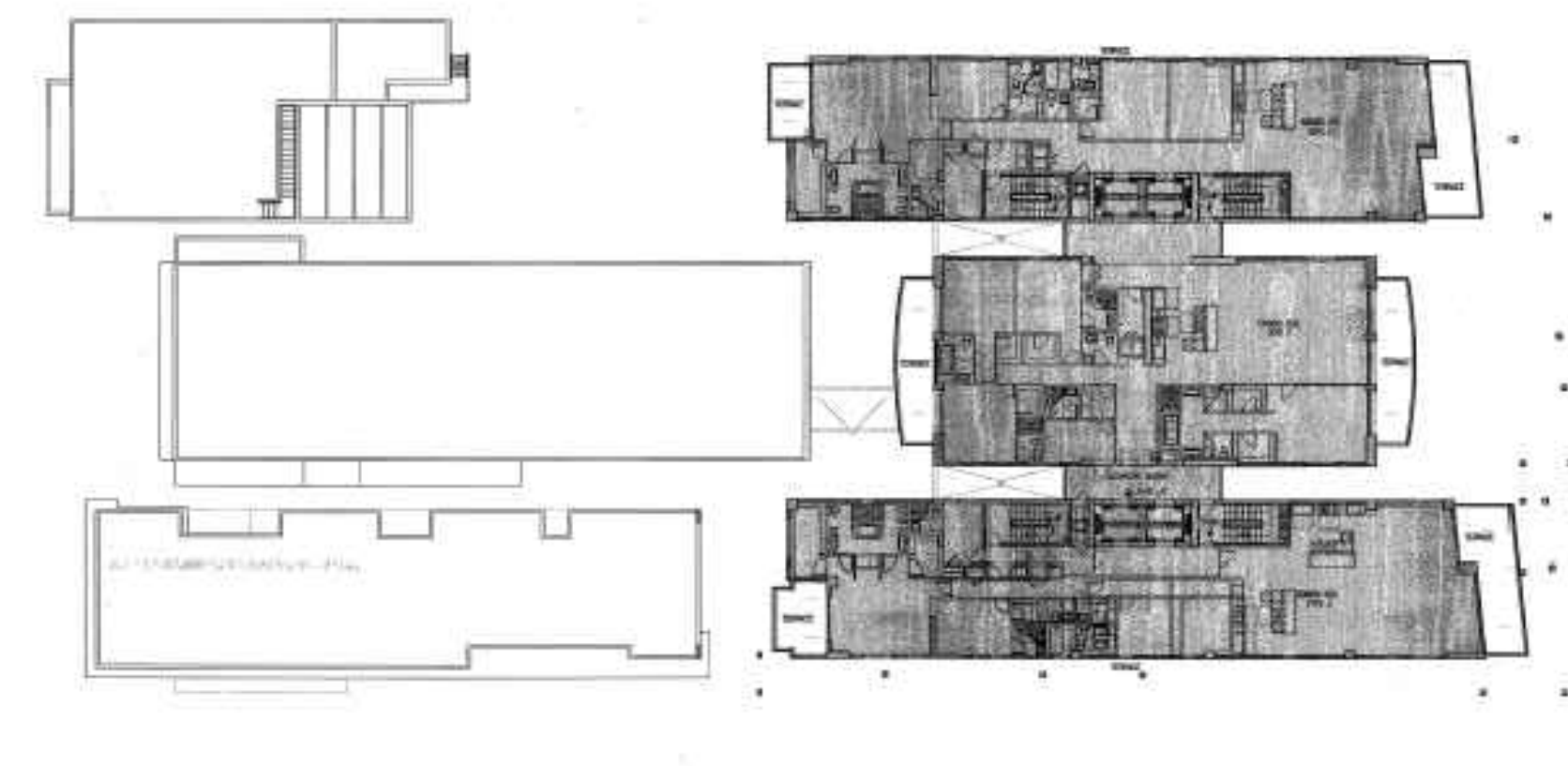
LOT AREA:	63,711.00 SF
EXISTING F.A.R AREA:	126,020.00 SF
NEW F.A.R AREA:	126,751.00 SF
ALLOWED F.A.R RATIO:	2.0 / 127,542.00 SF
EXISTING F.A.R RATIO:	1.97
PROVIDED NEW F.A.R RATIO:	1.98



F.A.R. ROOF LEVEL
 SCALE: N.T.S
 EXISTING DECK AREA 1,610.00 SF
 EXISTING MECHANICAL AREA 1,200.00 SF
 NEW ADDED AREA 547.00 SF
 TOTAL AREA 3,357.00 SF



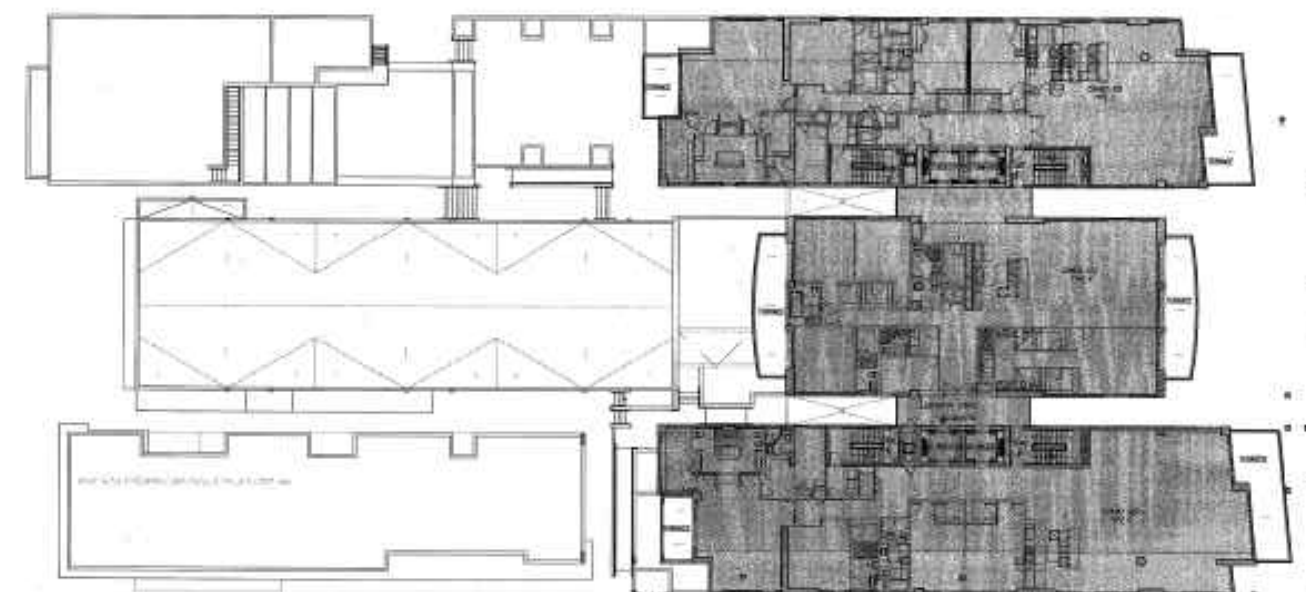
F.A.R. LEVEL 700
 SCALE: N.T.S
 EXISTING AREA 11,285 SF
 NEW ADDED AREA 169.00 SF
 NEW SPIRAL STAIRS AREA 15.00 SF
 TOTAL AREA 11,469 SF



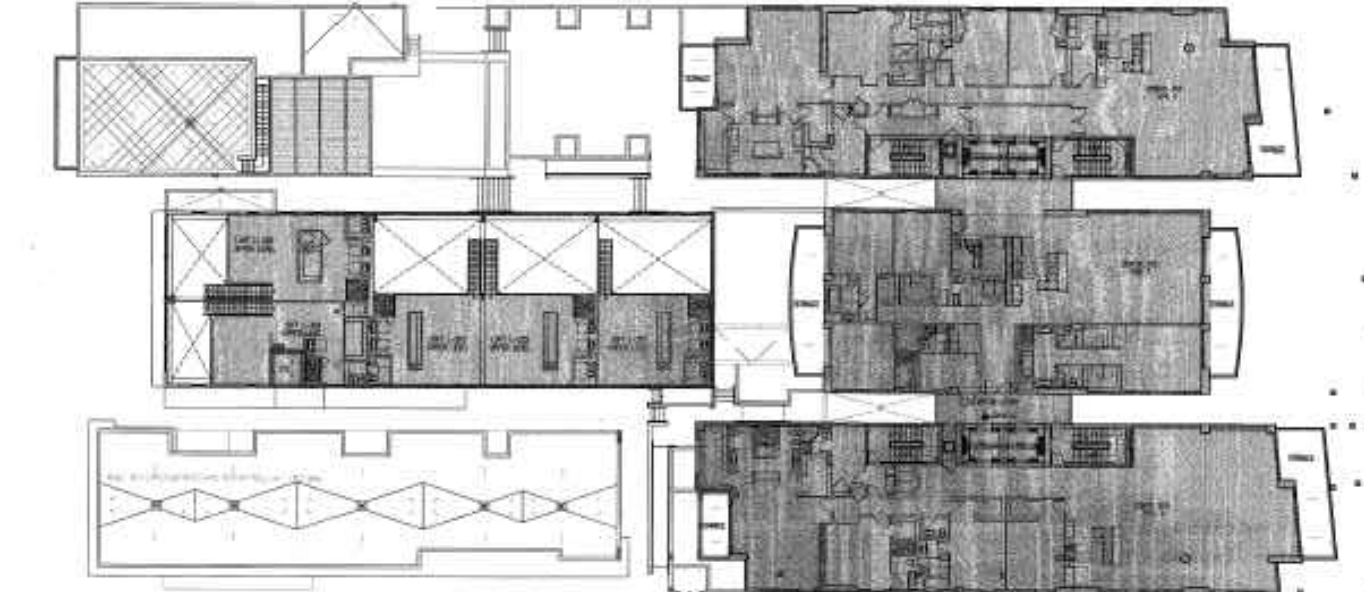
F.A.R. LEVEL 600
 SCALE: N.T.S
 EXISTING AREA 12,515 SF



F.A.R. LEVEL 500
 SCALE: N.T.S
 EXISTING AREA 12,515 SF



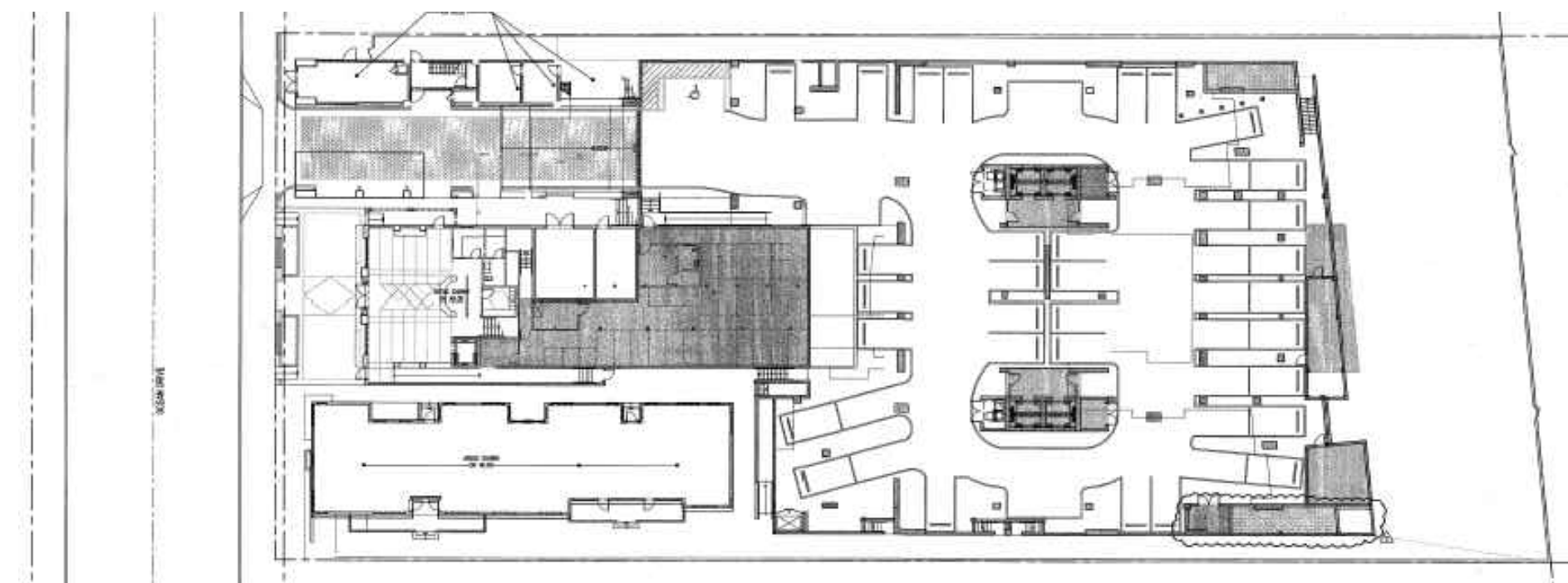
F.A.R. LEVEL 400
 SCALE: N.T.S
 EXISTING AREA 14,275 SF



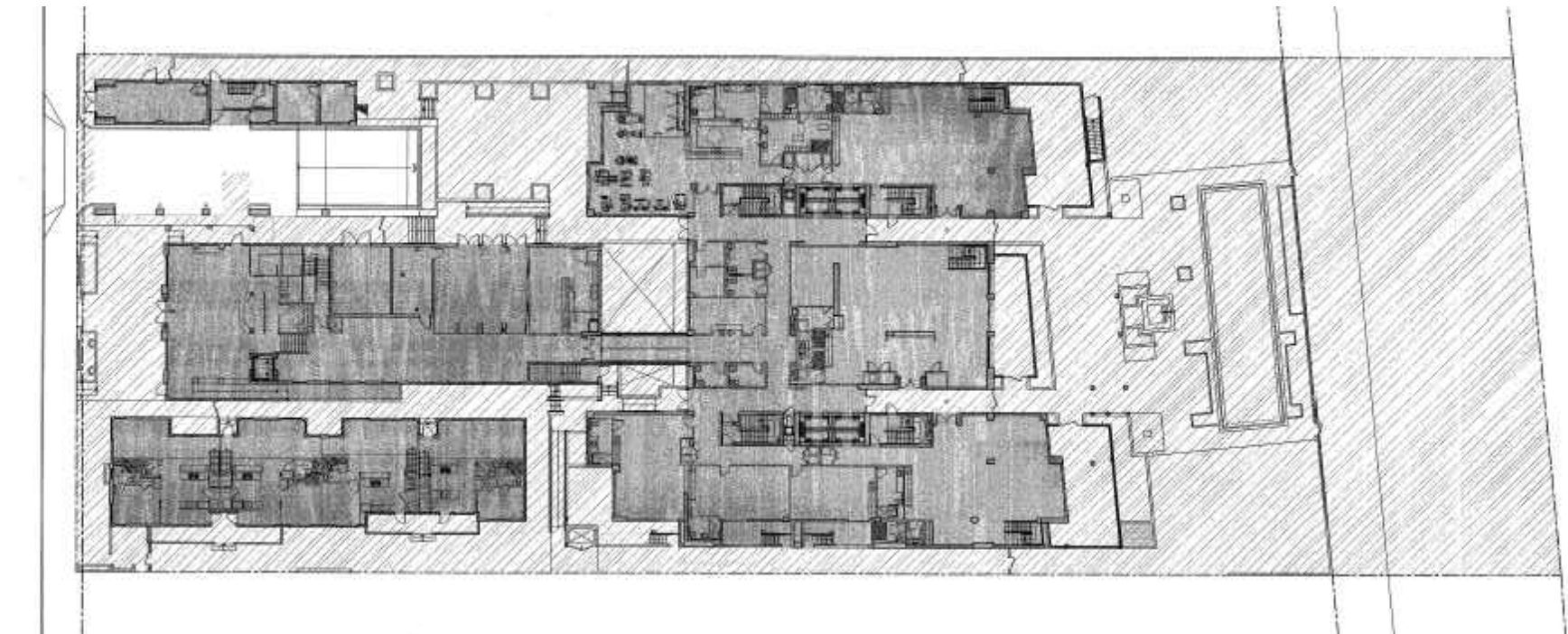
F.A.R. LEVEL 300
 SCALE: N.T.S
 EXISTING AREA 18,370 SF



F.A.R. LEVEL 200
 SCALE: N.T.S
 EXISTING AREA 24,735.00 SF



F.A.R. PARKING LEVEL 100
 SCALE: N.T.S
 EXISTING AREA 5,005.00 SF



F.A.R. LOBBY LEVEL 100
 SCALE: N.T.S
 EXISTING AREA 24,510 SF
 FINAL SUBMITTAL 11-05-2023

DRAWN BY:
 REVISIONS:

A40003669
 ANTHONY LEON
 001612

3 DESIGN
 ARCHITECTURE
 3260 NW 7TH ST. Miami, FL 33125
 P: 305.438.9377 | F: 305.438.9379

SEAL

INTERIOR REMODELING
 UNITS 603 - 703 AND
 ROOF TOP RENOVATION
 125 OCEAN DR MIAMI, FL 33139

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

A-1.1
 F.A.R. DATA
 JCM

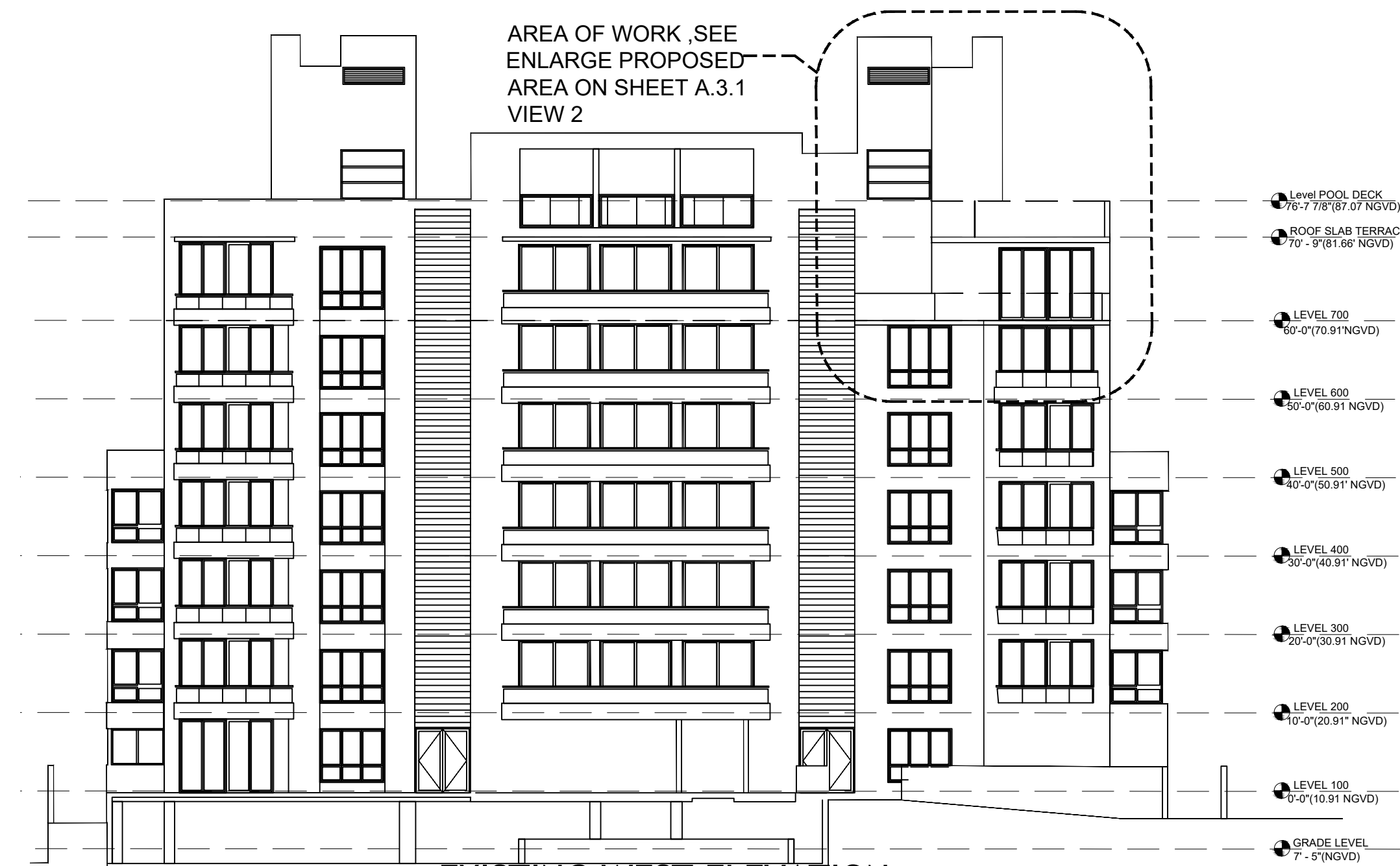


KEY LOCATION
SCALE: N.T.S



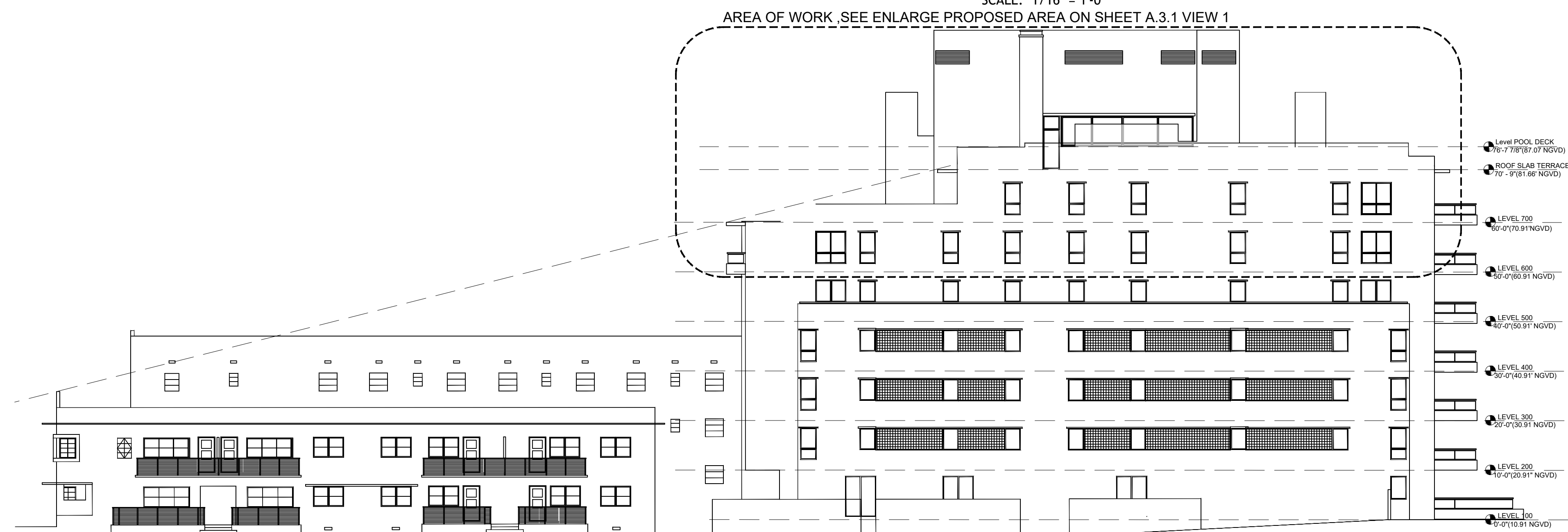
EXISTING EAST ELEVATION

SCALE: 1/16" = 1'-0"



EXISTING WEST ELEVATION

SCALE: 1/16" = 1'-0"



EXISTING SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

DRAWN BY:
REVISIONS:

A40003569
ANTHONY LEON
0016122

3 DESIGN ARCHITECTURE
3,260 NW 7TH ST. Miami, FL 33125
P: 305.438.9377 | F: 305.438.9379

SEAL

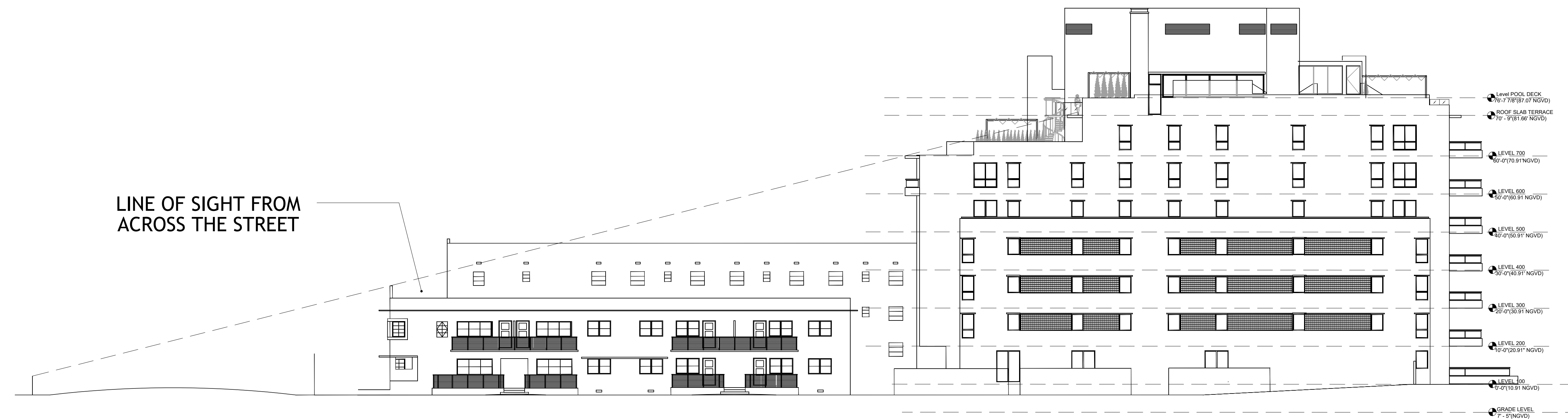
**INTERIOR REMODELING
UNITS 603 - 703 AND
ROOF TOP RENOVATION**
125 OCEAN DR MIAMI, FL 33139

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

A-3.0
EXISTING
ELEVATIONS
JCM



EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



LINE OF SIGHT DIAGRAM
SCALE: 1/16" = 1'-0"

FINAL SUBMITTAL 11-05-2023

DRAWN BY:
REVISIONS:

A40003568
ANTHONY LEON
0010152

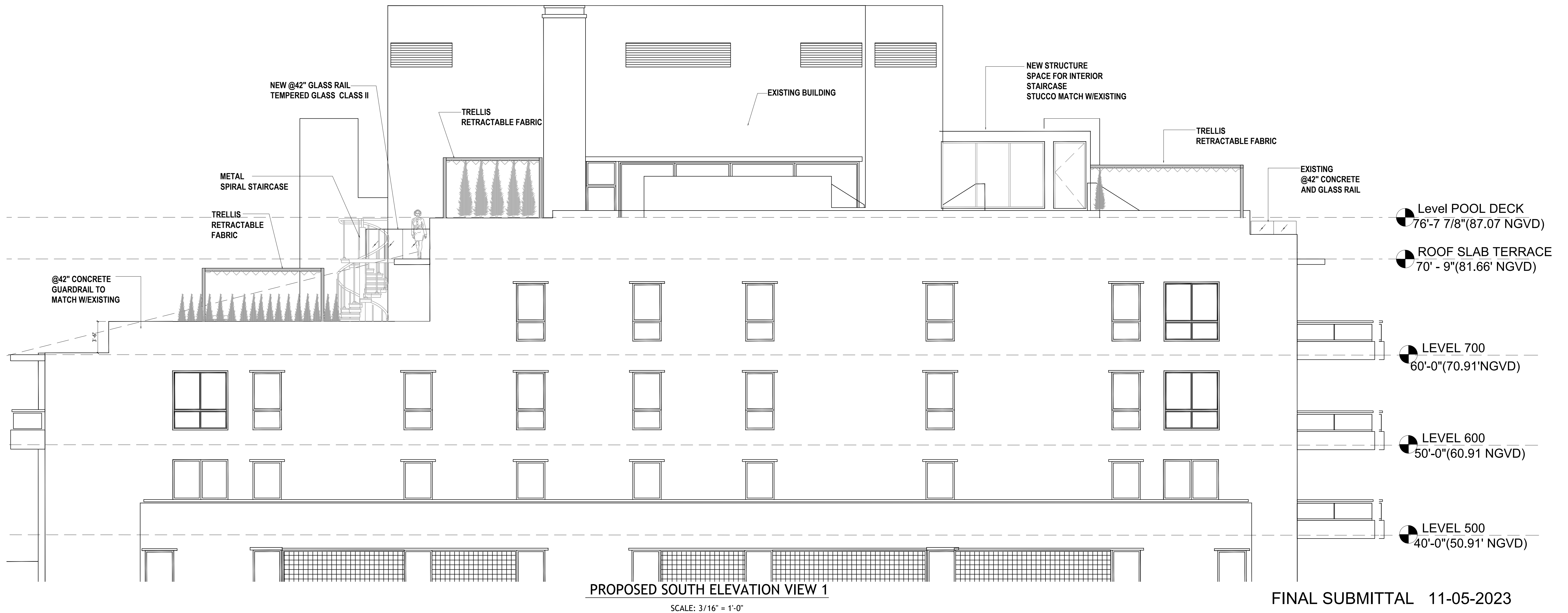
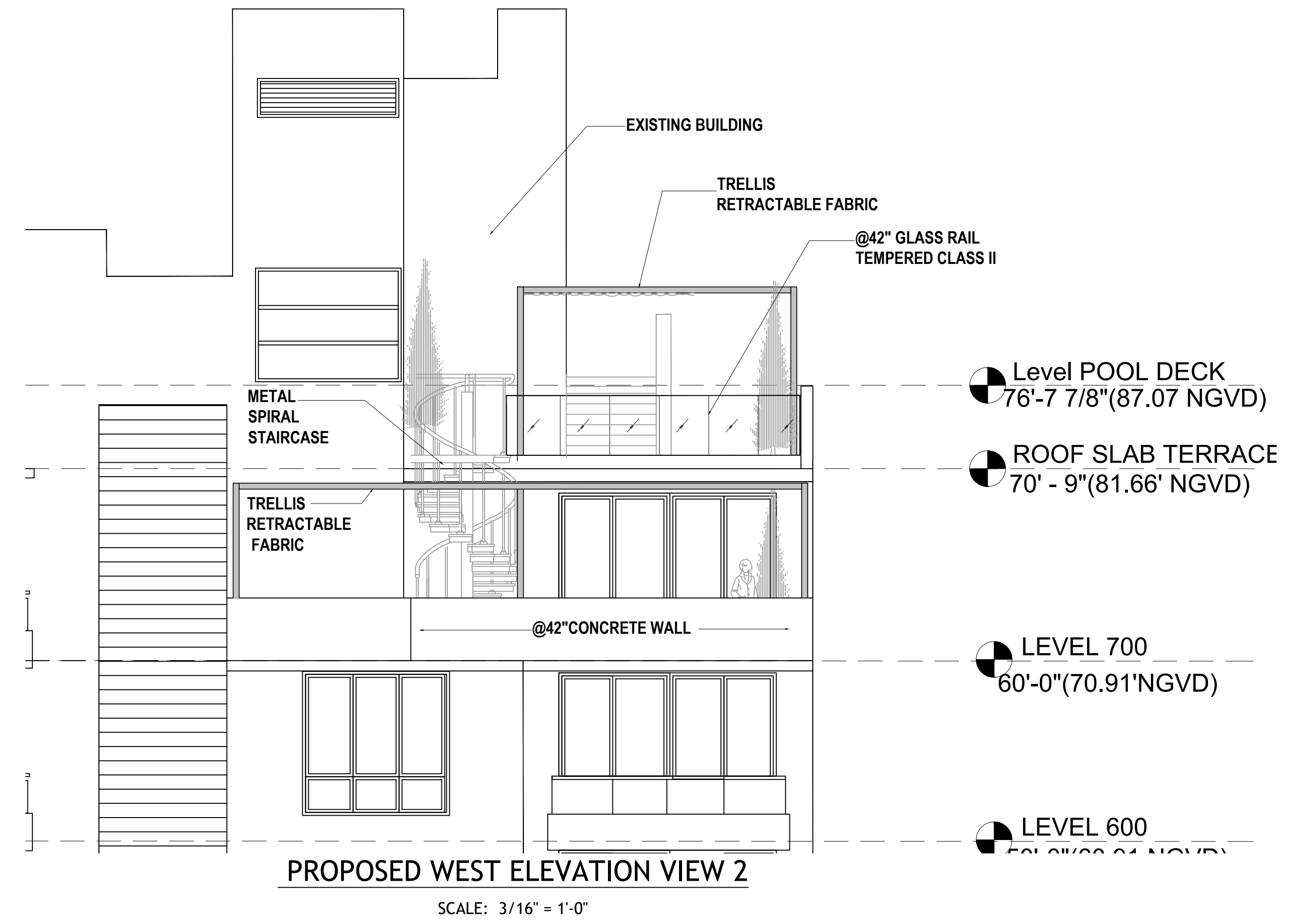
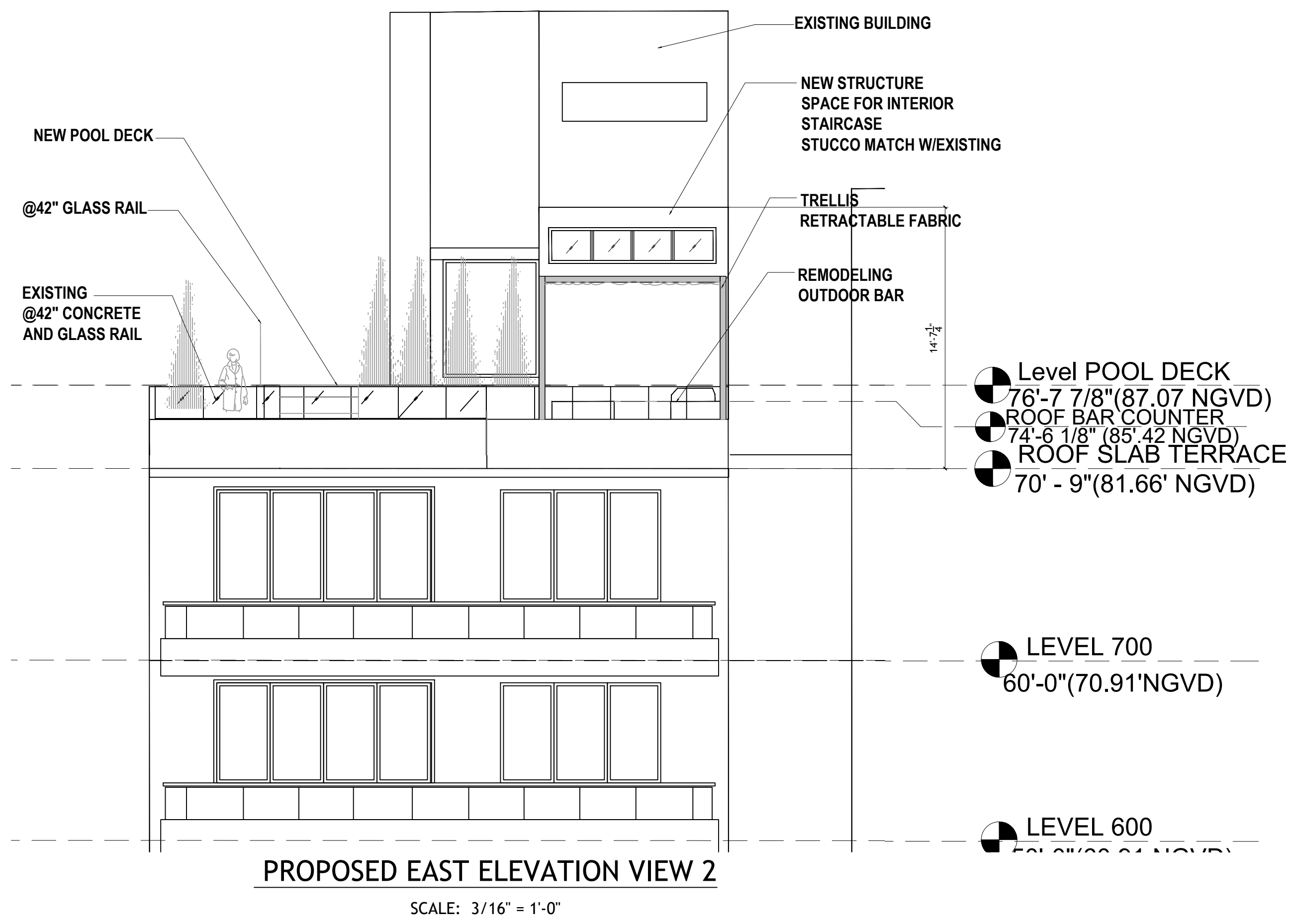
3 DESIGN
ARCHITECTURE
3260 NW 7TH ST, Miami, FL 33125
P: 305.438.9377 | F: 305.438.9379

SEAL

INTERIOR REMODELING
UNITS 603 - 703 AND
ROOF TOP RENOVATION
125 OCEAN DR MIAMI, FL 33139

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

A-3.1
PROPOSED LINE OF SIGHT
JCM



DRAWN BY:
REVISIONS:

A0000569
ANTHONY LEON
0016152

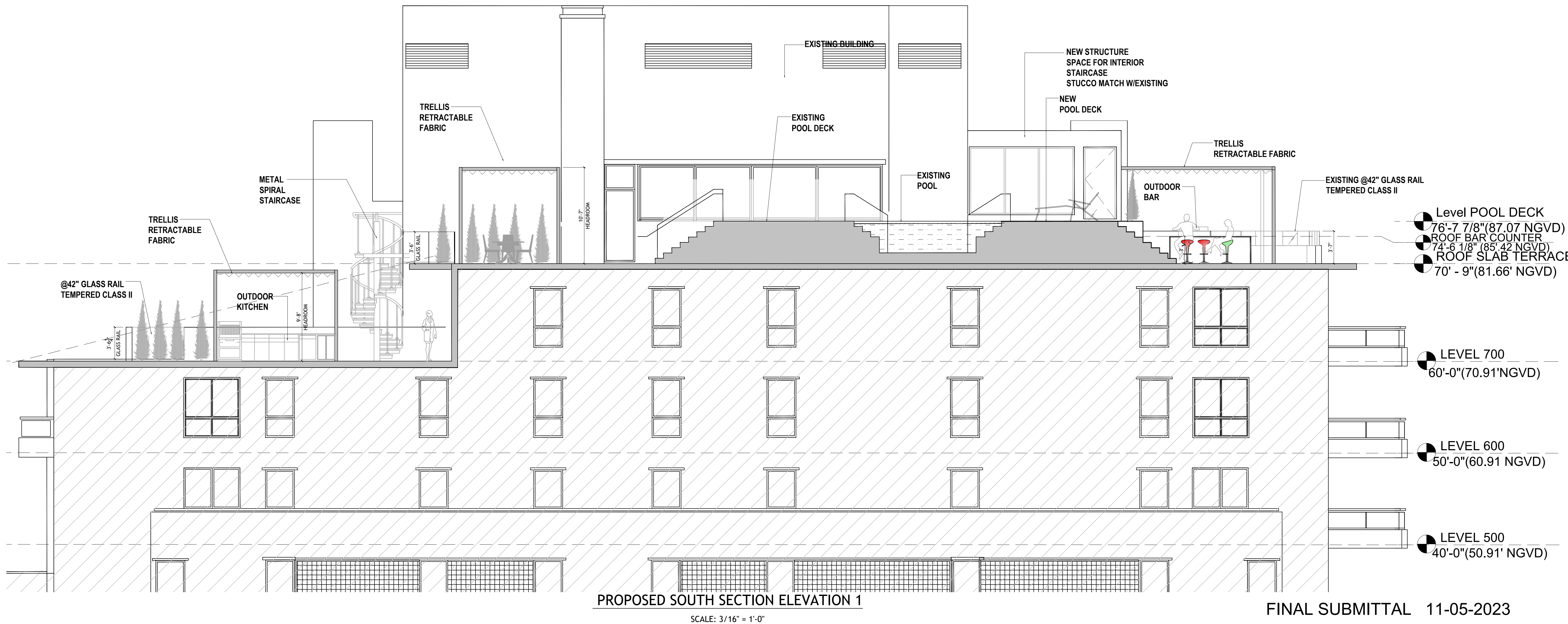
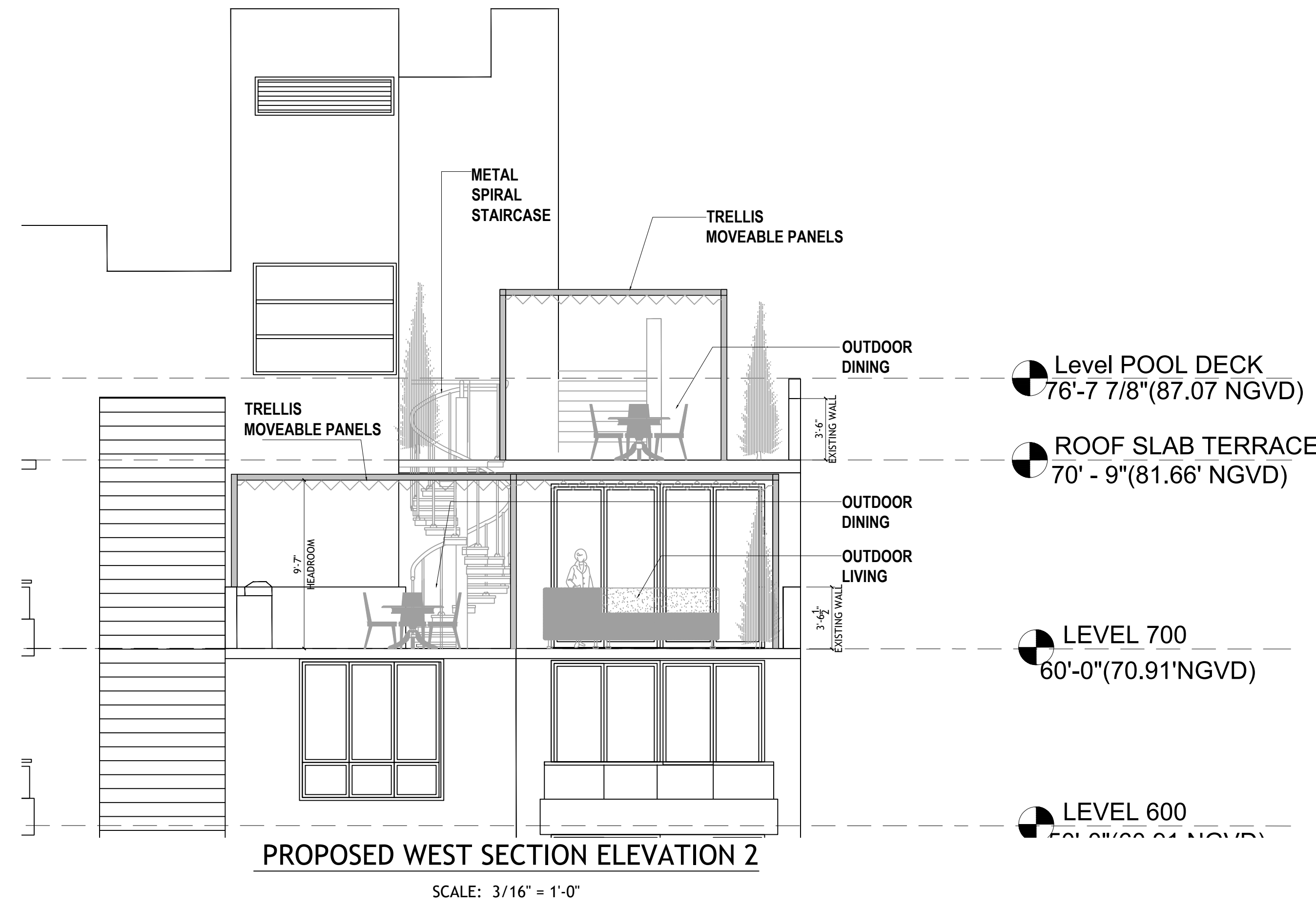
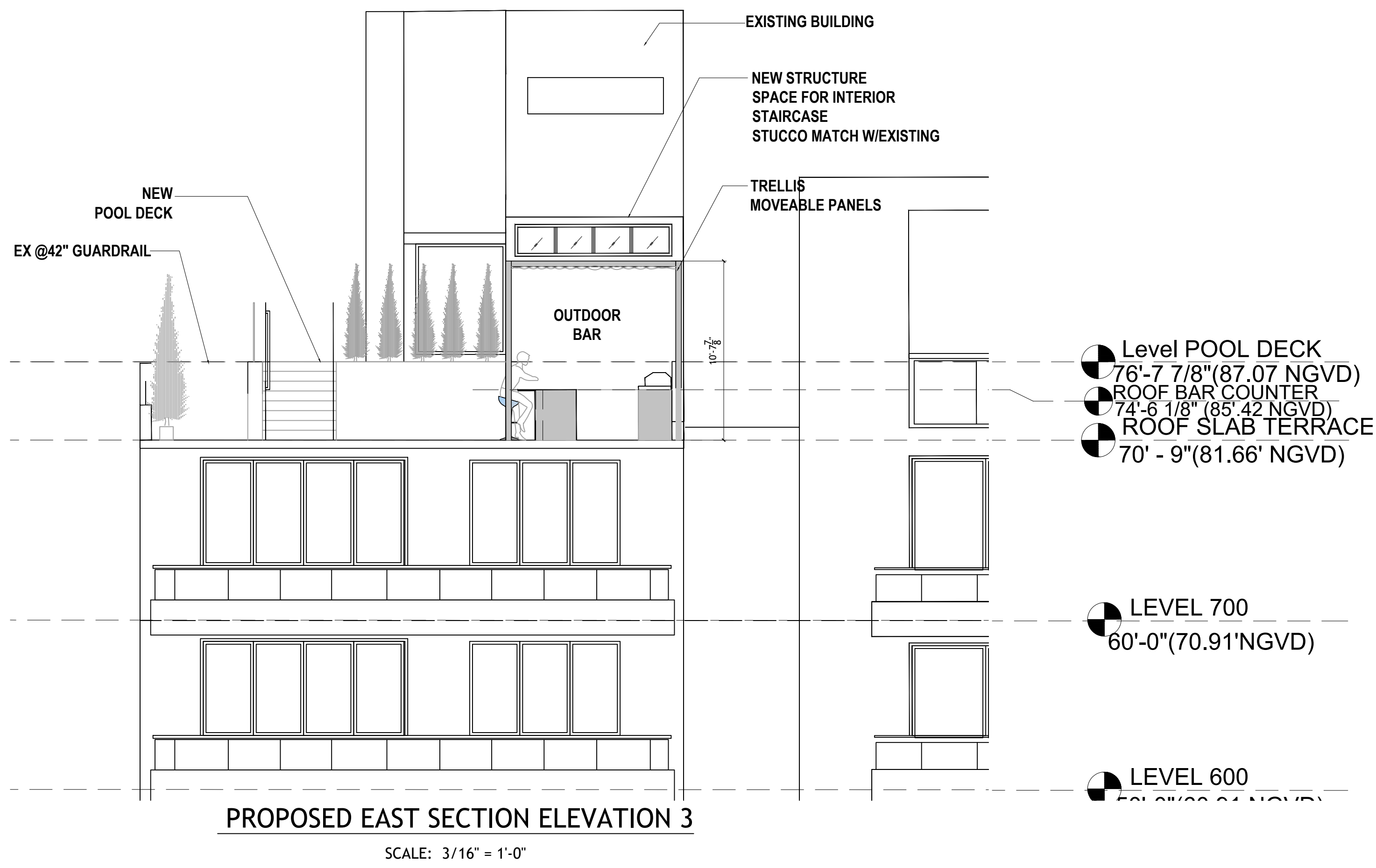
3 DESIGN ARCHITECTURE
3260 NW 7TH ST. Miami, FL 33125
P: 305.438.9377 | F: 305.438.9379

SEAL

INTERIOR REMODELING
UNITS 603 - 703 AND
ROOF TOP RENOVATION
125 OCEAN DR MIAMI, FL 33139

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

A-3.2
PROPOSED ELEVATIONS
JCM



DRAWN BY:

REVISIONS:

A40005659
ANTHONY LEON
0016152

3 DESIGN ARCHITECTURE

3260 NW 7TH ST. Miami, FL 33125
P: 305.438.9377 | F: 305.438.9379

SEAL

INTERIOR REMODELING
UNITS 603 - 703 AND
ROOF TOP RENOVATION

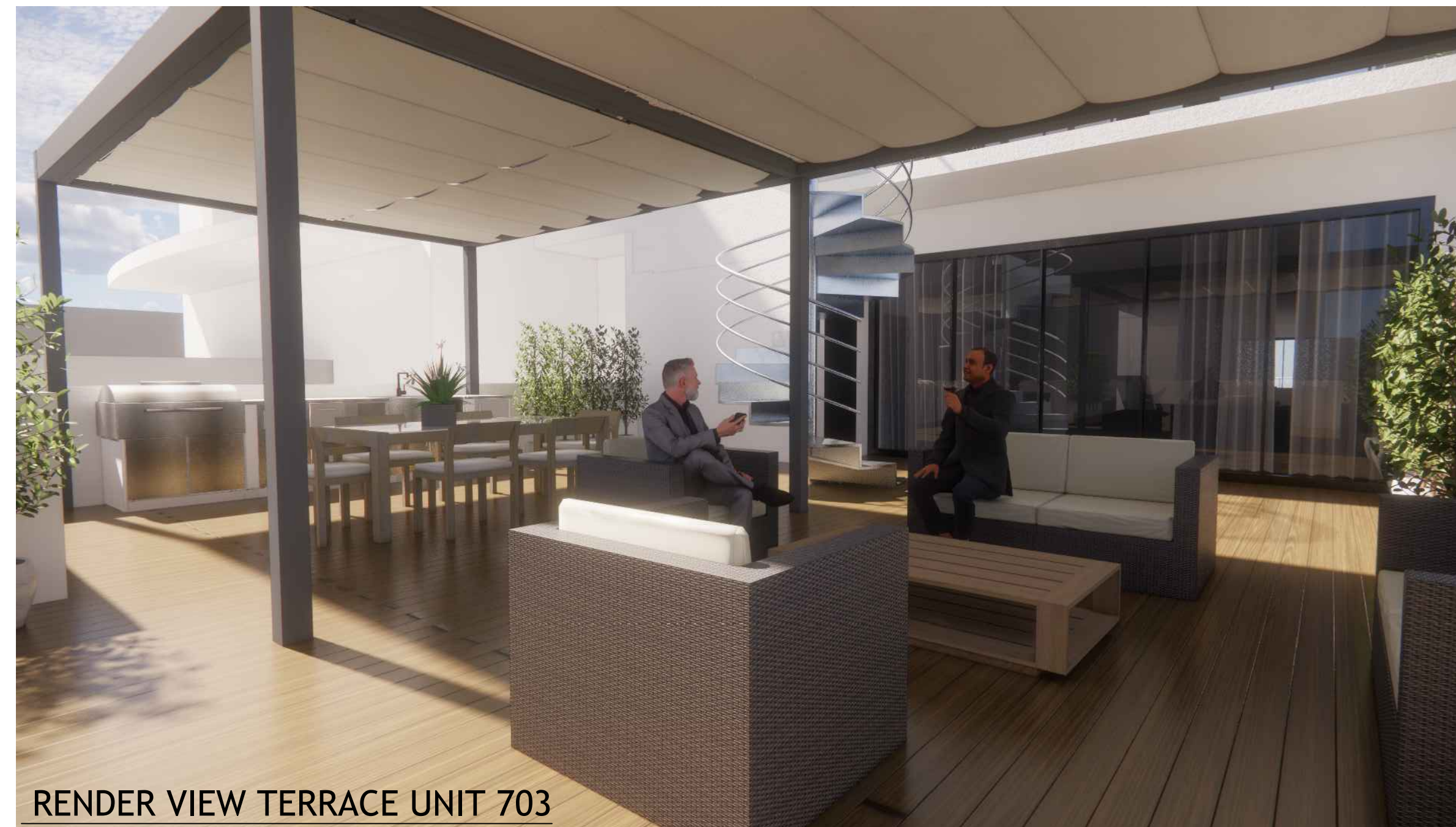
125 OCEAN DR MIAMI, FL 33139

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

A-4.0

PROPOSED SECTIONS

JCM



RENDER VIEW TERRACE UNIT 703



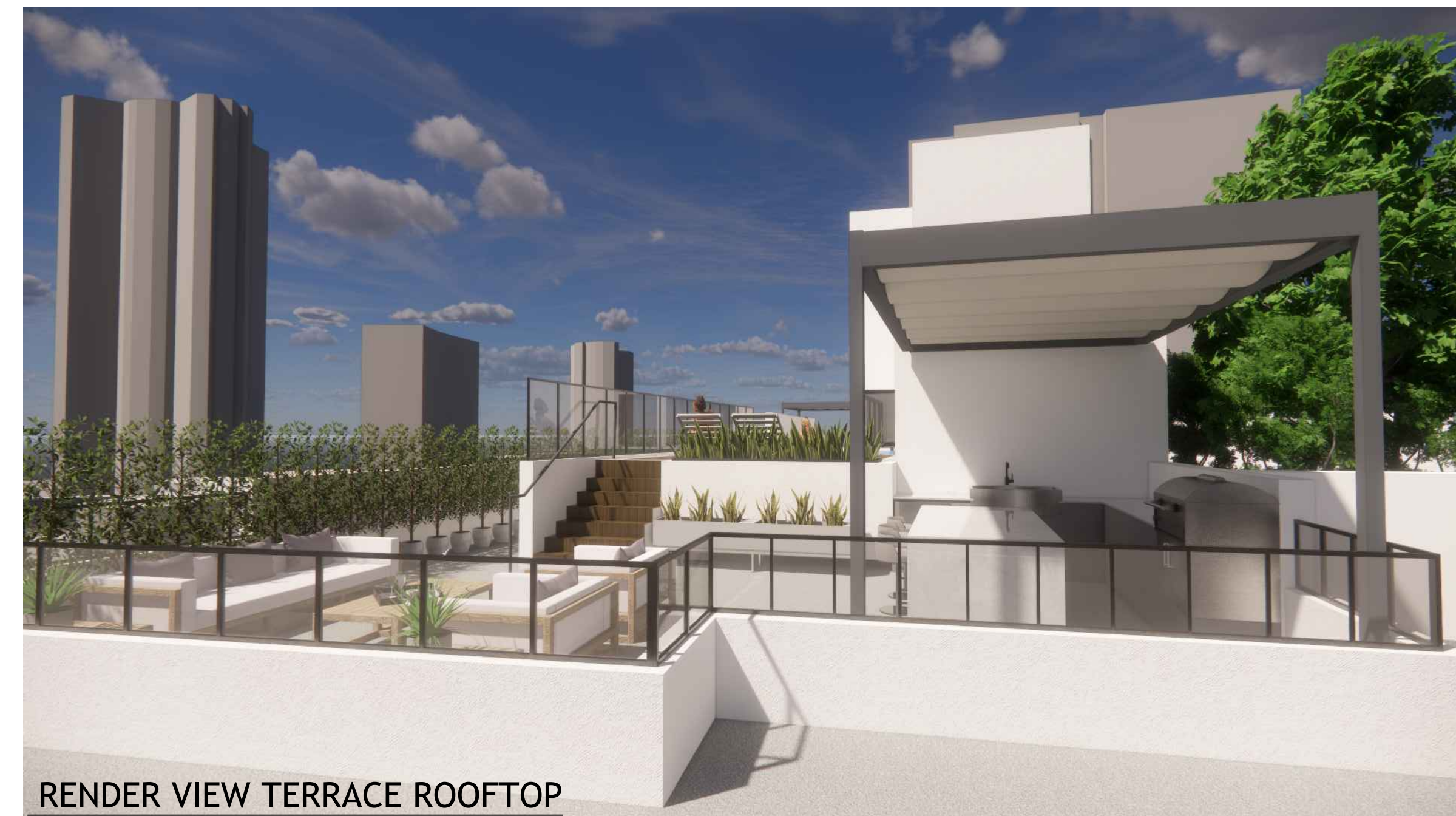
RENDER VIEW TERRACE UNIT 703



RENDER VIEW TERRACE UNIT 703



RENDER VIEW TERRACE ROOFTOP



RENDER VIEW TERRACE ROOFTOP

DRAWN BY:
REVISIONS:

A40005669
ANTHONY LEON
0016122

3 DESIGN
ARCHITECTURE
3260 NW 7TH ST, Miami, FL 33125
P: 305.438.9377 | F: 305.438.9379

SEAL

INTERIOR REMODELING
UNITS 603 - 703 AND
ROOF TOP RENOVATION
125 OCEAN DR MIAMI, FL 33139

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

A-5.0
PROPOSED
RENDERS
JCM