

ilov 305

1060 OCEAN DRIVE
MIAMI BEACH, FL. 33139

CONDITIONAL USE PERMIT SECOND SUBMITTAL

ARCHITECT:



E C H E V E R R I A
DESIGN GROUP

■ COMMERCIAL INTERIOR DESIGN SPACEPLANNING ■
353 ALCAZAR AVENUE CORAL GABLES, FL. 33134 TELEPHONE: (305)444-0505 FAX: (305)442-9577

LAND USE ATTORNEY:
GREENSPOON MARDER, P.A.

1601 WASHINGTON AVENUE, SUITE 300
MIAMI BEACH, FL 33139
ph: (305)789-2732
attn: JAMES E. RAUH
email: James.Rauh@glmaw.com

LAND SURVEYOR:
3TCI INC.

12211 SW 129th CT.
MIAMI, FL 33136
ph: (305)378-1662
www.3tci.com

LANDLORD / PROPERTY OWNER:
NAKASH STRAND LLC

1400 BROADWAY
NEW YORK, NY 10018
ph: (646)383-8124
attn: SALEM MOUNAYER
email: salem@jordache.com

TENANT:
I LOV305 I LLC

1210 WASHINGTON AVENUE #211
MIAMI BEACH, FL 33139
ph: (954)570-9860
attn: CHARISSA DAVODOVICI
email: ccaez77@yahoo.com

INDEX OF DRAWINGS		CUP 1ST SUBMITTAL	CUP 2ND SUBMITTAL
SHEET NO.	CUP PACKAGE	11-14-17	11-29-17
ID-0	COVER SHEET / LIST OF DRAWINGS	●	●
DRAWINGS			
ID-0a	LOCATION MAP	●	●
ID-0b	EXISTING SURVEY	●	●
ID-0c	SITE PLAN / EXISTING CONDITION PLAN GROUND LEVEL	●	●
ID-0d	EXISTING CONDITION PLAN UPPER LEVEL	●	●
ID-0e	SITE PHOTOS	●	●
ID-0f	SITE PHOTOS	●	●
ID-0g	SITE PHOTOS	●	●
ID-0h	SITE PHOTOS	●	●
ID-0i	SITE PHOTOS	●	●
ID-0j	SITE PHOTOS	●	●
ID-0k	SITE PHOTOS	●	●
ID-0l	SITE PHOTOS	●	●
ID-0m	SITE PHOTOS	●	●
ID-1	GROUND LEVEL / UPPER LEVEL PROPOSED PLANS	●	●
ID-1a	GROUND LEVEL / CROWD CONTROL PLANS	●	●
ID-2	ROOF LEVEL PLAN	●	●
ID-2a	ROOF TOP SITE PHOTOS	●	●
ID-3	EXTERIOR ELEVATION	●	●
ID-3.1	INTERIOR ELEVATIONS	●	●
ID-3.2	INTERIOR ELEVATIONS	●	●
ID-3.3	INTERIOR ELEVATIONS	●	●
ID-3.4	INTERIOR ELEVATIONS	●	●
ID-3.5	INTERIOR ELEVATIONS	●	●
ID-3.6	INTERIOR ELEVATIONS	●	●
ID-3.7	INTERIOR ELEVATIONS	●	●
ID-4	FINISH SCHEDULE	●	●
ID-5	FINISH SCHEDULE	●	●



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AR-0013314

COVER SHEET
SHEET NO.
ID-0



LOCATION MAP / AERIAL VIEW

SCALE: N.T.S.

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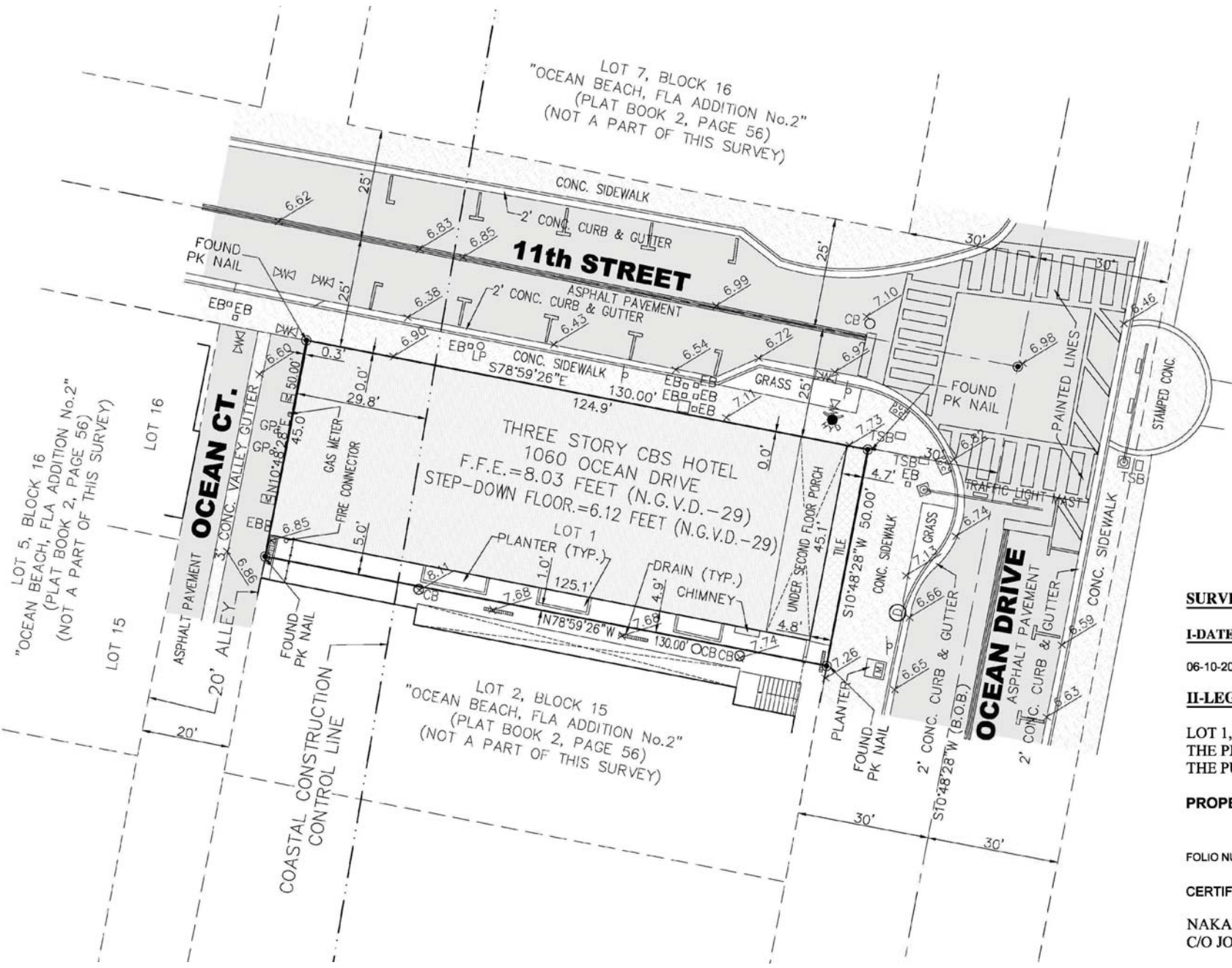


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D E S I G N G R O U P

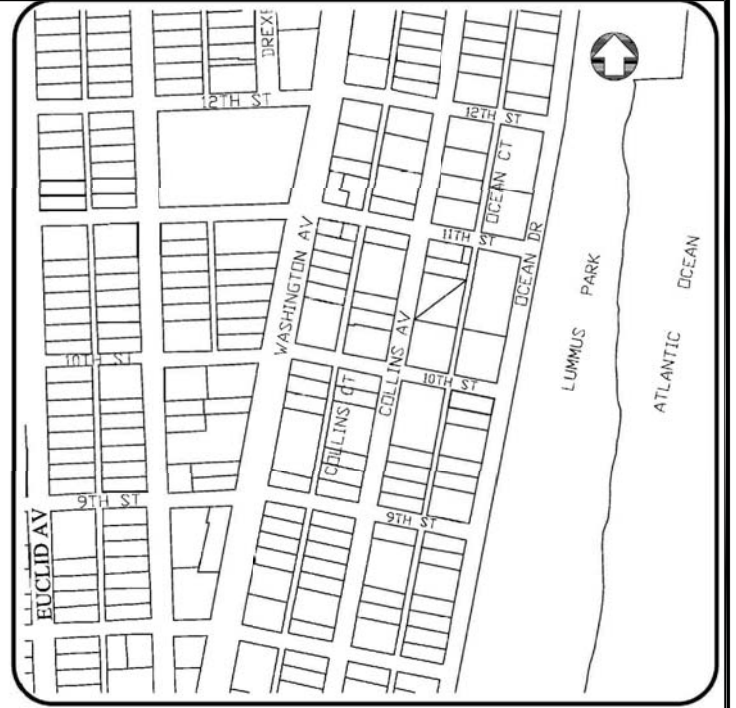
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LOCATION MAP
SHEET NO.
ID-0a



LEGEND:	ABBREVIATIONS:
○ CLEANOUT	A/C AIR CONDITIONING PAD
□ CATCH BASIN	BLDG. BUILDING
○ CONCRETE POWER POLE	(B.O.B.) BASIS OF BEARING
○ GUARD POLE	C.L.F. CHAIN LINK FENCE
○ GREASE TRAP	CBS CONCRETE BLOCK STRUCTURE
○ GAS VALVE	(C) CALCULATED
○ HANDICAP SIGN	CB CATCH BASIN
○ LIGHT POLE	CH. CHORD DISTANCE
○ LIGHT BOLLARD	CL. CENTER LINE
○ ELECTRIC BOX	CONC. CONCRETE
○ ELECTRIC MANHOLE	Δ DELTA
○ FIRE HYDRANT	E EAST
○ IRRIGATION CONTROL VALVE	ENC. ENCROACHMENT
○ MONITORING WELL	F.I.P. FOUND IRON PIPE
○ MAIL BOX	F.I.R. FOUND REBAR
○ SIGN	F.F.E. FINISH FLOOR ELEVATION
○ SANITARY SEWER MANHOLE	F.N. FOUND NAIL
○ STORM SEWER MANHOLE	GV GAS VALVE
○ TELEPHONE MANHOLE	L LENGTH
○ UNKNOWN MANHOLE	N NORTH
○ PARKING METER	N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
○ SPOT LIGHT	O.E. OVERHEAD ELECTRIC LINE
○ SPOT ELEVATION	O/L ON LINE
○ SEWER VALVE	(MEAS.) MEASURED
○ UTILITY BOX	P.R.M. POINT REFERENCE MONUMENT
○ WATER VALVE	(REC.) RECORD
○ WATER METER	R RADIUS
○ WOOD POLE	R/W RIGHT-OF-WAY
○ WOOD POLE WITH TRANSFORMER	S SOUTH
○ TREE	SEC. SECTION
	T TANGENT
	U.E. UTILITY EASEMENT
	W WEST



LOCATION MAP
SCALE: N.T.S.
SECTION 03, TOWNSHIP 54 S., RANGE 42 E.

LOT AREA= 6,500 sq.ft.

SURVEYOR'S NOTES

I-DATE OF COMPLETION:

06-10-2017

II-LEGAL DESCRIPTION AND PROPERTY ADDRESS:

LOT 1, BLOCK 15, "OCEAN BEACH ADDITION No. 2", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2 AT PAGE 56 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS: 1060 Ocean Drive, MIAMI BEACH FL 33139

FOLIO NUMBER: 02-4203-302-0910

CERTIFIED TO:

NAKASH STRAND LLC
C/O JORDACHE ENTERPRISES

III-ACCURACY:

THIS SURVEY WAS PREDICATED ON THE EXPECTED USE OF LAND, AS CLASSIFIED IN THE TECHNICAL STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA. PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE IS "SUBURBAN" THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.

IV-SOURCES OF DATA:

THIS SURVEY IS BASED UPON RECORDED INFORMATION AS PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY 3TCI.

NORTH ARROW DIRECTION IS BASED ON AN ASSUMED MERIDIAN.

BEARINGS AS SHOWN HEREON ARE BASED UPON THE CENTER LINE OF OCEAN DRIVE, WITH AN ASSUMED BEARING OF S10°48'28"W, SAID LINE TO BE CONSIDERED A WELL MONUMENTED LINE.

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON ONLY AND THE CERTIFICATIONS HEREON DO NOT EXTEND TO ANY UNNAMED PARTIES.

THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONES: AE 8, AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY NAME: CITY OF MIAMI BEACH, COMMUNITY NUMBER: 120651, MAP No: 12086C PANEL No: 0317, SUFFIX L, EFFECTIVE DATE: SEPTEMBER 11, 2009 AND A FIRM INDEX DATE OF SEPTEMBER 11, 2009.

IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

V-VERTICAL CONTROL:

ELEVATIONS ARE BASED UPON THE NATIONAL GEODETIC VERTICAL DATUM 1929 AS PER CITY OF MIAMI BEACH PUBLIC WORKS DEPARTMENT BENCHMARK No. CMB 12-02-06 SAID BENCHMARK HAS AN ELEVATION OF 6.87 FEET (N.G.V.D.-29) AND IS LOCATED AT THE INTERSECTION OF WASHINGTON AND 12 ST.

UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN. SUBSURFACE SOIL CONDITIONS WERE NOT DETERMINED, AS THIS FALLS OUTSIDE THE PURVIEW OF THIS SURVEY. THESE CONDITIONS MAY INCLUDE THE DETERMINATION OF WETLANDS, FILLED-IN AREAS, GEOLOGICAL CONDITIONS OR POSSIBLE CONTAMINATION BY HAZARDOUS LIQUID OR SOLID WASTE THAT MAY OCCUR WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY.

VI-SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THIS "BOUNDARY & TOPOGRAPHIC SURVEY" AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY & TOPOGRAPHIC SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.

3TCI, Inc., A FLORIDA CORPORATION
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB7799

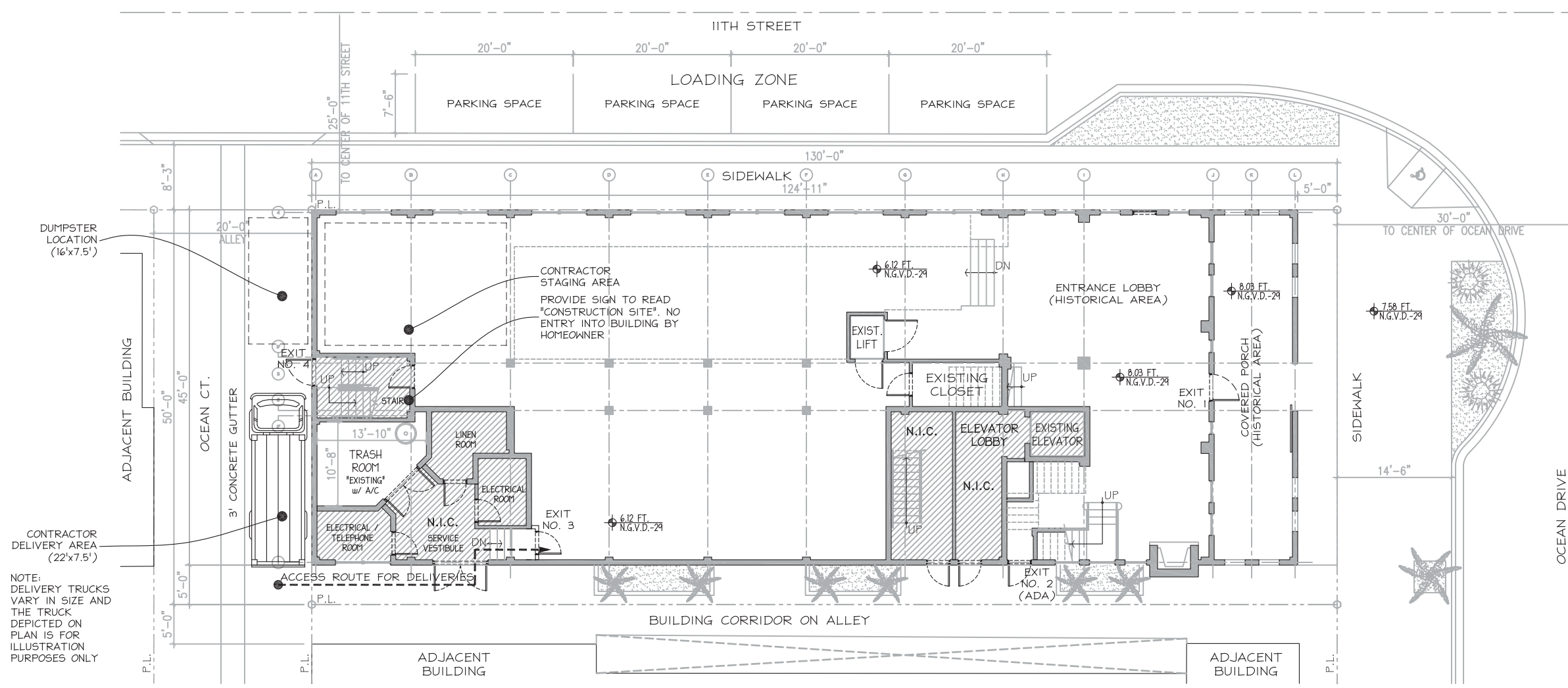
BY
ROLANDO ORTIZ
REGISTERED SURVEYOR AND MAPPER LS4312
STATE OF FLORIDA

NOTICE: NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING

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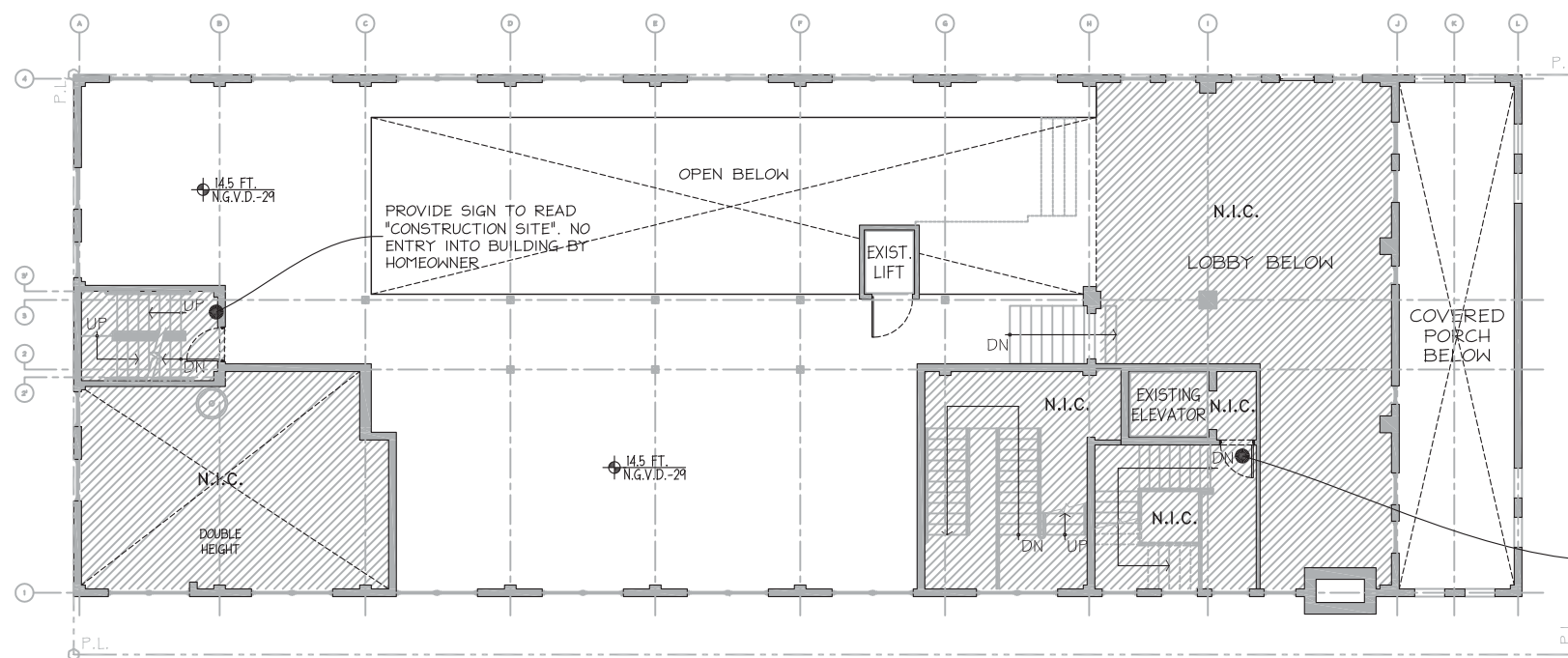
ZONING CRITERIA			ZONING: MXE - MIXED USE ENTERTAINMENT		
SITE	REQ'D MAX.	PROVIDED	SETBACKS	REQ'D MAX.	PROVIDED
LOT AREA	N/A	6,500 S.F. (EXIST. - NON AFFECTED)	FRONT Non-Ocean Front	10'-0"	4.6 FT. (EXIST. - NON AFFECTED)
LOT WIDTH	N/A	50'-0" (EXIST. - NON AFFECTED)	SIDE - INTERIOR Non-Ocean Front Architectural District	5'-0"	4.6 FT. (EXIST. - NON AFFECTED)
BUILDING HEIGHT Architectural District Non-Ocean Front	50'-0"	37'-2" (EXIST. - NON AFFECTED)	SIDE - FACING A STREET Non-Ocean Front Lot less than 100'-0"	5'-0"	0'-0" (EXIST. - NON AFFECTED)
NUMBER OF STORIES Architectural District Non-Ocean Front	5	4 (EXIST. - NON AFFECTED)	REAR Architectural District Non-Ocean Front Abutting an alley	5'-0"	0'-0" (EXIST. - NON AFFECTED)
F.A.R.	2.0	EXIST. - NON AFFECTED			

OCCUPANCY LOAD
GROUP "A-2" ASSEMBLY OCCUPANCY
232 PERSONS / REFER TO ID-1 FOR CALCULATION



 SITE PLAN / EXISTING CONDITION PLAN GROUND LEVEL SCALE: 1/16"=1'-0"

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 NORTH

EXISTING CONDITION PLAN UPPER LEVEL

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

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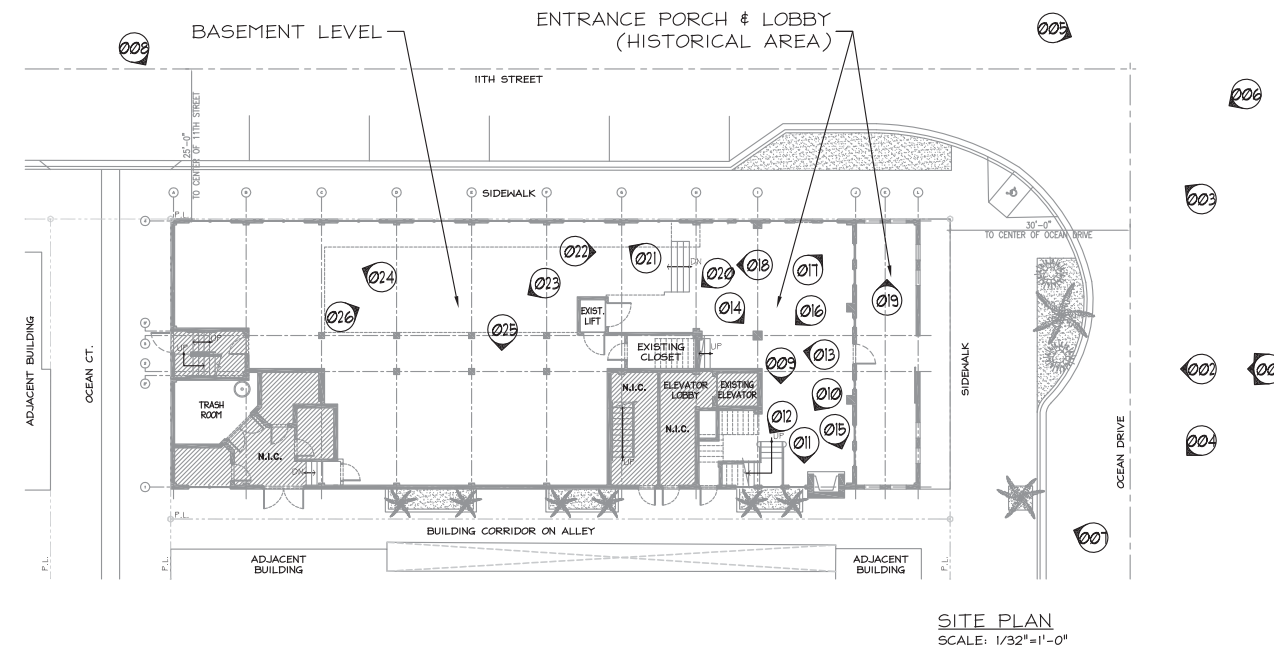
EXISTING PLAN UPPER LEVEL
SHEET NO.
ID-0d



PHOTO_001



PHOTO_002



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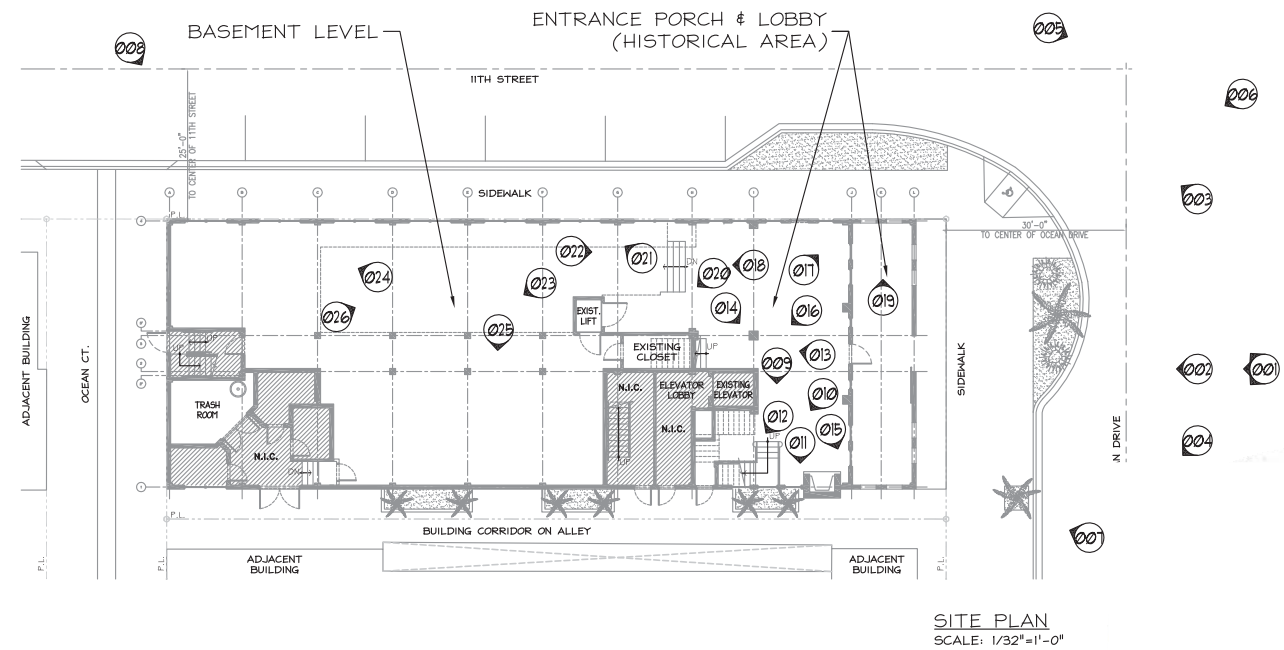
PHOTO_003



PHOTO_004



PHOTO_005



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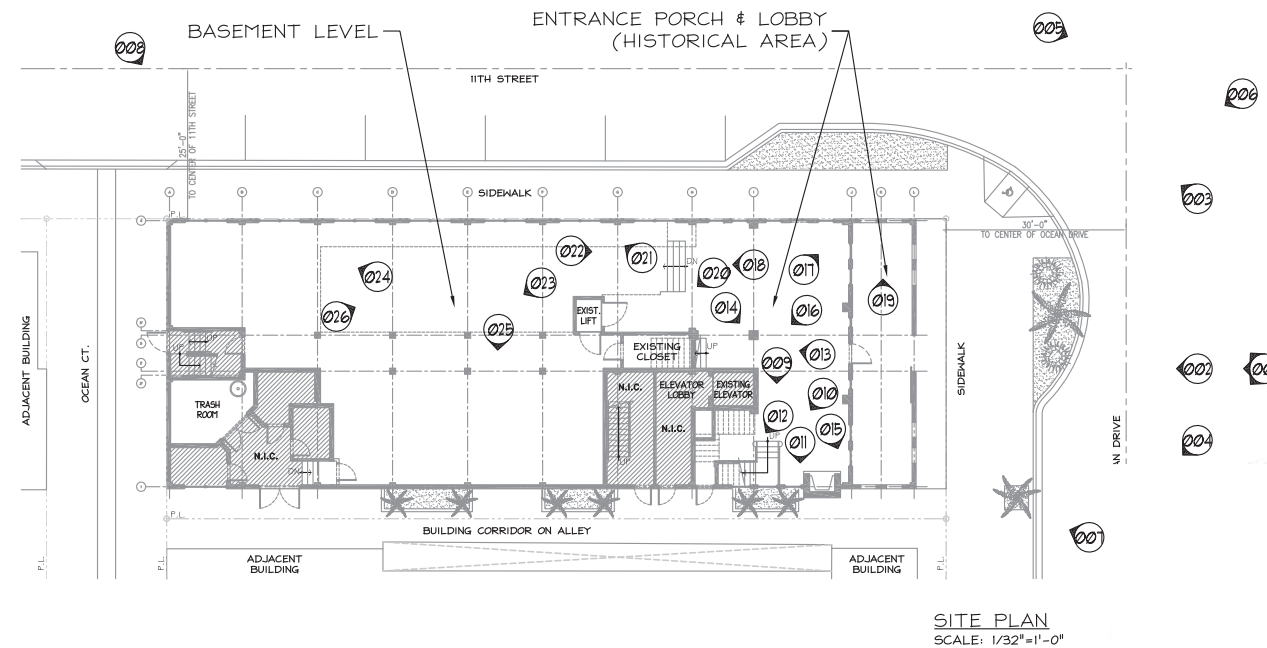
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PHOTO_007



PHOTO_008



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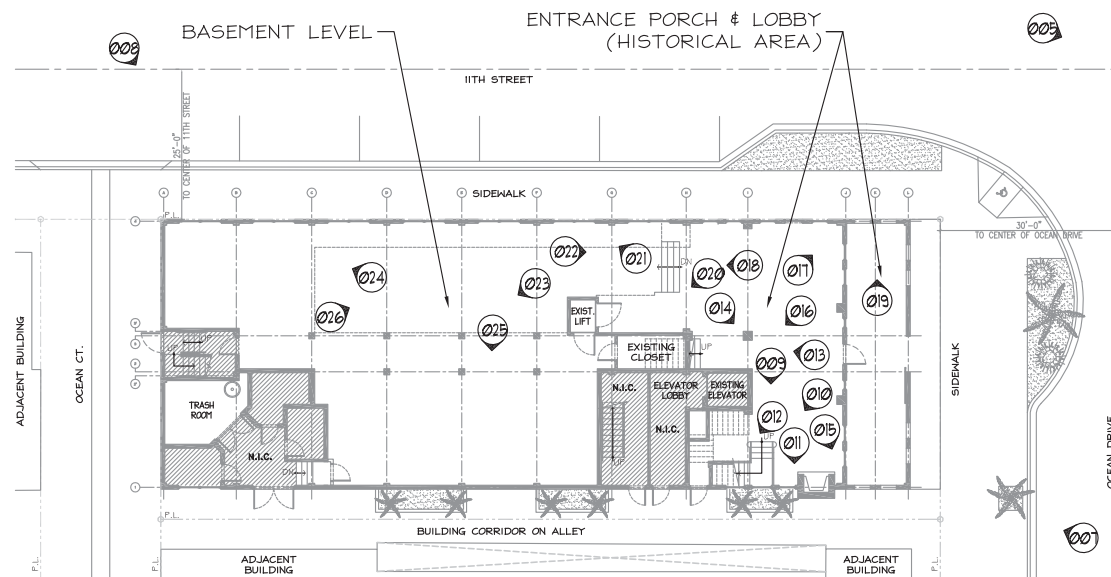
PHOTO 009



PHOTO 010



PHOTO 011



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SITE PHOTOS
SHEET NO.
ID-0h



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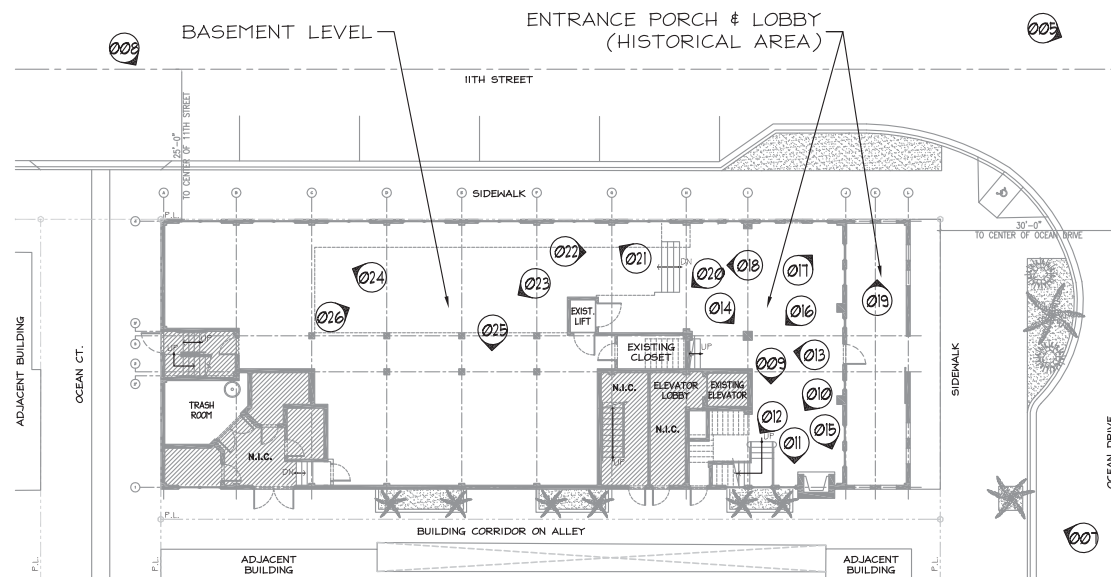
PHOTO 012



PHOTO 013



PHOTO 014



SITE PLAN
SCALE: 1/32"=1'-0"

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PHOTO 015



PHOTO 016

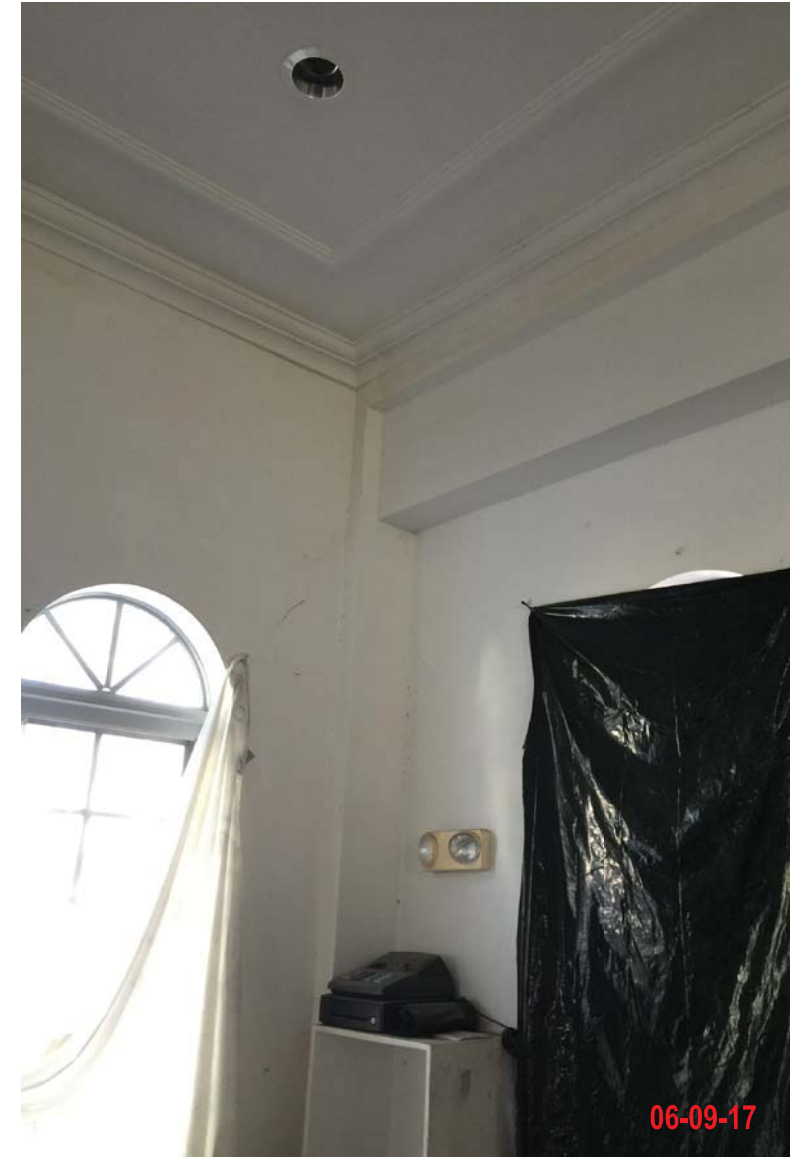
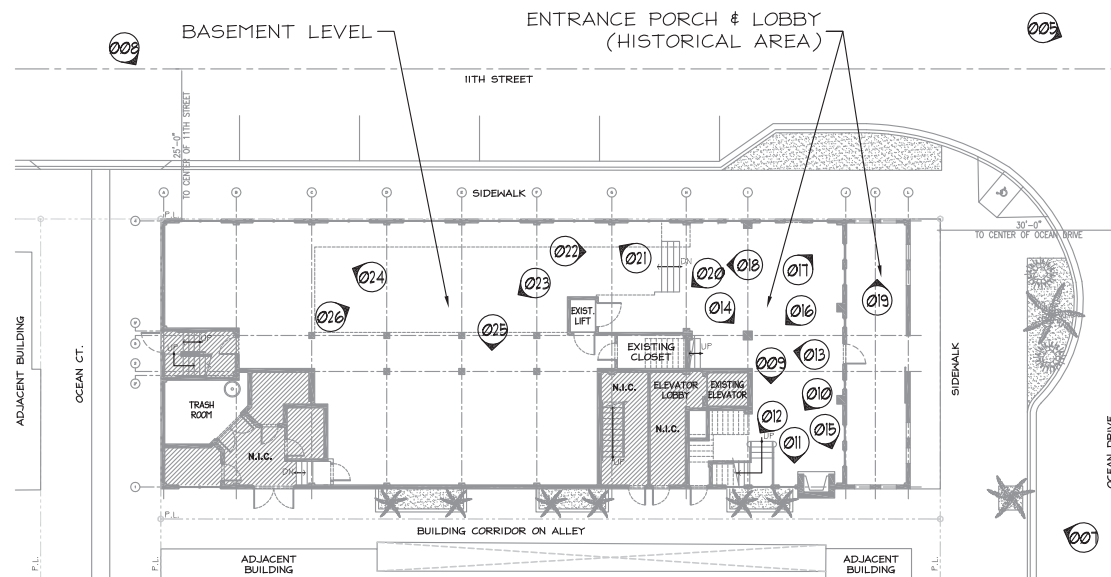


PHOTO 017



SITE PLAN
SCALE: 1/32"=1'-0"

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PHOTO 018

06-09-17



PHOTO 019

06-09-17

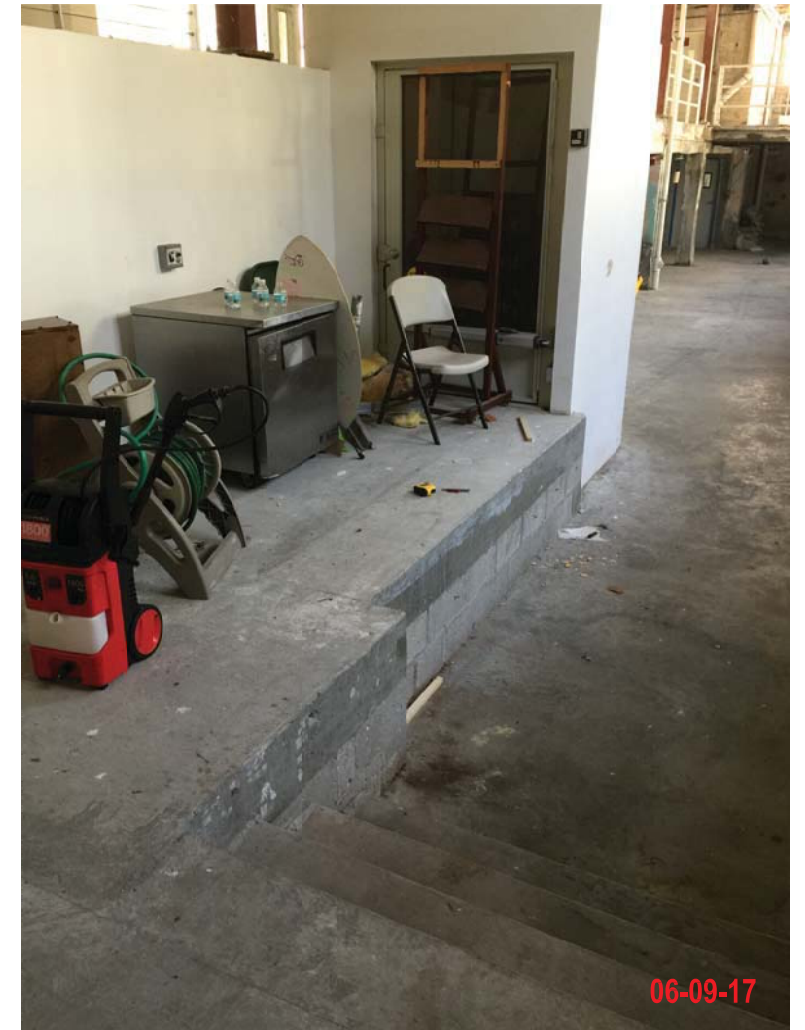
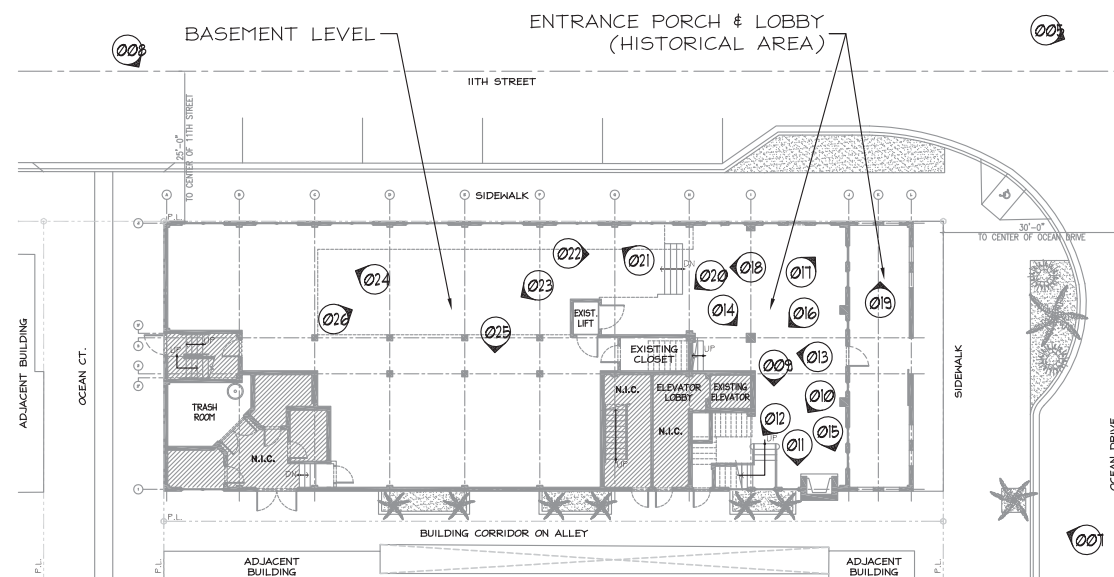


PHOTO 020

06-09-17



SITE PLAN
SCALE: 1/32"=1'-0"

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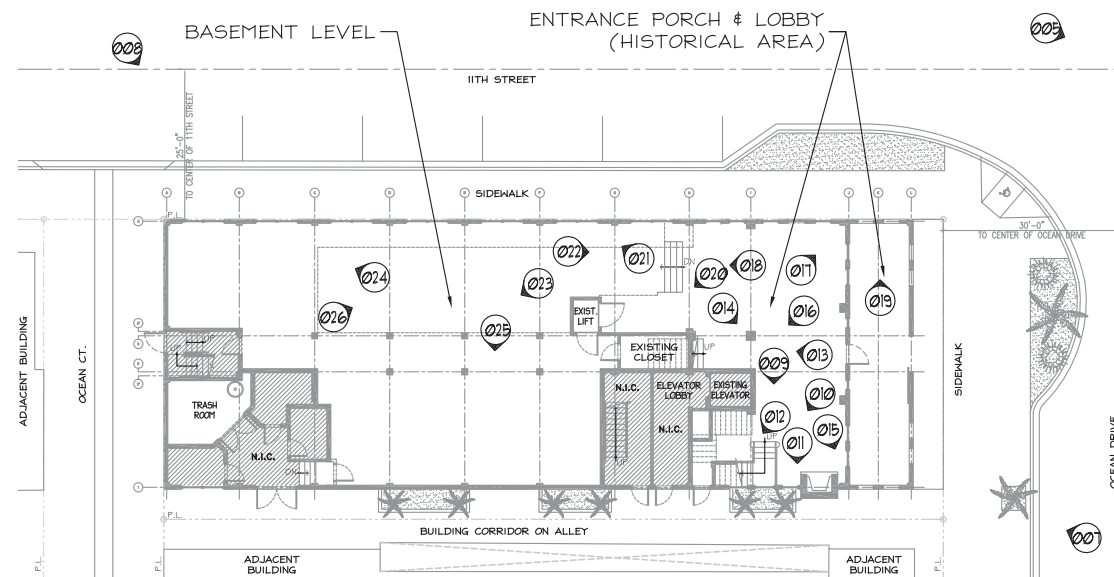
PHOTO 021



PHOTO 022



PHOTO 023



SITE PLAN
SCALE: 1/32"=1'-0"

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PHOTO 024



PHOTO 025

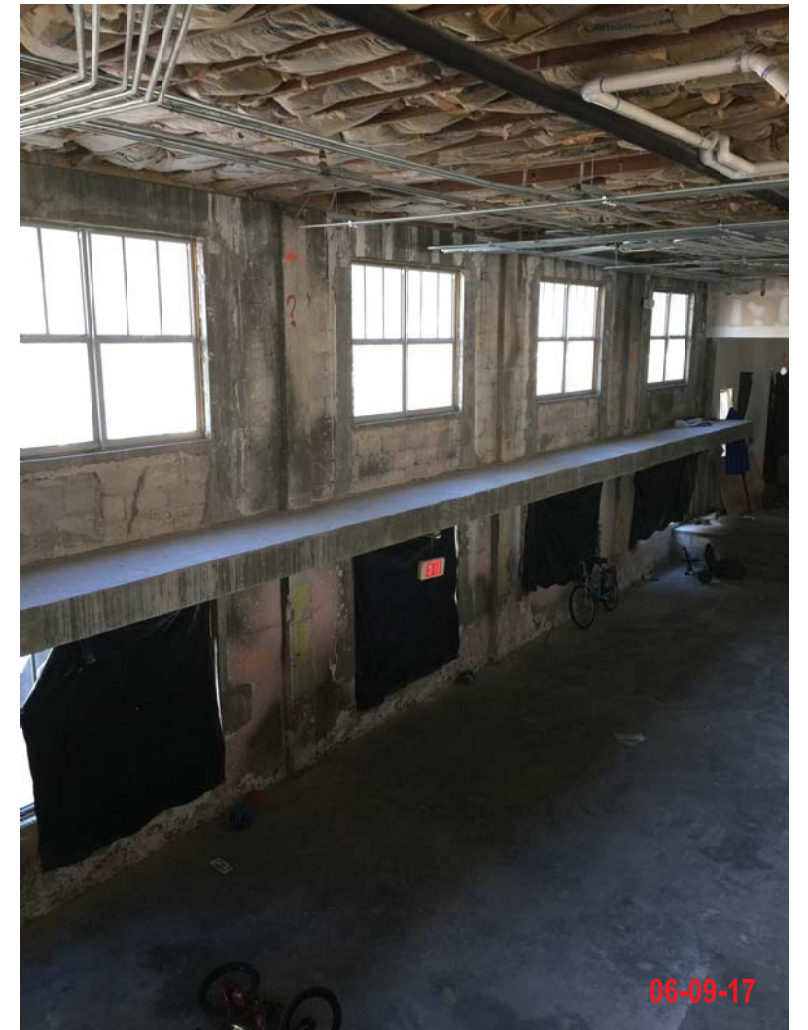
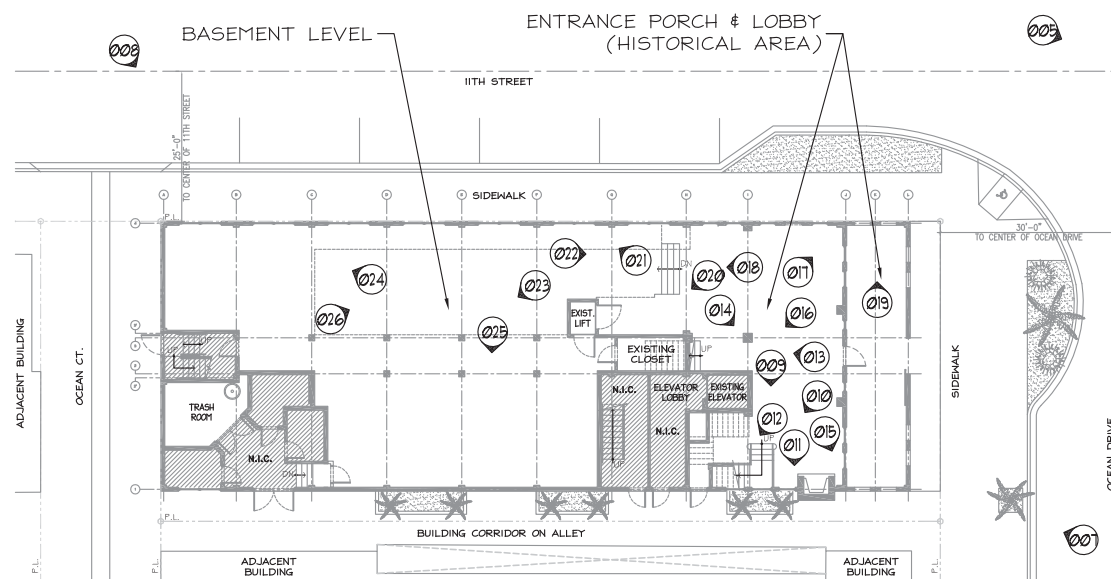


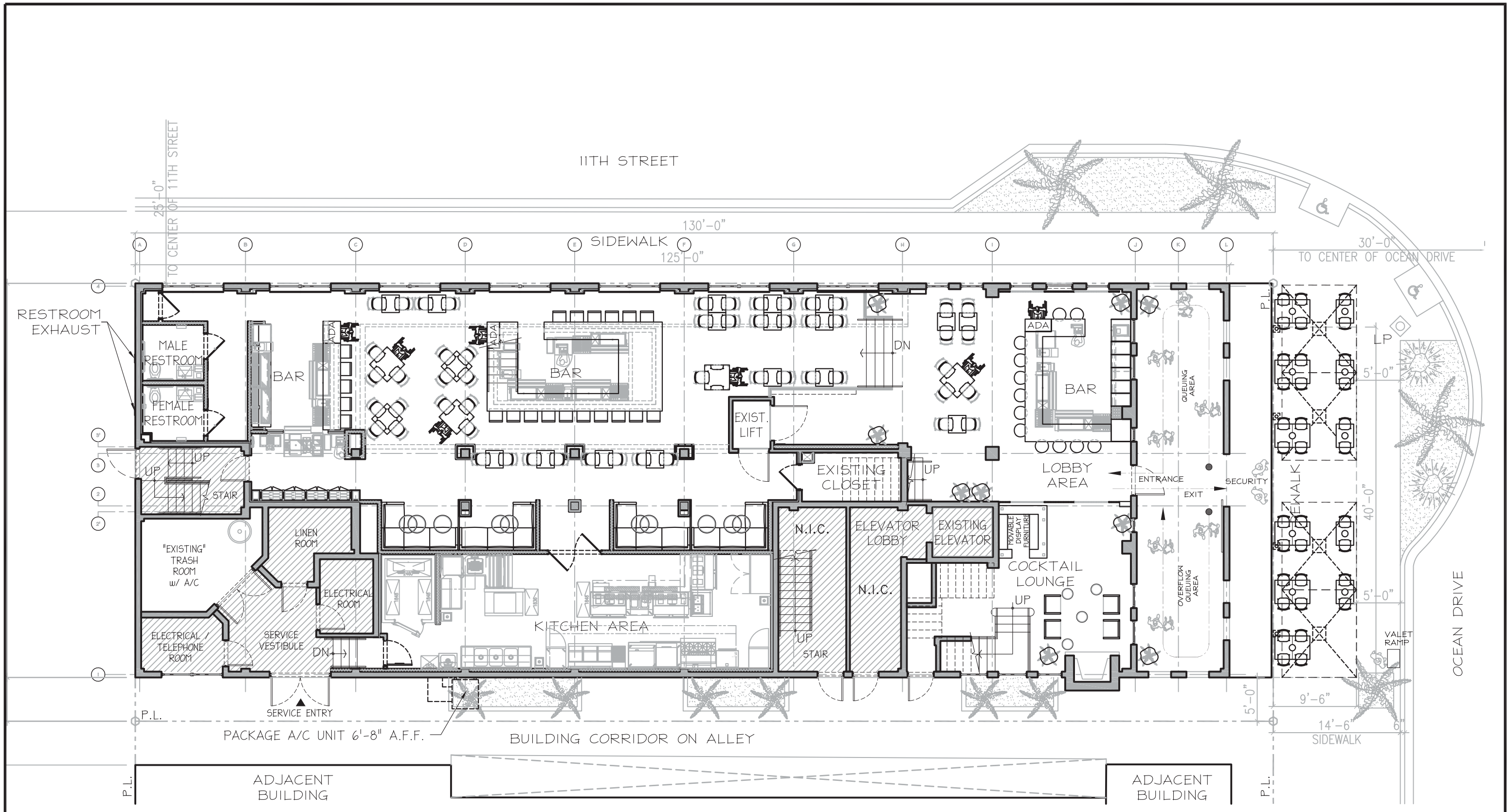
PHOTO 026



SITE PLAN
SCALE: 1/32"=1'-0"

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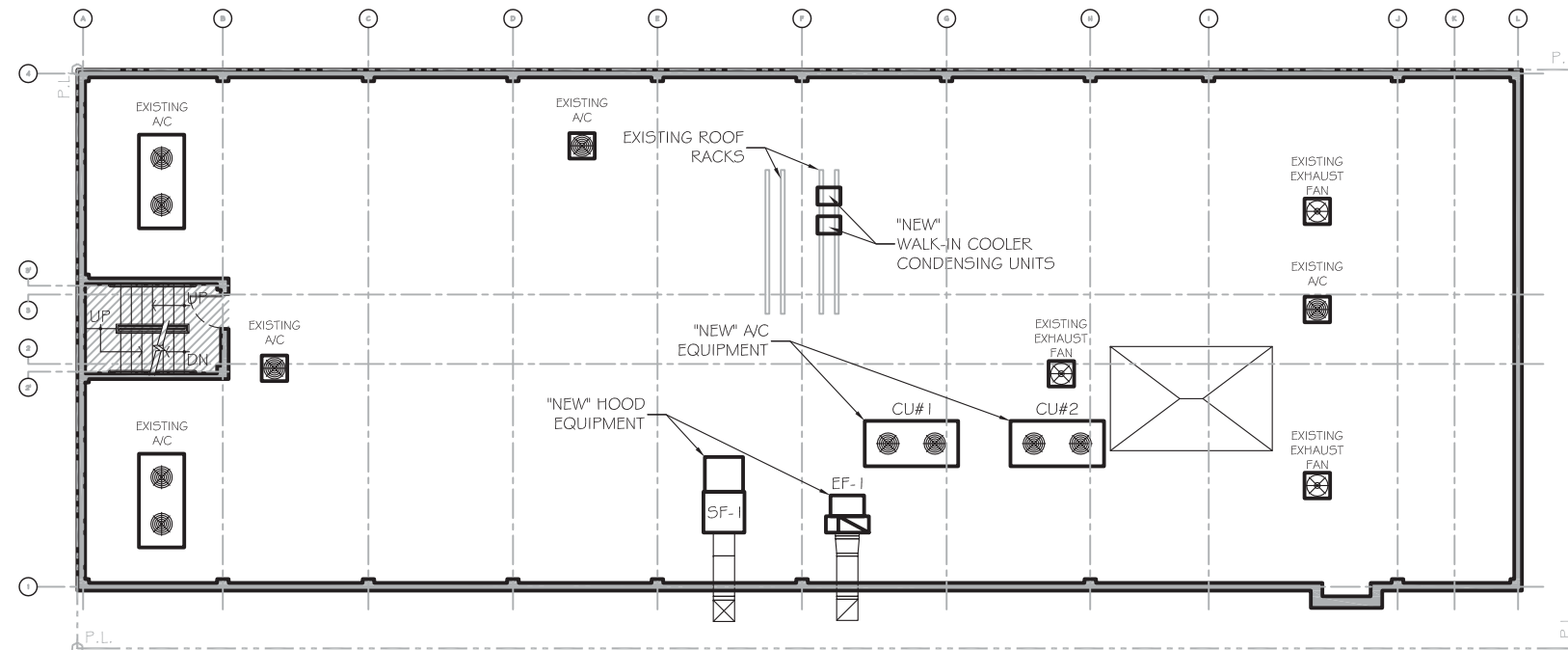


GROUND LEVEL PLAN
SCALE: 1/32" = 1'-0"

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NOTE

NO FOOD OR BEVERAGE OPERATIONS AT THE ROOFTOP OF THE BUILDING



ROOF LEVEL PLAN

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

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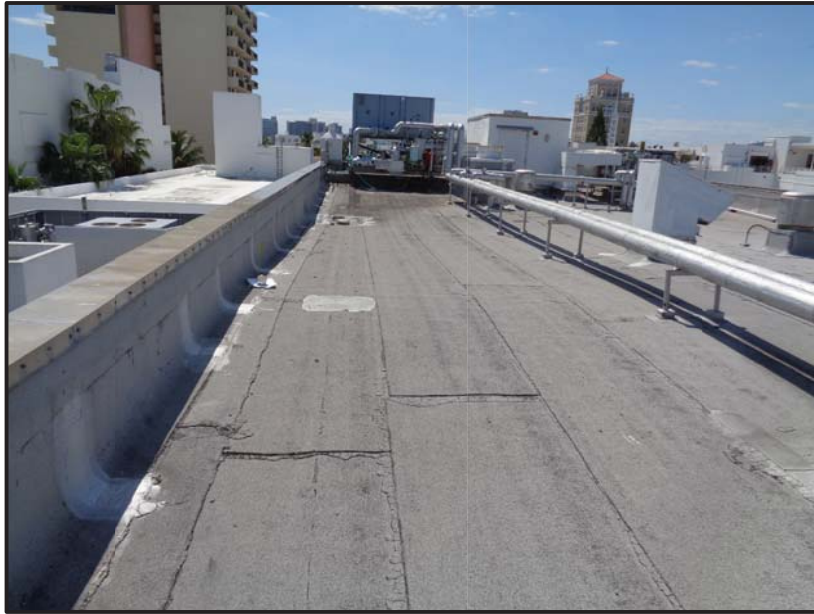
ROOF LEVEL PLAN
SHEET NO.
ID-2



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ROOF TOP SITE PHOTOS
SHEET NO.
ID-2a



100 EXTERIOR ELEVATION

SCALE: 1/8"=1'-0"

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PHOTO_001



PHOTO_002



PHOTO_003



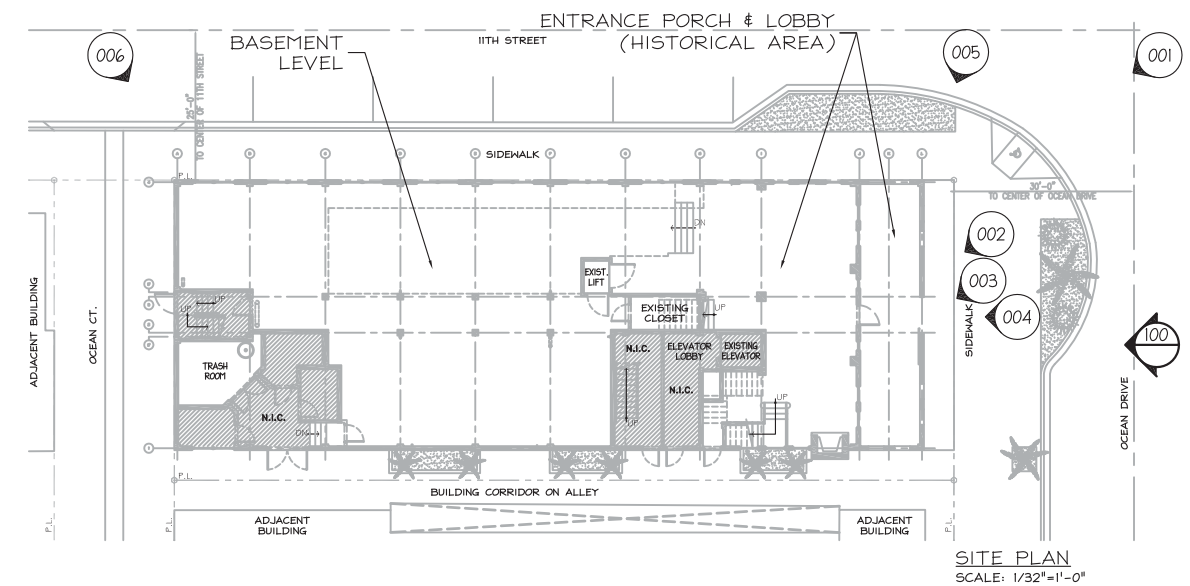
PHOTO_004



PHOTO_005



PHOTO_006



SITE PLAN
SCALE: 1/32"=1'-0"

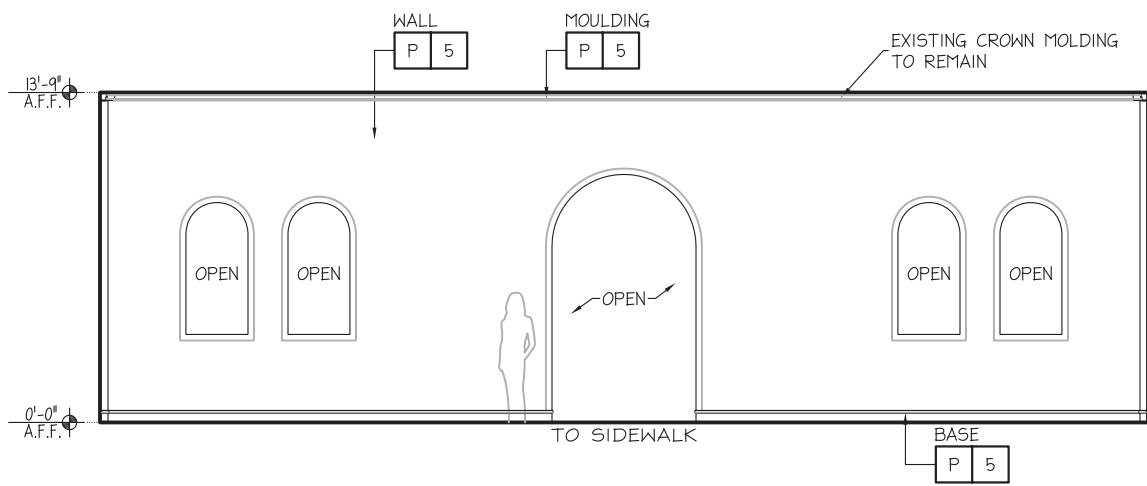


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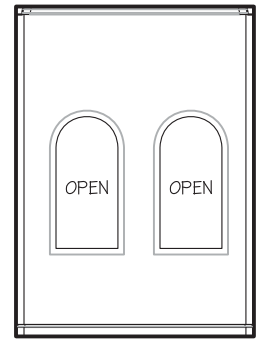


EXTERIOR ELEVATION
SHEET NO.
ID-3



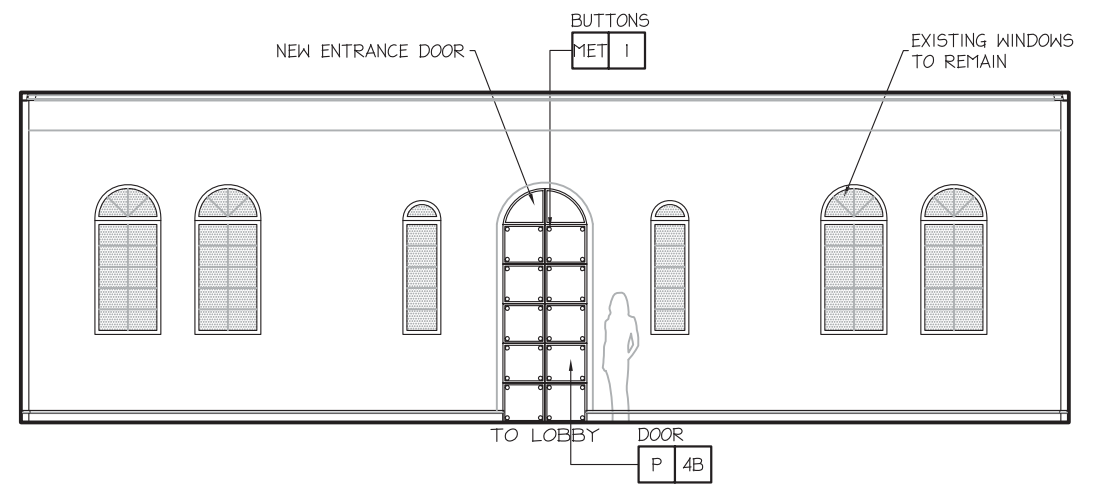
100 ELEVATION

SCALE: 1/8"=1'-0"



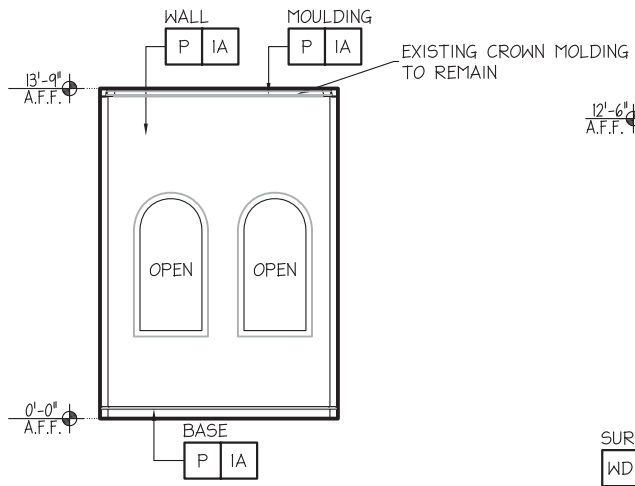
101 ELEVATION

SCALE: 1/8"=1'-0"



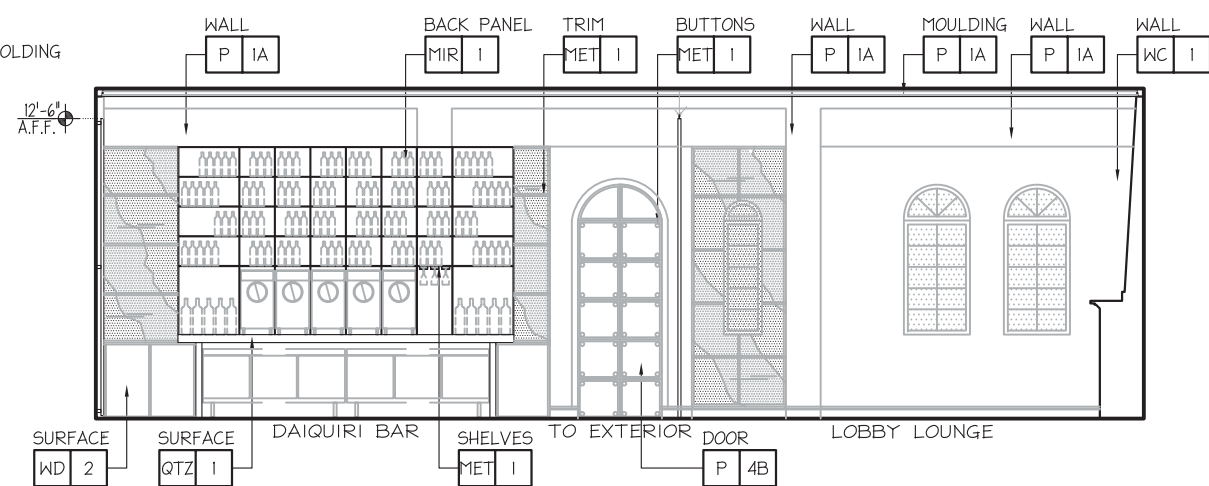
102 ELEVATION

SCALE: 1/8"=1'-0"



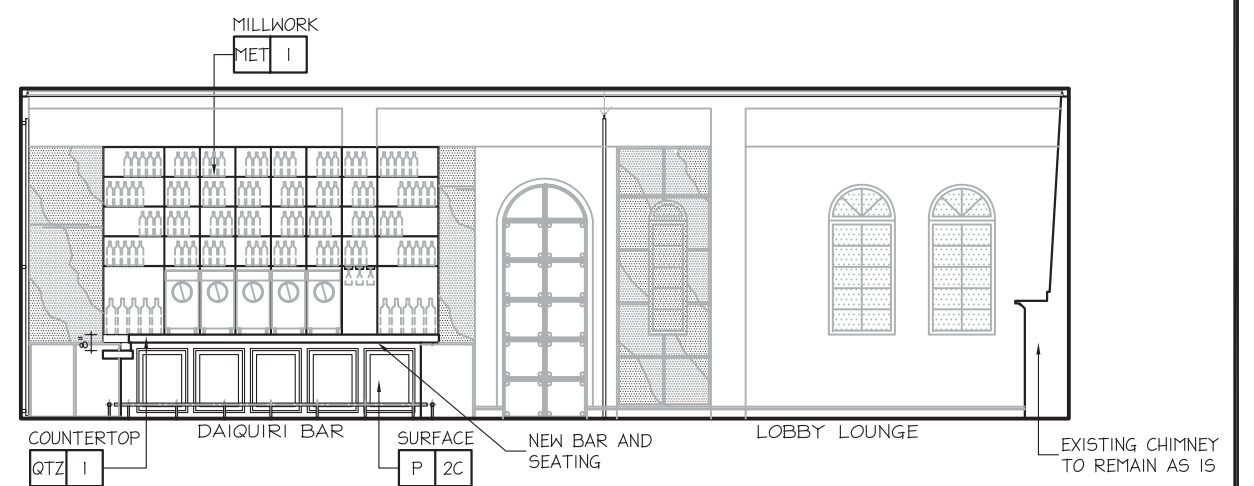
103 ELEVATION

SCALE: 1/8"=1'-0"



104 ELEVATION

SCALE: 1/8"=1'-0"



105 ELEVATION

SCALE: 1/8"=1'-0"



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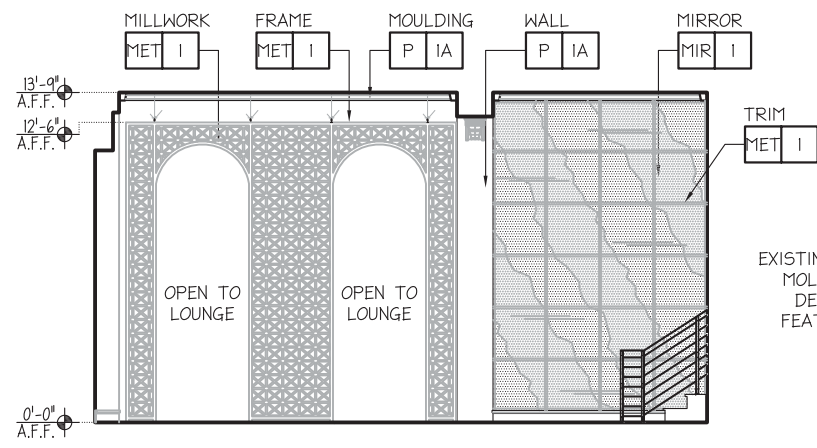


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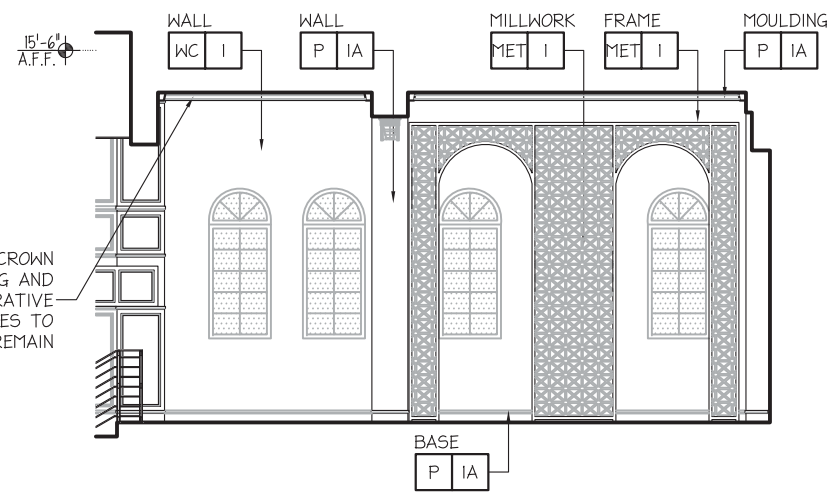


INTERIOR ELEVATIONS / RENDERINGS
SHEET NO.
ID-3.1



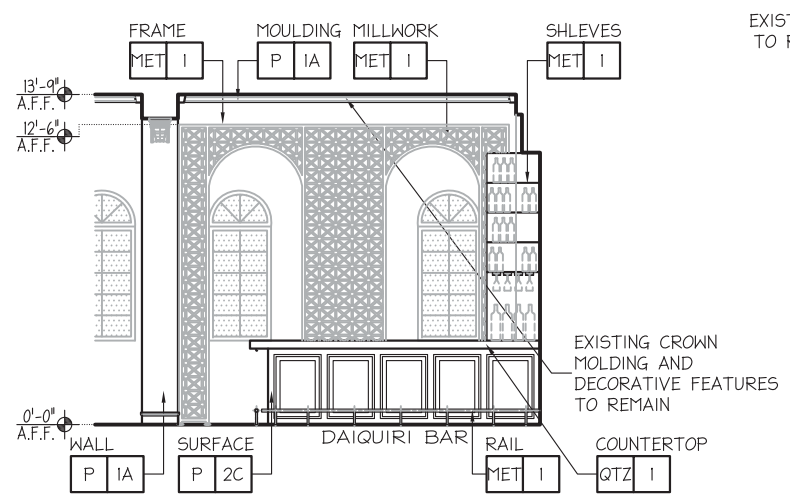
106 ELEVATION

SCALE: 1/8"=1'-0"



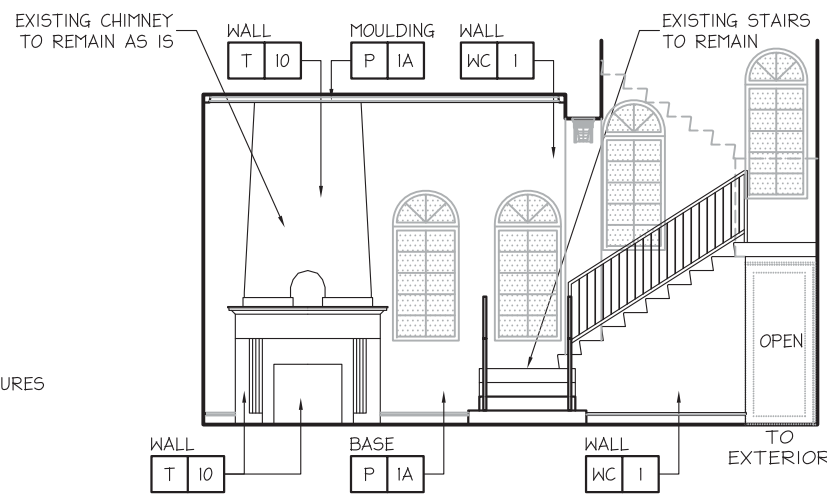
107 ELEVATION

SCALE: 1/8"=1'-0"



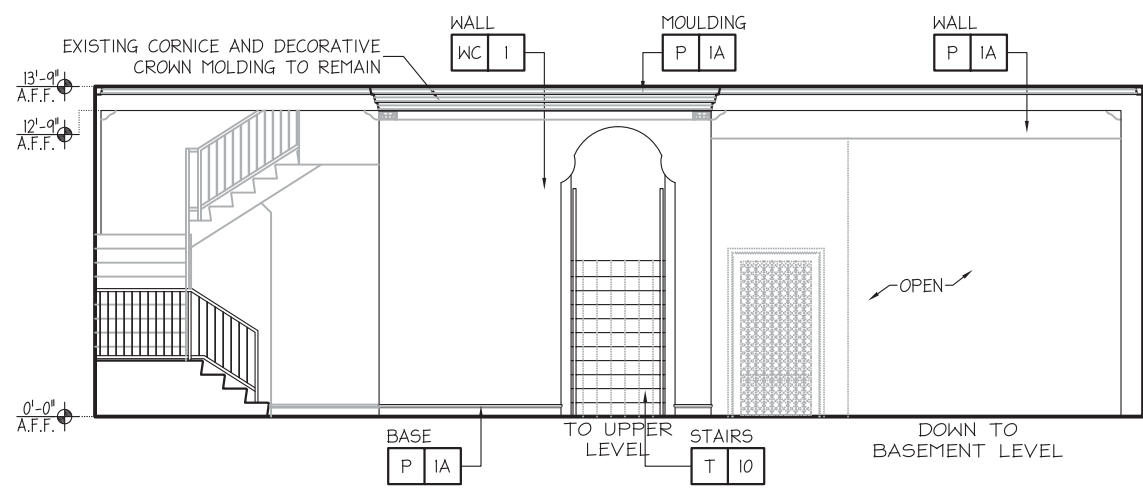
108 ELEVATION

SCALE: 1/8"=1'-0"



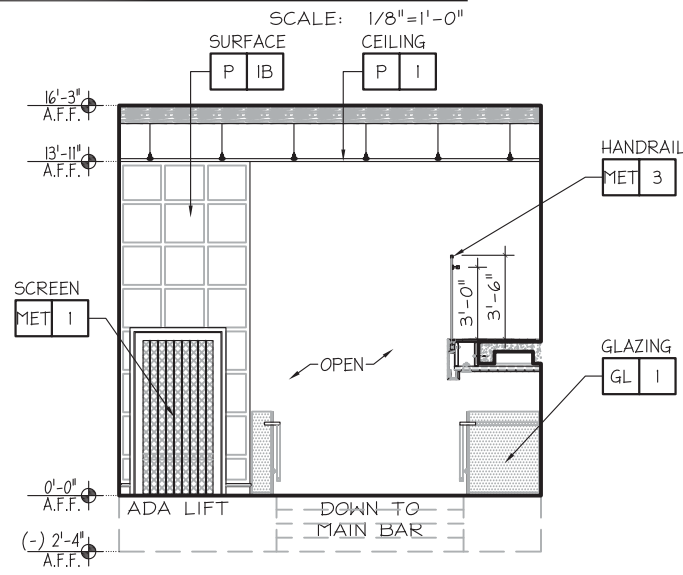
109 ELEVATION

SCALE: 1/8"=1'-0"



110 ELEVATION

SCALE: 1/8"=1'-0"



111 ELEVATION

SCALE: 1/8"=1'-0"



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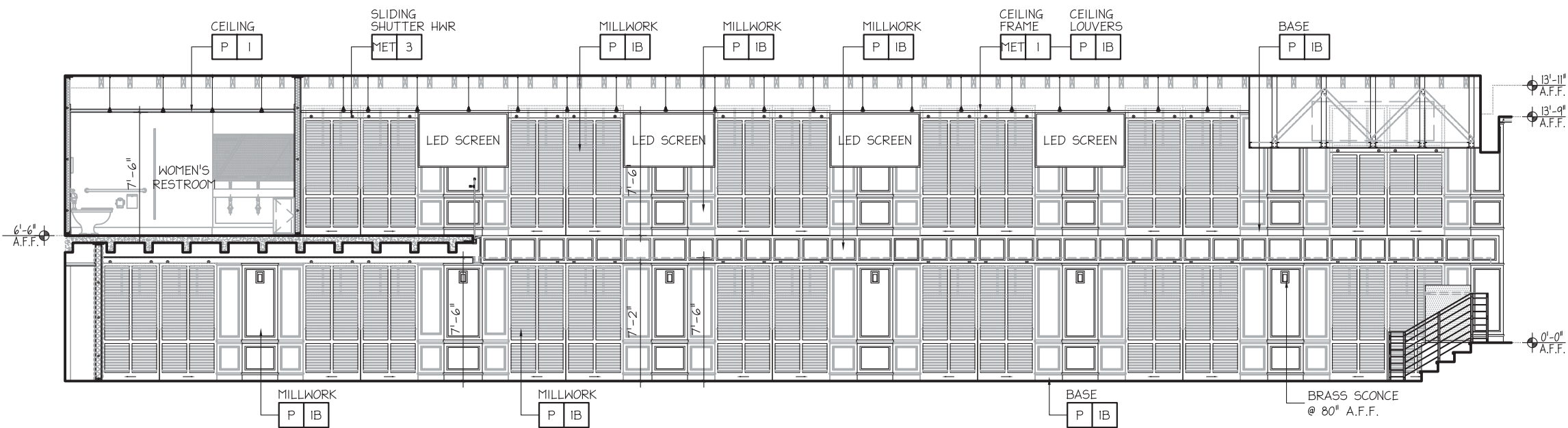


E C H E V E R R Í A
D E S I G N G R O U P

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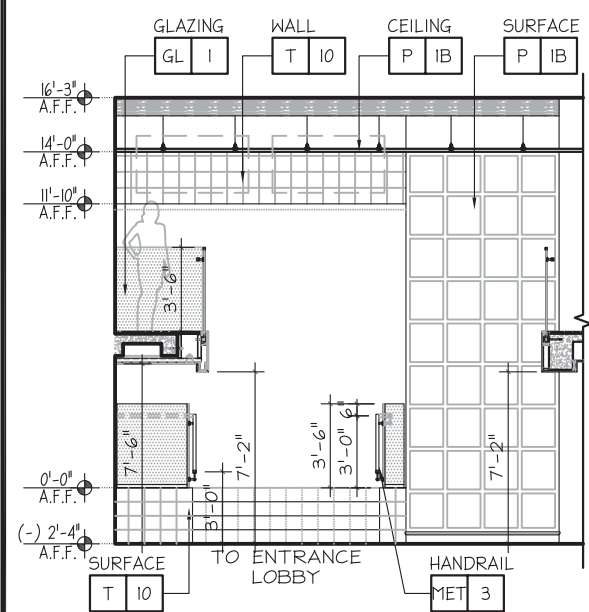


INTERIOR ELEVATIONS / RENDERINGS
SHEET NO.
ID-3.2



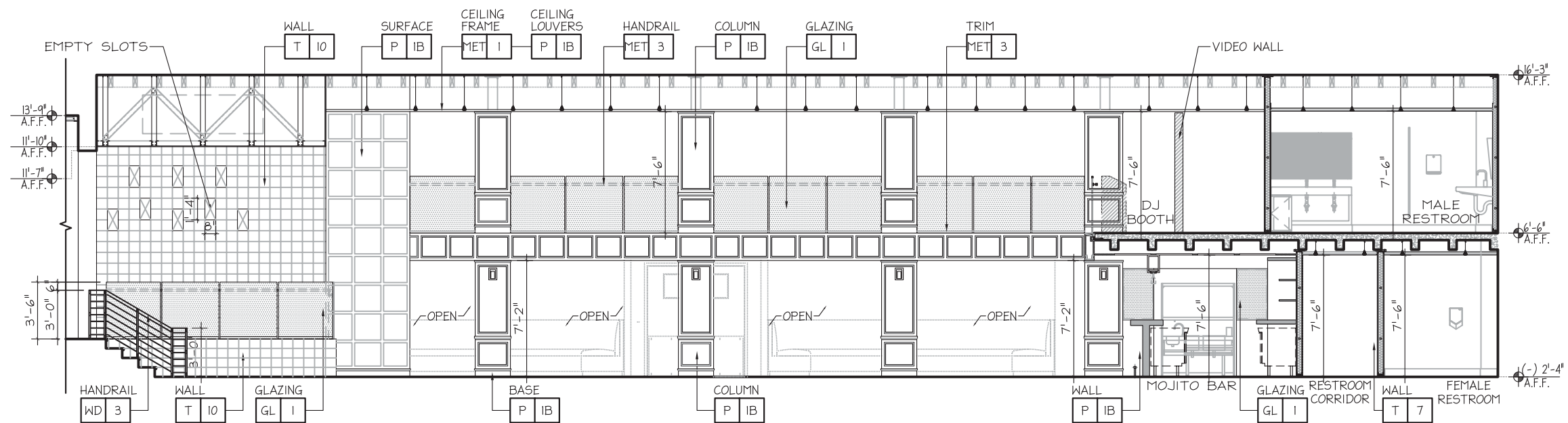
112 ELEVATION

SCALE: 1/8"=1'-0"



113 ELEVATION

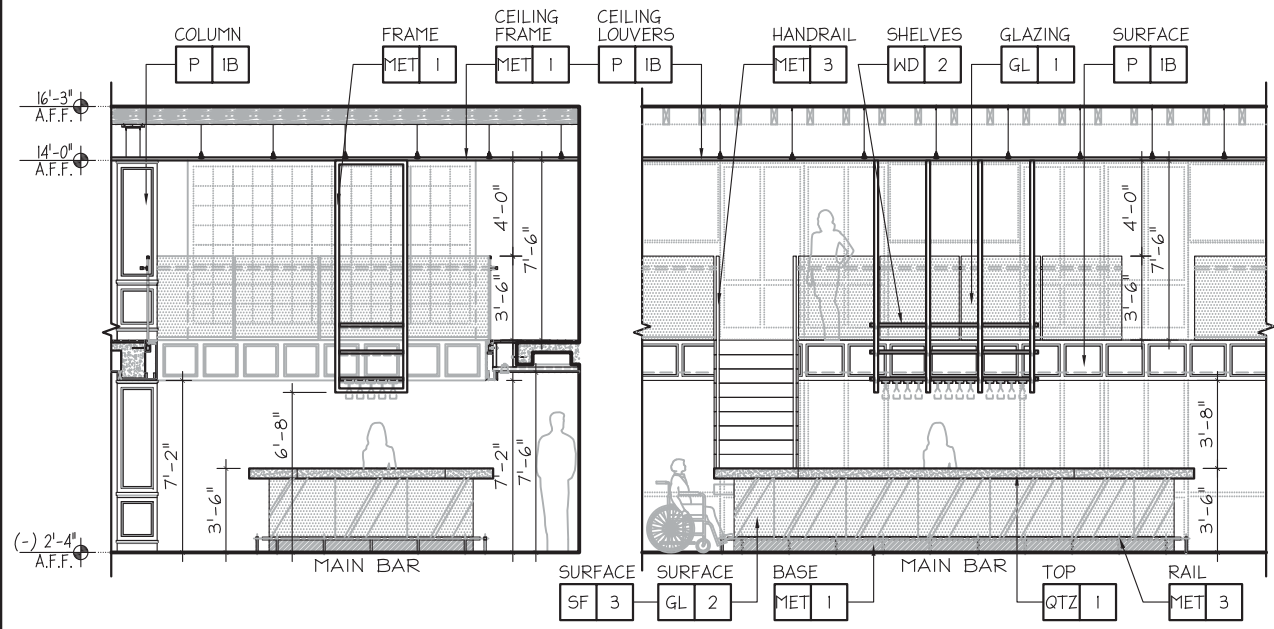
SCALE: 1/8"=1'-0"



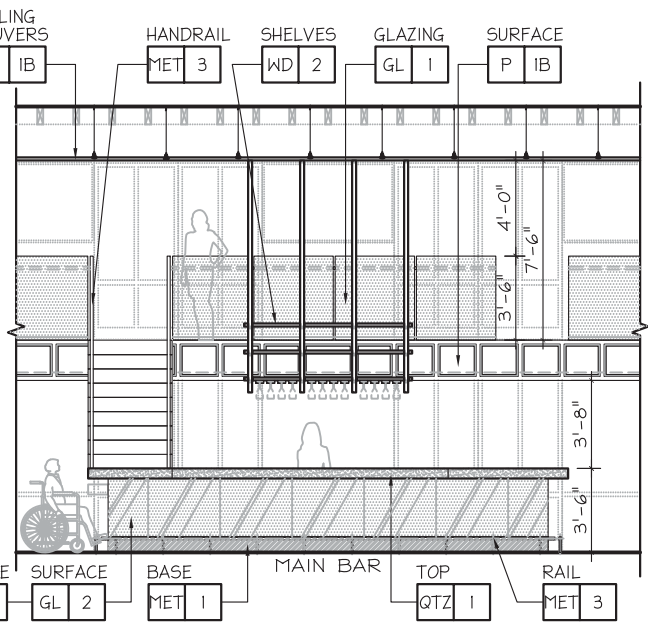
114 ELEVATION

SCALE: 1/8"=1'-0"

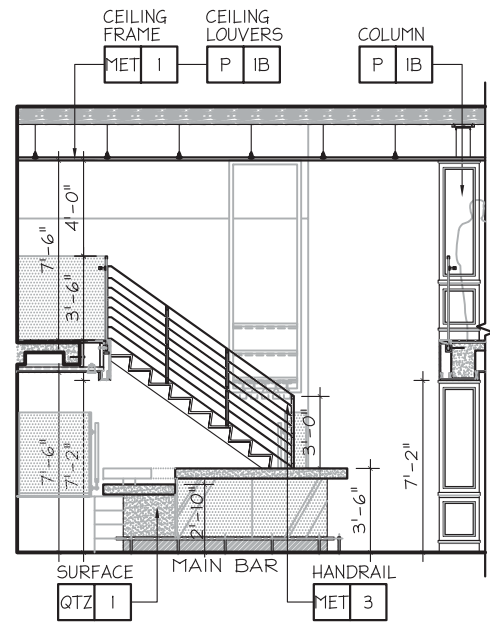
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AR-0013314



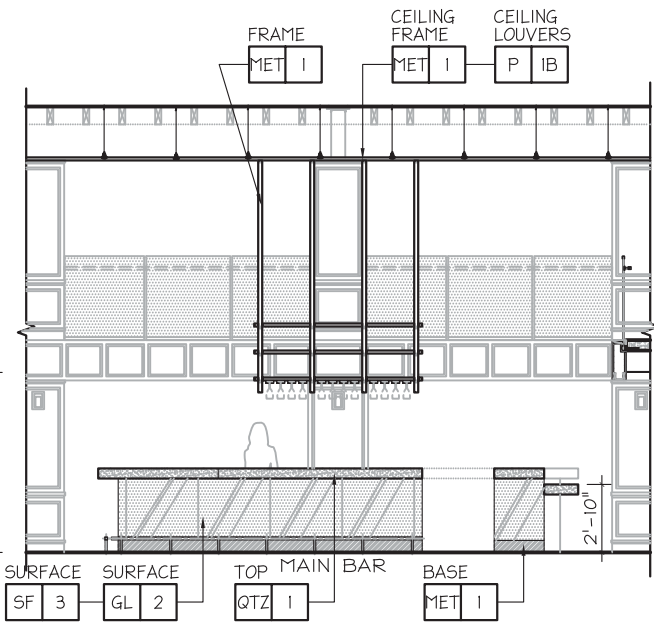
115 ELEVATION
SCALE: 1/8"=1'-0"



116 ELEVATION
SCALE: 1/8"=1'-0"



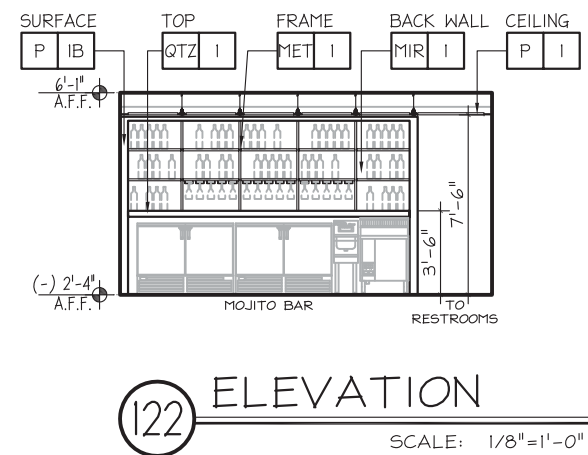
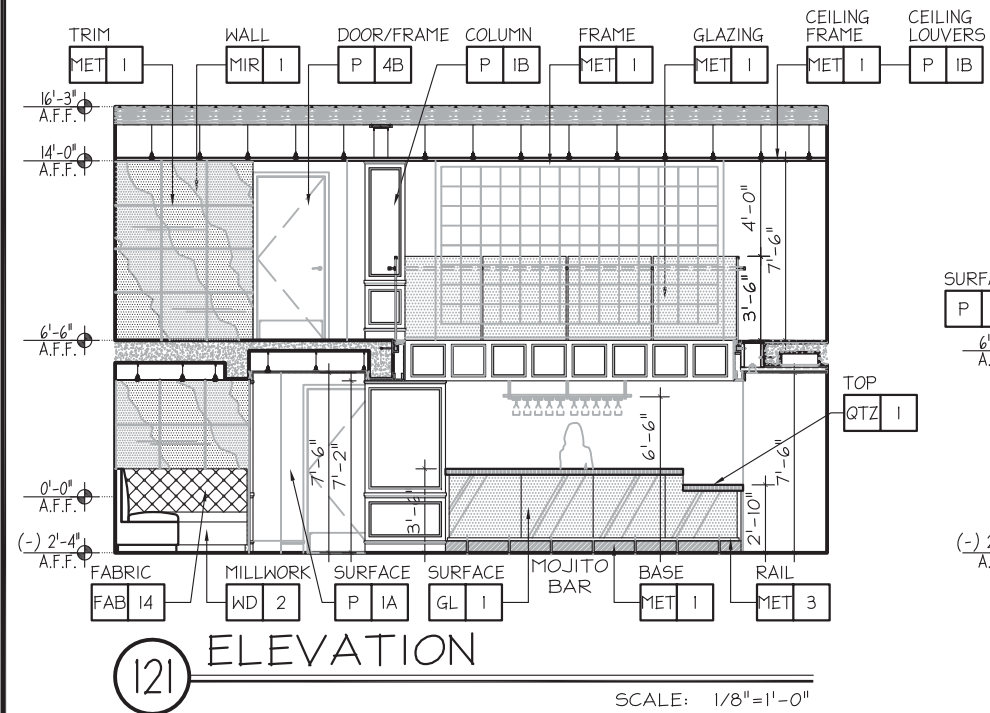
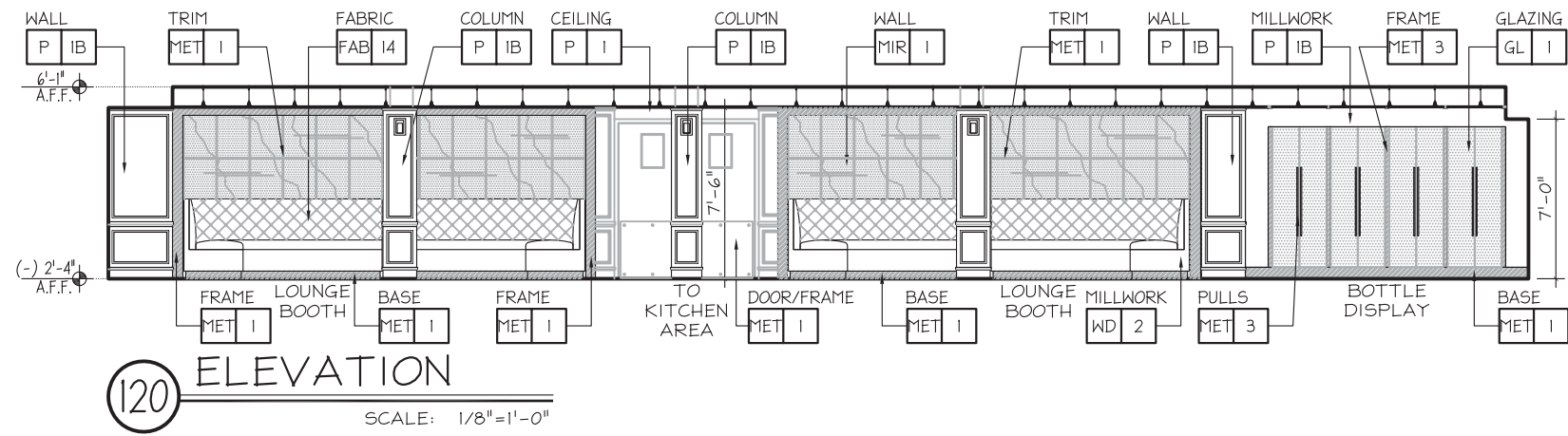
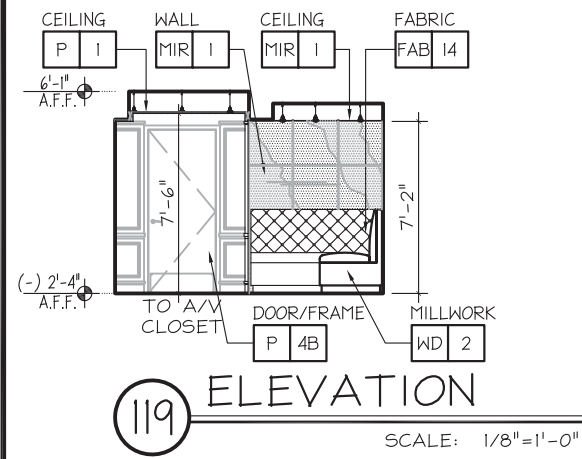
117 ELEVATION
SCALE: 1/8"=1'-0"



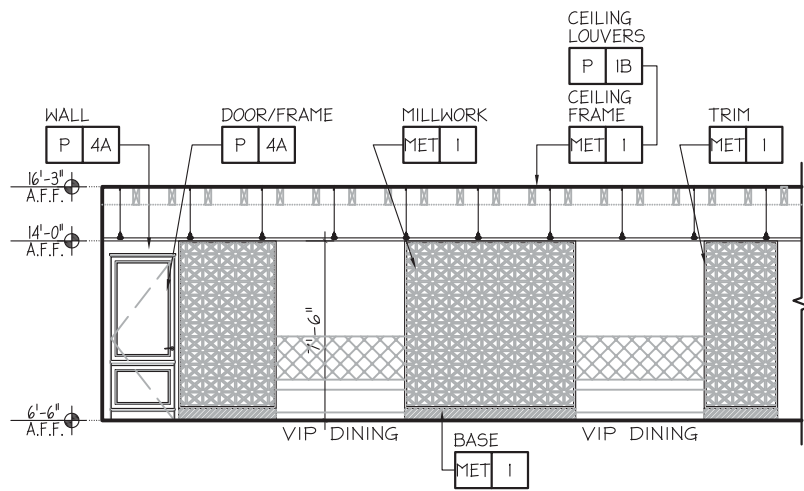
118 ELEVATION
SCALE: 1/8"=1'-0"



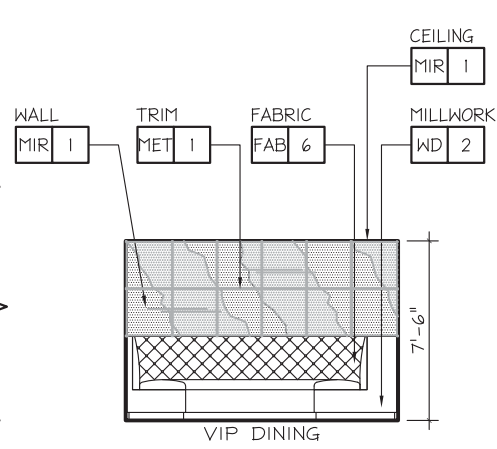
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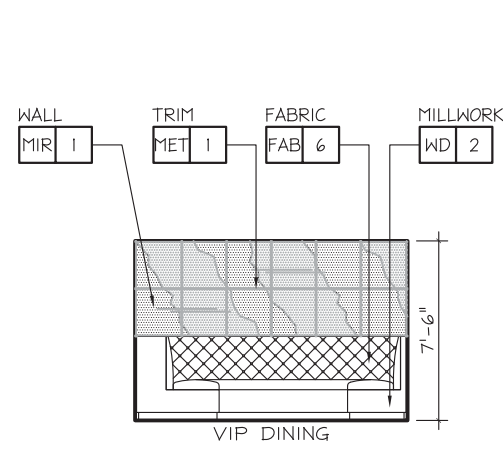
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AR-0013314



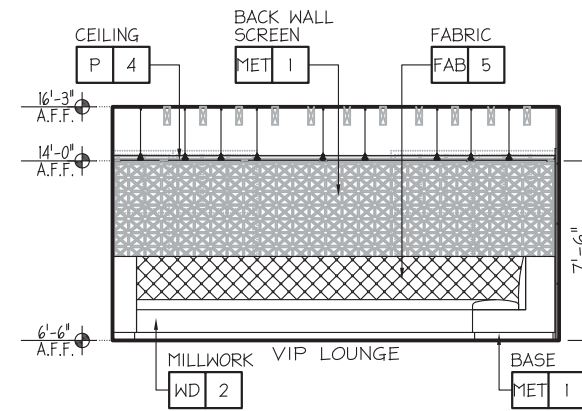
200 ELEVATION
SCALE: 1/8"=1'-0"



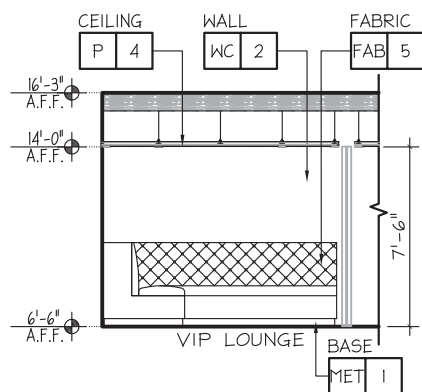
201 ELEVATION
SCALE: 1/8"=1'-0"



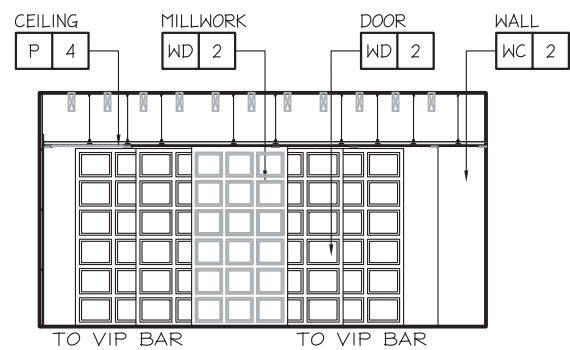
202 ELEVATION
SCALE: 1/8"=1'-0"



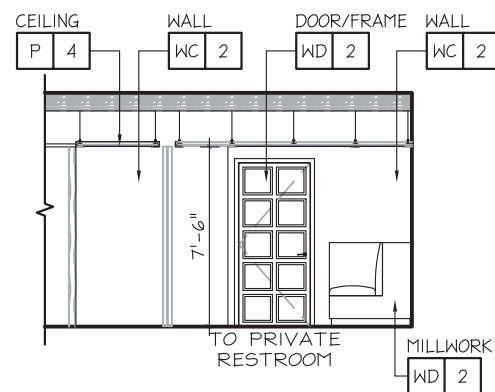
203 ELEVATION
SCALE: 1/8"=1'-0"



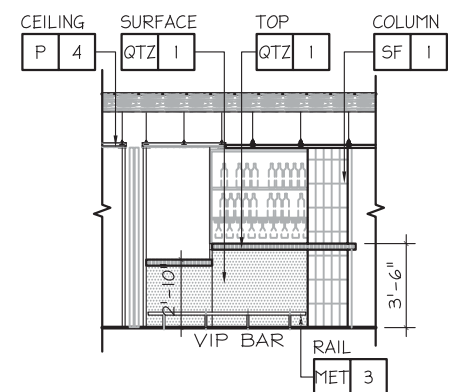
204 ELEVATION
SCALE: 1/8"=1'-0"



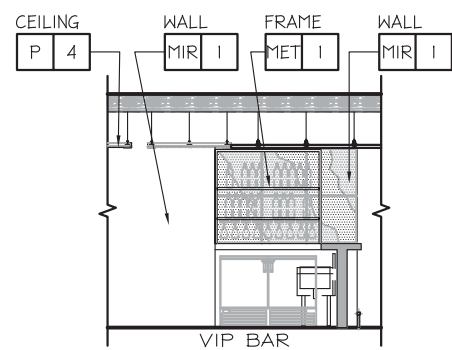
205 ELEVATION
SCALE: 1/8"=1'-0"



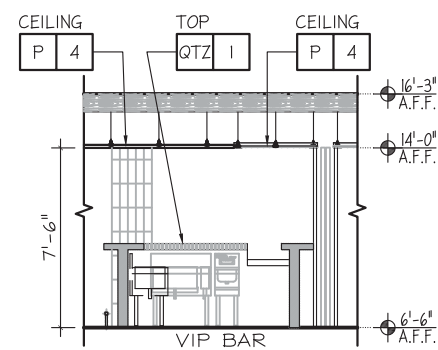
206 ELEVATION
SCALE: 1/8"=1'-0"



207 ELEVATION
SCALE: 1/8"=1'-0"



208 ELEVATION
SCALE: 1/8"=1'-0"



209 ELEVATION
SCALE: 1/8"=1'-0"

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E C H E V E R R Í A
D E S I G N G R O U P

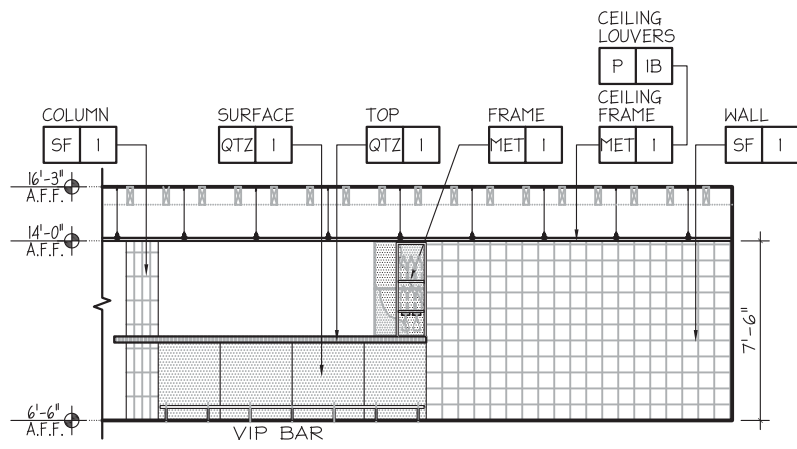
COMMERCIAL INTERIOR DESIGN SPACEPLANNING
353 ALCAZAR AVENUE CORAL GABLES, FL. 33134 TELEPHONE: (305)444-0505 FAX: (305)442-9577



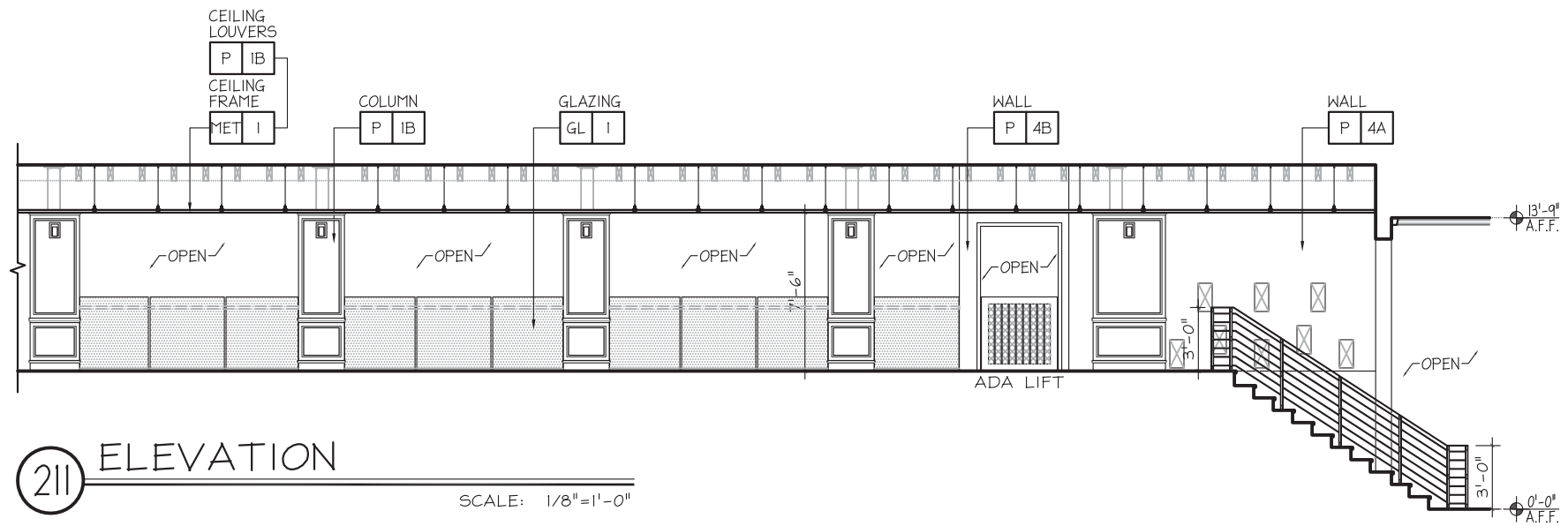
INTERIOR ELEVATIONS / RENDERINGS

SHEET NO.

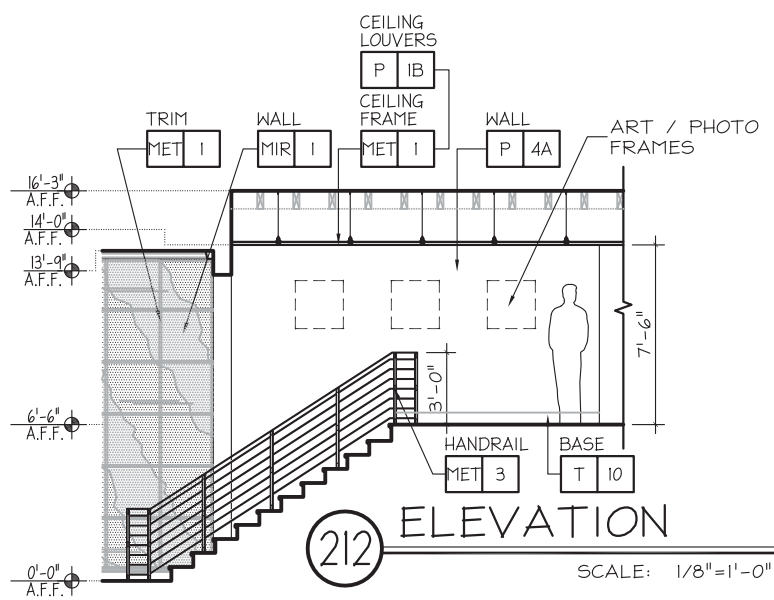
ID-3.6



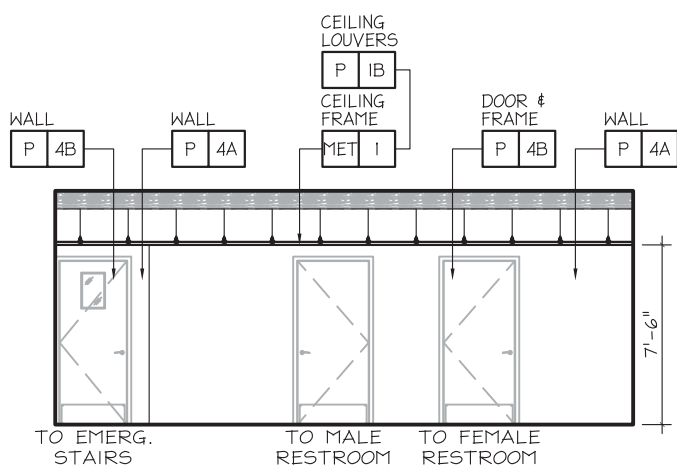
210 ELEVATION
SCALE: 1/8"=1'-0"



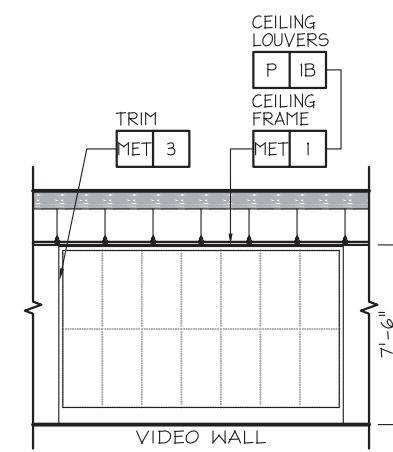
211 ELEVATION
SCALE: 1/8"=1'-0"



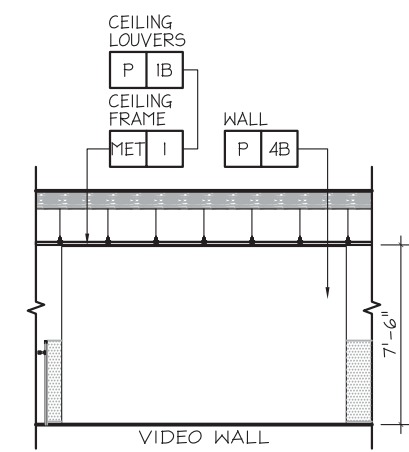
212 ELEVATION
SCALE: 1/8"=1'-0"



213 ELEVATION
SCALE: 1/8"=1'-0"



214 ELEVATION
SCALE: 1/8"=1'-0"

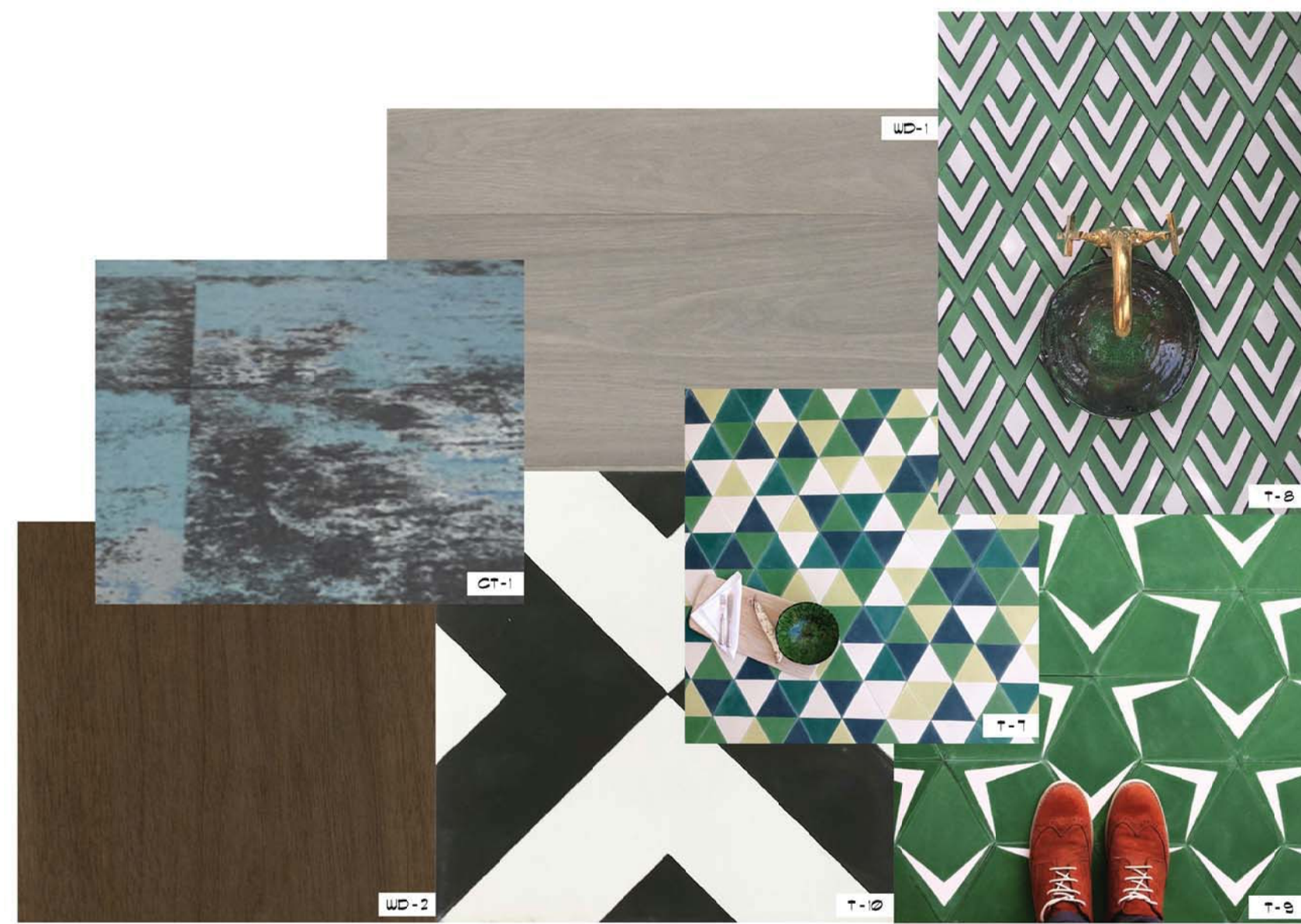


215 ELEVATION
SCALE: 1/8"=1'-0"

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LEGEND	
AC	ACRYLIC
CT	CARPET
FAB	FABRIC
GL	GLAZING
MET	METAL
MIR	MIRROR
P	PAIN
QTZ	QUARTZ
SF	SURFACE
T	TILE
WC	WALL COVERING
WD	WOOD



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FINISH SCHEDULE
SHEET NO.
ID-5