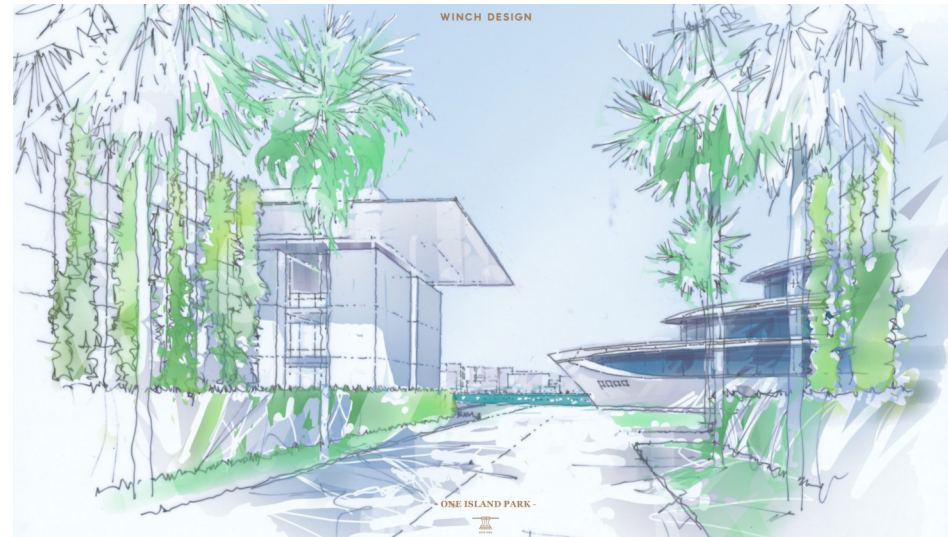


# ONE ISLAND PARK

120 MACARTHUR CAUSEWAY, MIAMI BEACH, FL 33139



## PB25-0784: 09-07-2025 FINAL SUBMITTAL

**SCOPE OF WORK:**

- THE PROJECT IS A PRIVATE SUPER-YACHT MARINA WHICH IS NOT OPEN TO THE PUBLIC.
- IT CONSISTS OF 4 BUILDINGS; A SECURITY GATEHOUSE, A MARINA PAVILION WITH GYM & ROOFTOP POOL, AN OWNER'S PAVILION, AND A MARINA OPERATIONS BUILDING.
- SITE WORK CONTAINS PADEL & PICKLEBALL COURTS, AND A PRIVATE OWNER'S POOL.

**LOCATION:**

120 MACARTHUR CAUSEWAY,  
MIAMI BEACH, FL 33139

LOCAL ZONING DESIGNATION: I-1

**APPLICABLE CODES:**

2023 FLORIDA BUILDING CODE  
2023 FLORIDA BUILDING CODE - ACCESSIBILITY  
2025 MIAMI BEACH RESILIENCY CODE  
2025 MIAMI DADE CODE OF ORDINANCES

SHEET INDEX		
SHEET NUMBER	SHEET NAME	PB25-0784: 09-07-2025 FINAL SUBMITTAL
A00	COVER SHEET	X
A01	AERIAL RENDERING	X
A02	ZONING DATA SHEET	X
A03	SURVEY	X
A04	SURVEY	X
A05	SURVEY	X
A06	CONTEXT LOCATION PLAN	X
A07	AERIAL VIEWS	X
A08	CONTEXT STUDY	X
A10	CONTEXT STREET VIEWS	X
A11	CONTEXT STREET VIEWS	X
A12	CONTEXT STREET VIEWS	X
A13	CONTEXT STREET VIEWS	X
A14	CONTEXT SITE PLAN	X
A15	EXISTING SITE PLAN	X
A16	DEMOLITION PLAN	X
A20	PROPOSED SITE PLAN	X
A21	FAR FIRST FLOOR	X
A22	FAR SECOND FLOOR	X
A23	FAR THIRD FLOOR	X
A24	OPEN SPACE DIAGRAM	X
A25	MANEUVERABILITY - FIRE TRUCK	X
A26	MANEUVERABILITY - GARBAGE TRUCK	X
A27	MANEUVERABILITY - TRUCK SU-30	X
A28	MANEUVERABILITY - PASSENGER VEHICLE	X
A30	GATEHOUSE FIRST FLOOR PLAN	X
A31	GATEHOUSE ROOF PLAN	X
A32	GATEHOUSE FRONT & REAR ELEVATIONS	X
A33	GATEHOUSE LEFT & RIGHT ELEVATIONS	X
A34	GATEHOUSE SECTION	X
A40	MARINA PAVILION FIRST FLOOR PLAN	X
A41	MARINA PAVILION SECOND FLOOR PLAN	X
A42	MARINA PAVILION THIRD FLOOR PLAN	X
A43	MARINA PAVILION ROOF PLAN	X
A44	MARINA PAVILION FRONT ELEVATION	X
A45	MARINA PAVILION REAR ELEVATION	X
A46	MARINA PAVILION LEFT ELEVATION	X
A47	MARINA PAVILION RIGHT ELEVATION	X
A48	MARINA PAVILION SECTION	X
A50	OWNER PAVILION FIRST FLOOR PLAN	X
A51	OWNER PAVILION SECOND FLOOR PLAN	X
A52	OWNER PAVILION ROOF PLAN	X
A53	OWNER PAVILION FRONT ELEVATION	X
A54	OWNER PAVILION REAR ELEVATION	X
A55	OWNER PAVILION LEFT ELEVATION	X
A56	OWNER PAVILION RIGHT ELEVATION	X

SHEET INDEX		
SHEET NUMBER	SHEET NAME	PB25-0784: 09-07-2025 FINAL SUBMITTAL
A57	OWNER PAVILION SECTION	X
A58	PAVILION PLAZA SECTION	X
A60	OPERATIONS FIRST FLOOR PLAN	X
A61	OPERATIONS SECOND FLOOR PLAN	X
A62	OPERATIONS ROOF PLAN	X
A63	OPERATIONS FRONT ELEVATION	X
A64	OPERATIONS REAR ELEVATION	X
A65	OPERATIONS LEFT ELEVATION	X
A66	OPERATIONS RIGHT ELEVATION	X
A67	OPERATIONS SECTION	X
A70	SHORELINE SETBACKS	X
A71	SHORELINE SETBACKS	X
A72	VIEW CORRIDOR	X
A80	GATEHOUSE ENTRY RENDERING	X
A81	EAST WATERWAY RENDERING	X
A82	WEST WATERWAY RENDERING	X
A83	OWNER PAVILION RENDERING	X

BMA Project No. 2025.05.1

ONE ISLAND PARK



MIAMI BEACH, FL



P: 786.409.4462  
2200 NW 2nd Ave Miami, FL 33127

**Project Management:**

Envoie Projects  
220 East 42nd Street, Suite 408  
New York, NY 10017  
P: 646.395.5499

**Owner's Representative / PM:**

Coastal Group Marinas  
Holtec Center, 1001 N. US Hwy One,  
Suite 710 Jupiter, FL 33477  
P: 561.385.1429

**Design Architect:**

Winch Design  
Parklife House, 133 Deodar Road  
London SW15 2NU  
P: +44 (0) 20 8392 8400

**Structural Engineer:**

TYLin Group  
32 Old Slip 10th and 17th Floors  
New York, NY 10005  
P: 212.228.0662

**Landscape Design Architect:**

Wirtz International Landscape Architects  
Botermelkdijk 464 2900 Schoten België  
P: +32 (0) 3 680 13 22

**Landscape Architect of Record:**

Christopher Cawley Landscape Architecture  
7245 NE 4th Ave, Suite 104  
Miami, FL 33138  
P: 786.536.2961

**MEPS Engineer:**

Hanington Engineering Consultants  
233 Mount Airy Road, Suite 202  
Basking Ridge, NJ 07920  
P: 973.691.0602

**Civil Engineer:**

Kimley Horn  
2 Alhambra Plaza, Suite 500  
Coral Gables, FL 33134  
P: 305.673.2025

No.	Issue	Date	To
		PB25-0784: 09-07-2025 FINAL SUBMITTAL	09/07/2025 MB

Scale

COVER SHEET

Drawn By  
JG, GS

Dwg. no.

A00



BMA Project No. 2025.05.1

ONE ISLAND PARK



Blaze Makoid

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Scale  
AERIAL RENDERING

Drawn By  
DH, BG

Dwg. no.

A01

COMMERCIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY RESULT IN A FAILED REVIEW

**FUTURE CROWN OF ROAD:**  
EL: 7.06'NGVD29

**OFF-STREET PARKING REQUIREMENTS:**  
MARINA: ONE SPACE PER EVERY TWO WET SLIPS; ONE SPACE PER EVERY TEN SLIPS IN DRY DOCK STORAGE FACILITY. 9 WET SLIPS PROPOSED, THEREFORE 5 SPACES REQUIRED.

**BICYCLE OFF-STREET PARKING REQUIREMENTS**  
MINIMUM SHORT-TERM BICYCLE PARKING SPACES (WHICHEVER IS GREATER)  
COMMERCIAL: 1 PER BUSINESS, 4 PER PROJECT OR 1 PER 10,000 SQUARE FEET  
4 REQUIRED SPACES @ 4 PER PROJECT (1 PROJECT, 38,000SF)

MINIMUM LONG-TERM BICYCLE PARKING SPACES (WHICHEVER IS GREATER)  
COMMERCIAL: 1 PER BUSINESS, OR 2 PER 5,000 SQUARE FEET  
16 REQUIRED SPACES @ 2 PER 5,000SF (38,000SF) (1 BUSINESS)

**OFF-STREET LOADING REQUIREMENTS**  
THREE SPACES @ FAR OVER 20,000SF BUT NOT OVER 40,000SF

**FIRST HABITABLE FLOOR REQUIREMENTS:**  
REQUIRED: 14' ABOVE DFE  
PROPOSED: 14' ABOVE DFE

COUNTY SHORELINE REQUIREMENTS:			
BUILDING	REQUIRED	PROPOSED	DEFICIENCIES
MARINA PAVILION:	36'-0 3/4" (25'-0" + 11'-0 3/4" (50% OF ADDITIONAL HEIGHT))	21'-3 3/4"	14'-9"
OWNER'S PAVILION:	29'-2 5/8" (25'-0" + 4'-2 5/8" (50% OF ADDITIONAL HEIGHT))	21'-3 3/4"	7'-10 7/8"
MARINA OPERATIONS:	29'-2 5/8" (25'-0" + 4'-2 5/8" (50% OF ADDITIONAL HEIGHT))	13'-2"	16'-0 5/8"
REQUIRED COUNTY SIDE SETBACKS:			
BUILDING	REQUIRED	PROPOSED	DEFICIENCIES
GATEHOUSE:	25'-0"	0'-0"	25'-0"
MARINA PAVILION:	25'-0"	33'-8 7/8"	N/A
OWNER'S PAVILION:	25'-0"	34'-0 1/2"	N/A
MARINA OPERATIONS:	25'-0"	35'-1 3/4"	N/A

ITEM #	Project Information				
1	Address: 120 MACARTHUR CAUSEWAY, MIAMI BEACH, FL 33139	Folio number(s):	02-4204-000-0060	Year built:	1981
2	Board file number(s), Determination of Architectural Significance:	DRB25-1121, N/A		Lot Area:	161,671 SF
3	Located within a Local Historic District (Yes or No): <b>NO</b>	Zoning District:	I-1	Lot width:	
4	Individual Historic Site (Yes or No):	<b>No</b>		Lot Depth:	
5	Base Flood Elevation:	10' NGVD29	Grade value in NGVD:	6.93' NGVD29	
6	Adjusted grade (BFE+Grade / 2):	8.47' NGVD29	Free board:	1'-0 3/4"	
7	Proposed Use:	PRIVATE MARINA			
8	Proposed Accessory Use:	N/A			
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):	Full Landscape Set provided separately.			
ZONING INFORMATION / CALCULATION		Required	Existing	Proposed	Deficiencies
13	<b>Floor Area Ratio (FAR)</b>	161,671sf (1.0)	1,527sf (±0.0094)	36,935sf (0.23)	
14	<b>Building Height</b>	75'-0" MAX.	14'-0"	46'-9 1/4" (@ Marina Pavilion)	
15	<b>At grade parking lot on the same lot</b>				
a	Front setbacks	0'-0"	varies, refer to existing site plan	varies, refer to proposed site plan	
b	Side interior setback	0'-0"	varies, refer to existing site plan	varies, refer to proposed site plan	
c	Side facing street setback	N/A	N/A	N/A	
d	Rear setback	0'-0"	varies, refer to existing site plan	varies, refer to proposed site plan	
16	<b>Subterranean, Pedestal &amp; Tower (Oceanfront)</b>	Required	Existing	Proposed	Deficiencies
a	Front setbacks	0'-0"	varies, refer to existing site plan	varies, refer to proposed site plan	
b	Side interior setback	0'-0"	varies, refer to existing site plan	varies, refer to proposed site plan	
c	Side facing street setback	N/A	N/A	N/A	
d	Rear setback	0'-0"	varies, refer to existing site plan	varies, refer to proposed site plan	
17	<b>Subterranean, Pedestal &amp; Tower (non-Oceanfront)</b>	Required	Existing	Proposed	Deficiencies
a	Front setbacks	N/A	N/A	N/A	
b	Side interior setback	N/A	N/A	N/A	
c	Side facing street setback	N/A	N/A	N/A	
d	Rear setback	N/A	N/A	N/A	
18	<b>Minimum Apartment Unit Size</b>	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A	N/A	N/A	
b	Rehabilitated Buildings	N/A	N/A	N/A	
c	Hotel Unit	N/A	N/A	N/A	
19	<b>Average Apartment Unit Size</b>	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A	N/A	N/A	
b	Rehabilitated Buildings	N/A	N/A	N/A	
c	Hotel Unit	N/A	N/A	N/A	
20	<b>Required Open-space ratio (RPS, CPS)</b>	20%	60%	38.7%	
21	<b>Parking</b>	5	32	11	
22	<b>Loading</b>	3	N/A	3	

Notes: Indicate N/A if not applicable.

BMA Project No. 2025.05.1



**BMA ARCHITECTS**  
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2200 NW 2nd Ave Miami, FL 33127

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No.	Issue	Date	To
	PB25-0784: 09-07-2025 FINAL SUBMITTAL	09/07/2025	MB

Scale  
As indicated  
ZONING DATA SHEET

Drawn By  
JG

Dwg. no.  
A02



**ABBREVIATIONS:**

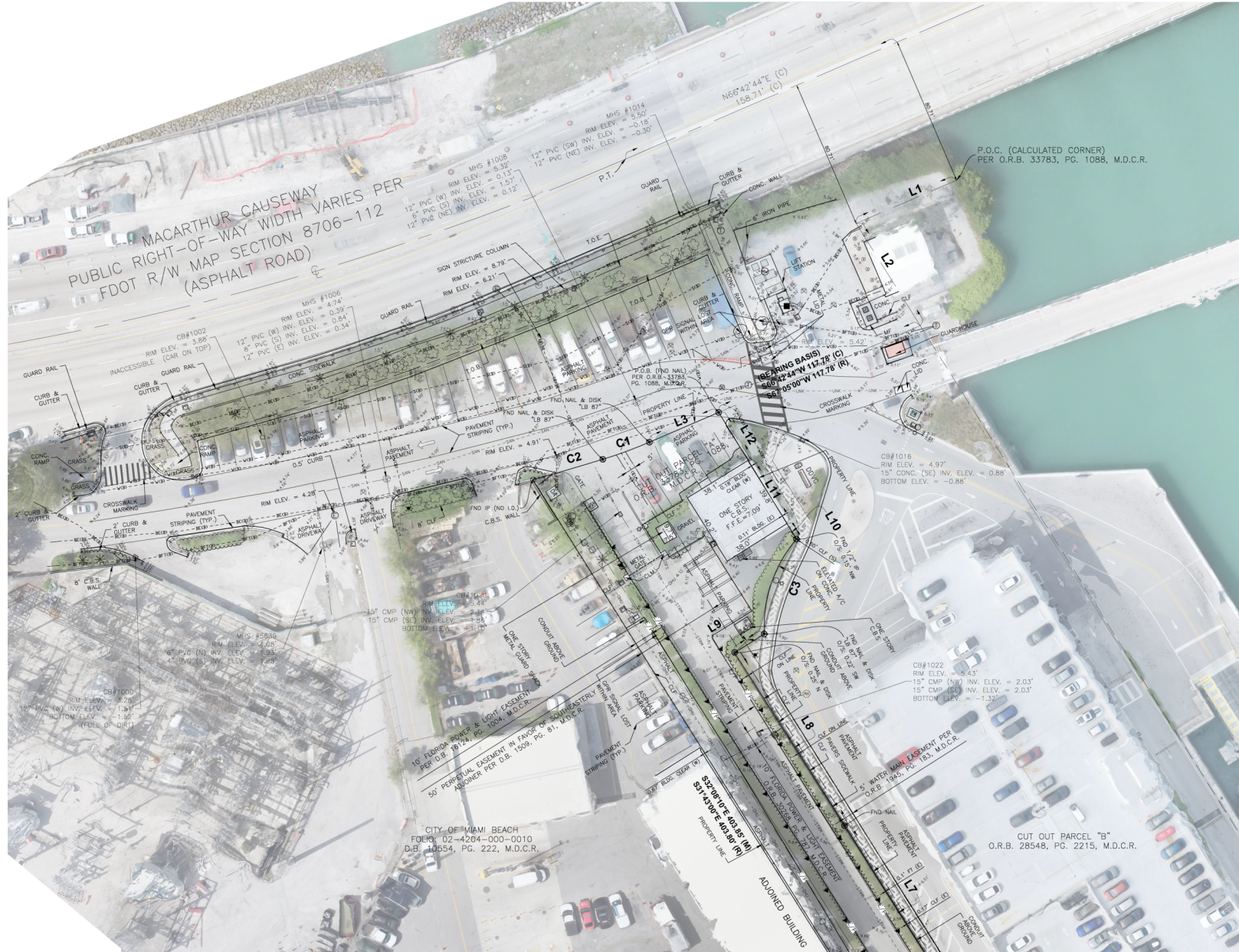
- A/C = AIR CONDITIONER
- BLDG = BUILDING
- (C) = CALCULATED
- CB = CATCH BASIN
- CBS = CONCRETE BLOCK STRUCTURE
- CLF = CHAIN LINK FENCE
- CI = CURB INLET
- CIP = CAST IRON PIPE
- CLM = CONCRETE COLUMN
- CMP = CORRUGATED METAL PIPE
- CONC. = CONCRETE
- DA = DUMPSTER AREA
- (D) = DEED MEASUREMENT
- D.B. = DEED BOOK
- DDCV = DOUBLE DETECTOR CHECK VALVE
- DE = DRAINAGE EASEMENT
- DIP = DUCTILE IRON PIPE
- E = EAST
- E/P = EDGE OF PAVEMENT
- ELEV. = ELEVATION
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- F.F. = FINISH FLOOR
- FND = FOUND
- FSL = FIRE AND LIFE SAFETY
- INV. = INVERT
- IP = IRON PIPE
- IR = IRON ROD
- IRC = IRON ROD & CAP
- LB = LICENSE BUSINESS
- (M) = MEASURED DISTANCE
- MAT = MATERIAL
- MC = MOORING CLEAT
- MF = METAL FENCE
- M.D.C.R. = MIAMI DADE COUNTY RECORDS
- N = NORTH
- NE = NORTHEAST
- NW = NORTHWEST
- NL&W = NAIL & WASHER
- NAD = NORTH AMERICAN DATUM
- NGVD29 = NATIONAL GEODETIC DATUM 1929
- NGVD88 = NORTH AMERICAN VERTICAL DATUM 1988
- NCS = NATIONAL GEODETIC SURVEY
- O.R.B. = OFFICIAL RECORDS BOOK
- O/S = OFF SET
- (P) = PLAT MEASUREMENT
- P.B. = PLAT BOOK
- PG. = PAGE
- PKW = PARKER KAYLON NAIL & WASHER
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCE
- PLS = PROFESSIONAL LAND SURVEYOR
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- (R) = RECORD DISTANCE
- R = RADIUS
- R/W = RIGHT-OF-WAY
- S = SOUTH
- SWK. = SIDEWALK
- (SE) = SOUTHEAST
- (SW) = SOUTHWEST
- T.O.B. = TOP OF BANK
- T.O.E. = TOE OF SLOPE
- TYP. = TYPICAL
- UNK = UNKNOWN
- GPR = GROUND PENETRATING RADAR

**LEGEND:**

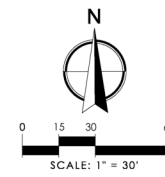
- ⊠ = AIR CONDITIONER
- ⊠ = BACK FLOW PREVENTER
- ⊠ = CATCH BASIN
- ⊠ = CALL BOX
- ⊠ = CONCRETE POWER POLE
- ⊠ = CLEANOUT
- ⊠ = ELECTRIC BOX
- ⊠ = ELECTRIC METER
- ⊠ = ELECTRIC OUTLET
- ⊠ = FOUND IRON ROD "AS NOTED"
- ⊠ = FOUND IRON ROD & CAP "AS NOTED"
- ⊠ = FOUND NAIL & DISK "AS NOTED"
- ⊠ = LIGHT POLE
- ⊠ = CAMERA POLE
- ⊠ = SINGLE SIGN POST
- ⊠ = WATER VALVE
- x 0.00 = HARD SURFACE ELEVATION
- x 0.0 = SOFT SURFACE ELEVATION
- ⊠ = FIRE HYDRANT
- ⊠ = IRRIGATION VALVE
- ⊠ = SPOT LIGHT
- ⊠ = SANITARY MANHOLE
- ⊠ = DRAINAGE MANHOLE
- ⊠ = WATER METER
- ⊠ = ELECTRIC MANHOLE
- ⊠ = GUY ANCHOR
- ⊠ = MANHOLE (UNKNOWN)
- ⊠ = MONITORING WELL
- ⊠ = AIR CONDITIONER
- ⊠ = ELECTRIC METER
- ⊠ = TRANSFORMER
- ⊠ = TREE (UNKNOWN)
- ⊠ = TREE (PALM)
- ⊠ = TREE (PALM-CLUSTER)
- ⊠ = WOOD POWER POLE

**LINE LEGEND:**

- = CHAIN LINK FENCE
- = GUARD RAIL
- = METAL FENCE
- = STORM DRAIN LINE
- = SANITARY SEWER LINE
- = WOOD FENCE
- = OVERHEAD UTILITY LINE
- = TOP OF BANK
- = TOE OF SLOPE
- = VEGETATION LINE
- = BURIED ELECTRIC LINE
- = BURIED FIBER OPTICS TELEPHONE LINE
- = WATER LINE
- = FORCE MAIN LINE
- = UNKNOWN UTILITY LINE



FOR CONTINUATION SEE SHEET 3



LINE #	DIRECTION	LENGTH
L1	S67°05'00"W (R)	58.70' (R)
L2	S66°42'44"W (C)	58.70' (C)
L3	S31°43'00"E (R)	64.75' (R)
L4	S32°05'16"E (C)	64.75' (C)
L5	S67°05'00"W (R)	40.43' (R)
L6	S66°42'44"W (M)	40.43' (M)
L7	N32°27'12"W (R)	59.61' (R)
L8	N32°52'22"W (M)	59.61' (M)
L9	N32°00'10"W (R)	61.22' (R)
L10	N32°29'20"W (M)	61.22' (M)
L11	N31°57'07"W (R)	59.87' (R)
L12	N32°22'17"W (M)	59.87' (M)
L13	N31°45'47"W (R)	99.47' (R)
L14	N32°10'57"W (M)	99.47' (M)
L15	N32°00'04"W (R)	109.79' (R)
L16	N32°25'14"W (M)	109.79' (M)
L17	N58°01'56"E (R)	19.00' (R)
L18	N57°36'46"E (M)	19.00' (M)
L19	N31°06'33"W (R)	10.00' (R)
L20	N31°31'43"W (M)	10.00' (M)
L21	N31°06'33"W (R)	39.60' (R)
L22	N31°31'43"W (M)	39.60' (M)
L23	N31°06'33"W (R)	30.28' (R)
L24	N31°31'43"W (M)	30.28' (M)

CURVE #	RADIUS	DELTA	LENGTH
C1	243.86' (R)	6°15'30" (R)	26.64' (R)
	243.86' (M)	6°15'30" (M)	26.64' (M)
C2	1566.95' (R)	1°25'44" (R)	39.08' (R)
	1566.95' (M)	1°25'44" (M)	39.12' (M)
C3	71.65' (R)	4°35'24" (R)	54.95' (R)
	71.65' (M)	4°35'24" (M)	54.95' (M)



NO.	DATE	DESCRIPTION	DESIGNATION
1	05/07/25	UPDATE/SCALE	
2	09/02/25	UPDATE/AREA	

SURVEYOR OF RECORD  
ROBERTO MANTECON  
PSM # 4431

**BOUNDARY AND TOPOGRAPHIC SURVEY**  
ONE ISLAND PARK SURVEY  
SECTION 4, TOWNSHIP 54 SOUTH, RANGE 42 EAST  
MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

SHEET:  
2 of 3

BMA Project No. 2025.05.1

ONE ISLAND PARK



Blaise Makoid

MIAMI BEACH, FL



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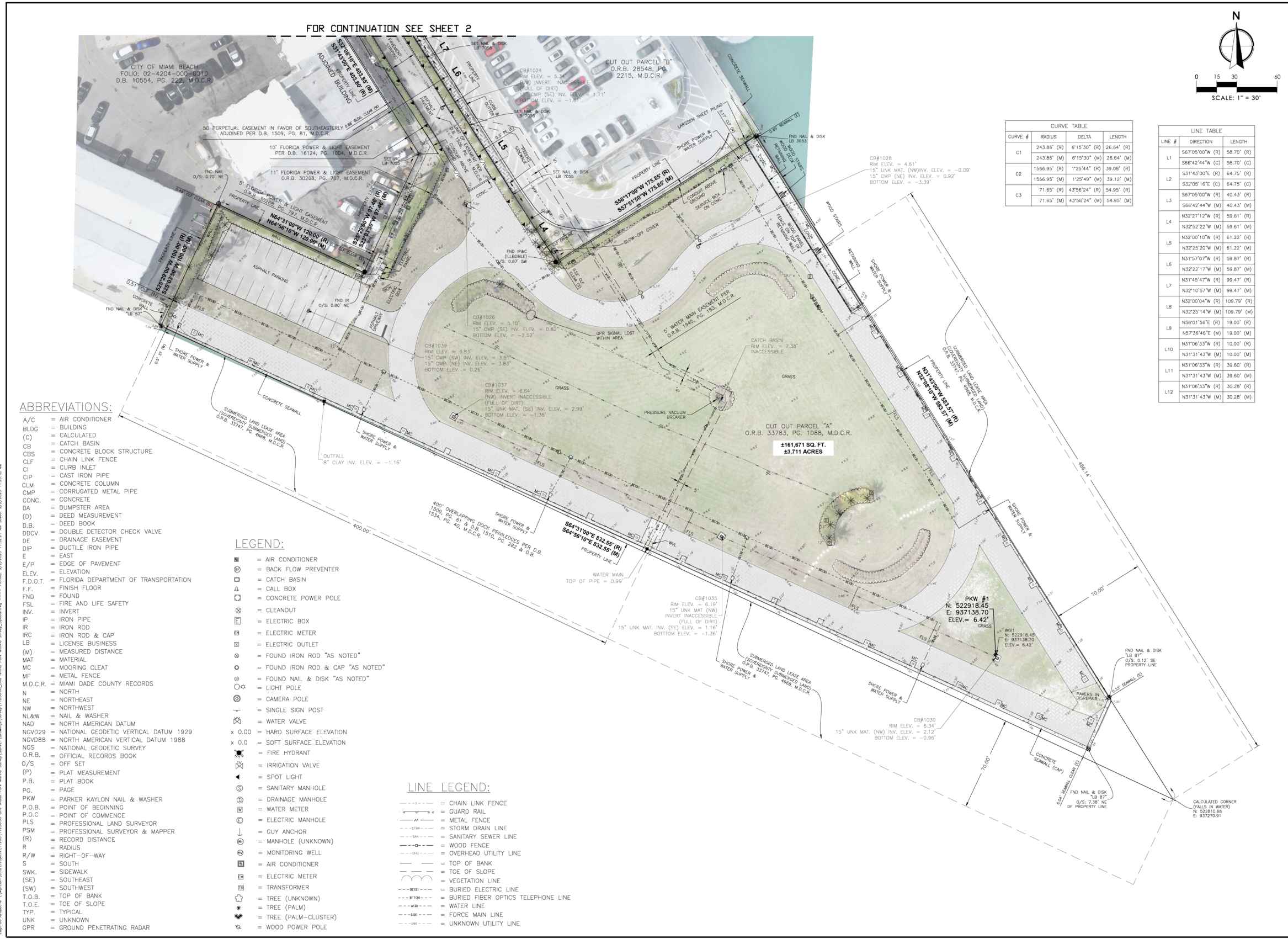
No.	Issue	Date	MB	To
	PB25-0784: 09-07-2025 FINAL SUBMITTAL	09/07/2025		

Scale  
SURVEY



Drawn By  
WGI

Dwg. no.  
A04



**ABBREVIATIONS:**

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- E = EAST
- E/P = EDGE OF PAVEMENT
- ELEV. = ELEVATION
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- F.F. = FINISH FLOOR
- FND = FOUND
- FSL = FIRE AND LIFE SAFETY
- INV. = INVERT
- IP = IRON PIPE
- IR = IRON ROD
- IRC = IRON ROD & CAP
- LB = LICENSE BUSINESS
- (M) = MEASURED DISTANCE
- MAT = MATERIAL
- MC = MOORING CLEAT
- MF = METAL FENCE
- M.D.C.R. = MIAMI DADE COUNTY RECORDS
- N = NORTH
- NE = NORTHEAST
- NW = NORTHWEST
- NL&W = NAIL & WASHER
- NAD = NORTH AMERICAN DATUM
- NGVD29 = NATIONAL GEODETIC VERTICAL DATUM 1929
- NGVD88 = NORTH AMERICAN VERTICAL DATUM 1988
- NGS = NATIONAL GEODETIC SURVEY
- O.R.B. = OFFICIAL RECORDS BOOK
- O/S = OFF SET
- (P) = PLAT MEASUREMENT
- P.B. = PLAT BOOK
- PG. = PAGE
- PKW = PARKER KAYLON NAIL & WASHER
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCE
- PLS = PROFESSIONAL LAND SURVEYOR
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- (R) = RECORD DISTANCE
- R = RADIUS
- R/W = RIGHT-OF-WAY
- S = SOUTH
- SWK. = SIDEWALK
- (SE) = SOUTHEAST
- (SW) = SOUTHWEST
- T.O.B. = TOP OF BANK
- T.O.E. = TOE OF SLOPE
- TYP. = TYPICAL
- UNK = UNKNOWN
- GPR = GROUND PENETRATING RADAR

**LEGEND:**

- ⊠ = AIR CONDITIONER
- ⊞ = BACK FLOW PREVENTER
- ⊞ = CATCH BASIN
- ⊞ = CALL BOX
- ⊞ = CONCRETE POWER POLE
- ⊞ = CLEANOUT
- ⊞ = ELECTRIC BOX
- ⊞ = ELECTRIC METER
- ⊞ = ELECTRIC OUTLET
- ⊞ = FOUND IRON ROD "AS NOTED"
- ⊞ = FOUND IRON ROD & CAP "AS NOTED"
- ⊞ = FOUND NAIL & DISK "AS NOTED"
- ⊞ = LIGHT POLE
- ⊞ = CAMERA POLE
- ⊞ = SINGLE SIGN POST
- ⊞ = WATER VALVE
- x 0.00 = HARD SURFACE ELEVATION
- x 0.0 = SOFT SURFACE ELEVATION
- ⊞ = FIRE HYDRANT
- ⊞ = IRRIGATION VALVE
- ⊞ = SPOT LIGHT
- ⊞ = SANITARY MANHOLE
- ⊞ = DRAINAGE MANHOLE
- ⊞ = WATER METER
- ⊞ = ELECTRIC MANHOLE
- ⊞ = GUY ANCHOR
- ⊞ = MANHOLE (UNKNOWN)
- ⊞ = MONITORING WELL
- ⊞ = AIR CONDITIONER
- ⊞ = ELECTRIC METER
- ⊞ = TRANSFORMER
- ⊞ = TREE (UNKNOWN)
- ⊞ = TREE (PALM)
- ⊞ = TREE (PALM-CLUSTER)
- ⊞ = WOOD POWER POLE

**LINE LEGEND:**

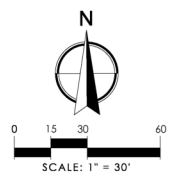
- = CHAIN LINK FENCE
- = GUARD RAIL
- = METAL FENCE
- = STORM DRAIN LINE
- = SANITARY SEWER LINE
- = WOOD FENCE
- = OVERHEAD UTILITY LINE
- = TOP OF BANK
- = TOE OF SLOPE
- = VEGETATION LINE
- = BURIED ELECTRIC LINE
- = BURIED FIBER OPTICS TELEPHONE LINE
- = WATER LINE
- = FORCE MAIN LINE
- = UNKNOWN UTILITY LINE

**CURVE TABLE**

CURVE #	RADIUS	DELTA	LENGTH
C1	243.86' (R)	6°15'30" (R)	26.64' (R)
	243.86' (M)	6°15'30" (M)	26.64' (M)
C2	1566.95' (R)	1°25'44" (R)	39.08' (R)
	1566.95' (M)	1°25'44" (M)	39.12' (M)
C3	71.85' (R)	4°35'24" (R)	54.95' (R)
	71.85' (M)	4°35'24" (M)	54.95' (M)

**LINE TABLE**

LINE #	DIRECTION	LENGTH
L1	S67°05'00"W (R)	58.70' (R)
	S66°42'44"W (C)	58.70' (C)
L2	S31°43'00"E (C)	64.75' (R)
	S32°05'16"E (C)	64.75' (C)
L3	S67°05'00"W (R)	40.43' (R)
	S66°42'44"W (M)	40.43' (M)
L4	N32°27'12"W (R)	59.61' (R)
	N32°52'22"W (M)	59.61' (M)
L5	N32°00'10"W (R)	61.22' (R)
	N32°25'20"W (M)	61.22' (M)
L6	N31°57'07"W (R)	59.87' (R)
	N32°22'17"W (M)	59.87' (M)
L7	N31°45'47"W (R)	99.47' (R)
	N32°10'57"W (M)	99.47' (M)
L8	N32°00'04"W (R)	109.79' (R)
	N32°25'14"W (M)	109.79' (M)
L9	N58°01'56"E (R)	19.00' (R)
	N57°36'46"E (M)	19.00' (M)
L10	N31°06'33"W (R)	10.00' (R)
	N31°14'43"W (M)	10.00' (M)
L11	N31°06'33"W (R)	39.60' (R)
	N31°14'43"W (M)	39.60' (M)
L12	N31°06'33"W (R)	30.28' (R)
	N31°14'43"W (M)	30.28' (M)



**REVISIONS**

NO.	DATE	DESCRIPTION	BY
1	05/07/25	UPDATE/ASSESS/DESIGNATION	NC
2	09/02/25	UPDATE/AREA	NC

**CAD**

NO.	DATE	DESCRIPTION	BY
1	11/26/00		NC
2			NC

**BOUNDARY AND TOPOGRAPHIC SURVEY**  
**ONE ISLAND PARK SURVEY**  
 SECTION 4, TOWNSHIP 54 SOUTH, RANGE 42 EAST  
 MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

**SHEET:**  
 3 of 3

Scale  
 SURVEY

Drawn By  
 WGI

Dwg. no.  
**A05**

BMA Project No. 2025.05.1

**ONE ISLAND PARK**

Blaze Makoid

MIAMI BEACH, FL

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PB25-0784: 09-07-2025 FINAL SUBMITTAL 09/07/25 MB

No.	Issue	Date	To



BMA Project No. 2025.05.1

**ONE ISLAND PARK**



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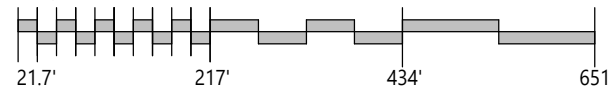
**Landscape Design Architect:**  
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Graphic Scale: 1 inch = 217 feet



No.	Issue	Date	To
	PB25-0784: 09-07-2025 FINAL SUBMITTAL	09/07/2025	MB

Scale  
1 : 2600

**CONTEXT LOCATION PLAN**



Drawn By  
JG

Dwg. no.

**A06**

PB25-0784: 09-07-2025 FINAL SUBMITTAL



VIEW TOWARD NORTH



VIEW TOWARD SOUTH

BMA Project No. 2025.05.1

ONE ISLAND PARK



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No.	Issue	Date	To
	PB25-0784: 09-07-2025 FINAL SUBMITTAL	09/07/2025	MB

Scale  
AERIAL VIEWS

Drawn By  
JG

Dwg. no.

A07



MACARTHUR CAUSEWAY

US COAST GUARD

SOUTH BEACH

PORT OF MIAMI

FISHER ISLAND

170 MACARTHUR CAUSEWAY  
AREA: 161,671 SF

BMA Project No. 2025.05.1

ONE ISLAND PARK



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Scale

CONTEXT STUDY

Drawn By  
JG

Dwg. no.

A08

No.	Issue	Date	To
	PB25-0784: 09-07-2025 FINAL SUBMITTAL	09/07/2025	MB

PB25-0784: 09-07-2025  
FINAL SUBMITTAL



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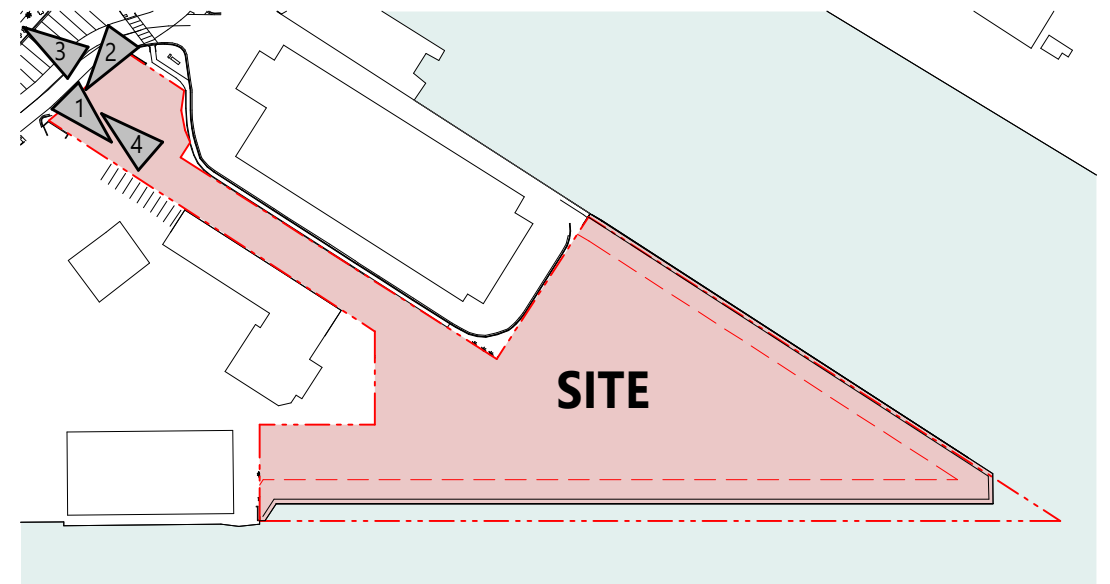
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3 2025.05.05



4 2025.05.05



BMA Project No. 2025.05.1

**ONE ISLAND PARK**  
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No.	Issue	Date	To
PB25-0784: 09-07-2025	FINAL SUBMITTAL	09/07/2025	MB

Scale  
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**CONTEXT STREET VIEWS**  
 Drawn By  
 JG  
 Dwg. no.  
**A10**





9 2025.05.05



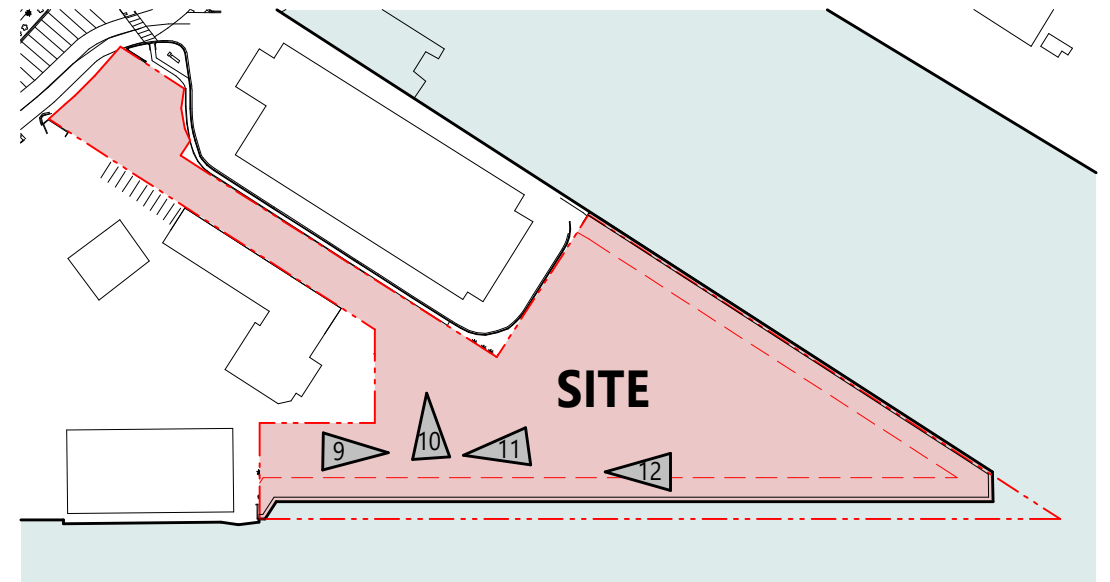
10 2025.05.05



11 2025.05.05



12 2025.05.05



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**ONE ISLAND PARK**  
MIAMI BEACH, FL

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No.	Issue	Date	To
		09/07/2025	MB

PB25-0784: 09-07-2025 FINAL SUBMITTAL

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**CONTEXT STREET VIEWS**  
Dwg. no.  
**A12**  
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13 2025.05.05



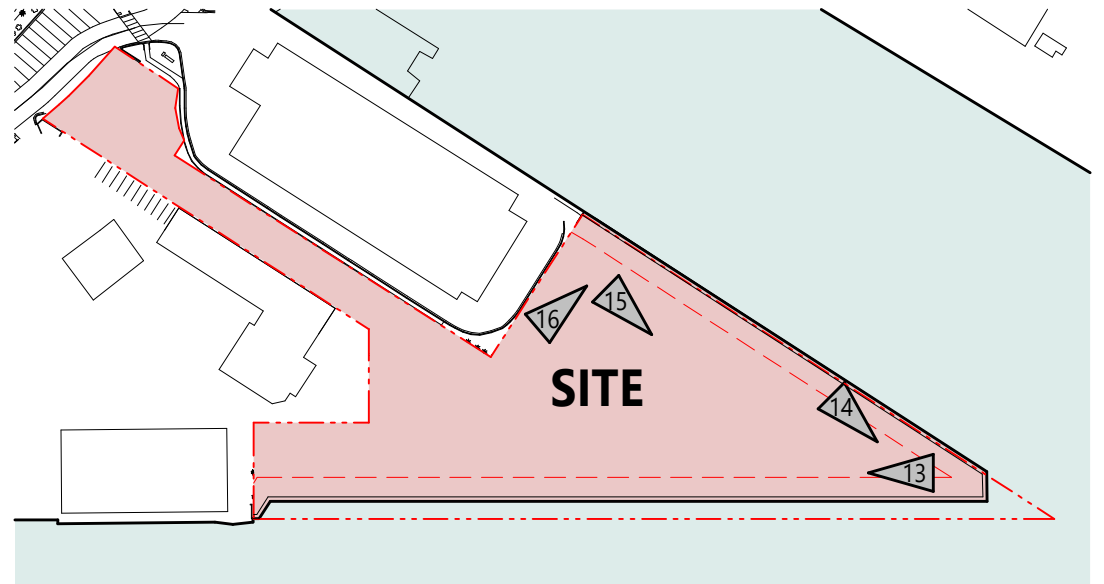
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15 2025.05.05



16 2025.05.05



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**ONE ISLAND PARK**  
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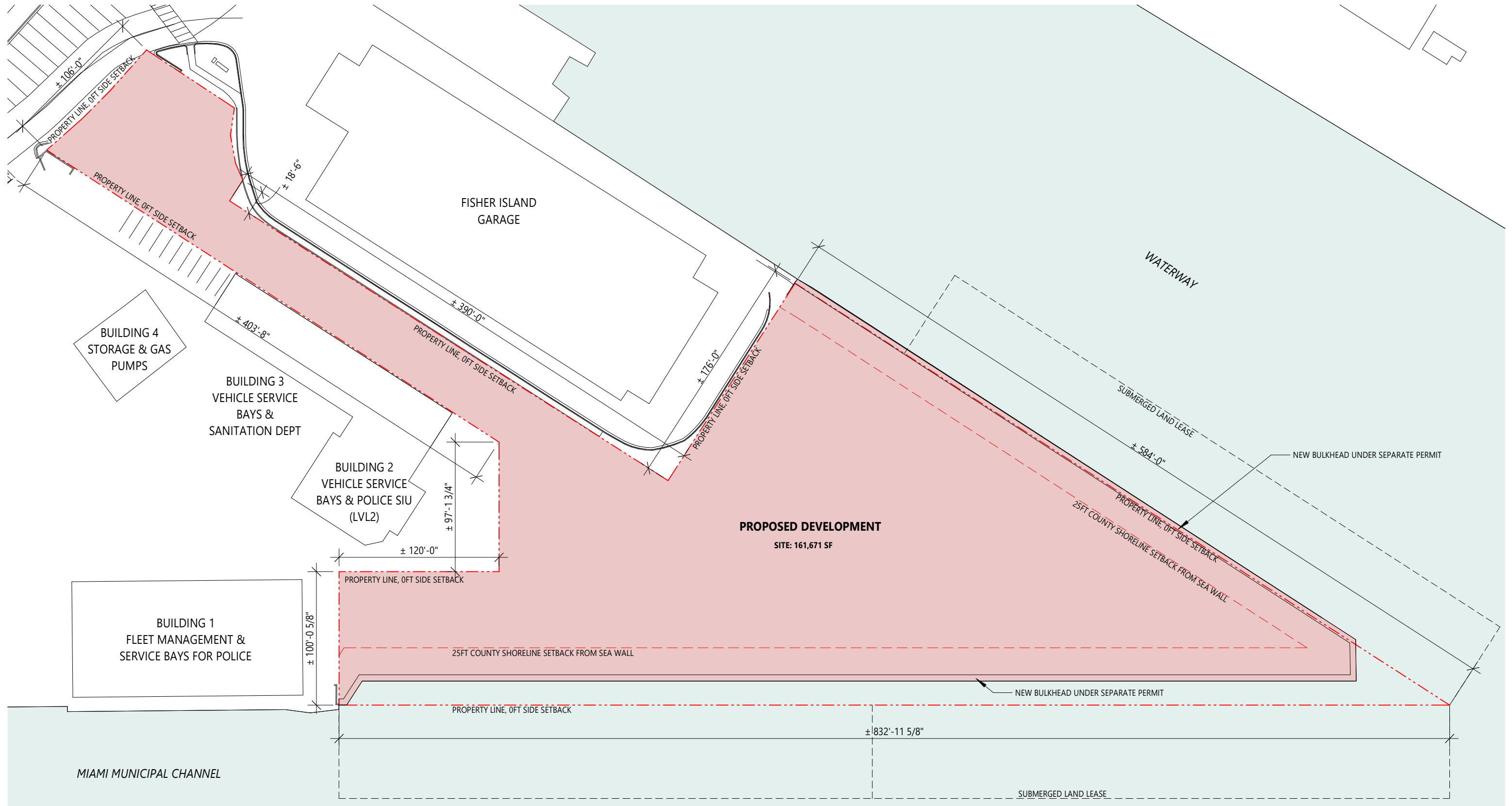
**Structural Engineer:**  
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No.	Issue	Date	To
PB25-0784: 09-07-2025	FINAL SUBMITTAL	09/07/2025	MB

Scale  
 1" = 200'-0"  
**CONTEXT STREET VIEWS**  
 Drawn By  
 JG  
 Dwg. no.  
**A13**



BMA Project No. 2025.05.1

ONE ISLAND PARK



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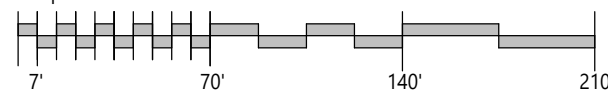
**Landscape Design Architect:**  
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Graphic Scale: 1 inch = 70 feet



No.	Issue	Date	To
PB25-0784	09-07-2025 FINAL SUBMITTAL	09/07/2025	MB

Scale  
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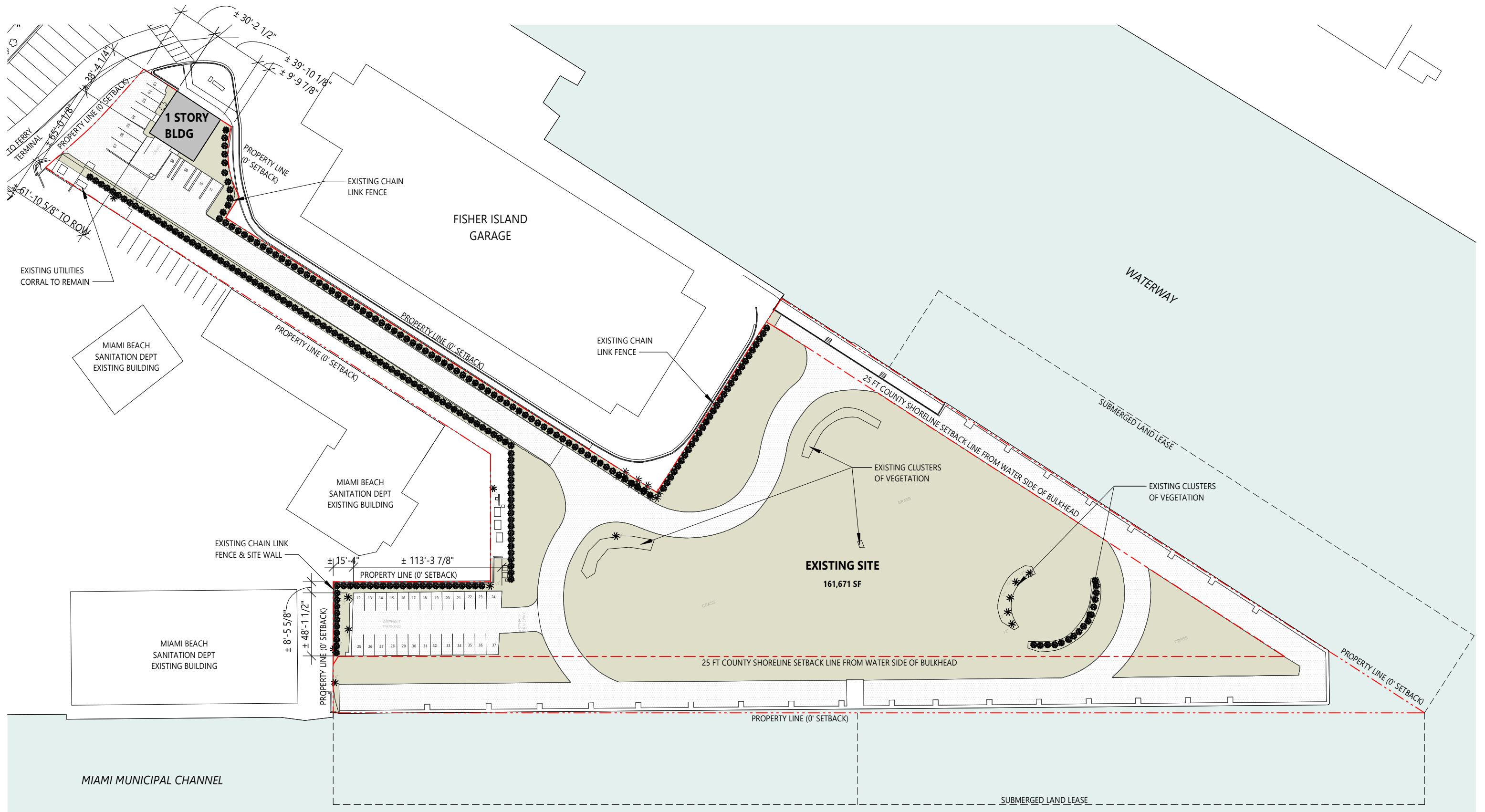
CONTEXT SITE PLAN



Drawn By  
JK, JG, GS

Dwg. no.

A14



BMA Project No. 2025.05.1

ONE ISLAND PARK



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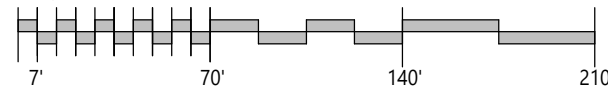
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PB25-0784	09-07-2025 FINAL SUBMITTAL	09/07/2025	MB

Scale  
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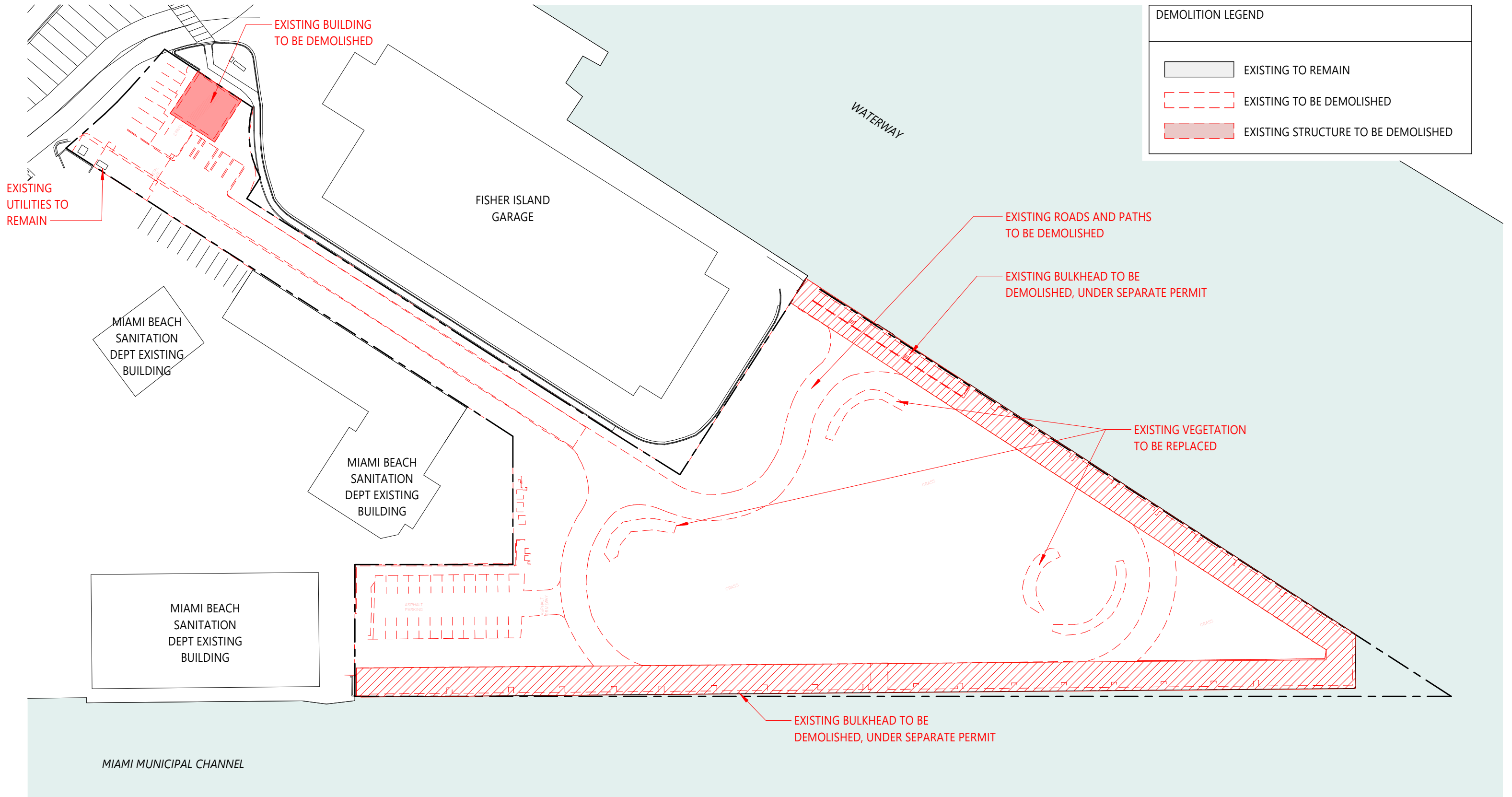
EXISTING SITE PLAN



Drawn By  
JG

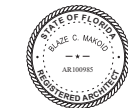
Dwg. no.

A15



BMA Project No. 2025.05.1

ONE ISLAND PARK



Blaze Makoid

MIAMI BEACH, FL



P: 786.409.4462  
2200 NW 2nd Ave Miami, FL 33127

**Project Management:**  
Envoie Projects  
220 East 42nd Street, Suite 408  
New York, NY 10017  
P: 646.395.5499

**Owner's Representative / PM:**  
Coastal Group Marinas  
Holtec Center, 1001 N. US Hwy One,  
Suite 710 Jupiter, FL 33477  
P: 561.385.1429

**Design Architect:**  
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Parklife House, 133 Deodar Road  
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P: +44 (0) 20 8392 8400

**Structural Engineer:**  
TYLin Group  
32 Old Slip 10th and 17th Floors  
New York, NY 10005  
P: 212.228.0662

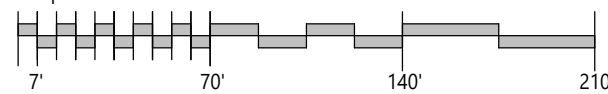
**Landscape Design Architect:**  
Wirtz International Landscape Architects  
Botermelkdijk 464 2900 Schoten België  
P: +32 (0) 3 680 13 22

**Landscape Architect of Record:**  
Christopher Cawley Landscape Architecture  
7245 NE 4th Ave, Suite 104  
Miami, FL 33138  
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**MEPS Engineer:**  
Hanington Engineering Consultants  
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Basking Ridge, NJ 07920  
P: 973.691.0602

**Civil Engineer:**  
Kimley Horn  
2 Alhambra Plaza, Suite 500  
Coral Gables, FL 33134  
P: 305.673.2025

Graphic Scale: 1 inch = 70 feet



No.	Issue	Date	To
PB25-0784	09-07-2025 FINAL SUBMITTAL	09/07/2025	MB

Scale  
1" = 70'-0"

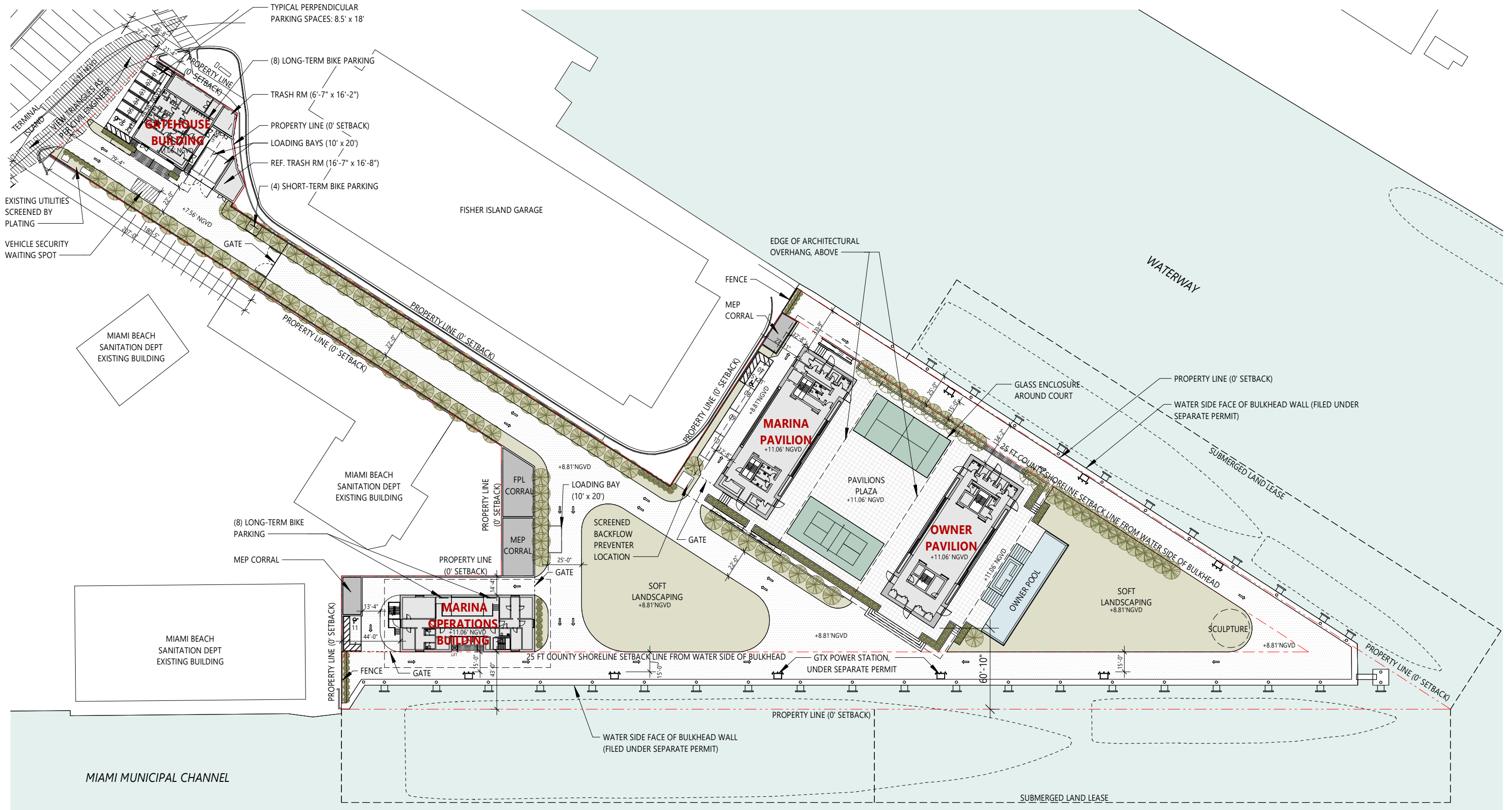
DEMOLITION PLAN



Drawn By  
JG

Dwg. no.

A16



BMA Project No. 2025.05.1

ONE ISLAND PARK



P: 786.409.4462  
2200 NW 2nd Ave Miami, FL 33127

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P: 646.395.5499

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32 Old Slip 10th and 17th Floors  
New York, NY 10005  
P: 212.228.0662

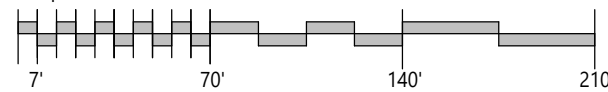
**Landscape Design Architect:**  
Wirtz International Landscape Architects  
Botermelkdijk 464 2900 Schoten België  
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P: 305.673.2025

Graphic Scale: 1 inch = 70 feet



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PB25-0784	09-07-2025 FINAL SUBMITTAL	09/07/2025	MB

Scale  
1" = 70'-0"

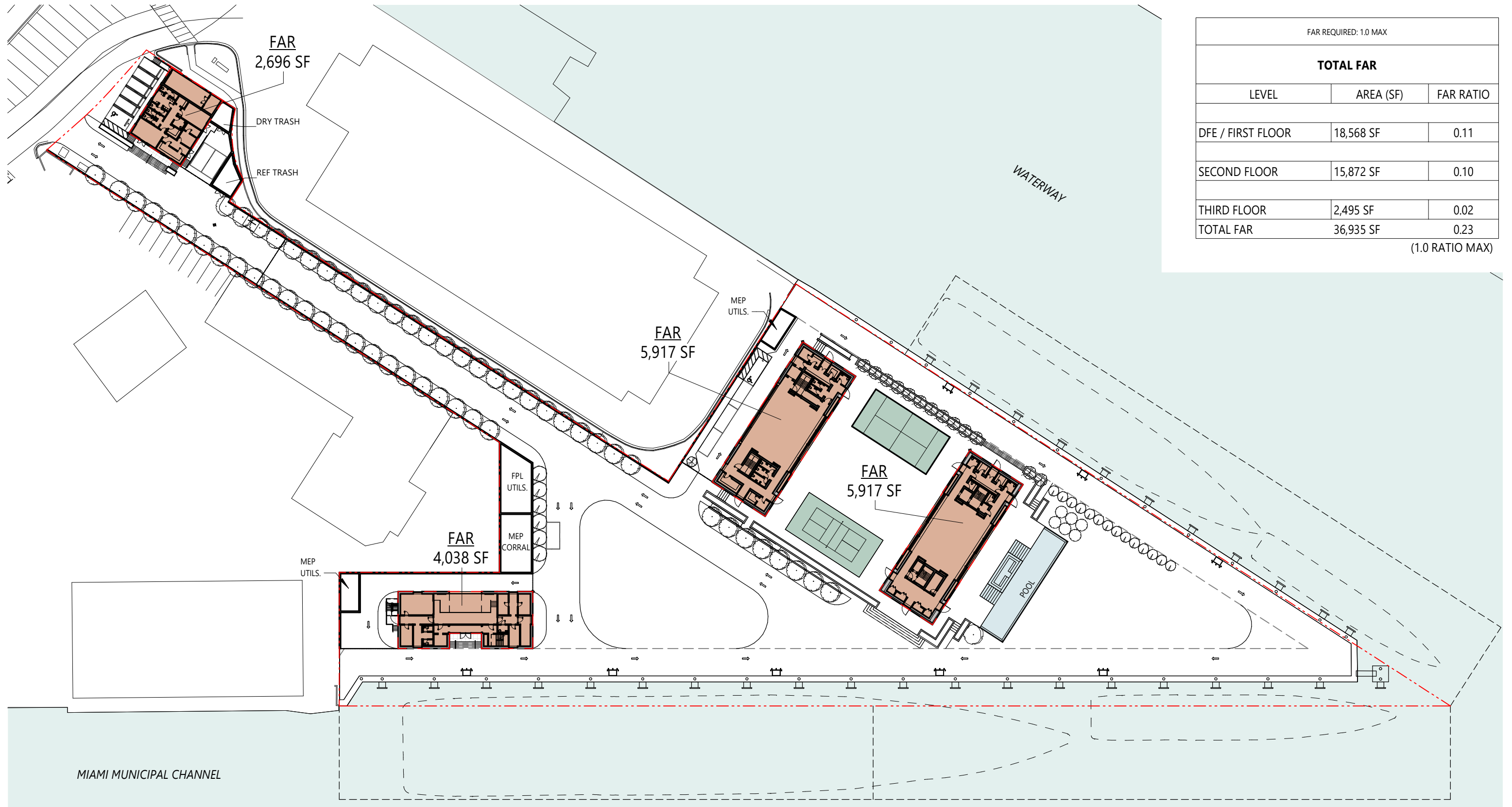
PROPOSED SITE PLAN



Drawn By  
JK, JG, GS

Dwg. no.

A20



FAR REQUIRED: 1.0 MAX		
TOTAL FAR		
LEVEL	AREA (SF)	FAR RATIO
DFE / FIRST FLOOR	18,568 SF	0.11
SECOND FLOOR	15,872 SF	0.10
THIRD FLOOR	2,495 SF	0.02
TOTAL FAR	36,935 SF	0.23

(1.0 RATIO MAX)

BMA Project No. 2025.05.1

ONE ISLAND PARK



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**Structural Engineer:**  
TYLin Group  
32 Old Slip 10th and 17th Floors  
New York, NY 10005  
P: 212.228.0662

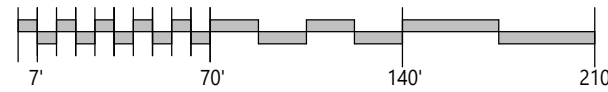
**Landscape Design Architect:**  
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**Civil Engineer:**  
Kimley Horn  
2 Alhambra Plaza, Suite 500  
Coral Gables, FL 33134  
P: 305.673.2025

Graphic Scale: 1 inch = 70 feet



No.	Issue	Date	To
PB25-0784	09-07-2025 FINAL SUBMITTAL	09/07/2025	MB

Scale  
1" = 70'-0"

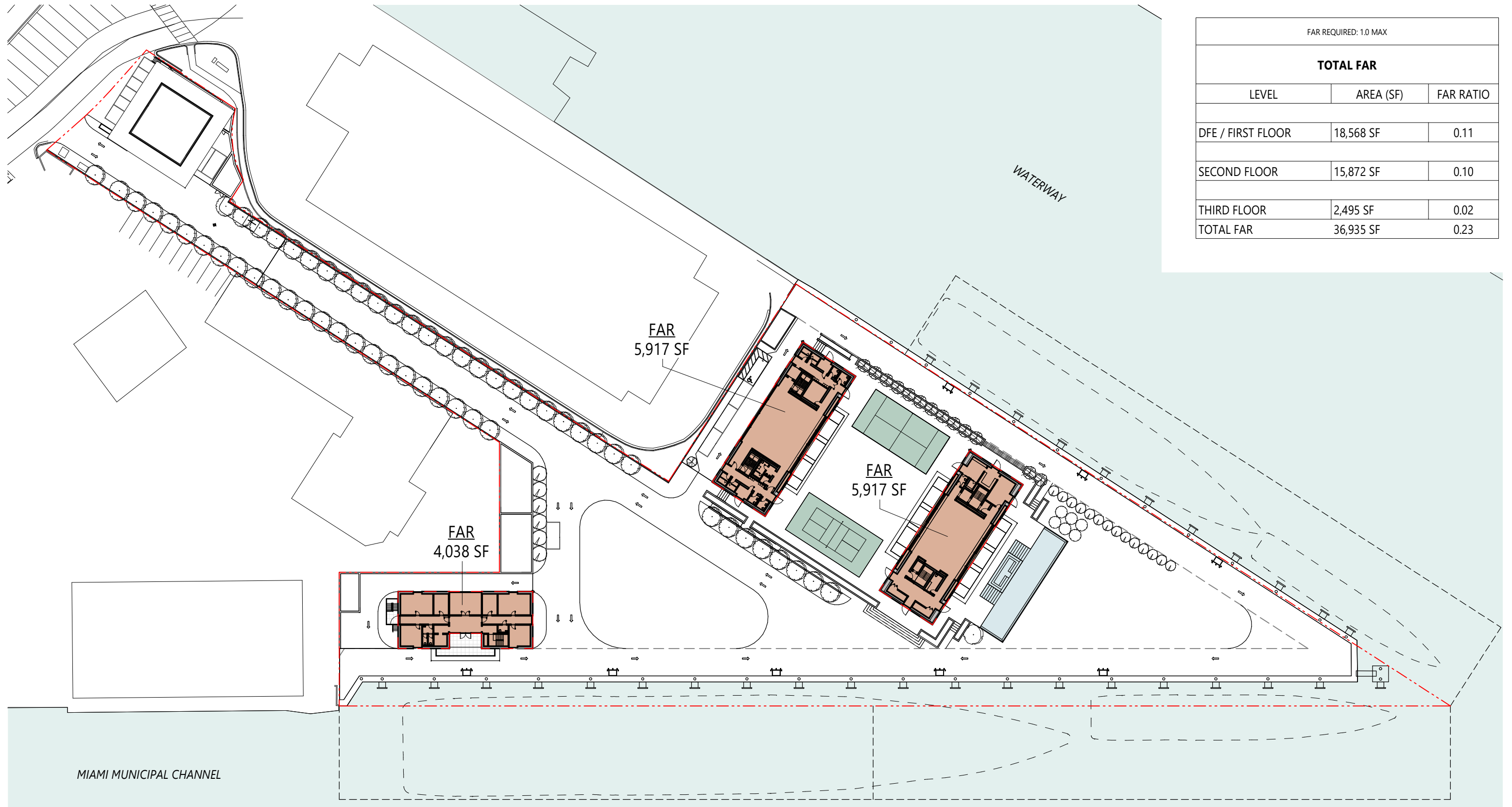
FAR FIRST FLOOR



Drawn By  
GS

Dwg. no.

A21



FAR REQUIRED: 1.0 MAX		
TOTAL FAR		
LEVEL	AREA (SF)	FAR RATIO
DFE / FIRST FLOOR	18,568 SF	0.11
SECOND FLOOR	15,872 SF	0.10
THIRD FLOOR	2,495 SF	0.02
<b>TOTAL FAR</b>	<b>36,935 SF</b>	<b>0.23</b>

BMA Project No. 2025.05.1

ONE ISLAND PARK



MIAMI BEACH, FL



P: 786.409.4462  
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**Structural Engineer:**  
TYLin Group  
32 Old Slip 10th and 17th Floors  
New York, NY 10005  
P: 212.228.0662

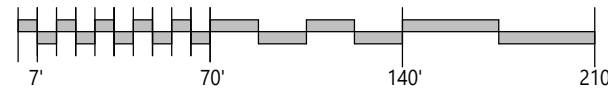
**Landscape Design Architect:**  
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**Civil Engineer:**  
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P: 305.673.2025

Graphic Scale: 1 inch = 70 feet



No.	Issue	Date	To
PB25-0784	09-07-2025 FINAL SUBMITTAL	09/07/2025	MB

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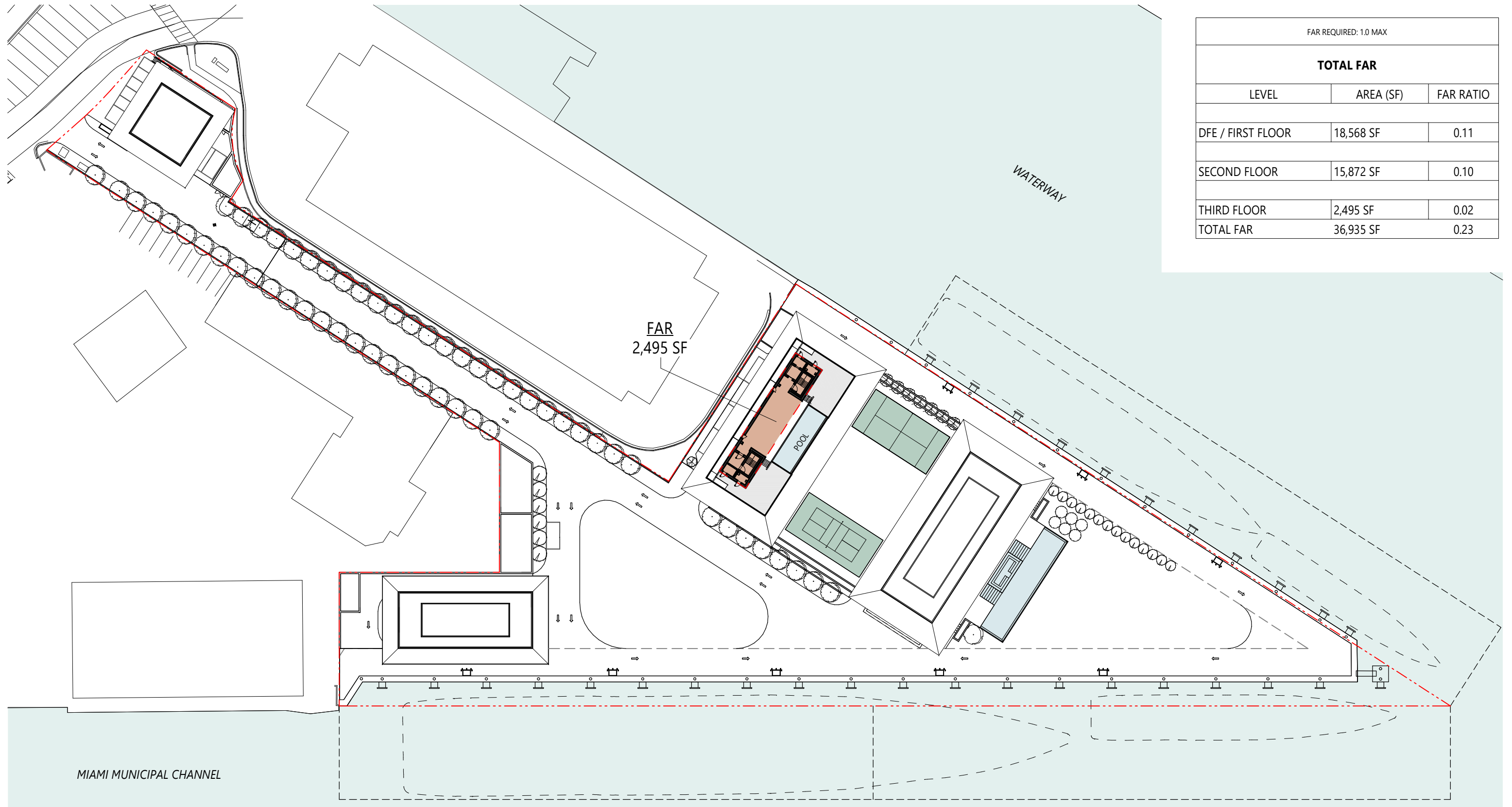
FAR SECOND FLOOR



Drawn By  
GS

Dwg. no.

A22



FAR REQUIRED: 1.0 MAX		
TOTAL FAR		
LEVEL	AREA (SF)	FAR RATIO
DFE / FIRST FLOOR	18,568 SF	0.11
SECOND FLOOR	15,872 SF	0.10
THIRD FLOOR	2,495 SF	0.02
<b>TOTAL FAR</b>	<b>36,935 SF</b>	<b>0.23</b>

FAR  
2,495 SF

WATERWAY

MIAMI MUNICIPAL CHANNEL

BMA Project No. 2025.05.1

ONE ISLAND PARK



MIAMI BEACH, FL



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**Structural Engineer:**  
TYLin Group  
32 Old Slip 10th and 17th Floors  
New York, NY 10005  
P: 212.228.0662

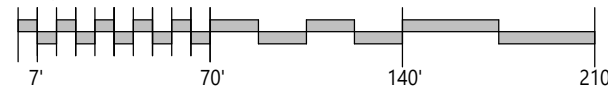
**Landscape Design Architect:**  
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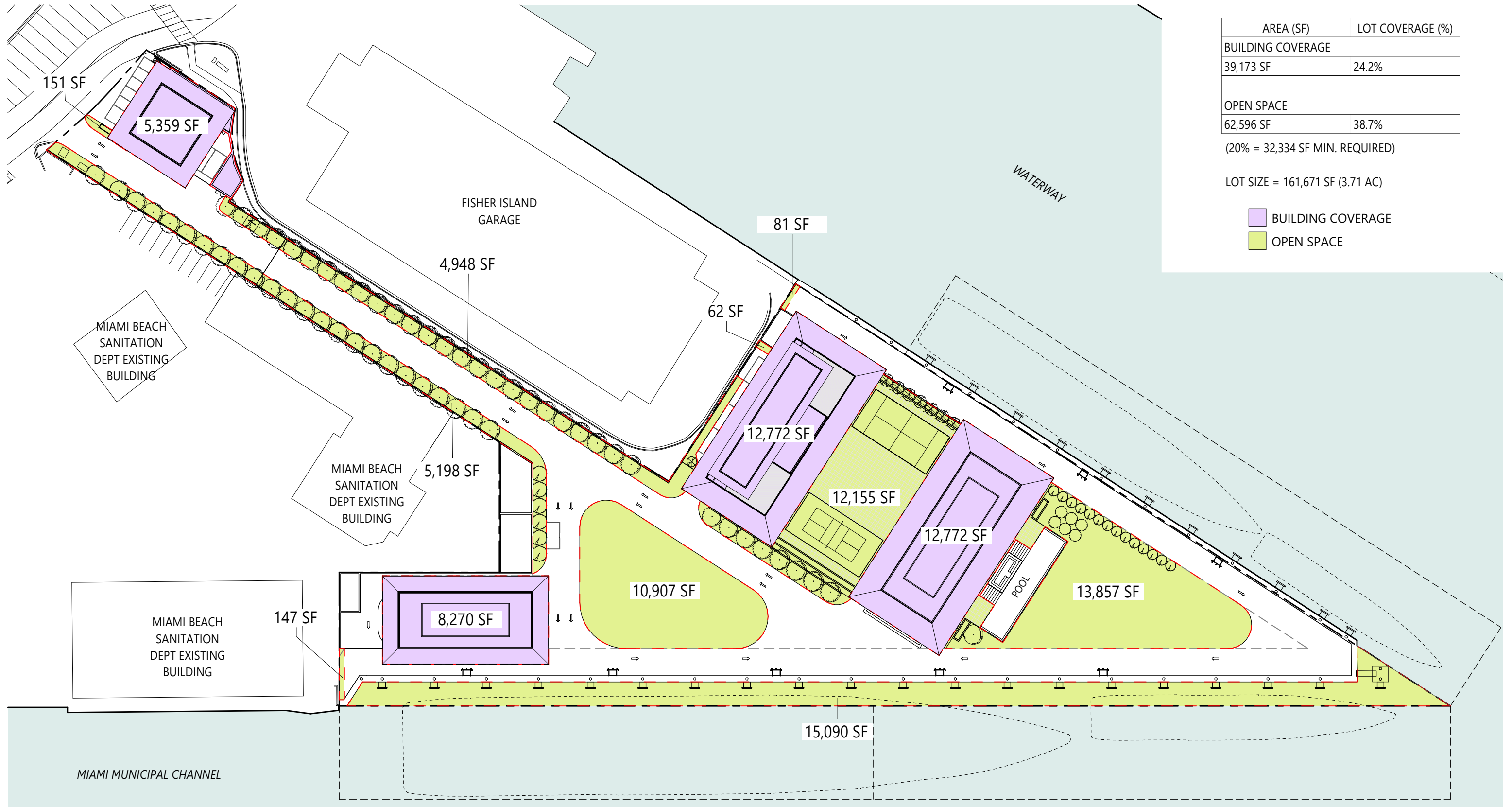
FAR THIRD FLOOR



Drawn By  
GS

Dwg. no.

A23



AREA (SF)	LOT COVERAGE (%)
<b>BUILDING COVERAGE</b>	
39,173 SF	24.2%
<b>OPEN SPACE</b>	
62,596 SF	38.7%

(20% = 32,334 SF MIN. REQUIRED)

LOT SIZE = 161,671 SF (3.71 AC)

- BUILDING COVERAGE
- OPEN SPACE

BMA Project No. 2025.05.1



**Project Management:**  
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 P: 646.395.5499

**Owner's Representative / PM:**  
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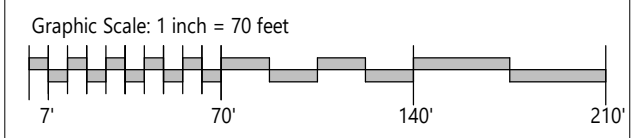
**Structural Engineer:**  
 TYLin Group  
 32 Old Slip 10th and 17th Floors  
 New York, NY 10005  
 P: 212.228.0662

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**Civil Engineer:**  
 Kimley Horn  
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 P: 305.673.2025



No.	Issue	Date	To
PB25-0784	09-07-2025 FINAL SUBMITTAL	09/07/2025	MB

Scale: 1" = 70'-0"

**OPEN SPACE DIAGRAM**

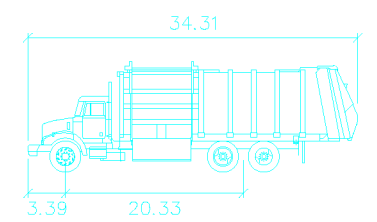
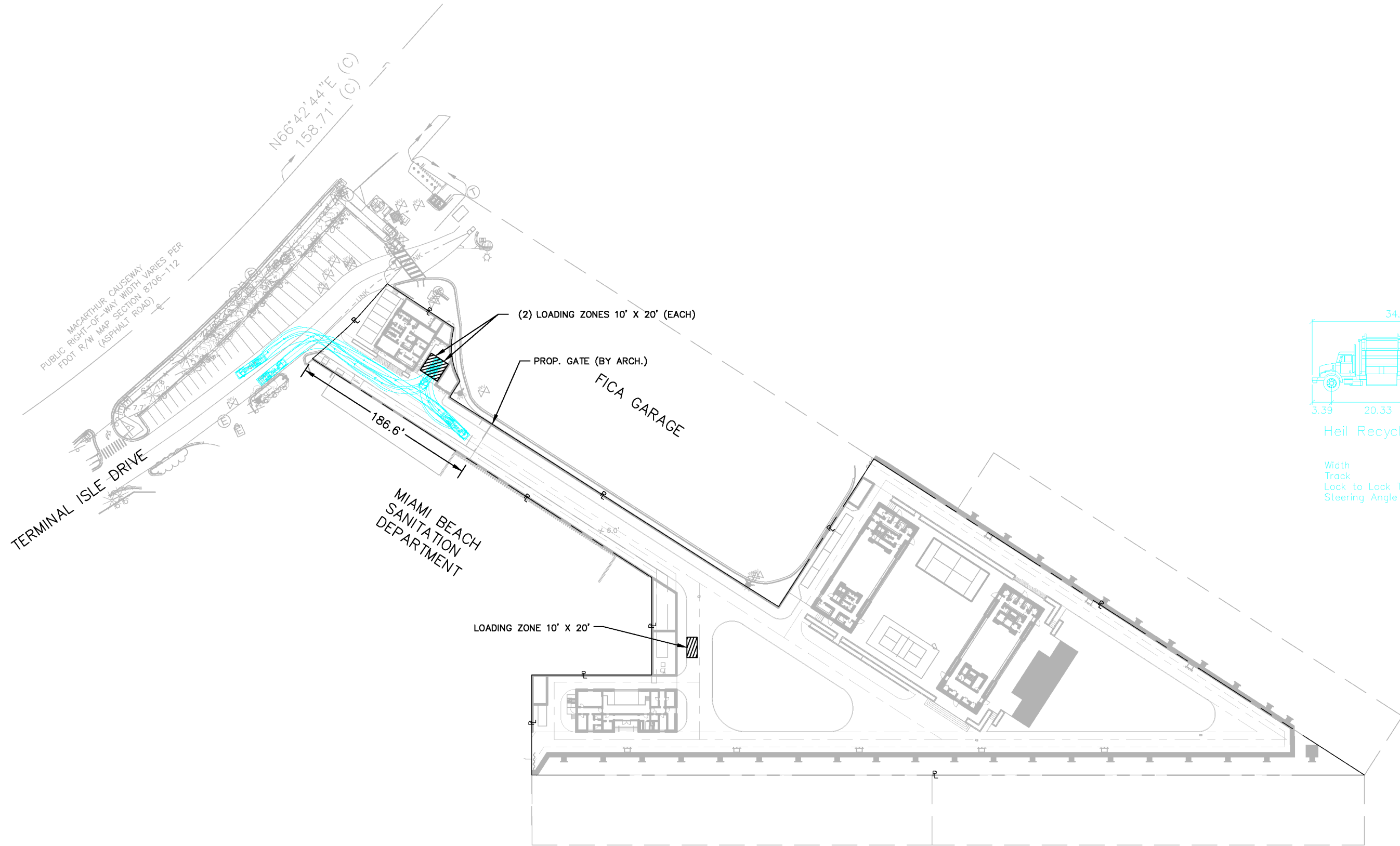
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Dwg. no. **A24**

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 Track : 8.04  
 Lock to Lock Time : 6.0  
 Steering Angle : 31.3

BMA Project No. 2025.05.1

ONE ISLAND PARK  
  
 Blaze Makoid  
 MIAMI BEACH, FL

**BMA**  
 ARCHITECTS  
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**Project Management:**  
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**Owner's Representative / PM:**  
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 P: 561.385.1429

**Design Architect:**  
 Winch Design  
 Parklife House, 133 Deodar Road  
 London SW15 2NU  
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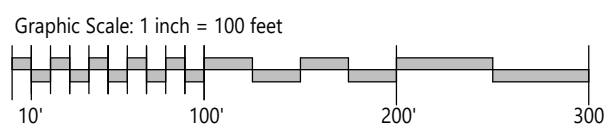
**Structural Engineer:**  
 TYLin Group  
 32 Old Slip 10th and 17th Floors  
 New York, NY 10005  
 P: 212.228.0662

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 P: 973.691.0602

**Civil Engineer:**  
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PB25-0784	09-07-2025 FINAL SUBMITTAL	09/07/2025	MB

Scale  
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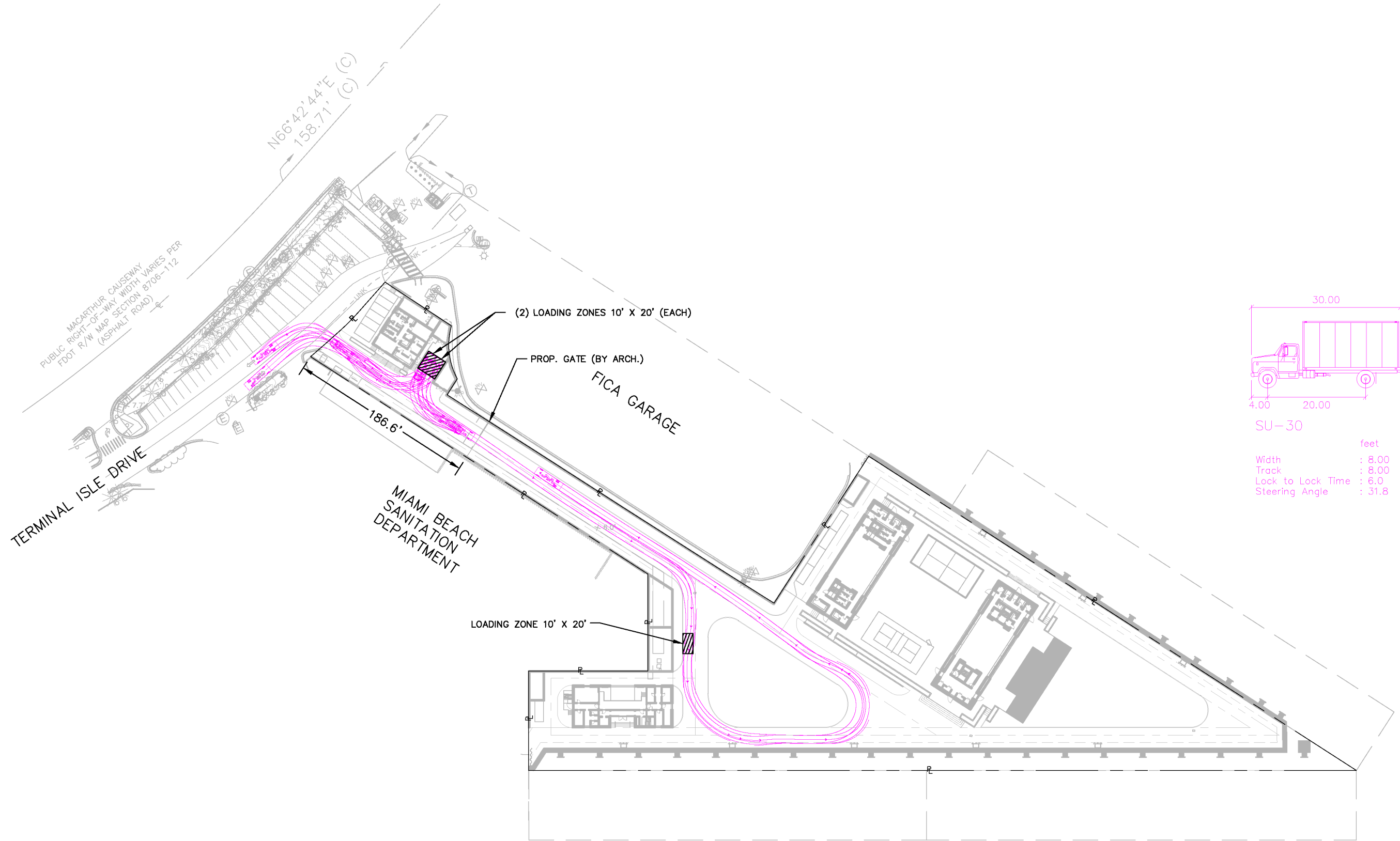
MANEUVERABILITY - GARBAGE TRUCK

Drawn By  
 AH GR

Dwg. no.  
**A26**

9/5/2025 10:10:55 AM

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New York, NY 10005  
P: 212.228.0662

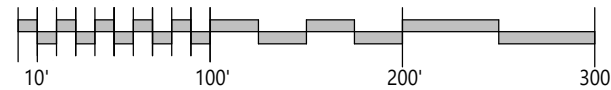
**Landscape Design Architect:**  
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**Civil Engineer:**  
Kimley Horn  
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Graphic Scale: 1 inch = 100 feet



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PB25-0784	09-07-2025 FINAL SUBMITTAL	09/07/2025	MB

Scale  
1" = 100'-0"

MANEUVERABILITY - TRUCK

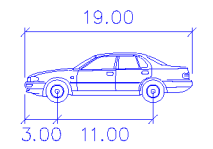
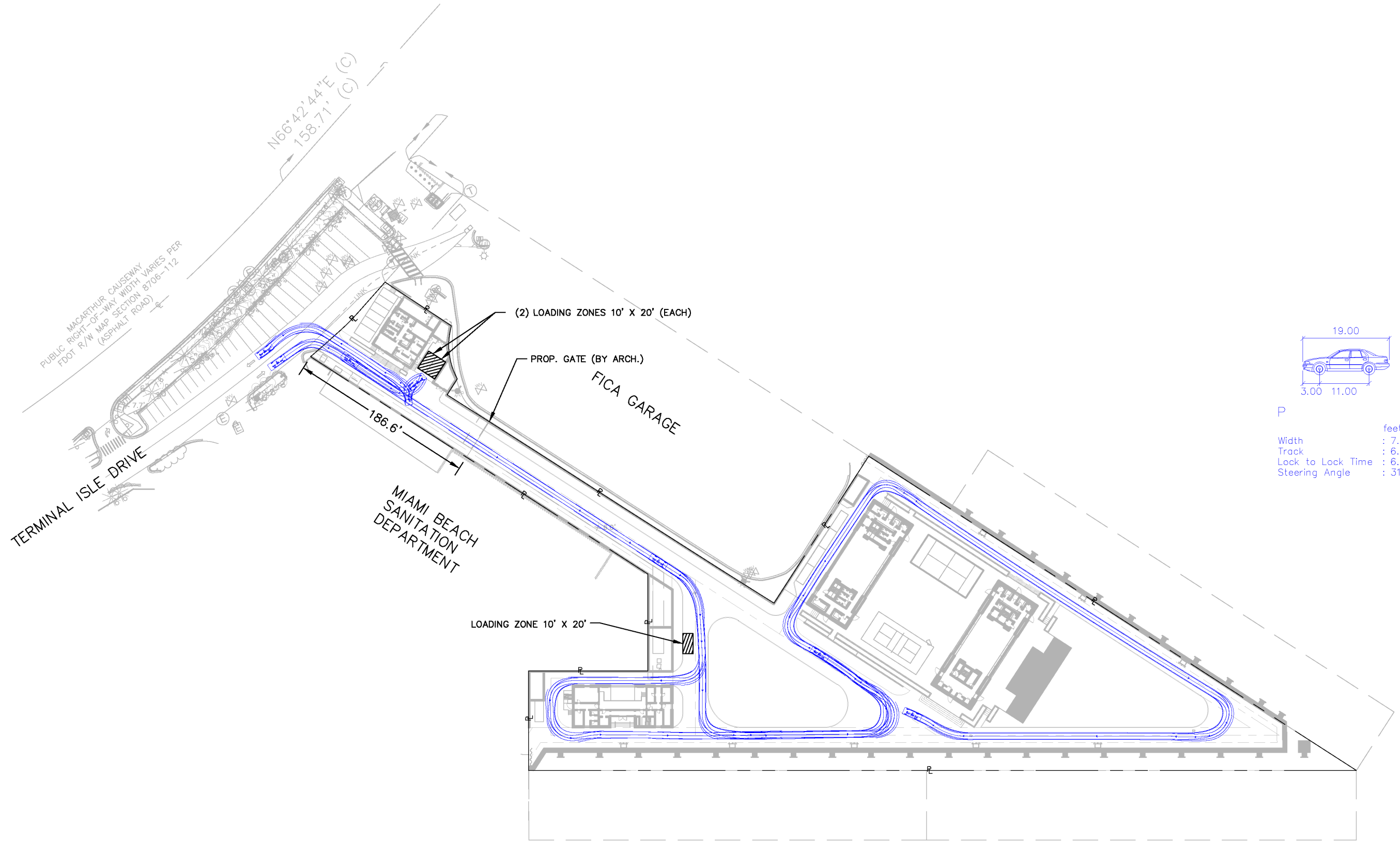
SU-30



Drawn By  
AH GR

Dwg. no.

A27



P

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Lock to Lock Time	: 6.0
Steering Angle	: 31.6

BMA Project No. 2025.05.1

**ONE ISLAND PARK**

Blaze Makoid  
MIAMI BEACH, FL

**BMA ARCHITECTS**

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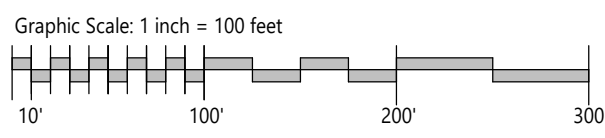
**Structural Engineer:**  
TYLin Group  
32 Old Slip 10th and 17th Floors  
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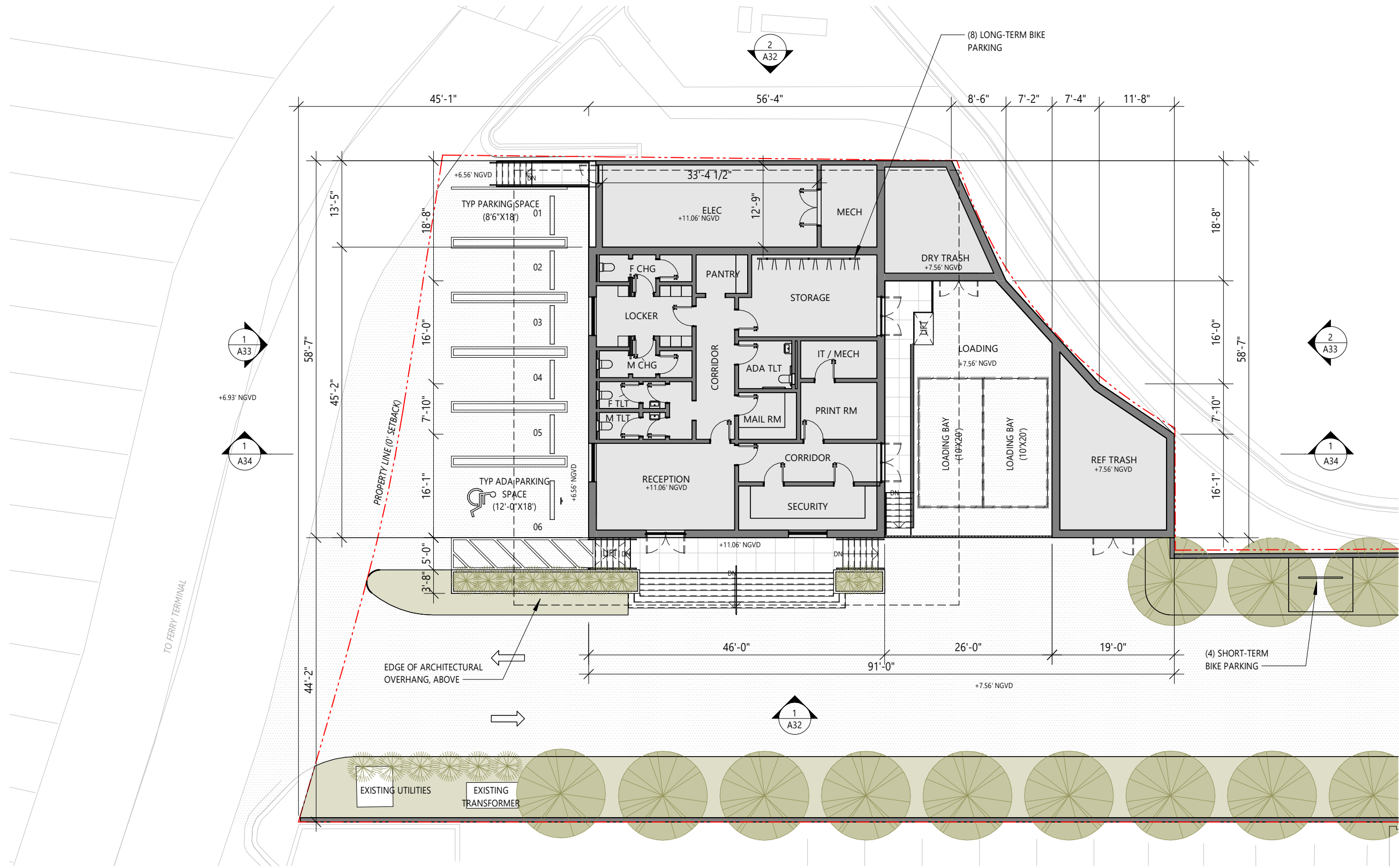
No.	Issue	Date	To
PB25-0784	09-07-2025 FINAL SUBMITTAL	09/07/2025	MB

Scale  
1" = 100'-0"

**MANEUVERABILITY - PASSENGER VEHICLE**

Dwg. no.  
**A28**

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**1 GATEHOUSE FLOOR PLAN**  
1/16" = 1'-0"

BMA Project No. 2025.05.1  
**ONE ISLAND PARK**  
Blaze Makoid  
MIAMI BEACH, FL



**Project Management:**  
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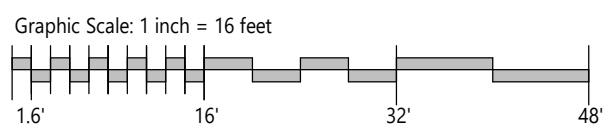
**Structural Engineer:**  
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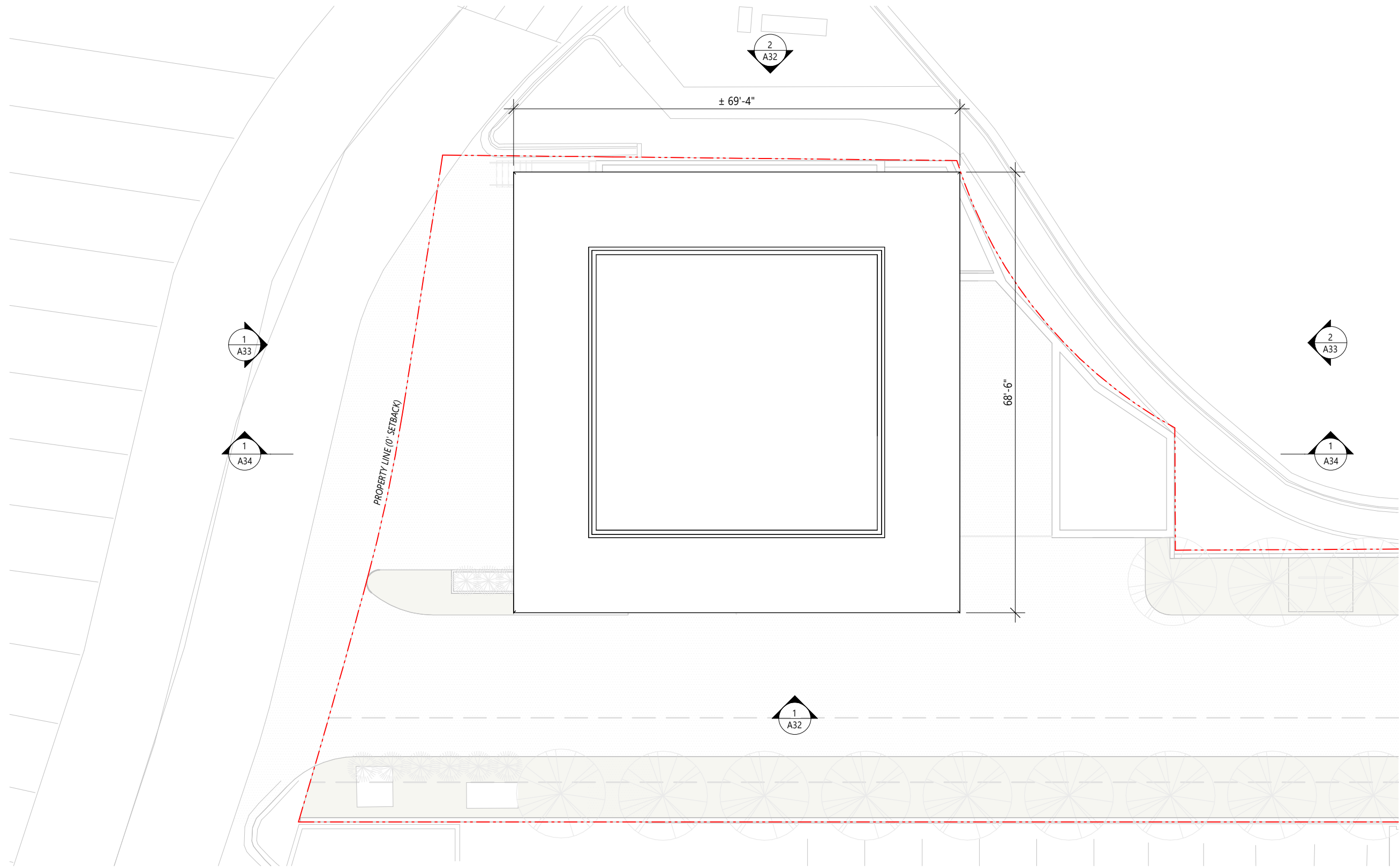
**Civil Engineer:**  
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PB25-0784: 09-07-2025 FINAL SUBMITTAL

Scale: 1/16" = 1'-0"  
**GATEHOUSE FIRST FLOOR PLAN**  
North Arrow  
Dwg. no. **A30**  
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1 GATEHOUSE ROOF PLAN  
1/16" = 1'-0"

BMA Project No. 2025.05.1

ONE ISLAND PARK



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**Project Management:**  
Envoie Projects  
220 East 42nd Street, Suite 408  
New York, NY 10017  
P: 646.395.5499

**Owner's Representative / PM:**  
Coastal Group Marinas  
Holtec Center, 1001 N. US Hwy One,  
Suite 710 Jupiter, FL 33477  
P: 561.385.1429

**Design Architect:**  
Winch Design  
Parklife House, 133 Deodar Road  
London SW15 2NU  
P: +44 (0) 20 8392 8400

**Structural Engineer:**  
TYLin Group  
32 Old Slip 10th and 17th Floors  
New York, NY 10005  
P: 212.228.0662

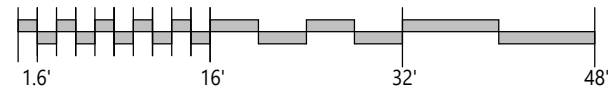
**Landscape Design Architect:**  
Wirtz International Landscape Architects  
Botermelkrijck 464 2900 Schoten België  
P: +32 (0) 3 680 13 22

**Landscape Architect of Record:**  
Christopher Cawley Landscape Architecture  
7245 NE 4th Ave, Suite 104  
Miami, FL 33138  
P: 786.536.2961

**MEPS Engineer:**  
Hanington Engineering Consultants  
233 Mount Airy Road, Suite 202  
Basking Ridge, NJ 07920  
P: 973.691.0602

**Civil Engineer:**  
Kimley Horn  
2 Alhambra Plaza, Suite 500  
Coral Gables, FL 33134  
P: 305.673.2025

Graphic Scale: 1 inch = 16 feet



No.	Issue	Date	To
PB25-0784: 09-07-2025	FINAL SUBMITTAL	09/07/2025	MB

Scale  
1/16" = 1'-0"

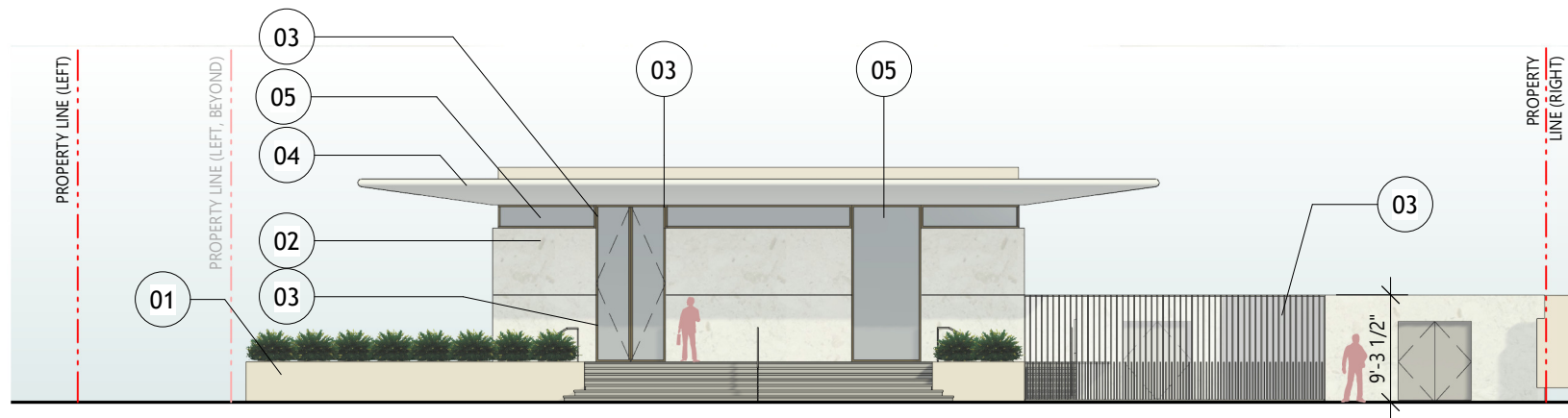
GATEHOUSE ROOF PLAN



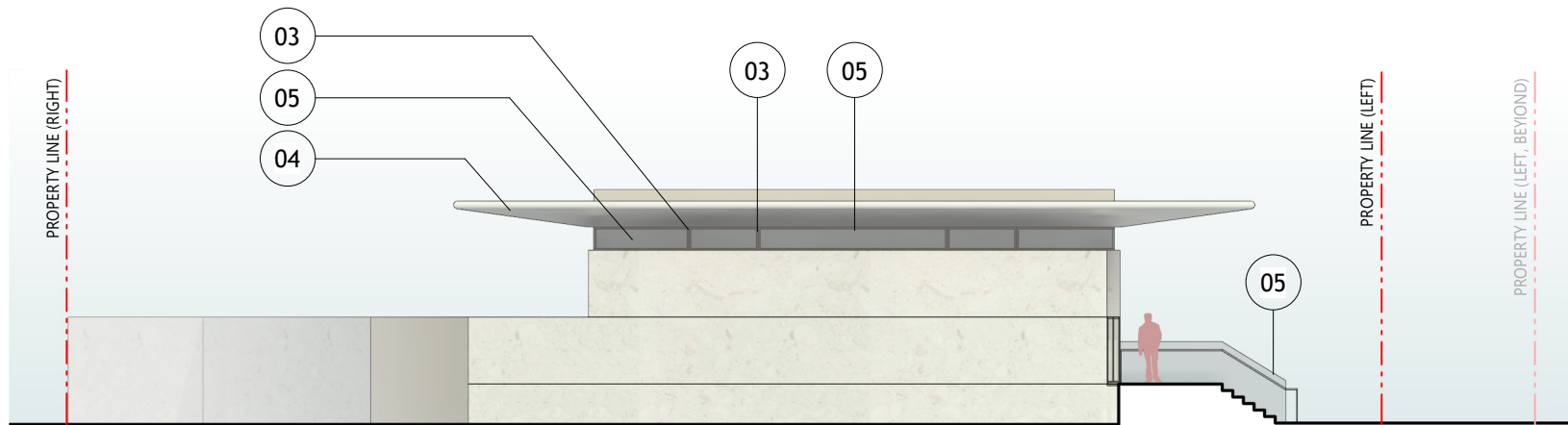
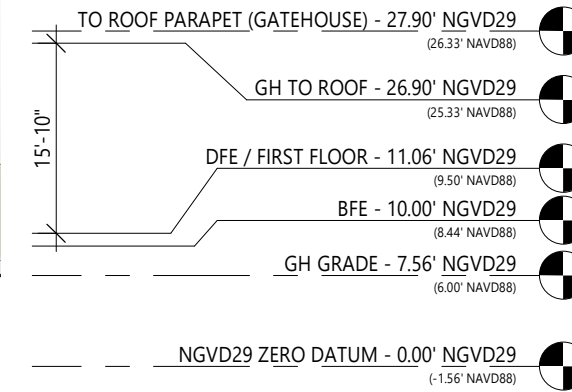
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JG

Dwg. no.

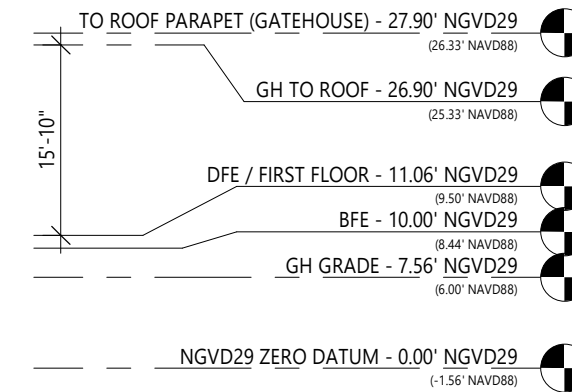
A31



1 GATEHOUSE FRONT ELEVATION  
1/16" = 1'-0"



2 GATEHOUSE REAR ELEVATION  
1/16" = 1'-0"



**MATERIAL LEGEND - GATEHOUSE**

- 01 BRANCO LIMESTONE, HONED, AT PODIUMS AND POOL
- 02 PERLA LIMESTONE, HONED, AT EXTERIOR WALLS
- 03 PEARL GOLD (RAL 1036) METAL FINISH TO DOORS, WINDOW FRAMES & GATES
- 04 GRC LIMESTONE TO ROOFS & EXTERIOR SOFFITS
- 05 CLEAR, NON-TINTED, LOW-IRON GLASS W/ LAYER OF UV PROTECTION

BMA Project No. 2025.05.1

ONE ISLAND PARK



MIAMI BEACH, FL



P: 786.409.4462  
2200 NW 2nd Ave Miami, FL 33127

**Project Management:**  
Envoie Projects  
220 East 42nd Street, Suite 408  
New York, NY 10017  
P: 646.395.5499

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**Design Architect:**  
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**Structural Engineer:**  
TYLin Group  
32 Old Slip 10th and 17th Floors  
New York, NY 10005  
P: 212.228.0662

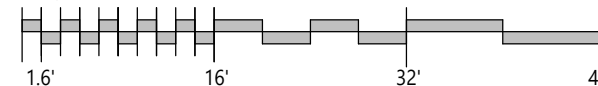
**Landscape Design Architect:**  
Wirtz International Landscape Architects  
Botermelkdijk 464 2900 Schoten België  
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P: 305.673.2025

Graphic Scale: 1 inch = 16 feet



No.	Issue	Date	To
PB25-0784	09-07-2025 FINAL SUBMITTAL	09/07/2025	MB

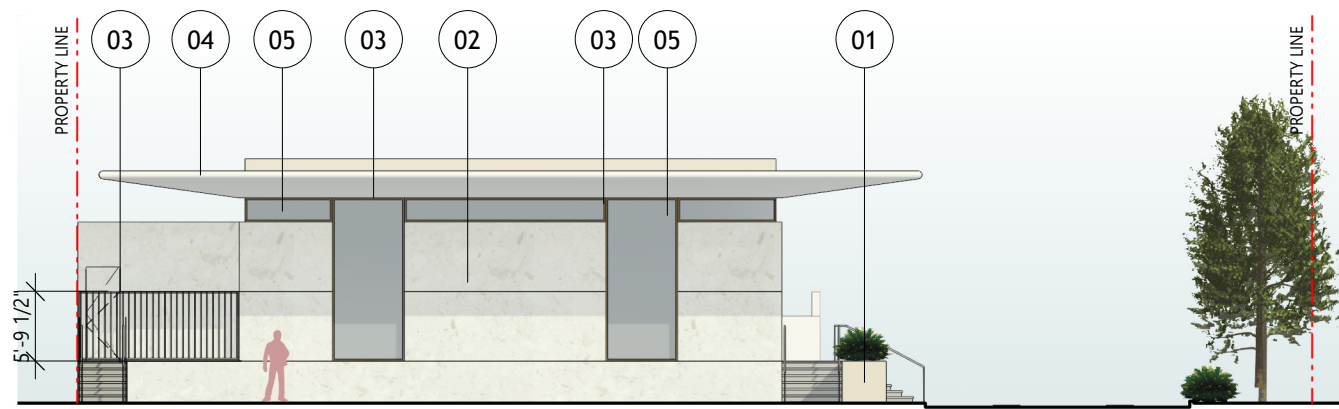
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1/16" = 1'-0"

GATEHOUSE FRONT & REAR  
ELEVATIONS

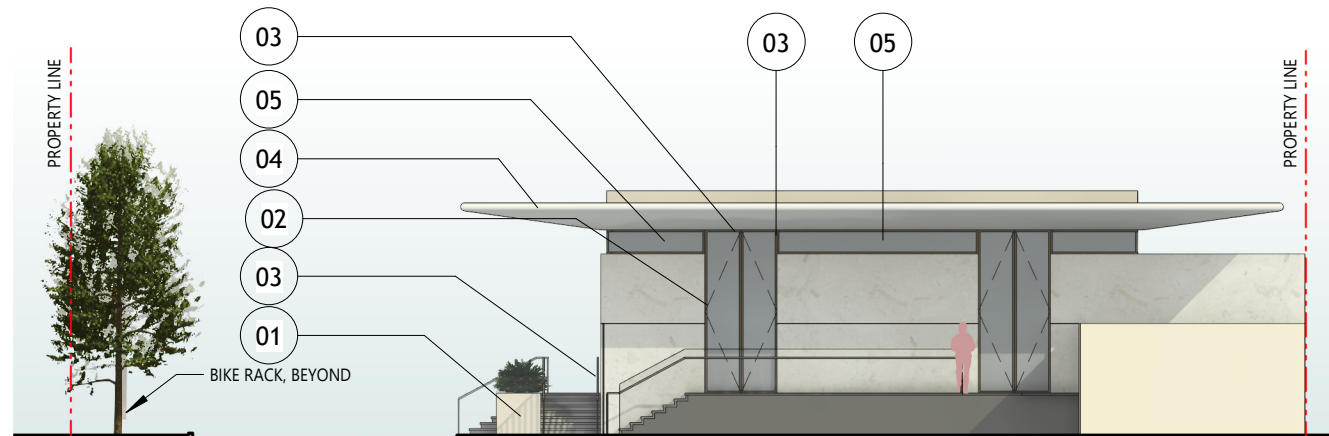
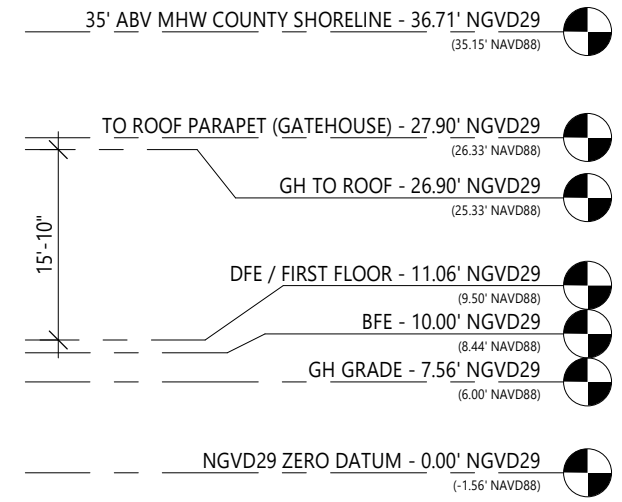
Drawn By  
GS

Dwg. no.

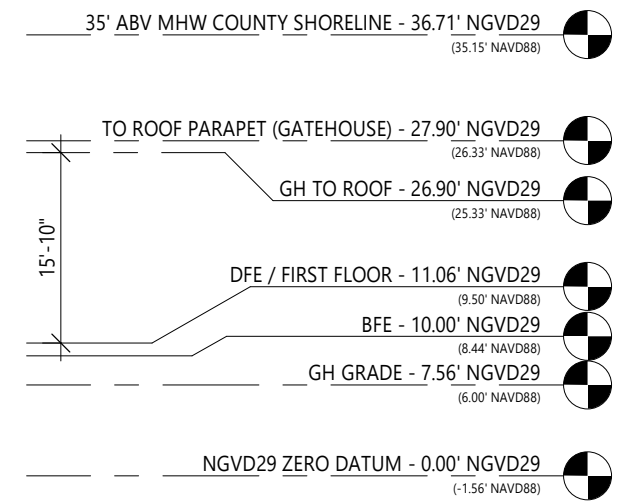
A32



1 GATEHOUSE LEFT ELEVATION  
1/16" = 1'-0"



2 GATEHOUSE RIGHT ELEVATION  
1/16" = 1'-0"



**MATERIAL LEGEND - GATEHOUSE**

- 01 BRANCO LIMESTONE, HONED, AT PODIUMS AND POOL
- 02 PERLA LIMESTONE, HONED, AT EXTERIOR WALLS
- 03 PEARL GOLD (RAL 1036) METAL FINISH TO DOORS, WINDOW FRAMES & GATES
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- 05 CLEAR, NON-TINTED, LOW-IRON GLASS W/ LAYER OF UV PROTECTION



BMA Project No. 2025.05.1

ONE ISLAND PARK



MIAMI BEACH, FL



P: 786.409.4462  
2200 NW 2nd Ave Miami, FL 33127

**Project Management:**  
Envoie Projects  
220 East 42nd Street, Suite 408  
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Holtec Center, 1001 N. US Hwy One,  
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**Structural Engineer:**  
TYLin Group  
32 Old Slip 10th and 17th Floors  
New York, NY 10005  
P: 212.228.0662

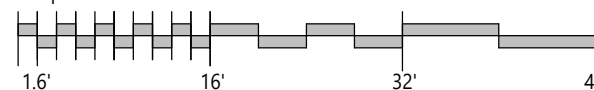
**Landscape Design Architect:**  
Wirtz International Landscape Architects  
Botermelkdijk 464 2900 Schoten België  
P: +32 (0) 3 680 13 22

**Landscape Architect of Record:**  
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2 Alhambra Plaza, Suite 500  
Coral Gables, FL 33134  
P: 305.673.2025

Graphic Scale: 1 inch = 16 feet



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PB25-0784	09-07-2025 FINAL SUBMITTAL	09/07/2025	MB

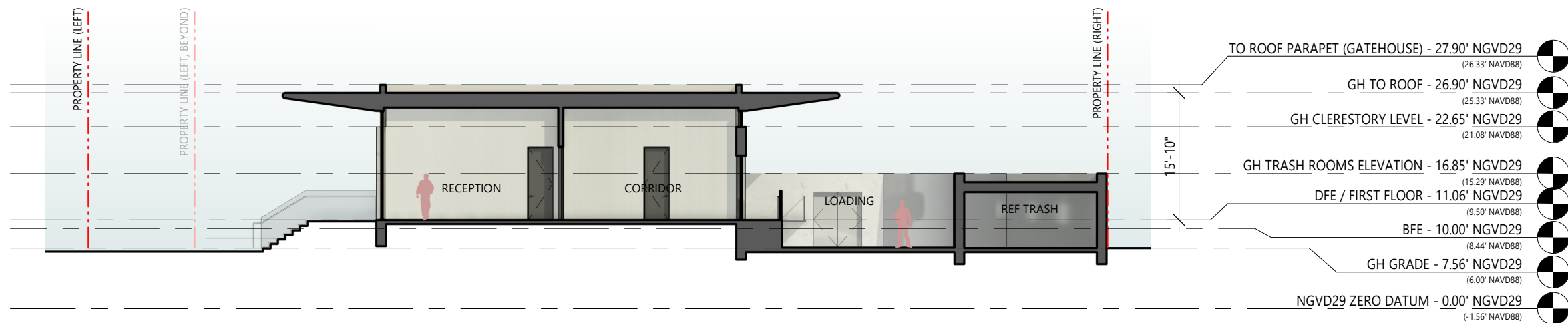
Scale  
1/16" = 1'-0"

GATEHOUSE LEFT & RIGHT  
ELEVATIONS

Drawn By  
GS

Dwg. no.

A33



1 GATEHOUSE SECTION  
1/16" = 1'-0"

BMA Project No. 2025.05.1

ONE ISLAND PARK



MIAMI BEACH, FL

**BMA**  
ARCHITECTS

P: 786.409.4462  
2200 NW 2nd Ave Miami, FL 33127

**Project Management:**  
Envoie Projects  
220 East 42nd Street, Suite 408  
New York, NY 10017  
P: 646.395.5499

**Owner's Representative / PM:**  
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Holtec Center, 1001 N. US Hwy One,  
Suite 710 Jupiter, FL 33477  
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London SW15 2NU  
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**Structural Engineer:**  
TYLin Group  
32 Old Slip 10th and 17th Floors  
New York, NY 10005  
P: 212.228.0662

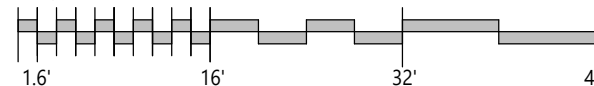
**Landscape Design Architect:**  
Wirtz International Landscape Architects  
Botermelkdijk 464 2900 Schoten België  
P: +32 (0) 3 680 13 22

**Landscape Architect of Record:**  
Christopher Cawley Landscape Architecture  
7245 NE 4th Ave, Suite 104  
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**MEPS Engineer:**  
Hanington Engineering Consultants  
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Basking Ridge, NJ 07920  
P: 973.691.0602

**Civil Engineer:**  
Kimley Horn  
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Coral Gables, FL 33134  
P: 305.673.2025

Graphic Scale: 1 inch = 16 feet



No.	Issue	Date	To
PB25-0784	09-07-2025 FINAL SUBMITTAL	09/07/2025	MB

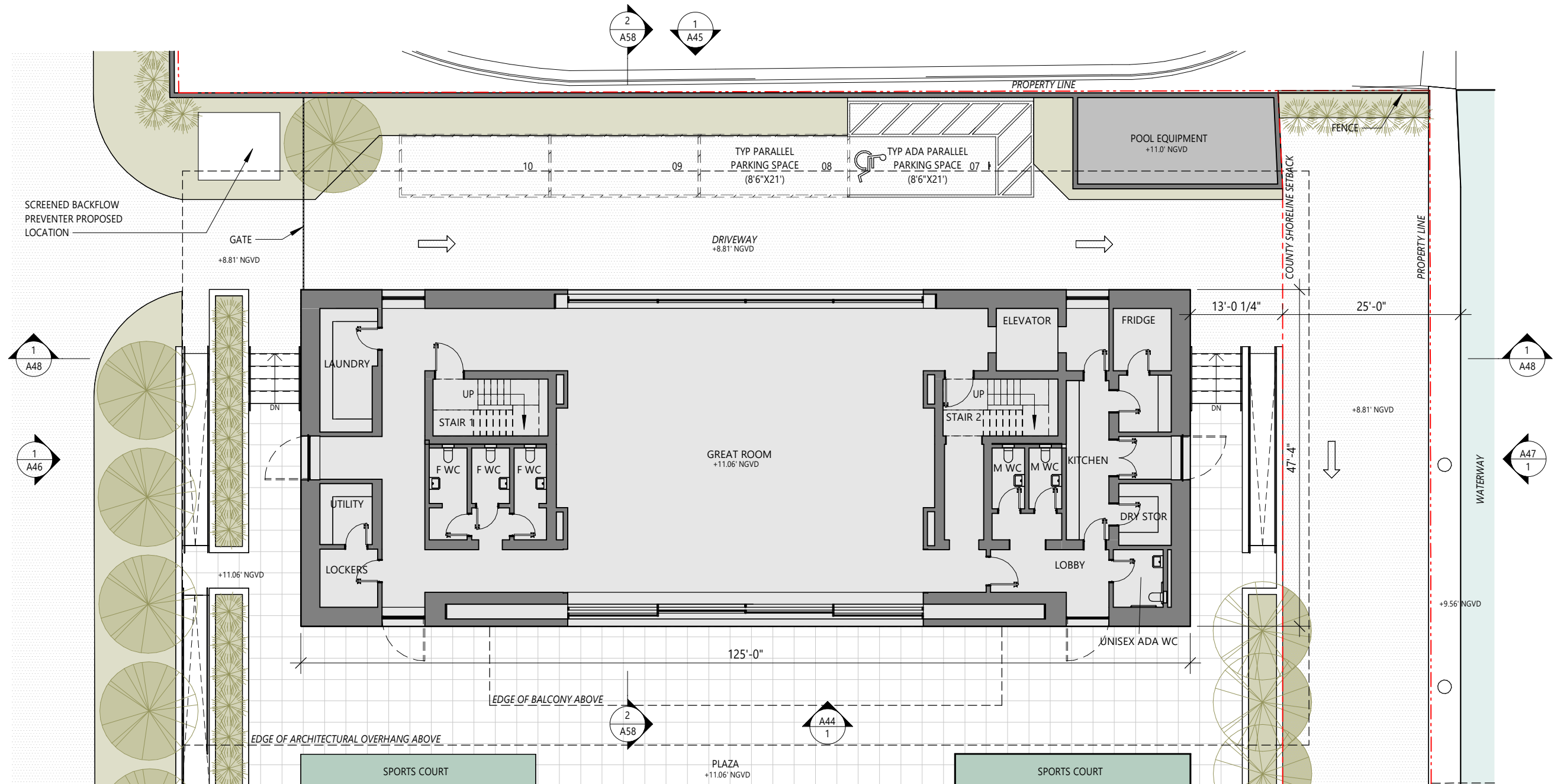
Scale  
1/16" = 1'-0"

GATEHOUSE SECTION

Drawn By  
GS

Dwg. no.

A34



1 MARINA PAVILION FIRST FLOOR PLAN  
1/16" = 1'-0"

BMA Project No. 2025.05.1

ONE ISLAND PARK



MIAMI BEACH, FL



P: 786.409.4462  
2200 NW 2nd Ave Miami, FL 33127

**Project Management:**  
Envoie Projects  
220 East 42nd Street, Suite 408  
New York, NY 10017  
P: 646.395.5499

**Owner's Representative / PM:**  
Coastal Group Marinas  
Holtec Center, 1001 N. US Hwy One,  
Suite 710 Jupiter, FL 33477  
P: 561.385.1429

**Design Architect:**  
Winch Design  
Parklife House, 133 Deodar Road  
London SW15 2NU  
P: +44 (0) 20 8392 8400

**Structural Engineer:**  
TYLin Group  
32 Old Slip 10th and 17th Floors  
New York, NY 10005  
P: 212.228.0662

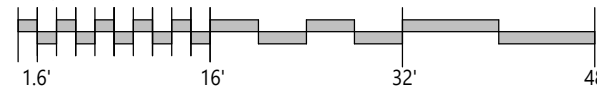
**Landscape Design Architect:**  
Wirtz International Landscape Architects  
Botermelkdijk 464 2900 Schoten België  
P: +32 (0) 3 680 13 22

**Landscape Architect of Record:**  
Christopher Cawley Landscape Architecture  
7245 NE 4th Ave, Suite 104  
Miami, FL 33138  
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**MEPS Engineer:**  
Hanington Engineering Consultants  
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Basking Ridge, NJ 07920  
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**Civil Engineer:**  
Kimley Horn  
2 Alhambra Plaza, Suite 500  
Coral Gables, FL 33134  
P: 305.673.2025

Graphic Scale: 1 inch = 16 feet



No.	Issue	Date	To
PB25-0784: 09-07-2025	FINAL SUBMITTAL	09/07/2025	MB

Scale  
1/16" = 1'-0"

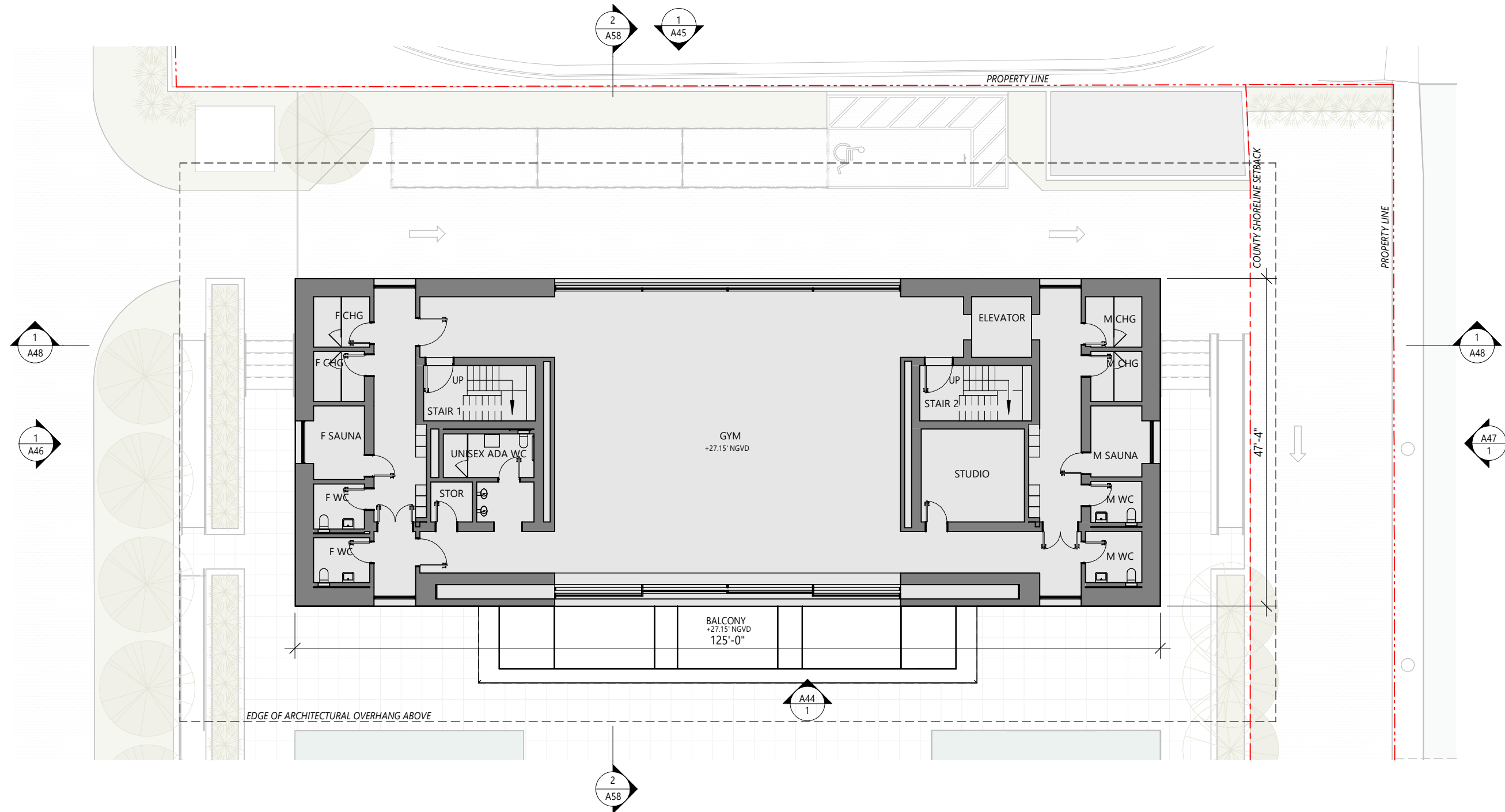
MARINA PAVILION FIRST  
FLOOR PLAN



Drawn By  
GS, JK

Dwg. no.

A40



1 MARINA PAVILION SECOND FLOOR PLAN  
1/16" = 1'-0"

BMA Project No. 2025.05.1



**Project Management:**  
Envoie Projects  
220 East 42nd Street, Suite 408  
New York, NY 10017  
P: 646.395.5499

**Owner's Representative / PM:**  
Coastal Group Marinas  
Holtec Center, 1001 N. US Hwy One,  
Suite 710 Jupiter, FL 33477  
P: 561.385.1429

**Design Architect:**  
Winch Design  
Parklife House, 133 Deodar Road  
London SW15 2NU  
P: +44 (0) 20 8392 8400

**Structural Engineer:**  
TYLin Group  
32 Old Slip 10th and 17th Floors  
New York, NY 10005  
P: 212.228.0662

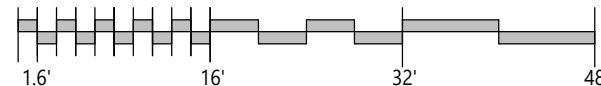
**Landscape Design Architect:**  
Wirtz International Landscape Architects  
Botermelkdijk 464 2900 Schoten België  
P: +32 (0) 3 680 13 22

**Landscape Architect of Record:**  
Christopher Cawley Landscape Architecture  
7245 NE 4th Ave, Suite 104  
Miami, FL 33138  
P: 786.536.2961

**MEPS Engineer:**  
Hanington Engineering Consultants  
233 Mount Airy Road, Suite 202  
Basking Ridge, NJ 07920  
P: 973.691.0602

**Civil Engineer:**  
Kimley Horn  
2 Alhambra Plaza, Suite 500  
Coral Gables, FL 33134  
P: 305.673.2025

Graphic Scale: 1 inch = 16 feet



No.	Issue	Date	To
PB25-0784: 09-07-2025	FINAL SUBMITTAL	09/07/2025	MB

Scale  
1/16" = 1'-0"

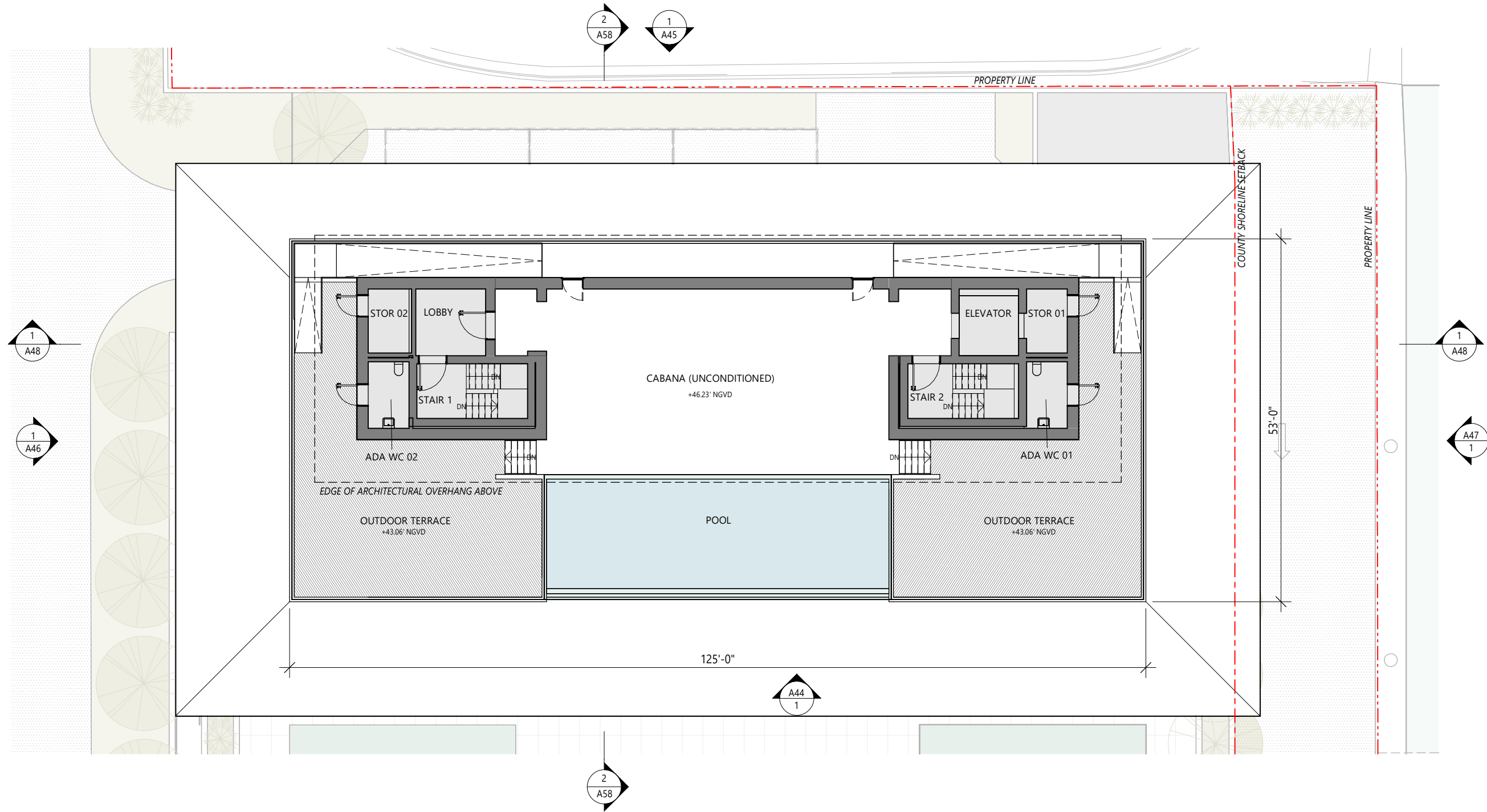
MARINA PAVILION SECOND  
FLOOR PLAN



Drawn By  
GS, JK

Dwg. no.

A41



1 MARINA PAVILION THIRD FLOOR PLAN  
1/16" = 1'-0"

BMA Project No. 2025.05.1

ONE ISLAND PARK



MIAMI BEACH, FL



P: 786.409.4462  
2200 NW 2nd Ave Miami, FL 33127

**Project Management:**  
Envoie Projects  
220 East 42nd Street, Suite 408  
New York, NY 10017  
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**Owner's Representative / PM:**  
Coastal Group Marinas  
Holtec Center, 1001 N. US Hwy One,  
Suite 710 Jupiter, FL 33477  
P: 561.385.1429

**Design Architect:**  
Winch Design  
Parklife House, 133 Deodar Road  
London SW15 2NU  
P: +44 (0) 20 8392 8400

**Structural Engineer:**  
TYLin Group  
32 Old Slip 10th and 17th Floors  
New York, NY 10005  
P: 212.228.0662

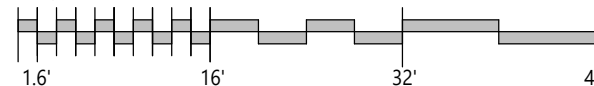
**Landscape Design Architect:**  
Wirtz International Landscape Architects  
Botermelkdijk 464 2900 Schoten België  
P: +32 (0) 3 680 13 22

**Landscape Architect of Record:**  
Christopher Cawley Landscape Architecture  
7245 NE 4th Ave, Suite 104  
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**Civil Engineer:**  
Kimley Horn  
2 Alhambra Plaza, Suite 500  
Coral Gables, FL 33134  
P: 305.673.2025

Graphic Scale: 1 inch = 16 feet



No.	Issue	Date	To
PB25-0784	09-07-2025 FINAL SUBMITTAL	09/07/2025	MB

Scale  
1/16" = 1'-0"

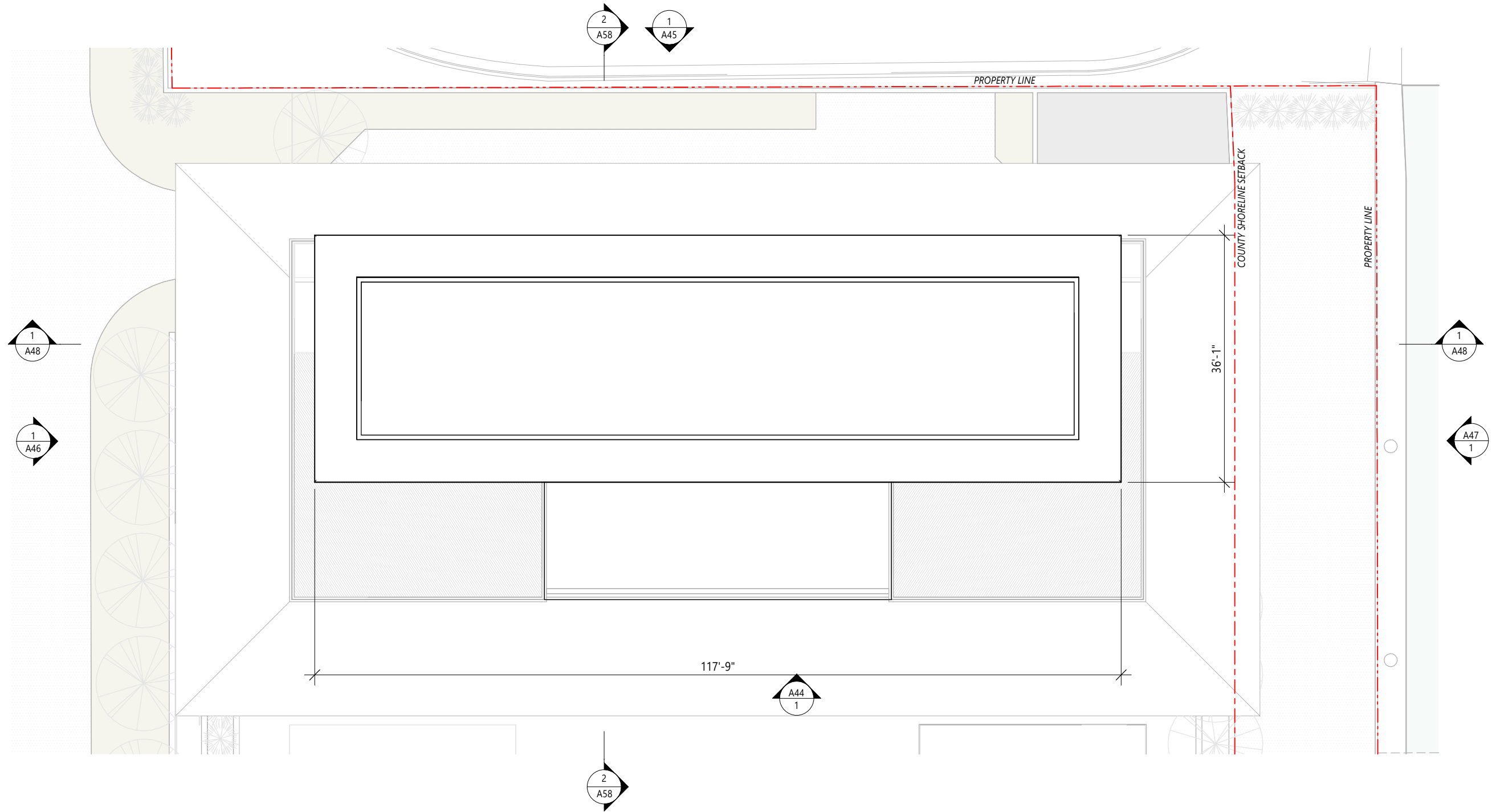
MARINA PAVILION THIRD  
FLOOR PLAN



Drawn By  
GS, JK

Dwg. no.

A42



1 MARINA PAVILION ROOF PLAN  
1/16" = 1'-0"

BMA Project No. 2025.05.1

ONE ISLAND PARK



MIAMI BEACH, FL



P: 786.409.4462  
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220 East 42nd Street, Suite 408  
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P: 646.395.5499

**Owner's Representative / PM:**  
Coastal Group Marinas  
Holtec Center, 1001 N. US Hwy One,  
Suite 710 Jupiter, FL 33477  
P: 561.385.1429

**Design Architect:**  
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Parklife House, 133 Deodar Road  
London SW15 2NU  
P: +44 (0) 20 8392 8400

**Structural Engineer:**  
TYLin Group  
32 Old Slip 10th and 17th Floors  
New York, NY 10005  
P: 212.228.0662

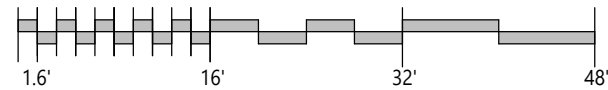
**Landscape Design Architect:**  
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P: 305.673.2025

Graphic Scale: 1 inch = 16 feet



No.	Issue	Date	To
PB25-0784	09-07-2025 FINAL SUBMITTAL	09/07/2025	MB

Scale  
1/16" = 1'-0"

MARINA PAVILION ROOF  
PLAN



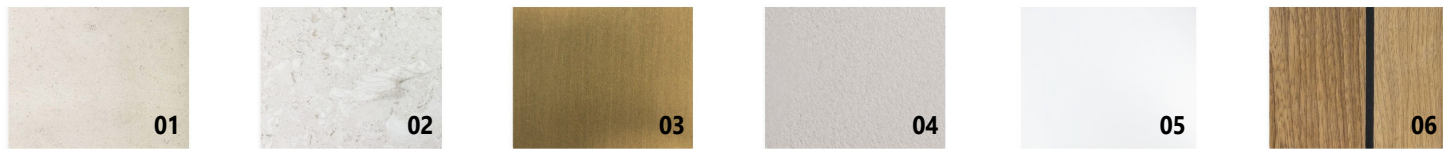
Drawn By  
GS, JK

Dwg. no.

A43



1 MARINA PAVILION FRONT ELEVATION  
1/16" = 1'-0"



- MATERIAL LEGEND - MARINA PAVILION**
- 01 BRANCO LIMESTONE, HONED, AT PODIUMS AND POOL
  - 02 PERLA LIMESTONE, HONED, AT EXTERIOR WALLS
  - 03 PEARL GOLD (RAL 1036) METAL FINISH TO DOORS, WINDOW FRAMES & GATES
  - 04 GRC LIMESTONE TO ROOFS & EXTERIOR SOFFITS
  - 05 CLEAR, NON-TINTED, LOW-IRON GLASS W/ LAYER OF UV PROTECTION
  - 06 TIMBER SLATTED SLIDING SCREEN

BMA Project No. 2025.05.1  
**ONE ISLAND PARK**  
Blaze Makoid  
MIAMI BEACH, FL

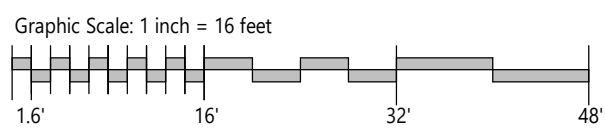
**BMA**  
ARCHITECTS  
P: 786.409.4462  
2200 NW 2nd Ave Miami, FL 33127

**Project Management:**  
Envoie Projects  
220 East 42nd Street, Suite 408  
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**Structural Engineer:**  
TYLin Group  
32 Old Slip 10th and 17th Floors  
New York, NY 10005  
P: 212.228.0662

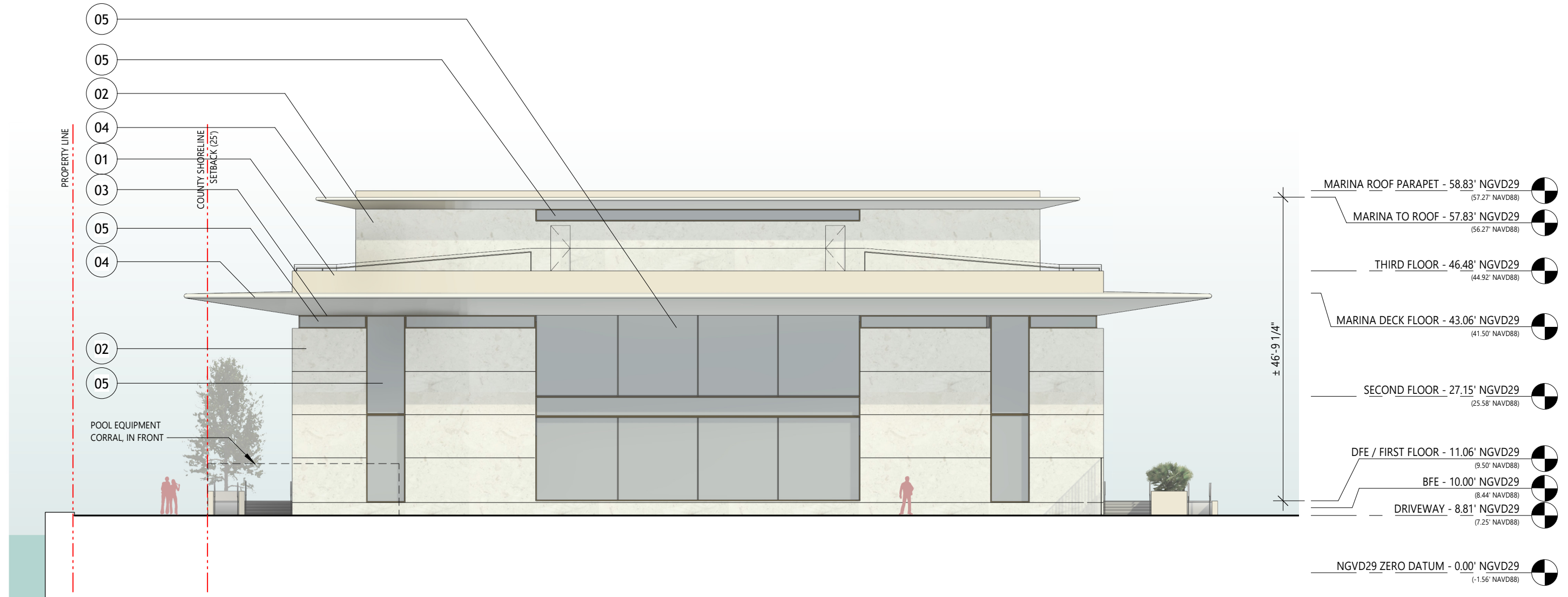
**Landscape Design Architect:**  
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Botermelkdijk 464 2900 Schoten België  
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Scale  
1/16" = 1'-0"  
**MARINA PAVILION FRONT ELEVATION**  
Dwg. no. **A44**  
Drawn By GS  
FINAL SUBMITTAL  
PB25-0784: 09-07-2025



1 PARINA PAVILION REAR ELEVATION  
1/16" = 1'-0"

**MATERIAL LEGEND - MARINA PAVILION**



- 01 BRANCO LIMESTONE, HONED, AT PODIUMS AND POOL
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BMA Project No. 2025.05.1

ONE ISLAND PARK



MIAMI BEACH, FL



P: 786.409.4462  
2200 NW 2nd Ave Miami, FL 33127

**Project Management:**  
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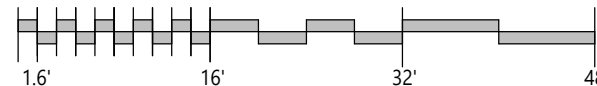
**Landscape Design Architect:**  
Wirtz International Landscape Architects  
Botermelkdijk 464 2900 Schoten België  
P: +32 (0) 3 680 13 22

**Landscape Architect of Record:**  
Christopher Cawley Landscape Architecture  
7245 NE 4th Ave, Suite 104  
Miami, FL 33138  
P: 786.536.2961

**MEPS Engineer:**  
Hanington Engineering Consultants  
233 Mount Airy Road, Suite 202  
Basking Ridge, NJ 07920  
P: 973.691.0602

**Civil Engineer:**  
Kimley Horn  
2 Alhambra Plaza, Suite 500  
Coral Gables, FL 33134  
P: 305.673.2025

Graphic Scale: 1 inch = 16 feet



No.	Issue	Date	To
PB25-0784	09-07-2025 FINAL SUBMITTAL	09/07/2025	MB

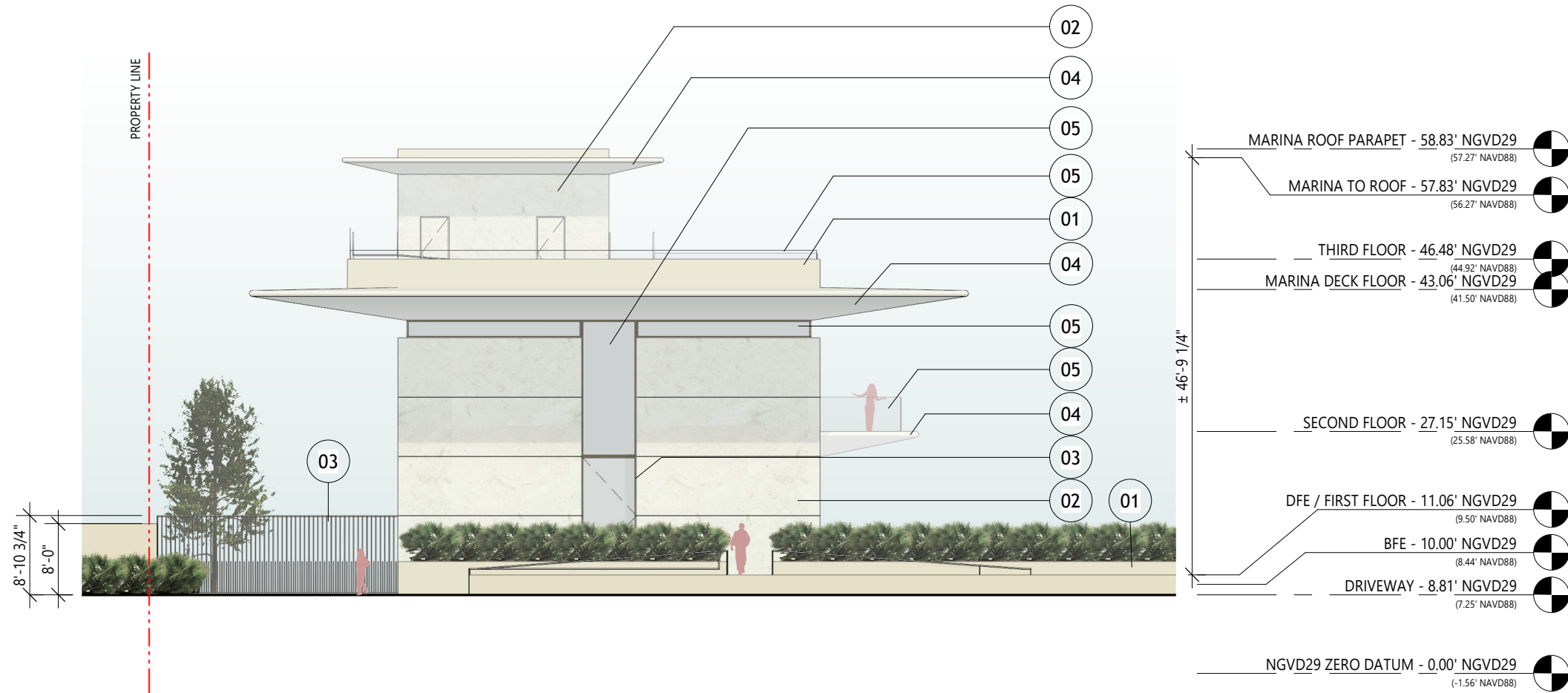
Scale  
1/16" = 1'-0"

MARINA PAVILION REAR  
ELEVATION

Drawn By  
GS

Dwg. no.

A45



1 MARINA PAVILION LEFT ELEVATION  
1/16" = 1'-0"



**MATERIAL LEGEND - MARINA PAVILION**

- 01 BRANCO LIMESTONE, HONED, AT PODIUMS AND POOL
- 02 PERLA LIMESTONE, HONED, AT EXTERIOR WALLS
- 03 PEARL GOLD (RAL 1036) METAL FINISH TO DOORS, WINDOW FRAMES & GATES
- 04 GRC LIMESTONE TO ROOFS & EXTERIOR SOFFITS
- 05 CLEAR, NON-TINTED, LOW-IRON GLASS W/ LAYER OF UV PROTECTION
- 06 TIMBER SLATTED SLIDING SCREEN

BMA Project No. 2025.05.1

ONE ISLAND PARK



MIAMI BEACH, FL



P: 786.409.4462  
2200 NW 2nd Ave Miami, FL 33127

**Project Management:**  
Envoie Projects  
220 East 42nd Street, Suite 408  
New York, NY 10017  
P: 646.395.5499

**Owner's Representative / PM:**  
Coastal Group Marinas  
Holtec Center, 1001 N. US Hwy One,  
Suite 710 Jupiter, FL 33477  
P: 561.385.1429

**Design Architect:**  
Winch Design  
Parklife House, 133 Deodar Road  
London SW15 2NU  
P: +44 (0) 20 8392 8400

**Structural Engineer:**  
TYLin Group  
32 Old Slip 10th and 17th Floors  
New York, NY 10005  
P: 212.228.0662

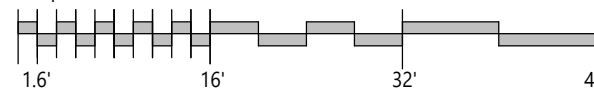
**Landscape Design Architect:**  
Wirtz International Landscape Architects  
Botermelkdijk 464 2900 Schoten België  
P: +32 (0) 3 680 13 22

**Landscape Architect of Record:**  
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7245 NE 4th Ave, Suite 104  
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Basking Ridge, NJ 07920  
P: 973.691.0602

**Civil Engineer:**  
Kimley Horn  
2 Alhambra Plaza, Suite 500  
Coral Gables, FL 33134  
P: 305.673.2025

Graphic Scale: 1 inch = 16 feet



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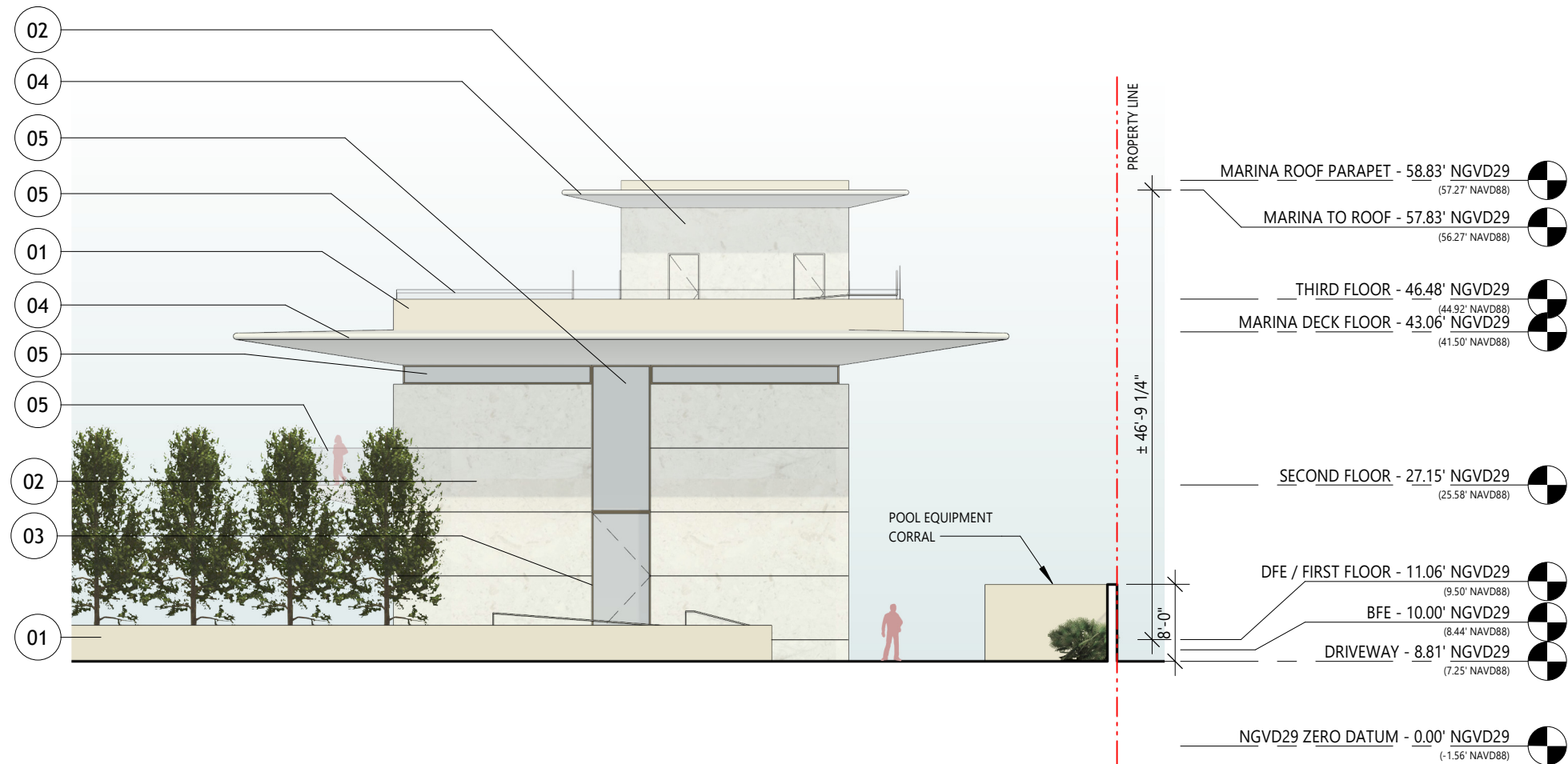
Scale  
1/16" = 1'-0"

MARINA PAVILION LEFT  
ELEVATION

Drawn By  
GS

Dwg. no.

A46



1 MARINA PAVILION RIGHT ELEVATION  
1/16" = 1'-0"



**MATERIAL LEGEND - MARINA PAVILION**

- 01 BRANCO LIMESTONE, HONED, AT PODIUMS AND POOL
- 02 PERLA LIMESTONE, HONED, AT EXTERIOR WALLS
- 03 PEARL GOLD (RAL 1036) METAL FINISH TO DOORS, WINDOW FRAMES & GATES
- 04 GRC LIMESTONE TO ROOFS & EXTERIOR SOFFITS
- 05 CLEAR, NON-TINTED, LOW-IRON GLASS W/ LAYER OF UV PROTECTION
- 06 TIMBER SLATTED SLIDING SCREEN

BMA Project No. 2025.05.1

ONE ISLAND PARK



MIAMI BEACH, FL



P: 786.409.4462  
2200 NW 2nd Ave Miami, FL 33127

**Project Management:**  
Envoie Projects  
220 East 42nd Street, Suite 408  
New York, NY 10017  
P: 646.395.5499

**Owner's Representative / PM:**  
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**Design Architect:**  
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P: +44 (0) 20 8392 8400

**Structural Engineer:**  
TYLin Group  
32 Old Slip 10th and 17th Floors  
New York, NY 10005  
P: 212.228.0662

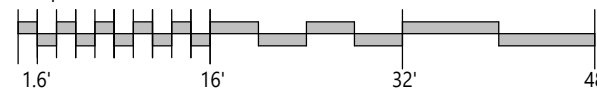
**Landscape Design Architect:**  
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Botermelkdijk 464 2900 Schoten België  
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**Civil Engineer:**  
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P: 305.673.2025

Graphic Scale: 1 inch = 16 feet



No.	Issue	Date	To
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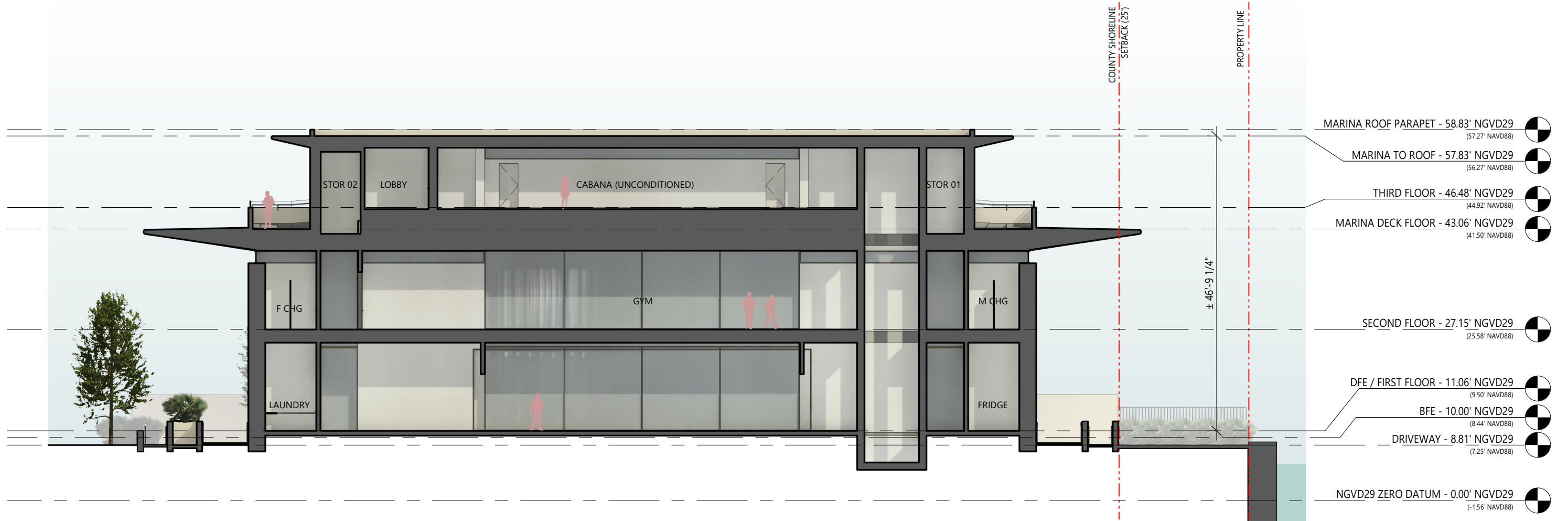
Scale  
1/16" = 1'-0"

MARINA PAVILION RIGHT  
ELEVATION

Drawn By  
GS

Dwg. no.

A47



1 MARINA PAVILION SECTION  
1/16" = 1'-0"

BMA Project No. 2025.05.1

ONE ISLAND PARK



MIAMI BEACH, FL



P: 786.409.4462  
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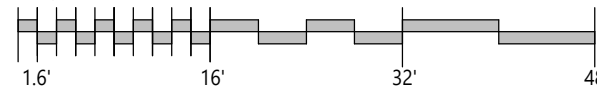
**Landscape Design Architect:**  
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Graphic Scale: 1 inch = 16 feet



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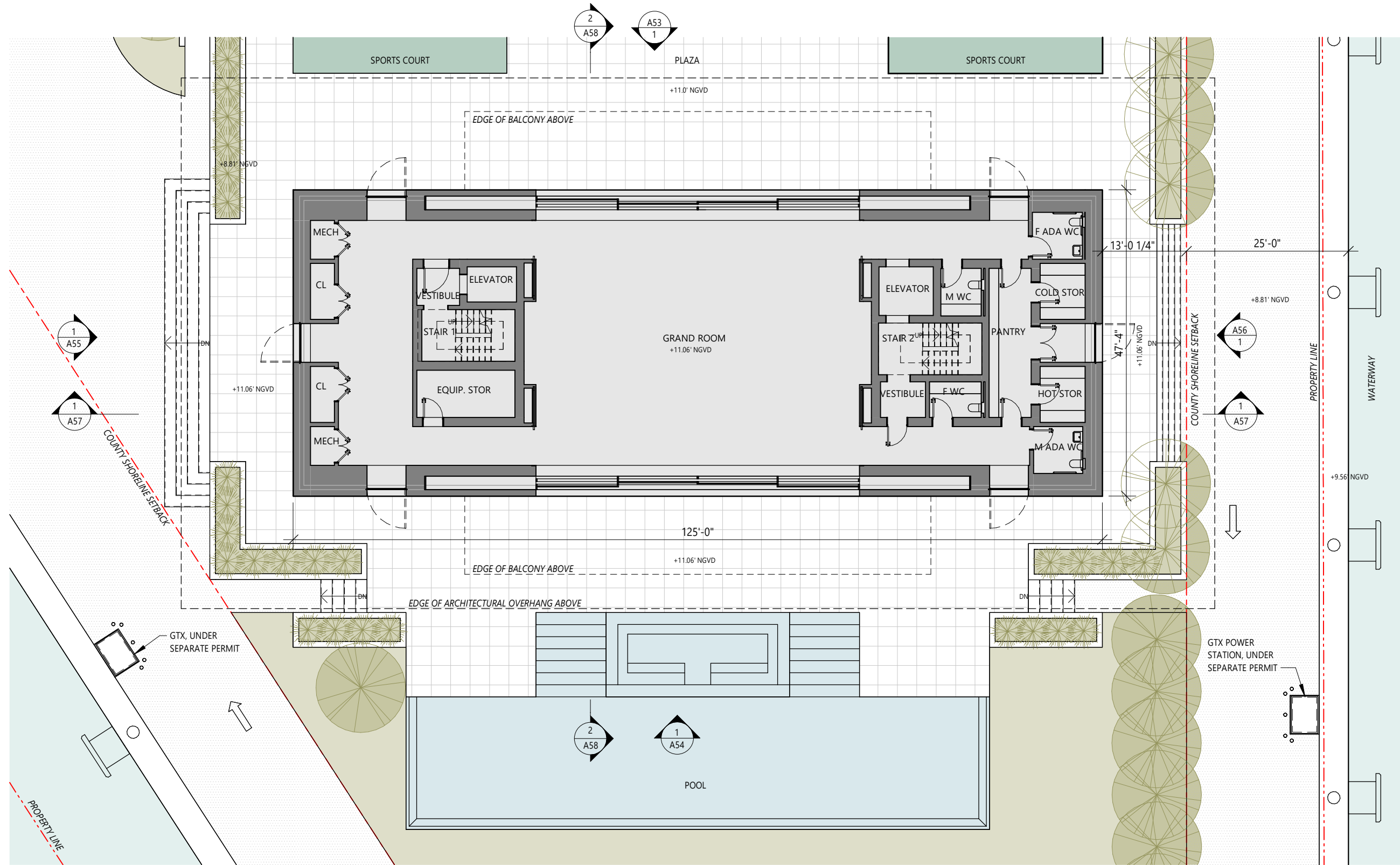
Scale  
1/16" = 1'-0"

MARINA PAVILION SECTION

Drawn By  
GS

Dwg. no.

A48



1 OWNERS PAVILION FIRST FLOOR PLAN  
1/16" = 1'-0"

BMA Project No. 2025.05.1

ONE ISLAND PARK



MIAMI BEACH, FL



P: 786.409.4462  
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**Structural Engineer:**  
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New York, NY 10005  
P: 212.228.0662

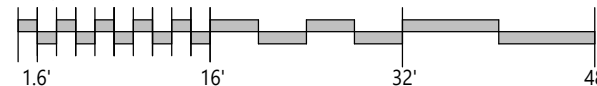
**Landscape Design Architect:**  
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**Landscape Architect of Record:**  
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**Civil Engineer:**  
Kimley Horn  
2 Alhambra Plaza, Suite 500  
Coral Gables, FL 33134  
P: 305.673.2025

Graphic Scale: 1 inch = 16 feet



No.	Issue	Date	To
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Scale  
1/16" = 1'-0"

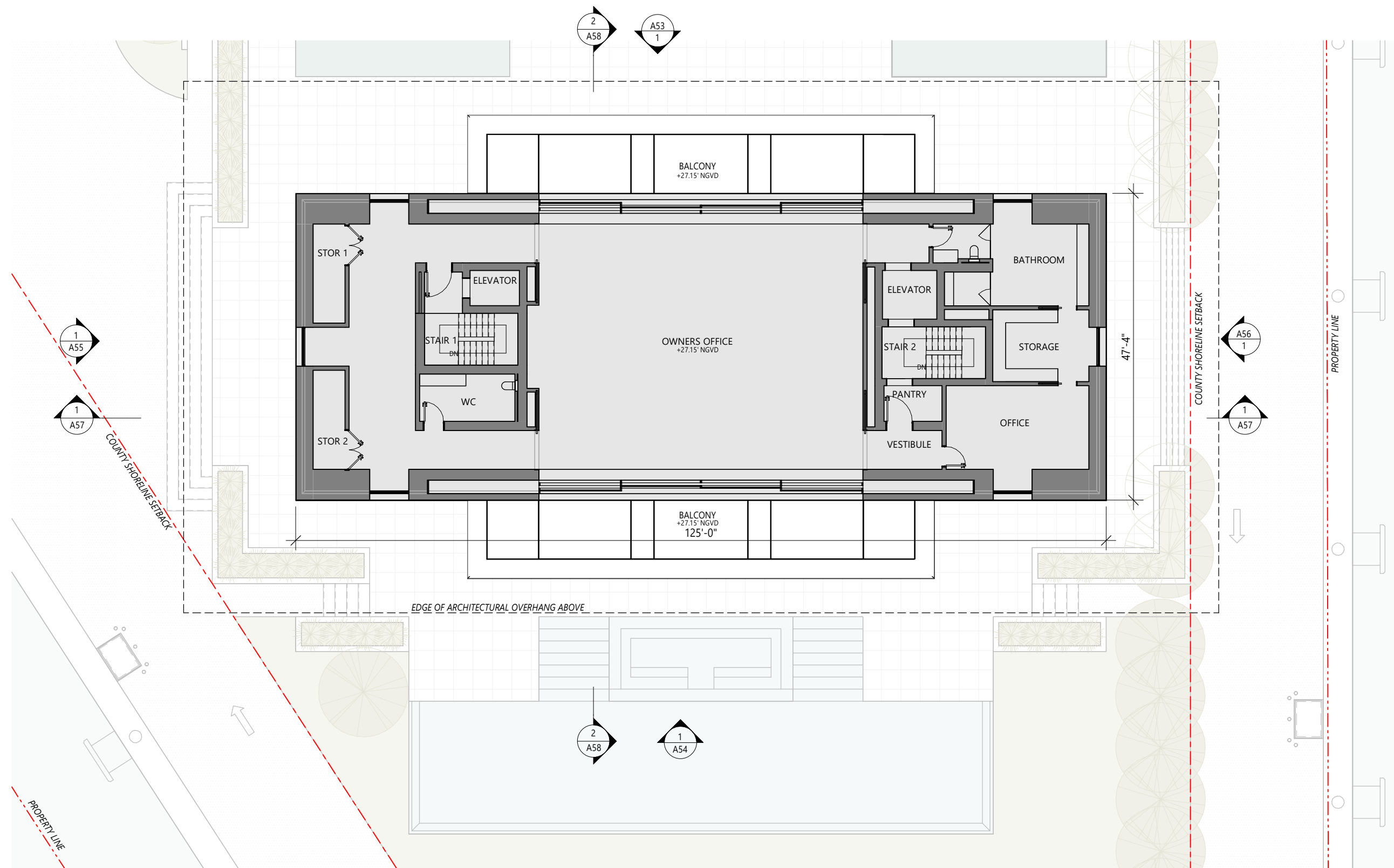
OWNER PAVILION FIRST FLOOR PLAN



Drawn By  
GS

Dwg. no.

A50



1 OWNERS PAVILION SECOND FLOOR PLAN  
1/16" = 1'-0"

BMA Project No. 2025.05.1

ONE ISLAND PARK



MIAMI BEACH, FL



P: 786.409.4462  
2200 NW 2nd Ave Miami, FL 33127

**Project Management:**  
Envoie Projects  
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P: 646.395.5499

**Owner's Representative / PM:**  
Coastal Group Marinas  
Holtec Center, 1001 N. US Hwy One,  
Suite 710 Jupiter, FL 33477  
P: 561.385.1429

**Design Architect:**  
Winch Design  
Parklife House, 133 Deodar Road  
London SW15 2NU  
P: +44 (0) 20 8392 8400

**Structural Engineer:**  
TYLin Group  
32 Old Slip 10th and 17th Floors  
New York, NY 10005  
P: 212.228.0662

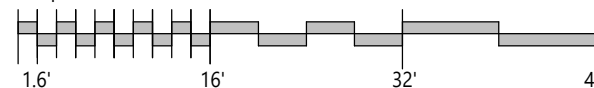
**Landscape Design Architect:**  
Wirtz International Landscape Architects  
Botermelkdijk 464 2900 Schoten België  
P: +32 (0) 3 680 13 22

**Landscape Architect of Record:**  
Christopher Cawley Landscape Architecture  
7245 NE 4th Ave, Suite 104  
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P: 786.536.2961

**MEPS Engineer:**  
Hanington Engineering Consultants  
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Basking Ridge, NJ 07920  
P: 973.691.0602

**Civil Engineer:**  
Kimley Horn  
2 Alhambra Plaza, Suite 500  
Coral Gables, FL 33134  
P: 305.673.2025

Graphic Scale: 1 inch = 16 feet



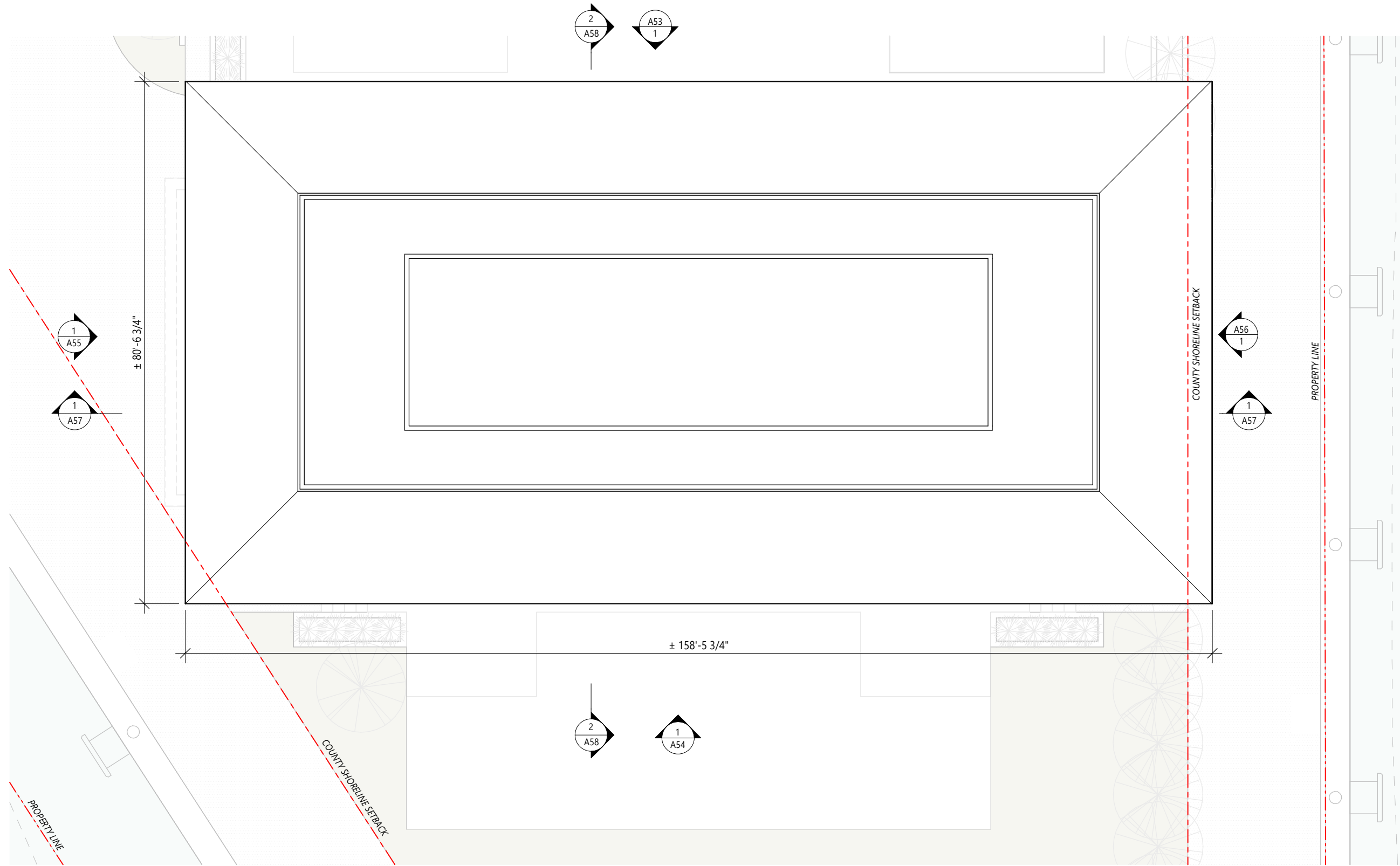
No.	Issue	Date	To
PB25-0784: 09-07-2025	FINAL SUBMITTAL	09/07/2025	MB

Scale  
1/16" = 1'-0"

OWNER PAVILION SECOND  
FLOOR PLAN

Dwg. no.  
**A51**





1 OWNERS PVLN ROOF PLAN  
1/16" = 1'-0"

BMA Project No. 2025.05.1

ONE ISLAND PARK



MIAMI BEACH, FL



P: 786.409.4462  
2200 NW 2nd Ave Miami, FL 33127

**Project Management:**  
Envoie Projects  
220 East 42nd Street, Suite 408  
New York, NY 10017  
P: 646.395.5499

**Owner's Representative / PM:**  
Coastal Group Marinas  
Holtec Center, 1001 N. US Hwy One,  
Suite 710 Jupiter, FL 33477  
P: 561.385.1429

**Design Architect:**  
Winch Design  
Parklife House, 133 Deodar Road  
London SW15 2NU  
P: +44 (0) 20 8392 8400

**Structural Engineer:**  
TYLin Group  
32 Old Slip 10th and 17th Floors  
New York, NY 10005  
P: 212.228.0662

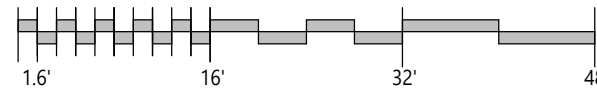
**Landscape Design Architect:**  
Wirtz International Landscape Architects  
Botermelkdijk 464 2900 Schoten België  
P: +32 (0) 3 680 13 22

**Landscape Architect of Record:**  
Christopher Cawley Landscape Architecture  
7245 NE 4th Ave, Suite 104  
Miami, FL 33138  
P: 786.536.2961

**MEPS Engineer:**  
Hanington Engineering Consultants  
233 Mount Airy Road, Suite 202  
Basking Ridge, NJ 07920  
P: 973.691.0602

**Civil Engineer:**  
Kimley Horn  
2 Alhambra Plaza, Suite 500  
Coral Gables, FL 33134  
P: 305.673.2025

Graphic Scale: 1 inch = 16 feet



No.	Issue	Date	To
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Scale  
1/16" = 1'-0"

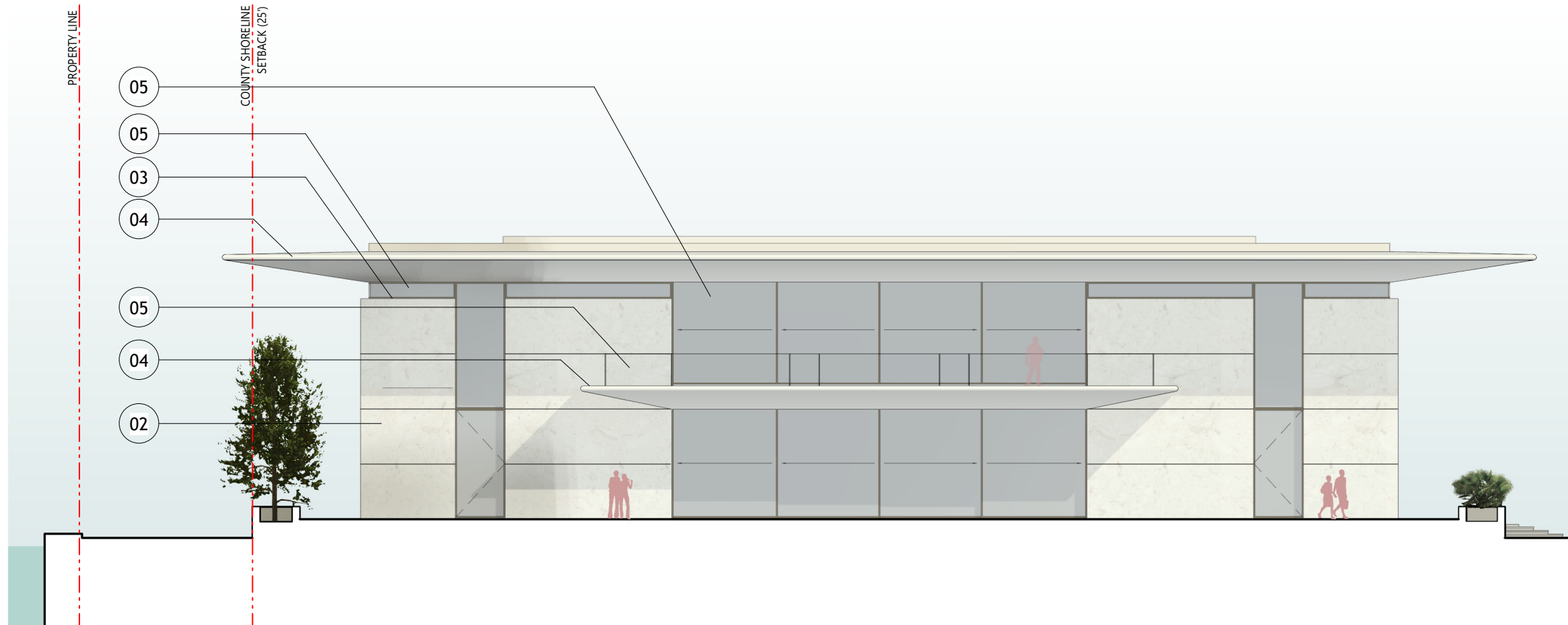
OWNER PAVILION ROOF PLAN



Drawn By  
GS

Dwg. no.

A52



OWNER TO 2ND ROOF PARAPET - 45.15' NGVD29 (43.58' NAVD88)	
(OWNERS) ROOF PARAPET - 44.31' NGVD29 (42.75' NAVD88)	
OWNER TO ROOF - 43.33' NGVD29 (41.77' NAVD88)	
SECOND FLOOR - 27.15' NGVD29 (25.58' NAVD88)	
DFE / FIRST FLOOR - 11.06' NGVD29 (9.50' NAVD88)	
BFE - 10.00' NGVD29 (8.44' NAVD88)	
DRIVEWAY - 8.81' NGVD29 (7.25' NAVD88)	
NGVD29 ZERO DATUM - 0.00' NGVD29 (-1.56' NAVD88)	

1 OWNERS PAVILION FRONT ELEVATION  
1/16" = 1'-0"

**MATERIAL LEGEND 2 - OWNERS PAVILION**



- 02 PERLA LIMESTONE, HONED, AT EXTERIOR WALLS
- 03 PEARL GOLD (RAL 1036) METAL FINISH TO DOORS, WINDOW FRAMES & GATES
- 04 GRC LIMESTONE TO ROOFS & EXTERIOR SOFFITS
- 05 CLEAR, NON-TINTED, LOW-IRON GLASS W/ LAYER OF UV PROTECTION

BMA Project No. 2025.05.1

ONE ISLAND PARK



MIAMI BEACH, FL



P: 786.409.4462  
2200 NW 2nd Ave Miami, FL 33127

**Project Management:**  
Envoie Projects  
220 East 42nd Street, Suite 408  
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**Owner's Representative / PM:**  
Coastal Group Marinas  
Holtec Center, 1001 N. US Hwy One,  
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**Design Architect:**  
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**Structural Engineer:**  
TYLin Group  
32 Old Slip 10th and 17th Floors  
New York, NY 10005  
P: 212.228.0662

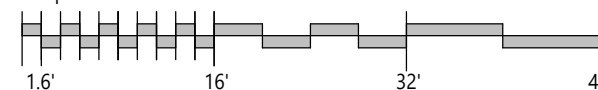
**Landscape Design Architect:**  
Wirtz International Landscape Architects  
Botermelkdijk 464 2900 Schoten België  
P: +32 (0) 3 680 13 22

**Landscape Architect of Record:**  
Christopher Cawley Landscape Architecture  
7245 NE 4th Ave, Suite 104  
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**MEPS Engineer:**  
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233 Mount Airy Road, Suite 202  
Basking Ridge, NJ 07920  
P: 973.691.0602

**Civil Engineer:**  
Kimley Horn  
2 Alhambra Plaza, Suite 500  
Coral Gables, FL 33134  
P: 305.673.2025

Graphic Scale: 1 inch = 16 feet



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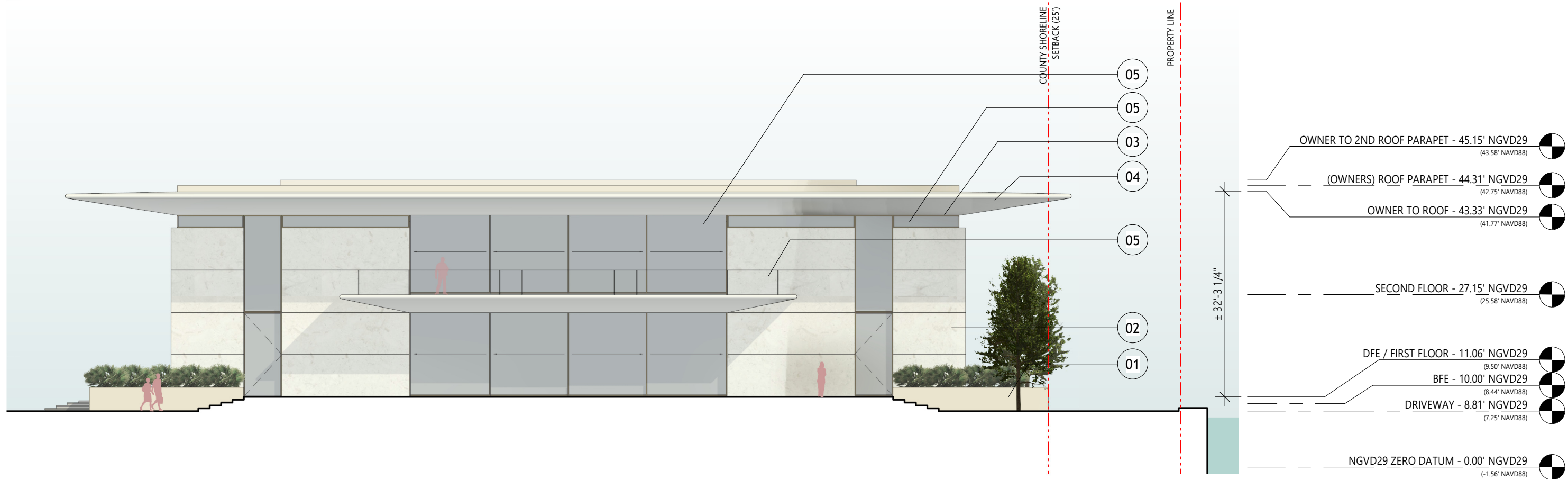
Scale  
1/16" = 1'-0"

OWNER PAVILION FRONT  
ELEVATION

Drawn By  
GS

Dwg. no.

A53



1 OWNERS PAVILION REAR ELEVATION  
1/16" = 1'-0"



**MATERIAL LEGEND - OWNERS PAVILION**

- 01 BRANCO LIMESTONE, HONED, AT PODIUMS AND POOL
- 02 PERLA LIMESTONE, HONED, AT EXTERIOR WALLS
- 03 PEARL GOLD (RAL 1036) METAL FINISH TO DOORS, WINDOW FRAMES & GATES
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BMA Project No. 2025.05.1  
**ONE ISLAND PARK**  
Blaze Makoid  
MIAMI BEACH, FL

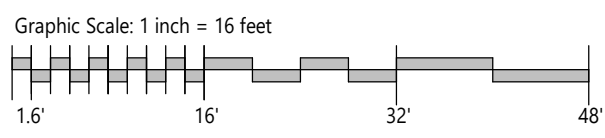
**BMA**  
ARCHITECTS  
P: 786.409.4462  
2200 NW 2nd Ave Miami, FL 33127

**Project Management:**  
Envoie Projects  
220 East 42nd Street, Suite 408  
New York, NY 10017  
P: 646.395.5499  
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TYLin Group  
32 Old Slip 10th and 17th Floors  
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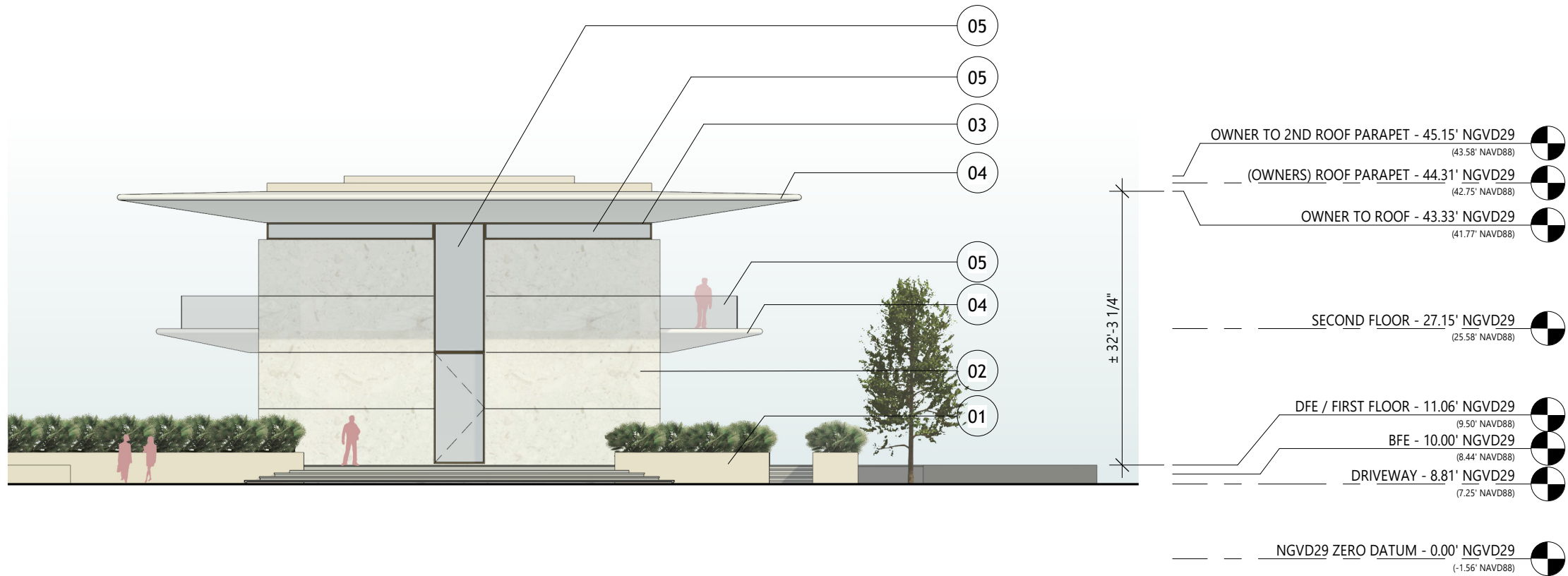
**Landscape Design Architect:**  
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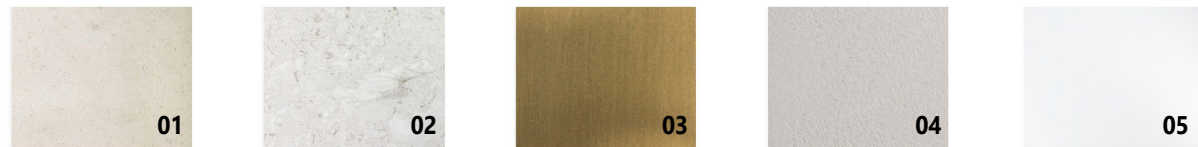


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Scale  
1/16" = 1'-0"  
**OWNER PAVILION REAR ELEVATION**  
Dwg. no.  
**A54**  
Drawn By  
GS  
PB25-0784: 09-07-2025 FINAL SUBMITTAL



1 OWNERS PAVILION LEFT ELEVATION  
1/16" = 1'-0"



**MATERIAL LEGEND - OWNERS PAVILION**

- 01 BRANCO LIMESTONE, HONED, AT PODIUMS AND POOL
- 02 PERLA LIMESTONE, HONED, AT EXTERIOR WALLS
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BMA Project No. 2025.05.1

ONE ISLAND PARK



MIAMI BEACH, FL



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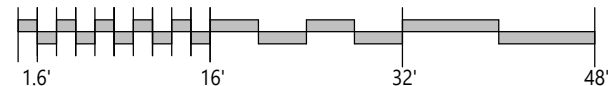
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No.	Issue	Date	To
PB25-0784	09-07-2025 FINAL SUBMITTAL	09/07/2025	MB

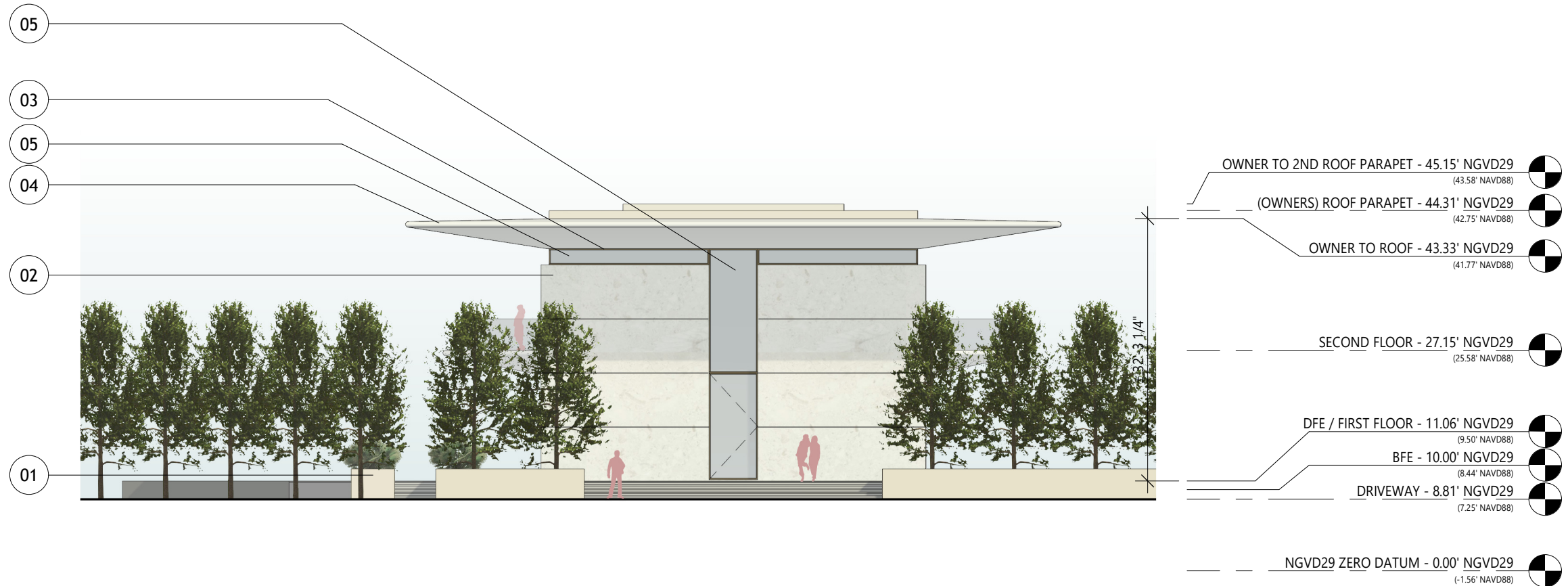
Scale  
1/16" = 1'-0"

OWNER PAVILION LEFT  
ELEVATION

Drawn By  
GS

Dwg. no.

A55

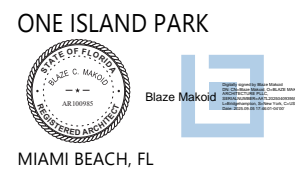


1 OWNERS PAVILION RIGHT ELEVATION  
1/16" = 1'-0"



- MATERIAL LEGEND - OWNERS PAVILION**
- 01 BRANCO LIMESTONE, HONED, AT PODIUMS AND POOL
  - 02 PERLA LIMESTONE, HONED, AT EXTERIOR WALLS
  - 03 PEARL GOLD (RAL 1036) METAL FINISH TO DOORS, WINDOW FRAMES & GATES
  - 04 GRC LIMESTONE TO ROOFS & EXTERIOR SOFFITS
  - 05 CLEAR, NON-TINTED, LOW-IRON GLASS W/ LAYER OF UV PROTECTION

BMA Project No. 2025.05.1



**Project Management:**  
Envoie Projects  
220 East 42nd Street, Suite 408  
New York, NY 10017  
P: 646.395.5499

**Owner's Representative / PM:**  
Coastal Group Marinas  
Holtec Center, 1001 N. US Hwy One,  
Suite 710 Jupiter, FL 33477  
P: 561.385.1429

**Design Architect:**  
Winch Design  
Parklife House, 133 Deodar Road  
London SW15 2NU  
P: +44 (0) 20 8392 8400

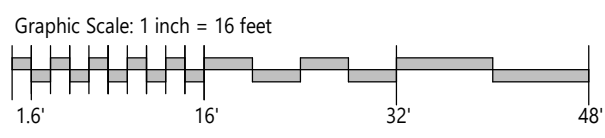
**Structural Engineer:**  
TYLin Group  
32 Old Slip 10th and 17th Floors  
New York, NY 10005  
P: 212.228.0662

**Landscape Design Architect:**  
Wirtz International Landscape Architects  
Botermelkdijk 464 2900 Schoten België  
P: +32 (0) 3 680 13 22

**Landscape Architect of Record:**  
Christopher Cawley Landscape Architecture  
7245 NE 4th Ave, Suite 104  
Miami, FL 33138  
P: 786.536.2961

**MEPS Engineer:**  
Hanington Engineering Consultants  
233 Mount Airy Road, Suite 202  
Basking Ridge, NJ 07920  
P: 973.691.0602

**Civil Engineer:**  
Kimley Horn  
2 Alhambra Plaza, Suite 500  
Coral Gables, FL 33134  
P: 305.673.2025



PB25-0784: 09-07-2025 FINAL SUBMITTAL		09/07/2025	MB
No.	Issue	Date	To

Scale  
1/16" = 1'-0"

OWNERS PAVILION RIGHT  
ELEVATION

Drawn By  
GS

Dwg. no.  
**A56**

PB25-0784: 09-07-2025  
FINAL SUBMITTAL



1 OWNER PAVILION SECTION  
1/16" = 1'-0"

BMA Project No. 2025.05.1



**Project Management:**  
Envoie Projects  
220 East 42nd Street, Suite 408  
New York, NY 10017  
P: 646.395.5499

**Owner's Representative / PM:**  
Coastal Group Marinas  
Holtec Center, 1001 N. US Hwy One,  
Suite 710 Jupiter, FL 33477  
P: 561.385.1429

**Design Architect:**  
Winch Design  
Parklife House, 133 Deodar Road  
London SW15 2NU  
P: +44 (0) 20 8392 8400

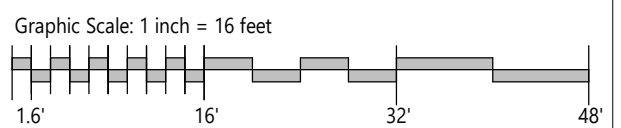
**Structural Engineer:**  
TYLin Group  
32 Old Slip 10th and 17th Floors  
New York, NY 10005  
P: 212.228.0662

**Landscape Design Architect:**  
Wirtz International Landscape Architects  
Botermelkdijk 464 2900 Schoten België  
P: +32 (0) 3 680 13 22

**Landscape Architect of Record:**  
Christopher Cawley Landscape Architecture  
7245 NE 4th Ave, Suite 104  
Miami, FL 33138  
P: 786.536.2961

**MEPS Engineer:**  
Hanington Engineering Consultants  
233 Mount Airy Road, Suite 202  
Basking Ridge, NJ 07920  
P: 973.691.0602

**Civil Engineer:**  
Kimley Horn  
2 Alhambra Plaza, Suite 500  
Coral Gables, FL 33134  
P: 305.673.2025



No.	Issue	Date	To
PB25-0784	09-07-2025 FINAL SUBMITTAL	09/07/2025	MB

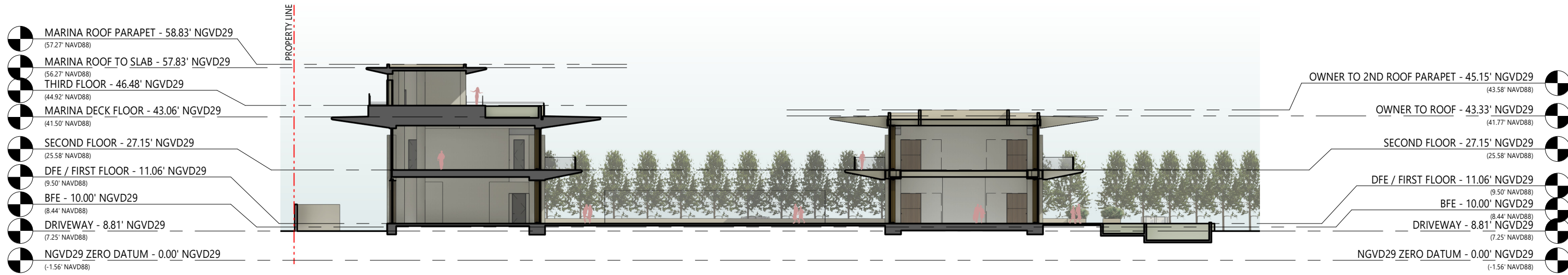
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Drawn By: GS

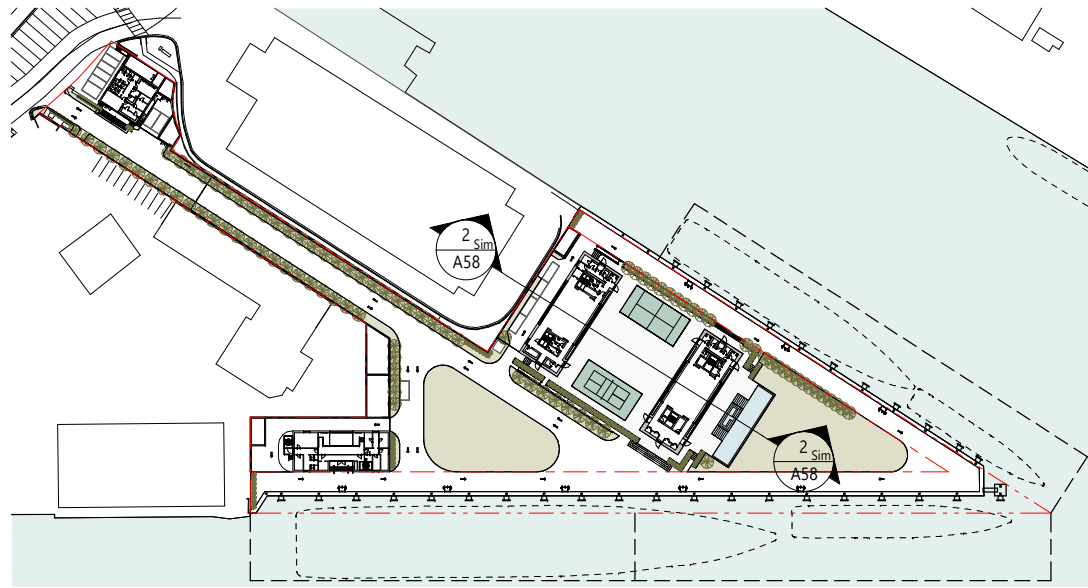
OWNER PAVILION SECTION

Dwg. no. A57

PB25-0784: 09-07-2025 FINAL SUBMITTAL

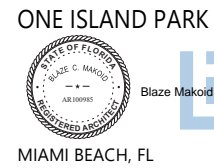


2 PAVILION PLAZA SECTION  
1" = 30'-0"



1 PAVILION PLAZA SECTION KEY PLAN  
1" = 200'-0"

BMA Project No. 2025.05.1



**Project Management:**  
Envoie Projects  
220 East 42nd Street, Suite 408  
New York, NY 10017  
P: 646.395.5499

**Owner's Representative / PM:**  
Coastal Group Marinas  
Holtec Center, 1001 N. US Hwy One,  
Suite 710 Jupiter, FL 33477  
P: 561.385.1429

**Design Architect:**  
Winch Design  
Parklife House, 133 Deodar Road  
London SW15 2NU  
P: +44 (0) 20 8392 8400

**Structural Engineer:**  
TYLin Group  
32 Old Slip 10th and 17th Floors  
New York, NY 10005  
P: 212.228.0662

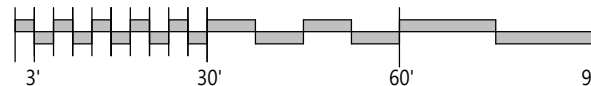
**Landscape Design Architect:**  
Wirtz International Landscape Architects  
Botermelkdijk 464 2900 Schoten België  
P: +32 (0) 3 680 13 22

**Landscape Architect of Record:**  
Christopher Cawley Landscape Architecture  
7245 NE 4th Ave, Suite 104  
Miami, FL 33138  
P: 786.536.2961

**MEPS Engineer:**  
Hanington Engineering Consultants  
233 Mount Airy Road, Suite 202  
Basking Ridge, NJ 07920  
P: 973.691.0602

**Civil Engineer:**  
Kimley Horn  
2 Alhambra Plaza, Suite 500  
Coral Gables, FL 33134  
P: 305.673.2025

Graphic Scale: 1 inch = 30 feet



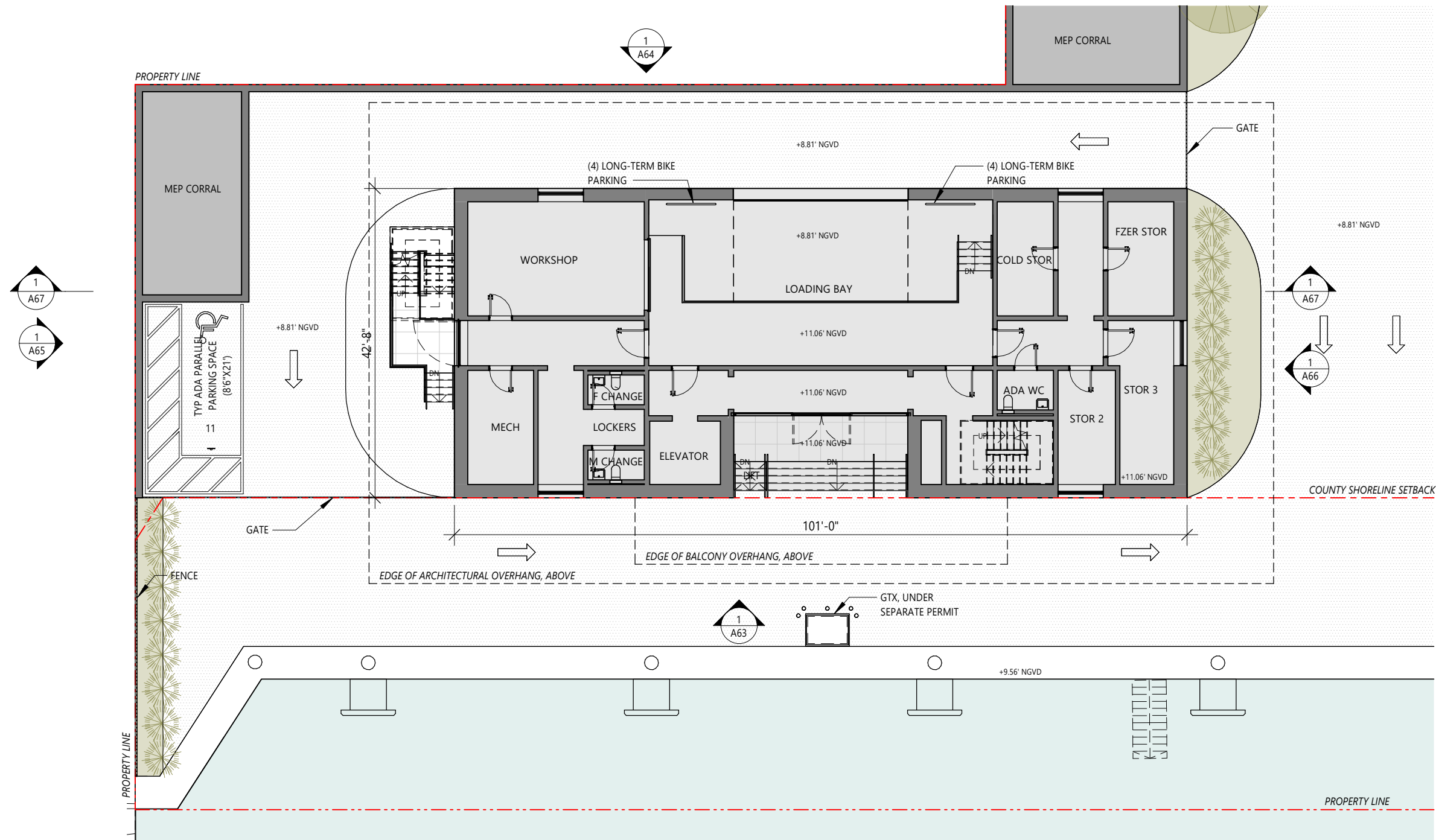
No.	Issue	Date	To
PB25-0784	09-07-2025 FINAL SUBMITTAL	09/07/2025	MB

PB25-0784: 09-07-2025 FINAL SUBMITTAL

Scale As indicated  
PAVILION PLAZA SECTION

Drawn By GS

Dwg. no. A58



1 MARINA OPERATIONS FIRST FLOOR PLAN  
1/16" = 1'-0"

BMA Project No. 2025.05.1



**Project Management:**  
Envoie Projects  
220 East 42nd Street, Suite 408  
New York, NY 10017  
P: 646.395.5499

**Owner's Representative / PM:**  
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Holtec Center, 1001 N. US Hwy One,  
Suite 710 Jupiter, FL 33477  
P: 561.385.1429

**Design Architect:**  
Winch Design  
Parklife House, 133 Deodar Road  
London SW15 2NU  
P: +44 (0) 20 8392 8400

**Structural Engineer:**  
TYLin Group  
32 Old Slip 10th and 17th Floors  
New York, NY 10005  
P: 212.228.0662

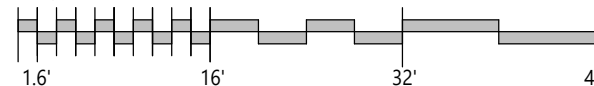
**Landscape Design Architect:**  
Wirtz International Landscape Architects  
Botermelkdiijk 464 2900 Schoten België  
P: +32 (0) 3 680 13 22

**Landscape Architect of Record:**  
Christopher Cawley Landscape Architecture  
7245 NE 4th Ave, Suite 104  
Miami, FL 33138  
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**MEPS Engineer:**  
Hanington Engineering Consultants  
233 Mount Airy Road, Suite 202  
Basking Ridge, NJ 07920  
P: 973.691.0602

**Civil Engineer:**  
Kimley Horn  
2 Alhambra Plaza, Suite 500  
Coral Gables, FL 33134  
P: 305.673.2025

Graphic Scale: 1 inch = 16 feet



No.	Issue	Date	To
PB25-0784: 09-07-2025	FINAL SUBMITTAL	09/07/2025	MB

Scale  
1/16" = 1'-0"

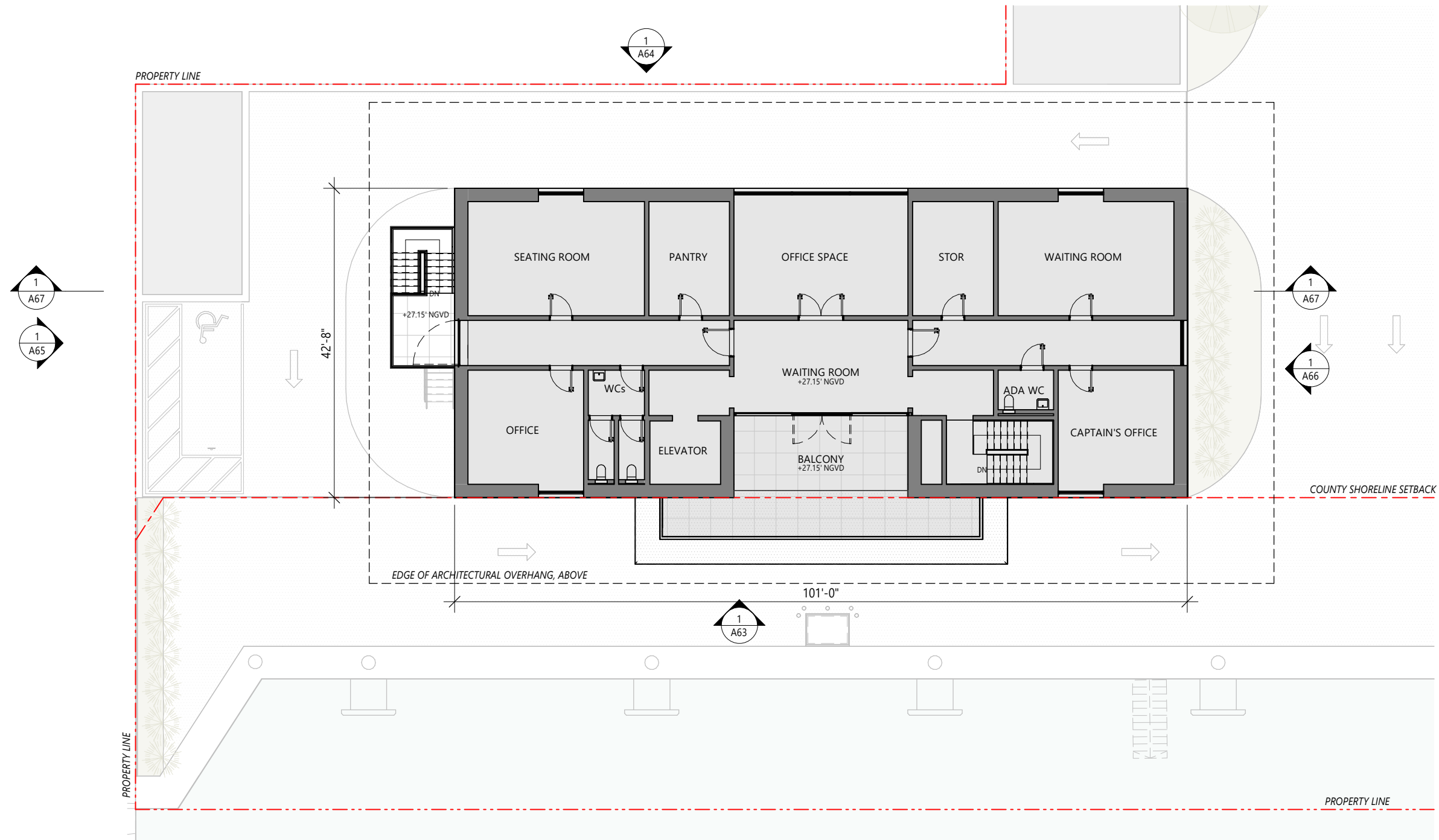
OPERATIONS FIRST FLOOR  
PLAN



Drawn By  
GS

Dwg. no.

A60



1 MARINA OPERATIONS SECOND FLOOR PLAN  
1/16" = 1'-0"

BMA Project No. 2025.05.1

ONE ISLAND PARK



MIAMI BEACH, FL



P: 786.409.4462  
2200 NW 2nd Ave Miami, FL 33127

**Project Management:**  
Envoie Projects  
220 East 42nd Street, Suite 408  
New York, NY 10017  
P: 646.395.5499

**Owner's Representative / PM:**  
Coastal Group Marinas  
Holtec Center, 1001 N. US Hwy One,  
Suite 710 Jupiter, FL 33477  
P: 561.385.1429

**Design Architect:**  
Winch Design  
Parklife House, 133 Deodar Road  
London SW15 2NU  
P: +44 (0) 20 8392 8400

**Structural Engineer:**  
TYLin Group  
32 Old Slip 10th and 17th Floors  
New York, NY 10005  
P: 212.228.0662

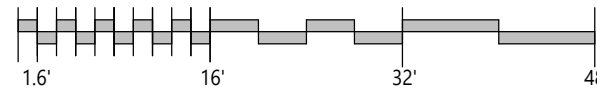
**Landscape Design Architect:**  
Wirtz International Landscape Architects  
Botermelkdijk 464 2900 Schoten België  
P: +32 (0) 3 680 13 22

**Landscape Architect of Record:**  
Christopher Cawley Landscape Architecture  
7245 NE 4th Ave, Suite 104  
Miami, FL 33138  
P: 786.536.2961

**MEPS Engineer:**  
Hanington Engineering Consultants  
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Basking Ridge, NJ 07920  
P: 973.691.0602

**Civil Engineer:**  
Kimley Horn  
2 Alhambra Plaza, Suite 500  
Coral Gables, FL 33134  
P: 305.673.2025

Graphic Scale: 1 inch = 16 feet



No.	Issue	Date	To
PB25-0784: 09-07-2025	FINAL SUBMITTAL	09/07/2025	MB

Scale  
1/16" = 1'-0"

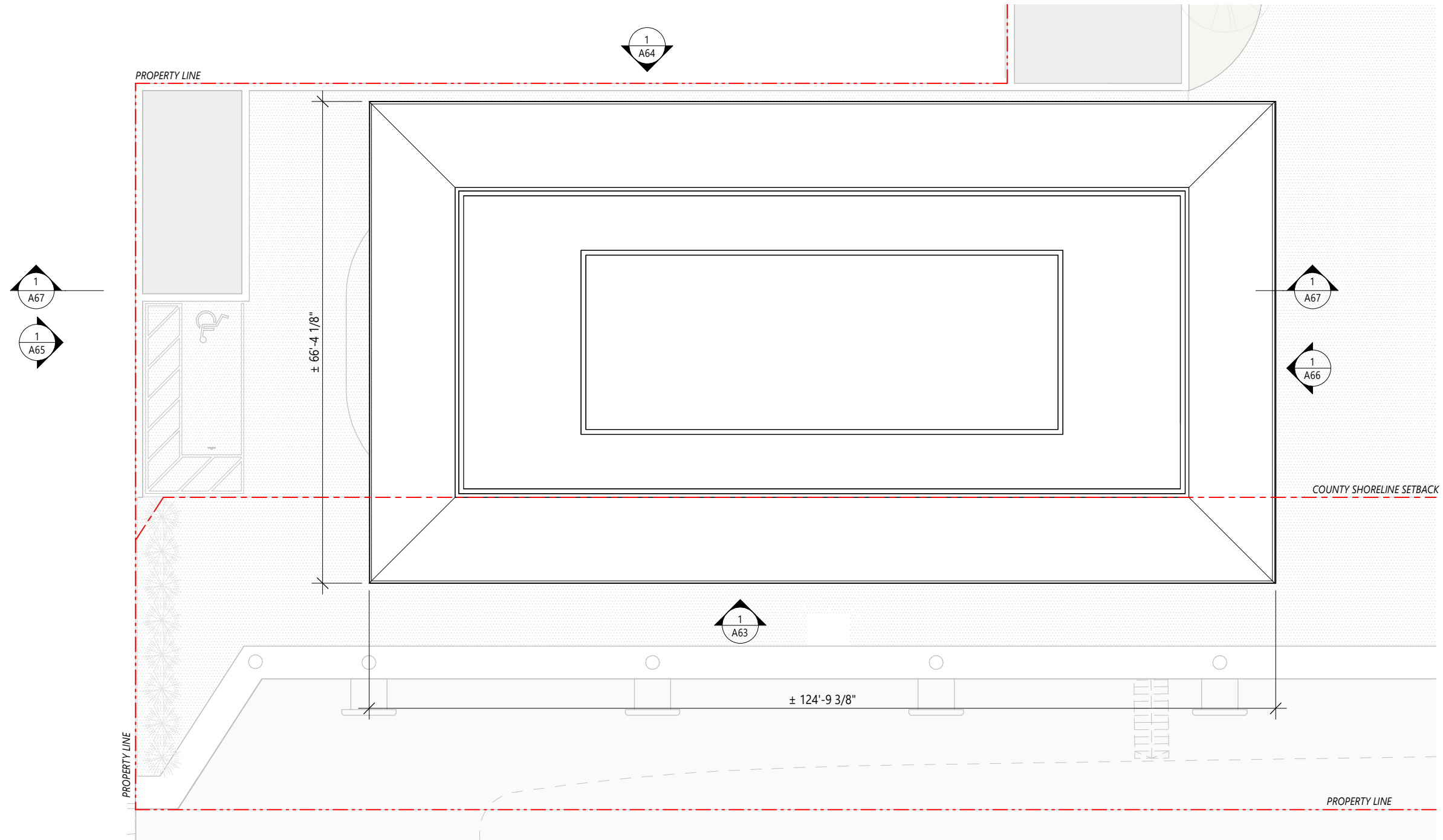
OPERATIONS SECOND FLOOR  
PLAN



Drawn By  
GS

Dwg. no.

A61



1 MARINA OPERATIONS ROOF PLAN  
1/16" = 1'-0"

BMA Project No. 2025.05.1



**Project Management:**  
Envoie Projects  
220 East 42nd Street, Suite 408  
New York, NY 10017  
P: 646.395.5499

**Owner's Representative / PM:**  
Coastal Group Marinas  
Holtec Center, 1001 N. US Hwy One,  
Suite 710 Jupiter, FL 33477  
P: 561.385.1429

**Design Architect:**  
Winch Design  
Parklife House, 133 Deodar Road  
London SW15 2NU  
P: +44 (0) 20 8392 8400

**Structural Engineer:**  
TYLin Group  
32 Old Slip 10th and 17th Floors  
New York, NY 10005  
P: 212.228.0662

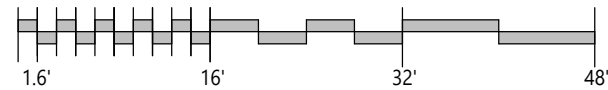
**Landscape Design Architect:**  
Wirtz International Landscape Architects  
Botermelkdijk 464 2900 Schoten België  
P: +32 (0) 3 680 13 22

**Landscape Architect of Record:**  
Christopher Cawley Landscape Architecture  
7245 NE 4th Ave, Suite 104  
Miami, FL 33138  
P: 786.536.2961

**MEPS Engineer:**  
Hanington Engineering Consultants  
233 Mount Airy Road, Suite 202  
Basking Ridge, NJ 07920  
P: 973.691.0602

**Civil Engineer:**  
Kimley Horn  
2 Alhambra Plaza, Suite 500  
Coral Gables, FL 33134  
P: 305.673.2025

Graphic Scale: 1 inch = 16 feet



No.	Issue	Date	To
PB25-0784	09-07-2025 FINAL SUBMITTAL	09/07/2025	MB

Scale  
1/16" = 1'-0"

OPERATIONS ROOF PLAN

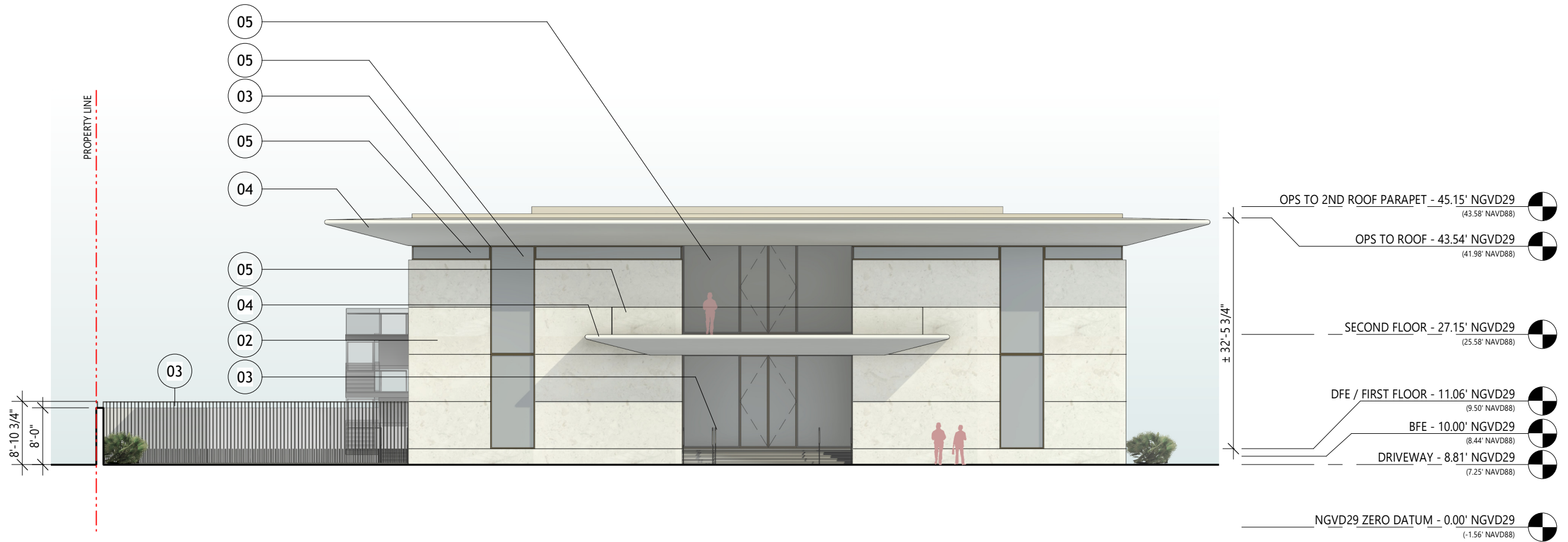


Drawn By  
GS

Dwg. no.

A62

PB25-0784: 09-07-2025 FINAL SUBMITTAL



1 MARINA OPERATIONS FRONT ELEV.  
1/16" = 1'-0"

**MATERIAL LEGEND - MARINA OPERATIONS**



- 02 PERLA LIMESTONE, HONED, AT EXTERIOR WALLS
- 03 PEARL GOLD (RAL 1036) METAL FINISH TO DOORS, WINDOW FRAMES & GATES
- 04 GRC LIMESTONE TO ROOFS & EXTERIOR SOFFITS
- 05 CLEAR, NON-TINTED, LOW-IRON GLASS W/ LAYER OF UV PROTECTION

BMA Project No. 2025.05.1

ONE ISLAND PARK



MIAMI BEACH, FL



P: 786.409.4462  
2200 NW 2nd Ave Miami, FL 33127

**Project Management:**  
Envoie Projects  
220 East 42nd Street, Suite 408  
New York, NY 10017  
P: 646.395.5499

**Owner's Representative / PM:**  
Coastal Group Marinas  
Holtec Center, 1001 N. US Hwy One,  
Suite 710 Jupiter, FL 33477  
P: 561.385.1429

**Design Architect:**  
Winch Design  
Parklife House, 133 Deodar Road  
London SW15 2NU  
P: +44 (0) 20 8392 8400

**Structural Engineer:**  
TYLin Group  
32 Old Slip 10th and 17th Floors  
New York, NY 10005  
P: 212.228.0662

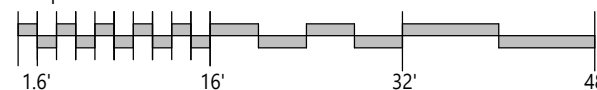
**Landscape Design Architect:**  
Wirtz International Landscape Architects  
Botermelkdijk 464 2900 Schoten België  
P: +32 (0) 3 680 13 22

**Landscape Architect of Record:**  
Christopher Cawley Landscape Architecture  
7245 NE 4th Ave, Suite 104  
Miami, FL 33138  
P: 786.536.2961

**MEPS Engineer:**  
Hanington Engineering Consultants  
233 Mount Airy Road, Suite 202  
Basking Ridge, NJ 07920  
P: 973.691.0602

**Civil Engineer:**  
Kimley Horn  
2 Alhambra Plaza, Suite 500  
Coral Gables, FL 33134  
P: 305.673.2025

Graphic Scale: 1 inch = 16 feet



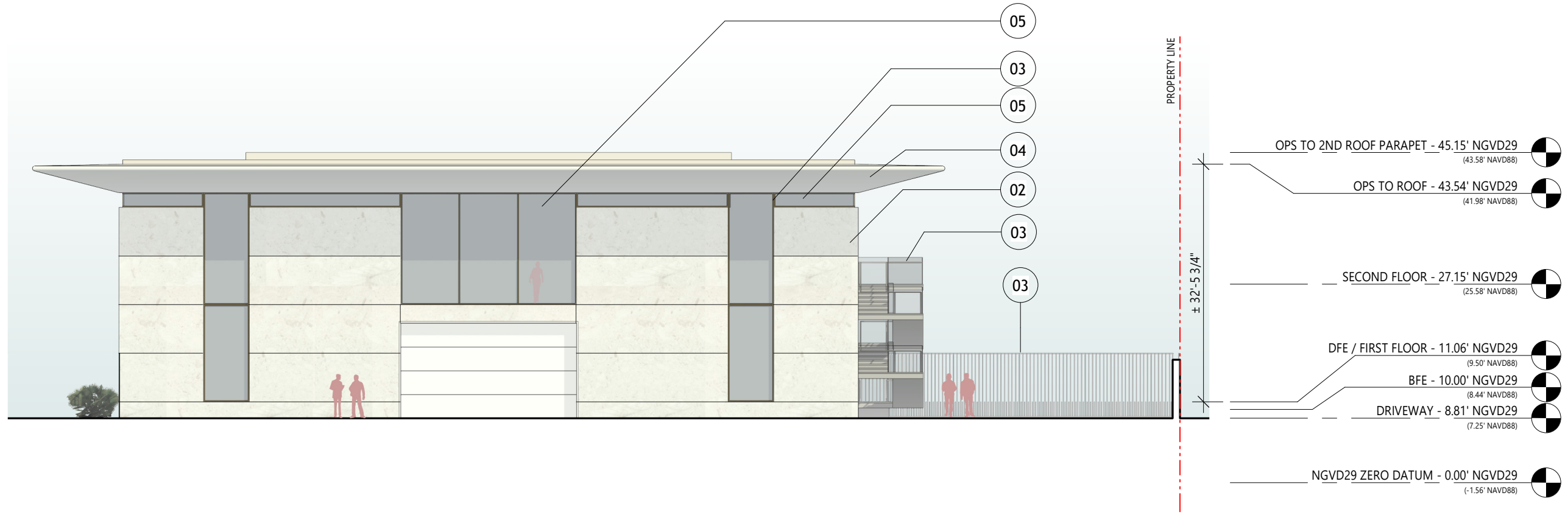
No.	Issue	Date	To
PB25-0784	09-07-2025 FINAL SUBMITTAL	09/07/2025	MB

Scale  
1/16" = 1'-0"  
OPERATIONS FRONT  
ELEVATION

Drawn By  
GS

Dwg. no.

A63



1 MARINA OPERATIONS REAR ELEV.  
1/16" = 1'-0"



**MATERIAL LEGEND - MARINA OPERATIONS**

- 02 PERLA LIMESTONE, HONED, AT EXTERIOR WALLS
- 03 PEARL GOLD (RAL 1036) METAL FINISH TO DOORS, WINDOW FRAMES & GATES
- 04 GRC LIMESTONE TO ROOFS & EXTERIOR SOFFITS
- 05 CLEAR, NON-TINTED, LOW-IRON GLASS W/ LAYER OF UV PROTECTION

BMA Project No. 2025.05.1

ONE ISLAND PARK



MIAMI BEACH, FL



P: 786.409.4462  
2200 NW 2nd Ave Miami, FL 33127

**Project Management:**  
Envoie Projects  
220 East 42nd Street, Suite 408  
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P: 646.395.5499

**Owner's Representative / PM:**  
Coastal Group Marinas  
Holtec Center, 1001 N. US Hwy One,  
Suite 710 Jupiter, FL 33477  
P: 561.385.1429

**Design Architect:**  
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Parklife House, 133 Deodar Road  
London SW15 2NU  
P: +44 (0) 20 8392 8400

**Structural Engineer:**  
TYLin Group  
32 Old Slip 10th and 17th Floors  
New York, NY 10005  
P: 212.228.0662

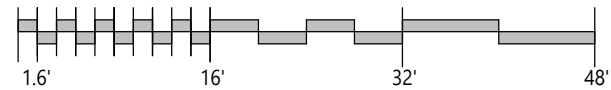
**Landscape Design Architect:**  
Wirtz International Landscape Architects  
Botermelkdijk 464 2900 Schoten België  
P: +32 (0) 3 680 13 22

**Landscape Architect of Record:**  
Christopher Cawley Landscape Architecture  
7245 NE 4th Ave, Suite 104  
Miami, FL 33138  
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**MEPS Engineer:**  
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233 Mount Airy Road, Suite 202  
Basking Ridge, NJ 07920  
P: 973.691.0602

**Civil Engineer:**  
Kimley Horn  
2 Alhambra Plaza, Suite 500  
Coral Gables, FL 33134  
P: 305.673.2025

Graphic Scale: 1 inch = 16 feet



No.	Issue	Date	To
PB25-0784	09-07-2025 FINAL SUBMITTAL	09/07/2025	MB

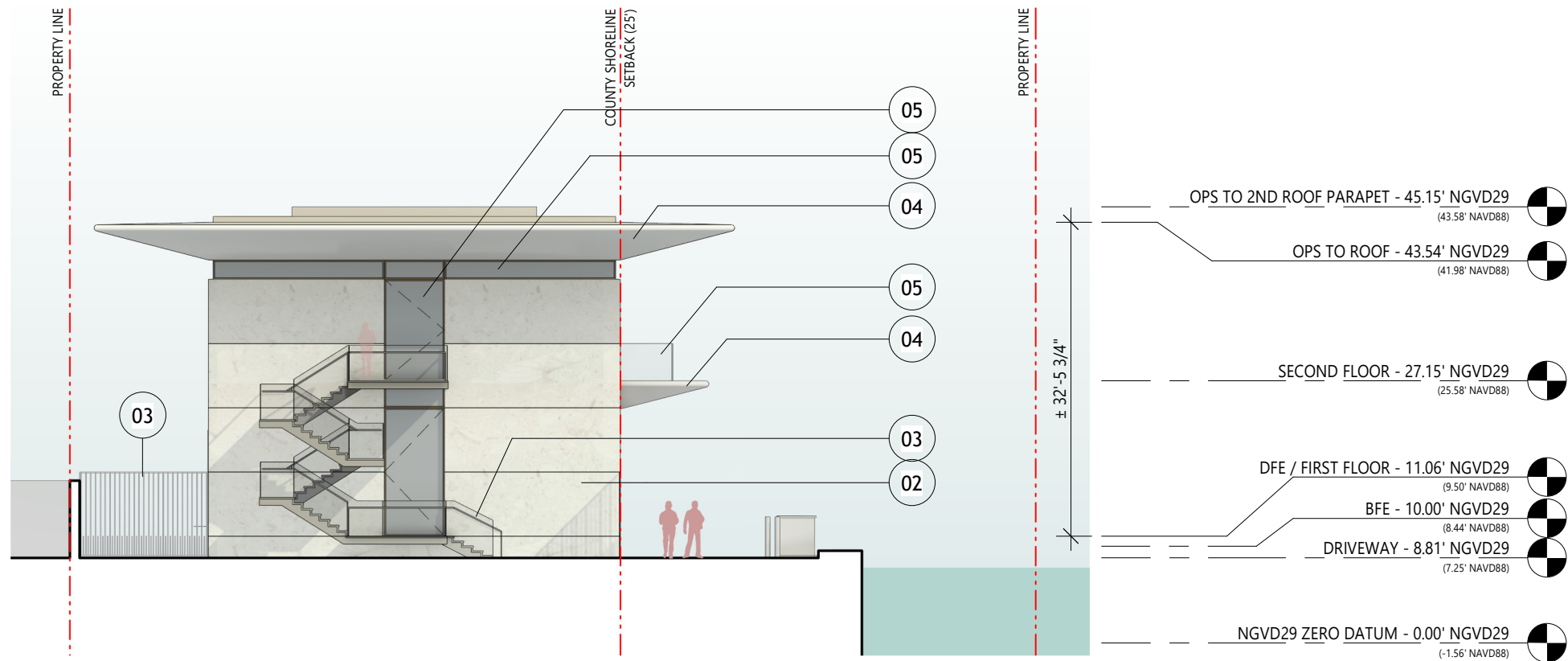
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1/16" = 1'-0"

OPERATIONS REAR ELEVATION

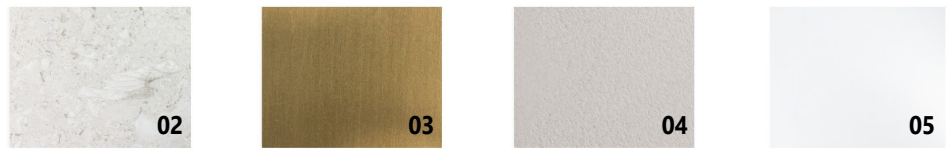
Drawn By  
GS

Dwg. no.

A64



1 MARINA OPERATIONS LEFT ELEV.  
1/16" = 1'-0"



**MATERIAL LEGEND - MARINA OPERATIONS**

- 02 PERLA LIMESTONE, HONED, AT EXTERIOR WALLS
- 03 PEARL GOLD (RAL 1036) METAL FINISH TO DOORS, WINDOW FRAMES & GATES
- 04 GRC LIMESTONE TO ROOFS & EXTERIOR SOFFITS
- 05 CLEAR, NON-TINTED, LOW-IRON GLASS W/ LAYER OF UV PROTECTION

BMA Project No. 2025.05.1



**Project Management:**  
Envoie Projects  
220 East 42nd Street, Suite 408  
New York, NY 10017  
P: 646.395.5499

**Owner's Representative / PM:**  
Coastal Group Marinas  
Holtec Center, 1001 N. US Hwy One,  
Suite 710 Jupiter, FL 33477  
P: 561.385.1429

**Design Architect:**  
Winch Design  
Parklife House, 133 Deodar Road  
London SW15 2NU  
P: +44 (0) 20 8392 8400

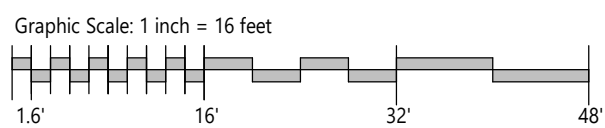
**Structural Engineer:**  
TYLin Group  
32 Old Slip 10th and 17th Floors  
New York, NY 10005  
P: 212.228.0662

**Landscape Design Architect:**  
Wirtz International Landscape Architects  
Botermelkdijk 464 2900 Schoten België  
P: +32 (0) 3 680 13 22

**Landscape Architect of Record:**  
Christopher Cawley Landscape Architecture  
7245 NE 4th Ave, Suite 104  
Miami, FL 33138  
P: 786.536.2961

**MEPS Engineer:**  
Hanington Engineering Consultants  
233 Mount Airy Road, Suite 202  
Basking Ridge, NJ 07920  
P: 973.691.0602

**Civil Engineer:**  
Kimley Horn  
2 Alhambra Plaza, Suite 500  
Coral Gables, FL 33134  
P: 305.673.2025



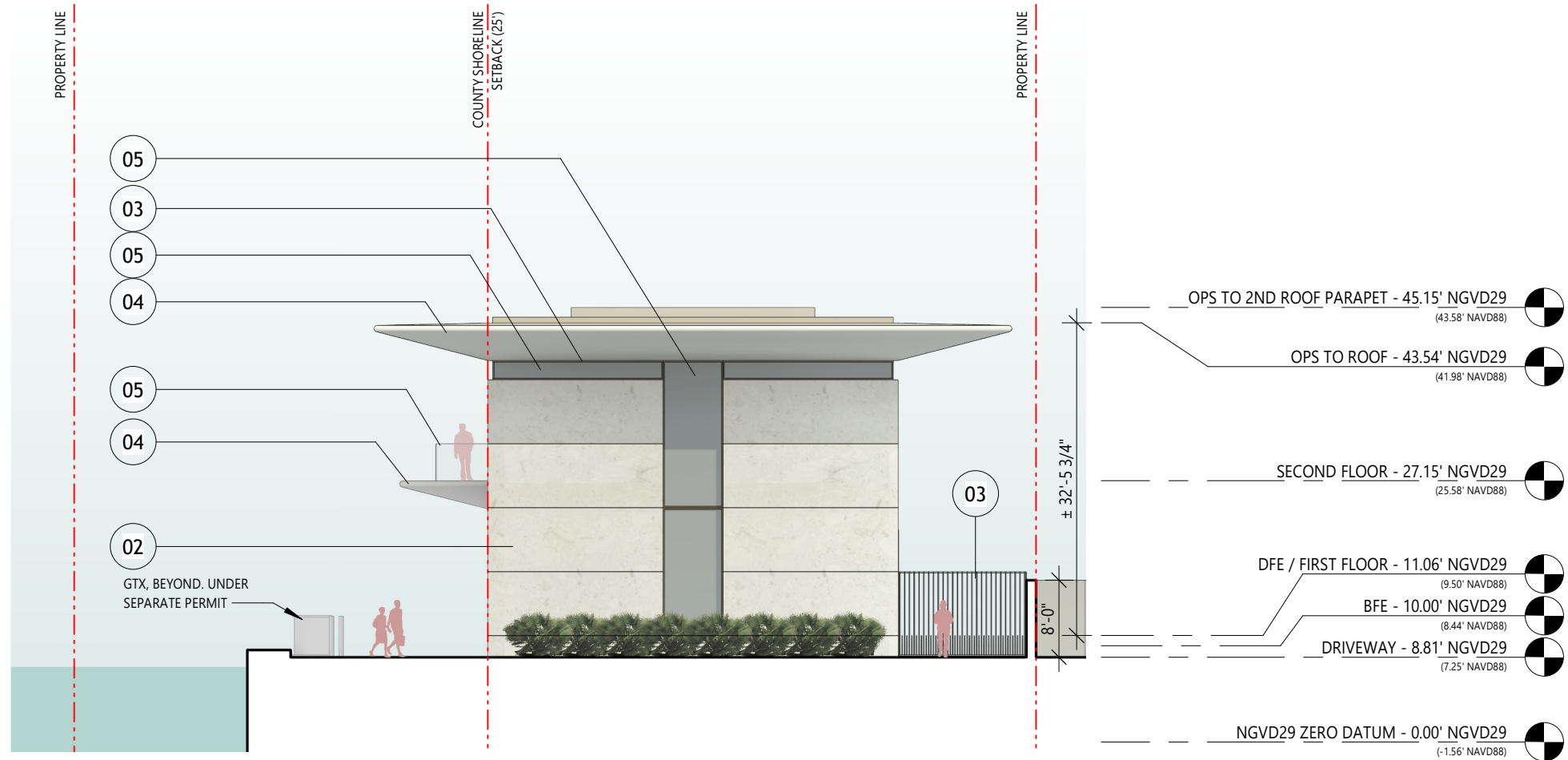
No.	Issue	Date	To
PB25-0784	09-07-2025 FINAL SUBMITTAL	09/07/2025	MB

Scale  
1/16" = 1'-0"  
**OPERATIONS LEFT ELEVATION**

Drawn By  
GS

Dwg. no.  
**A65**

PB25-0784: 09-07-2025 FINAL SUBMITTAL



1 MARINA OPERATIONS RIGHT ELEV.  
1/16" = 1'-0"



**MATERIAL LEGEND - MARINA OPERATIONS**

- 02 PERLA LIMESTONE, HONED, AT EXTERIOR WALLS
- 03 PEARL GOLD (RAL 1036) METAL FINISH TO DOORS, WINDOW FRAMES & GATES
- 04 GRC LIMESTONE TO ROOFS & EXTERIOR SOFFITS
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BMA Project No. 2025.05.1



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P: +44 (0) 20 8392 8400

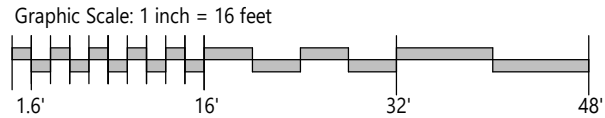
**Structural Engineer:**  
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P: 305.673.2025



No.	Issue	Date	To
PB25-0784	09-07-2025 FINAL SUBMITTAL	09/07/2025	MB

Scale  
1/16" = 1'-0"

**OPERATIONS RIGHT ELEVATION**

Drawn By  
GS

Dwg. no.  
**A66**

PB25-0784: 09-07-2025 FINAL SUBMITTAL



1 MARINA OPERATIONS SECTION  
1/16" = 1'-0"

BMA Project No. 2025.05.1



**Project Management:**  
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220 East 42nd Street, Suite 408  
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**Owner's Representative / PM:**  
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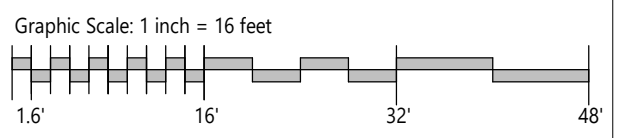
**Structural Engineer:**  
TYLin Group  
32 Old Slip 10th and 17th Floors  
New York, NY 10005  
P: 212.228.0662

**Landscape Design Architect:**  
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**Civil Engineer:**  
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2 Alhambra Plaza, Suite 500  
Coral Gables, FL 33134  
P: 305.673.2025



No.	Issue	Date	To
PB25-0784	09-07-2025 FINAL SUBMITTAL	09/07/2025	MB

Scale  
1/16" = 1'-0"  
OPERATIONS SECTION

Drawn By  
GS

Dwg. no.  
**A67**

PB25-0784: 09-07-2025 FINAL SUBMITTAL

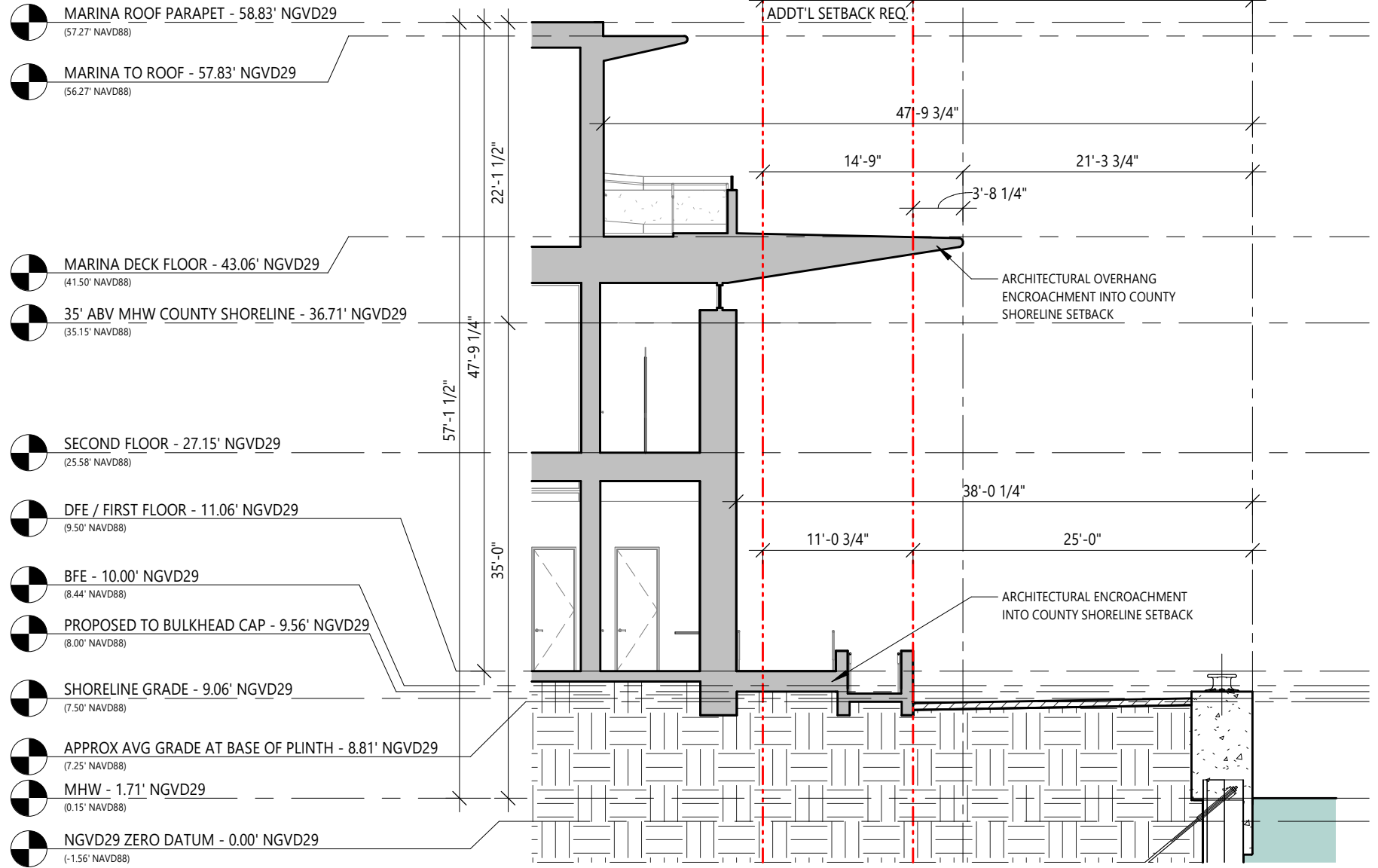
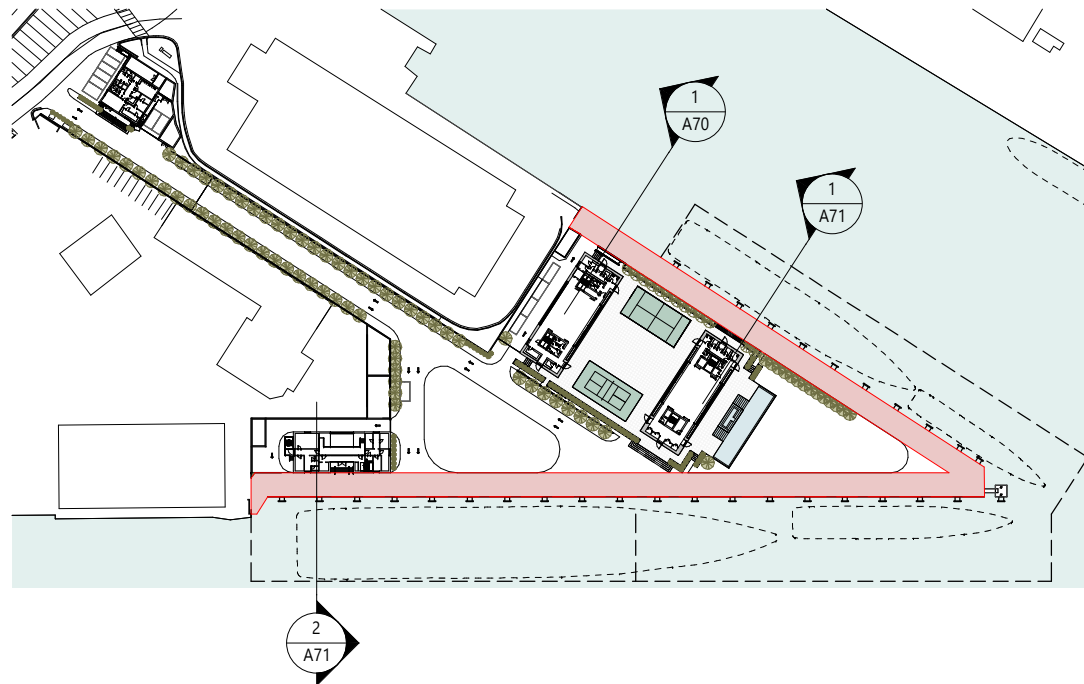
**REQUIRED COUNTY SHORELINE SETBACKS:**

MARINA PAVILION: 36'-0 3/4" (25'-0" + 11'-0 3/4" (50% OF ADDITIONAL HEIGHT))  
 OWNER'S PAVILION: 29'-2 5/8" (25'-0" + 4'-2 5/8" (50% OF ADDITIONAL HEIGHT))  
 MARINA OPERATIONS BUILDING: 29'-2 5/8" (25'-0" + 4'-2 5/8" (50% OF ADDITIONAL HEIGHT))

BUILDING	MAXIMUM ARCHITECTURAL ENCROACHMENTS INTO 25'-0" COUNTY SHORELINE SETBACKS:	MAXIMUM ARCHITECTURAL ENCROACHMENTS INTO REQUIRED COUNTY SHORELINE SETBACKS:
MARINA PAVILION:	3'-8 1/4"	14'-9"
OWNER'S PAVILION:	3'- 8 1/4"	7'-10 7/8"
MARINA OPERATIONS:	11'-10"	16'-0 5/8"

**SPECIAL CIRCUMSTANCES:**

NO TREES OR BENCHES PROPOSED WITHIN THE 25'-0" COUNTY SHORELINE SETBACK DUE TO MARINA USE.



1 MARINA PAVILION COUNTY SHORELINE SETBACK DIAGRAM  
 3/32" = 1'-0"

BMA Project No. 2025.05.1



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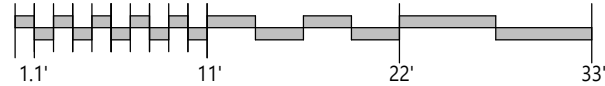
**Landscape Design Architect:**  
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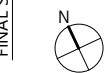
**Civil Engineer:**  
 Kimley Horn  
 2 Alhambra Plaza, Suite 500  
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Graphic Scale: 1 inch = 11 feet



No.	Issue	Date	To
PB25-0784	09-07-2025 FINAL SUBMITTAL	09/07/2025	MB

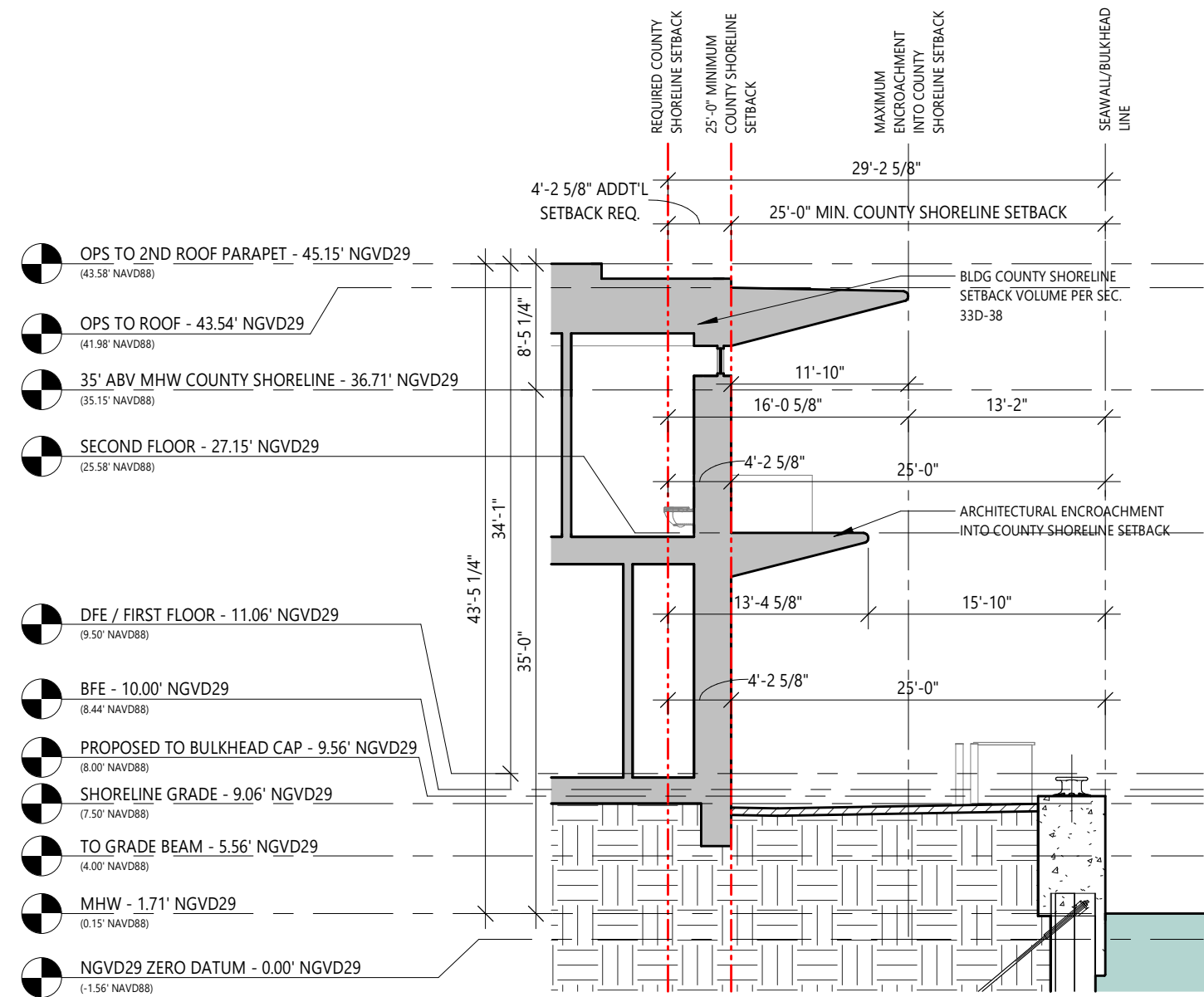
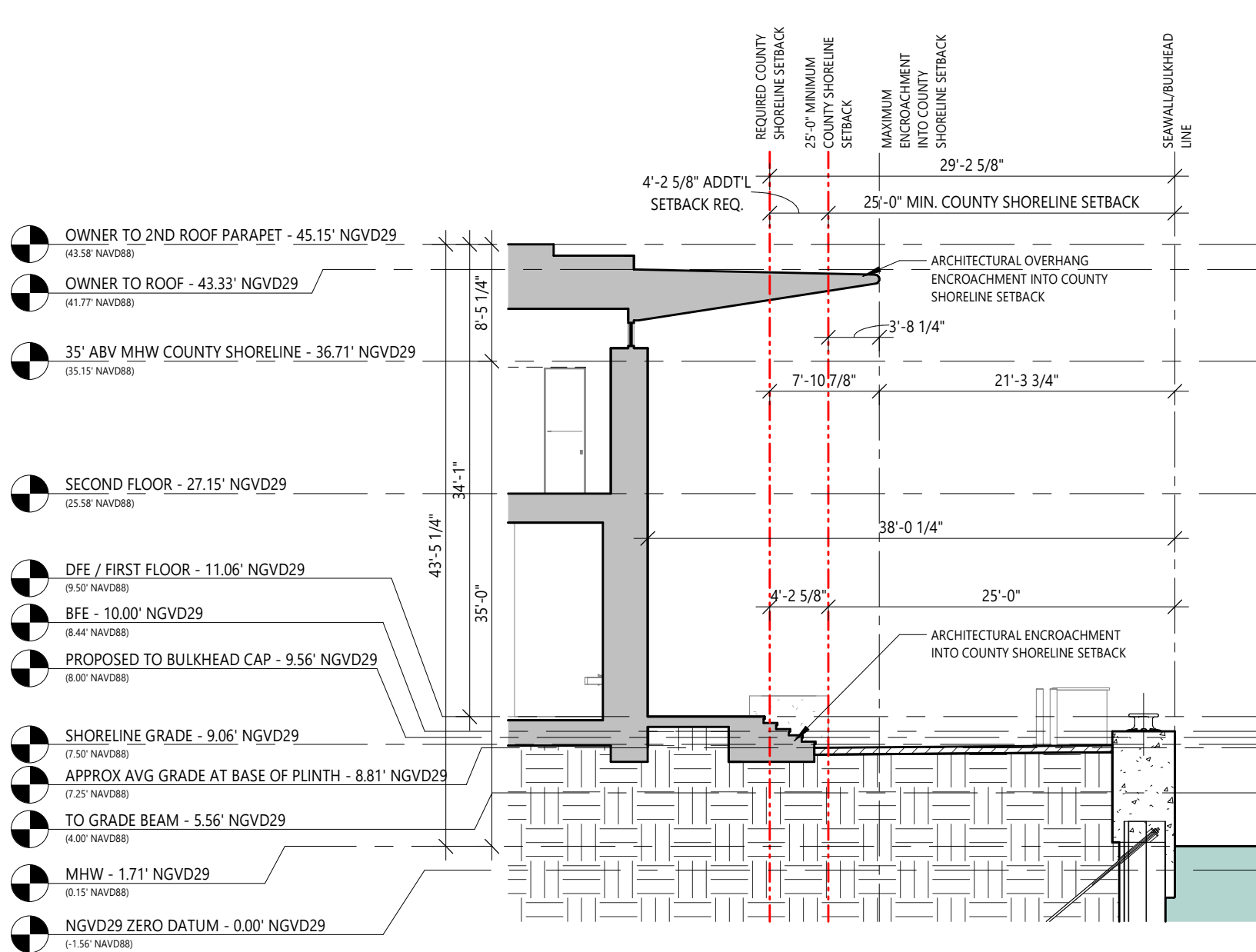
Scale  
 As indicated



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Drawn By  
 JG

Dwg. no.  
**A70**



1 OWNERS PAVILION COUNTY SHORELINE SETBACK DIAGRAM  
3/32" = 1'-0"

2 MARINA OPERATIONS COUNTY SHORELINE SETBACK DIAGRAM  
3/32" = 1'-0"

BMA Project No. 2025.05.1

ONE ISLAND PARK



MIAMI BEACH, FL



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**Structural Engineer:**  
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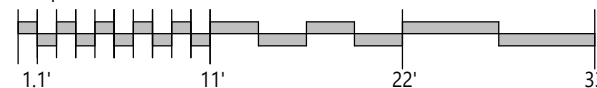
**Landscape Design Architect:**  
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**Landscape Architect of Record:**  
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**Civil Engineer:**  
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Graphic Scale: 1 inch = 11 feet



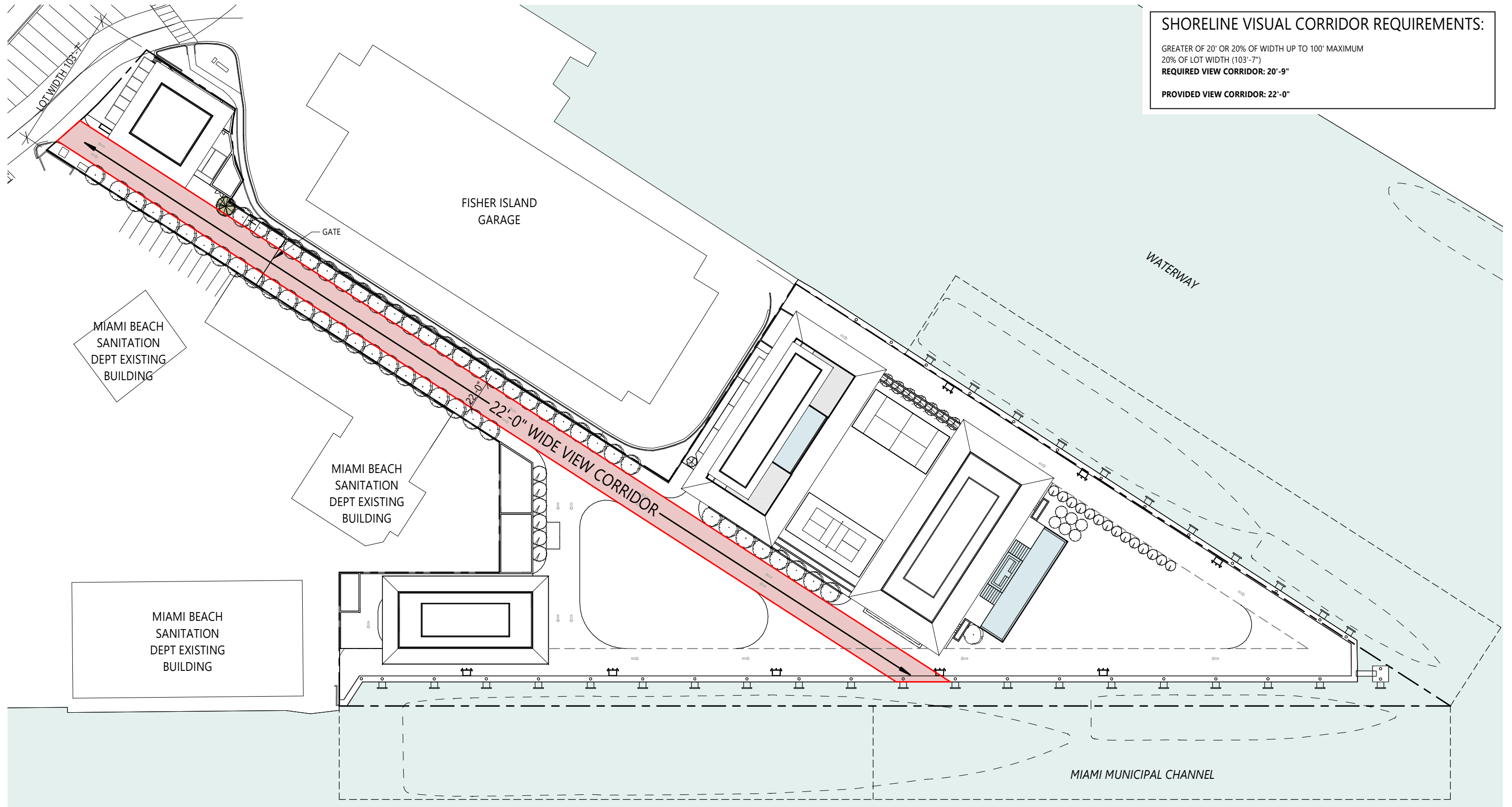
No.	Issue	Date	To
PB25-0784	09-07-2025 FINAL SUBMITTAL	09/07/2025	MB

Scale  
3/32" = 1'-0"  
SHORELINE SETBACKS

Drawn By  
JG

Dwg. no.

A71



**SHORELINE VISUAL CORRIDOR REQUIREMENTS:**  
 GREATER OF 20' OR 20% OF WIDTH UP TO 100' MAXIMUM  
 20% OF LOT WIDTH (103'-7")  
**REQUIRED VIEW CORRIDOR: 20'-9"**  
**PROVIDED VIEW CORRIDOR: 22'-0"**

BMA Project No. 2025.05.1

ONE ISLAND PARK



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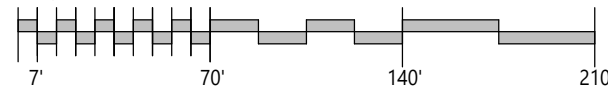
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Graphic Scale: 1 inch = 70 feet



No.	Issue	Date	To
PB25-0784	09-07-2025 FINAL SUBMITTAL	09/07/2025	MB

Scale  
 1" = 70'-0"

VIEW CORRIDOR



Drawn By  
 GS, JG

Dwg. no.

A72



BMA Project No. 2025.05.1

**ONE ISLAND PARK**



Blaze Makoid

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No.	Issue	Date	To
	PB25-0784: 09-07-2025 FINAL SUBMITTAL	09/07/2025	MB

Scale **GATEHOUSE ENTRY RENDERING** Drawn By **DH, BG**

PB25-0784: 09-07-2025 FINAL SUBMITTAL

Dwg. no. **A80**



BMA Project No. 2025.05.1

**ONE ISLAND PARK**



Blaze Makoid  
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 STATE OF FLORIDA  
 BOARD OF ARCHITECTURE

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No.	Issue	Date	To
	PB25-0784: 09-07-2025 FINAL SUBMITTAL	09/07/2025	MB

Scale  
**EAST WATERWAY RENDERING**

Drawn By  
 DH, BG  
 Dwg. no.  
**A81**

PB25-0784: 09-07-2025  
 FINAL SUBMITTAL



BMA Project No. 2025.05.1

ONE ISLAND PARK



Blaze Makoid

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**Civil Engineer:**

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No.	Issue	Date	To
	PB25-0784: 09-07-2025 FINAL SUBMITTAL	09/07/2025	MB

Scale

WEST WATERWAY RENDERING

Drawn By  
DH, BG

Dwg. no.

A82

PB25-0784: 09-07-2025  
FINAL SUBMITTAL



BMA Project No. 2025.05.1

**ONE ISLAND PARK**



Blaze Makoid

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PB25-0784: 09-07-2025  
 FINAL SUBMITTAL

Scale  
**OWNER PAVILION RENDERING**

Drawn By  
DH, BG

Dwg. no.

**A83**