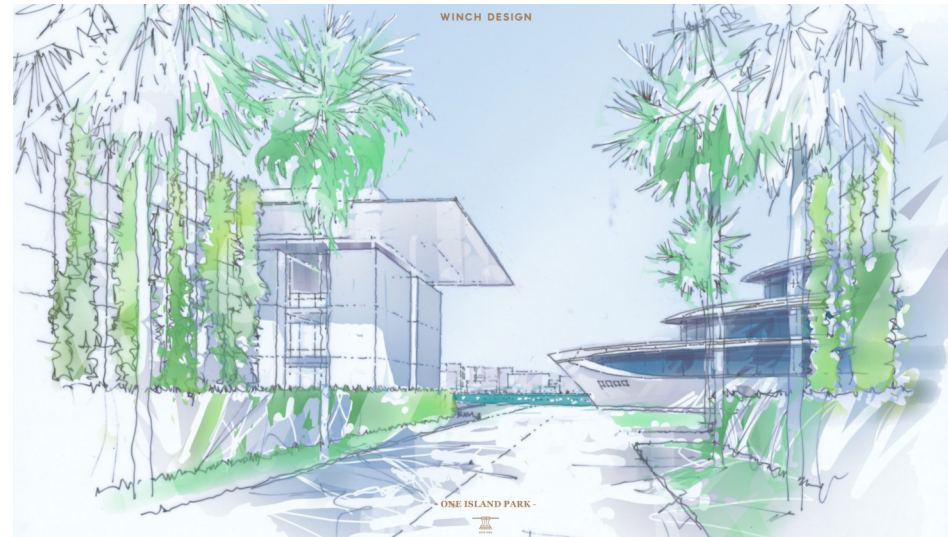


# ONE ISLAND PARK

120 MACARTHUR CAUSEWAY, MIAMI BEACH, FL 33139



## DRB25-1121: 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:**

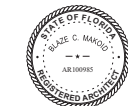
2023 FLORIDA BUILDING CODE  
2023 FLORIDA BUILDING CODE - ACCESSIBILITY  
2025 MIAMI BEACH RESILIENCY CODE  
2025 MIAMI DADE CODE OF ORDINANCES

SHEET INDEX		
SHEET NUMBER	SHEET NAME	DRB25-1121: 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	DRB25-1121: 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



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:**

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

Scale		Drawn By	
COVER SHEET		JG, GS	
DRB25-1121: 09-07-2025 FINAL SUBMITTAL		Dwg. no.	
A00		9/5/2025 9:59:26 AM	
No.	Issue	Date	To



BMA Project No. 2025.05.1

**ONE ISLAND PARK**



Blaze Makoid

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No.	Issue	Date	To
	DRB25-1121: 09-07-2025 FINAL SUBMITTAL	09/07/2025	MB

DRB25-1121: 09-07-2025  
FINAL SUBMITTAL

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

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No.	Issue	Date	To
	DRB25-1121: 09-07-2025 FINAL SUBMITTAL	09/07/2025	MB

Scale  
As indicated  
ZONING DATA SHEET

Drawn By  
JG

Dwg. no.

A02



**ABBREVIATIONS:**

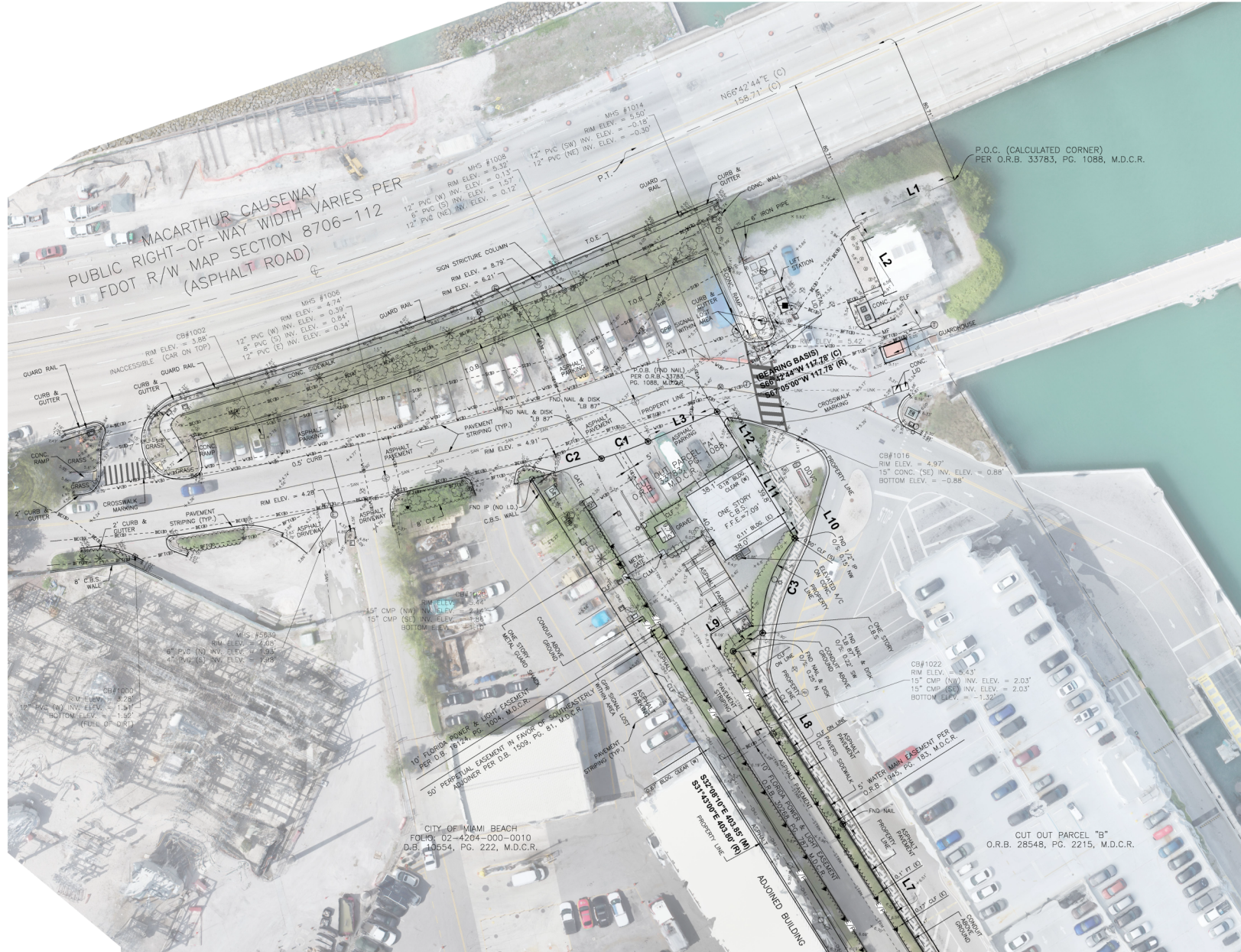
- A/C = AIR CONDITIONER
- BLDG = BUILDING
- (C) = CALCULATED
- CB = CATCH BASIN
- CBS = CONCRETE BLOCK STRUCTURE
- CLF = CHAIN LINK FENCE
- CI = CURB INLET
- CIP = CAST IRON PIPE
- CLM = CONCRETE COLUMN
- CMP = CORRUGATED METAL PIPE
- CONC. = CONCRETE
- DA = DUMPSTER AREA
- (D) = DEED MEASUREMENT
- D.B. = 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:**

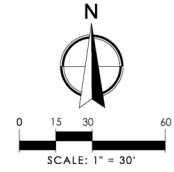
- ⊠ = AIR CONDITIONER
- ⊠ = BACK FLOW PREVENTER
- ⊠ = CATCH BASIN
- ⊠ = CALL BOX
- ⊠ = CONCRETE POWER POLE
- ⊠ = CLEANOUT
- ⊠ = ELECTRIC BOX
- ⊠ = ELECTRIC METER
- ⊠ = ELECTRIC OUTLET
- ⊠ = FOUND IRON ROD "AS NOTED"
- ⊠ = FOUND IRON ROD & CAP "AS NOTED"
- ⊠ = FOUND NAIL & DISK "AS NOTED"
- ⊠ = LIGHT 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

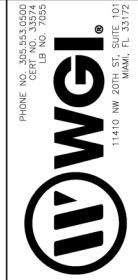


FOR CONTINUATION SEE SHEET 3



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S67°05'00\"/>	

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	243.86' (R)	6°15'30\"/>	



NO.	DATE	DESCRIPTION	REVISIONS
1	02/07/25	UPDATE/SCALE	
2	02/07/25	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



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

**Project Management:**  
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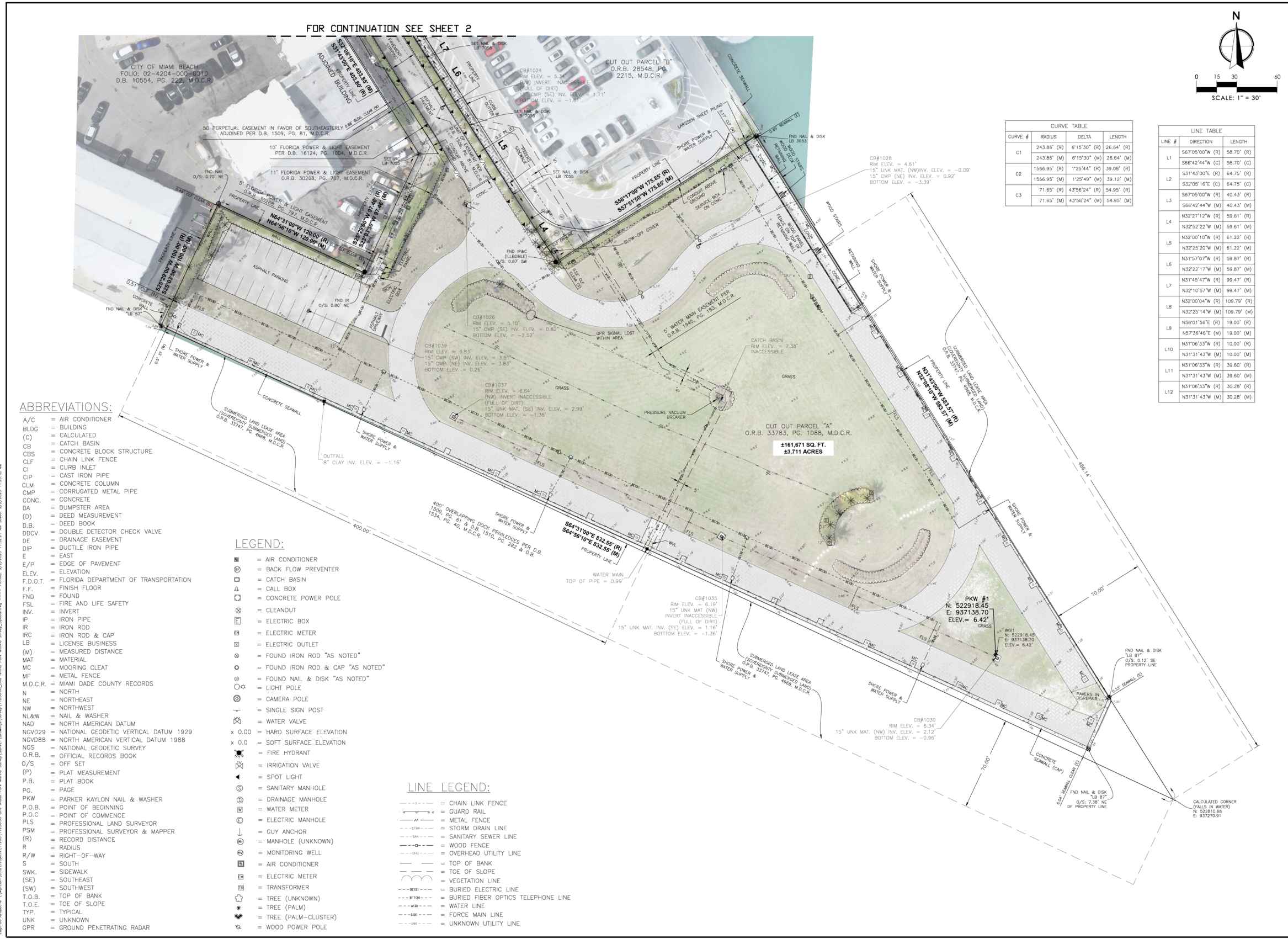
No.	Issue	Date	To
DRB25-1121-09-07-2025	FINAL SUBMITTAL	09/07/2025	MB

Scale  
SURVEY

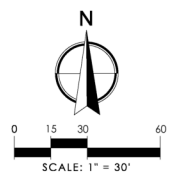


Drawn By  
WGI

Dwg. no.  
A04



FOR CONTINUATION SEE SHEET 2



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)
	71.85' (R)	4°35'24" (M)	54.95' (M)
C3	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°13'43"W (M)	10.00' (M)
L11	N31°06'33"W (R)	39.60' (R)
	N31°13'43"W (M)	39.60' (M)
L12	N31°06'33"W (R)	30.28' (R)
	N31°13'43"W (M)	30.28' (M)

**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 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



REVISIONS	
NO.	DATE
1	05/07/25
2	09/02/25

CAD	DATE	BY
1	11/26/00	NC
2	09/02/25	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

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:**  
 Enviole 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  
 Botermelkrijd 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

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 WGI

Survey

Dwg. no.  
**A05**



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

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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

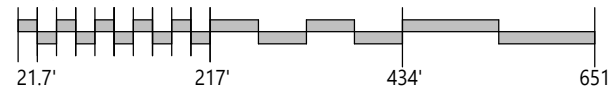
**Landscape Design Architect:**  
Wirtz International Landscape Architects  
Botermelkdijk 464 2900 Schoten België  
P: +32 (0) 3 680 13 22

**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

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DRB25-1121-09-07-2025 FINAL SUBMITTAL

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1 : 2600

**CONTEXT LOCATION PLAN**



Drawn By  
JG

Dwg. no.

**A06**



VIEW TOWARD NORTH



VIEW TOWARD SOUTH

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

**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

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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

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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



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

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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:**  
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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

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FINAL SUBMITTAL

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CONTEXT STUDY

Drawn By  
JG

Dwg. no.

A08



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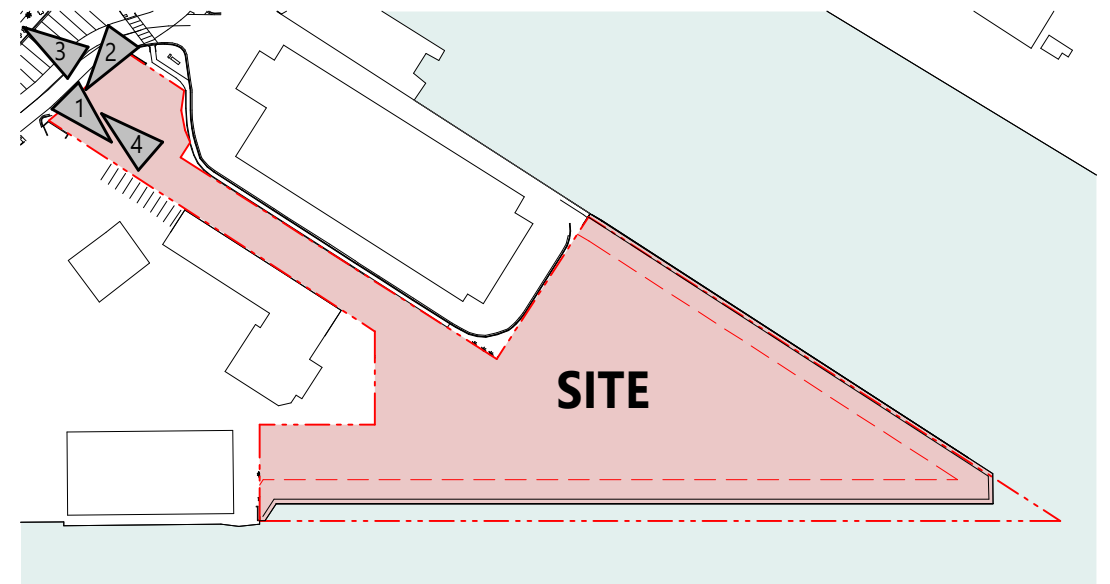
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3 2025.05.05



4 2025.05.05



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**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

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

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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

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

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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

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**CONTEXT STREET VIEWS**  
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Dwg. no.  
**A10**  
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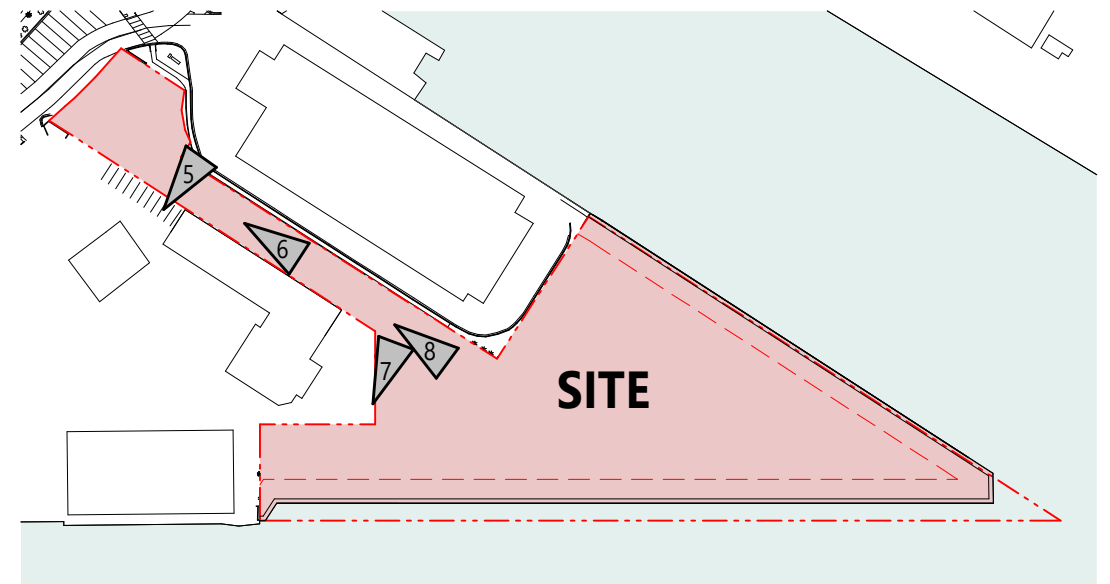
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8 2025.05.05



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**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:**  
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

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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

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CONTEXT STREET VIEWS



Drawn By  
JG

Dwg. no.

**A11**



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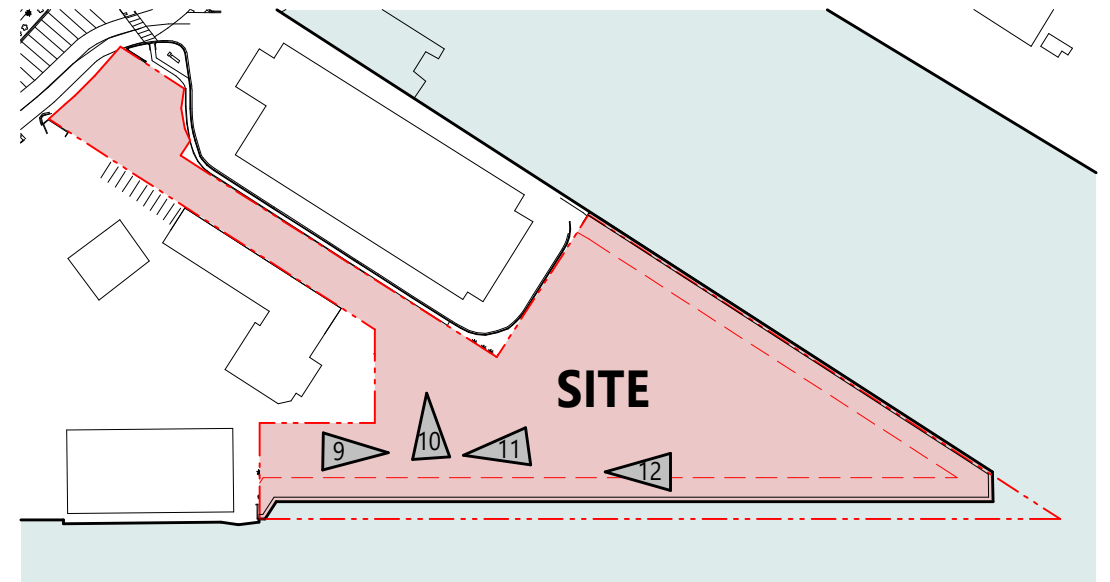
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11 2025.05.05



12 2025.05.05



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**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

**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

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**CONTEXT STREET VIEWS**

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JG

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**A12**



13 2025.05.05



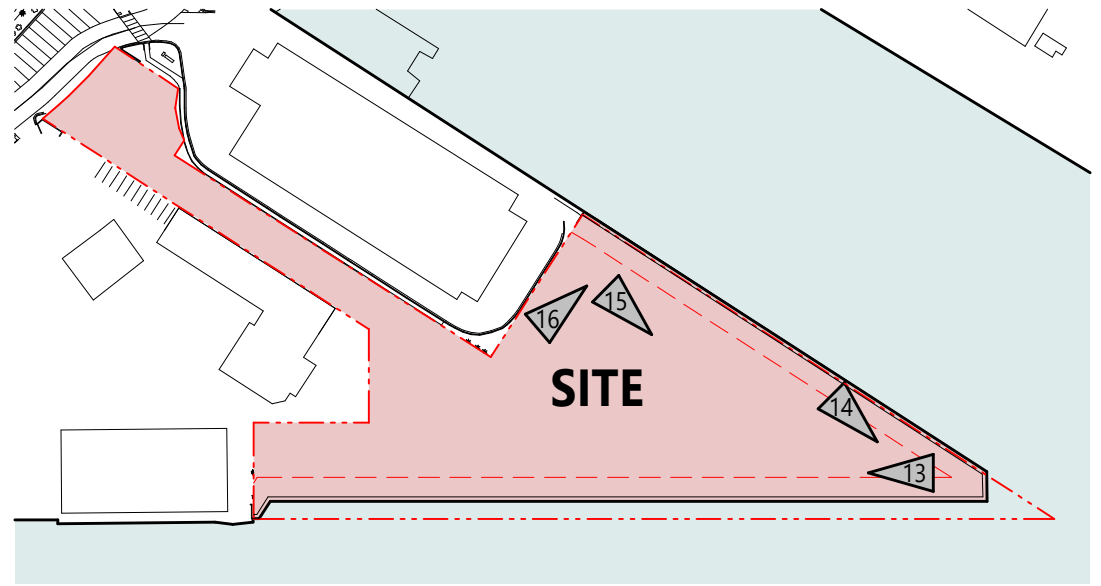
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15 2025.05.05



16 2025.05.05



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**ONE ISLAND PARK**  
 MIAMI BEACH, FL

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

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

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

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

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

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

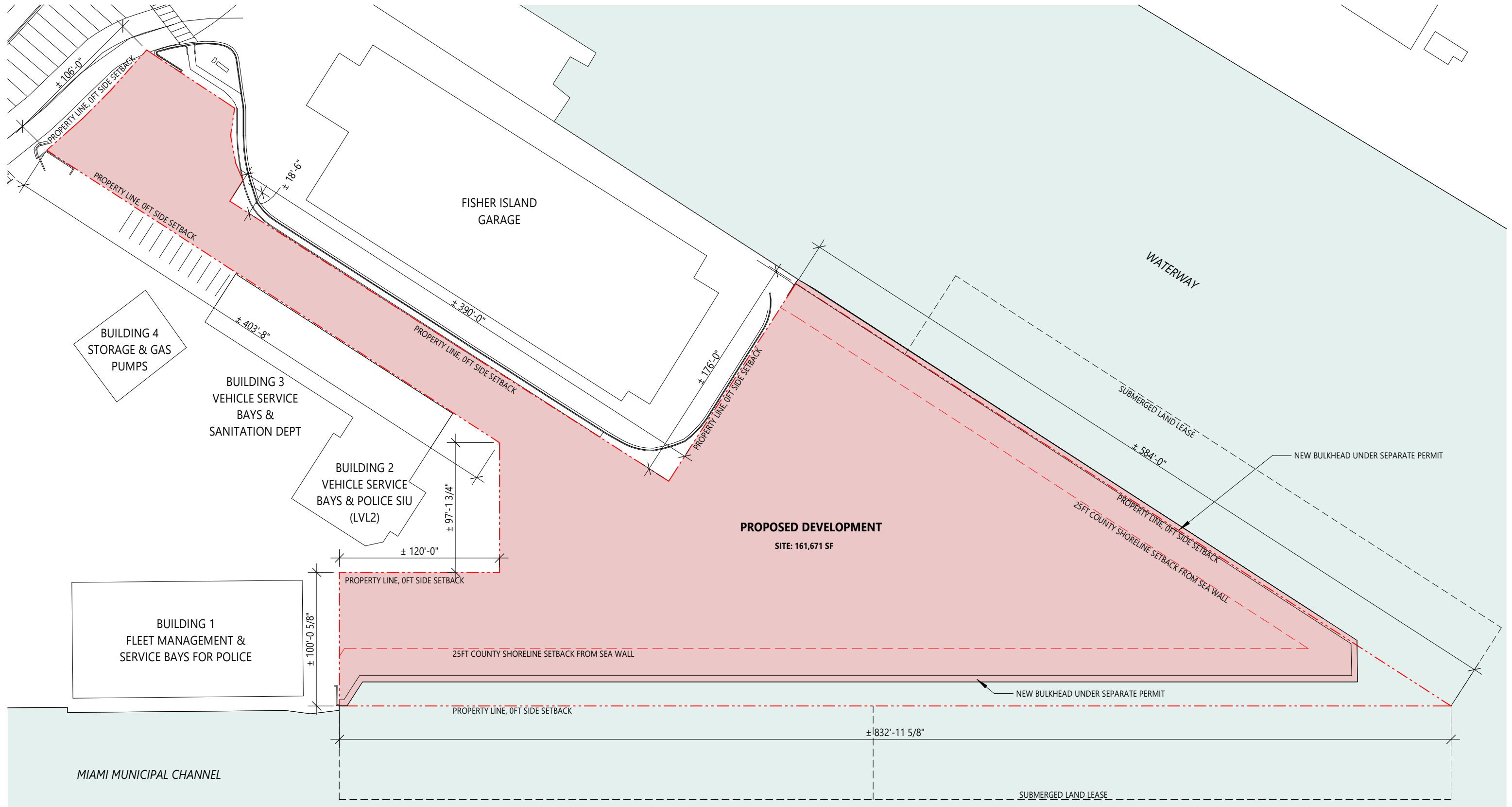
**Structural Engineer:**  
 TYLin Group  
 32 Old Slip 10th and 17th Floors  
 New York, NY 10005  
 P: 212.228.0662

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

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

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Scale  
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**CONTEXT STREET VIEWS**  
 Drawn By  
 JG  
 Dwg. no.  
**A13**



BMA Project No. 2025.05.1

ONE ISLAND PARK



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

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

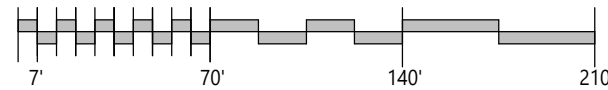
**Landscape Design Architect:**  
Wirtz International Landscape Architects  
Botermelkdijk 464 2900 Schoten België  
P: +32 (0) 3 680 13 22

**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 = 70 feet



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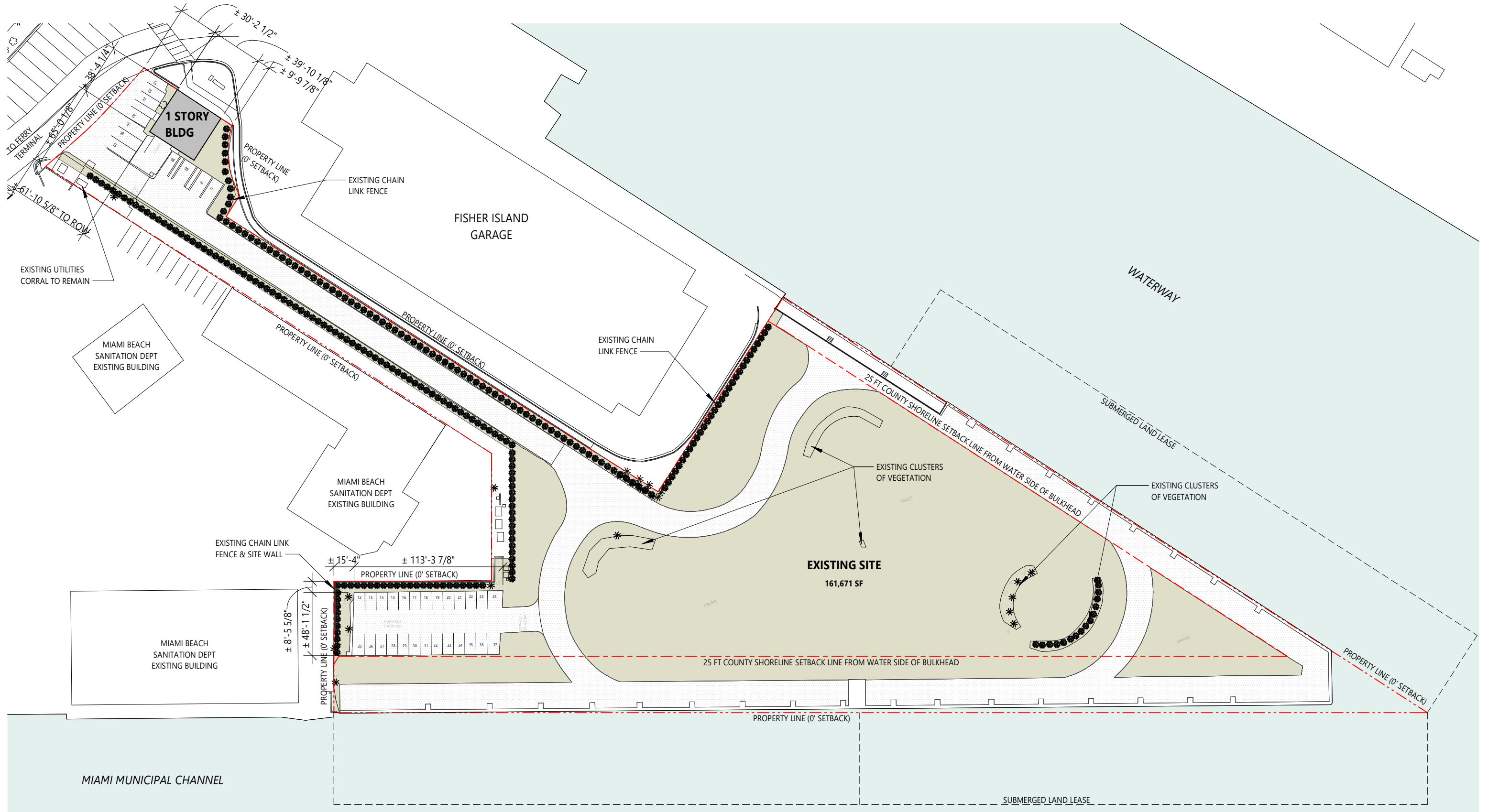
CONTEXT SITE PLAN



Drawn By  
JK, JG, GS

Dwg. no.

A14



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  
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TYLin Group  
32 Old Slip 10th and 17th Floors  
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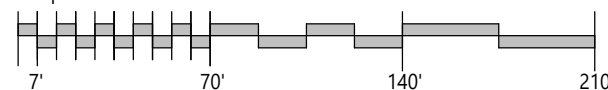
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Miami, FL 33138  
P: 786.536.2961

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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
DRB25-1121-09-07-2025	FINAL SUBMITTAL	09/07/2025	MB

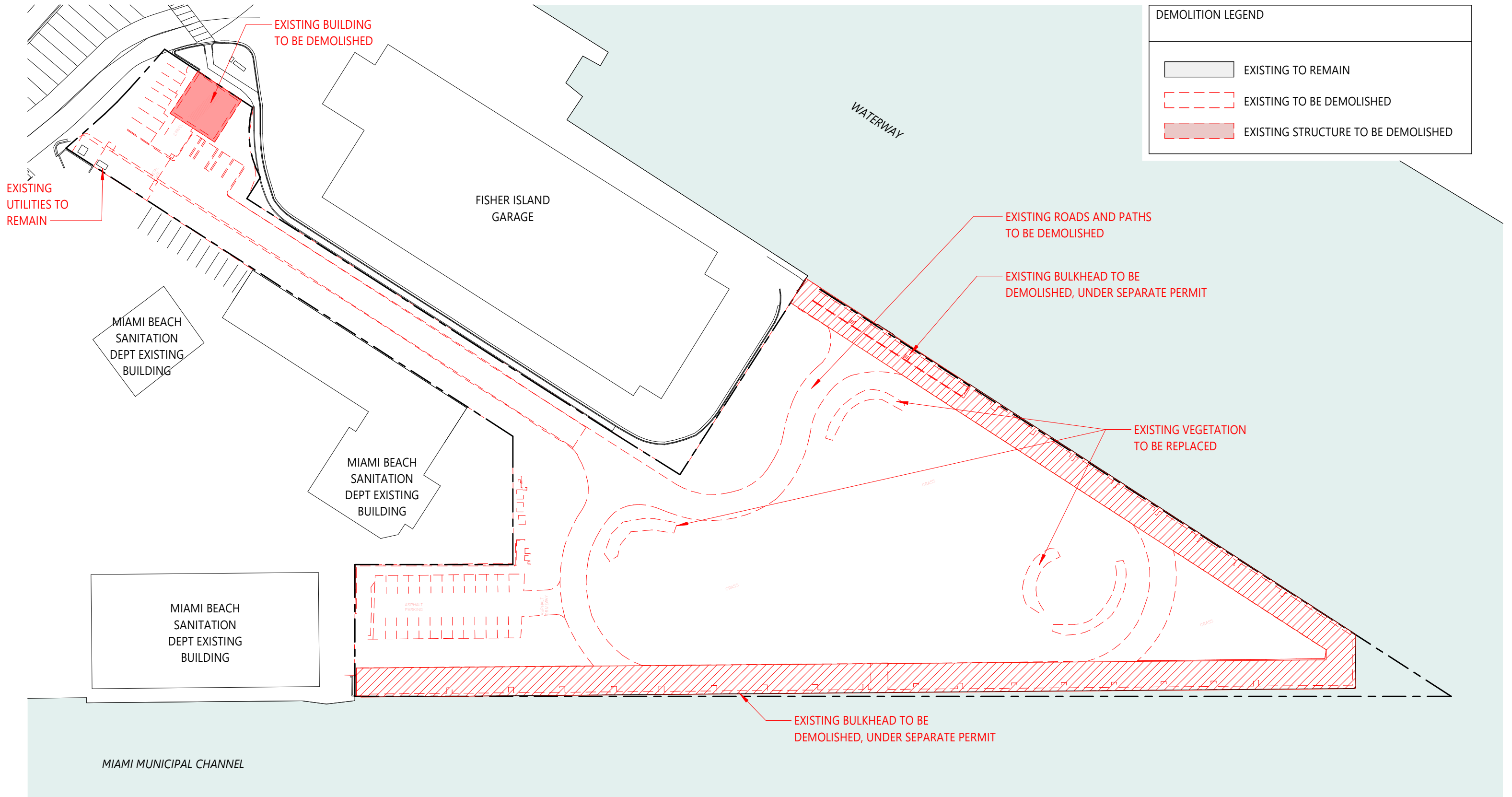
Scale  
1" = 70'-0"  
EXISTING SITE PLAN



Drawn By  
JG

Dwg. no.

A15



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

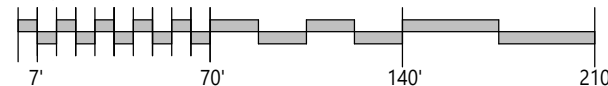
**Landscape Design Architect:**  
Wirtz International Landscape Architects  
Botermelkdijk 464 2900 Schoten België  
P: +32 (0) 3 680 13 22

**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 = 70 feet



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Scale  
1" = 70'-0"

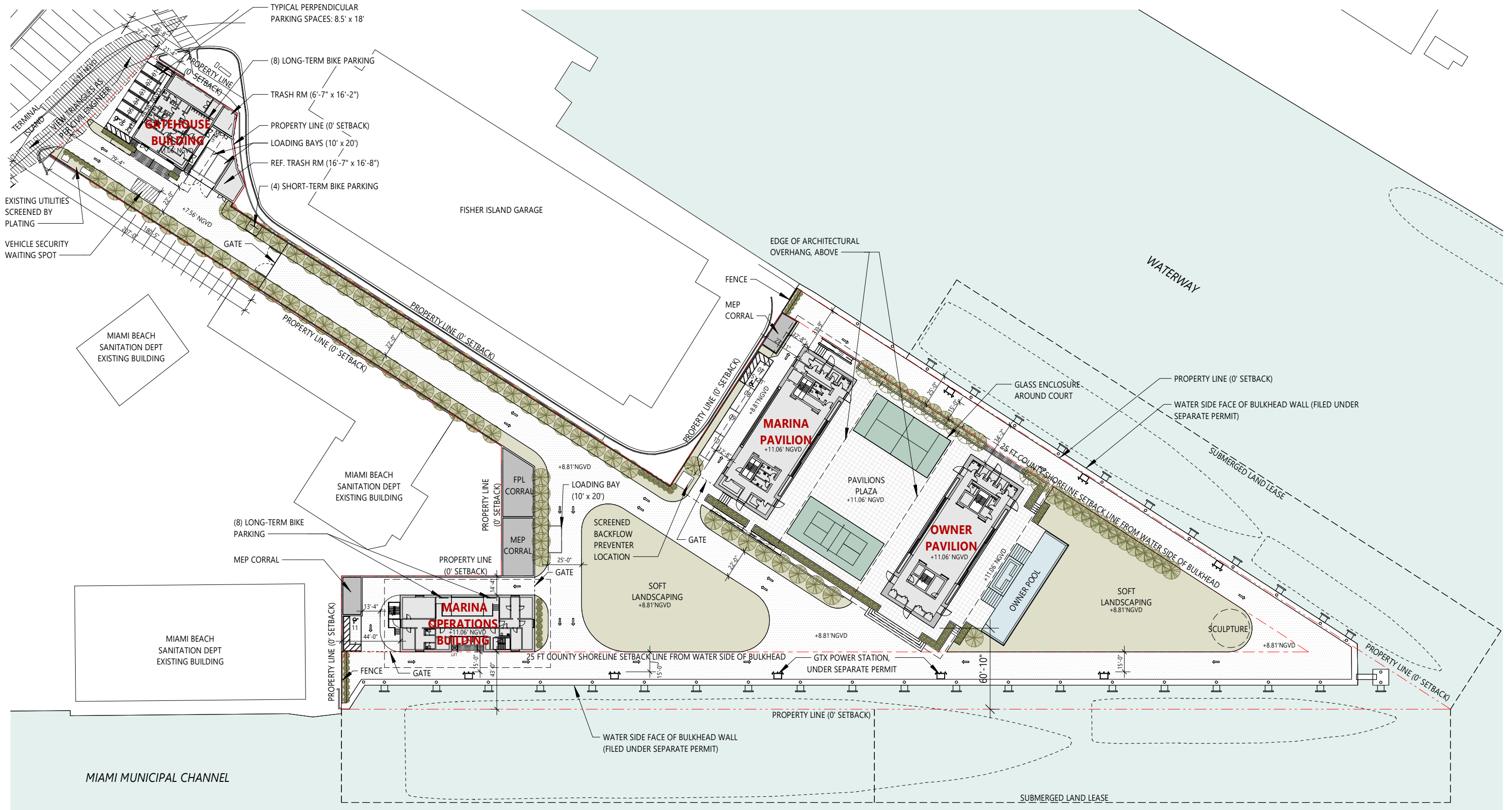
DEMOLITION PLAN



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

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

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

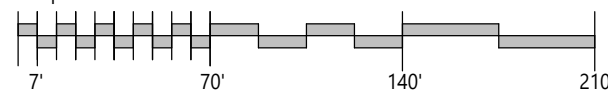
**Landscape Design Architect:**  
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P: 973.691.0602

**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
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Scale  
1" = 70'-0"

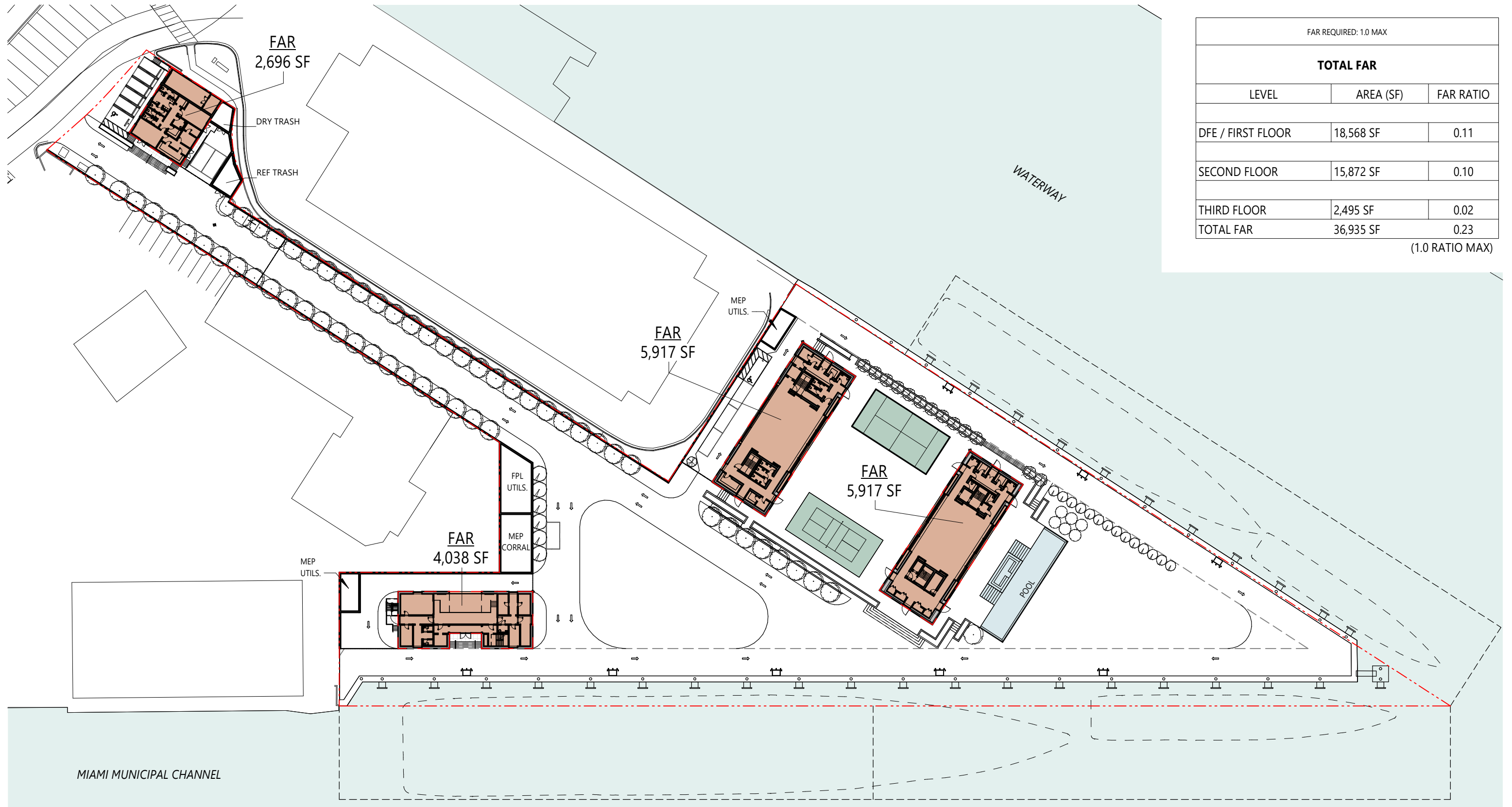
PROPOSED SITE PLAN



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



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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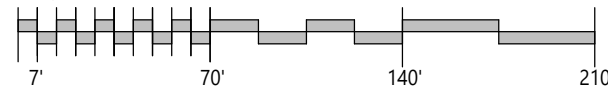
**Landscape Design Architect:**  
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233 Mount Airy Road, Suite 202  
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P: 973.691.0602

**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
DRB25-1121-09-07-2025	FINAL SUBMITTAL	09/07/2025	MB

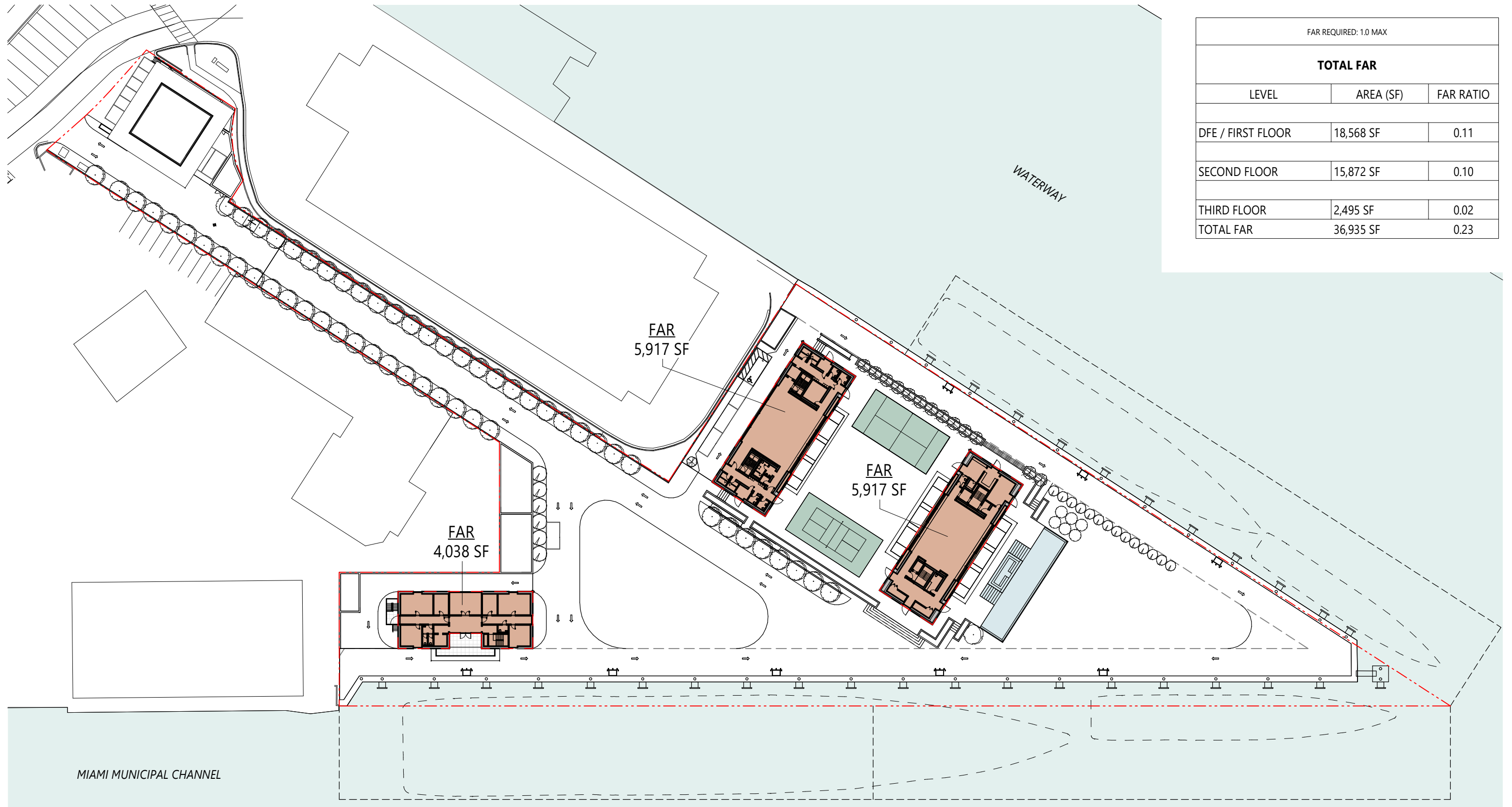
Scale  
1" = 70'-0"  
FAR FIRST FLOOR



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
TOTAL FAR	36,935 SF	0.23

BMA Project No. 2025.05.1

ONE ISLAND PARK



MIAMI BEACH, FL



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

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

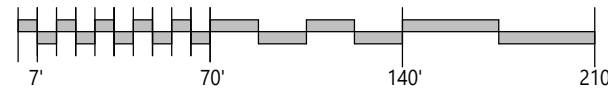
**Landscape Design Architect:**  
Wirtz International Landscape Architects  
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Basking Ridge, NJ 07920  
P: 973.691.0602

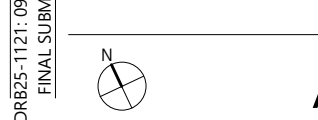
**Civil Engineer:**  
Kimley Horn  
2 Alhambra Plaza, Suite 500  
Coral Gables, FL 33134  
P: 305.673.2025

Graphic Scale: 1 inch = 70 feet



No.	Issue	Date	To
DRB25-1121-09-07-2025	FINAL SUBMITTAL	09/07/2025	MB

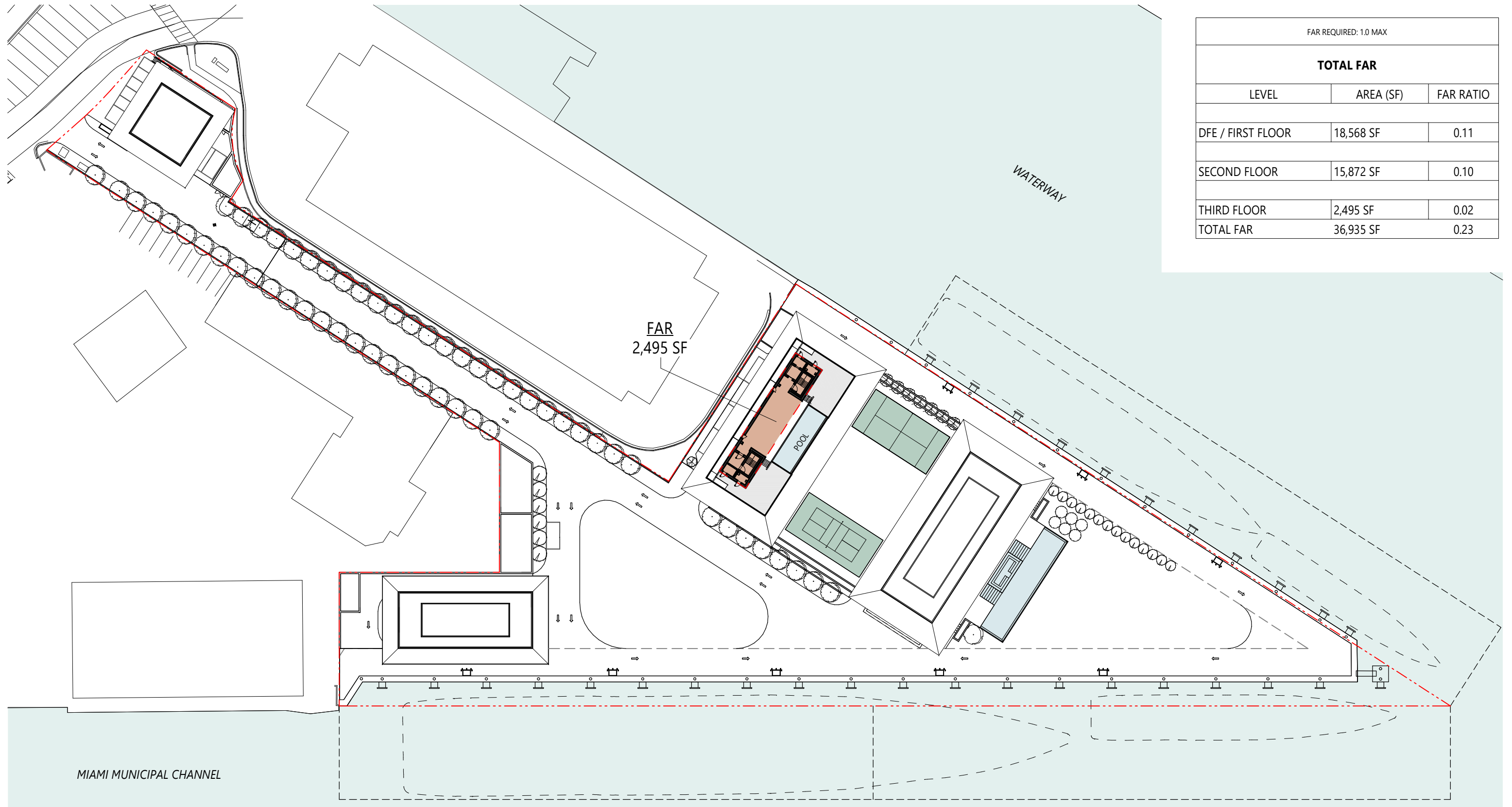
Scale  
1" = 70'-0"  
FAR SECOND FLOOR



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



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,  
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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

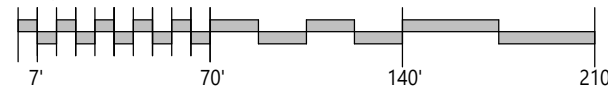
**Landscape Design Architect:**  
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Botermelkdijk 464 2900 Schoten België  
P: +32 (0) 3 680 13 22

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233 Mount Airy Road, Suite 202  
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P: 305.673.2025

Graphic Scale: 1 inch = 70 feet



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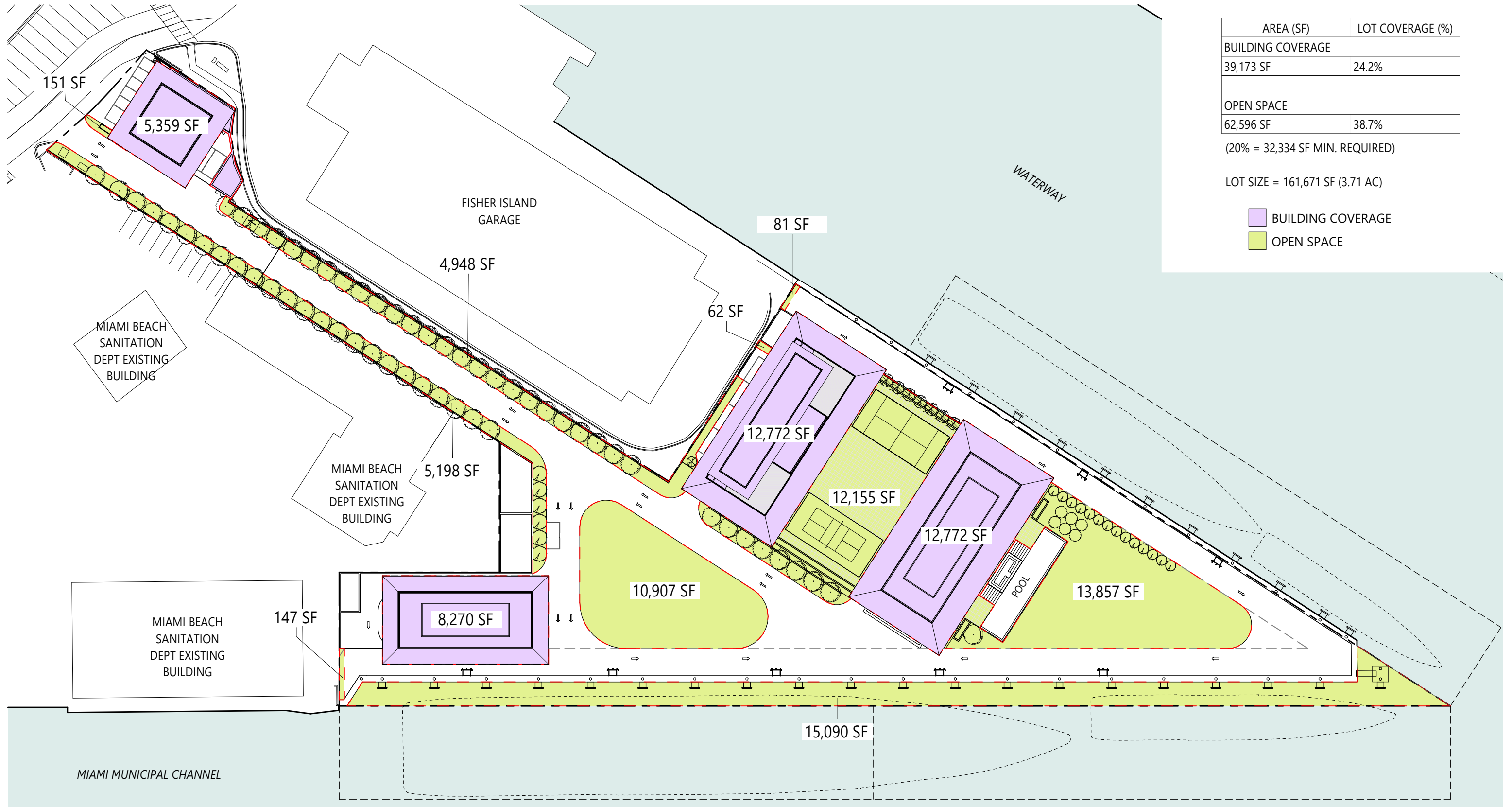
FAR THIRD FLOOR



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

ONE ISLAND PARK



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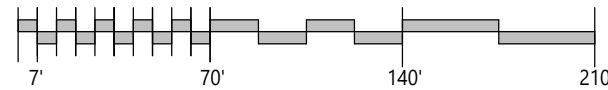
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**Civil Engineer:**  
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P: 305.673.2025

Graphic Scale: 1 inch = 70 feet



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DRB25-1121-09-07-2025	FINAL SUBMITTAL	09/07/2025	MB

Scale  
1" = 70'-0"

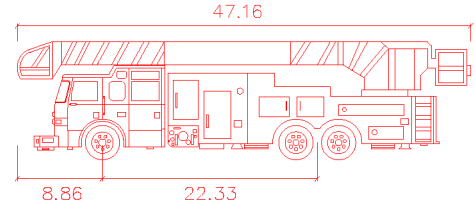
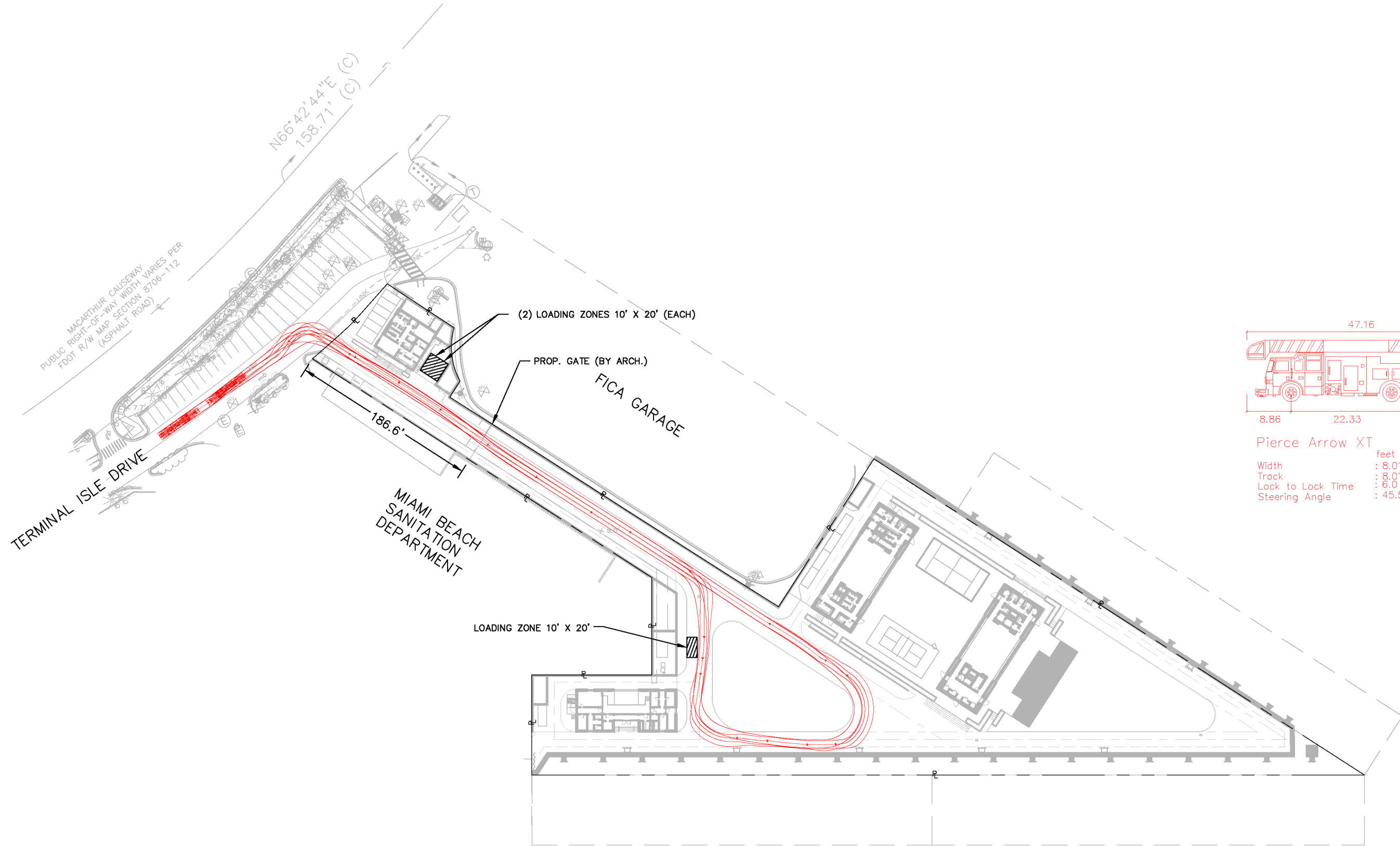
OPEN SPACE DIAGRAM



Drawn By  
GS

Dwg. no.

A24



Pierce Arrow XT  
 Width : 8.01 feet  
 Track : 8.01 feet  
 Lock to Lock Time : 6.0  
 Steering Angle : 45.5

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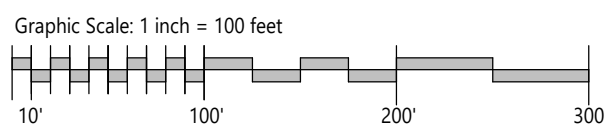
**Structural Engineer:**  
 TYLin Group  
 32 Old Slip 10th and 17th Floors  
 New York, NY 10005  
 P: 212.228.0662

**Landscape Design Architect:**  
 Wirtz International Landscape Architects  
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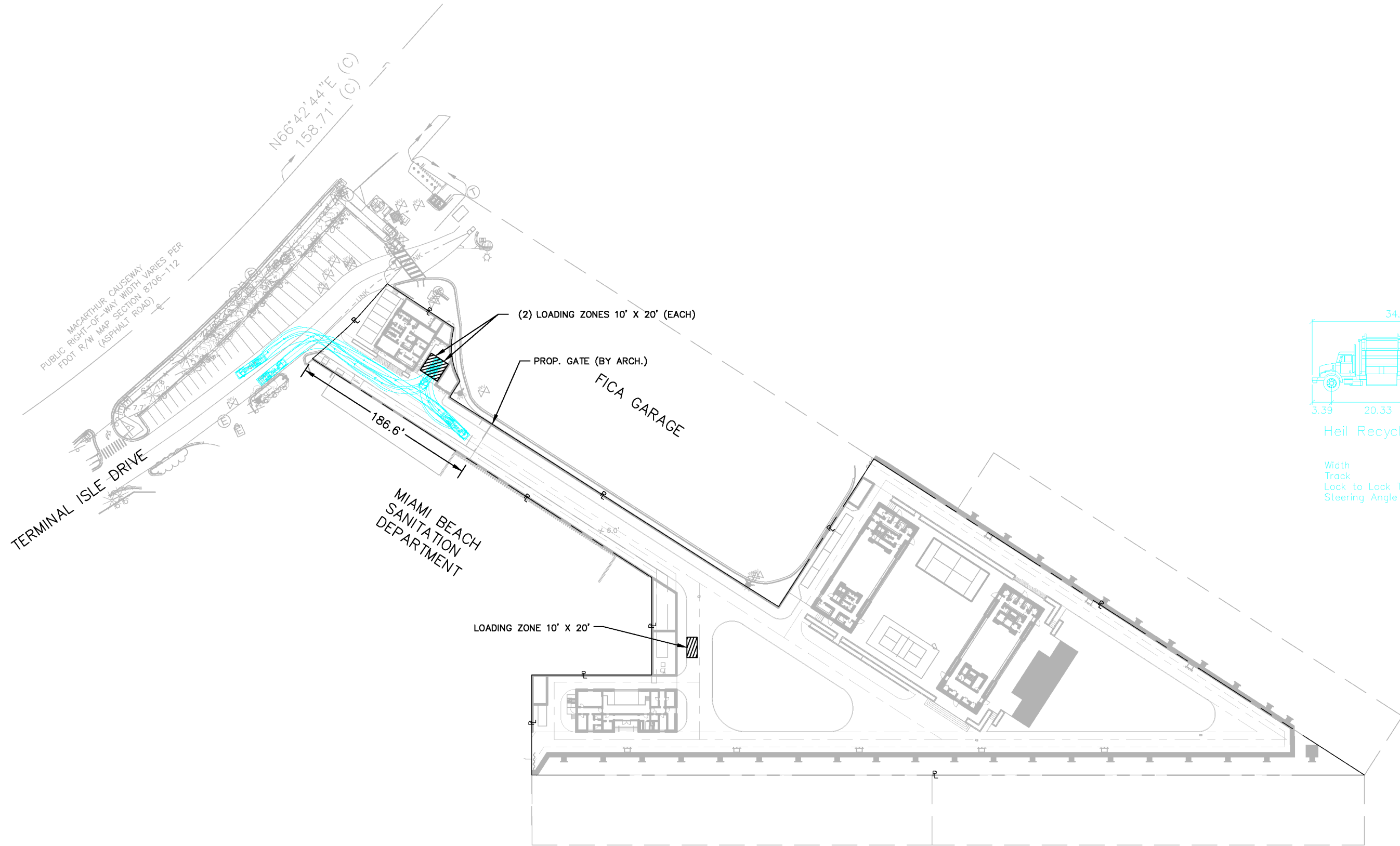


No.	Issue	Date	To
DRB25-1121	09-07-2025 FINAL SUBMITTAL	09/07/2025	MB

Scale  
 1" = 100'-0"  
**MANEUVERABILITY - FIRE TRUCK**



Drawn By  
 AH GR  
 Dwg. no.  
**A25**



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  
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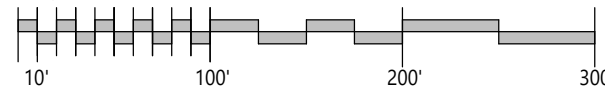
**Landscape Design Architect:**  
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P: 973.691.0602

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

Graphic Scale: 1 inch = 100 feet



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DRB25-1121	09-07-2025 FINAL SUBMITTAL	09/07/2025	MB

Scale  
1" = 100'-0"

MANEUVERABILITY - GARBAGE  
TRUCK

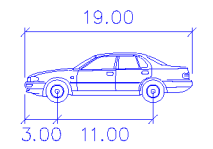
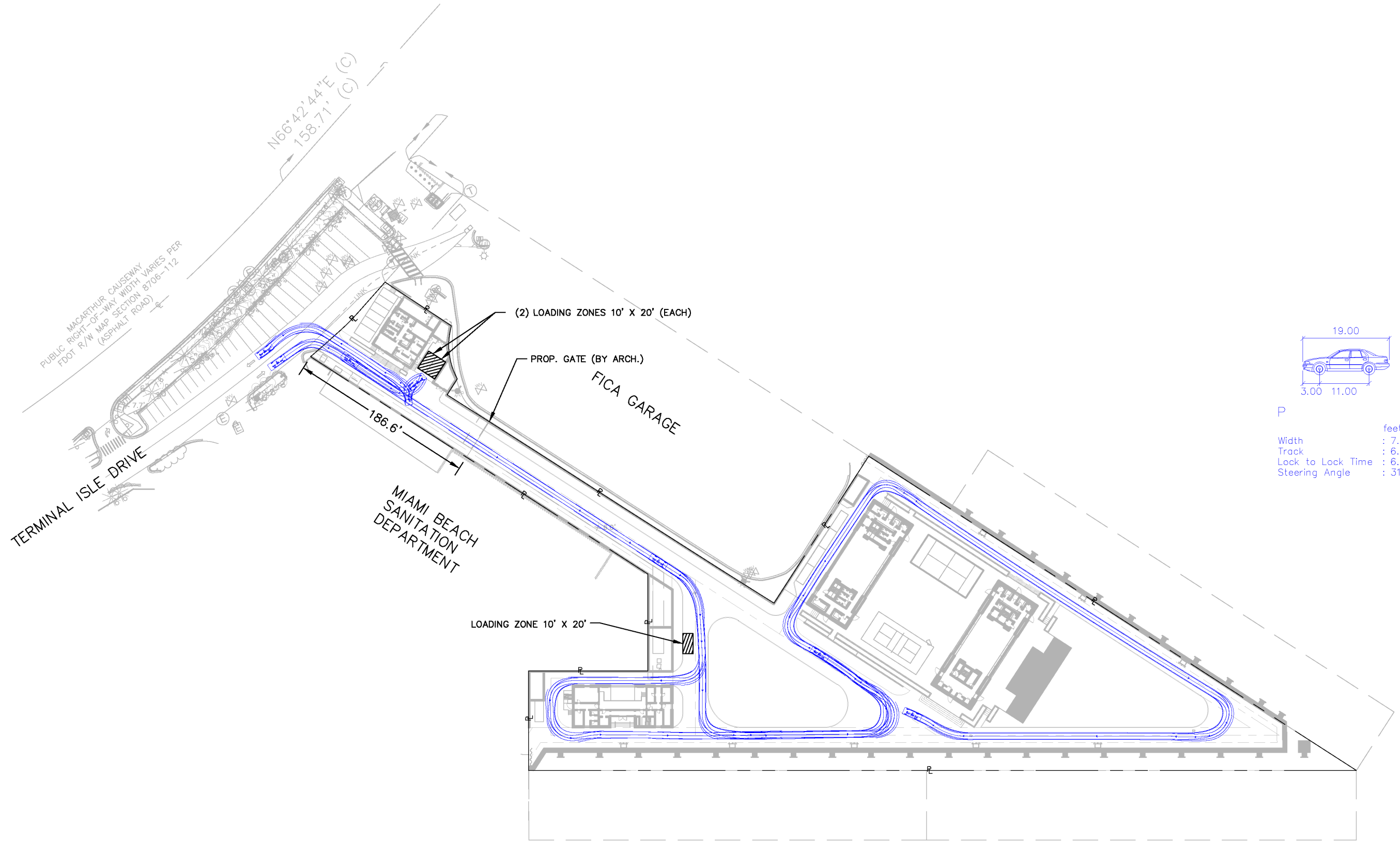


Drawn By  
AH GR

Dwg. no.

A26





P

	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

BMA Project No. 2025.05.1



**Project Management:**  
 Enviole Projects  
 220 East 42nd Street, Suite 408  
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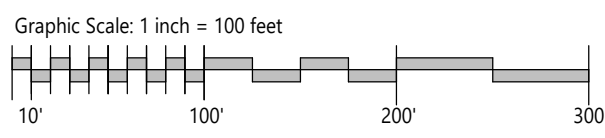
**Structural Engineer:**  
 TYLin Group  
 32 Old Slip 10th and 17th Floors  
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Scale  
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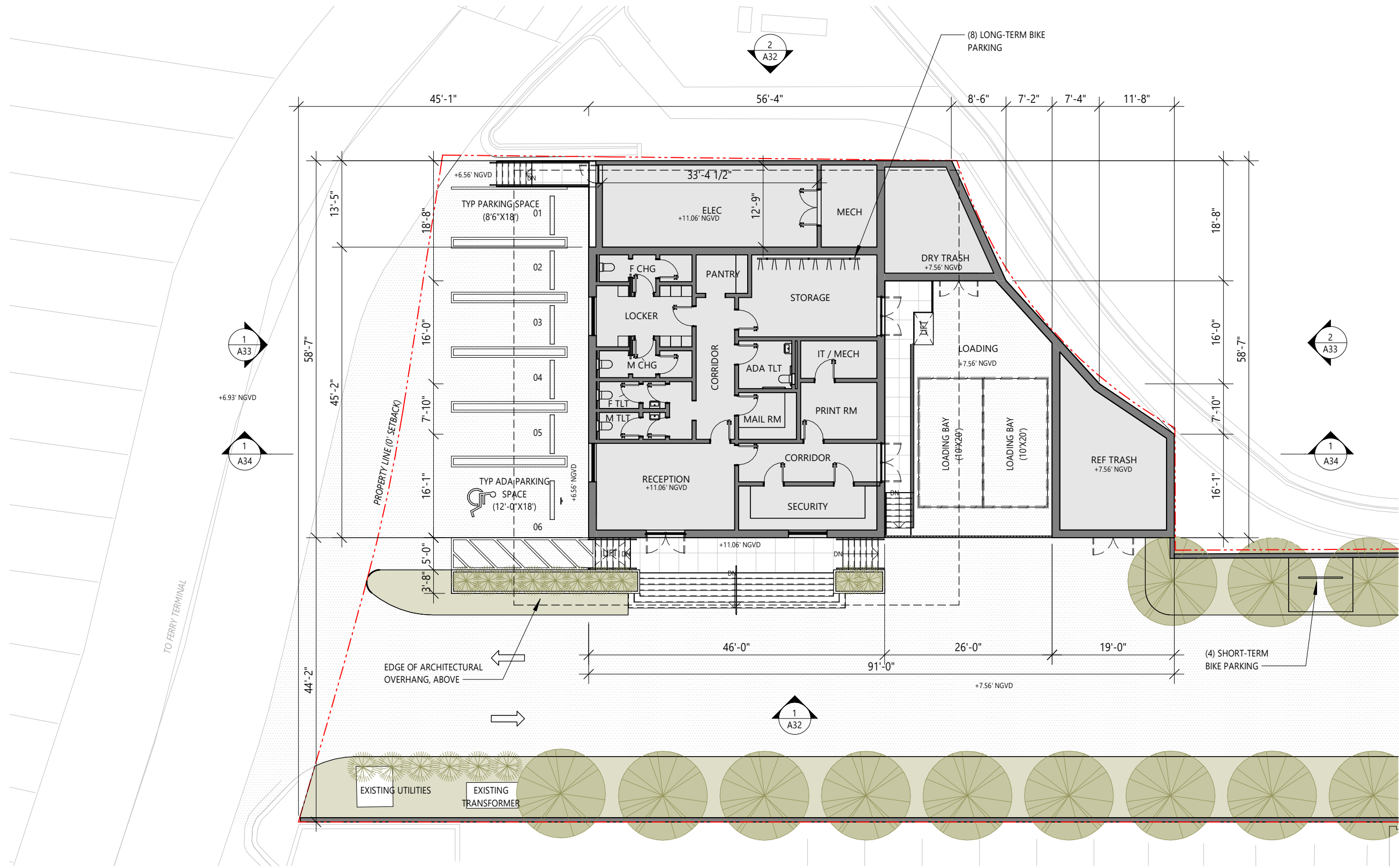
MANEUVERABILITY -  
 PASSENGER VEHICLE

DRB25-1121-09-07-2025  
 FINAL SUBMITTAL



Drawn By  
 AH GR

Dwg. no.  
**A28**



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

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

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

**Project Management:**  
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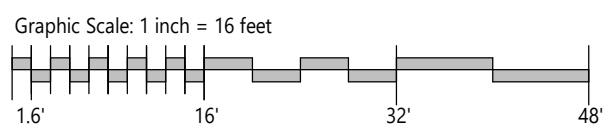
**Structural Engineer:**  
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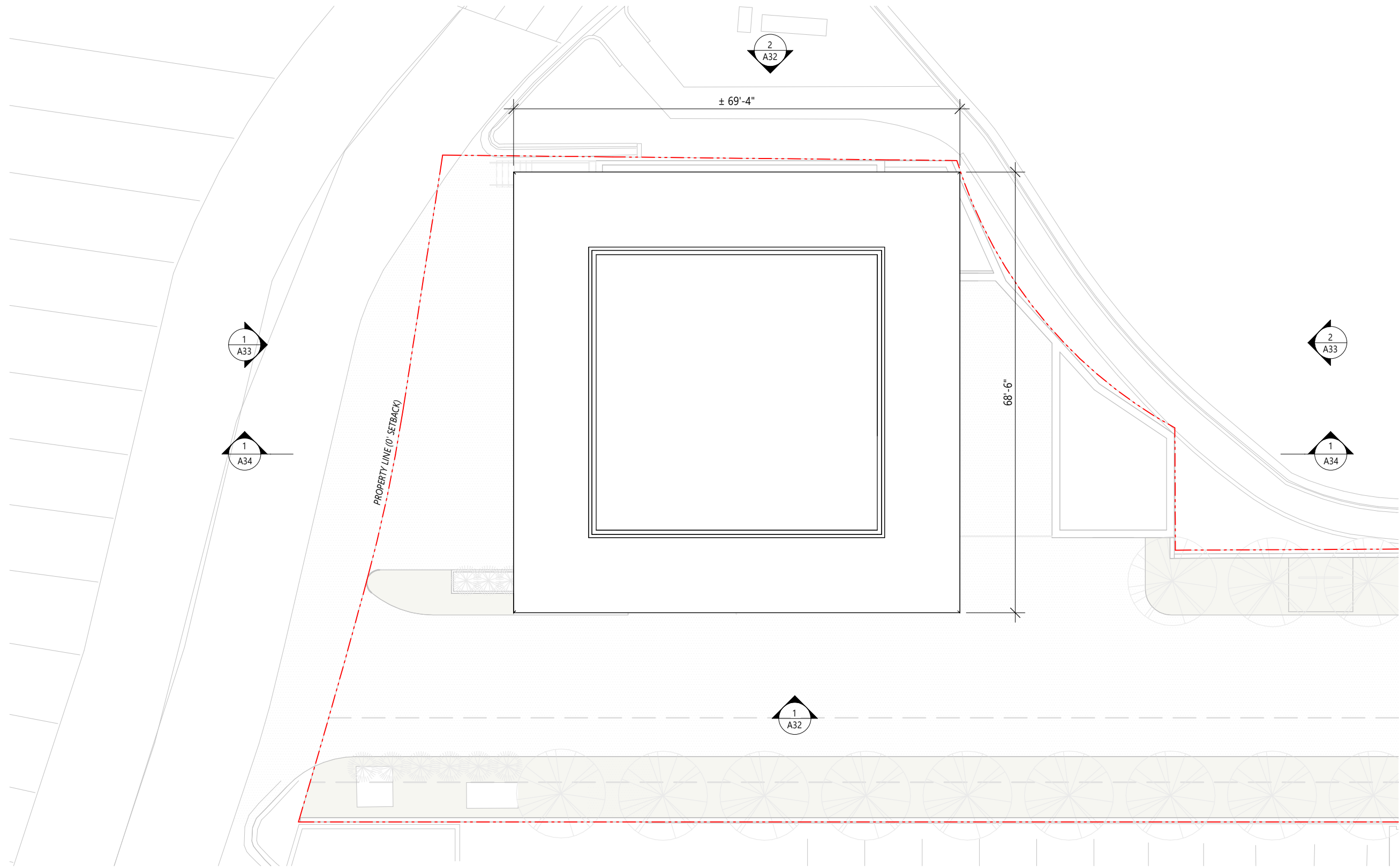
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P: 305.673.2025



No.	Issue	Date	To
DRB25-1121-09-07-2025	FINAL SUBMITTAL	09/07/2025	MB

Scale: 1/16" = 1'-0"  
**GATEHOUSE FIRST FLOOR PLAN**  
Dwg. no. **A30**  
Drawn By: JG, GS  
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1 GATEHOUSE ROOF PLAN  
1/16" = 1'-0"

BMA Project No. 2025.05.1

ONE ISLAND PARK



Blaze Makoid  
14000001

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

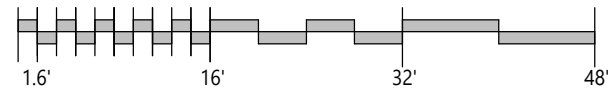
**Landscape Design Architect:**  
Wirtz International Landscape Architects  
Botermelkdijk 464 2900 Schoten België  
P: +32 (0) 3 680 13 22

**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
DRB25-1121	09-07-2025 FINAL SUBMITTAL	09/07/2025	MB

DRB25-1121-09-07-2025 FINAL SUBMITTAL

Scale  
1/16" = 1'-0"

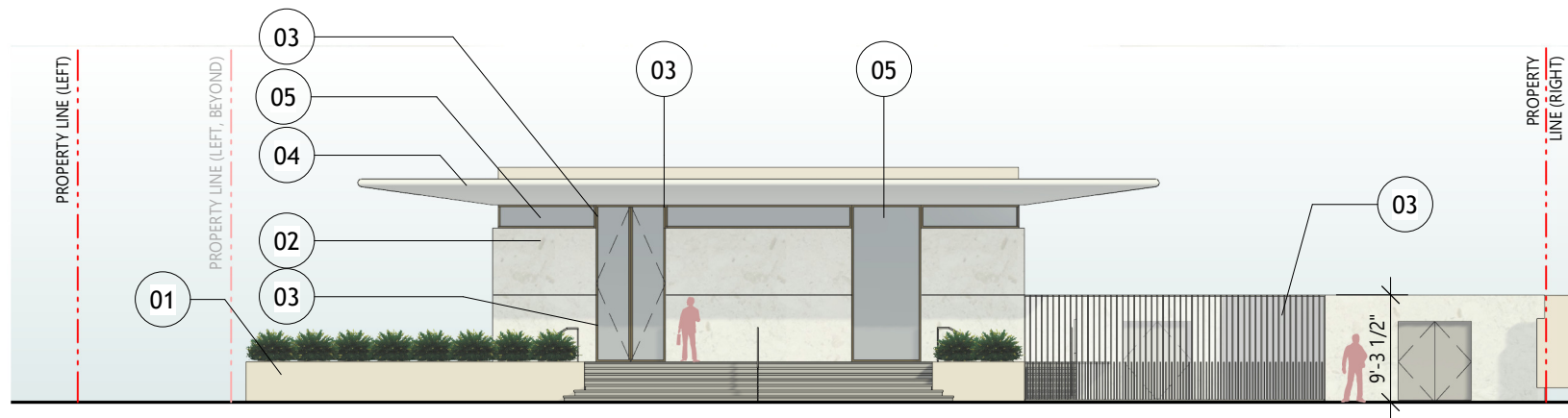
GATEHOUSE ROOF PLAN



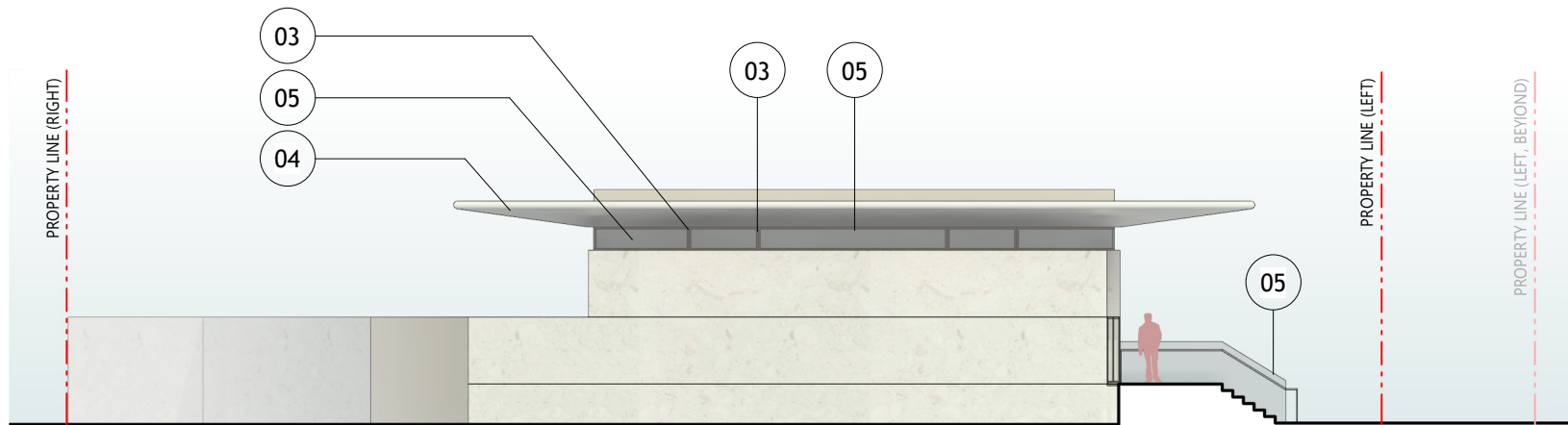
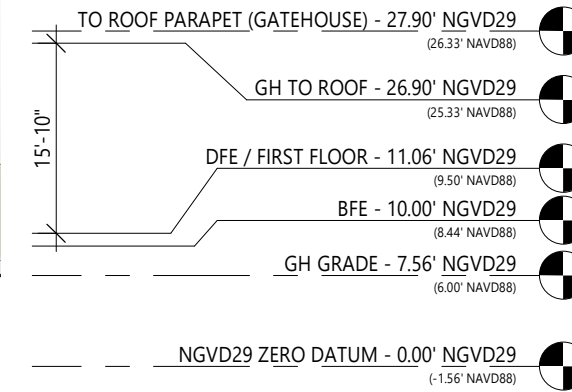
Drawn By  
JG

Dwg. no.

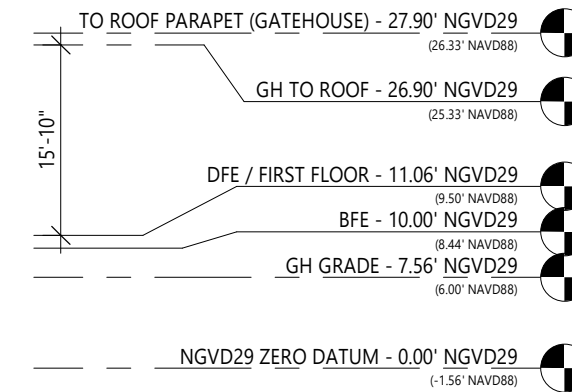
A31



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



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

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

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P: 561.385.1429

**Design Architect:**  
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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

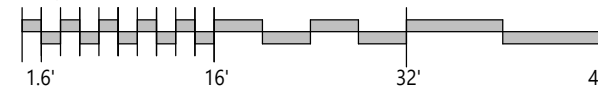
**Landscape Design Architect:**  
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P: +32 (0) 3 680 13 22

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Miami, FL 33138  
P: 786.536.2961

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233 Mount Airy Road, Suite 202  
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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
DRB25-1121	09-07-2025 FINAL SUBMITTAL	09/07/2025	MB

DRB25-1121-09-07-2025 FINAL SUBMITTAL

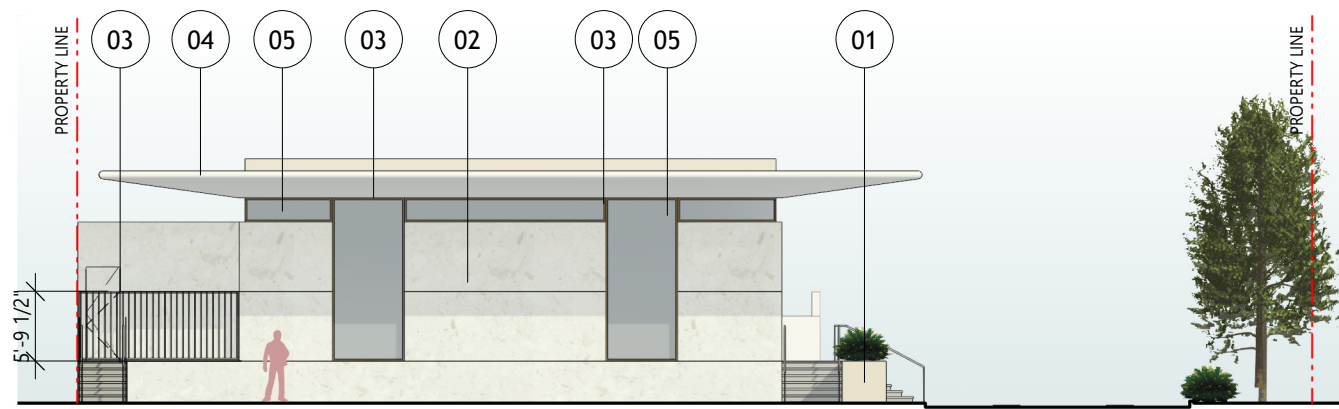
Scale  
1/16" = 1'-0"

GATEHOUSE FRONT & REAR  
ELEVATIONS

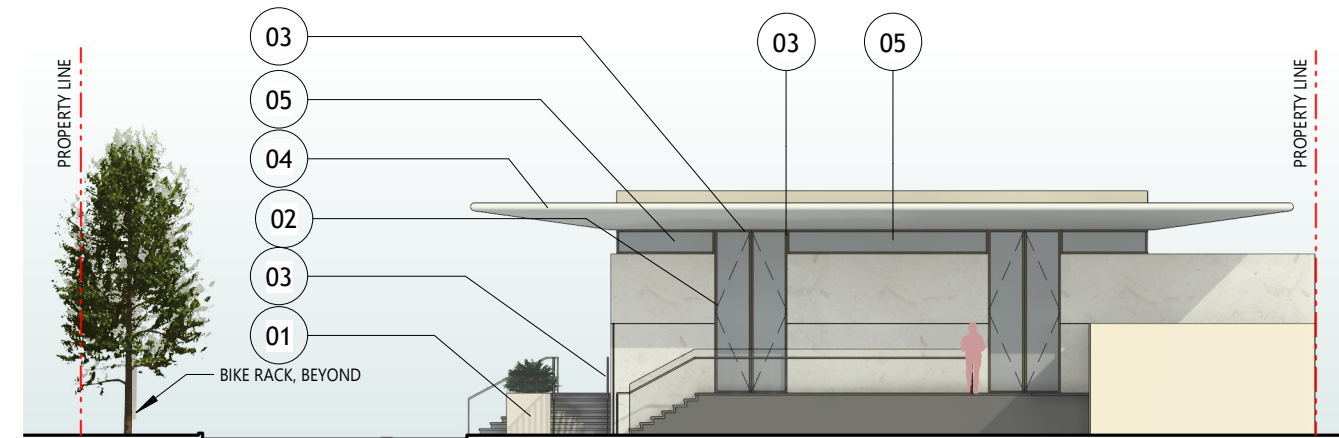
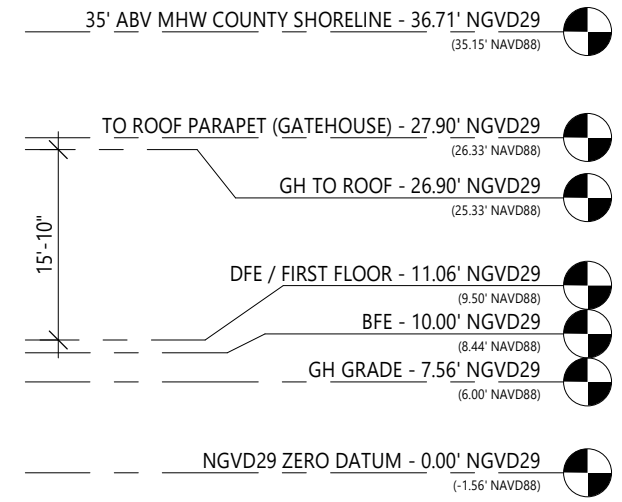
Drawn By  
GS

Dwg. no.

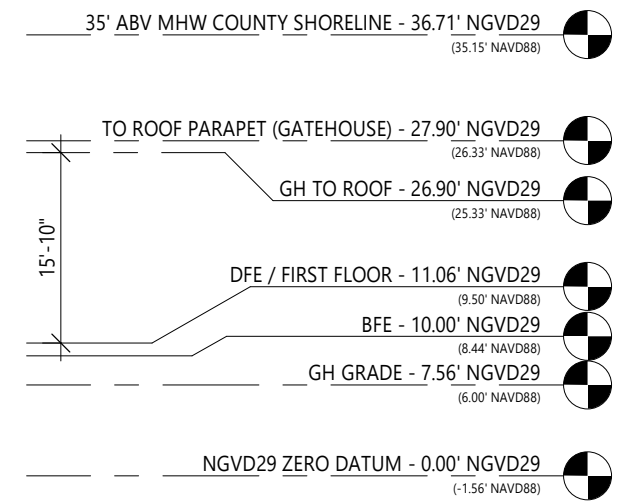
A32



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
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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:**  
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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

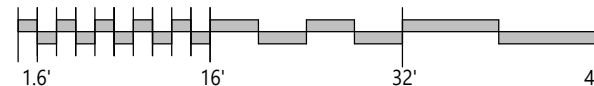
**Landscape Design Architect:**  
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Botermelkdijk 464 2900 Schoten België  
P: +32 (0) 3 680 13 22

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7245 NE 4th Ave, Suite 104  
Miami, FL 33138  
P: 786.536.2961

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

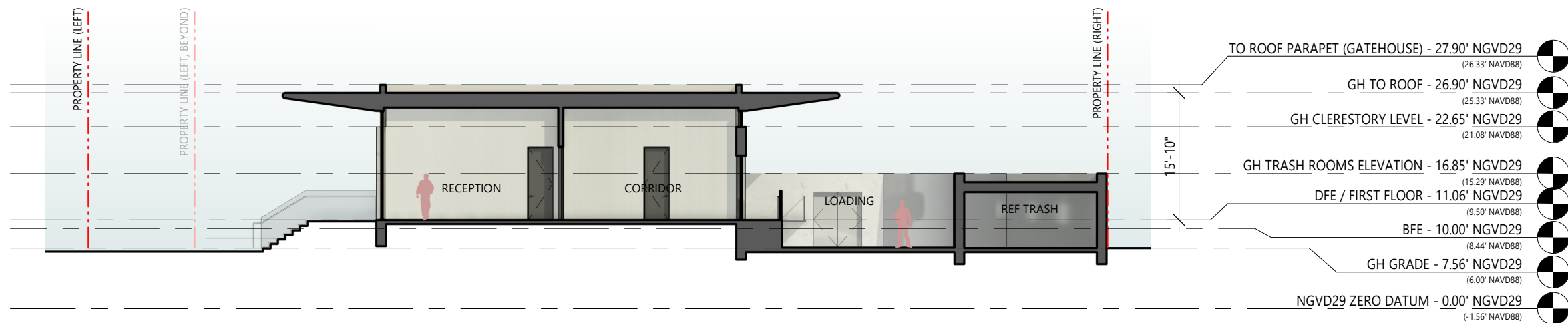
**Civil Engineer:**  
Kimley Horn  
2 Alhambra Plaza, Suite 500  
Coral Gables, FL 33134  
P: 305.673.2025

Graphic Scale: 1 inch = 16 feet



No.	Issue	Date	To
DRB25-1121-09-07-2025	FINAL SUBMITTAL	09/07/2025	MB

Scale  
1/16" = 1'-0"  
GATEHOUSE LEFT & RIGHT  
ELEVATIONS  
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:**  
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

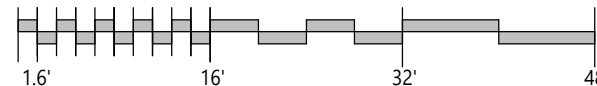
**Landscape Design Architect:**  
Wirtz International Landscape Architects  
Botermelkdijk 464 2900 Schoten België  
P: +32 (0) 3 680 13 22

**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



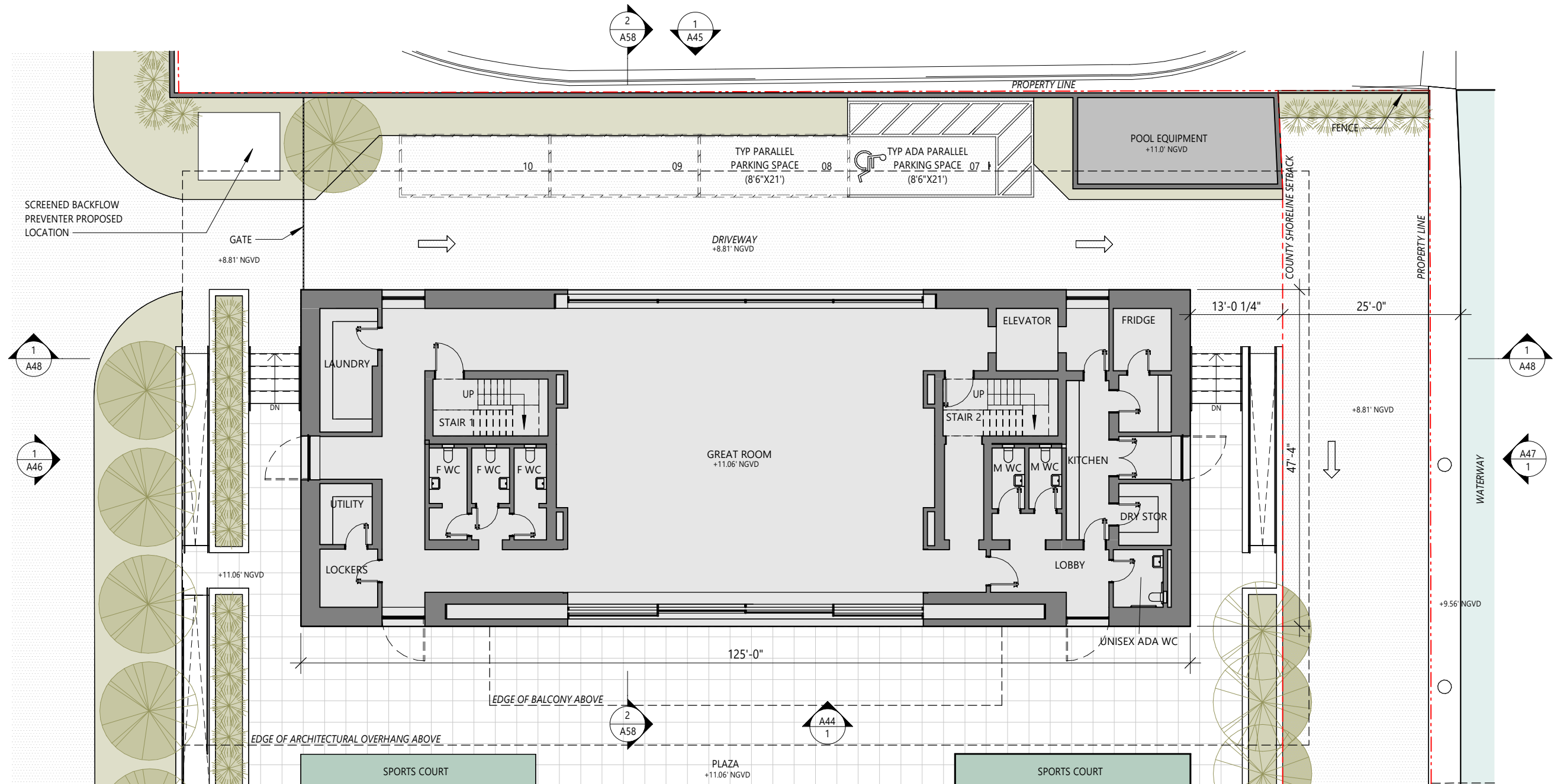
No.	Issue	Date	To
DRB25-1121	09-07-2025 FINAL SUBMITTAL	09/07/2025	MB

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

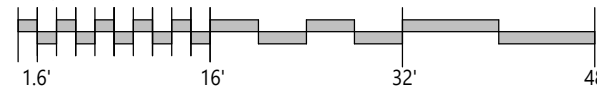
**Landscape Design Architect:**  
Wirtz International Landscape Architects  
Botermelkdijk 464 2900 Schoten België  
P: +32 (0) 3 680 13 22

**Landscape Architect of Record:**  
Christopher Cawley Landscape Architecture  
7245 NE 4th Ave, Suite 104  
Miami, FL 33138  
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
DRB25-1121-09-07-2025	FINAL SUBMITTAL	09/07/2025	MB

Scale  
1/16" = 1'-0"

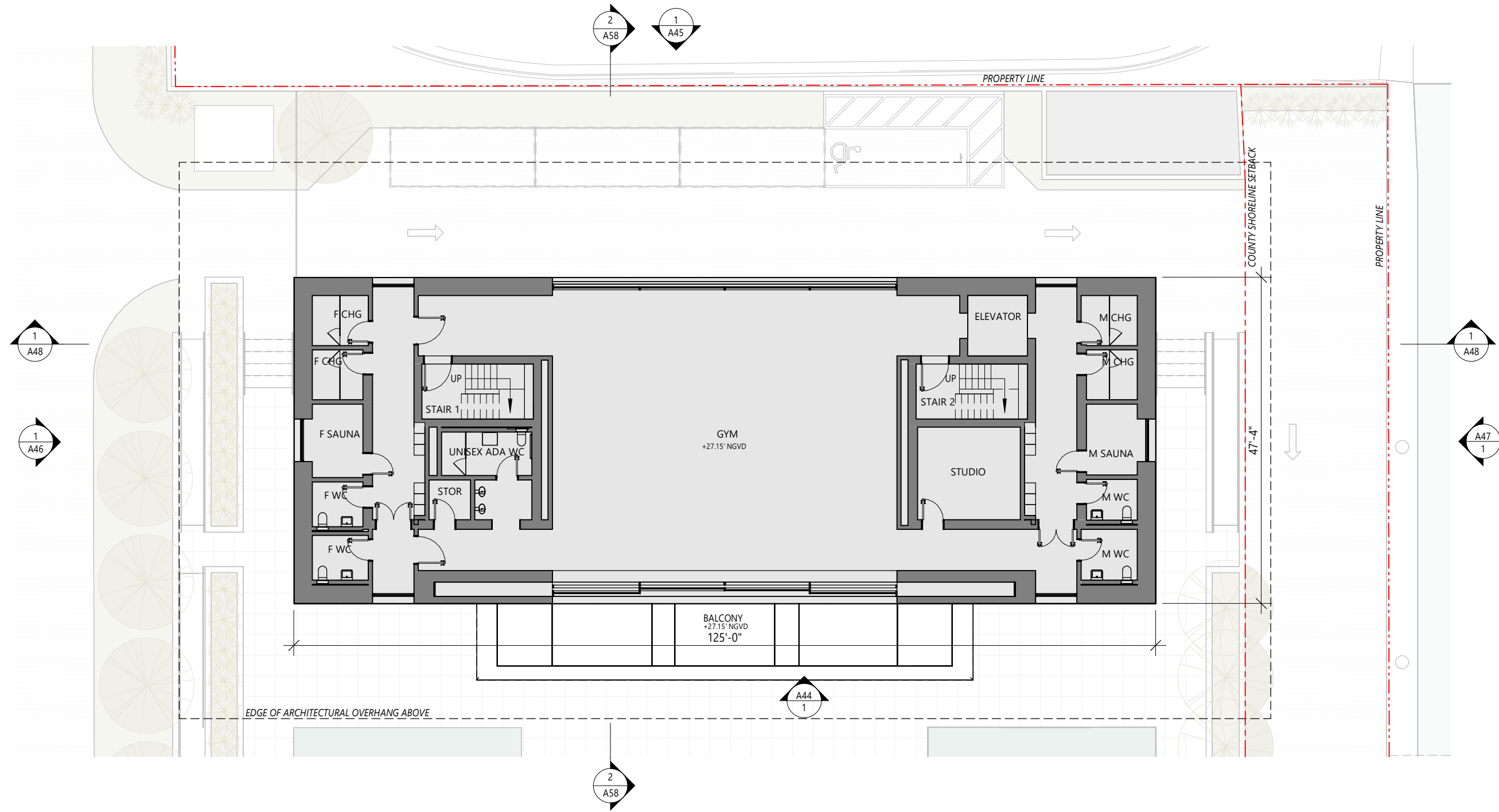
MARINA PAVILION FIRST  
FLOOR PLAN



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

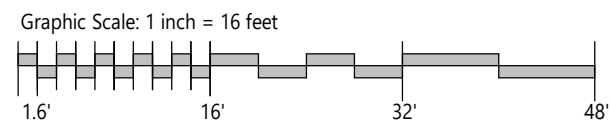
**Structural Engineer:**  
TYLin Group  
32 Old Slip 10th and 17th Floors  
New York, NY 10005  
P: 212.228.0662

**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



No.	Issue	Date	To
DRB25-1121-09-07-2025	FINAL SUBMITTAL	09/07/2025	MB

Scale  
1/16" = 1'-0"

Drawn By  
GS, JK

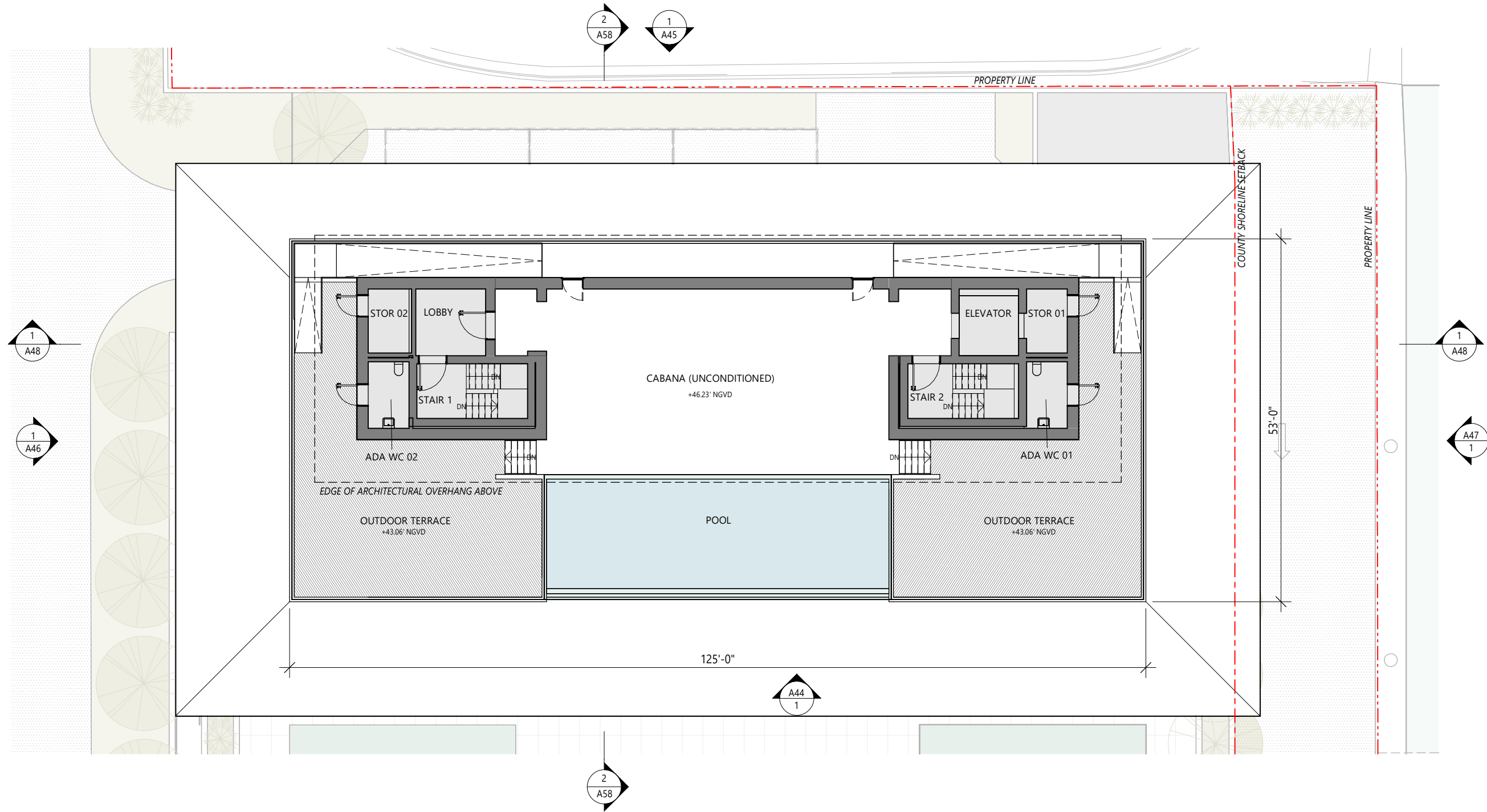
MARINA PAVILION SECOND  
FLOOR PLAN

Dwg. no.  
**A41**

DRB25-1121-09-07-2025  
FINAL SUBMITTAL

9/5/2025 9:59:57 AM

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

BMA Project No. 2025.05.1

ONE ISLAND PARK



**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:**  
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

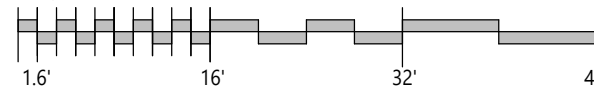
**Landscape Design Architect:**  
Wirtz International Landscape Architects  
Botermelkdijk 464 2900 Schoten België  
P: +32 (0) 3 680 13 22

**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
DRB25-1121-09-07-2025	FINAL SUBMITTAL	09/07/2025	MB

Scale  
1/16" = 1'-0"

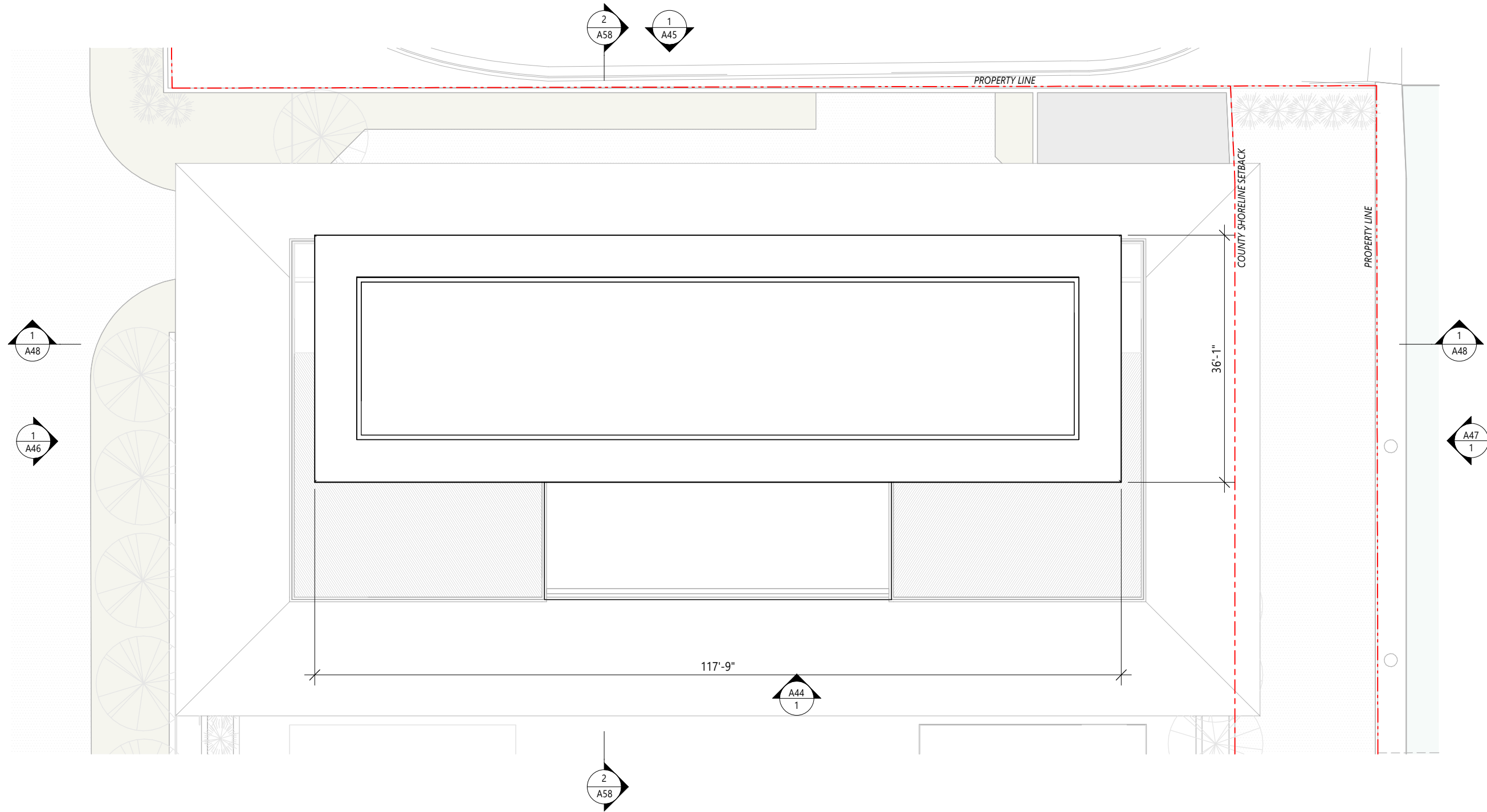
MARINA PAVILION THIRD  
FLOOR PLAN



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



**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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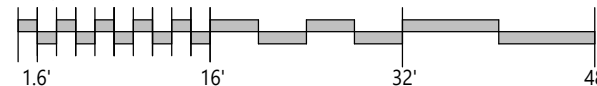
**Landscape Design Architect:**  
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P: 305.673.2025

Graphic Scale: 1 inch = 16 feet



No.	Issue	Date	To
DRB25-1121	09-07-2025 FINAL SUBMITTAL	09/07/2025	MB

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



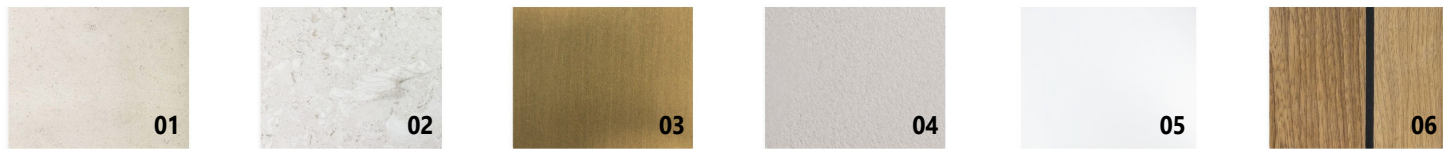
Drawn By  
GS, JK

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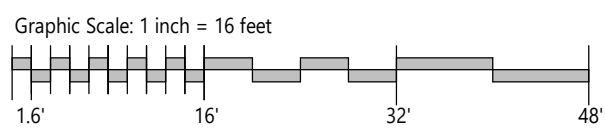
**Structural Engineer:**  
TYLin Group  
32 Old Slip 10th and 17th Floors  
New York, NY 10005  
P: 212.228.0662

**Landscape Design Architect:**  
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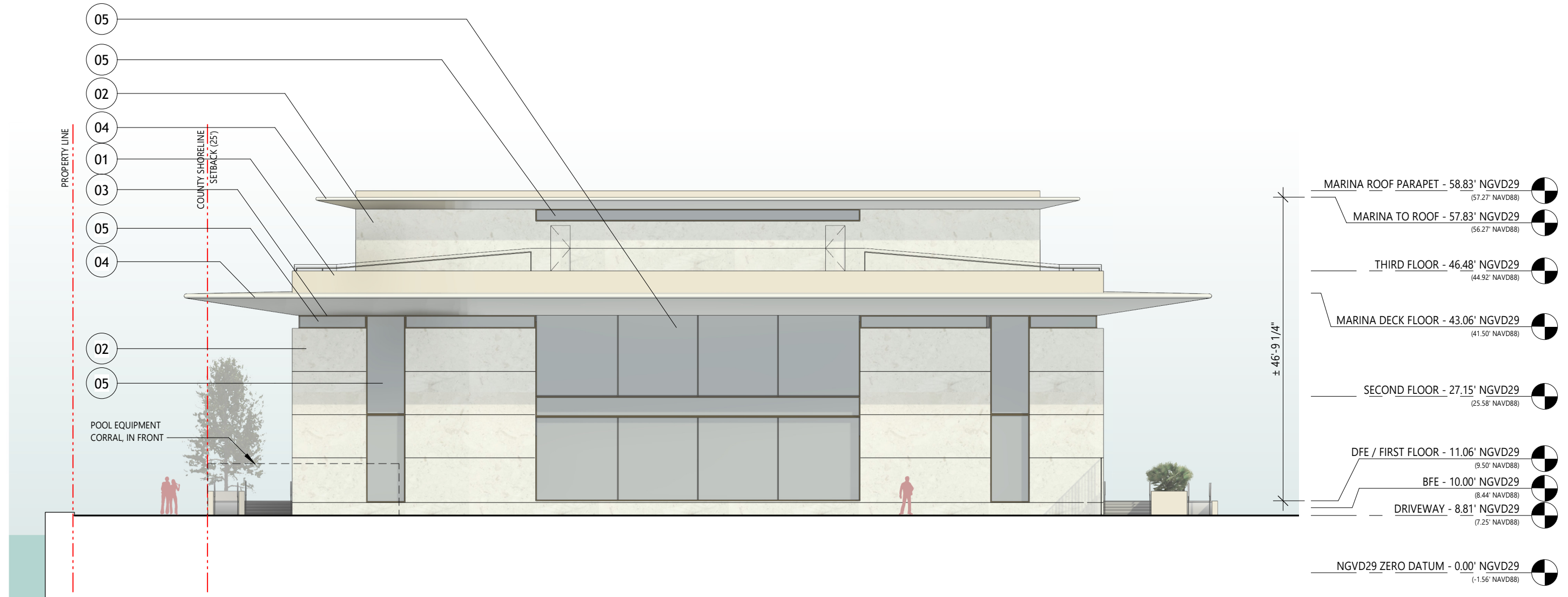
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DRB25-1121: 09-07-2025	FINAL SUBMITTAL	09/07/2025	MB

Scale  
1/16" = 1'-0"  
**MARINA PAVILION FRONT ELEVATION**  
Dwg. no. **A44**  
Drawn By GS



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



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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

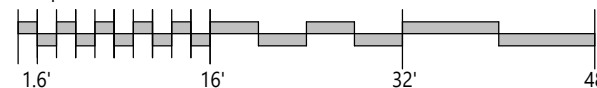
**Landscape Design Architect:**  
Wirtz International Landscape Architects  
Botermelkdijk 464 2900 Schoten België  
P: +32 (0) 3 680 13 22

**Landscape Architect of Record:**  
Christopher Cawley Landscape Architecture  
7245 NE 4th Ave, Suite 104  
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
DRB25-1121-09-07-2025	FINAL SUBMITTAL	09/07/2025	MB

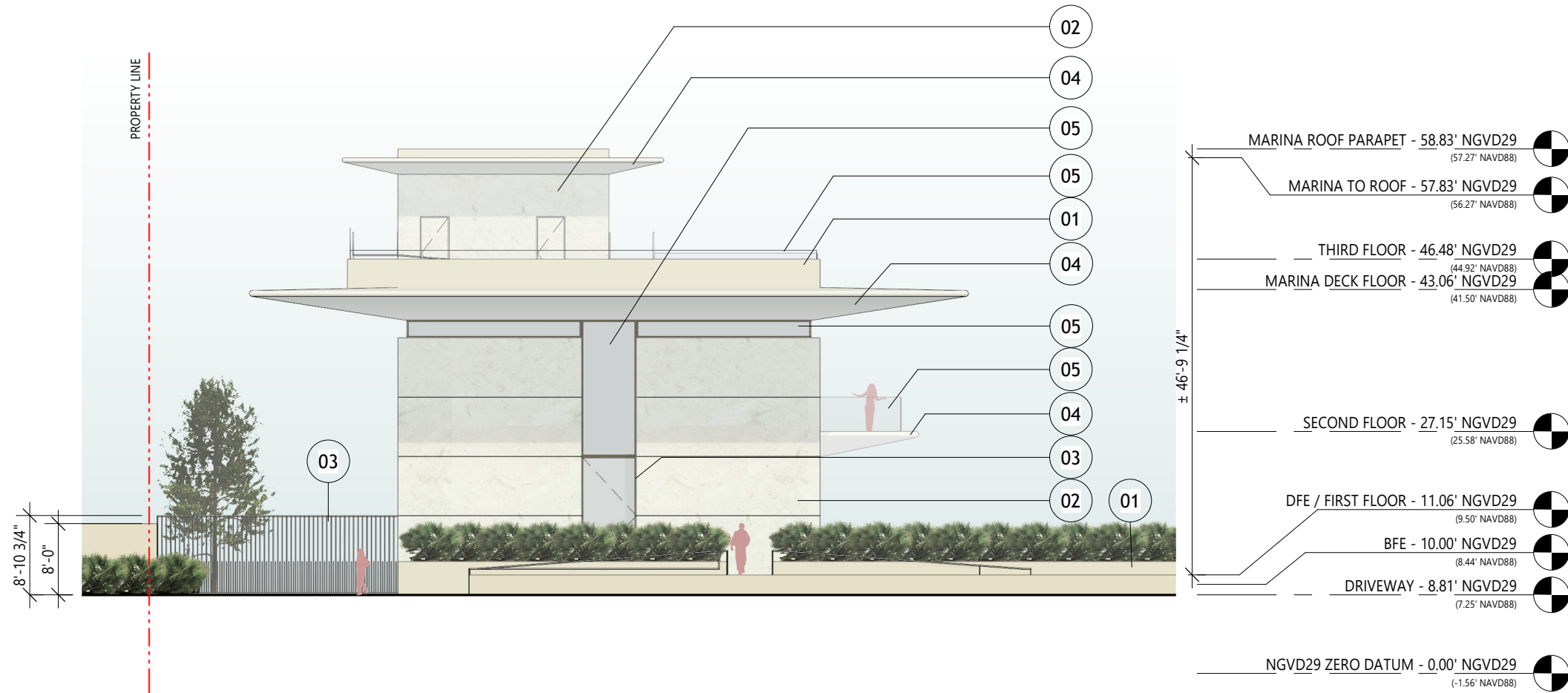
Scale  
1/16" = 1'-0"

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

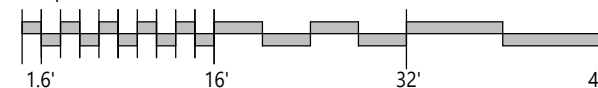
**Landscape Design Architect:**  
Wirtz International Landscape Architects  
Botermelkdijk 464 2900 Schoten België  
P: +32 (0) 3 680 13 22

**Landscape Architect of Record:**  
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



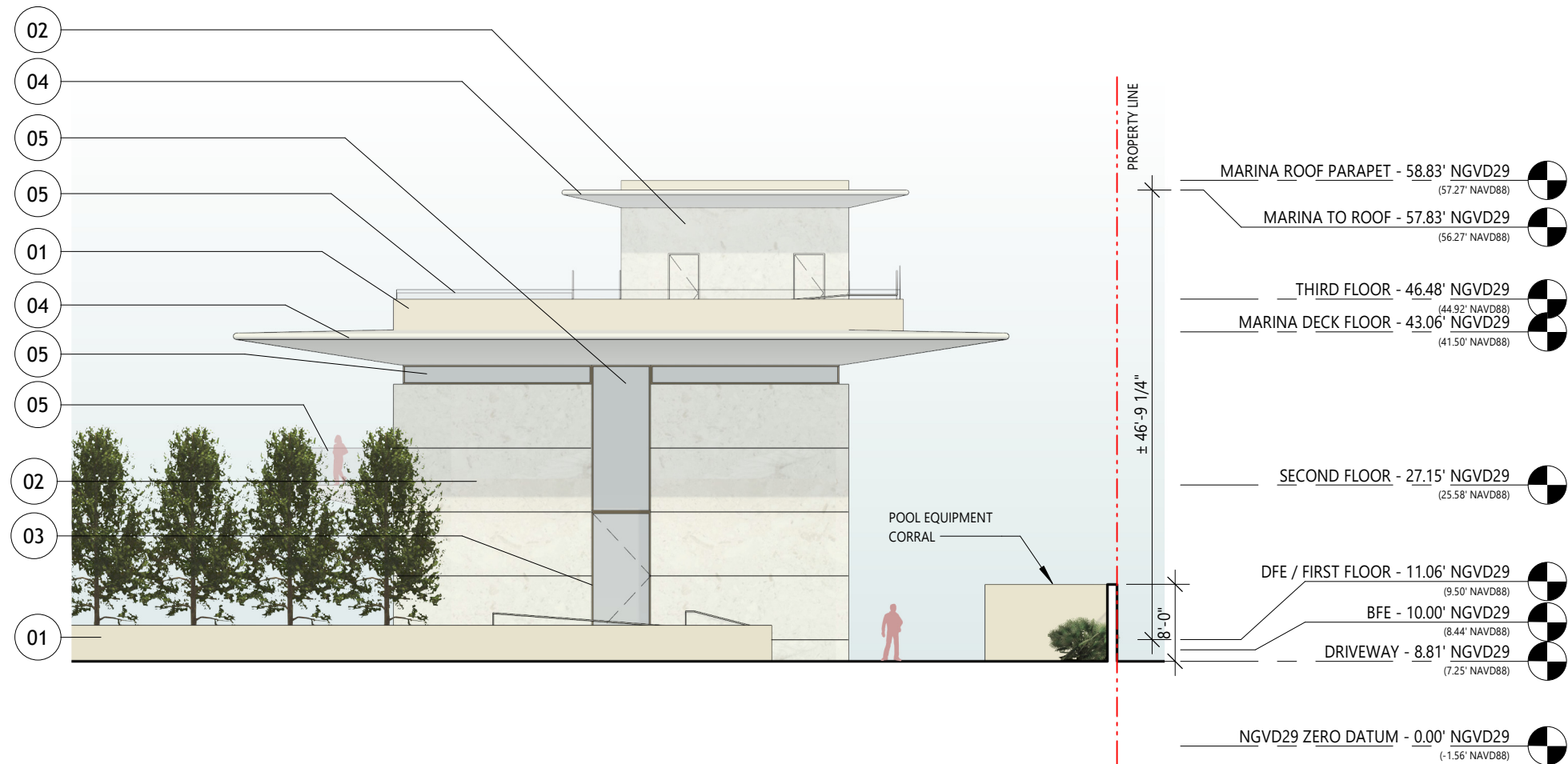
No.	Issue	Date	To
DRB25-1121-09-07-2025	FINAL SUBMITTAL	09/07/2025	MB

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



**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,  
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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

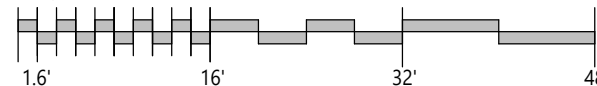
**Landscape Design Architect:**  
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Botermelkdijk 464 2900 Schoten België  
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**Civil Engineer:**  
Kimley Horn  
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P: 305.673.2025

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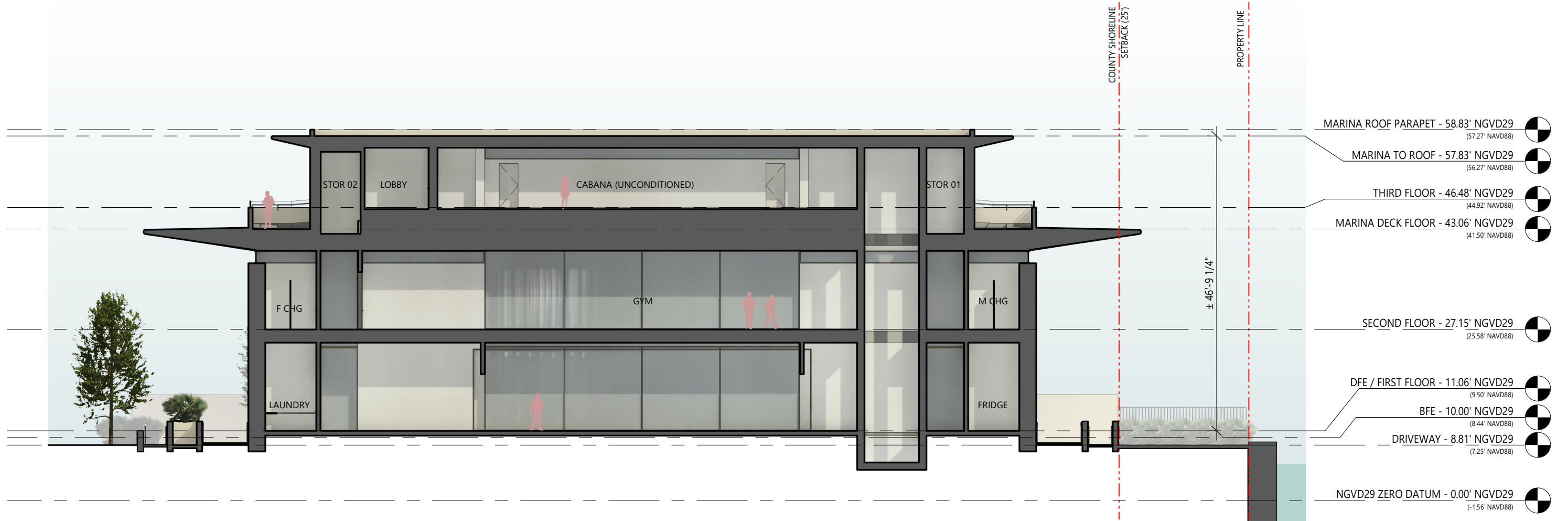
No.	Issue	Date	To
DRB25-1121-09-07-2025	FINAL SUBMITTAL	09/07/2025	MB

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

**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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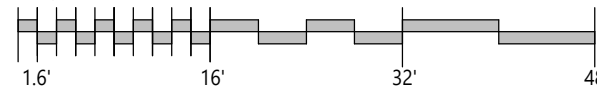
**Landscape Design Architect:**  
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**Landscape Architect of Record:**  
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**Civil Engineer:**  
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Coral Gables, FL 33134  
P: 305.673.2025

Graphic Scale: 1 inch = 16 feet



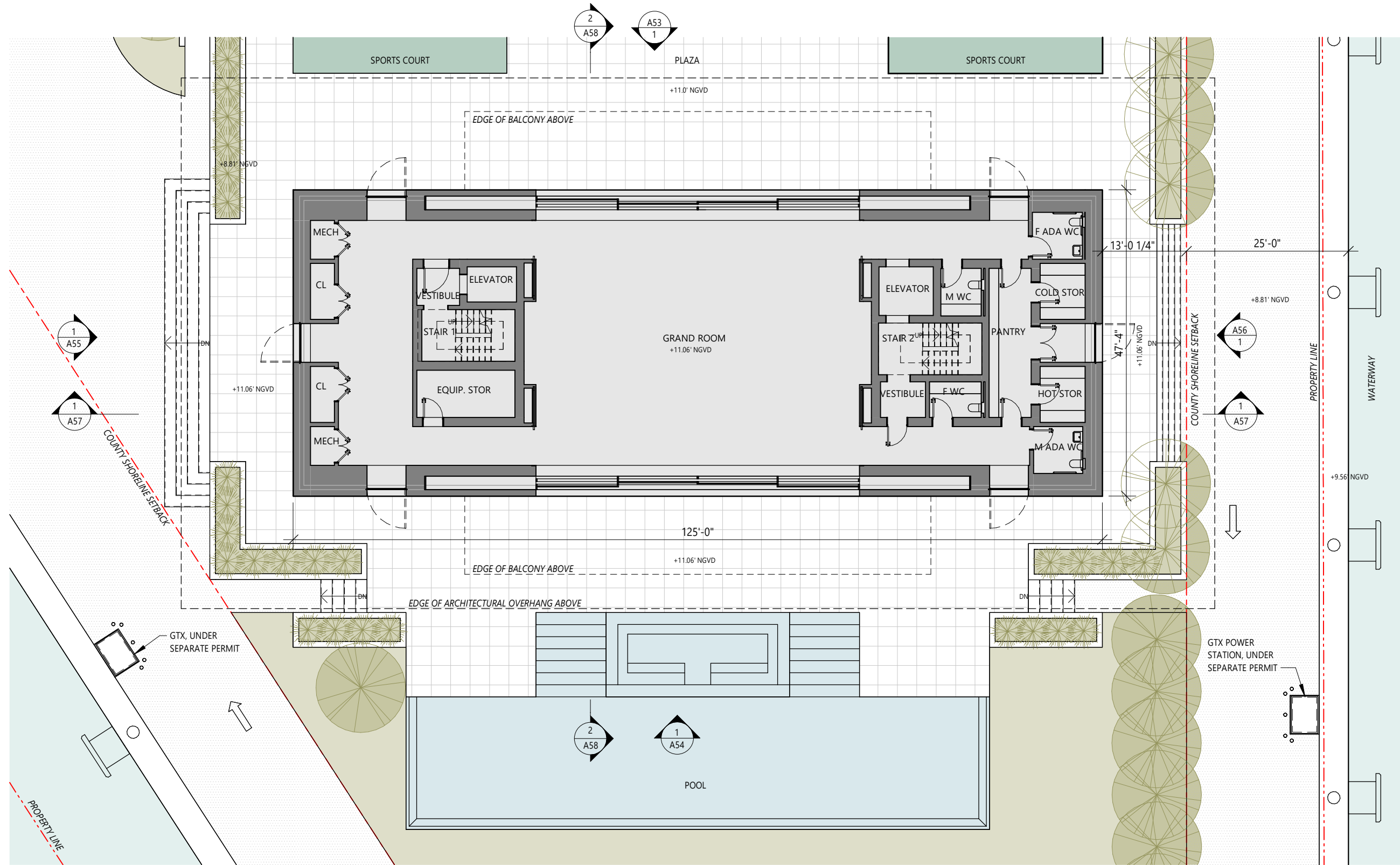
No.	Issue	Date	To
DRB25-1121-09-07-2025	FINAL SUBMITTAL	09/07/2025	MB

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

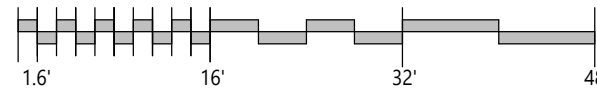
**Landscape Design Architect:**  
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**Landscape Architect of Record:**  
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Miami, FL 33138  
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**MEPS Engineer:**  
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P: 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
DRB25-1121-09-07-2025	FINAL SUBMITTAL	09/07/2025	MB

Scale  
1/16" = 1'-0"

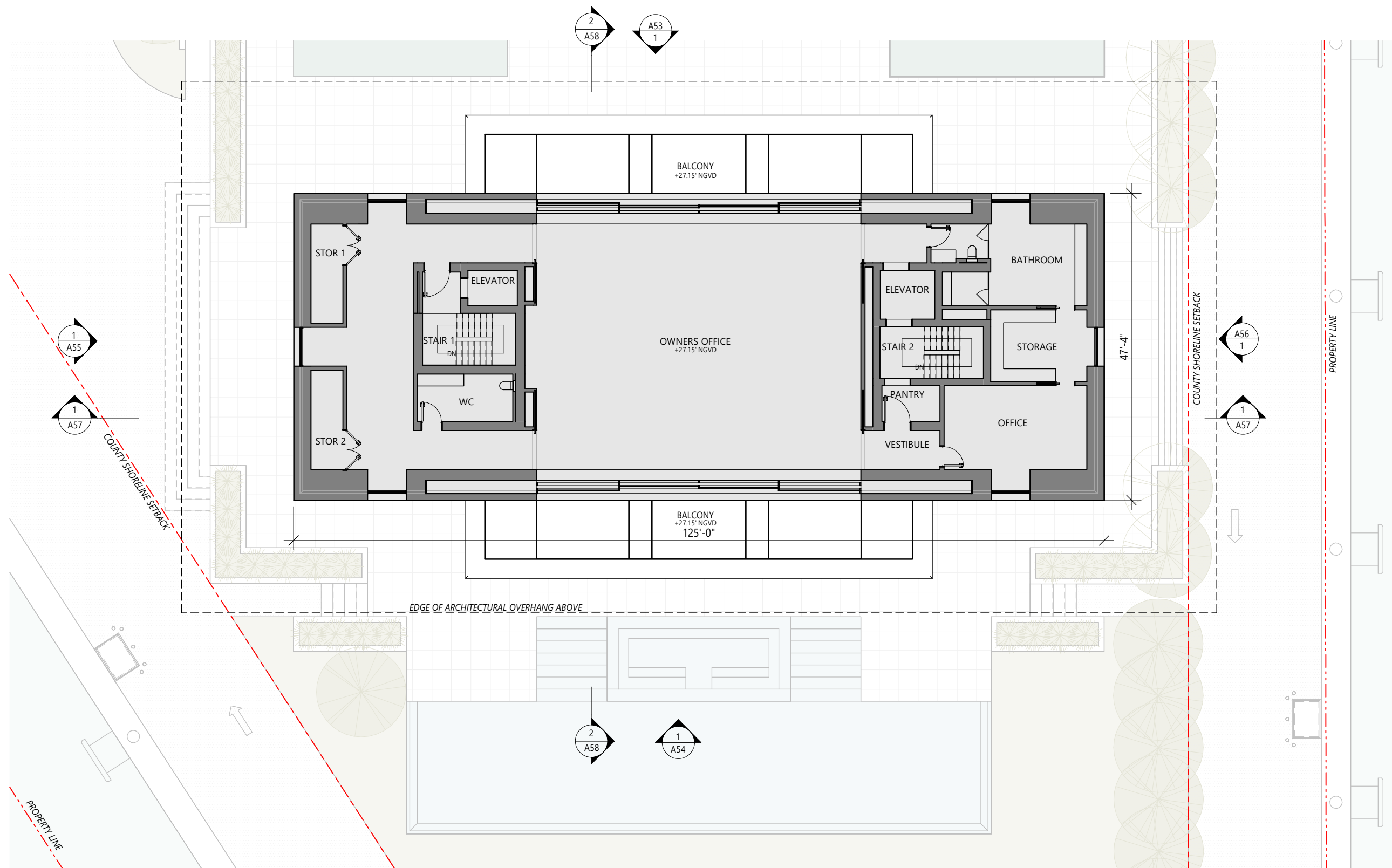
OWNER PAVILION FIRST FLOOR PLAN



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  
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

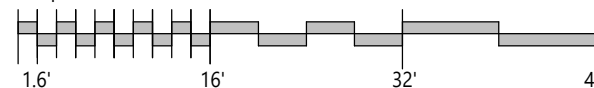
**Landscape Design Architect:**  
Wirtz International Landscape Architects  
Botermelkdijk 464 2900 Schoten België  
P: +32 (0) 3 680 13 22

**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



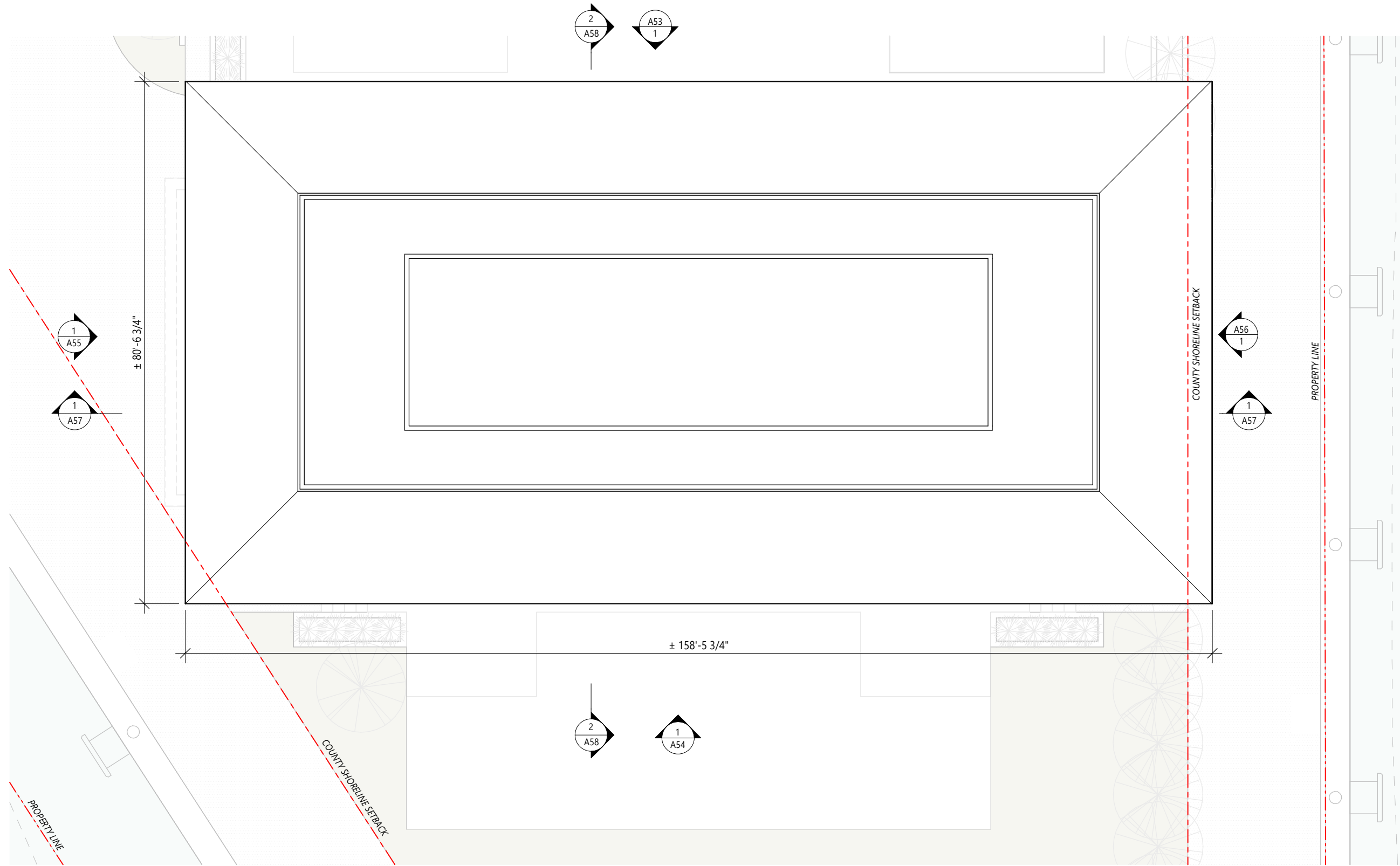
No.	Issue	Date	To
DRB25-1121-09-07-2025	FINAL SUBMITTAL	09/07/2025	MB

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

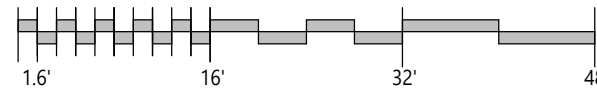
**Landscape Design Architect:**  
Wirtz International Landscape Architects  
Botermelkdijk 464 2900 Schoten België  
P: +32 (0) 3 680 13 22

**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
DRB25-1121-09-07-2025	FINAL SUBMITTAL	09/07/2025	MB

Scale  
1/16" = 1'-0"

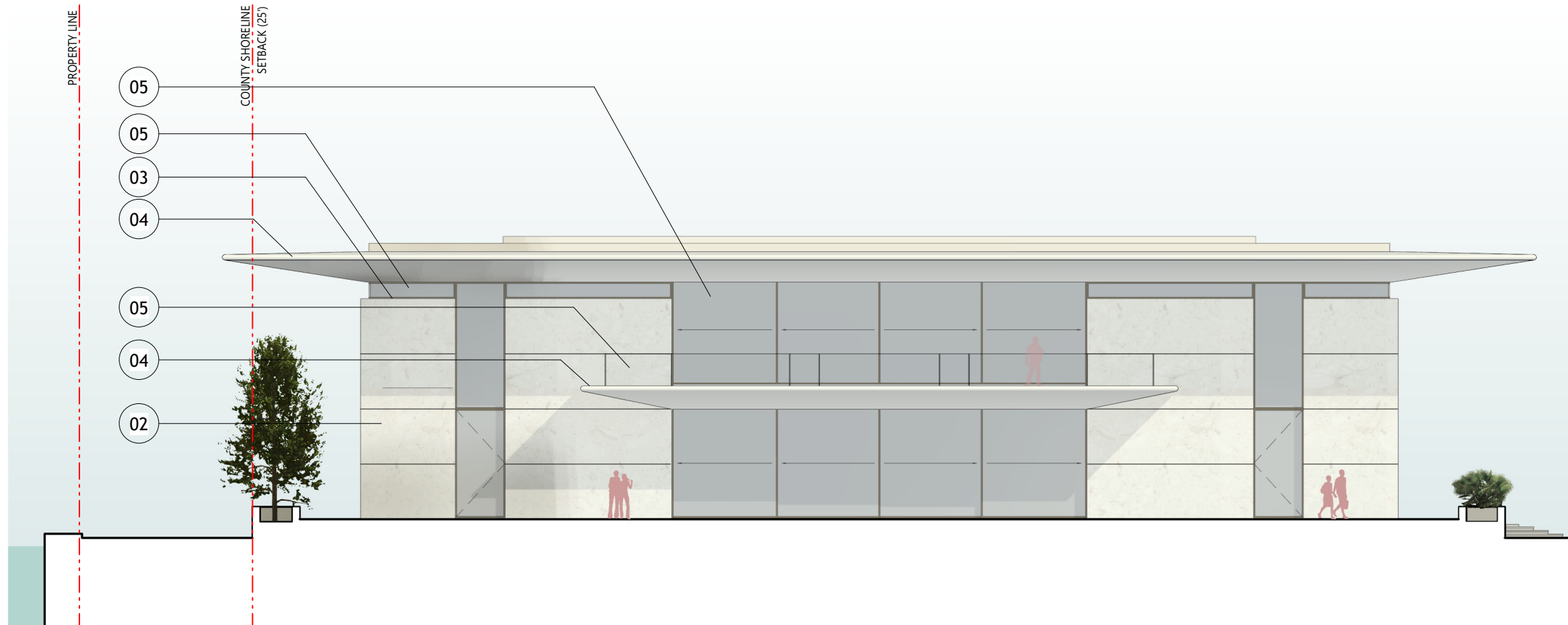
OWNER PAVILION ROOF PLAN



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  
New York, NY 10017  
P: 646.395.5499

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

**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

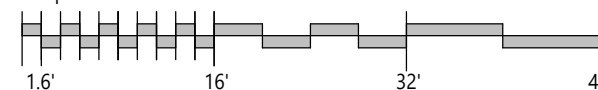
**Landscape Design Architect:**  
Wirtz International Landscape Architects  
Botermelkdijk 464 2900 Schoten België  
P: +32 (0) 3 680 13 22

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

**MEPS Engineer:**  
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233 Mount Airy Road, Suite 202  
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



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DRB25-1121	09-07-2025 FINAL SUBMITTAL	09/07/2025	MB

DRB25-1121-09-07-2025 FINAL SUBMITTAL

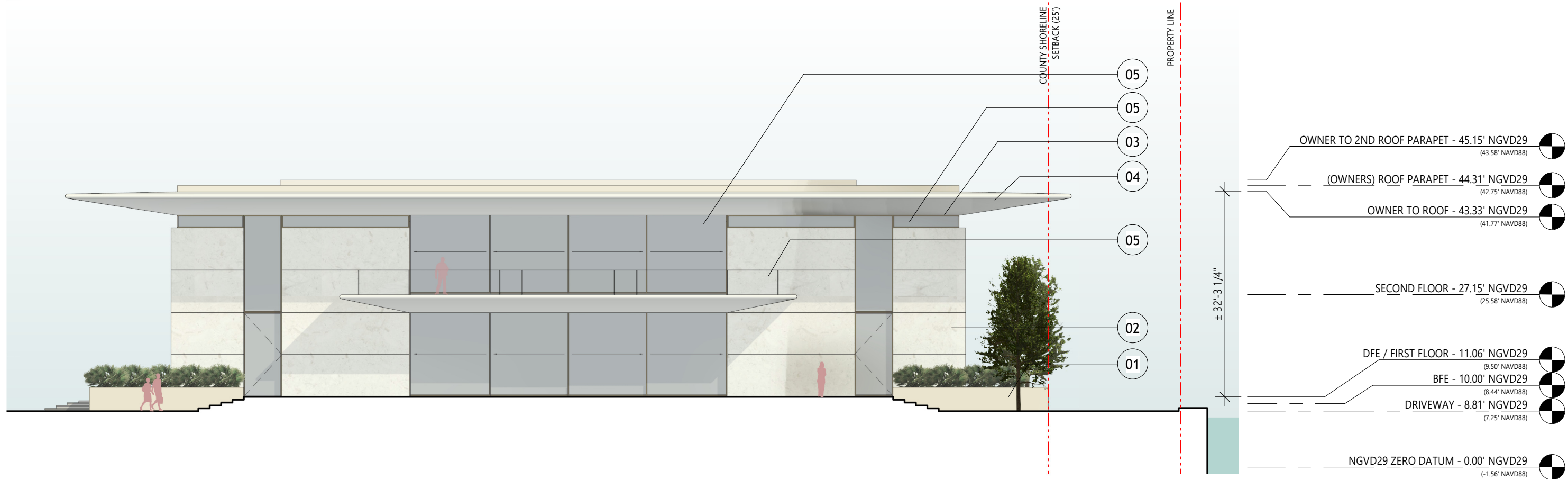
Scale  
1/16" = 1'-0"

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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- 05 CLEAR, NON-TINTED, LOW-IRON GLASS W/ LAYER OF UV PROTECTION

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

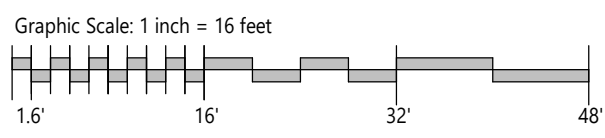
**BMA**  
ARCHITECTS  
P: 786.409.4462  
2200 NW 2nd Ave Miami, FL 33127

**Project Management:**  
Envoie Projects  
220 East 42nd Street, Suite 408  
New York, NY 10017  
P: 646.395.5499  
**Owner's Representative / PM:**  
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**Structural Engineer:**  
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**Landscape Design Architect:**  
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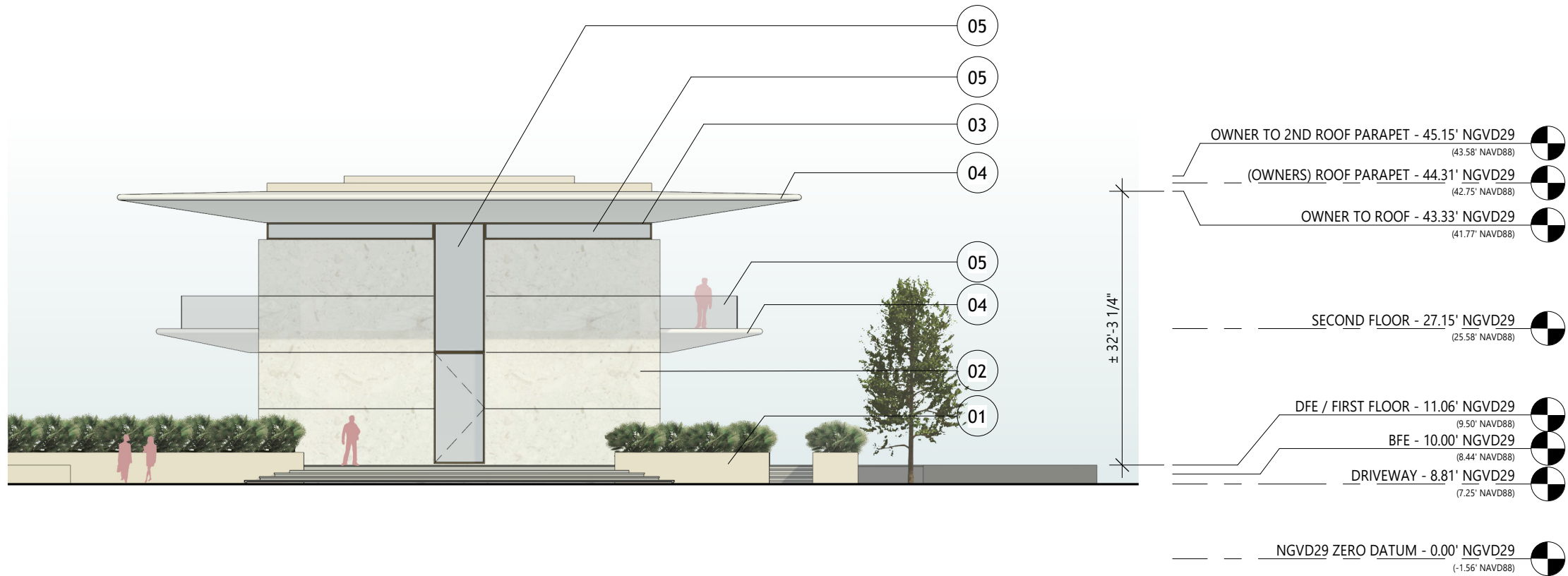
**MEPS Engineer:**  
Hanington Engineering Consultants  
233 Mount Airy Road, Suite 202  
Basking Ridge, NJ 07920  
P: 973.691.0602  
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Kimley Horn  
2 Alhambra Plaza, Suite 500  
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DRB25-1121-09-07-2025 FINAL SUBMITTAL

Scale  
1/16" = 1'-0"  
**OWNER PAVILION REAR ELEVATION**  
Dwg. no.  
**A54**  
Drawn By  
GS



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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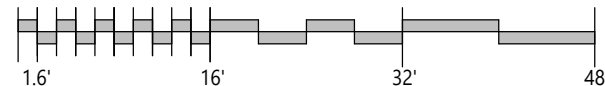
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Graphic Scale: 1 inch = 16 feet



No.	Issue	Date	To
DRB25-1121-09-07-2025	FINAL SUBMITTAL	09/07/2025	MB

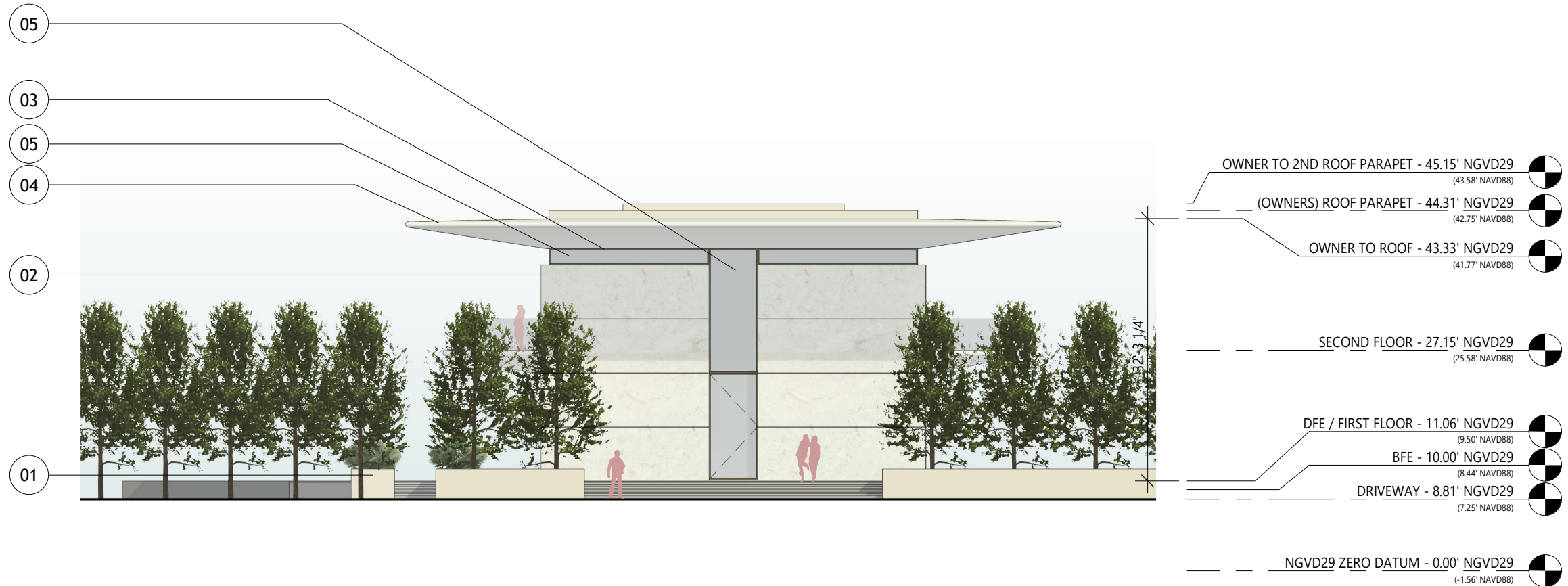
Scale  
1/16" = 1'-0"

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

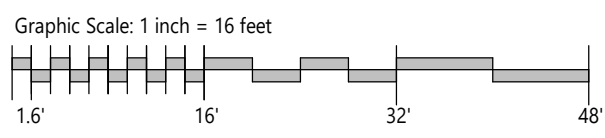
**Structural Engineer:**  
TYLin Group  
32 Old Slip 10th and 17th Floors  
New York, NY 10005  
P: 212.228.0662

**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



No.	Issue	Date	To
DRB25-1121-09-07-2025	FINAL SUBMITTAL	09/07/2025	MB

Scale  
1/16" = 1'-0"

Drawn By  
GS

OWNER PAVILION RIGHT  
ELEVATION

Dwg. no.  
**A56**



1 OWNER PAVILION SECTION  
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

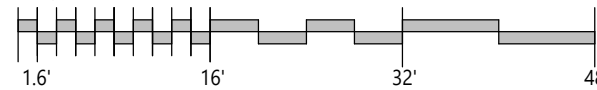
**Landscape Design Architect:**  
Wirtz International Landscape Architects  
Botermelkdijk 464 2900 Schoten België  
P: +32 (0) 3 680 13 22

**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
DRB25-1121-09-07-2025	FINAL SUBMITTAL	09/07/2025	MB

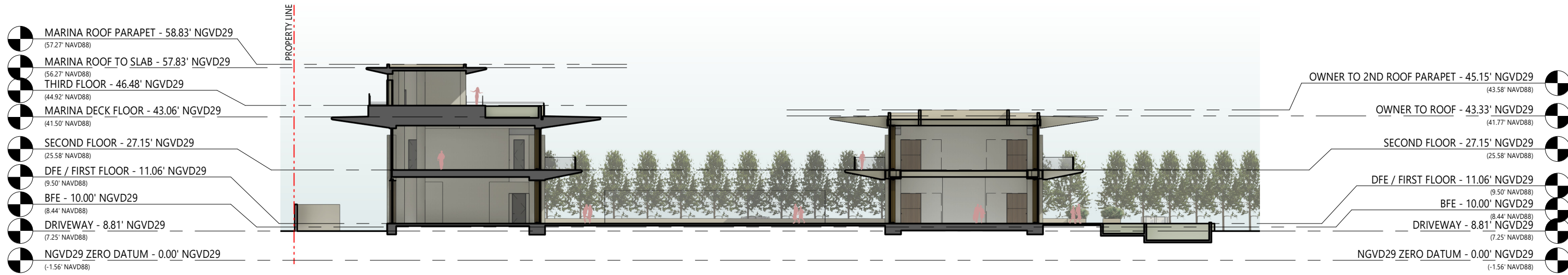
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OWNER PAVILION SECTION

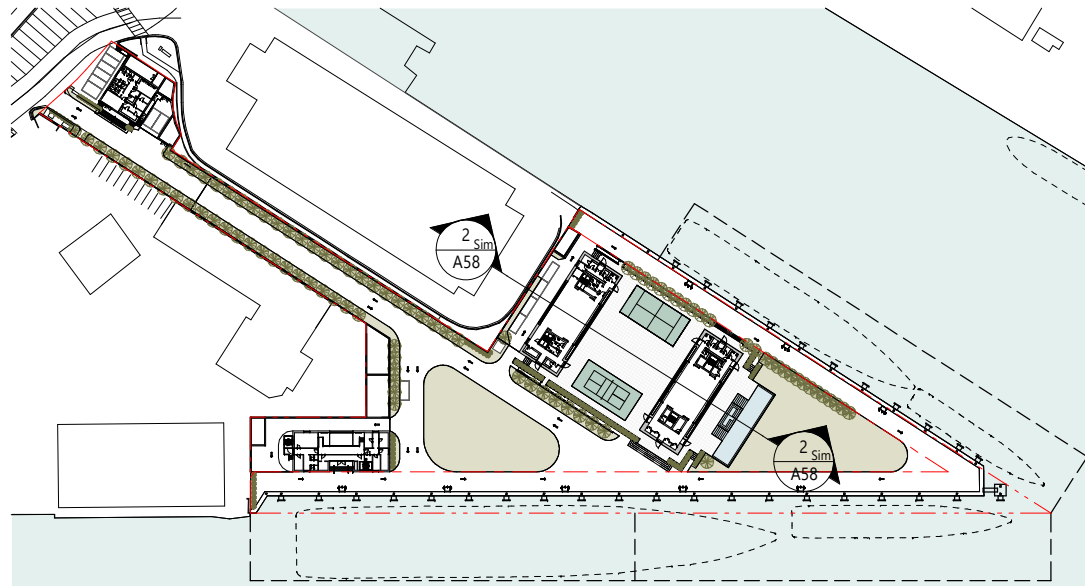
Drawn By  
GS

Dwg. no.

A57



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

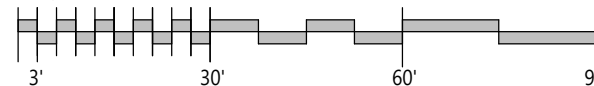
**Landscape Design Architect:**  
Wirtz International Landscape Architects  
Botermelkdijk 464 2900 Schoten België  
P: +32 (0) 3 680 13 22

**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



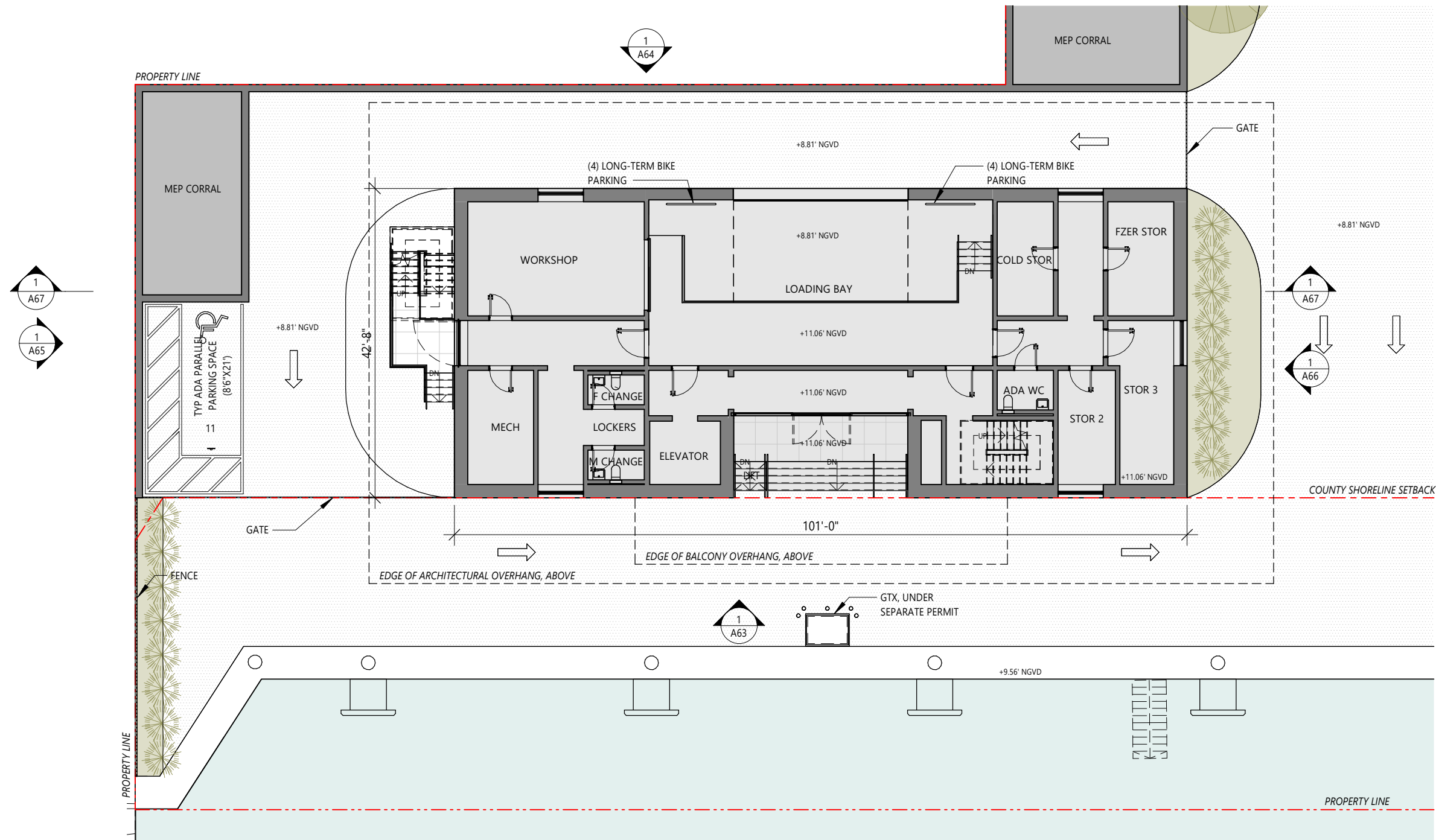
No.	Issue	Date	To
DRB25-1121	09-07-2025 FINAL SUBMITTAL	09/07/2025	MB

DRB25-1121-09-07-2025 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:**  
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

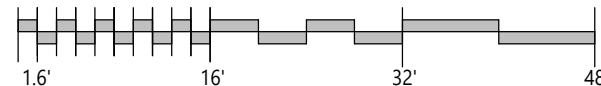
**Landscape Design Architect:**  
Wirtz International Landscape Architects  
Botermelkdiijk 464 2900 Schoten België  
P: +32 (0) 3 680 13 22

**Landscape Architect of Record:**  
Christopher Cawley Landscape Architecture  
7245 NE 4th Ave, Suite 104  
Miami, FL 33138  
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
DRB25-1121	09-07-2025 FINAL SUBMITTAL	09/07/2025	MB

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

OPERATIONS FIRST FLOOR PLAN

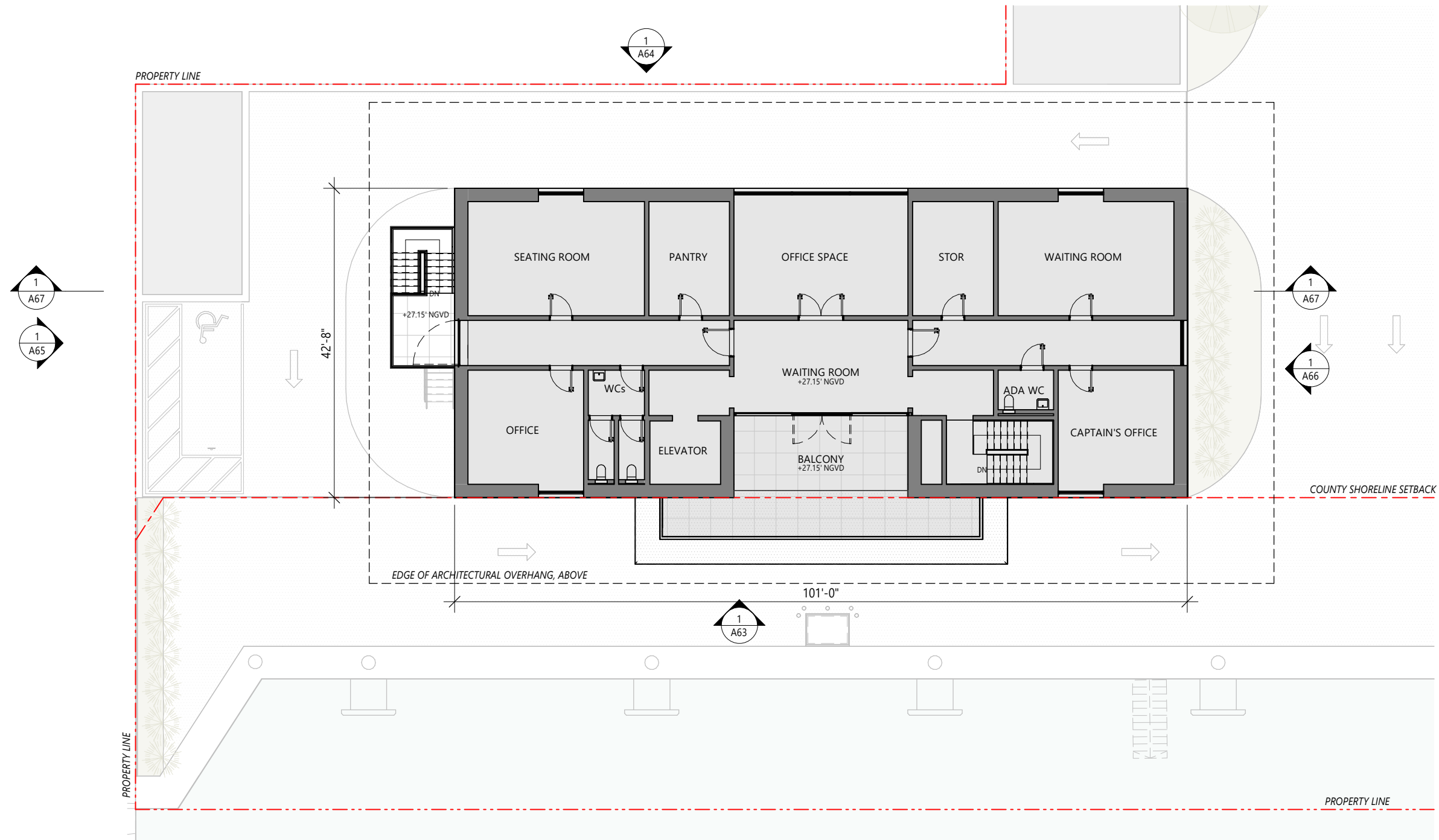
Drawn By: GS

Dwg. no. A60

DRB25-1121-09-07-2025 FINAL SUBMITTAL

9/5/2025 10:00:47 AM

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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

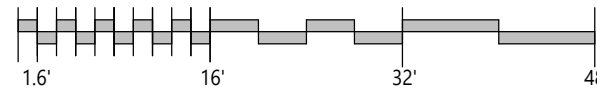
**Landscape Design Architect:**  
Wirtz International Landscape Architects  
Botermelkdijk 464 2900 Schoten België  
P: +32 (0) 3 680 13 22

**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  
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
DRB25-1121-09-07-2025	FINAL SUBMITTAL	09/07/2025	MB

Scale  
1/16" = 1'-0"

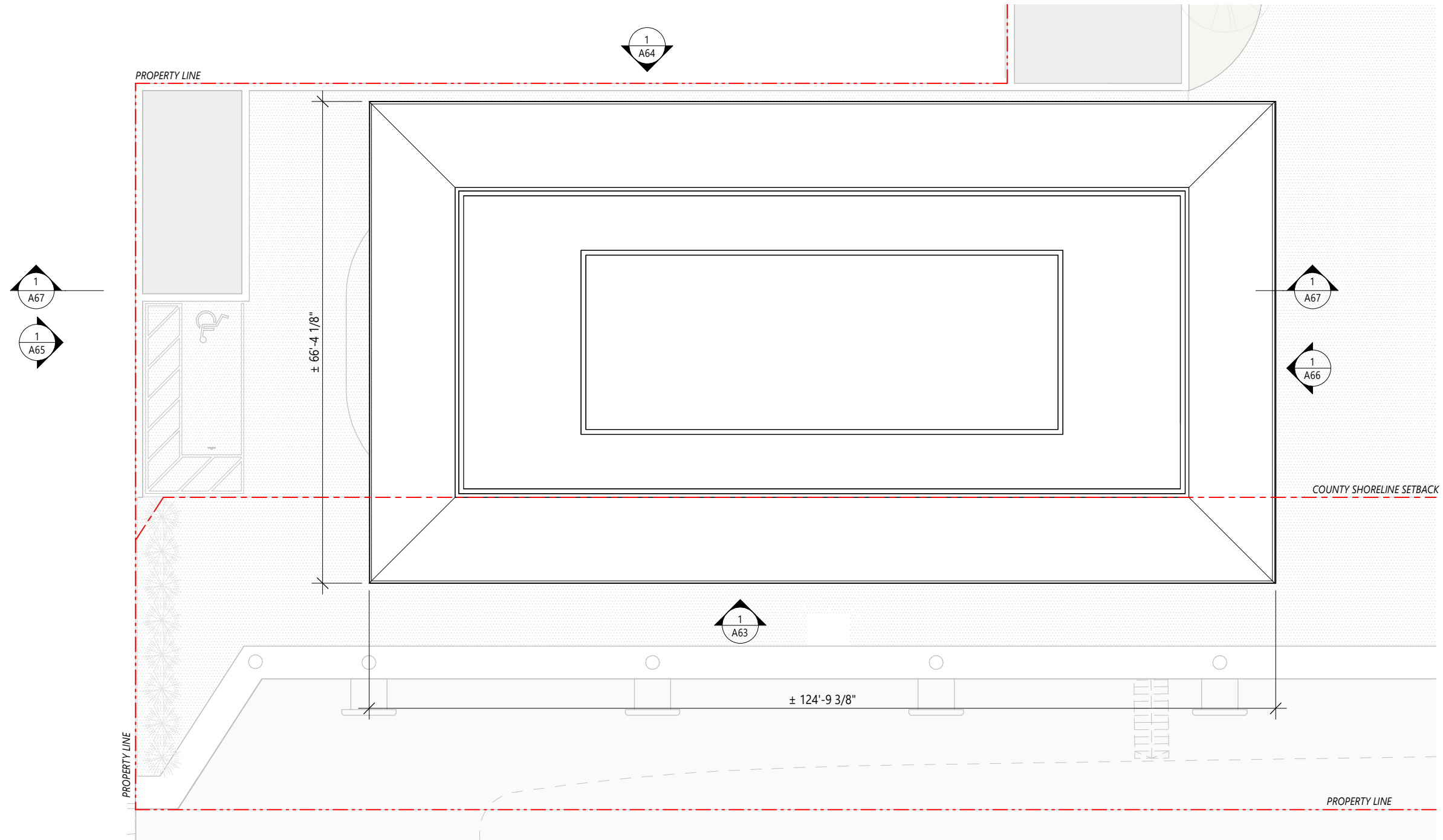
OPERATIONS SECOND FLOOR  
PLAN



Drawn By  
GS

Dwg. no.

A61



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

BMA Project No. 2025.05.1

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

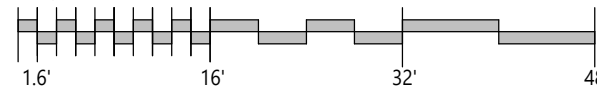
**Landscape Design Architect:**  
Wirtz International Landscape Architects  
Botermelkdijk 464 2900 Schoten België  
P: +32 (0) 3 680 13 22

**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
DRB25-1121: 09-07-2025	FINAL SUBMITTAL	09/07/2025	MB

Scale  
1/16" = 1'-0"

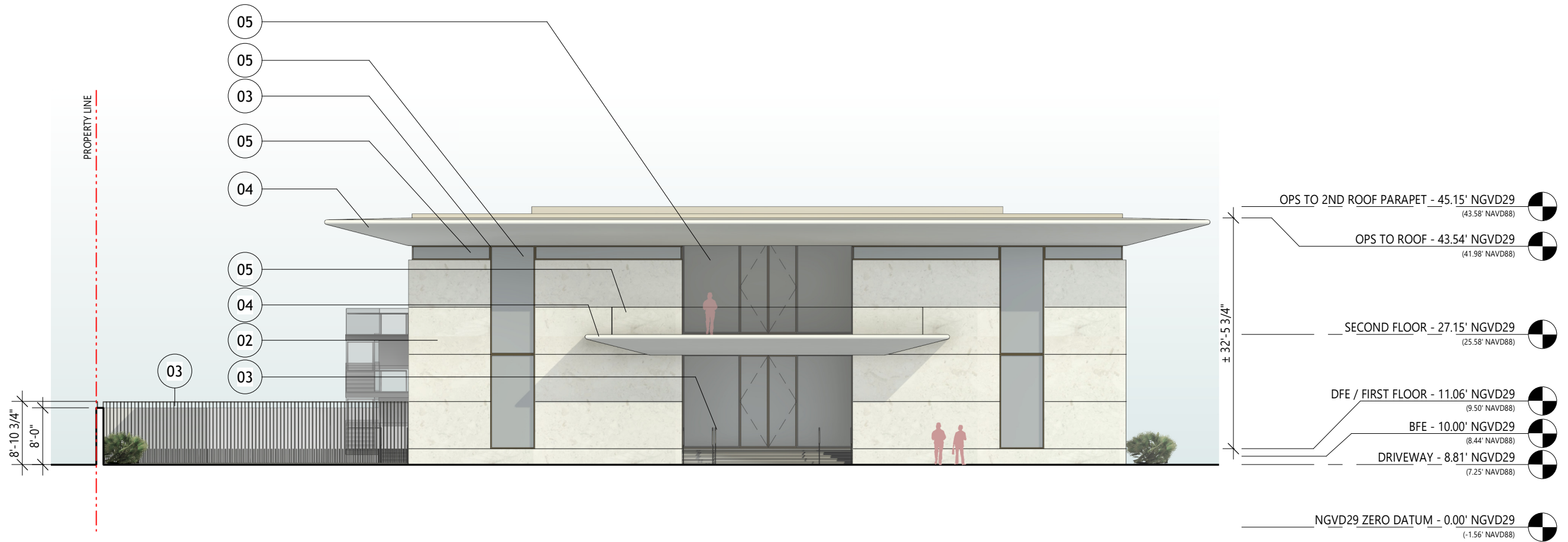
OPERATIONS ROOF PLAN



Drawn By  
GS

Dwg. no.

A62



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

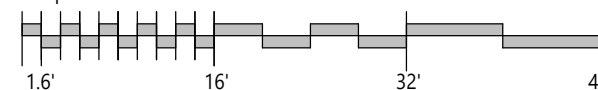
**Landscape Design Architect:**  
Wirtz International Landscape Architects  
Botermelkdijk 464 2900 Schoten België  
P: +32 (0) 3 680 13 22

**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



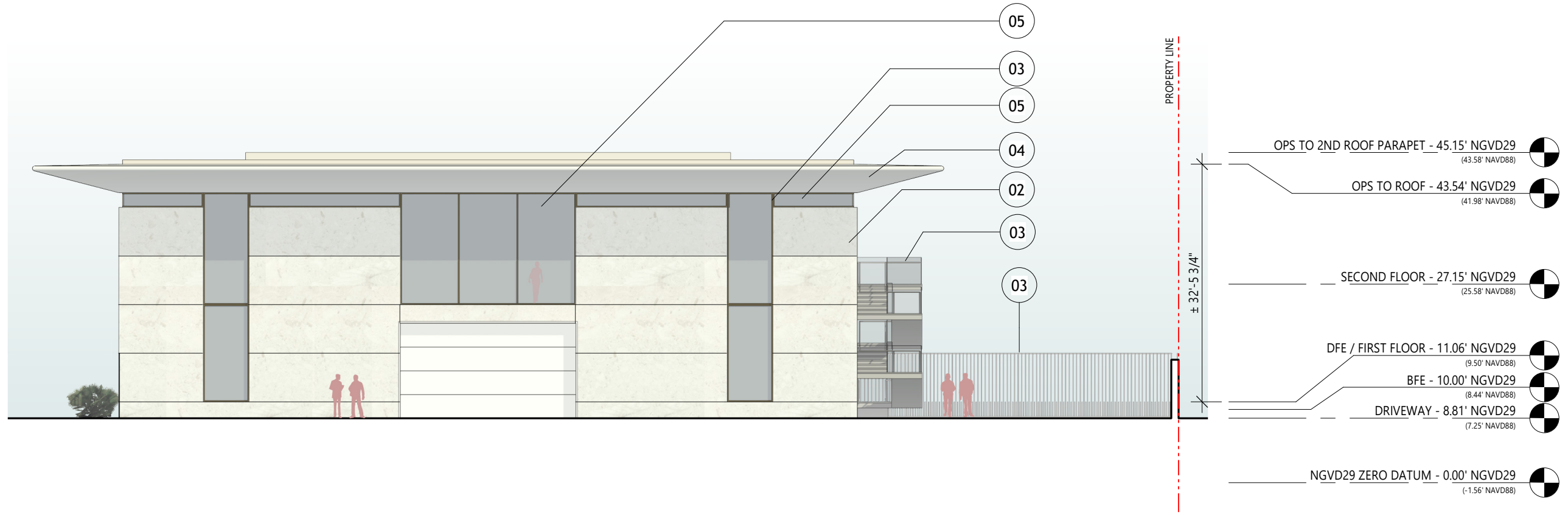
No.	Issue	Date	To
DRB25-1121	09-07-2025 FINAL SUBMITTAL	09/07/2025	MB

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

**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:**  
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

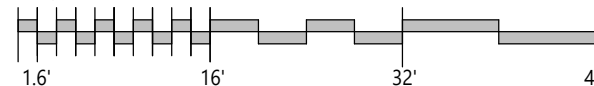
**Landscape Design Architect:**  
Wirtz International Landscape Architects  
Botermelkdijk 464 2900 Schoten België  
P: +32 (0) 3 680 13 22

**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
DRB25-1121	09-07-2025 FINAL SUBMITTAL	09/07/2025	MB

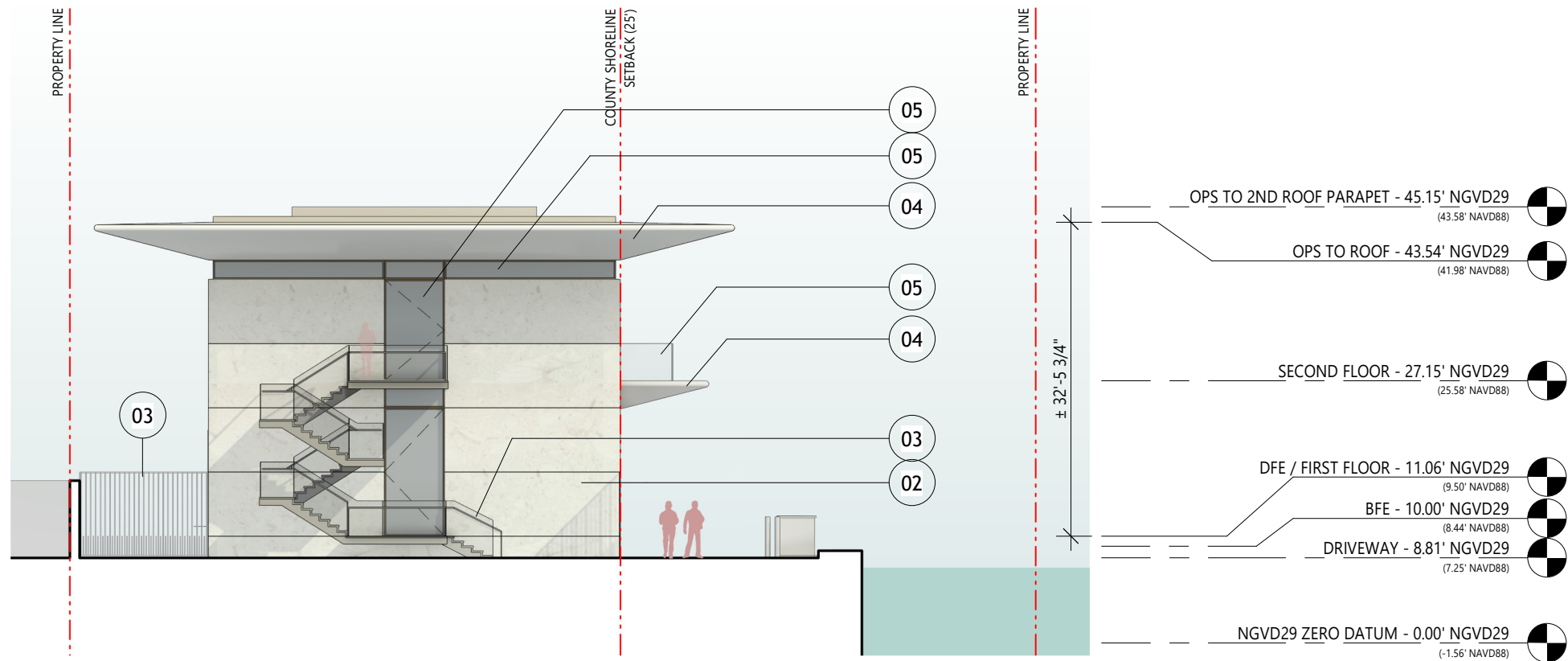
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OPERATIONS REAR ELEVATION

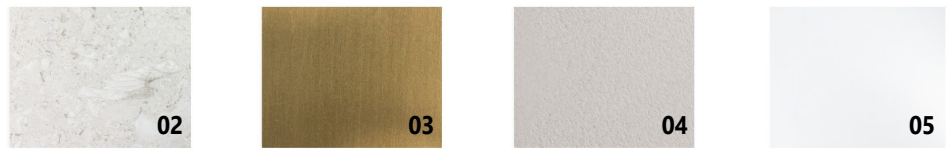
Drawn By  
GS

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

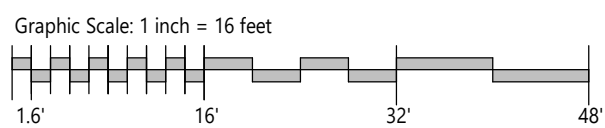
**Structural Engineer:**  
TYLin Group  
32 Old Slip 10th and 17th Floors  
New York, NY 10005  
P: 212.228.0662

**Landscape Design Architect:**  
Wirtz International Landscape Architects  
Botermelkijk 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



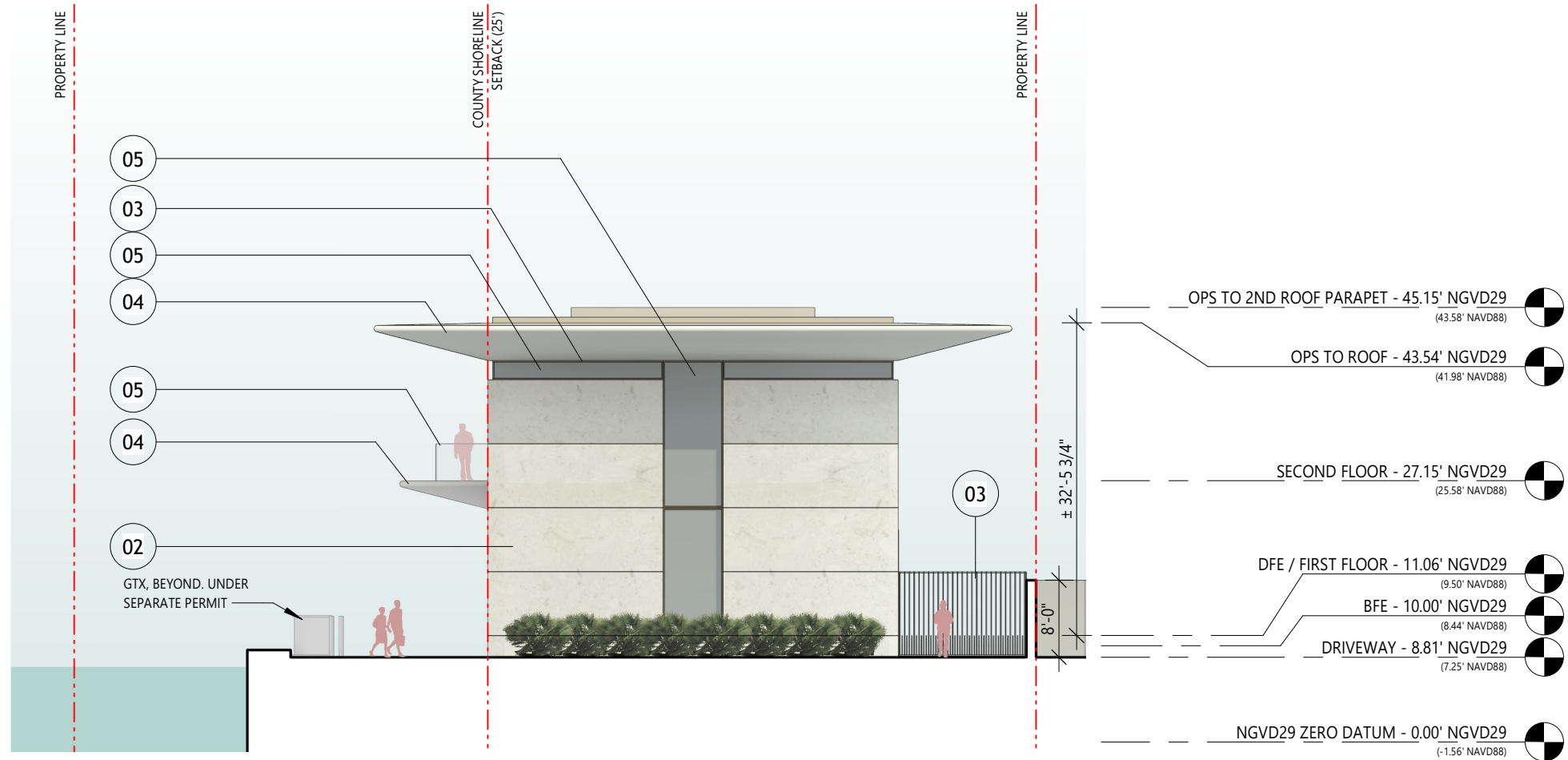
No.	Issue	Date	To
DRB25-1121-09-07-2025	FINAL SUBMITTAL	09/07/2025	MB

Scale  
1/16" = 1'-0"

OPERATIONS LEFT ELEVATION

Drawn By  
GS

Dwg. no.  
**A65**



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
- 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

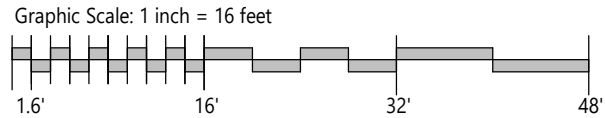
**Structural Engineer:**  
TYLin Group  
32 Old Slip 10th and 17th Floors  
New York, NY 10005  
P: 212.228.0662

**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
DRB25-1121-09-07-2025	FINAL SUBMITTAL	09/07/2025	MB

Scale  
1/16" = 1'-0"  
**OPERATIONS RIGHT  
ELEVATION**  
Dwg. no.  
**A66**



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

**Design Architect:**  
Winch Design  
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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

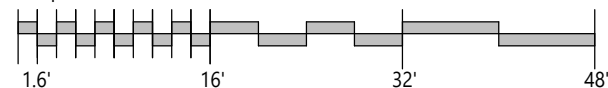
**Landscape Design Architect:**  
Wirtz International Landscape Architects  
Botermelkdijk 464 2900 Schoten België  
P: +32 (0) 3 680 13 22

**Landscape Architect of Record:**  
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7245 NE 4th Ave, Suite 104  
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
DRB25-1121	09-07-2025 FINAL SUBMITTAL	09/07/2025	MB

Scale  
1/16" = 1'-0"

OPERATIONS SECTION

Drawn By  
GS

Dwg. no.

A67

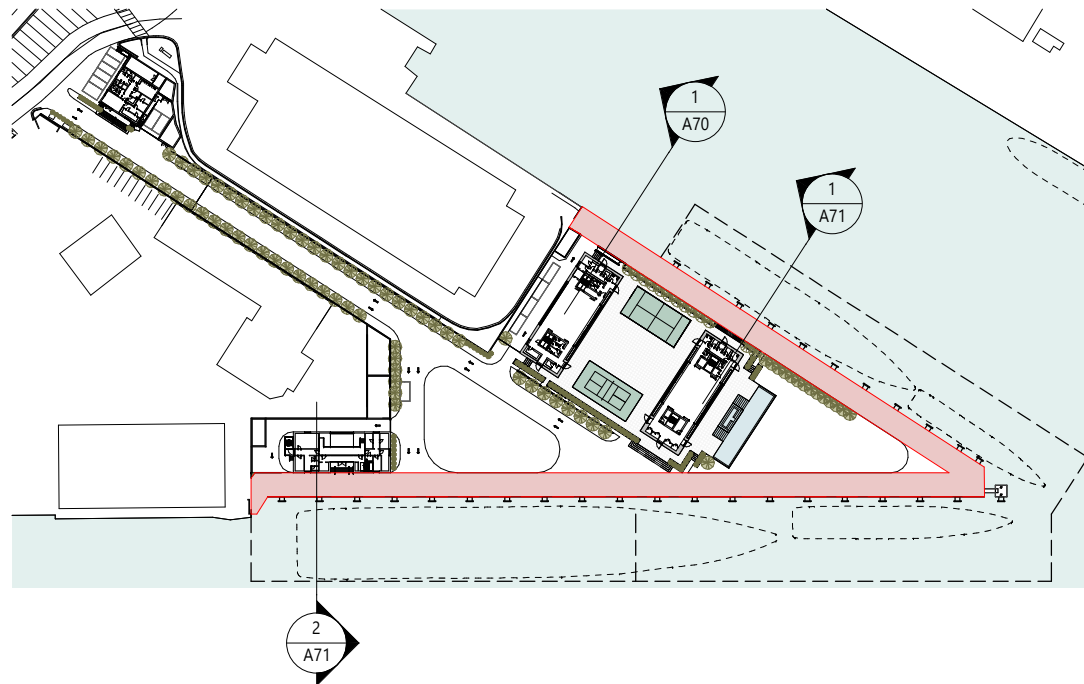
**REQUIRED COUNTY SHORELINE SETBACKS:**

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))

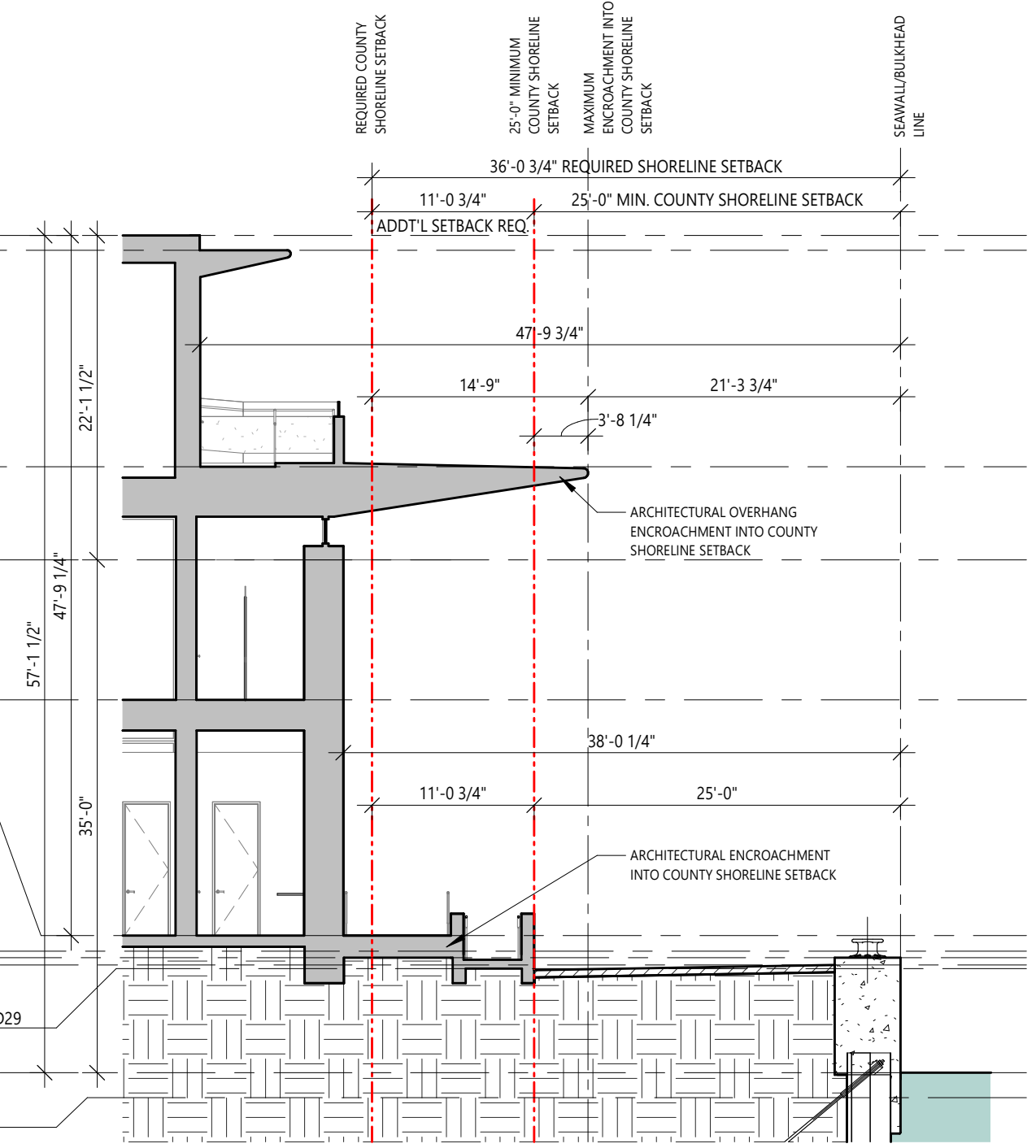
BUILDING	MAXIMUM ARCHITECTURAL ENCROACHMENTS INTO 25'-0" COUNTY SHORELINE SETBACKS:	MAXIMUM ARCHITECTURAL ENCROACHMENTS INTO REQUIRED COUNTY SHORELINE SETBACKS:
MARINA PAVILION:	3'-8 1/4"	14'-9"
OWNER'S PAVILION:	3'- 8 1/4"	7'-10 7/8"
MARINA OPERATIONS:	11'-10"	16'-0 5/8"

**SPECIAL CIRCUMSTANCES:**

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



- MARINA ROOF PARAPET - 58.83' NGVD29 (57.27' NAVD88)
- MARINA TO ROOF - 57.83' NGVD29 (56.27' NAVD88)
- MARINA DECK FLOOR - 43.06' NGVD29 (41.50' NAVD88)
- 35' ABV MHW COUNTY SHORELINE - 36.71' NGVD29 (35.15' 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)
- PROPOSED TO BULKHEAD CAP - 9.56' NGVD29 (8.00' NAVD88)
- SHORELINE GRADE - 9.06' NGVD29 (7.50' NAVD88)
- APPROX AVG GRADE AT BASE OF PLINTH - 8.81' NGVD29 (7.25' NAVD88)
- MHW - 1.71' NGVD29 (0.15' NAVD88)
- NGVD29 ZERO DATUM - 0.00' NGVD29 (-1.56' NAVD88)



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

BMA Project No. 2025.05.1



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 New York, NY 10005  
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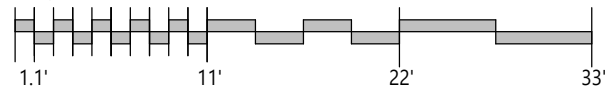
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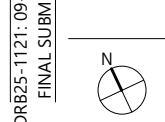
**Civil Engineer:**  
 Kimley Horn  
 2 Alhambra Plaza, Suite 500  
 Coral Gables, FL 33134  
 P: 305.673.2025

Graphic Scale: 1 inch = 11 feet



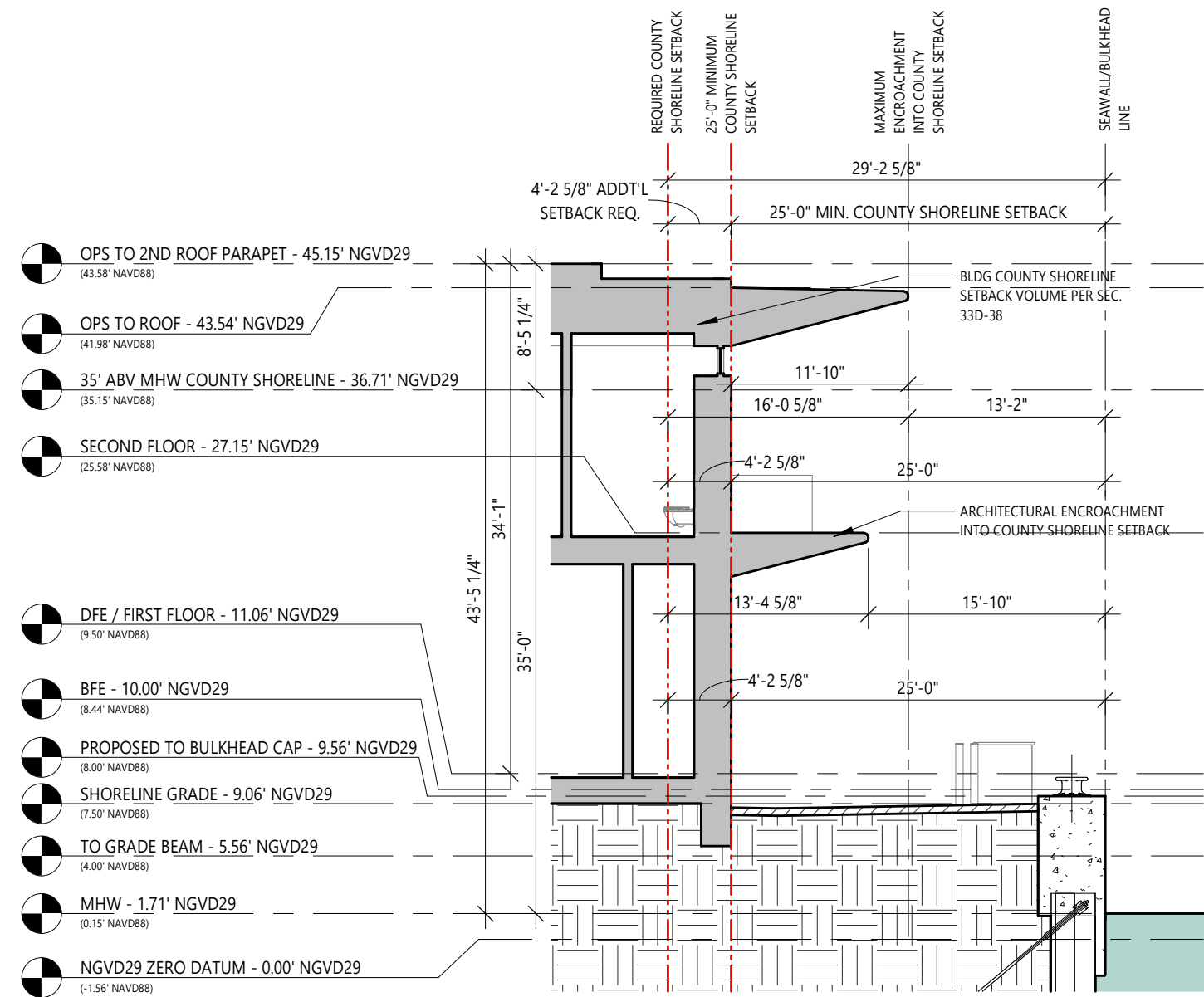
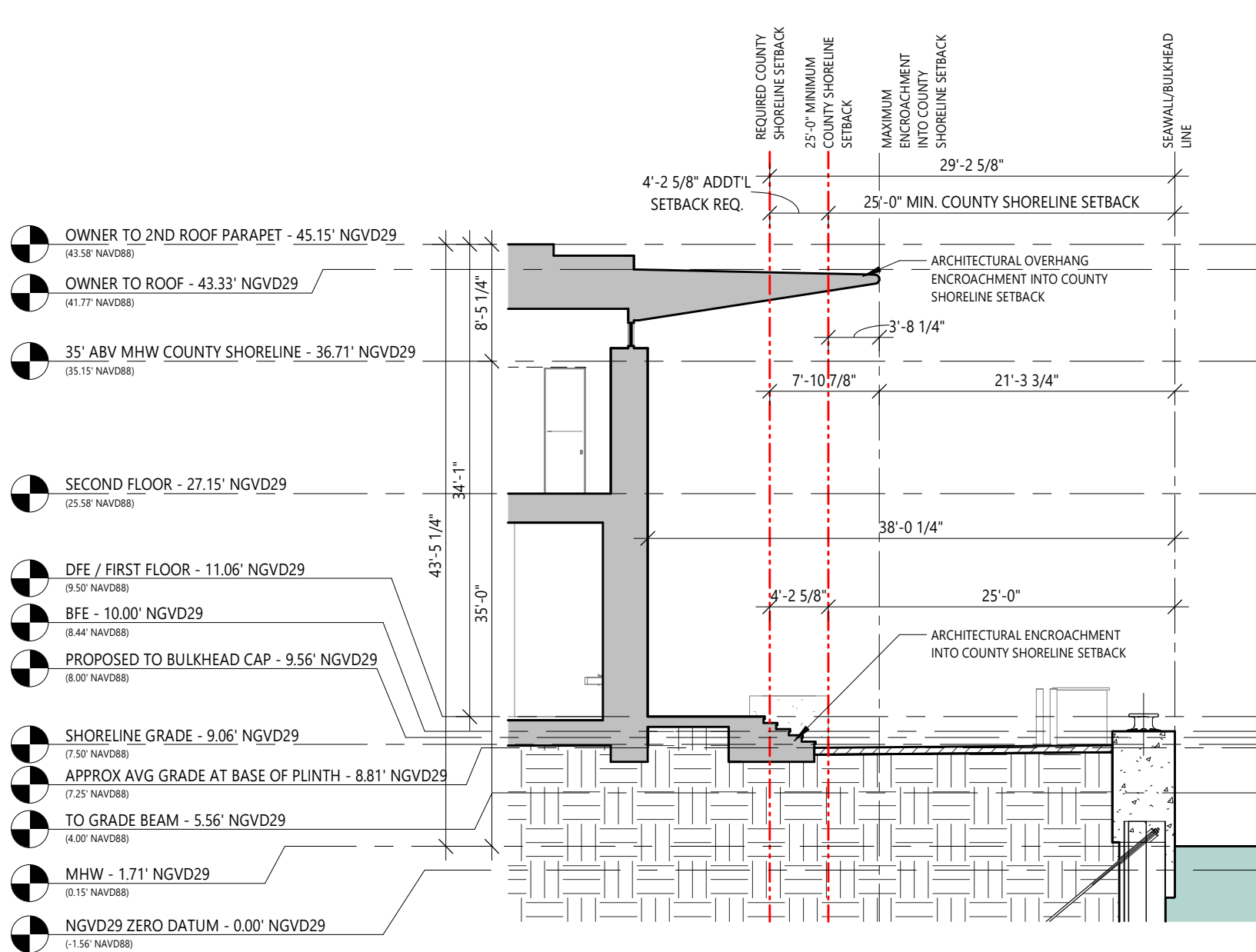
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Scale  
 As indicated



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



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

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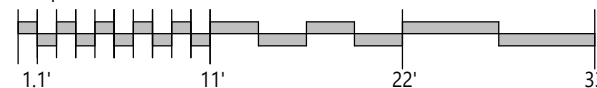
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P: 305.673.2025

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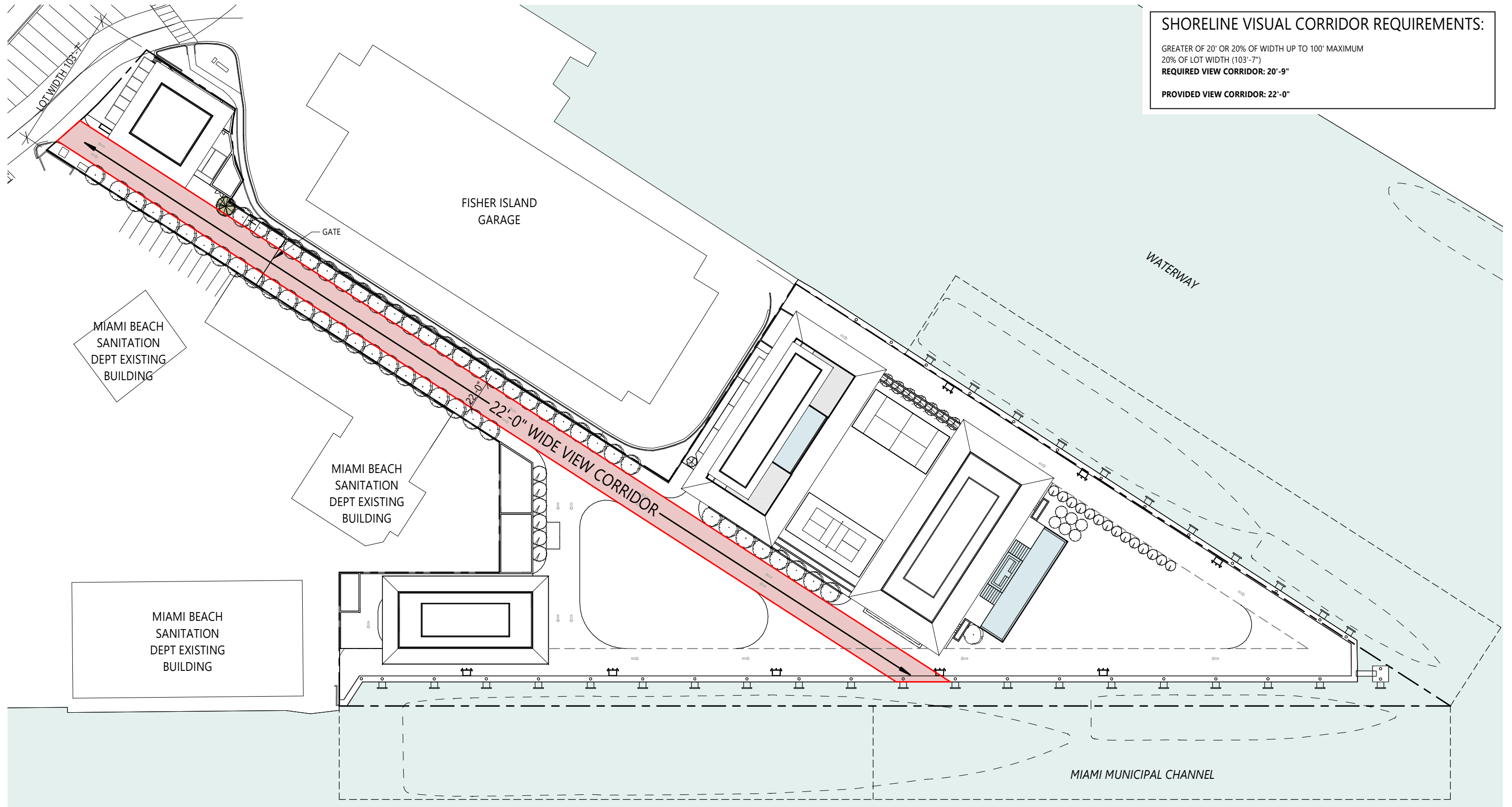
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Scale  
3/32" = 1'-0"  
SHORELINE SETBACKS

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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 2200 NW 2nd Ave Miami, FL 33127

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 220 East 42nd Street, Suite 408  
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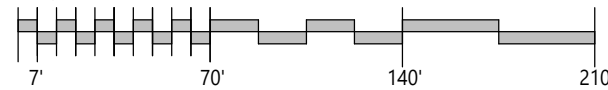
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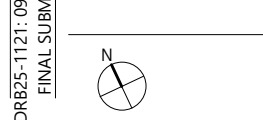
**Civil Engineer:**  
 Kimley Horn  
 2 Alhambra Plaza, Suite 500  
 Coral Gables, FL 33134  
 P: 305.673.2025

Graphic Scale: 1 inch = 70 feet



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Scale  
 1" = 70'-0"  
**VIEW CORRIDOR**



Drawn By  
 GS, JG

Dwg. no.

**A72**



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

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DRB25-1121-09-07-2025  
FINAL SUBMITTAL

Scale

GATEHOUSE ENTRY  
RENDERING

Drawn By  
DH, BG

Dwg. no.

A80



BMA Project No. 2025.05.1

ONE ISLAND PARK



Blaze Makoid  
 14000081  
 REGISTERED ARCHITECT

MIAMI BEACH, FL



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

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DRB25-1121-09-07-2025  
 FINAL SUBMITTAL

Scale  
 EAST WATERWAY RENDERING

Drawn By  
 DH, BG

Dwg. no.

A81



BMA Project No. 2025.05.1

ONE ISLAND PARK



MIAMI BEACH, FL

**BMA**  
ARCHITECTS

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DRB25-1121: 09-07-2025  
FINAL SUBMITTAL

Scale

WEST WATERWAY RENDERING

Drawn By  
DH, BG

Dwg. no.

A82



BMA Project No. 2025.05.1

ONE ISLAND PARK



Blaze Makoid

MIAMI BEACH, FL

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FINAL SUBMITTAL

Scale

OWNER PAVILION RENDERING

Drawn By  
DH, BG

Dwg. no.

**A83**