



BMA Project No. 2025.05.1

ONE ISLAND PARK



MIAMI BEACH, FL



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

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

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

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

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

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

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

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

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

No.	Issue	Date	To
	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



BMA Project No. 2025.05.1

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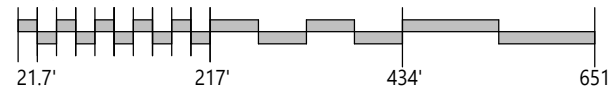
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Graphic Scale: 1 inch = 217 feet



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

Scale  
1 : 2600

CONTEXT LOCATION PLAN



Drawn By  
JG

Dwg. no.

A06



MACARTHUR CAUSEWAY

US COAST GUARD

SOUTH BEACH

PORT OF MIAMI

FISHER ISLAND

170 MACARTHUR CAUSEWAY  
AREA: 161,671 SF

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Scale

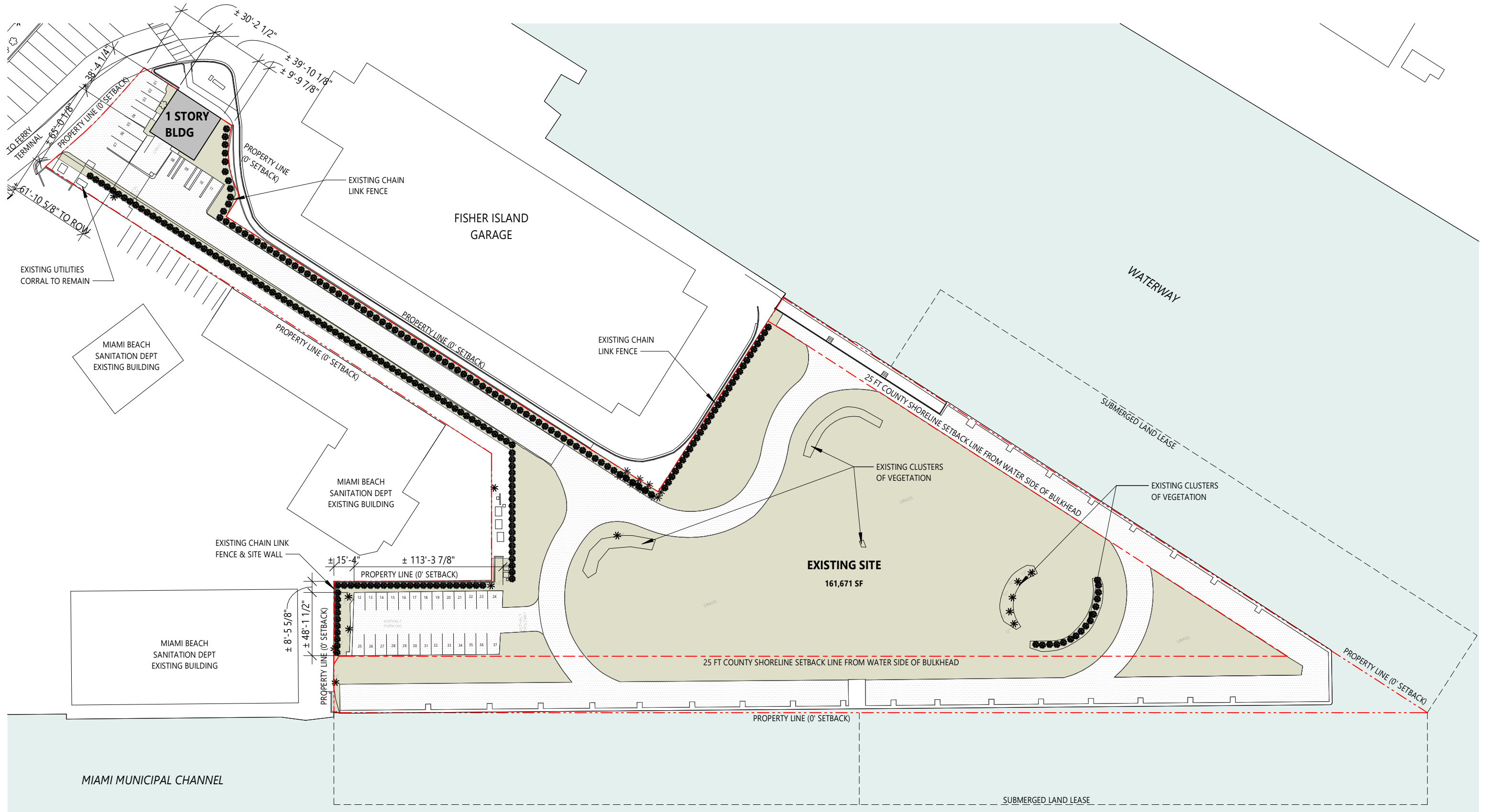
CONTEXT STUDY

DRB25-1121: 09-07-2025 FINAL SUBMITTAL

Drawn By  
JG

Dwg. no.

A08



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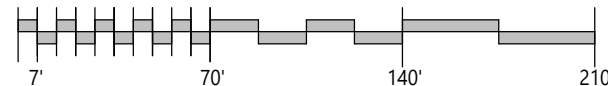
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Graphic Scale: 1 inch = 70 feet



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Scale  
1" = 70'-0"

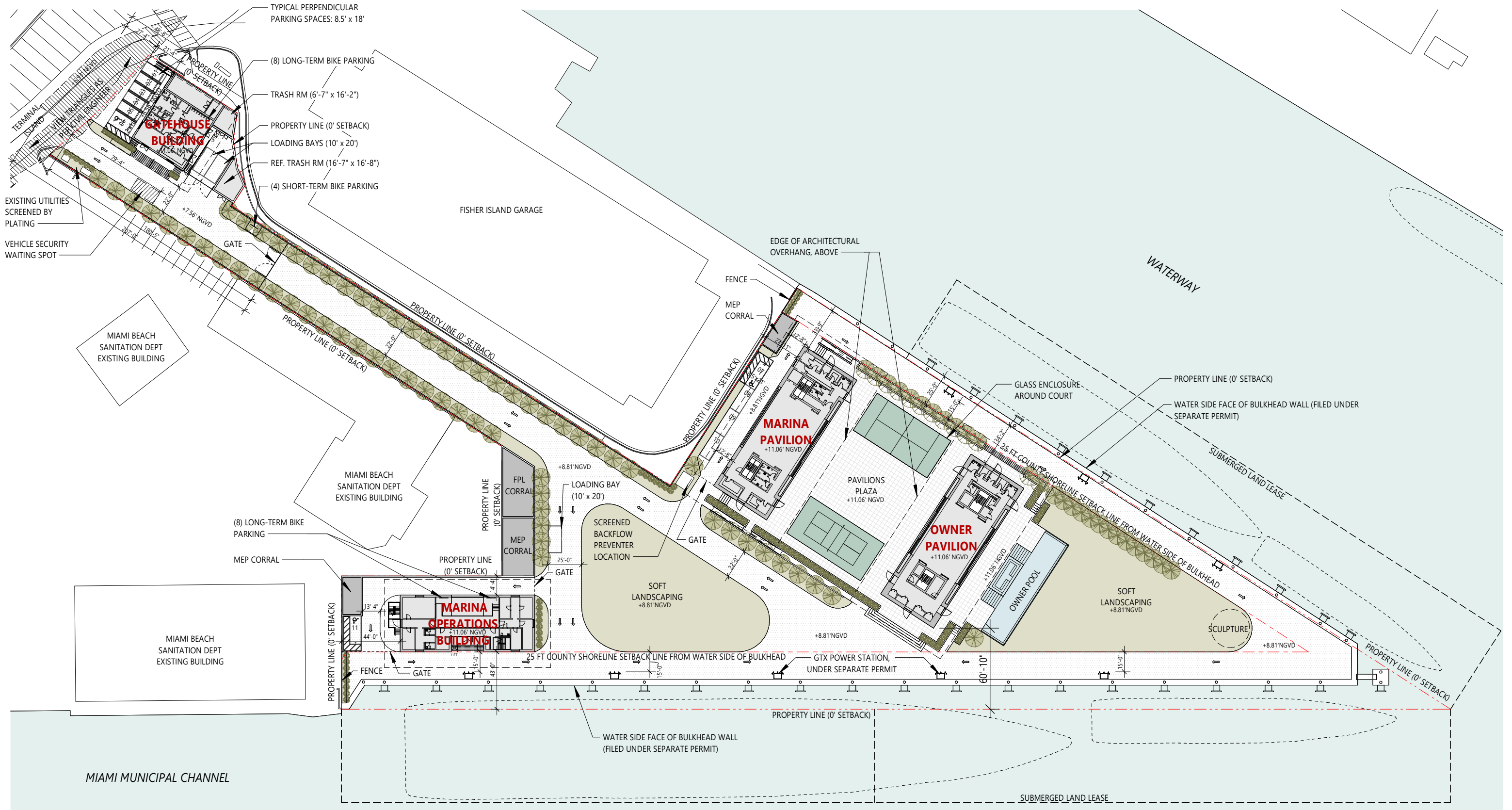
EXISTING SITE PLAN



Drawn By  
JG

Dwg. no.

A15



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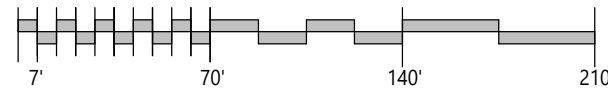
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Graphic Scale: 1 inch = 70 feet



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



Drawn By  
JK, JG, GS

Dwg. no.

A20



**ARQUITECTONICA**

2900 Oak Avenue, Miami, FL 33133  
T 305.372.1812 F 305.372.1175



ARQUITECTONICA INTERNATIONAL CORP.  
2900 OAK AVENUE, MIAMI, FL 33133  
TEL: 305.372.1812 FAX: 305.372.1175

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**DRB FINAL SUBMITTAL**  
120 MACARTHUR CAUSEWAY  
MIAMI BEACH, FL, 33139

RENDERING 01

SCALE:

**DRB APPROVED**

DATE:  
12/07/2020

**A4-01**

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No. Issue

Date

To

DRB25-1121-09-07-2025  
FINAL SUBMITTAL

Scale

PREVIOUSLY APPROVED  
RENDERING 1

Drawn By  
ARQUITECTONICA

Dwg. no.

**AE01**



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Scale  
AERIAL RENDERING

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DH, BG

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DRB25-1121: 09-07-2025  
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Scale  
EAST WATERWAY RENDERING

Drawn By  
DH, BG

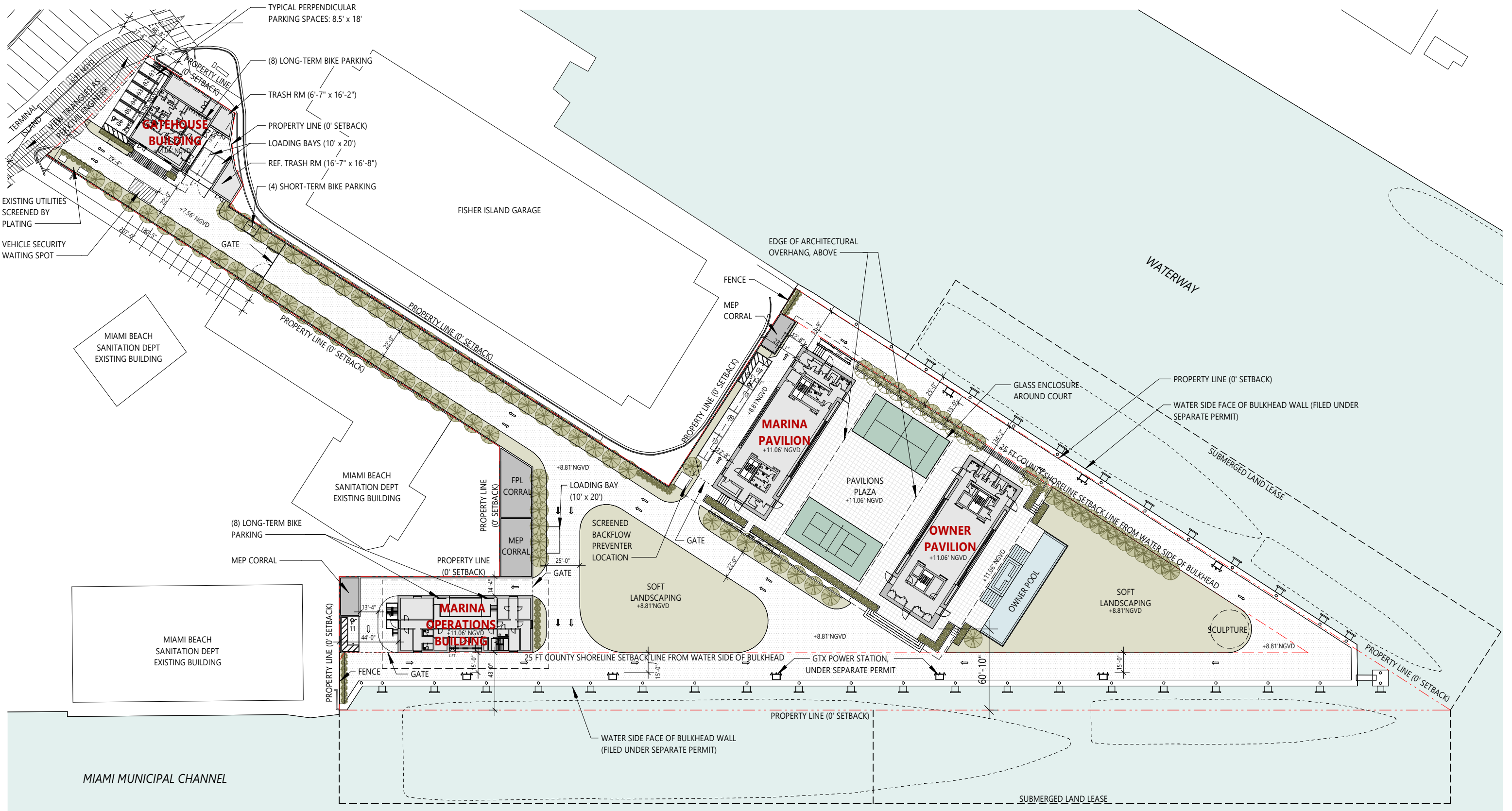
Dwg. no.

A81

# DRB ZONING COMPARISON BETWEEN CURRENT PROPOSAL AND PREVIOUSLY APPROVED APPLICATION

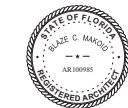
USES:	<u>PREVIOUSLY APPROVED PROJECT BY ARQUITECTONICA</u>	<u>PROPOSED PROJECT</u>
	OFFICE, 120-SEAT ROOFTOP RESTAURANT AND COMMERCIAL MARINA	PRIVATE MARINA FOR SINGLE USER
FLOOR AREA RATIO (FAR):	161,580 SF (.99 FAR)	36,935 SF (.23 FAR)
BUILDING HEIGHT:	75'-0"	46'-9 1/4"
OPEN SPACE:	35,931 SF (22.2%)	62,596 SF (38.7%)
PARKING:	383 SPACES	11 SPACES
TRAFFIC:	223 AM PEAK TRIPS; 274 PM PEAK TRIPS	1 AM PEAK TRIP; 2 PM PEAK TRIPS





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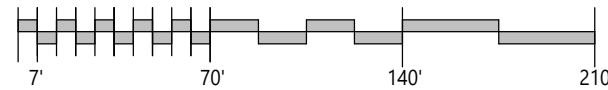
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Scale  
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PROPOSED SITE PLAN



Drawn By  
JK, JG, GS

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A20



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1 : 3  
AERIAL RENDERING

Drawn By  
DH, BG

Dwg. no.

A01a

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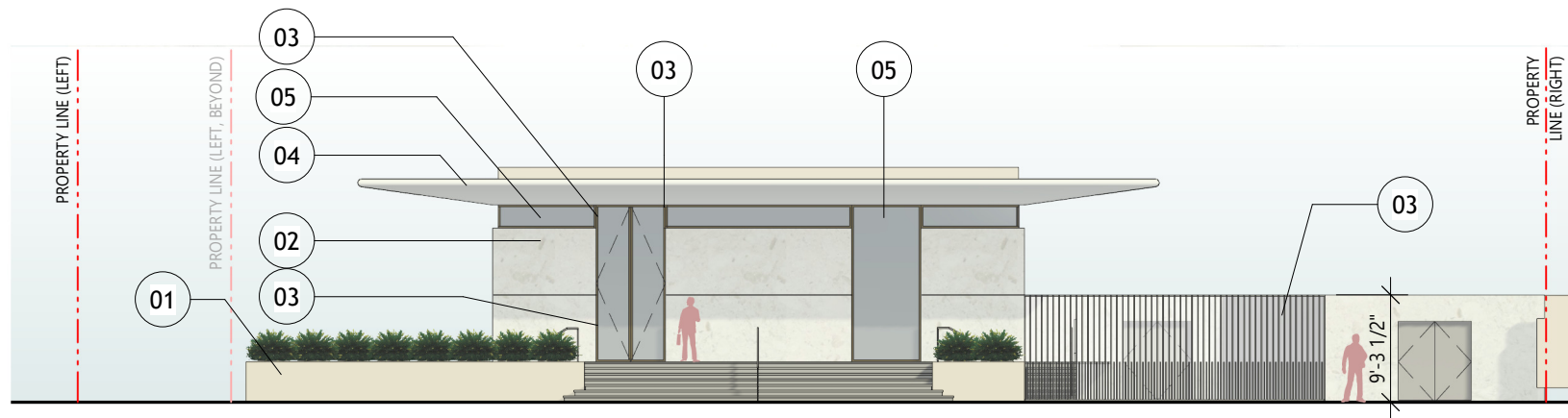
Scale

GATEHOUSE ENTRY  
RENDERING

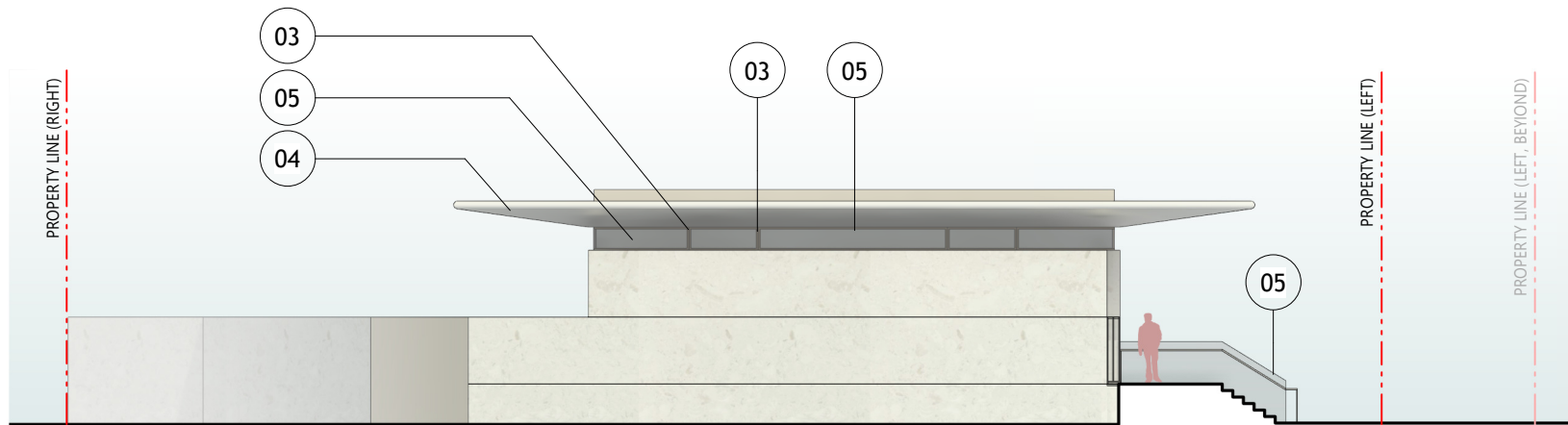
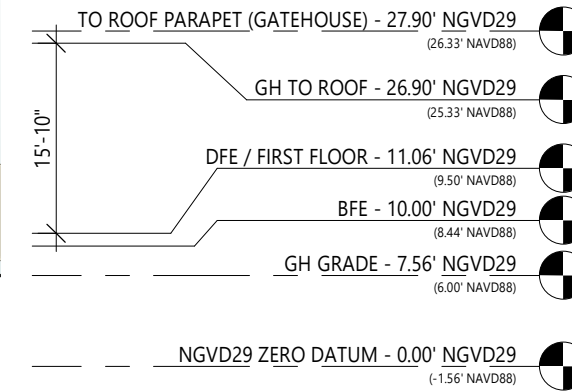
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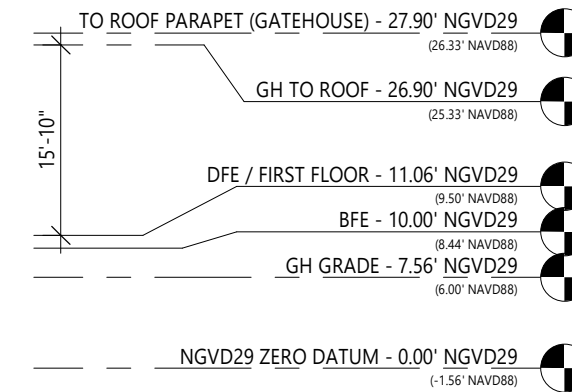
A80



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



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

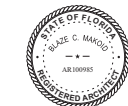


**MATERIAL LEGEND - GATEHOUSE**

- 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

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

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

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

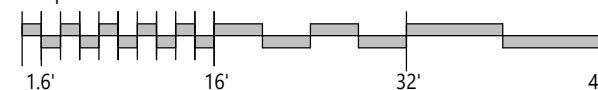
**Landscape Design Architect:**  
Wirtz International Landscape Architects  
Botermelkijk 464 2900 Schoten België  
P: +32 (0) 3 680 13 22

**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

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

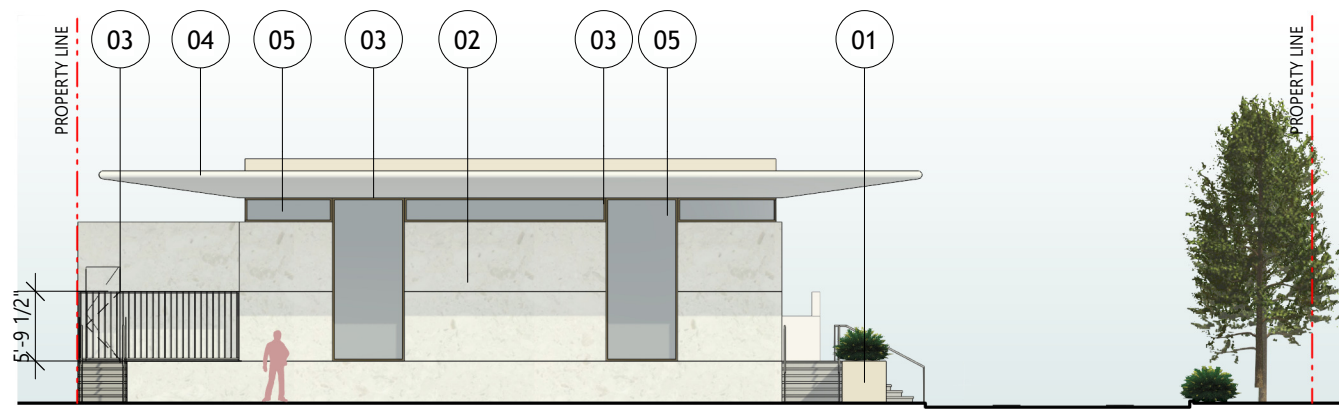
Scale  
1/16" = 1'-0"

GATEHOUSE FRONT & REAR  
ELEVATIONS

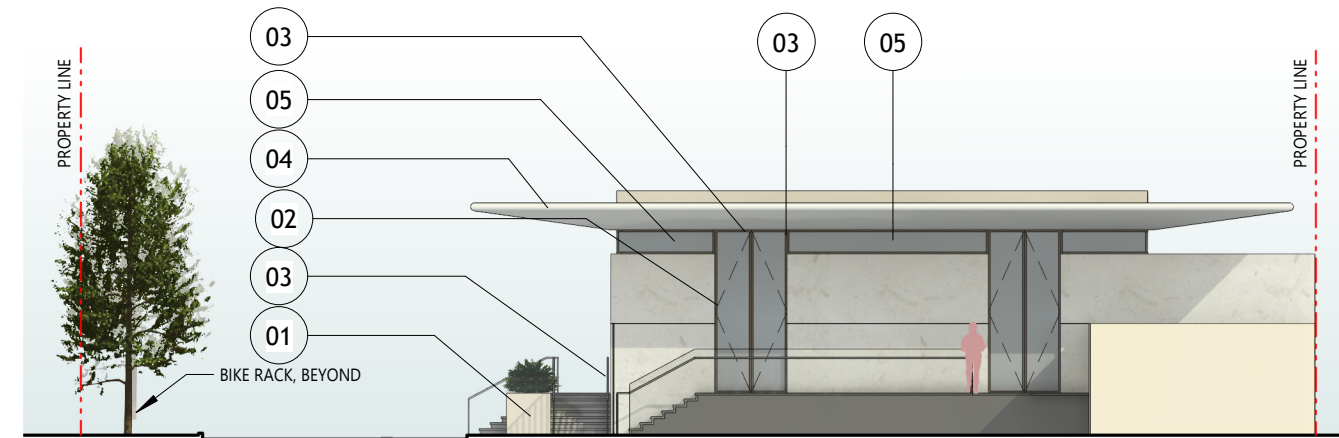
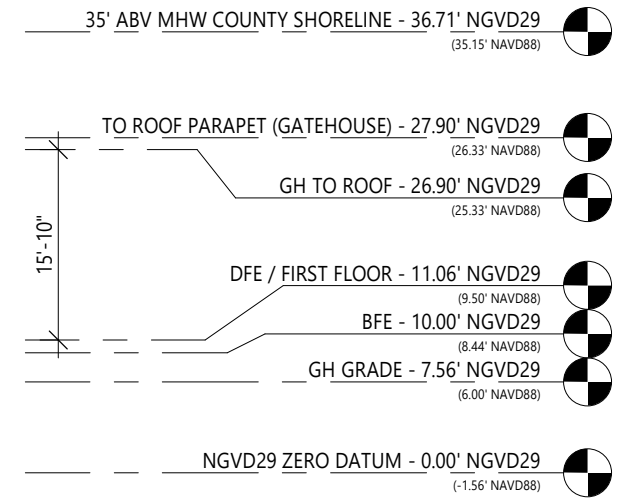
Drawn By  
GS

Dwg. no.

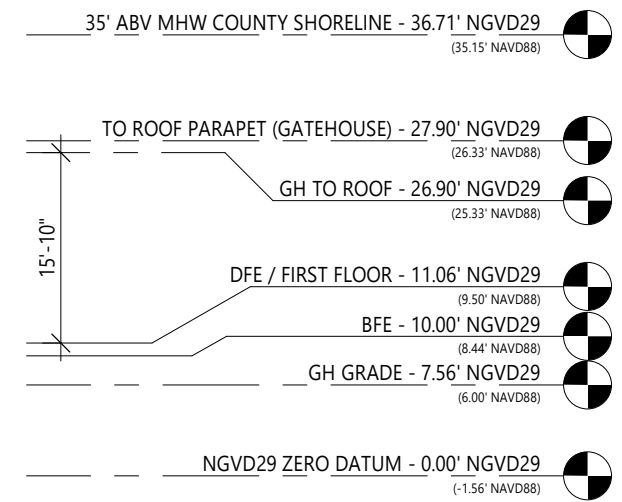
A32



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
- 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

**Project Management:**  
Envoie Projects  
220 East 42nd Street, Suite 408  
New York, NY 10017  
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**Owner's Representative / PM:**  
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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

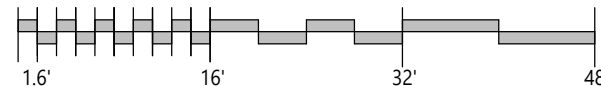
**Landscape Design Architect:**  
Wirtz International Landscape Architects  
Botermelkdijk 464 2900 Schoten België  
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P: 305.673.2025

Graphic Scale: 1 inch = 16 feet



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

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

Drawn By  
GS

Dwg. no.

A33



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  
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New York, NY 10017  
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	DRB25-1121: 09-07-2025 FINAL SUBMITTAL	09/07/2025	MB

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

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

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

DRB25-1121-09-07-2025  
FINAL SUBMITTAL

Scale

OWNER PAVILION RENDERING

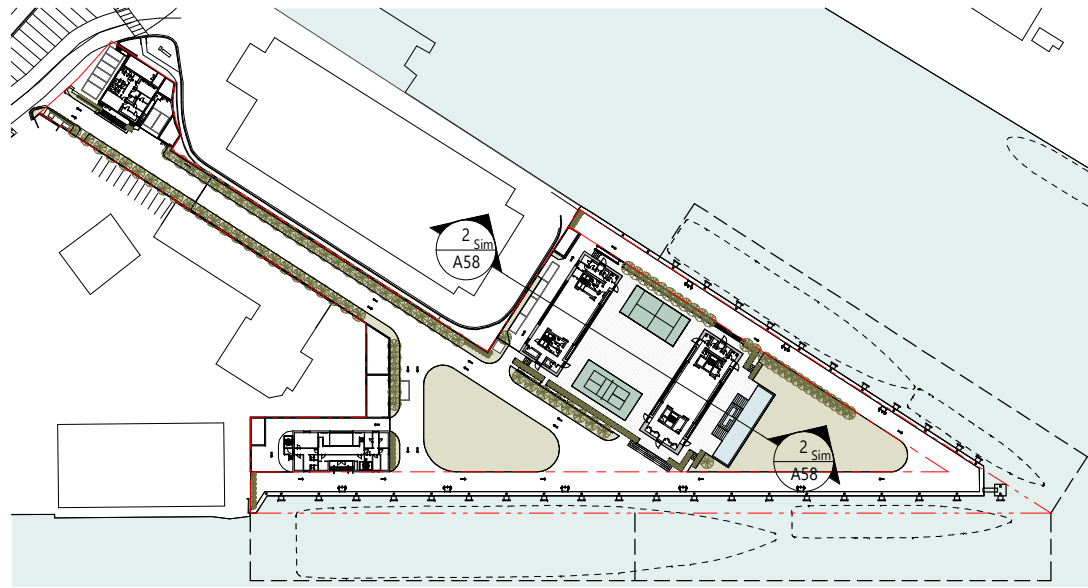
Drawn By  
DH, BG

Dwg. no.

A83



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



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



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



**Project Management:**  
Envoie Projects  
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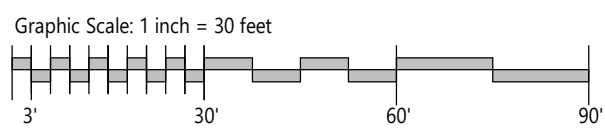
**Structural Engineer:**  
TYLin Group  
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New York, NY 10005  
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DRB25-1121: 09-07-2025 FINAL SUBMITTAL 09/07/2025 MB	
No.	Issue
Date To	
DRB25-1121: 09-07-2025 FINAL SUBMITTAL	

Scale As indicated  
**PAVILION PLAZA SECTION**  
  
Dwg. no. **A58**  
Drawn By GS



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



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**Design Architect:**  
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London SW15 2NU  
P: +44 (0) 20 8392 8400

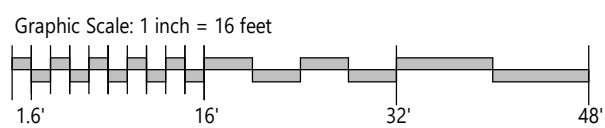
**Structural Engineer:**  
TYLin Group  
32 Old Slip 10th and 17th Floors  
New York, NY 10005  
P: 212.228.0662

**Landscape Design Architect:**  
Wirtz International Landscape Architects  
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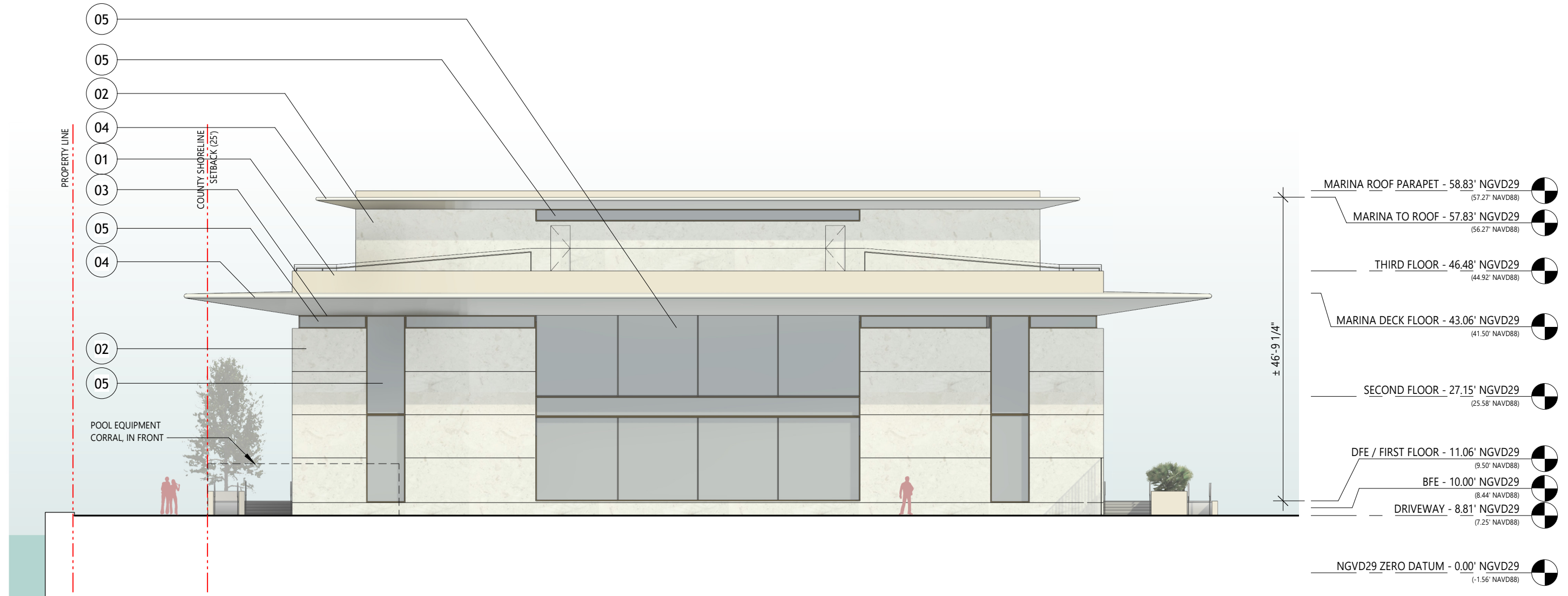
**MEPS Engineer:**  
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233 Mount Airy Road, Suite 202  
Basking Ridge, NJ 07920  
P: 973.691.0602

**Civil Engineer:**  
Kimley Horn  
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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"  
MARINA PAVILION FRONT  
ELEVATION  
Dwg. no.  
**A44**



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

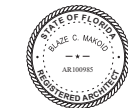


**MATERIAL LEGEND - MARINA PAVILION**

- 01 BRANCO LIMESTONE, HONED, AT PODIUMS AND POOL
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- 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
- 06 TIMBER SLATTED SLIDING SCREEN

BMA Project No. 2025.05.1

ONE ISLAND PARK



MIAMI BEACH, FL



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

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

**Owner's Representative / PM:**  
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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

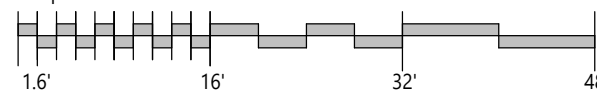
**Landscape Design Architect:**  
Wirtz International Landscape Architects  
Botermelkdijk 464 2900 Schoten België  
P: +32 (0) 3 680 13 22

**Landscape Architect of Record:**  
Christopher Cawley Landscape Architecture  
7245 NE 4th Ave, Suite 104  
Miami, FL 33138  
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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
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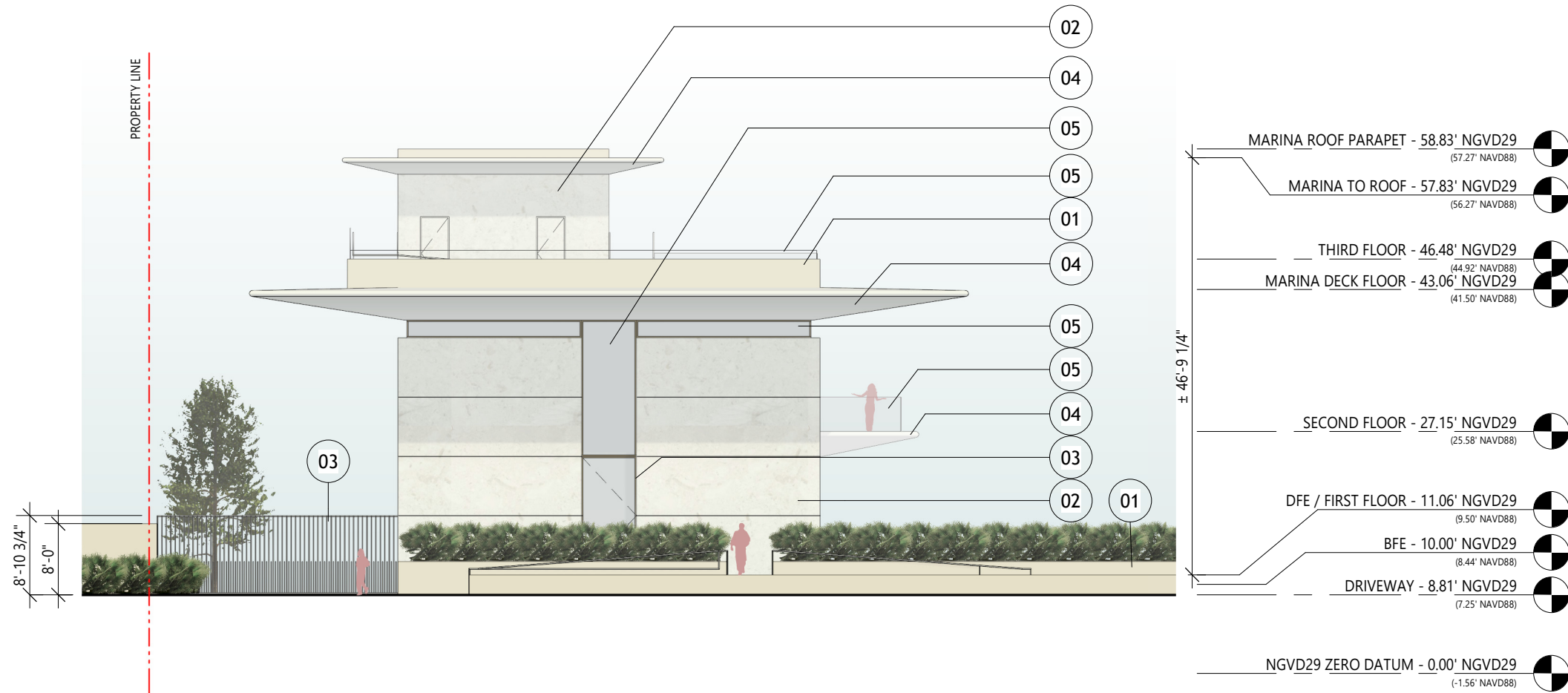
Scale  
1/16" = 1'-0"

MARINA PAVILION REAR  
ELEVATION

Drawn By  
GS

Dwg. no.

A45



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

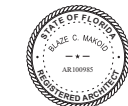


**MATERIAL LEGEND - MARINA PAVILION**

- 01 BRANCO LIMESTONE, HONED, AT PODIUMS AND POOL
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- 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



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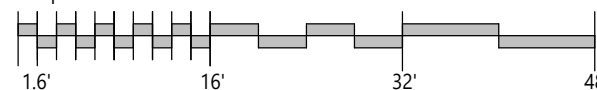
**Landscape Design Architect:**  
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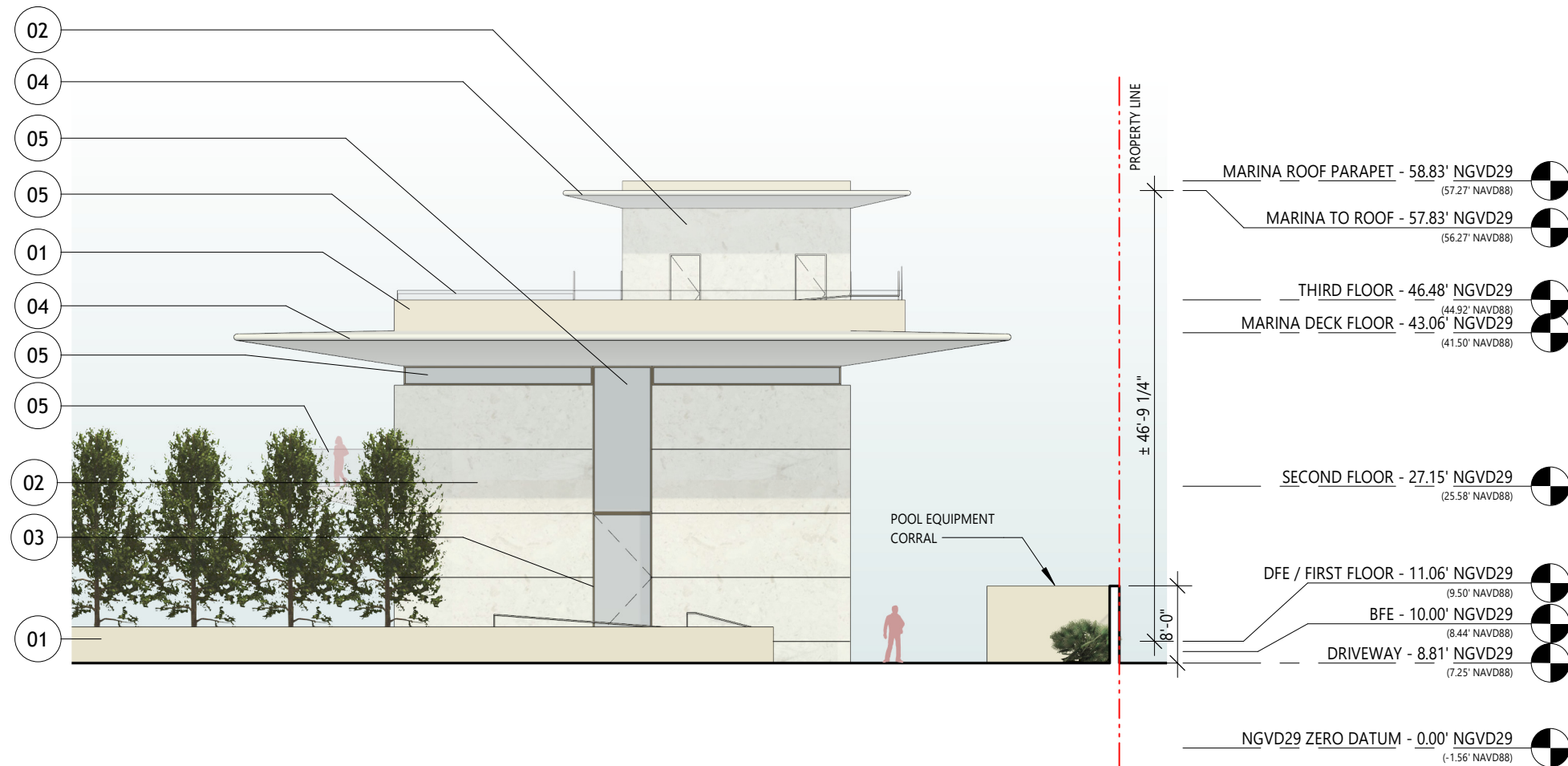
No.	Issue	Date	To
DRB25-1121	09-07-2025 FINAL SUBMITTAL	09/07/2025	MB

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

Drawn By  
GS

Dwg. no.

A46



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

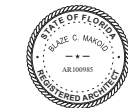


**MATERIAL LEGEND - MARINA PAVILION**

- 01 BRANCO LIMESTONE, HONED, AT PODIUMS AND POOL
- 02 PERLA LIMESTONE, HONED, AT EXTERIOR WALLS
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- 06 TIMBER SLATTED SLIDING SCREEN

BMA Project No. 2025.05.1

ONE ISLAND PARK



MIAMI BEACH, FL



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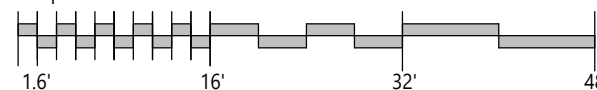
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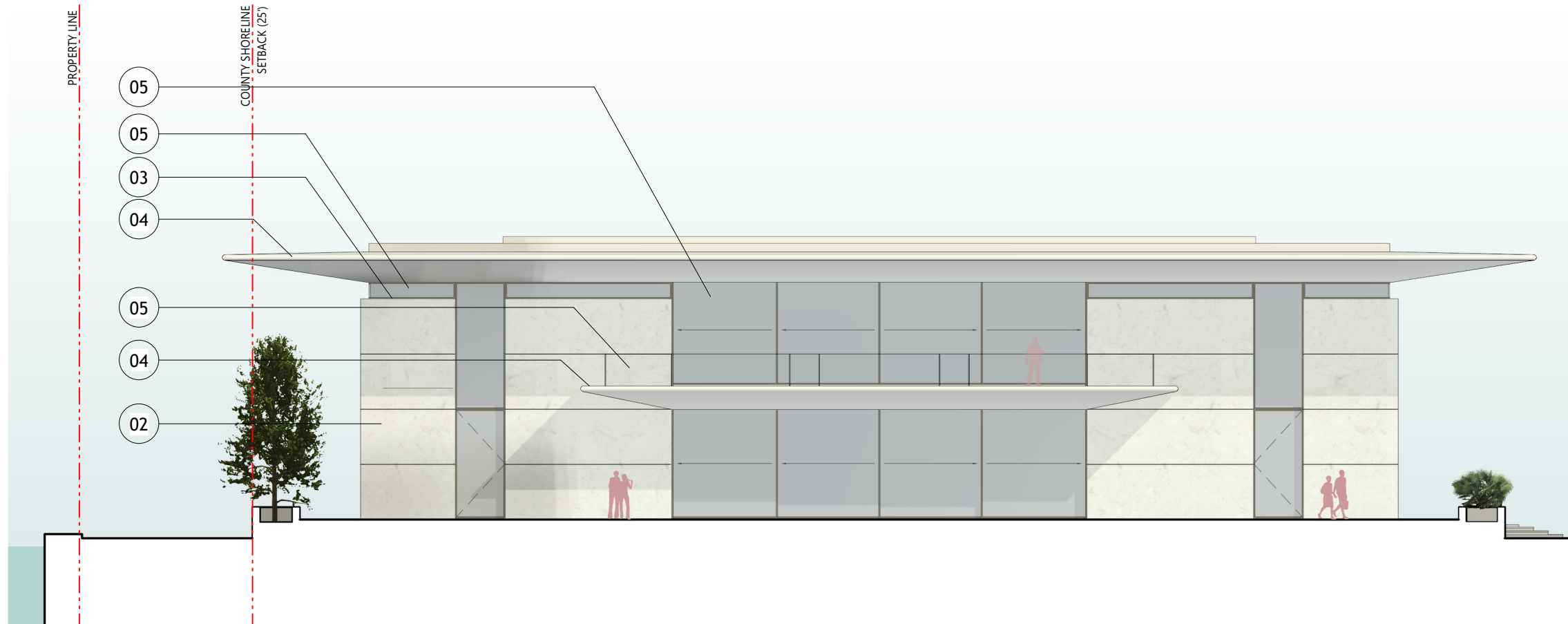
No.	Issue	Date	To
DRB25-1121-09-07-2025	FINAL SUBMITTAL	09/07/2025	MB

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

Drawn By  
GS

Dwg. no.

A47



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"

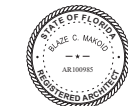
**MATERIAL LEGEND 2 - OWNERS PAVILION**



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

ONE ISLAND PARK



MIAMI BEACH, FL

**BMA**  
ARCHITECTS

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New York, NY 10005  
P: 212.228.0662

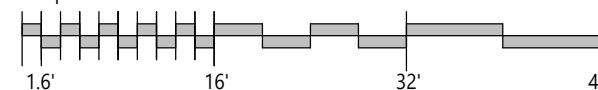
**Landscape Design Architect:**  
Wirtz International Landscape Architects  
Botermelkdijk 464 2900 Schoten België  
P: +32 (0) 3 680 13 22

**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

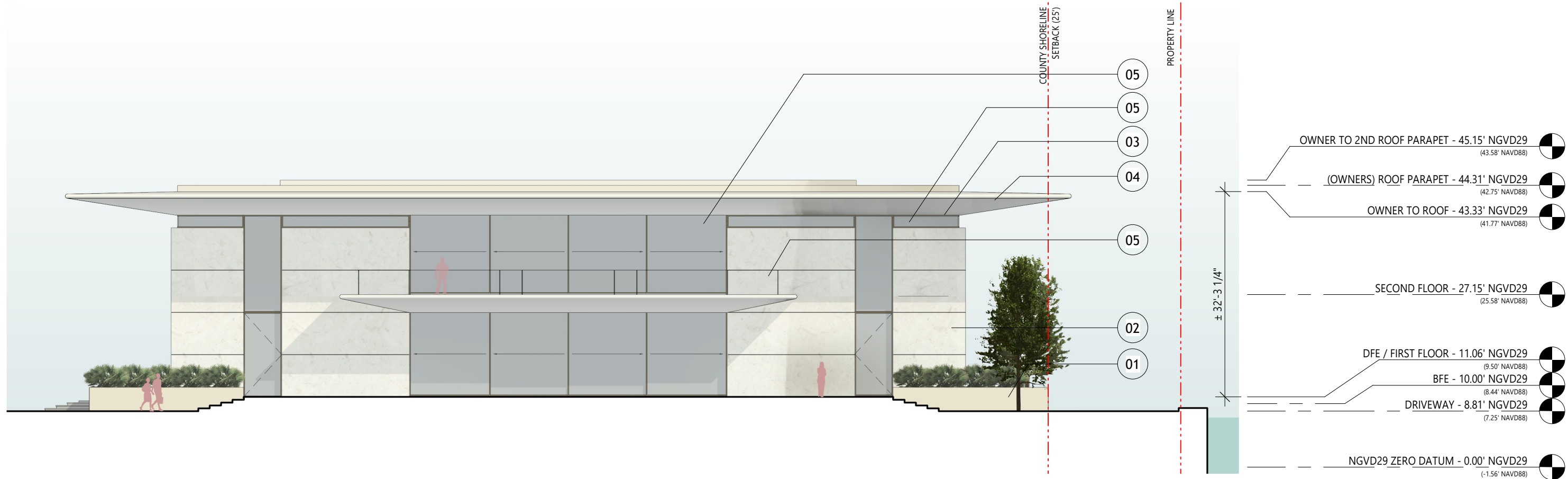
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1/16" = 1'-0"

OWNER PAVILION FRONT  
ELEVATION

Drawn By  
GS

Dwg. no.

A53



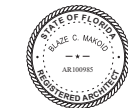
1 OWNERS PAVILION REAR ELEVATION  
1/16" = 1'-0"



- 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
  - 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

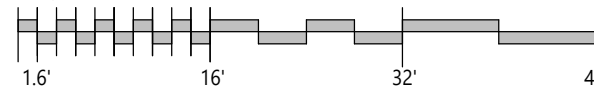
**Landscape Design Architect:**  
Wirtz International Landscape Architects  
Botermelkdijk 464 2900 Schoten België  
P: +32 (0) 3 680 13 22

**Landscape Architect of Record:**  
Christopher Cawley Landscape Architecture  
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Miami, FL 33138  
P: 786.536.2961

**MEPS Engineer:**  
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Basking Ridge, NJ 07920  
P: 973.691.0602

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

Graphic Scale: 1 inch = 16 feet



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

DRB25-1121-09-07-2025 FINAL SUBMITTAL

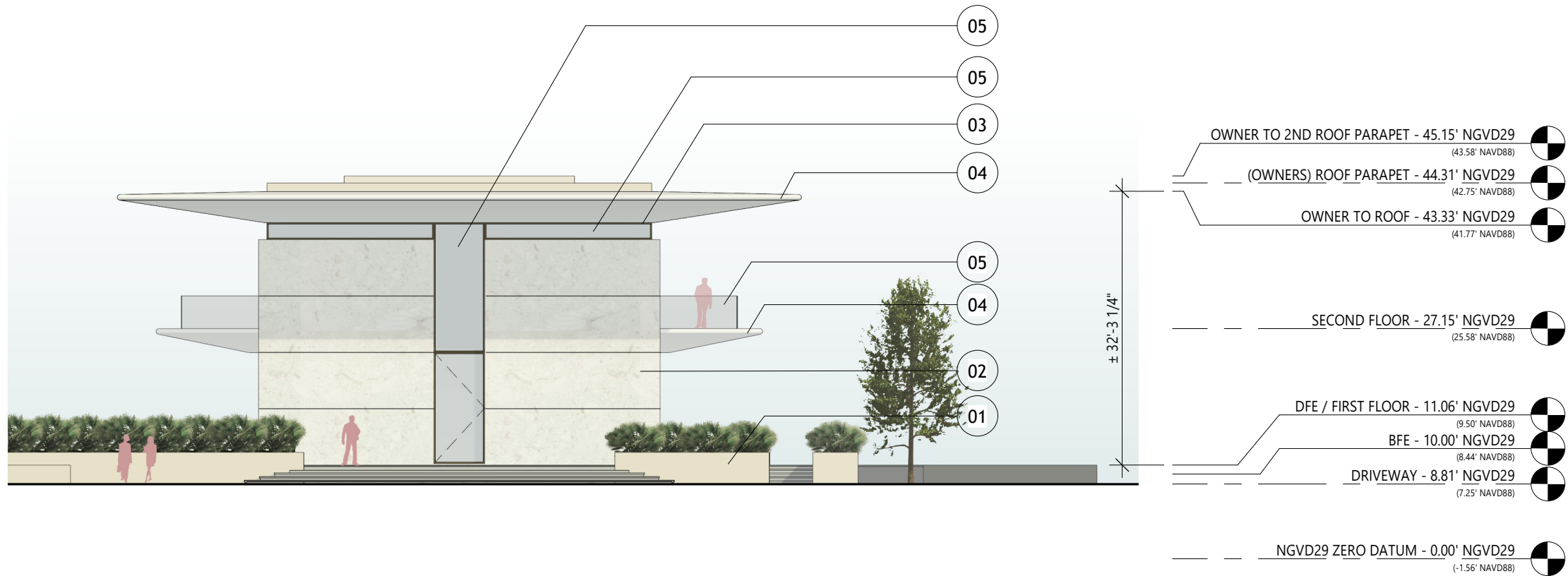
Scale  
1/16" = 1'-0"

OWNER PAVILION REAR  
ELEVATION

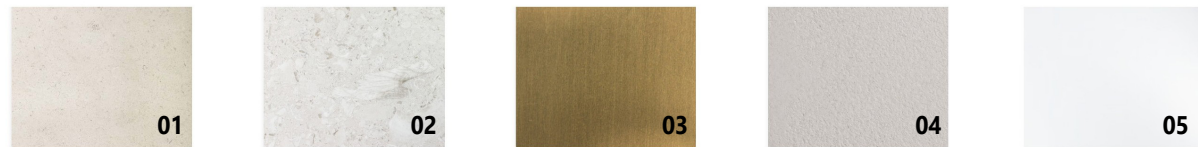
Drawn By  
GS

Dwg. no.

A54

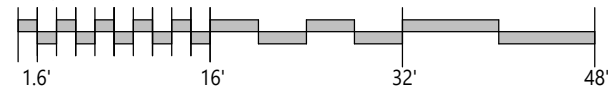


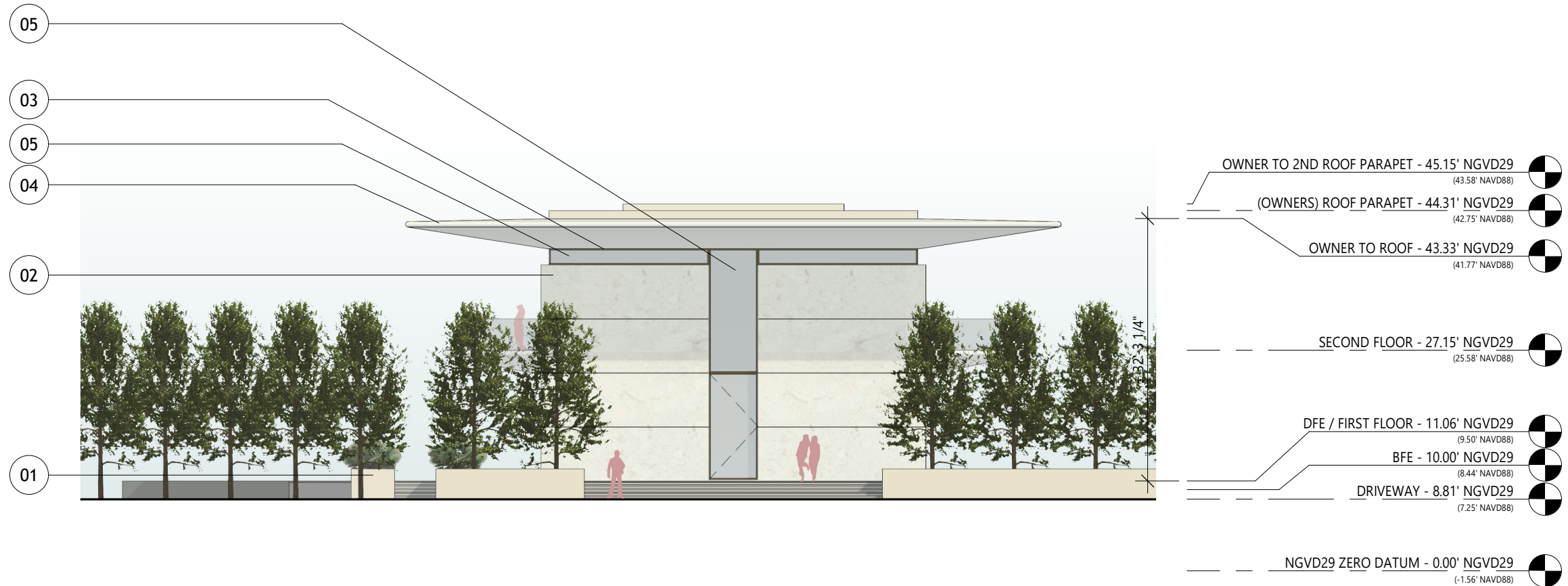
1 OWNERS PAVILION LEFT ELEVATION  
1/16" = 1'-0"



**MATERIAL LEGEND - OWNERS PAVILION**

- 01 BRANCO LIMESTONE, HONED, AT PODIUMS AND POOL
- 02 PERLA LIMESTONE, HONED, AT EXTERIOR WALLS
- 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





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



P: 786.409.4462  
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220 East 42nd Street, Suite 408  
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P: 561.385.1429

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

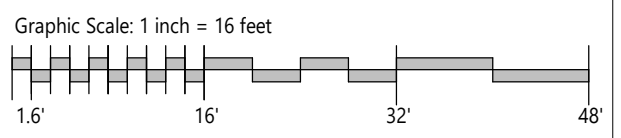
**Structural Engineer:**  
TYLin Group  
32 Old Slip 10th and 17th Floors  
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P: 212.228.0662

**Landscape Design Architect:**  
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**Landscape Architect of Record:**  
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**MEPS Engineer:**  
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**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"

OWNER PAVILION RIGHT  
ELEVATION

Drawn By  
GS

Dwg. no.  
**A56**



BMA Project No. 2025.05.1

ONE ISLAND PARK

MIAMI BEACH, FL



P: 786.409.4462  
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**Project Management:**  
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P: 561.385.1429

**Design Architect:**  
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**Structural 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

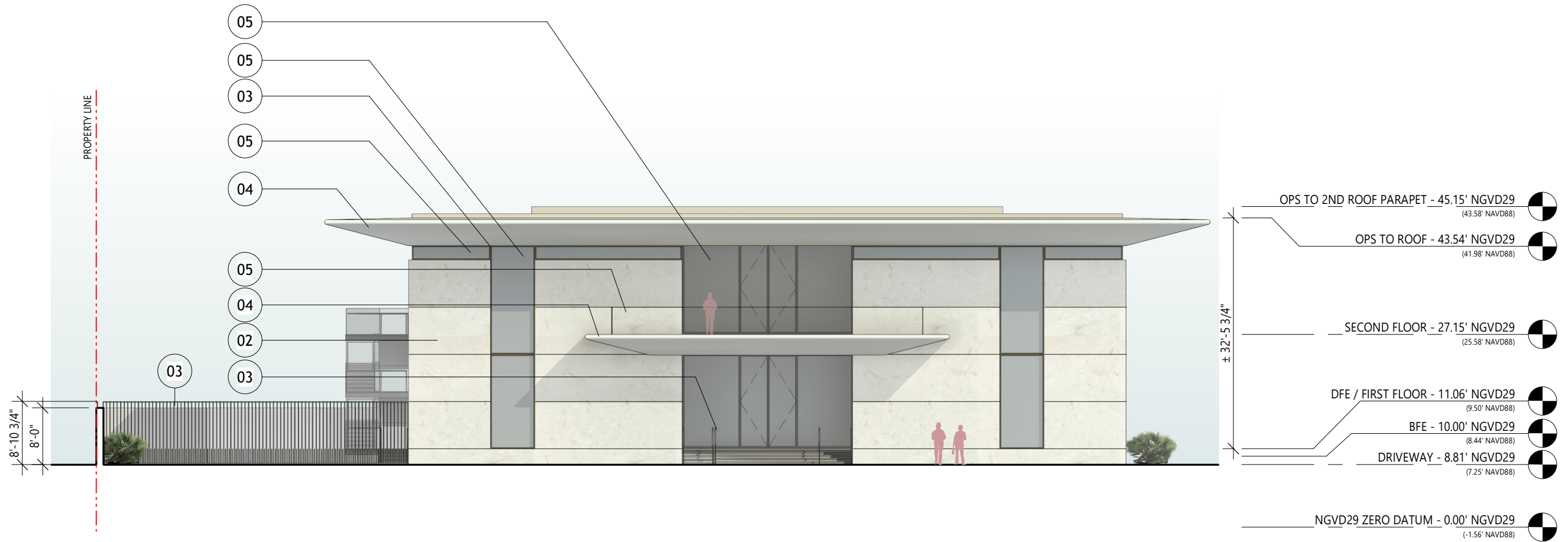
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DRB25-1121	09-07-2025 FINAL SUBMITTAL	09/07/2025	MB

DRB25-1121-09-07-2025  
FINAL SUBMITTAL

Scale  
1 : 3  
WEST WATERWAY RENDERING

Dwg. no.

A82a



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

**BMA**  
ARCHITECTS

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

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

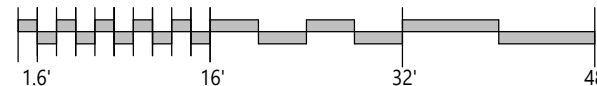
**Landscape Design Architect:**  
Wirtz International Landscape Architects  
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P: +32 (0) 3 680 13 22

**Landscape Architect of Record:**  
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P: 786.536.2961

**MEPS Engineer:**  
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Basking Ridge, NJ 07920  
P: 973.691.0602

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

Graphic Scale: 1 inch = 16 feet



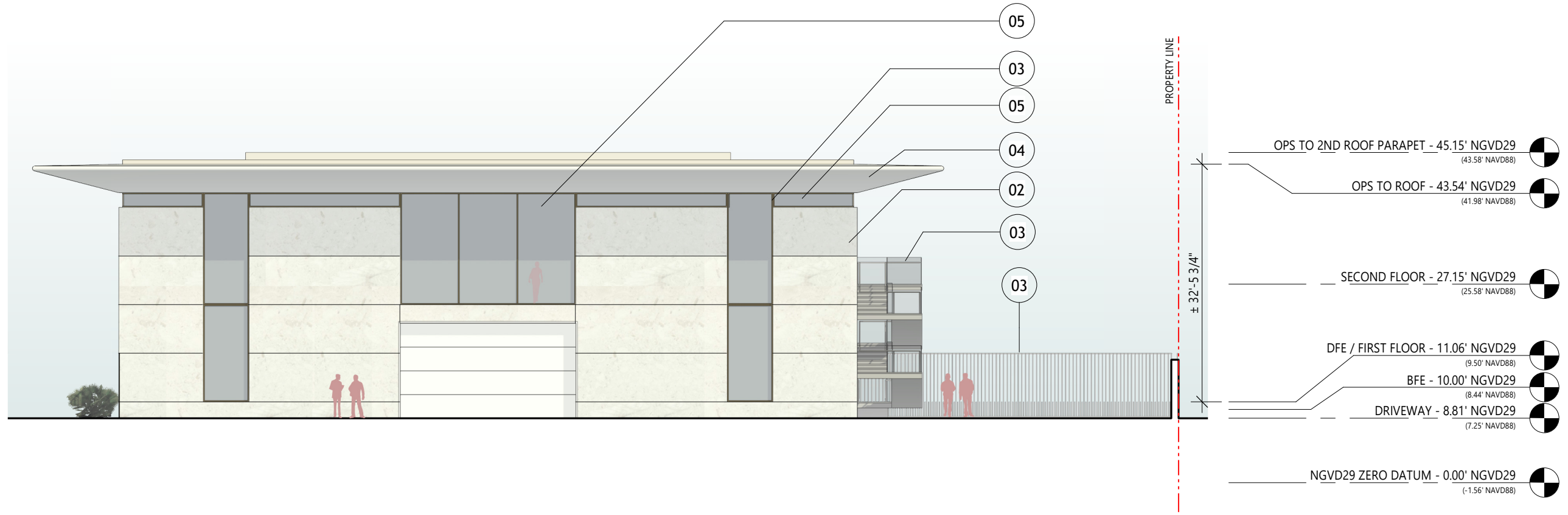
No.	Issue	Date	To
DRB25-1121	09-07-2025 FINAL SUBMITTAL	09/07/2025	MB

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

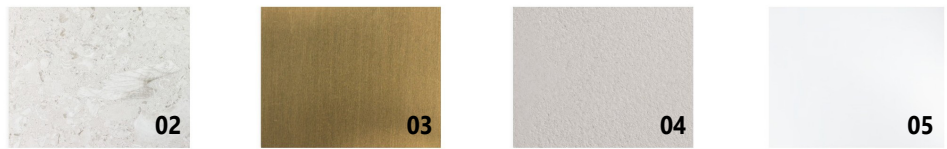
Drawn By  
GS

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



P: 786.409.4462  
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**Project Management:**  
Envoie Projects  
220 East 42nd Street, Suite 408  
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P: 646.395.5499

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

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

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

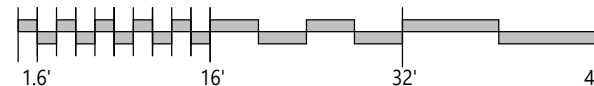
**Landscape Design Architect:**  
Wirtz International Landscape Architects  
Botermelkdijk 464 2900 Schoten België  
P: +32 (0) 3 680 13 22

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

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

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

Graphic Scale: 1 inch = 16 feet



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

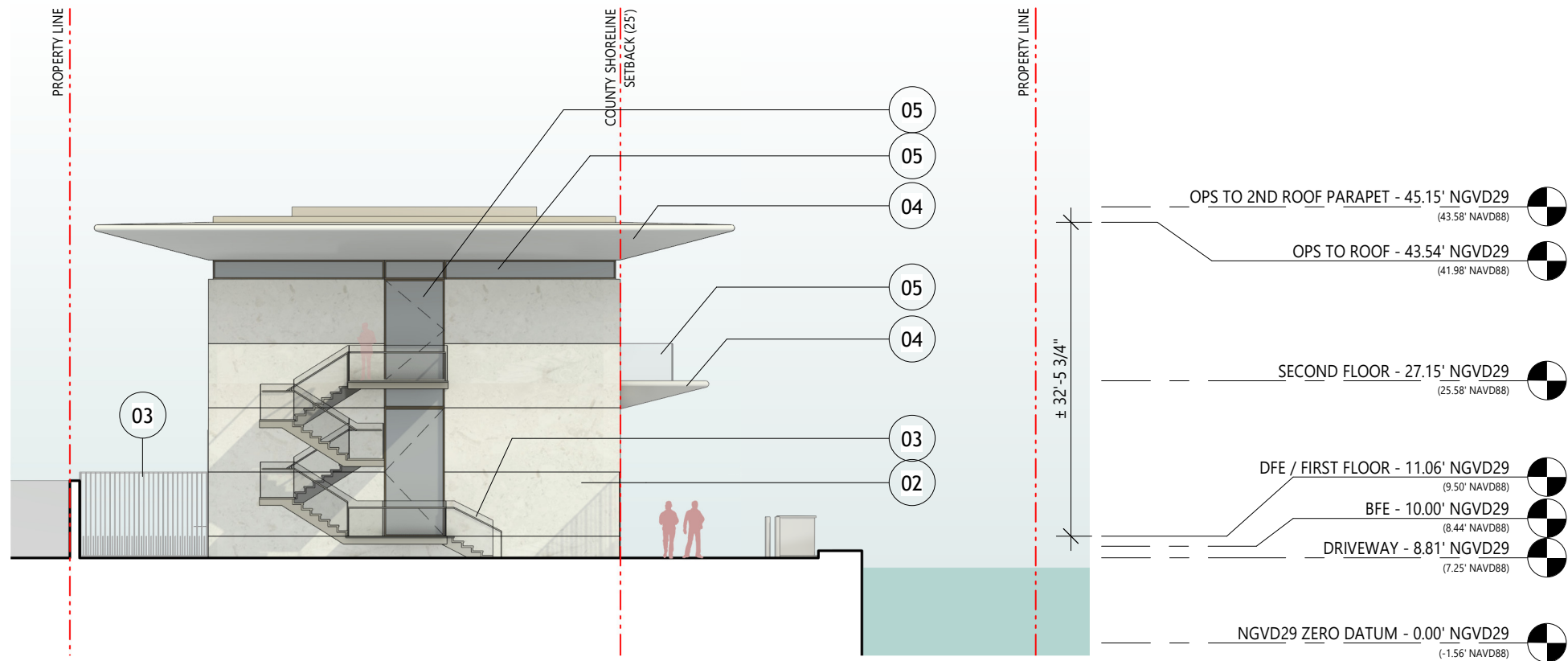
Scale  
1/16" = 1'-0"

OPERATIONS REAR ELEVATION

Drawn By  
GS

Dwg. no.

A64



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



**MATERIAL LEGEND - MARINA OPERATIONS**

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

BMA Project No. 2025.05.1



**BMA**  
ARCHITECTS

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

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

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

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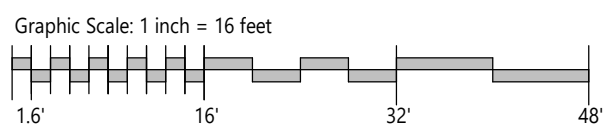
**Structural Engineer:**  
TYLin Group  
32 Old Slip 10th and 17th Floors  
New York, NY 10005  
P: 212.228.0662

**Landscape Design Architect:**  
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**Civil Engineer:**  
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2 Alhambra Plaza, Suite 500  
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P: 305.673.2025



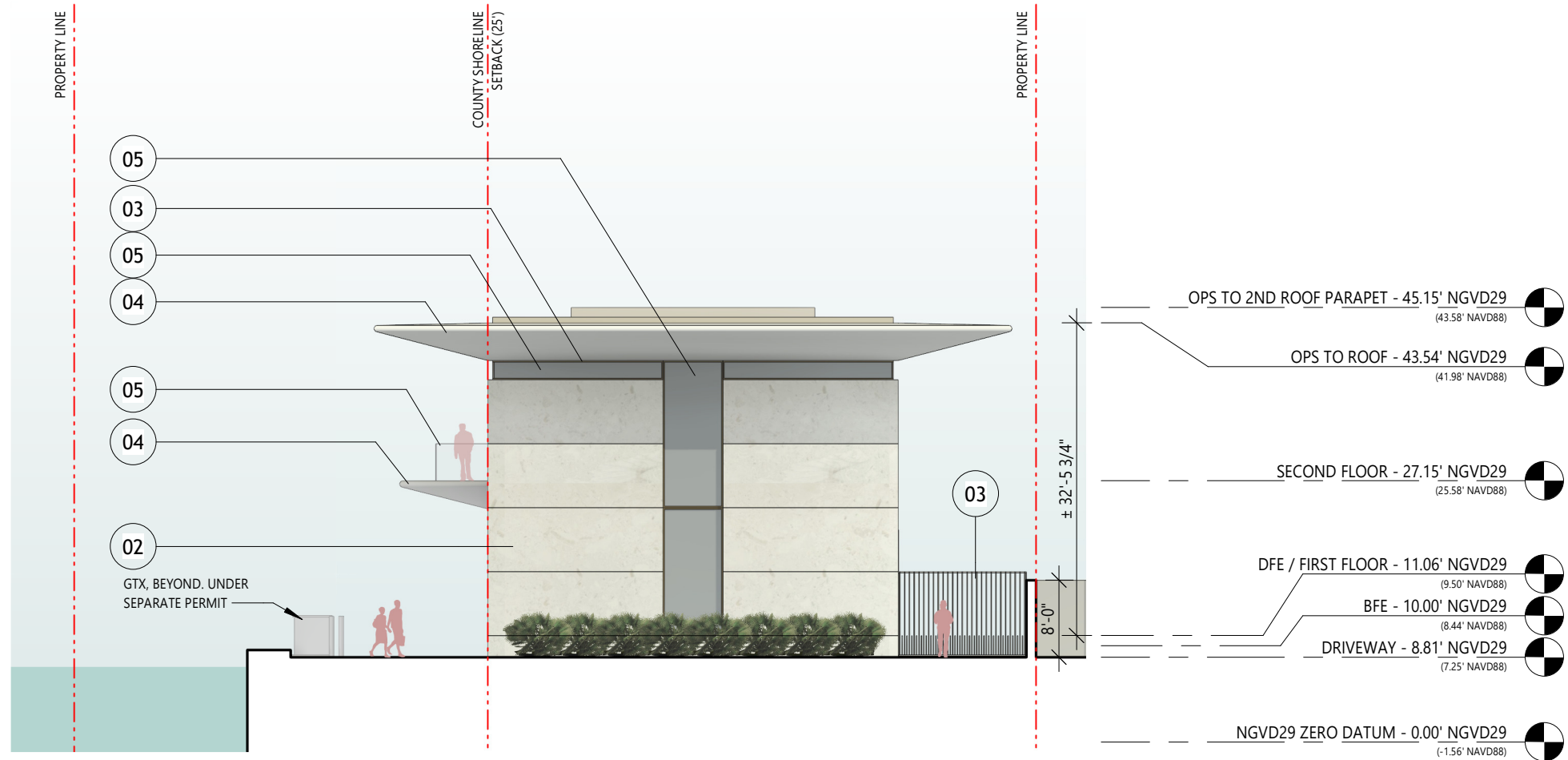
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DRB25-1121-09-07-2025	FINAL SUBMITTAL	09/07/2025	MB

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
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BMA Project No. 2025.05.1



**Project Management:**  
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**Owner's Representative / PM:**  
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Suite 710 Jupiter, FL 33477  
P: 561.385.1429

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

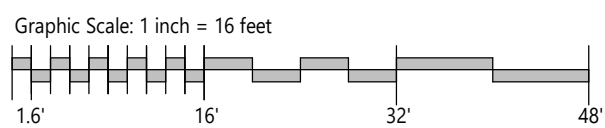
**Structural Engineer:**  
TYLin Group  
32 Old Slip 10th and 17th Floors  
New York, NY 10005  
P: 212.228.0662

**Landscape Design Architect:**  
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**Landscape Architect of Record:**  
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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



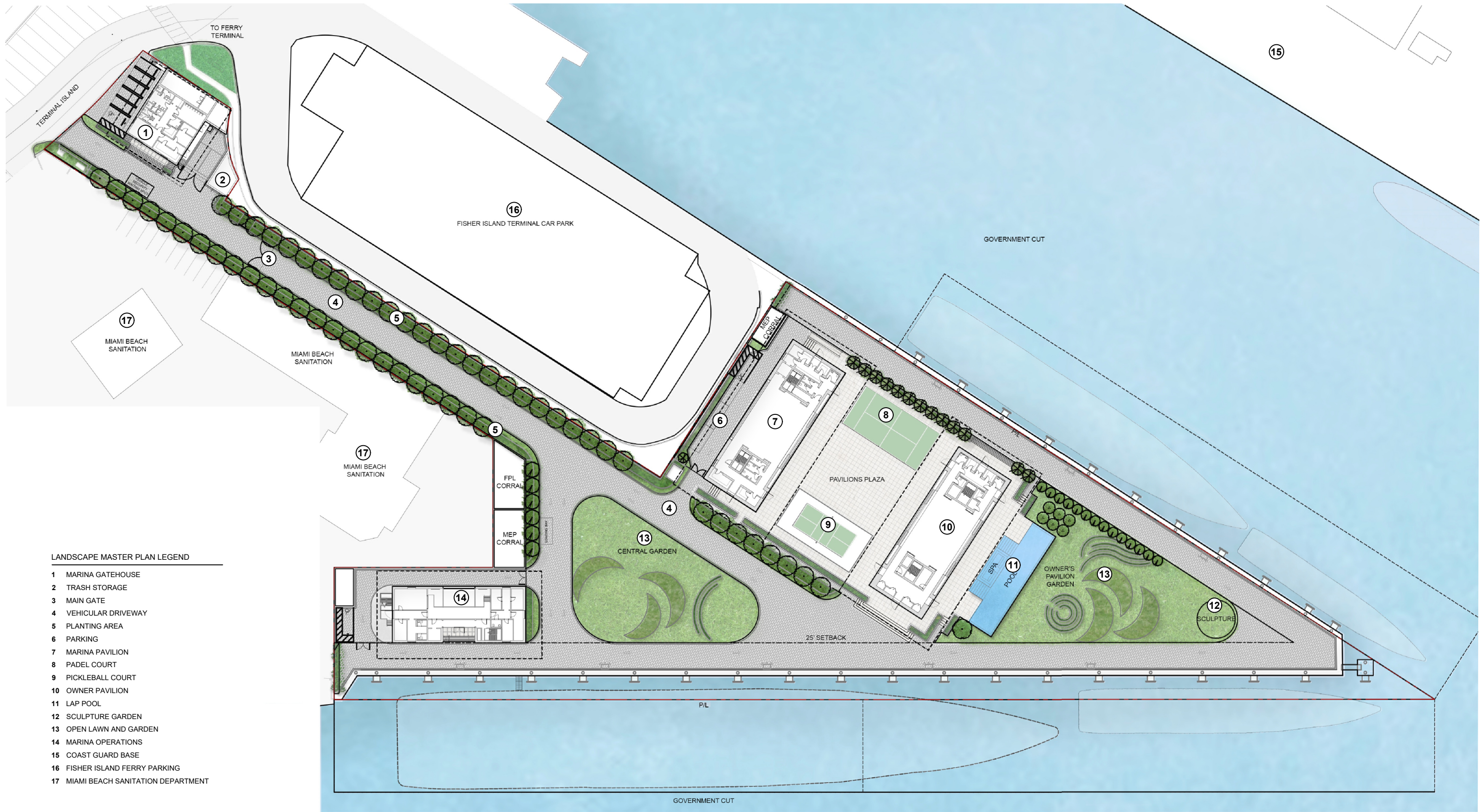
No.	Issue	Date	To
DRB25-1121-09-07-2025	FINAL SUBMITTAL	09/07/2025	MB

Scale  
1/16" = 1'-0"

**OPERATIONS RIGHT ELEVATION**

Drawn By  
GS

Dwg. no.  
**A66**



**LANDSCAPE MASTER PLAN LEGEND**

- 1 MARINA GATEHOUSE
- 2 TRASH STORAGE
- 3 MAIN GATE
- 4 VEHICULAR DRIVEWAY
- 5 PLANTING AREA
- 6 PARKING
- 7 MARINA PAVILION
- 8 PADEL COURT
- 9 PICKLEBALL COURT
- 10 OWNER PAVILION
- 11 LAP POOL
- 12 SCULPTURE GARDEN
- 13 OPEN LAWN AND GARDEN
- 14 MARINA OPERATIONS
- 15 COAST GUARD BASE
- 16 FISHER ISLAND FERRY PARKING
- 17 MIAMI BEACH SANITATION DEPARTMENT

BMA Project No. 2025.05.1

**ONE ISLAND PARK**

MIAMI BEACH, FL



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

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

**Fire and Life Safety Consultant:**  
SLS A Socotec Company  
260 Palermo Ave  
Coral Gables FL 33134  
P: 888.224.9911



Digitally signed by  
Christopher Cawley  
Date: 2025.09.05  
13:37:55-04'00'

CHRISTOPHER CAWLEY, RLA  
Florida License LA 6596786



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No.	Issue	Date	Issued to
DRB25-1121	09-07-2025 FINAL SUBMITTAL	09/07/25	

Scale  
1" = 70'

**LANDSCAPE MASTER SITE PLAN**



Drawn By

Dwg. no.

**L100**

Date/Time Stamp

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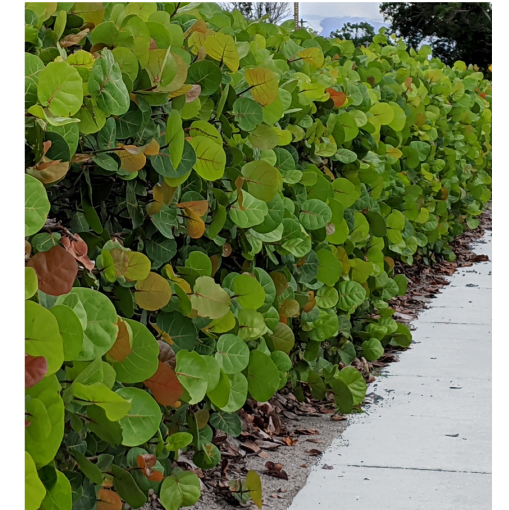
NATIVE GREEN BUTTONWOOD TREES POSITIONED ALONG THE ENTRY DRIVE TO SCREEN ADJACENT PROPERTIES AND ENHANCE THE ARRIVAL EXPERIENCE

NATIVE SEAGRAPE HEDGE AT BASE OF TREES FOR ADDITIONAL SCREENING

CE | NATIVE GREEN BUTTONWOOD TREE



COU | NATIVE SEAGRAPE SHRUB



DRIVEWAY HARDSCAPE MATERIAL



ALTERNATE DRIVEWAY HARDSCAPE MATERIAL

ENTRY DRIVE RENDERING

BMA Project No. 2025.05.1

ONE ISLAND PARK

MIAMI BEACH, FL



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Landscape Architect of Record:

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

Civil Engineer:

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Coral Gables, FL 33134  
P: 305.673.2025

Fire and Life Safety Consultant:

SLS A Socotec Company  
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P: 888.224.9911

CHRISTOPHER CAWLEY, RLA  
Florida License LA 6596786



7245 NE 4th Ave, Suite 104 Miami, Florida 33138  
P: 786.536.2961 | F: 305.979.1555  
CHRISTOPHERCAWLEY.COM | LIC: 20000460

DRB25-1121: 09-07-2025 FINAL SUBMITTAL 09/07/25

No.	Issue	Date	Issued to

Scale

Drawn By

RENDERING

Dwg. no.



L600

Date/Time Stamp

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NATIVE PIGEON PLUM TREES USED FOR NATURAL SCREENING



OPEN LAWN WITH SCULPTURAL FICUS 'GREEN ISLAND' SHRUBS AND SOFT WHITE FOUNTAIN GRASS

NATIVE SEAGRAPE TREES  
OPEN LAWN WITH SCULPTURAL FICUS 'GREEN ISLAND' SHRUBS AND SOFT WHITE FOUNTAIN GRASS

CD | NATIVE PIGEON PLUM TREE



CU | NATIVE SEAGRAPE TREE



FGI | FICUS GREEN ISLAND



PEN | WHITE FOUNTAIN GRASS

AERIAL RENDERING

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

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

MEPS Engineer :

Hanington Engineering Consultants  
1 Gold Mine Road  
Flanders, NJ 07836  
P: 973.691.0602

Landscape Design Architect :

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Scale

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RENDERING

Dwg. no.



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PLANT MATERIAL IMAGES



CR | CLUSIA ROSEA



CE | GREEN BUTTONWOOD TREE



CD | PIGEON PLUM



PR | BAYRUM TREE



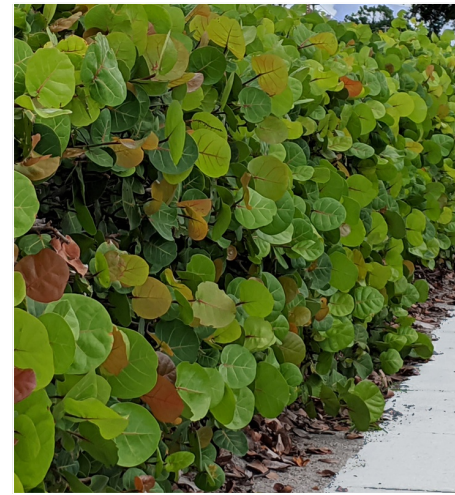
CU | SEAGRAPE TREE



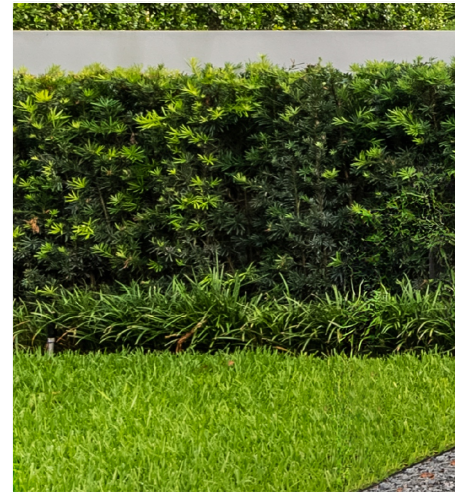
MF | SIMPSON STOPPER TREE



CO | SEA PLUM TREE



COU | SEAGRAPE SHRUB



POD | PODOCARPUS



EUJ | SPANISH STOPPER



FIGI | FICUS GREEN ISLAND



PEN | WHITE FOUNTAIN GRASS



CAM | CARISSA 'EMERALD BLANKET'



FIP | CREEPING FIG



DRIVEWAY HARDSCAPE MATERIAL



ALTERNATE DRIVEWAY HARDSCAPE MATERIAL



HARDSCAPE MATERIAL AT PODIUM

BMA Project No. 2025.05.1

ONE ISLAND PARK

MIAMI BEACH, FL



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New York, NY 10017  
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DRB25-1121: 09-07-2025 FINAL SUBMITTAL 09/07/25

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PLANT MATERIAL IMAGES

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L603

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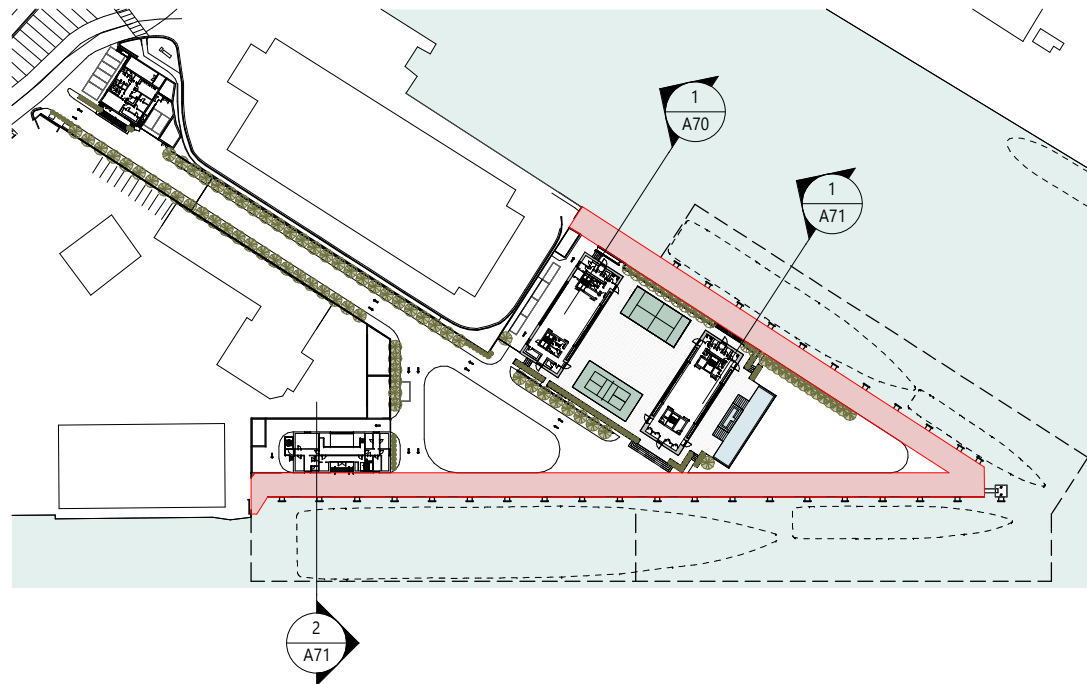
**REQUIRED COUNTY SHORELINE SETBACKS:**

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))

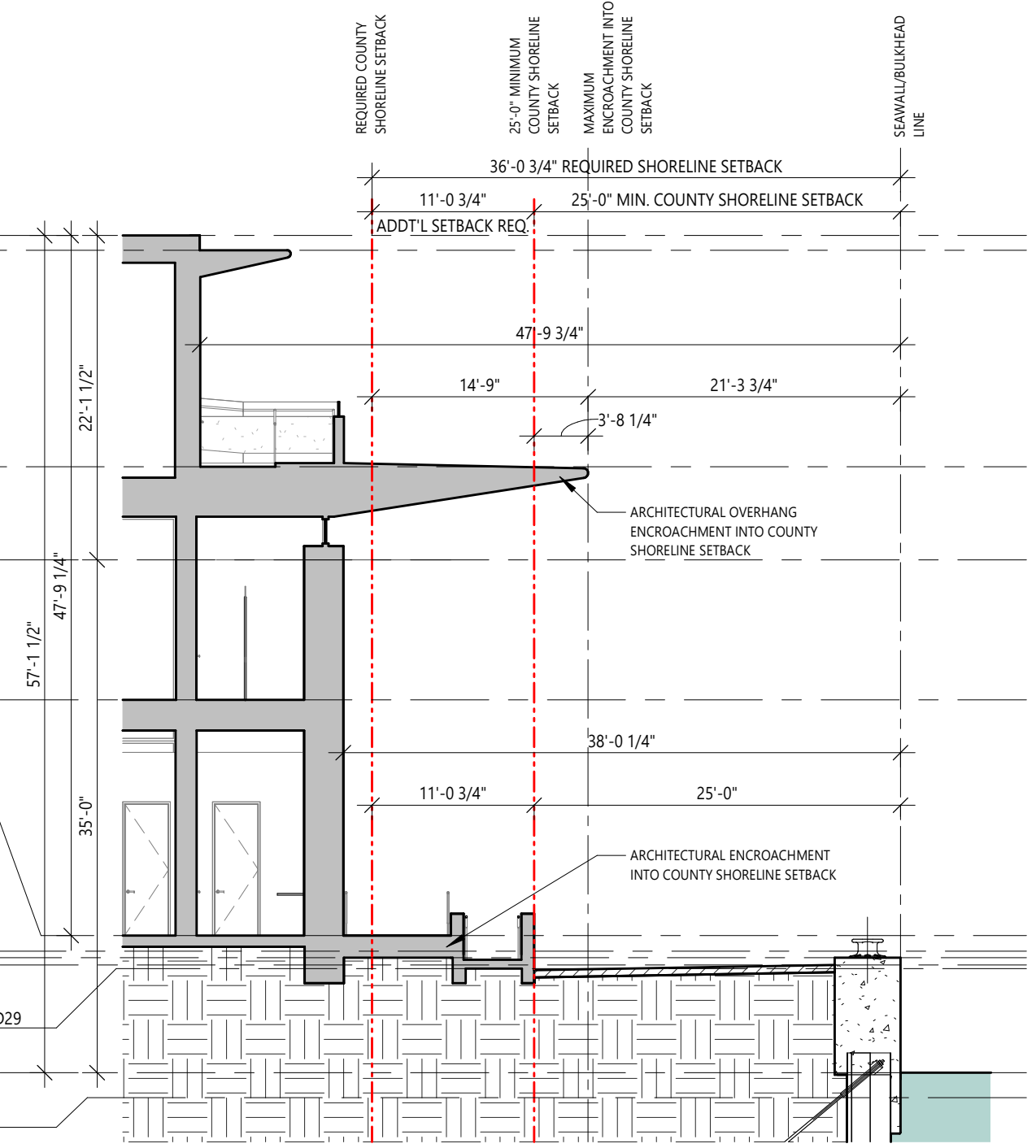
BUILDING	MAXIMUM ARCHITECTURAL ENCROACHMENTS INTO 25'-0" COUNTY SHORELINE SETBACKS:	MAXIMUM ARCHITECTURAL ENCROACHMENTS INTO REQUIRED COUNTY SHORELINE SETBACKS:
MARINA PAVILION:	3'-8 1/4"	14'-9"
OWNER'S PAVILION:	3'- 8 1/4"	7'-10 7/8"
MARINA OPERATIONS:	11'-10"	16'-0 5/8"

**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



**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  
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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

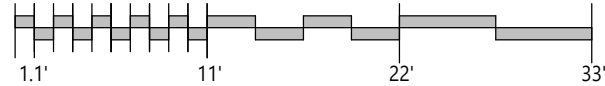
**Landscape Design Architect:**  
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**Landscape Architect of Record:**  
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**Civil Engineer:**  
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 P: 305.673.2025

Graphic Scale: 1 inch = 11 feet



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Scale As indicated

SHORELINE SETBACKS

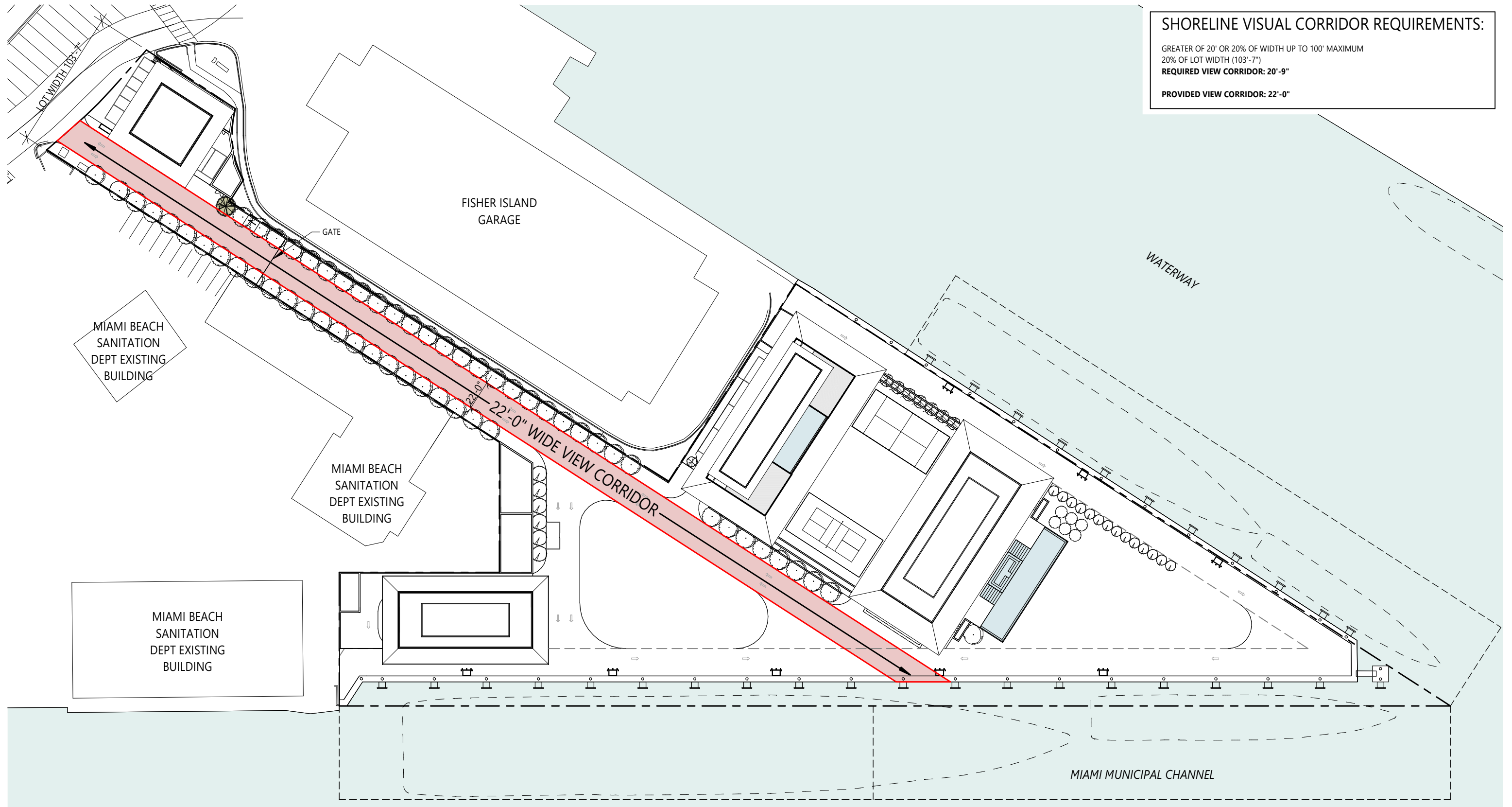


Drawn By JG

Dwg. no.

A70

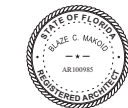




**SHORELINE VISUAL CORRIDOR REQUIREMENTS:**  
 GREATER OF 20' OR 20% OF WIDTH UP TO 100' MAXIMUM  
 20% OF LOT WIDTH (103'-7")  
**REQUIRED VIEW CORRIDOR: 20'-9"**  
**PROVIDED VIEW CORRIDOR: 22'-0"**

BMA Project No. 2025.05.1

ONE ISLAND PARK



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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P: 212.228.0662

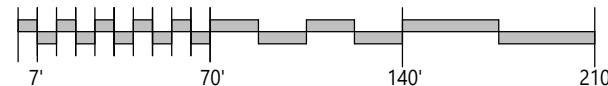
**Landscape Design Architect:**  
Wirtz International Landscape Architects  
Botermelkdijk 464 2900 Schoten België  
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**Landscape Architect of Record:**  
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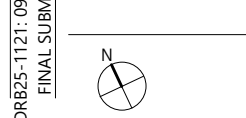
**Civil Engineer:**  
Kimley Horn  
2 Alhambra Plaza, Suite 500  
Coral Gables, FL 33134  
P: 305.673.2025

Graphic Scale: 1 inch = 70 feet



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

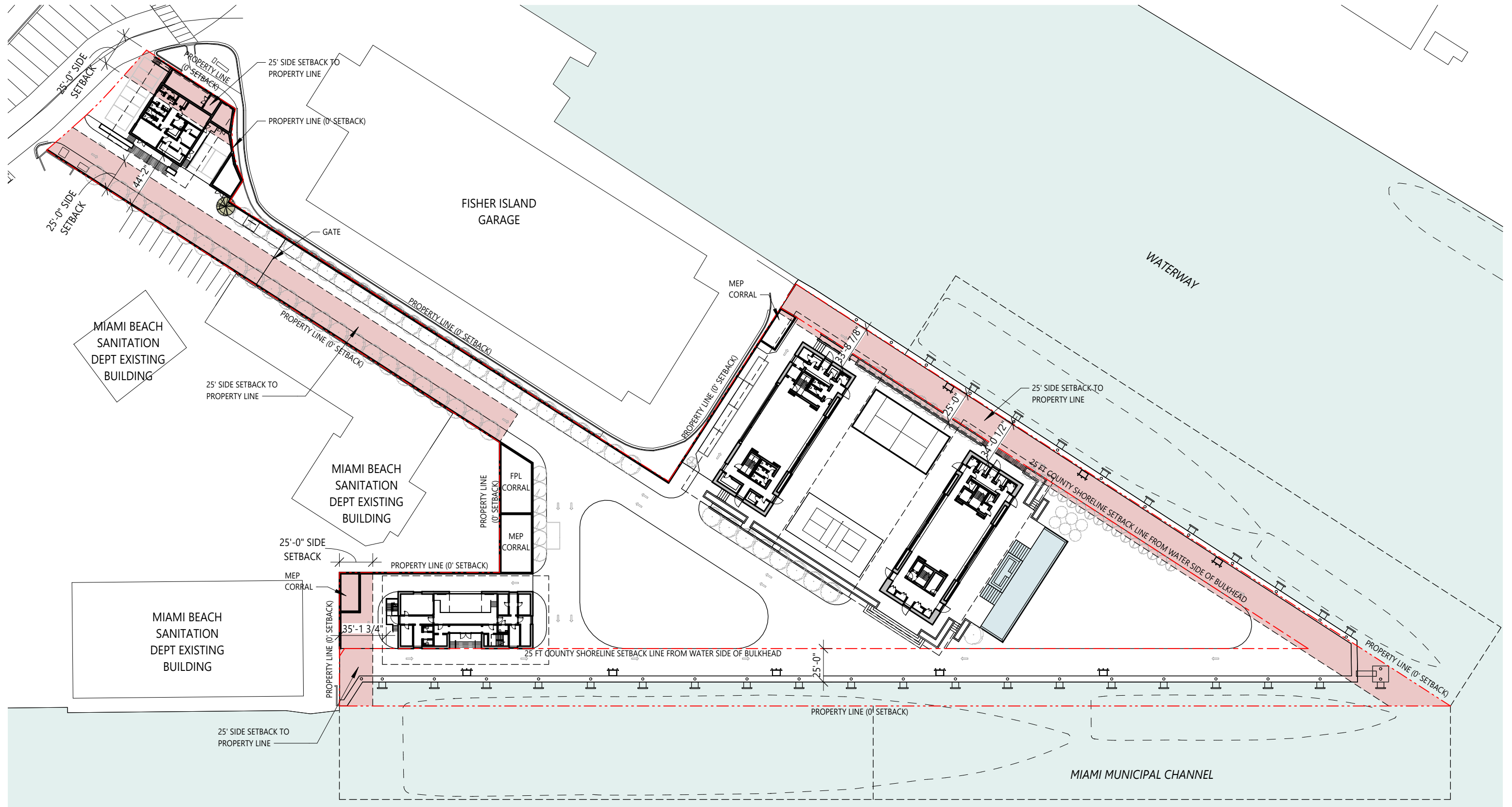
Scale  
1" = 70'-0"  
**VIEW CORRIDOR**



Drawn By  
GS, JG

Dwg. no.

**A72**



BMA Project No. 2025.05.1

ONE ISLAND PARK



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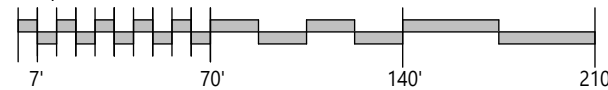
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**Civil Engineer:**  
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2 Alhambra Plaza, Suite 500  
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P: 305.673.2025

Graphic Scale: 1 inch = 70 feet



BISCAYNE BAY SHORELINE DEV. REV.		08/29/2025	MB
No.	Issue	Date	To

Scale  
1" = 70'-0"

SITE SETBACKS

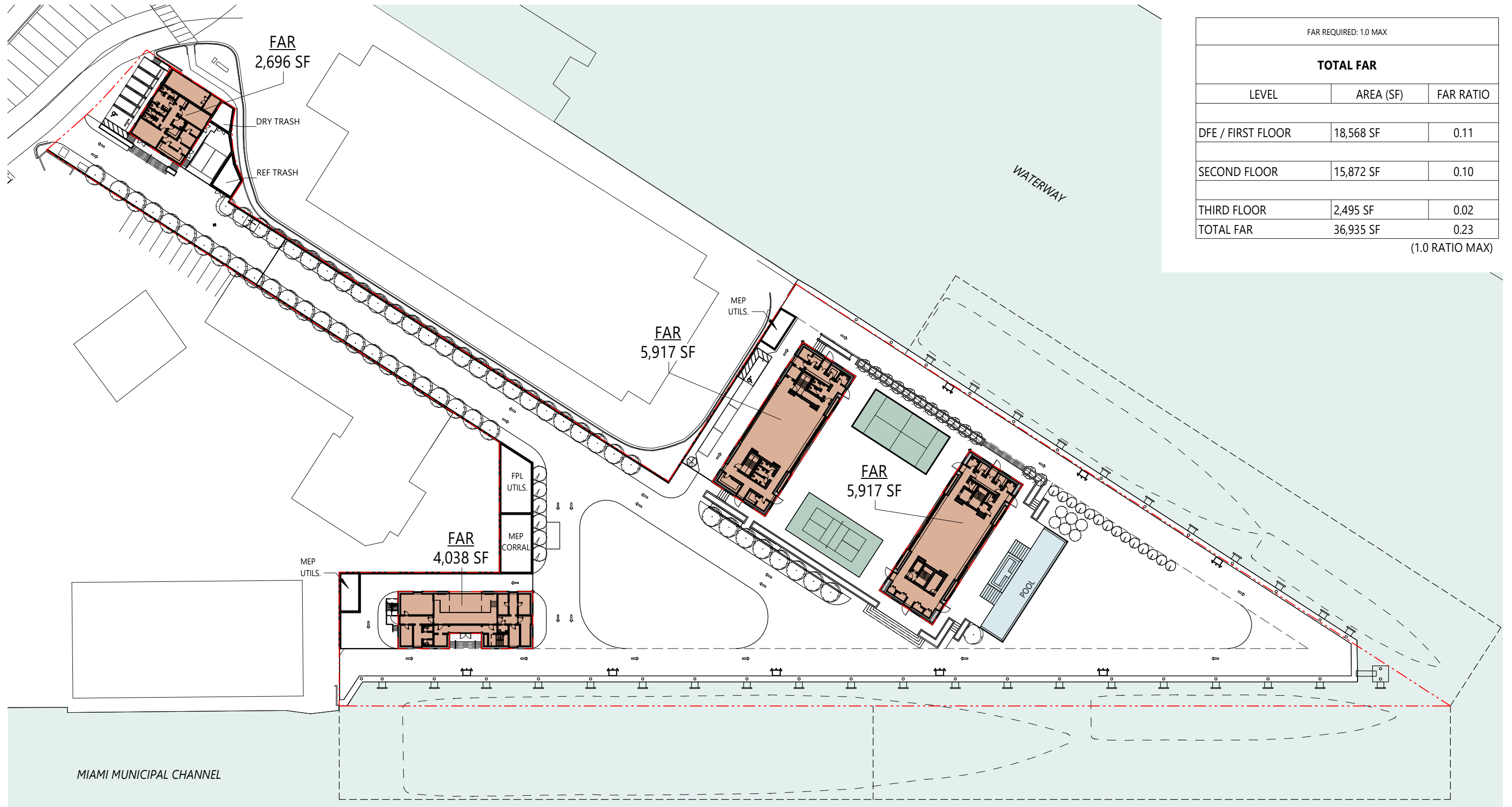
BISCAYNE BAY  
SHORELINE DEV. REV.



Drawn By  
JK

Dwg. no.

A73

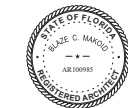


FAR REQUIRED: 1.0 MAX		
TOTAL FAR		
LEVEL	AREA (SF)	FAR RATIO
DFE / FIRST FLOOR	18,568 SF	0.11
SECOND FLOOR	15,872 SF	0.10
THIRD FLOOR	2,495 SF	0.02
TOTAL FAR	36,935 SF	0.23

(1.0 RATIO MAX)

BMA Project No. 2025.05.1

ONE ISLAND PARK



MIAMI BEACH, FL



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**Structural Engineer:**  
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32 Old Slip 10th and 17th Floors  
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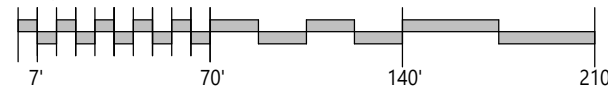
**Landscape Design Architect:**  
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Graphic Scale: 1 inch = 70 feet



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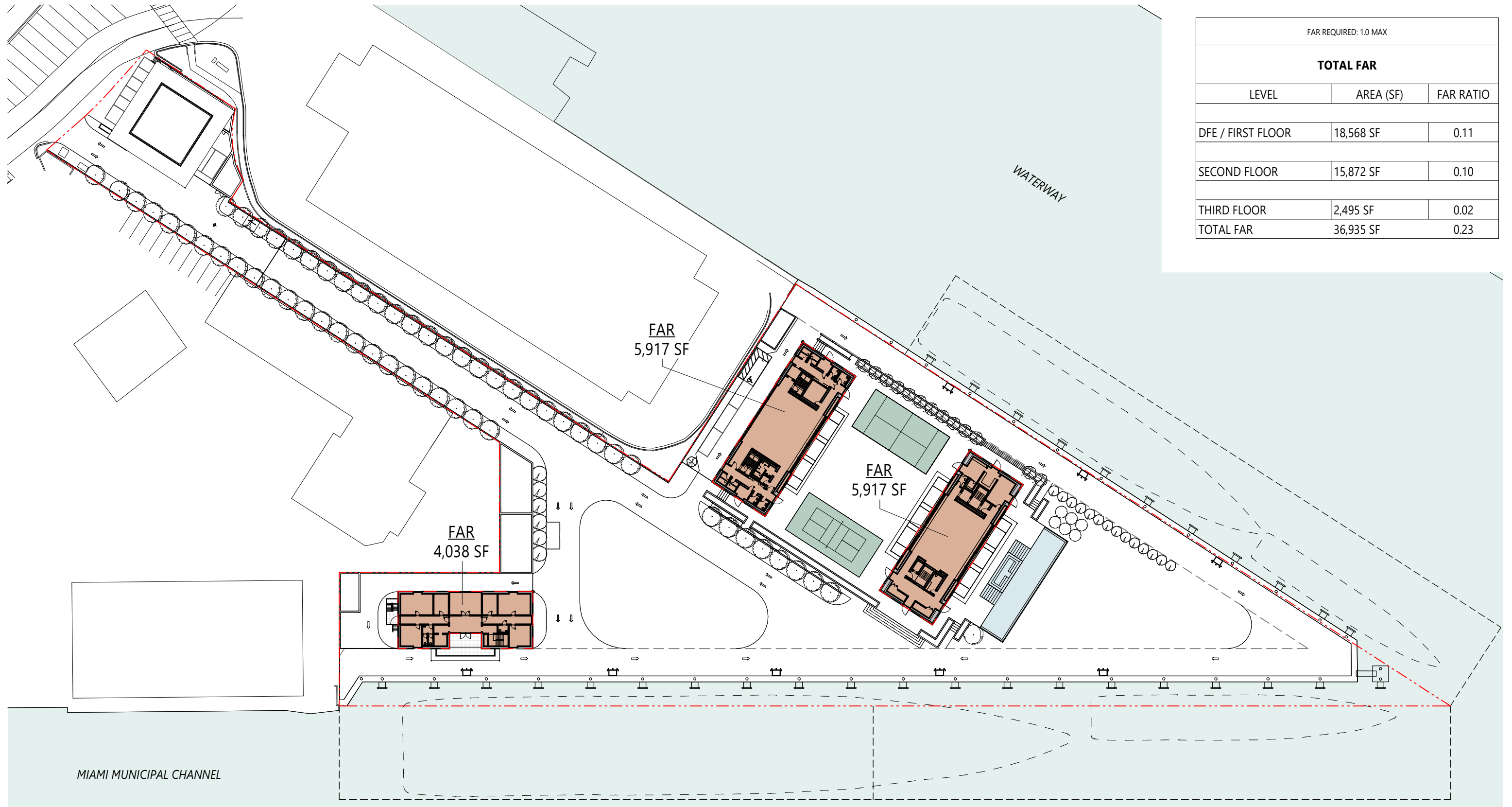
Scale  
1" = 70'-0"  
FAR FIRST FLOOR



Drawn By  
GS

Dwg. no.

A21



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

BMA Project No. 2025.05.1

ONE ISLAND PARK



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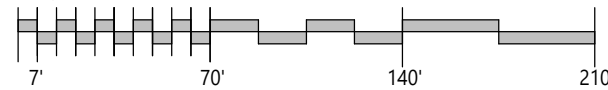
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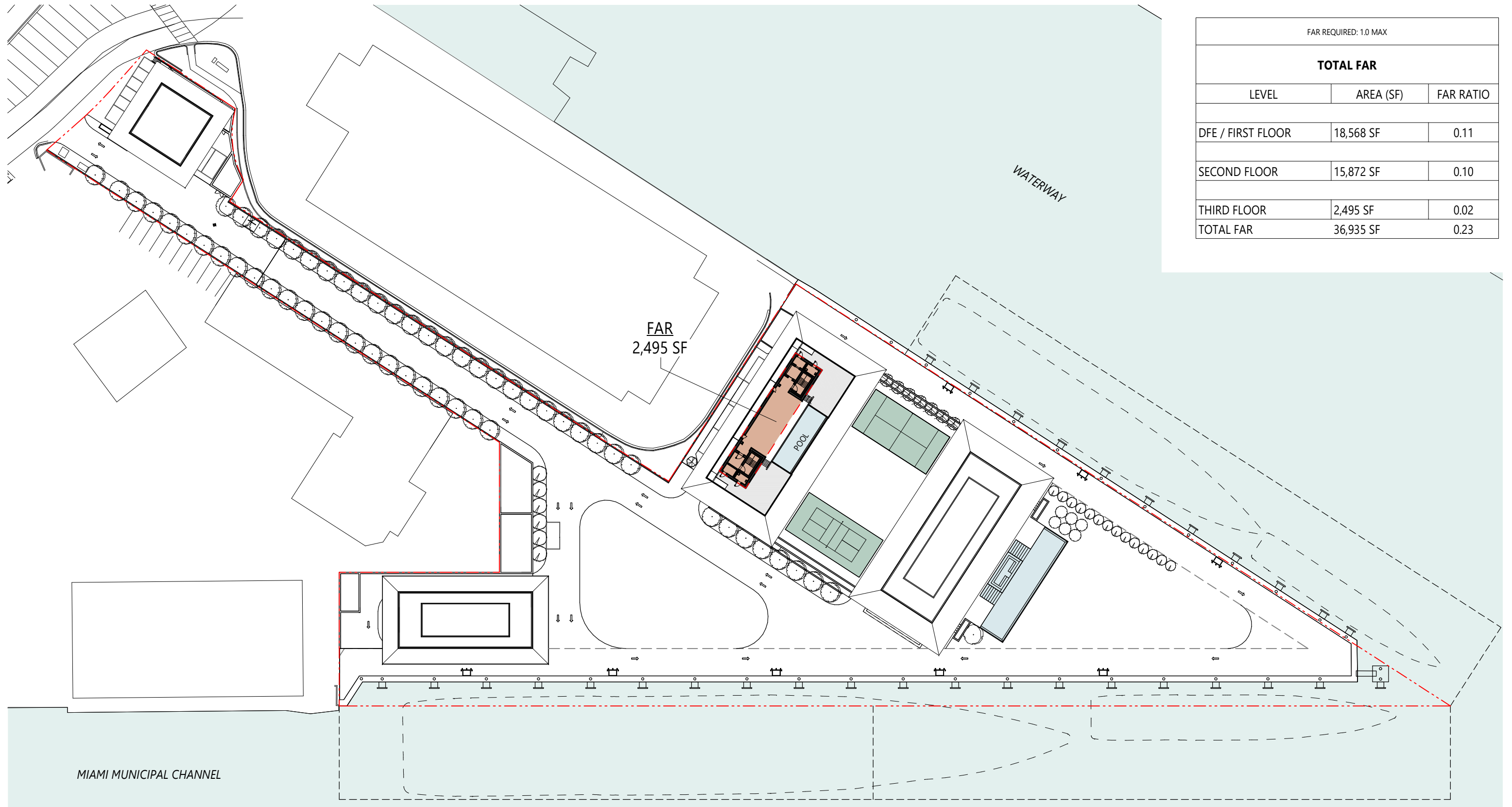
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FAR SECOND FLOOR



Drawn By  
GS

Dwg. no.

A22



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

FAR  
2,495 SF

WATERWAY

MIAMI MUNICIPAL CHANNEL

BMA Project No. 2025.05.1

ONE ISLAND PARK



MIAMI BEACH, FL

**BMA**  
ARCHITECTS

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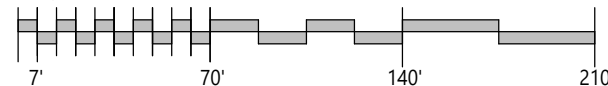
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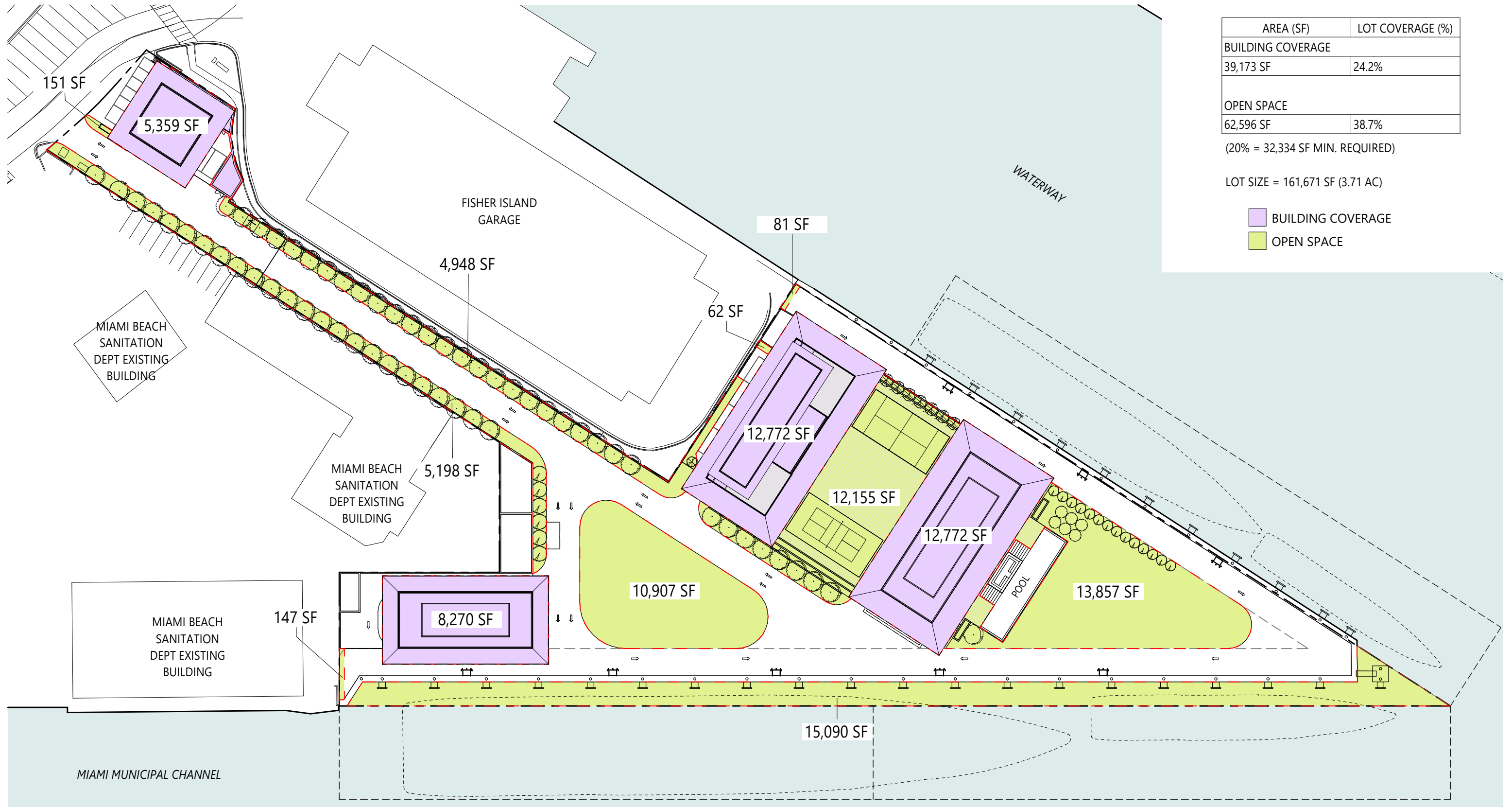
FAR THIRD FLOOR



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%

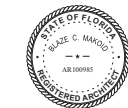
(20% = 32,334 SF MIN. REQUIRED)

LOT SIZE = 161,671 SF (3.71 AC)

- BUILDING COVERAGE
- OPEN SPACE

BMA Project No. 2025.05.1

ONE ISLAND PARK



MIAMI BEACH, FL

**BMA**  
ARCHITECTS

P: 786.409.4462  
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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

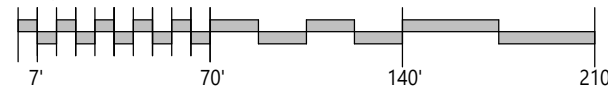
**Landscape Design Architect:**  
Wirtz International Landscape Architects  
Botermelkdijk 464 2900 Schoten België  
P: +32 (0) 3 680 13 22

**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



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

Scale  
1" = 70'-0"

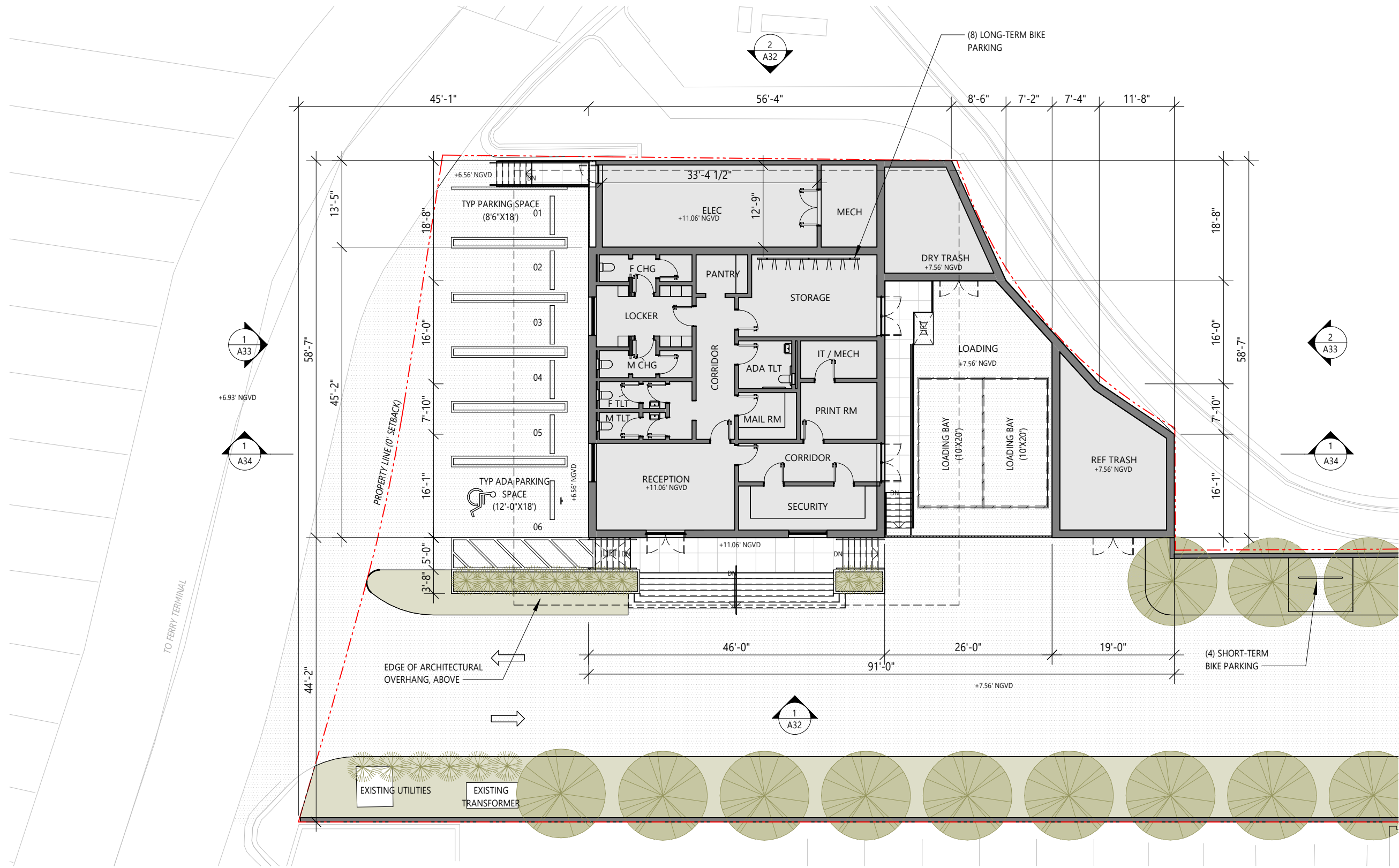
OPEN SPACE DIAGRAM



Drawn By  
GS

Dwg. no.

A24



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

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



**Project Management:**  
Envoie Projects  
220 East 42nd Street, Suite 408  
New York, NY 10017  
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P: +44 (0) 20 8392 8400

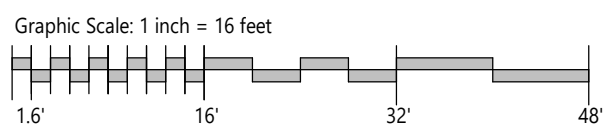
**Structural Engineer:**  
TYLin Group  
32 Old Slip 10th and 17th Floors  
New York, NY 10005  
P: 212.228.0662

**Landscape Design Architect:**  
Wirtz International Landscape Architects  
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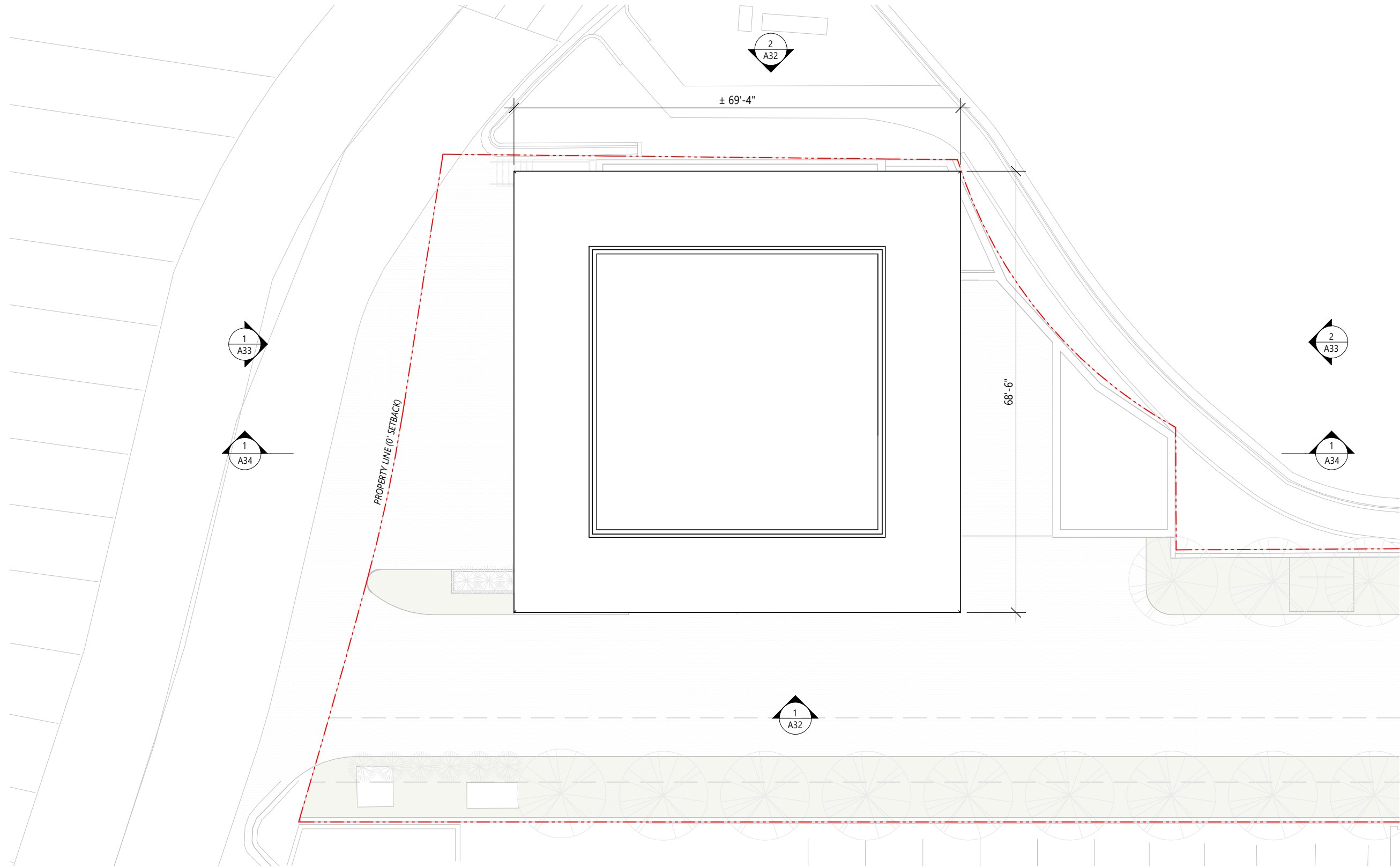
**MEPS Engineer:**  
Hanington Engineering Consultants  
233 Mount Airy Road, Suite 202  
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**Civil Engineer:**  
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P: 305.673.2025



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



1 GATEHOUSE ROOF PLAN  
1/16" = 1'-0"

BMA Project No. 2025.05.1

ONE ISLAND PARK



MIAMI BEACH, FL

**BMA**  
ARCHITECTS

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

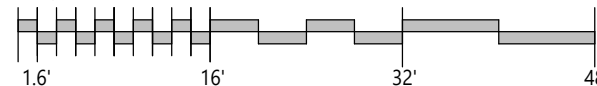
**Landscape Design Architect:**  
Wirtz International Landscape Architects  
Botermelkdijk 464 2900 Schoten België  
P: +32 (0) 3 680 13 22

**Landscape Architect of Record:**  
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Basking Ridge, NJ 07920  
P: 973.691.0602

**Civil Engineer:**  
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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

DRB25-1121: 09-07-2025 FINAL SUBMITTAL

Scale  
1/16" = 1'-0"

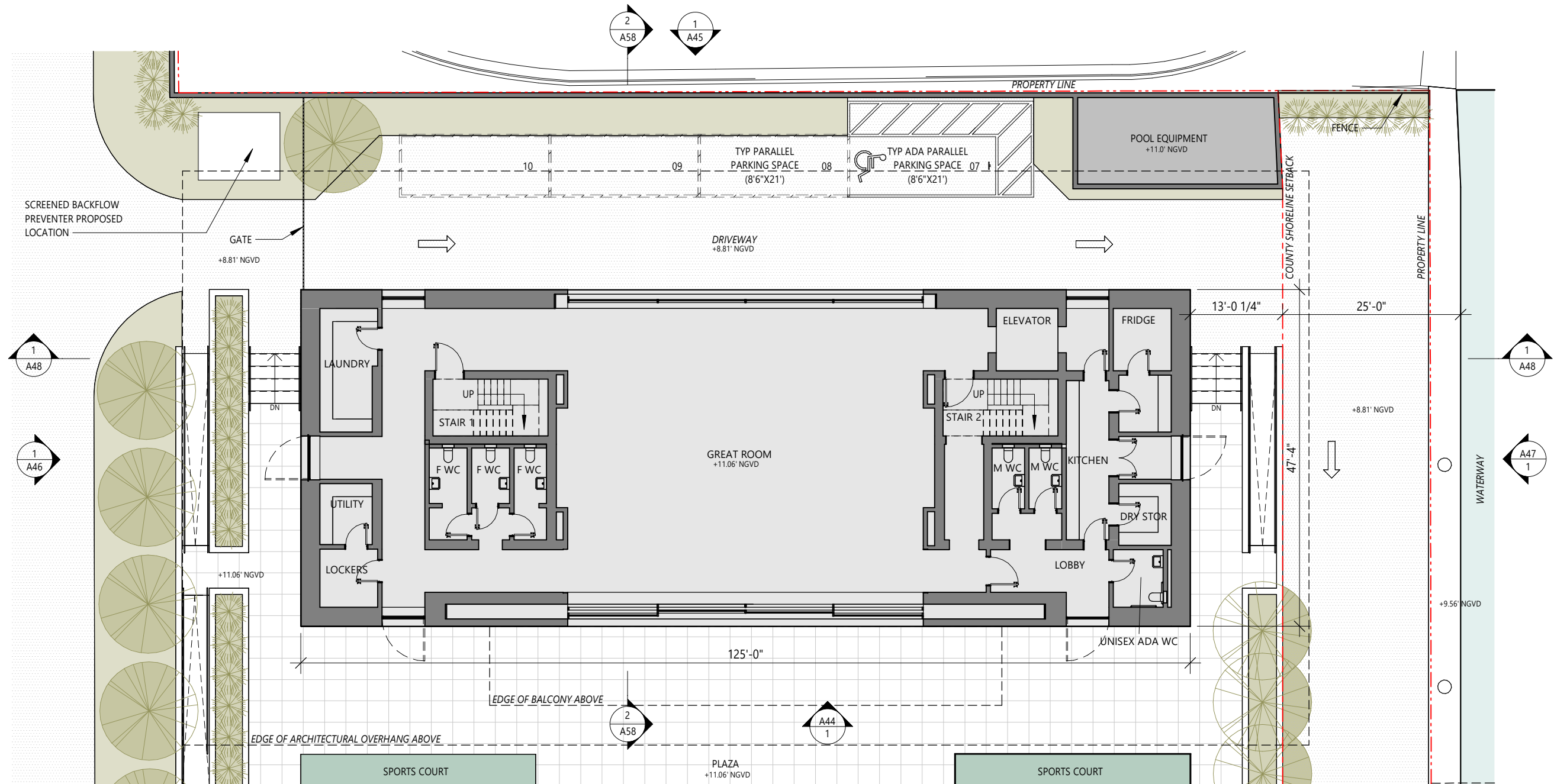
GATEHOUSE ROOF PLAN



Drawn By  
JG

Dwg. no.

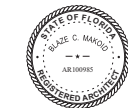
A31



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

BMA Project No. 2025.05.1

ONE ISLAND PARK



MIAMI BEACH, FL

**BMA**  
ARCHITECTS

P: 786.409.4462  
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32 Old Slip 10th and 17th Floors  
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P: 212.228.0662

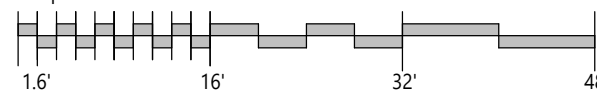
**Landscape Design Architect:**  
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Coral Gables, FL 33134  
P: 305.673.2025

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"

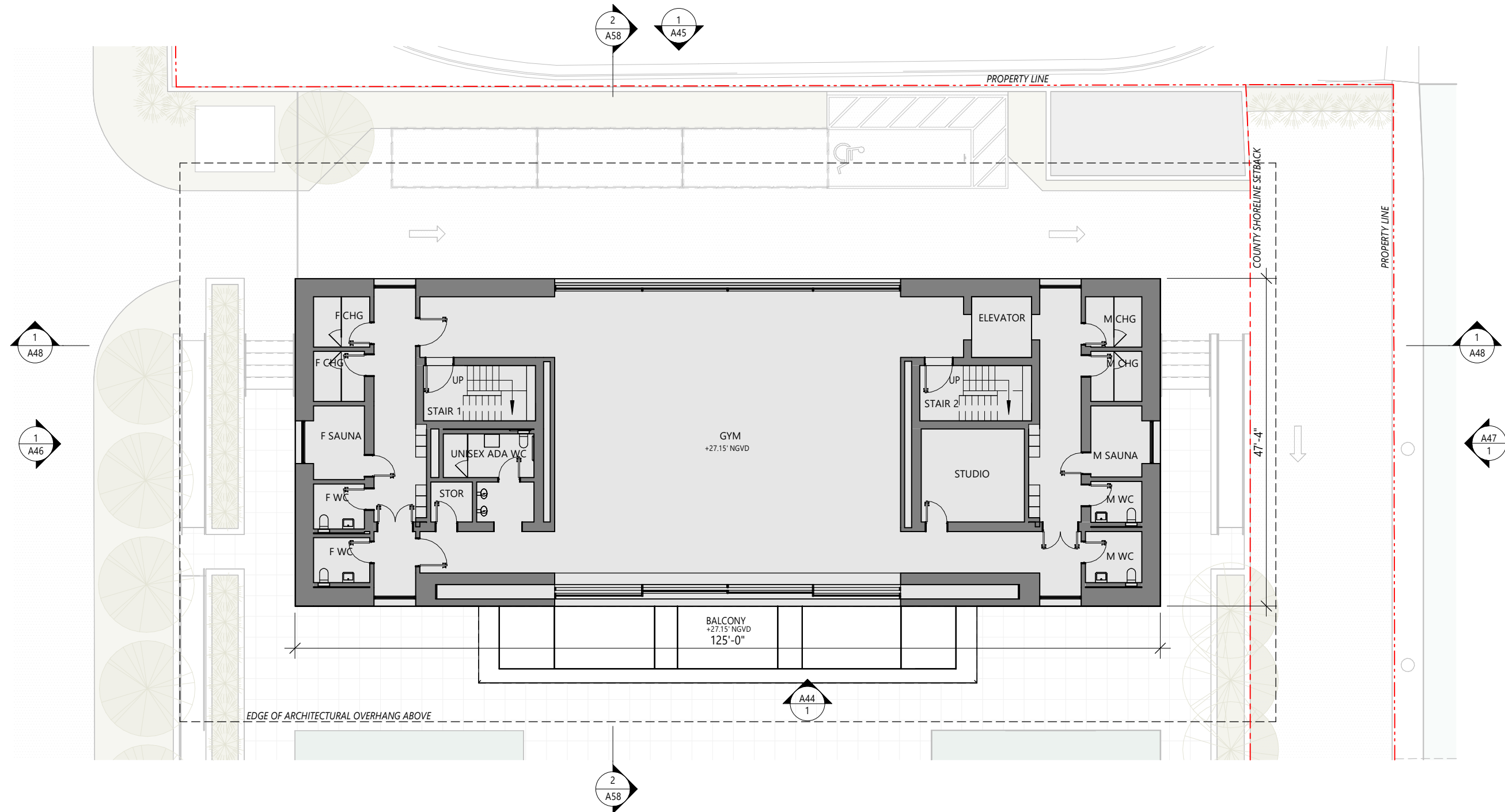
MARINA PAVILION FIRST  
FLOOR PLAN



Drawn By  
GS, JK

Dwg. no.

A40



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

BMA Project No. 2025.05.1

ONE ISLAND PARK



MIAMI BEACH, FL

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

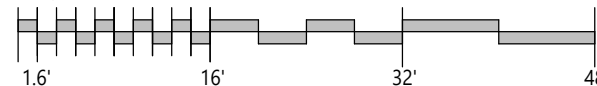
**Landscape Design Architect:**  
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**Landscape Architect of Record:**  
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**Civil Engineer:**  
Kimley Horn  
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Coral Gables, FL 33134  
P: 305.673.2025

Graphic Scale: 1 inch = 16 feet



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

Scale  
1/16" = 1'-0"

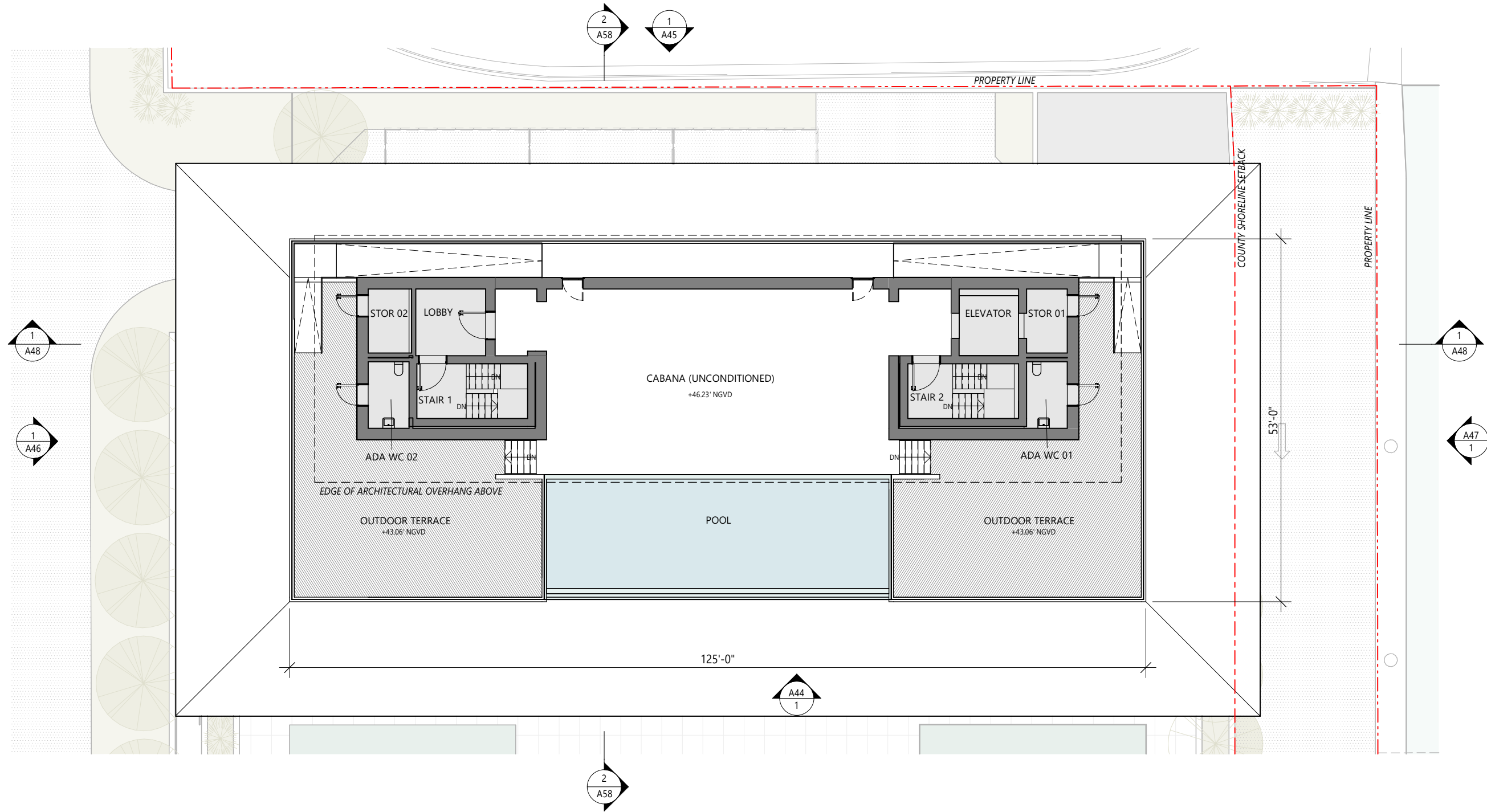
MARINA PAVILION SECOND  
FLOOR PLAN



Drawn By  
GS, JK

Dwg. no.

A41



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

BMA Project No. 2025.05.1

ONE ISLAND PARK



MIAMI BEACH, FL

**BMA**  
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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

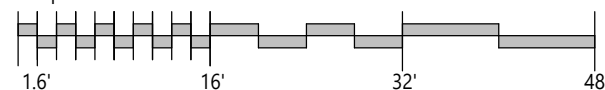
**Landscape Design Architect:**  
Wirtz International Landscape Architects  
Botermelkdijk 464 2900 Schoten België  
P: +32 (0) 3 680 13 22

**Landscape Architect of Record:**  
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**MEPS Engineer:**  
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**Civil Engineer:**  
Kimley Horn  
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Coral Gables, FL 33134  
P: 305.673.2025

Graphic Scale: 1 inch = 16 feet



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

Scale  
1/16" = 1'-0"

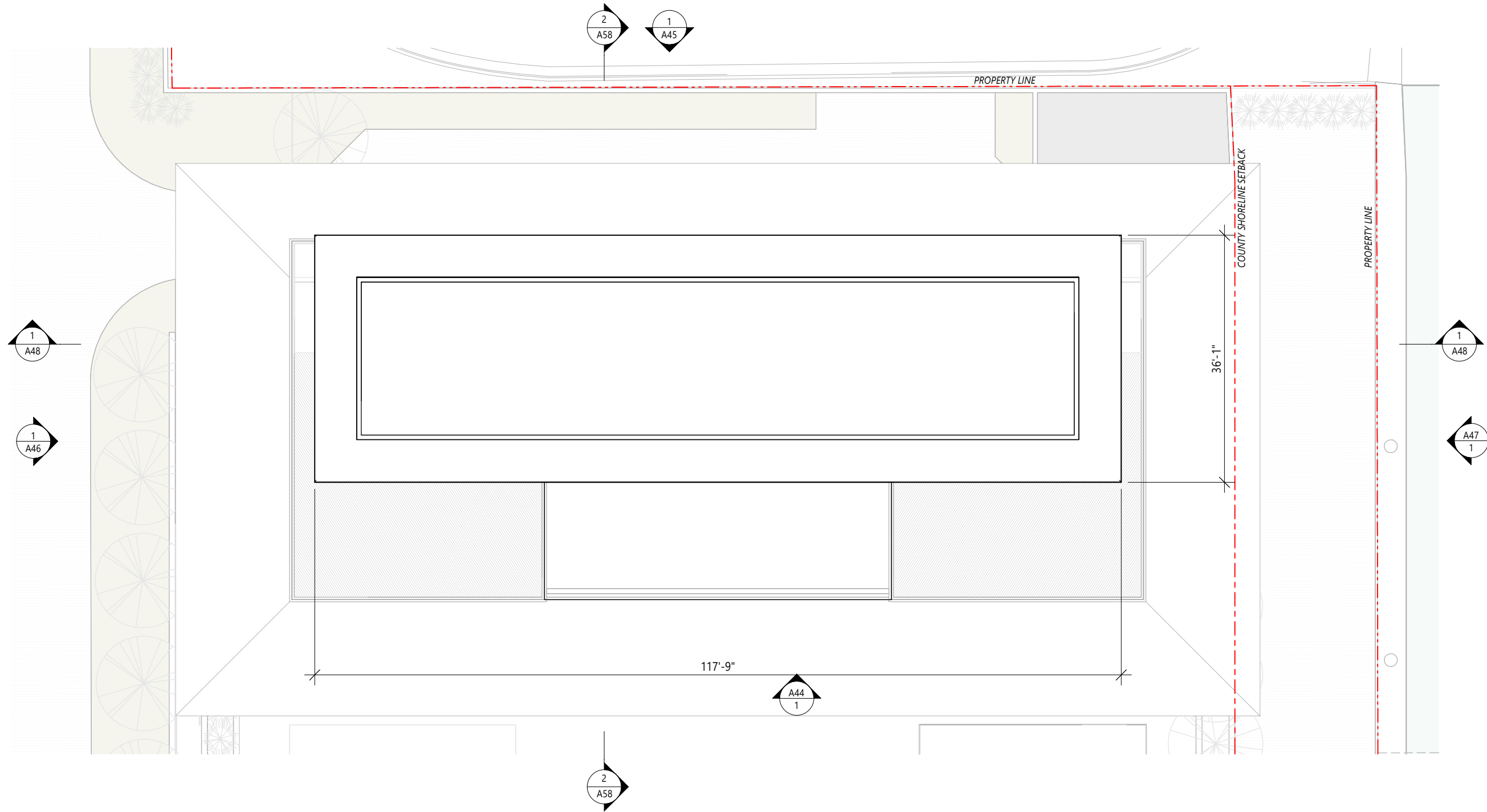
MARINA PAVILION THIRD  
FLOOR PLAN



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



MIAMI BEACH, FL

**BMA**  
ARCHITECTS

P: 786.409.4462  
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**Project Management:**  
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P: 561.385.1429

**Design Architect:**  
Winch Design  
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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

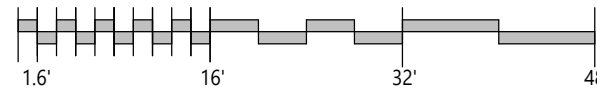
**Landscape Design Architect:**  
Wirtz International Landscape Architects  
Botermelkdijk 464 2900 Schoten België  
P: +32 (0) 3 680 13 22

**Landscape Architect of Record:**  
Christopher Cawley Landscape Architecture  
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P: 786.536.2961

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

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

Graphic Scale: 1 inch = 16 feet



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

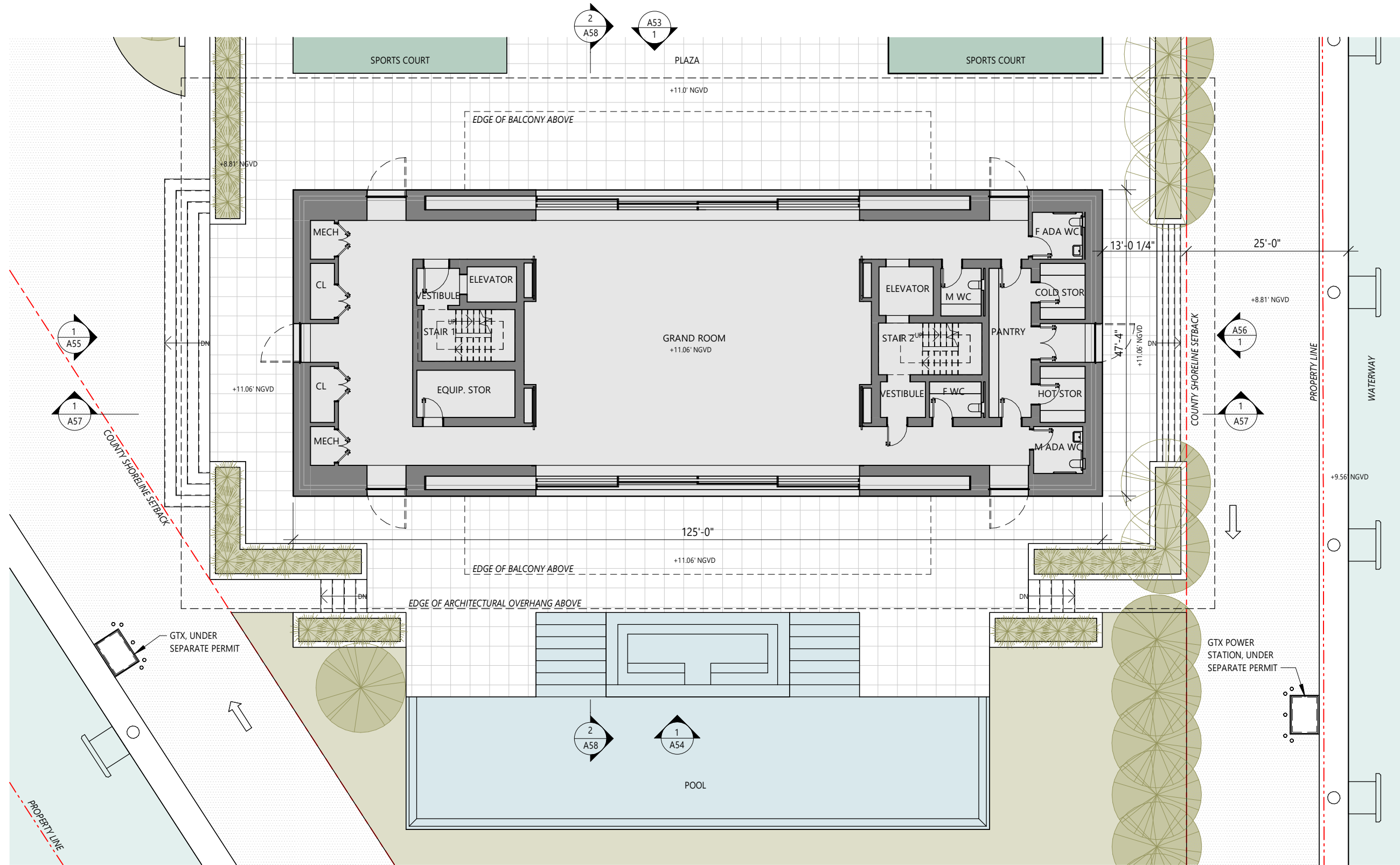
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MARINA PAVILION ROOF  
PLAN



Drawn By  
GS, JK

Dwg. no.

A43



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

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

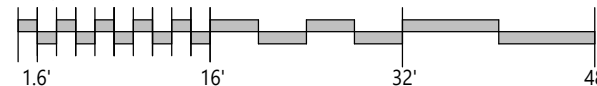
**Landscape Design Architect:**  
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**Civil Engineer:**  
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P: 305.673.2025

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"

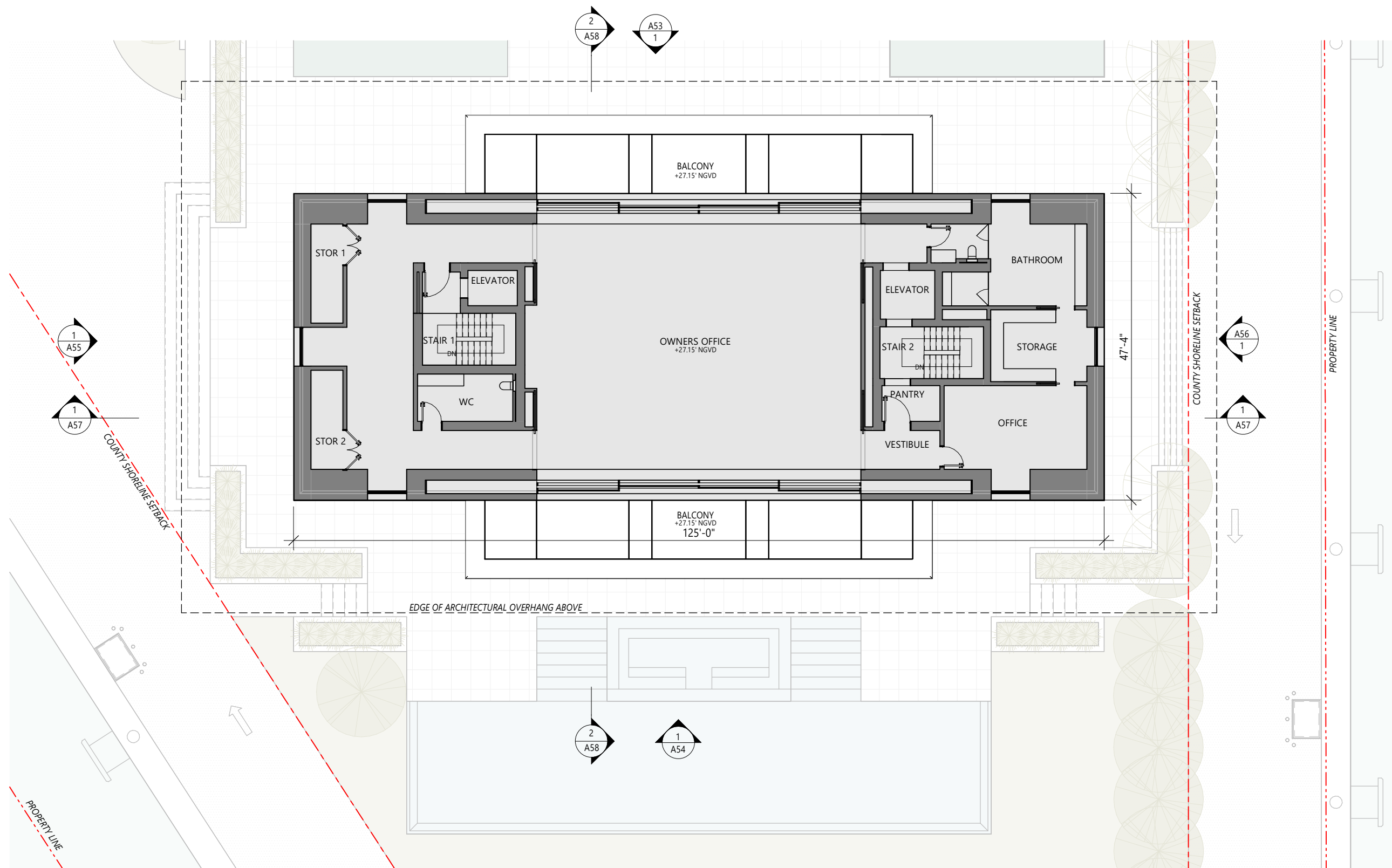
OWNER PAVILION FIRST  
FLOOR PLAN



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

**BMA**  
ARCHITECTS

P: 786.409.4462  
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**Project Management:**  
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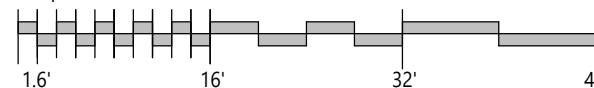
**Landscape Design Architect:**  
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P: 305.673.2025

Graphic Scale: 1 inch = 16 feet



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

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1/16" = 1'-0"

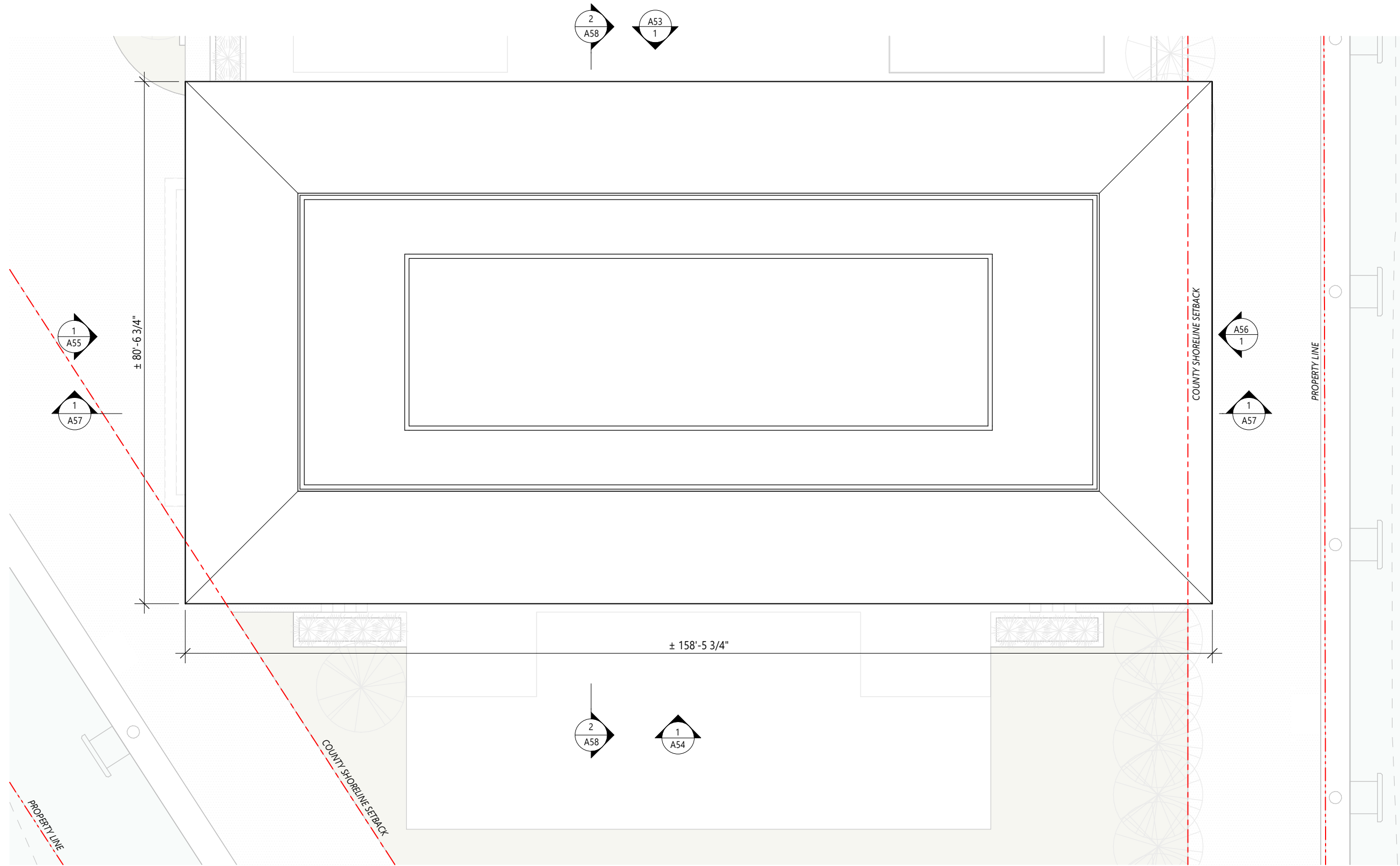
OWNER PAVILION SECOND  
FLOOR PLAN



Drawn By  
GS

Dwg. no.

A51



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

BMA Project No. 2025.05.1

ONE ISLAND PARK



MIAMI BEACH, FL

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ARCHITECTS

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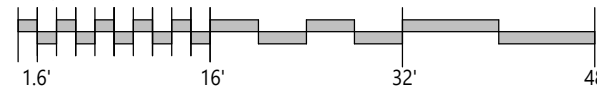
**Landscape Design Architect:**  
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No.	Issue	Date	To
DRB25-1121	09-07-2025 FINAL SUBMITTAL	09/07/2025	MB

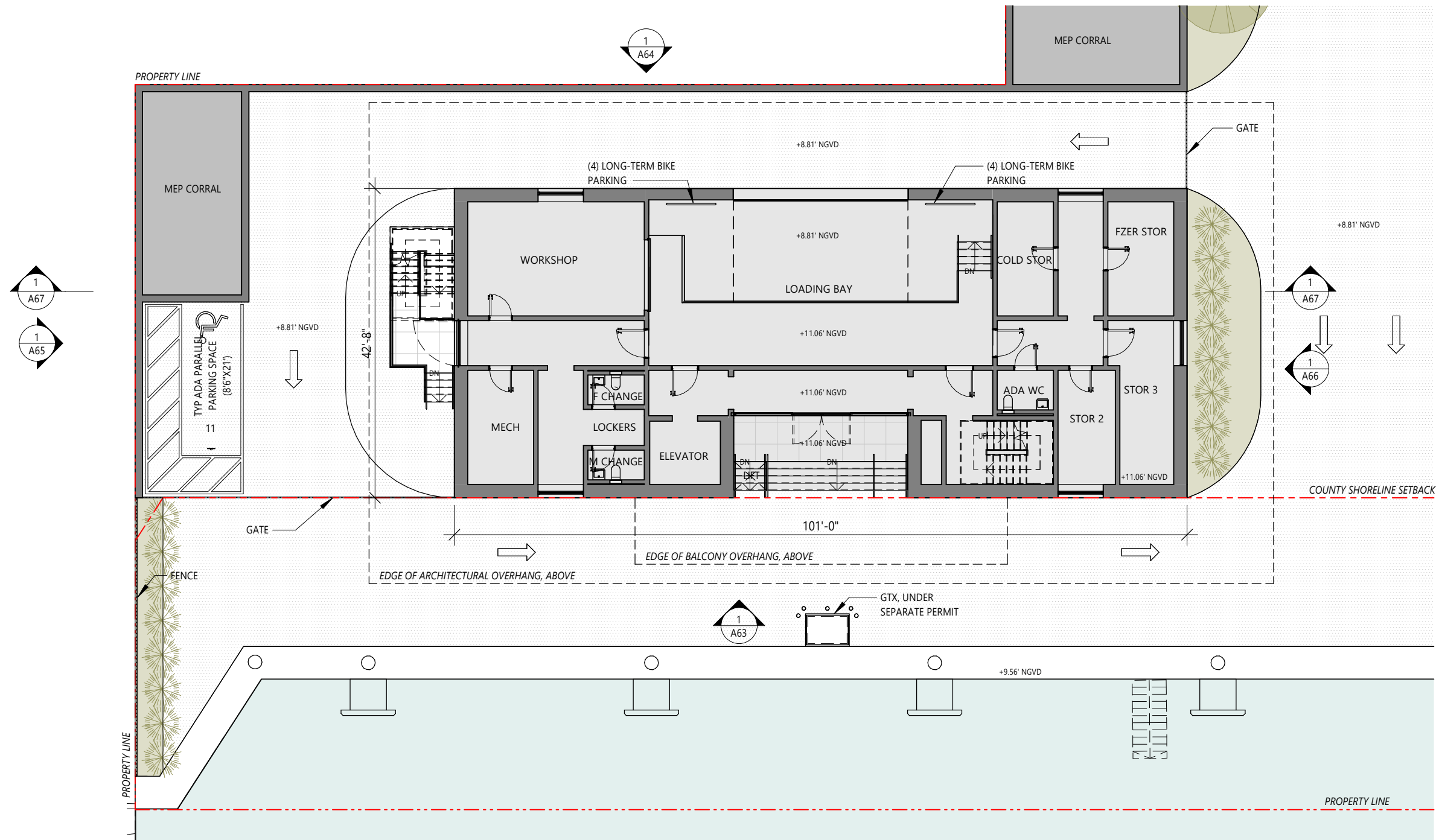
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OWNER PAVILION ROOF PLAN



Drawn By  
GS

Dwg. no.

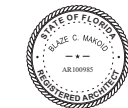
A52



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

BMA Project No. 2025.05.1

ONE ISLAND PARK



MIAMI BEACH, FL



P: 786.409.4462  
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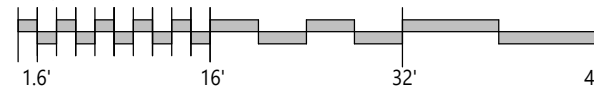
**Landscape Design Architect:**  
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**Civil Engineer:**  
Kimley Horn  
2 Alhambra Plaza, Suite 500  
Coral Gables, FL 33134  
P: 305.673.2025

Graphic Scale: 1 inch = 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"

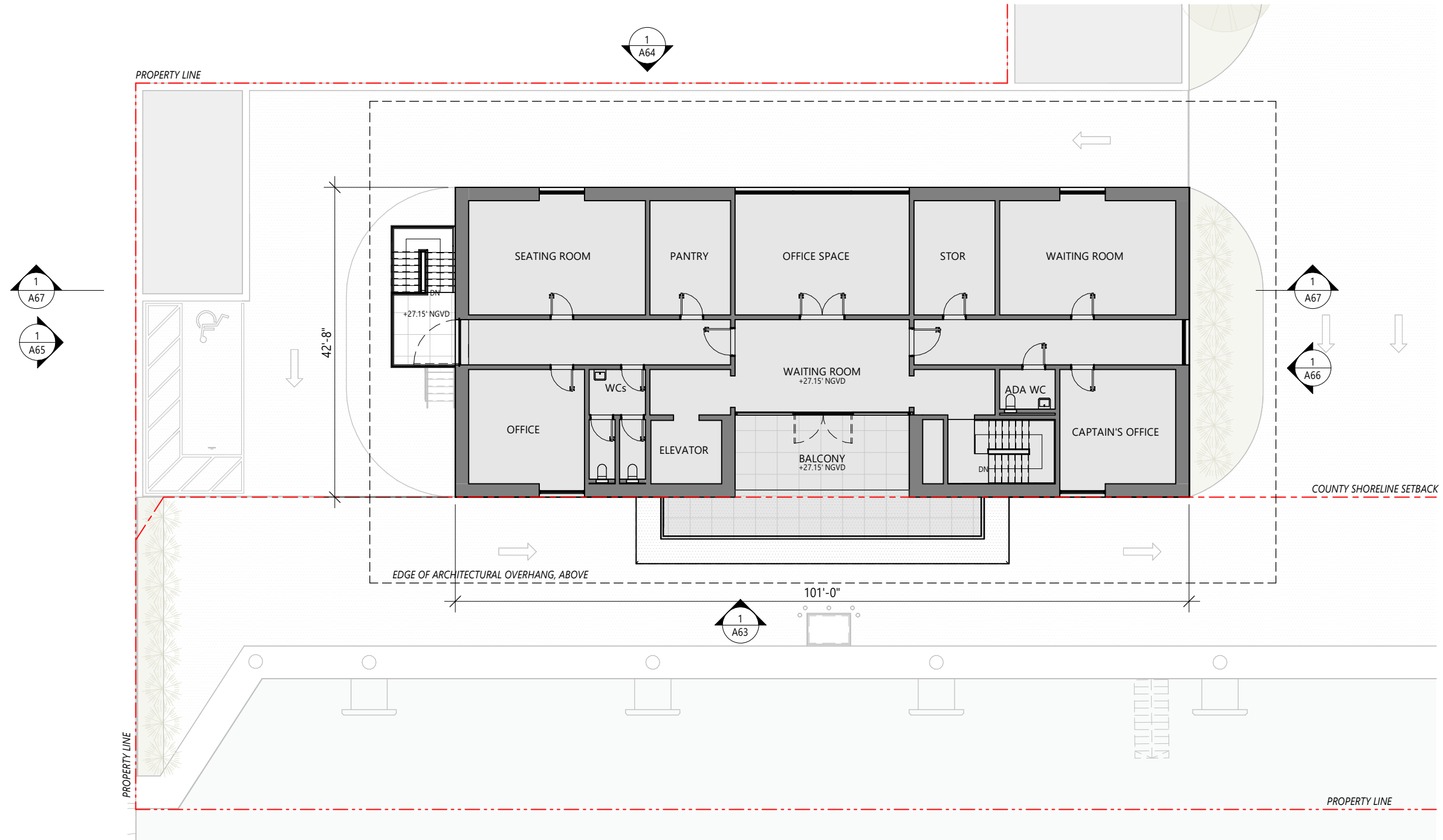
OPERATIONS FIRST FLOOR  
PLAN



Drawn By  
GS

Dwg. no.

A60



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

BMA Project No. 2025.05.1

ONE ISLAND PARK



MIAMI BEACH, FL

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**Structural Engineer:**  
TYLin Group  
32 Old Slip 10th and 17th Floors  
New York, NY 10005  
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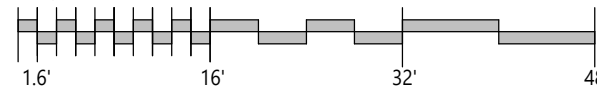
**Landscape Design Architect:**  
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**Landscape Architect of Record:**  
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Miami, FL 33138  
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**Civil Engineer:**  
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Graphic Scale: 1 inch = 16 feet



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DRB25-1121-09-07-2025  
FINAL SUBMITTAL

Scale  
1/16" = 1'-0"

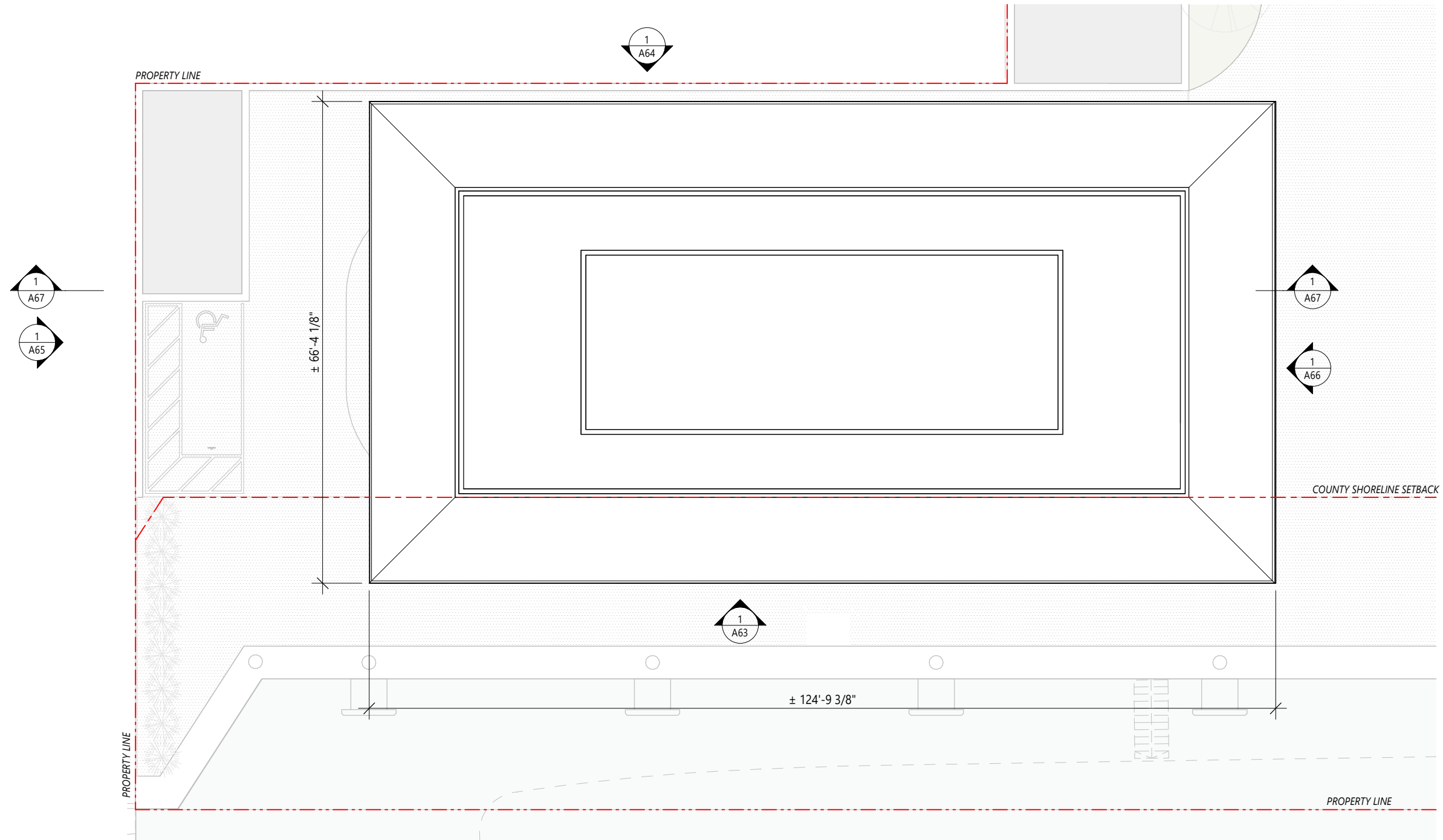
OPERATIONS SECOND FLOOR  
PLAN



Drawn By  
GS

Dwg. no.

A61



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

BMA Project No. 2025.05.1

ONE ISLAND PARK



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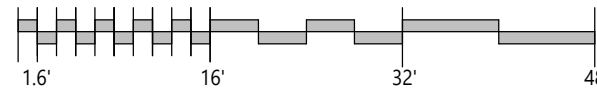
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Graphic Scale: 1 inch = 16 feet



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FINAL SUBMITTAL

Scale  
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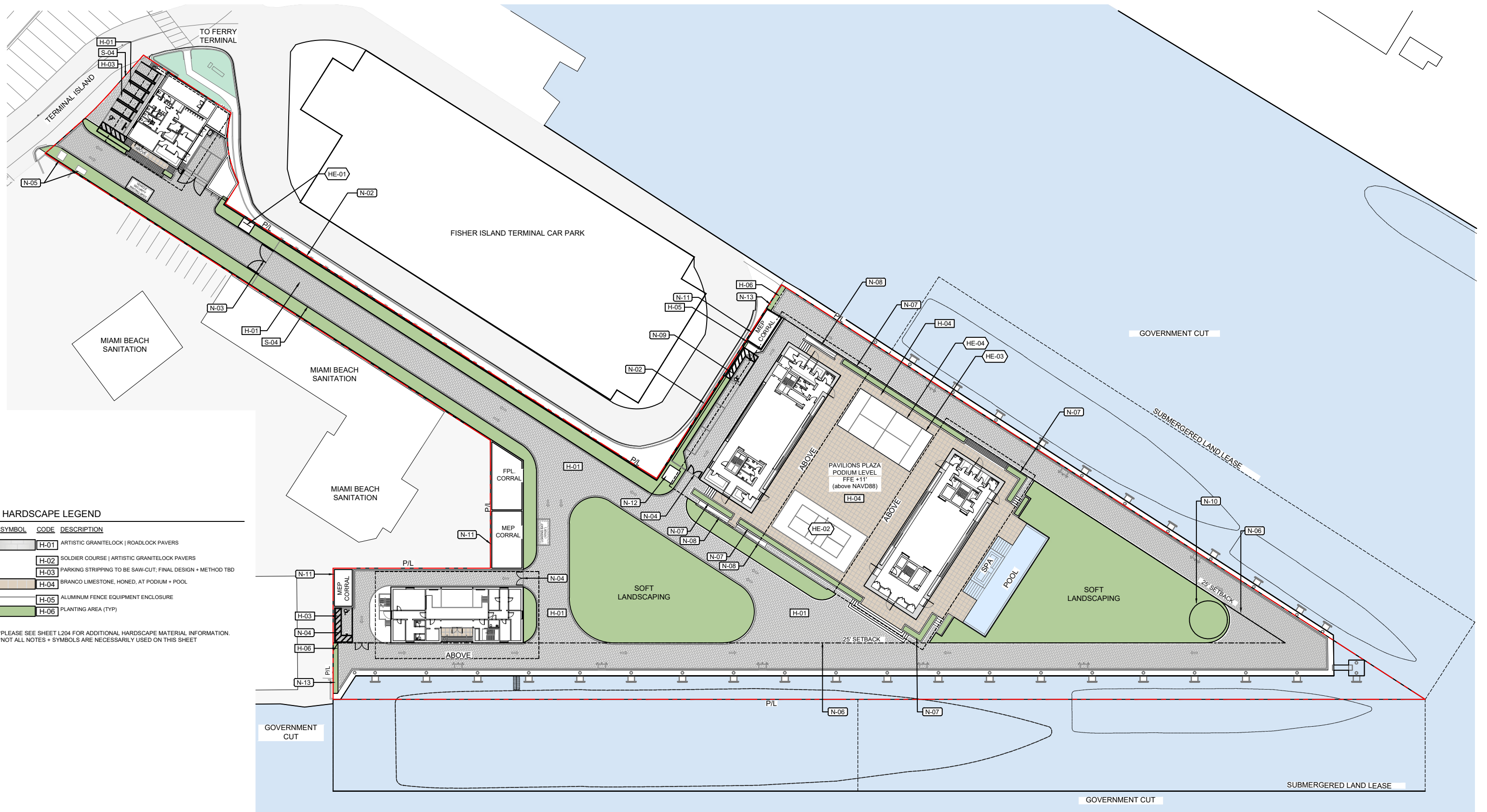
OPERATIONS ROOF PLAN



Drawn By  
GS

Dwg. no.

A62



BMA Project No. 2025.05.1

**ONE ISLAND PARK**

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No.	Issue	Date	Issued to
DRB25-1121	09-07-2025 FINAL SUBMITTAL	09/07/25	

Date/Time Stamp

Scale  
1" = 70'

HARDSCAPE PLAN



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Drawn By

Dwg. no.

**L200**



**TREE LEGEND**

- CODE TREE    REQ: 82    PROP: 107
- STREET TREE    REQ: 6    PROP: 6

**LANDSCAPE CODE REQUIREMENT (PER CHAPTER 4 LANDSCAPE ORDINANCE)**

**CODE TREE REQUIREMENT**  
22 TREES PER ACRE OF NET LOT AREA

	REQUIRED	PROVIDED
TOTAL LOT AREA :	3.71 ACRES	
3.71 ACRES x 22 =	82 CODE TREES	107 CODE TREES
NATIVE TREE REQ. (50% OF CODE TREES)	45 NATIVE TREES	87 NATIVE TREES
TREE SPECIES DIVERSITY:	7 TREE SPECIES	7 SPECIES PROVIDED

**STREET TREE REQUIREMENT**  
• 108 LINEAR FEET / 20 =

	REQUIRED	PROVIDED
	6 STREET TREES	6 STREET TREES

**SHRUB REQUIREMENT**

	REQUIRED	PROVIDED
12 X (82 CODE TREES + 6 STREET TREES) =	1,056 SHRUBS	2,628 SHRUBS
NATIVE SHRUB REQ. (50% OF SHRUBS)	528 NATIVE	1,233 NATIVE
LARGE SHRUBS REQ. (10% OF SHRUBS)	106 LG SHRUBS	164 LG SHRUBS
NATIVE LG SHRUBS REQ. (50% OF SHRUBS)	53 LG NATIVE	107 LG NATIVE
SHRUB SPECIES DIVERSITY:	5 SHRUB SPECIES	5 SPECIES

NOTE: SMALL SHRUBS AND GROUNDCOVERS ARE SHOWN TO ILLUSTRATE DESIGN INTENT. FINAL SPECIES SELECTION AND LAYOUT WILL BE PROVIDED DURING PERMITTING.

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BMA Project No. 2025.05.1

**ONE ISLAND PARK**

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DRB25-1121: 09-07-2025 FINAL SUBMITTAL 09/07/25

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Scale  
1" = 70'

LANDSCAPE PLAN +  
CODE REQUIREMENT

Dwg. no.  
**L300**

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Date/Time Stamp

NATIVE SPANISH STOPPER SHRUBS AND BAYRUM TREES ARRANGED TO CONCEAL THE EQUIPMENT CORRAL

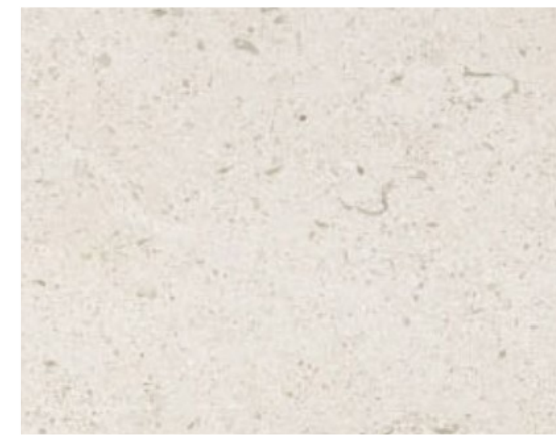


PODOCARPUS SHRUBS AT PODIUM PLANTERS

PR | BAYRUM TREES



EU | NATIVE SPANISH STOPPER



HARDSCAPE MATERIAL USED AT PODIUM



POD | PODOCARPUS SHRUB

PAVILLION RENDERING

BMA Project No. 2025.05.1

ONE ISLAND PARK

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DRB25-1121: 09-07-2025 FINAL SUBMITTAL 09/07/25

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Scale

RENDERING



Drawn By

Dwg. no.

L602

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