

MACARTHUR CAUSEWAY

US COAST GUARD

SOUTH BEACH

PORT OF MIAMI

FISHER ISLAND



128 MACARTHUR CAUSEWAY
AREA: 161,671 SF

BMA Project No. 2025.05.1

ONE ISLAND PARK



MIAMI BEACH, FL

BMA
ARCHITECTS

P: 631.537.7277
3401 N. Miami Ave, Suite 202 Miami, FL 33127

Owner's Representative / PM:
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Design Architect:
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Structural Engineer:
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32 Old Slip 10th and 17th Floors
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Landscape Architect of Record:
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P: 973.691.0602

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

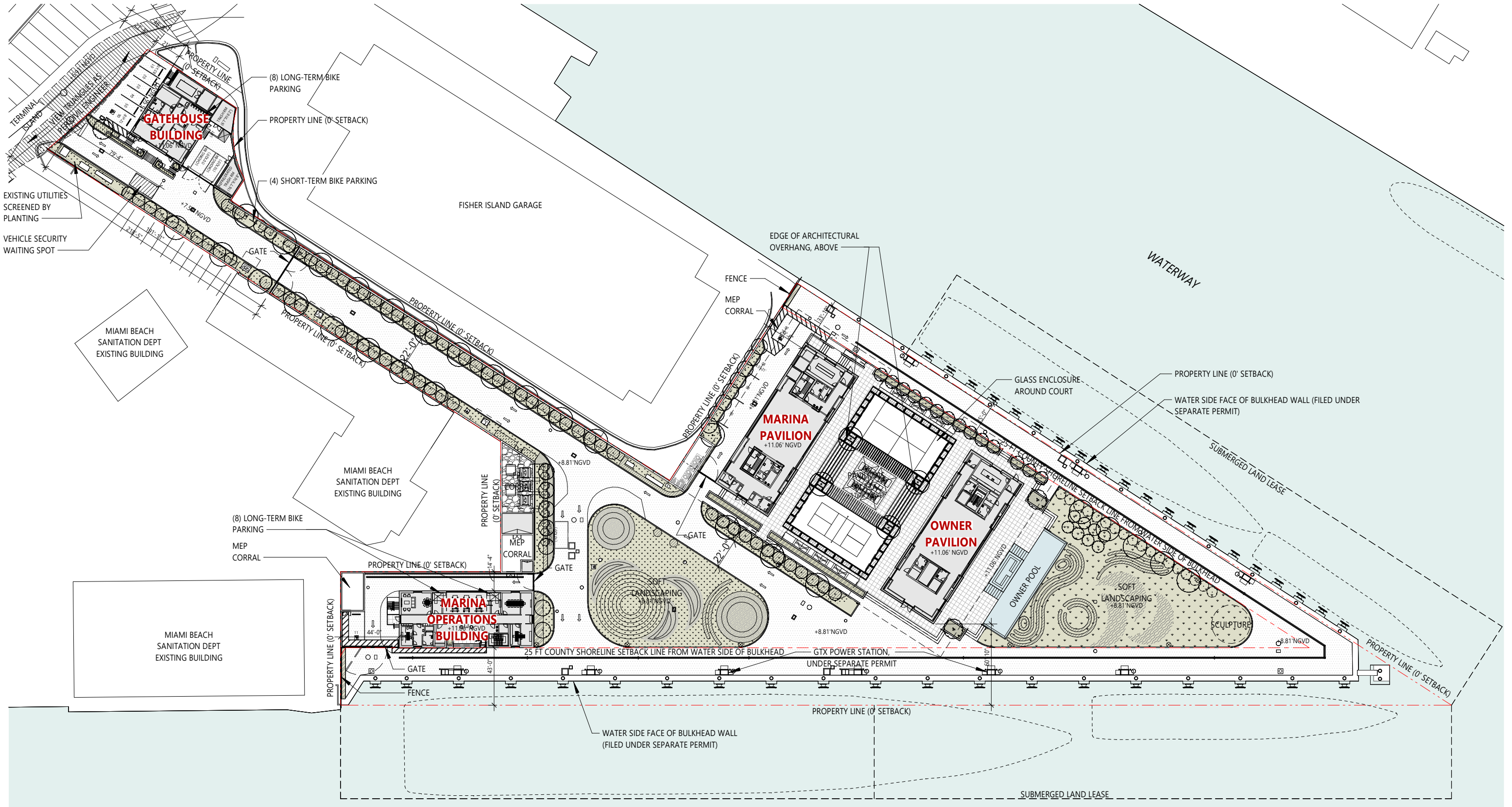
No.	Issue	Date	To
DRB26-1176	04-03-2026 FINAL SUBMITTAL	04/05/26	COMB

Scale
CONTEXT STUDY

Drawn By
JG

Dwg. no.

A08



BMA Project No. 2025.05.1

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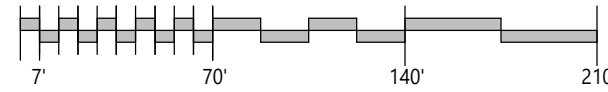
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Graphic Scale: 1 inch = 70 feet



DRB26-1176: 04-03-2026 FINAL SUBMITTAL 04/05/26 COMB
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FINAL SUBMITTAL

Scale
1" = 70'-0"

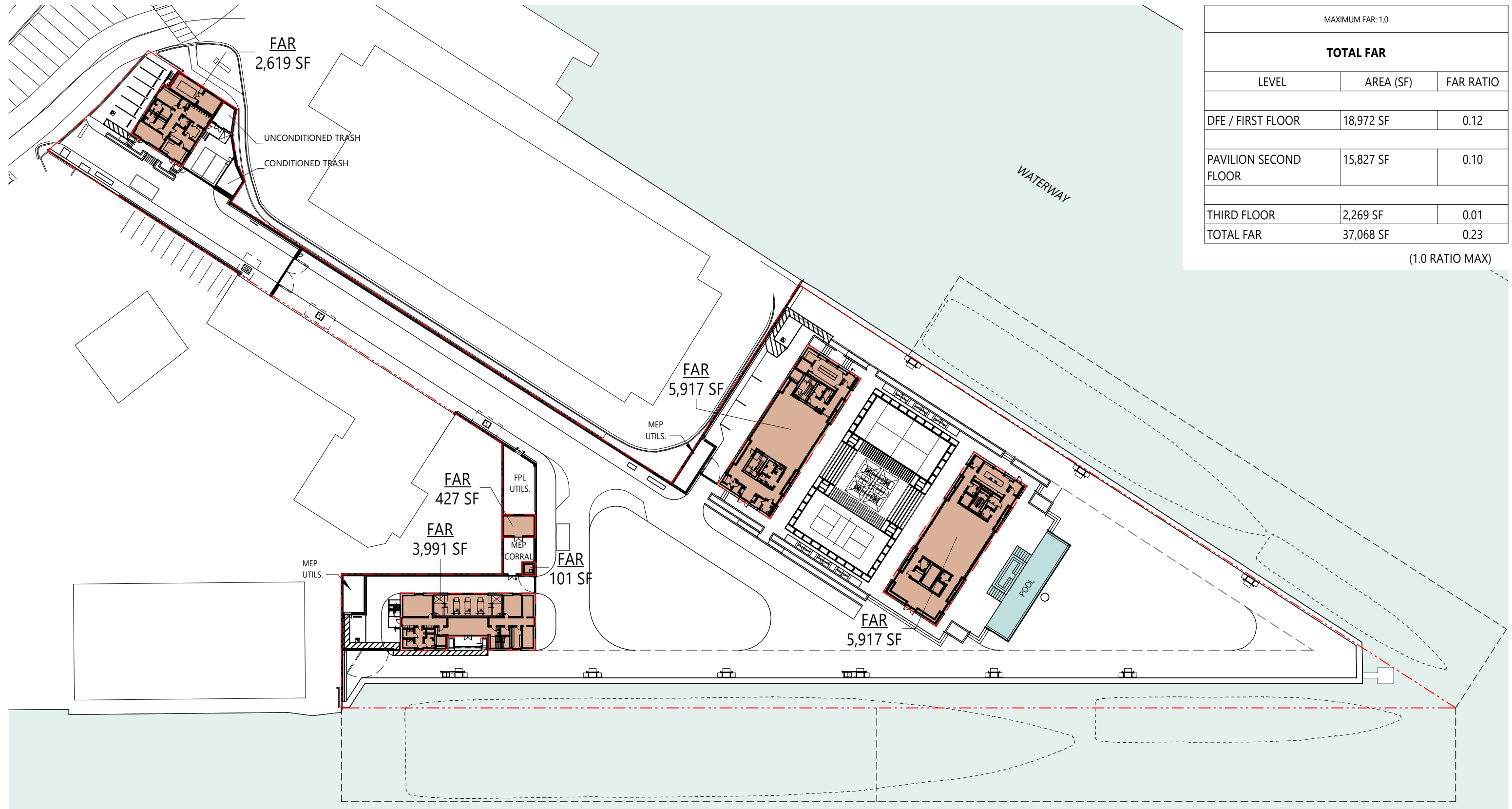
PROPOSED SITE PLAN



Drawn By
JK, JG, GS

Dwg. no.

A20



MAXIMUM FAR: 1.0		
TOTAL FAR		
LEVEL	AREA (SF)	FAR RATIO
DFE / FIRST FLOOR	18,972 SF	0.12
PAVILION SECOND FLOOR	15,827 SF	0.10
THIRD FLOOR	2,269 SF	0.01
TOTAL FAR	37,068 SF	0.23

(1.0 RATIO MAX)

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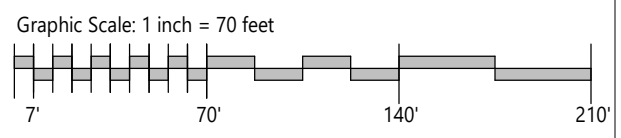
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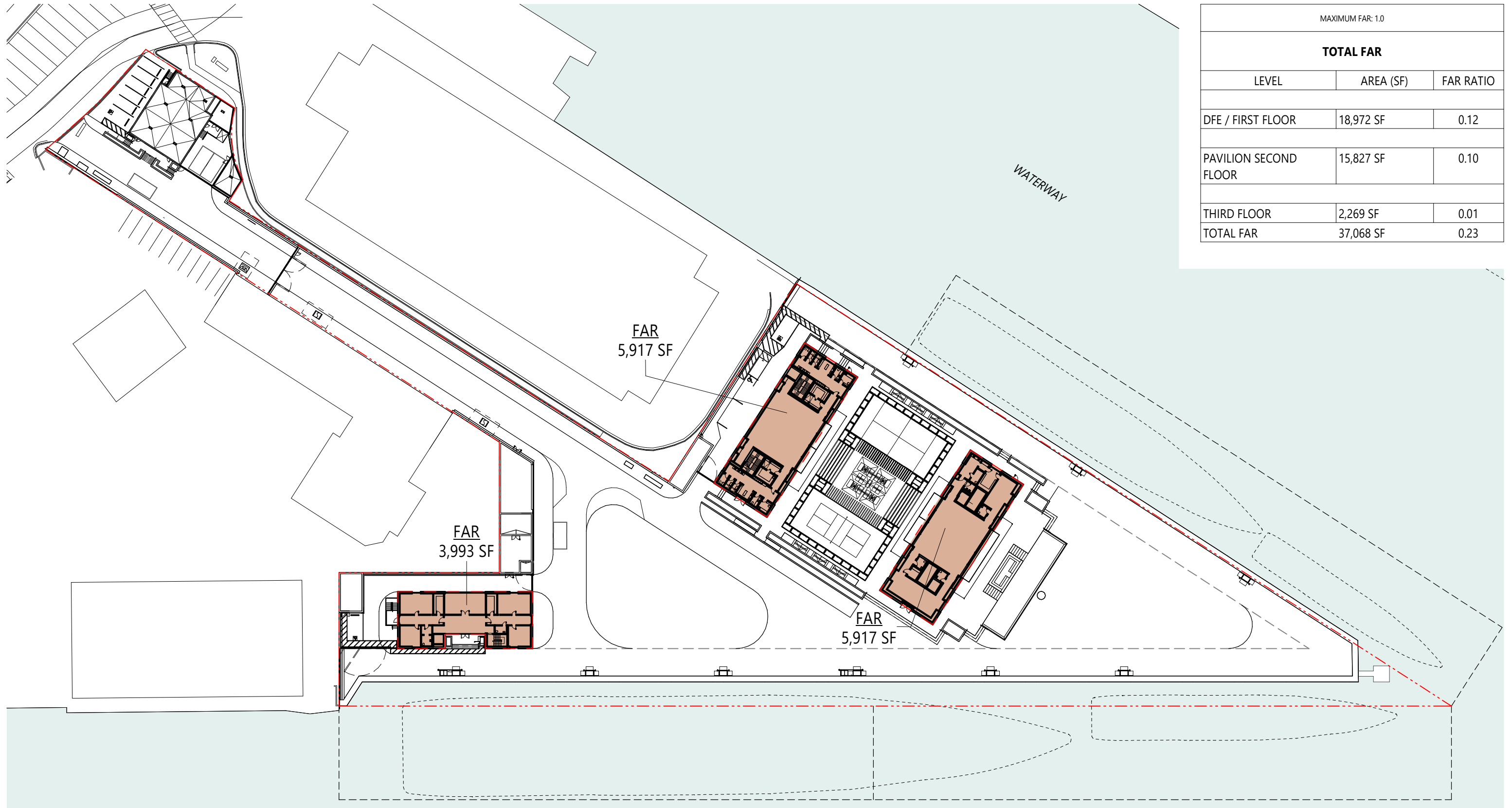
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Scale 1 : 840
FAR FIRST FLOOR
 Dwg. no. **A21**
 Drawn By GS



TOTAL FAR		
LEVEL	AREA (SF)	FAR RATIO
D/E / FIRST FLOOR	18,972 SF	0.12
PAVILION SECOND FLOOR	15,827 SF	0.10
THIRD FLOOR	2,269 SF	0.01
TOTAL FAR	37,068 SF	0.23

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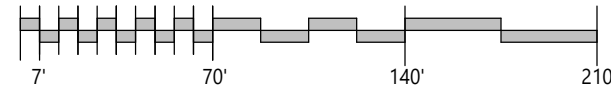
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Graphic Scale: 1 inch = 70 feet



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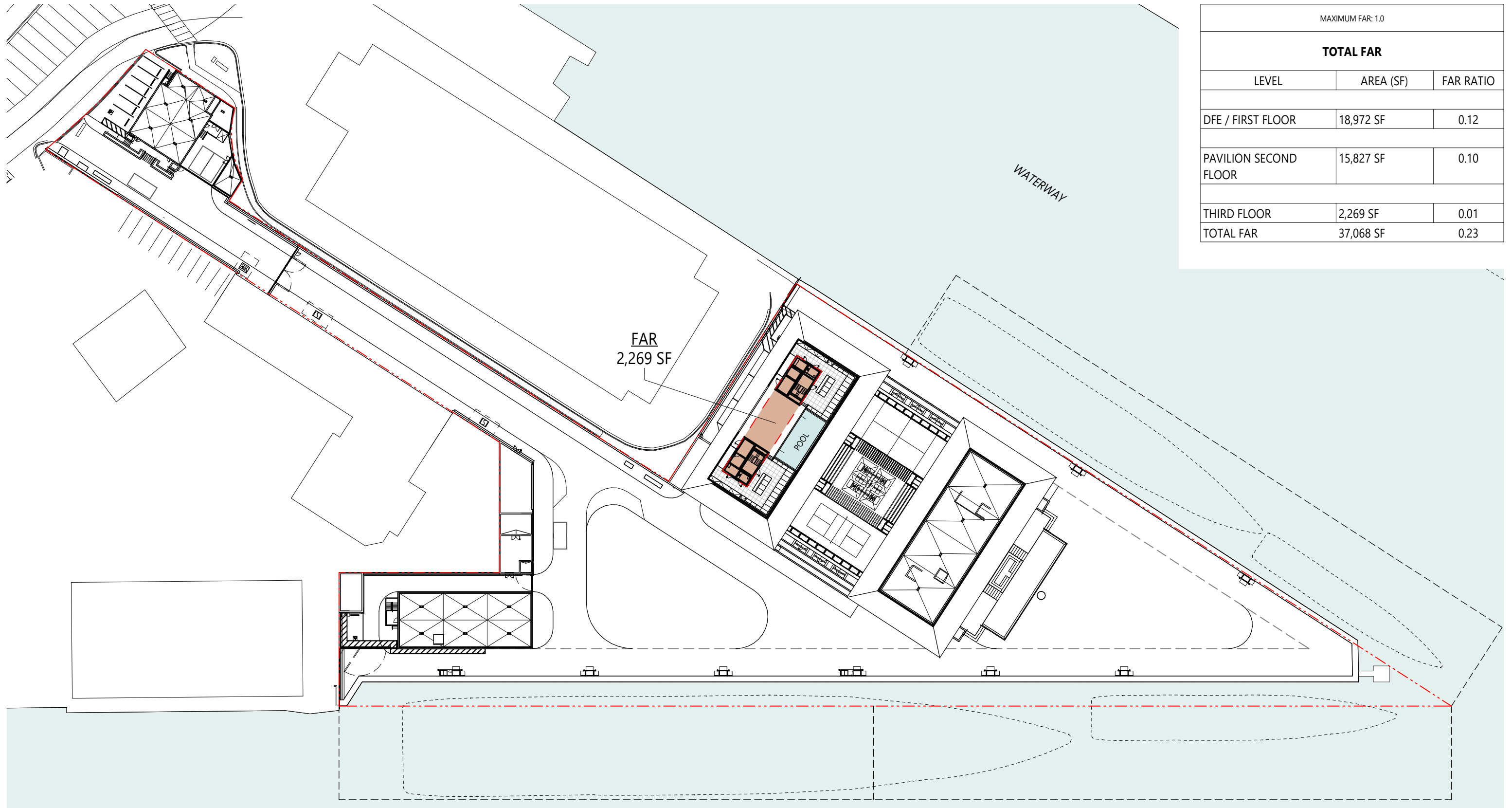
FAR SECOND FLOOR



Drawn By
GS

Dwg. no.

A22



MAXIMUM FAR: 1.0		
TOTAL FAR		
LEVEL	AREA (SF)	FAR RATIO
D/E / FIRST FLOOR	18,972 SF	0.12
PAVILION SECOND FLOOR	15,827 SF	0.10
THIRD FLOOR	2,269 SF	0.01
TOTAL FAR	37,068 SF	0.23

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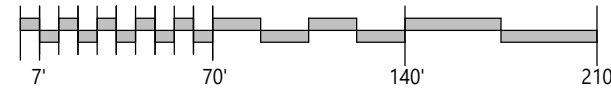
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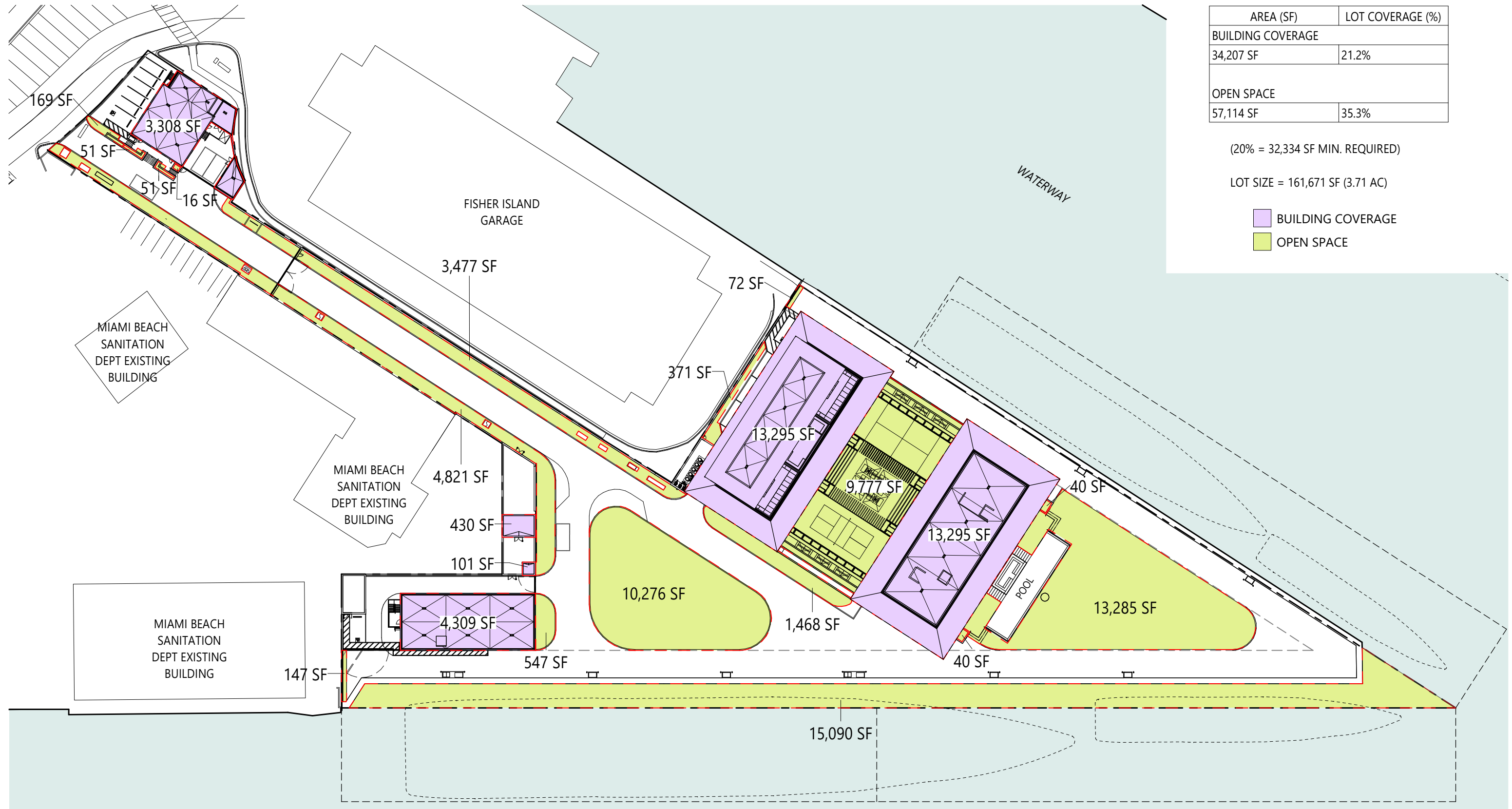
FAR THIRD FLOOR



Drawn By
GS

Dwg. no.

A23



AREA (SF)	LOT COVERAGE (%)
BUILDING COVERAGE	
34,207 SF	21.2%
OPEN SPACE	
57,114 SF	35.3%

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

LOT SIZE = 161,671 SF (3.71 AC)

BUILDING COVERAGE
 OPEN SPACE

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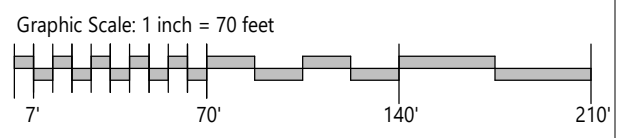
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Scale: 1 : 840

OPEN SPACE DIAGRAM

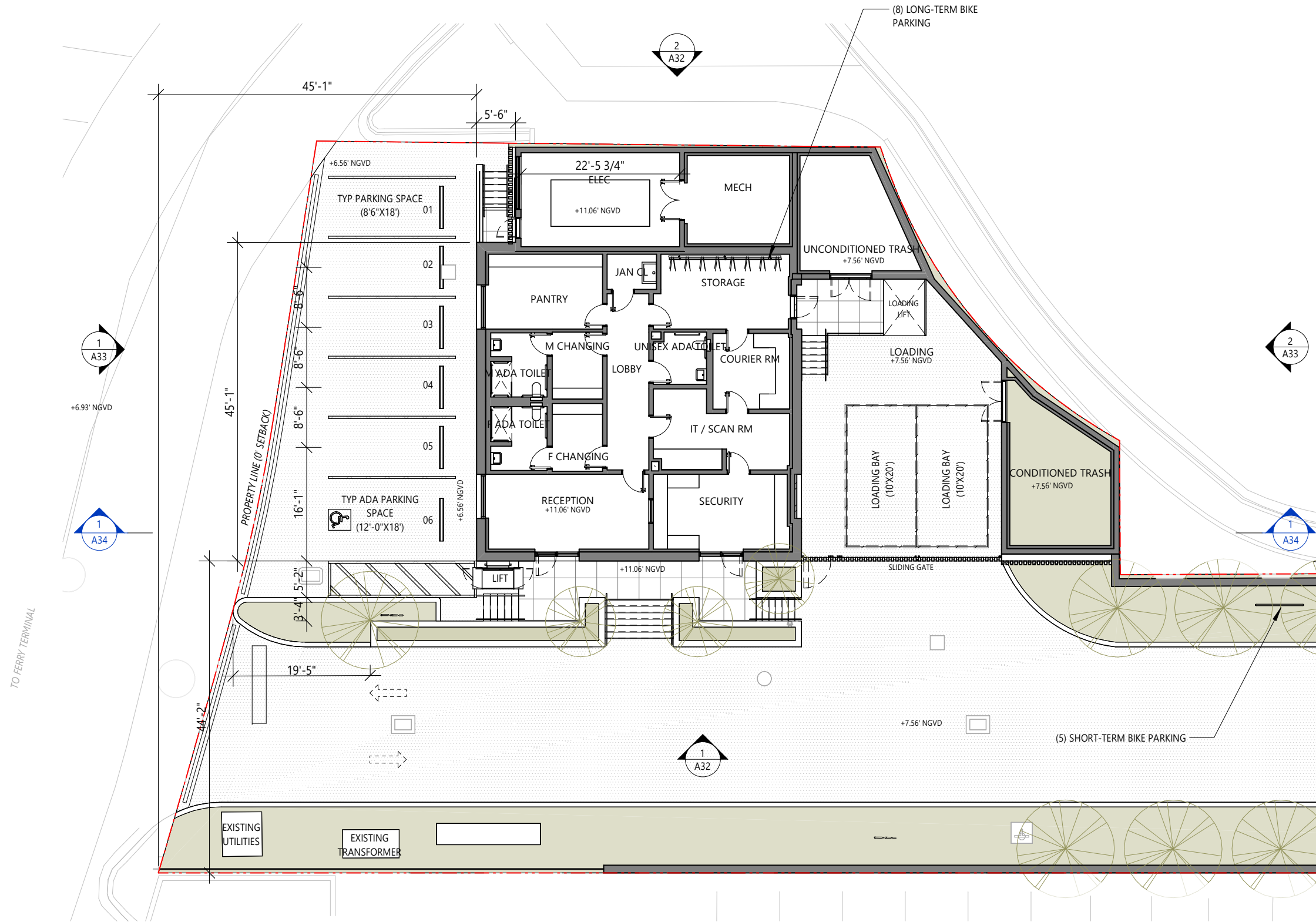
DRB26-1176: 04-03-2026 FINAL SUBMITTAL

Scale: 1 : 840

Drawn By: GS

Dwg. no. **A24**

PROPOSED



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

BMA Project No. 2025.05.1

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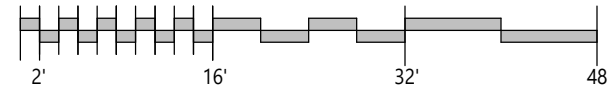
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Graphic Scale: 1 inch = 16 feet



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DRB26-1176: 04-03-2026
FINAL SUBMITTAL

Scale
1/16" = 1'-0"
GATEHOUSE FIRST FLOOR
PLAN

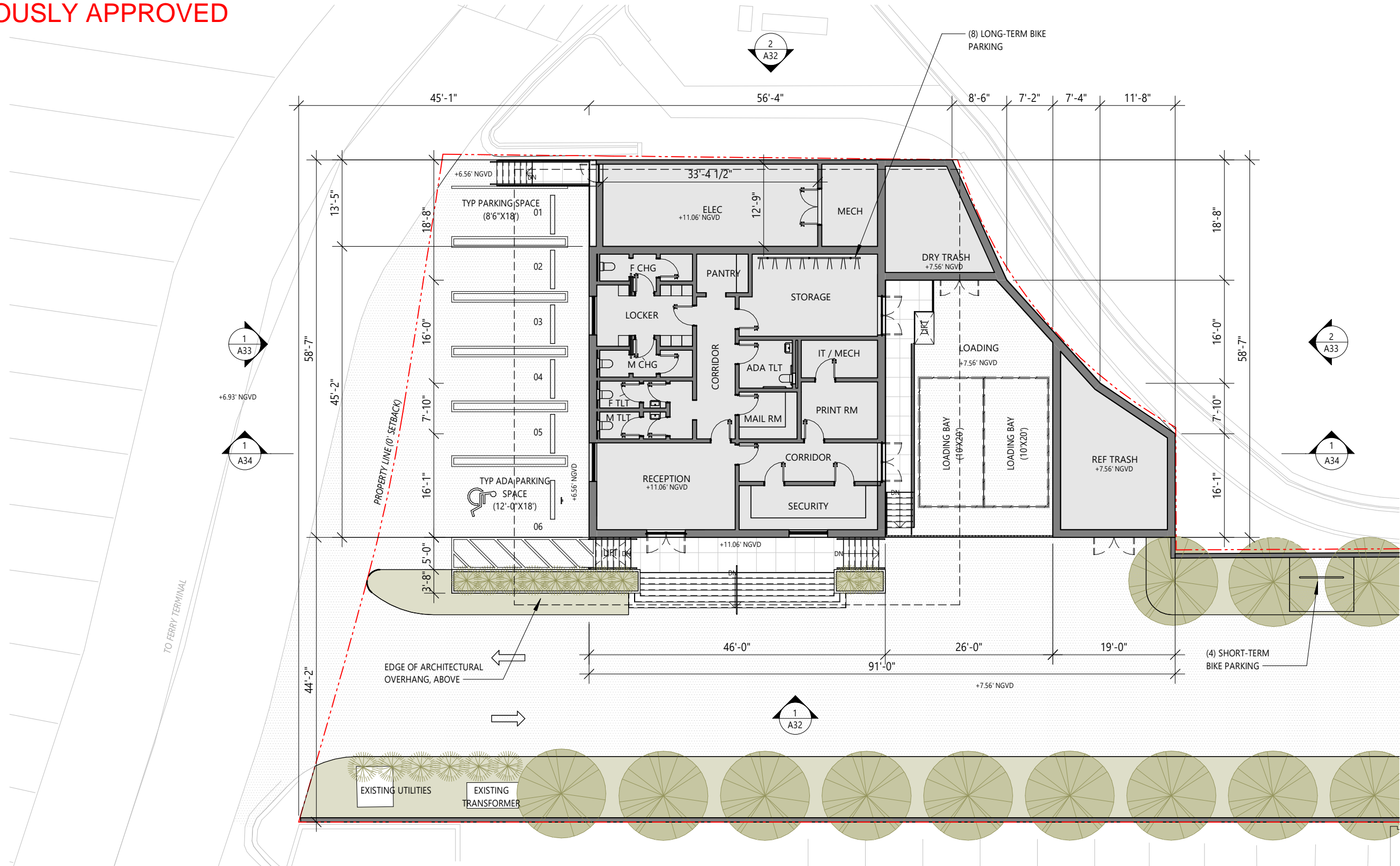


Drawn By
JG, GS

Dwg. no.

A30

PREVIOUSLY APPROVED



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

BMA Project No. 2025.05.1



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

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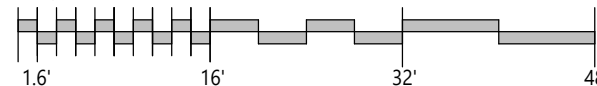
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Scale
1/16" = 1'-0"

GATEHOUSE FIRST FLOOR
PLAN

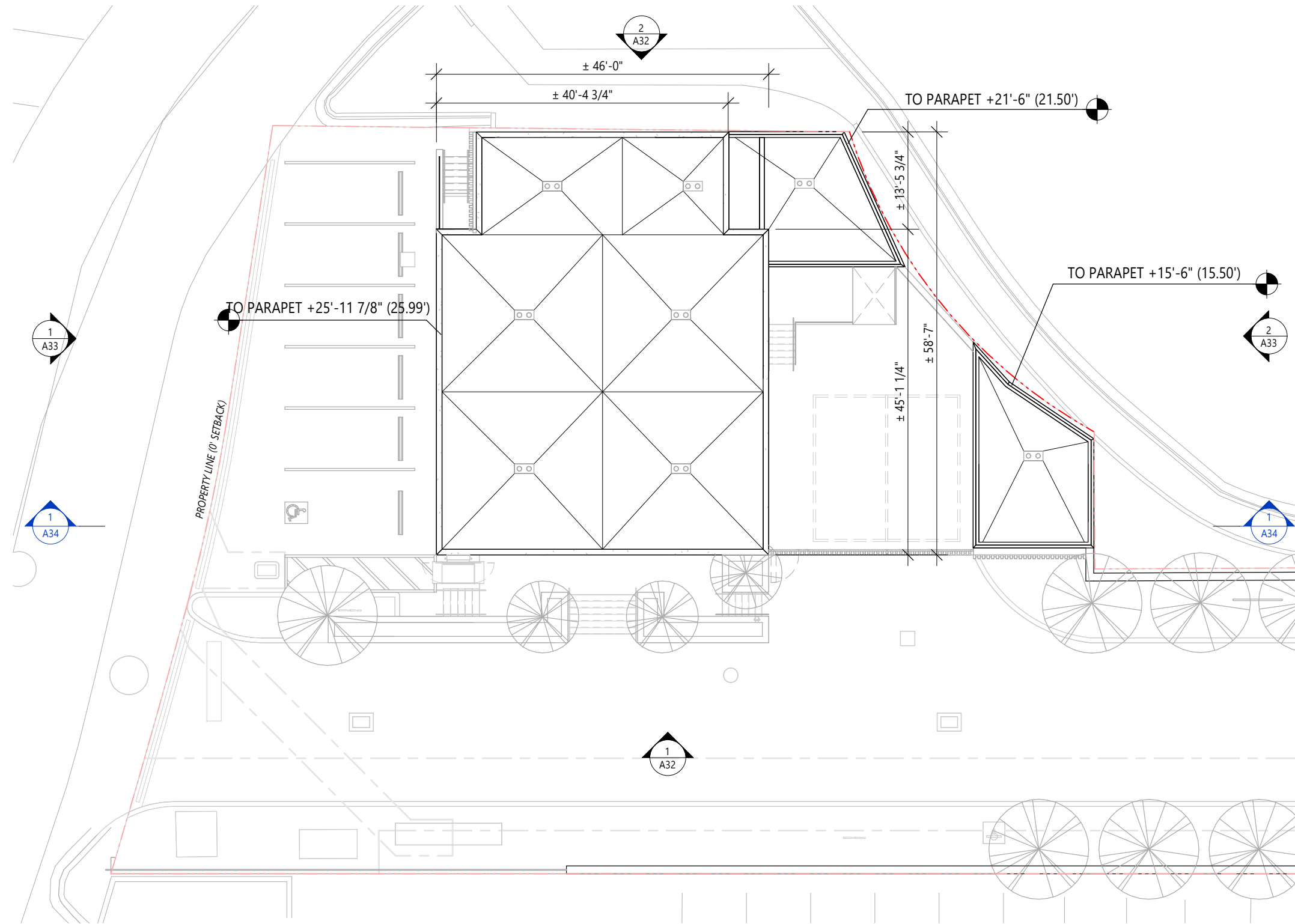


Drawn By
JG, GS

Dwg. no.

A30

PROPOSED



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

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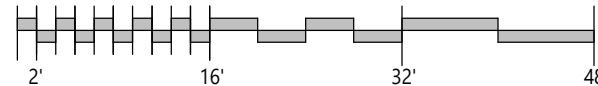
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GATEHOUSE ROOF PLAN

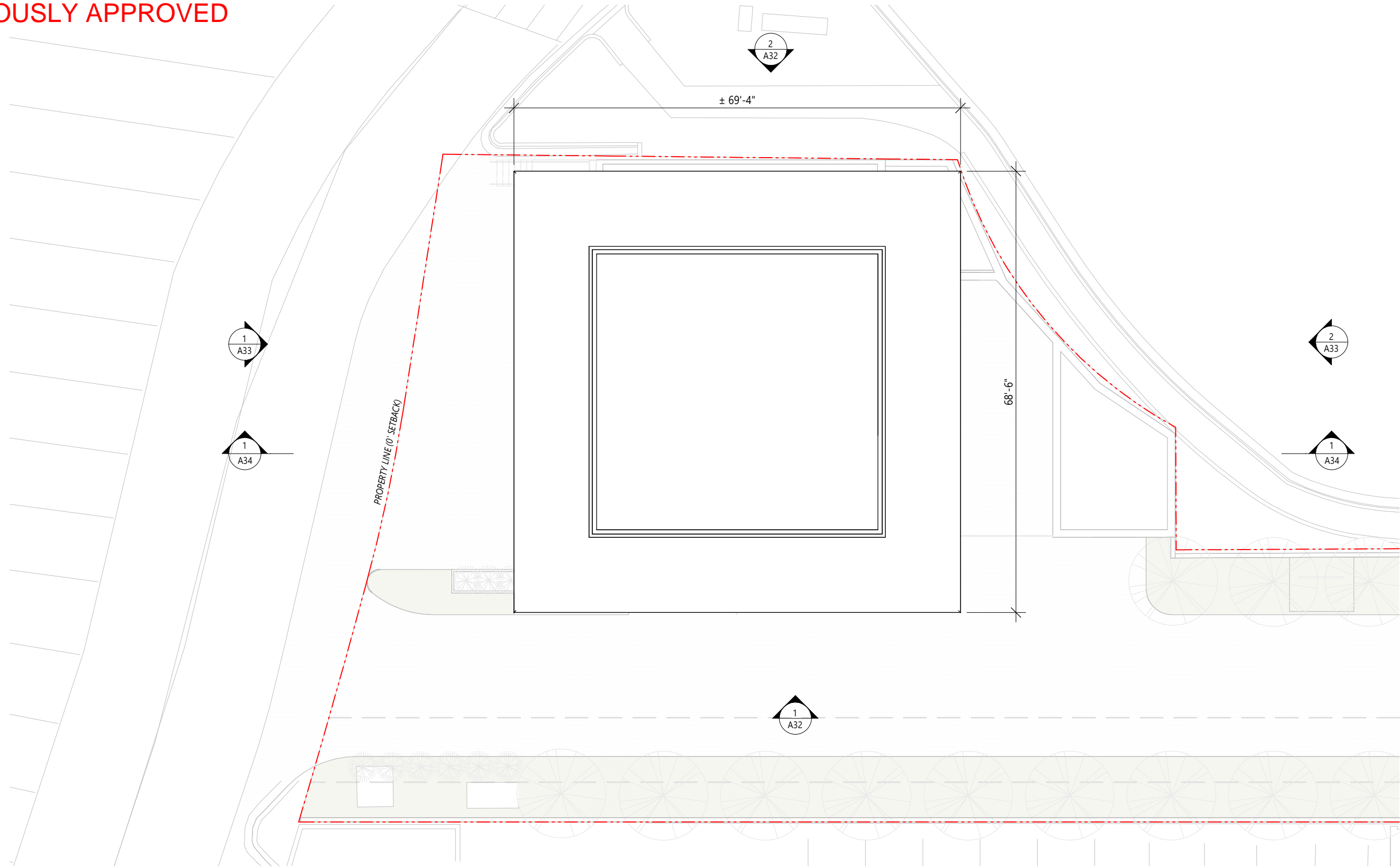


Drawn By
JG

Dwg. no.

A31

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

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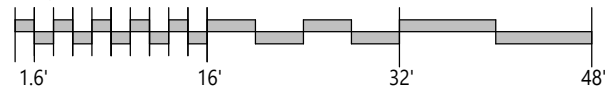
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GATEHOUSE ROOF PLAN

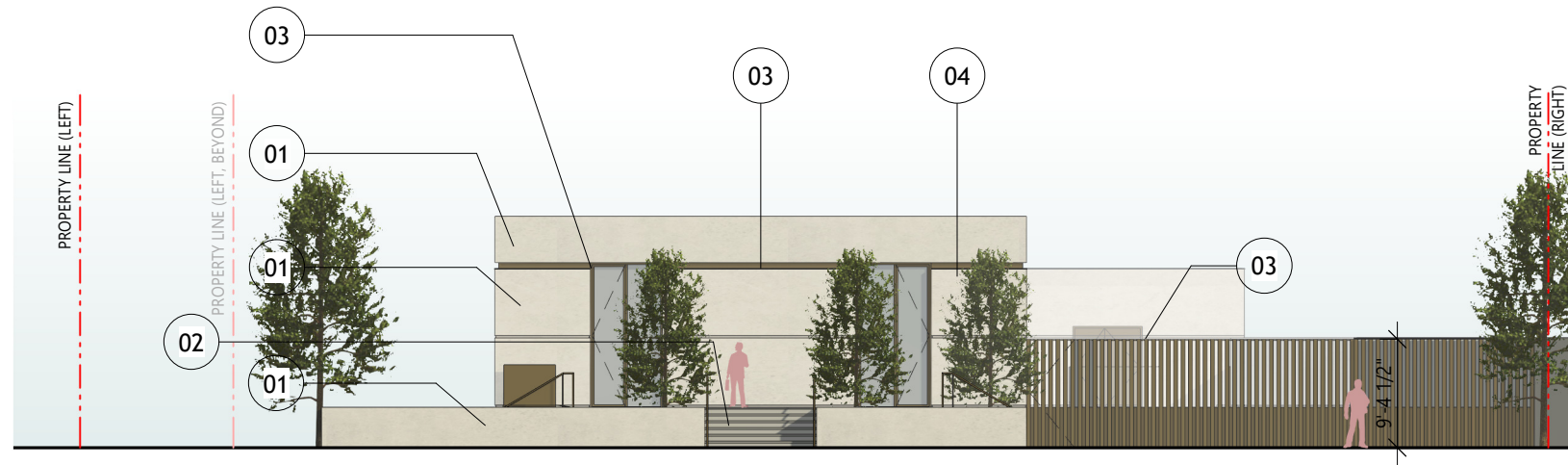


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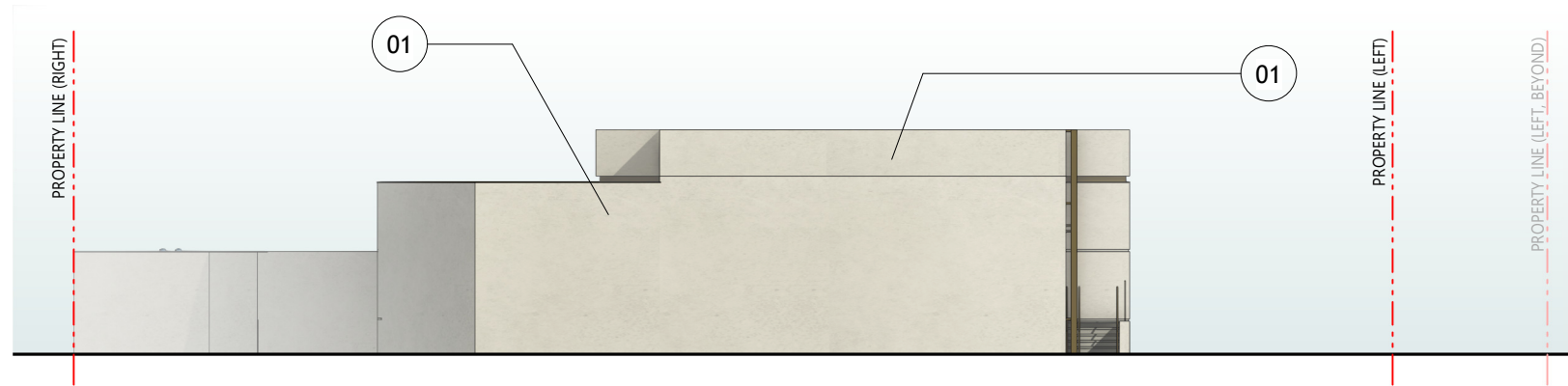
A31

PROPOSED



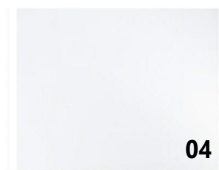
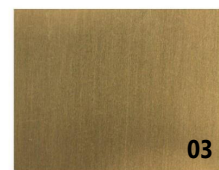
14'-10"	GATEHOUSE TO ROOF PARAPET - 27.56' NGVD29 (26.00' NAVD88)	
	GATEHOUSE TO ROOF SLAB - 25.90' NGVD29 (24.33' NAVD88)	
	DFE / FIRST FLOOR - 11.06' NGVD29 (9.50' NAVD88)	
	BFE - 10.00' NGVD29 (8.44' NAVD88)	
	NGVD29 ZERO DATUM - 0.00' NGVD29 (-1.56' NAVD88)	

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



14'-10"	GATEHOUSE TO ROOF PARAPET - 27.56' NGVD29 (26.00' NAVD88)	
	GATEHOUSE TO ROOF SLAB - 25.90' NGVD29 (24.33' NAVD88)	
	DFE / FIRST FLOOR - 11.06' NGVD29 (9.50' NAVD88)	
	BFE - 10.00' NGVD29 (8.44' NAVD88)	
	NGVD29 ZERO DATUM - 0.00' NGVD29 (-1.56' NAVD88)	

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



MATERIAL LEGEND - GATEHOUSE

- 01 STUCCO FINISH TO MATCH LA PERLA STONE, AT EXTERIOR WALLS
- 02 BRANCO CLASSICO LIMESTONE, AT EXTERIOR FLOOR, STAIRS, RAMPS, & OWNER'S POOL
- 03 BRONZE METAL ACCENT, PEARL GOLD (RAL 1036) METAL FINISH TO DOORS, WINDOW FRAMES & GATES
- 04 CLEAR, NON-TINTED, LOW-IRON GLASS W/ LAYER OF UV PROTECTION

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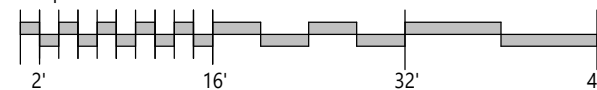
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Scale
1/16" = 1'-0"

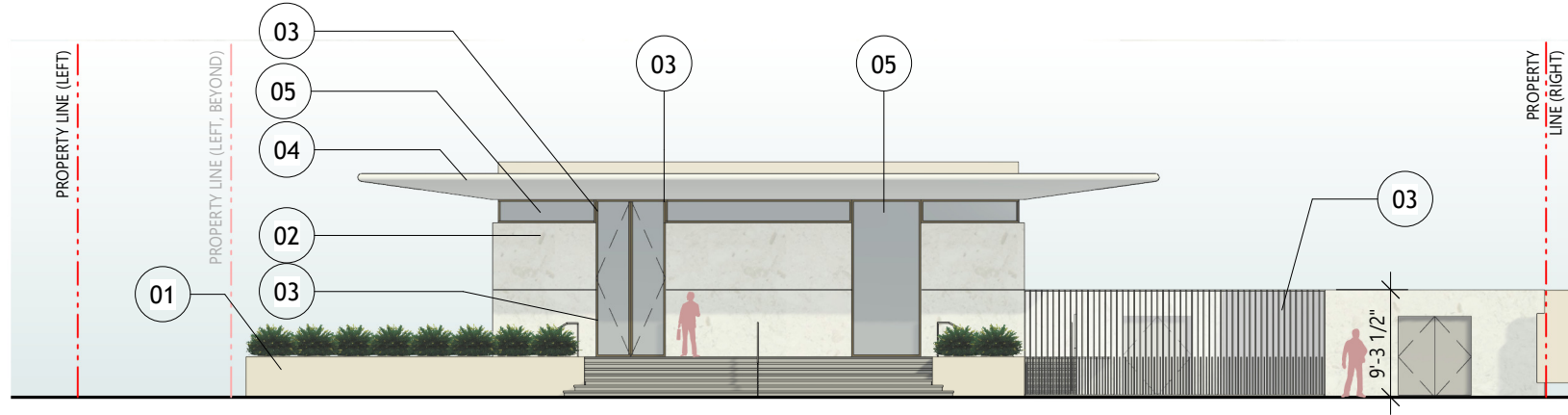
GATEHOUSE FRONT & REAR
ELEVATIONS

Drawn By
GS

Dwg. no.

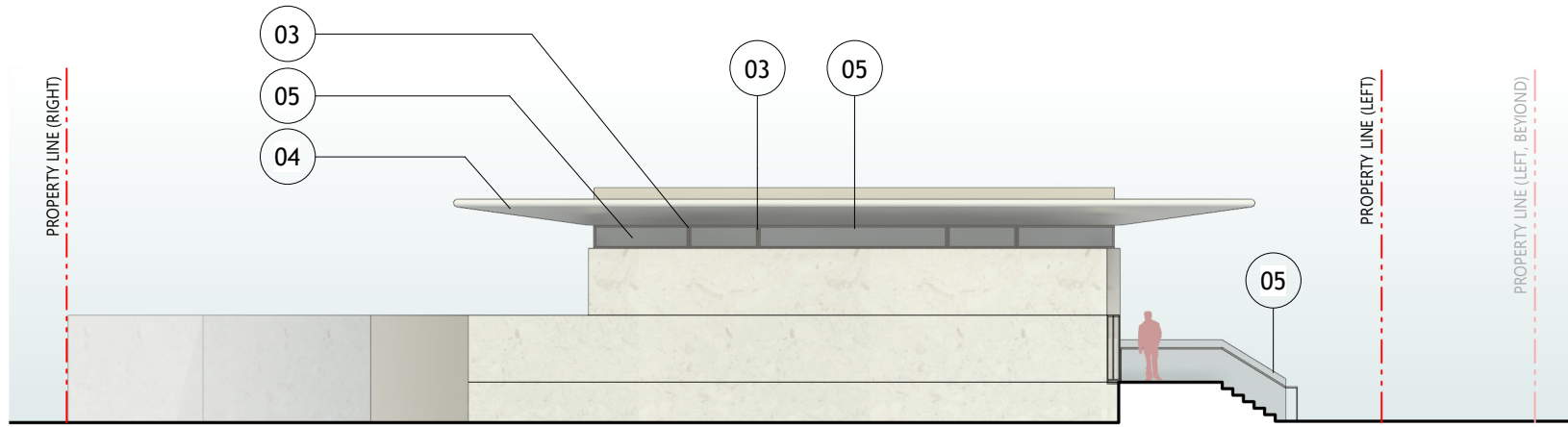
A32

PREVIOUSLY APPROVED



TO ROOF PARAPET (GATEHOUSE) - 27.90' NGVD29 (26.33' NAVD88)	
GH TO ROOF - 26.90' NGVD29 (25.33' NAVD88)	
DFE / FIRST FLOOR - 11.06' NGVD29 (9.50' NAVD88)	
BFE - 10.00' NGVD29 (8.44' NAVD88)	
GH GRADE - 7.56' NGVD29 (6.00' NAVD88)	
NGVD29 ZERO DATUM - 0.00' NGVD29 (-1.56' NAVD88)	

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



TO ROOF PARAPET (GATEHOUSE) - 27.90' NGVD29 (26.33' NAVD88)	
GH TO ROOF - 26.90' NGVD29 (25.33' NAVD88)	
DFE / FIRST FLOOR - 11.06' NGVD29 (9.50' NAVD88)	
BFE - 10.00' NGVD29 (8.44' NAVD88)	
GH GRADE - 7.56' NGVD29 (6.00' NAVD88)	
NGVD29 ZERO DATUM - 0.00' NGVD29 (-1.56' NAVD88)	

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



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

BMA Project No. 2025.05.1

ONE ISLAND PARK

Blaze Makoid
REGISTERED ARCHITECT
STATE OF FLORIDA
ARCHITECTURE
No. 12025040200001
Date: 2025.04.02 10:20:00-04'00'

MIAMI BEACH, FL

BMA ARCHITECTS

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Suite 710 Jupiter, FL 33477
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Design Architect:
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Parklife House, 133 Deodar Road
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P: +44 (0) 20 8392 8400

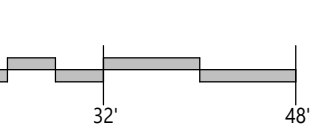
Structural Engineer:
TYLin Group
32 Old Slip 10th and 17th Floors
New York, NY 10005
P: 212.228.0662

Landscape Design Architect:
Wirtz International Landscape Architects
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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



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

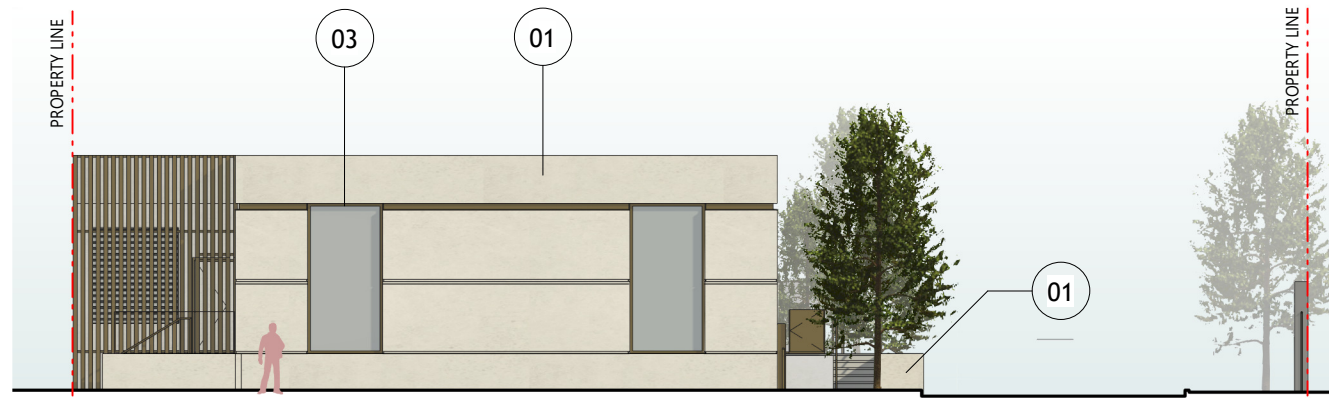
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GATEHOUSE FRONT & REAR ELEVATIONS

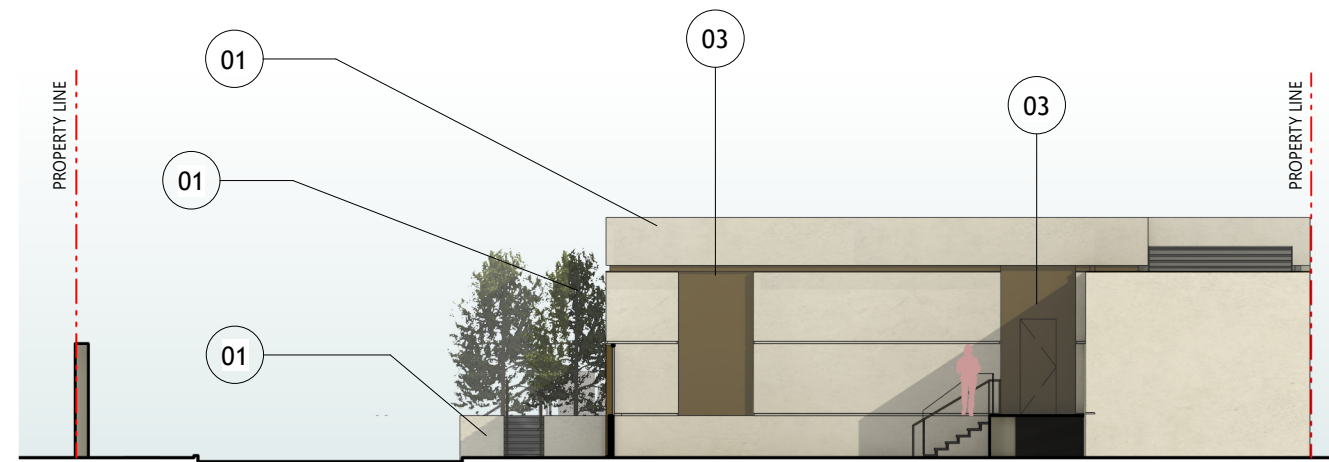
Drawn By: GS

Dwg. no. **A32**

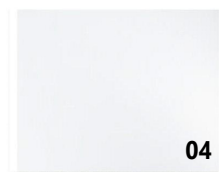
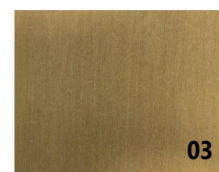
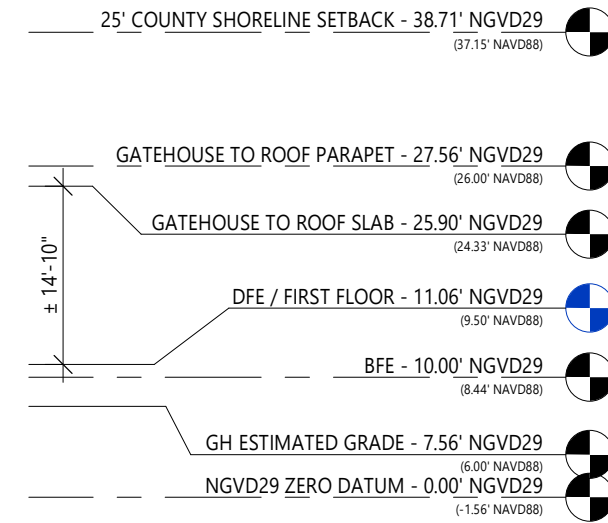
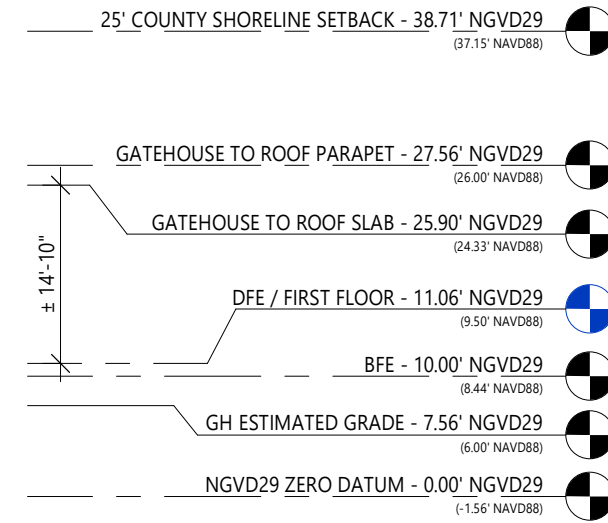
PROPOSED



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



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



MATERIAL LEGEND - GATEHOUSE

- 01 STUCCO FINISH TO MATCH LA PERLA STONE, AT EXTERIOR WALLS
- 02 BRANCO CLASSICO LIMESTONE, AT EXTERIOR FLOOR, STAIRS, RAMPS, & OWNER'S POOL
- 03 BRONZE METAL ACCENT, PEARL GOLD (RAL 1036) METAL FINISH TO DOORS, WINDOW FRAMES & GATES
- 04 CLEAR, NON-TINTED, LOW-IRON GLASS W/ LAYER OF UV PROTECTION

BMA Project No. 2025.05.1

ONE ISLAND PARK



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Structural Engineer:
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P: 212.228.0662

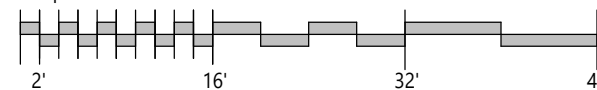
Landscape Design Architect:
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Botermeeldijk 464 2900 Schoten België
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P: 305.673.2025

Graphic Scale: 1 inch = 16 feet



DRB26-1176: 04-03-2026 FINAL SUBMITTAL 04/05/26 COMB
No. Issue Date To

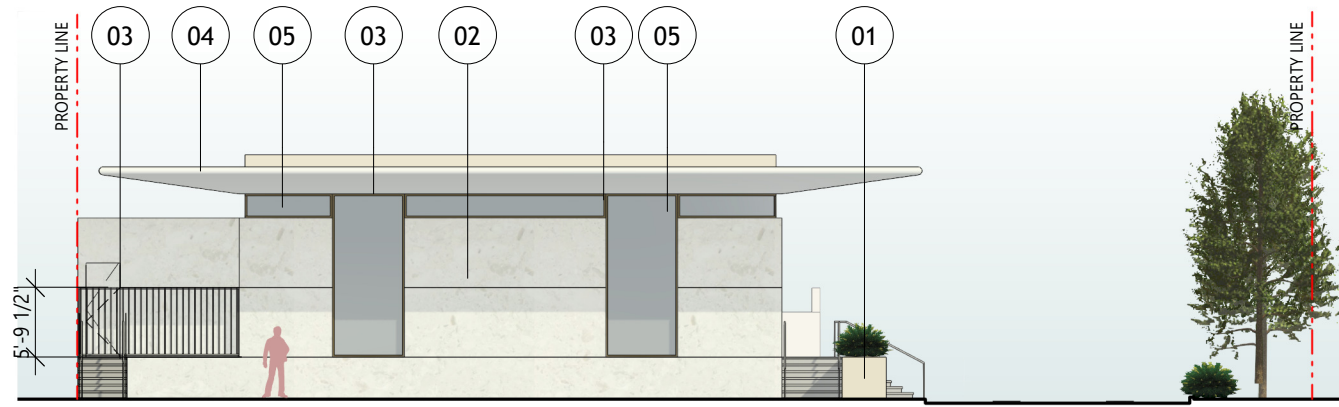
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1/16" = 1'-0"

GATEHOUSE LEFT & RIGHT
ELEVATIONS

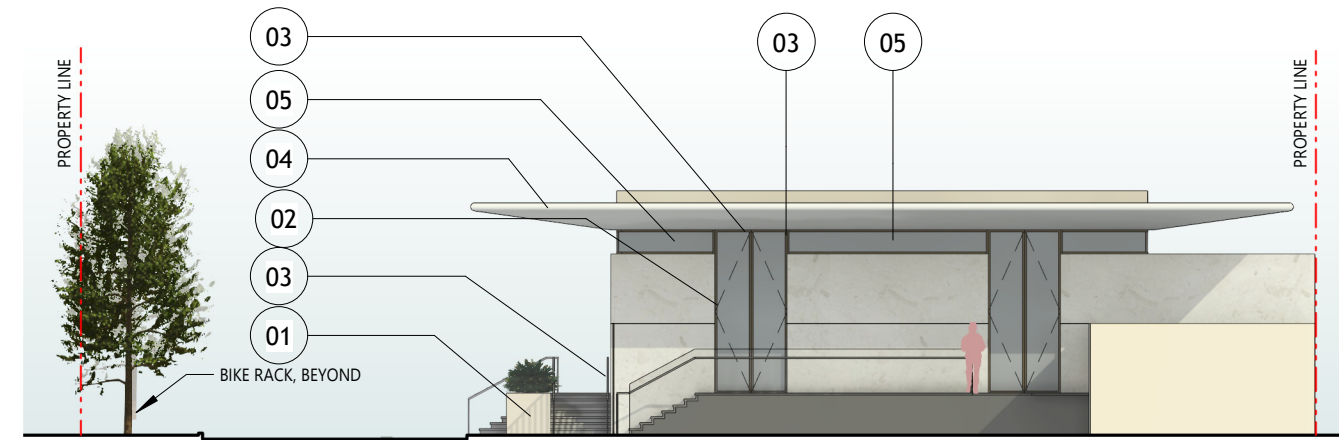
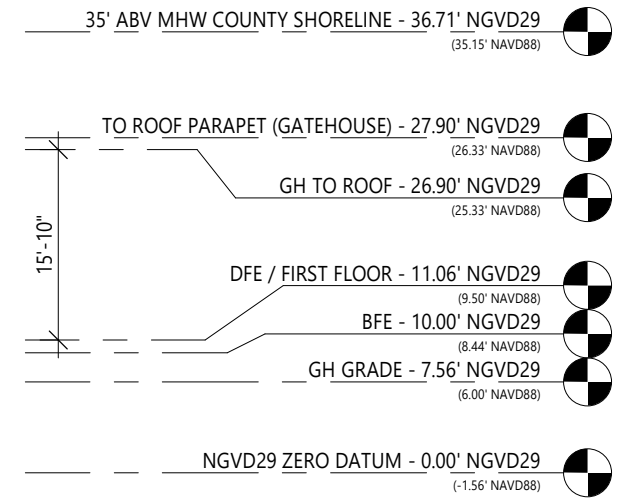
Drawn By
GS

Dwg. no.

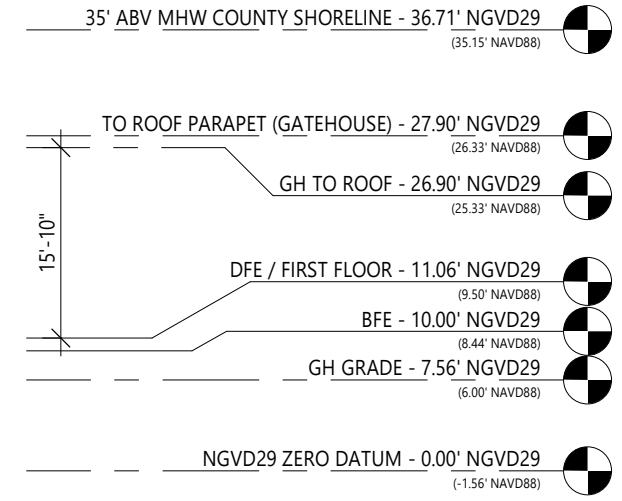
A33



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
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Structural Engineer:
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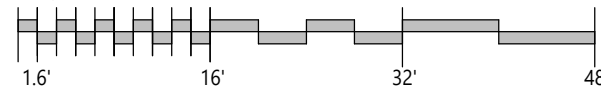
Landscape Design Architect:
Wirtz International Landscape Architects
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P: 305.673.2025

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"
GATEHOUSE LEFT & RIGHT
ELEVATIONS

Drawn By
GS

Dwg. no.

A33



① GATEHOUSE SECTION
1/16" = 1'-0"

BMA Project No. 2025.05.1

ONE ISLAND PARK



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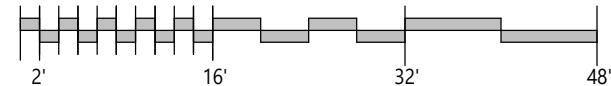
Landscape Design Architect:
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P: 305.673.2025

Graphic Scale: 1 inch = 16 feet



No.	Issue	Date	By
DRB26-1176: 04-03-2026	FINAL SUBMITTAL	04/05/26	COMB

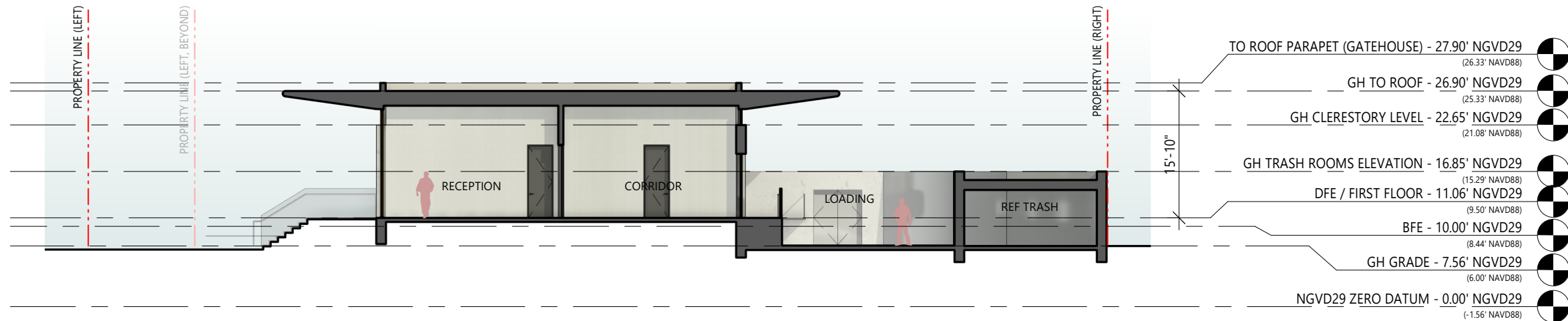
Scale
1/16" = 1'-0"

GATEHOUSE SECTION

Drawn By
GS

Dwg. no.

A34



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

BMA Project No. 2025.05.1

ONE ISLAND PARK
Blaze Makoid
MIAMI BEACH, FL

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Structural Engineer:
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New York, NY 10005
P: 212.228.0662

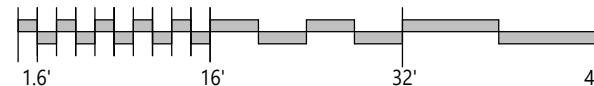
Landscape Design Architect:
Wirtz International Landscape Architects
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Landscape Architect of Record:
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Civil Engineer:
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Coral Gables, FL 33134
P: 305.673.2025

Graphic Scale: 1 inch = 16 feet



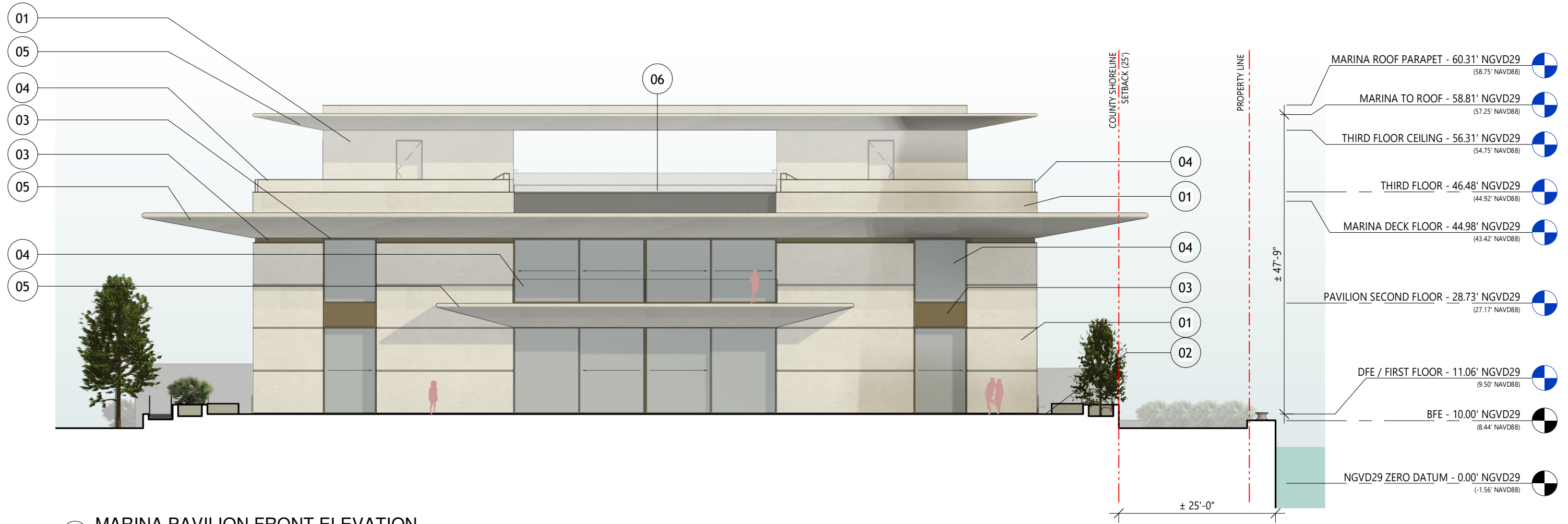
No.	Issue	Date	To
DRB25-1121	09-07-2025 FINAL SUBMITTAL	09/07/2025	MB

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

Drawn By
GS

Dwg. no.
A34

PROPOSED



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

MATERIAL LEGEND - MARINA PAVILION



- 01 STUCCO FINISH TO MATCH LA PERLA STONE, AT EXTERIOR WALLS
- 02 BRANCO CLASSICO LIMESTONE, AT EXTERIOR FLOOR, STAIRS, RAMPS, & OWNER'S POOL
- 03 BRONZE METAL ACCENT, PEARL GOLD (RAL 1036) METAL FINISH TO DOORS, WINDOW FRAMES & GATES
- 04 CLEAR, NON-TINTED, LOW-IRON GLASS W/ LAYER OF UV PROTECTION
- 05 GRC PANEL, COLOR TO MATCH LA PERLA STONE, AT OVERHANGS
- 06 SUKABUMI TILES, POOL

BMA Project No. 2025.05.1

ONE ISLAND PARK



MIAMI BEACH, FL



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

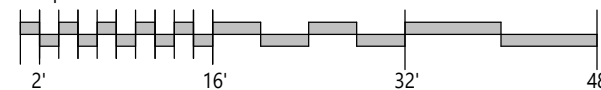
Landscape Design Architect:
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Landscape Architect of Record:
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Civil Engineer:
Kimley Horn
2 Alhambra Plaza, Suite 500
Coral Gables, FL 33134
P: 305.673.2025

Graphic Scale: 1 inch = 16 feet



DRB26-1176: 04-03-2026 FINAL SUBMITTAL 04/05/26 COMB
No. Issue Date To

Scale
1/16" = 1'-0"

DRB26-1176: 04-03-2026
FINAL SUBMITTAL

Drawn By
GS

MARINA PAVILION FRONT
ELEVATION

Dwg. no.

A44

PREVIOUSLY APPROVED



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



Project Management:
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220 East 42nd Street, Suite 408
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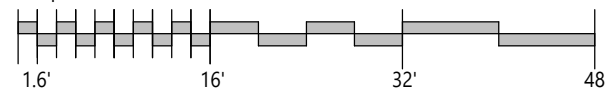
Landscape Design Architect:
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No.	Issue	Date	To
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Scale
1/16" = 1'-0"
MARINA PAVILION FRONT
ELEVATION
Dwg. no.
A44