

HAVANA OCEAN 10, LLC DBA HAVANA 1957 AT BREAKWATER CONDO

940 OCEAN DRIVE,
MIAMI BEACH, FLORIDA 33139

FINAL SUBMITTAL

JULY 25,2019

PB19 - 0285
C.U.P. - N.I.E.

ZONING DATA:

PROPERTY ADDRESS:

940 OCEAN DR

LOCAL CODE:

CODE OF THE CITY OF MIAMI BEACH, FLORIDA

ZONING:

PA PRIMARY ZONE

6501 COMMERCIAL - MIXED USE ENTERTAINMENT

PRIMARY LAND USE:

3921 HOTEL OR MOTEL : HOTEL

FOLIO:

02-3234-008-0030

SUB-DIVISION:

OCEAN BEACH ADDN NO 2

AREA: 37,754 SQ.FT

AREA OF WORK: 3,405 SQ.FT

PROPOSED AREA: NO NEW AREA TO BE PROPOSED

SCOPE OF WORK:

- TO INCLUDE IN THE RESTAURANT PREMISES THE ALTERNATIVE TO USE ENTERTAINMENT AS MUSIC, AND A STAGE FOR DJ, AND DANCERS.



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SUBMITTED
UNDER
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COVER

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PROPERTY INFORMATION ⓘ	
Folio: 02-3234-008-0030	
Sub-Division: OCEAN BEACH ADDN NO 2	
Property Address 940 OCEAN DR	
Owner: 940 OCEAN DRIVE LLC	
Mailing Address: 1400 BROADWAY 15 FLOOR NEW YORK, NY 10018	
PA Primary Zone 6501 COMMERCIAL - MIXED USE ENTERTAINMENT	
Primary Land Use 3921 HOTEL OR MOTEL : HOTEL	
Beds / Baths / Half	0 / 0 / 0
Floors	4
Living Units	62
Actual Area	37,754 Sq.Ft
Living Area	37,754 Sq.Ft
Adjusted Area	38,577 Sq.Ft
Lot Size	13,000 Sq.Ft
Year Built	Multiple (See Building Info.)

<https://www8.miamidade.gov/apps/pa/propertysearch/#/>

G & S INFRASTRUCTURE, INC.
4250 SW 108TH AVENUE
MIAMI, FL. 33165
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FAX: 305.397.0360
gsinfra@outlook.com

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PROFESSIONAL SEAL:

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JOAQUIN MONTESINO ,PE
6219 SW 131 PL UNIT 102
Miami, FL 33183
FL License #69969

REVISIONS:

DELIVERY DATE	07.25.2019
SCALE:	AS SHOWN
DRAWN BY:	W.D.

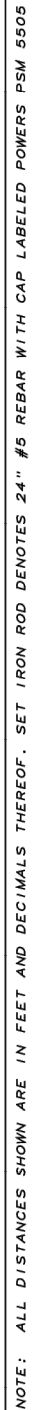
SHEET NAME

COVER SHEET

SHEET NUMBER

A-1

PROJECT NUMBER: 940
DATE FIELD SURVEYED: 11/4/2017, RECENT 4/20/2019
SCALE 1" = 20' SHEET 1 OF 1
CREW CHIEF: L. POWERS
SIGNED: APRIL 21, 2019



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A-2

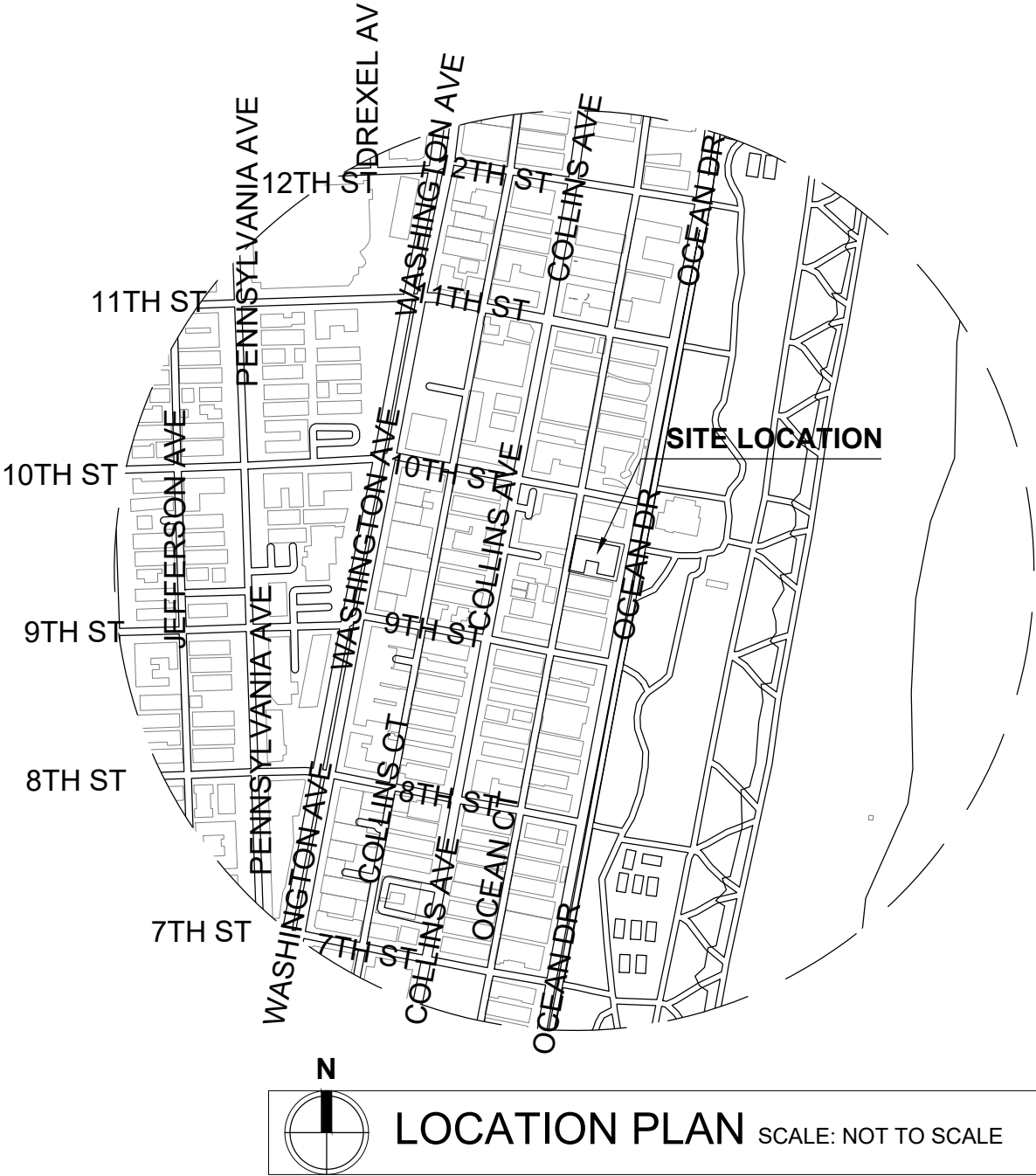


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FULL LEGAL DESCRIPTION:

3 54 42 34 53 42
LOTS 3 & 4, BLOCK 14 OF OCEAN
BEACH ADDITION NO.2, ACCORDING
TO THE PLAT THEREOF RECORDED
IN PLAT BOOK 2, PAGE 56 OF THE
PUBLIC RECORDS OF MIAMI DADE
COUNTY, FLORIDA.

LOT SIZE: 100.000 X 130
OR: 15954-2441 0693 1
FAU: 02 4203 284 0001
FKA THE BREAKWATER CONDO



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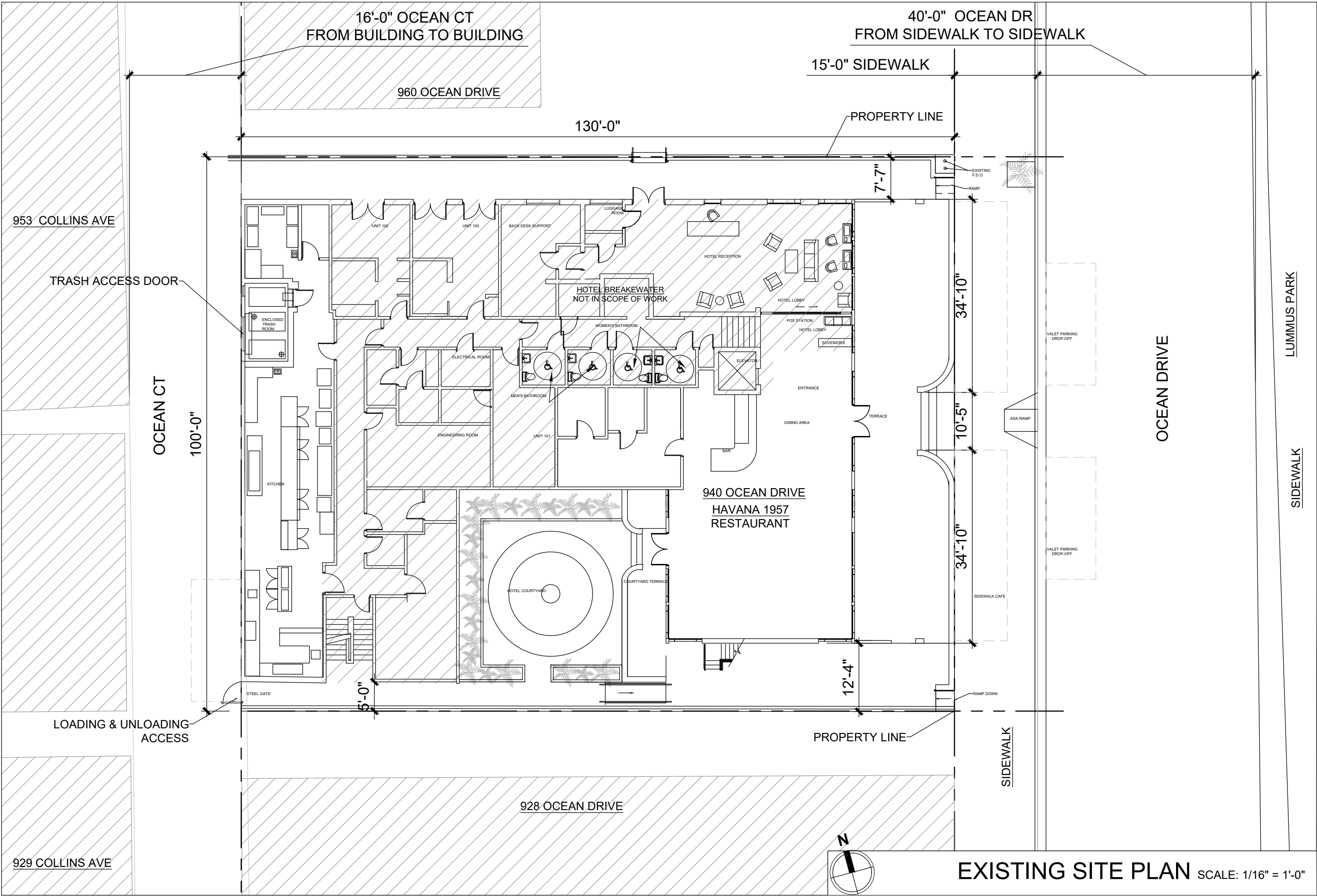
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SHEET NAME
CONTEXT
LOCATION PLAN

SHEET NUMBER

A-3



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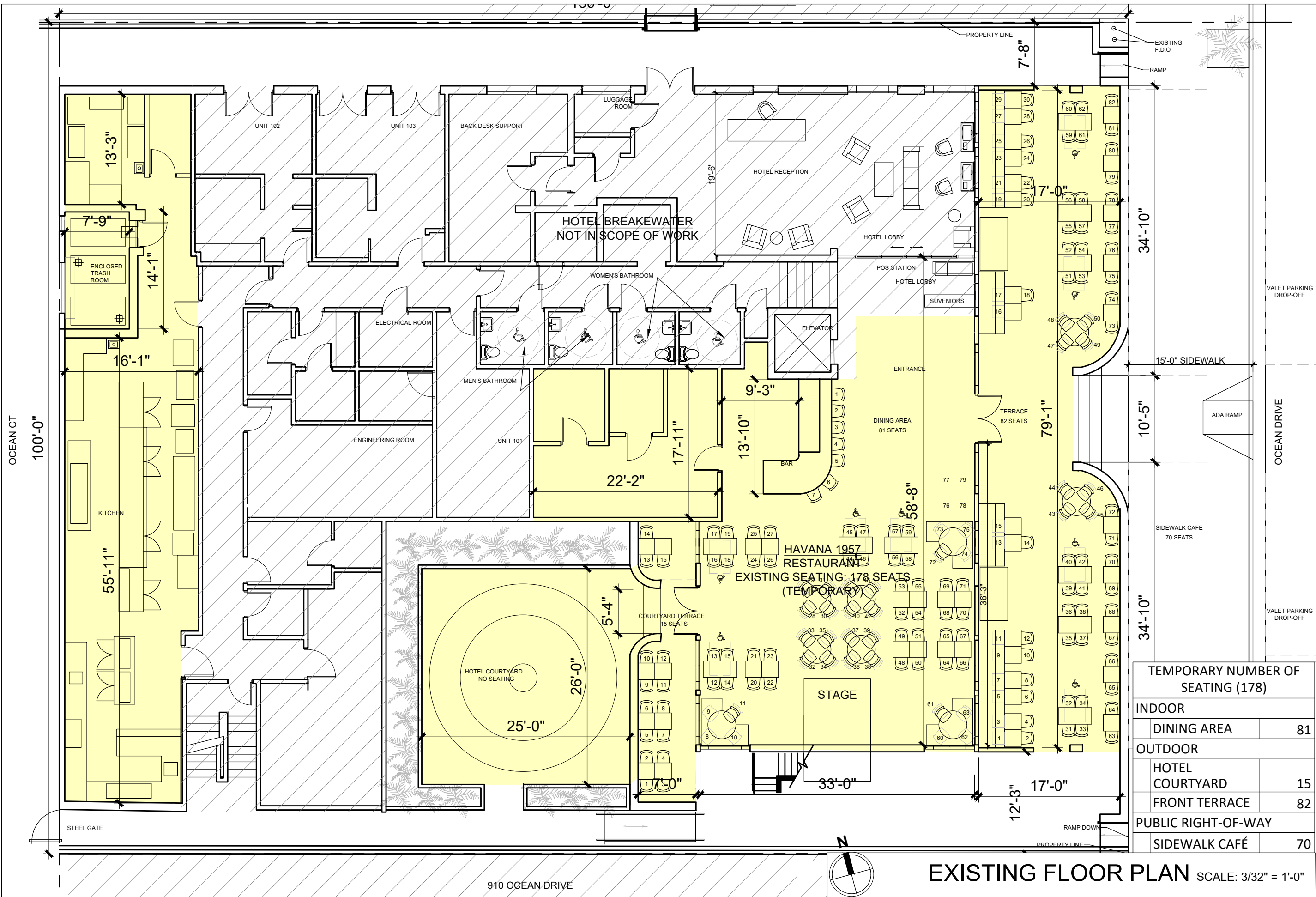
SHEET NAME

EXISTING
SITE PLAN

SHEET NUMBER

A-4

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



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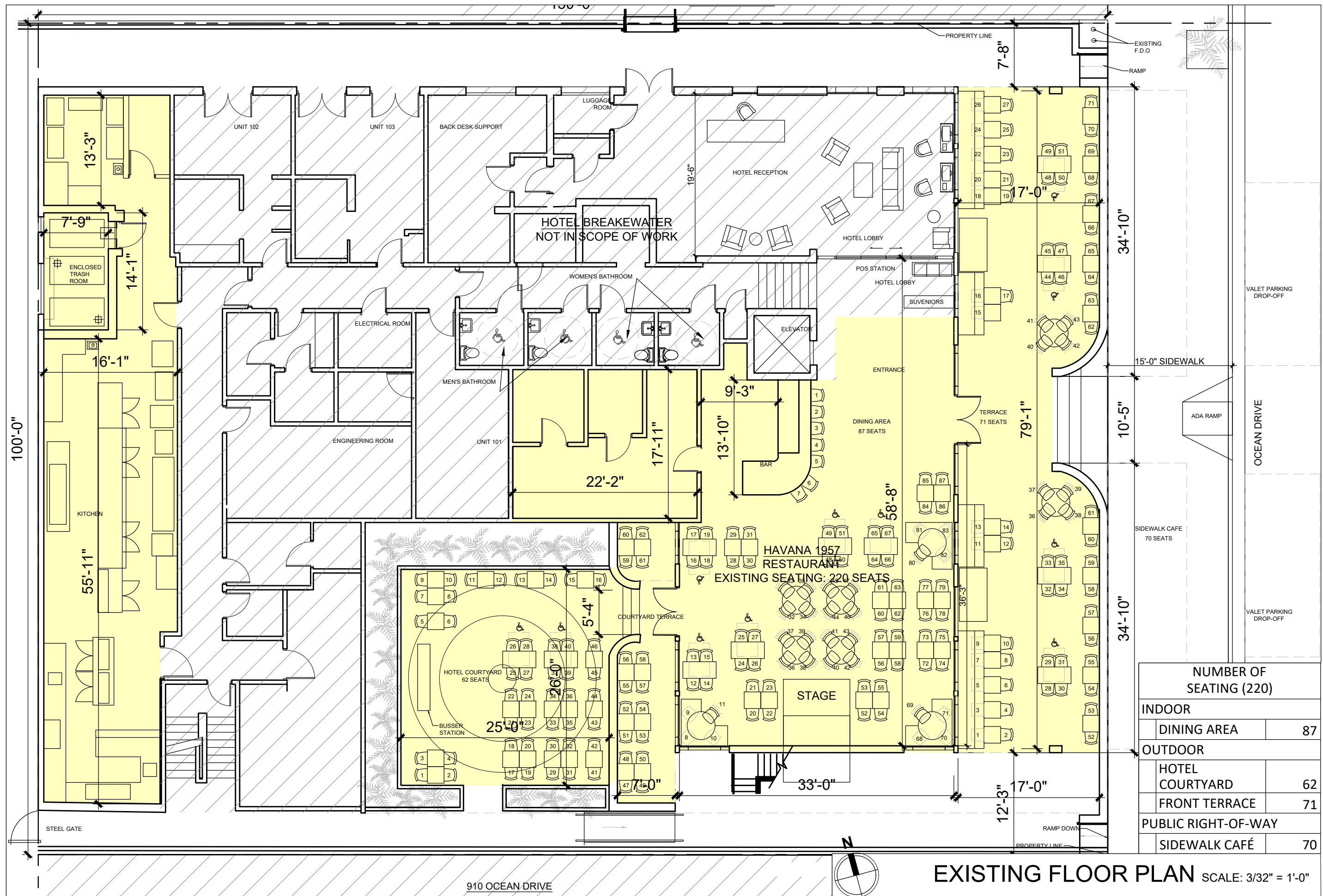
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DRAWN BY:	W.D.

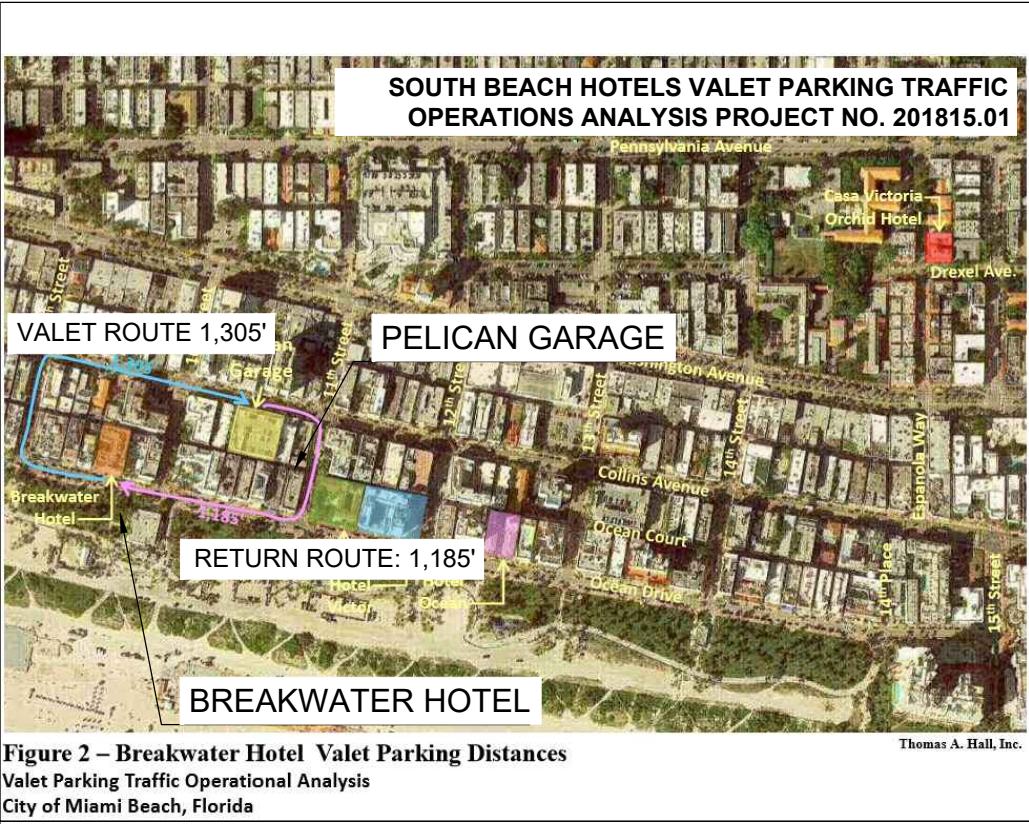
SHEET NAME

EXISTING FLOOR PLAN (TEMPORARY SEATING)

SHEET NUMBER

A-5





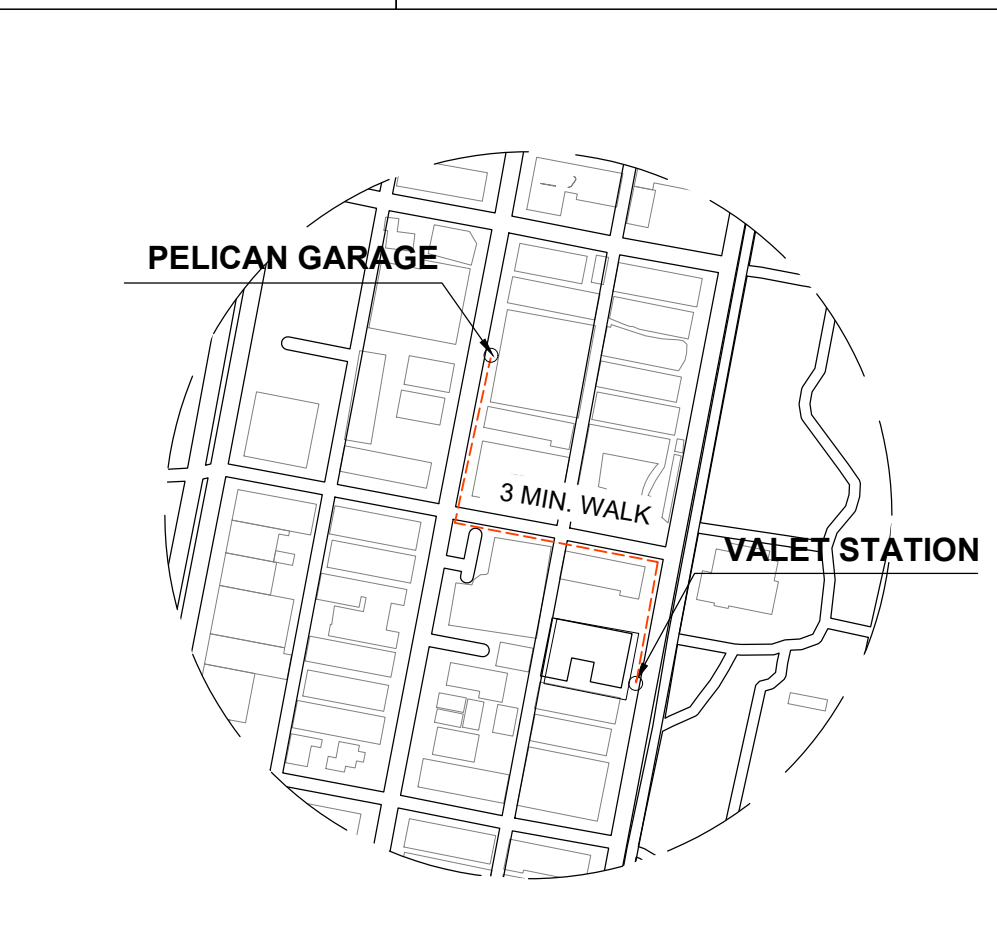
VALET PARKING LOCATION



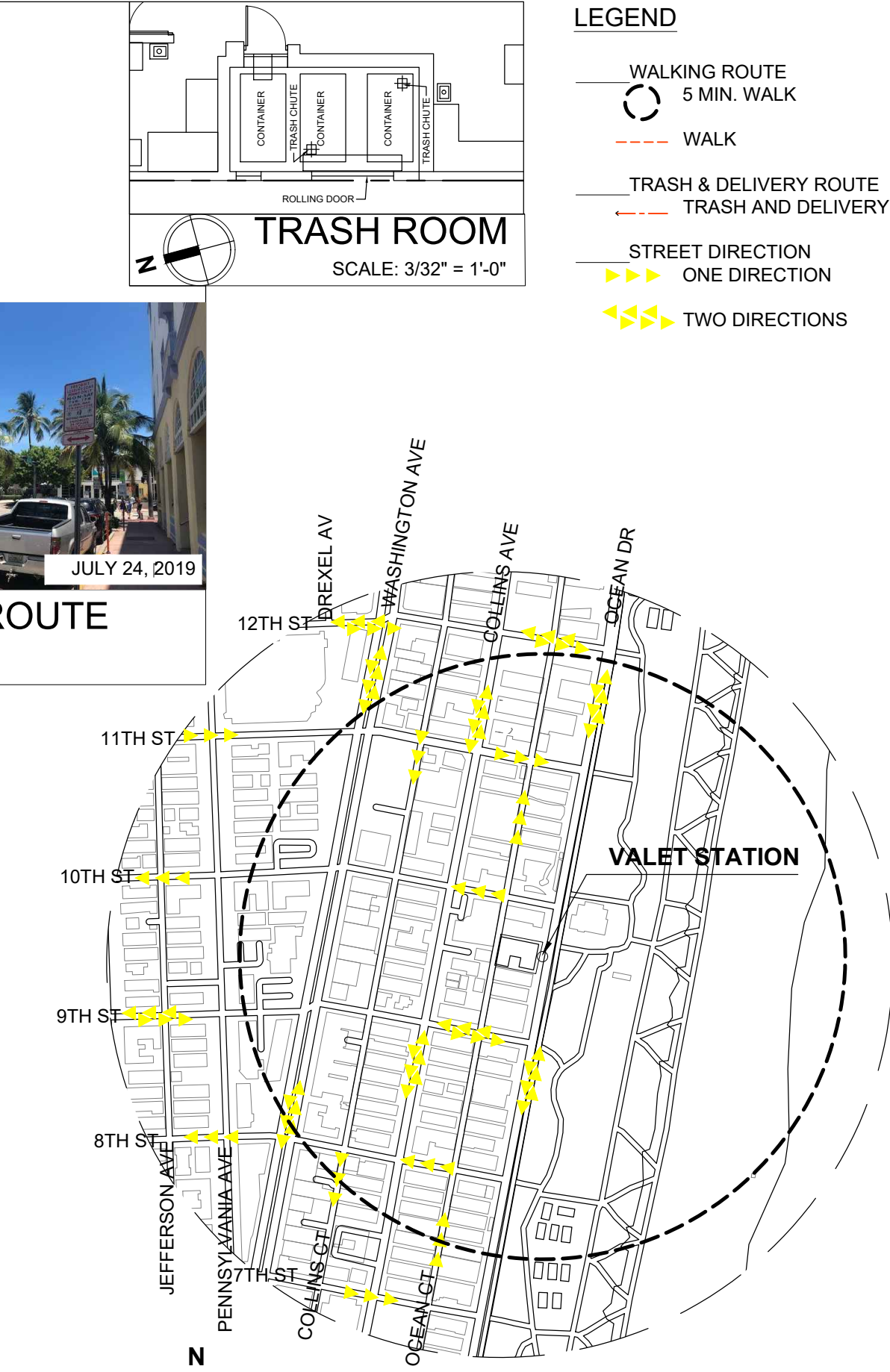
VALET STATION



TRASH AND DELIVERY ROUTE



VALET WALKING ROUTE



STREET DIRECTION

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SHEET NAME

VALET PARKING ROUTE / STREET DIRECTION / TRASH AND DELIVERY ROUTE

SHEET NUMBER

A-7



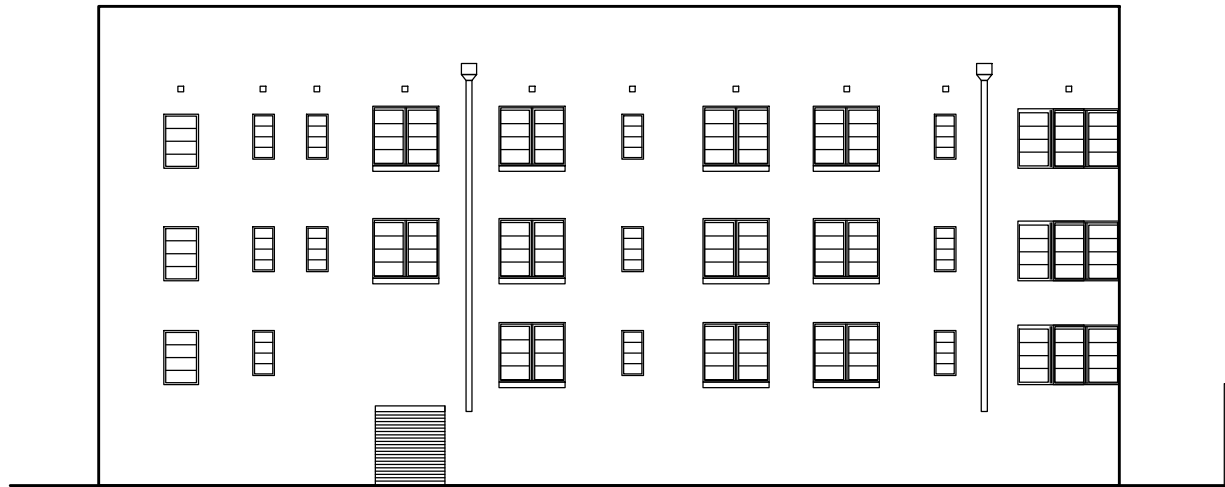
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

EXISTING ELEVATIONS SCALE: N.T.S.

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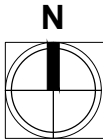
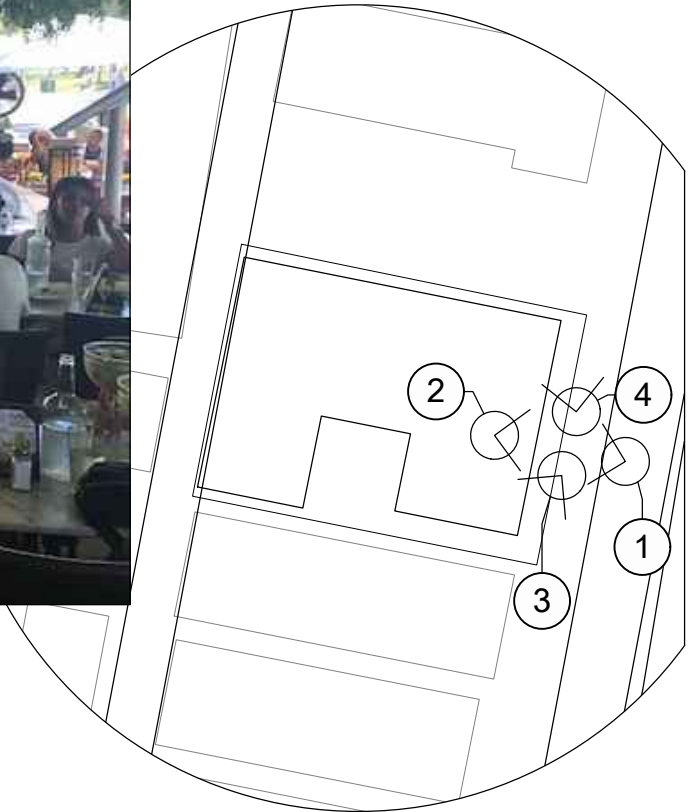
DELIVERY DATE	07.25.2019
SCALE:	AS SHOWN
DRAWN BY:	W.D.

SHEET NAME

EXISTING ELEVATIONS

SHEET NUMBER

A-8



KEY MAP SCALE: NOT TO SCALE

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SHEET NAME
CONTEXT IMAGES

SHEET NUMBER

A-9



5

APRIL 30, 2019



6

APRIL 30, 2019



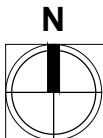
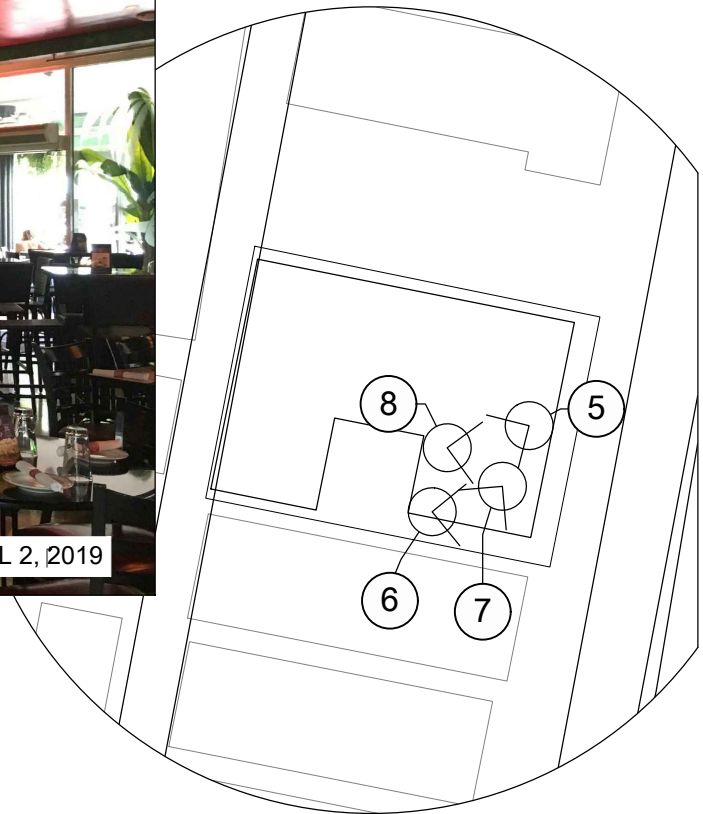
7

APRIL 2, 2019



8

APRIL 2, 2019



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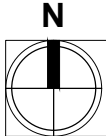
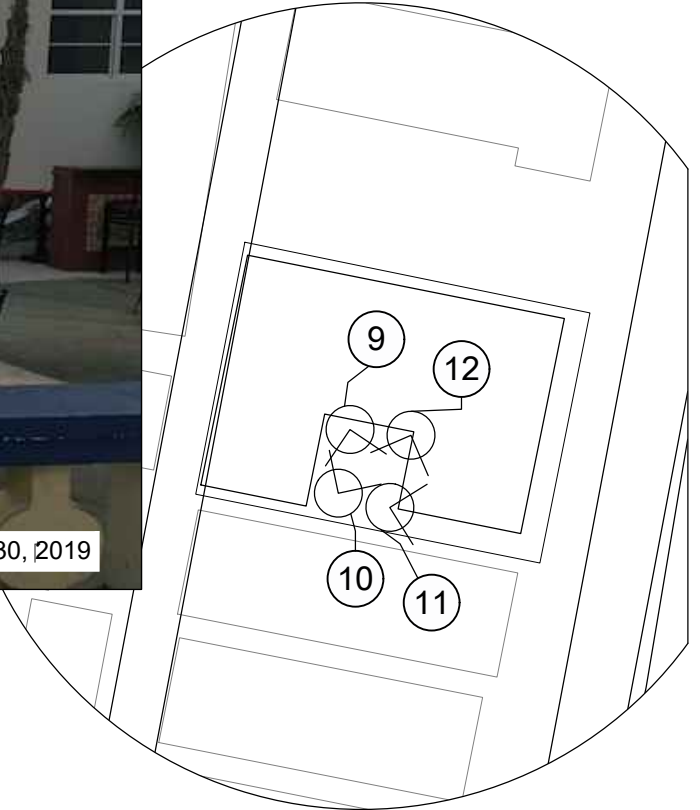
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SHEET NAME

CONTEXT IMAGES

SHEET NUMBER

A-10



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REVISIONS:

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DELIVERY DATE	07.25.2019
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SCALE:	AS SHOWN
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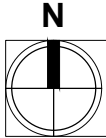
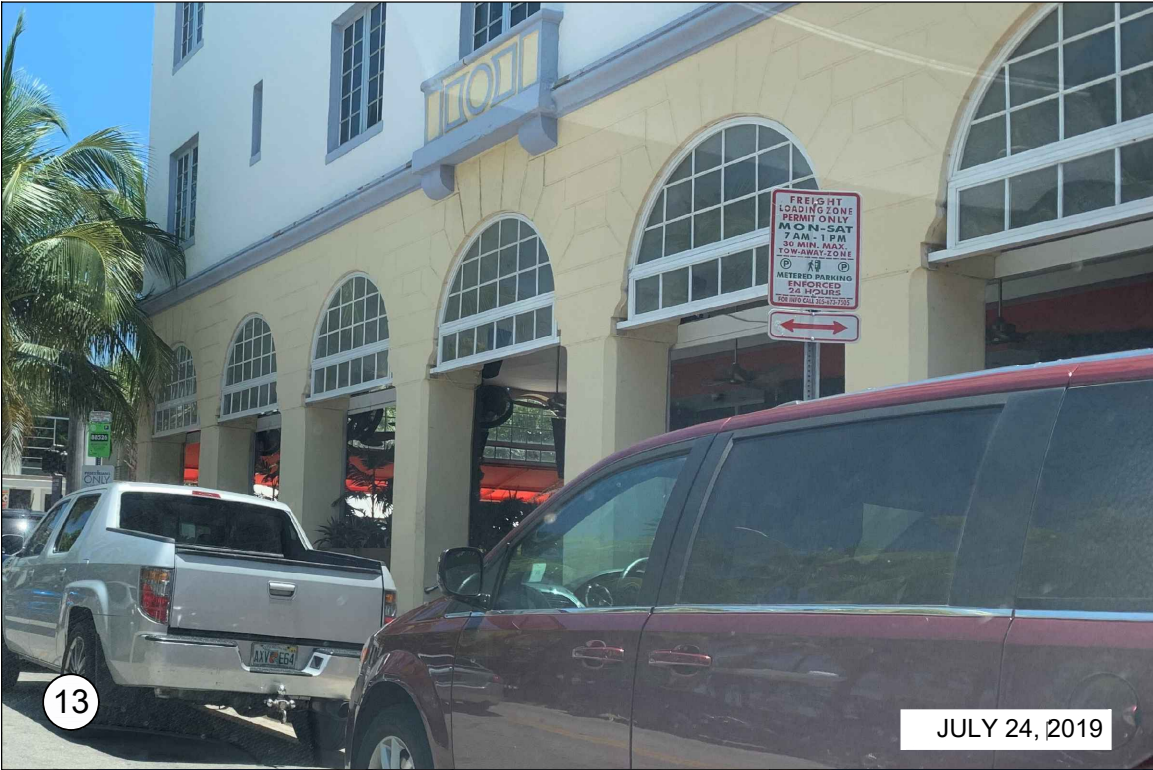
DRAWN BY:	W.D.
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SHEET NAME

CONTEXT IMAGES

SHEET NUMBER

A-11



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SHEET NAME
CONTEXT IMAGES

SHEET NUMBER
A-12

AREA LEGEND:

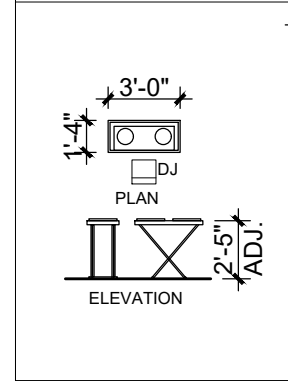
-  AREA 1 - INTERIOR RESTAURANT
-  AREA 2 - OCEAN TERRACE
-  AREA 3 - INTERIOR COURTYARD

LEGEND:

SP SPEAKER

CS CEILING SPEAKER

DJ AREA



DJ TABLE

SCALE: 3/16" = 1'-0"

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DATE:	
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SHEET NAME	
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INTERIOR
SEATING PLAN
OPTION 1

SHEET NUMBER

A-13

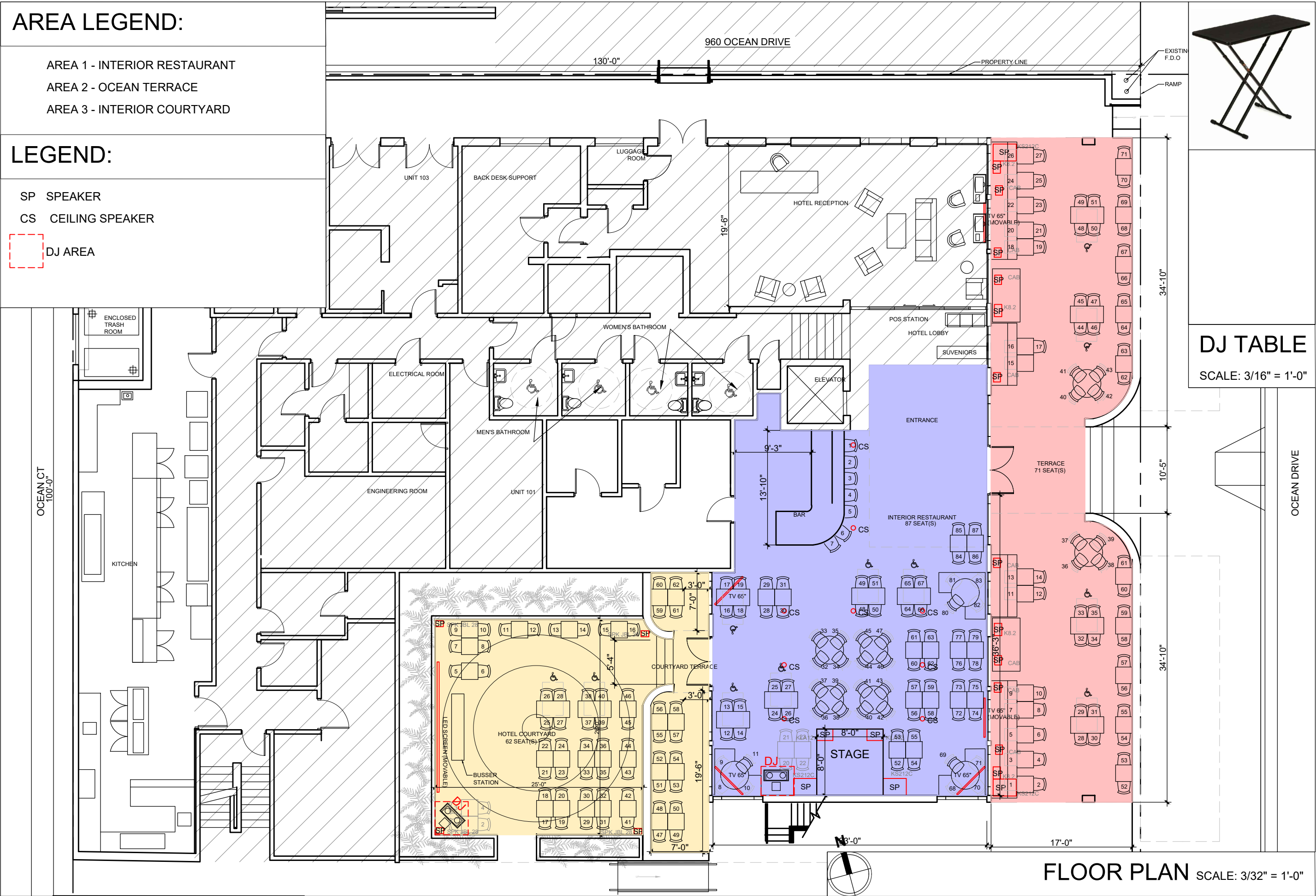
FLOOR PLAN SCALE: 3/32" = 1'-0"

AREA LEGEND:

- AREA 1 - INTERIOR RESTAURANT
- AREA 2 - OCEAN TERRACE
- AREA 3 - INTERIOR COURTYARD

LEGEND:

- SP SPEAKER
- CS CEILING SPEAKER
- DJ AREA



DJ TABLE

SCALE: 3/16" = 1'-0"

FLOOR PLAN SCALE: 3/32" = 1'-0"

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INTERIOR
SEATING PLAN
OPTION 2

SHEET NUMBER

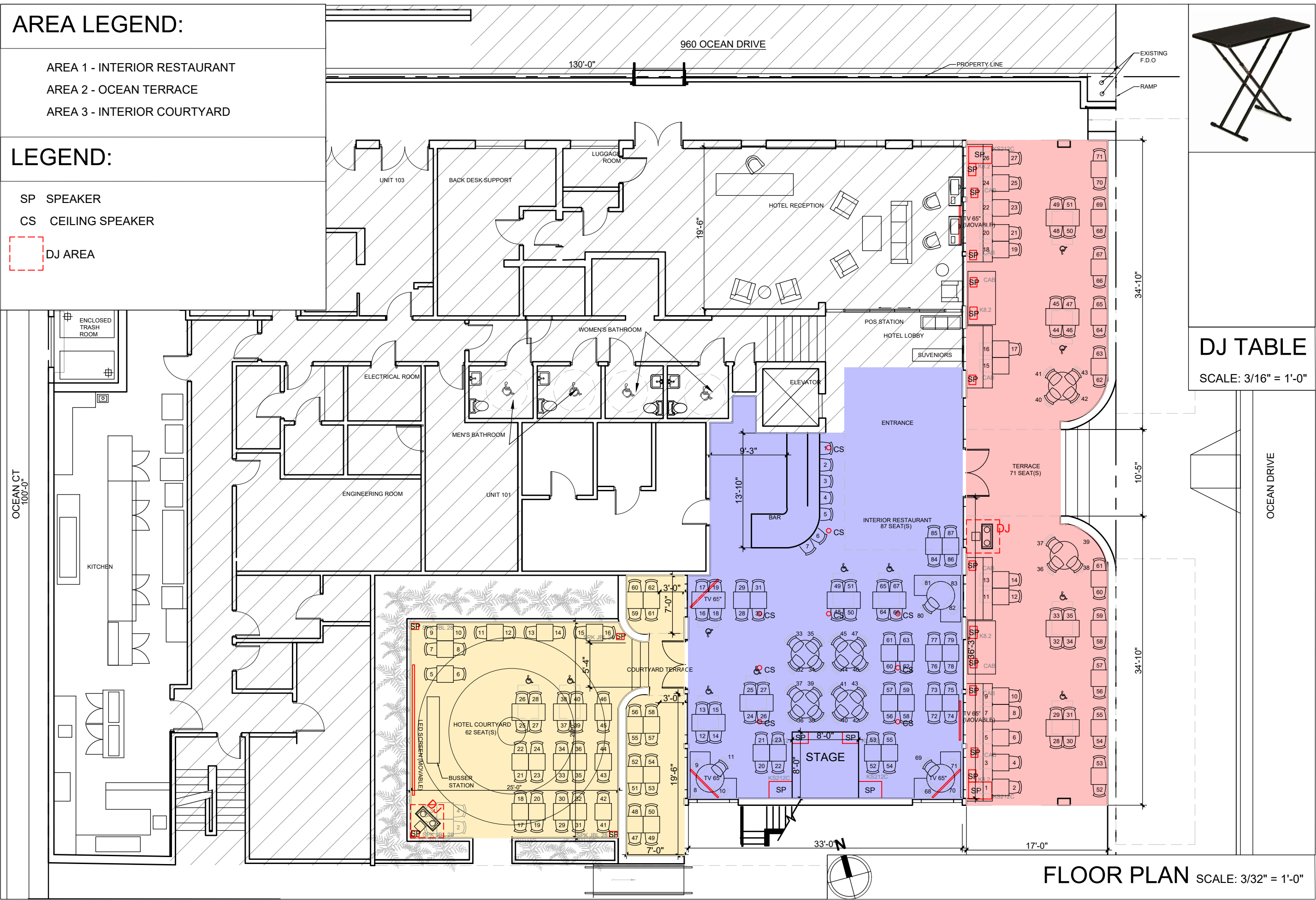
A-14

AREA LEGEND:

- AREA 1 - INTERIOR RESTAURANT
- AREA 2 - OCEAN TERRACE
- AREA 3 - INTERIOR COURTYARD

LEGEND:

- SP SPEAKER
- CS CEILING SPEAKER
- DJ AREA



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SCALE: 3/16" = 1'-0"

FLOOR PLAN SCALE: 3/32" = 1'-0"

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INTERIOR
SEATING PLAN
OPTION 3

SHEET NUMBER

A-15