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ONE ISLAND PARK

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SHEET LIST	
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PB FINAL SUBMITTAL
120 MACARTHUR CAUSEWAY
MIAMI BEACH, FL

COVER

SCALE:

DATE:
11/29/2021

A0-00

SHEET LIST	
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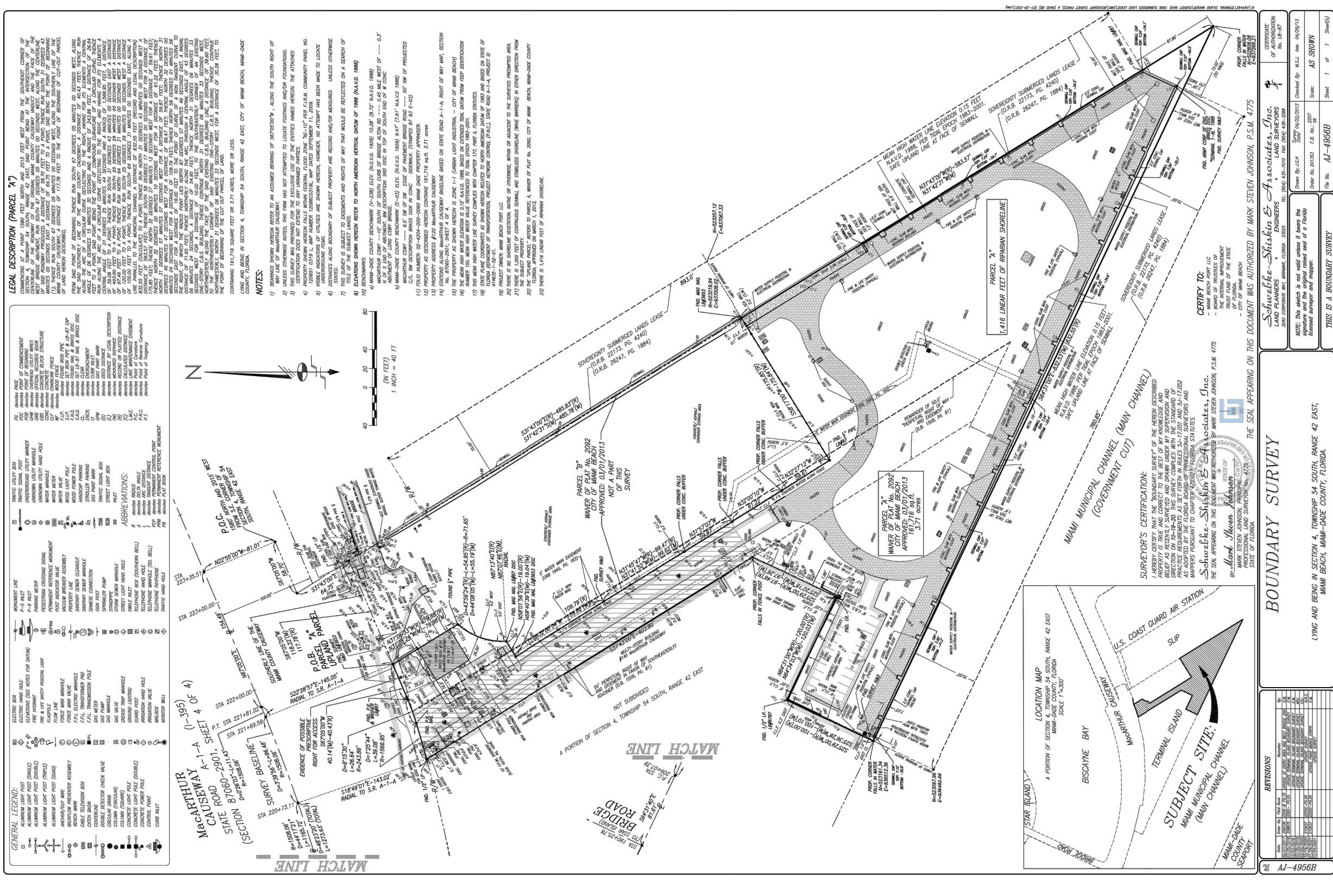
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MIAMI BEACH, FL

PARKING APPENDIX SHEET LIST

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120 MACARTHUR CAUSEWAY
MIAMI BEACH, FL

LOCATION MAP

SCALE:

DATE:
11/29/2021

A0-02

Zoning Information

Lot addresses: 120 MacArthur Causeway, Miami Beach, FL 331319

Folio numbers: 02-4204-000-0060

Zoning District: Division 11. I-1 Light Industry District

FEMA Zone: Flood Zone AE - Elevation : 10'-0" NGVD

FFE Grade: 15'-0" NGVD (BFE +5'-0")

One Island Park				
1_Lot Occupation	Required	Proposed	Allowed / Required	Provided
Lot Area				161,716 sf (3.71 acre)
FAR	1.0 FAR max.		161,716 x 1 = 161,716 sf	161,716 sf (3.71 acre)
2_Building Setbacks	Required	Proposed	Allowed / Required	Provided
Front	0'-0" min.	0'-0" min.	0'-0" min.	0'-0"
Side (South)	0'-0" min.	25'-0" min. from edge of sea wall	0'-0" min.	25'-0"
Side (North)	0'-0" min.	25'-0" min. from edge of sea wall	0'-0" min.	25'-0"
Rear	0'-0" min.	0'-0" min.	0'-0" min.	0'-0"
4_Building Height	Required	Proposed	Allowed / Required	Provided
Max. building height	75'-0" max. above FFE (BFE +5'-0")			75'-0"
5_Office Floorplate FAR	Required	Proposed	Allowed / Required	Provided
Office Floorplate				varies / 20,984 SF max.
6_Open Space	Required	Proposed	Allowed / Required	Provided
Open Space	20%		161,716 sf x .2 = 32,343.2 sf	38,052 sf (23.53%)

Parking District #1				
7_Parking Requirements	Required	Proposed	Allowed / Required	Provided (current)
Office	Office parking: min. 1 space per 400 sf of NSF		123,168 SF / 400 SF = 308 spaces	see below
	Office parking: min. 1 space per 300 sf of NSF for Ground level		9,354 SF/ 300 SF = 32 spaces	
	Total office parking req.		340 spaces	
Valet		Office: 10% of parking spaces, 10% of 352 spaces = 36 spaces		All spaces provided in the parking garage to be valet spaces.
Marina	2 space per 1 wet slip		7 wet slips x 2 = 14 spaces	
			14 spaces	see below
ADA Spaces	6 standard spaces + 2 van spaces (for a facility with 301-400 spaces)		8 spaces (included in total above)	8 spaces (included in total above)
TOTAL			354 spaces	0 spaces
Parking spaces for electric vehicle	2 % of total required parking		8 spaces	8 spaces
TOTAL			354 spaces	347 spaces

8_Shared Use Reductions	Weekdays		Weekends		
	Daytime (6:00 a.m. - 6 p.m.) %	Evening (6:00 a.m. - 6 p.m.) %	Daytime (6:00 a.m. - 6 p.m.) %	Daytime (6:00 a.m. - 6 p.m.) %	Daytime (6:00 a.m. - 6 p.m.) %
	100%	5%	10%	5%	50%
Office	340 spaces	17	34	17	34
	100%	100%	100%	100%	100%
Marina	14	14	14	14	14
Total	354	31	48	31	48

9_Applied Parking Reductions		Proposed reduction	Maximum reduction allowed / Required	
		w. shared reduction	w. shared reduction	
Bicycle parking long-term	spaces provided (not to exceed a reduction of more than 15% of total off	7 spaces	53 spaces	(35 Bicycle spaces)
TOTAL Proposed/ Allowed Reduction		7 spaces	53 spaces	
TOTAL (with applied reductions)		347 spaces	N/A	347 spaces
10_Loading Requirements	Required		Allowed/Required	Provided (current)
Office	Over 100,000 sf but not over 200,000 sf: 3 spaces		3 loading bays	5 loading bays
	For each additional 100,000 over 200,000 sf: 1 space			
Total			3 loading bays	5 loading bays



VIEW TOWARD NORTH



VIEW TOWARD SOUTH

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120 MACARTHUR CAUSEWAY
MIAMI BEACH, FL

CONTEXT - AERIAL VIEWS

SCALE:

DATE:
11/29/2021

A0-04





A. Entrance view



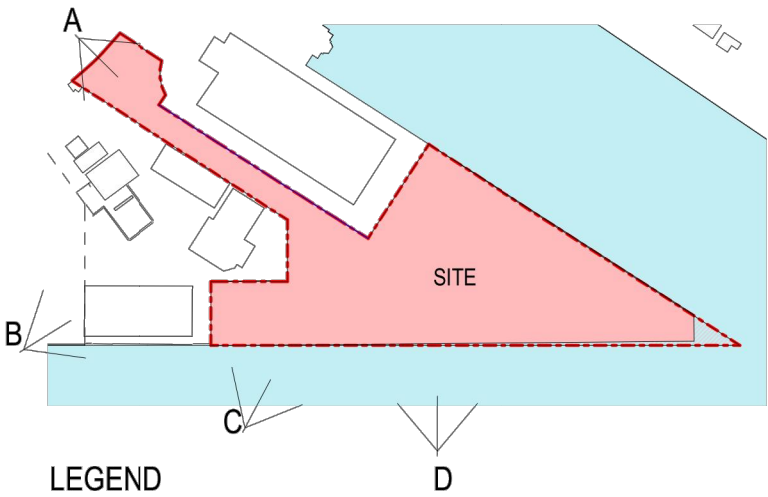
B. Aerial view of the marina

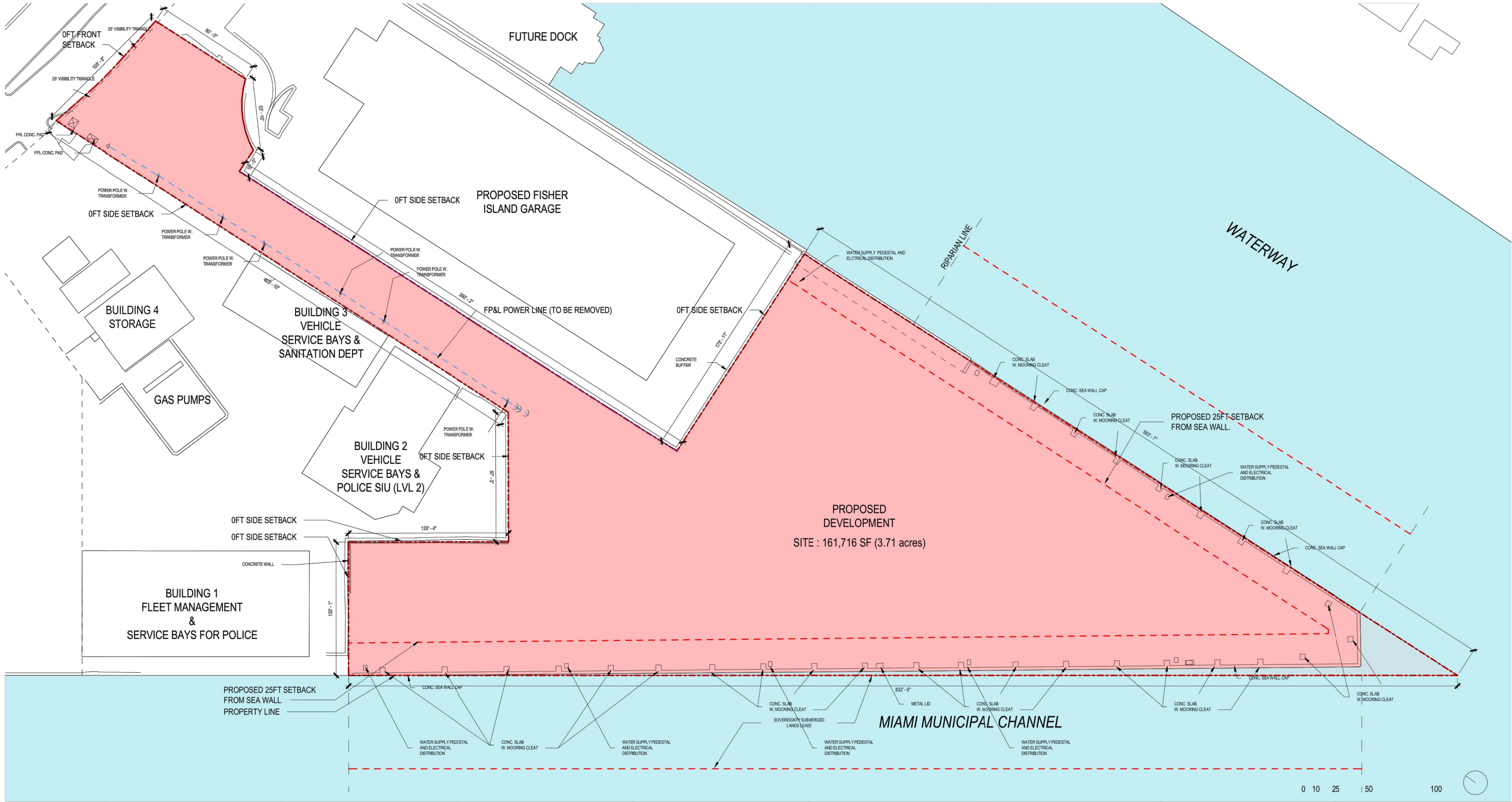


C. Aerial view of the marina



D. Aerial view of the marina





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120 MACARTHUR CAUSEWAY
MIAMI BEACH, FL

SITE PLAN

SCALE: 1" = 70'-0"

DATE:
11/29/2021

A0-07