



ONE ISLAND PARK

PB FINAL SUBMITTAL

SHEET LIST	
SHEET NAME	SHEET NUMBER
ARCHITECTURAL	
COVER	A0-00
SURVEY	A0-01
LOCATION MAP	A0-02
ZONING DATA	A0-03
CONTEXT - AERIAL VIEWS	A0-04
CONTEXT STUDY	A0-05
CONTEXT STREET AND AERIAL VIEWS	A0-06
SITE PLAN	A0-07
PROJECT DATA	A0-08
OVERALL OFFICE BUILDINGS LOWER LEVEL - FAR	A0-09
OVERALL OFFICE BUILDINGS LEVEL 01 - FAR	A0-10
OVERALL OFFICE BUILDINGS LEVEL 02 - FAR	A0-11
OVERALL OFFICE BUILDINGS LEVEL 03 - FAR	A0-12
OVERALL OFFICE BUILDINGS LEVEL 04 - FAR	A0-13
OVERALL OFFICE BUILDINGS LEVEL 05 - FAR	A0-14
OVERALL OFFICE BUILDINGS LEVEL 06 - FAR	A0-15
OVERALL OFFICE BUILDINGS ROOF LEVEL - FAR	A0-16
SITE ENTRANCE LEVEL 01 - FAR	A0-17
SITE ENTRANCE ROOF LEVEL - FAR	A0-18
LOT COVERAGE OPEN SPACE DIAGRAM	A0-19
RENDERED SITE PLAN	A1-00
RENDERED SITE PLAN ENTRANCE AREA	A1-00a
OVERALL OFFICE BUILDINGS LOWER LEVEL	A1-01
OVERALL OFFICE BUILDINGS LEVEL 01	A1-02
OVERALL OFFICE BUILDINGS LEVEL 02	A1-03
OVERALL OFFICE BUILDINGS LEVEL 03	A1-04
OVERALL OFFICE BUILDINGS LEVEL 04	A1-05
OVERALL OFFICE BUILDINGS LEVEL 05	A1-06
OVERALL OFFICE BUILDINGS LEVEL 06	A1-07
OVERALL OFFICE BUILDINGS ROOF LEVEL	A1-08
RENDERED ROOF PLAN	A1-09
SITE ENTRANCE LEVEL 01	A1-10
SITE ENTRANCE ROOF LEVEL	A1-11
PARKING GARAGE LEVEL 01	A1-13
PARKING GARAGE LEVEL 02	A1-14
PARKING GARAGE LEVEL 03	A1-15
PARKING GARAGE LEVEL 04	A1-16
PARKING GARAGE LEVEL 05	A1-17
PARKING GARAGE LEVEL 06	A1-18

SHEET LIST	
SHEET NAME	SHEET NUMBER
MACARTHUR CAUSEWAY ACCESS PLAN	A1-19
PEDESTRIAN PATH PLAN	A1-20
TRASH OPERATION PLAN	A1-21
LOADING OPERATION PLAN	A1-22
TYPICAL TRUCK MANEUVERING DIAGRAMS	A1-23
MANEUVERING DIAGRAM SU-30 TRUCK	A1-24
MANEUVERING DIAGRAM SU-30 TRUCK	A1-24B
MANEUVERING DIAGRAM SU-30 TRUCK	A1-25
MANEUVERING DIAGRAM FIRE TRUCK	A1-26
MANEUVERING DIAGRAM PASSENGER VEHICLE	A1-27
EAST ELEVATION	A2-01
EAST ELEVATION RENDERED	A2-02
NORTH ELEVATION	A2-03
NORTH ELEVATION RENDERED	A2-04
WEST ELEVATION	A2-05
WEST ELEVATION RENDERED	A2-06
SOUTH ELEVATION	A2-07
SOUTH ELEVATION RENDERED	A2-08
NORTH-EAST ELEVATION	A2-09
NORTH EAST ELEVATION RENDERED	A2-10
SIGNAGE ELEVATION	A2-11
SIGNAGE ELEVATION - RENDERED	A2-12
ROOF DECK SOUTH ELEVATIONS	A2-13
ROOF DECK SOUTH ELEVATIONS RENDERED	A2-14
GROUND LEVEL SOUTH ELEVATION	A2-15
GROUND LEVEL SOUTH ELEVATION RENDERED	A2-16
DIAGRAMMATIC CROSS-SECTION	A3-01
LONG SECTION	A3-02
SECTION THROUGH SEAWALL	A3-03
MATERIAL BOARD	A3-04
PROPOSED PARKING GARAGE STRUCTURE	A3-05
ROOF DECK TRELLIS STRUCTURE	A3-06
RENDERING	A4-01
RENDERING	A4-02
RENDERING	A4-03
RENDERING	A4-04
RENDERING	A4-05
RENDERING	A4-06
RENDERING	A4-07
LANDSCAPE	
GROUND LEVEL LANDSCAPE PLAN	L-1
GROUND LEVEL LANDSCAPE PLAN	L-2
LEVEL 05 AMENITY DECK LANDSCAPE PLAN	L-3
ROOF LEVEL LANDSCAPE PLAN	L-4
LANDSCAPE NOTES AND DETAILS	L-5

ARQUITECTONICA

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

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS OF WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2021. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

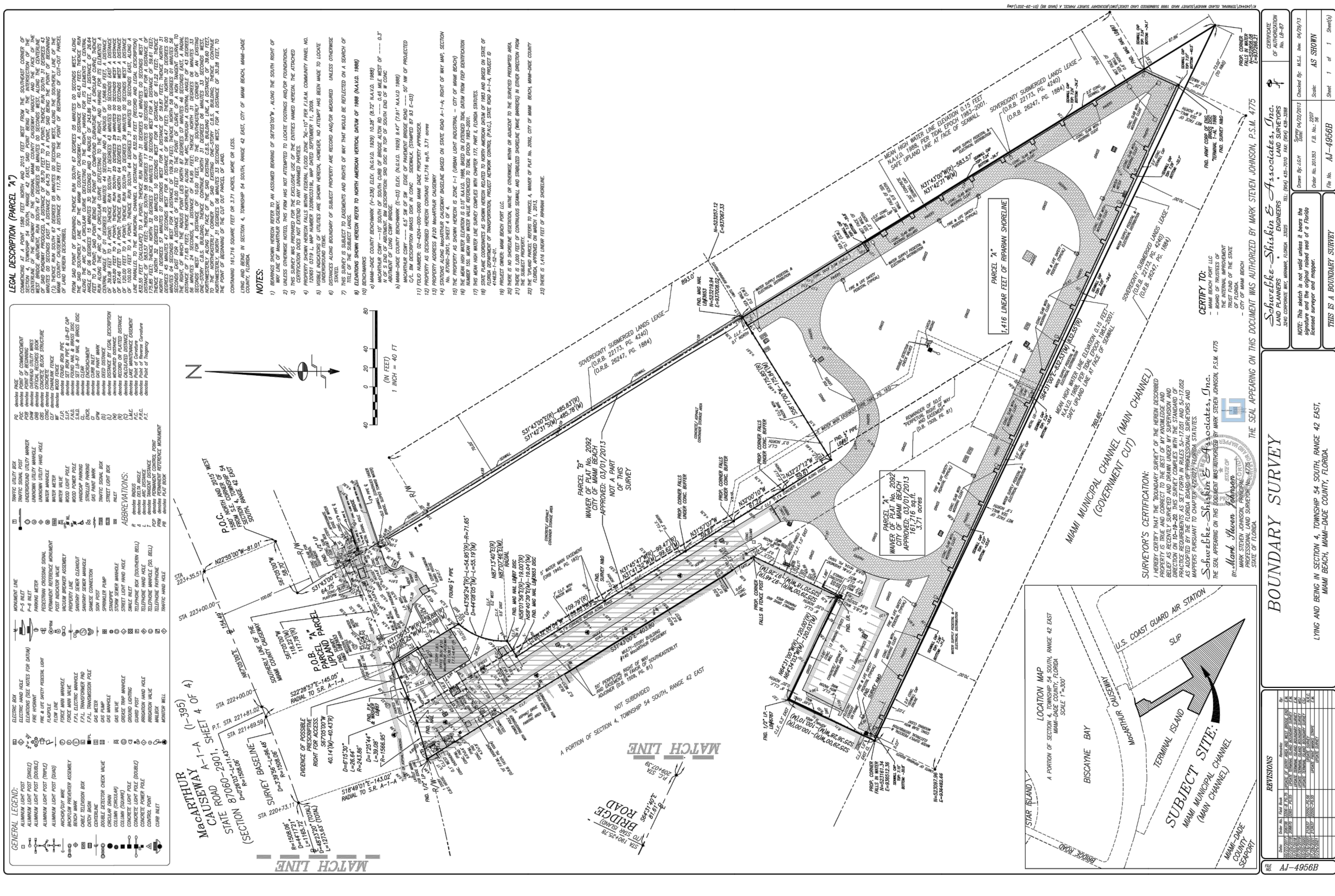
PB FINAL SUBMITTAL
120 MACARTHUR CAUSEWAY
MIAMI BEACH, FL

COVER

SCALE:

DATE:
03/28/2022

A0-00





ARQUITECTONICA

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

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS OF WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2021. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

PB FINAL SUBMITTAL
120 MACARTHUR CAUSEWAY
MIAMI BEACH, FL

LOCATION MAP

SCALE:

DATE:
03/28/2022

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				161,694 sf (3.71 acre)
FAR	1.0 FAR max.		161,716 x 1 = 161,716 sf	161,580 sf
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 / 23,652 SF max.
6_Open Space	Required	Proposed	Allowed / Required	Provided
Open Space	20%		161,716 sf x 0.2 = 32,343.2 sf	35,931 sf (22.2%)

Parking District #1				
7_Parking Requirements	Required	Proposed	Allowed / Required	Provided
Office	Office parking: min. 1 space per 400 sf of Usable SF		123,295 SF / 400 SF = 309 spaces	335 spaces
	Office parking: min. 1 space per 300 sf of Usable SF for Grnd lvl		7,885 SF/ 300 SF = 26 spaces	
	Total office parking req.		335 spaces	
Restaurant	1 space per 4 seats		100 seats / 4 = 25 spaces	25 spaces
Café	1 space per 4 seats		36 seats / 4 = 9 spaces	9 spaces
Valet		Office: 10% of parking spaces, 10% of 385 spaces = 39 spaces		37 spaces (included in total above)
Marina	2 space per 1 wet slip		7 wet slips x 2 = 14 spaces	14 spaces
			14 spaces	
ADA Spaces	6 standard spaces + 2 van spaces (for a facility with 301-400 spaces)		8 spaces (included in total below)	8 spaces (included in total below)
TOTAL			383 spaces	383 spaces
Parking spaces for electric vehicle	2 % of total required parking		8 spaces (included in total below)	8 spaces (included in total below)
TOTAL			383 spaces	383 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	3 loading bays
	For each additional 100,000 over 200,000 sf: 1 space			
F&B	Over 2,000 but not over 10,000: 1 space		1 loading bays	1 loading bays
TOTAL			4 loading bays	4 loading bays



VIEW TOWARD NORTH



VIEW TOWARD SOUTH

ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175
ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS OF WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2021. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

PB FINAL SUBMITTAL
120 MACARTHUR CAUSEWAY
MIAMI BEACH, FL

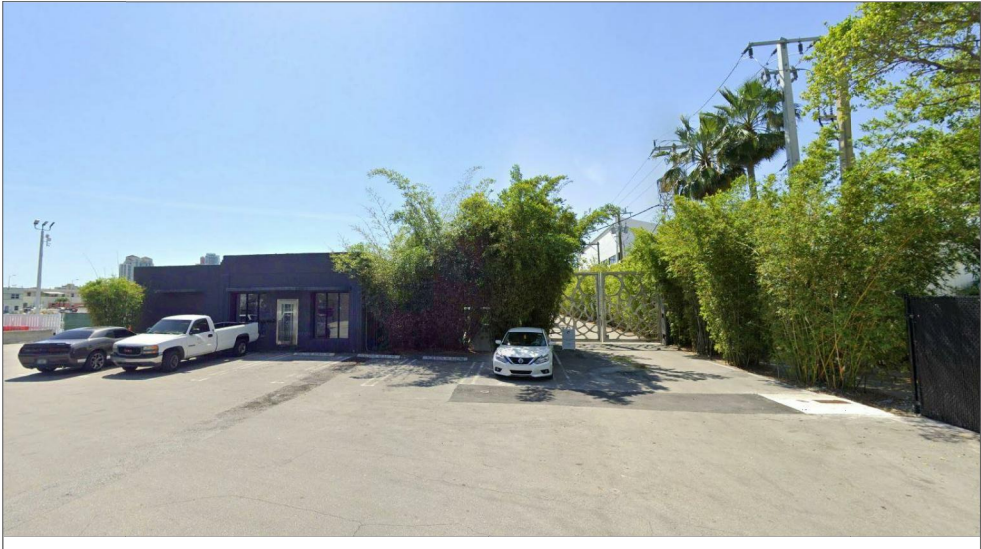
CONTEXT - AERIAL VIEWS

SCALE:

DATE:
03/28/2022

A0-04





A. Entrance view



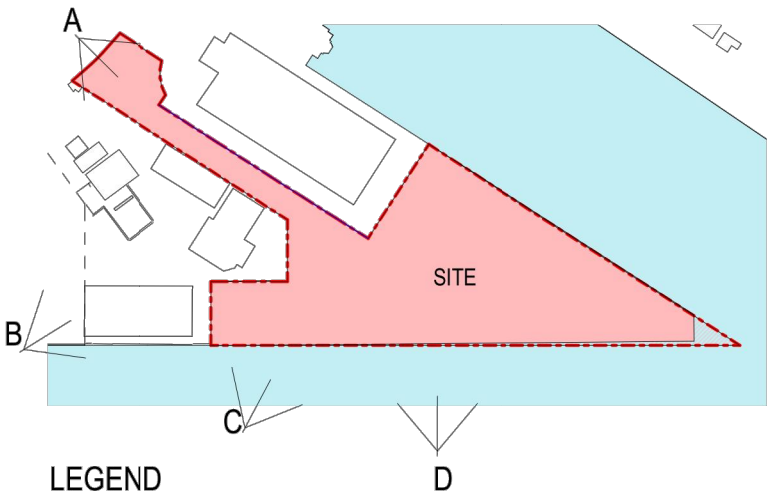
B. Aerial view of the marina

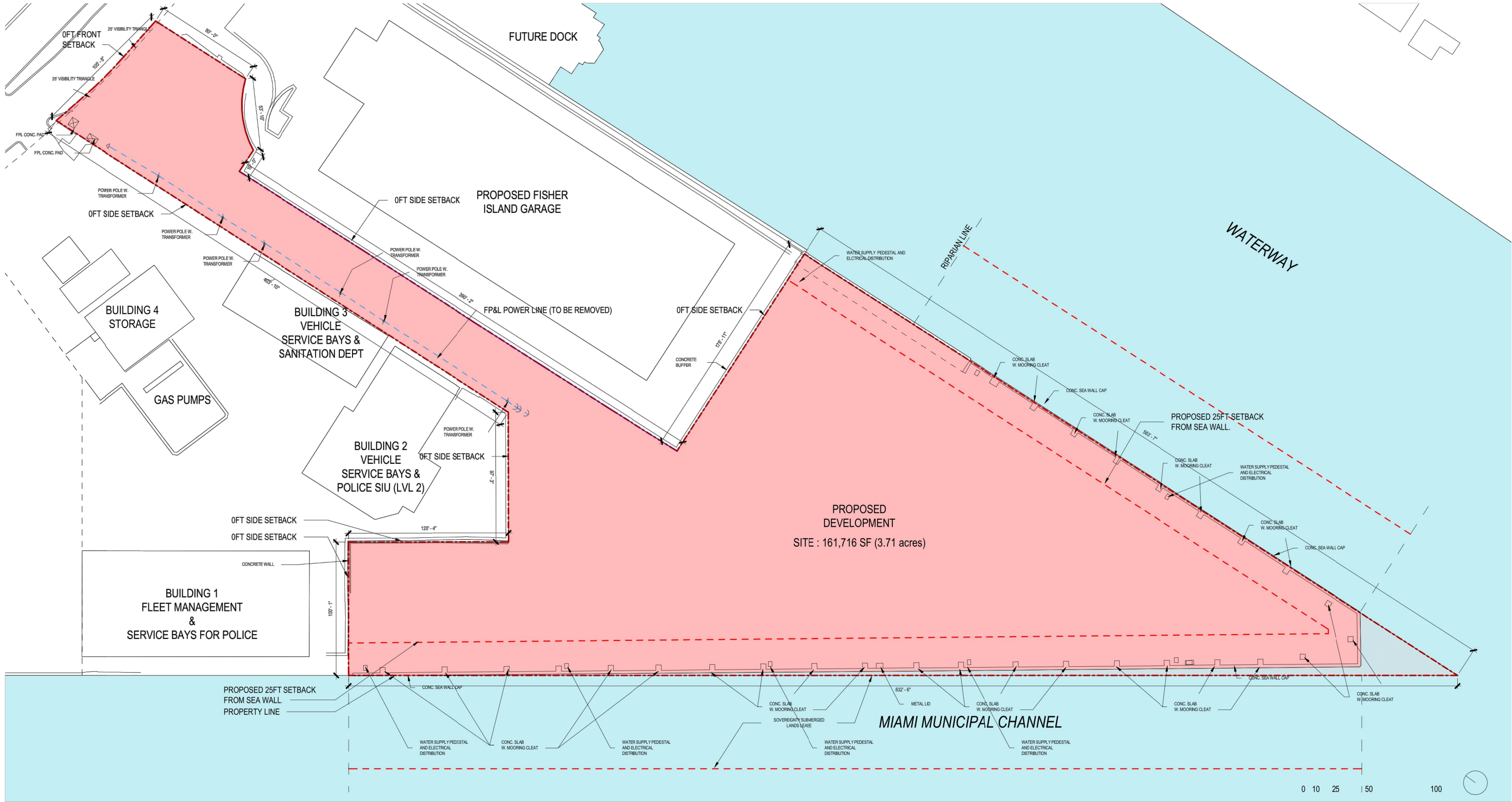


C. Aerial view of the marina



D. Aerial view of the marina





ARQUITECTONICA

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

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2021. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

PB FINAL SUBMITTAL
120 MACARTHUR CAUSEWAY
MIAMI BEACH, FL

SITE PLAN

SCALE: 1" = 70'-0"

DATE:
03/28/2022

A0-07

BLOCK A						BLOCK B						
	Office Usable SF	Restaurant / Outdoor Amenity	Kitchen (included in Lvl 03 sf)	GSF	FAR	Floorplate		Office Usable SF	Outdoor Amenity	GSF	FAR	Floorplate
Roof Level				3,520 SF	0 SF	3,520 SF				5,230 SF	0 SF	5,230 SF
Level 06		5,660 SF		3,520 SF	2,200 SF	11,560 SF			4,460 SF	5,230 SF	2,295 SF	21,605 SF
Level 05	10,330 SF		1,765 SF	11,560 SF	11,560 SF	13,235 SF		19,760 SF		21,605 SF	21,605 SF	23,652 SF
Level 04	11,965 SF			13,235 SF	13,235 SF	15,050 SF		15,700 SF		17,125 SF	17,125 SF	18,890 SF
Level 03	13,735 SF			15,050 SF	15,050 SF	17,000 SF		17,345 SF		18,890 SF	18,890 SF	20,660 SF
Level 02	15,380 SF			17,000 SF	17,000 SF	18,785 SF		19,080 SF		20,660 SF	20,660 SF	20,660 SF
Level 01	3,340 SF			10,355 SF	8,060 SF	10,355 SF		4,545 SF		2,890 SF	4,505 SF	6,205 SF
Lower Level	0 SF			5,030 SF	5,030 SF	5,030 SF					See Block A	See Block A
TOTAL	54,750 SF			79,270 SF	72,135 SF	94,535 SF		76,430 SF	4,460 SF	91,630 SF	85,080 SF	116,902 SF

Office Usable SF (Lvl 02-05)	123,295 SF
Office Usable SF (Lvl 01)	7,885 SF
Total Office Usable SF	131,180 SF
Total Office GSF	171,305 SF
Total Office Floorplate	211,842 SF

Total Parking Count	383 Spaces
Total Parking SF	114,548 SF
Total Parking GSF	136,932 SF
Total Parking Floorplate	136,932 SF

Total FAR	161,580 SF
Total GSF	308,237 SF
Total Floorplate	348,774 SF

Leftover FAR	
136 SF	

Surface Parking

14 spaces

14 Spaces

Parking Garage

	Parking Spaces	Parking SF	Core SF	GSF	FAR	Floorplate
P Level 06	50 Spaces		660 SF	19,084 SF	660 SF	19,084 SF
P Level 05	68 Spaces	23,735 SF	660 SF	24,395 SF	660 SF	24,395 SF
P Level 04	68 Spaces	23,735 SF	660 SF	24,395 SF	660 SF	24,395 SF
P Level 03	68 Spaces	23,735 SF	660 SF	24,395 SF	660 SF	24,395 SF
P Level 02	56 Spaces	21,655 SF	660 SF	22,315 SF	660 SF	22,315 SF
P Level 01	58 Spaces	21,688 SF	660 SF	22,348 SF	660 SF	22,348 SF

TOTAL

368 Spaces114,548 SF3,960 SF136,932 SF3,960 SF136,932 SF

Guard House

Office Usable SF	Guard	GSF	FAR	Floorplate	Parking
0 SF	405 SF	405 SF	405 SF	405 SF	1 Space
0 SF	405 SF	405 SF	405 SF	405 SF	1 Space