



ONE ISLAND PARK

DRB FINAL SUBMITTAL

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DRB FINAL SUBMITTAL
120 MACARTHUR CAUSEWAY
MIAMI BEACH, FL

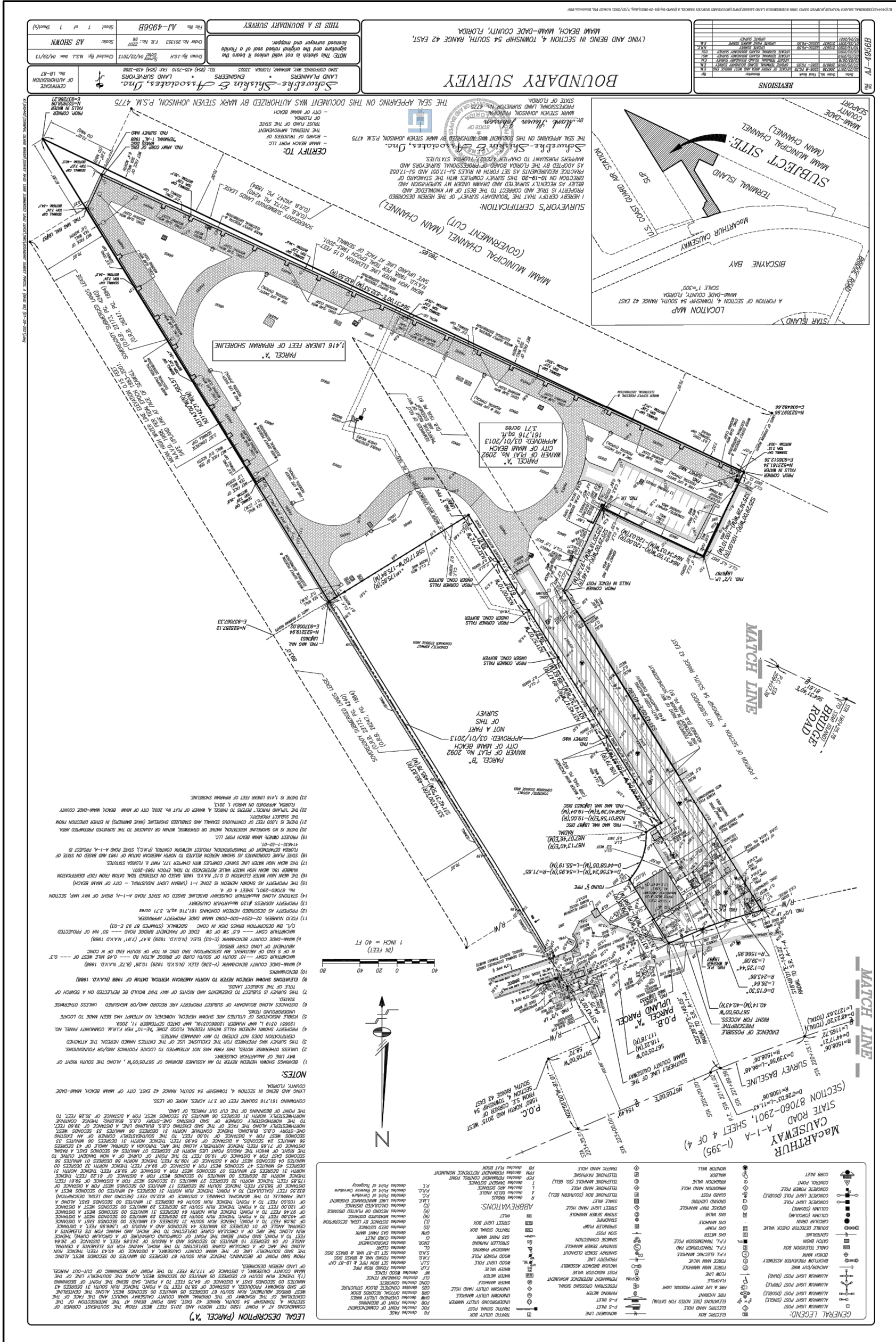
COVER

SCALE:

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03/28/2022

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DRB FINAL SUBMITTAL
120 MACARTHUR CAUSEWAY
MIAMI BEACH, FL

LOCATION MAP

SCALE:

PROPOSED

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				161,716 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 / 23,207 SF max.
7_Open Space	Required	Proposed	Allowed / Required	Provided
Open Space	20%		161,716 sf x .2 = 32,343.2 sf	65,767.8 sf (40.67%)

Parking District #1				
8_Parking Requirements	Required	Proposed	Allowed / Required	Provided (current)
Office	Office parking: min. 1 space per 400 sf of NSF		122,262 SF / 400 SF = 306 spaces	309 spaces
	Office parking: min. 1 space per 300 sf of NSF for Ground level		825 SF/ 300 SF = 3 spaces	
	Total office parking req.		309 spaces	
F&B	1 space per 4 seats		30 tables of 4 seats = 30 spaces	30 spaces
			30 spaces	
Valet		Office: 10% of parking spaces, 10% of 309 spaces = 31 spaces		61 spaces (included in total above)
		F&B: 100% of parking spaces, 100% of 30 spaces = 30 spaces		
Marina	2 space per 1 wet slip		7 wet slips x 2 = 14 spaces	14 spaces
			14 spaces	
ADA Spaces	5 standard spaces + 2 van spaces (for a facility with 201-300 spaces)		7 spaces (included in total above)	7 spaces (included in total above)
TOTAL			353 spaces	353 spaces
Parking spaces for electric vehicle	2 % of total required parking		7 spaces	7 spaces
TOTAL			353 spaces	353 spaces
8b_Shared Parking Reductions		Proposed reduction (current)	Max. reduction allowed / Required	Provided (current)
SEE TABLE 11				
Shared Parking reduction Total			338 spaces	
Parking spaces for electric vehicle	2 % of total required parking		7 spaces	
TOTAL			338 spaces	338 spaces

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

ZONING DATA

SCALE:

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DATE:
12/07/2020

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8c_Additional Parking Reductions		Proposed reduction (current)	Max. reduction allowed / Required	Provided (current)
		w. shared reduc.	w. shared reduc.	w. shared reduc.
Bicycle parking short-term	Reduction of 1 parking space for every 10 short-term bicycle parking spaces provided (not to exceed a reduction of more than 15% of total off street parking)	-16 spaces	-42 spaces	160 bicycle spaces
Bicycle parking long-term	Reduction of 1 parking space for every 5 long-term bicycle parking spaces provided (not to exceed a reduction of more than 15% of total off street parking)	-31 spaces	-42 spaces	155 bicycle spaces
Carpool/vanpool parking	Reduction of 3 parking spaces for every 1 carpool parking space (not to exceed a reduction of more than 10% of total off street parking)	0 spaces	-28 spaces	0 Carpool spaces
Drop-off and loading zones reductions	Reduction of 3 parking spaces for every 1 curb side drop off stalls. (max. 9 off-street parking spaces)	0 spaces	-9 spaces	2 Curb side drop off stalls
Scooter,moped and motorcycle parking	Reduction of 1 parking space for every 3 scooter, moped, or motorcycle parking space (not to exceed 15 off-street parking spaces)	-8 spaces	-15 spaces	24 Scooter, moped, or motorcycle spaces
Showers	Reduction of 2 parking spaces for each separate shower facility. (not to exceed 8 off-street parking spaces)	0 spaces	-8 spaces	0 Separate shower facilities
	The sum of all parking reductions shall not exceed 50% of the required off-street parking	16%	41%	0%
TOTAL Proposed / Allowed Reduction		-55 spaces	-144 spaces	0 spaces
TOTAL (with applied reductions)		283 spaces	194 spaces	283 spaces

9_Bicycle parking Requirements				
Short-term bicycle space		Required	Allowed/ Required (Bicycle spaces)	Provided (Bicycle spaces)
			w. shared reduc.	w. shared reduc.
Office	N/A	N/A	N/A	4 spaces
F&B	N/A		N/A	2 spaces
Additional bicycle spaces			N/A	154 spaces
Total (Short-term)			N/A	160 spaces
Long-term bicycle space		Required	Allowed/ Required (Bicycle spaces)	Provided (Bicycle spaces)
			w. shared reduc.	w. shared reduc.
Office	N/A	N/A	N/A	20 spaces
Retail	N/A		N/A	3 spaces
Additional bicycle spaces			N/A	132 spaces
Total (Long-term)			N/A	155 spaces
TOTAL Combined Bicycle spaces			N/A	315 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			
Retail / F&B	Over 10,000 but not over 20,000 sf: 2 spaces		2 loading bays	2 loading bays
Total			5 loading bays	5 loading bays

Table 11	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	309	15.45	30.9	15.45	30.9
	50%	75%	75%	90%	10%
Retail	15	22.5	22.5	27.0	3
	100%	100%	100%	100%	100%
Marina	14	14	14	14	14
Total	338	52	67	56	48

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

ZONING DATA

SCALE:

DRB APPROVED

DATE:
12/07/2020

A0-03a

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

The total usable office area increased from 122, 262sf to 131,180 sf.
The parking calculation was revised accordingly.

The total FAR area slightly decrease from 161,716 sf to 161,580sf

Slight adjustments were made to the building slab footprints and vehicular driveway layouts. The lot coverage and open space calculations have been revised accordingly

The seating capacity of the rooftop restaurant amenity remains unchanged (100 seats).

The seating capacity of the ground level cafe was increased from 20 seats to 36 seats

The number of provided accessible spaces and spaces for electrical vehicle has been revised based on the total parking number.

The total number of provided parking spaces increased from 353 to 388 spaces on the over.

No parking reduction have been applied.

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DRB FINAL SUBMITTAL
120 MACARTHUR CAUSEWAY
MIAMI BEACH, FL

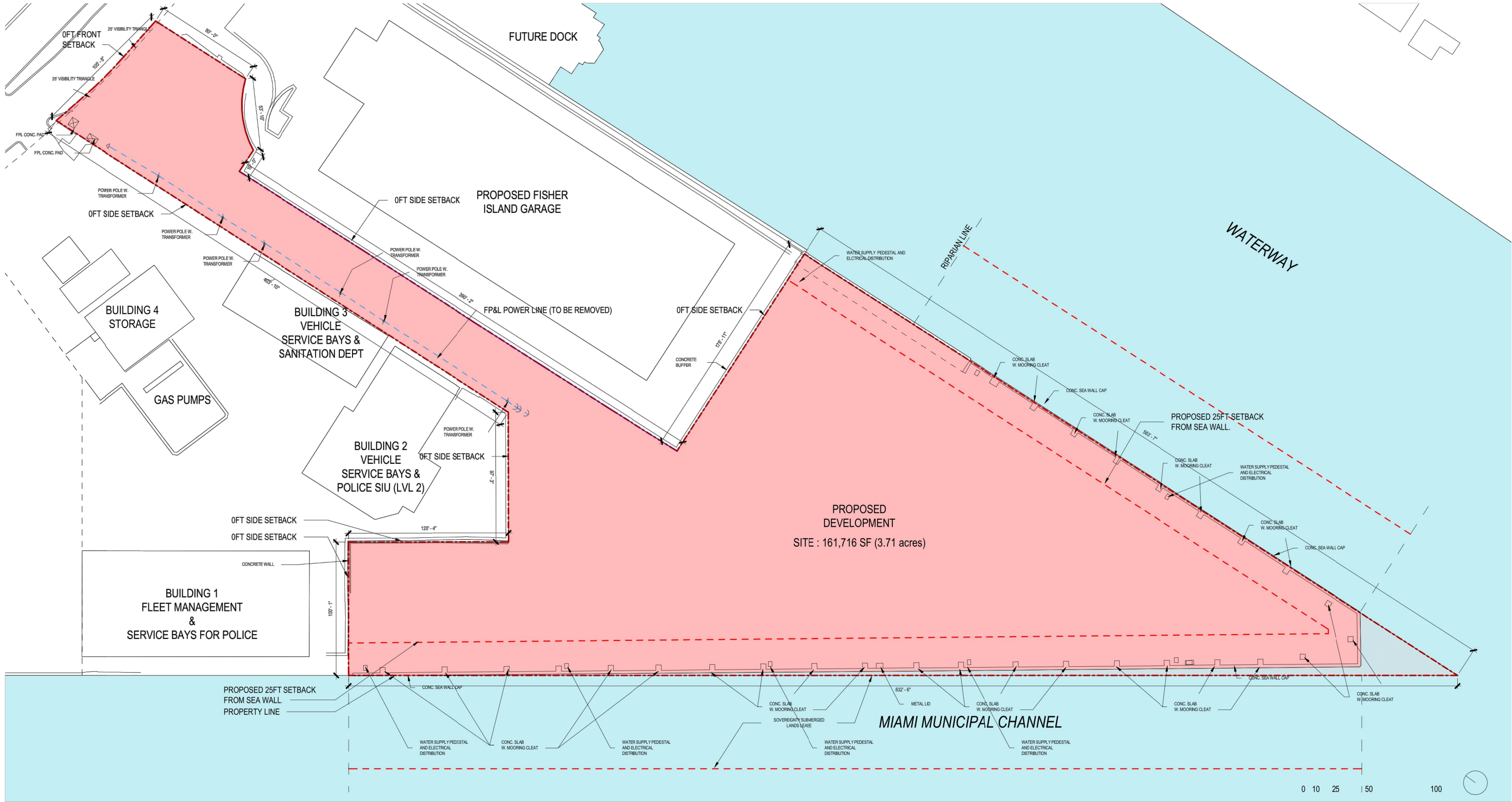
ZONING DATA

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DRB FINAL SUBMITTAL
120 MACARTHUR CAUSEWAY
MIAMI BEACH, FL

SITE PLAN

SCALE: 1" = 70'-0"

PROPOSED

DATE:
03/28/2022

A0-07

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

Leftover FAR
136 SF

The total usable office area increased from 122, 262sf to 131,180 sf.

The footprint of the lower level was significantly reduced. The FAR area was redistributed on each office level.

The total FAR area slightly decrease from 161,716 sf to 161,580sf

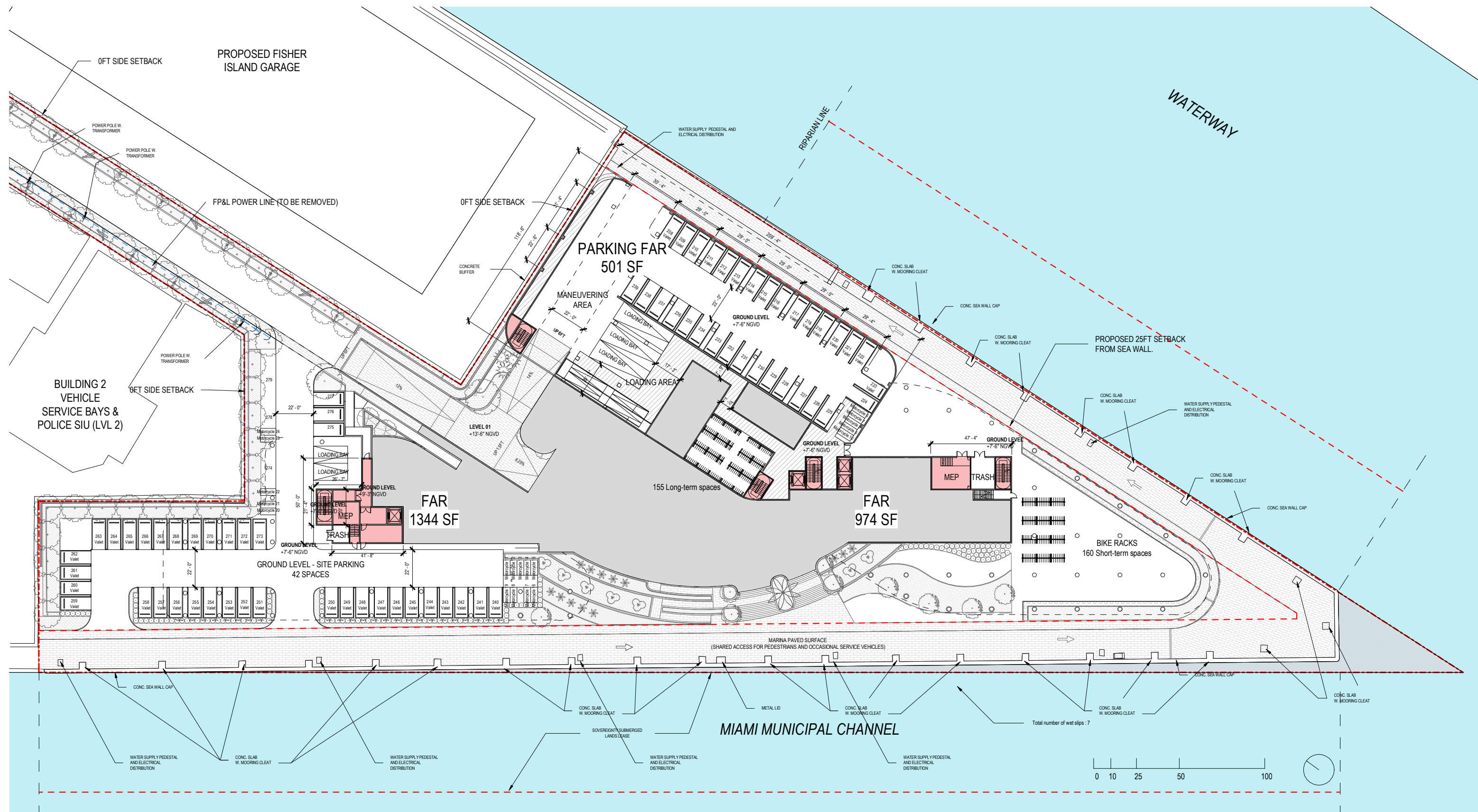
BLOCK B				
Office Usable SF	Outdoor Amenity	GSF	FAR	Floorplate
		5,230 SF	0 SF	5,230 SF
	4,460 SF	5,230 SF	2,295 SF	21,605 SF
19,760 SF		21,605 SF	21,605 SF	23,652 SF
15,700 SF		17,125 SF	17,125 SF	18,890 SF
17,345 SF		18,890 SF	18,890 SF	20,660 SF
19,080 SF		20,660 SF	20,660 SF	20,660 SF
4,545 SF		2,890 SF	4,505 SF	6,205 SF
			See Block A	See Block A
76,430 SF	4,460 SF	91,630 SF	85,080 SF	116,902 SF

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

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

The parking garage layout has been adjusted in order to maximize the number of provided parking spaces. The typical parking floor height was reduced to 9'-8" which allowed the addition of a 6th parking level.

The number of provided parking spaces in the parking garage increased from 239 to 368 spaces



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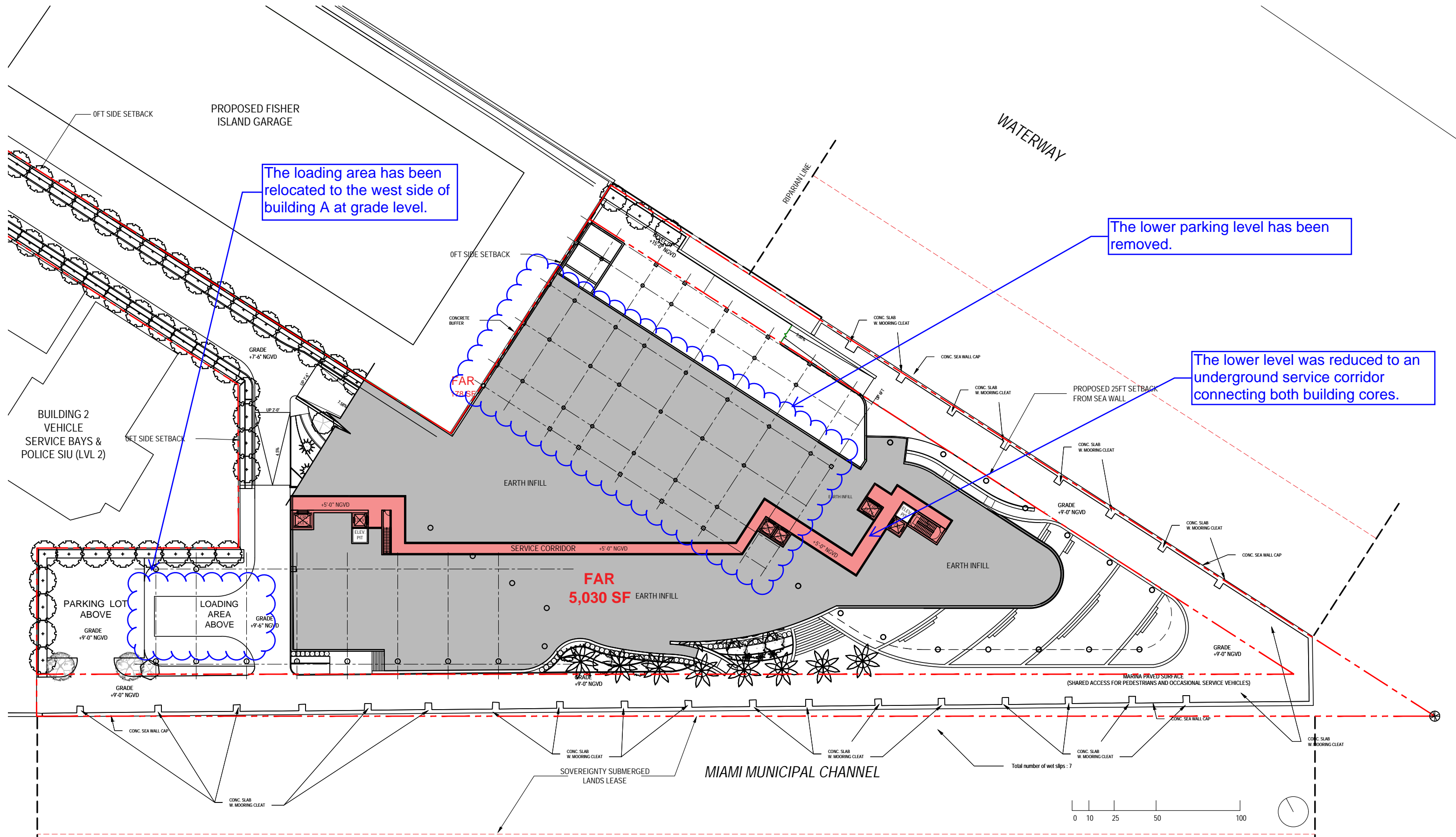
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120 MACARTHUR CAUSEWAY
MIAMI BEACH, FL, 33139

OVERALL OFFICE BUILDINGS
GROUND FLOOR - FAR
DRB APPROVED
SCALE: 1 : 640

DATE:
12/07/2020

A0-09



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OVERALL OFFICE BUILDINGS
LOWER LEVEL - FAR
PROPOSED
SCALE: 1:640

DATE:
03/28/2022

A0-09

The site plan illustrates the proposed Fisher Island Garage, featuring two main buildings, A and B, and associated parking and service areas. Building A is a large, irregularly shaped structure with a central core and several wings. It includes a loading area with five loading berths, a parking lot with 14 spaces, and various service areas including a fire pump, trash room, and MEP (Mechanical, Electrical, Plumbing) areas. Building B is a smaller, more compact structure located to the east of Building A. It includes a parking lot with 14 spaces and a loading area. The plan also shows a proposed 25ft setback from the sea wall, a marina paved surface, and a riparian line. Various annotations provide details about the design, including setbacks, grades, and material specifications.

Annotations:

- A covered loading area with a total of 5 loading berth has been provided at grade level at the West side of building A with direct access to the main BOH area and to the underground service connection. The adjacent parking lot was reduced to a parking area of 14 spaces.
- The footprint of the first 2 parking levels have been revised to accommodate a fire truck access driveway on the North side along the property line.
- The parking garage layout has been adjusted in order to maximize the number of provided parking spaces. The typical parking floor height was reduced to 9'-8" which allowed the addition of a 6th parking level.
- The bike storage room has been relocated to the back side of Building B lobby space.
- The MEP and BOH areas were moved the first level of building A.
- The café amenity area has been relocated to the South side of Building A.
- The footprint of the ground level enclosure has been adjusted on both buildings to improve the entrance lobby areas.

Key Features and Areas:

- PROPOSED FISHER ISLAND GARAGE**
- BUILDING 2 VEHICLE SERVICE BAYS & POLICE SIU (LVL 2)**
- LOADING BERTH FOR LARGER TRUCKS (12'x40')**
- PARKING LOT 14 SPACES**
- LOADING AREA**
- LOBBY LVL**
- BLOCK A LEVEL 01**
- BLOCK B LOBBY LVL**
- WATERWAY**
- RIPIARIAN LINE**
- CONC. SLAB W/ MOORING CLEAT**
- CONC. SEA WALL CAP**
- GRADE +9'-0" NGVD**
- PROPOSED 25FT SETBACK FROM SEA WALL**
- MARINA PAVED SURFACE (SHARED ACCESS FOR PEDESTRIANS AND OCCASIONAL SERVICE VEHICLES)**
- CONC. SEA WALL CAP**
- CONC. SLAB W/ MOORING CLEAT**
- SOVEREIGNTY SUBMERSIBLE LANDS LEASE**
- Total number of wet slips : 7**
- Scale: 0 10 25 50 100**

The site plan illustrates the proposed Fisher Island Garage, showing the layout of buildings A and B, parking areas, and surrounding infrastructure. Key features and annotations include:

- Proposed Fisher Island Garage:** The main structure, with a total footprint of 8,060 SF. It includes a covered loading area with 5 loading berths at grade level, accessible to the main BOH area and the underground service connection. The adjacent parking lot was reduced to a parking area of 14 spaces.
- Building A:** A multi-level structure with a total footprint of 4,505 SF. It includes a MEP and BOH area, a café amenity area, and a lobby level. The footprint of the ground level enclosure has been adjusted on both buildings to improve the entrance lobby areas.
- Building B:** A multi-level structure with a total footprint of 482 SF. It includes a bike storage room, which has been relocated to the back side of Building B lobby space.
- Parking:** The parking garage layout has been adjusted to maximize the number of provided parking spaces. The typical parking floor height was reduced to 9'-8" which allowed the addition of a 6th parking level. The footprint of the first 2 parking levels have been revised to accommodate a fire truck access driveway on the North side along the property line.
- Other Features:** The MEP and BOH areas were moved the first level of building A. The café amenity area has been relocated to the South side of Building A. The loading berth for larger trucks (12'x40') is located near the loading area. The marina paved surface is shared access for pedestrians and occasional service vehicles. The total number of wet slips is 7.
- Infrastructure:** The plan shows the riparian line, concrete slab with mooring cleat, concrete sea wall cap, and various setbacks (OFT SIDE, 25FT FROM SEA WALL). The plan also includes a scale bar (0 to 100 feet) and a north arrow.

The site plan illustrates the proposed Fisher Island Garage, showing its layout relative to the waterfront and existing infrastructure. Key features include:

- Proposed Fisher Island Garage:** A large structure with a footprint of 178 SF, located adjacent to the waterfront.
- Building A:** A multi-level structure with a footprint of 8,060 SF, featuring a loading area, parking lot, and various service bays.
- Building B:** A structure with a footprint of 4,505 SF, including a lobby level and various service areas.
- Parking:** A parking lot with 14 spaces, including a designated area for larger trucks (12'x40').
- Waterway:** The adjacent body of water, with a riparian line and a proposed 25-foot setback from the sea wall.
- Infrastructure:** Includes a power pole with transformer, a fire pump, and various utility lines.
- Callouts:** Several callouts provide additional information:
 - A covered loading area with a total of 5 loading berths has been provided at grade level at the West side of building A with direct access to the main BOH area and to the underground service connection. The adjacent parking lot was reduced to a parking area of 14 spaces.
 - The footprint of the first 2 parking levels have been revised to accommodate a fire truck access driveway on the North side along the property line.
 - The parking garage layout has been adjusted in order to maximize the number of provided parking spaces. The typical parking floor height was reduced to 9'-8" which allowed the addition of a 6th parking level.
 - The bike storage room has been relocated to the back side of Building B lobby space.
 - The MEP and BOH areas were moved the first level of building A.
 - The café amenity area has been relocated to the South side of Building A.
 - The footprint of the ground level enclosure has been adjusted on both buildings to improve the entrance lobby areas.

The plan also shows various setbacks, including the 8-foot side setback and the 25-foot setback from the sea wall. A scale bar indicates distances from 0 to 100 feet.

[illegible][illegible]

The site plan illustrates the proposed Fisher Island Garage, featuring two main buildings, A and B, along with associated parking and service areas. Building A includes a lobby level, seating area, cafe amenity area, and MEP/BOH areas. Building B features a lobby level and bike storage room. The plan also shows a large parking lot with numbered spaces, a loading area for larger trucks, and a covered loading area with five berths. Various setbacks, grades, and material specifications are indicated throughout the drawing.

Annotations:

- A covered loading area with a total of 5 loading berth has been provided at grade level at the West side of building A with direct access to the main BOH area and to the underground service connection. The adjacent parking lot was reduced to a parking area of 14 spaces.
- The footprint of the first 2 parking levels have been revised to accommodate a fire truck access driveway on the North side along the property line.
- The parking garage layout has been adjusted in order to maximize the number of provided parking spaces. The typical parking floor height was reduced to 9'-8" which allowed the addition of a 6th parking level.
- The bike storage room has been relocated to the back side of Building B lobby space.
- The MEP and BOH areas were moved the first level of building A.
- The café amenity area has been relocated to the South side of Building A.
- The footprint of the ground level enclosure has been adjusted on both buildings to improve the entrance lobby areas.

Key Features and Labels:

- PROPOSED FISHER ISLAND GARAGE**
- BUILDING 2 VEHICLE SERVICE BAYS & POLICE SIU (LVL 2)**
- LOADING AREA**
- PARKING LOT**
- FAR 178 SF**
- FAR 8,060 SF**
- FAR 482 SF**
- FAR 4,505 SF**
- BLOCK A LEVEL 01 +15'-01" NGVD**
- BLOCK B LOBBY LVL**
- WATERWAY**
- RIPARIAN LINE**
- CONC. SLAB W/ MOORING CLEAT**
- CONC. SEA WALL CAP**
- GRADE +9'-0" NGVD**
- MAIRIA PAVED SURFACE (SHARED ACCESS FOR PEDESTRIANS AND OCCASIONAL SERVICE VEHICLES)**
- Total number of wet slips : 7**
- Scale: 0 10 25 50 100**

The site plan illustrates the proposed Fisher Island Garage, showing the layout of buildings A and B, parking areas, and surrounding infrastructure. Key features and annotations include:

- Proposed Fisher Island Garage:** The main structure, with a total footprint of 8,060 SF. It includes a covered loading area with 5 loading berths at grade level, accessible to the main BOH area and the underground service connection. The adjacent parking lot was reduced to a parking area of 14 spaces.
- Building A:** A multi-level structure with a total footprint of 4,505 SF. It includes a MEP and BOH area, a café amenity area, and a lobby level. The footprint of the ground level enclosure has been adjusted on both buildings to improve the entrance lobby areas.
- Building B:** A multi-level structure with a total footprint of 482 SF. It includes a bike storage room, which has been relocated to the back side of Building B lobby space.
- Parking:** The parking garage layout has been adjusted to maximize the number of provided parking spaces. The typical parking floor height was reduced to 9'-8" which allowed the addition of a 6th parking level. The footprint of the first 2 parking levels have been revised to accommodate a fire truck access driveway on the North side along the property line.
- Other Features:** The MEP and BOH areas were moved the first level of building A. The café amenity area has been relocated to the South side of Building A. The loading berth for larger trucks (12'x40') is located near the loading area. The marina paved surface is shared access for pedestrians and occasional service vehicles. The total number of wet slips is 7.
- Infrastructure:** The plan shows the riparian line, concrete slab with mooring cleat, concrete sea wall cap, and the proposed 25ft setback from the sea wall. The grade is marked as +9'-0" NGVD.
- Scale and Orientation:** A scale bar indicates distances from 0 to 100 feet. A north arrow is located in the bottom right corner.

The site plan illustrates the proposed Fisher Island Garage, showing the layout of buildings A and B, parking areas, and surrounding infrastructure. Key features and annotations include:

- Proposed Fisher Island Garage:** The main structure, with a total footprint of 8,060 SF. It includes a covered loading area with 5 loading berths at grade level, accessible to the main BOH area and the underground service connection. The adjacent parking lot was reduced to a parking area of 14 spaces.
- Building A:** A multi-level structure with a total footprint of 4,505 SF. It includes a MEP and BOH area, a café amenity area, and a lobby level. The footprint of the ground level enclosure has been adjusted on both buildings to improve the entrance lobby areas.
- Building B:** A multi-level structure with a total footprint of 482 SF. It includes a bike storage room, which has been relocated to the back side of Building B lobby space.
- Parking:** The parking garage layout has been adjusted to maximize the number of provided parking spaces. The typical parking floor height was reduced to 9'-8" which allowed the addition of a 6th parking level. The footprint of the first 2 parking levels have been revised to accommodate a fire truck access driveway on the North side along the property line.
- Other Features:** The MEP and BOH areas were moved the first level of building A. The café amenity area has been relocated to the South side of Building A. The loading berth for larger trucks (12'x40') is located near the loading area. The marina paved surface is shared access for pedestrians and occasional service vehicles. The total number of wet slips is 7.
- Infrastructure:** The plan shows the riparian line, concrete slab with mooring cleat, concrete sea wall cap, and the proposed 25ft setback from the sea wall. The grade is marked as +9'-0" NGVD.
- Scale and Orientation:** A scale bar indicates distances from 0 to 100 feet. A north arrow is located in the bottom right corner.

[illegible]

The site plan illustrates the proposed Fisher Island Garage, showing the layout of buildings A and B, parking areas, and surrounding infrastructure. Key features and callouts include:

- Proposed Fisher Island Garage:** The main structure, with a total of 5 loading berths provided at grade level on the West side of Building A, with direct access to the main BOH area and to the underground service connection. The adjacent parking lot was reduced to a parking area of 14 spaces.
- Building A:** Includes a covered loading area with a total of 5 loading berths provided at grade level at the West side of building A with direct access to the main BOH area and to the underground service connection. The adjacent parking lot was reduced to a parking area of 14 spaces.
- Building B:** Includes a bike storage room that has been relocated to the back side of Building B lobby space.
- Parking:** The footprint of the first 2 parking levels have been revised to accommodate a fire truck access driveway on the North side along the property line. The parking garage layout has been adjusted in order to maximize the number of provided parking spaces. The typical parking floor height was reduced to 9'-8" which allowed the addition of a 6th parking level.
- Other Callouts:**
 - The MEP and BOH areas were moved the first level of building A.
 - The café amenity area has been relocated to the South side of Building A.
 - The footprint of the ground level enclosure has been adjusted on both buildings to improve the entrance lobby areas.

The plan also shows the waterfront, riparian line, and various setbacks (OFT SIDE SETBACK, CONCRETE BUFFER, PROPOSED 25FT SETBACK FROM SEA WALL). A scale bar (0 to 100 feet) and a north arrow are provided at the bottom right.

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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.

The site plan illustrates the proposed Fisher Island Garage, featuring two main buildings, A and B, and associated parking and service areas. Building A is a large, irregularly shaped structure with a central core and several wings. It includes a loading area with five berths, a parking lot with 14 spaces, and various service areas including a vehicle service bay, police SIU, and a vehicle storage area. Building B is a smaller, more compact structure located to the east of Building A. It includes a parking lot with 14 spaces and a vehicle storage area. The plan also shows a large parking area with 14 spaces, a loading area with five berths, and various service areas including a vehicle service bay, police SIU, and a vehicle storage area. The plan is annotated with numerous callouts and dimensions, including setbacks, grades, and material specifications. A scale bar and north arrow are located in the bottom right corner.

Annotations:

- A covered loading area with a total of 5 loading berth has been provided at grade level at the West side of building A with direct access to the main BOH area and to the underground service connection. The adjacent parking lot was reduced to a parking area of 14 spaces.
- The footprint of the first 2 parking levels have been revised to accommodate a fire truck access driveway on the North side along the property line.
- The parking garage layout has been adjusted in order to maximize the number of provided parking spaces. The typical parking floor height was reduced to 9'-8" which allowed the addition of a 6th parking level.
- The bike storage room has been relocated to the back side of Building B lobby space.
- The MEP and BOH areas were moved the first level of building A.
- The café amenity area has been relocated to the South side of Building A.
- The footprint of the ground level enclosure has been adjusted on both buildings to improve the entrance lobby areas.

Key Features and Dimensions:

- Building A:** FAR 178 SF, 8,060 SF. Includes LOBBY LVL, LEVEL 01, and various service areas.
- Building B:** FAR 4,505 SF, 482 SF. Includes LOBBY LVL and various service areas.
- Parking:** 14 SPACES, 14 SPACES, 14 SPACES. Includes a large parking area with 14 spaces and a loading area with five berths.
- Service Areas:** VEHICLE SERVICE BAYS & POLICE SIU (LVL 2), MECHANICAL ROOM, ELECTRICAL ROOM, and various other utility spaces.
- Setbacks and Grades:** 0FT SIDE SETBACK, 6FT SIDE SETBACK, GRADE +7'-6" NGVD, GRADE +9'-0" NGVD, GRADE +9'-0" NGVD.
- Materials and Construction:** CONC. SLAB W. MOORING CLEAT, CONC. SEA WALL CAP, MARINA PAVED SURFACE (SHARED ACCESS FOR PEDESTRIANS AND OCCASIONAL SERVICE VEHICLES).

Scale and Orientation:

- Scale: 0, 10, 25, 50, 100.
- North Arrow: Indicated by a circle with an arrow pointing towards the top right.

The site plan illustrates the proposed Fisher Island Garage, featuring two main buildings, A and B, and associated parking and service areas. Building A is a large, irregularly shaped structure with a central core and several wings. It includes a loading area with five berths, a parking lot with 14 spaces, and various service areas including a vehicle service bay, police SIU, and a vehicle storage area. Building B is a smaller, more compact structure located to the east of Building A. It includes a parking lot with 14 spaces and a vehicle storage area. The plan also shows a large parking area with 14 spaces, a loading area with five berths, and various service areas including a vehicle service bay, police SIU, and a vehicle storage area. The plan is annotated with numerous callouts and dimensions, including setbacks, grades, and material specifications. A scale bar and north arrow are located in the bottom right corner.

Annotations:

- A covered loading area with a total of 5 loading berth has been provided at grade level at the West side of building A with direct access to the main BOH area and to the underground service connection. The adjacent parking lot was reduced to a parking area of 14 spaces.
- The footprint of the first 2 parking levels have been revised to accommodate a fire truck access driveway on the North side along the property line.
- The parking garage layout has been adjusted in order to maximize the number of provided parking spaces. The typical parking floor height was reduced to 9'-8" which allowed the addition of a 6th parking level.
- The bike storage room has been relocated to the back side of Building B lobby space.
- The MEP and BOH areas were moved the first level of building A.
- The café amenity area has been relocated to the South side of Building A.
- The footprint of the ground level enclosure has been adjusted on both buildings to improve the entrance lobby areas.

Key Features and Dimensions:

- Building A:** FAR 178 SF, 8,060 SF. Includes LOBBY LVL, LEVEL 01, and various service areas.
- Building B:** FAR 4,505 SF, 482 SF. Includes LOBBY LVL and various service areas.
- Parking:** 14 SPACES, 14 SPACES, 14 SPACES. Includes a large parking area with 14 spaces and a loading area with five berths.
- Service Areas:** VEHICLE SERVICE BAYS & POLICE SIU (LVL 2), MECHANICAL ROOM, ELECTRICAL ROOM, and various other utility spaces.
- Setbacks and Grades:** 0FT SIDE SETBACK, 6FT SIDE SETBACK, GRADE +7'-6" NGVD, GRADE +9'-0" NGVD, GRADE +9'-0" NGVD.
- Materials and Construction:** CONC. SLAB W. MOORING CLEAT, CONC. SEA WALL CAP, MARINA PAVED SURFACE (SHARED ACCESS FOR PEDESTRIANS AND OCCASIONAL SERVICE VEHICLES).

Scale and Orientation:

- Scale: 0, 10, 25, 50, 100.
- North Arrow: Indicated by a circle with an arrow pointing towards the top right.

The site plan illustrates the proposed Fisher Island Garage, showing the layout of buildings A and B, parking areas, and surrounding infrastructure. Key features and callouts include:

- Proposed Fisher Island Garage:** The main structure, with a total of 5 loading berths provided at grade level on the West side of Building A, with direct access to the main BOH area and to the underground service connection. The adjacent parking lot was reduced to a parking area of 14 spaces.
- Building A:** Includes a covered loading area, a fire truck access driveway on the North side along the property line, and a bike storage room relocated to the back side of Building B lobby space.
- Building B:** Includes a MEP and BOH area moved to the first level of Building A, a café amenity area relocated to the South side of Building A, and a footprint of the ground level enclosure adjusted on both buildings to improve the entrance lobby areas.
- Parking:** The footprint of the first 2 parking levels have been revised to accommodate a fire truck access driveway on the North side along the property line. The parking garage layout has been adjusted in order to maximize the number of provided parking spaces. The typical parking floor height was reduced to 9'-8" which allowed the addition of a 6th parking level.
- Other Features:** Includes a loading berth for larger trucks (12'x40'), a loading area, a parking lot, a marina paved surface (shared access for pedestrians and occasional service vehicles), and a total number of wet slips: 7.

The plan also shows various setbacks, including the 8FT side setback, 10FT side setback, and 25FT setback from the sea wall. The waterway is shown to the right of the property line.

The site plan illustrates the proposed Fisher Island Garage, showing the layout of buildings A and B, parking areas, and surrounding infrastructure. Key features and callouts include:

- Proposed Fisher Island Garage:** The main structure, with a total of 5 loading berths provided at grade level on the West side of Building A, with direct access to the main BOH area and to the underground service connection. The adjacent parking lot was reduced to a parking area of 14 spaces.
- Building A:** Includes a covered loading area, a fire truck access driveway on the North side along the property line, and a bike storage room relocated to the back side of Building B lobby space.
- Building B:** Includes a vehicle service bays and police SIU (LVL 2), a loading berth for larger trucks (12'x40'), and a valet drop off / pick up area.
- Parking:** Includes a parking lot with 14 spaces, a parking garage layout adjusted to maximize the number of provided parking spaces, and a typical parking floor height reduced to 9'-8" which allowed the addition of a 6th parking level.
- Other Features:** Includes a waterway, a riparian line, a concrete slab w/ mooring cleat, a concrete sea wall cap, a proposed 25ft setback from sea wall, a marina paved surface (shared access for pedestrians and occasional service vehicles), and a total number of wet slips: 7.
- Callouts:**
 - A covered loading area with a total of 5 loading berth has been provided at grade level at the West side of building A with direct access to the main BOH area and to the underground service connection. The adjacent parking lot was reduced to a parking area of 14 spaces.
 - The footprint of the first 2 parking levels have been revised to accommodate a fire truck access driveway on the North side along the property line.
 - The parking garage layout has been adjusted in order to maximize the number of provided parking spaces. The typical parking floor height was reduced to 9'-8" which allowed the addition of a 6th parking level.
 - The bike storage room has been relocated to the back side of Building B lobby space.
 - The MEP and BOH areas were moved the first level of building A.
 - The café amenity area has been relocated to the South side of Building A.
 - The footprint of the ground level enclosure has been adjusted on both buildings to improve the entrance lobby areas.

The site plan illustrates the proposed Fisher Island Garage, showing the layout of buildings A and B, parking areas, and surrounding infrastructure. Key features and annotations include:

- Proposed Fisher Island Garage:** The main structure, with a total footprint of 8,060 SF. It includes a covered loading area with 5 loading berths at grade level, accessible to the main BOH area and the underground service connection. The adjacent parking lot was reduced to a parking area of 14 spaces.
- Building A:** A multi-level structure with a total footprint of 4,505 SF. It includes a MEP and BOH area, a café amenity area, and a lobby level. The footprint of the ground level enclosure has been adjusted on both buildings to improve the entrance lobby areas.
- Building B:** A multi-level structure with a total footprint of 482 SF. It includes a bike storage room, which has been relocated to the back side of Building B lobby space.
- Parking:** The parking garage layout has been adjusted to maximize the number of provided parking spaces. The typical parking floor height was reduced to 9'-8" which allowed the addition of a 6th parking level. The footprint of the first 2 parking levels have been revised to accommodate a fire truck access driveway on the North side along the property line.
- Other Features:** The MEP and BOH areas were moved the first level of building A. The café amenity area has been relocated to the South side of Building A. The loading berth for larger trucks (12'x40') is located near the loading area. The marina paved surface is shared access for pedestrians and occasional service vehicles. The total number of wet slips is 7.
- Infrastructure:** The plan shows the riparian line, concrete slab with mooring cleat, concrete sea wall cap, and various setbacks (OFT SIDE, 25FT FROM SEA WALL). The plan also includes a scale bar (0 to 100 feet) and a north arrow.

The site plan illustrates the proposed Fisher Island Garage, featuring two main buildings, A and B, along with associated parking and service areas. Building A includes a lobby level, seating area, cafe amenity area, and MEP/BOH areas. Building B features a lobby level and bike storage room. The plan also shows a large parking lot with numbered spaces, a loading berth for larger trucks, and various setbacks and easements. Annotations provide detailed information about specific design changes and requirements.

Annotations:

- A covered loading area with a total of 5 loading berth has been provided at grade level at the West side of building A with direct access to the main BOH area and to the underground service connection. The adjacent parking lot was reduced to a parking area of 14 spaces.
- The footprint of the first 2 parking levels have been revised to accommodate a fire truck access driveway on the North side along the property line.
- The parking garage layout has been adjusted in order to maximize the number of provided parking spaces. The typical parking floor height was reduced to 9'-8" which allowed the addition of a 6th parking level.
- The bike storage room has been relocated to the back side of Building B lobby space.
- The MEP and BOH areas were moved the first level of building A.
- The café amenity area has been relocated to the South side of Building A.
- The footprint of the ground level enclosure has been adjusted on both buildings to improve the entrance lobby areas.

Key Features and Labels:

- PROPOSED FISHER ISLAND GARAGE**
- BUILDING 2 VEHICLE SERVICE BAYS & POLICE SIU (LVL 2)**
- LOADING BERTH FOR LARGER TRUCKS (12'x40')**
- PARKING LOT 14 SPACES**
- FAR 178 SF**
- FAR 8,060 SF**
- FAR 482 SF**
- FAR 4,505 SF**
- BLOCK A LEVEL 01 +15'-01" NGVD**
- BLOCK B LOBBY LVL**
- WATERWAY**
- RIPARIAN LINE**
- CONC. SLAB W/ MOORING CLEAT**
- CONC. SEA WALL CAP**
- GRADE +9'-0" NGVD**
- MARINA PAVED SURFACE (SHARED ACCESS FOR PEDESTRIANS AND OCCASIONAL SERVICE VEHICLES)**
- Total number of wet slips : 7**
- Scale: 0 10 25 50 100**