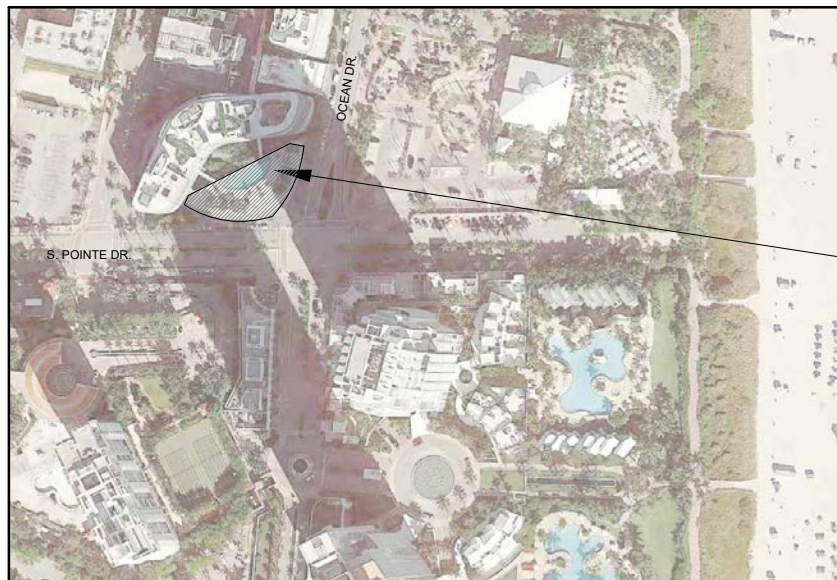


# ONE OCEAN RESTAURANT

1 COLLINS AVE  
 MIAMI BEACH , FL 33139  
**PLANING & ZONING FINAL SUBMITTAL**  
 PB23-0598  
 MAY 30TH, 2023

Rev. \_\_\_\_\_ Date \_\_\_\_\_

**KEY PLAN**  
N.T.S.



PROJECT SITE



**LOCATION MAP**  
N.T.S.



AREA OF WORK



**PROJECT TEAM**

<b>CLIENT:</b> ONE OCEAN 1 COLLINS AVE. MIAMI BEACH, FLORIDA 33139	<b>ARCHITECT:</b> KObi KARP ARCHITECTURE 571 NW 28TH STREET MIAMI, FL 33127 305-573-1818 WWW.KObIKARP.COM KObIKARP@KObIKARP.COM
---	--

<b>INTERIOR DESIGNER:</b> MD Studio, INC 7935 East Drive, Suite 404 Miami Beach, FL 33141 212-627-5574 www.meyerdavis.com	
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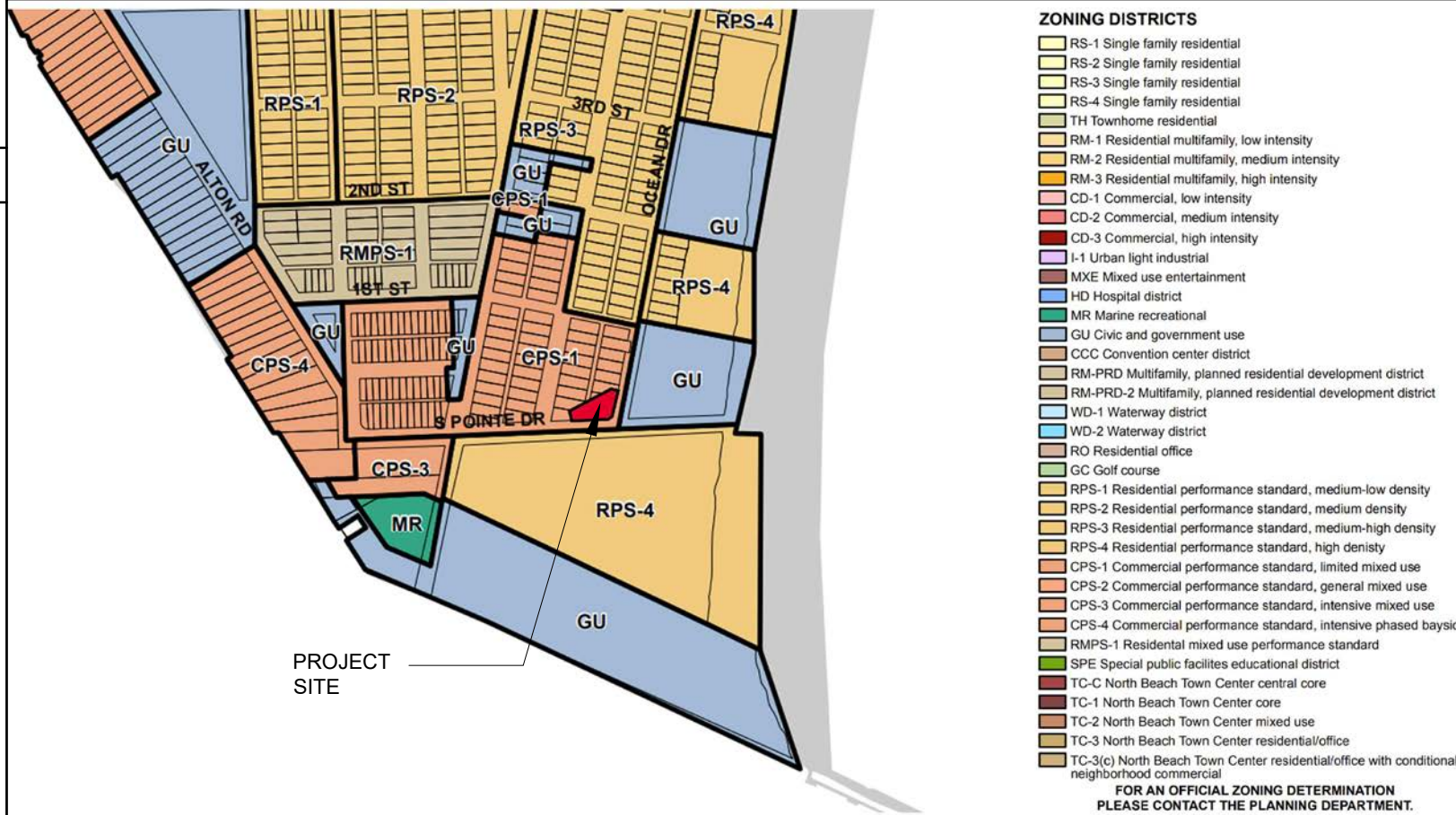
**APPLICABLE CODES**

<b>BUILDING:</b>	FLORIDA BUILDING CODE SEVENTH EDITION 2020 BUILDING
<b>PLUMBING:</b>	FLORIDA BUILDING CODE SEVENTH EDITION 2020 PLUMBING
<b>MECHANICAL:</b>	FLORIDA BUILDING CODE SEVENTH EDITION 2020 MECHANICAL
<b>FIRE:</b>	FLORIDA FIRE PREVENTION CODE SEVENTH EDITION
<b>NFPA 70:</b>	NATIONAL ELECTRICAL CODE (NEC) 2020 EDITION
<b>CITY OF MIAMI BEACH, FL:</b>	CODE OF ORDINANCES SUBPART B - LAND DEVELOPMENT REGULATIONS

**SCOPE OF WORK**

DEMOLITION SCOPE IS LIMITED TO THE REMOVAL OF EXISTING STOREFRONT WINDOWS AND DOORS.  
 CONSTRUCTION SCOPE OF WORK INCLUDES THE CONSTRUCTION OF NEW ADA TOILET ROOMS, A NEW COMMERCIAL KITCHEN, A NEW DINING ROOM, A NEW BAR AREA.  
 SCOPE INCLUDES MECHANICAL HVAC, EXHAUST, FIRE PROTECTION, FIRE SPRINKLER, FIRE ALARM, SANITARY PLUMBING, GREASE WASTE PLUMBING, WATER DISTRIBUTION, NATURAL GAS, AND ELECTRICAL POWER AND LIGHTING THROUGHOUT.  
 NO STRUCTURAL WORK IN SCOPE.  
 NO SITE WORK IN SCOPE.

**ZONING KEY PLAN**  
N.T.S.



PLANNING BOARD  
FINAL SUBMITTAL

ONE OCEAN RESTAURANT  
RENOVATIONS  
1 COLLINS AVE  
MIAMI BEACH, FLORIDA. 33139

**Owner:**  
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Address: OWNER\_ADDRESS2  
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**Consultant:**  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
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Email: \_\_\_\_\_

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**Architect:**  
Kobi Karp Architecture and Interior Design  
Inc.  
571 NW 28th Street  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



KObi KARP  
Lic. # AR0012578

**COVER  
ZONING DATA**

Date	2023-05-30	Sheet No.	
Scale	--		A0.00
Project	2292		

**DEMOLITION PLAN GENERAL NOTES**

1. THE CONTRACTOR SHALL OBTAIN A DEMOLITION PERMIT AND ANY OTHER REQUIRED APPROVALS PRIOR TO THE EXECUTION OF ANY DEMOLITION, AND FURNISH ALL LABOR AND MATERIALS REQUIRED TO COMPLETE THE DEMOLITION, SELECTIVE REMOVAL AND SUBSEQUENT OFF-SITE DISPOSAL OR STORAGE OF ALL ITEMS WITHIN THE PROJECT AREA. A SCHEDULE SHALL BE SUBMITTED TO OWNER ALONG WITH THE DEMOLITION BID.
2. THE CONTRACTOR SHALL COORDINATE DEMOLITION WITH THE LANDLORD, OWNER, LEASING AGENT AND/OR TENANT AND SHALL MEET THE RULES AND REGULATIONS SET FORTH BY THE LANDLORD, OWNER, AND/OR LEASING AGENT.
3. THE CONTRACTOR SHALL SUPPLY THE LANDLORD & CLIENT WITH ALL DOCUMENTATION REQUESTED.
4. THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION DUMPSTER AND/OR CHUTE LOCATION WITH LANDLORD PRIOR TO PLACEMENT. THE CONTRACTOR SHALL PROTECT THE ARCADE, BUILDING EXTERIOR, ROADWAY, AND LANDSCAPE FROM DAMAGE DURING THE DEMOLITION. THE PROJECT AREA SHALL BE MAINTAINED IN A SAFE AND CLEAN CONDITION AT ALL TIMES.
5. IF ANY HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION, COMPLY WITH APPLICABLE REGULATIONS, LAWS AND ORDINANCES RELATIVE TO REMOVAL, HANDLING, AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION. NOTIFY LANDLORD AND OWNER IMMEDIATELY.
6. ALL ITEMS OF SALVAGEABLE VALUE AS DETERMINED BY THE CLIENT, LANDLORD, LEASING AGENT AND/OR TENANT SHALL BE CAREFULLY REMOVED, SURFACE CLEANED, LABELED, STORED AND TURNED OVER TO THE OWNER AND/OR LANDLORD.
7. RECONNECT ELECTRICAL OUTLETS AFFECTED BY DEMOLITION TO PANELS AS REQUIRED BY NEW LAYOUT. TERMINATE EXPOSED CONNECTIONS PER N.E.C. ANY PLUMBING ENCOUNTERED IN AREA AFFECTED BY DEMOLITION SHALL BE CAPPED TO BUILDING STANDARD.
8. REMOVE EXISTING INTERIOR PARTITIONS AS INDICATED ON THE DEMOLITION PLAN. ALL FIRE PROTECTION DEVICES SUCH AS HORN STROBES, PULL STATIONS, SMOKE DETECTORS, FIRE EXTINGUISHERS, HOSE CABINETS ETC. SHALL BE SALVAGED, LABELED AND STORED FOR RE-USE. THE FIRE ALARM FIRE SPRINKLER SYSTEM SHALL BE MAINTAINED IN OPERABLE CONDITION AT ALL TIMES.
9. CONTRACTOR SHALL COORDINATE DEMOLITION WITH CLIENT SPECIFICATIONS AND TENANT'S DRAWINGS CONTACT ARCHITECT AND CLIENT PRIOR TO DEMOLISHING ITEMS NOT SPECIFIED ON THE PLANS.
10. COORDINATE WITH CONSTRUCTION DRAWINGS PRIOR TO BEGINNING DEMOLITION.
11. THE DISPOSAL OF ALL DEMOLITION ITEMS TO BE BY THE CONTRACTOR, HAULED AWAY FROM THE SITE. OWNER RESERVES THE RIGHT OF FIRST REFUSAL.
12. CONTRACTOR TO CAREFULLY REMOVE AND STORE ALL DOORS AND FRAMES THAT ARE INDICATED TO BE REMOVED FOR POSSIBLE LANDLORD STORAGE.
13. POWER TO BUILDING SHALL BE MAINTAINED AT ALL TIMES. COORDINATE WITH LANDLORD AND OBTAIN APPROVAL WITH LANDLORD 72 HOURS PRIOR TO PROPOSED INTERRUPTION.
14. REMOVE ALL WIRING FROM DEMOLISHED RECEPTACLES TO SOURCE PANEL. REMOVE ALL ABANDONED WIRING.
15. THE CONTRACTOR SHALL FULLY ACQUAINT HIMSELF WITH THE EXISTING CONDITIONS AND SHALL HAVE VISITED THE JOB SITE AND BE FULLY INFORMED AS TO THE NATURE OF THE EQUIPMENT AND FACILITIES NEEDED FOR THE PROPER EXECUTION OF THE WORK.
16. CONTRACTOR IS RESPONSIBLE TO FURNISH, INSTALL AND MAINTAIN CLEAN CONSTRUCTION FILTERS ON THE FLOOR AIR HANDLERS AND TO FURNISH, INSTALL AND MAINTAIN AIR FILTERS PRIOR TO PERFORMING TEST AND BALANCE OF AIR CONDITIONING SYSTEM.
17. THE CONTRACT DOCUMENTS ARE INTENDED TO BE COMPLIMENTARY. DEMOLITION SHALL NOT BE LIMITED TO THE WORK SHOWN ON THESE DRAWINGS BUT SHALL INCLUDE ALL DEMOLITION NECESSARY TO ACCOMMODATE THE NEW WORK.
18. ALL FIRE EXTINGUISHERS AND F.E. CABINETS SCHEDULED TO BE REMOVED AND STORED FOR REUSE.
19. RETAIN EXISTING EXIT LIGHTS. CLEAN, REPAIR AND REUSE IF IN GOOD CONDITION WHERE APPLICABLE AT LOCATIONS SHOWN ON REFLECTED CEILING PLAN
20. PATCH ALL HOLES AND OPENINGS CREATED AS A RESULT OF DEMOLITION. SUCH PATCHING SHALL INCLUDE BUT IS NOT LIMITED TO, REMOVED DUCTWORK, PIPING, PLUMBING FIXTURES, CONDUIT, SWITCHES, RECEPTACLES, LIGHT FIXTURES, CONTROLS AND JUNCTION BOXES. THE DEMOLITION OPERATIONS SHALL AT ALL TIMES BE CARRIED ON IN SUCH A MANNER SO AS TO PREVENT DAMAGE OR DUSTING TO ADJOINING SPACES.
21. MAINTAIN PREMISES AND PUBLIC PROPERTIES FREE FROM ACCUMULATION OF WASTE, DEBRIS, AND RUBBISH CAUSED BY OPERATIONS. AT COMPLETION OF WORK, LEAVE PREMISES AND PUBLIC PROPERTIES BROOM CLEAN ON A DAILY BASIS.
22. NO STRUCTURAL ELEMENTS SHALL BE REMOVED. CONTACT ARCHITECT PRIOR TO REMOVAL OF ANY CONCRETE, MASONRY OR STRUCTURAL STEEL.
23. THE G.C. SHOULD MAINTAIN LIFE SAFETY STANDARDS AT ALL TIMES.
24. G.C. TO STRIP DOWN PARTITIONS THAT ARE PART OF THE SCOPE OF WORK TO DETERMINE IF IT CAN BE DEMOLISHED OR NOT. G.C. TO NOTIFY ARCHITECT BEFORE REMOVING ANY ADDITIONAL OR STRUCTURAL ELEMENTS.

Rev. \_\_\_\_\_ Date \_\_\_\_\_

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PLANNING BOARD  
FINAL SUBMITTAL

ONE OCEAN RESTAURANT  
RENOVATIONS

1 COLLINS AVE  
MIAMI BEACH, FLORIDA 33139

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**Architect:**  
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Inc.  
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Fax: +1(305) 573 3766



KOBI KARP  
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**LEVEL 01**  
**DEMO PLAN**

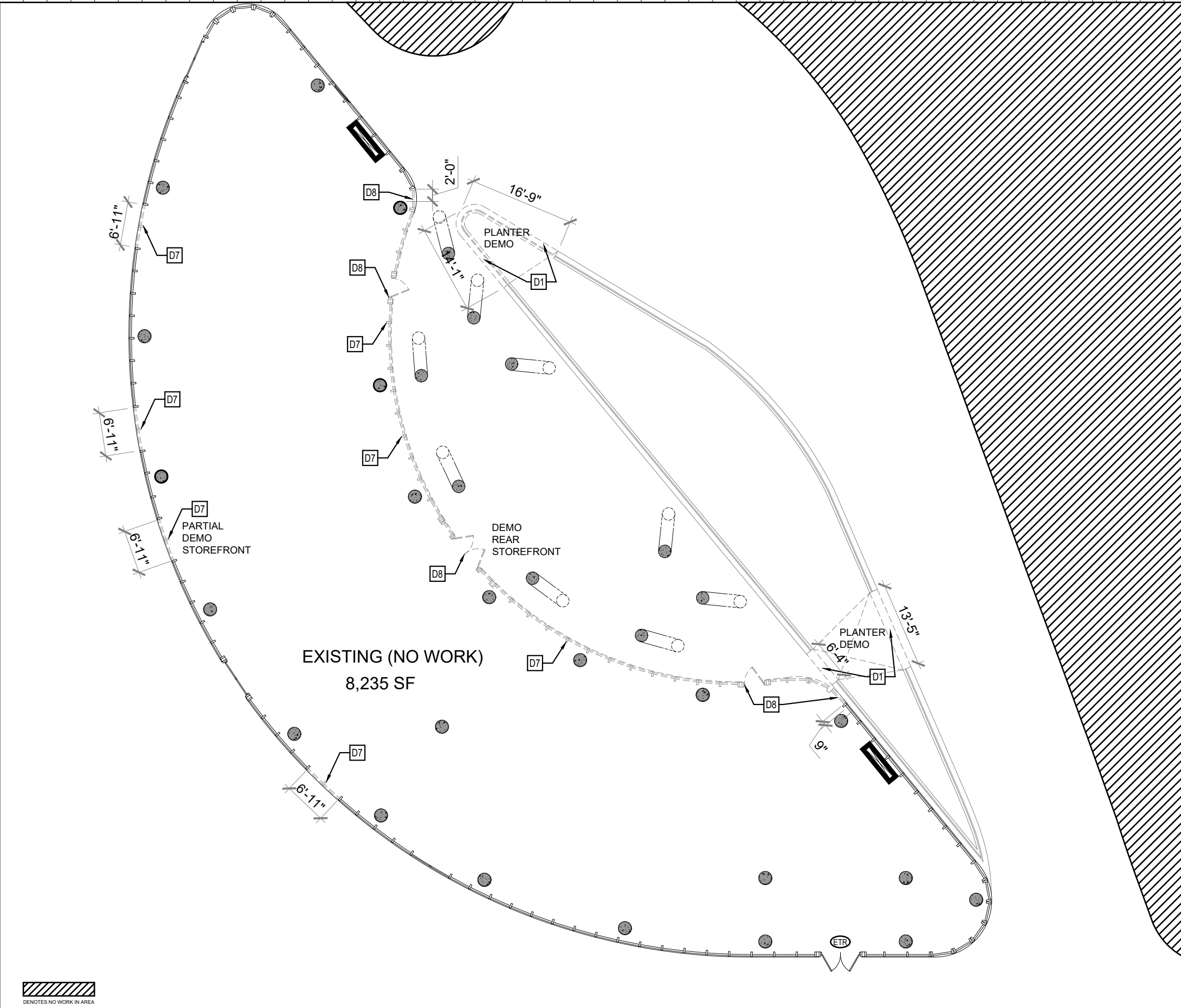
Date: 2023-05-30 Sheet No. \_\_\_\_\_  
Scale: \_\_\_\_\_  
Project: 2292 **A0.10**

**DEMOLITION KEYNOTES**

MARK	DESCRIPTION
D1	DEMOLISH EXISTING WALL. REFER TO DEMOLITION NOTES.
D2	DEMOLISH EXISTING MILLWORK. REFER TO DEMOLITION NOTES.
D3	DEMOLISH EXISTING BAR EQUIPMENT. REFER TO DEMOLITION NOTES.
D4	DEMOLISH EXISTING BAR PLUMBING FIXTURES AND CAP ALL PIPES.
D5	SOFFITS TO BE DEMOLISHED REFER TO DEMOLITION NOTES.
D6	REMOVE ELECTRICAL BACK TO SOURCE. REFER TO DEMOLITION NOTES.
D7	REMOVE EXISTING STOREFRONT WINDOW AND ITS COMPONENTS. REFER TO DEMOLITION NOTES
D8	REMOVE EXISTING DOOR AND ITS COMPONENTS. REFER TO DEMOLITION NOTES

**LEGEND**

	DENOTES EXISTING WALL TO REMAIN		DENOTES EXISTING DOOR / WINDOW TO REMAIN
	DENOTES EXISTING WALL TO BE DEMOLISHED		EXISTING RATED TENANT DEMISING WALL



**PROPOSED FLOOR PLAN - DEMO**  
1/16" = 1'-0"  
1





Rev.	Date
1	PLANNING DEPT REVIEW 2023-05-30

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**PLANNING BOARD  
FINAL SUBMITTAL**

**ONE OCEAN RESTAURANT  
RENOVATIONS**  
1 COLLINS AVE  
MIAMI BEACH, FLORIDA. 33139

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**Consultant:**  
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Address: Miami, Florida 33127 USA  
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**SITE  
PLAN**

Date	2023-05-30	Sheet No.	
Scale	1/24" = 1'-0"		A2.00
Project	2292		

**1 SITE PLAN**  
1/24" = 1'-0"

**MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET**

ITEM #	ZONING INFORMATION				
1	Address	1 Collins Ave, Miami Beach, FL 33139			
2	Board and File numbers	PB23-0598			
3	Folio number(s)	02-4203-371-0001 (Reference, as per Miami Dade Property Appraiser)			
4	Year constructed	2016	Zoning District:	CPS-1 (Commercial Performance Standard, Limited Mixed Use)	
5	Based Flood Elevation	AE 8.0 FT NGVD	Grade Value in NGVD:	6.88 FT NGVD	
6	Adjusted Grade (Flood + Grade / 2)	7.44 FT NGVD	Lot Area:	25,751 SF (One Ocean - North) 61,630 SF (One Ocean - South)      Total Lot Area: 87,381 SF	
7	Lot Width	225 FT	Lot Depth:	257 FT	
8	Minimum Unit Size	N/A	Average Unit Size:	N/A	
9	Existing Use	Accessory Restaurant (Assembly - Group A2)	Proposed Use:	Accessory Restaurant (Assembly - Group A2)	
		<b>Maximum / Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
10	Height	75 FT	78 FT ( One Ocean - North) 78 FT ( One Ocean - South)	Same as Existing Same as Existing	N/A N/A
11	Number of Stories	-	8 Stories (One Ocean - North) 9 Stories (One Ocean - South)	Same as Existing Same as Existing <sup>1</sup>	N/A N/A
12	FAR	2 (174,762 SF)	1.98 (172,753 SF)	1.99 (174,705 SF)	N/A
13	Gross Square Footage (Floor Area)	174,762 SF	172,753 SF – Per proposed legislation and Building Permit No. B1304440.	174,705 SF-Per proposed legislation	N/A
	<b>Setbacks</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
	<b>Pedestal</b>				
14	Side / Front Setback	5 FT	5 FT	Same as Existing	-
15	Side / Front Setback	5 FT	5 FT	Same as Existing	-
16	Side Setback	7.5 FT	7.5 FT	Same as Existing	-
17	Rear Setback	3.5 FT	3.5 FT	Same as Existing	-
	<b>Parking</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
19	<b>Parking District: No. 1</b>				
20	Total # of parking spaces (Restaurant)	89 spaces as per Building Permit No. B1304440		Valet Parking	
	<b>Restaurants, Cafes, Bars, Lounges, Nightclubs</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
21	Type of Use		Restaurant	Same as Existing	
22	Total # of seats		100	312	
23	Total # of seats per venue (Provide a separate chart for a breakdown calculation)			N/A <sup>1</sup>	
24	Total Occupant Load			437	
25	Occupant Load per Venue (Provide a separate chart for a breakdown calculation)			N/A	

LEGAL DESCRIPTION: LOTS 5 AND 6, BLOCK 1, OF OCEAN BEACH, FLA. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 38 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPT THEREFROM THE EASTERLY 15.00 FEET FOR ROAD WIDENING PURPOSES.

TOGETHER WITH:  
 LOTS 7 AND 8, LESS THE EASTERLY 15.00 FEET OF SAID LOTS 7 AND 8 FOR ROAD WIDENING PURPOSES, 9, 10, 11, 12 AND 13, BLOCK 1, OF OCEAN BEACH, FLA., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 38 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. ALSO LESS AND EXCEPTING FROM SAID LOTS 7 AND 8, THAT PART DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 7 AND RUN NORTH 79 DEGREES 12 MINUTES 25 SECONDS WEST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING (P.O.B) SAID DISTANCE BEING MEASURED ALONG THE NORTHERLY LINE OF LOT 7; THENCE CONTINUE NORTH 79 DEGREES 12 MINUTES 25 SECONDS WEST ALONG THE NORTHERLY LINE OF LOT 7, A DISTANCE OF 4.00 FEET; THENCE RUN SOUTH 10 DEGREES 47 MINUTES 35 SECONDS WEST, A DISTANCE OF 84.56 FEET TO THE POINT OF CURVATURE (P.C.) OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY AND HAVING FOR ITS ELEMENTS, A CENTRAL ANGLE OF 76 DEGREES 51 MINUTES 22 SECONDS AND A RADIUS OF 25.90 FT; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 33.53 FT TO A POINT OF INTERSECTION (P.I) WITH THE SOUTHERLY LINE OF LOT 8; THENCE RUN NORTH 87 DEGREES 38 MINUTES 47 SECONDS EAST ALONG THE SAID SOUTHERLY LINE OF LOT 8 FOR A DISTANCE OF 23.94 FT TO A POINT; THENCE RUN NORTH 10 DEGREES 47 MINUTES 35 SECONDS EAST ALONG A LINE 15.00 FEET WESTERLY OF AND PARALLEL WITH EASTERLY LINE OF SAID LOTS 7 AND 8 FOR A DSITANCE OF 103.46 FEET TO THE POINT OF BEGINNING (P.O.B).

TOGETHER WITH:  
 THAT PORTION OF THE ALLEY IN BLOCK 1 OF OCEAN BEACH, FLA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 38, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING SOUTH OF THE NORTH LINE OF LOT 5 EXTENDED WESTERLY TO THE WEST LINE OF SAID ALLEY AND LYING NORTH OF THE NORTH RIGHT-OF-WAY LIKE OF SOUTH POINTE DRIVE (F/K/A BISCAYNE STREET).

**2 SITE DATA MATRIX**  
 NTS

Rev. Date  
 PLANNING DEPT REVIEW 2023-05-30

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PLANNING BOARD  
 FINAL SUBMITTAL

ONE OCEAN RESTAURANT  
 RENOVATIONS  
 1 COLLINS AVE  
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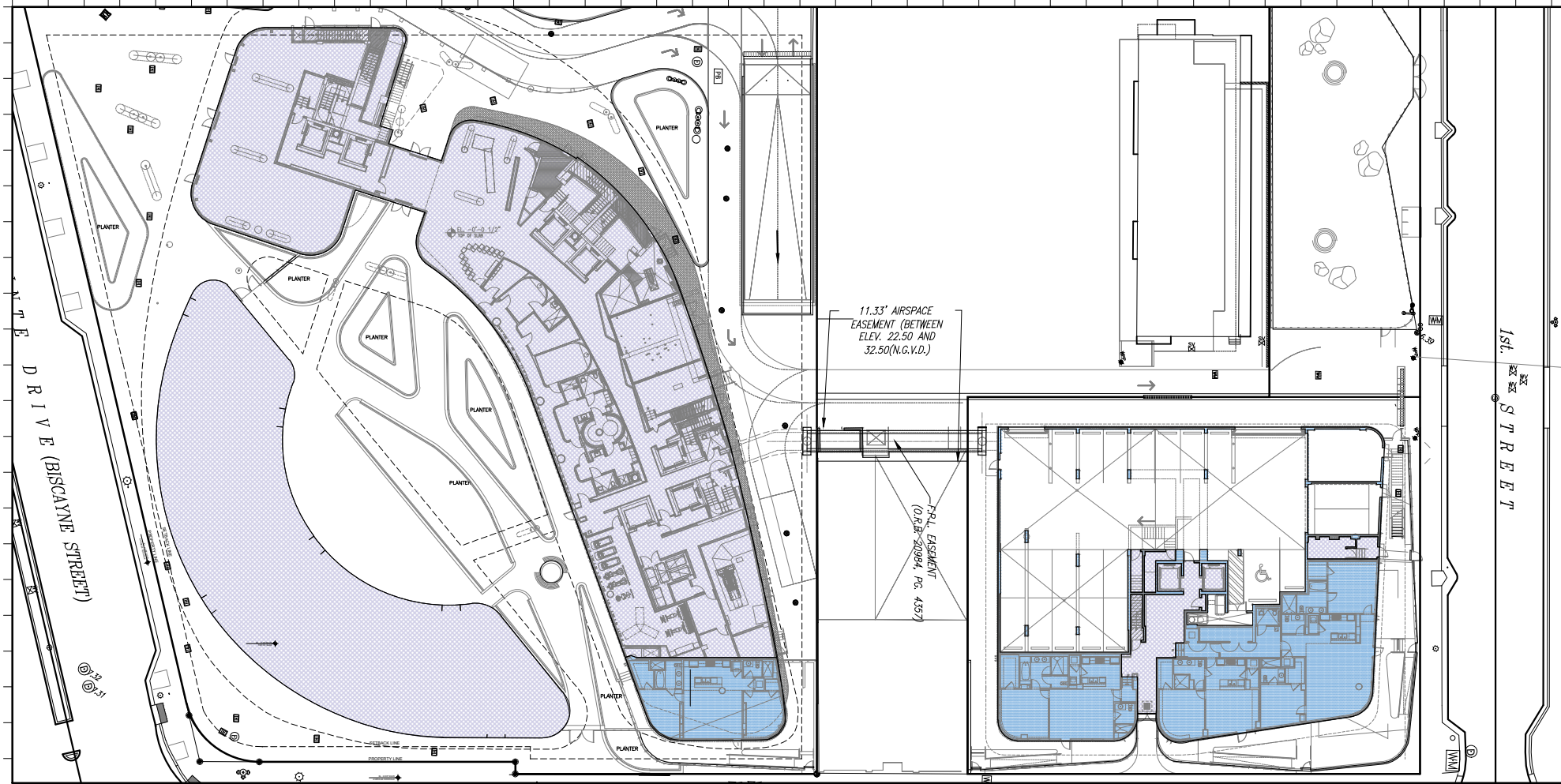


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 Lic. # AR0012578

**SITE DATA**

Date	2023-05-30	Sheet No.	
Scale	--		
Project	2292		A2.01





**EXISTING GROUND FLOOR FAR DIAGRAM** PER BUILDING PERMIT NO. B1304440

- FAR (SHADED - BLUE AREA @100%) = 5,605 SF
- FAR (HATCHED - PURPLE AREA @50%) = 12,105 SF
- TOTAL GROUND FLOOR FAR = 17,710 SF**

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**PLANNING BOARD FINAL SUBMITTAL**

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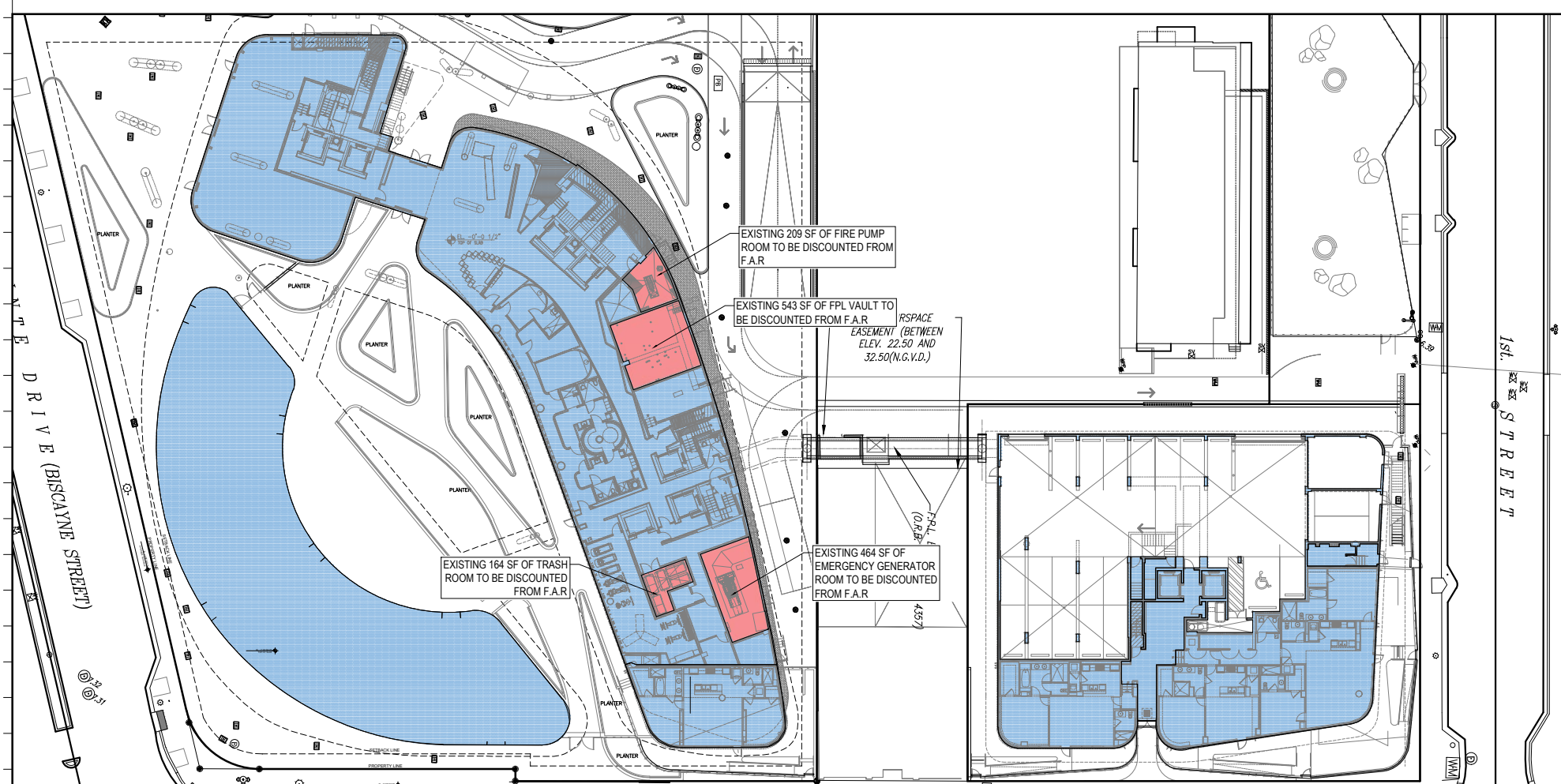
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**FAR DIAGRAM**

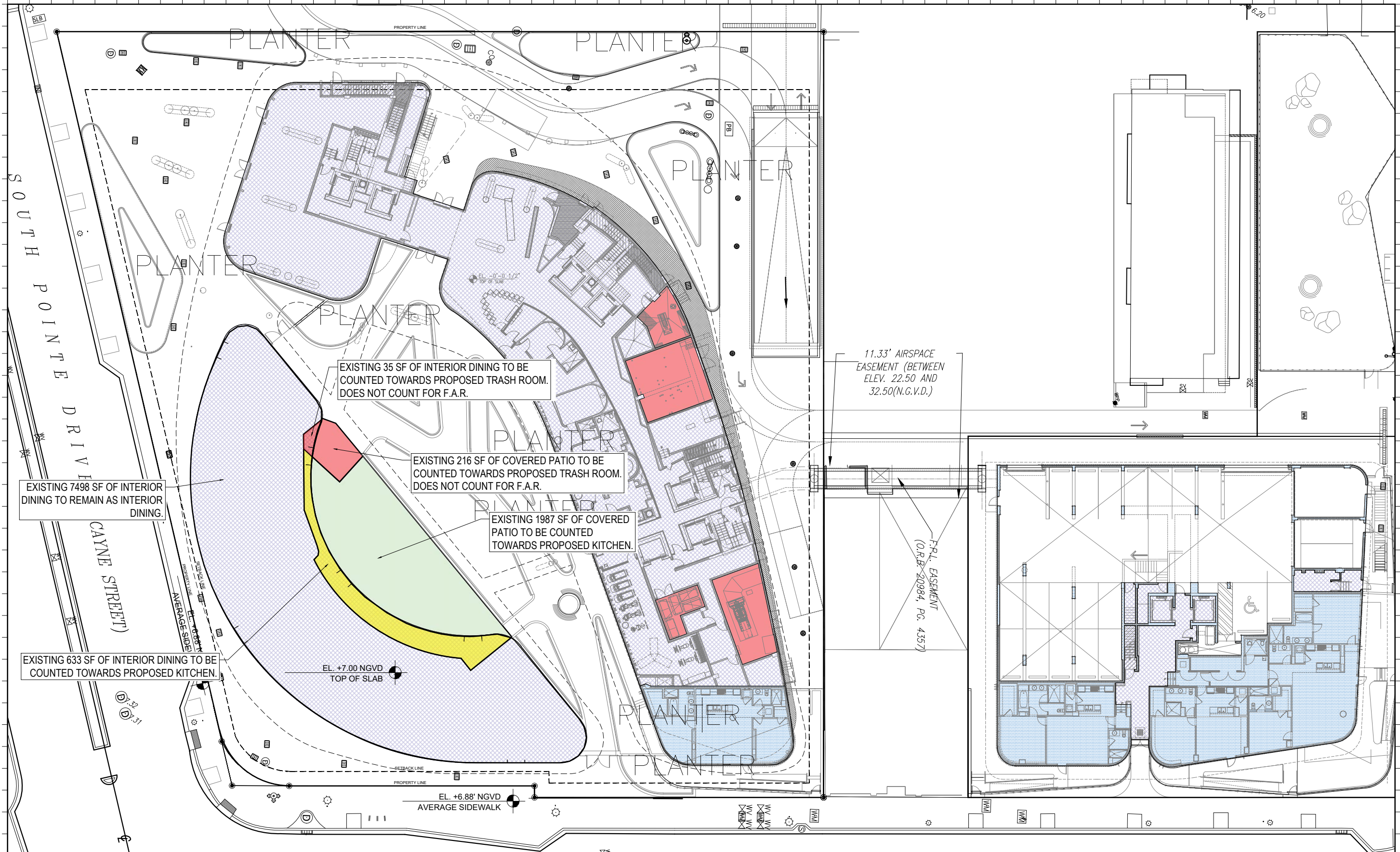
Date	2023-05-30	Sheet No.	
Scale			
Project	2292		A2.10



**RECALCULATED FAR PER 2020 DEFINITION**

- FAR (SHADED - BLUE AREA @100%) = 29,815 SF
- DISCOUNTED AREAS (HATCHED - RED AREA @ 100%) = 1,380 SF
- TOTAL GROUND FLOOR FAR = 28,435 SF**





EXISTING 7498 SF OF INTERIOR DINING TO REMAIN AS INTERIOR DINING.

EXISTING 35 SF OF INTERIOR DINING TO BE COUNTED TOWARDS PROPOSED TRASH ROOM. DOES NOT COUNT FOR F.A.R.

EXISTING 216 SF OF COVERED PATIO TO BE COUNTED TOWARDS PROPOSED TRASH ROOM. DOES NOT COUNT FOR F.A.R.

EXISTING 1987 SF OF COVERED PATIO TO BE COUNTED TOWARDS PROPOSED KITCHEN.

EXISTING 633 SF OF INTERIOR DINING TO BE COUNTED TOWARDS PROPOSED KITCHEN.

11.33' AIRSPACE EASEMENT (BETWEEN ELEV. 22.50 AND 32.50(N.G.V.D.))

F.R.L. EASEMENT (O.R.B. 20984, PG. 4357)

**PROPOSED FAR DIAGRAM**  
 EXISTING FAR (REMOVING DISCOUNTED AREAS) = 17,020 SF  
 REMOVED SF TO TRASH = 35 SF  
 ADDED SF TO KITCHEN = 1987 SF  
**TOTAL GROUND FLOOR FAR = 18,972 SF**

**\*\* SUMMARY OF SF IN RESTAURANT AREA**  
**DINING SF:**  
 1. TOTAL EXISTING: 8166 SF  
 - REMOVED TO BE PART OF KITCHEN: 633 SF  
 - REMOVED TO BE PART OF TRASH ROOM: 35 SF  
**PROPOSED TOTAL: 7498 SF**

**KITCHEN SF:**  
 1. TAKEN FROM EXISTING DINING: 633 SF  
 2. TAKEN FROM COVERED PATIO: 1987 SF  
**PROPOSED TOTAL: 2620 SF**

**TRASH SF:**  
 1. TAKEN FROM EXISTING DINING: 35 SF  
 2. TAKEN FROM COVERED PATIO: 216 SF  
**PROPOSED TOTAL: 251 SF (NOT COUNTED TOWARDS FAR)**

Rev.	Date

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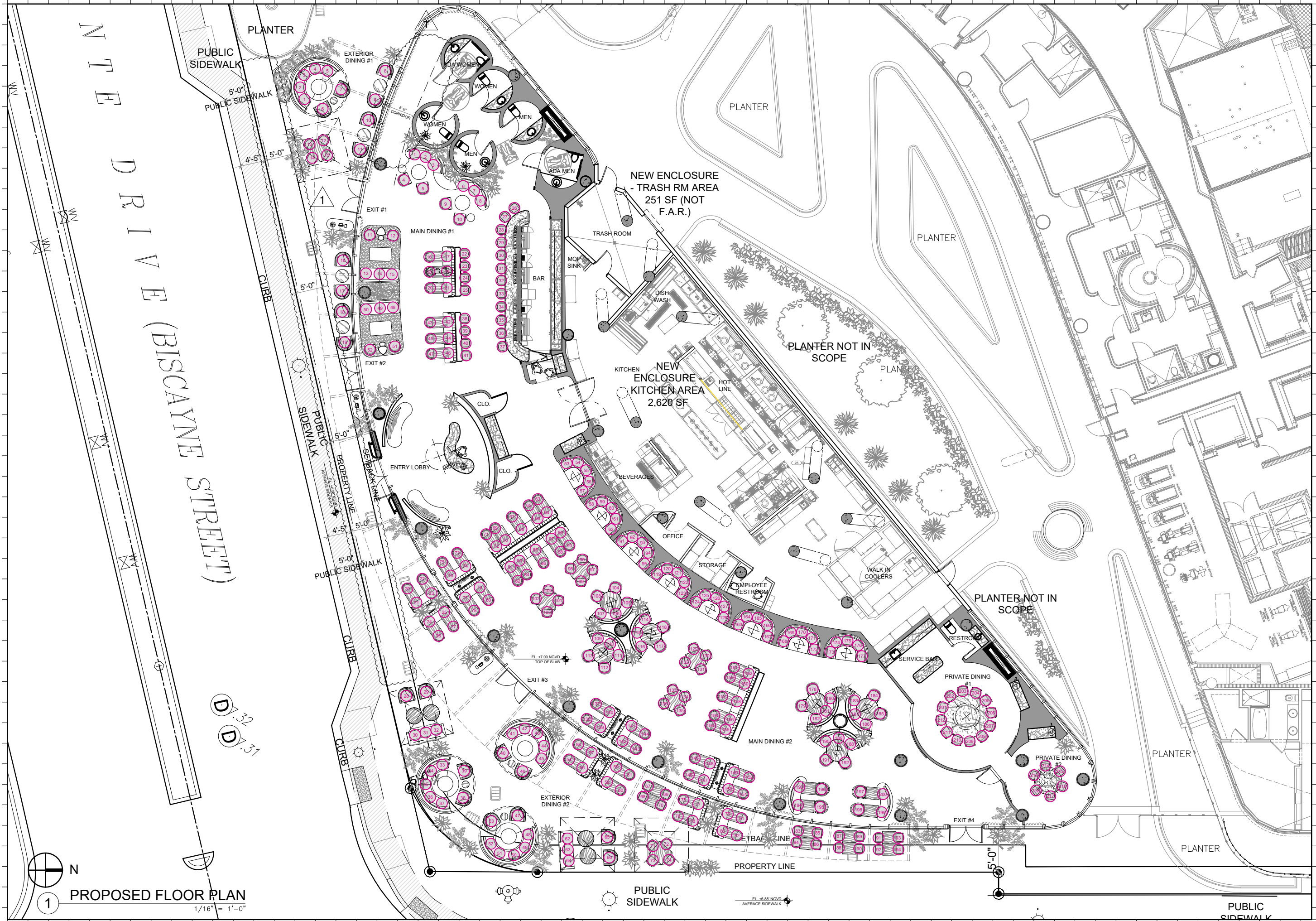


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 Lic. # AR0012578

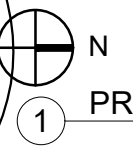
**FAR DIAGRAM**

Date	2023-05-30	Sheet No.	
Scale			A2.10A
Project	2292		





**PROPOSED FLOOR PLAN**  
1/16" = 1'-0"



Rev.	Date
1	PLANNING DEPT REVIEW 2023-05-30

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PLANNING BOARD  
FINAL SUBMITTAL

**ONE OCEAN RESTAURANT  
RENOVATIONS**  
1 COLLINS AVE  
MIAMI BEACH, FLORIDA. 33139

**Owner:**  
Name: OWNER  
Address: OWNER\_ADDRESS1  
Address: OWNER\_ADDRESS2  
Tel: OWNER\_PHONE  
Email: OWNER\_EMAIL

**Consultant:**  
Name:  
Address:  
Address:  
Tel:  
Email:

**Consultant:**  
Name:  
Address:  
Address:  
Tel:  
Email:

**Architect:**  
Kobi Karp Architecture and Interior Design  
Inc.  
571 NW 28th Street  
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Tel: +1(305) 573 1818  
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**LEVEL 01  
FLOOR PLAN**

Date	2023-05-30	Sheet No.	
Scale	-		A3.00
Project	2292		



**FLOOR PLAN GENERAL NOTES**

1. SEPARATE PERMIT BY SPECIALTY CONTRACTOR FOR SPRINKLED SYSTEM, KITCHEN HOOD AND FIRE SUPPRESSANT
2. NO ARCHITECTURAL WORK TO BE DONE TO EXTERIOR OF BUILDING, SCOPE OF WORK LIMIT TO INTERIOR AND ENTRY OPEN PATIO
3. GROUND FLOOR OUTDOOR AREA TO CLOSE BY 12 AM

 NOT INCLUDED IN CONSTRUCTION SCOPE

 SEAT COUNT

**FIRST FLOOR**

INDOOR DINING:	218 SEATS
OUTDOOR DINING:	94 SEATS
<b>TOTAL SEAT COUNT:</b>	<b>312 SEATS</b>
329 / 2 = 156	
176 / 75 = 2.08 (3 PLUMBING FIXTURES REQUIRED PER SEX)	

NOTES:  
IN ALL DINING AREAS AT LEAST 5% OF THE TOPS OF DINING SURFACES SHALL BE A MIN. OF 28" & MAX. 34" HIGH PER FLORIDA ACCESSIBILITY CODE SECTION 902.3.

**LEVEL 1 CALCULATED MAXIMUM TOTAL OCCUPANT LOAD**

SPACE NAME	TYPE OF USE	AREA	OCCUPANCY SQ. FT/ PERSON	MAX OCCUPANCY LOAD
INTERIOR DINING	ASSEMBLY (LESS CONCENTRATED)	6660 SF	15	444
KITCHEN	KITCHEN	2620 SF	100	27
<b>LEVEL 1 CALCULATED MAXIMUM TOTAL OCCUPANT LOAD</b>				<b>= 471</b>

**TOTAL GROUND FLOOR AREA (RESTAURANT) - INCLUDING TRASH ROOM = 10,369 SF**



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PLANNING BOARD  
FINAL SUBMITTAL

**ONE OCEAN RESTAURANT  
RENOVATIONS**

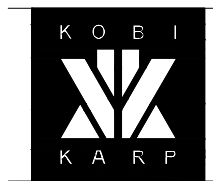
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
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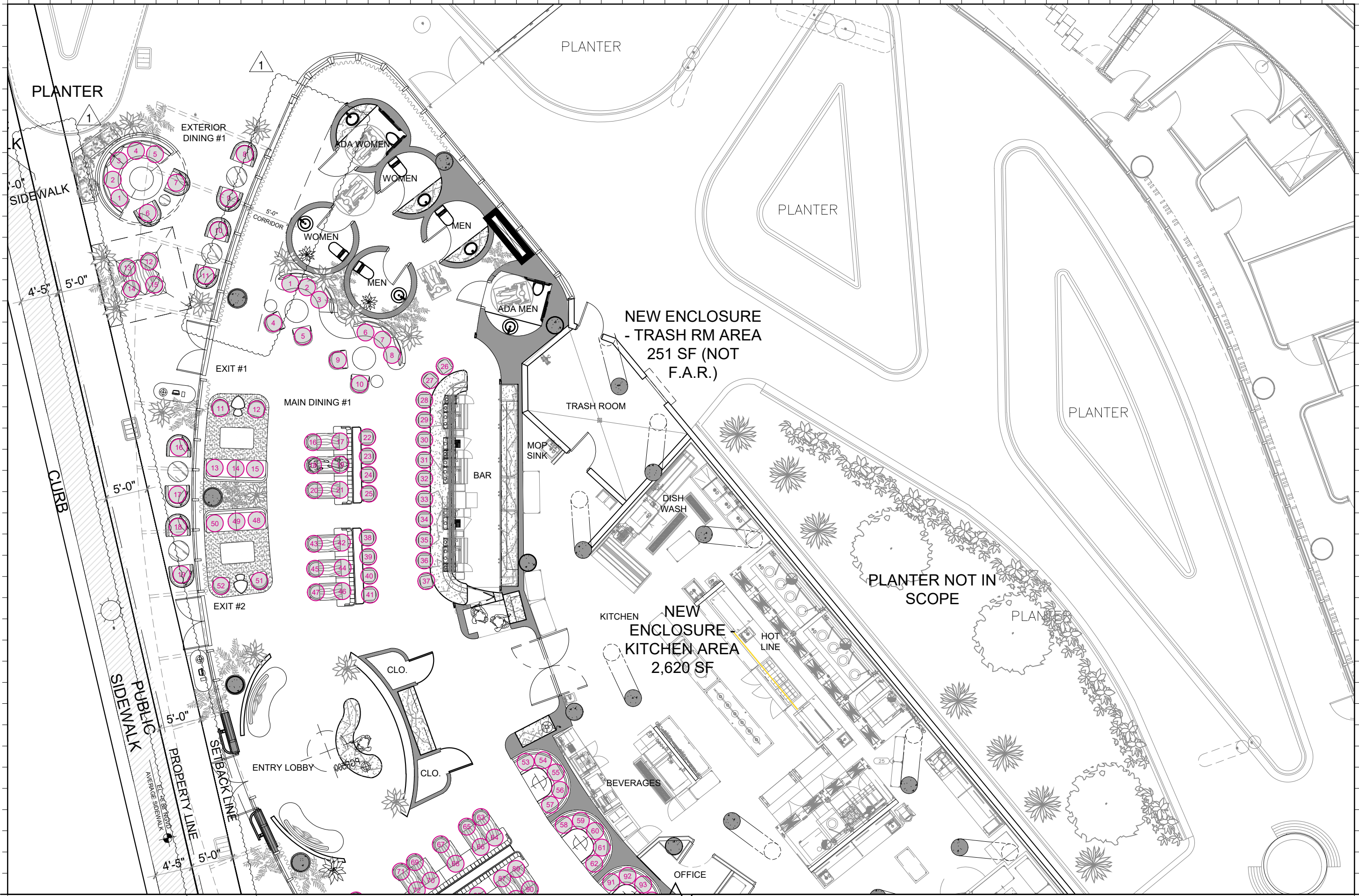


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**LEVEL 01  
FLOOR PLAN**

Date	2023-05-30	Sheet No.	1
Scale	-		
Project	2292	<b>A3.00A</b>	





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**LEVEL 01  
FLOOR PLAN**

Date	2023-05-30	Sheet No.	1
Scale	-		A3.00B
Project	2292		

1 ENLARGED PROPOSED FLOOR PLAN  
3/32" = 1'-0"





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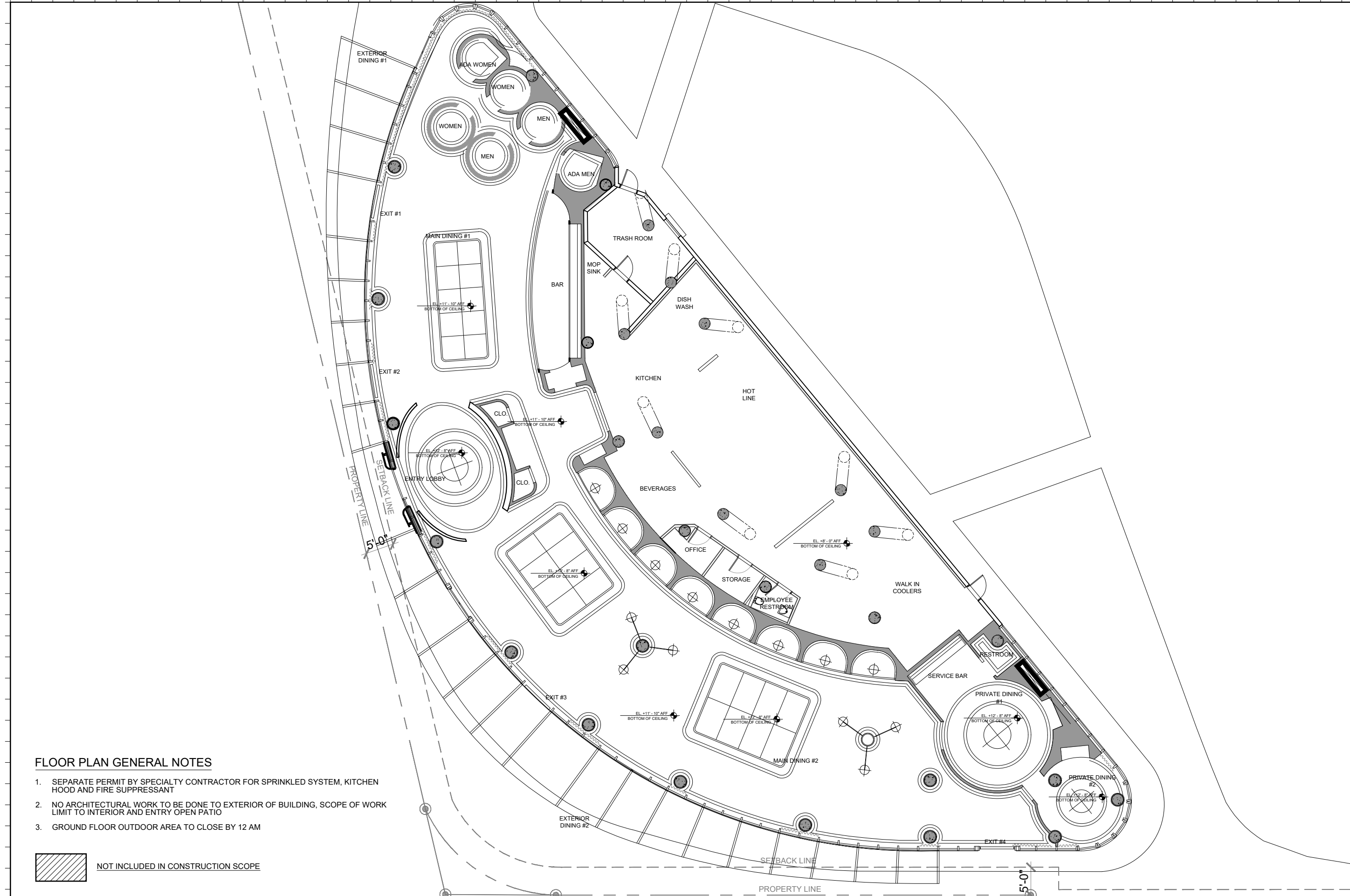
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**LEVEL 01  
FLOOR PLAN**

Date	2023-05-30	Sheet No.	1
Scale	-		
Project	2292		

1 ENLARGED PROPOSED FLOOR PLAN  
3/32" = 1'-0"





**FLOOR PLAN GENERAL NOTES**

1. SEPARATE PERMIT BY SPECIALTY CONTRACTOR FOR SPRINKLED SYSTEM, KITCHEN HOOD AND FIRE SUPPRESSANT
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3. GROUND FLOOR OUTDOOR AREA TO CLOSE BY 12 AM

 NOT INCLUDED IN CONSTRUCTION SCOPE

 N **1** PROPOSED REFLECTED CEILING PLAN  
1/16" = 1'-0"

Rev.	Date

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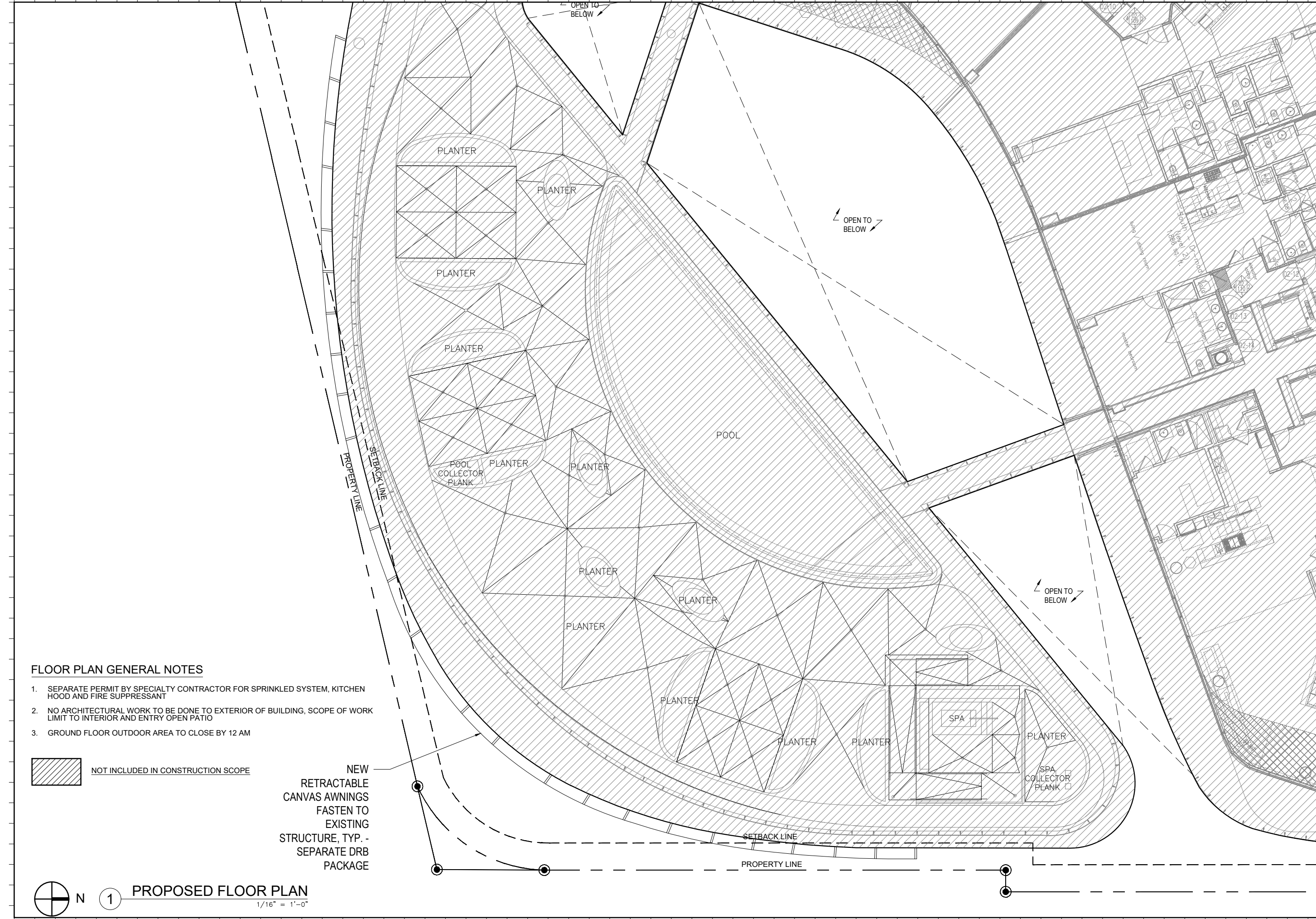
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**LEVEL 01  
REFLECTED CEILING PLAN**

Date	2023-05-30	Sheet No.	
Scale	-		
Project	2292		A3.01

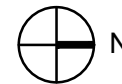


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 NOT INCLUDED IN CONSTRUCTION SCOPE

NEW  
RETRACTABLE  
CANVAS AWNINGS  
FASTEN TO  
EXISTING  
STRUCTURE, TYP. -  
SEPARATE DRB  
PACKAGE

 N **1** PROPOSED FLOOR PLAN  
1/16" = 1'-0"

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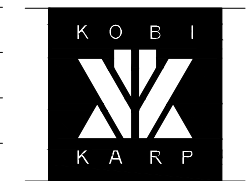
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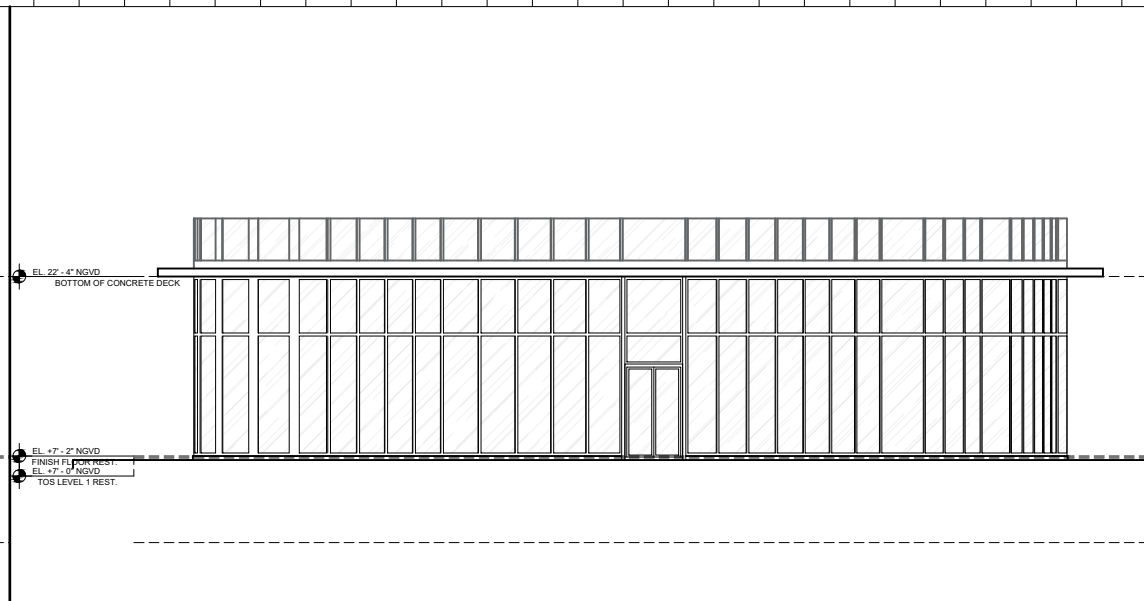
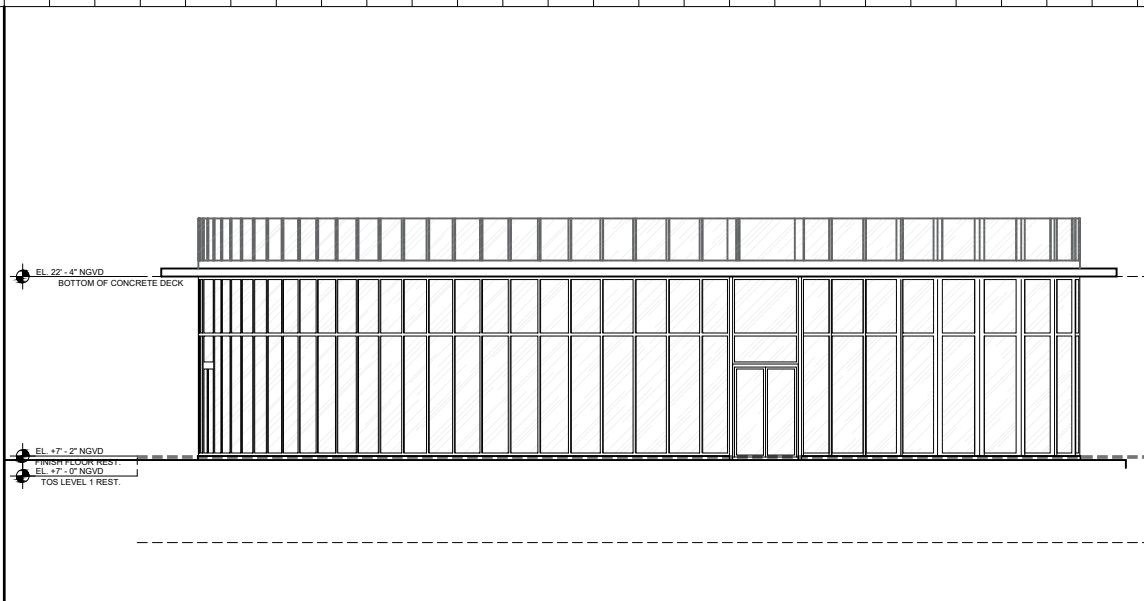
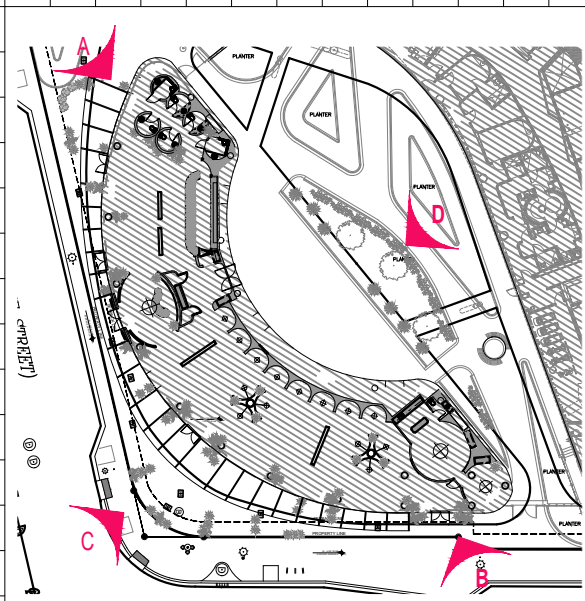


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**ROOF  
FLOOR PLAN**

Date	2023-05-30	Sheet No.	
Scale	-		
Project	2292		A3.03

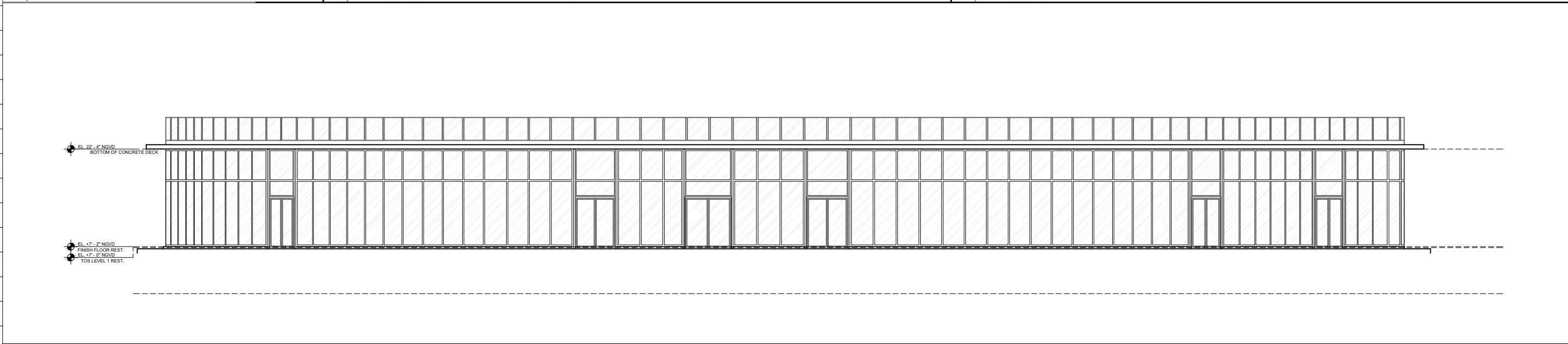




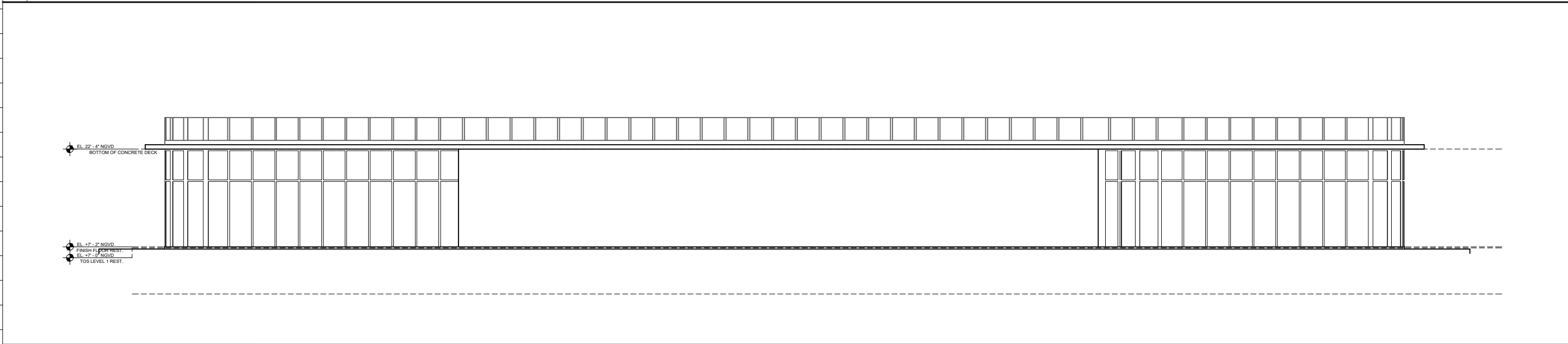
1 KEY MAP  
SCALE: NTS

A EXISTING SOUTHWEST ELEVATION  
SCALE: 1/16" = 1'-0"

B EXISTING NORTHEAST ELEVATION  
SCALE: 1/16" = 1'-0"



C EXISTING SOUTHEAST ELEVATION  
SCALE: 1/16" = 1'-0"



D EXISTING NORTHWEST ELEVATION  
SCALE: 1/16" = 1'-0"

Rev.	Date

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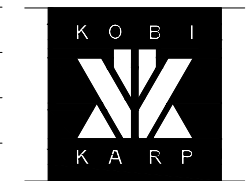
**ONE OCEAN RESTAURANT  
RENOVATIONS**  
1 COLLINS AVE  
MIAMI BEACH, FLORIDA. 33139

**Owner:**  
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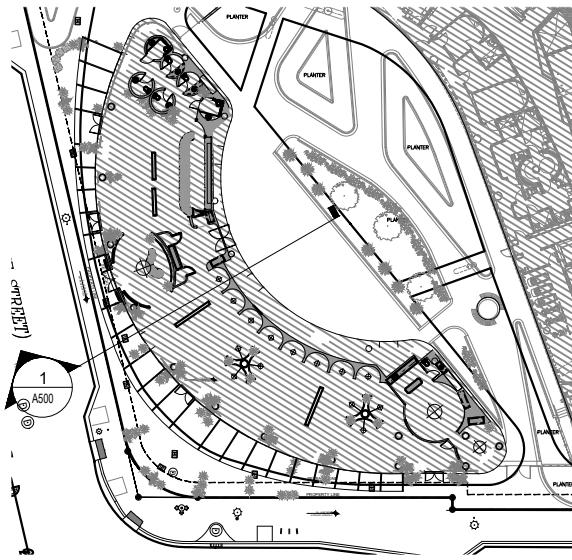
**Architect:**  
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**ELEVATIONS**

Date	2023-05-30	Sheet No.	
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Project	2292		A4.00



1 KEY MAP  
SCALE: NTS

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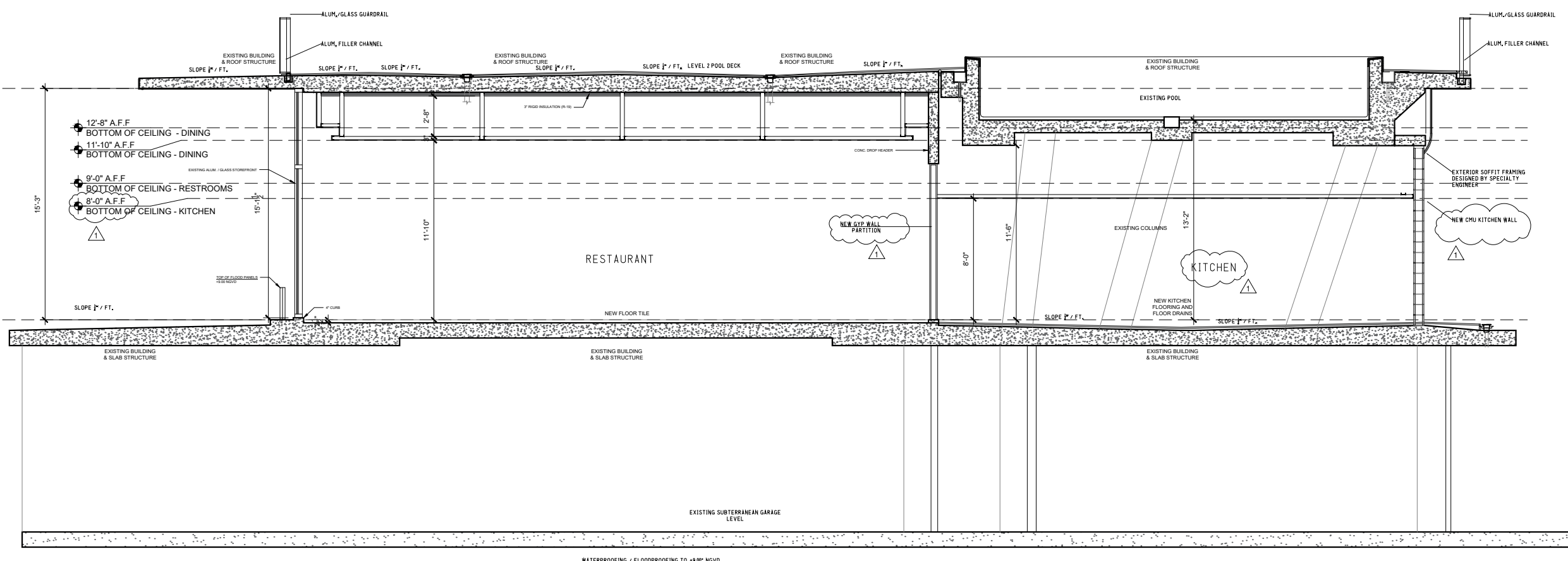
PLANNING BOARD  
FINAL SUBMITTAL

ONE OCEAN RESTAURANT  
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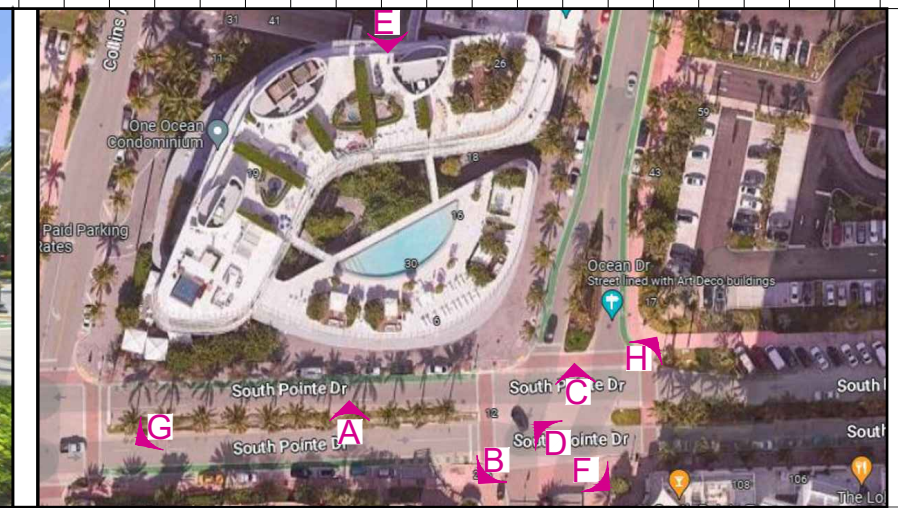
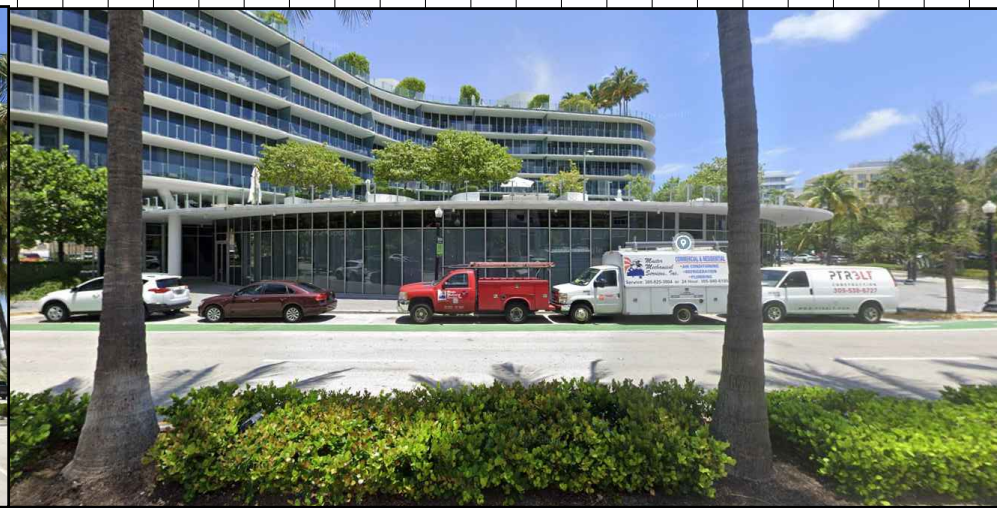
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**SECTION**

Date	2023-05-30	Sheet No.	
Scale	--		
Project	2292		A5.00





**A SOUTH EXTERIOR ELEVATION**  
SCALE: NTS

**B OPPOSITE CORNER FACING SW**  
SCALE: NTS

**PHOTO LOCATION AERIAL**  
SCALE: NTS



**C OCEAN DR VIEW NORTH**  
SCALE: NTS

**D CORNER OF OCEAN DR & SOUTHPONTE DR**  
SCALE: NTS

**E NORTH - ONE OCEAN CONDOMINIUMS**  
SCALE: NTS



**H NIKKI BEACH - NE VIEW**  
SCALE: NTS

**G PORTOFINO TOWER**  
SCALE: NTS

**F CONTINUUM CONDOMINIUM**  
SCALE: NTS

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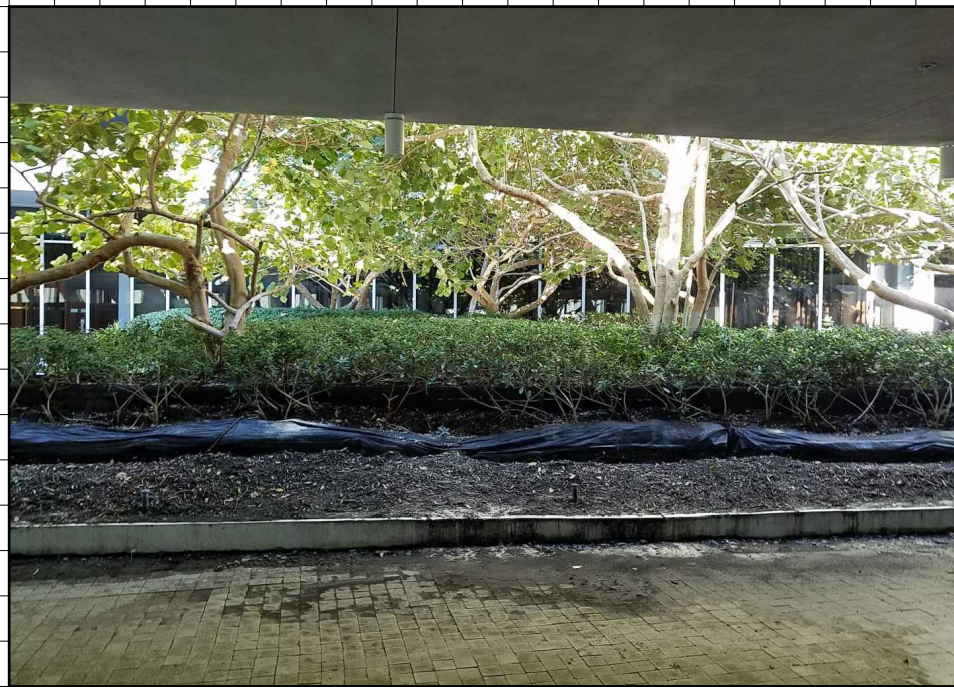
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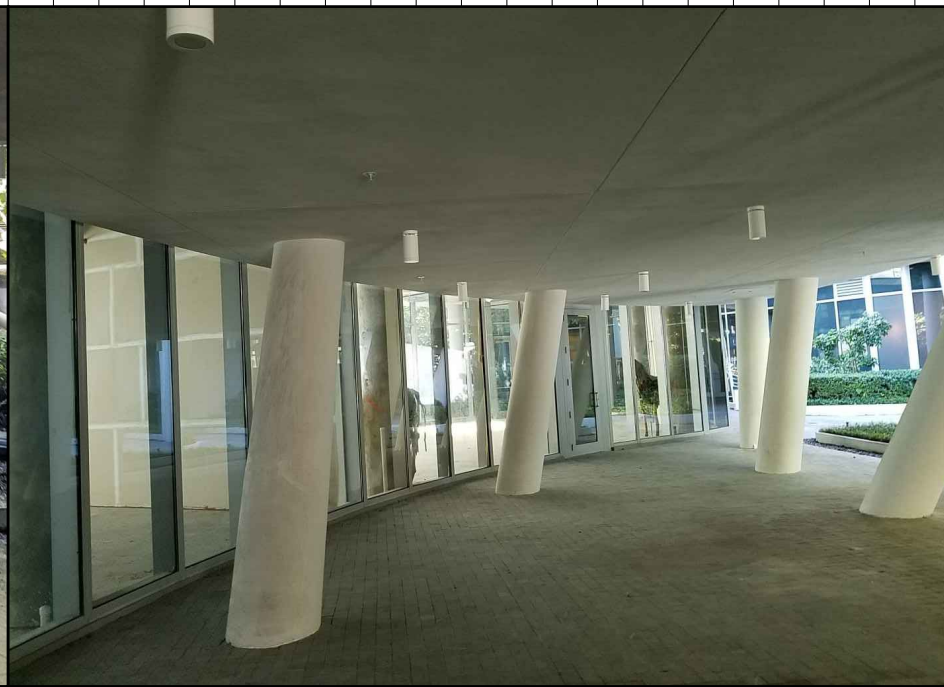
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**CONTEXT**  
EXISTING PHOTOS

Date	2023-05-30	Sheet No.	
Scale	-		A6.00
Project	2292		

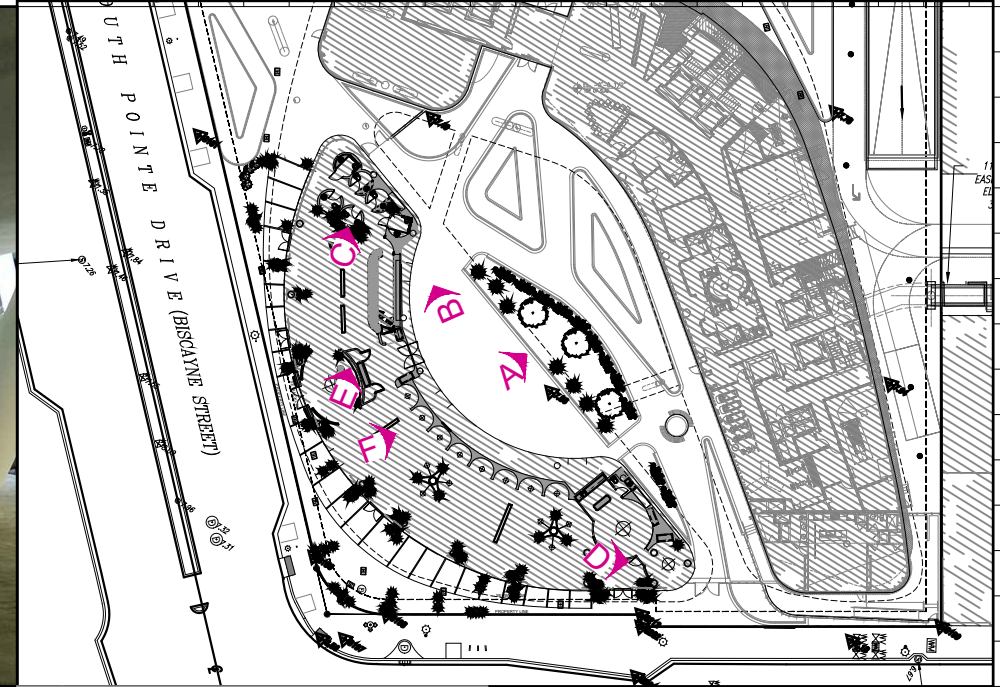




**A** EXTERIOR - EXISTING CONDITIONS  
SCALE: NTS



**B** EXTERIOR - EXISTING CONDITIONS  
SCALE: NTS



**KEY MAP**  
SCALE: NTS

Rev. Date

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**INTERIOR  
EXISTING PHOTOS**



**C** INTERIOR - EXISTING CONDITIONS  
SCALE: NTS



**D** INTERIOR - EXISTING CONDITIONS  
SCALE: NTS



**E** INTERIOR - EXISTING CONDITIONS  
SCALE: NTS



**F** INTERIOR - EXISTING CONDITIONS  
SCALE: NTS



**G** INTERIOR - EXISTING CONDITIONS  
SCALE: NTS



**H** INTERIOR - EXISTING CONDITIONS  
SCALE: NTS

Date	2023-05-30	Sheet No.	
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Project	2292		





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KOBI KARP  
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**RENDER**

Date	2023-05-30	Sheet No.	A7.01
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Project	2292		





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**PLANNING BOARD  
FINAL SUBMITTAL**

**ONE OCEAN RESTAURANT  
RENOVATIONS**  
 1 COLLINS AVE  
 MIAMI BEACH, FLORIDA. 33139


**Owner:**  
 Name OWNER  
 Address OWNER\_ADDRESS1  
 Address OWNER\_ADDRESS2  
 Tel. OWNER\_PHONE  
 Email OWNER\_EMAIL

**Consultant:**  
 Name  
 Address  
 Address  
 Tel.  
 Email

**Architect:**  
 Kobi Karp Architecture and Interior Design  
 Inc.  
 571 NW 28th Street  
 Miami, Florida 33127 USA  
 Tel: +1(305) 573 1818  
 Fax: +1(305) 573 3766



KOBI KARP  
 Lic. # AR0012578  
**RENDER**

Date	2023-05-30	Sheet No.	 <b>A7.01</b>
Scale	--		
Project	2292		





Rev.	Date
1	PLANNING DEPT REVIEW 2023-05-30

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**RENDER**

Date	2023-05-30	Sheet No.	A7.02
Scale	--		
Project	2292		