

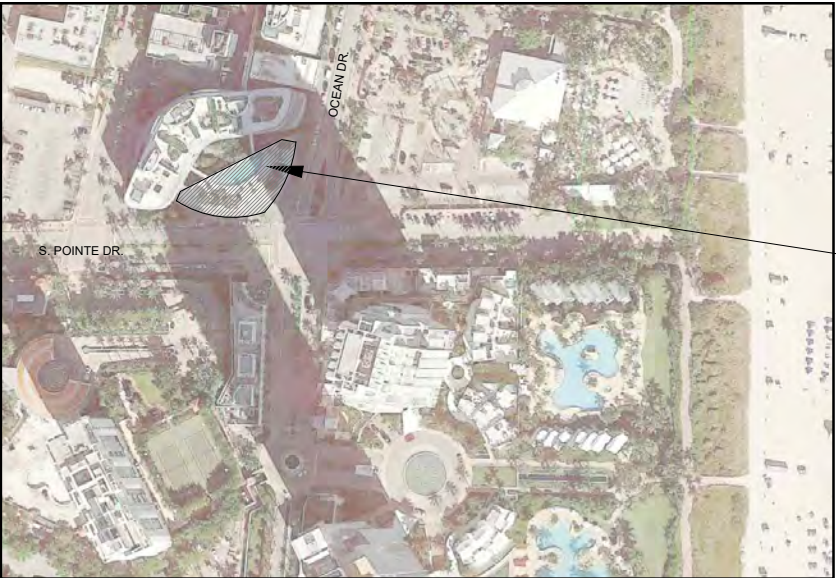
ONE OCEAN RESTAURANT

1 COLLINS AVE
MIAMI BEACH , FL 33139

DESIGN REVIEW BOARD FINAL SUBMITTAL
DRB23-0972

NOVEMBER 5TH, 2023

KEY PLAN
N.T.S.



LOCATION MAP
N.T.S.



PROJECT TEAM

CLIENT: ONE OCEAN
1 COLLINS AVE, CU-1 & CU-2
MIAMI BEACH, FLORIDA 33139

ARCHITECT: KOBİ KARP ARCHITECTURE
571 NW 28TH STREET
MIAMI, FL 33127
305-573-1818
WWW.KOBİKARP.COM
KOBİKARP@KOBİKARP.COM

INTERIOR DESIGNER: MD Studio, INC
7935 East Drive, Suite 404
Miami Beach, FL 33141
212-627-5574
www.meyerdavis.com

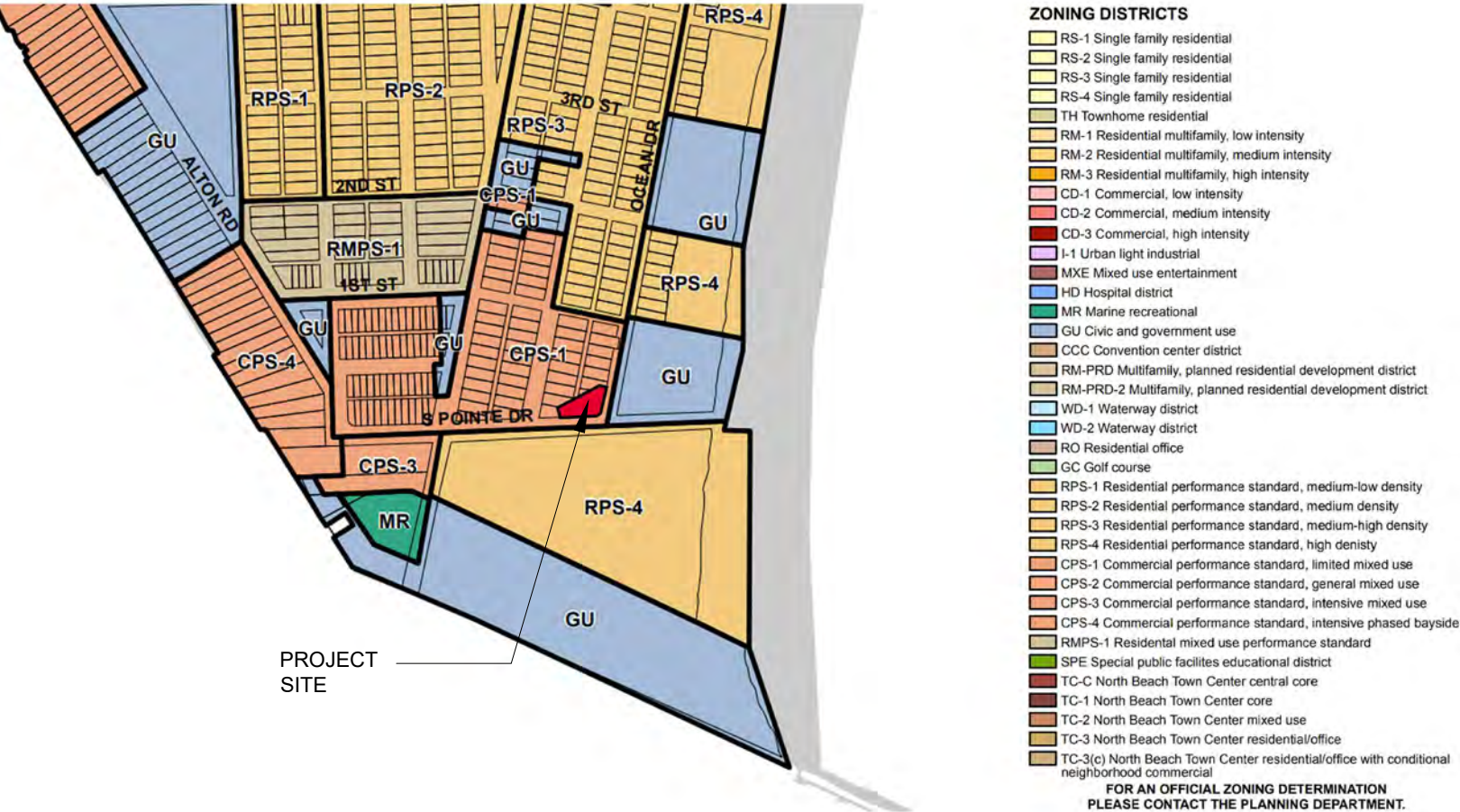
APPLICABLE CODES

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

SCOPE OF WORK

DEMOLITION SCOPE IS LIMITED TO THE SELECTIVE REMOVAL OF EXISTING STOREFRONT WINDOWS AND DOORS.
EXTERIOR CONSTRUCTION IS INCLUSIVE OF A PROPOSED FABRIC CANOPY STRUCTURE, RELOCATED ENTRY STOREFRONT DOORS, EXTERIOR SEATING AND FF&E

ZONING KEY PLAN
N.T.S.



Rev. Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN
CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ
KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED
WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP
ARCHITECTURE & INTERIOR DESIGN, INC. AIA (U) 2023

DESIGN REVIEW BOARD
FINAL SUBMITTAL

ONE OCEAN RESTAURANT
RENOVATIONS

1 COLLINS AVE CU-1 & CU-2
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
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

2023-11-03
13:56:14-0400'



KOBİ KARP
Lic. # AR0012578

COVER
ZONING DATA

Date 2023-11-05 Sheet No.
Scale -- A0.00
Project 2292

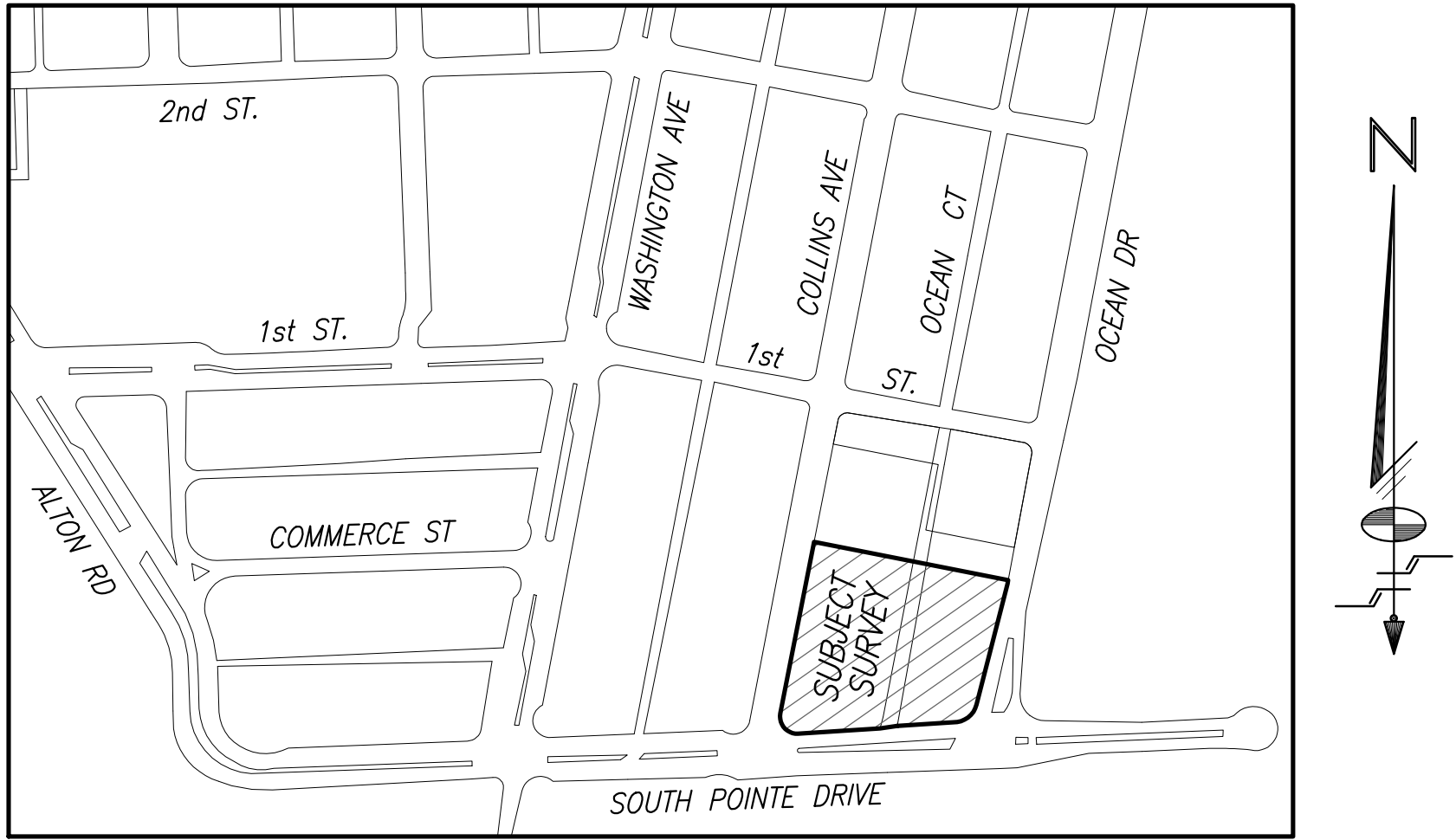
LEGAL DESCRIPTION:

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 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 33.53 FEET 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 FEET 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 DISTANCE 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 LINE OF SOUTH POINTE DRIVE (F/K/A BISCAVNE STREET).



LOCATION SKETCH
A Portion of Section 03-54-42
Scale: 1"=250'

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF N.76°47'45"W. ALONG THE CENTERLINE OF 1st STREET.
- THIS SKETCH REPRESENTS A "BOUNDARY SURVEY".
- LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- PROPERTY AS SHOWN HEREON CONTAINS 61,631 SQUARE FEET MORE OR LESS.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS. AND/OR FOUNDATIONS.
- ORDERED BY: PHILIPPE MIAMI LLC.
- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
- THE PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD HAZARD ZONE "AE" (BASE FLOOD ELEVATION 8) PER FLOOD INSURANCE RATE MAP COMMUNITY NO.120651, PANEL NO. 0319, SUFFIX L, OF MAP DATED 09-11-2009. WITH AN INDEX DATE OF 09-11-2009 (F.E.M.A. MAP No. 12086C0319L).
- VISBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.
- THIS SURVEY IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS THAT MIGHT BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT LANDS.
- ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.) AND ARE EXPRESSED IN FEET.
- BENCHMARKS:
 - MIAMI-DADE COUNTY BENCHMARK D-145 LOCATOR 4221 NW OCEAN DR---58 FEET EAST OF CENTERLINE S. POINTE DR---37 FEET NORTH OF CENTERLINE PK NAIL AND BRASS WASHER IN CONCRETE CURB OF HANDICAP RAMP AT NE CORNER OF INTERSECTION ELEVATION = 6.64' (N.G.V.D.)
 - MIAMI-DADE COUNTY BENCHMARK D-142-R LOCATOR 4221W SOUTH POINTE DR---80 FEET SOUTH OF CENTERLINE WASHINGTON AVE---35 FEET WEST OF CENTERLINE PK NAIL AND ALUMINUM WASHER IN CONCRETE CATCH BASIN ELEVATION = 3.94' (N.G.V.D.)

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE "BOUNDARY SURVEY" OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION ON. THIS SURVEY COMPLIES WITH THE STANDARD OF PRACTICE REQUIREMENTS AS SET FORTH IN RULES SJ-17.051 AND SJ-17.052 AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Schwabke-Shishin & Associates, Inc.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

By: Mark Steven Johnson
MARK STEVEN JOHNSON, PRINCIPAL
PROFESSIONAL LAND SURVEYOR No. 4775
STATE OF FLORIDA

This Survey has been electronically signed and sealed by Mark Steven Johnson, PSM on the date noted hereon. All signatures must be verified on electronic copies. Printed copies are not considered signed and sealed, unless they include an additional raised embossed seal of the surveyor.

BOUNDARY SURVEY

Section 03, Township 54 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida

REVISIONS

Date	Order No.	Field Book	Remarked	By
07-07-2023	21080	21180	UPDATING SURVEY	L.E.G.

FILE NO. AJ-5034

Schwabke-Shishin & Associates, Inc.
LAND PLANNERS • ENGINEERS • LAND SURVEYORS
3240 CORPORATE WAY, MIAMI, FLORIDA 33025 TEL: (954) 435-7010 FAX: (954) 438-3288

CERTIFICATE OF AUTHORIZATION
No. LB-87

Drawn By: L.E.G.
DATE: 02-25-13

Checked By: M.S.J.
DATE: 04-28-13

Order No. 201050

File No. AJ-5034

Scale: 1"=250'

Sheet 1 of 2

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

AS SHOWN

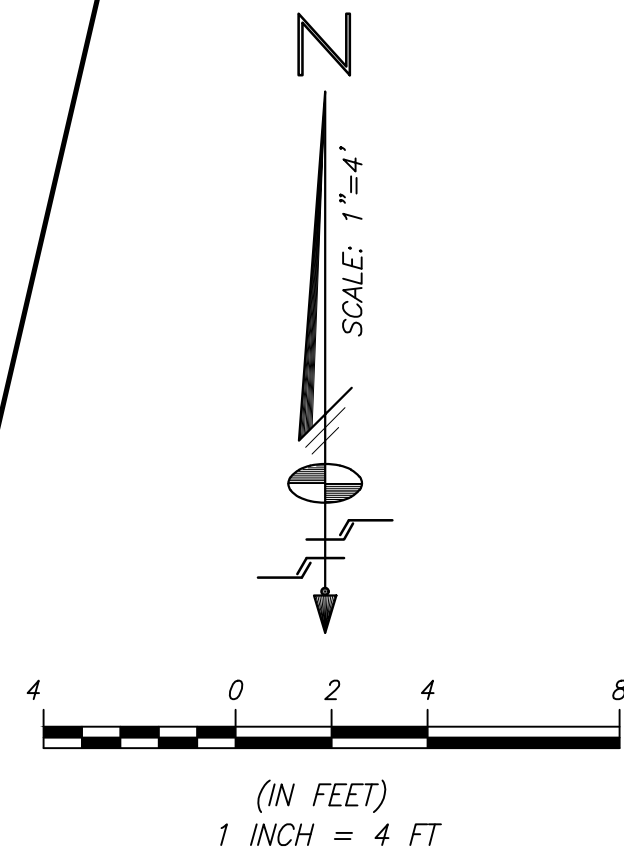
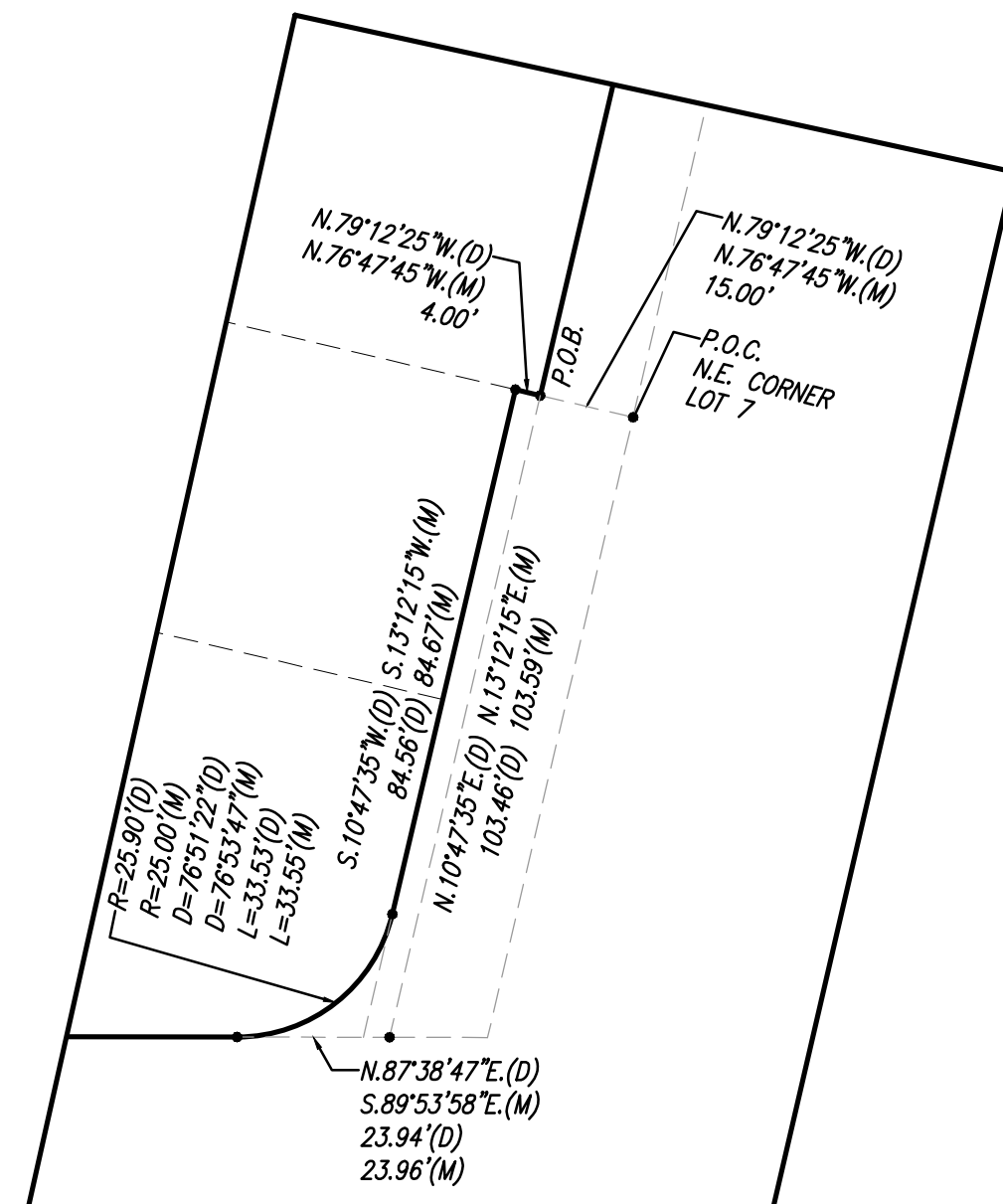
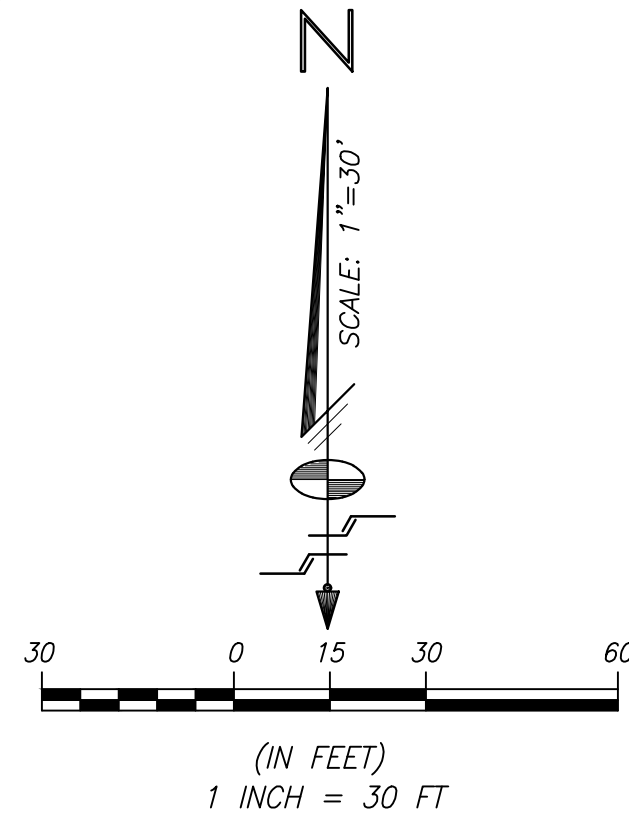
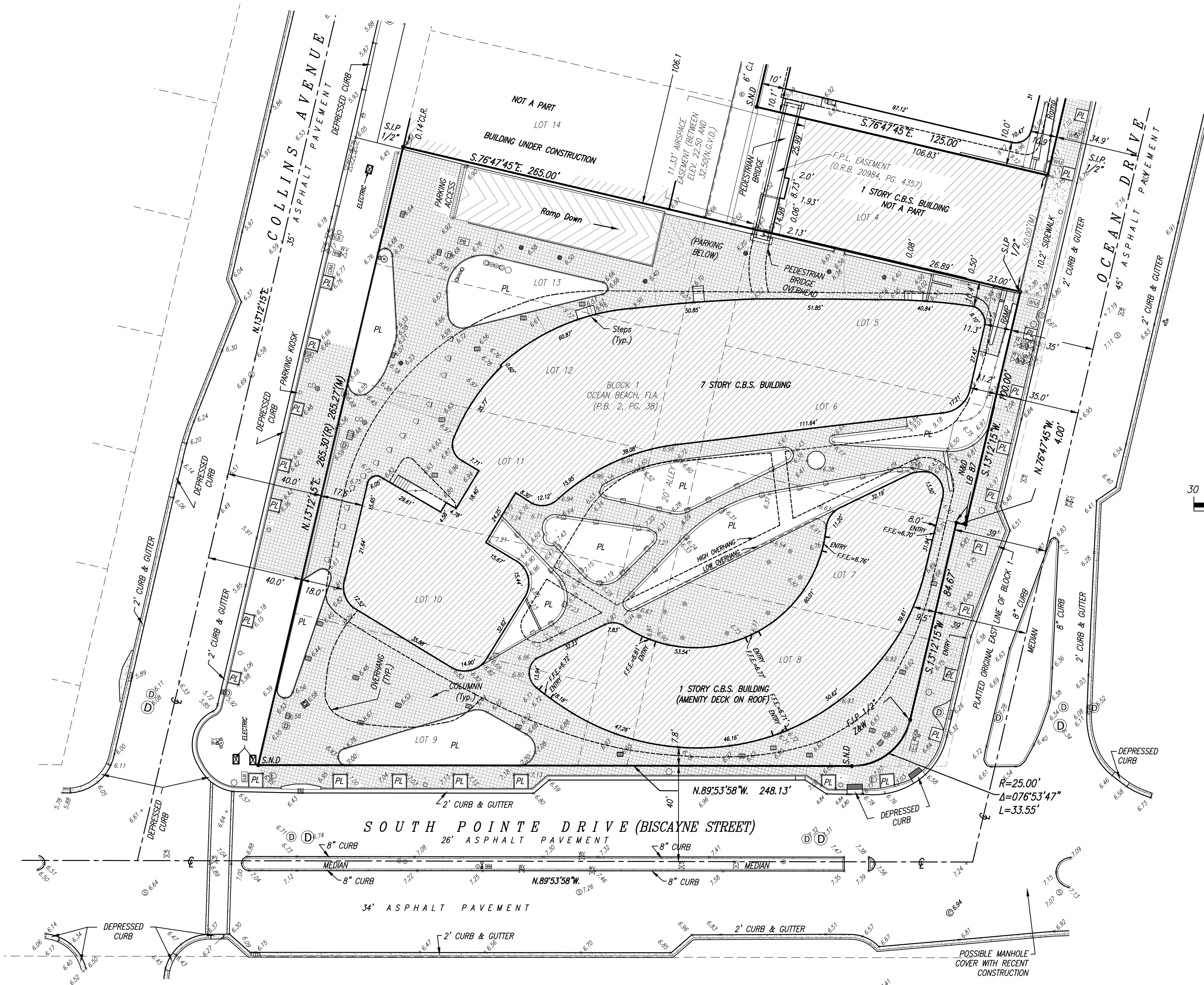
GENERAL LEGEND:

- AERIAL TARGET
ALUMINUM LIGHT POST (SINGLE)
ALUMINUM LIGHT POST (DOUBLE)
ALUMINUM LIGHT POST (TRIPLE)
ALUMINUM LIGHT POST (QUAD)
ANCHOR/JOINT WIRE
BACKFLOW PREVENTER ASSEMBLY
CABLE TELEVISION BOX
CATCH BASIN
CENTERLINE
CHECK VALVE ASSEMBLY
CIRCULAR DRAIN
COLUMN (CIRCULAR)
COLUMN (SQUARE)
CONCRETE LIGHT POLE
CONCRETE LIGHT POLE (DOUBLE)
CONCRETE POWER POLE
CONTROL POINT
CURB INLET
ELECTRIC BOX
ELECTRIC HAND HOLE
ELEVATIONS (SEE NOTES FOR DATUM)
FIRE HYDRANT
FLAGPOLE
FLOW LINE
FORCE MAIN MANHOLE
FORCE MAIN VALVE
F.P.L. ELECTRIC MANHOLE
F.P.L. TRANSFORMER PAD
F.P.L. TRANSMISSION POLE
GAS METER
GAS PUMP
GAS VALVE
GREASE TRAP MANHOLE
GROUND LIGHTING
GUARD POST
IRRIGATION HAND HOLE
IRRIGATION VALVE
MAILBOX
MONITOR WELL
MONUMENT LINE
P-5 INLET
P-6 INLET
PARKING METER
PEDESTRIAN CROSSING SIGNAL
PERMANENT REFERENCE MONUMENT
POST INDICATOR VALVE
VACUUM BREAKER ASSEMBLY
PROPERTY LINE
SANITARY SEWER CLEANOUT
SANITARY SEWER MANHOLE
SAMESSE CONNECTION
SIGN POST
SPRINKLER PUMP
STANDPIPE
STORM SEWER MANHOLE
STREET LIGHT HAND HOLE
SWALE INLET
TELEPHONE BOX (SOUTHERN BELL)
TELEPHONE HAND HOLE
TELEPHONE MANHOLE (SO. BELL)
TELEPHONE PAYPHONE
TRAFFIC HAND HOLE
TRAFFIC UTILITY BOX
TRAFFIC SIGNAL POST
UNDERGROUND UTILITY MARKER
UNKNOWN UTILITY MANHOLE
UNKNOWN UTILITY HAND HOLE
WATER MANHOLE
WATER METER
WATER VALVE
WOOD LIGHT POLE
WOOD POWER POLE
HANDICAP PARKING
STROLLER PARKING

ABBREVIATIONS:

- R denotes RADIUS
Δ denotes DELTA ANGLE
L denotes ARC DISTANCE
T denotes TANGENT DISTANCE
P.C.P. denotes PERMANENT CONTROL POINT
P.R.M. denotes PERMANENT REFERENCE MONUMENT
P.B. denotes PLAT BOOK
P.O.C. denotes POINT OF COMMENCEMENT
P.O.B. denotes POINT OF BEGINNING
O.H.W. denotes OVERHEAD UTILITY WIRES
O.R.B. denotes OFFICIAL RECORDS BOOK
P.C. denotes POINT OF CURVATURE
C.B.S. denotes CONCRETE BLOCK STRUCTURE
C.O.C. denotes CONCRETE
C.L.F. denotes CHAINLINK FENCE
W.F. denotes WOOD FENCE
F.P.L. denotes FOUND IRON PIPE
S.I.P. denotes SET IRON PIPE & LB-87 CAP
F.N.D. denotes FOUND NAIL & BRASS DISC
S.N.D. denotes SET LB-87 NAIL & BRASS DISC
C.L. denotes CLEAR
ENC. denotes ENCROACHMENT
MCH. denotes METAL OVERHANG
C.V.A. denotes GAS VALVE ASSEMBLY
D. denotes DEED DISTANCE
(L) denotes DISTANCE BY LEGAL DESCRIPTION
(M) denotes MEASURED DISTANCE
(P) denotes RECORD OR PLATTED DISTANCE
PL denotes PLANTER

- COMMUNICATION
ELECTRIC
FORCE MAIN
IRRIGATION
NATURAL GAS
OVERHEAD WIRES
SANITARY SEWER
WATER



This Survey has been electronically signed and sealed by Mark Steven Johnson, PSM on the date noted hereon. All signatures must be verified on electronic copies. Printed copies are not considered signed and sealed, unless they include an additional raised embossed seal of the surveyor.

BOUNDARY SURVEY

CERTIFICATE OF AUTHORIZATION
No. LB-87
Surveyor: **Shirley S. Shislin & Associates, Inc.**
LAND PLANNERS • ENGINEERS • LAND SURVEYORS
3240 CORPORATE WAY, MIAMI, FLORIDA 33135 TEL: (954) 435-7010 FAX: (954) 438-1888

Drawn By: L.E.G.
Survey: 02-25-13
Order No. 201050
F.B. No. 2218-B
Pg. 2
Checked By: M.S.J. Date: 04-28-13
Scale: AS SHOWN
Sheet 2 of 2

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

This sketch is a "Boundary Survey."

Section 03, Township 54 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida

REVISIONS

Date	By	Remarks
02-27-2013	STJ	ORIGINAL SURVEY (JOB: 216385)

FILE NO. AJ-5034

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)	Total Lot Area: 87,381 SF
				61,630 SF (One Ocean - South)	
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)	
		Maximum / Required	Existing	Proposed	Deficiencies
10	Height	75 FT	78 FT (One Ocean - North)	Same as Existing	N/A
			78 FT (One Ocean - South)	Same as Existing	N/A
11	Number of Stories	-	8 Stories (One Ocean - North)	Same as Existing	N/A
			9 Stories (One Ocean - South)	Same as Existing	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
	Setbacks	Required	Existing	Proposed	Deficiencies
	Pedestal				
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	-
	Parking	Required	Existing	Proposed	Deficiencies
19	Parking District: No. 1				
20	Total # of parking spaces (Restaurant)	89 spaces as per Building Permit No. B1304440		Valet Parking	
	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
21	Type of Use		Restaurant	Same as Existing	
22	Total # of seats		100	333	
23	Total # of seats per venue (Provide a separate chart for a breakdown calculation)			N/A	1
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.

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Rev.	Date
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DESIGN REVIEW BOARD
FINAL SUBMITTAL

ONE OCEAN RESTAURANT
RENOVATIONS

1 COLLINS AVE CU-1 & CU-2
MIAMI BEACH, FLORIDA. 33139

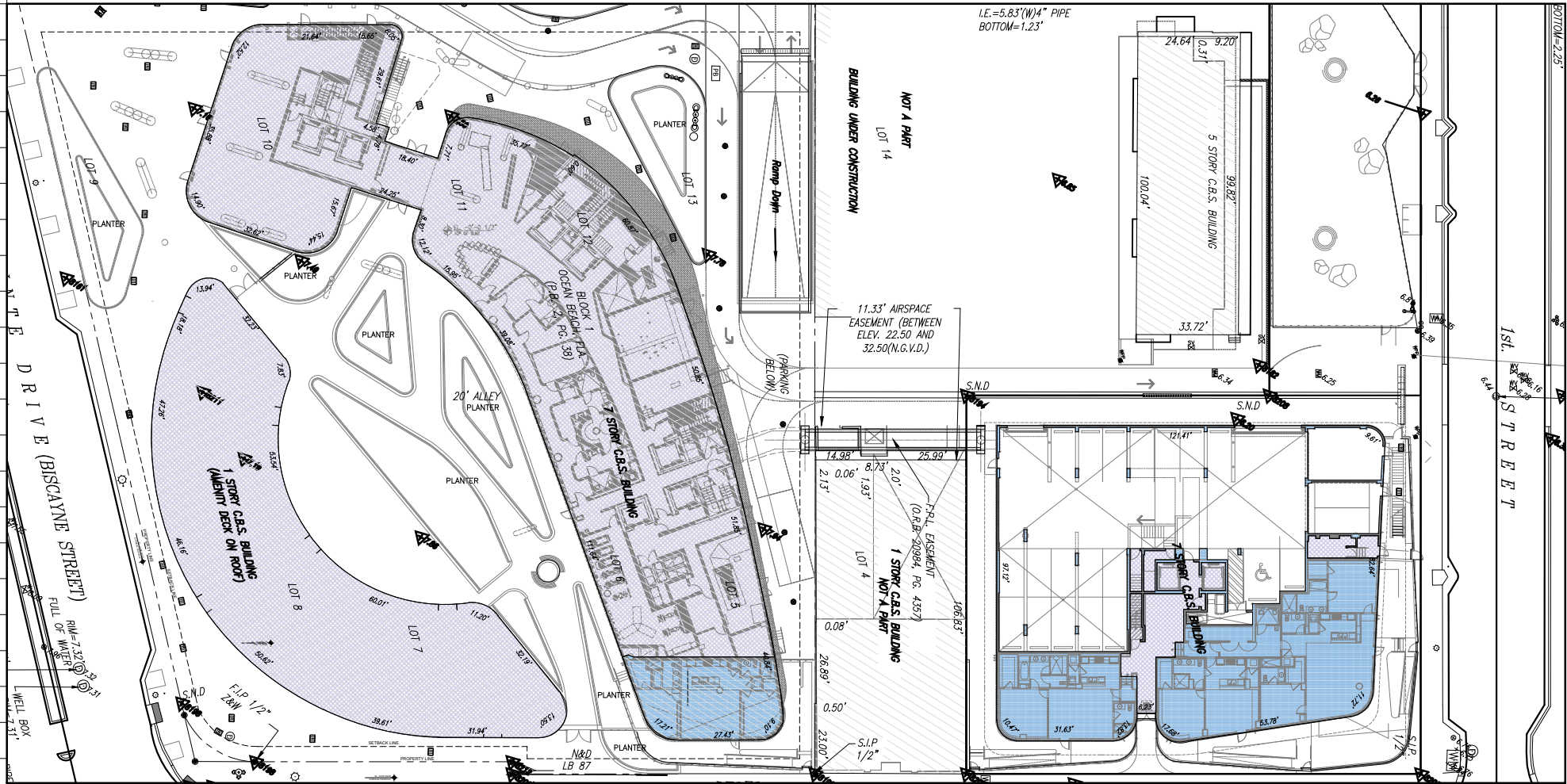
Owner:	
Name	OWNER
Address	OWNER_ADDRESS1
Address	OWNER_ADDRESS2
Tel:	OWNER_PHONE
Email	OWNER_EMAIL
Consultant:	
Name	
Address	
Address	
Tel:	
Email	
Consultant:	
Name	
Address	
Address	
Tel:	
Email	
Architect:	
Kobi Karp Architecture and Interior Design, Inc.	
571 NW 28th Street	
Miami, Florida 33127 USA	
Tel: +1(305) 573 1818	
Fax: +1(305) 573 3766	



KOBI KARP
Lic. # AR0012578

ZONING
DATA

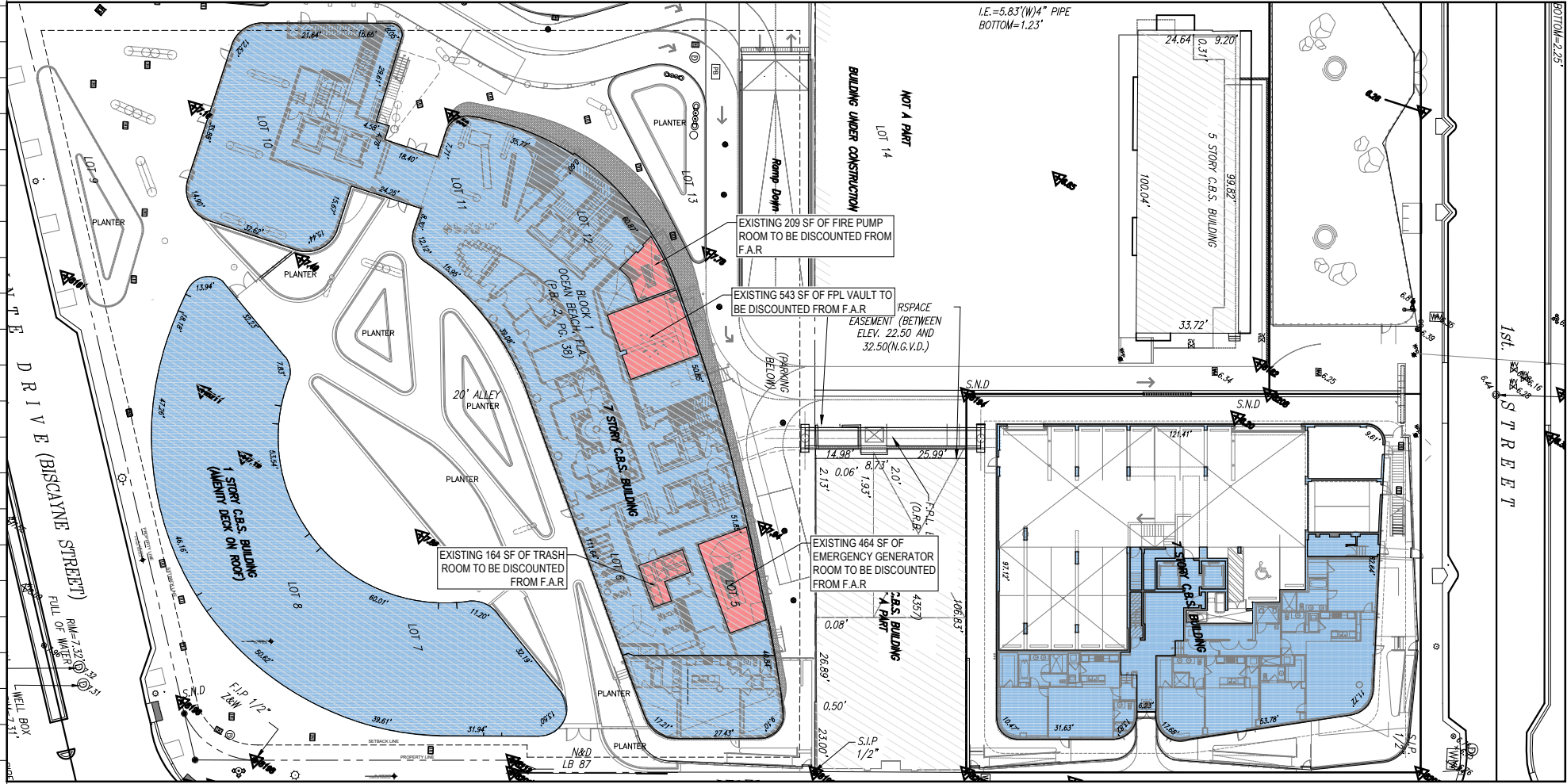
Date	2023-11-05	Sheet No.
Scale	--	A0.01
Project	2292	



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



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

Rev.	Date

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ONE OCEAN RESTAURANT
RENOVATIONS
1 COLLINS AVE CU-1 & CU-2
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
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

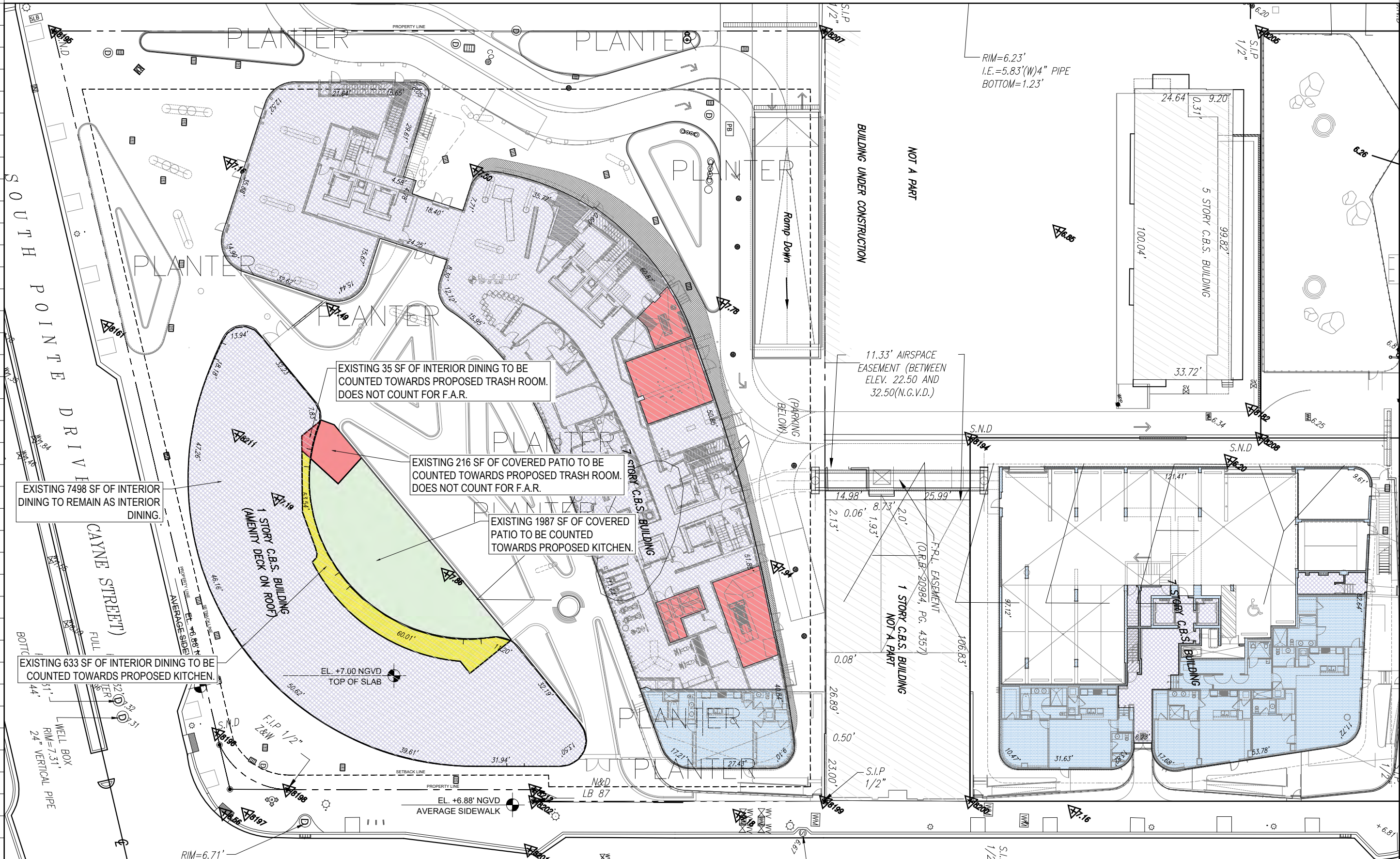
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KOB KARP
Lic. # AR0012578

**FAR
DIAGRAM**

Date	2023-11-05	Sheet No.
Scale	--	A0.02
Project	2292	



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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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:
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Address
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Architect:
Kobi Karp Architecture and Interior Design
Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1810
Fax: +1(305) 573 3766

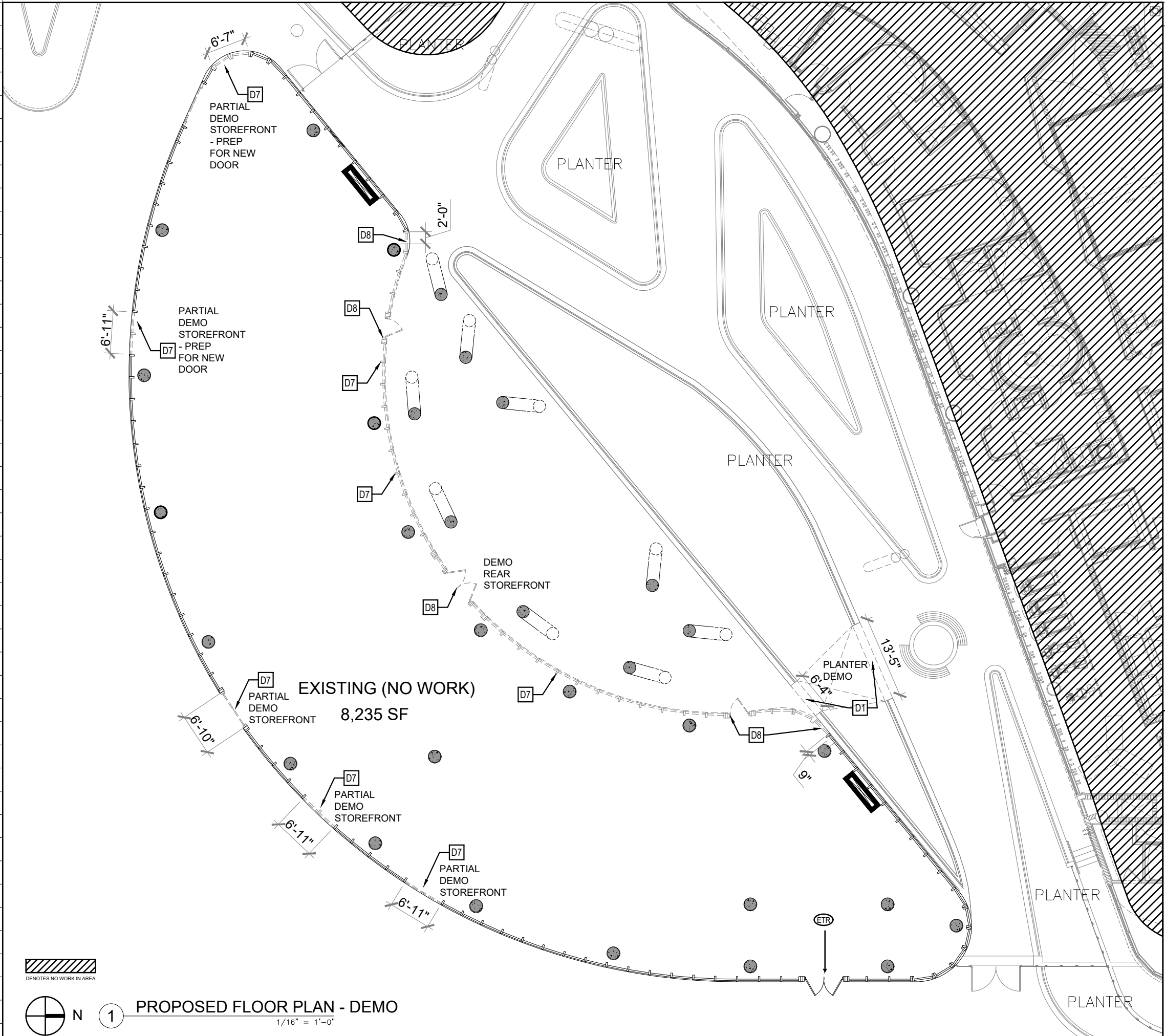
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KOBI KARP
Lic. # AR0012578

**FAR
DIAGRAM**

Date 2023-11-05 Sheet No.
Scale --
Project 2292 **A0.03**



DEMOLITION PLAN GENERAL NOTES

- 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.
- 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.
- THE CONTRACTOR SHALL SUPPLY THE LANDLORD & CLIENT WITH ALL DOCUMENTATION REQUESTED.
- 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.
- 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.
- 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.
- 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.
- 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 REUSE. THE FIRE ALARM, FIRE SPRINKLER SYSTEM SHALL BE MAINTAINED IN OPERABLE CONDITION AT ALL TIMES.
- CONTRACTOR SHALL COORDINATE DEMOLITION WITH CLIENT SPECIFICATIONS AND TENANT'S DRAWINGS, CONTACT ARCHITECT AND CLIENT PRIOR TO DEMOLISHING ITEMS NOT SPECIFIED ON THE PLANS.
- COORDINATE WITH CONSTRUCTION DRAWINGS PRIOR TO BEGINNING DEMOLITION.
- THE DISPOSAL OF ALL DEMOLITION ITEMS TO BE BY THE CONTRACTOR, HAULED AWAY FROM THE SITE. OWNER RESERVES THE RIGHT OF FIRST REFUSAL.
- CONTRACTOR TO CAREFULLY REMOVE AND STORE ALL DOORS AND FRAMES THAT ARE INDICATED TO BE REMOVED FOR POSSIBLE LANDLORD STORAGE.
- POWER TO BUILDING SHALL BE MAINTAINED AT ALL TIMES. COORDINATE WITH LANDLORD AND OBTAIN APPROVAL WITH LANDLORD 72 HOURS PRIOR TO PROPOSED INTERRUPTION.
- REMOVE ALL WIRING FROM DEMOLISHED RECEPTACLES TO SOURCE PANEL. REMOVE ALL ABANDONED WIRING.
- 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.
- 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.
- 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.
- ALL FIRE EXTINGUISHERS AND F.E. CABINETS SCHEDULED TO BE REMOVED AND STORED FOR REUSE.
- RETAIN EXISTING EXIT LIGHTS. CLEAN, REPAIR AND REUSE IF IN GOOD CONDITION WHERE APPLICABLE AT LOCATIONS SHOWN ON REFLECTED CEILING PLAN.
- 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.
- 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.
- NO STRUCTURAL ELEMENTS SHALL BE REMOVED. CONTACT ARCHITECT PRIOR TO REMOVAL OF ANY CONCRETE, MASONRY OR STRUCTURAL STEEL.
- THE G.C. SHOULD MAINTAIN LIFE SAFETY STANDARDS AT ALL TIMES.
- 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.

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

DESIGN REVIEW BOARD FINAL SUBMITTAL

ONE OCEAN RESTAURANT RENOVATIONS

1 COLLINS AVE CU-1 & CU-2
MIAMI BEACH, FLORIDA. 33139

Owner:
Name: OWNER
Address: OWNER_ADDRESS1
Address: OWNER_ADDRESS2
Tel: OWNER_PHONE
Email: OWNER_EMAIL

Consultant:
Name: Address: Tel: Email:

Consultant:
Name: Address: Tel: Email:

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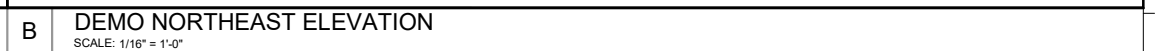
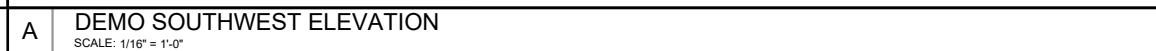
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DEMO PLAN

Date: 2023-11-05Sheet No.

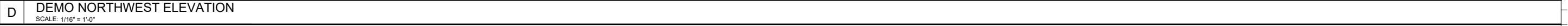
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Project: 2292

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

MIAMI BEACH, FLORIDA. 33139

Consultant:
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Architect:
Karp Architecture and Interior Design
2000 NW 28th Street
Miami, Florida 33127 USA
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Fax: +1(305) 573 3766

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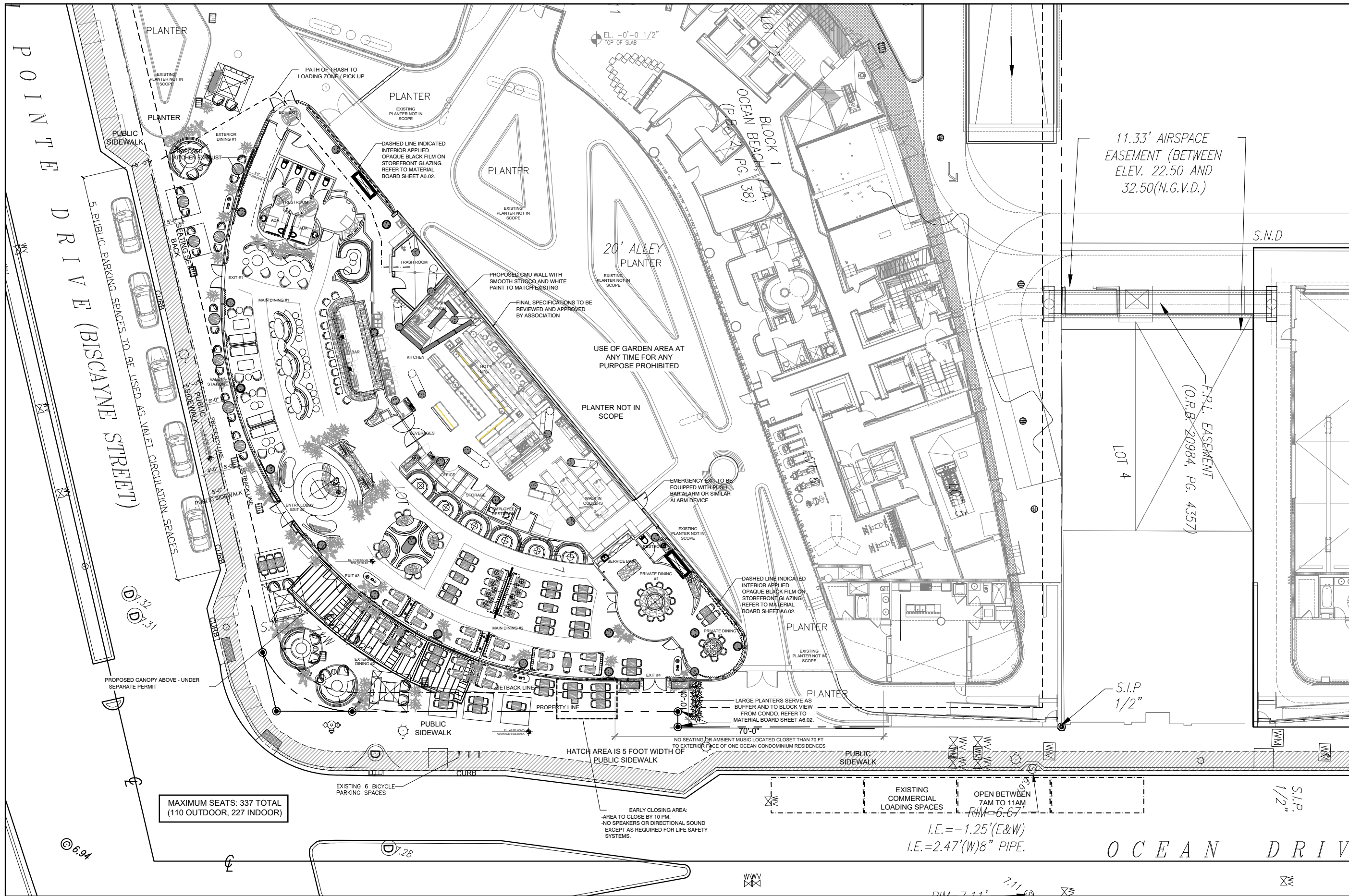


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c. # AR0012578

LEVEL 01

DEMO ELEVATION

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

Rev. Date

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DESIGN REVIEW BOARD
FINAL SUBMITTAL

ONE OCEAN RESTAURANT
RENOVATIONS

1 COLLINS AVE CU-1 & CU-2
MIAMI BEACH, FLORIDA 33139

Owner:
Name OWNER
Address OWNER ADDRESS1
Address OWNER ADDRESS2
Tel. OWNER PHONE
Email OWNER EMAIL

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**SITE
PLAN**

Date 2023-11-05 Sheet No.
Scale --
Project 2292 A2.00

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:224 SEATS

OUTDOOR DINING:109 SEATS

TOTAL SEAT COUNT:

333 SEATS

333 / 2 = 167

167 / 75 = 2.22 (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.

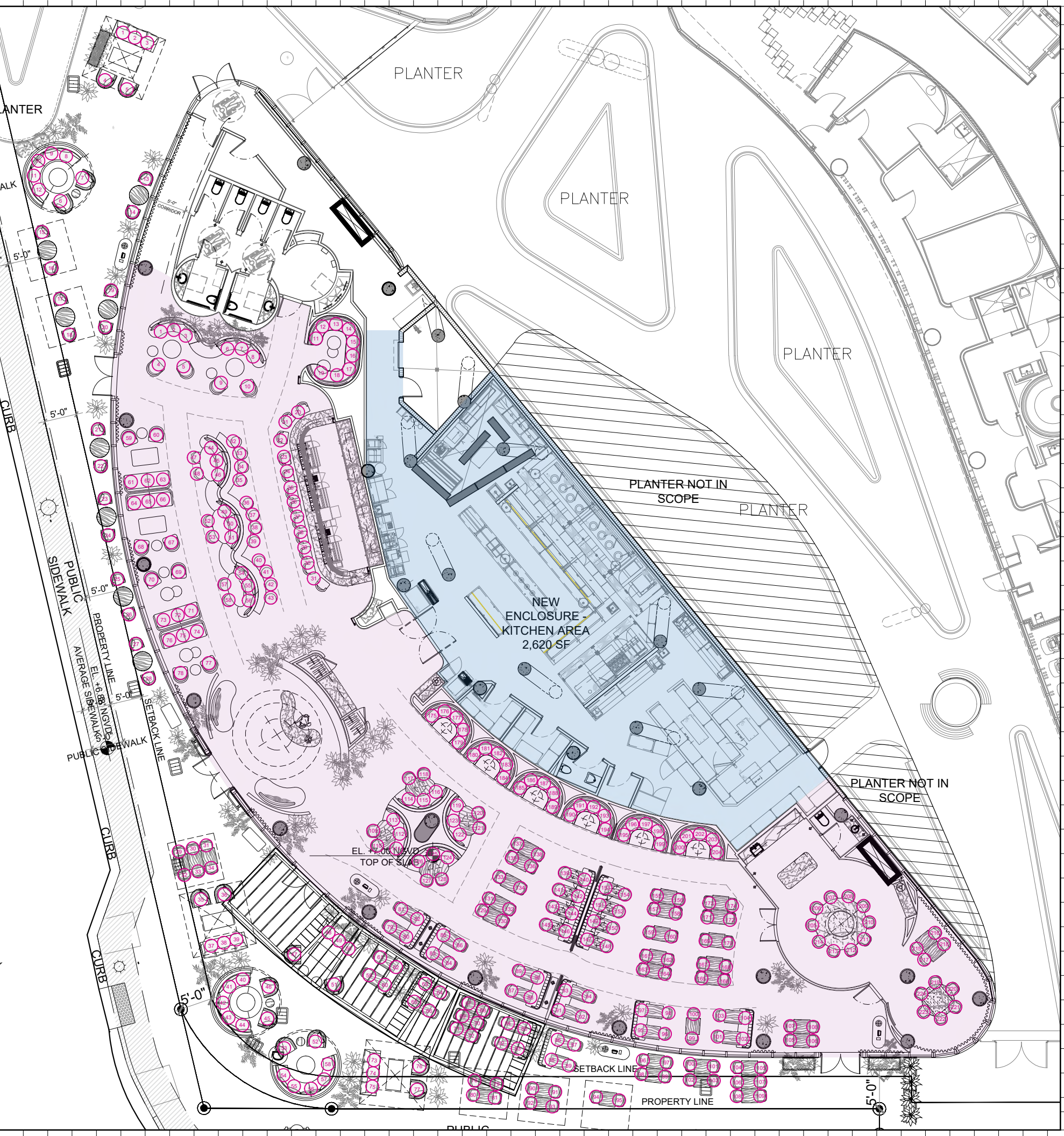
LEVEL 1 CALCULATED MAXIMUM TOTAL OCCUPANT LOAD

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

LEVEL 1 CALCULATED MAXIMUM TOTAL OCCUPANT LOAD

= 471

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



Rev.

Date

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1 COLLINS AVE CU-1 & CU-2
MIAMI BEACH, FLORIDA. 33139

Owner:

Name

Address

Address

Tel.

Email

OWNER

OWNER_ADDRESS1

OWNER_ADDRESS2

OWNER_PHONE

OWNER_EMAIL

Consultant:

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Address

Tel.

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LEVEL 01
FLOOR PLAN

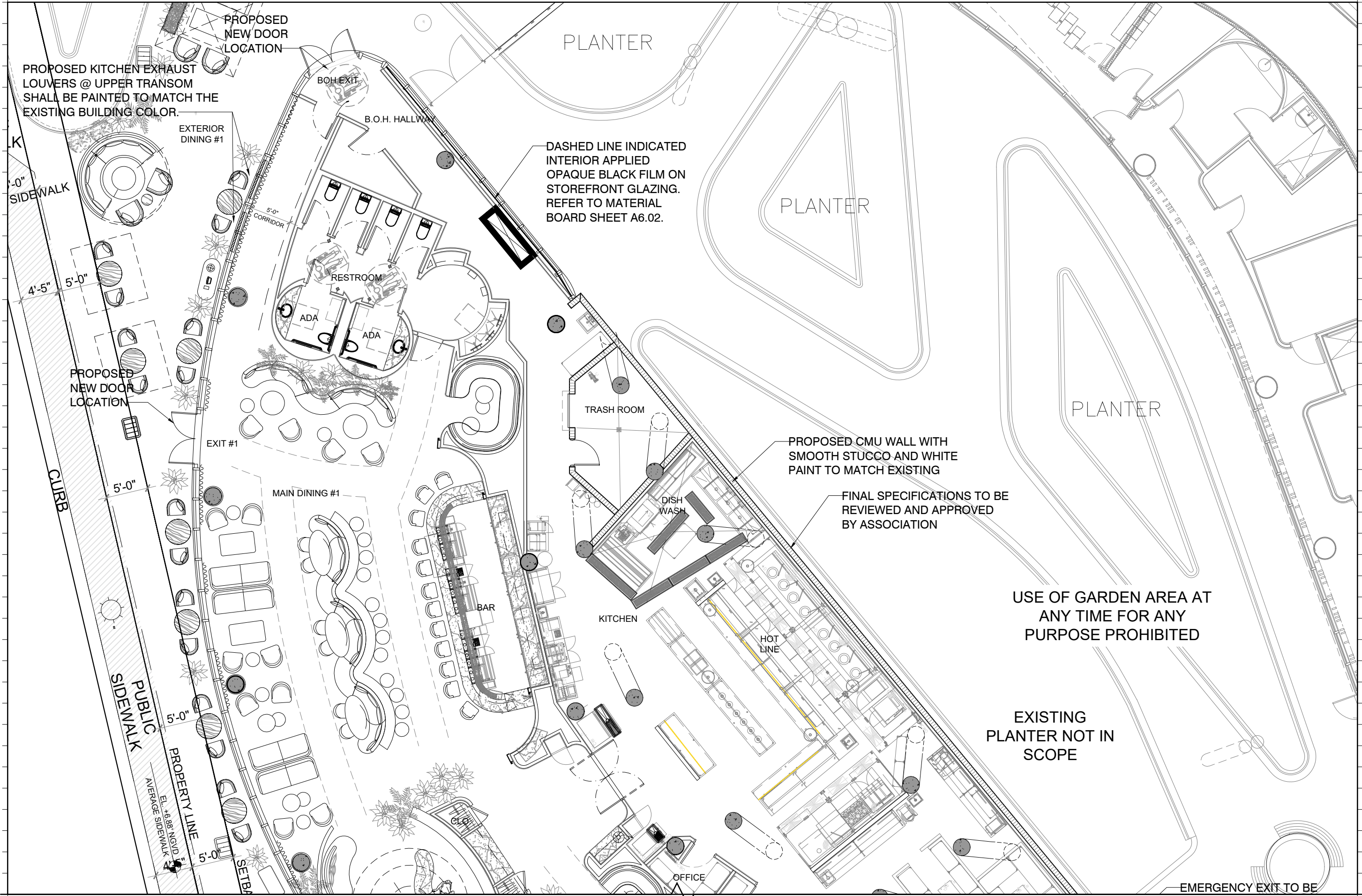
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Project 2292

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1

ENLARGED PROPOSED FLOOR PLAN

3/32" = 1'-0"

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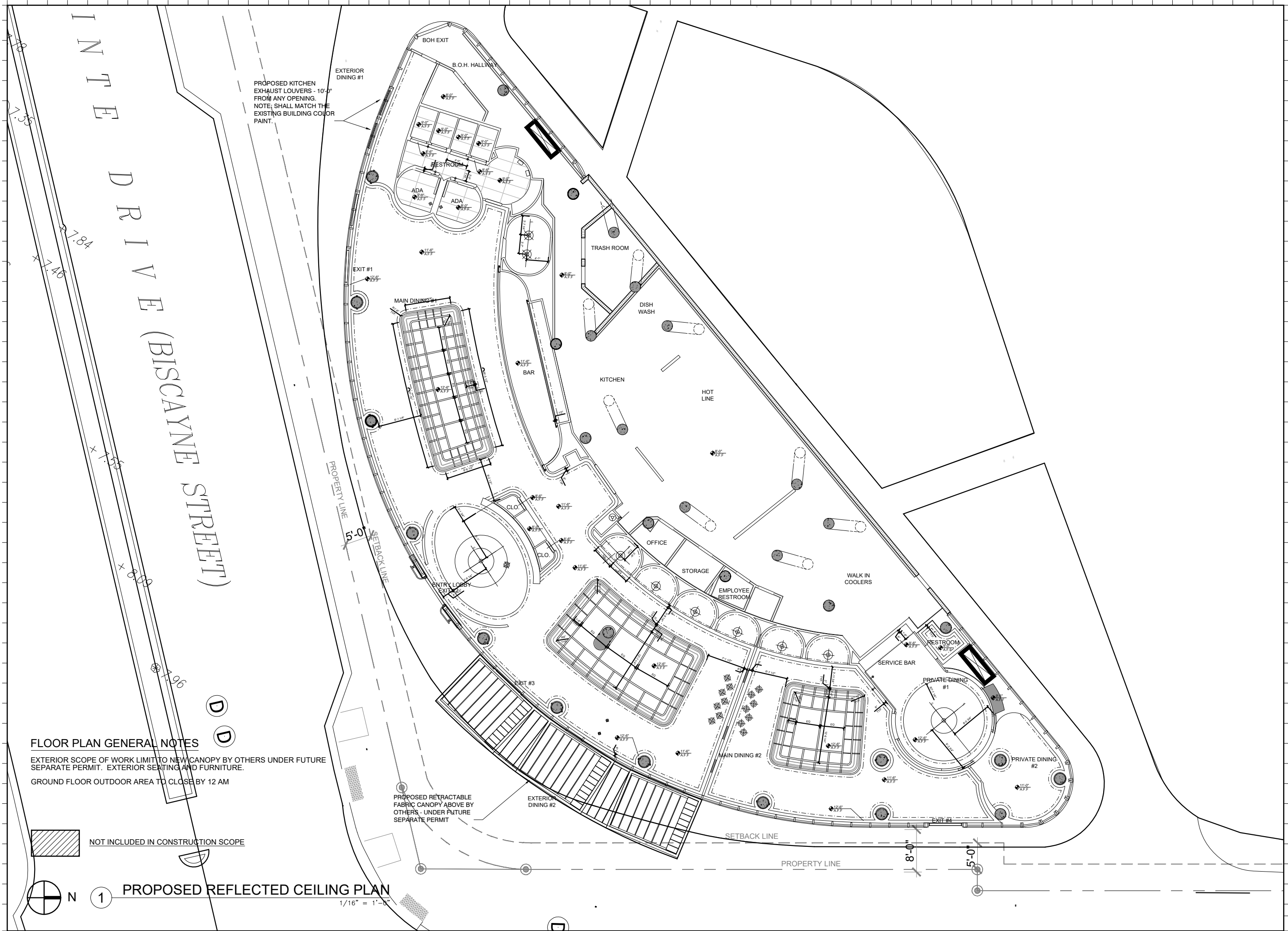
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LEVEL 01
FLOOR PLAN

Date	2023-11-05	Sheet No.	
Scale	--		A3.00B
Project	2292		



FLOOR PLAN GENERAL NOTES

EXTERIOR SCOPE OF WORK LIMIT TO NEW CANOPY BY OTHERS UNDER FUTURE SEPARATE PERMIT. EXTERIOR SEATING AND FURNITURE.

GROUND FLOOR OUTDOOR AREA TO CLOSE BY 12 AM

NOT INCLUDED IN CONSTRUCTION SCOPE

PROPOSED REFLECTED CEILING PLAN

1/16" = 1'-0"

Rev.	Date

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**ONE OCEAN RESTAURANT
RENOVATIONS**

1 COLLINS AVE CU-1 & CU-2
MIAMI BEACH, FLORIDA. 33139

Owner:
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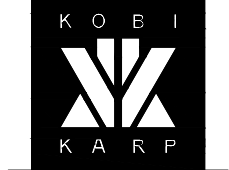
OWNER:
OWNER_ADDRESS1
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Consultant:
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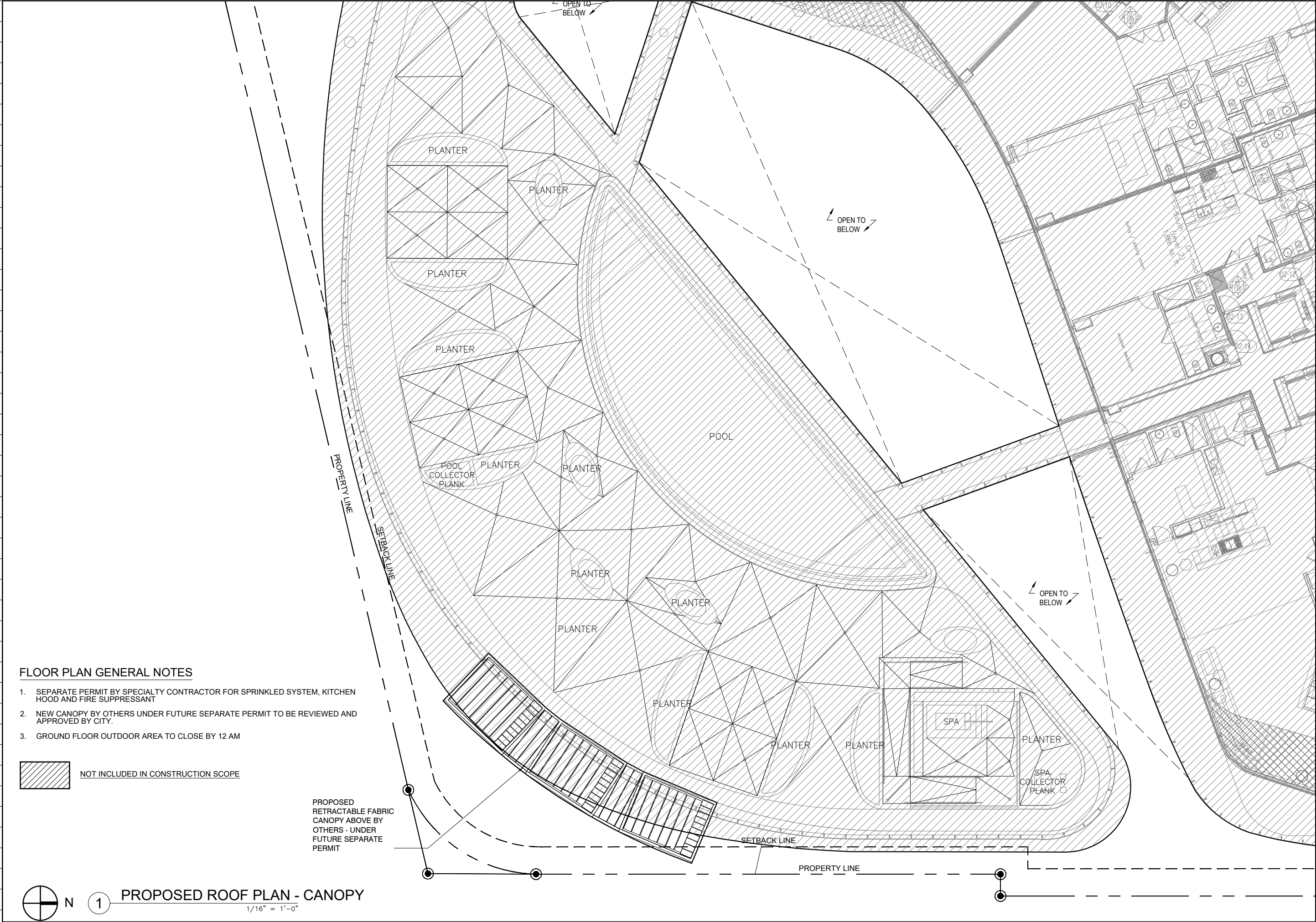
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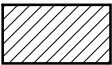
LEVEL 01
REFLECTED CEILING PLAN

Date	2023-11-05	Sheet No.
Scale	--	A3.01
Project	2292	



FLOOR PLAN GENERAL NOTES

1. SEPARATE PERMIT BY SPECIALTY CONTRACTOR FOR SPRINKLED SYSTEM, KITCHEN HOOD AND FIRE SUPPRESSANT
2. NEW CANOPY BY OTHERS UNDER FUTURE SEPARATE PERMIT TO BE REVIEWED AND APPROVED BY CITY.
3. GROUND FLOOR OUTDOOR AREA TO CLOSE BY 12 AM



NOT INCLUDED IN CONSTRUCTION SCOPE

PROPOSED
RETRACTABLE FABRIC
CANOPY ABOVE BY
OTHERS - UNDER
FUTURE SEPARATE
PERMIT



1

PROPOSED ROOF PLAN - CANOPY

1/16" = 1'-0"

Rev. Date

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ONE OCEAN RESTAURANT
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MIAMI BEACH, FLORIDA, 33139

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Name OWNER
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Consultant:
Name
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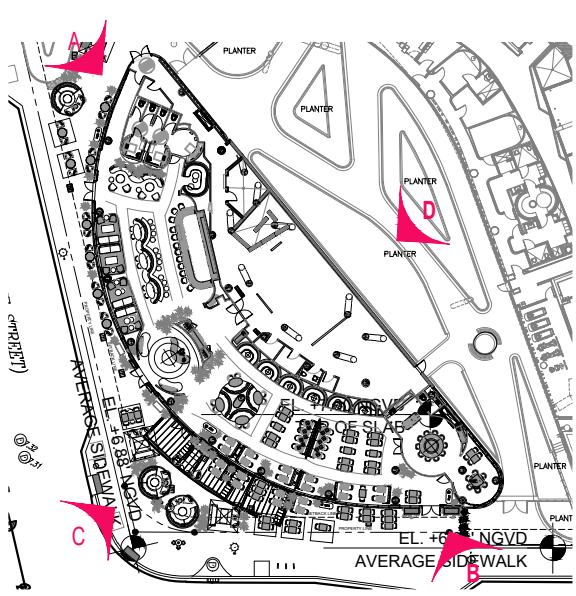
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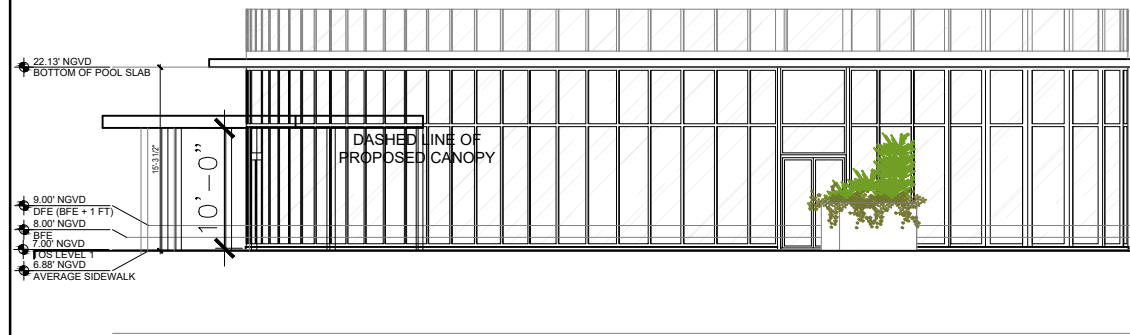
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ROOF
FLOOR PLAN

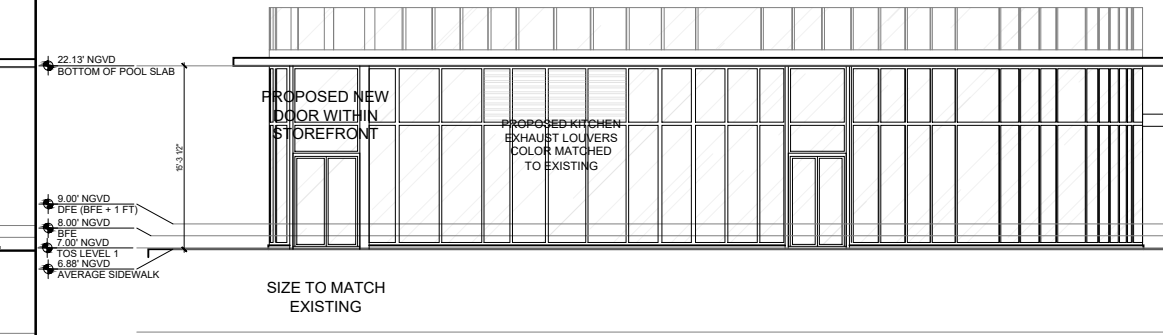
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Project 2292	



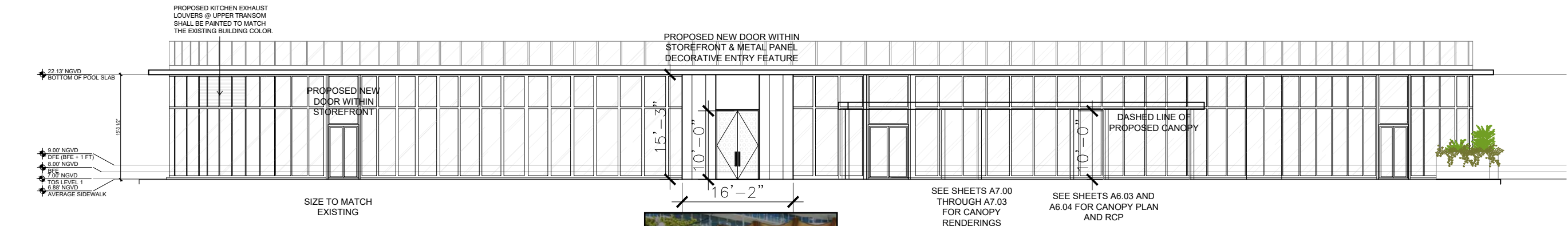
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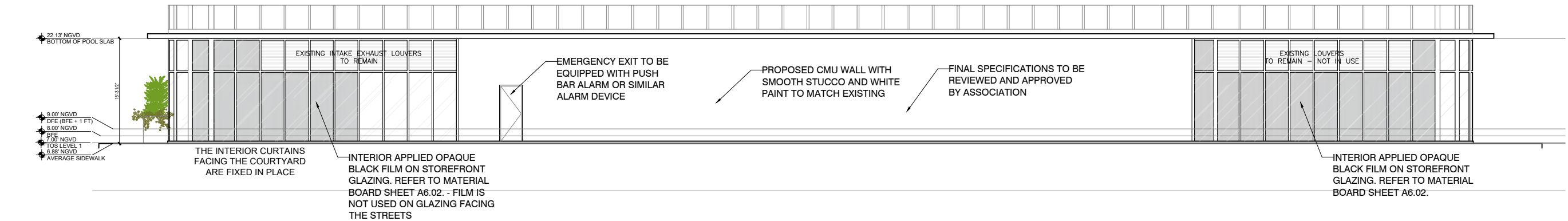
A PROPOSED SOUTHWEST ELEVATION
SCALE: 1/16" = 1'-0"



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



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



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

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RENOVATIONS
1 COLLINS AVE CU-1 & CU-2
MIAMI BEACH, FLORIDA 33139

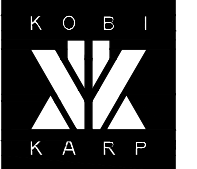
Owner:
Name OWNER
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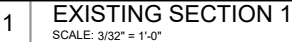
ELEVATIONS

Date 2023-11-05 Sheet No.
Scale --
Project 2292 A4.00



KEY MAP

SCALE: NTS



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

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FINAL SUBMITTAL

ONE OCEAN RESTAURANT
RENOVATIONS

1 COLLINS AVE CU-1 & CU-2
MIAMI BEACH, FLORIDA. 33139

```
Owner:
Name      OWNER
Address   OWNER_ADDRESS1
Address   OWNER_ADDRESS2
Tel:      OWNER_PHONE
Email     OWNER_EMAIL
```

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SECTION

Date	2023-11-05	Sheet No. A5.00
Scale	--	
Project	2292	



A SOUTH EXTERIOR ELEVATION - SOUTH POINTE DR
SCALE: NTS



B OPPOSITE CORNER FACING SW
SCALE: NTS

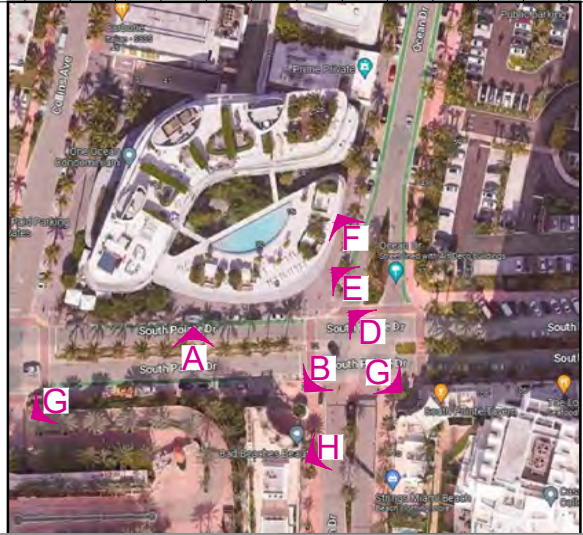


PHOTO LOCATION AERIAL
SCALE: NTS



D CORNER OF OCEAN DR & SOUTHPOINTE DR
SCALE: NTS



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



F NORTH-WEST - ONE OCEAN CONDOMINIUMS - OCEAN DR
SCALE: NTS



H SOUTH WEST CORNER
SCALE: NTS



G PORTOFINO TOWER - SE CORNER
SCALE: NTS



F CORNER OF OCEAN DR & SOUTHPOINTE DR - WEST VIEW
SCALE: NTS

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MIAMI BEACH, FLORIDA 33139

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Architect:
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Inc.
571 NW 28th Street
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Fax: +1(305) 573 3766

2023-11-03
13:57:52-0400'



Kobi Karp
Lic. # AR0012578

CONTEXT
EXISTING PHOTOS

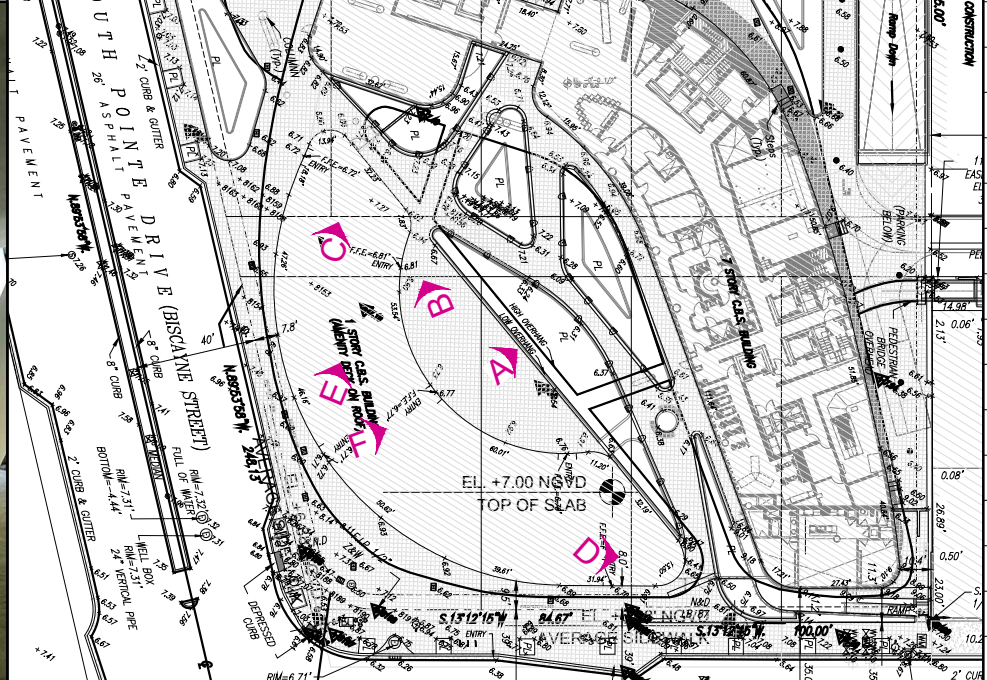
Date	2023-11-05	Sheet No.
Scale	--	A6.00
Project	2292	



A EXTERIOR - EXISTING CONDITIONS
SCALE: NTS



B EXTERIOR - EXISTING CONDITIONS
SCALE: NTS



KEY MAP
SCALE: NTS



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

Rev. Date

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DESIGN REVIEW BOARD
FINAL SUBMITTAL

ONE OCEAN RESTAURANT
RENOVATIONS

1 COLLINS AVE CU-1 & CU-2
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

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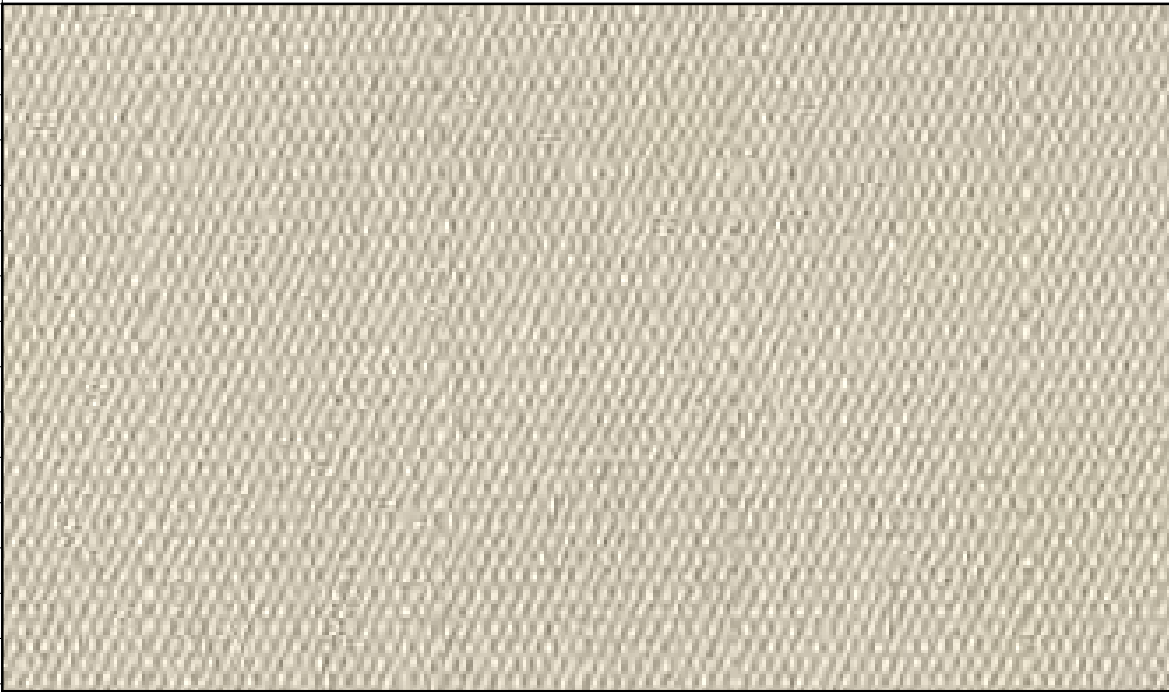
INTERIOR
EXISTING PHOTOS

Date 2023-11-05	Sheet No.
Scale --	A6.01
Project 2292	

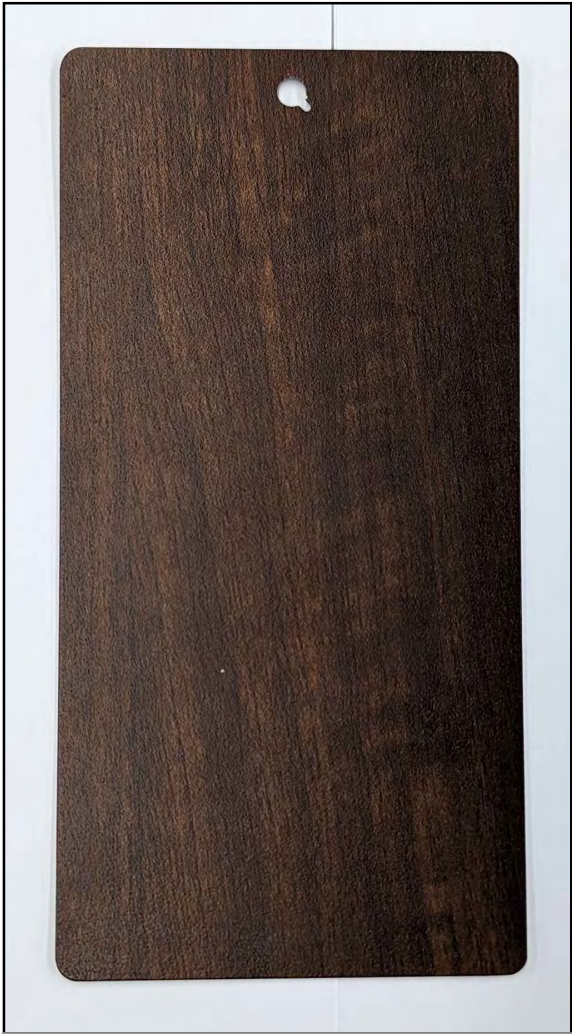


1 APPLIED OPAQUE BLACK FILM ON STOREFRONT GLAZING
ELEVATION FACING THE CONDO GARDEN

2 PLANTER DIVIDER
PLANTER LOCATED AT EAST CORNER TO CONTAIN DENSE AND TALL LANDSCAPE PLANTINGS TO
PROVIDE A VISUAL SCREENING FROM THE ONE OCEAN CONDO



3 OPERABLE CANOPY FABRIC
REFERENCE SHEET A7.00 FOR DETAILS



4 CANOPY FAUX WOOD METAL
REFERENCE SHEET A7.00 FOR DETAILS



MAIN ENTRY REFERENCE
IMAGE OF METAL PANELS
AND SOLID DOORS

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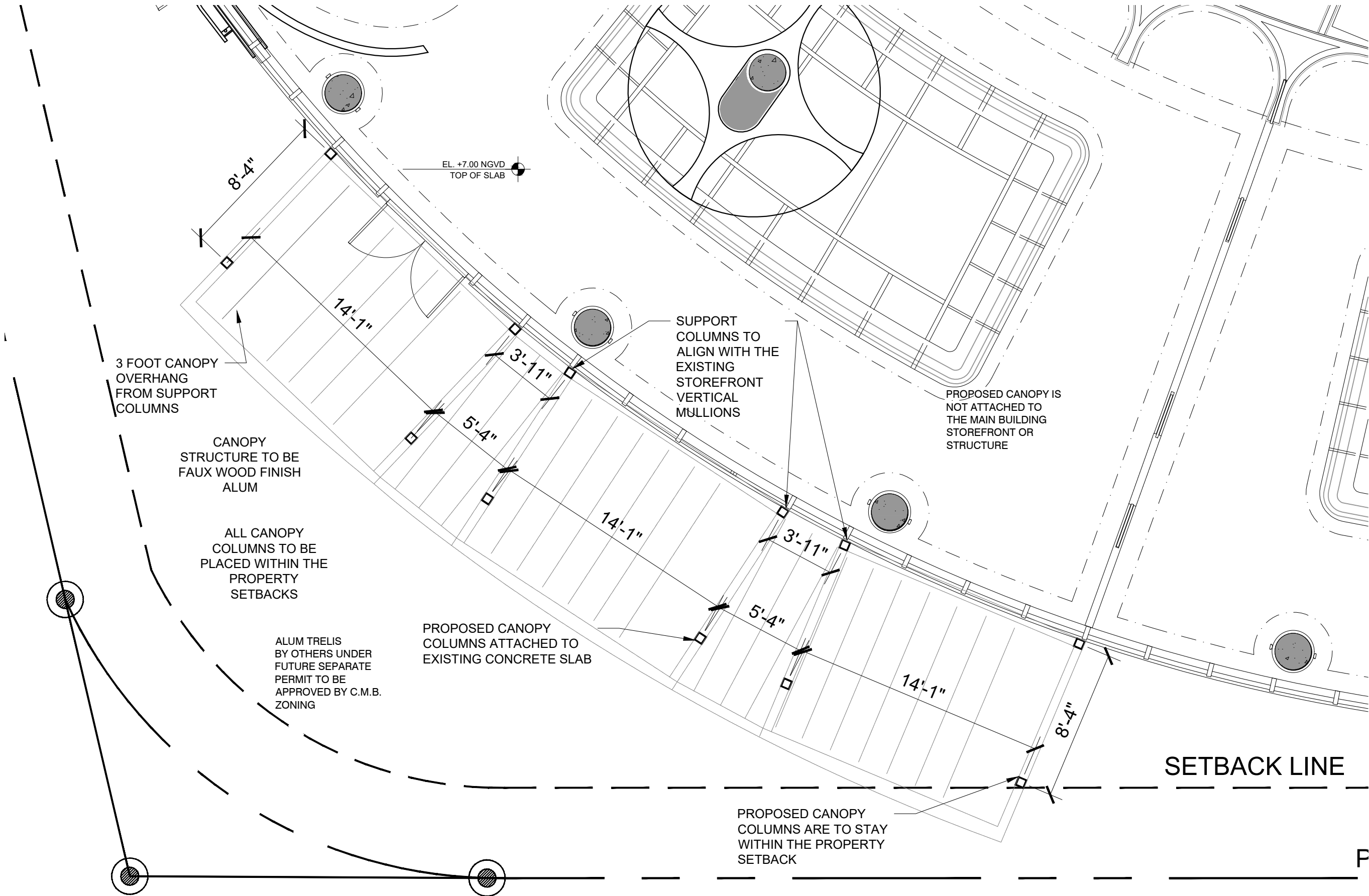
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MATERIAL
BOARD

Date	2023-11-05	Sheet No.
Scale	--	A6.02
Project	2292	



1 ENLARGED CANOPY PLAN
SCALE: 3/16" = 1'-0"

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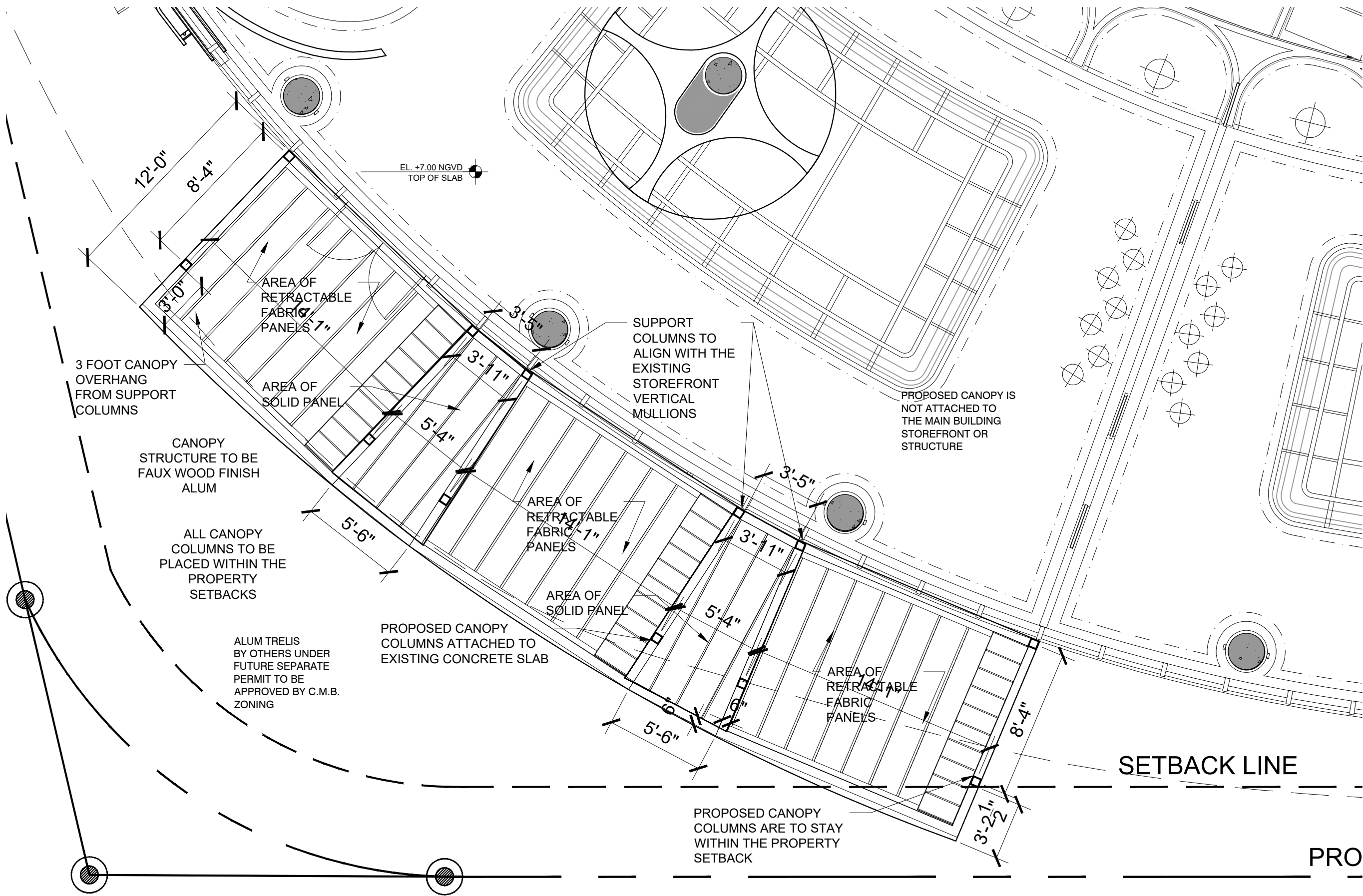
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CANOPY
FLOOR PLAN

Date	2023-11-05	Sheet No.	
Scale	--		
Project	2292		A6.03



1 ENLARGED CANOPY RCP
SCALE: 3/16" = 1'-0"

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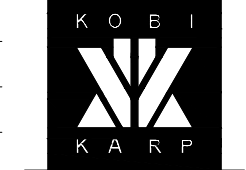
ONE OCEAN RESTAURANT
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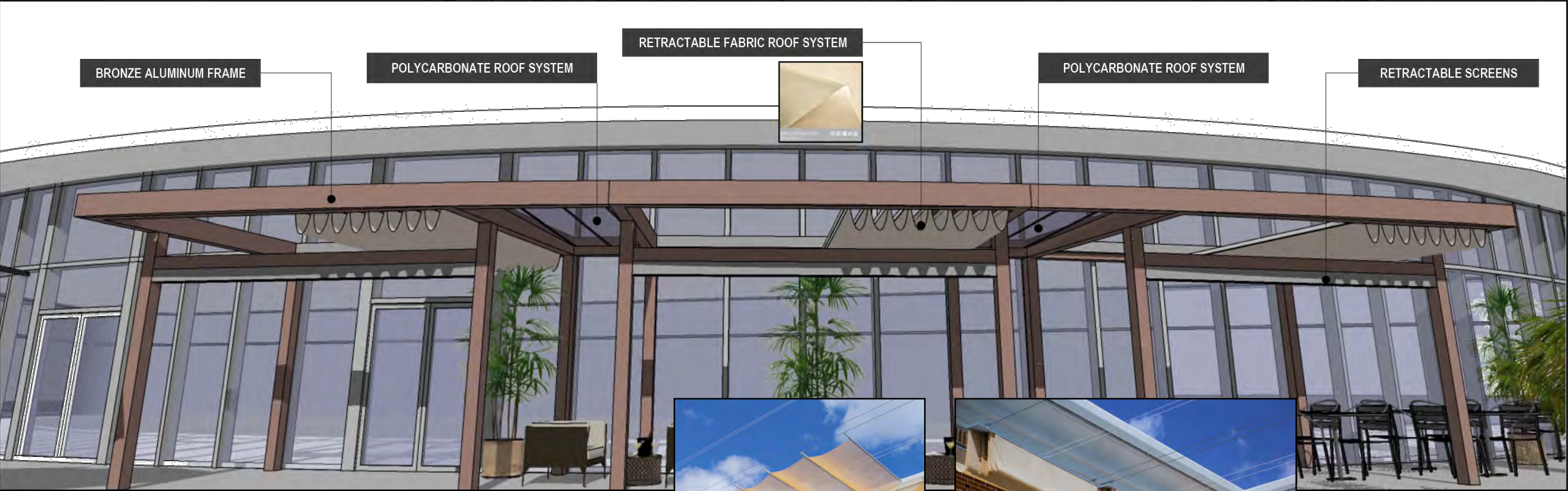
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CANOPY
RCP

Date	2023-11-05	Sheet No.	
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Project	2292		A6.04



*NOTE: CANOPY DESIGN YET NOT FINALIZED WITH MANUFACTURER

REFERENCE IMAGE OF FABRIC CANOPY SYSTEM CLOSED AND OPEN

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RENDER

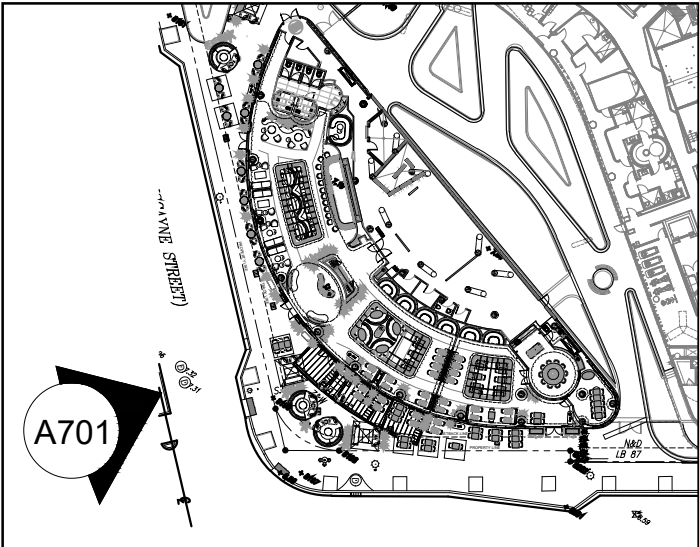
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RENDER KEY PLAN

KKaid DESIGN INTENT EXTERIOR RENDER

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

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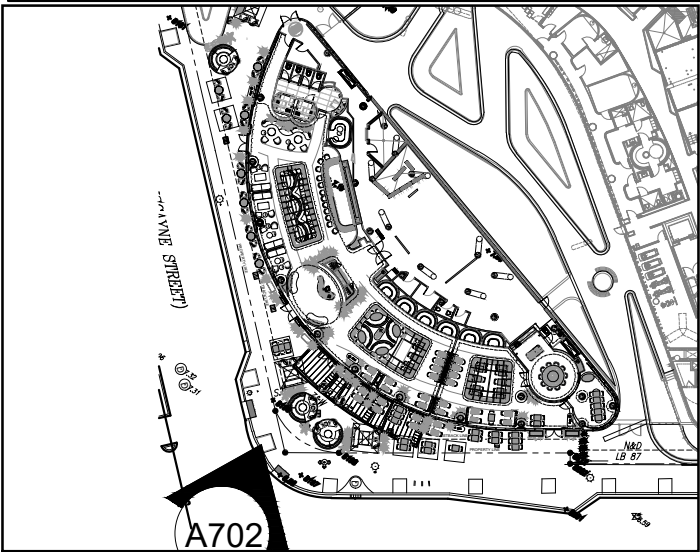
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RENDER

Date	2023-11-05	Sheet No.	
Scale	--		
Project	2292		A7.01



RENDER KEY PLAN

KKaid DESIGN INTENT EXTERIOR RENDER

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

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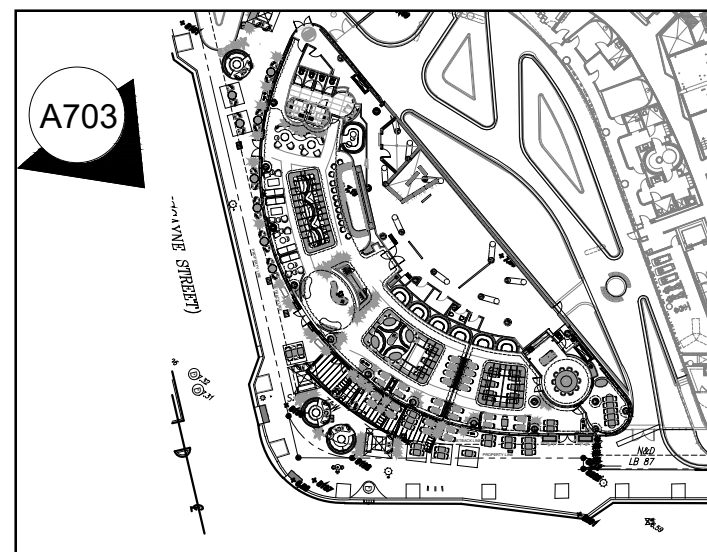
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Project	2292		



RENDER KEY PLAN

KKaid Design Intent Exterior Render

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

1 PLANNING DEPT REVIEW 2023-05-30

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ONE OCEAN RESTAURANT RENOVATIONS

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MIAMI BEACH, FLORIDA. 33139

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Owner:
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```

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Date 2023-11-05	Sheet No. A7.03
Scale --	
Project 2292	