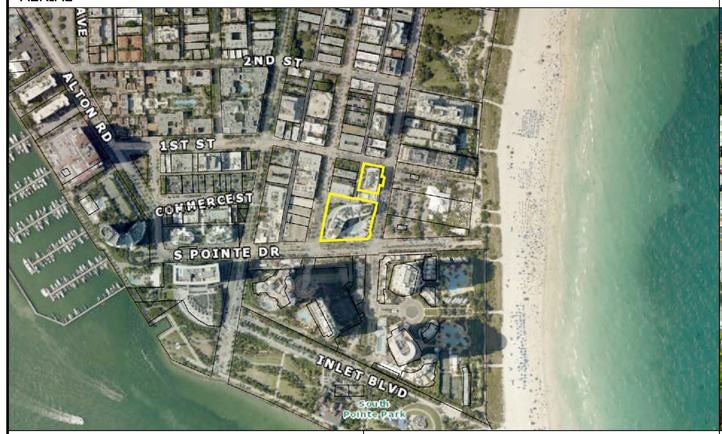
PRIVATE RESIDENCE
PENTHOUSE ROOFTOP RENOVATION

ONE OCEAN CONDOMINIUM
1 COLLINS AVE., UNIT 701
MIAMI BEACH, FLORIDA 33139

DESIGN REVIEW BOARD
FINAL SUBMITTAL
AUGUST 14, 2017

AERIAL



SITE REFERENCE PHOTO

SYMBOLS LEGEND

- SECTION CALLOUT
- PLAN DETAIL OR ENLARGED PLAN
- EXTERIOR ELEVATION
- INTERIOR ELEVATION
- WORK POINT
- ROOM NAME / ROOM NUMBER
- WINDOW TYPE
- PARTITION TYPE
- DOOR TAG
- FINISH TAG
- REVISION
- KEYED CONSTRUCTION NOTE
- COLUMN BUBBLE
- CEILING TYPE / HEIGHT — CEILING HEIGHT OR CEILING SPOT ELEVATION. REFLECTED CEILING PLANS.
- ELEVATION LEVEL / HEIGHT — ELEVATION CALLOUT. BUILDING ELEVATIONS AND SECTIONS.
- NORTH ARROW

MATERIALS LEGEND

- ALUMINUM
- ASPHALT
- CONCRETE
- CONCRETE MASONRY UNIT
- EARTH
- GRAVEL
- GYPSUM WALL BOARD
- INSULATION (RIGID)
- INSULATION (BATT)
- INSULATING CONCRETE, THINSET, GROUT
- PLYWOOD, MDF
- STEEL
- WOOD (DIMENSIONAL)
- WOOD (BLOCKING)

PROJECT TEAM

ARCHITECT OF RECORD: ARTURO G. FANJUL, R.A. AR0017585
FANJUL & ASSOCIATES, LLC AA26000725
165 MADIERA AVE, STE 7
CORAL GABLES, FL 33134

DESIGN CONSULTANT: STUDIO M MIAMI
4770 BISCAYNE BLVD, SUITE 730
MIAMI, FL 33137
PHONE: (786) 548-9909
EMAIL: INFO@STUDIOM-MIAMI.COM

CODE INFORMATION

APPLICABLE CODES :

BUILDING (NEW CONSTRUCTION)	FBC 2014, 5TH EDITION - BUILDING
BUILDING (EXISTING)	FBC 2014, 5TH EDITION - EXISTING
FIRE/LIFE SAFETY	FFP CODE 2014, 5TH ED
MECHANICAL	FBC 2014, 5TH EDITION - MECHANICAL
ELECTRICAL	NATIONAL ELECTRIC CODE: NEC 2011
PLUMBING	FBC 2014, 5TH EDITION - PLUMBING
STRUCTURAL DESIGN	FBC 2014, 5TH EDITION - BUILDING
ACCESSIBILITY	FBC 2014, 5TH EDITION - ACCESSIBILITY

PROPOSED SCOPE OF WORK

SCOPE OF WORK: FBC (E) 504 ALTERATION - LEVEL 2
ROOFTOP UNIT RENOVATION

- LEVEL 2 RENOVATION OF PENTHOUSE UNIT ROOFTOP.
- REMOVE AND REPLACE OF EXISTING WOOD DECK.
- INSTALLATION OF BUILDING APPROVED CABLE GUARD RAILS AT ELEVATED DECK.
- NEW PERGOLA
- NEW PLANTERS AND LANDSCAPE.
- INSTALLATION OF NEW FLOOR TILE AND ARTIFICIAL TURF GRASS.

PROPERTY & ZONING DATA

FOLIO	02-4203-371-0050		
ADDRESS	1 COLLINS AVE, UNIT 701 MIAMI BEACH, FL 33139		
LEGAL DESCRIPTION	ONE OCEAN CONDO UNIT 701 SOUTH BLDG UNDIV 2.3879% INT IN COMMON ELEMENTS OFF REC 30011-4424		
ZONING DESIGNATION	CPS-1 (RESIDENTIAL RPS-2)		
FLOOD ZONE	ZONE AE, BASE FLOOD ELEVATION: 8' FIRM MAP #12086C0319L, PANEL #319,		
YEAR BUILT	2016		
UNIT 701 LOT OCCUPATION		**EXISTING**	**PROPOSED**
UNIT 701 ADJUSTED AREA	INTERIOR	3,344 SF	NO CHANGE
	ROOFTOP	4,063 SF GROSS	NO CHANGE
ROOFTOP OPEN SPACE		4,063 SF	3,438.7 SF
ROOFTOP POOL DECK AREA		471.8 SF	319.8 SF
ROOFTOP GREEN SPACE AREA		17.6 SF	257.9 SF
BUILDING LOT OCCUPATION			
TOTAL LOT AREA		61,630 SF	NO CHANGE
TOTAL LOT OPEN SPACE		33,889 SF	NO CHANGE
FAR		123,636 SF	NO CHANGE
BLDG HEIGHT	STORIES	8	NO CHANGE
	FEET	78'-0"	NO CHANGE
BUILDING SETBACKS			
FRONT/SIDE	PEDESTAL	5'	NO CHANGE
	>40'	20'	NO CHANGE
SIDE		7'-6"	NO CHANGE
REAR	PEDESTAL	23'-4"	NO CHANGE

DRAWING INDEX

SHEET	DESCRIPTION	FIRST SUBMITTAL 7/19/2017	FINAL SUBMITTAL 8/14/2017		
COVER	GENERAL NOTES, PROJECT INFORMATION, DRAWING INDEX	•	•		
AP-0.1	CMB APPROVED SITE PLAN	•	•		
AP-1.0	CMB APPROVED ROOF LAYOUT PLAN	•	•		
AP-1.1	CMB APPROVED ROOF PAVING PLAN	•	•		
AP-2.0	CMB APPROVED BUILDING ELEVATIONS	•	•		
AP-2.1	CMB APPROVED BUILDING ELEVATIONS	•	•		
AP-3.0	CMB APPROVED BUILDING SECTION	•	•		
D-1.0	EXISTING ROOFTOP CONDITIONS & SELECTIVE DEMOLITION	•	•		
D-2.0	EXISTING ROOFTOP SITE PHOTOS	•	•		
A-1.0	PROPOSED ROOF PLAN	•	•		
A-1.1	PROPOSED ROOF PLAN - COLOR	•	•		
A-2.0	PROPOSED ROOF ELEVATIONS/SECTIONS - COLOR	•	•		
A-2.1	PROPOSED ROOF ELEVATIONS/SECTIONS - COLOR	•	•		
A-3.0	APPROVED AND PROPOSED AXONOMETRICS	•	•		
A-3.1	COLOR AXONOMETRIC	•	•		
A-4.0	SIGHT LINE STUDIES	•	•		

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OWNER'S REPRESENTATIVE:

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ARTURO G. FANJUL, AR 17585

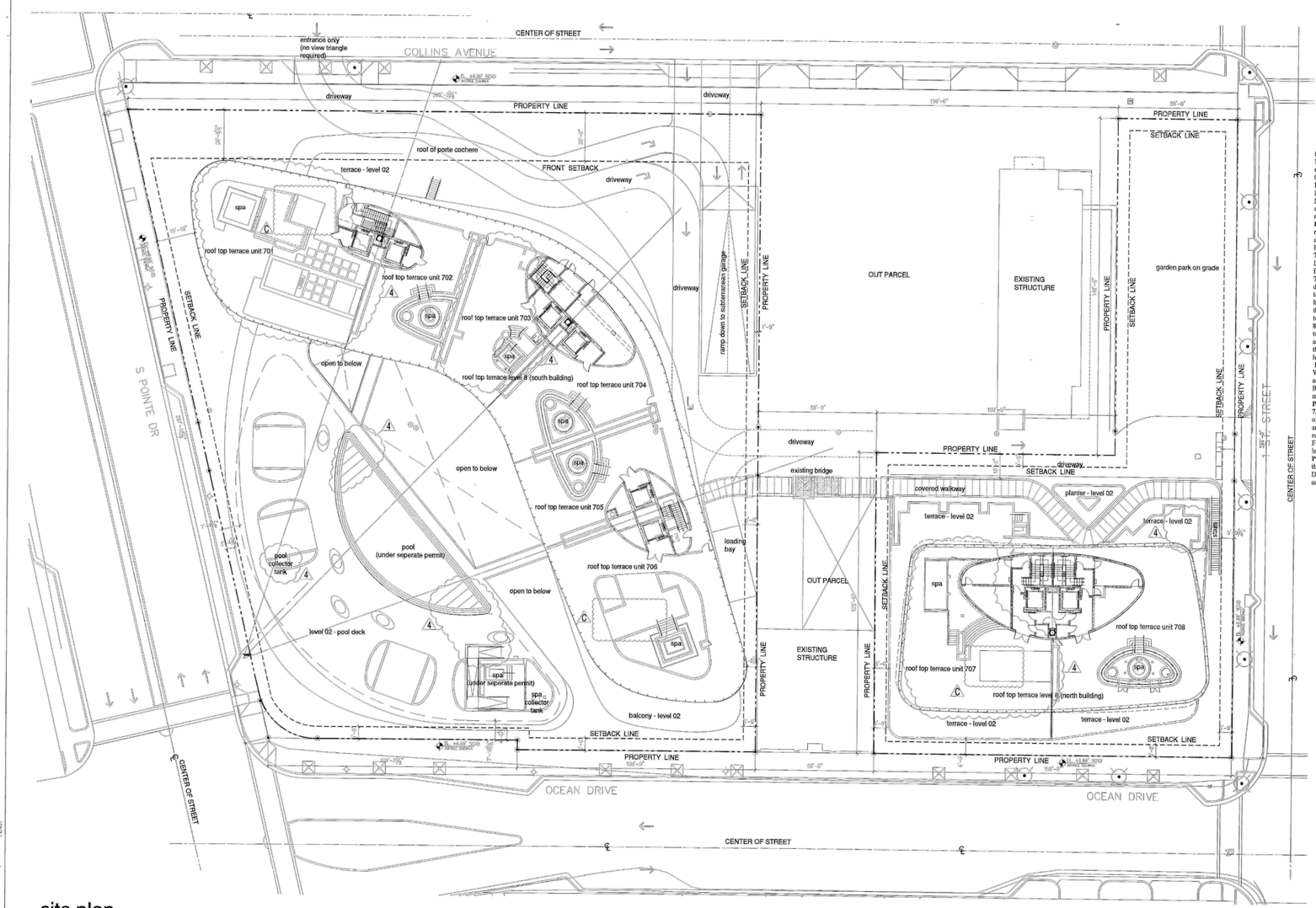
DESIGN	JM
DRAWN	JM
CHECKED	
SCALE	AS NOTED
DATE	AUGUST 14, 2017
PROJ. No.	NOT ASSIGNED
SHEET No.	COVER

COVER

TRG Block One, Ltd.
315 S. Biscayne Blvd.
Miami, Florida 33131
305-460-9900

ONE OCEAN

1 Collins Avenue
city of miami beach, dade county, fl



site plan

elev. 0'-0" = (+6'.88" NGVD)

legal description

PARCEL 1: Lots 1, 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. said parcel contains 17,250 square feet more or less or 0.40 acres more or less.

PARCEL 2: Lots 2 and 3, 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 of said Lot 3 for road widening purposes. said parcel contains 11,500 square feet more or less or 0.26 acres more or less

PARCEL 3: 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° 12' 25" 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° 12' 25" West along the Northerly line of Lot 7, a distance of 4.00 feet; thence run South 10° 47' 35" 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° 51' 22" and a Radius of 25.00 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° 38' 47" East along the said Southerly line of Lot 8 for a distance of 23.94 feet to a point; thence run North 10° 47' 35" 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.). said parcel contains 45,473 ssquare feet more or less or 1.04 acres more or less

PARCEL 4: The East one-half (E 1/2) of that certain alley lying adjacent to the Westerly lot lines of Lots 5 and 6, 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. said parcel contains 1,000 square feet more or less or 0.02 acres more or less

PARCEL 5: All of that portion of the alley lying between the West line of Lots 7, 8 and the East line of Lots 9, 10 and 11, together with the West one-half (W 1/2) of that certain alley lying East of and adjacent to the Easterly lot lines of Lots 12 and 13 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. said parcel contains 3,653 square feet more or less or 0.08 acres more or less

PARCEL 6: Lot 17, 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. said parcel contains 6,500 square feet more or less or 0.15 acres more or less

DRY FLOODPROOFING REQUIREMENTS

New construction on floodproof areas shall comply with requirements outlined by the National Flood Insurance Program (NFIP) which FEMA administers and ASCE 24 (FBC 2010, section 1612.5).

All electrical equipment motors, connectors, switches, outlets to be connected 1'-0"(+9'-0"ngvd) above BFE (+8'-0"ngvd). Vehicle lifts in lower garage to have disconnects on GFCI

For below-grade parking requirements, refer to FEMA Technical Bulletin 6-93.

All walls to be wall type 3 U.O.N.

All non-structural masonry walls below wave crest to be constructed to "break away" under force".

Provide flood dams at all openings to 1'-0" above BFE specialty engineer to submit shop drawings for review.

All structure to be dry flood proofed to 1'-0" above BFE.

FOR CONSTRUCTION

12-18-2015

Fire Dept. /Bldg. Comments C 12/18/2015
Revision 4 03/04/2015
BID SET 07.01.2013
BUILDING PERMIT 04.30.2013
Sheet Number A102
Sheet Number A1.01

NORTH 1/16"

The Sieger Suarez Architectural Partnership
14121 Southwest 119 Avenue, Miami, Florida, 33186, 305/274-2702.

Firm Lic. # AA026
Charles M. Sieger, F.A.I.A. Lic. # AR0342
José J. Suarez, A.I.A. Lic. # AR17095

APPROVED MIAMI BEACH FIRE ASSIST. SENT

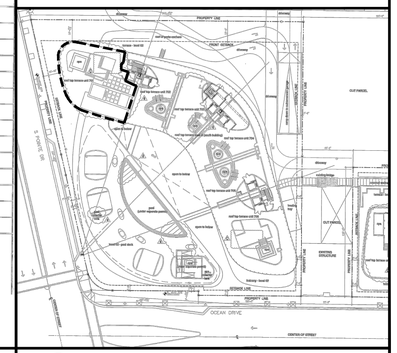
1 CMB APPROVED (PERMIT # B1304440) SITE PLAN
Scale: NTS

GENERAL NOTES

1. THESE DRAWINGS WHERE PROVIDED BY THE CITY OF MIAMI BEACH RECORDS DEPARTMENT AND REFLECT THE LATEST APPROVED DESIGN TO THE BEST OF THE ARCHITECT'S KNOWLEDGE.

UNIT 701 ROOFTOP DATA

ROOFTOP AREA:	4,063 SF GROSS
TOP OF SLAB (LOW POINT):	77.33' (84.21' NGVD)
TOP OF SLAB (HIGH POINT):	77.54' (84.42' NGVD)
TOP OF ELEVATED WOOD DECK:	81.22' (88.10' NGVD)
TOP OF WALL:	84.58' (91.46' NGVD)



KEY PLAN - ROOF LEVEL
Scale: NTS

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MIAMI BEACH, FLORIDA 33139
OWNER'S REPRESENTATIVE:

DATE	REV.	DESCRIPTION

ARTURO G. FANJUL, AR 17585

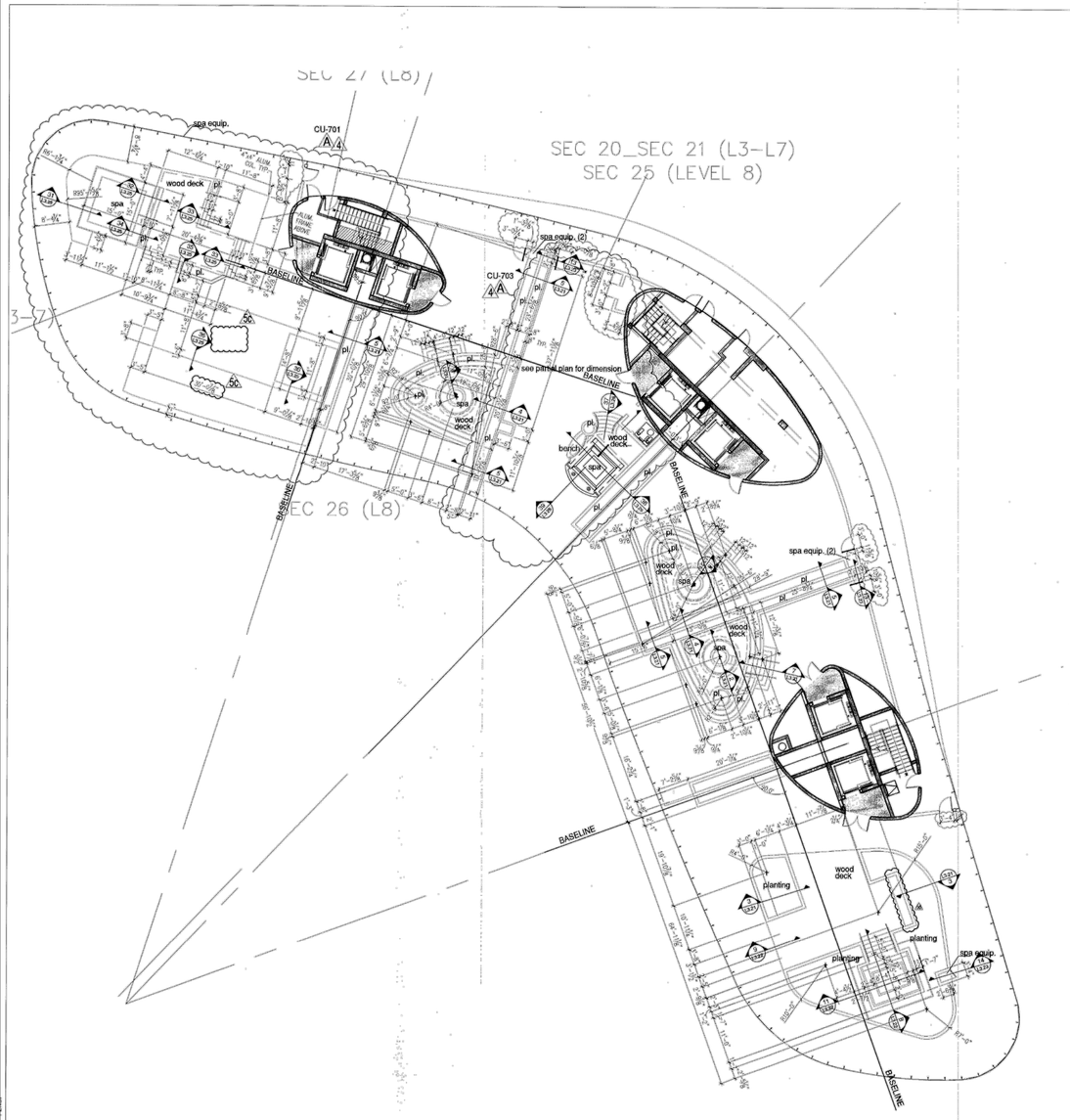
DESIGN	JM
DRAWN	JM
CHECKED	
SCALE	AS NOTED
DATE	MAY 31, 2017
PROJ. No.	NOT ASSIGNED
SHEET No.	APPROVED SITE PLAN

AP-0.1

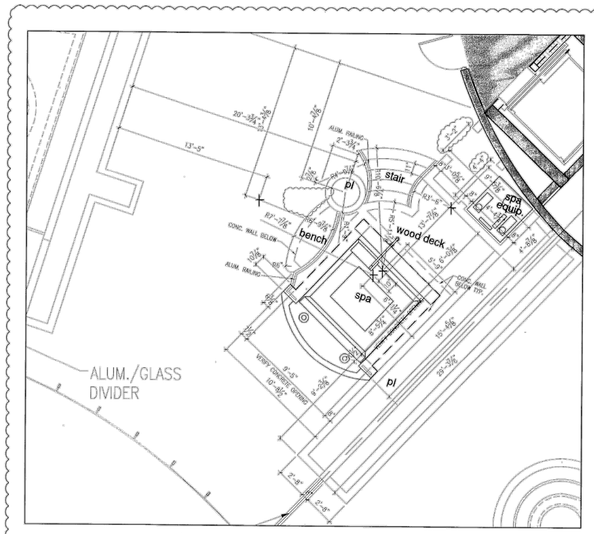
TRG Block One, Ltd.
315 S. Biscayne Blvd.
Miami, Florida 33131
305-460-9900

ONE OCEAN

1 Collins Avenue
city of miami beach, dade county, fl

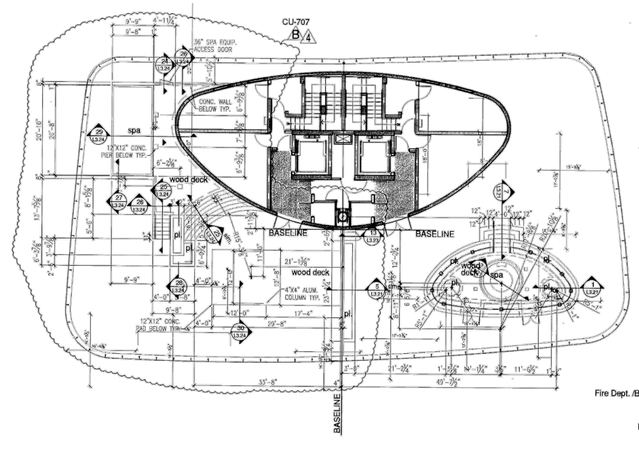


roof layout plan



partial unit 703 roof deck plan 1/4"

CU-703 COORDINATION 05-06-2015
PENDING FOR ITC NUMBER



roof layout plan

NORTH 3/32"

Revision	02/25/2016
Revision	02/03/2016
Fire Dept. /Bldg. Comments	12/18/2015
Revision	03/04/2015
Revision CU-703	03/XX/2015
Revision CU-701	01/28/2015
Revision CU-707	08/21/2014

BID SET	07.01.2013
BUILDING PERMIT	04.30.2013

Issue Date
Job Number: A1202
Sheet Number: L2.21

FOR CONSTRUCTION

FEB 15 2016

Seal
As one professional Engineer and to the best of my knowledge and belief, these plans are designed to comply with the applicable building codes and transitory codes, and specifically, for the protection of which the structure contained in these documents shall be constructed.

ESS landscape architecture
r 14121 sw 119 avenue miami florida 33186
p (305) 274.2702 f (305) 274.2887 LA0001187

The Sieger Suarez Architectural Partnership
14121 Southwest 119 Avenue, Miami, Florida, 33186, 305/274-2702.

Firm Lic. # AA128
Charles M. Sieger, F.A.I.A. Lic. # AR3782
José J. Suarez, A.I.A. Lic. # AR11025

APPROVED MIAMI BEACH FIRE DEPARTMENT

L2.21

1 CMB APPROVED (PERMIT # B1304440) ROOF LAYOUT PLAN - UNIT 701
Scale: NTS

GENERAL NOTES

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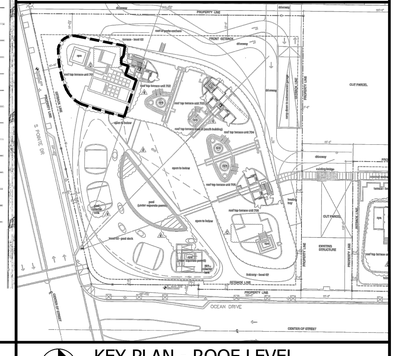

KEY PLAN - ROOF LEVEL
Scale: NTS

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OWNER'S REPRESENTATIVE:

DATE	REV.	DESCRIPTION

ARTURO G. FANJUL, AR 17585

DESIGN	JM
DRAWN	JM
CHECKED	
SCALE	AS NOTED
DATE	MAY 31, 2017
PROJ. No.	NOT ASSIGNED
SHEET No.	APPROVED ROOF PLAN

AP-1.0

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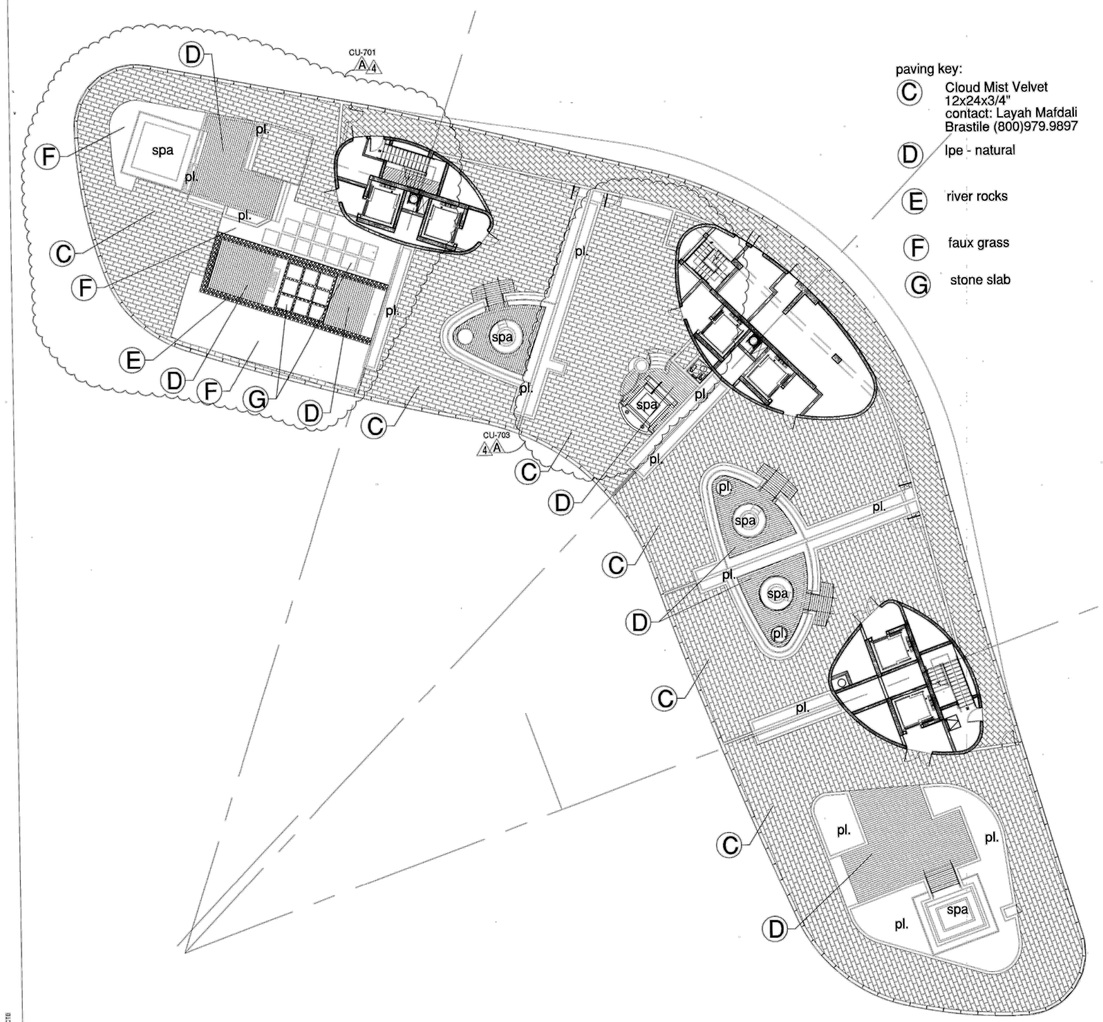
Miami, Florida 33131
305-460-9900

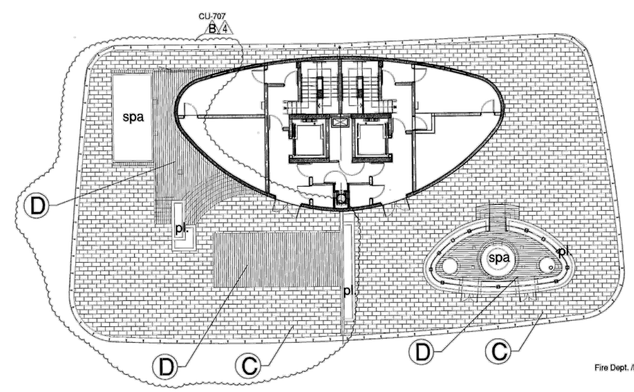
ONE OCEAN

1 Collins Avenue
city of miami beach, dade county, fl



paving key:

- C Cloud Mist Velvet 12x24x3/4" contact: Layah Mafdali Brastile (800)979.9897
- D Ipe - natural
- E river rocks
- F faux grass
- G stone slab



roof paving plan

NORTH 3/32"

FOR CONSTRUCTION

12-18-2015 Seal: To my professional judgment and to the best of my knowledge and belief, these plans and specifications comply with the applicable building codes and Florida codes, as amended to date. Any deviation from or conflict with the st...

Fire Dept. /Bldg. Comments	C 12/18/2015
Revision	4 03/04/2015
Revision CU-703	A 03/XX/2015
Revision CU-701	A 01/28/2015
Revision CU-707	B 08/21/2014

BID SET	07.01.2013
BUILDING PERMIT	04.30.2013
Sheet Number:	A1202

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JAN 06 2016 APPROVED MIAMI BEACH FIRE DEPARTMENT

L2.23

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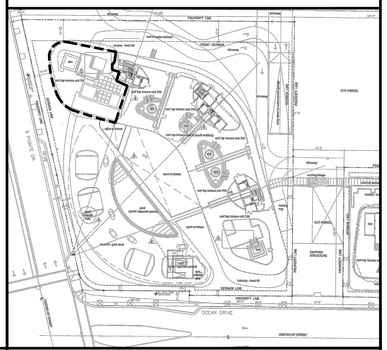

KEY PLAN - ROOF LEVEL
Scale: NTS

1 CMB APPROVED (PERMIT # B1304440) ROOF PAVING PLAN - UNIT 701
Scale: NTS

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AP-1.1

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Miami, Florida 33131
305-460-9900

ONE OCEAN

JEM INSP.

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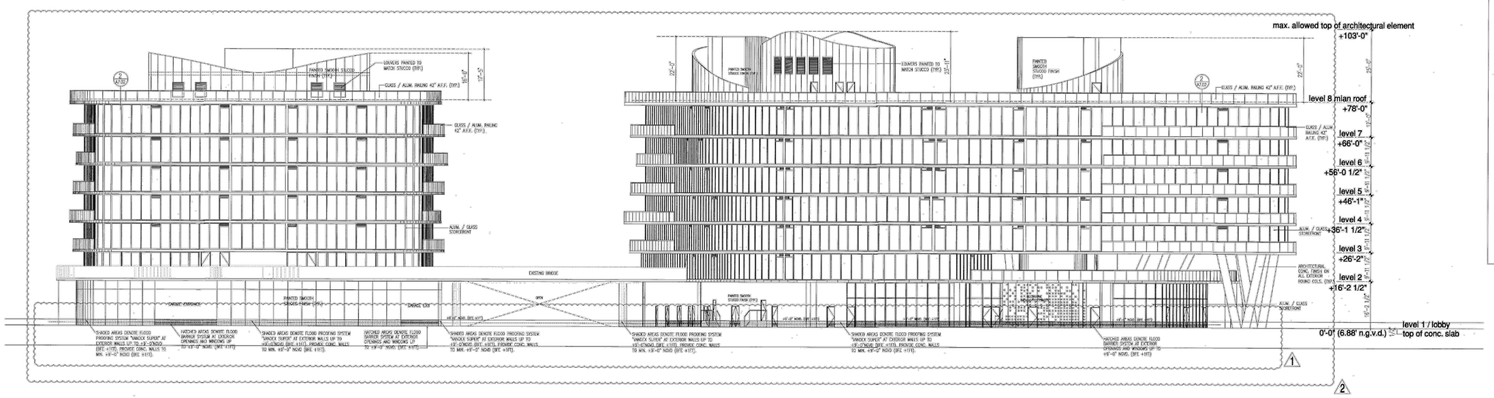
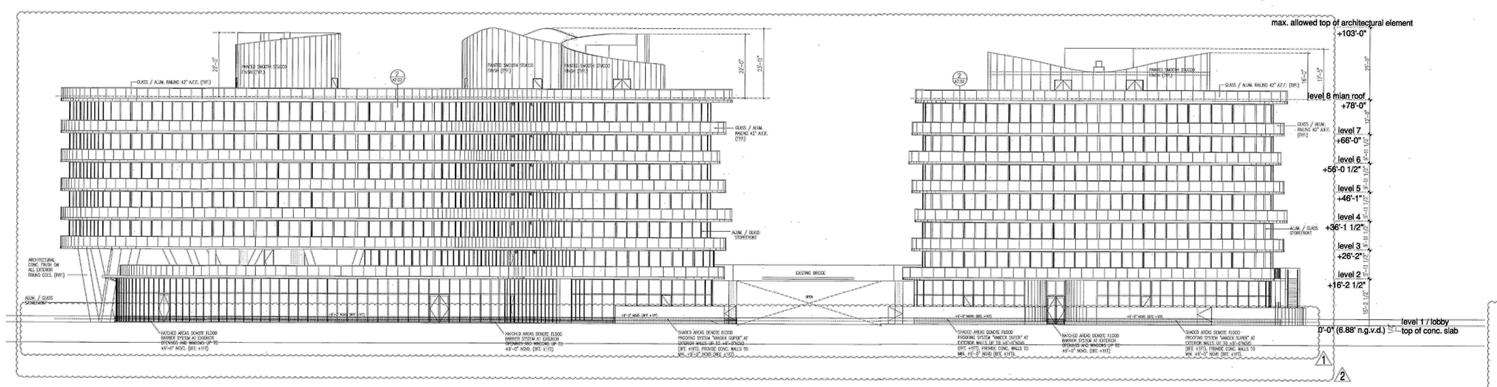
city of miami beach, dade county, fl



1 A4.01 west elevation

1/16"



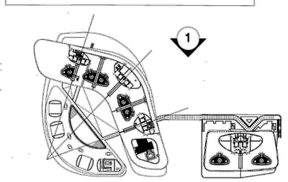
2 A4.01 east elevation

1/16"

DRY FLOODPROOFING REQUIREMENTS:

1. Building classified as TYPE II according to ASCE 24 Table 1-1, and to be dry flood proofed in accordance with ASCE 24 (FBC 2010, Building Section 1612.5.)
2. DRY FLOODPROOFED structures and NON-RESIDENTIAL areas shall be designed and constructed so that any structure or area below the applicable elevation specified in ASCE 24 Table 6-1, together with attendant utility and sanitary facilities, is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostactic and hydrodynamic loads and effects of buoyancy. According to ASCE 24 Table 1-1 for TYPE II classification, the structure must be flood proofed to an elevation of BFE + 1ft = +9.00ft NGVD.
3. Flood proofing Certificate signed by Architect/Engineer of records.
4. All construction materials below the elevation specified in ASCE 24 Table 5-1, shall be constructed with flood-damage-resistant material. According to ASCE 24 Table 1-1 for type II classification, the structure must be constructed with flood-damage-resistant materials to an elevation of BFE +1ft (+9'-0" ngvd).
5. Any utilities and attendant equipment outside the dry flood proofed area and any utilities and attendant equipment servicing the RESIDENTIAL area will be elevated at or above BFE +1ft NGVD.
6. Provide flood dams at all openings to 1'-0" above BFE specialty engineer to submit shop drawings for review.
7. All structure to be dry flood proofed to 1'-0" above BFE. Flood proofing membrane to be installed 1 foot above(+9.00' ngvd) Base Flood Elevation.
8. Structural Engineer must provide uplift stability calculation for concrete slab on grade.

building elevations



key plan n.t.s.

FOR CONSTRUCTION

notes:

1. All glazing in storefronts, windows and doors to be tempered glass. Inside clear tempered & laminated glass, using VINYL BLOCKS samples to be approved by architect.
2. All windows with glass floor to ceiling to be tested for safeguard requirements: Safeguard Test: ASTM E1300 Standard Practice for Safety Glazing. A required safeguard must be provided as per Chapter 24 of FBC 2010.
3. All glazing panels within 12" of doors to be tempered glass.
4. Site plans & elevations for operable and element panels.
5. All fixed glazing panels to be tempered glass (EXCEPT: ERV glass units to be approved by architect.
6. All glazing units to be installed as per window consultant and window manufacturer specifications.
7. All dimensions to be verified on site prior to manufacturing windows.
8. Windows shown are viewed from exterior of building. Reverse units opposite hand.
9. For window details see: A7.01, A7.04, A7.05, A7.07 & A7.08.
10. Obscure panels to have semi-opaque film on inside face of glass. See plans and elevations for glass panels screens etc.
11. Window frames and louver finish to be PPG Duranar SILVER colored samples to be approved by architect.
12. Exterior Windows, doors and storefronts will be color: aqua-tint panel.
13. Glazing shall be horizontal and installed with "U" value = .27 and shading coefficient = .35.

FOR TEMPERED GLASS DOORS CONTACT ONE PITCH 305 381 4820

12/20/2013
Seal
In all professional judgment based on my knowledge and belief, these plans and specifications, to comply with the applicable building codes and other regulatory codes, as mandated by AHJs(s), for the jurisdiction in which the proposed improvements in these documents shall be constructed.

NOTE:
This project is classified as a "High Rise" for Miami Beach Fire Dept. and NOT a "High Rise" for Miami Beach Bldg. Dept. as per meetings with the Fire Marshall and Building Department officials.

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

Revisions:
Revision 2 12/20/2013
Revision 1 07/30/2013
Addendum:
Construction Issue Date
As Built Date
Bid Set
BID SET 07.01.2013
Issue Date
BUILDING PERMIT 04.30.2013
Job Number:
A1202
Sheet Number:

The Sieger Suarez Architectural Partnership

14121 Southwest 119 Avenue. Miami, Florida. 33186. 305/274-2702.

Firm Lic. # AA128
Charles M. Sieger, F.A.I.A. Lic. # 9857592
José J. Suarez, A.I.A. Lic. # AR11020

A4.01

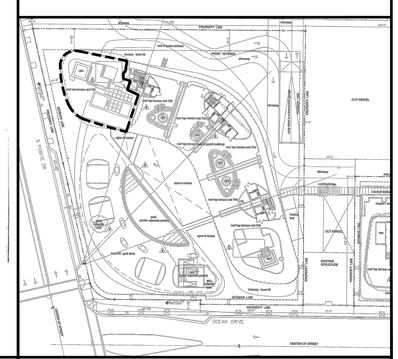
1 CMB APPROVED (PERMIT # B1304440) ELEVATION
Scale: NTS

GENERAL NOTES

1. THESE DRAWINGS WHERE PROVIDED BY THE CITY OF MIAMI BEACH RECORDS DEPARTMENT AND REFLECT THE LATEST APPROVED DESIGN TO THE BEST OF THE ARCHITECT'S KNOWLEDGE.

UNIT 701 ROOFTOP DATA

ROOFTOP AREA:	4,063 SF GROSS
TOP OF SLAB (LOW POINT):	77.33' (84.21' NGVD)
TOP OF SLAB (HIGH POINT):	77.54' (84.42' NGVD)
TOP OF ELEVATED WOOD DECK:	81.22' (88.10' NGVD)
TOP OF WALL:	84.58' (91.46' NGVD)



KEY PLAN - ROOF LEVEL
Scale: NTS

STUDIO M
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PH. 305 726.8313
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arturo@fanjularchitects.com
"A BETTER LIFE THROUGH DESIGN"
AA26003725

PRIVATE RESIDENCE
PENTHOUSE ROOFTOP RENOVATION
ONE OCEAN
1 COLLINS AVE, UNIT 701
MIAMI BEACH, FLORIDA 33139
OWNER'S REPRESENTATIVE:

DATE	REV.	DESCRIPTION

ARTURO G. FANJUL, AR 17585

DESIGN	JM
DRAWN	JM
CHECKED	
SCALE	AS NOTED
DATE	MAY 31, 2017
PROJ. No.	NOT ASSIGNED
SHEET No.	APPROVED ELEVATION

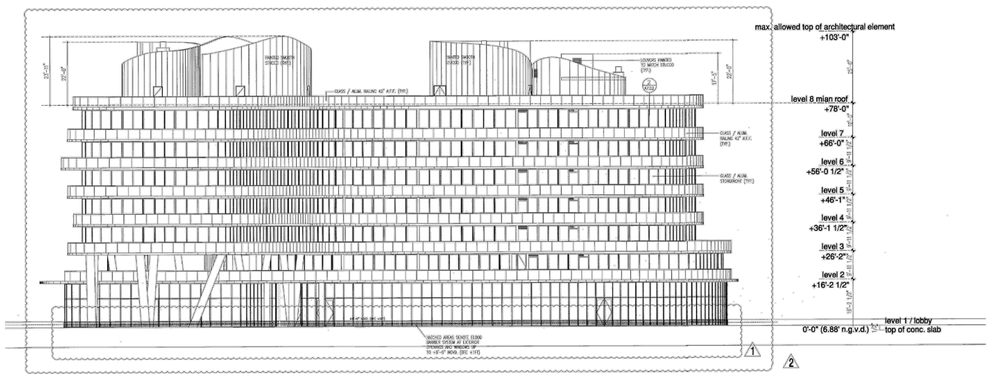
AP-2.0

TRG Block One, Ltd.
315 S. Biscayne Blvd.
Miami, Florida 33131
305-460-9900

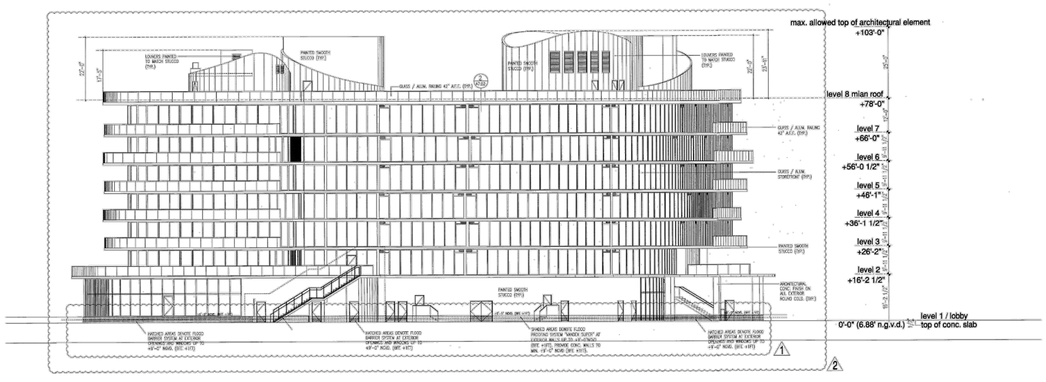
ONE OCEAN

1 Collins Avenue
city of miami beach, dade county, fl

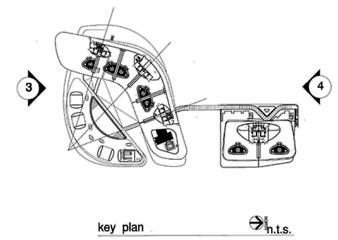
JEM INSP.
& ENG.



3 A4.02 south elevation 1/16"



4 A4.02 north elevation 1/16"



building elevations

NOTE:

EXTERIOR WINDOWS, DOORS AND STOREFRONTS WILL BE UNDER SEPERATE PERMIT.

DRY FLOODPROOFING REQUIREMENTS:

1. Building classified as TYPE II according to ASCE 24 Table 1-1, and to be dry flood proofed in accordance with ASCE 24 (FBC 2010, Building Section 1612.5.)
2. DRY FLOODPROOFED structures and NON-RESIDENTIAL areas shall be designed and constructed so that any structure or area below the applicable elevation specified in ASCE 24 Table 6-1, together with attendant utility and sanitary facilities, is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostactic and hydrodynamic loads and effects of buoyancy. According to ASCE 24 Table 1-1 for TYPE II classification, the structure must be flood proofed to an elevation of BFE + 1ft = +9.00ft NGVD.
3. Flood proofing Certificate signed by Architect/Engineer of records.
4. All construction materials below the elevation specified in ASCE 24 Table 5-1, shall be constructed with flood-damage-resistant material. According to ASCE 24 Table 1-1 for type II classification, the structure must be constructed with flood-damage-resistant materials to an elevation of BFE +1ft (+9'-0" ngvd).
5. Any utilities and attendant equipment outside the dry flood proofed area and any utilities and attendant equipment servicing the RESIDENTIAL area will be elevated at or above BFE +1ft NGVD.
6. Provide flood dams at all openings to 1'-0" above BFE specialty engineer to submit shop drawings for review.
7. All structure to be dry flood proofed to 1'-0" above BFE. Flood proofing membrane to be installed 1 foot above(+9.00' ngvd) Base Flood Elevation.
8. Structural Engineer must provide uplift stability calculation for concrete slab on grade.

NOTE:
This project is classified as a "High Rise" for Miami Beach Fire Dept. and NOT a "High Rise" for Miami Beach Bldg. Dept. as per meetings with the Fire Marshall and Building Department officials.

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

FOR CONSTRUCTION

12-20-2013
Seal
In my professional judgment and to the best of my knowledge, I believe that these plans and specifications comply with the applicable Florida Building Code and Miami-Dade County codes, as amended by statute, for the jurisdiction to which a permit is requested. Changes to these documents shall be construed.

Revisions
Revision 2 12/20/2013 Addendum
Revision 1 07/30/2013 Construction Issue Date
As built Date
BID SET 07.01.2013 Issue Date
BUILDING PERMIT 04.30.2013 Job Number
A1202 Sheet Number

The Sieger Suarez Architectural Partnership
14121 Southwest 119 Avenue, Miami, Florida. 33186. 305/274-2702.
Firm Lic. # AA128
Charles M. Sieger, F.A.I.A. Lic. # AR5182
José A. Suarez, A.I.A. Lic. # AR11055

A4.02

GENERAL NOTES

1. THESE DRAWINGS WHERE PROVIDED BY THE CITY OF MIAMI BEACH RECORDS DEPARTMENT AND REFLECT THE LATEST APPROVED DESIGN TO THE BEST OF THE ARCHITECT'S KNOWLEDGE.

UNIT 701 ROOFTOP DATA

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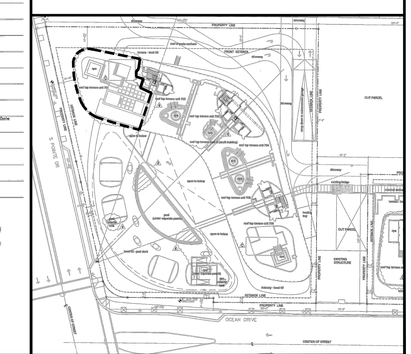

KEY PLAN - ROOF LEVEL
Scale: NTS

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arturo@fanjularchitects.com
"A BETTER LIFE THROUGH DESIGN"
AA26003725

PRIVATE RESIDENCE
PENTHOUSE ROOFTOP RENOVATION
ONE OCEAN
1 COLLINS AVE, UNIT 701
MIAMI BEACH, FLORIDA 33139
OWNER'S REPRESENTATIVE:

DATE	REV.	DESCRIPTION

ARTURO G. FANJUL, AR 17585

DESIGN	JM
DRAWN	JM
CHECKED	
SCALE	AS NOTED
DATE	MAY 31, 2017
PROJ. No.	NOT ASSIGNED
SHEET No.	APPROVED ELEVATION

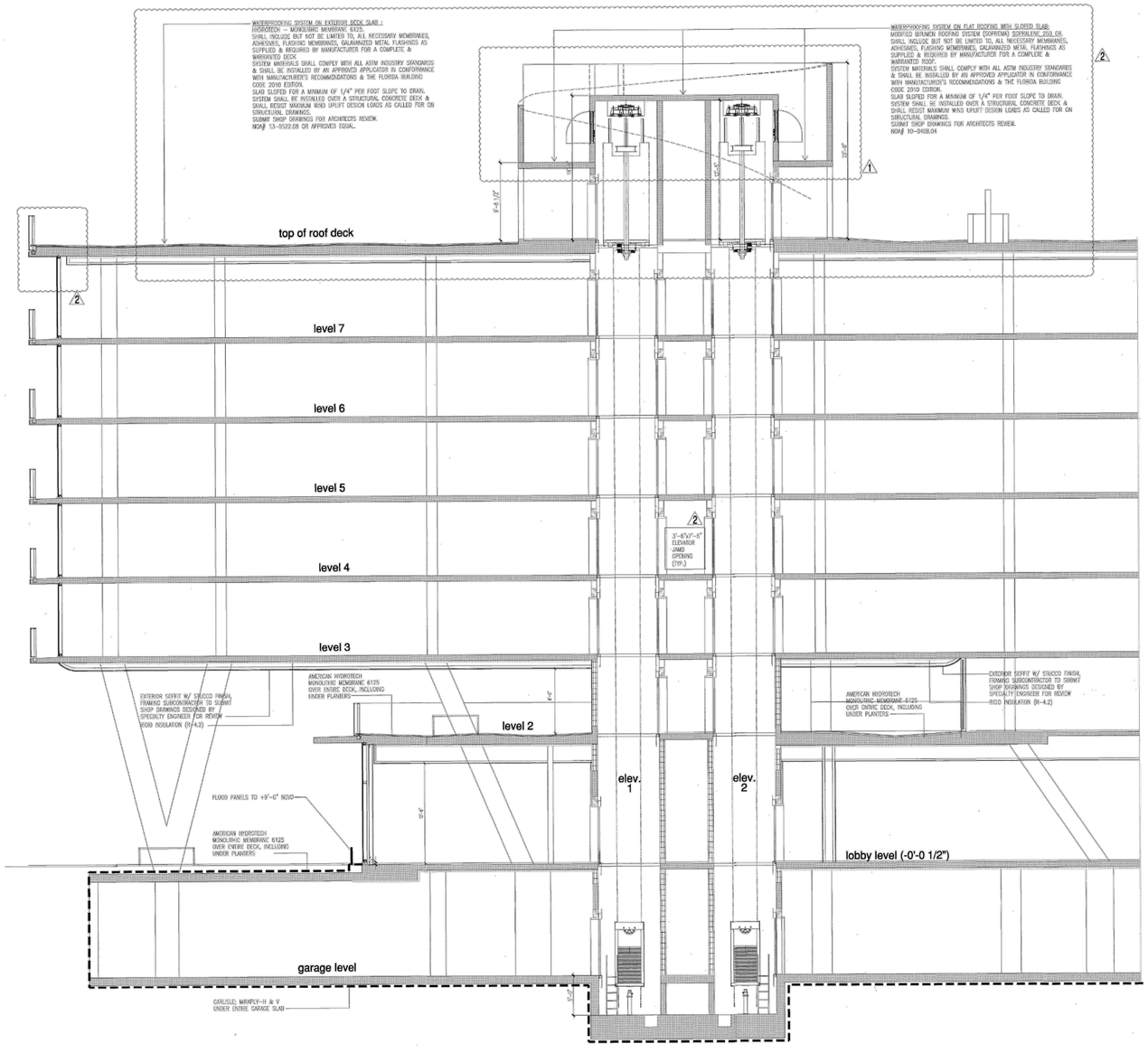
AP-2.1

1 CMB APPROVED (PERMIT # B1304440) ELEVATION
Scale: NTS

TRG Block One, Ltd.
315 S. Biscayne Blvd.
Miami, Florida 33131
305-460-9900

ONE OCEAN

1 Collins Avenue
city of miami beach, dade county, fl



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6. Provide flood dams at all openings to 1'-0" above BFE specialty engineer to submit shop drawings for review.
7. All structure to be dry flood proofed to 1'-0" above BFE. Flood proofing membrane to be installed 1 foot above(+9.00' ngvd) Base Flood Elevation.
8. Structural Engineer must provide uplift stability calculation for concrete slab on grade.

FLOOD PROOFING NOTES:

1. CARLISLE MIRAPLY-H & V UNDER ENTIRE SUBTERAINIAN GARAGE SLAB. REFER TO SHT. A7.13
2. ALL SHEET PILE JOINTS TO BE CONTINUOUSLY AND STRUCTURALLY WELDED, SAND BLASTED, AND EPOXY PAINT. (COLOR TO BE SELECTED BY ARCHITECT/OWNER)
3. DECKS TO BE WATERPROOFED (FLOODPROOFED) W/AMERICAN HYDROTECH MONOLITHIC MEMBRANE 6125.
4. FLOOD PROOFING PANELS TO AN ELEVATION OF +9'-0" NGVD

NOTE:
2 HOUR FIRE RATING BETWEEN FLOORS (TYP.)

FOR CONSTRUCTION

12/20/2013
Seal
In my professional judgement and to the best of my knowledge and belief, these plans are in substantial compliance with the applicable building codes and Florida Accessibility Code (FAC) statutes, for the jurisdiction which the structure contained in these documents shall be constructed.

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

Revisions.
Revision 2 12/20/2013
Addendum
Revision 1 07/30/2013
Construction Issue Date
As built Date
Bid Date
BID SET 07.01.2013
Issue Date
BUILDING PERMIT 04.30.2013
Job Number.
A1202
Sheet Number.

1 A6.01 south tower building section
scale = 3/16" = 1'-0"

The Sieger Suarez Architectural Partnership
14121 Southwest 119 Avenue, Miami, Florida. 33186. 305/274-2702.
Firm Lic. # AA128
Charles M. Sieger, F.A.I.A. Lic. # AR0368
José J. Suarez, A.I.A. Lic. # AR11005

A6.01

1 CMB APPROVED (PERMIT # B1304440) BUILDING SECTION
Scale: NTS

GENERAL NOTES

1. THESE DRAWINGS WHERE PROVIDED BY THE CITY OF MIAMI BEACH RECORDS DEPARTMENT AND REFLECT THE LATEST APPROVED DESIGN TO THE BEST OF THE ARCHITECT'S KNOWLEDGE.

UNIT 701 ROOFTOP DATA

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TOP OF SLAB (HIGH POINT):	77.54' (84.42' NGVD)
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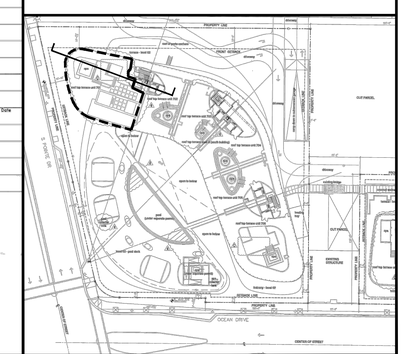

KEY PLAN - ROOF LEVEL
Scale: NTS

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arturo@fanjularchitects.com
AA26003725

"A BETTER LIFE THROUGH DESIGN"

PRIVATE RESIDENCE
PENTHOUSE ROOFTOP RENOVATION
ONE OCEAN
1 COLLINS AVE, UNIT 701
MIAMI BEACH, FLORIDA 33139
OWNER'S REPRESENTATIVE:

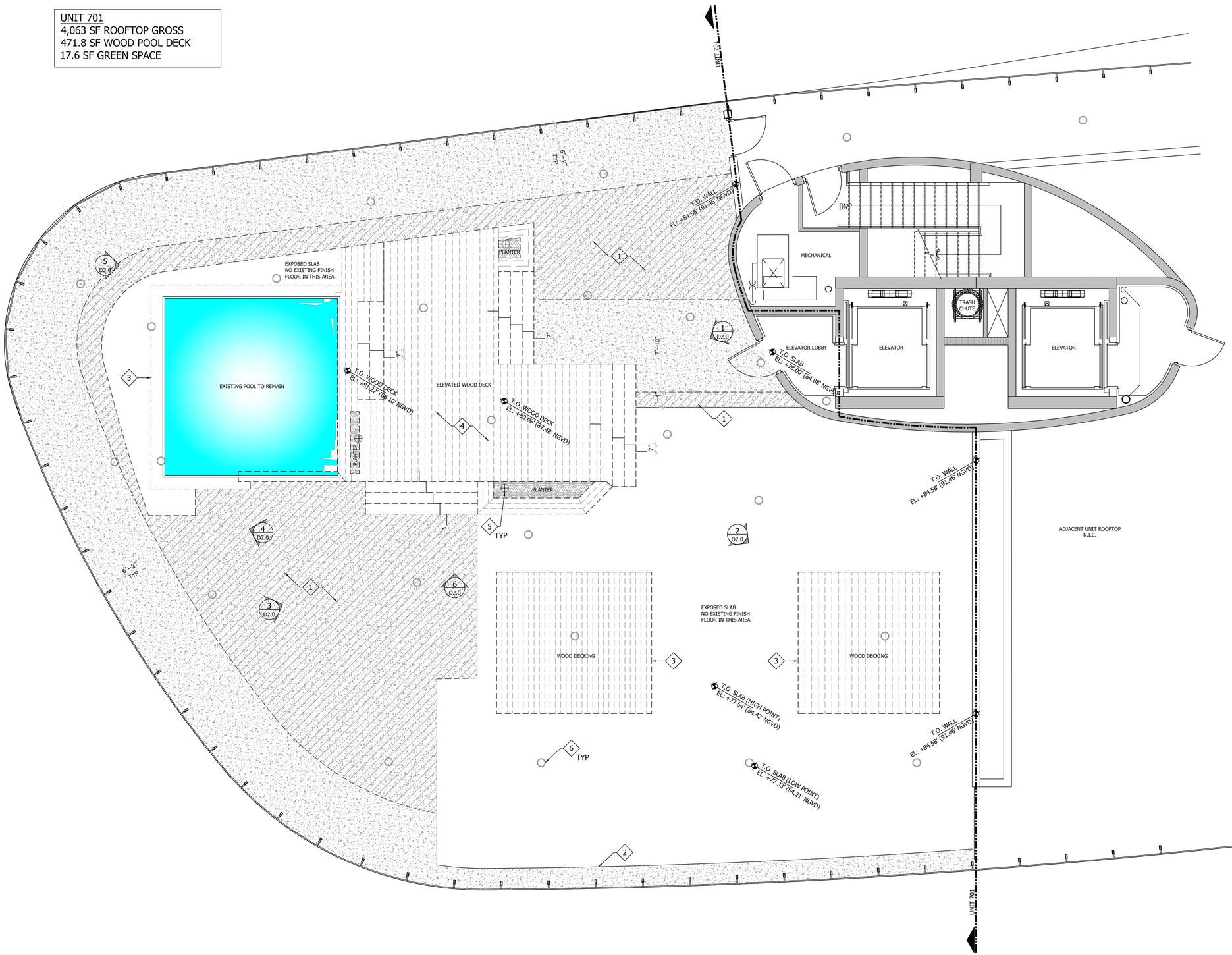
DATE	REV.	DESCRIPTION

ARTURO G. FANJUL, AR 17585

DESIGN	JM
DRAWN	JM
CHECKED	
SCALE	AS NOTED
DATE	MAY 31, 2017
PROJ. No.	NOT ASSIGNED
SHEET No.	APPROVED BUILDING SECTION

AP-3.0

UNIT 701
4,063 SF ROOFTOP GROSS
471.8 SF WOOD POOL DECK
17.6 SF GREEN SPACE



1 EXISTING CONDITIONS & SELECTIVE DEMOLITION ROOF PLAN - UNIT 701
Scale: 1/4"=1'-0"

GENERAL DEMOLITION NOTES

1. THESE DRAWINGS REPRESENT A LEVEL 1 ALTERATION AS PER FBC-E 503.
2. THESE DRAWINGS ARE BASED ON DIMENSIONED DRAWINGS. ALL CONTRACTORS SHALL VERIFY MEASUREMENTS AND EXISTING CONDITIONS IN THE FIELD AND PRESENT ANY AND ALL DISCREPANCIES TO ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH WORK.
3. ALL DEMOLITION WORK SHALL COMPLY WITH THE REQUIREMENTS SET FORTH BY THE CURRENT EDITION OF THE FLORIDA BUILDING CODE AND ALL OTHER APPLICABLE CODES AND REGULATIONS.
4. ALL DEBRIS SHALL BE REMOVED FROM THE PREMISES BY CONTRACTOR AND DISPOSED OF IN A RESPONSIBLE MANNER.
5. ALL FINISHES AND SURFACES SCHEDULED TO REMAIN WHICH ARE DAMAGED DURING DEMOLITION SHALL BE REPAIRED AND/OR REPLACED TO THE SATISFACTION OF THE ARCHITECT AT NO ADDITIONAL COST TO THE CLIENT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE BRACING AND SHORING OF ALL EXISTING AND NEW STRUCTURAL AND NON-STRUCTURAL ITEMS DURING DEMOLITION AND CONSTRUCTION.
7. FIELD VERIFY HIDDEN OR UNFORESEEN EXISTENCE OF EMBEDDED STRUCTURAL OR MEP ELEMENTS. NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING TREES, UTILITIES, WALKS, AND ALL ADJACENT STRUCTURES DURING DEMOLITION AND CONSTRUCTION AND SHALL REPLACE/REPAIR ALL SURFACES (INTERIOR AND/OR EXTERIOR) OR ANY OTHER AFFECTED AREAS AS MAY BE REQUIRED.
9. CONTRACTOR IS TO VERIFY ALL DEMOLITION ITEMS IN FIELD AND COORDINATE WITH OWNER AND ARCHITECT PRIOR TO DEMOLITION OF ANY ITEMS IN DISPUTE.

LEGEND

- EXISTING WALL, PARTITION, OR STRUCTURAL ELEMENT TO REMAIN UNCHANGED
- EXISTING APPROVED BUILDING TILE TO REMAIN
- EXISTING APPROVED BUILDING TILE TO BE DEMOLISHED
- EXISTING ITEM TO BE DEMOLISHED

ROOFTOP DEMOLITION SCOPE OF WORK

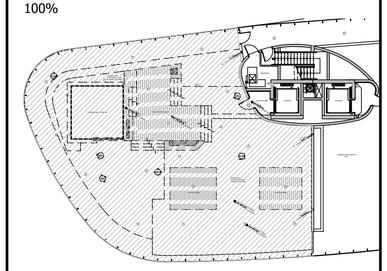
1. EXISTING STONE TILE
   1.1. SELECTIVELY REMOVE EXISTING STONE TILE WHERE INDICATED ON DEMOLITION PLAN.
   1.2. SAW CUT PERIMETER TILE WHERE INDICATED ON DEMOLITION PLAN.
2. WOOD DECKS
   2.1. REMOVE EXISTING WOOD DECKS AND STAIRS.
3. PLANTERS
   3.1. REMOVE EXISTING PLANTERS WHERE INDICATED ON DEMOLITION PLAN.
   3.2. CAP PLANTER DRAINS ABOVE ROOF SLAB.

NOTE:
ALL OTHER EXISTING ITEMS NOT LISTED ABOVE INCLUDING BUT NOT LIMITED TO GUARD RAILS, GATES, WALLS, DOORS, WINDOWS, POOL AND POOL EQUIPMENT, FIRE ALARMS, AND TELECOMMUNICATION DEVICES SHALL REMAIN UNCHANGED UNLESS OTHERWISE NOTED. DAMAGE TO ITEMS NOT SCHEDULED FOR DEMOLITION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

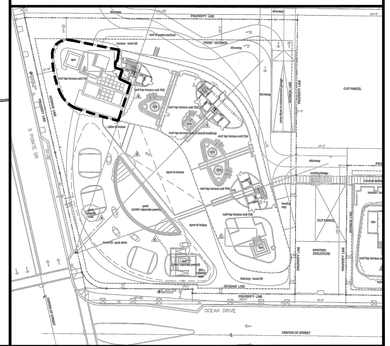
KEYED NOTES

1. REMOVE EXISTING STONE TILE IN THIS AREA.
2. REMOVE EXISTING CUT TILE ALONG EDGE. WHOLE TILE TO REMAIN.
3. REMOVE EXISTING WOOD DECKING.
4. REMOVE EXISTING ELEVATED WOOD DECK FINISH, STAIRS, AND PLANTERS. CAP EXISTING PLANTER DRAINS ABOVE SLAB.
5. EXISTING PLANTER DRAIN TO BE REMOVED. CAP DRAIN LINE ABOVE ROOF SLAB.

OPEN SPACE:
4,063 SF
100%



EXISTING OPEN SPACE -UNIT 701
Scale: NTS



KEY PLAN - ROOF LEVEL
Scale: NTS

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"A BETTER LIFE THROUGH DESIGN"

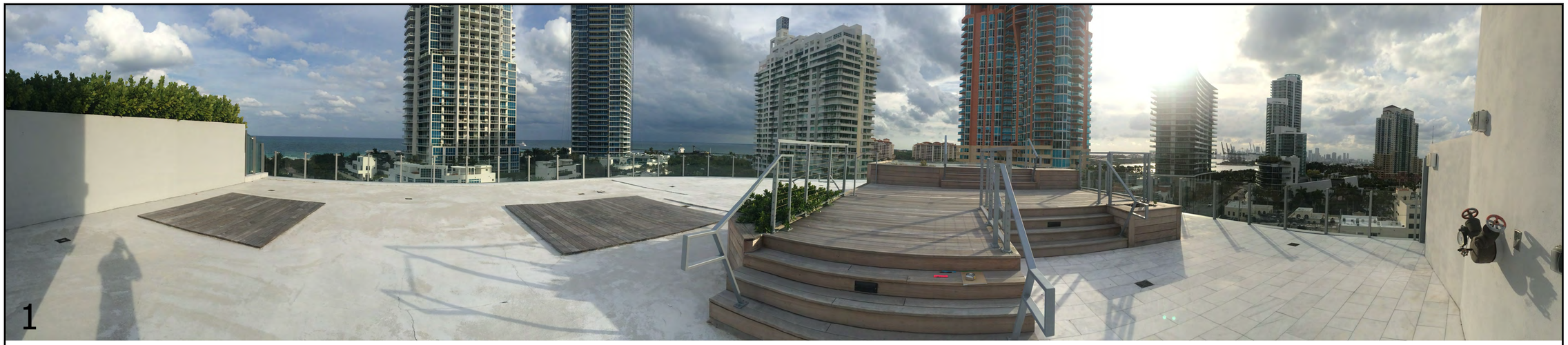
PRIVATE RESIDENCE
PENTHOUSE ROOFTOP RENOVATION
ONE OCEAN
1 COLLINS AVE., UNIT 701
MIAMI BEACH, FLORIDA 33139

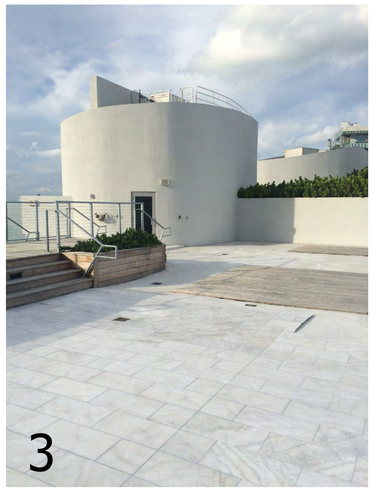
OWNER'S REPRESENTATIVE:

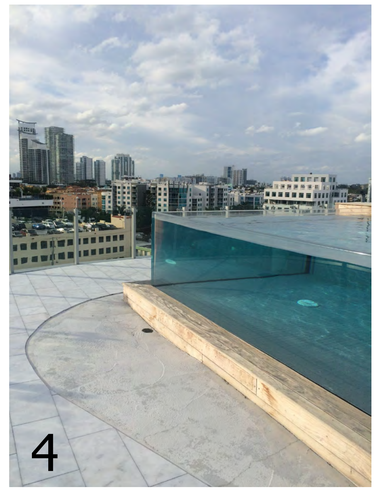
DATE	REV.	DESCRIPTION

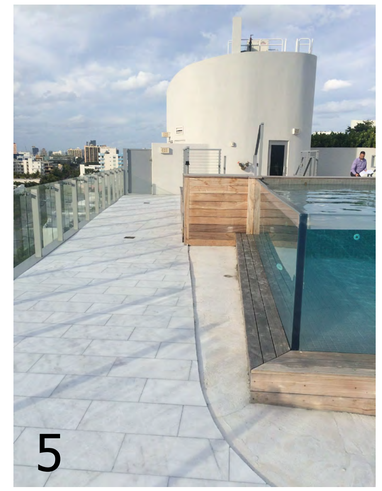
ARTURO G. FANJUL, AR 17585

DESIGN	JM
DRAWN	JM
CHECKED	
SCALE	AS NOTED
DATE	MAY 31, 2017
PROJ. No.	NOT ASSIGNED
SHEET No.	SELECTIVE DEMOLITION ROOF PLAN D-1.0









EXISTING CONDITIONS PHOTOS - UNIT 701 ROOFTOP

DATE: 7/15/2017

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PENTHOUSE ROOFTOP RENOVATION

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DATE	REV.	DESCRIPTION

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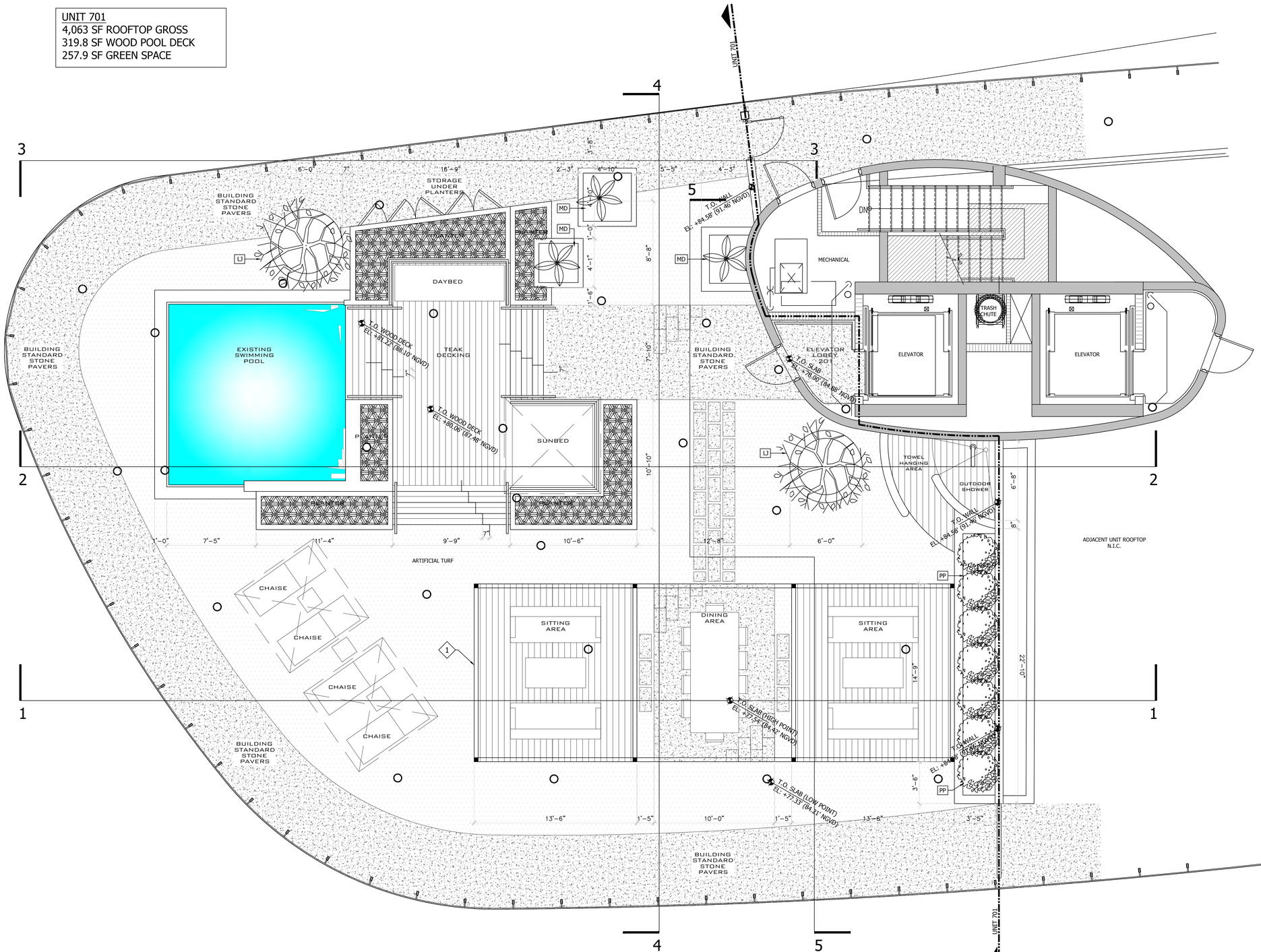
DRAWN	JM
CHECKED	
SCALE	AS NOTED
DATE	MAY 31, 2017
PROJ. No.	NOT ASSIGNED
SHEET No.	EXISTING CONDITIONS SITE PHOTOS D-2.0

UNIT 701
4,063 SF ROOFTOP GROSS
319.8 SF WOOD POOL DECK
257.9 SF GREEN SPACE



TREE LEGEND								
TAG	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	NATIVE	CONTAINER SIZE	COMMENTS
LJ	2	LIGUSTRUM JAPONICUM	LIGUSTRUM (JAPANESE PRIVET)	8'-10'	3"	NO	25 GAL	STANDARD TRUNK
MD	3	COCOS NUCIFERA	MALAYAN DWARF COCONUT PALM	15'	4"	NO	25 GAL	STANDARD TRUNK, 7 FRONDS MIN
PP	7	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	10'	3"	YES	25 GAL	SINGLE TRUNK, MANICURE AS HEDGE, 3' MIN SPACING

1 PROPOSED ROOF PLAN - UNIT 701
Scale: 1/4"=1'-0"

GENERAL NOTES

1. THESE DRAWINGS REPRESENT A LEVEL II ALTERATION AS PER FBC-E 503.
2. THESE DRAWINGS ARE BASED ON INFORMATION SUPPLIED FROM EXISTING BUILDING ARCHITECT OF RECORD. CONTRACTOR TO VERIFY MEASUREMENTS IN THE FIELD AND PRESENT ANY AND ALL DISCREPANCIES TO ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH WORK.
3. EXISTING STRUCTURAL SYSTEM TO REMAIN IN ITS ENTIRETY.
4. MEP COMPONENTS SHOWN FOR LOCATION PURPOSES ONLY. REFER TO MEP DRAWINGS FOR EQUIPMENT SIZES, SPECIFICATIONS, AND TYPICAL INSTALLATION.
5. ALIGN NEW PARTITIONS WITH EXISTING FACES IN THE SAME PLANE; AND INSTALL NEW CONSTRUCTION ADJACENT TO EXISTING CONSTRUCTION WITHOUT ANY VISIBLE JOINTS OR SURFACE IRREGULARITIES.
6. ALL NEW WORK SHALL BE PLUMB AND LEVEL TO WITHIN ACCEPTABLE TOLERANCES. ANY WORK DEEMED UNACCEPTABLE TO THE ARCHITECT SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

LEGEND

- EXISTING WALL, PARTITION, OR STRUCTURAL ELEMENT TO REMAIN UNCHANGED
- APPROVED BUILDING TILE
- ARTIFICIAL TURF
- LANDSCAPE MATERIAL IN PLANTERS. ALL LANDSCAPE MATERIAL TO BE 100% NATIVE, NON-INVASIVE SPECIES, FULLY IRRIGATED, AND DROUGHT RESISTANT

UNIT 701 ROOFTOP DATA

ROOFTOP AREA:	4,063 SF GROSS
TOP OF SLAB (LOW POINT):	77.33' (84.21' NGVD)
TOP OF SLAB (HIGH POINT):	77.54' (84.42' NGVD)
TOP OF ELEVATED WOOD DECK:	81.22' (88.10' NGVD)
TOP OF WALL:	84.58' (91.46' NGVD)

ROOFTOP SCOPE OF WORK

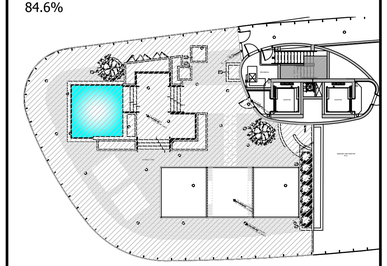
1. STONE TILE
   1.1. NEW, BUILDING APPROVED STONE TILE WERE INDICATED.
2. WOOD DECKS
   2.1. REPLACE EXISTING WOOD DECKS WITH NEW LAYOUT AS PER PLANS.
3. PLANTERS
   3.1. NEW PLANTERS AS INDICATED ON PLAN.
4. PERGOLA
   4.1. NEW PERGOLA WITH RETRACTABLE SHADE AS INDICATED ON PLAN.
5. OUTDOOR SHOWER
   5.1. NEW OUTDOOR SHOWER AREA AS INDICATED.
6. SUMMER KITCHEN
   6.1. NEW CABINETS, COOKTOP AND APPLIANCES AS INDICATED.

NOTE:
ALL OTHER EXISTING ITEMS NOT LISTED ABOVE INCLUDING BUT NOT LIMITED TO GUARD RAILS, GATES, WALLS, DOORS, WINDOWS, POOL AND POOL EQUIPMENT, FIRE ALARMS, AND TELECOMMUNICATION DEVICES SHALL REMAIN UNCHANGED UNLESS OTHERWISE NOTED. DAMAGE TO ITEMS SCHEDULED TO REMAIN SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

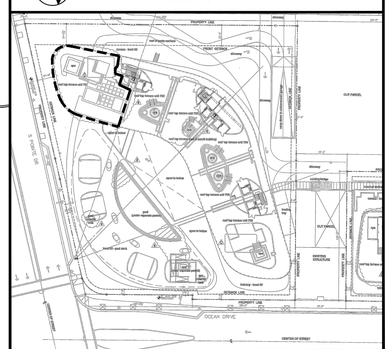
KEYED NOTES

1. PERGOLA ABOVE. PERGOLA TO HAVE RETRACTABLE SHADE.

OPEN SPACE:
3,438.7 SF
84.6%



PROPOSED OPEN SPACE -UNIT 701
Scale: NTS



KEY PLAN - ROOF LEVEL
Scale: NTS

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"A BETTER LIFE THROUGH DESIGN"

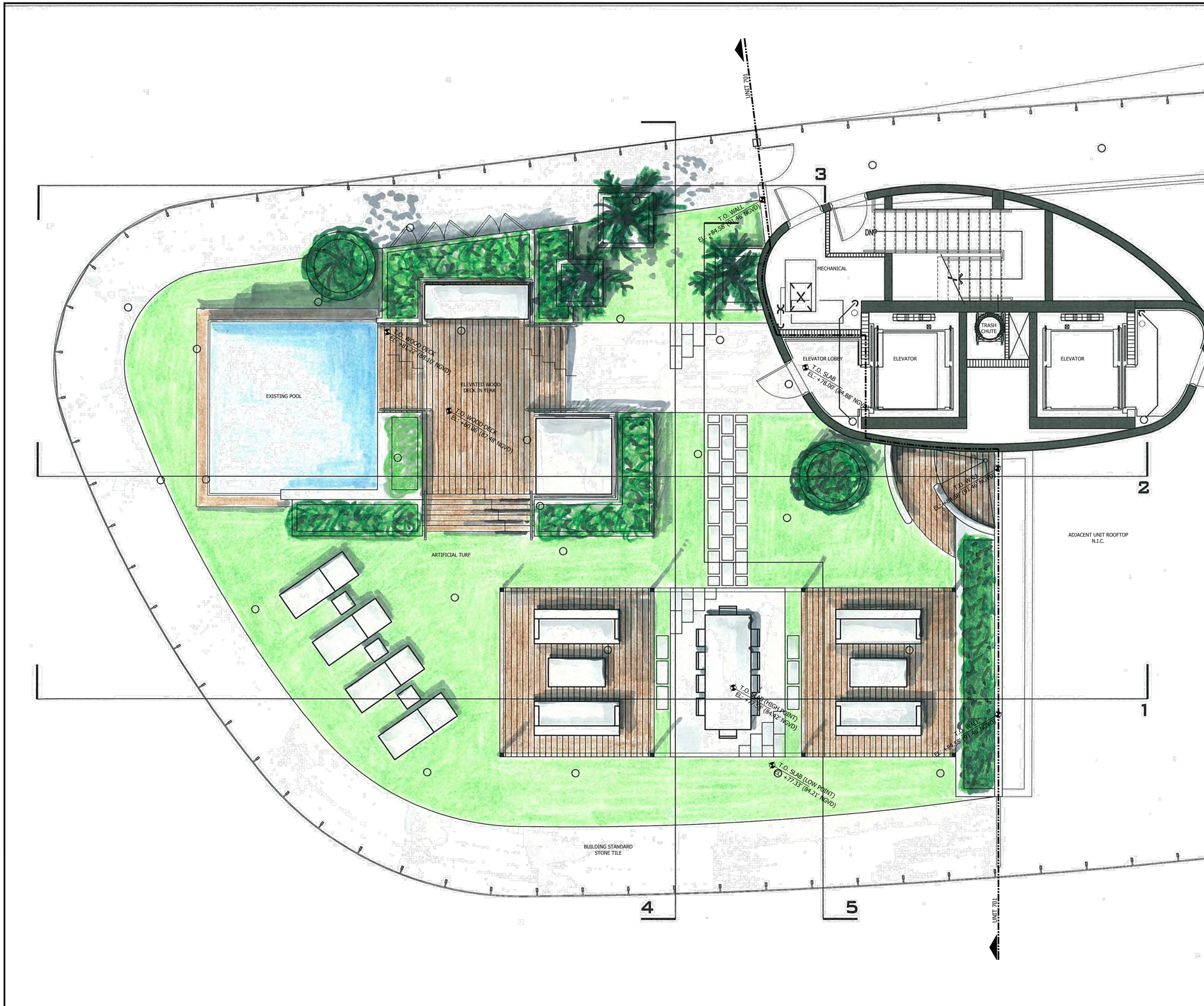
PRIVATE RESIDENCE
PENTHOUSE ROOFTOP RENOVATION
ONE OCEAN
1 COLLINS AVE, UNIT 701
MIAMI BEACH, FLORIDA 33139
OWNER'S REPRESENTATIVE:

DATE	REV.	DESCRIPTION

ARTURO G. FANJUL, AR 17585

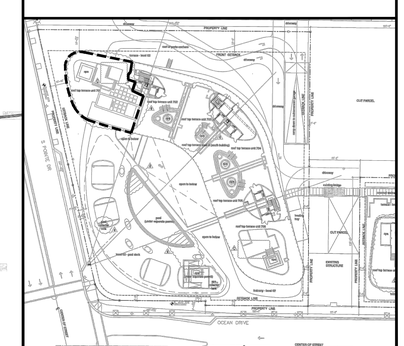
DESIGN	JM
DRAWN	JM
CHECKED	
SCALE	AS NOTED
DATE	MAY 31, 2017
PROJ. No.	NOT ASSIGNED
SHEET No.	PROPOSED ROOF PLAN

A-1.0



1 PROPOSED ROOF PLAN - UNIT 701

Scale: 1/4"=1'-0"



KEY PLAN - ROOF LEVEL

Scale: NTS

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OWNER'S REPRESENTATIVE:

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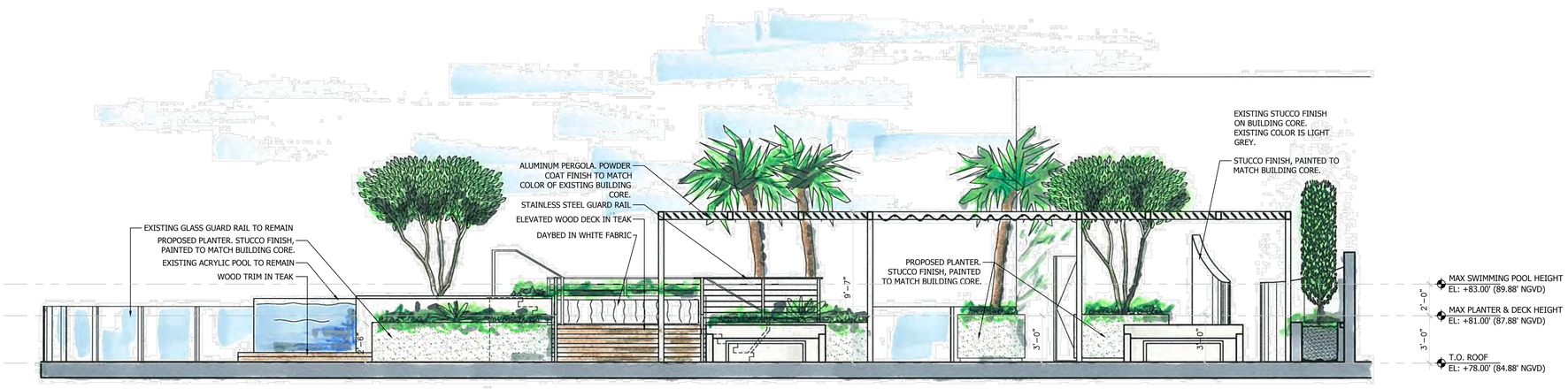
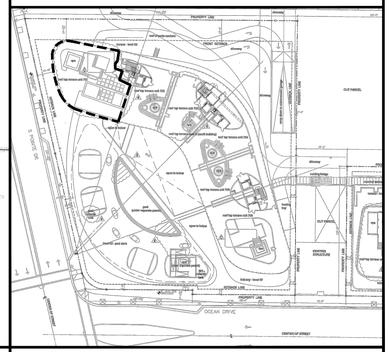
CHECKED	
SCALE	AS NOTED
DATE	MAY 31, 2017
PROJ. No.	NOT ASSIGNED
SHEET No.	PROPOSED ROOF PLAN COLOR A-1.1

WEST SECTION (2)



WEST ELEVATION (1)



KEY PLAN - ROOF LEVEL
Scale: NTS

1 PROPOSED ROOF ELEVATIONS - UNIT 701
Scale: 1/4"=1'-0"

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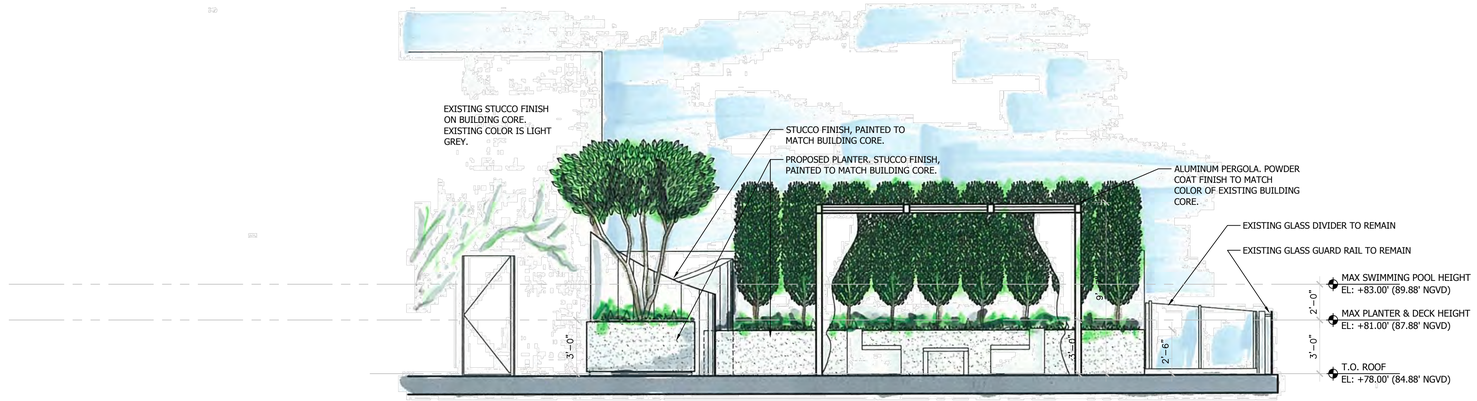
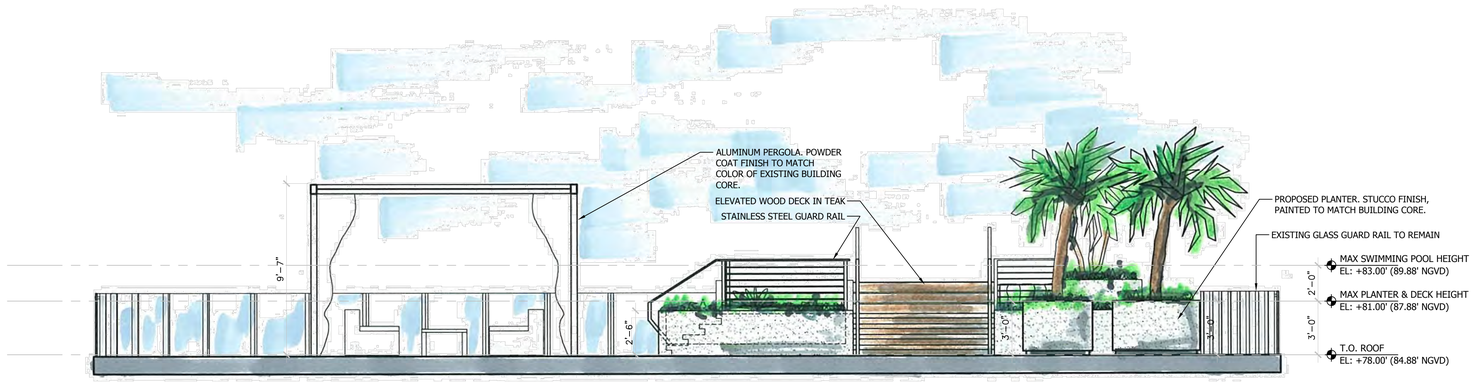
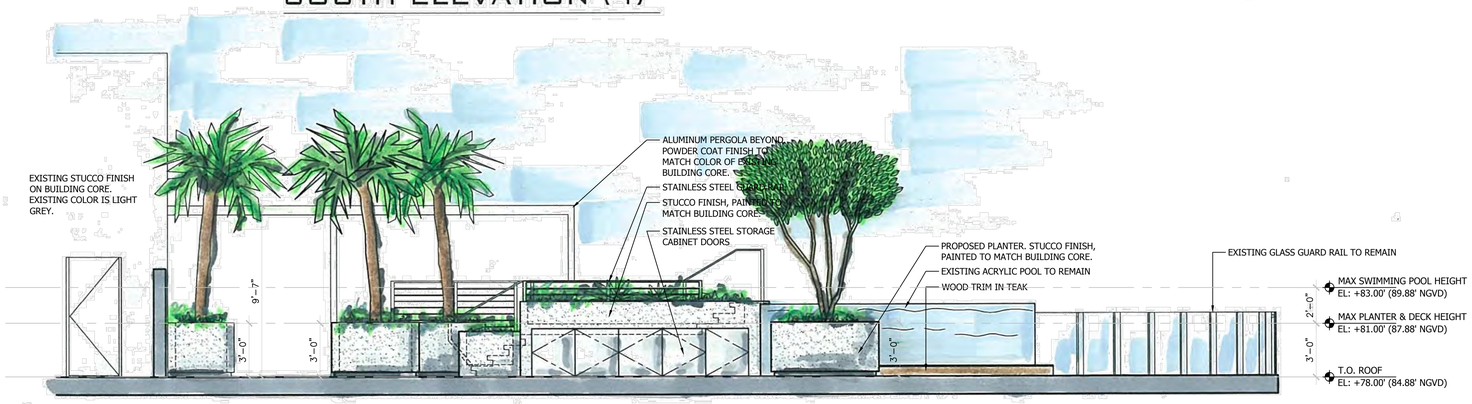
PROJ. No.	NOT ASSIGNED
SHEET No.	PROPOSED ROOF ELEVATIONS A-2.0



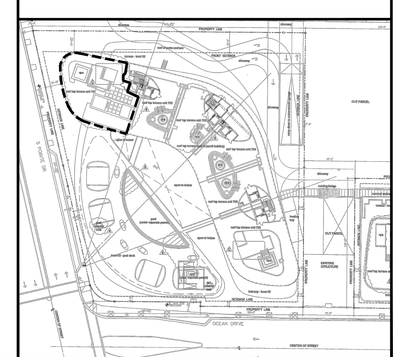
NORTH ELEVATION (5)



SOUTH ELEVATION (4)



EAST ELEVATION (3)



1 PROPOSED ROOF ELEVATIONS - UNIT 701
Scale: 1/4"=1'-0"

KEY PLAN - ROOF LEVEL
Scale: NTS

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OWNER'S REPRESENTATIVE:

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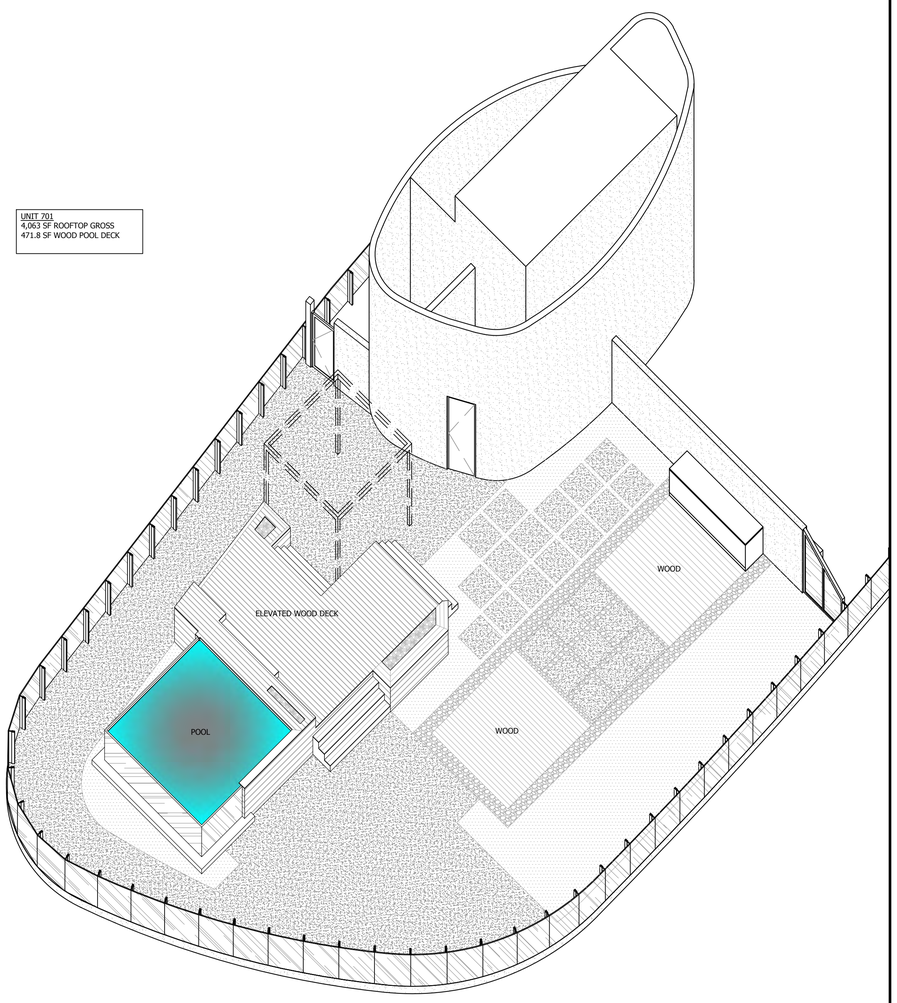
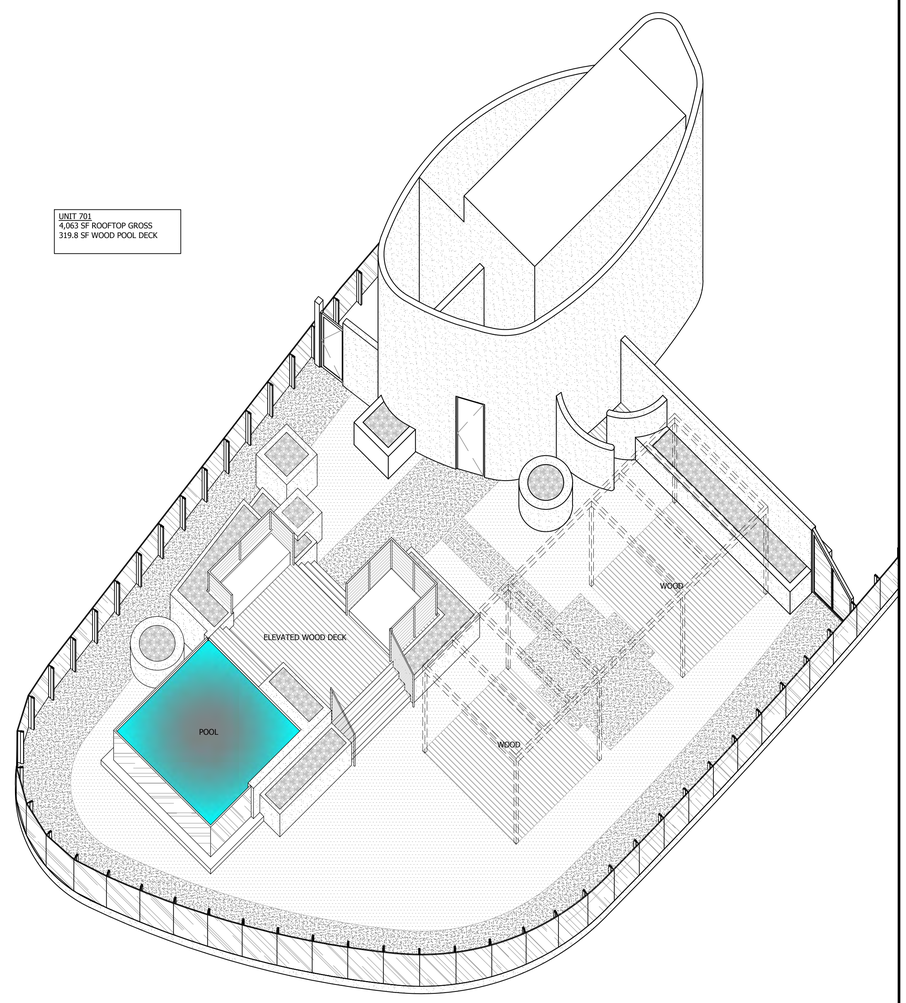
DRAWN	JM
CHECKED	
SCALE	AS NOTED
DATE	MAY 31, 2017
PROJ. No.	NOT ASSIGNED
SHEET No.	PROPOSED ROOF ELEVATIONS A-2.1



1 CMB APPROVED (PERMIT # B1304440) ROOF AXONOMETRIC - UNIT 701

Scale: 1/8"=1'-0"



2 PROPOSED ROOF AXONOMETRIC - UNIT 701

Scale: 1/8"=1'-0"

LEGEND

- EXISTING WALL, PARTITION, OR STRUCTURAL ELEMENT TO REMAIN UNCHANGED
- APPROVED BUILDING TILE
- ARTIFICIAL TURF
- LANDSCAPE MATERIAL IN PLANTERS. ALL LANDSCAPE MATERIAL TO BE 100% NATIVE, NON-INVASIVE SPECIES, FULLY IRRIGATED, AND DROUGHT RESISTANT

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OWNER'S REPRESENTATIVE:

DATE	REV.	DESCRIPTION

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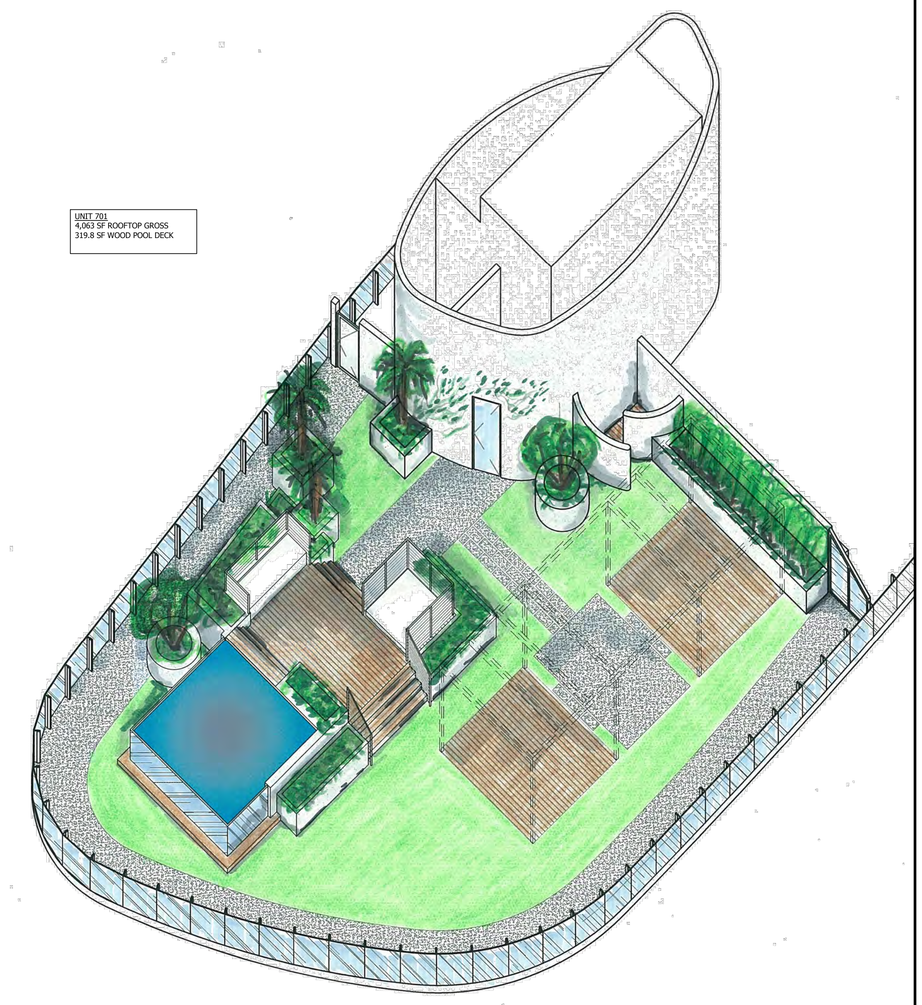
DESIGN	JM
DRAWN	JM
CHECKED	
SCALE	AS NOTED
DATE	MAY 31, 2017
PROJ. No.	NOT ASSIGNED
SHEET No.	AXON

A-3.0

UNIT 701
4,063 SF ROOFTOP GROSS
319.8 SF WOOD POOL DECK



1 PROPOSED ROOF AXONOMETRIC - UNIT 701
Scale: 1/8"=1'-0"

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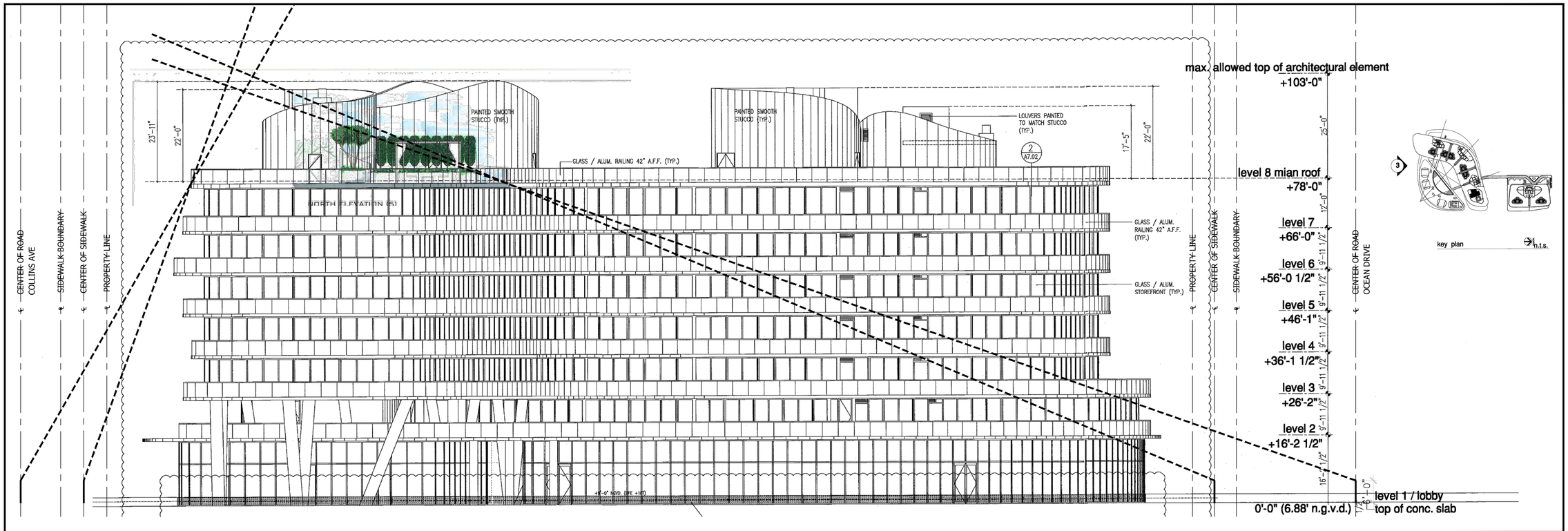
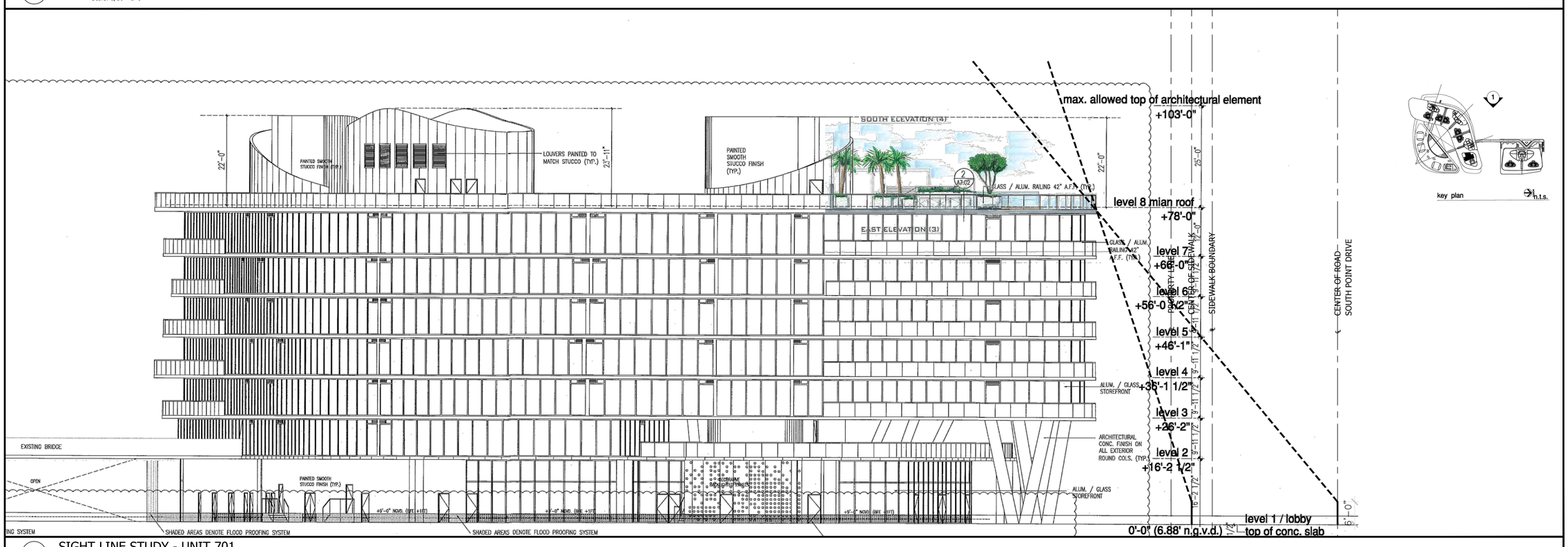
SHEET No.	COLOR AXON

A-3.1



3 SIGHT LINE STUDY - UNIT 701

Scale: 1/16"=1'-0"



1 SIGHT LINE STUDY - UNIT 701

Scale: 1/16"=1'-0"

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DESIGN	JM
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PROJ. No.	NOT ASSIGNED
SHEET No.	SIGHT LINE STUDY

A-4.0