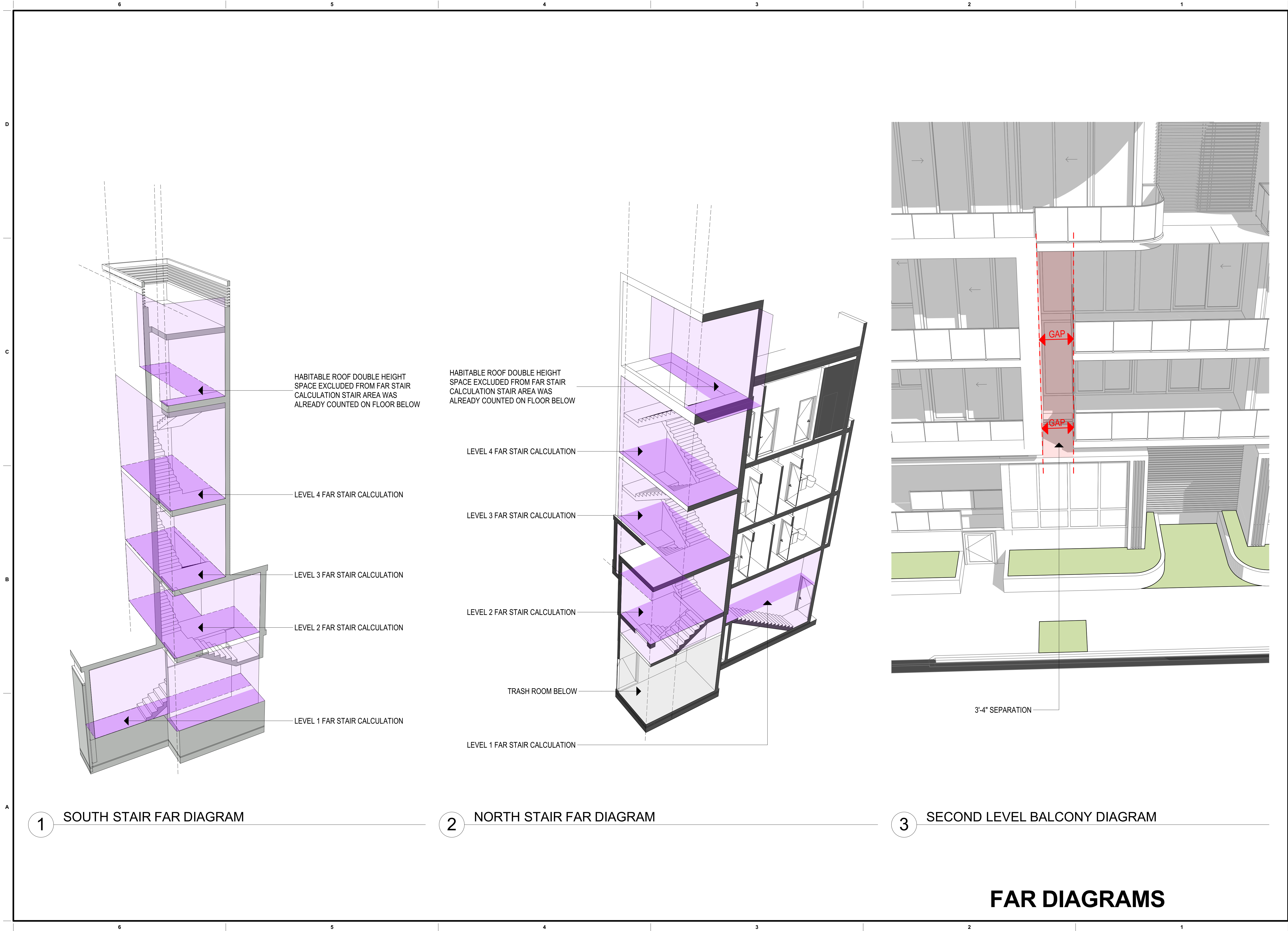
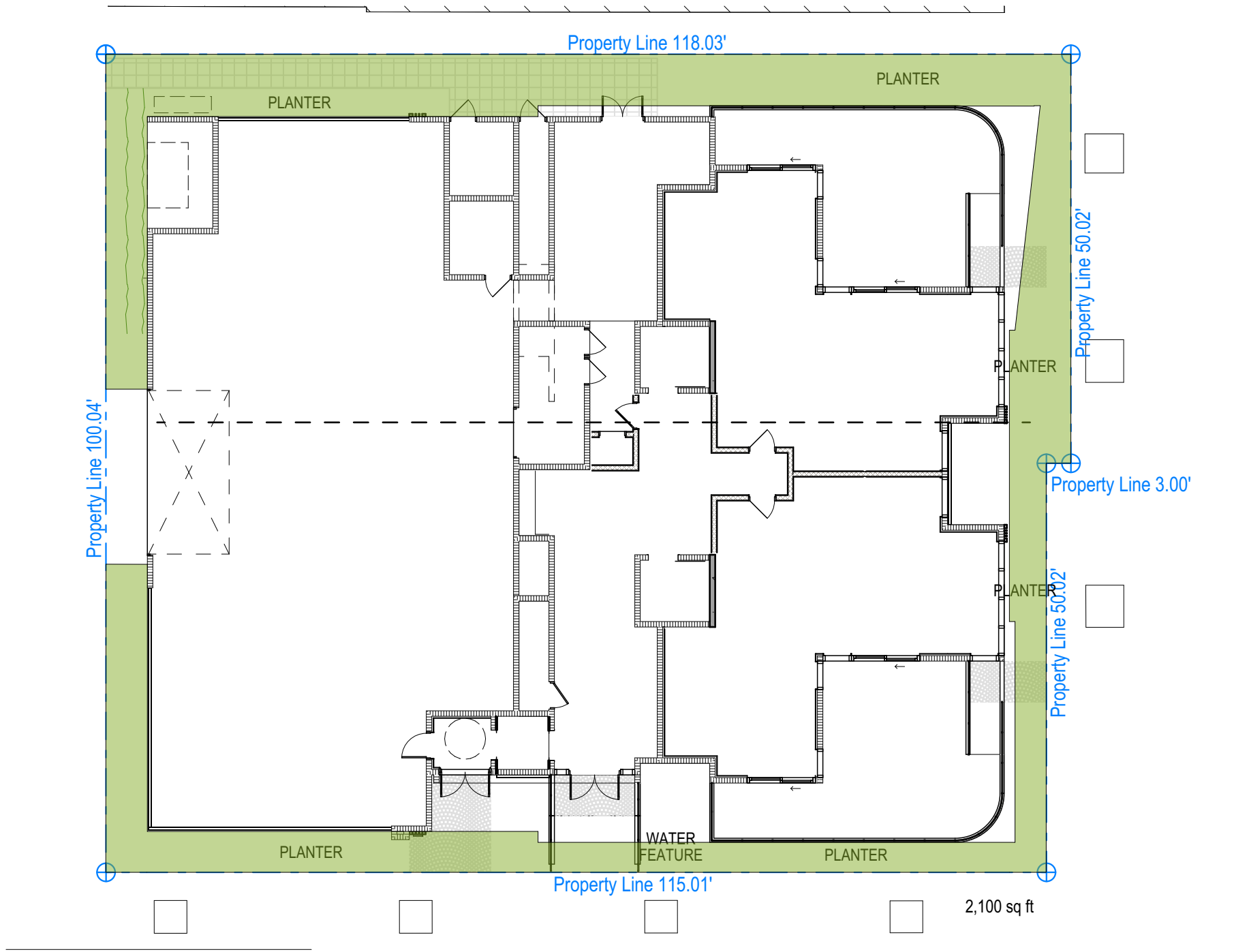


NOT FOR CONSTRUCTION





1 OPEN SPACE_LEVEL 1 **2,100 SF**
SCALE: 1/16" = 1'-0"
0 8' 16' 32'

*If printend in 11"x17" (half-size). The scale of this drawing will be 1/32" = 1'-0"

OPEN SPACE REQUIRED R-PS3

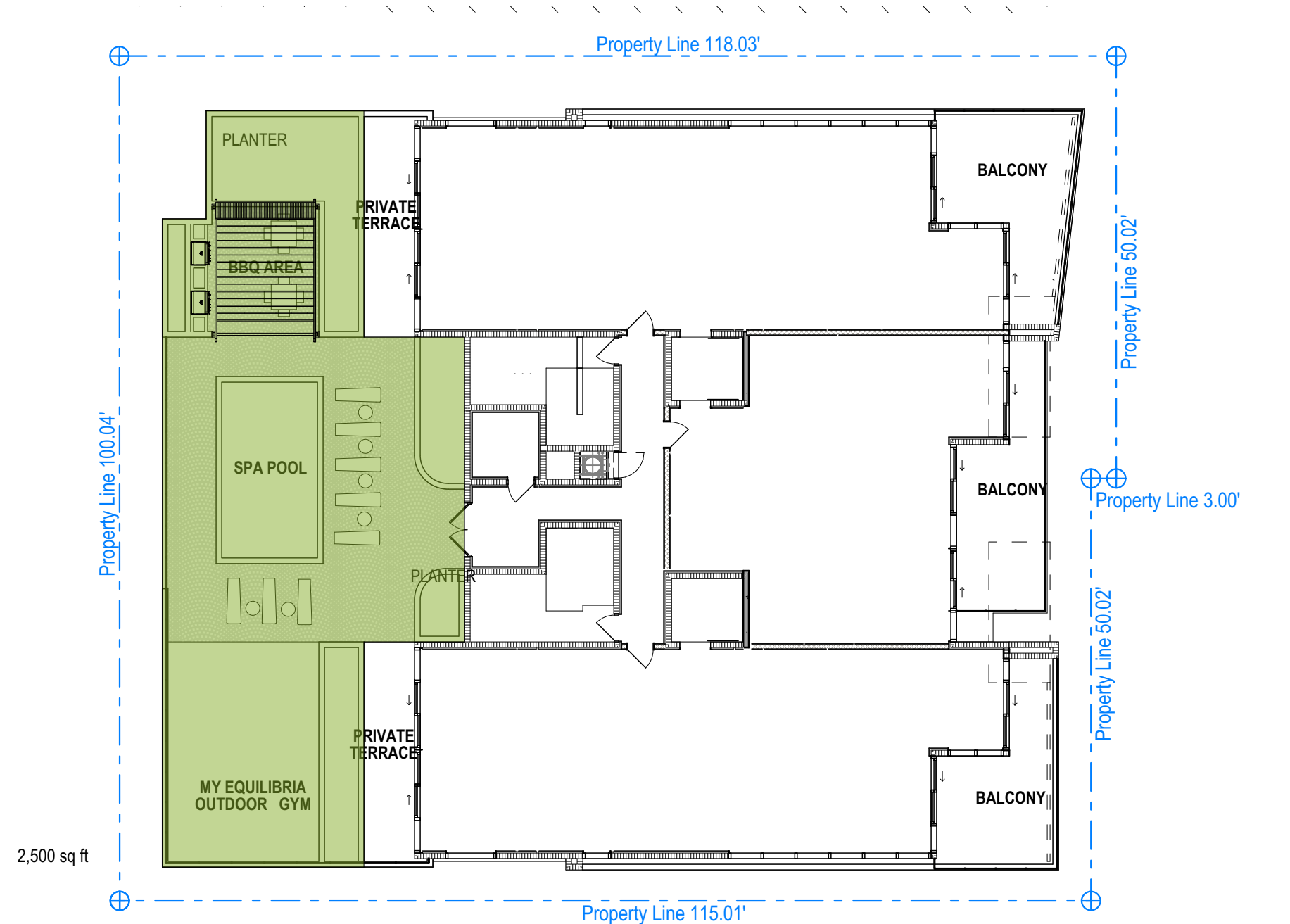
LOT AREA: 11,657 SF

OPEN SPACE REQUIRED [0.7] : 8,159.9 SF

OPEN SPACE PROVIDED ON-SITE: 4,600 SF
OPEN SPACE PROVIDE THROUGH PAYMENT OF IN-LIEU-OF FEE
INTO THE SOUTH POINT STREETScape FUND 3,560 SF

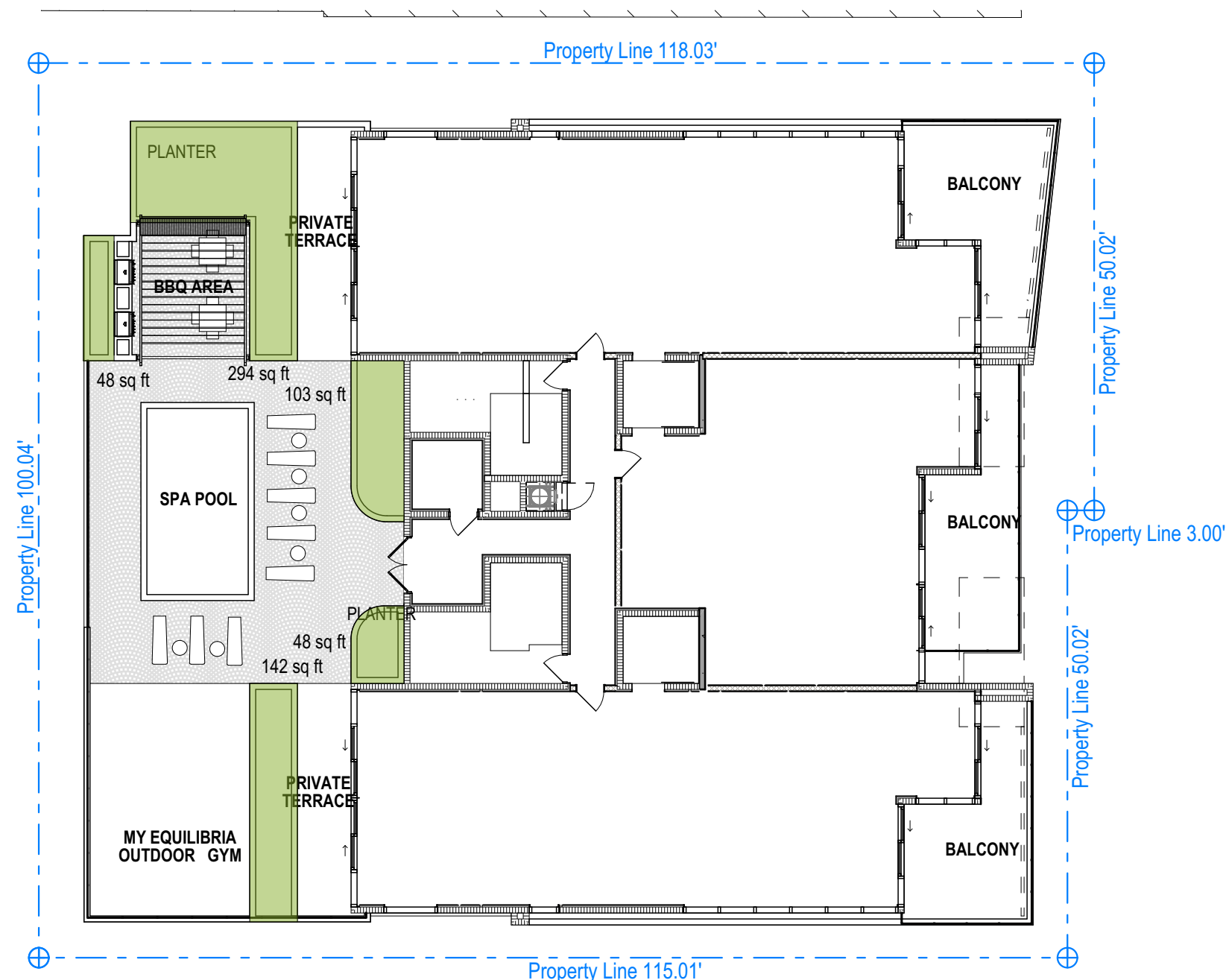
LIVING LANDSCAPE MATERIAL

LEVEL 2 LANDSCAPE REQUIRED [0.25] : 625 SF
LEVEL 2 LANDSCAPE PROVIDED: 635 SF



2 OPEN SPACE_LEVEL 2 **2,500 SF**
SCALE: 1/16" = 1'-0"
0 8' 16' 32'

*If printend in 11"x17" (half-size). The scale of this drawing will be 1/32" = 1'-0"



3 LANDSCAPE AREA_LEVEL 2 **635 SF**
SCALE: 1/16" = 1'-0"
0 8' 16' 32'

*If printend in 11"x17" (half-size). The scale of this drawing will be 1/32" = 1'-0"

OPEN SPACE CALCULATIONS

312 OCEAN PARK

304-312 Ocean Drive, Miami Beach, FL 33139, USA

Revisions

Owner Information

MULTIPLAN

312

OCEAN PARK
SOUTH BEACH

Consultant

Luis O. Revuelta

AR-0007972

PLANNING & ZONING FINAL SUBMITTAL

Date

12/10/2018

Scale

AS SHOWN

Project No.

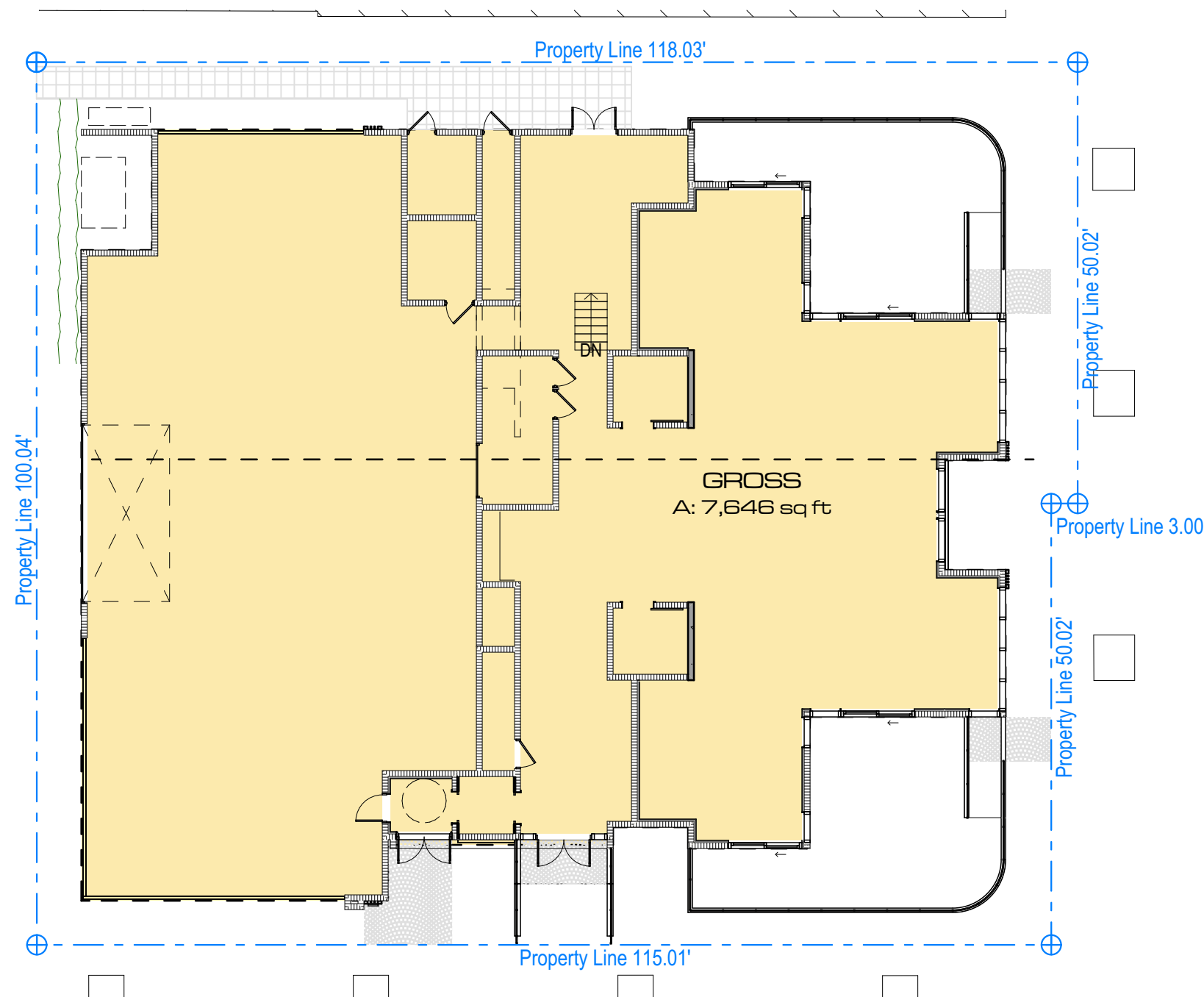
1816

Sheet Name

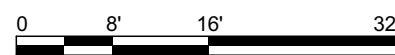
GROSS AREA

Sheet No.

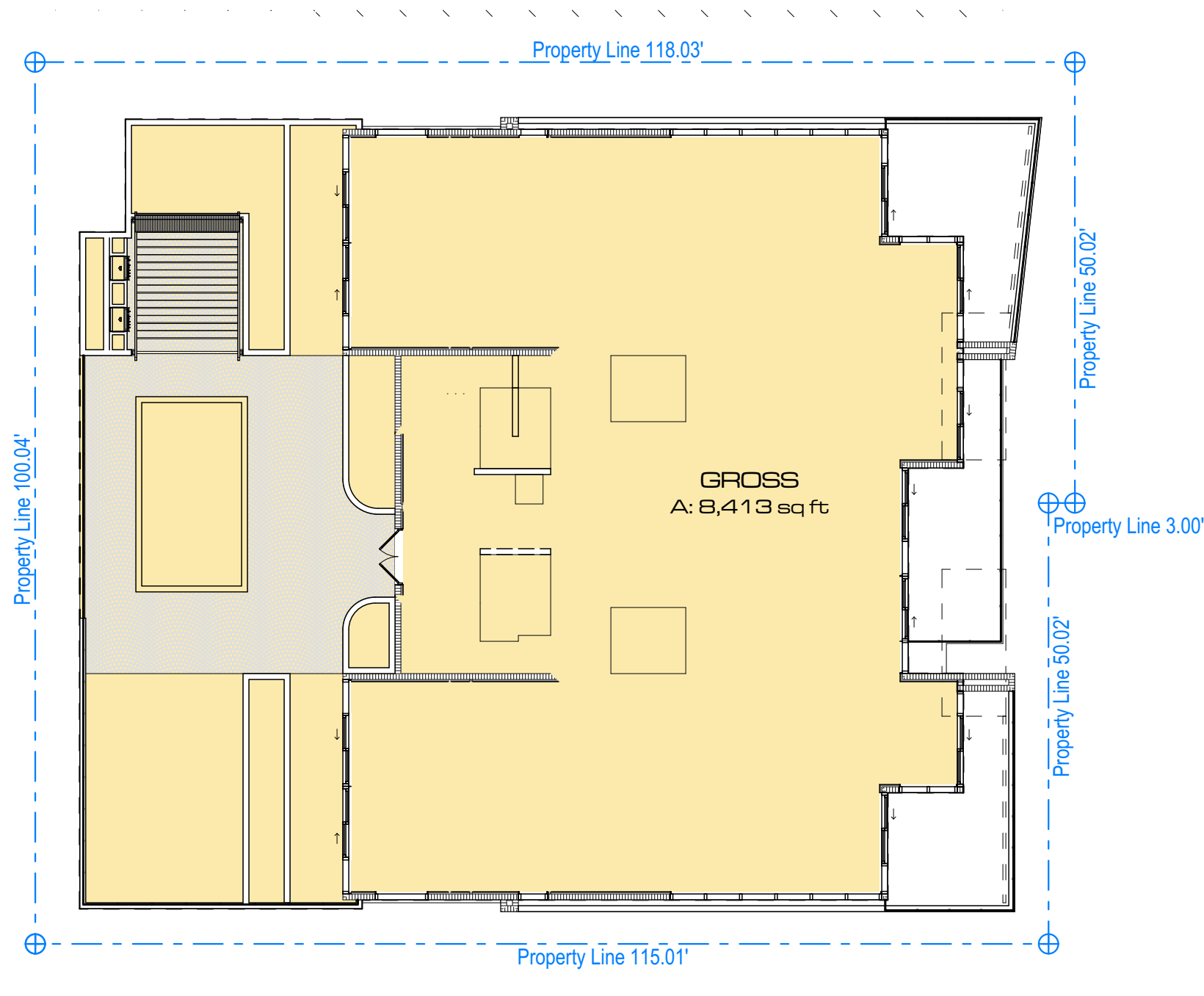
A-015



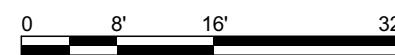
1 GROSS LEVEL 1
SCALE: 1/16" = 1'-0"



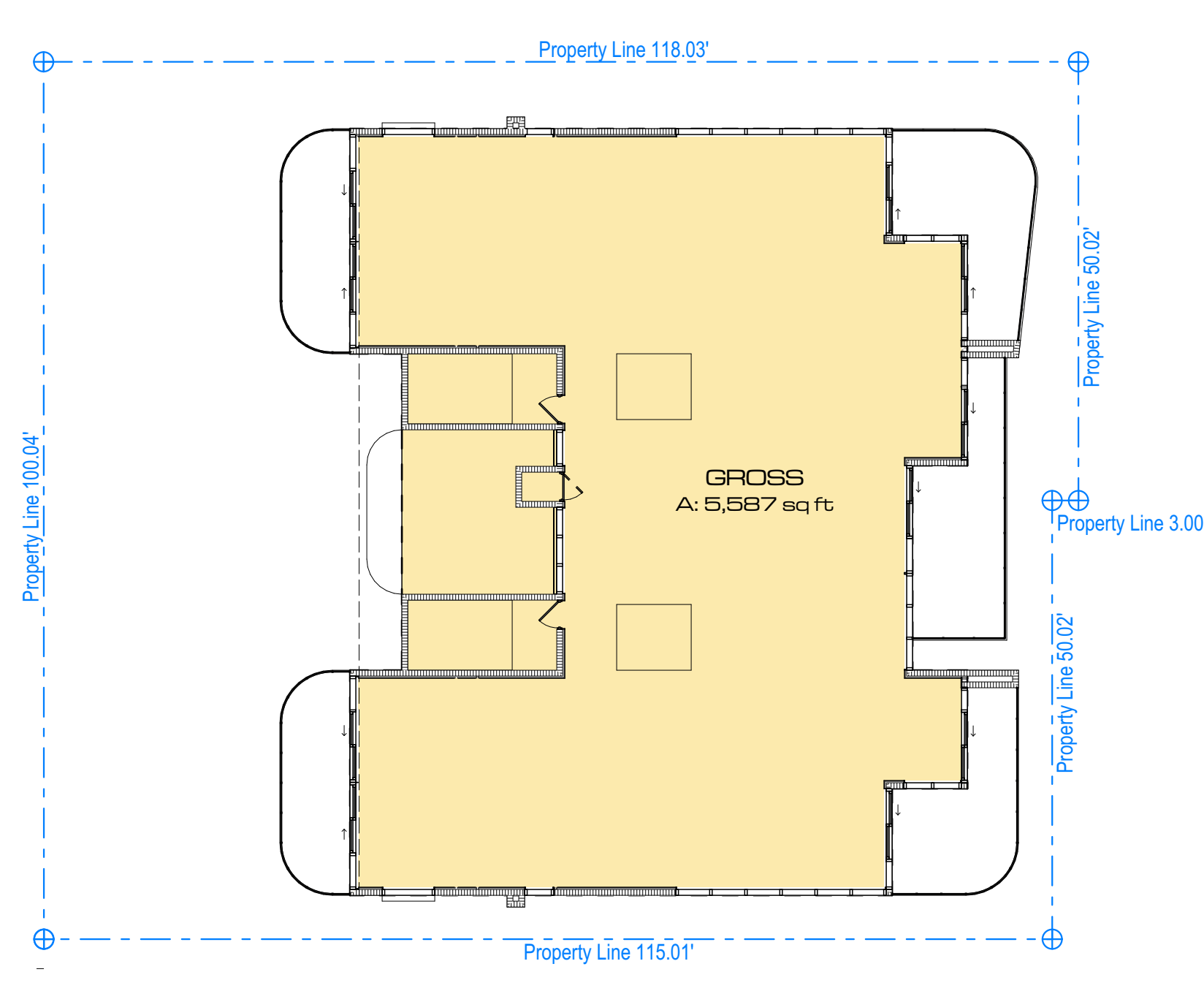
*If printend in 11"x17" (half-size). The scale of this drawing will be 1/32" = 1'-0"



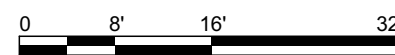
2 GROSS LEVEL 2
SCALE: 1/16" = 1'-0"



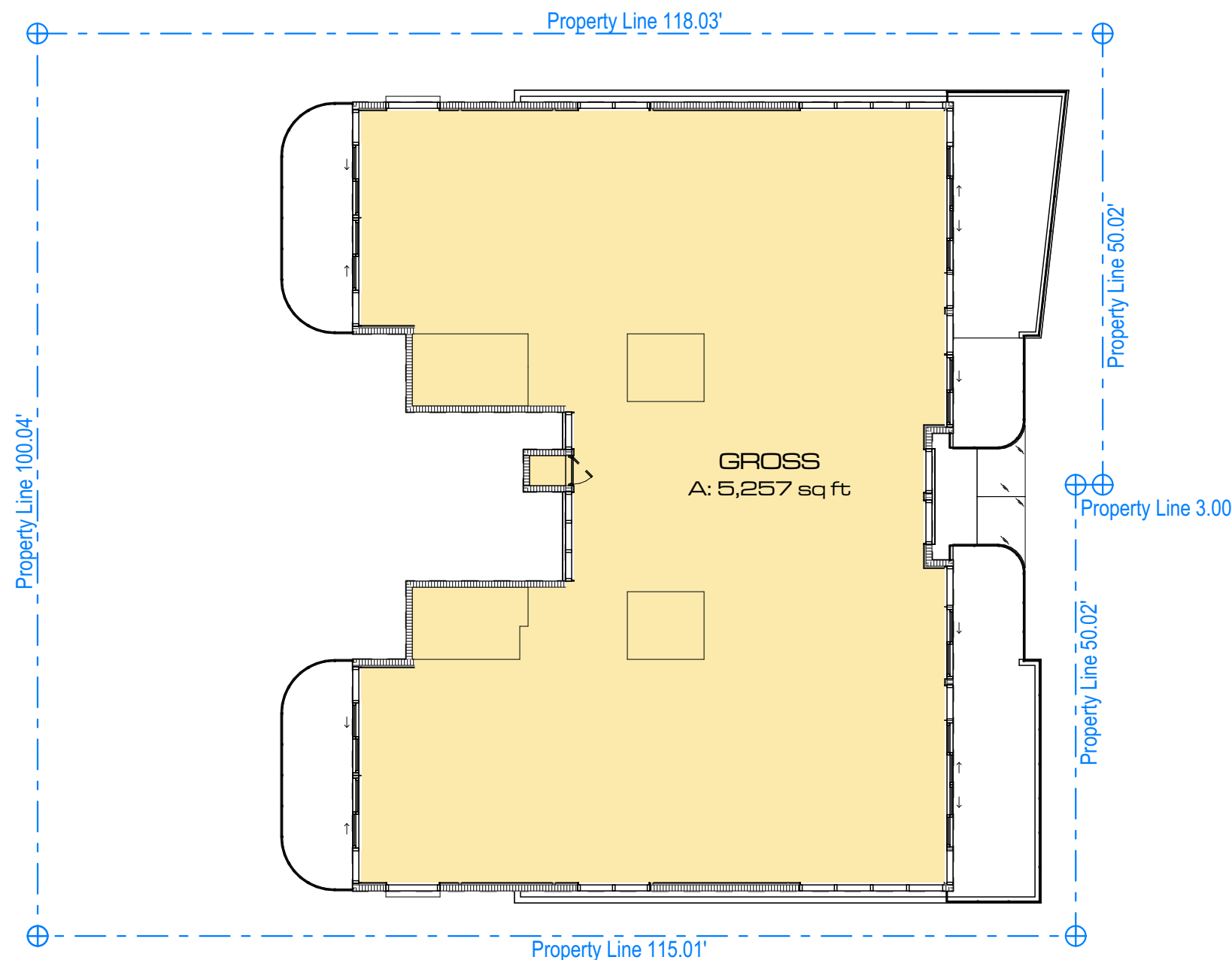
*If printend in 11"x17" (half-size). The scale of this drawing will be 1/32" = 1'-0"



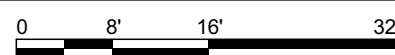
3 GROSS LEVEL 3
SCALE: 1/16" = 1'-0"



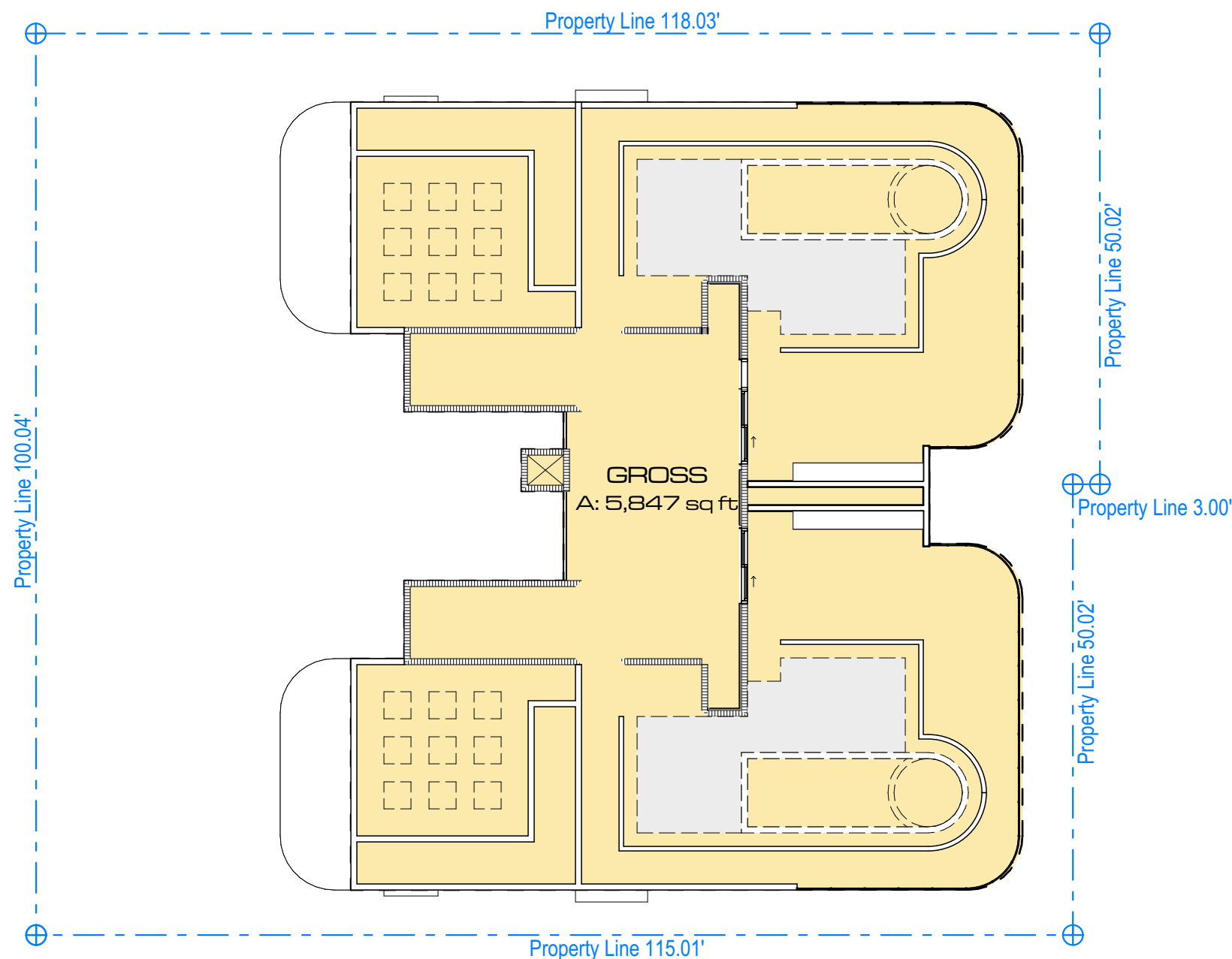
*If printend in 11"x17" (half-size). The scale of this drawing will be 1/32" = 1'-0"



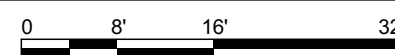
4 GROSS LEVEL 4
SCALE: 1/16" = 1'-0"



*If printend in 11"x17" (half-size). The scale of this drawing will be 1/32" = 1'-0"



5 GROSS TOP OF HABITABLE ROOF
SCALE: 1/16" = 1'-0"



*If printend in 11"x17" (half-size). The scale of this drawing will be 1/32" = 1'-0"

GROSS		
Floor (Story)	Name	Measured Area
LEVEL 1		
	GROSS	7,646
		7,646 sq ft
LEVEL 2		
	GROSS	8,413
		8,413 sq ft
LEVEL 3		
	GROSS	5,587
		5,587 sq ft
LEVEL 4		
	GROSS	5,257
		5,257 sq ft
TOP OF HABITABLE ROOF		
	GROSS	5,847
		5,847 sq ft
TOTAL		
		32,750 sq ft

GROSS AREA CALCULATIONS

nsultant

Sheet No. 22

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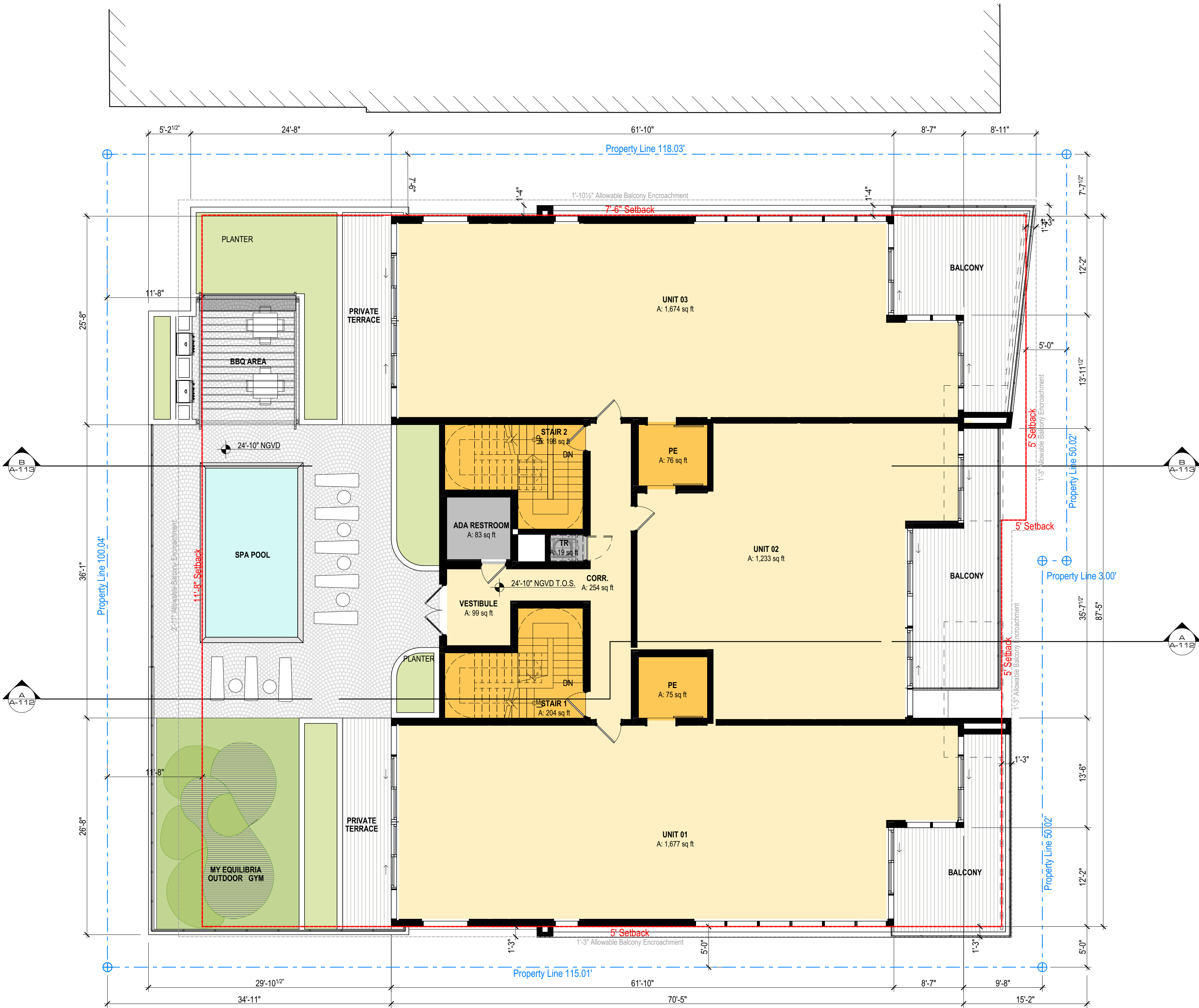
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OCEAN CT ALLEY

OCEAN DRIVE

3RD STREET



1

LEVEL 2 FLOOR PLAN

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



*If printend in 11"x17" (half-size). The scale of this drawing will be 1/16" = 1'-0"

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PLANNING & ZONING
FINAL SUBMITTAL

Date

12/10/2018

Scale

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Project No.

1816

Sheet Name

LEVEL 2 FLOOR PLAN

Sheet No.

A-103

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FLOOR PLAN

A 104

A-104



N

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

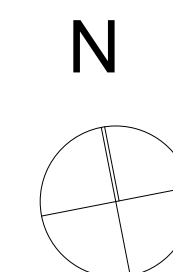
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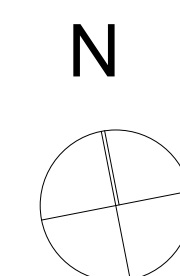
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HABITABLE ROOF PLAN

A-106

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1 HABITABLE ROOF PLAN

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

0 4' 8' 16'

*If printend in 11"x17" (half-size). The scale of this drawing will be 1/16" = 1'-0"

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The BIM Server: RAI - BIM Server 2/1/18 - 304 OCEAN DRIVE MODEL 1 - 19/18/18 - 12/2/18

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OCEAN CT ALLEY

OCEAN DRIVE

3RD STREET

1

MECHANICAL ROOF PLAN

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

*If printend in 11"x17" (half-size). The scale of this drawing will be 1/16" = 1'-0"

0 4' 8' 16'

N

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FINAL SUBMITTAL

Date

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Scale

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Project No.

1816

Sheet Name

ROOF PLAN

Sheet No.

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