



## 1200 OCEAN DRIVE

1200 OCEAN DRIVE  
MIAMI BEACH, FLORIDA 33139

OWNER  
INFINITY 1200 OCEAN DRIVE, LLC  
1407 BROADWAY, 30TH FLOOR  
NEW YORK, NEW YORK 10018

**DNB**  
DESIGN GROUP

2020 PONCE DE LEON BOULEVARD  
CORAL GABLES, FLORIDA 33134  
MAIN: 305.444.5545  
FAX: 305.444.5509

INDEX OF DRAWINGS

PROJECT DATA

- SITE SURVEY
- C-1 ZONING INFORMATION & LOCATION MAPS
- C-2 EXTERIOR EXISTING CONDITIONS
- C-3 EXTERIOR EXISTING CONDITIONS
- C-4 EXTERIOR EXISTING CONDITIONS
- C-5 HISTORIC PHOTOS
- C-6 HISTORIC PHOTOS
- C-7 EXISTING F.A.R.
- C-8 PROPOSED F.A.R

EXISTING ARCHITECTURE

- EX-1 EXISTING SITE PLAN
- EX-2 EXISTING PLANS

DEMOLITION ARCHITECTURE

- D-1 DEMOLITION PLANS
- D-2 DEMOLITION ELEVATIONS

PROPOSED ARCHITECTURE

- A-1 PROPOSED PLANS
- A-2 ELEVATIONS
- A-3 ELEVATIONS
- A-4 LINE OF SIGHT STUDY
- A-5 RENDERINGS
- A-6 RENDERINGS

SCOPE OF WORK

1. RELOCATE LOBBY FROM OCEAN DRIVE TO 12TH STREET
2. ADD NEW ELEVATOR FROM GROUND FLOOR TO THIRD FLOOR
3. RECONFIGURE GROUND FLOOR RESTAURANT SPACES
4. ADD NEW ALUMINUM RAILINGS ON GROUND LEVEL
5. BALCONY RAILINGS TO BE REFURBISHED
6. RECONFIGURE EAST STAIRS AT GROUND FLOOR
7. REPLACE EXISTING WINDOWS WITH IMPACT WINDOW (CASEMENT)
8. ADD NEW TRASH ROOM AT GROUND LEVEL

1200 OCEAN DRIVE

1200 OCEAN DRIVE  
MIAMI BEACH, FLORIDA 33139

CAP FINAL SUBMITTAL 12.15.2016

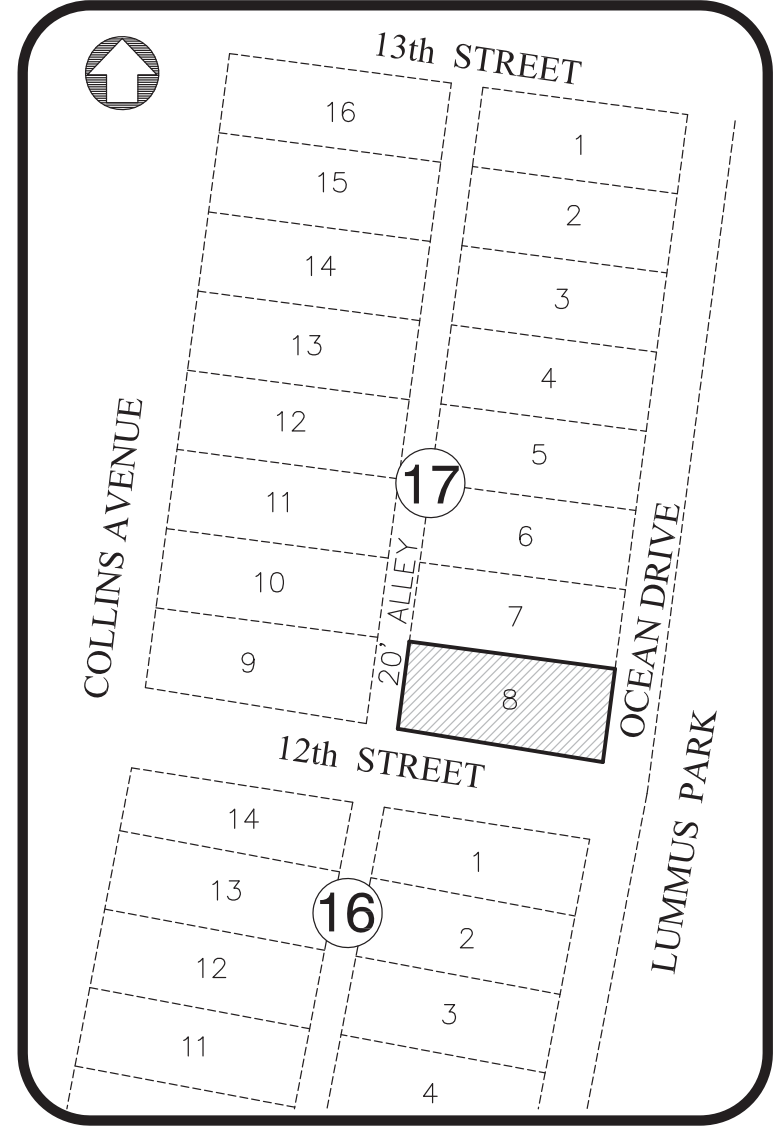
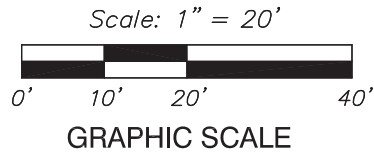
OWNER  
INFINITY 1200 OCEAN DRIVE, LLC  
1407 BROADWAY, 30TH FLOOR  
NEW YORK, NEW YORK 10018



VICINITY MAP  
NOT TO SCALE

# ALTA/NPSP LAND TITLE SURVEY

1200 OCEAN DRIVE, MIAMI BEACH,  
MIAMI-DADE COUNTY, FLORIDA 33139  
FOLIO# 02-3234-008-0420



LOCATION SKETCH  
NOT TO SCALE

## SURVEYOR'S REPORT:

1. MAP OF ALTA/ASCM LAND TITLE SURVEY, Fieldwork date of data acquisition: June 21, 2016.

## 2. LEGAL DESCRIPTION:

Lot 8, Block 17, of OCEAN BEACH, FLA., ADDITION No. 2, according to the plat thereof, as recorded in Plat Book 2, at Page 56, of the Public Records of Miami-Dade County, Florida.

## 3. AREA:

Containing 7,406 Square Feet or 0.17 Acres more or less by calculations.

## 4. ACCURACY:

The accuracy obtained by measurement and calculations of a closed geometric figure was found to exceed this requirement.

## 5. DATA OF SOURCES:

### HORIZONTAL CONTROL:

- 1.—The Legal Description was furnished by First American Title Insurance Company.
- 2.—North Arrow as per Plat Book 2, Page 56, of the Public Records of Miami-Dade County, Florida.
- 3.—Bearings refers to an assumed value of N80°44'51"W, along the Southerly Boundary line of the Subject Property.

### VERTICAL CONTROL:

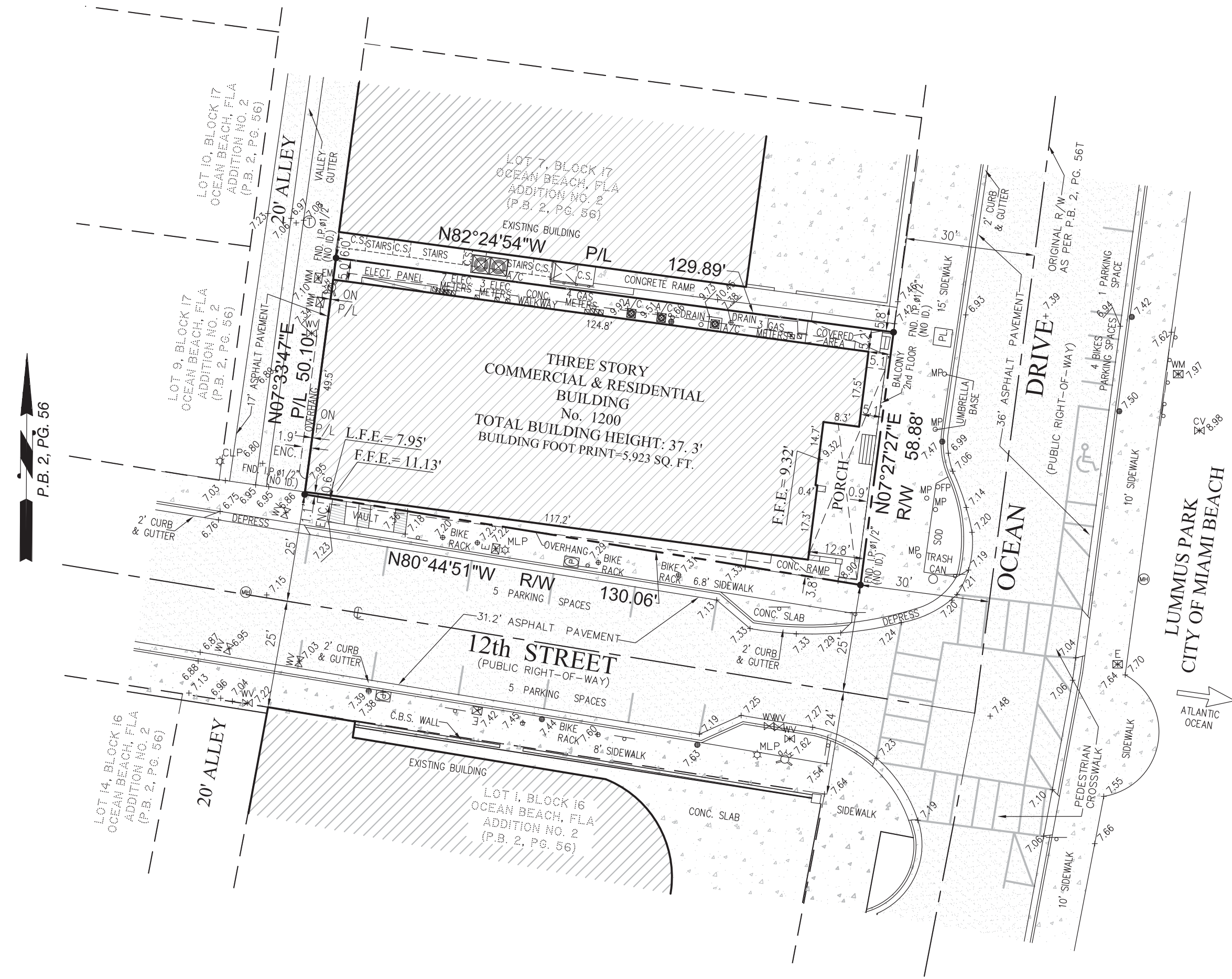
Elevations are referred to N.G.V.D. 1929.  
Benchmarks used:  
Miami-Dade County Benchmark No. X-310—R, Elevation 6.57' (N.A.V.D. 1988)=8.12'(N.G.V.D. 1929).  
Located @ 11 Street & Washington Avenue.

## 6. FLOOD INFORMATION:

By scale determination this property is located in Flood Zone AE, Base Flood Elevation 8 feet, as per Federal Emergency Management Agency (FEMA), NFIP Community Name: City of Miami Beach and Community Number 120651 Map/Panel Number 12086C0317, Suffix L, FIRM Panel Effective/Revised Date 09-11-2009.

## 7. LIMITATIONS:

—Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear.  
—No determination was made as to how the site can be served with utilities.  
—Fences and walls ownership by visual means only, legal ownership not determined.  
—No underground utilities and/or structures(foundations) was located within or abutting the Subject property.



## 10. ADDITIONAL NOTES:

- 1.— Present Zoning: MXE  
Description:Mixed use entertainment.
- 2.— No visible or apparent cemeteries lying within the subject property.
- 3.— Utilities available for this site as shown on Sketch, and should be verified before construction.
- 4.— Adequate ingress and egress to the premises is provided by 12th Street, Ocean Drive and 20' Alley. (Public Roads).
- 5.— Parking spaces on-street along the 12 Street and Ocean Drive.

## 11. NOTES CORRESPONDING TO SCHEDULE B-SECTION II:

### SUBJECT TO:

The exceptions of Schedule B-II appeared on Commitment File No. 5011612, prepared by First American Title National Title Insurance Company, effective date: June 6, 2016 at 8:00 AM, and furnished to the undersigned land surveyor to show any matter of records affecting the subject property as follows:

Item # 1 to 8: Not Addressed.

Item # 9.—Plat of Ocean Beach, Fla., Addition No. 2, recorded in Plat Book 2, Page 56 of the Public Records of Miami-Dade County, Florida. Does apply to the Subject property as shown.

Item # 10.— Order of the Board of Adjustment of the City of Miami Beach, Florida, recorded in Official Records Book 15291, Page 2045, Public Records of Miami-Dade County, Florida. Does apply to the Subject Property containing blanket conditions.

Item # 11.— Modified Conditional Use Permit by the Planning Board of the City of Miami Beach, Florida, recorded in Official Records Book 26712, Page 4562, Public Records of Miami-Dade County, Florida. Does apply to the Subject Property containing blanket conditions.

Item # 12.— Modified Conditional Use Permit by the Planning Board of the City of Miami Beach, Florida, recorded in Official Records Book 27274, Page 2831, Public Records of Miami-Dade County, Florida. Does apply to the Subject Property containing blanket conditions.

Item # 13 to 15: Not Addressed.

All of the recording information contained herein refers to the Public Records of Miami-Dade County, Florida, unless otherwise indicated.

## 12. CERTIFICATIONS:

Infinity 1200 Ocean Drive, LLC  
Holland & Knight LLP  
First American Title Insurance Company

### SURVEYOR'S CERTIFICATION:

This is to certify that this Map or Plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NPSP Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6a, 7a, b1, c, 8, 9, 11, 13 and 14 of Table A thereof. The fieldwork was completed on June 22, 2016.

Adopted by the Board of Governors, American Land Title Association, on October 8, 2015.  
American Land Title Association, 1800 M St., N.W. Suite 3005, Washington, D.C. 20036-5828. [www.alta.org](http://www.alta.org).

Adopted by the Board of Directors, National Society of Professional Surveyors, on October 9, 2015.  
National Society of Professional Surveyors, Inc., 5119 Pegasus Court, Suite Q, Frederick, MD 21704. <http://www.nsps.us.com>.

Not valid without the signature and the original raised seal of Florida Licensed Surveyor and Mapper. Additions or deletions to Map of ALTA/NPSP Land Title Survey by other than signing party or parties is prohibited without written consent of the signing party or parties.

### ABBREVIATIONS & LEGEND

A Arc	M Measured	Unknown Manhole	Fire Hydrant	Chain Link Fence
FND Found	Pg. Page	Sewer Manhole	Electric Box	Wood Fence
U.E. Utility Easement	R/W Right-of-Way	Telephone Manhole	Light Pole	Metal or plastic Fence
IP Iron Pipe	C Center Line	Water Meter	Utility Pole	Overhead Utility line
IR Iron Rebar	M Monument Line	Water Valve	Concrete Light Pole	Spot Elevation
N&D Nail & Disc	TBM Temporary Benchmark	CLP Catch basin	Property Corner	
COL Column	P/W Parkway			
P.B. Plat Book	W/P Water Pump			
P Record PLAT	ENC Encroachment			



## FormTech Land Surveying, Inc.

State of Florida LB # 7980  
12209 S.W. 129th Court, Miami, Florida, 33186  
Ph:(786)429-3029, (786)443-0285 and (786)443-0678  
www.formtechsurveyors.com email:info@formtechsurveyors.com

Seal: Job # 16-0650

Date: 06-22-2016  
Eugenia L. Formosa, P.S.M.  
State of Florida LS # 6660

Page 1 of 1

1200 OCEAN DRIVE

1200 OCEAN DRIVE  
MIAMI BEACH, FLORIDA 33139

SITE SURVEY

OWNER  
INFINITY 1200 OCEAN DRIVE, LLC  
1407 BROADWAY, 30TH FLOOR  
NEW YORK, NEW YORK 10018

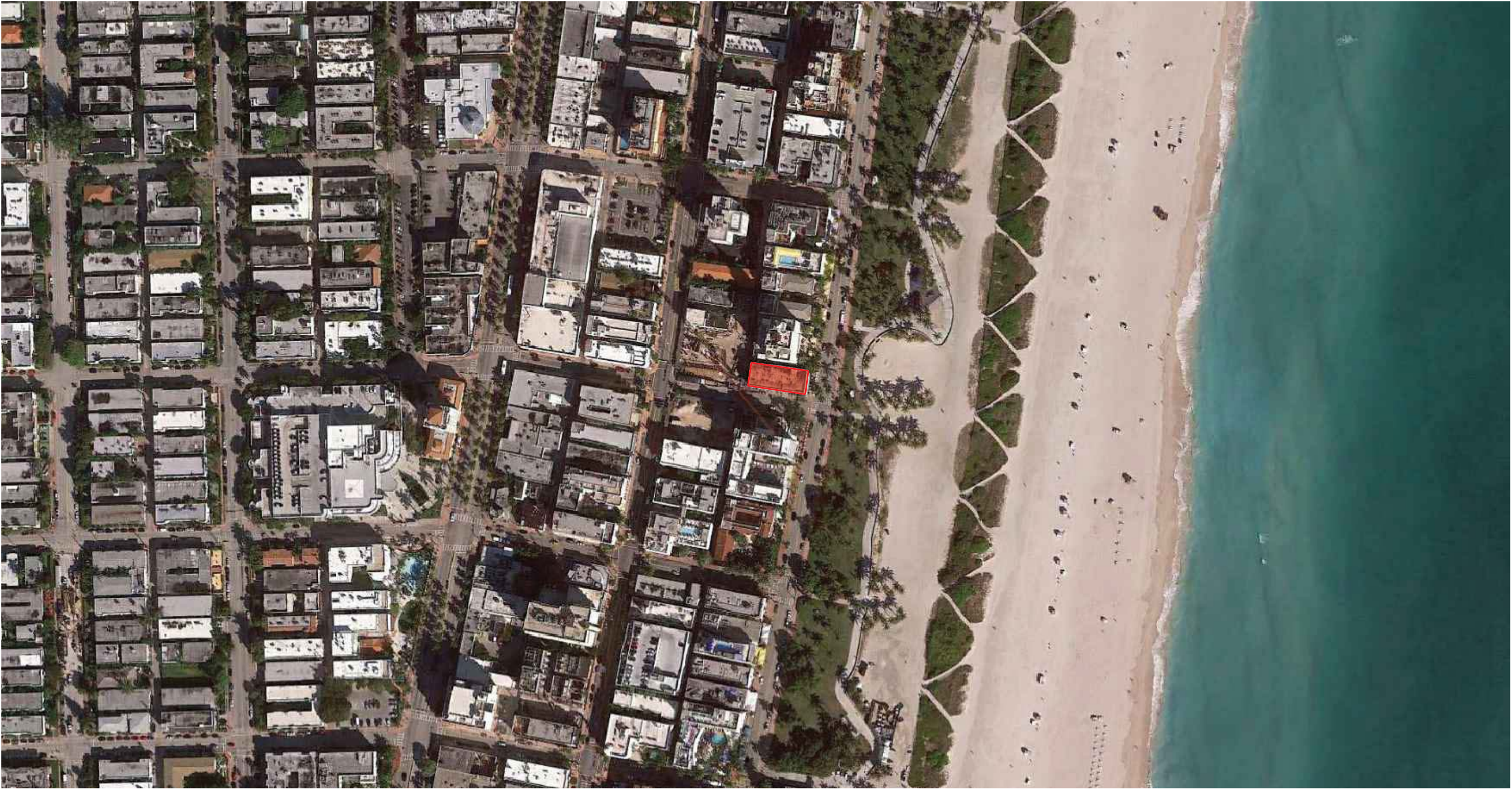
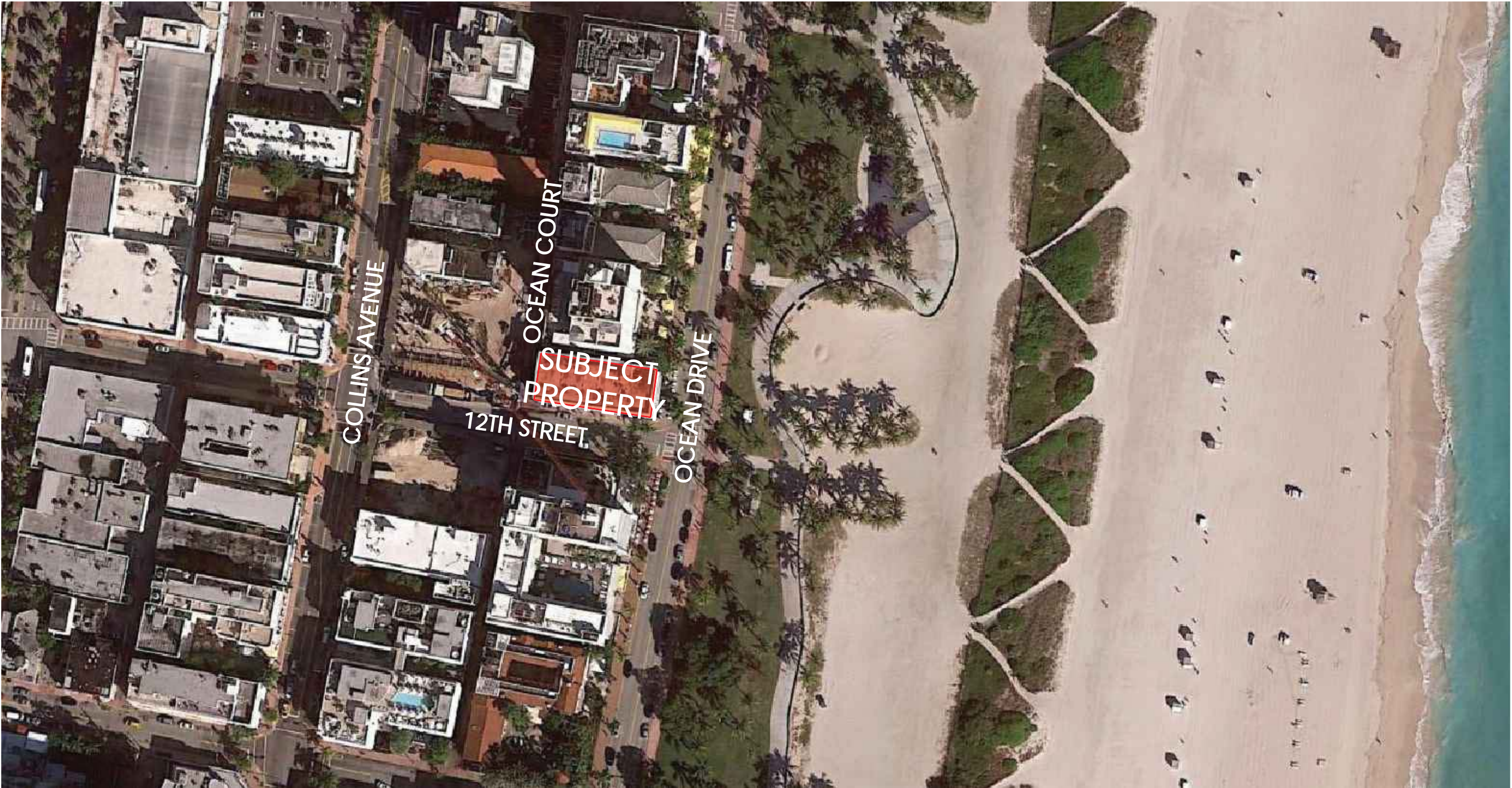
**DNB**  
DESIGN GROUP

2020 PONCE DE LEON BOULEVARD  
CORAL GABLES, FLORIDA 33134  
MAIN: 305.444.5545  
FAX: 305.444.5509

BUILDING RENOVATIONS		
PROJECT CRITERIA - ZONING / SETBACKS / OVERVIEW		
ADDRESS		
1200 OCEAN DRIVE		
MIAMI BEACH, FL		
ZONING CLASSIFICATION		
MIXED USE ENTERTAINMENT (MXE)		
BUILDING CLASSIFICATION		
OCCUPANCY GROUP	GROUP "R-2"	
TYPE OF CONSTRUCTION: TYPE IIIB		
ALTERATION LEVEL 2 (FBC - SEC 404.1)		
LOT SIZE: 7,406 SQFT		
FLORIDA BUILDING CODE EXISTING 2014 USE FOR DESIGN STANDARDS		
FLORIDA FIRE PREVENTION CODE 2014 NFPA101 USE FOR DESIGN STANDARDS		
FLOOD MANAGE INFORMATION		
FLOOD ZONE	AE	
BASE FLOOD ELEVATION	9'	
LOWEST FFE OF HABITABLE SPACE	7.95'	
LOWEST GRADE ELEVATION ADJECENT TO BUILDING	7.18'	
HIGHEST GRADE ELEVATION ADJECENT TO BUILDING	7.42'	
LOWEST ELEVATION OF EQUIPMENT SERVICING THE BUILDING	9.73'	
FIRM MAP NUMBER	12086C0317	
ALL ELEVATIONS REFERRED TO NGVD 1929		
Classification of Structure for Flood-Resistant Design and Construction		CATEGORY II
SETBACKS	ALLOWED	EXISTING
FRONT	10'-0"	5'-1"
REAR	0'-0"	0'-0"
SIDE (12th STREET)	5'-0"	0'-6"
SIDE (INTERIOR)	5'-0"	5'-0"
BUILDING HEIGHT	ALLOWED	EXISTING
STORIES	5-STORIES - 50'-0"	3-STORIES - 43'-5"

UNIT S.F. (HOTEL ROOMS)		
UNIT #	S.F.	
UNIT #104	299 S.F.	
UNIT #107	363 S.F.	
UNIT #113	351 S.F.	
UNIT #114	295 S.F.	
UNIT #118	363 S.F.	
UNIT #124	346 S.F.	
TOTAL: 6	2,017 S.F.	AVE 336 S.F

UNIT S.F. (SUITES)		
UNIT #	S.F.	
UNIT #101	453 S.F.	
UNIT #102	430 S.F.	
UNIT #103	454 S.F.	
UNIT #105	442 S.F.	
UNIT #106	425 S.F.	
UNIT #108	486 S.F.	
UNIT #109	448 S.F.	
UNIT #110	432 S.F.	
UNIT #111	419 S.F.	
UNIT #112	717 S.F.	
UNIT #115	996 S.F.	
UNIT #116	442 S.F.	
UNIT #117	425 S.F.	
UNIT #119	486 S.F.	
UNIT #120	448 S.F.	
UNIT #121	432 S.F.	
UNIT #122	419 S.F.	
UNIT #123	436 S.F.	
TOTAL: 18	8,790 S.F.	AVE 488 S.F





1 OCEAN COURT



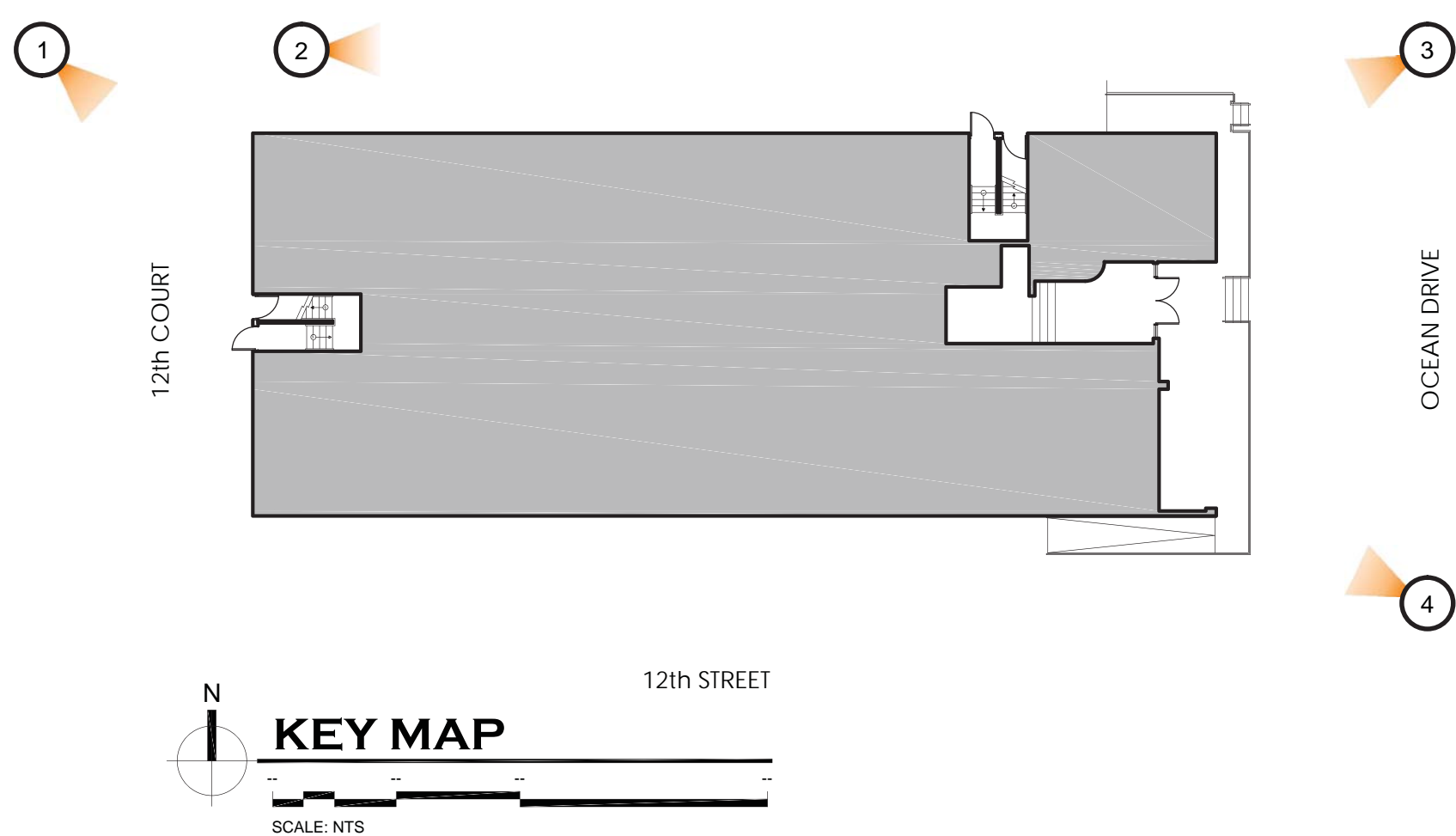
2 NORTH ALLEY



3 OCEAN DRIVE



4 OCEAN DRIVE & 12TH STREET



# 1200 OCEAN DRIVE

1200 OCEAN DRIVE  
MIAMI BEACH, FLORIDA 33139

## EXTERIOR EXISTING CONDITIONS C-2

OWNER  
INFINITY 1200 OCEAN DRIVE, LLC  
1407 BROADWAY, 30TH FLOOR  
NEW YORK, NEW YORK 10018

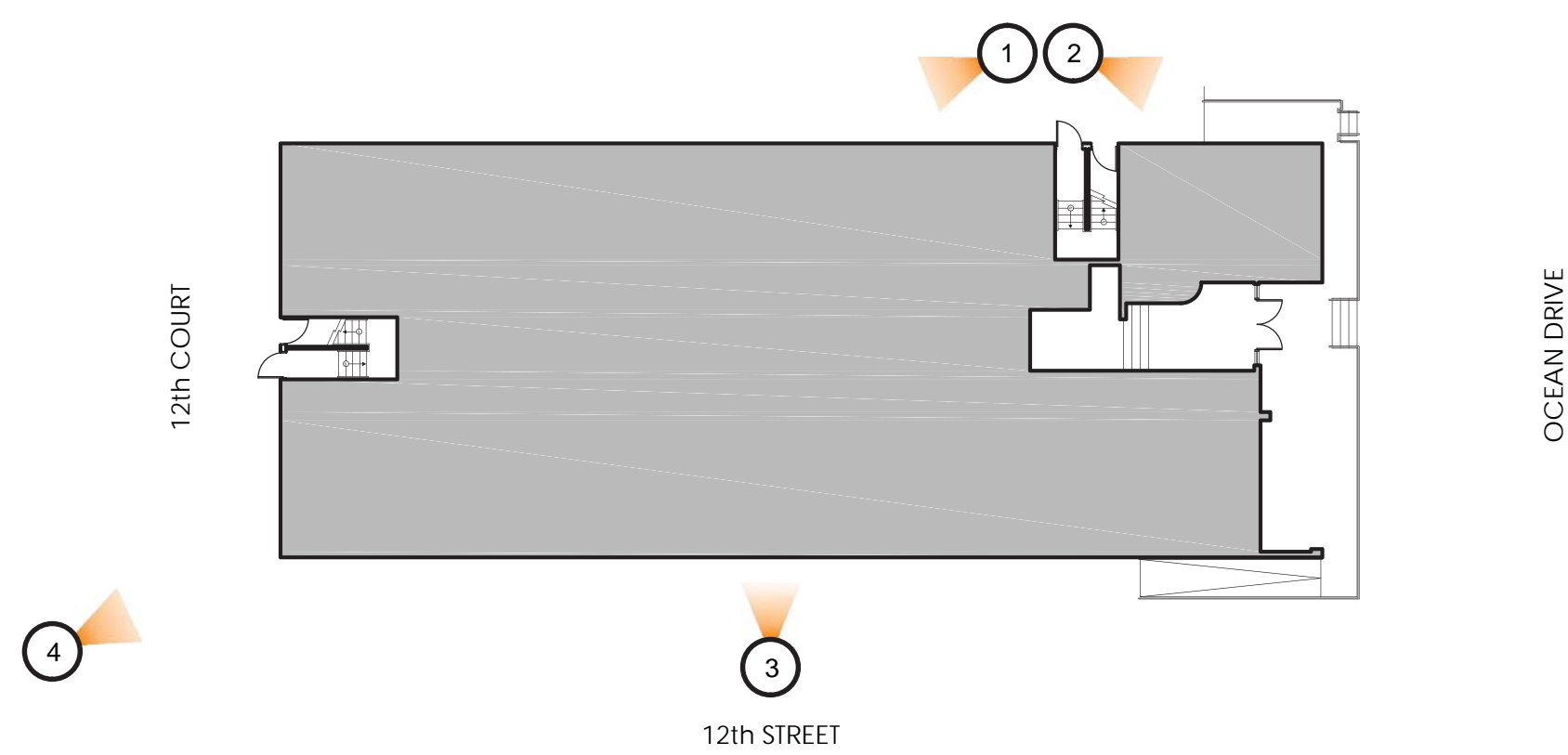
**DNB**  
DESIGN GROUP  
2020 PONCE DE LEON BOULEVARD  
CORAL GABLES, FLORIDA 33134  
MAIN: 305.444.5545  
FAX: 305.444.5509



1 NORTH ALLEY



2 NORTH ALLEY



3 12TH STREET



4 12TH STREET & OCEAN COURT

## 1200 OCEAN DRIVE

1200 OCEAN DRIVE  
MIAMI BEACH, FLORIDA 33139

## EXTERIOR EXISTING CONDITIONS C-3

OWNER  
INFINITY 1200 OCEAN DRIVE, LLC  
1407 BROADWAY, 30TH FLOOR  
NEW YORK, NEW YORK 10018

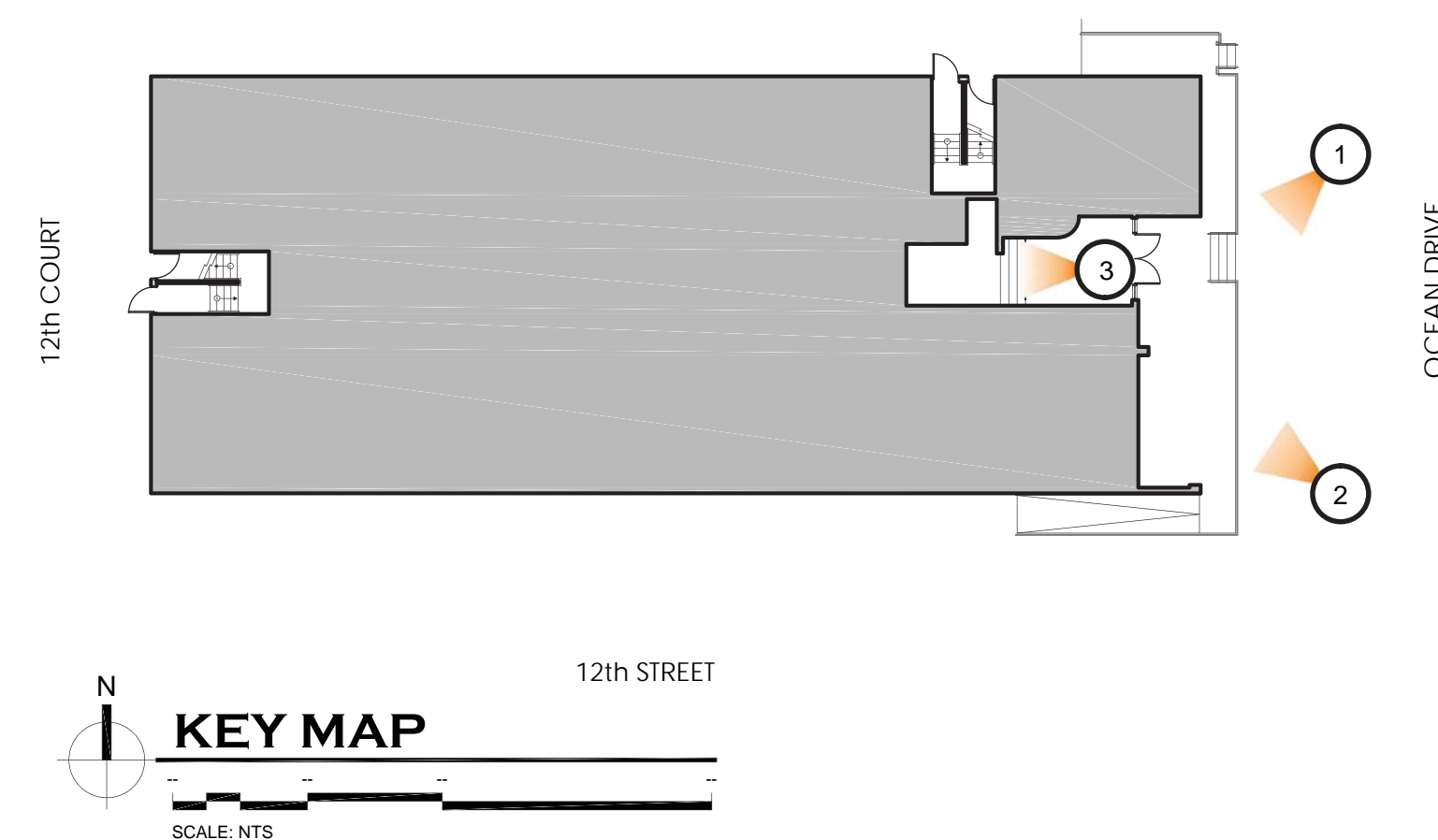
**DNB**  
DESIGN GROUP  
2020 PONCE DE LEON BOULEVARD  
CORAL GABLES, FLORIDA 33134  
MAIN: 305.444.5545  
FAX: 305.444.5509



1 OCEAN DRIVE



2 OCEAN DRIVE



3 EXISTING LOBBY

## 1200 OCEAN DRIVE

1200 OCEAN DRIVE  
MIAMI BEACH, FLORIDA 33139

## EXTERIOR EXISTING CONDITIONS C-4

OWNER  
INFINITY 1200 OCEAN DRIVE, LLC  
1407 BROADWAY, 30TH FLOOR  
NEW YORK, NEW YORK 10018

**DNB**  
DESIGN GROUP  
2020 PONCE DE LEON BOULEVARD  
CORAL GABLES, FLORIDA 33134  
MAIN: 305.444.5545  
FAX: 305.444.5509



OCEAN DRIVE - CIRCA 1970



OCEAN DRIVE & 12TH STREET - CIRCA 1970



OCEAN COURT - CIRCA 1970



LOBBY - CIRCA 1970

## 1200 OCEAN DRIVE

1200 OCEAN DRIVE  
MIAMI BEACH, FLORIDA 33139

## HISTORIC PHOTOS C-5

OWNER  
INFINITY 1200 OCEAN DRIVE, LLC  
1407 BROADWAY, 30TH FLOOR  
NEW YORK, NEW YORK 10018

**DNB**  
DESIGN GROUP  
2020 PONCE DE LEON BOULEVARD  
CORAL GABLES, FLORIDA 33134  
MAIN: 305.444.5545  
FAX: 305.444.5509



OCEAN DRIVE - CIRCA 1959



OCEAN DRIVE - CIRCA 1970's



OCEAN DRIVE - CIRCA 1987



12TH STREET - CIRCA 1980's

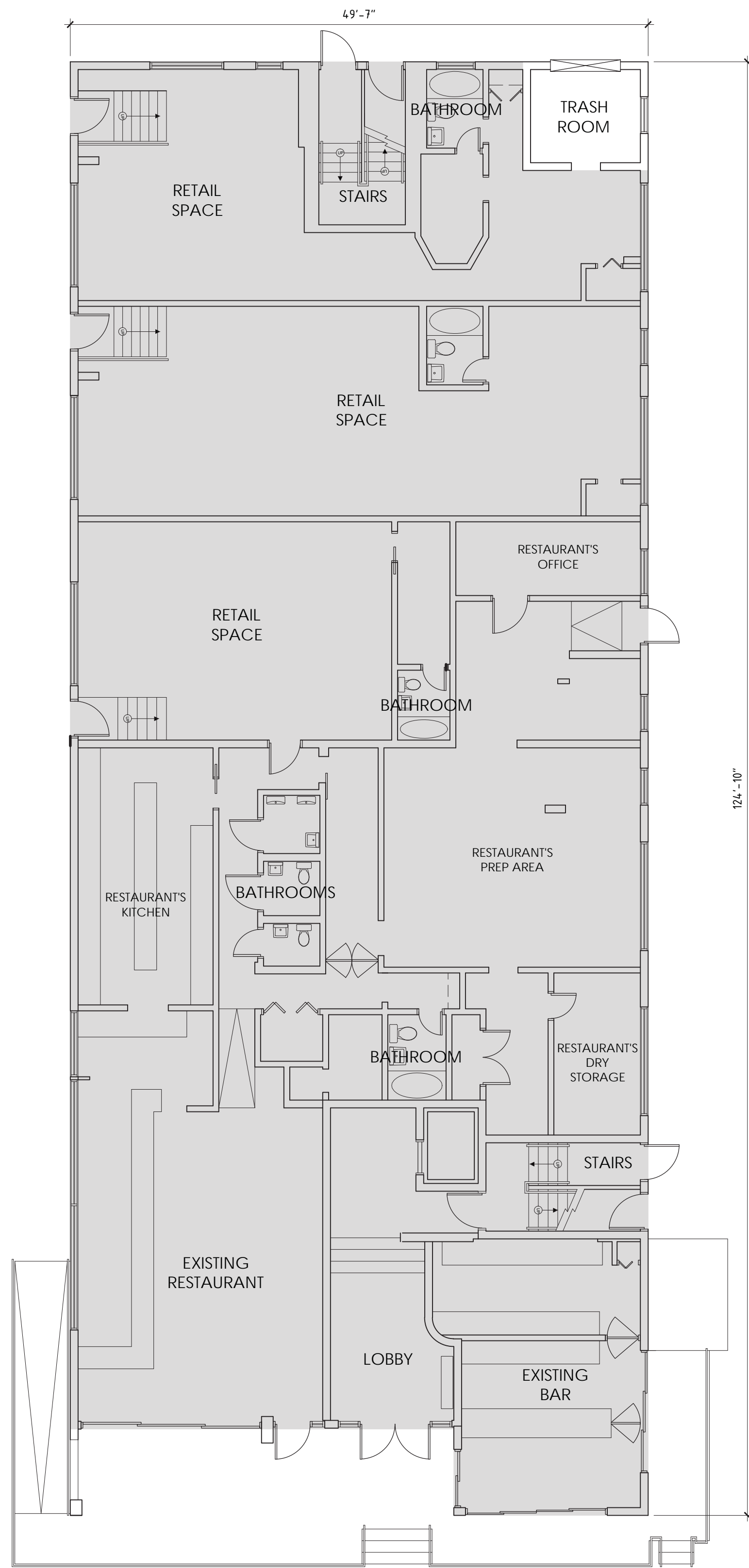
## 1200 OCEAN DRIVE

1200 OCEAN DRIVE  
MIAMI BEACH, FLORIDA 33139

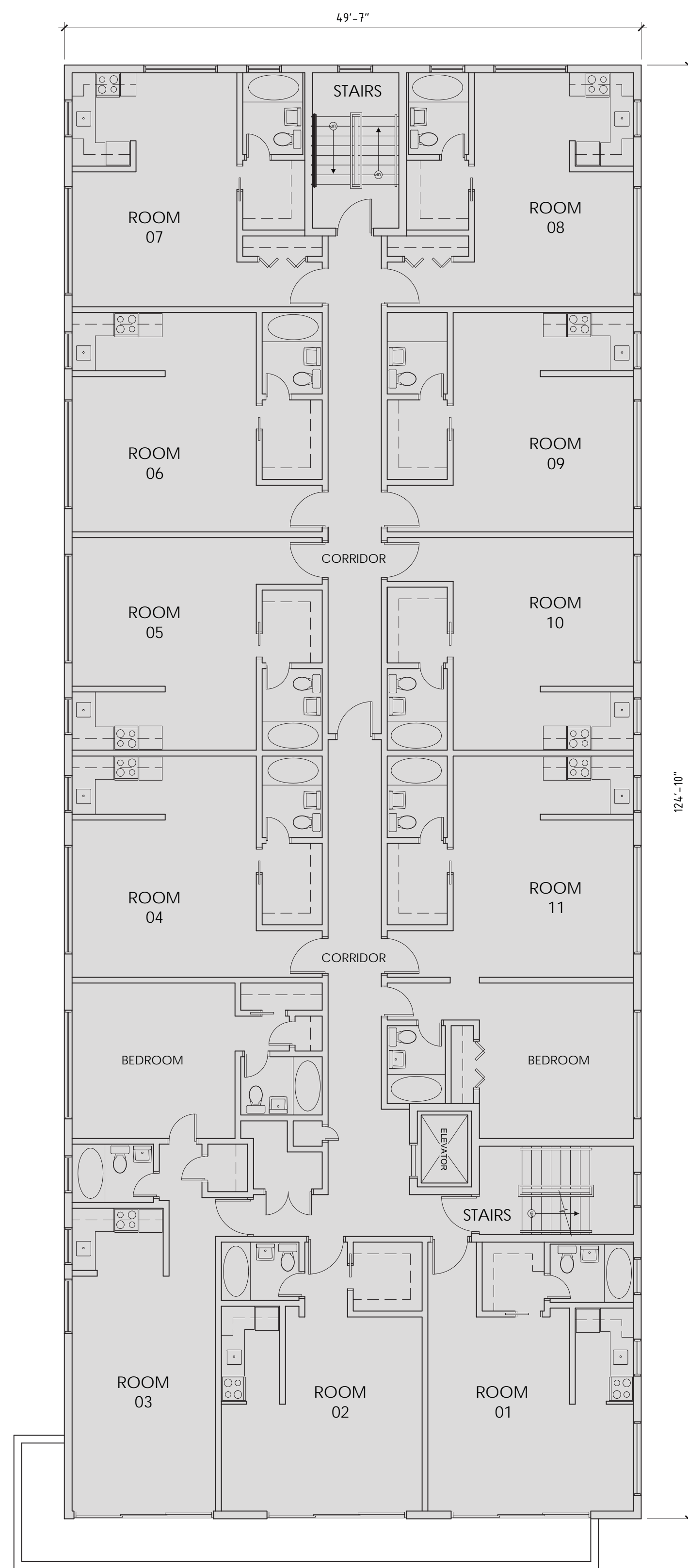
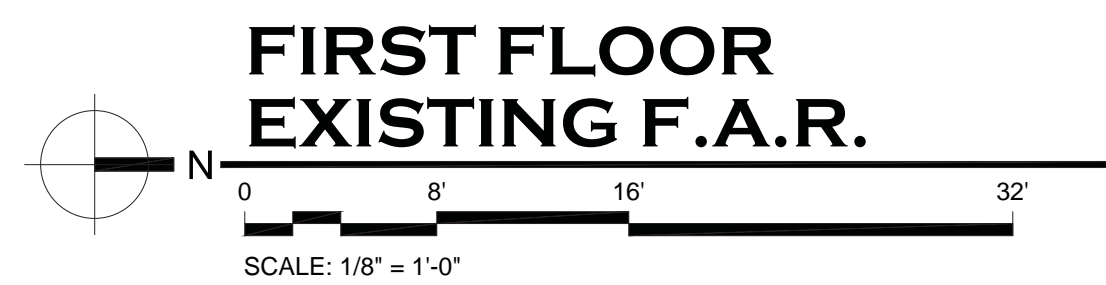
## HISTORIC PHOTOS C-6

OWNER  
INFINITY 1200 OCEAN DRIVE, LLC  
1407 BROADWAY, 30TH FLOOR  
NEW YORK, NEW YORK 10018

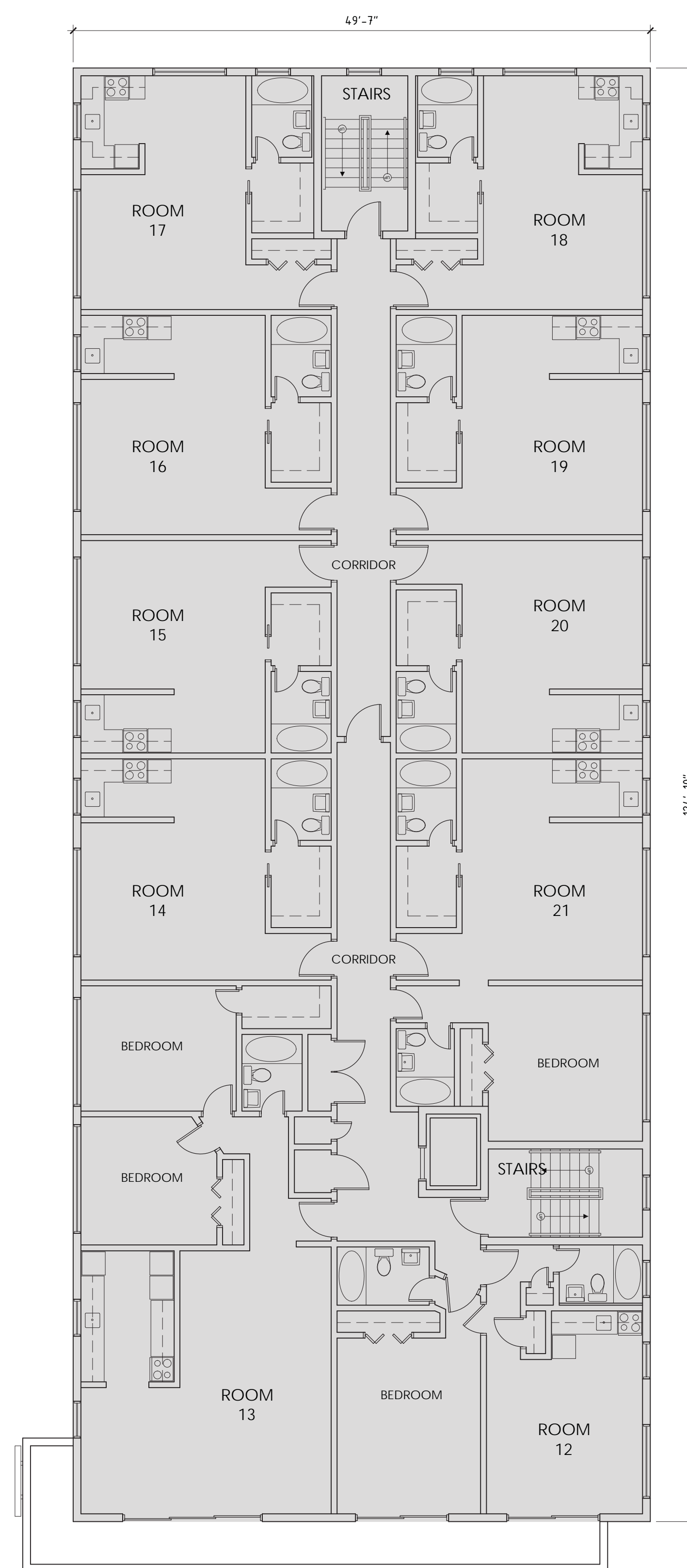
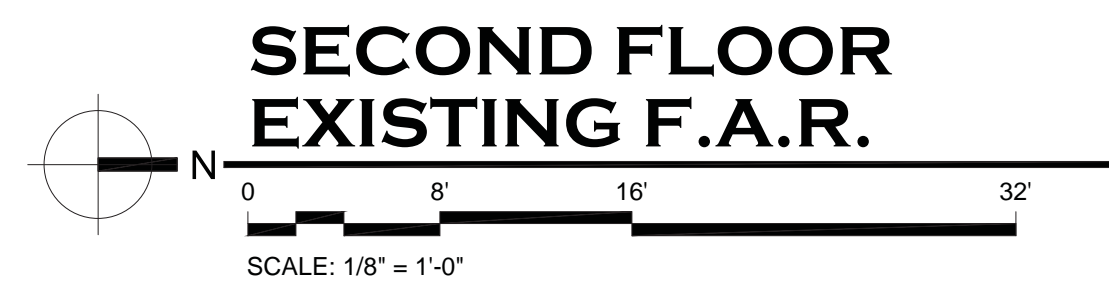
**DNB**  
DESIGN GROUP  
2020 PONCE DE LEON BOULEVARD  
CORAL GABLES, FLORIDA 33134  
MAIN: 305.444.5545  
FAX: 305.444.5509



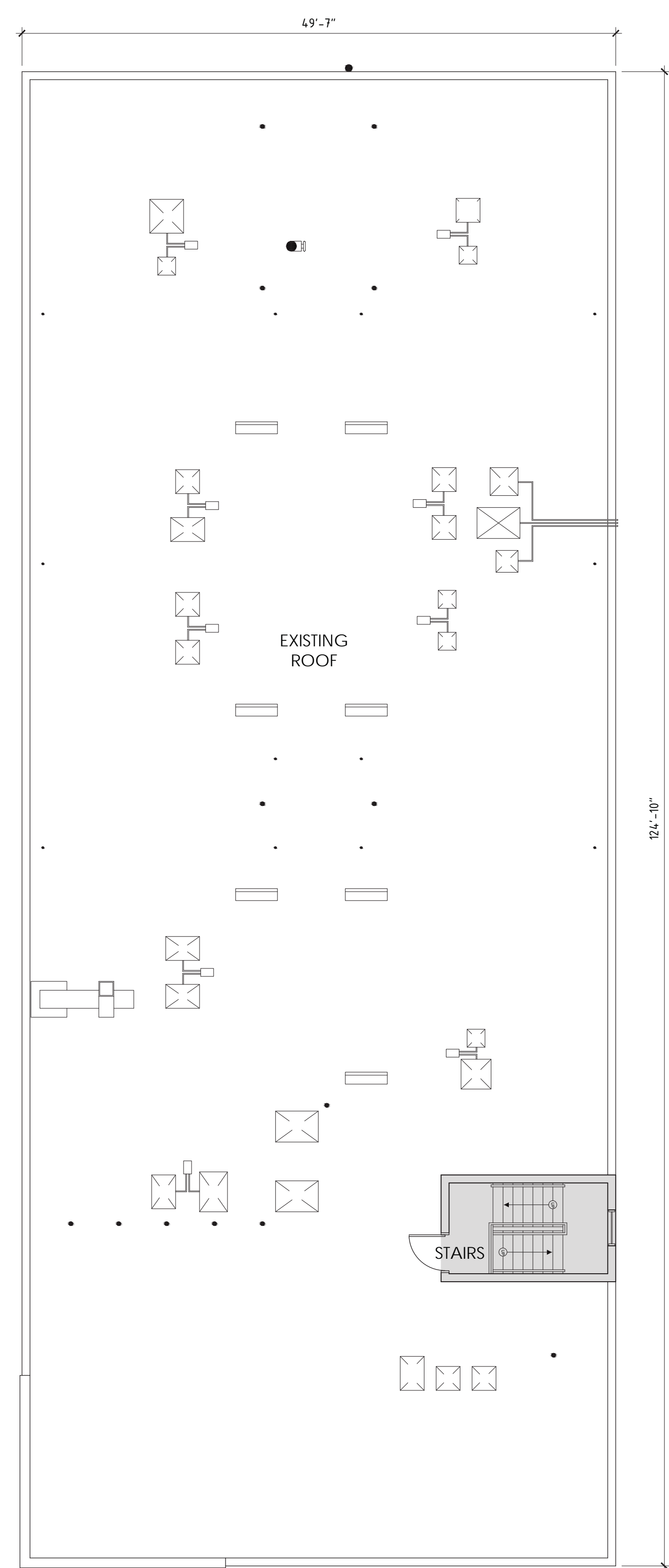
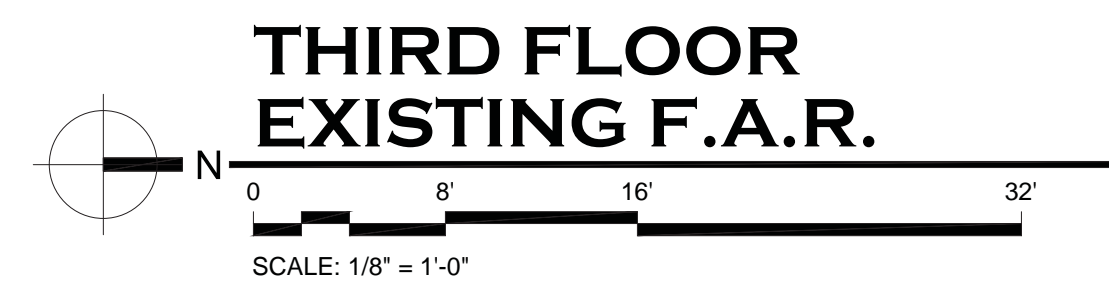
F.A.R. - 5,845 S.F.



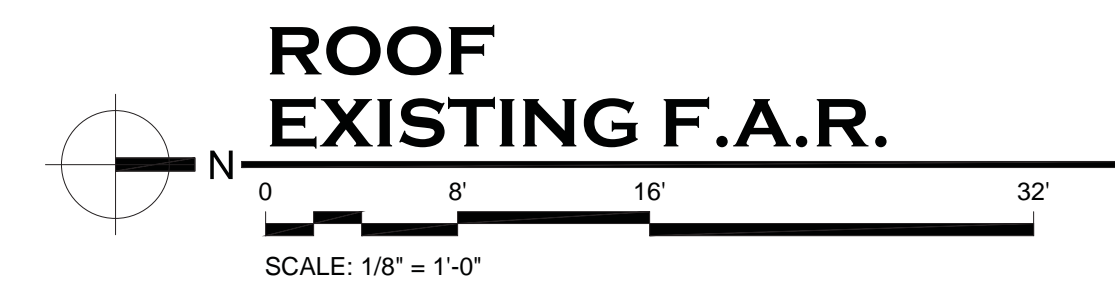
F.A.R. - 6,190 S.F.



F.A.R. - 6,190 S.F.



F.A.R. - 130 S.F.



F.A.R.
1ST FLOOR 5,845 S.F.
2nd FLOOR 6,190 S.F.
3rd FLOOR 6,190 S.F.
ROOF 130 S.F.
TOTAL 18,355 S.F.
EXISTING F.A.R. 2.48

1200 OCEAN DRIVE

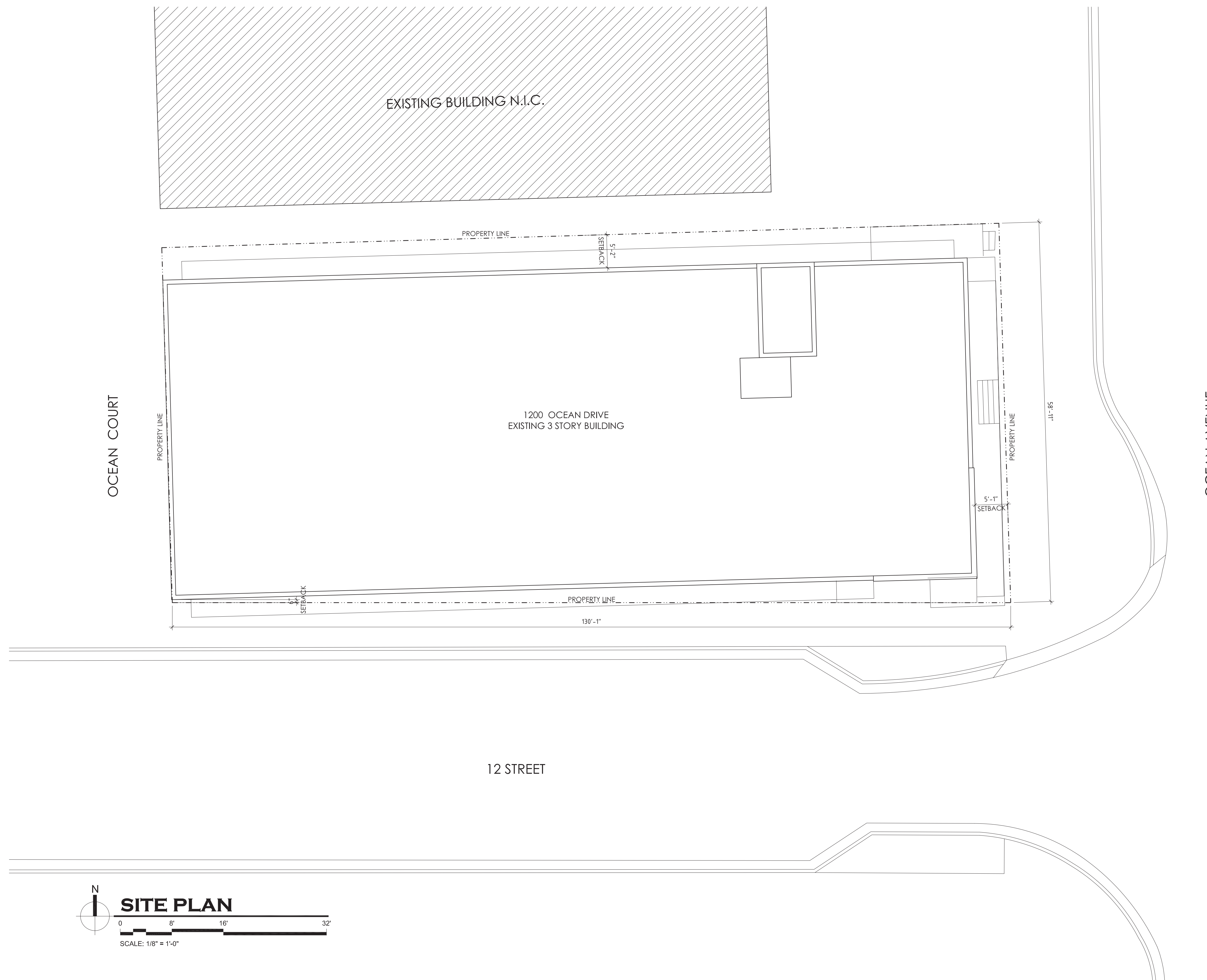
1200 OCEAN DRIVE  
MIAMI BEACH, FLORIDA 33139

EXISTING F.A.R. C-7

OWNER  
INFINITY 1200 OCEAN DRIVE, LLC  
1407 BROADWAY, 30TH FLOOR  
NEW YORK, NEW YORK 10018

**DNB**  
DESIGN GROUP

2020 PONCE DE LEON BOULEVARD  
CORAL GABLES, FLORIDA 33134  
MAIN: 305.444.5545  
FAX: 305.444.5509



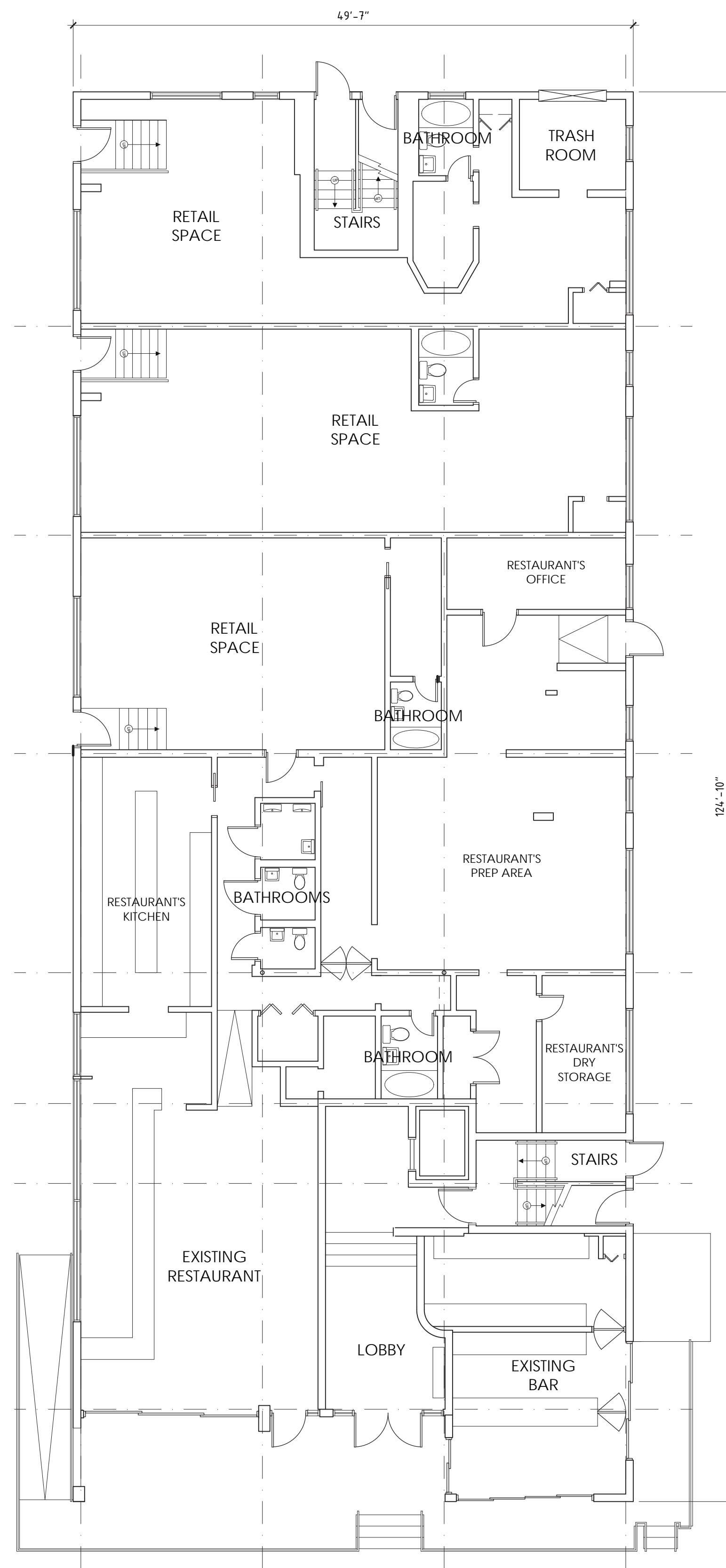
## 1200 OCEAN DRIVE

1200 OCEAN DRIVE  
MIAMI BEACH, FLORIDA 33139

## EXISTING SITE PLANS EX-1

OWNER  
INFINITY 1200 OCEAN DRIVE, LLC  
1407 BROADWAY, 30TH FLOOR  
NEW YORK, NEW YORK 10018

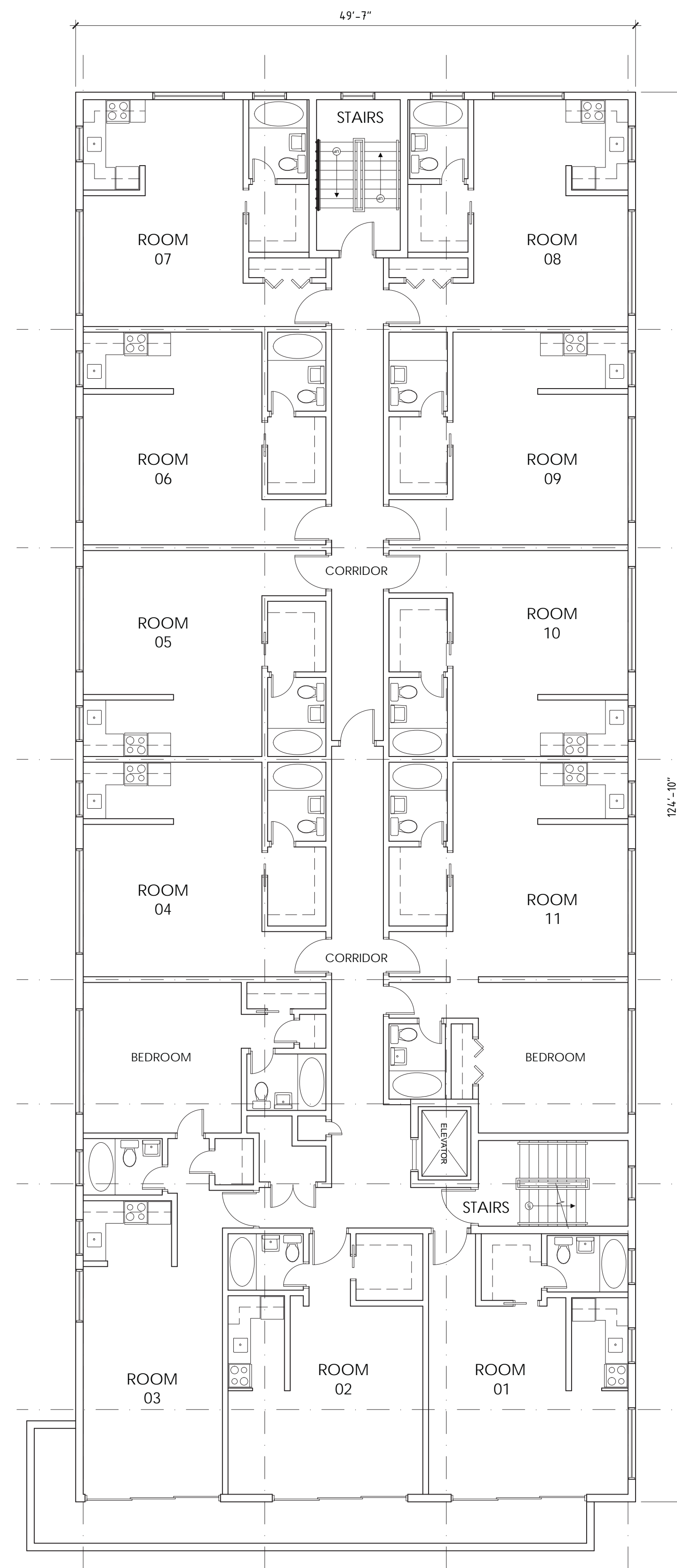
**DNB**  
DESIGN GROUP  
2020 PONCE DE LEON BOULEVARD  
CORAL GABLES, FLORIDA 33134  
MAIN: 305.444.5545  
FAX: 305.444.5509



**FIRST FLOOR  
EXISTING PLAN**

0 8' 16' 32'

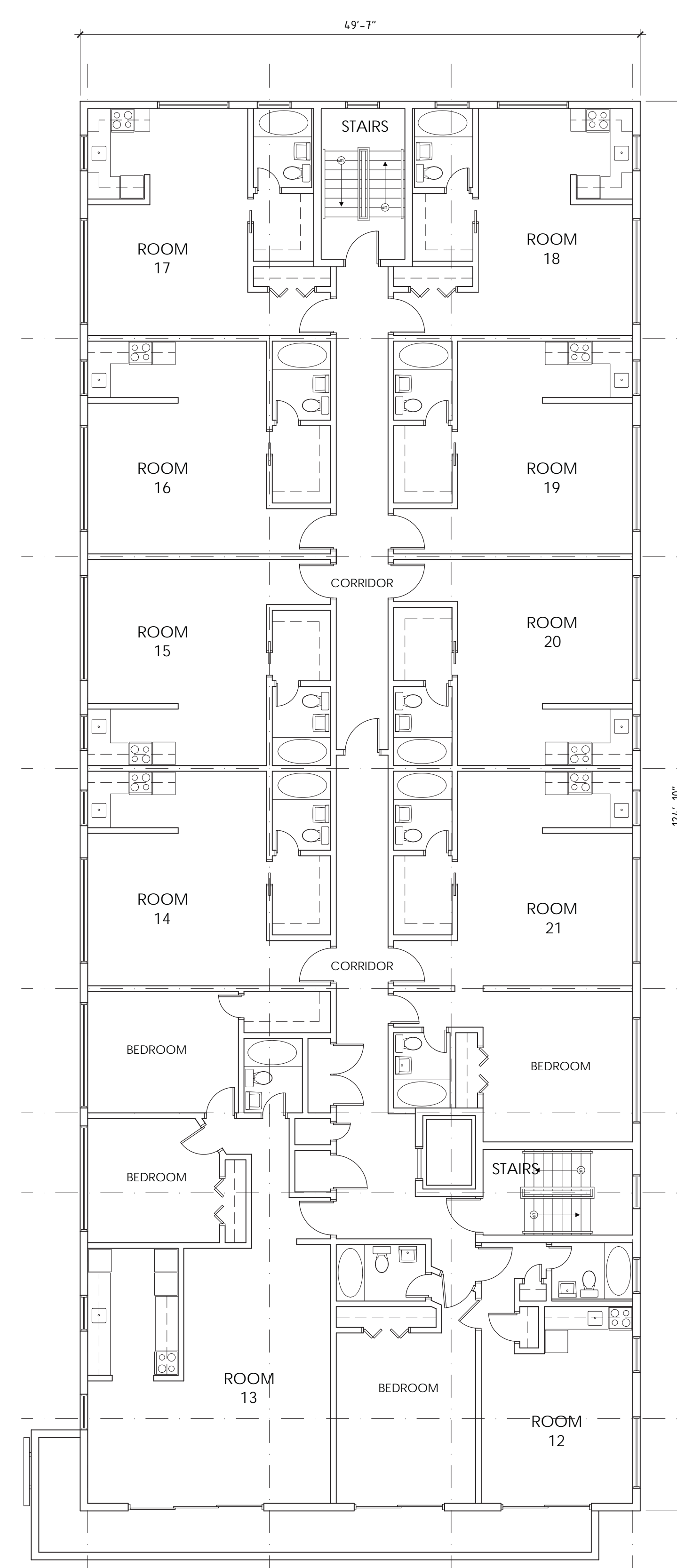
SCALE: 1/8" = 1'-0"



**SECOND FLOOR  
EXISTING PLAN**

0 8' 16' 32'

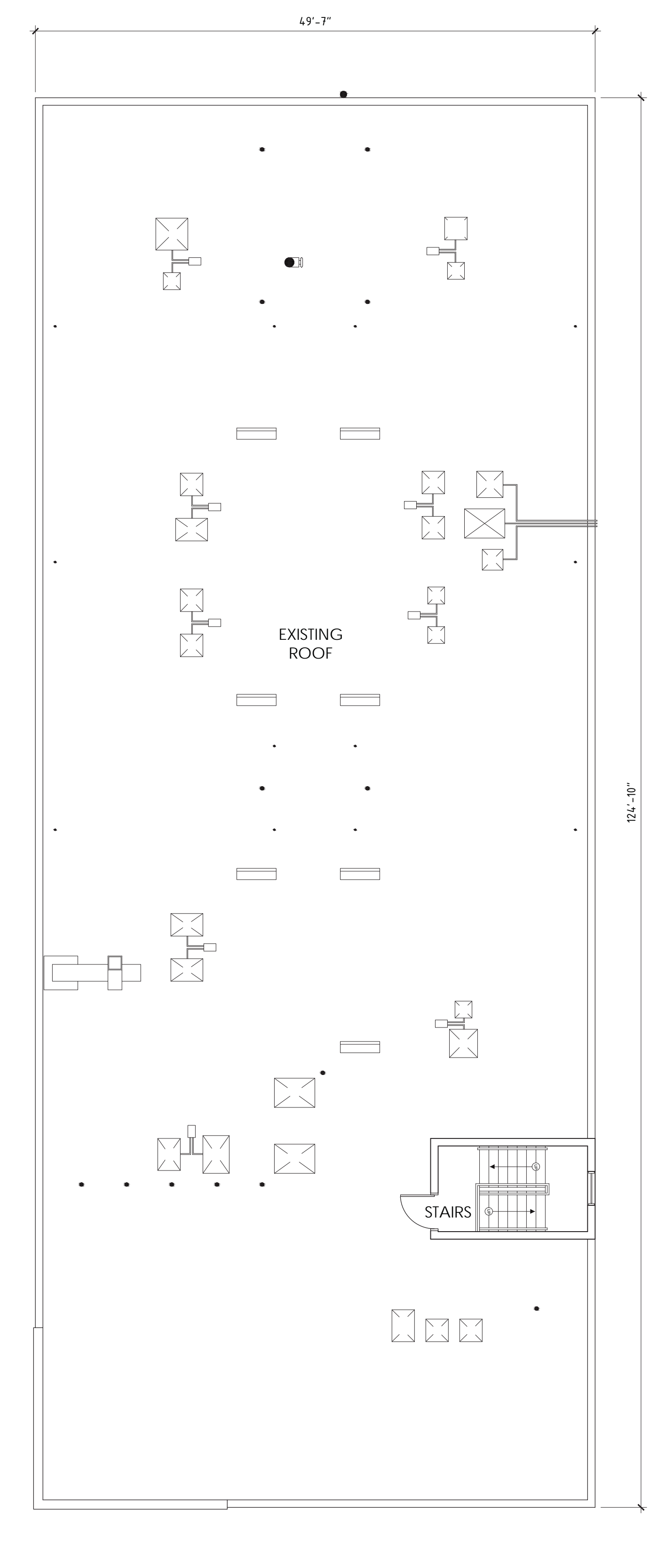
SCALE: 1/8" = 1'-0"



**THIRD FLOOR  
EXISTING PLAN**

0 8' 16' 32'

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



**ROOF  
EXISTING PLAN**

0 8' 16' 32'

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

## 1200 OCEAN DRIVE

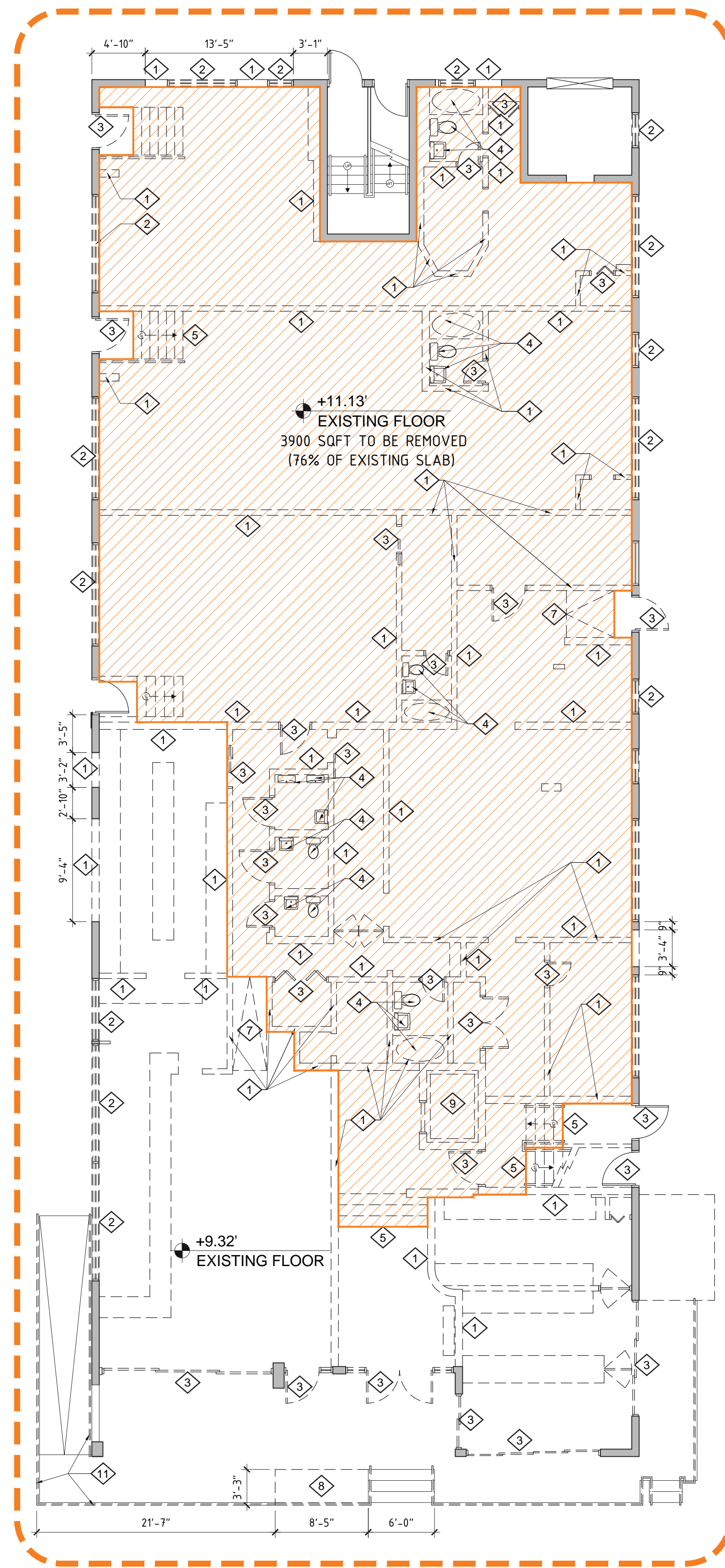
1200 OCEAN DRIVE  
MIAMI BEACH, FLORIDA 33139

## EXISTING PLANS EX-2

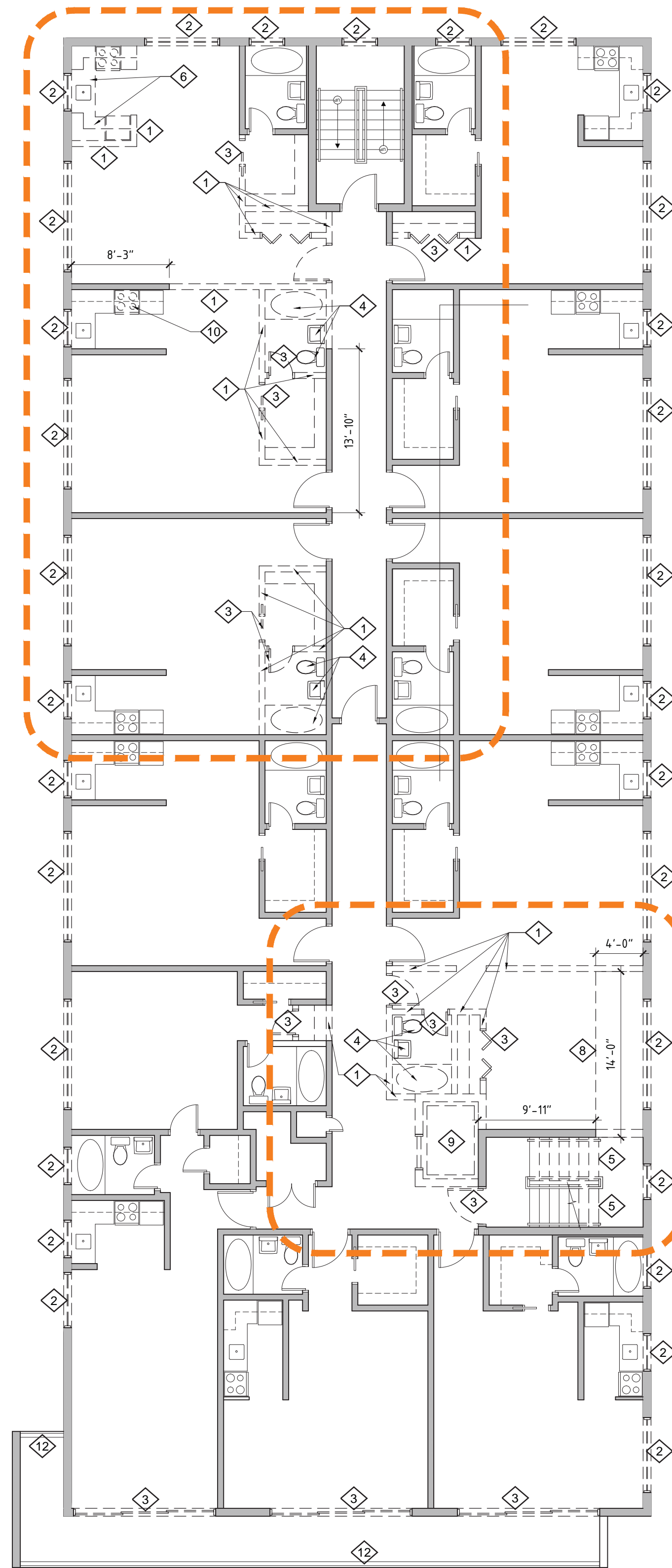
OWNER  
INFINITY 1200 OCEAN DRIVE, LLC  
1407 BROADWAY, 30TH FLOOR  
NEW YORK, NEW YORK 10018

**DNB**  
DESIGN GROUP

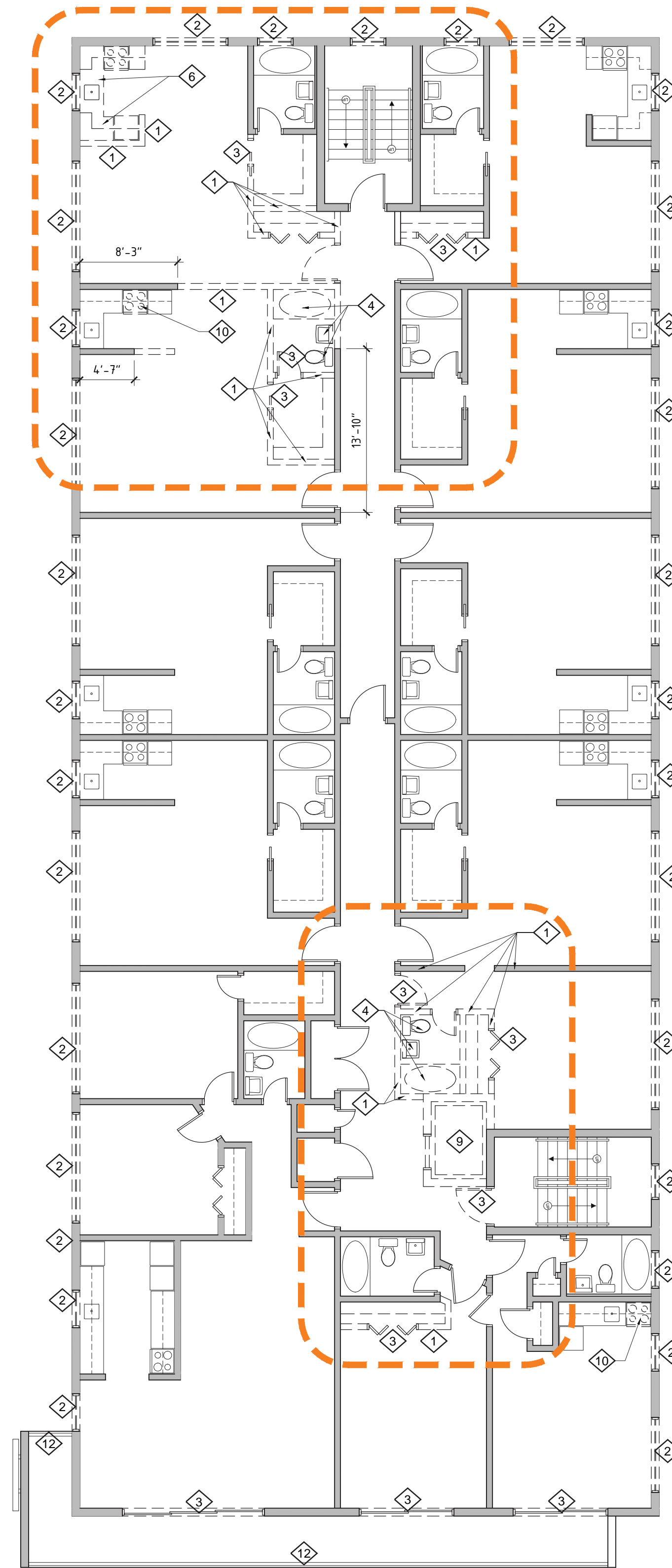
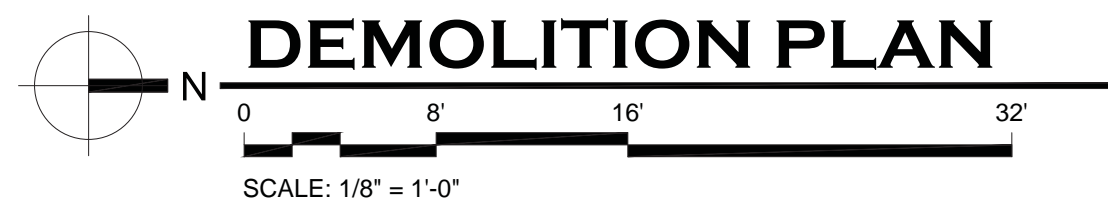
2020 PONCE DE LEON BOULEVARD  
CORAL GABLES, FLORIDA 33134  
MAIN: 305.444.5545  
FAX: 305.444.5509



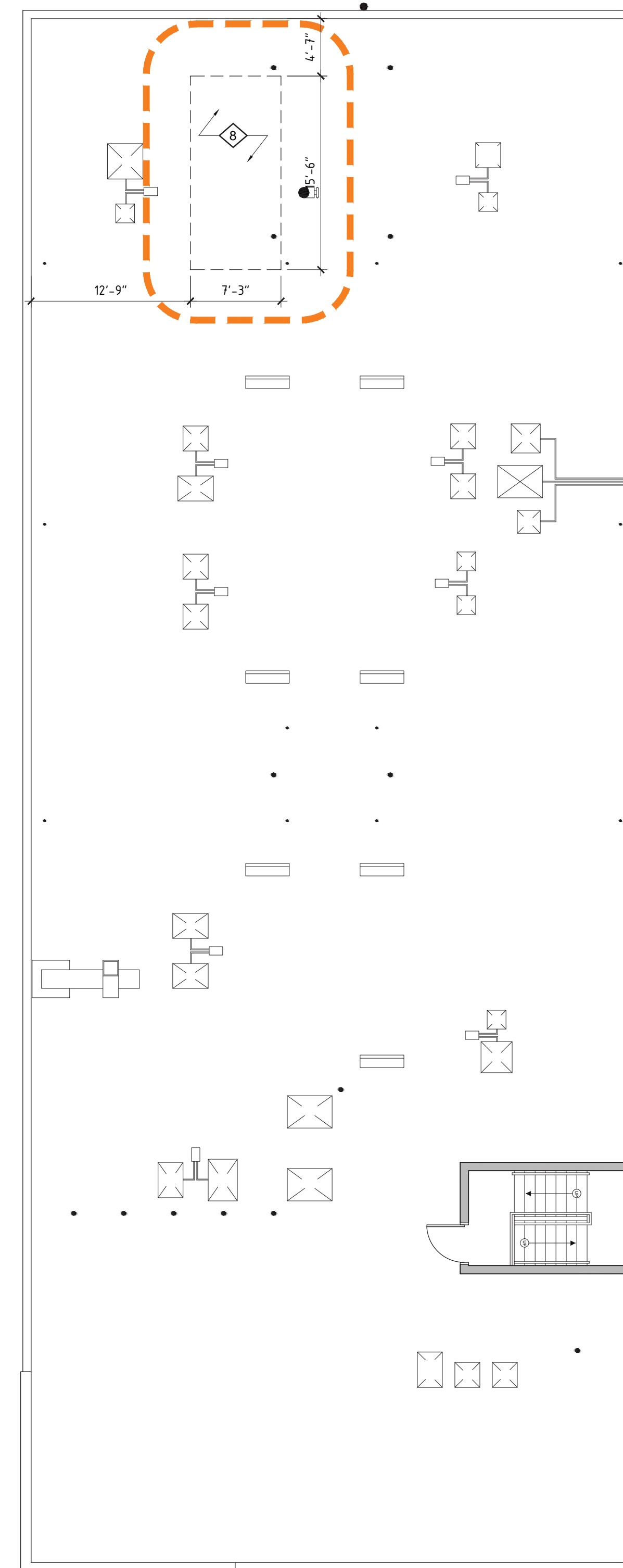
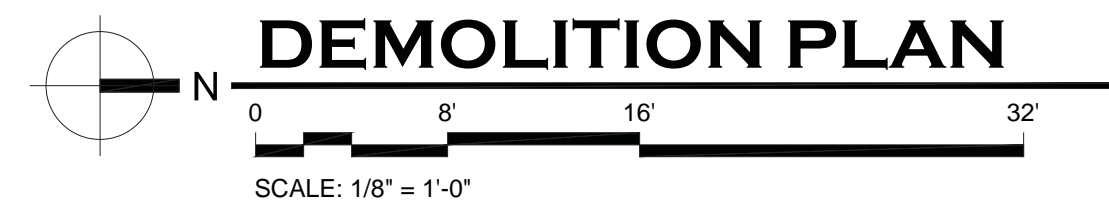
**FIRST FLOOR  
DEMOLITION PLAN**



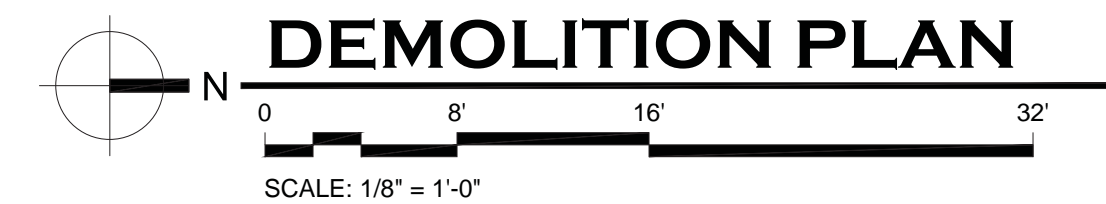
**SECOND FLOOR  
DEMOLITION PLAN**



**THIRD FLOOR  
DEMOLITION PLAN**



**ROOF  
DEMOLITION PLAN**



**DEMOLITION PLAN LEGEND**

- EXIST WALL/PARTITION TO REMAIN
- EXIST WALL/PARTITION TO REMOVE
- EXIST DOOR TO BE REMOVED

**DEMOLITION KEYNOTES**

- 1 EXISTING WALL TO BE REMOVED
- 2 EXISTING WINDOW + FRAME TO BE REMOVED
- 3 EXISTING DOOR + FRAME TO BE REMOVED
- 4 EXISTING PLUMBING FIXTURES TO BE REMOVED
- 5 EXISTING STAIRS AND RAILING TO BE REMOVED
- 6 EXISTING MILLWORK AND KITCHEN EQUIPMENT TO BE REMOVE
- 7 EXISTING RAMP AND RAILING TO BE REMOVED
- 8 PORTION OF EXISTING FLOOR TO BE REMOVED
- 9 EXISTING ELEVATOR AND SHAFT TO BE REMOVED
- 10 EXISTING KITCHEN APPLIANCE TO BE REMOVED
- 11 EXISTING RAILINGS TO BE REMOVED
- 12 EXISTING RAILINGS TO BE REFURBISHED
- FINISHED FLOOR TO BE LOWERED FROM +11.13' TO +9.32'

3900 S.F. (76%) TO BE REMOVED

A VARIANCE WILL BE REQUIRED SINCE MORE THEN 75% OF THE FIRST FLOOR SLAB WILL NOT BE MAINTAINED

1200 OCEAN DRIVE

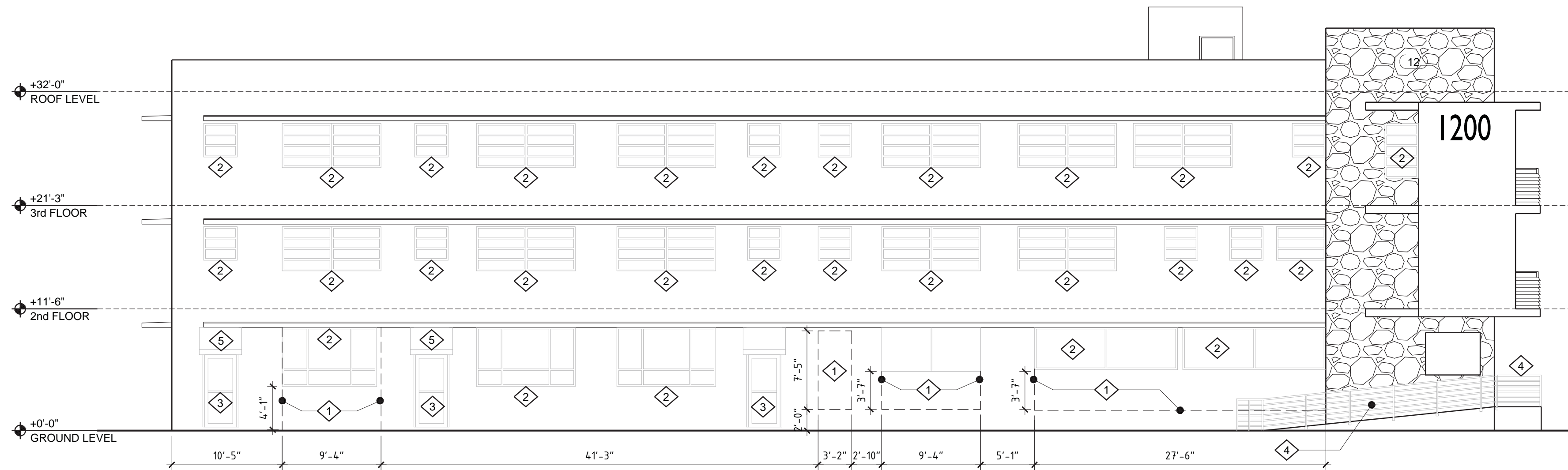
1200 OCEAN DRIVE  
MIAMI BEACH, FLORIDA 33139

DEMOLITION PLANS D-1

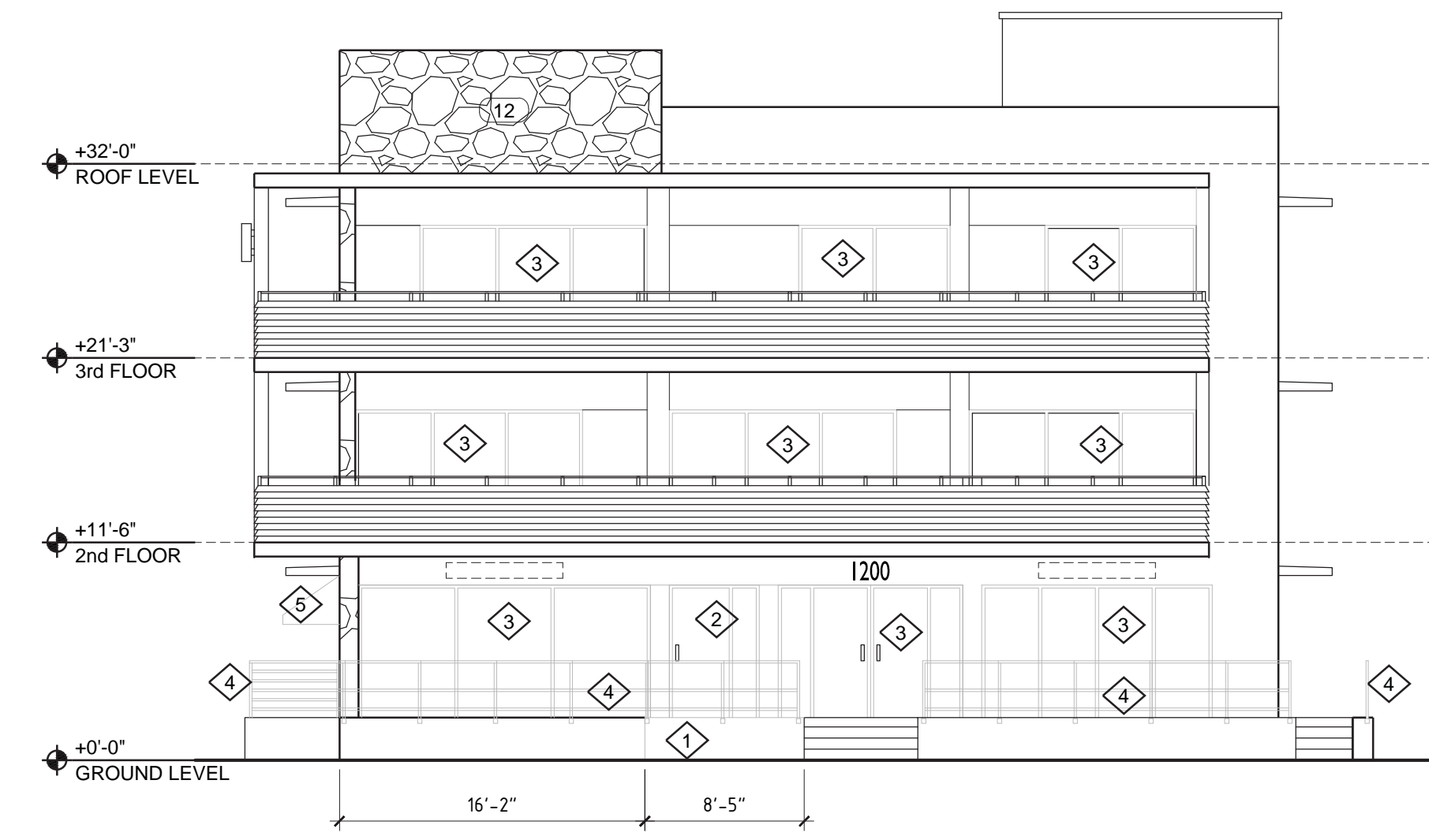
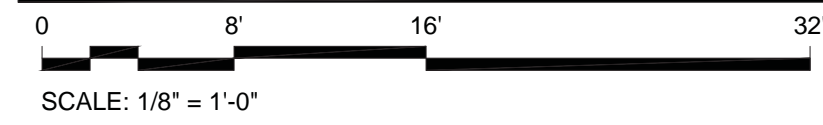
OWNER  
INFINITY 1200 OCEAN DRIVE, LLC  
1407 BROADWAY, 30TH FLOOR  
NEW YORK, NEW YORK 10018

**DNB**  
DESIGN GROUP

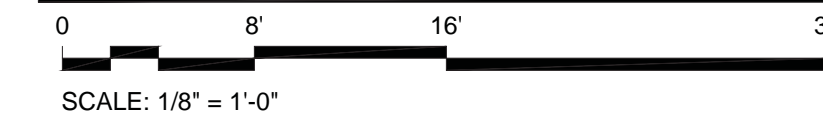
2020 PONCE DE LEON BOULEVARD  
CORAL GABLES, FLORIDA 33134  
MAIN: 305.444.5545  
FAX: 305.444.5509



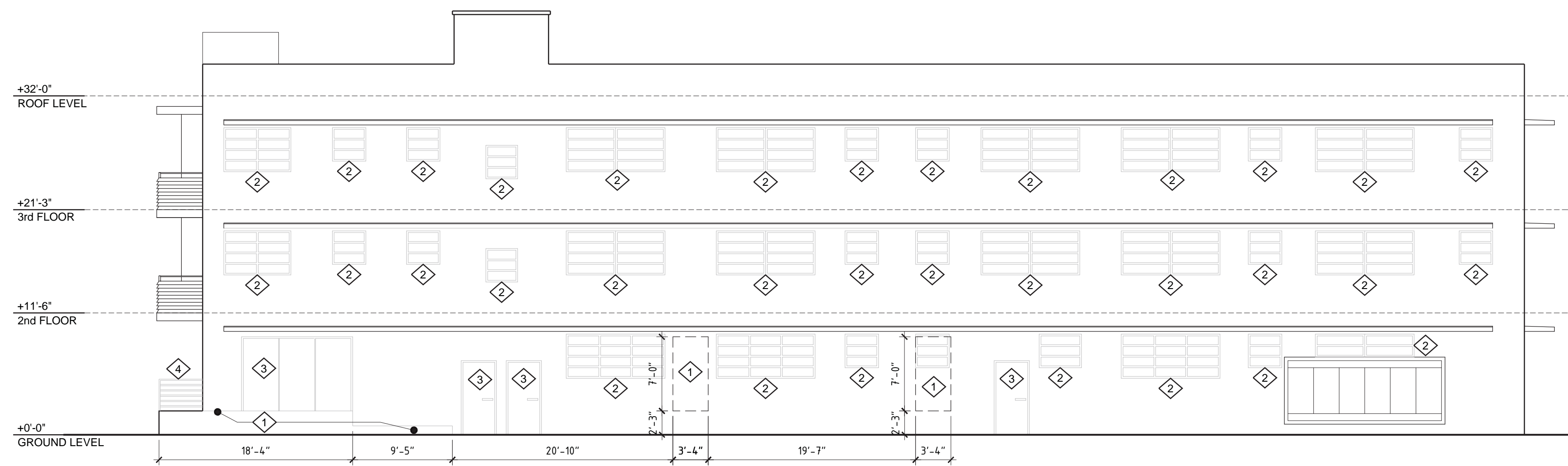
**SOUTH ELEVATION (DEMOLITION )**



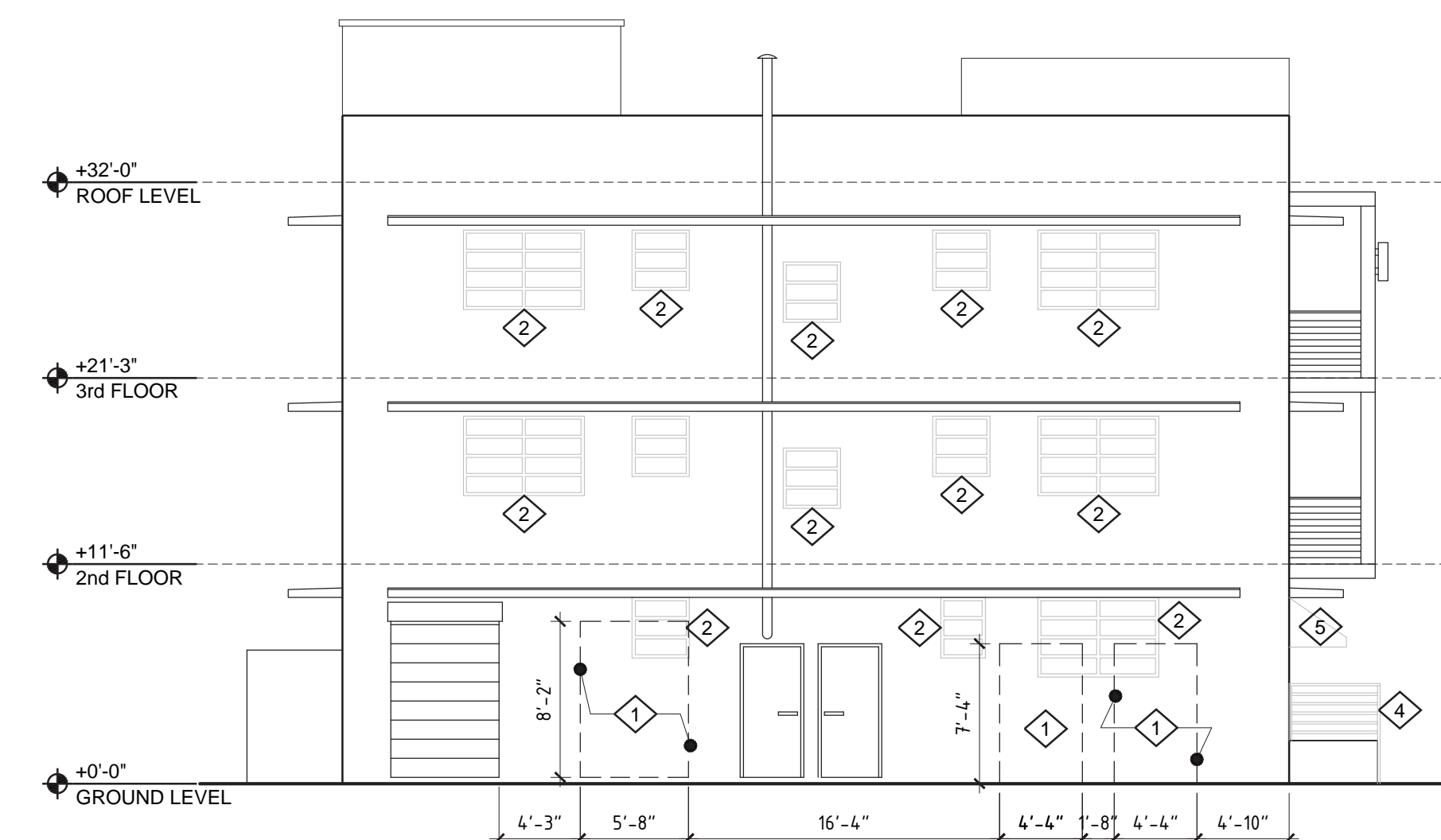
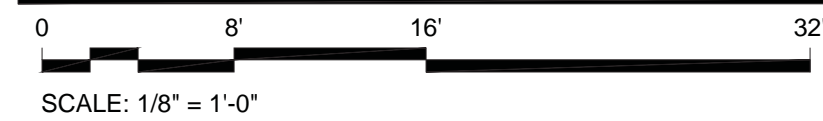
**EAST ELEVATION (DEMOLITION )**



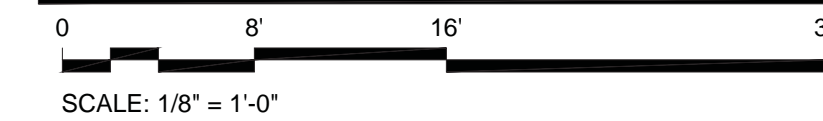
DEMOLITION KEYNOTES	
	EXISTING WALL TO BE REMOVED
	EXISTING WINDOW + FRAME TO BE REMOVED
	EXISTING DOOR + FRAME TO BE REMOVED
	EXISTING RAILINGS TO BE REMOVED
	EXISTING AWNINGS TO BE REMOVED



**NORTH ELEVATION (DEMOLITION )**



**WEST ELEVATION (DEMOLITION )**



1200 OCEAN DRIVE

1200 OCEAN DRIVE  
MIAMI BEACH, FLORIDA 33139

DEMOLITION ELEVATION D-2

OWNER  
INFINITY 1200 OCEAN DRIVE, LLC  
1407 BROADWAY, 30TH FLOOR  
NEW YORK, NEW YORK 10018

**DNB**  
DESIGN GROUP  
2020 PONCE DE LEON BOULEVARD  
CORAL GABLES, FLORIDA 33134  
MAIN: 305.444.5545  
FAX: 305.444.5509