



## 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

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## 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

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CAP FINAL SUBMITTAL 12.15.2016

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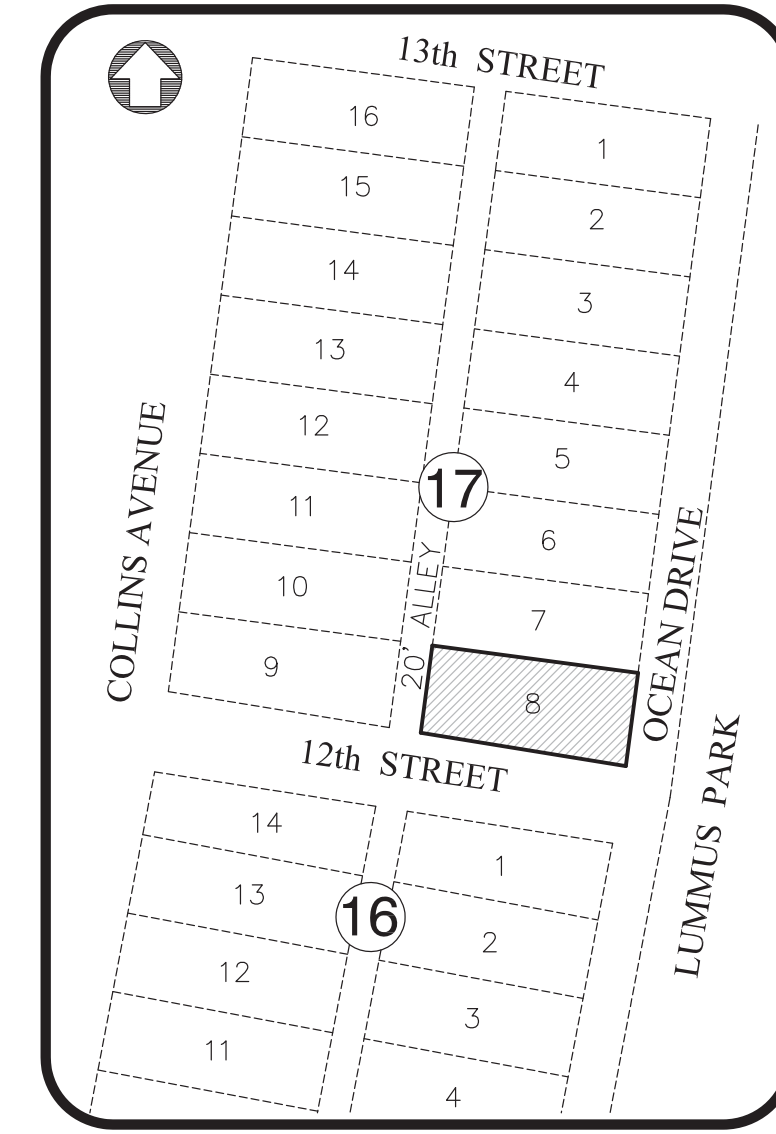
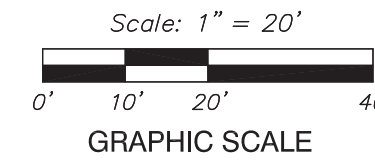
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VICINITY MAP  
NOT TO SCALE

# 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/ACSM 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:

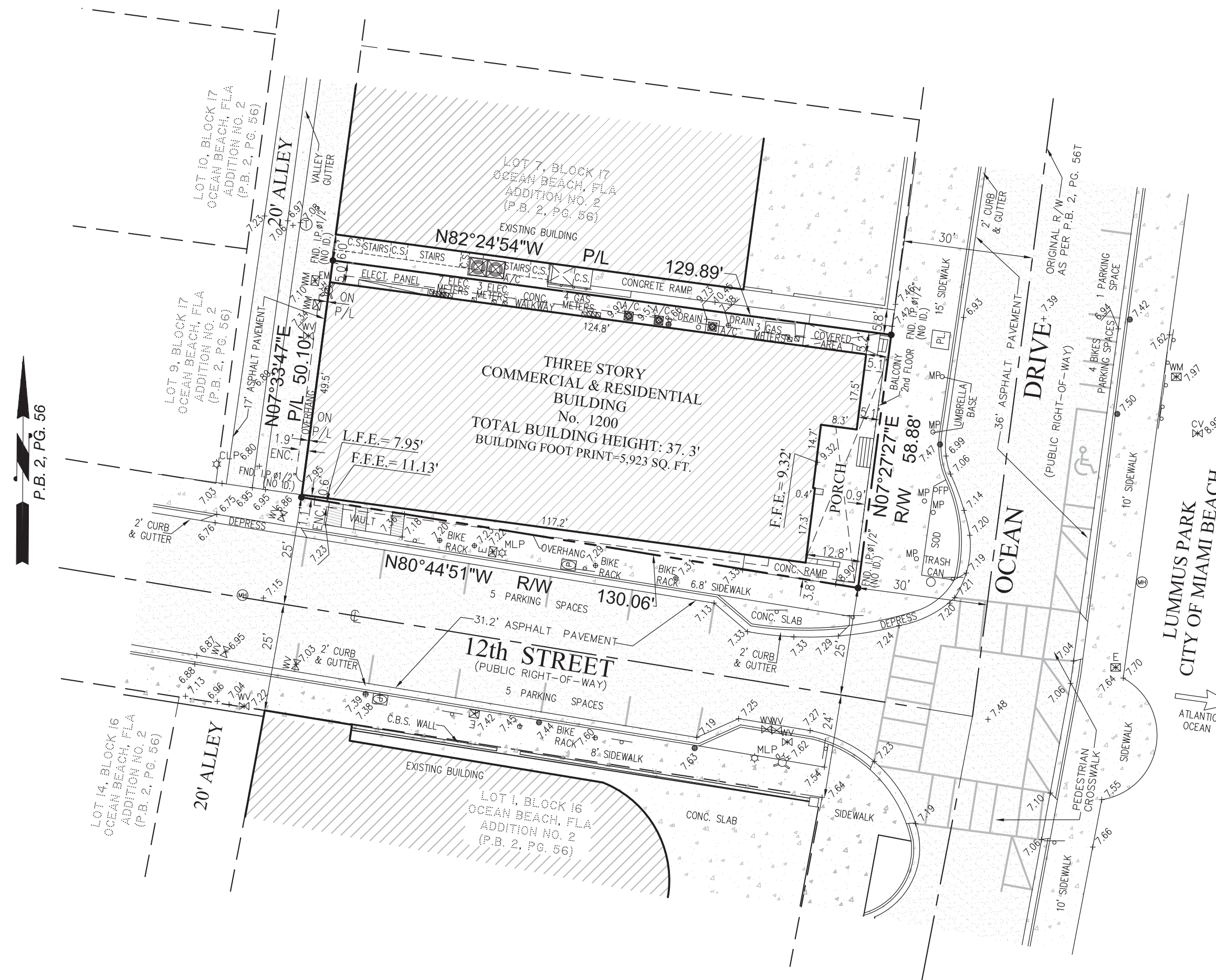
Elevations are referred to N.G.V.D. 1929.  
Benchmarks used:  
Miami-Dade County Benchmark No. X-310-R, Elevation 6.57' (N.A.V.D. 1988)=8.12'(N.G.V.D. 1929).  
Located @ 11 Street & Washington Avenue.

## 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 be 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 26712, 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.nspss.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.

## 8. STATEMENT OF ENCROACHMENTS:

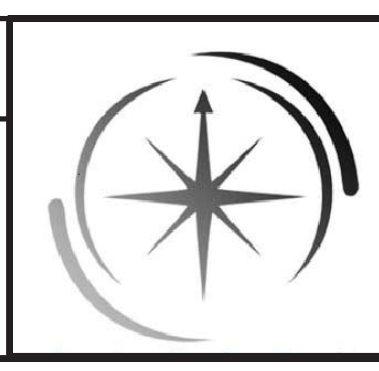
Visible encroachments were located in the Subject Property. The overhang of the Southerly and Westerly side of the building are encroaching into the right-of-way of 12th Street and the Alley.

## 9. CLIENT INFORMATION:

This ALTA/ACSM Land Title Survey and the Survey Map resulting therefrom was prepared at the insistence of:

Holland & Knight LLP  
701 Brickell Avenue, Suite 3300 | Miami, FL 33131

ABBREVIATIONS & LEGEND			
A	Arc	M	Measured
FND	Found	Pg.	Page
U.E.	Utility Easement	R/W	Right-of-Way
IP	Iron Pipe	C	Center Line
IR	Iron Rebar	M	Monument Line
N&D	Nail & Disc	TBM	Temporary Benchmark
COL	Column	PMW	Portway
P.B.	Plat Book	W.P.	Water Pump
P	Record PLAT	ENC	Encroachment
U	Underground Manhole	SM	Sewer Manhole
TM	Telephone Manhole	EB	Electric Box
WM	Water Meter	LP	Light Pole
WV	Water Valve	UP	Utility Pole
CB	Catch basin	CLP	Concrete Light Pole
FC	Fire Hydrant	PC	Property Corner
FL	Chain Link Fence	WF	Wood Fence
MP	Metal or plastic Fence	OL	Overhead Utility line
SP	Spot Elevation		



**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](http://www.formtechsurveyors.com) email: [info@formtechsurveyors.com](mailto: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

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SITE SURVEY

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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

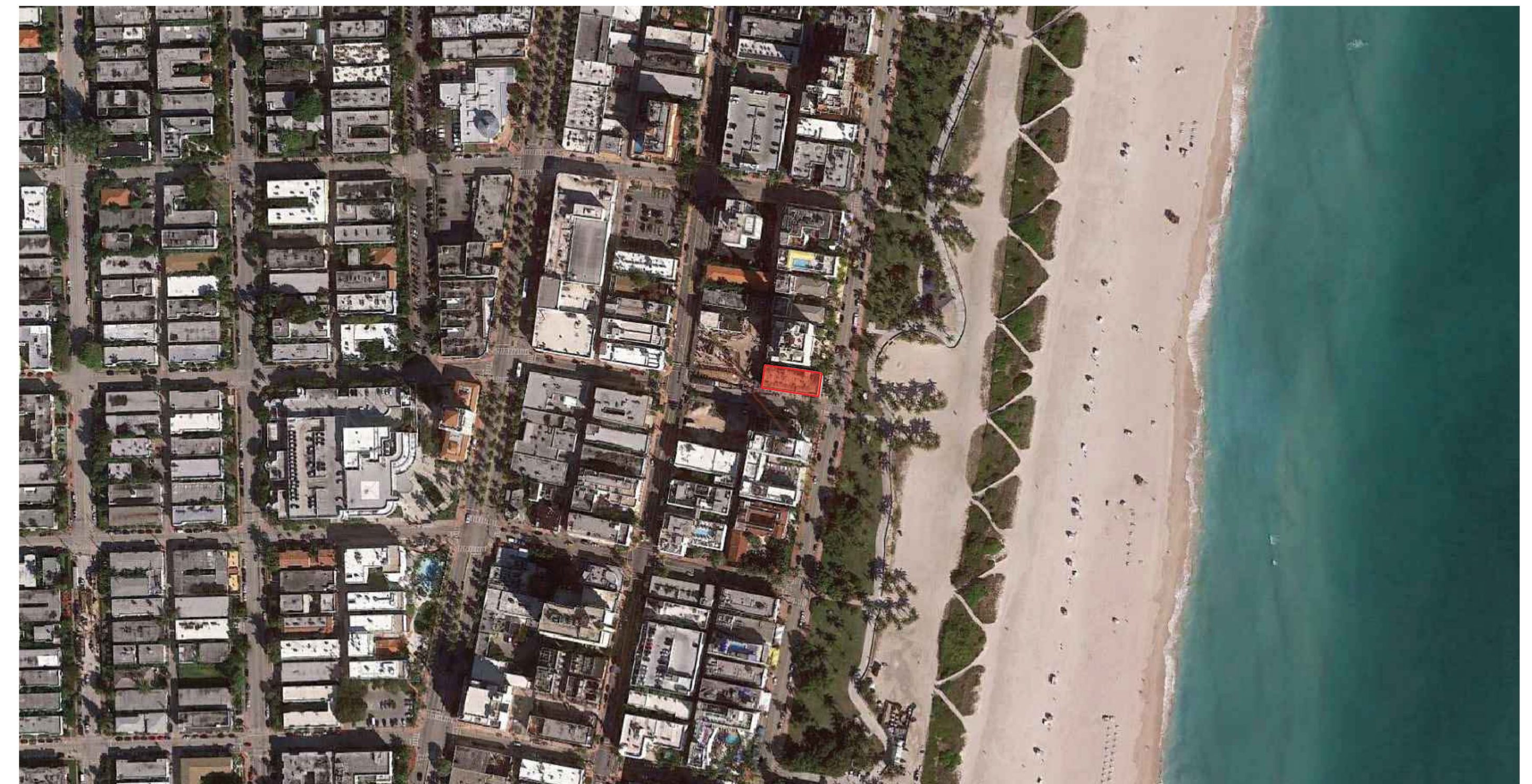
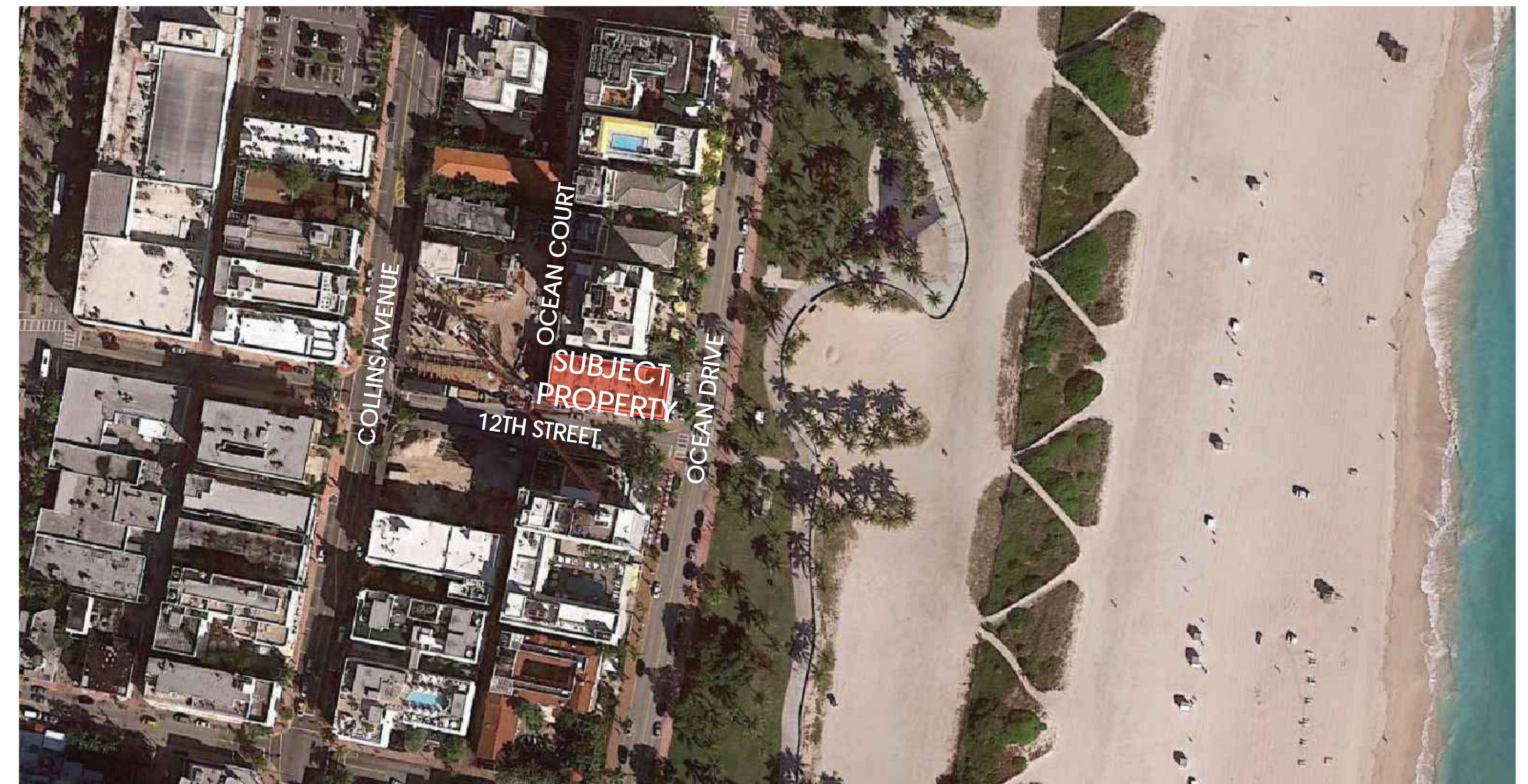
Classification of Structure for Flood-Resistant Design and Construction	CATEGORY II
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SETBACKS	ALLOWED	EXISTING
FRONT	10'-0"	5'-1"
REAR	0'-0"	0'-0"
SIDE (12th STREET)	5'-0"	0'-6"
SIDE (INTERIOR)	5'-0"	5'-0"

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



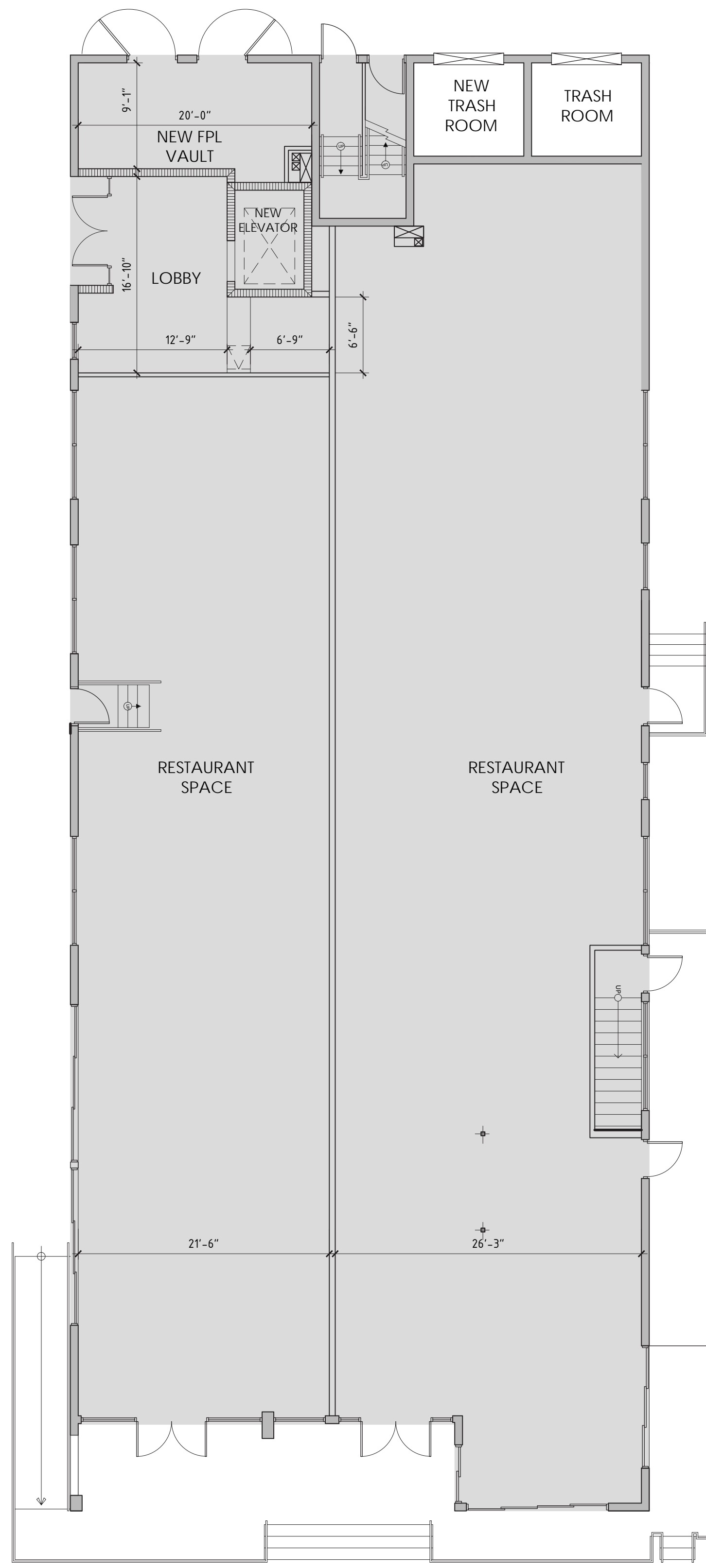
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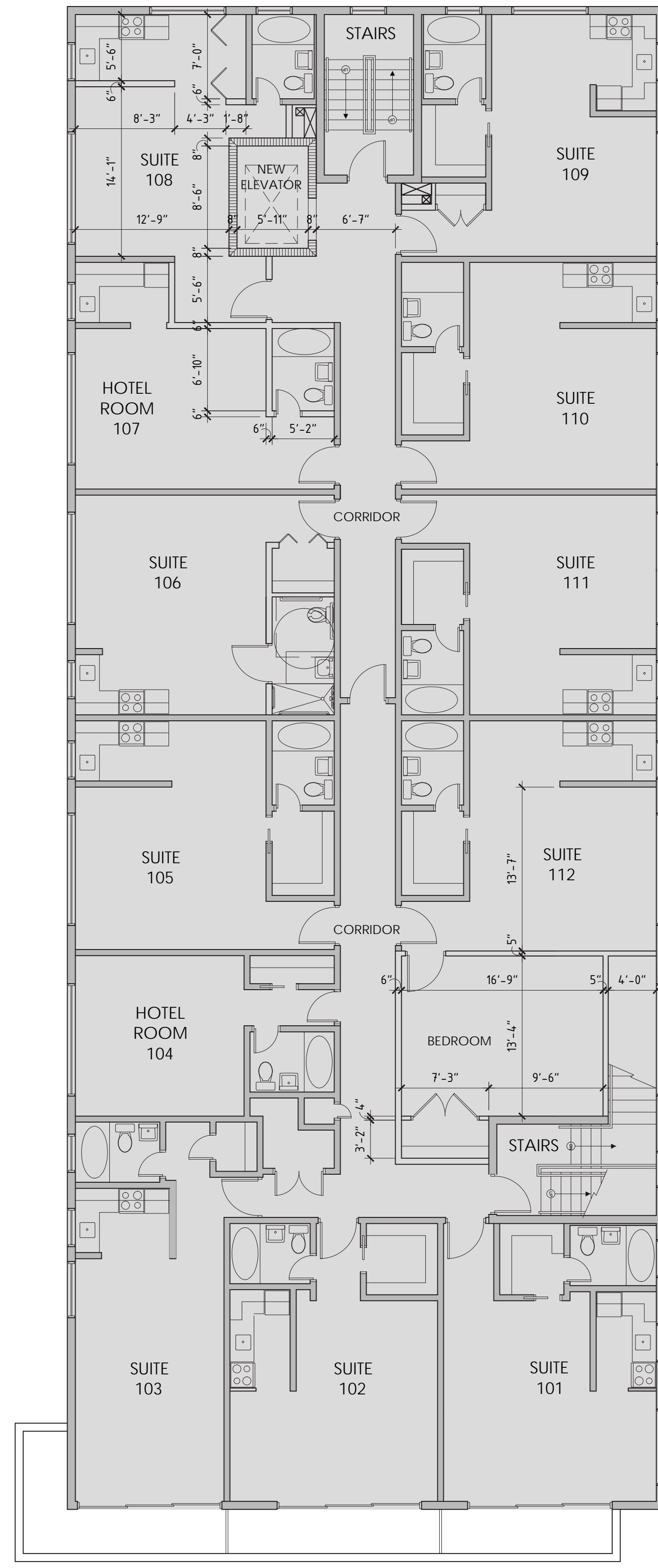
# ZONING INFORMATION & LOCATION MAPS C-1

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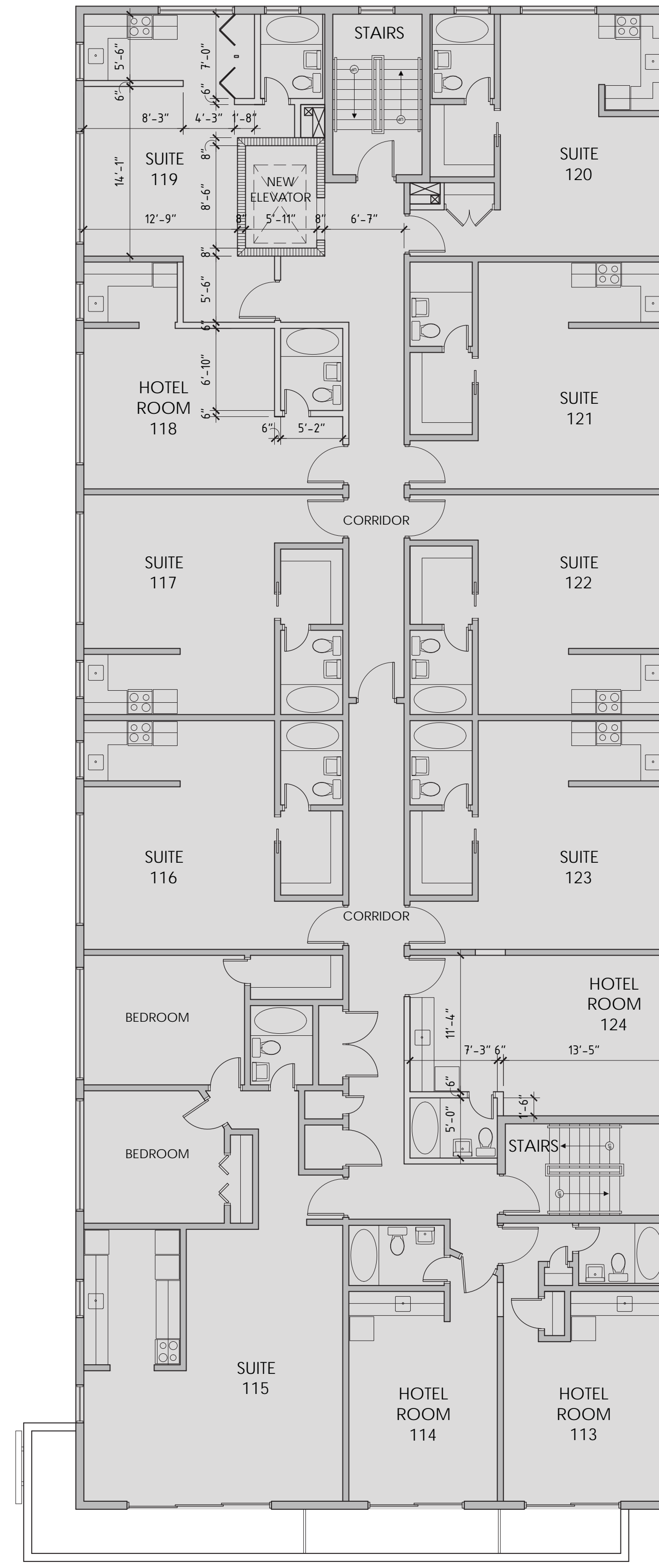
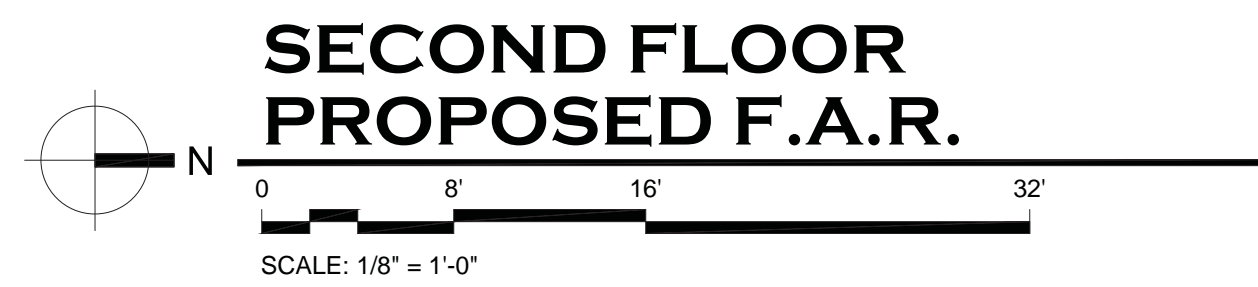
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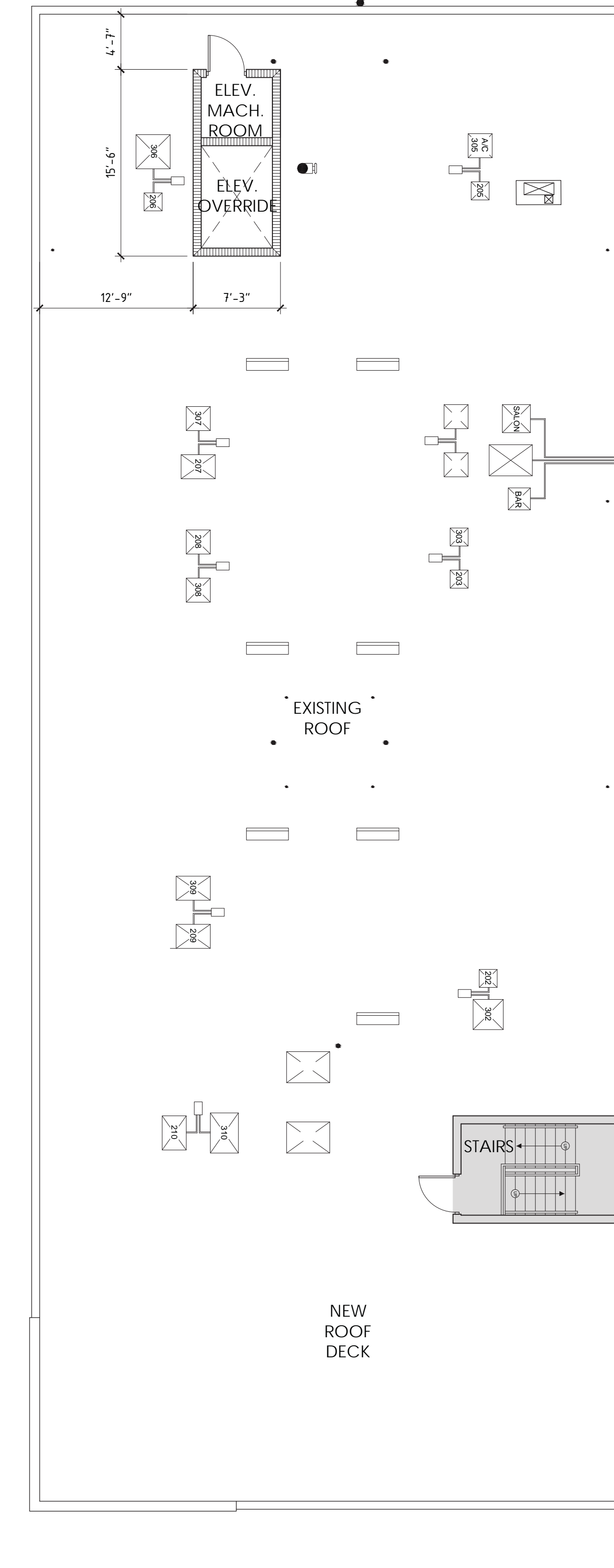
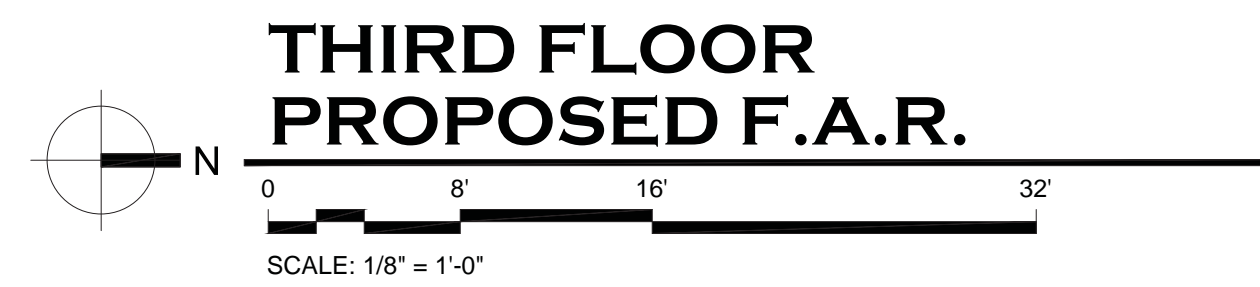
F.A.R. - 5,757 S.F.



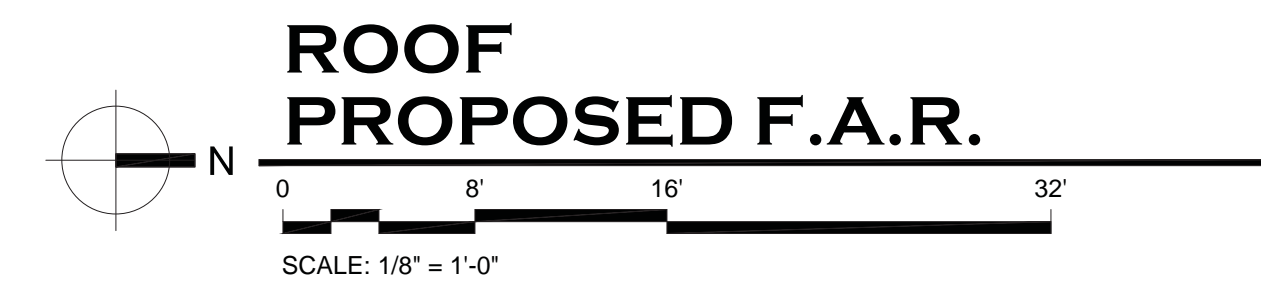
F.A.R. - 6,190 S.F.



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



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



EXISTING	PROPOSED
AREA: 18,355 S.F.	AREA: 18,137 S.F.
F.A.R. 2.48	F.A.R. 2.45

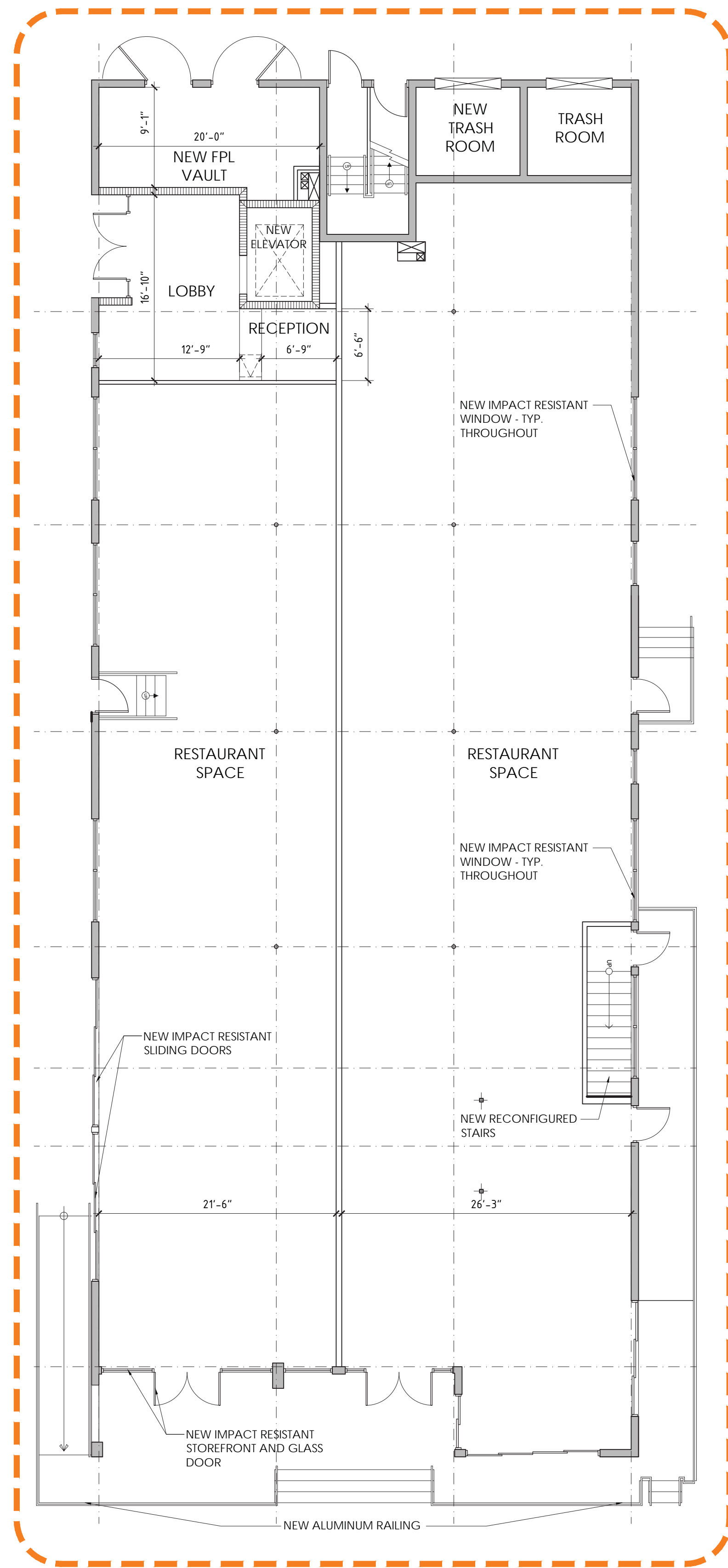
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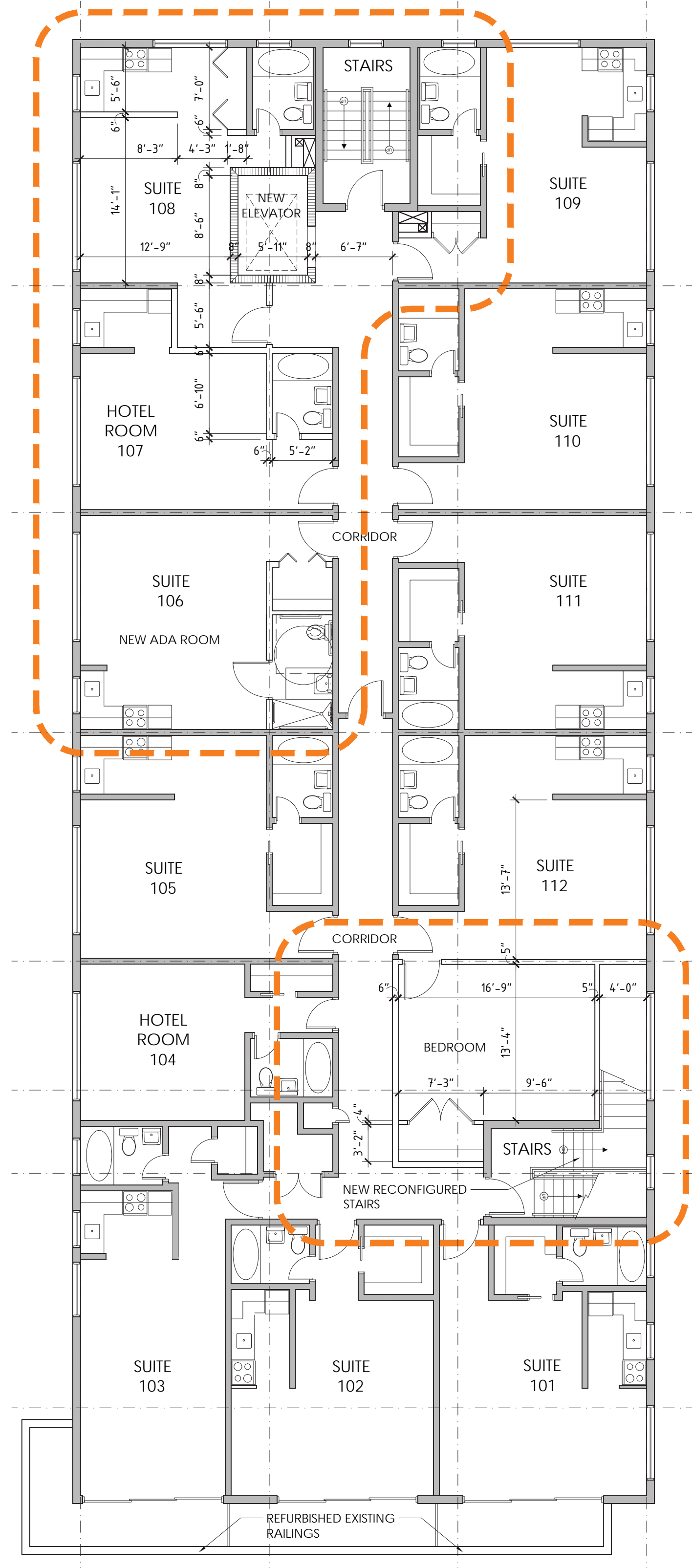
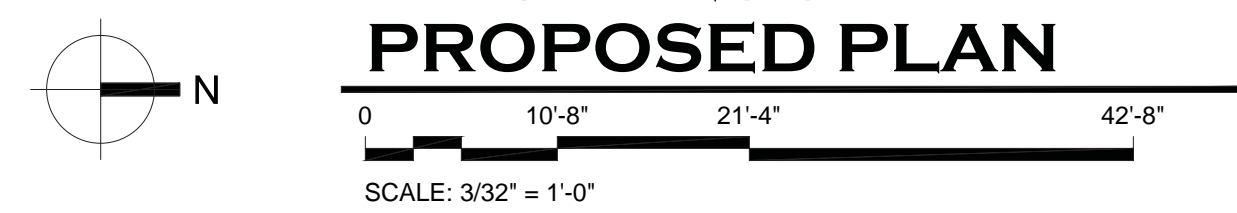
# PROPOSED F.A.R. C-8

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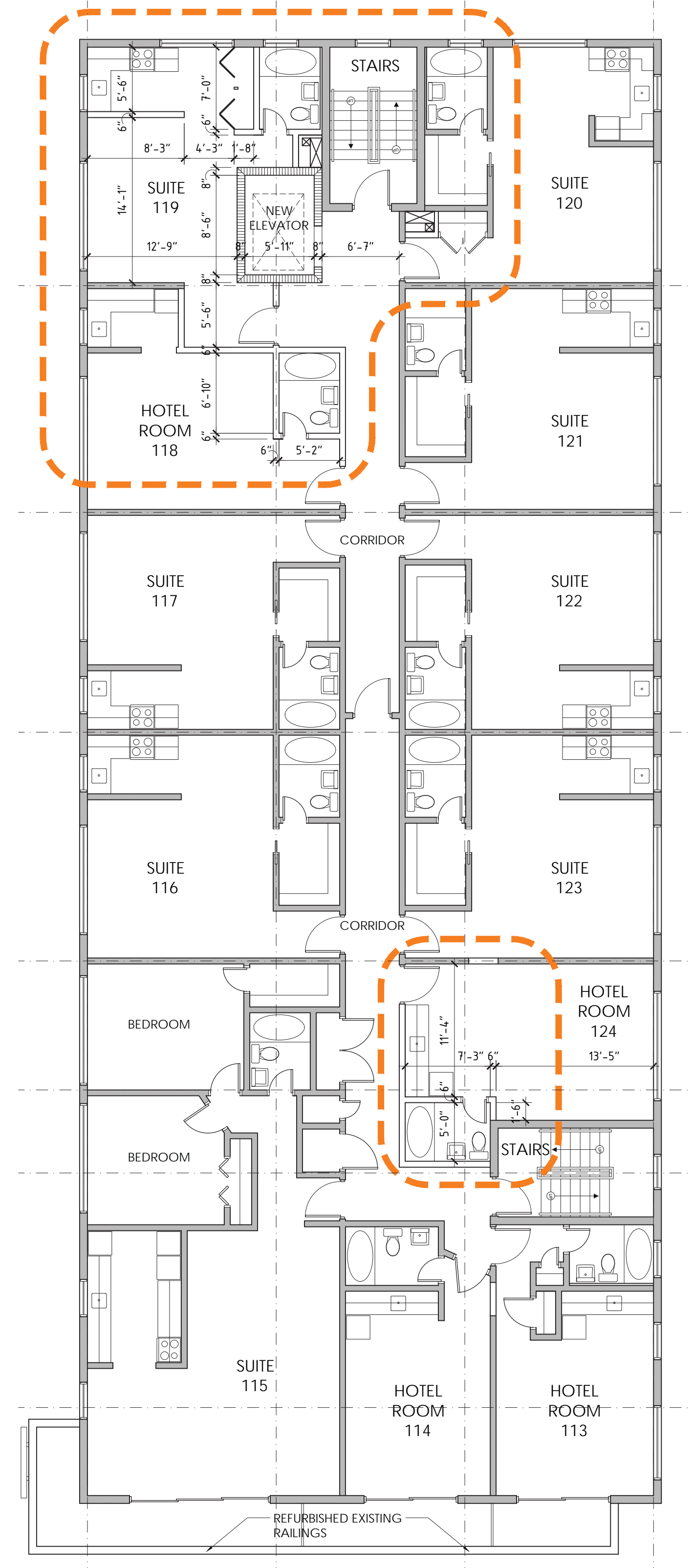
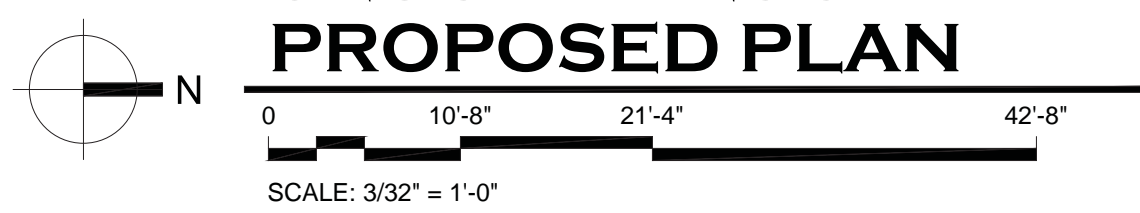
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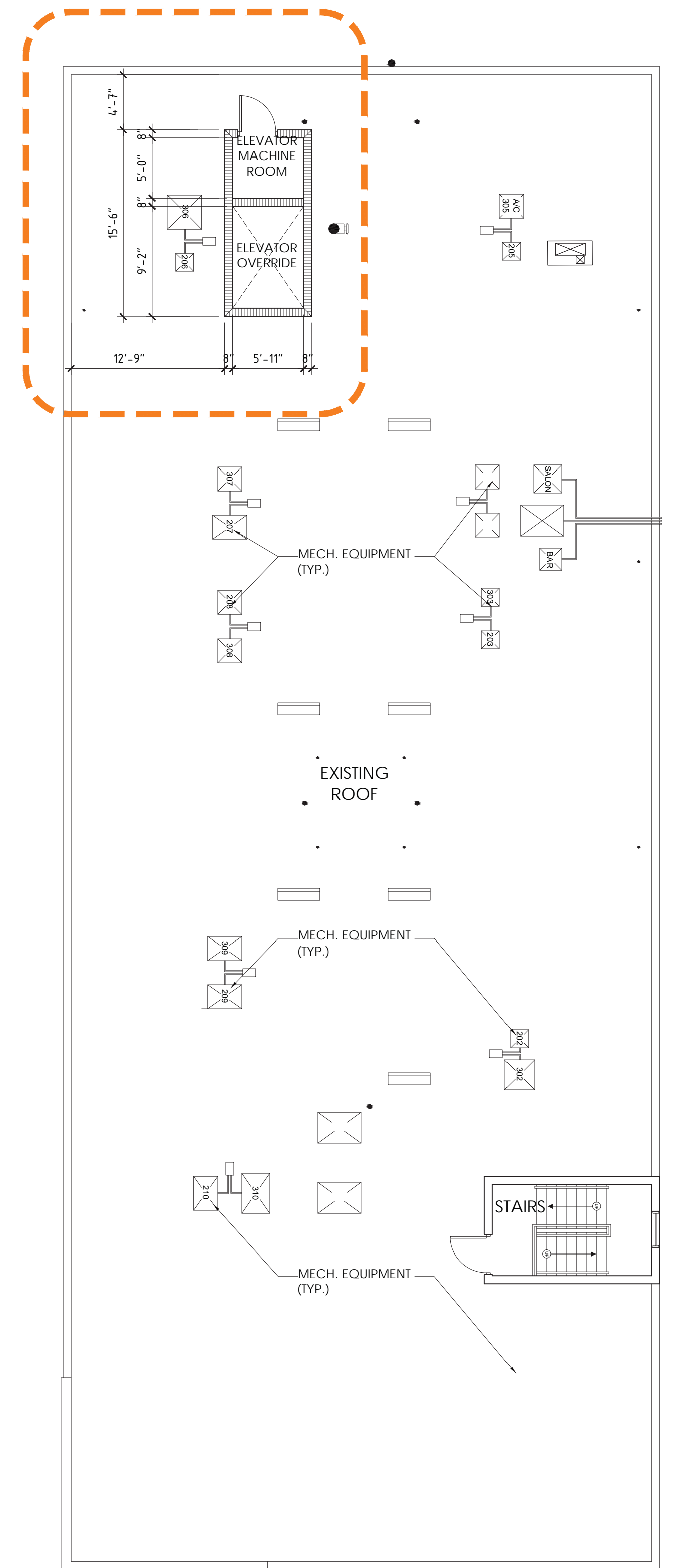
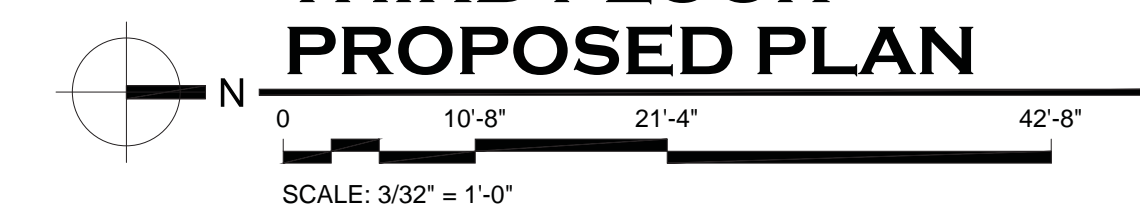
**FIRST FLOOR  
PROPOSED PLAN**



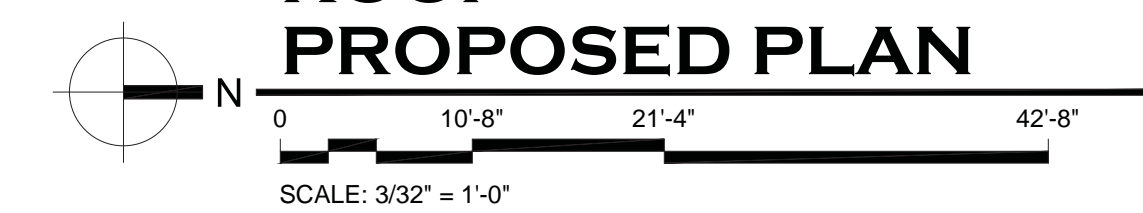
**SECOND FLOOR  
PROPOSED PLAN**



**THIRD FLOOR  
PROPOSED PLAN**



**ROOF  
PROPOSED PLAN**



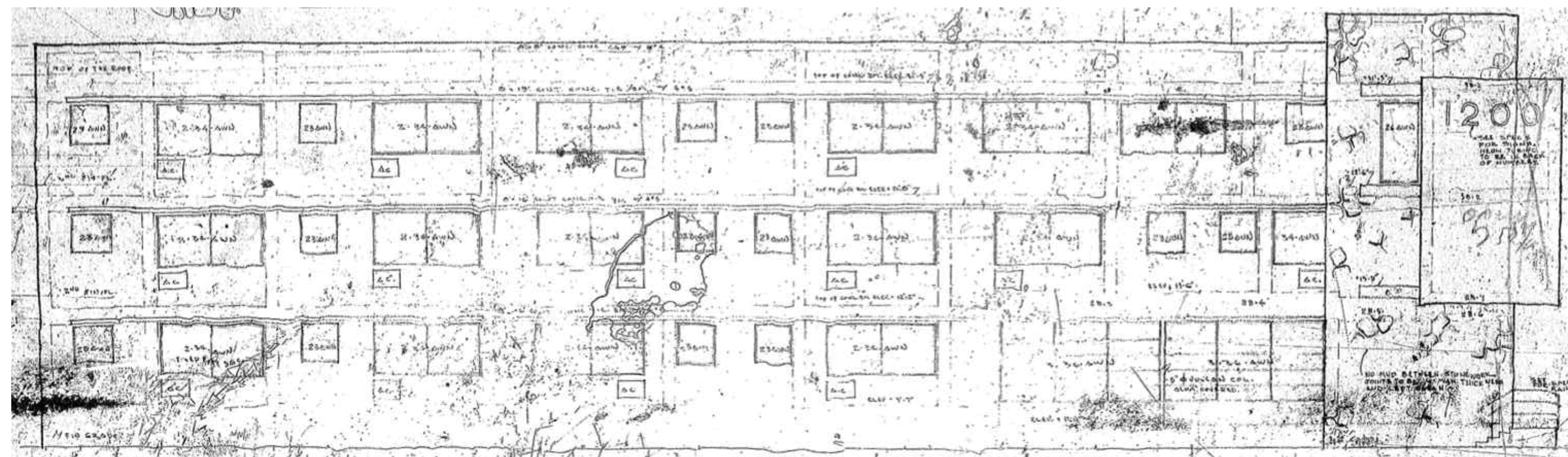
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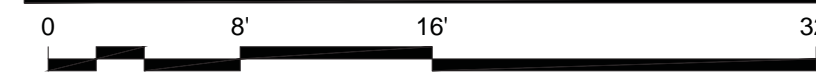
PROPOSED PLANS A-1

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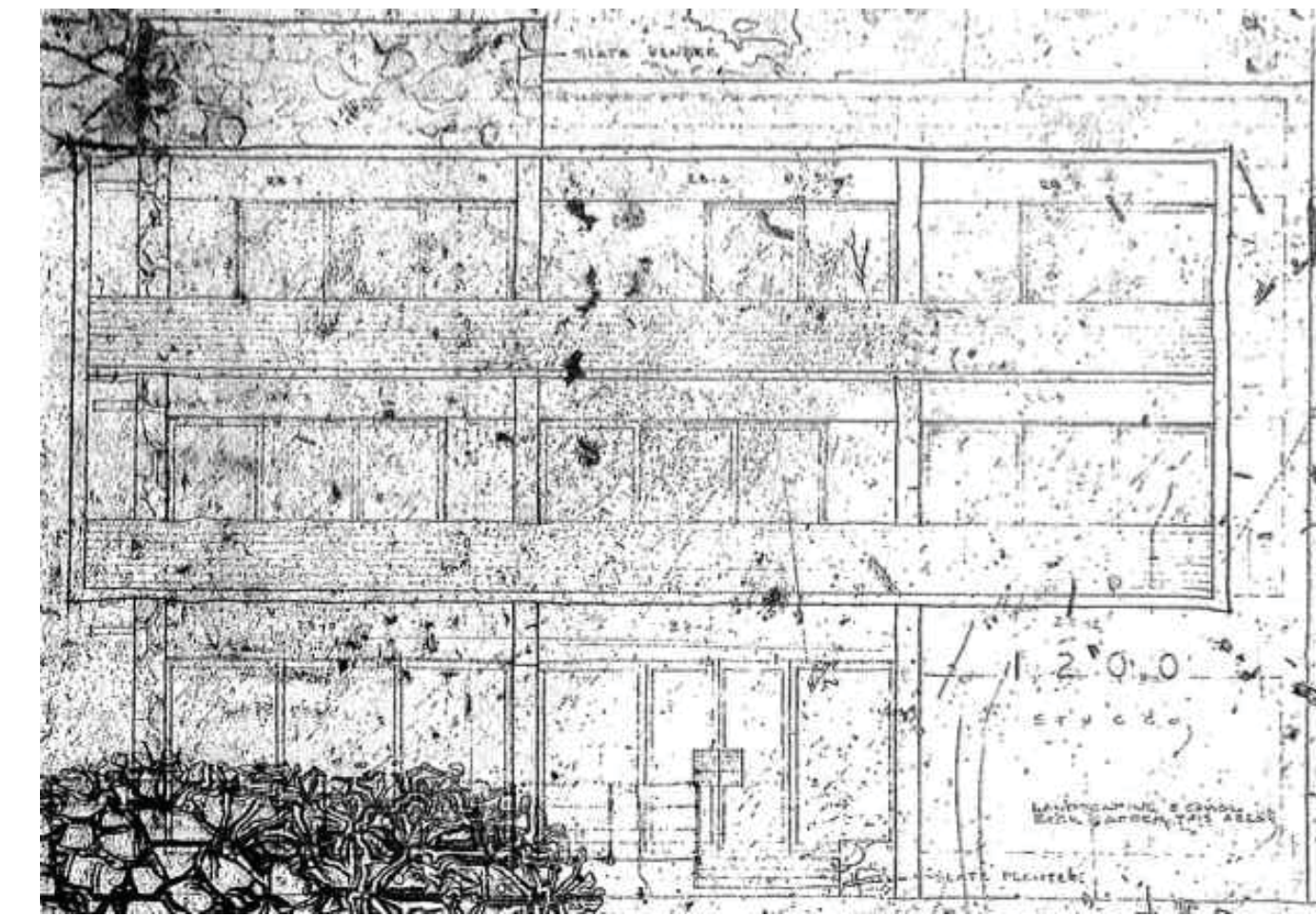
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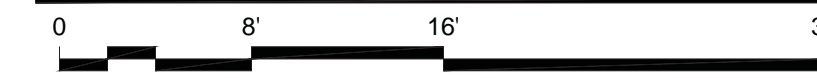
**MICROFILM SOUTH ELEVATION**



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



**MICROFILM EAST ELEVATION**

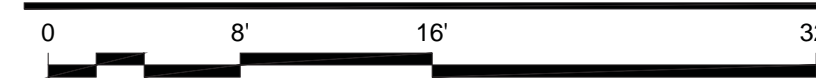


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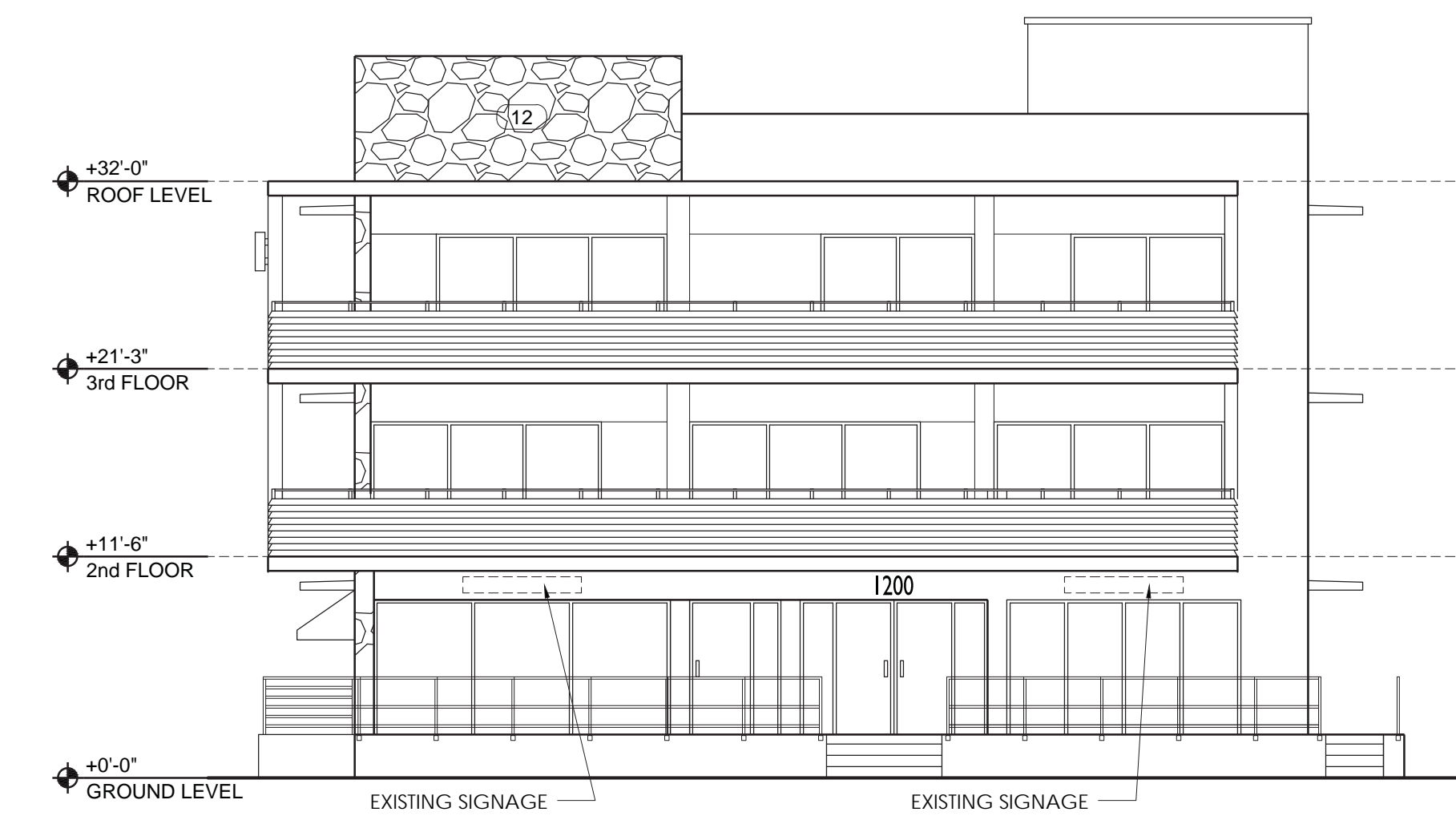
ELEVATION LEGEND	
1	NEW IMPACT RESISTANT WINDOWS
2	EXISTING ELECTRICAL METERS
3	PAINT ENTIRE BUILDING (WHITE) PATCH STUCCO AS NECESSARY
4	NEW CONCRETE LANDING
5	NEW METAL RAILING
6	REFURBISHED EXISTING RAILING
7	NEW ROLL-UP DOOR
8	NEW LOUVERED DOOR
9	NEW HOLLOW METAL DOOR
10	NEW ELEVATOR ENCLOSURE
11	NEW IMPACT RESISTANT STOREFRONT
12	EXISTING STONEMWORK TO REMAIN
13	NEW CONCRETE STEPS
14	NEW EXTERIOR SLIDING DOORS
15	1" STUCCO REVEAL
16	FROSTED GLASS BALCONY DIVIDERS



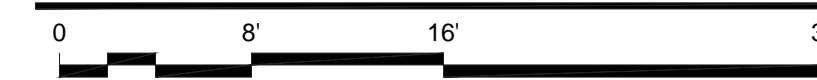
**EXISTING SOUTH ELEVATION**



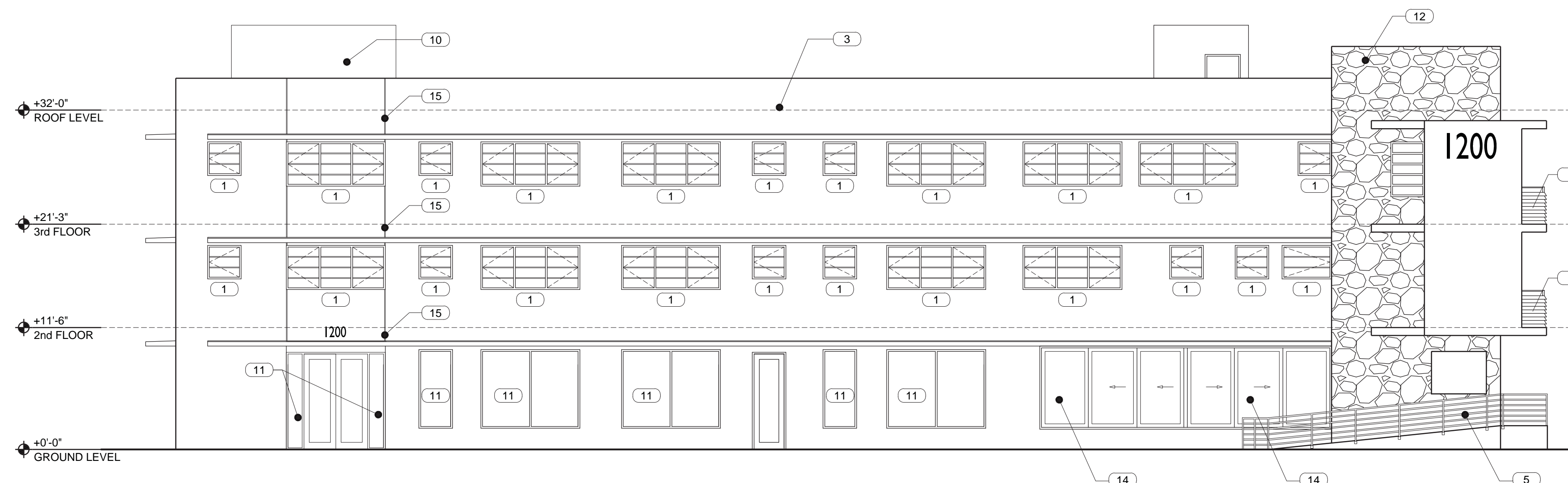
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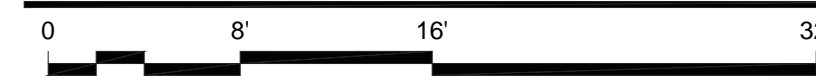
**EXISTING EAST ELEVATION**



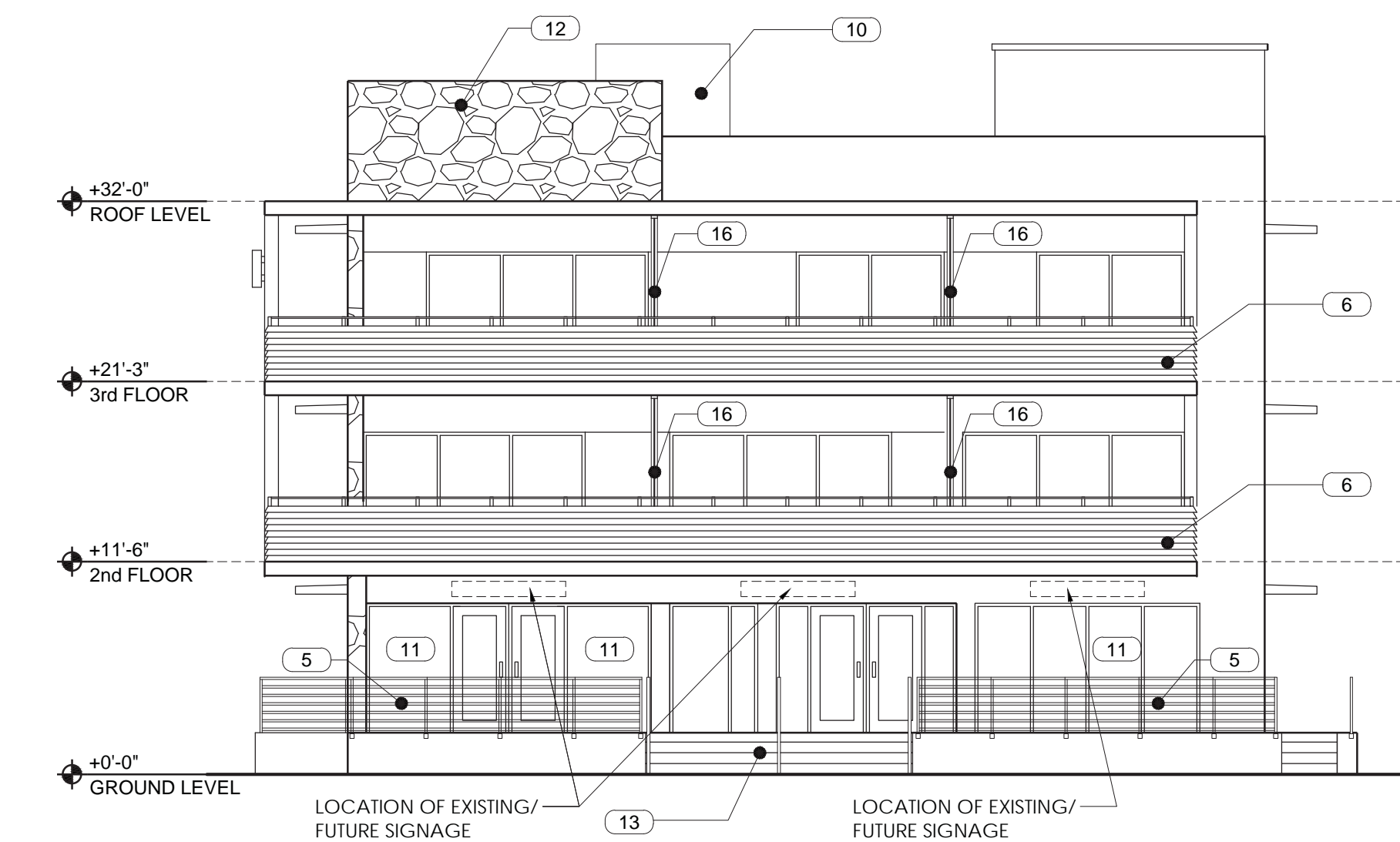
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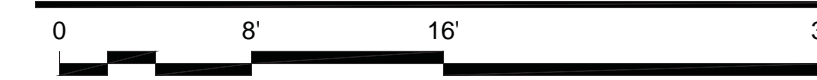
**PROPOSED SOUTH ELEVATION**



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



**PROPOSED EAST ELEVATION**



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

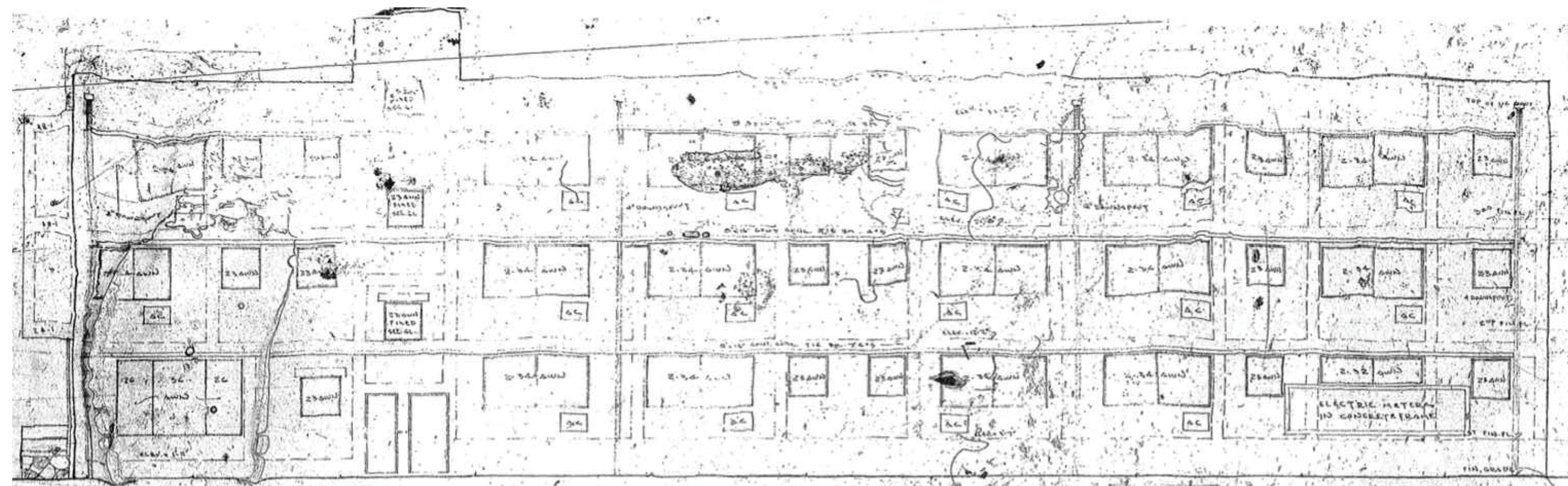
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# SOUTH & EAST ELEVATIONS A-2

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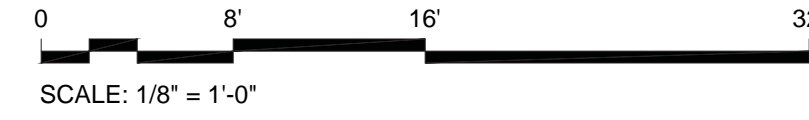
**MICROFILM NORTH ELEVATION**



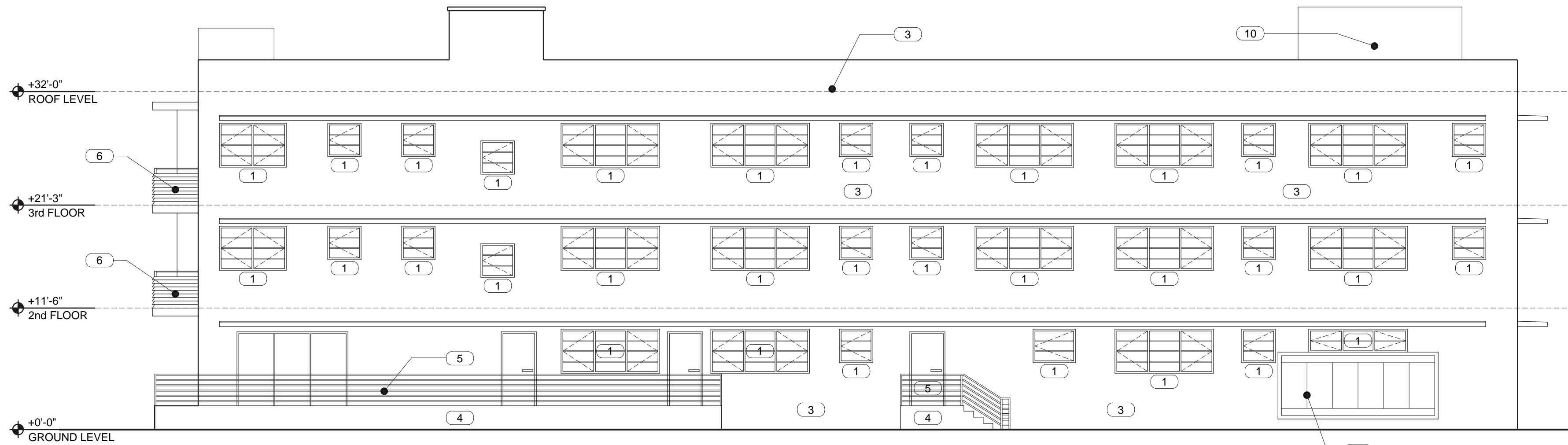
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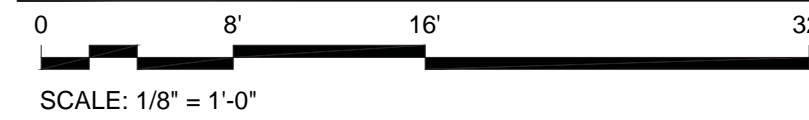
**EXISTING NORTH ELEVATION**



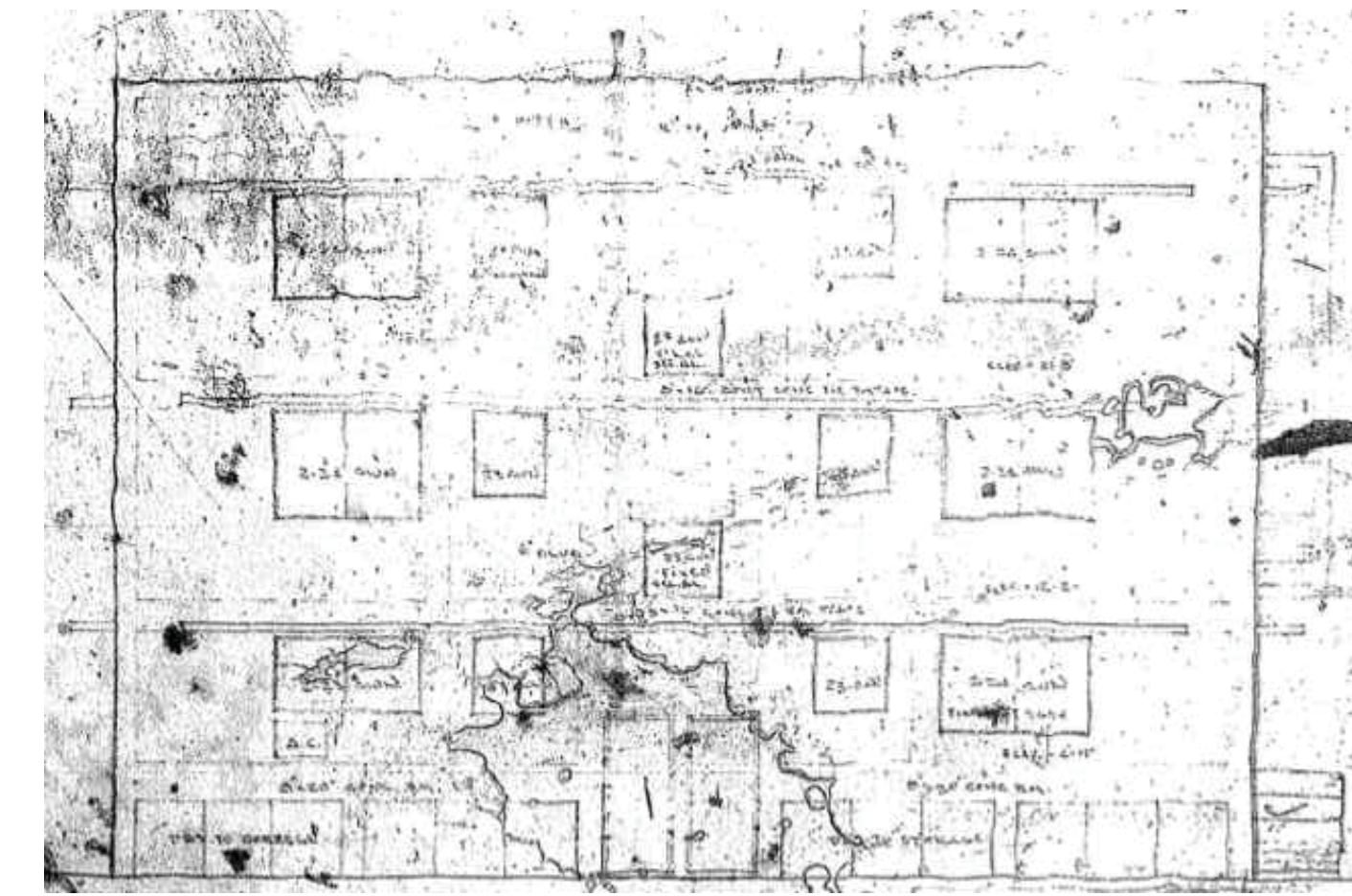
SCALE: 1/8" = 1'-0"



**PROPOSED NORTH ELEVATION**



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



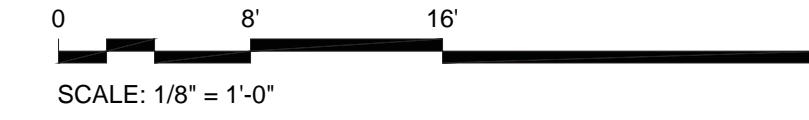
**MICROFILM WEST ELEVATION**



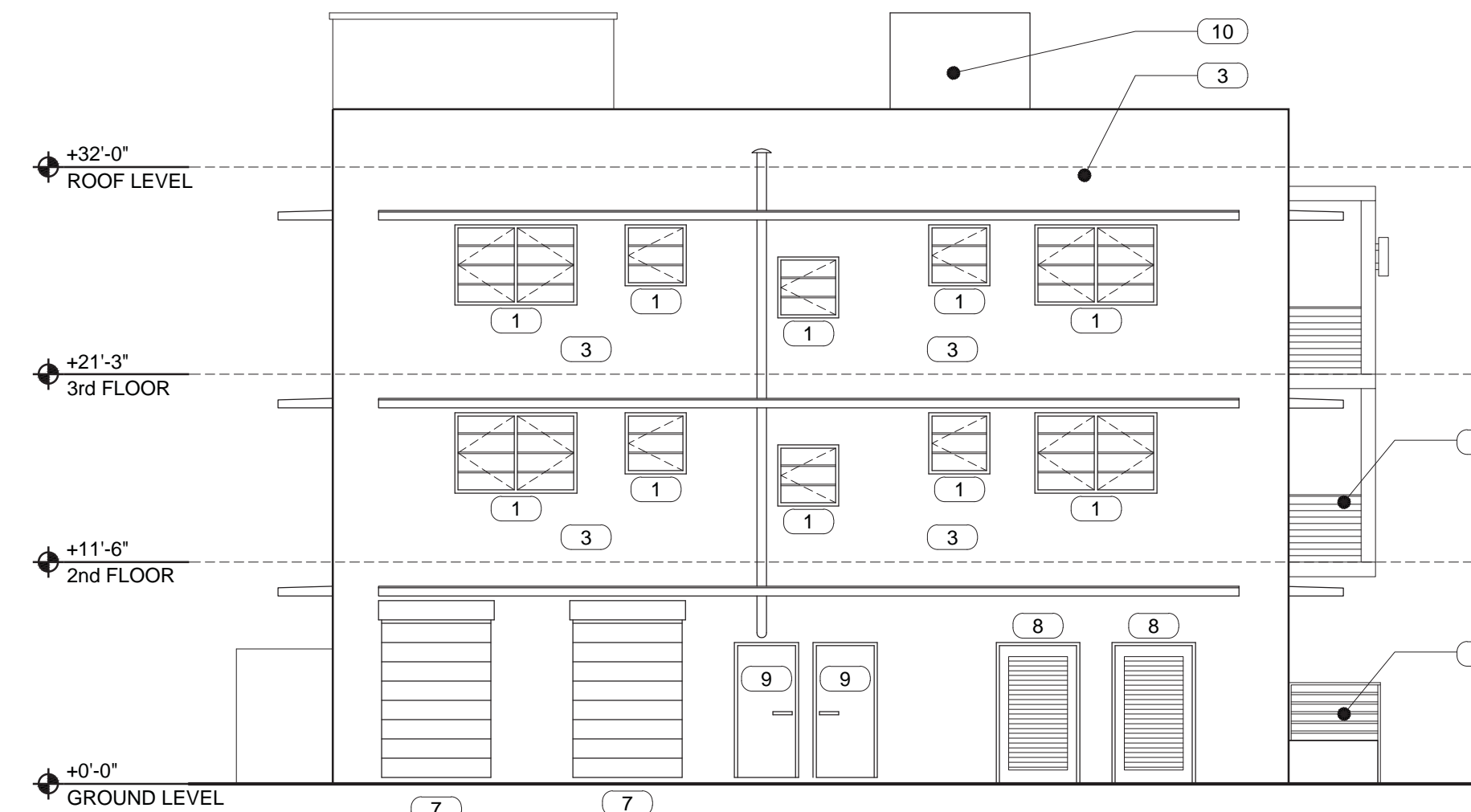
SCALE: N.T.S.



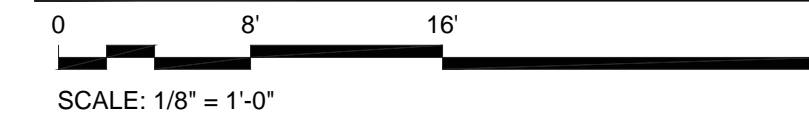
**EXISTING WEST ELEVATION**



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



**PROPOSED WEST ELEVATION**



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

ELEVATION LEGEND	
1	NEW IMPACT RESISTANT WINDOWS
2	EXISTING ELECTRICAL METERS
3	PAINT ENTIRE BUILDING (WHITE) PATCH STUCCO AS NECESSARY
4	NEW CONCRETE LANDING
5	NEW METAL RAILING
6	REFURBISHED EXISTING RAILING
7	NEW ROLL-UP DOOR
8	NEW LOUVERED DOOR
9	NEW HOLLOW METAL DOOR
10	NEW ELEVATOR ENCLOSURE
11	NEW IMPACT RESISTANT STOREFRONT
12	EXISTING STONEWORK TO REMAIN
13	NEW CONCRETE STEPS
14	NEW EXTERIOR SLIDING DOORS

1200 OCEAN DRIVE

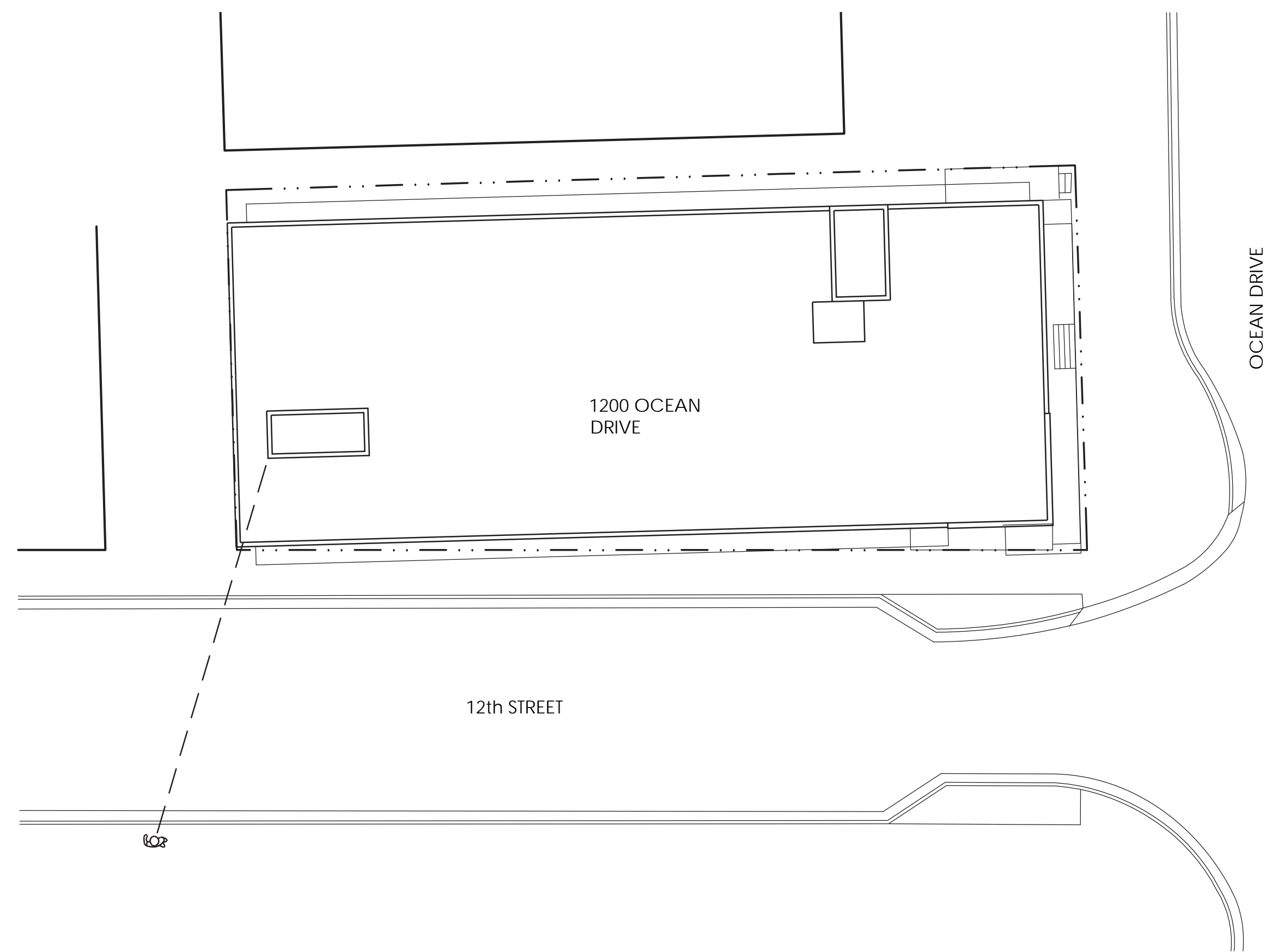
1200 OCEAN DRIVE  
MIAMI BEACH, FLORIDA 33139

NORTH & WEST ELEVATIONS A-3

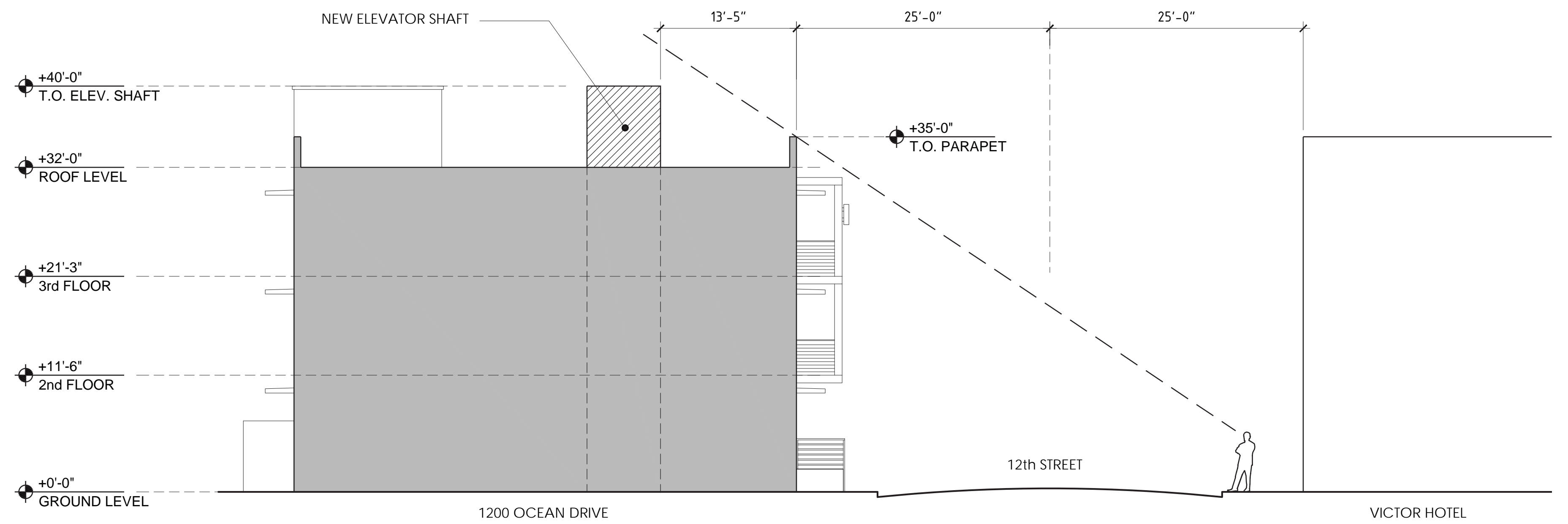
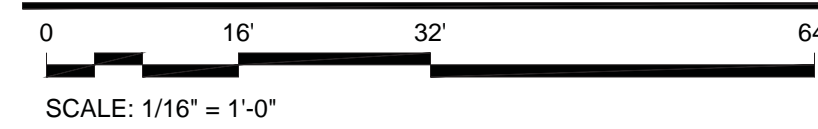
OWNER  
INFINITY 1200 OCEAN DRIVE, LLC  
1407 BROADWAY, 30TH FLOOR  
NEW YORK, NEW YORK 10018

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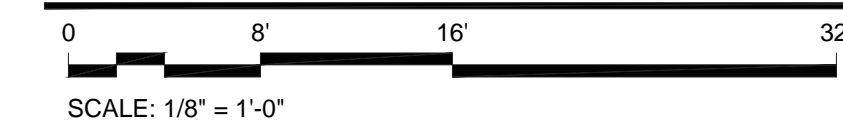




**LINE OF SIGHT STUDY PLAN**



**LINE OF SIGHT STUDY ELEVATION**



## 1200 OCEAN DRIVE

1200 OCEAN DRIVE  
MIAMI BEACH, FLORIDA 33139

## LINE OF SIGHT STUDY A-4

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## 1200 OCEAN DRIVE

1200 OCEAN DRIVE  
MIAMI BEACH, FLORIDA 33139

## EXTERIOR RENDERINGS A-5

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SAMPLE OF FROSTED GLASS DIVIDERS



SAMPLE OF METAL GUARD RAIL

## 1200 OCEAN DRIVE

1200 OCEAN DRIVE  
MIAMI BEACH, FLORIDA 33139

## EXTERIOR RENDERINGS A-6

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