

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF TRACTS 51, 58 AND 59 OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1 IN SECTION 13, TOWNSHIP 52 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 11 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, NOW KNOWN AS MIAMI-DADE COUNTY, FLORIDA

ZONING DATA

ZONING USE - GU / ADJACENT PROPERTIES ARE ZONED RS-4

TOTAL SITE AREA	EXISTING TO BE DEMOLISHED	65,993.2 SF.
TOTAL FLOOR AREA	PROPOSED THIS PROJECT	2,025 GSF 4,044 GSF
SETBACKS	REQUIRED	PROPOSED
FRONT SIDE	20 FT.	6'2" - 9'
REAR	25% X 350' = 87.5 FT. BOTH 10% X 350' = 35 FT. MIN. 15% X 195.4' = 29.31 FT. MIN.	35 FT. 58.41 FT.
LOT REQUIREMENTS	MINIMUM AREA MINIMUM LOT WIDTH	65,993.2 SF. 350 FT.
EXISTING GRADE AT MIDPOINT OF SITE: +4.25' NGVD (+2.69 NAVD)		
BASE FLOOD ELEVATION: +1.00' NGVD (+5.44 NAVD)		
ADJUSTED GRADE ELEVATION: +5.63' NGVD (+4.07' NAVD)		
BUILDING HEIGHT	REQUIRED	PROPOSED
FLAT ROOF	24 FT. ABOVE BFE	18 FT. ABOVE BFE
SLOPED ROOF	21 FT. ABOVE BFE	19' - 3" ABOVE BFE

3 Site Information
Scale: None



1 Aerial Plan - Existing Conditions
Scale: None



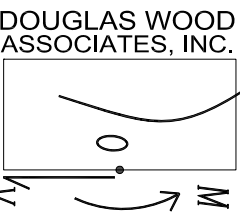
2 Location Map
Scale: None

REVISIONS

BY

LOCATION:
**4400 CHASE AVENUE
MIAMI BEACH,
FLORIDA 33139**

SEAL:
PROJECT TEAM:
NATIMDAD SOTO, FAIA
AR 9945



DOUGLAS WOOD ASSOCIATES, INC.
STRUCTURAL ENGINEERS
DOUGLAS WOOD ASSOCIATES, INC.
5040 NW 7TH STREET
MIAMI, FLORIDA 33126
PH: 305 461-2460
FAX: 305 461-2460
info@dwgast.com
www.dwgast.com

OWNER
MIAMI BEACH
1700 CONVENT ROAD
MIAMI, FLORIDA 33139
ARCHITECTS
DESIGNERS 2070, INC.
1801 PONCE DE LEON BOULEVARD
SUITE 304
CORAL GABLES, FLORIDA 33134
12345 NE 6TH AVENUE A
SAVING & INVESTMENT STUDIO
NORTH MIAMI, FLORIDA 33161
EMTEC, CORP.
250 CATALONIA AVENUE
CORAL GABLES, FLORIDA 33134
CIVIL ENGINEERS
BISQVIE ENGINEERING COMPANY, INC.
MIAMI, FLORIDA 33130
LEED CONSULTANT
SEBASTIAN BERT ARCHITECTURE
SUITE 304
300 9TH STREET
MIAMI, FLORIDA 33173
GEOTECHNICAL ENGINEERS
2009 W. 84TH STREET
HIALEAH, FLORIDA 33016

Project:
**PAVILION, MUSS PARK
MIAMI BEACH, FLORIDA**

Sheet Title: *General Information*

Date: 02/12/16

Scale: AS SHOWN

Drawn by: NSGARG

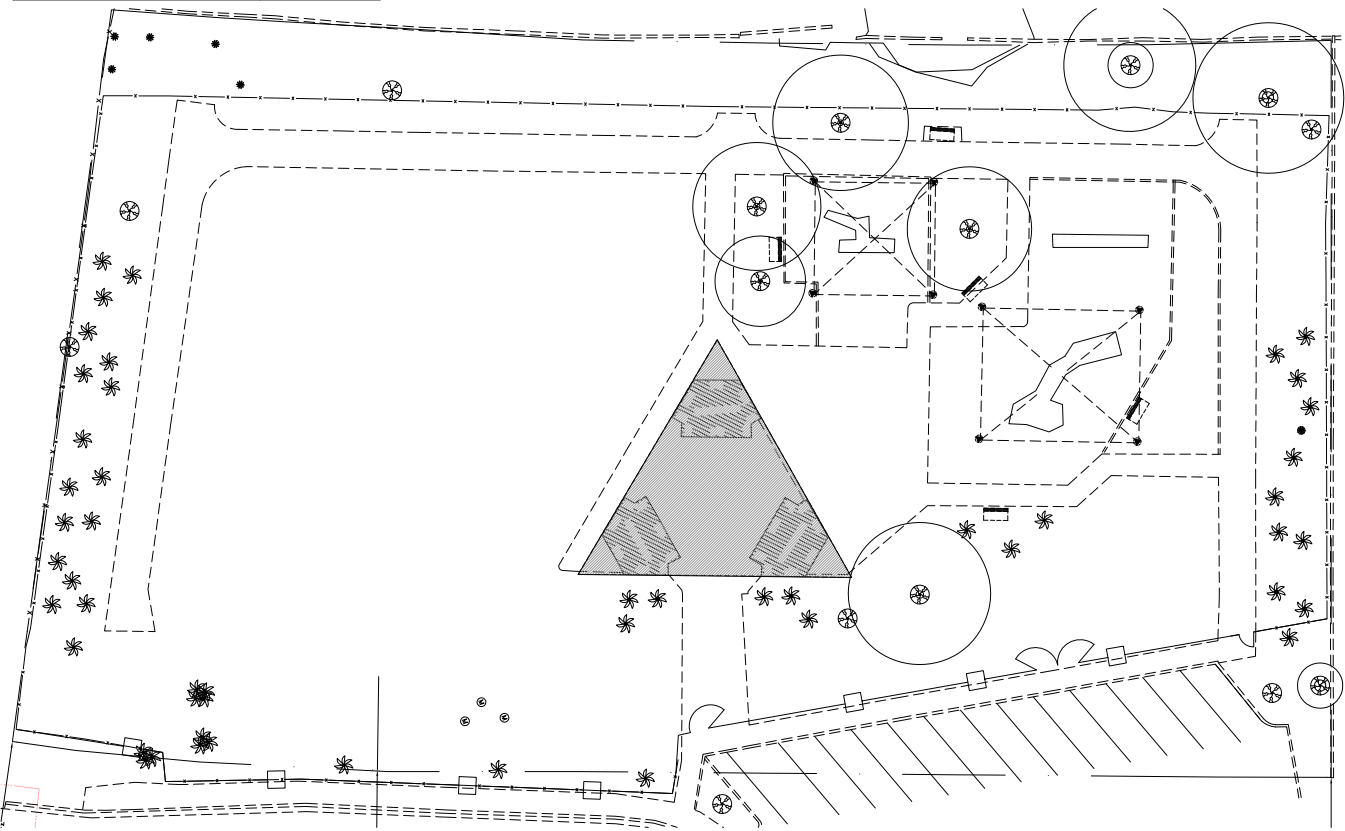
Job: 15114 / 15-09

Sheet

G-100

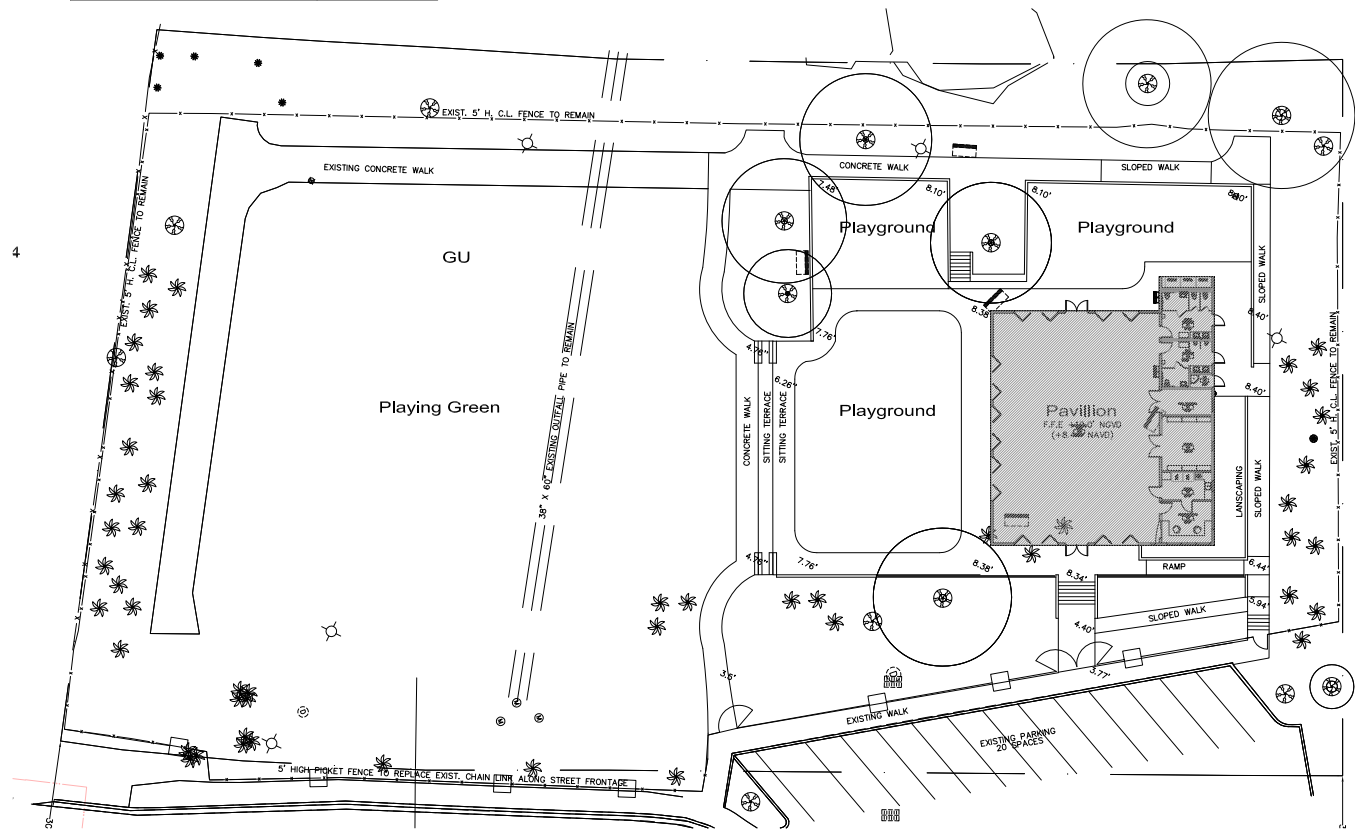
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EXISTING FAR CALCULATIONS	
TOTAL SITE AREA	65,993.2 SF
EXIST. PAVILION AREA	2,035 SF
EXISTING FAR	0.031



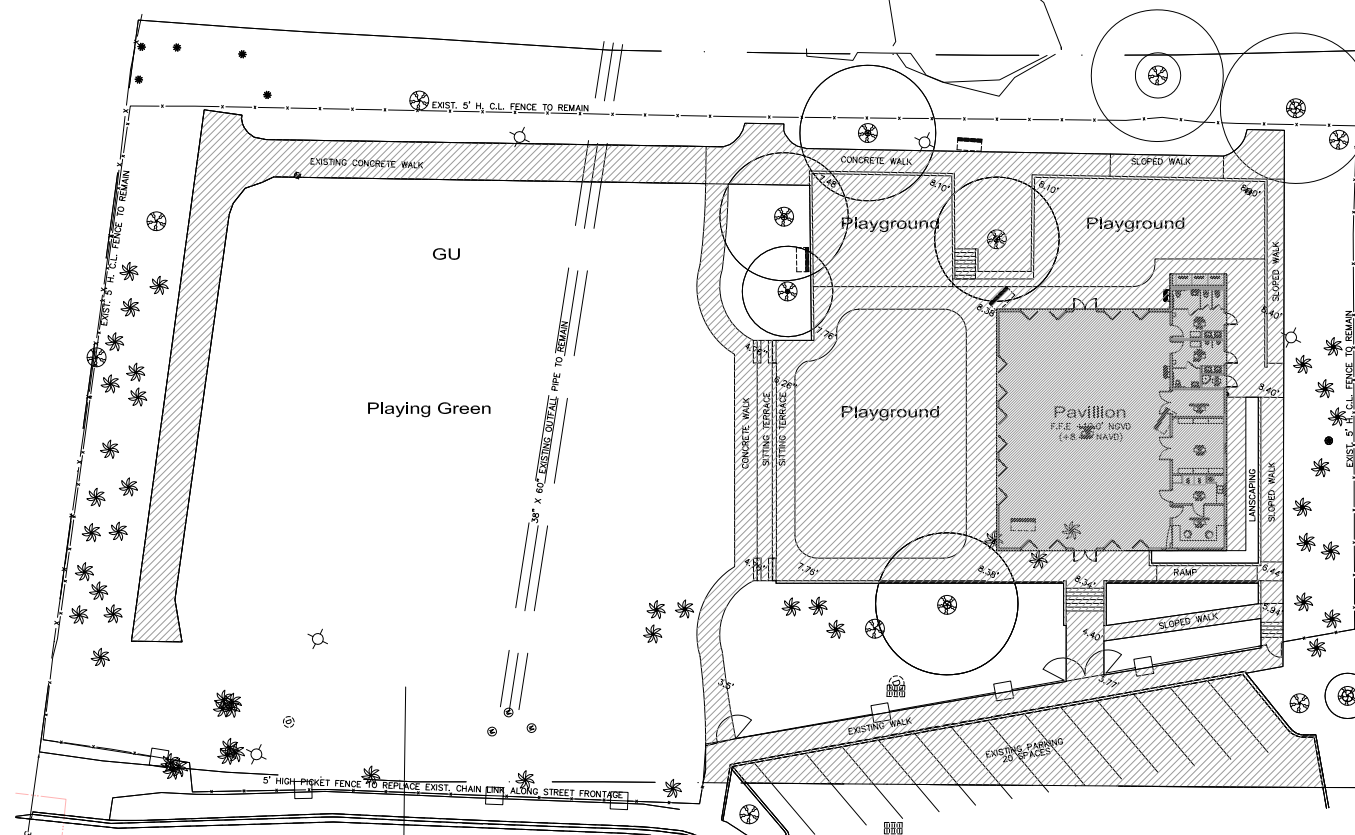
1 Existing FAR Shaded Diagram
G-101

PROPOSED FAR CALCULATIONS	
TOTAL SITE AREA	65,993.2 SF
PROPOSED PAVILION AREA	4,044 SF
PROPOSED FAR	0.061



2 Proposed FAR Shaded Diagram
G-101

OPEN SPACE CALCULATIONS	
PAVED	23,040.4 SF
UNPAVED	42,952.8 SF
TOTAL SITE AREA	65,993.2 SF
PERCENT PAVED	34.9 %
PERCENT UNPAVED (OPEN SPACE)	65.1 %



3 Open Space Calculations and Shaded Diagram
G-101

REVISIONS	BY

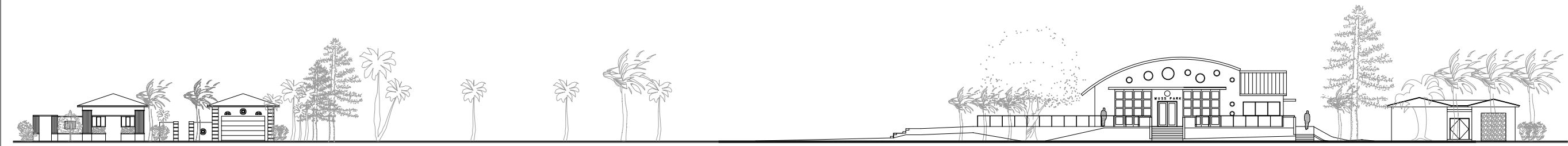
LOCATION:
4400 CHASE AVENUE
MIAMI BEACH,
FLORIDA 33139

SEAL:
NATIVIDAD SOTO, FAIA
AR 9945

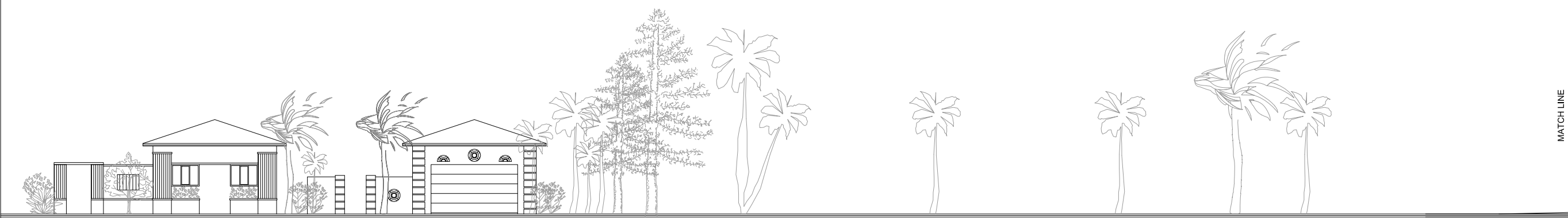
PROJECT TEAM:
DOUGLAS WOOD ASSOCIATES, INC. 
STRUCTURAL ENGINEERS
DOUGLAS WOOD ASSOCIATES, INC.
5040 NW 7TH STREET
SUITE 920
MIAMI, FLORIDA 33126
PH. 305 461-3450
EB 6353
info@douglaswood.biz
www.douglaswood.biz
OWNER:
MIAMI BEACH
CITY OF MIAMI BEACH
1700 CONVENTION CENTER DRIVE
MIAMI, FLORIDA 33139
ARCHITECTS:
FERGUSON GLASSW SCHISTER SOTO, INC.
901 PONCE DE LEON BOULEVARD
SUITE 204
CORAL GABLES, FLORIDA 33134
LANDSCAPE ARCHITECTS:
SAVINO & MILLER DESIGN STUDIO
12345 NE 6TH AVENUE A
NORTH MIAMI, FLORIDA 33161
MEP:
EMTEC, CORP.
250 CATALONIA AVENUE
SUITE 502
CORAL GABLES, FLORIDA 33134
CIVIL ENGINEERS:
BISCAYNE ENGINEERING COMPANY, INC.
529 W. FLAGLER STREET
MIAMI, FLORIDA 33130
LEED CONSULTANT:
SEBASTIAN EILERT ARCHITECTURE
9640 SW 85TH STREET
SUITE 304
MIAMI, FLORIDA 33173
GEOTECHNICAL ENGINEER:
ARDAMAN & ASSOCIATES
2608 W. 84TH STREET
HALEAH, FLORIDA 33016

Project:
PAVILION, MUSS PARK
MIAMI BEACH, FLORIDA
Sheet Title: FAR and Open Space
Diagrams

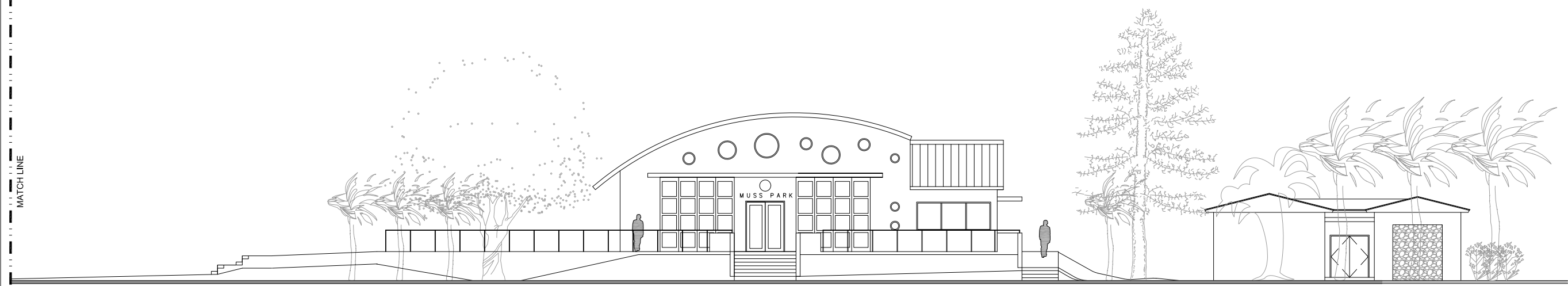
Date: 02/12/16
Scale: AS SHOWN
Drawn by: NSG/ARG
Job: 15114 / 15-09
Sheet
G-101
Of 1



1 Contextual Elevation
G-102 Scale: 1/16"= 1'-0"



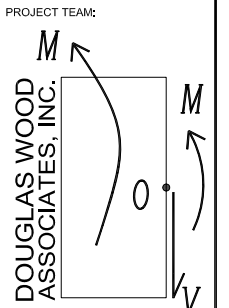
2 Enlarged Contextual Elevation
G-102 Scale: 1/8"= 1'-0"



REVISIONS	BY

LOCATION:
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MIAMI BEACH,
FLORIDA 33139

SEAL:
NATIVIDAD SOTO, FAIA
AR 9945



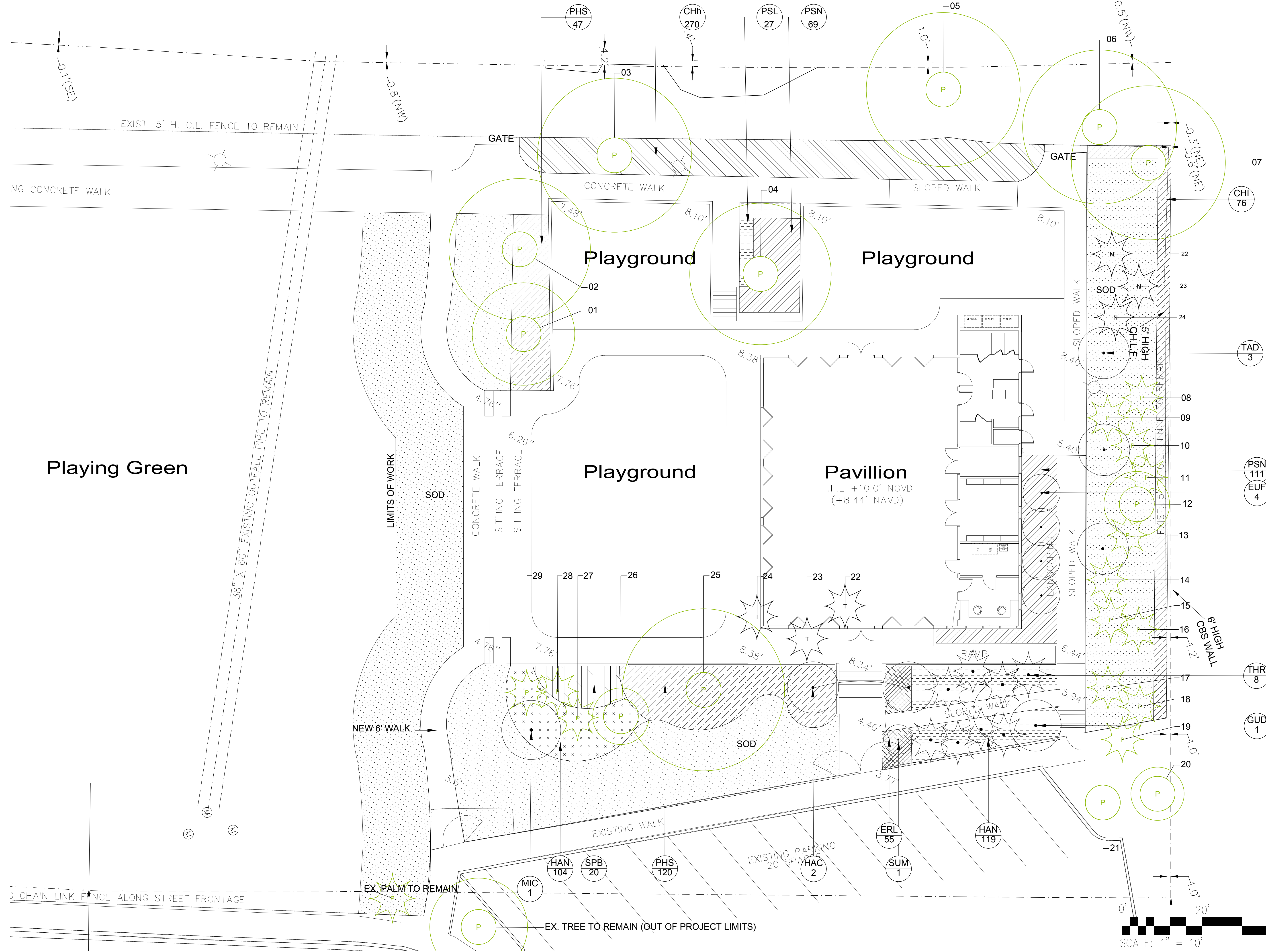
- STRUCTURAL ENGINEERS**
DOUGLAS WOOD ASSOCIATES, INC.
5040 NW 7TH STREET
SUITE 920
MIAMI, FLORIDA 33126
PH. 305 461-3450
EB 6353
info@douglaswood.biz
www.douglaswood.biz
- OWNER**
MIAMI BEACH
CITY OF MIAMI BEACH
1700 CONVENTION CENTER DRIVE
MIAMI, FLORIDA 33139
- ARCHITECTS**
FERGUSON GLASSCO SCHUSTER SOTO, INC.
901 PONCE DE LEON BOULEVARD
SUITE 304
CORAL GABLES, FLORIDA 33134
- LANDSCAPE ARCHITECTS**
SAVINO & MILLER DESIGN STUDIO
12345 NE 6TH AVENUE A
NORTH MIAMI, FLORIDA 33161
- MEP**
EMTEC, CORP.
250 CATALONIA AVENUE
SUITE 502
CORAL GABLES, FLORIDA 33134
- CIVIL ENGINEERS**
BISCAYNE ENGINEERING COMPANY, INC.
529 W. FLAGLER STREET
MIAMI, FLORIDA 33130
- LEED CONSULTANT**
SEBASTIAN EILERT ARCHITECTURE
9640 SW 85TH STREET
SUITE 304
MIAMI, FLORIDA 33173
- GEOTECHNICAL ENGINEER**
ARDAMAN & ASSOCIATES
2608 W. 84TH STREET
HALEAH, FLORIDA 33016

Project:
PAVILION, MUSS PARK
MIAMI BEACH, FLORIDA

Sheet Title: Contextual Elevations

Date: 02/12/16
Scale: AS SHOWN
Drawn by: NSG/ARG
Job: 15114 / 15-09

Sheet
G-102
Of 1



REVISIONS		BY

LOCATION:
4400 CHASE AVENUE
MIAMI BEACH,
FLORIDA 33139

SEAL:
DOUGLAS WOOD ASSOCIATES, INC.
 STRUCTURAL ENGINEERS
 DOUGLAS WOOD ASSOCIATES, INC.
 5040 NW 7TH STREET
 SUITE 820
 MIAMI, FLORIDA 33126
 PH. 305 461-3450
 EB 6353
 rtdw@douglaswood.biz
 www.douglaswood.biz

PROJECT TEAM:
M
DOUGLAS WOOD ASSOCIATES, INC.
 ARCHITECTS
 FERUSON GLASSOW SCHUSTER SOTO, INC.
 981 PONCE DE LEON BOULEVARD
 SUITE 304
 CORAL GABLES, FLORIDA 33134
 LANDSCAPE ARCHITECTS
 SAVINO & MILLER DESIGN STUDIO
 12345 NE 6TH AVENUE A
 NORTH MIAMI, FLORIDA 33161
 MEP
 EMTCC, CORP.
 250 CATALONIA AVENUE
 SUITE 502
 CORAL GABLES, FLORIDA 33134
 CIVIL ENGINEERS
 BISCAYNE ENGINEERING COMPANY, INC.
 529 W. FLAGLER STREET
 MIAMI, FLORIDA 33130
 LEED CONSULTANT
 SEBASTIAN ELERT ARCHITECTURE
 9840 SW 85TH STREET
 SUITE 304
 MIAMI, FLORIDA 33173
 GEOTECHNICAL ENGINEER
 ARDAMAN & ASSOCIATES
 2608 W. 84TH STREET
 HIALEAH, FLORIDA 33016

OWNER
CITY OF MIAMI BEACH
 1700 CONVENTION CENTER DRIVE
 MIAMI, FLORIDA 33139

Project:
PAVILLION, MUSS PARK
MIAMI BEACH, FLORIDA

Sheet Title: Schematic Landscape Plan

Date: XX/XX/XXXX

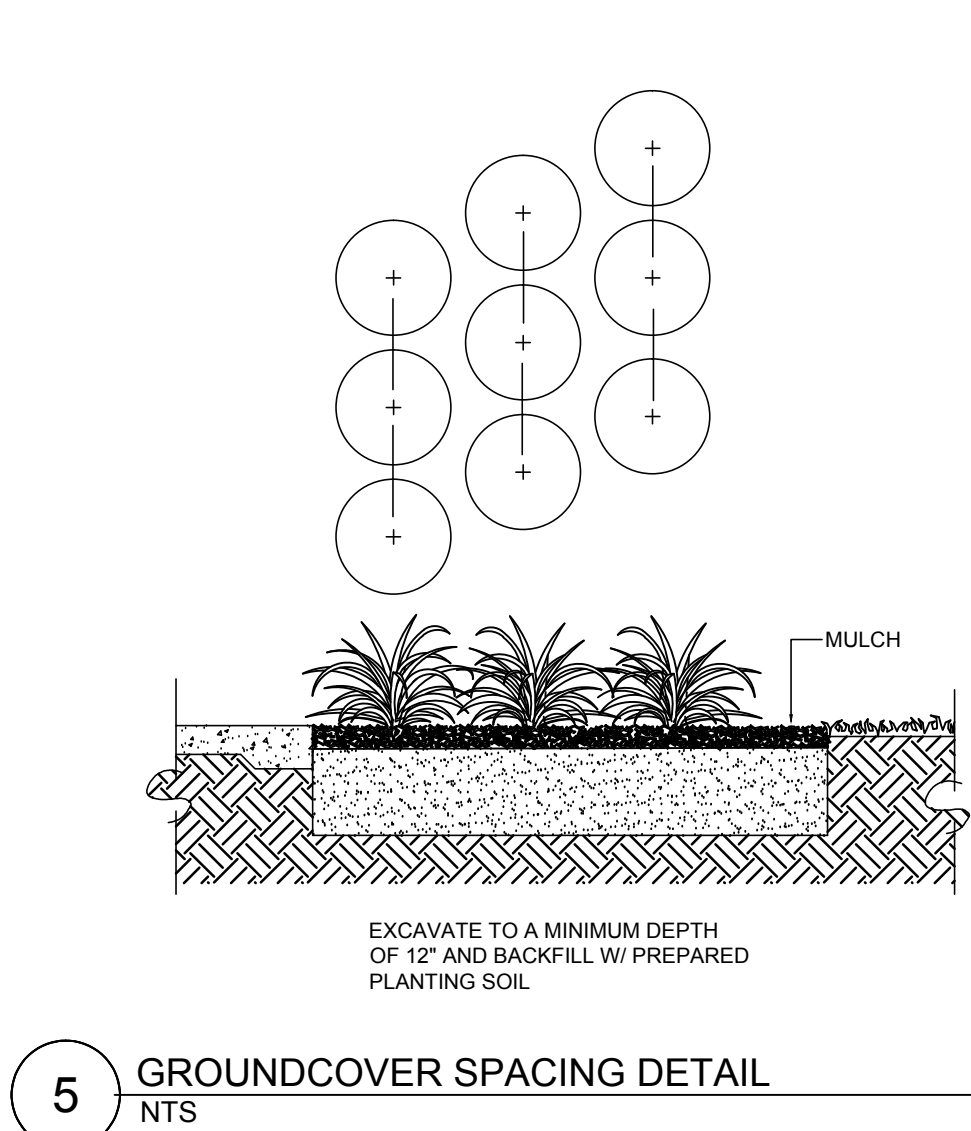
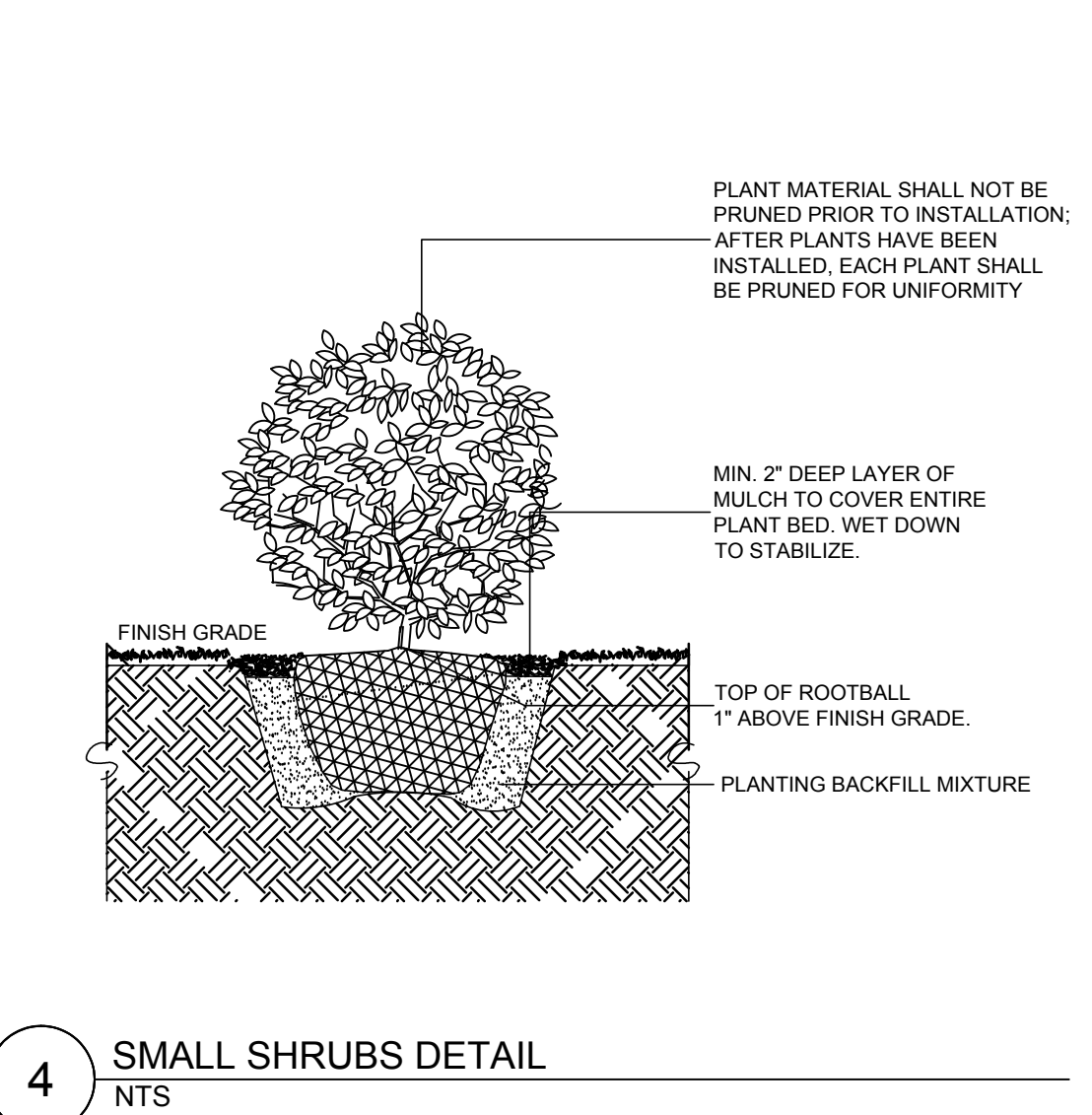
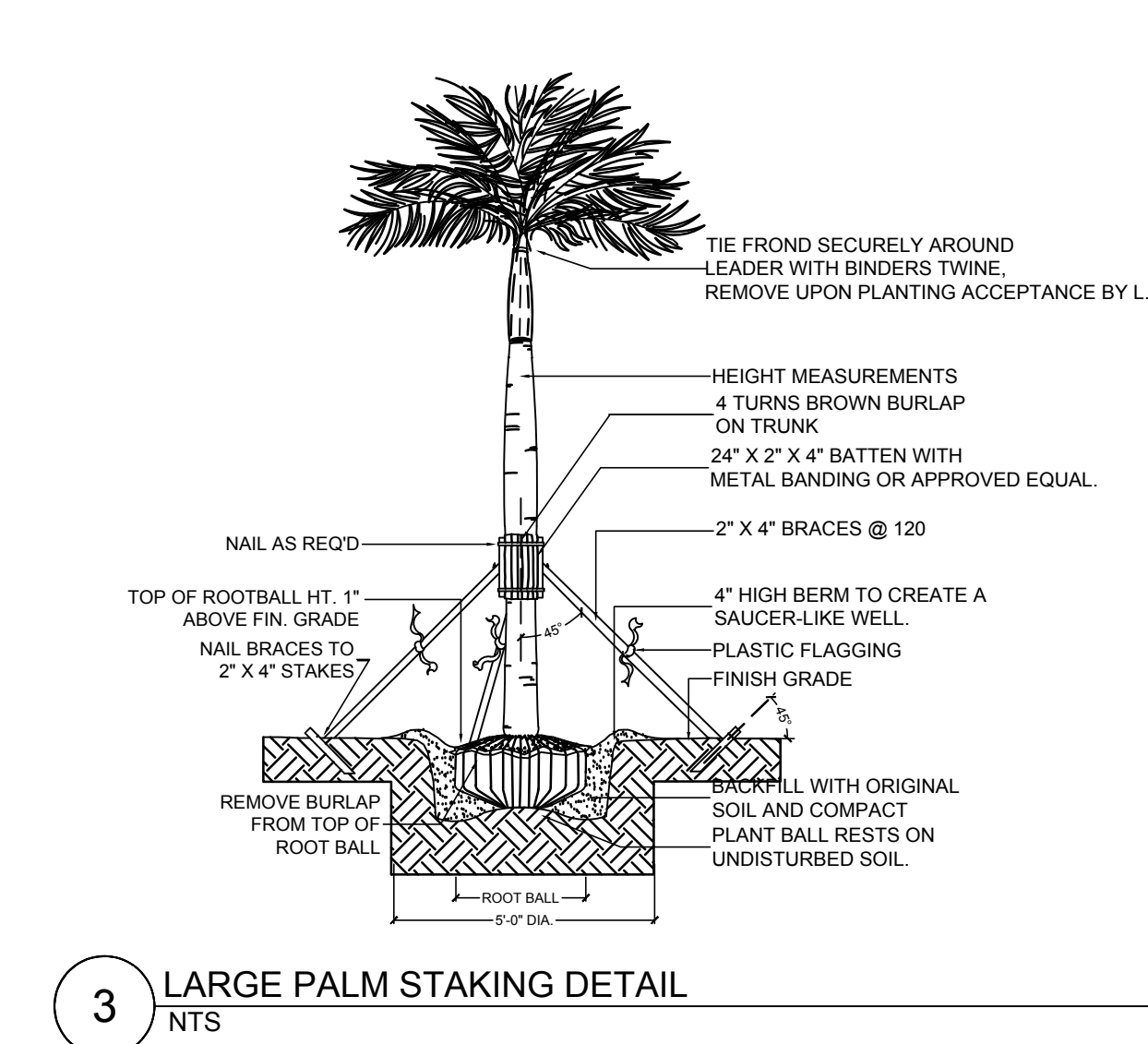
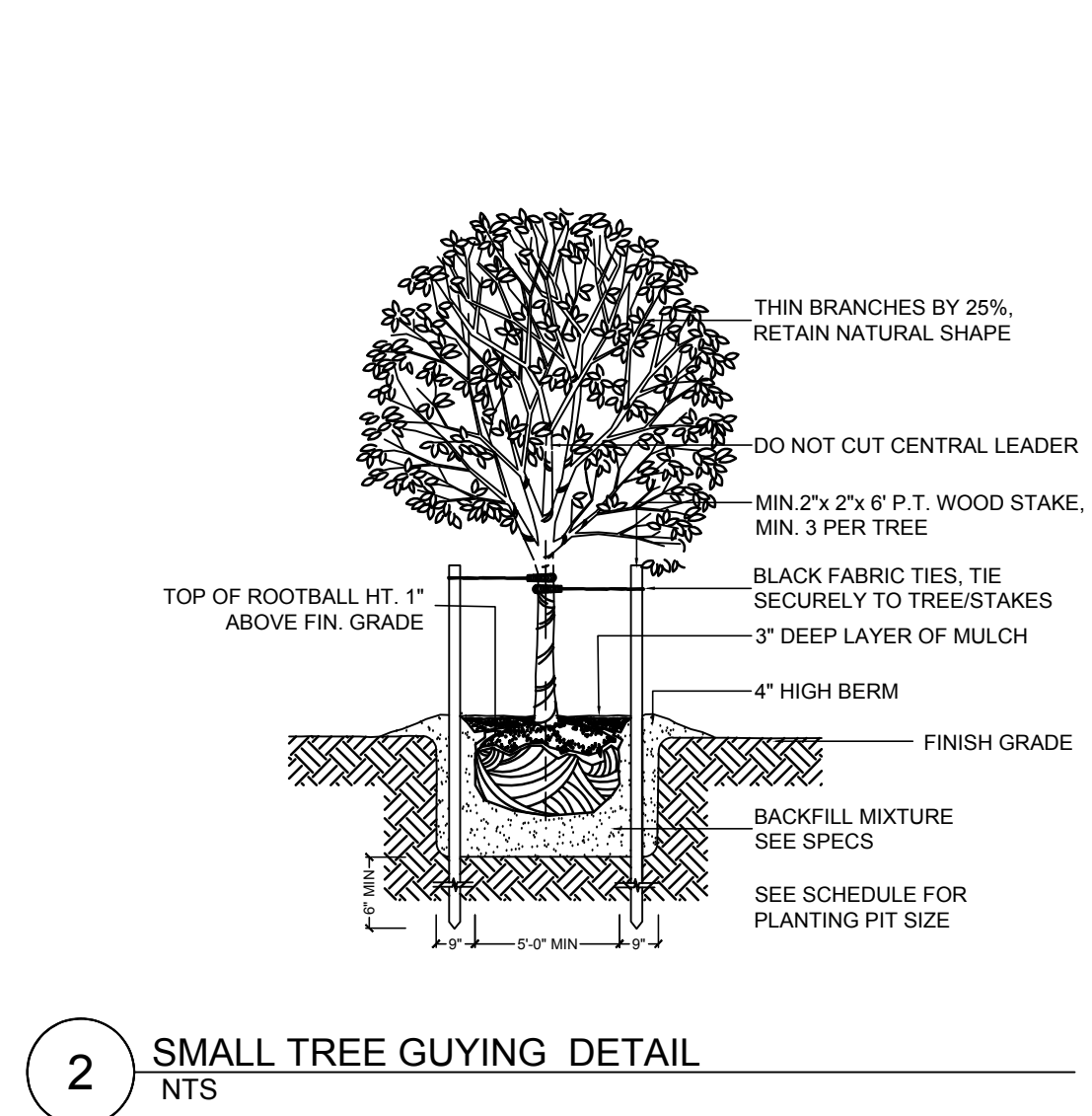
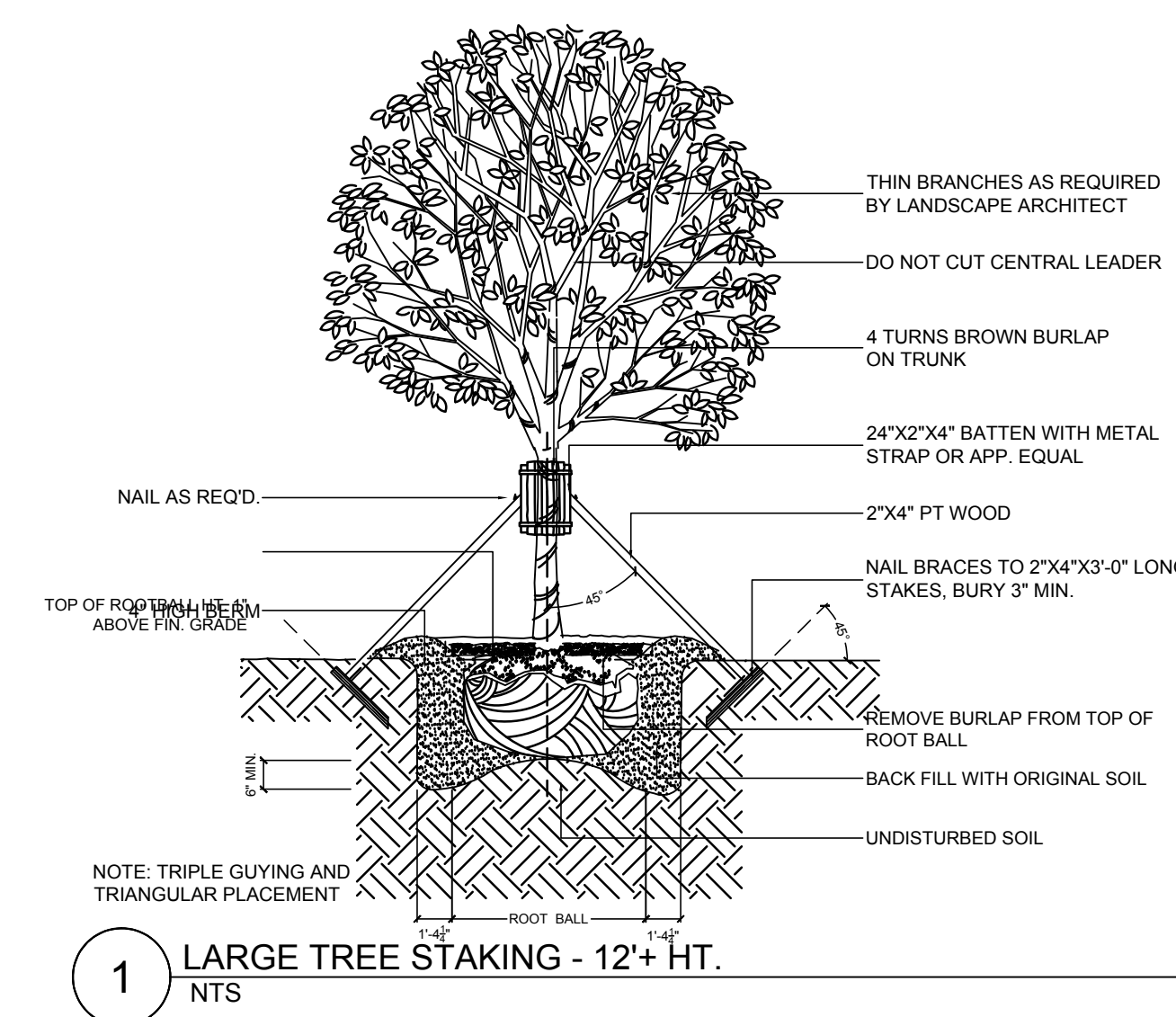
Scale: AS SHOWN

Drawn by: JJ

Job: 15114

Sheet
LP-1
 Of 1

PLANT SCHEDULE					
KEY	QTY.	BOTANICAL/COMMON NAME	SIZE	NATIVE STATUS	DROUGHT TOLERANCE
TREES					
EUF	4	Eugenia foetida Spanish Stopper	10'-12' ht., 2" cal., 4'-5' sp., 25 gal. 8' O.C.	Native	Tolerant
GUD	1	Guapira discolor Bolly	10'-12' ht., 2" cal., 4'-5' sp., 25 gal.	Native	Tolerant
HAC	2	Hamelia Cuprea Bahama Firebush	6'-7' ht., x 4'-5' sp., 1"-1.5", 25 gal.		Tolerant
MIC	1	Michelia champaca Joy Perfume Tree	10'-12' Ht x 5'-6' Spr. 2" cal., 50 gal.		
SUM	1	Suriana maritima Bay Cedar	4'-5' ht., 1" cal., 15 gal.	Native	Tolerant
TAD	3	Taxodium distichum / Bald Cypress	10'-12' Ht x 5'-6' Spr, 2" cal., 50 gal.	Native	Tolerant
	12	TOTAL			
PALMS					
THR	8	Thrinax radiata / Thrinax radiata /	6' -12' OA Ht., B&B, Staggered	Native	Tolerant
SHRUBS AND GRASSES					
CHI	76	Chrysobalanus icaco / Redtip cocoplum	18" - 24" Ht., 3 gal, 24" OC	Native	Tolerant
HAN	244	Hamelia nodosa / Dwarf Firebush	20" - 24" OA, 3 gal., 24" OC		Tolerant
PSL	27	Psychotria ligustrifolia Dwarf Wild Coffee/Bahama Wild Coffee	18"-24" OA, 3 gal. , 24" OC	Native	Tolerant
PSN	178	Psychotria nervosa / Wild Coffee	24"-30" Ht., Full, 3 gal , 24" OC	Native	Tolerant
PHS	109	Philodendron selloum / Split Leaf Philodendron	30"-36" OA, 3 gal., 36" OC		
SPB	20	Spartina bakeri / Sand Cordgrass	18"-24" Ht., Full, 3 gal., 36" OC	Native	Tolerant
	654	TOTAL			
GROUNDCOVERS					
ERL	57	Ernodea litoralis Beach Creeper	12"-18" OA, 3 gal., 18" OC	Native	Tolerant
CHh	270	Chrysobalanus icaco 'Horizontalis' Horizontal Cocoplum	18"-24" OA, 3 gal., Full, 24" OC		Tolerant
SOD					
SOD	6,715	Stenotaphrum secundatum 'Floratum' St. Augustine 'Floratum'	solid sod, no weeds (or species approved by City)		



REVISIONS BY

LOCATION:
4400 CHASE AVENUE
MIAMI BEACH,
FLORIDA 33139

SEAL:
BARRY MILLER
LAP000086

PROJECT TEAM:
DOUGLAS WOOD ASSOCIATES, INC. M
STRUCTURAL ENGINEERS
DOUGLAS WOOD ASSOCIATES, INC.
5040 NW 7TH STREET
SUITE 820
MIAMI, FLORIDA 33126
PH. 305 461-3450
EB 6353
fdbox@douglaswood.biz
www.douglaswood.biz
OWNER

CITY OF MIAMI BEACH
1700 CONVENTION CENTER DRIVE
MIAMI, FLORIDA 33139
ARCHITECTS
FERGUSON GLASGOW SCHUSTER SOTO, INC.
901 PONCE DE LEON BOULEVARD
SUITE 304
CORAL GABLES, FLORIDA 33134
LANDSCAPE ARCHITECTS
SAVINO & MILLER DESIGN STUDIO
12345 NE 6TH AVENUE A
NORTH MIAMI, FLORIDA 33161
MEP
EMTEC, CORP.
250 CATALONIA AVENUE
SUITE 502
CORAL GABLES, FLORIDA 33134
CIVIL ENGINEERS
BISCAYNE ENGINEERING COMPANY, INC.
529 W. FLAGLER STREET
MIAMI, FLORIDA 33130
LEED CONSULTANT
SEBASTIAN ELERT ARCHITECTURE
9840 SW 85TH STREET
SUITE 304
MIAMI, FLORIDA 33173
GEOTECHNICAL ENGINEER
ARDAMAN & ASSOCIATES
2608 W. 64TH STREET
HIALEAH, FLORIDA 33016

Project:
PAVILION MUSS PARK
MIAMI BEACH, FLORIDA

Sheet Title: Landscape Schedule & Details

Date: XX/XX/XXXX
Scale: AS SHOWN
Drawn by: JJ
Job: 15114
Sheet
LP-2
Of 1

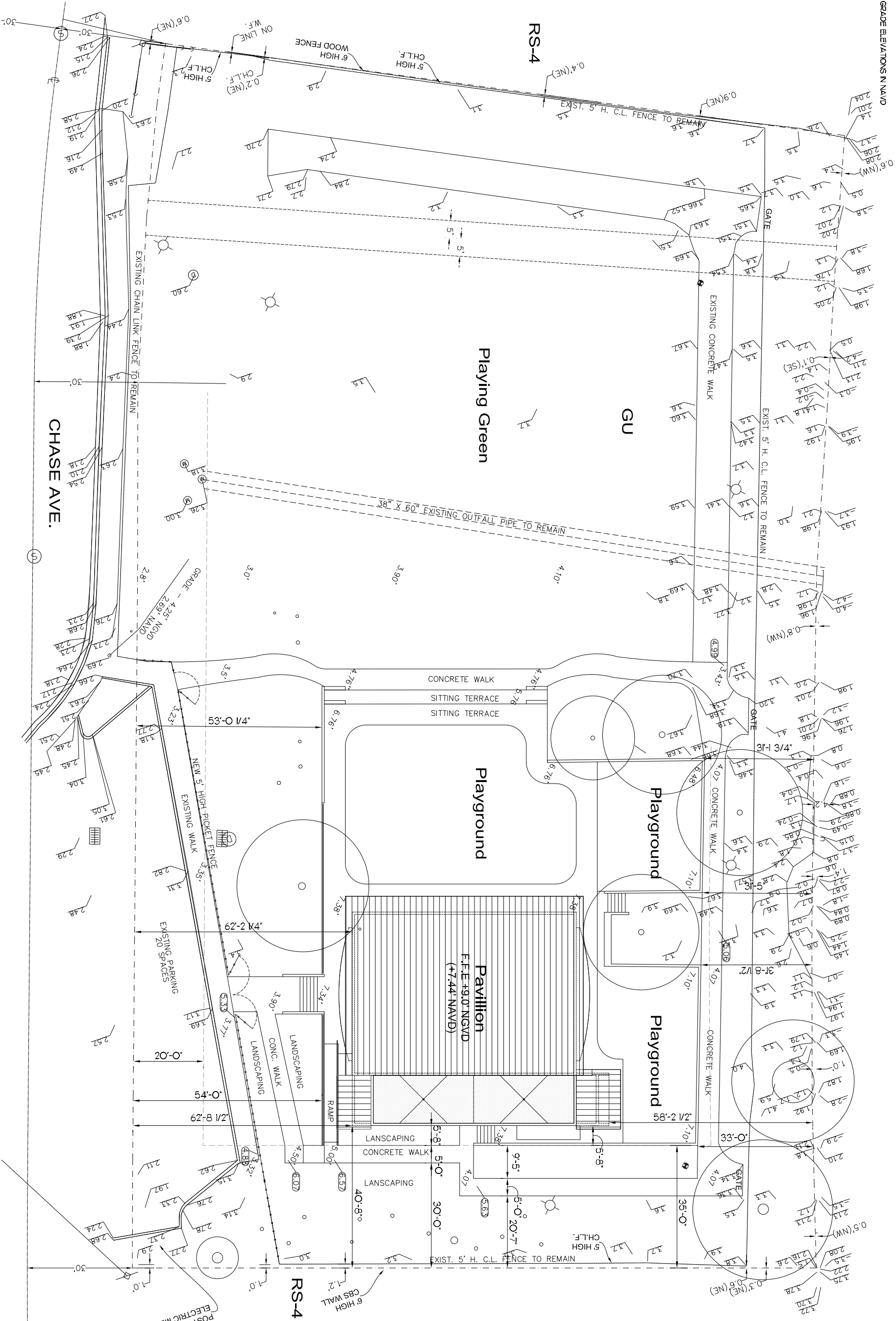
LEGEND & NOTES

○ NEW GRADE ELEVATIONS N NAVD
(CONVERSION: NGVD - NAVD + 156)

⑥-10 GRADE ELEVATIONS N NGVD

○ EXISTING GRADE ELEVATIONS N NAVD

BISCAYNE WATERWAY



REVISIONS	BY

LOCATION:
**4400 CHASE AVENUE
MIAMI BEACH,
FLORIDA 33139**

SEAL:
NATIMDAD SOTO, FAIA
AR 9845

DOUGLAS WOOD ASSOCIATES, INC.

STRUCTURAL ENGINEERS
DOUGLAS WOOD ASSOCIATES, INC.
5040 NW 7TH STREET
MIAMI, FLORIDA 33156
PH: 305 461-3460
FAX: 305 461-3460
www.douglaswoodllc.com

MIAMI BEACH
OWNER

ARCHITECTS
DOUGLAS WOOD ASSOCIATES, INC.
1700 CONVENT ROAD
MIAMI, FLORIDA 33139

LANDSCAPE ARCHITECTS
LEONARD & LEONARD ARCHITECTS
3611 PONCE DE LEON BOULEVARD
SUITE 304
CORAL GABLES, FLORIDA 33134

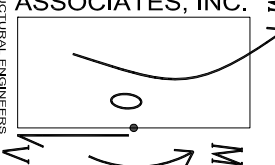
ENGINEER
EMTEC CORP.
250 CATALONIA AVENUE
CORAL GABLES, FLORIDA 33134

GEOTECHNICAL ENGINEERS
BISQVING ENGINEERING COMPANY, INC.
MIAMI, FLORIDA 33130

LEAD CONSULTANT
SEBASTIAN BERT ARCHITECTURE
SUITE 304
3041 90TH STREET
MIAMI, FLORIDA 33173

GEOTECHNICAL ENGINEERS
MAMI, FLORIDA 33130

2009 W. 84TH STREET
HALEAH, FLORIDA 33016



Project:
**PAVILION, MUSS PARK
MIAMI BEACH, FLORIDA**

Sheet Title: Schematic Site Plan

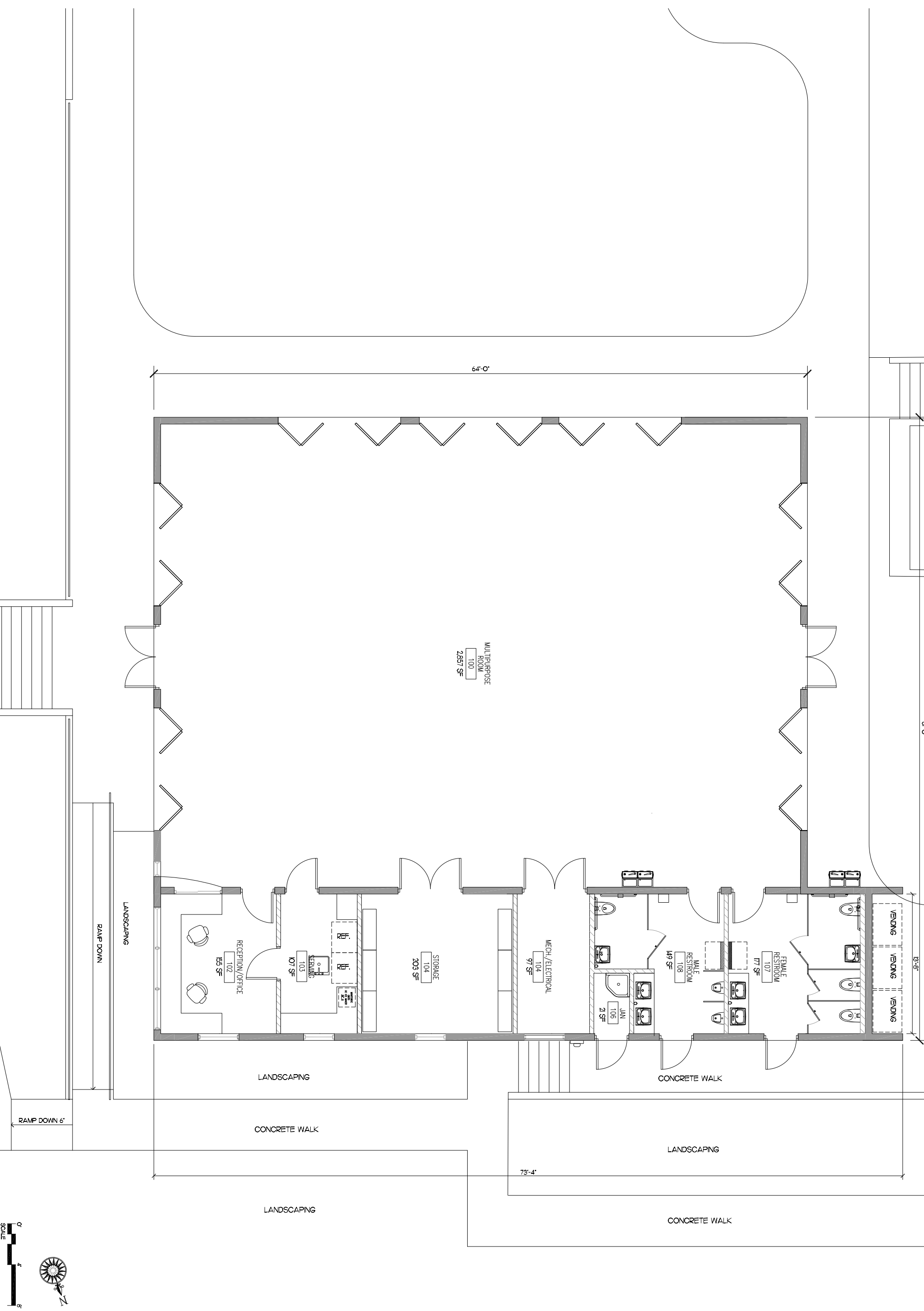
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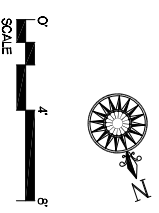
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Job: 15114 / 15-09

A-100
Of 1



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REVISIONS	BY									



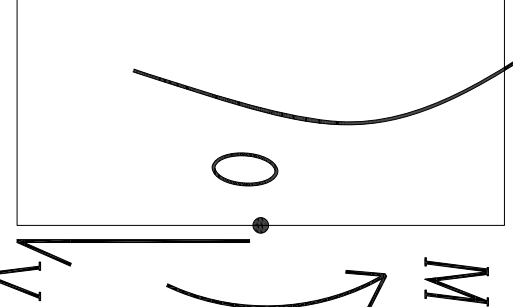
REVISIONS BY

LOCATION:
4400 CHASE AVENUE
MIAMI BEACH,
FLORIDA 33139

SEAL:
NATIVIDAD SOTO, FAIA
AR 9945

PROJECT TEAM:

**DOUGLAS WOOD
ASSOCIATES, INC.**
STRUCTURAL ENGINEERS
5000 N.W. 11TH STREET, SUITE 200
MIAMI, FLORIDA 33142
PH. 305.481.3450
info@douglaswood.biz
www.douglaswood.biz



MIAMI BEACH
OWNER

ARCHITECTS
1700 CONVENTION CENTER DRIVE
MIAMI, FLORIDA 33139

SUITE 304
2001 W. 94TH STREET
MIAMI, FLORIDA 33156

LANDSCAPE ARCHITECTS
12345 NE 87TH AVENUE, A
SUITE 100
MIAMI, FLORIDA 33158

MEP
2017 N.W. 10TH AVENUE
SUITE 100
MIAMI, FLORIDA 33136

CIVIL ENGINEERS
CORAL GABLES, FLORIDA 33134

5290 W. FLAGLER STREET
MIAMI, FLORIDA 33130

LEED CONSULTANT
8840 SW 18TH STREET
SUITE 304
MIAMI, FLORIDA 33129

GEOTECHNICAL ENGINEERS
ARDAMANN & ASSOCIATES
11400 N.W. 13TH AVENUE, SUITE 1016

Project:
**PAVILION, MUSS PARK
MIAMI BEACH, FLORIDA**

Sheet Title: *Roof Plan*

Date: 02/12/16

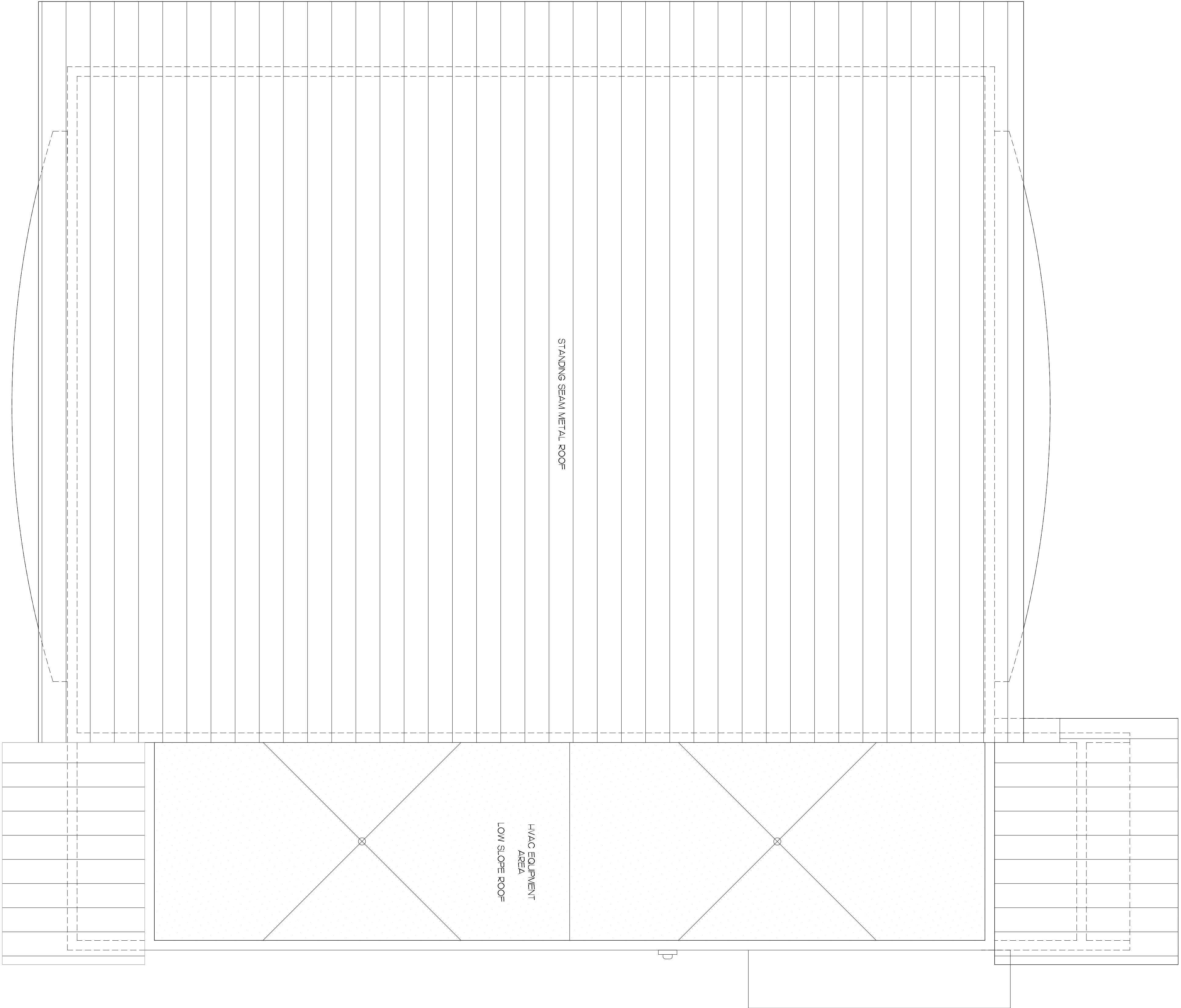
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Job: 15114 / 15-09

Sheet

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OF 1



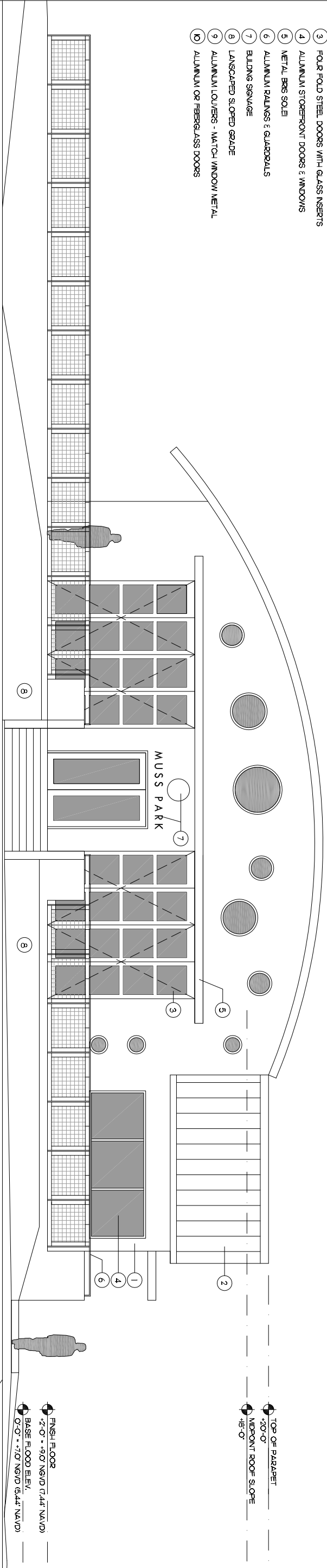
STANDING SEAM METAL ROOF

HVAC EQUIPMENT
AREA
LOW SLOPE ROOF

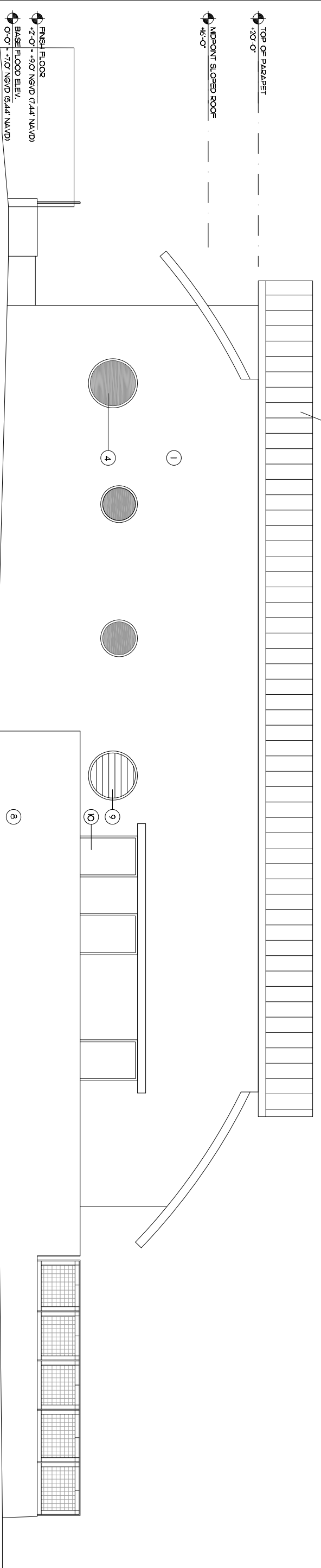
11400 N.W. 13TH AVENUE, SUITE 1016
MIAMI, FLORIDA 33139

LEGEND & NOTES

- 1 STUCCO ON GIBBERN CONCRETE WITH PAINT FINISH - SIMILAR - FLOATANT BLUE (FIELD COLOR) - SIMILAR - REFLECTING POOL (ADJACENT COLOR) - WEATHERED GALV/ALUM
- 2 STANDING SEAM METAL ROOF
- 3 FOUR FOLD STEEL DOORS WITH GLASS INSERTS
- 4 ALUMINUM STOREFRONT DOORS & WINDOWS
- 5 METAL BRG SOLE
- 6 ALUMINUM BALUNGS & GUARDRAILS
- 7 BUILDING SIGNAGE
- 8 LANDSCAPED SLOPED GRADE
- 9 ALUMINUM LOUVERS - MATCH WINDOW METAL
- 10 ALUMINUM OR FIBERGLASS DOORS



0 4 8
SCALE
1 East Elevation
A-300 Scale: 1/4"=1'-0"



0 4 8
SCALE
1 North Elevation
A-300 Scale: 1/4"=1'-0"

REVISIONS	BY

LOCATION:
**4400 CHASE AVENUE
MIAMI BEACH,
FLORIDA 33139**

PROJECT TEAM:
SEAL:
NATIMDAD SOTO, FAIA
AR 9945

DOUGLAS WOOD ASSOCIATES, INC.

STRUCTURAL ENGINEERS
5040 NW 7TH STREET
MIAMI, FLORIDA 33136
PH: 305 461-3460
fhw@dwgast.com
www.douglasswoodllc.com

MIAMI BEACH
OWNER
1700 CONVENT CENTER DRIVE
MIAMI, FLORIDA 33139
ARCHITECTS
DOUGLAS WOOD ASSOCIATES, INC.
5040 NW 7TH STREET
MIAMI, FLORIDA 33136
CONTRACTORS
CORAL GABLES, FLORIDA 33134
SUITE 304
SAVING & MULLER DESIGN STUDIO
12345 NE 6TH AVENUE A
NORTH MIAMI, FLORIDA 33161
EMTEC, CORP.
250 CATALONIA AVENUE
CORAL GABLES, FLORIDA 33134
CIVIL ENGINEERS
BISCHOFF ENGINEERING COMPANY, INC.
MIAMI, FLORIDA 33130
LEED CONSULTANT
SEBASTIAN BERT ARCHITECTURE
SUITE 304
30111 STREET
MIAMI, FLORIDA 33173
GEOTECHNICAL ENGINEERS
GEOLOGICAL ENGINEERS
2009 W. 84TH STREET
HIALEAH, FLORIDA 33016

Project:
**PAVILION, MUSS PARK
MIAMI BEACH, FLORIDA**

Sheet Title: *Schematic Elevations*

Date: 02/12/16
Scale: AS SHOWN
Drawn by: NSGJARG
Job: 15114 / 15-09
Sheet
A-300
Of 1

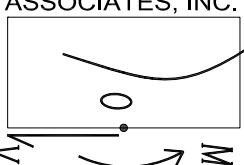
REVISIONS

BY

LOCATION:
4400 CHASE AVENUE
MIAMI BEACH,
FLORIDA 33139

PROJECT TEAM:
SEAL:
NATIMDAD SOTO, FAIA
AR 9945

DOUGLAS WOOD ASSOCIATES, INC.
STRUCTURAL ENGINEERS
5040 NW 77TH STREET
MIAMI, FLORIDA 33156
PH: 305 461-3460
FIBOX@douglaswood.biz
www.douglaswood.biz



OWNER
MIAMI BEACH
1700 CONVENTOR CENTER DRIVE
MIAMI, FLORIDA 33139

ARCHITECTS
DOUGLAS WOOD ASSOCIATES, INC.
5040 NW 77TH STREET
MIAMI, FLORIDA 33156
PH: 305 461-3460
FIBOX@DOUGLASWOOD.BIZ
WWW.DOUGLASWOOD.BIZ

GENERAL CONTRACTOR
EMTEC CORP.
250 CATALONIA AVENUE
CORAL GABLES, FLORIDA 33134

LEED CONSULTANT
SEBASTIAN BERT ARCHITECTURE
MIAMI, FLORIDA 33173

PROJECT:
PAVILION, MUSS PARK
MIAMI BEACH, FLORIDA

Sheet Title: Schematic Elevations

Date: 02/12/16

Scale: AS SHOWN

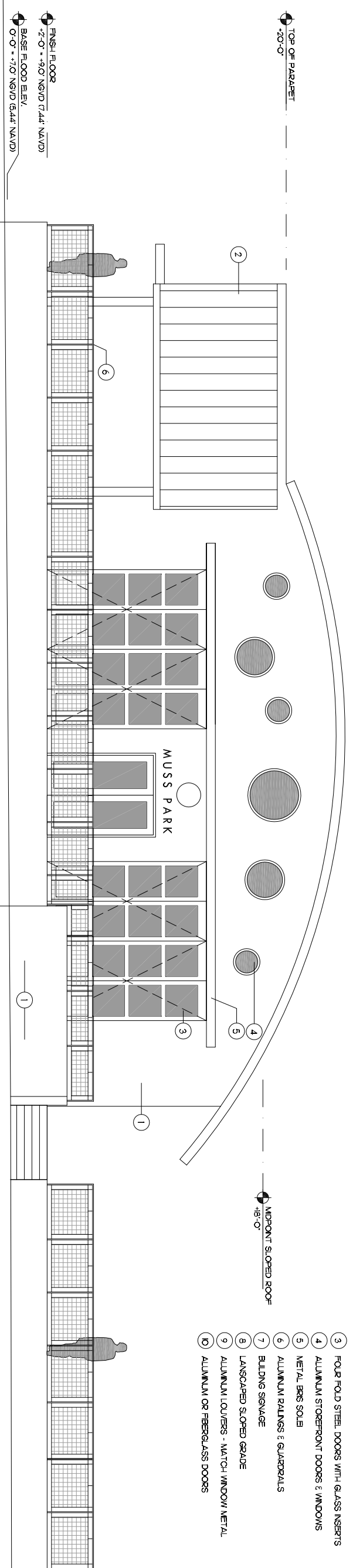
Drawn by: NSGJARG

Job: 15114 / 15-09

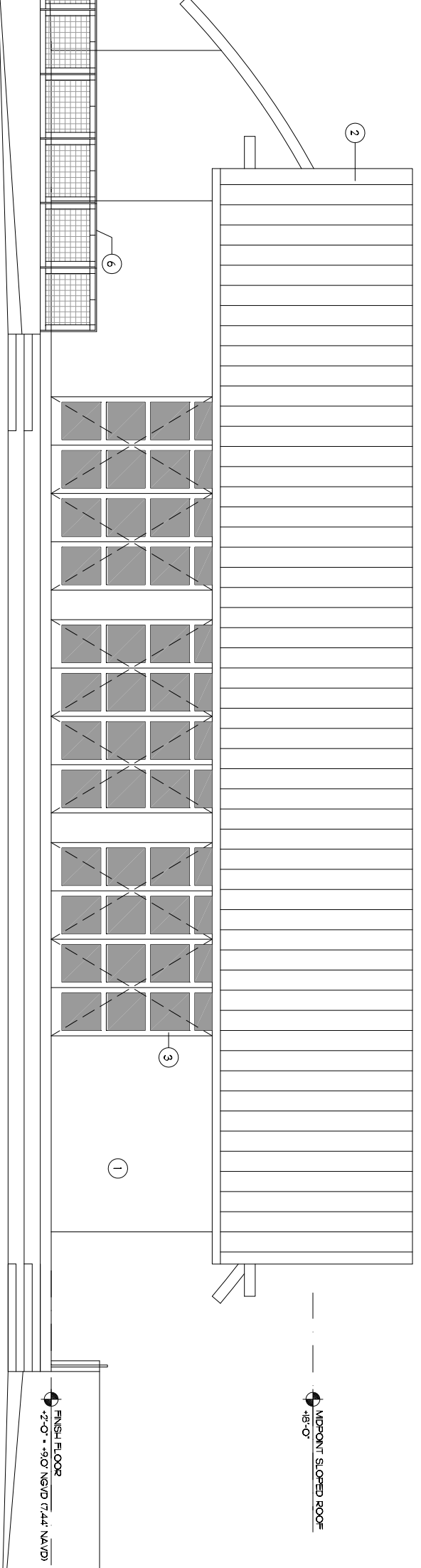
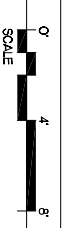
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A-301
Of 1

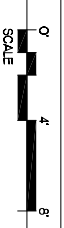
- LEGEND & NOTES**
- 1 STUCCO ON OSSIFRENE CONCRETE WITH PAINT FINISH
- SW6453 - BOUTANT BLUE (FIELD COLOR)
- SW6456 - REFLECTING POOL (ACCENT COLOR)
 - 2 STANDING SEAM METAL ROOF
- WEATHERED GALVALUME
 - 3 FOUR FOLD STEEL DOORS WITH GLASS INSERTS
 - 4 ALUMINUM STOREFRONT DOORS & WINDOWS
 - 5 METAL BRG SOLE
 - 6 ALUMINUM RAILINGS & GUARDRAILS
 - 7 BUILDING SIGNAGE
 - 8 LANDSCAPED SLOPED GRADE
 - 9 ALUMINUM LOUVERS - MATCH WINDOW METAL
 - 10 ALUMINUM OR FIBERGLASS DOORS



1 West Elevation
A-300 Scale: 1/4"=1'-0"



1 South Elevation
A-300 Scale: 1/4"=1'-0"



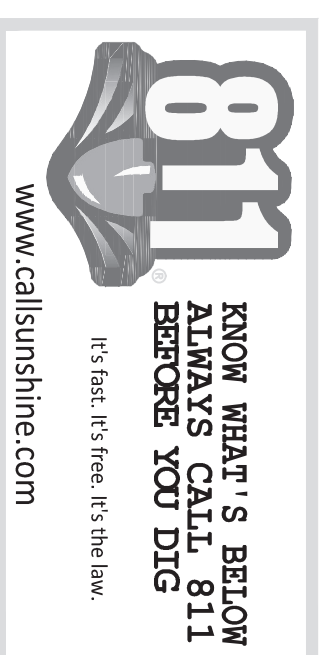
MIAMI BEACH

OFFICE OF CAPITAL IMPROVEMENT PROJECTS

MUSS PARK

OCTOBER 27, 2015

100% SUBMITTAL



CITY OF MIAMI BEACH

MAYOR: PHILIP LEVINE

COMMISSIONERS: MICHAEL GRIECO

JOY MALAKOFF
MICKY STEINBERG
EDWARD L. TOBIN
DEEDE WEITHORN
JONAH WOLFSON

CITY MANAGER: JIMMY L. MORALES

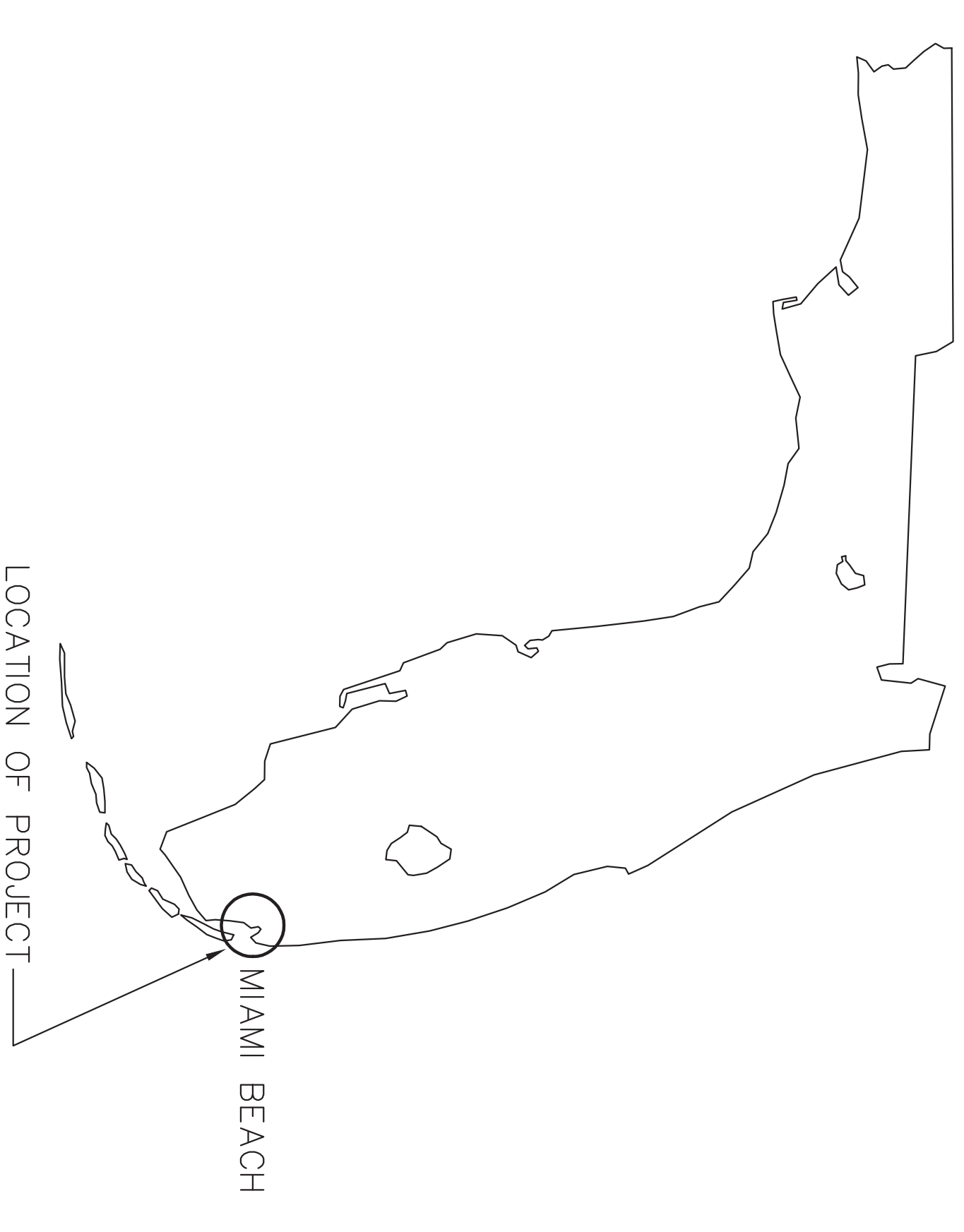
CITY ATTORNEY: RAUL J. AGUILA

PUBLIC WORKS DIRECTOR: ERIC T. CARPENTER, P.E.

CITY ENGINEER: BRUCE A. MOWRY, Ph.D., P.E.



PROJECT LOCATION



INDEX OF DRAWINGS

SHEET	DRAWING	DESCRIPTION
1	G-01	COVER SHEET & INDEX OF DRAWINGS
2	G-02	SURVEYOR'S REPORT & CONTROL POINTS
3	G-03	BOUNDARY AND TOPOGRAPHIC SURVEY MAP

ATKINS

ATKINS NORTH AMERICA, INC.
2007 N.W. 107th AVE.
MIAMI, FL 33172-2507
(305) 592-7275

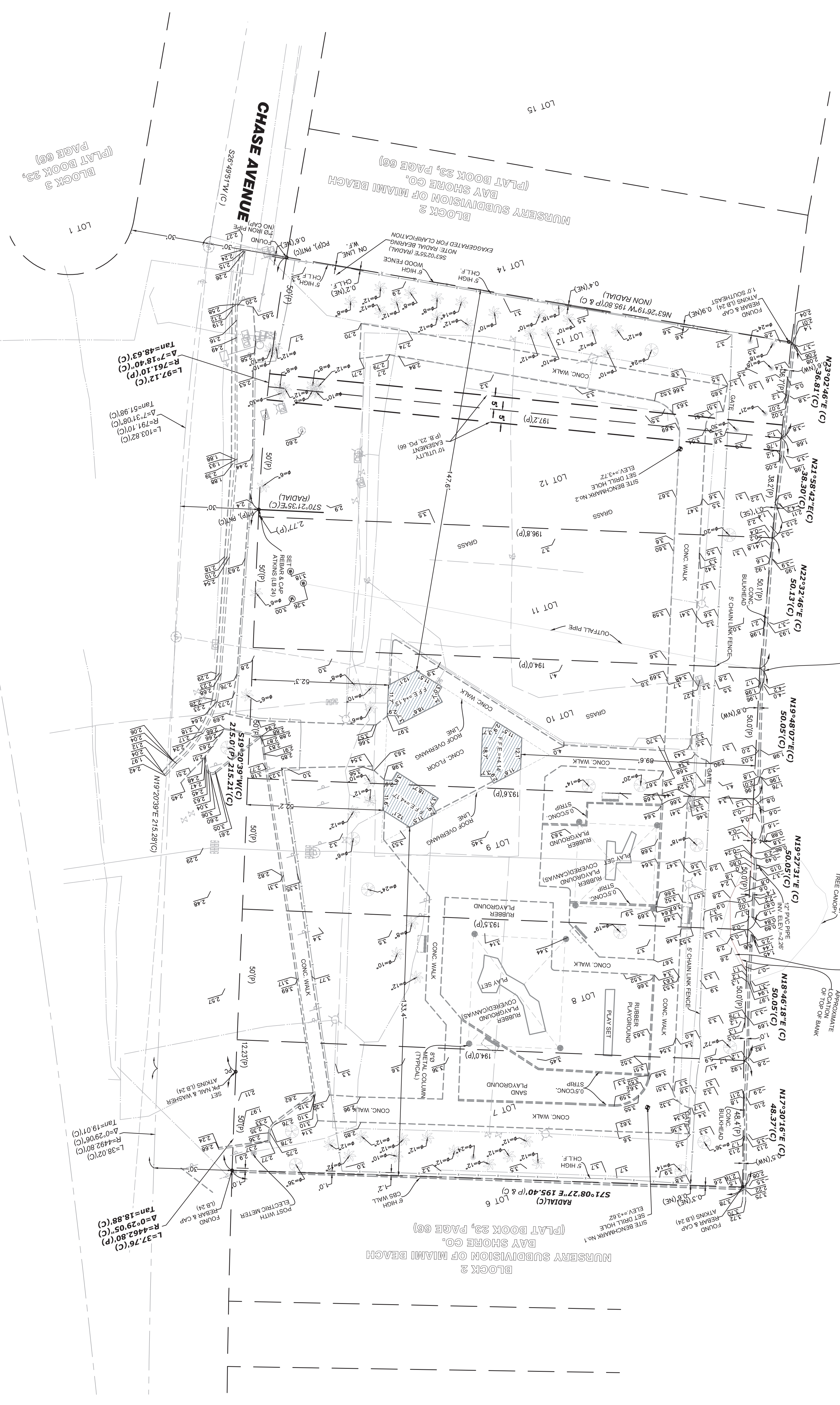
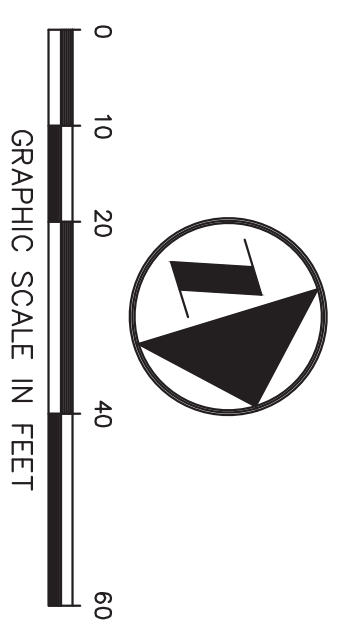
LOCATION MAP
NOT TO SCALE

BISCAYNE WATERWAY

38% CONCRETE PIPE
INV. ELEVATION=4.05
(VERTICAL GATE)

APPROXIMATE EDGE OF
TREE CANOPY

APPROXIMATE
LOCATION
OF TOP OF BANK



BLOCK 3
(PLAT BOOK 23,
PAGE 66)

BLOCK 2
NURSERY SUBDIVISION OF MIAMI BEACH
BAY SHORE CO.
(PLAT BOOK 23, PAGE 66)

BLOCK 2
NURSERY SUBDIVISION OF MIAMI BEACH
BAY SHORE CO.
(PLAT BOOK 23, PAGE 66)

NO.	DATE	REVISION
1	10/26/15	UPDATE SURVEY
2		
3		
4		
5		

NO.	DATE	REVISION
1	10/26/15	UPDATE SURVEY
2		
3		
4		
5		