



Turnberry Ocean Club

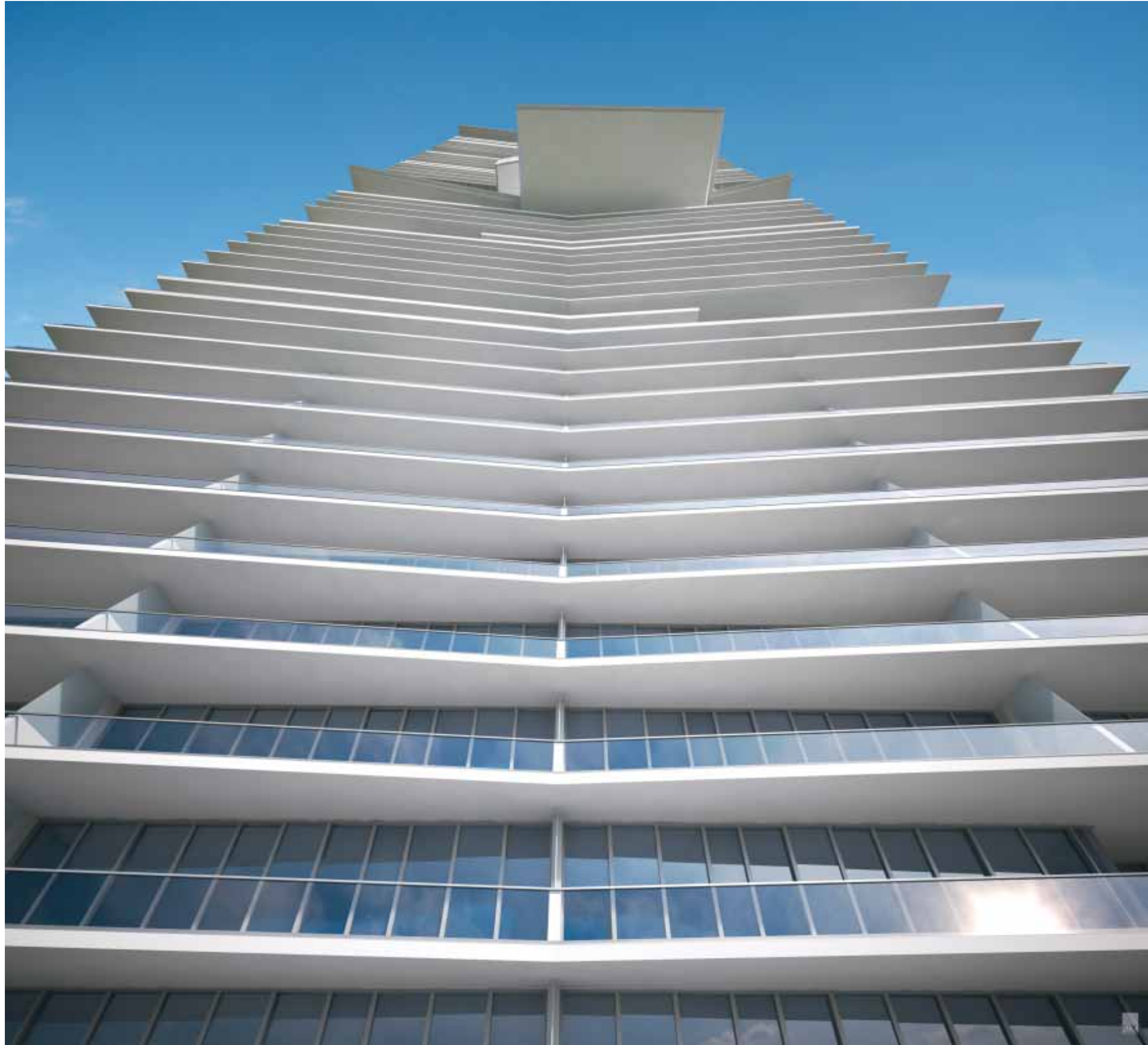
PROJECT ADDRESS:
18501 COLLINS AVENUE
SUNNY ISLES BEACH, FLORIDA 33160

OCTOBER 1, 2014

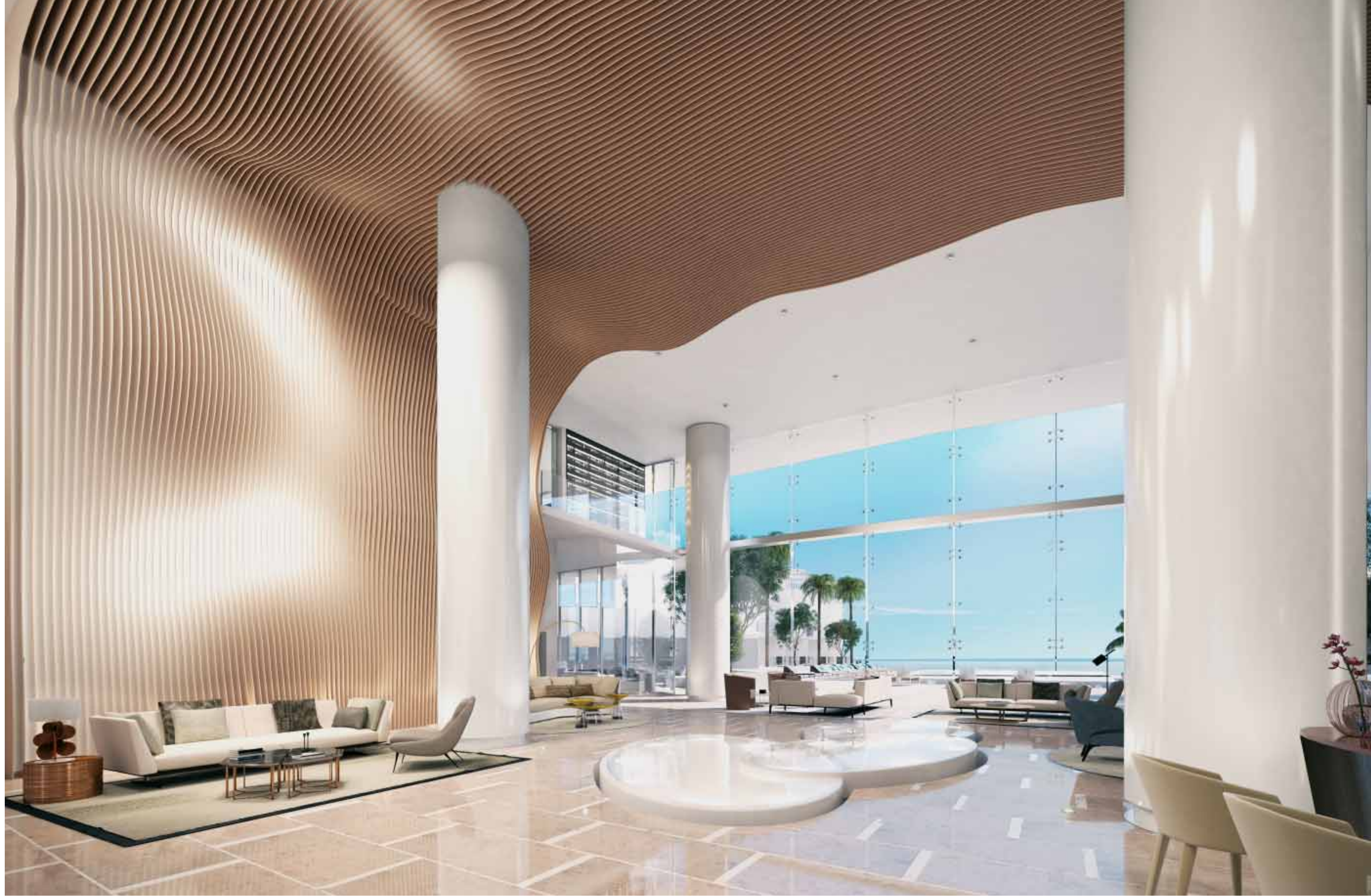
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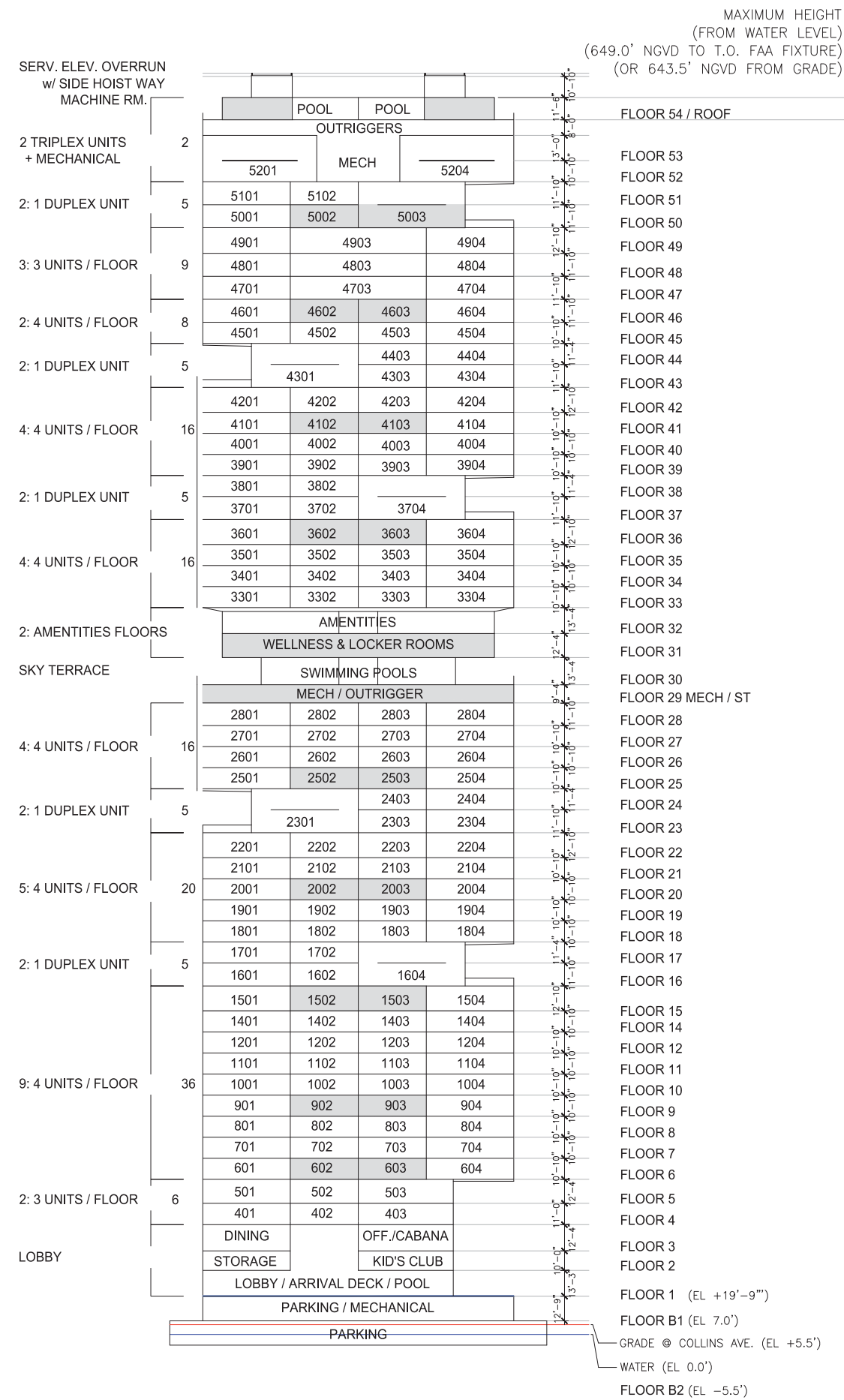




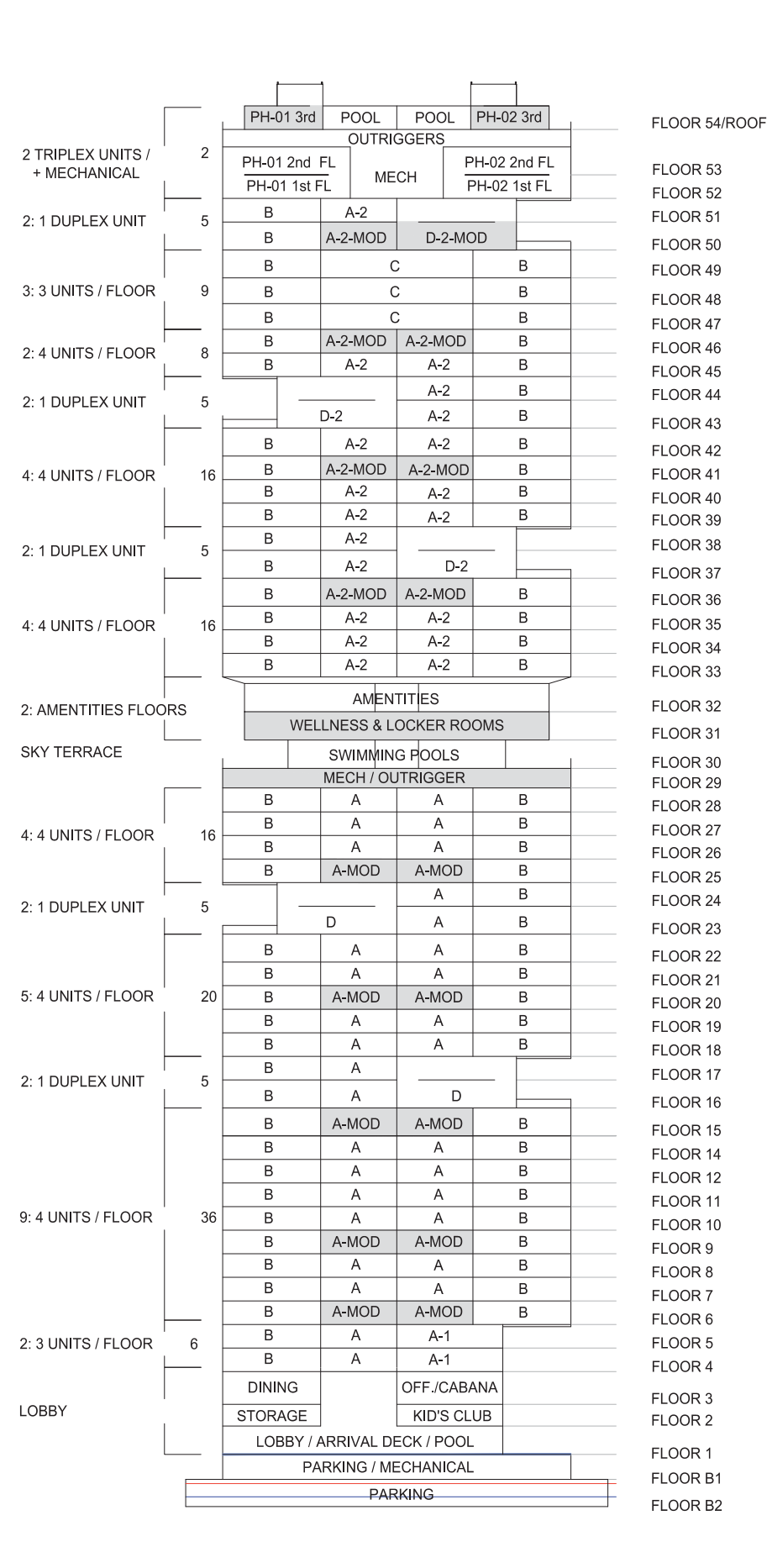




PROJECT DATA - UNIT MATRIX



UNIT MATRIX WEST ELEVATION - UNIT NUMBER



UNIT MATRIX WEST ELEVATION - UNIT TYPE

DRAWING INDEX

SHEET:	SHEET NAME:	LEVEL(S):	SCALE:
ARCHITECT OF RECORD - ROBERT M. SWEDROE, ARCHITECTS - PLANNERS, A.I.A., P.A.			
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3	RENDERINGS & ILLUSTRATIVE SITE PLAN		N.T.S.
4	RENDERINGS		N.T.S.
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6	TENANT STORAGE & CABANA FLOOR PLAN	LEVEL 2	N.T.S.
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REVISIONS	DATE

CARLOS ZAPATA STUDIO
200 Rowley Drive, New York, NY 10112
Tel: 212.693.0200 Fax: 212.693.0202



ROBERT M. SWEDROE ARCHITECTS - PLANNERS
12000 BISCAYNE BOULEVARD, SUITE 602
MIAMI, FL 33181
PHONE: (305) 891-2555 FAX: (305) 891-2975

DRAWING LIST
PROJECT DATA - UNIT MATRIX

DRAWN	
CHECKED	
DATE	10-1-2014
SCALE	N.T.S.
JOB NO.	1402
SHEET	



AMENITIES LEVELS - EAST VIEW



ILLUSTRATIVE SITE PLAN - LOBBY

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TOWER - COLLINS AVENUE VIEW

REVISIONS	DATE

CARLOS ZAPATA STUDIO
200 Broadway, 8th floor New York, NY 10012
T: 212.686.6262 F: 212.686.6262



ROBERT M. SWEDROE ARCHITECTS - PLANNERS
12000 BISCAYNE BOULEVARD, SUITE 602
MIAMI, FL 33181
PHONE: (305) 891-2555 FAX: (305) 891-2975

SHEET TITLE
RENDERINGS & ILLUSTRATIVE SITE PLAN

DRAWN
CHECKED
DATE 10-1-2014
SCALE N.T.S.
JOB NO. 1402
SHEET



LOBBY / SWIMMING POOL & CABANAS - WEST VIEW



LOBBY / SWIMMING POOL & CABANAS - EAST / BEACH VIEW



LOBBY / ARRIVAL DECK - WEST VIEW

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REVISIONS	DATE

CARLOS ZAPATA STUDIO
200 Broadway, 8th floor New York, NY 10012
T: 212.686.6262 F: 212.686.6262

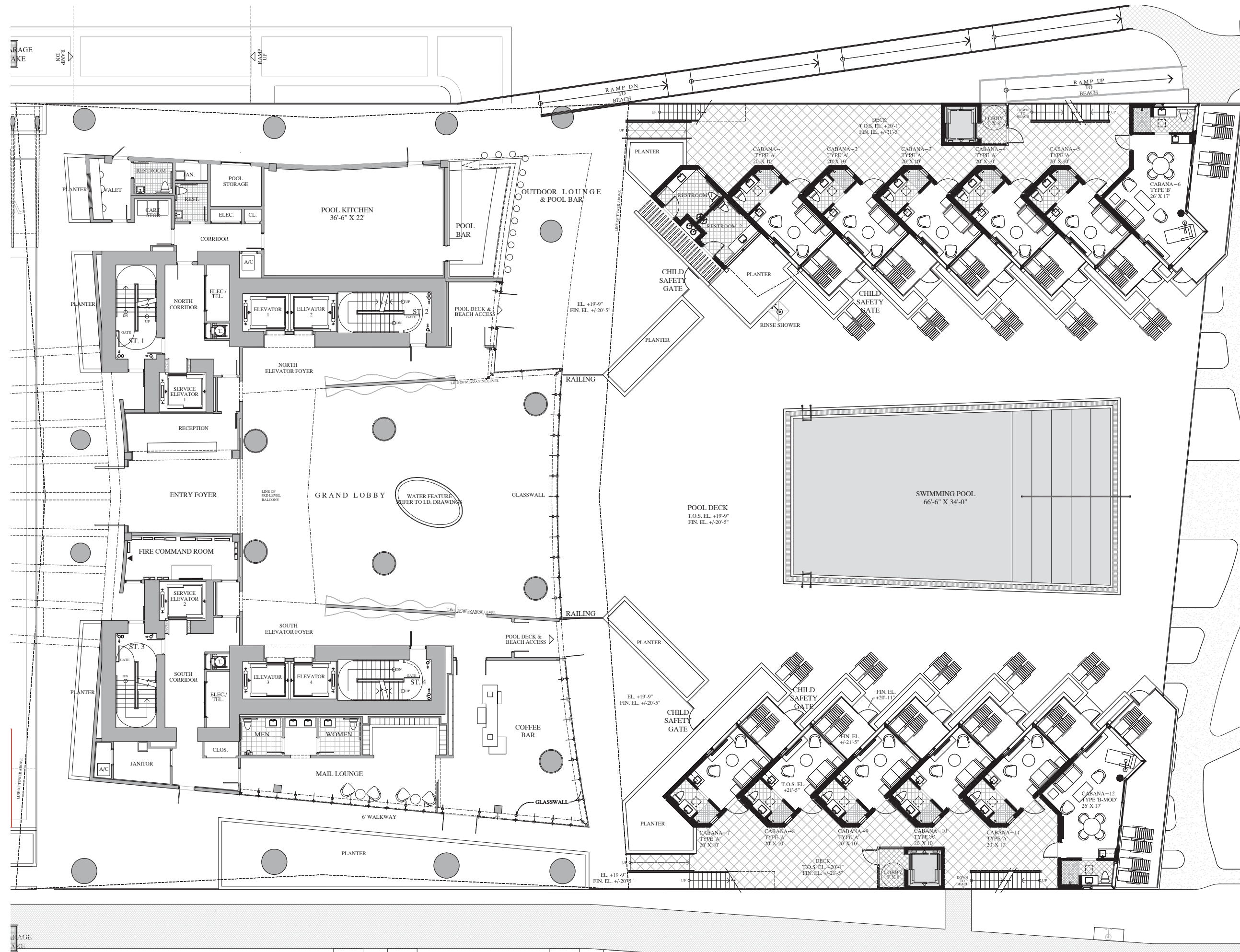


ROBERT M. SWEDROE ARCHITECTS
ARCHITECTS
PLANNERS
12000 BISCAYNE BOULEVARD, SUITE 602
MIAMI, FL 33181
PHONE: (305) 891-2555 FAX: (305) 891-2975

SHEET TITLE
RENDERINGS

DRAWN
CHECKED
DATE 10-1-2014
SCALE N.T.S.
JOB NO. 1402
SHEET

04



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1 LEVEL 1 FLOOR PLAN:
 LOBBY, POOL & CABANAS

REVISIONS	DATE

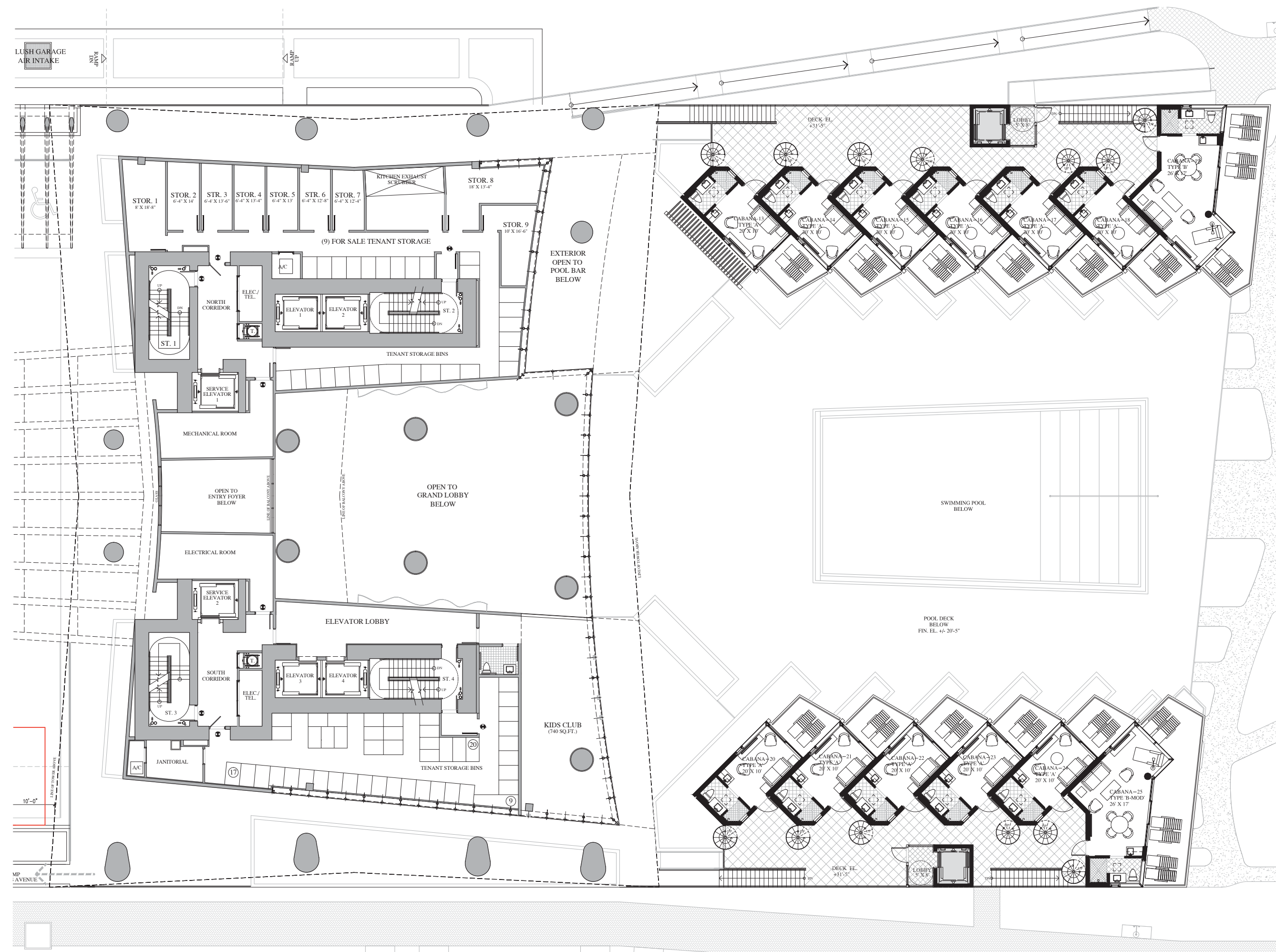
CARLOS ZAPATA STUDIO
 200 Bowline, 6th Fl. New York, NY 10122
 T: 212.685.0202 F: 212.685.0202



ROBERT M. SWEDROE ARCHITECTS
 ARCHITECTS
 PLANNERS
 12000 BISCAYNE BOULEVARD, SUITE 602
 MIAMI, FL 33181
 PHONE: (305) 891-2555 FAX: (305) 891-2975

SHEET TITLE
**LEVEL 1 FLOOR PLAN:
 LOBBY, POOL & CABANAS**

DRAWN	
CHECKED	
DATE	10-1-2014
SCALE	
JOB NO.	1402
SHEET	05



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1

**2ND FLOOR LEVEL
CABANA PLAN** EL. +31'-5"

REVISIONS	DATE

CARLOS ZAPATA STUDIO
200 Bowline Square, New York, NY 10012
Tel: 212.686.6262 Fax: 212.686.6262

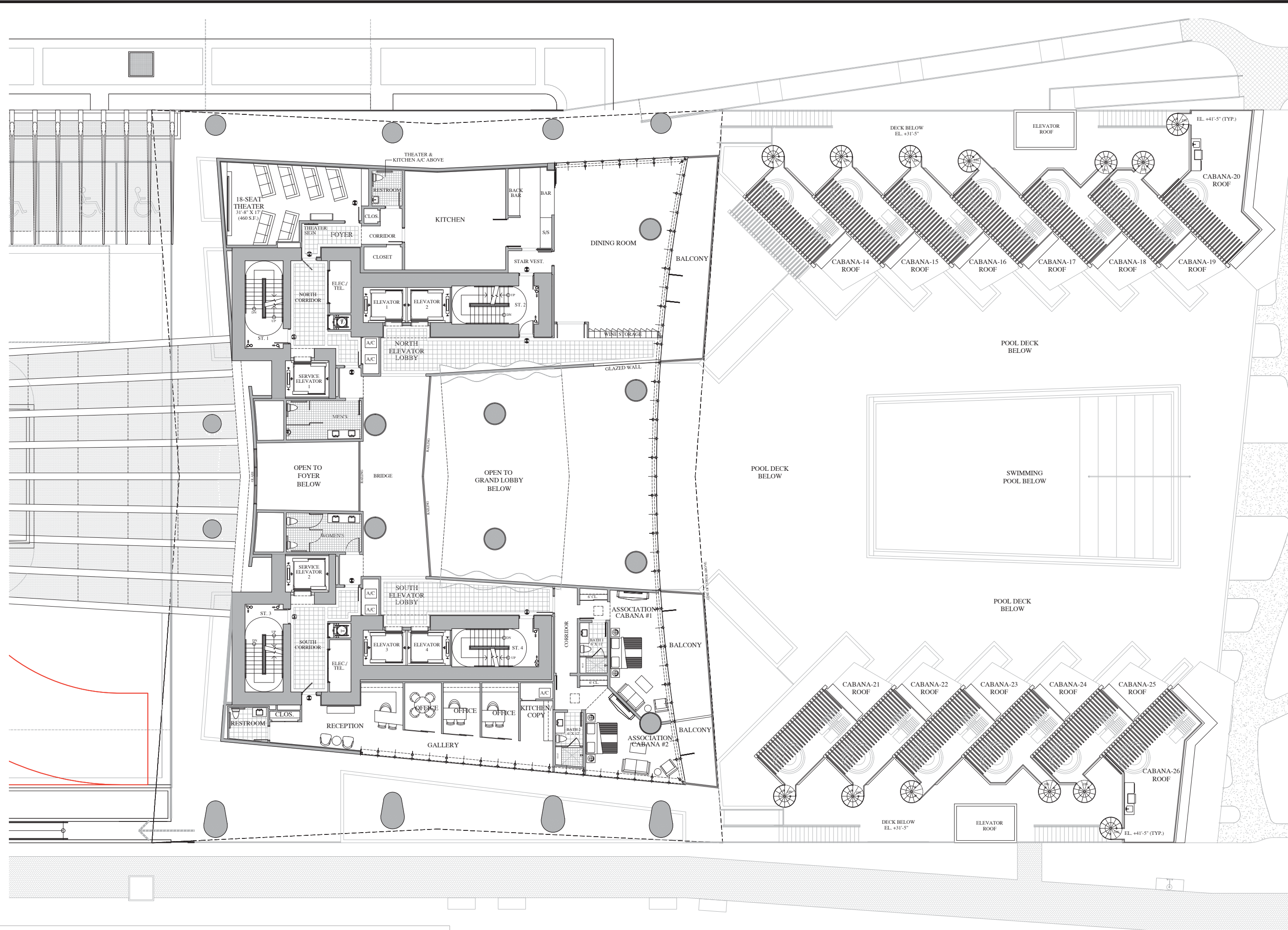


ROBERT M. SWEDROE ARCHITECTS - PLANNERS
12000 BISCAYNE BOULEVARD, SUITE 602
MIAMI, FL 33181
PHONE: (305) 891-2555 FAX: (305) 891-2975

SHEET TITLE
**ENLARGED LOBBY & CABANA
SECOND FLOOR PLAN - EAST**

DRAWN
CHECKED
DATE 10-1-2014
SCALE
JOB NO. 1402
SHEET

06



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1 LEVEL 3 FLOOR PLAN:
 AMENITIES & CABANA ROOF

REVISIONS	DATE

CARLOS ZAPATA STUDIO
 200 Broadway, 8th Floor New York, NY 10012
 T: 212.685.0200 F: 212.685.0242

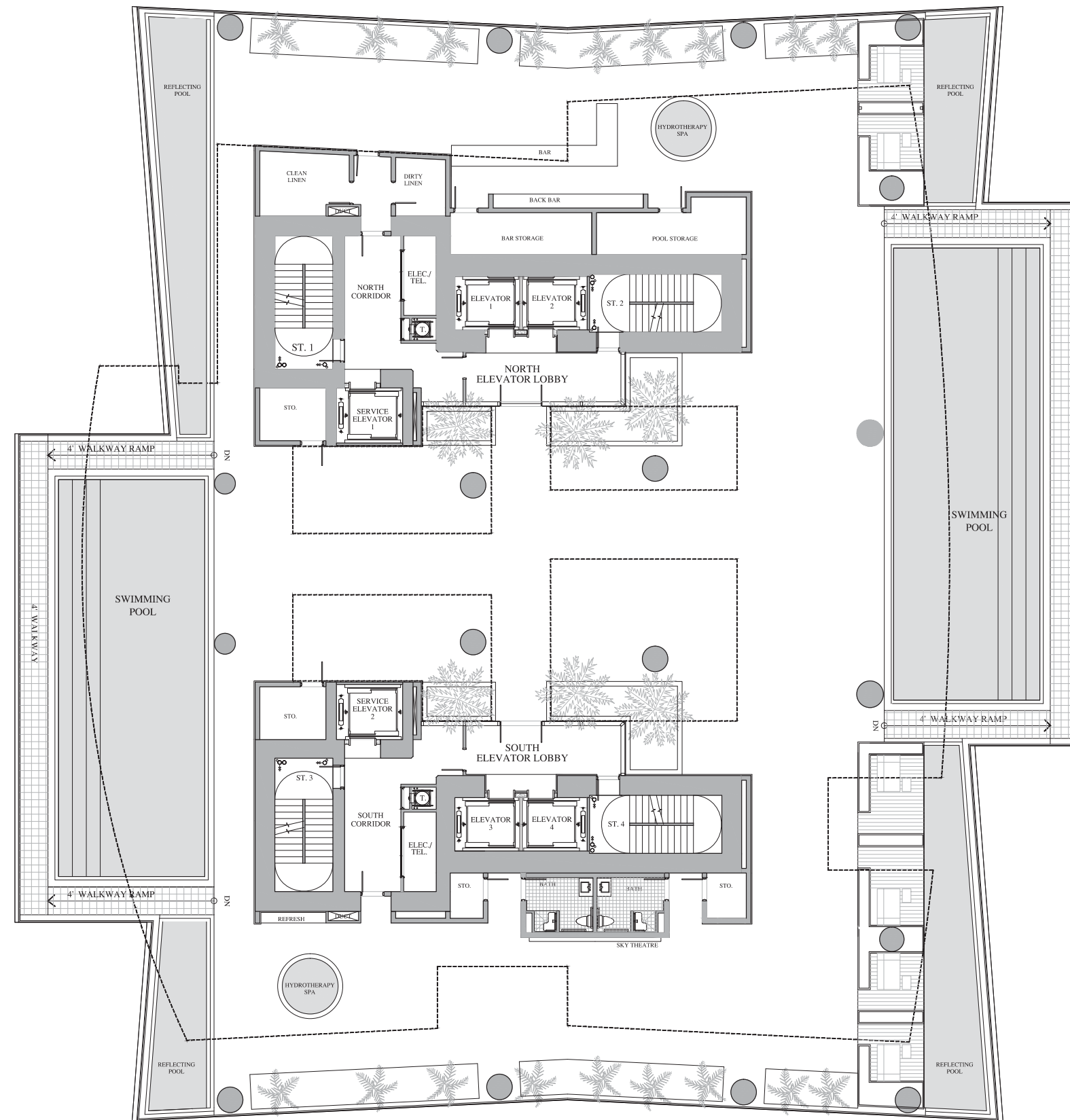


ROBERT M. SWEDROE ARCHITECTS
 ARCHITECTS
 PLANNERS
 12000 BISCAYNE BOULEVARD, SUITE 602
 MIAMI, FL 33181
 PHONE: (305) 891-2555 FAX: (305) 891-2975

SHEET TITLE
 LEVEL 3 FLOOR PLAN:
 AMENITIES & CABANA ROOF

DRAWN	
CHECKED	
DATE	10-1-2014
SCALE	
JOB NO.	1402
SHEET	

07



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**LEVEL 30 FLOOR PLAN:
SWIMMING POOLS & SKY TERRACES**

REVISIONS	DATE

CARLOS ZAPATA
S.T.U.D.I.O.
100 Broward Expressway, Suite 602, Ft. Lauderdale, FL 33304
TEL: 754.366.6300 FAX: 754.366.6302

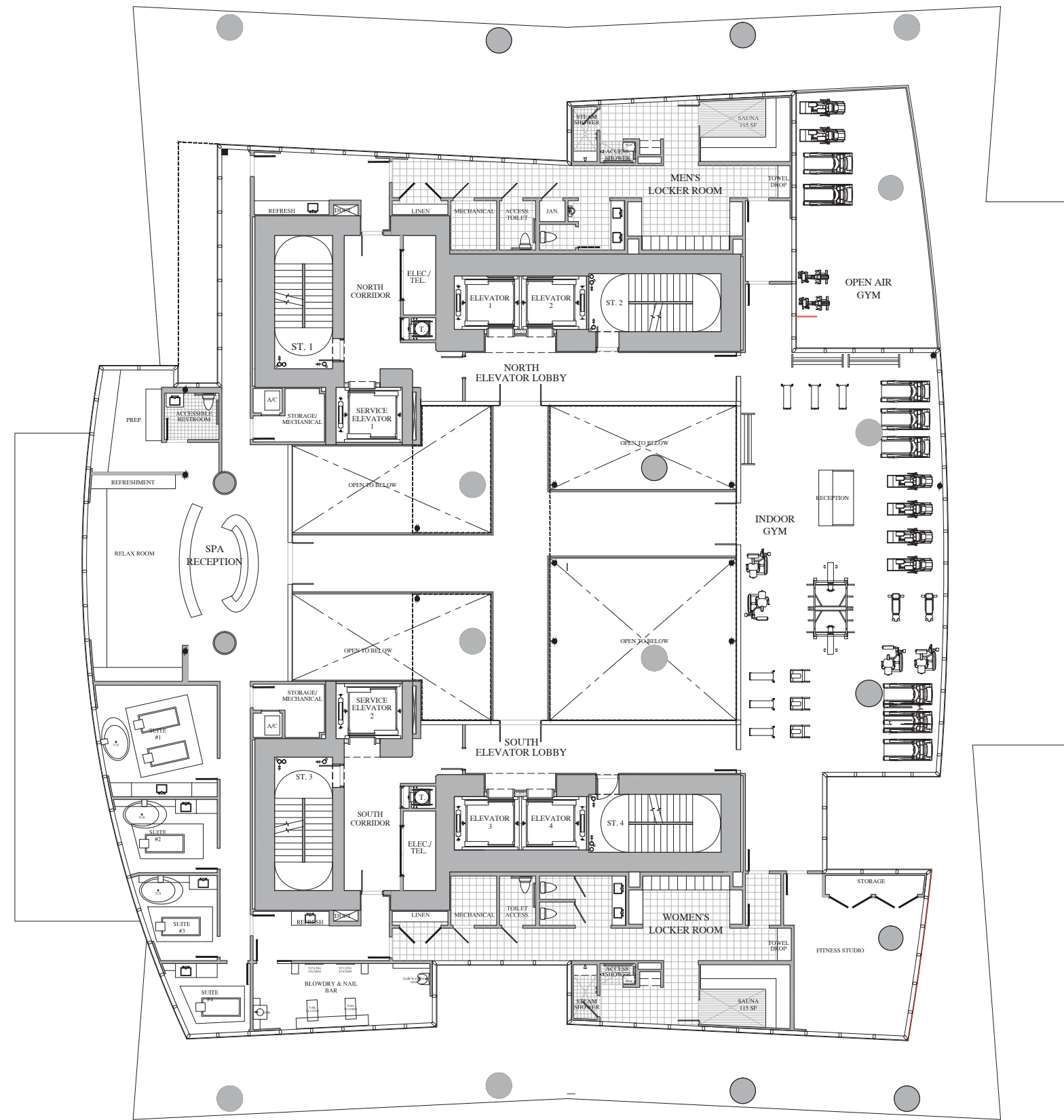


ROBERT M. SWEDROE
ARCHITECTS
PLANNERS
12000 BISCAYNE BOULEVARD, SUITE 602
MIAMI, FL 33181
PHONE: (305) 891-2555 FAX: (305) 891-2975

SHEET TITLE
**LEVEL 30 FLOOR PLAN:
SWIMMING POOLS &
SKY TERRACES**

DRAWN
CHECKED
DATE 10-1-2014
SCALE
JOB NO. 1402
SHEET

08



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REVISIONS	DATE

CARLOS ZAPATA STUDIO
200 Bowery, 8th Fl. New York, NY 10012
T: 212.683.6202 F: 212.683.6204



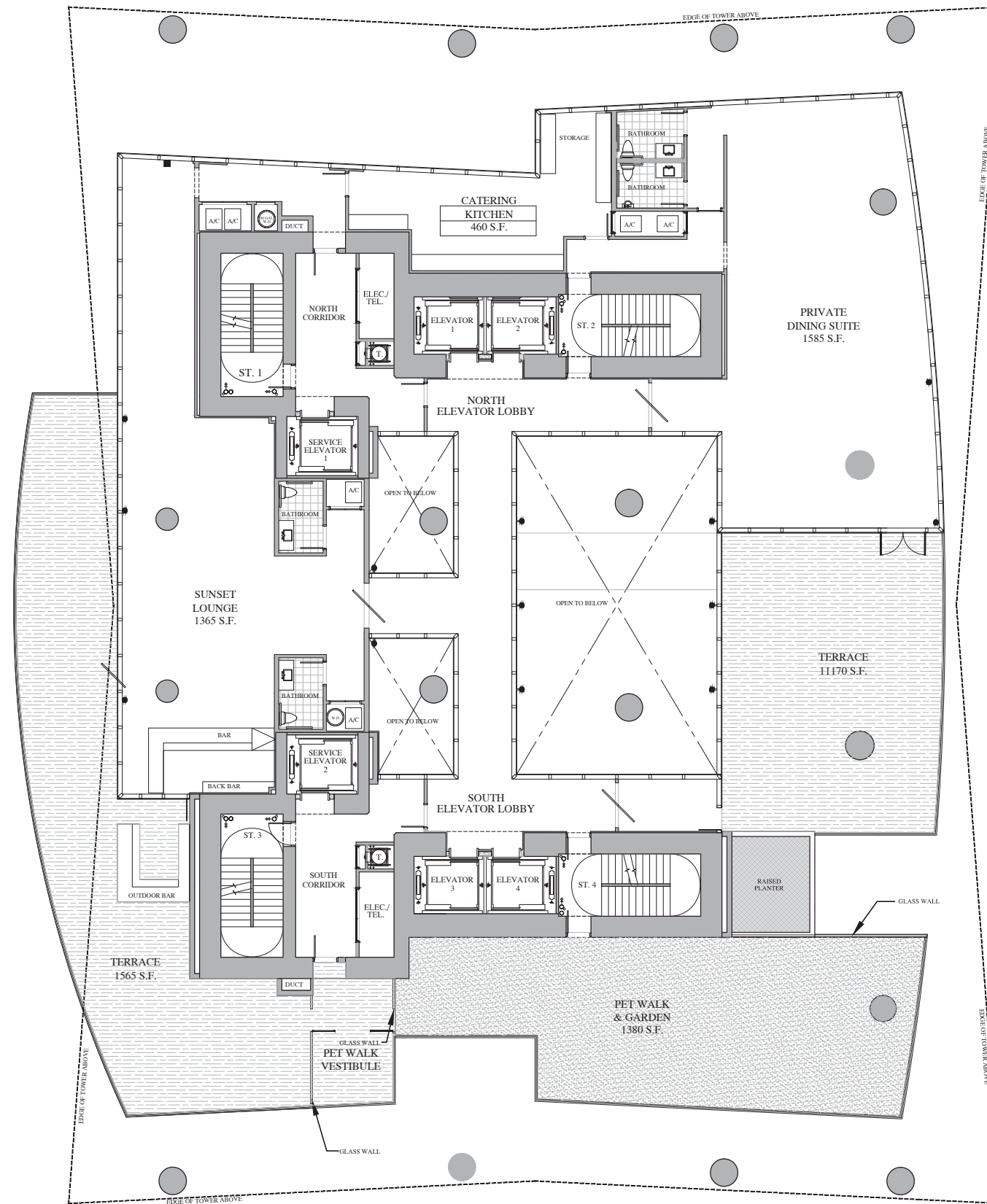
ROBERT M. SWEDROE ARCHITECTS
PLANNERS
12000 BISCAYNE BOULEVARD, SUITE 602
MIAMI, FL 33181
PHONE: (305) 891-2555 FAX: (305) 891-2975

SHEET TITLE
LEVEL 31 FLOOR PLAN:
GYM & SPA

DRAWN
CHECKED
DATE 10-1-2014
SCALE
JOB NO. 1402
SHEET

09

 LEVEL 31 FLOOR PLAN:
GYM & SPA



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LEVEL 32 FLOOR PLAN: DINING, LOUNGE, TERRACES & PET WALK

REVISIONS	DATE

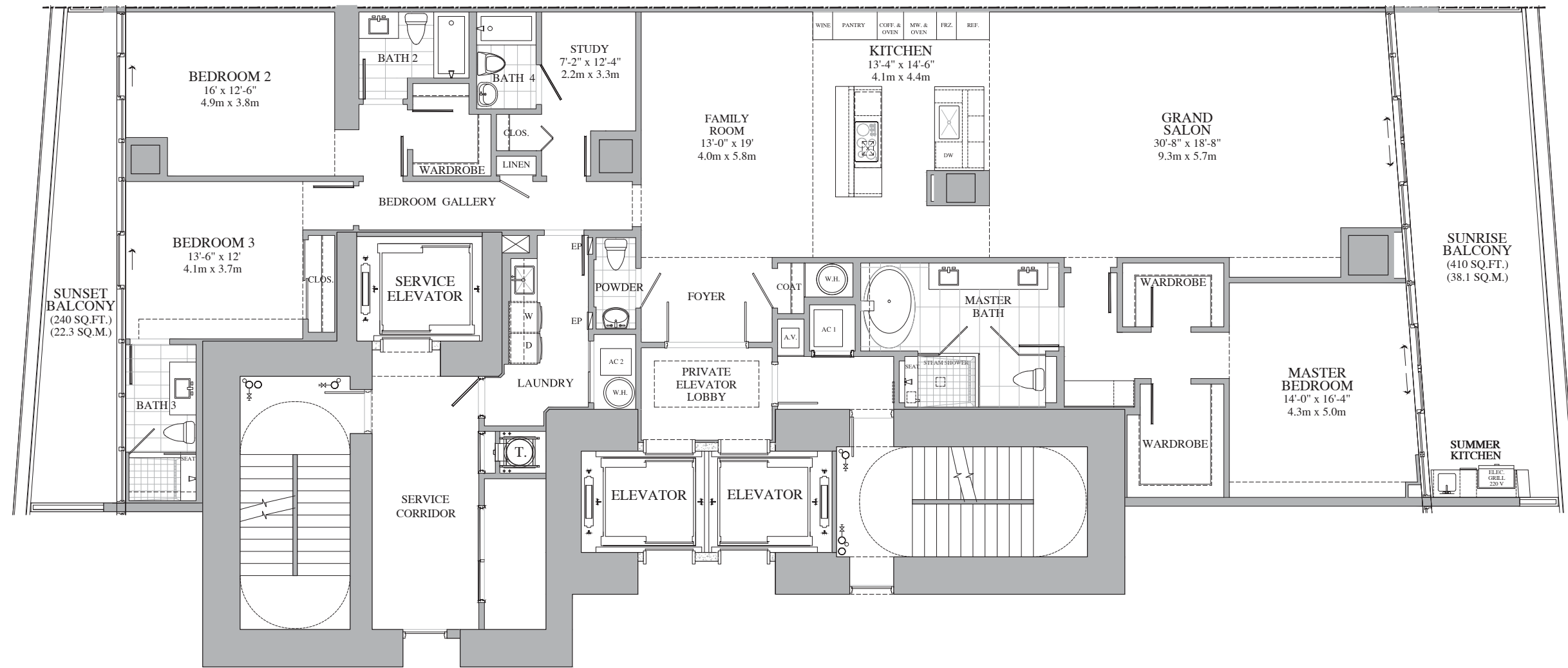
CARLOS ZAPATA STUDIO
100 Bowery, 8th Fl. New York, NY 10012
T: 212.685.6500 F: 212.685.6502



ROBERT M. SWEDROE
ARCHITECTS
PLANNERS
12000 BISCAYNE BOULEVARD, SUITE 602
MIAMI, FL 33181
PHONE: (305) 891-2555 FAX: (305) 891-2975

SHEET TITLE
LEVEL 32 FLOOR PLAN:
DINING, LOUNGE, TERRACES &
PET WALK

DRAWN
CHECKED
DATE 10-1-2014
SCALE
JOB NO. 1402
SHEET



UNIT "A"
3 BEDROOMS, 4 1/2 BATH, FAMILY RM & STUDY

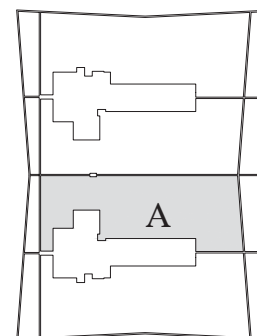
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UNIT 'A'

RESIDENCE AREA	= 3,110 SQ.FT. / 288.9 SQ. M.
BALCONY AREA	= 650 SQ.FT. / 60.4 SQ. M.
TOTAL RESIDENCE	= 3,760 SQ.FT. / 349.3 SQ. M.
PAINT-TO-PAINT AREA	= 2,800 SQ.FT. / 260.1 SQ. M.

REVISIONS	DATE

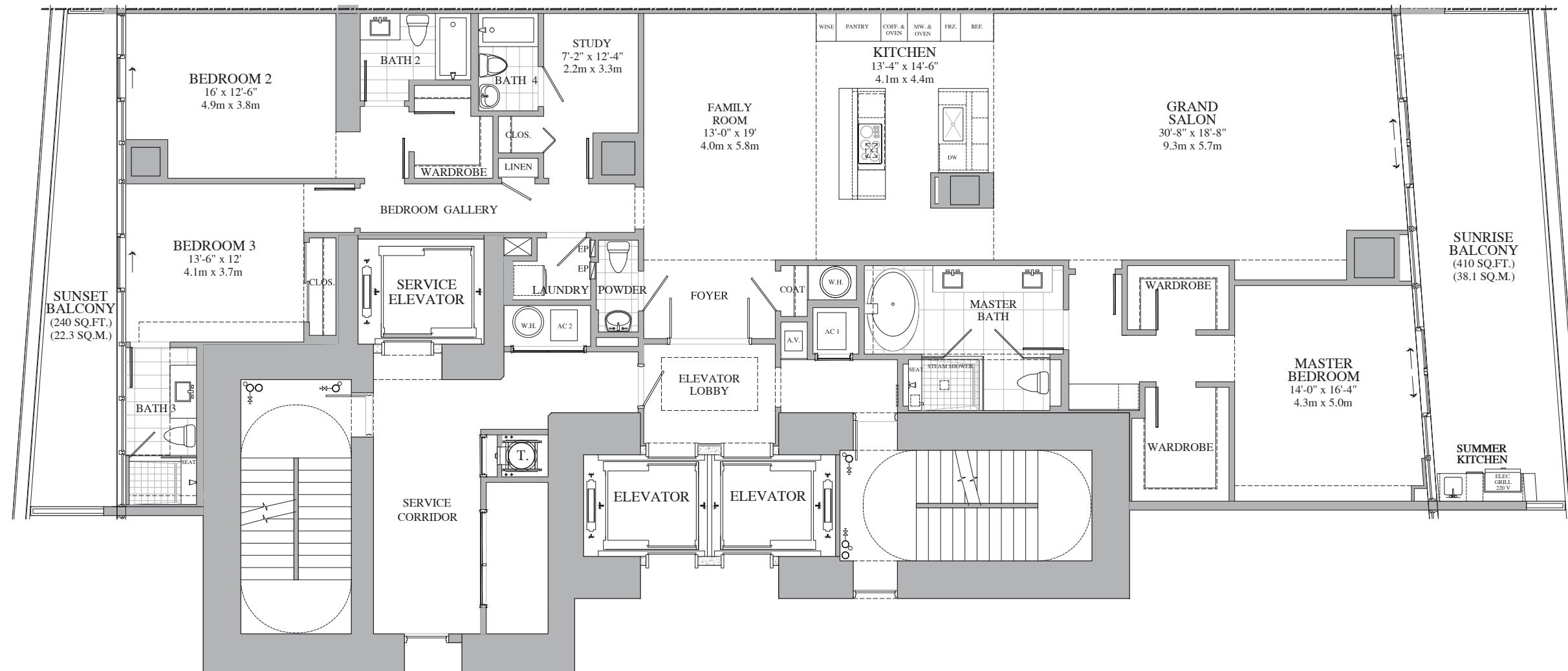
CARLOS ZAPATA STUDIO
 200 Broadway, 8th floor New York, NY 10012
 T: 212.685.6262 F: 212.685.6262



ROBERT M. SWEDROE
 ARCHITECTS
 PLANNERS
 12000 BISCAYNE BOULEVARD, SUITE 602
 MIAMI, FL 33181
 PHONE: (305) 891-2555 FAX: (305) 891-2975

SHEET TITLE
UNIT "A" FLOOR PLAN

DRAWN	
CHECKED	
DATE	10-1-2014
SCALE	1/4" = 1'-0"
JOB NO.	1402
SHEET	



UNIT "A-MODIFIED"
3 BEDROOMS, 4 1/2 BATHS, FAMILY RM. & STUDY

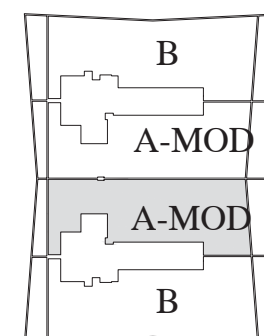
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UNIT 'A-MODIFIED'

RESIDENCE AREA	= 2,900 SQ.FT. / 269.4 SQ. M.
BALCONY AREA	= 650 SQ.FT. / 60.4 SQ. M.
TOTAL RESIDENCE	= 3,550 SQ.FT. / 329.8 SQ. M.
PAINT-TO-PAINT AREA	= 2,591 SQ.FT. / 240.7 SQ. M.

REVISIONS	DATE

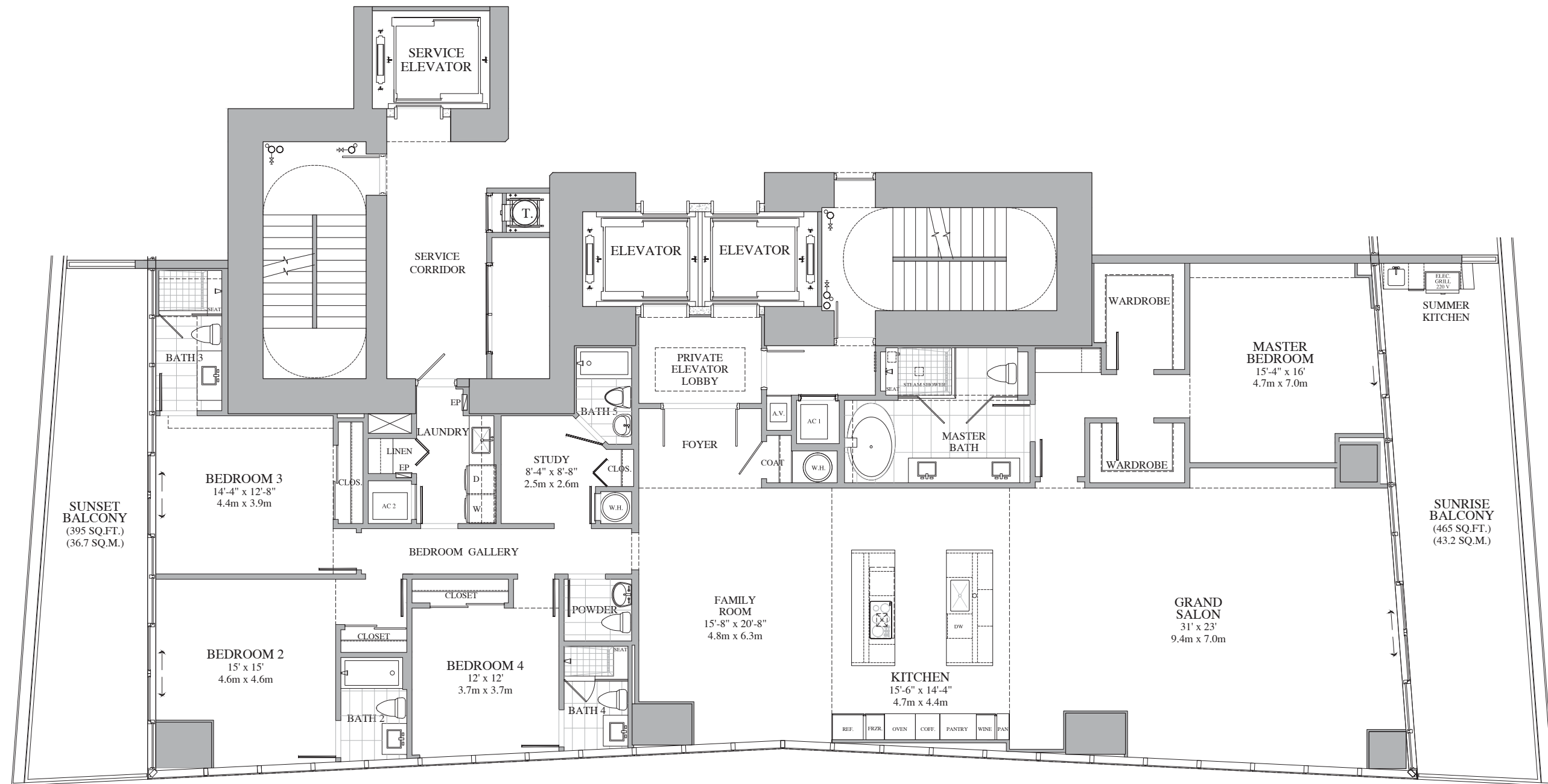
CARLOS ZAPATA
 STUDIO
200 Bowery, 8th floor New York, NY 10012
 T: 212.683.6262 F: 212.683.6262



ROBERT M. SWEDROE
 ARCHITECTS
 PLANNERS
 12000 BISCAYNE BOULEVARD, SUITE 602
 MIAMI, FL 33181
 PHONE: (305) 891-2555 FAX: (305) 891-2975

SHEET TITLE
UNIT "A-MODIFIED" FLOOR PLAN

DRAWN
CHECKED
DATE 10-1-2014
SCALE 1/4" = 1'-0"
JOB NO. 1402
SHEET

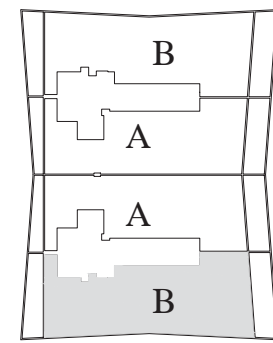


UNIT "B"
4 BEDROOMS, 5 1/2 BATH, FAMILY RM & STUDY

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UNIT 'B'	
RESIDENCE AREA	= 3,625 SQ.FT. / 336.8 SQ. M.
BALCONY AREA	= 860 SQ.FT. / 79.9 SQ. M.
TOTAL RESIDENCE	= 4,485 SQ.FT. / 416.7 SQ. M.
PAINT-TO-PAINT AREA	= 3,252 SQ.FT. / 302.1 SQ. M.

REVISIONS	DATE

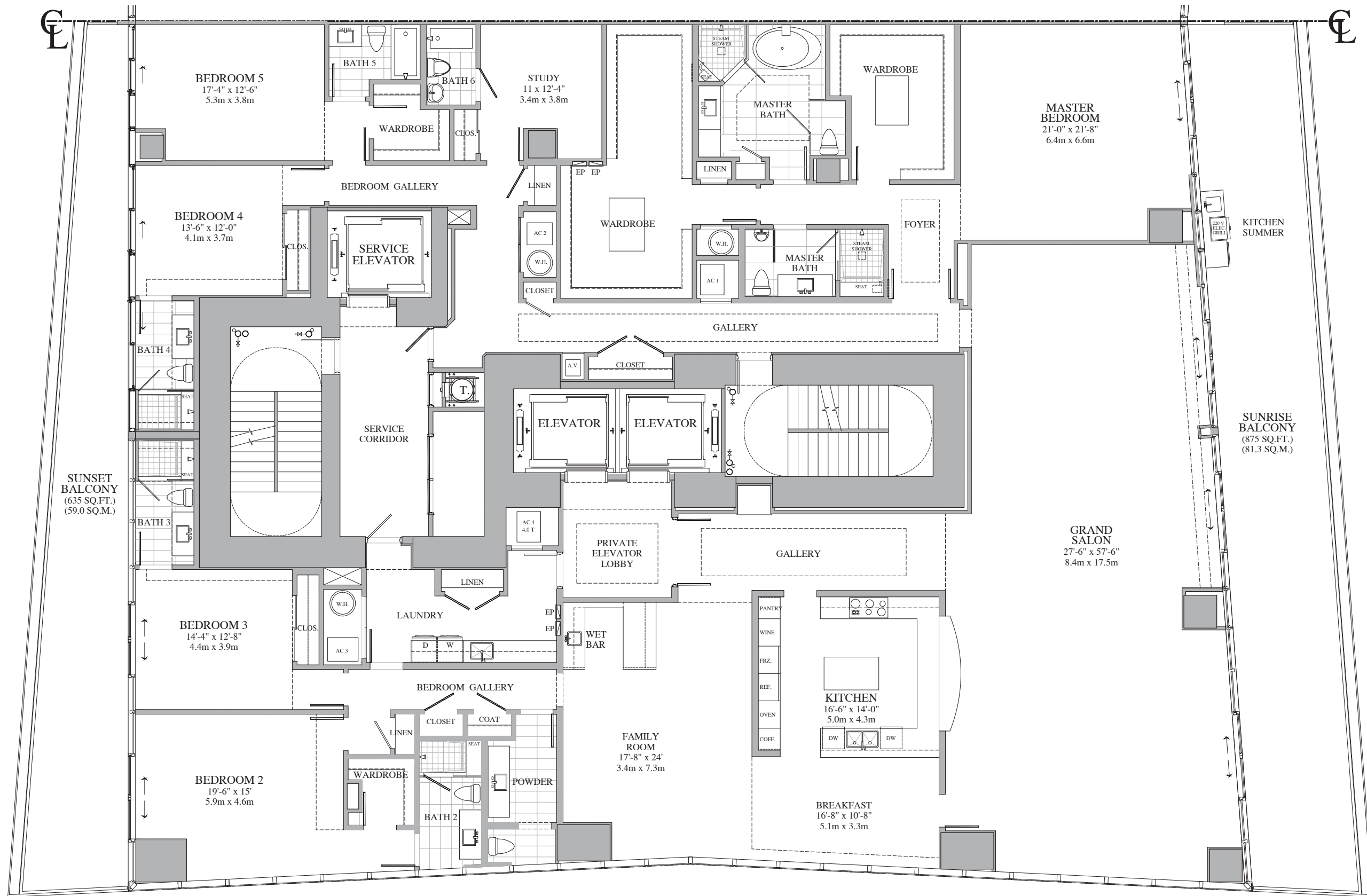
CARLOS ZAPATA STUDIO
 200 Broadway, 8th floor, New York, NY 10012
 T: 212.685.6200 F: 212.685.6202



ROBERT M. SWEDROE
 ARCHITECTS
 PLANNERS
 12000 BISCAYNE BOULEVARD, SUITE 602
 MIAMI, FL 33181
 PHONE: (305) 891-2555 FAX: (305) 891-2975

SHEET TITLE
UNIT "B" FLOOR PLAN

DRAWN
CHECKED
DATE 10-1-2014
SCALE 1/4" = 1'-0"
JOB NO. 1402
SHEET

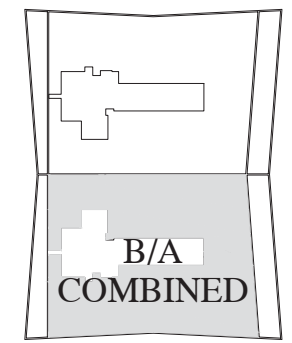


B/A COMBINATION UNIT FLOOR PLAN
5 BEDROOMS, 7 1/2 BATH, FAMILY ROOM & STUDY

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UNIT 'B/A COMBINED'

RESIDENCE AREA	= 6,740 SQ.FT. / 626.2 SQ. M.
BALCONY AREA	= 1,510 SQ.FT. / 140.3 SQ. M.
TOTAL RESIDENCE	= 8,250 SQ.FT. / 766.5 SQ. M.
PAINT-TO-PAINT AREA	= 6,230 SQ.FT. / 578.8 SQ. M.

REVISIONS	DATE

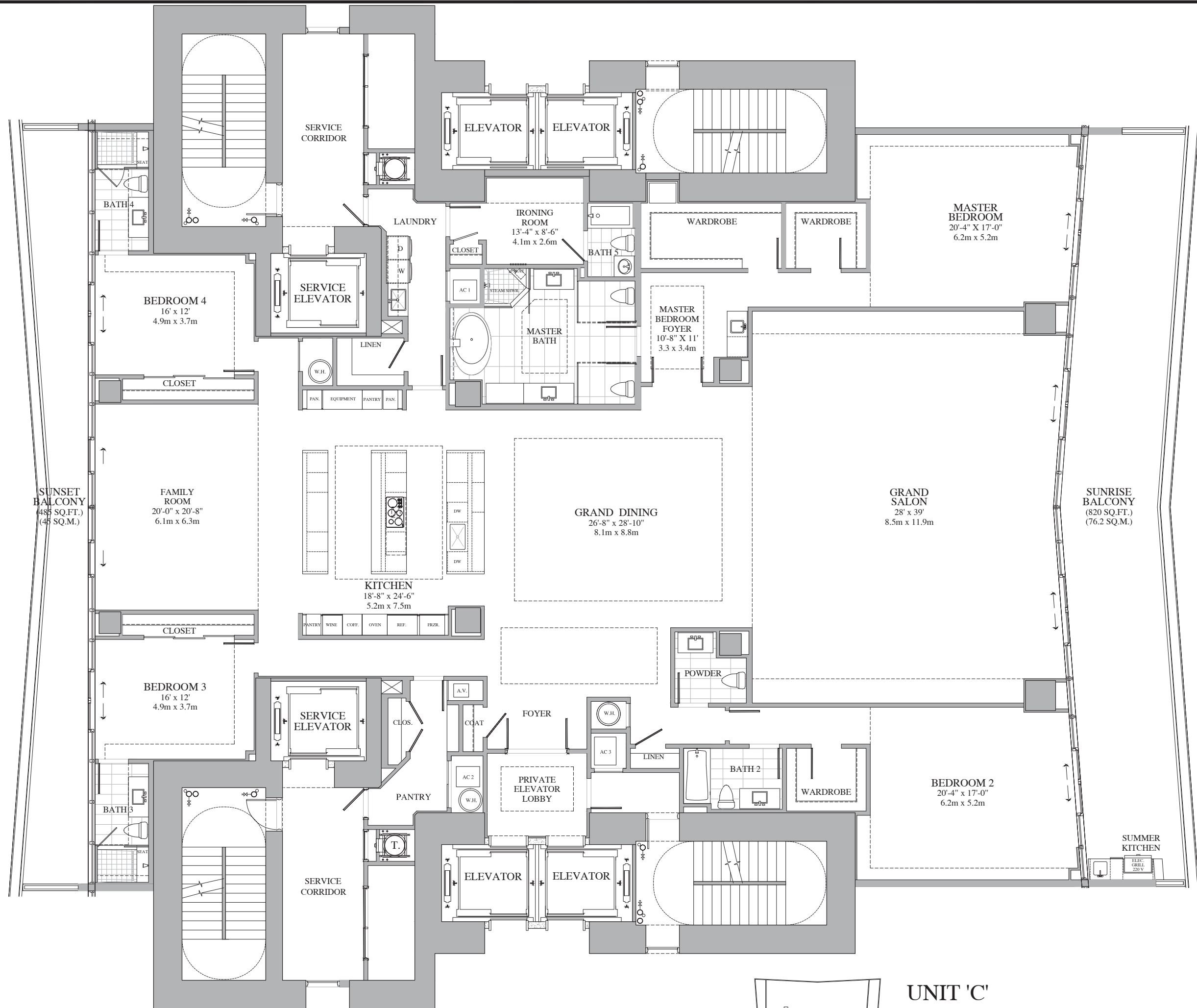
CARLOS ZAPATA
 STUDIO
200 Bowline Drive, New York, NY 10012
 T: 212.685.6262 F: 212.685.6262



ROBERT M. SWEDROE
 ARCHITECTS
 PLANNERS
 12000 BISCAYNE BOULEVARD, SUITE 602
 MIAMI, FL 33181
 PHONE: (305) 891-2555 FAX: (305) 891-2975

SHEET TITLE
B/A COMBINATION UNIT
FLOOR PLAN

DRAWN
CHECKED
DATE 10-1-2014
SCALE 1/4" = 1'-0"
JOB NO. 1402
SHEET



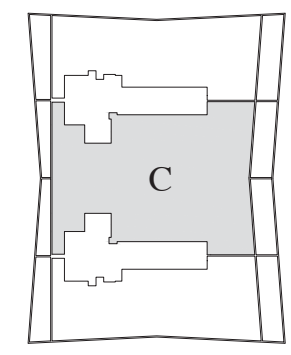
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UNIT "C" (3 UNITS)
 4 BEDROOM, 5-1/2 BATH +
 FAMILY ROOM & IRONING RM



UNIT 'C'

RESIDENCE AREA	= 6,225 SQ.FT. / 578.3 SQ. M.
BALCONY AREA	= 1,305 SQ.FT. / 121.2 SQ. M.
TOTAL RESIDENCE	= 7,530 SQ.FT. / 699.5 SQ. M.
PAINT-TO-PAINT AREA	= 5,721 SQ.FT. / 531.5 SQ. M.

REVISIONS	DATE

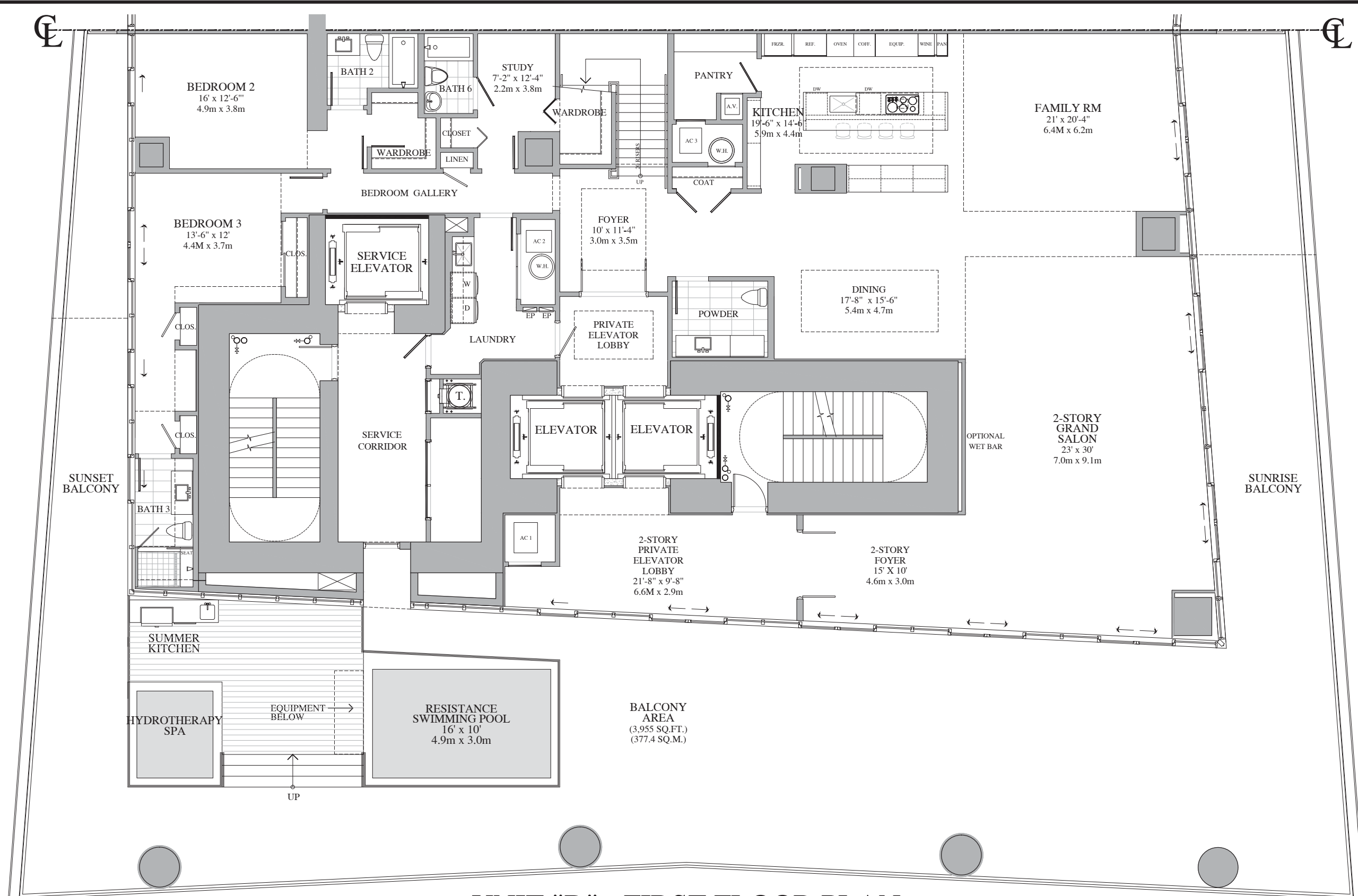
CARLOS ZAPATA
 STUDIO
200 Bowline Drive, New York, NY 10012
 T: 212.683.6262 F: 212.683.6262



ROBERT M. SWEDROE
 ARCHITECTS
 PLANNERS
 12000 BISCAYNE BOULEVARD, SUITE 602
 MIAMI, FL 33181
 PHONE: (305) 891-2555 FAX: (305) 891-2975

SHEET TITLE
UNIT "C" FLOOR PLAN

DRAWN
CHECKED
DATE 10-1-2014
SCALE 1/4" = 1'-0"
JOB NO. 1402
SHEET

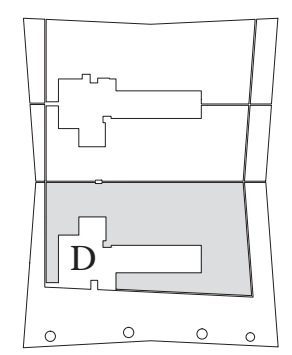


UNIT "D" - FIRST FLOOR PLAN
5 BEDROOMS, 7 1/2 BATHROOMS, FAMILY RM, DEN & STUDY

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UNIT 'D'	
FIRST FLOOR RESIDENCE AREA	= 4,190 SQ.FT. / 389.3 SQ. M.
SECOND FLOOR RESIDENCE AREA	= 2,725 SQ.FT. / 253.1 SQ. M.
TOTAL RESIDENCE FLOOR AREA	= 6,915 SQ.FT. / 642.4 SQ. M.
FIRST FLOOR BALCONY AREA	= 3,955 SQ.FT. / 367.4 SQ. M.
SECOND FLOOR BALCONY AREA	= 385 SQ.FT. / 35.8 SQ. M.
TOTAL BALCONY FLOOR AREA	= 4,340 SQ.FT. / 403.2 SQ. M.
TOTAL RESIDENCE AREA	= 11,255 SQ.FT. / 1,045.6 SQ. M.
PAINT-TO-PAINT RESIDENCE AREA	= 5,924 SQ.FT. / 550.4 SQ. M.

REVISIONS	DATE

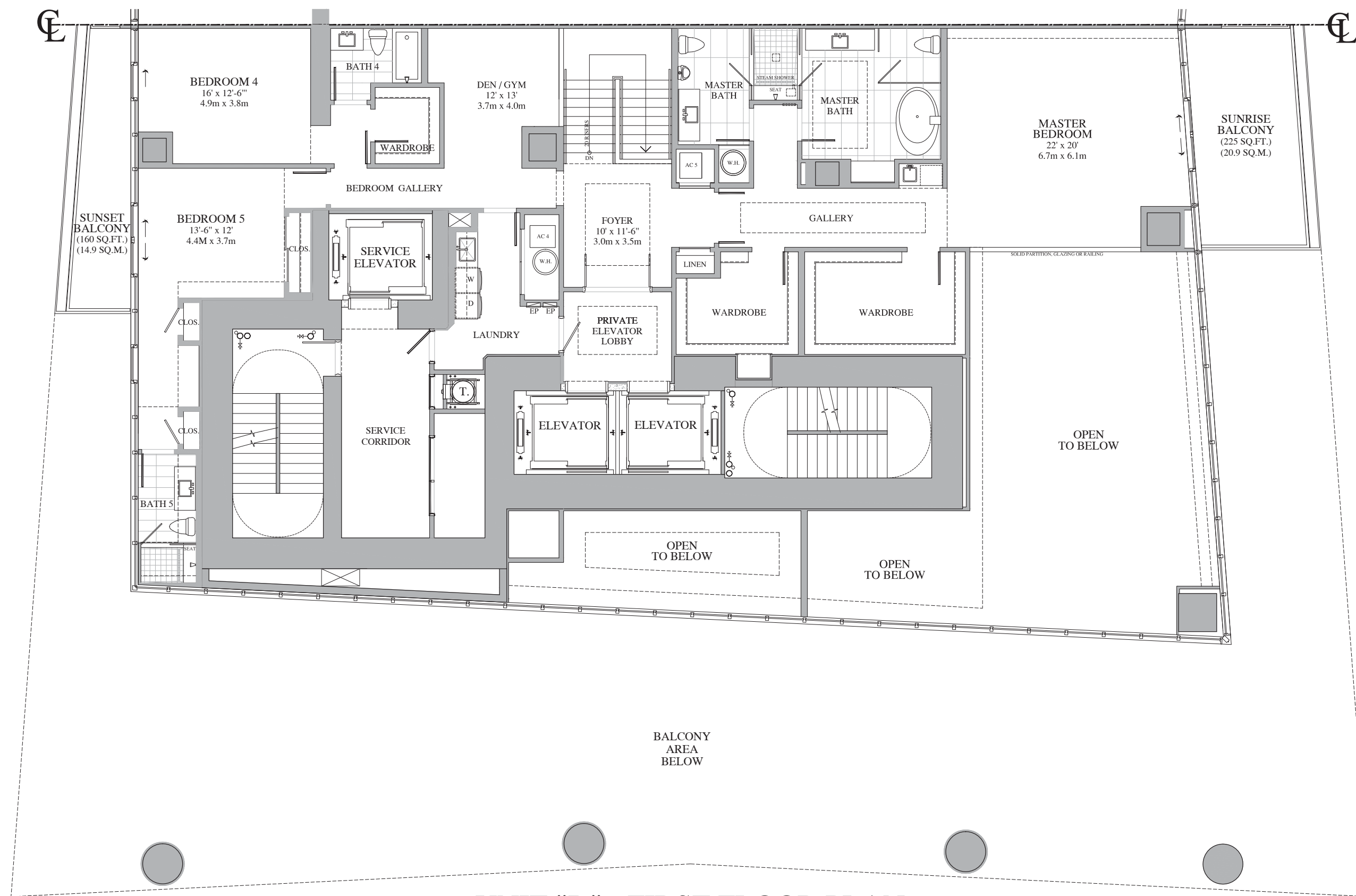
CARLOS ZAPATA
 STUDIO
200 Broadway, 8th floor New York, NY 10012
 T: 212.685.6500 F: 212.685.6502



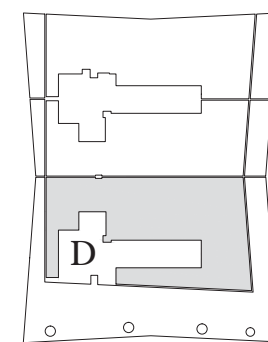
ROBERT M. SWEDROE
 ARCHITECTS
 PLANNERS
 12000 BISCAYNE BOULEVARD, SUITE 602
 MIAMI, FL 33181
 PHONE: (305) 891-2555 FAX: (305) 891-2975

SHEET TITLE
UNIT "D" 1ST FLOOR PLAN

DRAWN
CHECKED
DATE 10-1-2014
SCALE 1/4" = 1'-0"
JOB NO. 1402
SHEET



UNIT "D" - FIRST FLOOR PLAN
5 BEDROOMS, 7 1/2 BATHROOMS, FAMILY RM, DEN & STUDY



UNIT 'D'	
FIRST FLOOR RESIDENCE AREA	= 4,190 SQ.FT. / 389.3 SQ. M.
SECOND FLOOR RESIDENCE AREA	= 2,725 SQ.FT. / 253.1 SQ. M.
TOTAL RESIDENCE FLOOR AREA	= 6,915 SQ.FT. / 642.4 SQ. M.
FIRST FLOOR BALCONY AREA	= 3,955 SQ.FT. / 367.4 SQ. M.
SECOND FLOOR BALCONY AREA	= 385 SQ.FT. / 35.8 SQ. M.
TOTAL BALCONY FLOOR AREA	= 4,340 SQ.FT. / 403.2 SQ. M.
TOTAL RESIDENCE AREA	= 11,255 SQ.FT. / 1,045.6 SQ. M.
PAINT-TO-PAINT RESIDENCE AREA	= 5,924 SQ.FT. / 550.4 SQ. M.

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REVISIONS	DATE

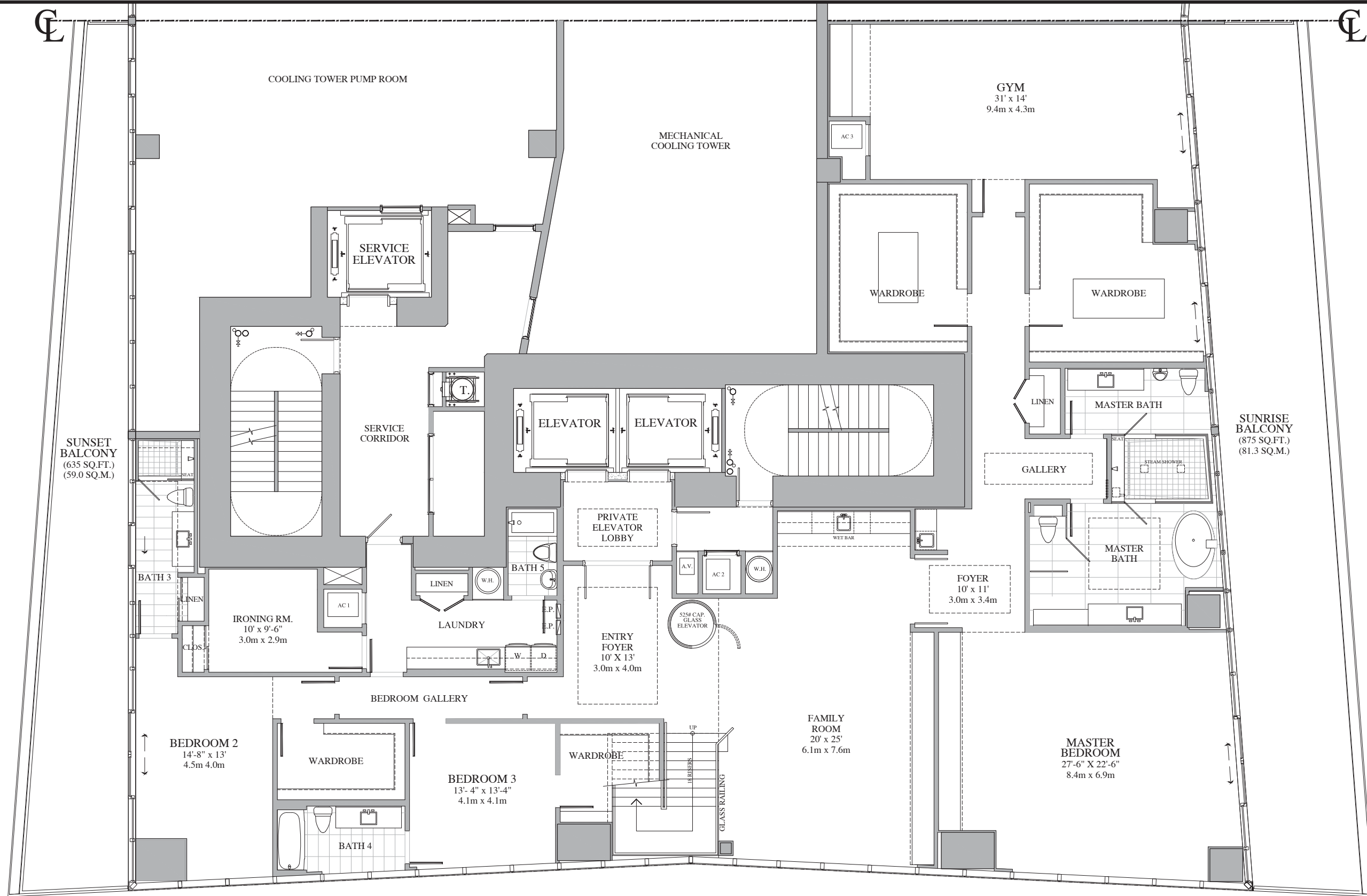
CARLOS ZAPATA
 STUDIO
200 Bowline Drive, New York, NY 10012
 T: 212.685.6262 F: 212.685.6262



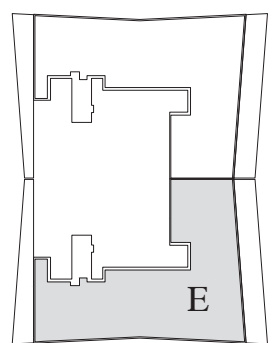
ROBERT M. SWEDROE
 ARCHITECTS
 PLANNERS
 12000 BISCAYNE BOULEVARD, SUITE 602
 MIAMI, FL 33181
 PHONE: (305) 891-2555 FAX: (305) 891-2975

SHEET TITLE
UNIT "D" 2ND FLOOR PLAN

DRAWN
CHECKED
DATE 10-1-2014
SCALE 1/4" = 1'-0"
JOB NO. 1402
SHEET



PH-04 & 01 (01 REVERSED) 'UNIT E'
1st FLOOR PLAN - LEVEL 52
6 BEDROOMS, 9 1/2 BATH, FAMILY RM, GYM & IRONING RM
ROOF KITCHEN & SWIMMING POOL



PH-04 & PH-01 REV. 3 LEVEL PENTHOUSE 'UNIT E'

LOWER LEVEL RESIDENCE AREA =	4,865 SQ.FT. / 452.0 SQ. M.
UPPER LEVEL RESIDENCE AREA =	4,745 SQ.FT. / 440.8 SQ. M.
ROOF LEVEL RESIDENCE AREA =	1,035 SQ.FT. / 96.2 SQ. M.
TOTAL RESIDENCE FLOOR AREA =	10,645 SQ.FT. / 989.0 SQ. M.
LOWER LEVEL BALCONIES =	1,510 SQ.FT. / 140.3 SQ. M.
UPPER LEVEL BALCONIES =	1,510 SQ.FT. / 140.3 SQ. M.
ROOF LEVEL TERRACE =	5,510 SQ.FT. / 511.9 SQ. M.
TOTAL EXTERIOR AREA =	8,530 SQ.FT. / 792.5 SQ. M.
TOTAL RESIDENCE =	19,175 SQ.FT. / 1781.5 SQ. M.
PAINT-TO-PAINT AREA =	9,609 SQ.FT. / 892.7 SQ. M.

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REVISIONS	DATE

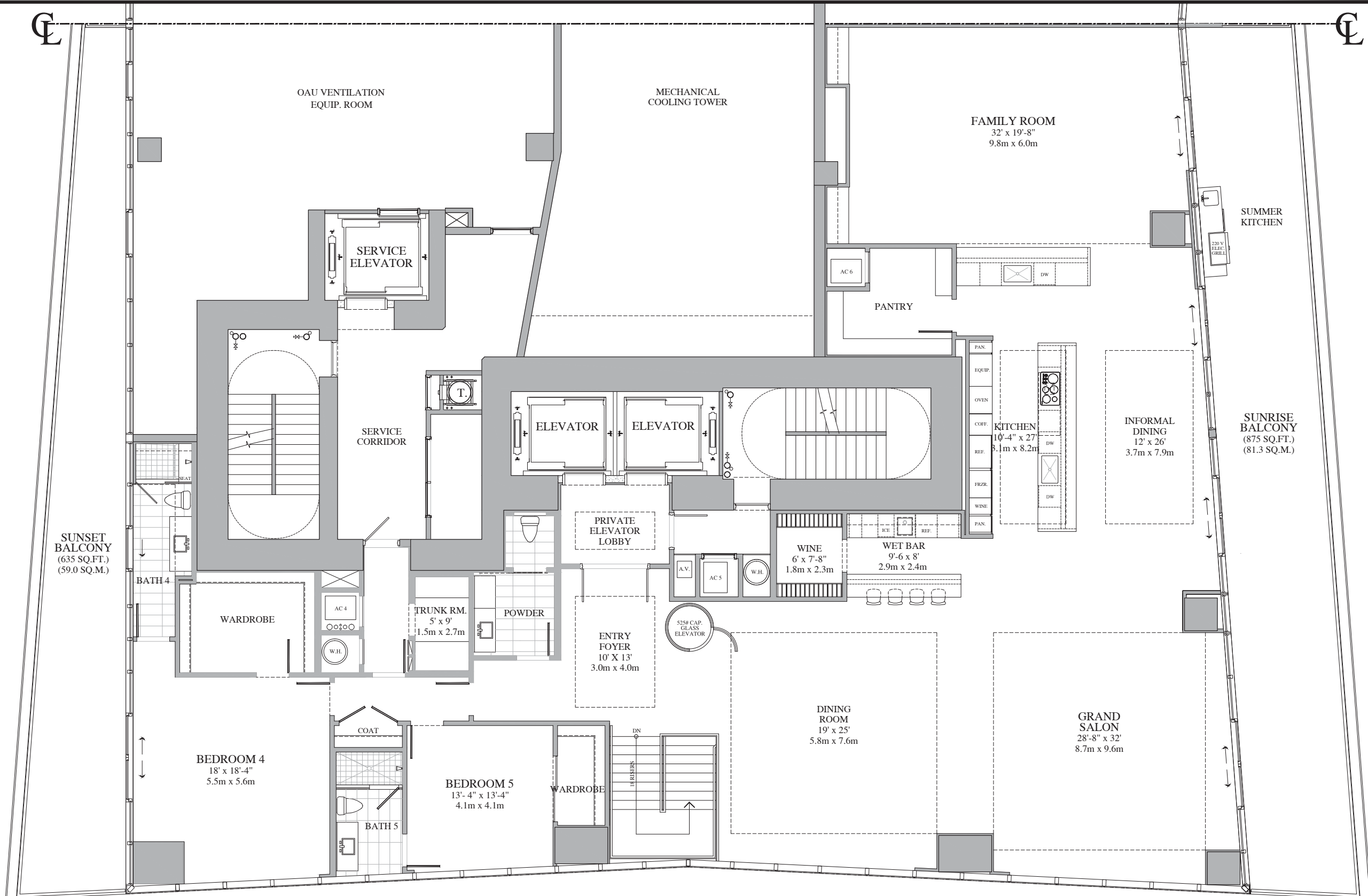
CARLOS ZAPATA STUDIO
 200 Broadway, 8th floor New York, NY 10012
 T: 212.685.6200 F: 212.685.6202



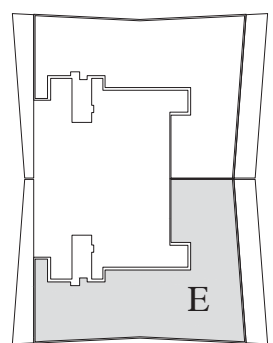
ROBERT M. SWEDROE
 ARCHITECTS
 PLANNERS
 12000 BISCAYNE BOULEVARD, SUITE 602
 MIAMI, FL 33181
 PHONE: (305) 891-2555 FAX: (305) 891-2975

SHEET TITLE
PH-04 & PH-01 (REVERSED) UNIT E
FIRST FLOOR PLAN
LEVEL 52

DRAWN
CHECKED
DATE 10-1-2014
SCALE 1/4" = 1'-0"
JOB NO. 1402
SHEET



PH-04 & 01 (01 REVERSED) 'UNIT E'
3rd FLOOR PLAN - LEVEL 53
6 BEDROOMS, 9 1/2 BATH, FAMILY RM, GYM & IRONING RM
ROOF KITCHEN & SWIMMING POOL



PH-04 & PH-01 REV. 3 LEVEL PENTHOUSE 'UNIT E'

LOWER LEVEL RESIDENCE AREA =	4,865 SQ.FT. / 452.0 SQ. M.
UPPER LEVEL RESIDENCE AREA =	4,745 SQ.FT. / 440.8 SQ. M.
ROOF LEVEL RESIDENCE AREA =	1,035 SQ.FT. / 96.2 SQ. M.
TOTAL RESIDENCE FLOOR AREA =	10,645 SQ.FT. / 989.0 SQ. M.
LOWER LEVEL BALCONIES =	1,510 SQ.FT. / 140.3 SQ. M.
UPPER LEVEL BALCONIES =	1,510 SQ.FT. / 140.3 SQ. M.
ROOF LEVEL TERRACE =	5,510 SQ.FT. / 511.9 SQ. M.
TOTAL EXTERIOR AREA =	8,530 SQ.FT. / 792.5 SQ. M.
TOTAL RESIDENCE =	19,175 SQ.FT./1781.5 SQ. M.
PAINT-TO-PAINT AREA =	9,609 SQ.FT. / 892.7 SQ. M.

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REVISIONS	DATE

CARLOS ZAPATA STUDIO
 100 Bowline Drive, New York, NY 10012
 T: 212.685.6300 F: 212.685.6324



ROBERT M. SWEDROE
 ARCHITECTS
 PLANNERS
 12000 BISCAYNE BOULEVARD, SUITE 602
 MIAMI, FL 33181
 PHONE: (305) 891-2555 FAX: (305) 891-2975

SHEET TITLE
PH-04 & PH-01 (REVERSED) UNIT 'E'
SECOND FLOOR PLAN
LEVEL 53

DRAWN
CHECKED
DATE 10-1-2014
SCALE 1/4" = 1'-0"
JOB NO. 1402
SHEET

