



1 6 9 1 M I C H I G A N

FINAL SUBMITTAL
DRB24-1009

THE LINCOLN BL
1691 MICHIGAN
MIAMI BEACH, FL 33139



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DWG. TITLE	COVER
SCALE	N.T.S
PROJECT NO.	2023-33
DATE	04-07-24
SHEET NUMBER	A-000
DATE	REVISION

CONSULTANT

ABBREVIATIONS

MATERIAL LEGEND

PROJECT TEAM

GENERAL NOTES

Table of abbreviations for architectural elements, materials, and construction details, organized by letter (A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z).

Material Legend table showing symbols for various materials like insulation, concrete, gravel, cement mortar, and wood.

OWNER: CITY OF MIAMI BEACH
LESSEE(S): RK RIVANI LLC
DESIGN/PROJECT ARCHITECT: BELINSON GOMEZ ARCHITECTS PA
LANDSCAPE ARCHITECT: GARDNER SEMLER DESIGN

- 1. ALL DIMENSIONS AND CONDITIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
2. ALL WORK TO BE DONE IN COMPLIANCE WITH THE REQUIREMENTS OF AND ACCEPTABLE TO THE CITY OF MIAMI BEACH BUILDING DEPARTMENT.
3. ALL MATERIALS SHALL CONFORM WITH ALL PREVAILING CODES...

SYMBOL LEGEND

APPLICABLE CODES

Symbol Legend table showing symbols for doors, room names, construction details, and elevations.

GOVERNING ZONING CODE: MIAMI BEACH RESILIENCY CODE
BUILDING CODE: FLORIDA BUILDING CODE 2023.8TH EDITION
EXISTING BUILDING: FLORIDA BUILDING CODE: EXISTING BUILDING CODE 2023

- 9. CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO EXCAVATION.
10. ALL ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929.
11. EXISTING PAVEMENT, SIDEWALKS, SOD, CURB OR OTHER EXISTING WORK NOT SPECIFIED FOR REMOVAL WHICH IS TEMPORARILY REMOVED, DAMAGED, EXPOSED, OR IN ANY WAY DISTURBED...

PROJECT INFORMATION

SCOPE OF WORK

PROPOSED FACADE IMPROVEMENT
LEGAL DESCRIPTION
LOTS 7 THROUGH 10, INCLUSIVE, AND LOTS 14 THROUGH 20, INCLUSIVE, IN BLOCK 37, PALM VIEW SUBDIVISION...

OCCUPANCY CLASSIFICATION

ALTERATION CLASSIFICATION

ALTERATION LEVEL 2 - (AS PER FBC 2023 8TH ED CHAPTER 5)
FIRE ALARM SYSTEM AND SPRINKLE SYSTEM
THIS BUILDING IS PROTECTED BY A VOICE FIRE ALARM SYSTEM AND A FIRE SPRINKLE SYSTEM

ZONING DATA SHEET

Zoning Data Sheet table with columns for Item #, Project Information, Required, Existing, Proposed, and Deficiencies.



LOCATION MAP
SCALE: N.T.S.

DRAWING INDEX

Architectural Drawing Index table listing drawing titles and sheet numbers (A-000 to A-402).

LANDSCAPING

- LA1-01 EXISTING TREE DISPOSITION PLAN
LA1-02 EXISTING TREE DISPOSITION LIST
LA2-01 HARDSCAPE LAYOUT PLAN
LA3-01 PLANTING PLAN LEVEL 1
LA3-02 PLANTING PLAN LEVEL 2
LA3-03 PLANTING PLAN LEVEL 3
LA3-04 PLANTING PLAN LEVEL 4
LA3-05 PLANTING PLAN LEVEL 5
LA3-06 PLANTING SPECS & DETAILS

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Table with columns for DWG. TITLE, SCALE, PROJECT NO., DATE, SHEET NUMBER, and REVISION.

ITEMS CORRESPONDING TO SCHEDULE B-II

5. Restrictions, covenants, conditions, easements, dedications and all other matters as contained on the Plat of PALM VIEW SUBDIVISION, recorded in Plat Book 6, Page 29, of the Public Records of Miami-Dade County, Florida.
6. Terms, conditions and provisions of the Agreement of Lease between City of Miami Beach, Florida, a municipal corporation, Owner/Landlord, and Lincoln Plaza Partners, LLC, a Florida limited liability company, dated September 1, 1999, and recorded September 3, 1999, in Official Records Book 18770, Page 447, as assigned pursuant to assignment of Tenant's interest to LNR Jefferson, LLC, a Florida limited liability company, in that certain Assignment and Assumption Agreement, recorded June 5, 2001, in Official Records Book 19700, Page 3095; Consent to Assignment and Assumption by the City of Miami Beach Florida, recorded May 17, 2001, in Official Records Book 19669, Page 1035, and Assignment and Assumption of Ground Lease to Lincoln Miami Beach Investments, LLC, a Delaware limited liability company, now known as 1691 MICHIGAN AVE INVESTMENTS LP, a Delaware limited partnership, recorded July 20, 2006, in Official Records Book 24738, Page 4073, as further assigned to CLPF-Lincoln LLC, a Delaware limited liability company, by Assignment and Assumption of Ground Lease dated April 8, 2016, recorded April 15, 2016 in Official Records Book 30039, page 4656, as assigned by that certain ASSIGNMENT AND Assumption Agreement recorded _____, 2024, in Official Records Book _____, page _____, of the Public Records of Miami-Dade County, Florida.
7. Utility Easement in favor of the Florida Power & Light Company, recorded in Official Records Book 20947, Page 1744, of the Public Records of Miami-Dade County, Florida.
8. Order granting variance by Board of Adjustment of the City of Miami Beach, Florida recorded July 28, 2003, in Official Records Book 21462, Page 349, of the Public Records of Miami-Dade County, Florida.
9. Order granting variance by the Board of Adjustment of the City of Miami Beach, Florida, recorded March 8, 2006, in Official Records Book 24299, Page 3554, of the Public Records of Miami-Dade County, Florida.
10. Order granting variance by Board of Adjustment of the City of Miami Beach, Florida, recorded March 5, 2012, in Official Records Book 28020, Page 130, of the Public Records of Miami-Dade County, Florida.
11. Order of the City of Miami Beach Design Review Board recorded April 2, 2013 in Official Records Book 28560, Page 1500, as modified by Order of the City of Miami Beach Design Review Board recorded July 2, 2014 in Official Records Book 29214, Page 4180, of the Public Records of Miami-Dade County, Florida.
12. Order of the City of Miami Beach Design Review Board recorded October 9, 2015 in Official Records Book 29810, Page 1981, of the Public Records of Miami-Dade County, Florida.
13. Supplemental Order of the Design Review Board - City of Miami Beach, Florida, File No. 23201, filed April 7, 2016 in Official Records Book 33028, page 4142, of the Public Records of Miami-Dade County, Florida.
14. Notice pursuant to Section 713.10(2) of the Florida Statutes filed July 25, 2016 in Official Records Book 30165, page 739, of the Public Records of Miami-Dade County, Florida.
15. Notice pursuant to Section 713.10(2) of the Florida Statutes filed March 2, 2016 in Official Records Book 29982, page 2188, of the Public Records of Miami-Dade County, Florida.
16. Notice of Landlord recorded June 3, 2003, in Official Records Book 20434, Page 1620, and recorded August 15, 2003, in Official Records Book 20597, Page 4698, of the Public Records of Miami-Dade County, Florida.

ZONING INFORMATION

THE SURVEYED PROPERTY IS ZONED "CD-3 & GU" - COMMERCIAL HIGH INTENSITY & GOVERNMENT USE DISTRICT, CITY OF MIAMI BEACH, FLORIDA.

FRONT SETBACK: CD-3: 0' MINIMUM
 INTERIOR SIDE SETBACK: CD-3: 10' MINIMUM WHEN ABUTTING A RESIDENTIAL DISTRICT, OTHERWISE NONE
 STREET SIDE SETBACK: CD-3: 10' MINIMUM WHEN ABUTTING A RESIDENTIAL DISTRICT, UNLESS SEPARATED BY A STREET OR WATERWAY OTHERWISE NONE
 REAR SETBACK: CD-3: 5' MINIMUM, 10' MINIMUM WHEN ABUTTING A RESIDENTIAL DISTRICT UNLESS SEPARATED BY A STREET OR WATERWAY IN WHICH CASE IT SHALL BE 0 FEET. NOT WITHSTANDING THE FOREGOING, ROOFTOP ADDITIONS TO NON-OCEAN FRONT CONTRIBUTING STRUCTURES IN AHISTORIC DISTRICT AND INDIVIDUALLY DESIGNATED HISTORIC BUILDINGS MAY FOLLOW EXISTING NONCONFORMING REAR PEDESTAL SETBACKS
 GU SETBACKS: THE DEVELOPMENT REGULATIONS (SETBACKS, FLOOR AREA RATIO, SIGNS, PARKING, ETC.) IN THE GU GOVERNMENT USE DISTRICT SHALL BE THE AVERAGE OF THE REQUIREMENTS CONTAINED IN THE SURROUNDING ZONING DISTRICTS AS DETERMINED BY THE PLANNING AND ZONING DIRECTOR, WHICH SHALL BE APPROVED BY THE CITY COMMISSION

HEIGHT RESTRICTIONS:
 CD-3: LOTS FRONTING ON 17TH STREET: 80'
 GU: IN CASES INVOLVING THE USE OF GU PROPERTY BY THE PRIVATE SECTOR, FOR DEVELOPMENTS INCORPORATING PUBLIC PARKING SPACES WITHIN THE STRUCTURE(S), OWNED BY AND/OR OPERATED BY OR FOR THE BENEFIT OF THE CITY, THE PERMITTED BUILDING HEIGHT SHALL BE 100 FEET FOR THOSE SITES LOCATED WITHIN THE AREA BOUNDED BY 17TH STREET ON THE NORTH, NORTH LINCOLN LANE ON THE SOUTH, ALTON ROAD ON THE WEST, AND WASHINGTON AVENUE ON THE EAST

MAXIMUM LOT COVERAGE:
 CD-3: NO REQUIREMENT NOTED
 GU: NO SPECIFIC REQUIREMENT NOTED

PARKING FORMULA:
 THERE SHALL BE NO OFF-STREET PARKING REQUIREMENT FOR USES IN TIER 3 AREAS A, B AND C EXCEPT FOR THOSE LISTED BELOW.
 OFFICES: ONE SPACE PER 400 SQUARE FEET OF FLOOR AREA, PROVIDED, HOWEVER, OFFICES LOCATED ON THE GROUND FLOOR SHALL PROVIDE ONE SPACE PER 300 SQUARE FEET OF FLOOR AREA

PARKING REQUIRED: 297 REQUIRED SPACES BASED UPON 118,658 SQ. FT. OF OFFICE SPACE
 NO SPECIFIC REQUIREMENT REGARDING RETAIL NOT ASSOCIATED WITH PRIMARY HOTEL USE

THE ZONING INFORMATION SHOWN ABOVE WAS OBTAINED FROM NVS ZONING REPORT DATED FEBRUARY 26, 2024 (REVISED 2/27/2024), SITE NO. 7202302581, PURSUANT TO ITEM 6a & 6b OF TABLE A.

VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

- (MNV) SURVEY PREPARED BY: THE SURVEY WAS PREPARED BY BOCK AND CLARK CORPORATION LB7386, A WHOLLY OWNED SUBSIDIARY OF NVS, 12467 TELECOM DRIVE, TAMPA, FL 33637. PHONE (800) 787-8397 OR EMAIL MIKE.VUKODER@NVS.COM.
- (MND) AN ADDRESS OF 1691 MICHIGAN AVENUE WAS POSTED ON THE SURVEYED PROPERTY.
- (MNE) THE SURVEYED PROPERTY CONTAINS AN AREA OF 1.763 ACRES (76,452 SQUARE FEET), MORE OR LESS.
- (MNF) ONLY OBSERVABLE SURFACE AND ABOVE GROUND STRUCTURES WERE LOCATED. NO UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATION FOOTINGS, WERE LOCATED. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- (MNS) THERE ARE 689 STRIPED REGULAR PARKING SPACES AND 9 STRIPED HANDICAPPED PARKING SPACES FOR A TOTAL OF 698 STRIPED PARKING SPACES ON THE SURVEYED PROPERTY.
- (MNO) NO DIVISION OR PARTY WALLS WERE DESIGNATED BY THE CLIENT OR LOCATED BY SURVEYOR WITH RESPECT TO ADJOINING PROPERTIES.
- (MNP) THE LOCATION OF THE UTILITIES SHOWN HEREON ARE FROM OBSERVED VISIBLE EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF SUBTERRANEAN USES. ALWAYS CALL SUNSHINE 811 BEFORE YOU DIG. THEY NOTIFY UTILITY COMPANIES WHERE YOU ARE PLANNING TO DIG. THE UTILITY SENDS A LOCATOR TO MARK THE APPROXIMATE LOCATION OF UNDERGROUND LINES, PIPES AND CABLES ON THE SURVEYED PROPERTY. THE PROCESS TAKES TWO FULL BUSINESS DAYS - DAY 1 STARTS THE DAY AFTER YOU CALL. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED, WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED. THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED BY THE SURVEYOR AND IS NOT LIABLE FOR UTILITIES OBSTRUCTED OR COVERED FROM VIEW.
- (MNR) AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, BUILDING ADDITIONS.
- (MNS) AT THE TIME OF SURVEY, THE SURVEYOR WAS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.
- (MNT) THE SURVEYED PROPERTY HAS DIRECT ACCESS TO MICHIGAN AVENUE, A 70 FOOT WIDE DEDICATED PUBLIC RIGHT-OF-WAY, 17TH STREET, A 70 FOOT WIDE DEDICATED PUBLIC RIGHT-OF-WAY AND AN UNNAMED 20 FOOT WIDE DEDICATED PUBLIC ALLEYWAY, AS SHOWN HEREON.
- (MNU) OWNERSHIP OF FENCES, IF ANY, WAS NOT DETERMINED UNDER THE SCOPE OF THIS SURVEY.
- (MNV) THERE ARE NO GAPS, GORES, OVERLAPS OR HIATUS INHERENT TO THE SURVEYED PROPERTY BASED ON THE FIELD SURVEY PERFORMED AND THE TITLE COMMITMENTS PROVIDED.
- (MNS) BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE OF MICHIGAN AVENUE, MIAMI DADE COUNTY, FLORIDA TO BEAR S 00°00'00" E, ASSUMED.
- (MNS) THIS SURVEY IS NOT INTENDED FOR CONSTRUCTION OR CONSTRUCTION DESIGN PURPOSES.
- (MNS) ADJOINER INFORMATION SHOWN HEREON WAS OBTAINED FROM THE COUNTY'S PROPERTY APPRAISER WEB SITE.
- (MNS) AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A BURIAL GROUND OR CEMETERY.
- (MNS) BUILDING HEIGHT IS THE ARCHITECTURAL HEIGHT TAKEN AT THE LOCATION SPECIFIED HEREON.
- (MNS) TABLE A, ITEM 18: THERE ARE NO PLOTTABLE OFFSITE EASEMENTS OR SERVITUDE THAT WERE DISCLOSED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR OR WERE OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.

LEGEND OF SYMBOLS & ABBREVIATIONS

- LIGHT POLE
- ⊕ POWER POLE (WITH ARMS)
- GUY WIRE
- ⊕ ELECTRIC MANHOLE
- ⊕ ELECTRIC METER
- ⊕ ELECTRIC VAULT
- ⊕ TRANSFORMER
- ⊕ AIR CONDITIONER UNIT
- ⊕ TELEPHONE MANHOLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ CABLE BOX
- ⊕ MITERED END SECTION
- ⊕ STORM DRAIN MANHOLE
- ⊕ STORM DRAIN INLET
- ⊕ STORM PIPE
- ⊕ SET 5/8" IRON ROD & CAP UNLESS OTHERWISE NOTED
- ⊕ SIGNAL LIGHT
- ⊕ TRAFFIC SIGNAL BOX
- ⊕ SIGNAL LIGHT POLE
- ⊕ SIGN (AS NOTED)
- ⊕ TOWER
- ⊕ MONITORING WELL
- ⊕ FLAG POLE
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ SIAMSE FIRE HYDRANT
- ⊕ WATER MANHOLE
- ⊕ BACKFLOW PREVENTER
- ⊕ WATER METER
- ⊕ WELL HEAD
- ⊕ SANITARY MANHOLE
- ⊕ CLEAN OUT
- ⊕ GREASE TRAP
- ⊕ GAS MANHOLE
- ⊕ GAS VALVE
- ⊕ GAS METER
- ⊕ HANDICAPPED PARKING
- ⊕ BENCHMARK
- (R) RECORD
- (M) MEASURED
- (C) CALCULATED
- (P) PLAT
- PG PAGE
- O.R. OFFICIAL RECORDS
- P.B. PLAT BOOK
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- BOUNDARY LINE
- BUILDING LINE
- SETBACK LINE
- EASEMENT LINE
- OH — OVERHEAD WIRES
- FENCE LINE

PROJECT FIELD DATA

DATE	DESCRIPTION	DATE	DESCRIPTION
12/28/2023	BOUNDARY SURVEY		
03/21/2024	TREE LOCATIONS ONLY		

LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

RECORD DESCRIPTION

LEASEHOLD ESTATE:
 Lessee's interest in that certain Lease by and between the City of Miami Beach, Florida, a municipal corporation, as Owner/Landlord, and Lincoln Plaza Partners, LLC, a Florida limited liability company, as Tenant, dated September 1, 1999, and memorialized by that certain Agreement of Lease dated September 1, 1999, and recorded September 3, 1999, in Official Records Book 18770, Page 447, as assigned pursuant to assignment of Tenant's interest to LNR Jefferson, LLC, a Florida limited liability company, in that certain Assignment and Assumption Agreement, recorded June 5, 2001, in Official Records Book 19700, Page 3095; Consent to Assignment and Assumption by the City of Miami Beach Florida, recorded May 17, 2001, in Official Records Book 19669, Page 1035, and Assignment and Assumption of Ground Lease to Lincoln Miami Beach Investments, LLC, a Delaware limited liability company, now known as 1691 MICHIGAN AVE INVESTMENTS LP, a Delaware limited partnership, recorded July 20, 2006, in Official Records Book 24738, Page 4073, and being assigned to CLPF-Lincoln, LLC, recorded 4/15/2016, in Official Records Book 30039, Page 4656, of the Public Records of Miami-Dade County, Florida, as assigned by that certain ASSIGNMENT AND Assumption Agreement recorded _____, 2024, in Official Records Book _____, page _____, of the Public Records of Miami-Dade County, Florida, demising the following described land:

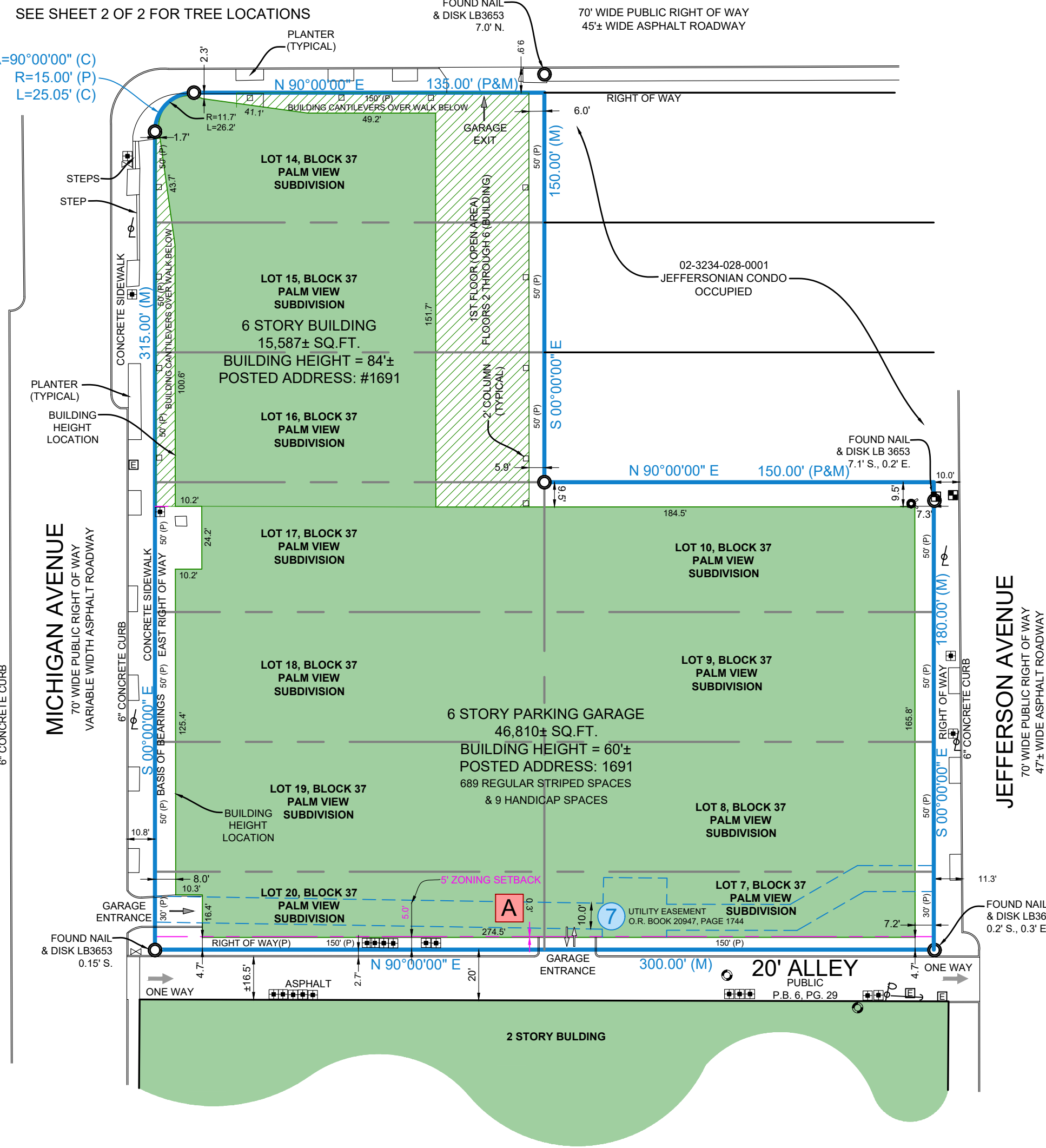
Lots 7 through 10, inclusive, and Lots 14 through 20, inclusive, in Block 37, PALM VIEW SUBDIVISION, according to the plat thereof, as recorded in Plat Book 6, Page 29, of the Public Records of Miami-Dade County, Florida, less and except the improvements located thereon.

TOGETHER WITH FEE SIMPLE ESTATE:

The Improvements located on Lots 7 through 10, inclusive, and Lots 14 through 20, inclusive, in Block 37, PALM VIEW SUBDIVISION, according to the plat thereof, as recorded in Plat Book 6, Page 29, of the Public Records of Miami-Dade County, Florida.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 10292498, DATED JANUARY 30, 2024 (REVISED 2/27/2024).

BOUNDARY & IMPROVEMENTS



SCALE: 1" = 40'

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE AE (EL 8) (NGVD 29) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 120651, MAP NUMBER 120800317L, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 11, 2009 AND IS IN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV) BY FIRMETTE CREATED ON DECEMBER 18, 2023. WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. *Zones AE and A1-A30 are the flood insurance rate zones used for the 1-percent-annual-chance floodplains that are determined for the FIS by detailed methods of analysis. In most instances, BFEs derived from the detailed hydraulic analyses are shown at selected intervals in this zone. Mandatory flood insurance purchase requirements apply. AE zones are areas of inundation by the 1-percent-annual-chance flood, including areas with the 2-percent wave run-up elevation less than 3.0 feet above the ground, and areas with wave heights less than 3.0 feet. These areas are subdivided into elevation zones with BFEs assigned. The AE zone will generally extend inland to the limit of the 1-percent-annual-chance Stillwater Flood Level (SWEL).*

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
01/05/2024	FIRST DRAFT	02/21/2024	CLIENT
01/11/2024	REVISED TITLE & ZONING	03/05/2024	REVISED TITLE
01/18/2024	CERTIFICATION	03/21/2024	TREE LOCATIONS
FIELD WORK: DS	DRAFTED: ML	CHECKED BY: MGL	FB & PG.

SIGNIFICANT OBSERVATIONS

A PARKING GARAGE APPEARS TO LIE WITHIN 5' ZONING SETBACK LINE BY 0.3' AS SHOWN HEREON.

ALT/NSPS LAND TITLE SURVEY

for
1691 Michigan Ave
 NVS Project No. 202304571, 001
 1691 Michigan Ave, Miami Beach, FL

BASED UPON TITLE COMMITMENT NO. 10292498
 OF CHICAGO TITLE INSURANCE COMPANY
 BEARING AN EFFECTIVE DATE OF JANUARY 30, 2024 @ 11:00 P.M. (REVISED 2/27/2024)

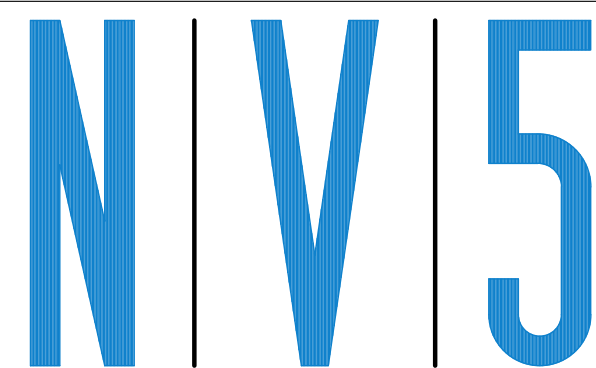
Surveyor's Certification
 To: RK Rivani, LLC; Amerant Bank, its successors and assigns; Chicago Title Insurance Company; and Bock & Clark Corporation, an NVS Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALT/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10, 13, 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed on December 28, 2023.

ALSO:
 I, MARK G. LEIST, HEREBY CERTIFY THAT THIS SKETCH OR THE BOUNDARY SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

PRELIMINARY

MARK G. LEIST
 REGISTRATION NO. PSM 5836
 IN THE STATE OF FLORIDA
 DATE OF FIELD SURVEY: DECEMBER 28, 2023
 DATE OF LAST REVISION: MARCH 21, 2024
 NETWORK PROJECT NO. 202304571-001 RLS
 THIS SURVEY IS CERTIFIED TO DATE OF FIELD SURVEY, NOT DATE OF SIGNATURE. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. SHEET 1 OF 1



REAL ESTATE TRANSACTION SERVICES
 1-800-SURVEYS (787-8397)

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

Bock & Clark Corporation - 4580 Stephen Circle, Suite 300, Canton, OH, 44718
 www.nv5.com/services/real-estate-transaction-services bockmaywehelpyou@nv5.com



C SITE IMAGE*



D SITE IMAGE*

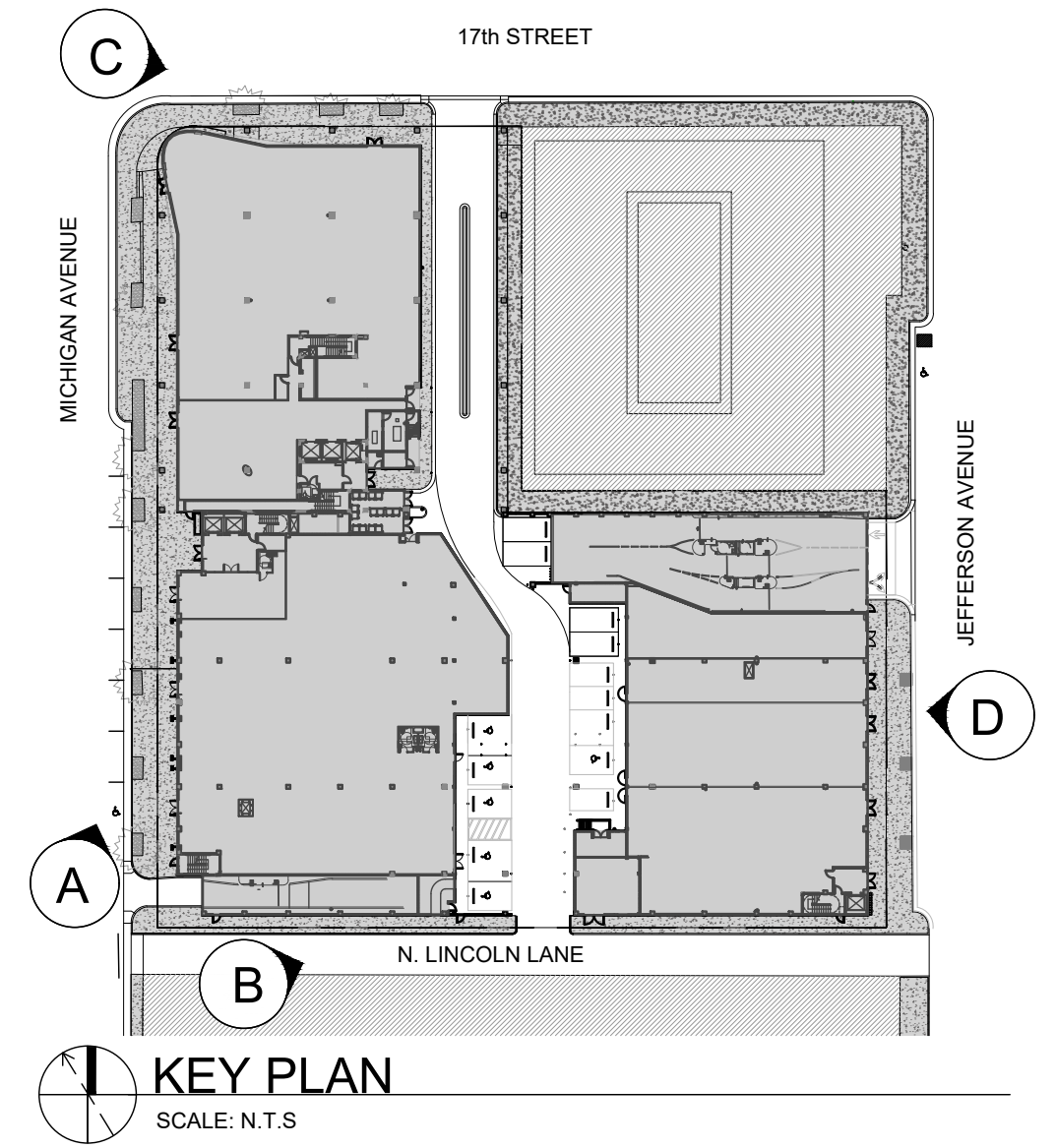


A SITE IMAGE*



B SITE IMAGE*

PHOTOS WERE TAKEN ON 01/ 16/ 2024



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DATE	REVISION	DWG. TITLE	SITE IMAGES
		SCALE	N.T.S.
		PROJECT NO.	2023-33
		DATE	04-07-24
		SHEET NUMBER	A-002



C CONTEXTUAL IMAGE*

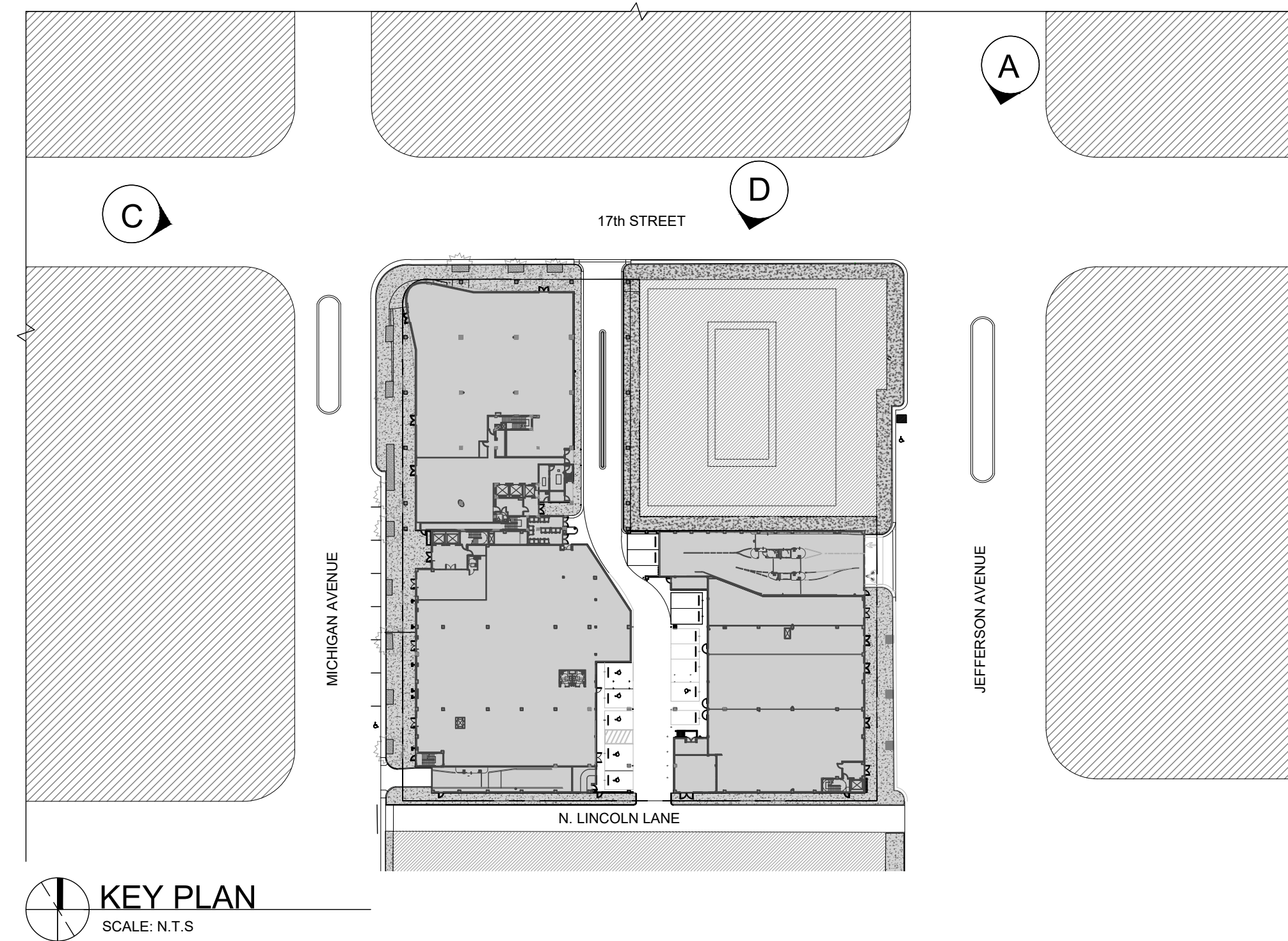


D CONTEXTUAL IMAGE*



A CONTEXTUAL IMAGE*

*PHOTOGRAPHS WERE TAKEN ON 04/ 02/ 2024



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DWG. TITLE	CONTEXTUAL IMAGES
SCALE	N.T.S
PROJECT NO.	2023-33
DATE	04-07-24
SHEET NUMBER	A-003
DATE	REVISION

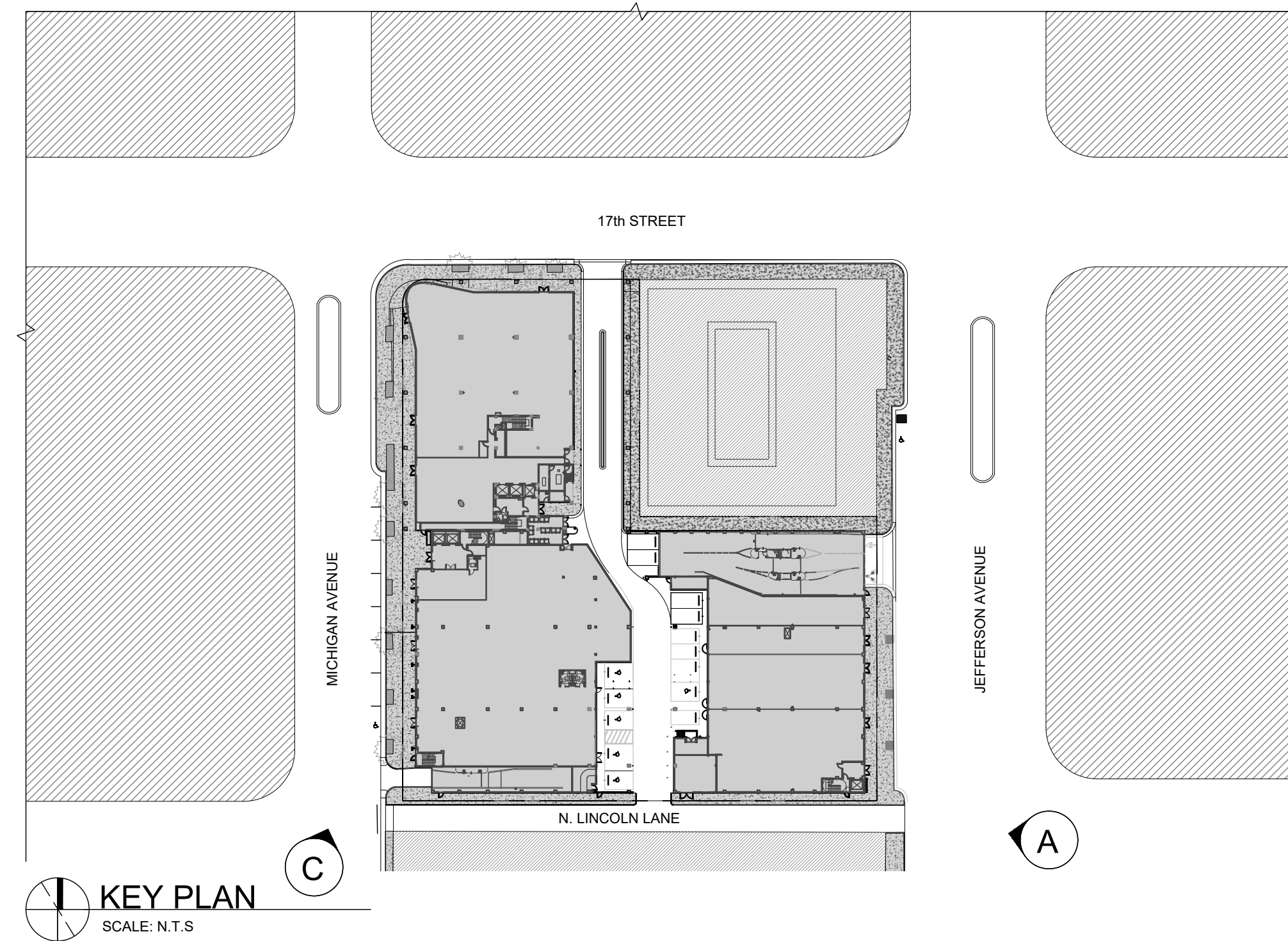


C CONTEXTUAL IMAGE*



A CONTEXTUAL IMAGE*

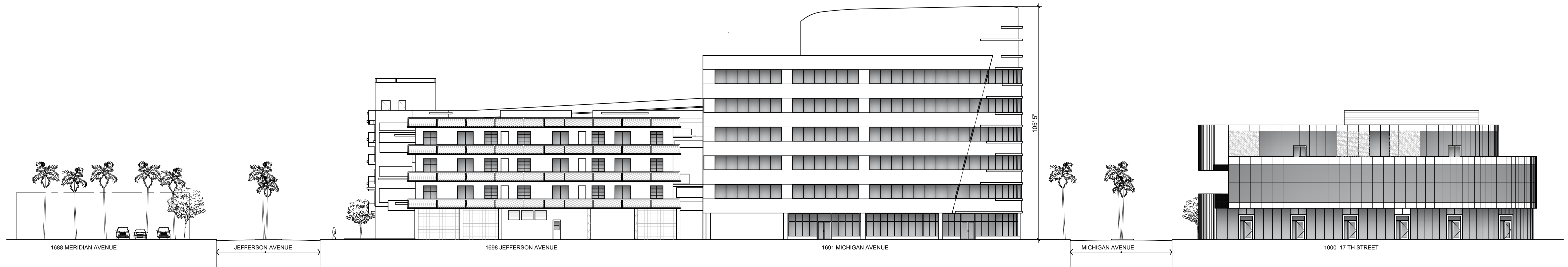
*PHOTOGRAPHS WERE TAKEN ON 04/ 02/ 2024



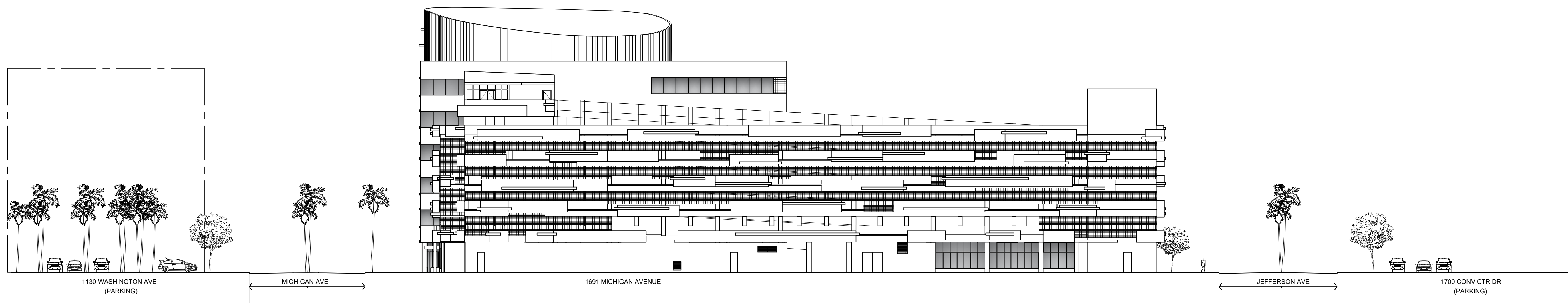
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DWG. TITLE	CONTEXTUAL IMAGES
SCALE	VARIES
PROJECT NO.	2023-33
DATE	04-07-24
SHEET NUMBER	A-004
DATE	REVISION



A CROSS SECTION (NORTH ELEVATION)



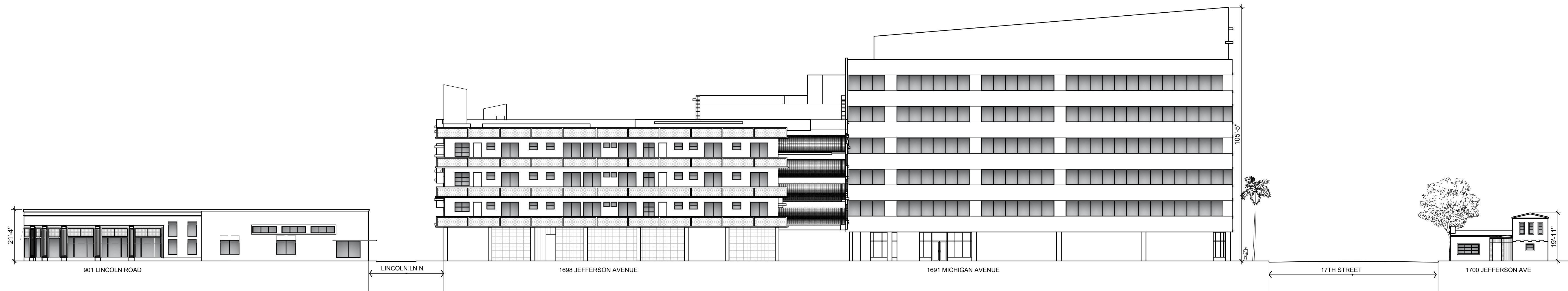
A CROSS SECTION (SOUTH ELEVATION)

THE LINCOLN BL
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MIAMI BEACH, FL 33139

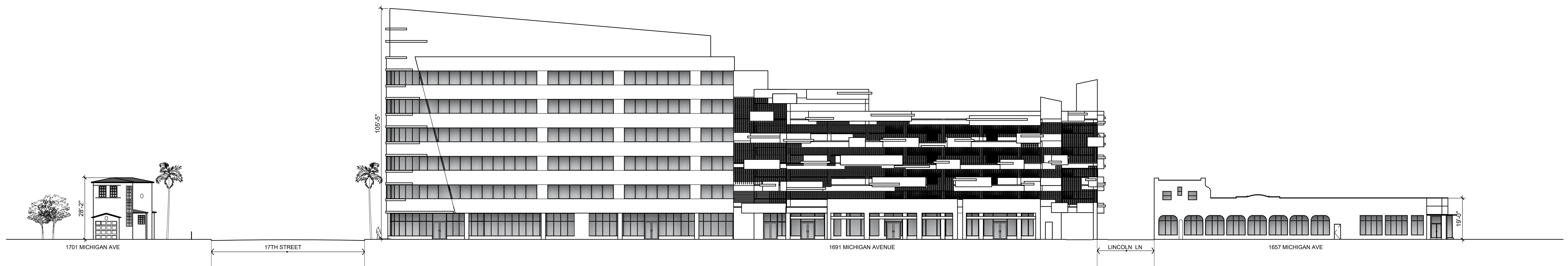
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DWG. TITLE	CONTEXTUAL NORTH AND SOUTH ELEVATION LINE
SCALE	N.T.S
PROJECT NO.	2023-33
DATE	04-07-24
SHEET NUMBER	A-005
DATE	REVISION



A CROSS SECTION (EAST ELEVATION)



B CROSS SECTION (WEST ELEVATION)

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DWG. TITLE	CONTEXTUAL EAST AND WEST ELEVATION LINE
SCALE	N.T.S
PROJECT NO.	2023-33
DATE	04-07-24
SHEET NUMBER	A-006
DATE	REVISION



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DWG. TITLE	RENDERING
SCALE	N.T.S
PROJECT NO.	2023-33
DATE	04-07-24
SHEET NUMBER	R-001
DATE	REVISION



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DWG. TITLE	RENDERING
SCALE	N.T.S
PROJECT NO.	2023-33
DATE	04-07-24
SHEET NUMBER	R-002
DATE	REVISION



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DWG. TITLE	RENDERING
SCALE	N.T.S
PROJECT NO.	2023-33
DATE	04-07-24
SHEET NUMBER	R-003
DATE	REVISION



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DWG. TITLE	RENDERING
SCALE	N.T.S
PROJECT NO.	2023-33
DATE	04-07-24
SHEET NUMBER	R-004
DATE	REVISION



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DWG. TITLE	RENDERING
SCALE	N.T.S
PROJECT NO.	2023-33
DATE	04-07-24
SHEET NUMBER	R-005
DATE	REVISION

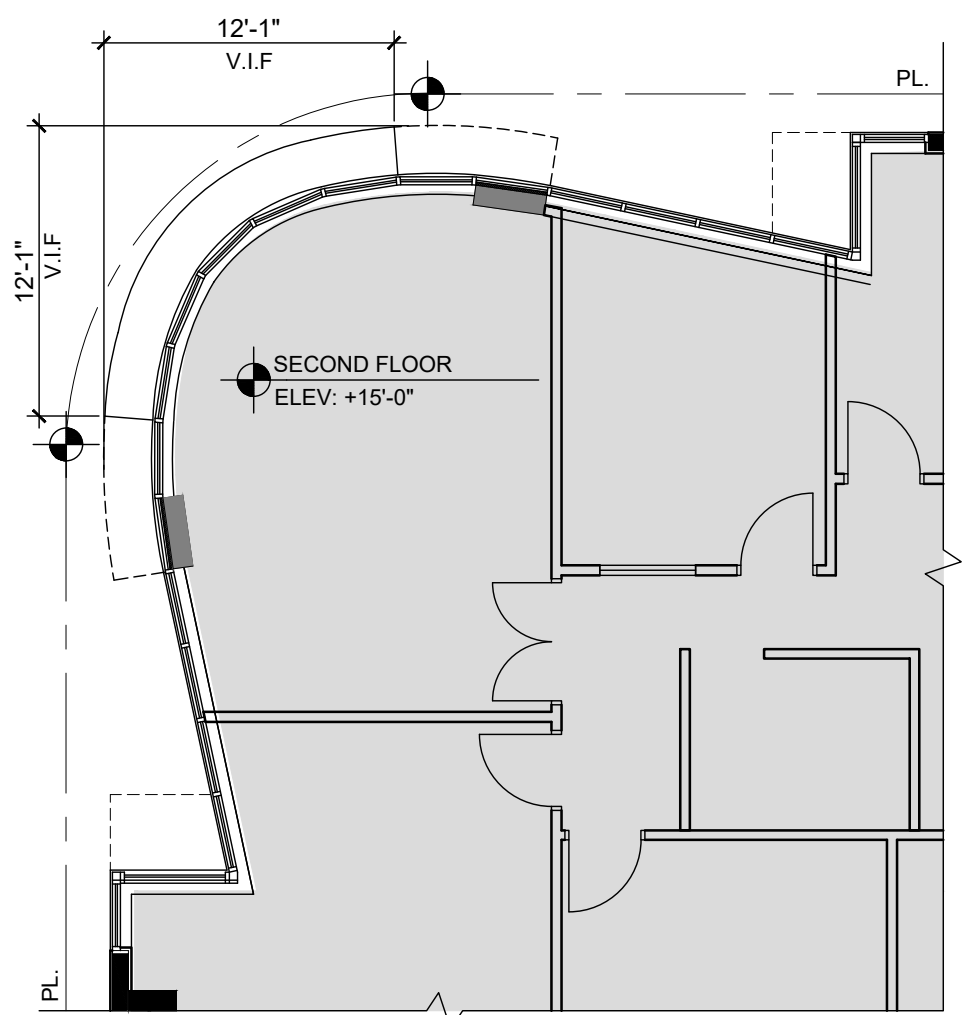
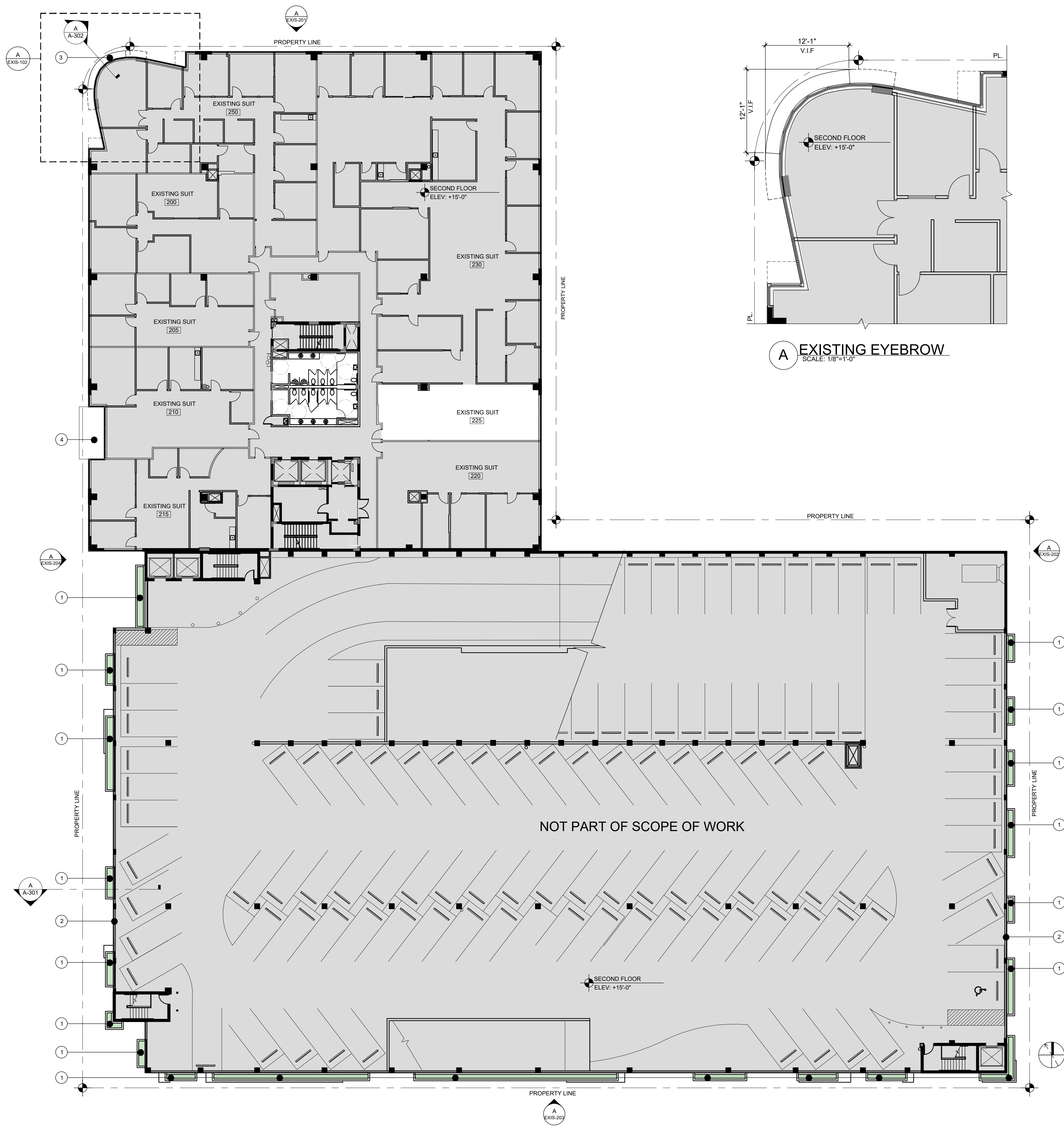


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DWG. TITLE	RENDERING
SCALE	N.T.S
PROJECT NO.	2023-33
DATE	04-07-24
SHEET NUMBER	R-006
DATE	REVISION

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A EXISTING EYEBROW
SCALE: 1/8"=1'-0"

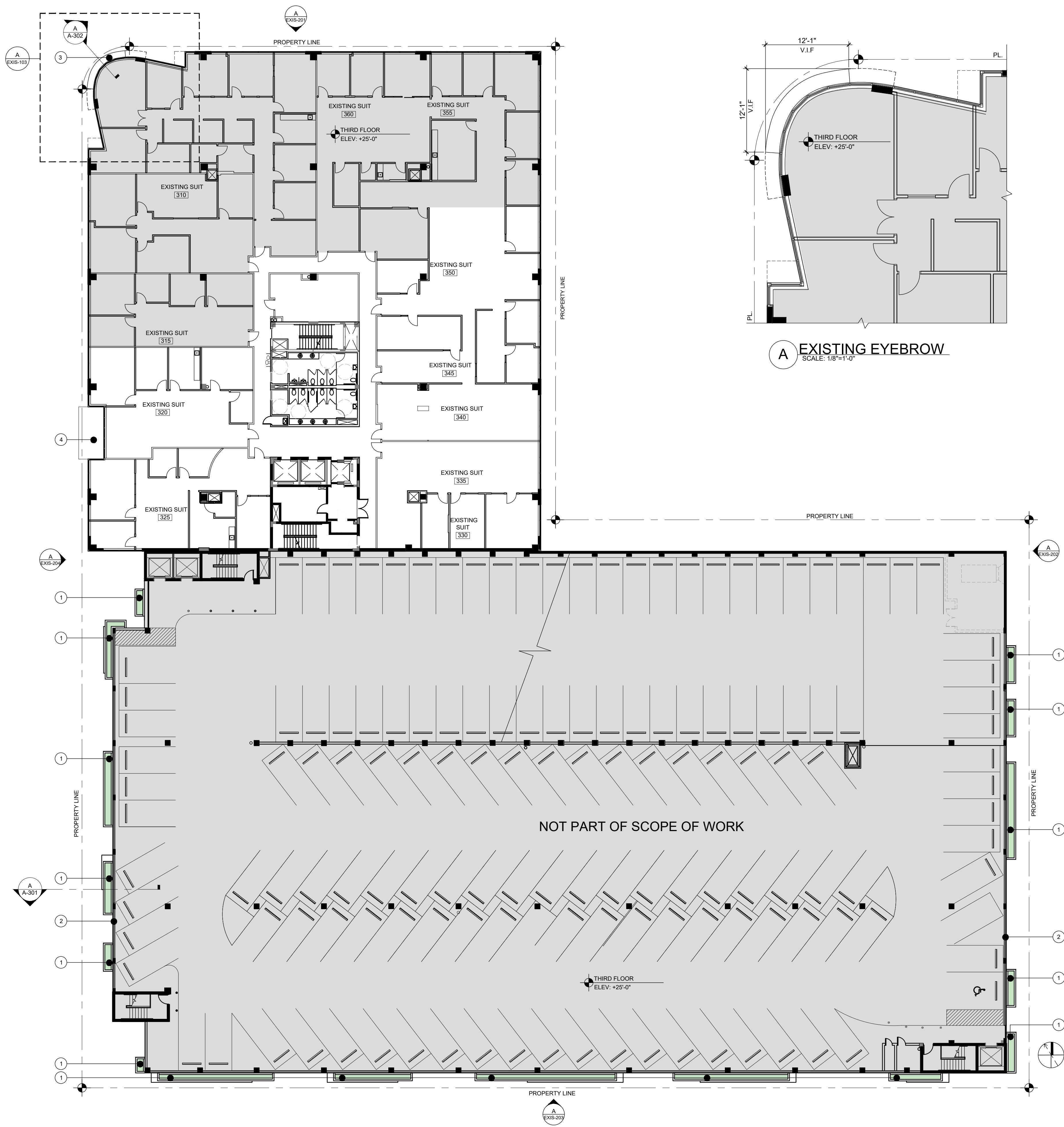
KEY NOTES

- 1 EXISTING CONCRETE PLANTER TO BE DEMOLISHED (REFER TO WALL SECTION AND EXISTING ELEVATION FOR EYEBROWS DEMOLITION)
 - 2 EXISTING ALUMINUM PANEL TO BE REMOVED
 - 3 EXISTING EYEBROW TO BE DEMOLISHED (REFER TO WALL SECTION AND EXISTING ELEVATION FOR EYEBROWS DEMOLITION)
 - 4 EXISTING CANOPY TO BE REPLACED
- AREA NOT PART OF SCOPE OF WORK

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DWG. TITLE	EXISTING SECOND FLOOR PLAN
SCALE	N.T.S.
PROJECT NO.	2023-33
DATE	04-07-24
SHEET NUMBER	EXIST-102
DATE	REVISION



A EXISTING EYEBROW
SCALE: 1/8"=1'-0"

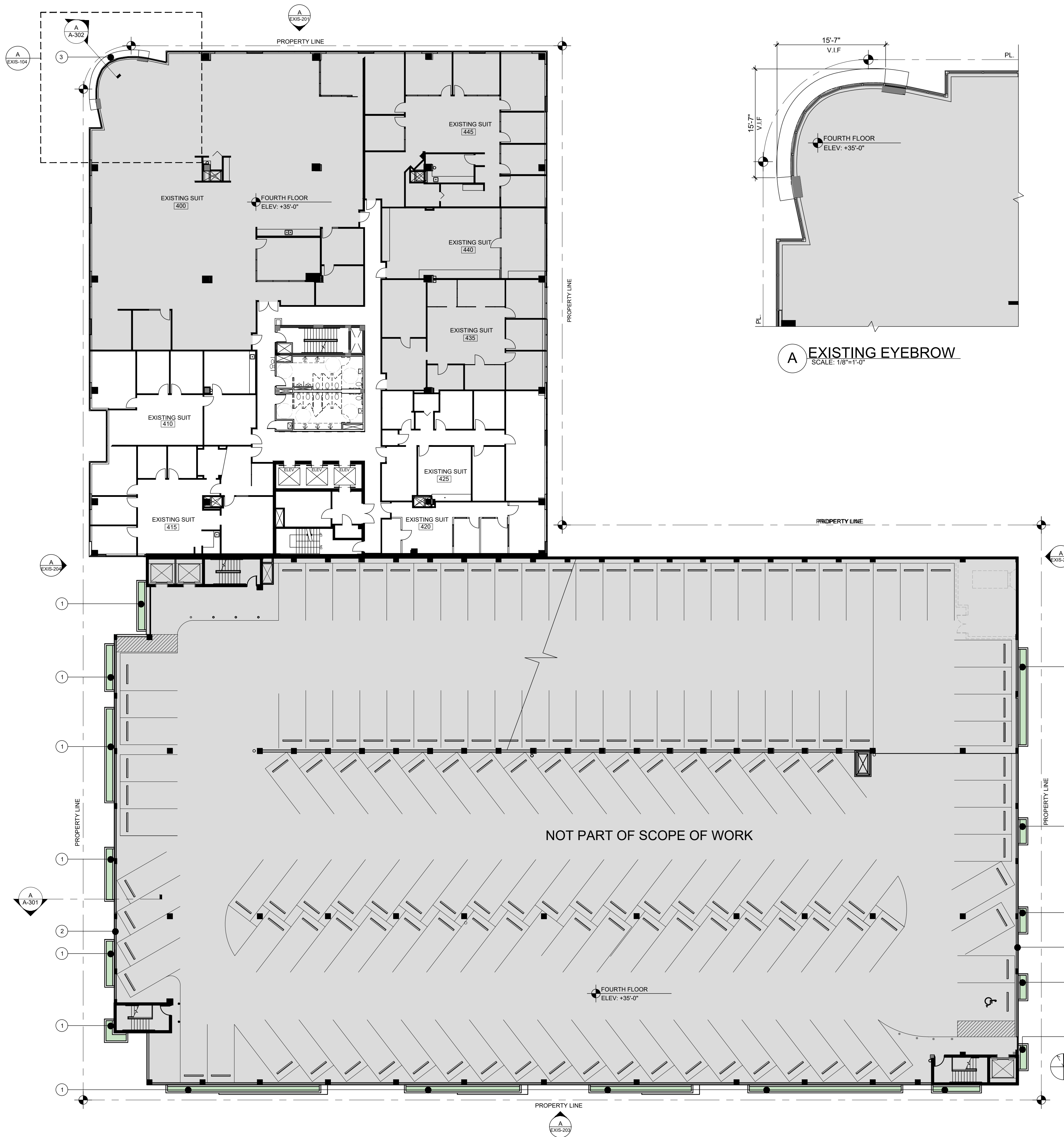
KEY NOTES

- ① EXISTING CONCRETE PLANTER TO BE DEMOLISHED (REFER TO WALL SECTION AND EXISTING ELEVATION FOR EYEBROWS DEMOLITION)
 - ② EXISTING ALUMINUM PANEL TO BE REMOVED
 - ③ EXISTING EYEBROW TO BE DEMOLISHED (REFER TO WALL SECTION AND EXISTING ELEVATION FOR EYEBROWS DEMOLITION)
 - ④ EXISTING CANOPY TO BE REPLACED
- AREA NOT PART OF SCOPE OF WORK

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DWG. TITLE	EXISTING THIRD FLOOR PLAN
SCALE	N.T.S.
PROJECT NO.	2023-33
DATE	04-07-24
SHEET NUMBER	EXIST-103
DATE	REVISION



A EXISTING EYEBROW
SCALE: 1/8"=1'-0"

KEY NOTES

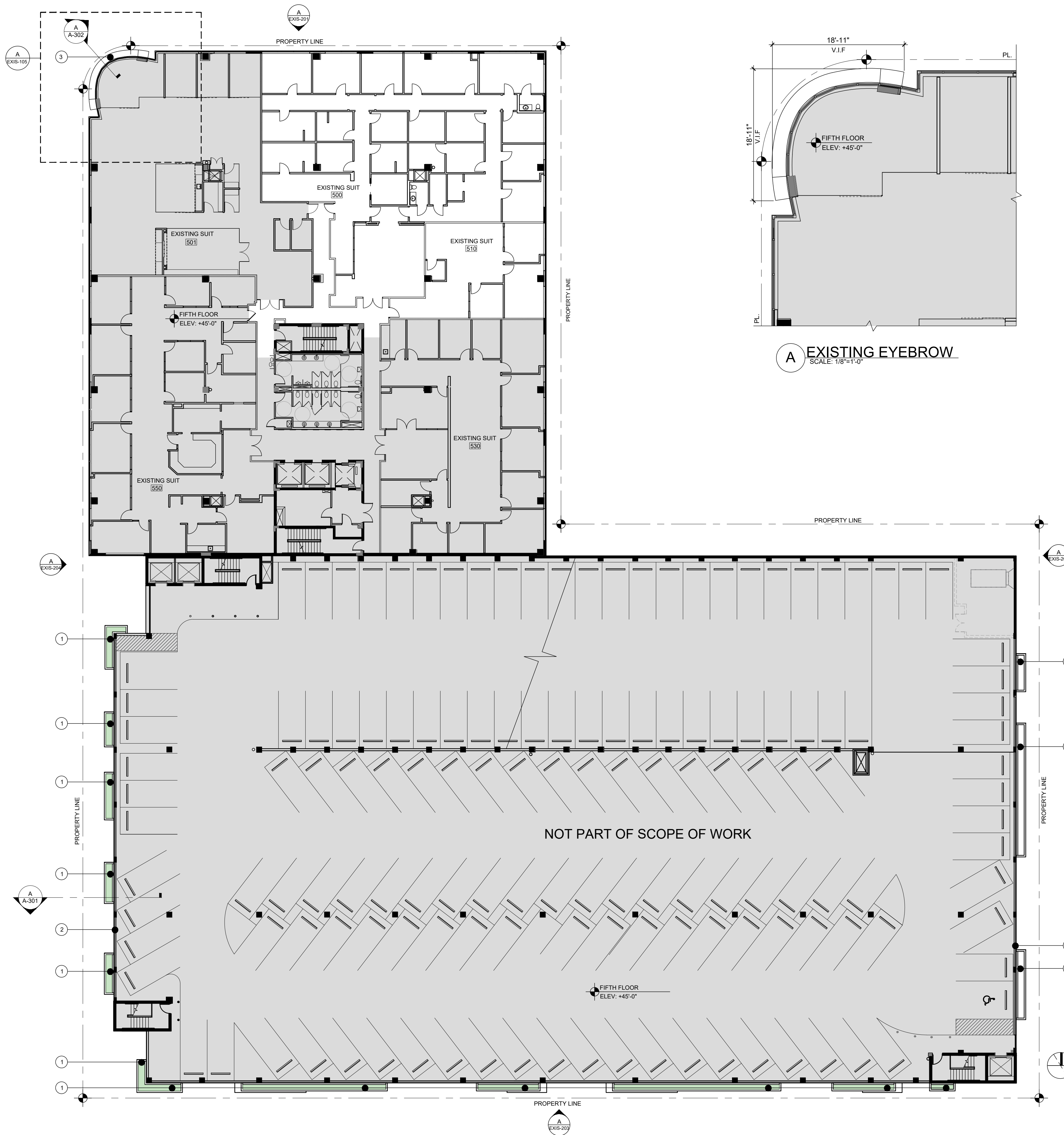
- 1 EXISTING CONCRETE PLANTER TO BE DEMOLISHED (REFER TO WALL SECTION AND EXISTING ELEVATION FOR EYEBROWS DEMOLITION)
- 2 EXISTING ALUMINUM PANEL TO BE REMOVED
- 3 EXISTING EYEBROW TO BE DEMOLISHED (REFER TO WALL SECTION AND EXISTING ELEVATION FOR EYEBROWS DEMOLITION)

AREA NOT PART OF SCOPE OF WORK

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DWG. TITLE	EXISTING FOURTH FLOOR PLAN
SCALE	N.T.S.
PROJECT NO.	2023-33
DATE	04-07-24
SHEET NUMBER	EXIST-104
DATE	REVISION



A EXISTING EYEBROW
SCALE: 1/8"=1'-0"

KEY NOTES

- ① EXISTING CONCRETE PLANTER TO BE DEMOLISHED (REFER TO WALL SECTION AND EXISTING ELEVATION FOR EYEBROWS DEMOLITION)
- ② EXISTING ALUMINUM PANEL TO BE REMOVED
- ③ EXISTING EYEBROW TO BE DEMOLISHED (REFER TO WALL SECTION AND EXISTING ELEVATION FOR EYEBROWS DEMOLITION)

■ AREA NOT PART OF SCOPE OF WORK

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DWG. TITLE	EXISTING FIFTH FLOOR PLAN
SCALE	1/16"=1'-0"
PROJECT NO.	2023-33
DATE	04-07-24
SHEET NUMBER	EXIST-105



① ALUMINUM GRILL



② EXISTING OFFICE BUILDING EYEBROW



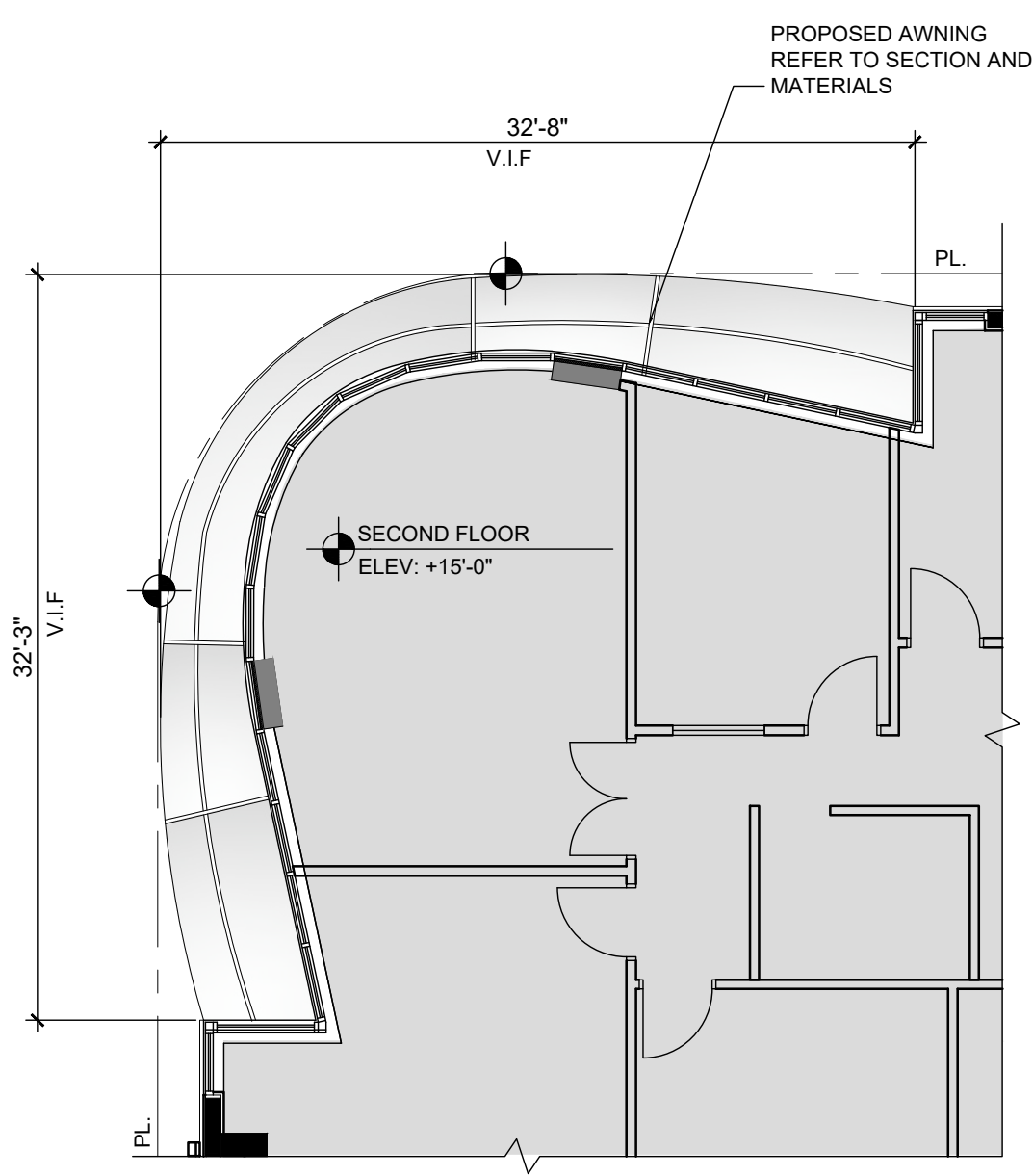
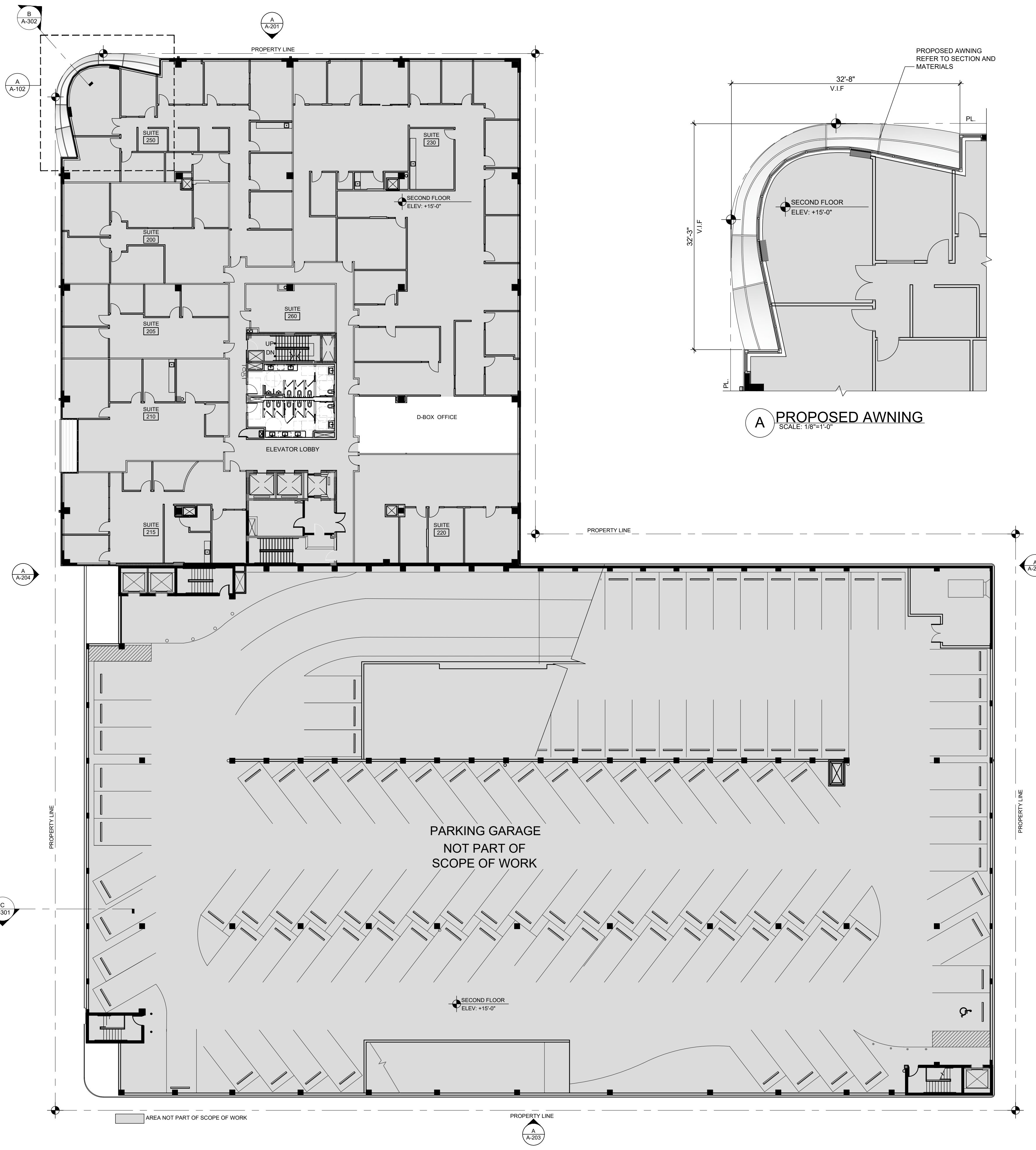
③ SMOOTH TEXTURE STUCCO FINISH



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	DWG. TITLE	EXISTING MATERIALS
	SCALE	N.T.S
	PROJECT NO.	2023-33
	DATE	04-07-24
	SHEET NUMBER	EXIST-401
△	DATE	REVISION



A PROPOSED AWNING
SCALE: 1/8"=1'-0"

PARKING GARAGE
NOT PART OF
SCOPE OF WORK

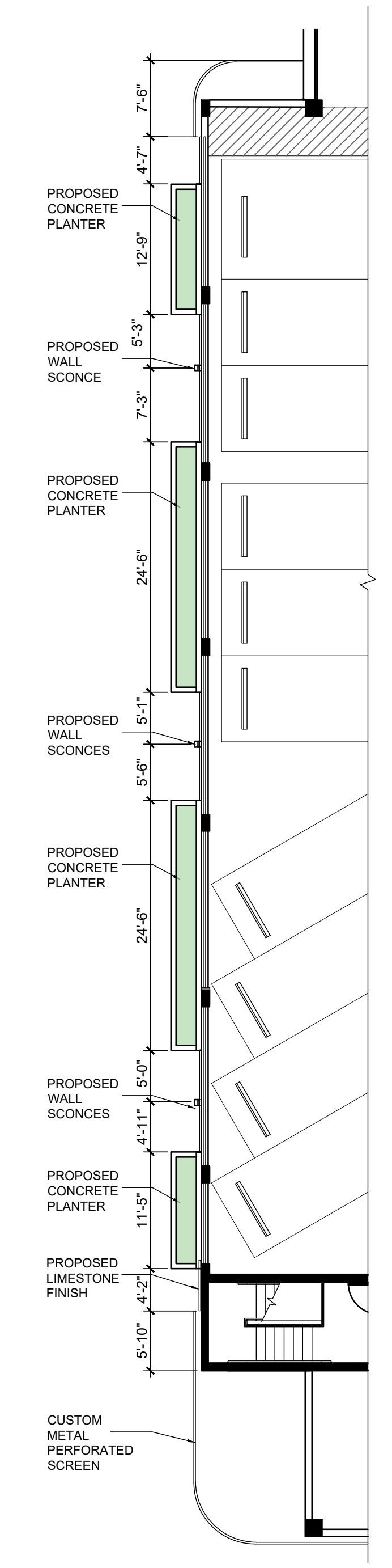
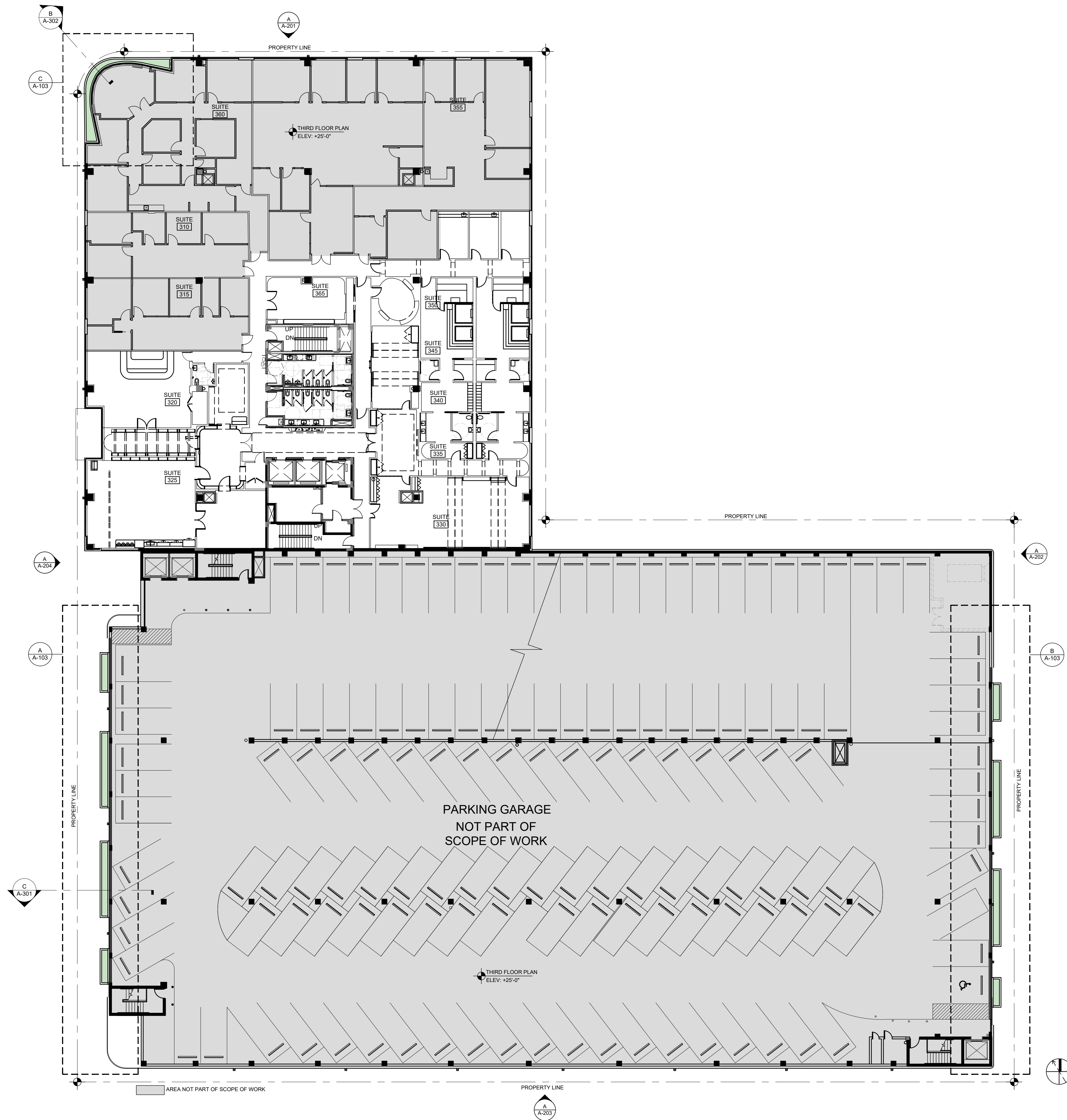
AREA NOT PART OF SCOPE OF WORK

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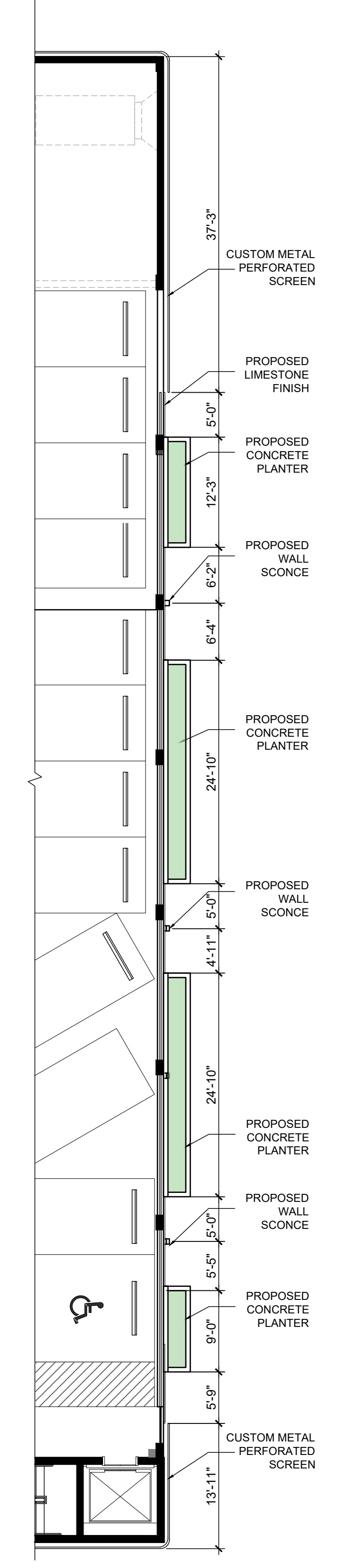


DWG. TITLE	PROPOSED SECOND FLOOR
SCALE	AS SHOWN
PROJECT NO.	2023-33
DATE	04-07-24
SHEET NUMBER	A-102
DATE	REVISION

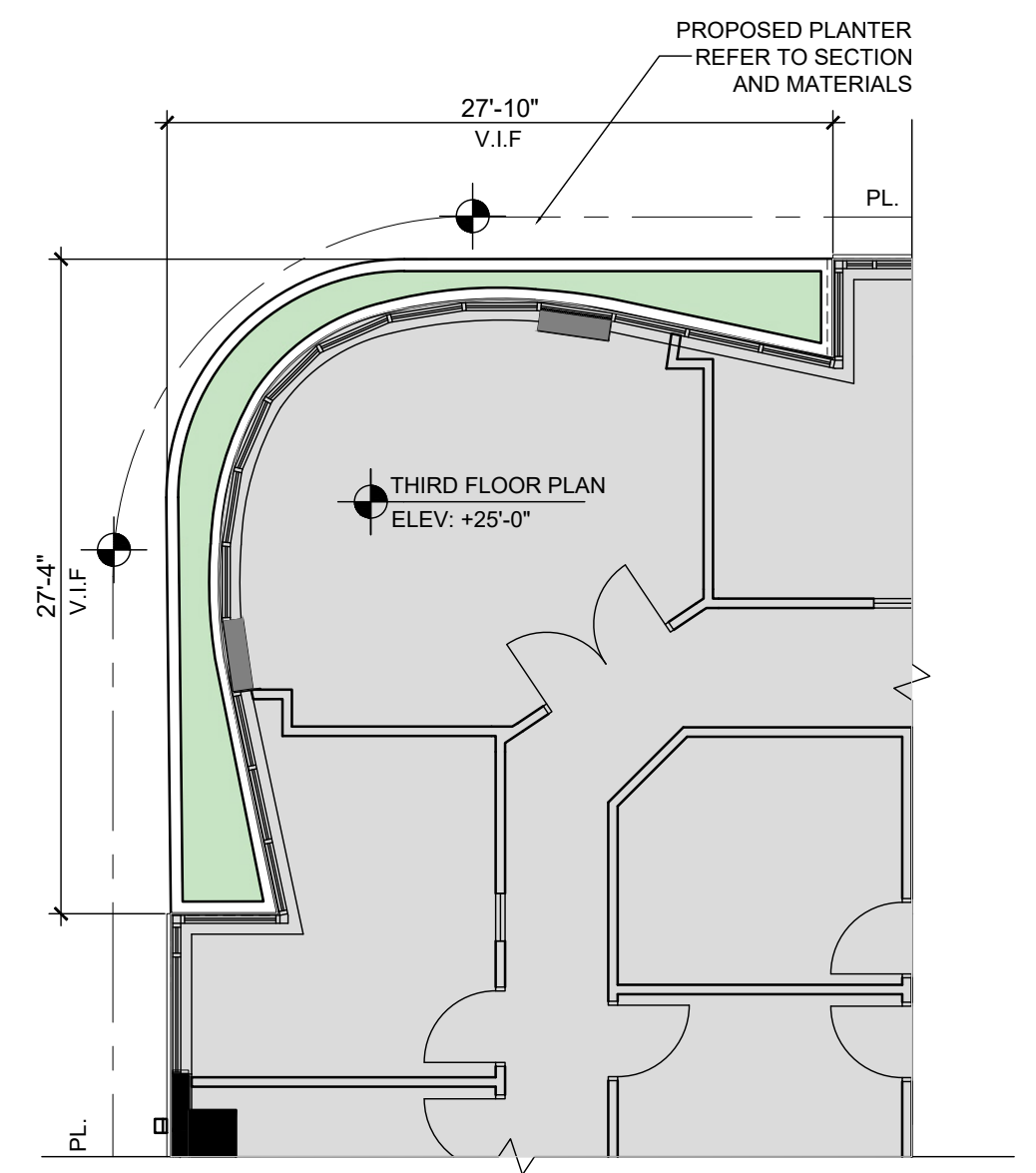
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A PLANTER & SCREEN
SCALE: 3/32"=1'-0"



B PLANTER & SCREEN
SCALE: 3/32"=1'-0"

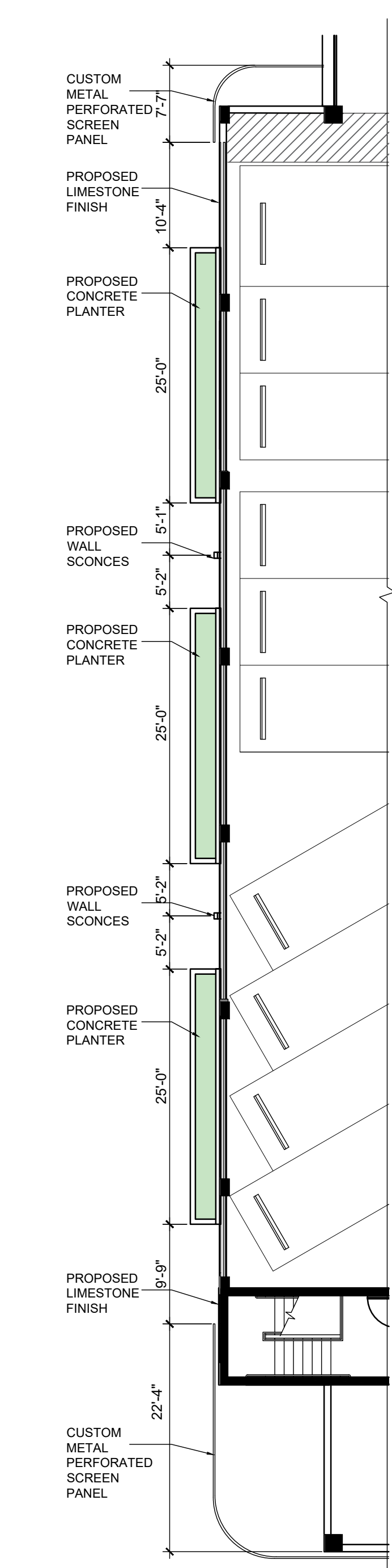
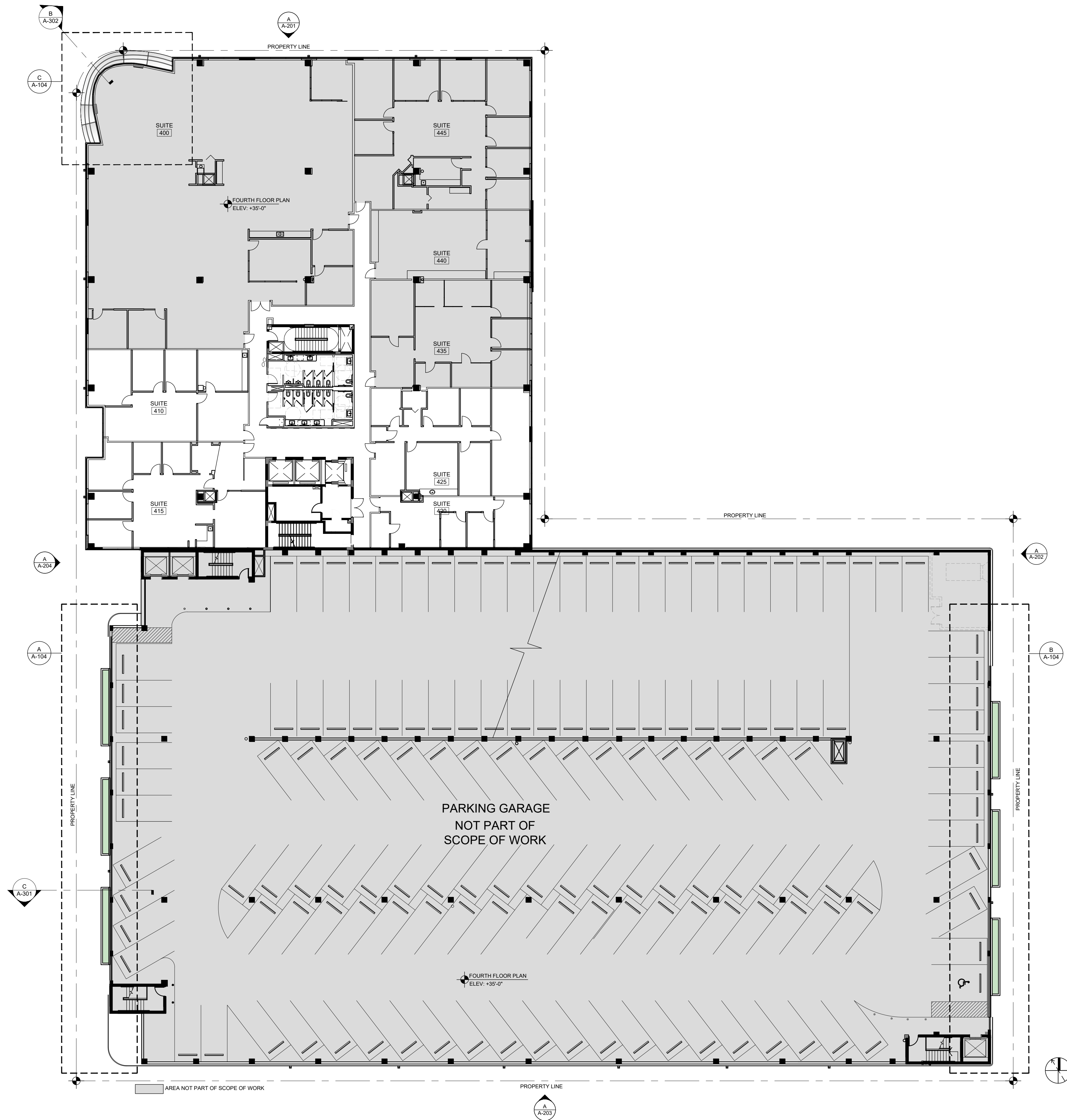


C PROPOSED PLANTER
SCALE: 1/8"=1'-0"

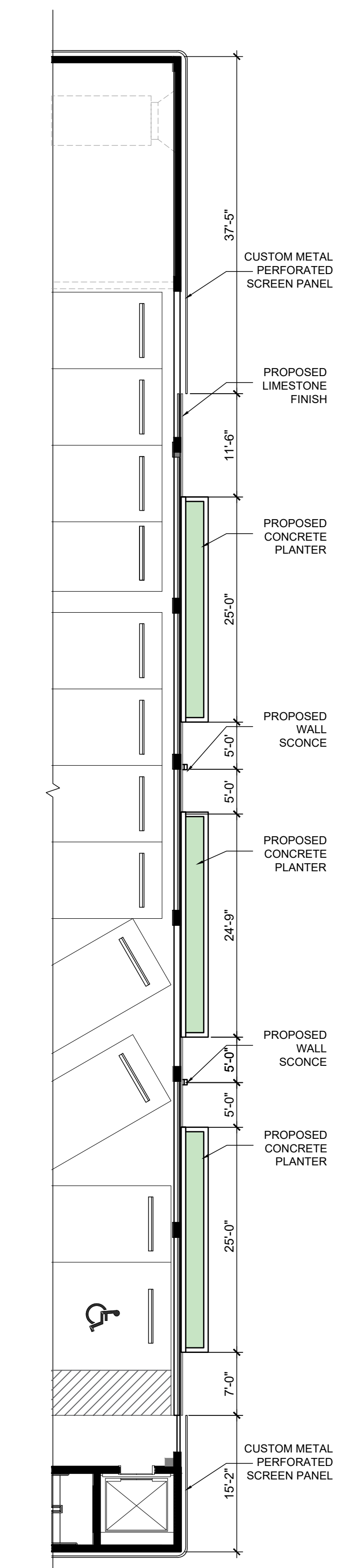
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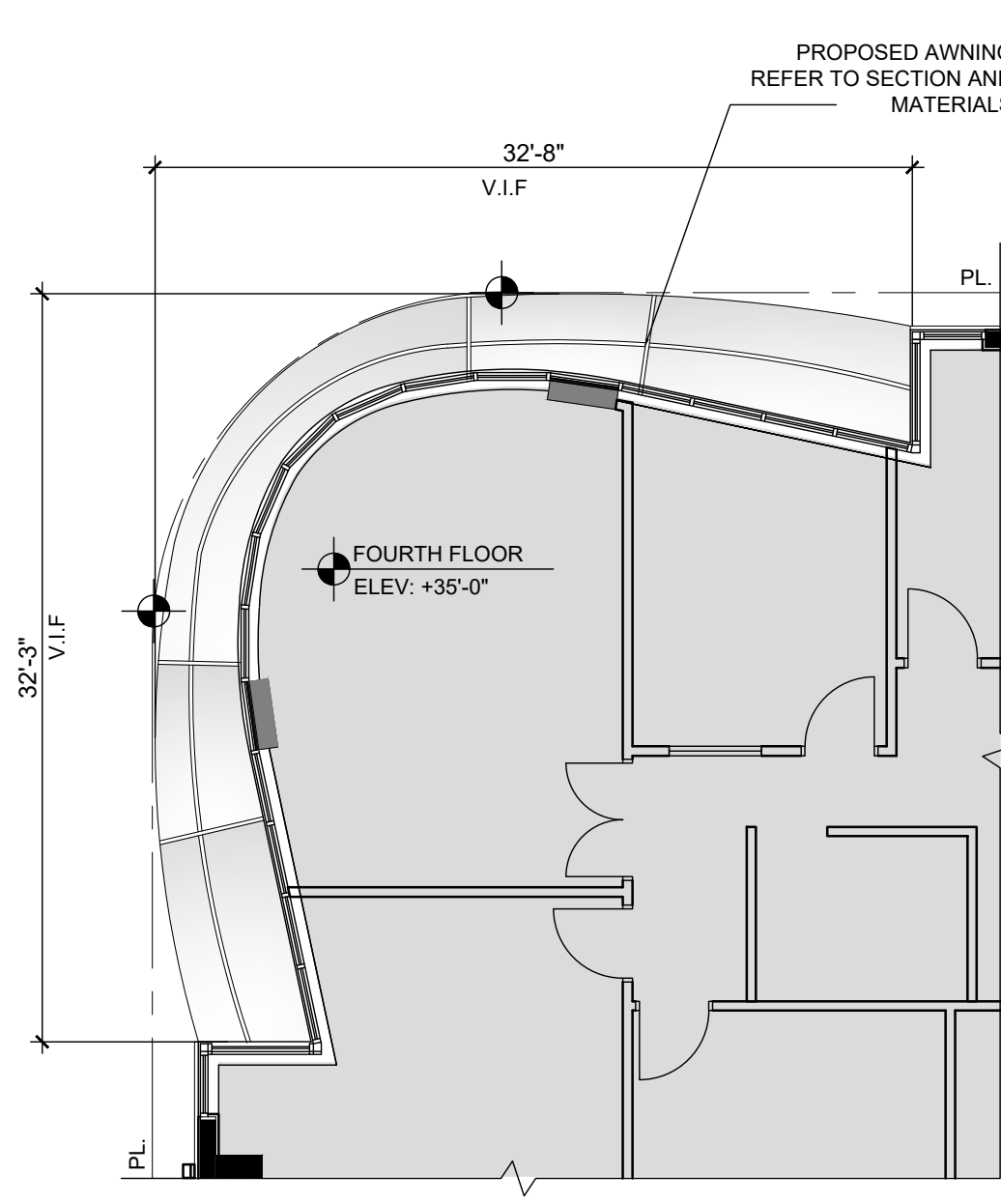
DWG. TITLE	PROPOSED THIRD FLOOR
SCALE	AS SHOWN
PROJECT NO.	2023-33
DATE	04-07-24
SHEET NUMBER	A-103
DATE	REVISION



A PLANTER & SCREEN
SCALE: 3/32"=1'-0"



B PLANTER & SCREEN
SCALE: 3/32"=1'-0"

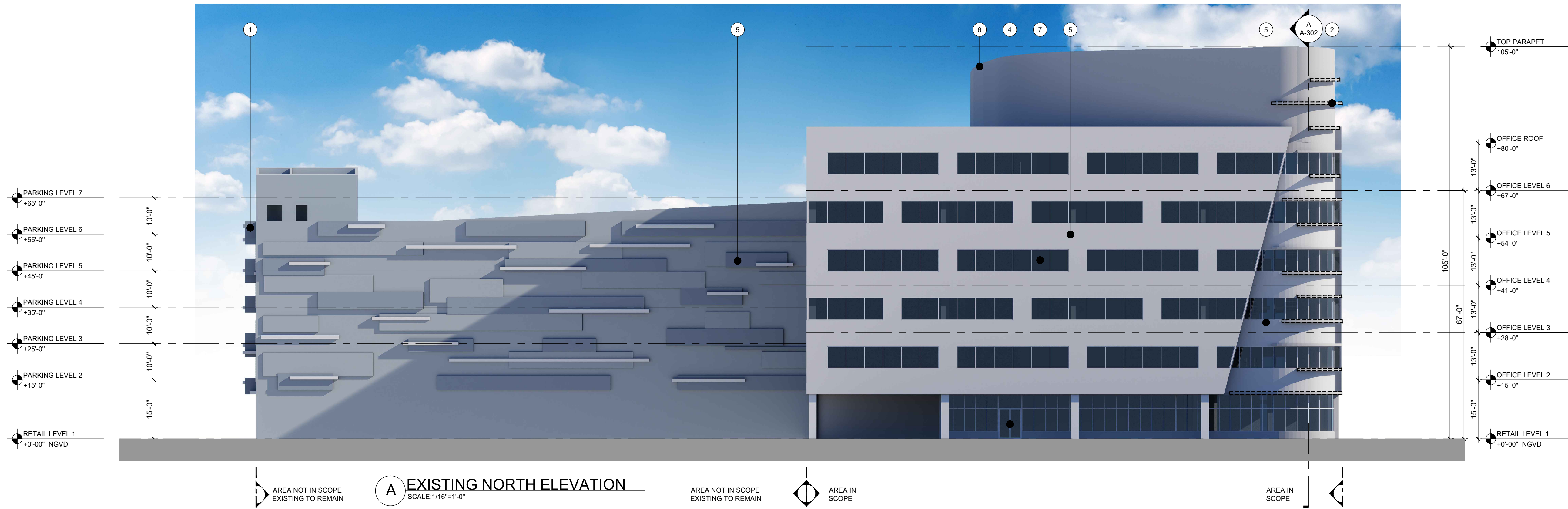


C PROPOSED AWNING
SCALE: 1/8"=1'-0"

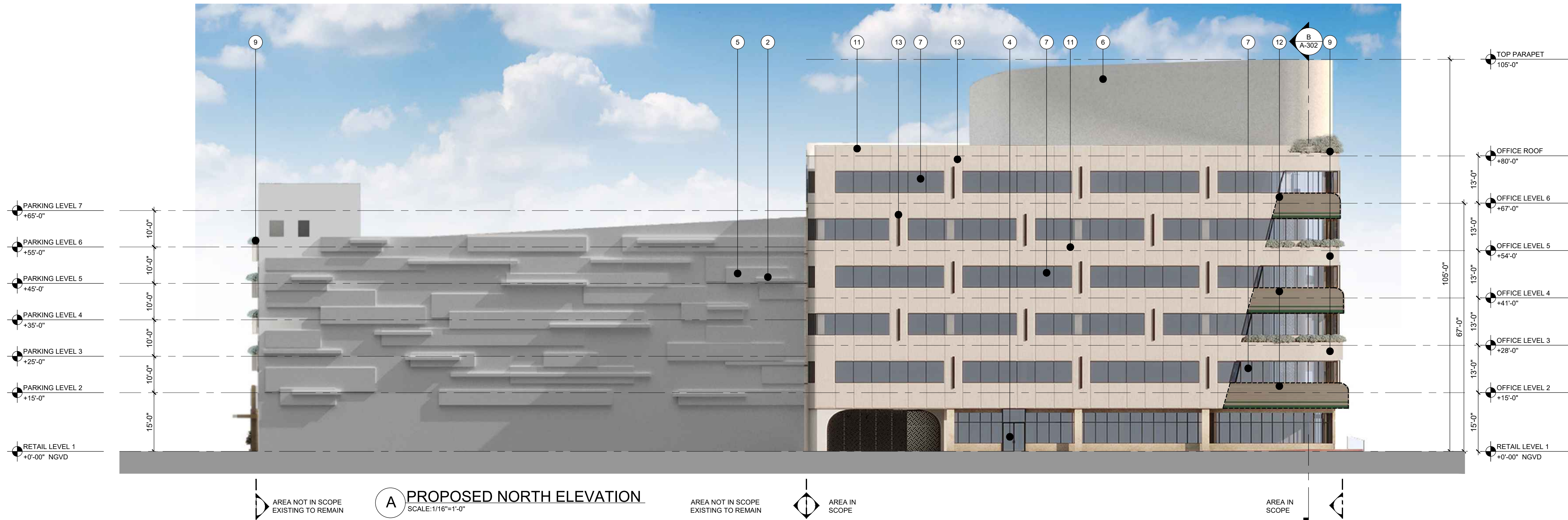
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DWG. TITLE	PROPOSED FOURTH FLOOR
SCALE	AS SHOWN
PROJECT NO.	2023-33
DATE	04-07-24
SHEET NUMBER	A-104
DATE	REVISION



A EXISTING NORTH ELEVATION
SCALE: 1/16"=1'-0"



A PROPOSED NORTH ELEVATION
SCALE: 1/16"=1'-0"

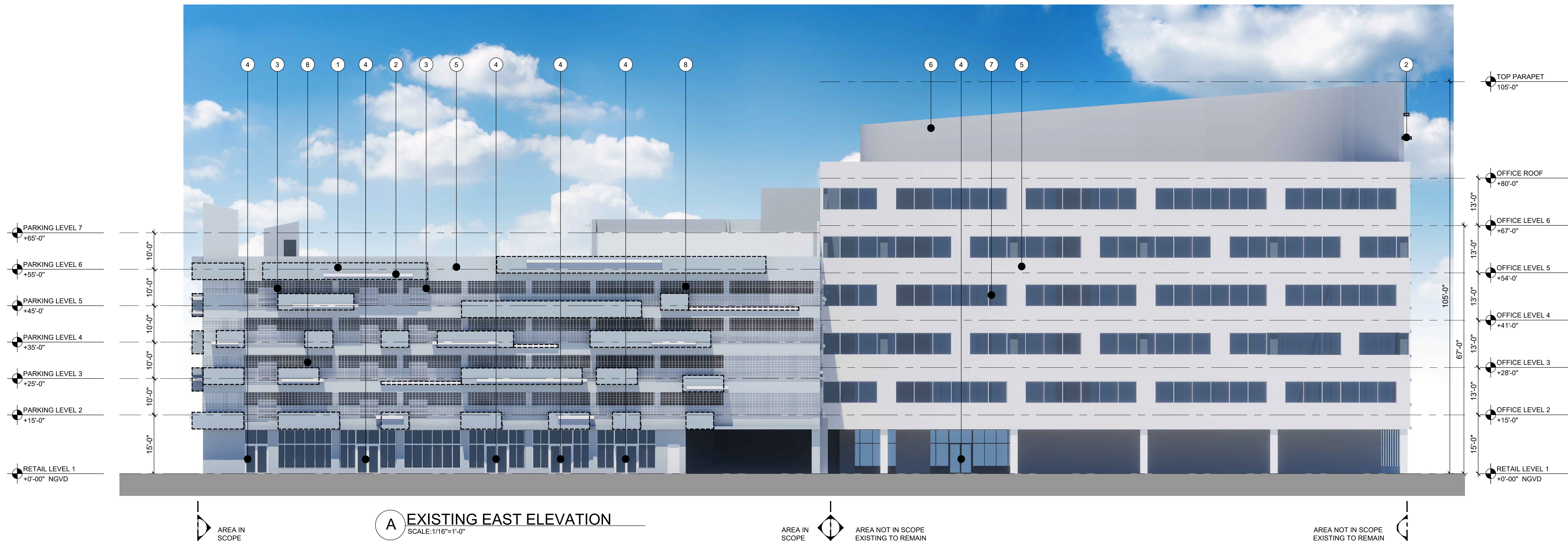
KEY NOTES

- ① EXISTING CONCRETE PLANTER
 - ② EXISTING CONCRETE EYEBROW
 - ③ EXISTING ALUMINUM GRILLE
 - ④ EXISTING ALUMINUM STOREFRONT DOOR
 - ⑤ EXISTING SMOOTH TEXTURE STUCCO FINISH
 - ⑥ EXISTING PARAPET (MECHANICAL EQUIP. SCREEN)
 - ⑦ EXISTING WINDOWS
 - ⑧ EXISTING ALUMINUM SCREEN - TO BE REMOVED (TYP.)
 - ⑨ PROPOSED CONC. PLANTER W/TEXTURED STUCCO
 - ⑩ PROPOSED CUSTOM MTL. PERFORATED SCREEN
 - ⑪ PROPOSED LIMESTONE VENEER
 - ⑫ PROPOSED AWNING
 - ⑬ PROPOSED WALL SCUNCES
- ▭ EYEBROWS / PLANTERS TO BE DEMOLISHED

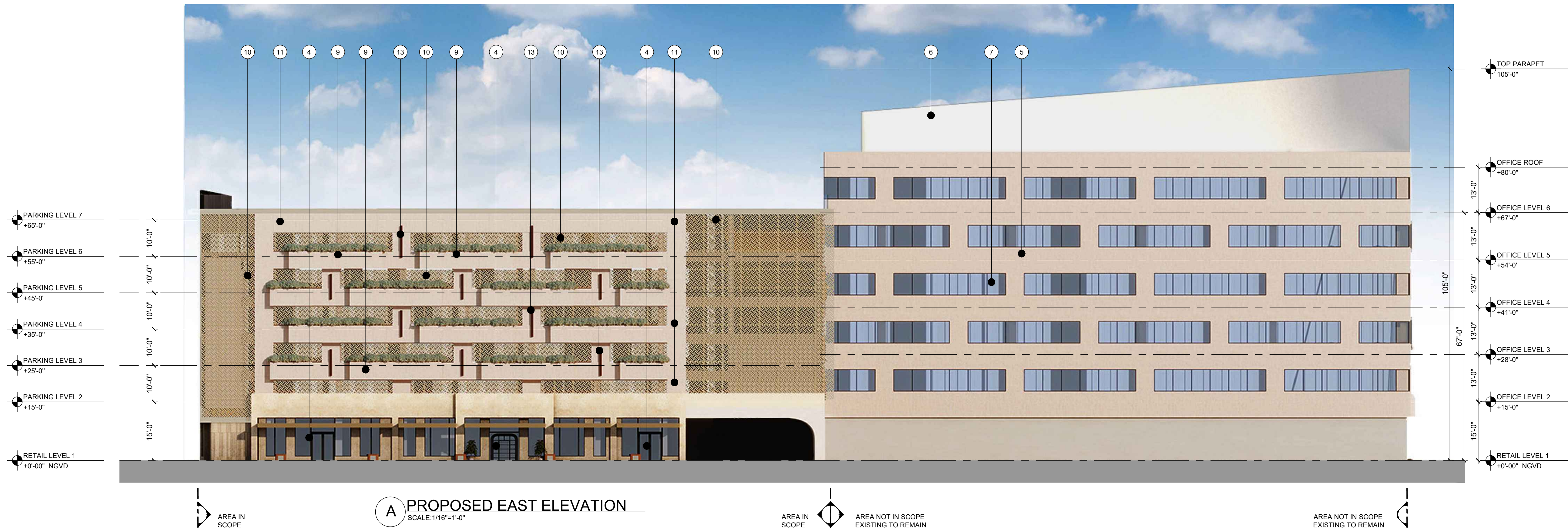
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DWG. TITLE	PROPOSED NORTH ELEVATION
SCALE	1/16"=1'-0"
PROJECT NO.	2023-33
DATE	04-07-24
SHEET NUMBER	A-201
DATE	REVISION



A EXISTING EAST ELEVATION
SCALE: 1/16"=1'-0"



A PROPOSED EAST ELEVATION
SCALE: 1/16"=1'-0"

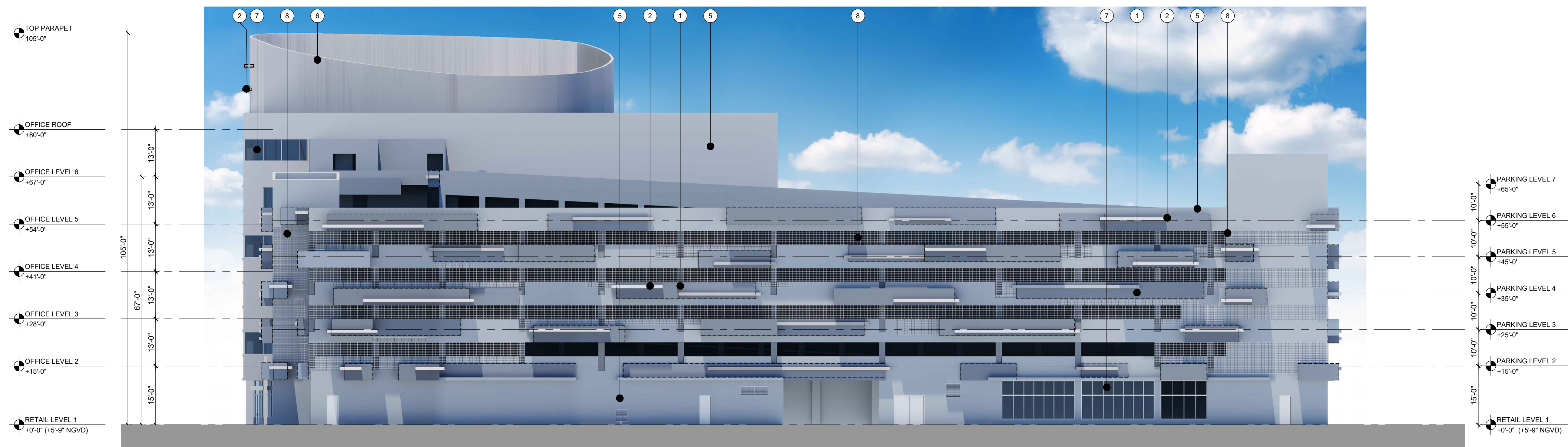
KEY NOTES

- ① EXISTING CONCRETE PLANTER
 - ② EXISTING CONCRETE EYEBROW
 - ③ EXISTING ALUMINUM GRILLE
 - ④ EXISTING ALUMINUM STOREFRONT DOOR
 - ⑤ EXISTING SMOOTH TEXTURE STUCCO FINISH
 - ⑥ EXISTING PARAPET (MECHANICAL EQUIP. SCREEN)
 - ⑦ EXISTING WINDOWS
 - ⑧ EXISTING ALUMINUM SCREEN TO BE REMOVED (TYP.)
 - ⑨ PROPOSED CONC. PLANTER W/TEXTURED STUCCO
 - ⑩ PROPOSED CUSTOM MTL. PERFORATED SCREEN
 - ⑪ PROPOSED LIMESTONE VENEER
 - ⑫ PROPOSED AWNING
 - ⑬ PROPOSED WALL SCUNCES
- ▭ EYEBROWS / PLANTERS TO BE DEMOLISHED

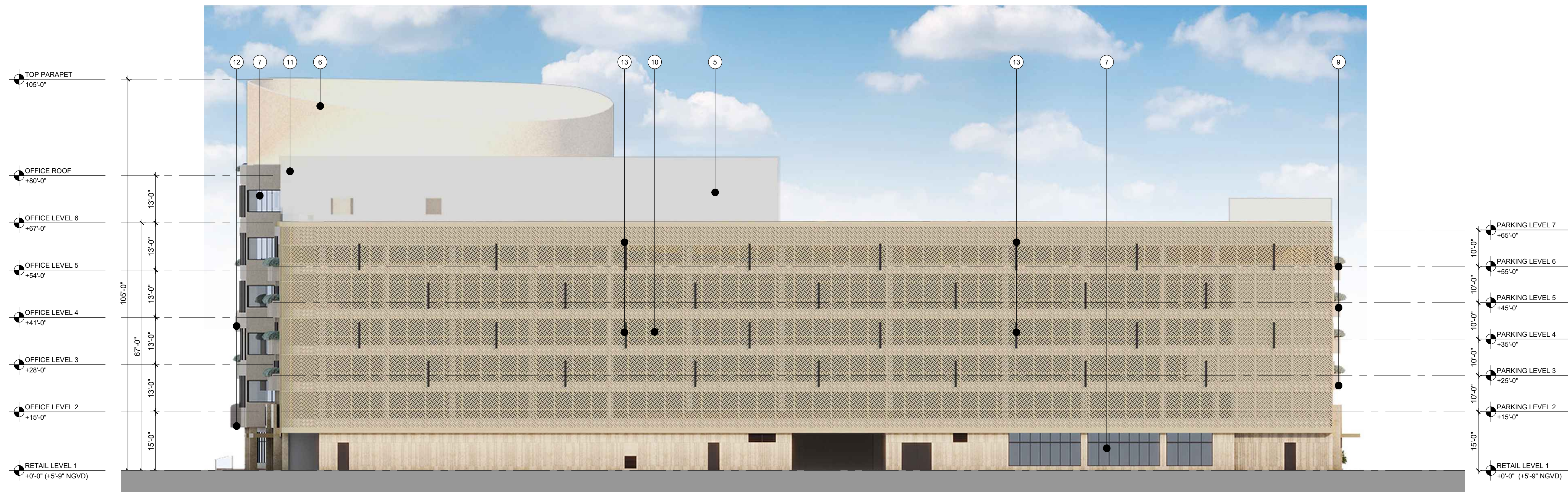
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DWG. TITLE	PROPOSED EAST ELEVATION
SCALE	1/16"=1'-0"
PROJECT NO.	2023-33
DATE	04-07-24
SHEET NUMBER	A-202



A EXISTING SOUTH ELEVATION
SCALE: 1/16"=1'-0"



A PROPOSED SOUTH ELEVATION
SCALE: 1/16"=1'-0"

KEY NOTES

- ① EXISTING CONCRETE PLANTER
 - ② EXISTING CONCRETE EYEBROW
 - ③ EXISTING ALUMINUM GRILLE
 - ④ EXISTING ALUMINUM STOREFRONT DOOR
 - ⑤ EXISTING SMOOTH TEXTURE STUCCO FINISH
 - ⑥ EXISTING PARAPET (MECHANICAL EQUIP. SCREEN)
 - ⑦ EXISTING WINDOWS
 - ⑧ EXISTING ALUMINUM SCREEN TO BE REMOVED (TYP.)
 - ⑨ PROPOSED CONC. PLANTER WITH TEXTURED STUCCO
 - ⑩ PROPOSED CUSTOM MTL. PERFORATED SCREEN
 - ⑪ PROPOSED LIMESTONE VENEER
 - ⑫ PROPOSED AWNING
 - ⑬ PROPOSED WALL SCUNCES
- ▭ EYEBROWS / PLANTERS TO BE DEMOLISHED

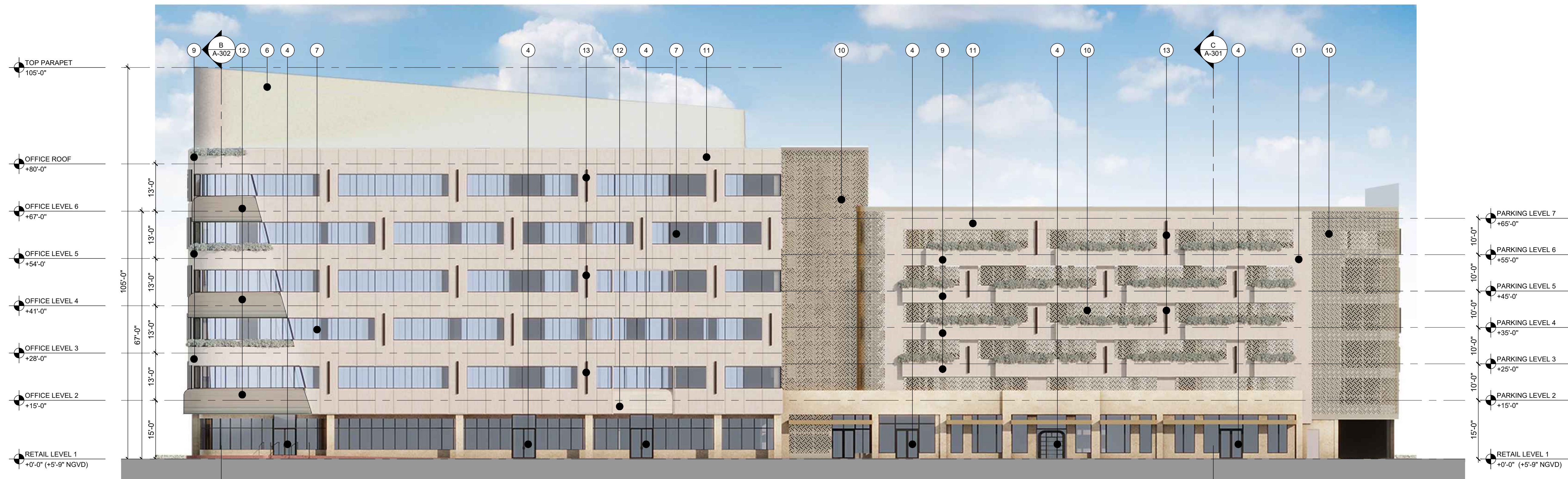
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DWG. TITLE	PROPOSED SOUTH ELEVATION
SCALE	1/16"=1'-0"
PROJECT NO.	2023-33
DATE	04-07-24
SHEET NUMBER	A-203



A EXISTING WEST ELEVATION
SCALE: 1/16"=1'-0"



A PROPOSED WEST ELEVATION
SCALE: 1/16"=1'-0"

KEY NOTES

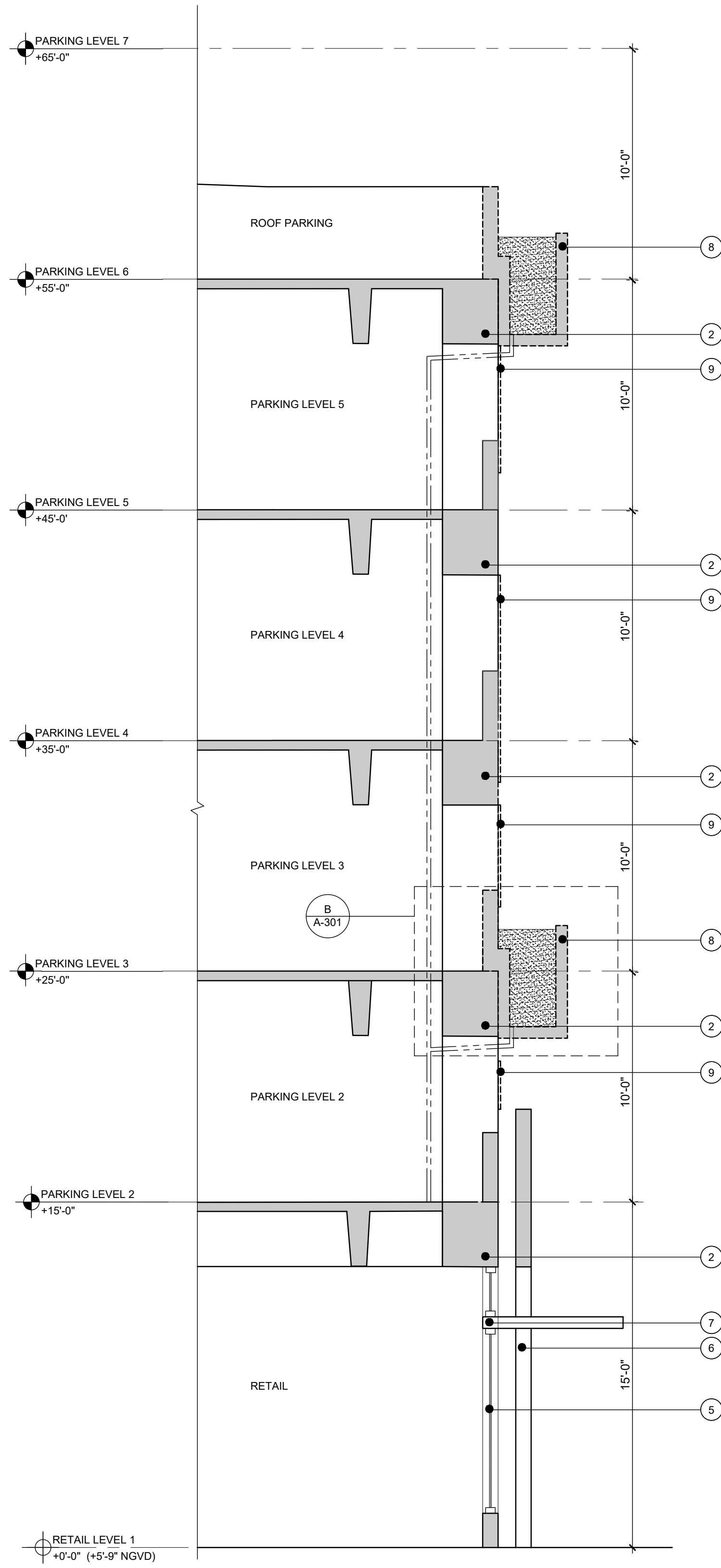
- ① EXISTING CONCRETE PLANTER
- ② EXISTING CONCRETE EYEBROW
- ③ EXISTING ALUMINUM GRILLE
- ④ EXISTING ALUMINUM STOREFRONT DOOR
- ⑤ EXISTING SMOOTH TEXTURE STUCCO FINISH
- ⑥ EXISTING PARAPET (MECHANICAL EQUIP. SCREEN)
- ⑦ EXISTING WINDOWS
- ⑧ EXISTING ALUMINUM SCREEN TO BE REMOVED (TYP.)
- ⑨ PROPOSED CONC. PLANTER W/TEXTURED STUCCO
- ⑩ PROPOSED CUSTOM MTL. PERFORATED SCREEN
- ⑪ PROPOSED LIMESTONE VENEER
- ⑫ PROPOSED AWNING
- ⑬ PROPOSED WALL SCUNCES
- ⊠ EYEBROWS / PLANTERS TO BE DEMOLISHED

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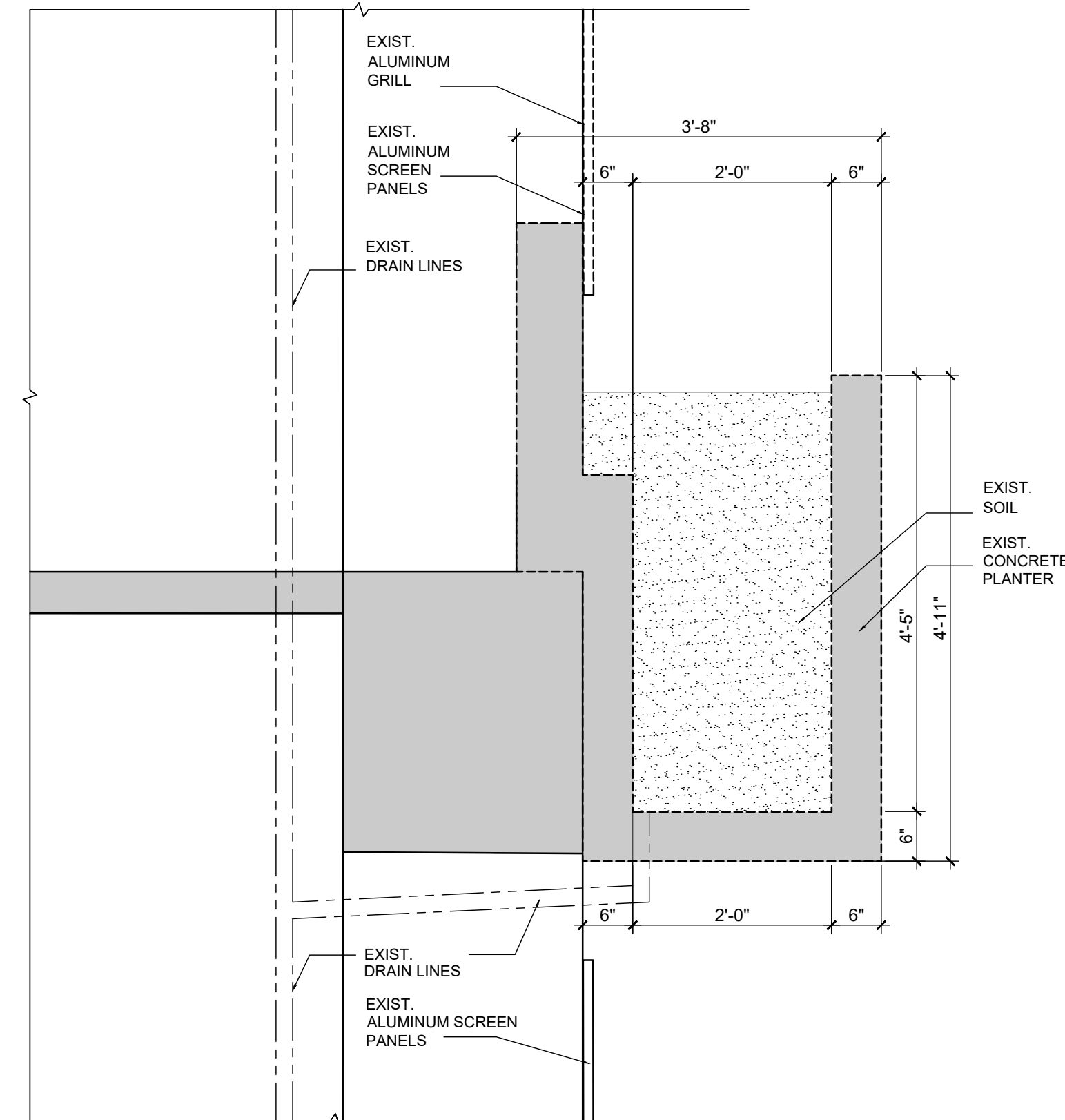


DWG. TITLE	PROPOSED WEST ELEVATION
SCALE	1/16"=1'-0"
PROJECT NO.	2023-33
DATE	04-07-24
SHEET NUMBER	A-204

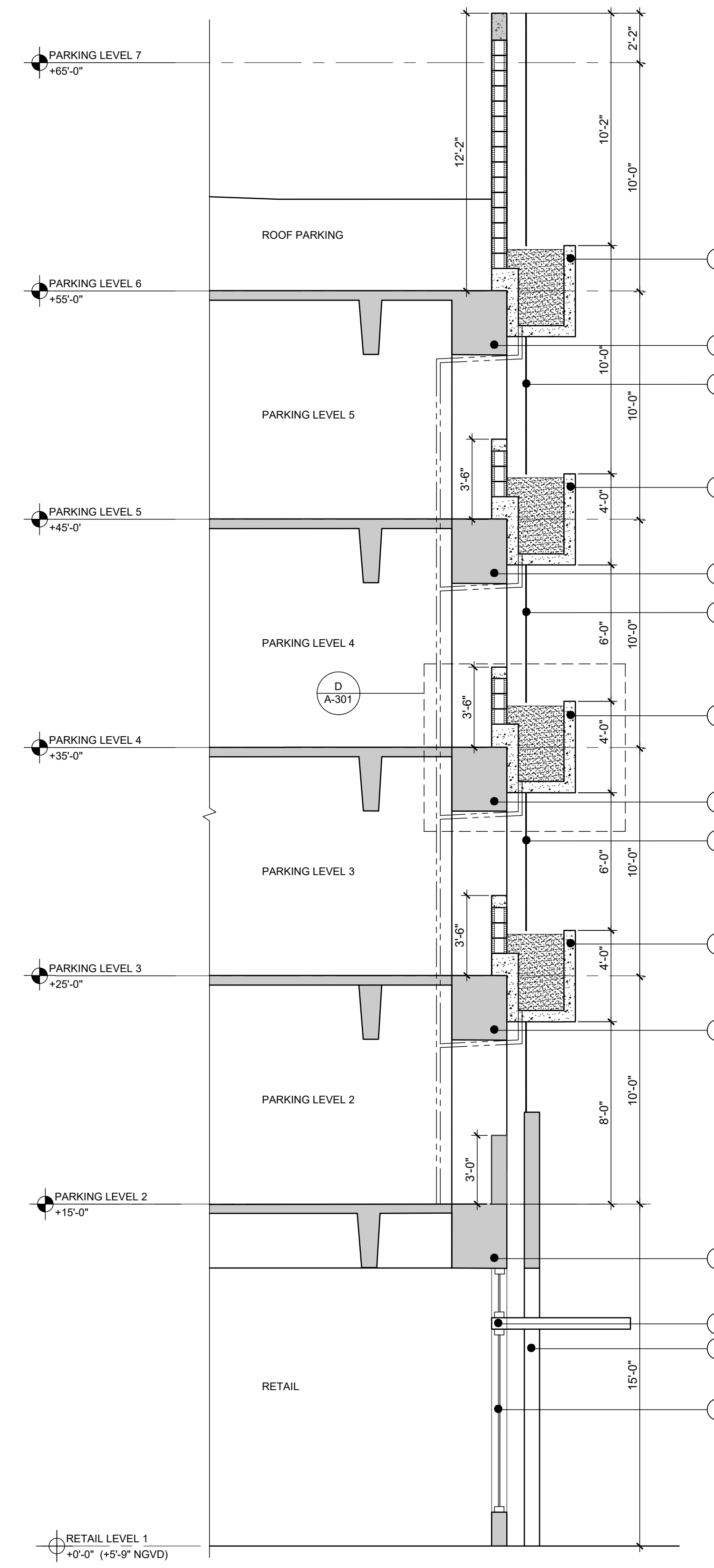
△ DATE | REVISION



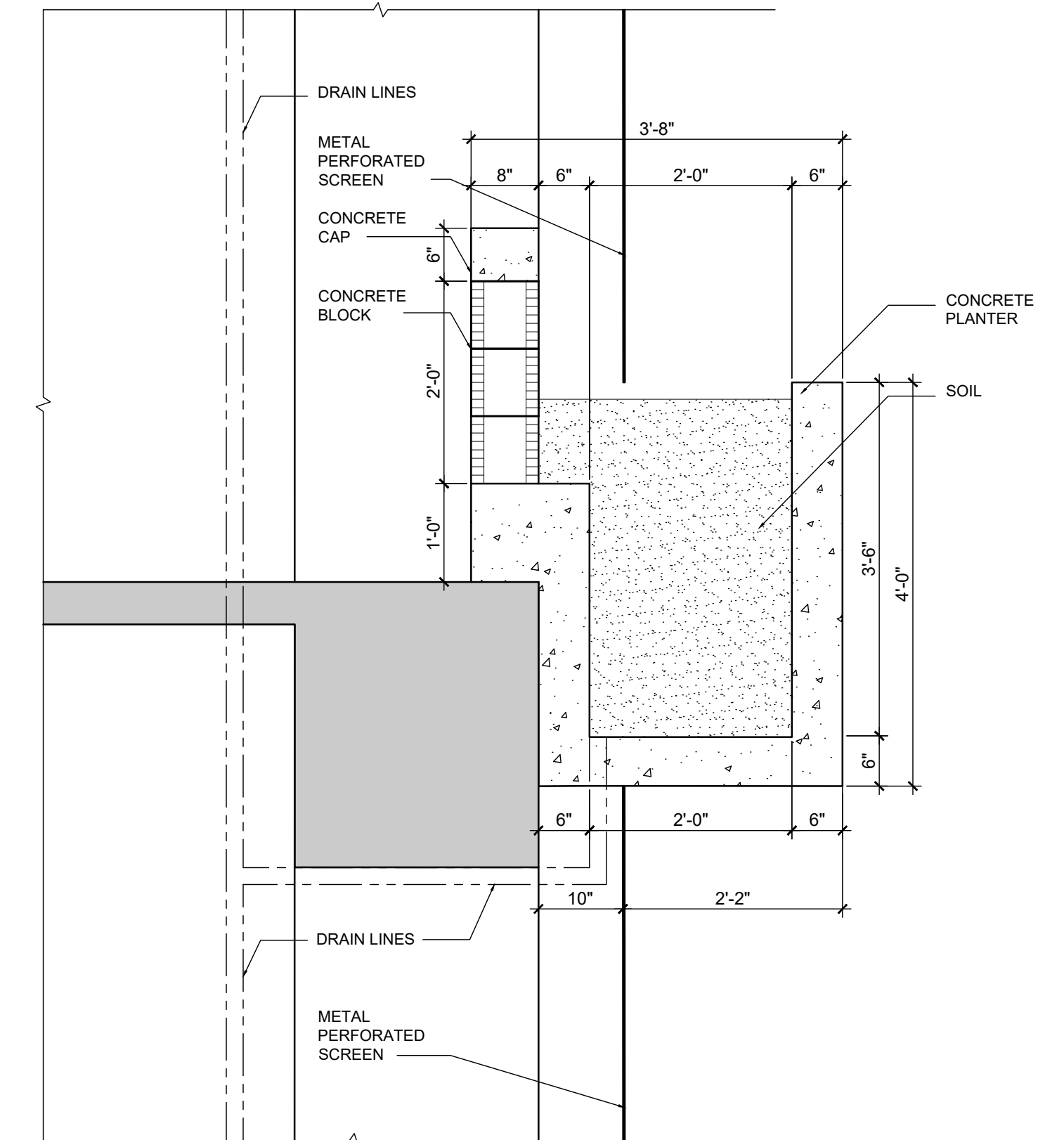
A EXISTING WALL SECTION
SCALE: 1/4"=1'-0"



B EXISTING SECTION TYPICAL PLANTER
SCALE: 3/4"=1'-0"



C PROPOSED WALL SECTION
SCALE: 1/4"=1'-0"



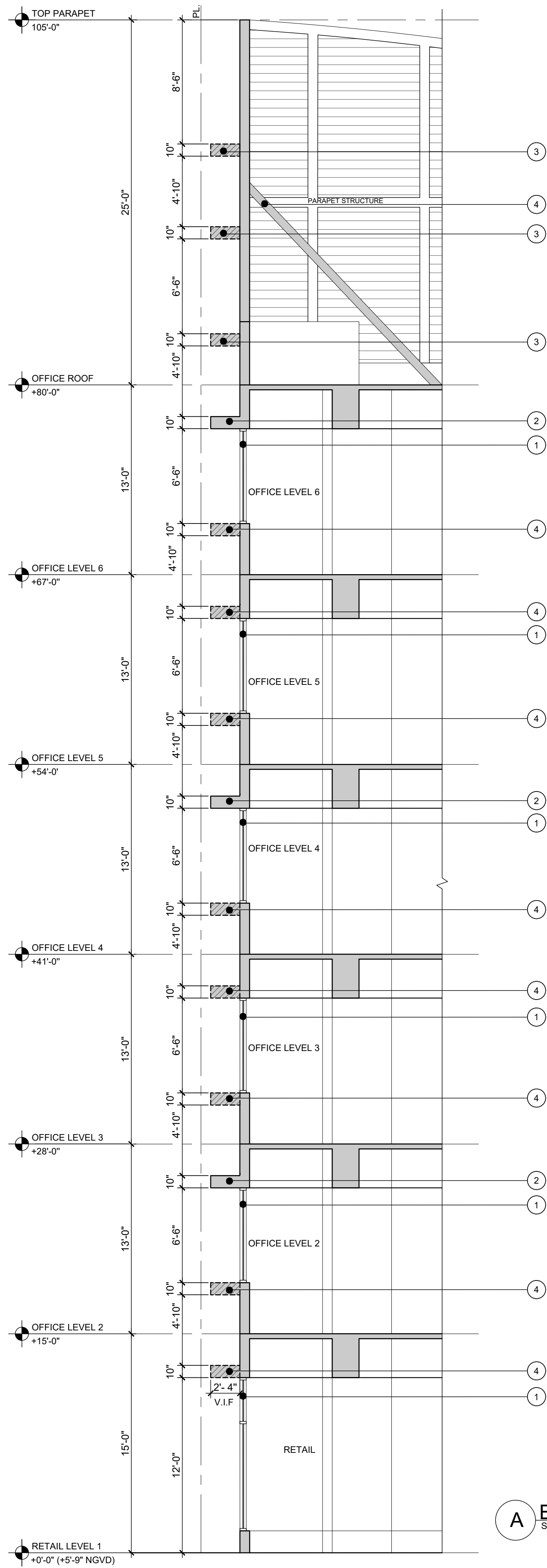
D PROPOSED SECTION TYPICAL PLANTER
SCALE: 3/4"=1'-0"

- LEGEND**
- 1 PROPOSED CONCRETE PLANTER
 - 2 EXISTING STRUCTURE
 - 3 PROPOSED CUSTOM METAL PERFORATED SCREEN
 - 4 PROPOSED DRAIN
 - 5 EXISTING STOREFRONT
 - 6 EXISTING WALL
 - 7 EXISTING CANOPY
 - 8 EXISTING CONCRETE PLANTER TO BE DEMOLISHED
 - 9 EXIST. ALUMINUM SCREEN TO BE REMOVED (TYP.)
- PROPOSED CONCRETE
 - EXISTING STRUCTURE/CMU
 - CONCRETE PLANTER TO BE DEMOLISHED

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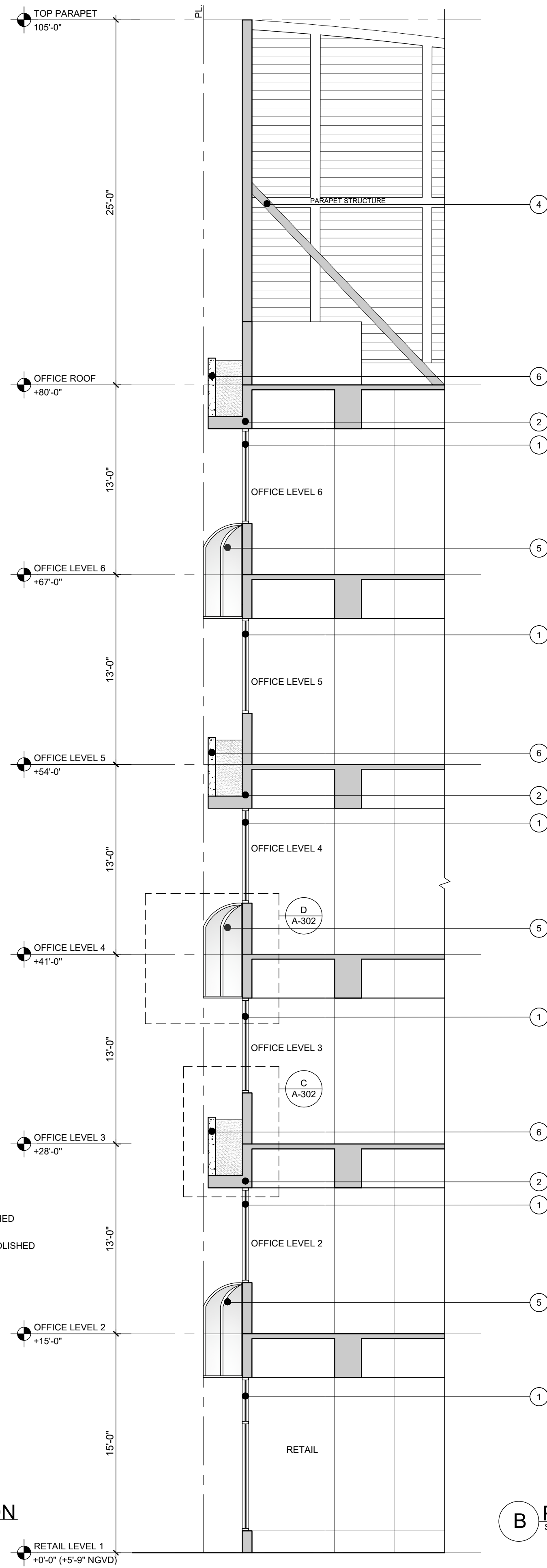
DWG. TITLE	PARKING PLANTER SECTION
SCALE	AS SHOWN
PROJECT NO.	2023-33
DATE	04-07-24
SHEET NUMBER	A-301



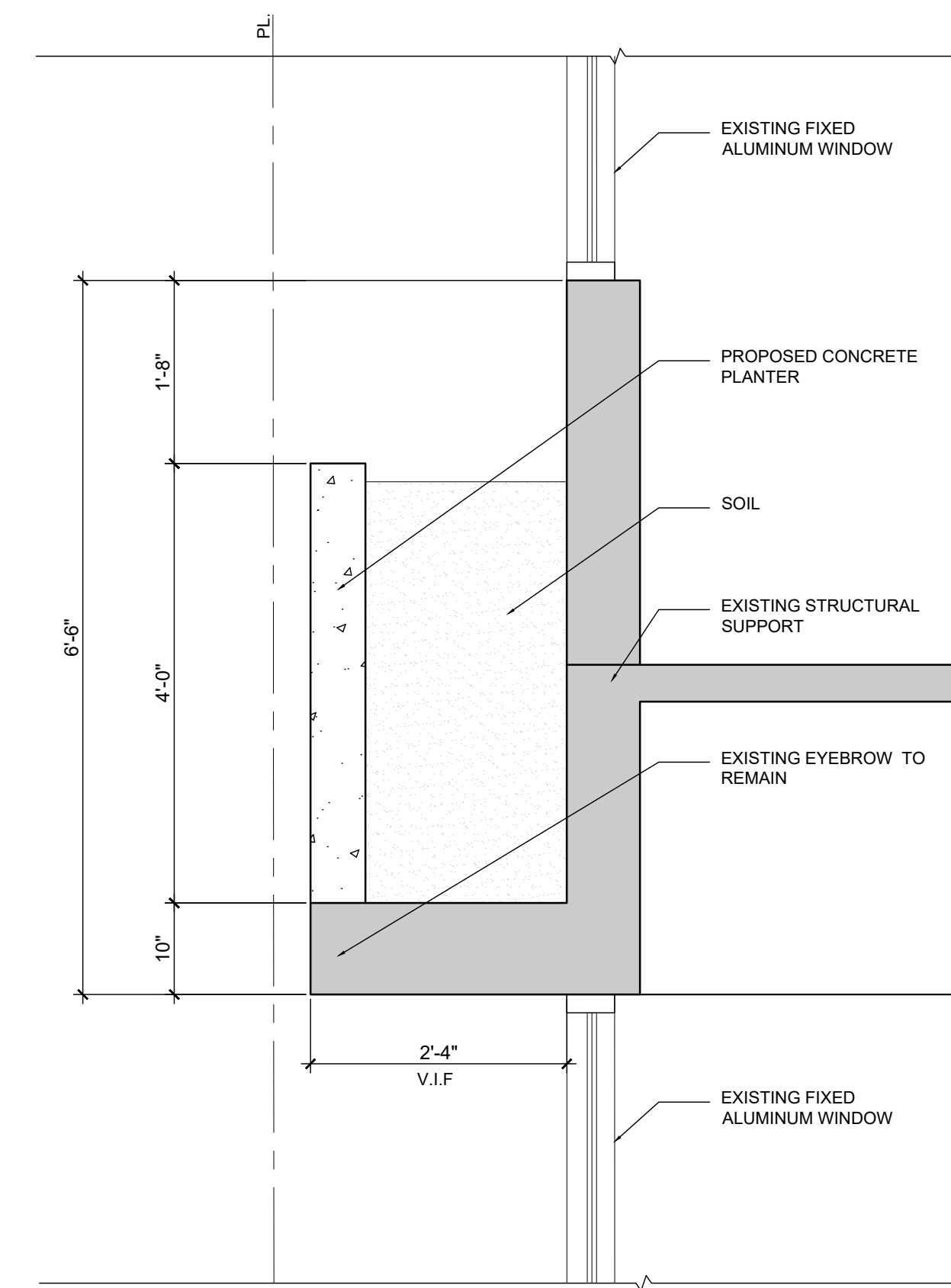
A EXIST/DEMO WALL SECTION
SCALE: 3/16"=1'-0"

LEGEND

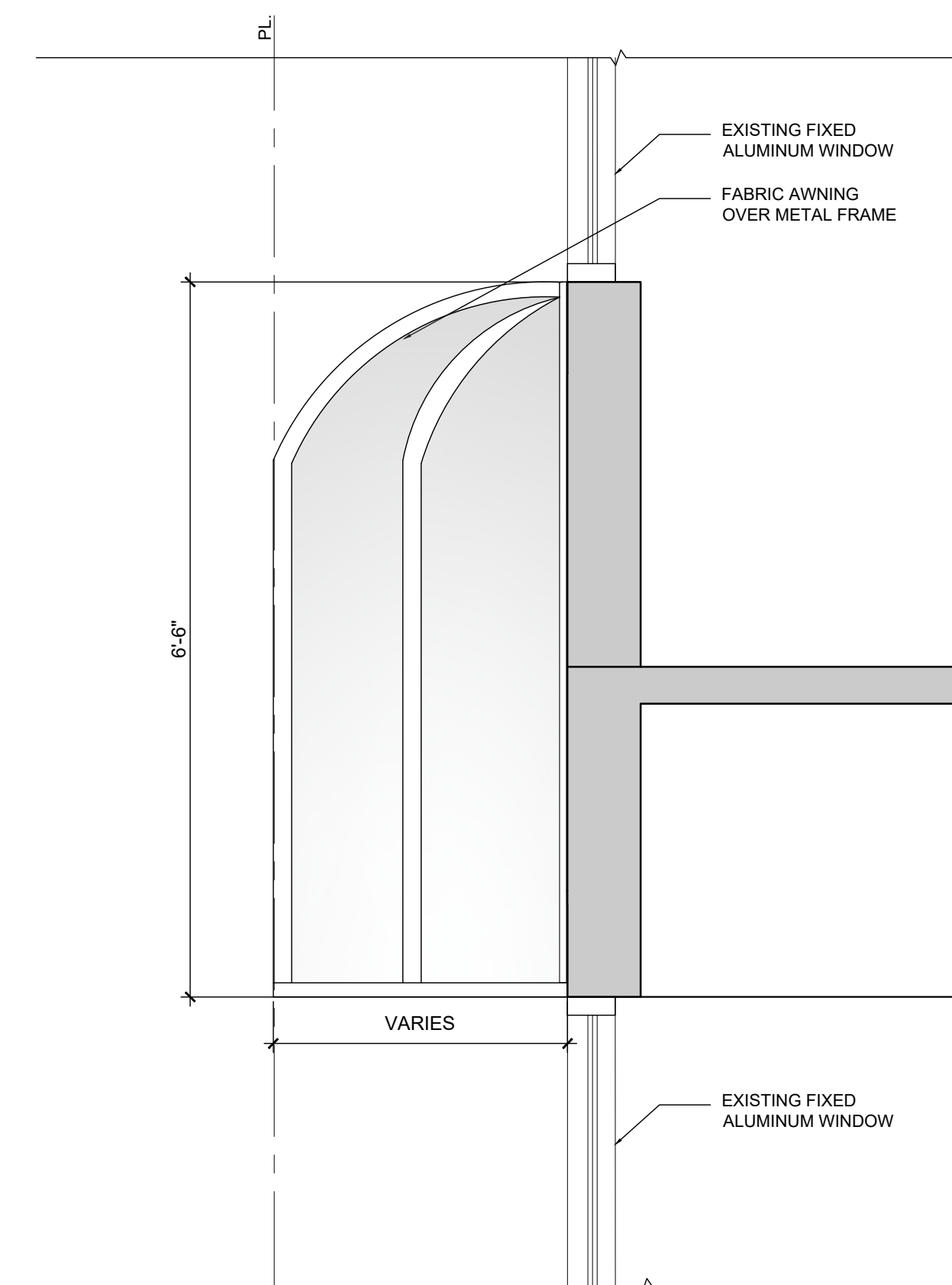
- ① EXISTING FIXED ALUMINUM WINDOW
- ② EXISTING CONCRETE EYEBROW TO REMAIN
- ③ EXISTING METAL EYEBROW TO BE DEMOLISHED
- ④ EXISTING CONCRETE EYEBROW TO BE DEMOLISHED
- ⑤ PROPOSED AWNING
- ⑥ PROPOSED CONCRETE PLANTER
- PROPOSED CONCRETE
- EXISTING STRUCTURE/CMU
- EXISTING EYEBROW TO REMOVE



B PROPOSED WALL SECTION
SCALE: 3/16"=1'-0"



C PROPOSED SECTION PLANTER
SCALE: 3/4"=1'-0"



D PROPOSED SECTION AWNING
SCALE: 3/4"=1'-0"

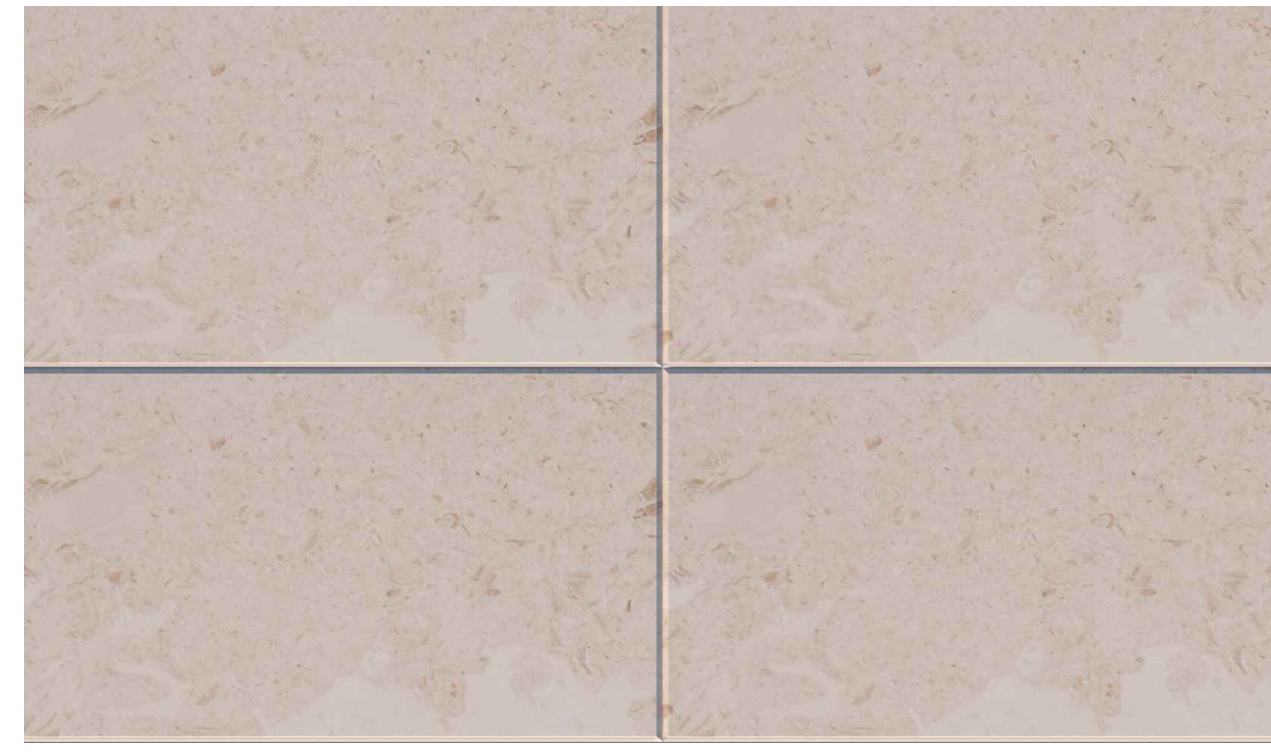
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DWG. TITLE	OFFICE PLANTER SECTION
SCALE	AS SHOWN
PROJECT NO.	2023-33
DATE	04-07-24
SHEET NUMBER	A-302
DATE	REVISION



① CUSTOM METAL PERFORATED SCREEN PANELS



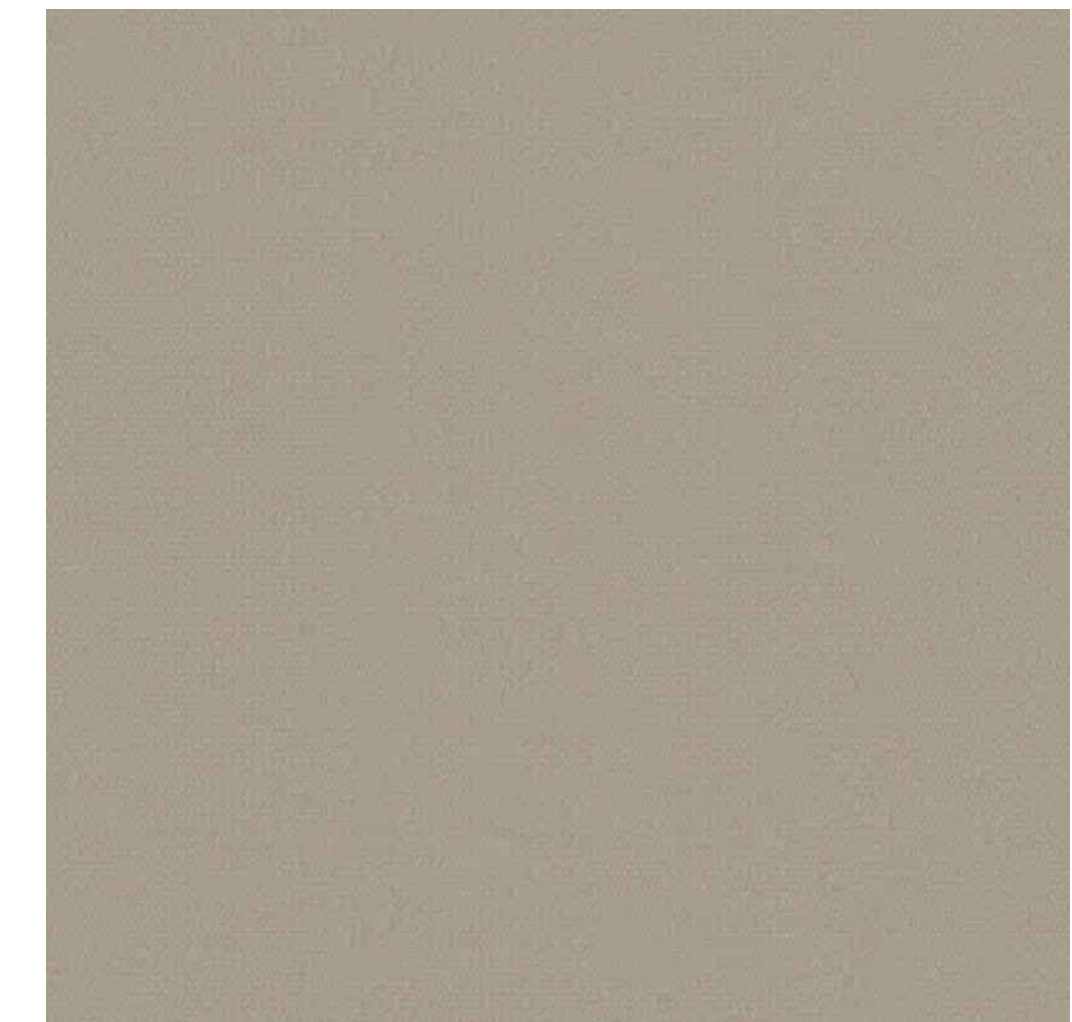
② PROPOSED LIMESTONE VENEER



③ PROPOSED FINISH ON PLANTER
IVORY ROMAN CLAY



④ PROPOSED LIGHT SCONCES
ELVI | OUTDOOR LONG STRIP
MODERN WALL SCONCE LIGHT



⑤ PROPOSED AWNINGS
PROPOSED FABRIC: FAWN/ SUNBRELLA MAYFIELD
SKU: 6080-0000

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DWG. TITLE	MATERIALS
SCALE	N.T.S
PROJECT NO.	2023-33
DATE	04-07-24
SHEET NUMBER	A-401
DATE	REVISION

