1691 MICHIGAN

FINAL SUBMITTAL
DRB24-1009

CONSULTANT

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AAC001062 AR0015416

ARCHITECTURE | JOSE L. GOMEZ

STATE OF FLORIDA · JOSE L GOMEZ · AR0015416 · REGISTERED ARCHITECT

Digitally signed by Jose L Gomez
Date: 2024.04.05 17:29:54 -04'00'

△ DATE | REVISION

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

ABBREVIATIONS

A

ACOUS.	ACOUSTICAL
A.C	AIR CONDITIONING
A.D.	AREA DRAIN
ADJ.	ADJUSTABLE
AGGR.	AGGREGATE
AL.	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
ASB.	ASBESTOS
ASPH.	ASPHALT

B

BD.	BOARD
BITUM.	BITUMINOUS
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BLKHD.	BULKHEAD
BM.	BEAM
BOT.	BOTTOM

C

CAB.	CABINET
CARP.	CARPET
C.B.	CATCH BASIN
CEM.	CEMENT
CER.	CERAMIC
C.I.	CAST IRON
C.G.	CORNER GUARD
CLG.	CEILING
CLKG.	CAULKING
CLO.	CLOSET
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
C.O.	CASED OPENING
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CORR.	CORRIDOR
CTSK.	COUNTERSUNK
CNTR.	COUNTER
C.T.	CERAMIC TILE
CTR.	CENTER

D

DBL.	DOUBLE
DEPT.	DEPARTMENT
D.F.	DRINKING FOUNTAIN
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DISP.	DISPENSER
DN.	DOWN
D.O.	DOOR OPENING
DR.	DOOR
DWR.	DRAWER
DS.	DOWN SPOUT
D.S.P.	DRY STANDPIPE
DWG.	DRAWING

E

E.	EAST
EA.	EACH
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EMER.	EMERGENCY
ENCL.	ENCLOSURE
E.P.	ELECTRICAL PANEL BOARD
EQ.	EQUAL
EQPT.	EQUIPMENT
E.S	EMERGENCY OVERFLOW SCUPPER
E.W.C.	ELECTRIC WATER COOLER
EXST.	EXISTING
EXP0.	EXPOSED
EXP.	EXPANSION
EXT.	EXTERIOR

F

F.A.	FIRE ALARM
F.B.	FLAT BAR
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CAB.
F.H.C.	FIRE HOSE CABINET
FIN.	FINISH
FL.	FLOOR
FLASH.	FLASHING
FLUOR.	FLUORESCENT
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUDS
FPRF.	FIREPROOF
F.S.	FULL SIZE
FT.	FOOT OR FEET
FTG.	FOOTING
FURR.	FURRING
FUT.	FUTURE

G

GA.	GAUGE
GALV.	GALVANIZED
G.B.	GRAB BAR
G.C.	GENERAL CONTRACTOR
GL.	GLASS
GND.	GROUND
GR.	GRADE
GYP.	GYPSUM
G.W.B.	GYPSUM WALLBOARD

H

H.B.	HOSE BIB
H.C.	HOLLOW CORE
HDWD.	HARD WOOD
HDWE.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HR.	HOUR
HGT.	HEIGHT

I

I.D.	INSIDE DIAMETER (DIM.)
IN.	INCH
INSUL.	INSULATION
INT.	INTERIOR
INV.	INVERT

J

JAN.	JANITOR
JST.	JOIST
JT.	JOINT

K

KIT.	KITCHEN

L

LAB.	LABORATORY
LAM.	LAMINATE
LAV.	LAVATORY
L.F.	LINEAR FEET
LKR.	LOCKER
LT.	LIGHT
LTG.	LIGHTING
LTWT.	LIGHT WEIGHT

M

MAX.	MAXIMUM
M.C.	MEDICINE CABINET
MACH.	MACHINE
MECH.	MECHANICAL
MEMB.	MEMBRANE
MET.	METAL
MFR.	MANUFACTURER
MH.	MANHOLE
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
M.L.	MATCH LINE
M.O.	MASONRY OPENING
MTD.	MOUNTED
MUL.	MULLION

N

N.	NORTH
N.I.C.	NOT IN CONTRACT
NO. OR #	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE

O

O.A.	OVERALL
OBS.	OBSCURE
O.C.	ON CENTER
O.D.	OUTSIDE DIMENSION
OFF.	OFFICE
OPNG.	OPENING
OP. HD.	OPPOSITE HAND
OPP.	OPPOSITE

P

PRCST.	PRE-CAST
P.L.	PROPERTY LINE
P.T.	PRESSURE TREATED
PL.	PLATE
P.LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLYWD.	PLYWOOD
POL.	POLISHED
PR.	PAIR
PT.	POINT
P.T.D.	PAPER TOWEL DISPENSER
PTN.	PARTITION
PTR.	PAPER TOWEL RECEPTACLE

Q

Q.T.	QUARRY TILE

R

R.	RISER
RAD.	RADIUS
R.D.	ROOF DRAIN
REF.	REFERENCE
REFL.	REFLECTED
REFR.	REFRIGERATOR
RF.	ROOF
RGTR.	REGISTER
REINF.	REINFORCED
REQ.	REQUIRED
RESIL.	RESILIENT
RM.	ROOM
R.O.	ROUGH OPENING
RWD.	REDWOOD
R.W.L.	RAIN WATER LEADER

S

S.	SOUTH
SABF	SOUND ATTENUATION FIRE BLANKETS
S.C.	SOLID CORE
S.C.D.	SEAT COVER DISPENSER
SCHED.	SCHEDULE
S.D.	SOAP DISPENSER
SECT.	SECTION
SH.	SHELF
SHR.	SHOWER
SHT.	SHEET
SIM.	SIMILAR
S.N.D.	SANITARY NAPKIN DISPENSER
S.N.R.	SANITARY NAPKIN RECEPTACLE
SPEC.	SPECIFICATION
SQ.	SQUARE
S.ST.	STAINLESS STEEL
S.SK.	SERVICE SINK
STA.	STATION
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRL.	STRUCTURAL
SUSP.	SUSPEND
SYM.	SYMMETRICAL

T

TRD.	TREAD
T.B.	TOWEL BAR
T.C.	TOP OF CURB
TEL.	TELEPHONE
TEMP.	TEMPERED
T. & G.	TONGUE AND GROOVE
THK.	THICK
TOIL.	TOILET
T.P.	TOP OF PAVEMENT
T.P.D.	TOILET PAPER DISPENSER
T.V.	TELEVISION
T.W.	TOP OF WALL
TYP.	TYPICAL
T.O.B.	TOP OF BEAM
T.O.C.	TOP OF CONCRETE
T.O.S.	TOP OF SLAB

U

UNF.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
UR.	URINAL
	UNDERWRITERS LAB

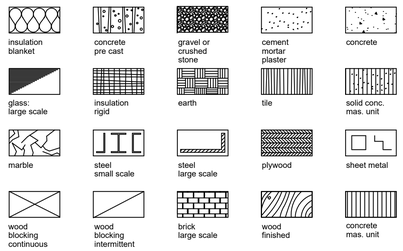
V

V.I.F.	VERIFY IN FIELD
VERT.	VERTICAL
V.T.	VINYL TILE
VEST.	VESTIBULE
V.B.	VAPOR BARRIER

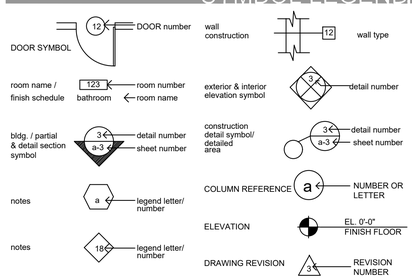
W

W.	WEST
WT.	WEIGHT
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
W/O	WITHOUT
WP	WATERPROOF
WSCT.	WAINSCOT

MATERIAL LEGEND



SYMBOL LEGEND



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, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 29, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

OCCUPANCY CLASSIFICATION

BUSINESS - GROUP -B

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

ITEM #	Project Information				
1	Address: 1691 Michigan Avenue	Folio number(s):	02-3234-004-0890	Year built:	2002
2	Board file number(s), Determination of Architectural Significance:			Lot Area:	76,452
3	Located within a Local Historic District (Yes or No):	Zoning District:		Lot width:	315', 180'
4	Individual Historic Site (Yes or No):			Lot Depth:	300', 135'
5	Base Flood Elevation:	EA (+8)	Grade value in NGVD:		+4'-10"NGVD
6	Adjusted grade (BFE+Grade / 2):		Free board:		
7	Proposed Use:	Business			
8	Proposed Accesory Use:				
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):				

	ZONING INFORMATION / CALCULATION	Required	Existing	Proposed	Deficiencies
13	**Floor Area Ratio (FAR)**	2.75	2.14	2.14	
14	**Building Height**				
15	**At grade parking lot on the same lot**				
a	Front setbacks	0	0	0	
b	Side interior setback	0	0	0	
c	Side facing street setback	0	0	0	
d	Rear setback	5	5'-9"-7"-2"	5'-9"-7"-3"	

PROJECT TEAM

OWNER:	CITY OF MIAMI BEACH
LESSEE(S):	RK RIVANI LLC 201 S. BISCAYNE BLVD, SUITE 1440 MIAMI, FL 33131
DESIGN/PROJECT ARCHITECT:	BEILINSON GOMEZ ARCHITECTS PA JOSE L. GOMEZ AR0015416 8101 BISCAYNE BLVD., SUITE 309-310 MIAMI, FL 33138-4664 TEL. (305) 559.1250
LANDSCAPE ARCHITECT:	GARDNER SEMLER DESIGN LANDSCAPE ARCHITECTURE CORP. ID 0000266 17670 NW 78TH AVE, SUITE 214 MIAMI, FL 33015 TEL. (305) 392.1016

APPLICABLE CODES

GOVERNING ZONING CODE:	MIAMI BEACH RESILIENCY CODE
BUILDING CODE:	FLORIDA BUILDING CODE 2023,8TH EDITION
EXISTING BUILDING:	FLORIDA BUILDING CODE: EXISTING BUILDING CODE 2023
STRUCTURAL:	FLORIDA BUILDING CODE 2023,8TH EDITION
PLUMBING:	FLORIDA BUILDING CODE 2023,8TH EDITION - PLUMBING
MECHANICAL:	FLORIDA BUILDING CODE 2023,8TH EDITION - MECHANICAL
ELECTRICAL:	FLORIDA BUILDING CODE - 2023,8TH EDITION - ELECTRICAL
ACCESSIBILITY:	FLORIDA BUILDING CODE 2023, 8TH EDITION - ACCESSIBILITY
FIRE PROTECTION:	FLORIDA FIRE PREVENTION CODE - 2023,8TH EDITION

LOCATION MAP

SCALE: N.T.S.

GENERAL NOTES

1. ALL DIMENSIONS AND CONDITIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID.

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. MANUFACTURERS SHALL PROVIDE DADE COUNTY APPROVAL CODES FOR ALL REQUIRED ASSEMBLIES.

4. CONTRACTOR SHALL GUARANTEE IN WRITING ALL MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER, UNLESS OTHERWISE NOTED. CONTRACTOR SHALL AT HIS OWN COST REPAIR OR REPLACE ALL DAMAGED DURING REPAIR FOR THE PERIOD OF THE GUARANTEE.

5. COORDINATE ALL STRUCTURAL WORK WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DWG'S. FOR VERIFICATION OF LOCATIONS AND DIMENSIONS OF ALL PROJECT REQUIREMENTS.

6. SUBMIT MIN 5 SETS SHOP DWGS. FOR ARCHITECTS REVIEW OF ALL ITEM REQUIRING FABRICATION. DO NOT FABRICATE UNTIL REVIEWED.

7. ALL MATERIALS AND FIXTURES MUST BE BRAND NEW.

8. INFORMATION SHOWN ON THE DWGS. AS TO THE LOCATION OF THE EXISTING UTILITIES HAS BEEN PREPARED FROM THE MOST RELIABLE DATA AVAILABLE TO THE A/E. HOWEVER, THIS INFORMATION IS NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION, CHARACTER AND DEPTH OF EXISTING UTILITIES. THE CONTRACTOR SHALL ASSIST THE UTILITY COMPANIES, BY EVERY MEANS POSSIBLE, TO DETERMINE SAID LOCATIONS AND THE LOCATIONS OF RECENT ADDITIONS OR MODIFICATIONS TO THE SYSTEMS NOT SHOWN. EXTREME CAUTION SHALL BE EXERCISED BY THE CONTRACTOR TO ELIMINATE ANY POSSIBILITY OF ANY DAMAGE TO UTILITIES DURING CONSTRUCTION. THE LOCATION OF ALL UTILITIES SHALL BE VERIFIED AND THE PROJECT REPRESENTATIVE NOTIFIED OF ANY CONFLICT OR DISCREPANCIES WHICH MAY OCCUR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING WHICH CONDITIONS WILL NEED SHORING DURING EXCAVATION AND SHALL PROVIDE SUCH SHORING AND SUPPORT AS REQUIRED.

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 DURING CONSTRUCTION PERFORMED UNDER THIS CONTRACT SHALL BE REPAIRED TO ORIGINAL PRE-CONSTRUCTION CONDITION AT NO ADDITIONAL COST TO OWNER.

12. ALL PAVING, SIDEWALK AND CURB & GUTTER WORK IN THE PUBLIC RIGHT OF WAY SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY OF MIAMI BEACH, FLORIDA AND/OR THE FLORIDA DEPARTMENT OF TRANSPORTATION.

13. ALL UTILITY CONSTRUCTION AND CONNECTIONS WITHIN THE PUBLIC RIGHT OF WAY ARE TO BE PERFORMED BY THE CITY OF MIAMI BEACH WATER AND SEWER DEPARTMENT.

14. ALL EXISTING UTILITIES ARE TO REMAIN UNLESS OTHERWISE NOTED.

15. THIRD PARTY BENEFICIARIES: NOTHING CONTAINED IN THESE DRAWINGS SHALL CREATE A CONTRACTUAL RELATIONSHIP WITH OR A CAUSE OF ACTION IN FAVOR OF A THIRD PARTY AGAINST EITHER THE CLIENT OR THE DESIGN PROFESSIONAL. THE DESIGN PROFESSIONAL'S SERVICES UNDER WHICH THESE DRAWINGS WERE PREPARED, ARE BEING PERFORMED SOLELY FOR THE CLIENT'S BENEFIT, AND NO OTHER ENTITY SHALL HAVE ANY CLAIM AGAINST THE DESIGN PROFESSIONAL BECAUSE OF THESE DRAWINGS OR THE PERFORMANCE OR NONPERFORMANCE OF SERVICES HEREUNDER.

16. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWING SCALE.

17. CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR HAVING COMPLETE KNOWLEDGE OF ALL CONSTRUCTION DOCUMENTS AND THE RELEVANCE TO THE WORK FAILURE TO BE ACQUAINTED WITH THIS KNOWLEDGE DOES NOT RELIEVE RESPONSIBILITY FOR PERFORMING ALL WORK PROPERLY, ADDITIONAL COMPENSATION SHALL NOT BE ALLOWED DUE TO THE FAILURE TO BECOME FAMILIAR WITH THE ENTIRE CONSTRUCTION DOCUMENT PACKAGE.

18. FIRE SPRINKLER SYSTEM IS DESIGN BUILD BY THE CONTRACTOR. CONTRACTOR SHALL SUBMIT FIRE SPRINKLER DRAWINGS TO THE JURISDICTION (AND LANDLORD AS REQUIRED) AND OBTAIN APPROVAL PRIOR TO BEGINNING ANY WORK ON THE FIRE SPRINKLER. THE FIRE SPRINKLER WORK SHALL BE PERFORMED UNDER A SEPARATE PERMIT WHERE APPLICABLE. FIRE ALARM SYSTEM IS DESIGN BUILD BY THE FIRE ALARM VENDOR. FIRE ALARM VENDOR SHALL SUBMIT FIRE ALARM DRAWINGS TO THE JURISDICTION (AND LANDLORD AS REQUIRED) AND OBTAIN APPROVAL PRIOR TO BEGINNING ANY WORK ON THE FIRE ALARM SYSTEM. THE FIRE ALARM WORK SHALL BE PERFORMED UNDER A SEPARATE PERMIT WHERE APPLICABLE.

19. COORDINATE ALL ROOF PENETRATIONS WITH MEP DWGS. ROOFING UNDER SEPARATE PERMIT.

20. CONTRACTOR SHALL INSPECT ALL EXISTING FIRE PROOFING OF STRUCTURAL ELEMENTS, DEMISING WALLS, AND FLOOR CEILING ASSEMBLIES WHICH ARE REQUIRED TO BE FIRE PROTECTED BY GOVERNING CODES, CONTRACTOR SHALL PATCH AND REPAIR ALL DAMAGED FIREPROOFING. CONTRACTOR SHALL MAINTAIN THE EXISTING FIRE RATINGS OF ALL ELEMENTS AND SHALL PATCH AND REPAIR ANY DAMAGED OR REMOVED ELEMENTS AS REQUIRED TO MAINTAIN ALL FIRE RATINGS.

21. OWNER HAS FILED FOR AND OBTAINED APPROVAL OF THE BUILDING PERMIT. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING ANY OUTSTANDING BUILDING PERMIT ITEMS AND PICKING UP THE PERMIT.

22. CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING FOR AND OBTAINING ALL TRADE PERMITS AND OTHER PERMITS AS MAY REQUIRED BY THE JURISDICTIONS HAVING AUTHORITY OVER THE PROJECT.

23. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING ANY REVISIONS TO THE APPROVED PERMIT DOCUMENTS AND PROCESSING THE APPROVAL OF THE REVISED DOCUMENTS WITH THE JURISDICTIONS HAVING AUTHORITY.

24. IN THE EVENT THE CONTRACTOR DISCOVERS, AT ANY TIME DURING DEMOLITION, CONSTRUCTION, AND/OR REMODELING OPERATIONS, EXISTING CONDITIONS THAT COULD INCLUDE THE PRESENCE OF MOLD AND/OR MILDEW, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE, CONSTRUCTION MANAGER, AND THE ARCHITECT OF RECORD, IN WRITING OF THE CONCERNS AND/OR SUSPICIONS.

25. ALL BUILDINGS SHALL HAVE A PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES AS PER FBC 1816.1.7. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:
"THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

26. A WEATHER RESISTANT JOB SITE POSTING BOARD SHALL BE PROVIDED TO RECEIVE DUPLICATE TREATMENT CERTIFICATES AS EACH REQUIRED PROTECTIVE TREATMENT IS COMPLETED, PROVIDING A COPY FOR THE PERSON THE PERMIT IS ISSUED TO AND ANOTHER COPY FOR THE BUILDING PERMIT FILES. THE TREATMENT CERTIFICATE SHALL BE PROVIDE PRODUCT USED, IDENTIFY OF THE APPLICATOR, TIME AND DATE OF THE TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION AND NUMBER OF GALLONS USED, TO ESTABLISH A VERIFIABLE RECORD OF PROTECTIVE TREATMENT. IF THE SOIL CHEMICAL BARRIER METHOD FOR TERMITE PREVENTION IS USED, FINAL EXTERIOR TREATMENT SHALL BE COMPLETED PRIOR TO FINAL BUILDING APPROVAL.

27. MINIMUM INSULATION SHALL BE: WINDOW U VALUE 0.5, SHGC 0.25; R-20 FOR ROOF, R-5.7 FOR EXTERIOR WALLS, R-13 FOR FLOOR, AS PER ENERGY CALCULATIONS & FBC-ENERGY CONSERVATION .

28. TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN ON PLANS ARE TAKEN FROM A SURVEY PREPARED BY DELTA MAPPING & SURVEYING, Inc. DATED 5-09-2022

29. ALL CEILING HEIGHT THROUGH OUT THE VENUE TO COMPLY WITH FFPC 8TH ED. SECT. 7.1.5.

30. ALL NEW STAIR, HANDRAILS & GUARDRAILS TO COMPLY WITH FFPC 8TH ED. SECT.7.2.2 TABLE 7.2.2.2.1.1 (a). ALL EXISTING STAIR STAIR, HANDRAILS & GUARDRAILS TO COMPLY WITH FFPC 8TH ED. SECT.7.2.2 TABLE 7.2.2.2.1.1 (b)

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LA3-05	PLANTING PLAN LEVEL 5
LA3-06	PLANTING SPECS & DETAILS

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BGA architects

DATE | REVISION

DWG. TITLE
GENERAL NOTES AND INDEX
SCALE
N.T.S
PROJECT NO.
2023-33
DATE
04-07-24
SHEET NUMBER
A-001

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.
THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.

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, Tenant, 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 liability company, 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.

NOTE: The lease contains Reciprocal Rights of First Refusal.
THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.

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.
THIS ITEM IS PLOTTED HEREON.

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.
THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.

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.
THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.

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.
THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.

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.
THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.

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.
THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.

13. Supplemental Order of the Design Review Board - City of Miami Beach, Florida, File No. 23201, filed April 7, 2016 in Official Records Book 30028, page 4142, of the Public Records of Miami-Dade County, Florida.
THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.

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.
THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.

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.
THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.

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.
THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.

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 ON17TH 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 NV5 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

MN1 SURVEY PREPARED BY: THE SURVEY WAS PREPARED BY BOCK AND CLARK CORPORATION LB7386, A WHOLLY OWNED SUBSIDIARY OF NV5, 12467 TELECOM DRIVE, TAMPA, FL 33637. PHONE (800) 787-8397 OR EMAIL MIKE.VUKODER@NV5.COM.

MN2 AN ADDRESS OF 1691 MICHIGAN AVENUE WAS POSTED ON THE SURVEYED PROPERTY.

MN3 THE SURVEYED PROPERTY CONTAINS AN AREA OF 1.763 ACRES (76,452 SQUARE FEET), MORE OR LESS.

MN4 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.

MN5 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.

MN6 NO DIVISION OR PARTY WALLS WERE DESIGNATED BY THE CLIENT OR LOCATED BY SURVEYOR WITH RESPECT TO ADJOINING PROPERTIES.

MN7 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.

MN8 AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, BUILDING ADDITIONS.

MN9 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.

MN10 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.

MN11 OWNERSHIP OF FENCES, IF ANY, WAS NOT DETERMINED UNDER THE SCOPE OF THIS SURVEY.

MN12 THERE ARE NO GAPS, GORES, OVERLAPS OR HIATUS INHERENT TO THE SURVEYED PROPERTY BASED ON THE FIELD SURVEY PERFORMED AND THE TITLE COMMITMENTS PROVIDED.

MN13 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.

MN14 THIS SURVEY IS NOT INTENDED FOR CONSTRUCTION OR CONSTRUCTION DESIGN PURPOSES.

MN15 ADJOINER INFORMATION SHOWN HEREON WAS OBTAINED FROM THE COUNTY'S PROPERTY APPRAISER WEB SITE.

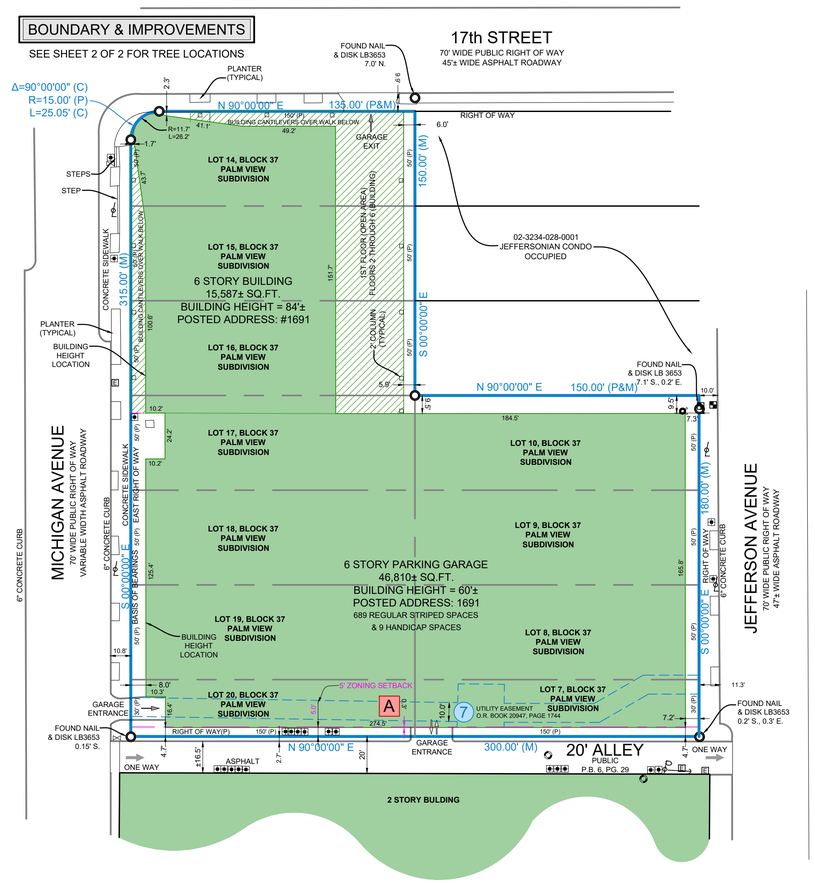
MN16 AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A BURIAL GROUND OR CEMETERY.

MN17 BUILDING HEIGHT IS THE ARCHITECTURAL HEIGHT TAKEN AT THE LOCATION SPECIFIED HEREON.

MN18 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.

BOUNDARY & IMPROVEMENTS

SEE SHEET 2 OF 2 FOR TREE LOCATIONS



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 12086C0317L 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 runup, 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.

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

LEGEND OF SYMBOLS & ABBREVIATIONS

LIGHT POLE		SIGNAL LIGHT		SANITARY MANHOLE	
POWER POLE (WITH ARMS)		TRAFFIC SIGNAL BOX		CLEAN OUT	
GUY WIRE		SIGNAL LIGHT POLE		GREASE TRAP	
ELECTRIC MANHOLE		VAULT		GAS MANHOLE	
ELECTRIC METER		SIGN (AS NOTED)		GAS VALVE	
ELECTRIC VAULT		TOWER		GAS METER	
TRANSFORMER		MONITORING WELL		HANDICAPPED PARKING	
AIR CONDITIONER UNIT		FLAG POLE		BENCHMARK	
TELEPHONE MANHOLE		WATER VALVE	(R)	RECORD	
TELEPHONE PEDESTAL		FIRE HYDRANT	(M)	MEASURED	
CABLE BOX		SIAMESE FIRE HYDRANT	(C)	CALCULATED	
MITERED END SECTION		WATER MANHOLE	(P)	PLAT	
STORM DRAIN MANHOLE		BACKFLOW PREVENTER	PG	PAGE	
STORM DRAIN INLET		WATER METER	O.R.	OFFICIAL RECORDS	
STORM PIPE		WELL HEAD	P.B.	PLAT BOOK	
SET 5/8" IRON ROD & CAP NV5 L.B. 7386, UNLESS OTHERWISE NOTED		POINT OF ACCESS	F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION	

BOUNDARY LINE — EASEMENT LINE
BUILDING LINE — OH — OVERHEAD WIRES
SETBACK LINE — FENCE LINE

PROJECT FIELD DATES

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

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).

ALTA/NSPS LAND TITLE SURVEY

for
1691 Michigan Ave
NV5 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 NV5 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 ALTA/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.

NV5
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

FLORIDA PROJECT NO. 5202306766

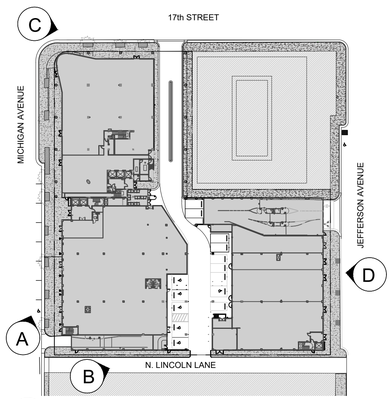
C SITE IMAGE*

D SITE IMAGE*

A SITE IMAGE*

B SITE IMAGE*

PHOTOS WERE TAKEN ON 01/ 16/ 2024



KEY PLAN
SCALE: N.T.S

CONSULTANT

THE LINCOLN BL

1691 MICHIGAN
MIAMI BEACH, FL 33139

BGArchitects

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MIAMI FL 33132-4664
305.559.1250 bgarchitectspa.com
ARCHITECTURE | JOSE L. GOMEZ
AAC001062 | AR0015416

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

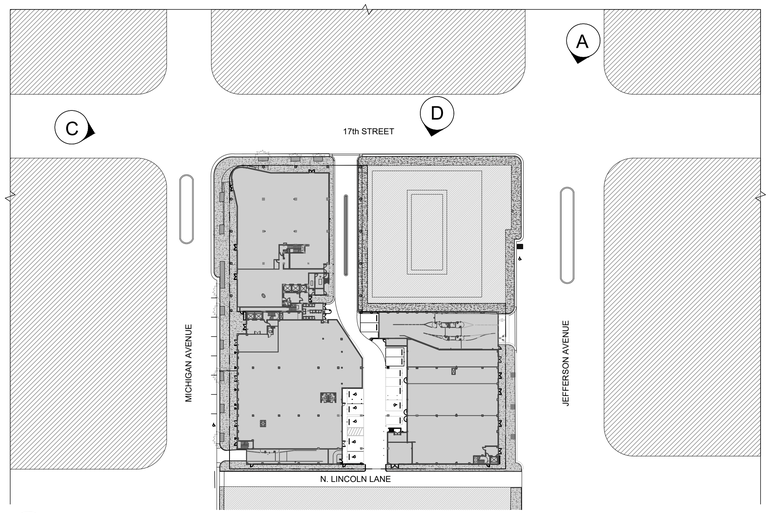
△ DATE REVISION

C CONTEXTUAL IMAGE*

D CONTEXTUAL IMAGE*

A CONTEXTUAL IMAGE*

*PHOTOGRAPHS WERE TAKEN ON 04/ 02/ 2024



KEY PLAN
SCALE: N.T.S

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MIAMI BEACH, FL 33139

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101 BISCAYNE BLVD S 309_310
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ARCHITECTURE | JOSE I. GOMEZ
AAC001062 | AR0015416

△ DATE | REVISION

DWG. TITLE
CONTEXTUAL IMAGES

SCALE
N.T.S

PROJECT NO.
2023-33

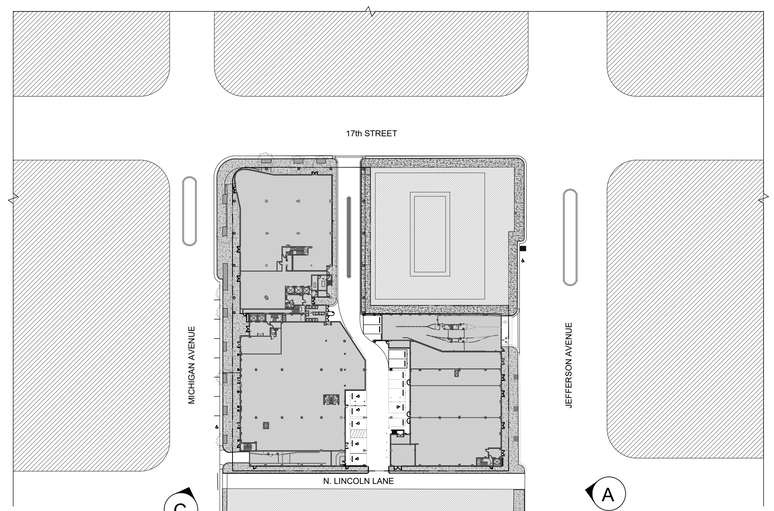
DATE
04-07-24

SHEET NUMBER
A-003

C CONTEXTUAL IMAGE*

A CONTEXTUAL IMAGE*

*PHOTOGRAPHS WERE TAKEN ON 04/ 02/ 2024



KEY PLAN
SCALE: N.T.S

CONSULTANT

THE LINCOLN BL

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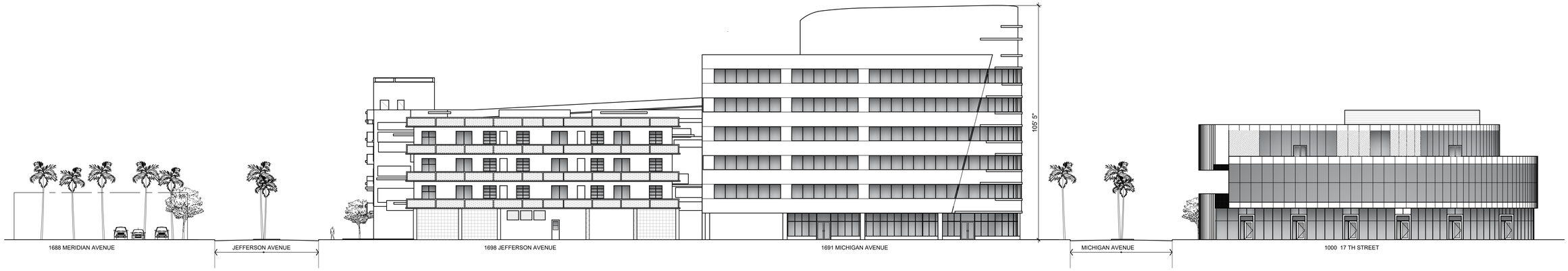
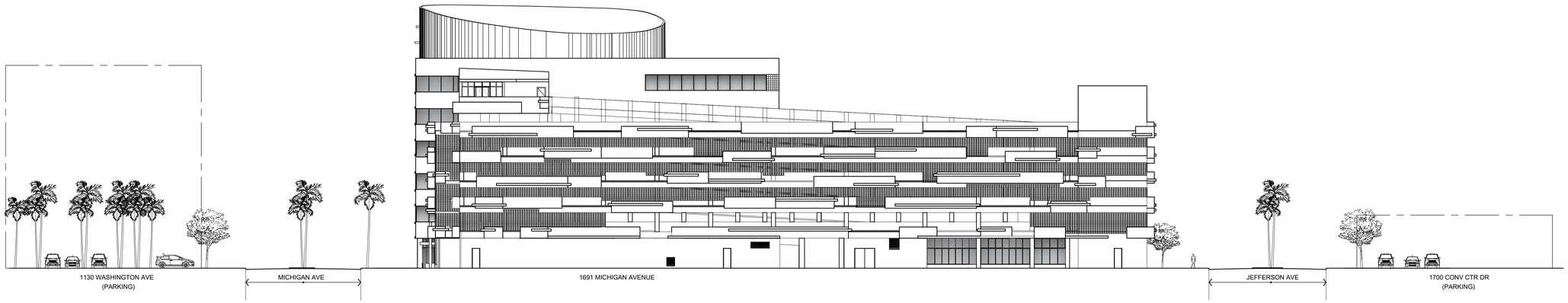
ARCHITECTURE | JOSE I. GOMEZ
AAC001062 | AR0015416

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)

CONSULTANT

THE LINCOLN BL

1691 MICHIGAN
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BGA architects

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AAC001062 | AR0015416

△ DATE	REVISION

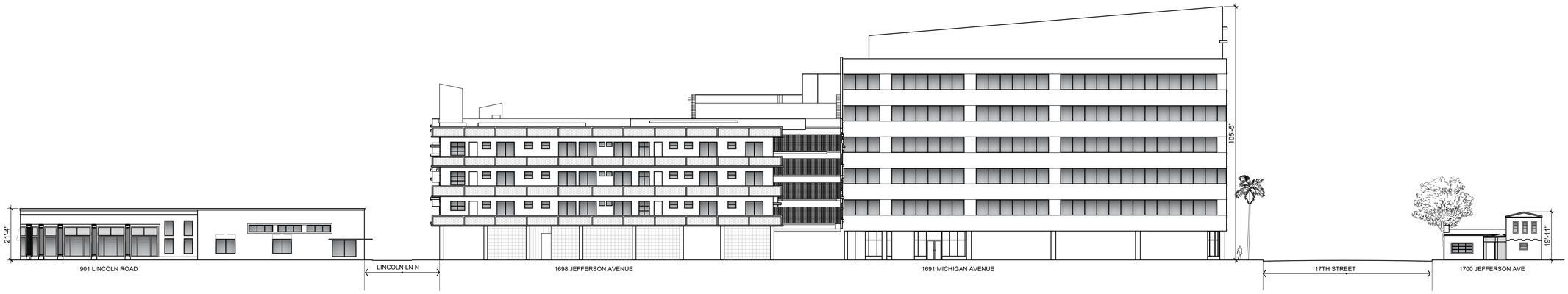
DWG. TITLE
CONTEXTUAL NORTH AND SOUTH ELEVATION LINE

SCALE
N.T.S

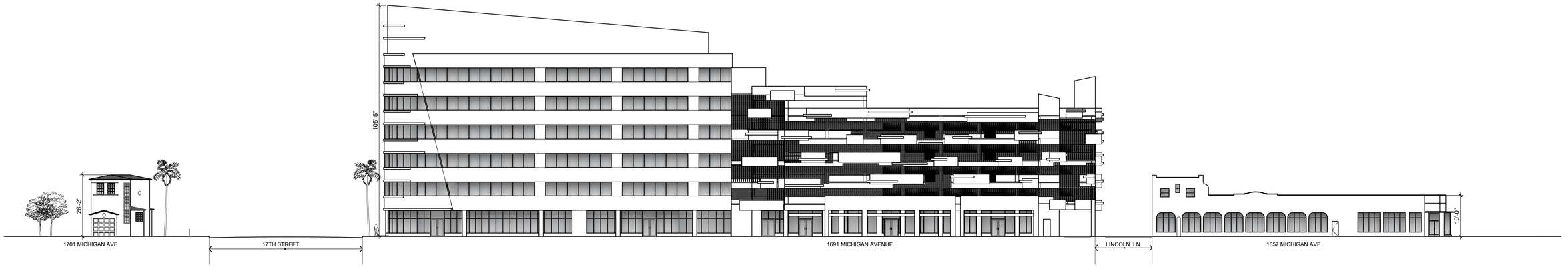
PROJECT NO.
2023-33

DATE
04-07-24

SHEET NUMBER
A-005



A CROSS SECTION (EAST ELEVATION)



B CROSS SECTION (WEST ELEVATION)

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DATE | REVISION

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

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DWG. TITLE
RENDERING

SCALE
N.T.S

PROJECT NO.
2023-33

DATE
04-07-24

SHEET NUMBER
R-001

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RENDERING

SCALE
N.T.S

PROJECT NO.
2023-33

DATE
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SHEET NUMBER
R-002

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

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DWG. TITLE
RENDERING

SCALE
N.T.S

PROJECT NO.
2023-33

DATE
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SHEET NUMBER
R-004

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DWG. TITLE
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SCALE
N.T.S

PROJECT NO.
2023-33

DATE
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△ DATE	REVISION

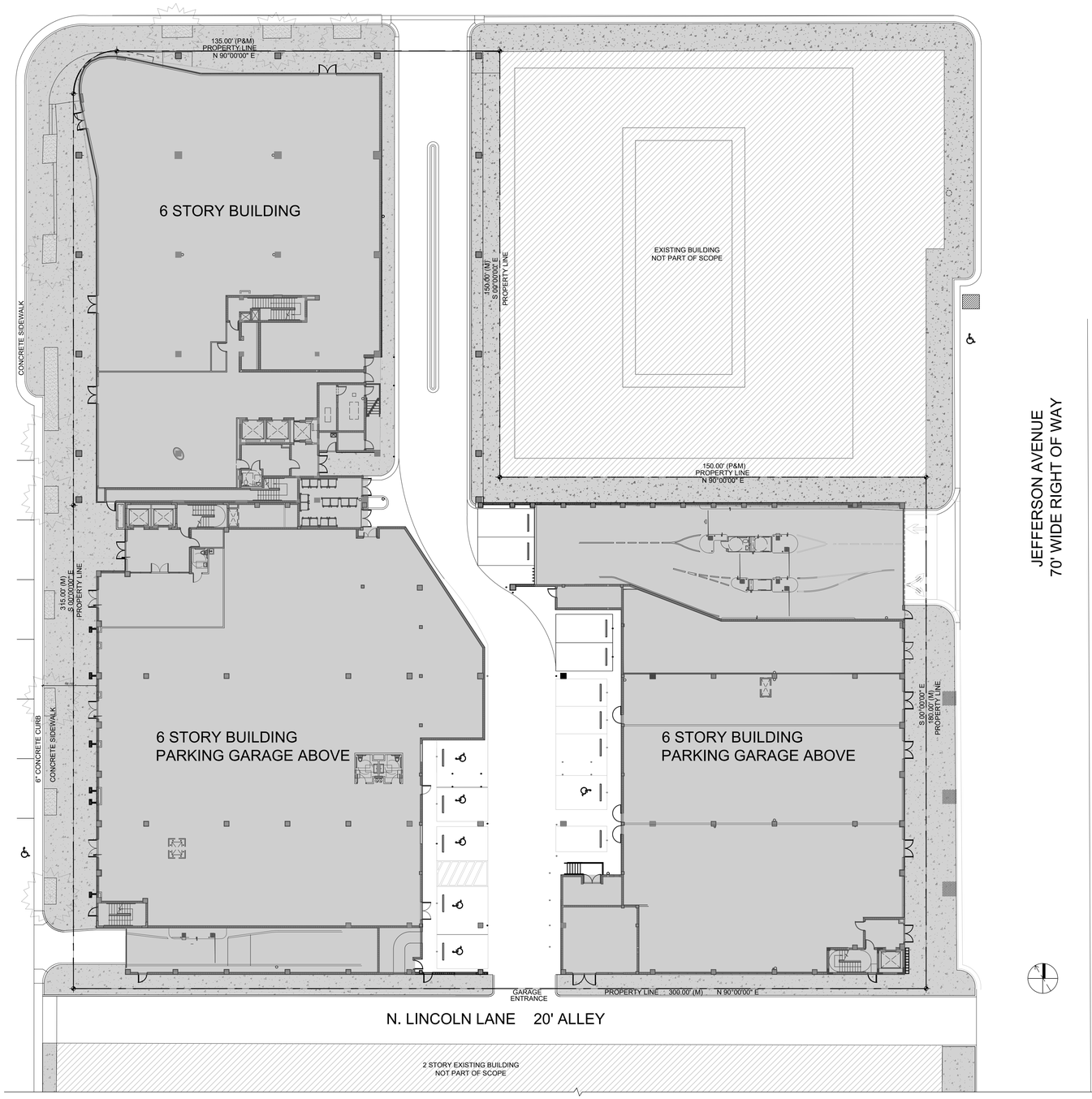
DWG. TITLE: *RENDERING*
SCALE: *N.T.S*
PROJECT NO.: *2023-33*
DATE: *04-07-24*
SHEET NUMBER: *R-006*

17th STREET
70' WIDE PUBLIC RIGHT OF WAY

MICHIGAN AVENUE
70' WIDE RIGHT OF WAY

JEFFERSON AVENUE
70' WIDE RIGHT OF WAY

6" CONCRETE CURB



SITE PLAN LEGEND

- EXISTING BUILDING
- EXISTING WALKWAY AND CORRIDOR
- ASPHALT/ PARKING
- EXISTING ADJACENT BUILDINGS (NO PART OF THE SCOPE)

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DATE	REVISION

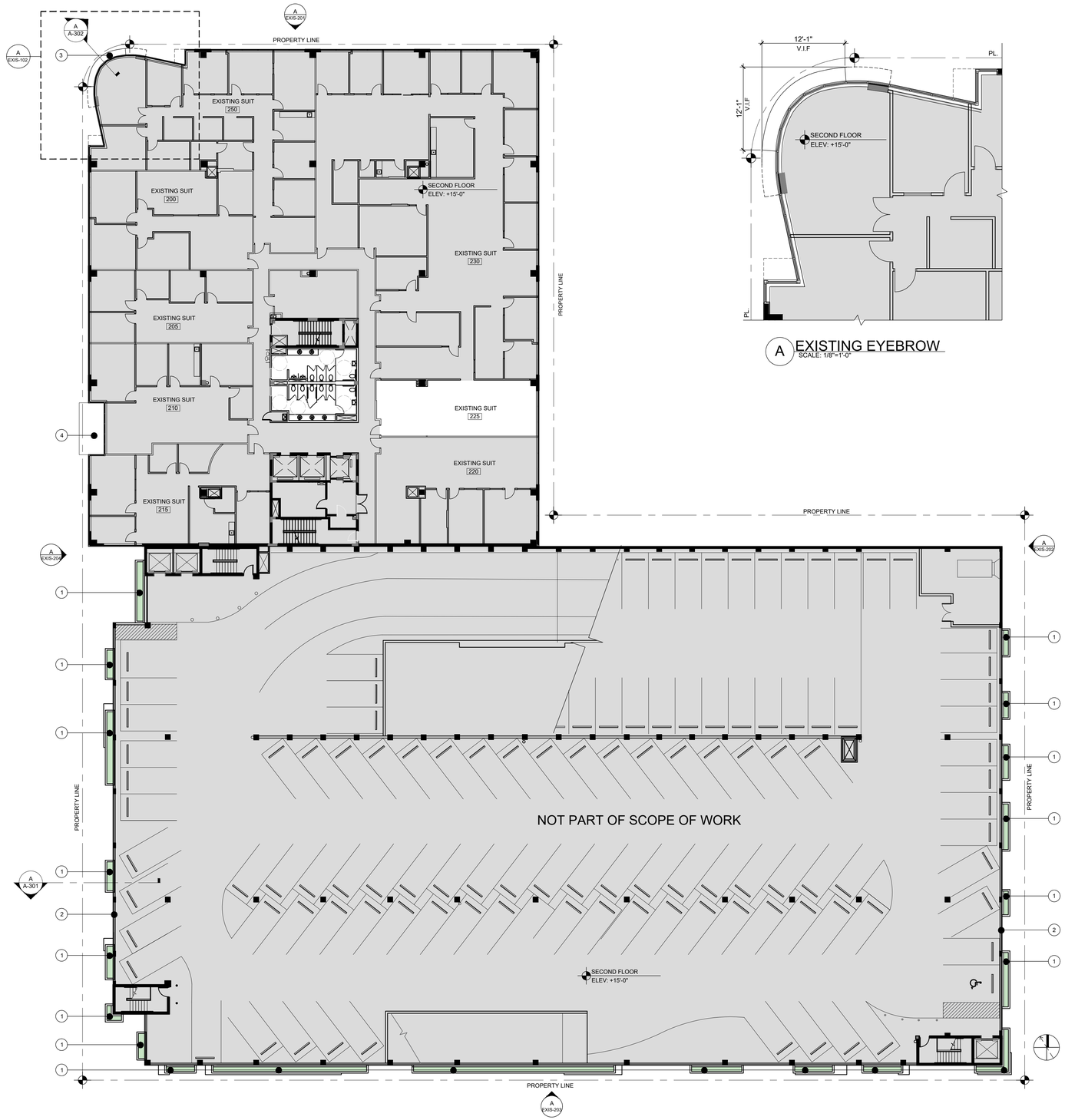
DWG. TITLE
EXISTING SITE PLAN

SCALE
N.T.S

PROJECT NO.
2023-33

DATE
04-07-24

SHEET NUMBER
EXIST-101



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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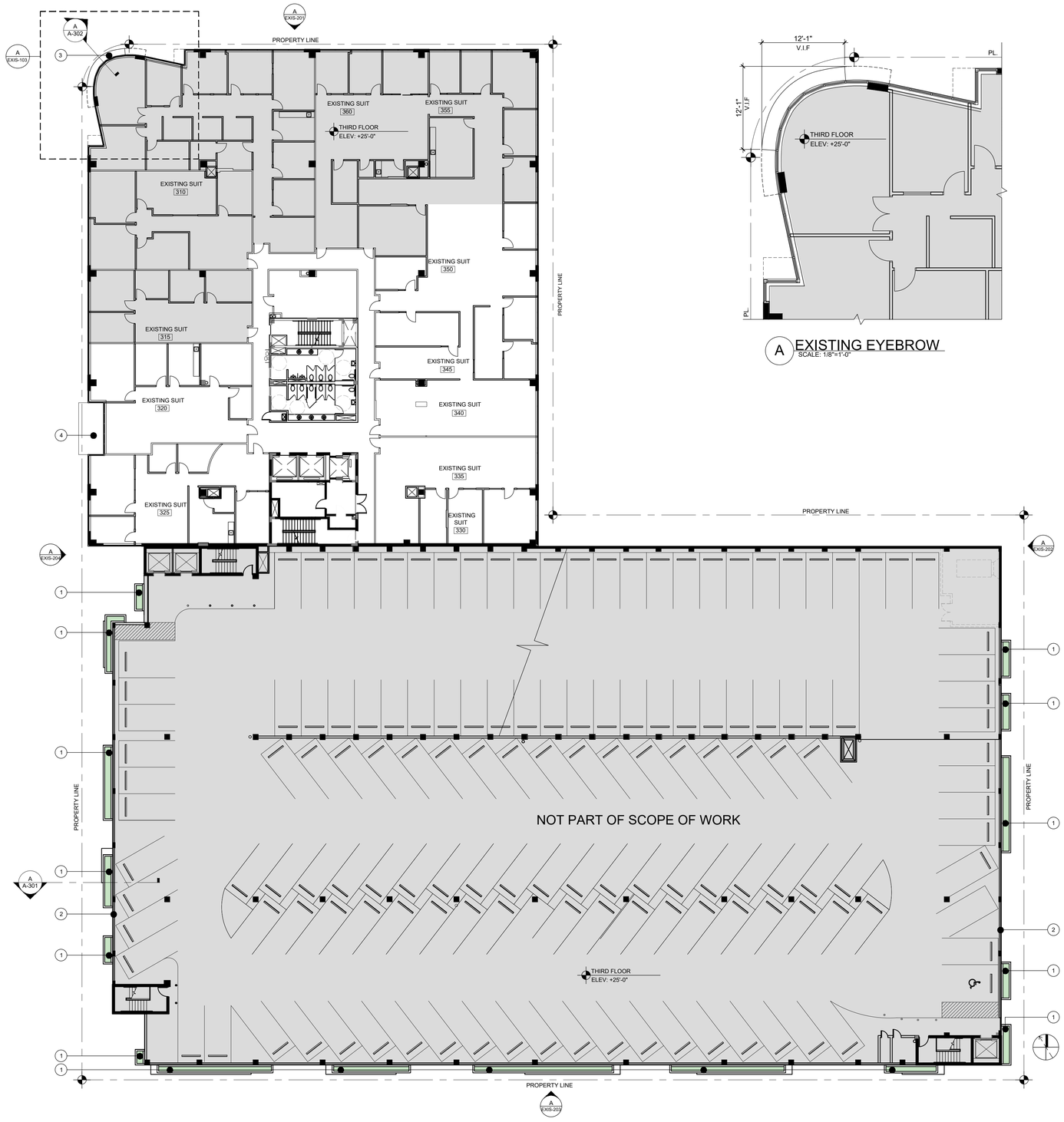
DATE | REVISION

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



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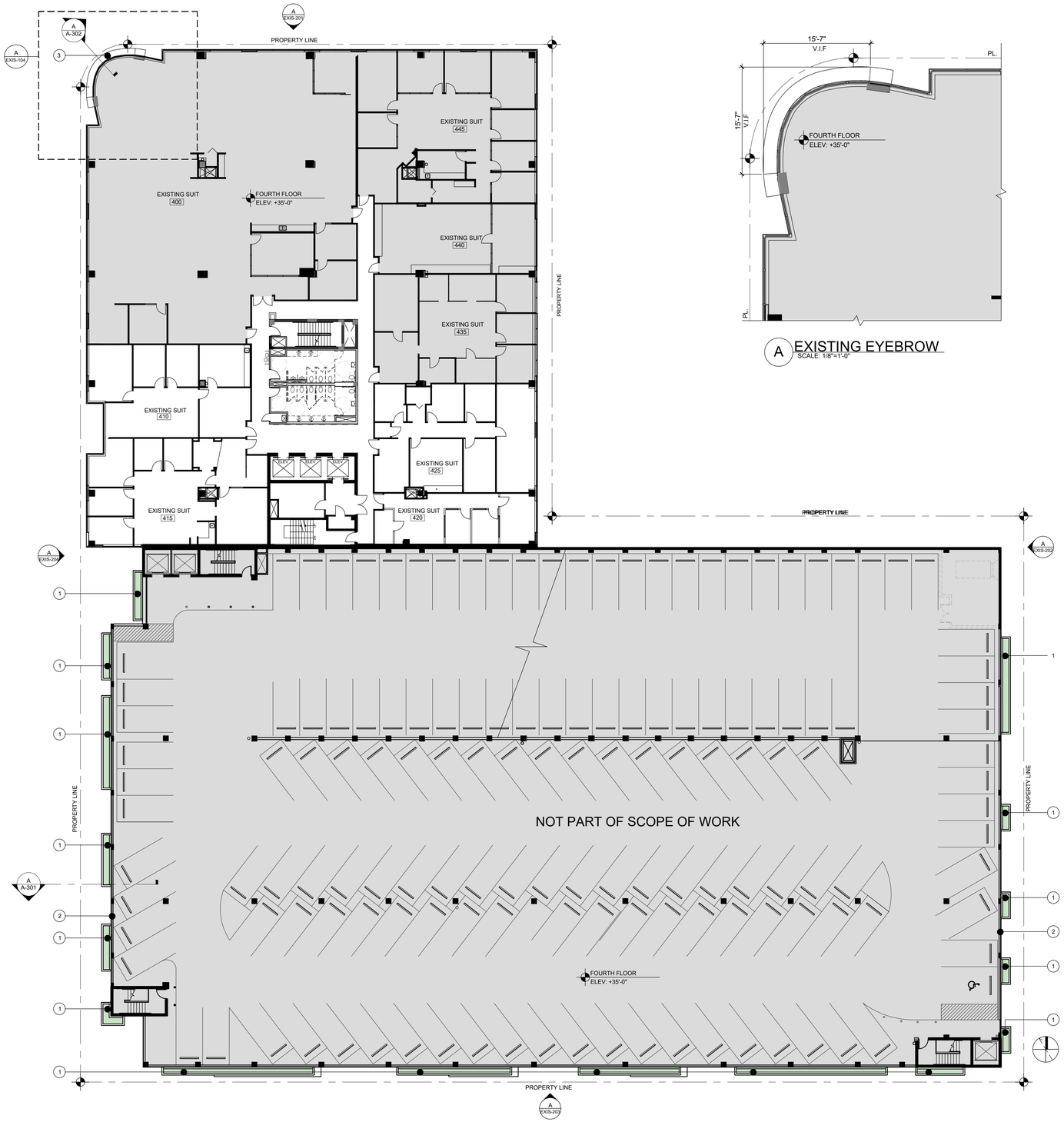
DWG. TITLE
EXISTING THIRD FLOOR PLAN
SCALE
N.T.S
PROJECT NO.
2023-33
DATE
04-07-24
SHEET NUMBER
EXIST-103



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)

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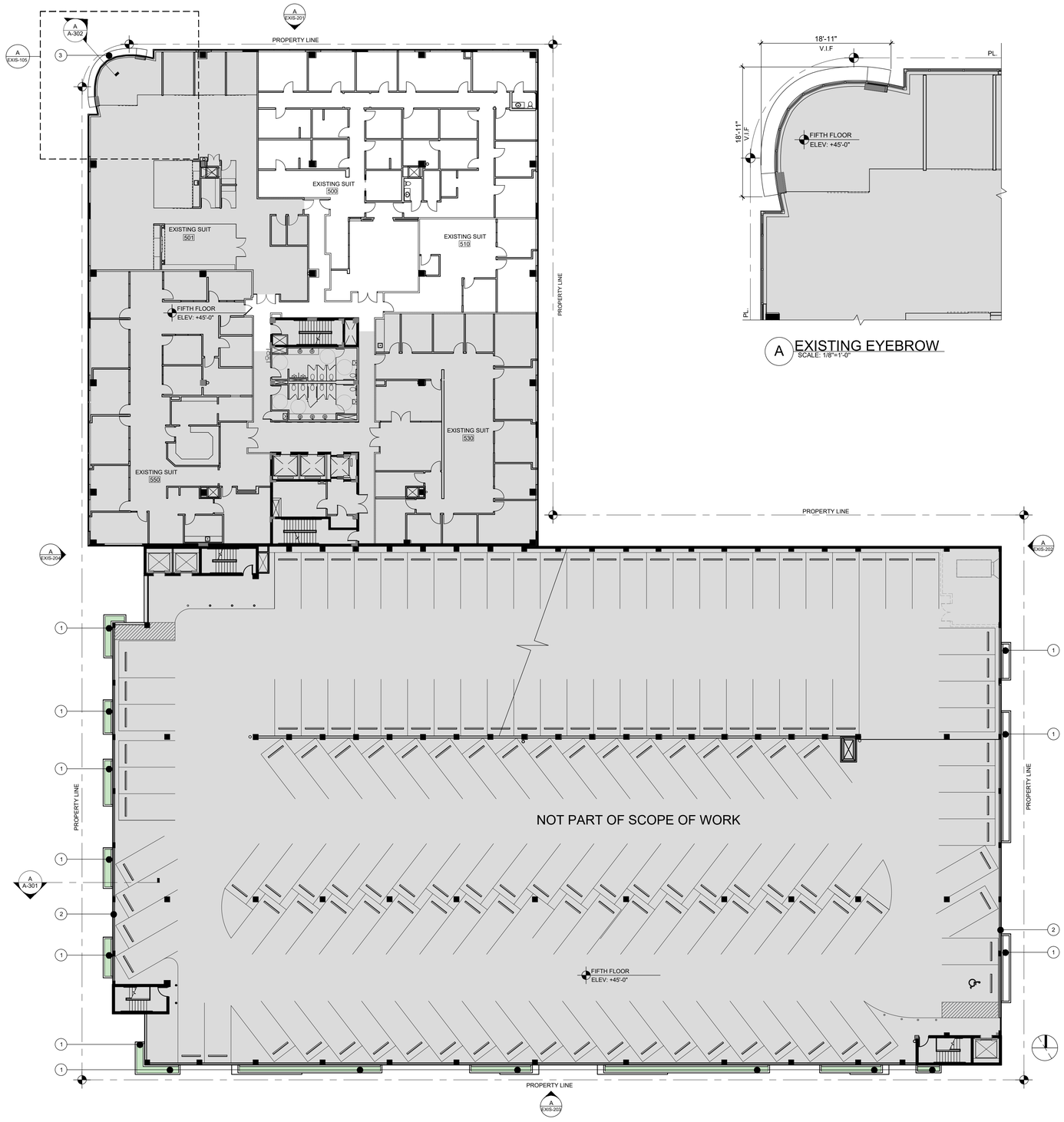
DWG. TITLE
EXISTING FOURTH FLOOR PLAN
SCALE
N.T.S
PROJECT NO.
2023-33
DATE
04-07-24
SHEET NUMBER
EXIST-104



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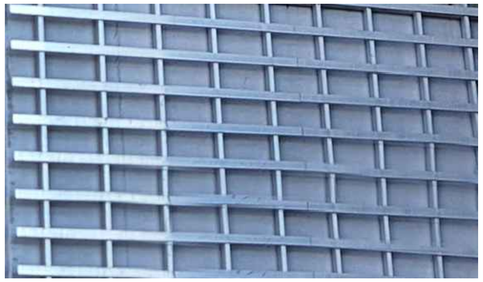
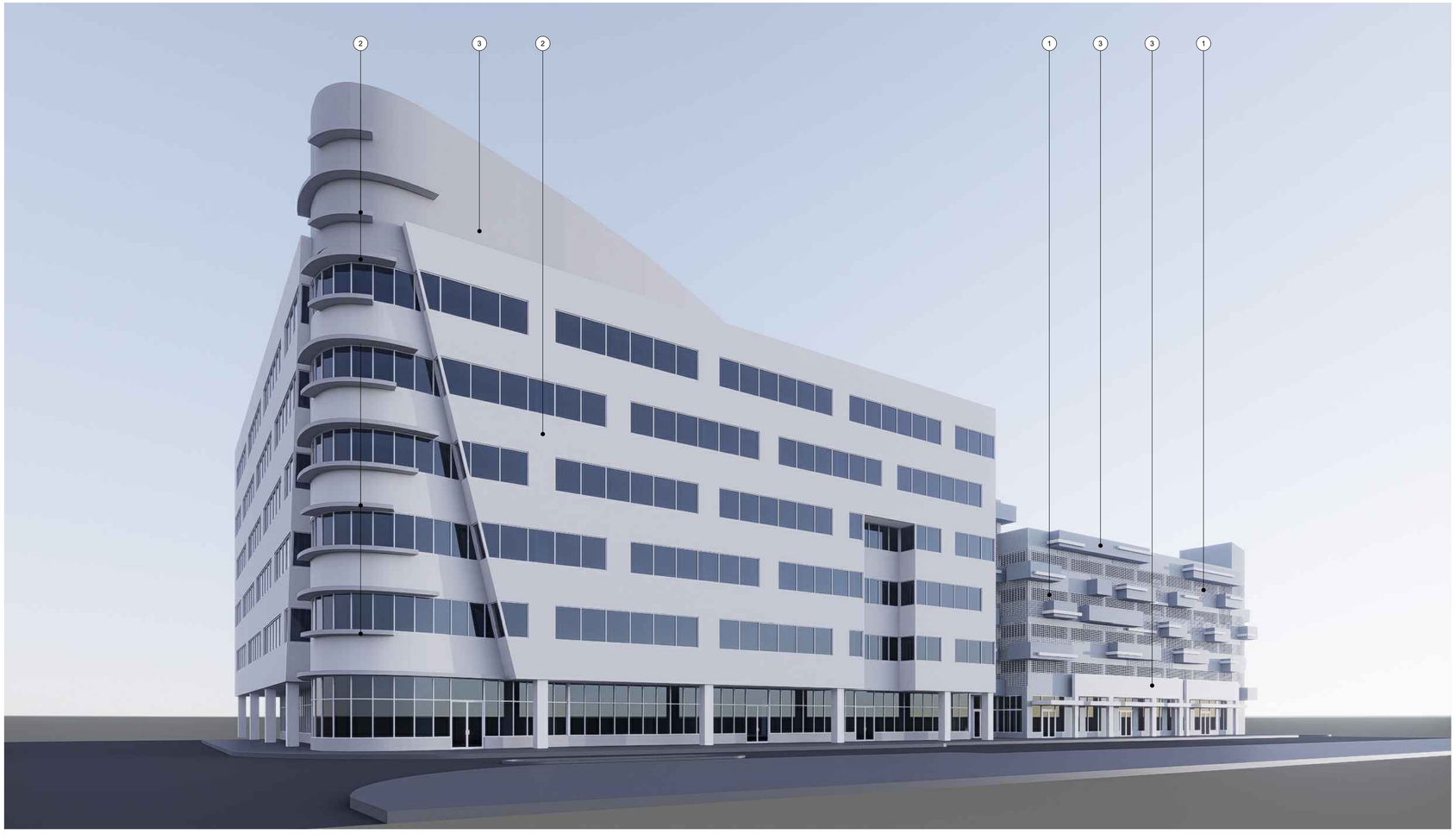
DWG. TITLE
EXISTING FIFTH FLOOR PLAN
SCALE
1/16"=1'-0"
PROJECT NO.
2023-33
DATE
04-07-24
SHEET NUMBER
EXIST-105



1 ALUMINUM GRILL

2 EXISTING OFFICE BUILDING EYEBROW

3 SMOOTH TEXTURE STUCCO FINISH



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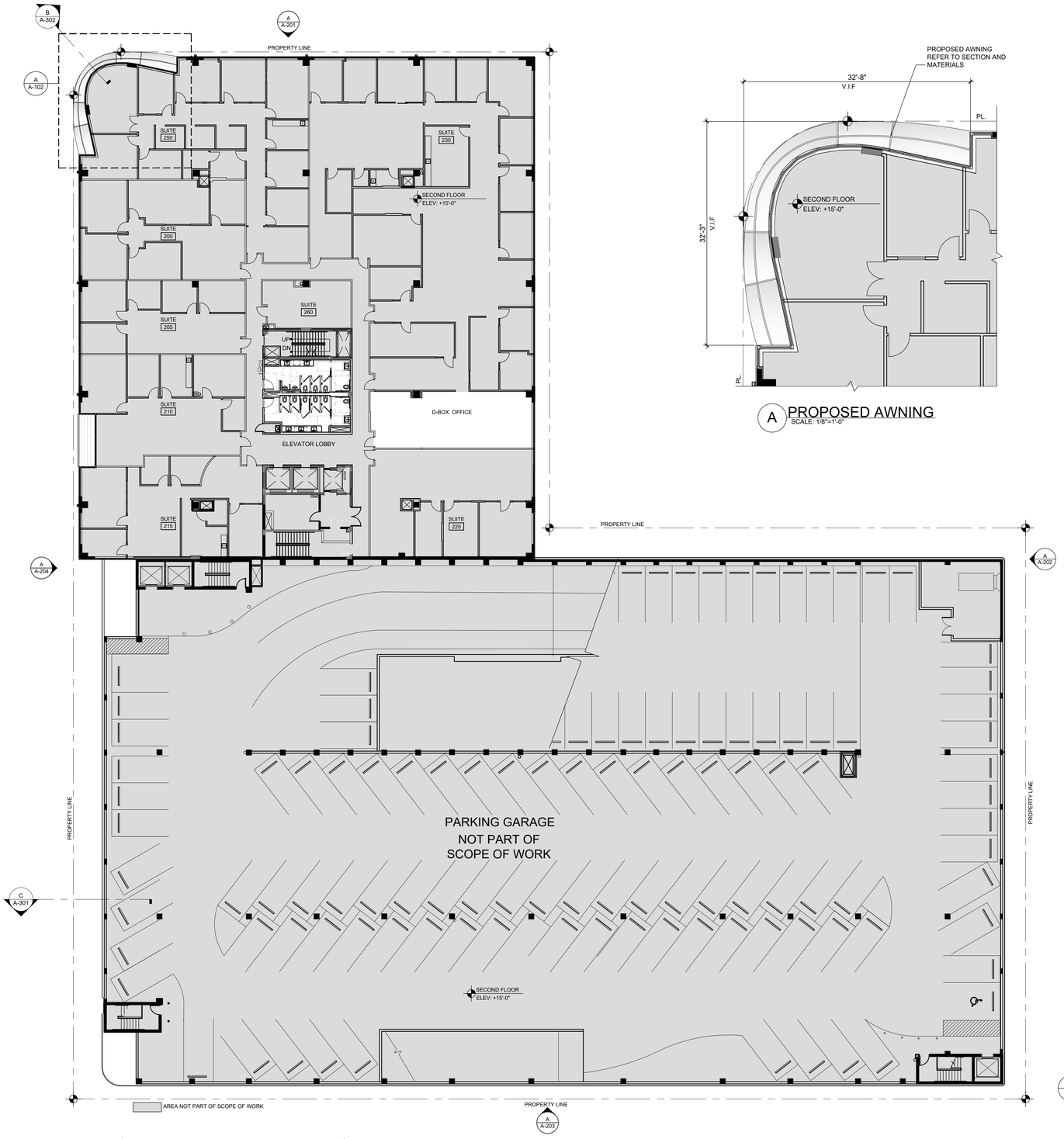
DWG. TITLE
EXISTING MATERIALS

SCALE
N.T.S

PROJECT NO.
2023-33

DATE
04-07-24

SHEET NUMBER
EXIST-401



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

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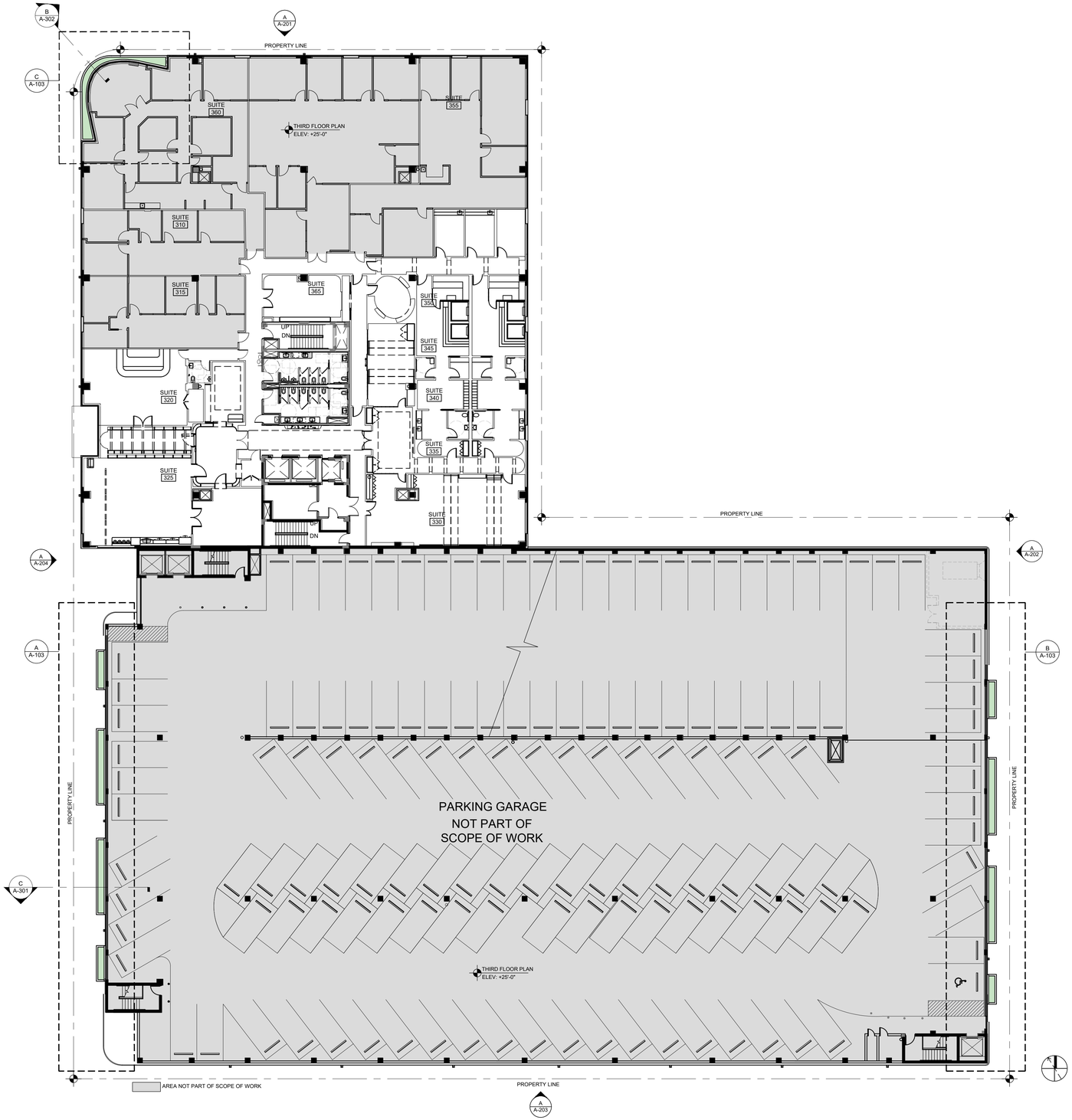
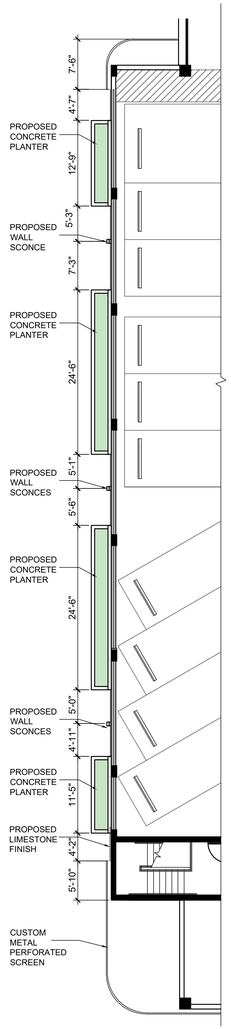
ARCHITECTURE | JOSE L. GOMEZ
AAC001062 | AR0015416

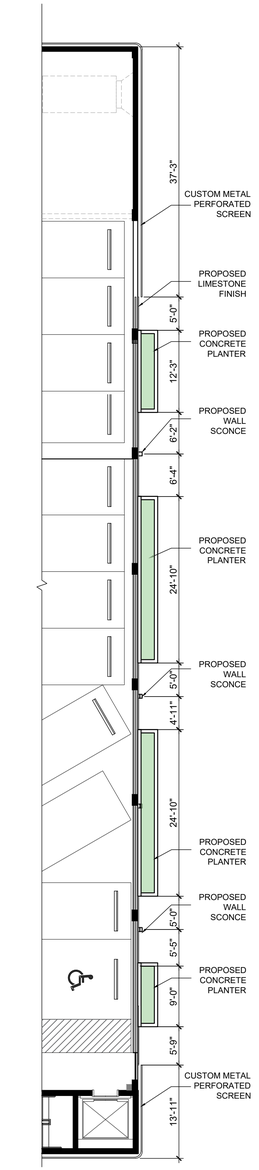
△ DATE	REVISION

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





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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AAC001062 | AR0015416

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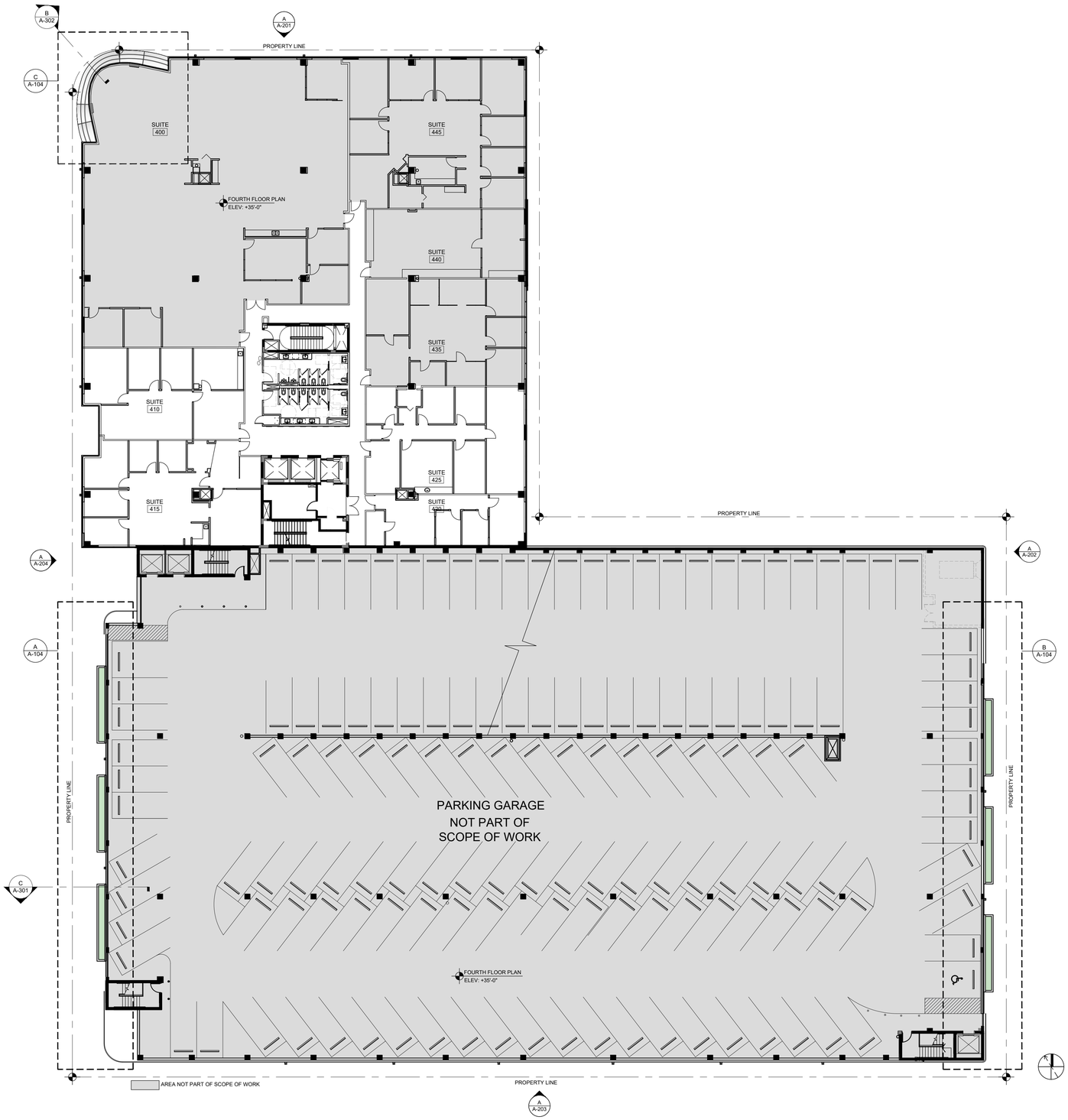
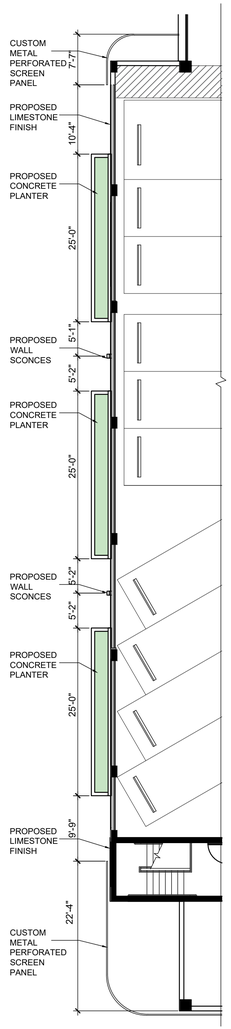
DWG. TITLE
PROPOSED THIRD FLOOR
SCALE
AS SHOWN
PROJECT NO.
2023-33
DATE
04-07-24
SHEET NUMBER
A-103





A PLANTER & SCREEN
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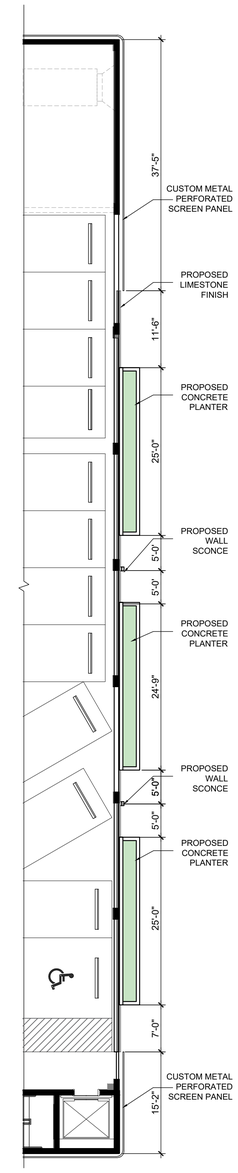

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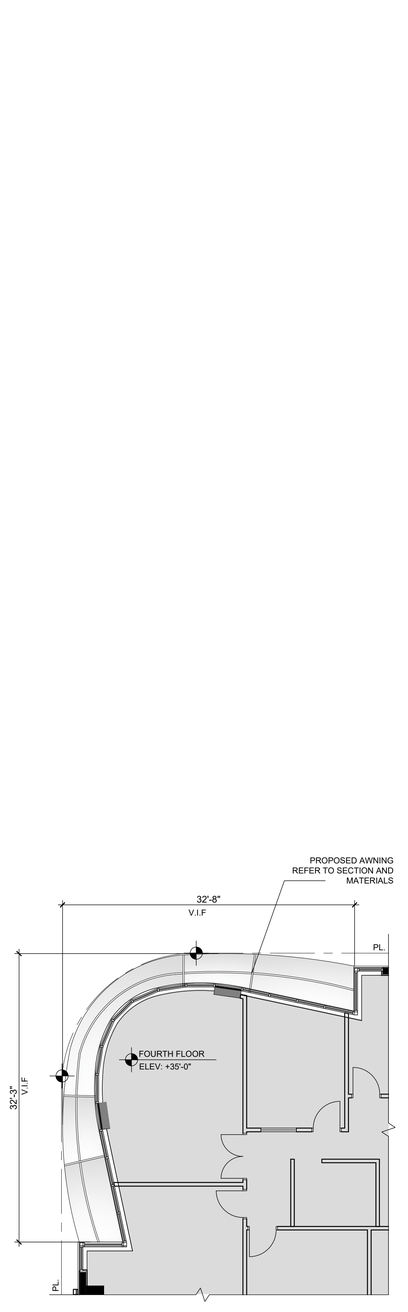

C PROPOSED AWNING
SCALE: 1/8"=1'-0"

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DATE | REVISION

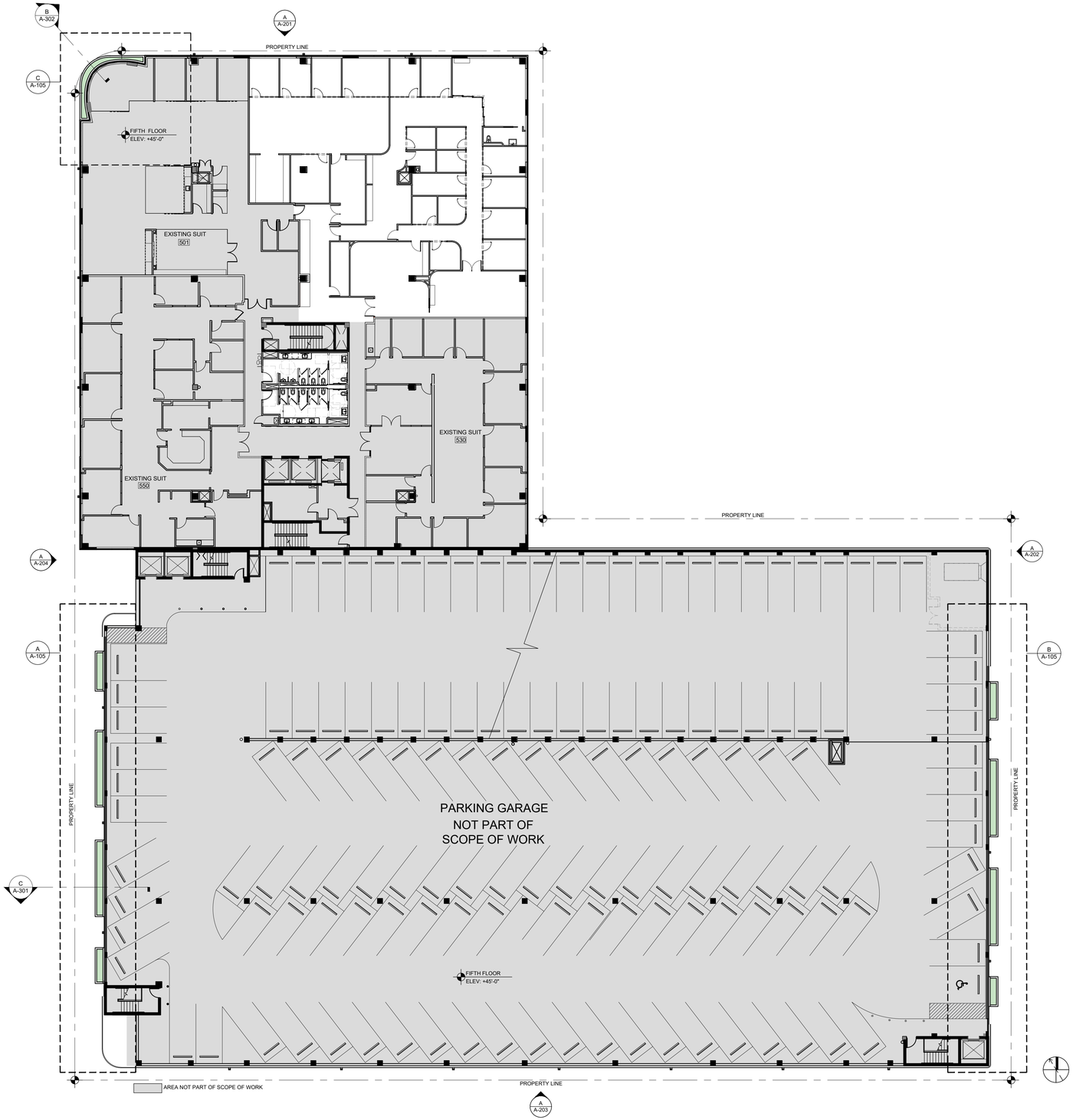
DWG. TITLE
PROPOSED FOURTH FLOOR

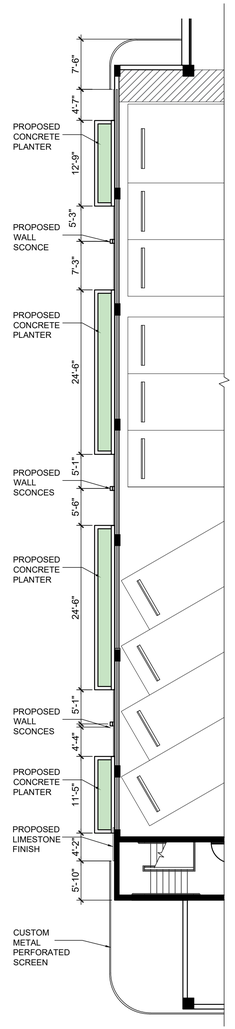
SCALE
AS SHOWN

PROJECT NO.
2023-33

DATE
04-07-24

SHEET NUMBER
A-104





A PLANTER & SCREEN
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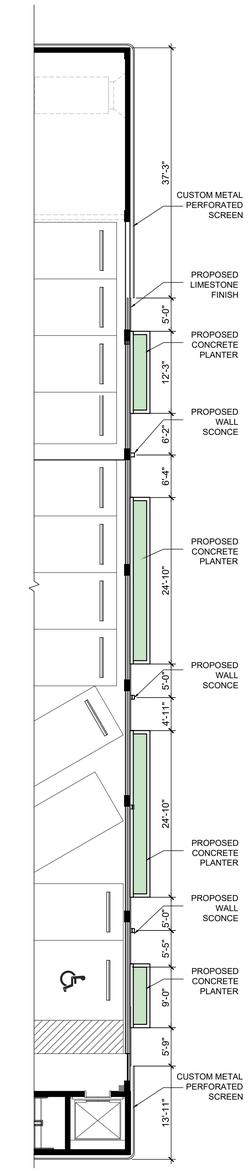

B PLANTER & SCREEN
SCALE: 3/32"=1'-0"

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

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DATE | REVISION

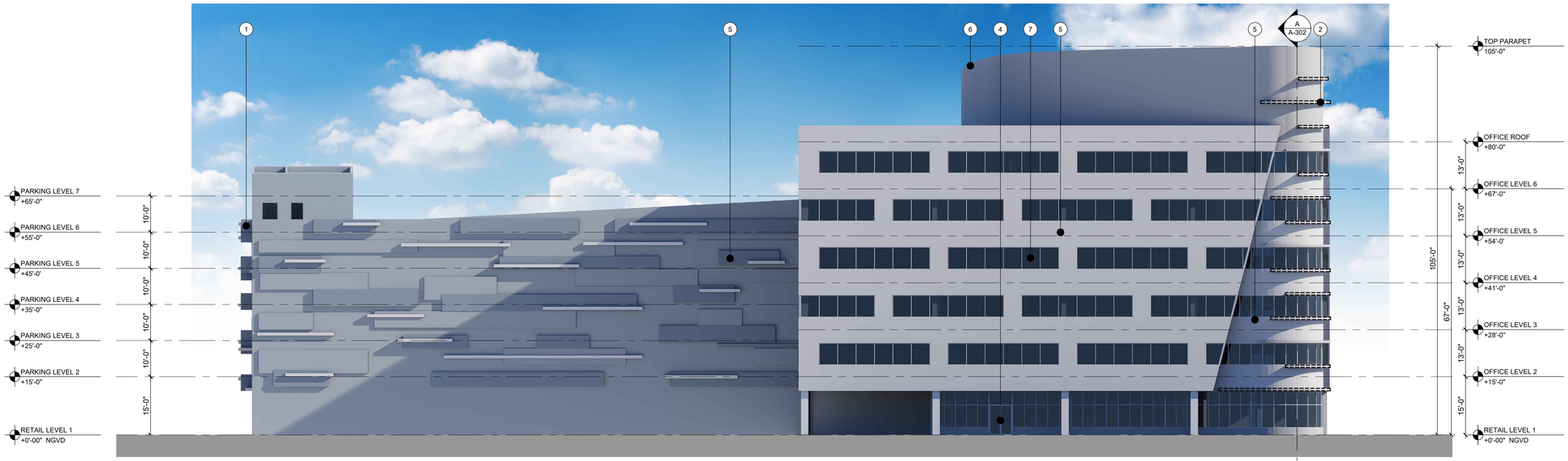
DWG. TITLE
PROPOSED FIFTH FLOOR

SCALE
AS SHOWN

PROJECT NO.
2023-33

DATE
04-07-24

SHEET NUMBER
A-105



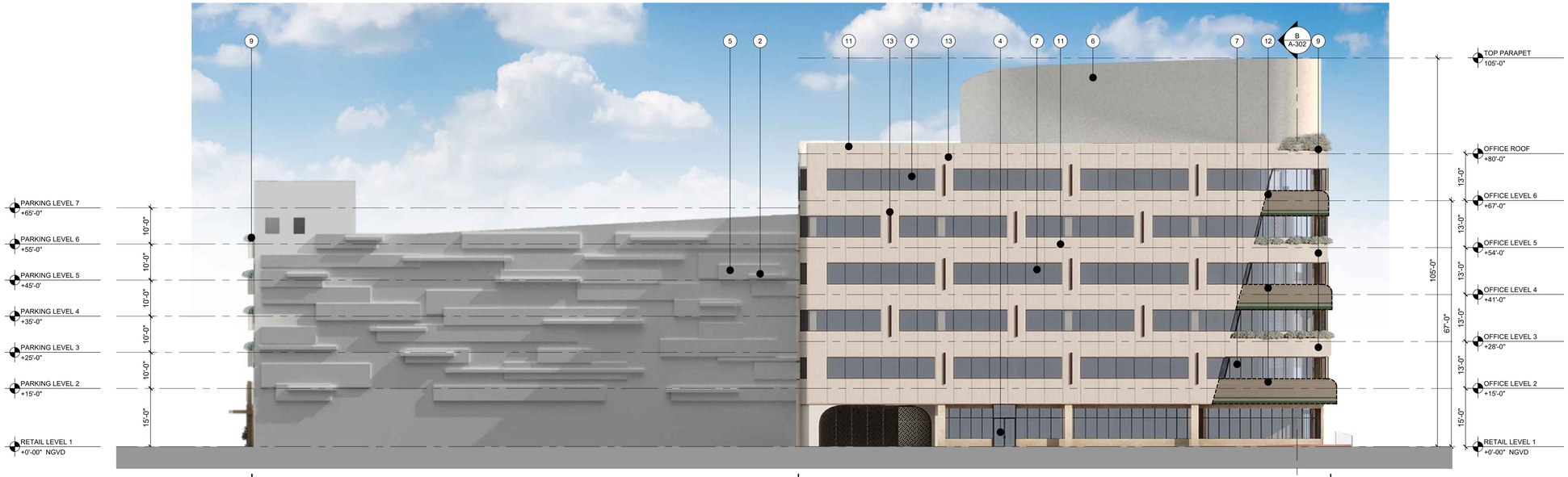
AREA NOT IN SCOPE
EXISTING TO REMAIN

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

AREA NOT IN SCOPE
EXISTING TO REMAIN

AREA IN
SCOPE

AREA IN
SCOPE



AREA NOT IN SCOPE
EXISTING TO REMAIN

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

AREA NOT IN SCOPE
EXISTING TO REMAIN

AREA IN
SCOPE

AREA IN
SCOPE

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 SCONCES

EYEBROWS / PLANTERS TO BE DEMOLISHED

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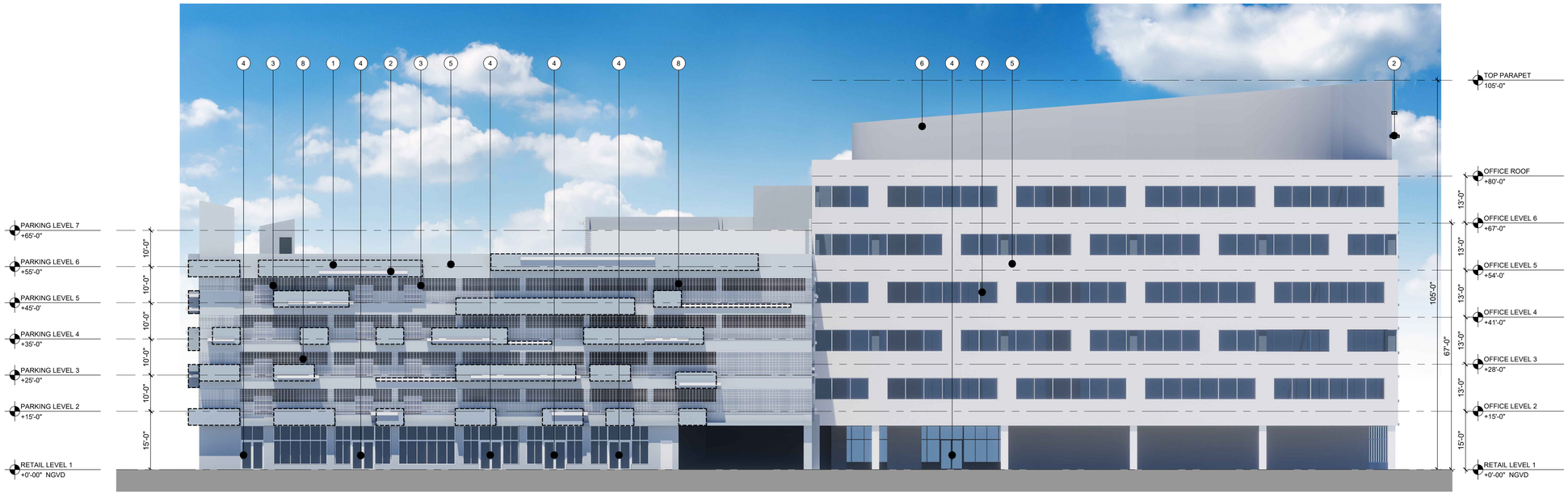
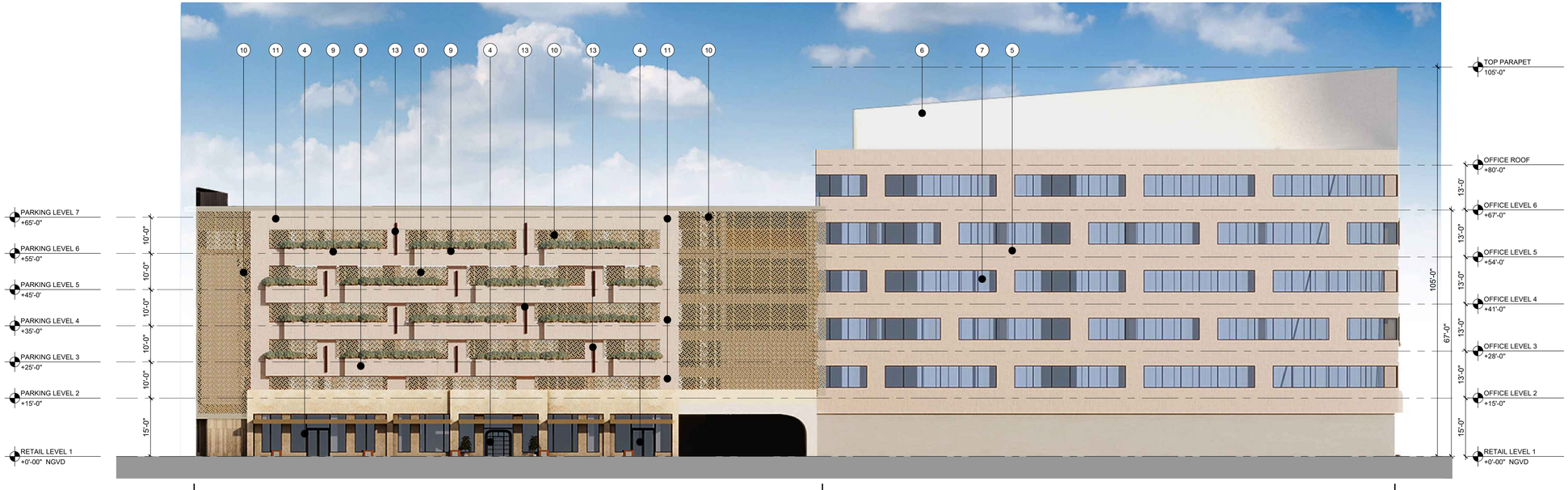
DWG. TITLE
PROPOSED NORTH ELEVATION
SCALE
1/16"=1'-0"
PROJECT NO.
2023-33
DATE
04-07-24
SHEET NUMBER
A-201



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 SCONCES

EYEBROWS / PLANTERS TO BE DEMOLISHED

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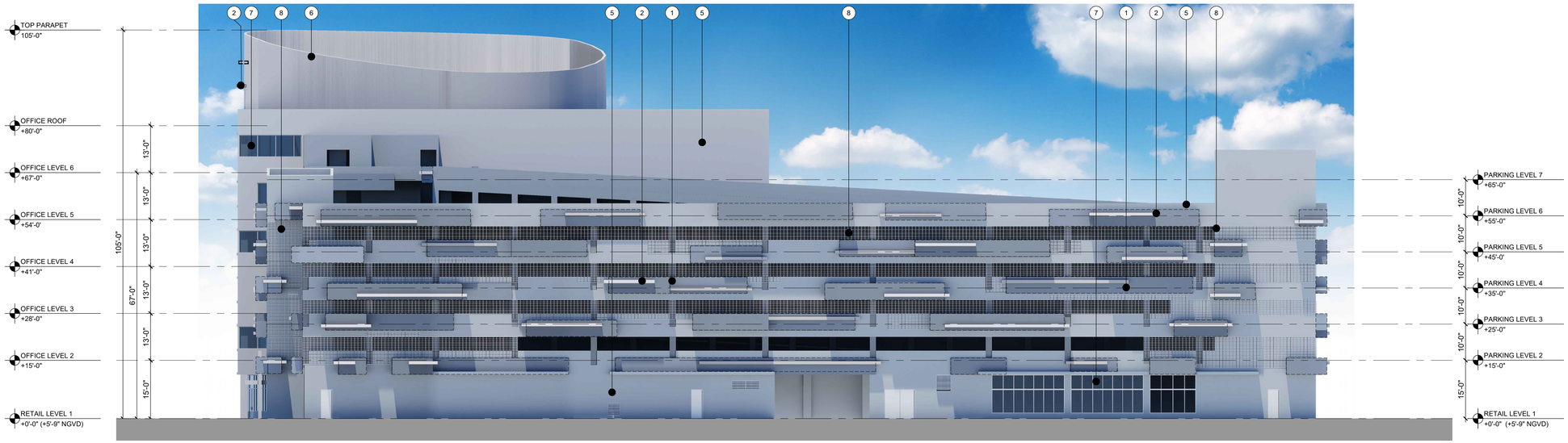
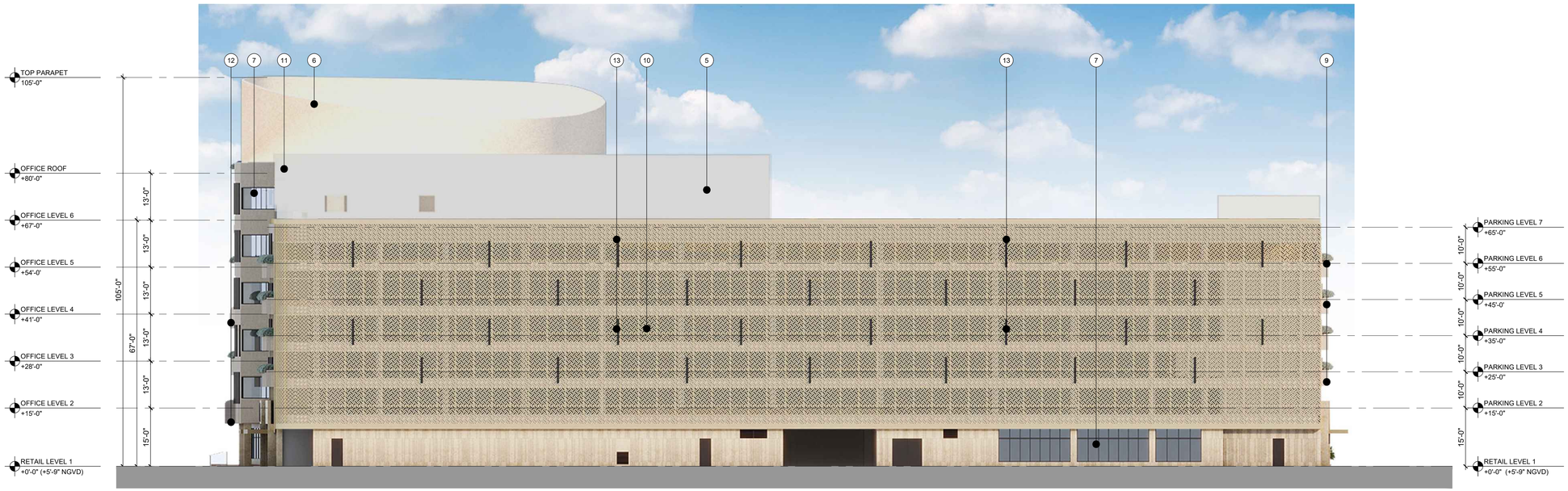
△ DATE | REVISION

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 W/TEXTURED STUCCO
10. PROPOSED CUSTOM MTL. PERFORATED SCREEN
11. PROPOSED LIMESTONE VENEER
12. PROPOSED AWNING
13. PROPOSED WALL SCONCES

EYEBROWS / PLANTERS TO BE DEMOLISHED

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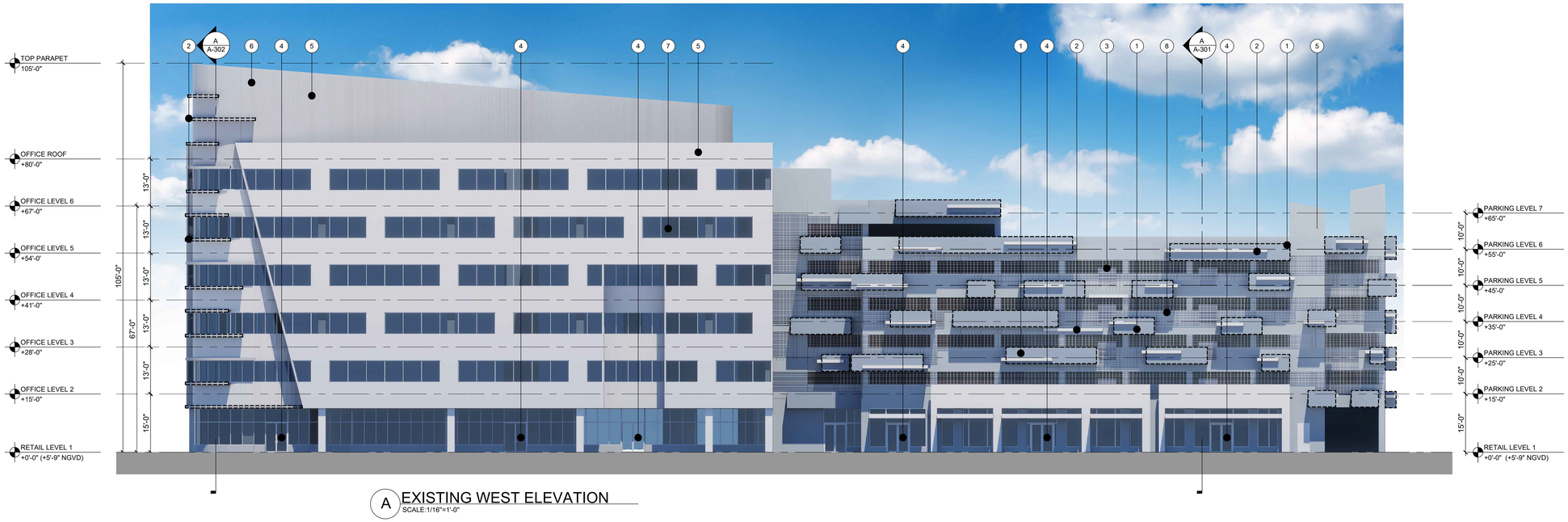
DWG. TITLE
PROPOSED SOUTH ELEVATION
SCALE
1/16"=1'-0"
PROJECT NO.
2023-33
DATE
04-07-24
SHEET NUMBER
A-203



A EXISTING WEST ELEVATION
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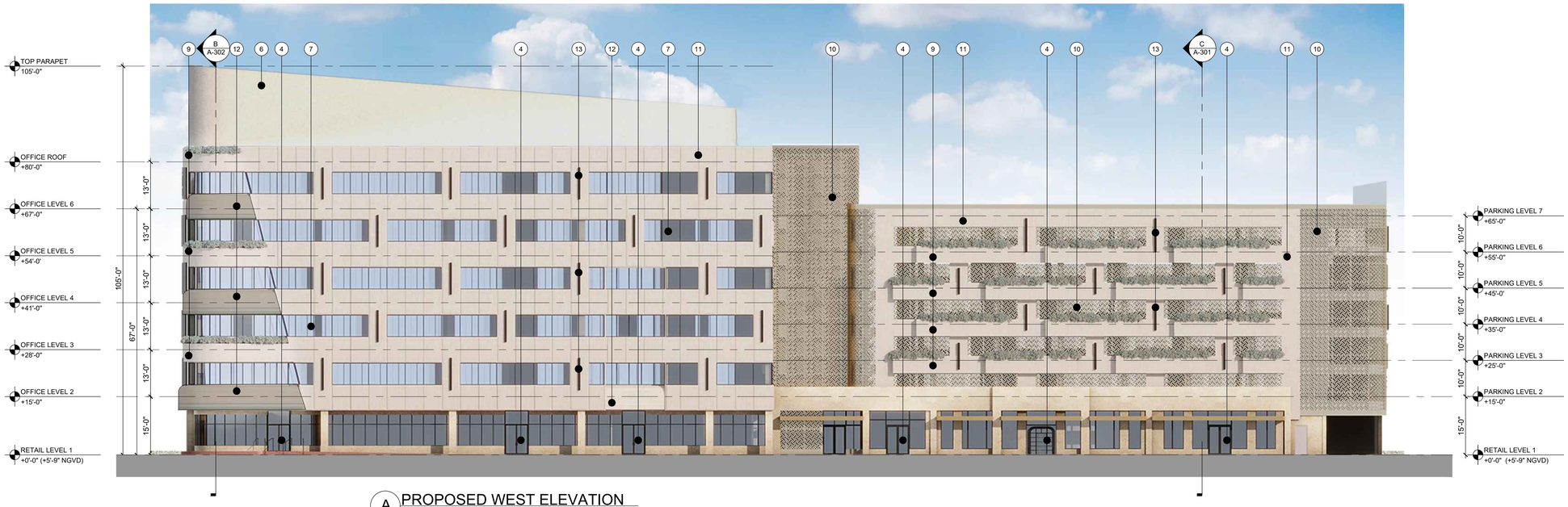

A PROPOSED WEST ELEVATION
SCALE:1/16"=1'-0"

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 SCONCES

EYEBROWS / PLANTERS TO BE DEMOLISHED

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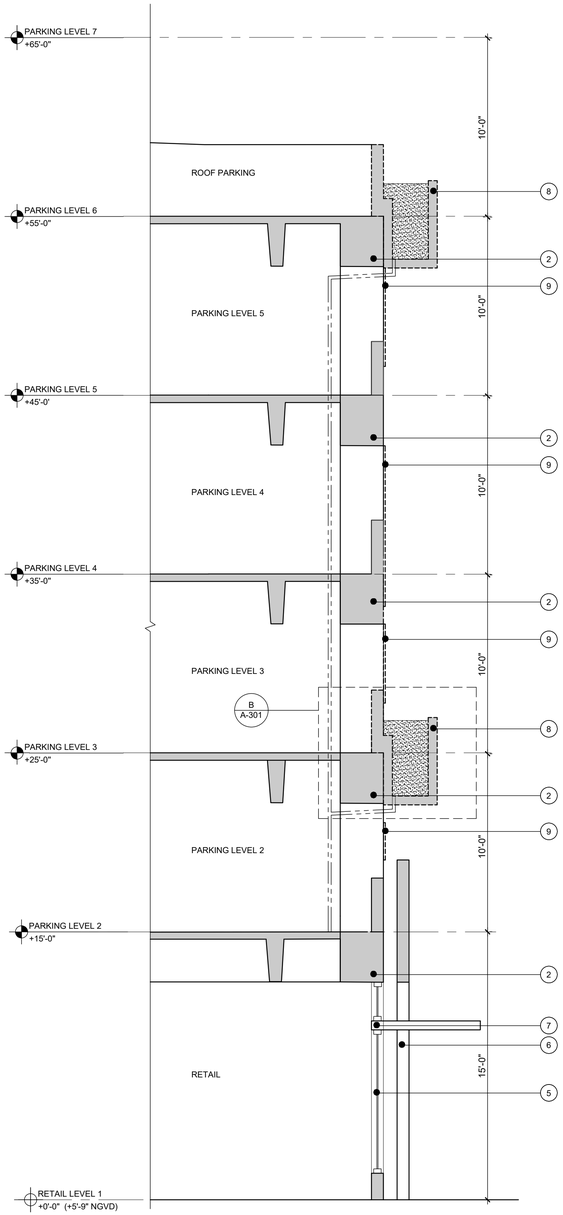
DATE | REVISION

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



A EXISTING WALL SECTION
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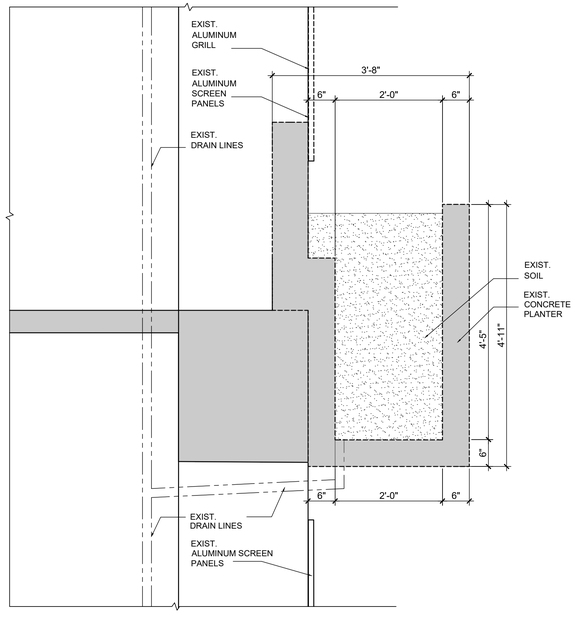
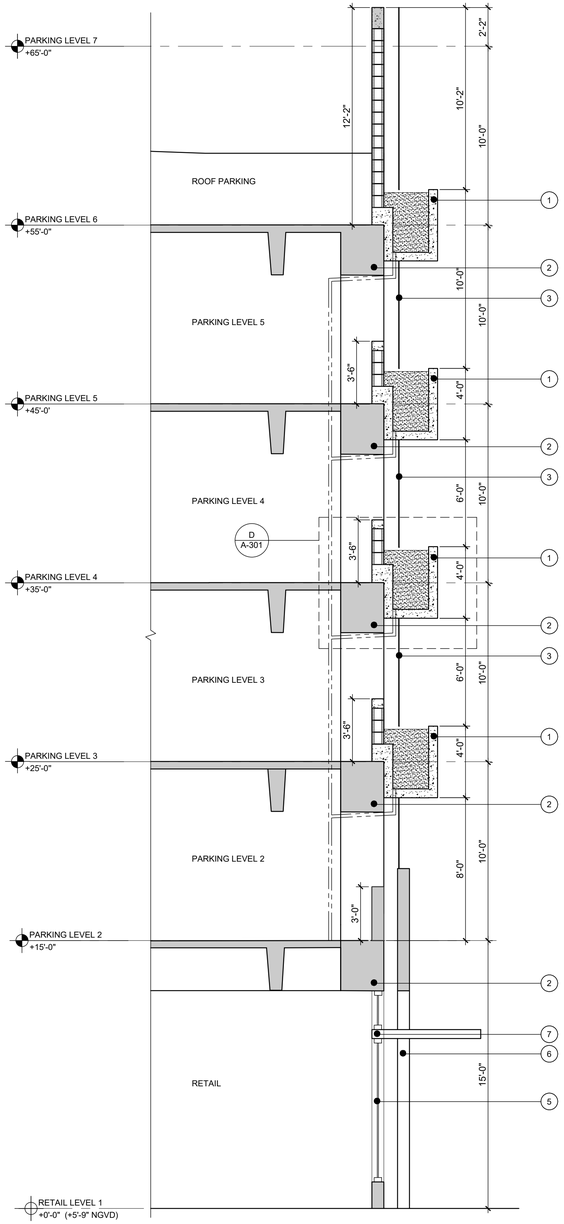


B EXISTING SECTION TYPICAL PLANTER
SCALE: 3/4"=1'-0"



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

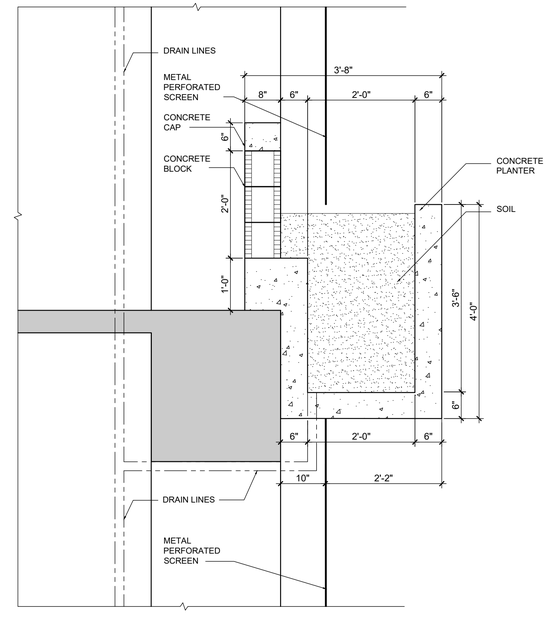
LEGEND

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



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

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ARCHITECTURE | JOSE I. GOMEZ
AAC001062 | AR0015416

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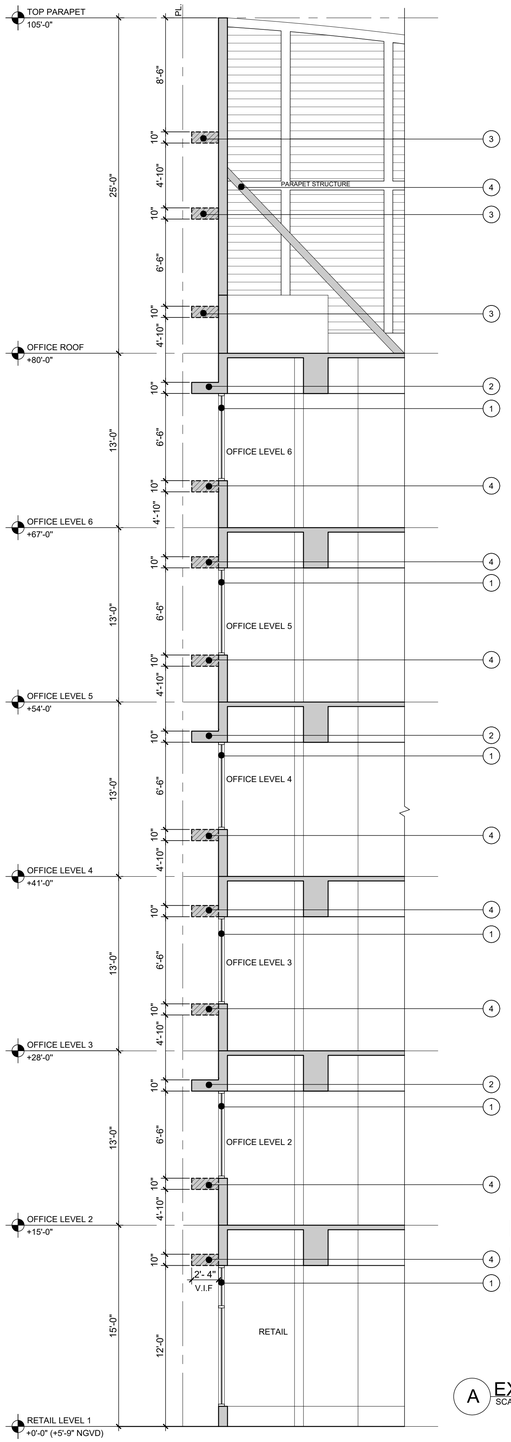
DWG. TITLE
PARKING PLANTER SECTION

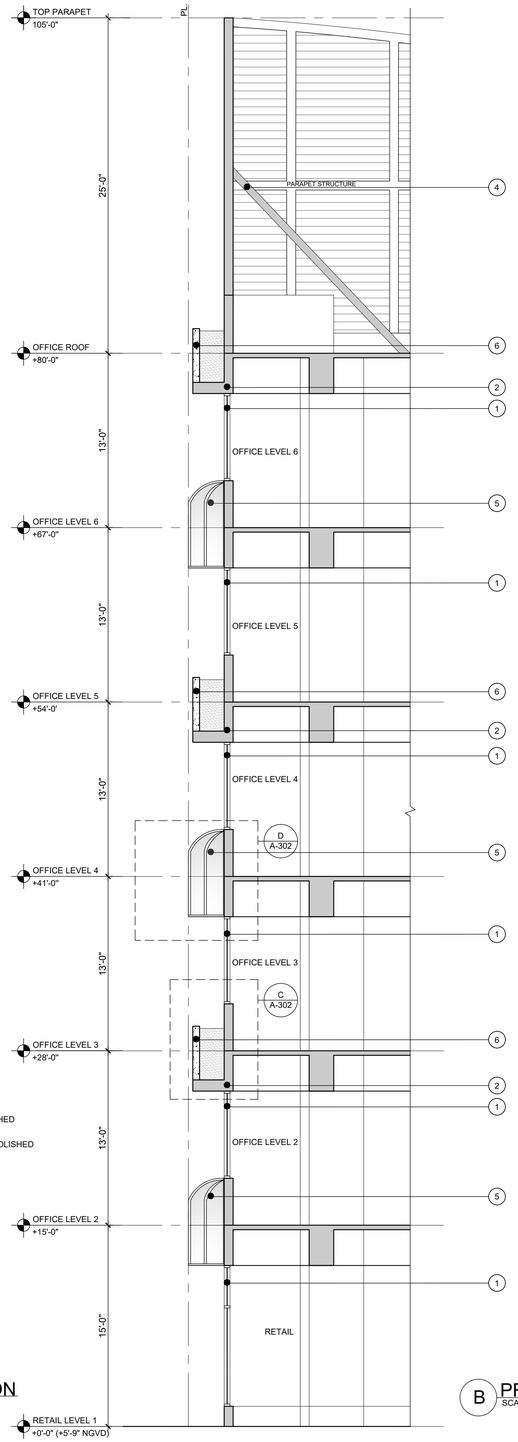
SCALE
AS SHOWN

PROJECT NO.
2023-33

DATE
04-07-24

SHEET NUMBER
A-301





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

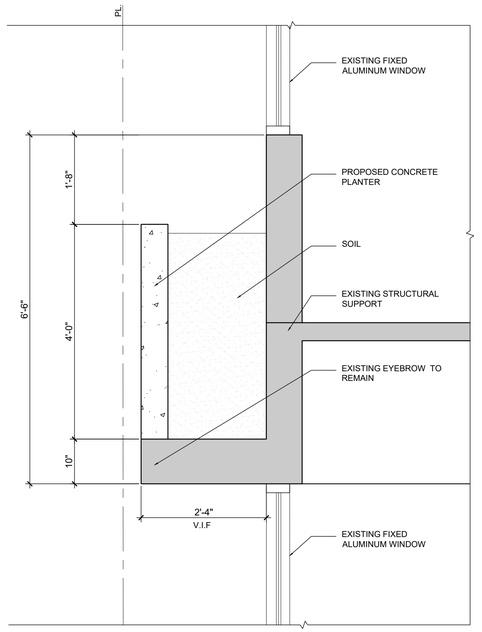
PROPOSED CONCRETE

EXISTING STRUCTURE/CMU

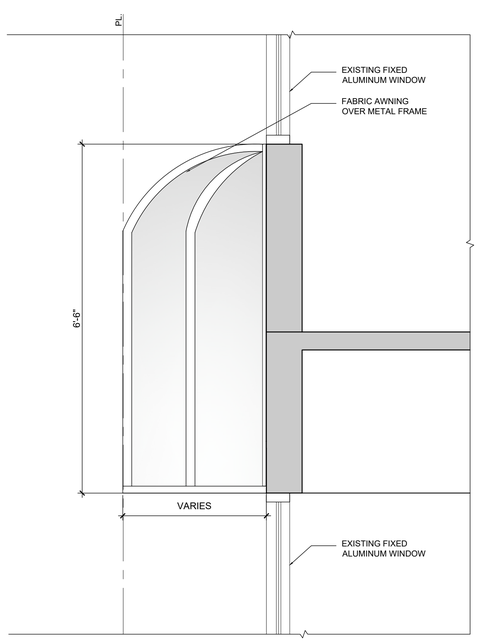
EXISTING EYEBROW TO REMOVE

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

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"

CONSULTANT

THE LINCOLN BL

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DATE | REVISION

DWG. TITLE
OFFICE PLANTER SECTION

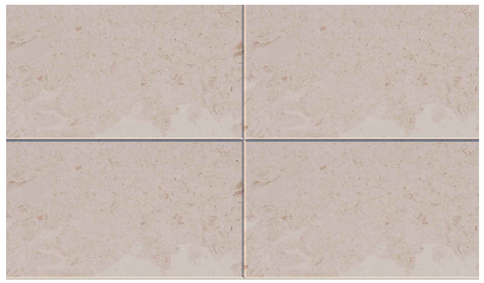
SCALE
AS SHOWN

PROJECT NO.
2023-33

DATE
04-07-24

SHEET NUMBER
A-302

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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△ DATE | REVISION

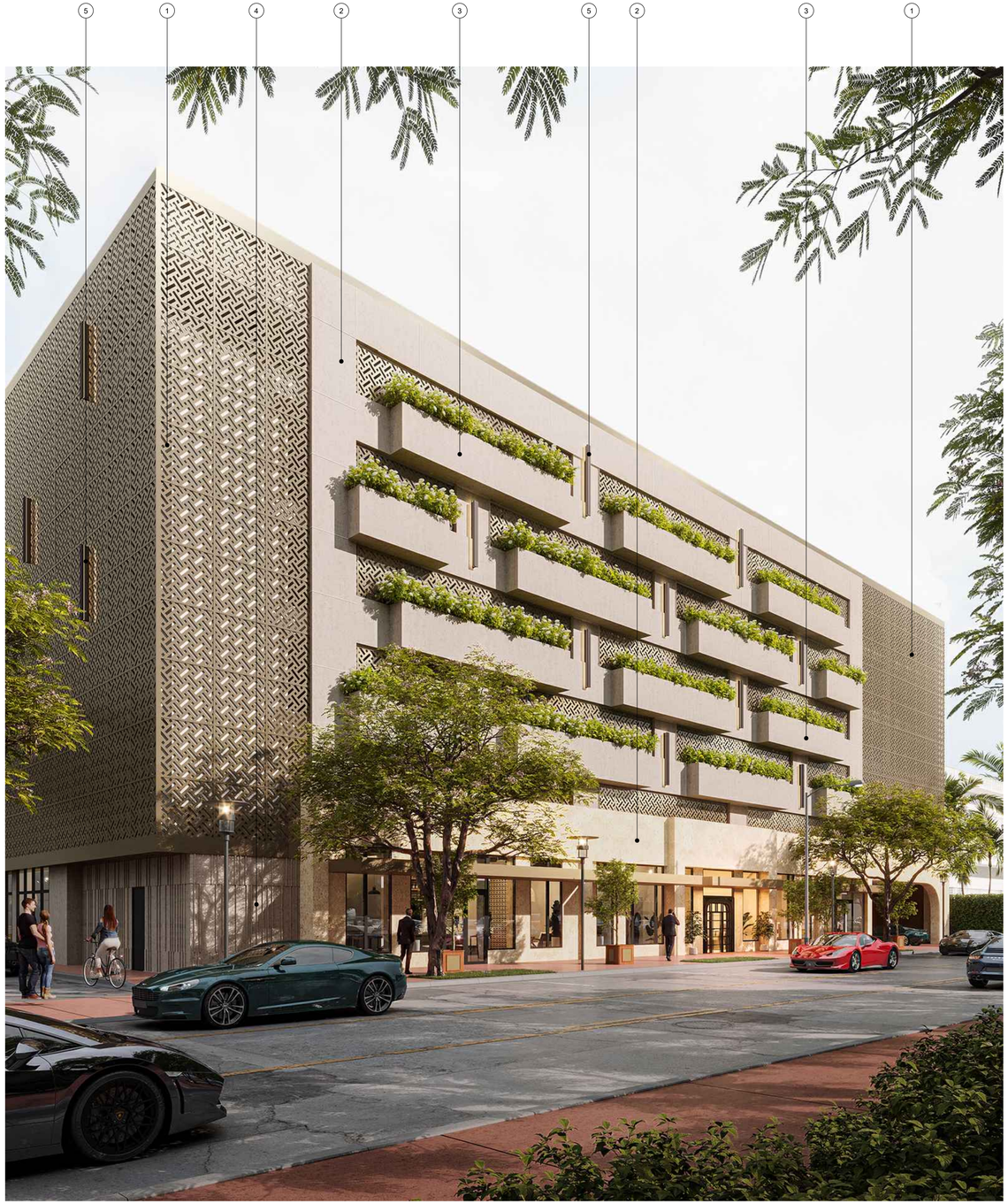
DWG. TITLE
MATERIALS

SCALE
N.T.S

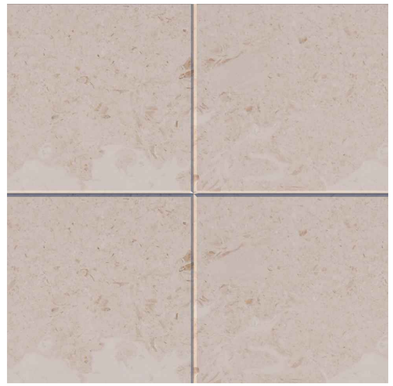
PROJECT NO.
2023-33

DATE
04-07-24

SHEET NUMBER
A-401



1 CUSTOM METAL PERFORATED SCREEN PANELS



2 PROPOSED LIMESTONE VENEER

3 PROPOSED FINISH ON PLANTER
IVORY ROMAN CLAY

4 PROPOSED STACKED STONE
PANEL

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

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MATERIALS

SCALE
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PROJECT NO.
2023-33

DATE
04-07-24

SHEET NUMBER
A-402