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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	06-07-24
SHEET NUMBER	A-000
DATE	REVISION

CONSULTANT

ABBREVIATIONS

MATERIAL LEGEND

PROJECT TEAM

GENERAL NOTES

<b>A</b>	ACOUS. A.C. A.D. AGGR. AL. APPROX. ARCH. ASB. ASPH.	ACOUSTICAL AIR CONDITIONING AREA DRAIN ADJUSTABLE AGGREGATE ALUMINUM APPROXIMATE ARCHITECTURAL ASBESTOS ASPHALT	<b>C</b>	GA. GALV. G.B. G.C. GL. GND. GR. GYP. G.W.B.	GAUGE GALVANIZED GRAB BAR GENERAL CONTRACTOR GLASS GROUND GRADE GYPSUM GYPSUM WALLBOARD	<b>R</b>	R. RAD. R.D. REF. REFL. REFR. RF. RGTR. REINF. REQ. RESIL. RM. R.O. R.WD. R.W.L.	RISER RADIUS ROOF DRAIN REFLECTED REFRIGERATOR ROOF REGISTER REINFORCED REQUIRED RESILIENT ROOM ROUGH OPENING REDWOOD RAIN WATER LEADER
<b>B</b>	BD. BITUM. BLDG. BLK. BLKG. BLKHD. BM. BOT.	BOARD BITUMINOUS BUILDING BLOCK BLOCKING BULKHEAD BEAM BOTTOM	<b>F</b>	H.B. H.C. HDWD. HDWE. H.M. HORIZ. HR. HGT.	HOSE BIB HOLLOW CORE HARD WOOD HARDWARE HOLLOW METAL HORIZONTAL HOUR HEIGHT	<b>S</b>	S. SABF S.C. S.C.D. SCHED. S.D. SECT. SH. SHR. SHT. SIM. S.N.D.	SOUTH SOUND ATTENUATION FIRE BLANKETS SOLID CORE SEAT COVER DISPENSER SCHEDULE SOAP DISPENSER SECTION SHELF SHOWER SHEET SIMILAR SANITARY NAPKIN DISPENSER SANITARY NAPKIN RECEPTACLE SPECIFICATION SQUARE STAINLESS STEEL SERVICE SINK STATION STANDARD STEEL STORAGE STRUCTURAL SUSPEND SYMMETRICAL
<b>C</b>	CAB. CARP. C.B. CEM. CER. C.I. C.G. CLG. CLKG. CLO. CLR. C.M.U. C.O. COL. CONC. CONN. CONSTR. CONT. CORR. CTSK. CNTR. C.T. CTR.	CABINET CARPET CATCH BASIN CEMENT CERAMIC CAST IRON CORNER GUARD CEILING CLOAKING CLOSET CLEAR CONCRETE MASONRY UNIT CASED OPENING COLUMN CONCRETE CONNECTION CONSTRUCTION CONTINUOUS CORRIDOR COUNTERSUNK COUNTER CERAMIC TILE CENTER	<b>I</b>	I.D. IN. INSUL. INT. INV. JAN. JST. JT. KIT. LAB. LAM. LAV. L.F. LKR. LT. LTGT. LTWT.	INSIDE DIAMETER (DIM.) INCH INSULATION INTERIOR INVERT JANITOR JOIST JOINT KITCHEN LABORATORY LAMINATE LAVATORY LINEAR FEET LOCKER LIGHT LIGHTING LIGHT WEIGHT	<b>S</b>	S. S.ABF S.C. S.C.D. SCHED. S.D. SECT. SH. SHR. SHT. SIM. S.N.D. S.N.R. SPEC. SQ. S.ST. S.SK. STA. STD. STL. STOR. STRL. SUSP. SYM.	
<b>D</b>	DBL. DEPT. D.F. DET. DIA. DIM. DISP. DN. D.O. DOR. DWR. DS. D.S.P. DWG.	DOUBLE DEPARTMENT DRINKING FOUNTAIN DETAIL DIAMETER DIMENSION DISPENSER DOWN DOOR OPENING DOOR DRAWER DOWN SPOUT DRY STANDPIPE DRAWING	<b>M</b>	MAX. M.C. MACH. MECH. MEMB. MET. MFR. MH. MIN. MIR. MISC. M.L. M.O. MTD. MUL.	MAXIMUM MEDICINE CABINET MACHINE MECHANICAL MEMBRANE METAL MANUFACTURER MANHOLE MINIMUM MIRROR MISCELLANEOUS MATCH LINE MASONRY OPENING MOUNTED MULLION	<b>T</b>	TRD. T.B. T.C. TEL. TEMP. T. & G. THK. TOIL. T.P. T.P.D. T.V. T.W. TYP. T.O.B. T.O.C. T.O.S.	TREAD TOWEL BAR TOP OF CURB TELEPHONE TEMPERED TONGUE AND GROOVE THICK TOILET TOP OF PAVEMENT TOILET PAPER DISPENSER TELEVISION TOP OF WALL TYPICAL TOP OF BEAM TOP OF CONCRETE TOP OF SLAB
<b>E</b>	E. EA. E.J. EL. ELEC. ELEV. EMER. ENCL. E.P. EQ. EQPT. E.S. E.W.C. EXST. EXP0. EXP. EXT.	EAST EACH EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMERGENCY ENCLOSURE ELECTRICAL PANEL BOARD EQUAL EQUIPMENT EMERGENCY OVERFLOW SCUPPER EXISTING EXPOSED EXPANSION EXTERIOR	<b>N</b>	N. N.I.C. NO. OR # NOM. N.T.S.	NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE	<b>U</b>	UNF. U.O.N. UR.	UNFINISHED UNLESS OTHERWISE NOTED URINAL UNDERWRITERS LAB
<b>F</b>	F.A. F.B. F.D. FDN. F.E. F.E.C. F.H.C. FIN. FL. FLASH. FLUOR. F.O.C. F.O.F. F.O.S. FPRF. F.S. FT. FTG. FURR. FUT.	FIRE ALARM FLAT BAR FLOOR DRAIN FOUNDATION FIRE EXTINGUISHER FIRE EXTINGUISHER CAB. FIRE HOSE CABINET FINISH FLOOR FLASHING FLUORESCENT FACE OF CONCRETE FACE OF FINISH FACE OF STUDS FIREPROOF FULL SIZE FOOT OR FEET FOOTING FURRING FUTURE	<b>O</b>	O.A. OBS. O.C. O.D. OFF. OPNG. OP. HD. OPP. PRCST. P.L. P.T. PL. P.LAM. PLAS. PLYWD. POL. PR. PT. P.T.D. PTN. PTR. Q.T.	OVERALL OBSCURE ON CENTER OUTSIDE DIMENSION OFFICE OPENING OPPOSITE HAND OPPOSITE PRE-CAST PROPERTY LINE PRESSURE TREATED PLATE PLASTIC LAMINATE PLASTER PLYWOOD POLISHED PAIR POINT PARTITION PAPER TOWEL RECEPTACLE QUARRY TILE	<b>V</b>	V.I.F. VERT. V.T. VEST. V.B.	VERIFY IN FIELD VERTICAL VINYL TILE VESTIBULE VAPOR BARRIER


OWNER: CITY OF MIAMI BEACH

LESSEE(S): RK RIVANI LLC 201 S. BISCAYNE BLVD, SUITE 1440 MIAMI, FL 33131

DESIGN/PROJECT ARCHITECT: BELINSON 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

- ALL DIMENSIONS AND CONDITIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID.
- ALL WORK TO BE DONE IN COMPLIANCE WITH THE REQUIREMENTS OF AND ACCEPTABLE TO THE CITY OF MIAMI BEACH BUILDING DEPARTMENT
- ALL MATERIALS SHALL CONFORM WITH ALL PREVAILING CODES. MANUFACTURERS SHALL PROVIDE DADE COUNTY APPROVAL CODES FOR ALL REQUIRED ASSEMBLIES.
- 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.
- COORDINATE ALL STRUCTURAL WORK WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DWGS. FOR VERIFICATION OF LOCATIONS AND DIMENSIONS OF ALL PROJECT REQUIREMENTS.
- SUBMIT MIN 5 SETS SHOP DWGS. FOR ARCHITECTS REVIEW OF ALL ITEM REQUIRING FABRICATION. DO NOT FABRICATE UNTIL REVIEWED.
- ALL MATERIALS AND FIXTURES MUST BE BRAND NEW.
- 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.
- CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO EXCAVATION.
- ALL ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929.
- 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.
- 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.
- 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.
- ALL EXISTING UTILITIES ARE TO REMAIN UNLESS OTHERWISE NOTED.
- 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.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWING SCALE.
- 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.
- FIRE SPRINKLER SYSTEM IS DESIGN BUILD BY THE CONTRACTOR. CONTRACTOR SHALL COMPLETE 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.
- COORDINATE ALL ROOF PENETRATIONS WITH MEP DWGS. ROOFING UNDER SEPARATE PERMIT.
- 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.
- 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING FOR AND OBTAINING ALL TRADE PERMITS AND OTHER PERMITS AS MAY BE REQUIRED BY THE JURISDICTIONS HAVING AUTHORITY OVER THE PROJECT.
- 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.
- 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.
- ALL BUILDINGS SHALL HAVE A PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES AS PER FBC 1816.17. 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."
- 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 PROVIDED 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 TERMITES PREVENTION IS USED, FINAL EXTERIOR TREATMENT SHALL BE COMPLETED PRIOR TO FINAL BUILDING APPROVAL.
- 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.
- TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN ON PLANS ARE TAKEN FROM A SURVEY PREPARED BY DELTA MAPPING & SURVEYING, Inc. DATED 5-09-2022
- ALL CEILING HEIGHT THROUGH OUT THE VENUE TO COMPLY WITH FPPC 8TH ED. SECT. 7.1.5.
- ALL NEW STAIR, HANDRAILS & GUARDRAILS TO COMPLY WITH FPPC 8TH ED. SECT.7.2.2 TABLE 7.2.2.2.1.1 (a). ALL EXISTING STAIR STAIR, HANDRAILS & GUARDRAILS TO COMPLY WITH FPPC 8TH ED. SECT.7.2.2.2.1.1 (b)

SYMBOL LEGEND

	DOOR SYMBOL		wall construction		wall type
	room name / finish schedule		room number		exterior & interior elevation symbol
	bldg. / partial & detail section symbol		detail number		detail number
	notes		COLUMN REFERENCE		NUMBER OR LETTER
	notes		ELEVATION		EL 0'-0" FINISH FLOOR
	DRAWING REVISION		REVISION NUMBER		

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

DRAWING INDEX

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A-003	CONTEXTUAL IMAGES
A-004	CONTEXTUAL IMAGES
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R-001	RENDERING
R-002	RENDERING
R-003	RENDERING
R-004	RENDERING
R-005	RENDERING
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LA1-01	EXISTING TREE DISPOSITION PLAN
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LA2-01	HARDSCAPE LAYOUT PLAN
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LA3-03	PLANTING PLAN LEVEL 3
LA3-04	PLANTING PLAN LEVEL 4
LA3-05	PLANTING PLAN LEVEL 5
LA3-06	PLANTING SPECS & DETAILS

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	Required	Existing	Proposed	Deficiencies
1	Address: 1691 Michigan Avenue				
2	Board file number(s), Determination of Architectural Significance				
3	Located within a Local Historic District (Yes or No):				
4	Individual Historic Site (Yes or No):				
5	Base Flood Elevation:	EA (+8)	Grade value in NGVD:	+4'-10"NGVD	
6	Adjusted grade (B1 (+Grade / 3))				
7	Proposed Use:	Business			
8	Proposed Accessory Use:				
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):				
<b>ZONING INFORMATION / CALCULATION</b>					
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 setback	0	0	0	
b	Side setback	0	0	0	
c	Side facing street setback	0	0	0	
d	Rear setback	5	5'-9";3'-2"	5'-9";3'-2"	



LOCATION MAP  
SCALE: N.T.S.

**THE LINCOLN BL**  
1691 MICHIGAN  
MIAMI BEACH, FL 33139

**BGA**rchitects

DWG. TITLE	GENERAL NOTES AND INDEX
SCALE	N.T.S.
PROJECT NO.	2023-33
DATE	06-07-24
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.
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.
- (MNT) NO DIVISION OR PARTY WALLS WERE DESIGNATED BY THE CLIENT OR LOCATED BY SURVEYOR WITH RESPECT TO ADJOINING PROPERTIES.
- (MNU) 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.
- (MNV) AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, BUILDING ADDITIONS.
- (MND) 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.
- (MNF) 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.
- (MND) 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.
- (MNF) THIS SURVEY IS NOT INTENDED FOR CONSTRUCTION OR CONSTRUCTION DESIGN PURPOSES.
- (MND) ADJOINER INFORMATION SHOWN HEREON WAS OBTAINED FROM THE COUNTY'S PROPERTY APPRAISER WEB SITE.
- (MNV) AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A BURIAL GROUND OR CEMETERY.
- (MNF) BUILDING HEIGHT IS THE ARCHITECTURAL HEIGHT TAKEN AT THE LOCATION SPECIFIED HEREON.
- (MNU) 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
- 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		

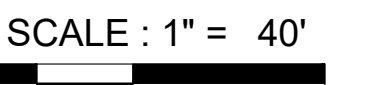
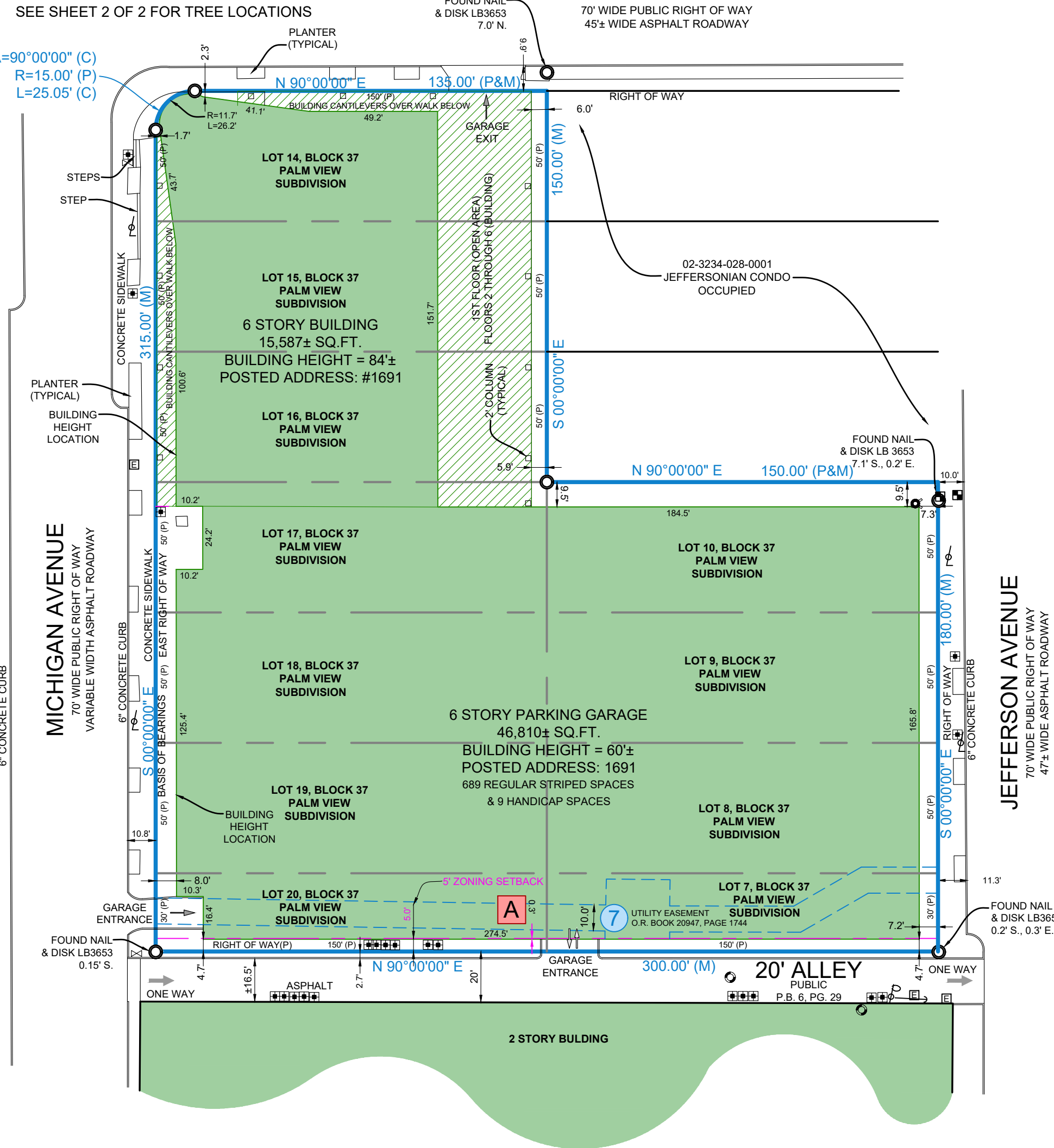
**LEGAL**

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**



**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 1209603317L, 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

**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, 7b, 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.nvs.com/services/real-estate-transaction-services bockmaywehelpyou@nvs.com



C SITE IMAGE\*



D SITE IMAGE\*

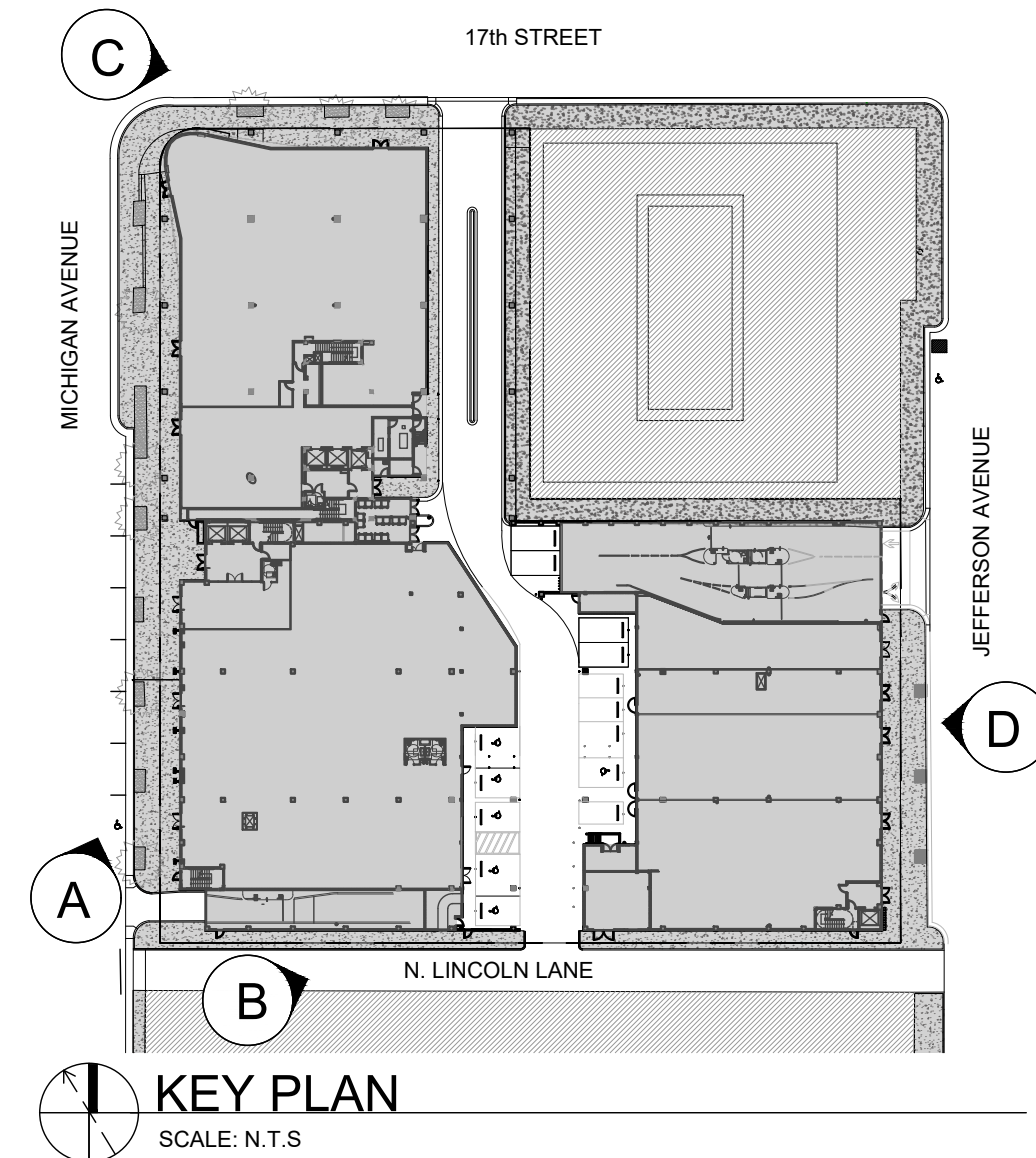


A SITE IMAGE\*



B SITE IMAGE\*

\*PHOTOS WERE TAKEN ON 01/ 16/ 2024



THE LINCOLN BL  
1691 MICHIGAN  
MIAMI BEACH, FL 33139

**BGA**rchitects

DATE	REVISION	DWG. TITLE	SITE IMAGES
		SCALE	N.T.S
		PROJECT NO.	2023-33
		DATE	06-07-24
		SHEET NUMBER	A-002



C CONTEXTUAL IMAGE\*

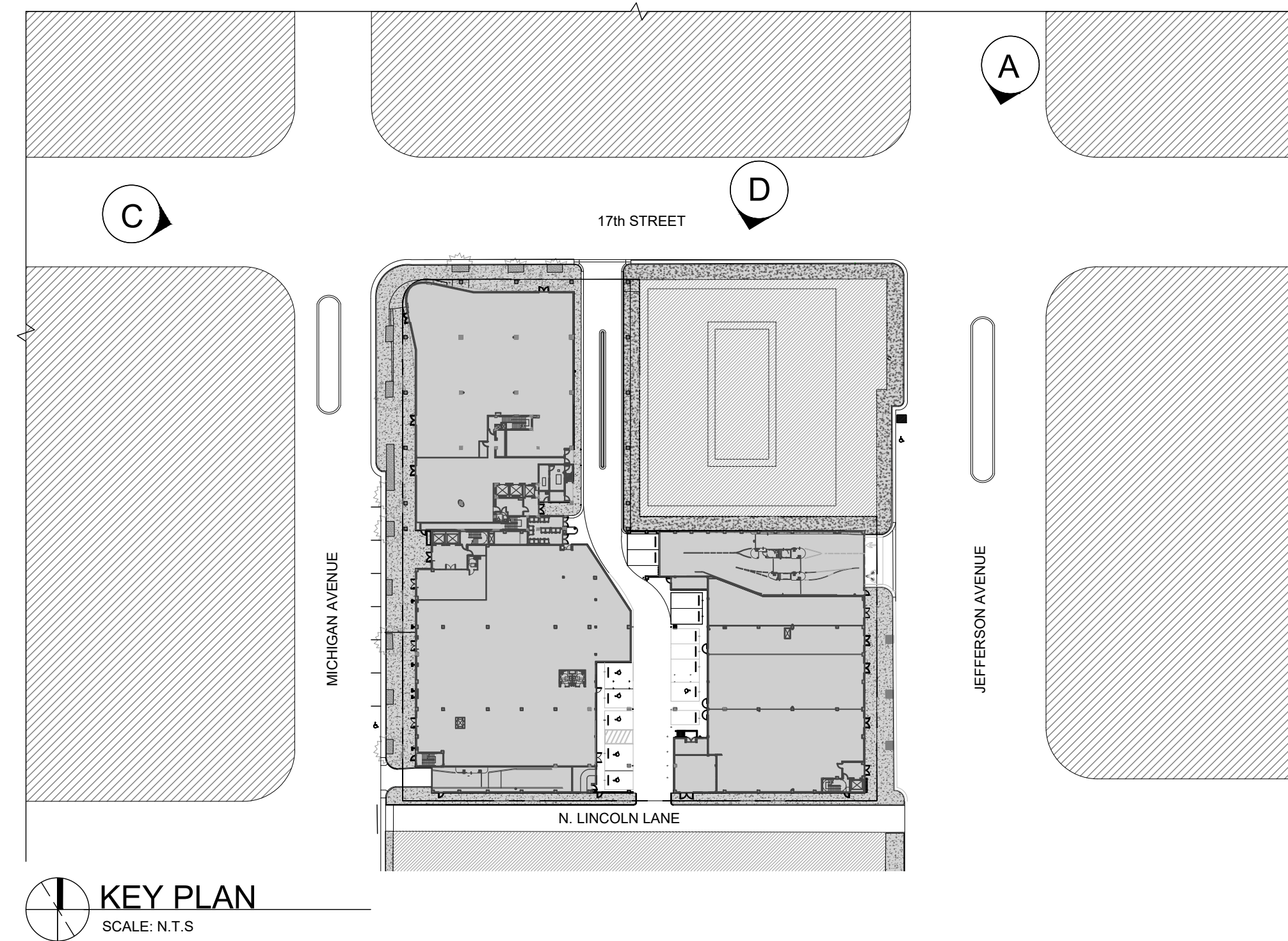


D CONTEXTUAL IMAGE\*



A CONTEXTUAL IMAGE\*

\*PHOTOGRAPHS WERE TAKEN ON 04/ 02/ 2024



**THE LINCOLN BL**  
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DWG. TITLE	CONTEXTUAL IMAGES
SCALE	N.T.S.
PROJECT NO.	2023-33
DATE	06-07-24
SHEET NUMBER	A-003
DATE	REVISION

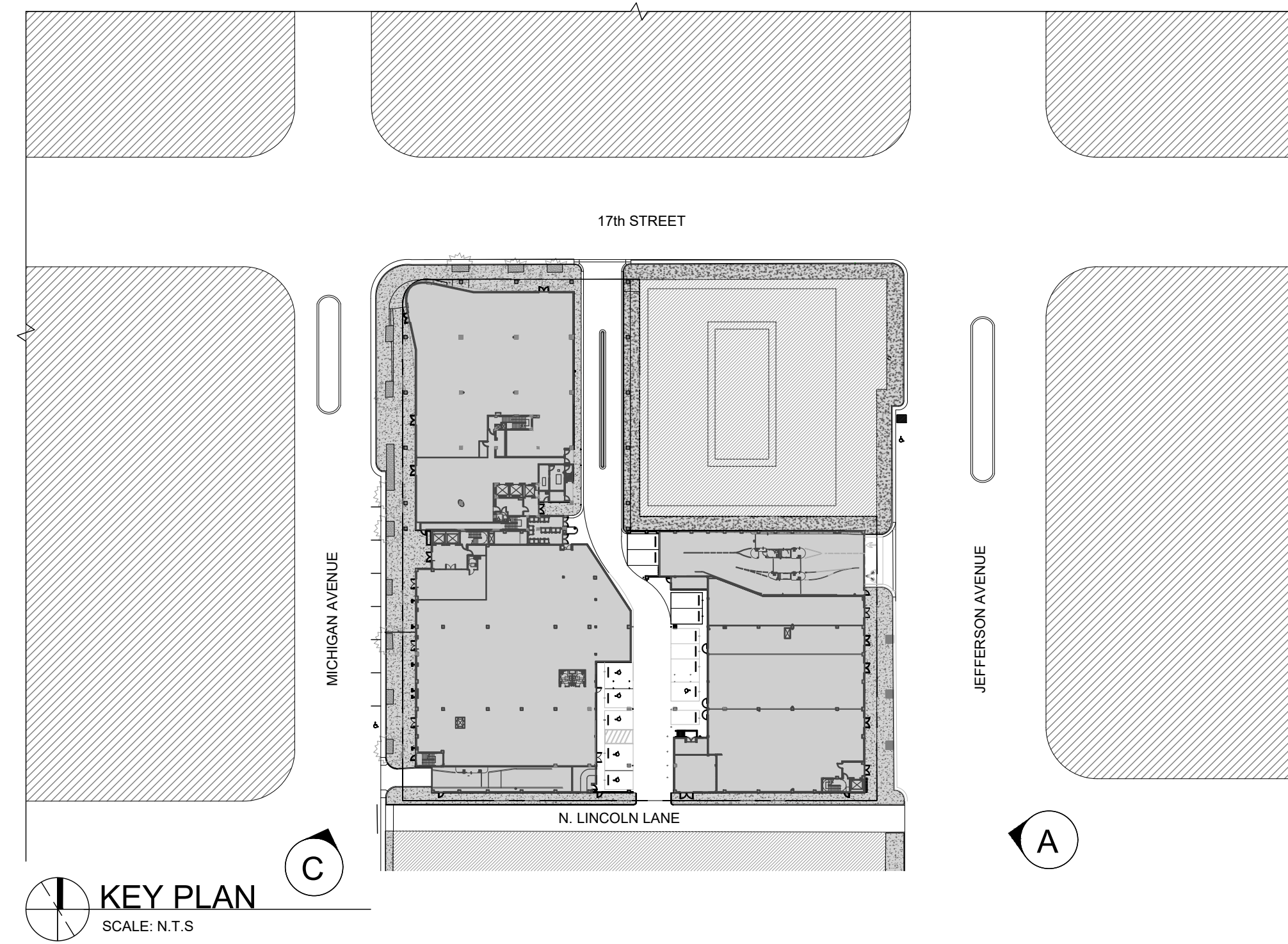


C CONTEXTUAL IMAGE\*



A CONTEXTUAL IMAGE\*

\*PHOTOGRAPHS WERE TAKEN ON 04/ 02/ 2024

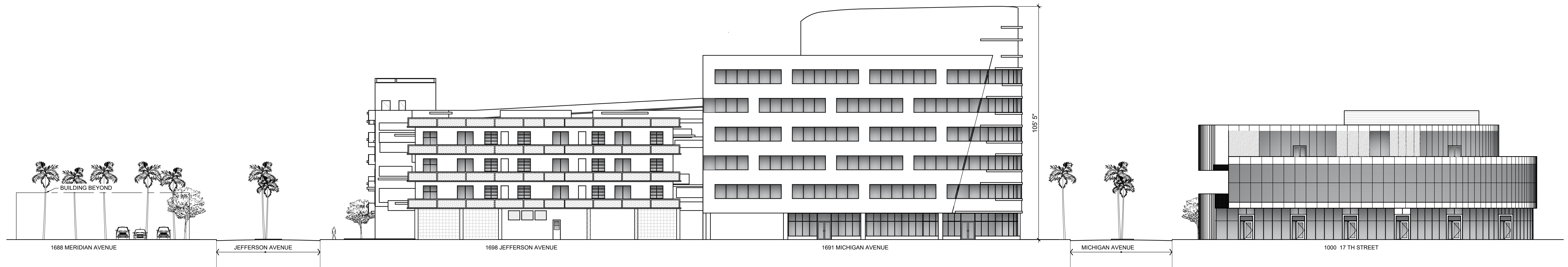


KEY PLAN  
SCALE: N.T.S.

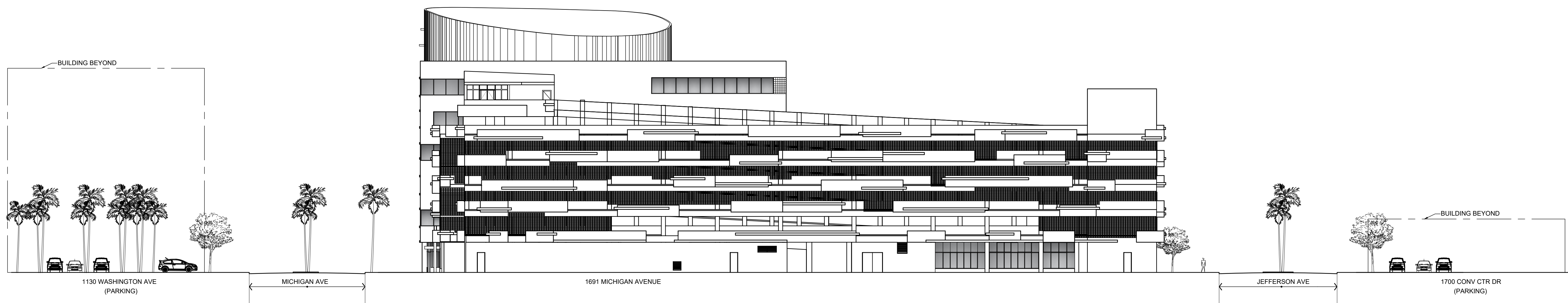
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DWG. TITLE	CONTEXTUAL IMAGES
SCALE	VARIES
PROJECT NO.	2023-33
DATE	06-07-24
SHEET NUMBER	A-004
DATE	REVISION



A CROSS SECTION ( NORTH ELEVATION )



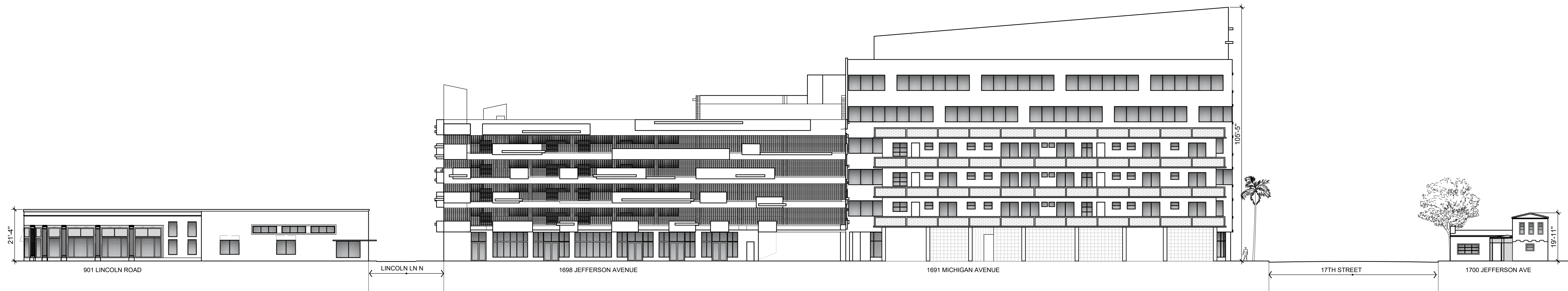
A CROSS SECTION ( SOUTH ELEVATION )

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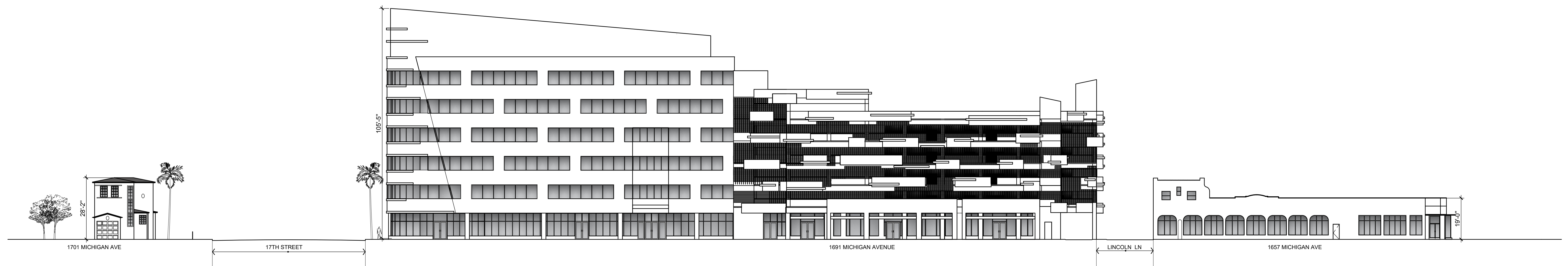
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DWG. TITLE	CONTEXTUAL NORTH AND SOUTH ELEVATION LINE
SCALE	N.T.S.
PROJECT NO.	2023-33
DATE	06-07-24
SHEET NUMBER	A-005
DATE	REVISION



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	06-07-24
SHEET NUMBER	A-006
DATE	REVISION



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DWG. TITLE	RENDERING
SCALE	N.T.S
PROJECT NO.	2023-33
DATE	06-07-24
SHEET NUMBER	R-001
DATE	REVISION



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DWG. TITLE	RENDERING
SCALE	N.T.S
PROJECT NO.	2023-33
DATE	06-07-24
SHEET NUMBER	R-002
DATE	REVISION



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SCALE	N.T.S
PROJECT NO.	2023-33
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SHEET NUMBER	R-003
DATE	REVISION



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DWG. TITLE	RENDERING
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PROJECT NO.	2023-33
DATE	06-07-24
SHEET NUMBER	R-004
DATE	REVISION



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DWG. TITLE	RENDERING
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DWG. TITLE	RENDERING
SCALE	N.T.S
PROJECT NO.	2023-33
DATE	06-07-24
SHEET NUMBER	R-006
△ DATE	REVISION

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CONSULTANT