



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

RESUBMITTAL
08-11-2024
DRB24-1009

THE LINCOLN BL
1691 MICHIGAN
MIAMI BEACH, FL 33139

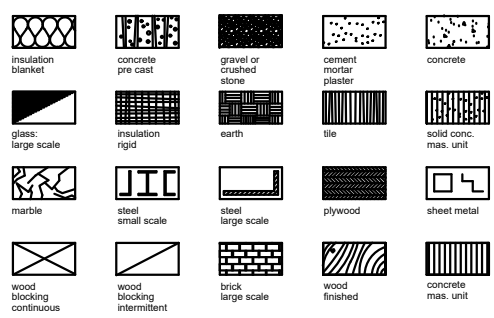


	DWG. TITLE	COVER
	SCALE	N.T.S.
	PROJECT NO.	2023-33
	DATE	08-09-2024
	SHEET NUMBER	A-000
Δ	DATE	REVISION

ABBREVIATIONS

Table of abbreviations for architectural elements, materials, and construction details, organized by letter (A through Z).

MATERIAL LEGEND

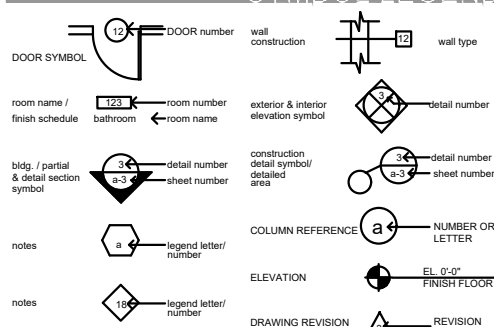


OWNER: CITY OF MIAMI BEACH
LESSEE(S): RK RIVANI LLC
DESIGN/PROJECT ARCHITECT: BELINSON GOMEZ ARCHITECTS PA
LANDSCAPE ARCHITECT: GARDNER SEMLER DESIGN

GENERAL NOTES

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

SYMBOL LEGEND



APPLICABLE CODES

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

DRAWING INDEX

Table listing drawing sheets (A-000 to A-402) and their corresponding titles, such as COVER, SITE IMAGES, and EXISTING TREE DISPOSITION PLAN.

PROJECT INFORMATION

SCOPE OF WORK
PROPOSED FACADE IMPROVEMENT
LEGAL DESCRIPTION
LOT 5 7 THROUGH 10, INCLUSIVE, AND LOTS 14 THROUGH 20, INCLUSIVE, IN BLOCK 37, PALM VIEW SUBDIVISION...

OCCUPANCY CLASSIFICATION
BUSINESS - GROUP-B
ALTERATION LEVEL 2 - (AS PER FBC 2023 8TH CHAPTER 5)

FIRE ALARM SYSTEM AND SPRINKLE SYSTEM
THIS BUILDING IS PROTECTED BY A VOICE FIRE ALARM SYSTEM AND A FIRE SPRINKLE SYSTEM

ZONING DATA SHEET

Zoning data sheet table with columns for Item #, Project Information, and Zoning Information/Calculation.



LOCATION MAP
SCALE: N.T.S.

- 22. 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.
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.

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



C SITE IMAGE*



D SITE IMAGE*

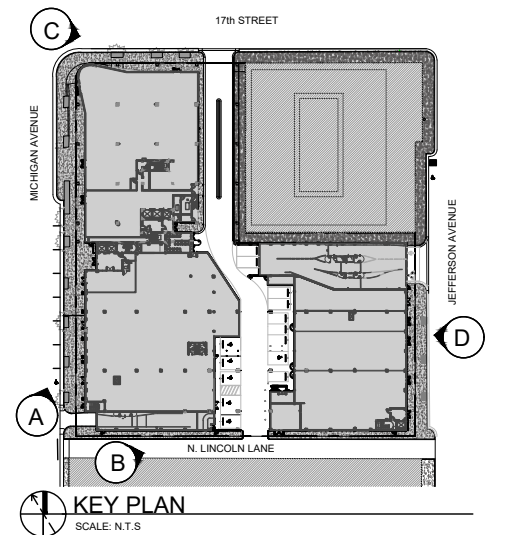


A SITE IMAGE*



B SITE IMAGE*

*PHOTOS WERE TAKEN ON 01/ 16/ 2024



KEY PLAN
SCALE: N.T.S

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DWG. TITLE	SITE IMAGES
SCALE	N.T.S
PROJECT NO.	2023-33
DATE	08-09-2024
SHEET NUMBER	A-002
DATE	REVISION



C CONTEXTUAL IMAGE*

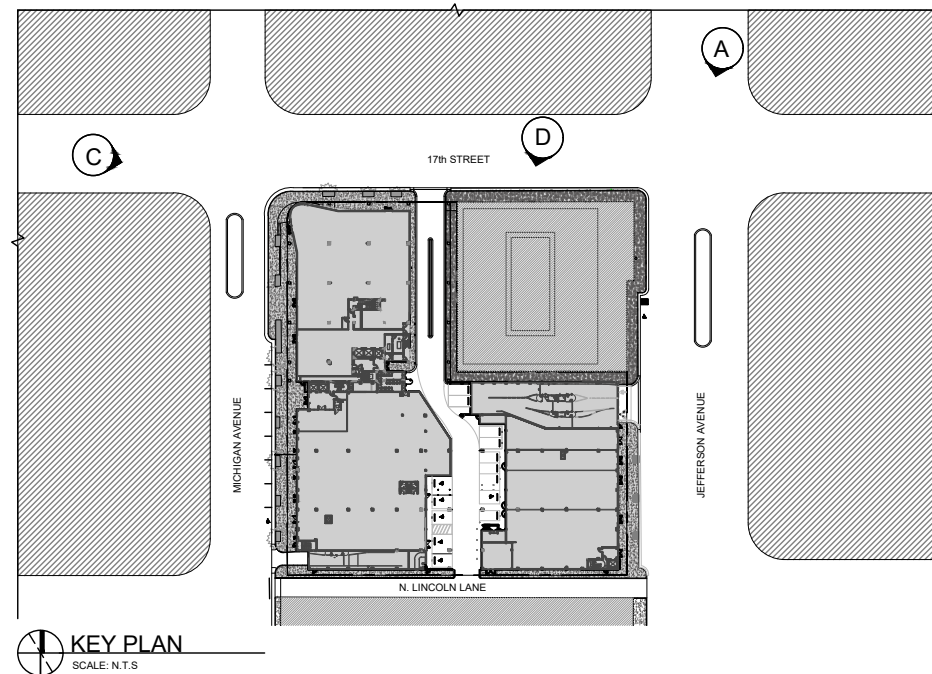


D CONTEXTUAL IMAGE*



A CONTEXTUAL IMAGE*

*PHOTOGRAPHS WERE TAKEN ON 04/ 02/ 2024



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DWG. TITLE	CONTEXTUAL IMAGES
SCALE	N.T.S.
PROJECT NO.	2023-33
DATE	08-09-2024
SHEET NUMBER	A-003
DATE	REVISION

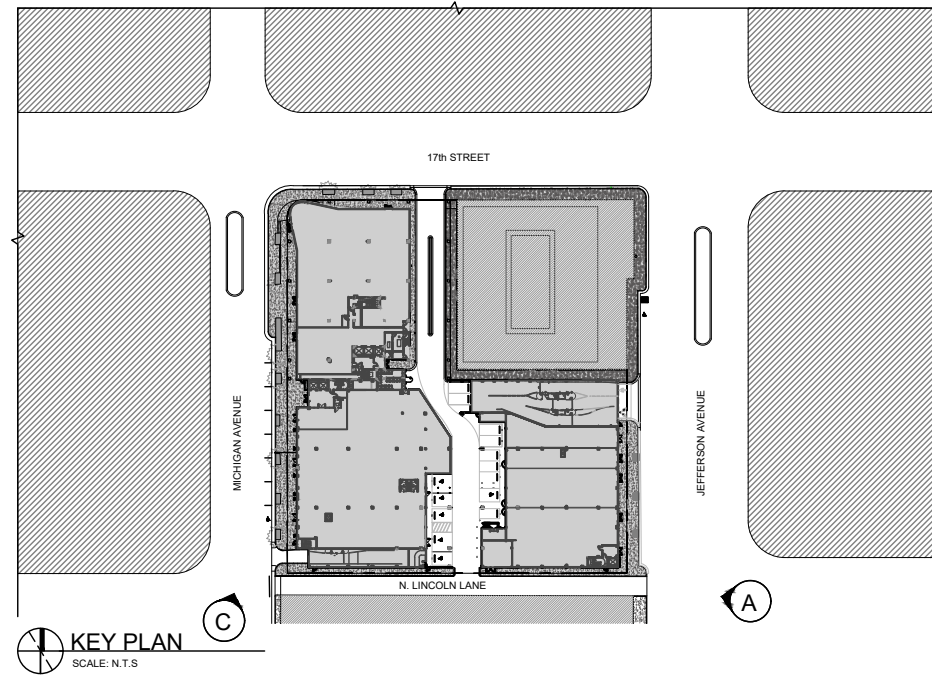


C CONTEXTUAL IMAGE*



A CONTEXTUAL IMAGE*

*PHOTOGRAPHS WERE TAKEN ON 04/ 02/ 2024

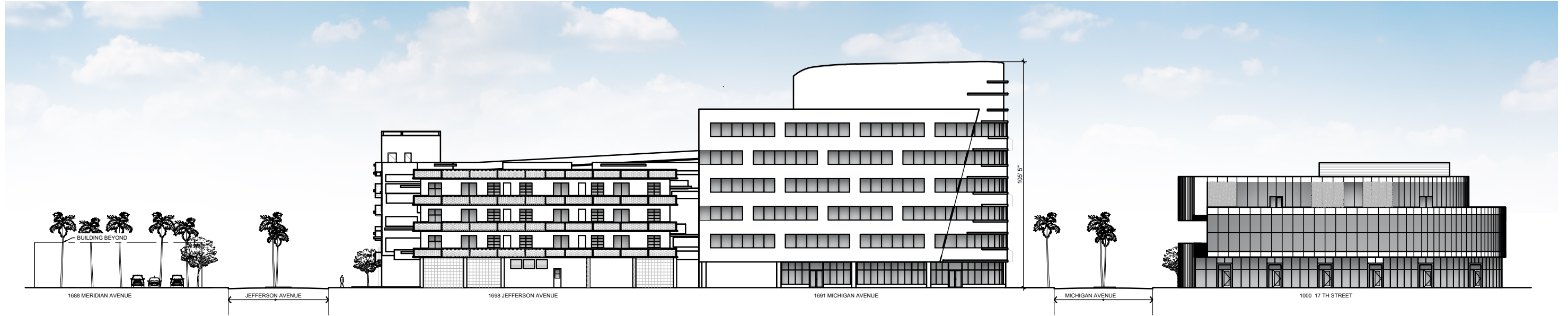


KEY PLAN
SCALE: N.T.S.

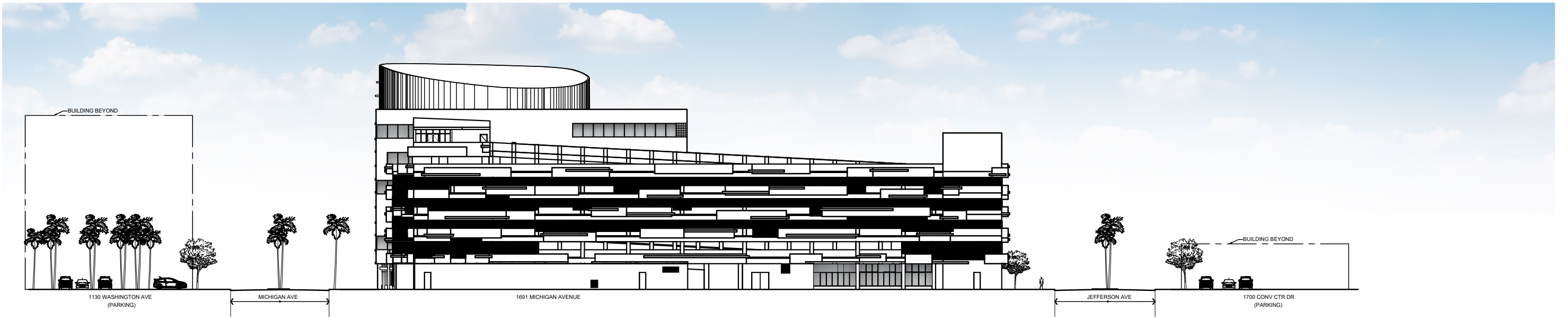
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DWG. TITLE	CONTEXTUAL IMAGES
SCALE	N.T.S.
PROJECT NO.	2023-33
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DATE	REVISION



(A) CROSS SECTION (NORTH ELEVATION)



(A) CROSS SECTION (SOUTH ELEVATION)

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DWG. TITLE	CONTEXTUAL NORTH AND SOUTH ELEVATION LINE
SCALE	N.T.S.
PROJECT NO.	2023-33
DATE	08-09-2024
SHEET NUMBER	A-005
DATE	REVISION



A CROSS SECTION (EAST ELEVATION)



B CROSS SECTION (WEST ELEVATION)

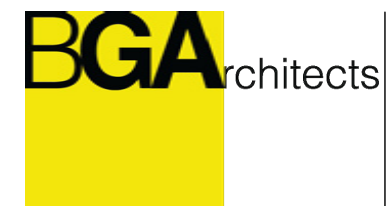
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DWG. TITLE		CONTEXTUAL EAST AND WEST ELEVATION LINE
SCALE		N.T.S
PROJECT NO.		2023-33
DATE		08-09-2024
SHEET NUMBER		A-006
DATE	REVISION	



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	DWG. TITLE	RENDERING
	SCALE	N.T.S
	PROJECT NO.	2023-33
	DATE	08-09-2024
	SHEET NUMBER	R-001
Δ	DATE	REVISION



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



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CONSULTANT

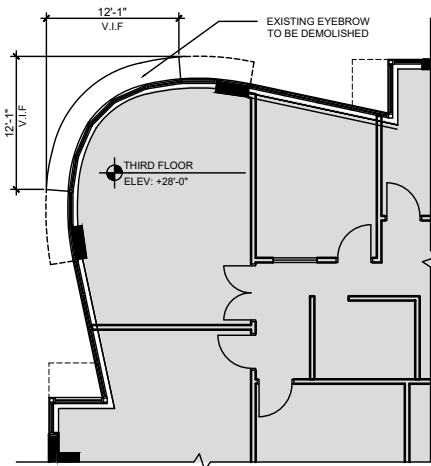
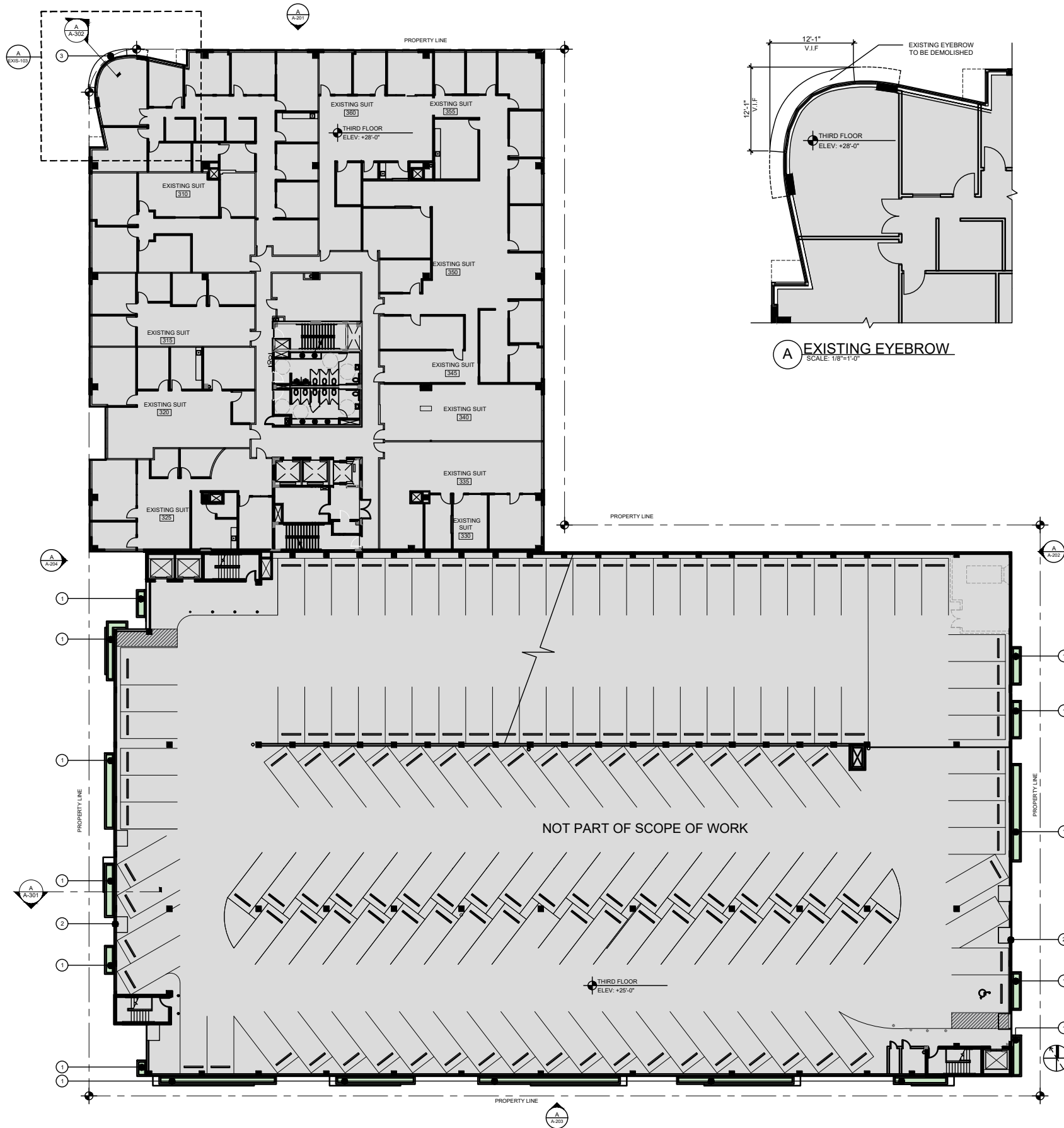
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	SCALE	N.T.S.
	PROJECT NO.	2023-33
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	SHEET NUMBER	R-003
Δ	DATE	REVISION



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	DWG. TITLE	RENDERING
	SCALE	N.T.S.
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	SHEET NUMBER	R-004
Δ	DATE	REVISION



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

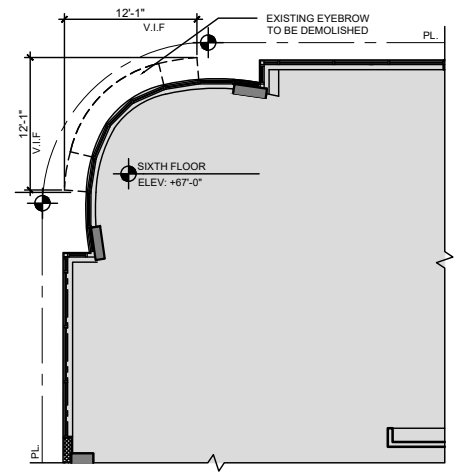
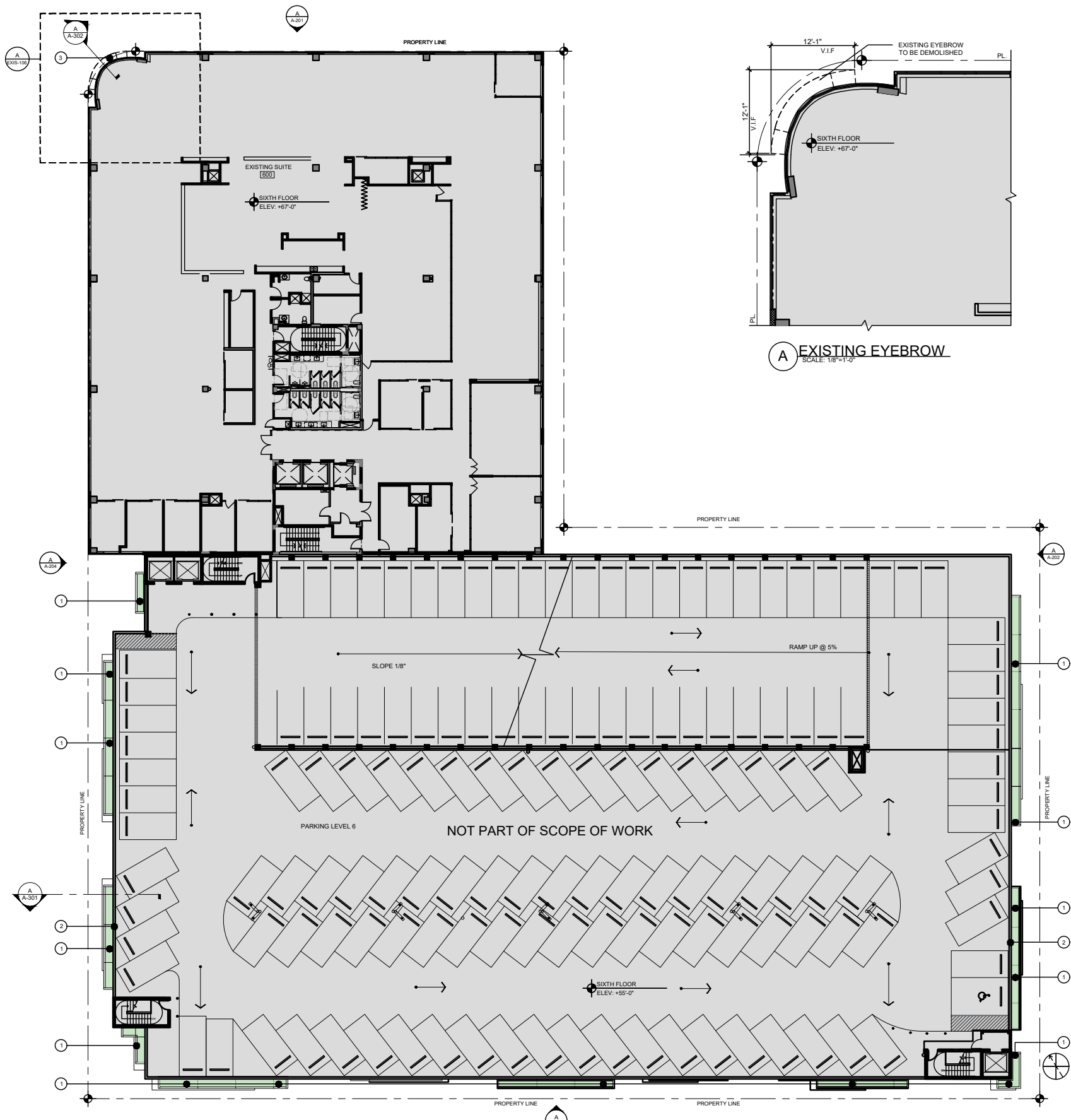
KEY NOTES

- ① EXISTING CONCRETE PLANTER TO BE DEMOLISHED (REFER TO WALL SECTION AND EXISTING ELEVATION FOR PLANTER 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 THIRD FLOOR PLAN
SCALE	N.T.S.
PROJECT NO.	2023-33
DATE	08-09-2024
SHEET NUMBER	EXIST-103
DATE	REVISION



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

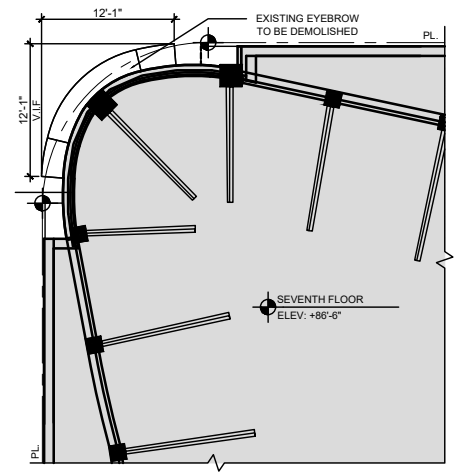
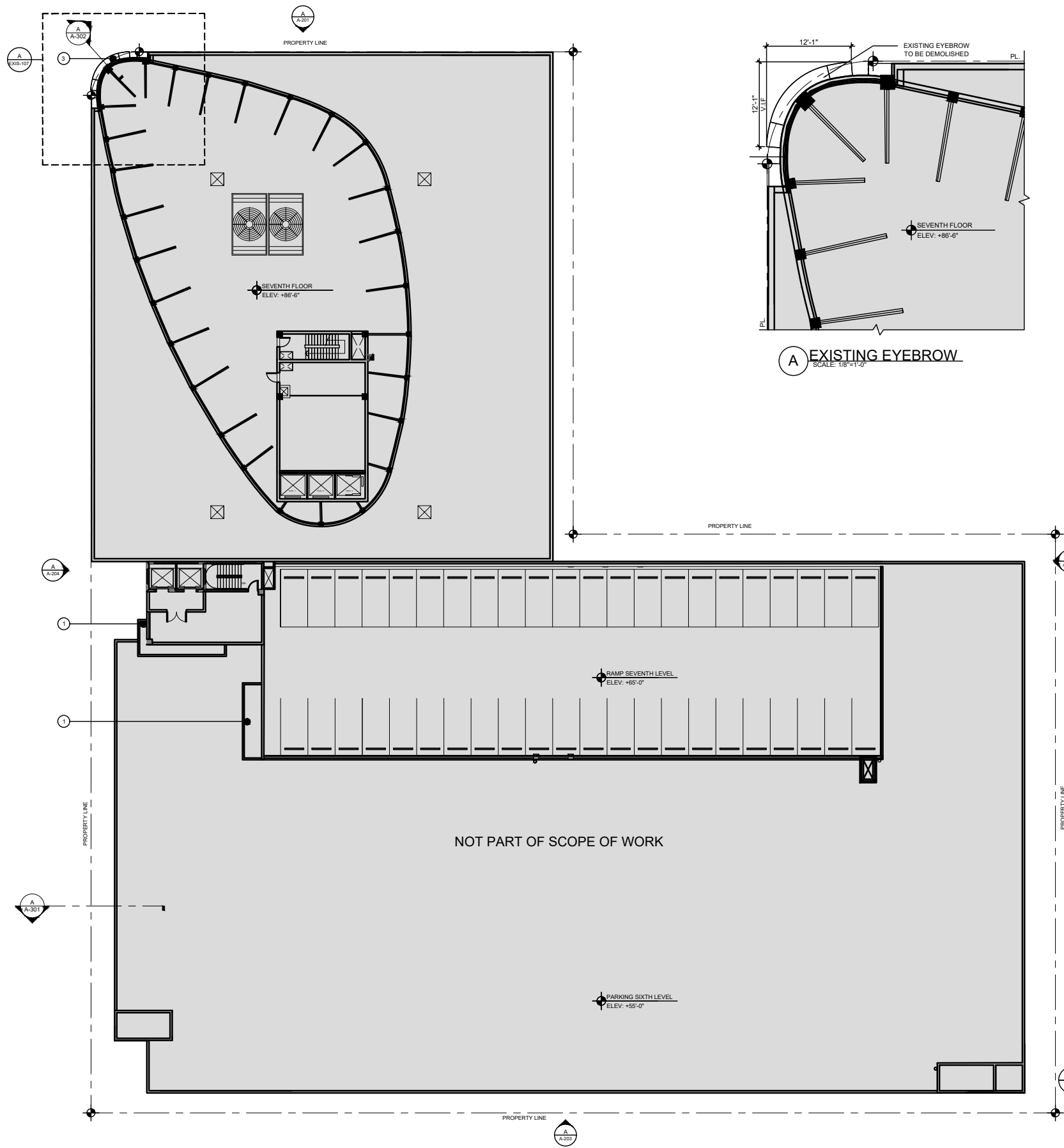
KEY NOTES

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

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DWG. TITLE	EXISTING SIXTH FLOOR PLAN
SCALE	AS SHOWN
PROJECT NO.	2023-33
DATE	08-09-2024
SHEET NUMBER	EXIST-106
DATE	REVISION



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

KEY NOTES

- ① EXISTING CONCRETE PLANTER TO BE DEMOLISHED (REFER TO WALL SECTION AND EXISTING ELEVATION FOR PLANTER 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 SEVENTH FLOOR ROOF PLAN
SCALE	AS SHOWN
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SHEET NUMBER	EXIST-107
DATE	REVISION



① ALUMINUM GRILL



② EXISTING OFFICE BUILDING EYEBROW



③ SMOOTH TEXTURE STUCCO FINISH

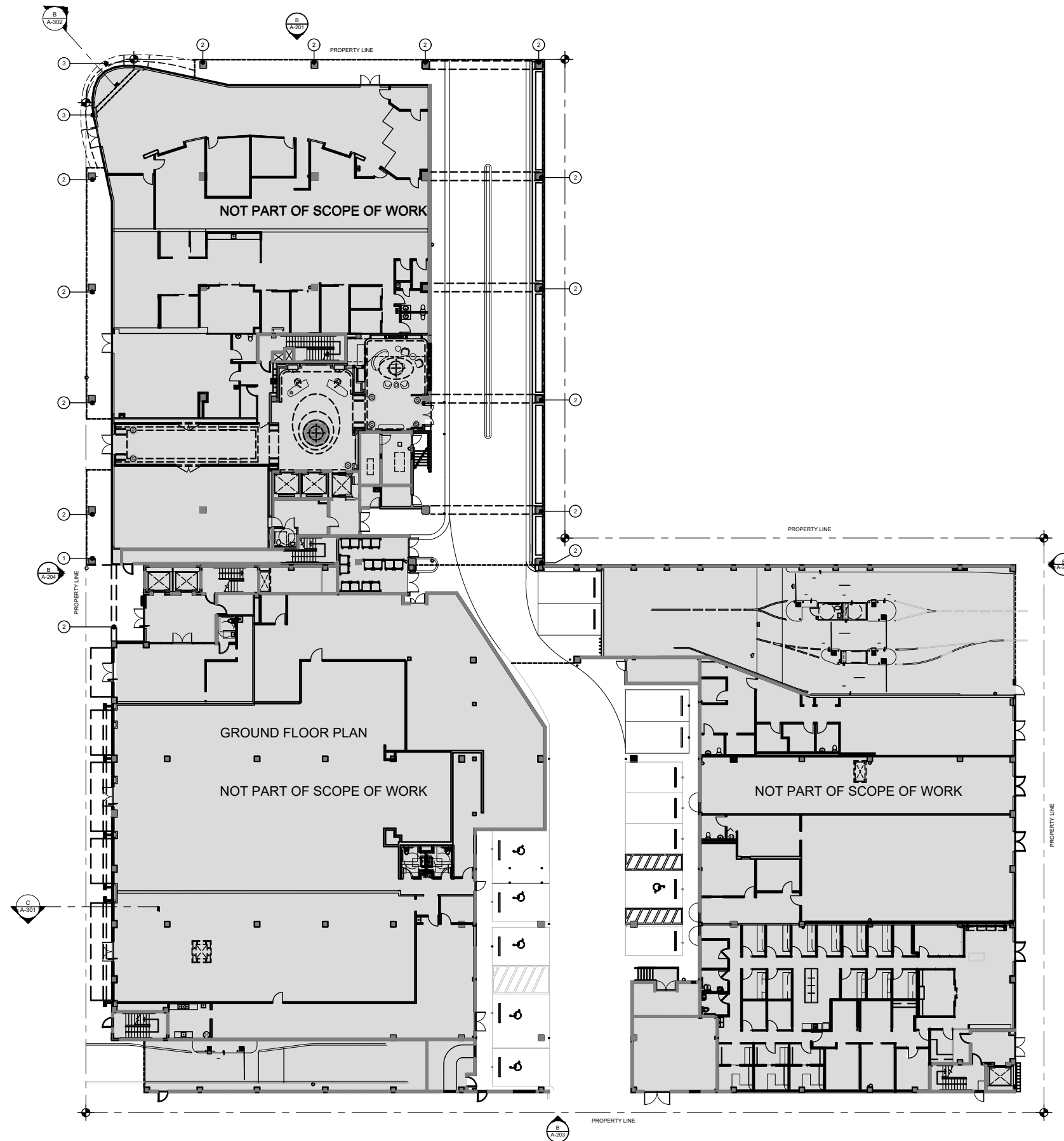



④ EXISTING SILVER MULLION

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



- LEGEND**
- ① PROPOSED BEAM ABOVE
 - ② EXISTING COLUMN TO REMAIN, WITH PROPOSED CHAMPAGNE-ACID WASH STUCCO FINISH. REFER TO MATERIALS
 - ③ PROPOSED AWNING ABOVE (UNDER SEPARATED PERMIT)
 - NOT PART OF SCOPE OF WORK
- 

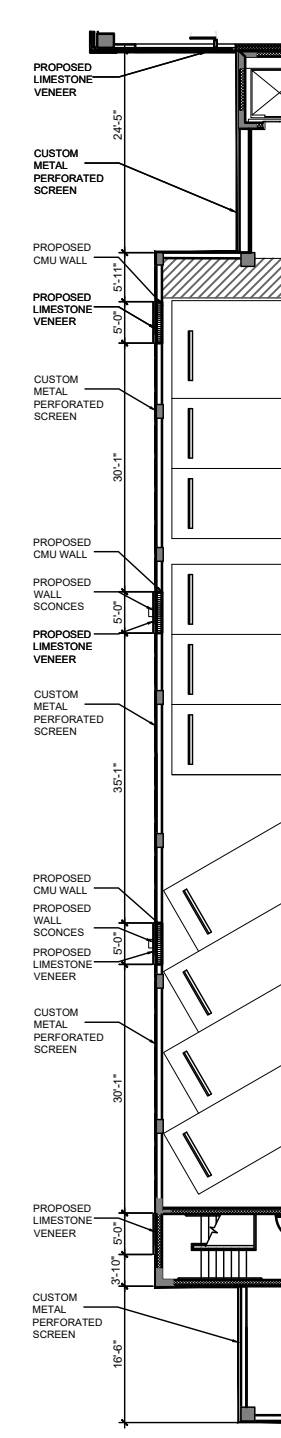
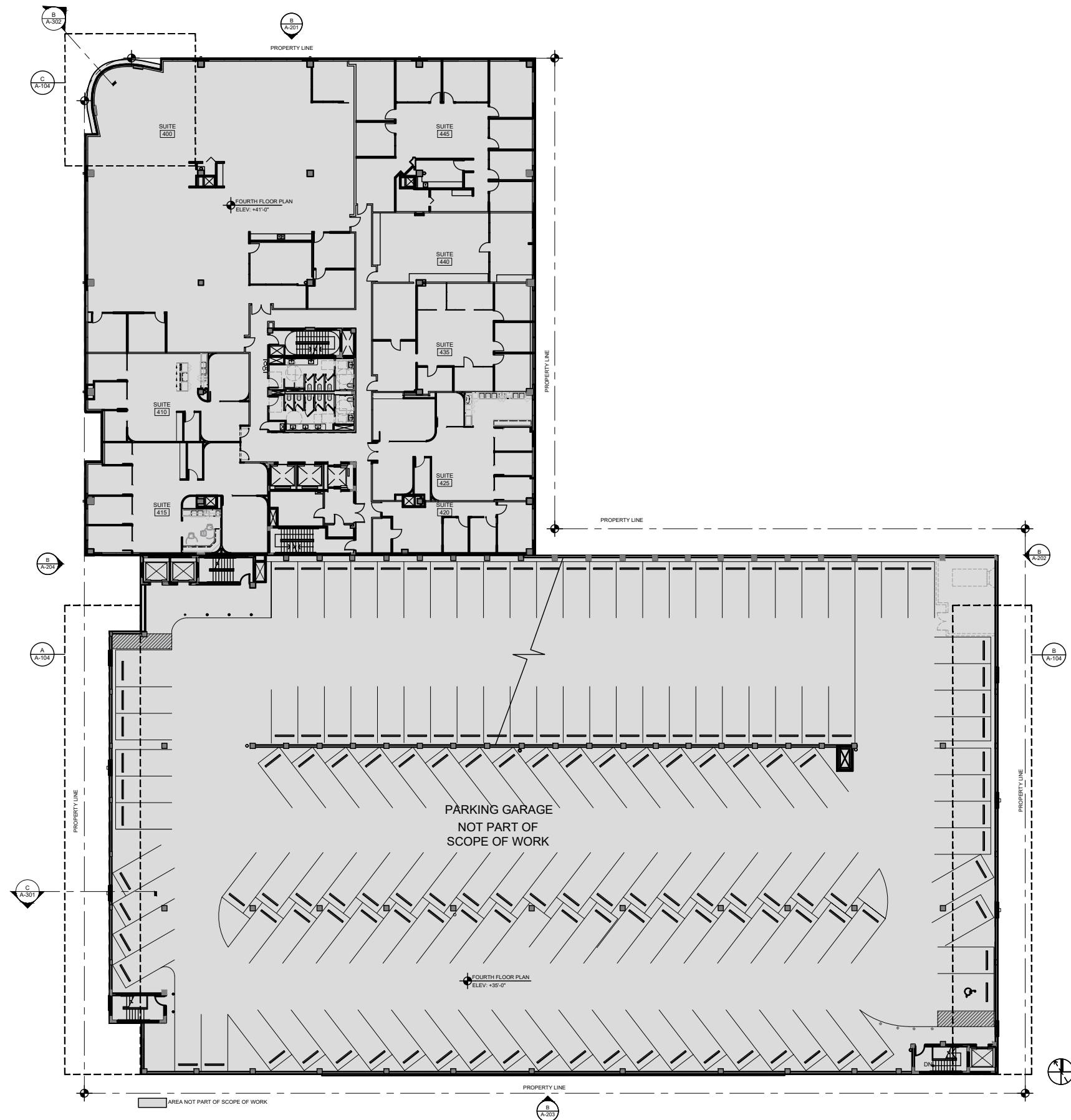
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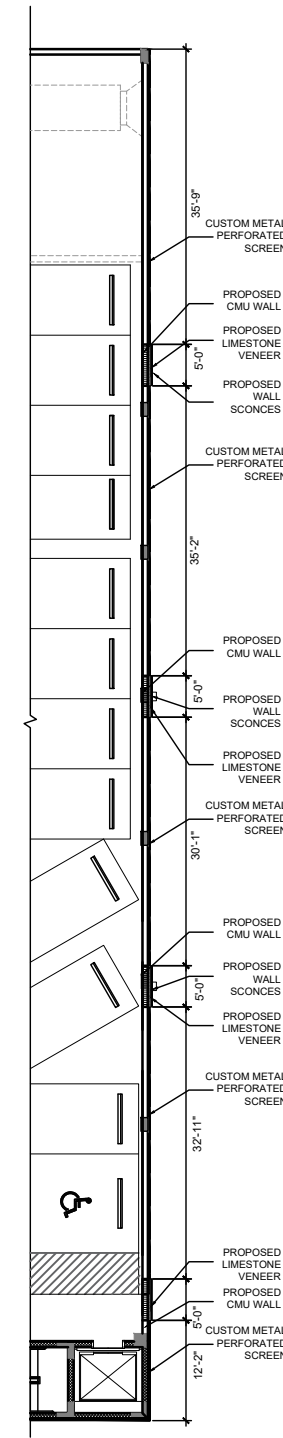
DWG. TITLE	PROPOSED GROUND FLOOR PLAN
SCALE	08-09-2024
PROJECT NO.	2023-33
DATE	08-14-24
SHEET NUMBER	A-101
DATE	REVISION

CONSULTANT

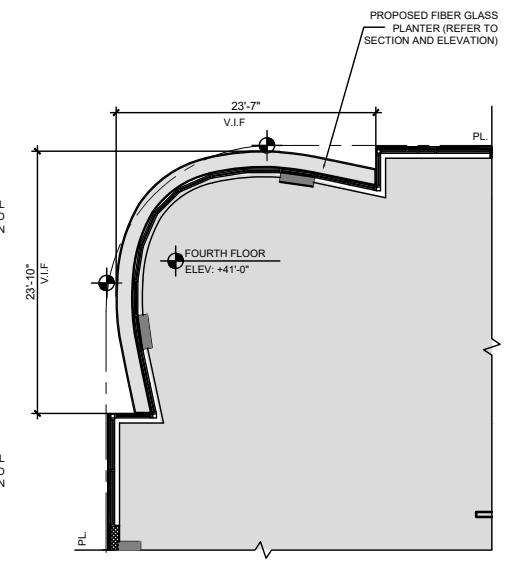
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(A) ENLARGED PARKING
SCALE: 3/32"=1'-0"



(B) ENLARGED PARKING
SCALE: 3/32"=1'-0"

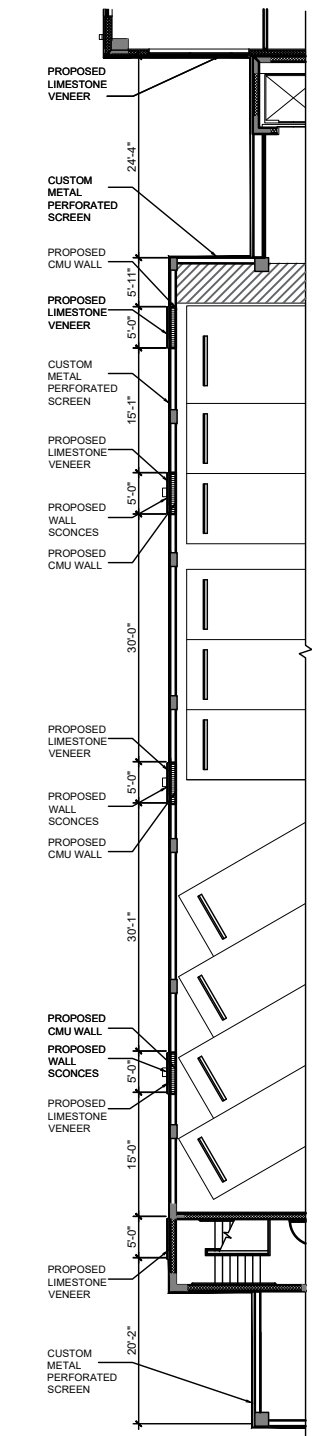
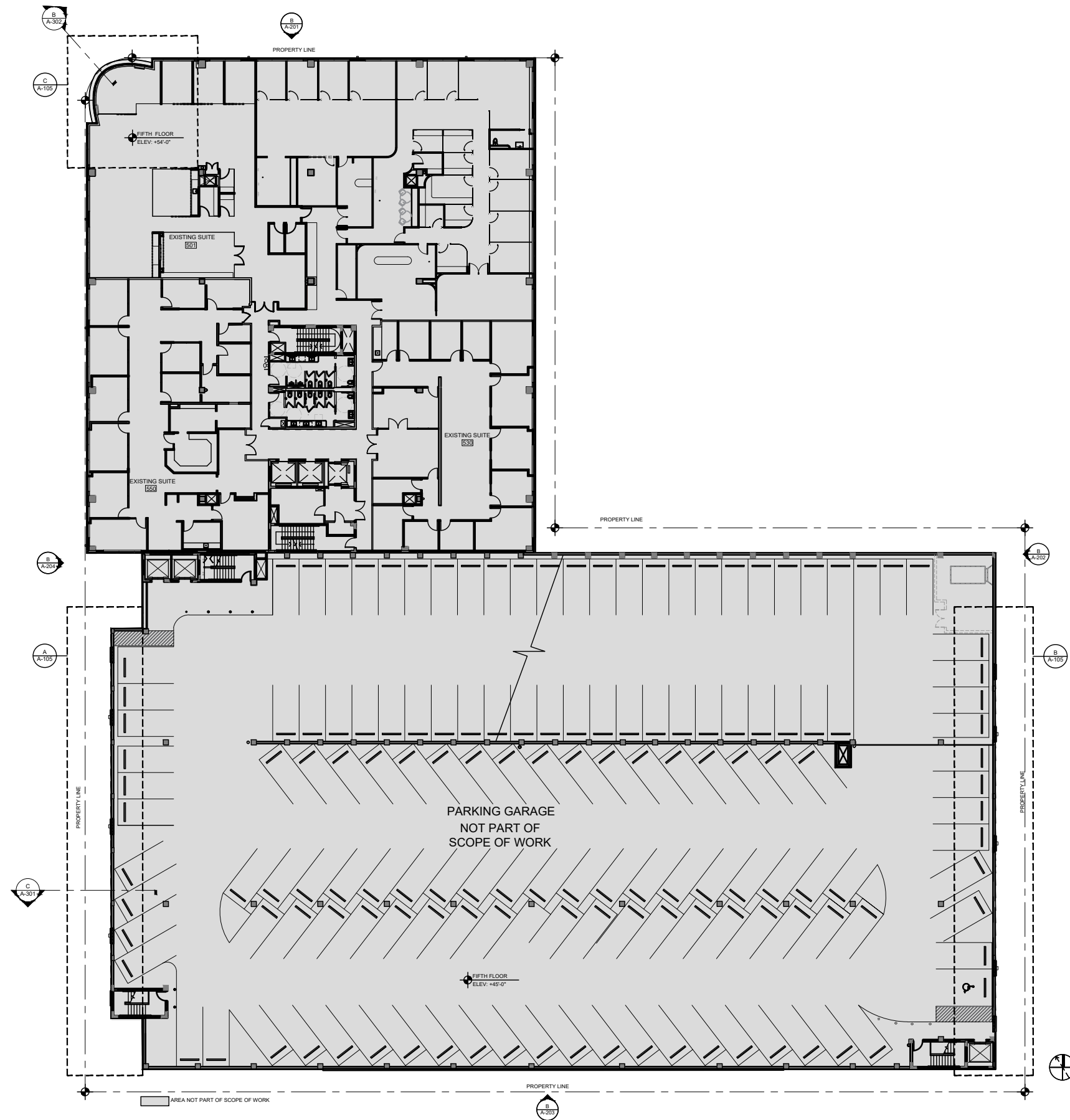


(C) PROPOSED PLANTER
SCALE: 1/8"=1'-0"

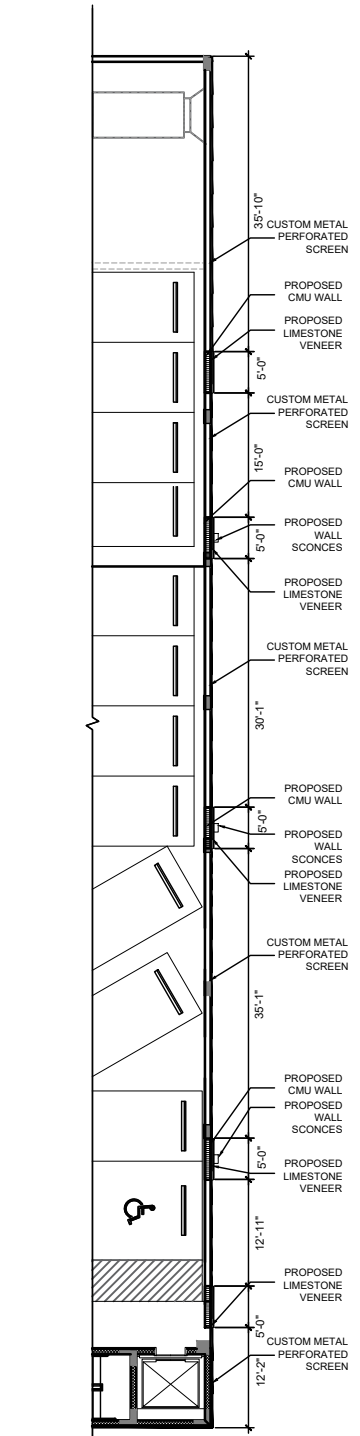
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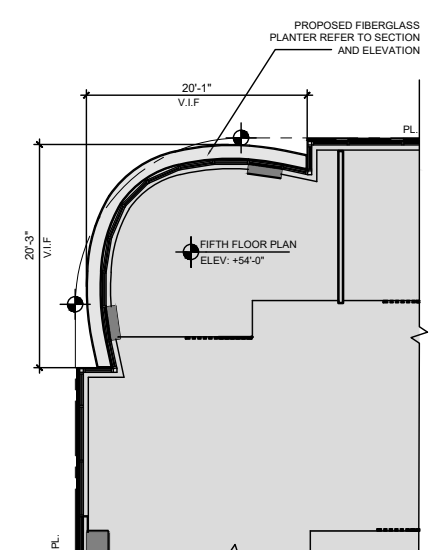
DWG. TITLE	PROPOSED FOURTH FLOOR
SCALE	AS SHOWN
PROJECT NO.	2023-33
DATE	08-09-2024
SHEET NUMBER	A-104
DATE	REVISION



(A) ENLARGED PARKING
SCALE: 3/32"=1'-0"



(B) ENLARGED PARKING
SCALE: 3/32"=1'-0"

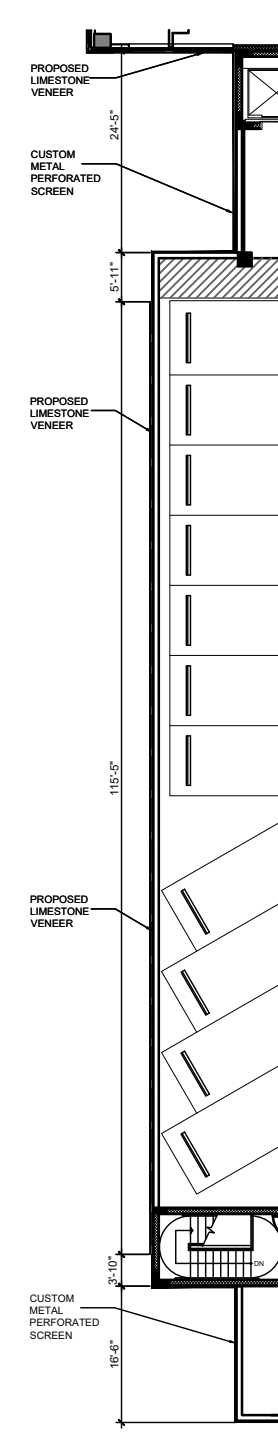
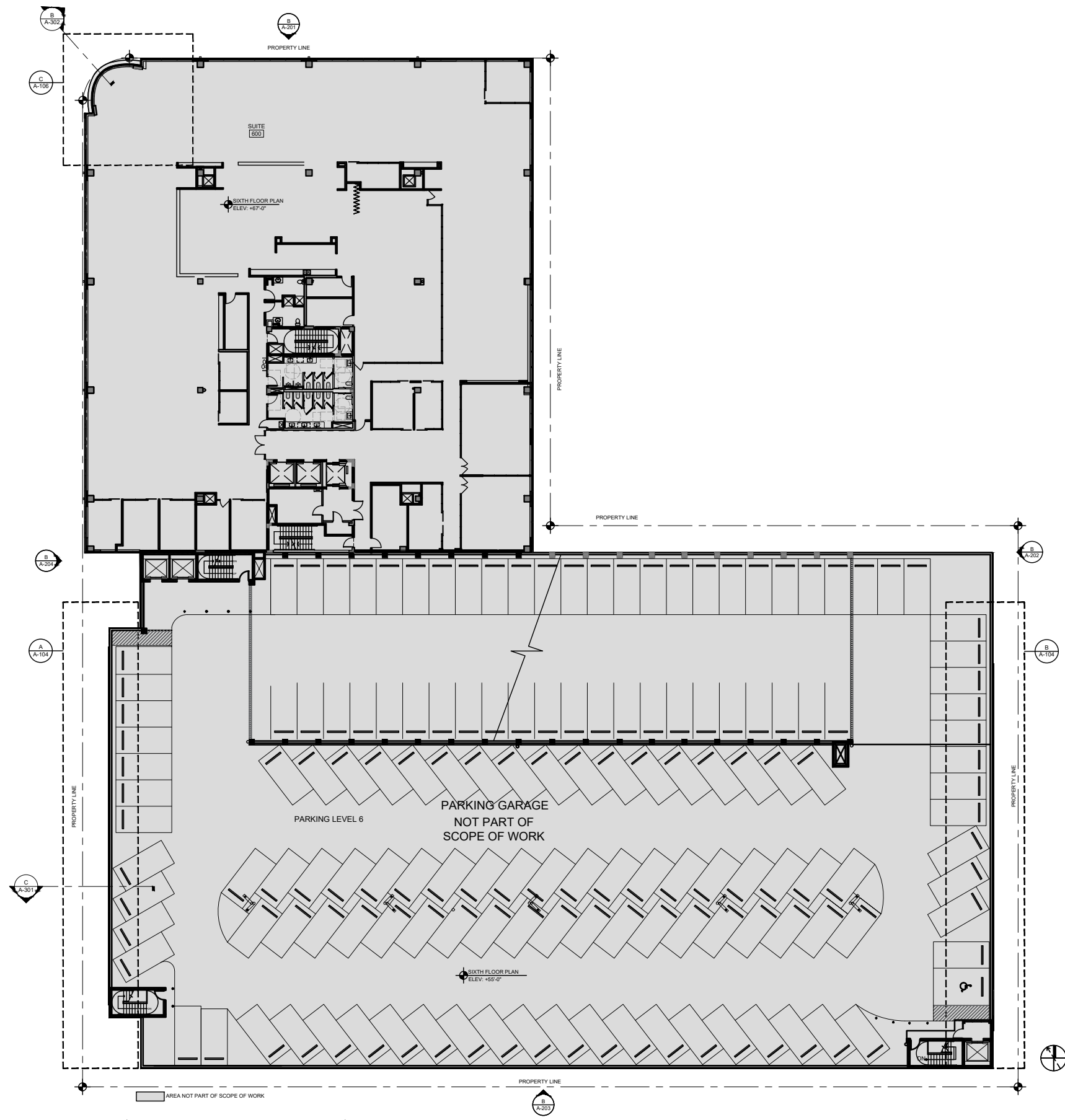


(C) PROPOSED PLANTER
SCALE: 1/8"=1'-0"

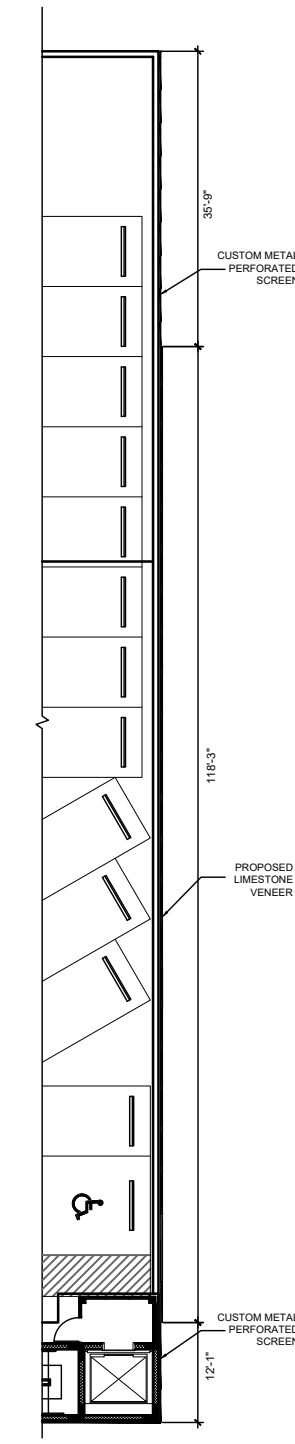
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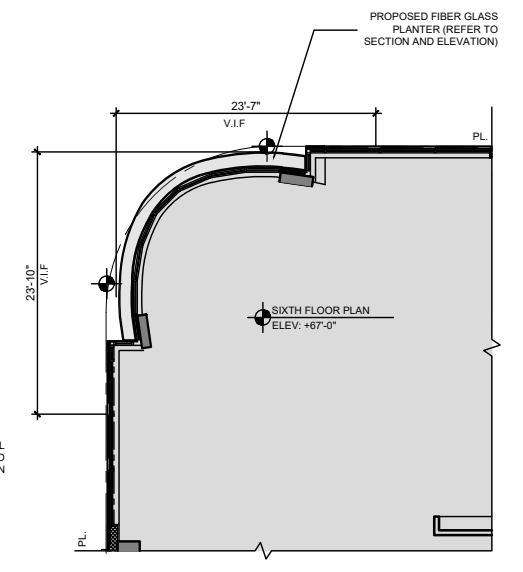
DWG. TITLE	PROPOSED FIFTH FLOOR
SCALE	AS SHOWN
PROJECT NO.	2023-33
DATE	08-09-2024
SHEET NUMBER	A-105



A ENLARGED PARKING
SCALE: 3/32"=1'-0"



B ENLARGED PARKING
SCALE: 3/32"=1'-0"

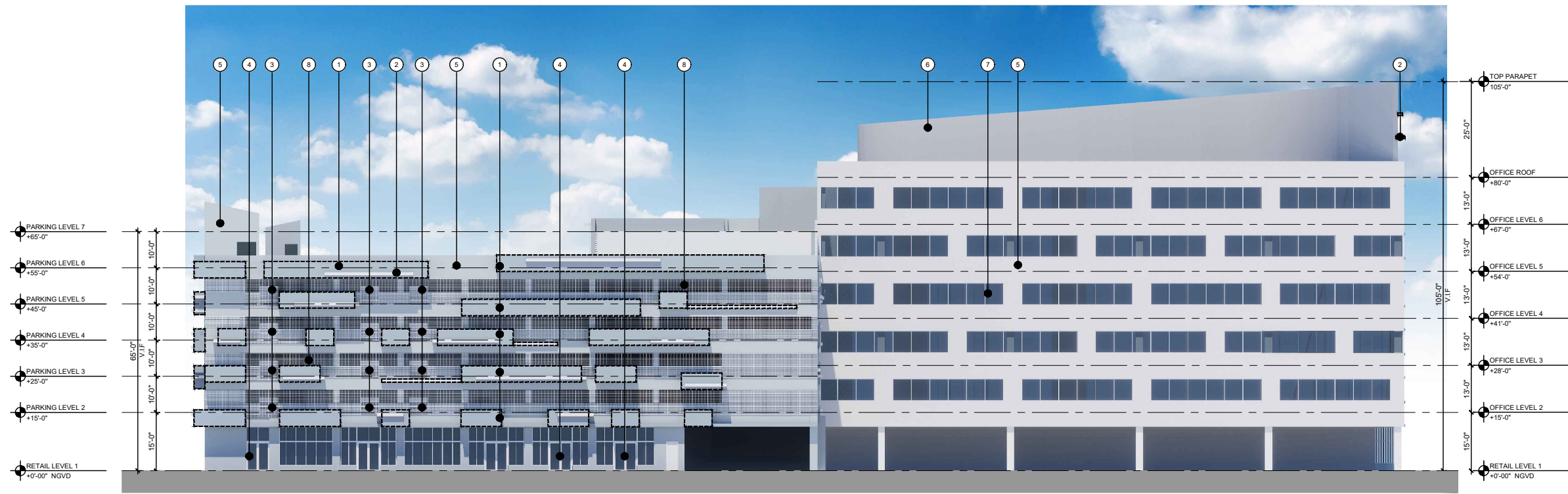


C PROPOSED PLANTER
SCALE: 1/8"=1'-0"

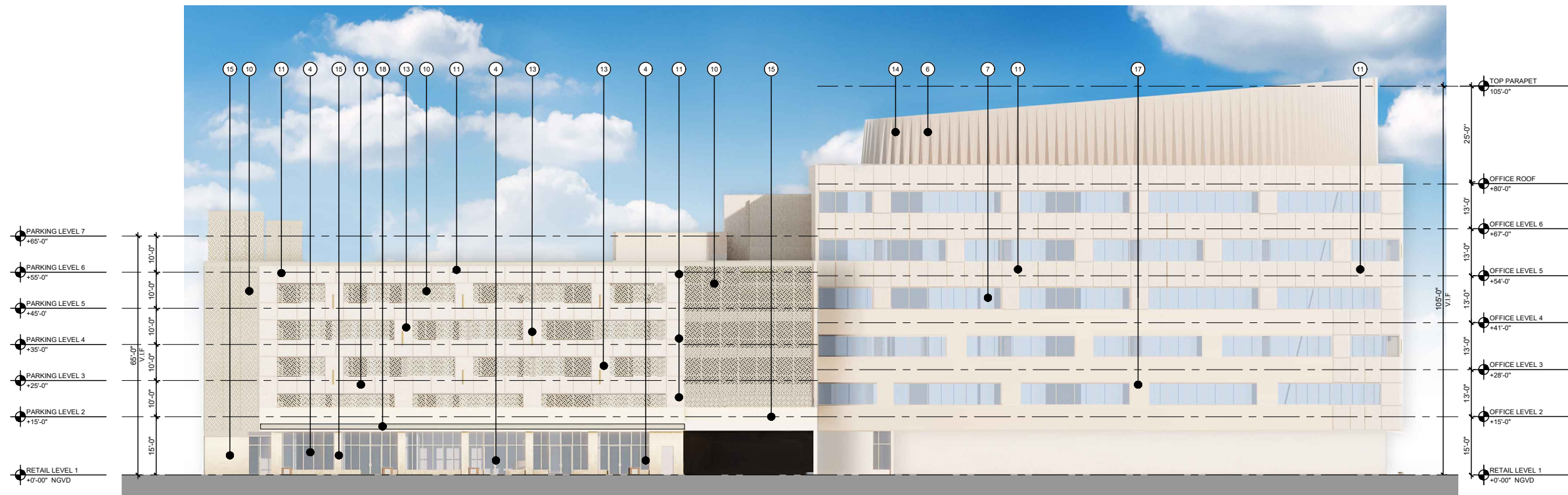
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DWG. TITLE	PROPOSED SIXTH FLOOR PLAN
SCALE	AS SHOWN
PROJECT NO.	2023-33
DATE	08-09-2024
SHEET NUMBER	A-106
DATE	REVISION



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



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

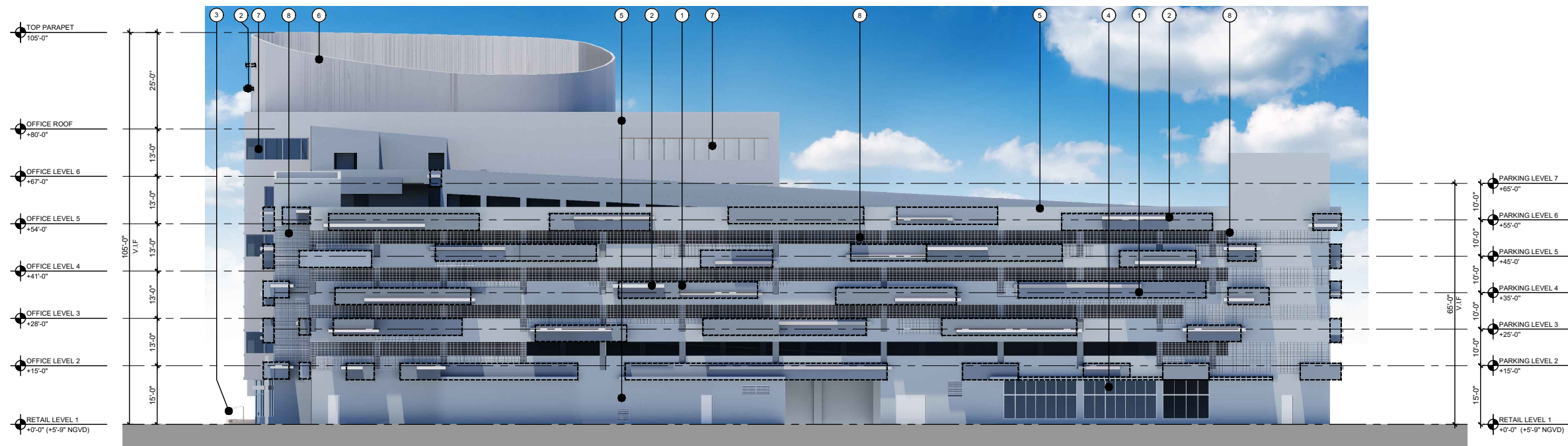
KEY NOTES

- ① EXISTING CONCRETE PLANTER TO BE DEMOLISHED
- ② EXISTING CONCRETE EYEBROW
- ③ EXISTING VENTILATION FAN SCREEN TO BE RELOCATED
- ④ EXISTING ALUMINUM STOREFRONT TO REMAIN. EXISTING MULLIONS WILL BE POWDER COATED PAINTED TO MATCH METAL SCREEN COLOR
- ⑤ EXISTING SMOOTH TEXTURE STUCCO FINISH
- ⑥ EXISTING PARAPET (MECHANICAL EQUIP. SCREEN)
- ⑦ EXISTING WINDOWS TO REMAIN. EXISTING MULLIONS WILL BE POWDER COATED PAINTED TO MATCH METAL SCREEN COLOR
- ⑧ EXISTING ALUMINUM SCREEN TO BE REMOVED (TYP.)
- ⑨ PROPOSED FIBERGLASS PLANTER TO MATCH WITH LIMESTONE VENEER COLOR
- ⑩ PROPOSED CUSTOM MTL. PERFORATED SCREEN
- ⑪ PROPOSED LIMESTONE VENEER
- ⑫ PROPOSED AWNING (UNDER SEPARATE PERMIT)
- ⑬ PROPOSED WALL SCUNCES
- ⑭ PROPOSED DECORATIVE METAL CLADDING ON EXISTING PARAPET
- ⑮ PROPOSED CHAMPAGNE - ACID WASH STUCCO FINISH
- ⑯ PROPOSED STACKED STONE PANEL (BY OWNER)
- ⑰ PAINT TO MATCH WITH LIMESTONE VENEER COLOR
- ⑱ METAL CLADDING FINISH ON EXISTING PROPOSED EYEBROW

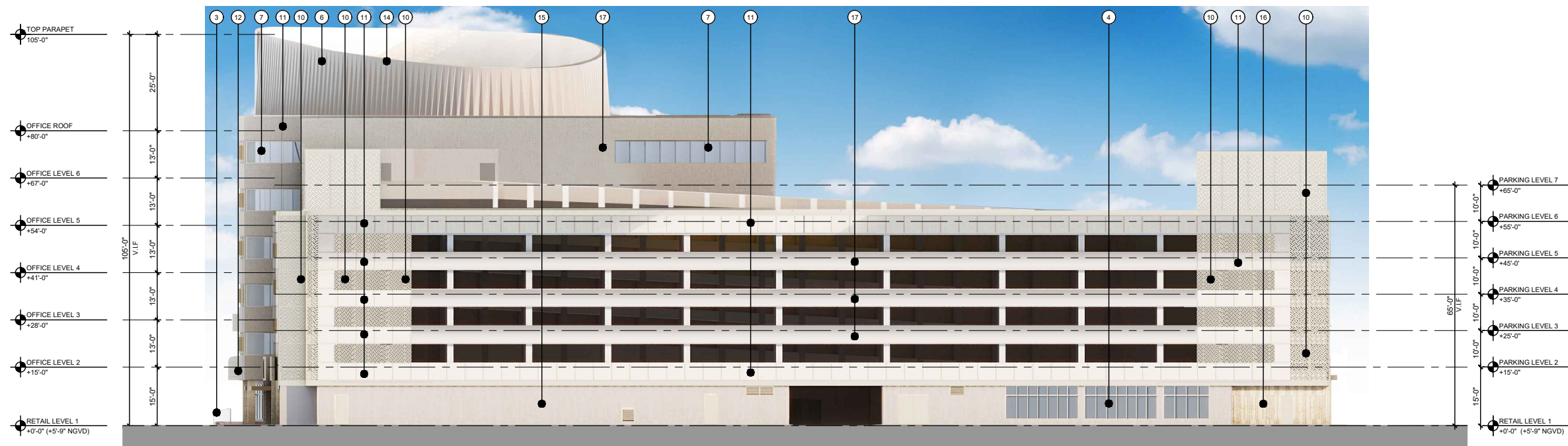
▭ EYEBROWS / PLANTERS TO BE DEMOLISHED

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



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

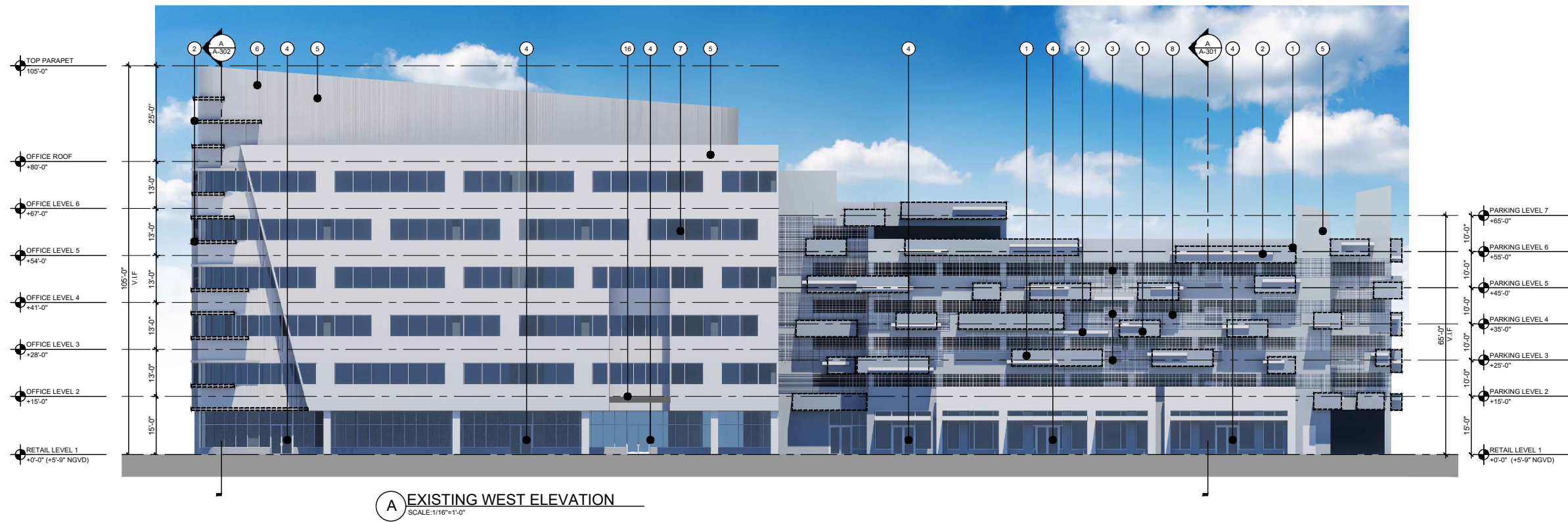
KEY NOTES

- 1 EXISTING CONCRETE PLANTER TO BE DEMOLISHED
 - 2 EXISTING CONCRETE EYEBROW
 - 3 EXISTING RAILING TO REMAIN AND POWDER COATED PAINTED TO MATCH METAL SCREEN COLOR
 - 4 EXISTING ALUMINUM STOREFRONT TO REMAIN. EXISTING MULLIONS WILL BE POWDER COATED PAINTED TO MATCH METAL SCREEN COLOR
 - 5 EXISTING SMOOTH TEXTURE STUCCO FINISH
 - 6 EXISTING PARAPET (MECHANICAL EQUIP. SCREEN)
 - 7 EXISTING WINDOWS TO REMAIN. EXISTING MULLIONS WILL BE POWDER COATED PAINTED TO MATCH METAL SCREEN COLOR
 - 8 EXISTING ALUMINUM SCREEN TO BE REMOVED (TYP.)
 - 9 PROPOSED FIBERGLASS PLANTER, TO MATCH WITH LIMESTONE VENEER COLOR
 - 10 PROPOSED CUSTOM MTL. PERFORATED SCREEN
 - 11 PROPOSED LIMESTONE VENEER
 - 12 PROPOSED AWNING (UNDER SEPARATE PERMIT)
 - 13 PROPOSED WALL SCUNCES
 - 14 PROPOSED DECORATIVE METAL CLADDING ON EXISTING PARAPET
 - 15 PROPOSED CHAMPAGNE - ACID WASH STUCCO FINISH
 - 16 PROPOSED TRAVERTINO MOSAIC PANEL / CAVE STONE MOSAIC
 - 17 PAINT TO MATCH WITH LIMESTONE VENEER COLOR
- ▭ EYEBROWS / PLANTERS TO BE DEMOLISHED

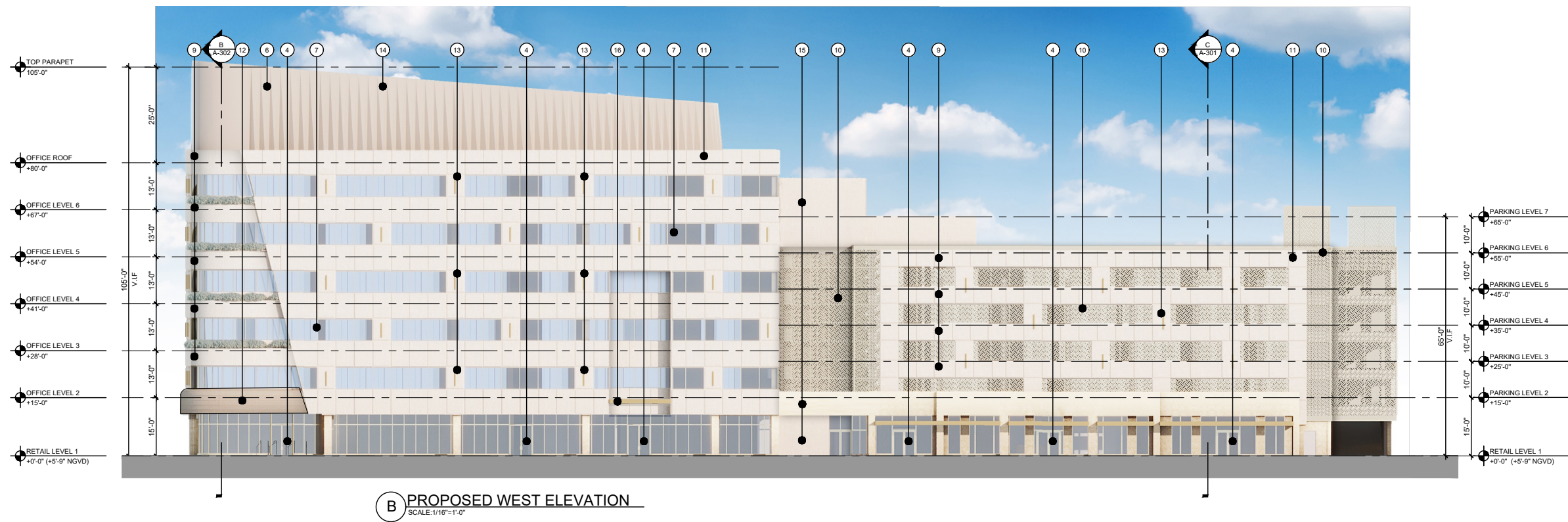
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DWG. TITLE	PROPOSED SOUTH ELEVATION
SCALE	1/16"=1'-0"
PROJECT NO.	2023-33
DATE	08-09-2024
SHEET NUMBER	A-203



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



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

KEY NOTES

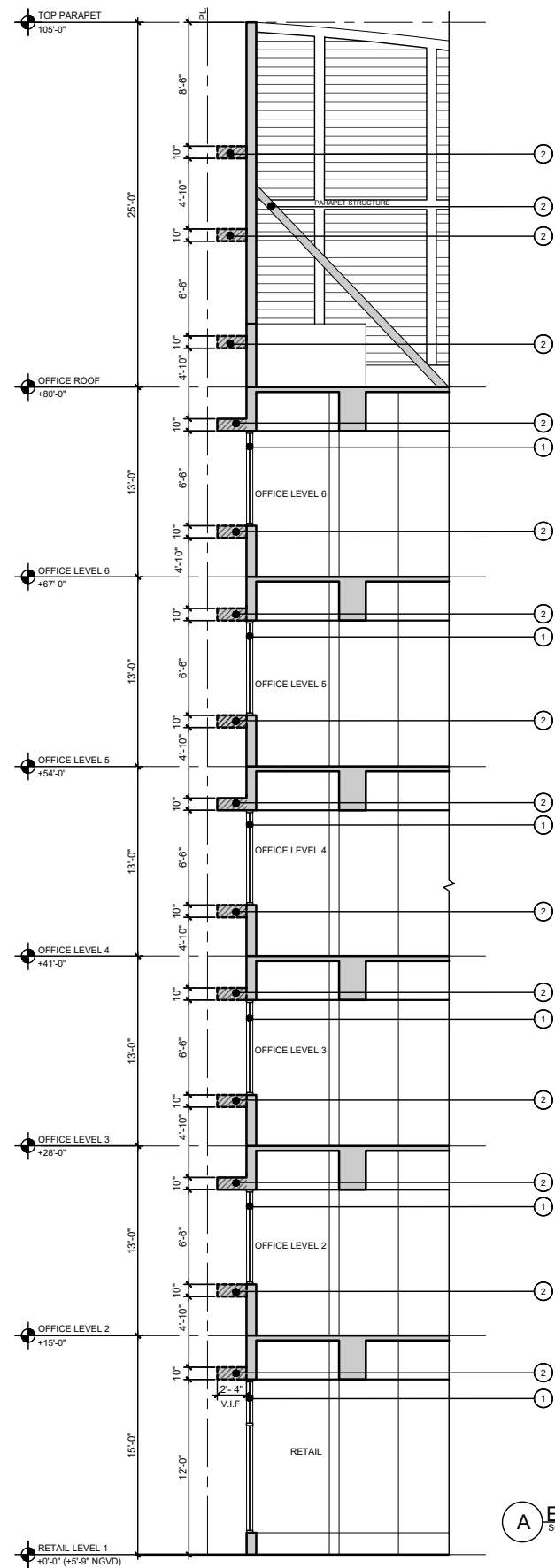
- ① EXISTING CONCRETE PLANTER TO BE DEMOLISHED
 - ② EXISTING CONCRETE EYEBROW TO BE DEMOLISHED
 - ③ EXISTING VENTILATION FAN SCREEN TO BE RELOCATED
 - ④ EXISTING ALUMINUM STOREFRONT TO REMAIN. EXISTING MULLIONS WILL BE POWDER COATED PAINTED TO MATCH METAL SCREEN COLOR
 - ⑤ EXISTING SMOOTH TEXTURE STUCCO FINISH
 - ⑥ EXISTING PARAPET (MECHANICAL EQUIP. SCREEN)
 - ⑦ EXISTING WINDOWS
 - ⑧ EXISTING ALUMINUM SCREEN TO BE REMOVED (TYP.)
 - ⑨ PROPOSED FIBERGLASS PLANTER TO MATCH WITH LIMESTONE VENEER COLOR
 - ⑩ PROPOSED CUSTOM MTL. PERFORATED SCREEN
 - ⑪ PROPOSED LIMESTONE VENEER
 - ⑫ PROPOSED AWNING
 - ⑬ PROPOSED WALL SCUNCES
 - ⑭ PROPOSED DECORATIVE METAL CLADDING ON EXISTING PARAPET
 - ⑮ PROPOSED CHAMPAGNE - ACID WASH STUCCO FINISH
 - ⑯ EXISTING METAL CANOPY TO BE PAINTED TO MATCH WITH EXISTING CANOPY COLOR
- ▭ EYEBROWS / PLANTERS TO BE DEMOLISHED

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DWG. TITLE	PROPOSED WEST ELEVATION
SCALE	1/16"=1'-0"
PROJECT NO.	
DATE	2023-33
SHEET NUMBER	08-09-2024
DATE	REVISION

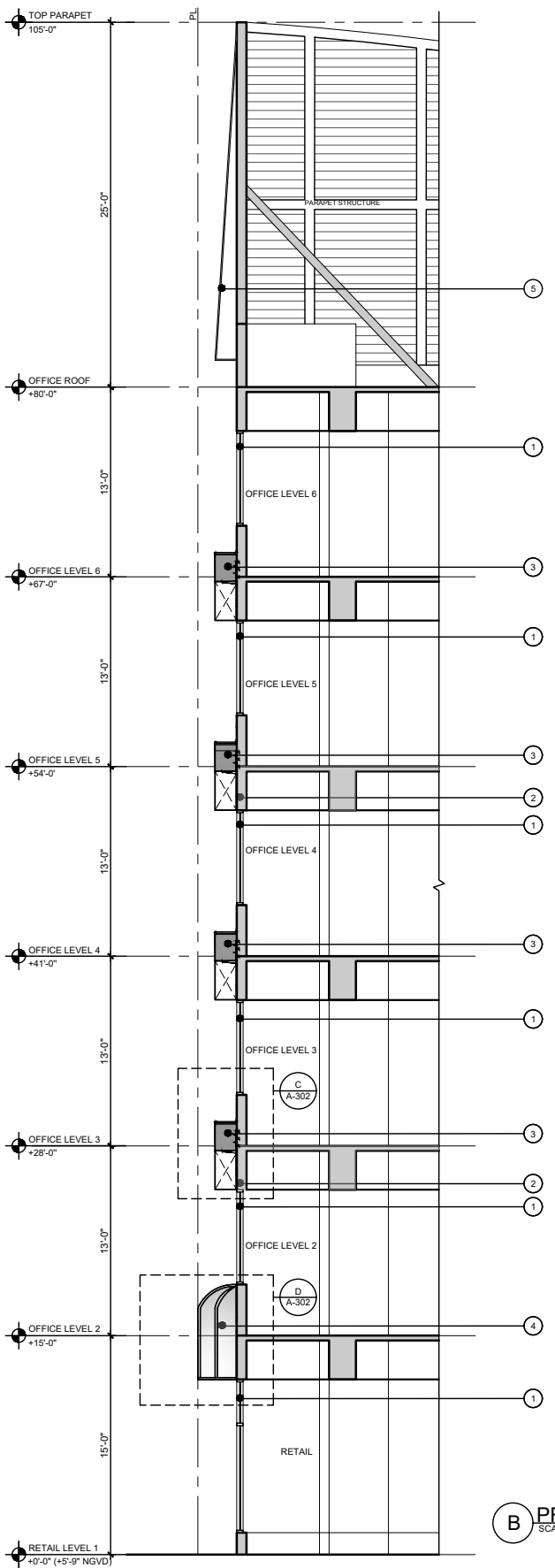
A-204



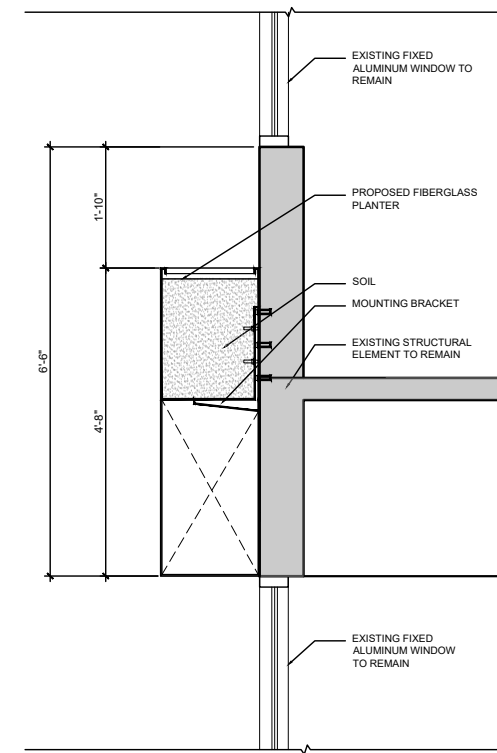
(A) EXIST/DEMO WALL SECTION
SCALE: 3/16"=1'-0"

LEGEND

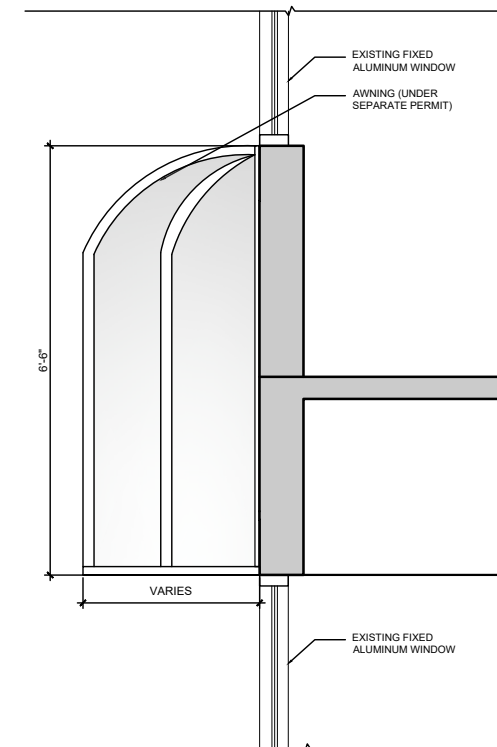
- ① EXISTING FIXED ALUMINUM WINDOW TO REMAIN
 - ② EXISTING EYEBROW TO BE DEMOLISHED
 - ③ PROPOSED FIBERGLASS PLANTER
 - ④ PROPOSED AWNING (UNDER SEPARATED PERMIT)
 - ⑤ PROPOSED DECORATIVE METAL CLADDING
- EXISTING STRUCTURE/CMU
 - EXISTING EYEBROW TO REMOVE



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



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



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

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MIAMI BEACH, FL 33139



DWG. TITLE	OFFICE PLANTER SECTION
SCALE	AS SHOWN
PROJECT NO.	2023-33
DATE	08-09-2024
SHEET NUMBER	A-302
DATE	REVISION

