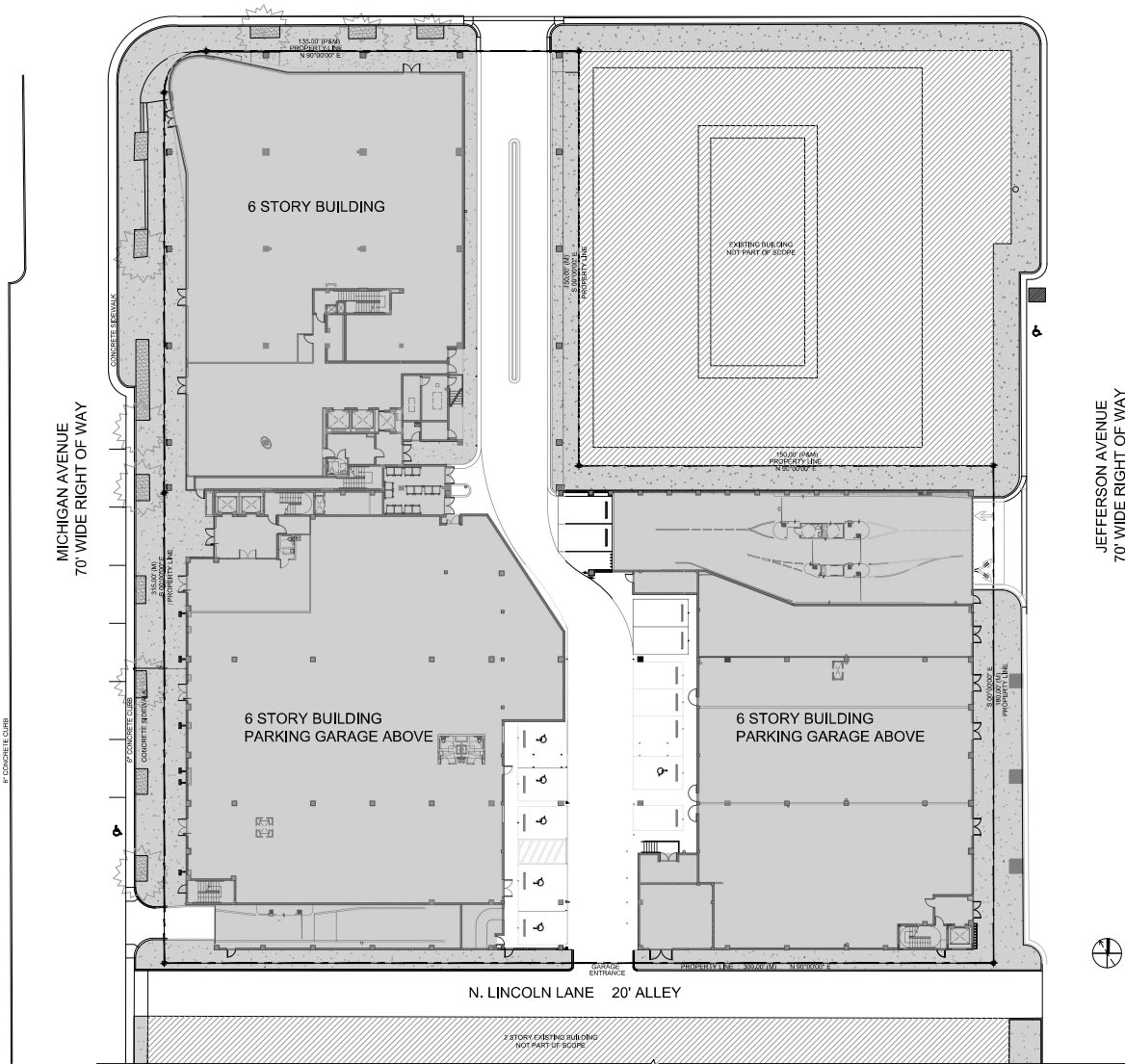


17th STREET
70' WIDE PUBLIC RIGHT OF WAY



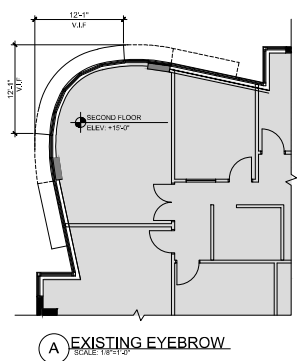
- SITE PLAN LEGEND**
- EXISTING BUILDING
 - EXISTING WALKWAY AND CORRIDOR
 - ASPHALT/PARKING
 - EXISTING ADJACENT BUILDINGS (NO PART OF THE SCOPE)

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

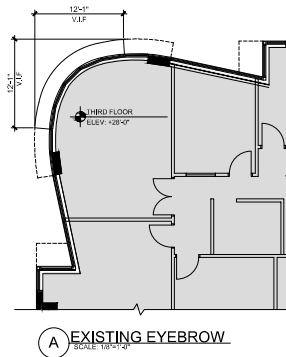
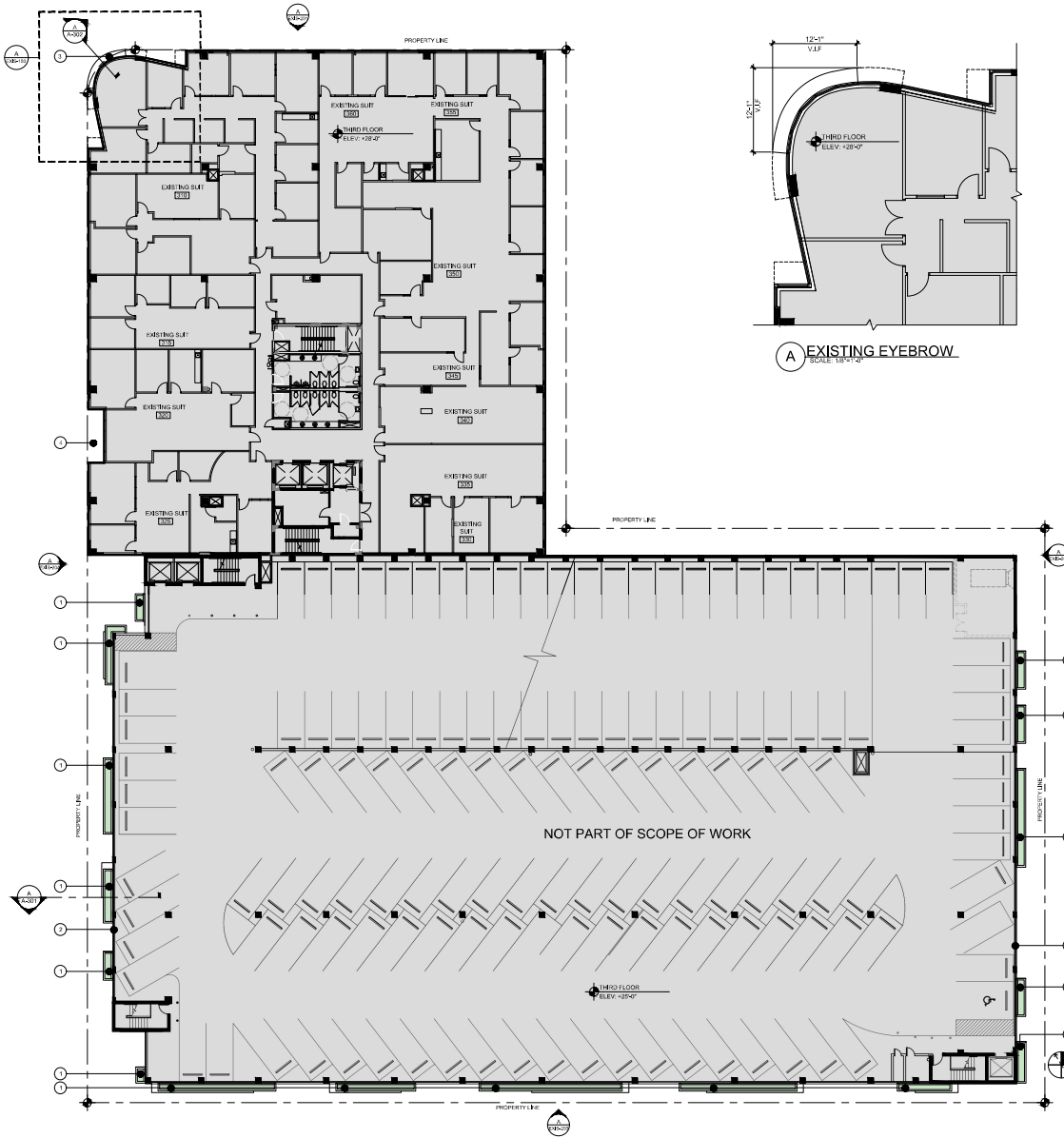
EXIST-101



		DWG. TITLE
		EXISTING SECOND FLOOR PLAN
		SCALE
		N.T.S.
		PROJECT NO.
		2023-33
		DATE
		06-07-24
		SHEET NUMBER
		EXIST-102
DATE	REVISION	

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KEY NOTES

- 1 EXISTING CONCRETE SLAB PER TO BE REMOVED (REFER TO WALL SECTION AND EXISTING ELEVATION FOR EYEBROW DETAIL) (1)
 - 2 EXISTING ALUMINUM PANELS TO BE REMOVED (REFER TO WALL SECTION AND EXISTING ELEVATION FOR EYEBROW DETAIL) (1)
 - 3 EXISTING EYEBROW TO BE DEVELOPED (REFER TO WALL SECTION AND EXISTING ELEVATION FOR EYEBROW DETAIL) (1)
 - 4 EXISTING CANOPY TO BE REPLACED (1)
- AREA NOT PART OF SCOPE OF WORK

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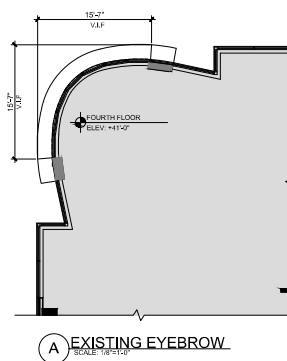


DWG. TITLE	EXISTING THIRD FLOOR PLAN
SCALE	N.T.S.
PROJECT NO.	2023-32
DATE	06-07-24
SHEET NUMBER	EXIST-103

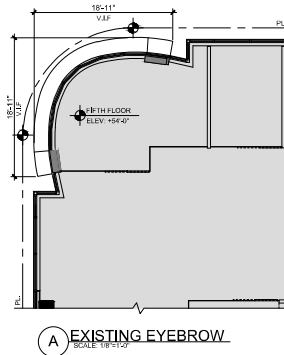
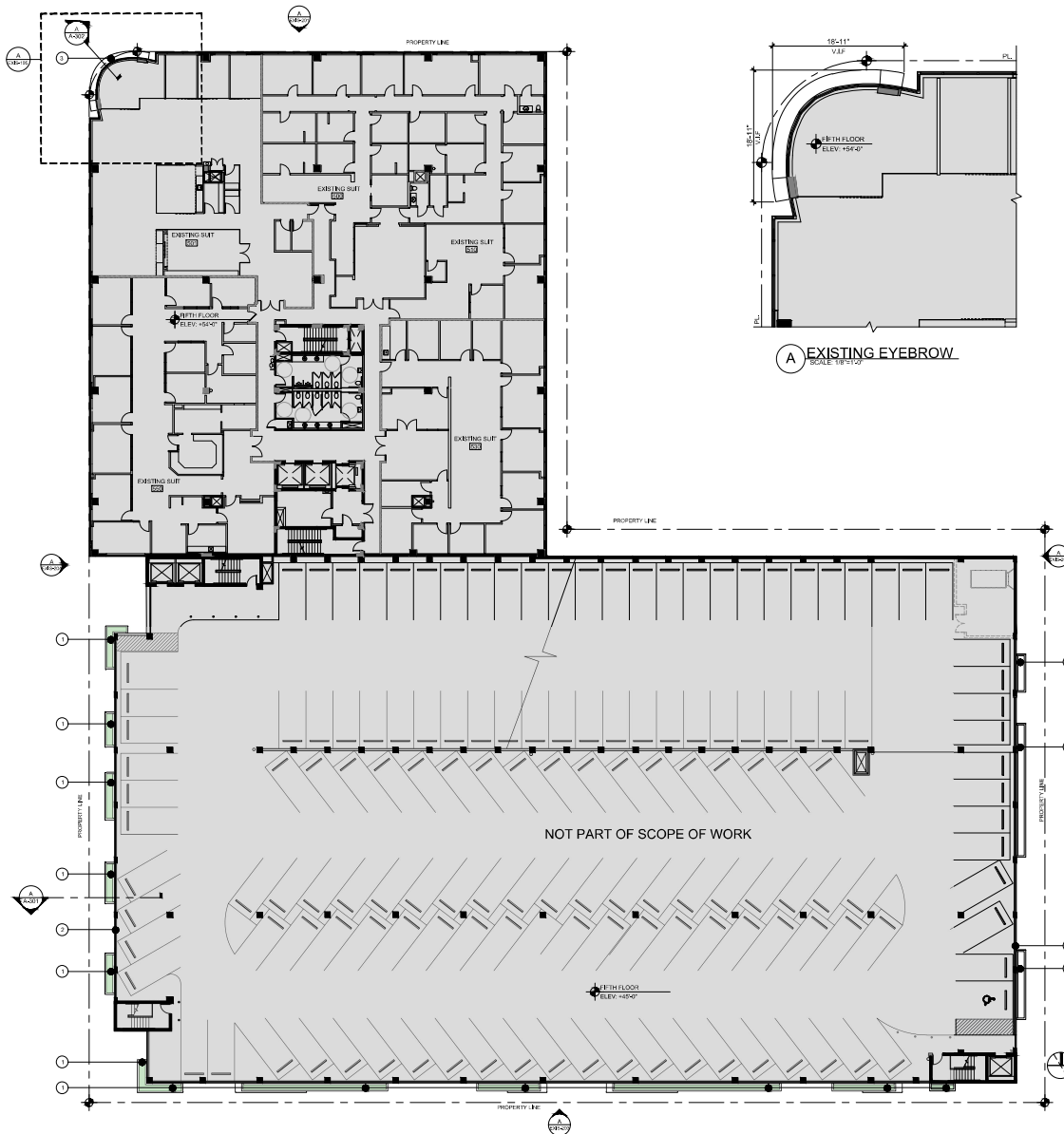
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DATE REVISION



		DWG. TITLE
		EXISTING FOURTH FLOOR PLAN
		SCALE
		N.T.S.
		PROJECT NO.
		2023-33
		DATE
		06-07-24
		SHEET NUMBER
		EXIST-104
DATE	REVISION	



KEY NOTES

- ① EXISTING CONCRETE SLAB FLOOR TO BE REMOVED (REFER TO WALL SECTION AND EXISTING ELEVATION FOR EYEBROW DETAILING)
- ② EXISTING ALUMINUM PANELS TO BE REMOVED
- ③ EXISTING EYEBROW TO BE DEMOLISHED (REFER TO WALL SECTION AND EXISTING ELEVATION FOR EYEBROW DETAILING)

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	06-07-24
SHEET NUMBER	EXIST-105
DATE	REVISION

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ARCHITECTURE 105-01-84-F8



① ALUMINUM GRILL



② EXISTING OFFICE BUILDING EYEBROW



③ SMOOTH TEXTURE STUCCO FINISH



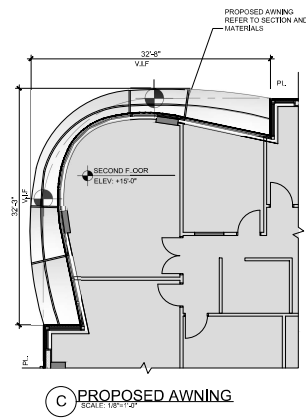
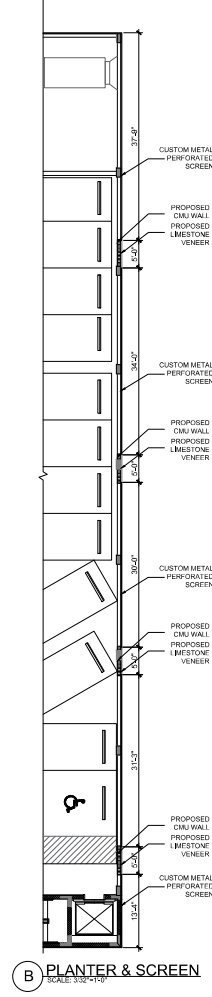
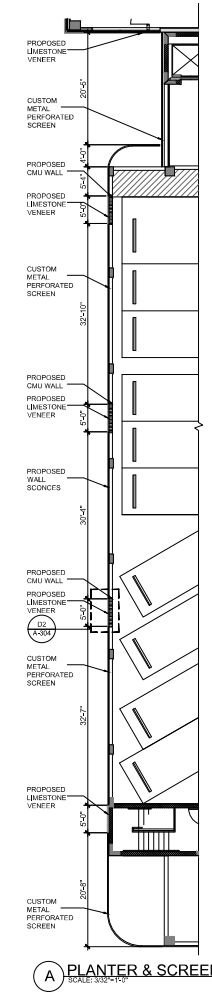
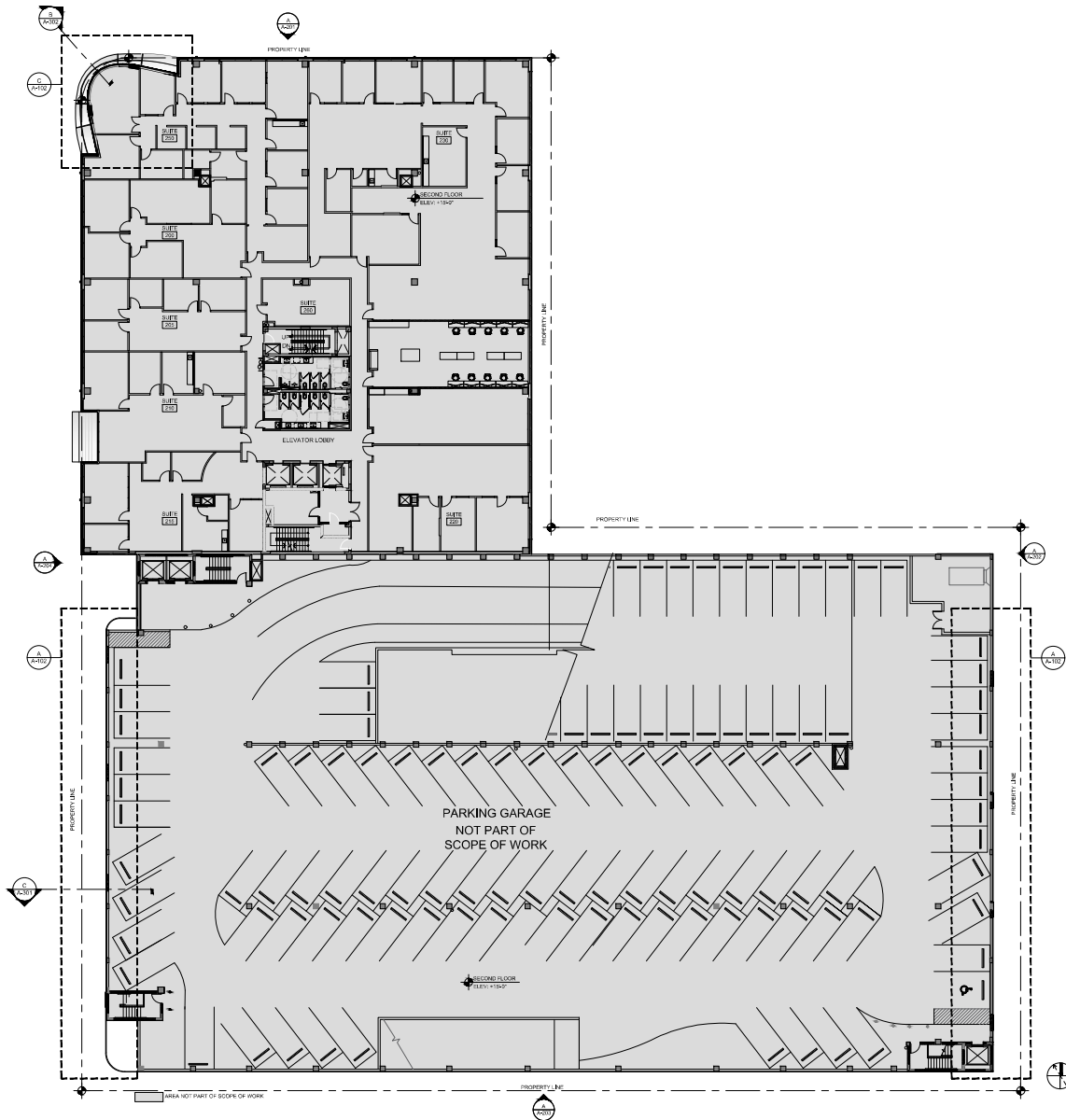
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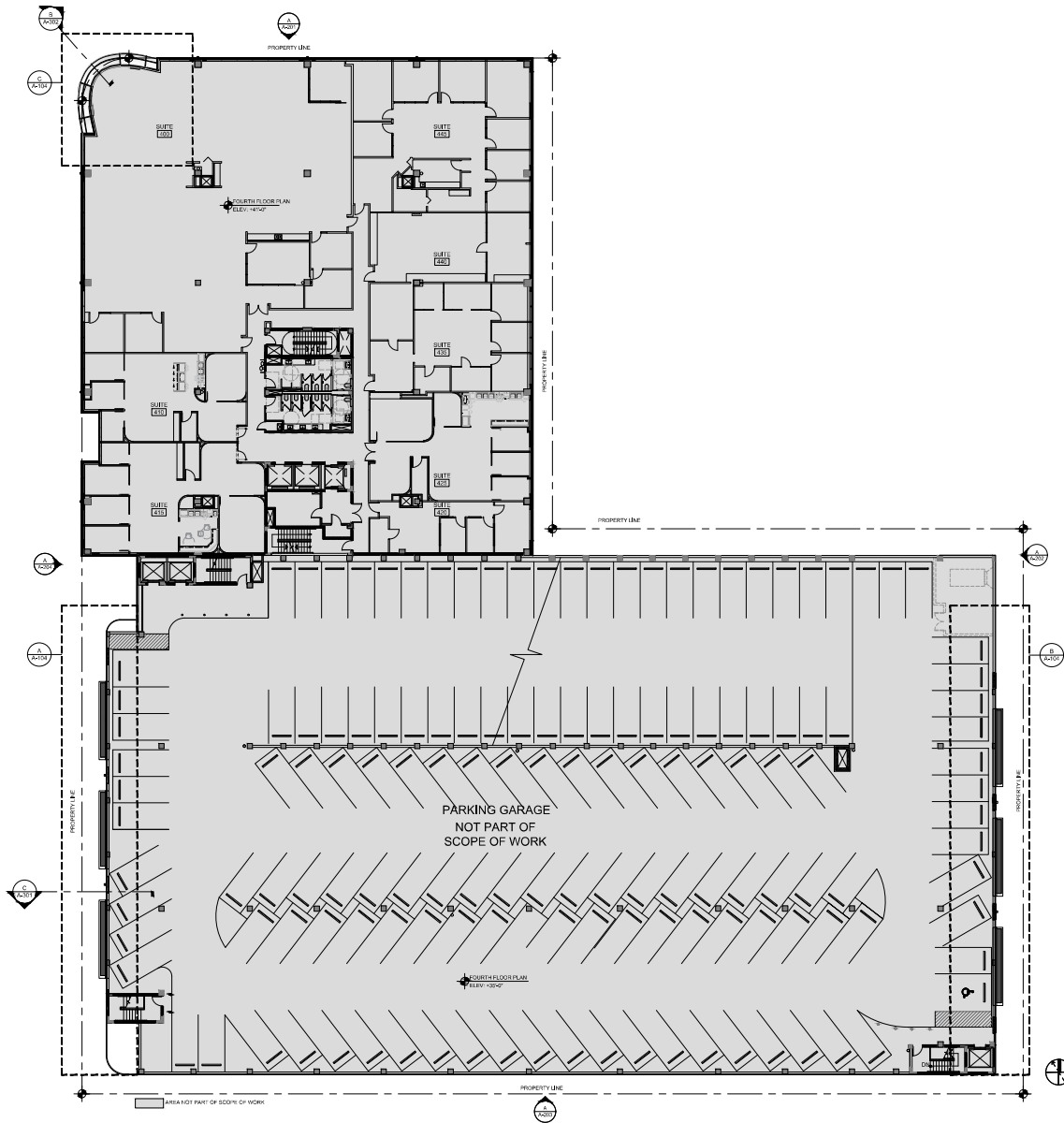
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		SCALE	N.T.S.
		PROJECT NO.	
		DATE	2023-32
		SHEET NUMBER	06-07-24
DATE	REVISION		EXIST-401



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DWG. TITLE	PROPOSED SECOND FLOOR
SCALE	AS SHOWN
PROJECT NO.	
DATE	2023-33
SHEET NUMBER	06-07-24
DATE	REVISION



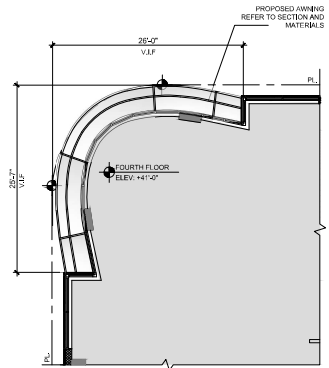
THE LINCOLN BL
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MIAMI BEACH, FL 33139



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

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

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

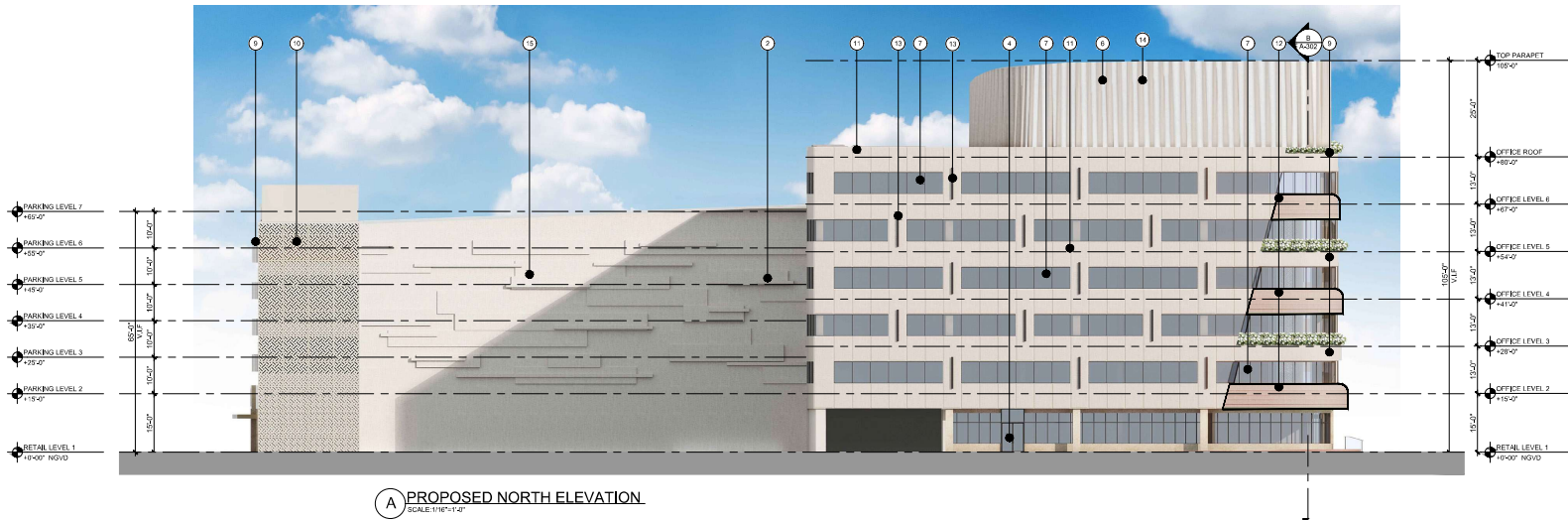
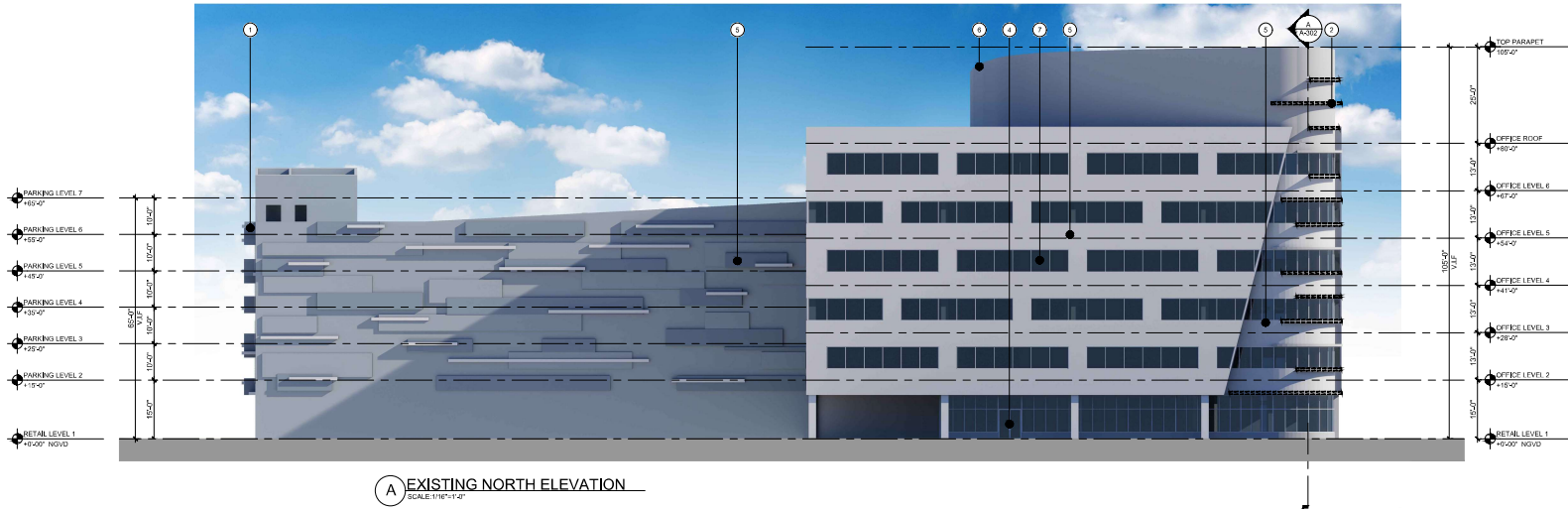


DWG. TITLE	PROPOSED FOURTH FLOOR
SCALE	AS SHOWN
PROJECT NO.	
DATE	2023-33
SHEET NUMBER	06-07-24
DATE	REVISION

A-104



		DWG. TITLE	PROPOSED FIFTH FLOOR
		SCALE	
		AS SHOWN	
		PROJECT NO.	
		DATE	2023-33
			06-07-24
		SHEET NUMBER	
△	DATE	REVISION	A-105



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 SCONES
 - 14 PROPOSED DECORATIVE METAL CLADDING ON EXISTING PARAPET
 - 15 PAINT TO MATCH WITH LIMESTONE VENEER
- EYEBROWS / PLANTERS TO BE DEMOLISHED

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	DWG. TITLE
	PROPOSED NORTH ELEVATION
	SCALE
	1/16"=1'-0"
	PROJECT NO.
	2023-33
	DATE
	06-07-24
	SHEET NUMBER
	A-201

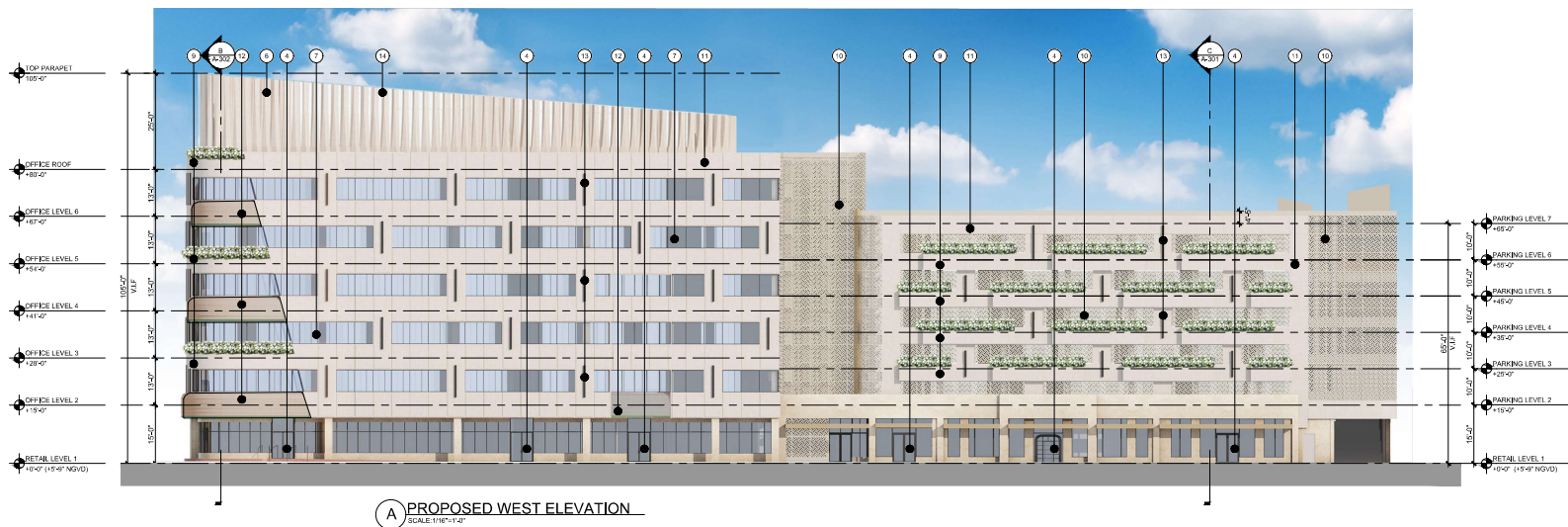
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- 1 EXISTING CONCRETE PLANTER
- 2 EXISTING CONCRETE EYEBROW
- 3 EXISTING ALUMINUM GRILLE
- 4 EXISTING ALUMINUM STOREFRONT DOOR
- 5 EXISTING SMOOTH TEXTURE STUCCO FINISH
- 6 EXISTING PARAPET (MECHANICAL EQUIP. SCREEN)
- 7 EXISTING WINDOWS
- 8 EXISTING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

		DWG. TITLE
		PROPOSED EAST ELEVATION
		SCALE
		1/16" = 1'-0"
		PROJECT NO.
		2023-33
		DATE
		06-07-24
		SHEET NUMBER
		A-202
△	DATE	REVISION

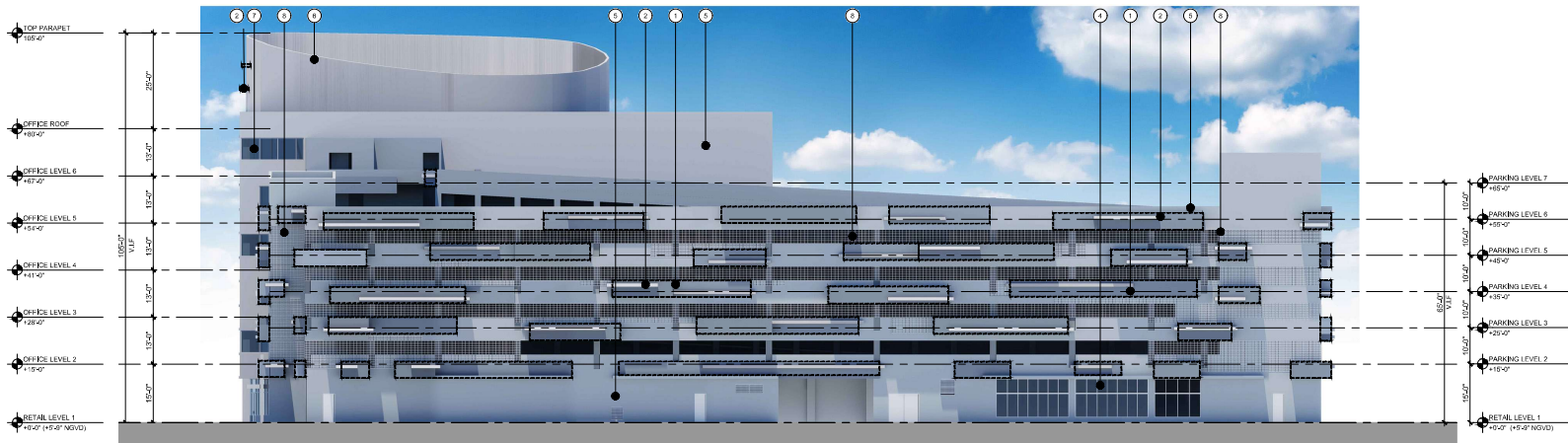


		DWG. TITLE
		PROPOSED WEST ELEVATION
		SCALE
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		PROJECT NO.
		2023-33
		DATE
		06-07-24
		SHEET NUMBER
		A-204

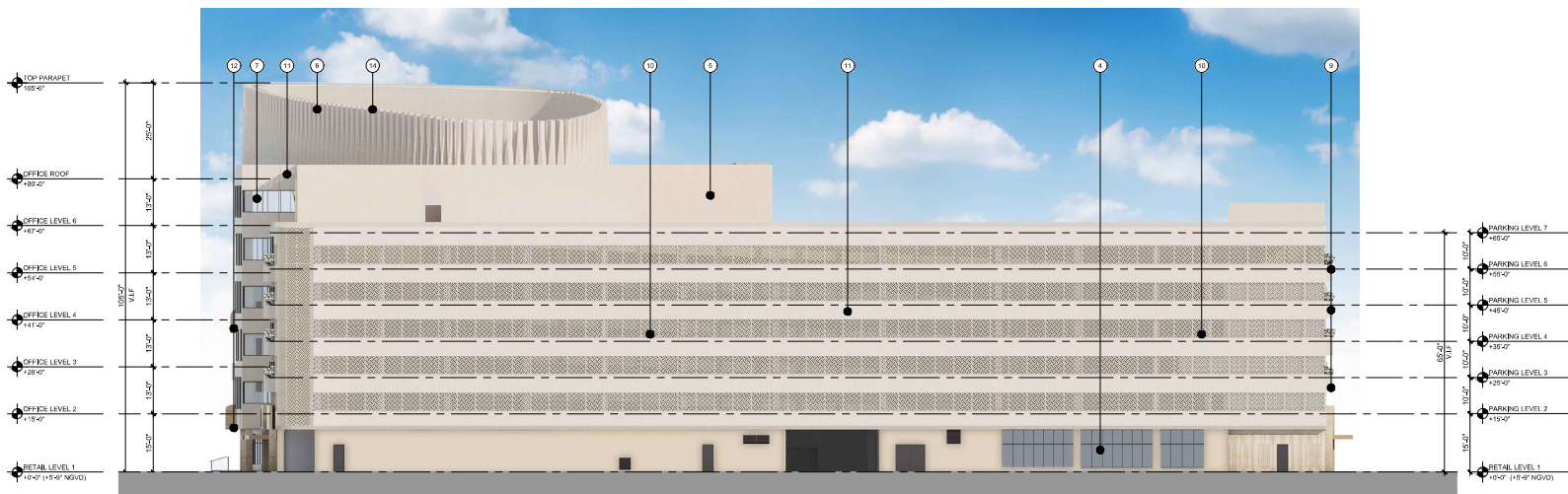


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A EXISTING SOUTH ELEVATION
SCALE: 1/16"=1'-0"



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

KEY NOTES

- ① EXISTING CONCRETE PLANTER
 - ② EXISTING CONCRETE EYEBROW
 - ③ EXISTING ALUMINUM GRILLE
 - ④ EXISTING ALUMINUM STOREFRONT DOOR
 - ⑤ EXISTING SMOOTH TEXTURE STUCCO FINISH
 - ⑥ EXISTING PARAPET (MECHANICAL EQUIP. SCREEN)
 - ⑦ EXISTING WINDOWS
 - ⑧ EXISTING ALUMINUM SCREEN TO BE REMOVED (TYP.)
 - ⑨ PROPOSED CONC. PLANTER WITH UNED STUCCO
 - ⑩ PROPOSED CUSTOM MTL. PERFORATED SCREEN
 - ⑪ PROPOSED LIMESTONE VENEER
 - ⑫ PROPOSED AWNING
 - ⑬ PROPOSED WALL SCANCES
 - ⑭ PROPOSED DECORATIVE METAL CLADDING ON EXISTING PARAPET
- EYEBROWS / PLANTERS TO BE DEMOLISHED

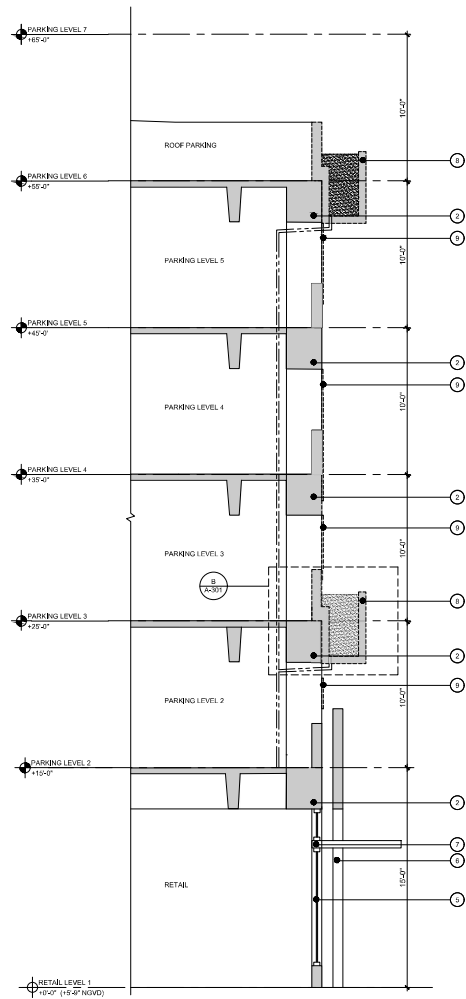
THE LINCOLN BL
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MIAMI BEACH, FL 33139



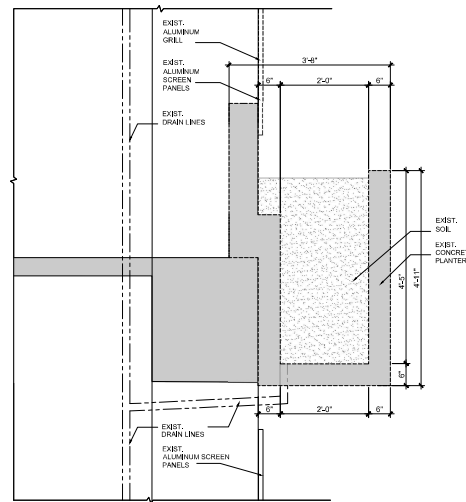
DWG. TITLE	PROPOSED SOUTH ELEVATION
SCALE	1/16"=1'-0"
PROJECT NO.	2023-33
DATE	06-07-24
SHEET NUMBER	A-203

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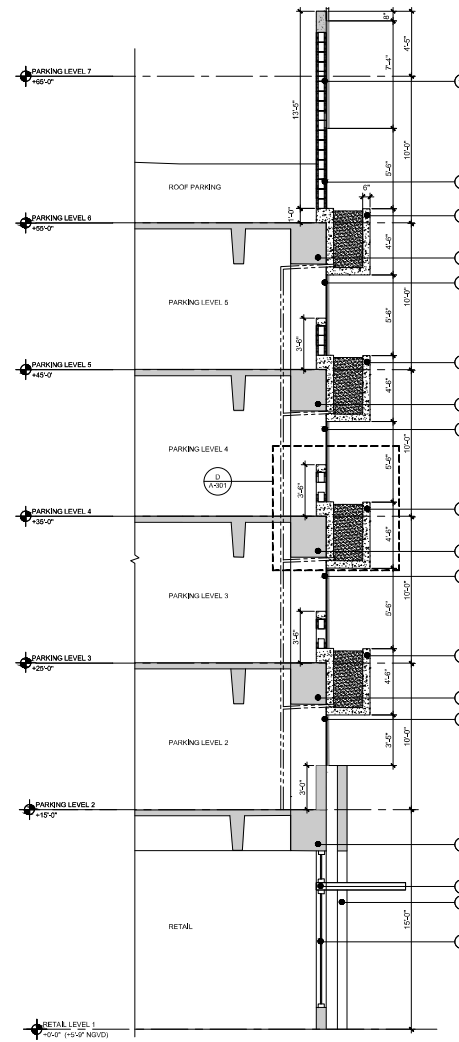
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A EXISTING WALL SECTION
SCALE: 1/4"=1'-0"

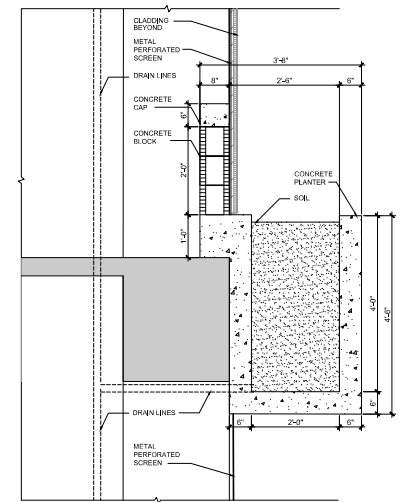


B EXISTING SECTION TYPICAL PLANTER
SCALE: 3/4"=1'-0"



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

- 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.)
 - ⑩ PROPOSED CLADDING (TYP.)
- PROPOSED CONCRETE
 EXISTING STRUCTURE/CMU
 CONCRETE PLANTER TO BE DEMOLISHED



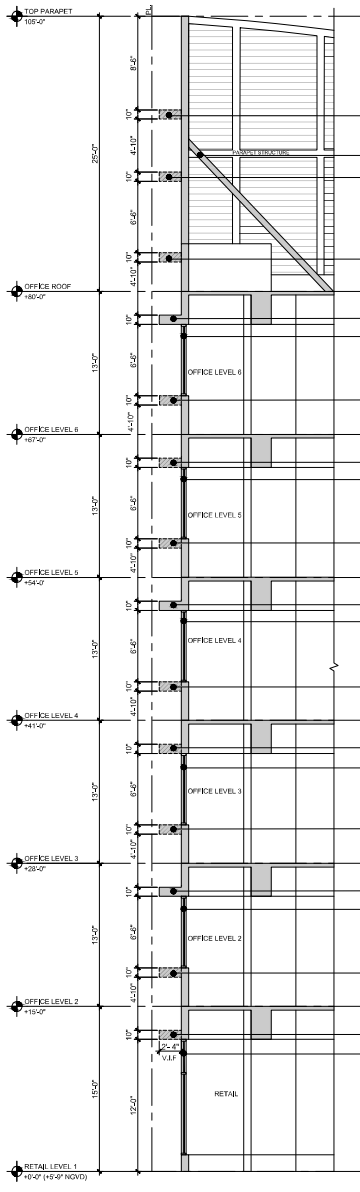
D PROPOSED SECTION TYPICAL PLANTER
SCALE: 3/4"=1'-0"

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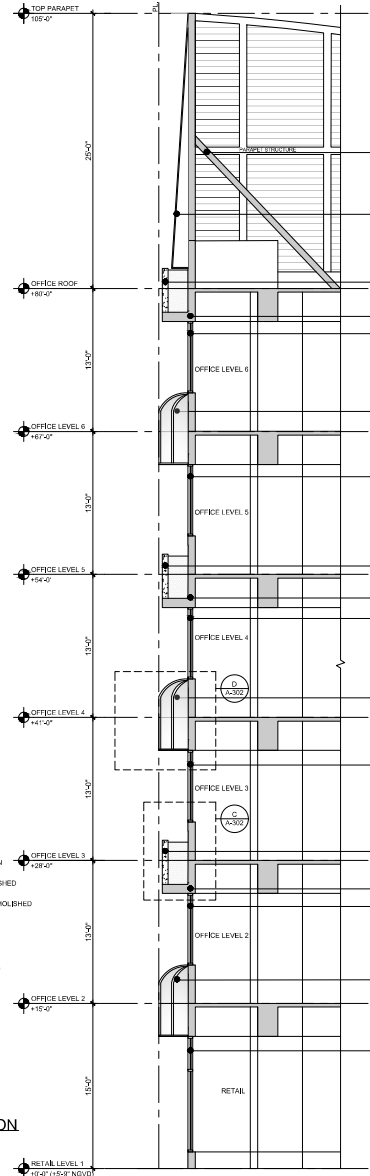
DWG. TITLE	PARKING PLANTER SECTION
SCALE	AS SHOWN
PROJECT NO.	
DATE	2023-03
SHEET NUMBER	06-07-24
DATE	REVISION

A-301

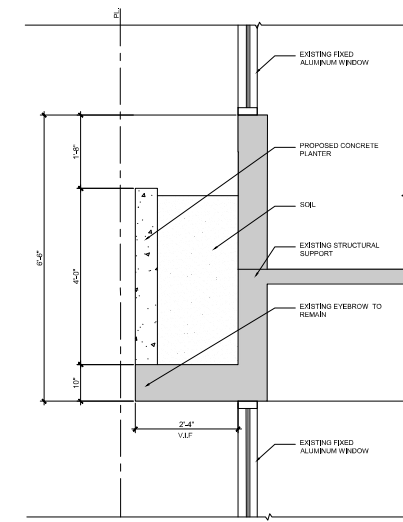


- LEGEND**
- 1 EXISTING FIXED ALUMINUM WINDOW
 - 2 EXISTING CONCRETE EYEBROW TO REMAIN
 - 3 EXISTING METAL EYEBROW TO BE DEMOLISHED
 - 4 EXISTING CONCRETE EYEBROW TO BE DEMOLISHED
 - 5 PROPOSED AWNING
 - 6 PROPOSED CONCRETE PLANTER
 - 7 PROPOSED DECORATIVE METAL CLADDING
 - 8 PROPOSED CONCRETE
 - 9 EXISTING STRUCTURE/CMU
 - 10 EXISTING EYEBROW TO REMOVE

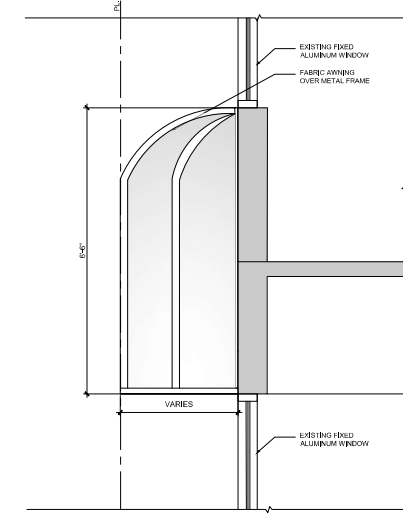
A EXIST/DEMO WALL SECTION
SCALE 3/4"=1'-0"



B PROPOSED WALL SECTION
SCALE 3/4"=1'-0"



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



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

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DWG. TITLE	OFFICE PLANTER SECTION
SCALE	AS SHOWN
PROJECT NO.	
DATE	2023-33
SHEET NUMBER	06-07-24
DATE	REVISION

A-302

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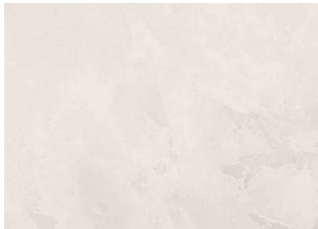
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① CUSTOM METAL PERFORATED SCREEN PANELS



② PROPOSED LIMESTONE VENEER

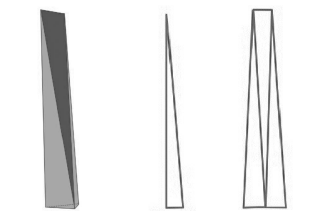


③ PROPOSED FINISH ON PLANTER
IVORY ROMAN CLAY



④ PROPOSED DECORATIVE METAL
CLADDING ON EXISTING PARAPET

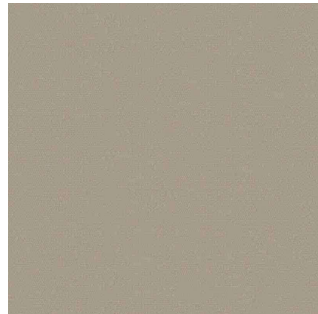
④A



PERSPECTIVE VIEW SIDE ELEVATION FRONT ELEVATION
④A TYPICAL PATTERN DETAIL



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



⑥ PROPOSED AWNINGS
PROPOSED FABRIC: FAWN/ SUNBRELLA MAYFIELD
SKU: 6080-0000

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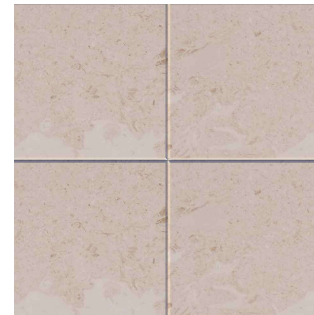
DWG. TITLE	MATERIALS
SCALE	N.T.S.
PROJECT NO.	2023-33
DATE	06-07-24
SHEET NUMBER	A-401
DATE	REVISION

CONSULTANT

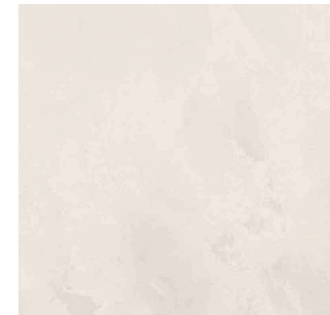
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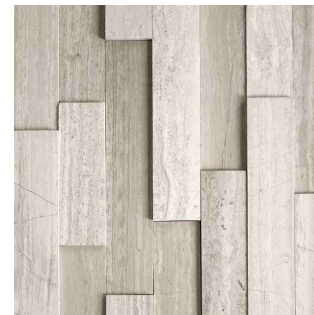
① CUSTOM METAL PERFORATED SCREEN PANELS



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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DWG. TITLE	MATERIALS
SCALE	N.T.S.
PROJECT NO.	2023-33
DATE	06-07-24
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DATE	REVISION

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