

230 LINCOLN ROAD

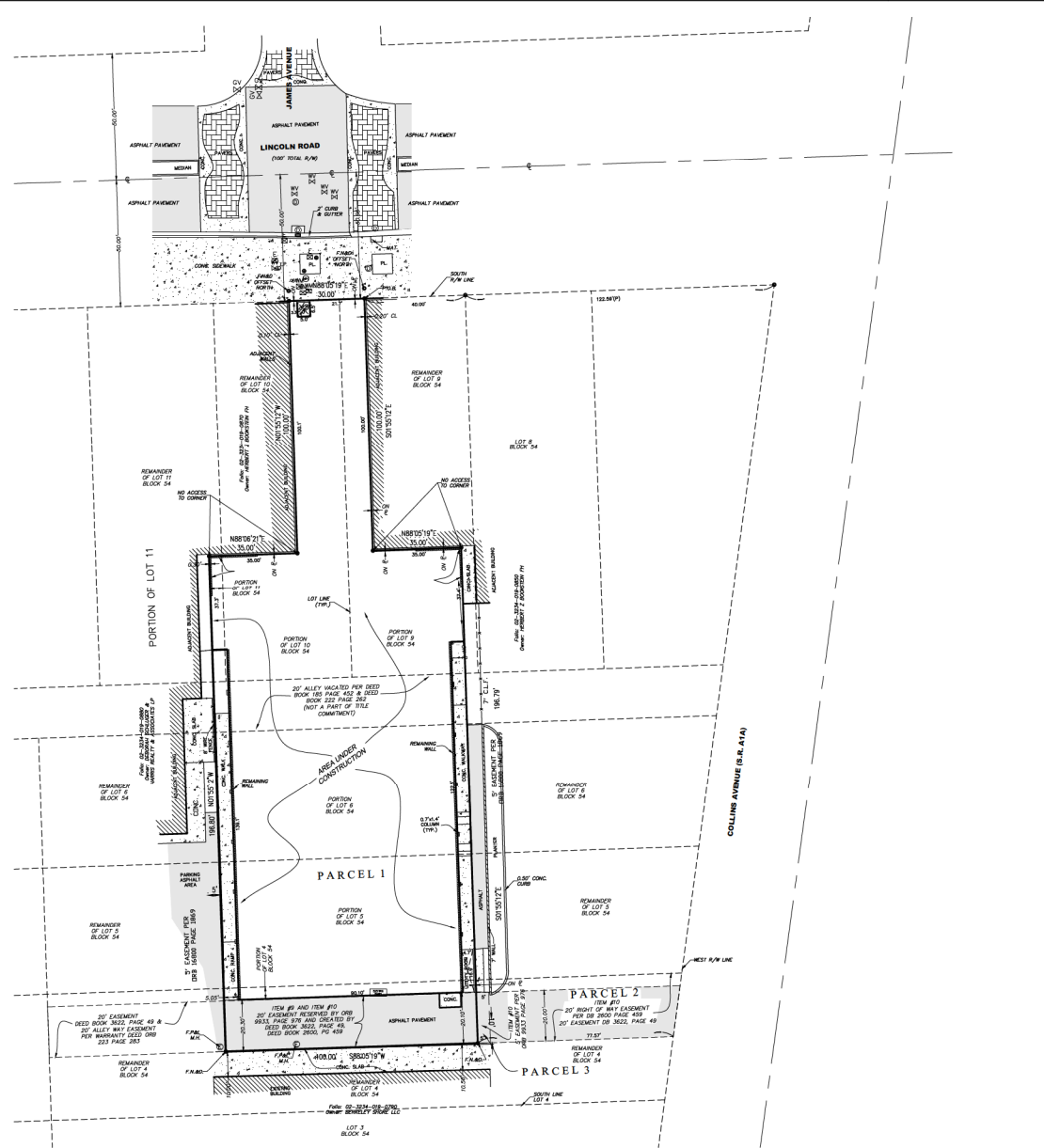
five BELOW

A DEVELOPMENT OF

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PB FILE NO. PB23-0604

- LEGEND**
- A = A/C
 - AGW = Asphalt
 - BM = Bench Mark
 - BRG = Bearing
 - CB = Catch Basin
 - CBS = Concrete Block Structure
 - CH = Chord
 - Chatta = Chatta-hoochee
 - CL = Center Line
 - CLF = Chain Link Fence
 - CL = Clear
 - CONC = Concrete
 - D = Delta
 - Ø = Diameter
 - DH = Drill Hole
 - DME = Drainage & Maintenance Easement
 - E.B. = Electric Box
 - Enc. = Encroachment
 - F.P. = Fossil Pipe
 - F.H. = Fire Hydrant
 - F.I.R. = Found Iron Rebar
 - F.P.L. = Florida Power & Light Found Iron Pipe
 - F.D. = Found
 - L.P. = Light Pole
 - M = Monument
 - M.F. = Metal Fence
 - M.M. = Manhole
 - M = Monument Line
 - M.N. = Monument
 - N/A = Not Applicable
 - ND = Nail & Disc
 - NTS = Not to Scale
 - OS = Other
 - O.U.L. = Overhead Utility Lines
 - OH = Overhang
 - P = Pin
 - PB = Plat Book
 - PC = Point of Curvature
 - PCP = Permanent Control Point
 - PD = Page
 - P.I. = Point of Intersection
 - PL = Property Line
 - PL = Plaster
 - P.O.B. = Point of Beginning
 - P.C. = Point of Commencement
 - P.P. = Power Pole
 - P.M. = Permanent Reference Monument
 - P.R.C. = Point of Reverse Curvature
 - RT = Right of Turn
 - R = Radius
 - RW = Railroad
 - PSM = Professional Surveyor
 - Map = Mapper
 - RSM = Right-of-Way
 - SWK = Sidewalk
 - Sec. = Section
 - Typ. = Typical
 - T = Tangent
 - U.S. = Utility Easement
 - W.F. = Wood Fence
 - W.M. = Water Meter
 - W.V. = Water Valve
 - W.V. = Water Valve
 - Denotes Spot Elevations Taken



This property described as:

PARCEL 1:

That part of Lots 4, 5, 6, 9, 10 and 11, and that part of a 20-foot strip of land formerly an alley lying immediately South of Lots 9, 10 and 11, of Block 54, of FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the Plat thereof, as recorded in Plat Book 2, Page 77, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

Beginning at a point on the Southerly line of Lincoln Road at a distance of 40 feet Westerly from the Northeast corner of Lot 9 aforesaid (the Northerly line of Lot 9 and the Southerly line of Lincoln Road being identical); thence (1) run Westerly along the Southerly line of Lincoln Road a distance of 50 feet to a point; thence (2) run Southerly parallel with the dividing line between Lots 9 and 10, of Block 54 aforesaid, 100 feet to a point; thence (3) run Westerly and parallel with the Southerly line of Lincoln Road a distance of 25 feet, more or less, to a point, which point is a distance of 5 feet Westerly from the dividing line of Lots 10 and 11, of Block 54 aforesaid; thence (4) run Southerly, along a line parallel with and 5 feet Westerly from the dividing line between Lots 10 and 11 and the extension thereof Southerly, a distance of 196.3 feet, more or less, to the Southerly line of the North 1/2 of Lot 4, Block 54 aforesaid; thence (5) run Easterly, along the Southerly line of the North 1/2 of the said Lot 4, a distance of 100 feet, more or less, to a point, said point being 5 feet Westerly from the dividing line between Lots 8 and 9, Block 54, extended Southerly; thence (6) run Westerly, along a line parallel with and 5 feet Westerly from the dividing line between the said Lots 8 and 9 (an extension Southerly, a distance of 196.3 feet, more or less, to a point 100 feet distant from the southerly line of Lincoln Road; thence (7) run Westerly, parallel with the Southerly line of Lincoln Road, a distance of 50 feet to a point; thence (8) run Northerly, parallel with the dividing line between Lots 9 and 10 aforesaid, 100 feet to the place of beginning.

PARCEL 2:

TOGETHER WITH a non-exclusive easement granted pursuant to Easement Right over Private Road recorded in Deed Book 2600, Page 419, as affected by Declaration as to Permanent Easement recorded in Deed Book 3621, Page 49, both of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

That part of the South 20 feet of the North 1/2 of Lot 4, Block 54, of FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the Plat thereof, recorded in Plat Book 2, Page 77, of the Public Records of Miami-Dade County, Florida, lying East of the dividing line between Lots 8 and 9, of said Block 54, an extension Southerly to a point where it intersects the Southerly line of the North 1/2 of said Lot 4.

PARCEL 3:

TOGETHER WITH a non-exclusive 5 foot easement over the South 20 feet of the North 1/2 of Lot 4, Block 54, of FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the Plat thereof, recorded in Plat Book 2, Page 77, of the Public Records of Miami-Dade County, Florida, granted in certain Warranty Deed recorded in Official Record Book 9913, Page 976, of the Public Records of Miami-Dade County, Florida, which said 5 foot strip of land is bounded on the East by the extension Southerly of the boundary line between Lots 8 and 9, of said Block 54, to a point where it intersects the Southerly line of the North 1/2 of said Lot 4, on the South by the Southerly line of the North 1/2 of said Lot 4, on the West by the East line of the land described as Parcel 1 herein, and on the North by the North line of the South 20 feet of the North 1/2 of said Lot 4.

230 Lincoln Road, Miami Beach, FL 33139

CERTIFY TO:

Camford Corp
 C/O S Karam
 Carib Mall Associates LLC

"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

BOUNDARY SURVEY.
 I HEREBY CERTIFY that this survey meets the Standards of Practice as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in Chapter 54.17 Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

[Signature]
 RAINE AGUIEVIVES 05/04/15
 PROFESSIONAL SURVEYOR AND MAPPER No. 4327, State of Florida.

Alvarez, Aiguesvives and Associates, Inc.
 Surveyors, Mappers and Land Planners
 5701 S.W. 107TH AVENUE #204, MIAMI, FL 33173
 Phone 305.220.2424 Fax 305.552.8181
 L.B. No. 6667 / E-mail: aaasurvey@aol.com

Field Date 04/29/15 Scale 1"=30' Drawn by R.S. Dwg No. 14-17163

Bearing, if any, shown based on Plat Meridian (reference) NORTH ϵ N88°05'19"E

REVISIONS:
 04/06/16 Survey Update *[initials]*

FLOOD ZONE AE	COMM No. 120651	PANEL No. E317	SUFFIX L	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.
F.I.R. DATE 09/11/09	F.I.R. INDEX 09/11/09	BASE ELEV. +8FT	N.G.V.D.	

HPB SIGNAGE SUBMITTAL 12/27/2016

PREVIOUSLY APPROVED HPB - FOR REFERENCE ONLY

nevelta
architecture
international

Miami
Atlanta
Santiago, Chile

nevelta.com

PHOTO COURTESY OF
CITY OF MIAMI
1. 2015-01-01
2. 2015-01-01

DESIGNED BY

DATE: 07/20/2015
APP: 00079792

PROJECT

230 LINCOLN - RETAIL BLDG
1001 BAYVIEW BLVD
MIAMI BEACH, FL 33139

OWNER INFORMATION

AMERICAS
TRADE
CENTER LLC
550 LINCOLN BLVD, 1000
MIAMI BEACH, FL 33139

PERMIT SET
NOT FOR RECORD

Permit Number

CONSULTANTS



LOCATIONAL MAP - 375' RADIUS

HPB-101 SCALE: 1/8" = 1'-0"

Date: 7/20/2015
Drawing: AG - ME - LE
Checked by: ACS
Scale: As Shown
Project No. 1227

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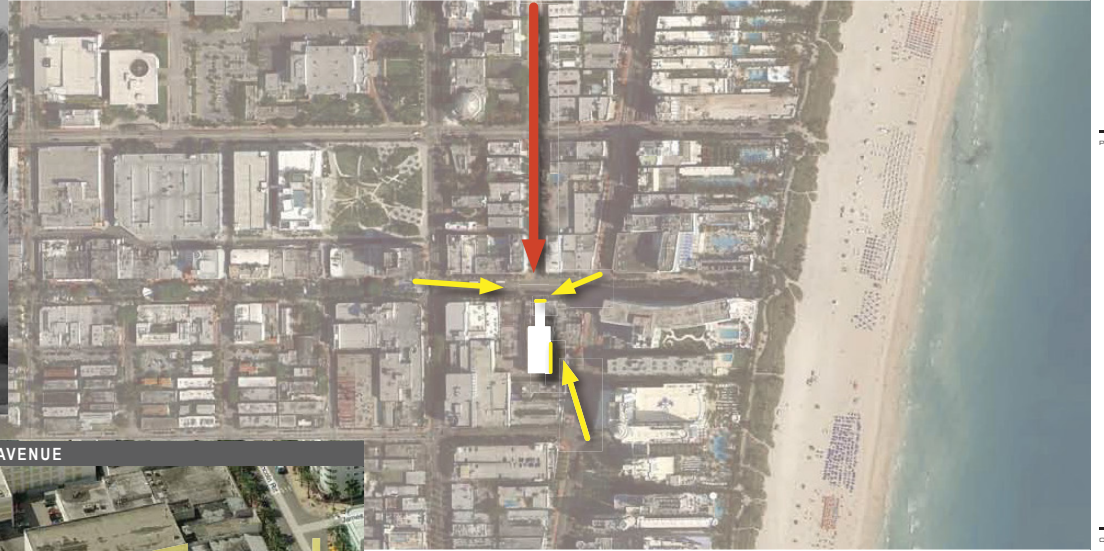
VISTA FROM JAMES STREET



TERMINATING VISTA FROM JAMES STREET



VISTAS FROM COLLINS AVENUE



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1 SUBJECT PROPERTY - TERMINATING AXIS
HPB-1192 N.T.S.



Date: 1/20/2015
Drawing: AG - ME - LE
Checked by: ACS
Scale: As Shown
Project No. 1227

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Miami
Adelphi
Berkeley, Ohio

revuelta.com

REVUELTA CONSULTING
1000 BAYVIEW BLVD
SUITE 1000
MIAMI BEACH, FL 33139

DESIGN BY



Luis O. Revuelta
AB0007972

PROJECT

230 LINCOLN - RETAIL BLDG
RETAIL AND OFFICE BUILDING
RETAIL AND OFFICE BUILDING
HISTORIC PRESERVATION BOARD APPLICATION - SIGNAGE PACKAGE

OWNER INFORMATION

AMERICAS
TRADE
CENTER LLC
850 LINCOLN BLVD, SUITE 1000
MIAMI BEACH, FL 33139

SIGNAGE FOR
HPB

Permit Revisions

CONSULTANTS

Date

12/27/2016

Drawing

Check by

As Shown

Project No.

1227

HPB SIGNAGE SUBMITTAL 12/27/2016

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NO CHANGES ARE BEING PROPOSED IN THIS SUBMITTAL TO PREVIOUSLY APPROVED ARCHITECTURE, THIS EXHIBIT IS JUST TO BE USED FOR SIGNAGE DESIGN INTENT, FOR LOCATION AND PROPORTIONS

PREVIOUSLY APPROVED HPB - FOR REFERENCE ONLY

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DESIGN BY



Luis O. Revuelta
483000792

PROJECT

230 LINCOLN - RETAIL BLDG
1001 N. W. 10th St.
MIAMI, FL 33136
HISTORIC PRESERVATION BOARD APPLICATION - SIGNAGE PACKAGE

OWNER INFORMATION

AMERICAS
TRADE
CENTER LLC
230 LINCOLN RD, MIAMI
33136, FL, USA

SIGNAGE FOR
HPB

Permit/Revision

CONSULTANTS



VIEW A



VIEW B

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HPB SIGNAGE SUBMITTAL 12/27/2016

Date
12/27/2016
Drawing
Check by
Scale
As Shown
Project No.
1227

SIGN 18

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PREVIOUSLY APPROVED HPB - FOR REFERENCE ONLY



VIEW C



VIEW D

These Changes and Additions to the previously approved HPB are for the purpose of providing a design intent for the location and proportions of the signage. No changes are being proposed in this submittal to previously approved architecture, this exhibit is just to be used for signage design intent, for location and proportions. The HPB number is: 1881227_230 LINCOLN 1227_2016 HPB0174. By Mark Bennett on: 12/27/2016

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DESIGN BY



Luis O. Revuelta
AB000792

PROJECT

230 LINCOLN - RETAIL BLDG
1881227_230 LINCOLN 1227_2016 HPB0174
HISTORIC PRESERVATION BOARD APPLICATION - SIGNAGE PACKAGE

OWNER INFORMATION

AMERICAS
TRADE
CENTER LLC
230 LINCOLN BLVD
MIAMI, FL 33136

SIGNAGE FOR
HPB

Permit/Revisions

CONSULTANTS

Date

12/27/2016

Drawing

Check by

Scale

As Shown

Project No.

HPB SIGNAGE SUBMITTAL 12/27/2016

1227

SIGN 19

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HPB-0616-0041 PREVIOUSLY APPROVED ON 9/30/2016

nevuelta architecture international

SUBMITTED AS PART OF THIS PACKAGE FOR REFERENCE ONLY.

Miami Alderica Santiago, Chile

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DESIGNED BY



Luis O. Revuelta
A13.00079792

PROJECT

230 LINCOLN - RETAIL BLDG

HISTORIC PRESERVATION BOARD APPLICATION - SIGNAGE PACKAGE

OWNER INFORMATION

AMERICAS TRADE CENTER LLC
850 N. W. 10th Street, Suite 1000
Miami, FL 33136

CONSULTANT

DATE

DRAWING

CHECK BY

SCALE

AS SHOWN

PROJECT NO.

1227

SIGN 2

PROJECT DATA

ADDRESS: 230 LINCOLN ROAD, MIAMI BEACH, FLORIDA 33140

THE SITE IS LOCATED IN MIAMI BEACH, FLORIDA, WITHIN THE PLANNING PARK HISTORIC DISTRICT. AS SUCH, ANY MAJOR ALTERATION TO THE EXISTING STRUCTURE WILL REQUIRE THE REVIEW AND APPROVAL OF THE HISTORIC PRESERVATION BOARD.

DEVELOPMENT LOT FRONTAGE:

NORTH: 30 FEET FACING LINCOLN ROAD
EAST: 206.60 FEET WITH INTERIOR BLOCKS PARTIAL OF 6, 8 & 9 TOWARD COLLINS AVE
SOUTH: 88.7 FEET WITH INTERIOR ALLEY TOWARD BLOCK 4
WEST: 206.60 FEET WITH INTERIOR BLOCKS (PARTIAL OF 5, 10, 11) TOWARD WASHINGTON AVE

PROPOSED USE:

COMMERCIAL RETAIL AND RESTAURANT (FUTURE EXPANSION) WITH ATTACHED OPEN TO SKY ATRIUM

SITE ZONING CLASSIFICATION:

CD-3

PERMITTED USES:

COMMERCIAL HIGH INTENSITY DISTRICT

FLOOD ZONE:

AE-8

BASE FLOOD ELEVATION:

8'-0" NGVD

AVERAGE SIDEWALK ELEVATION:

7'-0" NGVD

SITE LOT AREA: BASED ON TOTAL GROSS SF

3,000 SF

1ST SECTION BLOCKS 8 & 10 (100' LENGTH X 30' WIDTH) 19,680 SF

2ND SECTION BLOCKS 8, 9, & 10 (106.60 FEET X 100 FEET WIDTH)

TOTAL SITE AREA: 22,488 SF (0.5207 ACRES)

FAR (2.75 GROSS)

22,880 SF X 2.75 = 62,920 TOTAL ALLOWED OF WHICH 88,928.28 HPB HAS BEEN GRANDFATHERED FOR PARKING COUNT

SETBACKS:

	REQUIRED (FT)	PROVIDED (FT)
PRIMARY FRONTAGE (LINCOLN ROAD):	8'-0"	0'-0"
REAR SECONDARY FRONTAGE (2 ND ALLEY) (LIMITED BY ACTUAL SERVICE ACCESS)	8'-0"	20'-0" (EXISTING EASEMENT CONDITION)
SIDE (INTERIOR BLOCKS):	8'-0"	0'-0" + 5'-0" FOR EGRESS

BUILDING STATISTICS:

	ALLOWABLE (FT)	PROVIDED (FT)
HEIGHT PER AVERAGE SIDE WALK (7'8" NGVD):	50'-0"	58'-10" (83.8' NGVD EXISTING BUILDING SHELL AND PARAPET HEIGHT TO REMAIN)
NUMBER OF FLOORS:	5 STORIES	4 STORIES

FAR BUILDING AREAS:

	EXISTING (TRANSFERRED PER ZONING LETTER)	PROPOSED
UNDERGROUND LEVEL (EXISTING F.F. V.A.L.T.)	NOT INCLUDED	NOT INCLUDED
GROUND FLOOR	20,422.59 SF	16,199 SF
2ND FLOOR	4,344.28 SF (EXISTING MEZZANINE)	15,871 SF
3RD FLOOR	18,475.43 SF (EXISTING LOFT)	16,318 SF
4TH FLOOR	7,215.63 SF (EXISTING VOID CEILING)	10,000 SF
ROOF LEVEL		887 SF
TOTAL FAR AREA	58,928.28 SF (SEE EXISTING ZONING LETTER)	58,928 SF

PARKING DATA CALCULATION:

(Based on 3438 SF in difference between Existing and Proposed FAR)

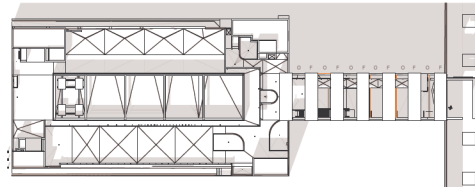
	REQUIRED***	PROVIDED
RETAIL (300 SP/PERSON)	11.45 APPROX+12 P.SPACES	GRANDFATHERED
LOADING BERTH (1000SP/PERSON)	1	AT LAY
HANDICAP SPACES - AS PER F.B.C. SEC 11-4.1.2 - NONE PUBLIC PARKING TO BE PROVIDED		GRANDFATHERED
*** NO PARKING REQUIRED UP TO 38,008 SF EXISTING 50% PER COVER LETTER		

FAR CALCULATIONS: ACCORDING TO THE SHADING AREAS PER FLOOR PLANS DIAGRAMS

Zone Name	FAR AREA Floor (Story)	Measured Area
GROSS FAR AREA 4TH	ROOF LEVEL	231
GROSS FAR AREA 4TH	ROOF LEVEL	326
GROSS FAR CONTROL ROOM W/ ELEV 1	4TH FLOOR	73
GROSS FAR STAIR 1	4TH FLOOR	241
GROSS FAR STAIR 2	4TH FLOOR	416
GROSS FAR AREA 4TH	4TH FLOOR	9,279
GROSS AREA 3RD	3RD FLOOR	18,318
GROSS AREA 2ND	2ND FLOOR	15,871
GROSS AREA - ELEVATOR	STREET LEVEL	84
GROSS AREA - GROUND	STREET LEVEL	16,075
		88,928 sq ft

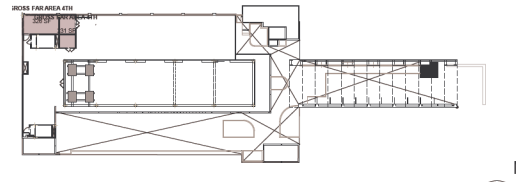
TOTAL Allowed Building FAR has not been maximized.
Architectural Feature Structure over the courtyard area at ground level has been designed open in more than 50% therefore has not been counted as part of the FAR calculation.

FOR ADDITIONAL BUILDING AND ZONING INFORMATION REFER TO SHEET 002 - GENERAL NOTES

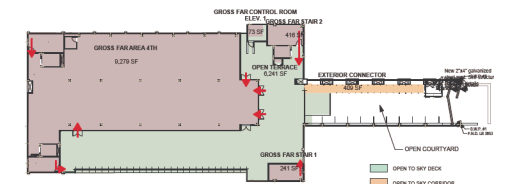


1 SIGN 2 OPEN ROOF FEATURE PLAN - 50% RATIO
SCALE: 1/32" = 1'-0"

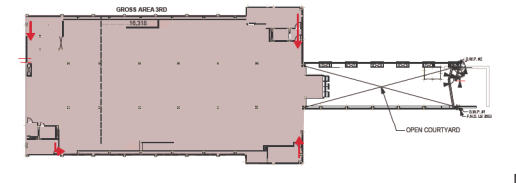
FULLED: 0-0-00
TOTAL COVERS OF SPACES
4 F 1111 (100' X 14.50 FEET) @ 4' 6" SPACING = 4' X 14.50 FEET = 58.00 SF
6 E (100' X 4' X 14.50 FEET) @ 4' 6" SPACING = 6' X 14.50 FEET = 87.00 SF
TOTAL = 145.00 SF
OPEN COURTYARD - 31.5% APPROX. - 50% OPEN REQUIREMENT.



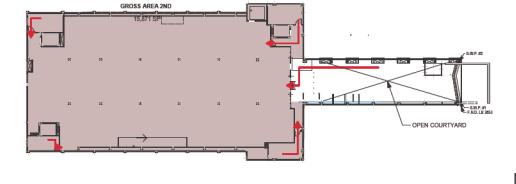
6 SIGN 2 ROOF PLAN
SCALE: 1/32" = 1'-0"



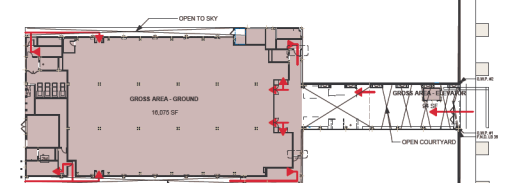
5 SIGN 2 FOURTH LEVEL - F.A.R.
SCALE: 1/32" = 1'-0"



4 SIGN 2 THIRD LEVEL - F.A.R.
SCALE: 1/32" = 1'-0"



3 SIGN 2 SECOND LEVEL - F.A.R.
SCALE: 1/32" = 1'-0"



2 SIGN 2 GROUND LEVEL - F.A.R.
SCALE: 1/32" = 1'-0"

MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeach.gov

PLANNING DEPARTMENT
141 1501 237-2526, Fax: 305-375-7339

July 6, 2012

Mr. Harold Rosen
Rosen & Swales P.L.L.C.
407 Lincoln Road
Penthouse Southeast
Miami Beach, FL 33139

Subject: 230 Lincoln Road - Existing Floor Area Calculations

Dear Mr. Rosen:

This letter is in response to your request for an administrative determination on the above referenced subject.

Based upon the plans submitted dated June 18, 2012, the existing building at the subject location consists of the following floor areas:

Ground Floor 20,422.59 square feet
Loft Floor 4,344.28 square feet
Second Floor 18,475.43 square feet
Third Floor 7,215.63 square feet
Subtotal 48,457.93 square feet

In addition, the 15,470.48 square feet of attic space above the ceiling framing of the former theater area is included in the calculation of existing floor area, as Section 114-1 of the City Code defines attic space, whether or not a floor actually has been laid, which provides structural headroom of more than seven feet six inches, as floor area.

The total existing floor area, based upon these plans and the above information consists of 88,928.29 square feet. This figure can be used to determine the maximum allowable floor area within the shell of the existing building that can be reconfigured as part of a proposed renovation without incurring a parking requirement.

As per Section 130-31(b), there shall be no off-street parking requirement for main or accessory uses associated with buildings that existed prior to October 1, 1993, which are located within the architectural district. Although this provision does not apply to renovations and new additions to existing buildings which create or add floor area to new construction, the restoration of the existing 88,928.29 square feet within the shell of the existing building would remain exempt from parking requirements. Addition of additional floor area above this amount would be subject to the parking requirements of the City Code.

Sincerely,

Richard G. Lorber, AICP
Acting Planning Director

F:\PLANS\ALLIGEN_CORR\EXT\EXTERNAL_230 Lincoln Road FAR parking issue revised.docx

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 SUBMITTED AS PART OF THIS PACKAGE FOR REFERENCE ONLY.

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 Adarica
 Santiago, Chile

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888.975.1111
 305.363.1111
 1.800.963.0000
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Luis O. Revuelta
 PE 10007972

PROJECT

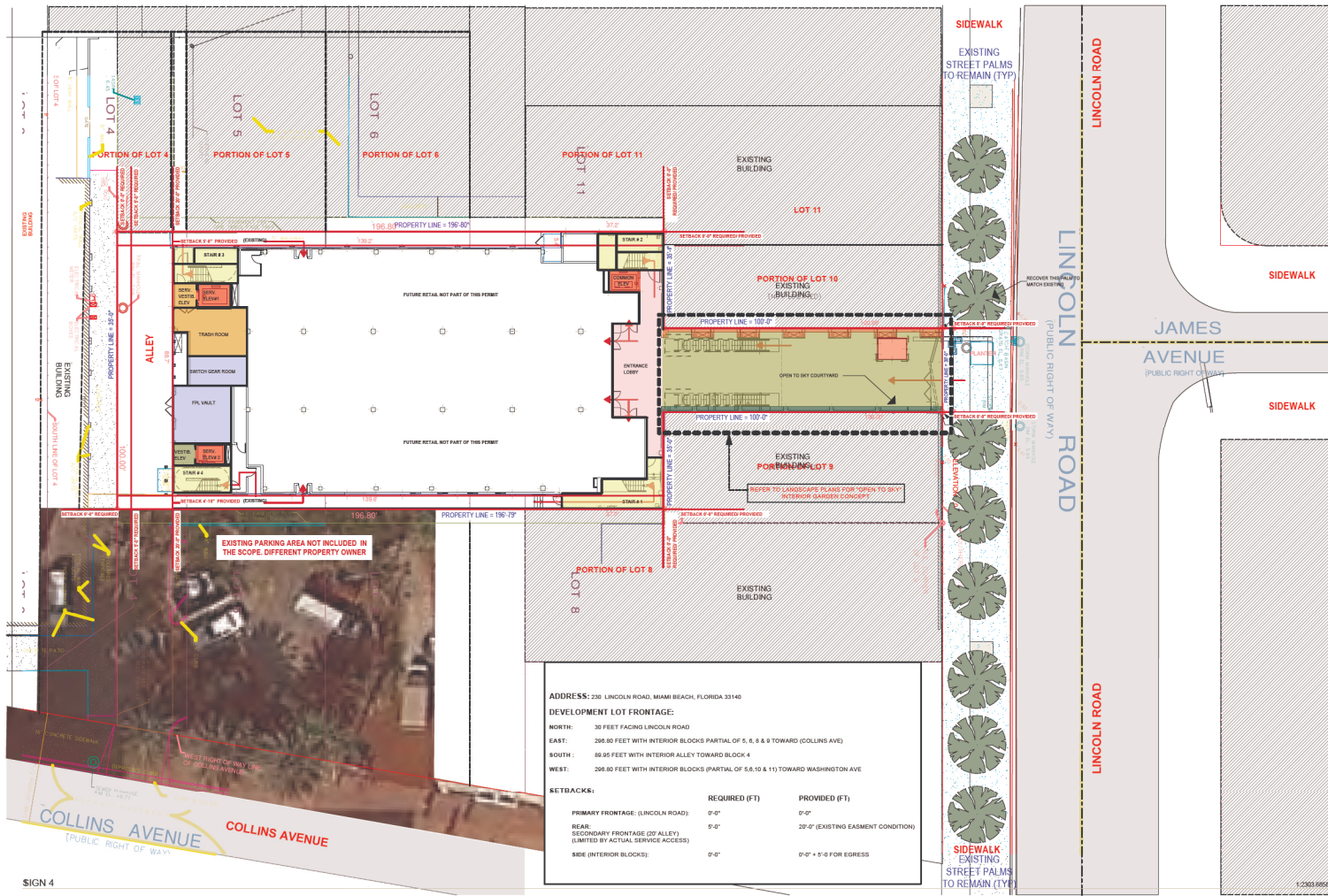
230 LINCOLN - RETAIL BLDG
 230 LINCOLN ROAD, MIAMI BEACH, FL 33139
 HISTORIC PRESERVATION BOARD APPLICATION - SIGNAGE PACKAGE

OWNER INFORMATION

AMERICAS
 TRADE
 CENTER LLC
 850 LINCOLN ROAD, MIAMI
 BEACH, FL 33139

DESIGNED BY
 NEVUELTA ARCHITECTURE INTERNATIONAL
 1000 BAYVIEW BLVD, SUITE 1000
 MIAMI BEACH, FL 33139
 PHONE: 305.363.1111
 WWW.NEVELTA.COM

CONSULTANTS



SIGN 4

1 SIGN 4 PROPOSED SITE PLAN

HPB SIGNAGE SUBMITTAL 12/27/2016

Date
 Drawing
 Check by
 Scale
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 Project No.
 1227

SIGN 4

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PROPOSED GROUND FLOOR PLAN

BARR ARCHITECTURE, INC.
The Design-Build Team
architects • general contractors

A# 26003152
5011 South State Road 7, Suite #107,
Dania, Florida 33134
P. 954 418-8488 F. 954 212 2982
address • construction management • planning • interiors

CONSULTANTS



Digitally signed by
Ronald Barr
Date: 2023.10.18
15:52:45 -04'00'

DATE ISSUED

07-07-23 CITY COMMENTS & TENANT REVISIONS

PROJECT NAME / LOCATION

five BELOW

230 LINCOLN RD
MIAMI BEACH, FL 33139

PROJECT INFORMATION

DATE: MARCH, 13, 2023

PROJECT NO.: 06333-0001

DELIVERY TYPE: AS-IS

DRAWN BY: CT

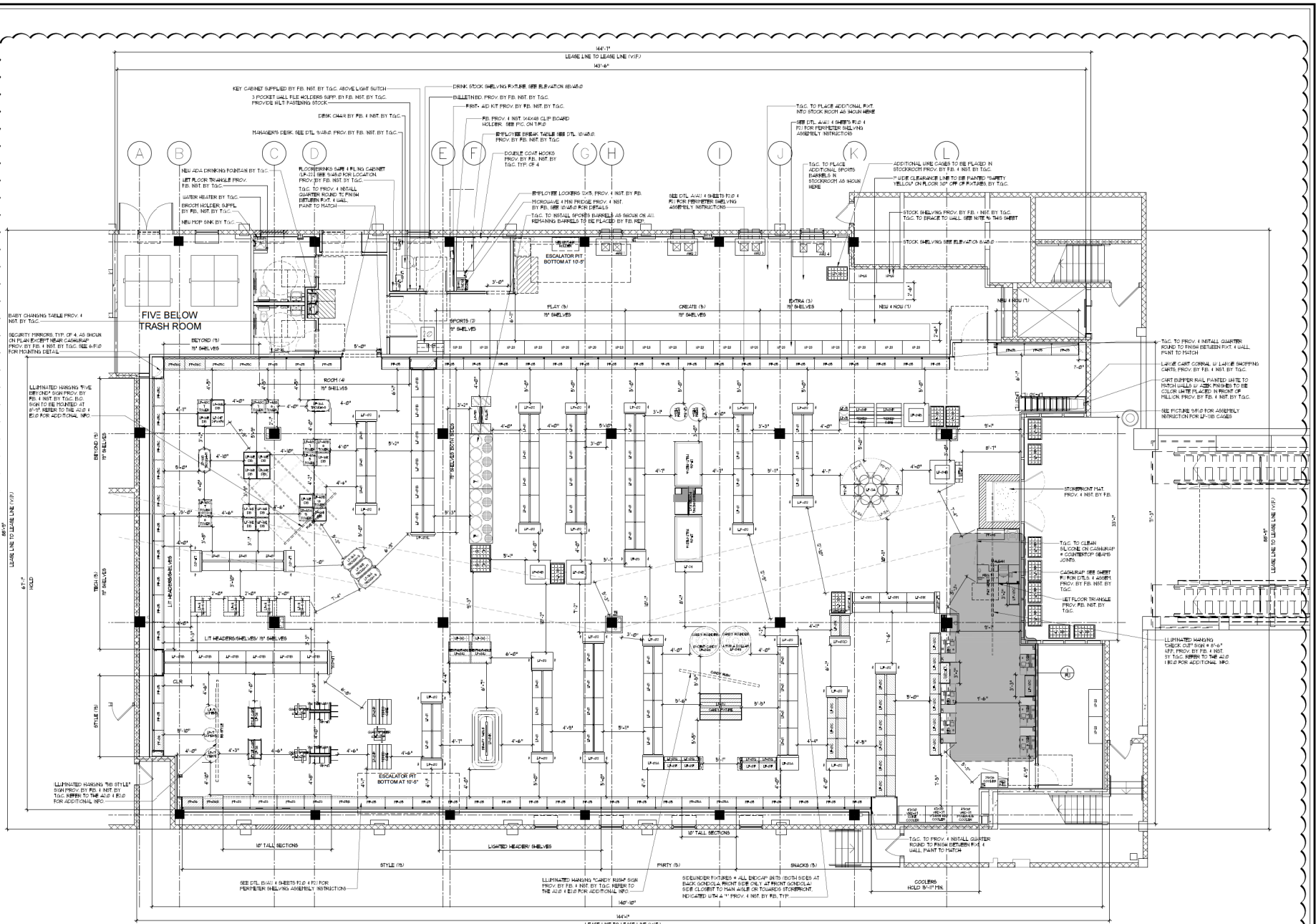
REVIEWED BY: CC

TITLE

FIXTURE PLAN

SHEET NUMBER

A1.1



- NOTE: ALL MILLWORK SHELVING AND DECKS TO BE PROVIDED BY FIVE BELOW AND INSTALLED BY TGC.
- NOTE: SEE INTERIOR ELEVATION SHEETS ON A1.2 FOR WALL/FLOOR GRAPHIC LOCATIONS.
- NOTE: MAINTAIN A CLEAR EXIT PATH (MIN 3'-0") RETURN TO RESTROOMS.
- NOTE: TGC TO INSTALL WHITE 1/2" x 1/2" PVC LINOLEUM CORNER GUARD AFTER GRAPHICS HAVE BEEN INSTALLED. PROTECT FROM FLOOR TO TOP OF GUARD ON SALES STOCKROOM FLOOR TO DRINK WALL CORNERS WHICH REMAIN EXPOSED. AFTER FINISHING, TGC MUST CONTACT MILLWORK SUPPLIER SEE TO TOP CONTACT INFO.
- NOTE: SEE ELEV. A-11 SHEETS P.10 FOR PERIMETER MILLING ASSEMBLY INSTRUCTIONS.
- NOTE: WALL/FLOOR FINISHING DETAILS. TGC MUST POLISH PERIMETER BACKINGS. PAINTING: 1 COAT OF PRU. CHALKBOARD: SEE SHEET E-10.
- NOTE: SEE SHEET A-10 FOR FINISH SCHEDULE. NOTE AND DETAIL FOR FLOOR FINISHING.

1 | FIXTURE PLAN

SCALE: 3/8" = 1'-0"

PREVIOUSLY APPROVED HPB - FOR REFERENCE ONLY

DESIGN BY

Luis O. Revuelta
AR 0007872

PROJECT

230 LINCOLN - RETAIL BLDG
230 LINCOLN RD, MIAMI
MIAMI BEACH, FL 33139

OWNER INFORMATION

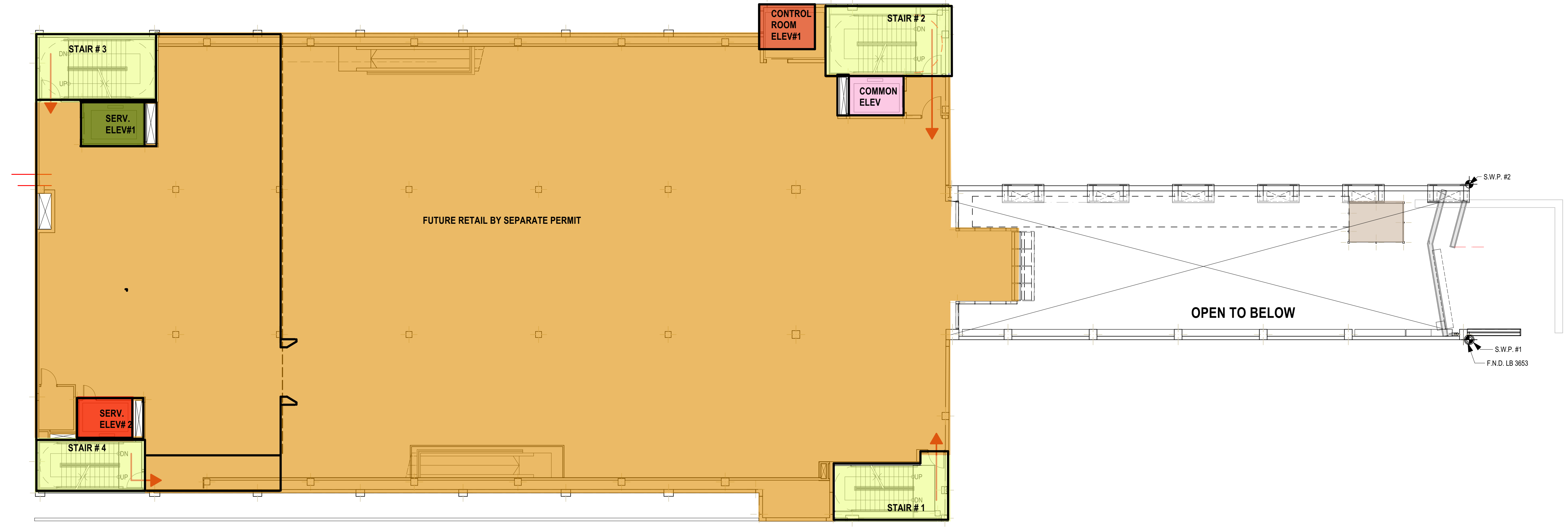
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TRADE
CENTER LLC
230 LINCOLN RD, MIAMI
BEACH, FL 33139

PERMIT SET
RECORD SET

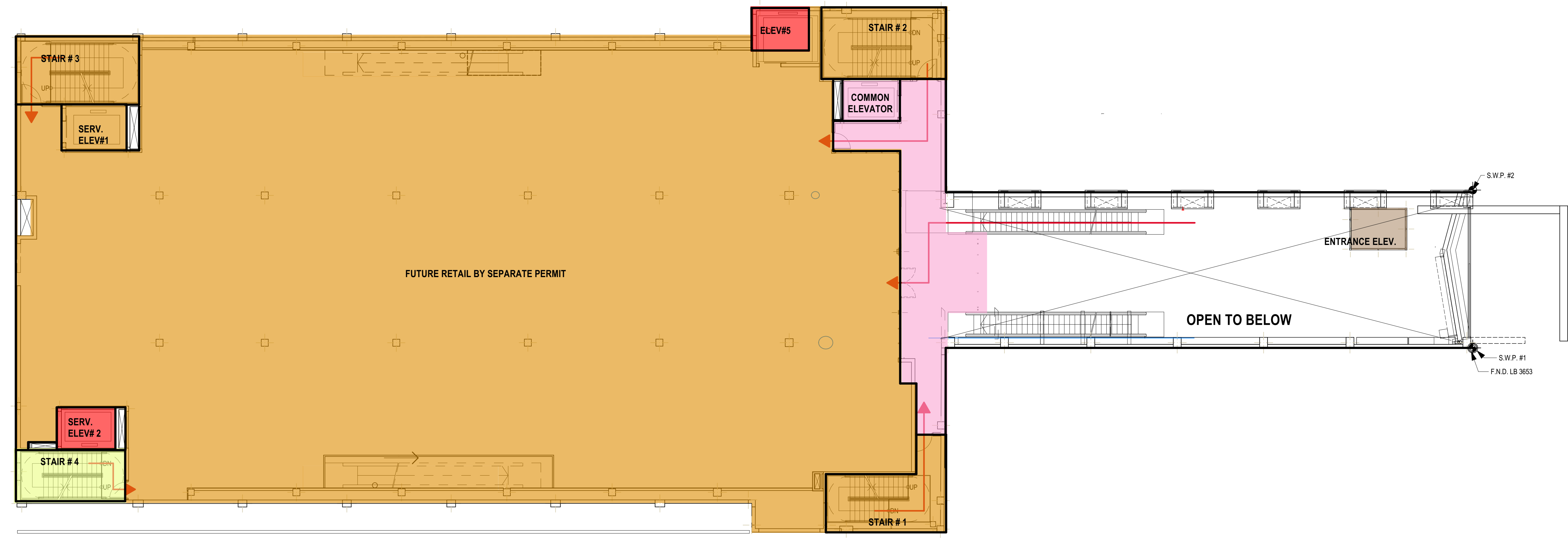
Permit Revisions
HPB Revision
Issue date: 06/07/2016
PERMIT SET
Issue date: 07/24/2017

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Date
06/08/2016
Drawing
Check by
Scale
As Shown
Project No.
1227



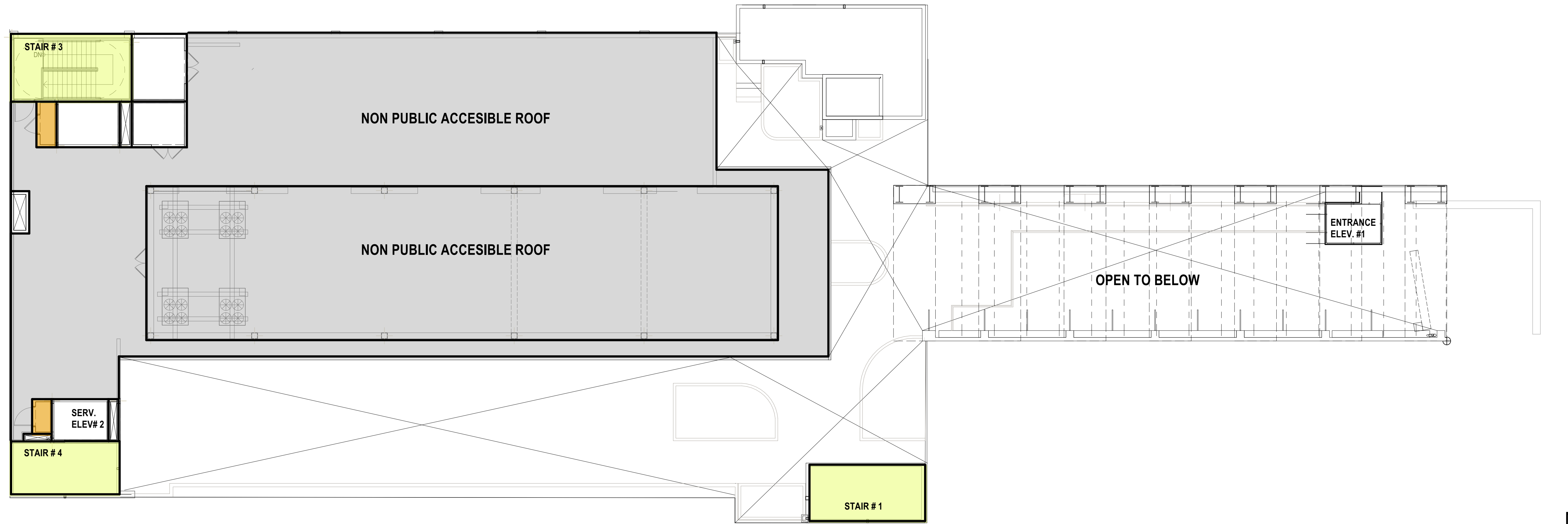
1 THIRD LEVEL- FLOOR PLAN
HPB-202 SCALE: 3/32" = 1'-0"



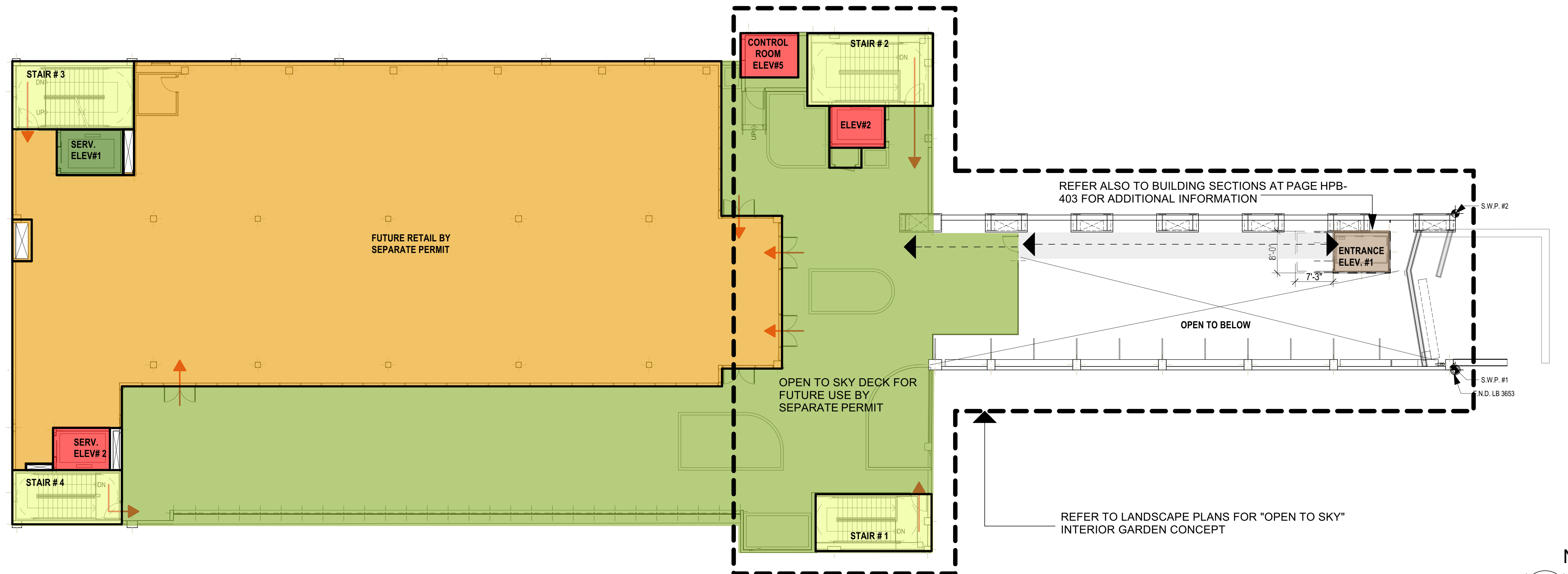
1 SECOND LEVEL- FLOOR PLAN
HPB-202 SCALE: 3/32" = 1'-0"

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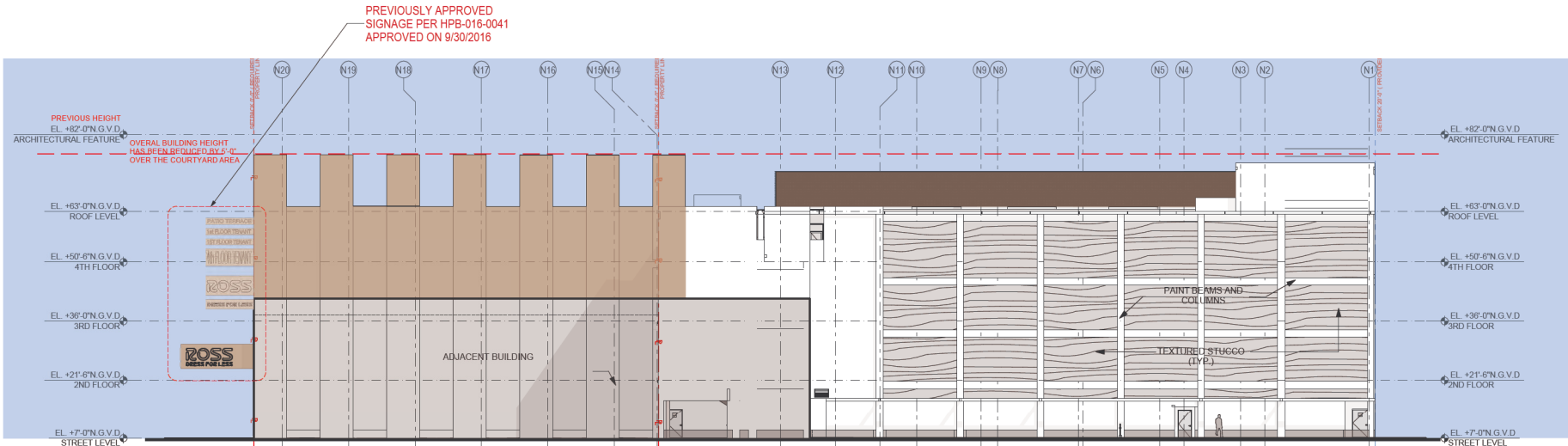
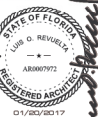
1 MECHANICAL ROOF- FLOOR PLAN
HPB-203 SCALE: 3/32" = 1'-0"



2 4TH LEVEL- FLOOR PLAN
HPB-203 SCALE: 3/32" = 1'-0"

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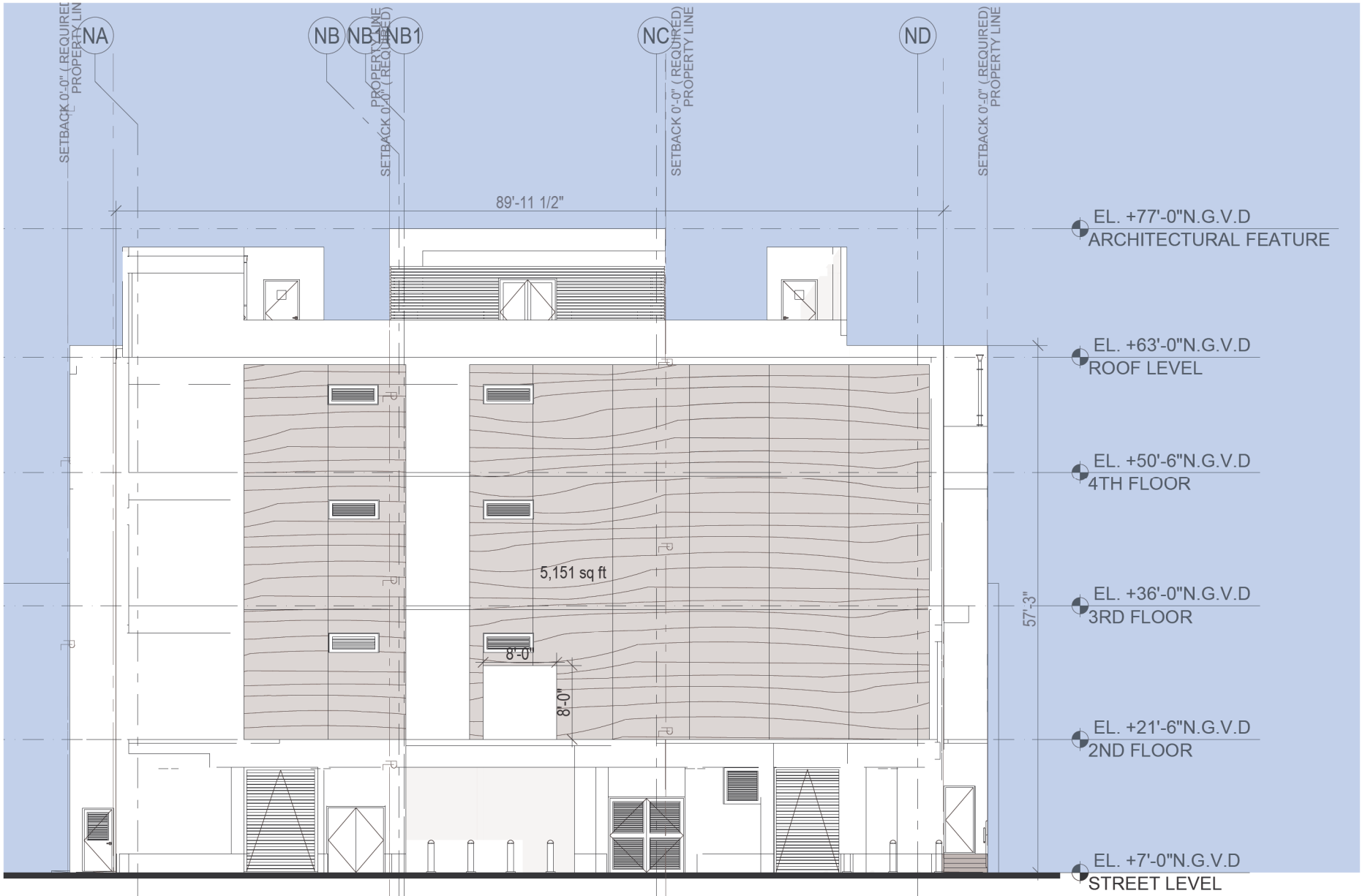
**WEST VIEW
AS APPROVED**
SCALE: 3/32" = 1'-0"
(NO NEW SIGNAGE BEING REQUESTED)

HPB SIGNAGE SUBMITTAL 12/27/2016

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**REAR VIEW
AS APPROVED**
 SCALE: 1/4" = 1'-0"
 (NO NEW SIGNAGE BEING REQUESTED)
 HPB SIGNAGE SUBMITTAL 12/27/2016

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DESIGN BY
 Luis O. Revuelta
 481.000.7976
 REGISTERED ARCHITECT
 STATE OF FLORIDA
 License No. 13887
 01/25/2017

PROJECT
230 LINCOLN - RETAIL BLDG
 230 LINCOLN BLVD
 MIAMI BEACH, FL 33139
 HISTORIC PRESERVATION BOARD APPLICATION - SIGNAGE PACKAGE

OWNER INFORMATION
**AMERICAS
TRADE
CENTER LLC**
 230 LINCOLN BLVD
 MIAMI BEACH, FL 33139

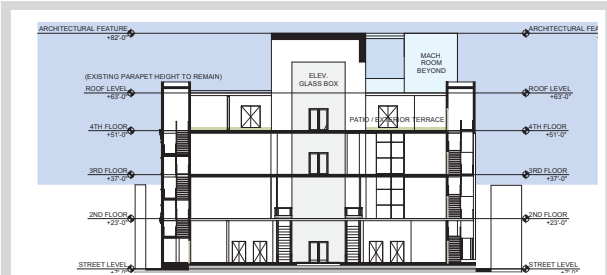
SIGNAGE FOR
 HPB
 Permit Revisions

CONSULTANTS

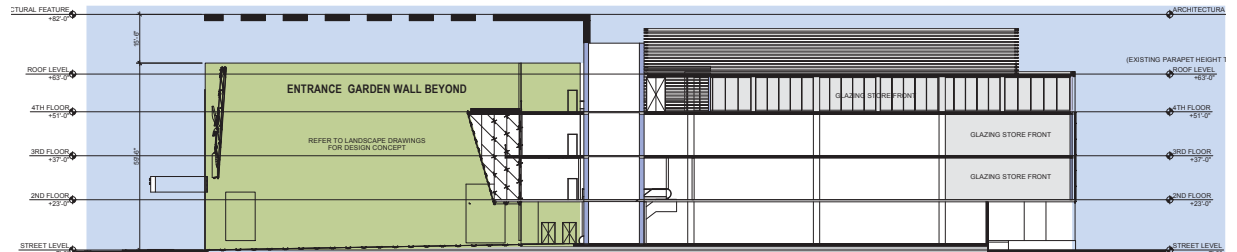
Date: 12/27/2016
 Drawing:
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 Scale:
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 Project No.: **1227**

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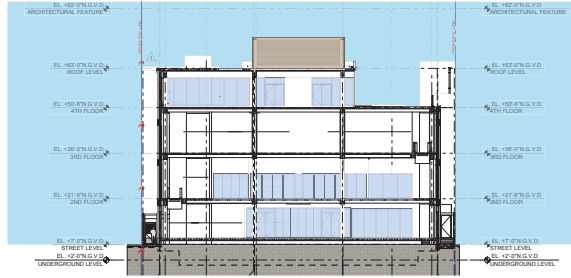
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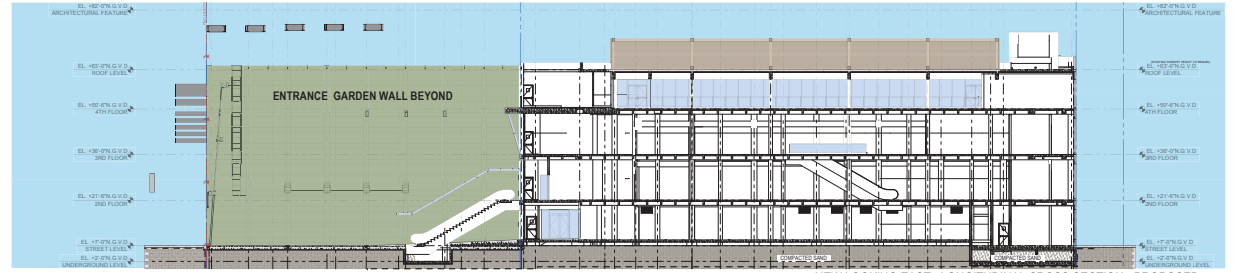
CROSS SECTION THRU PATIO AT 4TH LEVEL - APPROVED BY HPB



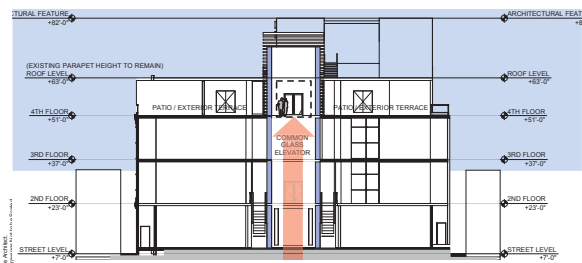
LOOKING EAST - LONGITUDINAL CROSS SECTION APPROVED BY HPB



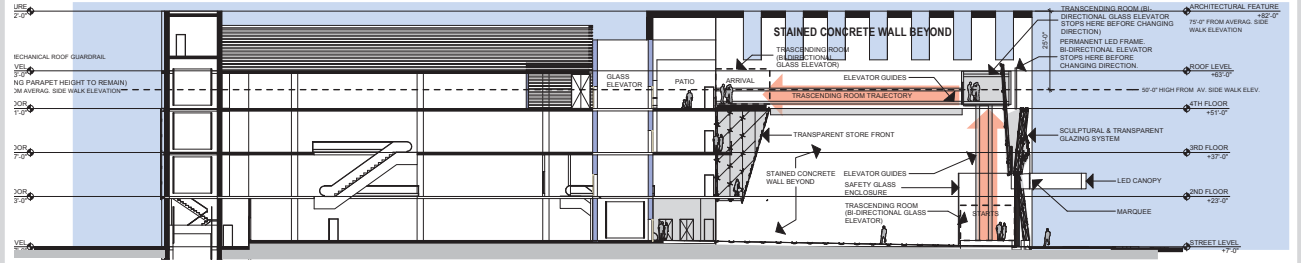
NEW CROSS SECTION THRU PATIO AT 4TH LEVEL - PROPOSED SCALE 1/16" = 1'-0"



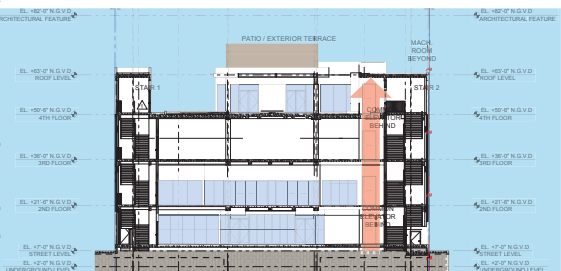
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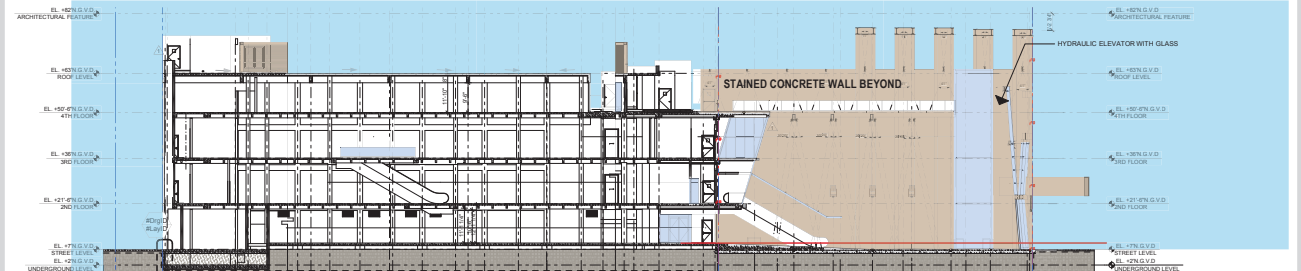
CROSS SECTION - COMMON ELEVATOR - APPROVED BY HPB



LOOKING WEST - LONGITUDINAL CROSS SECTION APPROVED BY HPB



NEW CROSS SECTION - COMMON ELEVATOR - PROPOSED SCALE 1/16" = 1'-0"



NEW LOOKING WEST - LONGITUDINAL CROSS SECTION - PROPOSED SCALE 1/16" = 1'-0"