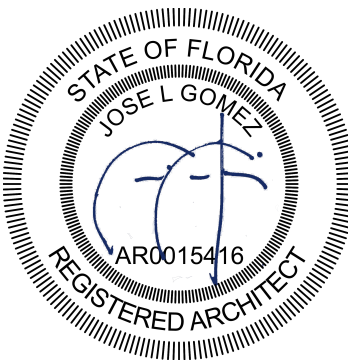




1 6 9 1 M I C H I G A N | D R B 2 4 - 1 0 3 9
F I N A L S U B M I T T A L | 0 9 - 0 8 - 2 4

THE LINCOLN BL
1691 MICHIGAN
MIAMI BEACH, FL 33139



Digitally signed
by Jose L
Gomez
Date:
2024.09.09
10:36:03 -04'00'

COPYRIGHT 2024. ALL RIGHTS RESERVED. THESE DRAWINGS AND DOCUMENTS ARE INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF BEILINSON GOMEZ ARCHITECTS P.A. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO BEILINSON GOMEZ ARCHITECTS P.A. REPRODUCTIONS OF DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF BEILINSON GOMEZ ARCHITECTS P.A. IS PROHIBITED. CONTRACTORS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK. 1601 BISCAYNE BLVD. # 359 33139 MIAMI, FL 33138 - 4864 BGAARCHITECTS.COM 305.559.1250 bgarchitectspa.com AAC001082 J L GOMEZ

		DWG. TITLE	COVER
		SCALE	N.T.S.
		PROJECT NO.	2023-33
		DATE	08-30-24
		SHEET NUMBER	A-000
△	DATE	REVISION	

GENERAL NOTES

				
insulation blanket	concrete pre cast	gravel or crushed stone	cement mortar plaster	concrete
				
glass: large scale	insulation rigid	earth	tile	solid conc. mas. unit
				
marble	steel small scale	steel large scale	plywood	sheet metal
				
wood blocking continuous	wood blocking intermittent	brick large scale	wood finished	concrete mas. unit

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

SCOPE OF WORK

LEGAL DESCRIPTION

OCCUPANCY CLASSIFICATION

ALTERATION CLASSIFICATION

FIRE ALARM SYSTEM AND SPRINKLE SYSTEM

ZONING DATA SHEET

SCALE: N.T.S

BGArchitects

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

2. ALL WORK TO BE DONE IN COMPLIANCE WITH THE REQUIREMENTS OF AND ACCEPTABLE TO THE CITY OF MIAMI BEACH BUILDING DEPARTMENT

3. ALL MATERIALS SHALL CONFORM WITH ALL PREVAILING CODES, MANUFACTURERS SHALL PROVIDE DAE COUNTY APPROVAL CODES FOR ALL REQUIRED ASSEMBLIES.

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

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

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

7. ALL MATERIALS AND FIXTURES MUST BE BRAND NEW.

8. INFORMATION SHOWN ON THE DWGS. AS TO THE LOCATION OF THE EXISTING UTILITIES HAS BEEN PREPARED FROM THE MOST RELIABLE DATA AVAILABLE TO THE A/E. HOWEVER, THE 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 AND ALL POSSIBLE 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 PROVIDING SHORING AND SUPPORT AS REQUIRED.

9. THE CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO EXCAVATION.

10. ALL ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929.

11. EXISTING PAVEMENT, SIDEWALKS, SOD, CURB OR OTHER EXISTING WORK NOT SPECIFIED FOR REMOVAL WHICH IS TEMPORARILY REMOVED, DAMAGED, EXPOSED, OR IN ANY WAY DISTURBED DURING CONSTRUCTION PERFORMED UNDER THIS CONTRACT SHALL BE REPAIRED TO ORIGINAL PRE-CONSTRUCTION CONDITION AT NO ADDITIONAL COST TO OWNER.

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

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

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

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

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

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

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

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

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

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

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

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

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

25. ALL BUILDINGS SHALL HAVE A PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES AS PER FBC 186.17. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPLICABLE. THE CONTRACTOR SHALL OBTAIN A CERTIFICATE OF COMPLIANCE FROM THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:

"I, THE UNDERSIGNED, HAVE RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

26. A WEATHER RESISTANT JOB SITE POSTING BOARD SHALL BE PROVIDED TO RECEIVE DUPLICATE TREATMENT CERTIFICATES AS EACH REQUIRED PROTECTIVE TREATMENT IS COMPLETED, PROVIDING A COPY FOR THE PERSON THE PERMIT IS ISSUED TO AND ANOTHER COPY FOR THE BUILDING PERMIT FILES. THE TREATMENT CERTIFICATE SHALL IMMEDIATELY BE PROVIDED TO THE APPLICANT IMMEDIATELY AFTER THE 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 IS NOT TREATED, THE TREATMENT CERTIFICATE SHALL BE VOID. FINAL EXTERIOR TREATMENT SHALL BE COMPLETED PRIOR TO FINAL BUILDING APPROVAL.

27. MINIMUM INSULATION SHALL BE: WINDOW U VALUE 0.5, SHGC 0.25; R-20 FOR ROOF, R-6.7 FOR EXTERIOR WALLS, R-15 FOR FLOOR, AS PER ENERGY CALCULATIONS & FBC-ENERGY CONSERVATION.

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

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

30. ALL NEW STAIR, HANDRAILS & GUARDRAILS TO COMPLY WITH FFPC 8TH ED. SECT. 7.2.2.2.1 (1) (a). ALL EXISTING STAIR STAIR, HANDRAILS & GUARDRAILS TO COMPLY WITH FFPC 8TH ED. SECT. 7.2.2.2.1 (2). 7.2.2.2.1 (1) (b).

ARCHITECTURAL

A-000	COVER
A-001	PROJECT INFORMATION AND INDEX
	SURVEY
A-002	CONTEXT IMAGES
A-003	CONTEXT IMAGES
A-004	SITE IMAGES
A-005	CONTEXTUAL NORTH AND SOUTH ELEVATION LINE
R-001	RENDERING
R-002	RENDERING
R-003	RENDERING
R-004	RENDERING
EXIST-101	EXISTING VALET FLOOR PLAN
EXIST-102	EXISTING EXIT 2 FLOOR PLAN
A-101	SITE PLAN
A-102	PROPOSED FLOOR PLAN
A-103	PROPOSED REFLECTED CEILING PLAN
A-104	PROPOSED FINISH FLOOR PLAN AND ELEVATIONS
A-105	PROPOSED FINISHES

[illegible]

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, Tenant, dated September 1, 1999, and recorded September 3, 1999, in Official Records Book 18770, Page 447; as assigned pursuant to assignment of Tenant's interest to LNR Jefferson, LLC, a Florida limited liability company, in that certain Assignment and Assumption Agreement, recorded June 5, 2001, in Official Records Book 19700, Page 3095; Consent to Assignment and Assumption by the City of Miami Beach, recorded May 17, 2001, in Official Records Book 19669, Page 1035, and Assumption 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, 2005, 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 28910, 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 30028, 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 NV5 ZONING REPORT DATED FEBRUARY 26, 2024 (REVISED 2/27/2024), SITE NO. 7202302581, PURSUANT TO ITEM 6a & 6b OF TABLE A.

VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

1. SURVEY PREPARED BY: THE SURVEY WAS PREPARED BY BOCK AND CLARK CORPORATION 187386, A WHOLLY OWNED SUBSIDIARY OF NV5, 12467 TELECOM DRIVE, TAMPA, FL 33637. PHONE (800) 787-8397 OR EMAIL MIKE.VUKODER@NV5.COM.
2. AN ADDRESS OF 1691 MICHIGAN AVENUE WAS POSTED ON THE SURVEYED PROPERTY.
3. THE SURVEYED PROPERTY CONTAINS AN AREA OF 1.763 ACRES (76,452 SQUARE FEET), MORE OR LESS.
4. 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.
5. 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.
6. NO DIVISION OR PARTY WALLS WERE DESIGNATED BY THE CLIENT OR LOCATED BY SURVEYOR WITH RESPECT TO ADJOINING PROPERTIES.
7. 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.
8. AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, BUILDING ADDITIONS.
9. 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.
10. 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.
11. OWNERSHIP OF FENCES, IF ANY, WAS NOT DETERMINED UNDER THE SCOPE OF THIS SURVEY.
12. THERE ARE NO GAPS, GORES, OVERLAPS OR HIATUS INHERENT TO THE SURVEYED PROPERTY BASED ON THE FIELD SURVEY PERFORMED AND THE TITLE COMMITMENTS PROVIDED.
13. 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.
14. THIS SURVEY IS NOT INTENDED FOR CONSTRUCTION OR CONSTRUCTION DESIGN PURPOSES.
15. ADJOINER INFORMATION SHOWN HEREON WAS OBTAINED FROM THE COUNTY'S PROPERTY APPRAISER WEB SITE.
16. AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A BURIAL GROUND OR CEMETERY.
17. BUILDING HEIGHT IS THE ARCHITECTURAL HEIGHT TAKEN AT THE LOCATION SPECIFIED HEREON.
18. 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		SIGNAL LIGHT		SANITARY MANHOLE
	POWER POLE (WITH ARMS)		TRAFFIC SIGNAL BOX		CLEAN OUT
	GUY WIRE		SIGNAL LIGHT POLE		GREASE TRAP
	ELECTRIC MANHOLE		VAULT		GAS MANHOLE
	ELECTRIC METER		SIGN (AS NOTED)		GAS VALVE
	ELECTRIC VAULT		TOWER		GAS METER
	TRANSFORMER		MONITORING WELL		HANDICAPPED PARKING
	AIR CONDITIONER UNIT		FLAG POLE		BENCHMARK
	TELEPHONE MANHOLE		WATER VALVE		RECORD
	TELEPHONE PEDESTAL		FIRE HYDRANT		MEASURED
	CABLE BOX		SIAMESE FIRE HYDRANT		CALCULATED
	MITERED END SECTION		WATER MANHOLE		PLAT
	STORM DRAIN MANHOLE		BACKFLOW PREVENTER		PAGE
	STORM DRAIN INLET		WATER METER		OFFICIAL RECORDS
	STORM PIPE		WELL HEAD		PLAT BOOK
	SET 5/8" IRON ROD & CAP NV5 L.B. 7386, UNLESS OTHERWISE NOTED		POINT OF ACCESS		FLORIDA DEPARTMENT OF TRANSPORTATION

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

PROJECT FIELD DATES

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, that certain ASSIGNMENT AND Assumption Agreement recorded _____, 2024, in Official Records Book _____, page _____, of the Public Records of Miami-Dade County, Florida, demising the following described land:

Lots 7 through 10, inclusive, and Lots 14 through 20, inclusive, in Block 37, PALM VIEW SUBDIVISION, according to the plat thereof, as recorded in Plat Book 6, Page 29, of the Public Records of Miami-Dade County, Florida, less and except the Improvements located thereon.

TOGETHER WITH FEE SIMPLE ESTATE:

The Improvements located on Lots 7 through 10, inclusive, and Lots 14 through 20, inclusive, in Block 37, PALM VIEW SUBDIVISION, according to the plat thereof, as recorded in Plat Book 6, Page 29, of the Public Records of Miami-Dade County, Florida.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 10292498, DATED JANUARY 30, 2024 (REVISED 2/27/2024).

ALTA/NSPS LAND TITLE SURVEY

for
1691 Michigan Ave
NV5 Project No. 202304571, 001
1691 Michigan Ave, Miami Beach, FL

BASED UPON TITLE COMMITMENT NO. 10292498
OF CHICAGO TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF JANUARY 30, 2024 @ 11:00 P.M. (REVISED 2/27/2024)

Surveyor's Certification

To: RK Rivani, LLC; Amerant Bank, its successors and assigns; Chicago Title Insurance Company; and Bock & Clark Corporation, an NV5 Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10, 13, 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed on December 28, 2023.

ALSO:

I, MARK G. LEIST, HEREBY CERTIFY THAT THIS SKETCH OR THE BOUNDARY SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

PRELIMINARY

MARK G. LEIST
REGISTRATION NO. PSM 5836
IN THE STATE OF FLORIDA
DATE OF FIELD SURVEY: DECEMBER 28, 2023
DATE OF LAST REVISION: MARCH 21, 2024
NETWORK PROJECT NO. 202304571-001 RLS
THIS SURVEY IS CERTIFIED TO DATE OF FIELD SURVEY, NOT DATE OF SIGNATURE. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SHEET 1 OF 1

NV5

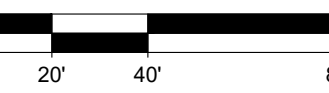
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FLORIDA PROJECT NO. 5202306766

SCALE: 1" = 40'



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 12098030317L, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 11, 2009 AND IS IN A SPECIAL FLOOD HAZARD AREA. AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV) BY FIRMETTE CREATED ON DECEMBER 18, 2023, WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. *Zones AE and A1-A30 are the flood insurance rate zones used for the 1-percent-annual-chance floodplains that are determined for the FIS by detailed methods of analysis. In most instances, BFEs derived from the detailed hydraulic analyses are shown at selected intervals in this zone. Mandatory flood insurance purchase requirements apply. AE zones are areas of inundation by the 1-percent-annual-chance flood, including areas with the 2-percent wave runup elevation less than 3.0 feet above the ground, and areas with wave heights less than 3.0 feet. These areas are subdivided into elevation zones with BFEs assigned. The AE zone will generally extend inland to the limit of the 1-percent-annual-chance Stillwater Flood Level (SWFL).*

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
01/05/2024	FIRST DRAFT	02/21/2024	CLIENT
01/11/2024	REVISED TITLE & ZONING	03/05/2024	REVISED TITLE
01/18/2024	CERTIFICATION	03/21/2024	TREE LOCATIONS
FIELD WORK: DS		FB & PG.	
DRAFTED: ML		CHECKED BY: MGL	

SIGNIFICANT OBSERVATIONS

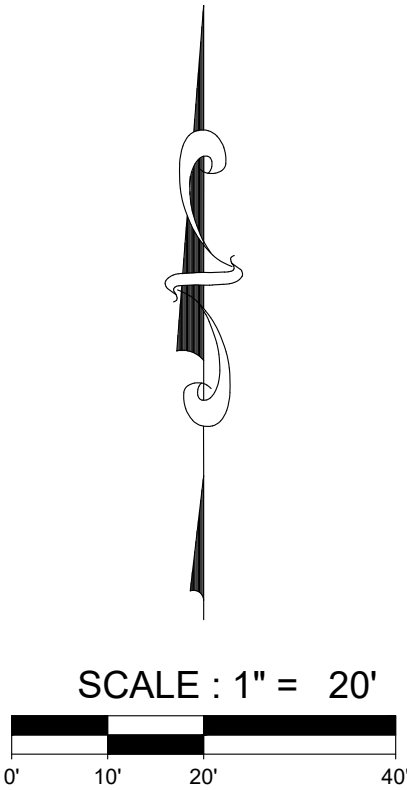
A PARKING GARAGE APPEARS TO LIE WITHIN 5' ZONING SETBACK LINE BY 0.3' AS SHOWN HEREON.

TREE LOCATIONS

SEE SHEET 1 OF 2 FOR BOUNDARY & IMPROVEMENTS

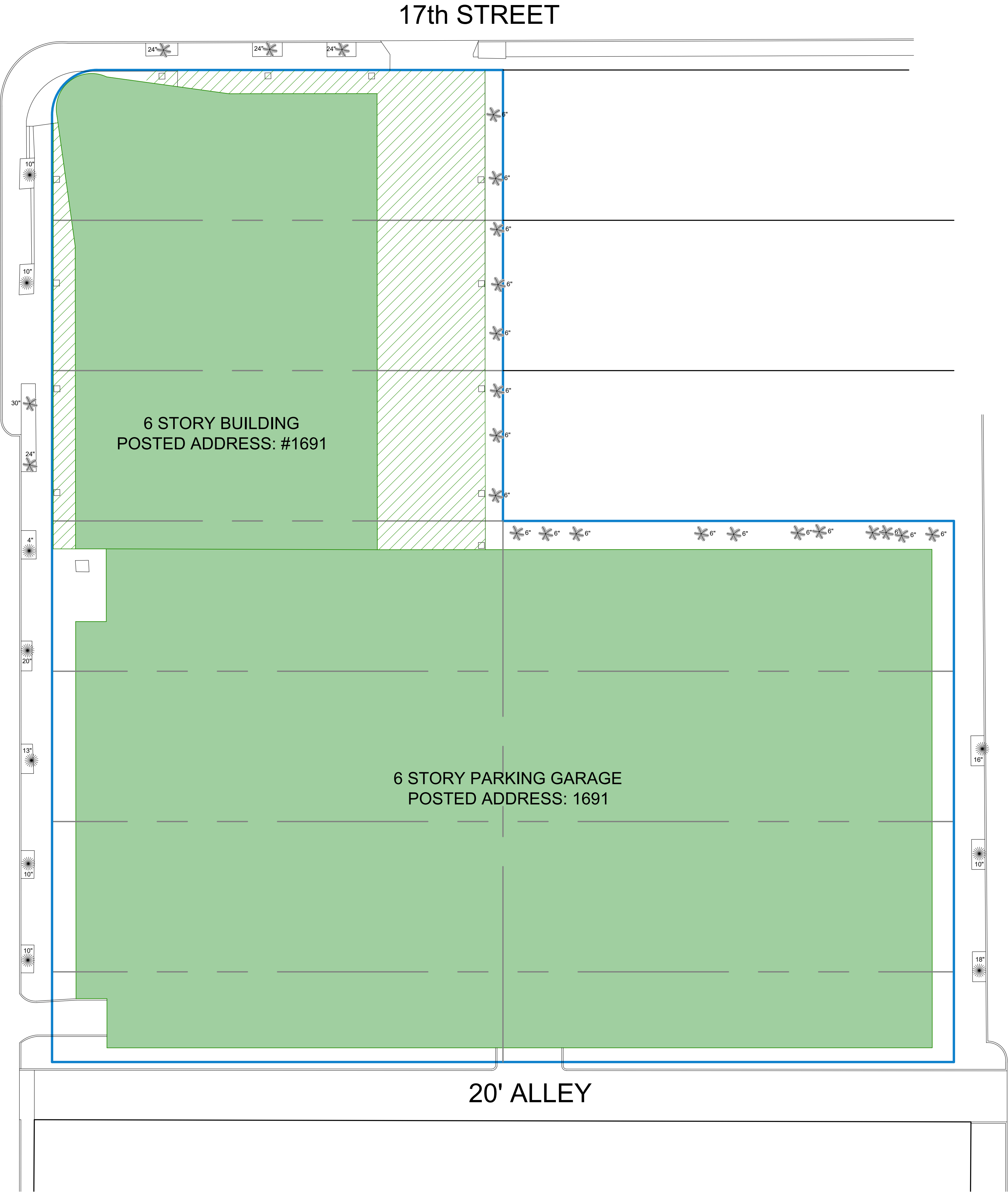
LEGEND OF TREE SYMBOLS

- 6" * PALM & DIAMETER
- 6" * UNKNOWN & DIAMETER



MICHIGAN AVENUE

JEFFERSON AVENUE



NV5

ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
1691 Michigan Ave
DATE OF FIELD SURVEY: DECEMBER 28, 2023
NETWORK PROJECT NUMBER: 202304571-001 RLS
1-(800)-SURVEYS (787-8397)
REAL ESTATE TRANSACTION SERVICES
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A CONTEXT IMAGE



B CONTEXT IMAGE

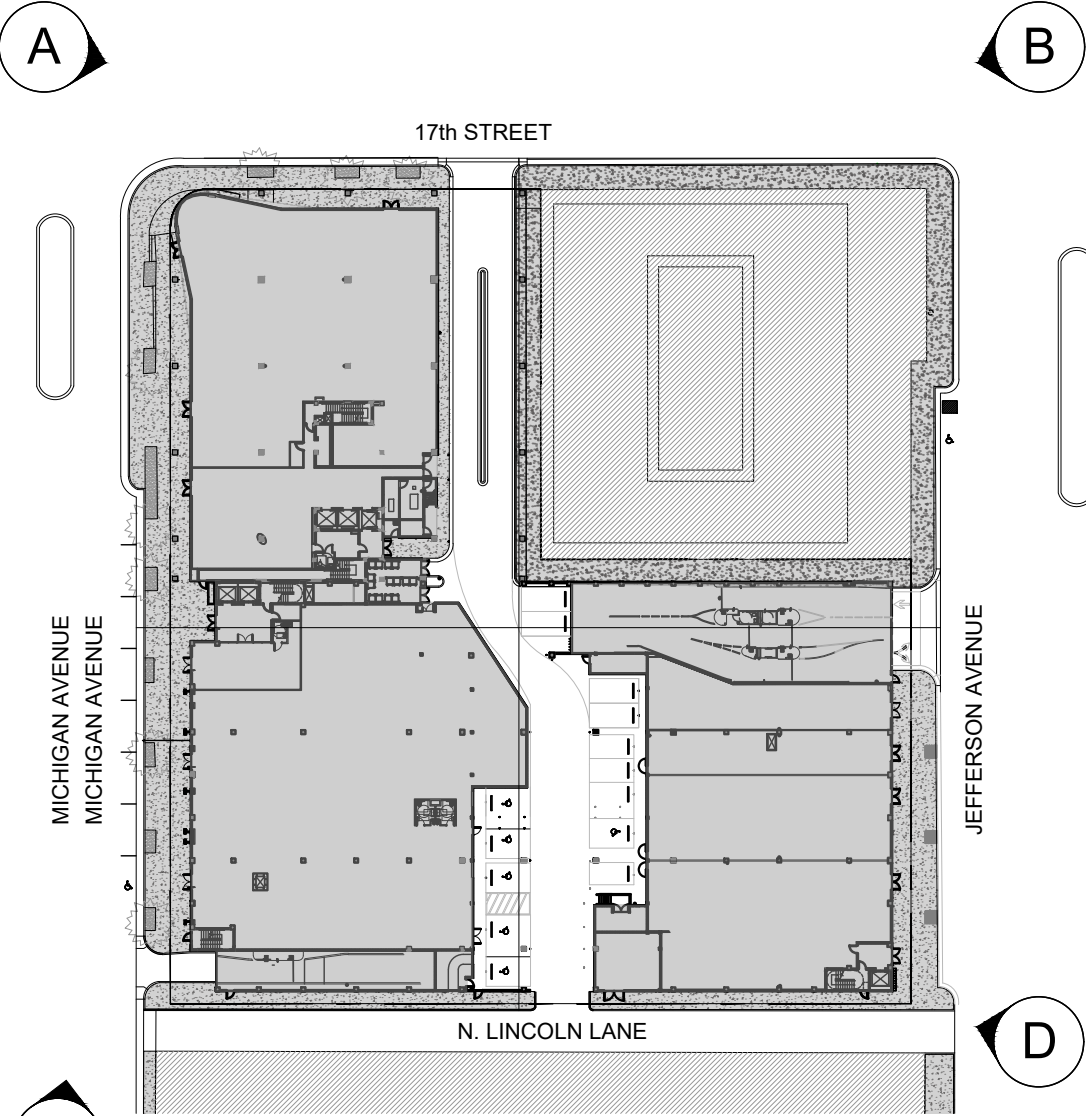
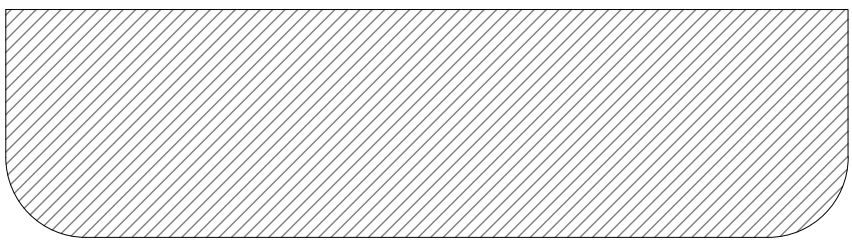


C CONTEXT IMAGE



D CONTEXT IMAGE

*PHOTOGRAPHS WERE TAKEN ON
06/25/2024



KEY PLAN
SCALE: N.T.S.

CONSULTANT	THE LINCOLN BL		BGAarchitects	DWG. TITLE					
	1691 MICHIGAN			CONTEXT IMAGES					
	MIAMI BEACH, FL 33139			SCALE					
				PROJECT NO.					
				DATE					
				SHEET NUMBER					
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DATE		REVISION							



A CONTEXT IMAGE



B CONTEXT IMAGE

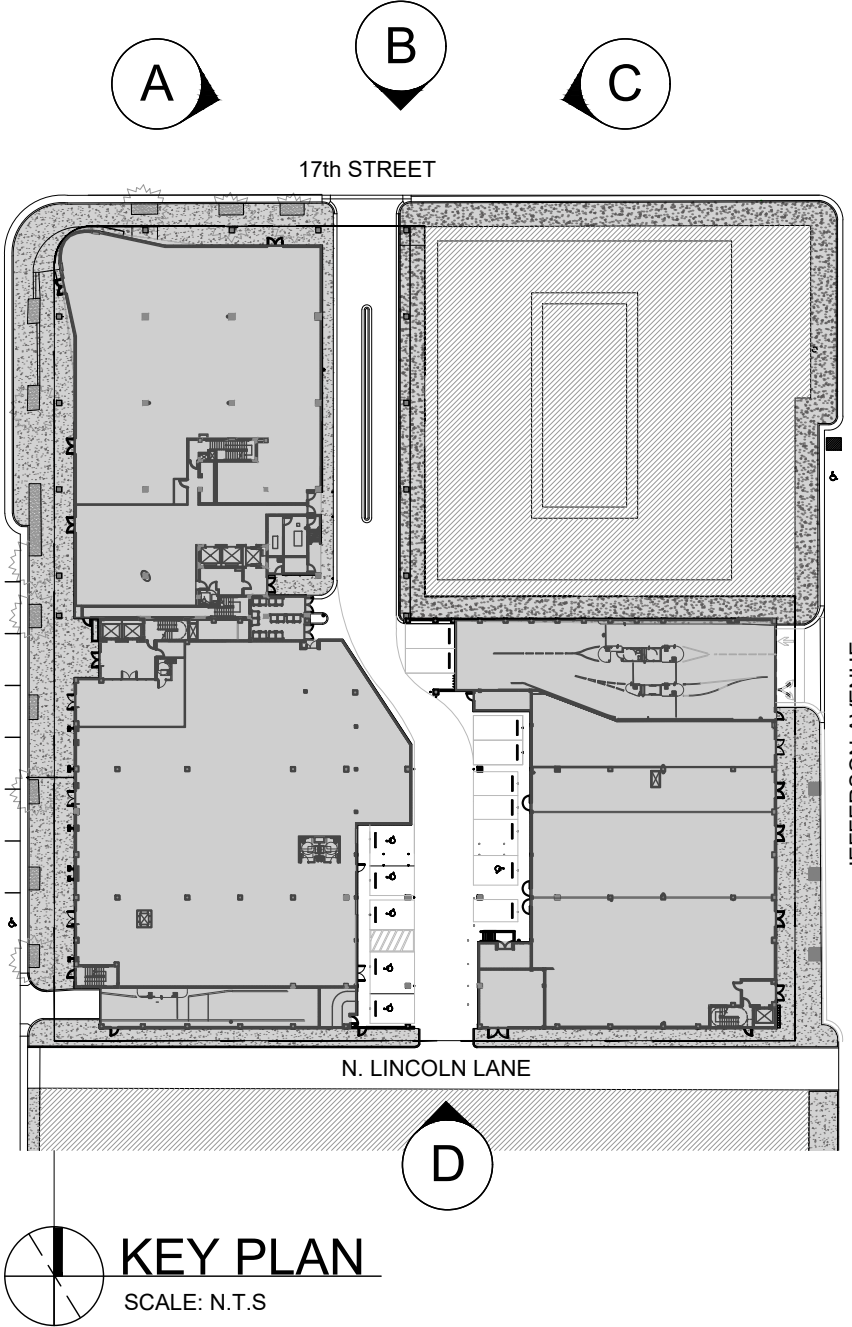


C CONTEXT IMAGE



D CONTEXT IMAGE

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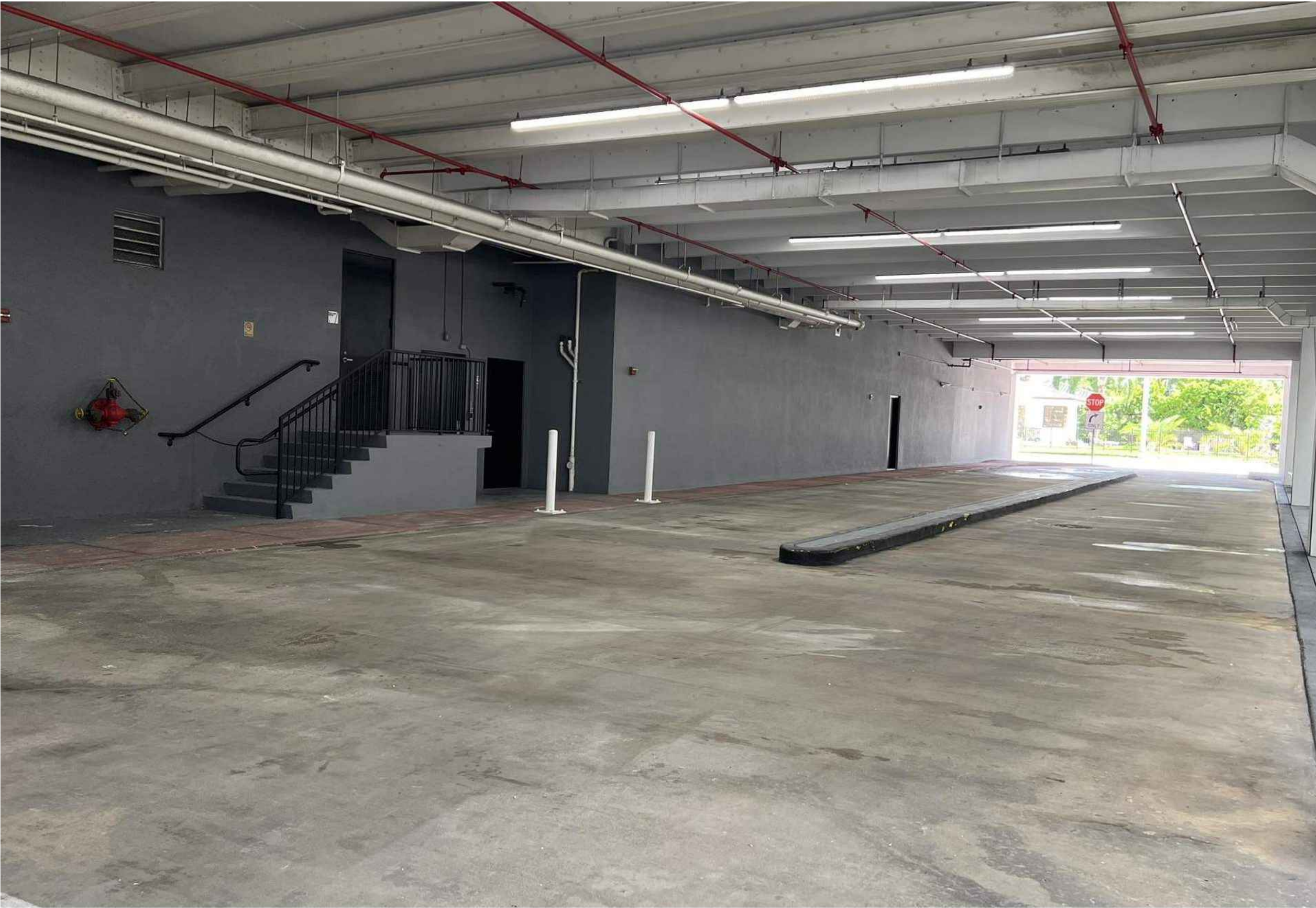
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DWG. TITLE	CONTEXT IMAGES
SCALE	N.T.S.
PROJECT NO.	2023-33
DATE	08-30-24
SHEET NUMBER	A-003
DATE	REVISION



A SITE IMAGE



B SITE IMAGE

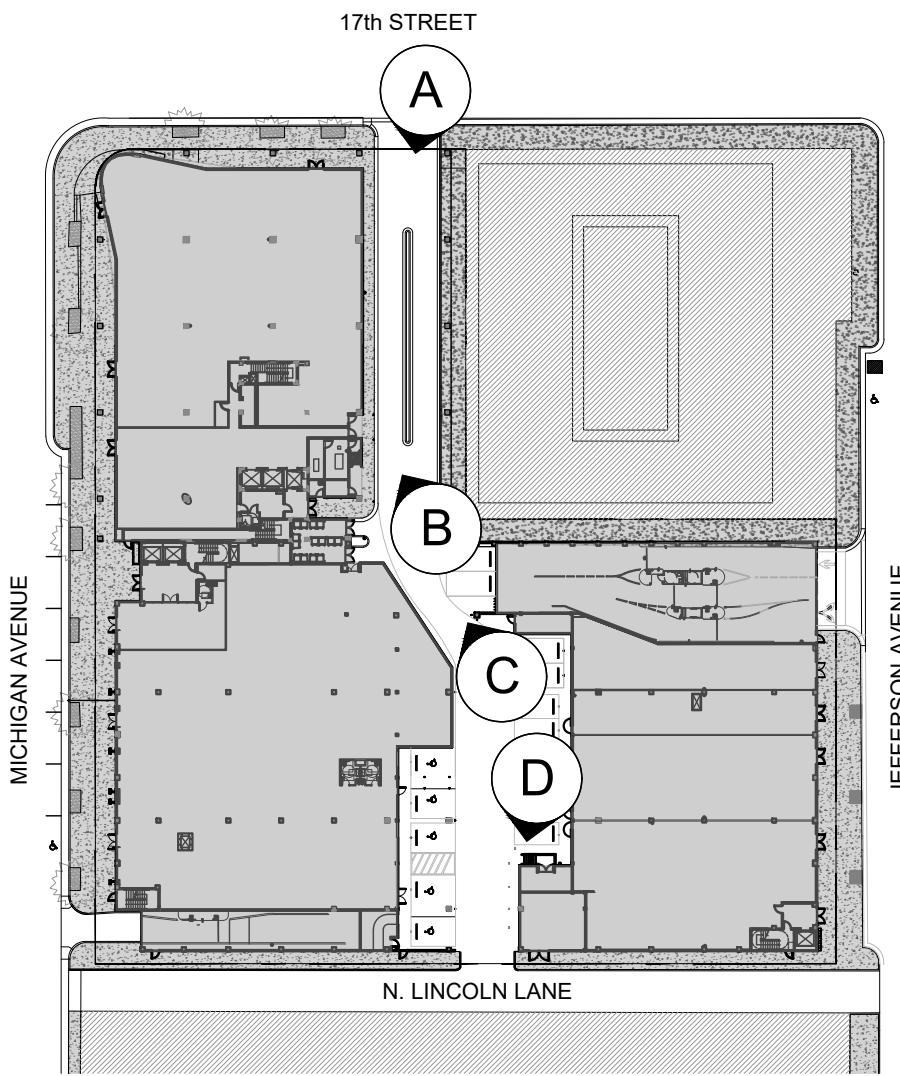


C SITE IMAGE

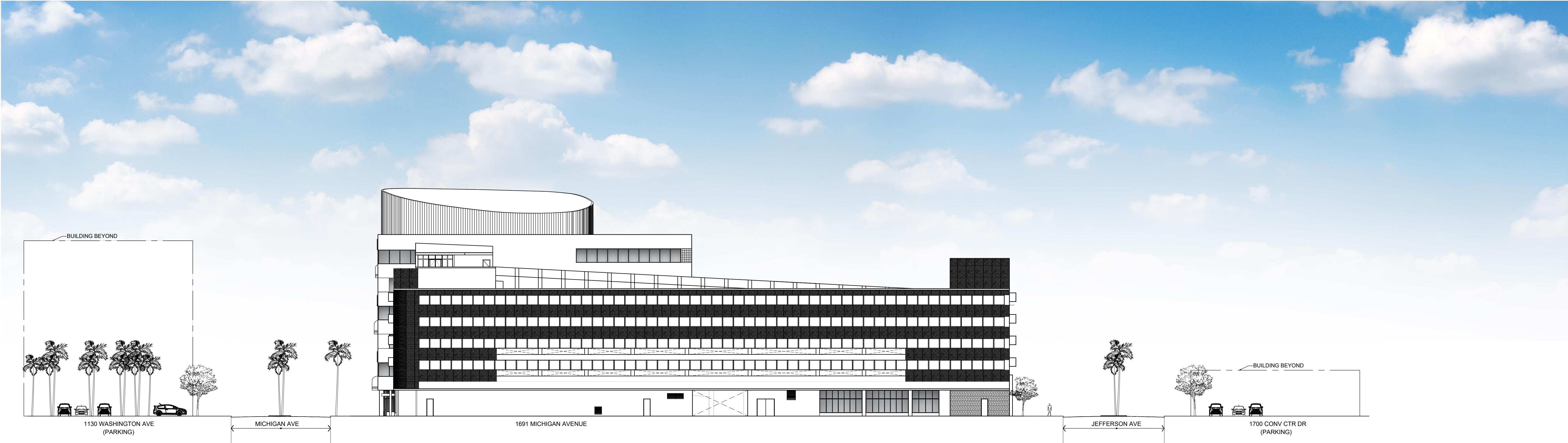


D SITE IMAGE

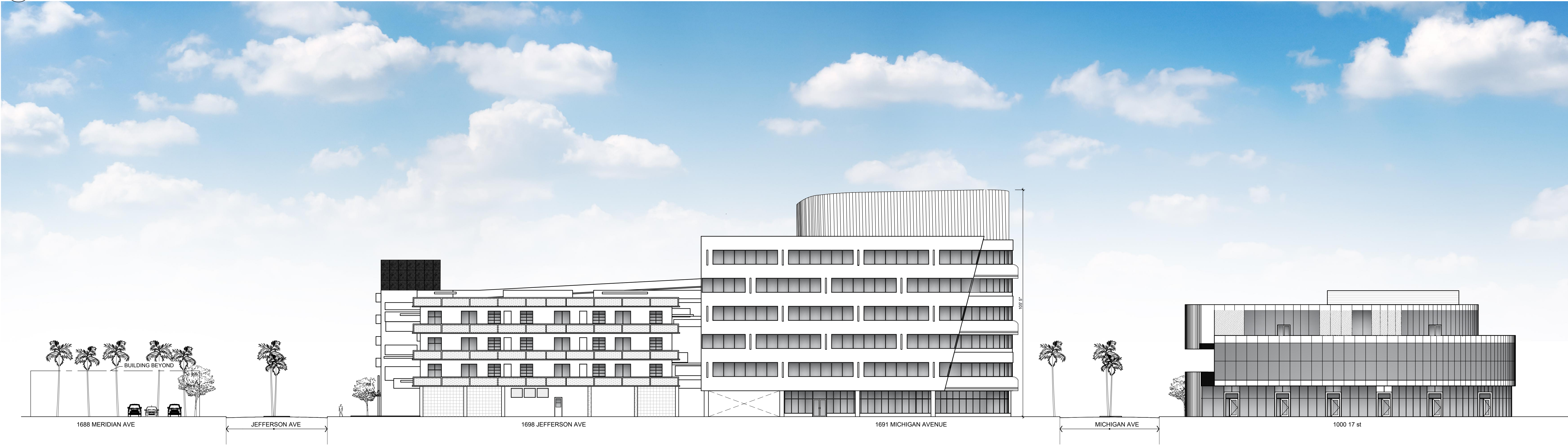
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KEY PLAN
SCALE: N.T.S.



A CROSS SECTION (SOUTH ELEVATION)



A CROSS SECTION (NORTH ELEVATION)

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DWG. TITLE	CONTEXTUAL NORTH AND SOUTH ELEVATION LINE
SCALE	N.T.S.
PROJECT NO.	2023-33
DATE	08-30-24
SHEET NUMBER	A-005
DATE	REVISION



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AND
BANK

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MIAMI FL 33138.4664
305.559.1260 bgarchitecture.com

ARCHITECTURE
AC001062

	DWG. TITLE	RENDERINGS
	SCALE	N.T.S.
	PROJECT NO.	2023-33
	DATE	08-30-24
	SHEET NUMBER	R-001
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			DWG. TITLE	RENDERINGS
			SCALE	N.T.S.
			PROJECT NO.	2023-33
			DATE	08-30-24
			SHEET NUMBER	R-002
△	DATE		REVISION	



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		DWG. TITLE	RENDERINGS
		SCALE	N.T.S.
		PROJECT NO.	2023-33
		DATE	08-30-24
		SHEET NUMBER	R-003
△	DATE	REVISION	

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		DWG. TITLE	RENDERINGS
		SCALE	N.T.S.
		PROJECT NO.	2023-33
		DATE	08-30-24
		SHEET NUMBER	R-004
△	DATE	REVISION	

LEGEND

- EXISTING CONCRETE SIDEWALK AND DRIVEWAY TO BE DEMOLISHED
- EXISTING CONCRETE COLUMNS TO REMAIN
- NOT PART OF SCOPE
- EX

EXISTING DOOR / FRAME TO REMAIN
- EX

EXISTING PARKING LOT
- 01

EXISTING CONCRETE MEDIAN TO BE DEMOLISHED
- 02

EXISTING CONCRETE ASPHALT PAVEMENT TO BE DEMOLISHED
- 03

EXISTING CONCRETE SIDEWALK, CURB AND GUTTER TO BE DEMOLISHED
- 04

EXISTING TRENCH DRAIN TO BE REMOVED
- 05

EXISTING DRAINAGE STRUCTURE TO REMAIN AND ADJUSTED TO NEW PAVEMENT
- 06

EXISTING METAL LID TO REMAIN AND ADJUSTED TO NEW PAVEMENT
- 07

EXISTING STRIPING TO BE REMOVED
- 08

EXISTING BOLLARD TO BE REMOVED
- 09

EXISTING WHEEL STOP TO BE REMOVED

GENERAL NOTES:

1. ALL NEW FINISHES (WALL/CEILING/FLOOR/TRIM/DECOR), ARE TO COMPLY WITH FBCB CHAPTER 8, FOR FLAME SPREAD AND SMOKE DEVELOPMENT CLASSIFICATION.
2. EXISTING SOUNDPROOFING SHALL BE MAINTAINED AND/OR REPAIR AS REQUIRED.
3. VERIFY IN FIELD EXISTING WALL ARE FIRE RATED TO REMAIN. PATCH AND REPAIR AS REQUIRED.
4. ALL DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID.
5. WHERE EXISTING IS DENOTED, MEANS ALL COMPONENTS OF THE ELEMENT ARE EXISTING. EXISTING STAIR, ALONG WITH RAILING AND GUARDRAIL. EXISTING RAMP, ALONG WITH RAILING.
6. EXISTING F.S.D. SHALL BE IDENTIFIED, DISABLED, AND LEFT ON CLOSED POSITION.

2. GENERAL REQUIREMENTS:
- A. FIELD CONDITIONS: TAKE INTO CONSIDERATION AS NECESSARY WORK, ALL OBVIOUS EXISTING CONDITIONS AND INSTALLATIONS OF THE SITE AS THOUGH THEY WERE COMPLETELY SHOWN OR DESCRIBED.

- B. ALL CONTRACTORS SUBMITTING PROPOSALS FOR THIS WORK SHALL FIRST EXAMINE THE SITE AND ALL CONDITIONS AND LIMITATIONS THEREON AND THEREABOUTS. ALL PROPOSALS SHALL TAKE INTO ACCOUNT ALL SUCH CONDITIONS AND LIMITATIONS WHETHER OR NOT THE SAME ARE SPECIFICALLY SHOWN OR MENTIONED IN ANY OF THE CONTRACT DOCUMENTS AND EVERY PROPOSAL SHALL BE CONSTRUED AS INCLUDING WHATEVER SUMS ARE NEEDED TO COMPLETE THE WORK IN EVERY PART AS SHOWN, DESCRIBED OR REASONABLY REQUIRED OR IMPLIED, AND ATTAIN THE COMPLETED CONDITIONS CONTEMPLATED BY THE CONTRACT.

- C. CONFER WITH ON SITE PROPERTY MANAGER AS TO DISPOSITION OF MATERIALS WHICH (SHE) MAY WISH TO RETAIN, SPECIFICALLY INCLUDED EQUIPMENT AND DOORS OF ALL TYPES. IF ON SITE MANAGER ELECTS TO RETAIN ANY OF THE REMOVED ITEMS, PROTECT AND STORE AS DIRECTED BY MANAGER AT MANAGER'S EXPENSE.

- D. CODES: PERFORM ALL WORK IN ACCORDANCE WITH THE BUILDING CODE OF THE GOVERNING BODY HAVING JURISDICTION, THE GOVERNING STATE, INDUSTRIAL SAFETY ORDERS AND THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT.

- E. UNFORESEEN CONDITIONS: INCLUDE IN THE BASE BID MISCELLANEOUS CUTTING AND PATCHING NECESSITATED AS A RESULT OF UNFORESEEN CONDITIONS AND THE WORKING OF ABUTTING SURFACES AS REQUIRED TO MAKE NEW WORK JOIN AND MATCH EXISTING SURFACES TO REMAIN. NO EXTRA PAYMENTS BASED ON THE PLEA OF UNFORESEEN CONDITIONS WILL BE ALLOWED.

- F. PHASING OF THE WORK: CONFER WITH THE ARCHITECT AS TO THE SEQUENCING AND THE PHASING OF VARIOUS PARTS OF THE WORK. COOPERATE FULLY TO THE END THAT CERTAIN FACILITIES AND SERVICES ARE MAINTAINED IN OPERATION UNTIL IMMEDIATELY BEFORE THEIR REMOVAL IS REQUIRED TO PERMIT INSTALLATION OF NEW WORK.

- G. REMOVED MATERIALS AND OTHER DEBRIS:
- ALL REMOVED MATERIAL, NOT OTHERWISE DESIGNATED, AND ALL DEBRIS BECOMES THE PROPERTY OF THE CONTRACTOR WHO SHALL REMOVE IT FROM THE SITE.

DO NOT ALLOW MATERIALS AND DEBRIS GENERATED BY DEMOLITION ACTIVITIES TO ACCUMULATE. REMOVE DAILY AND DISPOSE OF IN A LEGAL MANNER.

LEAVE ALL SPACES BROOM CLEAN AND WITH ALL LEDGES AND CORNERS PROPERLY CLEAN.

3. SITE PROTECTION:
- A. BARRIERS: TEMPORARY BARRIERS ARE TO BE FURNISHED, IF APPLICABLE.
- B. GLASS: PROVIDE SUCH PROTECTION AS MAY BE REQUIRED TO PREVENT GLASS BREAKAGE. AT NO ADDITIONAL COST REPLACE ALL BROKEN GLASS.
- C. PROTECTION OF PERSONNEL: ERECT SIGNS, BARRICADES AND SUCH OTHER FORMS OF WARNING AS MAY BE REQUIRED TO PREVENT PERSONNEL FROM PUTTING THEMSELVES IN THE WAY OF INJURY.
- D. EXISTING WORK TO REMAIN: PROVIDE SUCH FORMS OF PROTECTION AS MAY BE NECESSARY TO PREVENT DAMAGE TO EXISTING WORK AND EQUIPMENT TO REMAIN.
- E. ITEMS TO BE REUSED: EXERCISE THE GREATEST POSSIBLE CARE WHEN REMOVING ITEMS SCHEDULED FOR REUSE. USE ONLY MECHANICS SKILLED IN THE APPROPRIATE TRADES. IDENTIFY POINT OF REUSE, STORE AND PROTECT AT LOCATIONS DIRECTED.
- F. DURING DEMOLITION WORKERS ARE TO WEAR DUST MASKS AND PROTECTIVE GLOVES & HEAD GEARS.

4. GENERAL DEMOLITION:
- A. PARTITIONS: REMOVE PARTITION FINISH, STUDS, PLATES AND SILL, WHERE ONLY A PARTIAL RUN IS REMOVED, CUT BACK FINISH MATERIALS TO THE CENTERLINE OF THE NEXT ADJACENT SPACE SUPPORT TO REMAIN. LEAVE REMAINING MATERIALS WITH A CLEAN TERMINAL LINE WITH NO LOOSE MATERIAL ADHERING.
- B. SEE ELECTRICAL DEMO NOTES FOR EXISTING ELECTRICAL, SECURITY, DATA, AND PHONE PANEL.
- C. ALL LIFE SAFETY SYSTEM WILL REMAIN OPERATIONAL FOR THE ADJACENT SPACES DURING DEMOLITION WORK.
- D. WORK AREA WILL BE VACANT & CLOSED DURING DEMOLITION.
- E. G.C. TO COMPLY WITH NFPA 1 09 ED. SECTION 16.4.
- F. MEANS OF EGRESS AND LIFE SAFETY EQUIPMENTS WILL NOT BE OBSTRUCTED BY DEBRIS CONTAINER.

GENERAL DEMOLITION NOTES:

1. SCOPE:
- FURNISH EQUIPMENT AND PERFORM LABOR REQUIRED TO EXECUTE THIS WORK AS INDICATED ON THE DRAWINGS, AS SPECIFIED AND NECESSARY TO COMPLETE THE CONTRACT, INCLUDING BUT NOT LIMITED TO, THESE MAJOR ITEMS.
- A. PROTECTION OF EXISTING WORK TO REMAIN.
- B. TEMPORARY BARRICADES.
- C. REMOVAL, STORAGE AND PROTECTION OF ITEMS TO BE REUSED.
- D. REMOVAL OF PARTITIONS, DOORS, WALL COVERINGS AS INDICATED.
- E. DEBRIS REMOVAL.

17 TH STREET

EXISTING BUILDING
NOT PART OF SCOPE

MECHANICAL / PLUMBING/ ELECTRICAL & FIRE PROTECTION, DEMOLITION NOTES:

- MECHANICAL:
1. ALL EXISTING HVAC UNITS LOCATED WITHIN THE DEFINED SPACE SHALL BE REPLACED TOGETHER WITH ALL ASSOCIATED CONDENSATE DRAINAGE PIPING. UPON COMPLETION OF DEMO WORK, PROJECT ARCHITECT AND ENGINEER WILL VISIT THE PROPOSED SPACE FOR FURTHER EVALUATION AND RECOMMENDATIONS. IF NEEDED, ALL MECHANICAL UNITS TO BE REMOVED, PROTECTED & STORED AS DIRECTED BY BUILDING MANAGER AT MANAGERS EXPENSE.
2. ALL CHILLED WATER AND / OR CONDENSER WATER PIPING AS WELL AS ANY REFRIGERANT PIPING ASSOCIATED WITH ANY OF THE ELIMINATED HVAC UNITS LOCATED WITHIN THE DEFINED SPACE SHALL REMAIN AND SHALL BE VALVED AND CAPPED OFF FOR FURTHER EVALUATION.
3. ANY FIRE OR FIRE/SMOKE DAMPERS FOUND IN DEMISING WALLS OR FLOORS WITHIN THE PROPOSED TENANT SPACE SHALL BE MAINTAINED.
4. CAREFULLY REVIEW PLANS AND DETERMINE LINES TO BE REMOVED AND THOSE TO BE KEPT ACTIVE OR TO BE REACTIVATED. PROTECT LINES TO REMAIN. PROVIDE FOR MINIMUM SERVICE INTERRUPTION OF LINES TO REMAIN.(CONFER WITH ON SITE PROPERTY MANAGER).

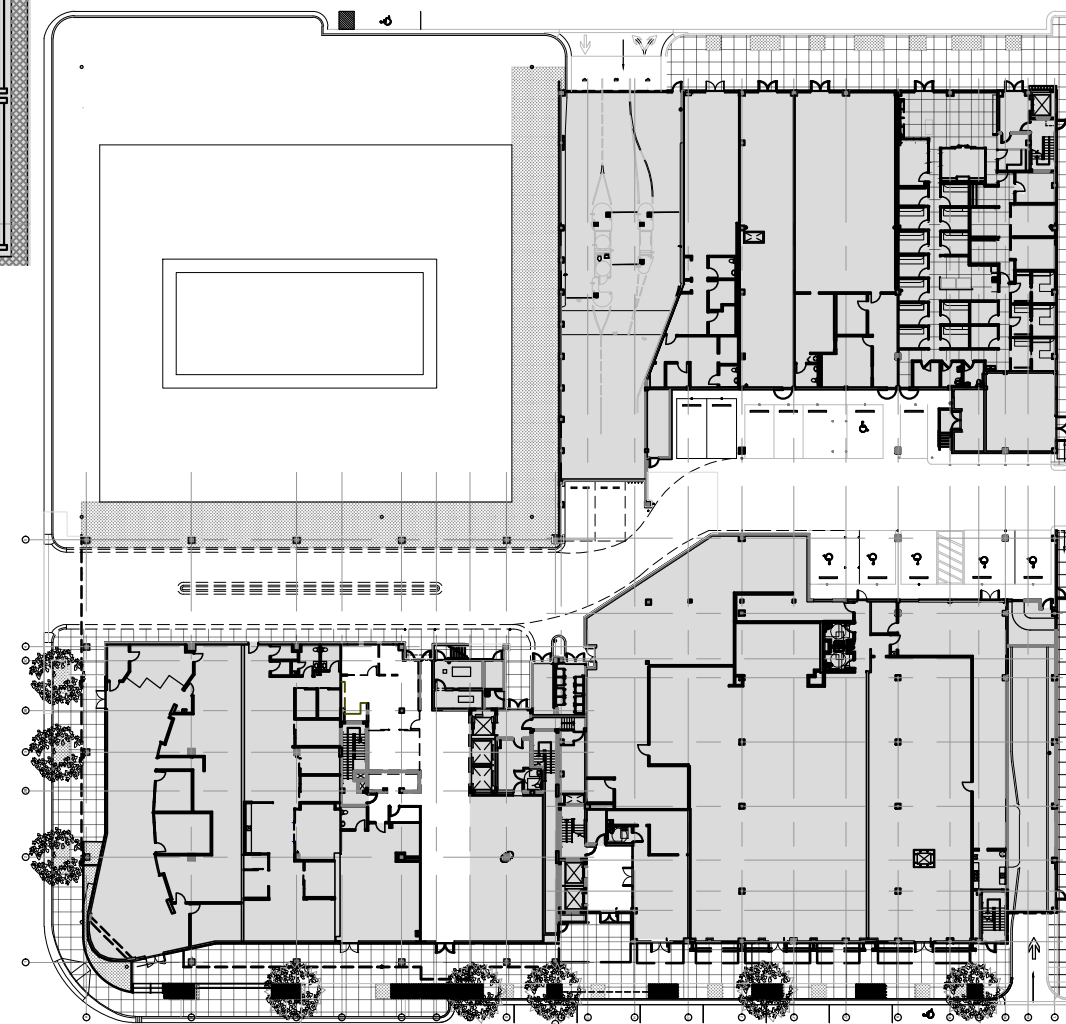
- PLUMBING:
1. ANY EXISTING PLUMBING FIXTURES LOCATED WITHIN THE PROPOSED TENANT SPACE SHALL BE REMOVED, PROTECTED & STORED AS DIRECTED BY BUILDING MANAGER AT MANAGERS EXPENSE.
2. ALL EXISTING SANITARY, GREASE WASTE, GAS PIPING, AND DOMESTIC HOT / COLD WATER PIPING LOCATED WITHIN THE PROPOSED TENANT SPACE SHALL BE REPLACED AS NOTED UNLESS FOUND TO BE ASSOCIATED WITH OTHER / ADJACENT TENANT SPACES; IN SUCH EVENT, THE MAIN LINES EXTENDING INTO OTHER TENANT SPACE SHALL REMAIN AND BRANCH PIPING LOCATED WITHIN THE PROPOSED TENANT SPACE SHALL BE CAPPED OFF AND PROVIDED WITH SHUT-OFF VALVES WHEN SUCH PIPING IS DOMESTIC WATER PIPING.
3. ALL CONDENSATE DRAINAGE PIPING ASSOCIATED WITH ELIMINATED HVAC EQUIPMENT SHALL BE REMOVED. ALL CONDENSATE DRAINAGE RISERS AND MAIN LINES COLLECTING CONDENSATE FROM OTHER TENANT SPACES AND EXTENDING THRU THE PROPOSED TENANT SPACE SHALL REMAIN IN PLACE, WITH BRANCH STUBS CAPPED OFF.
4. ALL STORM DRAINAGE PIPING LOCATED WITHIN THE PROPOSED TENANT SPACE SHALL REMAIN AS IS.

- ELECTRICAL:
1. ALL EXISTING POWER OUTLETS, EQUIPMENT DISCONNECTS AND ASSOCIATED SPLICE BOXES, WIRING AND DEVICES SHALL REMAIN.
2. ANY EMERGENCY AND EXIT LIGHTS LOCATED AT PERIMETER WALLS OF THE DEFINED SPACE AS WELL AS AT LOCATIONS ADJACENT TO MAIN EGRESS DOORS OF THE DEFINED SPACE SHALL REMAIN IN PLACE.
3. ALL ELECTRICAL PANELS FOUND WITHIN THE DEFINED SPACE SHALL REMAIN IN PLACE. ANY EXISTING PANEL FOUND INSTALLED ON AN EXISTING WALL IDENTIFIED FOR DEMOLITION, SHALL REMAIN SUSPENDED FROM CONDUITS, FOR FURTHER EVALUATION AND RECOMMENDATIONS FOR SECOND STAGE OF DEMOLITION.
4. WHEN ELIMINATING EXISTING POWER, EQUIPMENT AND LIGHTING CIRCUITS FROM EXISTING PANELS, DEMOLITION CONTRACTOR SHALL CONFIRM THAT THERE ARE NO DEVICES LOCATED OUTSIDE OF THE DEFINED SPACE AND TIED TO THE SAME CIRCUIT INTENDED FOR ELIMINATION. IN THE EVENT THAT SUCH CONDITION IS DISCOVERED, POWER SUPPLY TO DEVICES LOCATED OUTSIDE OF THE PROPOSED SPACE SHALL BE MAINTAINED, WHILE THE DEVICES WITHIN THE PROPOSED SPACE ARE ELIMINATED.

5. ALL MAIN SERVICE FEEDERS AND CONDUITS EXTENDING FROM THE EXISTING BUILDING ELECTRICAL ROOMS TO ANY OF THE EXISTING ELECTRICAL PANELS LOCATED WITHIN THE DEFINED SPACE SHALL REMAIN AND SHALL BE IDENTIFIED / MARKED WITH ASSOCIATED SOURCE POINT.
6. ALL EXISTING ELECTRICAL METERS ASSOCIATED WITH PANELS LOCATED WITHIN THE PROPOSED TENANT SPACE SHALL BE IDENTIFIED AND SHALL REMAIN IN PLACE.
7. UPON COMPLETION OF DEMOLITION WORK, PROJECT ARCHITECT AND ENGINEER SHALL INSPECT THE SITE TOGETHER WITH THE ELECTRICAL DEMOLITION CONTRACTOR AND ESTABLISH PARAMETERS FOR FURTHER WORK.
8. REMOVE FIXTURES AND EQUIPMENT AS INDICATED. WHEN INDICATED FOR REUSE, CLEAN, STORE AS DIRECTED AND PROTECT. IDENTIFY POINT OF REUSE.

- FIRE SPRINKLER SYSTEM:
1. ALL EXISTING FIRE SPRINKLER DISTRIBUTION WITHIN THE PROPOSED TENANT SPACE IS TO REMAIN. ANY BRANCH PIPE AND SPRINKLER HEADS LOCATED WITHIN CLOSETS AND SMALL OFFICE SPACES, BATH ROOMS, ETC. IDENTIFIED TO BE DEMOLISHED SHALL BE ELIMINATED, AND PIPING CAPPED OFF AT MAIN BRANCH.
2. UPON COMPLETION OF DEMOLITION OF ALL EXISTING INTERIOR PARTITIONS, PROJECT ARCHITECT AND ENGINEER SHALL INSPECT THE SITE AND PROVIDE ADDITIONAL DEMOLITION CRITERIA AS NECESSARY.
3. ALL EXISTING TAMPER/FLOW SWITCHES AND CONTROL VALVES ASSOCIATED WITH EXISTING SPRINKLER SYSTEM SHALL REMAIN IN PLACE WITHIN THE PROPOSED TENANT SPACE. ALL MAIN BRANCH PIPING AND VALVES SHALL BE IDENTIFIED.

- FIRE ALARM SYSTEM:
1. MAIN AS WELL AS SLAVE TYPE FIRE ALARM SYSTEMS SHALL REMAIN IN PLACE AND OPERATIONAL.
2. ALL FIRE ALARM FLOW SWITCHES, TAMPER SWITCHES AND PULL STATIONS LOCATED WITHIN THE PROPOSED TENANT SPACE SHALL REMAIN IN PLACE.
3. ANY SMOKE DETECTOR, DUCT DETECTOR, HORN / STROBE DEVICE LOCATED WITHIN ROOMS IDENTIFIED FOR DEMOLITION SHALL BE ELIMINATED AND THEIR ZONE SIGNAL SHALL BE DISABLED AT THE MAIN CONTROL PANEL, UNLESS SUCH DEVICE IS FOUND TO BE ASSOCIATED WITH A HVAC SYSTEM IDENTIFIED TO REMAIN.
4. ALL HORN / STROBE DEVICES LOCATED ALONG THE PERIMETER WALLS OF THE PROPOSED TENANT SPACE SHALL REMAIN ACTIVE.
5. ALL FIRE ALARM DEVICES ASSOCIATED WITH ABANDONED GREASE HOOD SYSTEMS SHALL BE ELIMINATED AND DISCONNECTED FROM THE MAIN CONTROL PANEL.
6. ALL ZONES AND SIGNAL POINTS RELATED TO FIRE ALARM DEVICES ASSOCIATED WITH THE PROPOSED TENANT SPACE SHALL BE IDENTIFIED AT MAIN FIRE ALARM SYSTEM PANEL.
7. UPON COMPLETION OF INTERIOR DEMOLITION, PROJECT ARCHITECT AND ENGINEER MAY INSPECT THE SITE AND PROVIDE ADDITIONAL GUIDELINES FOR FURTHER DEMOLITION OF THE EXISTING FIRE ALARM SYSTEM COMPONENTS.



KEY PLAN N.T.S

THE LINCOLN BL

1691 MICHIGAN
MIAMI BEACH, FL 33139

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ARCHITECTURE | 1050 J. GOMEZ

DATE

REVISION

DWG. TITLE
EXISTING VALET
FLOOR PLAN

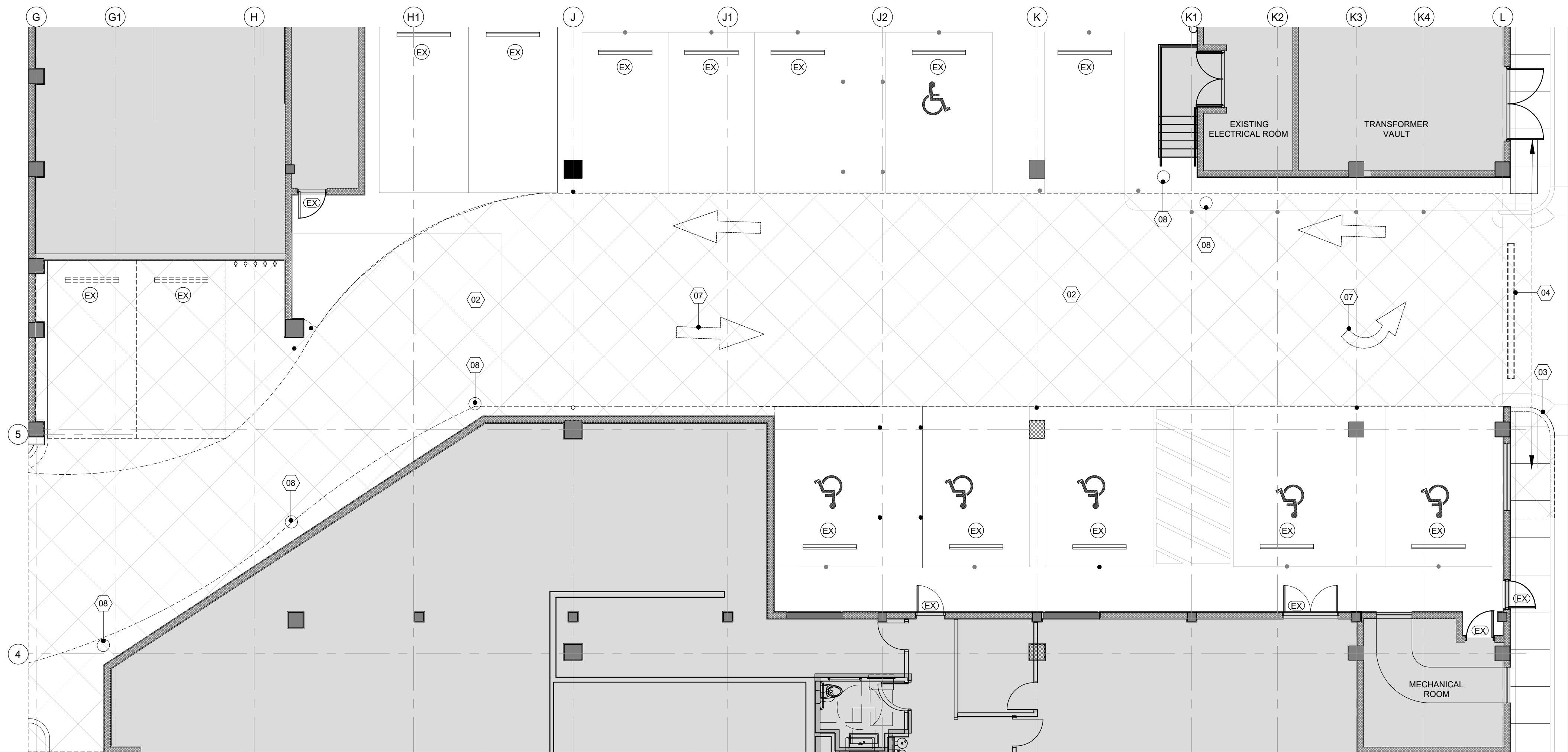
SCALE
1/8"=1'-0"

PROJECT NO.
2023-33

DATE
08-30-24

SHEET NUMBER

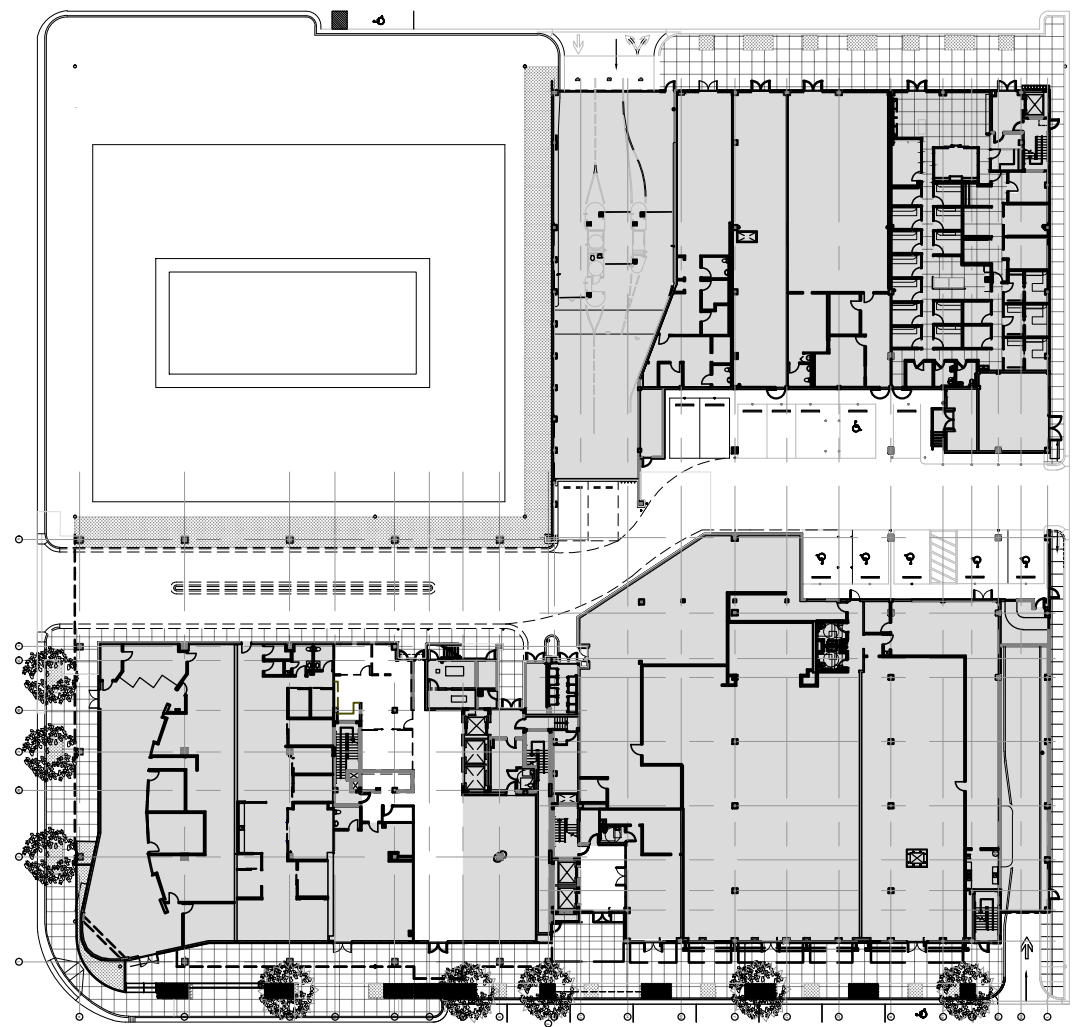
EXIST-101



N. LINCOLN LANE

LEGEND

- EXISTING CONCRETE SIDEWALK AND DRIVEWAY TO BE DEMOLISHED
- EXISTING CONCRETE COLUMNS TO REMAIN
- NOT PART OF SCOPE
- EXISTING DOOR/ FRAME TO REMAIN
- EXISTING PARKING LOT
- EXISTING CONCRETE MEDIAN TO BE DEMOLISHED
- EXISTING CONCRETE ASPHALT PAVEMENT TO BE DEMOLISHED
- EXISTING CONCRETE SIDEWALK, CURB AND GUTTER TO BE DEMOLISHED
- EXISTING TRENCH DRAIN TO BE REMOVED
- EXISTING DRAINAGE STRUCTURE TO REMAIN AND ADJUSTED TO NEW PAVEMENT
- EXISTING METAL LID TO REMAIN AND ADJUSTED TO NEW PAVEMENT
- EXISTING STRIPING TO BE REMOVED
- EXISTING BOLLARD TO BE REMOVED



KEY PLAN N.T.S.

THE LINCOLN BL

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DWG. TITLE
EXISTING EXIT 2
FLOOR PLAN

SCALE
1/8"=1'-0"

PROJECT NO.
2023-33

DATE
08-30-24

SHEET NUMBER

EXIST-102

DATE REVISION

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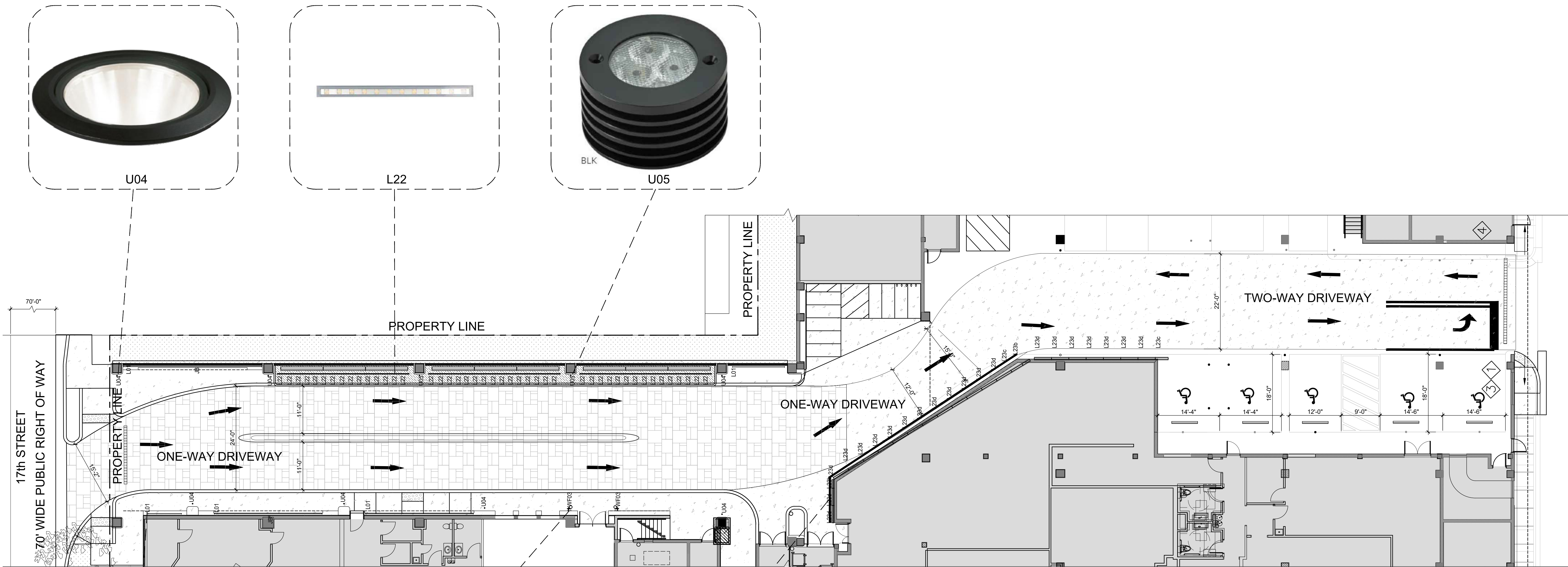
SITE PLAN LEGEND

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

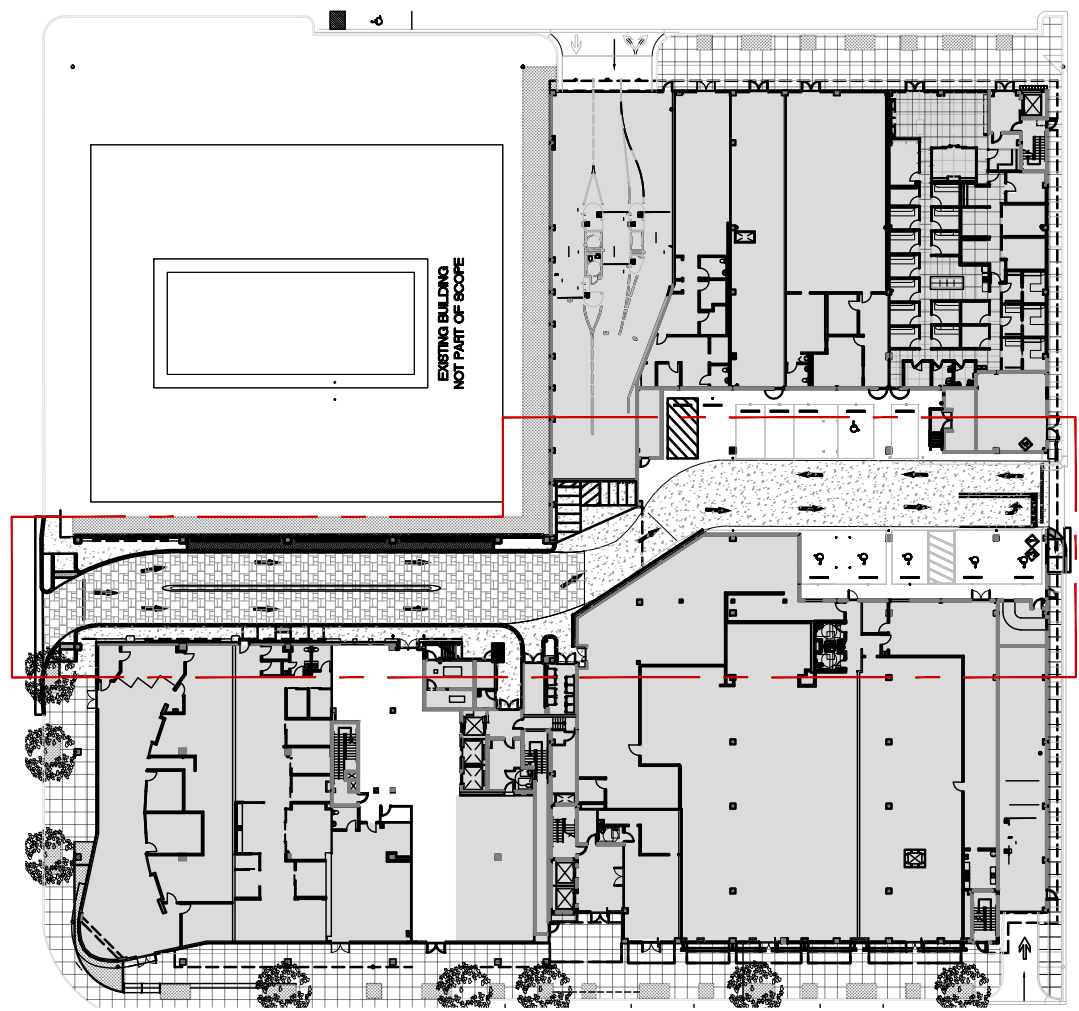
THE LINCOLN BL
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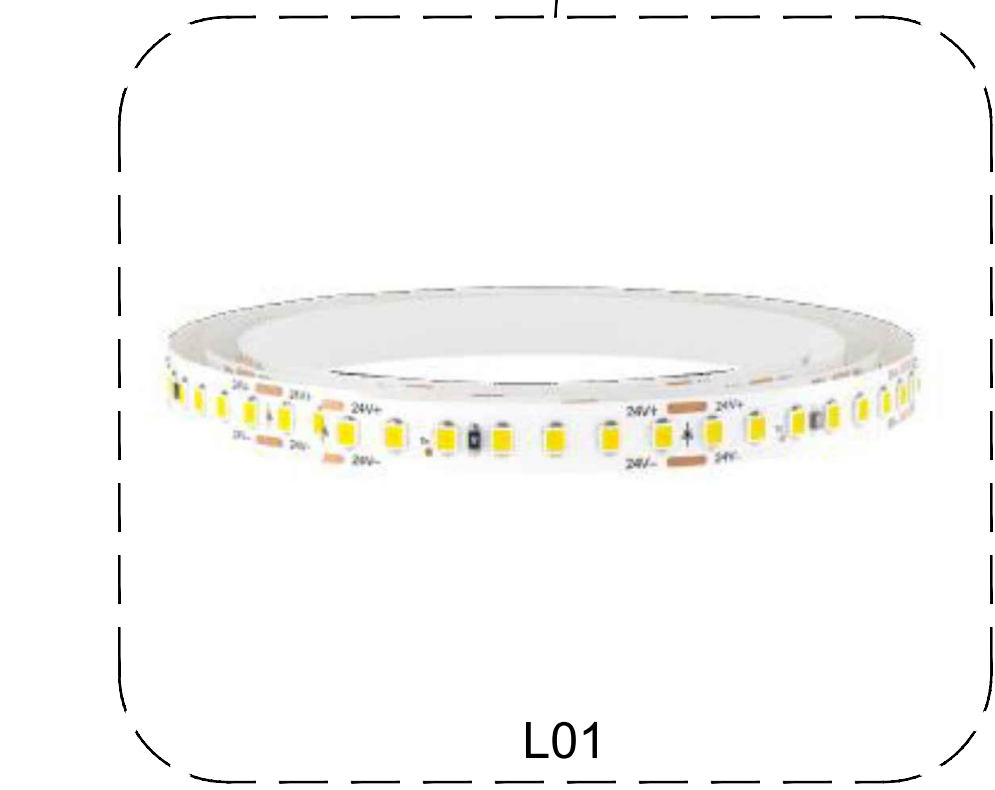
DWG. TITLE	SITE PLAN
SCALE	N.T.S.
PROJECT NO.	2023-33
DATE	08-30-24
SHEET NUMBER	A-101



PROPOSED FLOOR PLAN
SCALE: 3/32"=1'-0"



KEY PLAN
SCALE: N.T.S.



L01



WF03

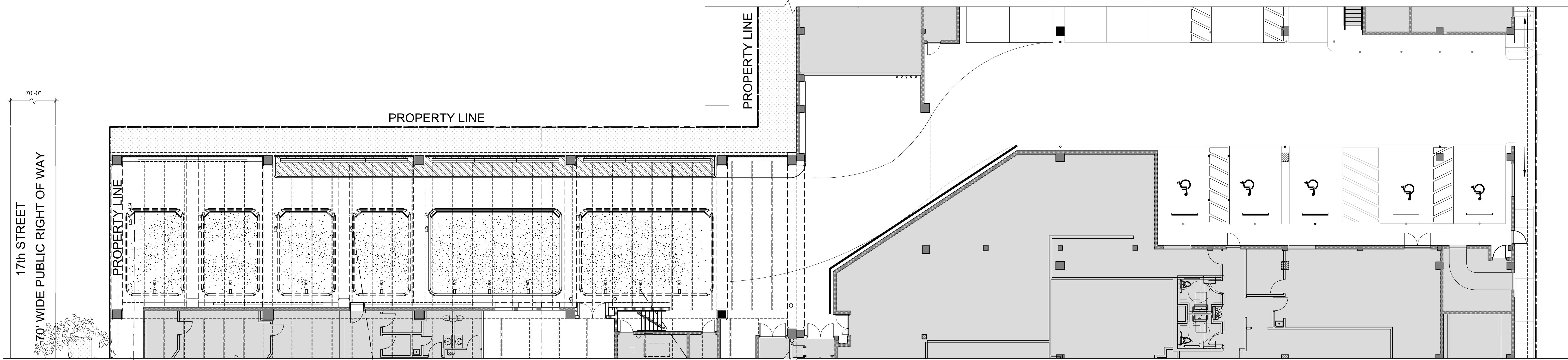


L23

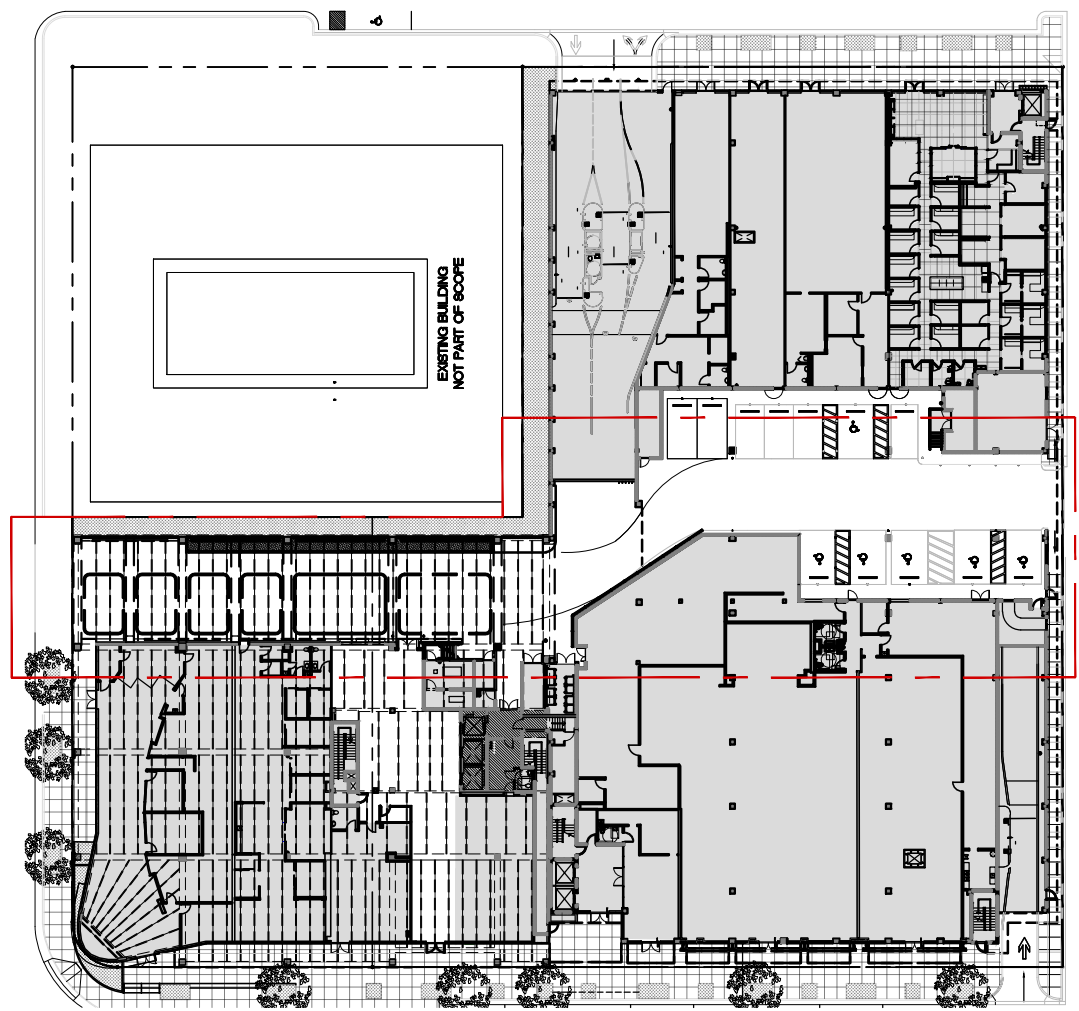
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PROPOSED REFLECTED CEILING PLAN
SCALE: 3/32"=1'-0"



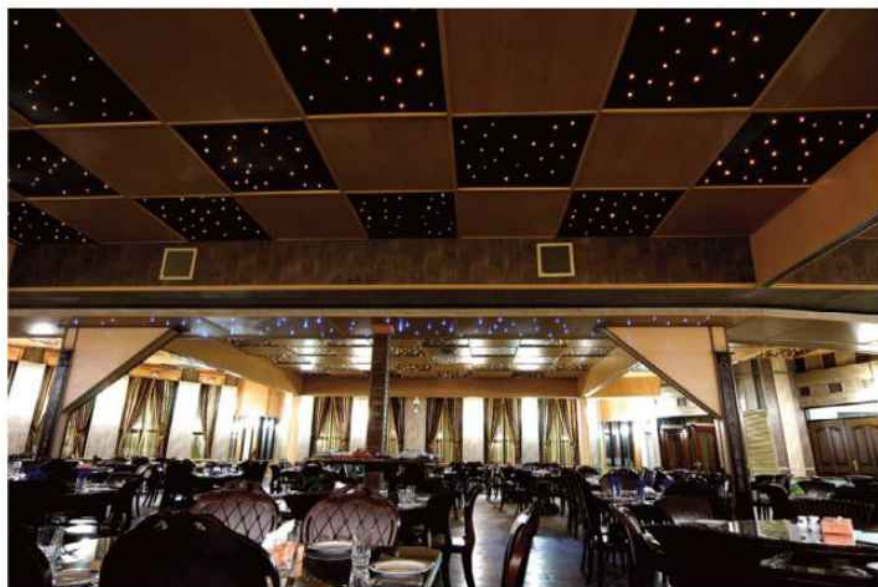
KEY PLAN
SCALE: N.T.S.



L24



L25



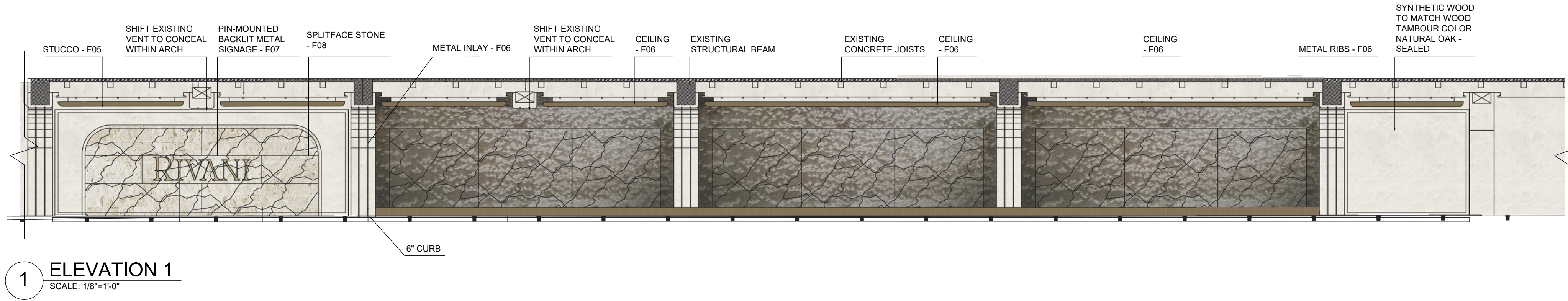
FH01



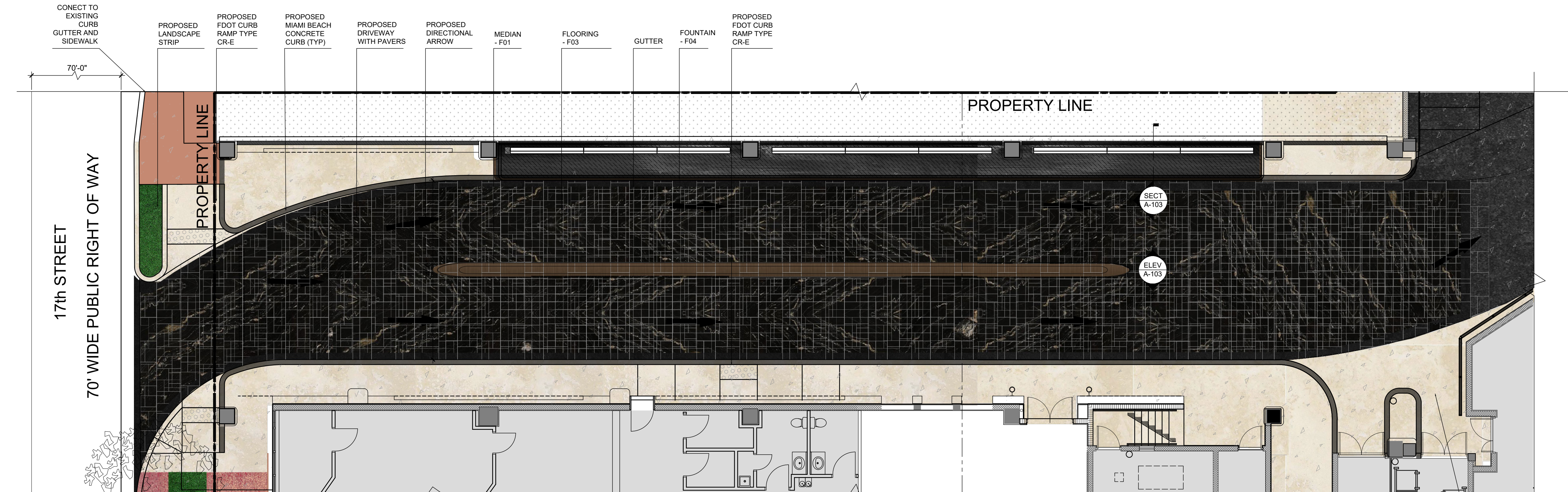
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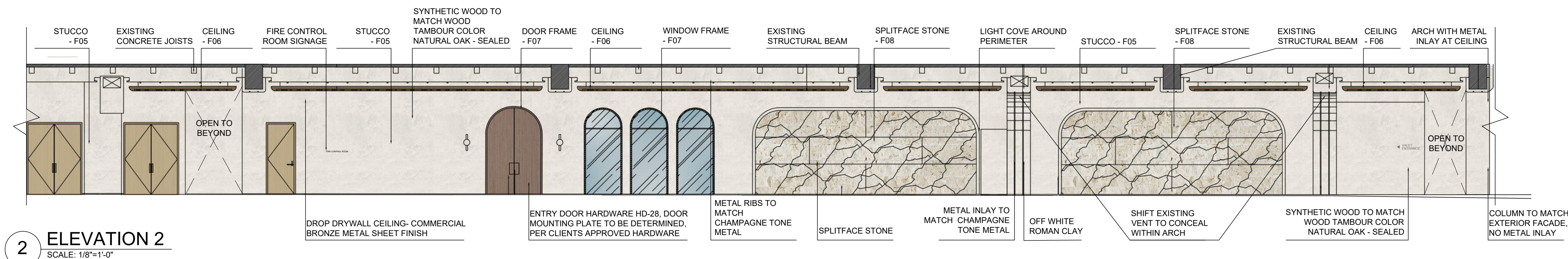
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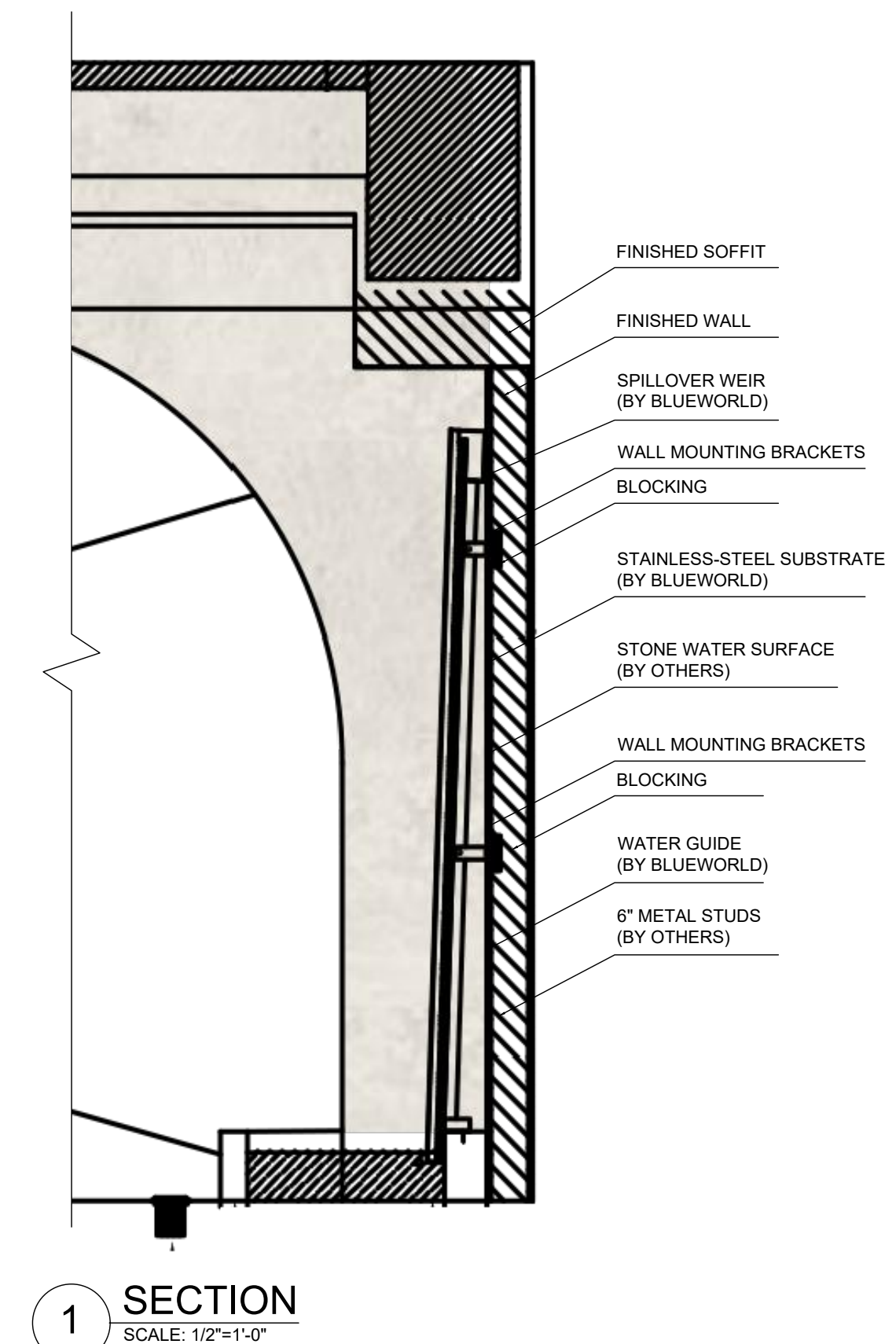
1 ELEVATION 1
SCALE: 1/8"=1'-0"



PROPOSED FINISH FLOOR PLAN
SCALE: 1/8"=1'-0"



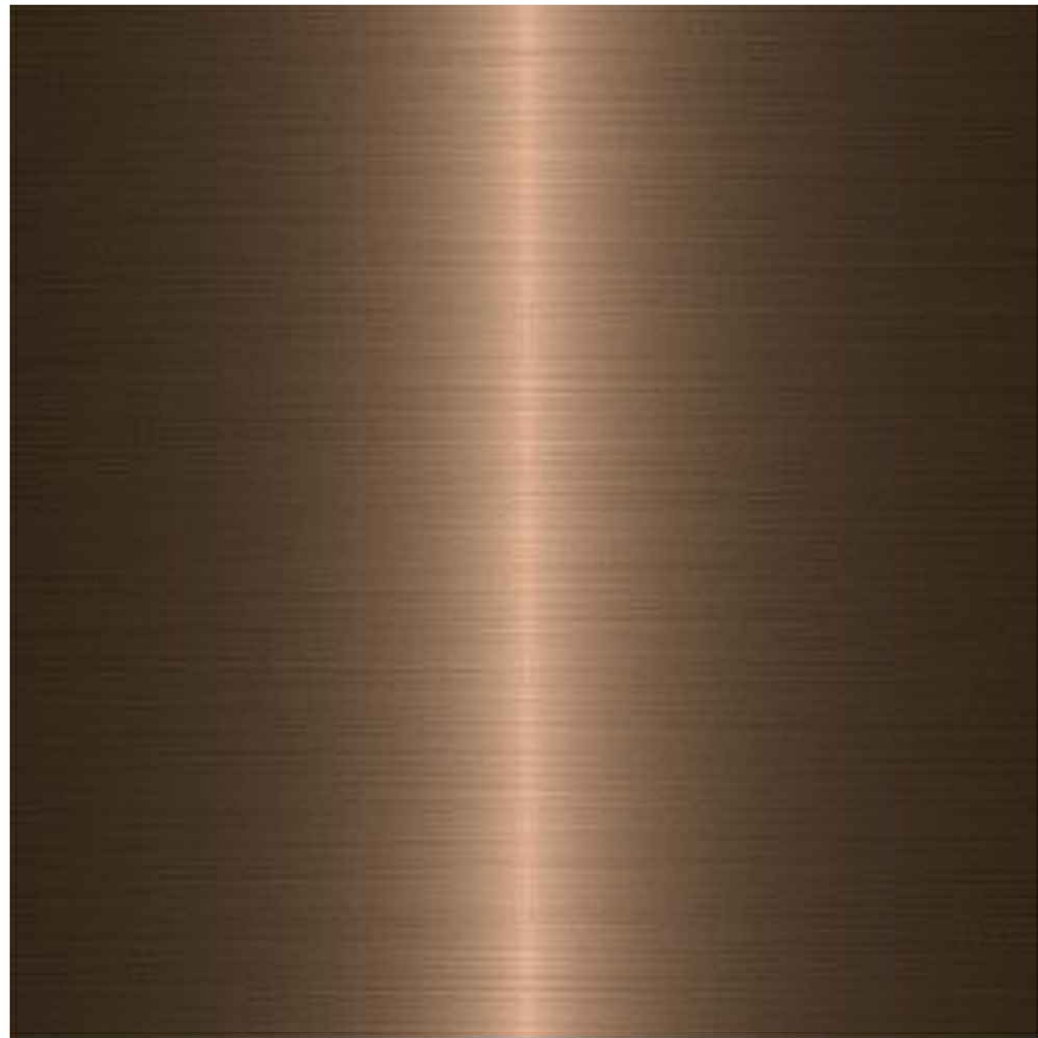
2 ELEVATION 2
SCALE: 1/8"=1'-0"



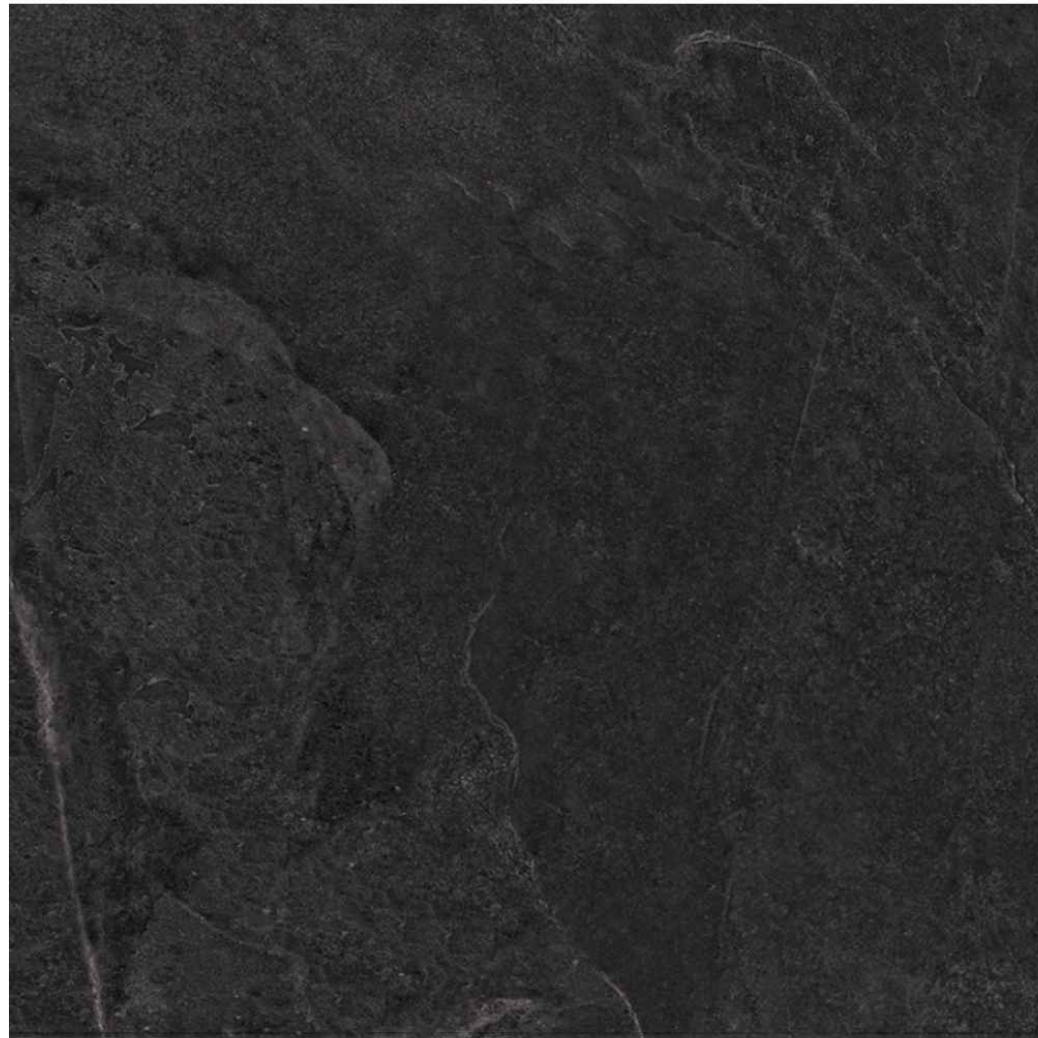
1 SECTION
SCALE: 1/2"=1'-0"

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BRUSHED BRONZE FINIISH
F01



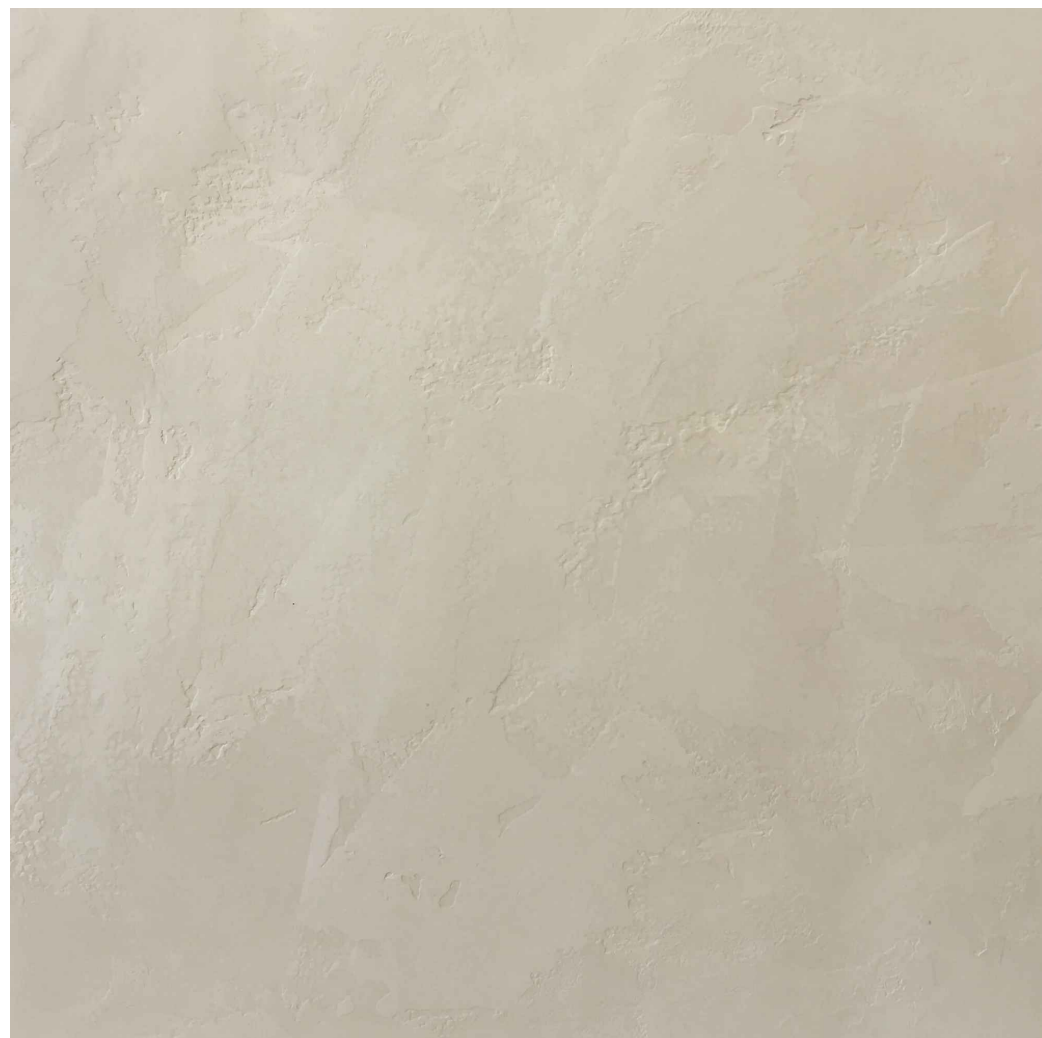
BLACK SLATE FLOORING
FRENCH CUT MOSAIC
3/4" THICKNESS
F02



HONED MURAD QUARTZITE FLOORING
FRENCH CUT MOSAIC
3/4" THICKNESS
F03



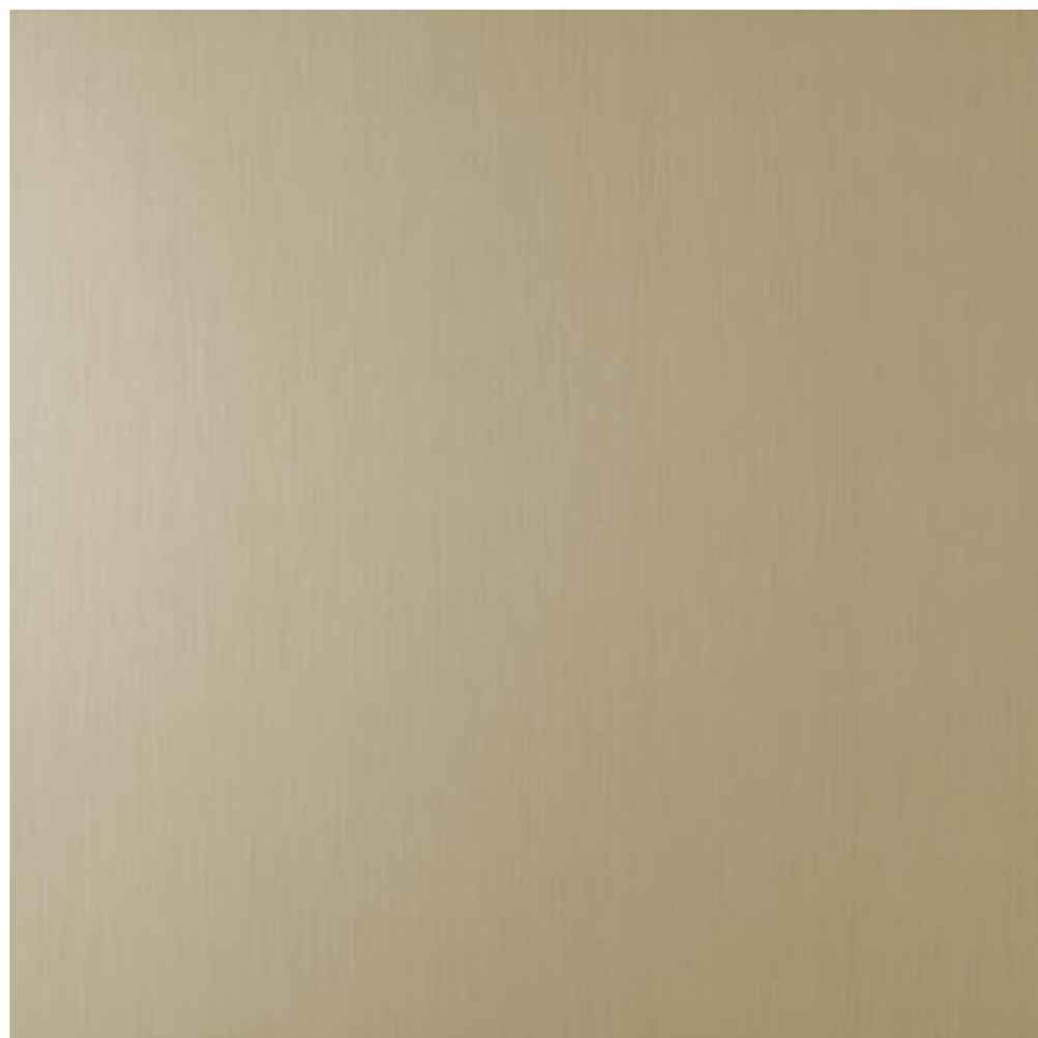
NERD TIZA SCATCHED GRANITE-WATER
FEATURE SURFACE
24"X24"
3/4" THICKNESS
F04



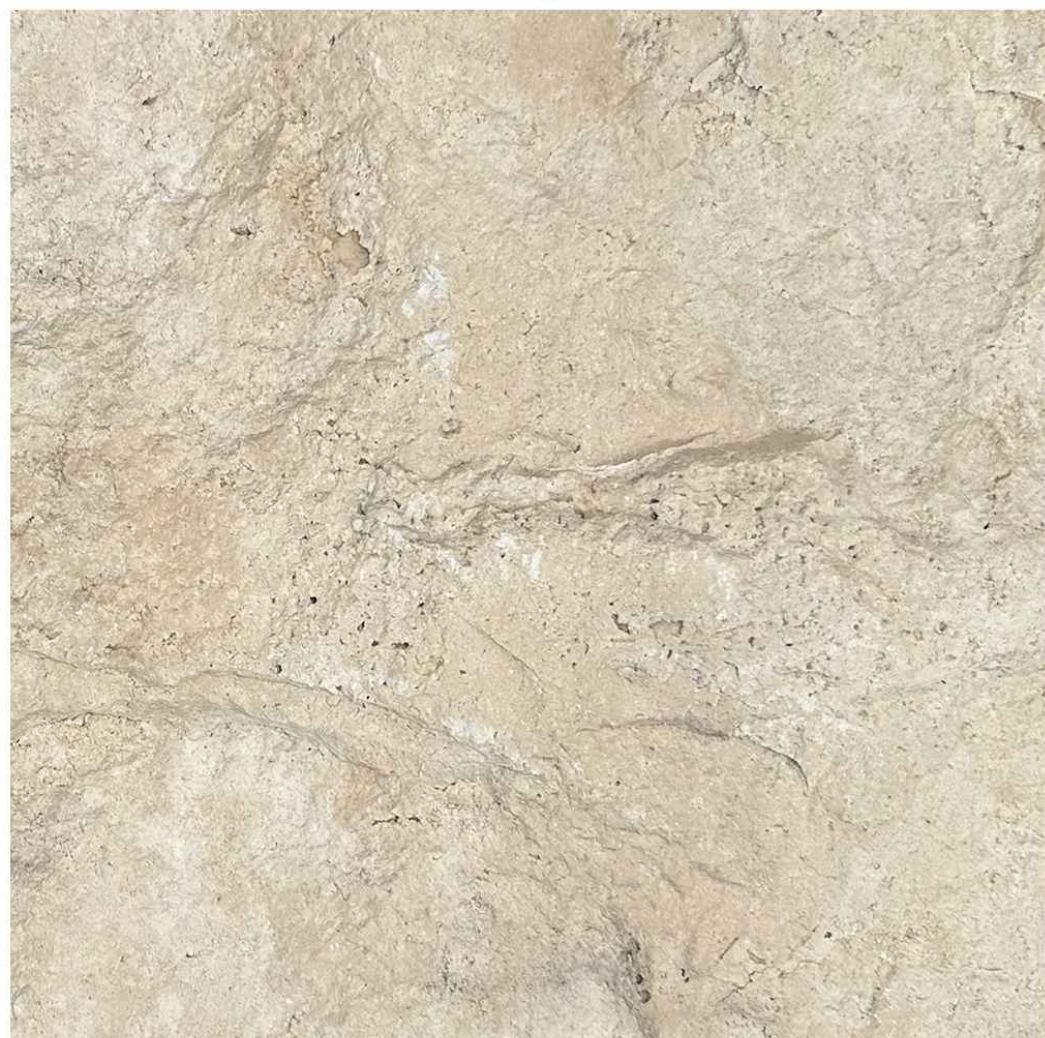
OFF WHITE ROMAN CLAY
F05



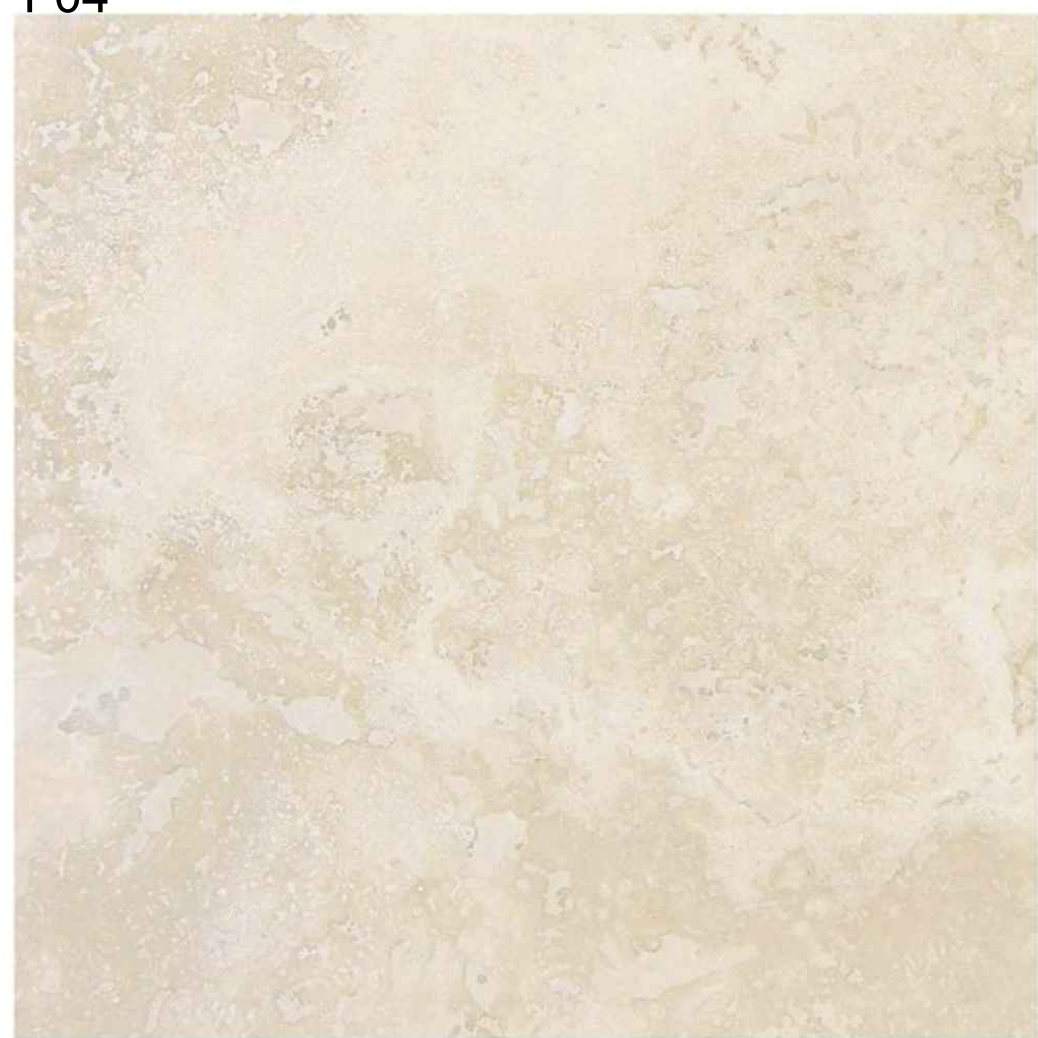
BRUSHED BRONZE FINIISH
F06



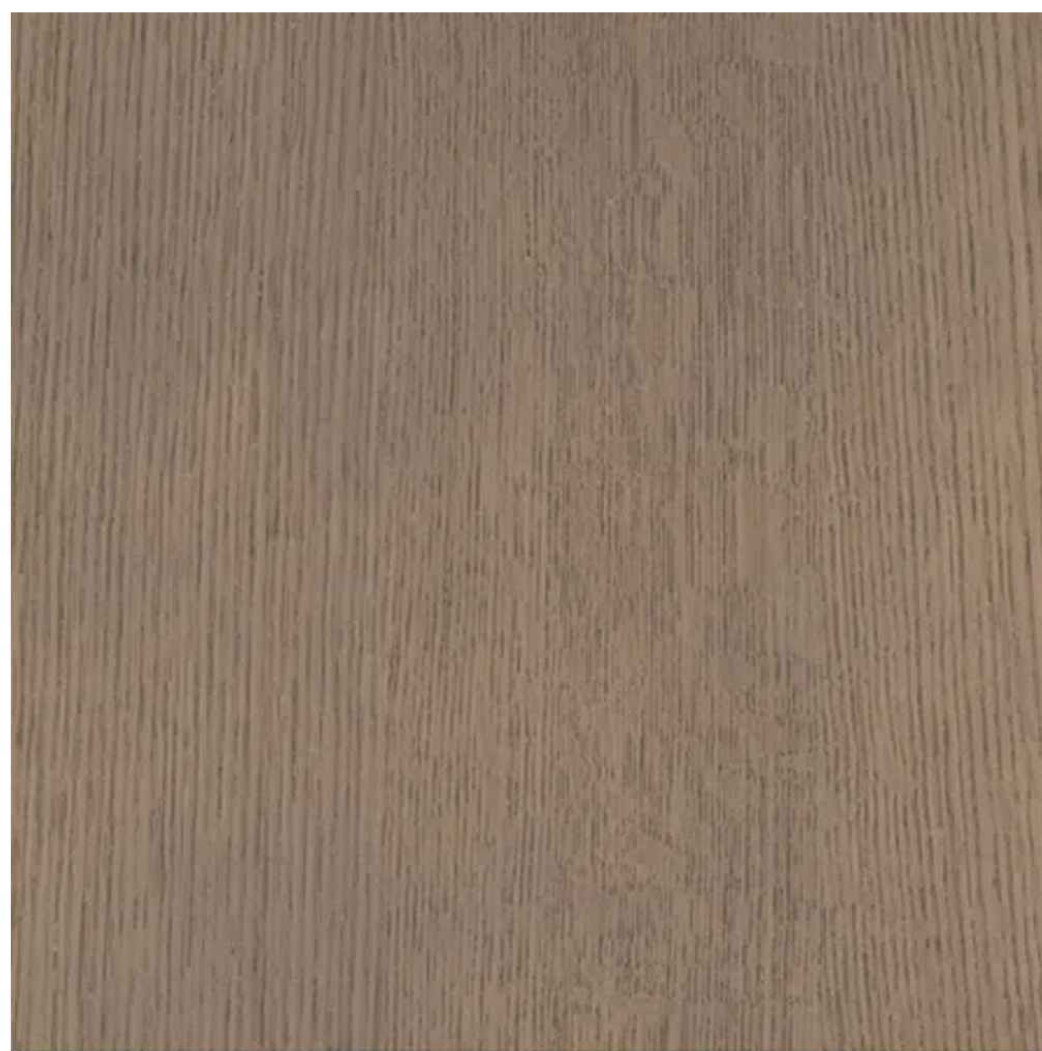
BRUSHED CHAMPAGNE BRASS
F07



IVORY TRAVERTINE SPLITFACE STONE
24"X36"
1 1/4" THICKNESS
F08



BRUSHED IVORY TRAVERTINE
24"X36"
3/4" THICK NESS
F09



WOOD FINISH
RIFT CUT OAK
CUSTOM STAIN
F10

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		DWG. TITLE PORPOSED FINISHES
		SCALE N.T.S.
		PROJECT NO. 2023-33
		DATE 08-30-24
		SHEET NUMBER A-105
△	DATE	REVISION