DECOPLAGE - 100 LINCOLN ROAD

KOBI KARP
ARCHITECTURE
INTERIOR DESIGN
PLANNING

CONSULTANT

DECOPLAGE
100 LINCOLN ROAD
MIAMI BEACH, 33139

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STATE OF FLORIDA
JOSE L GOMEZ
AR0015416
REGISTERED ARCHITECT

Digitally signed
by Jose L Gomez
Date: 2026.02.06
09:51:25 -05'00'

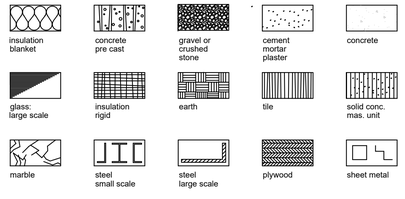
DATE	REVISION

DWG. TITLE: COVER
SCALE: N.T.S.
DATE: 05-09-2025
PROJECT NO.: 2025-12
SHEET NUMBER: G-000

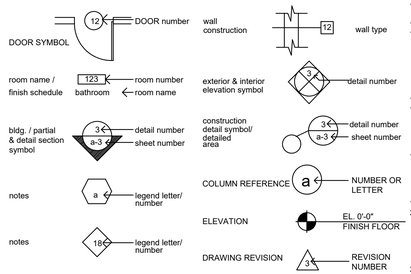
ABBREVIATIONS

A	ACOUS.	ACOUSTICAL
	A.C	AIR CONDITIONING
	A.D.	AREA DRAIN
	ADJ.	ADJUSTABLE
	AGGR.	AGGREGATE
	AL.	ALUMINUM
	APPROX.	APPROXIMATE
	ARCH.	ARCHITECTURAL
	ASB.	ASBESTOS
	ASPH.	ASPHALT
B	BD.	BOARD
	BITUM.	BITUMINOUS
	BLDG.	BUILDING
	BLK.	BLOCK
	BLKG.	BLOCKING
	BLKHD.	BULKHEAD
	BM.	BEAM
	BOT.	BOTTOM
C	CAB.	CABINET
	CARP.	CARPET
	C.B.	CATCH BASIN
	CEM.	CEMENT
	CER.	CERAMIC
	C.I.	CAST IRON
	C.G.	CORNER GUARD
	CLG.	CEILING
	CLKG.	CAULKING
	CLO.	CLOSET
	CLR.	CLEAR
	C.M.U.	CONCRETE MASONRY UNIT
	C.O.	CASED OPENING
	COL.	COLUMN
	CONC.	CONCRETE
	CONN.	CONNECTION
	CONSTR.	CONSTRUCTION
	CONT.	CONTINUOUS
	CORR.	CORRIDOR
	CTSK.	COUNTERSUNK
	CNTR.	COUNTER
	C.T.	CERAMIC TILE
	CTR.	CENTER
D	DBL.	DOUBLE
	DEPT.	DEPARTMENT
	D.F.	DRINKING FOUNTAIN
	DET.	DETAIL
	DIA.	DIAMETER
	DIM.	DIMENSION
	DISP.	DISPENSER
	DN.	DOWN
	D.O.	DOOR OPENING
	DR.	DOOR
	DWR.	DRAWER
	DS.	DOWN SPOUT
	D.S.P.	DRY STANDPIPE
	DWG.	DRAWING
E	E.	EAST
	EA.	EACH
	E.J.	EXPANSION JOINT
	EL.	ELEVATION
	ELEC.	ELECTRICAL
	ELEV.	ELEVATOR
	EMER.	EMERGENCY
	ENCL.	ENCLOSURE
	E.P.	ELECTRICAL PANEL BOARD
	EQ.	EQUAL
	EQPT.	EQUIPMENT
	E.S	EMERGENCY OVERFLOW SCUPPER
	E.W.C.	ELECTRIC WATER COOLER
	EXST.	EXISTING
	EXP0.	EXPOSED
	EXP.	EXPANSION
	EXT.	EXTERIOR
F	F.A.	FIRE ALARM
	F.B.	FLAT BAR
	F.D.	FLOOR DRAIN
	FDN.	FOUNDATION
	F.E.	FIRE EXTINGUISHER
	F.E.C.	FIRE EXTINGUISHER CAB.
	F.H.C.	FIRE HOSE CABINET
	FIN.	FINISH
	FL.	FLOOR
	FLASH.	FLASHING
	FLUOR.	FLUORESCENT
	F.O.C.	FACE OF CONCRETE
	F.O.F.	FACE OF FINISH
	F.O.S.	FACE OF STUDS
	FPRF.	FIREPROOF
	F.S.	FULL SIZE
	FT.	FOOT OR FEET
	FTG.	FOOTING
	FURR.	FURRING
	FUT.	FUTURE
	F.V.	FIELD VERIFY
	F.V.C.	FIRE VALVE CABINET
G	GA.	GAUGE
	GALV.	GALVANIZED
	G.B.	GRAB BAR
	G.C.	GENERAL CONTRACTOR
	GL.	GLASS
	GND.	GROUND
	GR.	GRADE
	GYP.	GYPSUM
	G.W.B.	GYPSUM WALLBOARD
H	H.B.	HOSE BIB
	H.C.	HOLLOW CORE
	HDWD.	HARD WOOD
	HDWE.	HARDWARE
	H.M.	HOLLOW METAL
	HORIZ.	HORIZONTAL
	HR.	HOUR
	HGT.	HEIGHT
I	I.D.	INSIDE DIAMETER (DIM.)
	IN.	INCH
	INSUL.	INSULATION
	INT.	INTERIOR
	INV.	INVERT
J	JAN.	JANITOR
	JST.	JOIST
	JT.	JOINT
K	KIT.	KITCHEN
L	LAB.	LABORATORY
	LAM.	LAMINATE
	LAV.	LAVATORY
	L.F.	LINEAR FEET
	LKR.	LOCKER
	LT.	LIGHT
	LTG.	LIGHTING
	LTWT.	LIGHT WEIGHT
M	MAX.	MAXIMUM
	M.C.	MEDICINE CABINET
	MACH.	MACHINE
	MECH.	MECHANICAL
	MEMB.	MEMBRANE
	MET.	METAL
	MFR.	MANUFACTURER
	MH.	MANHOLE
	MIN.	MINIMUM
	MIR.	MIRROR
	MISC.	MISCELLANEOUS
	M.L.	MATCH LINE
	M.O.	MASONRY OPENING
	MTD.	MOUNTED
	MUL.	MULLION
N	N.	NORTH
	N.I.C.	NOT IN CONTRACT
	NO. OR #	NUMBER
	NOM.	NOMINAL
	N.T.S.	NOT TO SCALE
O	O.A.	OVERALL
	OBS.	OBSCURE
	O.C.	ON CENTER
	O.D.	OUTSIDE DIMENSION
	OFF.	OFFICE
	OPNG.	OPENING
	OP. HD.	OPPOSITE HAND
	OPP.	OPPOSITE
P	PRCST.	PRE-CAST
	P.L.	PROPERTY LINE
	P.T.	PRESSURE TREATED
	PL.	PLATE
	P.LAM.	PLASTIC LAMINATE
	PLAS.	PLASTER
	PLYWD.	PLYWOOD
	POL.	POLISHED
	PR.	PAIR
	PT.	POINT
	P.T.D.	PAPER TOWEL DISPENSER
	PTN.	PARTITION
	PTR.	PAPER TOWEL RECEPTACLE
Q	Q.T.	QUARRY TILE
R	R.	RISER
	RAD.	RADIUS
	R.D.	ROOF DRAIN
	REF.	REFERENCE
	REFL.	REFLECTED
	REFR.	REFRIGERATOR
	RF.	ROOF
	RGTR.	REGISTER
	REINF.	REINFORCED
	REQ.	REQUIRED
	RESIL.	RESILIENT
	RM.	ROOM
	R.O.	ROUGH OPENING
	RWD.	REDWOOD
	R.W.L.	RAIN WATER LEADER
S	S.	SOUTH
	SABF	SOUND ATTENUATION FIRE BLANKETS
	S.C.	SOLID CORE
	S.C.D.	SEAT COVER DISPENSER
	SCHED.	SCHEDULE
	S.D.	SOAP DISPENSER
	SECT.	SECTION
	SH.	SHELF
	SHR.	SHOWER
	SHT.	SHEET
	SIM.	SIMILAR
	S.N.D.	SANITARY NAPKIN DISPENSER
	S.N.R.	SANITARY NAPKIN RECEPTACLE
	SPEC.	SPECIFICATION
	SQ.	SQUARE
	S.ST.	STAINLESS STEEL
	S.SK.	SERVICE SINK
	STA.	STATION
	STD.	STANDARD
	STL.	STEEL
	STOR.	STORAGE
	STRL.	STRUCTURAL
	SUSP.	SUSPEND
	SYM.	SYMMETRICAL
T	TRD.	TREAD
	T.B.	TOWEL BAR
	T.C.	TOP OF CURB
	TEL.	TELEPHONE
	TEMP.	TEMPERED
	T. & G.	TONGUE AND GROOVE
	THK.	THICK
	TOIL.	TOILET
	T.P.	TOP OF PAVEMENT
	T.P.D.	TOILET PAPER DISPENSER
	T.V.	TELEVISION
	T.W.	TOP OF WALL
	TYP.	TYPICAL
	T.O.B.	TOP OF BEAM
	T.O.C.	TOP OF CONCRETE
	T.O.S.	TOP OF SLAB
U	UNF.	UNFINISHED
	U.O.N.	UNLESS OTHERWISE NOTED
	UR.	URINAL
		UNDERWRITERS LAB
V	V.I.F.	VERIFY IN FIELD
	VERT.	VERTICAL
	V.T.	VINYL TILE
	VEST.	VESTIBULE
	V.B.	VAPOR BARRIER
W	W.	WEST
	WT.	WEIGHT
	W/	WITH
	W.C.	WATER CLOSET
	WD.	WOOD
	W/O	WITHOUT
	WP.	WATERPROOF
	WSCT.	WAINSCOT

MATERIAL LEGEND

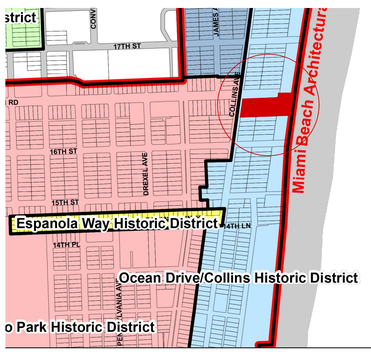


SYMBOL LEGEND

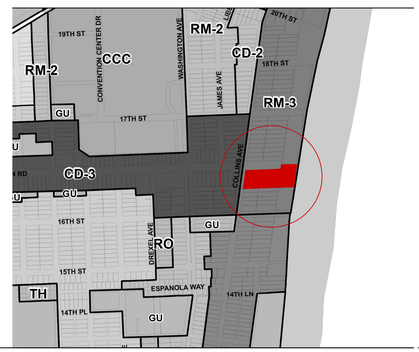


GENERAL NOTES

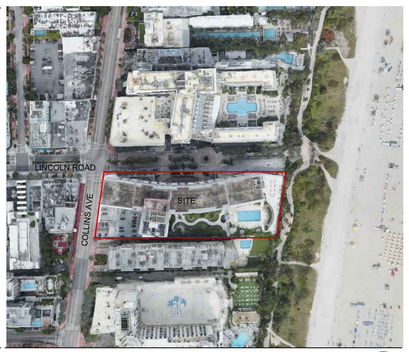
1. ALL DIMENSIONS AND CONDITIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID.
2. ALL WORK TO BE DONE IN COMPLIANCE WITH THE REQUIREMENTS OF AND ACCEPTABLE TO THE CITY OF MIAMI BEACH BUILDING DEPARTMENT
3. ALL MATERIALS SHALL CONFORM WITH ALL PREVAILING CODES. MANUFACTURERS SHALL PROVIDE DADE COUNTY APPROVAL CODES FOR ALL REQUIRED ASSEMBLIES.
4. CONTRACTOR SHALL GUARANTEE IN WRITING ALL MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER, UNLESS OTHERWISE NOTED. CONTRACTOR SHALL AT HIS OWN COST REPAIR OR REPLACE ALL DAMAGED DURING REPAIR FOR THE PERIOD OF THE GUARANTEE.
5. COORDINATE ALL STRUCTURAL WORK WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DWG'S. FOR VERIFICATION OF LOCATIONS AND DIMENSIONS OF ALL PROJECT REQUIREMENTS.
6. SUBMIT 3 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, THIS INFORMATION IS NOT GARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION, CHARACTER AND DEPTH OF EXISTING UTILITIES. THE CONTRACTOR SHALL ASSIST THE UTILITY COMPANIES, BY EVERY MEANS POSSIBLE, TO DETERMINE SAID LOCATIONS AND THE LOCATIONS OF RECENT ADDITIONS OR MODIFICATIONS TO THE SYSTEMS NOT SHOWN. EXTREME CAUTION SHALL BE EXERCISED BY THE CONTRACTOR TO ELIMINATE ANY POSSIBILITY OF ANY DAMAGE TO UTILIES DURING CONSTRUCTION. THE LOCATION OF ALL UTILITIES SHALL BE VERIFIED AND THE PROJECT REPRESENTATIVE NOTIFIED OF ANY CONFLICT OR DISCREPANCIES WHICH MAY OCCUR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING WHICH CONDITIONS WILL NEED SHORING DURING EXCAVATION AND SHALL PROVIDE SUCH SHORING AND SUPPORT AS REQUIRED.
9. 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 BECAUSE 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 CONSTION DOCUMENT PACKAGE.
18. FIRE SPRINKLER SYSTEM AND FIRE ALARM SYSTEM (IF REQUIRED) ARE DESIGN BUILD BY THE CONTRACTOR. CONTRACTOR SHALL SUBMIT FIRE SPRINKLER & FIRE ALARM DRAWINGS TO THE JURISDICTION AND OBTAIN APPROVAL PRIOR TO BEGINNING ANY WORK ON THE FIRE SPRINKLER OR ALARM SYSTEM. THE FIRE SPRINKLER AND ALARM WORK SHALL BE PERFORMED UNDER A SEPARATE PERMIT WHERE APPLICABLE.
19. COORDINATED ALL ROOF PENETRATIONS WITH MEP DRAWINGS.
20. CONTRACTOR SHALL INSPECT ALL EXISTING FIRE PROOFING OF STRUCTURAL ELEMENTS, DEMISING WALLS, AND FLOOR CEILING ASSEMBLIES WHICH ARE REQUIRED TO BE FIRE PROTECTED BY GOVERNING CODES, CONTRACTOR SHALL PATCH AND REPAIR ALL DAMAGED FIREPROOFING. CONTRACTOR SHALL MAINTAIN THE EXISTING FIRE RATINGS OF ALL ELEMENTS AND SHALL PATCH AND REPAIR ANY DAMAGED OR REMOVED ELEMENTS AS REQUIRED TO MAINTAIN ALL FIRE RATINGS.
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 PERMITS AND OTHER 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. CONTRACTOR SHALL VERIFY THAT ALL EXISTING DEMISING WALL EXTEND TO THE BOTTOM OF THE FLOOR OF THE LANDLORD'S RESPONSIBILITY.
25. CONTRACTOR SHALL PATCH AND REPAIR ALL EXISTING SUBSTRATES TO RECEIVE NEW FINISHES AND ALL EXISTING SURFACES AND FINISHES AS NECESSARY FOR A COMPLETE AND PROPER INSTALLATION.
26. CONTRACTOR SHALL ENGAGE A STRUCTURAL ENGINEER TO REVIEW, DESIGN, AND SEAL ALL CHANGES NECESSARY TO THE BUILDING STRUCTURE FOR THE INSTALLATION OF OR REVISION OF ALL CONTRACTOR INSTALLED MECHANICAL UNITS OR OTHER CONTRACTOR INSTALLED ELEMENTS SUPPORTED BY OR ANCHORED TO THE EXISTING STRUCTURE THE ENGINEER SHALL SUBSTANTIATE THE DESIGN MODIFICATIONS NECESSARY TO MAINTAIN THE INTEGRITY OF THE EXISTING BUILDING STRUCTURE.
27. IN THE EVENT THE CONTRACTOR DISCOVERS, AT ANY TIME DURING DEMOLITION, CONSTRUCTION, AND/OR REMODELING OPERATIONS, EXISTING CONDITIONS THAT COULD INCLUDE THE PRESENCE OF MOLD AND/OR MILDEW, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE, CONSTRUCTION MANAGER, AND THE ARCHITECT OF RECORD, IN WRITING OF THE CONCERNS AND/OR SUSPICIONS.
28. ALL BUILDINGS SHALL HAVE A PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES AS PER FBC 1816.1.7. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."
29. A WEATHER RESISTANT JOB SITE POSTING BOARD SHALL BE PROVIDED TO RECEIVE DUPLICATE TREATMENT CERTIFICATES AS EACH REQUIRED PROTECTIVE TREATMENT IS COMPLETED, PROVIDING A COPY FOR THE PERSON THE PERMIT IS ISSUED TO AND ANOTHER COPY FOR THE BUILDING PERMIT FILES. THE TREATMENT CERTIFICATE SHALL BE PROVIDE PRODUCT USED, IDENTIFY OF THE APPLICATOR, TIME AND DATE OF THE TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION AND NUMBER OF GALLONS USED, TO ESTABLISH A VERIFIABLE RECORD OF PROTECTIVE TREATMENT. IF THE SOIL CHEMICAL BARRIER METHOD FOR TERMITE PREVENTION IS USED, FINAL EXTERIOR TREATMENT SHALL BE COMPLETED PRIOR TO FINAL BUILDING APPROVAL.
30. MINIMUM INSULATION SHALL BE: R-19 FOR ROOF, R-5 FOR EXTERIOR WALLS, R-3 BOTH SIDES FOR CBS COMMON WALLS, AS PER FBC CHAPTER 13, SUB-CHAPTER 6.



LOCATION HISTORIC DISTRICT MAP
N.T.S.



LOCATION ZONING DISTRICT MAP



CONTEXT MAP
N.T.S.

PROJECT TEAM

OWNER:

THE DECOPLAGE CONDOMINIUM
ASSOCIATION, INC.
100 LINCOLN ROAD
MIAMI BEACH, FL 33139

DESIGN / PROJECT ARCHITECT:

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DESIGN / PROJECT ARCHITECT:

GARDNER + SEMLER DESIGN
LANDSCAPE ARCHITECTURE
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17670 NW 78TH AVE., SUITE 214
MIAMI, FL 33015
TEL. (305) 392.1016

PROJECT INFORMATION

SCOPE OF WORK

EXTERIOR ENTRANCE IMPROVEMENTS INCLUDING A NEW ENTRANCE CANOPY, UPDATED FAÇADE FINISHES, REPLACEMENT OF EXISTING PAVERS AT THE DRIVEWAY, CONSTRUCTION OF NEW SPANISH STEPS IN PLACE OF THE EXISTING FOUNTAIN, REPLACEMENT OF EXISTING WINDOWS WITH NEW STOREFRONT SYSTEMS, AND A NEW EXTERIOR LIGHTING LAYOUT.

ALTERATION CLASSIFICATION

ALTERATION LEVEL 2

ELEVATION INFORMATION

National Flood Insurance Program FEMA Elev. Refence to NGVD 1929

Map Panel Number 12086C0317
L
MAP REVISED DATE 09-11-2009
FLOOD ZONE (S) AE
SUFFIX
BASE FLOOD ELEVATIONS 8.00'

LEGAL DESCRIPTION

LOTS 6 TO 13 & RIPARIAN RIGHTS & BEGINNING N.E. CORNER OF LOT 9 NORTH 50 FEET AND EAST TO OCEAN HWM SOUTH 50 FEET WEST TO POINT OF BEGINNING, PLAT BLOCK 55, & PORT LYING EAST & ADJACENT WEST OF EROSION LINE, FISHERS 1ST SUBDIVISION OF ALTON BEACH, THE DECOPLAGE CONDO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 105, PAGE 62, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ZONING SUMMARY

PROJECT ADDRESS:	100 LINCOLN ROAD MIAMI BEACH, FLORIDA 33139
ZONING DISTRICT:	RM-3
PRESENT OCCUPANCY	RESIDENTIAL
PROPOSED OCCUPANCY:	RESIDENTIAL

APPLICABLE CODES

GOVERNING ZONING CODE:	CODE OF ORDINANCES OF THE CITY OF MIAMI BEACH, FLORIDA
BUILDING CODE:	FLORIDA BUILDING CODE 2023
EXISTING BUILDING:	FLORIDA BUILDING CODE: EXISTING BUILDING CODE 2023
STRUCTURAL:	FLORIDA BUILDING CODE 2023
PLUMBING:	FLORIDA BUILDING CODE 2023- PLUMBING
MECHANICAL:	FLORIDA BUILDING CODE 2023 - MECHANICAL
ELECTRICAL:	FLORIDA BUILDING CODE - 2023 EDITION
ACCESSIBILITY:	FLORIDA BUILDING CODE 2023 - ACCESIBILITY
FIRE PROTECTION:	FLORIDA FIRE PREVENTION CODE - 2023 8TH EDITION

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ARCHITECTURAL

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G-004	BUILDING CARD
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CONSULTANT

DECOPLAGE
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MIAMI BEACH, 33139

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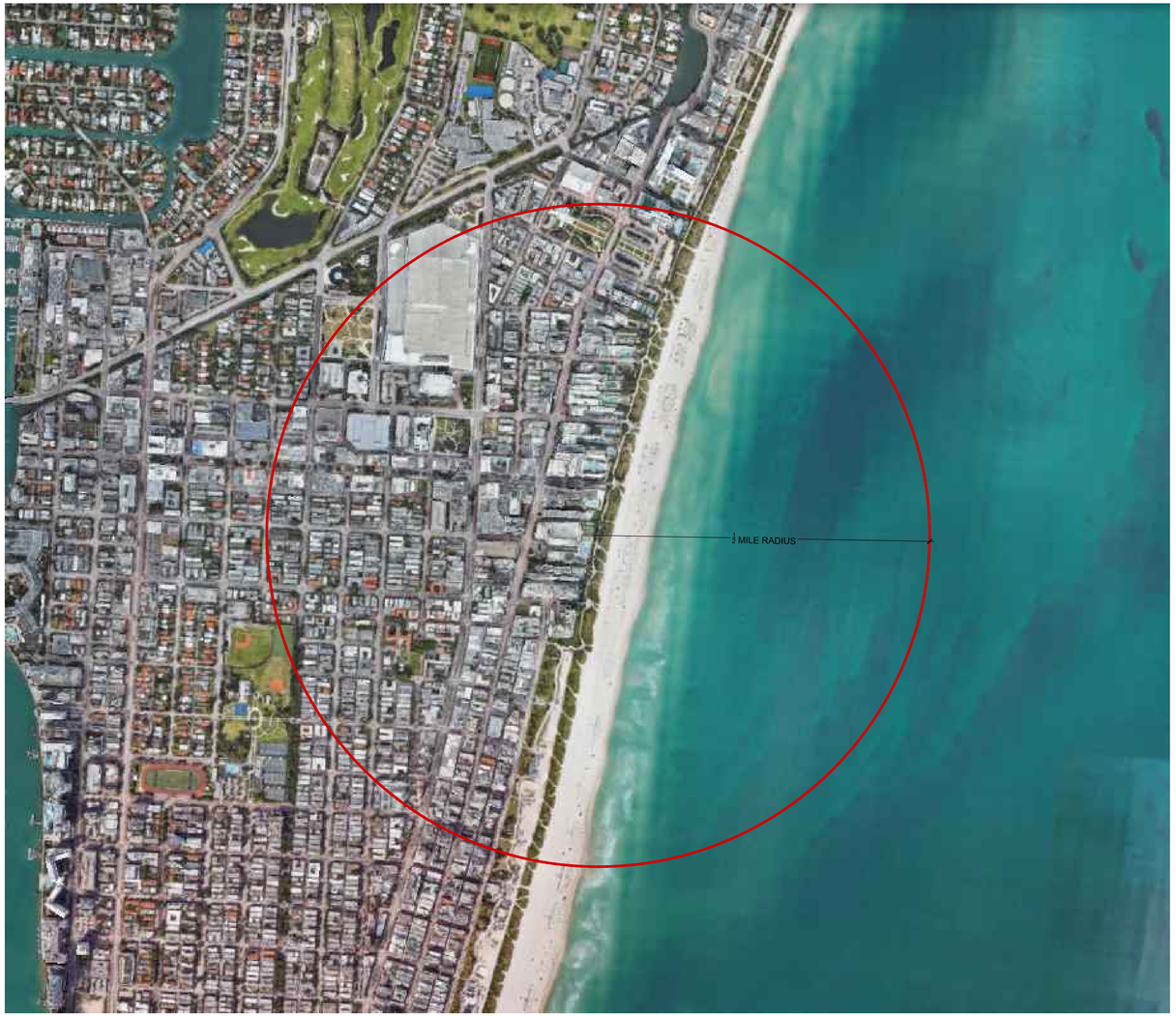
DWG. TITLE	*COVER SHEET & DRAWING INDEX*
SCALE	*N.T.S.*
DATE	*05-09-2025*
PROJECT NO.	*2025-12*
SHEET NUMBER	*G-001*

△ DATE REVISION



LOCATION MAP
N.T.S.

ITEM #	Project Information				
1	Address: 100 Lincoln Rd, Miami Beach, FL 33139	Folio number(s):	02-3234-080-0001	Year built:	1965
2	Board file number(s), Determination of Architectural Significance:			Lot Area:	126,845 Sq.Ft
3	Located within a Local Historic District (Yes or No): Yes	Zoning District:	RM-3	Lot width:	254.57'
4	Individual Historic Site (Yes or No):	No		Lot Depth:	590.43'
5	Base Flood Elevation:	8'	Grade value in NGVD:		7.57'
6	Adjusted grade (BFE+Grade / 2):	7.78	Free board:	1	
7	Proposed Use:	EXISTING TO REMAIN			
8	Proposed Accesory Use:	EXISTING TO REMAIN			
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):				
	ZONING INFORMATION / CALCULATION	**Required**	**Existing**	**Proposed**	**Deficiencies**
13	**Floor Area Ratio (FAR)**	3.0	6.1	EXISTING	N/A
14	**Building Height**	120'	EXISTING	EXISTING	N/A
15	**At grade parking lot on the same lot**				
a	Front setbacks	20'	EXISTING	EXISTING	N/A
b	Side interior setback	50.04'	EXISTING	EXISTING	N/A
c	Side facing street setback	50.04'	EXISTING	EXISTING	N/A
d	Rear setback	50'	EXISTING	EXISTING	N/A
16	**Subterrenean, Pedestal & Tower (~~non~~-Oceanfront)**	**Required**	**Existing**	**Proposed**	**Deficiencies**
a	Front setbacks	20'	EXISTING	EXISTING	N/A
b	Side interior setback	50.04'	EXISTING	EXISTING	N/A
c	Side facing street setback	50.04'	EXISTING	EXISTING	N/A
d	Rear setback	50'	EXISTING	EXISTING	N/A
17	**Subterrenean, Pedestal & Tower (non-Oceanfront)**	**Required**	**Existing**	**Proposed**	**Deficiencies**
a	Front setbacks	N/A	N/A	N/A	N/A
b	Side interior setback	N/A	N/A	N/A	N/A
c	Side facing street setback	N/A	N/A	N/A	N/A
d	Rear setback	N/A	N/A	N/A	N/A
18	**Minimum Apartment Unit Size**	**Required**	**Existing**	**Proposed**	**Deficiencies**
a	New Construction	N/A	N/A	N/A	N/A
b	Rehabilitated Buildings	N/A	N/A	N/A	N/A
c	Hotel Unit	N/A	N/A	N/A	N/A
19	**Average Apartment Unit Size**	**Required**	**Existing**	**Proposed**	**Deficiencies**
a	New Construction	N/A	N/A	N/A	N/A
b	Rehabilitated Buildings	N/A	N/A	N/A	N/A
c	Hotel Unit	N/A	N/A	N/A	N/A
20	**Required Open-space ratio (RPS, CPS)**	N/A	N/A	N/A	N/A
21	**Parking**	N/A	N/A	N/A	N/A
22	**Loading**	N/A	N/A	N/A	N/A

ZONING SUMMARY TABLE

LIST OF VARIANCES:

VARIANCE #1:
PURSUANT TO SEC. 7.5.3.2.N, THE PORTE COCHERE MAY EXTEND TO WITHIN 18 INCHES OF THE SIDEWALK. THE APPLICANT REQUESTS A VARIANCE TO EXTEND UP TO 4" BEYOND THE SIDEWALK.

VARIANCE #2:
PURSUANT TO SEC. 7.5.3.2.N, THE PORTE COCHERE SHALL NOT EXCEED 16 FEET IN HEIGHT. THE APPLICANT REQUESTS A VARIANCE TO ALLOW THE EXISTING HEIGHT OF 22 FEET 6 INCHES, AS MEASURED FROM THE HIGHEST POINT OF THE DRIVEWAY, TO REMAIN

VARIANCE #3:
PURSUANT TO SEC. 7.5.3.2.N, THE PORTE COCHERE SHALL NOT EXCEED 30% OF BUILDING CORE FRONTAGE. THE APPLICANT REQUESTS A VARIANCE TO ALLOW FOR A PORTE COCHERE WHICH IS 41.2% OF THE BUILDING CORE FRONTAGE.

CONSULTANT

DECOPLAGE

100 LINCOLN ROAD
MIAMI BEACH, 33139

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BGArchitects
ARCHITECTURE | JOSE L. GOMEZ 8101 BISCAYNE BLVD, S 309_310 MIAMI FL 33138-4664
AAC001062 | AR0015416 T 305.559.1250 bgarchitectspa.com

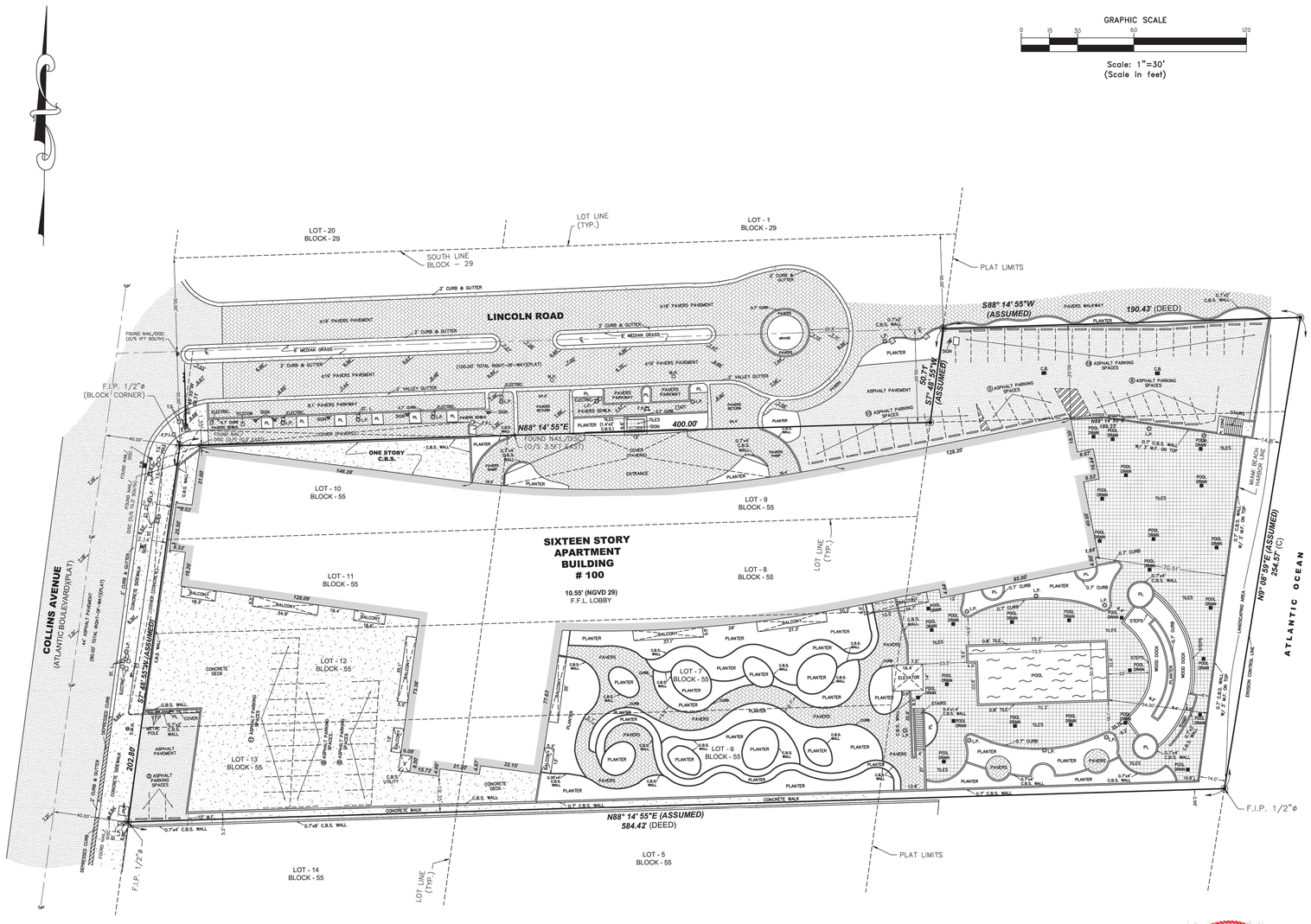
DATE | REVISION

DWG. TITLE
ZONING INFO & CONTEXT
LOCATION MAP
SCALE *N.T.S.*
DATE *05-09-2025*
PROJECT NO. *2025-12*
SHEET NUMBER *G-002*

GENERAL LEGEND:

BCR = BROWARD COUNTY RECORDS
BM = BENCHMARK
CB = CATCH BASIN
C/L = CENTERLINE
CLF = CHAINLINK FENCE
CLP = CONCRETE LIGHT POLE
CBS = CONCRETE BLOCK STRUCTURE
CONC = CONCRETE
C/S = CONCRETE SLAB
DE = DRAINAGE EASEMENT
D = DELTA (CENTRAL ANGLE)
E = EAST
ELE = ELEVATION
X 0.00' = EXISTING ELEVATION
EOP = EDGE OF PAVEMENT
EOW = EDGE OF WATER
FF = FINISHED FLOOR
FH = FIRE HYDRANT
FN = FOUND NAIL
INV = INVERT
FIP = FOUND IRON PIPE
FIR = FOUND IRON ROD
FND = FOUND NAIL AND DISC
L = ARC LENGTH
MDCR = MIAMI DADE COUNTY RECORDS
N = NORTH
N/D = NAIL AND DISC
MF = METAL FENCE
ORB = OFFICIAL RECORDS BOOK
O/S = OFFSET
PB = PLAT BOOK
PBCR = PALM BEACH RECORDS
PC = POINT OF CURVATURE
PG = PAGE
PL = PROPERTY LINE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PVCF = PLASTIC FENCE
R = RADIUS
R/W = RIGHT OF WAY
S = SOUTH
S/W = SIDEWALK
SIR = SET 1/2" IRON ROD
SND = SET NAIL & DISC
UE = UTILITY EASEMENT
UP = UTILITY POLE
W = WEST
W/F = WOOD FENCE
W/M = WATER METER

= UTILITY POLE



NOTES:
- ALL BALCONIES SHOWN ATTACHED TO THE BUILDING ARE LIMITED COMMON ELEMENTS (L.C.E.)
- ALL OTHER VISIBLE PART OF THE PROPERTY SHOWN HEREON, UNLESS INDICATED OTHERWISE, IS A PART OF THE COMMON ELEMENTS.

LEGAL DESCRIPTION:

LOTS 6 TO 13 & RIPARIAN RIGHTS & BEGINNING N.E. CORNER OF LOT 9 NORTH 50 FEET AND EAST TO OCEAN HWM SOUTH 50 FEET WEST TO POINT OF BEGINNING, PLAT BLOCK 55, & PORT LYING EAST & ADJACENT WEST OF EROSION LINE, FISHERS 1ST SUBDIVISION OF ALTON BEACH, THE DECOPLAGE CONDO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 105, PAGE 62, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FOLIO #: 02-3234-080-0001 (REFERENCE)

SURVEYORS NOTES:

(1). BEARINGS SHOWN HEREON ARE REFERENCED TO THE RECORD PLAT AND ARE ASSUMED.
(2). LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.
(3). NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
(4). THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT THEREFOR THE ONLY SURVEY MATTERS SHOWN ARE PER THE RECORD PLAT. THERE MAY BE ADDITIONAL MATTERS OF RECORD, NOT SHOWN WHICH CAN BE FOUND IN THE PUBLIC RECORDS OF THE CORRESPONDING COUNTY OF RECORD.
(5). ELEVATIONS SHOWN REFER TO N.G.V.D. 29
BM# :Y-310-R (MIAMI-DADE) ELEVATION= 5.62' (N.G.V.D. 1929)

CERTIFICATION OF BOUNDARY SURVEY:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF; THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 TO 17.052 FLORIDA ADINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Julio S Pita — Digitally signed by Julio S Pita Date: 2026.01.22 11:09:50 -05'00'

JULIO SERGIO PITA CERTIFICATE No. 5789 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR & MAPPER

06/25/2025
JULIO S. PITA, P.L.S — DATE

PROFESSIONAL LAND SURVEYOR
LICENSE No. LS 5789
STATE OF FLORIDA

Sketch of Survey

PROPERTY ADDRESS:
100 LINCOLN ROAD,
MIAMI BEACH, FL 33139

FLOOD ZONE DATA:
ZONE: AE 8FT (NGVD 29)
COMMUNITY #: 120651
PANEL & SUFFIX: 0317 L
DATE OF FIRM: 9/11/2009

REVISIONS:	DATE:
ADDED ELEVATIONS	01/08/2026

SCALE: 1" = 30'
CADD: S.M.
CHECKED BY: JSP
GL-12139
SHEET # 1 OF 1

CERTIFIED TO:
1. THE DECOPLAGE CONDO

GAVY & ASSOCIATES, INC
LAND SURVEYORS
LB # 6971
2657 S.W. 145th AVENUE
MIAMI, FL. 33175
PHONE: (305) 748 6507

KOBI KARP ARCHITECTURE INTERIOR DESIGN PLANNING
CONSULTANT

DECOPLAGE
100 LINCOLN ROAD
MIAMI BEACH, 33139

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ARCHITECTURE AAC001062 | JOSE L. GOMEZ AR0015416

8101 BISCAYNE BLVD. S 309_310 MIAMI FL 33138-4684
T 305.559.1250 bgarchitectspa.com

DATE | REVISION

DWG. TITLE: SURVEY
SCALE: AS SHOWN
DATE: 05-09-2025
PROJECT NO.: 2025-12
SHEET NUMBER: S-001

*See below for Zoning Board of Adjust. and City Council actions on variance.

C.O.# 4763 - dated 5/19/77 for Biscayne Federal Savings & Loan Assoc.

1625 to 1633 Collins

#336-98-1

Owner 100 Lincoln Rd. Corp. Permit No. 74269 Cost $5,000,000.00

~~Lot 6 thru~~ 13 Block 55 Subdivision FISHER'S FIRST Address 100 Lincoln Road

General Contractor R. L. Turchin, Inc. 5094 Bond No. 160

Architect Mel. Grossman Engineer Crain and Crouse

Zoning Regulations: Use * See below ... Area See below ... Lot Size 575 x 264

Building Size: Front varies ..... Depth ..... Height 160' Stories 14

Certificate of Occupancy No. Temp. C.O.#4122 dated 10/26/66 See below for Addl. C.O.s Use APARTMENT BUILDING - total of 620 units; 620 parking spaces. (see below for breakdown)**

Type of Construction TYPE ONE Foundation Conc. piling Roof Flat Date JUNE 21, 1965

PLUMBING Contractor #44914 Town & Beach Plumbing Sewer Connection 2 Date 8/31/65

Storm Sewer: 1 - 18"

Temporary Water Closet 4 Heat Exch.: 5

Water Closets	876	Swimming Pool Traps	Down Spouts 28
Lavatories	873	(125hp) Steam ~~or Hot~~ Water Boilers 2 - #44910-Dublin Co. 8/30/65	Wells
Bath Tubs	680	Steam Boilers: 2	Sill Cocks-Fire Standpipe 5
Showers	8 Outside Showers: 2	ROUGH APPROVAL	Water Service: 5
Urinals	7	FINAL APPROVAL	Sumps: 2
Sinks	621 Slop Sink: 1		
Dish Washing Machine	...621		
Laundry Trays	14		
Laundry Washing Machines	54		
Drinking Fountains	4 Dry Wells: 2		
Floor Drains	29 A.C. Dr.: 621		
Grease Traps	2		
Safe Wastes	63 (Area)		

	Date
GAS Contractor	
Gas Ranges	Gas Frylators
Gas Water Heaters	Gas Pressing Machine
Gas Space Heaters	Gas Vents for Stove
Gas Refrigerators	
Gas Steam Tables	
Gas Broilers	GAS Rough APPROVAL
	GAS FINAL APPROVAL

AIR CONDITIONING Contractor #74690 The Dublin Co.: Air Cond., 500 tons built-up systems - $150,000. - 8/30/65
#77733 Miami Ice Machine Co.: (The Stage): Install 14 refrig. units totaling 10 tons - $3,000 - 1/25/67 OK Plaag 2/17/67

SEPTIC TANK Contractor

OIL BURNER Contractor

SPRINKLER ~~Contractor~~ Heads: 1

FINAL APPROVALS

ELECTRICAL Contractor #62617* - partial permit * Ferguson & Roberts, Inc. Date 8/18/65 * 2/22/66
#63254 Ferguson & Roberts, Inc. ... Temporary Service1 - 7/16/65 -

	Switches	5505	Ranges ... 620	#62511, Ferguson&Roberts, Inc. OK Fidler 7/19/65	
OUTLETS	Lights	7460	Irons	Neon Transformers	
	Receptacles	8290	Refrigerators 620	Sign Outlets 6	
			Fans 1296	Meter Change	
			Motors ..... 26 0-1 hp, 25 2-5 hp, 7 6-10 hp, 6 11-25 hp, 4 Over 25 hp	Centers of Distributions 690	
			Appliances 778	Service Equip.: 5	
HEATERS	Water			Violations	
	Space				
FIXTURES	8840		Electrical Contractor	Date	

FINAL APPROVAL

BUILDING

Bldg. ok Mel Grossman Assoc. PLUMBING

ELECTRICAL

3/2/67 O. Plaag AIR CONDITIONING

By Date

Building Permits:

#77856 R. L. Turchin, Inc.: Remodel and install fixtures for office - Arch., M.Grossman - $2,000 - 2/23/67 OK Plaag 4-4-67
#77854 R. L. Turchin, Inc.: Remodel and install fixtures for beauty shop - Arch., M. Grossman - $2,000 - 2/23/67 OK Plaag 4-4-67
#77855 R. L. Turchin, Inc.: Remodel and install fixtures for restaurant - Arch., M. Grossman - $2,000 - 2/23/67
#77945 Claude Southern Corp.: Flat wall sign, 152 s.f. - FIRST HANOVER MEMBERS OF NEW YORK STOCK EXCHANGE, FIRST HANOVER MEMBER OF NEW YORK STOCK EXCHANGE - $1800 - 3/10/67

ADDITIONAL CERTIFICATES OF OCCUPANCY:
C.O. #4182 dated April 27, 1967--"STOCK BROKERS' OFFICE--1633-35 COLLINS AVENUE; AND BEAUTY PARLOR--1631 COLLINS AVENUE" AND FRUIT STORE--1625 COLLINS AVENUE.
C.O. #4206 dated July 5, 1967--"RESTAURANT"

#78376 Claude Southern: Flat wall sign "JILLS FRUIT SHIPPERS AND FLORIST" - $500 - 6/1/67
#78406 Porterfield Industries: Enclose balcony 14 floor penthouse No. 5 - $889 - 6/7/67 OK DELANEY 1/26/68
#79347 Bernard Wilson, Sr.: Alteration to store unit by installing partitions, pane lining, wood flooring and vinyl tile floor covering - $5,400 - 11/22/67
#79407 Claude Southern Corp.: Flat wall sign (MAYS DRESSES) 276 Sq. Ft. - $2000 - 12/5/67 ok Plaag 4/22/68
#79408 Claude Southern Corp.: Strip lighting (incandescent) 60 sq. ft. - $1,000 - 12/5/67 ok Plaag 4/22/68
#80578 Bernard J. Wilson Relocate front doors not to encroach on public walkway $1,300.00 7/2/68 ok Plaag 8/1/68
#80023 Bernard Wilson Interior Alteration no Structural Change $2,400.00 8/14/68 ok Plaag 9/4/68
#81686 King Fence of Miami 18' of 6' high chain link fence and gate $165.00 1/13/69
~~#81833 Claude Southern Corp: Metal Channel Letters with red neon color. Remove the Word "Stage" and replace with "BILLY GWON'S" Council Approved 1/15/69 File #1847 $2000.00 1/20/69~~
#81758 Claude Southern Corp: Metal Channel Letters with red neon color. Remove the Word "Stage" and replace with "BILLY GWON'S) Council Approved 1/15/69 File #1847 $2000.00 1/20/69
#1927 Claude Southern Corp. 1 pole sign "BILLY GWON'S CUSTOMER PARKING, single-face, 4/8" x 6'4", totaling 25 sq. ft. City Council approval 2/25/69.
#82013 Claude Southern Corp ~~Single face pole sign~~ - BILLY GWON 'S CUSTOMER PARKING 25 sq. ft. Council Memo 1927 - 2/25/69 $400.00 3/4/69
#82120 Little River Marine Construction: Adding 1 foot to existing groin for 80'. $2270.00 3/27/69
#82290 Durable Awning Co: 13'8" x 5'6" Canapy 7'6" above side walk to be removed when weather warranted to be removed. $250 5/1/69
#82783 Claude Southern Sign Co. Council approved 8/6/69 sign. meteral plastic and metalDEVONSHIRE $800.00 8/8/69
#82966 - Bernard Wilson - Wood paneling 2 recreation rooms in basement $800.00 9/10/69
#83367 Bernard Wilson Sr.: Interior alterations as per plan. $20,000 11/24/69
#83486 Claude Southern Flat wall sign as per plan 2 NEW YORKS COURT OF PRIME RIB CAMELOT" 349 Sq. Ft. Council Approval 12/15/69 $3,500.00 12/17/69
#962 All Metal Fabricati ns Duct work only Bathroom Vent 12/19/69

Plumbing Permits:

#46343 Grinnel Co., Inc.: Sprinkler system (Fire) - 12/28/67

COASTAL CONTROL ZONE 100 LINCOLN ROAD
CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED F5094

DATE ISSUED	PROCESS NO.	DESCRIPTION OF WORK	WORK COST	CUMULATIVE WORK COST	APPRAISED BLDG. VALUE BEFORE REMODEL	%	COMMENTS	BUILDING PERMIT NO.
6-27-89		Interior Remodeling Building Rehab	$ 100,000.00					68900237

KOBI KARP ARCHITECTURE INTERIOR DESIGN PLANNING

CONSULTANT

DECOPLAGE
100 LINCOLN ROAD
MIAMI BEACH, 33139

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BGA architects

ARCHITECTURE AAC001062 | JOSE L. GOMEZ AR0015416 | 8101 BISCAYNE BLVD. S 309,310 MIAMI FL 33138-4664 T 305.559.1250 bgarchitectsapa.com

△	DATE	REVISION

DWG. TITLE: BUILDING CARD
SCALE: VARIES
DATE: 05-09-2025
PROJECT NO.: 2025-12
SHEET NUMBER: G-003

BUILDING PERMITS: #B8900237 - 4-28-89 - Gen RA III Inc. - Interior remodeling building rehab - $100,000.00
#BM890709 - Thermal Concepts - Central heating, a/c central, duct work- 5-24-89

PLUMBING PERMITS: #P8900752 - Mike Ellis Plumbing - New plumbing fixtures addition - 5-11-89

ELECTRICAL PERMITS: #BE891060 - Land & Sea Electric - New fixtures and a/c unit - 5-17-89
#BE891075 - National Guardian Security - A-T acces control - 5-19-89
#BE891289 - Iro Electric - New smoke detector installation - 7-3-89
#BE891312 - Protect Services Ind. Inc. - New Burglar alarm installation - 7-7-89

of the Lincoln Road Street-end (requirements under File 1744 and 1751). The condition required the landscaping improvements to be in place within four months or prior to the issuance of an Occupational License for the restaurant.

THE REQUEST

As indicated above, the Board approved variances relating to the number of units and parking associated with these units and parking for a restaurant and office space. To date the applicant has only utilized the variance relating to units. At this time, the applicant is requesting that the Board:

1. Allow the operation of the restaurant without parking; and,

2. An extension of time to comply with all of the landscaping requirements.

RECOMMENDATION

As evidenced by the Department's recommendations and subsequent approvals by the Board of Adjustment, the City has demonstrated a good faith effort in assisting the applicant in maximizing the utilization of the building. It would seem appropriate that the Board require landscaping in the most critical portion of the property, that being frontage on Collins Avenue. The property owner directly across the street, Burger King, recently completed landscaping improvements (street trees, grates, irrigation) which has significantly improved the area. As such, it is recommended:

1. That the Board approve the request contingent upon the landscaping being placed on Collins Avenue and that the applicant be directed to meet with public services and Planning & Zoning Director for purposes of expediting the permit process.

2. If the permits are not obtained within 3 months and landscaping planted 60 days thereafter, then the applicant shall appear before the Board to explain the problems.

JK:jm

CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH FLORIDA 33139

DEPARTMENT OF PLANNING

CITY HALL
1700 CONVENTION CENTER DRIVE
TELEPHONE: 673-7550

5094

TO: CHAIRMAN & MEMBERS
ZONING BOARD OF ADJUSTMENT

JANUARY 6, 1989

FROM: JUD KURLANCHEEK
PLANNING & ZONING DIRECTOR

SUBJECT: **PLANNING & ZONING DEPARTMENT RECOMMENDATION: JANUARY 13, 1989 MEETING**

FILE NO. 1842 CLUB EDEN ROC, INC.
AND 100 LINCOLN ROAD
FILE NO. 1914

BACKGROUND

FILE NO. 1751

The applicant appealed an Administrative Decision that the subject property was restricted to a maximum non-conforming density of 620 units by virtue of a variance that was granted under File 311 on August 17, 1964 and under approval by the City Council action of August 18, 1964. The Board found that the actions taken by the Court have estopped the City from enforcing the Administrative Decision.

FILE NO. 1842

On September 11, 1987 the Board of Adjustment approved three variances relating to the conversion of an area occupied for parking spaces into offices. The most significant request involved a waiver of 81 off-street parking spaces. The Board approved the request contingent upon landscaping improvements on Collins Avenue, the Lincoln Road Street-end and the rear of the property to the dune).

FILE NO 1914

On July 8, 1988 the Board approved a waiver of 30 off-street parking spaces to operate a restaurant with an occupancy of 120 seats. The Board approved the request contingent upon the contribution of cash based upon 15 parking decals (to be collected when parking shortage results) and the placement of landscaping between the bulkhead and the erosion control line and the area east

5094

BOARD OF ADJUSTMENT SUMMARY JANUARY 13, 1989

14. FILE NO. 1842 CLUB EDEN ROC, INC.
and 100 LINCOLN ROAD
FILE NO. 1914 LOTS 6 THROUGH 13; BLOCK 55
ALTON BEACH FIRST SUBDIVISION; PB 2/77

"THESE CASES WERE DEFERRED BY THE BOARD AT ITS MEETING OF DECEMBER 2, 1988."

APPLICANT WISHES THE BOARD TO REMOVE THE LANDSCAPING REQUIREMENT/CONDITION IN CONNECTION WITH THE GRANTING OF A PARKING VARIANCE UNDER FILE #1914 OF JULY 8, 1988. ALSO, THE APPLICANT REQUESTS AN EXTENSION OF TIME TO COMPLY WITH SAID LANDSCAPING REQUIREMENT IN CONNECTION WITH THE GRANTING OF PARKING, LOADING AND SETBACK VARIANCES ON SEPTEMBER 11, 1987; FILE #1842.

APPROVED with the following conditions:

1. The landscaping shall be limited to palm trees and be placed on Collins Avenue. The applicant shall meet with the Director of Public Services and the Planning and Zoning Director for purposes of expediting the permit process.

2. If the permits are not obtained within 3 months and landscaping planted 60 days thereafter, then the applicant shall appear before the Board to explain the problems.

3. The balance of the lien (water bill) shall be satisfied prior to the issuance of the Final Order.

CHAIN LINK FENCE OR SIMILAR
COASTAL CONTROL ZONE

PERMIT NO.
BUILDING
ISSUED
DATE

4. FILE NO. 1842 CLUB EDEN ROC, INC.
5094 100 LINCOLN ROAD
LOTS 6,7,8,9,10,11,12 & 13; BLOCK 55
ALTON BEACH FIRST SUBDIVISION
PB 2/77

SEP 11 1987

APPLICANT REQUESTS THE FOLLOWING VARIANCES IN ORDER TO CONVERT AN AREA OCCUPIED BY PARKING SPACES INTO A COMMERCIAL AREA (OFFICES):

1. Applicant wishes to waive 2 ft. of the minimum required 10 ft. north side yard setback (facing a street) in order to construct a new stairway.

2. Applicant wishes to waive a total of 81 off-street parking spaces in order to remove 41 of the existing and required parking spaces for the residential use and convert said area (11,930 sq. ft.) into offices which require an additional 40 parking spaces.

3. Applicant wishes to waive all of the required two off-street loading spaces for the operation of the proposed offices.

APPROVED BY THE BOARD. SEE MINUTES FOR CONDITIONS.

BOARD OF ADJUSTMENT SUMMARY DECEMBER 2, 1988

14. FILE NO. 1842 CLUB EDEN ROC, INC.
5094 **and 100 LINCOLN ROAD**
FILE NO. 1914 LOTS 6 THROUGH 13; BLOCK 55
ALTON BEACH FIRST SUBDIVISION; PB2/77

APPLICANT WISHES THE BOARD REMOVE THE LANDSCAPING REQUIREMENT/CONDITION IN CONNECTION WITH THE GRANTING OF A PARKING VARIANCE UNDER FILE #1914 OF JULY 8, 1988. ALSO, THE APPLICANT REQUESTS AN EXTENSION OF TIME TO COMPLY WITH SAID LANDSCAPING REQUIREMENT IN CONNECTION WITH THE GRANTING OF PARKING, LOADING AND SETBACK VARIANCES ON SEPTEMBER 11, 1987; FILE #1842.

CONTINUED by the Board to the meeting of January 13, 1989.

KOBI KARP ARCHITECTURE INTERIOR DESIGN PLANNING
CONSULTANT

DECOPLAGE
100 LINCOLN ROAD
MIAMI BEACH, 33139

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△ DATE REVISION

DWG. TITLE: BUILDING CARD
SCALE: VARIES
DATE: 05-09-2025
PROJECT NO.: 2025-12
SHEET NUMBER: G-004

3. FILE NO. 1914 — CLUB EDEN ROC, INC. 5094
100 LINCOLN ROAD
LOTS 6 THRU 13; BLOCK 55
ALTON BEACH FIRST SUBDIVISION; PB 2/77

APPLICANT REQUESTS THE FOLLOWING VARIANCE IN ORDER TO OPERATE A 120 SEAT RESTAURANT:

1. Applicant wishes to waive all of the required 30 off-street parking spaces for the operation of this restaurant with a total occupancy of 120 seats.

APPROVED with the following conditions:

1. All outstanding City liens shall be satisfied.
2. Under previous variances (File No. 1744 and 1751) approved by the Board, the owner of the property was required to landscape the area between the bulkhead and the erosion control line, the area east of the Lincoln Road street-end, provide street trees and related improvements on the Lincoln Road street-end and in front of the building on Collins Avenue. It is our understanding that these improvements are presently being designed. Should these improvements not be in place within 4 months, then they will be considered as requirements under this variance and be constructed prior to the issuance of an Occupational License for the restaurant.
3. The existing tenant mix results in a low utilization rate of the parking spaces. Should the mix change resulting in a parking shortage, then the applicant is required to contribute an amount of money equivalent to the purchase of 15 parking decals (Cash in Lieu of Parking Decal Program) on an annual basis. Funds generated through the Cash in Lieu of Parking Decal Program shall be placed in a City account entitled "Lincoln Road Improvement Account" which is dedicated towards the construction of improvements in the vicinity of the site which are consistent with the Department's neighborhood plan for this area; and,
4. The owner shall provide an air-conditioned garbage room to be approved by the Building Department.

CONTINUED ON NEXT PAGE ...

BOARD OF ADJUSTMENT SUMMARY — JULY 8, 1988

FILE NO. 1914 (continued)
CLUB EDEN ROC, INC.
100 LINCOLN ROAD

5. Mr. Goldberg was designated the Board's representative in reference to insurance regarding public areas.
6. Owner shall provide proper garbage facilities and proper grease interceptor.
7. Owner shall remove and replace all necessary sections of sidewalk, and curb and gutter.

Lot 6 thru 13 Block 55 Subdivision Fisher's First

ALTERATIONS & ADDITIONS

#52724-Silver Plumbing-repair pump line-7-15-75

Electrical Permits:
#65270 Henry Paul, Inc.: 10 light outlets, 10 receptacles, 30 fixtures, 2 motors 0-1 hp., 1 sign outlet - 11/22/67
#[illegible]307 Claude Southern Corp.: 6 neon transformers, 430 sign outlets - 12/5/67
#71253-E Claude Southern Corp.: 330 sign outlets 12/5/67
#71299-ABC Neon Claude Southern Corp: 6 Neon transformers 1/21/69
#72294-Honeywell Claude Southern Corp. 1 Neon Transformer 3/5/69
Building permits:
1631 Collins-s Claude Southern Corp. "Reconnect" Min. Fee 8/11/69
100 Lincoln Rd-B Claude Southern Corp. 3 Neon Transformers 12/17/69
My Da (Brite Elect) - Fire Damage 6/4/70

Electric- repairs-8-22-74

Lot 6 thru 13 Block 55 Subdivision Fisher's First

ALTERATIONS & ADDITIONS

Building Permits: #83591 - Durable Awning Co. - Installation of awning as per plan. $500.00 1/12/70
#84237 - Snapp Inc. - Sandblast gunite paint 7 seal. Shall comply with ordinance #1060 $4,000.00 5/20/70
#1413 - Acme Air Cond. - air cond central replace 200 ton chiller 12/1/70
#85726 - American Davits Corp. - Repairs to North Groyne $3,500.00 12/3/70
#85795 - King Fence - 60' chain link fence 48" high $200.00 12/11/70
86530 - King Fence of Miami - replace damaged chain link gate $100.00 4/22/71
#87774 - American Davits Corp. - repairs to Groyne ~~x[illegible]~~ $3,000.00 10/19/71
#4100-Delta Painting Corp-Waterproof and paint pool wall-$900-5-22-72
#02218-Azzo Neon-exact signle face cabinet with plastic face-$250-1-2-73
#02814-Owner-zoning inspectionfee-$3-4-5-73

Plumbing Permits: #05238-Owner-Install two show windows and move back door of store-$2600-3-22-74
Building Permit 03744-Neo Plastic Sign-Erect sign-$650-8-3-73
#05242-American Davits Corp-Repairs to north groyne-$2000-3-22-74
#05277-Owner-Interior repairs and remodeling-$3000-3-27-74
#50872-Silver Plumbing-5 floor drain; 1 grease trap; 1 sink; 1 heater-new installation-3-29-74
#05511-ABC Neon- Change of copy-$1000-5-6-74
#05813-Owner- Relocate door -$350-6-26-74
#06831-Owner-Painting and minor repairs-$4000-2-6-75

Electrical Permits: #67669 - Brown Elect.Co. Inc. - 6 switch outlets - 12 light outlets - 18 receptacles 81 fixtures - 1/30/70
#68605 - 1 motors over 25 HP 2/18/71 E-E Elect.
#70233-4 Argo Neon-4 lamps-1-2-73
#71253-E & E Electric- 6 receptacles; 3 appliance outlets-4-11-74
#71299-ABC Neon- change of copy 2 transformers-5-6-74
#72294-Honeywell Inc.- 100 Lincoln Rd- 1 main panel; 86 pull stations; 86 bells-5-29-75

Building permits:
1631 Collins-sign-$100-Linares Signs-Beauty Parlor-5-13-75-#07298
100 Lincoln Rd-Boiler inspection-4-27-76

Building Permits: ALTERATIONS OR REPAIRS

ON AUGUST 17, 1964, ZONING BOARD OF ADJUSTMENT GRANTED VARIANCE TO PERMIT CONSTRUCTION OF A 14-STORY, 620-UNIT APT. BLDG. WITH 620 PARKING SPACES; ALSO TO CONSTRUCT 4-LEVEL PARKING STRUCTURE & POOL DECK IN 2-STORY CABANA AREA. SEE FILE #311 FOR DETAILS OF VARIANCE. ON AUGUST 18, 1964, CITY COUNCIL APPROVED.

#22655 - Steel bulkhead and Groynes - Zurwelle & Whitaker, engineers; Ebsary Foundation Co. - $30,000 .. 6/21/46 (see Lots 1,2,3,4 & S 25' of 5, Blk.29, Fisher's First for other half of this job --approx. 532 lineal feet in all)

	* Use	Area District
Lot 6	RE	15-43
7	BAA	19-43
8	BAA	19-43
9	BAA	19-43
10	BAA	19
11	BAA	19
12	BAA	19
13	RE	12
Parcel at E. end of Linc.Rd.	BAA	19-43

** Breakdown of Apartment Units

390 Efficiencies
169 1-Bedroom, 1-Bath
61 2-Bedroom, 2-Bath
620 Total Units

#74380 Atlantic Foundation Co.: 432 ft steel and concrete seawall, on harbor line, City Council approval 7/7/65 - $49,000. - 7/8/65

ON JULY 7, 1965 CITY COUNCIL APPROVED PERMIT FOR CONSTRUCTION OF BULKHEAD ON OCEANSIDE SECTION OF LOTS 6 THRU 13, AND THAT PORTION OF SAID PROPERTY FRONTING ON THE OCEAN AND EXTENDING TO THE CENTERLINE OF LINCOLN ROAD, BLOCK 55, FISHERS FIRST, SUBJECT TO PROVISION THAT BULKHEAD NOT BE PLACED EASTERLY OF THE MEAN HIGH WATER LINE AS IT MAY EXIST AS OF THE TIME CONSTRUCTION BEGINS, NOR EASTERLY OF THE ESTABLISHED HARBOR LINE; SUBJECT TO FINAL FIELD CHECK BY ENG. DEPT. AND COMPLIANCE WITH ALL GOVERNING REGULATIONS. (SKETCH IN FILE IN CITY CLERKS OFFICE).

ON JANUARY 5, 1966, CITY COUNCIL AUTHORIZED ISSUANCE OF A LICENSE FOR OPERATION OF TEMPORARY FOR WORKMEN ON SITE OF CONSTRUCTION.

#76678 R. L. Turchin, Inc.: 33 x 70 conc pool - 7/20/66 (approved by Board of Health Dec. 29, 1965 #SP 1 value and permit fee included in orig. building permit #74269
#76751 Reed Construction Co.: Repairs to existing groin for 100 Linc. Rd. apartments - $22,000 - 7/28/66

TEMPORARY C.O. DATED NOVEMBER 9, 1966, #4130, for 7th & 8th TYPICAL FLOORS.
TEMPORARY C.O. #4133, 11/16/66 - 9th & 10th Typical floors.
TEMPORARY C.O. #4142, 12/9/66 - Top three typical floors.
TEMPORARY C.O. #4150, 1/9/67 - "for temporary use of parking areas within building structure--such parking to be of attendant only--self-parking to be prohibited until permanent certificate is issued."
FINAL C.O. #4175, 3/14/67 - "Apartment Bldg. consisting of 620 units and 620 car spaces to be maintained. Not to include stores." ***SEE OVER FOR ADDITIONAL C.O.s*******

#77778 Claude Southern Corp.: Install chanel letter signs on both fronts, total 945 sq. ft - $12,000 - 2/3/67 - $12,000 - 2/3/67 STAGE SANDWICH SHOP AND RESTAURANT

Plumbing Permits: over

Lot 6 thru 13 Block 55 Subdivision Fisher's First Address 100 Lincoln Rd

ALTERATIONS & ADDITIONS 5094

Building Permits:
#09891-Rinaldo Ciuffetelli-Interior restaurant remodeling-$3550--9-30-76
100 Lincoln Rd-#10034-ABC Neon-Cafe Continental-Plastic letter sign-$1000-10-20-76
100 Lincoln Rd-R. Ciuffetelli-Interior CBS partition, grade beam, tibeam-$1200-11-9-76
100 Lincoln Rd-Harper and Son Roofing-Re-roof 20 sqs-$3000-11-10-76
100 Lincoln Rd-Biscayne Federal-Avant Constr-Interior alterations, store front-$30.000-12-28-76 #89233
160 Lincoln Rd-Melweb Signs-Biscayen Federal-Sign-$6000-1-3-77
100 Lincoln Rd-#3854-Southeast Mech Contr- 7 1/2 ton central a/c-1-17-77 okay 3/2/77 cs
100 Lincoln Rd-#11212-Delta Painting-Exterior painting pressure cleaning-$25000-4-27-77

Plumbing Permits: C.O. #4763 dated 5/19/77 for Biscayne Federal Savings & Loan Assoc.
160 Lincoln Rd-#[illegible]54487-Lamar Plumbing- 1 drinking fountain; 1 lavatory; 1 sink,residence; 1 water closet; 1 a/c unit; 1 heater-new installation-1-11-77 OK to iss 3/2/77
100 Lincoln Rd-#60467-A & T Plumbing-repair to water piing amount $500-2-18-77

Electrical Permits:
73545-Ray Brown Electric- 200 amps service-10-14-76
#73544-Ray Brown Electric- 2 switch outlets; 55 light outlets; 5 receptacles; 55 fixtures; 8 telephone; 70 rough-10-14-76
#73753-Melweb Signs- 160 Lincoln Rd-Biscayen Federal- 2 sign transforerms-1-3-77
#73779-Anchor Electric-160 Lincoln Rd-4 switch outlets; 22 light outlets; 23 receptacles; 15 tel.security; 64 outlets; 1 water heater; 5ton a/c; 5 KW strip heater; 2 sign time clocks; 136 fixtures-1-17-77

KOBI KARP ARCHITECTURE INTERIOR DESIGN PLANNING
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MIAMI BEACH, 33139

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DATE | REVISION

DWG. TITLE: BUILDING CARD
SCALE: VARIES
DATE: 05-09-2025
PROJECT NO.: 2025-12
SHEET NUMBER: G-005

LOT _____ BLOCK _____ SUBDIVISION _____ ADDRESS _____

ALTERATIONS & ADDITIONS

Building Permits:

#89616-Avant Construction-Alterations-$20,000-6-9-78
M04182-Southeast Mech. Contractors- $1000 duct work only-6-28-78

#25166 3/27/84 Crown Neon Inc - remove 4 old signs, erect 4 new ones "Citicorp Savings" $1,500.

CERTIFICATE OF OCCUPANCY #4715 REVISED (SEE C.O. FOR VARIANCES, ETC.) 100 Lincoln Rd

#30161 - 4-9-87 - Claude Maint. - Install Exterior Sign - 40 Sq. Ft. - $1,900.00
#30510 6/15/87 Ideal Roof reroof 19 sqs $8,000.
#M9437 - B&B A/C - 5HP Refrigeration - 10-8-87

Plumbing Permits:

#56299-Mokher Plumbing- plumbing repairs-7-26-78
#57085-A and T Plumbing- partial re-piping-3-19-79
5/11/81- #59482 - Rose Septic Tank Co. - 2400 gal. holding tanks 3 - $30.00
5/12/81 - #59483 - Harold G. Jaffer, Inc. - 3 discharge wells - $30.00

Electrical Permits:

#74849-Surge Electric- 1 switch ooutlet, 36 light outlets, 40 receptacles, 150 amps, 1 sign time clock, 12 telephone outlets-7-13-78
#79290 3/27/84 Crown Neon - 18 lamps sign tubes, 8 ballast sign transformers
#80633 11/7/85 Tierney Elec - repair, replace wiring in lower bathrooms
#81893 - Claude Maint. Service - 1 Sign 400' - 3-3-87

COASTAL CONTROL ZONE

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE ISSUED	PROCESS NO.	DESCRIPTION OF WORK	WORK COST	CUMULATIVE WORK COST	APPRAISED BLDG. VALUE BEFORE REMODEL	%	COMMENTS	BUILDING PERMIT NO.
6-6-88	46	Remodel GARAGE AREA	$45,000.00					B8801016
6-17-88		EXTERIOR painting	$50,500.00					SB881100

BUILDING PERMITS: #B8801016 - 6-6-88 - Aaron Baer - Remodel garage area, landscaping - $45,000.00
#SB881100 - 6-17-88 - De Brino Caulking Waterproofing - Exterior painting- $50,500.00

KOBI KARP ARCHITECTURE INTERIOR DESIGN PLANNING

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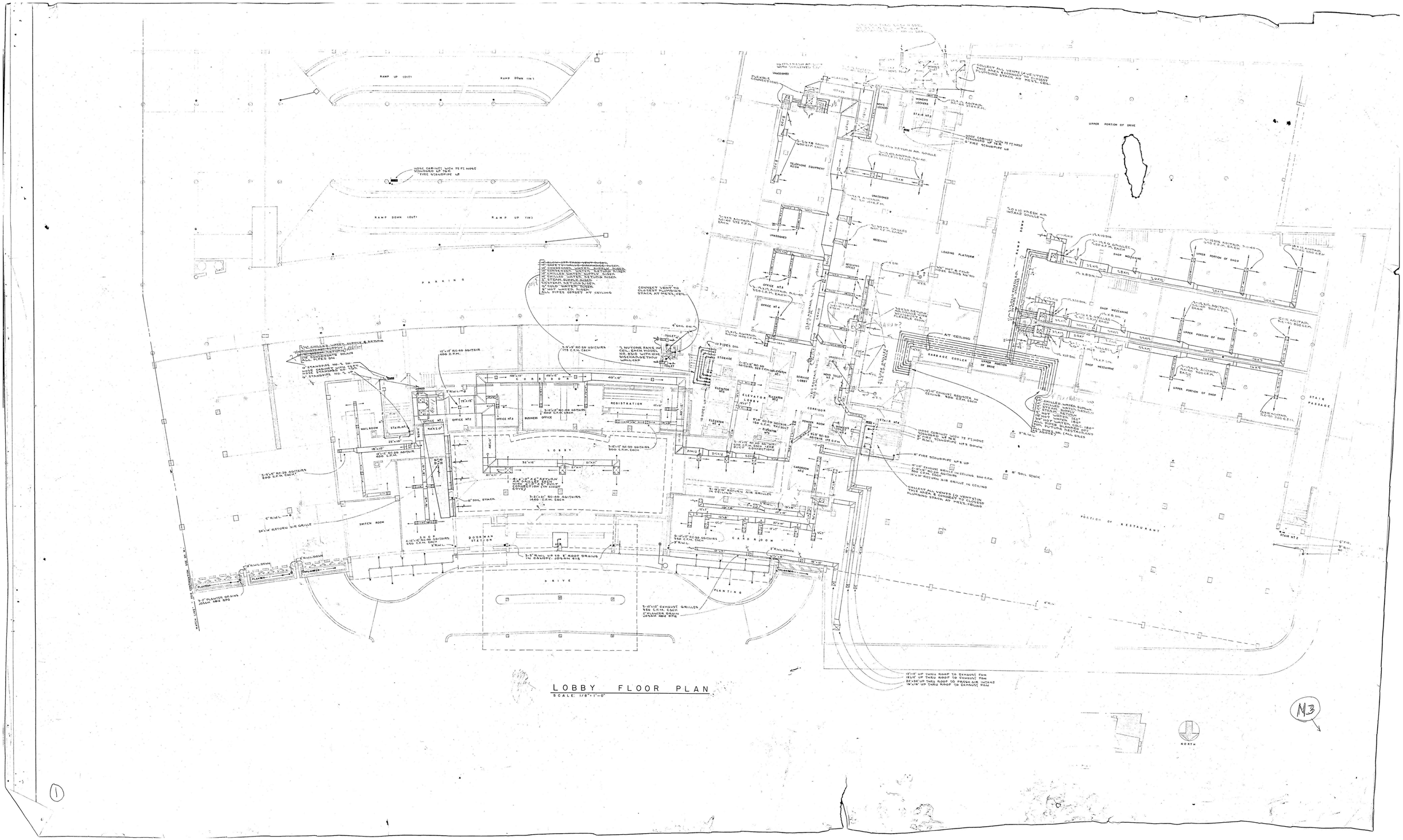
DATE	
REVISION	
DWG. TITLE	*BUILDING CARD*
SCALE	*VARIES*
DATE	*05-09-2025*
PROJECT NO.	*2025-12*
SHEET NUMBER	*G-006*



LOBBY FLOOR PLAN

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

N3

1

KOBI KARP
ARCHITECTURE
INTERIOR DESIGN
PLANNING

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△	DATE	REVISION

DWG. TITLE: *ORIGINAL PLANS*
SCALE: *VARIES*
DATE: *05-09-2025*
PROJECT NO.: *2025-12*
SHEET NUMBER: *G-007*

01 CONTEXT IMAGE (12-02-2025)

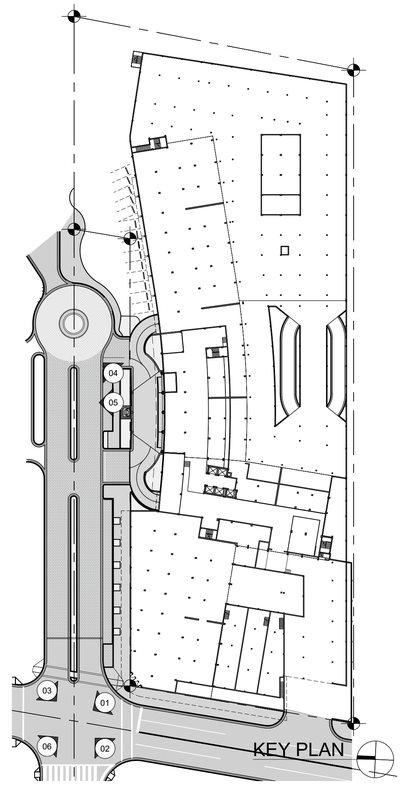
02 CONTEXT IMAGE (12-02-2025)

03 CONTEXT IMAGE (12-02-2025)

04 CONTEXT IMAGE (12-02-2025)

05 CONTEXT IMAGE (12-02-2025)

06 CONTEXT IMAGE (12-02-2025)



KEY PLAN

DECOPLAGE

100 LINCOLN ROAD
MIAMI BEACH, 33139

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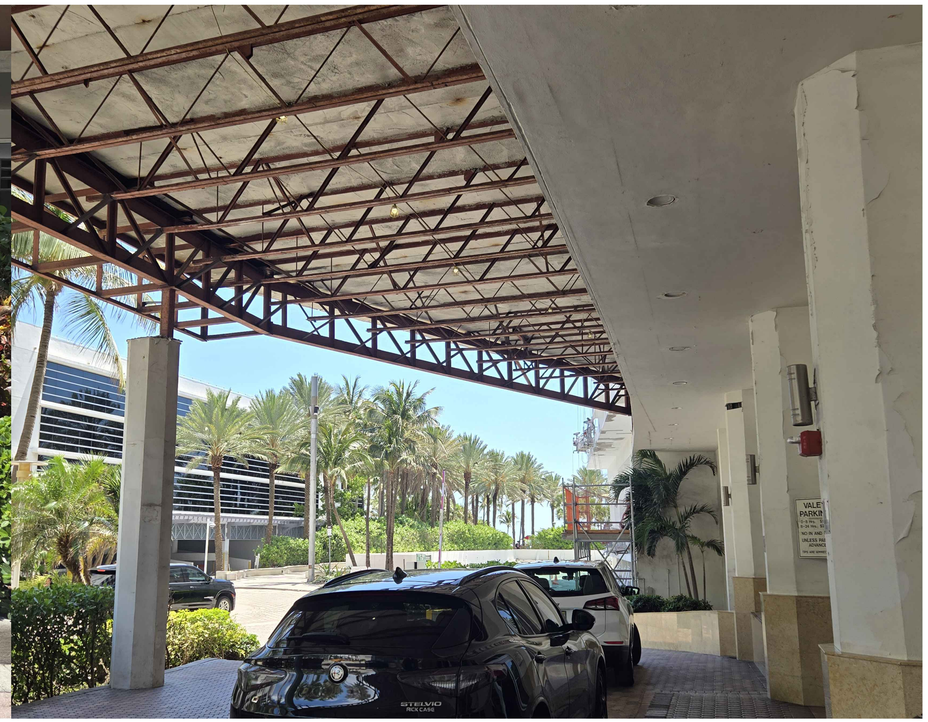
DATE | REVISION

DWG. TITLE: *CONTEXT IMAGES*
SCALE: *N.T.S.*
DATE: *05-09-2025*
PROJECT NO.: *2025-12*
SHEET NUMBER: *G-008*

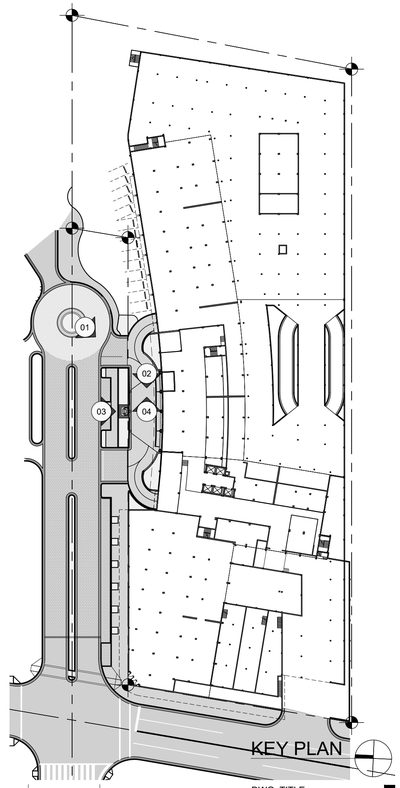
01 EXISTING CONDITION IMAGE (05-22-2025)

02 EXISTING CONDITION IMAGE (05-22-2025)

03 EXISTING CONDITION IMAGE (05-22-2025)



04 EXISTING CONDITION IMAGE (05-22-2025)



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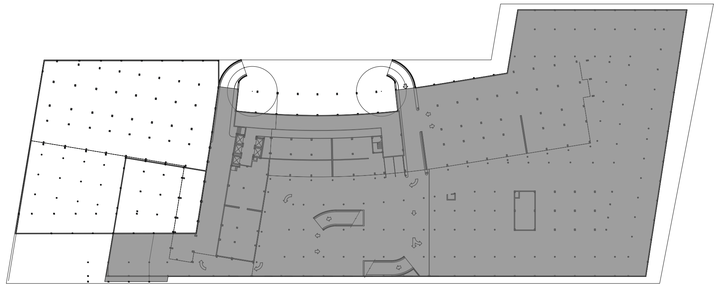
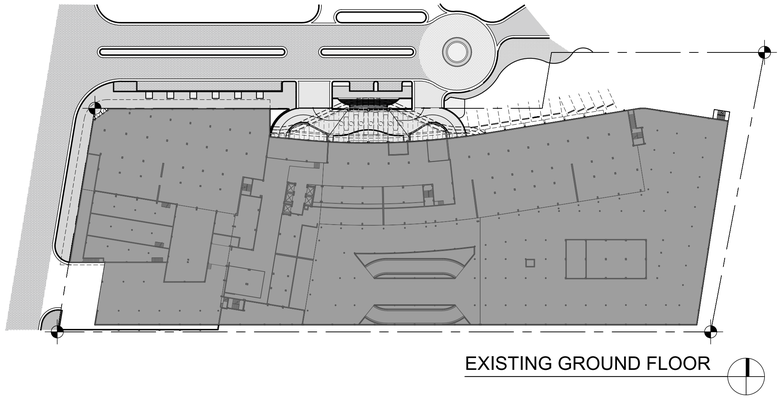
DATE | REVISION

DWG. TITLE: *BUIDING EXISTING CONDITION IMAGES*
SCALE: *N.T.S.*
DATE: *05-09-2025*
PROJECT NO.: *2025-12*
SHEET NUMBER: *G-009*

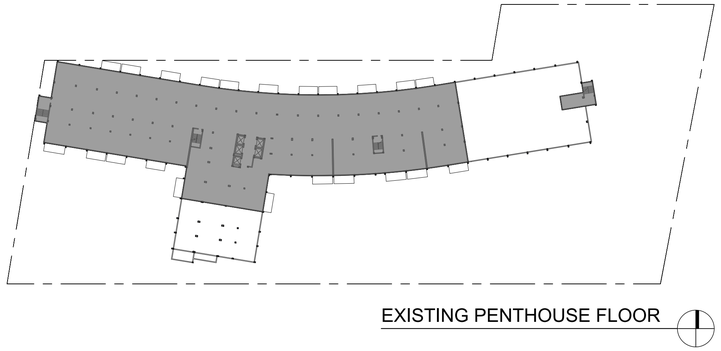


EXISTING BASEMENT

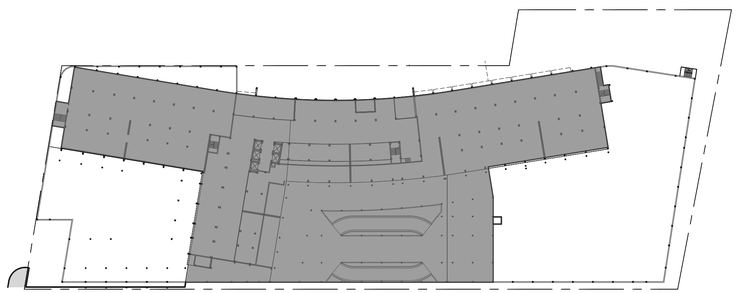
EXISTING TYPICAL FLOOR (3DR-15TH)



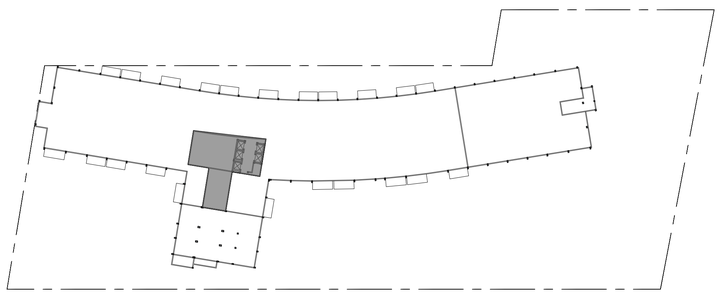
EXISTING GROUND FLOOR



EXISTING PENTHOUSE FLOOR



EXISTING SECOND FLOOR



EXISTING ROOF

FAR CALCULATIONS (ALLOWED FAR: 3.0)

FLOOR	AREA	FACTOR	TOTAL
BASEMENT	79,800 S.F.	0.5	39,900 S.F.
GROUND	101,200 S.F.	1	101,200 S.F.
SECOND	60,800 S.F.	1	60,800 S.F.
TYPICAL FLOOR (3-15)	41,700 S.F.	13	542,100 S.F.
PENTHOUSE FLOOR	30,200 S.F.	1	30,200 S.F.
ROOF FLOOR	2,900 S.F.	0	-
TOTAL			774,200 S.F.
LOT AREA			126,845 S.F.
EXISTING FAR:			6.1

CONSULTANT

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100 LINCOLN ROAD
MIAMI BEACH, 33139

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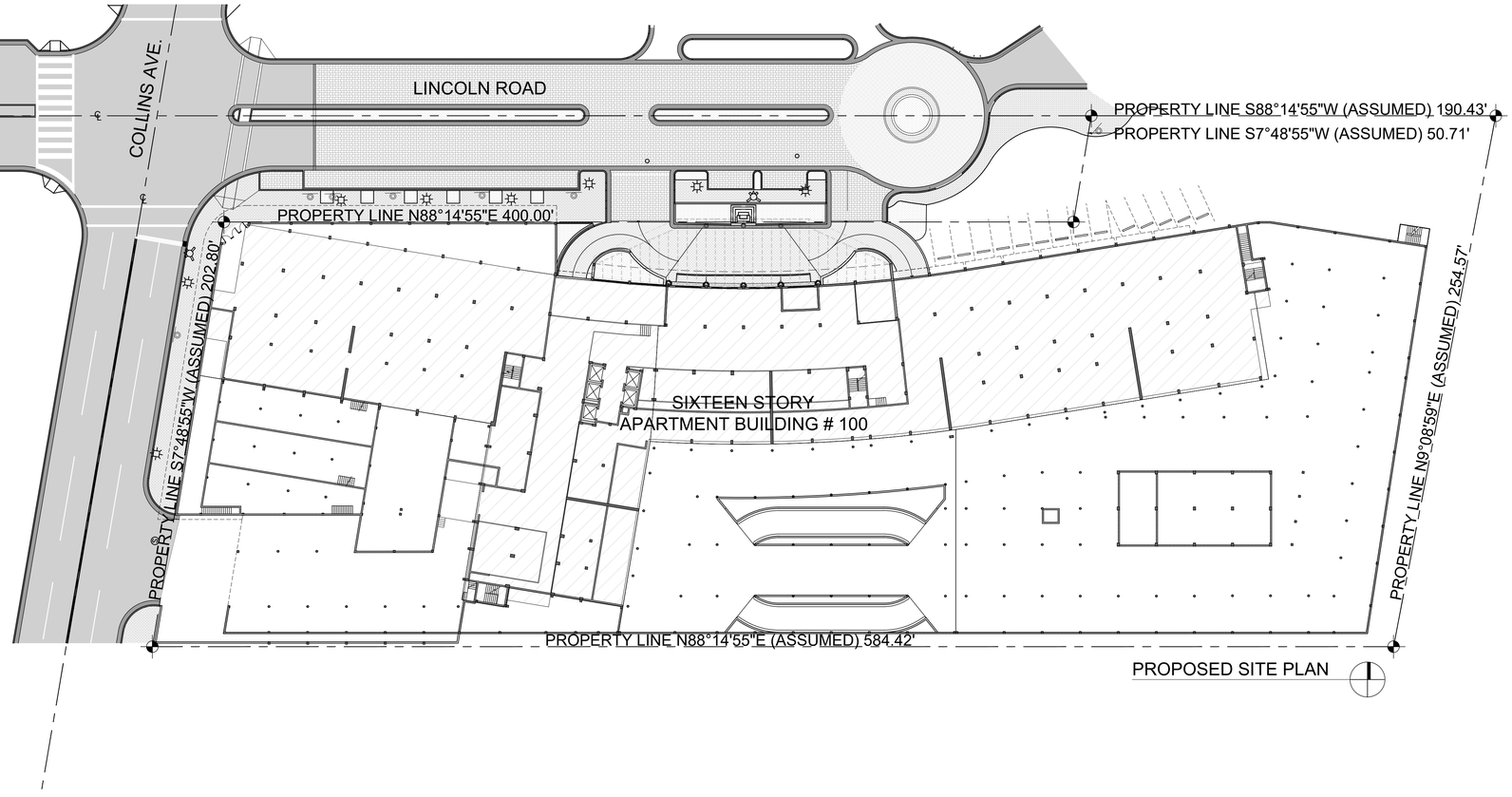
		DWG. TITLE
		DIAGRAMS
		SCALE *1/64"=1'-0"*
		DATE *05-09-2025*
		PROJECT NO. *2025-12*
		SHEET NUMBER *A-001*
△	DATE	REVISION



PROPOSED SITE PLAN

LEGEND:

- EXISTING ROAD PAVERS
- EXISTING TRAFFIC CIRCLE PAVERS
- EXISTING SIDEWALK PAVERS
- EXISTING CONCRETED GUTTER
- EXISTING ASPHALT ROAD
- EXISTING LANDSCAPE AREA
- BUILDING TOWER CORE
- CENTER LINE
- EXISTING SIGN
- EXISTING LIGHT POLE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY MANHOLE
- EXISTING CATCH BASIN

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100 LINCOLN ROAD
MIAMI BEACH, 33139

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DATE | REVISION

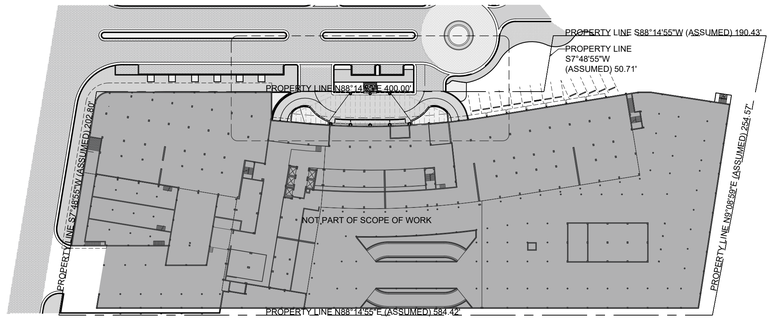
DWG. TITLE: *EXISITNG SITE PLAN*
SCALE: *1/32"=1'-0"*
DATE: *05-09-2025*
PROJECT NO.: *2025-12*
SHEET NUMBER: *SP-100*

LEGEND

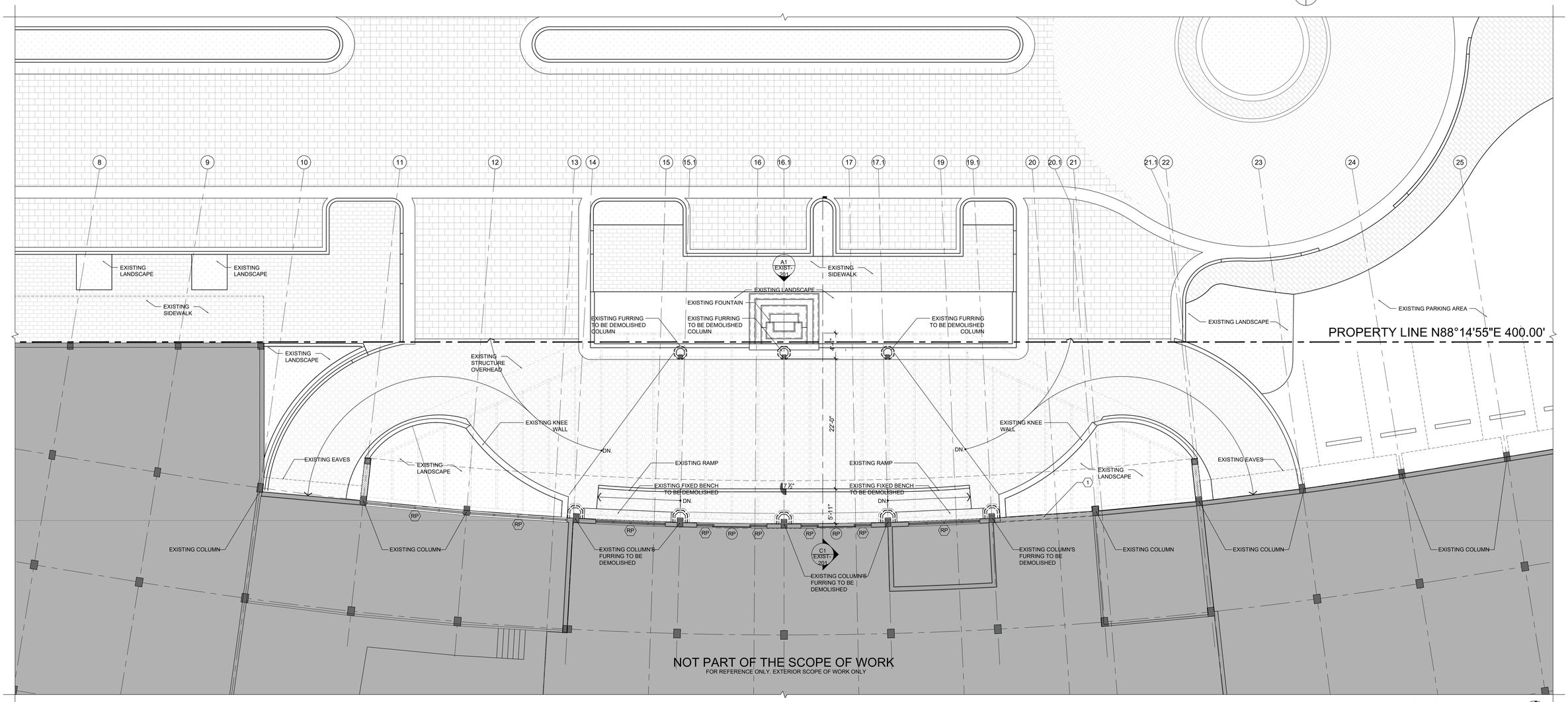
- EXISTING EXTERIOR WALL
- EXISTING KNEE WALL
- EXISTING LANDSCAPED AREA
- EXISTING SIDEWALK PAVERS
- EXISTING ROAD PAVERS
- EXISTING ROAD PAVERS
- EXISTING DRIVEWAY PAVERS
- EXISTING FINISHED FLOOR

- AREA NOT PART OF SCOPE OF WORK
- (EX) EXISTING WINDOW TO REMAIN
- (RP) EXISTING WINDOW TO BE REPLACED
- (EX) EXISTING DOOR TO REMAIN
- (RP) EXISTING DOOR TO BE REPLACED
- (1) PORTION OF WALL TO BE DEMOLISHED FOR FUTURE WINODW

NOTES:
1- ALL DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID.



KEY PLAN
SCALE: 1/64"=1'-0"



NOT PART OF THE SCOPE OF WORK
FOR REFERENCE ONLY. EXTERIOR SCOPE OF WORK ONLY

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

\REFERENCE\3.jpg

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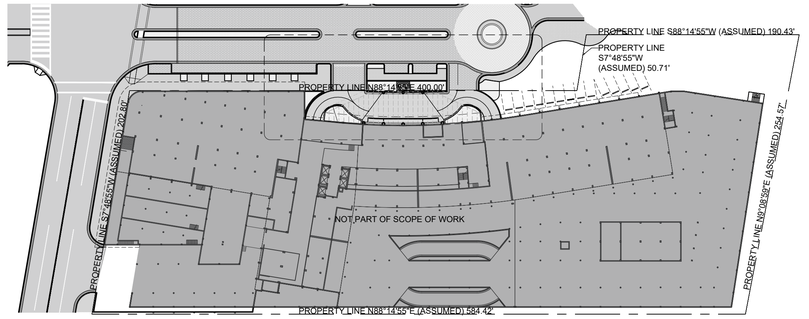
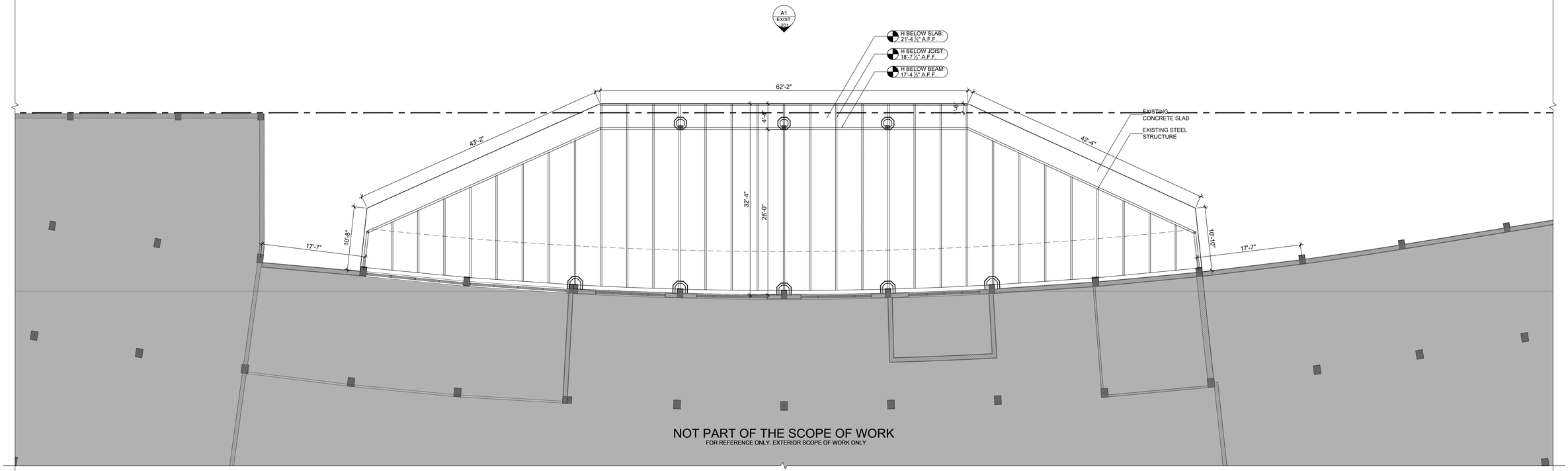
DWG. TITLE	*EXISTING-DEMO GROUND FLOOR*
SCALE	*AS SHOWN*
DATE	*05-09-2025*
PROJECT NO.	*2025-12*
SHEET NUMBER	*EXIST-102*

△ DATE | REVISION

NOTES:
1- ALL DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID.



KEY PLAN
SCALE: 1/64"=1'-0"



EXISTING FLOOR PLAN R.C.P.
SCALE:1/8"=1'-0"

KOBI KARP ARCHITECTURE INTERIOR DESIGN PLANNING
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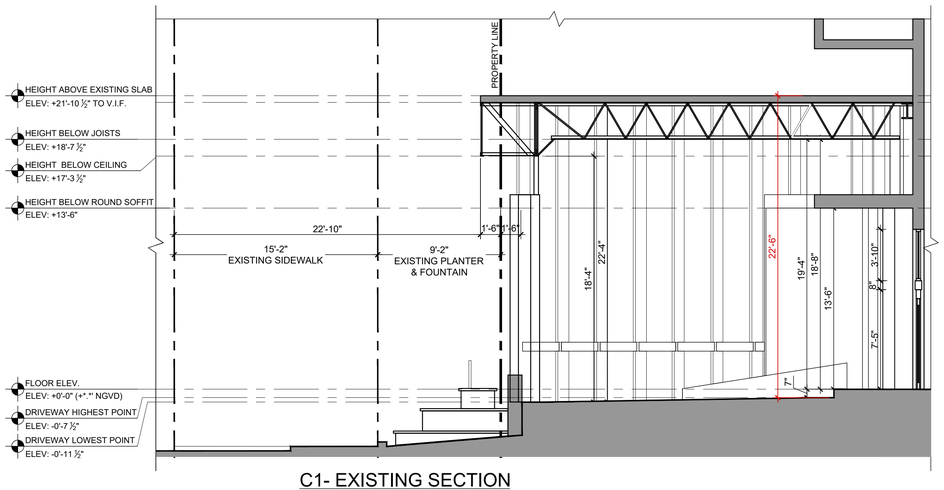
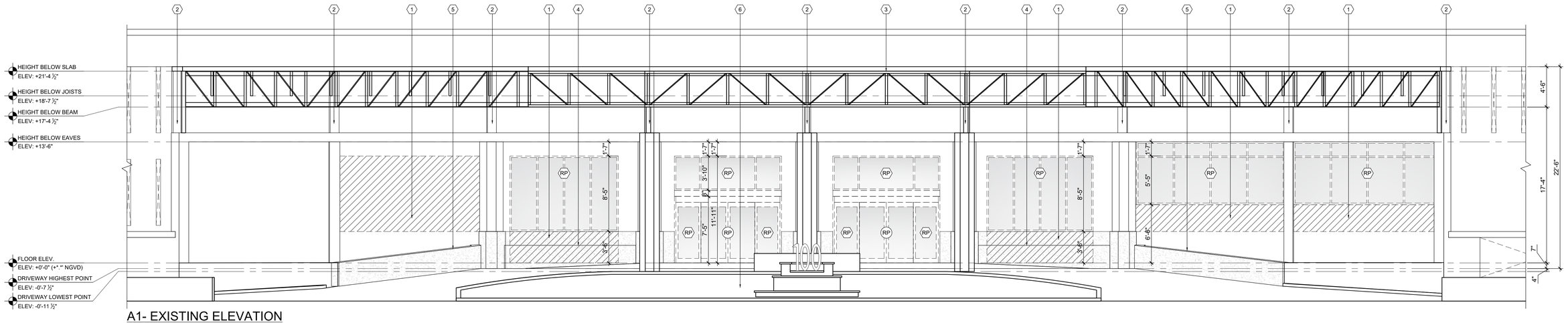
DATE	REVISION

DWG. TITLE: *EXISITNG GROUND FLOOR R.C.P.*
SCALE: *AS SHOWN*
DATE: *05-09-2025*
PROJECT NO.: *2025-12*
SHEET NUMBER: *EXIST-103*



C1- EXISTING SECTION

SCALE: 3/16=1'-0"



A1- EXISTING ELEVATION

SCALE: 3/16=1'-0"

LEGEND

- AREA NOT PART OF SCOPE OF WORK
- EX — EXISTING WINDOW TO REMAIN
- RP — EXISTING WINDOW TO BE REPLACED
- EX — EXISTING DOOR TO REMAIN
- RP — EXISTING DOOR TO BE RAPLACED
- 1 — EXISTING PORTION OF WALL TO BE DEMOLISHED FOR PROPOSED WINDOWS
- 2 — EXISTING COLUMNS
- 3 — EXISTING CANOPY STRUCTURE
- 4 — EXISTING BENCH TO BE DEMOLISHED
- 5 — EXISTING LOW WALL
- 6 — EXISTING LANDSCAPE AREA

NOTES:
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DATE | REVISION

DWG. TITLE
EXISTING AND DEMO ELEVATION & SECTION
SCALE *AS SHOWN*
DATE *05-09-2025*
PROJECT NO. *2025-12*
SHEET NUMBER *EXIST-201*

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△	DATE	REVISION

DWG. TITLE *RENDERING*
SCALE *N.T.S.*
DATE *05-09-2025*
PROJECT NO. *2025-12*
SHEET NUMBER *R-001*

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DWG. TITLE	*RENDERING*
SCALE	*N.T.S.*
DATE	*05-09-2025*
PROJECT NO.	*2025-12*
SHEET NUMBER	*R-002*

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DWG. TITLE *RENDERING*
SCALE *N.T.S.*
DATE *05-09-2025*
PROJECT NO. *2025-12*
SHEET NUMBER *R-003*

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DWG. TITLE *RENDERING*
SCALE *N.T.S.*
DATE *05-09-2025*
PROJECT NO. *2025-12*
SHEET NUMBER *R-004*

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△ DATE	REVISION

DWG. TITLE
RENDERING
SCALE *N.T.S.*
DATE *05-09-2025*
PROJECT NO.
2025-12
SHEET NUMBER
R-005

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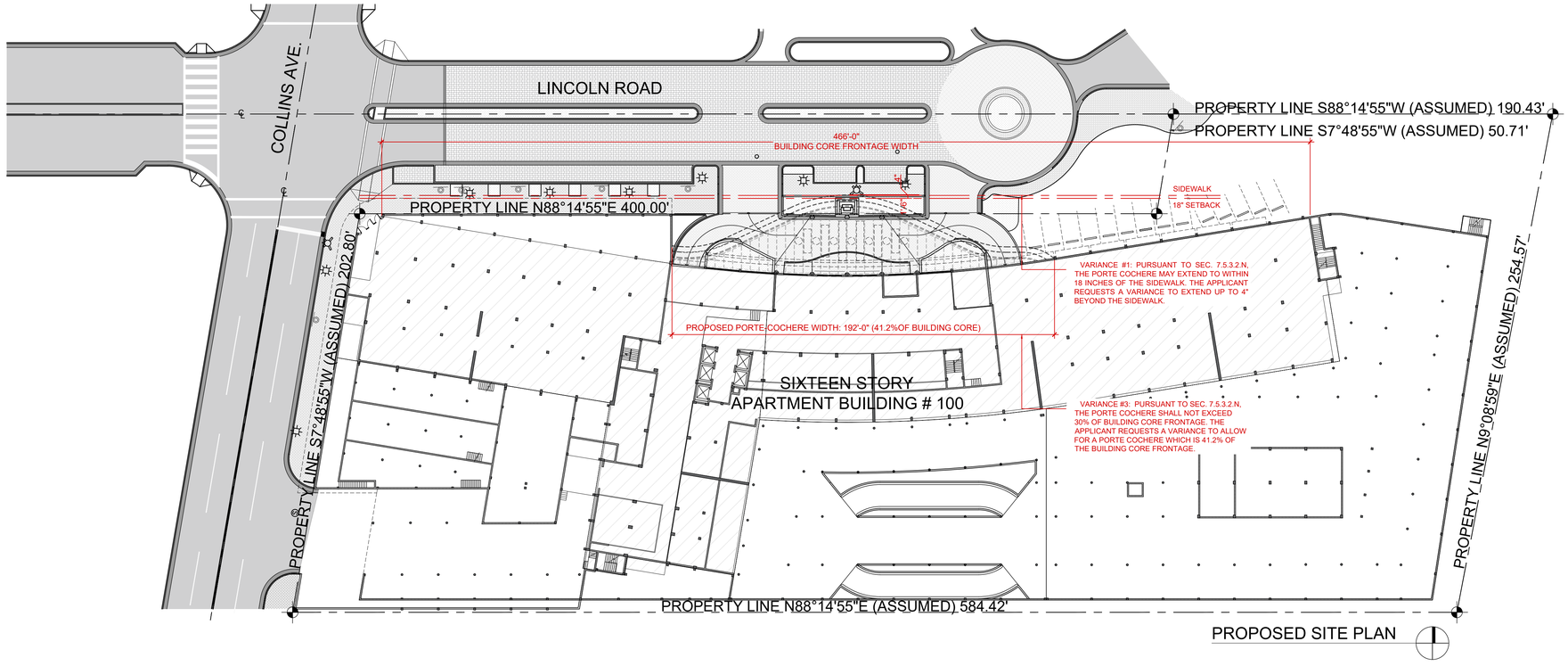
△	DATE	REVISION

DWG. TITLE
NIGHTIME RENDERING
SCALE *N.T.S.*
DATE *05-09-2025*
PROJECT NO. *2025-12*
SHEET NUMBER *R-006*



PROPOSED SITE PLAN

LEGEND:

- EXISTING ROAD PAVERS
- EXISTING TRAFFIC CIRCLE PAVERS
- EXISTING SIDEWALK PAVERS
- EXISTING CONCRETED GUTTER
- EXISTING ASPHALT ROAD
- EXISTING LANDSCAPE AREA
- PROPOSED LANDSCAPE AREA
- PROPOSED SPANISH STEPS TILES
- PROPOSED DRIVEWAY PAVERS
- BUILDING TOWER CORE
- CENTER LINE
- EXISTING SIGN
- EXISTING LIGHT POLE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY MANHOLE
- EXISTING CATCH BASIN

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DATE | REVISION

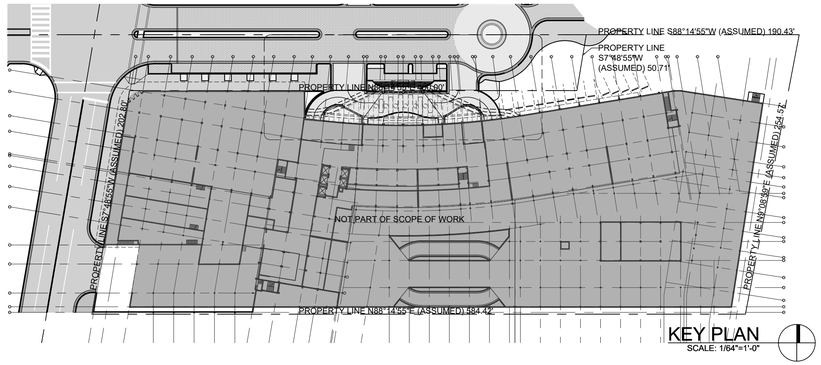
DWG. TITLE
PROPOSED SITE PLAN
SCALE *1/32"=1'-0"*
DATE *05-09-2025*
PROJECT NO. *2025-12*
SHEET NUMBER *SP-101*

LEGEND

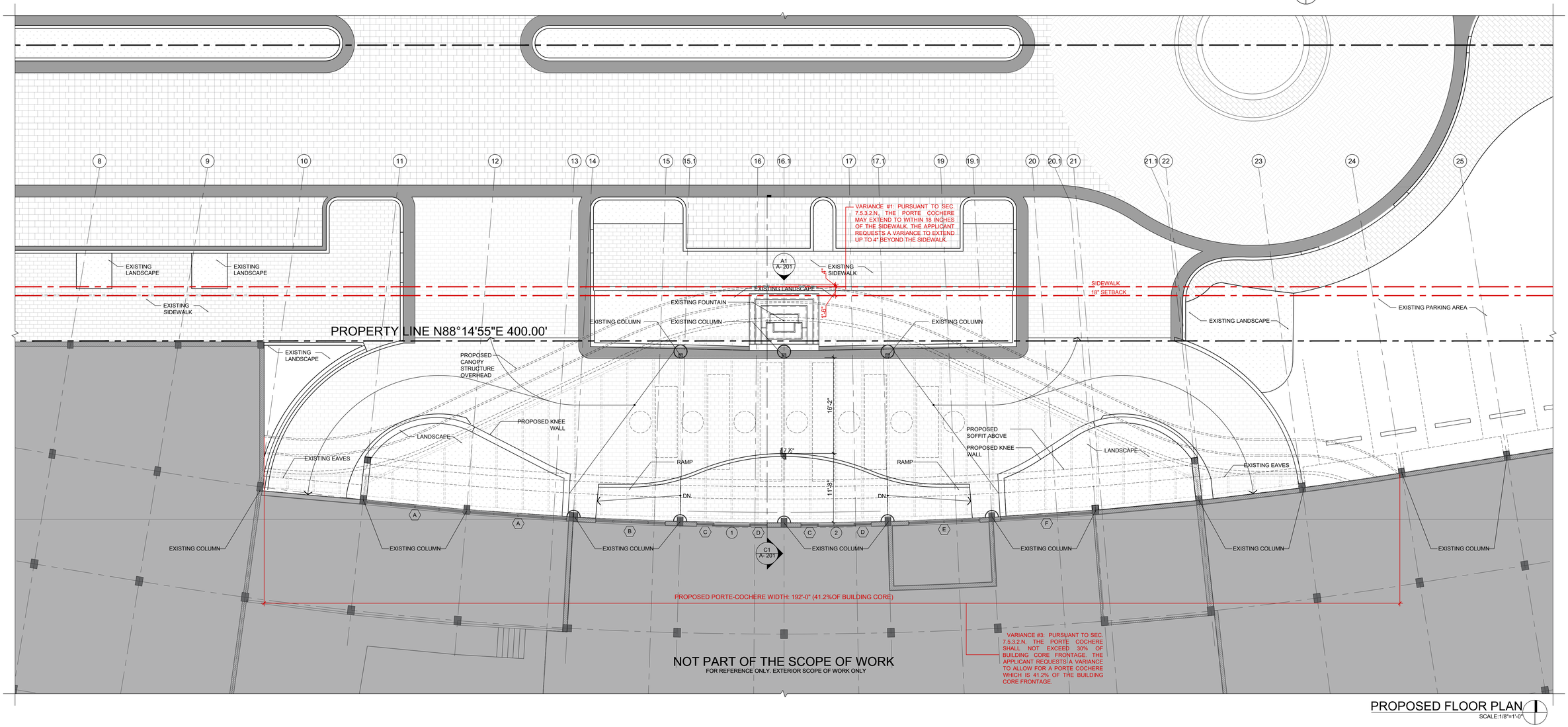
- EXISTING EXTERIOR WALL
- EXISTING KNEE WALL
- EXISTING LANDSCAPED AREA
- EXISTING SIDEWALK PAVERS
- EXISTING ROAD PAVERS
- EXISTING ROAD PAVERS
- EXISTING DRIVEWAY PAVERS
- EXISTING FINISHED FLOOR

- AREA NOT PART OF SCOPE OF WORK
- (EX) EXISTING WINDOW
- (@) PROPOSED WINDOW
- (EX) EXISTING DOOR
- (#) PROPOSED DOOR

NOTES:
1- ALL DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID.



KEY PLAN
SCALE: 1/64"=1'-0"



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

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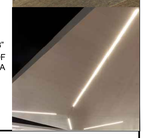
DWG. TITLE	PROPOSED GROUND FLOOR
SCALE	AS SHOWN
DATE	05-09-2025
PROJECT NO.	2025-12
SHEET NUMBER	A-102

△ DATE | REVISION

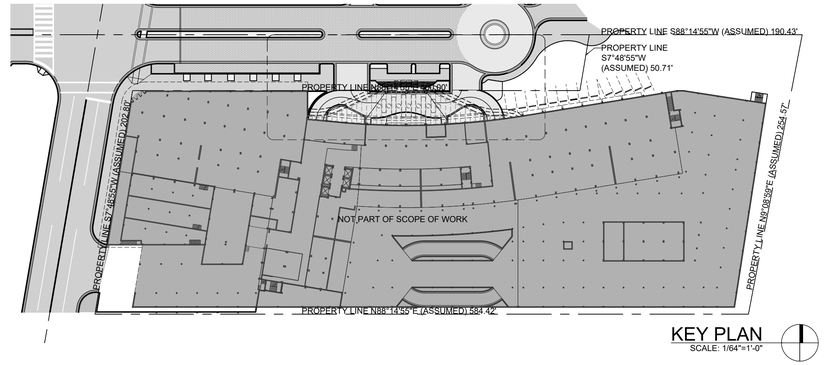
LEGEND:

LT-01 ELEMENT 3" LED ULTARA SHALLOW FIXED DOWNLIGHT. MANUFACTURER: VISUAL AND COMFORT & CO DESCRIPTION: RECESSED LED DOWNLIGHT, FLANGELESS ROUND BEVEL WITH HEAVY-GAUGE, COLD-ROLLED STEEL HOUSING, 40° OPTICS, EGGCRATE LOUVER, LENS HOLDER AND INTEGRAL DIMMABLE POWER SUPPLY (0-10V), DAMP LISTED.

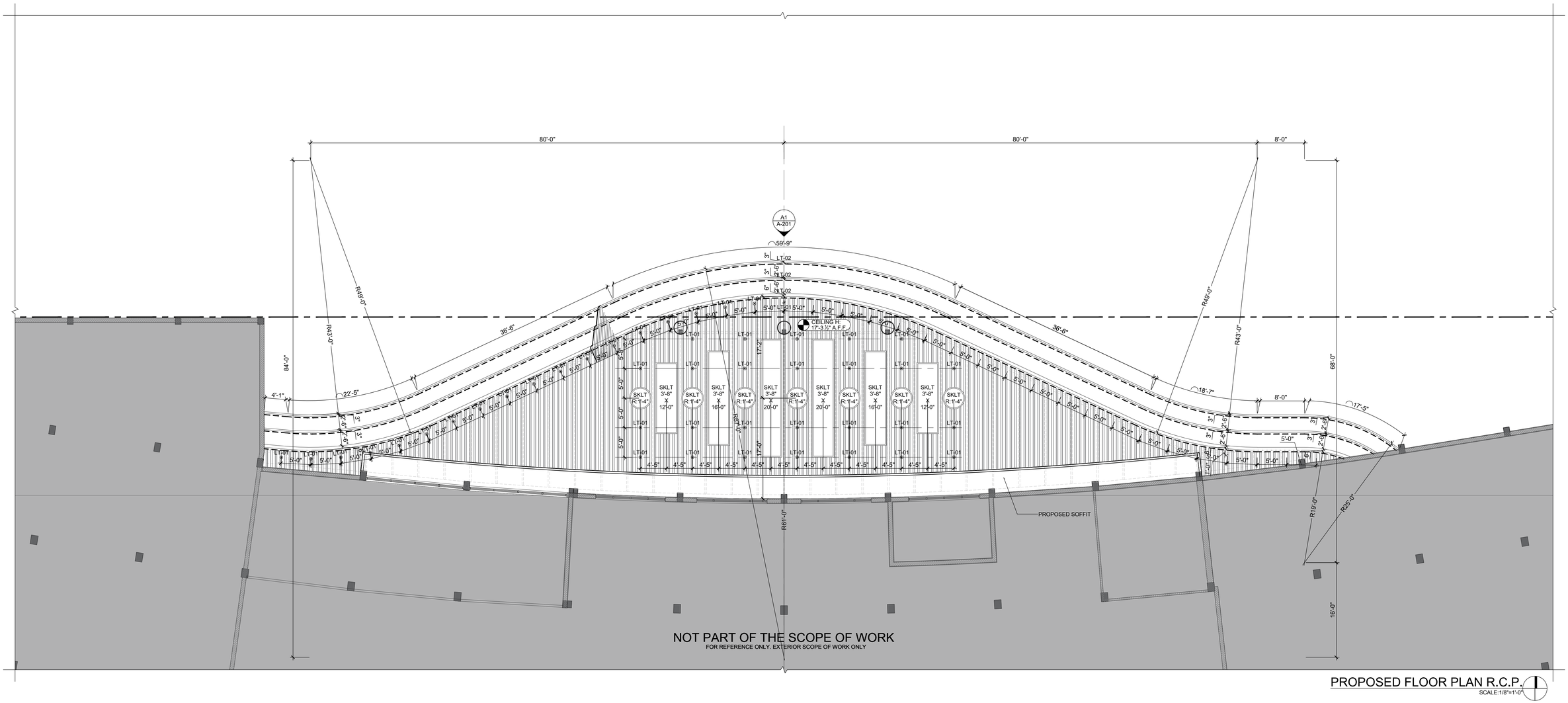
LT-02 FRY REGLET 1/2" LED REVEAL F INSTALLS IN 1/2" OR 5/8" DRYWALL AND PROVIDES A CONTINUOUS BAND OF LIGHT. 1/2" LED REVEAL F CAN BE INSTALLED IN A HORIZONTAL, VERTICAL AND CEILING APPLICATION. LED RVLF5050 LENS INCLUDED.



NOTES:
1. ALL DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID.
2. PRIOR PURCHASE, CONTRACTOR TO CONFIRM DIMMING COMPATIBILITY WITH CONTROL SYSTEM, ACCESSORIES, AND FINAL QUANTITIES ACCORDING TO SITE REQUIREMENTS.



KEY PLAN
SCALE: 1/64"=1'-0"



NOT PART OF THE SCOPE OF WORK
FOR REFERENCE ONLY. EXTERIOR SCOPE OF WORK ONLY

PROPOSED FLOOR PLAN R.C.P.
SCALE: 1/8"=1'-0"

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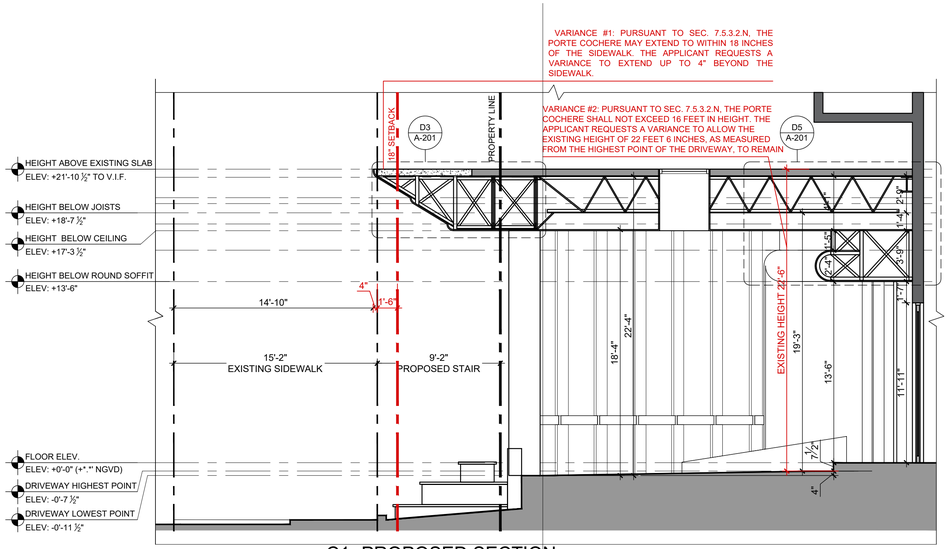
DATE | REVISION

DWG. TITLE: PROPOSED GROUND FLOOR R.C.P.
SCALE: AS SHOWN
DATE: 05-09-2025
PROJECT NO.: 2025-12
SHEET NUMBER: A-103



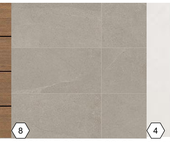
C1- PROPOSED SECTION

SCALE: 3/16=1'-0"

MATERIALS LEGEND

11 SHELLOCK SILVER SAM PAVER BY ROADLOCK 8"X12" OR APPROVED EQUAL

3 TIMBER TECH CLADDING COLOR WEATHERED TEAK BY AZEK OR APPROVED EQUAL

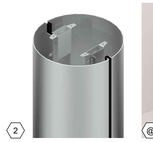


8 CALGARY FLOOR TILE COLOR FOG BY DALTILE 12"X24" OR APPROVED EQUAL

4 SW 7105 PAPERWHITE WALL PAINT BY SHERWIN WILLIAMS

9 CURVED OUTSIDE CORNER PROFILE COLOR BUFFED BRITE STAINLESS STEEL BY FRY REGLET OR APPROVED EQUAL

10 LI DRYWALL EDGE F2 LIGHTING SYSTEM BY FRY REGLET OR APPROVED EQUAL



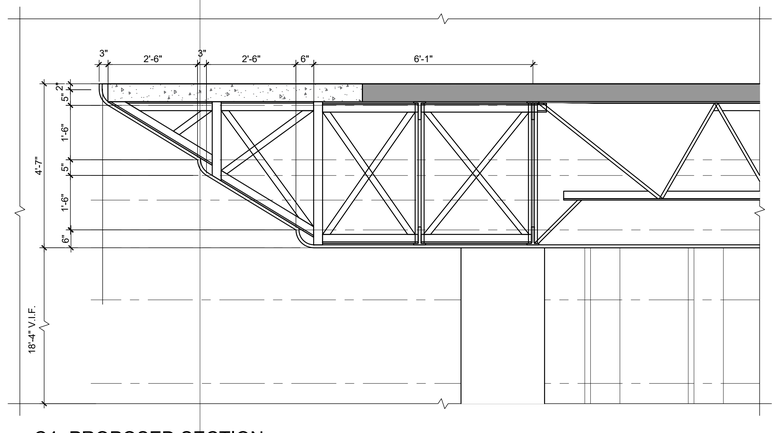
2 KEY SLOT COLUMN COVER SYSTEM STAINLESS STEEL STANDARD FINISH: #8 MIRROR BY FRY REGLET OR APPROVED EQUAL

@ NEW METAL FRAME GLASS STOREFRONT CLEAR ANODIZED ALUMINUM FINISH

LEGEND

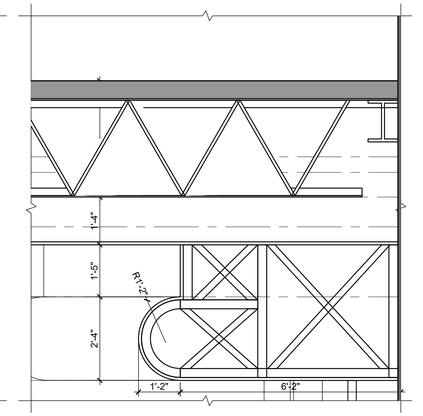
- NEW INFILLED PORTION OF CMU WALL
- EX EXISTING WINDOW TO REMAIN
- @ PROPOSED WINDOW.
- EX EXISTING DOOR TO REMAIN
- # PROPOSED DOOR
- 1 PROPOSED CURVED SOFFIT
- 2 EXISTING COLUMNS. KEY SLOT COLUMN COVER SYSTEM STAINLESS STEEL STANDARD FINISH
- 3 PROPOSED CANOPY STRUCTURE. TIMBER TECH CLADDING FINISH ON THE CEILING
- 4 PROPOSED PLANTER. SW 7105 PAPERWHITE WALL PAINT BY SHERWIN WILLIAMS
- 5 EXISTING LOW WALL TO REMAIN; PROPOSED TO BE LOWERED TO A FINAL HEIGHT OF 18".
- 6 EXISTING LANDSCAPE AREA
- 7 PROPOSED FUTURE MURAL ON WALL
- 8 EXISTING FOUNTAIN
- 9 PROPOSED STAINLESS STEAL EDGE REVEAL ON CEILING
- 10 PROPOSED LED ON CHANNELS FOLLOWING THE CURVE PATH
- 11 PROPOSED PAVERS ON DRIVEWAY

NOTES:
1- ALL DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID.



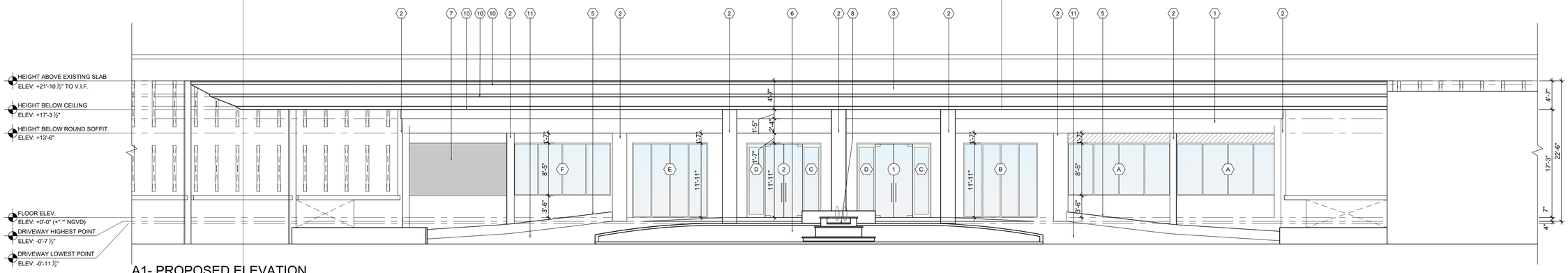
C4- PROPOSED SECTION

SCALE: 3/16=1'-0"



C6- PROPOSED SECTION

SCALE: 3/16=1'-0"



A1- PROPOSED ELEVATION

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

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DATE | REVISION

DWG. TITLE: *PROPOSED ELEVATION AND SECTION*
SCALE: *AS SHOWN*
DATE: *05-09-2025*
PROJECT NO.: *2025-12*
SHEET NUMBER: *A-201*