CITY OF MIAMI BEACH
Miami Beach, Florida 33139
Receipt of Payment

New/Addition/Remodel

05-04-2000

Activity Number: **B0002914**
Receipt: **00000121??** Status: **APPLIED**

Date Applied: **05/04/2000** Date Issued:
Date Completed: Lost/Expired:

Entered By: **BUILECS**

Site Address: **1663 MICHIGAN AV MBCH** Balance Due: **$42,714.64**
Parcel #: **02340480700** Valuation: **$18,000,000.00**

Applicant: **DACRA CONSTRUCTION INC**
230 5 TH STREET
MIAMI BEACH FL 33139
305-531-8700

Owner: **CITY OF MIAMI BEACH**
CITY HALL
1700 CONVENTION CENTER DR 33139

Description: **NEW CONSTRUCTION OF PARKING GARAGE AND RETAIL**

Payments made for this receipt:

Type	Method	Description	Amount
Payment	Check	1707	620.09

Payment Made: 05/04/2000 Full PA Accepted By: ML

Total Payment: 620.09 Payee: DEPOSIT FEE ONLY

Current Payment Made to the Following Items:

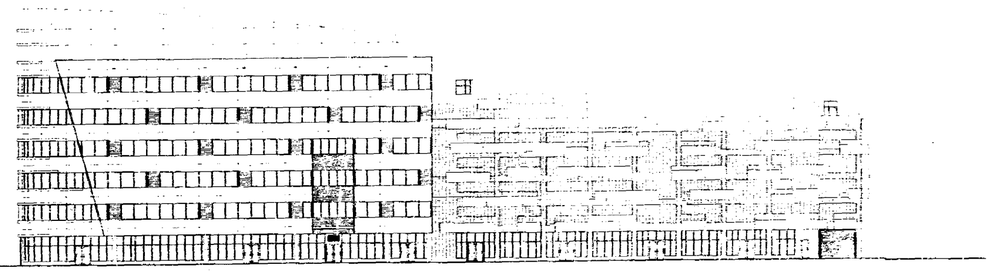
Account Code	Description	Amount
01540032211	Building Permits	620.09

Account Summary for Fees and Payments:

Fees	Description	Account Code	Tot Fee	Paid	Prev. Paid	Out. Fee
BP	Building Permits	01540032211	27,334.00	620.00	.00	620.09
ZO	Zoning	01540032060	1,275.00	.00	.00	.00
SW	Sewer	01540032054	1,904.91	.00	.00	.00
ST	2182 Compliance Fee	01540032213	8,701.10	.00	.00	.00
FR	Training	01540032055	2,100.92	.00	.00	.00
FA	Facility Impact Fe	01540032053	12369.00	.00	.00	.00
WA	Water Surcharge	01540032052	2,238.92	.00	.00	.00

THE LINCOLN

MIAMI BEACH, FLORIDA



CONCURRENCY
Planning Department Approval
Date 2-23-01

The following shop drawings are not part of this permit.
Must provide shop drawings under separate permit for:

- Bar Joist
- Cut Doors
- Glass Block
- Hand Rail
- Multiframe Structures
- Overhead Doors
- Roof
- Precast Members
- Shutters
- Skylights
- Steel Stair
- Structural Steel
- Trusses
- Windows
- Others

M-DC FIRE SCHOOL
IMPACT FEE PAID
FEB 23 2001
MIAMI-DADE COUNTY
APPROVED

OFFICE COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING: 10/30/2
ZONING:
PLANNING:
ELECTRICAL: 9/18/2000
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

10/30/2 1/4/01 2/23/01 10/2/00

DESIGN REVIEW/HISTORIC PRESERVATION
FOR BUILDING PERMIT
DRB/HPB FILE #:
DATE OF BOARD APPROVAL: BY
DATE OF FINAL APPROVAL: BY
BUILDING PERMIT CANNOT BE ISSUED
AFTER:
ALL MODIFICATIONS TO THESE PERMIT DRAWINGS
MUST BE REVIEWED AND APPROVED BY DESIGN
REVIEW/HISTORIC PRESERVATION STAFF PRIOR TO
SUBMITTAL TO THE BUILDING DEPARTMENT FOR
PERMITTING. ANY
MODIFICATIONS MADE TO THE PERMIT DRAWINGS
AFTER ISSUANCE OF THE PERMIT

M.E.P. ENGINEER:
FLORIDA ENGINEERING SERVICES
34 N.W. 168TH STREET
NORTH MIAMI BEACH, FL.33169
PH 305-653-0212 FAX 305-653-0232

OWNER /DEVELOPER:
LINCOLN PLAZA PARTNERS, LLC
230 FIFTH STREET
MIAMI BEACH, FL 33139

PARKING CONSULTANT:
INTERNATIONAL PARKING DESIGN, INC.
14144 VENTURA BL. SUITE 100
SHERMAN OAKS, CA 91423
PH 818-906-1494 FAX 818-906-8697

ARQ
550 Brickell Avenue Miami, FL 33131
Telephone 305/372 1812 Telefax 305/372 1175

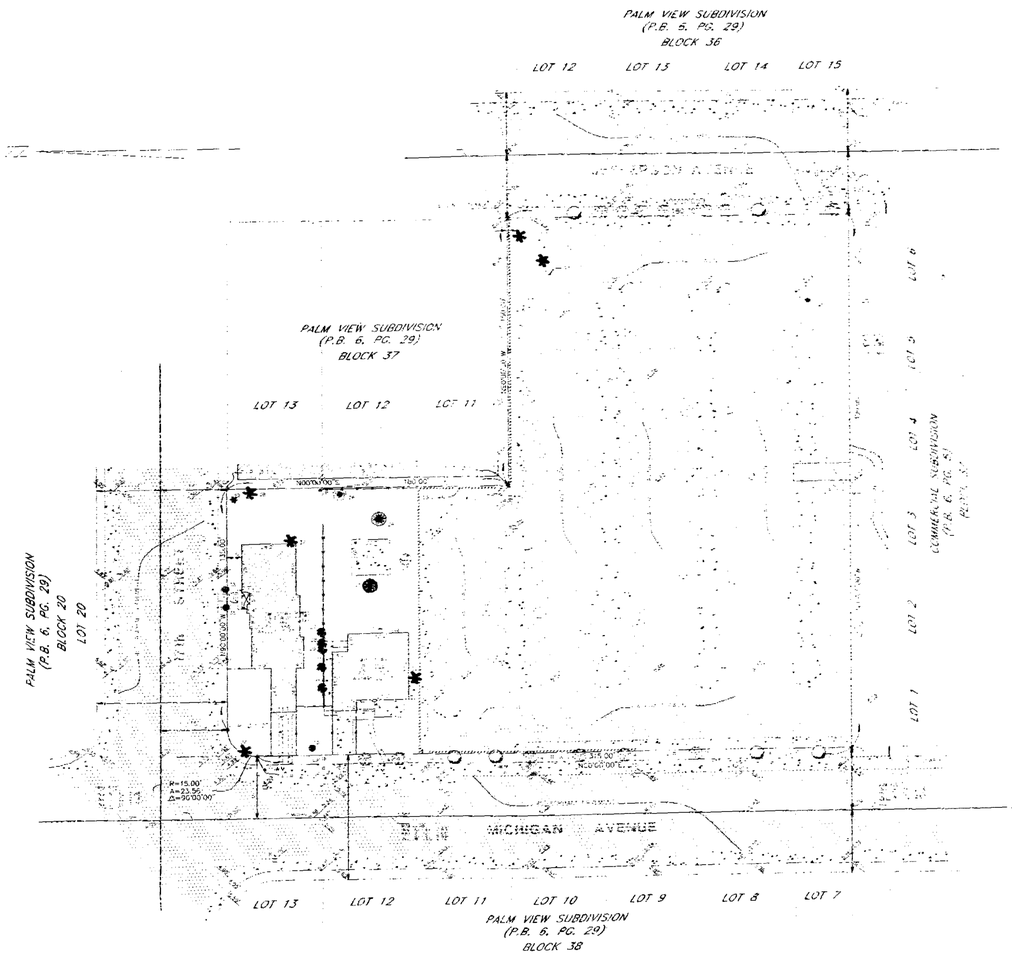
CIVIL ENGINEER:
KIMLEY-HORN & ASSOCIATES
420 LINCOLN ROAD, SUITE 353
MIAMI BEACH, FL.33139
PH 305-673-2025 FAX 305-673-4882

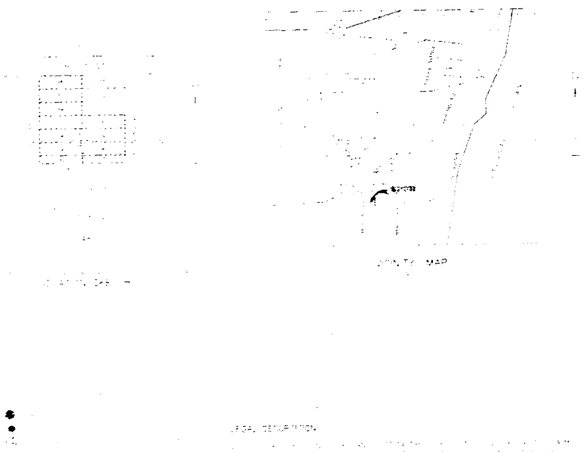
LANDSCAPE DESIGN:
URBAN RESOURCE GROUP
420 LINCOLN ROAD, SUITE 353
MIAMI BEACH, FL.33139
PH 305-673-2524 FAX 305-673-4882

STRUCTURAL ENGINEER:
DONNELL, DUQUESNE & Al BAISA
4930 S.W. 74 COURT
MIAMI, FL.33155
PH 305-666-0711 FAX 305-666-5259

B0002914

Pk. To Edge Line
S 63 Ft.
150 Ft.





OFFICE COPY

CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING: _____
ZONING: _____
PLUMBING: DS 7/16/96
ELECTRICAL: _____
MECHANICAL: _____
FIRE PREVENTION: _____
ENGINEERING: _____
PUBLIC WORKS: _____
STRUCTURAL: _____
ACCESSIBILITY: _____
ELEVATOR: _____

DESIGN REVIEW/HISTORIC PRESERVATION
FOR BUILDING PERMIT
DRB/HPB FILE #
DATE OF BOARD APPROVAL: BY (CC)
DATE OF FINAL APPROVAL:
PERMIT CANNOT BE ISSUED

AS BUILT SURVEY

GRAPHIC SCALE

ABBREVIATIONS AND LEGEND

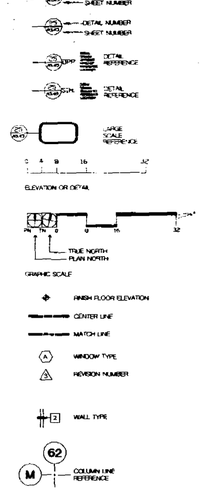
J. Bonfill & Associates, Inc.

A0014

ABBREVIATIONS

&	AND	FA	FIRE ALARM	M	MIRROR	SYM	SYMMETRICAL
@	AT	FAB	FABRICATED	MACH	MACHINE	SPKR	SPEAKER
AB	ANCHOR BOLT	FBO	FURNISHED BY OTHERS	MB	MACHINE BOLT	SHP	SANITARY NAPKIN RECEPTACLE
ABV	ABOVE	FD	FLOOR DRAIN	MAT	MATERIALS	SND	SANITARY NAPKIN DISPENSER
ACT	AIR CONDITIONING	FD	FLOOR DRAIN	MAR	MARBLE	SLT	SEALANT
ACC	ACCESS	FE	FIRE EXTINGUISHER	MSH	MOP AND BROOM HOLDER	SPC	SPACE
AT	AREA DRAIN	FEC	FIRE EXTINGUISHER CABINET	MBR	MEMBER	SPEC	SPECIFICATIONS
ACT	ACOUSTICAL	FEC	FIRE EXTINGUISHER LOCASH	MECH	MECHANICAL	SQ	SQUARE
ACC	ACCESS FLOOR	FEM	FEMALE	MED	MEDIUM	SS	STAINLESS STEEL
ACT	ACOUSTICAL TILE	FFL	FINISH FLOOR LINE	MFR	MANUFACTURER	SS	STAINLESS STEEL
ACH	ACHESIVE	FH	FIRE HYDRANT	MTG	METAL FLOOR DECKING	STA	STATION
ADJ	ADJACENT	FHC	FIRE HOSE CABINET	MIN	MINIMUM	STD	STANDARD
ADJT	ADJUSTABLE	FN	FINENESS	MISC	MISCELLANEOUS	STG	STORAGE, HEATING
AFF	ABOVE FINISH FLOOR	FJT	FLUSH JOINT	MMB	MEMBRANE	STL	STEEL
AGG	AGGREGATE	FLAM	FLAMMABLE	MO	MASONRY OPENING	STR	STRUCTURAL
ALT	ALTERNATE	FLASH	FLASHING	MH	MANHOLE	SUR	SURFACE
ALUM	ALUMINUM	FLR	FLOORING	MOD	MODULAR MODULE	SUSP	SUSPENDED
ANC	ANCHOR, ANCHORAGE	FLEX	FLEXIBLE	MDW	MOVABLE	SWR	SWITCH ROOM
ANOD	ANODIZED	FLCO	FLOOR CLEANOUT	MRB	MARBLE	SYS	SYSTEM
AP	ACCESS PANEL	FLUR	FLUORESCENT	MSD	METAL SIDE DECKING	SW	SWITCH
APPROX	APPROXIMATELY	FM	FRAMED MIRROR	MTD	MOUNTED	SF	SQUARE FOOT (FEET)
ARCH	ARCHITECTURAL	FND	FOUNDATION	MTHR	METAL THRESHOLD	SY	SQUARE YARD
ASC	ABOVE SUSPENDED CEILING	FOC	FACE OF CONC.	MTRL	METAL FLASHING		
ASPH	ASPHALTIC	FOM	FACE OF MASONRY	MTL	METAL		
AUTO	AUTOMATIC	FOS	FACE OF STUDS	MULL	MULLION	T	TREAD
AVG	AVERAGE	FR	FRAME (ING)	MWK	MILLWORK	TB	TOWEL BAR
	ANGLE	FRA	FRESH AIR	MAS	MASONRY	TEL	TELEPHONE
ACOUSL	ACOUSTICAL	FRG	FORGED	MIR	MIRROR	TEMP	TEMPERED
		FS	FULL SIZE			THK	THICKNESS
*	BASE	FT	FOOT, FEET			TH	THRESHOLD
BRG	BEARING	FTG	FOOTING	N	NORTH	TLT	TOILET
BPL	BEARING PLATE	FURN	FURNISHING	NIC	NOT IN CONTRACT	TOA	TOP OF ASPHALT
BJT	BED JOINT	FUT	FUTURE	NL	NAILABLE	TOF	TOP OF FOOTING
BEL	BELOW			NLR	NO LONGER REQUIRED	TOS	TOP OF SLAB
BTWN	BETWEEN			NOM	NUMBER	TOW	TOP OF WALL
BVL	BEVELED			NOM	NOMINAL	TPD	TOILET PAPER DISPENSER
BIT	BITUMINOUS	GA	GAGE, GAUGE	NMT	NONMETALIC	TPTN	TILT PARTITION
BD	BOARD	GALV	GALVANIZED	NR	NOISE REDUCTION	TV	TRANSFORMER VAULT, TELEVISION
BS	BOTH SIDES	GPS	GYPSUM BOARD, GRABS BAR	NRC	NOISE REDUCTION COEFFICIENT	TYP	TYPICAL
BW	BOTH WAYS	GB	GRAB BAR	NTS	NOT TO SCALE	TOC	TOP OF CONCRETE
BLK	BLOCK	GC	GENERAL CONTRACTOR			TOD	TOP OF DECK
BLKG	BLOCKING	GCMU	GLAZED CONC MASONRY UNIT			TOP	TOP OF PARAPET
BM	BEAM	GD	GRADE, GRAZING	OA	OVERALL	TER	TERRAZO
BW	BENCH MARK	GF	GROUND FACE	OC	ON CENTER		
BOF.	BOTTOM OF FOOTING	GI	GALVANIZED IRON	OD	OUTSIDE DIAMETER		
BOT	BOTTOM	GKT	GASKETED	OD	OUTSIDE DIAMETER	UC	UNDERCUT
BRK	BRICK	GL	GLASS, GLAZING	OFF	OFFICE	UL	UNDERWRITERS LABORATORY
BRZ	BRONZE	GP	GALVANIZED PIPE	OH	OVERHEAD	UNF	UNFINISHED
BLDG	BUILDING	GU	GRID LINE	OHMU	OVERHEAD MACHINE SCREW	UR	URINAL
BUR	BUILT UP ROOFING	GLB	GLASS BLOCK	OHMS	OVERHEAD MOD SCREW	UON	UNLESS OTHERWISE NOTED
BFD	BULLDOG BOARD	GLT	GLASS FIBER	OJ	OVERHEAD JOIST	UP	UPPER VEHICULAR DRIVE
BG	BY OWNER	GN	GENERAL NOTES	OP	OPAQUE		
BYO	BY OWNER	GPS	GYPSUM LATH	OPNG	OPENING		
		GPT	GYPSUM TILE	OPH	OPPOSITE HAND		
CL	CENTER LINE	GWB	GYPSUM WALL BOARD	OPP	OPPOSITE	VB	VINYL BASE
CAB	CABINET	GYPL	GYPSUM PLASTER	OPS	OPPOSITE SURFACE	VCT	VINYL COMPOSITION TILE
CB	CATCH BASIN	GALV	GALVANIZED			VERT	VERTICAL
CEM	CEMENT	GRN	GRANITE			VEST	VESTIBULE
CER	CERAMIC	GST	GLAZED STRUCTURAL TILE	PAR	PARALLEL	VIF	VERIFY IN FIELD
CF	COUNTER FLASHING	GT	GROUT	PB	PASS BAR	VNL	VINYL
CG	CORNER GUARD	GYP	GYPSUM	PBD	PARTICLE BOARD	VWC	VINYL WALLCOVERING
CHAM	CHAMFER			PCC	PRECAST CONCRETE		
CHT	CRUMB HEIGHT			PCF	POUNDS PER CUBIC FT.		
CI	CAST IRON			PD	PENETRAL	W	WIDTH / WIDE
CJP	CAST-IN-PLACE			PLAM	PLASTIC LAMINATE	W	WITH
CIRC	CIRCUMFERENCE	HB	HOSE BIBB	PLY	PLYWOOD	W	WEST, WIDTH, WIDE
CIR	CIRCLE	HBD	HARDBOARD	PNT	PAINT	WC	WATER CLOSET
CJT	CONTROL JOINT	HC	HOLLOW CORE	PT	PORCELAIN ENAMEL	WD	WOOD
CK	CAULK OR CAULK BKG	HCPD	HANDICAPPED	PTD	PRETENSIONED	WO	WINDOW OPENING
CLG	CEILING	HDR	HEADER	PTN	PARTITION	WOD	WINDOW DIMENSION
CLO	CLOSET	HDW	HARDWARE	PRN	PRETREATED	WDW	WINDOW
CLR	CLEAR (ING)	HT	HIGH EARLY STRENGTH CEMENT	PG	PLATE GLASS	WG	WIRED GLASS
CMU	CONCRETE MASONRY UNIT	HH	HANDHOLE	PL	PARKING	WH	WATER HEATER
COL	COLUMN	HJT	HEAD JOINT	PL	PROPERTY LINE, PLATE	WM	WIRE MESH
COMP	COMPONENT	HM	HOLLOW METAL	PT	PLANT	WO	WITHOUT
CONC	CONCRETE	HOR, HORIZONTAL		R (AM)	PLASTIC LAMINATE	WP	WATERPROOFING
CONF	CONFERENCE	HP	HIGH POINT	PLAS	PLASTER	WPT	WAPPING POINT
CONST	CONSTRUCTION	HPS	HIGH PRESSURE SODIUM	PLMB	PLUMBING	WR	WASTE RECEPTACLE
CONT	CONTINUOUS, CONTINUE	HR	HINGED	PNL	PANEL	WR	WATER REPELLENT
CONTR	CONTRACTOR	HTG	HEATING	PNTD	PAINTED	WT	WATERTOP
CPT	CARPET	HVAC	HEATING/VENTILATING/	PP	POWER POLE	WWF	WARNSCOT
CR	CHROMIUM PLATED		AIR CONDITIONING	PREC	PRECONCAST	WT	WEIGHT
CRS	CURTAIN ROD	HWD	HARDWOOD	PSF	POUNDS PER SQUARE FT.	WWF	WELDED WIRE FABRIC
CWH	CURTAIN WALL	HWH	HOT WATER HEATER	PSI	YOUNGS PER SQUARE INCH	W/O	WITHOUT
CT	CERAMIC TILE	HP	HOUR	PT	PRESSURE TREATED		
CUFT	CUBIC FEET PER FOOT			PT	POINT		
CUIN	CUBIC INCH	I.D.	INSIDE DIAMETER	PTC	POST-TENSIONED CONCRETE		
CUYD	CUBIC YARD	IM	IMPERVIOUS	PTD	PAPER TOWEL DISPENSER		
CBSD	CUMULBOARD	IN	INCH	PTD	PAPER TOWEL DISPENSER		
CONN	CONNECTION	INCL	INCLUSIVE (INCLS)	PTN	PARTITION		
CONC	CONCRETE	INCR	INCREASE	PTR	PAPER TOWEL RECEPTOR		
CTR	CENTER	INSUL	INSULATION	PV	PAVE (D) (ING)		
CTSK	COUNTER SUNK	IN	INCH	PVMT	PAVEMENT		
		IPS	IRON PIPE SIZE	PVC	POLYVINYL CHLORIDE		
D	DRAIN	INT	INTERSECTIONS	PWD	PLYWOOD		
DA	DOUBLE ACTING	INSUL	INSULATING	PCPL	PORTLAND CEMENT PLASTER		
DBL	DOUBLE	INSF	INSULATING FILL	PNC	PARTIAL HEIGHT PARTITION		
DEM	DEMOLISH, DEMOLITION	INV	INVERT	PR	PAIR		
DEPT	DEPARTMENT	INFO	INFORMATION	QT	QUARRY TILE		
DTL	DETAIL			QTY	QUANTITY		
DWG	DRAWING						
DIA	DIAMETER						
DIM	DIMENSION	JAN	JANITOR	R	RISER, RUBBER		
DN	DOWN	JST	JOIST	RAD	RADIUS		
DP	DEEP	JT	JOINT	RCP	REFLECTED CEILING PLAN		
DR	DOOR			RD	ROOF DRAIN		
DS	DOWNSPOUT	L	LENGTH	REF	REFRIGERATOR		
		LAB	LABORATORY	REINF	REINFORCED		
E	EAST	LAD	LADDER	REQ	REQUIRED		
EA	EACH	LAM	LAMINATED	RESIL	RESILIENT		
EA	EACH	LAV	LAVATORY	REV	REVISIONS, REVISED		
EJ	EXPANSION JOINT	LB	LAG BOLT	RWC	RAINWATER CONDUCTOR		
ELEC	ELECTRIC, HAND DRYER	LBL	LABEL	REF	REFERENCE		
EXPB	EXPANSION BOLT	LC	LIGHT CONTROL	RF	ROOF		
EL, ELEV	ELEVATION	LL	LIVE LOAD	RB	RUBBER BASE		
ELEV	ELEVATOR	LLH	LONG LEG HORIZONTAL				
ELEC	ELECTRICAL	LLV	LONG LEG VERTICAL	S	SOUTH		
EMERG	EMERGENCY	LMS	LIMESTONE	SA	SUPPLY AIR		
ENCL	ENCLOSURE	LP	LIGHT PROOF	SAN	SANITARY		
EP	ELECTRICAL PANELBOARD	LP	LIGHT POLE	SC	SOLID CORE		
EQ	EQUAL	LPT	LOW POINT	SCH	SCHEDULE		
EQUIP	EQUIPMENT	LT	LIGHT	SD	SOAP DISPENSER		
EW	EACH WAY	LTL	LATTEL	SECT	SECTION		
EXH	EXHAUST	LVR	LOUVER	SHGL	SAFETY GLASS		
EXIST	EXISTING	LH	LEFT HAND	SHLV	SHELF, SHELVING		
EXPD	EXPOSED			SH	SOAP HOLDER		
EXP JT	EXPANSION JOINT	LAD	LOWER MINGULAR DRME	SHO	SHOWER		
EXT	EXTERIOR	LW	LIGHT WEIGHT	SHT	SHEET		
EWC	ELECTRIC WATER COOLER	LWC	LIGHTWEIGHT CONC.	SIM	SIMILAR		
		LKR	LOCKER	SLV	SLEEVE		
				SMS	STRUCTURAL METAL STUD		
				SH	SPRINKLER HEAD		

GRAPHIC SYMBOLS



GENERAL NOTES

1. THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR, NOR HAVE CONTROL OR CHARGE OF THE CONSTRUCTION MEANS, METHODS, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS.
2. CONTRACTOR'S SHALL FIELD VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME.
3. ALL WORK MATERIAL SHALL BE IN COMPLIANCE WITH THE LATEST EDITION OF THE APPLICABLE CODES AND ORDINANCES.
4. ALL WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE-TREATED. WOOD CASING, JAMBS AND TRIM SHALL BE STAIN GRADE OR CLEAR UNLESS SPECIFIED OTHERWISE.
5. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL CUSTOM FABRICATED WORK. CONTRACTOR SHALL REVIEW/APPROVE ALL SUBMITTALS/SHOP DRAWING PRIOR TO SUBMITTING FOR ARCHITECTS REVIEW.
6. DO NOT SCALE DRAWING. USE DIMENSION INDICATED ON DRAWINGS. DIMENSIONS OF LARGER SCALE DRAWING AND DETAILS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND MUST SAME IN FIELD.
7. IN THE EVENT THERE ARE FOUND DISCREPANCIES OR AMBIGUITIES IN OR OMISSION FROM THE SPECIFICATIONS OR DRAWINGS, OR SHOULD THERE BE DOUBT AS TO THEIR MEANING AND INTENT, THE ARCHITECT SHALL BE NOTIFIED IN ORDER TO PROVIDE CLARIFICATION IN THE 30 DAY FOLLOWING THE OWNER'S NOTICE TO PROCEED.
8. INSULATE MASONRY WALLS, EXTERIOR STUDS WALLS, AND ATTIC SPACE IN ACCORDANCE WITH THE ENERGY CODE CALCULATIONS.
9. ALL WINDOW AND DOOR SIZES ARE NORMAL. VERIFY MANUFACTURERS ACTUAL AND ROUGH OPENING DIMENSIONS.
10. ALL REQUIRED TESTS SHALL BE PERFORMED BY OWNER. TESTING REQUIRED FOR PRODUCT APPROVAL TO BE PROVIDED BY GENERAL CONTRACTOR AND INCLUDED IN THEIR BID COST.
11. ALL DRYWALL, PLASTER AND STUCCO SHALL RECEIVE TWO COATS OF PREMIUM QUALITY PAINT. WOOD SHALL BE PAINTED OR STAINED. COLOR TO BE SELECTED BY OWNER.
12. IF DISCREPANCIES BETWEEN SPECIFICATIONS AND DRAWINGS, OR BETWEEN DRAWINGS ARE NOT CLARIFIED IN THE FIRST 30 DAYS, THE G.C. WILL PROVIDE THE MOST GENEROUS ITEM.
13. THE CONTRACTOR SHALL OBTAIN FROM ALL SUB CONTRACTORS THE SIZE AND LOCATION OF ALL OPENING TO BE PROVIDED BY THEM RESPECTIVE TRADE. THE CONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION, LOCATION SIZE AND DETAIL.
14. THE CONTRACTOR SHALL PROVIDE ALL SUPPLEMENTAL MATERIAL REQUIRED TO PARTIALLY INSTALL SUPPORT AND BRACE ALL ITEMS AND COMPONENTS WITHIN THE WORK.
15. THE GENERAL CONTRACTOR GUARANTEES AND WARRANTS THAT ALL WORK PERFORMED SHALL BE FREE FROM DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER THE ISSUANCE OF THE CERTIFICATE OF FINAL COMPLETION. ANY DEFECTS OR DAMAGE DISCOVERED DURING SAID PERIOD SHALL BE REPAIRED OR REPLACED AS DIRECTED IN WRITING BY THE ARCHITECT, AT NO ADDITIONAL COSTS.
16. ALL INTERIOR FINISHES SHALL BE IN ACCORDANCE WITH CHAPTER 10 OF THE STANDARDS BUILDING CODE.
17. FIXED GLASS, GLASS DOOR PANEL, AND/OR OPERABLE WINDOW WITHIN 42" OF THE FINISH FLOOR SHALL BE SAFETY GLASS.
18. CONTRACTOR TO PROVIDE SHORING RESHORING DRAWINGS AND CALCULATIONS FOR REVIEW AND APPROVAL FOR THE CITY OF MIAMI BEACH.
19. GENERAL CONTRACTOR TO PROVIDE DOCUMENTS FOR ALL EXTERIOR DOOR ASSEMBLIES, STOREFRONTS, LOUVERS, WALLS, EGG CRATES AND WINDOWS FOR APPROVAL BY THE CITY OF MIAMI BEACH. (ALL OF THE ABOVE WERE NOT INCLUDED IN THIS PERMIT)
20. COMPLETION: CONTRACTOR TO NOTIFY OWNER AND OR ARCHITECT IN WRITING AT LEAST ONE WEEK PRIOR TO FINAL INSPECTION. FINAL DISBURSEMENT TO CONTRACTOR SHALL NOT BE MADE UNTIL BUYERS PUNCH LIST HAS BEEN SATISFIED. CONTRACTOR TO PROVIDE BUYER WITH WRITTEN GUARANTEE ON ALL EQUIPMENT. CONTRACTOR AT COMPLETION OF WORK SHALL REMOVE FROM THE PREMISES ALL RUBBISH, IMPLEMENTS, EQUIPMENT AND SURPLUS MATERIALS. LEAVE THE PROJECT BROOM CLEAN.

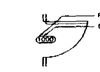
CODES AND STANDARDS

SFBC
NEC
OSHA
LIFE SAFETY CODES
ADA
AWSC
MANUFACTURERS SPECS ARE PART OF THIS CONTRACT
DADE COUNTY PRODUCT APPROVAL REQUIREMENTS
ALL CODES AS PER LATEST EDITIONS AND REVISIONS SEE STRUCTURAL, MECHANICAL AND ELECTRICAL PLANS FOR REFERENCED CODES

SHOP DRAWINGS AND SUBMITTAL (NOT LIMITED)

DOORS, FRAMES, DOOR TYPES, SPECIFICATIONS AND INSTALLATIONS
HARDWARE SCHEDULE
WINDOWS AND GLAZING - DETAILS AND SAMPLES
DRYWALL - MATERIALS AND INSTALLATION
CABINETS AND FIXTURES
MECHANICAL, A/C, HEATING AND VENTILATION
MATERIALS AND INSTALLATION
SPRINKLER - METAL GUTTERS AND DRAIN SPOUTS ALARMS - ELECTRICAL MATERIALS AND FIXTURES
AUDIO - ELEVATIONS - MATERIALS AND INSTALLATIONS
KITCHEN EQUIPMENT
CABINETS - AS CALLED ON INTERIOR DESIGN DRAWINGS
FINISHES - AS CALLED ON DRAWINGS
SUBMIT 6 SET MINIMUM (FOR ARCHITECT APPROVAL)
ALLOW SUFFICIENT TIME FOR PROCESSING (TWO WEEKS)
SHOP DRAWINGS SHALL BE REVIEWED BY CONTRACTOR AND ARCHITECT
SHOP DRAWINGS SUBMITTAL REJECTED SHALL BE RESUBMITTED SHOWING CORRECTIONS
SUBMIT SAMPLES AND COLOR CHART FOR FINISHES
SUBMIT ROOFING BOND "10 YEARS" (MATERIALS AND INSTALLATION)
ELEVATOR GUARANTEES
CONCRETE TEST AND DESIGN MIX
MORTAR MIX AND DESIGN

ALL SUBCONTRACTORS SHALL GUARANTEE THEIR WORK (MATERIAL AND LABOR) FOR A MINIMUM PERIOD OF ONE YEAR UNLESS OTHERWISE NOTED OR REQUIRED



DOOR CRITERIA AND GENERAL NOTES

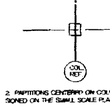
1. ALL DOORS ARE LISTED IN THE DOOR SCHEDULE.
2. THE FOLLOWING EXPLANATION APPLIES TO THE DOOR SCHEDULE:

A. DOOR NUMBER
(1) THE DOOR NUMBER SHALL BE THE SAME AS THE ROOM SERVED.
(2) IF MORE THAN ONE DOOR SERVES THE SAME ROOM, EACH DOOR WILL BE ASSIGNED AN IDENTIFICATION NUMBER CONSISTING OF THE ROOM NUMBER PLUS AN ALPHABETICAL SUFFIX. THE NUMBER OF A DOOR COMMUNICATING BETWEEN TWO ROOMS SHALL BE DETERMINED BY THE ROOM NUMBER INTO WHICH IT SWINGS.

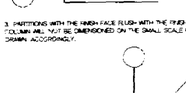
DIMENSIONING CRITERIA

DIMENSIONS FOR LOCATING PARTITIONS AND OPENINGS ARE GENERALLY ESTABLISHED BY CRITERIA, ONLY EXCEPTIONS TO THESE CRITERIA WILL BE DIMENSIONED. TYPICAL DIMENSIONING CRITERIA ARE OUTLINED BELOW:

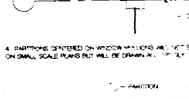
1. COLUMN IDENTIFICATION: DETAILS WILL GOVERN ALL DIMENSIONS AND FEW DIMENSIONS WILL BE SHOWN ON THE SMALL SCALE PLANS. COLUMN GRIDS ARE REPRESENTED THUS:



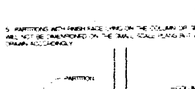
2. PARTITIONS CENTERED ON COLUMN OR GRID LINES WILL NOT BE DIMENSIONED ON THE SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY.



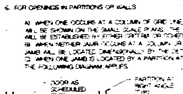
3. PARTITIONS WITH THE FINISH FACE FLUSH WITH THE FINISH FACE OF THE COLUMN WILL NOT BE DIMENSIONED ON THE SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY.



4. PARTITIONS STARTED ON WYTHS OF WALLS WILL NOT BE DIMENSIONED ON SMALL SCALE PLANS BUT WILL BE DRAWN IN "TYPICAL"

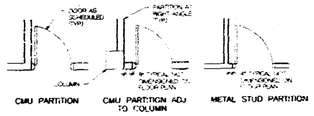


5. PARTITIONS WITH FINISH FACE "FIN" ON THE COLUMN OR GRID LINES WILL NOT BE DIMENSIONED ON THE SMALL SCALE PLANS BUT WILL BE "FINISH ACCORDINGLY"



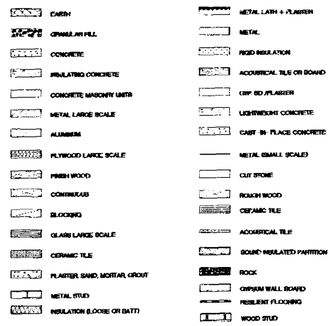
6. FOR OPENINGS IN PARTITIONS OR WALLS:

A) WHEN ONE OCCURS AT A COLUMN OR GRID LINE, NO DIMENSIONS WILL BE SHOWN ON THE SMALL SCALE PLANS, AND/OR OPERABLE WINDOWS WITH THE FOLLOWING EXPLANATION:
B) WHEN NEITHER JAMB OCCURS AT A COLUMN OR GRID LINE, ONE JAMB WILL BE LOCATED BY DIMENSIONS AT 4" FROM THE FINISH FACE OF THE COLUMN.
C) WHEN ONE JAMB IS LOCATED BY A PARTITION AT A RIGHT ANGLE THE FOLLOWING DIAGRAM APPLIES:



* DIMENSIONS ON PLANS ARE SHOWN TO THE NEAREST MASONRY UNITS MADE OF CONCRETE AND TO THE CENTERLINE OF METAL STUDS

MATERIAL SYMBOLS



LIST OF DRAWINGS:

COVER SHEET/ LIST OF DRAWINGS

CIVIL:

- *C-1 WATER AND SANITARY SEWER UTILITIES*
  STORM WATER DRAINAGE WELL PLAN
- *C-2 WATER SYSTEM AND DRAINAGE DETAILS*

LANDSCAPE

- *L-1 TREE DEMOLITION PLAN*
- *L-2 LANDSCAPE PLAN*

ARCHITECTURE:

COVER
SURVEY

- *A-0.01 ABBREVIATIONS & SYMBOLS*
- *A-0.02 SITE PLAN/STATISTICS*
- *(DRB) A-0.03 SITE LINE DIAGRAM*
- *A-0.05 LIFE SAFETY-GROUND LEVEL*
- *A-0.06 LIFE SAFETY-SECOND LEVEL*
- *A-0.07 LIFE SAFETY-TYPICAL LEVEL*
- *A-0.08 LIFE SAFETY-ROOF LEVEL*
- *(DRB) A-0.50 F.A.R. DIAGRAMS*
- *A-1.10 GROUND FLOOR PLAN*
- *A-1.20 2ND LEVEL PLAN*
- *A-1.30 3RD LEVEL PLAN*
- *A-1.40 4TH LEVEL PLAN*
- *A-1.50 5TH LEVEL PLAN*
- *A-1.60 6TH LEVEL PLAN*
- *A-1.70 ROOF PLAN*
- *A-1.80 MECHANICAL ROOF PLAN*
- *A-2.10 ENLARGED 1ST FLOOR PLAN*
- *A-2.20 ENLARGED LOBBY PLANS*
- *A-2.30 ENLARGED TYPICAL UPPER PLANS*
- *A-2.40 ENLARGED ROOF PLANS*
- *A-3.10 NORTH AND EAST F.EVATIONS*
- *A-3.11 SOUTH AND WEST ELEVATIONS*
- *A-3.12 ENLARGED PARKING GARAGE ELEVATIONS*
- *A-3.13 ENLARGED PARKING GARAGE ELEVATIONS*
- *A-3.14 ENLARGED PARKING GARAGE ELEVATIONS*
- *A-3.15 ENLARGED PARKING GARAGE ELEVATIONS*
- *A-3.50 BATHROOM ELEVATIONS*
- *A-3.60 LOBBY INTERIOR ELEVATIONS*
- *A-4.01 BUILDING SECTIONS*
- *(DRB) A-4.02 BUILDING SECTIONS*
- *(DRB) A-4.03 BUILDING SECTIONS*
- *A-4.04 BUILDING SECTIONS*
- *A-4.05 BUILDING SECTIONS*
- *A-4.10 WALL SECTION*
- *A-4.11 WALL SECTION*
- *A-4.12 WALL SECTION*
- *A-4.13 WALL SECTION*
- *A-4.14 WALL SECTION*
- *A-4.15 WALL SECTION*
- *A-4.16 WALL SECTION*
- *A-4.17 WALL SECTION*
- *A-4.18 WALL SECTION*
- *A-4.19 ROOF FEATURE SECTION*
- *A-4.20 WALL SECTION*
- *A-4.21 WALL SECTION*
- *A-5.01 OFFICE ELEVATORS #1, 2, & 3*
- *A-5.02 PARKING ELEVATORS #4, 5, & 6*
- *A-6.01 STAIR # 1 ENLARGED SECTION*
- *A-6.02 STAIR # 2 ENLARGED SECTION*
- *A-6.03 STAIR # 3 ENLARGED SECTION*
- *A-6.04 STAIR # 4 ENLARGED SECTION*
- *A-6.05 STAIR #5 ENLARGED SECTION*
- *A-7.01 REFLECTED CEILING PLAN-LEVEL 1*
- *A-7.02 REFLECTED CEILING PLAN-TYPICAL LEVEL*
- *A-8.01 ROOM FINISH SCHEDULE & LEGEND*
- *A-8.02 DOOR SCHEDULE*
- *A-8.03 WINDOW SCHEDULE*
- *A-8.04 WALL TYPES*
- *A-8.05 DOOR JAMB DETAILS*
- *A-8.06 THRESHOLD DETAILS*
- *A-8.07 STOREFRONT DETAILS*
- *A-8.08 MISCELLANEOUS DETAILS*
- *A-8.09 ROOF/BALCONY DETAILS*
- *A-8.10 PLANTER & TRELLIS DETAILS*
- *A-8.11 EYEBROW DETAILS*
- *A-8.12 OFFICE COLUMN DETAILS*
- *A-8.13 PARKING ENTRANCE DETAILS*
- *A-9.01 A.D.A. DETAILS*

STRUCTURE:

- *S-1.10 FOUNDATION AND GROUND FLOOR PLAN (OFFICE)*
- *S-1.20 2ND FLOOR FRAMING PLAN (OFFICE)*
- *S-1.30 3RD FLOOR FRAMING PLAN (OFFICE)*
- *S-1.40 4TH FLOOR FRAMING PLAN (OFFICE)*
- *S-1.50 5TH FLOOR FRAMING PLAN (OFFICE)*
- *S-1.60 6TH FLOOR FRAMING PLAN (OFFICE)*
- *S-1.70 7TH FLOOR (ROOF) FRAMING PLAN (OFFICE)*

STRUCTURE:

- *S-1.80 8TH FLOOR FRAMING PLAN (OFFICE)*
- *S-1.90 9TH FLOOR FRAMING PLAN (OFFICE)*
- *S-2.10 FOUNDATION AND GROUND PLAN (PARKING)*
- *S-2.20 2ND FLOOR FRAMING PLAN (PARKING)*
- *S-2.30 3RD FLOOR FRAMING PLAN (PARKING)*
- *S-2.40 4TH FLOOR FRAMING PLAN (PARKING)*
- *S-2.50 5TH FLOOR FRAMING PLAN (PARKING)*
- *S-2.60 6TH FLOOR FRAMING PLAN (PARKING)*
- *S-2.70 ROOF FRAMING PLAN (PARKING)*
- *S-3.10 GENERAL NOTES (OFFICE AND PARKING)*
- *S-3.10A PILE CAPS DETAILS*
- *S-3.11 SCHEDULE AND DETAILS*
- *S-3.12 BEAM SCHEDULE (OFFICE)*
- *S-3.13 BEAM SCHEDULE (OFFICE)*
- *S-3.14 BEAM SCHEDULE (PARKING)*
- *S-3.15 BEAM SCHEDULE (PARKING)*
- *S-3.16 DETAILS (OFFICE AND PARKING)*
- *S-4.10 STAIR #1 SECTION*
- *S-4.11 STAIR #2 SECTION*
- *S-4.12 SECTION (OFFICE)*
- *S-4.13 SECTION (OFFICE)*
- *S-5.10 STAIR #3 SECTION (PARKING)*
- *S-5.11 STAIR #4 AND #5 SECTION (PARKING)*
- *S-5.12 ELEVATOR #6 SECTION (PARKING)*
- *S-5.13 STAIR #4 SECTION (PARKING)*

MECHANICAL:

- *AC-1 GROUND LEVEL PLAN*
- *AC-2 2ND LEVEL PLAN*
- *AC-3 3RD THRU 5TH LEVEL PLANS*
- *AC-4 6TH LEVEL PLAN*
- *AC-5 7TH LEVEL (ROOF) PLAN*
- *AC-6 8TH AND 9TH LEVEL PLANS*
- *AC-7 SCHEDULES AND DETAILS*

ELECTRICAL

- *E-1 GROUND LEVEL PLAN*
- *E-2 2ND LEVEL PLAN*
- *E-3 3RD THRU 5TH LEVEL PLANS*
- *E-4 6TH LEVEL PLAN*
- *E-5 7TH LEVEL (ROOF) PLAN*
- *E-6 8TH AND 9TH LEVEL PLANS*
- *E-7 RISER DIAGRAM*
- *E-8 PANEL SCHEDULE*
- *E-9 ENLARGED DETAILS*
- *E-10 RISER DIAGRAMS AND NOTES*

PLUMBING

- *P-1 GROUND LEVEL PLAN*
- *P-2 2ND LEVEL PLAN*
- *P-3 3RD LEVEL PLAN*
- *P-4 4TH LEVEL PLAN*
- *P-5 5TH LEVEL PLAN*
- *P-6 6TH LEVEL PLAN*
- *P-7 7TH LEVEL (ROOF) PLAN*
- *P-8 RISER DIAGRAMS*
- *P-9 DETAILS AND NOTES*

FIRE PROTECTION

- *SP-1 GROUND LEVEL PLAN*
- *SP-2 2ND LEVEL PLAN*
- *SP-3 3RD THRU 5TH LEVEL PLANS*
- *SP-4 6TH LEVEL PLAN*
- *SP-5 7TH LEVEL (ROOF) PLAN*
- *SP-6 8TH LEVEL PLAN*
- *SP-7 RISER DIAGRAMS*
- *SP-8 SPRINKLER DETAILS*

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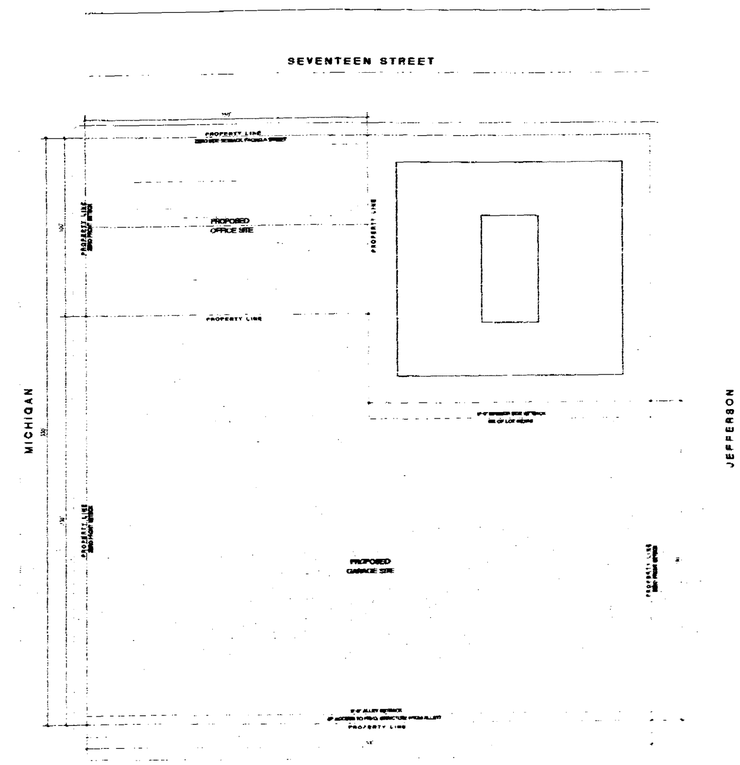
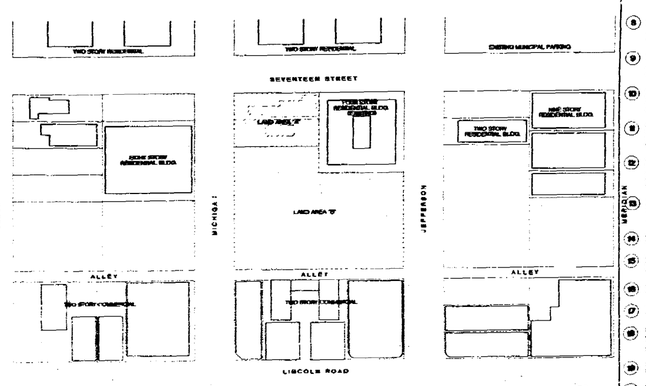
CITY OF MIAMI BEACH
AP



1 ZONING PLAN
SCALE: 1" = 30'-0"



2 LOCATION MAP
SCALE: 1" = 60'-0"

MATERIALS LEGEND

1. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
2. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
3. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
4. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
5. 12" x 12" CERAMIC TILE COLOR: ——
6. ALUMINUM CWALL COLOR (FRAME): ——
7. ALUMINUM OPERABLE WINDOW WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
8. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): GRAY
9. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
10. ALUMINUM (TYP.) VISION GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR: (GLAZING): GRAY
11. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
12. ALUMINUM STOREFRONT DOORS & WINDOWS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): CLEAR
13. ALUMINUM MAIN ENTRANCE DOOR COLOR (FRAME): —— COLOR (GLAZING): CLEAR
14. ALUMINUM EYEBROW COLOR: ——
15. BARRED CABLE WITH ESP FINISH COLOR: ——
16. CONCRETE EYEBROW COLOR: ——
17. CONCRETE PLANTER COLOR: ——
18. CONCRETE COLUMN WITH 12"x12" CERAMIC TILE FINISH COLOR: ——
19. CONCRETE COLUMN COLOR: ——
20. HOLLOW METAL DOOR SIDE DOOR (TYP.) COLOR: ——
21. EXPOSED BLOCK WALL
22. PAINTED STUCCO
23. STUCCO CONTROL JOINT
24. OVERFLOW SCUPPER

PROPERTY ADDRESS :

1661 17TH STREET, MIAMI BEACH, FLORIDA 33139

LEGAL DESCRIPTION :

LOTS 7 THROUGH 10, INCLUSIVE, AND LOTS 14 THROUGH 20, INCLUSIVE, BLOCK 37, " PALM VIEW SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 29, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ZONING STATISTICS :

ZONING DATA :
ZONING: GU (PARKING)
ZONING: CD-3

REQUIRED SETBACKS :
- CD-3/GU: FRONT/SIDE FACING A STREET: 0 (ZERO FEET) REQUIRED IF RETAIL ON GR. LEVEL W/STOREFRONT WINDOWS
- CD-3/GU: INTERIOR SIDE: 0' WHEN NOT ABUTTING RESIDENTIAL (CONDOMINIUM IS ZONED CD-3)

AREAS AND F.A.R. :

LAND AREA A	15,000 S.F.
LAND AREA B	61,500 S.F.
TOTAL LAND AREA	76,500 S.F.
F.A.R.	x 2.75
AREA ALLOWABLE	210,375 S.F.

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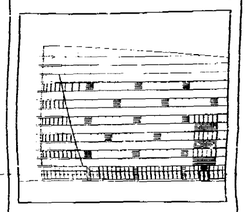
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING
ZONING
PLUMBING
FIRE MARSHAL
M.D.C.
FIRE PREVENTION
ENGINEERING
PUBLIC WORKS
STRUCTURAL
ACCESSIBILITY
ELEVATOR

AREAS:

F.A.R. AREAS	OFFICE	RETAIL	PARKING	TOTAL F.A.R.	PARKING SPACES PROVIDED LOADING	HANDICAPPED	REGULAR
GROUND FLOOR (L1)	5,401 SF	37,976 SF	1,240 SF	44,617 SF	4	10	
LEVEL 2	10,444 SF	-	1,358 SF	23,802 SF	-	1	49
LEVEL 3	22,578 SF	-	757 SF	23,335 SF	-	1	142
LEVEL 4	22,608 SF	-	757 SF	23,365 SF	-	1	143
LEVEL 5	22,714 SF	-	46,622 SF	69,336 SF	-	1	143
LEVEL 6	22,740 SF	2,040 + 335 SF	2,375 SF	25,115 SF	-	1	144
ROOF	1,177 SF	-	-	1,177 SF	-	-	41
SUB-TOTAL	119,374 SF	37,976 SF	53,517 SF	210,292 SF	8	15	704
PARKING REQUIRED	(1 SPACE/400 SF) =299 SP.	(1 SPACE/300 SF) =125 SP.				TOTAL PARKING=	719

TOTAL PARKING REQUIRED ..... 424 SPACES
TOTAL PARKING PROVIDED ..... 719 SPACES

COMMERCIAL PARKING ..... 295 SPACES (144 ON ROOF + 152 F.A.R. ACCOUNTABLE ON LEVELS 5 AND 6)



THE LINCOLN
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17th STREET
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MIAMI, FL 33155
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URBAN RESOURCE GROUP
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14144 VENTURA BLVD., SUITE 100
SHERMAN OAKS, CA 91423
(818) 986-1484 FAX (818) 986-9987

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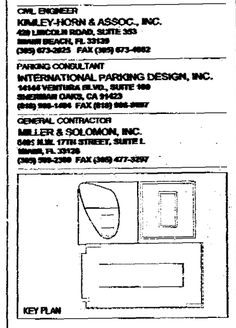
6401 N.W. 17TH STREET, SUITE I.
MIAMI, FL 33126
(305) 266-2266 FAX (305) 477-3257


KEY PLAN

PERMIT SET

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,JS,JH Approved by: AC

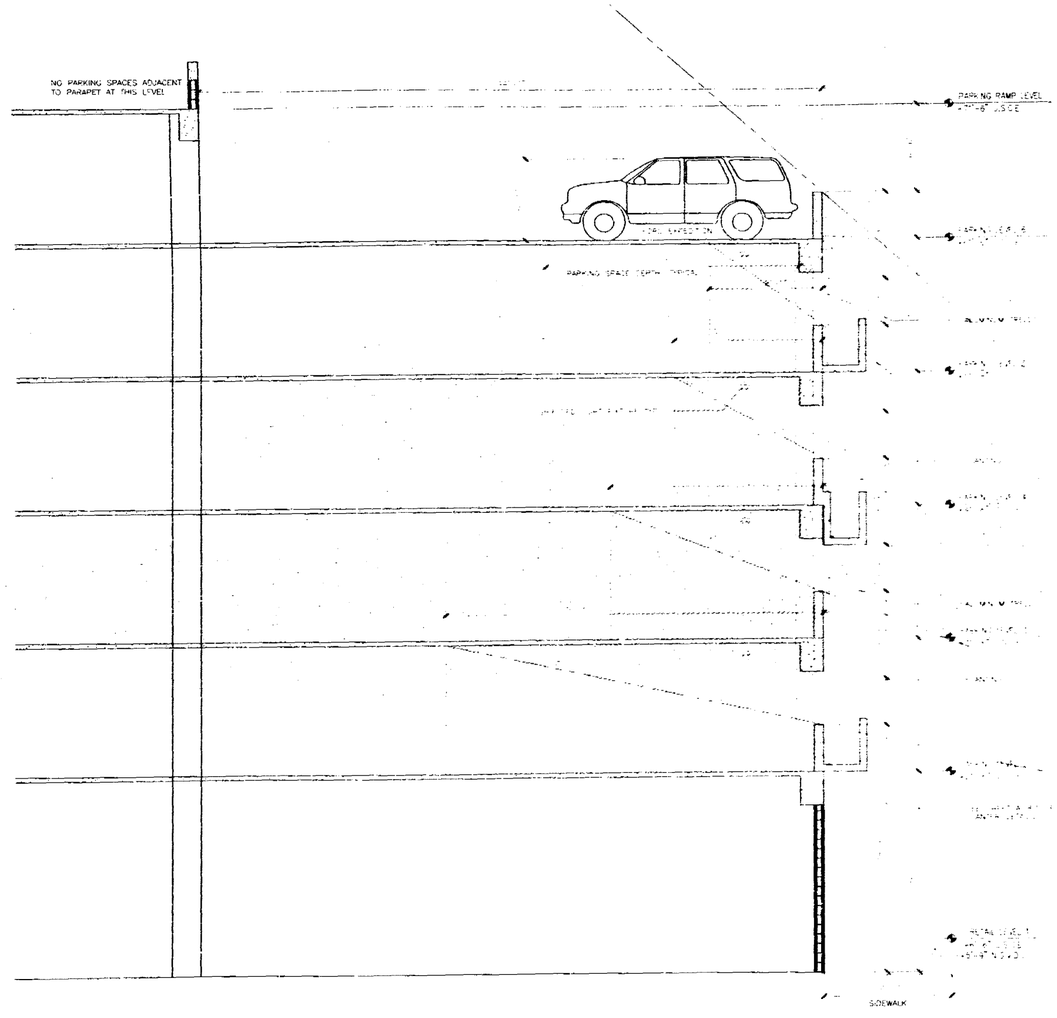
Revision/Date
1 - Permit Set - 10 Years
2 - Permit Set - Comments 8-2-00

8-2-00

Sheet No. A-0.02

SITE PLAN

A00032



NOTES:

1. SITE LINE FOR ROOF PARKING. ALL PARAPET WALLS AT ROOF MUST BE HIGH ENOUGH TO BLOCK SPORT UTILITY VEHICLE SITE LINE.
2. SITE LINES FOR LIGHT FIXTURE SHIELDING. ALL GARAGE LIGHTING WITHIN SHADED ZONE MUST BE SHIELDED TO STREET SIDE WITH DIFFERENT SITE LINE SLOPE (SEE P.B.S. ORDER)
3. ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI DATUM (N.G.V.D.)

1 SITE LINE DIAGRAM
SCALE: 1/4"-1'-0"

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING
ZONING
PLANNING
FIRE
ENGINEERING
STRUCTURAL
ACCESSIBILITY
ELEVATOR

HISTORIC PRESERVATION
FOR BUILDING PERMIT
HPB FILE #
BOARD APPROVAL
FINAL APPROVAL
PERMIT CANNOT BE ISSUED

THE LINCOLN
SOUTH BEACH

17th STREET
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KEY PLAN

PERMIT SET

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,JS,JH Approved by: AC

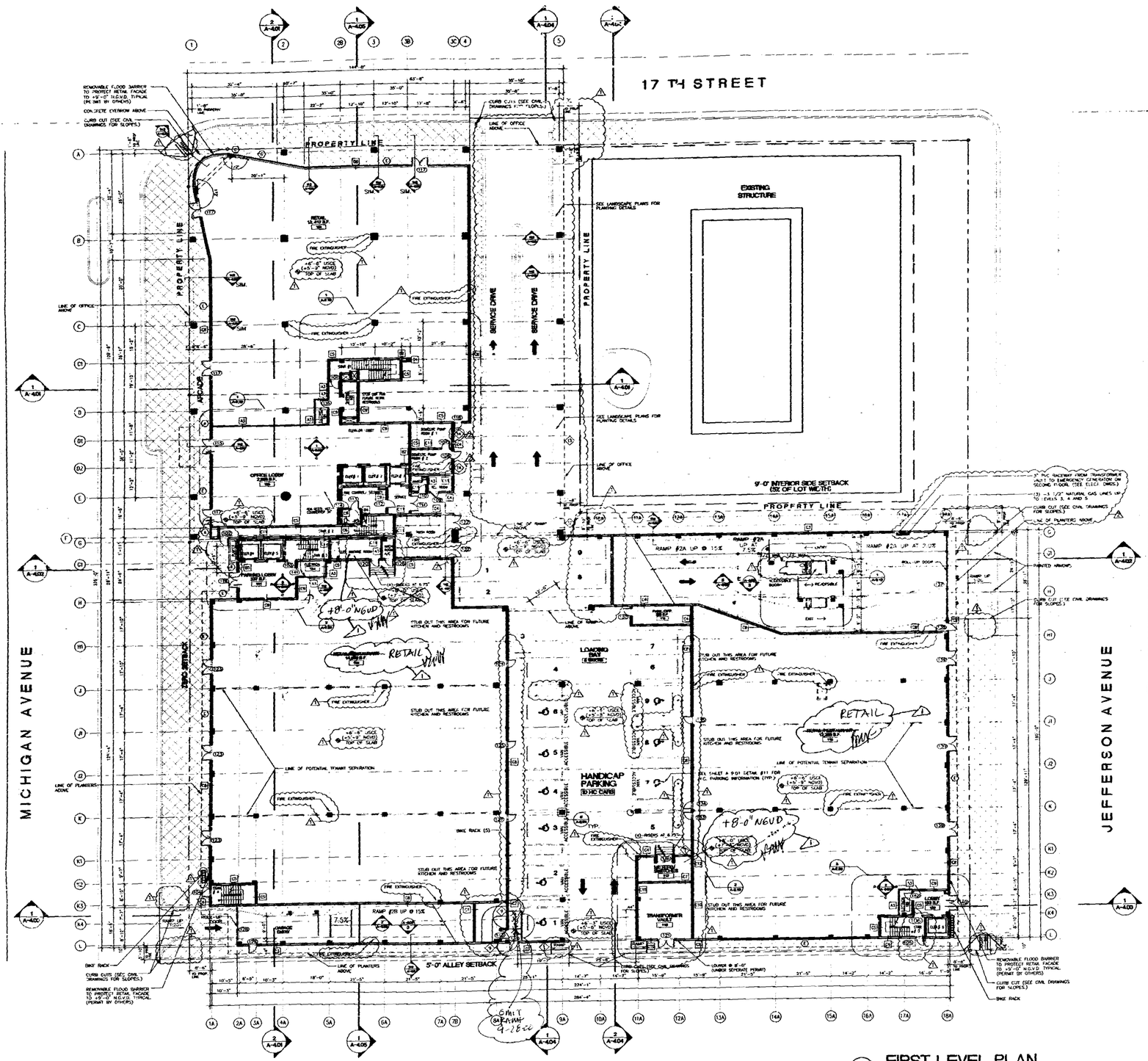
Revision	Date
1 - PLANNING COMMENTS	06-16-00
2 - PLANNING COMMENTS	08-17-00

SEALED/DATE 8-2-00

Signature

Sheet No. A-0.03

SITE LINE DIAGRAM



1 FIRST LEVEL PLAN
SCALE: 1/16"-1'-0"

NOTES:
1) ALL ENCLOSED AREAS BELOW +8'-0" NGVD (TRASH ROOM, ETC.) TO BE FLOODPROOFED. SEE SHEET A-0.09 DETAIL #4.
2) REMOVABLE FLOOD BARRIER TO PROTECT RETAIL FACADES UP TO +9'-0" NGVD. UNDER SEPARATE PERMIT.
3) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
4) STUB OUT EACH POTENTIAL RETAIL SPACE FOR FUTURE RESTROOMS AND/OR KITCHENS IN LOCATIONS SHOWN ON PLAN.
5) ALL FLOOR PLANS ARE SHOWN AT 4'-0" ABOVE FINISHED FLOOR.
6) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM. (U.S.C.E.)
7, FUTURE RETAIL RESTROOMS TO MEET ALL REQUIREMENTS FOR BABY CHANGING STATIONS. MB 10-30-00

OFFICE CURVE EYEBROW LEGEND

EYEBROW NO.	LOCATION	DIMENSIONS	
		TOTAL INTERIOR ARC LENGTH	TOTAL EXTERIOR ARC LENGTH
OE1A	1ST LEVEL-HEADER	47'-10.5"	52'-0"

NOTES: 1) REFER TO A-8.11 FOR EYEBROW DETAILS.
2) TYPICAL EYEBROW RADII SEE 7/A-8.11
3) CURVED EYEBROWS FROM LEVEL 1 THRU LEVEL 6 TO BE INTEGRAL CONCRETE.
2) CURVED EYEBROWS ABOVE ROOF LEVEL TO BE METAL

ROAD, FIRE, SCHOOL IMPACT FEE PAID FEB 23 2001 MIAMI-DADE COUNTY APPROVED

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PLUMBING
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MECHANICAL
FIRE PREVENTION
ENGINEERING
PUBLIC WORKS
STRUCTURAL
ACCESSIBILITY
ELEVATOR

N

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17th STREET
MIAMI BEACH, FLORIDA

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MIAMI, FL 33166
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PARKING CONSULTANT
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(818) 986-1484 FAX (818) 986-8697

GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
9901 N.W. 17TH STREET, SUITE L
MIAMI, FL 33172
(305) 599-2399 FAX (305) 477-3257

KEY PLAN

PERMIT SET

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KI,JS,IH Approved by: AC

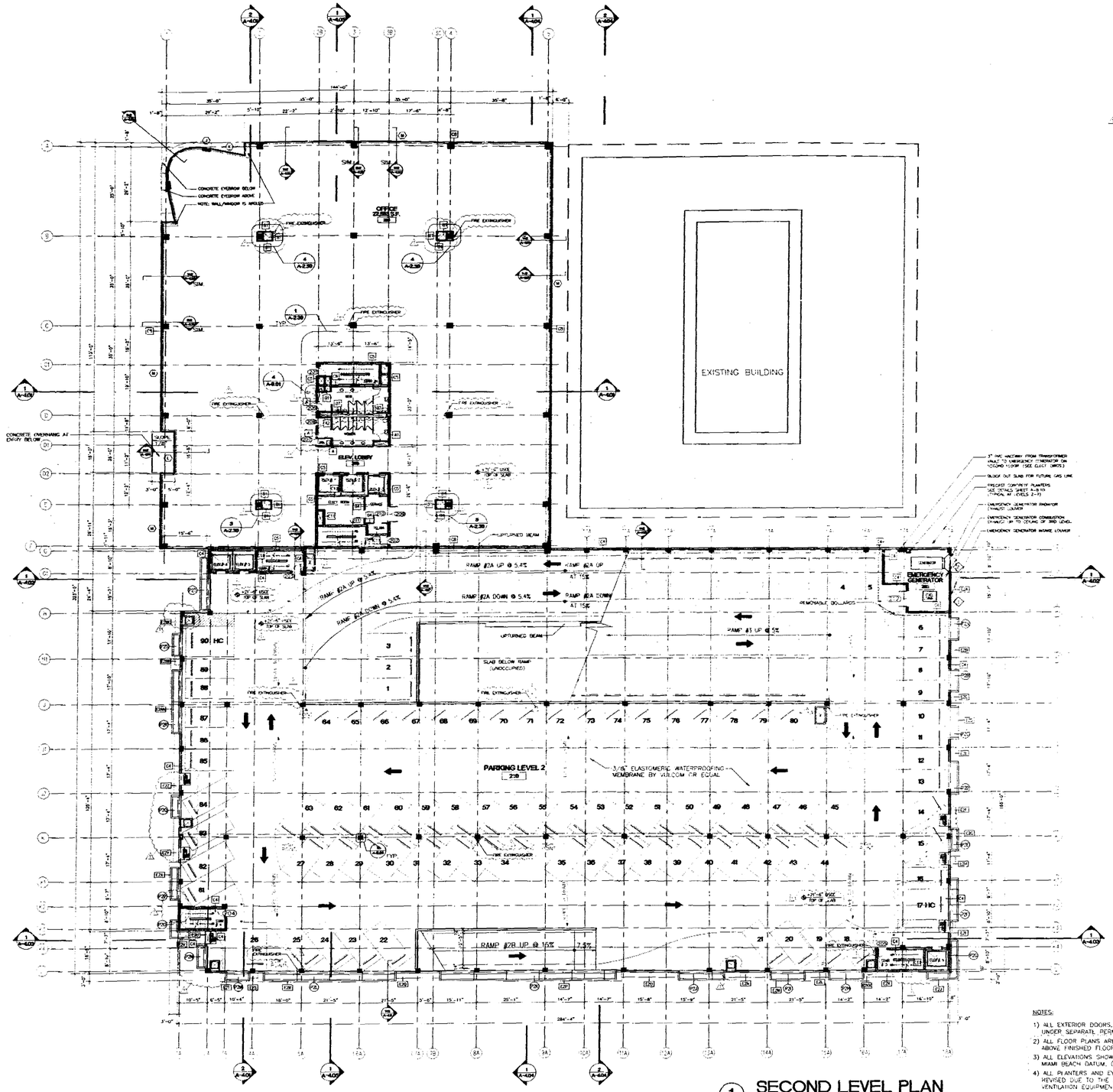
Revision/Date
- Permit Revision 05.08.00
- Construction Documents 05.17.00

SIGNATURE 8-10-00

Sheet No. A-1.10

FIRST LEVEL

9939



1 SECOND LEVEL PLAN
SCALE: 1/16"-1'-0"

PLANTER LEGEND

PLANTER NO.	LOCATION	TYPE	DIMENSIONS	
			LENGTH	
			TOTAL	MODULE
P2A	2ND-LEVEL	A	9'-0"	(1) 9'-0"
P2B	2ND-LEVEL	A	9'-0"	(1) 9'-0"
P2C	2ND-LEVEL	A	13'-0"	(1) 13'-0"
P2D	2ND-LEVEL	A	13'-0"	(1) 13'-0"
P2E	2ND-LEVEL	A	9'-0"	(1) 9'-0"
P2F	2ND-LEVEL	A A	17'-0"	(1) 13'-0" (1) 4'-0"
P2G	2ND-LEVEL	C C	27'-0"	(1) CORNER (1) 13'-0" (1) 9'-0"
P2H	2ND-LEVEL	A	13'-0"	(1) 13'-0"
P2I	2ND-LEVEL	A	13'-0"	(1) 13'-0"
P2J	2ND-LEVEL	A A	17'-0"	(1) 13'-0" (1) 4'-0"
P2K	2ND-LEVEL	A A	65'-0"	(5) 13'-0" (1) 4'-0"
P2L	2ND-LEVEL	A	49'-0"	(4) 13'-0"
P2M	2ND-LEVEL	A	9'-0"	(1) 9'-0"
P2N	2ND-LEVEL	A	9'-0"	(1) 9'-0"
P2O	2ND-LEVEL	C	15'-0"	(2) 4'-0" (1) CORNER
P2P	2ND-LEVEL	A A	13'-0"	(1) 4'-0" (1) 9'-0"
P2Q	2ND-LEVEL	A	9'-0"	(1) 9'-0"
P2R	2ND-LEVEL	A	25'-0"	(2) 13'-0"
P2S	2ND-LEVEL	A	9'-0"	(1) 9'-0"
P2T	2ND-LEVEL	A	21'-0"	(1) 13'-0" (1) 9'-0"

REFER TO A-8.10 FOR PRECAST PLANTER DETAILS.

EYEBROW LEGEND

EYEBROW NO.	TYPE	DIMENSIONS	
		LOCATION SEE SHEET 7/A-8.11	LENGTH TOTAL
E2A	5	E	27'-6"
E2B	5	E	17'-3"
E2C	5	E	5'-5"
E2D	1	A	11'-8"
E2E	5	E	8'-8"
E2F	5	E	13'-2"
E2G	1	B	9'-4"
E2H	5	E	13'-6"
E2I	5	E	7'-2"
E2J	4	B	14'-1" + 7'-11"
E2K	5	E	17'-10"
E2AA	1	A	6'-6"
E2L	5	E	8'-5"
E2M	3	A	17'-0"
E2N	5	E	16'-11"
E2O	5	E	22'-9"
E2P	1	A	43'-11"
E2Q	5	E	15'-10"
E2R	1	A	46'-0"
E2S	5	E	4'-11"
E2T	1	A	7'-0"
E2U	5	E	5'-8"
E2V	1	C	5'-6"
E2X	1	A	31'-11"
E2Y	5	E	15'-0"
E3Z	5	E	24'0"+14'0"
E2AA	1	A	18'-0"
E3BB	5	E	5'-6"
E2CC	5	E	9'-5"

NOTES: 1) REFER TO A-8.11 FOR EYEBROW DETAILS.
*2) EYEBROW HEIGHTS ARE MEASURED FROM TOP OF PLANTER TO THE TOP OF THE EYEBROW.

OFFICE CURVE EYEBROW LEGEND

EYEBROW NO.	LOCATION	DIMENSIONS	
		TOTAL INTERIOR ARC LENGTH	TOTAL EXTERIOR ARC LENGTH
CE2A	2ND LEVEL-HEADER	16'-2"	19'-1"
CE2B	2ND LEVEL-SILL	29'-0"	32'-9-1/2"

NOTES: 1) REFER TO A-8.11 FOR EYEBROW DETAILS.
2) TYPICAL EYEBROW RADII SEE 1/A-8.11
3) CURVED EYEBROWS FROM LEVEL 1 THRU LEVEL 6 TO BE INTEGRAL CONCRETE
4) CURVED EYEBROWS ABOVE ROOF LEVEL TO BE METAL

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2) ALL FLOOR PLANS ARE SHOWN AT 4'-0" ABOVE FINISHED FLOOR.
3) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM. (U.S.C.E.)
4) ALL PLANTERS AND EYEBROWS HAVE BEEN REVISED DUE TO THE ADDITION OF MECHANICAL VENTILATION EQUIPMENT.

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ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:
FOR BUILDING PERMIT
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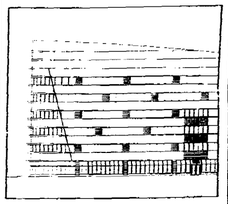

THE LINCOLN
SOUTH BEACH
17th STREET
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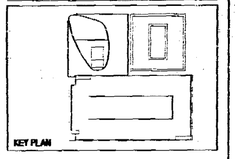

KEY PLAN

PERMIT SET

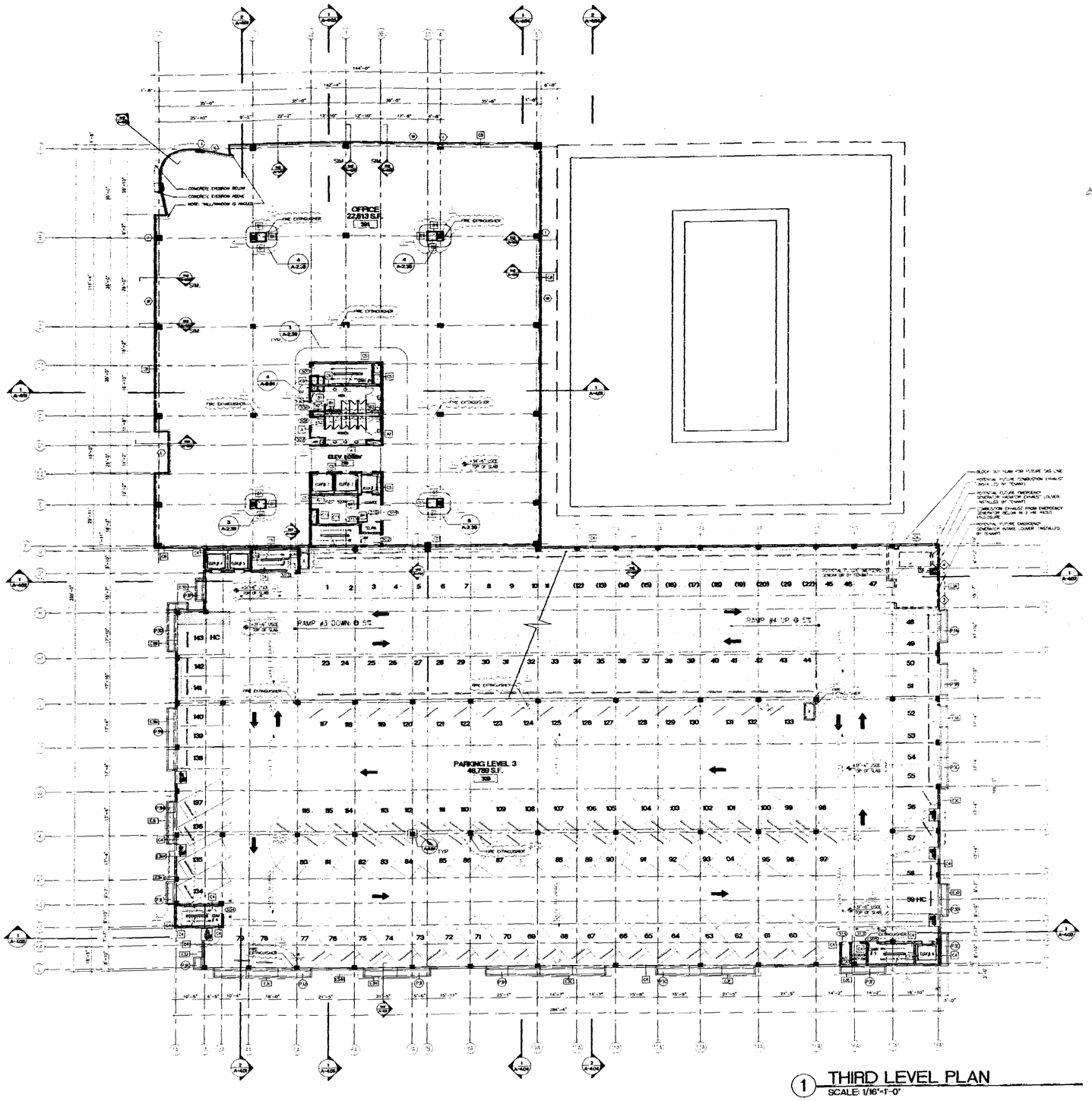
Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KI,JS,JH Approved by: AC

Revision/Date

Signature

Sheet No. A-1.20

SECOND LEVEL



1 THIRD LEVEL PLAN
SCALE: 1/16"=1'-0"

PLANTER LEGEND

PLANTER NO.	LOCATION	TYPE	DIMENSIONS	
			LENGTH	
			TOTAL	MODULE
P3A	3RD-LEVEL	A	13'-0"	(1) 12'-0"
P3B	3RD-LEVEL	B	13'-0"	(1) 12'-0"
P3C	3RD-LEVEL	B B	33'-0"	(2) 12'-0" (1) 8'-0"
P3D	3RD-LEVEL	B	13'-0"	(1) 12'-0"
P3E	3RD-LEVEL	C	13'-0"	(1) 12'-0"
P3F	3RD-LEVEL	A A	17'-0"	(1) 4'-0" (1) 12'-0"
P3G	3RD-LEVEL	B	37'-0"	(2) 12'-3"
P3H	3RD-LEVEL	B B	45'-0"	(3) 12'-0" (1) 8'-0"
P3I	3RD-LEVEL	A	25'-9"	(2) 12'-0"
P3J	3RD-LEVEL	B	37'-0"	(3) 12'-0"
P3K	3RD-LEVEL	B	5'-0"	(1) 4'-0"
P3L	3RD-LEVEL	A	9'-0"	(1) 8'-0"
P3M	3RD-LEVEL	B B	17'-0"	(1) 12'-0" (1) 4'-0"
P3N	3RD-LEVEL	B B B	25'-0"	(1) 12'-0" (1) 8'-0" (1) 4'-0"
P3O	3RD-LEVEL	A A A	27'-0"	(1) 12'-0" (1) CORNER (2) 4'-0"
P3P	3RD-LEVEL	A	9'-0"	(1) 8'-0"

REFER TO A-8.10 FOR PRECAST PLANTER DETAILS.

EYEBROW LEGEND

EYEBROW NO.	TYPE	DIMENSIONS	
		SECTION (SEE SHEET 9/A-8.11)	LENGTH TOTAL
E3A	1	C	13'-0"
E3B	1	C	12'-0"
E3C	5	E	21'-6"
E3D	1	B	13'-5"
E3E	3	B	21'-0"
E3F	1	D	33'-10"
E3G	1	A	29'-0"
E3H	1	A	21'-10"
E3HH	5	E	11'-9"
E3I	1	D	33'-10"
E3J	1	A	6'-1"
E3K	1	B	7'-5"
E3KK	5	E	12'-0"
E3L	1	A	12'-9"
E3M	1	D	21'-3"
E3N	2	D	15'-0"
E3O	1	A	9'-4"

NOTES: 1) REFER TO SHEET A-8.11 FOR EYEBROW DETAILS
2) EYEBROW HEIGHTS ARE MEASURED FROM THE TOP OF THE PLANTER TO THE TOP OF THE EYEBROW

OFFICE CURVE EYEBROW LEGEND

EYEBROW NO.	LOCATION	DIMENSIONS	
		TOTAL INTERIOR ARC LENGTH	TOTAL EXTERIOR ARC LENGTH
CE3A	3RD LEVEL-HEADER	29'-1"	32'-8"
CE3B	3RD LEVEL SILL	22' 7.5"	26'-1"

NOTES: 1) REFER TO A-8.11 FOR EYEBROW DETAILS
2) TYPICAL EYEBROW RADII SEE 7/A-8.11
3) CURVED EYEBROWS FROM LEVEL 1 THRU LEVEL 6 TO BE INTEGRAL CONCRETE.
4) CURVED EYEBROWS ABOVE ROOF LEVEL TO BE METAL

NOTES:

1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2) ALL FLOOR PLANS ARE SHOWN AT 4'-0" ABOVE FINISHED FLOOR.
3) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM. (U.S.C.E.)
4) ALL PLANTERS AND EYEBROWS HAVE BEEN REVISED DUE TO THE ADDITION OF MECHANICAL VENTILATION EQUIPMENT.

FOR BUILDING PERMIT
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ENGINEERING
PUBLIC WORKS
STRUCTURAL
ACCESSIBILITY
ELEVATOR

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MIAMI BEACH, FLORIDA

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KEY PLAN

PERMIT SET

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,JS,JH Approved by: AC

Revision/Date
PLANNING BOARD SUBMITTAL 05-15-00
PLANNING BOARD SUBMITTAL 06-15-00

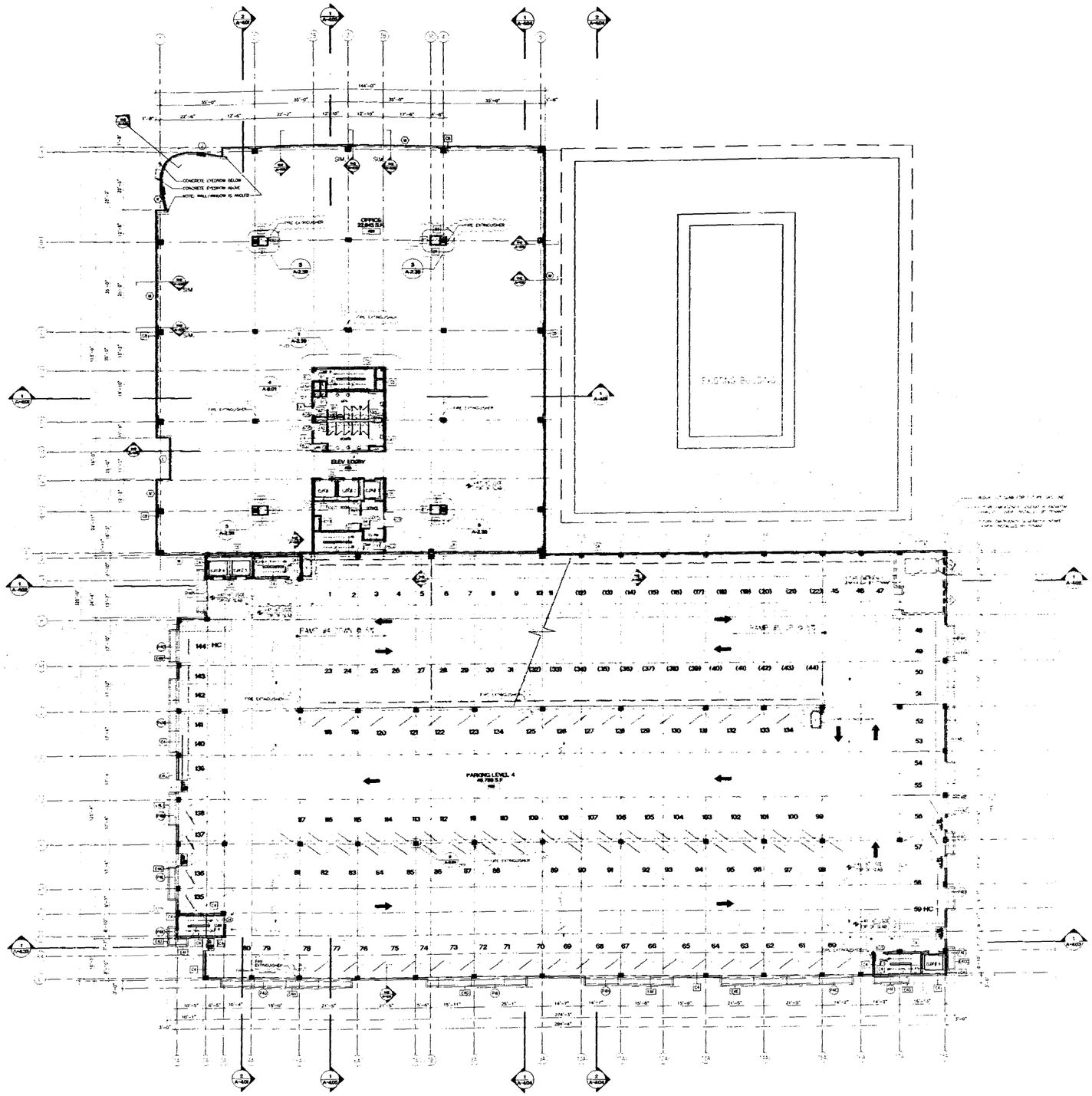
SUBMISSION: 8-8-00

SIGNATURE

Sheet No. A-1.30

THIRD LEVEL

A00048



PLANTER LEGEND

PLANTER NO.	LOCATION	TYPE	DIMENSIONS	
			LENGTH	
			TOTAL	MODULES
P4A	4TH-LEVEL	B B	33'-0"	(1) 8'-0" (2) 12'-0"
P4B	4TH-LEVEL	B B	21'-0"	(1) 8'-0" (1) 12'-0"
P4C	4TH-LEVEL	B	8'-0"	(1) 8'-0"
P4D	4TH-LEVEL	B	8'-0"	(1) 8'-0"
P4E	4TH-LEVEL	C	8'-0"	(1) 8'-0"
P4F	4TH-LEVEL	C	13'-0"	(1) 12'-0"
P4G	4TH-LEVEL	B	49'-0"	(4) 12'-0"
P4H	4TH-LEVEL	A A	33'-0"	(2) 12'-0" (1) 8'-0"
P4I	4TH-LEVEL	B B B	61'-0"	(2) 12'-0" (1) 4'-0" (1) 8'-0"
P4J	4TH-LEVEL	A	49'-0"	(4) 12'-0"
P4K	4TH-LEVEL		15'-0"	(1) COPPER (1) 4'-0"
P4L	4TH-LEVEL	A	13'-0"	(1) 12'-0"
P4M	4TH-LEVEL	A	13'-0"	(1) 12'-0"
P4N	4TH-LEVEL	B B	29'-0"	(1) 12'-0" (2) 8'-0"
P4O	4TH-LEVEL	B	13'-0"	(1) 12'-0"
P4P	4TH-LEVEL	A	13'-0"	(1) 12'-0" (1) 4'-0"

REFER TO SHEET A-8.01 FOR PRECAST PLANTER DETAILS

EYEBROW LEGEND

EYEBROW NO.	TYPE	DIMENSIONS
		TOTAL
E4A		4'-0"
E4B		13'-3"
E4C		13'-3"
E4D		9'-4"
E4E		13'-3"
E4F		33'-0"
E4G		13'-3"
E4H		29'-6"
E4I		34'-0"
E4J		13'-3"
E4K		6'-0"
E4L		13'-3"
E4M		4'-0"
E4N		13'-3"
E4O		33'-0"

NOTE: REFER TO SHEET A-8.01 FOR EYEBROW DETAILS

OFFICE CURVE EYEBROW LEGEND

EYEBROW NO.	LOCATION	DIMENSIONS	
		TOTAL INTERIOR ARC LENGTH	TOTAL EXTERIOR ARC LENGTH
E4AA	4TH LEVEL WATER	16'-2"	19'-1"
E4AB	4TH LEVEL SAL	11'-10"	13'-0"

NOTES: REFER TO A-8.01 FOR EYEBROW DETAILS
TYPICAL EYEBROW RAILING IS A-8.01
ALL GLASS EYEBROWS FROM LEVEL 1 THRU LEVEL 6 TO BE
NO RAIL ON CURB
ALL CURVED EYEBROWS ABOVE FOUR LEVEL TO BE METAL

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2) ALL FLOOR PLANS ARE SHOWN AT 4'-0" ABOVE FINISHED FLOOR.
3) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM. (U.S.G.S.)
4) ALL PLANTERS AND EYEBROWS HAVE BEEN REVISED DUE TO THE ADDITION OF MECHANICAL VENTILATION EQUIPMENT.

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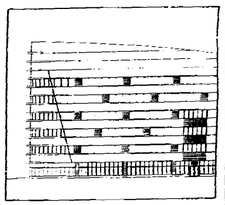
ELECTRICAL:		11/8/00
MECHANICAL:		11/8/00
FIRE PREVENTION:		
ENGINEERING:		
PUBLIC WORKS:		
STRUCTURAL:		
ACCESSIBILITY:		
ELEVATOR:		

1 FOURTH LEVEL PLAN
SCALE: 1/16"=1'-0"



THE LINCOLN
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17th STREET
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KEY PLAN

PERMIT SET

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,JS,IH Approved by: AC

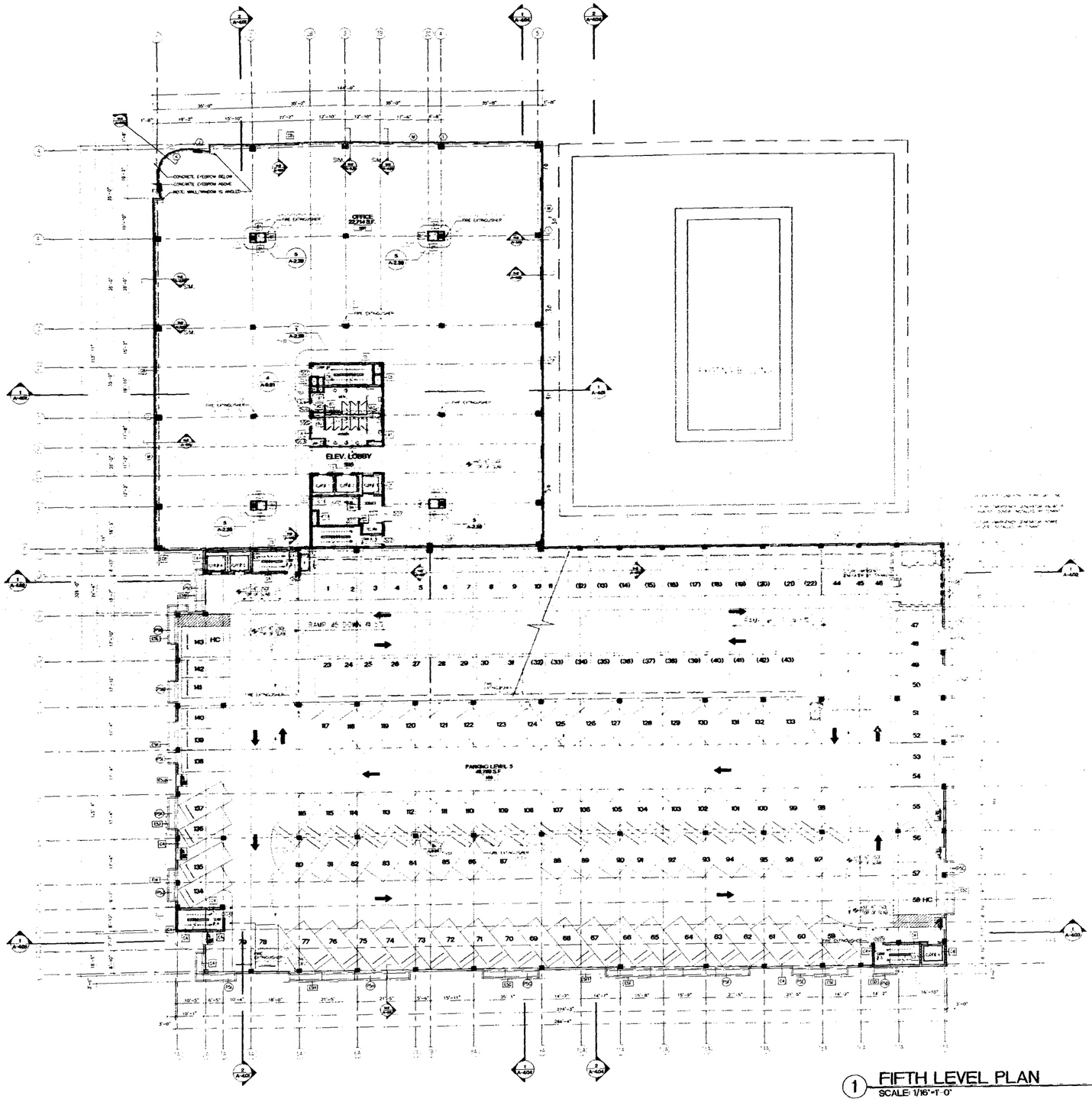
Revision:	Date

8-2-00

Signature

Sheet No. A-1.40

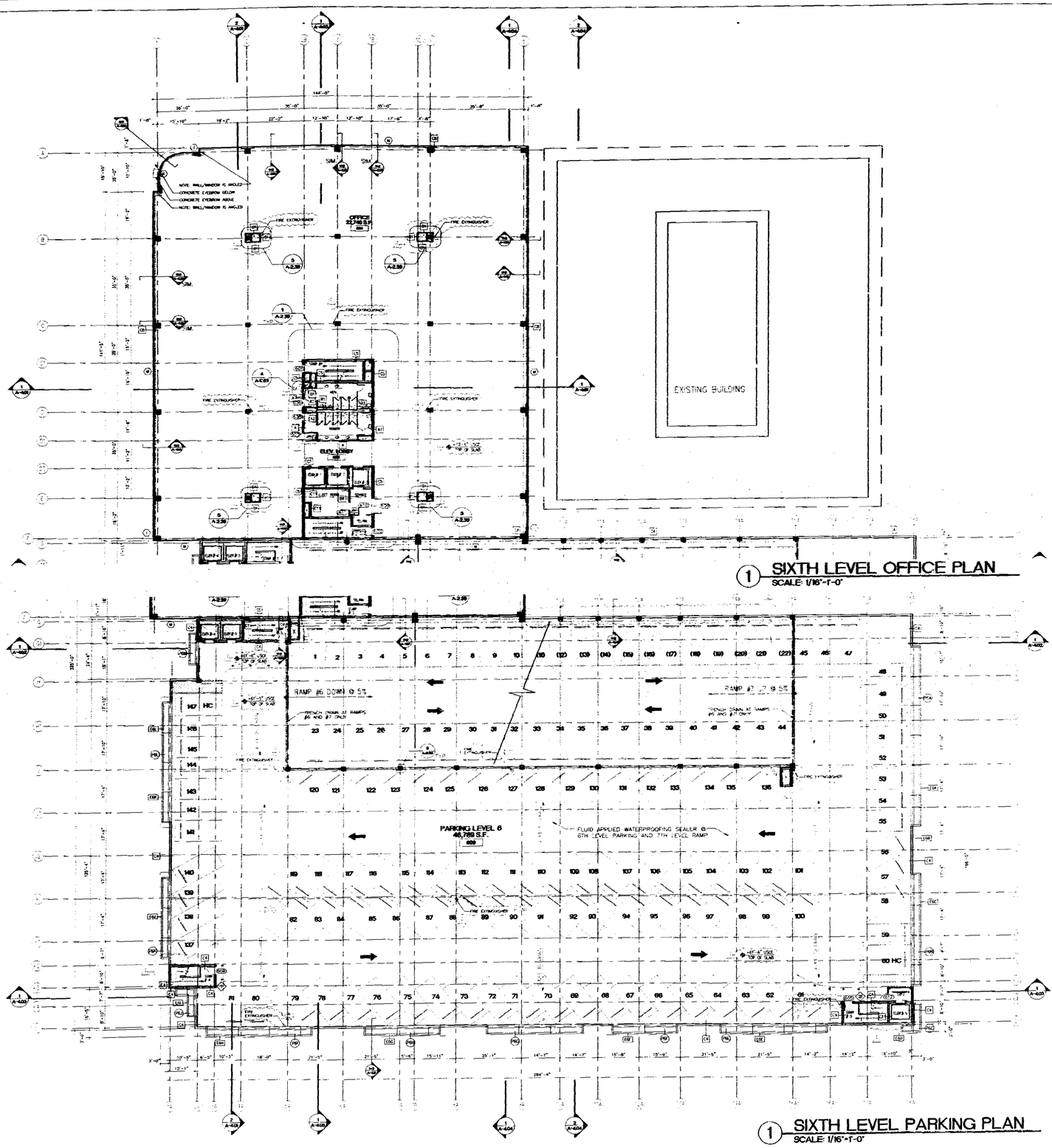
FOURTH LEVEL



1 FIFTH LEVEL PLAN
SCALE: 1/16"=1'-0"

PLANTER LEGEND

PLANTER NO.	LOCATION	TYPE	DIMENSIONS
			DIA. / LENGTH
P5A	5TH LEVEL	B	3'-0" / 13'-8"
P5B	5TH LEVEL	A	29'-10" / 40'-12"-0"
P5C	5TH LEVEL	B	27'-0" / 13'-8"
		B	13'-8"
P5D	5TH LEVEL	C	9'-0" / 13'-8"
P5E	5TH LEVEL	A	13'-8"
		A	13'-8"
P5F	5TH LEVEL	B	53'-0" / 40'-12"-0"
		B	7'-4"-0"
P5G	5TH LEVEL	B	27'-0" / 13'-8"
P5H	5TH LEVEL	B	45'-0" / 13'-8"
P5I	5TH LEVEL	B	9'-0" / 13'-8"
		A	13'-8"
		A	13'-8"
		A



1 SIXTH LEVEL OFFICE PLAN
SCALE: 1/16"-1'-0"

1 SIXTH LEVEL PARKING PLAN
SCALE: 1/16"-1'-0"

PLANTER LEGEND

PLANTER NO.	LOCATION	TYPE	DIMENSIONS LENGTH TOTAL	DIMENSIONS LENGTH MODULES
P6A	6TH-FLOOR	B	73'-0"	(6) 12'-0"
P6B	6TH-FLOOR	A A	45'-0"	(3) 12'-0" (1) 9'-0"
P6C	6TH-FLOOR	C C	19'-0"	(1) 4'-0" (3) 12'-0" (1) CORNER
P6D	6TH-FLOOR	A A	41'-0"	(3) 12'-0" (1) 4'-0"
P6E	6TH-FLOOR	B	25'-0"	(2) 12'-0"
P6F	6TH-FLOOR	A	37'-0"	(3) 12'-0"
P6G	6TH-FLOOR	A A	15'-0"	(2) 12'-0" (1) 4'-0"
P6H	6TH-FLOOR	A A	41'-0"	(3) 12'-0" (1) 4'-0"
P6I	6TH-FLOOR	B C	15'-0"	(1) 8'-0" (1) 4'-0" (1) CORNER
P6J	6TH-FLOOR	A A	33'-0"	(2) 12'-0" (1) 8'-0"
P6K	6TH-FLOOR	B	49'-0"	(4) 12'-0"
P6L	6TH-FLOOR	B	13'-0"	(1) 12'-0"

REFER TO SHEET A-8.10 FOR PRECAST PLANTER DETAILS

EYEBROW LEGEND

EYEBROW NO.	TYPE	DIMENSIONS *LOCATION (SEE SHEET 9/A.8.11)	DIMENSIONS LENGTH
E6A	2	B	26'-4"
E6B	5	E	19'-2"
E6C	2	C	23'-5"
E6D	1	C	8'-0"
E6E	2	D	23'-6"
E6F	1	C	19'-0"
E6G	1	A	25'-0"
E6H	1	D	32'-6"
E6I	1	D	10'-6"
E6J	1	C	29'-1"
E6K	1	A	23'-3"
E6L	1	1	15'-6"

NOTES: 1) REFER TO SHEET A-8.11 FOR EYEBROW DETAILS.
2) EYEBROW HEIGHTS ARE MEASURED FROM THE TOP OF THE PLANTER TO THE TOP OF THE EYEBROW

OFFICE CURVE EYEBROW LEGEND

EYEBROW NO.	LOCATION	DIMENSIONS TOTAL INTERIOR ARC LENGTH	DIMENSIONS TOTAL EXTERIOR ARC LENGTH
E6A	6TH - 7TH LEVELS	16'-1"	19'-1"
E6B	6TH LEVEL - SILL	9'-9.5"	12'-0"

NOTES: 1) REFER TO A-8.11 FOR EYEBROW DETAILS
2) TYPICAL EYEBROWS FROM LEVEL 1 THRU LEVEL 6 TO BE INTEGRAL CONCRETE
3) CURVED EYEBROWS FROM LEVEL 1 THRU LEVEL 6 TO BE INTEGRAL CONCRETE
4) CURVED EYEBROWS ABOVE ROOF LEVEL TO BE METAL

DESIGN REVIEW/HISTORIC PRESERVATION
FOR BUILDING PERMIT
DRB/HPB FILE #
DATE OF BOARD APPROVAL
DATE OF FINAL APPROVAL BY
BUILDING PERMIT CANNOT BE ISSUED
AFTER:
ANY MODIFICATIONS TO THESE PERMIT DRAWINGS
MUST BE REVIEWED AND APPROVED BY DESIGN
REVIEW/HISTORIC PRESERVATION STAFF PRIOR TO
THE SUBMITTAL OF A BUILDING PERMIT. ANY
MODIFICATIONS TO THE PERMIT DRAWINGS
SUBMITTED FOR THE BUILDING PERMIT
NOT REVIEWED AND APPROVED BY DESIGN
REVIEW/HISTORIC PRESERVATION STAFF PRIOR
TO THE ISSUANCE OF THE BUILDING PERMIT
MAY RESULT IN DELAYS IN THE COMPLETION OF THE PROJECT

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVER UNDER SEPARATE PERMIT.
2) ALL FLOOR PLANS ARE SHOWN AT 4'-0" ABOVE FINISHED FLOOR.
3) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM. (U.S.C.E.)
4) ALL PLANTERS AND EYEBROWS HAVE BEEN REVISED DUE TO THE ADDITION OF MECHANICA VENTILATION EQUIPMENT.

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CITY OF MIAMI BEACH

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BUILDING:
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ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

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ADLER & SOLOMON, INC.
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KEY PLAN

PERMIT SET

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,JS,JH Approved by: AC

Revision/Date
1 PLANNING BOARD REVIEW
2 HISTORIC BOARD REVIEW

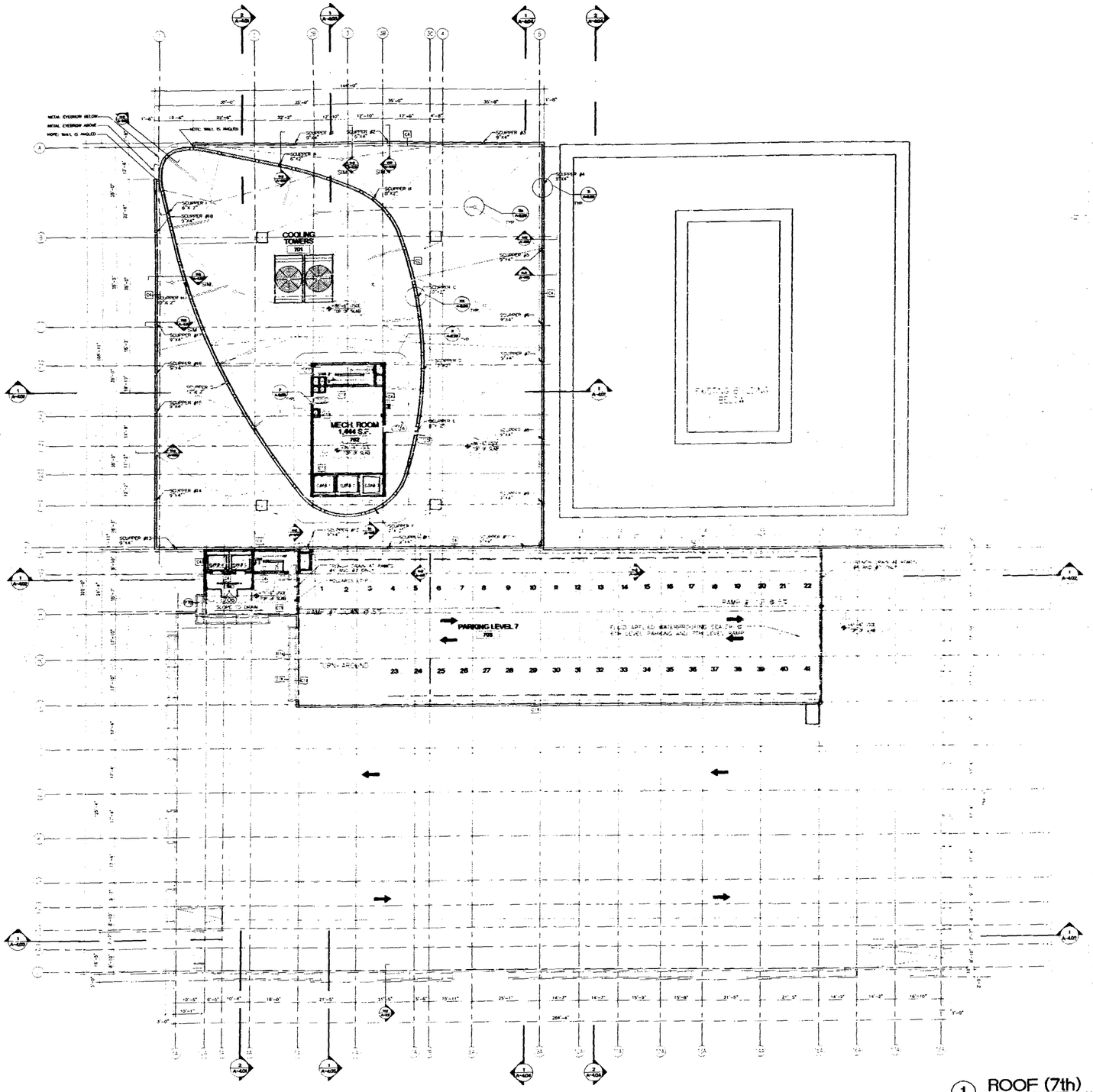
REVISIONS: 8-8-00

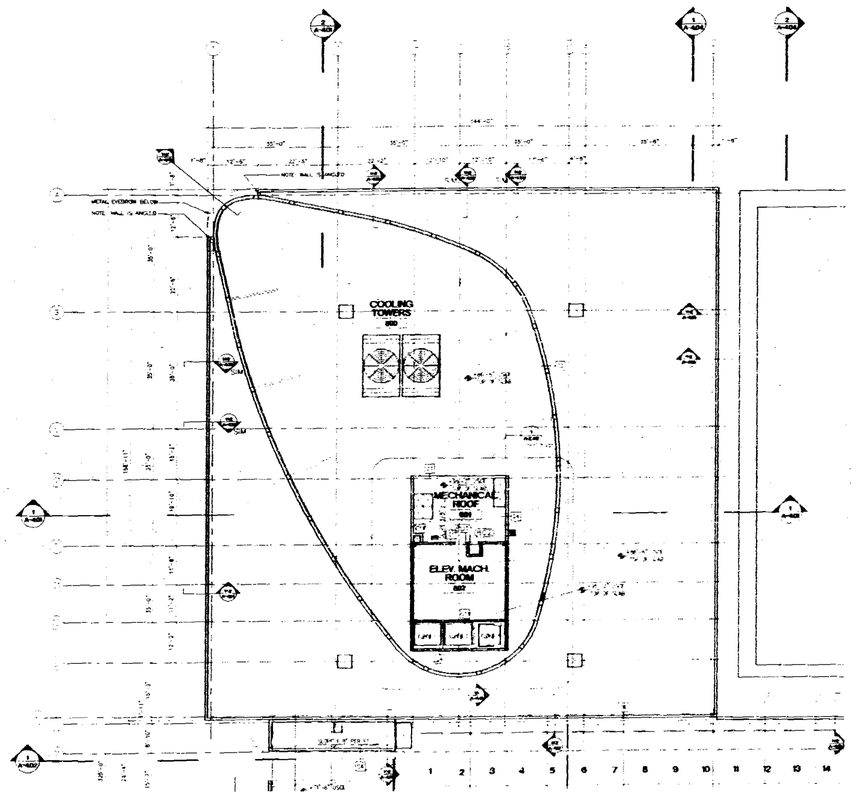
Signature

Sheet No. A-1.60

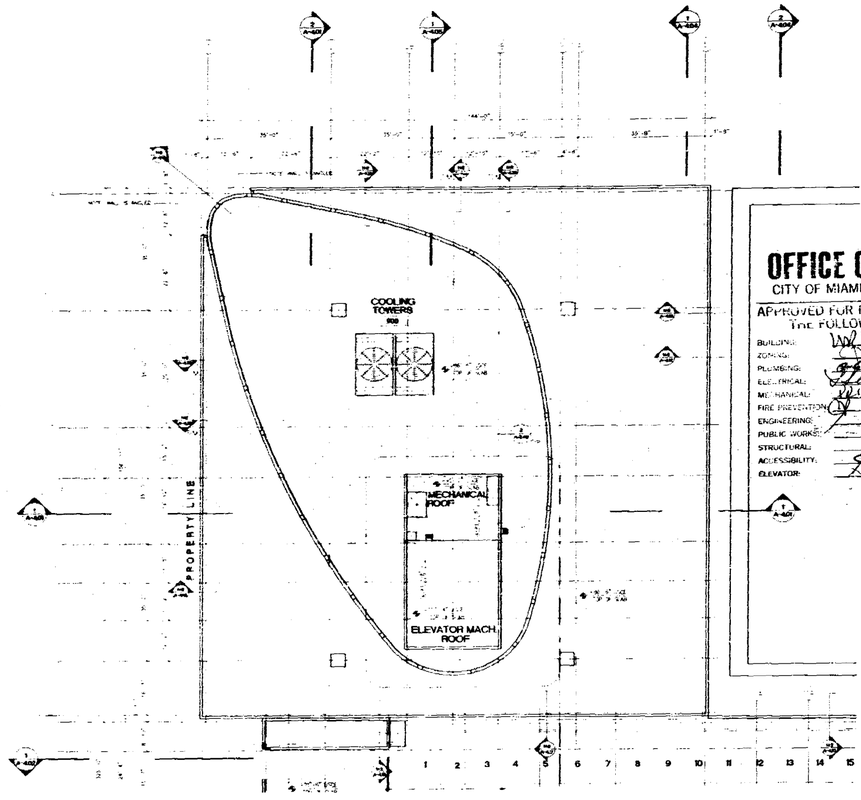
SIXTH LEVEL

A00044


COOLING TOWERS
MECH. ROOM 1,444 S.F.
PARKING LEVEL 7
RAMP 7 TO 8
RAMP 8 TO 9
RAMP 9 TO 10
RAMP 10 TO 11
RAMP 11 TO 12
RAMP 12 TO 13
RAMP 13 TO 14
RAMP 14 TO 15
RAMP 15 TO 16
RAMP 16 TO



(2) MACHINE ROOM LEVEL (8TH)
SCALE: 1/16"=1'-0"



(1) ROOF LEVEL (9TH)
SCALE: 1/16"=1'-0"

OFFICE CURVE EYEBROW LEGEND			
EYEBROW NO.	LOCATION	DIMENSIONS	
		TOTAL INTERIOR ARC LENGTH	TOTAL EXTERIOR ARC LENGTH
CEB-A	ROOF PARAPET FEATURE	28'-11.5"	32'-10"

NOTES: 1) REFER TO A-8.11 FOR EYEBROW DETAILS.
2) TYPICAL EYEBROW MASK SEE 7/A-8.11
3) CURVED EYEBROWS FROM LEVEL 1 THRU LEVEL 6 TO BE INTEGRAL CONCRETE
4) CURVED EYEBROWS ABOVE ROOF LEVEL TO BE METAL

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2) ALL FLOOR PLANS ARE SHOWN AT 4'-0" ABOVE FINISHED FLOOR.
3) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM. (U.S.C.E.)

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PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

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KEY PLAN

PERMIT SET

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,I,P,KC,KL,JS,JH Approved by: AC

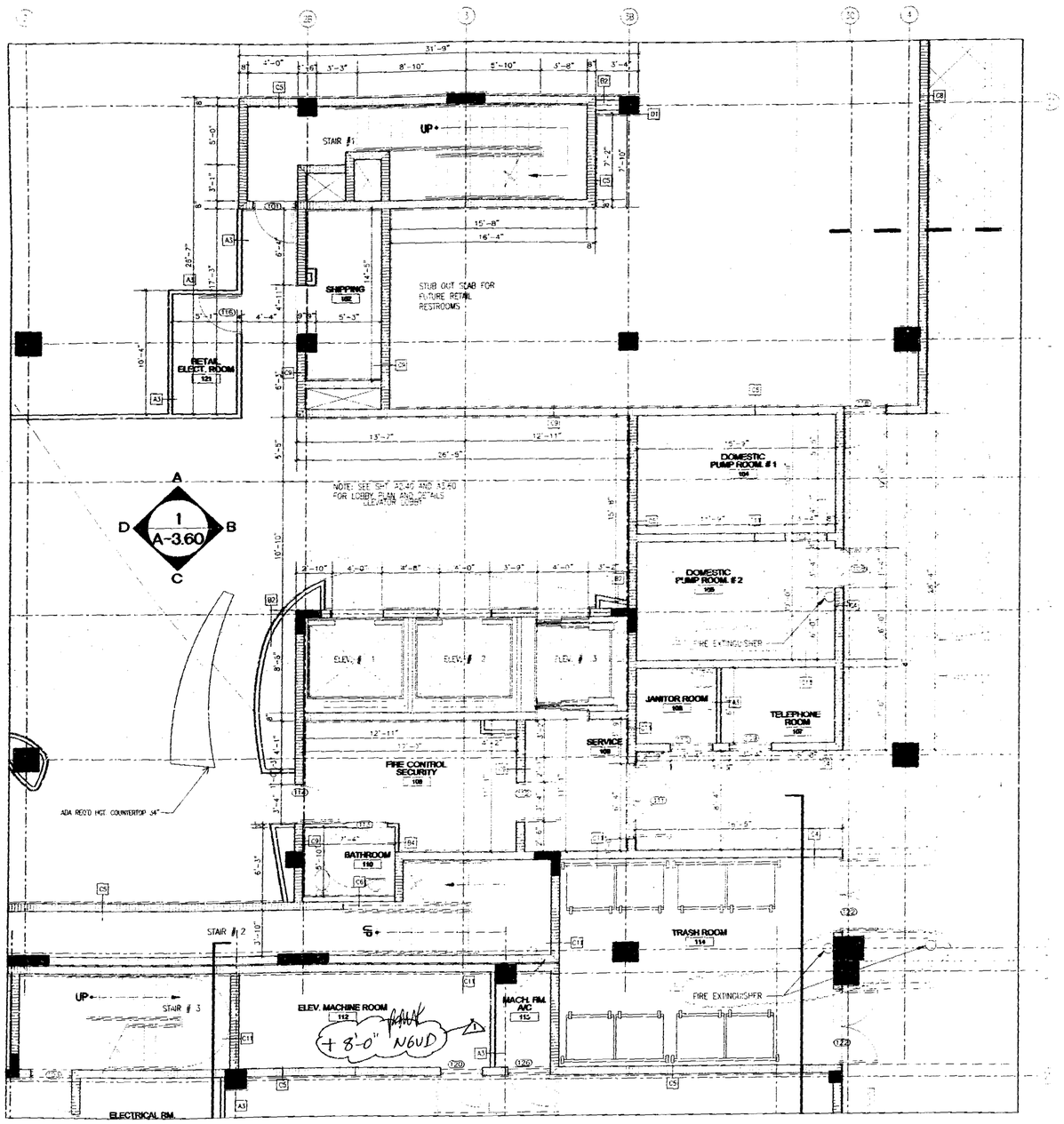
Revision/Date

8-8-00

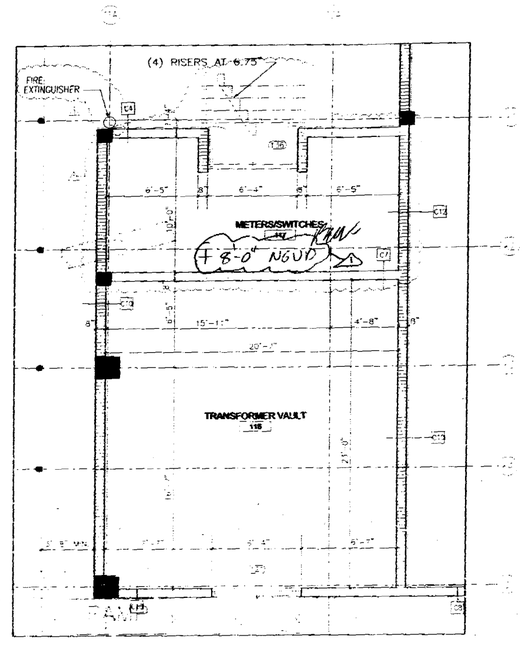
Sheet No. A-1.80

MECHANICAL LEVELS

A00046



OFFICE CORE
GROUND LEVEL PLAN
SCALE: 1/4"-1'-0" PARTIAL PLAN



TRANSFORMER VAULT/ METERS
GROUND LEVEL PLAN
SCALE: 1/4"-1'-0" PARTIAL PLAN

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM. (USCE)

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FIRE PREVENTION:	
ENGINEERING:	
PUBLIC WORKS:	
STRUCTURAL:	
ACCESSIBILITY:	
ELEVATOR:	

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8401 N.W. 17TH STREET, SUITE L
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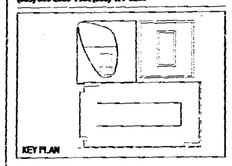


PERMIT SET

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KJ,SJH Approved by: AC

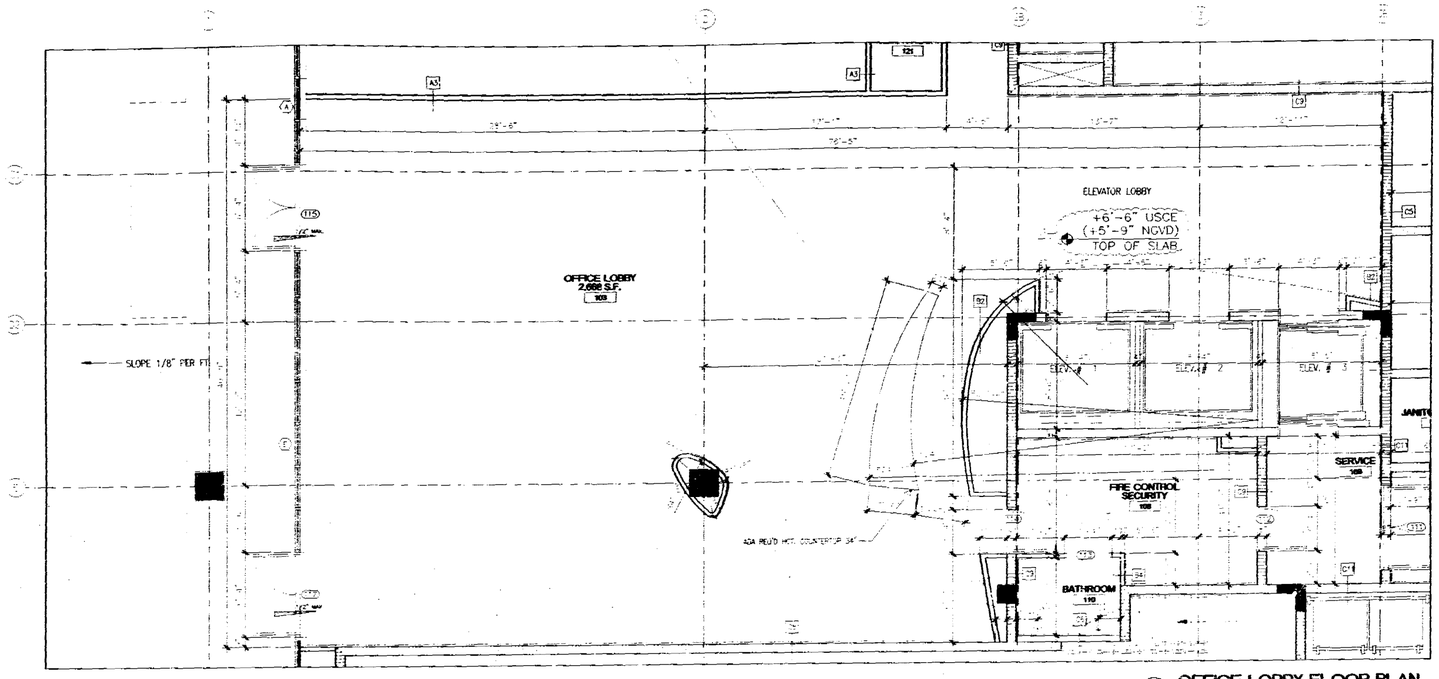
Revision/Date

8-8-00

Sheet No. A-2.10

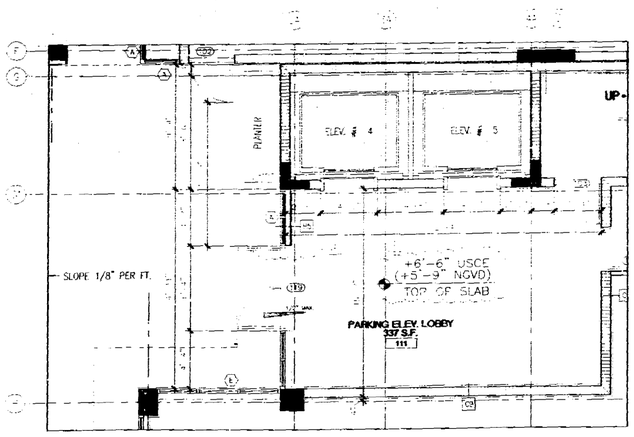
FIRST LEVEL

09-0047

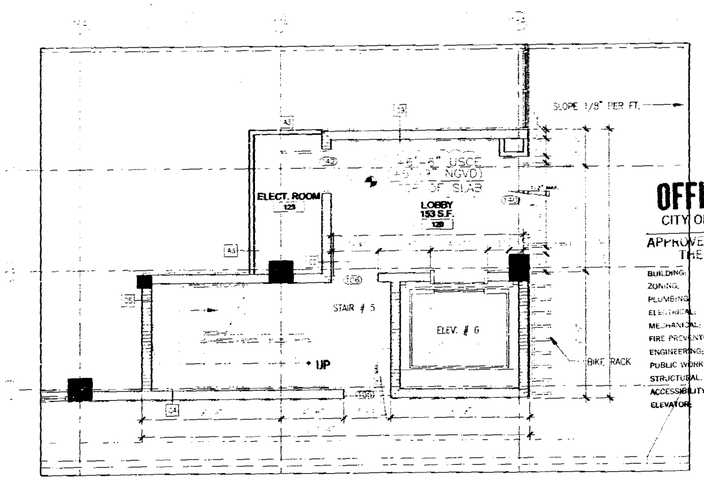


1 OFFICE LOBBY FLOOR PLAN
SCALE: 1/4"-1'-0"

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM. (USCE)



2 WEST GARAGE LOBBY FLOOR PLAN
SCALE: 1/4"-1'-0"



3 EAST GARAGE LOBBY FLOOR PLAN
SCALE: 1/4"-1'-0"

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CITY OF MIAMI BEACH
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BUILDING:
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MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

DESIGN REVIEW BOARD APPROVAL
FOR BUILDING PERMIT
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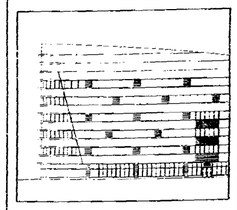

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8401 N.W. 17TH STREET, SUITE L
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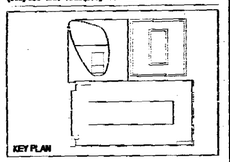
(305) 599-2369 FAX (305) 477-3297



PERMIT SET

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,RL,SJH Approved by: AC

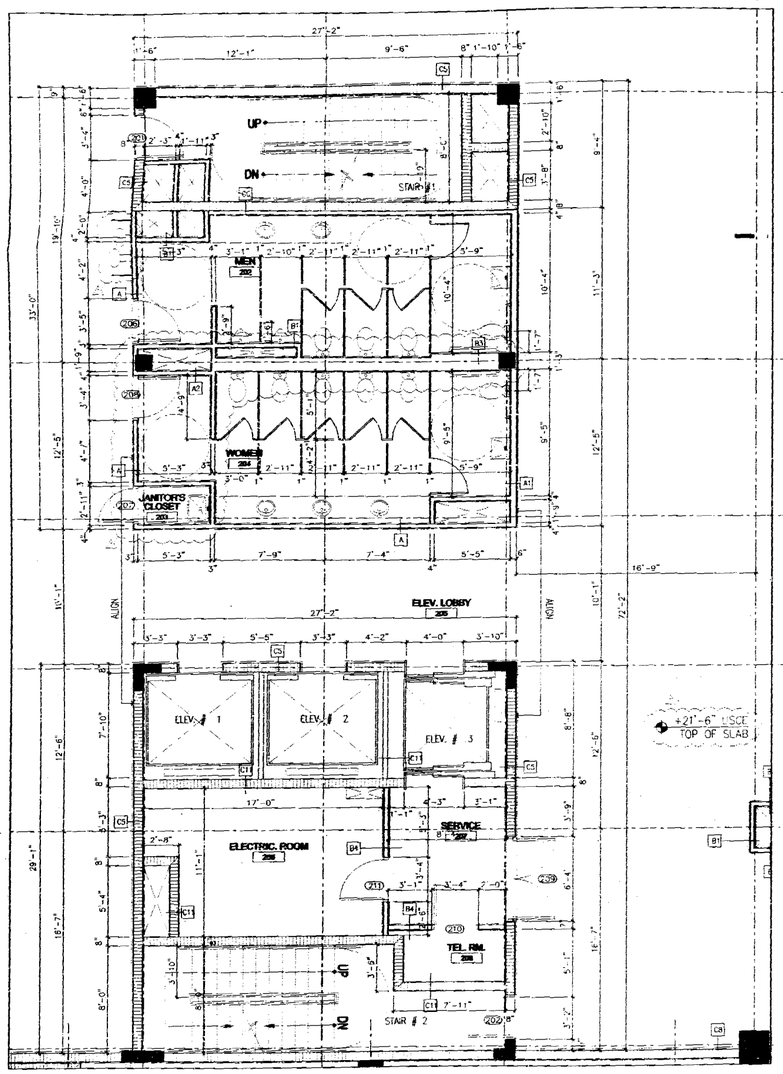
Revision/Date

8-8-00

Sheet No. A-2.20

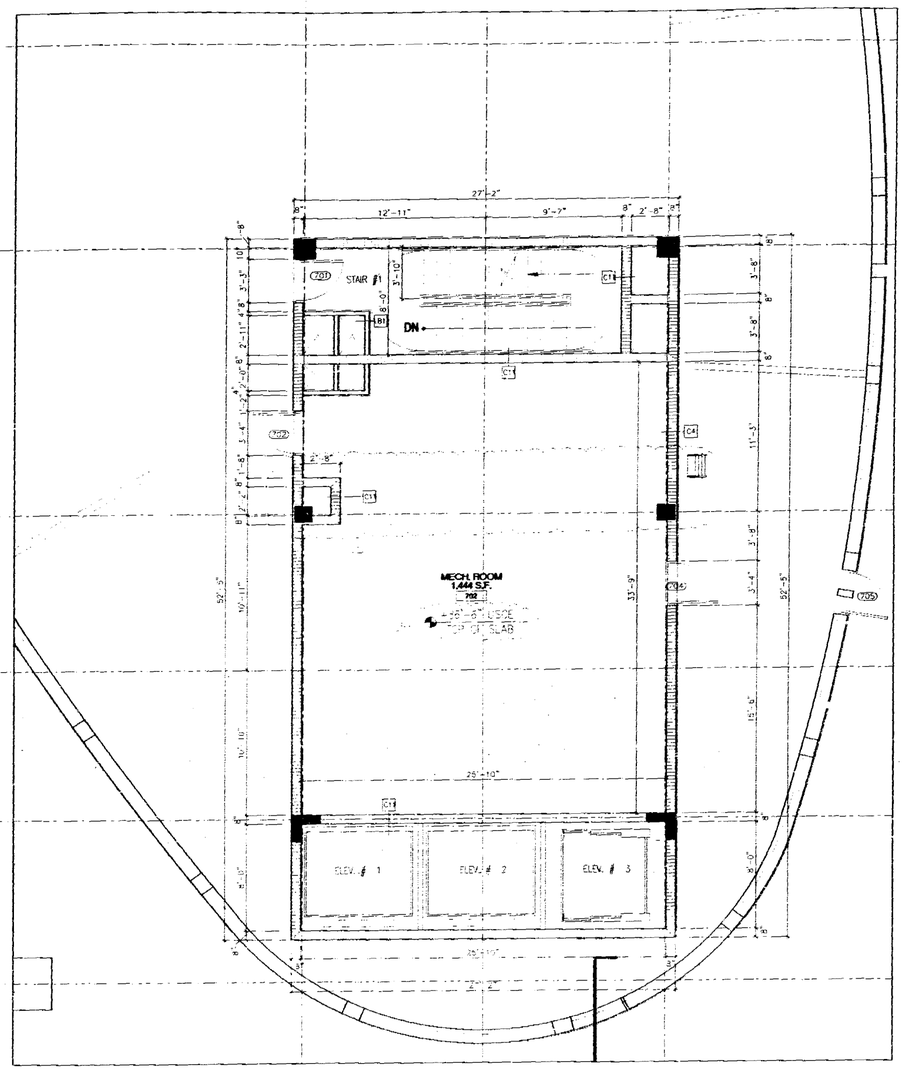
LOBBY PLANS
GROUND LEVEL

A-2.20

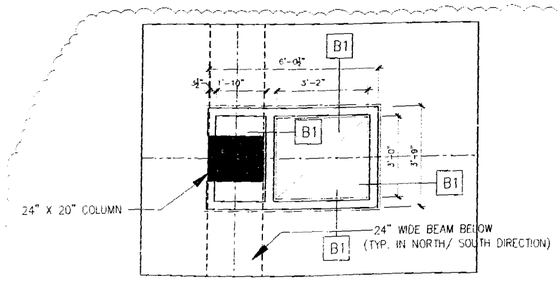


1 2ND LEVEL TYPICAL OFFICE CORE
SCALE: 1/4"=1'-0" PARTIAL PLAN

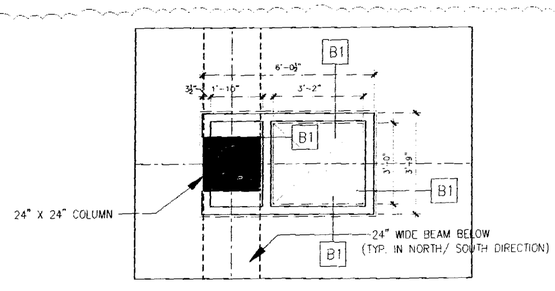
NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM. (USCGE)



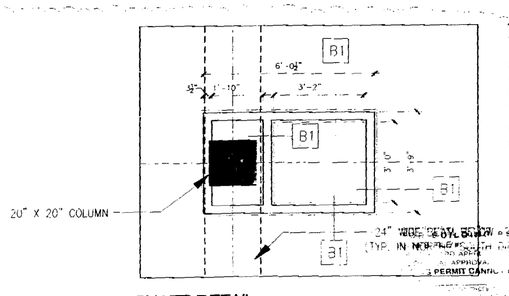
2 7TH LEVEL MECHANICAL ROOM
SCALE: 1/4"=1'-0" PARTIAL PLAN



3 SHAFT DETAIL
TYPICAL PLAN AT 24" X 20" INTERIOR OFFICE COLUMNS (LEVELS 2-6)
SCALE: 1/2"=1'-0" PARTIAL PLAN



4 SHAFT DETAIL
TYPICAL PLAN AT 24" X 24" INTERIOR OFFICE COLUMNS (LEVELS 2-6)
SCALE: 1/2"=1'-0" PARTIAL PLAN



5 SHAFT DETAIL
TYPICAL PLAN AT 20" X 20" INTERIOR OFFICE COLUMNS (LEVELS 2-6)
SCALE: 1/2"=1'-0" PARTIAL PLAN

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MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
CERTIFICATE OF APPROVAL
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(305) 673-2025 FAX (305) 673-0282

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INTERNATIONAL PARKING DESIGN, INC.
14144 VENTURA BLVD., SUITE 100
SHERMAN OAKS, CA 91423
(818) 986-1484 FAX (818) 986-9087

GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
8491 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 599-2388 FAX (305) 477-3257

KEY PLAN

PERMIT SET

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP/LP/CK/LJ/SJH Approved by: AC

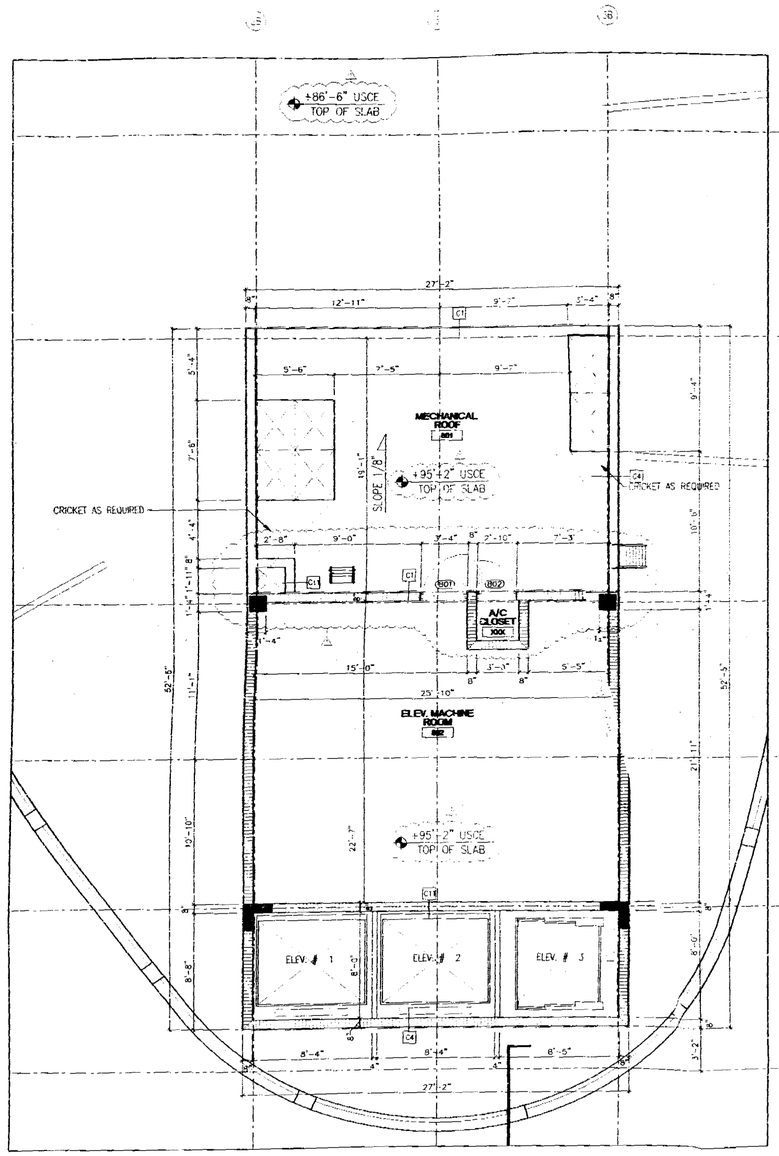
Revision/Date

3-3-00

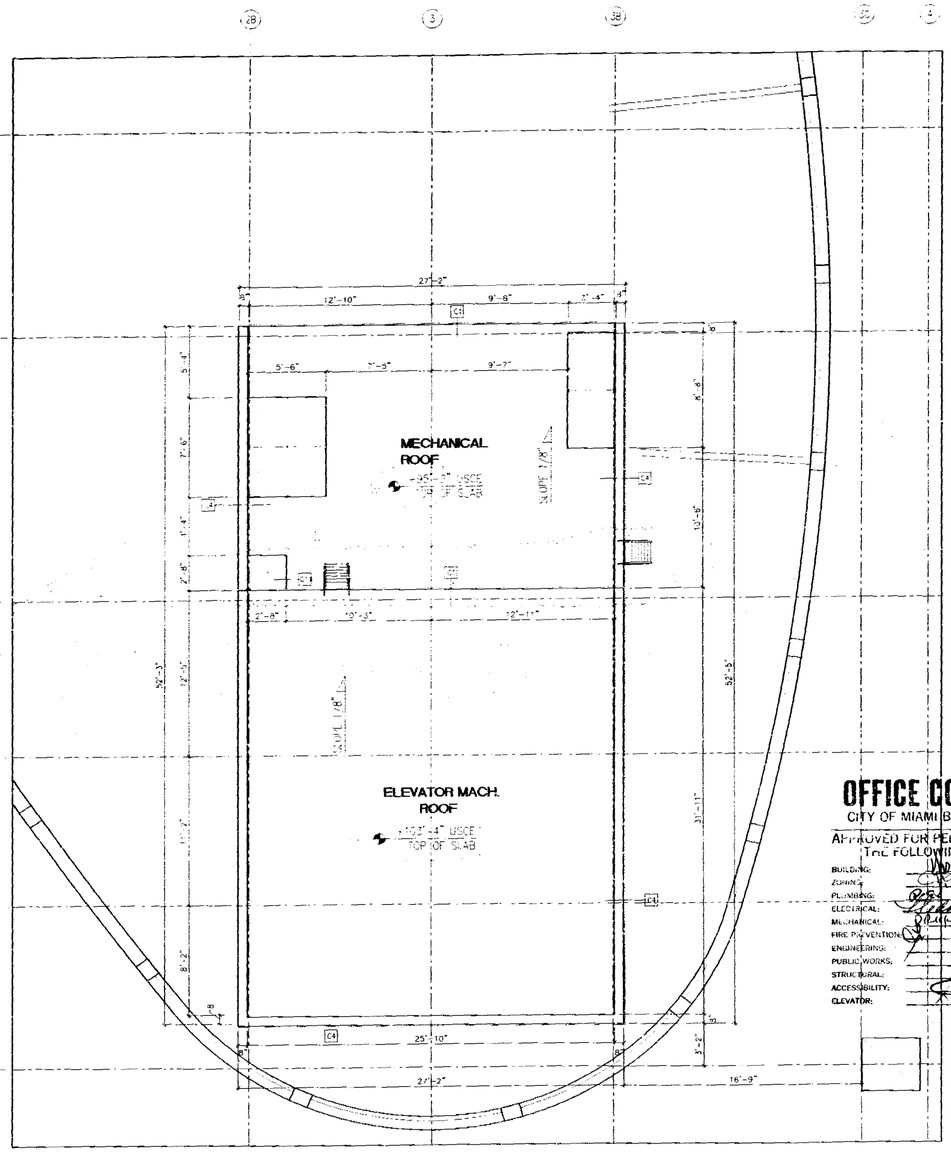
Sheet No. A-2.30

ENLARGED PLANS
2ND (TYP.) + 7TH LEVEL

A00049



1 8TH LEVEL + ROOF
SCALE: 1/4"-1'-0" PARTIAL PLAN

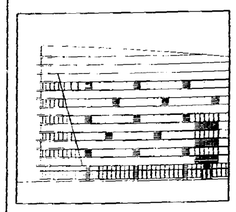


2 ROOF PLAN
SCALE: 1/4"-1'-0" PARTIAL PLAN

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM. (U.S.C.E.)

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

FOR BUILDING PERMIT
THIS FILE IS
NO APPR
APPROVAL
PERMIT CANNO



THE LINCOLN
SOUTH BEACH
17th STREET
MIAMI BEACH, FLORIDA

ARCHITECT
ARQ
1680 Drexel Avenue
Miami, FL 33139
TEL (305) 372-1812
FAX (305) 372-1175

STRUCTURAL ENGINEER
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4000 SW 74 COURT
MIAMI, FL 33140
(305) 666-4711 FAX (305) 666-5259

MEP
FLORIDA ENGINEERING SYSTEMS
3410 NW 168TH STREET
NORTH MIAMI BEACH, FL 33162
(305) 653-8212 FAX (305) 653-8232

LANDSCAPE ARCHITECT
URBAN RESOURCE GROUP
420 LINCOLN ROAD SUITE 353
MIAMI BEACH, FL 33139
(305) 673-2524 FAX (305) 673-8222

GEOTECHNICAL CONSULTANT
PSI
7925 N.W. 54TH STREET
MIAMI, FL 33166
(305) 471-7225 FAX (305) 593-1915

CIVIL ENGINEER
KIMLEY-HORN & ASSOC., INC.
420 LINCOLN ROAD, SUITE 353
MIAMI BEACH, FL 33139
(305) 672-2825 FAX (305) 673-4982

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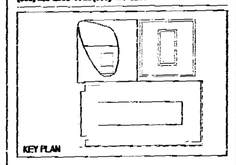
INTERNATIONAL PARKING DESIGN, INC.
16144 VENTURA BLVD., SUITE 100
ENCINO, CA 91423
(818) 986-1484 FAX (818) 986-8887

GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
6401 S.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 594-2300 FAX (305) 477-3297


KEY PLAN

PERMIT SET

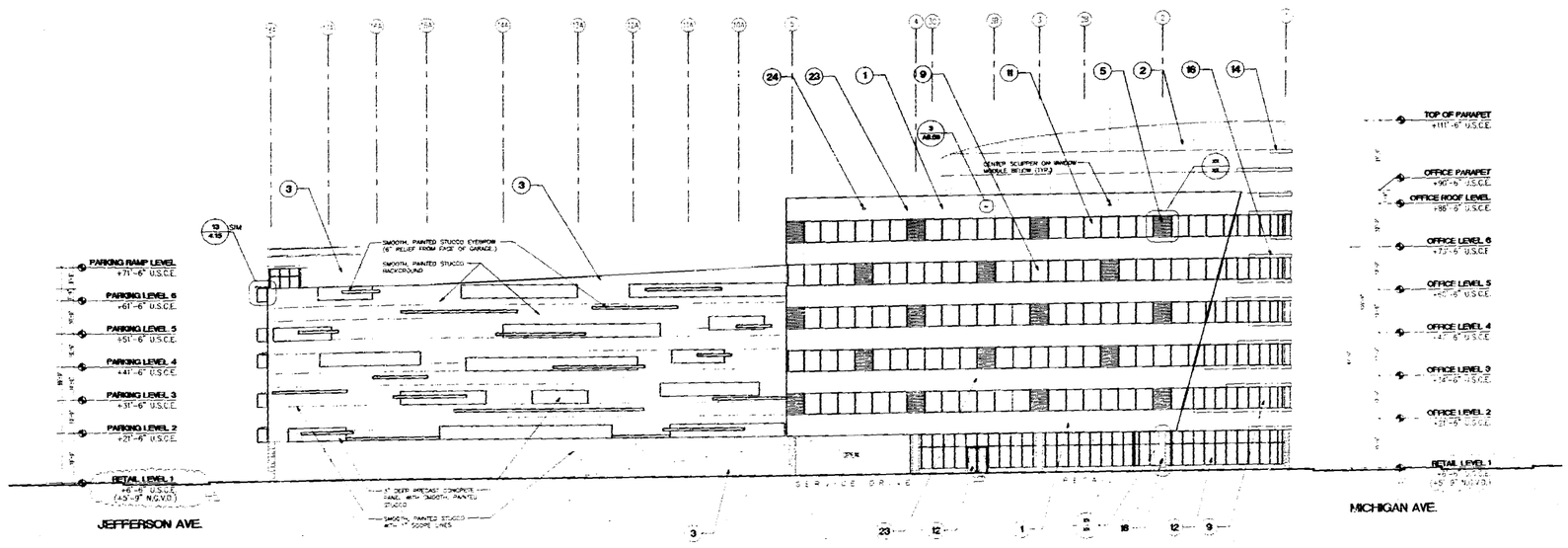
Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KI,JS,JH Approved by: AC

Revision/Date

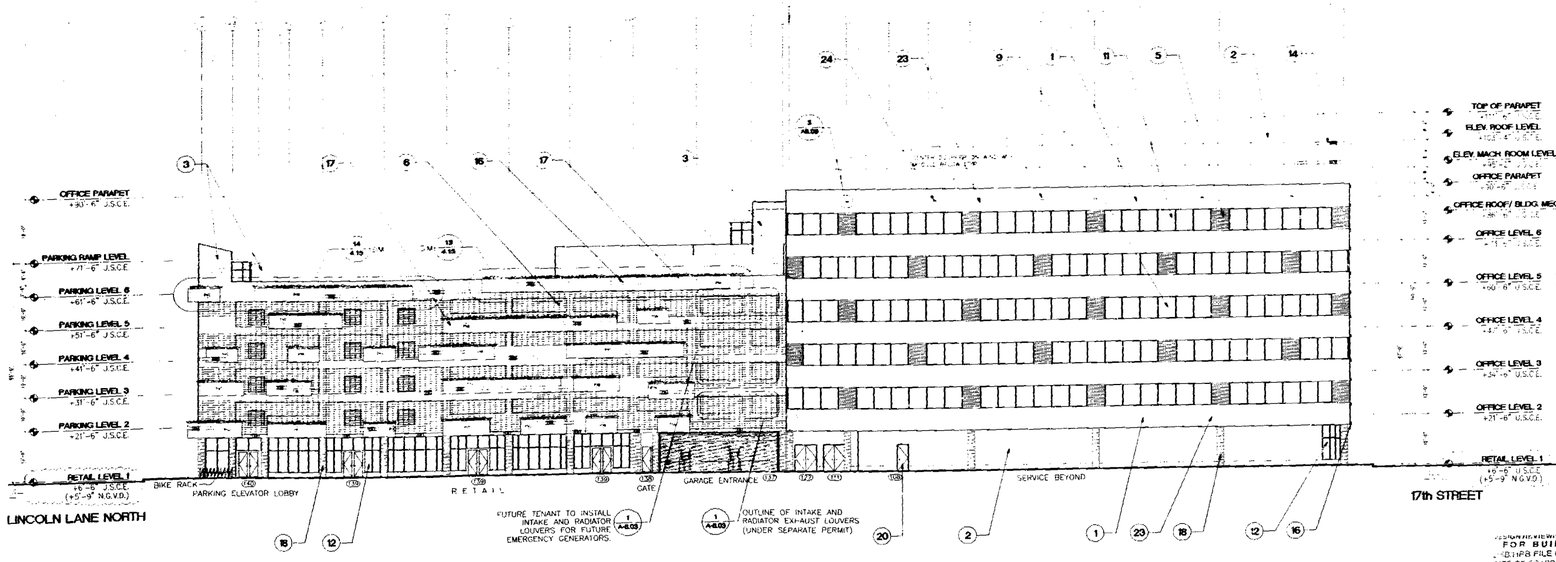
8-8-00

Shoot No. A-2.40

ENLARGED PLANS
8TH AND ROOF LEVEL



1 NORTH ELEVATION
SCALE: 1/16"-1'-0"



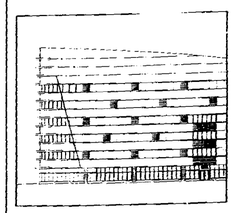
2 EAST ELEVATION
SCALE: 1/16"-1'-0"

MATERIALS LEGEND

1. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
2. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
3. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
4. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
5. 12" x 12" CERAMIC TILE COLOR: ____
6. ALUMINUM GRILL COLOR (FRAME): ____
7. ALUMINUM OPERABLE WINDOW WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): BLUE
8. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): GRAY
9. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): BLUE
10. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR: (FRAME): COLOR (GLAZING): GRAY
11. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): BLUE
12. ALUMINUM STOREFRONT DOORS & WINDOWS WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): CLEAR
13. ALUMINUM MAIN ENTRANCE DOOR COLOR (FRAME): COLOR (GLAZING): CLEAR
14. ALUMINUM EYEBROW COLOR: ____
15. BARRIER CABLE WITH ESP FINISH COLOR: ____
16. CONCRETE EYEBROW COLOR: ____
17. CONCRETE PLANTER COLOR: ____
18. CONCRETE COLUMN WITH 12"x12" CERAMIC TILE FINISH COLOR: ____
19. CONCRETE COLUMN COLOR: ____
20. HOLLOW METAL DOOR (SEE DOOR SCHEDULE) COLOR: ____
21. EXPOSED BLOCK WALL
22. SCORED STUCCO
23. STUCCO CONTROL JOINT
24. OVERFLOW SCUPPER

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM (U.S.C.E.)
3) ALL PLANTERS AND EYEBROWS HAVE BEEN REMOVED DUE TO THE ADDITION OF MECHANICAL VENTILATION EQUIPMENT.

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:
FOR BUILDING PERMIT
DRB/HPB FILE #:
DATE OF BOARD APPROVAL:
DATE OF FINAL APPROVAL:
BUILDING PERMIT CANNOT BE ISSUED



THE LINCOLN
SOUTH BEACH

17th STREET
MIAMI BEACH, FLORIDA

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ARQ
850 Brickell Avenue
Miami, FL 33131
TEL (305) 372-1812
FAX (305) 372-1175

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4312 SW 74 COURT
MIAMI, FL 33155
(305) 666-6711 FAX (305) 666-5299

MEP
FLORIDA ENGINEERING SYSTEMS
94 NW 168TH STREET
NORTH MIAMI BEACH, FL 33169
(305) 653-8212 FAX (305) 653-8232

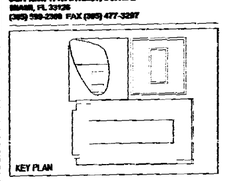
LANDSCAPE ARCHITECT
URBAN RESOURCE GROUP
420 LINCOLN ROAD SUITE 353
MIAMI BEACH, FL 33139
(305) 673-2524 FAX (305) 673-4822

GEOTECHNICAL CONSULTANT
PSI
7900 N.W. 64TH STREET
MIAMI, FL 33166
(305) 471-7725 FAX (305) 593-1915

CIVIL ENGINEER
KIMLEY-HORN & ASSOC., INC.
420 LINCOLN ROAD, SUITE 353
MIAMI BEACH, FL 33139
(305) 673-2025 FAX (305) 673-4822

PARKING CONSULTANT
INTERNATIONAL PARKING DESIGN, INC.
14144 VENTURA BLVD., SUITE 100
SHERMAN OAKS, CA 91423
(818) 986-1481 FAX (818) 986-0037

GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
6401 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 599-2366 FAX (305) 477-3297



KEY PLAN

PERMIT SET

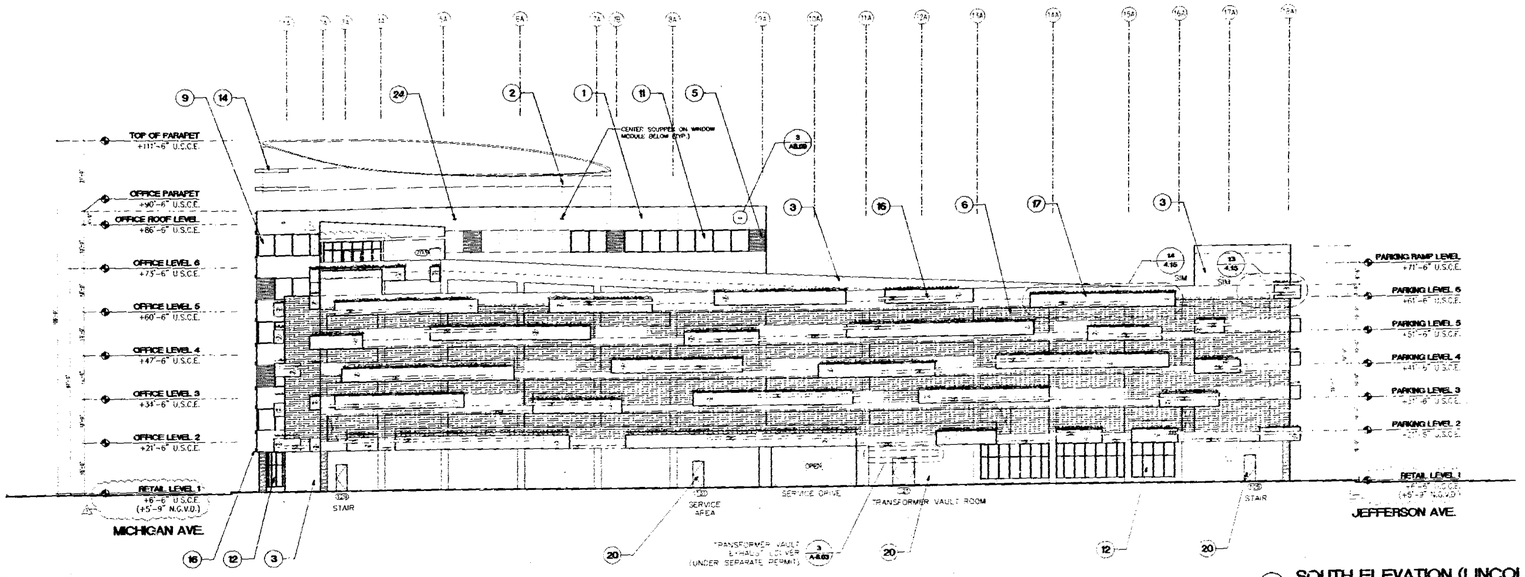
Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,SJH Approved by: AC

Revision/Date

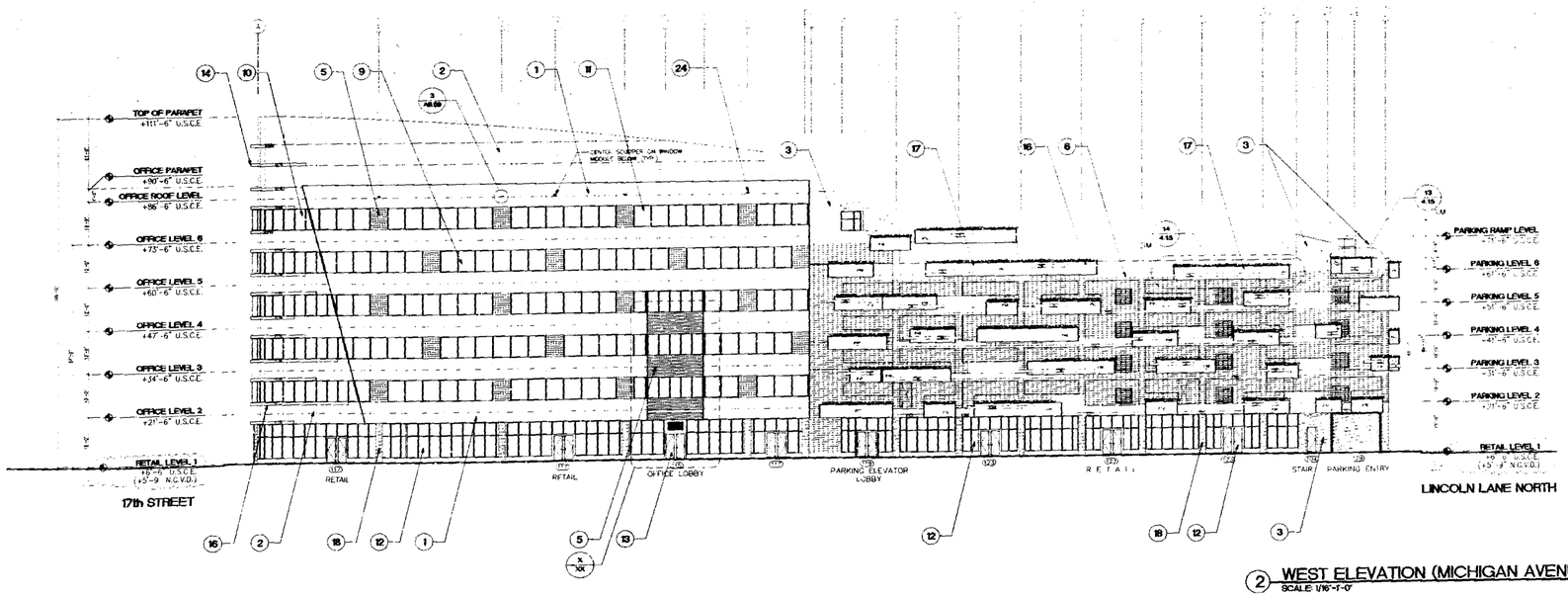
SIGNATURE 8-2-00

Sheet No. A-3.10

NORTH ELEVATION
EAST ELEVATION



2 SOUTH ELEVATION (LINCOLN LANE)
SCALE: 1/16"-1'-0"

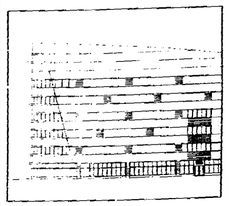


2 WEST ELEVATION (MICHIGAN AVENUE)
SCALE: 1/16"-1'-0"

MATERIALS LEGEND

1. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
2. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
3. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
4. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
5. 12" x 12" CERAMIC TILE COLOR: ____
6. ALUMINUM GRILL COLOR (FRAME): ____
7. ALUMINUM OPERABLE WINDOW WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): BLUE
8. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): GRAY
9. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): BLUE
10. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): GRAY
11. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): BLUE
12. ALUMINUM STOREFRONT DOORS & WINDOWS WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): CLEAR
13. ALUMINUM MAIN ENTRANCE DOOR COLOR (FRAME): COLOR (GLAZING): CLEAR
14. ALUMINUM EYEBROW COLOR: ____
15. WRAPPED CABLE WITH ESP FINISH COLOR: ____
16. CONCRETE EYEBROW COLOR: ____
17. CONCRETE PLANTER COLOR: ____
18. CONCRETE COLUMN WITH 12"x12" CERAMIC TILE FINISH COLOR: ____
19. CONCRETE COLUMN COLOR: ____
20. HOLLOW METAL DOOR (SEE DOOR SCHEDULE) COLOR: ____
21. EXPOSED BLOCK WALL
22. SCORED STUCCO
23. STUCCO CONTROL JOINT
24. OVERFLOW SCUPPER

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM (USC&GS)
3) ALL PLANTERS AND EYEBROWS HAVE BEEN REVISED DUE TO THE ADDITION OF MECHANICAL VENTILATION EQUIPMENT



THE LINCOLN
SOUTH BEACH

17th STREET
MIAMI BEACH, FLORIDA

ARCHITECT
ARQ
550 Brickell Avenue
Miami, FL
33131
TEL (305) 372-1812
FAX (305) 372-1175

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4630 SW 74 COURT
MIAMI, FL 33155
(305) 666-8711 FAX (305) 666-5259

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FLORIDA ENGINEERING SYSTEMS
3C NW 168TH STREET
NORTH MIAMI BEACH, FL 33169
(305) 653-6212 FAX (305) 653-6232

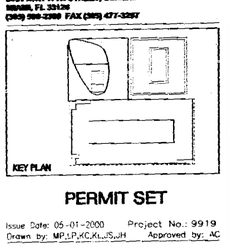
LANDSCAPE ARCHITECT
URBAN RESOURCE GROUP
420 LINCOLN ROAD SUITE 363
MIAMI BEACH, FL 33139
(305) 673-2534 FAX (305) 673-65822

GEOTECHNICAL CONSULTANT
PSI
7999 N.W. 64TH STREET
MIAMI, FL 33166
(305) 471-7725 FAX (305) 593-1915

CIVIL ENGINEER
KIMLEY-HORN & ASSOC., INC.
420 LINCOLN ROAD, SUITE 353
MIAMI BEACH, FL 33139
(305) 673-2025 FAX (305) 673-6852

PARKING CONSULTANT
INTERNATIONAL PARKING DESIGN, INC.
14644 VENTURA BLVD., SUITE 100
SHERMAN OAKS, CA 91423
(818) 986-1484 FAX (818) 986-8697

GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
8401 N.W. 17TH STREET, SUITE I.
MIAMI, FL 33126
(305) 599-2260 FAX (305) 477-3297


KEY PLAN

PERMIT SET

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,SP,KC,KL,SJ,H Approved by: AC

Revision/Date

OFFICE COPY
CITY OF MIAMI BEACH

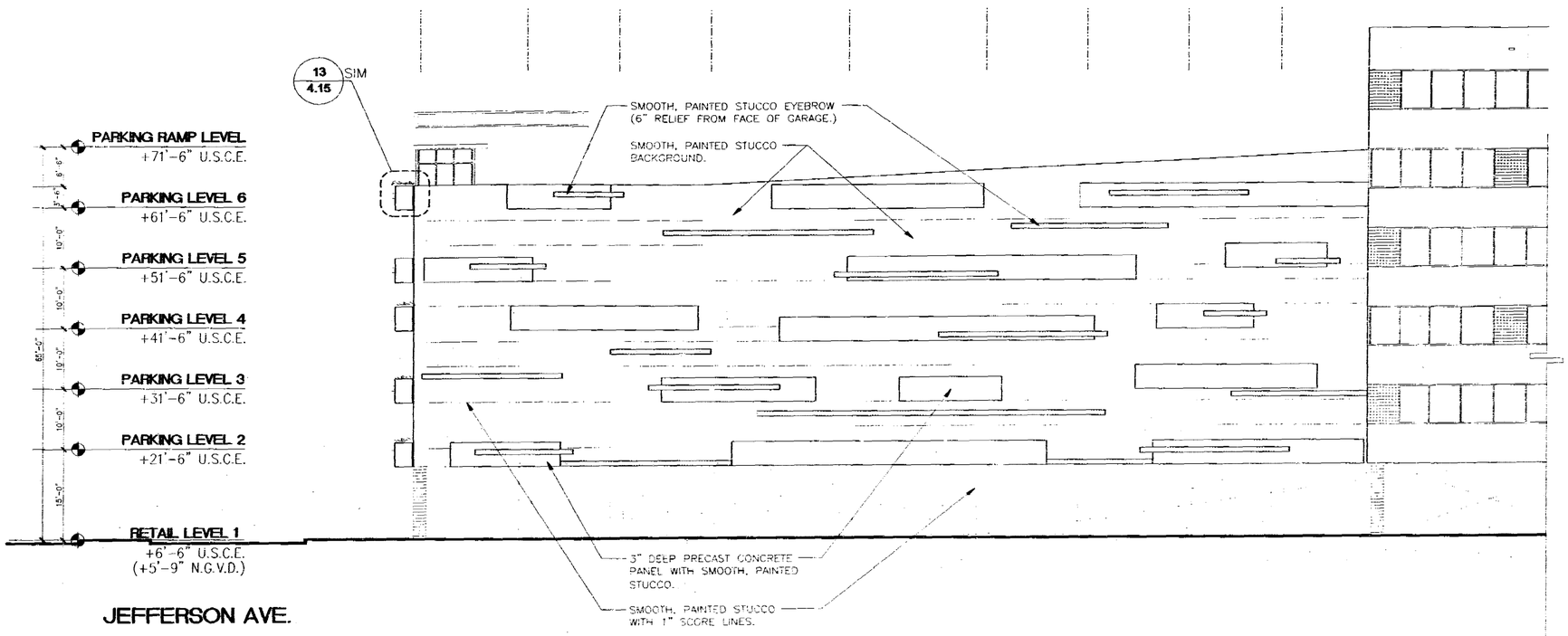
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
PLANNING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:
WALKBOARD 3-2-00

BUILDING PERMIT
PERMIT NUMBER: ISSUED:

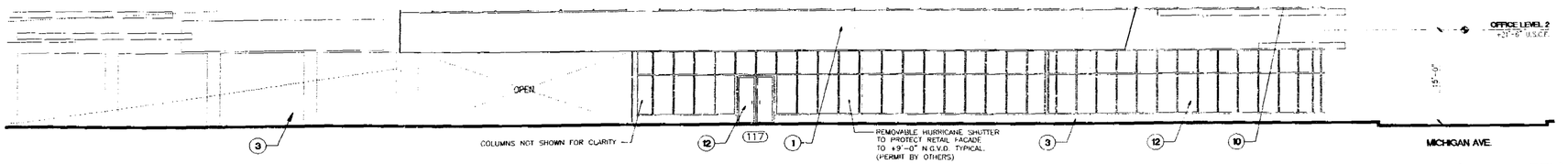
Sheet No. A-3.11

SOUTH ELEVATION
WEST ELEVATION

A3.11



1 ENLARGED NORTH PARKING GARAGE ELEVATION
SCALE: 1/8"-1'-0"



2 ENLARGED GROUND LEVEL OFFICE NORTH ELEVATION (17TH STREET)
SCALE: 1/8"-1'-0"

MATERIALS LEGEND

1. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
2. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
3. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
4. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
5. 12" x 12" CERAMIC TILE COLOR: ——
6. ALUMINUM GRILL COLOR (FRAME): ——
7. ALUMINUM OPERABLE WINDOW WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
8. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): GRAY
9. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
10. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): GRAY
11. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
12. ALUMINUM STOREFRONT DOORS & WINDOWS WITH ESP FINISH COLOR: (FRAME): —— COLOR (GLAZING): CLEAR
13. ALUMINUM MAIN ENTRANCE DOOR COLOR (FRAME): —— COLOR (GLAZING): CLEAR
14. ALUMINUM EYEBROW COLOR: ——
15. SARRIER CABLE WITH ESP FINISH COLOR: ——
16. CONCRETE EYEBROW COLOR: ——
17. CONCRETE PLANTER COLOR: ——
18. CONCRETE COLUMN WITH 12"x12" CERAMIC TILE FINISH COLOR: ——
19. CONCRETE COLUMN COLOR: ——
20. HOLLOW METAL DOOR (SEE DOOR SCHEDULE) COLOR: ——
21. EXPOSED BLOCK WALL
22. SCORED STUCCO
23. STUCCO CONTROL JOINT
24. OVERFLOW SCUPPER

for 11"x17"

5 ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.

29 ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM, REVISED.

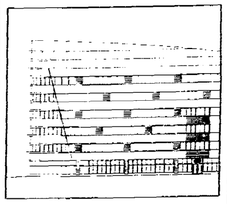
30 ALL PLANTERS AND EYEBROWS HAVE BEEN REVISED DUE TO THE ADDITION OF MECHANICAL VENTILATION EQUIPMENT.

OFFICE COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING: [illegible] 6/13/00
ZONING:
PLUMBING:
ELECTRICAL: [illegible] 5/18/2000
MECHANICAL: [illegible] 5/11/00
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

[illegible] OF BUILDING PERMIT
[illegible]
ISSUED



THE LINCOLN
SOUTH BEACH

17th STREET
MIAMI BEACH, FLORIDA

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920 Brickell Avenue
Miami, FL 33131
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FAX (305) 372-1175

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MIAMI, FL 33155
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MEP
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3A NW 168TH STREET
NORTH MIAMI BEACH, FL 33169
(305) 652-8212 FAX (305) 653-8232

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URBAN RESOURCE GROUP
420 LINCOLN ROAD SUITE 353
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(305) 673-2324 FAX (305) 673-49822

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7999 N.W. 64TH STREET
MIAMI, FL 33166
(305) 671-7725 FAX (305) 593-1915

CIVIL ENGINEER
KIMLEY-HORN & ASSOC., INC.
420 LINCOLN ROAD, SUITE 353
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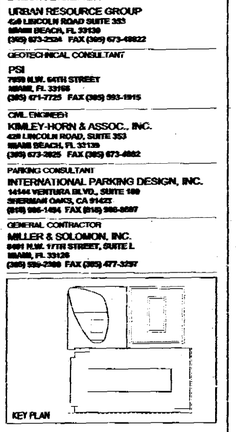
(305) 673-2025 FAX (305) 673-4922

PARKING CONSULTANT
INTERNATIONAL PARKING DESIGN, INC.
14144 VENTURA BLVD., SUITE 100
SHERMAN OAKS, CA 91422
(818) 986-1494 FAX (818) 986-8097

GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
8491 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 599-2388 FAX (305) 477-3237



PERMIT SET

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,JS,JH Approved by: AC

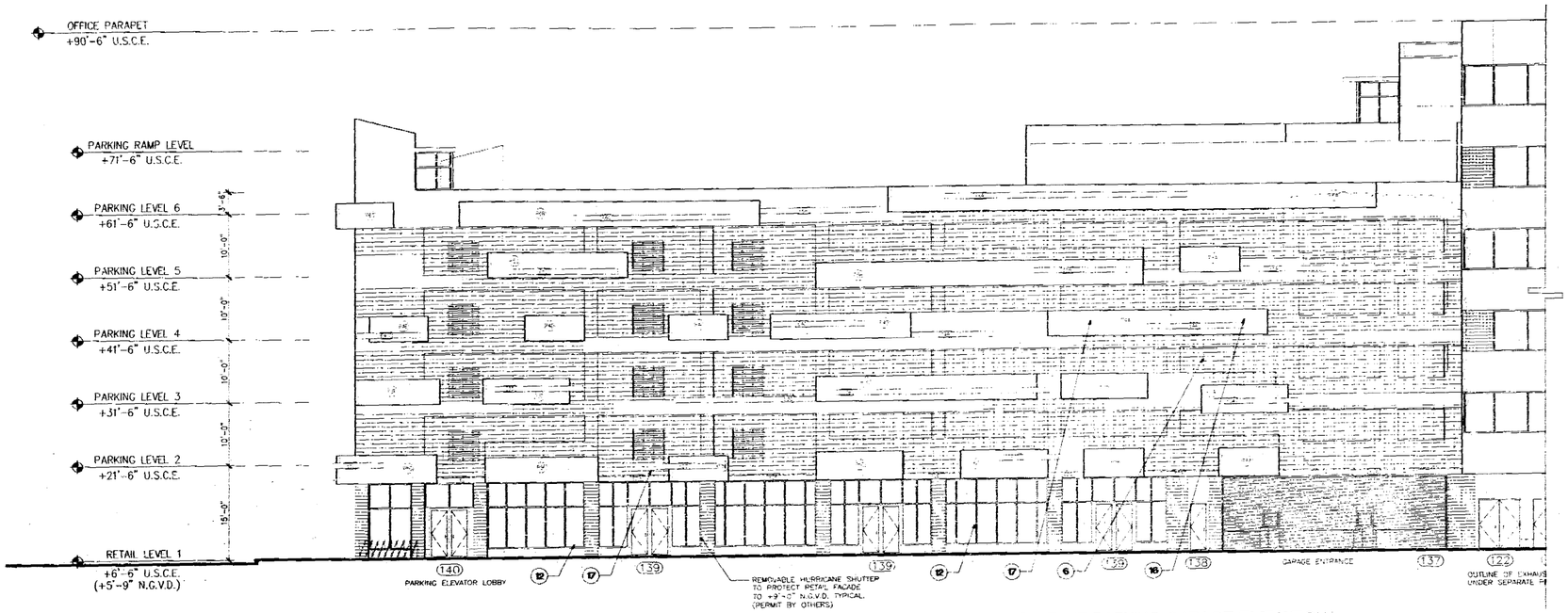
Revision/Date

REVISIONS 8-2-00

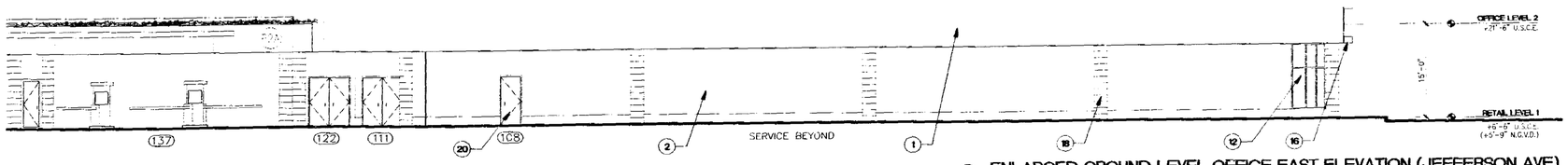
Sheet No. A-3.12

ENLARGED PARKING GARAGE ELEVATIONS

990053



1 ENLARGED EAST PARKING GARAGE ELEVATION
SCALE: 1/8"-1'-0"



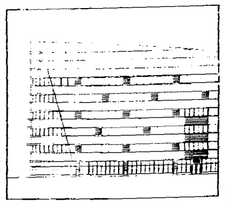
2 ENLARGED GROUND LEVEL OFFICE EAST ELEVATION (JEFFERSON AVE)
SCALE: 1/8"-1'-0"

MATERIALS LEGEND

1. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
2. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
3. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
4. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
5. 12" x 12" CERAMIC TILE COLOR: ____
6. ALUMINUM GRILL COLOR (FRAME): ____
7. ALUMINUM OPERABLE WINDOW WITH ESP FINISH COLOR (FRAME): ____ COLOR (GLAZING): BLUE
8. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): ____ COLOR (GLAZING): GRAY
9. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): ____ COLOR (GLAZING): BLUE
10. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR: (FRAME): ____ COLOR: (GLAZING): GRAY
11. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): ____ COLOR (GLAZING): BLUE
12. ALUMINUM STOREFRONT DOORS & WINDOWS WITH ESP FINISH COLOR: (FRAME): ____ COLOR: (GLAZING): CLEAR
13. ALUMINUM MAIN ENTRANCE DOOR COLOR (FRAME): ____ COLOR (GLAZING): CLEAR
14. ALUMINUM EYEBROW COLOR: ____
15. BARRIER CABLE WITH ESP FINISH COLOR: ____
16. CONCRETE EYEBROW COLOR: ____
17. CONCRETE PLANTER COLOR: ____
18. CONCRETE COLUMN WITH 12"x12" CERAMIC TILE FINISH COLOR: ____
19. CONCRETE COLUMN COLOR: ____
20. HOLLOW METAL DOOR (SEE DOOR SCHEDULE) COLOR: ____
21. EXPOSED BLOCK WALL
22. SCORED STUCCO
23. STUCCO CONTROL JOINT
24. OVERFLOW SCUPPER

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM, BASE(E)
3) ALL PLANTERS AND EYEBROWS HAVE BEEN REVISED DUE TO THE ADDITION OF MECHANICAL VENTILATION EQUIPMENT.

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR



THE LINCOLN
SOUTH BEACH

17th STREET
MIAMI BEACH, FLORIDA

ARCHITECT
ARQ
600 Brickell Avenue
Miami, FL 33131
TEL (305) 372-1812
FAX (305) 372-1175

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DONNELL, DUQUESNE & ALBAISA, P.A.
8950 SW 74 COURT
MIAMI, FL 33156
(305) 598-6711 FAX (305) 598-5299

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16 NW 168TH STREET
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420 LINCOLN ROAD SUITE 353
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(305) 673-2524 FAX (305) 673-6822

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7979 N.W. 64TH STREET
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KIMLEY-HORN & ASSOC., INC.
420 LINCOLN ROAD, SUITE 353
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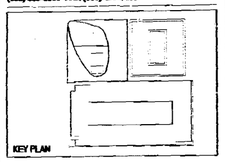
(305) 673-2025 FAX (305) 673-4922

PARKING CONSULTANT
INTERNATIONAL PARKING DESIGN, INC.
14144 VENTURA BLVD., SUITE 100
SHERMAN OAKS, CA 91423
(818) 986-1494 FAX (818) 986-8697

GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
8401 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 599-2366 FAX (305) 477-3297



PERMIT SET

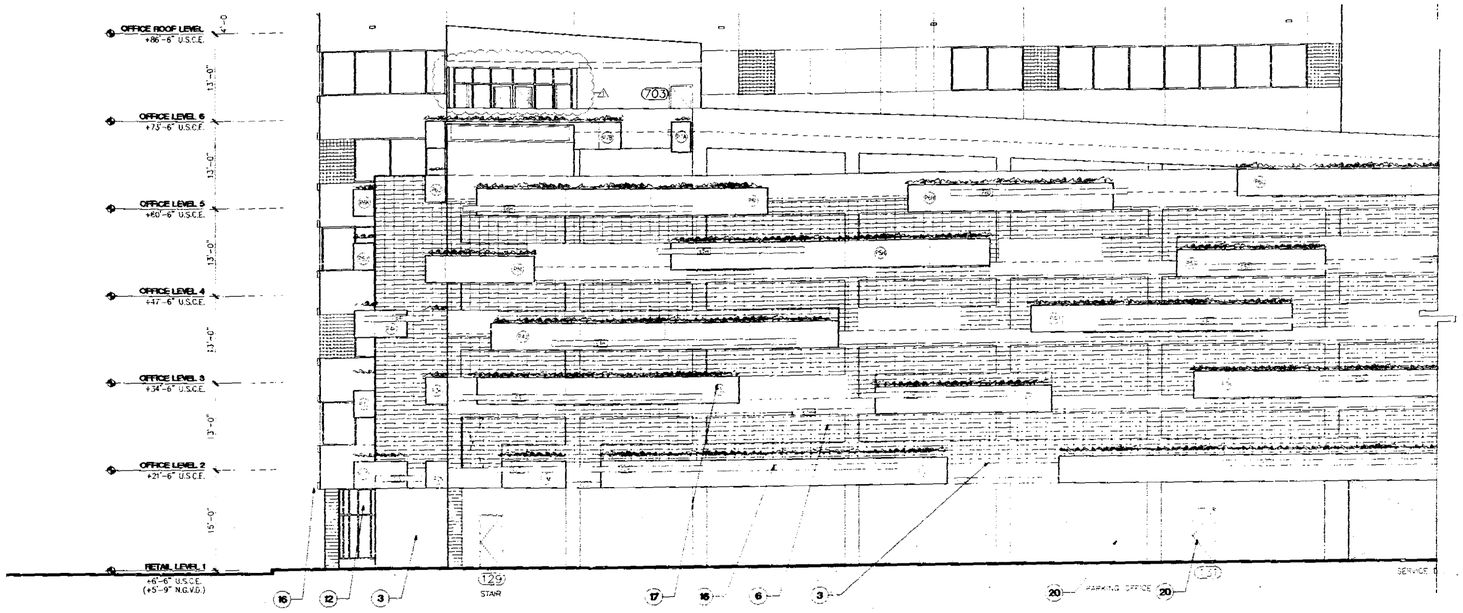
Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,JS,JH Approved by: AC

Revision/Date

Sheet No. A-3.13

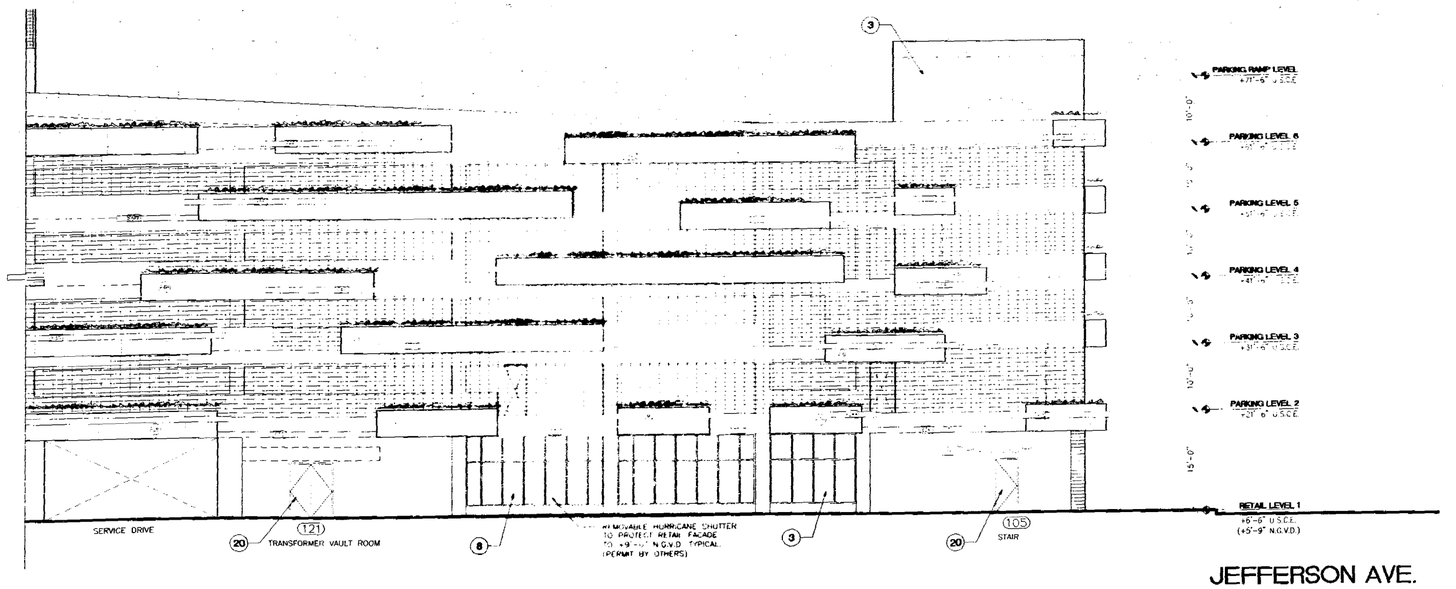
ENLARGED PARKING GARAGE ELEVATIONS

A00054



MICHIGAN AVE.

1 ENLARGED SOUTH PARKING GARAGE ELEVATION (LINCOLN LANE)
SCALE: 1/8"=1'-0"



JEFFERSON AVE.

2 ENLARGED SOUTH PARKING GARAGE ELEVATION (LINCOLN LANE)
SCALE: 1/8"=1'-0"

MATERIALS LEGEND

1. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
2. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
3. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
4. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
5. 1" - 12" CERAMIC TILE COLOR: ——
6. ALUMINUM GRILL COLOR (FRAME): ——
7. ALUMINUM OPERABLE WINDOW WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): BLUE
8. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): GRAY
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19. CONCRETE COLUMN COLOR: ——
20. HOLLOW METAL DOOR (SEE DOOR SCHEDULE) COLOR: ——
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24. OVERFLOW SCUPPER

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM. (USC&GS)
3) ALL PLANTERS AND OVERFLOWS MAY BE RELOCATED DUE TO THE ADDITION OF MECHANICAL VENTILATION EQUIPMENT.

BUILDING PERMIT
FILE #
BOARD APPROVAL
PERMIT CANNOT BE ISSUE
AS TO THESE RE
APPROVAL

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CITY OF MIAMI BEACH
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BUILDING: [illegible] 10/3/00
ZONING:
PLANNING:
ELECTRICAL: [illegible] 9/18/2000
MECHANICAL: 10/4/00
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR

THE LINCOLN
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14144 VENTURA BLVD., SUITE 100
SHERMAN OAKS, CA 91423
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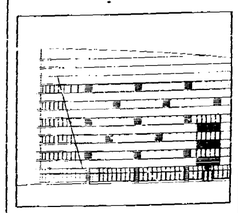
MILLER & SOLOMON, INC.
9401 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 599-2200 FAX (305) 477-3287

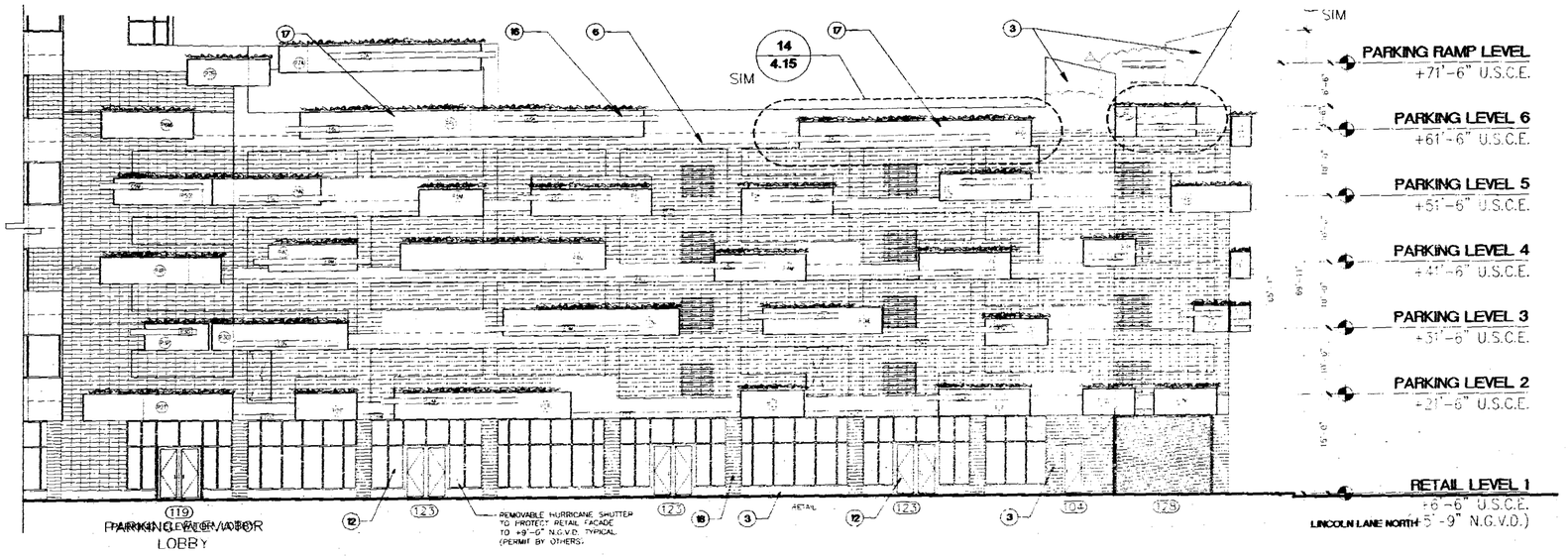


KEY PLAN

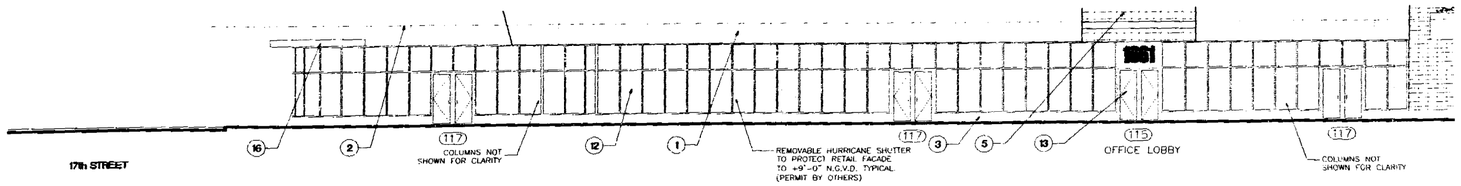
PERMIT SET

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,JS,JH Approved by: AC

Revision/Date



(1) ENLARGED WEST PARKING GARAGE ELEVATION (MICHIGAN AVENUE)
SCALE: 1/8"-1'-0"



(2) ENLARGED GROUND LEVEL OFFICE WEST ELEVATION (MICHIGAN AVENUE)
SCALE: 1/8"-1'-0"

MATERIALS LEGEND

1. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
2. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
3. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
4. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
5. 12" x 12" CERAMIC TILE COLOR: ——
6. ALUMINUM GRILL COLOR (FRAME): ——
7. ALUMINUM OPERABLE WINDOW WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
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13. ALUMINUM MAIN ENTRANCE DOOR COLOR (FRAME): —— COLOR (GLAZING): CLEAR
14. ALUMINUM EYEBROW COLOR: ——
15. UNPAINTED CABLE WITH ESP FINISH COLOR: ——
16. CONCRETE EYEBROW COLOR: ——
17. CONCRETE PLANTER COLOR: ——
18. CONCRETE COLUMN WITH 12"x12" CERAMIC TILE FINISH COLOR: ——
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21. EXPOSED BLOCK WALL
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23. STUCCO CONTROL JOINT
24. OVERFLOW SCUPPER

NOTES
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT
2) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM (GRADE)
3) ALL PLANTING AND EVERGREEN TREES SHALL BE SCREENED DIRECTLY FROM VIEW OF MECHANICAL VENTILATION EQUIPMENT.

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CITY OF MIAMI BEACH

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BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR

FOR BUILDING PERMIT
APPROVAL
PERMIT CANNOT BE ISSUED

THE LINCOLN
SOUTH BEACH
17th STREET
MIAMI BEACH, FLORIDA

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ARQ
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URBAN RESOURCE GROUP
420 LINCOLN ROAD SUITE 353
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16144 VENTURA BLVD., SUITE 100
ENCINO, CA 91436
(818) 986-1494 FAX (818) 906-0097

GENERAL CONTRACTOR
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6401 NW. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 599-2388 FAX (305) 477-3297

KEY PLAN

PERMIT SET

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KI,JS,JH Approved by: AC

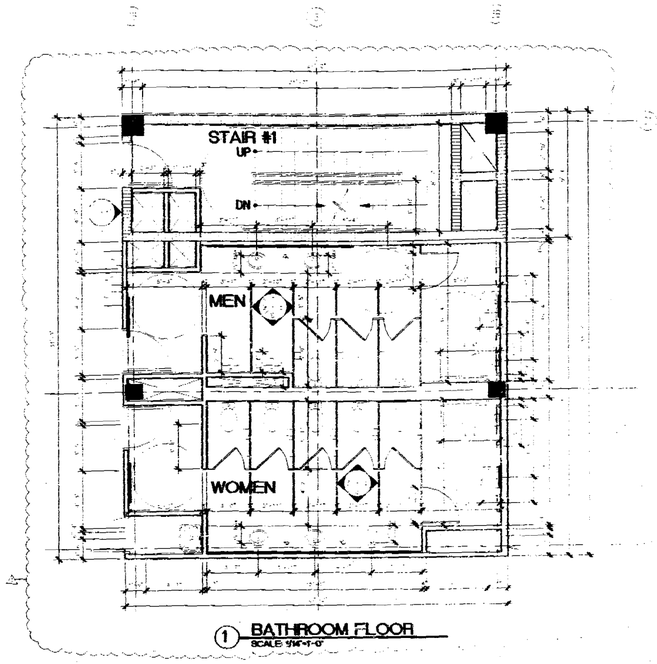
Revision/Date

REVISIONS: 3-2-00

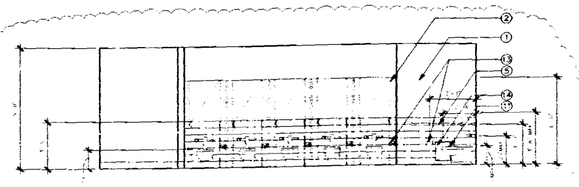
Sheet No. A-3.15

ENLARGED ELEVATIONS

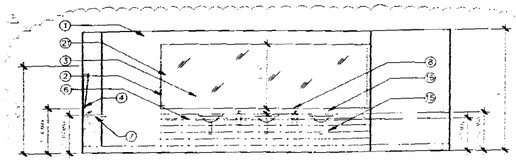
A00056



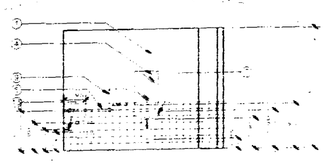
1 BATHROOM FLOOR
SCALE: 1/4"-1'-0"



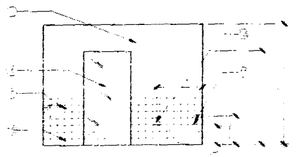
2 WOMEN'S BATHROOM ELEVATION
SCALE: 1/4"-1'-0"



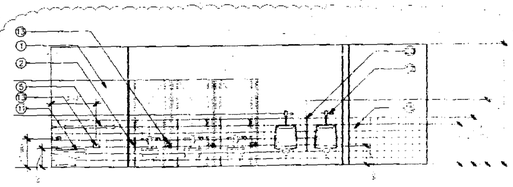
3 WOMENS' BATHROOM ELEVATION
SCALE: 1/4"-1'-0"



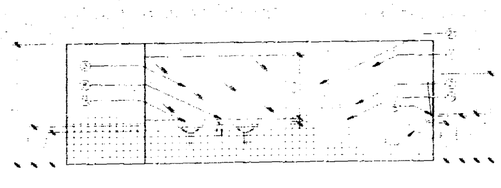
4 WOMEN'S BATHROOM ELEVATION
SCALE: 1/4"-1'-0"



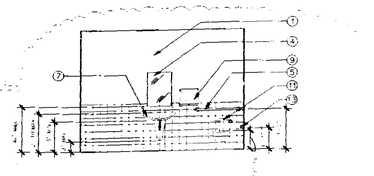
5 WOMENS' BATHROOM ELEVATION
SCALE: 1/4"-1'-0"



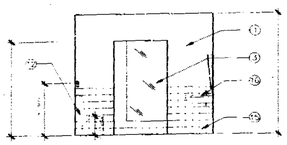
6 MEN'S BATHROOM ELEVATION
SCALE: 1/4"-1'-0"



7 MENS' BATHROOM ELEVATION
SCALE: 1/4"-1'-0"



8 MEN'S BATHROOM ELEVATION
SCALE: 1/4"-1'-0"



9 MEN'S BATHROOM ELEVATION
SCALE: 1/4"-1'-0"

LEGEND

- PAINT FINISH ON MOISTURE RESISTANT BOARD
- FLOOR MOUNTED WHITE URINAL
- TOILET PARTITIONS OR APPROVED EQUIV.
- 1/4" THICK PLATE GLASS MIRROR ON APPROVED EQUIPMENT
- ADA ACCESSIBLE FRAMED STAINLESS STEEL MIRROR
- 1 1/4" DIA. STAINLESS STEEL GRAB BAR
- GRANITE COUNTERTOP & BACKSPLASH
- ADA ACCESSIBLE SINK "DURAVIT SENSO LINE" WITH OVERFLOW MODEL NO. 042070 WITH SOAPIN COVER FAUCET: ONE HOLE TYPE BY KOHLER MODEL NO. K-7514-K-HCT-CP OR APPROVED EQUIV.
- STAINLESS STEEL DOOR FLAP SPRINGER
- ADA ACCESSIBLE STAINLESS STEEL "EMBRACE" SOAP DISPENSER AND PAPER TOWEL DISPENSER, RECESSED AND MOUNTED ON WALL
- [illegible] PAPER TOWEL DISPENSER AND MOUNTED ON WALL
- ADA ACCESSIBLE FLOOR MOUNTED WATER CLOSET "HIGH RAMILTON" BY AMERICAN STANDARD OR APPROVED EQUIV.
- URINAL
- STAINLESS STEEL TOILET PAPER DISPENSER (SURFACE MOUNTED)
- ADA ACCESSIBLE SANITARY NAPKIN DISPOSAL (TYPICAL ONLY IN WOMEN'S RESTROOMS)
- 6" x 6" CERAMIC TILE
- DROP-IN SINK
- URINAL SCREEN
- WATER CLOSET
- WATER FOUNTAIN
- URINAL SCREEN
- PAPER TOWEL DISPENSER AND WASTE RECEPTACLE

NOTE: ACCESSIBLE DOOR HARDWARE AT BOOTH TO COMPLY WITH A.D.A. CODE.

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BUILDING:
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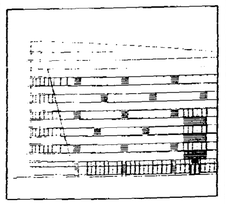
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

FOR BUILDING PERMIT
[illegible]
APPROVAL
PERMIT CANNOT BE ISSUED



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8401 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
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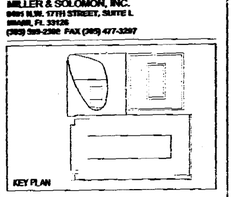


KEY PLAN

PERMIT SET

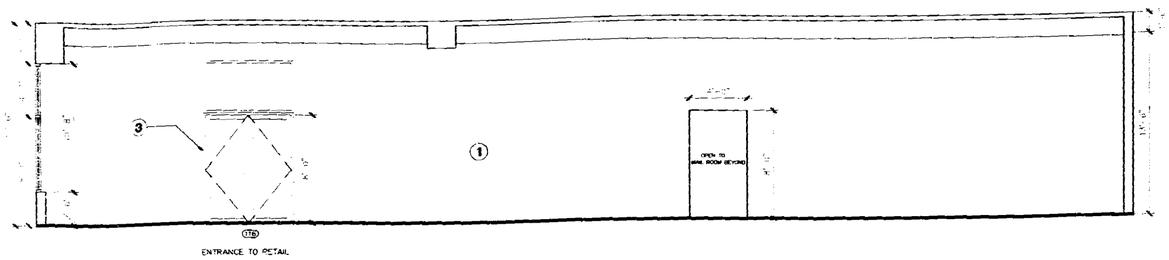
Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,JH Approved by: AC

Revision/Date

SIGNATURE 2-2-00

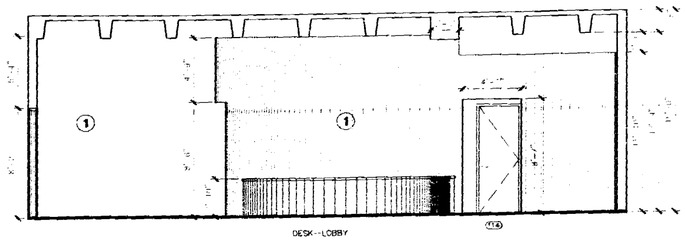
Sheet No. A-3.50

BATHROOM ELEVATIONS



ENTRANCE TO RETAIL

A



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1 OFFICE LOBBY INTERIOR ELEVATION
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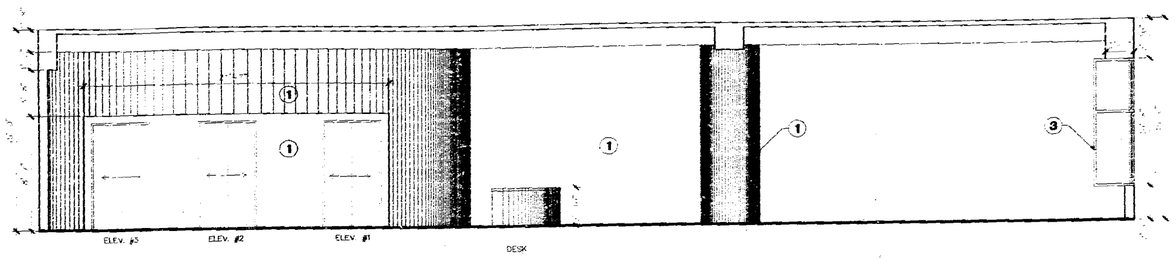

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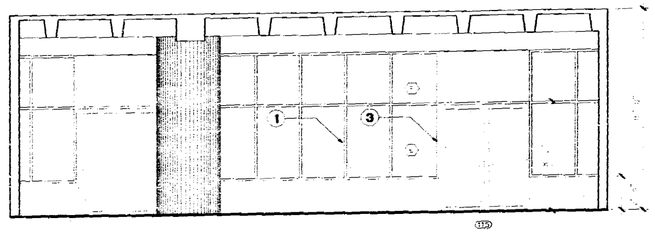
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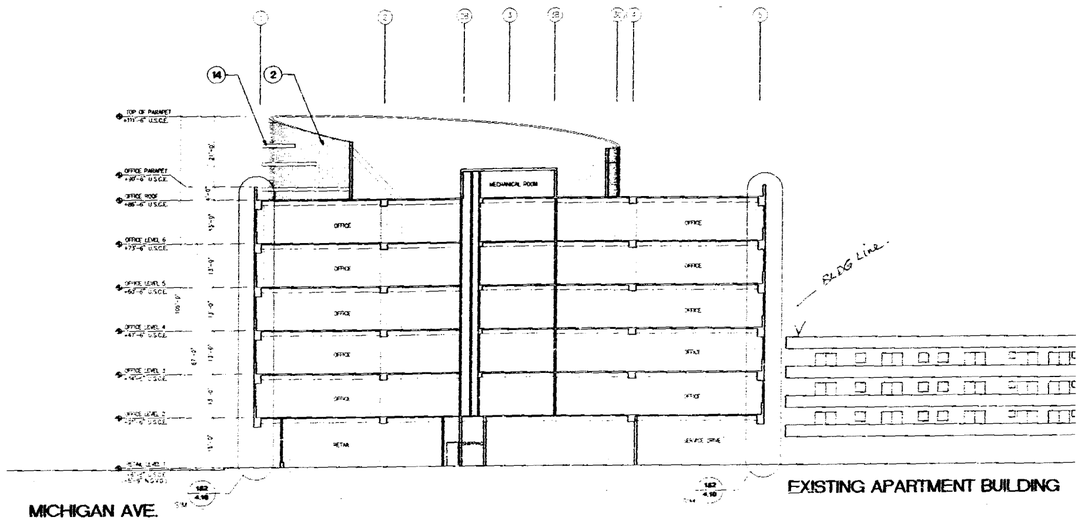
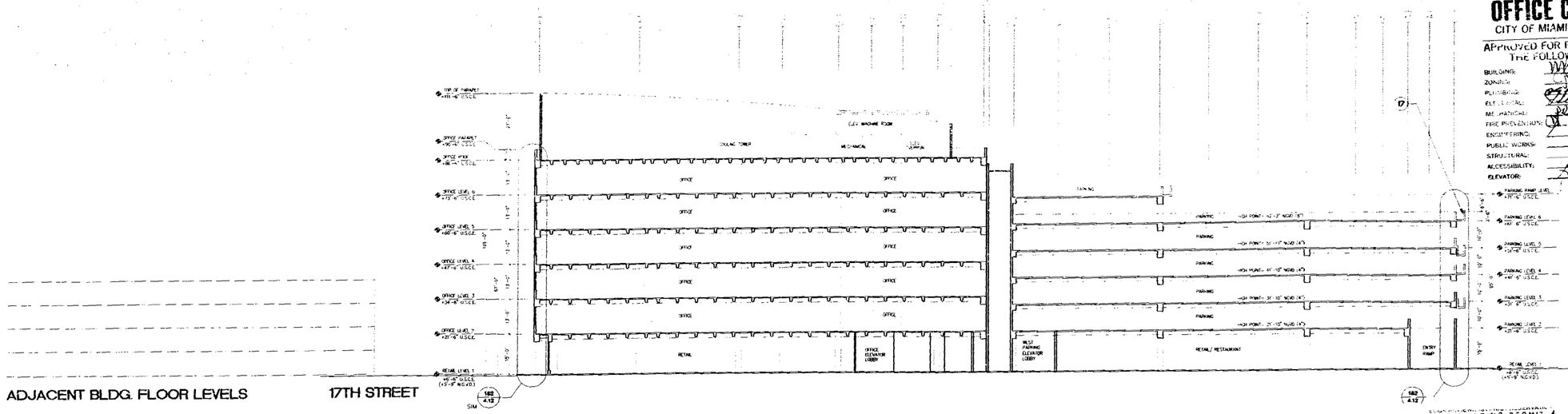


1 OFFICE SECTION
SCALE: 1/16"-1'-0"



2 OFFICE/PARKING SECTION
SCALE: 1/16"-1'-0"

MATERIALS LEGEND

1. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
2. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
3. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
4. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
5. 12" x 12" CERAMIC TILE COLOR: ——
6. ALUMINUM GRILL COLOR (FRAME): ——
7. ALUMINUM OPERABLE WINDOW WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
8. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): GRAY
9. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
10. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR: (GLAZING): GRAY
11. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
12. ALUMINUM STOREFRONT DOORS & WINDOWS WITH ESP FINISH COLOR: (FRAME): —— COLOR (GLAZING): CLEAR
13. ALUMINUM MAIN ENTRANCE DOOR COLOR (FRAME): —— COLOR (GLAZING): CLEAR
14. ALUMINUM EYEBROW COLOR: ——
15. SUNSHADE CABLE WITH ESP FINISH COLOR: ——
16. CONCRETE EYEBROW COLOR: ——
17. CONCRETE PLANTER COLOR: ——
18. CONCRETE COLUMN WITH 12"x12" CERAMIC TILE FINISH COLOR: ——
19. CONCRETE COLUMN COLOR: ——
20. HOLLOW METAL DOOR (SEE DOOR SCHEDULE) COLOR: ——
21. EXPOSED BLOCK WALL
22. SCORED STUCCO
23. STUCCO CONTROL JOINT
24. OVERFLOW SCUPPER

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM (NGVD).
3) ALL PLANTERS AND EYEBROWS MIGHT NEED REVISED DUE TO THE ADDITION OF MECHANICAL VENTILATION EQUIPMENT.

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CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING: [signature] 10/12
ZONING: [signature] 9/18/2000
PLUMBING:
ELECTRICAL: [signature] 10/12/00
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

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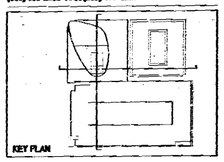
MIAMI BEACH, FL 33139
(305) 673-2025 FAX (305) 673-4852

PARKING CONSULTANT
INTERNATIONAL PARKING DESIGN, INC.
16144 VENTURA BLVD., SUITE 100
SHERMAN OAKS, CA 91423
(818) 906-1884 FAX (818) 906-9987

GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
8401 N.W. 17TH STREET, SUITE 1
MIAMI, FL 33126
(305) 599-2300 FAX (305) 477-3297



PERMIT SET

Issue Date: 05-01-2000 Project No.: 9913
Drawn by: MP,LP,KC,KL,JS,JH Approved by: AC

Revision/Date

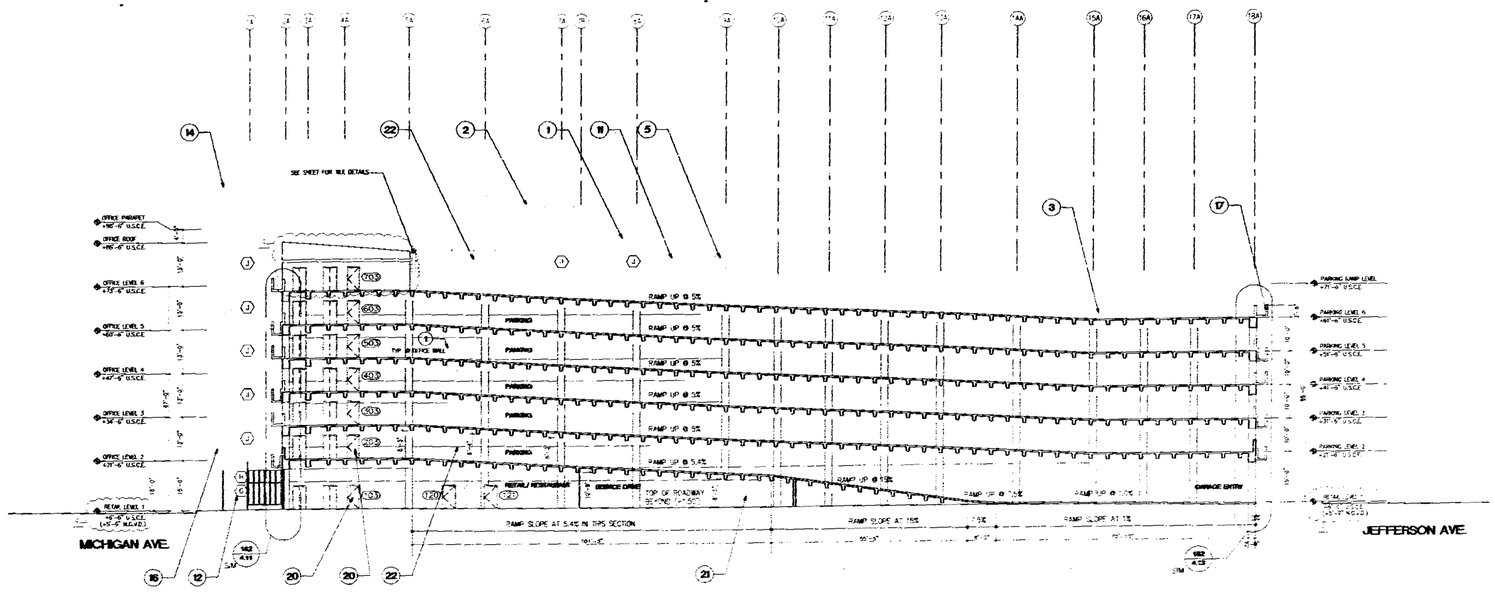
SUBSCRIPTE 8-2-00

Signature

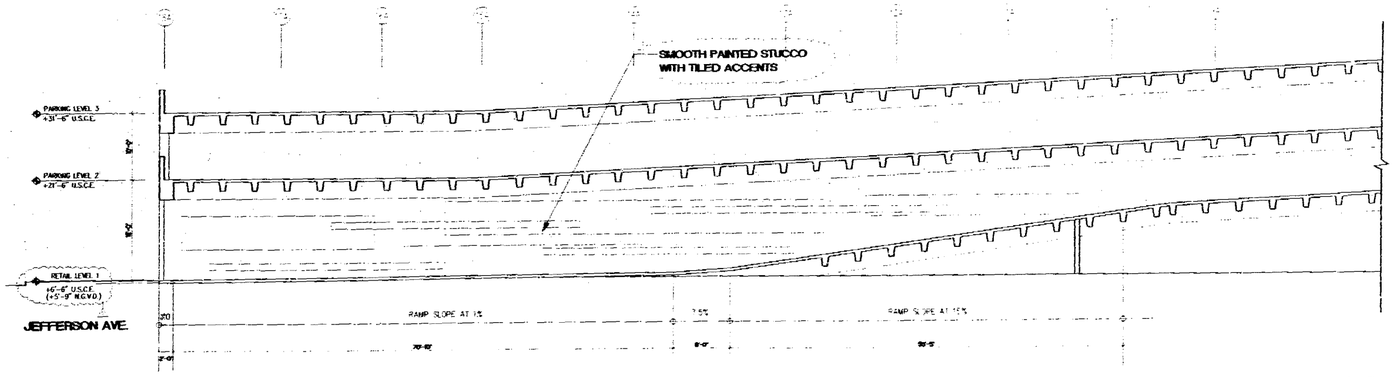
Sheet No. A-4.01

BUILDING SECTIONS

A00059



1 GARAGE SECTION
SCALE: 1/16"-1'-0"



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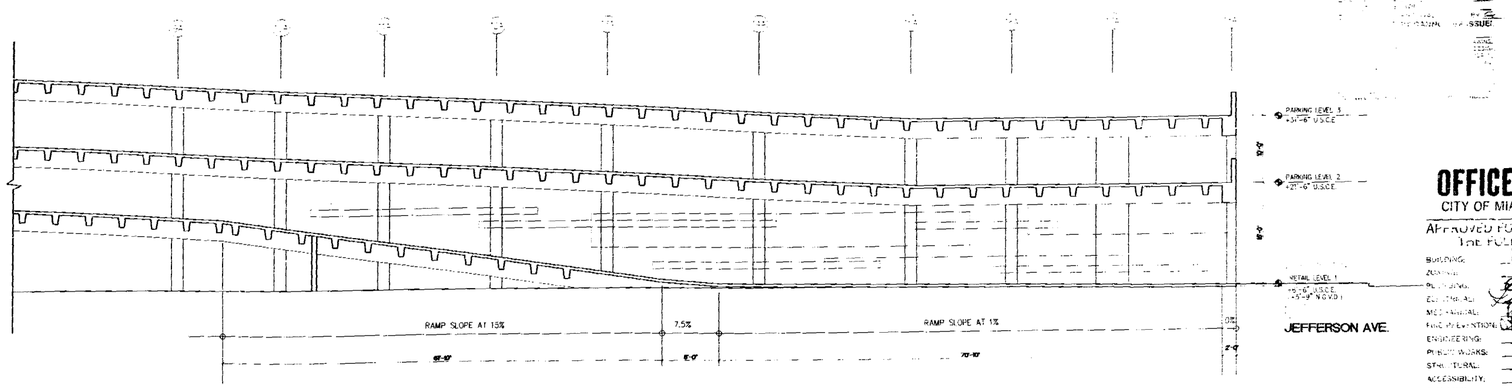
SCALE: 1/8"-1'-0"



3 RAMP #2A SECTION/ ELEVATION
SCALE: 1/8"-1'-0"

MATERIALS LEGEND

1. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
2. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
3. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
4. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
5. 12" x 12" CERAMIC TILE COLOR: ____
6. ALUMINUM GRILL COLOR (FRAME): ____
7. ALUMINUM OPERABLE WINDOW WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): BLUE
8. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): ____ COLOR (GLAZING): GRAY
9. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): BLUE
10. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): GRAY
11. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): BLUE
12. ALUMINUM STOREFRONT DOORS & WINDOWS WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): CLEAR
13. ALUMINUM MAIN ENTRANCE DOOR COLOR (FRAME): COLOR (GLAZING): CLEAR
14. ALUMINUM EYEBROW COLOR: ____
15. RAMMED CABLE WITH ESP FINISH COLOR: ____
16. CONCRETE EYEBROW COLOR: ____
17. CONCRETE PLANTER COLOR: ____
18. CONCRETE COLUMN COLOR: ____
19. CONCRETE COLUMN WITH 12"x12" CERAMIC TILE FINISH COLOR: ____
20. HOLLOW METAL DOUR (SEE DOOR SCHEDULE) COLOR: ____
21. EXPOSED BLOCK WALL
22. SCORED STUCCO
23. STUCCO CONTROL JOINT
24. OVERFLOW SCUPPER

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM (U.S.C.E.)
3) ALL PLANNING AND EXTERIOR HAVE BEEN REVISED DUE TO THE INCLUSION OF MECHANICAL VENTILATION EQUIPMENT.

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BUILDING:
ZONING:
PLANNING:
ENVIRONMENTAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
*ELEVATION:

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420 LINCOLN ROAD, SUITE 333
MIAMI BEACH, FL 33139
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INTERNATIONAL PARKING DESIGN, INC.
14144 VENTURA BLVD., SUITE 100
SHERMAN OAKS, CA 91423
(818) 990-1494 FAX (818) 906-0597

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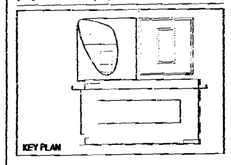
MILLER & SOLOMON, INC.
8401 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 599-2369 FAX (305) 477-3257



PERMIT SET

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,S.H Approved by: AC

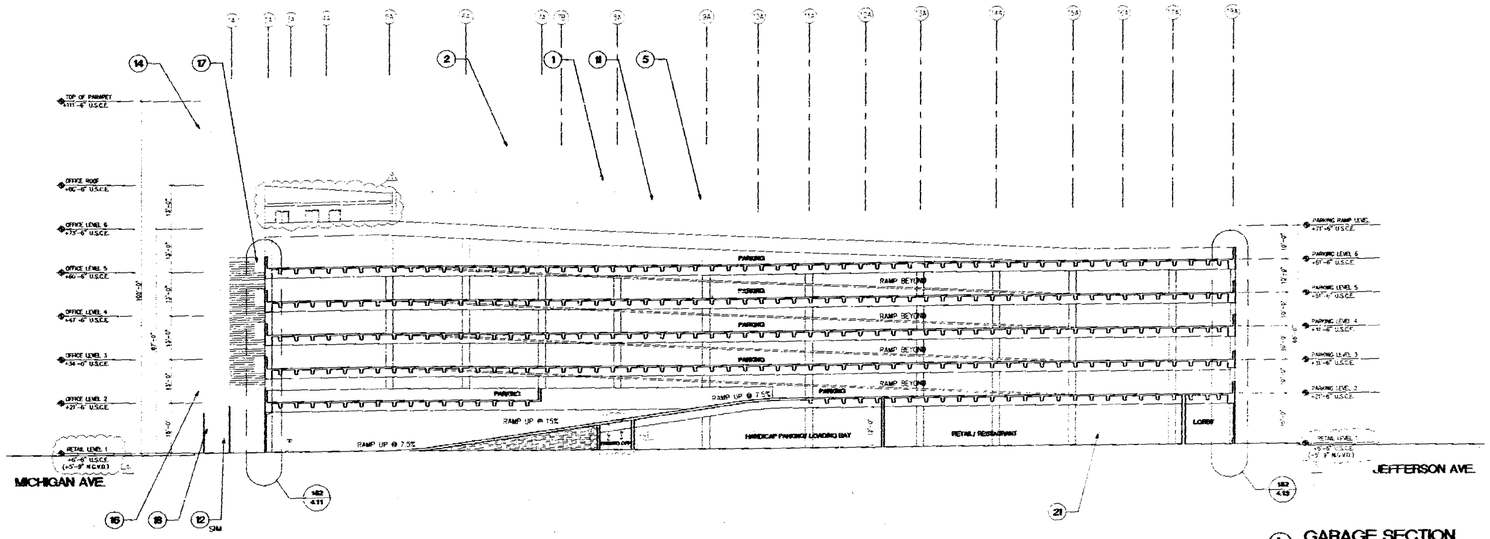
Revision/Date
- Planning Submittal 5-5-00
- Planning Submittal 7-10-00

9-2-00

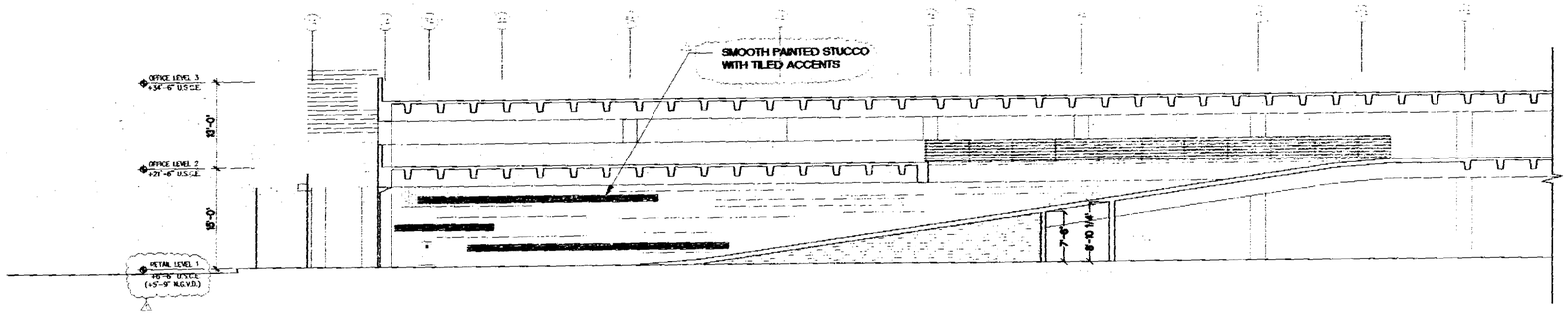
Sheet No. A-4.02

SECTIONS

A00060



1 GARAGE SECTION
SCALE: 1/16"-1'-0"



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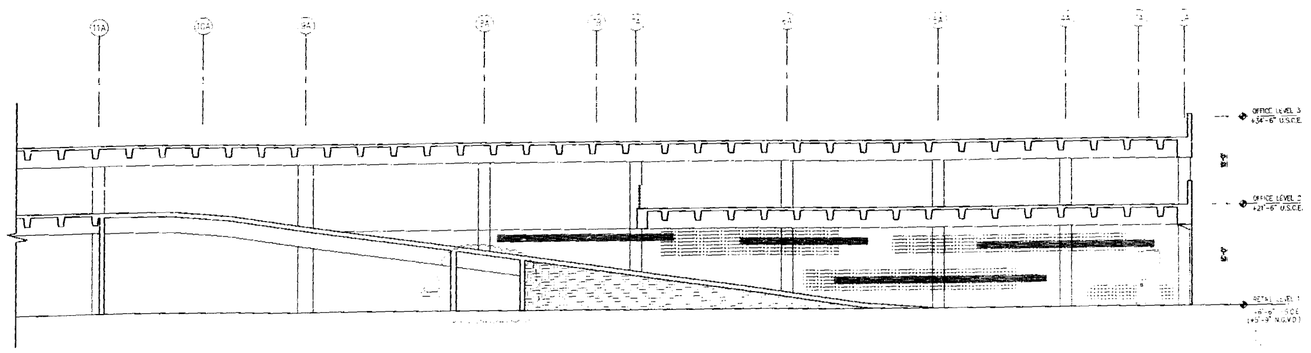

3 RAMP #2B SECTION/ ELEVATION
SCALE: 1/8"-1'-0"

MATERIALS LEGEND

1. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
2. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
3. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
4. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
5. 12" x 12" CERAMIC TILE COLOR: ____
6. ALUMINUM GRILL COLOR (FRAME): ____
7. ALUMINUM OPERABLE WINDOW WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): BLUE
8. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): ____ COLOR (GLAZING): GRAY
9. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): BLUE
10. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR: (FRAME): COLOR: (GLAZING): GRAY
11. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): BLUE
12. ALUMINUM STOREFRONT DOORS & WINDOWS WITH ESP FINISH COLOR: (FRAME): COLOR (GLAZING): CLEAR
13. ALUMINUM MAIN ENTRANCE DOOR COLOR (FRAME): COLOR (GLAZING): CLEAR
14. ALUMINUM EYEBROW COLOR: ____
15. RAILING: CABLE WITH ESP FINISH COLOR: ____
16. CONCRETE EYEBROW COLOR: ____
17. CONCRETE PLANTER COLOR: ____
18. CONCRETE COLUMN WITH 12"x12" CERAMIC TILE FINISH COLOR: ____
19. CONCRETE COLUMN COLOR: ____
20. HOLLOW METAL DOOR (SEE DOOR SCHEDULE) COLOR: ____
21. EXPOSED BLOCK WALL
22. SCORED STUCCO
23. STUCCO CONTROL JOINT
24. G.I.S.P.C.I.M. SCUPPER

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SHUTTER TO BE IMPACT RATED.
2) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM. (NGVD)
3) ALL FLASHINGS AND EXTERIORS HAVE BEEN REVISED DUE TO THE ADDITION OF MECHANICAL VENTILATION EQUIPMENT.

FOR BUILDING PERMIT
ISSUE:

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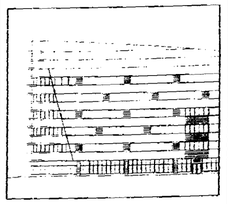
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING
ZONING
PLANNING
CENTRAL FILE
FIRE PREVENTION
ELEVATOR



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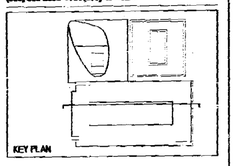
MILLER & SOLOMON, INC.
2601 BLVD. 12TH STREET, SUITE L
MIAMI, FL 33125
(305) 358-2350 FAX (305) 477-3257



PERMIT SET

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,JS,JH Approved by: AC

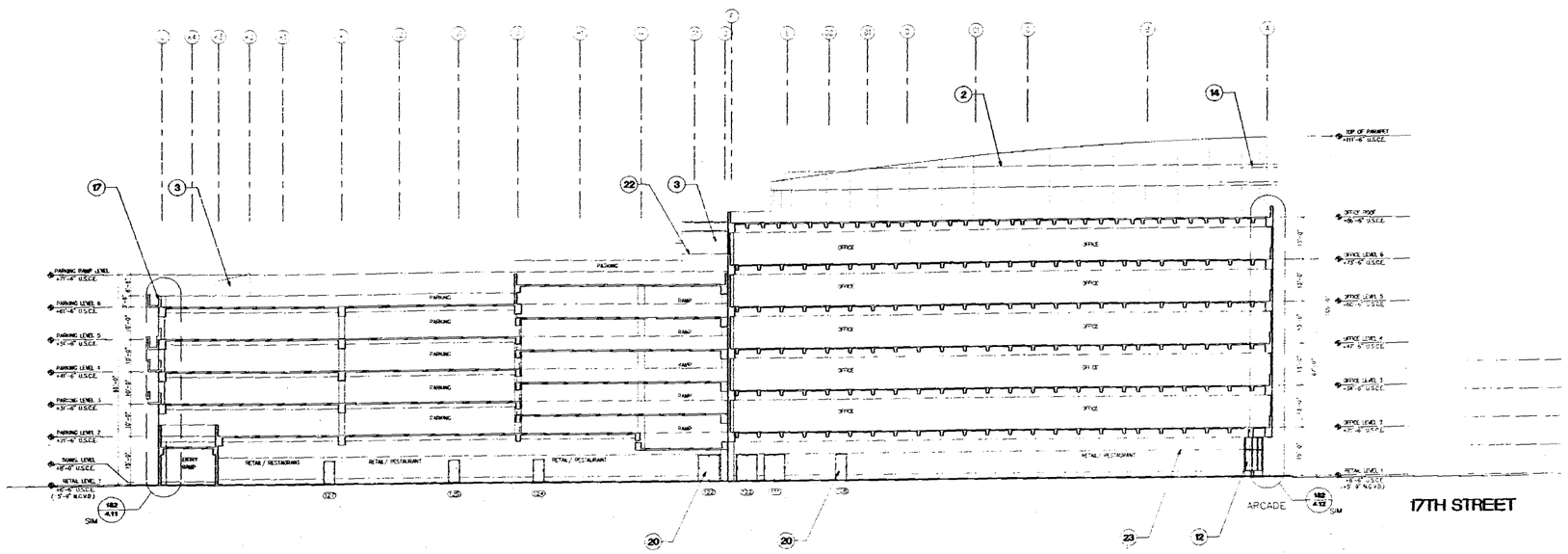
Revision/Date
- Revised per City Comments 6-2-00
- Revised per City Comments 7-7-00

6-2-00

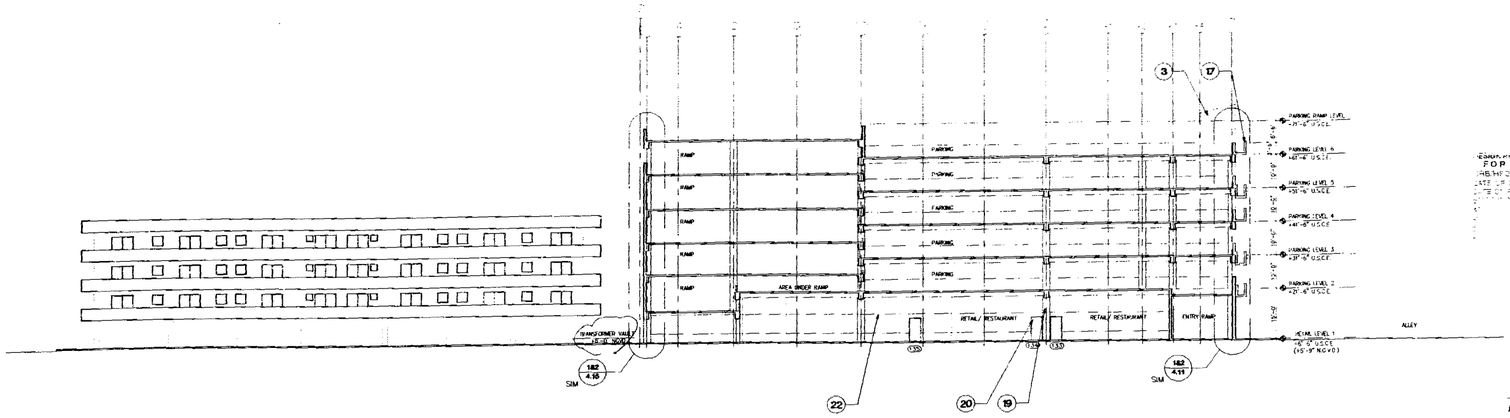
Sheet No. A-4.03

SECTIONS

A00061



1 GARAGE/ OFFICE SECTION
SCALE: 1/16"-1'-0"

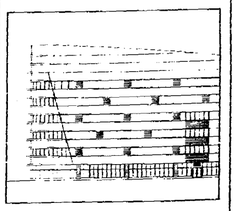


2 GARAGE SECTION
SCALE: 1/16"-1'-0"

MATERIALS LEGEND

1. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
2. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
3. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
4. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
5. 12" x 12" CERAMIC TILE COLOR: ——
6. ALUMINUM GRILL COLOR (FRAME): ——
7. ALUMINUM OPERABLE WINDOW WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
8. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): GRAY
9. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
10. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR: (GLAZING): GRAY
11. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
12. ALUMINUM STOREFRONT DOORS & WINDOWS WITH ESP FINISH COLOR: (FRAME): —— COLOR (GLAZING): CLEAR
13. ALUMINUM MAIN ENTRANCE DOOR COLOR (FRAME): —— COLOR (GLAZING): CLEAR
14. ALUMINUM EYEBROW COLOR: ——
15. BARRIER CABLE WITH ESP FINISH COLOR: ——
16. CONCRETE EYEBROW COLOR: ——
17. CONCRETE PLANTER COLOR: ——
18. CONCRETE COLUMN WITH 12"x12" CERAMIC TILE FINISH COLOR: ——
19. CONCRETE COLUMN COLOR: ——
20. HOLLOW METAL DOOR (SEE DOOR SCHEDULE) COLOR: ——
21. EXPOSED BLOCK WALL
22. SCORED STUCCO
23. STUCCO CONTROL JOINT
24. OVERFLOW SCUPPER

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM. (U.S.C.E.)
3) ALL PLANTERS AND EYEBROWS HAVE BEEN REVISED DUE TO THE ADDITION OF MECHANICAL VENTILATION EQUIPMENT.



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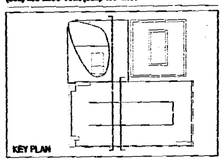
MIAMI, FL 33126
(305) 599-2399 FAX (305) 477-3297


KEY PLAN

PERMIT SET

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,JS,JH Approved by: AC

Revision/Date
Permit Revision #1 Item
Architect Item Documents #1 Item

BUILDING 2-2-00

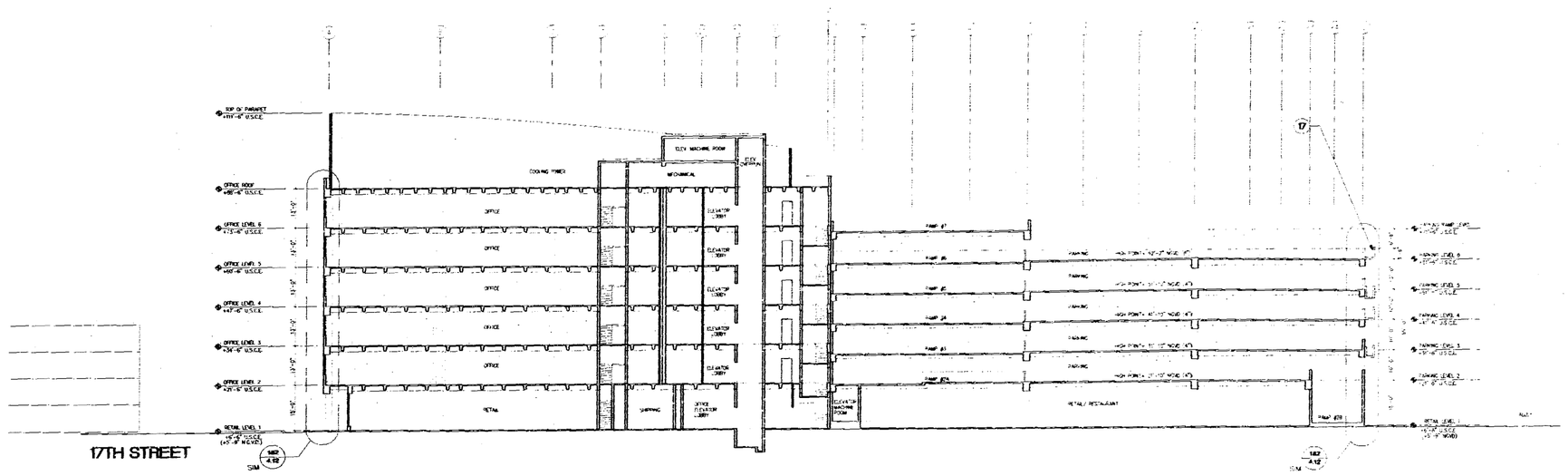
FOR BUILDING PERMIT
REVISED DUE TO
SEE LAST SHEET APPROVAL
FOR PERMIT CANCEL ISSUE

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING
BUILDING 10/2/
ZONING
PLUMBING
ELECTRICAL 9/14/00
NATURAL GAS 9/12/00
FIRE MARSHAL
ENGINEERING
PUBLIC WORKS
STRUCTURAL
ACCESSIBILITY
ELEVATOR

Sheet No. A-4.04

SECTIONS

A00062



1 GARAGE/ OFFICE SECTION
SCALE: 1/16"=1'-0"

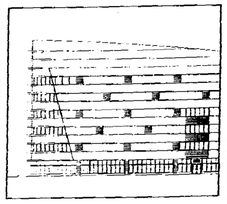
MATERIALS LEGEND

1. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
2. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
3. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
4. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
5. 12" x 12" CERAMIC TILE COLOR: ____
6. ALUMINUM GRILL COLOR (FRAME): ____
7. ALUMINUM OPERABLE WINDOW WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): BLUE
8. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): GRAY
9. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): BLUE
10. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR: (FRAME): COLOR: (GLAZING): GRAY
11. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): BLUE
12. ALUMINUM STOREFRONT DOORS & WINDOWS WITH ESP FINISH COLOR: (FRAME): COLOR: (GLAZING): CLEAR
13. ALUMINUM MAIN ENTRANCE DOOR COLOR: (FRAME): COLOR: (GLAZING): CLEAR
14. ALUMINUM EYEBROW COLOR: ____
15. BARRIER CABLE WITH ESP FINISH COLOR: ____
16. CONCRETE EYEBROW COLOR: ____
17. CONCRETE PLANTER COLOR: ____
18. CONCRETE COLUMN WITH 12"x12" CERAMIC TILE FINISH COLOR: ____
19. CONCRETE COLUMN COLOR: ____
20. HOLLOW METAL DOOR SEE DOOR SCHEDULE) COLOR: ____
21. EXPOSED BLOCK WALL
22. SCORED STUCCO
23. STUCCO CONTROL JOINT
24. OVERFLOW SCUPPER

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM (U.S.C.S.)
3) ALL PLANTERS AND EYEBROWS HAVE BEEN REMOVED DUE TO THE ADDITION OF MECHANICAL VENTILATION EQUIPMENT.

FOR BUILDING PERMIT
SUBJECT TO COMPLIANCE WITH FLORIDA ENERGY CODE

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING: VW 10/2/4
PLANNING:
PUBLIC WORKS:
ELECTRICAL: 10/5/00
MECHANICAL: 10/5/00
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ADA/ACCESSIBILITY:
ELEVATOR:



THE LINCOLN
SOUTH BEACH

17th STREET
MIAMI BEACH, FLORIDA

ARCHITECT
ARQ
659 Orchid Avenue
Miami, FL 33133
TEL (305) 372-1412
FAX (305) 372-1176

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34 NW 168TH STREET
NORTH MIAMI BEACH, FL 33169
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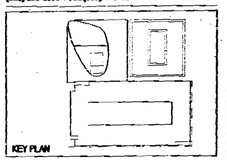
14144 VENTURA BLVD., SUITE 100
SHERMAN OAKS, CA 91423
(818) 986-1484 FAX (818) 986-8997

GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
8401 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 592-2300 FAX (305) 477-3297



KEY PLAN

PERMIT SET

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KI,JS,JH Approved by: AC

Revision/Date
1. Permit Revision #1 8-2-00
2. Temporary Construction Trailer

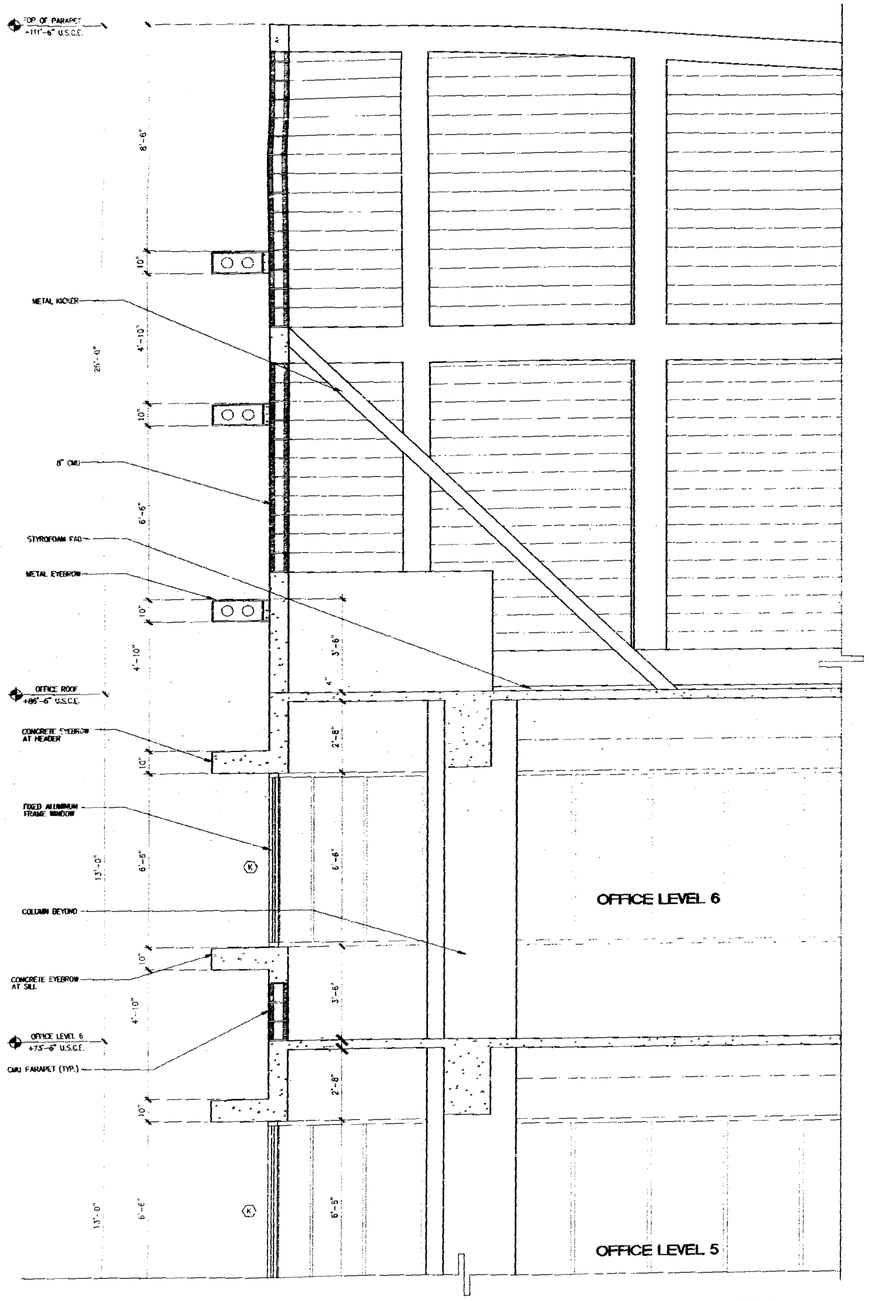
SUBMITTED: 8-2-00

Signature:

Sheet No. A-4.05

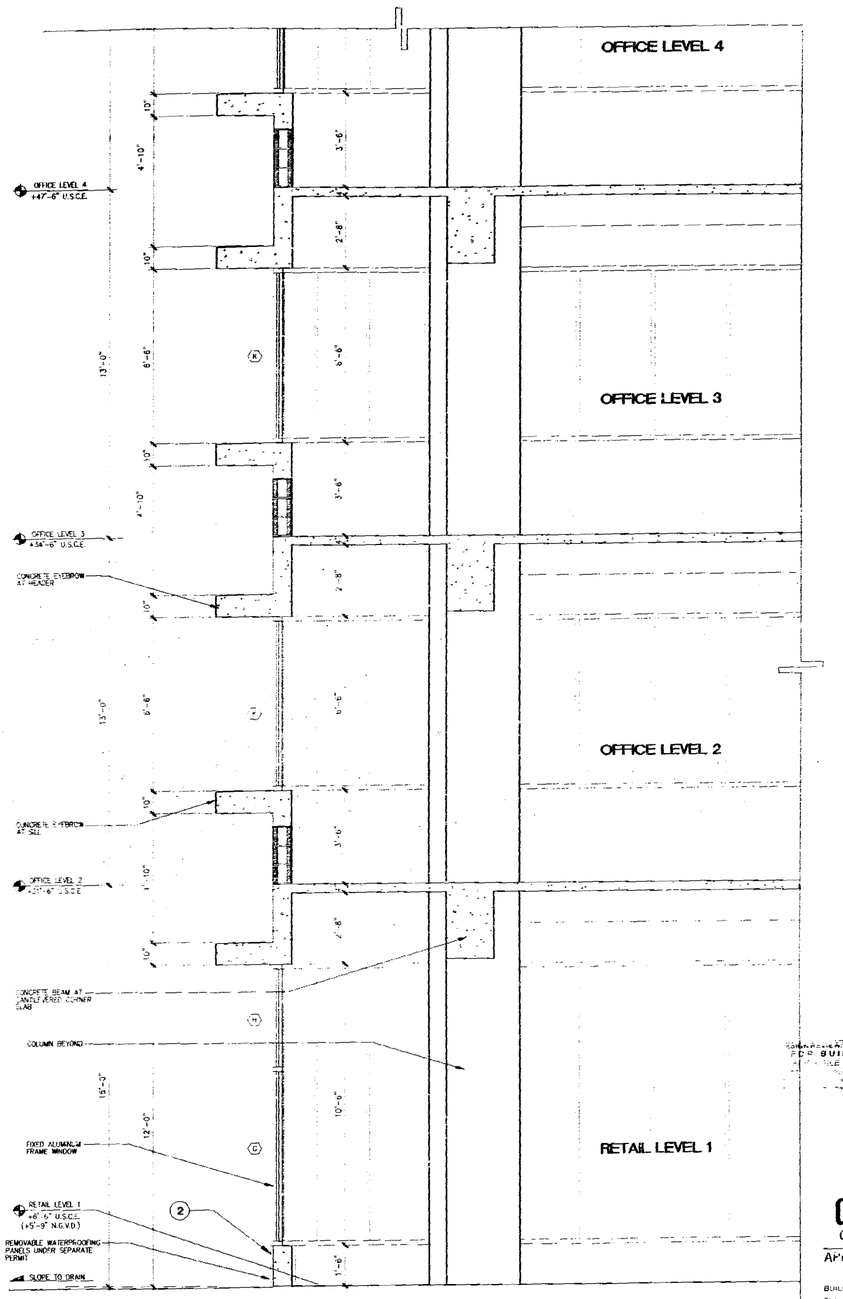
SECTIONS

A00363



OFFICE WALL SECTION AT CURVED CORNER (CONT.)

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



OFFICE WALL SECTION AT CURVED CORNER

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

MATERIALS LEGEND

1. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
2. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
3. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
4. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
5. 12" x 12" CERAMIC TILE COLOR: ——
6. ALUMINUM GRILL COLOR (FRAME): ——
7. ALUMINUM OPERABLE WINDOW WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
8. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): GRAY
9. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
10. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): GRAY
11. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
12. ALUMINUM STOREFRONT DOORS & WINDOWS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): CLEAR
13. ALUMINUM SWING ENTRANCE DOOR COLOR (FRAME): —— COLOR (GLAZING): CLEAR
14. ALUMINUM EYEBROW COLOR: ——
15. BARRIER CABLE WITH ESP FINISH COLOR: ——
16. CONCRETE EYEBROW COLOR: ——
17. CONCRETE PLANTER COLOR: ——
18. CONCRETE COLUMN WITH 12"x12" CERAMIC TILE FINISH COLOR: ——
19. CONCRETE COLUMN COLOR: ——
20. HOLLOW METAL DOOR (SEE DOOR SCHEDULE) COLOR: ——
21. EXPOSED BLOCK WALL
22. SCORED STUCCO
23. STUCCO CONTROL JOINT
24. OVERFLOW SCUPPER

NOTES:

1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM (U.S.C.G.)

REVISED FOR BUILDING PERMIT
FILE #:
APPROVAL
PRINT DATE:
ISSUE

OFFICE COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING: 5/17/2000
ZONING:
PLANNING:
ELECTRICAL:
MECHANICAL:
FIRE PROTECTION:
CONSTRUCTION:
PLUMBING:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

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SOUTH BEACH

17th STREET
MIAMI BEACH, FLORIDA

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420 LINCOLN ROAD, SUITE 353
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16444 VENTURA BLVD., SUITE 100
ENCINO, CA 91423
(818) 990-1494 FAX (818) 990-8667

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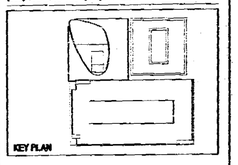
MILLER & SOLOMON, INC.
6901 N.W. 17TH STREET, SUITE I.
MIAMI, FL 33126
(305) 599-2300 FAX (305) 477-3297



PERMIT SET

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,JS,JH Approved by: AC

Revision/Date
1. Permit Revision 08.11.00
2. Presentation Documents 08.11.00

8-8-00

Sheet No. A-4.10

WALL SECTION

PROPERTY OF ARQ

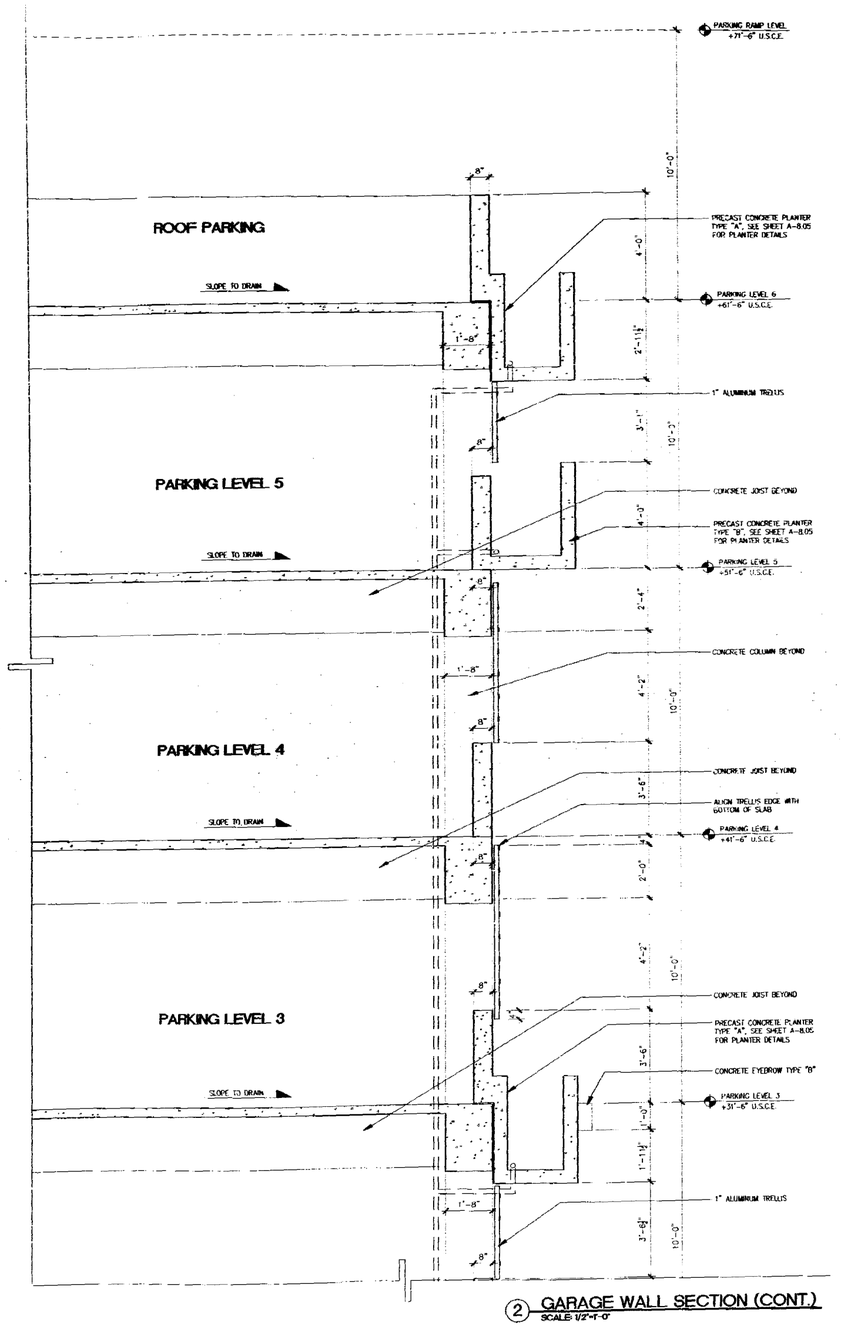
DO NOT SCALE DRAWINGS

DRAWINGS AS INSTRUMENTS OF SERVICE

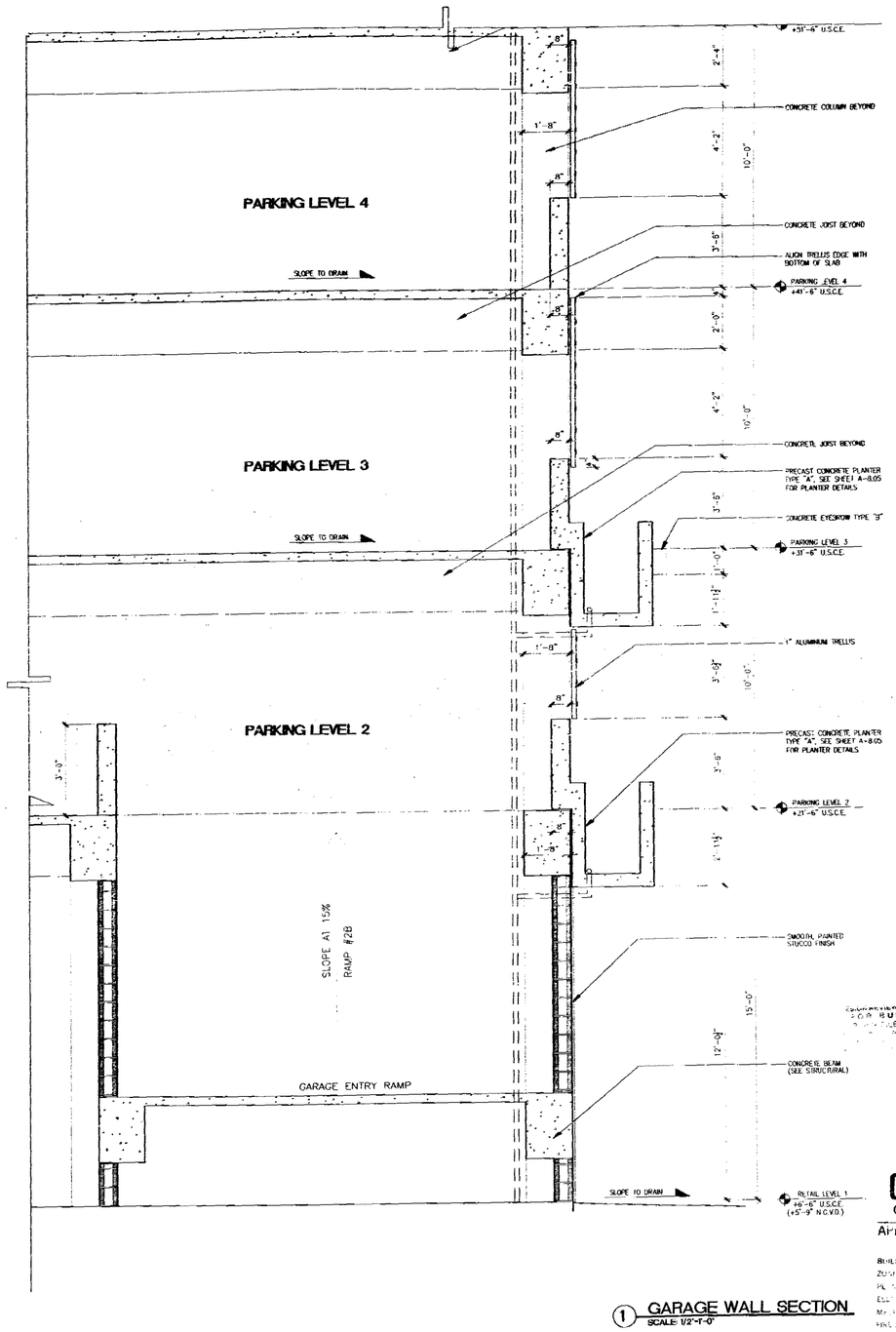
ARCHITECTURAL WORK

ARQ

99064



2 GARAGE WALL SECTION (CONT.)
SCALE: 1/2"=1'-0"



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

MATERIALS LEGEND

1. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
2. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
3. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
4. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
5. 12" x 12" CERAMIC TILE COLOR: ____
6. ALUMINUM GRILL COLOR (FRAME): ____
7. ALUMINUM OPERABLE WINDOW WITH ESP FINISH COLOR (FRAME): ____ COLOR (GLAZING): BLUE
8. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): ____ COLOR (GLAZING): GRAY
9. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): ____ COLOR (GLAZING): BLUE
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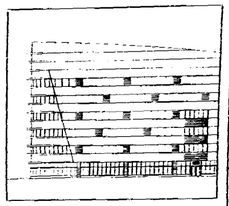
11. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): ____ COLOR (GLAZING): BLUE
12. ALUMINUM STOREFRONT DOORS & WINDOWS WITH ESP FINISH COLOR (FRAME): ____ COLOR (GLAZING): CLEAR
13. ALUMINUM MAIN ENTRANCE DOOR COLOR (FRAME): ____ COLOR (GLAZING): CLEAR
14. ALUMINUM EYEBROW COLOR: ____
15. BARRIER CABLE WITH ESP FINISH COLOR: ____
16. CONCRETE EYEBROW COLOR: ____
17. CONCRETE PLANTER COLOR: ____
18. CONCRETE COLUMN WITH 12"x12" CERAMIC TILE FINISH COLOR: ____
19. CONCRETE COLUMN COLOR: ____
20. HOLLOW METAL DOOR (SEE DOOR SCHEDULE) COLOR: ____
21. EXPOSED BLOCK WALL
22. SCORED STUCCO
23. STUCCO CONTROL JOINT
24. OVERFLOW SCUPPER

NOTES:
1. ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2. ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM (NGVD).
3. ALL PLANTERS AND EYEBROWS MAY BEEN REVISED DUE TO THE ADDITION OF MECHANICAL VENTILATION EQUIPMENT.



THE LINCOLN
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17th STREET
MIAMI BEACH, FLORIDA

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1680 Michigan Avenue, Suite 700
Miami Beach, FL 33139
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FAX (305) 372-1175

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4620 SW 74 COURT
MIAMI, FL 33155
(305) 666-8711 FAX (305) 666-5250

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34 NW 180TH STREET
NORTH MIAMI BEACH, FL 33169
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URBAN RESOURCE GROUP
420 LINCOLN ROAD SUITE 353
MIAMI BEACH, FL 33139
(305) 673-2536 FAX (305) 673-6872

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MIAMI, FL 33166
(305) 471-7225 FAX (305) 593-1915

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KIMLEY-HORN & ASSOC., INC.
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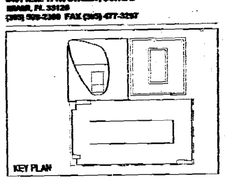
MIAMI BEACH, FL 33139
(305) 673-2025 FAX (305) 673-4552

PARKING CONSULTANT
INTERNATIONAL PARKING DESIGN, INC.
16644 YBARRA BLVD., SUITE 100
SHERMAN OAKS, CA 91403
(818) 986-1484 FAX (818) 986-8697

GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
8401 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 599-2380 FAX (305) 477-3297



PERMIT SET

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,JS,JH Approved by: AC

Revision/Date
1. Permit Revision 08/08/00
2. Construction Documents Update

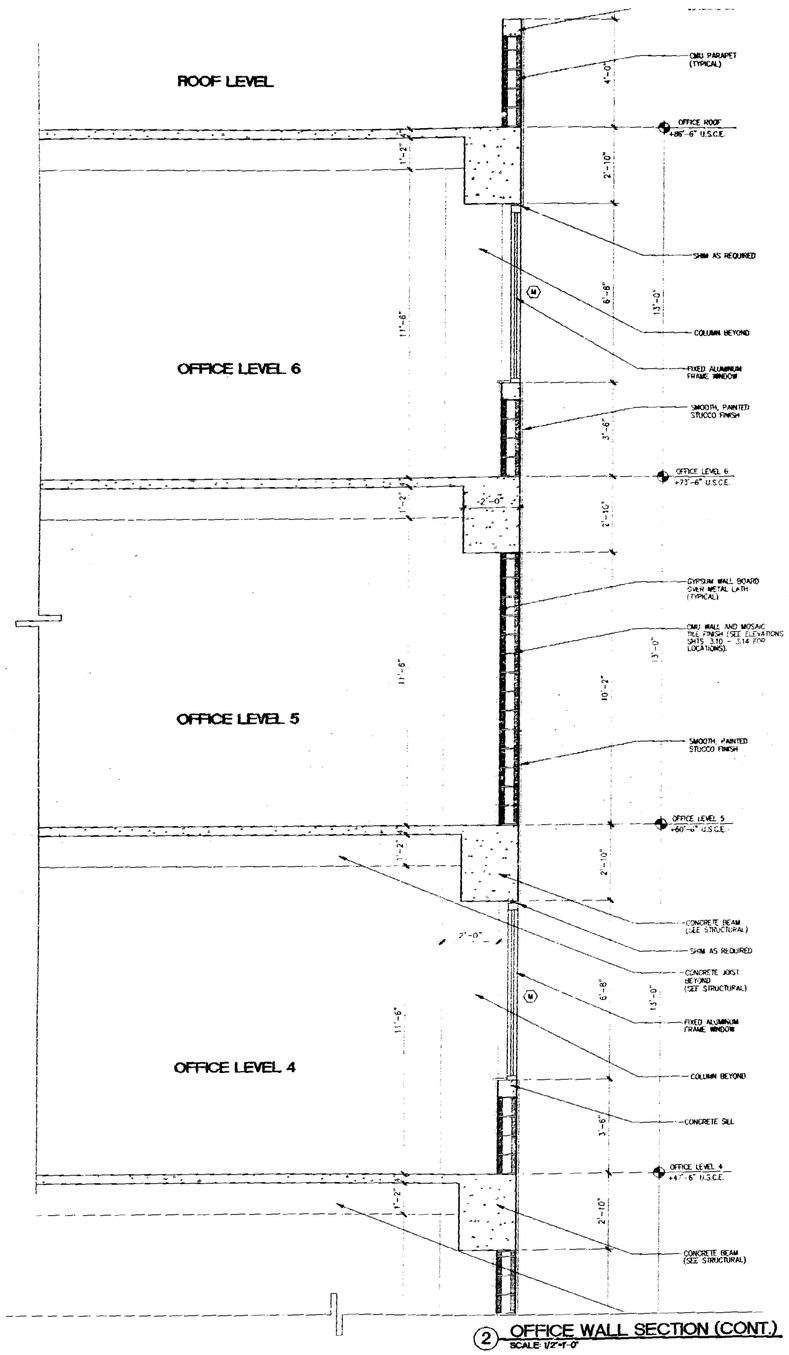
SUBMITTED 8-8-00

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING: 8/8/00
ZONING:
PLANNING:
ELECTRICAL: 8/8/2000
MECHANICAL: 8-8-00
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

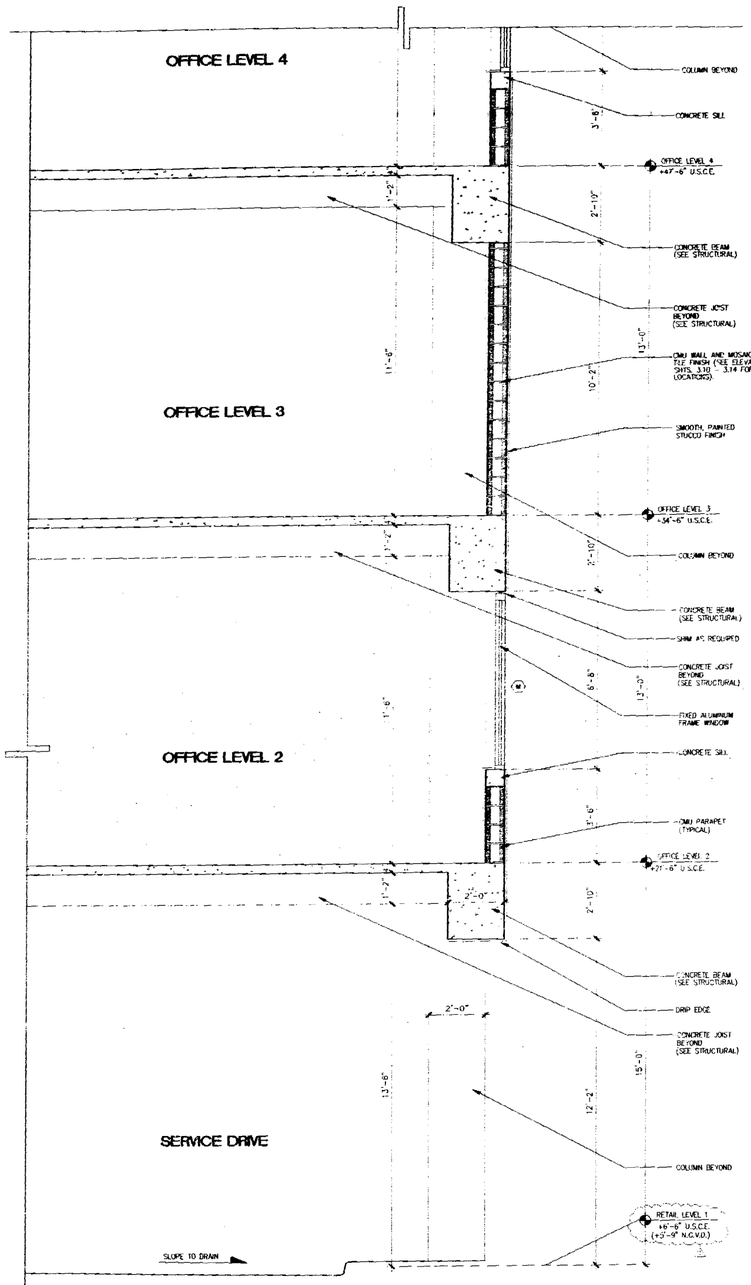
Sheet No.
A-4.11

WALL SECTION

99065



2 OFFICE WALL SECTION (CONT.)
SCALE: 1/2"-1'-0"



1 OFFICE WALL SECTION
SCALE: 1/2"-1'-0"

MATERIALS LEGEND

1. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
2. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
3. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
4. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
5. 12" x 12" CERAMIC TILE COLOR: ——
6. ALUMINUM GRILL COLOR (FRAME): ——
7. ALUMINUM OPERABLE WINDOW WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
8. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): GRAY
9. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
10. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR: (FRAME): —— COLOR: (GLAZING): GRAY
11. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
12. ALUMINUM STOREFRONT DOORS & WINDOWS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): CLEAR
13. ALUMINUM MAIN ENTRANCE DOOR COLOR: (FRAME): —— COLOR (GLAZING): CLEAR
14. ALUMINUM EYEBROW COLOR: ——
15. SHIPHER CABLE WITH ESP FINISH COLOR: ——
16. CONCRETE EYEBROW COLOR: ——
17. CONCRETE PLANTER COLOR: ——
18. CONCRETE COLUMN WITH 12"x12" CERAMIC TILE FINISH COLOR: ——
19. CONCRETE COLUMN COLOR: ——
20. HOLLOW METAL DOOR (SEE DOOR SCHEDULE) COLOR: ——
21. EXPOSED BUOY WALL
22. SCORED STUCCO
23. STUCCO CONTROL JOINT
24. OVERFLOW SCUPPER

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS AND LOUVERS UNDER SEPARATE PERMIT.
2) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM. (USC&GS)

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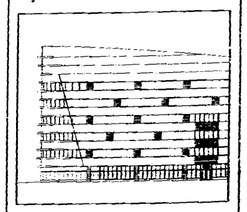
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:



THE LINCOLN
SOUTH BEACH

17th STREET
MIAMI BEACH, FLORIDA

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16165 VENTURA BLVD., SUITE 100
ENCINO, CA 91436
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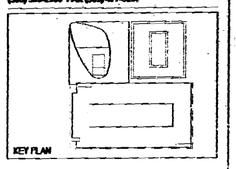
3601 N.W. 17TH STREET, SUITE L
MIAMI, FL 33125
(305) 599-2369 FAX (305) 477-3237



PERMIT SET

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KI,JS,JH Approved by: AC

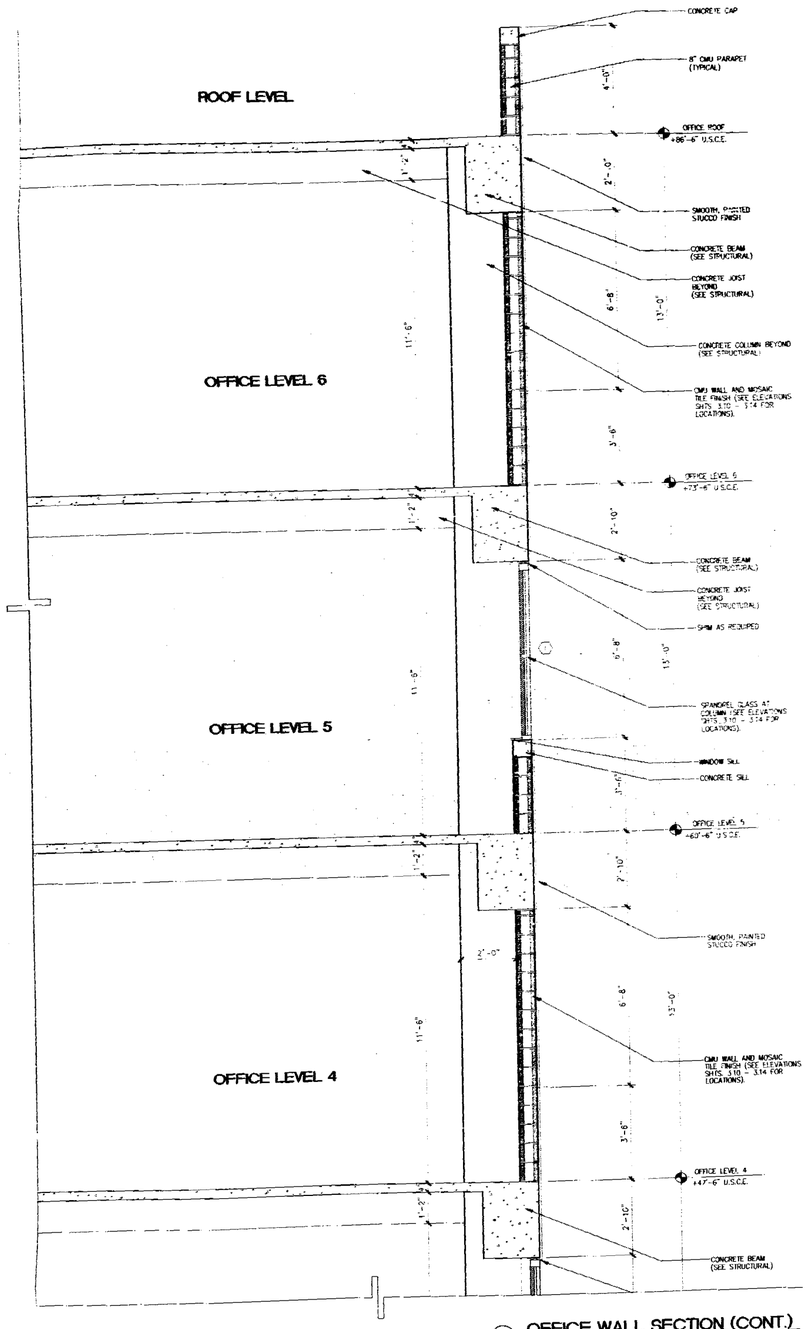
Revision/Date
1. Permit Revision 10.08.00
2. Construction Documents 01.17.00

8-3-00

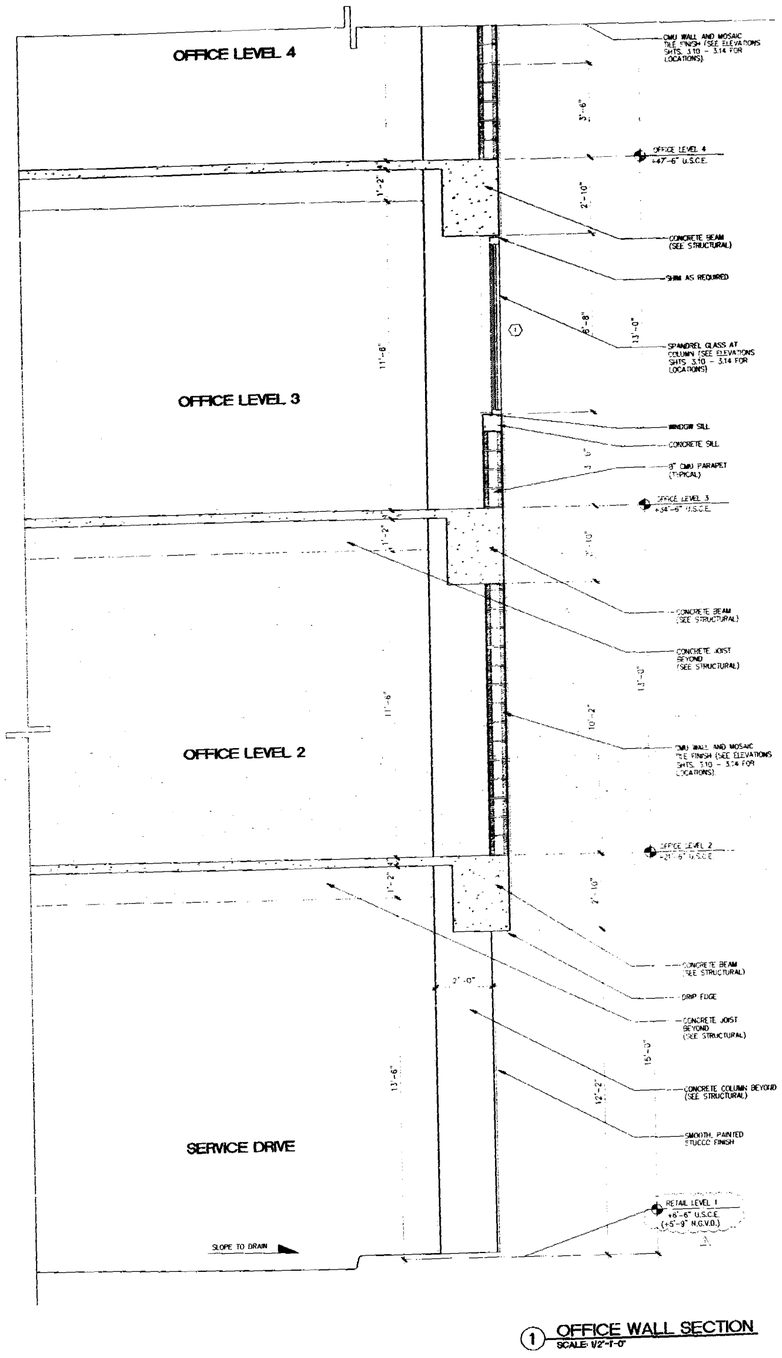
Sheet No. A-4.12

WALL SECTION

A00066



2 OFFICE WALL SECTION (CONT.)
SCALE: 1/2"-1'-0"



1 OFFICE WALL SECTION
SCALE: 1/2"-1'-0"

MATERIALS LEGEND

1. SMOOTH TEXTURE STUCCO FINISH COLOR: _____
2. SMOOTH TEXTURE STUCCO FINISH COLOR: _____
3. SMOOTH TEXTURE STUCCO FINISH COLOR: _____
4. SMOOTH TEXTURE STUCCO FINISH COLOR: _____
5. 12" x 12" CERAMIC TILE COLOR: _____
6. ALUMINUM GRILL COLOR (FRAME): _____
7. ALUMINUM OPERABLE WINDOW WITH ESP FINISH COLOR (FRAME): _____ COLOR (GLAZING): BLUE
8. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): _____ COLOR (GLAZING): GRAY
9. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): _____ COLOR (GLAZING): BLUE
10. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): _____ COLOR (GLAZING): GRAY
11. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): _____ COLOR (GLAZING): BLUE
12. ALUMINUM STOREFRONT DOORS & WINDOWS WITH ESP FINISH COLOR (FRAME): _____ COLOR (GLAZING): CLEAR
13. ALUMINUM MAIN ENTRANCE DOOR COLOR (FRAME): _____ COLOR (GLAZING): CLEAR
14. ALUMINUM EYEBROW COLOR: _____
15. BARRIER CABLE WITH ESP FINISH COLOR: _____
16. CONCRETE EYEBROW COLOR: _____
17. CONCRETE PLANTER COLOR: _____
18. CONCRETE COLUMN WITH 12"x12" CERAMIC TILE FINISH COLOR: _____
19. CONCRETE COLUMN COLOR: _____
20. HOLLOW METAL DOOR (SEE DOOR SCHEDULE) COLOR: _____
21. EXPOSED BLOCK WALL
22. SCORED STUCCO
23. STUCCO CONTROL JOINT
24. OVERFLOW SCUPPER

NOTES:
1 ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2 ALL ELEVATIONS SHOWN REFER TO CITY OF Miami BEACH DATUM, BASE(S)

THE LINCOLN
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17th STREET
MIAMI BEACH, FLORIDA

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(305) 471-7225 FAX (305) 593-1915

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420 LINCOLN ROAD, SUITE 353
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16644 VENTURA BLVD., SUITE 200
SHERMAN OAKS, CA 91403
(818) 986-4484 FAX (818) 986-8887

GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
3601 NW. 17TH STREET, SUITE L
MIAMI, FL 33125
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KEY PLAN

PERMIT SET

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MF,LP,KC,KL,JS,JH Approved by: AC

Revision/Date
1 Permit Revisions 08-08-00
2 Contractor Revisions 08-08-00

8-8-00

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING
ZONING
PLUMBING
FIRE PROTECTION
ENGINEERING
PUBLIC WORKS
STRUCTURAL
ACCESSIBILITY
ELEVATOR

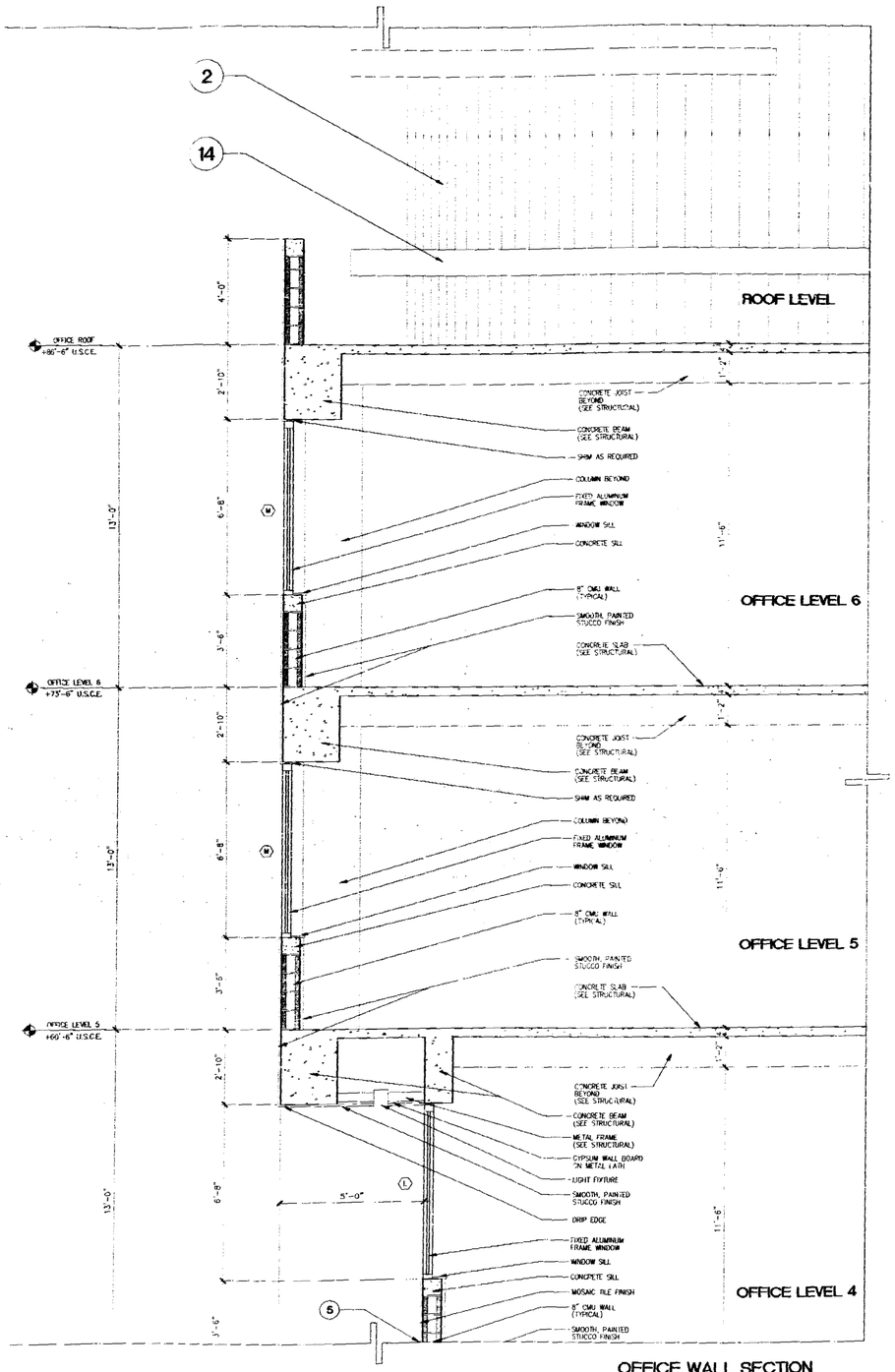
FOR BUILDING PERMIT

Sheet No. A-4.13

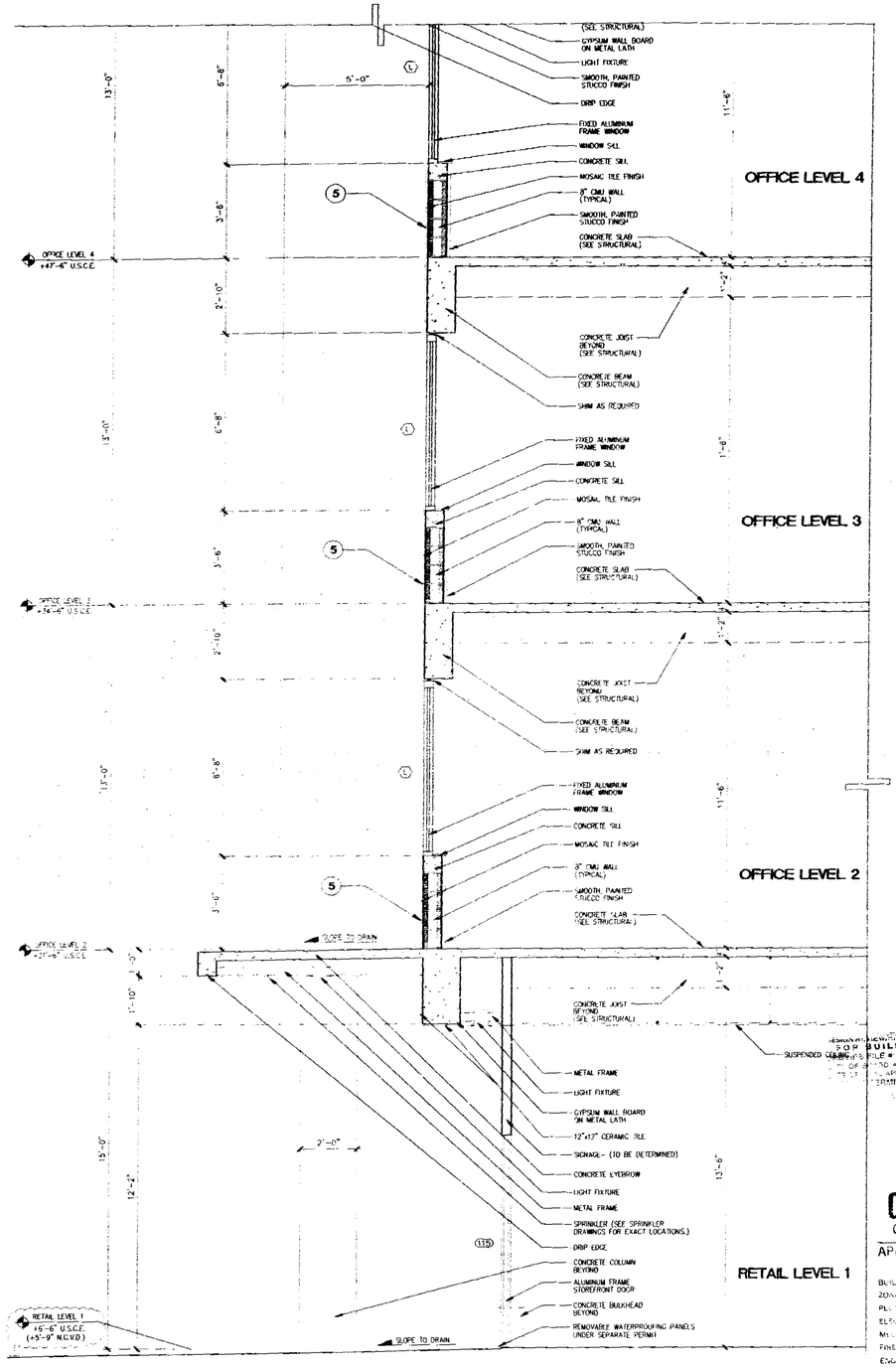
WALL SECTION

DO NOT SCALE DRAWINGS
THESE PLANS ARE THE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. AND ARE NOT TO BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF ARQUITECTONICA INTERNATIONAL CORP.

DRB 00067



2 OFFICE WALL SECTION AT LOBBY ENTRANCE (CONT.)
SCALE: 1/2"=1'-0"



1 OFFICE WALL SECTION AT LOBBY ENTRANCE
SCALE: 1/2"=1'-0"

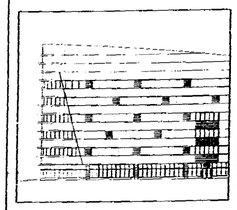
MATERIALS LEGEND

1. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
2. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
3. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
4. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
5. 12" x 12" CERAMIC TILE COLOR: ——
6. ALUMINUM GRILL COLOR (FRAME): ——
7. ALUMINUM OPERABLE WINDOW WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): BLUE
8. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): GRAY
9. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): BLUE
10. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): GRAY
11. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): BLUE
12. ALUMINUM STOREFRONT DOORS & WINDOWS WITH ESP FINISH COLOR: (FRAME): COLOR (GLAZING): CLEAR
13. ALUMINUM MAIN ENTRANCE DOOR COLOR (FRAME): —— COLOR (GLAZING): CLEAR
14. ALUMINUM EYEBROW COLOR: ——
15. BARRIER CABLE WITH ESP FINISH COLOR: ——
16. CONCRETE EYEBROW COLOR: ——
17. CONCRETE PLANTER COLOR: ——
18. CONCRETE COLUMN WITH 12"x12" CERAMIC TILE FINISH COLOR: ——
19. CONCRETE COLUMN COLOR: ——
20. HOLLOW METAL DOOR (SEE DOOR SCHEDULE) COLOR: ——
21. EXPOSED BLOCK WALL
22. SCORED STUCCO
23. STUCCO CONTROL JOINT
24. OVERFLOW SCUPPER

NOTES:
① ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
② ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM (U.S.C.E.)

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING
ZONING
PLUMBING
ELECTRICAL
MECHANICAL
FIRE PREVENTION
ENGINEERING
PUBLIC WORKS
STRUCTURAL
ACCESSIBILITY
ELEVATOR

FOR BUILDING PERMIT
PERMIT FILE #
OF AND APPROVAL
PERMIT CANNOT BE ISSUED



THE LINCOLN
SOUTH BEACH

17th STREET
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SHERMAN OAKS, CA 91423
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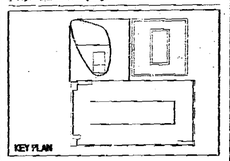
GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
2601 BLVD. OF THE ARTS, SUITE E
MIAMI, FL 33129
(305) 892-2360 FAX (305) 477-3287



PERMIT SET

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,JS,JH Approved by: AC

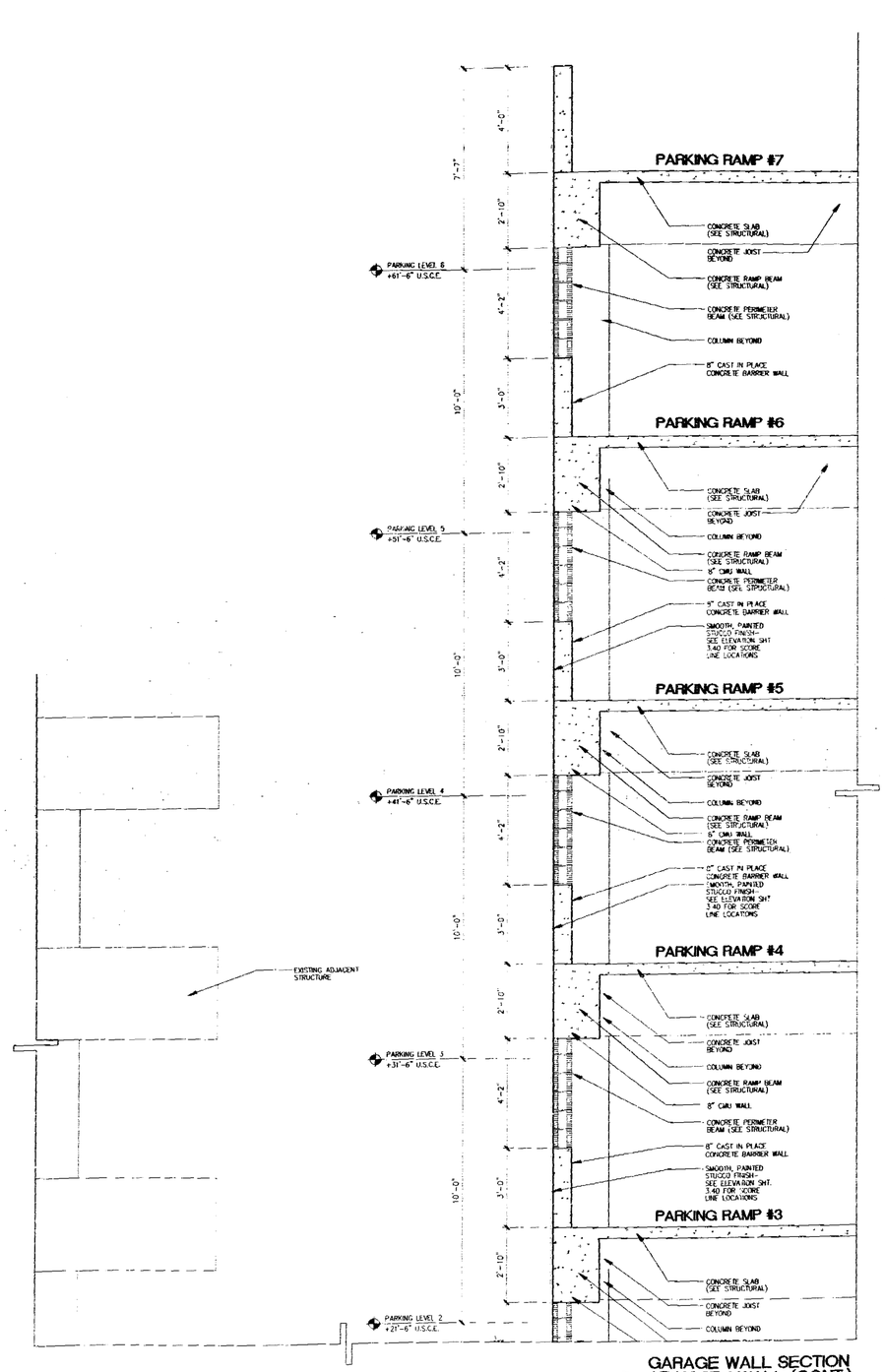
Revision/Date
1 Permit Revision 08.2.00
2 Interior Revisions 08.2.00

8-2-00

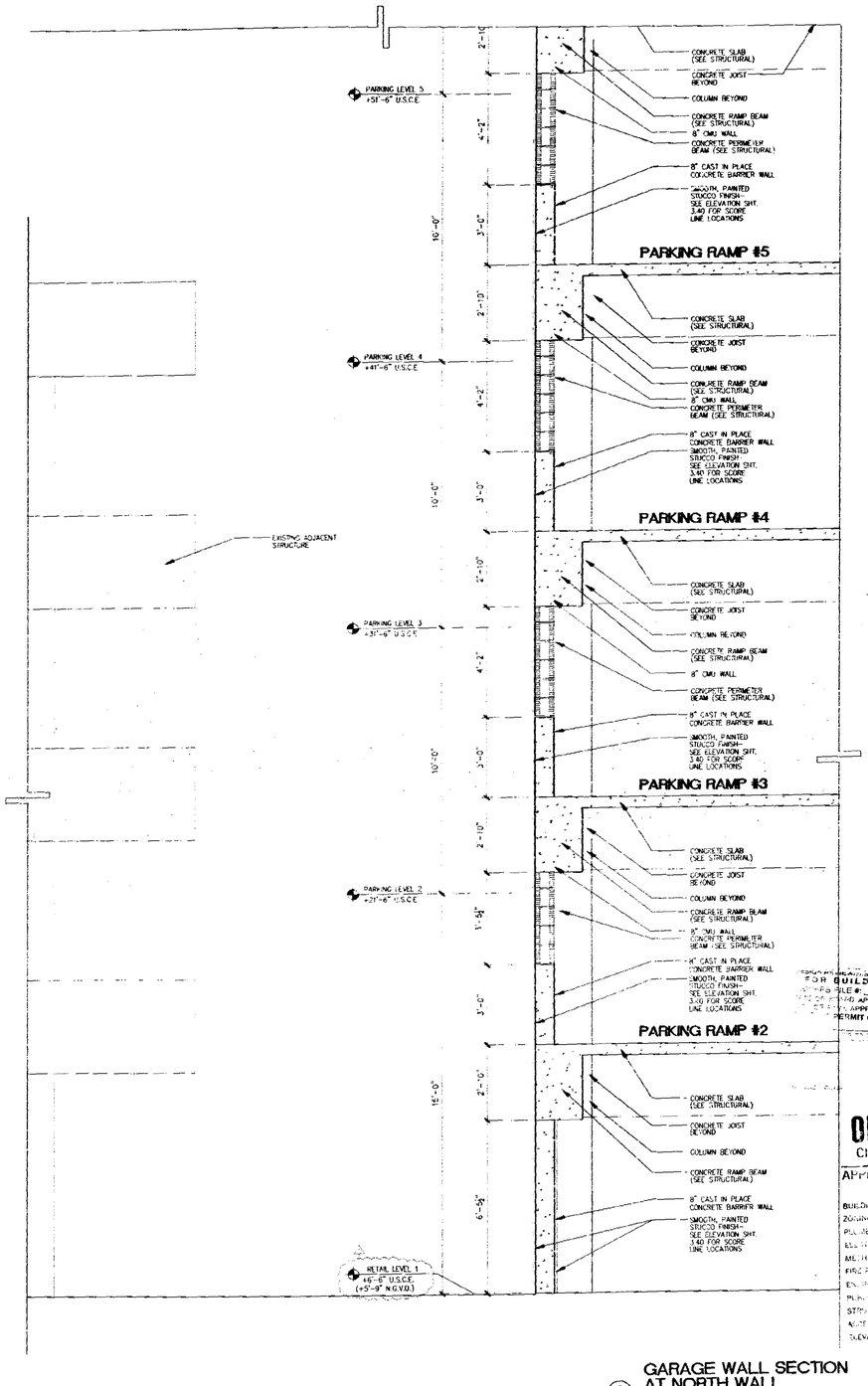
Sheet No. A-4.14

WALL SECTION

A00068



2 GARAGE WALL SECTION AT NORTH WALL (CONT.)
SCALE: 1/2"-1'-0"



1 GARAGE WALL SECTION AT NORTH WALL
SCALE: 1/2"-1'-0"

MATERIALS LEGEND

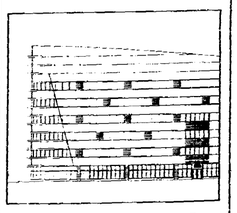
1. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
2. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
3. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
4. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
5. 12" x 12" CERAMIC TILE COLOR: ——
6. ALUMINUM GRILL COLOR (FRAME): ——
7. ALUMINUM OPERABLE WINDOW WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): BLUE
8. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): GRAY
9. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): BLUE
10. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR: (FRAME): COLOR: (GLAZING): GRAY
11. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): BLUE
12. ALUMINUM STOREFRONT DOORS & WINDOWS WITH ESP FINISH COLOR: (FRAME): COLOR (GLAZING): CLEAR
13. ALUMINUM MAIN ENTRANCE DOOR COLOR (FRAME): COLOR (GLAZING): CLEAR
14. ALUMINUM EYEBROW COLOR: ——
15. SHARPER CABLE WITH ESP FINISH COLOR: ——
16. CONCRETE EYEBROW COLOR: ——
17. CONCRETE PLANTER COLOR: ——
18. CONCRETE COLUMN WITH 12"x12" CERAMIC TILE FINISH COLOR: ——
19. CONCRETE COLUMN COLOR: ——
20. HOLLOW METAL DOOR (SEE DOOR SCHEDULE) COLOR: ——
21. EXPOSED BLOCK WALL
22. SCORED STUCCO
23. STUCCO CONTROL JOINT
24. OVERFLOW SCUPPER

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPERATE PERMIT.
2) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM (USC&GS)

FOR BUILDING PERMIT
FILE #:
FINAL APPROVAL
PERMIT CANNOT BE ISSUED

OFFICE COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ARCHITECTURAL:
ELEVATOR:



THE LINCOLN
SOUTH BEACH

1776 STREET
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DORAL, FL 33166
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420 LINCOLN ROAD, SUITE 353
MIAMI BEACH, FL 33139
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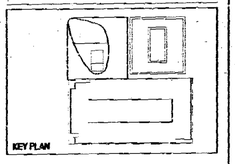
INTERNATIONAL PARKING DESIGN, INC.
14544 VENTURA BLVD., SUITE 100
SHERMAN OAKS, CA 91403
(818) 986-5484 FAX (818) 986-0977

GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
3401 N.W. 17TH STREET, SUITE L
MIAMI, FL 33125
(305) 599-2388 FAX (305) 477-3257



PERMIT SET

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,JS,JH Approved by: AC

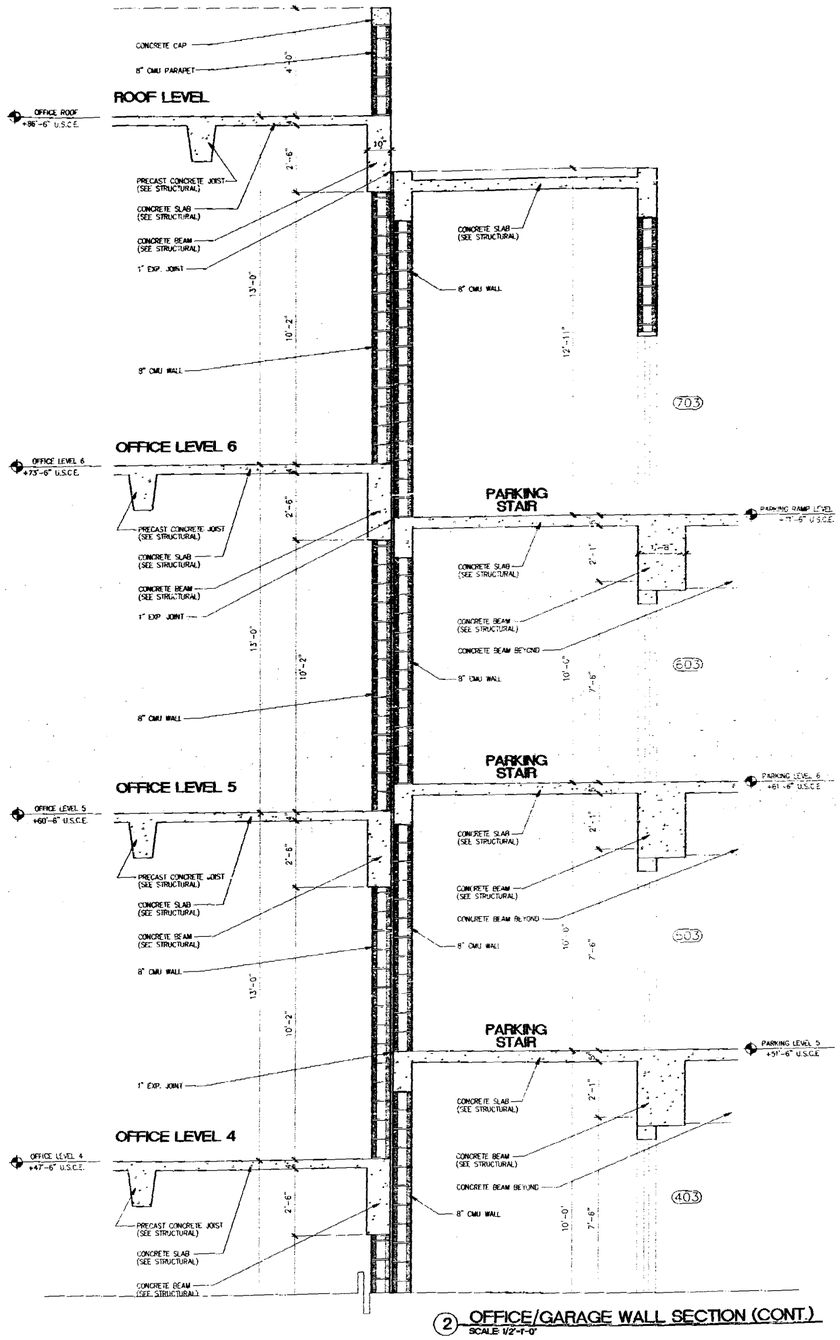
Revision/Date
1. Permit Revision 8-8-2000
2. Revision per Planning Division

8-8-00

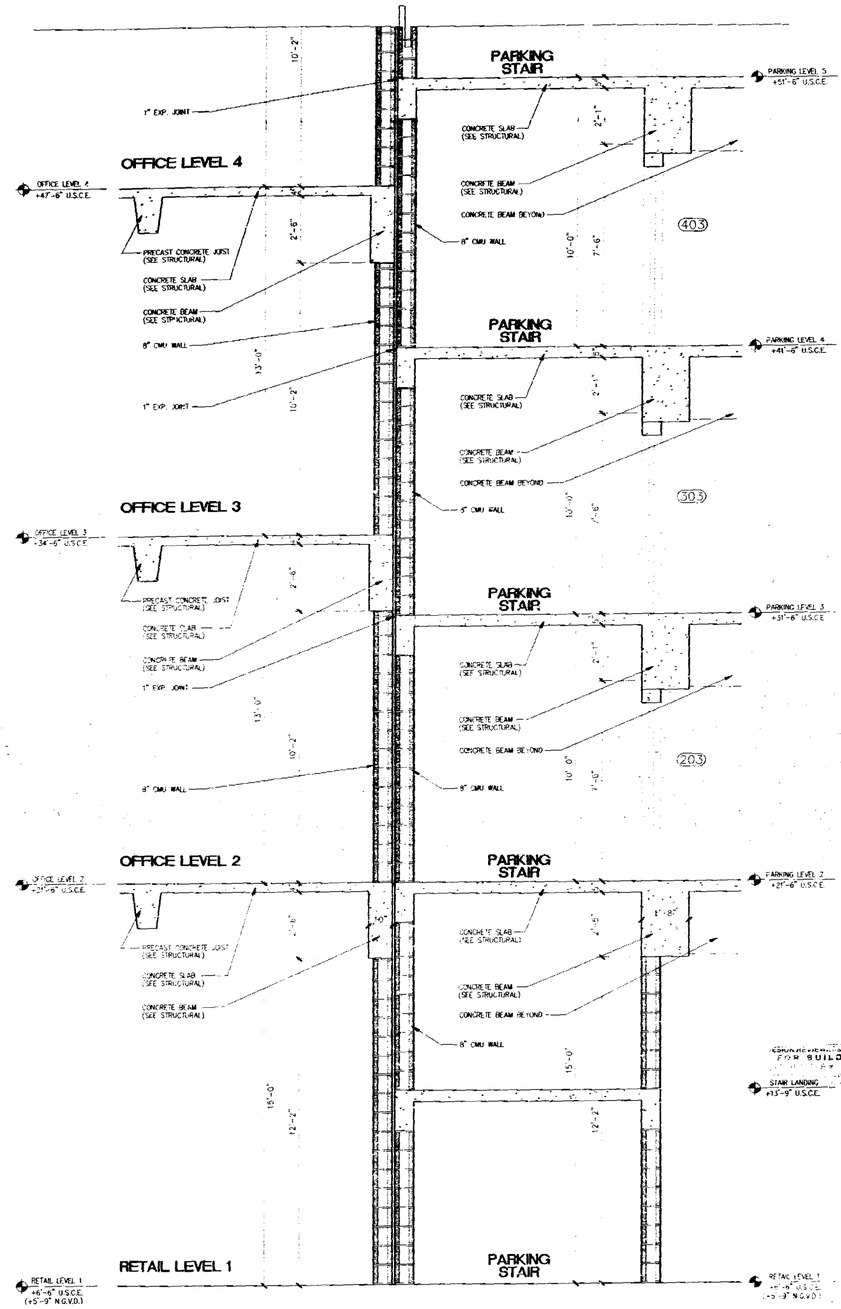
Sheet No. A-4.15

WALL SECTION

A00069



2 OFFICE/GARAGE WALL SECTION (CONT.)
SCALE: 1/2"=1'-0"

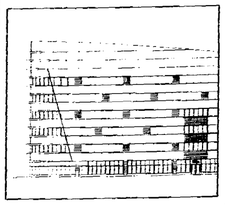


1 OFFICE/GARAGE WALL SECTION
SCALE: 1/2"=1'-0"

MATERIALS LEGEND

1. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
2. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
3. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
4. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
5. 12" x 12" CERAMIC TILE COLOR: ____
6. ALUMINUM GRILL COLOR (FRAME): ____
7. ALUMINUM OPERABLE WINDOW WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): BLUE
8. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): ____ COLOR (GLAZING): GRAY
9. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): BLUE
10. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR: (FRAME): COLOR: (GLAZING): GRAY
11. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): BLUE
12. ALUMINUM STOREFRONT DOORS & WINDOWS WITH ESP FINISH COLOR: (FRAME): COLOR: (GLAZING): CLEAR
13. ALUMINUM MAIN ENTRANCE DOOR COLOR (FRAME): COLOR (GLAZING): CLEAR
14. ALUMINUM EYEBROW COLOR: ____
15. BARRIER CABLE WITH ESP FINISH COLOR: ____
16. CONCRETE EYEBROW COLOR: ____
17. CONCRETE PLANTER COLOR: ____
18. CONCRETE COLUMN WITH 12"x12" CERAMIC TILE FINISH COLOR: ____
19. CONCRETE COLUMN COLOR: ____
20. HOLLOW METAL DOOR (SEE DOOR SCHEDULE) COLOR: ____
21. EXPOSED BLOCK WALL
22. SCORED STUCCO
23. STUCCO CONTROL JOINT
24. OVERFLOW SCUPPER

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM (NGVD)



THE LINCOLN
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420 LINCOLN ROAD SUITE 353
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(305) 673-2535 FAX (305) 673-49822

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7900 NW, 84TH STREET
MIAMI, FL 33166
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KIMLEY-HORN & ASSOC., INC.
420 LINCOLN ROAD, SUITE 353
MIAMI BEACH, FL 33139
(305) 673-2025 FAX (305) 673-4982

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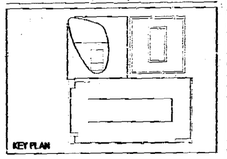
INTERNATIONAL PARKING DESIGN, INC.
16144 VENTURA BLVD., SUITE 360
SHERMAN OAKS, CA 91423
(818) 986-1404 FAX (818) 986-8097

GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
8401 NW. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 599-2388 FAX (305) 477-3257



PERMIT SET

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,JS,JH Approved by: AC

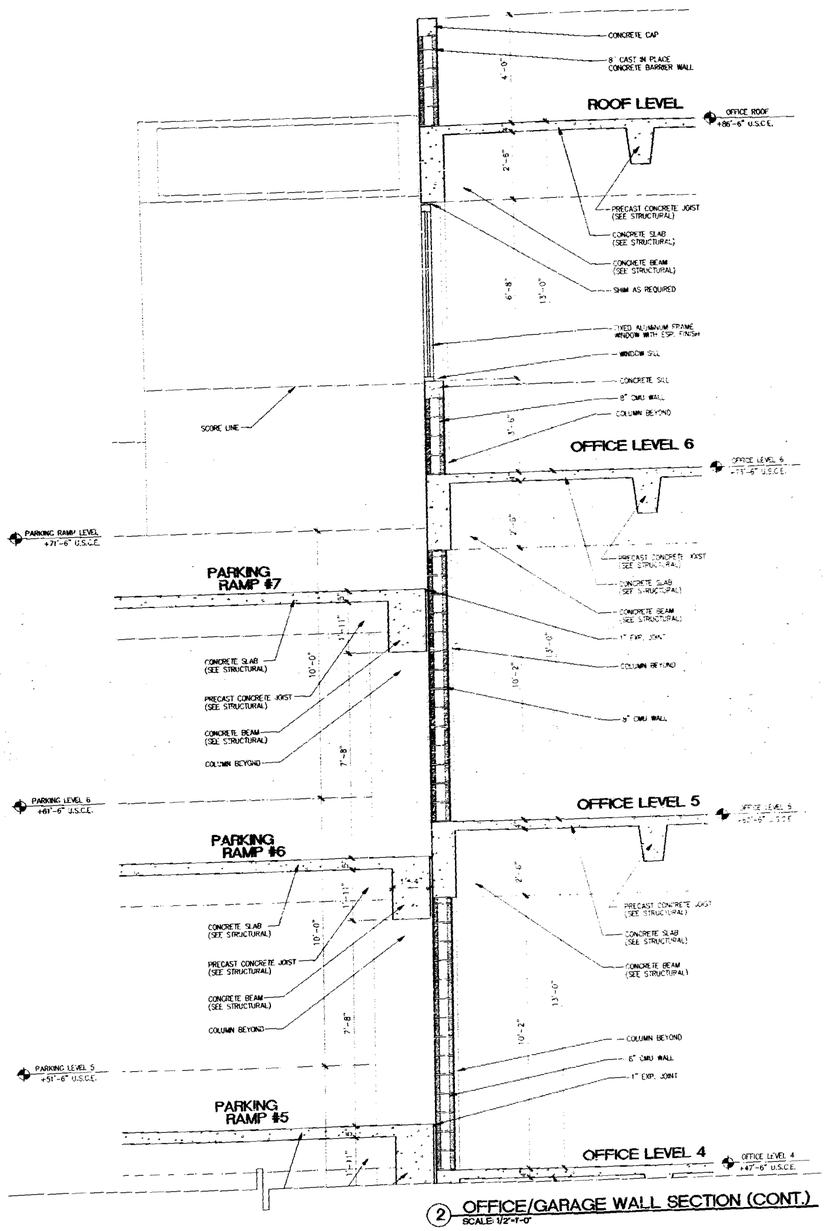
Revision / Date

9-2-00

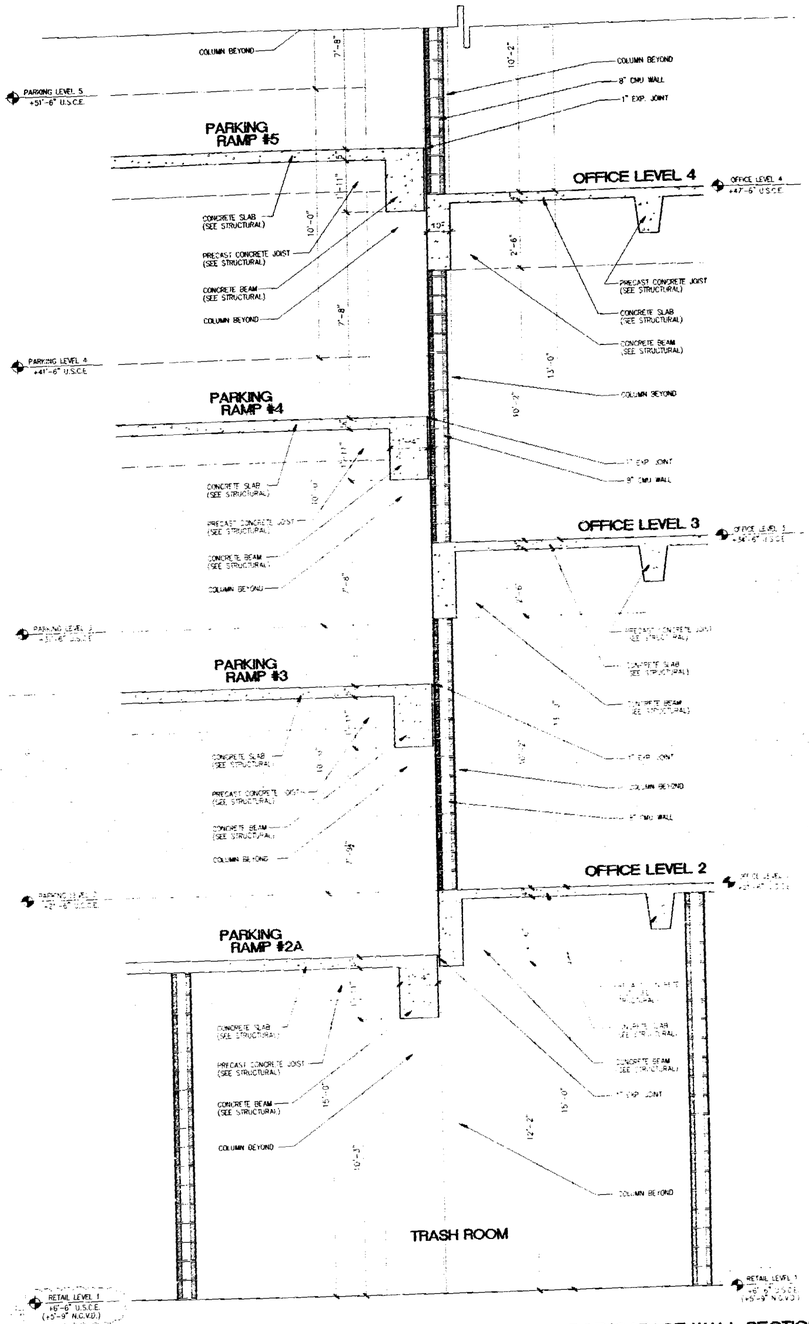
OFFICE COPY
CITY OF MIAMI BEACH

Sheet No. A-4.16

WALL SECTION



② OFFICE/GARAGE WALL SECTION (CONT.)
SCALE: 1/2"=1'-0"



① OFFICE/GARAGE WALL SECTION
SCALE: 1/2"=1'-0"

MATERIALS LEGEND

1. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
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3. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
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5. 12" x 12" CERAMIC TILE COLOR: ——
6. ALUMINUM GRILL COLOR (FRAME): ——
7. ALUMINUM OPERABLE WINDOW WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
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12. ALUMINUM STOREFRONT DOORS & WINDOWS WITH ESP FINISH COLOR: (FRAME): —— COLOR (GLAZING): CLEAR
13. ALUMINUM MAIN ENTRANCE DOOR COLOR: (FRAME): —— COLOR: (GLAZING): CLEAR
14. ALUMINUM EYEBROW COLOR: ——
15. BARRIER CABLE, with ESP FINISH COLOR: ——
16. CONCRETE EYEBROW COLOR: ——
17. CONCRETE PLANTER COLOR: ——
18. CONCRETE COLUMN WITH 12"x12" CERAMIC TILE FINISH COLOR: ——
19. CONCRETE COLUMN COLOR: ——
20. HOLLOW METAL DOOR (SEE DOOR SCHEDULE) COLOR: ——
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24. OVERFLOW SCUPPER

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM (NGVD).

THE LINCOLN
SOUTH BEACH

17th STREET
MIAMI BEACH, FLORIDA

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LANDSCAPE ARCHITECT
URBAN RESOURCE GROUP
420 LINCOLN ROAD SUITE 353
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(305) 673-2534 FAX (305) 673-0822

GEOTECHNICAL CONSULTANT
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MIAMI, FL 33166
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CIVIL ENGINEER
KIMLEY-HORN & ASSOC., INC.
420 LINCOLN ROAD, SUITE 353
MIAMI BEACH, FL 33139
(305) 673-2025 FAX (305) 673-0022

PARKING CONSULTANT
INTERNATIONAL PARKING DESIGN, INC.
14964 VENTURA BLVD., SUITE 100
SHERMAN OAKS, CA 91423
(818) 986-1484 FAX (818) 986-0897

GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
2937 S.W. 27TH STREET, SUITE I
MIAMI, FL 33133
(305) 569-2300 FAX (305) 477-3297

KEY PLAN

PERMIT SET

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,JS,JH Approved by: AC

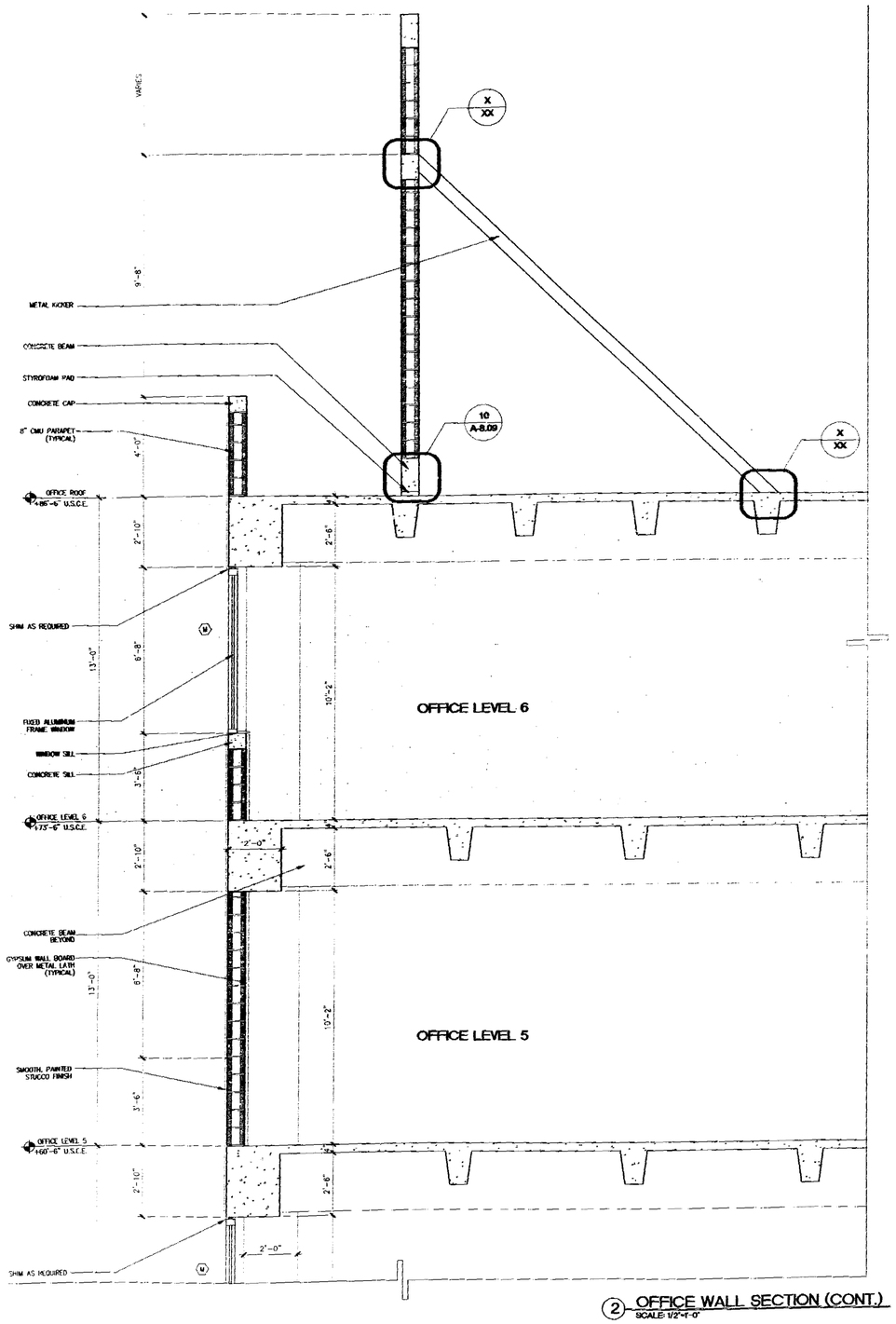
Revision/Date

REVISIONS 2-2-10

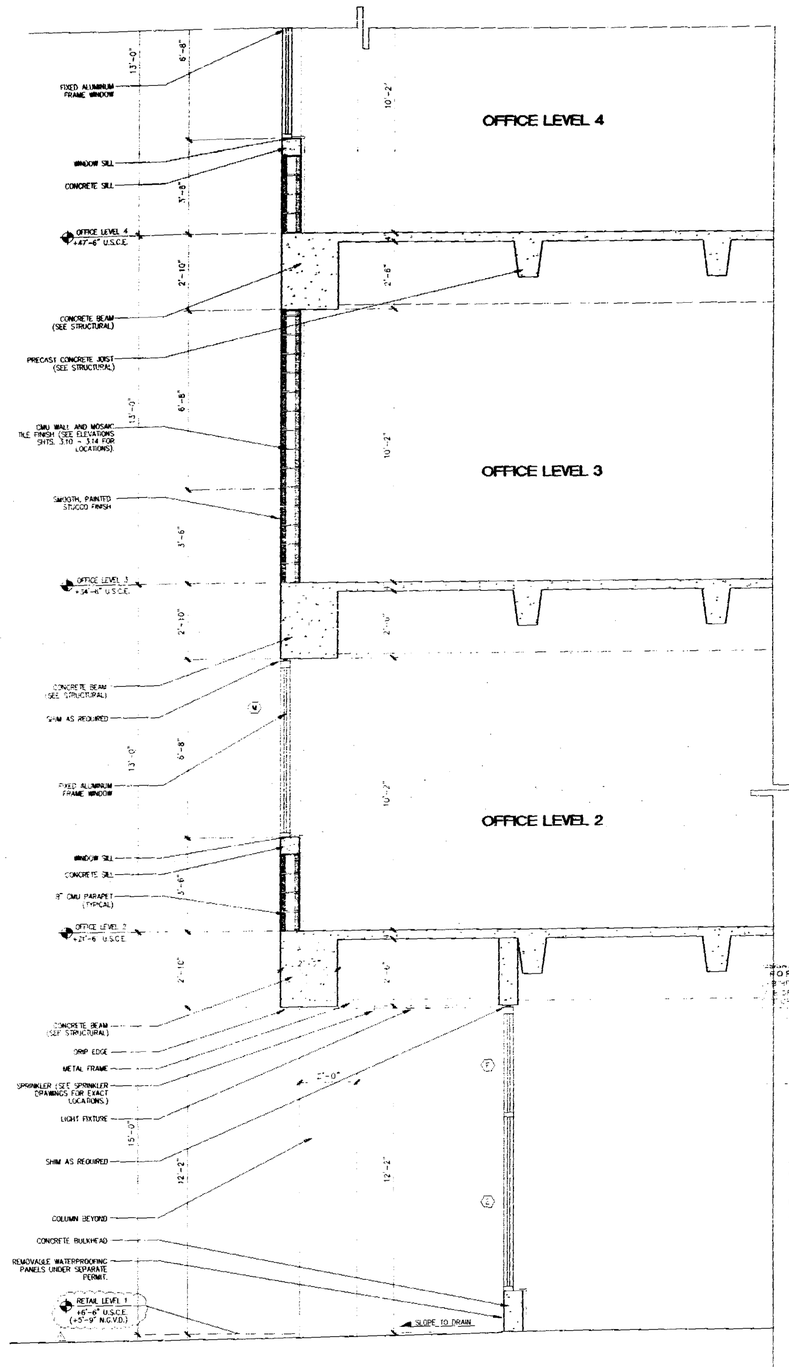
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING
ZONING
PLUMBING
ELECTRICAL
MECHANICAL
FIRE PREVENTION
ENVIRONMENTAL
PUBLIC WORKS
STRUCTURAL
ALUMINUM
FOUNDATION

Sheet No. A-4.17

WALL SECTION



2 OFFICE WALL SECTION (CONT.)
SCALE: 1/2"=1'-0"



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

MATERIALS LEGEND

1. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
2. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
3. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
4. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
5. 12" x 12" CERAMIC TILE COLOR: ——
6. ALUMINUM GRILL COLOR (FRAME): ——
7. ALUMINUM OPERABLE WINDOW WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
8. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): GRAY
9. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
10. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR: (FRAME): —— COLOR: (GLAZING): GRAY
11. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
12. ALUMINUM STOREFRONT DOORS & WINDOWS WITH ESP FINISH COLOR: (FRAME): —— COLOR (GLAZING): CLEAR
13. ALUMINUM MAIN ENTRANCE DOOR COLOR (FRAME): —— COLOR (GLAZING): CLEAR
14. ALUMINUM EYEBROW COLOR: ——
15. BARRIER CABLE WITH ESP FINISH COLOR: ——
16. CONCRETE EYEBROW COLOR: ——
17. CONCRETE PLANTER COLOR: ——
18. CONCRETE COLUMN WITH 12"x12" CERAMIC TILE FINISH COLOR: ——
19. CONCRETE COLUMN COLOR: ——
20. HOLLOW METAL DOOR (SEE DOOR SCHEDULE) COLOR: ——
21. EXPOSED BLOCK WALL
22. SCORED STUCCO
23. STUCCO CONTROL JOINT
24. OVERFLOW SCUPPER

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM (U.S.C.E.)

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING: WW 10 31
ZONING:
PLUMBING:
ELECTRICAL: 11/16/00
MECHANICAL: 11/16/00
FIRE PROTECTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

THE LINCOLN
SOUTH BEACH

17th STREET
MIAMI BEACH, FLORIDA

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(818) 986-1494 FAX (818) 986-8697

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MILLER & SOLOMON, INC.
8951 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 599-2388 FAX (305) 477-3297

KEY PLAN

PERMIT SET

Issue Date: 05-01-2000 Project No.: 9519
Drawn by: MP,LP,KC,KL,JS,JH Approved by: AC

Revision / Date
1) Permit Revision 06-27-00
2) Permit Revision Dwg. dtd 10-31-00

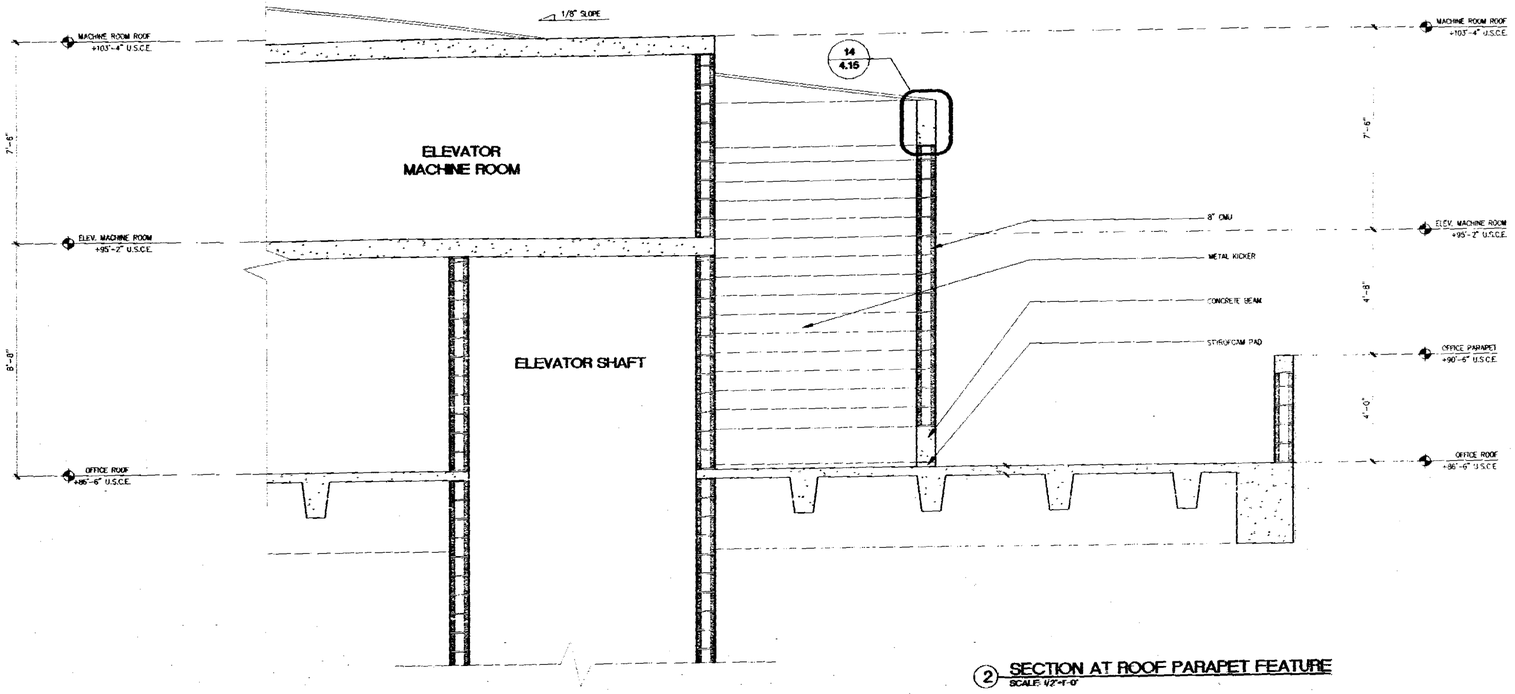
BUILDING 2-2-00

Signature

Sheet No. A-4.18

WALL SECTION

9519.72



2 SECTION AT ROOF PARAPET FEATURE
SCALE: 1/2"=1'-0"

MATERIALS LEGEND

1. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
2. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
3. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
4. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
5. 12" x 12" CERAMIC TILE COLOR: ——
6. ALUMINUM GRILL COLOR (FRAME): ——
7. ALUMINUM OPERABLE WINDOW WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
8. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): GRAY
9. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
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12. ALUMINUM STOREFRONT DOORS & WINDOWS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): CLEAR
13. ALUMINUM MAIN ENTRANCE DOOR COLOR (FRAME): —— COLOR (GLAZING): CLEAR
14. ALUMINUM EYEBROW COLOR: ——
15. BARRIER CABLE WITH ESP FINISH COLOR: ——
16. CONCRETE EYEBROW COLOR: ——
17. CONCRETE PLANTER COLOR: ——
18. CONCRETE COLUMN WITH 12"x12" CERAMIC TILE FINISH COLOR: ——
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20. HOLLOW METAL DOOR (SEE DOOR SCHEDULE) COLOR: ——
21. EXPOSED BLOCK WALL
22. SCORED STUCCO
23. STUCCO CONTROL JOINT
24. OVERFLOW SCUPPER

NOTES:
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2) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM. (USC&G)

BUILDING PERMIT

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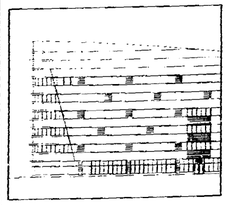
CITY OF MIAMI BEACH
APPROVED FOR PERMIT AS THE FOLLOWING:
BUILDING
ZONING
PLUMBING
ELECTRICAL
MECHANICAL
FIRE PREVENTION
ENGINEERING
PUBLIC WORKS
STRUCTURAL
ACCESSIBILITY
ELEVATOR



THE LINCOLN
SOUTH BEACH

17th STREET
MIAMI BEACH, FLORIDA

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1200 Brickell Avenue
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(305) 672-2534 FAX (305) 673-6822

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7999 N.W. 64TH STREET
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(305) 671-7725 FAX (305) 593-1915

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420 LINCOLN ROAD, SUITE 353
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(305) 673-2025 FAX (305) 673-6802

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INTERNATIONAL PARKING DESIGN, INC.
14144 VENTURA BLVD., SUITE 180
SHERMAN OAKS, CA 91423
(818) 986-1484 FAX (818) 986-3897

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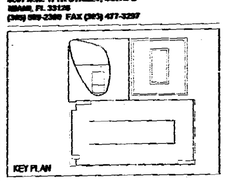
MILLER & SOLOMON, INC.
3091 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 599-2388 FAX (305) 477-3237


KEY PLAN

PERMIT SET

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,JS,JH Approved by: AC

Revision/Date
3. Permit Revisions 08-2-00

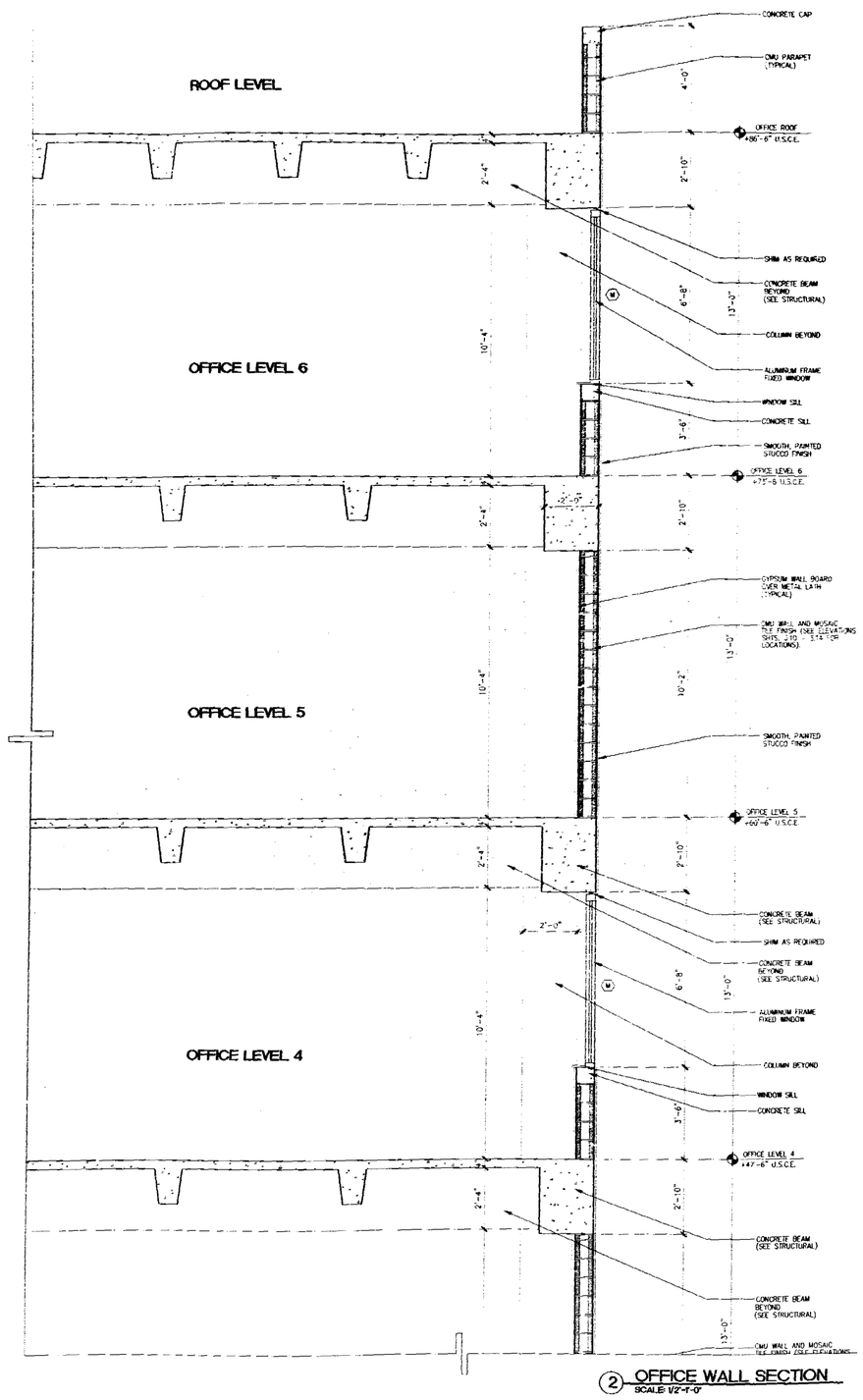
BUILDING 8-2-00

Signature

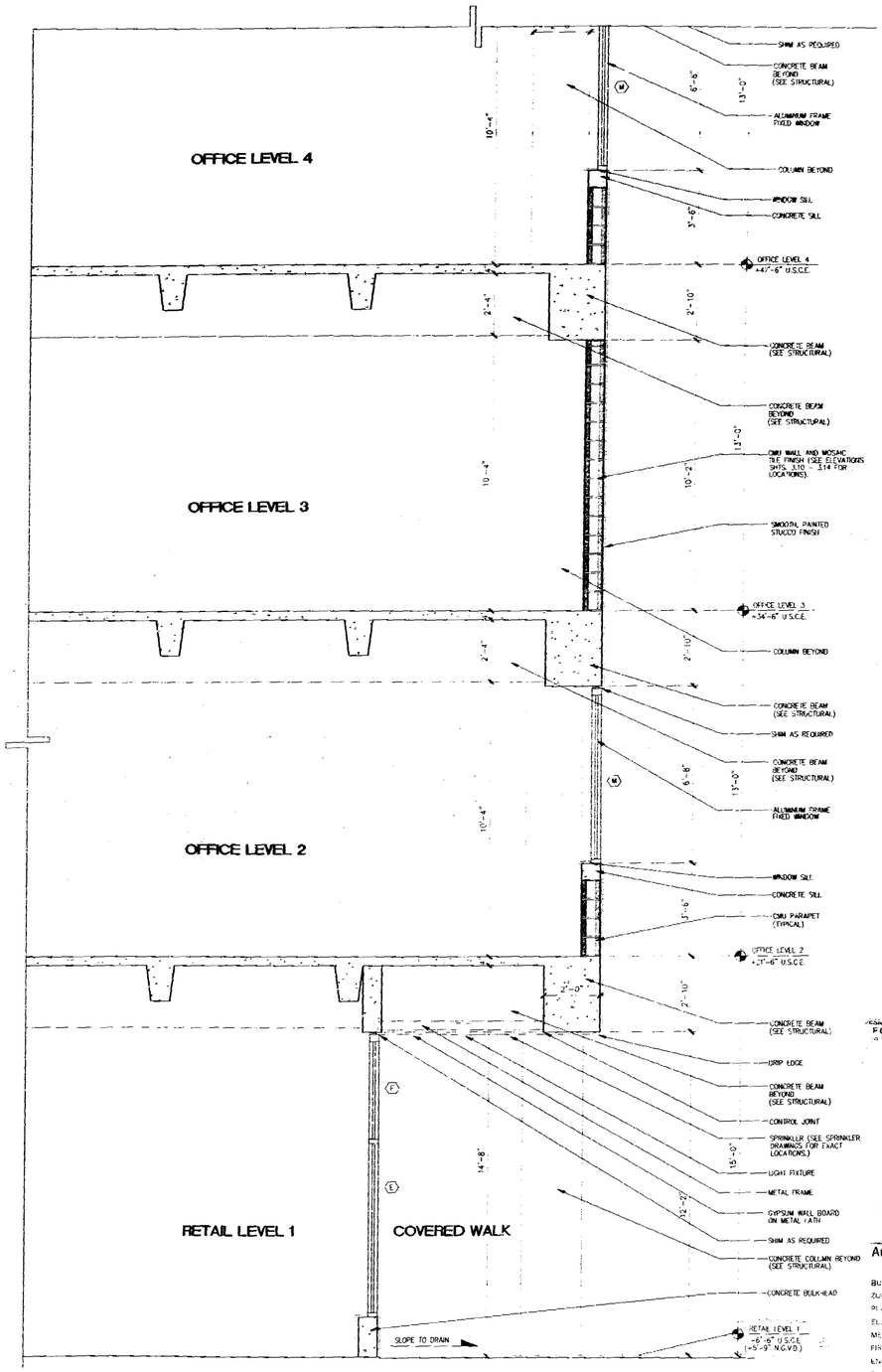
Sheet No. A-4.19

ROOF FEATURE DETAILS

A00073



2 OFFICE WALL SECTION
SCALE: 1/2"-1'-0"



1 OFFICE WALL SECTION
SCALE: 1/2"-1'-0"

MATERIALS LEGEND

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23. STUCCO CONTROL JOINT
24. OVERFLOW SCUPPER

NOTES:
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② ALL ELEVATIONS SHOWN REFER TO "CITY OF MIAMI BEACH DATUM DATUM".

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING: 4/4/10/30/2
ZONING:
PLANNING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

THE LINCOLN
SOUTH BEACH

17th STREET
MIAMI BEACH, FLORIDA

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INTERNATIONAL PARKING DESIGN, INC.
14144 VENTURA BLVD., SUITE 140
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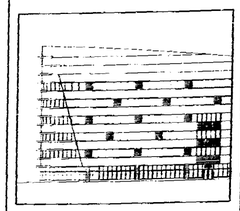
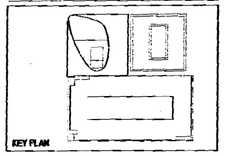
(818) 906-1484 FAX (818) 906-0987

GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
3601 S.W. 27TH STREET, SUITE L
MIAMI, FL 33125
(305) 569-2300 FAX (305) 477-3287





PERMIT SET

Issue Date: 05-01-2009 Project No.: 9919
Drawn by: MP,LP,KC,KL,IS,JH Approved by: AC

Revision/Date

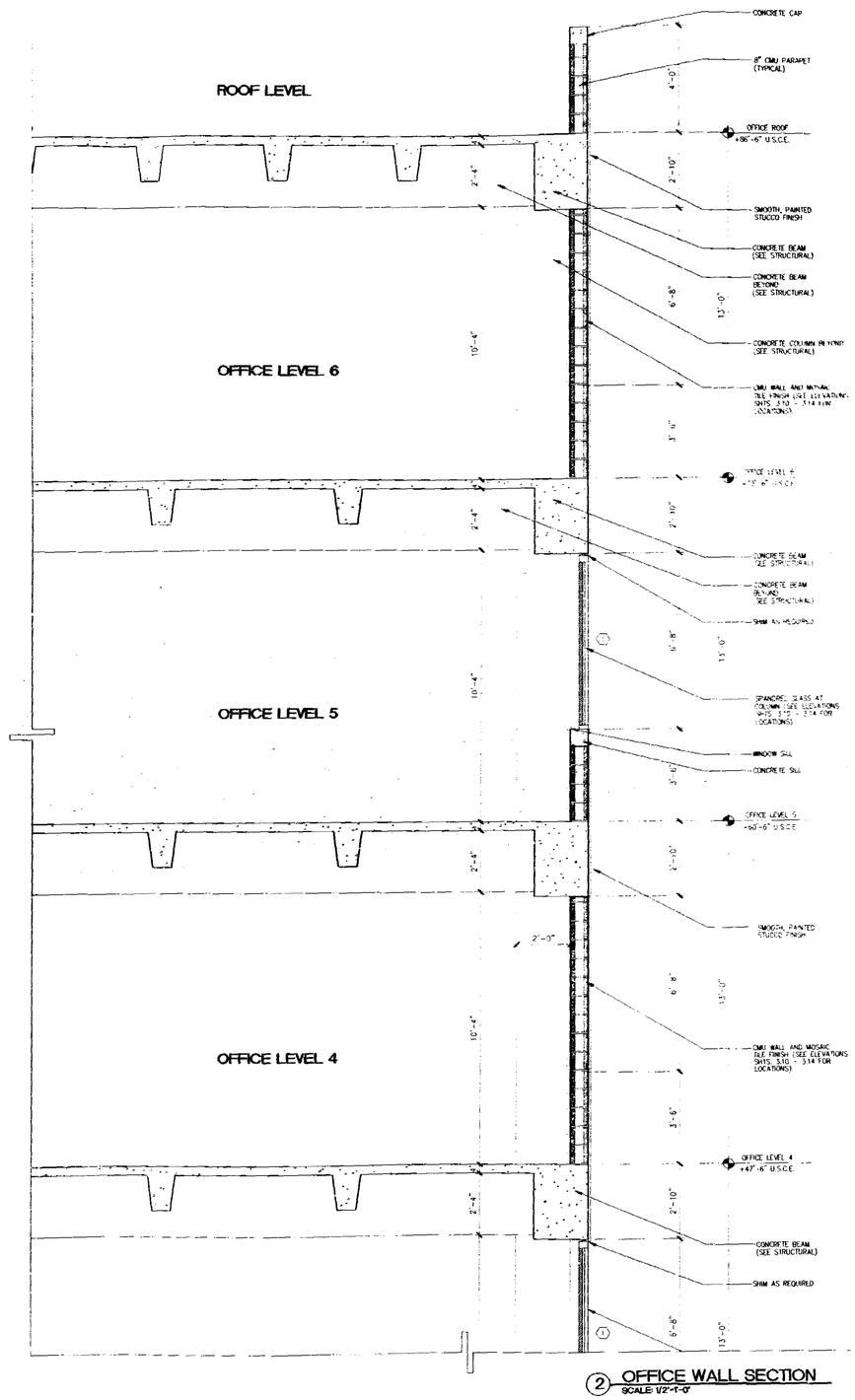
2. Permit Revision 10.15.09
3. Permit Revision 01.08.10

2-2-10

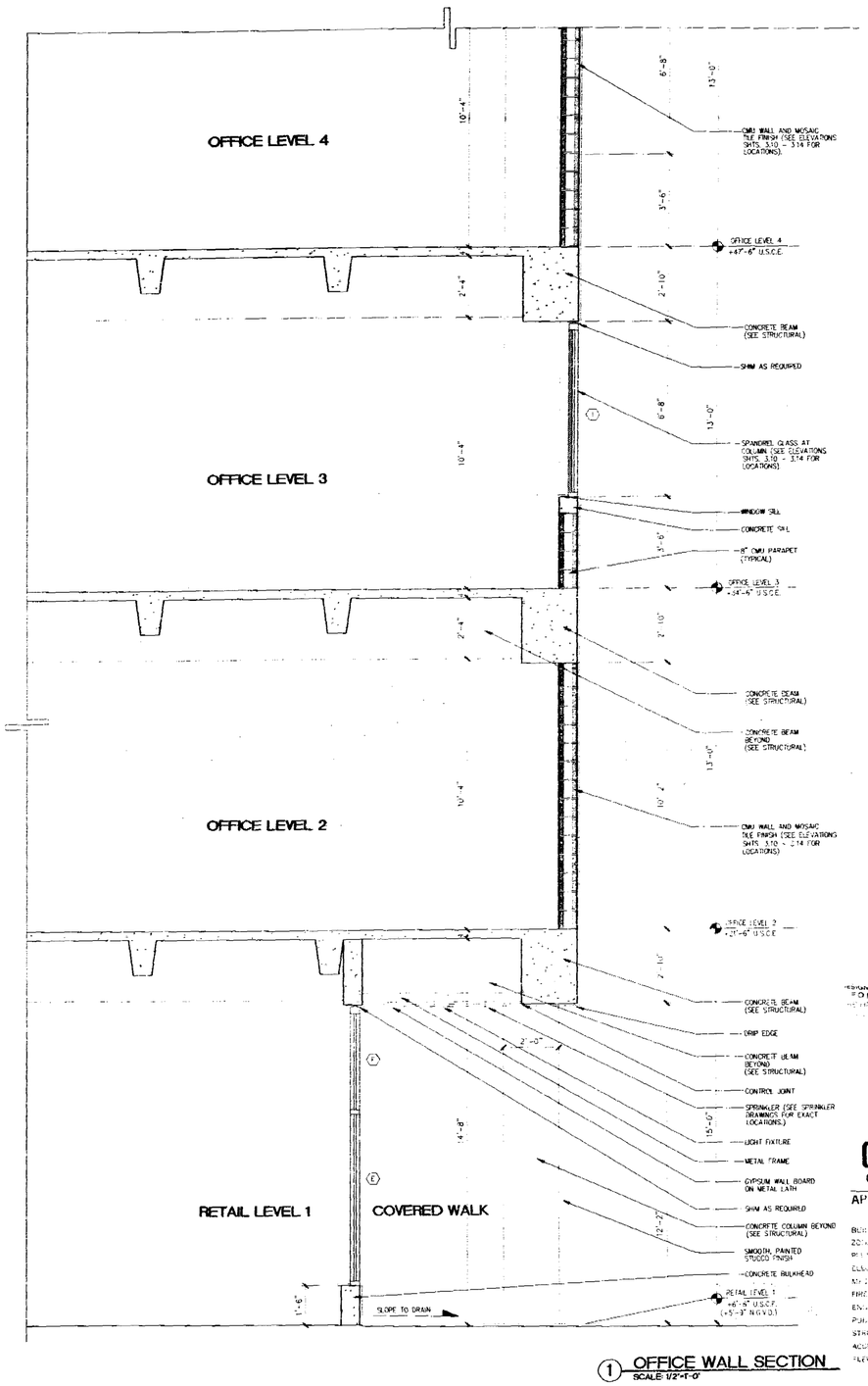
Sheet No. A-4.20

WALL SECTION

CONDITIONS OF APPROVAL
FOR BUILDING PERMIT
FILE #
NO APPROVAL
APPROVAL
PERMIT CANNOT BE ISSUED
BY
DATE
DESIGN REVIEW BOARD



2 OFFICE WALL SECTION
SCALE: 1/2"-1'-0"



1 OFFICE WALL SECTION
SCALE: 1/2"-1'-0"

MATERIALS LEGEND

1. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
2. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
3. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
4. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
5. 12" x 12" CERAMIC TILE COLOR: ——
6. ALUMINUM GRILL COLOR: (FRAME): —— COLOR: (GLAZING): ——
7. ALUMINUM OPERABLE WINDOW WITH ESP FINISH COLOR: (FRAME): —— COLOR: (GLAZING): BLUE
8. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR: (FRAME): —— COLOR: (GLAZING): GRAY
9. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR: (FRAME): —— COLOR: (GLAZING): BLUE
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13. ALUMINUM MAIN ENTRANCE DOOR COLOR: (FRAME): —— COLOR: (GLAZING): CLEAR
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15. BARRIER CABLE WITH ESP FINISH COLOR: ——
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17. CONCRETE PLANTER COLOR: ——
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20. HOLLOW METAL DOOR (SEE DOOR SCHEDULE) COLOR: ——
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22. SCORED STUCCO
23. STUCCO CONTROL JOINT
24. OVERFLOW SCUPPER

NOTES

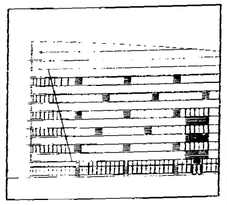
1. ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2. ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM. (NGVD)

FOR BUILDING PERMIT

OFFICE COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING — WV 10/31
ZONING — [illegible]
PLANNING — [illegible]
CONSTRUCTION — [illegible]
MECHANICAL — [illegible]
FIRE PROTECTION — [illegible]
ENVIRONMENTAL — [illegible]
PUBLIC WORKS — [illegible]
STRUCTURAL — [illegible]
ACCESSIBILITY — [illegible]
ELEVATOR — [illegible]



THE LINCOLN
SOUTH BEACH

17th STREET
MIAMI BEACH, FLORIDA

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550 Driftwood Avenue
Hillcrest, FL 32137
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FAX (386) 372-1175

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(305) 666-0711 FAX (305) 665-5259

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8401 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
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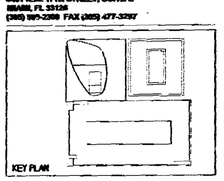


PERMIT SET

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,IS,JH Approved by: AC

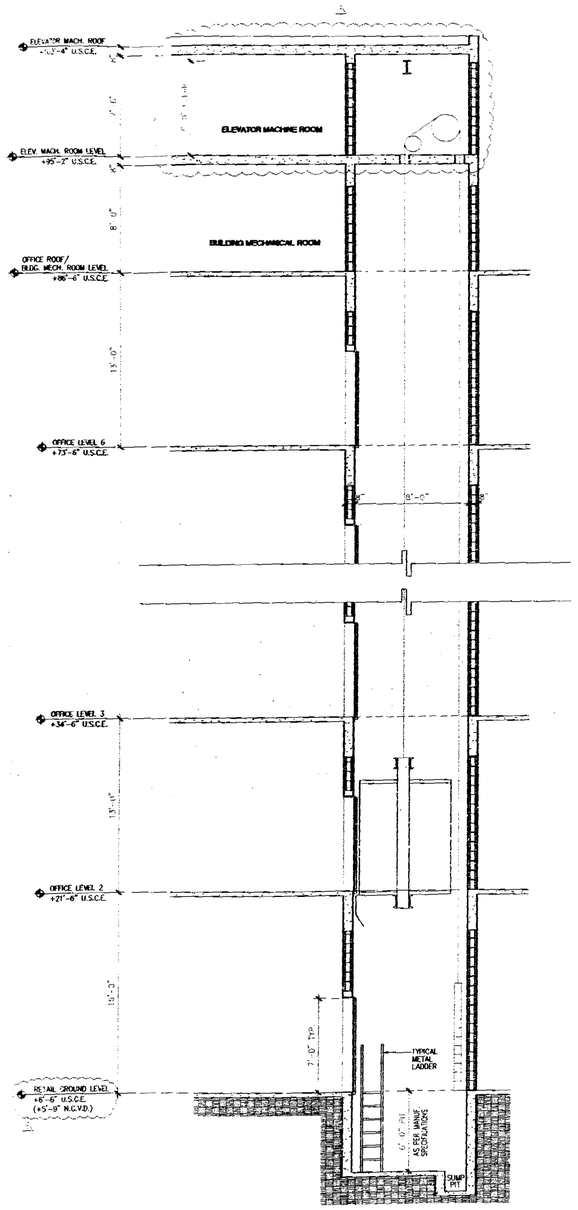
Revision/Date

8-2-10

Sheet No. A-4.21

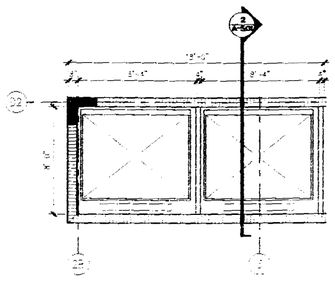
WALL SECTION

9909.5

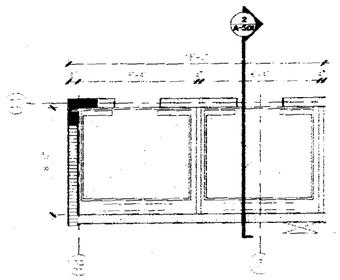


SECTION
(2) ELEVATOR #1, #2 (PASSENGER, TRACTION)
SCALE: 1/4"=1'-0"

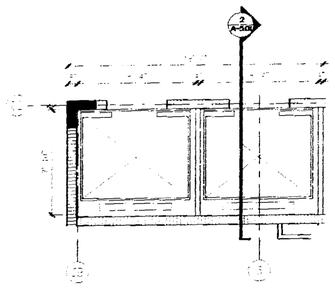
NOTE: ELEVATOR #1 AND #2 CAPACITY IS 3,500 LB AT 150 FPM. FEMA FLOAT SWITCH LOCATED IN EACH PIT TO BRING ELEVATORS TO ALTERNATIVE LANDING AND FEMA FLOOD SWITCH TO ACTIVATE BELL ALARM ON PHASE ONE. ELEVATORS #1 AND #2 RUN AS A DUPLEX SYSTEM.



ELEVATOR #1, #2 PLAN
(G) PARKING LEVEL 8
SCALE: 1/4"=1'-0"

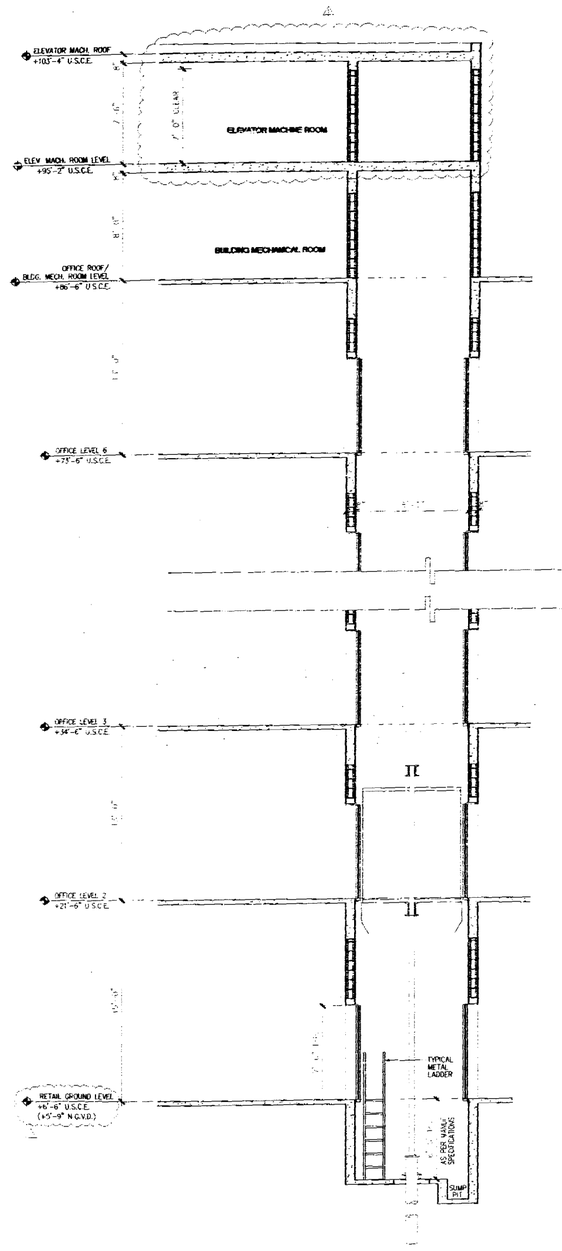


ELEVATOR #1, #2 PLAN
(F) PARKING LEVELS 2 THROUGH 7
SCALE: 1/4"=1'-0"



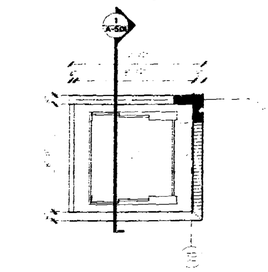
ELEVATOR #1, #2 PLAN
(E) RETAIL/GROUND LEVEL
SCALE: 1/4"=1'-0"

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM. (U.S.C.E.)

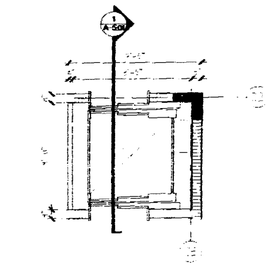


SECTION
(1) ELEVATOR #3 (SERVICE/PASSENGER, HYDRAULIC)
SCALE: 1/4"=1'-0"

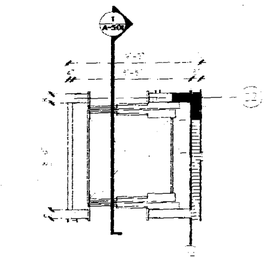
NOTE: ELEVATOR #3 CAPACITY IS 3,500 LB AT 150 FPM. FEMA FLOAT SWITCH LOCATED IN EACH PIT TO BRING ELEVATORS TO ALTERNATIVE LANDING AND FEMA FLOOD SWITCH TO ACTIVATE BELL ALARM ON PHASE ONE. ELEVATORS #1 AND #3 RUN AS A DUPLEX SYSTEM. SEPARATE FROM ELEVATORS #1 AND #2.



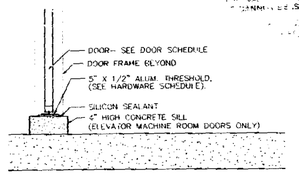
ELEVATOR #3 PLAN
(D) PARKING LEVEL 8
SCALE: 1/4"=1'-0"



ELEVATOR #3 PLAN
(C) PARKING LEVELS 2 THROUGH 7
SCALE: 1/4"=1'-0"



ELEVATOR #3 PLAN
(B) RETAIL/GROUND LEVEL
SCALE: 1/4"=1'-0"



ELEVATOR MACH. ROOM
(A) DOOR SILL DETAIL
SCALE: 1"=1'-0"

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APPROVED FOR PERMIT BY
THE FOLLOWING:
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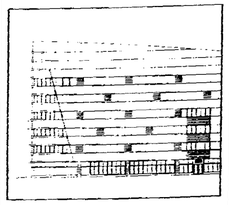
PLANNING
PUBLIC WORKS
FIRE
CONCURRENCY
HISTORIC



THE LINCOLN
SOUTH BEACH
1750 STREET
MIAMI BEACH, FLORIDA

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Miami, FL 33137
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FAX (305) 572-1175

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URBAN RESOURCE GROUP
420 LINCOLN ROAD SUITE 353
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7900 N.W. 64TH STREET
MIAMI, FL 33166
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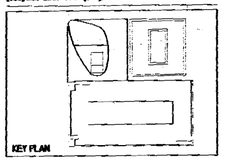
(305) 673-2025 FAX (305) 673-0282

PARKING CONSULTANT
INTERNATIONAL PARKING DESIGN, INC.
16144 VENTURA BLVD., SUITE 100
ENCINO, CA 91423
(818) 986-1484 FAX (818) 986-0697

GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
8401 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 599-2380 FAX (305) 477-3297



PERMIT SET

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,RJ,JS,JH Approved by: AC

Revision/Date

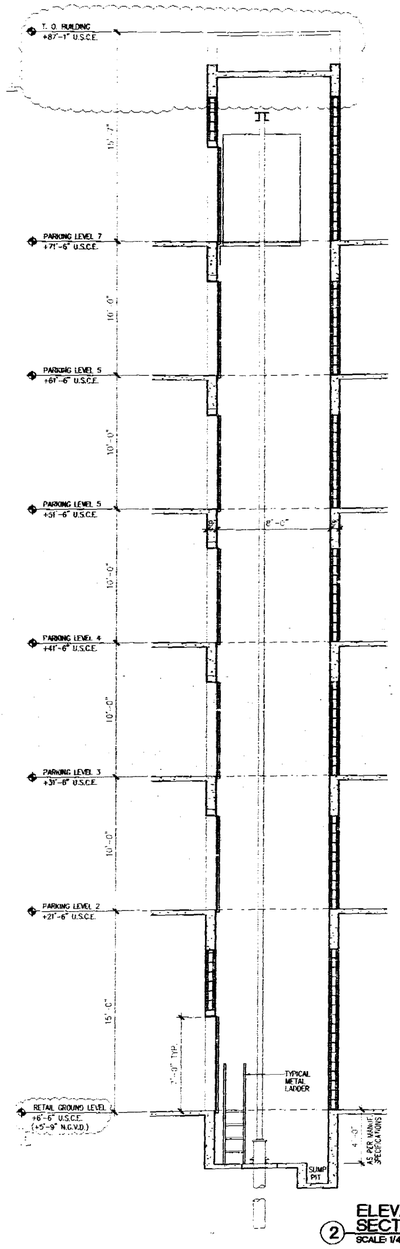
BUILDING PERMIT SET 2-7-00

BUILDING 2-7-00

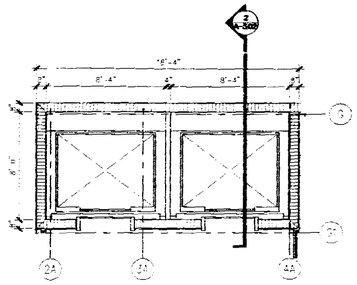
Sheet No. A-5.01

OFFICE ELEVATORS
(#1, #2, #3)

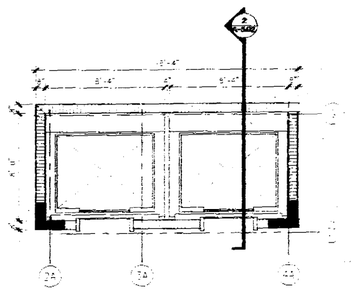
A00076



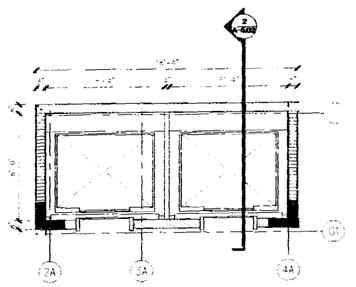
ELEVATOR #4, #5 SECTION
(2) SCALE: 1/4"-1'-0"



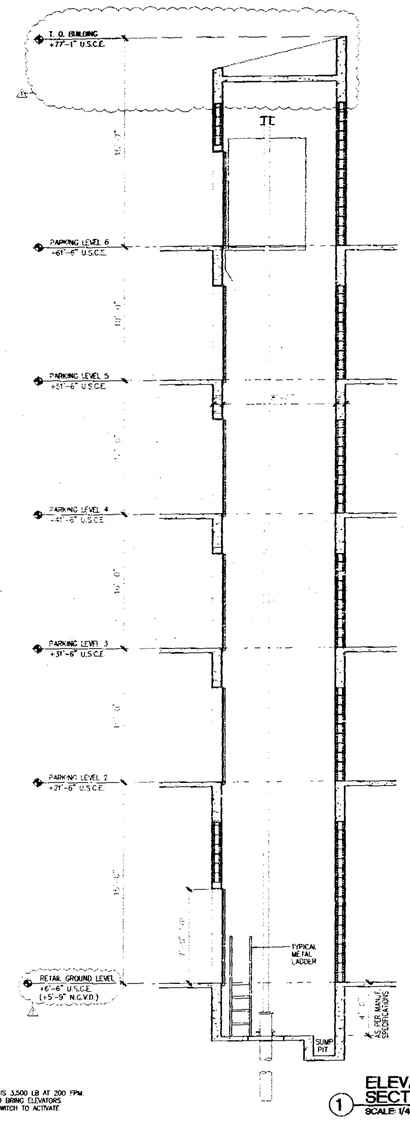
ELEVATOR #4, #5 PLAN
PARKING LEVEL 6
(F) SCALE: 1/4"-1'-0"



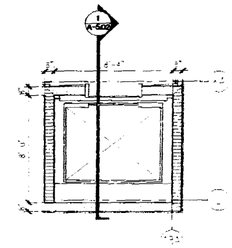
ELEVATOR #4, #5 PLAN
PARKING LEVELS 2 THROUGH 5
(E) SCALE: 1/4"-1'-0"



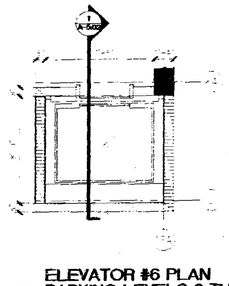
ELEVATOR #4, #5 PLAN
RETAIL/GROUND LEVEL
(D) SCALE: 1/4"-1'-0"



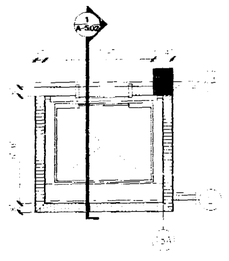
ELEVATOR #6 SECTION
(1) SCALE: 1/4"-1'-0"



ELEVATOR #6 PLAN
PARKING LEVEL 6
(C) SCALE: 1/4"-1'-0"



ELEVATOR #6 PLAN
PARKING LEVELS 2 THROUGH 5
(B) SCALE: 1/4"-1'-0"



ELEVATOR #6 PLAN
RETAIL/GROUND LEVEL
(A) SCALE: 1/4"-1'-0"

NOTE: ELEVATORS #4, #5, AND #6 CAPACITY IS 3,500 LB AT 200 FPM. FEMA FLOAT SWITCH LOCATED IN EACH PIT TO BRING ELEVATORS TO ALTERNATIVE LANDING AND FEMA FLOOD SWITCH TO ACTIVATE BELL ALARM ON PHASE ONE.

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM. (U.S.C.E.)

BUILDING PERMIT
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PERMIT CANNOT BE ISSUED

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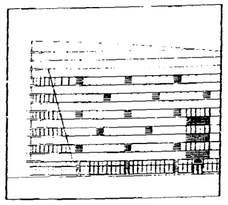
ZONING
PLANNING
CITY ENGINEER
PUBLIC WORKS
FIRE PREVENTION
ENVIRONMENTAL
PUBLIC WORKS
STRUCTURAL
ADMINISTRATION
ELEVATOR



THE LINCOLN
SOUTH BEACH

17th STREET
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14944 VENTURA BLVD., SUITE 109
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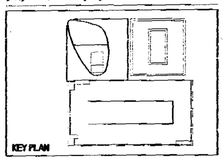
MILLER & SOLOMON, INC.
8401 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 599-2369 FAX (305) 477-3297



PERMIT SET

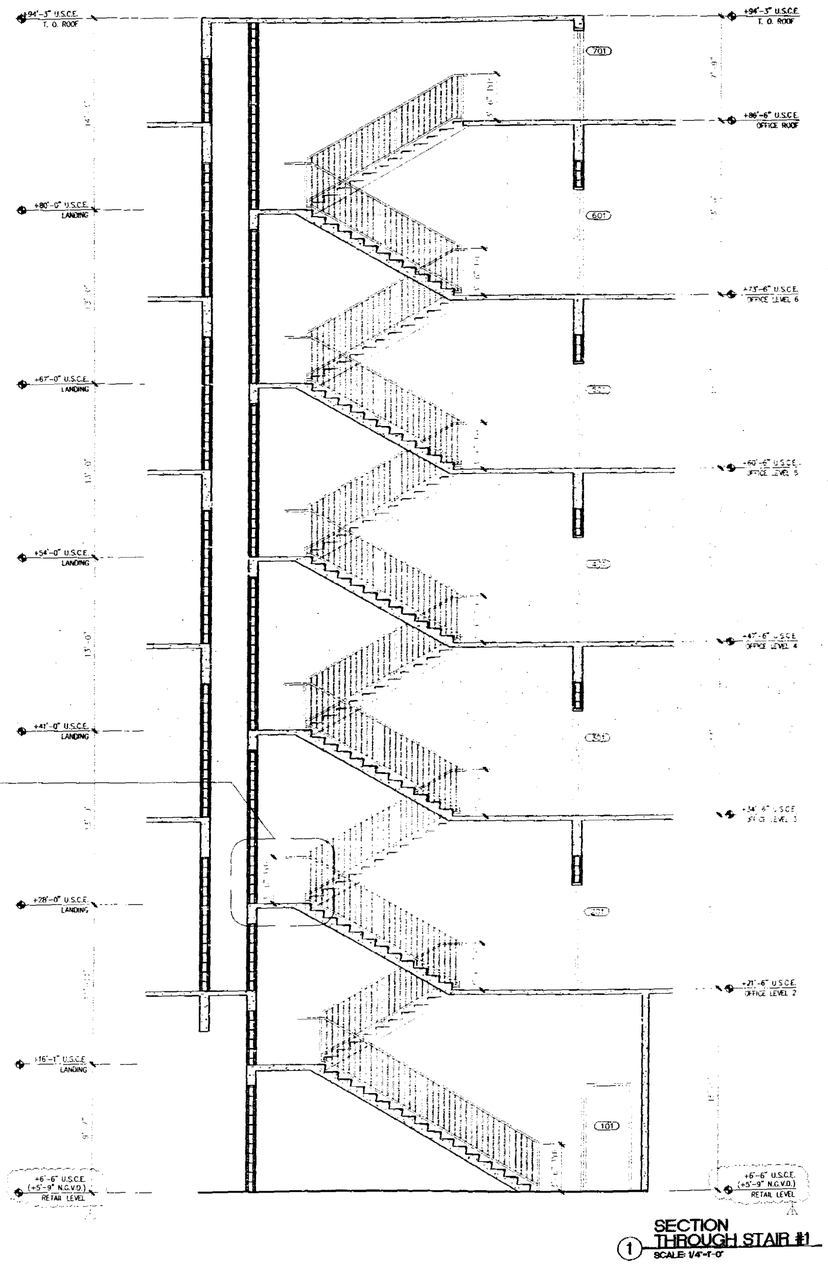
Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,JS,JH Approved by: AC

Revision/Date

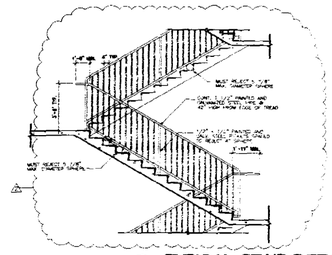
8-8-00

Sheet No. A-5.02

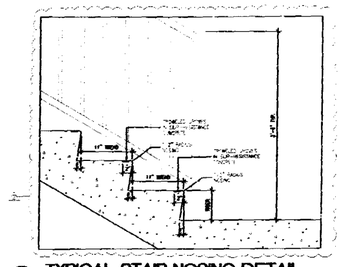
PARKING ELEVATORS
(#4, 5, 6)



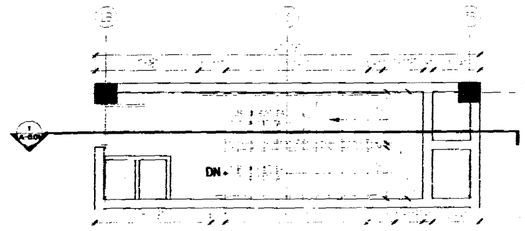
SECTION
THROUGH STAIR #1
SCALE: 1/4"-1'-0"



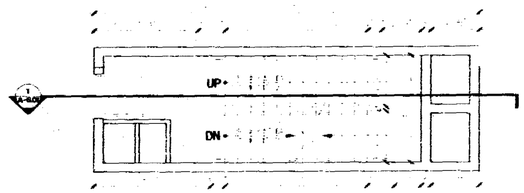
TYPICAL STAIR DETAIL
SCALE: 1/4"-1'-0"



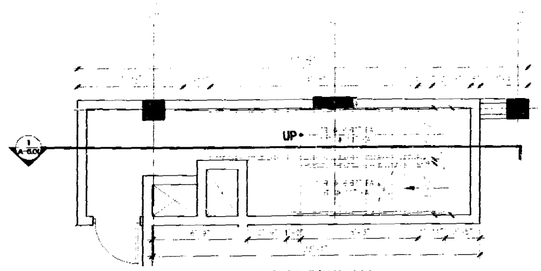
TYPICAL STAIR NOSING DETAIL
SCALE: 1"-1'-0"



STAIR #1 PLAN
LEVEL 7
SCALE: 1/4"-1'-0"



STAIR #1 PLAN
LEVELS 2 THROUGH 6
SCALE: 1/4"-1'-0"



STAIR #1 PLAN
RETAIL/GROUND LEVEL
SCALE: 1/4"-1'-0"

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM (U.S.C.E.)

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BUILDING:
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PLANNING:
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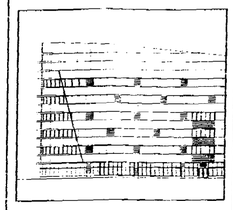
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:



THE LINCOLN
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14 44 VENTURA BLVD., SUITE 140
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2601 FLW. 12TH STREET, SUITE I.
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PERMIT SET

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,JS,JH Approved by: AC

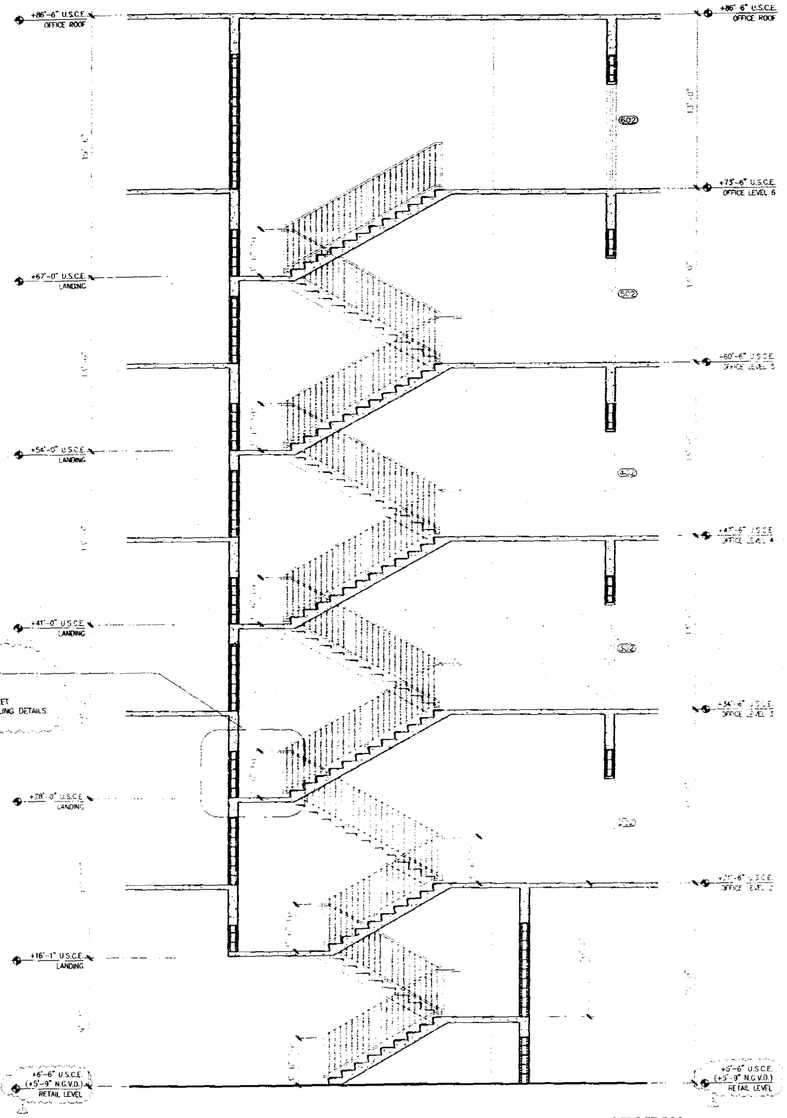
Revision/Date

8-8-00

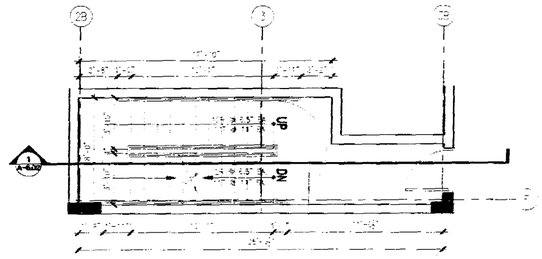
Sheet No. A-6.01

STAIR #1
ENLARGED SECTION

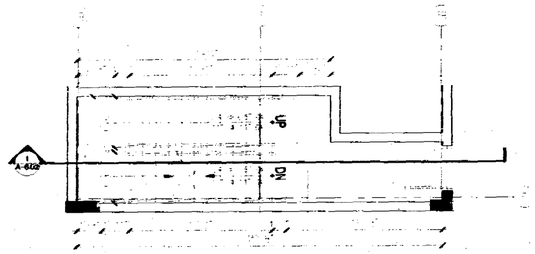
A00078



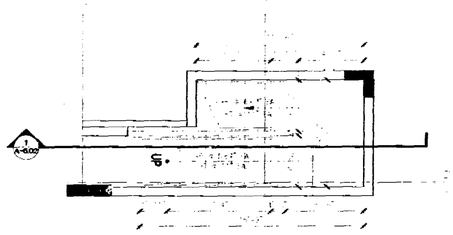
1 SECTION THROUGH STAIR #2
SCALE: 1/4"=1'-0"



C STAIR #2 PLAN OFFICE LEVEL 6
SCALE: 1/4"=1'-0"



B STAIR #2 PLAN OFFICE LEVELS 2 THROUGH 5
SCALE: 1/4"=1'-0"



A STAIR #2 PLAN RETAIL/GROUND LEVEL
SCALE: 1/4"=1'-0"

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM. (U.S.C.E.)

FOR BUILDING PERMIT
SUBMITTED TO THE PLANS EXAMINER

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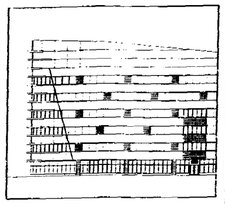
PLANNING:	
ELECTRICAL:	
MECHANICAL:	
FIRE PREVENTION:	
ENGINEERING:	
PUBLIC WORKS:	
STRUCTURAL:	
ACCESSIBILITY:	
ELEVATOR:	



THE LINCOLN
SOUTH BEACH

17th STREET
MIAMI BEACH, FLORIDA

ARCHITECT
ARQ
1200 Brickell Avenue
Miami, FL 33131
TEL (305) 372-1812
FAX (305) 372-1175

STRUCTURAL ENGINEER
DONNELL, DUQUESNE & ALBAISA, P.A.
4200 SW 74 COURT
MIAMI, FL 33155
(305) 666-8111 FAX (305) 666-5259

MEP
FLORIDA ENGINEERING SYSTEMS
34 NW 168TH STREET
NORTH MIAMI BEACH, FL 33169
(305) 653-8212 FAX (305) 653-8232

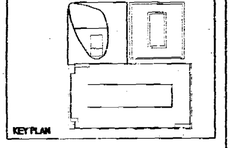
LANDSCAPE ARCHITECT
URBAN RESOURCE GROUP
420 LINCOLN ROAD SUITE 353
MIAMI BEACH, FL 33139
(305) 673-2324 FAX (305) 673-8822

GEOTECHNICAL CONSULTANT
PSI
7900 N.W. 54TH STREET
MIAMI, FL 33166
(305) 471-7225 FAX (305) 593-1915

CIVIL ENGINEER
KIMLEY-HORN & ASSOC., INC.
420 LINCOLN ROAD, SUITE 353
MIAMI BEACH, FL 33139
(305) 673-2025 FAX (305) 673-0552

PARKING CONSULTANT
INTERNATIONAL PARKING DESIGN, INC.
14144 VENTURA BLVD., SUITE 100
SHERMAN OAKS, CA 91423
(818) 986-1484 FAX (818) 986-8587

GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
8401 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 599-2300 FAX (305) 477-3257



PERMIT SET

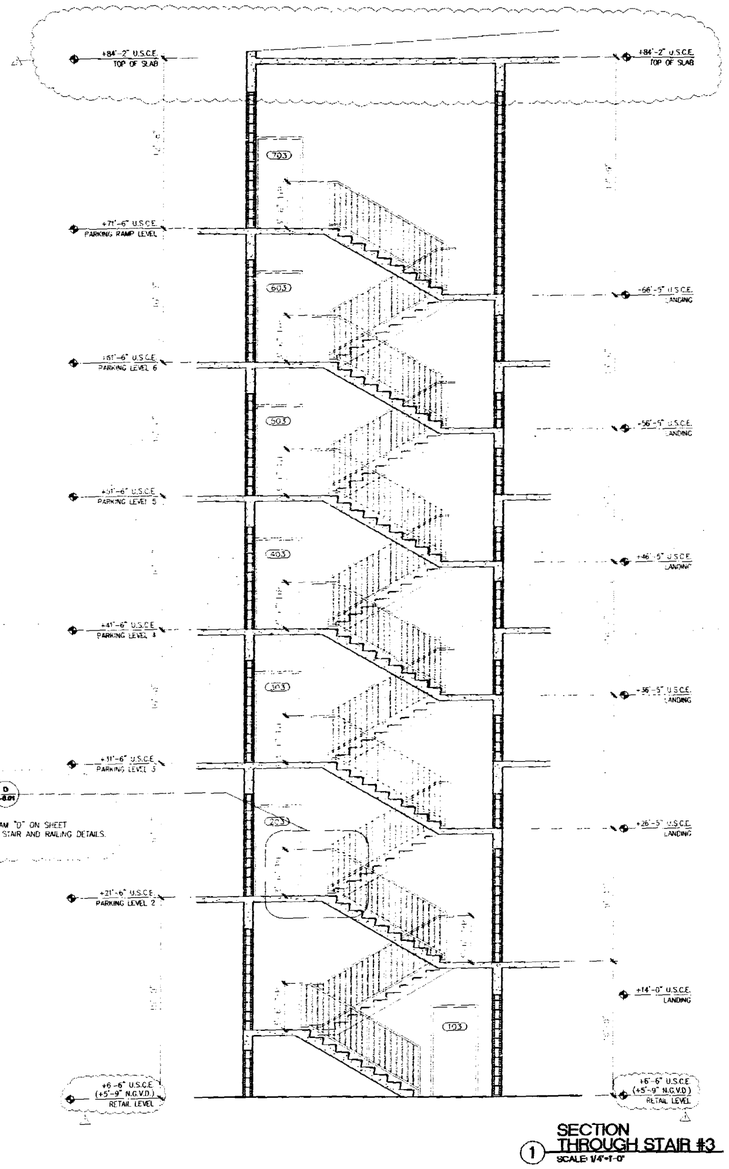
Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,JS,JH Approved by: AC

Revision/Date

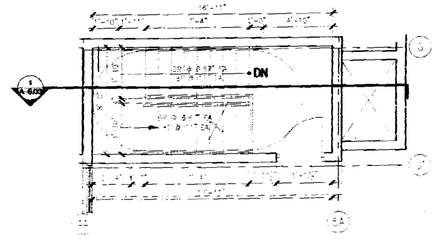
8-8-00

Sheet No. A-6.02

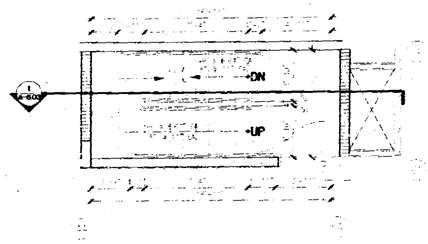
STAIR #2
ENLARGED SECTION



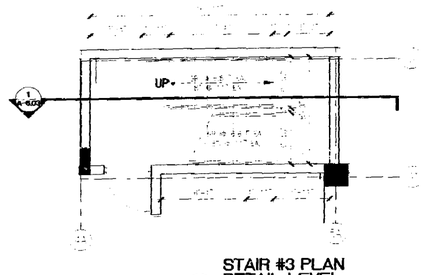
1 SECTION THROUGH STAIR #3
SCALE: 1/4"=1'-0"



STAIR #3 PLAN
PARKING LEVEL 7
© SCALE: 1/4"=1'-0"



STAIR #3 PLAN
PARKING LEVELS 2 THROUGH 6
(B) SCALE: 1/4"=1'-0"



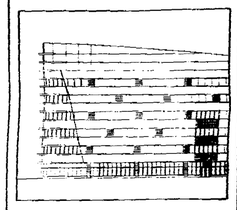
STAIR #3 PLAN
RETAIL LEVEL
(A) SCALE: 1/4"=1'-0"

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM. (U.S.C.E.)

OFFICE COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

Building
Zoning
Public Works
Fire Marshal
Environmental
Concurrency
Public Utilities
Structural
Mechanical
Fire/M.E.P.



THE LINCOLN
SOUTH BEACH
17th STREET
MIAMI BEACH, FLORIDA

ARCHITECT
ARQ
592 Brickell Avenue
Miami, FL 33131
TEL (305) 372-1812
FAX (305) 372-1176

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DONNELL, DUQUESNE & ALBAISA, P.A.
4630 SW 74 COURT
MIAMI, FL 33155
(305) 666-4711 FAX (305) 666-5269

MEP
FLORIDA ENGINEERING SYSTEMS
34 NW 168TH STREET
NORTH MIAMI BEACH, FL 33169
(305) 652-6012 FAX (305) 653-8232

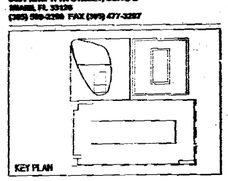
LANDSCAPE ARCHITECT
URBAN RESOURCE GROUP
420 LINCOLN ROAD SUITE 353
MIAMI BEACH, FL 33139
(305) 673-2824 FAX (305) 673-4822

GEOTECHNICAL CONSULTANT
PSI
7999 N.W. 64TH STREET
MIAMI, FL 33166
(305) 471-7725 FAX (305) 593-1615

CIVIL ENGINEER
KIMLEY-HORN & ASSOC., INC.
420 LINCOLN ROAD, SUITE 353
MIAMI BEACH, FL 33139
(305) 673-2025 FAX (305) 673-4882

PARKING CONSULTANT
INTERNATIONAL PARKING DESIGN, INC.
14144 VENTURA BLVD., SUITE 149
SHERMAN OAKS, CA 91423
(818) 986-1484 FAX (818) 986-9527

GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
8491 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 599-2299 FAX (305) 477-3257



PERMIT SET

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,JS,JH Approved by: AC

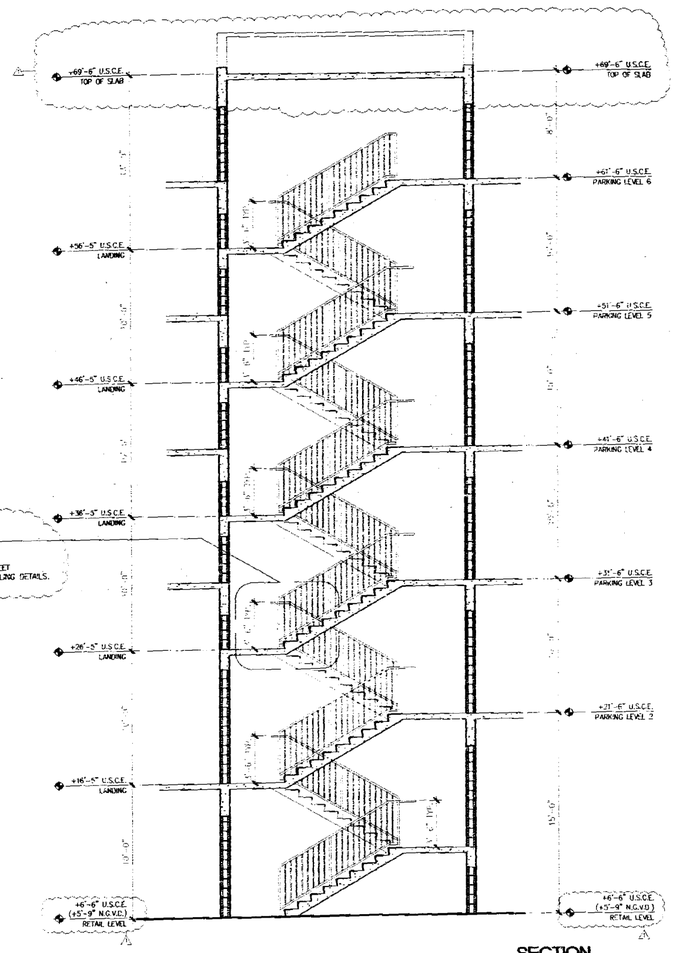
Revision/Date
1) Permit Revision 08.11.00
2) Concurrency Comments 08.17.00

DELIVERED: 8-8-00

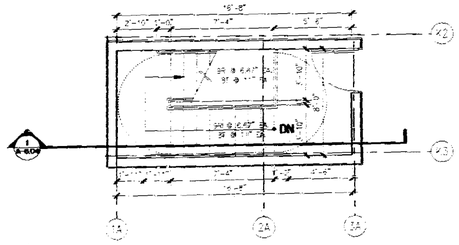
Signature

Sheet No. A-6.03

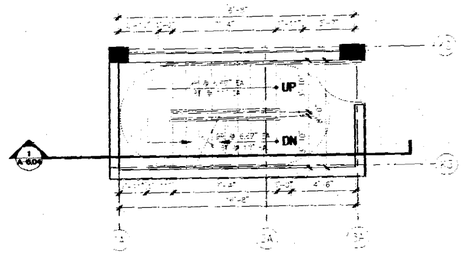
STAIR #3
ENLARGED SECTION



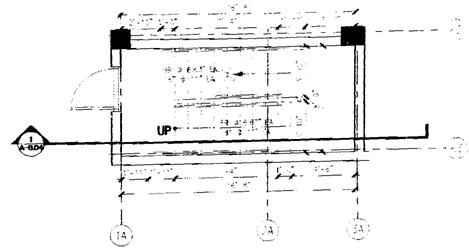
SECTION THROUGH STAIR #4
(1) SCALE: 1/4"-1'-0"



STAIR #4 PLAN
PARKING LEVEL 6
(C) SCALE 1/4"-1'-0"



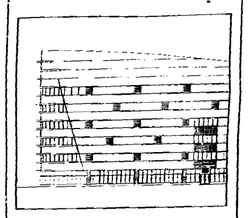
STAIR #4 PLAN
PARKING LEVELS 2 THROUGH 5
(B) SCALE: 1/4"-1'-0"



STAIR #4 PLAN
RETAIL LEVEL
(A) SCALE: 1/4"-1'-0"

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM. (U.S.C.E.)

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING
ZONING
PLANNING
ENGINEERING
PUBLIC WORKS
FIRE SAFETY
ENVIRONMENTAL
ELEVATOR



THE LINCOLN
SOUTH BEACH

17th STREET
MIAMI BEACH, FLORIDA

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1680 Bristol Avenue
Miami, Fl. 33137
TEL (305) 372-1812
FAX (305) 372-1176

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4000 SW 74 COURT
MIAMI, FL 33155
(305) 666-4711 FAX (305) 666-3239

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FLORIDA ENGINEERING SYSTEMS
36 NW 168TH STREET
NORTH MIAMI BEACH, FL 33169
(305) 653-4212 FAX (305) 653-8232

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URBAN RESOURCE GROUP
420 LINCOLN ROAD SUITE 353
MIAMI BEACH, FL 33139
(305) 673-2524 FAX (305) 673-48822

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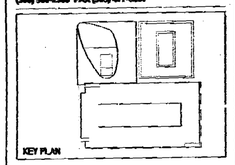
PSI
7639 N.W. 64TH STREET
MIAMI, FL 33166
(305) 471-7725 FAX (305) 593-1915

CIVIL ENGINEER
KIMLEY-HORN & ASSOC., INC.
420 LINCOLN ROAD, SUITE 353
MIAMI BEACH, FL 33139
(305) 673-2025 FAX (305) 673-4882

PARKING CONSULTANT
INTERNATIONAL PARKING DESIGN, INC.
16144 VENTURA BLVD., SUITE 100
ENCINO, CA 91423
(818) 990-1494 FAX (818) 986-0897

GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
9401 S.W. 17TH STREET, SUITE I
MIAMI, FL 33165
(305) 599-2388 FAX (305) 477-3297



KEY PLAN

PERMIT SET

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KT,JS,JH Approved by: AC

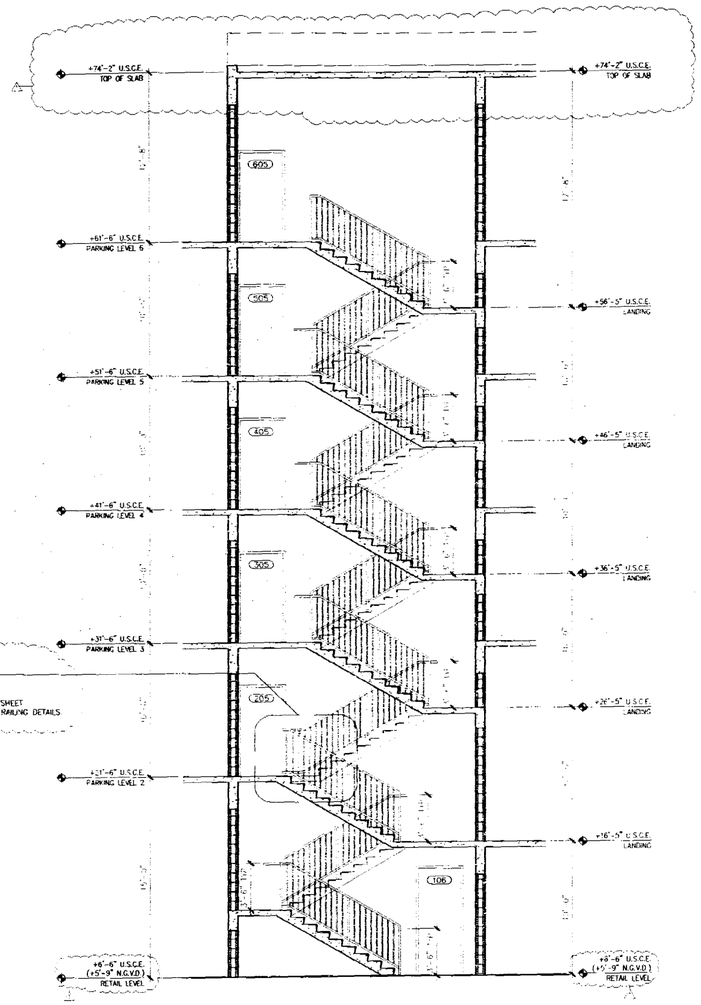
Revision/Date
A Permit Revision 08-08-00
B Permit Revision 08-08-00

8-8-00

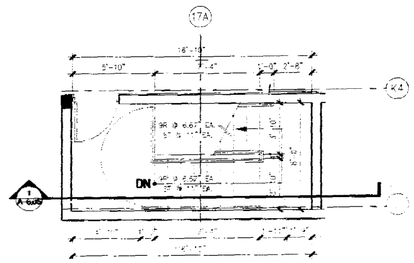
Sheet No. A-6.04

STAIR #4
ENLARGED SECTION

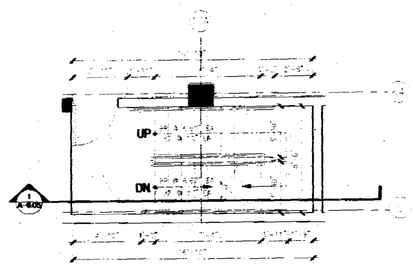
5000981



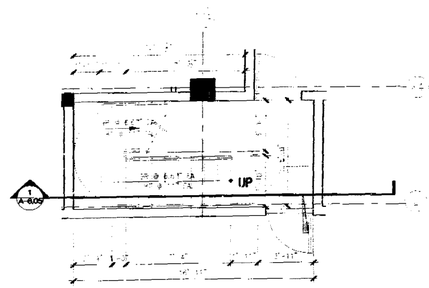
1 SECTION THROUGH STAIR #5
SCALE: 1/4"=1'-0"



C STAIR #5 PLAN PARKING LEVEL 6
SCALE: 1/4"=1'-0"



B STAIR #5 PLAN PARKING LEVELS 2 THROUGH 5
SCALE: 1/4"=1'-0"

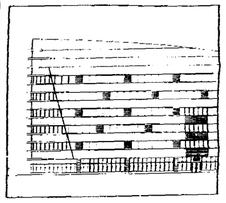


A STAIR #5 PLAN RETAIL LEVEL
SCALE: 1/4"=1'-0"

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM. (USCE)

FOR BUILDING PERMIT
JOB/PHPB FILE #:
TYPE OF FLOOD APPR...
DEPT OF ENVIRONMENTAL RESOURCE MGMT.
ISSUED:

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
PLANNING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:



THE LINCOLN
SOUTH BEACH

17th STREET
MIAMI BEACH, FLORIDA

ARCHITECT
ARQ
550 Biltmore Avenue
Miami, FL 33134
TEL (305) 372-1812
FAX (305) 372-1175

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DONNELL, DUQUESNE & ALBAISA, P.A.
4000 SW 74 COURT
MIAMI, FL 33155
(305) 666-6711 FAX (305) 666-5259

MEP
FLORIDA ENGINEERING SYSTEMS
24 NW 168TH STREET
NORTH MIAMI BEACH, FL 33169
(305) 653-6212 FAX (305) 653-6232

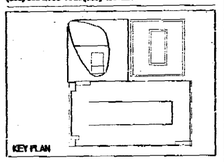
LANDSCAPE ARCHITECT
URBAN RESOURCE GROUP
420 LINCOLN ROAD SUITE 353
MIAMI BEACH, FL 33139
(305) 673-2524 FAX (305) 673-6822

GEOTECHNICAL CONSULTANT
PSI
7700 N.W. 64TH STREET
MIAMI, FL 33166
(305) 471-7720 FAX (305) 593-1915

CIVIL ENGINEER
KIMLEY-HORN & ASSOC., INC.
420 LINCOLN ROAD, SUITE 353
MIAMI BEACH, FL 33139
(305) 673-2612 FAX (305) 673-6822

PARKING CONSULTANT
INTERNATIONAL PARKING DESIGN, INC.
14144 VENTURA BLVD., SUITE 100
SHERMAN OAKS, CA 91423
(818) 986-1484 FAX (818) 986-8697

GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
8401 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 599-2300 FAX (305) 477-3257



KEY PLAN

PERMIT SET

Issue Date: 05-01-2000 Project No.: 5919
Drawn by: MP,LP,KC,RL,S,JH Approved by: AC

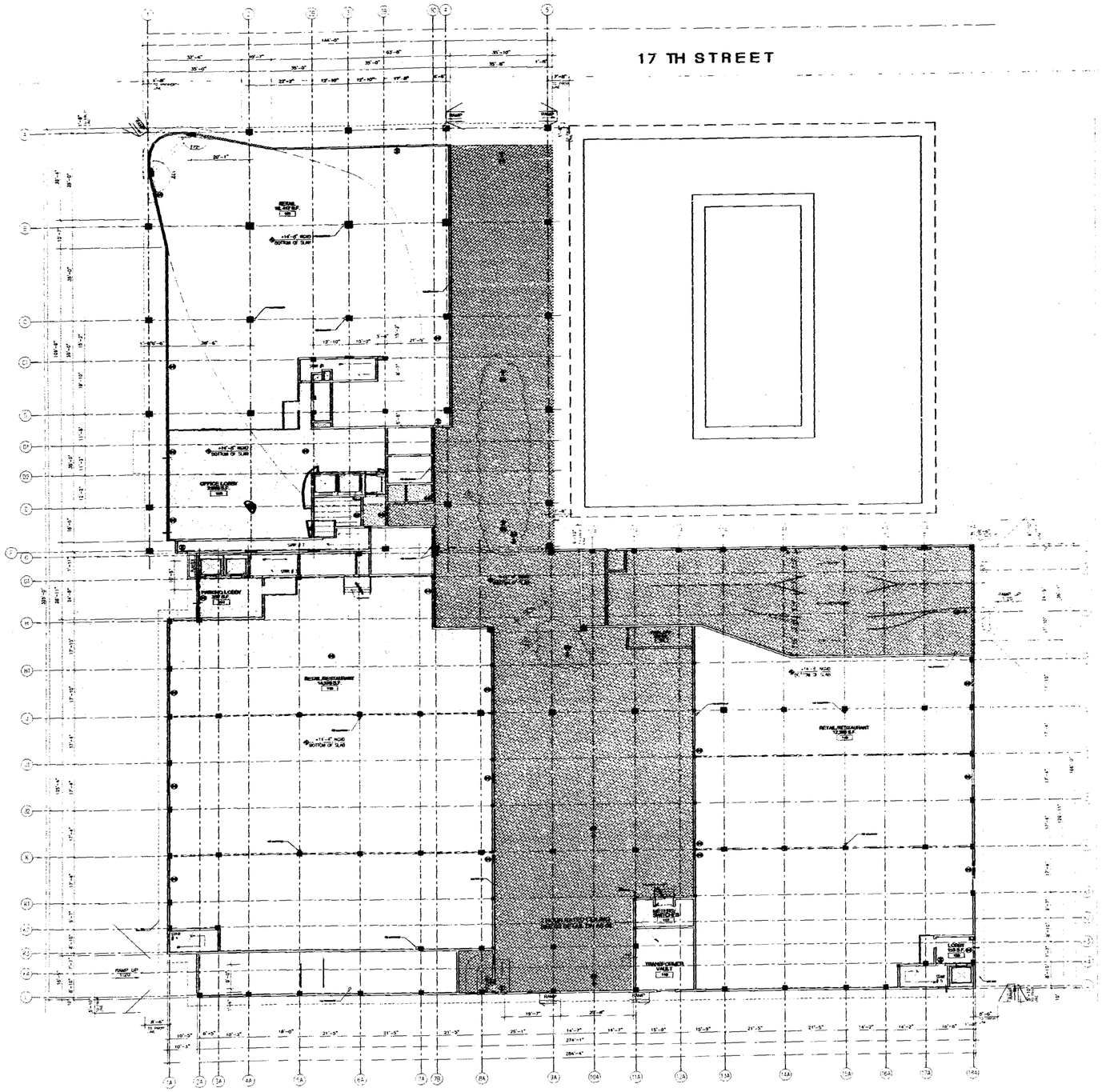
Revision/Date
1 Permit Revision 06.08.00
2 Construction Documents 05.11.00

REVISIONS: 8-8-00

Sheet No. A-6.05

STAIR #5
ENLARGED SECTION

5919082



1 FIRST LEVEL PLAN
SCALE: 1/16"=1'-0"

THE LINCOLN
SOUTH BEACH

1765 STREET
MIAMI BEACH, FLORIDA

ARCHITECT
ARQ
1200 Brickell Avenue
Miami, FL 33131
TEL (305) 372-1812
FAX (305) 372-1178

STRUCTURAL ENGINEER
DONNELL, DUQUESNE & ALBAISA, P.A.
4000 SW 74 COURT
MIAMI, FL 33155
(305) 666-4711 FAX (305) 666-5259

MEP
FLORIDA ENGINEERING SYSTEMS
741 NW NINTH STREET
NORTH MIAMI BEACH, FL 33169
(305) 653-6212 FAX (305) 653-6233

LANDSCAPE ARCHITECT
URBAN RESOURCE GROUP
420 LINCOLN ROAD SUITE 353
MIAMI BEACH, FL 33139
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GEOTECHNICAL CONSULTANT
PSI
7999 N.W. 64TH STREET
MIAMI, FL 33166
(305) 471-7225 FAX (305) 593-1915

CIVIL ENGINEER
KIMLEY-HORN & ASSOC., INC.
420 LINCOLN ROAD, SUITE 353
MIAMI BEACH, FL 33139
(305) 673-2025 FAX (305) 673-0282

PARKING CONSULTANT
INTERNATIONAL PARKING DESIGN, INC.
16644 VENTURA BLVD., SUITE 100
SHERMAN OAKS, CA 91423
(818) 986-1484 FAX (818) 986-8997

GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
8401 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 599-2399 FAX (305) 477-3297

KEY PLAN

PERMIT SET

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,JS,JH Approved by: AC

Revision/Date:
- 1 Permit Revision 10-13-00
- 2 Construction Documents 12-1-00

8-2-00

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
PLANNING:
ENVIRONMENTAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

REFLECTED CEILING LEGEND

	EXIT SIGN
	RETURN AIR GRILLE
	WALL MOUNTED A/C DIFFUSER
	CEILING MOUNTED A/C DIFFUSER

MATERIAL LEGEND

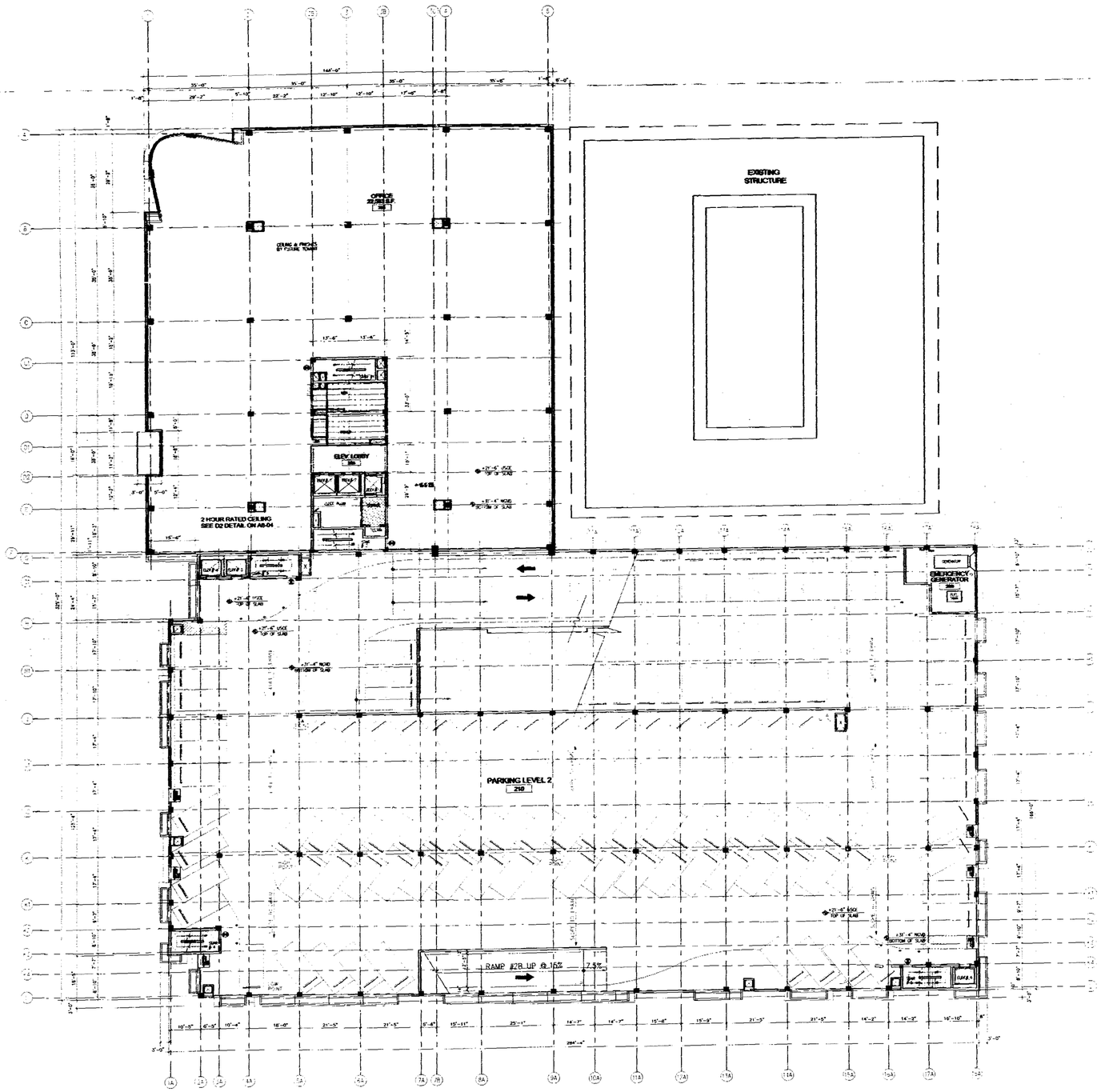
	GYPSUM BOARD PAINTED FINISH
	SPRAY TEXTURE FINISH
	2' X 2' ACCOUSTIC TILE
	STRUCT. CONCRETE UNFINISHED
	PAINT FINISH TO CONCRETE

FOR BUILDING PERMIT
DRB/HPB FILE #:
DATE OF BOARD APPROVAL
DATE OF FINAL APPROVAL BY
BUILDING PERMIT CANNOT BE ISSUED
AFTER:

N

Sheet No. A-7.01

REFLECTED CEILING FIRST LEVEL



1 TYPICAL LEVEL PLAN
SCALE: 1/16"-1'-0"

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

REFLECTED CEILING LEGEND

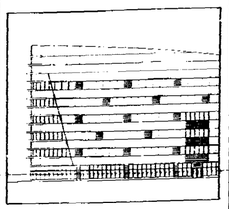
	EXIT SIGN
	RETURN AIR GRILLE
	WALL MOUNTED A/C DIFFUSER
	CEILING MOUNTED A/C DIFFUSER

MATERIAL LEGEND

	GYPSUM BOARD PAINTED FINISH
	SPRAY TEXTURE FINISH
	2' X 2 ACCOUSTIC TILE
	STRUCT. CONCRETE UNFINISHED
	PAINT FINISH TO CONCRETE

DESIGN REVIEW/HISTORIC PRESERVATION
FOR BUILDING PERMIT
DRB/HPB FILE #:
DATE OF BOARD APPROVAL:
DATE OF FINAL APPROVAL: BY:
BUILDING PERMIT CANNOT BE ISSUED
A[illegible]
[illegible] PERMIT DRAWINGS
[illegible] BY DESIGN
[illegible] PRIOR TO
[illegible] ANY

N



THE LINCOLN
SOUTH BEACH

1765 STREET
MIAMI BEACH, FLORIDA

ARCHITECT
ARQ
[illegible]
[illegible], FL 33131
TEL (305) 372-1812
FAX (305) 372-1178

STRUCTURAL ENGINEER
DONNELL, DUQUESNE & ALBAISA, P.A.
4600 SW 74 COURT
MIAMI, FL 33155
(305) 666-4711 FAX (305) 666-3259

MEP
FLORIDA ENGINEERING SYSTEMS
[illegible] NW 168TH STREET
NORTH MIAMI BEACH, FL 33169
(305) 653-4212 FAX (305) 653-4222

LANDSCAPE ARCHITECT
URBAN RESOURCE GROUP
420 LINCOLN ROAD SUITE 353
MIAMI BEACH, FL 33139
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GEOTECHNICAL CONSULTANT
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7900 N.W. 64TH STREET
MIAMI, FL 33166
(305) 471-7725 FAX (305) 593-1915

CIVIL ENGINEER
KIMLEY-HORN & ASSOC., INC.
420 LINCOLN ROAD, SUITE 353
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PARKING CONSULTANT
INTERNATIONAL PARKING DESIGN, INC.
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SHERMAN OAKS, CA 91423
(818) 905-1404 FAX (818) 990-0887

GENERAL CONTRACTOR
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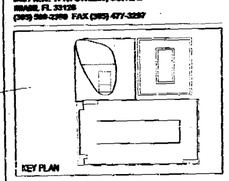
[illegible] N.W. 17TH STREET, SUITE L
MIAMI, FL 33125
(305) 380-2280 FAX (305) 477-3297



KEY PLAN

PERMIT SET

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,JS,JH Approved by: AC

Revision/Date
1 Permit revision 07.28.00
2 Construction Documents 08.[illegible]

8-2-00

Sheet No. A-7.02

REFLECTED CEILING TYPICAL LEVEL PLAN

A99084

ROOM FINISH SCHEDULE

ROOM No.	ROOM NAME	FLOOR FINISH	BASE FINISH	WALL NORTH MAT	WALL NORTH FIN	WALL SOUTH MAT	WALL SOUTH FIN	WALL EAST MAT	WALL EAST FIN	WALL WEST MAT	WALL WEST FIN	CEILING FINISH	CEILING HEIGHT	REMARKS
GROUND RETAIL LEVEL														
101	REST./RETAIL-A	-	-	GB	PT	GB	PT	GB	PT	GB	PT	PGB	-	-
102	SHIPPING ROOM	-	-	GB	PT	GB	PT	GB	PT	GB	PT	PGB	-	-
103	LOBBY	-	-	GB	PT	GB	PT	GB	PT	GB	PT	PGB	-	-
104	PUMP ROOM # 1	SC	-	CMU	EXP	CMU	EXP	CMU	EXP	CMU	EXP	EXP	-	-
105	PUMP ROOM # 2	SC	-	CMU	EXP	CMU	EXP	CMU	EXP	CMU	EXP	EXP	-	-
106	JANITOR'S CLOSET	SC	-	CMU	EXP	CMU	EXP	CMU	EXP	CMU	EXP	EXP	-	-
107	TELEPHONE ROOM	SC	-	CMU	EXP	CMU	EXP	CMU	EXP	CMU	EXP	EXP	-	-
108	FIRE CONTROL/SECURITY	-	-	GB	PT	GB	PT	GB	PT	GB	PT	PGB	-	-
109	SERVICE ROOM	SC	-	CMU	EXP	CMU	EXP	CMU	EXP	CMU	EXP	EXP	-	-
110	BATHROOM	-	-	MRB	PT	MRB	PT	MRB	PT	MRB	PT	-	-	-
111	ELEV. LOBBY	-	-	GB	PT	GB	PT	GB	PT	GB	PT	PGB	-	-
112	ELEV. MECH	SC	-	CMU	EXP	CMU	EXP	CMU	EXP	CMU	EXP	EXP	-	-
113	MACHINE ROOM A/C	SC	-	CMU	EXP	CMU	EXP	CMU	EXP	CMU	EXP	EXP	-	-
114	TRASH ROOM	SC	-	CMU	EXP	CMU	EXP	CMU	EXP	CMU	EXP	EXP	-	-
115	REST./RETAIL-B	-	-	GB	PT	GB	PT	GB	PT	GB	PT	PGB	-	-
116	TRANS. VAULT	SC	-	CMU	EXP	CMU	EXP	CMU	EXP	CMU	EXP	EXP	-	-
117	METER/SWITCHES	SC	-	CMU	EXP	CMU	EXP	CMU	EXP	CMU	EXP	EXP	-	-
118	REST./RETAIL-C	-	-	GB	PT	GB	PT	GB	PT	GB	PT	PGB	-	-
119	PARK. OFFICE	-	-	CMU	PT	CMU	PT	CMU	PT	CMU	PT	-	-	-
120	ELEV. LOBBY	-	-	GB	PT	GB	PT	GB	PT	GB	PT	PGB	-	-
	ELEVATOR CABS	TERR-1	-	-	M-2	-	SS	-	SS	-	SS	SS	-	-
2ND OFFICE + PARKING LEVEL														
201	OFFICE	-	-	GB	PT	GB	PT	GB	PT	GB	PT	PGB	-	-
202	MEN'S BATHROOM	-	-	MRB	PT	MRB	PT	MRB	PT	MRB	PT	-	-	-
203	JANITOR'S CLOSET	SC	-	CMU	EXP	CMU	EXP	CMU	EXP	CMU	EXP	EXP	-	-
204	WOMEN'S BATHROOM	-	-	MRB	PT	MRB	PT	MRB	PT	MRB	PT	-	-	-
205	ELEV. LOBBY	-	-	GB	PT	GB	PT	GB	PT	GB	PT	PGB	-	-
206	ELEC. ROOM	SC	-	CMU	EXP	CMU	EXP	MRB	-	CMU	EXP	EXP	-	-
207	SERVICE ROOM	SC	-	CMU	EXP	CMU	EXP	CMU	EXP	MRB	-	EXP	-	-
208	TELEPHONE ROOM	SC	-	CMU	EXP	CMU	EXP	CMU	EXP	CMU	EXP	EXP	-	-
209	GENERATOR ROOM	SC	-	CMU	EXP	CMU	EXP	CMU	EXP	CMU	EXP	EXP	-	-
210	PARKING GARAGE	SC	-	CMU	EXP	CMU	EXP	CMU	EXP	CMU	EXP	EXP	-	-
	ELEVATOR CABS	TERR-1	-	-	M-2	-	SS	-	SS	-	SS	SS	-	-
3RD THRU 6TH OFFICE + PARKING LEVEL (TYPICAL)														
301	OFFICE	-	-	GB	PT	GB	PT	GB	PT	GB	PT	PGB	-	-
302	MEN'S BATHROOM	-	-	MRB	PT	MRB	PT	MRB	PT	MRB	PT	-	-	-
303	JANITOR'S CLOSET	SC	-	CMU	EXP	CMU	EXP	CMU	EXP	CMU	EXP	EXP	-	-
304	WOMEN'S BATHROOM	-	-	MRB	PT	MRB	PT	MRB	PT	MRB	PT	-	-	-
305	ELEV. LOBBY	-	-	GB	PT	GB	PT	GB	PT	GB	PT	PGB	-	-
306	ELEC. ROOM	SC	-	CMU	EXP	CMU	EXP	MRB	-	CMU	EXP	EXP	-	-
307	SERVICE ROOM	SC	-	CMU	EXP	CMU	EXP	CMU	EXP	MRB	-	EXP	-	-
308	TELEPHONE ROOM	SC	-	CMU	EXP	CMU	EXP	CMU	EXP	CMU	EXP	EXP	-	-
309	PARKING GARAGE	SC	-	CMU	EXP	CMU	EXP	CMU	EXP	CMU	EXP	EXP	-	-
	ELEVATOR CABS	TERR-1	-	-	M-2	-	SS	-	SS	-	SS	SS	-	-
7TH LEVEL- MECHANICAL														
701	COOLING TOWER	SC	-	CMU	EXP	CMU	EXP	CMU	EXP	CMU	EXP	EXP	-	-
702	MECHANICAL	SC	-	CMU	EXP	CMU	EXP	CMU	EXP	CMU	EXP	EXP	-	-
703	PARKING GARAGE	SC	-	CMU	EXP	CMU	EXP	CMU	EXP	CMU	EXP	EXP	-	-
8TH LEVEL- MECH. + MACHINE ROOM														
801	MECHANICAL ROOM	SC	-	CMU	EXP	CMU	EXP	CMU	EXP	CMU	EXP	EXP	-	-
802	ELEV. MACHINE ROOM	SC	-	CMU	EXP	CMU	EXP	CMU	EXP	CMU	EXP	EXP	-	-

FINISH SCHEDULE LEGEND

CODE #	DESCRIPTION	MANUFACTURER* *or approved equal	SPECIFICATION
WALL FINISH			
CT	Ceramic Tile	Tile & Marble Collection	*TO BE COORDINATED W/ OWNER
M-1	Grey Tinted Mirror	Vigilante Associates	
M-2	Green Etched Glass	Bendheim 800.835.5304	
M-3	Clear Glass	Vigilante Associates	
PT	Painted*	-	*TO BE COORDINATED W/ OWNER
PT-CMU	CMU PAINTED**		*TO BE COORDINATED W/ OWNER
CMU	CMU**		*TO BE COORDINATED W/ OWNER
PT-C	CONCRETE WALL PAINTED***	-	*TO BE COORDINATED W/ OWNER
SS	Stainless Steel, #4 Satin Finish	Milgo Buffin	-
GT	Glass Mosaic Tile	Forms & Surfaces	-
WDV	Wood Veneered Plywood	-	-
STU	Cement Plaster Finish	-	-
WC	Vinyl Wall Covering	-	*TO BE COORDINATED W/ OWNER
FLOOR FINISH			
BC	Broom Finish Concrete		SLIP RESISTANT (FRICTION COEFF. 06 works & 08 for ramps)
C-1	Carpet	Interface Carpet	-
CTF	Ceramic Tile	Tile & Marble	SLIP RESISTANT (FRICTION COEFF. 06 works & 08 for ramps)
SC	Sealed Concrete	-	SLIP RESISTANT (FRICTION COEFF. 06 works & 08 for ramps)
TERR-1	Terrazzo - White	Artistic Surfaces	SLIP RESISTANT (FRICTION COEFF. 06 works & 08 for ramps)
TERR-2	Terrazzo - Blue	Artistic Surfaces	SLIP RESISTANT (FRICTION COEFF. 06 works & 08 for ramps)
WD	Wood		SLIP RESISTANT (FRICTION COEFF. 06 works & 08 for ramps)
VT	Vinyl Tile		SLIP RESISTANT (FRICTION COEFF. 06 works & 08 for ramps)
BASE FINISH			
CTB	3-1/2" Ceramic Tile Base	-	-
WD	3-1/2" Wood Base	-	-
CEILING FINISH			
ACT	Acoustical Ceiling Tile	-	-
EXP	Exposed Structure	-	-
PGB	Painted Gypsum Board	-	-
STP	Sprayed Smoom Plaster	-	-
STC	Cement Plastur Finish	-	-
MATERIAL			
S	Stone Wall	-	-
C	Concrete Wall	-	-
GB	Gypsum Board	-	-
MRB	Moisture Resist Gypsum Board	-	-
SF	Storefront System	-	-

** CMU UNITS TO BE NEATLY INSTALLED, REMOVE LOOSE MORTAR AND CLEAN SURFACES BEFORE PAINT

*** CONCRETE SURFACE TO BE NEATLY FINISHED, FREE OF HONEYCOMBS AND / OR ROUGHNESS. CLEAN SURFACES BEFORE PAINT.

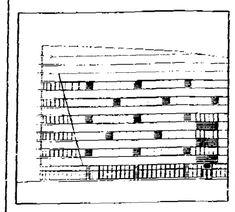
*** FOR EXTERIOR FINISHES, REFER TO ELEVATIONS.

MIAMI-DADE COUNTY HISTORIC PRESERVATION
FOR BUILDING PERMIT
DRER/HPB FILE #
DATE OF BOARD APPROVAL
D... FOR FINAL APPROVAL ... BY
F... PERMIT CANNOT BE ISSUED

OFFICE COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING: WP 19321
ZONING:
PLANNING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:



THE LINCOLN
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MIAMI BEACH, FLORIDA

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FAX (305) 372-1175

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4000 SW 74 COURT
MIAMI, FL 33155
(305) 666-4711 FAX (305) 665-3259

MEP
FLORIDA ENGINEERING SYSTEMS
34 NW 168TH STREET
NORTH MIAMI BEACH, FL 33169
(305) 653-8212 FAX (305) 653-8232

LANDSCAPE ARCHITECT
URBAN RESOURCE GROUP
420 LINCOLN ROAD SUITE 353
MIAMI BEACH, FL 33139
(305) 673-2534 FAX (305) 673-4822

GEOTECHNICAL CONSULTANT
PSI
7985 N.W. 54TH STREET
MIAMI, FL 33166
(305) 471-7225 FAX (305) 593-1935

CIVIL ENGINEER
KIMLEY-HORN & ASSOC., INC.
420 LINCOLN ROAD, SUITE 353
MIAMI BEACH, FL 33139
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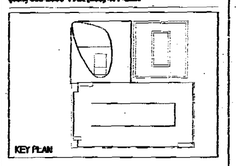
PARKING CONSULTANT
INTERNATIONAL PARKING DESIGN, INC.
14144 VENTURA BLVD., SUITE 100
SHERMAN OAKS, CA 91423
(818) 986-1494 FAX (818) 986-2097

GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
6401 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 596-2300 FAX (305) 477-3257



PERMIT SET

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,XL,JS,JH Approved by: AC

Revision/Date
1. Permit Revision 05.18.00
2. Submittal of Documents 06.14.00

RESUBMITTED 9-8-00

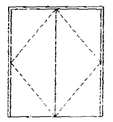
Signature:

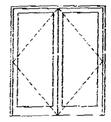
Sheet No. A-8.01

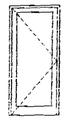
FINISH LEGEND AND ROOM FINISH SCHEDULE

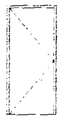
DOOR SCHEDULE

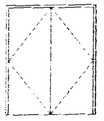
DOOR NO.	LOCATION/DESCRIPTION	PAIR	DOORS SIZE	DOORS TYPE	DOORS FIN.	DOORS ELEV.	FRAME TYPE	FRAME MAT.	DETAILS HEAD	DETAILS JAMB	DETAILS THRD.	LABEL	HRDW. SET	REMARKS
101	STAIR #1		3'-0" x 8'-0"	HM	PTD.	D	HM.	STL.	13/A8.05	13/A8.05-5/A8.05	–	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
102	STAIR #2		3'-0" x 8'-0"	HM	PTD.	D	HM.	STL.	9/A8.05	14/A8.05-1/A8.05	3/A8.06	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
103	STAIR #3		3'-0" x 8'-0"	HM	PTD.	D	HM.	STL.	8/A8.05	4/A8.05-5/A8.05	2/A8.05	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
104	STAIR #4		3'-0" x 8'-0"	HM	PTD.	D	HM.	STL.	9/A8.05	1/A8.05	3/A8.06	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
105	STAIR #5		3'-0" x 8'-0"	HM	PTD.	D	HM.	STL.	9/A8.05	1/A8.05-14/A8.05	3/A8.06	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
106	STAIR #5		3'-0" x 8'-0"	HM	PTD.	D	HM.	STL.	6/A8.05	5/A8.05-4/A8.05	2/A8.06	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
107	DOMESTIC PUMP ROOM #1		3'-0" x 7'-0"	HM	PTD.	G	HM.	STL.	9/A8.05	1/A8.05	3/A8.06	D		SELF CLOSING & 1 1/2 HR. FIRE RATED & LOUV. W/FUS. LINK
108	DOMESTIC PUMP ROOM #2		3'-0" x 8'-0"	HM	PTD.	G	HM.	STL.	9/A8.05	1/A8.05	3/A8.06	D		SELF CLOSING & 1 1/2 HR. FIRE RATED & LOUV. W/FUS. LINK
109	TELEPHONE ROOM		3'-0" x 7'-0"	HM	PTD.	D	HM.	STL.	9/A8.05	1/A8.05-14/A8.05	3/A8.06	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
110	JANITOR'S CLOSET		3'-0" x 7'-0"	HM	PTD.	D	HM.	STL.	9/A8.05	1/A8.05-14/A8.05	3/A8.06	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
111	SERVICE ENTRY	X	6'-0" x 8'-0"	HM	PTD.	E	HM.	STL.	9/A8.05	1/A8.05	3/A8.06	D		SELF CLOSING & 1 1/2 HR. FIRE RATED
112	FIRE CONTROL SECURITY ROOM.		3'-0" x 8'-0"	HM	PTD.	D	HM.	STL.	8/A8.05	4/A8.05	8/A8.06	C		SELF CLOSING & 3/4 HR. FIRE RATED
113	RESTROOM		3'-0" x 7'-0"	HM	PTD.	D	HM.	STL.	10/A8.05	10/A8.05	4/A8.06	C		SELF CLOSING & 3/4 HR. FIRE RATED
114	OFFICE LOBBY		3'-0" x 8'-0"	HM	PTD.	D	HM.	STL.	19/A8.05	18/A8.05-3/A8.05	–	C		SELF CLOSING & 3/4 HR. FIRE RATED
115	OFFICE LOBBY/RETAIL	X	6'-0" x 8'-0"	HM	PTD.	B	HM.	STL.		7/A8.07	–	C		SELF CLOSING & 3/4 HR. FIRE RATED
116	ELECTRICAL ROOM		3'-0" x 7'-0"	HM	PTD.	K	HM.	STL.	10/A8.05	10/A8.05	2/A8.06	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
117	RETAIL ENTRY	X	6'-0" x 8'-0"	HM	PTD.	B	HM.	STL.	–	7/A8.07	–	E		SELF CLOSING & 3/4 HR. FIRE RATED
118	RETAIL/ CORRIDOR		3'-0" x 7'-0"	HM	PTD.	D	HM.	STL.	7/A8.05	15/A8.05-2/A8.05	–	D		SELF CLOSING & 1 1/2 HR. FIRE RATED
119	GARAGE ELEVATOR LOBBY	X	6'-0" x 8'-0"	HM	PTD.	K	HM.	STL.	–	7/A8.07	3/A8.06	C		SELF CLOSING & 3/4 HR. FIRE RATED
120	ELEVATOR MECHANICAL		3'-0" x 7'-0"	HM	PTD.	D	HM.	STL.	8/A8.05	4/A8.05		B		SELF CLOSING & 1 1/2 HR. FIRE RATED
121	TRANSFORMER VAULT	X	6'-0" x 7'-0"	HM	PTD.	E	HM.	STL.	9/A8.05	1/A8.05	3/A8.06	A		SELF CLOSING & 3 HR. FIRE RATED 450 "
122	TRASH ROOM	X	6'-0" x 8'-0"	HM	PTD.	E	HM.	STL.	9/A8.05	14/A8.05-1/A8.05	3/A8.06	D		SELF CLOSING & 1 1/2 HR. FIRE RATED
123	RETAIL/RESTAURANT ENTRY	X	6'-0" x 8'-0"	HM	PTD.	B	HM.	STL.		7/A8.07	–	C		SELF CLOSING & 3/4 HR. FIRE RATED
124	RETAIL/RESTAURANT/ LOADING BAY		3'-0" x 7'-0"	HM	PTD.	D	HM.	STL.	7/A8.05	2/A8.05	–	D		SELF CLOSING & 1 1/2 HR. FIRE RATED
125	RETAIL/RESTAURANT/ LOADING BAY		3'-0" x 7'-0"	HM	PTD.	D	HM.	STL.	7/A8.05	2/A8.05	–	D		SELF CLOSING & 1 1/2 HR. FIRE RATED
126	A/C MACHINE ROOM		3'-0" x 7'-0"	HM	PTD.	D	HM.	STL.	8/A8.05	4/A8.05	3/A8.06	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
127	RETAIL/RESTAURANT/ LOADING BAY		3'-0" x 7'-0"	HM	PTD.	D	HM.	STL.	7/A8.05	2/A8.05	–	D		SELF CLOSING & 1 1/2 HR. FIRE RATED
128	OVERHEAD ROLL UP DOOR		14'-0" x 15'-0"	HM	–	J	HM.	STL.	16/A8.05	20/A8.05	3/A8.06	–		FACTORY FINISHED
129	GARAGE ENTRY		3'-0" x 8'-0"	HM	PTD.	D	HM.	STL.	16/A8.05	20/A8.05	3/A8.06	E		SELF CLOSING & 3/4 HR. FIRE RATED
130	PARKING OFFICE		3'-0" x 8'-0"	HM	PTD.	D	HM.	STL.	9/A8.05	1/A8.05	3/A8.06	E		SELF CLOSING & 3/4 HR. FIRE RATED
131	HANDICAP PARKING ENTRY		3'-0" x 8'-0"	HM	PTD.	D	HM.	STL.	16/A8.05	20/A8.05	1/A8.06	D		SELF CLOSING & 1 1/2 HR. FIRE RATED
132	HANDICAP PARKING ENTRY		3'-0" x 8'-0"	HM	PTD.	D	HM.	STL.	7/A8.05	2/A8.05	3/A8.06	D		SELF CLOSING & 1 1/2 HR. FIRE RATED
133	RETAIL/RESTAURANT/ HANDICAP PARKING		3'-0" x 7'-0"	HM	PTD.	D	HM.	STL.	16/A8.05	20/A8.05	–	D		SELF CLOSING & 1 1/2 HR. FIRE RATED
134	RETAIL/RESTAURANT/ HANDICAP PARKING		3'-0" x 7'-0"	HM	PTD.	D	HM.	STL.	7/A8.05	2/A8.05	–	D		SELF CLOSING & 1 1/2 HR. FIRE RATED
135	RETAIL/RESTAURANT/ LOADING BAY		3'-0" x 7'-0"	HM	PTD.	E	HM.	STL.	7/A8.05	2/A8.05	–	D		SELF CLOSING & 1 1/2 HR. FIRE RATED
136	METER/ SWITCH ROOM ROLL UP DOOR		6'-0" x 7'-0"	HM	–	J	HM.	STL.	16/A8.05	20/A8.05	3/A8.06	–		FACTORY FINISHED
137	OVERHEAD ROLL UP DOOR		33'-6" x 15'-0"	HM	–	J	HM.	STL.	16/A8.05	20/A8.05	3/A8.06	–		FACTORY FINISHED
138	HANDICAP PARKING/ LOADING BAY ENTRY		3'-0" x 8'-0"	HM	PTD.	D	HM.	STL.	16/A8.05	20/A8.05	3/A8.06	E		SELF CLOSING & 3/4 HR. FIRE RATED
139	RETAIL/RESTAURANT ENTRY	X	3'-0" x 6'-0"	HM	PTD.	B	HM.	STL.	–	7/A8.07	–	C		SELF CLOSING & 3/4 HR. FIRE RATED
140	GARAGE ELEVATOR LOBBY	X	6'-0" x 8'-0"	HM	PTD.	K	HM.	STL.	–	7/A8.07	3/A8.06	C		SELF CLOSING & 3/4 HR. FIRE RATED
141	ELECTRICAL ROOM		3'-0" x 7'-0"	HM	PTD.	K	HM.	STL.	4/A8.05	4/A8.05	2/A8.06	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
142	ELECTRICAL ROOM		3'-0" x 7'-0"	HM	PTD.	K	HM.	STL.	4/A8.05	4/A8.05	2/A8.06	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
143	XXXXXXXXXXX		3'-0" x 7'-0"	HM	PTD.	K	HM.	STL.	4/A8.05	4/A8.05	2/A8.06	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
201	STAIR #1		3'-0" x 8'-0"	HM	PTD.	D	HM.	STL.	8/A8.05	8/A8.05-5/A8.05		B		SELF CLOSING & 1 1/2 HR. FIRE RATED
202	STAIR #2		3'-0" x 8'-0"	HM	PTD.	D	HM.	STL.	8/A8.05	12/A8.05-4/A8.05		B		SELF CLOSING & 1 1/2 HR. FIRE RATED
203	STAIR #3		3'-0" x 7'-0"	HM	PTD.	D	HM.	STL.	9/A8.05	14/A8.05-1/A8.05	3/A8.06	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
204	STAIR #4		3'-0" x 7'-0"	HM	PTD.	D	HM.	STL.	9/A8.05	1/A8.05-11/A8.05	3/A8.06	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
205	STAIR #5		3'-0" x 7'-0"	HM	PTD.	D	HM.	STL.	9/A8.05	14/A8.05-1/A8.05	3/A8.06	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
206	MEN		3'-0" x 8'-0"	HM	PTD.	D	HM.	STL.	10/A8.05	10/A8.05	4/A8.06	C		SELF CLOSING & 3/4 HR. FIRE RATED
207	JANITOR'S CLOSET		2'-6" x 8'-0"	HM	PTD.	D	HM.	STL.	10/A8.05	10/A8.05	4/A8.06	C		SELF CLOSING & 3/4 HR. FIRE RATED
208	WOMEN		3'-0" x 8'-0"	HM	PTD.	D	HM.	STL.	10/A8.05	21/A8.05-10/A8.05	4/A8.06	C		SELF CLOSING & 3/4 HR. FIRE RATED
209	LOBBY	X	6'-0" x 8'-0"	HM	PTD.	E	HM.	STL.	19/A8.05	18/A8.05	5/A8.06	C		SELF CLOSING & 3/4 HR. FIRE RATED
210	TELEPHONE ROOM		3'-0" x 8'-0"	HM	PTD.	D	HM.	STL.	10/A8.05	10/A8.05-5/A8.05	6/A8.06	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
211	ELECTRICAL ROOM		3'-0" x 8'-0"	HM	PTD.	D	HM.	STL.	10/A8.05	10/A8.05	6/A8.06	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
212	GENERATOR ROOM	X	6'-0" x 7'-0"	HM	PTD.	E	HM.	STL.	9/A8.05	1/A8.05	3/A8.06	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
213	ELEVATOR MECHANICAL ROOM		3'-3" x 7'-0"	HM	PTD.	D	HM.	STL.	9/A8.05	1/A8.05-14/A8.05	3/A8.06	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
214	A/C ROOM		2'-6" x 7'-0"	HM	PTD.	D	HM.	STL.	9/A8.05	1/A8.05	2/A8.06	F		SELF CLOSING & 3/4 HR. FIRE RATED
301 THRU 601	STAIR #1		3'-0" x 8'-0"	HM	PTD.	D	HM.	STL.	8/A8.05	8/A8.05-5/A8.05	–	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
302 THRU 602	STAIR #2		3'-0" x 8'-0"	HM	PTD.	D	HM.	STL.	8/A8.05	12/A8.05-4/A8.05	–	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
303 THRU 603	STAIR #3		3'-0" x 7'-0"	HM	PTD.	D	HM.	STL.	9/A8.05	14/A8.05-1/A8.05	3/A8.06	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
304 THRU 604	STAIR #4		3'-0" x 7'-0"	HM	PTD.	D	HM.	STL.	9/A8.05	1/A8.05-11/A8.05	3/A8.06	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
305 THRU 605	STAIR #5		3'-0" x 7'-0"	HM	PTD.	D	HM.	STL.	9/A8.05	14/A8.05-1/A8.05	3/A8.06	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
306 THRU 606	MEN		3'-0" x 8'-0"	HM	PTD.	D	HM.	STL.	10/A8.05	10/A8.05	4/A8.06	C		SELF CLOSING & 3/4 HR. FIRE RATED
307 THRU 607	JANITOR'S CLOSET		2'-6" x 8'-0"	HM	PTD.	D	HM.	STL.	10/A8.05	10/A8.05	4/A8.06	C		SELF CLOSING & 3/4 HR. FIRE RATED
308 THRU 608	WOMEN		3'-0" x 8'-0"	HM	PTD.	D	HM.	STL.	10/A8.05	17/A8.05-10/A8.05	4/A8.06	C		SELF CLOSING & 3/4 HR. FIRE RATED
309 THRU 609	LOBBY	X	6'-0" x 8'-0"	HM	PTD.	E	HM.	STL.	19/A8.05	18/A8.05	5/A8.06	C		SELF CLOSING & 3/4 HR. FIRE RATED
310 THRU 610	TELEPHONE ROOM		3'-0" x 8'-0"	HM	PTD.	D	HM.	STL.	10/A8.05	10/A8.05-5/A8.05	6/A8.06	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
311 THRU 611	ELECTRICAL ROOM		3'-0" x 8'-0"	HM	PTD.	D	HM.	STL.	10/A8.05	10/A8.05	6/A8.06	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
612	ELEVATOR LOBBY		3'-0" x 7'-0"	HM	PTD.	C	HM.	STL.	–	7/A8.07	–	C		SELF CLOSING & 3/4 HR. FIRE RATED
701	STAIR #1		3'-0" x 7'-0"	HM	PTD.	D	HM.	STL.	9/A8.05	12/A8.05-14/A8.05	7/A8.06	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
702	MECHANICAL ROOM		3'-0" x 7'-0"	HM	PTD.	D	HM.	STL.	9/A8.05	14/A8.05-1/A8.05	7/A8.06	D		SELF CLOSING & 1 1/2 HR. FIRE RATED
703	STAIR #3		3'-0" x 7'-0"	HM	PTD.	D	HM.	STL.	9/A8.05	14/A8.05-1/A8.05	3/A8.06	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
704	MECHANICAL ROOM		3'-0" x 7'-0"						9/A8.05	1/A8.05	7/A8.06	D		SELF CLOSING & 1 1/2 HR. FIRE RATED
705	ROOF ACCESS		3'-0" x 7'-0"						9/A8.05	1/A8.05	2/A8.06	E		SELF CLOSING & 3/4 HR. FIRE RATED
706	ELEVATOR LOBBY	X	6'-0" x 7'-0"	HM	PTD.	B	HM.	STL.	–	7/A8.07	–	C		SELF CLOSING & 3/4 HR. FIRE RATED
801	MECHANICAL ROOM		3'-0" X 6'-8"	HM	PTD.	D	HM.	STL.	9/A8.05	1/A8.05	3/A8.06	D		SELF CLOSING & 1 1/2 HR. FIRE RATED
802	A/C ROOM		2'-6" X 6'-8"	HM	PTD.	D	HM.	STL.	9/A8.05	1/A8.05	2/A8.06	E		SELF CLOSING & 3/4 HR. FIRE RATED


(A) GLASS STOREFRONT


(B) GLASS STOREFRONT - NS


(C) GLASS STOREFRONT - NS


(D) FLUSH SEAMLESS


(E) FLUSH SEAMLESS

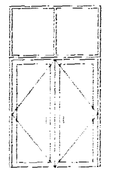
TEMP. GLASS VISION PANEL
(F) FLUSH SEAMLESS

(G) FLUSH PANELS W/ LOUVERS

(H) LOUVERED METAL

(I) LOUVERED METAL

(J) OVERHEAD ROLL DOWN GRILL


(K) GLASS STOREFRONT-W/ TRANSOM

(L) OVERHEAD ROLL UP DOOR

The following shop drawings are not part of this permit. Must provide shop drawings under separate permit for:

- Bar Joist
- Exit. Doors
- Glass Block
- Hand Rail
- Membrane Structures
- Over Head Doors
- Pool
- Precast Members
- Shutters
- Skylights
- Sprinkler
- Structural Steel
- Trusses
- Windows
- Others

NOTE: EXTERIOR DOORS + OVERHEAD DOORS ARE NOT PART OF THIS PERMIT

DESIGN REVIEW/HISTORIC PRESERVATION
FOR BUILDING PERMIT
DRB/HPB FILE #:
DATE OF BOARD APPROVAL: ____ BY: ____
DATE OF FINAL APPROVAL: ____ BY: ____
PERMIT CANNOT BE ISSUED
PERMIT DRAWINGS
D BY DESIGN
TH PRIOR TO
ANY
CHANGES

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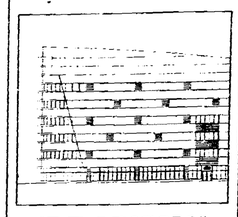
CITY OF MIAMI BEACH
APPROVED FOR PERMIT, BY THE FOLLOWING:

BUILDING: ____
ZONING: ____
PLANNING: ____
ENVIRONMENTAL: ____
MECHANICAL: ____
FIRE PROTECTION: ____
ENGINEERING: ____
PUBLIC WORKS: ____
STRUCTURAL: ____
ACCESSIBILITY: ____
REVALUR: ____



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PSI
7952 NW. 64TH STREET
MIAMI, FL 33166
(305) 471-7723 FAX (305) 593-1915

CIVIL ENGINEER
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MIAMI BEACH, FL 33139
(305) 672-2025 FAX (305) 673-0882

PARKING CONSULTANT
INTERNATIONAL PARKING DESIGN, INC.
14144 VENTURA BLVD., SUITE 100
SHERMAN OAKS, CA 91423
(818) 986-4494 FAX (818) 986-0067

GENERAL CONTRACTOR
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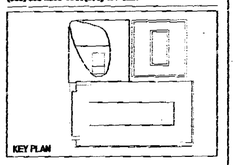
6401 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 593-2366 FAX (305) 477-3297


KEY PLAN

PERMIT SET

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,JS,JH Approved by: AC

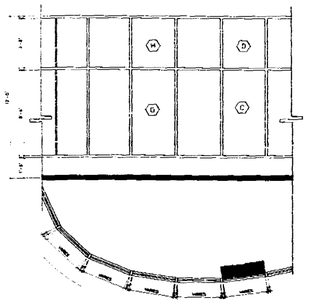
Revision/Date
1) Permit Revision 7-8-00
2) Permit Revision Response 08-07-00

REVISION 7-8-00

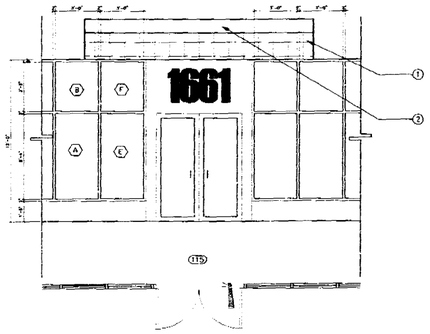
Sheet No. A-8.02

DOOR SCHEDULE + DETAILS

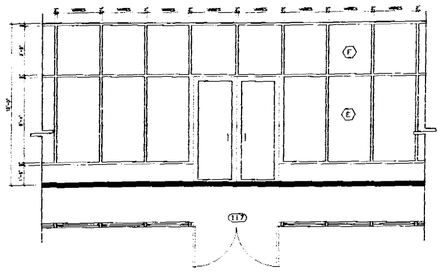
RECEIVED
SEP 08 2000
PLANNING DEPARTMENT



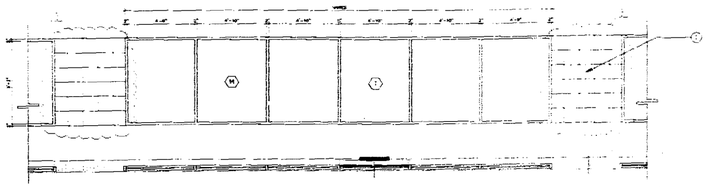
A CURVED CORNER GROUND/RETAIL LEVEL
SCALE: 1/4"-1'-0"



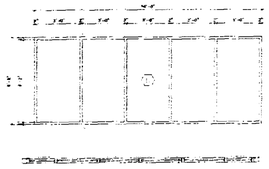
B OFFICE LOBBY ENTRANCE GROUND/RETAIL LEVEL
SCALE: 1/4"-1'-0"



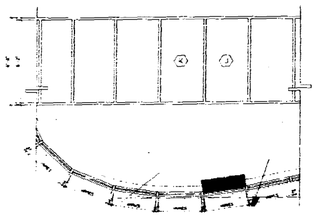
C STOREFRONT GROUND/RETAIL LEVEL
SCALE: 1/4"-1'-0"



D OFFICE LEVELS 2 THROUGH 6
SCALE: 1/4"-1'-0"



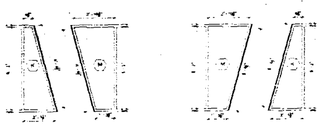
E OFFICE LEVELS 2 THROUGH 6
SCALE: 1/4"-1'-0"



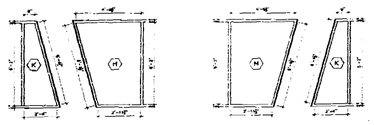
F CURVED CORNER OFFICE LEVELS 2 THROUGH 6
SCALE: 1/4"-1'-0"

H CURVE INTERSECTION OFFICE LEVEL 3
SCALE: 1/4"-1'-0"

G CURVE INTERSECTION OFFICE LEVEL 2
SCALE: 1/4"-1'-0"



I CURVE INTERSECTION OFFICE LEVEL 4
SCALE: 1/4"-1'-0"



J CURVE INTERSECTION OFFICE LEVEL 5
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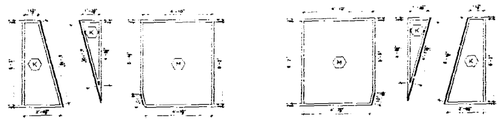
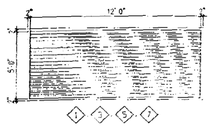
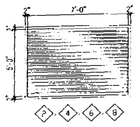


K CURVE INTERSECTION OFFICE LEVEL 6
SCALE: 1/4"-1'-0"

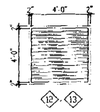
4 RELIEF LOUVER
SCALE: 1/4"-1'-0"



1 INTAKE LOUVER
SCALE: 1/4"-1'-0"



2 RADIATOR EXHAUST LOUVER
SCALE: 1/4"-1'-0"



3 MECHANICAL VENTILATION INTAKE AND EXHAUST LOUVER
SCALE: 1/4"-1'-0"

5 TRANSFORMER VAULT EXHAUST LOUVER
SCALE: 1/4"-1'-0"

WINDOW SCHEDULE

KEY	TYPE	WIDTH	HEIGHT	COLOR	MATERIAL	LOCATION
A	SPANDREL GLASS	SEE PLAN	6'-4"	CLEAR		GROUND/RETAIL LEVEL
B	SPANDREL GLASS	SEE PLAN	3'-8"	CLEAR		GROUND/RETAIL LEVEL
C	SPANDREL GLASS	SEE PLAN	6'-4"	GRAY		CURVED CORNER GROUND/RETAIL LEVEL
D	SPANDREL GLASS	SEE PLAN	3'-8"	GRAY		CURVED CORNER GROUND/RETAIL LEVEL
E	FIXED VISION GLASS	SEE PLAN	6'-4"	CLEAR		GROUND/RETAIL LEVEL
F	FIXED VISION GLASS	SEE PLAN	3'-8"	CLEAR		GROUND/RETAIL LEVEL
G	FIXED VISION GLASS	SEE PLAN	6'-4"	GRAY		CURVED CORNER GROUND/RETAIL LEVEL
H	FIXED VISION GLASS	SEE PLAN	3'-8"	GRAY		CURVED CORNER GROUND/RETAIL LEVEL
I	SPANDREL GLASS	SEE PLAN	6'-2"	BLUE		OFFICE LEVEL 2 THROUGH LEVEL 6
J	SPANDREL GLASS	SEE PLAN	6'-2"	GRAY		CURVED CORNER LEVEL 2 THROUGH LEVEL 6
K	FIXED VISION GLASS	SEE PLAN	6'-2"	GRAY		CURVED CORNER LEVEL 2 THROUGH LEVEL 6
L	FIXED VISION GLASS	3'-0"	6'-2"	BLUE		OFFICE LEVEL 2 THROUGH LEVEL 6
M	FIXED VISION GLASS	SEE PLAN	6'-2"	BLUE		OFFICE LEVEL 2 THROUGH LEVEL 6

NOTE:
ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.

LEGEND
1. CERAMIC TILES
2. CONCRETE EYEBROW ATTACHED TO WALL

NOTE: ALL DIMENSIONS ARE APPROXIMATE.

LOUVER SCHEDULE

KEY	TYPE	WIDTH	HEIGHT	COLOR	MATERIAL	LOCATION	COMMENTS
1	INTAKE LOUVER	12'-0"	5'-0"	GREY	ALUMINUM	LEVEL 2 GARAGE GENERATOR ROOM	
2	RADIATOR EXHAUST LOUVER	7'-0"	5'-0"	GREY	ALUMINUM	LEVEL 2 GARAGE GENERATOR ROOM	
3	INTAKE LOUVER	12'-0"	5'-0"	GREY	ALUMINUM	LEVEL 3 GARAGE GENERATOR ROOM	FUTURE TO BE ADDED BY TENANT
4	RADIATOR EXHAUST LOUVER	7'-0"	5'-0"	GREY	ALUMINUM	LEVEL 3 GARAGE GENERATOR ROOM	FUTURE TO BE ADDED BY TENANT
5	INTAKE LOUVER	12'-0"	5'-0"	GREY	ALUMINUM	LEVEL 4 GARAGE GENERATOR ROOM	FUTURE TO BE ADDED BY TENANT
6	RADIATOR EXHAUST LOUVER	7'-0"	5'-0"	GREY	ALUMINUM	LEVEL 4 GARAGE GENERATOR ROOM	FUTURE TO BE ADDED BY TENANT
7	INTAKE LOUVER	12'-0"	5'-0"	GREY	ALUMINUM	LEVEL 5 GARAGE GENERATOR ROOM	FUTURE TO BE ADDED BY TENANT
8	RADIATOR EXHAUST LOUVER	7'-0"	5'-0"	GREY	ALUMINUM	LEVEL 5 GARAGE GENERATOR ROOM	FUTURE TO BE ADDED BY TENANT
9	RELIEF LOUVER	2'-6"	2'-6"	GREY	ALUMINUM	LEVEL 6 STAIR #4	
10	RELIEF LOUVER	2'-6"	2'-6"	GREY	ALUMINUM	LEVEL 6 STAIR #5	
11	EXHAUST LOUVER	19'-0"	2'-6"	GREY	ALUMINUM	GROUND LEVEL TRANSFORMER VAULT	
12	MECHANICAL VENTILATION INTAKE LOUVER	4'-0"	3'-0"	GREY	ALUMINUM	GROUND LEVEL	
13	MECHANICAL VENTILATION EXHAUST LOUVER	4'-0"	4'-0"	GREY	ALUMINUM	GROUND LEVEL	

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BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

DESIGN REVIEW/HISTORIC PRESERVATION
FOR BUILDING PERMIT
DRAWING FILE #
DATE OF BOARD APPROVAL
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NOTICE OF APPROVAL CANNOT BE ISSUED
- PRINT DRAWINGS
- SIGNED BY DESIGN
- STAMP PRIOR TO
- PERMIT. ANY
- CHANGES
- REQUIRING PERMIT
- SIGNED BY DESIGN
- PROFESSIONAL

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34 NW 168TH STREET
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(305) 653-4212 FAX (305) 653-8232

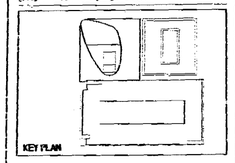
LANDSCAPE ARCHITECT
URBAN RESOURCE GROUP
420 LINCOLN ROAD SUITE 353
MIAMI BEACH, FL 33139
(305) 673-2504 FAX (305) 673-8822

GEOTECHNICAL CONSULTANT
PSI
7200 N.W. 64TH STREET
MIAMI, FL 33166
(305) 421-7225 FAX (305) 593-1915

CIVIL ENGINEER
KIMLEY-HORN & ASSOC., INC.
420 LINCOLN ROAD, SUITE 353
MIAMI BEACH, FL 33139
(305) 673-2025 FAX (305) 673-9802

PARKING CONSULTANT
INTERNATIONAL PARKING DESIGN, INC.
14144 VENTURA BLVD., SUITE 100
SHERMAN OAKS, CA 91423
(818) 986-4494 FAX (818) 986-8697

GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
3484 N.W. 17TH STREET, SUITE L
MIAMI, FL 33125
(305) 888-2369 FAX (305) 477-3297



KEY PLAN

PERMIT SET

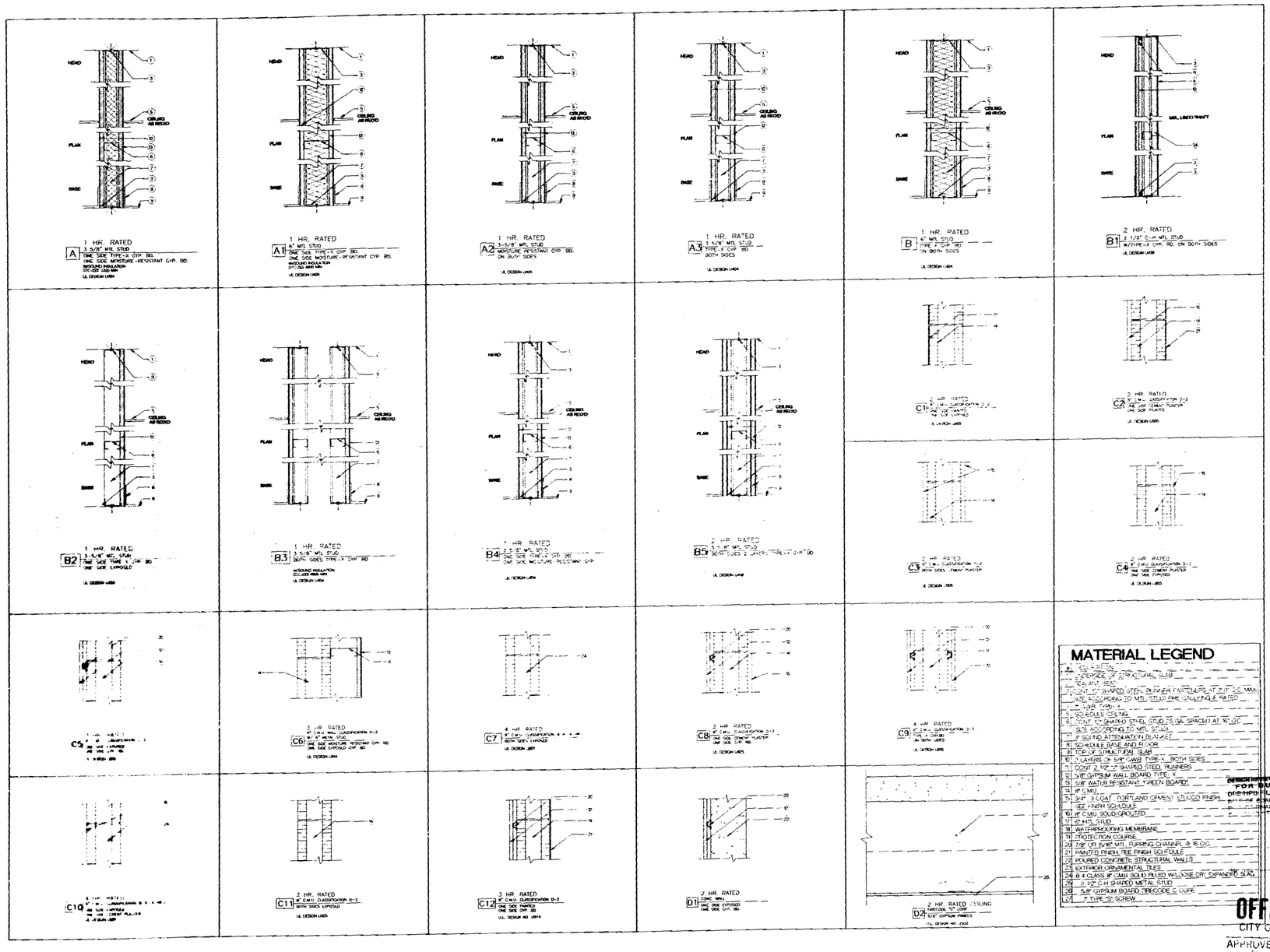
Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KJ,JS,JH Approved by: AC

Revision/Date

8-8-05

Sheet No. A-8.03

WINDOW + LOUVER SCHEDULE/DETAILS

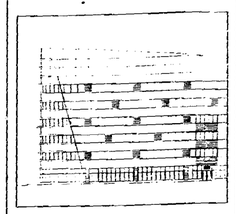


MATERIAL LEGEND

1. ROOFING
2. 4" CONCRETE W/ STRUCTURAL SLAB
3. SEALANT BEAD
4. 25 GA. "C" SHAPED STEEL RUNNER FASTENERS AT 2'-0" OC MAX.
5. 3/8" ACOUSTICAL FOAM TO MTL. STUD ONE SIDE U.L. RATED
6. 3 5/8" MTL STUD - TYP.
7. SCHEDULE "20 MIL"
8. 1 1/2" "C" SHAPED STEEL STUD 25 GA. SPACED AT 16" O.C. SIZE ACCORDING TO MTL. STUD
9. 4" SOUND ATTENUATION BLANKET
10. SCHEDULE BASE AND FLOOR
11. TOP OF STRUCTURAL SLAB
12. 2 LAYERS OF 5/8" GWB TYPE X - BOTH SIDES
13. CONT. 2 3/4" "C" SHAPED STEEL RUNNERS
14. 5/8" GYPSUM WALL BOARD TYPE X
15. 5/8" WATER RESISTANT "GREEN BOARD"
16. 8" C.M.U.
17. 3/4" 3 COAT PORTLAND CEMENT STUCCO FINISH
18. SEE FINISH SCHEDULE
19. 8" C.M.U. SOLID GROUTED
20. 6" MTL STUD
21. WATERPROOFING MEMBRANE
22. PROTECTION COURSE
23. 7/8" CH. R/W MTL. FURRING CHANNEL @ 16" O.C.
24. PAINTED FINISH, SEE FINISH SCHEDULE
25. POURED CONCRETE STRUCTURAL WALLS
26. EXTERIOR ORNAMENTAL TILES
27. 8" CLASS 'B' C.M.U. SOLID FILLED W/LIQUID DRY EXPANDED SEAL
28. 2 1/2" C-H SHAPED METAL STUD
29. 5/8" GYPSUM BOARD FIRECODE C CORE
30. "S" TYPE SCREW

DESIGN REVIEW/HISTORIC PRESERVATION
FOR BUILDING PERMIT
DRB/HPB FILE #:
FINAL APPROVAL BY
PERMIT CANNOT BE ISSUED

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
PLANNING:
FIRE MARSHAL:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
INVESTOR:



THE LINCOLN
SOUTH BEACH

17th STREET
MIAMI BEACH, FLORIDA

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Miami, FL 33131
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FAX (305) 372-1175

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MEP
FLORIDA ENGINEERING SYSTEMS
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CIVIL ENGINEER
KIMLEY-HORN & ASSOC., INC.
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MIAMI BEACH, FL 33139
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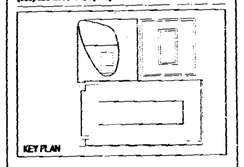
GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
3401 N.W. 17TH STREET, SUITE L
MIAMI, FL 33125
(305) 599-2366 FAX (305) 477-3297



PERMIT SET

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,JS,JH Approved by: AC

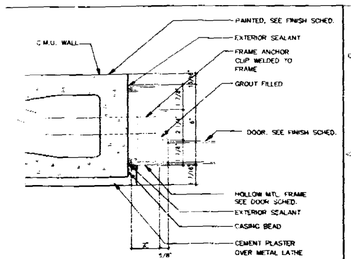
Revision/Date
1 - 7-26-00
2 - 8-2-00
3 - 11-27-00

8-2-00

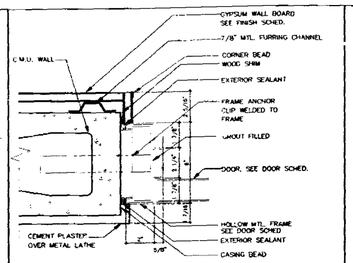
Sheet No. A-8.04

WALL TYPES

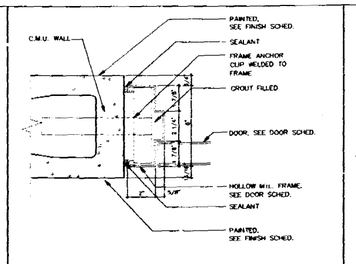
000088



1 **EXTERIOR JAMB**
CMU w/ CEMENT PLASTER + PAINT - METAL FRAME
SCALE 3" = 1'-0"



2 **EXTERIOR JAMB**
CMU w/ CEMENT PLASTER + G.W.B. - METAL FRAME
SCALE 3" = 1'-0"



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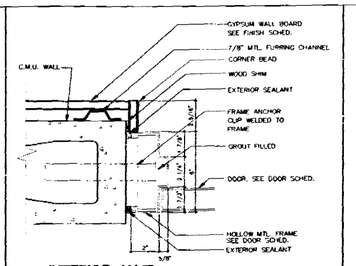

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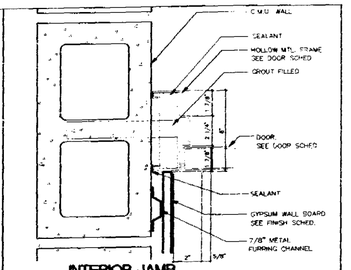
CMU w/ PAINT + G.W.B. - METAL FRAME
SCALE 3" = 1'-0"



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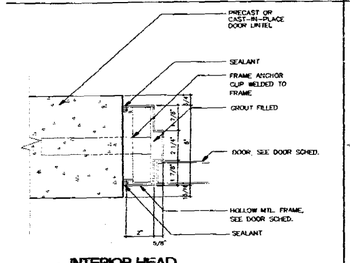
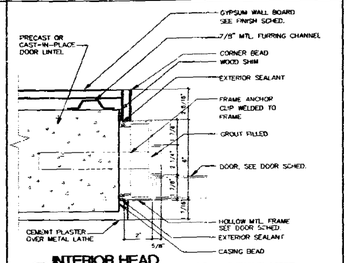
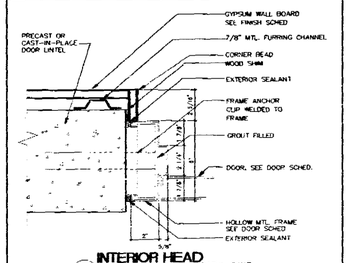
CMU w/ G.W.B. - METAL FRAME
SCALE 3" = 1'-0"



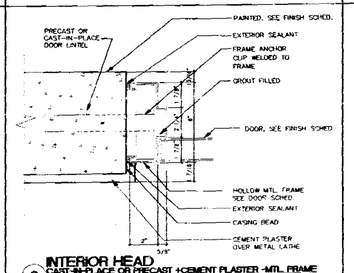
6 **INTERIOR HEAD**
CAST-IN-PLACE OR PRE-CAST
SCALE 3" = 1'-0"



7 **INTERIOR HEAD**
CAST-IN-PLACE OR PRECAST +G.W.B. +CEMENT PLASTER
SCALE 3" = 1'-0"



8 **INTERIOR HEAD**
CAST-IN-PLACE OR PRECAST +G.W.B.
SCALE 3" = 1'-0"



9 **INTERIOR HEAD**
CAST-IN-PLACE OR PRECAST +CEMENT PLASTER -MTL. FRAME
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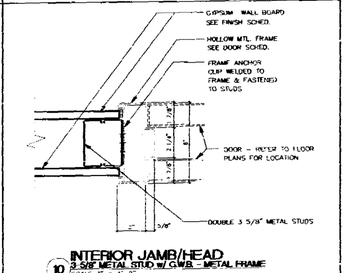
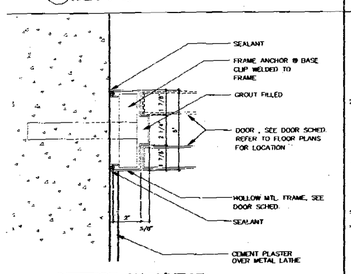
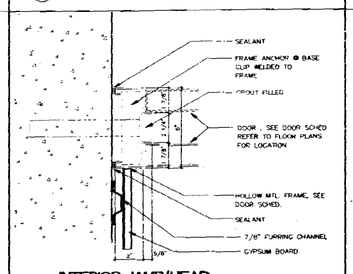


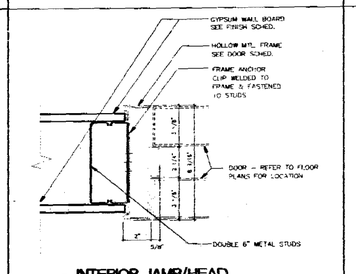
10 **INTERIOR JAMB/HEAD**
3-5/8" METAL STUD w/ G.W.B. - METAL FRAME
SCALE 3" = 1'-0"



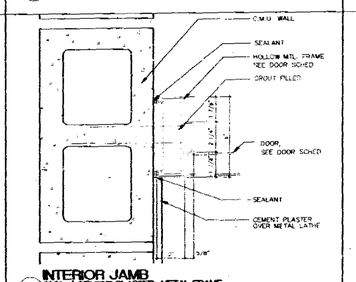
11 **INTERIOR JAMB/HEAD**
SHEAR WALL w/ PAINT - METAL FRAME
SCALE 3" = 1'-0"



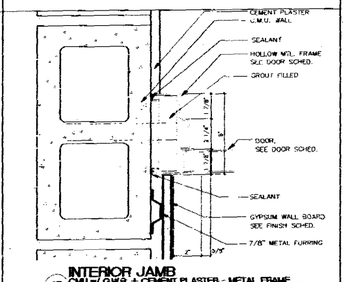
12 **INTERIOR JAMB/HEAD**
SHEAR WALL w/ PAINT - METAL FRAME
SCALE 3" = 1'-0"



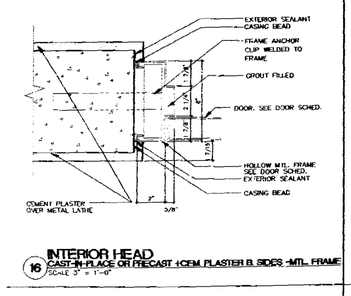
13 **INTERIOR JAMB/HEAD**
6" METAL STUD w/ G.W.B. - METAL FRAME
SCALE 3" = 1'-0"



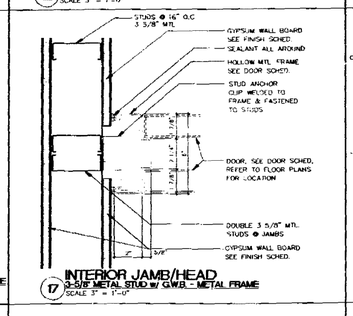
14 **INTERIOR JAMB**
CMU w/ CEMENT PLASTER- METAL FRAME
SCALE 3" = 1'-0"



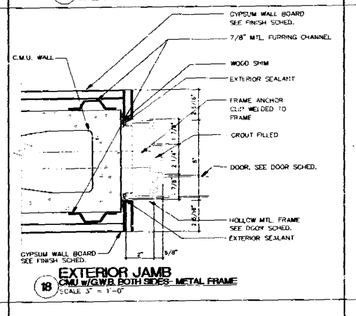
15 **INTERIOR JAMB**
CMU w/ G.W.B. + CEMENT PLASTER - METAL FRAME
SCALE 3" = 1'-0"



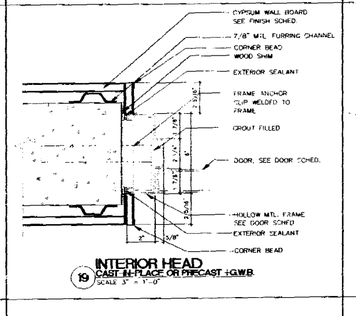
16 **INTERIOR HEAD**
CAST-IN-PLACE OR PRECAST +CEM. PLASTER B. SIDES -MTL. FRAME
SCALE 3" = 1'-0"



17 **INTERIOR JAMB/HEAD**
3-5/8" METAL STUD w/ G.W.B. - METAL FRAME
SCALE 3" = 1'-0"



18 **EXTERIOR JAMB**
CMU w/G.W.B. BOTH SIDES- METAL FRAME
SCALE 3" = 1'-0"



19 **INTERIOR HEAD**
CAST-IN-PLACE OR PRECAST +G.W.B.
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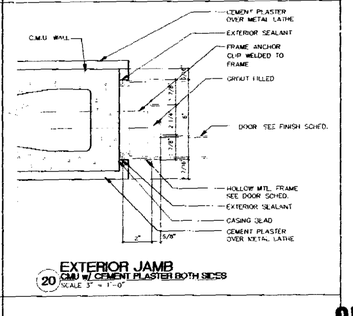

20 **EXTERIOR JAMB**
CMU w/ CEMENT PLASTER BOTH SIDES
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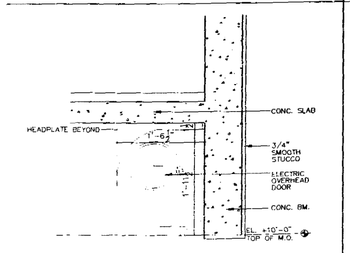
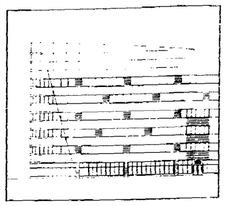


21 **ROLL UP DOOR DETAIL**
SCALE 3" = 1'-0"

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

DESIGN REVIEW/HISTORIC PRESERVATION FOR BUILDING PERMIT
DRB/HPB FILE #
DATE OF BOARD APPROVAL
DATE OF FINAL APPROVAL
BUILDING PERMIT CANNOT BE ISSUED
THESE PLANS AND DRAWINGS ARE NOT TO BE USED BY OTHERS EXCEPT WITH THE WRITTEN PERMISSION OF THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS



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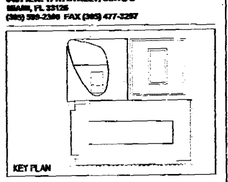
MILLER & SOLOMON, INC.
8401 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 599-2380 FAX (305) 477-3257



PERMIT SET

Issue Date: 12-11-2000 Project No.: 9918
Drawn by: MP, PK, KL, SJH Approved by: AC

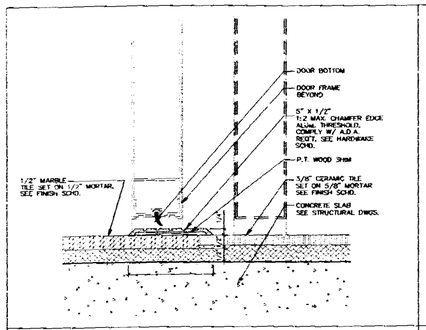
Revision Date

REVISIONS: 2-2-00

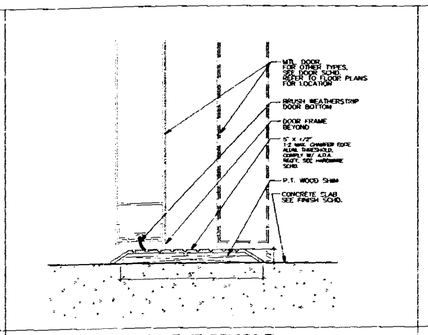
Sheet No. A-8.05

DOOR JAMB DETAILS

A00089



1 **INTERIOR THRESHOLD**
SIMULATED STONE TILE / CERAMIC TILE
SCALE 6" = 1'-0"



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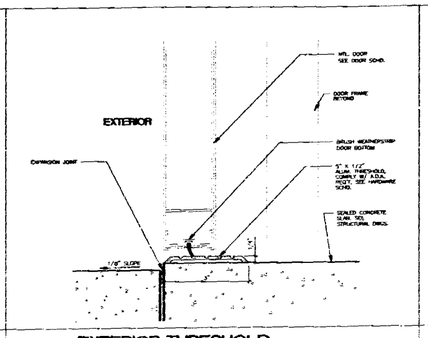
CONCRETE / CONCRETE
SCALE 6" = 1'-0"



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PAINTED CONCRETE / CONCRETE
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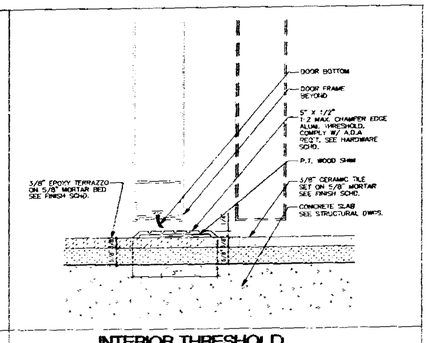
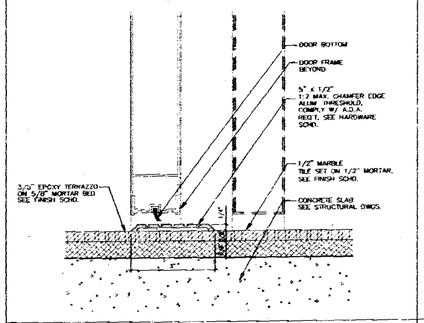


4 **INTERIOR THRESHOLD**
TERRAZZO / CERAMIC TILE
SCALE 6" = 1'-0"



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TERRAZZO / TERRAZZO
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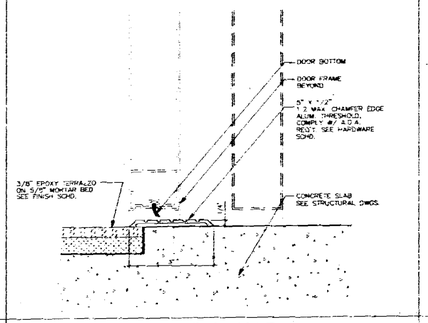
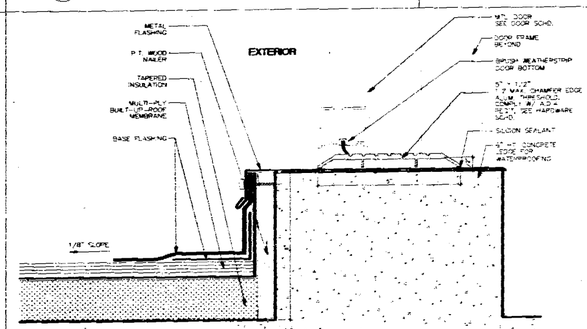
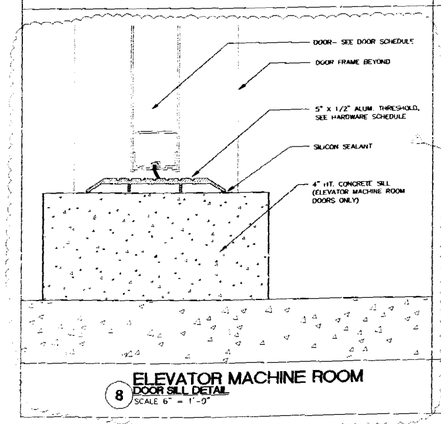


6 **INTERIOR THRESHOLD**
TERRAZZO / CONCRETE
SCALE 6" = 1'-0"



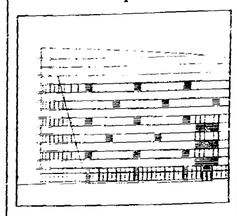
7 **EXTERIOR THRESHOLD**
BUILT-UP ROOF
SCALE 6" = 1'-0"



8 **ELEVATOR MACHINE ROOM**
DOOR SILL DETAIL
SCALE 6" = 1'-0"

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING
ZONING
PLANNING
ELECTRICAL
MECHANICAL
FIRE PREVENTION
ENGINEERING
PUBLIC WORKS
STRUCTURAL
ACCESSIBILITY
ELEVATOR

DESIGN REVIEW/HISTORIC PRESERVATION
BUILDING PERMIT
PAPERS
BOARD APPROVAL
FINAL APPROVAL
PERMIT CANNOT BE ISSUED



THE LINCOLN
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FLORIDA ENGINEERING SYSTEMS
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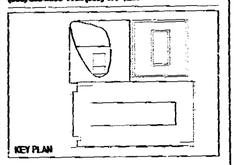
14144 VENTURA BLVD., SUITE 100
SHERMAN OAKS, CA 91423
(818) 986-1484 FAX (818) 986-9697

GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
3191 SW 17TH STREET, SUITE L
MIAMI, FL 33125
(305) 598-2399 FAX (305) 477-3297



PERMIT SET

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,JS,JH Approved by: AC

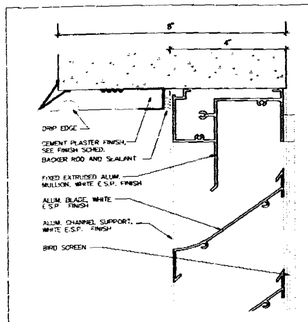
Revision/Date
1. Permit Revision of 8-2-00
2. Response to Planning Comments 10-17-00

SIGNATURE 8-2-00

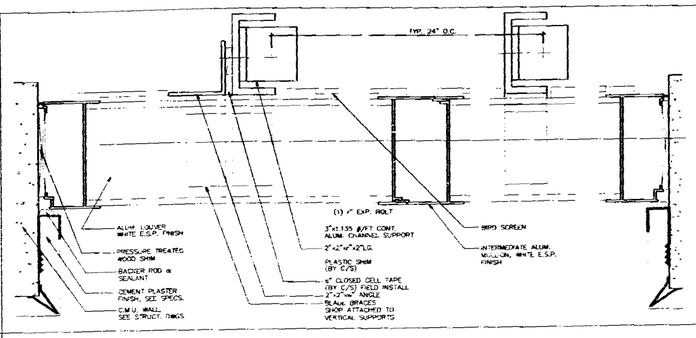
Sheet No. A-8.06

THRESHOLD DETAILS

A8.06



1 LOUVER-HEADER
SCALE 6"=1'-0"



2 LOUVER-PLAN
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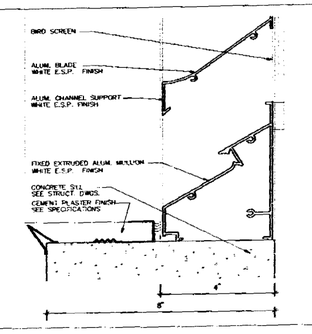

3 LOUVER-SILL
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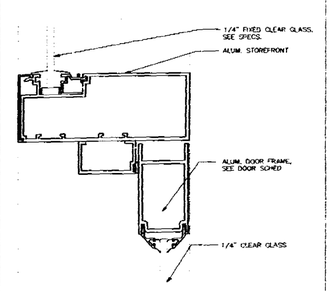
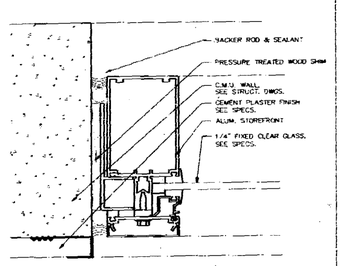
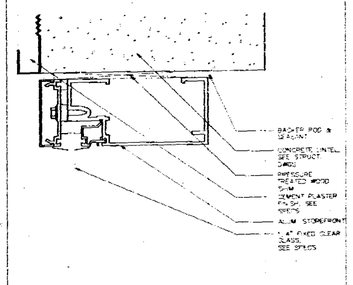


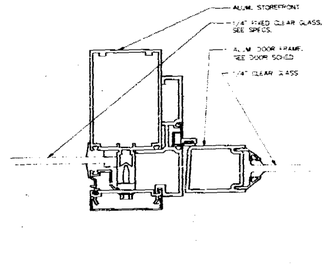
4 STOREFRONT-TRANSOM
SCALE 6"=1'-0"



5 STOREFRONT-JAMB
SCALE 6"=1'-0"



6 STOREFRONT-HEADER
SCALE 6"=1'-0"



7 STOREFRONT-DOOR JAMB
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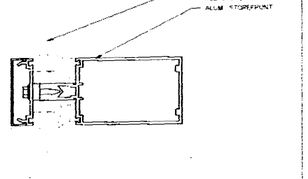
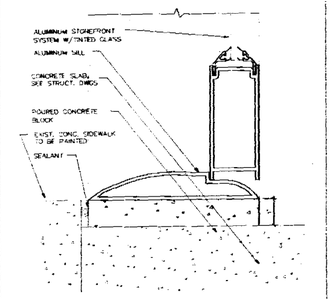


8 STOREFRONT-INTERMED.
SCALE 6"=1'-0"



9 STOREFRONT DOOR SILL
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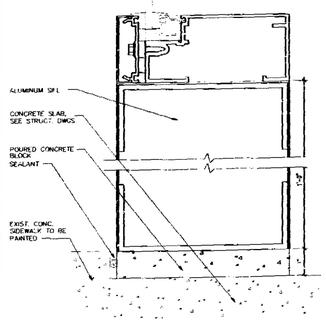

10 STOREFRONT- SILL
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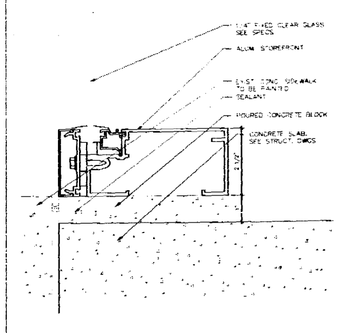

11 STOREFRONT-SILL
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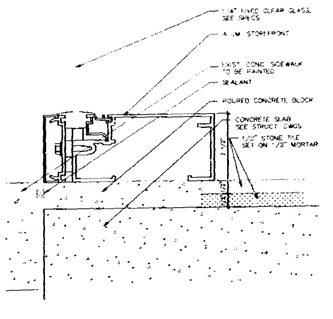

12 STOREFRONT-SILL, AT LOBBY
SCALE 6"=1'-0"

DESIGN REVIEW/HISTORIC PRESERVATION
FOR BUILDING PERMIT
DRB/HPB FILE #:
DATE OF BOARD APPROVAL:
DATE OF FINAL APPROVAL:
BUILDING PERMIT CANNOT BE ISSUED
BY:

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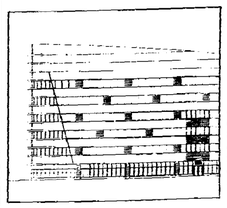
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:



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33131
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14144 VENTURA BLVD., SUITE 100
SHERMAN OAKS, CA 91423
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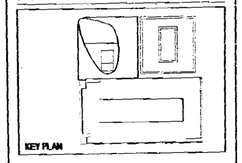
MILLER & SOLOMON, INC.
9691 N.W. 17TH STREET, SUITE I.
MIAMI, FL 33126
(305) 388-2388 FAX (305) 477-3297



PERMIT SET

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,IS,JH Approved by: AC

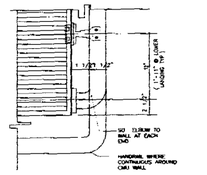
Revision/Date
1 Board Revision 08.08.00
2 Submission Responses 08.17.00

SCALE/DRAWING 8-8-00

Sheet No. A-8.07

STOREFRONT DETAILS

A00091



① HANDRAIL DETAIL (TYPICAL)
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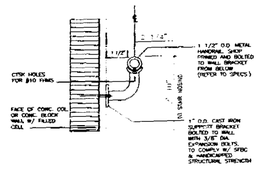

② HANDRAIL DETAIL (TYPICAL)
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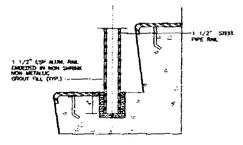

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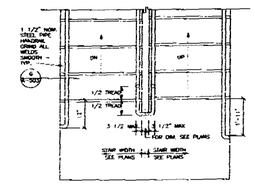

④ STAIR DETAIL
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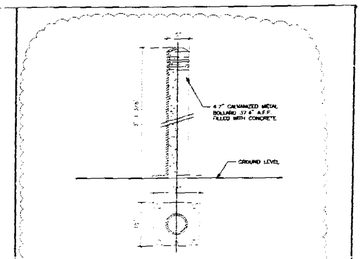

⑤ BOLLARD DETAIL
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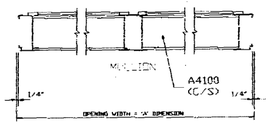

⑥ LOUVER DETAIL (TYP. PLAN)
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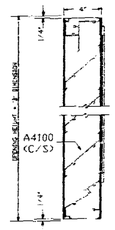

⑦ LOUVER DETAIL (TYP. SECTION)
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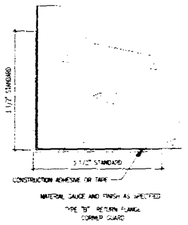
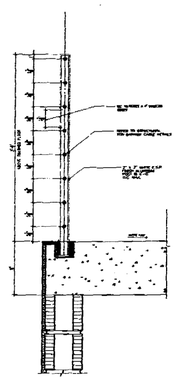
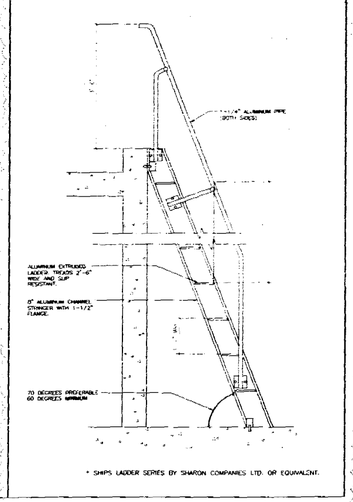


⑧ COLUMN GUARD DETAIL
SCALE: N.T.S.

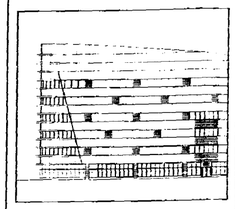


⑨ BARRIER CABLE RAILING DETAIL
SCALE: 1'-1'-0"



* SHIPS LADDER SERIES BY SHARON COMPANIES LTD. OR EQUIVALENT.

⑩ MECHANICAL ROOM LADDER
SCALE: 1-1/2"-1'-0"



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URBAN RESOURCE GROUP
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GEOTECHNICAL CONSULTANT
PSI
7999 N.W. 64TH STREET
MIAMI, FL 33166
(305) 471-7725 FAX (305) 593-1955

CIVIL ENGINEER
KIMLEY-HORN & ASSOC., INC.
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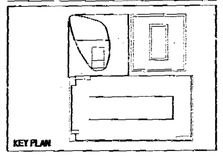
SHERMAN OAKS, CA 91423
(818) 986-1484 FAX (818) 986-8697

GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
6401 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 599-2389 FAX (305) 477-3297



PERMIT SET

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,JS,JH Approved by: AC

Revision/Date
1 Planning Board 06-19-00
2 Historic Board Comments 08-17-00

BUILDING 8-8-00

FOR BUILDING PERMIT
DRAWING FILE #:
DATE OF BOARD APPROVAL
DATE OF FINAL APPROVAL BY
THIS SET CANNOT BE ISSUED

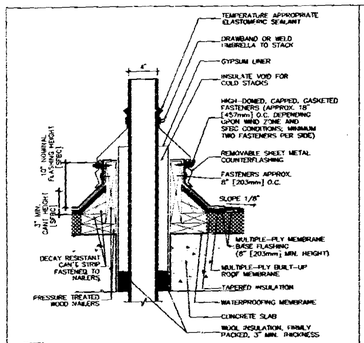
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
BUILDING
ZONING
PLANNING
STRUCTURAL
MECHANICAL
FIRE PREVENTION
ENVIRONMENT
PUBLIC WORKS
STRUCTURAL
ACCESSIBILITY
ELEVATION

Sheet No. A-8.08

DETAILS

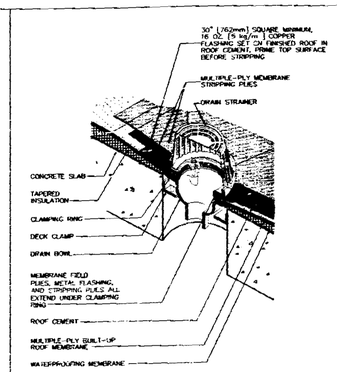
PROPERTY OF ARQ, INC.

000093

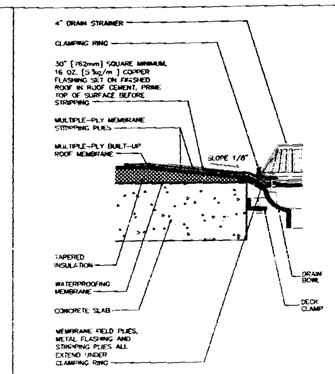


NOTES:
1. THIS DETAIL ALLOWS THE OPENING TO BE COMPLETED BEFORE THE STACK IS PLACED. THE CLEARANCE NECESSARY BETWEEN THE OPTIONAL GYPSUM OR METAL LINER AND THE STACK AND THE NEED FOR INSULATION, WILL DEPEND ON THE TEMPERATURE OF THE MATERIAL HANDLED BY THE STACK.
2. ATTACH NAILER TO DECK WITH SUITABLE FASTENERS.

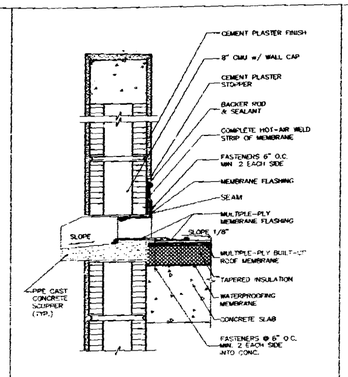
1 ISOLATED STACK FOR 4" PIPE / VENT
SCALE 1-1/2" = 1'-0"



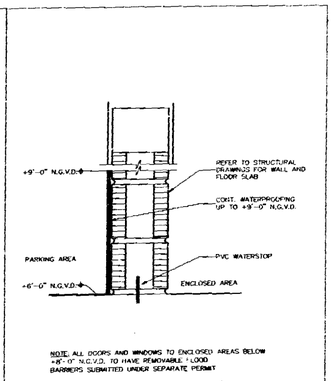
2a ROOF DRAIN
SCALE 1-1/2" = 1'-0"



2b ROOF DRAIN
SCALE 1-1/2" = 1'-0"

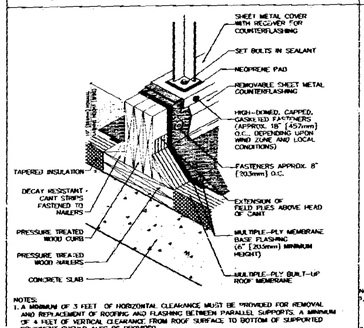


3 OVERFLOW CONC. SCUPPER AT OFFICE
SCALE 1-1/2" = 1'-0"



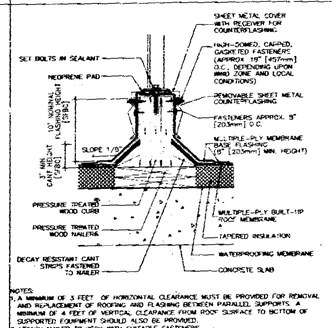
NOTE: ALL DOORS AND WINDOWS TO ENCLOSED AREAS BELOW +8'-0" N.G.V.D. TO HAVE REMOVABLE LOUD BARRIERS SUBMITTED UNDER SEPARATE PERMIT

4 FLOODPROOFING DETAIL
SCALE N.T.S.



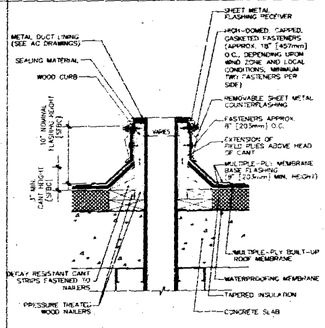
NOTES:
1. A MINIMUM OF 3 FEET OF HORIZONTAL CLEARANCE MUST BE PROVIDED FOR REMOVAL AND REPLACEMENT OF ROOFING AND FLASHING BETWEEN PARALLEL SUPPORTS. A MINIMUM OF 4 FEET OF VERTICAL CLEARANCE FROM ROOF SURFACE TO BOTTOM OF SUPPORTED EQUIPMENT SHOULD ALSO BE PROVIDED.
2. ATTACH NAILER TO DECK WITH SUITABLE FASTENERS.

6a EQUIPMENT SUPPORT CURB
SCALE 1-1/2" = 1'-0"

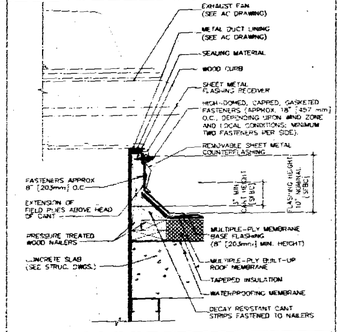


NOTES:
1. A MINIMUM OF 3 FEET OF HORIZONTAL CLEARANCE MUST BE PROVIDED FOR REMOVAL AND REPLACEMENT OF ROOFING AND FLASHING BETWEEN PARALLEL SUPPORTS. A MINIMUM OF 4 FEET OF VERTICAL CLEARANCE FROM ROOF SURFACE TO BOTTOM OF SUPPORTED EQUIPMENT SHOULD ALSO BE PROVIDED.
2. ATTACH NAILER TO DECK WITH SUITABLE FASTENERS.

6b EQUIPMENT SUPPORT CURB
SCALE 1-1/2" = 1'-0"



7 A/C DUCT + VENT AT OFFICE
SCALE 1-1/2" = 1'-0"



8 A/C EXHAUST FAN DUCT
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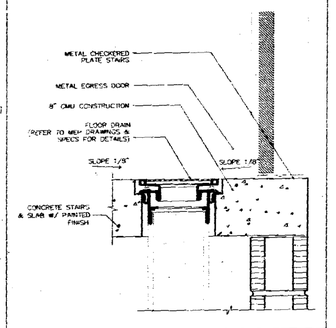
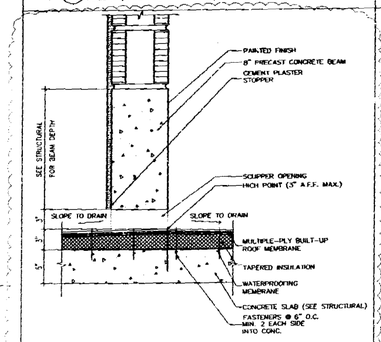


9 STAIR EGRESS THRESHOLD
SCALE 1-1/2" = 1'-0"



10 ROOF FEATURE OVERFLOW SCUPPER
SCALE 1-1/2" = 1'-0"

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DRB/HPB FILE #:
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DATE OF FINAL APPROVAL
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MIAMI BEACH, FLORIDA

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MILLER & SOLOMON, INC.
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MIAMI, FL 33126
(305) 599-2298 FAX (305) 477-3297

KEY PLAN

PERMIT SET

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,JS,JH Approved by: AC

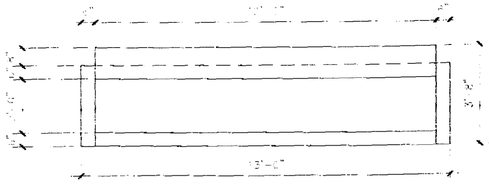
Revision/Date
1 Permit Revision 08.03.00
2 Construction Comments 08.17.00

8-8-00

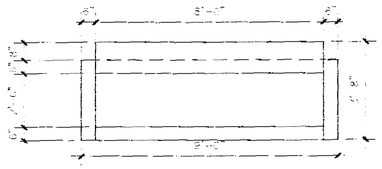
Sheet No. A-8.09

DETAILS

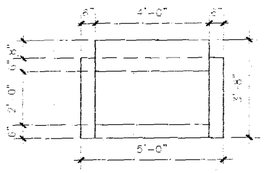
80093



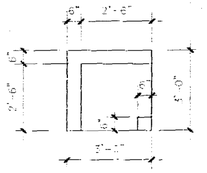
1 PRECAST CONCRETE PLANTER PLAN (12'-0" MODULE PLUS END CAPS)
SCALE: 1/2"-1'-0"



2 PRECAST CONCRETE PLANTER PLAN (8'-0" MODULE PLUS END CAPS)
SCALE: 1/2"-1'-0"

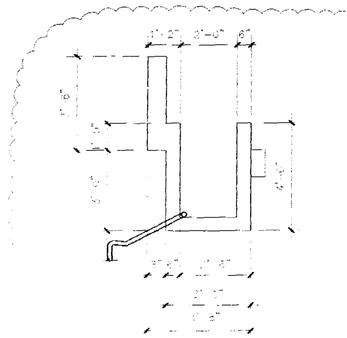


3 PRECAST CONCRETE PLANTER PLAN (4'-0" MODULE PLUS END CAPS)
SCALE: 1/2"-1'-0"

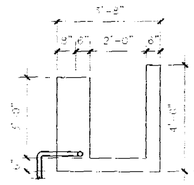


4 PRECAST CONCRETE CORNER UNIT PLAN
SCALE: 1/2"-1'-0"

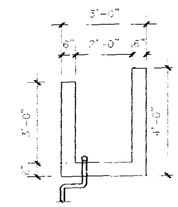
5 PRECAST CONCRETE END CAP PLAN
SCALE: 1/2"-1'-0"



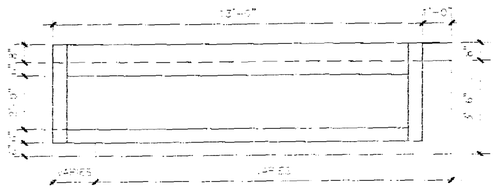
6 SECTION AT PLANTER (TYPE "A")
SCALE: 1/2"-1'-0"



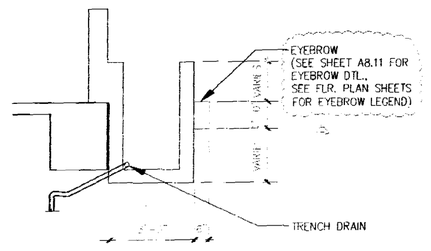
7 SECTION AT PLANTER (TYPE "B")
SCALE: 1/2"-1'-0"



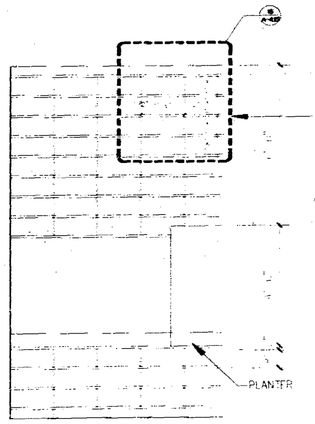
8 SECTION AT PLANTER (TYPE "C")
SCALE: 1/2"-1'-0"



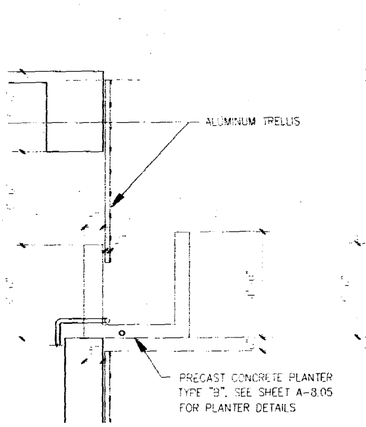
9 PLAN AT TYPICAL 6" EYEBROW
SCALE: 1/2"-1'-0"



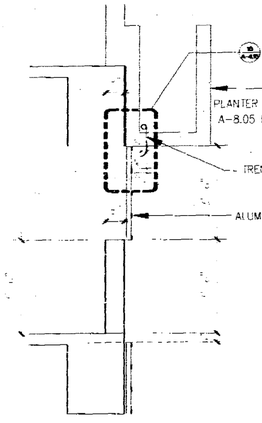
10 SECTION AT TYP. 6" EYEBROW (TYPE "B")
SCALE: 1/2"-1'-0"



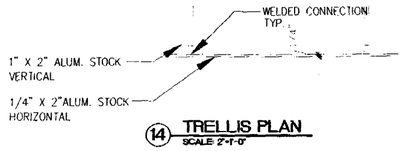
11 ALUMINUM TRELLIS ELEVATION
SCALE: 1/2"-1'-0"



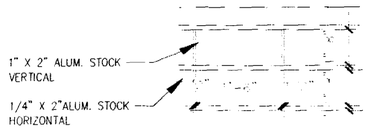
12 TRELLIS SECTION
SCALE: 1/2"-1'-0" VARIES SEE ELEVATION



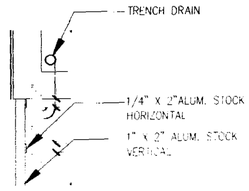
13 TRELLIS SECTION
SCALE: 1/2"-1'-0" VARIES SEE ELEVATION



14 TRELLIS PLAN
SCALE: 2"-1'-0"



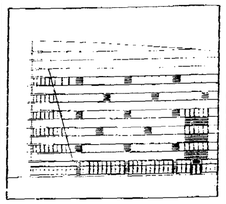
15 TRELLIS ELEVATION DETAIL
SCALE: 1"-1'-0"



16 TRELLIS DETAILS SECTION
SCALE: 1"-1'-0"

MATERIALS LEGEND

1. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
2. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
3. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
4. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
5. 12" x 12" CERAMIC TILE COLOR: ——
6. ALUMINUM GRILL COLOR: (FRAME): ——
7. ALUMINUM OPERABLE WINDOW WITH ESP FINISH COLOR: (FRAME): —— COLOR: (GLAZING): BLUE
8. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR: (FRAME): —— COLOR: (GLAZING): GRAY
9. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR: (FRAME): —— COLOR: (GLAZING): BLUE
10. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR: (FRAME): —— COLOR: (GLAZING): GRAY
11. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR: (FRAME): —— COLOR: (GLAZING): BLUE
12. ALUMINUM STOREFRONT DOORS & WINDOWS WITH ESP FINISH COLOR: (FRAME): —— COLOR: (GLAZING): CLEAR
13. ALUMINUM MAIN ENTRANCE DOOR COLOR: (FRAME): —— COLOR: (GLAZING): CLEAR
14. ALUMINUM EYEBROW COLOR: ——
15. BARRIER CABLE WITH ESP FINISH COLOR: ——
16. CONCRETE EYEBROW COLOR: ——
17. CONCRETE PLANTER COLOR: ——
18. CONCRETE COLUMN WITH 12"x12" CERAMIC TILE FINISH COLOR: ——
19. CONCRETE COLUMN COLOR: ——
20. HOLLOW METAL DOOR (SEE DOOR SCHEDULE) COLOR: ——
21. EXPOSED BLOCK WALL
22. SCORED STUCCO
23. STUCCO CONTROL JOINT
24. OVERFLOW SCUPPER



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2401 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
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KEY PLAN

PERMIT SET

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,JS,JH Approved by: AC

Revision/Date

8-8-00

Sheet No. A-8.10

PLANTER + TRELLIS DETAILS

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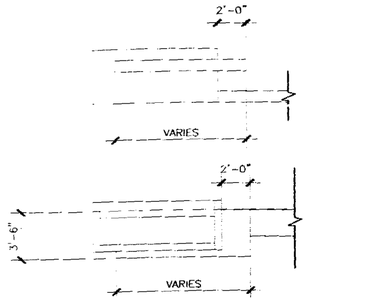
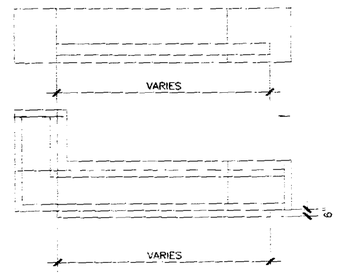
GAS MATERIAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

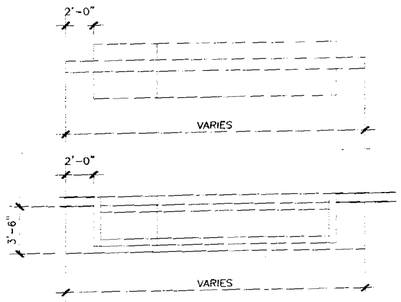
99094



TYPE 1 EYEBROW (TYPICAL)
ELEVATION AND PLAN (WRAPPED ONE END OF PLANTER)
(1) SCALE: 1/4"-1'-0"

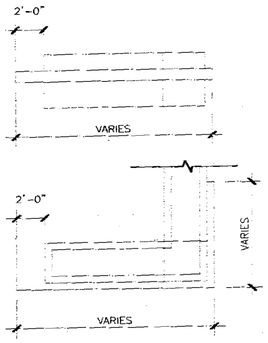


TYPE 2 EYEBROW (TYPICAL)
ELEVATION AND PLAN
(2) SCALE: 1/4"-1'-0"

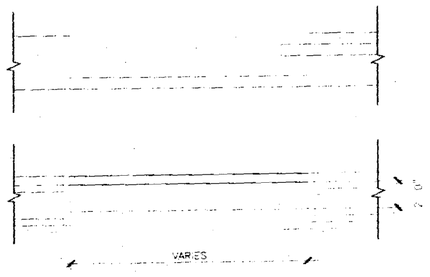


TYPE 3 EYEBROW (TYPICAL)
ELEVATION AND PLAN (WRAPPED BOTH ENDS OF PLANTER)
(3) SCALE: 1/4"-1'-0"

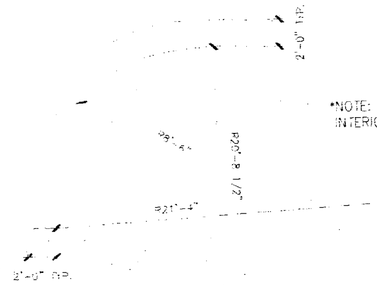
*NOTE: SEE FLOOR PLANS SHTS. A1.02- A1.07 FOR EYEBROW LEGENDS



TYPE 4 EYEBROW (TYPICAL)
ELEVATION AND PLAN (AT CORNER)
(4) SCALE: 1/4"-1'-0"

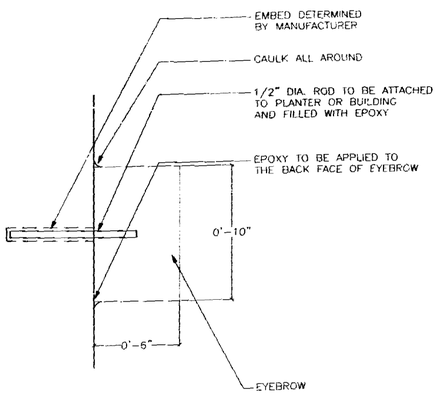


TYPE 5 EYEBROW (TYPICAL)
ELEVATION AND PLAN
(5) SCALE: 1/4"-1'-0"

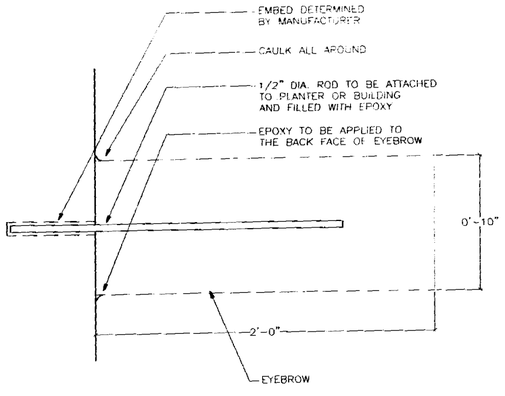


*NOTE: ALL CURVED EYEBROW INTERIOR RADII ARE TYPICAL

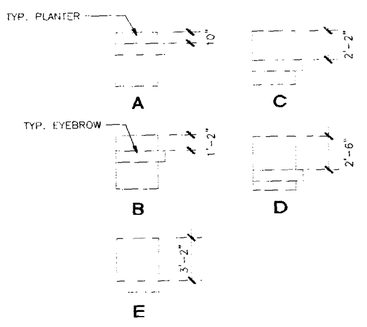
TYPICAL 2'-0" CONCRETE AND METAL EYEBROW TYPE 8
(6) SCALE: 1/4"-1'-0"



TYPICAL 6" WIDE EYEBROW DETAIL
(7) SCALE: 3"-1'-0"



TYPICAL 2'-0" WIDE EYEBROW DETAIL
(8) SCALE: 3"-1'-0"



*NOTE: ALL EYEBROW POSITIONS MEASURED FROM THE TOP OF CORRESPONDING PLANTER.

EYEBROW LOCATION SECTIONS
(9) SCALE: 1/4"-1'-0"

DESIGN REVIEW/HISTORIC PRESERVATION
FOR BUILDING PERMIT
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DATE OF FINAL APPROVAL: BY
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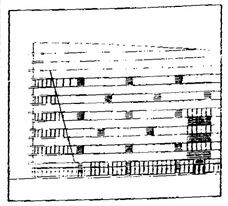
PUBLIC WORKS
STRUCTURAL
ACCESSIBILITY
ELEVATOR



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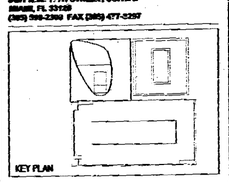
(305) 471-7225 FAX (305) 593-1615

CIVIL ENGINEER
KIMLEY-HORN & ASSOC., INC.
420 LINCOLN ROAD, SUITE 363
MIAMI BEACH, FL 33139
(305) 673-2025 FAX (305) 673-4882

PARKING CONSULTANT
INTERNATIONAL PARKING DESIGN, INC.
14144 VENTURA BLVD., SUITE 160
SHERMAN OAKS, CA 91423
(818) 986-1484 FAX (818) 906-0697

GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
8401 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 599-2360 FAX (305) 477-5297



KEY PLAN

PERMIT SET

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,JS,JH Approved by: AC

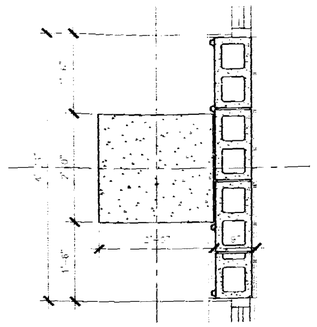
Revision/Date
3. Permit Revision Per RFI
4. Permit Revision Per RFI 08

8-8-00

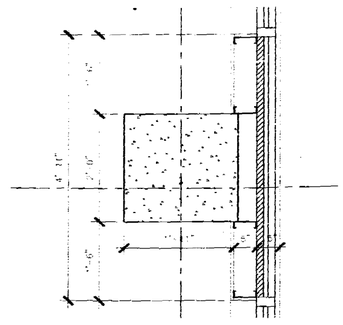
Sheet No. A-8.11

EYEBROW DETAILS

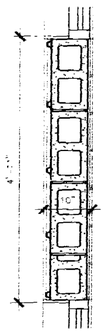
000095



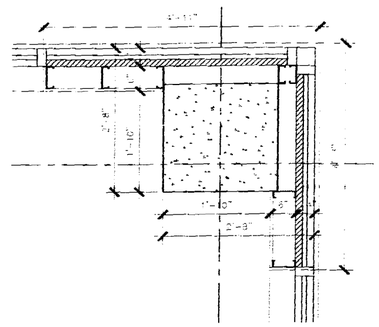
1 COLUMN DETAIL
AT CMU WALL (TYP.)
SCALE: 1"-1'-0"



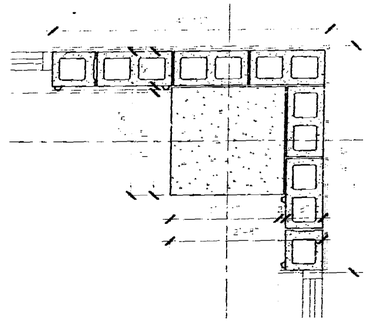
2 COLUMN DETAIL
AT SPANDREL GLASS (TYP.)
SCALE: 1"-1'-0"



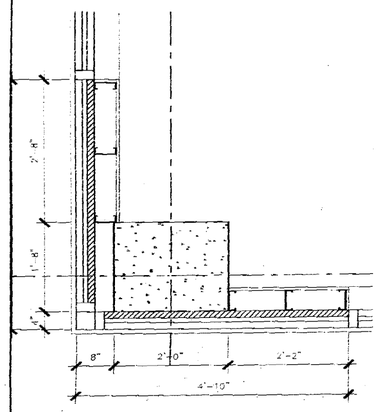
3 WALL DETAIL
BETWEEN WINDOW MODULE
SCALE: 1"-1'-0"



4 CORNER COLUMN DETAIL
AT SPANDREL GLASS
SCALE: 1"-1'-0"



5 CORNER COLUMN DETAIL
AT CMU WALL
SCALE: 1"-1'-0"



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AT SPANDREL GLASS
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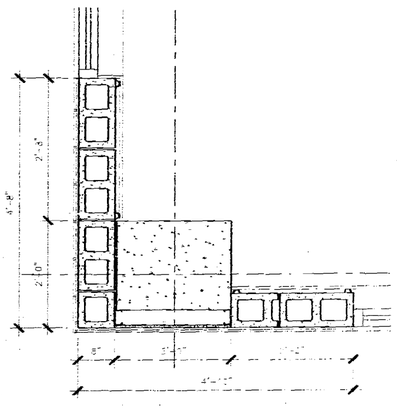

7 CORNER COLUMN DETAIL
AT CMU WALL
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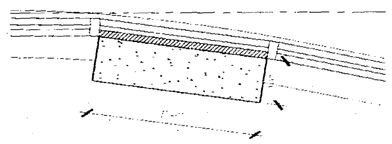
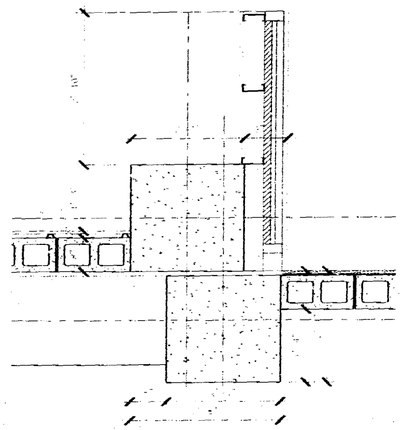
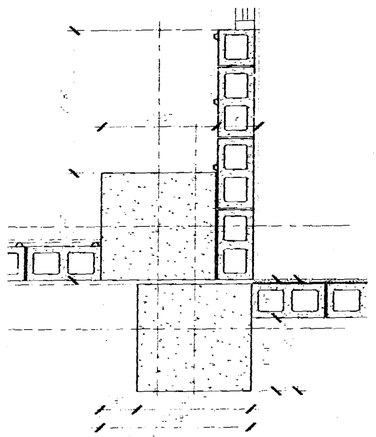


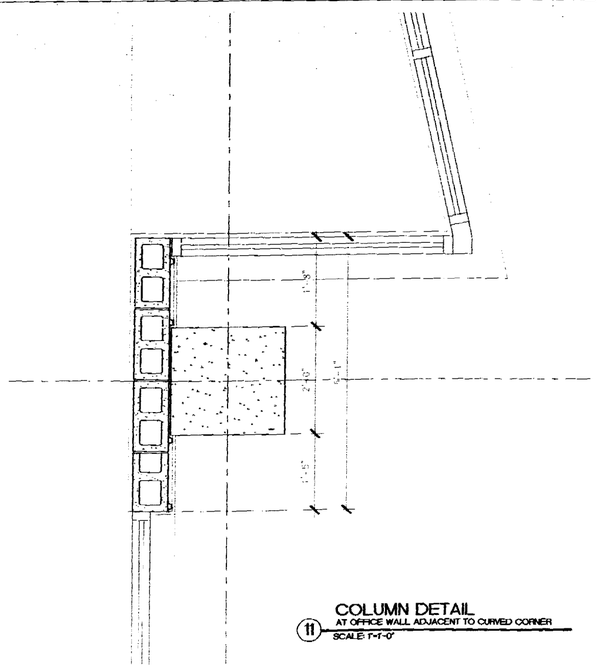
8 COLUMN DETAIL
AT OFFICE CURVED CORNER
SCALE: 1"-1'-0"



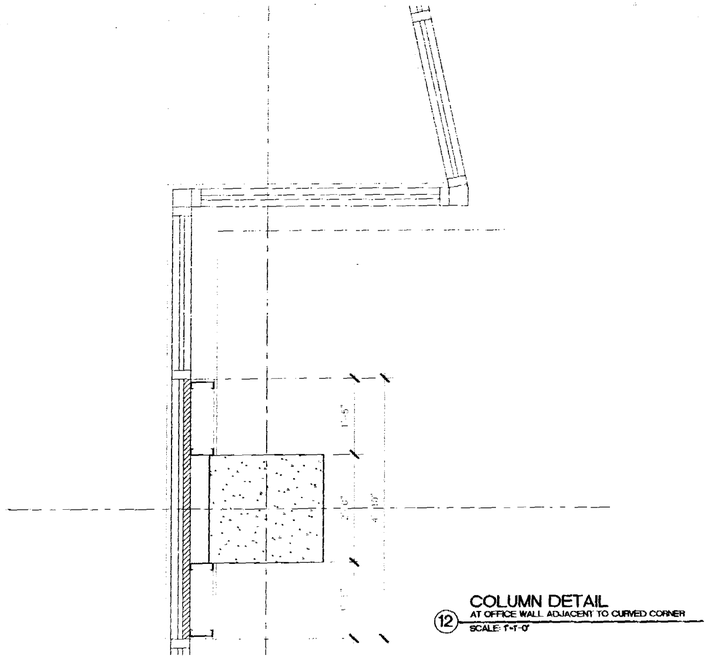
9 COLUMN DETAIL
AT ADJACENT OFFICE/PARKING WALLS
SCALE: 1"-1'-0"



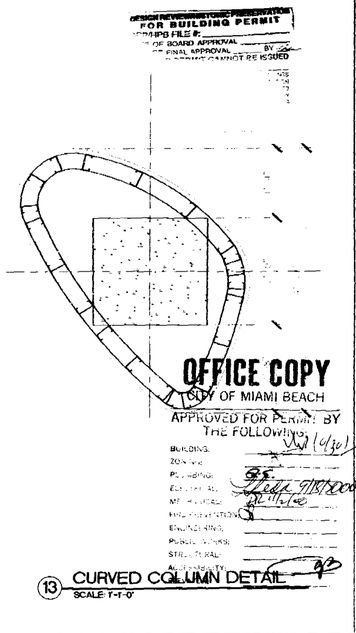
10 COLUMN DETAIL
AT ADJACENT OFFICE/PARKING WALLS
SCALE: 1"-1'-0"



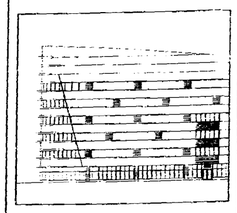
11 COLUMN DETAIL
AT OFFICE WALL ADJACENT TO CURVED CORNER
SCALE: 1"-1'-0"



12 COLUMN DETAIL
AT OFFICE WALL ADJACENT TO CURVED CORNER
SCALE: 1"-1'-0"



13 CURVED COLUMN DETAIL
SCALE: 1"-1'-0"



THE LINCOLN
SOUTH BEACH
17th STREET
MIAMI BEACH, FLORIDA

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FAX (305) 372-1175

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NORTH MIAMI BEACH, FL 33169
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URBAN RESOURCE GROUP
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MIAMI BEACH, FL 33139
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DORAL, FL 33166
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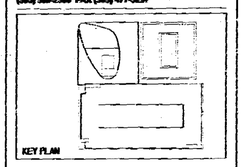
INTERNATIONAL PARKING DESIGN, INC.
14540 VENTURA BLVD., SUITE 109
SHERMAN OAKS, CA 91423
(818) 986-1484 FAX (818) 986-0977

GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
8401 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 599-2399 FAX (305) 477-3297



KEY PLAN

PERMIT SET

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,JS,JH Approved by: AC

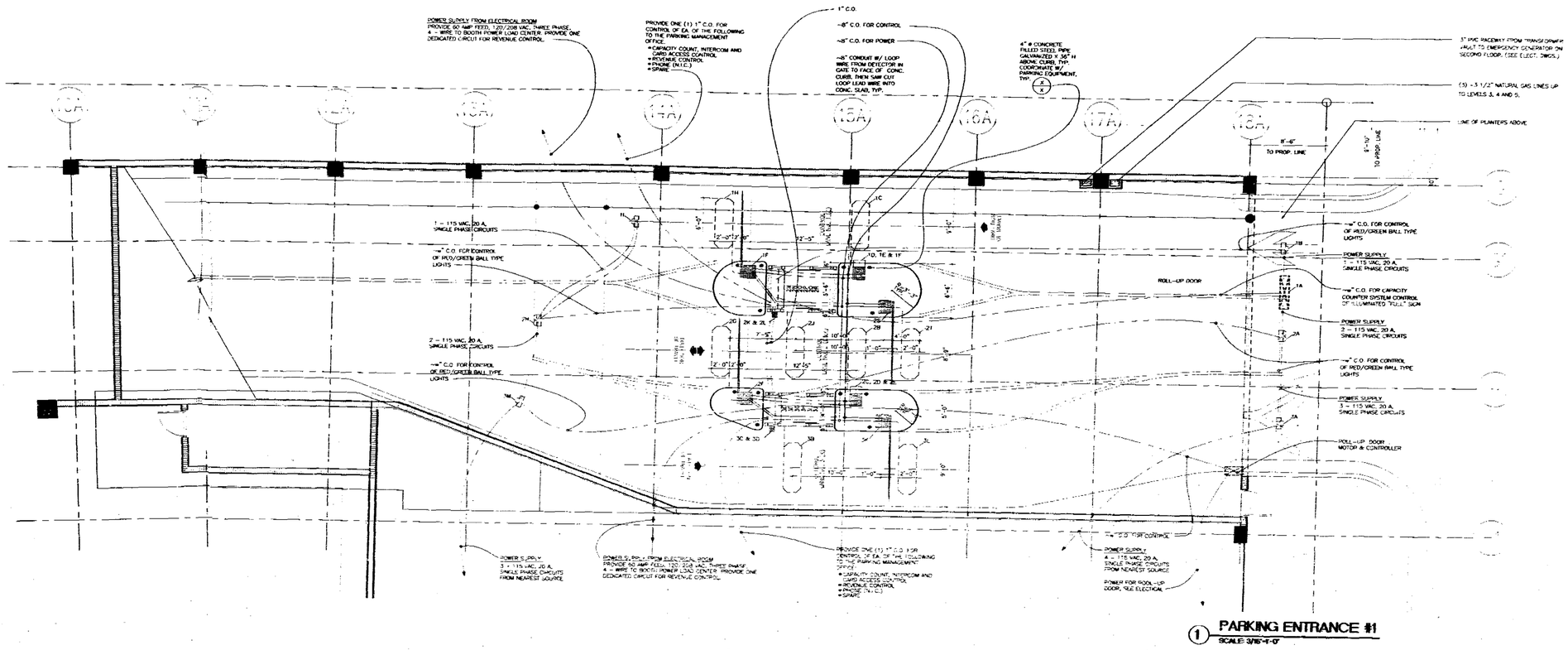
Revision/Date

BUILDING 8-7-00

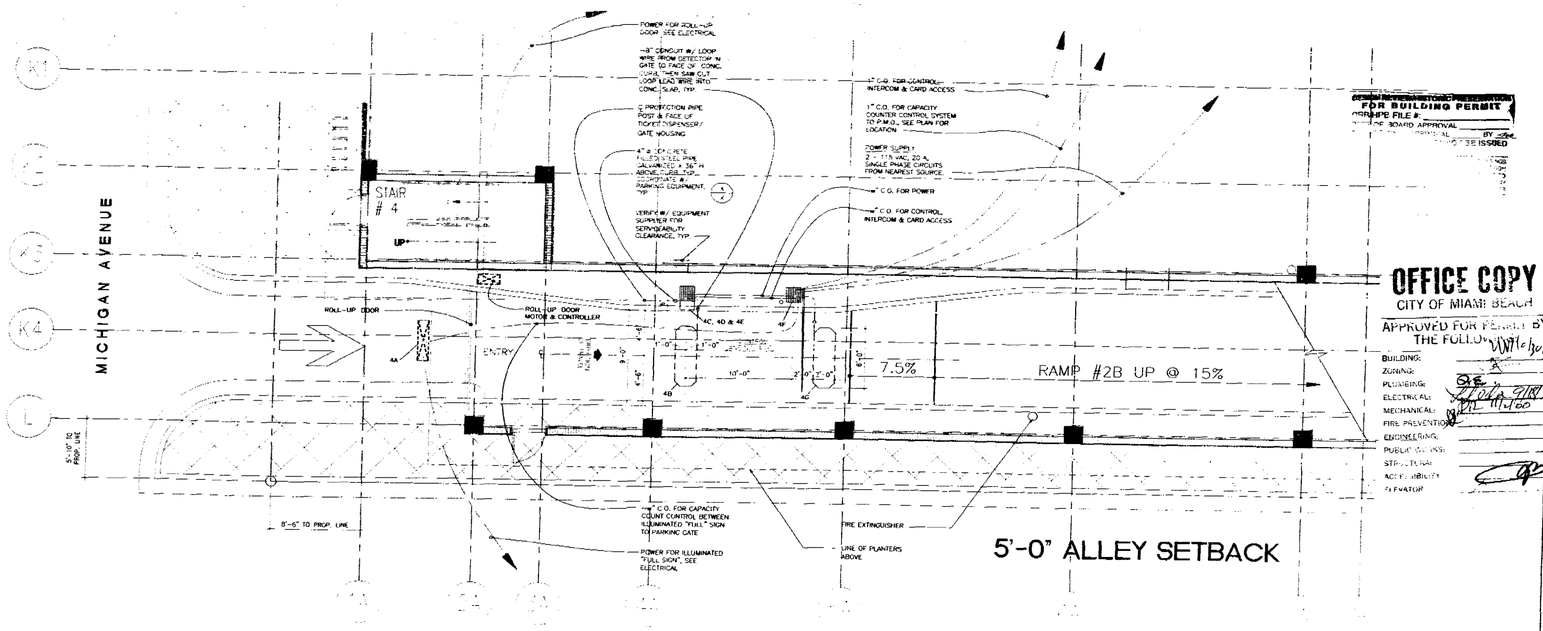
Sheet No. A-8.12

COLUMN DETAILS

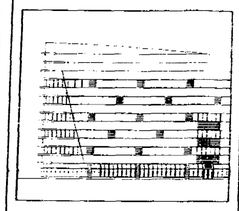
A00096



1 PARKING ENTRANCE #1
SCALE: 3/16"-1'-0"



2 PARKING ENTRANCE #2
SCALE: 3/ 6"-1'-0"



THE LINCOLN
SOUTH BEACH
17th STREET
MIAMI BEACH, FLORIDA

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ARQ
[redacted]
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FAX (305) 372-1178

STRUCTURAL ENGINEER
DONNELL, DUQUESNE & ALBAISA, P.A.
[redacted]
(305) [redacted] FAX (305) [redacted]

MEP
FLORIDA ENGINEERING SYSTEMS
[redacted]
(305) 653-4212 FAX (305) 653-4252

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URBAN RESOURCE GROUP
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MIAMI, FL 33166
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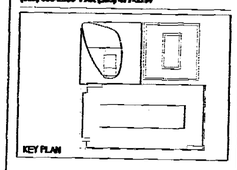
INTERNATIONAL PARKING DESIGN, INC.
16444 VENTURA BLVD., SUITE 700
ENCINO, CA 91436
(818) 986-1484 FAX (818) 986-0897

GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
[redacted]
(305) [redacted] FAX (305) 477-3297


KEY PLAN

PERMIT SET

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KI,JS,JH Approved by: AC

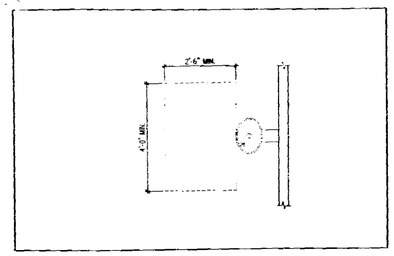
Revision/Date
[redacted]

8-8-00

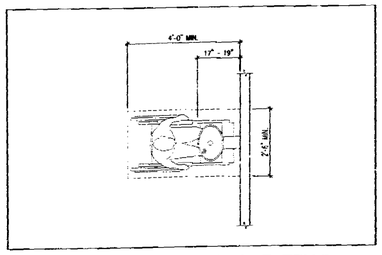
Sheet No.
A-8.13

PARKING ENTRANCE DETAILS

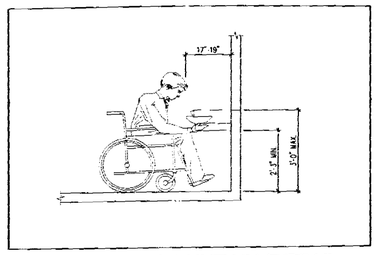
A00097



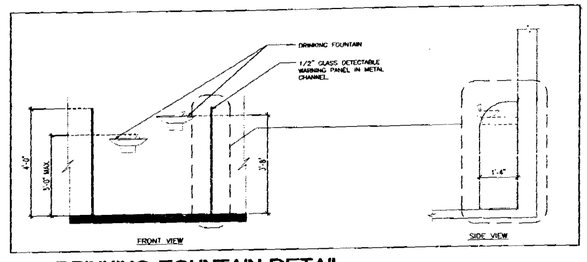
1 DRINKING FOUNTAIN DETAIL
SCALE: 1/2"-1'-0"



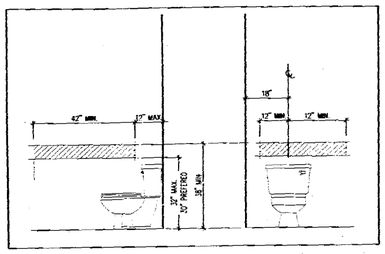
2 DRINKING FOUNTAIN DETAIL
SCALE: 1/2"-1'-0"



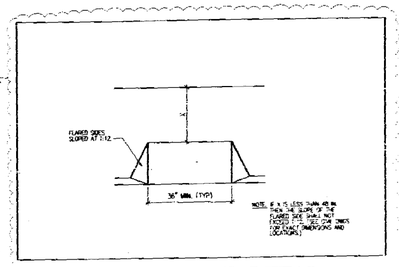
3 DRINKING FOUNTAIN DETAIL
SCALE: 1/2"-1'-0"



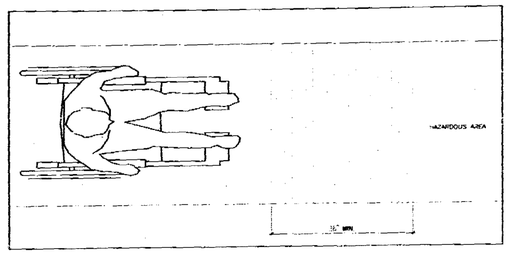
4 DRINKING FOUNTAIN DETAIL
SCALE: 1/2"-1'-0"



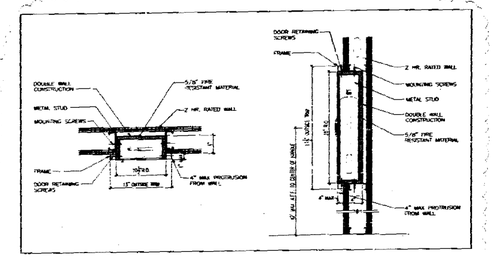
5 BLOCKING AT GRAB BAR LOCATIONS
SCALE: 1/2"-1'-0"



6 CURB RAMP DETAIL
SCALE: 1/2"-1'-0"



7 DETECTABLE WARNING SURFACE DETAIL
SCALE: 1/2"-1'-0"



8 FIRE EXTINGUISHER MOUNTING DETAIL
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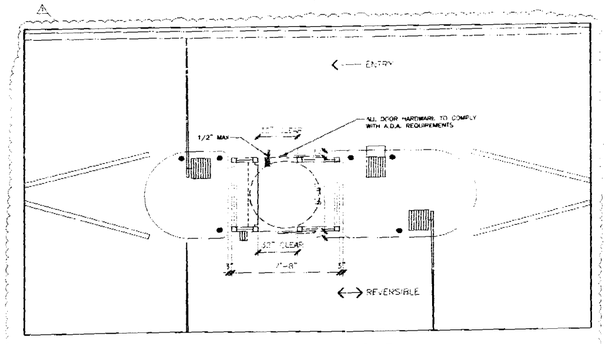
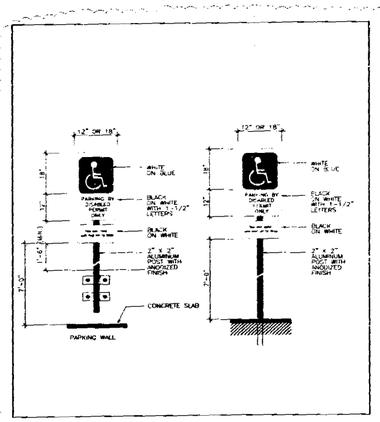
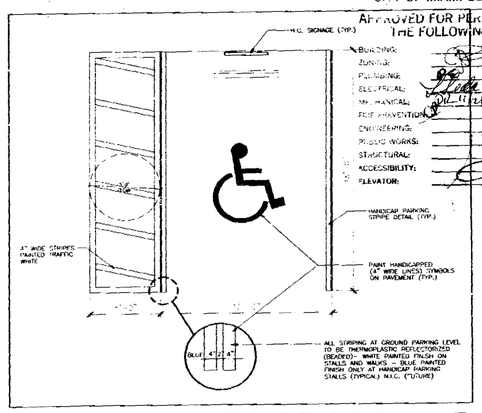


9 PARKING ATTENDANT BOOTHS
SCALE: 1/4"-1'-0"



10 HANDICAPPED PARKING SIGNAGE
SCALE: 1/2"-1'-0"



11 HANDICAP PARKING SPACE
SCALE: 1/4"-1'-0"

**NOTES:
1) ALL DOOR HARDWARE TO BE LEVER TYPE TO COMPLY WITH A.D.A. REQUIREMENTS.
2) ALL CONTROLS, ELEVATOR SWITCHES, ETC. TO COMPLY WITH A.D.A. HEIGHT REQUIREMENTS.
3) ALL SIGNAGE TO COMPLY WITH A.D.A. HEIGHT AND DETAIL REQUIREMENTS.

OFFICE COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

REVISED FOR BOARD APPROVAL
DATE OF BOARD APPROVAL
DATE OF FINAL APPROVAL
BUILDING PERMIT CANNOT BE ISSUED

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FAX (305) 372-1175

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6401 N.W. 17TH STREET, SUITE 1
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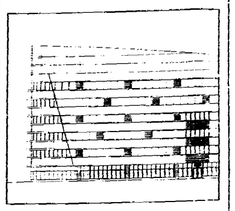
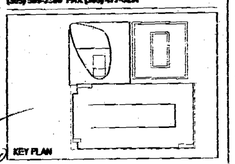
(305) 599-2388 FAX (305) 477-3297



THE LINCOLN
SOUTH BEACH
17th STREET
MIAMI BEACH, FLORIDA



PERMIT SET

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,JS,JH Approved by: AC

Revision/Date
1 Permit Re-Sub 06.19.00
2 Permit Re-Submittal 08.17.00

8-8-00

Sheet No.
A-9.01

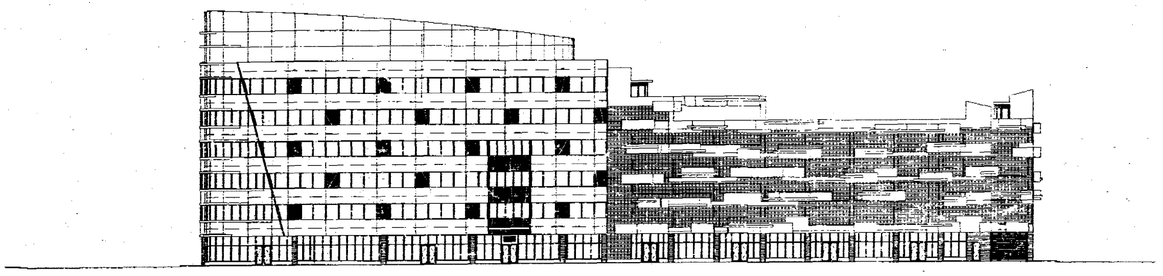
A.D.A. DETAILS

9919

THE LINCOLN

1685 MICHIGAN AVENUE
MIAMI BEACH, FLORIDA

ARCHITECTURAL PERMIT REVISION #1
08-15-01



DESIGN REVIEW/HISTORIC PRESERVATION
FOR BUILDING PERMIT
DRB/HPB FILE #:
DATE OF BOARD APPROVAL:
DATE OF FINAL APPROVAL(S):
BUILDING PERMIT CANNOT BE ISSUED BEFORE AFTER:
ANY MODIFICATIONS TO THESE PERMIT DRAWINGS MUST BE REVIEWED AND APPROVED BY DESIGN REVIEW/HISTORIC PRESERVATION STAFF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ANY MODIFICATIONS TO THESE PERMIT DRAWINGS AFTER THE ISSUANCE OF A BUILDING PERMIT MUST BE REVIEWED AND APPROVED BY DESIGN REVIEW/HISTORIC PRESERVATION STAFF PRIOR TO THE COMPLETION OF THE PROJECT.

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
PKG/RPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
SUBJECT TO ARCHITECTURAL/ENGINEERING CRITIQUE

Dade County Department of Environmental Resources Management
Division of Water & Sewer
ACCEPTANCE
Item
Date
Sq. ft.
NOTES: A Class II Permit is required. FOG-P permit is required for sewer connection.
Signed
Date 10/19/01

1685 MICHIGAN AV.
B 03221
B 03914
REV. BOARD APPROVAL

08-24-01

OWNER /DEVELOPER:
LINCOLN PLAZA PARTNERS, LLC
230 FIFTH STREET
MIAMI BEACH, FL 33139

M.E.P. ENGINEER:
FLORIDA ENGINEERING SERVICES
34 N.W. 168TH STREET
NORTH MIAMI BEACH, FL 33169
PH 305-653-0212 FAX 305-653-0232

PARKING CONSULTANT:
INTERNATIONAL PARKING DESIGN, INC.
14144 VENTURA BL. SUITE 100
SHERMAN OAKS, CA 91423
PH 818-906-1494 FAX 818-906-8697

ARQ
550 Brickell Avenue Miami, FL 33131
Telephone 305/372 1812 Telefax 305/372 1175

CIVIL ENGINEER:
KIMLEY-HORN & ASSOCIATES
420 LINCOLN ROAD, SUITE 353
MIAMI BEACH, FL 33139
PH 305-673-2025 FAX 305-673-4882

STRUCTURAL ENGINEER:
DONNELL, DUQUESNE & ALBAISA
4930 S.W. 74 COURT
MIAMI, FL 33155
PH 305-666-0711 FAX 305-666-5259

LANDSCAPE DESIGN:
URBAN RESOURCE GROUP
420 LINCOLN ROAD, SUITE 353
MIAMI BEACH, FL 33139
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GEOTECHNICAL CONSULTANT
PSI
7950 N.W. 54TH STREET
MIAMI, FL 33166
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ABBREVIATIONS

&	AND	FA	FIRE ALARM	MACH	MIRROR	SYM	SYMMETRICAL
@	AT	FAB	FABRICATED	MF	MACHINE	SPKR	SPEAKER
AB	ANCHOR BOLT	FBO	FURNISHED BY OTHERS	MB	MACHINE BOLT	SAR	SANITARY NAPKIN RECEPTACLE
ABV	ABOVE	FC	FLOOR COVERING	MAT	MATERIAL(S)	SAD	SANITARY NAPKIN DISPENSER
AC	AIR CONDITIONING	FD	FLOOR DRAIN	MAX	MAXIMUM	SNT	SEALANT
ACC	ACCESS	FE	FIRE EXTINGUISHER	MBH	MOP AND BROOM HOLDER	SPC	SPACE
AD	AREA DRAIN	FEC	FIRE EXTINGUISHER CABINET	MRR	MEMBER	SPEC	SPECIFICATIONS
ADD	ADDENDUM	FEL	FIRE EXTINGUISHER LOCKER	MECH	MECHANICAL	SQ	SQUARE
ADJ	ADJUSTABLE FLOOR	FEM	FEMALE	MED	MEDIUM	SQA	SURFACE GUARD
AFF	ABOVE FINISH FLOOR	FFL	FINISH FLOOR LINE	MFR	MANUFACTURER	SS	STAINLESS STEEL
AGH	ADHESIVE	FH	FIRE HYDRANT	MFD	METAL FLOOR DECKING	STA	STATION
AN	ACOUSTINET	FHC	FIRE HOSE CABINET	MH	MANHOLE	STL	STEEL
ADT	ACOUSTICAL TILE	FHN	FINISHED HARDWARE	MC	MISCELLANEOUS	STOR	STORAGE
APT	APARTMENT	FO	FLOOR OPENING	MM	MILLIMETER	STRL	STRUCTURAL
ASB	ASBESTOS	FLAM	FLAMMABLE	MO	MASONRY OPENING	STR	STRUCTURAL
ALT	ALTERNATE	FLASH	FLASHING	MH	MANHOLE	SUR	SURFACE
ALUM	ALUMINUM	FLR	FLOORING	MOD	MODULAR, MODULE	SUSP	SUSPENDED
ANC	ANCHOR, ANCHORAGE	FLX	FLEXIBLE	MOV	MOVABLE	SWA	SWITCH ROOM
ANOD	ANODIZED	FLCO	FLOOR CLEANOUT	MRB	MARBLE	SYS	SYSTEM
AP	ACCESS PANEL	FLUR	FLUORESCENT	MTD	METAL ROOF DECKING	SW	SWITCH
APPROX	APPROXIMATE(LY)	FM	FRAMED MIRROR	MTD	MOUNTED	SF	SQUARE FOOT (FEET)
ARCH	ARCHITECTURAL	FND	FOUNDATION	MTHR	METAL THRESHOLD	SY	SQUARE YARD
ASC	ABOVE SUSPENDED CEILING	FOC	FACE OF CONC	MTFR	METAL FURRING		
ASPH	ASPHALTIC	FOM	FACE OF MASONRY	MTL	METAL		
AUTO	AUTOMATIC	FOS	FACE OF STUDS	MULL	MULLION	T	TREAD
AVG	AVERAGE	FR	FRAME (ING)	MW	MILLWORK	TEL	TUNNEL BAR
	ANGLE	FRA	FRESH AIR	MAS	MASONRY	TEL	TELEPHONE
	ACOUSTICAL	FRED	FORCED	MIR	MIRROR	TEMP	TEMPERED
		FS	FULL SIZE			THK	THICKNESS
B	BASE	FT	FOOT, FEET			THR	THRESHOLD
BRG	BEARING	FTG	FOOTING	N	NORTH	TOL	TOILET
BPL	BEARING PLATE	FUR	FURRED(ING)	NIC	NOT IN CONTRACT	TOB	TOP OF BEAM
BJT	BED JOINT	FUT	FUTURE	NL	NAILABLE	TOF	TOP OF FOOTING
BEL	BELOW			NLR	NO LONGER REQUIRED	TOG	TOP OF GLASS
BET	BETWEEN			NOM	NOMINAL	TOW	TOP OF WALL
BVL	BEVELED			NOM	NOMINAL	TPD	TOILET PAPER DISPENSER
BIT	BITUMINOUS	GA	GAUGE, GAUGE	NMT	NONMETALIC	TPTN	TOILET PARTITION
BD	BOARD	GALVK	GALVANIZED	NR	NOISE REDUCTION	TV	TRANSFORMER VAULT, TELEVISION
BS	BOTH SIDES	GB	GYPSUM BOARD, GRAB BAR	NRC	NOISE REDUCTION COEFFICIENT	TYP	TYPICAL
BW	BOTH WAYS	GB	GRAB BAR	NTS	NOT TO SCALE	TOC	TOP OF CONCRETE
BLK	BLOCK	GC	GENERAL CONTRACTOR			TOD	TOP OF DECK
BLKD	BLOCKING	GCMU	GLAZED CONC. MASONRY UNIT			TOP	TOP OF PARAPET
BM	BEAM	GD	GRADE, GRADING	OA	OVERALL	TER	TERRAZZO
BMK	BENCH MARK	GF	GROUND FACE	OC	ON CENTER		
BOF	BOTTOM OF FOOTING	GI	GALVANIZED IRON	ODS	OBSCURE		
BOT	BOTTOM	GKT	GASKETED	OID	OUTSIDE DIAMETER	UC	UNDERCUT
BRK	BRICK	GL	GLASS, GLAZING	OFF	OFFICE	UL	UNDERWRITERS LABORATORY
BRZ	BRONZE	GP	GALVANIZED PIPE	OH	OVERHEAD	UNF	UNFINISHED
BLDG	BUILDING	GL	GRID LINE	OHMS	OVERHEAD MACHINE SCREW	URM	URINAL
BUR	BUILT UP ROOFING	GLB	GLASS BLOCK	OHWS	OVERHEAD WOOD SCREW	U/Cm	UNLESS OTHERWISE NOTED
BRD	BULLETIN BOARD	GLF	GLASS FIBER	OJ	OPEN WEB JOIST	UVD	UPPER VEHICULAR DRIVE
BY	BY OTHERS	GN	GENERAL NOTES	OP	OPAQUE		
BRKT	BRACKET	GPL	GYPSUM LATH	OPNG	OPENING		
		GPT	GYPSUM TILE	OPH	OPPOSITE HAND		
CL	CENTER LINE	GWB	GYPSUM WALL BOARD	OPP	OPPOSITE	VB	VINYL BASE
CAB	CABINET	GPPL	GYPSUM PLASTER	OPS	OPPOSITE SURFACE	VCT	VINYL COMPOSITION TILE
CR	CATCH BASIN	GALV	GALVANIZED			VERT	VERTICAL
CEM	CEMENT	GRM	GRANITE			VEST	VESTIBULE
CER	CERAMIC	GSS	GALVANIZED STEEL SHEET	PAR	PARALLEL	VF	VERIFY IN FIELD
CFT	CERAMIC FLOOR TILE	GST	GLAZED STRUCTURAL TILE	PB	PEGBOARD	VIN	VINYL
CF	COUNTER FLASHING	GT	GROUT	PB	PANIC BAR	VWC	VINYL WALLCOVERING
CG	CORNER GUARD	GWL	GRAVEL	PBD	PARTICLE BOARD		
C-HM	CHANNEL			PCC	PRECAST CONCRETE		
C-H	CEILING HEIGHT			PCF	POUNDS PER CUBIC FT.		
CI	CAST IRON			PED	PEDESTAL	W	WIDTH, WIDE
CIP	CAST-IN-PLACE			PERF	PERFORATE	W	WITH
CMC	CHECK(ED) MECH.	HB	HOSE BIBB	PET	PERIMETER	W	WEST, WIDTH, WIDE
CIR	CIRCLE	HBD	HARDBOARD	PE	PORCELAIN ENAMEL	WC	WATER CLOSET
C/J	CONTROL JOINT	HC	HOLLOW CORE	PFR	PREFABRICATED	WD	WOOD
CN	CNL OR CANLIGHT	HCPD	HANDICAPPED	PFL	POUNDS PER LINEAL FT	WD	WINDOW DIMENSION
CLG	CEILING	HDR	HEADER	PTN	PARTITION	WDW	WINDOW
CLO	CLOSET	HDW	HARDWARE	PC	PRECAST	WG	WIRED GLASS
CLR	CLEAR (ANCE)	HSS	HIGH STRENGTH CEMENT	PG	PLATE GLASS	WHG	WATER HEATER
CLS	CLOSURE	HH	HANDRAIL	PL	PARKING	WH	WIRE MESH
CMU	CONCRETE MASONRY UNIT	HT	HEAD JOINT	PL	PROPERTY LINE, PLATE	WM	WITHOUT
COL	COLUMN	HM	HOLLOW METAL	PL	PLATE	WC	WATERPROOFING
COMP	COMPARTMENT	HORIZ	HORIZONTAL	P. LAM	PLASTIC LAMINATE	WP	WATERPROOFING
CONC	CONCRETE	HOR	HORIZONTAL	PLAS	PLASTER	WPT	WORKING POINT
CONF	CONFERENCE	HP	HIGH POINT	PLBG	PLUMBING	WR	WATER RESISTANCE
CONST	CONSTRUCTION	HPS	HIGH PRESSURE SODIUM	PNL	PANEL	WR	WATER REPELLENT
CONT	CONTINUOUS, CONTINUE	HT	HEIGHT	PMT	PAINTED	WS	WATERSTOP
CONTR	CONTRACTOR	HTG	HEATING	PP	POWER POLE	WSCT	WAINSCOT
CPT	CARPET	HVAC	HEATING/VENTILATING/ AIR CONDITIONING	PREM	PREMOLDED	WT	WEIGHT
CR	CHROMIUM PLATED)	HW	HARDWOOD	PSC	PRESTRESSED CONC	WWM	WELDED WIRE FABRIC
C.R.	CURTAIN ROD	HWH	HOT WATER HEATER	PSF	POUNDS PER SQUARE FT.	W/O	WITHOUT
CSMT	CASEMENT	HR	HOUR	PSI	POUNDS PER SQUARE INCH		
CT	CERAMIC TILE			PT	PRESSURE TREATED		
CUFT	CUBIC FEET (FOOT)			PT	POINT		
CUIN	CUBIC INCH			PTC	POST TENSIONED CONCRETE		
CUYD	CUBIC YARD	ID	INSIDE DIAMETER	PTD	PAPER TOWEL DISPENSER		
CWD	CHALKBOARD	IMP	IMPERVIOUS	PTH	PAPER TOWEL HOLDER		
CONN	CONNECTION	IN	INCH	PTN	PARTITION		
CORR	CORRIDOR	INCL	INCLUDE (ING) (D)	PV	PAPER TOWEL RECEPTOR		
CTR	CENTER	INCIN	INCINERATOR	PAINT	PAINT, PAINTED		
CTSK	COUNTER SUNK	IN	INTERIOR	PVC	PAVEMENT		
		IPS	IRON PIPE SIZE	PWD	POLYVINYL CHLORIDE		
D	DRAIN	INS	INSULATE/TION	PCPL	PLYWOOD		
Dn	DOUBLE ACTING	INSC	INSULATING CONC.	PMP	PORTLAND CEMENT PLASTER		
DBL	DOUBLE	INT	INTERIOR	PR	PARTIAL HEIGHT PARTITION		
DEM	DEMOLISH, DEMOLITION	INT	INSULATING FILL		PAIR		
DEPT	DEPARTMENT	INTM	INTERMEDIATE				
DTL	DETAIL	INV	INVERT				
DWG	(ING)NAL	INFO	INFORMATION	QT	QUARRY TILE		
DN	DOWN(PIPE)			QTY	QUANTITY		
DIM	DIMENSION	JAN	JANITOR	R	RISER, RUBBER		
DR	DOOR	JST	JOIST	RAD	RADIUS		
DH	DOUBLE HUNG	JC	JANITORS CLOSET	RBT	RABBET, REBATE		
DMTR	DOWN SPOUT	JF	JOINT FILLER	RCP	REINFORCED CONCRETE PIPE		
DS	DOOR OPENING	JT	JOINT	RD	ROOF DRAIN		
DTR	DIMMER			RECT	RECTANGULAR		
DT	DOOR			REINF	REINFORCING		
DF	DRINKING FOUNTAIN	KO	KNOCK OUT	REQ	REQUIRED		
Dn	DIAMETER DOWN/OUT	KIT	KITCHEN	RES	RESILIENT		
DWG	DRAWING	KPL	KICKPLATE	REV	REVISION(S) REVISED		
DWR	DRAWER	KCPL	KEENES CEMENT PLASTER	REL	REFLECT CEILING PLAN		
DSP	DISPENSER			REFR	REFRIGERATOR		
DS	DOWNSPOUT	L	LENGTH	RH	RIGHT HAND		
		LAB	LABORATORY	RL	RAILING		
E	EAST	LAD	LADDER	RM	ROOM		
EA	EACH	LAM	LAMINATE(D)	RO	ROUGH OPENING		
EA	EXHAUST AIR	LAV	LAVATORY	ROW	RIGHT OF WAY		
EAD	ELECTRIC HAND DRYER	LB	LAG BOLT	RWC	RAINWATER CONDUCTOR		
EXPJ	EXPANSION JOINT	LBL	LABEL	REF	REFERENCE		
EB	ELECTRIC BOARD	LC	LIGHT CONTROL	RF	ROOF		
EL ELEV	ELEVATION	LL	LIVE LOAD	RB	RUBBER BASE		
ELEV	ELEVATOR	LLH	LONG LEG HORIZONTAL				
ELEC	ELECTRICAL	LLV	LONG LEG VERTICAL	S	SOUTH		
EMERG	EMERGENCY	LMS	LIMESTONE	SA	SUPPLY AIR		
ENCL	ENCLOSURE	LP	LIGHT PROOF	SAN	SANITARY		
EP	ELECTRICAL PANELBOARD	LP	LIGHT POLE	SC	SOLID CORE		
EQ	EQUAL	LP	LIGHT POLE	SCH	SCHEDULE		
EQUIP	EQUIPMENT	LPT	LOW POINT	SD	SOAP DISPENSER		
EW	EACH WAY	LT	LIGHT	SEC	SECTION		
EXH	EXHAUST	LTG	LINTEL	SFGL	SAFETY GLASS		
EXIST	EXISTING	LVR	LOUVER	SH	SHELF, SHELVING		
EXPD	EXPOSED	LH	LEFT HAND	SH	SOAP HOLDER		
EXP JT	EXPANSION JOINT	LVD	LOWER VEHICULAR DRIVE	SHO	SHOWER		
EXT	EXTERIOR	LW	LOW WEIGHT	SHT	SHEET		
EWC	ELECTRIC WATER COOLER	LWC	LIGHTWEIGHT CONC	SIM	SIMILAR		
		LKR	LOCKER	SLV	SLEEVE		
				SMS	STRUCTURAL METAL STUD		
				SH	SPRINKLER HEAD		

GENERAL NOTES

1. THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR, NOR HAVE CONTROL OR CHARGE OF THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS.
2. CONTRACTORS SHALL HELD VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME.
3. ALL WORK MATERIAL SHALL BE IN COMPLIANCE WITH THE LATEST EDITION OF THE APPLICABLE CODES AND ORDINANCES.
4. ALL WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE-TREATED WOOD (FASHG, JAMBS AND TRIM SHALL BE STAIN GRADE OR CLEAR FIR, PSS SPECIFIED OTHERWISE)
5. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL CUSTOM-FABRICATED WORK. CONTRACTOR SHALL REVIEW/APPROVE ALL SUBMITTALS/SHOP DRAWING PRIOR TO SUBMITTING FOR ARCHITECTS REVIEW.
6. DO NOT SCALE DRAWING. USE DIMENSION INDICATED ON DRAWINGS. DIMENSIONS OF LARGER SCALE DRAWINGS AND DETAILS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND VERIFY SAME IN FEILD.
7. IN THE EVENT THERE ARE FOUND DISCREPANCIES OR AMBIGUITIES IN OR OMISSION FROM THE SPECIFICATIONS OR DRAWINGS OR SHOULD THERE BE DOUBT AS TO THEIR MEANING AND INTENT, THE ARCHITECT SHALL BE NOTIFIED IN ORDER TO PROVIDE CLARIFICATION IN THE 30 DAY FOLLOWING THE OWNERS NOTICE TO PROCEED
8. INSULATE MASONRY WALLS, EXTERIOR STUDS WALLS, AND ATTIC SPACE IN ACCORDANCE WITH THE ENERGY CODE CALCULATIONS.
9. ALL WINDOW AND DOOR SIZES ARE NOMINAL, VERIFY MANUFACTURER'S ACTUAL AND ROUGH OPENING DIMENSIONS
10. ALL REQUIRED TESTS SHALL BE PERFORMED BY OWNER. TESTING REQUIRED FOR PRODUCT APPROVAL TO BE PROVIDED BY GENERAL CONTRACTOR AND INCLUDED IN THEIR BID COST
11. ALL DRYWALL, PLASTER AND STUCCO SHALL RECEIVE TWO COATS OF PREMIUM QUALITY PAINT. WOOD SHALL BE PAINTED OR STAINED COLOR TO BE SELECTED BY OWNER.
12. IF DISCREPANCIES BETWEEN SPECIFICATIONS AND DRAWINGS OR BETWEEN DRAWINGS ARE NOT CLARIFIED IN THE FIRST 30 DAYS, THE GC WILL PROVIDE THE MOST GENEROUS ITEM
13. THE CONTRACTOR SHALL OBTAIN FROM ALL SUB CONTRACTORS THE SIZE AND LOCATION OF ALL OPENING TO BE PROVIDED BY THEIR RESPECTIVE TRADE. THE CONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION, LOCATION, SIZE AND DETAIL.
14. THE CONTRACTOR SHALL PROVIDE ALL SUPPLEMENTAL MATERIAL REQUIRED TO PROPERLY INSTALL, SUPPORT AND BRACE ALL ITEMS AND COMPONENTS WITHIN THE WORK
15. THE GENERAL CONTRACTOR GUARANTEES AND WARRANTS THAT ALL WORK PERFORMED SHALL BE FREE FROM DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER THE ISSUANCE OF THE CERTIFICATE OF FINAL COMPLETION. ANY DEFECTS OR DAMAGE DISCOVERED DURING SAID PERIOD SHALL BE REPAIRED OR REPLACED AS DIRECTED IN WRITING BY THE ARCHITECT AT NO ADDITIONAL COSTS
16. ALL INTERIOR FINISHES SHALL BE IN ACCORDANCE WITH CHAPTER 12 OF THE STANDARD BUILDING CODE.
17. FIXED GLASS, GLASS DOORS PANELS AND/OR OPERABLE WINDOW WITHIN 42" OF THE FINISH FLOOR SHALL BE SAFETY GLASS
18. CONTRACTOR TO PROVIDE SHOP/SETTING DRAWINGS AND CALCULATIONS FOR REVIEW AND APPROVAL FOR THE CITY OF MIAMI BEACH
19. GENERAL CONTRACTOR TO PROVIDE DOCUMENTS FOR ALL EXTERIOR DOOR ASSEMBLIES, STOREFRONTS, LOUVERS, SKYLIES / EGG CRATES AND WINDOWS FOR APPROVAL BY THE CITY OF MIAMI BEACH (ALL OF THE ABOVE WERE NOT INCLUDED IN THIS PERMIT)
20. COMPLETION CONTRACTOR TO NOTIFY OWNER AND/OR ARCHITECT IN WRITING AT LEAST ONE WEEK PRIOR TO FINAL INSPECTION. FINAL DISBURSEMENT TO CONTRACTOR SHALL NOT BE MADE UNTIL OWNERS PUNCH LIST HAS BEEN SATISFIED. CONTRACTOR TO PROVIDE OWNER WITH WRITTEN GUARANTEE ON ALL EQUIPMENT. CONTRACTOR AT COMPLETION OF WORK SHALL REMOVE FROM THE PREMISES ALL RUBBISH, IMPLEMENTS, EQUIPMENT AND SURPLUS MATERIALS. LEAVE THE PROJECT "BROOM CLEAN"

GRAPHIC SYMBOLS

- BUILDING SECTION LETTER / DBL. LETTERS — SHEET NUMBER
- SECTION LETTER / LETTER — SHEET NUMBER
- DETAIL NUMBER — SHEET NUMBER
- DETAIL REFERENCE
- DETAIL REFERENCE
- LARGE SCALE REFERENCE
- 0 4 8 16 32 — ELEVATION OR DETAIL
- TRUE NORTH, PLAN NORTH — GRAPHIC SCALE
- FINISH FLOOR ELEVATION
- CENTER LINE
- MATCH LINE
- WINDOW TYPE
- REVISION NUMBER
- WALL TYPE
- COLUMN LINE REFERENCE

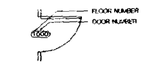
CODES AND STANDARDS

SFBC
NEC
OSHA
LIFE SAFETY CODES
ADA
ANSI
MANUFACTURERS' SPECS ARE PART OF THIS CONTRACT
DADE COUNTY PRODUCT APPROVAL REQUIREMENTS
ALL CODES AS PER LATEST EDITIONS AND REVISIONS SEE STRUCTURAL, MECHANICAL AND ELECTRICAL PLANS FOR REFERENCED CODES

SHOP DRAWINGS AND SUBMITTAL (NOT LIMITED)

DOORS- FRAMES, DOOR TYPES, SPECIFICATIONS AND INSTALLATIONS
HARDWARE SCHEDULE
WINDOWS AND GLAZING - DETAILS AND SAMPLES
DRYWALL - MATERIALS AND INSTALLATION
BMATERIALS AND FIXTURES)
MECHANICAL, A/C, HEATING AND VENTILATION
MATERIALS AND INSTALLATION
SPRINKLER - METAL GUTTERS AND DRAIN SPOUTS, ALARMS - ELECTRICAL
MATERIALS AND FIXTURES
AUDIO - ELEVATIONS - MATERIALS AND INSTALLATIONS
KITCHEN EQUIPMENT
CABINETS - AS CALLED ON INTERIOR DESIGN DRAWINGS
FINISHES - AS CALLED ON DRAWINGS
SUBMIT 6 SET MINIMUM (FOR ARCHITECT APPROVAL)
ALLOW SUFFICIENT TIME FOR PROCESSING (TWO WEEKS)
SHOP DRAWINGS SHALL BE REVIEWED BY CONTRACTOR AND ARCHITECT
SHOP DRAWINGS SUBMITTAL REJECTED SHALL BE RESUBMITTED SHOWING CORRECTIONS
SUBMIT SAMPLES AND COLOR CHART FOR FINISHES
SUBMIT ROOFING BOND "10 YEARS" (MATERIALS AND INSTALLATION)
ELEVATOR GUARANTEES
CONCRETE TEST AND DESIGN MIX
MORTAR MIX AND DESIGN

ALL SUBCONTRACTORS SHALL GUARANTEE THEIR WORK (MATERIAL AND LABOR) FOR A MINIMUM PERIOD OF ONE YEAR UNLESS OTHERWISE NOTED OR REQUIRED



DOOR CRITERIA AND GENERAL NOTES

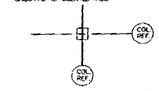
1 ALL DOORS ARE LISTED IN THE DOOR SCHEDULE
2 THE FOLLOWING EXPLANATION APPLIES TO THE DOOR SCHEDULE

A DOOR NUMBER:
(1) THE DOOR NUMBER SHALL BE THE SAME AS THE ROOM SERVED
(2) IF MORE THAN ONE DOOR SERVES THE SAME ROOM, EACH DOOR WILL BE ASSIGNED AN ENUMERATION NUMBER CONSISTING OF THE ROOM NUMBER PLUS AN ALPHABETICAL SUFFIX. THE NUMBER OF A DOOR LEADING TO THE OUTSIDE WITH TWO ACCESS WALLS, BE AT THE OFF THE ROOF, SHALL BE 1 A SUFFIX OF HANDED

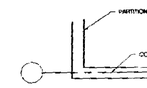
DIMENSIONING CRITERIA

DIMENSIONS FOR LOCATING PARTITIONS AND OPENINGS ARE GENERALLY ESTABLISHED BY CARDINAL ONLY EXCEPTIONS TO THESE CRITERIA WILL BE DIMENSIONED. TYPICAL DIMENSIONING CRITERIA ARE OUTLINED THUS:

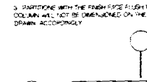
1. COLUMN IDENTIFICATION, DETAILS WILL GOVERN ALL DIMENSIONS AND ITEM DIMENSIONS WILL BE SHOWN ON THE SMALL SCALE PLANS. COLUMN GRIDS ARE REPRESENTED THUS:



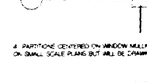
2. PARTITIONS CENTERED ON COLUMN OR GRID LINES WILL NOT BE DIMENSIONED ON THE SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY



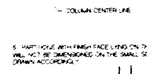
3. PARTITIONS WITH THE FINISH FACE FLUSH WITH THE FINISH FACE OF THE COLUMN WILL NOT BE DIMENSIONED ON THE SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY



4. PARTITIONS DESIGNED ON WINDOW MULLIONS WILL NOT BE DIMENSIONED ON SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY

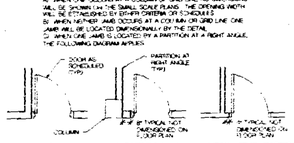


5. PARTITIONS WITH FINISH FACES FLUSH ON THE COLUMN OR GRID LINES WILL NOT BE DIMENSIONED ON THE SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY



6. FOR OPENINGS IN PARTITIONS OR WALLS:

AT WHEN ONE OCCURS AT A COLUMN OF GRID LINE, NO DIMENSIONS WILL BE SHOWN ON THE SMALL SCALE PLANS. THE OPENING WIDTH WILL BE ESTABLISHED BY DOOR OPENING OR SCHEDULE
B) WHEN NEITHER JAMB OCCURS AT A COLUMN OR GRID LINE ONE JAMB WILL BE LOCATED DIMENSIONALLY BY THE DETAIL
C) WHEN ONE JAMB IS LOCATED BY A PARTITION AT A RIGHT ANGLE, THE FOLLOWING DIAGRAM APPLIES



CMU PARTITION | CMU PARTITION ADJ. TO COLUMN | METAL STUD PARTITION

7. DIMENSIONS ON PLANS ARE SHOWN TO THE FACE OF MASONRY UNITS, FACE OF CONCRETE AND TO THE CENTERLINE OF METAL STUDS

MATERIAL SYMBOLS

- EARTH
- GRANULAR FILL
- CONCRETE
- INSULATING CONCRETE
- CONCRETE MASONRY UNITS
- METAL LARGE SCALE
- ALUMINUM
- PLYWOOD LARGE SCALE
- WOOD
- CONTINUOUS
- BLOCKING
- GLASS LARGE SCALE
- CERAMIC TILE
- PLASTER, SAND, MORTAR, GROUT
- METAL STUD
- INSULATION (LOOSE OR BATT)
- METAL LATH + PLASTER
- METAL
- REED INSULATION
- ACOUSTICAL TILE OR BOARD
- GYP. BD. PLASTER
- LIGHTWEIGHT CONCRETE
- CAST -IN- PLACE CONCRETE
- METAL (SMALL SCALE)
- CUT STONE
- ROUGH WOOD
- CERAMIC TILE
- ACOUSTICAL TILE
- SOUND INSULATED PARTITION
- ROCK
- GYPSUM WALL BOARD
- RESILIENT FLOORING
- WOOD STUD

LIST OF DRAWINGS:

COVER SHEET/ LIST OF DRAWINGS

CIVIL:
- C-1 PAVING, GRADING, AND DRAINAGE PLAN
- C-2 WATER AND SEWER PLAN
- C-3 PAVING, GRADING, AND DRAINAGE DETAILS
- C-4 PAVING, GRADING, AND DRAINAGE DETAILS
- C-5 WATER AND SEWER DETAILS

LANDSCAPE
- LA-1.0 1ST LEVEL PLAN
- LA-1.10 2ND LEVEL PLAN
- LA-1.30 3RD LEVEL PLAN
- LA-1.40 4TH LEVEL PLAN
- LA-1.50 5TH LEVEL PLAN
- LA-1.60 6TH LEVEL PLAN
- LA-1.70 ROOF LEVELS PLAN
- LA-1.80 PLANTING DETAILS & SPECS.
- LA-1.90 PLANTER & TRELLIS DETAILS

ARCHITECTURE:

COVER
SURVEY
- A-0.01 ABBREVIATIONS & SYMBOLS
- A-0.02 SITE PLAN/STATISTICS
- (DRB) A-0.03 SITE LINE DIAGRAM
- A-0.05 LIFE SAFETY-GROUND LEVEL
- A-0.06 LIFE SAFETY-SECOND LEVEL
- A-0.07 LIFE SAFETY-TYPICAL LEVEL
- A-0.08 LIFE SAFETY-ROOF LEVEL
- (DRB) A-0.50 F.A.R. DIAGRAMS
- A-1.10 GROUND FLOOR PLAN
- A-1.20 2ND LEVEL PLAN
- A-1.30 3RD LEVEL PLAN
- A-1.40 4TH LEVEL PLAN
- A-1.50 5TH LEVEL PLAN
- A-1.60 6TH LEVEL PLAN
- A-1.70 ROOF PLAN
- A-1.80 MECHANICAL ROOF PLAN
- A-2.10 ENLARGED 1ST FLOOR PLAN
- A-2.20 ENLARGED LOBBY PLANS
- A-2.30 ENLARGED TYPICAL UPPER PLANS
- A-2.40 ENLARGED ROOF PLANS
- A-2.50 ENLARGED OFFICE PLAN-GROUND LEVEL
- A-2.51 ENLARGED OFFICE PLAN-TYPICAL LEVEL
- A-2.52 ENLARGED OFFICE PLAN-ROOF LEVEL
- A-2.60 ENLARGED PARKING PLAN-GROUND LEVEL
- A-2.61 ENLARGED PARKING PLAN-PARKING LEVEL 2
- A-2.62 ENLARGED PARKING PLAN-PARKING LEVEL 3
- A-2.63 ENLARGED PARKING PLAN-PARKING LEVEL 4
- A-2.64 ENLARGED PARKING PLAN-PARKING LEVEL 5
- A-2.65 ENLARGED PARKING PLAN-ROOF LEVELS
- A-3.10 NORTH AND EAST ELEVATIONS
- A-3.11 SOUTH AND WEST ELEVATIONS
- A-3.12 ENLARGED PARKING GARAGE ELEVATIONS
- A-3.13 ENLARGED PARKING GARAGE ELEVATIONS
- A-3.14 ENLARGED PARKING GARAGE ELEVATIONS
- A-3.15 ENLARGED PARKING GARAGE ELEVATIONS
- A-3.16 ENLARGED OFFICE ELEVATIONS
- A-3.17 ENLARGED OFFICE ELEVATIONS
- A-3.50 BATHROOM ELEVATIONS
- A-3.60 LOBBY INTERIOR ELEVATIONS
- A-3.70 PARKING LOBBY INTERIOR ELEVATIONS
- A-4.01 BUILDING SECTIONS
- (DRB) A-4.02 BUILDING SECTIONS
- (DRB) A-4.03 BUILDING SECTIONS
- A-4.04 BUILDING SECTIONS
- A-4.05 BUILDING SECTIONS
- A-4.10 WALL SECTION
- A-4.11 WALL SECTION
- A-4.12 WALL SECTION
- A-4.13 WALL SECTION
- A-4.14 WALL SECTION
- A-4.15 WALL SECTION
- A-4.16 WALL SECTION
- A-4.17 WALL SECTION
- A-4.18 WALL SECTION
- A-4.19 ROOF FEATURE SECTION
- A-4.20 WALL SECTION
- A-4.21 WALL SECTION
- A-5.01 OFFICE ELEVATORS #1, 2, & 3
- A-5.02 PARKING ELEVATORS #4, 5, & 6
- A-6.01 STAIR # 1 ENLARGED SECTION
- A-6.02 STAIR # 2 ENLARGED SECTION
- A-6.03 STAIR # 3 ENLARGED SECTION
- A-6.04 STAIR # 4 ENLARGED SECTION
- A-6.05 STAIR #5 ENLARGED SECTION
- A-7.01 REFLECTED CEILING PLAN-LEVEL 1
- A-7.02 REFLECTED CEILING PLAN-LEVEL 2
- A-7.03 REFLECTED CEILING PLAN-TYPICAL LEVEL
- A-8.00.1 SIGNAGE SCHEDULE
- A-8.00.2 SIGNAGE LOCATION
- A-8.01 ROOM FINISH SCHEDULE & LEGEND
- A-8.02 DOOR SCHEDULE
- A-8.03 WINDOW SCHEDULE
- A-8.04 WALL TYPES
- A-8.05 DOOR JAMB DETAILS
- A-8.06 THRESHOLD DETAILS
- A-8.07 STOREFRONT DETAILS
- A-8.08 MISCELLANEOUS DETAILS
- A-8.09 ROOF/BALCONY DETAILS
- A-8.10 PLANTER & TRELLIS DETAILS
- A-8.11 EYEBROW DETAILS
- A-8.12 OFFICE COLUMN DETAILS
- A-8.13 PARKING ENTRANCE DETAILS
- A-8.14 TILE DETAILS
- A-8.15 OFFICE CURVE INTERSECTION DETAILS
- A-8.16 OFFICE LOBBY OBJECTS/ELEVATOR CALL DETAILS
- A-9.01 A.D.A. DETAILS

STRUCTURE:
- S-1.00 FOUNDATION & GROUND FLOOR PLAN (OFFICE)
- S-1.20 2ND FLOOR FRAMING PLAN (OFFICE)
- S-1.30 3RD FLOOR FRAMING PLAN (OFFICE)
- S-1.40 4TH FLOOR FRAMING PLAN (OFFICE)
- S-1.50 5TH FLOOR FRAMING PLAN (OFFICE)
- S-1.60 6TH FLOOR FRAMING PLAN (OFFICE)
- S-1.70 7TH FLOOR (ROOF) FRAMING PLAN (OFFICE)
- S-1.90 9TH FLOOR FRAMING PLAN (OFFICE)
- S-2.10 FOUNDATION PLAN AND GROUND PLAN (PARKING)
- S-2.20 2ND FLOOR FRAMING PLAN (PARKING)
- S-2.30 3RD FLOOR FRAMING PLAN (PARKING)
- S-2.40 4TH FLOOR FRAMING PLAN (PARKING)
- S-2.50 5TH FLOOR FRAMING PLAN (PARKING)
- S-2.60 6TH FLOOR FRAMING PLAN (PARKING)
- S-2.70 ROOF FRAMING PLAN (PARKING)
- S-3.10 GENERAL NOTES (OFFICE AND PARKING)
- S-3.10A PILE CAP DETAILS
- S-3.11 SCHEDULE AND DETAILS
- S-3.12 BEAM SCHEDULE (OFFICE)
- S-3.13 BEAM SCHEDULE (OFFICE)
- S-3.14 BEAM SCHEDULE (PARKING)
- S-3.15 BEAM SCHEDULE (PARKING)
- S-3.16 DETAILS (OFFICE AND PARKING)
- S-4.10 STAIR #1 SECTION
- S-4.11 STAIR #2 SECTION
- S-4.12 SECTION (OFFICE)
- S-4.13 SECTION (OFFICE)
- S-5.10 STAIR #3 SECTION (PARK

ABBREVIATIONS

&	AND	FA.	FIRE ALARM	M.	MIRROR	SYM.	SYMMETRICAL
@	AT	FAB	FABRICATED	MACH	MACHINE	SPKR.	SPEAKER
AB	ANCHOR BOLT	FHD	FURNISHED BY OTHERS	MB	MACHINE BOLT	SMR	SANITARY NAPKIN RECEPTACLE
ABV.	ABOVE	FC	FLOOR COVERING	MAT.	MATERIALS	SND	SANITARY NAPKIN DISPENSER
A/C	AIR CONDITIONING	FD	FLOOR DRAIN	MAX.	MAXIMUM	SNT	SEALANT
ACC.	ACCESS	FE.	FIRE EXTINGUISHER	MSH.	MOP AND BROOM HOLDER	SPC.	SPACE
AD	AREA DRAIN	FEC	FIRE EXTINGUISHER CABINET	MBR	MEMBER	SPEC.	SPECIFICATIONS
ADD.	ADDENDUM	FEL	FIRE EXTINGUISHER LOCKER	MECH	MECHANICAL	SQ.	SQUARE
ADFL	ACCESS FLOOR	FEML	FEMALE	MED	METDIUM	SSK	SERVICE SINK
ACT	ACOUSTICAL TILE	FFL	FINISH FLOOR LINE	MFR	MANUFACTURER	SS	STAINLESS STEEL
ADH	ADHESIVE	FH	FIRE HYDRANT	MFD.	METAL FLOOR DECKING	STA	STATION
ADJ.	ADJACENT	FHC	FIRE HOSE CABINET	MIN	MINIMUM	STD	STANDARD
ADJT	ADJUSTABLE	FIN	FINISHED	MISC	MISCELLANEOUS	SWS	SWIMMING SEATING
AFF	ABOVE FINISH FLOOR	FJT	FLUSH JOINT	MMB	MEMBRANE	STL	STEEL
AGG.	AGGREGATE	FLAM	FLAMMABLE	MO	MASONRY OPENING	STR	STRUCTURAL
ALT.	ALTERNATE	FLASH.	FLASHING	MH	MANHOLE	SUR	SURFACE
ALUM	ALUMINUM	FLR	FLOORING	MOD	MODULAR, MODULE	SUSP	SUSPENDED
ANC	ANCHOR, ANCHORAGE	FLX	FLEXIBLE	MOV	MOVABLE	SWR	SWITCH ROOM
ANOD	ANODIZED	FLCO	FLOOR CLEANOUT	MRB	MARBLE	SYS	SYSTEM
AP	ACCESS PANEL	FLUR	FLUORESCENT	MRD	METAL ROOF DECKING	SW	SWITCH
APPROX.	APPROXIMATE(LY)	FM	FRAMED MIRROR	MTD.	MOUNTED	SF.	SQUARE FOOT (FEET)
ARCH.	ARCHITECTURAL	FND	FOUNDATION	MTHR	METAL THRESHOLD	SY.	SQUARE YARD
ASC	ABOVE SUSPENDED CEILING	FOC	FACE OF CONC.	MTFR	METAL FURRING		
ASPH	ASPHALTIC	FOM	FACE OF MASONRY	MTL	METAL		
AUTO	AUTOMATIC	FOS	FACE OF STUDS	MULL	MULLION	T	TREAD
AVG.	AVERAGE	FR	FRAME (ING)	MWK	MILLWORK	TB.	TOWEL BAR
<	ANGLE	FRA	FRESH AIR	MAS	MASONRY	TEL	TELEPHONE
ACOUS.	ACOUSTICAL	FRC	FORCED	MIR	MIRROR	TEMP	TEMPERED
		FS	FULL SIZE			THK	THICKNESS
B	BASE	FT	FOOT, FEET			THR	THRESHOLD
BRG	BEARING	FTG	FOOTING	N	NORTH	TOL	TOILET
BPL	BEARING PLATE	FUR	FURRINGS	NIC	NOT IN CONTRACT	TOS	TOP OF BEAM
BJT	BED JOINT	FUT	FUTURE	NL	NAILABLE	TOF.	TOP OF FOOTING
BEL	BELOW			NLR	NO LONGER REQUIRED	TOS	TOP OF SLAB
BET	BETWEEN			NOM	NUMBER	TOW	TOP OF WALL
BVL	BEVELED			NOM	NOMINAL	TPD	TOILET PAPER DISPENSER
BF	BIBTUMINOUS	GA	GAGE, GAUGE	NMT	NONMETALIC	TPTN	TOILET PARTITION
BD	BOARD	GALV.	GALVANIZED	NR	NOISE REDUCTION	TV	TRANSFORMER VAULT, TELEVISION
BB	BOTH SIDES	GB	GYPSUM BOARD, GRAB BAR	NRC	NOISE REDUCTION COEFFICIENT	TYP.	TYPICAL
BW	BOTH WAYS	GB	GRAB BAR	NTS	NUT TO SCALE	TOC.	TOP OF CONCRETE
BLK.	BLOCK	GC	GENERAL CONTRACTOR			TOD.	TOP OF DECK
BLKG	BLOCKING	GCMU	GLAZED CONC. MASONRY UNIT			TOP	TOP OF PARAPET
BM	BEAM	GI	GRADE, GRADING	OA	OVERALL	TER.	TERRAZO
BM	BENCH MARK	GF	GROUND FACE	OC.	ON CENTER		
BOF.	BOTTOM OF FOOTING	GI	GALVANIZED IRON	OBS	OBSCURE		
BOT	BOTTOM	GKT	GASKETED	OD.	OUTSIDE DIAMETER	UC	UNDERCUT
BRK.	BRICK	GL	GLASS, GLAZING	OFF	OFFICE	UL	UNDERWRITERS LABORATORY
BRZ	BRONZE	GPI	GALVANIZED PIPE	OH	OVERHEAD	UNF	UNFINISHED
BLDG.	BUILDING	GL.	GRID LINE	OHMS	OVERHEAD MACHINE SCREW	UR	URINAL
BUR	BUILT UP ROOFING	GLB	GLASS BLOCK	OHWS	OVERHEAD WOOD SCREW	UON	UNLESS OTHERWISE NOTED
BBD	BULLETIN BOARD	GLF	GLASS FIBER	OI	OPEN-IRON JOIST	UP	UPPER
BO	BY OTHER	GN	GENERAL NOTES	OP	OPAQUE	UVG	UPPER VENTILATION GRILLE
BYND	BYND(ING)	GPL	GYPSUM LATH	OPNG	OPENING		
		GPT	GYPSUM TILE	OPH	OPPOSITE HAND		
CL	CENTER LINE	GWB	GYPSUM WALL BOARD	OPP	OPPOSITE	VB	VINYL BASE
CAB	CABINET	GYPL	GYPSUM PLASTER	OPS	OPPOSITE SURFACE	VCT	VINYL COMPOSITION TILE
CB	CATCH BASIN	GALV	GALVANIZED			VERT	VERTICAL
CEM	CEMENT	GRN	GRANITE			VEST	VESTIBULE
CER	CERAMIC	GSS	GALVANIZED STEEL SHEET	PAR	PARALLEL	VF	VERIFY IN FIELD
CR	COUNTER FLASHING	GST	GLAZED STRUCTURAL TILE	PB	PEGBOARD	VIN	VINYL
CG	CORNER GUARD	GT	GROUT	PB	PANIC BAR	VWC	VINYL WALLCOVERING
CHAN	CHANNEL	GWL	GRAVEL	PBD	PARTICLE BOARD		
CHF	CEILING HEIGHT			PCC	PRECAST CONCRETE		
CI	CAST IRON			PCF	POUNDS PER CUBIC FT.		
CIP	CAST-IN-PLACE			PED	PEDESTAL	W	WIDTH, WIDE
CIRC	CIRCUMFERENCE	HB	HOSE BIBB	PERF	PERFORATE	WC	WATER CLOSET
CR	CIRCLE	HDD	HARDBOARD	PETR	PETIMETER	WF	WIDE FLANGE
CJT	CONTROL JOINT	HC	HOLLOW CORE	PE	PORCELAIN ENAMEL	WH	WIDE, WIDTH, WIDE
CK	CAULK OR CAULK (ING)	HCTD	HANDICAPPED	PFB	PREFABRICATED	WD	WOOD
CLG	CEILING	HDR	HEADER	PPL	POUNDS PER LINEAL FT.	WDO	WINDOW DIMENSION
CLG	CLOSET	HDW	HARDWARE	PSF	POUNDS PER SQUARE FT.	WDW	WINDOW
CLR	CLEAR (ANCE)	HES	HIGH EARLY-STRENGTH CEMENT	PG	PLATE GLASS	WGS	WIRED GLASS
CLS	CLOSURE	HH	HANDHOLE	PK	PARKING	WH	WATER HEATER
CMU	CONCRETE MASONRY UNIT	HJT	HEAD JOINT	PL	PROPERTY LINE, PLATE	WM	WIRE MESH
COL	COLUMN	HK	HOOK (S)	PL	PLATE	WO	WITHOUT
COMT.	COMPONENT	HM	HOLLOW METAL	P. LAM	PLASTIC LAMINATE	WP	WATERPROOFING
CONC	CONCRETE	HORIZ.	HORIZONTAL	PLAS	PLASTER	WPT	WORKING POINT
CONF	CONFERENCE	HP.	HIGH POINT	PLDG	PLUMBING	WR	WASTE RECEPTACLE
CONST	CONSTRUCTION	HPS	HIGH PRESSURE SODIUM	PNL	PANEL	WR	WATER REPELLENT
CONT	CONTINUOUS, CONTINUE	HT	HEIGHT	PNT	PAINT(ED)	WS	WATERSTOP
CONTR.	CONTRACTOR	HTG	HEATING	PT	POWER POLE	WSCT	WAINSCOT
CPT	CARPET	HVAC	HEATING/VENTILATING/ AIR CONDITIONING	PREF	PREFORMED	WT	WEIGHT
CR	CHROMIUM PLATED	HWD	HARDWOOD	PSC	PRECTRESSED CONC	WWF	WELDED WIRE FABRIC
CSK	CUSTOMS ROD	HWH	HOT WATER HEATER	PSF	POUNDS PER SQUARE FT.	WO	WITHOUT
CSMT	CASEMENT	HWH	HOT WATER HEATER	PSI	POUNDS PER SQUARE INCH		
CT	CERAMIC TILE	HR	HOUR	PSF	PRESSURE TREATED		
CUFT.	CUBIC FEET (FOOT)			PT	POINT		
CUIN	CUBIC INCH	ID	INSIDE DIAMETER	PTC	POST - TENSIONED CONCRETE		
CUYD	CUBIC YARD	IMP	IMPERVIOUS	PTD	PAPER TOWEL DISPENSER		
CBRD	CHALKBOARD	IN	INCH	PTH	PAPER TOWEL HOLDER		
CONN	CONNECTION	INCL	INCLUDE (ING) (ED)	PTN	PARTITION		
CORR	CORRIDOR	INCIN	INCINERATOR	PV	PAINT GRADE		
CSK	COUNTER SINK	INT	INTERIOR	PVMT	PAVEMENT		
CTSK	COUNTER SINK	ILK	INTERLOCK	PVC	POLYVINYL CHLORIDE		
		IPS	IRON PIPE SIZE	PWD	PLYWOOD		
		INS	INSULATED/IRON	POR	PORTLAND CEMENT PLASTER		
D	DRAIN	INSC	INSULATING CONC.	PNP	PARTIAL HEIGHT PARTITION		
DA	DOUBLE ACTING	INT	INTERIOR	PR	PAIR		
DBL	DOUBLE	INSF	INSULATING FILL				
DEM	DEMOLISH, DEMOLITION	INTM	INTERMEDIATE				
DEPT.	DEPARTMENT	INV.	INVERT	QT	QUARRY TILE		
DTL	DETAIL	INFO.	INFORMATION	QTY	QUANTITY		
DWG	DRAWING						
DIA	DIAMETER			R	RISER, RUBBER		
DIM	DIMENSION	JAN	JANITOR	RAD	RADIUS		
DN	DIMSON	JST.	JOIST	RBT	RABBET, REBATE		
DMT	DEMOUNTABLE	JC	JANITORS CLOSET	RCP	REINFORCED CONCRETE PIPE		
DN	DOWN	JF	JOINT FILLER	RD	ROOF DRAIN		
DO.	DOOR OPENING	JT	JOINT	RECT	RECTANGULAR		
DPR	DRAPER			REINF	REINFORCE(MENT)		
DR	DOOR			REQ	REQUIRED		
DF.	DRINKING FOUNTAIN	KO	KNOCK OUT	RES	RESILIENT		
DIA	DRAIN TILE DOWNSPOUT	KIT	KITCHEN	REV	REVISION(S) REVISED		
DWG	DRAWING	KPL	KICKPLATE	RFL	REFLECT (IED) (ING) (OR)		
DWR	DRAWER	KCPL	KEENES CEMENT PLASTER	REFR	REFRIGERATOR		
DSP.	DISPENSER			RH	RIGHT HAND		
DS	DOWNSPOUT			RL	RAILING		
		L	LENGTH	RM	ROOM		
		LAB	LABORATORY	RO	ROUGH OPENING		
E	EAST	LAD	LADDER	ROW	RIGHT OF WAY		
EA	EACH	LAM	LAMINATED	RWC	RAINWATER CONDUCTOR		
EA	EXHAUST AIR	LAV	LAVATORY	REF.	REFERENCE		
EWO	ELECTRIC HAND DRYER	LB	LAG BOLT	RF.	ROOF		
EXPB	EXPANSION BOLT	LBL	LABEL	RB.	RUBBER BASE		
EL. ELV	ELEVATION	LC	LIGHT CONTROL				
ELEV.	ELEVATOR	LIME	LIME LOAD				
ELEC.	ELECTRICAL	LLH	LONG LEG HORIZONTAL	S	SOUTH		
EMERG	EMERGENCY	LLV	LONG LEG VERTICAL	SA	SUPPLY AIR		
ENCL.	ENCLOSURE	LMS	LIMESTONE	SAN	SANITARY		
EP	ELECTRICAL PANELBOARD	LP	LIGHT PROOF	SC.	SOLID CORE		
EQ	EQUAL	LP	LIGHT POLE	SCH	SCHEDULE		
EQUIP	EQUIPMENT	LPT	LOW POINT	SD	SOAP DISPENSER		
EW	EACH WAY	LT	LIGHT	SEC	SECTION		
EWH	EWHEATER	LTL	LINTEL	SFGL	SAFETY GLASS		
EXIST.	EXISTING	LVR	LOUVER	SH	SHELF, SHELVING		
EXPO	EXPOSED	LH	LEFT HAND	SH	SOAP HOLDER		
EXP. JT	EXPANSION JOINT	LVD	LOWER V-SHOULVR DRIVE	SHO	SHOWER		
EXT	EXTERIOR	LW	LIGHT WEIGHT	SHT	SHEET		
EWC	ELECTRIC WATER COOLER	LWC	LIGHTWEIGHT CONC.	SIM	SIMILAR		
		LKR	LOCKER	SLV	SLEEVE		
				SMS.	STRUCTURAL METAL STUD		
				SH	SPRINKLER HEAD		

GENERAL NOTES

1. THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR, NOR HAVE CONTROL OR CHARGE OF THE CONSTRUCTION MEANS, METHODS, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS.
2. CONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME.
3. ALL WORK MATERIAL SHALL BE IN COMPLIANCE WITH THE LATEST EDITION OF THE APPLICABLE CODES AND ORDINANCES.
4. ALL WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE-TREATED. WOOD CASING, JAMBS AND TRIM SHALL BE STAIN GRADE OR CLEAR UNLESS SPECIFIED OTHERWISE.
5. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL CUSTOM FABRICATED WORK CONTRACTOR SHALL REVIEW/APPROVE ALL SUBMITTALS/SHOP DRAWING PRIOR TO SUBMITTING FOR ARCHITECTS REVIEW.
6. DO NOT SCALE DRAWING. USE DIMENSION INDICATED ON DRAWINGS. DIMENSIONS OF LARGER SCALE DRAWING AND DETAILS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND VERIFY SAME IN FIELD.
7. IN THE EVENT THERE ARE FOUND DISCREPANCIES OR AMBIGUITIES IN OR OMISSION FROM THE SPECIFICATIONS OR DRAWINGS, OR SHOULD THERE BE DOUBT AS TO THEIR MEANING AND INTENT, THE ARCHITECT SHALL BE NOTIFIED IN ORDER TO PROVIDE CLARIFICATION IN THE 30 DAY FOLLOWING THE OWNERS NOTICE TO PROCEED
8. INSULATE MASONRY WALLS, EXTERIOR STUDS WALLS, AND ATTIC SPACE IN ACCORDANCE WITH THE ENERGY CODE CALCULATIONS.
9. ALL WINDOW AND DOOR SIZES ARE NOMINAL. VERIFY MANUFACTURERS ACTUAL AND ROUGH OPENING DIMENSIONS.
10. ALL REQUIRED TESTS SHALL BE PERFORMED BY OWNER. TESTING REQUIRED FOR PRODUCT APPROVAL TO BE PROVIDED BY GENERAL CONTRACTOR AND INCLUDED IN THEIR BID COST.
11. ALL DRYWALL, PLASTER AND STUCCO SHALL RECEIVE TWO COATS OF PREMIUM QUALITY PAINT. WOOD SHALL BE PAINTED OR STAINED COLOR TO BE SELECTED BY OWNER.
12. IF DISCREPANCIES BETWEEN SPECIFICATIONS AND DRAWINGS, OR BETWEEN DRAWINGS ARE NOT CLARIFIED IN THE FIRST 30 DAYS, THE G.C. WILL PROVIDE THE MOST GENEROUS ITEM.
13. THE CONTRACTOR SHALL OBTAIN FROM ALL SUB CONTRACTORS THE SIZE AND LOCATION OF ALL OPENING TO BE PROVIDED BY THEM RESPECTIVE TRADE. THE CONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION, LOCATION, SIZE AND DETAIL.
14. THE CONTRACTOR SHALL PROVIDE ALL SUPPLEMENTAL MATERIAL INCURRED TO PROPERLY INSTALL SUPPORT AND BRACE ALL ITEMS AND COMPONENTS WITHIN THE WORK.
15. THE GENERAL CONTRACTOR GUARANTEES AND WARRANTS THAT ALL WORK PERFORMED SHALL BE FREE FROM DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER THE ISSUANCE OF THE CERTIFICATE OF FINAL COMPLETION. ANY DEFECTS OR DAMAGE DISCOVERED DURING SAID PERIOD SHALL BE REPAIRED OR REPLACED AS DIRECTED IN WRITING BY THE ARCHITECT, AT NO ADDITIONAL COSTS.
16. ALL INTERIOR FINISHES SHALL BE IN ACCORDANCE WITH CHAPTER VII OF THE STANDARD BUILDING CODE.
17. FIXED GLASS, GLASS DOOR PANEL AND/OR OPERABLE WINDOW WITHIN 42" OF THE FINISH FLOOR SHALL BE SAFETY GLASS.
18. CONTRACTOR TO PROVIDE SHORING PRE-PRINGS DRAWINGS AND CALCULATIONS FOR REVIEW AND APPROVAL FOR THE CITY OF Miami BEACH
19. GENERAL CONTRACTOR TO PROVIDE DOCUMENTS FOR ALL EXTERIOR DOOR ASSEMBLIES, SPECIFICATIONS, SHUTTERS, GRILLES / EGG CRATES AND WINDOWS FOR APPROVAL BY THE CITY OF MIAMI BEACH. (ALL OF THE ABOVE WERE NOT INCLUDED IN THIS PERMIT)
20. COMPLETION CONTRACTOR to NOTIFY OWNER AND/OR ARCHITECT IN WRITING AT LEAST ONE WEEK PRIOR TO FINAL INSPECTION. FINAL DISBURSEMENT TO CONTRACTOR SHALL NOT BE MADE UNTIL OWNERS PUNCH LIST HAS BEEN SATISFIED. CONTRACTOR TO PROVIDE OWNER WITH WRITTEN GUARANTEE ON ALL EQUIPMENT CONTRACTOR AT COMPLETION OF WORK SHALL REMOVE FROM THE PREMISES ALL RUBBISH, IMPLEMENTS, EQUIPMENT AND SURPLUS MATERIALS, LEAVE THE PROJECT "BROOM CLEAN"

GRAPHIC SYMBOLS

- BUILDING SECTION LETTER / DBL. LETTERS — SHEET NUMBER
- SECTION LETTER / LETTER — SHEET NUMBER
- DETAIL NUMBER — SHEET NUMBER
- DETAIL REFERENCE
- DETAIL REFERENCE
- LARGE SCALE REFERENCE
- ELEVATION OR DETAIL
- TRUE NORTH / PLAN NORTH
- GRAPHIC SCALE
- FINISH FLOOR ELEVATION
- CENTER LINE
- MATCH LINE
- WINDOW TYPE
- REVISION NUMBER
- WALL TYPE
- COLUMN LINE REFERENCE

CODES AND STANDARDS

SFBC
NEC
OSHA
LIFE SAFETY CODES
ACI
AISC
MANUFACTURERS SPECS ARE PART OF THIS CONTRACT
DADE COUNTY PRODUCT APPROVAL REQUIREMENTS
ALL CODES AS PER LATEST EDITIONS AND REVISIONS SEE STRUCTURAL, MECHANICAL, AND ELECTRICAL PLANS FOR REFERENCED CODES

SHOP DRAWINGS AND SUBMITTAL (NOT LIMITED)

DOORS: FRAMES, DOOR TYPES, SPECIFICATIONS AND INSTALLATIONS
HARDWARE SCHEDULE
WINDOWS AND GLAZING - DETAILS AND SAMPLES
DRYWALL - MATERIALS AND INSTALLATION
&MATERIALS AND FIXTURES
MECHANICAL A/C HEATING AND VENTILATION
MATERIALS AND INSTALLATION
SPRINKLER - METAL GUTTERS AND DRAIN SPOUTS ALARMS - ELECTRICAL
MATERIALS AND FIXTURES
AUDIO - ELEVATIONS - MATERIALS AND INSTALLATIONS
KITCHEN EQUIPMENT
CABINETS - AS CALLED ON INTERIOR DESIGN DRAWINGS
FINISHES - AS CALLED ON DRAWINGS
SUBMIT 5 SET MINIMUM (FOR ARCHITECT APPROVAL)
ALLOW SUFFICIENT TIME FOR PROCESSING (TWO WEEKS)
SHOP DRAWINGS SHALL BE REVIEWED BY CONTRACTOR AND ARCHITECT
SHOP DRAWINGS SUBMITTAL REJECTED SHALL BE RESUBMITTED SHOWING CORRECTIONS
SUBMIT SAMPLES AND COLOR CHART FOR FINISHES
SUBMIT ROOFING BOND "10 YEARS" (MATERIALS AND INSTALLATION)
ELEVATOR GUARANTEES
CONCRETE TEST AND DESIGN MIX
MORTAR MIX AND DESIGN

ALL SUBCONTRACTORS SHALL GUARANTEE THEIR WORK (MATERIAL AND LABOR) FOR A MINIMUM PERIOD OF ONE YEAR UNLESS OTHERWISE NOTED OR REQUIRED

- FLOOR NUMBER
- DOOR NUMBER

DOOR CRITERIA AND GENERAL NOTES

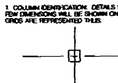
1. ALL DOORS ARE LISTED IN THE DOOR SCHEDULE
2. THE FOLLOWING EXPLANATION APPLIES TO THE DOOR SCHEDULE:

A. DOOR NUMBER
   (1) THE DOOR NUMBER SHALL BE THE SAME AS THE ROOM SERVED.
   (2) IF MORE THAN ONE DOOR SERVES THE SAME ROOM, EACH DOOR WILL BE ASSIGNED AN IDENTIFICATION NUMBER CONSISTING OF THE ROOM NUMBER PLUS AN ALPHABETICAL SUFFIX. THE NUMBER OF A DOOR COMMUNICATING BETWEEN TWO ROOMS SHALL BE DETERMINED BY THE ROOM NUMBER WITH WHICH IT SHARES.

DIMENSIONING CRITERIA

DIMENSIONS FOR LOCATING PARTITIONS AND OPENINGS ARE GENERALLY ESTABLISHED BY CRITERIA. ONLY EXCEPTIONS TO THESE CRITERIA WILL BE DIMENSIONED. TYPICAL DIMENSIONING CRITERIA ARE OUTLINED BELOW:

1. COLUMN IDENTIFICATION: DETAILS WILL GENERALLY DIMENSIONS AND ROW DIMENSIONS WILL BE SHOWN ON THE SMALL SCALE PLANS. COLUMN GRIDS ARE REPRESENTED THUS:

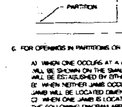


2. PARTITIONS CENTERED ON COLUMN OR GRID LINES WILL NOT BE DIMENSIONED ON THE SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY:

3. PARTITIONS WITH THE FINISH FACE FLUSH WITH THE FINISH FACE OF THE COLUMN WILL NOT BE DIMENSIONED ON THE SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY:

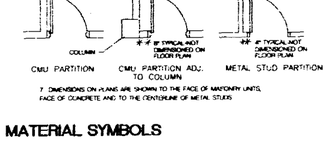
4. PARTITIONS CENTERED ON WINDOW MULLIONS WILL NOT BE DIMENSIONED ON SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY

5. PARTITIONS WITH FINISH FACE LYING ON THE COLUMN OR GRID LINES WILL NOT BE DIMENSIONED ON THE SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY



6. FOR OPENINGS IN PARTITIONS OR WALLS:

A) WHEN ONE OCCURS AT A COLUMN OF 3RD LINE, NO DIMENSIONS WILL BE SHOWN ON THE SMALL SCALE PLANS. THE OPENING WIDTH WILL BE ESTABLISHED BY OTHER CRITERIA OR SCHEDULES
B) WHEN NEITHER JAMB OCCURS AT A COLUMN OR GRID LINE, ONE JAMB WILL BE LOCATED DIMENSIONALLY BY THIS DETAIL.
C) WHEN ONE JAMB IS LOCATED BY A PARTITION AT A RIGHT ANGLE, THE FOLLOWING DIAGRAM APPLIES:



7. DIMENSIONS ON PLANS ARE SHOWN TO THE FACE OF MASONRY UNITS, FACE OF CONCRETE AND TO THE CENTERLINE OF METAL STUDS

MATERIAL SYMBOLS

- EARTH
- GRAVEL AIR FILL
- CONCRETE
- INSULATING CONCRETE
- CONCRETE MASONRY UNITS
- METAL LARGE SCALE
- ALUMINUM
- PLYWOOD LARGE SCALE
- FINISH WOOD
- CONTINUOUS
- BLOCKING
- GLASS LARGE SCALE
- CERAMIC TILE
- PLASTER, SAND, MORTAR, GROUT
- METAL STUD
- INSULATION (LOOSE OR BATT)
- METAL LATH + PLASTER
- METAL
- RIGID INSULATION
- ACOUSTICAL TILE OR BOARD
- GYP. BD. PLASTER
- LIGHTWEIGHT CONCRETE
- CAST -IN- PLACE CONCRETE
- METAL SMALL SCALE
- CUT STONE
- ROUGH WOOD
- CERAMIC TILE
- ACOUSTICAL TILE
- SOUND INSULATED PARTITION
- ROCK
- GYPSUM WALL BOARD
- RESILIENT FLOORING
- WOOD STUD

LIST OF DRAWINGS:

COVER SHEET/ LIST OF DRAWINGS

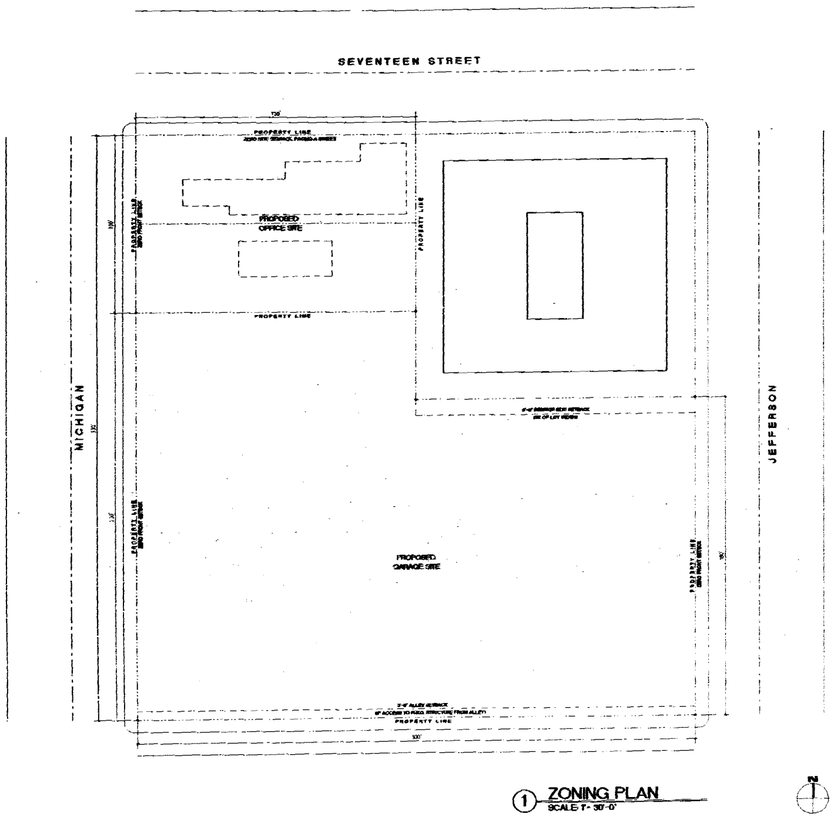
CIVIL:
- C-1 PAVING, GRADING, AND DRAINAGE PLAN
- C-2 WATER AND SEWER PLAN
- C-3 PAVING, GRADING, AND DRAINAGE DETAILS
- C-4 PAVING, GRADING, AND DRAINAGE DETAILS
- C-5 WATER AND SEWER DETAILS

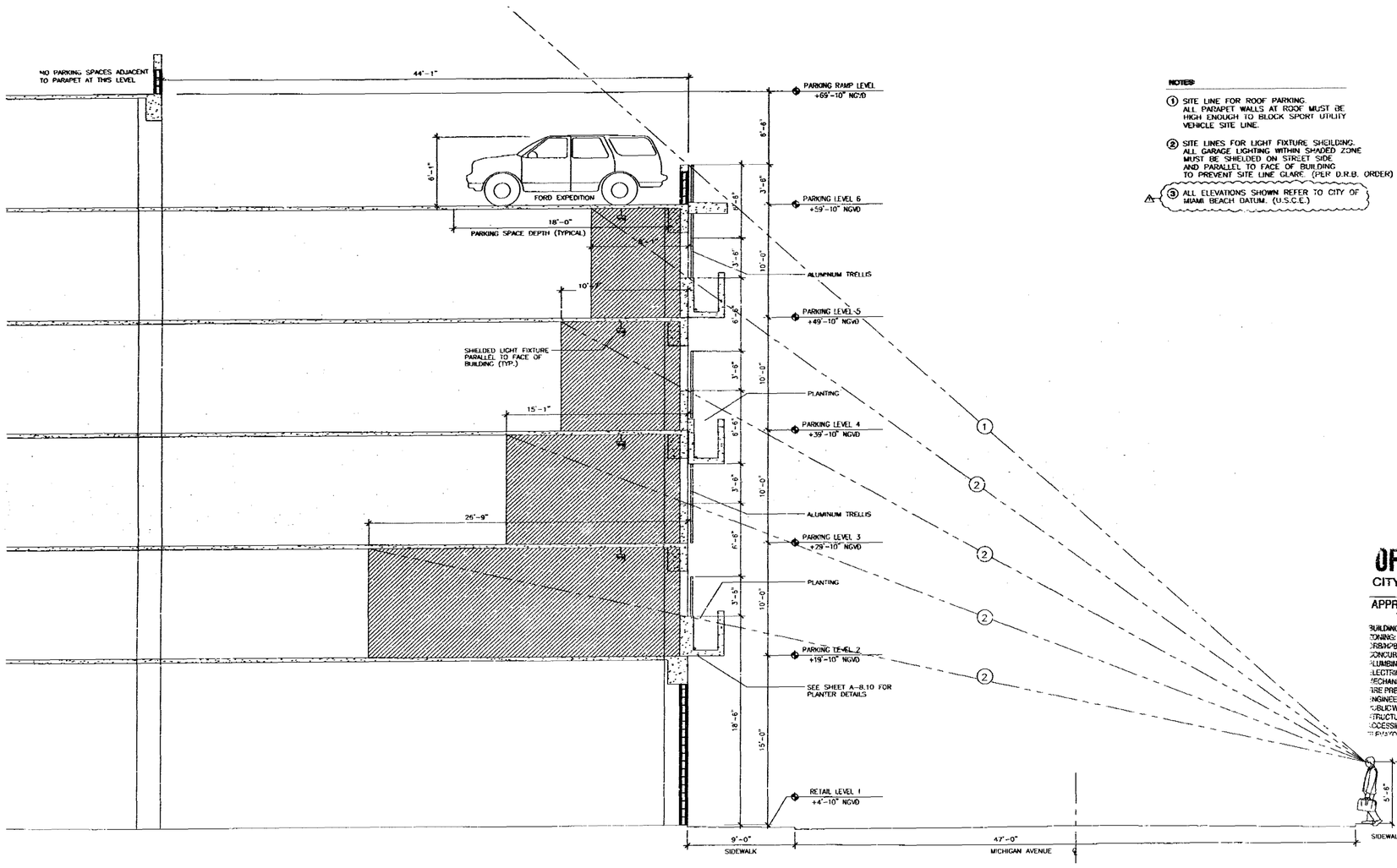
LANDSCAPE:
- LA-1.10 1ST LEVEL PLAN
- LA-1.20 2ND LEVEL PLAN
- LA-1.30 3RD LEVEL PLAN
- LA-1.40 4TH LEVEL PLAN
- LA-1.50 5TH LEVEL PLAN
- LA-1.60 6TH LEVEL PLAN
- LA-1.70 ROOF LEVELS PLAN
- LA-1.80 PLANTING DETAILS & SPECS.
- LA-1.90 PLANTER & TRELLIS DETAILS

ARCHITECTURE:

COVER
SURVEY
- A-0.01 ABBREVIATIONS & SYMBOLS
- A-0.02 SITE PLAN/STATISTICS
- (DRB) A-0.03 SITE LINE DIAGRAM
- A-0.05 LIFE SAFETY-GROUND LEVEL
- A-0.06 LIFE SAFETY-SECOND LEVEL
- A-0.07 LIFE SAFETY-TYPICAL LEVEL
- A-0.08 LIFE SAFETY-ROOF LEVEL
- (DRB) A-0.50 F.A.R. DIAGRAMS
- A-1.10 GROUND FLOOR PLAN
- A-1.20 2ND LEVEL PLAN
- A-1.30 3RD LEVEL PLAN
- A-1.40 4TH LEVEL PLAN
- A-1.50 5TH LEVEL PLAN
- A-1.60 6TH LEVEL PLAN
- A-1.70 ROOF PLAN
- A-1.80 MECHANICAL ROOF PLAN
- A-2.10 ENLARGED 1ST FLOOR PLAN
- A-2.20 ENLARGED LOBBY PLANS
- A-2.30 ENLARGED TYPICAL UPPER PLANS
- A-2.40 ENLARGED ROOF PLANS
- A-2.50 ENLARGED OFFICE PLAN GROUND LEVEL
- A-2.51 ENLARGED OFFICE PLAN-TYPICAL LEVEL
- A-2.52 ENLARGED OFFICE PLAN-ROOF LEVEL
- A-2.60 ENLARGED PARKING PLAN-GROUND LEVEL
- A-2.61 ENLARGED PARKING PLAN-PARKING LEVEL 2
- A-2.62 ENLARGED PARKING PLAN-PARKING LEVEL 3
- A-2.63 ENLARGED PARKING PLAN-PARKING LEVEL 4
- A-2.64 ENLARGED PARKING PLAN-PARKING LEVEL 5
- A-2.65 ENLARGED PARKING PLAN-ROOF LEVELS
- A-3.10 NORTH AND EAST ELEVATIONS
- A-3.11 SOUTH AND WEST ELEVATIONS
- A-3.12 ENLARGED PARKING GARAGE ELEVATIONS
- A-3.13 ENLARGED PARKING GARAGE ELEVATIONS
- A-3.14 ENLARGED PARKING GARAGE ELEVATIONS
- A-3.15 ENLARGED PARKING GARAGE ELEVATIONS
- A-3.16 ENLARGED OFFICE ELEVATIONS
- A-3.17 ENLARGED OFFICE ELEVATIONS
- A-3.50 BATHROOM ELEVATIONS
- A-3.60 LOBBY INTERIOR ELEVATIONS
- A-3.70 PARKING LOBBY INTERIOR ELEVATIONS
- A-4.01 BUILDING SECTIONS
- (DRB) A-4.02 BUILDING SECTIONS
- (DRB) A-4.03 BUILDING SECTIONS
- A-4.04 BUILDING SECTIONS
- A-4.05 BUILDING SECTIONS
- A-4.10 WALL SECTION
- A-4.11 WALL SECTION
- A-4.12 WALL SECTION
- A-4.13 WALL SECTION
- A-4.14 WALL SECTION
- A-4.15 WALL SECTION
- A-4.16 WALL SECTION
- A-4.17 WALL SECTION
- A-4.18 WALL SECTION
- A-4.19 ROOF FEATURE SECTION
- A-4.20 WALL SECTION
- A-4.21 WALL SECTION
- A-5.01 OFFICE ELEVATORS #1, 2, & 3
- A-5.02 PARKING ELEVATORS #4, 5, & 6
- A-6.01 STAIR # 1 ENLARGED SECTION
- A-6.02 STAIR # 2 ENLARGED SECTION
- A-6.03 STAIR # 3 ENLARGED SECTION
- A-6.04 STAIR # 4 ENLARGED SECTION
- A-6.05 STAIR #5 ENLARGED SECTION
- A-7.01 REFLECTED CEILING PLAN-LEVEL 1
- A-7.02 REFLECTED CEILING PLAN-LEVEL 2
- A-7.03 REFLECTED CEILING PLAN-TYPICAL LEVEL
- A-8.00.1 SIGNAGE SCHEDULE
- A-8.00.2 SIGNAGE LOCATION
- A-8.01 ROOM FINISH SCHEDULE & LEGEND
- A-8.02 DOOR SCHEDULE
- A-8.03 WINDOW SCHEDULE
- A-8.04 WALL TYPES
- A-8.05 DOOR JAMB DETAILS
- A-8.06 THRESHOLD DETAILS
- A-8.07 STOREFRONT DETAILS
- A-8.08 MISCELLANEOUS DETAILS
- A-8.09 ROOF/BALCONY DETAILS
- A-8.10 PLANTER & TRELLIS DETAILS
- A-8.11 EYEBROW DETAILS
- A-8.12 OFFICE COLUMN DETAILS
- A-8.13 PARKING ENTRANCE DETAILS
- A-8.14 TILE DETAILS
- A-8.15 OFFICE CURVE INTERSECTION DETAILS
- A-8.16 OFFICE LOBBY OBJECTS/ELEVATOR CALL DETAILS
- A-9.01 A.D.A. DETAILS

STRUCTURE:
- S-1.10 FOUNDATION & GROUND FLOOR PLAN (OFFICE)
- S-1.20 2ND FLOOR FRAMING PLAN (OFFICE)
- S-1.30 3RD FLOOR FRAMING PLAN (OFFICE)
- S-1.40 4TH FLOOR FRAMING PLAN (OFFICE)
- S-1.50 5TH FLOOR FRAMING PLAN (OFFICE)
- S-1.60 6TH FLOOR FRAMING PLAN (OFFICE)
- S-1.70 7TH FLOOR (ROOF) FRAMING PLAN (OFFICE)
- S-1.80 8TH FLOOR FRAMING PLAN (OFFICE)
- S-1.90 9TH FLOOR FRAMING PLAN (OFFICE)
- S-2.10 FOUNDATION AND GROUND PLAN (PARKING)
- S-2.20 2ND FLOOR FRAMING PLAN (PARKING)
- S-2.30 3RD FLOOR FRAMING PLAN (PARKING)
- S-2.40 4TH FLOOR FRAMING PLAN (PARKING)
- S-2.50 5TH FLOOR FRAMING PLAN (PARKING)
- S-2.60 6TH FLOOR FRAMING PLAN (PARKING)
- S-2.70 ROOF FRAMING PLAN (PARKING)
- S-3.10 GENERAL NOTES (OFFICE AND PARKING)
- S-3.10A PILE CAP DETAILS
- S-3.11 SCHEDULE AND DETAILS
- S-3.12 BEAM SCHEDULE (OFFICE)
- S-3.13 BEAM SCHEDULE (OFFICE)
- S-3.14 BEAM SCHEDULE (PARKING)
- S-3.15 BEAM SCHEDULE (PARKING)
- S-3.16 DETAILS (OFFICE AND PARKING)
- S-4.10 STAIR #1 SECTION
- S-4.11 STAIR #2 SECTION
- S-4.12 SECTION (OFFICE)
- S-4.13 SECTION (OFFICE)
- S-5.10 STAIR #3 SECTION (PARKING)
- S-5.


SEVENTEEN STREET
MICHIGAN
JEFFERSON
PROPERTY LINE
PROPOSED OFFICE SITE
PROPOSED GARAGE SITE
PROPERTY LINE
PROPERTY LINE
PROPERTY LIN



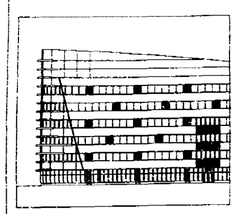
1 SITE LINE DIAGRAM
SCALE: 1/4"-1'-0"

NOTES:

1. SITE LINE FOR ROOF PARKING. ALL PARAPET WALLS AT ROOF MUST BE HIGH ENOUGH TO BLOCK SPORT UTILITY VEHICLE SITE LINE.
2. SITE LINES FOR LIGHT FIXTURE SHEILDING. ALL GARAGE LIGHTING WITHIN SHADED ZONE MUST BE SHIELDED ON STREET SIDE AND PARALLEL TO FACE OF BUILDING TO PREVENT SITE LINE GLARE. (PER D.R.B. ORDER)
3. ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM. (U.S.C.E.)

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
DRB/HPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
PARKING:
APPROVED
ENGINEER

NOTE: REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM AS- BUILT SURVEY DISCREPANCY. 3



THE LINCOLN
SOUTH BEACH

17th STREET
MIAMI BEACH, FLORIDA

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FAX (305) 372-1176

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4639 SW 74 COURT
MIAMI, FL 33155
(305) 665-8711 FAX (305) 666-5259

MEP
FLORIDA ENGINEERING SYSTEMS
34 NW 168TH STREET
NORTH MIAMI BEACH, FL 33169
(305) 653-8212 FAX (305) 653-8232

LANDSCAPE ARCHITECT
URBAN RESOURCE GROUP
420 LINCOLN ROAD SUITE 353
MIAMI BEACH, FL 33139
(305) 673-2534 FAX (305) 673-48822

GEOTECHNICAL CONSULTANT
PSI
7950 N.W. 64TH STREET
MIAMI, FL 33166
(305) 471-7225 FAX (305) 593-1915

CIVIL ENGINEER
KIMLEY-HORN & ASSOC., INC.
420 LINCOLN ROAD, SUITE 353
MIAMI BEACH, FL 33139
(305) 673-2025 FAX (305) 673-4882

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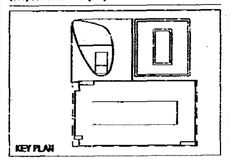
14144 VENTURA BLVD., SUITE 100
SHERMAN OAKS, CA 91423
(818) 986-1494 FAX (818) 986-8607

GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
8481 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 599-2388 FAX (305) 477-3287


KEY PLAN

PERMIT
REVISION #1

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP, JP, KC, KL, JS, JH Approved by: AC

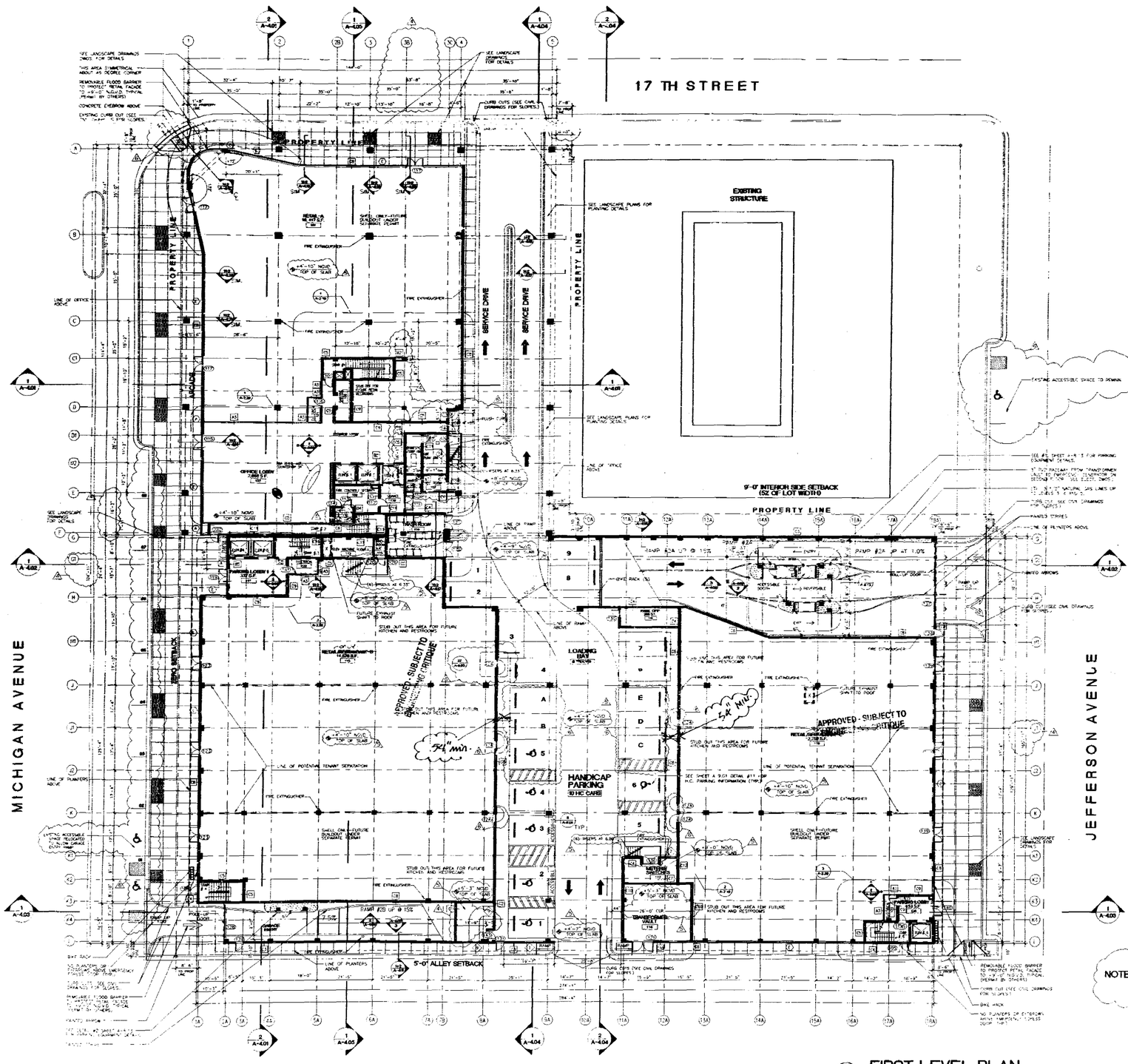
Revision/Date		
1	05.08.00	Permit Revision
2	05.17.00	Construccion Document
3	12.19.00	Contract Set
4	04.01.01	V.E revision
5	06.04.01	Elevation Revison

08-15-01

Sheet No. A-0.03

SITE LINE DIAGRAM

4004112


17 TH STREET
PROPERTY LINE
EXISTING STRUCTURE
9'-0" INTERIOR SIDE SETBACK (SZ OF LOT WIDTH)
SERVICE DRIVE
SERVICE DRIVE
PROPERTY LINE
PROPERTY LINE
MICHIGAN AVENUE
JEFFERSON AVENUE
5'-0" ALLEY SETBACK
HANDICAP PARKING 10 HC CARS
LOADING BAY
APPROVED SUBJECT TO ARCHITECTURAL CRITIQUE
APPROVED SUBJECT TO ARCHITECTURAL CRITIQUE
54" min.
54" min.
RAMP #2A UP @ 10%
RAMP #2B UP @ 15%
RAMP #3 UP @ 10%
RAMP #2D UP @ 15%
RAMP #1 UP @ 15%
RAMP #2C UP @ 15%
RAMP #4 UP @ 10%
RAMP #5 UP @ 10%
RETAIL A 1K SQ. FT.
RETAIL B 1K SQ. FT.
RETAIL C 1K SQ. FT.
RETAIL D 1K SQ. FT.
RETAIL E 1K SQ. FT.
RETAIL F 1K SQ. FT.
RETAIL G 1K SQ. FT.
RETAIL H 1K SQ. FT.
RETAIL I 1K SQ. FT.
RETAIL J 1K SQ. FT.
RETAIL K 1K SQ. FT.
RETAIL L 1K SQ. FT.
RETAIL M 1K SQ. FT.
RETAIL N 1K SQ. FT.
RETAIL O 1K SQ. FT.
RETAIL P 1K SQ. FT.
RETAIL Q 1K SQ. FT.
RETAIL R 1K SQ. FT.
RETAIL S 1K SQ. FT.
RETAIL T 1K SQ. FT.
RETAIL U 1K SQ. FT.
RETAIL V 1K SQ. FT.
RETAIL W 1K SQ. FT.
RETAIL X 1K SQ. FT.
RETAIL Y 1K SQ. FT.
RETAIL Z 1K SQ. FT.
RETAIL AA 1K SQ. FT.
RETAIL BB 1K SQ. FT.
RETAIL CC 1K SQ. FT.
RETAIL DD 1K SQ. FT.
RETAIL EE 1K SQ. FT.
RETAIL FF 1K SQ. FT.
RETAIL GG 1K SQ. FT.
RETAIL HH 1K SQ. FT.
RETAIL II 1K SQ. FT.
RETAIL JJ 1K SQ. FT.
RETAIL KK 1K SQ. FT.
RETAIL LL 1K SQ. FT.
RETAIL MM 1K SQ. FT.
RETAIL NN 1K SQ. FT.
RETAIL OO 1K SQ. FT.
RETAIL PP 1K SQ. FT.
RETAIL QQ 1K SQ. FT.
RETAIL RR 1K SQ. FT.
RETAIL SS 1K SQ. FT.
RETAIL TT 1K SQ. FT.
RETAIL UU 1K SQ. FT.
RETAIL VV 1K SQ. FT.
RETAIL WW 1K SQ. FT.
RETAIL XX 1K SQ. FT.
RETAIL YY 1K SQ. FT.
RETAIL ZZ 1K SQ. FT.
RETAIL AAA 1K SQ. FT.
RETAIL BBB 1K SQ. FT.
RETAIL CCC 1K SQ. FT.
RETAIL DDD 1K SQ. FT.
RETAIL EEE 1K SQ. FT.
RETAIL FFF 1K SQ. FT.
RETAIL GGG 1K SQ. FT.
RETAIL HHH 1K SQ. FT.
RETAIL III 1K SQ. FT.
RETAIL JJJ 1K SQ. FT.
RETAIL KKK 1K SQ. FT.
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RETAIL MMM 1K SQ. FT.
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RETAIL PPP 1K SQ. FT.
RETAIL QQQ 1K SQ. FT.
RETAIL RRR 1K SQ. FT.
RETAIL SSS 1K SQ. FT.
RETAIL TTT 1K SQ. FT.
RETAIL UUU 1K SQ. FT.
RETAIL VVV 1K SQ. FT.
RETAIL WWW 1K SQ. FT.
RETAIL XXX 1K SQ. FT.
RETAIL YYY 1K SQ. FT.
RETAIL ZZZ 1K SQ. FT.
RETAIL AAAA 1K SQ. FT.
RETAIL BBBB 1K SQ. FT.
RETAIL CCCC 1K SQ. FT.
RETAIL DDDD 1K SQ. FT.
RETAIL EEEE 1K SQ. FT.
RETAIL FFFF 1K SQ. FT.
RETAIL GGGG 1K SQ. FT.
RETAIL HHHH 1K SQ. FT.
RETAIL IIII 1K SQ. FT.
RETAIL JJJJ 1K SQ. FT.
RETAIL KKKK 1K SQ. FT.
RETAIL LLLL 1K SQ. FT.
RETAIL MMMM 1K SQ. FT.
RETAIL NNNN 1K SQ. FT.
RETAIL OOOO 1K SQ. FT.
RETAIL PPPP 1K SQ. FT.
RETAIL QQQQ 1K SQ. FT.
RETAIL RRRR 1K SQ. FT.
RETAIL SSSS 1K SQ. FT.
RETAIL TTTT 1K SQ. FT.
RETAIL UUUU 1K SQ. FT.
RETAIL VVVV 1K SQ. FT.
RETAIL WWWW 1K SQ. FT.
RETAIL XXXX 1K SQ. FT.
RETAIL YYYY 1K SQ. FT.
RETAIL ZZZZ 1K SQ. FT.
RETAIL AAAAA 1K SQ. FT.
RETAIL BBBBB 1K SQ. FT.
RETAIL CCCCC 1K SQ. FT.
RETAIL DDDDD 1K SQ. FT.
RETAIL EEEEE 1K SQ. FT.
RETAIL FFFFF 1K SQ. FT.
RETAIL GGGGG 1K SQ. FT.
RETAIL HHHHH 1K SQ. FT.
RETAIL IIIII 1K SQ. FT.
RETAIL JJJJJ 1K SQ. FT.
RETAIL KKKKK 1K SQ. FT.
RETAIL LLLLL 1K SQ. FT.
RETAIL MMMMM 1K SQ. FT.
RETAIL NNNNN 1K SQ. FT.
RETAIL OOOOO 1K SQ. FT.
RETAIL PPPPP 1K SQ. FT.
RETAIL QQQQQ 1K SQ. FT.
RETAIL RRRRR 1K SQ. FT.
RETAIL SSSSS 1K SQ. FT.
RETAIL TTTTT 1K SQ. FT.
RETAIL UUUUU 1K SQ. FT.
RETAIL VVVVV 1K SQ. FT.
RETAIL WWWWW 1K SQ. FT.
RETAIL XXXXX 1K SQ. FT.
RETAIL YYYYY 1K SQ. FT.
RETAIL ZZZZZ 1K SQ. FT.
RETAIL AAAAAA 1K SQ. FT.
RETAIL BBBBBB 1K SQ. FT.
RETAIL CCCCCC 1K SQ. FT.
RETAIL DDDDDD 1K SQ. FT.
RETAIL EEEEEE 1K SQ. FT.
RETAIL FFFFFF 1K SQ. FT.
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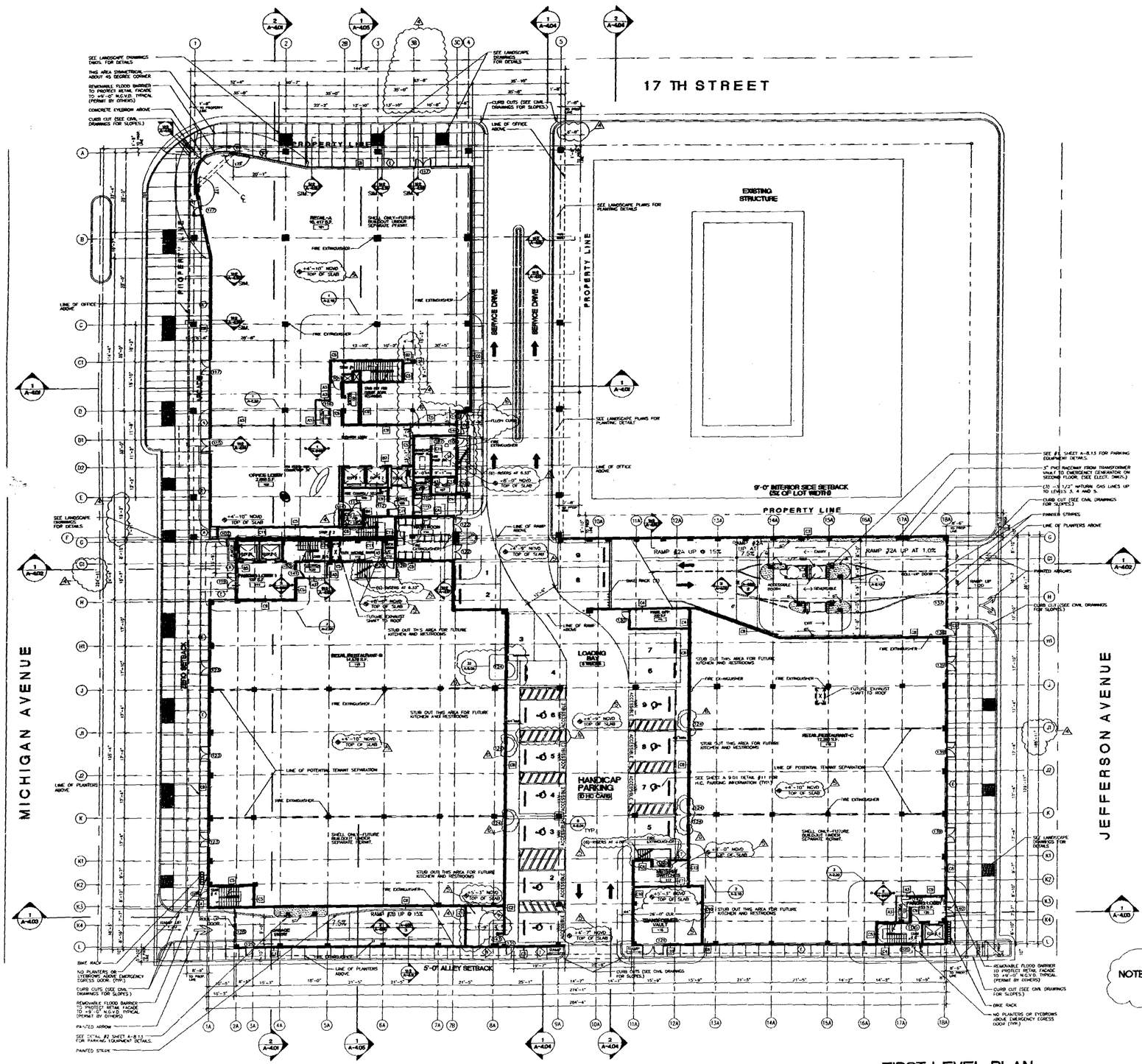

1 FIRST LEVEL PLAN
SCALE: 1/16"-1'-0"

NOTES:
1) ALL ENCLOSED AREAS BELOW +8'-0" NGVD (TRASH ROOM, ETC.) TO BE FLOODPROOFED. SEE SHEET A-8.09 DETAIL #4.
2) REMOVABLE FLOOD BARRIER TO PROTECT RETAIL FACADES UP TO +9'-0" NGVD. UNDER SEPARATE PERMIT.
3) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
4) STUB OUT EACH POTENTIAL RETAIL SPACE FOR FUTURE RESTROOMS AND/OR KITCHENS IN LOCATIONS SHOWN ON PLAN.
5) ALL FLOOR PLANS ARE SHOWN AT 4'-0" ABOVE FINISHED FLOOR.
6) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM. (U.S.C.E.)
7) ALL EXPOSED DECKING ON THE PARKING GARAGE TO HAVE CORNER GUARDS.
8) SEE SHEET A-9.01, DETAIL #8 FOR FIRE EXTINGUISHER MOUNTING DETAIL.
9) FUTURE PUBLIC RESTROOMS TO INCLUDE BABY CHANGING STATIONS PER CODE.
10) SEE ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DIMENSIONS (SHEETS 2.10 THROUGH 2.63).
11) MECHANICAL SHAFTS HAVE BEEN REVISED.
12) MOUNT DOORS TO THE OUTER FACE OF BLOCK WALLS TO ALLOW 180 DEGREE OPERATION (TYPICAL AT EGRESS DOORS).

OFFICE CURVE EYEBROW LEGEND

EYEBROW NO.	LOCATION	DIMENSIONS	
		TOTAL INTERIOR ARC LENGTH	TOTAL EXTERIOR ARC LENGTH
CEYA	1ST LEVEL-HEADER	47'-10.5"	52'-0"

NOTES: 1) REFER TO A-8.11 FOR EYEBROW DETAILS.
2) TYPICAL EYEBROW RADII SEE 7/A-8.11
3) CURVED EYEBROWS FROM LEVEL 1 THRU LEVEL 6 TO BE INTEGRAL CONCRETE.
2) CURVED EYEBROWS ABOVE ROOF LEVEL TO BE METAL.

NOTE: REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM AS- BUILT SURVEY DISCREPANCY.

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OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
VISIBILITY:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ENV.:
VOID
05-4-01 to 06-4-01

THE LINCOLN
SOUTH BEACH
17th STREET
MIAMI BEACH, FLORIDA

ARCHITECT
ARQ
550 Brickell Avenue
Miami, FL 33131
TEL (305) 372-1812
FAX (305) 372-1178

STRUCTURAL ENGINEER
DONNELL, DUQUESNE & ALBAISA, P.A.
4639 SW 74 COURT
MIAMI, FL 33155
(305) 663-3711 FAX (305) 666-5259

MEP
FLORIDA ENGINEERING SYSTEMS
34 NW 168TH STREET
NORTH MIAMI BEACH, FL 33169
(305) 653-8212 FAX (305) 653-8232

LANDSCAPE ARCHITECT
URBAN RESOURCE GROUP
420 LINCOLN ROAD SUITE 353
MIAMI BEACH, FL 33139
(305) 673-2524 FAX (305) 673-48822

GEOTECHNICAL CONSULTANT
PSI
7529 N.W. 64TH STREET
MIAMI, FL 33166
(305) 471-7725 FAX (305) 593-1815

CIVIL ENGINEER
KIMLEY-HORN & ASSOC., INC.
420 LINCOLN ROAD, SUITE 353
MIAMI BEACH, FL 33139
(305) 673-2025 FAX (305) 673-4852

PARKING CONSULTANT
INTERNATIONAL PARKING DESIGN, INC.
16644 VENTURA BLVD., SUITE 100
SHERMAN OAKS, CA 91423
(818) 986-1494 FAX (818) 986-0697

GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
2601 N.W. 17TH STREET, SUITE L
MIAMI, FL 33125
(305) 598-2389 FAX (305) 477-3297

KEY PLAN

PERMIT
REVISION #1

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MF,LP,KC,KL,IS,JH Approved by: AC

Revision/Date		
1	05.08.00	Permit Revision
2	05.17.00	Construccion Document
3	12.19.00	Contract Set
4	04.01.01	V.E. revision
5	06.04.01	Elevation Revison
6	08.01.01	Permitting Comments

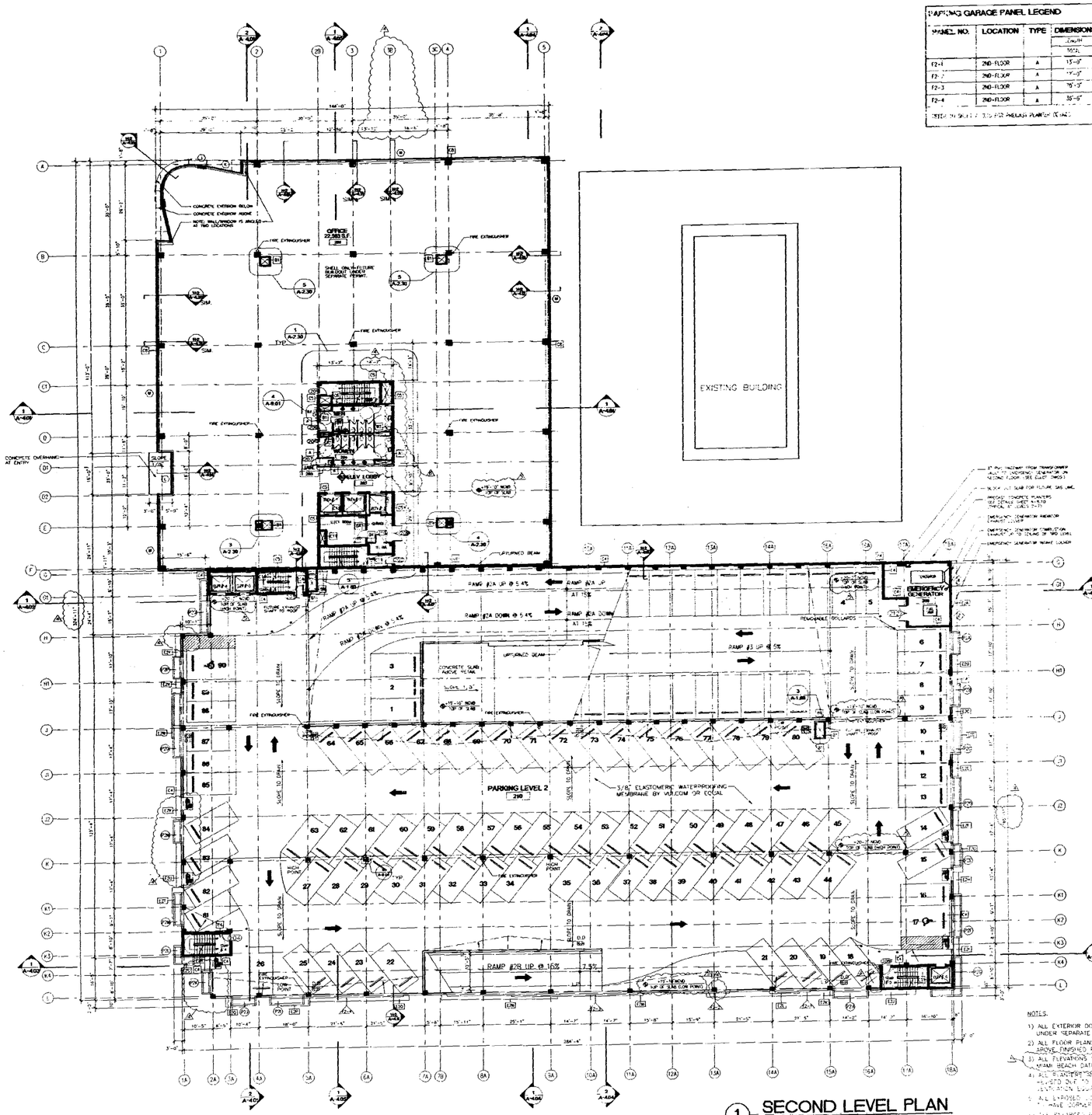
08-22-01

Signature

Sheet No. A-1.10

FIRST LEVEL

Page 4



1 SECOND LEVEL PLAN
SCALE: 1/16"=1'-0"

PARKING GARAGE PANEL LEGEND

PANEL NO.	LOCATION	TYPE	DIMENSIONS LENGTH TOTAL
P2-1	2ND FLOOR	A	15'-0"
P2-2	2ND FLOOR	A	19'-0"
P2-3	2ND FLOOR	A	76'-3"
P2-4	2ND FLOOR	A	35'-6"

REFER TO SHEET A-3.01 FOR PRECAST PANEL DETAILS

PARKING GARAGE PLANTER LEGEND

PLANTER NO.	LOCATION	TYPE	DIMENSIONS LENGTH TOTAL	LENGTH WIDTH
P2A	2ND LEVEL	A	9'-0"	(1) 8'-0"
P2B	2ND LEVEL	A	9'-0"	(1) 8'-0"
P2C	2ND LEVEL	A	13'-0"	(1) 12'-0"
P2D	2ND LEVEL	A	13'-0"	(1) 12'-0"
P2E	2ND LEVEL	A A	17'-0"	(1) 12'-0" (1) 4'-0"
P2G	2ND LEVEL	C C	37'-0"	(1) CORNER (1) 12'-0" (1) 8'-0"
P2H	2ND LEVEL	A	15'-0"	(1) 12'-0"
P2I	2ND LEVEL	A	15'-0"	(1) 12'-0"
P2J	2ND LEVEL	A	9'-0"	(1) 8'-0"
P2K	2ND LEVEL	A	9'-0"	(1) 8'-0"
P2L	2ND LEVEL	C	15'-0"	(2) 4'-0" (1) CORNER
P2M	2ND LEVEL	A A	15'-0"	(1) 4'-0" (1) 8'-0"
P2N	2ND LEVEL	A	9'-0"	(1) 8'-0"
P2O	2ND LEVEL	A	25'-0"	(2) 12'-0"
P2P	2ND LEVEL	A	9'-0"	(1) 8'-0"
P2Q	2ND LEVEL	A	21'-0"	(1) 12'-0" (1) 8'-0"

REFER TO A-8.10 FOR PRECAST PLANTER DETAILS

PARKING GARAGE EYEBROW LEGEND

EYEBROW NO.	TYPE	DIMENSIONS LOCATION SEE SHEET A-1.1	LENGTH TOTAL
E2A	5	E	37'-9"
E2B	5	E	1'-6"
E2C	3	E	2'-5"
E2D	1	A	11'-8"
E2E	5	E	5'-8"
E2F	5	E	15'-2"
E2G	1	B	9'-8"
E2H	5	E	10'-6"
E2I	5	E	7'-2"
E2J	5	E	17'-9"
E2K	5	E	48'-9"
E2L	6	A	11'-1"
E2M	6	A	48'-9"
E2N	3	L	43'-0"
E2O	5	E	36'-6"
E2P	1	A	10'-6"
E2Q	1	A	1'-2"
E2R	5	E	5'-8"
E2S	1	C	5'-9"
E2T	1	A	11'-11"
E2U	5	E	19'-2"
E2V	5	E	24'-2"
E2W	1	A	19'-5"
E2X	5	F	5'-5"
E2Y	5	E	8'-10"

NOTES: 1) REFER TO A-8.11 FOR EYEBROW DETAILS AND DIMENSIONS
2) E-EBROW LOCATIONS ARE MEASURED FROM THE TOP OF THE PLANTER TO THE TOP OF THE EYEBROW.

OFFICE CURVED EYEBROW LEGEND

EYEBROW NO.	LOCATION	DIMENSIONS TOTAL INTERIOR ARC LENGTH	TOTAL EXTERIOR ARC LENGTH
CE1A	2ND LEVEL-HEADER	16'-7"	19'-1"
CE1B	2ND LEVEL-SILL	29'-0"	32'-9-1/2"

NOTES: 1) REFER TO A-8.11 FOR EYEBROW DETAILS
2) TYPICAL EYEBROW BACK SEE 7/A-8.11
3) CURVED EYEBROWS FROM LEVEL 1 THRU LEVEL 6 TO BE INTEGRAL CONCRETE
4) CURVED EYEBROWS ABOVE ROOF LEVEL TO BE METAL

NOTE: REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM AS- BUILT SURVEY DISCREPANCY

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2) ALL FLOOR PLANS ARE SHOWN AT 4'-0" ABOVE FINISHED FLOOR.
3) ALL ELEVATIONS SHOWN METER TO CITY OF MIAMI BEACH DATUM (N.G.V.D.).
4) ALL PLANTERS AND EYEBROWS HAVE BEEN REVISED DUE TO THE ADDITION OF MECHANICAL VENTILATION EQUIPMENT.
5) ALL EXPOSED COLUMNS IN PARKING GARAGE HAVE CORNER FLARES.
6) SEE ENLARGED PLANS FOR ADDITIONAL INFORMATION.
7) ALL PARKING GARAGE PLANTERS, EYEBROWS, PANELS, AND TRELLIS HAVE BEEN REVISED. SEE PLANS FOR EACH SCHEDULE.
8) ENGINE EVACUATION LOUVERS AND EQUIPMENT REVISED FROM ROOF TO GRADE. EXCEPT FOR THE SOUTH EAST AND WEST PARKING ELEVATIONS. TYPICAL AT SOUTH EAST, WEST PARKING ELEVATIONS.

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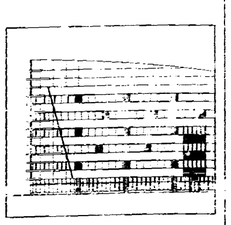
BUILDING:	
ZONING:	
DRB/HPB:	
CONCURRENCY:	
PLUMBING:	
ELECTRICAL:	
MECHANICAL:	
FIRE PREVENTION:	
ENGINEERING:	
PUBLIC WORKS:	
STRUCTURAL:	
ACCESSIBILITY:	
ELEVATOR:	

10-30-01



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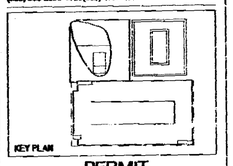


KEY PLAN

PERMIT
REVISION #1

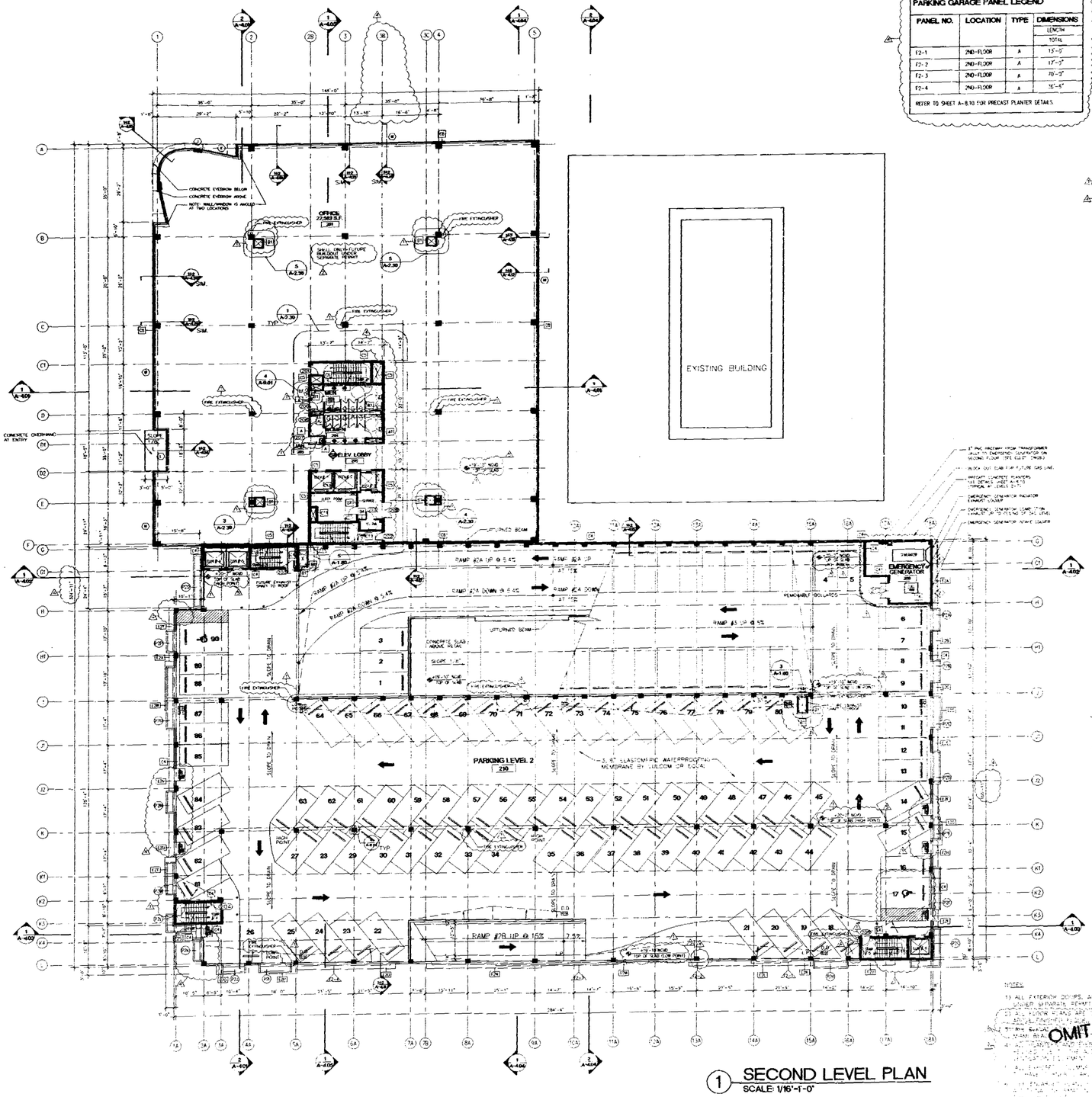
Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,JP,KC,KL,JS,JH Approved by: AC

Revision/Date	
1 05.08.00	Permit Revision
2 05.17.00	Construction Document
3 12.19.00	Contract Set
4 04.01.01	V.E revision
5 06.04.01	Revision
	Permitting Comments

Sheet No. A-1.20

SECOND LEVEL

A00415



1 SECOND LEVEL PLAN
SCALE: 1/16"=1'-0"

PARKING GARAGE PANEL LEGEND

PANEL NO.	LOCATION	TYPE	DIMENSIONS LENGTH TOTAL
F2-1	2ND-FLOOR	A	15'-0"
F2-2	2ND-FLOOR	A	17'-9"
F2-3	2ND-FLOOR	A	70'-3"
F2-4	2ND-FLOOR	A	16'-5"

REFER TO SHEET A-810 FOR PRECAST PLANTER DETAILS.

PARKING GARAGE PLANTER LEGEND

PLANTER NO.	LOCATION	TYPE	DIMENSIONS LENGTH TOTAL	DIMENSIONS LENGTH MODULE
P2A	2ND-LEVEL	A	9'-0"	(1) 8'-0"
P2B	2ND-LEVEL	A	9'-0"	(1) 8'-0"
P2C	2ND-LEVEL	A	13'-0"	(1) 12'-0"
P2D	2ND-LEVEL	A	13'-0"	(1) 12'-0"
P2E	2ND-LEVEL	A	9'-0"	(1) 8'-0"
P2F	2ND-LEVEL	A A	17'-0"	(1) 12'-0" (1) 4'-0"
P2G	2ND-LEVEL	C C	27'-0"	(1) CORNER (1) 12'-0" (1) 8'-0"
P2M	2ND-LEVEL	A	13'-0"	(1) 12'-0"
P2I	2ND-LEVEL	A	13'-0"	(1) 12'-0"
P2J	2ND-LEVEL	A	9'-0"	(1) 8'-0"
P2K	2ND-LEVEL	A	9'-0"	(1) 8'-0"
P2L	2ND-LEVEL	C	15'-0"	(2) 4'-0" (1) CORNER
P2M	2ND-LEVEL	A A	13'-0"	(1) 4'-0" (1) 8'-0"
P2N	2ND-LEVEL	A	9'-0"	(1) 8'-0"
P2O	2ND-LEVEL	A	25'-0"	(2) 12'-0"
P2P	2ND-LEVEL	A	9'-0"	(1) 8'-0"
P2Q	2ND-LEVEL	A	21'-0"	(1) 12'-0" (1) 8'-0"

REFER TO A-810 FOR PRECAST PLANTER DETAILS.

PARKING GARAGE EYEBROW LEGEND

EYEBROW NO.	TYPE	DIMENSIONS LOCATION SEE SHEET A/A-811	DIMENSIONS LENGTH TOTAL
E2A	5	E	27'-6"
E2B	5	F	11'-3"
E2C	5	E	5'-5"
E2D	1	A	11'-9"
E2E	5	E	9'-8"
E2F	5	E	13'-7"
E2G	1	B	9'-4"
E2H	5	E	10'-6"
E2I	5	E	7'-0"
E2J	5	E	17'-9"
E2K	5	E	66'-9"
E2L	6	A	11'-1"
E2M	6	A	48'-9"
E2N	5	E	43'-0"
E2O	5	E	36'-6"
E2P	1	A	10'-6"
E2Q	1	A	7'-2"
E2R	5	E	51'-8"
E2S	5	C	57'-9"
E2T	1	A	11'-11"
E2U	5	E	19'-2"
E2V	5	E	24'-2"
E2W	1	A	19'-5"
E2X	5	E	5'-5"
E2Y	5	E	8'-10"

NOTES: 1) REFER TO A-811 FOR EYEBROW DETAILS AND DIMENSIONS
2) EYEBROW LOCATIONS ARE MEASURED FROM THE TOP OF THE PLANTER TO THE TOP OF THE EYEBROW

NOTE: REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM AS- BUILT SURVEY DISCREPANCY.

OFFICE CURVED EYEBROW LEGEND

EYEBROW NO.	LOCATION	DIMENSIONS TOTAL INTERIOR ARC LENGTH	DIMENSIONS TOTAL EXTERIOR ARC LENGTH
CE2A	2ND LEVEL HEADER	16'-2"	19'-1"
CE2B	2ND LEVEL SILL	29'-0"	32'-9-1/2"

NOTES: 1) REFER TO A-811 FOR EYEBROW DETAILS
2) TYPICAL EYEBROW RADII SEE A-811
3) CURVED EYEBROWS FROM LEVEL 1 THRU LEVEL 6
4) SEE A-1 SERIES FOR FLOOR PLANS
5) CURVED EYEBROWS ON THE ROOF LEVEL TO BE METAL

OMIT

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05-15-01

APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
PRESERVATION:
CONCURRENCY:
PLANNING:
ELECTRICAL:
MECHANICAL:
PLUMBING:
ENGINEERING:
PUBLIC WORKS:
PROJECT MGT.:
ACCESSIBILITY:
FIRE/EMS:

NOTES:
1) ALL EXTERIOR DOWNSPOUTS, SCUPPERS AND OVERFLOW SCUPPERS ARE TO BE CONCEALED WITHIN THE WALL ASSEMBLY.
2) ALL EXTERIOR DOWNSPOUTS, SCUPPERS AND OVERFLOW SCUPPERS ARE TO BE CONCEALED WITHIN THE WALL ASSEMBLY.

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KEY PLAN

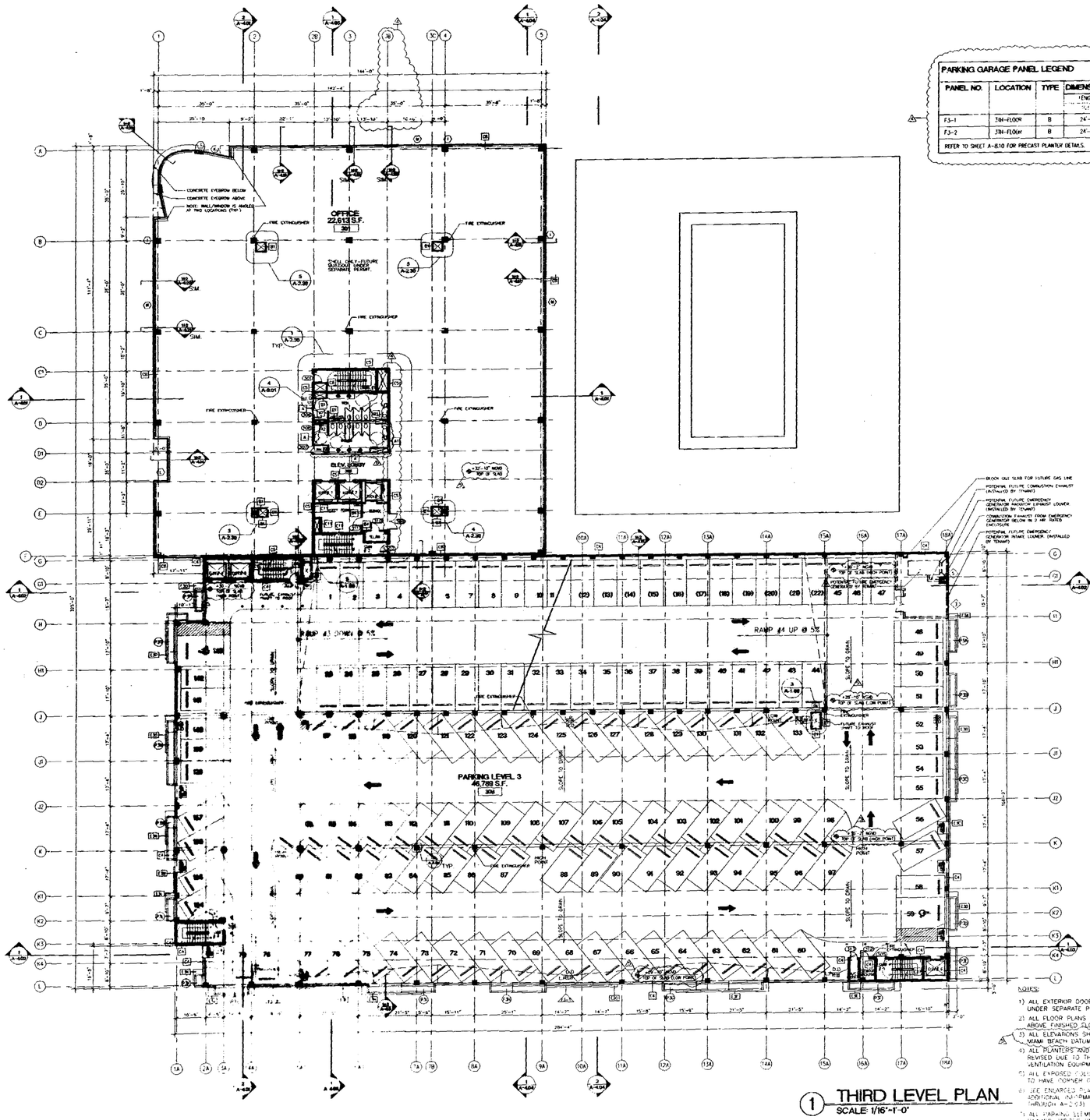
PERMIT
REVISION #1

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,JS,H Approved by: AS

Revision/Date		
1	05.08.00	Permit Revision
2	05.17.00	Construction Document
3	12.19.00	Contract Set
4	04.01.01	V.E. revision
5	06.04.01	Elevation Revision

Sheet No. A-1.20
SECOND LEVEL

9904.16



1 THIRD LEVEL PLAN
SCALE: 1/16"=1'-0"

PARKING GARAGE PANEL LEGEND

PANEL NO.	LOCATION	TYPE	DIMENSIONS LENGTH
P3-1	3RD-FLOOR	B	24'-0"
P3-2	3RD-FLOOR	B	24'-6"

REFER TO SHEET A-8.10 FOR PRECAST PLANTER DETAILS.

PARKING GARAGE PLANTER LEGEND

PLANTER NO.	LOCATION	TYPE	DIMENSIONS LENGTH	DIMENSIONS WIDTH
P3A	3RD-LEVEL	A	15'-0"	(1) 12'-0"
P3B	3RD-LEVEL	B	15'-0"	(1) 12'-0"
P3C	3RD-LEVEL	B B	33'-0"	(2) 12'-0" (1) 8'-0"
P3D	3RD-LEVEL	B	15'-0"	(1) 12'-0"
P3E	3RD-LEVEL	C	15'-0"	(1) 12'-0"
P3F	3RD-LEVEL	A A	17'-0"	(1) 4'-0" (1) 12'-0"
P3G	3RD-LEVEL	B	37'-0"	(3) 12'-0"
P3H	3RD-LEVEL	B B	45'-0"	(3) 12'-0" (1) 8'-0"
P3I	3RD-LEVEL	A	25'-0"	(2) 12'-0"
P3J	3RD-LEVEL	B	15'-0"	(1) 12'-0"
P3K	3RD-LEVEL	B	9'-0"	(1) 4'-0"
P3L	3RD-LEVEL	A	9'-0"	(1) 8'-0"
P3M	3RD-LEVEL	B B	17'-0"	(1) 12'-0" (1) 4'-0"
P3N	3RD-LEVEL	B B B	25'-0"	(1) 12'-0" (1) 8'-0" (1) 4'-0"
P3O	3RD-LEVEL	A A A	27'-0"	(1) 12'-0" (1) CORNER (2) 4'-0"
P3P	3RD-LEVEL	A	9'-0"	(1) 8'-0"

REFER TO A-8.10 FOR PRECAST PLANTER DETAILS.

PARKING GARAGE EYEBROW LEGEND

EYEBROW NO.	TYPE	DIMENSIONS *LOCATION SEE SHEET A/A-8.11	DIMENSIONS LENGTH TOTAL
E3M	1	C	13'-0"
E3N	1	C	32'-0"
E3O	7	E	21'-6"
E3P	1	B	13'-3"
E3E	3	B	21'-0"
E3F	1	D	33'-10"
E3G	6	A	26'-0"
E3H	1	A	21'-10"
E3I	6	E	23'-9"
E3J	2	D	17'-0"
E3K	1	A	6'-2"
E3L	1	B	7'-6"
E3M	2	E	10'-0"
E3N	1	A	12'-9"
E3O	1	D	14'-5"
E3P	2	D	15'-0"
E3Q	1	A	9'-4"

NOTES: 1) REFER TO SHEET A-8.11 FOR EYEBROW DETAILS AND DIMENSIONS
2) EYEBROW LOCATIONS ARE MEASURED FROM THE TOP OF THE PLANTER TO THE TOP OF THE EYEBROW.

OFFICE CURVED EYEBROW LEGEND

EYEBROW NO.	LOCATION	DIMENSIONS TOTAL INTERIOR ARC LENGTH	DIMENSIONS TOTAL EXTERIOR ARC LENGTH
CE3A	3RD LEVEL-HEADER	29'-1"	33'-9"
CE3B	3RD LEVEL-SILL	22'-7.5"	26'-1"

NOTES: 1) REFER TO A-8.11 FOR EYEBROW DETAILS
2) TYPICAL EYEBROW RADII SEE 7/A-8.11
3) CURVED EYEBROWS FROM LEVEL 1 THRU LEVEL 6 TO BE INTEGRAL CONCRETE
4) CURVED EYEBROWS ABOVE ROOF LEVEL TO BE METAL

NOTE: REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM AS- BUILT SURVEY DISCREPANCIES

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2) ALL FLOOR PLANS ARE SHOWN AT 4'-0" ABOVE FINISHED FLOOR.
3) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM. (U.S.C.E.)
4) ALL PLANTERS AND EYEBROWS HAVE BEEN REVISED DUE TO THE ADDITION OF MECHANICAL VENTILATION EQUIPMENT.
5) ALL EXPOSED COLUMNS ON PARKING GARAGE TO HAVE CORNER GUARDS.
6) SEE ENLARGED PLANS FOR DIMENSIONS AND ADDITIONAL INFORMATION. SHEETS A-1.01 THROUGH A-1.03
7) ALL PARKING LEVELS SHOWN TO BE PAINTED STRIPED UNIT (NOT TO SCALE)
8) PARKING GARAGE PLANTERS, EYEBROWS, PANELS AND TRELLIS HAVE BEEN REVISED. SEE PLANS FOR EACH SCHEDULE (TYPICAL AT SOUTH, EAST, WEST PARKING ELEVATIONS)
9) SMOKE EVACUATION LOUVERS AND EQUIPMENT REMOVED FROM SECOND LEVEL PARKING GARAGE
10) CURB TO BE EXPANDED 1'-0" IN THE EAST DIRECTION
11) MECHANICAL CHARTS HAVE BEEN REVISED

N

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KEY PLAN

PERMIT REVISION #1

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KI,JS,JH Approved by: AC

Revision/Date	
1 06.08.00	Permit Revision
2 09.17.00	Construction Document
3 12.19.00	Contract Set
4 04.01.01	V.E. revision
	Revision
	Building Comments

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APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING:
ZONING:
DVB/HPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

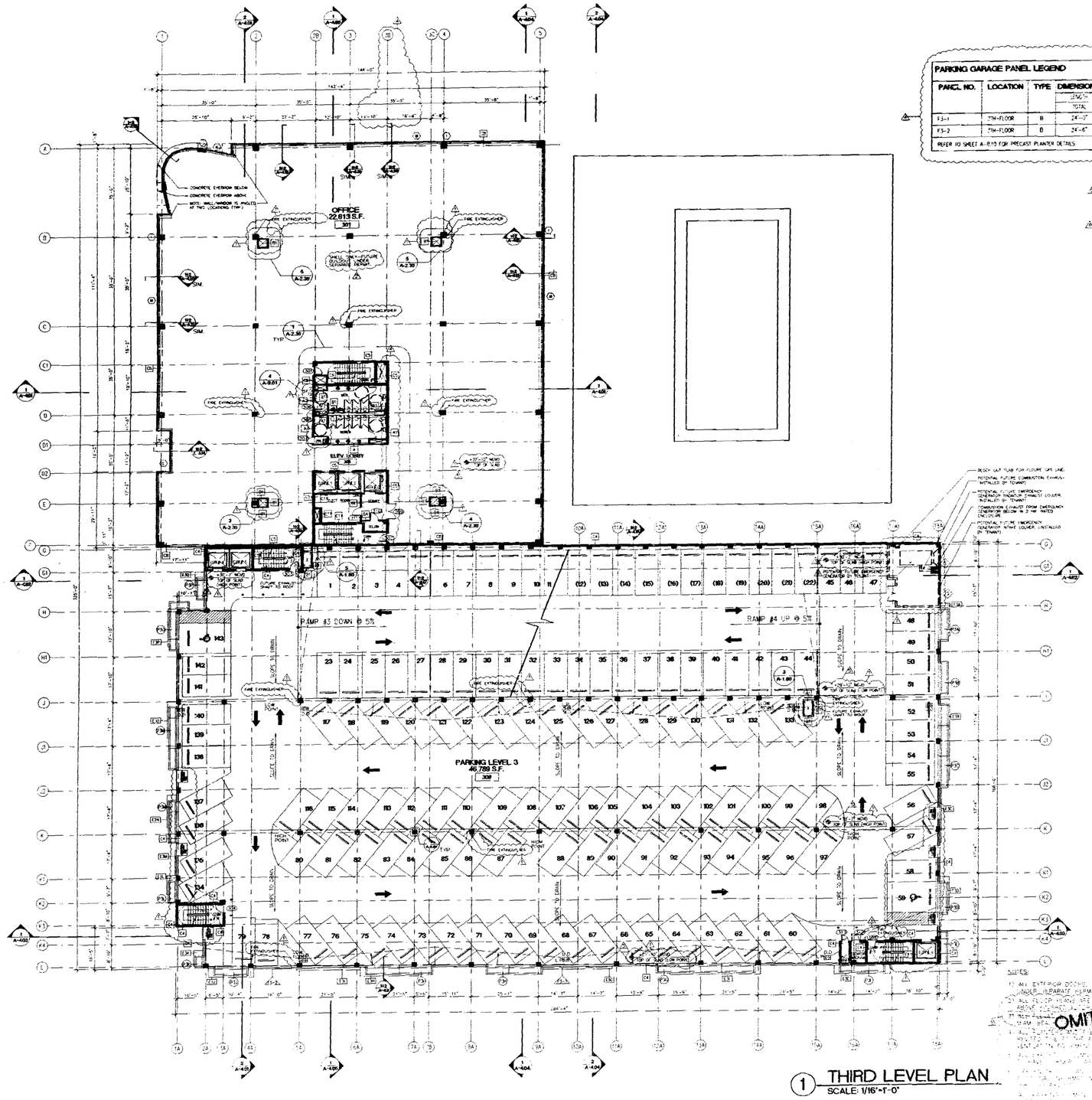
Signature

10-30-01

Sheet No. A-1.30

THIRD LEVEL

APPROVED



1 THIRD LEVEL PLAN
SCALE: 1/16"=1'-0"

PARKING GARAGE PANEL LEGEND

PANEL NO.	LOCATION	TYPE	DIMENSIONS LENGTH TOTAL
P3-1	7TH-FLOOR	B	24'-0"
P3-2	7TH-FLOOR	B	24'-6"

REFER TO SHEET A-810 FOR PRECAST PLANTER DETAILS

PARKING GARAGE PLANTER LEGEND

PLANTER NO.	LOCATION	TYPE	DIMENSIONS LENGTH TOTAL	DIMENSIONS LENGTH MODULE
P1A	3RD-LEVEL	A	13'-0"	(1) 13'-0"
P1B	3RD-LEVEL	B	17'-0"	(1) 17'-0"
P1C	3RD-LEVEL	B B	37'-0"	(2) 12'-0" (1) 13'-0"
P1D	3RD-LEVEL	B	12'-0"	(1) 12'-0"
P1E	3RD-LEVEL	B	12'-0"	(1) 12'-0"
P1F	3RD-LEVEL	A A	17'-0"	(1) 4'-0" (1) 13'-0"
P1G	3RD-LEVEL	B	37'-0"	(3) 12'-0"
P1H	3RD-LEVEL	B B	45'-0"	(2) 13'-0" (1) 8'-0"
P1I	3RD-LEVEL	A	25'-0"	(2) 12'-0"
P1J	3RD-LEVEL	B	13'-0"	(1) 12'-0"
P1K	3RD-LEVEL	B	5'-0"	(1) 4'-0"
P1L	3RD-LEVEL	A	8'-0"	(1) 8'-0"
P1M	3RD-LEVEL	B B	17'-0"	(1) 12'-0" (1) 4'-0"
P1N	3RD-LEVEL	B B B	25'-0"	(1) 12'-0" (1) 8'-0" (1) 4'-0"
P1O	3RD-LEVEL	A A A	27'-0"	(1) 12'-0" (1) CORNER (2) 1'-3"
P1P	3RD-LEVEL	A	9'-0"	(1) 8'-0"

REFER TO A-810 FOR PRECAST PLANTER DETAILS.

PARKING GARAGE EYEBROW LEGEND

EYEBROW NO.	TYPE	DIMENSIONS LOCATION SEE SHEET A/A-811	DIMENSIONS LENGTH TOTAL
E1A	1	C	13'-0"
E1B	1	C	32'-0"
E1C	2	E	21'-6"
E1D	1	B	15'-3"
E1E	3	B	21'-0"
E1F	1	D	33'-10"
E1G	6	A	26'-0"
E1H	1	A	29'-10"
E1I	6	E	23'-3"
E1J	3	D	17'-0"
E1K	1	A	6'-2"
E1L	1	B	7'-1"
E1M	7	E	10'-0"
E1N	1	A	12'-9"
E1O	1	D	14'-5"
E1P	2	D	15'-0"
E1Q	1	A	9'-6"

NOTES: 1) REFER TO SHEET A-811 FOR EYEBROW DETAILS AND DIMENSIONS
2) EYEBROW LOCATIONS ARE MEASURED FROM THE TOP OF THE PLANTER TO THE TOP OF THE EYEBROW

OFFICE CURVED EYEBROW LEGEND

EYEBROW NO.	LOCATION	DIMENSIONS TOTAL INTERIOR ARC LENGTH	DIMENSIONS TOTAL EXTERIOR ARC LENGTH
E1AA	SEE LEVEL-HEADER	29'-7"	32'-3"
E1BB	SEE LEVEL SILL	22'-5"	26'-1"

NOTES: 1) REFER TO A-811 FOR EYEBROW DETAILS.
2) INTERIOR EYEBROW RADII SET TO A-811.
3) CURVED EYEBROWS FROM LEVEL 1 THRU LEVEL 4 TO BE INTEGRAL CONCRETE.
4) CURVED EYEBROWS ABOVE ROOF LEVEL TO BE METAL.

NOTE: REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM SURVEY AS- BUILT SURVEY DISCREPANCY.

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KEY PLAN

PERMIT REVISION #1

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,JP,KC,KL,JS,JH Approved by: AC

Revision/Date	
1 05.08.00	Permit Revision
2 05.17.00	Construction Document
3 [illegible]	Contract Set
4 [illegible]	V.E. revision
5 [illegible]	Elevation Revision

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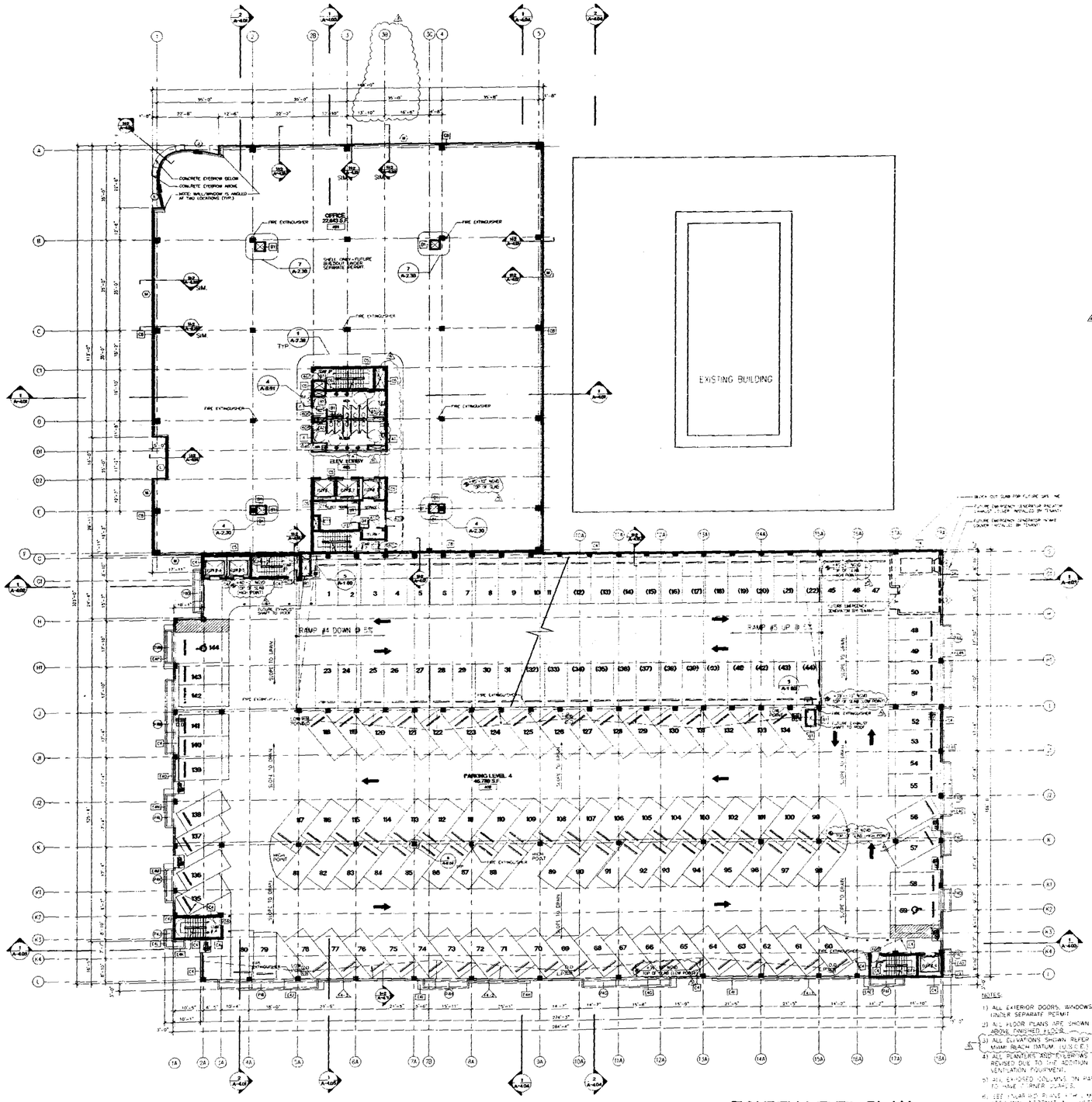
PUBLIC WORKS
STRUCTURAL
08-15-01

Sheet No. A-1.30
THIRD LEVEL

AC 04-18



1 FOURTH LEVEL PLAN
SCALE: 1/16"=1'-0"

PARKING GARAGE PANEL LEGEND

PANEL NO.	LOCATION	TYPE	DIMENSIONS LENGTH TOTAL
PA-1	4TH-FLOOR	B	49'-0"
PA-2	4TH-FLOOR	B	23'-3"
PA-3	4TH-FLOOR	A	12'-0"

REFER TO SHEET A-8.10 FOR PRECAST PLANTER DETAILS

PARKING GARAGE PLANTER LEGEND

PLANTER NO.	LOCATION	TYPE	DIMENSIONS LENGTH TOTAL	MODULES
P4A	4TH-LEVEL	B	33'-0"	(1) 8'-0" (2) 12'-0"
P4B	4TH LEVEL	B B	21'-0"	(1) 8'-0" (1) 12'-0"
P4C	4TH-LEVEL	B	9'-0"	(1) 8'-0"
P4D	4TH-LEVEL	B	9'-0"	(1) 8'-0"
P4E	4TH-LEVEL	C	9'-0"	(1) 8'-0"
P4F	4TH-LEVEL	C	15'-0"	(1) 12'-0"
P4G	4TH-LEVEL	A A	53'-0"	(2) 12'-0" (1) 8'-0"
P4H	4TH-LEVEL	B B B	37'-0"	(1) 12'-0" (1) 4'-0"
P4I	4TH-LEVEL	A	37'-0"	(3) 12'-0"
P4J	4TH-LEVEL	B	15'-0"	(1) CORNER (2) 4'-0"
P4K	4TH-LEVEL	A	15'-0"	(1) 12'-0"
P4L	4TH-LEVEL	A	13'-0"	(1) 12'-0"
P4M	4TH-LEVEL	B B	29'-0"	(1) 12'-0" (2) 8'-0"
P4N	4TH-LEVEL	B	15'-0"	(1) 12'-0"
P4O	4TH-LEVEL	A A	17'-0"	(1) 12'-0" (1) 4'-0"

REFER TO SHEET A-8.10 FOR PRECAST PLANTER DETAILS

PARKING GARAGE EYEBROW LEGEND

EYEBROW NO.	TYPE	DIMENSIONS LOCATION (SEE SHEET 9/A-9.11)	LENGTH TOTAL
E4A	C	14'-8"	
E4B	E	12'-3"	
E4C	B	13'-7"	
E4D	D	9'-10"	
E4E	C	9'-11"	
E4F	B	32'-0"	
E4G	C	17'-6"	
E4H	C	22'-6"	
E4I	A	13'-0"	
E4J	D	31'-6"	
E4K	A	7'-11"	
E4L	C	6'-0"	
E4M	D	9'-0"	
E4N	B	9'-5"	
E4O	E	14'-3"	
E4P	C	11'-0"	

NOTES: *1) REFER TO SHEET A-8.11 FOR EYEBROW DETAILS AND DIMENSIONS
*2) EYEBROW LOCATIONS ARE MEASURED FROM THE TOP OF THE PLANTER TO THE TOP OF THE EYEBROW

OFFICE CURVED EYEBROW LEGEND

EYEBROW NO.	LOCATION	DIMENSIONS TOTAL SHEAVER ARC LENGTH	TOTAL EXTERIOR ARC LENGTH
CE4A	4TH LEVEL-HEADER	16'-2"	19'-1"
CE4B	4TH LEVEL-SILL	9'-9.5"	12'-0"

NOTES: 1) REFER TO A-8.11 FOR EYEBROW DETAILS
2) TYPICAL EYEBROW RADII SEE 7/A-8.11
3) CURVED EYEBROWS FROM LEVEL 1 THRU LEVEL 6 TO BE NATURAL CONCRETE
4) CURVED EYEBROWS ABOVE ROOF LEVEL TO BE METAL

NOTE: REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM AS-BUILT SURVEY DISCREPANCIES

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT
2) ALL FLOOR PLANS ARE SHOWN AT 4'-0" ABOVE FINISHED FLOOR
3) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM (U.S.G.S.)
4) ALL PLANTERS AND EYEBROWS HAVE BEEN REVISED DUE TO THE ADDITION OF MECHANICAL VENTILATION EQUIPMENT.
5) ALL EXPOSED COLUMNS ON PARKING GARAGE TO HAVE RIVER STONES.
6) SEE SHEET A-8.11 FOR ALL THE METAL TRELLIS DETAILS AND LOCATIONS.
7) ALL PARKING ELEMENTS (PLANTERS, EYEBROWS, TRELLIS) ARE SHOWN AT THE MAXIMUM DIMENSIONS.
8) PARKING GARAGE PLANTERS, EYEBROWS, PANELS, AND TRELLIS HAVE BEEN REVISED. SEE PLANS FOR EACH SCHEDULE. (TYPICAL AT SOUTH, EAST, WEST PARKING ELEVATIONS)
9) SMOKE EVACUATION LOUVERS AND EQUIPMENT REMOVED FROM SHADOW LEVEL PARKING GARAGE
10) OFFICE TYPE EVACUATED TANK IN THE EAST ELEVATION
11) MECHANICAL SHAFTS HAVE BEEN REVISED

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KEY PLAN

PERMIT REVISION #1

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,K,J,S,JH Approved by: AC

Revision/Date	
1 05.08.00	Permit Revision
2 05.17.00	Construction Document
3 12.19.00	Contract Set
	V.E revision
04.01.01	Elevation Revision
08.01.01	Permiting Comments

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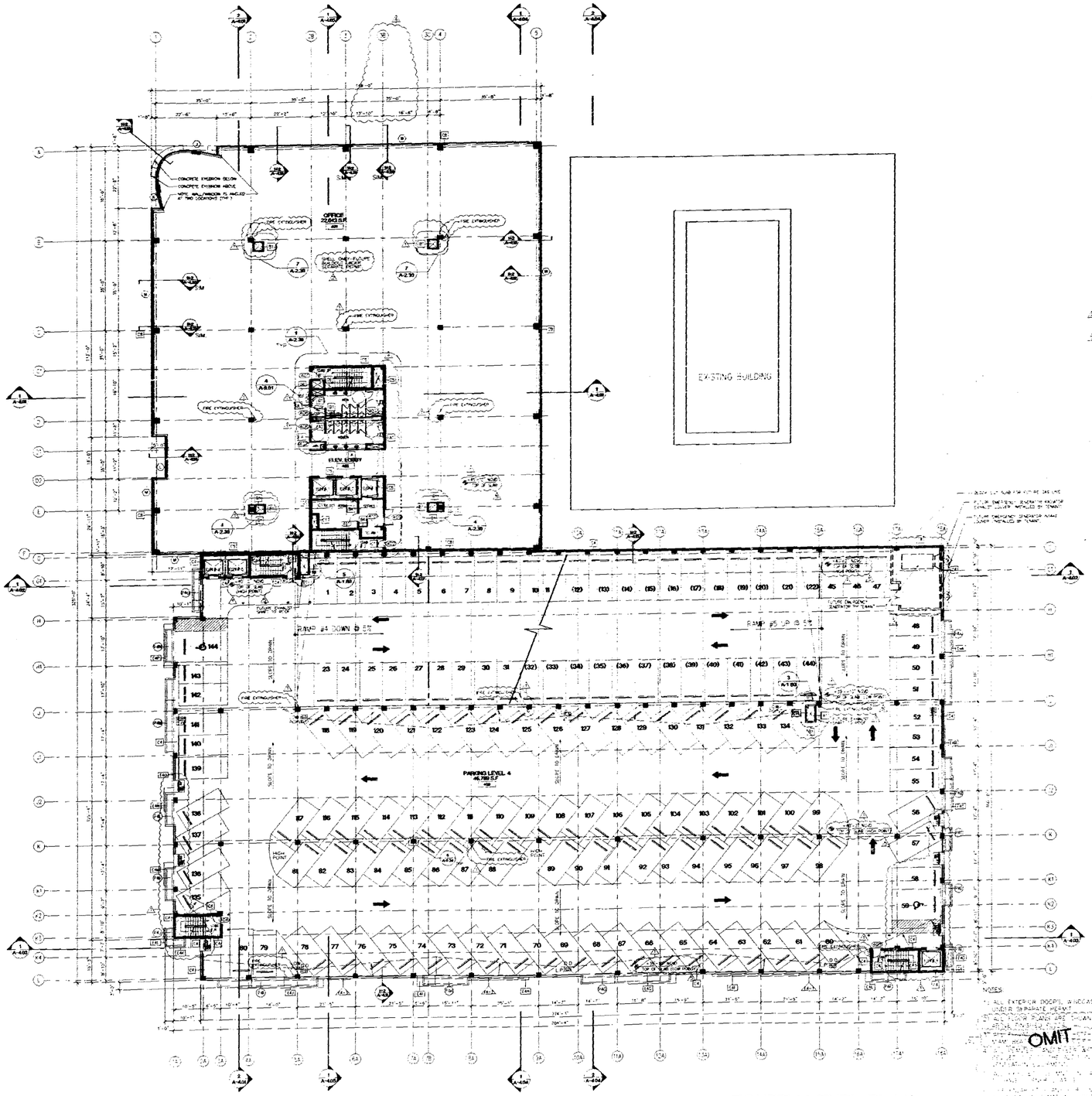
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS ENGINEERING:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

Signature 10-30-01

Sheet No. A-1.40

FOURTH LEVEL

9904-9



1 FOURTH LEVEL PLAN
SCALE: 1/16"=1'-0"

PARKING GARAGE PANEL LEGEND

PANEL NO.	LOCATION	TYPE	DIMENSIONS LENGTH TOTAL
PA-1	4TH-FLOOR	B	49'-0"
PA-2	4TH-FLOOR	B	20'-6"
PA-3	4TH-FLOOR	A	12'-0"

REFER TO SHEET A-8.10 FOR PRECAST PLANTER DETAILS

PARKING GARAGE PLANTER LEGEND

PLANTER NO.	LOCATION	TYPE	DIMENSIONS LENGTH TOTAL	LENGTH MINUS
PAA	5TH-LEVEL	B B	33'-0"	(1) 8'-0" (2) 12'-0"
PAB	4TH-LEVEL	B B	31'-0"	(1) 8'-0" (1) 12'-0"
PAC	4TH-LEVEL	B	9'-0"	(1) 8'-0"
PAD	4TH-LEVEL	B	9'-0"	(1) 8'-0"
PAE	4TH-LEVEL	C	9'-0"	(1) 8'-0"
PAF	4TH-LEVEL	C	15'-0"	(1) 12'-0"
PAG	4TH-LEVEL	A A	33'-0"	(2) 12'-0" (1) 8'-0"
PAH	4TH-LEVEL	B B B	17'-0"	(1) 12'-0" (1) 4'-0"
PAI	4TH-LEVEL	A	37'-0"	(3) 12'-0"
PAJ	4TH-LEVEL	B	15'-0"	(1) CORNER (2) 4'-0"
PAK	4TH-LEVEL	A	13'-0"	(1) 12'-0"
PAL	4TH-LEVEL	A	13'-0"	(1) 12'-0"
PAM	4TH-LEVEL	B B	25'-0"	(1) 12'-0" (2) 8'-0"
PAN	4TH-LEVEL	B	13'-0"	(1) 12'-0"
PAO	4TH-LEVEL	A A	17'-0"	(1) 12'-0" (1) 4'-0"

REFER TO SHEET A-8.10 FOR PRECAST PLANTER DETAILS

PARKING GARAGE EYEBROW LEGEND

EYEBROW NO.	TYPE	DIMENSIONS LOCATION SEE T/A-8.11	LENGTH TOTAL
EA1	3	4	4'-8"
EA2	1	1	12'-3"
EA3	2	B	11'-7"
EA4	1	D	9'-10"
EA5	1	C	9'-11"
EA6	3	B	12'-3"
EA7	1	C	11'-6"
EA8	3	C	22'-9"
EA9	1	A	12'-3"
EA10	1	D	21'-8"
EA11	1	C	9'-11"
EA12	2	A	9'-3"
EA13	1	F	16'-2"
EA14	3	D	12'-3"
EA15	2	D	9'-3"
EA16	3	D	21'-8"
EA17	1	D	12'-3"
EA18	3	A	12'-3"
EA19	1	A	9'-3"
EA20	1	A	12'-3"
EA21	1	A	9'-3"
EA22	1	A	12'-3"
EA23	1	A	9'-3"
EA24	1	A	12'-3"
EA25	1	A	9'-3"
EA26	1	A	12'-3"
EA27	1	A	9'-3"
EA28	1	A	12'-3"
EA29	1	A	9'-3"
EA30	1	A	12'-3"
EA31	1	A	9'-3"
EA32	1	A	12'-3"
EA33	1	A	9'-3"
EA34	1	A	12'-3"
EA35	1	A	9'-3"
EA36	1	A	12'-3"
EA37	1	A	9'-3"
EA38	1	A	12'-3"
EA39	1	A	9'-3"
EA40	1	A	12'-3"
EA41	1	A	9'-3"
EA42	1	A	12'-3"
EA43	1	A	9'-3"
EA44	1	A	12'-3"
EA45	1	A	9'-3"
EA46	1	A	12'-3"
EA47	1	A	9'-3"
EA48	1	A	12'-3"
EA49	1	A	9'-3"
EA50	1	A	12'-3"
EA51	1	A	9'-3"
EA52	1	A	12'-3"
EA53	1	A	9'-3"
EA54	1	A	12'-3"
EA55	1	A	9'-3"
EA56	1	A	12'-3"
EA57	1	A	9'-3"
EA58	1	A	12'-3"
EA59	1	A	9'-3"
EA60	1	A	12'-3"
EA61	1	A	9'-3"
EA62	1	A	12'-3"
EA63	1	A	9'-3"
EA64	1	A	12'-3"
EA65	1	A	9'-3"
EA66	1	A	12'-3"
EA67	1	A	9'-3"
EA68	1	A	12'-3"
EA69	1	A	9'-3"
EA70	1	A	12'-3"
EA71	1	A	9'-3"
EA72	1	A	12'-3"
EA73	1	A	9'-3"
EA74	1	A	12'-3"
EA75	1	A	9'-3"
EA76	1	A	12'-3"
EA77	1	A	9'-3"
EA78	1	A	12'-3"
EA79	1	A	9'-3"
EA80	1	A	12'-3"
EA81	1	A	9'-3"
EA82	1	A	12'-3"
EA83	1	A	9'-3"
EA84	1	A	12'-3"
EA85	1	A	9'-3"
EA86	1	A	12'-3"
EA87	1	A	9'-3"
EA88	1	A	12'-3"
EA89	1	A	9'-3"
EA90	1	A	12'-3"
EA91	1	A	9'-3"
EA92	1	A	12'-3"
EA93	1	A	9'-3"
EA94	1	A	12'-3"
EA95	1	A	9'-3"
EA96	1	A	12'-3"
EA97	1	A	9'-3"
EA98	1	A	12'-3"

NOTE: REFER TO SHEET A-8.11 FOR EYEBROW DETAILS AND DIMENSIONS
* EYEBROW LOCATIONS ARE MEASURED FROM THE TOP OF THE PLANTER TO THE TOP OF THE EYEBROW

OFFICE CURVED EYEBROW LEGEND

EYEBROW NO.	LOCATION	DIMENSIONS TOTAL INTERIOR ARC LENGTH	TOTAL EXTERIOR ARC LENGTH
EB1A	5TH LEVEL-HEADER	16'-2"	19'-1"
EB1B	5TH LEVEL-SILL	9'-3"	12'-2"

NOTE: 1) REFER TO A-8.11 FOR EYEBROW DETAILS
2) TYPICAL EYEBROW WIDTH SEE T/A-8.11
3) CURVED EYEBROWS FROM LEVEL 1 THRU LEVEL 4 TO BE INTEGRAL CONCRETE
4) CURVED EYEBROWS ABOVE ROOF LEVEL TO BE METAL

NOTE: REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM AS- BUILT SURVEY DISCREPANCY.

N

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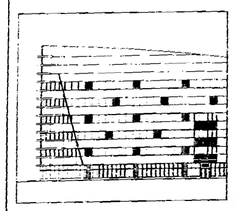

KEY PLAN

PERMIT REVISION #1

Issue Date: 05-01-2000 Project No.: 9913
Drawn by: MP,LP,CK,LS,JH Approved by: AC

Revision/Date
- Permit Revision
- Construction Document
- Contract Set
- VE revision
- Elevation Revision

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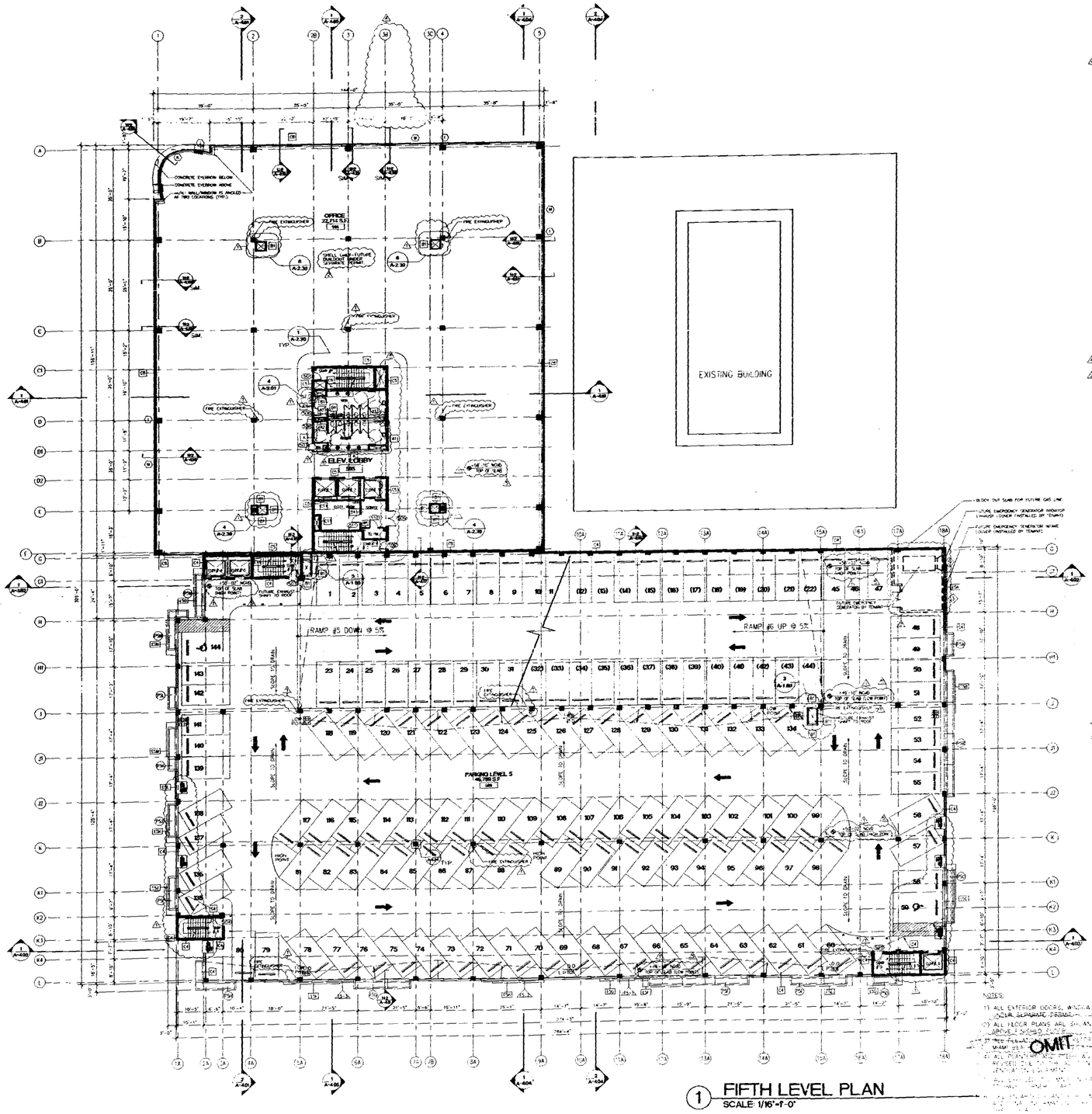
CODE COMPLIANCE
PROBLEM WORK
INSPECTIONS
SUBCONTRACTS
CONSTRUCTION
CODE VARIANCE
signature 08-15-01
PB 4/6/01

Sheet No. A-1.40

FOURTH LEVEL

B00420



1 FIFTH LEVEL PLAN
SCALE: 1/16"=1'-0"

PARKING GARAGE PANEL LEGEND

PANEL NO.	LOCATION	TYPE	DIMENSIONS LENGTH TOTAL
PS-1	5TH FLOOR	B	9'-0"
PS-2	5TH FLOOR	A	21'-0"
PS-3	5TH FLOOR	B	24'-0"

REFER TO SHEET A-8.10 FOR PRECAST PLANTER DETAILS

PARKING GARAGE PLANTER LEGEND

PLANTER NO.	LOCATION	TYPE	DIMENSIONS LENGTH TOTAL	MODULES
PSA	5TH LEVEL	B	9'-0"	(1) 8'-0"
PSB	5TH LEVEL	A	49'-0"	(4) 12'-0"
PSC	5TH LEVEL	B B	21'-0"	(2) 9'-0" (1) 4'-0"
PSD	5TH LEVEL	C	9'-0"	(1) 8'-0"
PSE	5TH LEVEL	A A	21'-0"	(1) 12'-0" (1) 8'-0"
PSF	5TH LEVEL	B B	33'-0"	(3) 12'-0"
PSG	5TH LEVEL	B B	21'-0"	(1) 12'-0" (1) 8'-0"
PSH	5TH LEVEL	A A	27'-0"	(1) 12'-0" (1) 9'-0" (1) CORNER
PSI	5TH LEVEL	B	12'-0"	(1) 12'-0"
PSJ	5TH LEVEL	A	13'-0"	(1) 12'-0"
PSK	5TH LEVEL	A A	17'-0"	(1) 12'-0" (1) 4'-0"
PSL	5TH LEVEL	L	9'-0"	(1) 8'-0"
PSM	5TH LEVEL	B B	25'-0"	(1) 12'-9" (1) 4'-0" (1) CORNER
PSN	5TH LEVEL	B B	17'-0"	(1) 12'-0" (1) 4'-0"

REFER TO SHEET A-8.10 FOR PRECAST PLANTER DETAILS

PARKING GARAGE EYEBROW LEGEND

EYEBROW NO.	TYPE	DIMENSIONS LOCATION SEE SHEETS 9/A-8.11	LENGTH TOTAL
ESA	7	E	26'-6"
ESB	2	B	14'-8"
ESC	1	D	16'-4"
ESD	3	B	13'-0"
ESE	1	C	18'-0"
ESF	1	A	18'-0"
ESG	6	E	18'-0"
ESH	6	C	19'-0"
ESI	6	B	20'-8"
ESJ	1	E	12'-3"
ESK	1	D	40'-1"
ESL	2	E	12'-10"
ESM	1	A	13'-2"
ESN	1	D	13'-9"
ESO	1	A	16'-7"

NOTES: 1) REFER TO SHEET A-8.11 FOR EYEBROW DETAILS AND DIMENSIONS
*2) EYEBROW LOCATIONS ARE MEASURED FROM THE TOP OF THE PLANTER TO THE TOP OF THE EYEBROW

OFFICE CURVED EYEBROW LEGEND

EYEBROW NO.	LOCATION	DIMENSIONS TOTAL INTERIOR ARC LENGTH	TOTAL EYEBROW ARC LENGTH
CESA	5TH LEVEL-HEADER	29'-7.5"	29'-9"
CESE	5TH LEVEL-SILL	27'-0.5"	32'-9"

NOTES: 1) REFER TO A-8.11 FOR EYEBROW DETAILS
2) TYPICAL EYEBROW RADII SEE 7/A-8.11
3) CURVED EYEBROWS FROM LEVEL 1 THRU LEVEL 6 TO BE ARTIFICIAL CONCRETE
4) CURVED EYEBROWS ABOVE ROOF LEVEL TO BE METAL

NOTE: REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM AS- BUILT SURVEY DISCREPANCY.

OMIT

N

THE LINCOLN
SOUTH BEACH

17th STREET
MIAMI BEACH, FLORIDA

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KEY PLAN

PERMIT
REVISION #1

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KJ,JS,JH Approved by: AC

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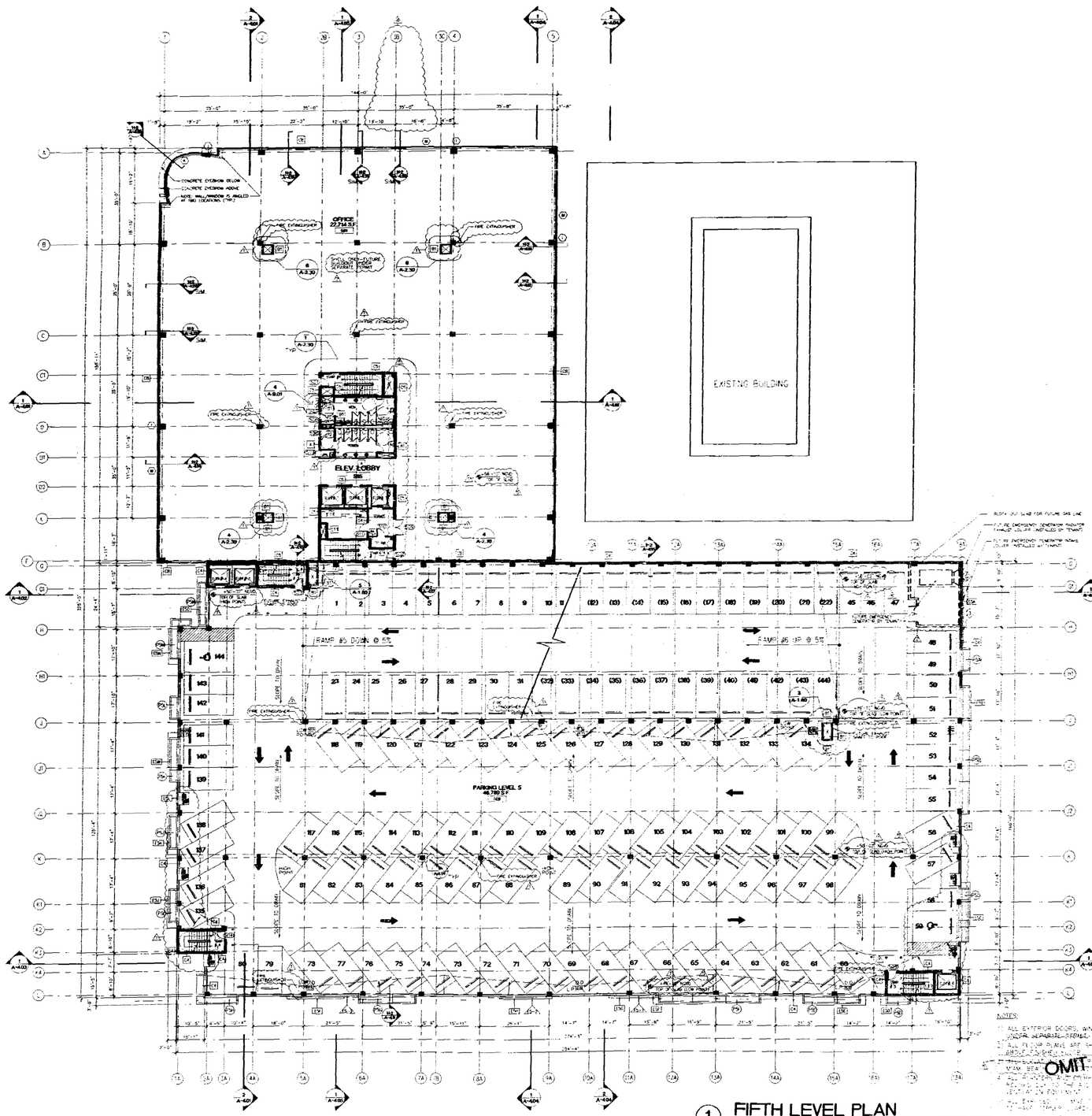
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
DRB/HPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

10-30-01

Sheet No. A-1.50

FIFTH LEVEL



1 FIFTH LEVEL PLAN
SCALE: 1/16"-1'-0"

PARKING GARAGE PANEL LEGEND

PANEL NO.	LOCATION	TYPE	DIMENSIONS LENGTH TOTAL
PS-1	5TH FLOOR	B	16'-0"
PS-2	5TH FLOOR	A	24'-0"
PS-3	5TH FLOOR	B	24'-0"

REFER TO SHEET A-8.10 FOR PRECAST PLANTER DETAILS

PARKING GARAGE PLANTER LEGEND

PLANTER NO.	LOCATION	TYPE	DIMENSIONS LENGTH TOTAL	DIMENSIONS LENGTH MODULES
PS1	5TH LEVEL	B	8'-0"	(1) 8'-0"
PS2	5TH LEVEL	A	48'-0"	(4) 12'-0"
PS3	5TH LEVEL	B B	24'-0"	(2) 8'-0" (1) 4'-0"
PS3	5TH LEVEL	C	9'-0"	(1) 8'-0"
PS5	5TH LEVEL	A A	24'-0"	(1) 12'-0" (1) 8'-0"
PS6	5TH LEVEL	B B	55'-0"	(5) 12'-0"
PS7	5TH LEVEL	B B	24'-0"	(1) 12'-0" (1) 8'-0"
PS8	5TH LEVEL	A A	24'-0"	(1) 12'-0" (1) 8'-0" (1) CORNER
PS9	5TH LEVEL	B	13'-0"	(1) 12'-0"
PS1	5TH LEVEL	A	13'-0"	(1) 12'-0"
PS4	5TH LEVEL	A A	17'-0"	(1) 12'-0" (1) 4'-0"
PS5	5TH LEVEL	A	9'-0"	(1) 8'-0"
TS1	5TH LEVEL	B B	25'-0"	(1) 12'-0" (1) 4'-0" (1) CORNER
PS11	5TH LEVEL	B B	17'-0"	(1) 12'-0" (1) 4'-0"

REFER TO SHEET A-8.10 FOR PRECAST PLANTER DETAILS

PARKING GARAGE EYEBROW LEGEND

EYEBROW NO.	TYPE	DIMENSIONS LOCATION (SEE SHEET A/A-8.11)	DIMENSIONS LENGTH TOTAL
ES1	1	F	26'-6"
ES2	2	B	14'-8"
ES3	1	D	16'-4"
ES4	3	B	13'-0"
ES5	1	C	18'-0"
ES6	1	A	19'-0"
ES7	6	E	18'-0"
ES8	6	C	19'-0"
ES9	6	B	20'-8"
ES10	1	A	12'-3"
ES11	1	B	14'-11"
ES12	1	E	12'-10"
ES13	1	A	13'-2"
ES14	1	A	13'-9"
ES15	1	A	14'-3"

NOTES: 1. REFER TO SHEET A-8.11 FOR EYEBROW DETAILS AND DIMENSIONS.
2. EYEBROW LOCATIONS ARE MEASURED FROM THE TOP OF THE PLANTER TO THE TOP OF THE EYEBROW

OFFICE CURVED EYEBROW LEGEND

EYEBROW NO.	LOCATION	DIMENSIONS TOTAL INTERIOR ARC LENGTH	DIMENSIONS TOTAL EYEBROW ARC LENGTH
CES1	5TH LEVEL HEADER	23'-7.5"	25'-1"
CES2	5TH FLOOR SILL	27'-0.5"	32'-0"

NOTES: 1. REFER TO A-8.11 FOR EYEBROW DETAILS
2. TYPICAL EYEBROW RADIUS TO BE 1'-6"
3. SUNSHIELD EYEBROWS FROM LEVEL 1 THRU LEVEL 6 TO BE ARCHITECTURAL CONCRETE
4. SUNSHIELD EYEBROWS ABOVE ROOF LEVEL TO BE METAL

NOTE: REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM AS- BUILT SURVEY DISCREPANCY.

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APPROVED FOR RESUBMITTAL BY THE PLANNING DEPT.
08-15-01

BUILDING
ZONING
PLANNING
CONCURRENCY
PUBLIC WORKS
HISTORICAL
FIRE PREVENTION
LANDSCAPING
PUBLIC PARKS
POLICE/FIRE
ACCESSIBILITY

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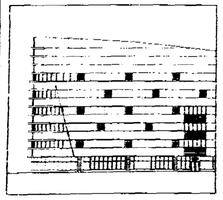


KEY PLAN

PERMIT REVISION #1

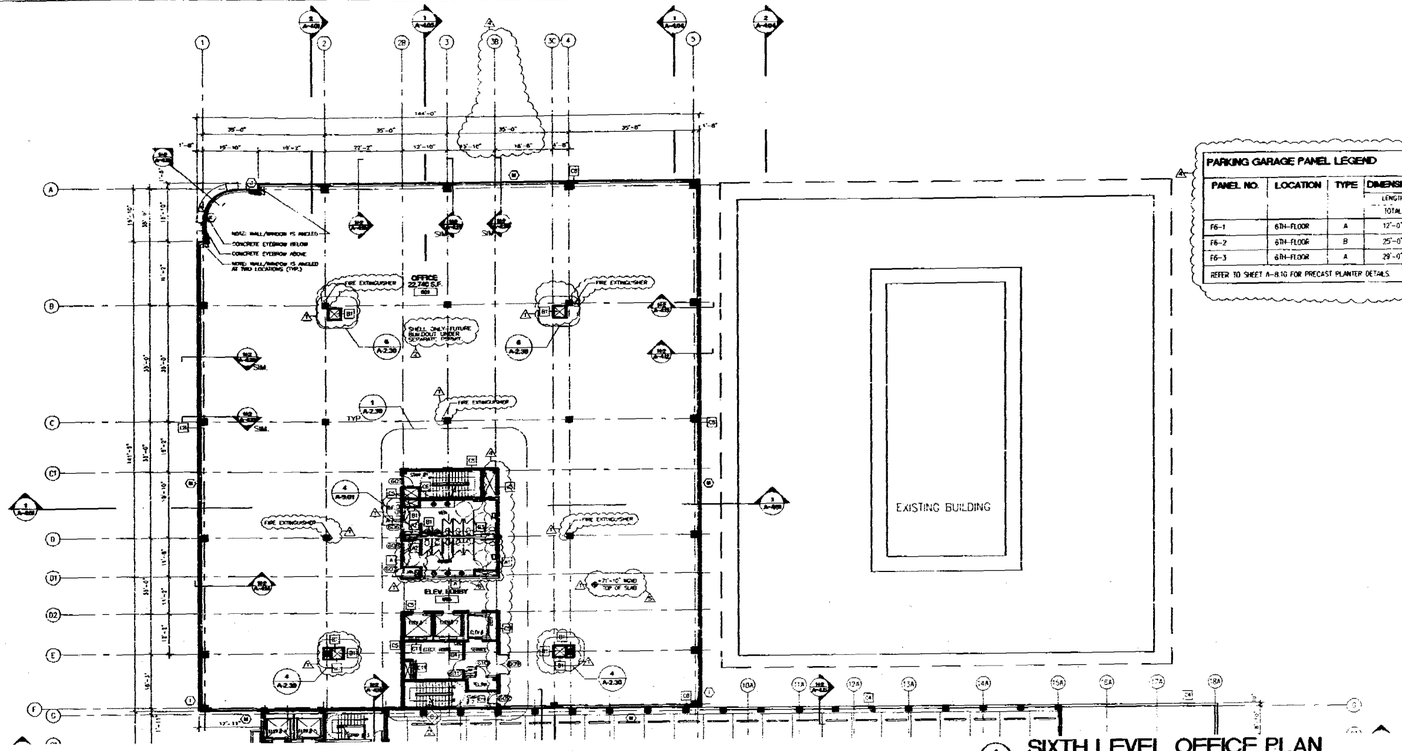
Issue Date: 05-01-2000 Project No.: 9919
Drawn By: MR/JP Check By: Sheet of

	Permit Revision
	Construction Document
	Contract Set
	VE revision
	Elevation Revisor

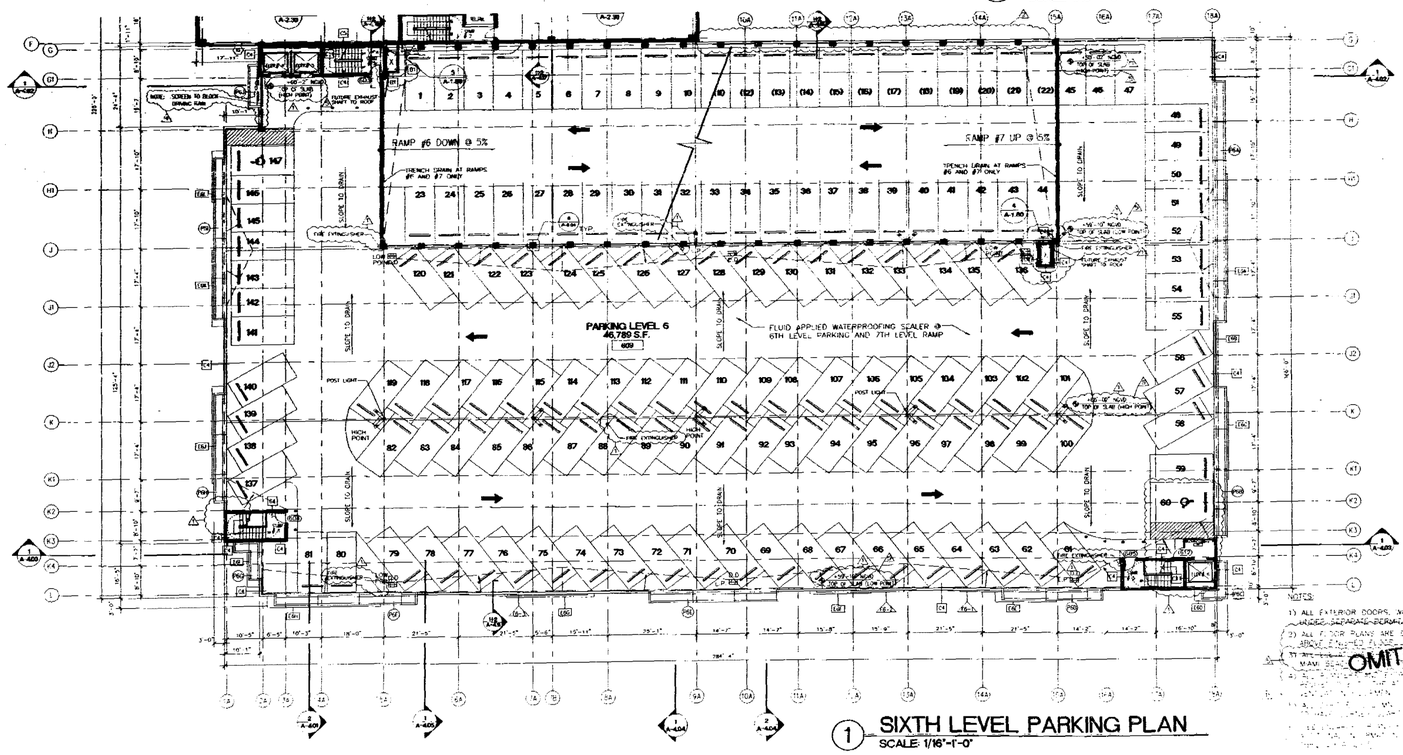
Sheet No. A-1.50

FIFTH LEVEL

A00422



1 SIXTH LEVEL OFFICE PLAN
SCALE: 1/16"-1'-0"



1 SIXTH LEVEL PARKING PLAN
SCALE: 1/16"-1'-0"

PARKING GARAGE PANEL LEGEND

PANEL NO.	LOCATION	TYPE	DIMENSIONS LENGTH TOTAL
PG-1	6TH-FLOOR	A	12'-0"
PG-2	6TH-FLOOR	B	25'-0"
PG-3	6TH-FLOOR	A	29'-0"

REFER TO SHEET A-8.10 FOR PRECAST PLANTER DETAILS.

PARKING GARAGE PLANTER LEGEND

PLANTER NO.	LOCATION	TYPE	DIMENSIONS LENGTH TOTAL	LENGTH MODULE
P6A	6TH-FLOOR	B	73'-0"	(6) 12'-0"
P6B	6TH-FLOOR	A A	45'-0"	(3) 12'-0" (1) 8'-0"
P6C	6TH-FLOOR	C C	15'-0"	(1) 4'-0" (3) 12'-0" (1) CORNER
P6D	6TH-FLOOR	A A	29'-0"	(2) 12'-0" (1) 4'-0"
P6E	6TH-FLOOR	B	37'-0"	(3) 12'-0"
P6F	6TH-FLOOR	A A	41'-0"	(3) 12'-0" (1) 4'-0"
P6G	5TH-FLOOR	B C	13'-0"	(1) 8'-0" (1) 4'-0" (1) CORNER
P6H	6TH-FLOOR	A A	33'-0"	(2) 12'-0" (1) 8'-0"
P6I	6TH-FLOOR	B	49'-0"	(4) 12'-0"
P6J	6TH-FLOOR	B	13'-0"	(1) 12'-0"

REFER TO SHEET A-8.10 FOR PRECAST PLANTER DETAILS.

PARKING GARAGE EYEBROW LEGEND

EYEBROW NO.	TYPE	DIMENSIONS LOCATION SEE SHEET 9/A-8.11	LENGTH TOTAL
EGA	7	B	36'-4"
EGB	7	F	19'-2"
EGC	2	C	23' 6"
EGD	1	C	8'-0"
EGE	1	B	17'-6"
EGF	6	C	17'-6"
EGG	6	A	25'-0"
EGH	1	C	12'-6"
EGI	1	D	10'-6"
EGJ	1	C	29'-1"
EGK	1	A	23'-2"
EGL	1	C	15'-6"

NOTES: 1) REFER TO SHEET A-8.11 FOR EYEBROW DETAILS AND DIMENSIONS
*2) EYEBROW LOCATIONS ARE MEASURED FROM THE TOP OF THE PLANTER TO THE TOP OF THE EYEBROW

OFFICE CURVED EYEBROW LEGEND

EYEBROW NO.	LOCATION	DIMENSIONS ROYAL INTERIOR ARC LENGTH	DIMENSIONS TOTAL EXTERIOR ARC LENGTH
CG#	6TH LEVEL-HEADER	16'-2"	19'-1"
CG#	6TH LEVEL SILL	9'-9.5"	12'-0"

NOTES: 1) REFER TO A-8.11 FOR EYEBROW DETAILS
2) TYPICAL EYEBROW RADII SEE 7/A-8.11.
3) CURVED EYEBROWS FROM LEVEL 1 THRU LEVEL 6 TO BE INTEGRAL CONCRETE
4) CURVED EYEBROWS ABOVE ROOF LEVEL TO BE METAL

NOTE: REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM AS- BUILT SURVEY DISCREPANCY.

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS
2) ALL FLOOR PLANS ARE SHOWN AT 6'-0"
3) ALL
4) ALL
5) ALL
6) ALL
7) ALL PARKING ELEMENTS SHOWN TO BE PAINTED STRIPES ON CONCRETE
8) SEE
9) SEE
10) SEE

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SOUTH BEACH

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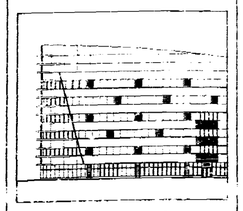

PERMIT REVISION #1

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,JS,JH Approved by: AL

Revision/Date		
1	05.08.00	Permit Revision
2	05.17.00	Construction Document
3	12.19.00	Contract Set
4	04.01.01	CE revision
5	07.31.01	Elevation Revision
6	10.30.01	Permitting Comments

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CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING:
ZONING:
DRB/HPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

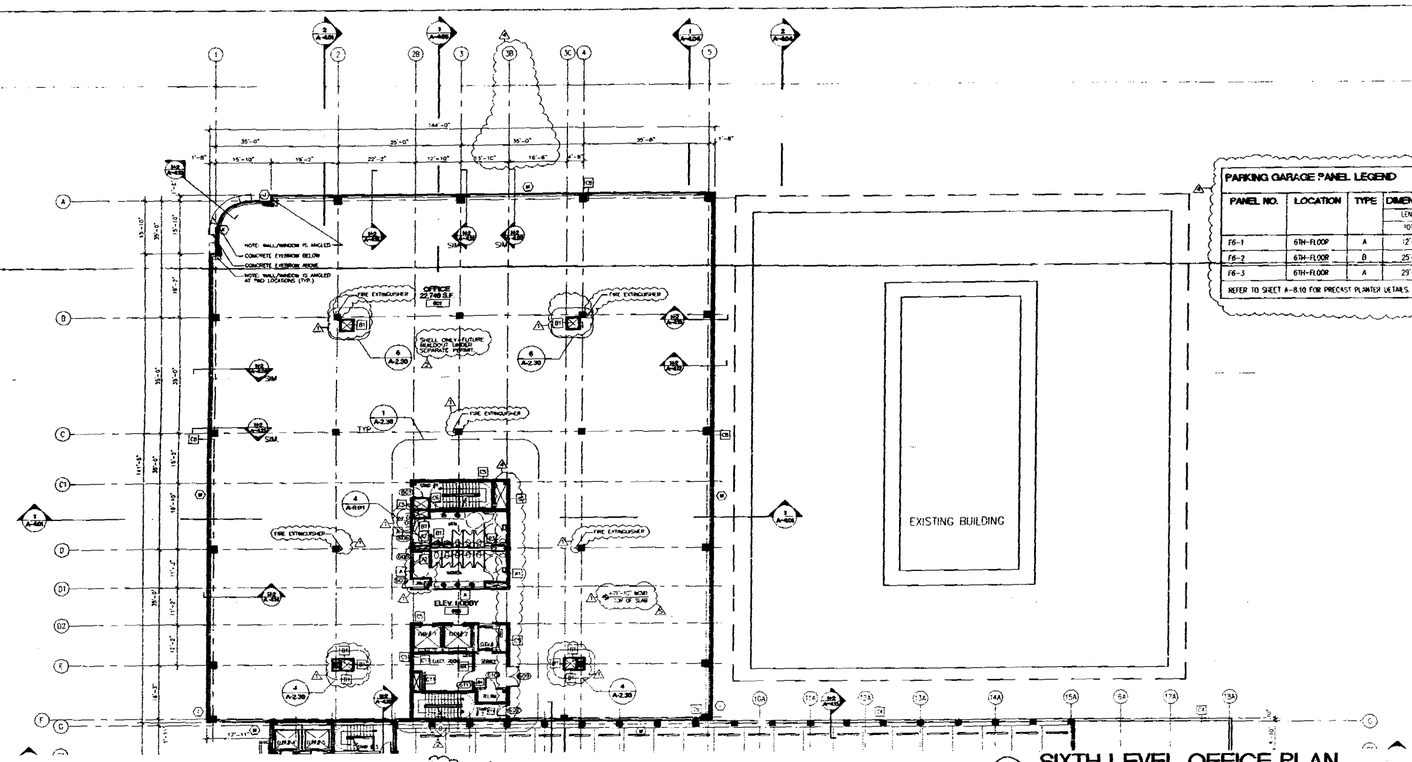
APPROVED SUBJECT TO CONDITIONS ENTERED IN FILE NO. 1144

Signature 10-30-01

Sheet No. A-1.60

SIXTH LEVEL

A00423



1 SIXTH LEVEL OFFICE PLAN
SCALE: 1/16"-1'-0"

1 SIXTH LEVEL PARKING PLAN
SCALE: 1/16"-1'-0"

PARKING GARAGE PANEL LEGEND

PANEL NO.	LOCATION	TYPE	DIMENSIONS LENGTH TOTAL
P6-1	6TH-FLOOR	A	12'-0"
P6-2	6TH-FLOOR	B	25'-0"
P6-3	6TH-FLOOR	A	29'-0"

REFER TO SHEET A-8.10 FOR PRECAST PLANTER DETAILS.

PARKING GARAGE PLANTER LEGEND

PLANTER NO.	LOCATION	TYPE	DIMENSIONS LENGTH TOTAL	DIMENSIONS LENGTH MODULES
P6A	6TH-FLOOR	B	73'-0"	(6) 12'-0"
P6B	6TH-FLOOR	A A	45'-0"	(3) 12'-0" (1) 8'-0"
P6C	6TH-FLOOR	C C	19'-0"	(1) 4'-0" (3) 12'-0" (1) CORNER
P6D	6TH-FLOOR	A A	29'-0"	(2) 12'-0" (1) 4'-0"
P6E	6TH-FLOOR	B	37'-0"	(3) 12'-0"
P6F	6TH-FLOOR	A A	41'-0"	(3) 12'-0" (1) 4'-0"
P6G	6TH-FLOOR	B C	13'-0"	(1) 8'-0" (1) 4'-0" (1) CORNER
P6H	6TH-FLOOR	A A	13'-0"	(2) 12'-0" (1) 8'-0"
P6J	6TH-FLOOR	B	49'-0"	(4) 12'-0"
P6J	6TH-FLOOR	B	13'-0"	(1) 12'-0"

REFER TO SHEET A-8.10 FOR PRECAST PLANTER DETAILS.

PARKING GARAGE EYEBROW LEGEND

EYEBROW NO.	TYPE	DIMENSIONS *LOCATION (SEE SHEET 9/A-8.11)	LENGTH TOTAL
E6A	2	B	16'-4"
E6B	7	E	19'-2"
E6C	2	C	23'-6"
E6D	1	C	8'-7"
E6E	1	B	17'-6"
E6F	5	C	17'-8"
E6G	6	A	25'-0"
E6H	1	C	32'-8"
E6I	1	D	10'-6"
E6J	1	C	29'-1"
E6K	1	A	23'-2"
E6L	1	C	15'-6"

NOTES: 1) REFER TO SHEET A-8.11 FOR EYEBROW DETAILS AND DIMENSIONS
*2) EYEBROW LOCATIONS ARE MEASURED FROM THE TOP OF THE PLANTER TO THE TOP OF THE EYEBROW

OFFICE CURVED EYEBROW LEGEND

EYEBROW NO.	LOCATION	DIMENSIONS TOTAL INTERIOR ARC LENGTH	DIMENSIONS TOTAL EXTERIOR ARC LENGTH
2E6A	6TH LEVEL-HEADER	16'-2"	19'-1"
2E6B	6TH LEVEL-SILL	9'-8.5"	12'-0"

NOTES: 1) REFER TO A-8.11 FOR EYEBROW DETAILS
2) FINISH EYEBROW PER SEE V/A-8.11
3) CURVED EYEBROWS FROM LEVEL 1 THRU LEVEL 6 TO BE INTEGRAL CONCRETE
4) CURVED EYEBROWS ABOVE ROOF LEVEL TO BE METAL

NOTE: REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM AS- BUILT SURVEY DISCREPANCY

NOTES:
1. ALL EXTERIOR DOORS, WINDOWS, AND CURBS [illegible] ALL PARKING ELEMENTS SHALL BE [illegible]
[illegible] SEPARATE SEALANT.
2. ALL FLOOR PLANS ARE DRAWN AT [illegible]
[illegible] SEE ELEVATIONS.
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60. [illegible] SEE ELEVATIONS.

OMIT

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KEY PLAN

PERMIT
REVISION #1

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KW,JS,JH Approved by: AC

Revision/Date	
05-01-00	Permit Revision
06-30-00	Construction Document
07-31-00	Contract Set
08-15-01	V.E. revision
08-15-01	Elevation Revision

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THE FOLLOWING:
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FLOWS
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ZONING
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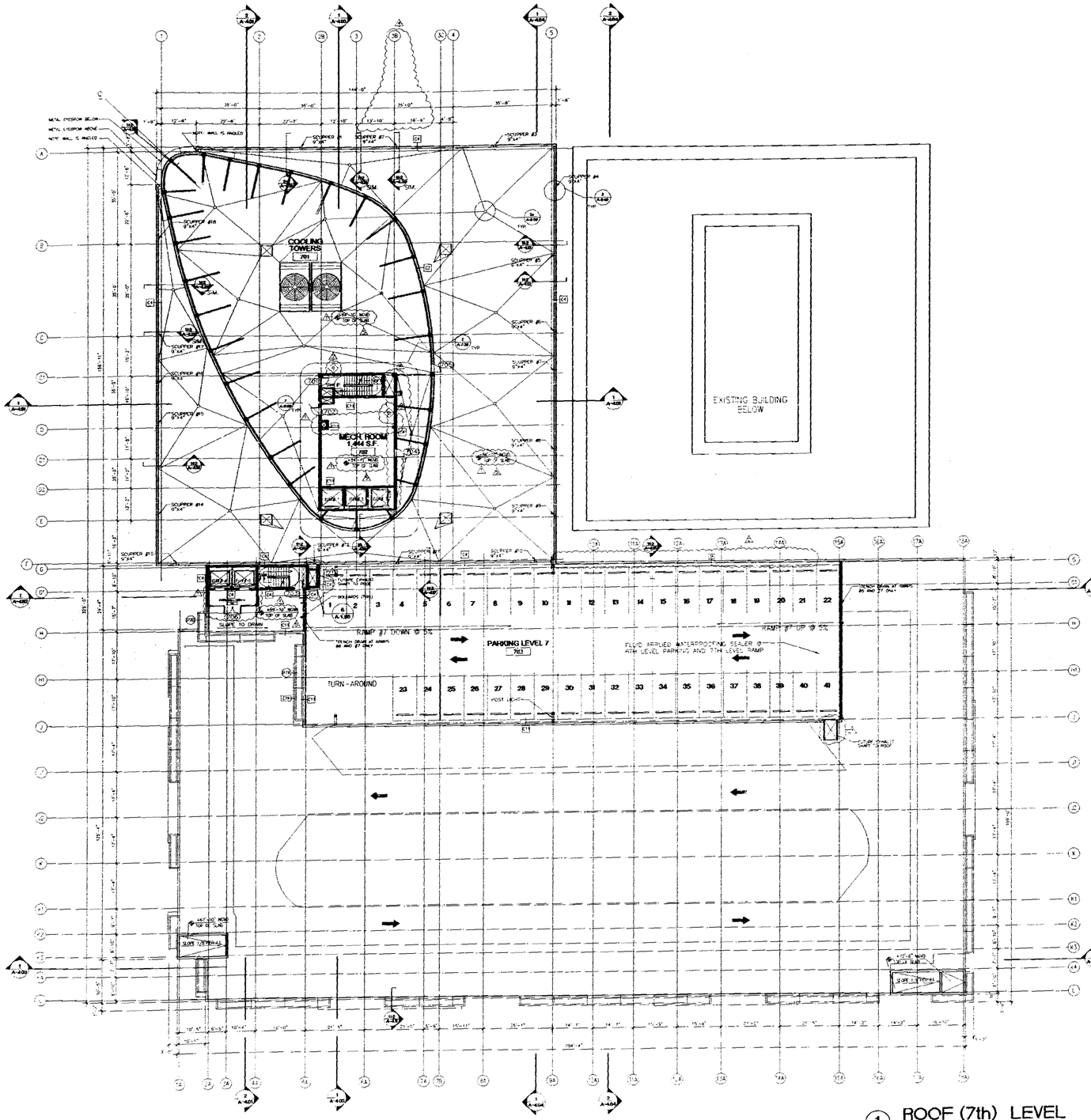
ENGINEERING
PUBLIC WORKS
STRUCTURAL
ACCESSIBILITY
08-15-01

Signature

Sheet No. A-1.60
SIXTH LEVEL

PROPERTY OF ARQ



1 ROOF (7th) LEVEL
SCALE: 1/16"=1'-0"

PARKING GARAGE PLANTER LEGEND

PLANTER NO.	LOCATION	TYPE	DIMENSIONS	
			LENGTH	
			TOTAL	MODULES
P7A	7TH-FLOOR	B B	79'-0"	(2) 12'-0" (1) 4'-0"
P7B	7TH-FLOOR	A A	39'-0"	(1) 9'-0" (3) 12'-0" (1) CORNER

REFER TO SHEET A-3.10 FOR PRECAST PLANTER DETAILS.

PARKING GARAGE EYEBROW LEGEND

EYEBROW NO.	TYPE	DIMENSIONS	
		LOCATION SEE SHEET A-0.11	LENGTH TOTAL
E7A	1	B	77'-10"

NOTES: 1) REFER TO SHEET A-0.11 FOR EYEBROW DETAILS.
*) EYEBROW HEIGHTS ARE MEASURED FROM THE TOP OF THE PLANTER TO THE TOP OF THE EYEBROW

OFFICE CURVE EYEBROW LEGEND

EYEBROW NO.	LOCATION	DIMENSIONS	
		TOTAL INTERIOR ARC LENGTH	TOTAL EXTERIOR ARC LENGTH
CE7A	ROOF PARAPET FEATURE	47'-10.5"	52'-0"
CE7B	ROOF PARAPET FEATURE	9'-9.5"	12'-0"

NOTES: 1) REFER TO A-0.11 FOR EYEBROW DETAILS
2) TYPICAL EYEBROW PER SEC 7/A-8.11
3) CURVED EYEBROWS FROM LEVEL 1 THRU LEVEL 6 TO BE INTEGRAL CONCRETE
4) CURVED EYEBROWS ABOVE ROOF LEVEL TO BE METAL

ROOF SCUPPERS

	ROOF AREA		MECH. AREA		TOTAL AREA	
SCUPPERS #1+2	= 980SF	+	1,571SF	=	2,550SF	- 9" X 4"
SCUPPERS #3+4	= 2,269SF	+	-	=	2,269SF	- 9" X 4"
SCUPPERS #5+6	= 1,474SF	+	1,021SF	=	2,495SF	- 9" X 4"
SCUPPERS #7-8	= 1,643SF	+	691SF	=	2,334SF	- 9" X 4"
SCUPPERS #9+10	= 1,983SF	+	544SF	=	2,527SF	- 9" X 4"
SCUPPERS #11+12	= 365SF	+	1,046SF	=	2,054SF	- 9" X 4"
SCUPPERS #13+14	= 1,989SF	+	-	=	1,989SF	- 9" X 4"
SCUPPERS #15+16	= 931SF	+	691SF	=	1,622SF	- 9" X 4"
SCUPPERS #17+18	= 550SF	+	1,038SF	=	1,588SF	- 9" X 4"

NOTE: REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM AS- BUILT SURVEY DISCREPANCY.

NOTES:
1) ALL EXTERIOR DOORS, WINDOW, AND LOUVERS UNDER SEPARATE PERMIT.
2) ALL ROOF PLANS ARE SHOWN AT 4" ABOVE FINISH FLOOR.
3) MECHANICAL SHAFTS HALF BEEN REVISED.

OMIT

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APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
PROBATE:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
PLANNING:
08-15-01
APPROVED SUBJECT TO LETTER DATED
Engineer

N

THE LINCOLN
SOUTH BEACH

17th STREET
MIAMI BEACH, FLORIDA

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KEY PLAN

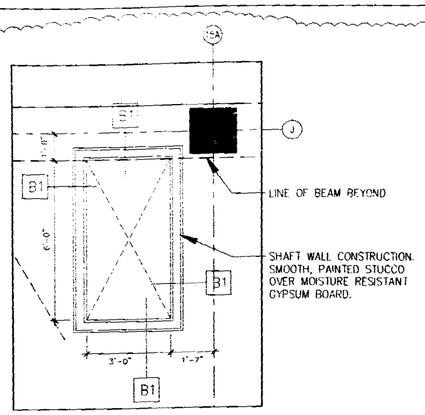
PERMIT
REVISION #1

Issue Date: 05-01-2000 Project No.: 9919
Drawn By: MP,LP,RC,KL,JS,TJ Approved By: AC

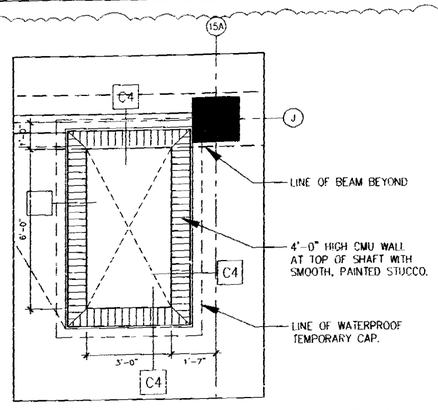
Revision/Date	
04.08.00	Permit Revision
07.17.00	Construction Document
09.19.00	Contract Set
04.01.01	VE revision
08.01.01	Revision Revision

Sheet No. A-1.70

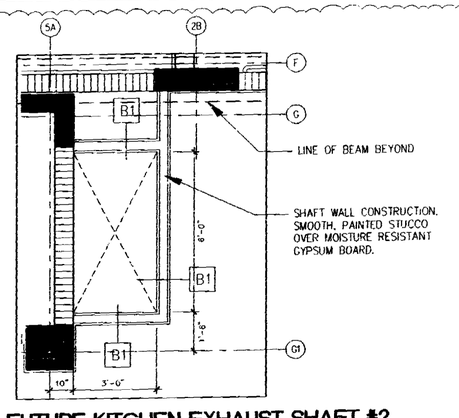
ROOF LEVELS



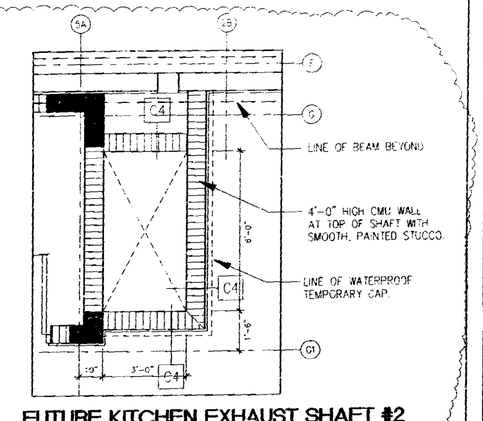
3 FUTURE KITCHEN EXHAUST SHAFT #1
TYPICAL PLAN AT LEVELS 2-5 PARKING GARAGE
SCALE: 1/2"=1'-0"



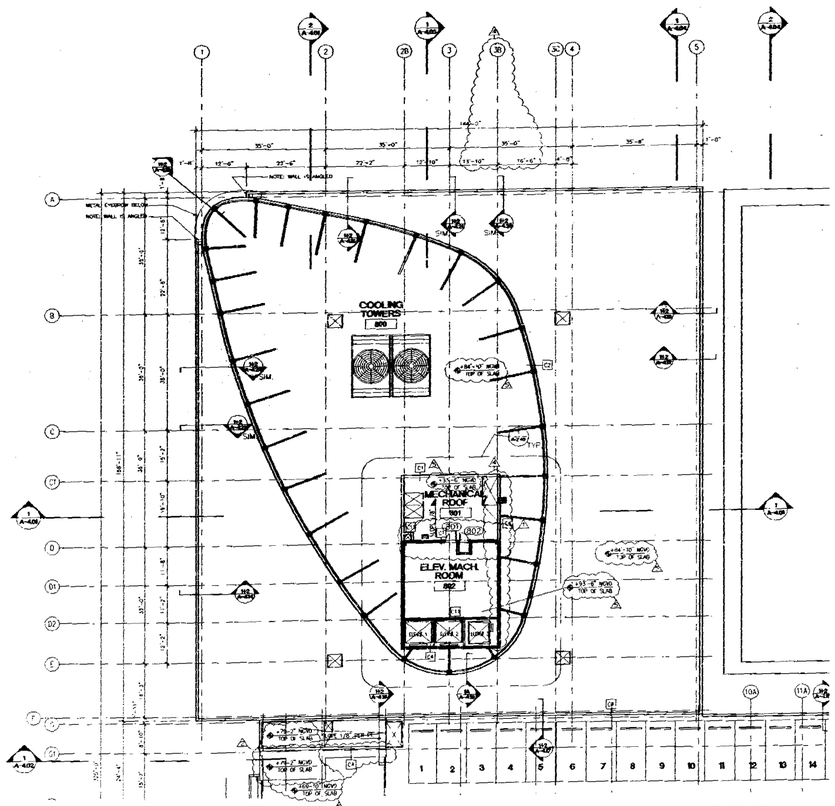
4 FUTURE KITCHEN EXHAUST SHAFT #1
PLAN AT LEVEL 6 PARKING GARAGE
SCALE: 1/2"=1'-0"



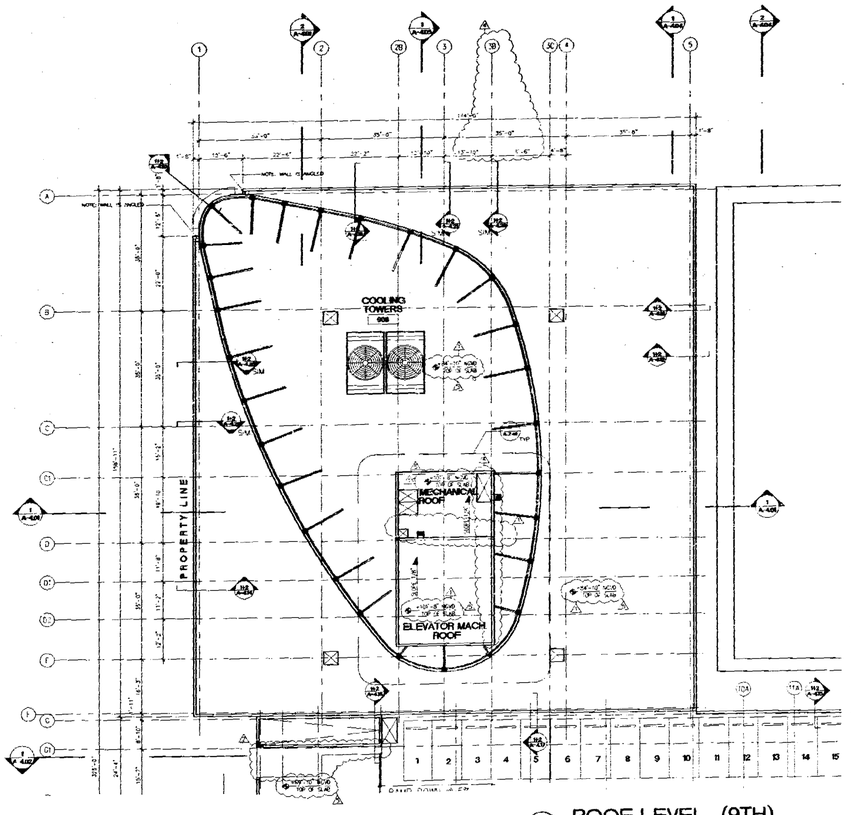
5 FUTURE KITCHEN EXHAUST SHAFT #2
TYPICAL PLAN AT LEVELS 2-6 PARKING GARAGE
SCALE: 1/2"=1'-0"



6 FUTURE KITCHEN EXHAUST SHAFT #2
PLAN AT LEVEL 7 PARKING GARAGE
SCALE: 1/2"=1'-0"



2 MACHINE ROOM LEVEL (8TH)
SCALE: 1/16"=1'-0"



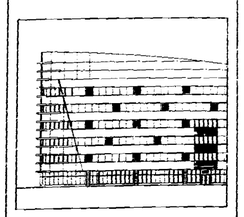
1 ROOF LEVEL (9TH)
SCALE: 1/16"=1'-0"

NOTE: REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM AS- BUILT SURVEY DISCREPANCY.

OFFICE CURVED EYEBROW LEGEND		
EYEBROW NO.	LOCATION	DIMENSIONS

OMIT

N



THE LINCOLN
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SHERMAN OAKS, CA 91423
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3440 N.W. 17TH STREET, SUITE L
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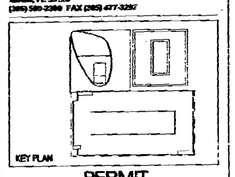
(305) 590-2366 FAX (305) 477-3297



PERMIT
REVISION #1

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,RC,KL,JS,JH Approved by: JS

Revision/Date	
05.08.00	Permit Revision
06.17.00	Construction Document
12.19.00	Contract Set
04.01.01	A/E revision
06.04.01	Elevation Revision

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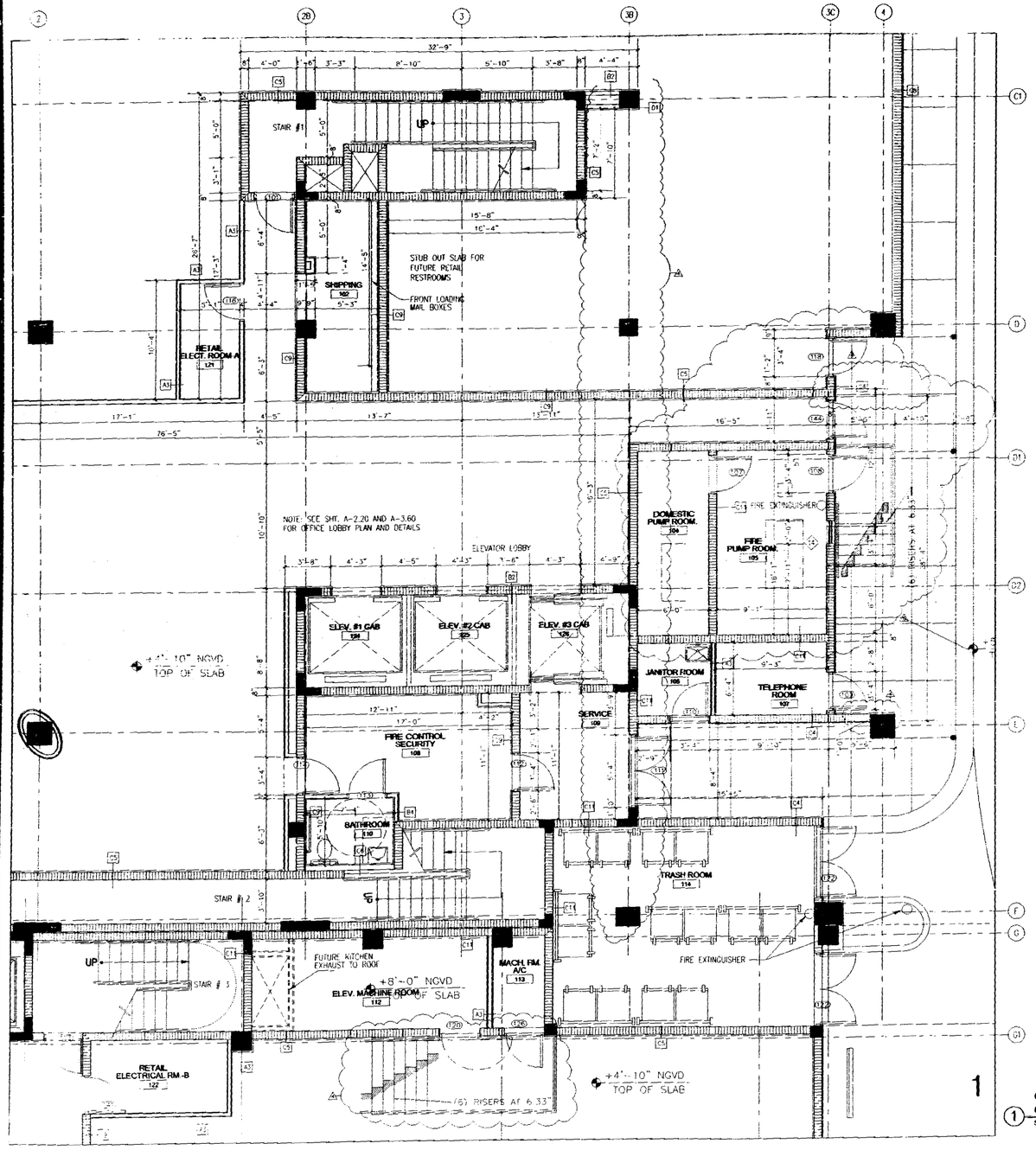
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING: 08-15-01
ZONING:
FIRE/PW:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
APPROVED SUBJECT TO
ENGINEERING

Sheet No. A-1.80

MECHANICAL LEVELS

00426



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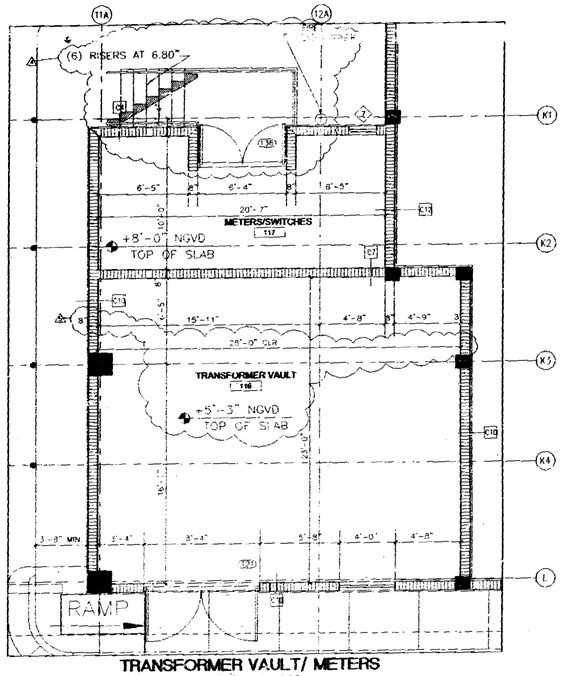
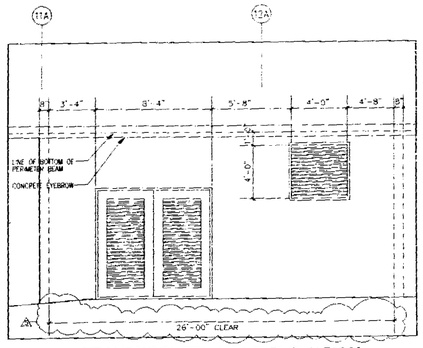
OFFICE CORE
GROUND LEVEL PLAN
SCALE: 1/4"-1'-0" PARTIAL PLAN



TRANSFORMER VAULT/ METERS
GROUND LEVEL PLAN
SCALE: 1/4"-1'-0" PARTIAL PLAN



TRANSFORMER VAULT ELEVATION
SCALE: 1/4"-1'-0"

NOTE: REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM AS- BUILT SURVEY DISCREPANCY.

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM. (USCE)
3) SEE TRANSFORMER VAULT SPECIFICATIONS FOR DETAILS.
4) MECHANICAL SHAFTS HAVE BEEN REVISED

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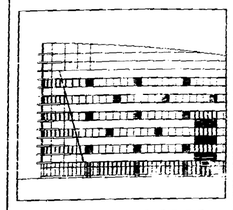
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
DRB/HPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:



THE LINCOLN
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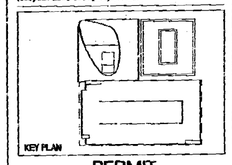
8491 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 599-2300 FAX (305) 477-3297


KEY PLAN

PERMIT
REVISION #1

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KI,JS,JH Approved by: AC

Revision/Date	
1 05.09.00	Permit Revision
2 05.17.00	Construction Document
3 12.19.00	Contract Set
4 04.01.01	V.E revision
5 04.04.01	Elevation Revision
6 08.01.01	Permitting Revision

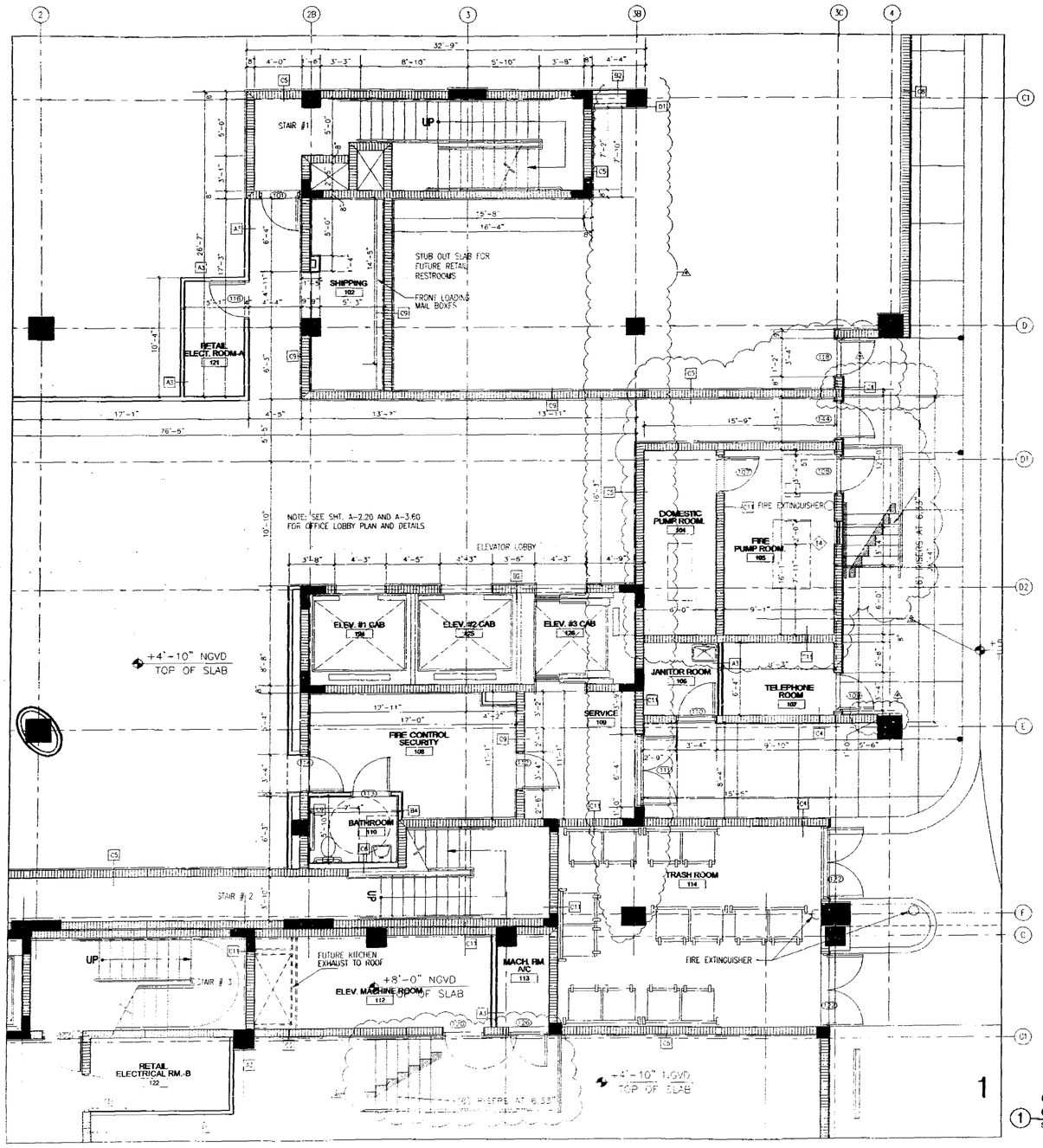
SEAL/SIGNATURE:

Signature 10-30-01

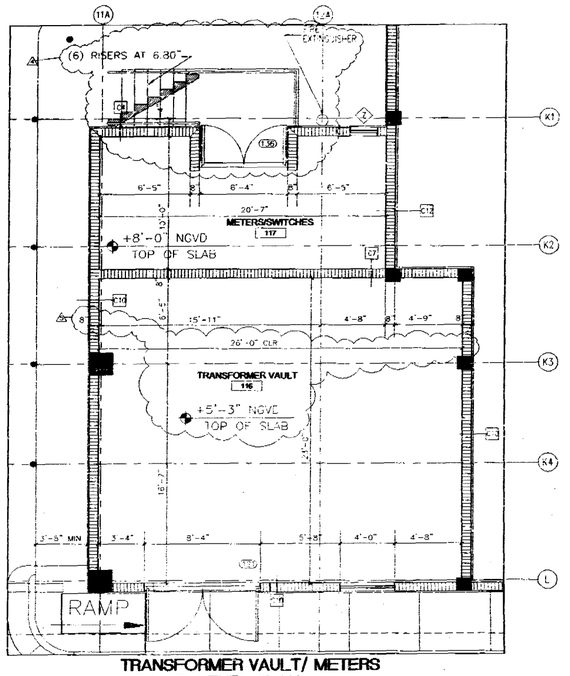
Sheet No. A-2.10

FIRST LEVEL

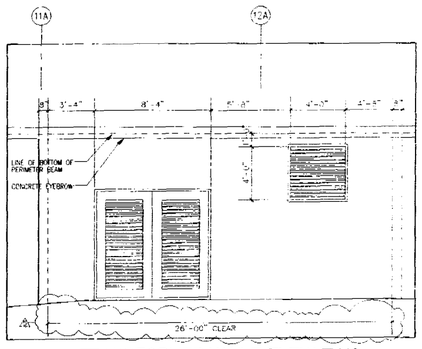
D00427



1 OFFICE CORE GROUND LEVEL PLAN
SCALE: 1/4"-1'-0" PARTIAL PLAN



2 TRANSFORMER VAULT/ METERS GROUND LEVEL PLAN
SCALE: 1/4"-1'-0" PARTIAL PLAN



3 TRANSFORMER VAULT ELEVATION
SCALE: 1/4"-1'-0"

NOTE: REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM AS- BUILT SURVEY DISCREPANCY.

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM. (U.S.C.G.S.)
3) SEE TRANSFORMER VAULT SPECIFICATIONS FOR DETAILS.
4) MECHANICAL SHAFTS HAVE BEEN REVISED

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CONSERVANCY
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MECHANICAL
FIRE PREVENTION
ENGINEERING
PUBLIC WORKS
STRUCTURAL
ACCESSIBILITY
CLEARANCE
5/4/01
5-4-01
N

THE LINCOLN
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17th STREET
MIAMI BEACH, FLORIDA

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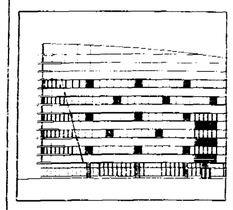
8401 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 599-2360 FAX (305) 477-3297



KEY PLAN

PERMIT
REVISION #1

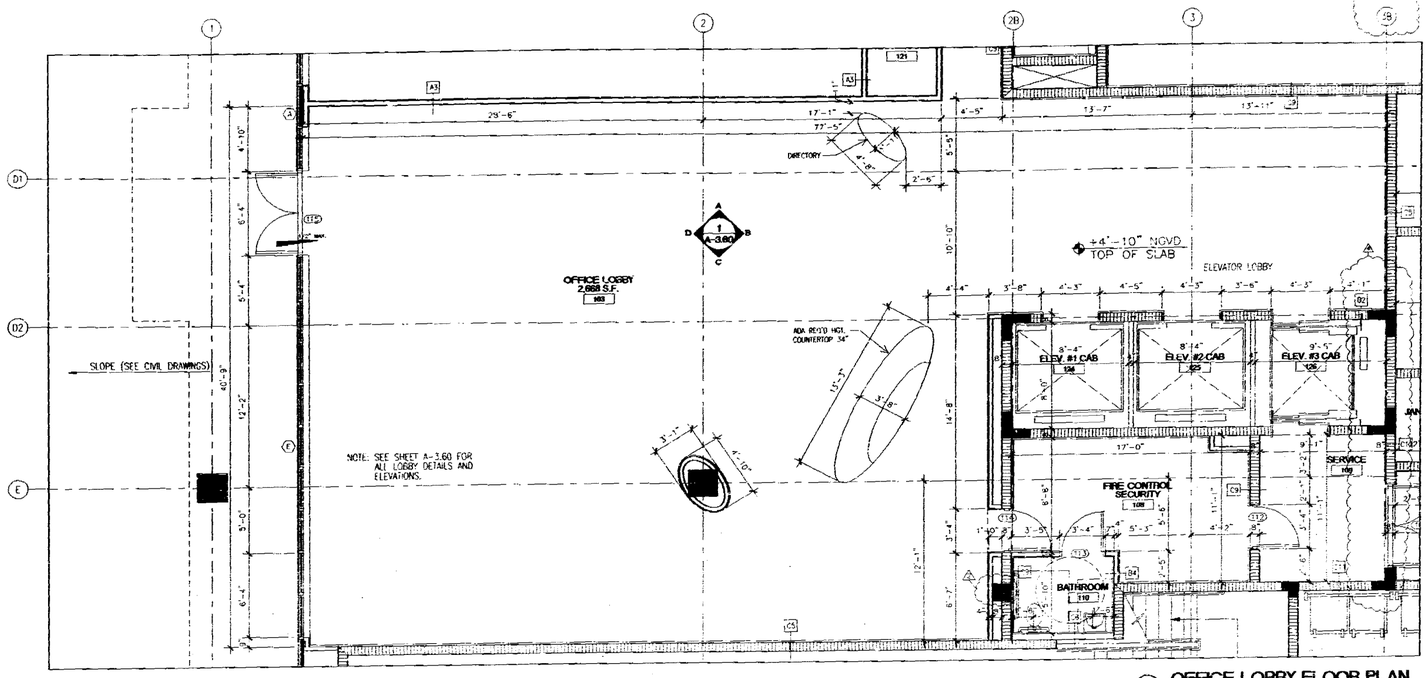
Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,SJH Approved by: RC

Revision / Date	
1 05.08.00	Permit Revision
2 09.17.00	Construction Document
3 12.19.00	Contract Set
4 04.01.01	V.E. revision
5 06.04.01	Elevation Revision
6 08.01.01	Permitting Revision

SEAL/SIGNATURE
Signature 08-1-01

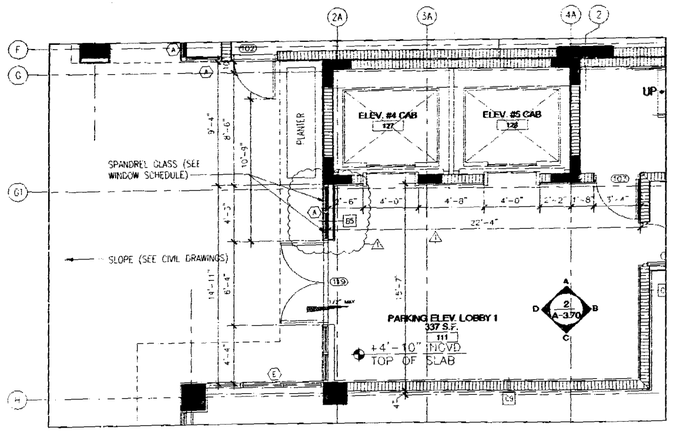
Sheet No. A-2.10
FIRST LEVEL

5604428

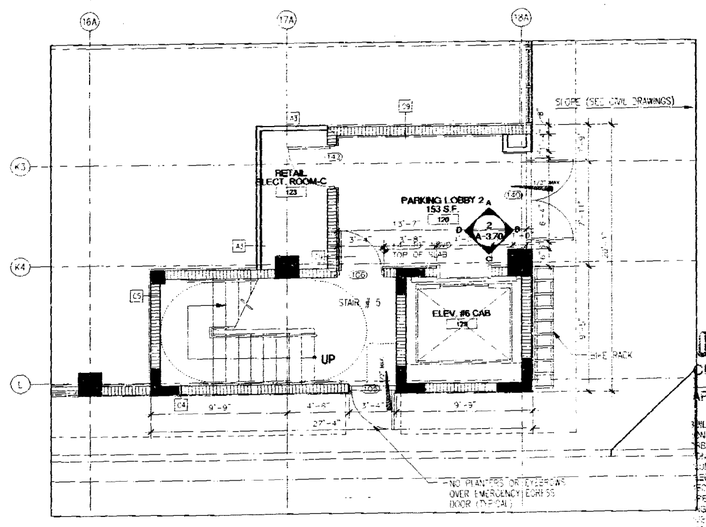


1 OFFICE LOBBY FLOOR PLAN
SCALE: 1/4"-1'-0"

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM (USCE)



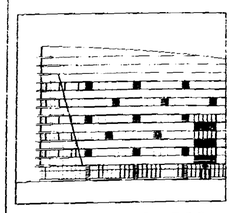
2 WEST GARAGE LOBBY FLOOR PLAN
SCALE: 1/4"-1'-0"



3 EAST GARAGE LOBBY FLOOR PLAN
SCALE: 1/4"-1'-0"

NOTE: REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM AS- BUILT SURVEY DISCREPANCY.

N



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MIAMI, FL 33155
(305) 666-4711 FAX (305) 666-5259

MEP
FLORIDA ENGINEERING SYSTEMS
34 NW 168TH STREET
NORTH MIAMI BEACH, FL 33169
(305) 653-8512 FAX (305) 653-8232

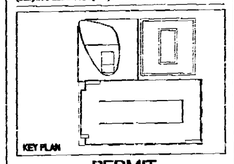
LANDSCAPE ARCHITECT
URBAN RESOURCE GROUP
420 LINCOLN ROAD SUITE 303
MIAMI BEACH, FL 33139
(305) 673 2534 FAX (305) 673-48822

GEOTECHNICAL CONSULTANT
PSI
7900 N.W. 64TH STREET
MIAMI, FL 33166
(305) 471-7725 FAX (305) 593-1915

CIVIL ENGINEER
KIMLEY-HORN & ASSOC., INC.
420 LINCOLN ROAD, SUITE 303
MIAMI BEACH, FL 33139
(305) 673-2025 FAX (305) 673-0282

PARKING CONSULTANT
INTERNATIONAL PARKING DESIGN, INC.
14144 VENTURA BLVD., SUITE 100
SHERMAN OAKS, CA 91423
(818) 906-1484 FAX (818) 906-9807

GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
8401 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 599-2306 FAX (305) 477-3297



KEY PLAN

PERMIT
REVISION #1

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,SJH Approved by: ES

Revision/Date	
1 05.08.00	Permit Revision
2 05.17.00	Construction Documents
3 10.19.00	Contract Set
4 01.31.01	V.E. revision
5 08.04.01	Elevation Revision

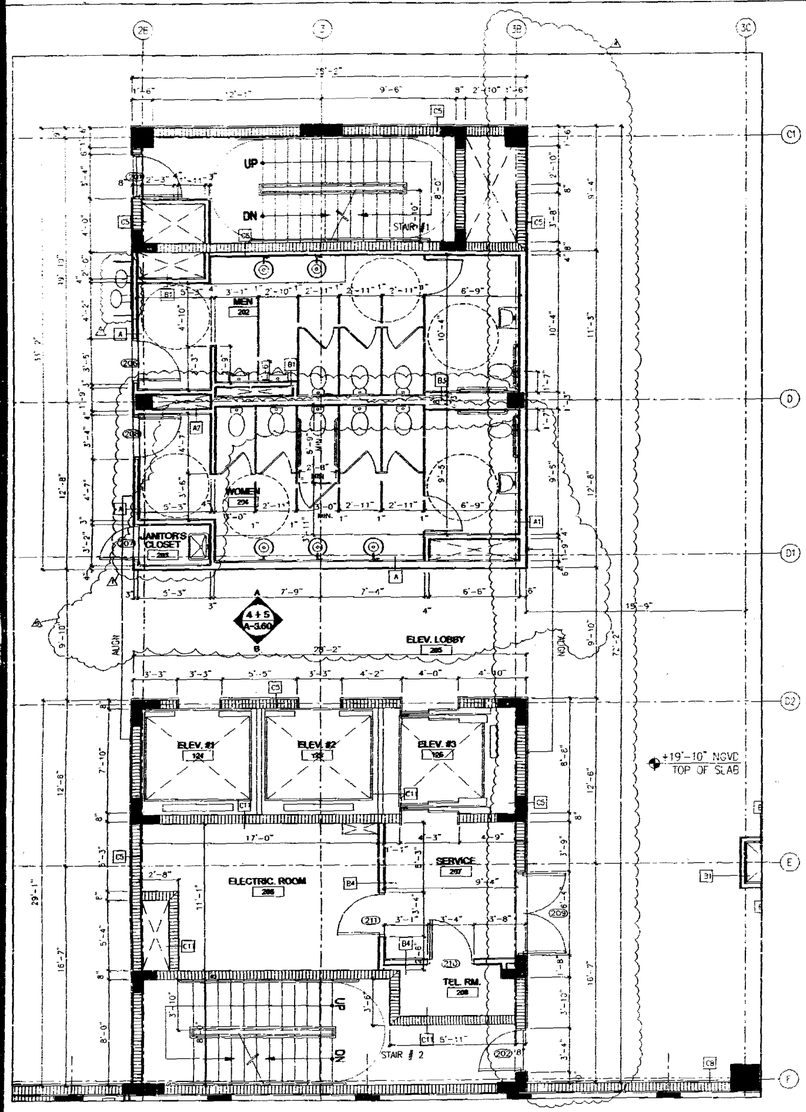
OFFICE COPY
CITY OF MIAMI BEACH 08-15-01

APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING
PLANNING
ZONING
PUBLIC WORKS
ELECTRICAL
MECHANICAL
FIRE PREVENTION
ENGINEERING
HISTORIC
STRUCTURAL
HISTORIC
APPROVED
HISTORIC CRITIQUE
ENGINEER

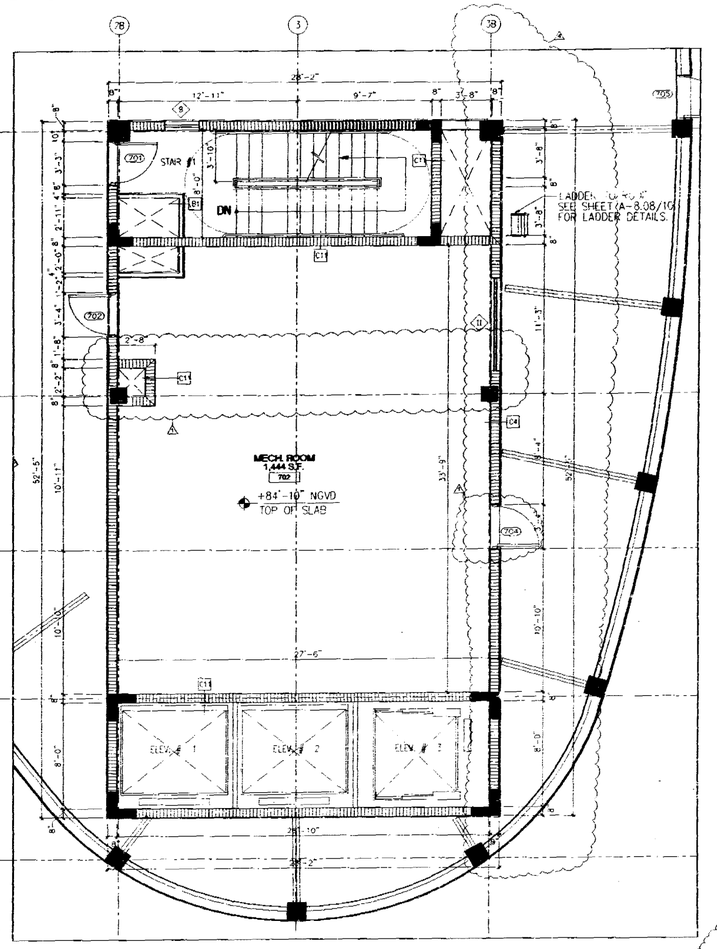
Sheet No. A-2.20

LOBBY PLANS
GROUND LEVEL

A00429



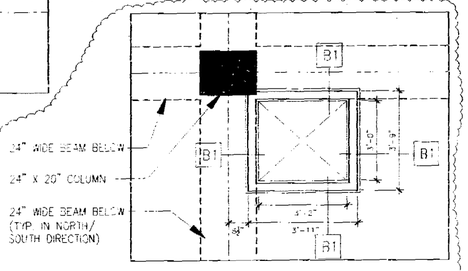
1 2ND LEVEL TYPICAL OFFICE CORE
SCALE 1/4"=1'-0" PARTIAL PLAN



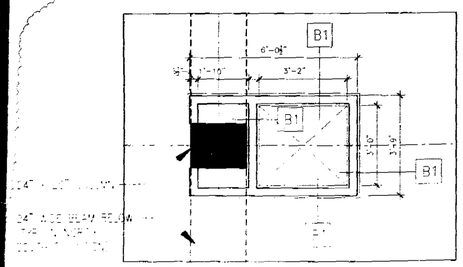
2 7TH LEVEL MECHANICAL ROOM
SCALE 1/4"=1'-0" PARTIAL PLAN

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM. (U.S.C.E.)
3) MECHANICAL SHAFTS HAVE BEEN REVISED

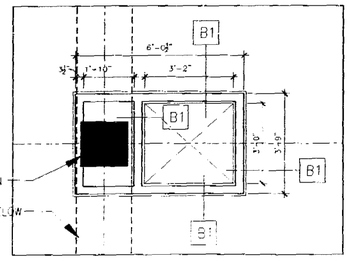
NOTE: REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM AS- BUILT SURVEY DISCREPANCY.



7 SHAFT DETAIL
TYPICAL PLAN AT 24" X 20" INTERIOR OFFICE COLUMNS (LEVELS 2-6)
SCALE: 1/2"=1'-0" PARTIAL PLAN



3 SHAFT DETAIL
TYPICAL PLAN AT 24" X 20" INTERIOR OFFICE COLUMNS (LEVELS 2-6)
SCALE: 1/2"=1'-0" PARTIAL PLAN



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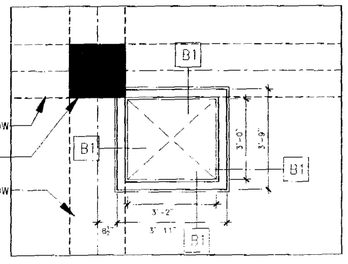
TYPICAL PLAN AT 20" X 20" INTERIOR OFFICE COLUMNS (LEVELS 2-6)
SCALE: 1/2"=1'-0" PARTIAL PLAN



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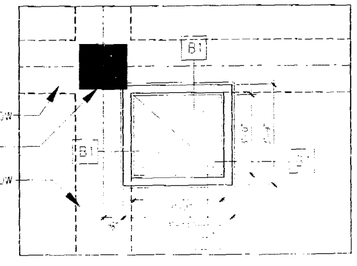
TYPICAL PLAN AT 24" X 24" INTERIOR OFFICE COLUMNS (LEVELS 2-6)
SCALE: 1/2"=1'-0" PARTIAL PLAN



6 SHAFT DETAIL
TYPICAL PLAN AT 20" X 20" INTERIOR OFFICE COLUMNS (LEVELS 2-6)
SCALE: 1/2"=1'-0" PARTIAL PLAN

THE LINCOLN
SOUTH BEACH

17th STREET
MIAMI BEACH, FLORIDA

A00430

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URBAN RESOURCE GROUP
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(305) 673-2524 FAX (305) 673-4822

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MIAMI, FL 33166
(305) 471-7725 FAX (305) 593-1915

CIVIL ENGINEER
KIMLEY-HORN & ASSOC., INC.
420 LINCOLN ROAD, SUITE 353
MIAMI BEACH, FL 33139
(305) 673-2025 FAX (305) 673-4882

PARKING CONSULTANT
INTERNATIONAL PARKING DESIGN, INC.
14144 VENTURA BLVD., SUITE 100
SHERMAN OAKS, CA 91423
(818) 986-1494 FAX (818) 986-8897

GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
9491 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 599-7300 FAX (305) 477-3297

KEY PLAN

PERMIT REVISION #1

Issue Date: 05-01-2000 Project No: 9914
Drawn by: MP,LF,KC,KL,JS,JH Approved by: SD

Revision/Date	
1 05.08.00	Permit Revision
2 05.17.00	Construction Document
3 12.04.00	Contract Set
4 04.01.01	VA revision
5 06.04.01	Elevation Revision
6 09.21.01	Permitting Comments

OFFICE COPY
CITY OF MIAMI BEACH

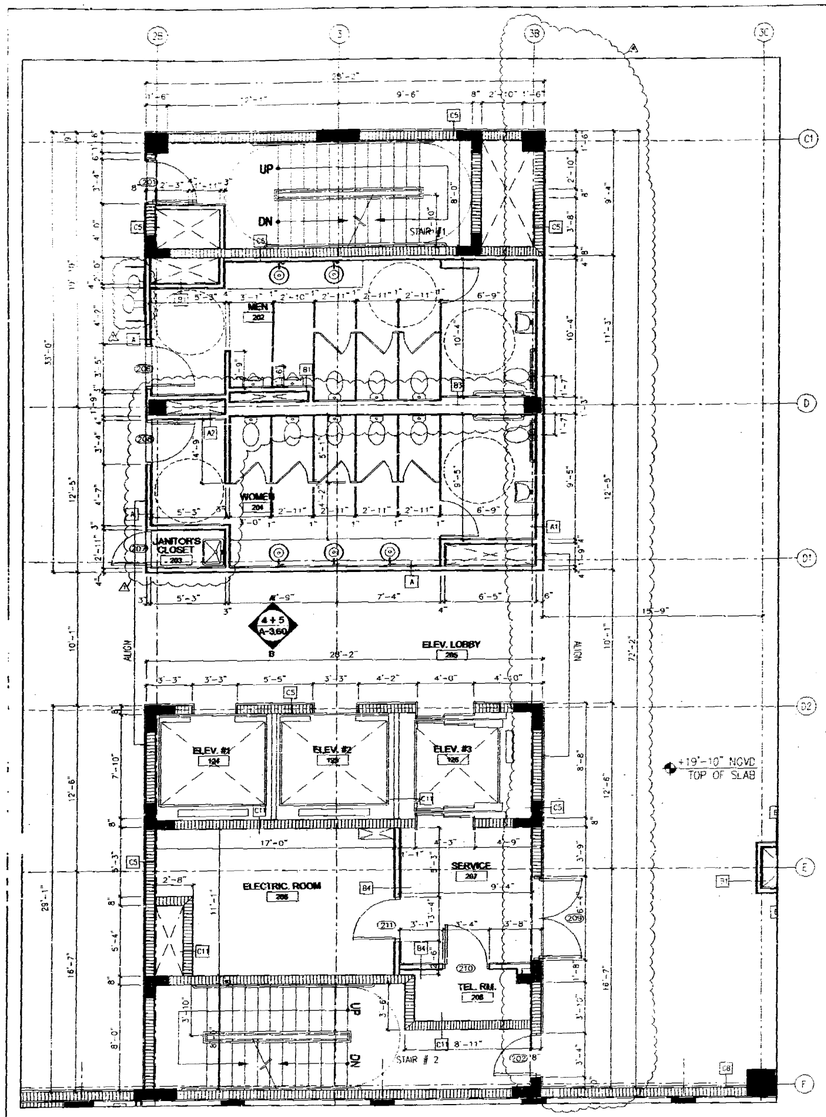
APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING:	
ZONING:	
DRB/HPB:	
CONCURRENCY:	
PLUMBING:	
ELECTRICAL:	
MECHANICAL:	
FIRE PREVENTION:	
ENGINEERING:	
PUBLIC WORKS:	
STRUCTURAL:	
ACCESSIBILITY:	
ELEVATOR:	

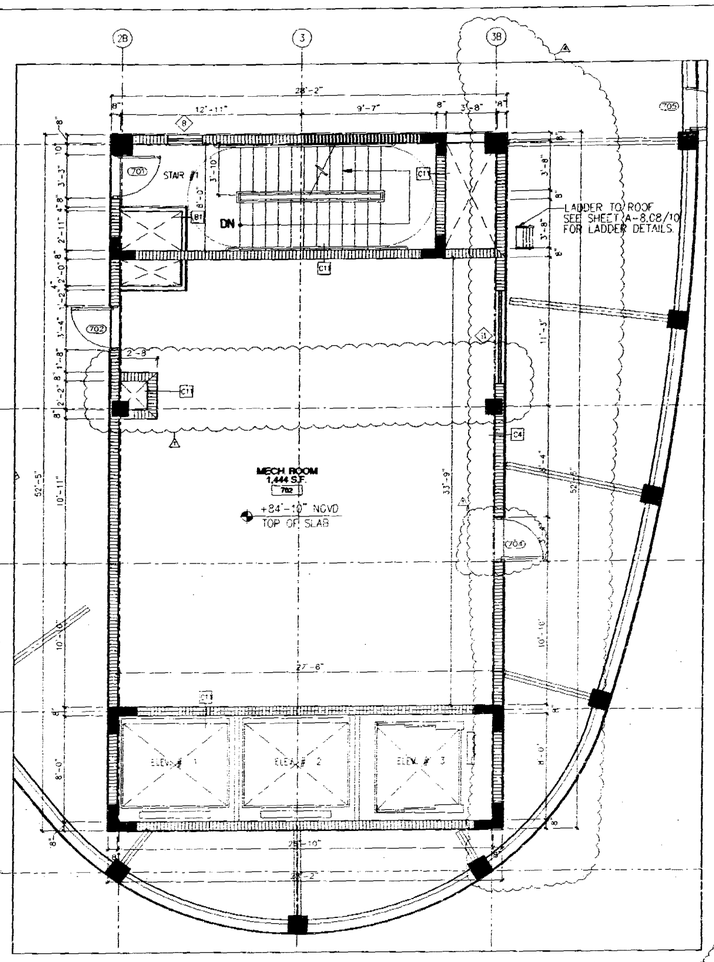
10-30-01

Sheet No. A-2.30

ENLARGED PLANS
2ND (TYP.) + 7TH LEVEL



1 2ND LEVEL TYPICAL OFFICE CORE
SCALE: 1/4"=1'-0" PARTIAL PLAN



2 7TH LEVEL MECHANICAL ROOM
SCALE: 1/4"=1'-0" PARTIAL PLAN

NOTES:
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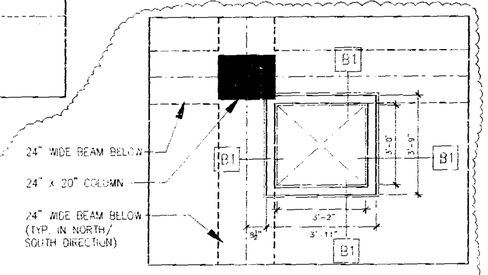
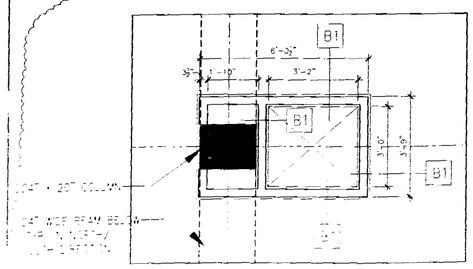
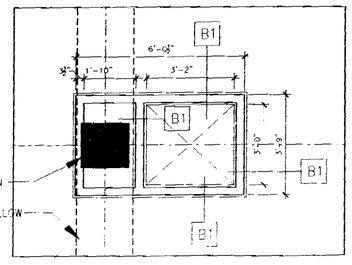
NOTE: REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM AS- BUILT SURVEY DISCREPANCY.



7 SHAFT DETAIL
TYPICAL PLAN AT 24" X 20" INTERIOR OFFICE COLUMNS (LEVELS 2-6)
SCALE: 1/2"=1'-0" PARTIAL PLAN



3 SHAFT DETAIL
TYPICAL PLAN AT 24" X 20" INTERIOR OFFICE COLUMNS (LEVELS 2-6)
SCALE: 1/2"=1'-0" PARTIAL PLAN



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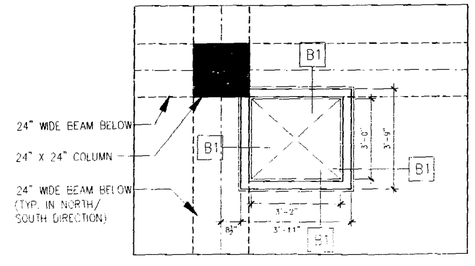
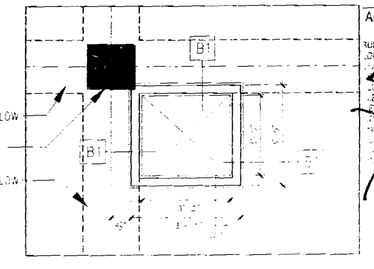
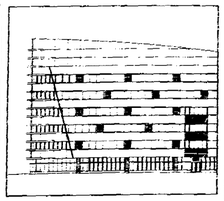
TYPICAL PLAN AT 20" X 20" INTERIOR OFFICE COLUMNS (LEVELS 2-6)
SCALE: 1/2"=1'-0" PARTIAL PLAN



5 SHAFT DETAIL
TYPICAL PLAN AT 24" X 24" INTERIOR OFFICE COLUMNS (LEVELS 2-6)
SCALE: 1/2"=1'-0" PARTIAL PLAN



6 SHAFT DETAIL
TYPICAL PLAN AT 20" X 20" INTERIOR OFFICE COLUMNS (LEVELS 2-6)
SCALE: 1/2"=1'-0" PARTIAL PLAN



THE LINCOLN
SOUTH BEACH

17th STREET
MIAMI BEACH, FLORIDA

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550 Brickell Avenue
Miami, FL 33131
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FLORIDA ENGINEERING SYSTEMS
34 NW 168TH STREET
NORTH MIAMI BEACH, FL 33169
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URBAN RESOURCE GROUP
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7500 N.W. 64TH STREET
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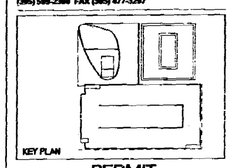
KIMLEY-HORN & ASSOC., INC.
420 LINCOLN ROAD, SUITE 353
MIAMI BEACH, FL 33139
(305) 672-2825 FAX (305) 673-4882

PARKING CONSULTANT
INTERNATIONAL PARKING DESIGN, INC.
15446 VENTURA BLVD., SUITE 100
SHERMAN OAKS, CA 91423
(818) 986-1494 FAX (818) 986-8997

GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
5401 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 599-2388 FAX (305) 477-3297



PERMIT REVISION #1

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL, SJH Approved by: AS

Revision/Date	
1 05.08.00	Permit Revision
2 05.17.00	Construction Document
3 07.11.00	Contract Set
4 04.01.01	P.B. revision
5 06.04.01	Elevation Revision

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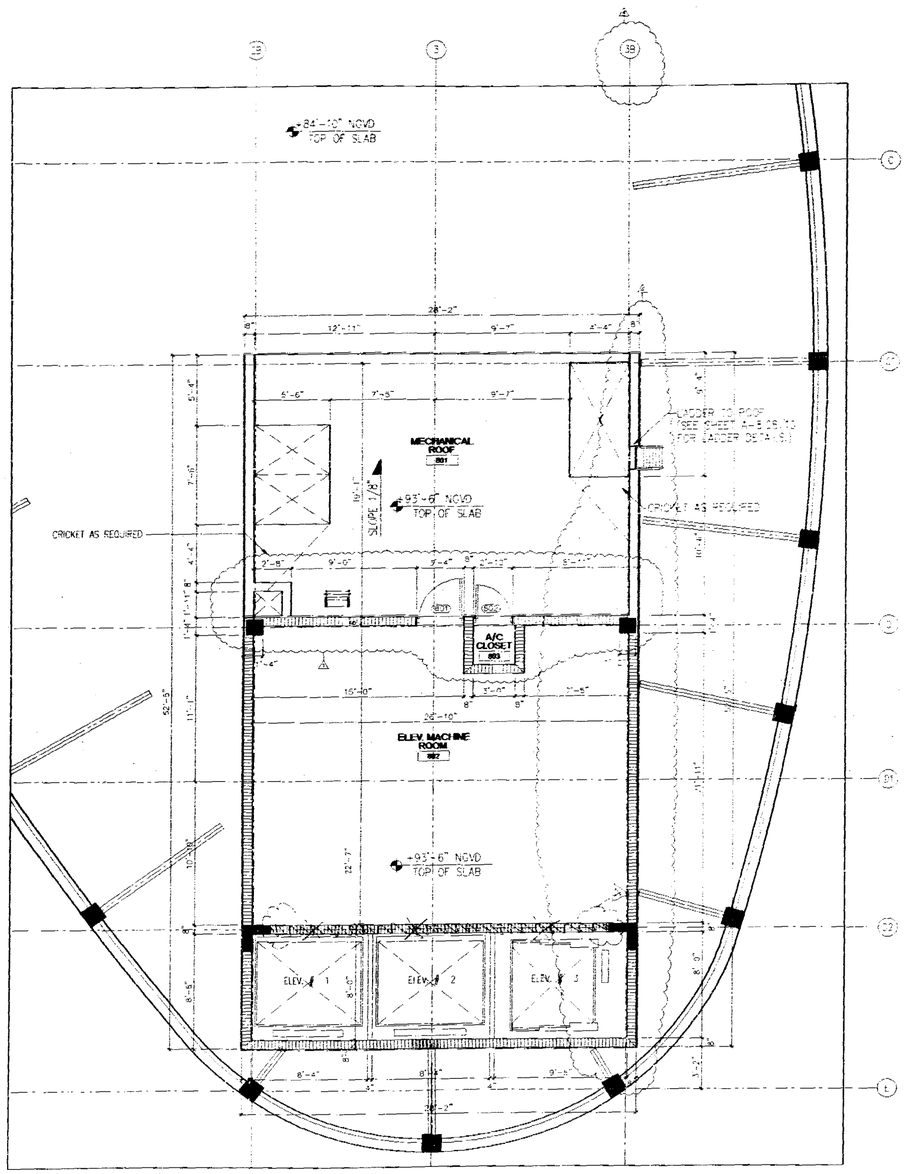
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING
PLANNING
ENERGY
ELECTRICAL
MECHANICAL
PLUMBING
FIRE SPRINKLER
FIRE ALARM
08-15-01

Sheet No. A-2.30

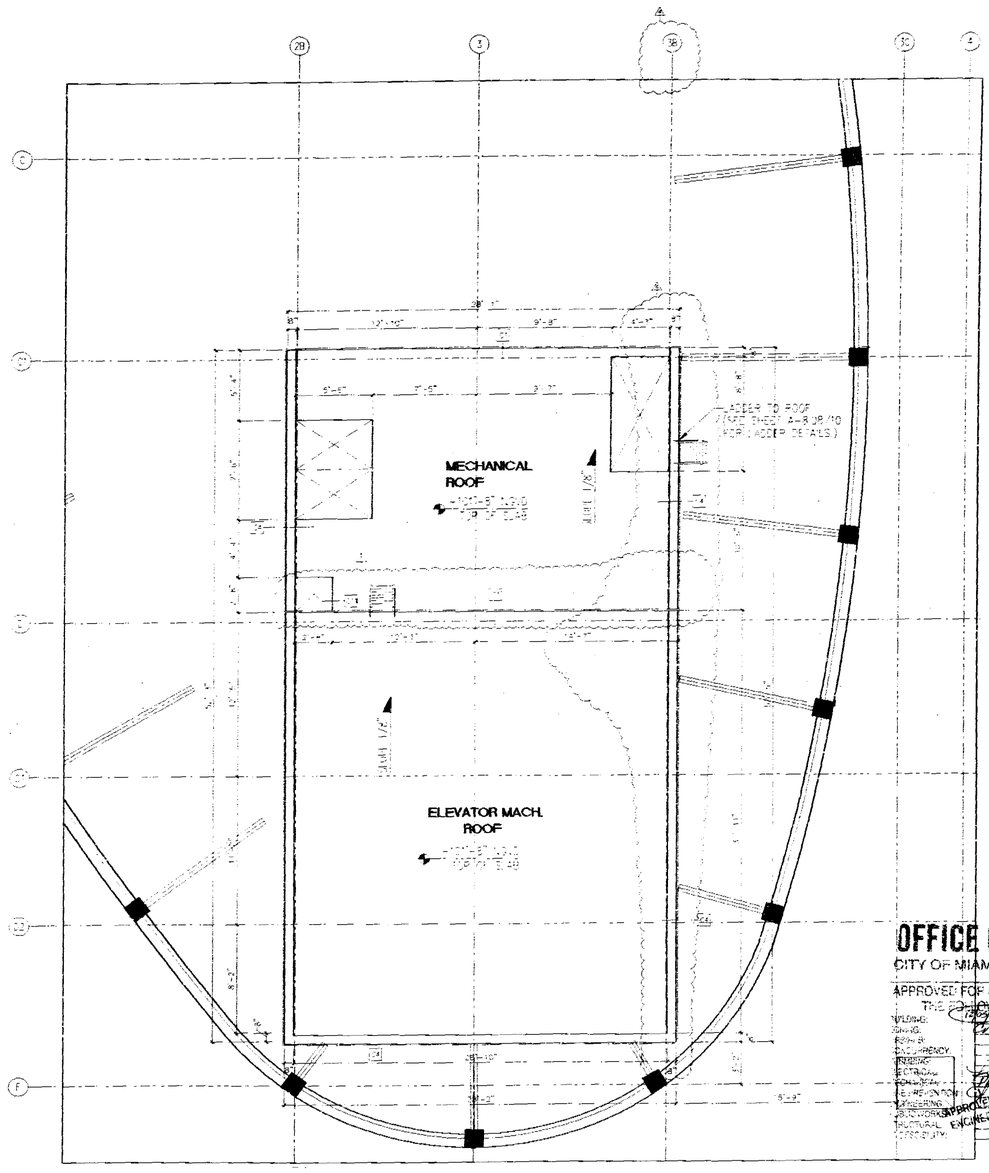
ENLARGED PLANS
2ND (TYP.) + 7TH LEVEL.

N

9919



1 8TH LEVEL + ROOF
SCALE: 1/4"-1'-0" PARTIAL PLAN



2 ROOF PLAN
SCALE: 1/4"-1'-0" PARTIAL PLAN

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM. (U.S.C.E.)
3) MECHANICAL SHAFTS HAVE BEEN REVISED

NOTE: REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM AS- BUILT SURVEY DISCREPANCY.

N

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CITY OF MIAMI BEACH
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THE FOLLOWING:
BUILDING
ZONING
PLANNING
CONCURRENCY
HISTORIC
ENVIRONMENTAL
FIRE PREVENTION
PUBLIC WORKS
STRUCTURAL
CERTIFICATE OF OCCUPANCY
APPROVED - SUBJECT TO ENCLOSED REQUIREMENTS

THE LINCOLN
SOUTH BEACH

1765 STREET
MIAMI BEACH, FLORIDA

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ARQ
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Miami, FL
33131
TEL (305) 372-1812
FAX (305) 372-1176

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NORTH MIAMI BEACH, FL 33169
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URBAN RESOURCE GROUP
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(305) 471-7725 FAX (305) 593-1515

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MIAMI BEACH, FL 33139
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GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
3401 N.W. 17TH STREET, SUITE L
MIAMI, FL 33125
(305) 599-2369 FAX (305) 477-3297

KEY PLAN

PERMIT
REVISION #1

Issue Date: 05-01-2000 Project No.: 9919
Drawn By: MP/JP/KC/PL/SJH Approved By: AT

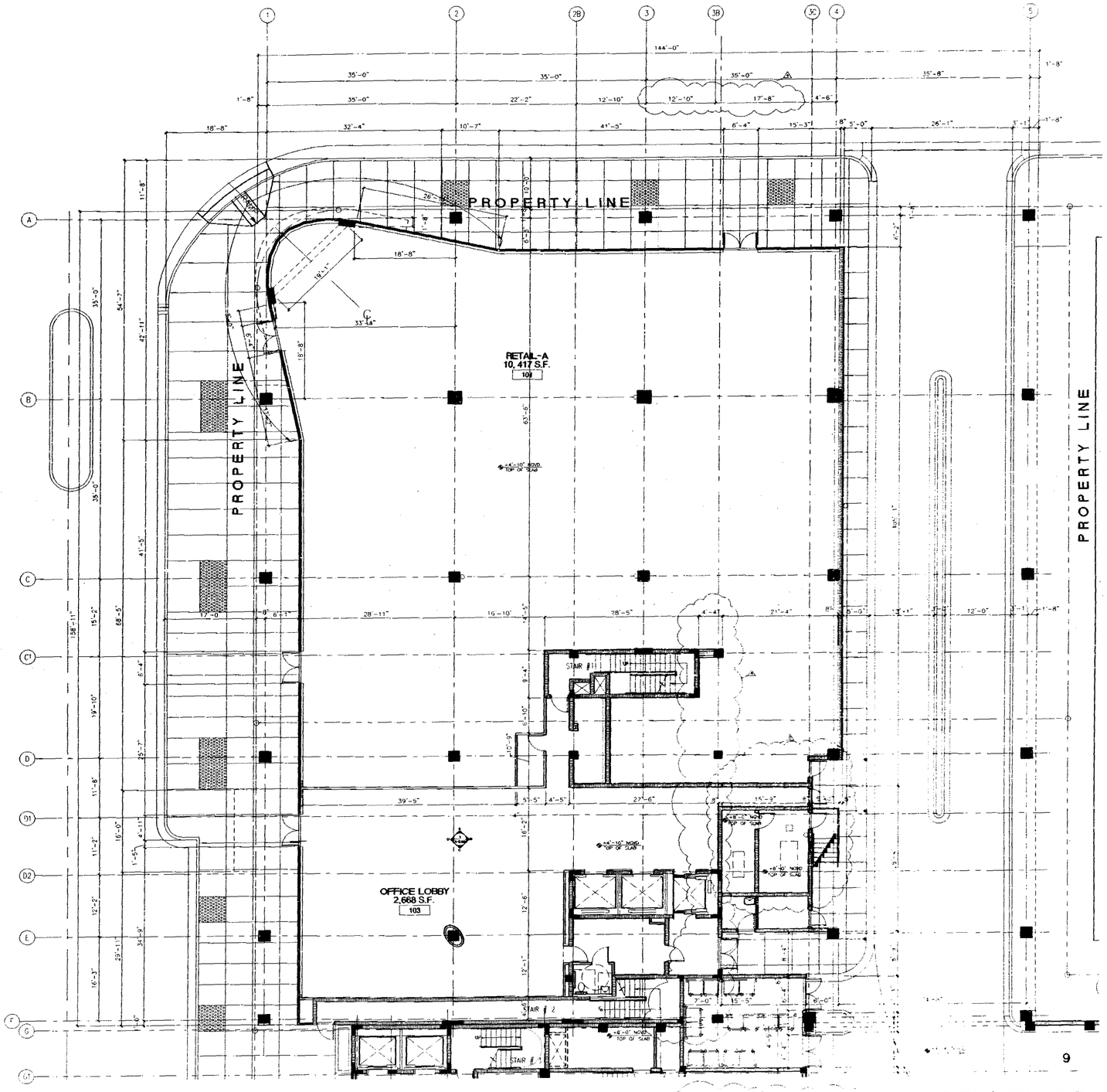
Revision/Date	
08.08.00	Permit Revision
05.17.00	Construction Document
12.19.00	Contract Set
04.01.01	VE Revision
06.04.01	Elevator Revision

SEAL/SIGNATURE 08-15-01

Sheet No. A-2.40

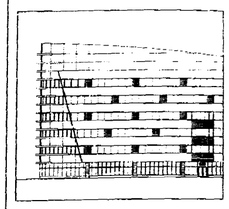
ENLARGED PLANS
8TH AND ROOF LEVEL

09432



NOTE: REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM AS- BUILT SURVEY DISCREPANCY.

1 OFFICE/ RETAIL LEVEL 1
SCALE 3/32"=1'-0" PARTIAL PLAN



THE LINCOLN
SOUTH BEACH

17th STREET
MIAMI BEACH, FLORIDA

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Miami, FL 33131
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FAX (305) 372-1178

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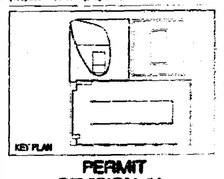
5401 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 599-2300 FAX (305) 477-3099



PERMIT
REVISION #1

Issue Date 05-31-06
Drawn by: MF

Revision	Date
A	05.30.06
A	06.**.06
A	12.**.06
A	04.01.07
A	06.04.07
A	08.01.07

Signature

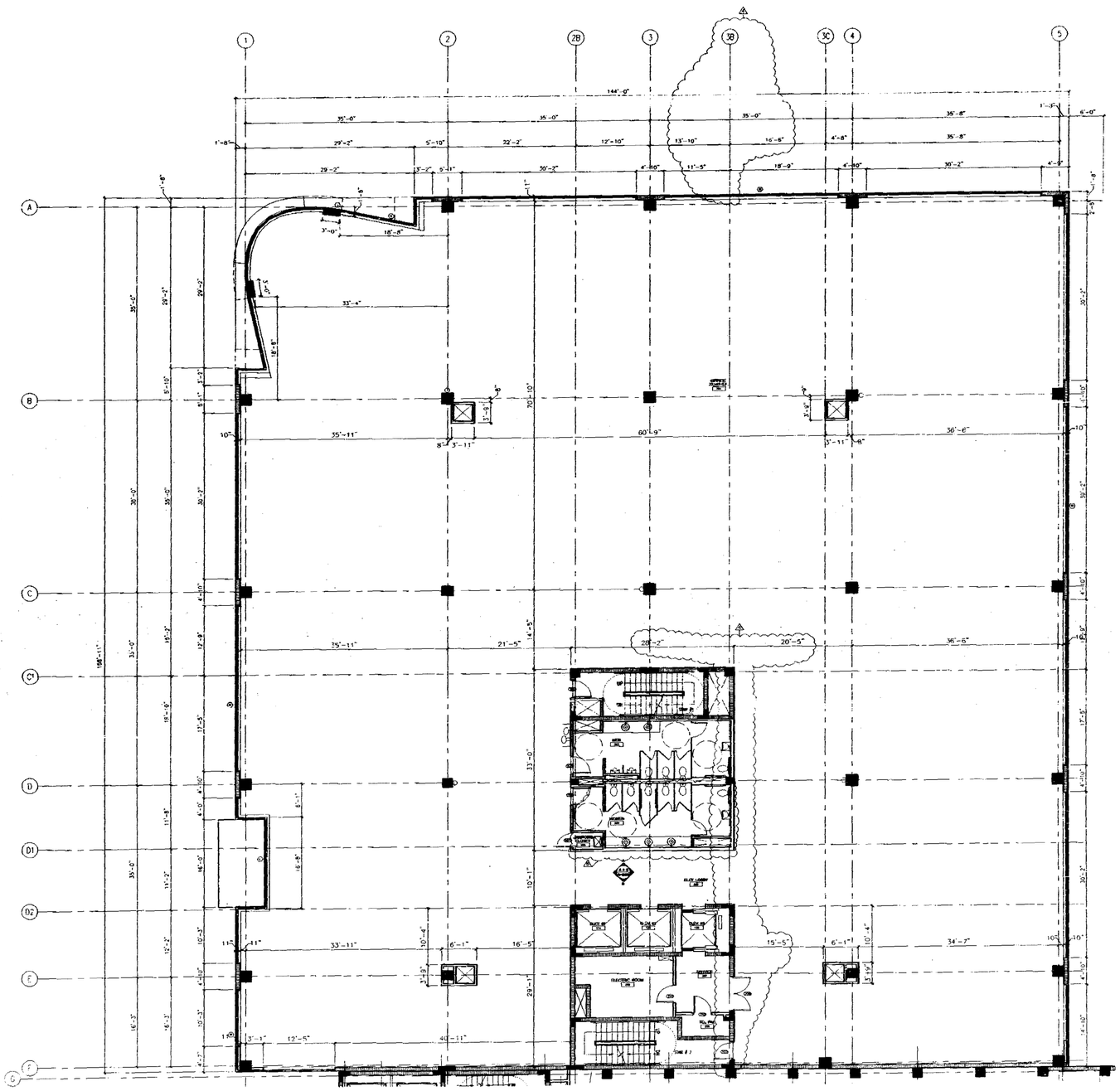
OFFICE COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING: 12/20/07
ZONING:
DRB/HPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS AND LOUVERS UNDER SEPARATE PERMIT.
2) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM. (U.S.C.G.S.)

Sheet No. A-2.50

ENLARGED PLANS
OFFICE/ RETAIL
LEVEL 1



1 TYPICAL LEVEL OFFICE PARTIAL PLAN
SCALE: 1/8"-1'-0"

NOTE: REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM AS- BUILT SURVEY DISCREPANCY.

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT
2) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM (U.S.C.E.)
3) MECHANICAL SHAFTS HAVE BEEN REVISED

N

OFFICE COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING:
ZONING:
DRB/HPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

APPROVED SUBJECT TO

THE LINCOLN
SOUTH BEACH

17th STREET
MIAMI BEACH, FLORIDA

ARCHITECT
ARQ
600 Brickell Avenue
Miami, FL 33131
TEL (305) 372-1812
FAX (305) 372-1175

STRUCTURAL ENGINEER
DONNELL, DUQUESNE & ALBAISA, P.A.
4630 SW 74 COURT
MIAMI, FL 33155
(305) 666-8511 FAX (305) 666-5259

MEP
FLORIDA ENGINEERING SYSTEMS
34 NW 168TH STREET
NORTH MIAMI BEACH, FL 33169
(305) 653-8212 FAX (305) 653-8232

LANDSCAPE ARCHITECT
URBAN RESOURCE GROUP
420 LINCOLN ROAD SUITE 353
MIAMI BEACH, FL 33139
(305) 673-2524 FAX (305) 673-4822

GEOTECHNICAL CONSULTANT
PSI
7950 N.W. 64TH STREET
MIAMI, FL 33166
(305) 471-7725 FAX (305) 583-1915

CIVIL ENGINEER
KIMLEY-HORN & ASSOC., INC.
420 LINCOLN ROAD, SUITE 353
MIAMI BEACH, FL 33139
(305) 673-3825 FAX (305) 673-4882

PARKING CONSULTANT
INTERNATIONAL PARKING DESIGN, INC.
14144 VENTURA BLVD., SUITE 100
SHERMAN OAKS, CA 91423
(818) 986-1494 FAX (818) 986-8697

GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
8491 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 599-2399 FAX (305) 477-3297

KEY PLAN

PERMIT
REVISION #1

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,JS,JH Approved by: JC

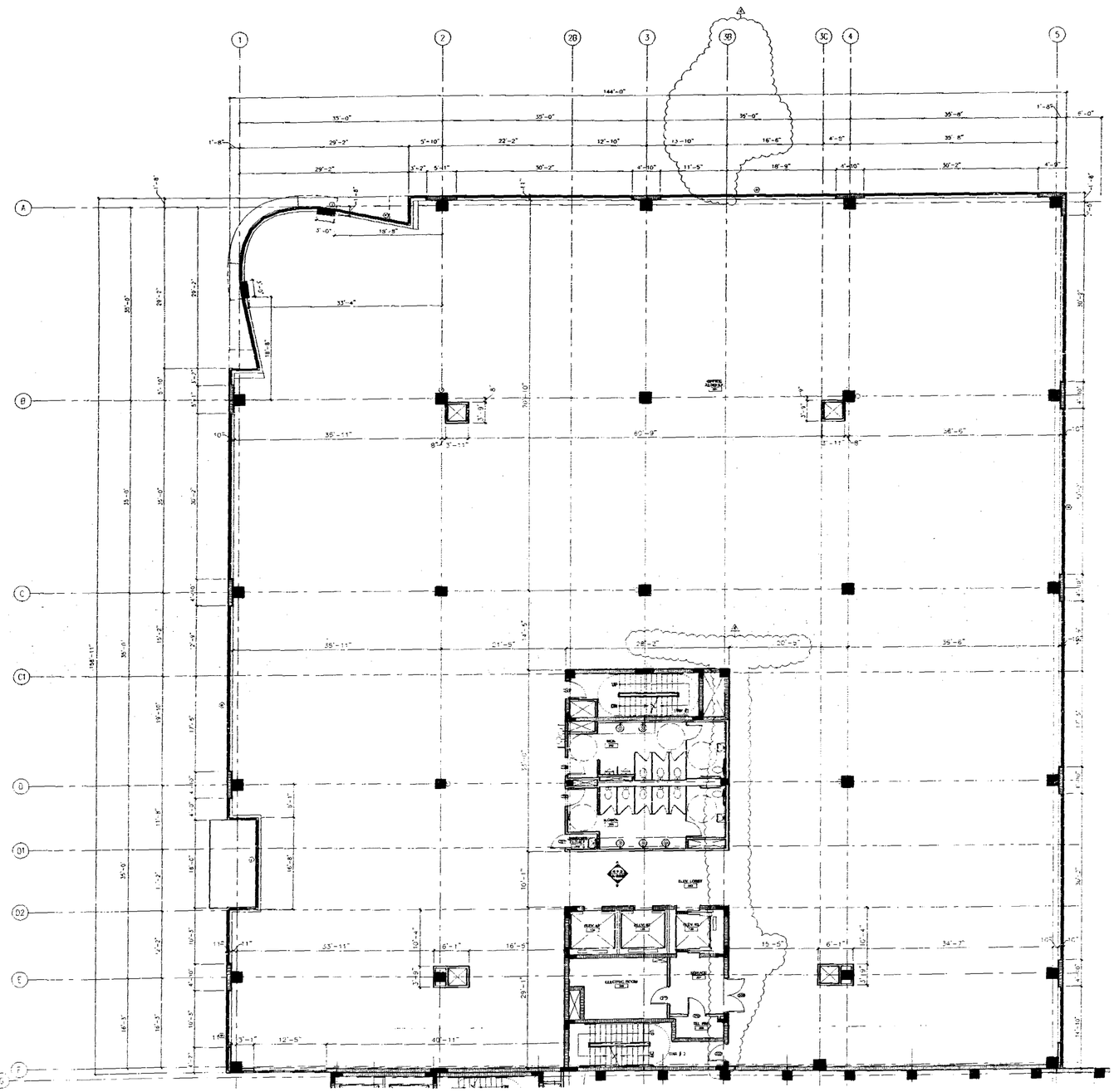
Revision/Date	
1 05.08.00	Permit Revision
2 05.17.00	Construction Document
3 12.19.00	Contract Set
4 04.01.01	V.E. revision
5 06.04.01	Elevation revision
6 08.01.01	Permitting Comments

Signature
10-30-01

Sheet No. A-2.51

ENLARGED PLANS
TYPICAL LEVEL-OFFICE
LEVELS 2 - 6

50343



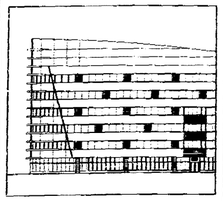
1 TYPICAL LEVEL OFFICE
SCALE: 1/8"-1'-0" PARTIAL PLAN

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT
2) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM (U.S.C.E.)
3) MECHANICAL SHAFTS HAVE BEEN REVISED

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
CC/CO:
CAMPB:
CONCURRENCY:
PLANNING:
FLOOD PLAIN:
MECHANICAL:
RE PROTECTION:
VENTILATION:
SIGN WORKS:
FUNCTIONAL:
ACCESSIBILITY:

NOTE: REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM AS- BUILT SURVEY DISCREPANCY.

N



THE LINCOLN
SOUTH BEACH

1 7th STREET
MIAMI BEACH, FLORIDA

ARCHITECT
ARQ
650 Brickell Avenue
Miami, FL 33131
TEL (305) 372-1812
FAX (305) 372-1175

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4200 SW 74 COURT
MIAMI, FL 33155
(305) 665-8711 FAX (305) 666-5259

MEP
FLORIDA ENGINEERING SYSTEMS
34 NW 168TH STREET
NORTH MIAMI BEACH, FL 33169
(305) 652-8212 FAX (305) 653-8232

LANDSCAPE ARCHITECT
URBAN RESOURCE GROUP
420 LINCOLN ROAD SUITE 353
MIAMI BEACH, FL 33139
(305) 673-2324 FAX (305) 673-4822

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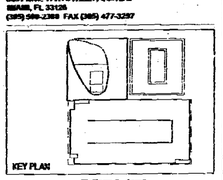
7830 N.W. 64TH STREET
MIAMI, FL 33166
(305) 471-7725 FAX (305) 593-1915

CIVIL ENGINEER
KIMLEY-HORN & ASSOC., INC.
420 LINCOLN ROAD, SUITE 353
MIAMI BEACH, FL 33139
(305) 673-2025 FAX (305) 673-4882

PARKING CONSULTANT
INTERNATIONAL PARKING DESIGN, INC.
14544 VENTURA BLVD., SUITE 100
SHERMAN OAKS, CA 91423
(818) 986-1484 FAX (818) 986-0697

GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
8491 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 599-2388 FAX (305) 477-3297



KEY PLAN

PERMIT
REVISION #1

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,JP,KC,KL,JS,JH Approved by: AC

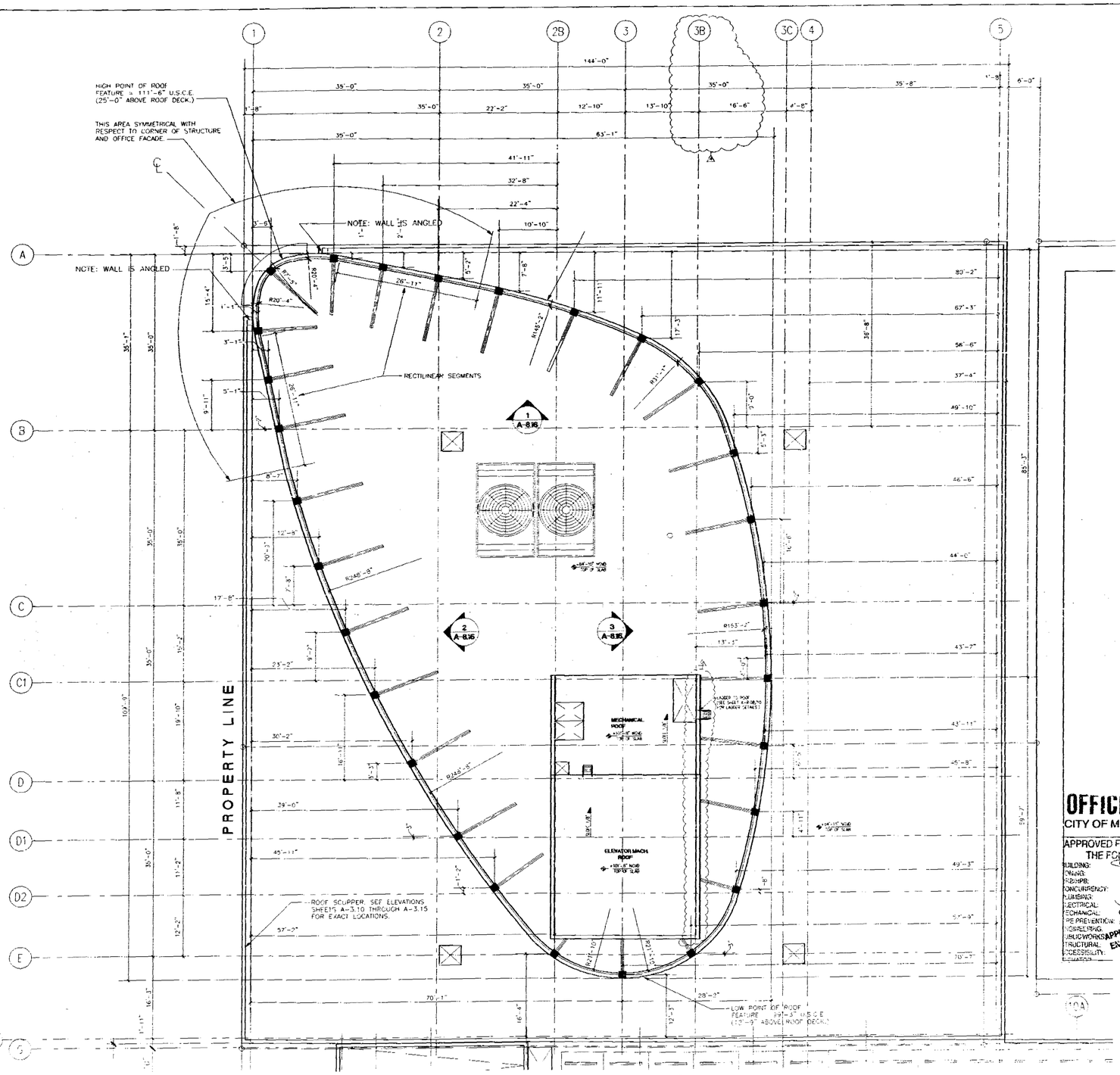
Revision/Date	
1 05.09.00	Permit Revision
2 05.17.00	Construction Document
3 12.19.00	Contract Set
4 04.01.01	V.E. revision
5 06.04.01	Elevation Revision

08-15-01

Signature:

Sheet No. A-2.51

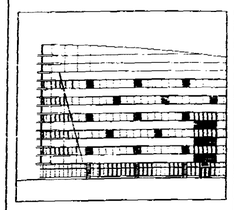
ENLARGED PLANS
TYPICAL LEVEL-OFFICE
LEVELS 2 - 6



1 ROOF FEATURE DETAIL
SCALE: 1/8"-1'-0"

NOTE: REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM AS- BUILT SURVEY DISCREPANCY

N



THE LINCOLN
SOUTH BEACH

17th STREET
MIAMI BEACH, FLORIDA

ARCHITECT
ARQ
5200 Brickell Avenue
Miami, FL 33137
TEL (305) 372-1812
FAX (305) 372-1178

STRUCTURAL ENGINEER
DONNELL, DUQUESNE & ALBAISA, P.A.
4630 SW 74 COURT
MIAMI, FL 33155
(305) 666-0111 FAX (305) 666-5259

MEP
FLORIDA ENGINEERING SYSTEMS
34 NW 168TH STREET
NORTH MIAMI BEACH, FL 33169
(305) 653-8212 FAX (305) 653-4732

LANDSCAPE ARCHITECT
URBAN RESOURCE GROUP
420 LINCOLN ROAD SUITE 353
MIAMI BEACH, FL 33139
(305) 673-2525 FAX (305) 673-6322

GEOTECHNICAL CONSULTANT
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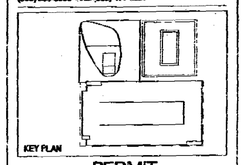
7220 N.W. 64TH STREET
MIAMI, FL 33166
(305) 471-7729 FAX (305) 593-1915

CIVIL ENGINEER
KIMLEY-HORN & ASSOC., INC.
420 LINCOLN ROAD, SUITE 353
MIAMI BEACH, FL 33139
(305) 673-2025 FAX (305) 673-4882

PARKING CONSULTANT
INTERNATIONAL PARKING DESIGN, INC.
14144 VENTURA BLVD., SUITE 100
SHERMAN OAKS, CA 91423
(818) 986-4464 FAX (818) 986-8697

GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
6401 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 599-2366 FAX (305) 477-3297



PERMIT REVISION #1

Issue Date: 05-01-2000 Project No.: 9910
Drawn by: MP,LP,KC,KL,JS,JH Approved by: AC

Revision/Date	
1 25.08.00	Permit Revision
2 03.17.00	Contractor Document
3 12.19.00	Contract Set
4 04.01.01	V.E revision
5 06.04.01	Elevation Revision

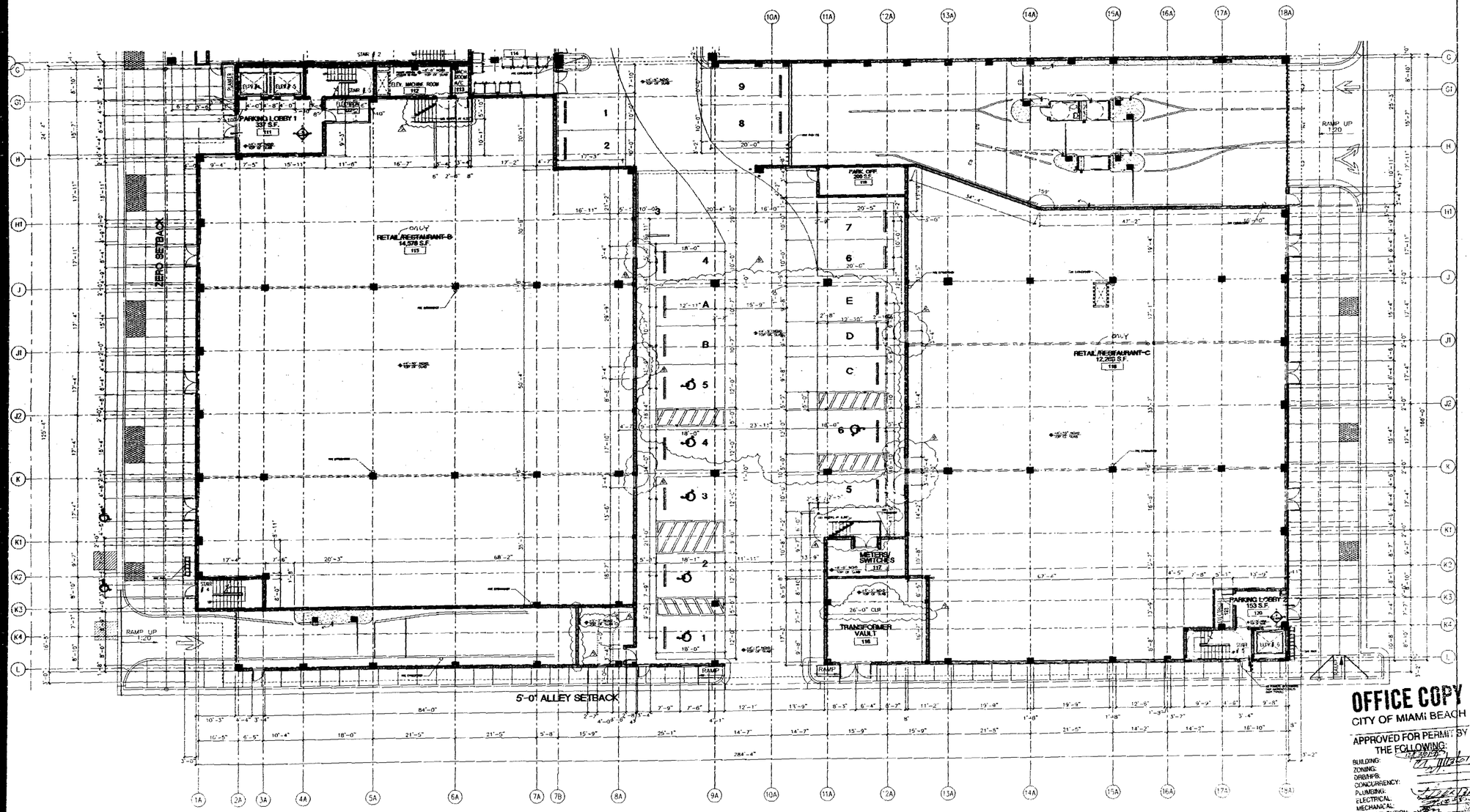
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
FB/HPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
CONSERVING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
APPROVED - SUBJECT TO ATTACHED CONDITIONS
ENGINEER

SIGNATURE 08-15-01

Sheet No. A-2.52

ROOF FEATURE DETAILS

000436



1 GROUND LEVEL PARKING
SCALE 3/32"=1'-0" PARTIAL PLAN

NOTE: REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM AS- BUILT SURVEY DISCREPANCY.

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS AND LOUVERS UNDER SEPARATE PERMIT.
2) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM (USCE).

N

THE LINCOLN
SOUTH BEACH

17th STREET
MIAMI BEACH, FLORIDA

ARCHITECT
ARQ
550 Brickell Avenue
Miami, FL 33131
TEL (305) 372-1812
FAX (305) 372-1175

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4926 SW 74 COURT
MIAMI, FL 33155
(305) 666-9711 FAX (305) 666-5259

MEP
FLORIDA ENGINEERING SYSTEMS
34 NW 168TH STREET
NORTH MIAMI BEACH, FL 33169
(305) 653-4212 FAX (305) 653-8232

LANDSCAPE ARCHITECT
URBAN RESOURCE GROUP
420 LINCOLN ROAD SUITE 353
MIAMI BEACH, FL 33139
(305) 675-2524 FAX (305) 673-48822

GEOTECHNICAL CONSULTANT
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7998 N.W. 64TH STREET
MIAMI, FL 33166
(305) 471-7725 FAX (305) 593-1915

CIVIL ENGINEER
KIMLEY-HORN & ASSOC., INC.
420 LINCOLN ROAD, SUITE 353
MIAMI BEACH, FL 33139
(305) 673-2025 FAX (305) 673-4882

PARKING CONSULTANT
INTERNATIONAL PARKING DESIGN, INC.
14144 VENTURA BLVD., SUITE 109
SHERMAN OAKS, CA 91423
(818) 986-1494 FAX (818) 986-8097

GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
5401 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 599-2388 FAX (305) 477-3257

KEY PLAN

PERMIT REVISION #1

Issue Date: 05-01-2000 Project No.: 9913
Drawn by: MP,LP,KC,KL,JS,JH Approved by: JF

Revision/Date	
05.09.00	Permit Revision
05.17.00	Construction Document
12.19.00	Contract Set
04.01.01	V.E. revision
06.04.01	Elevation Revision
08.01.01	Permitting Revision

SCALE:

OFFICE COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

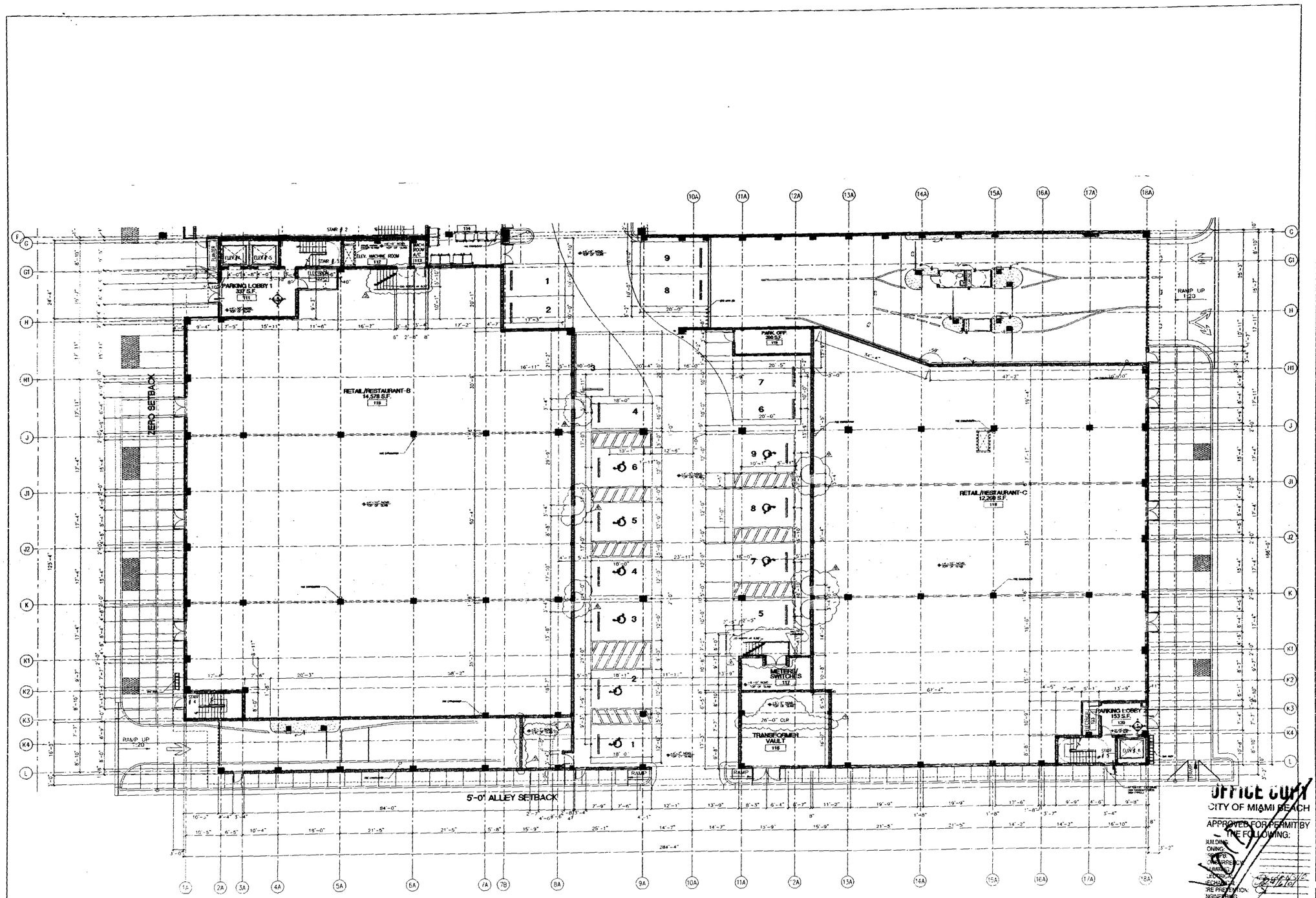
BUILDING:	
ZONING:	
DRB/MPB:	
CONCURRENCY:	
PLUMBING:	
ELECTRICAL:	
MECHANICAL:	
FIRE PREVENTION:	
ENGINEERING:	
PUBLIC WORKS:	
STRUCTURAL:	
ACCESSIBILITY:	
ELEVATOR:	

Signature 10-30-01

Sheet No. A-2.60

ENLARGED PLANS
GROUND LEVEL PARKING

BOOK 43



NOTE: REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM AS- BUILT SURVEY DISCREPANCY.

1 GROUND LEVEL PARKING
SCALE: 3/32"=1'-0" PARTIAL PLAN

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM. (U.S.C.E.)

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING
ZONING
PUBLIC WORKS
CONCURRENCY
PLUMBING
LEED/GREEN
FIRE PREVENTION
ENGINEERING
PUBLIC WORKS
STRUCTURAL
ACCESSIBILITY

N

THE LINCOLN
SOUTH BEACH

17th STREET
MIAMI BEACH, FLORIDA

ARCHITECT
ARQ
800 Brickell Avenue
Miami, FL 33131
TEL (305) 372-1812
FAX (305) 372-1178

STRUCTURAL ENGINEER
DONNELL, DUQUESNE & ALBAISA, P.A.
4638 SW 74 COURT
MIAMI, FL 33155
(305) 666-6711 FAX (305) 666-5259

MEP
FLORIDA ENGINEERING SYSTEMS
34 NW 168th STREET
NORTH MIAMI BEACH, FL 33169
(305) 653-4212 FAX (305) 653-8232

LANDSCAPE ARCHITECT
URBAN RESOURCE GROUP
420 LINCOLN ROAD SUITE 353
MIAMI BEACH, FL 33139
(305) 673-2524 FAX (305) 673-4822

GEOTECHNICAL CONSULTANT
PSI
7700 N.W. 64TH STREET
MIAMI, FL 33166
(305) 471-7720 FAX (305) 593-4915

CIVIL ENGINEER
KIMLEY-HORN & ASSOC., INC.
420 LINCOLN ROAD, SUITE 353
MIAMI BEACH, FL 33139
(305) 673-2025 FAX (305) 673-4852

PARKING CONSULTANT
INTERNATIONAL PARKING DESIGN, INC.
14144 VENTURA BLVD., SUITE 100
SHERMAN OAKS, CA 91423
(818) 986-1484 FAX (818) 906-8897

GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
8401 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 599-2266 FAX (305) 477-3297

KEY PLAN

PERMIT
REVISION #1

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,IS,JH Approved by: AC

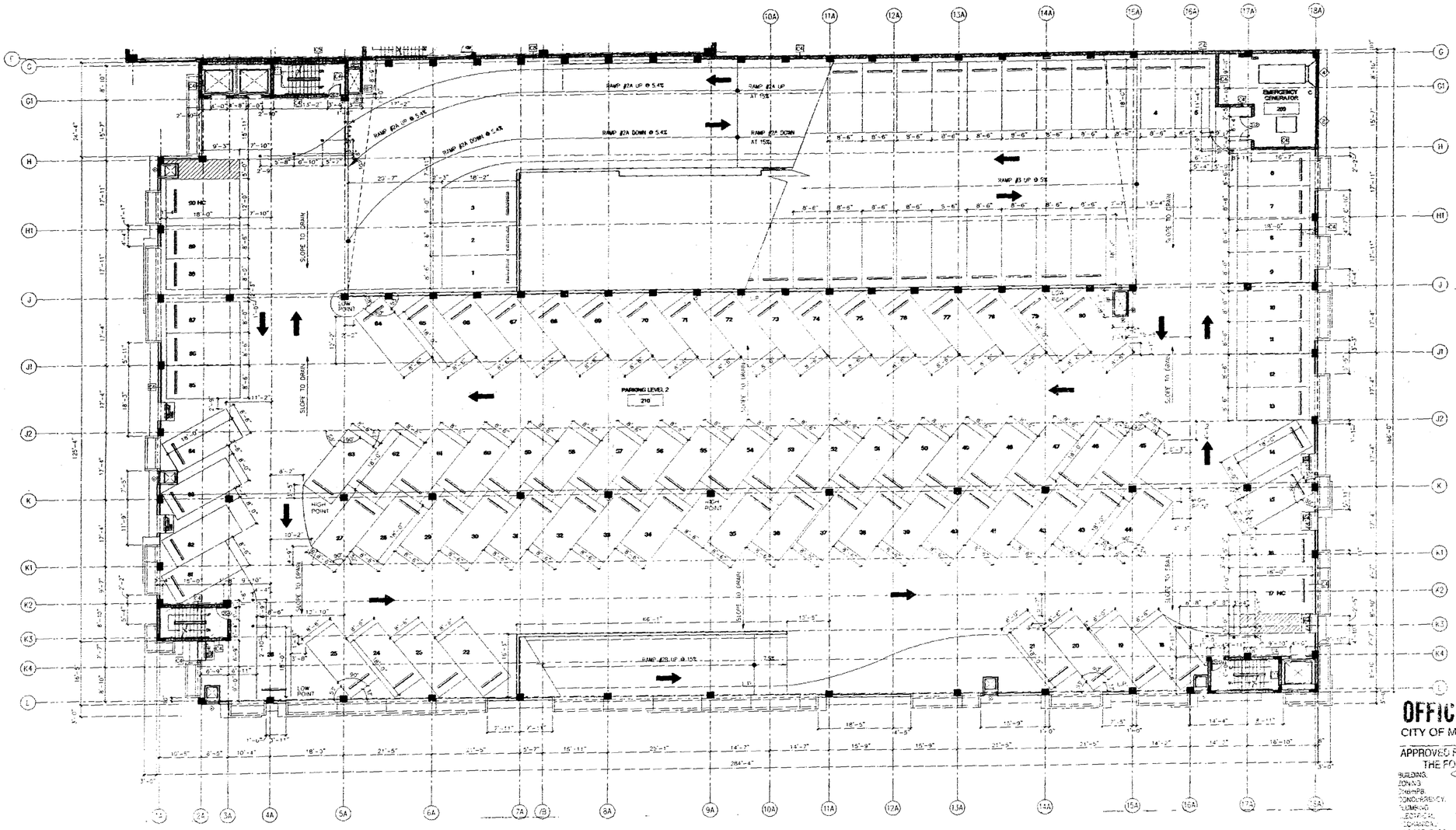
Revision/Date		
1	05.08.00	Permit Revision
2	05.17.00	Construction Document
3	12.19.00	Covenant Set
4	04.01.01	V.E. revision
5	06.04.01	Elevation Revision
6	08.01.01	Permitting Revision

Signature 08.24.01

Sheet No. A-2.60

ENLARGED PLANS
GROUND LEVEL PARKING

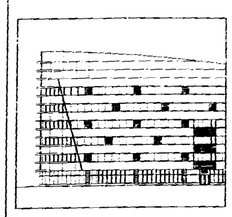
DRB00438



1 2ND LEVEL PARKING
SCALE: 3/32"=1'-0" PARTIAL PLAN

NOTES
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM (USCE).

N



THE LINCOLN
SOUTH BEACH

17th STREET
MIAMI BEACH, FLORIDA

ARCHITECT
ARQ
550 Brickell Avenue
Miami, FL 33131
TEL (305) 372-1812
FAX (305) 372-1778

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4695 SW 74 COURT
MIAMI, FL 33155
(305) 668-8711 FAX (305) 666-5239

MEP
FLORIDA ENGINEERING SYSTEMS
34 NW 168TH STREET
NORTH MIAMI BEACH, FL 33169
(305) 653-8212 FAX (305) 653-8232

LANDSCAPE ARCHITECT
URBAN RESOURCE GROUP
420 LINCOLN ROAD SUITE 353
MIAMI BEACH, FL 33139
(305) 673-2534 FAX (305) 673-8822

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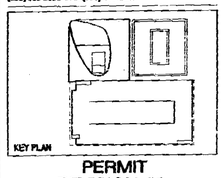
PSI
7300 N.W. 64TH STREET
MIAMI, FL 33166
(305) 471-7725 FAX (305) 593-1915

CIVIL ENGINEER
KIMLEY-HORN & ASSOC., INC.
420 LINCOLN ROAD, SUITE 353
MIAMI BEACH, FL 33139
(305) 673-2025 FAX (305) 673-0582

PARKING CONSULTANT
INTERNATIONAL PARKING DESIGN, INC.
14144 VENTURA BLVD., SUITE 100
SHERMAN OAKS, CA 91423
(818) 986-1494 FAX (818) 986-8697

GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
8491 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 599-2388 FAX (305) 477-3297



PERMIT
REVISION #1

Issue Date: 05-01-2000 Project No.: 1919
Drawn by: MP,LP,KC,KT,JS,JH Approved by: AC

Revision/Date		
1	05.08.00	Permit Revision
2	05.17.00	Construction Document
3	12.14.00	Contract Set

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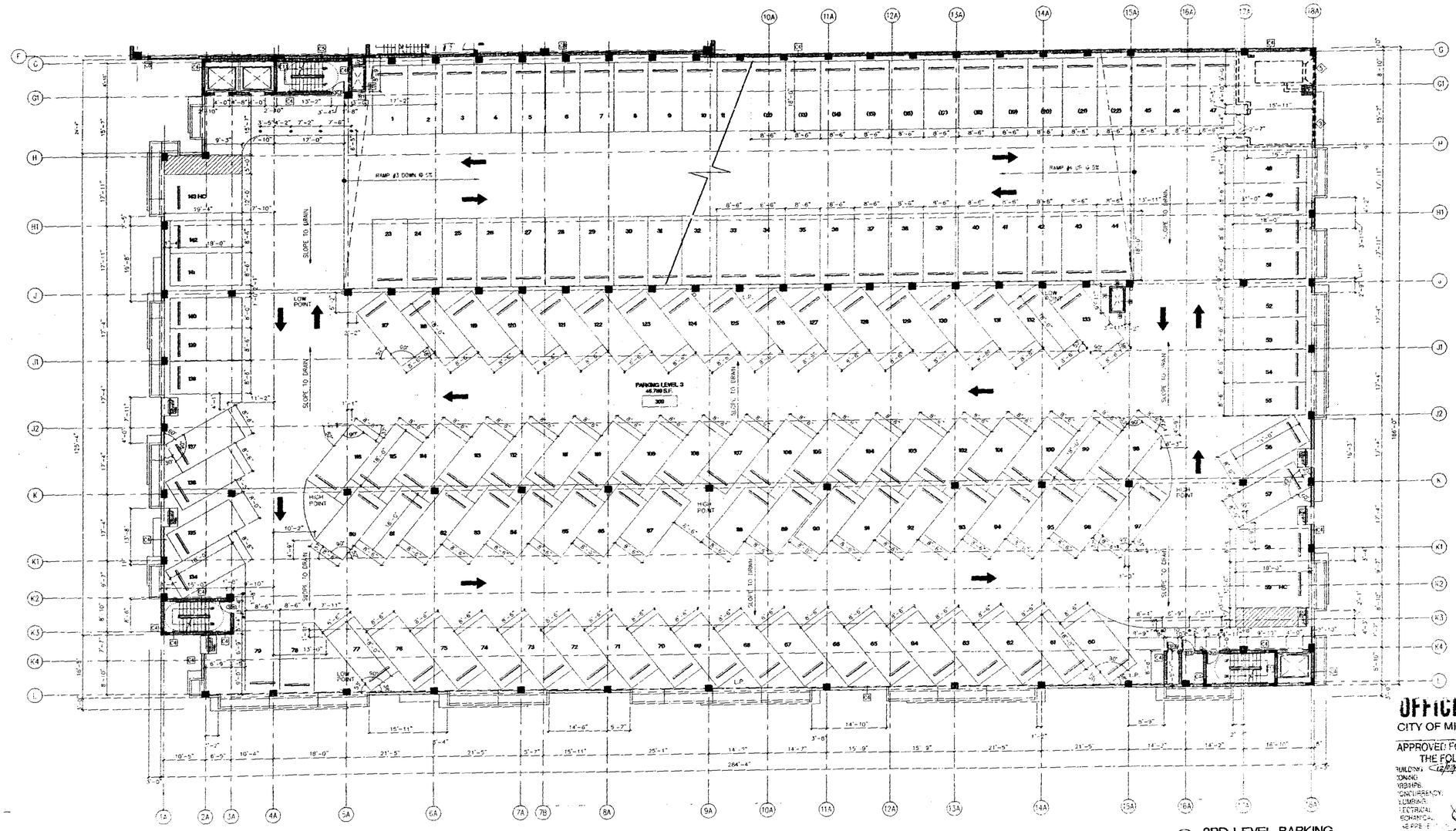
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING
ZONING
PW/MPB
CONCURRENCY
PLUMBING
ELECTRICAL
MECHANICAL
FIRE PREVENTION
PUBLIC WORKS
HISTORIC
CLERICAL
APPROVED AS NOTED TO ISSUE
ENGINEER

SIGNATURE 08-15-01

Sheet No. A-2.61

ENLARGED PLANS
2ND LEVEL PARKING

A00439



1 3RD LEVEL PARKING
SCALE: 3/32"=1'-0" PARTIAL PLAN

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT
2) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM (USC&GS)

N

THE LINCOLN
SOUTH BEACH

17th STREET
MIAMI BEACH, FLORIDA

ARCHITECT
ARQ
550 Brickell Avenue
Miami, FL 33131
TEL (305) 372-1812
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STRUCTURAL ENGINEER
DONNELL, DUQUESNE & ALBAISA, P.A.
4930 SW 74 COURT
MIAMI, FL 33155
(305) 666-9711 FAX (305) 666-5259

MEP
FLORIDA ENGINEERING SYSTEMS
14 NW 168TH STREET
NORTH MIAMI BEACH, FL 33169
(305) 653-8212 FAX (305) 653-8232

LANDSCAPE ARCHITECT
URBAN RESOURCE GROUP
429 LINCOLN ROAD SUITE 353
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(305) 673-2524 FAX (305) 673-6822

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7900 N.W. 64TH STREET
MIAMI, FL 33166
(305) 471-7725 FAX (305) 593-1615

CIVIL ENGINEER
KIMLEY-HORN & ASSOC., INC.
429 LINCOLN ROAD, SUITE 353
MIAMI BEACH, FL 33139
(305) 673-2025 FAX (305) 673-0922

PARKING CONSULTANT
INTERNATIONAL PARKING DESIGN, INC.
14144 VENTURA BLVD., SUITE 150
SHERMAN OAKS, CA 91423
(818) 986-1484 FAX (818) 986-8697

GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
8491 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 599-2366 FAX (305) 477-3297

KEY PLAN

PERMIT
REVISION #1

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,NC,VL,S.H Approved by: AC

Revision/Date	
1 05.05.00	Permit Revision
2 05.17.00	Construction Document
3 12.19.00	Comment Set

08-15-01

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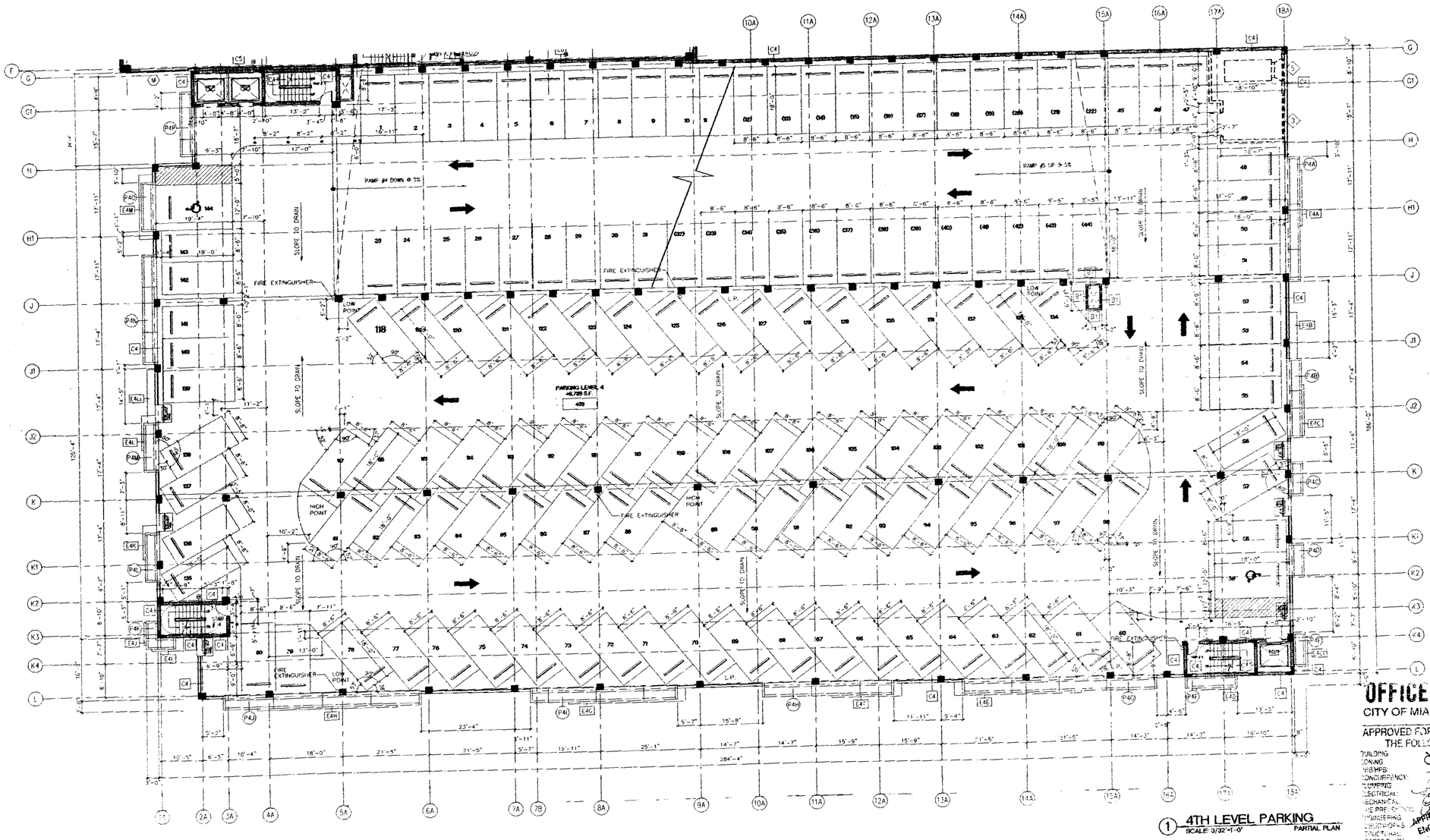
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING
ZONING
PW/MPB
CONCURRENCY
PLUMBING
ELECTRICAL
MECHANICAL
FIRE
CONDITIONAL USE/RESILIENCY
PLANNING
PUBLIC WORKS
ENGINEER

Sheet No. A-2.62

ENLARGED PLANS
3RD LEVEL PARKING

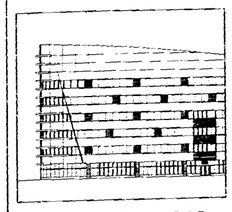
OMIT



1 4TH LEVEL PARKING
SCALE: 3/32"-1'-0" PARTIAL PLAN

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT
2) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM. (U.S.C.E.)

N



THE LINCOLN
SOUTH BEACH
17th STREET
MIAMI BEACH, FLORIDA

ARCHITECT
ARQ
550 Brickell Avenue
Miami, FL 33131
TEL (305) 372-1812
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STRUCTURAL ENGINEER
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4639 SW 74 COURT
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(305) 666-0711 FAX (305) 666-5259

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FLORIDA ENGINEERING SYSTEMS
34 NW 168TH STREET
NORTH MIAMI BEACH, FL 33169
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LANDSCAPE ARCHITECT
URBAN RESOURCE GROUP
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MIAMI BEACH, FL 33139
(305) 673-2524 FAX (305) 673-48822

GEOTECHNICAL CONSULTANT
PSI
7998 N.W. 64TH STREET
MIAMI, FL 33166
(305) 671-7725 FAX (305) 593-1915

CIVIL ENGINEER
KIMLEY-HORN & ASSOC., INC.
429 LINCOLN ROAD, SUITE 353
MIAMI BEACH, FL 33139
(305) 673-2025 FAX (305) 673-4882

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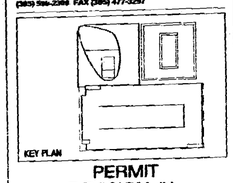
INTERNATIONAL PARKING DESIGN, INC.
14144 VENTURA BLVD., SUITE 300
SHERMAN OAKS, CA 91423
(818) 986-1484 FAX (818) 986-8937

GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
8491 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 599-2388 FAX (305) 477-3297



KEY PLAN

PERMIT
REVISION #1

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,JS,JH Approved by: AS

Revision/Date	
1 05.05.00	Permit Revision
2 05.17.00	Construction Documents
3 12.19.00	Contract Set

08-15-01

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
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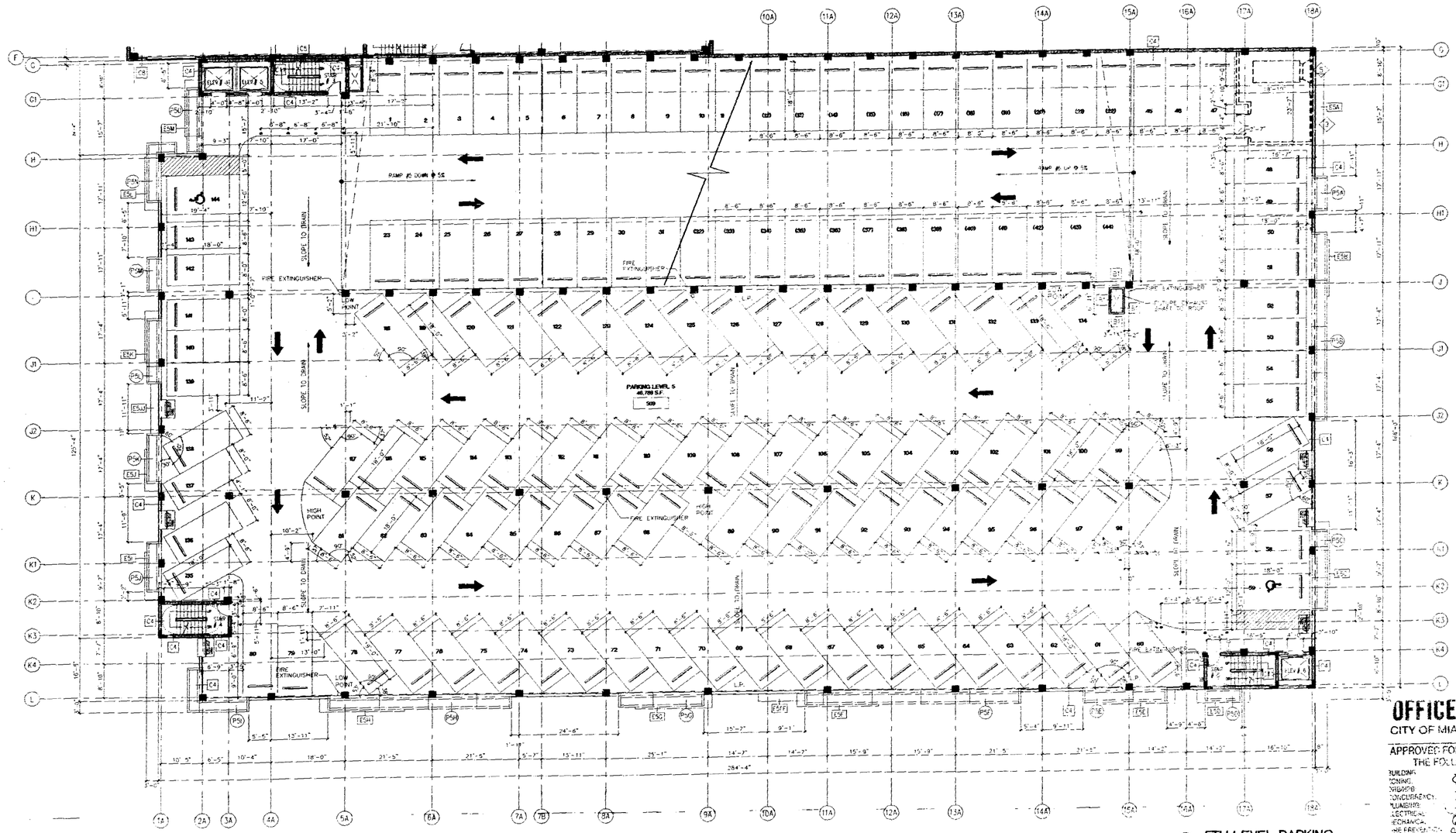
CONCURRENCY
PLUMBING
ELECTRICAL
MECHANICAL
FIRE PREVENTION
ENGINEERING
PUBLIC WORKS
STRUCTURAL
ACCESSIBILITY
APPROVED SUBJECT TO ATTACHED LETTER DATED 11-14-01

Sheet No. A-2.63

ENLARGED PLANS
4TH LEVEL PARKING

00044



1 5TH LEVEL PARKING
SCALE: 3/32"=1'-0" PARTIAL PLAN

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS AND LOUVERS UNDER SEPARATE PERMIT.
2) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM (USCE OMI)

N

THE LINCOLN
SOUTH BEACH

17th STREET
MIAMI BEACH, FLORIDA

ARCHITECT
ARQ
850 Brickell Avenue
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CIVIL ENGINEER
KIMLEY-HORN & ASSOC., INC.
420 LINCOLN ROAD, SUITE 353
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(305) 672-2525 FAX (305) 673-4882

PARKING CONSULTANT
INTERNATIONAL PARKING DESIGN, INC.
14144 VENTURA BLVD., SUITE 100
SHERMAN OAKS, CA 91423
(818) 986-1464 FAX (818) 986-9537

GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
8491 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 599-2388 FAX (305) 477-3297

KEY PLAN

PERMIT
REVISION #1

Issue Date: 05-01-2000 Project No.: 9913
Drawn by: MP,LF,KC,KL,JS,JH Approved by: AC

Revision/Date	
1 05.30.00	Permit Revision
2 05.17.00	Construction Document
3 12.19.00	Comment Set

RESUBMITTED 08-15-01

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CITY OF MIAMI BEACH

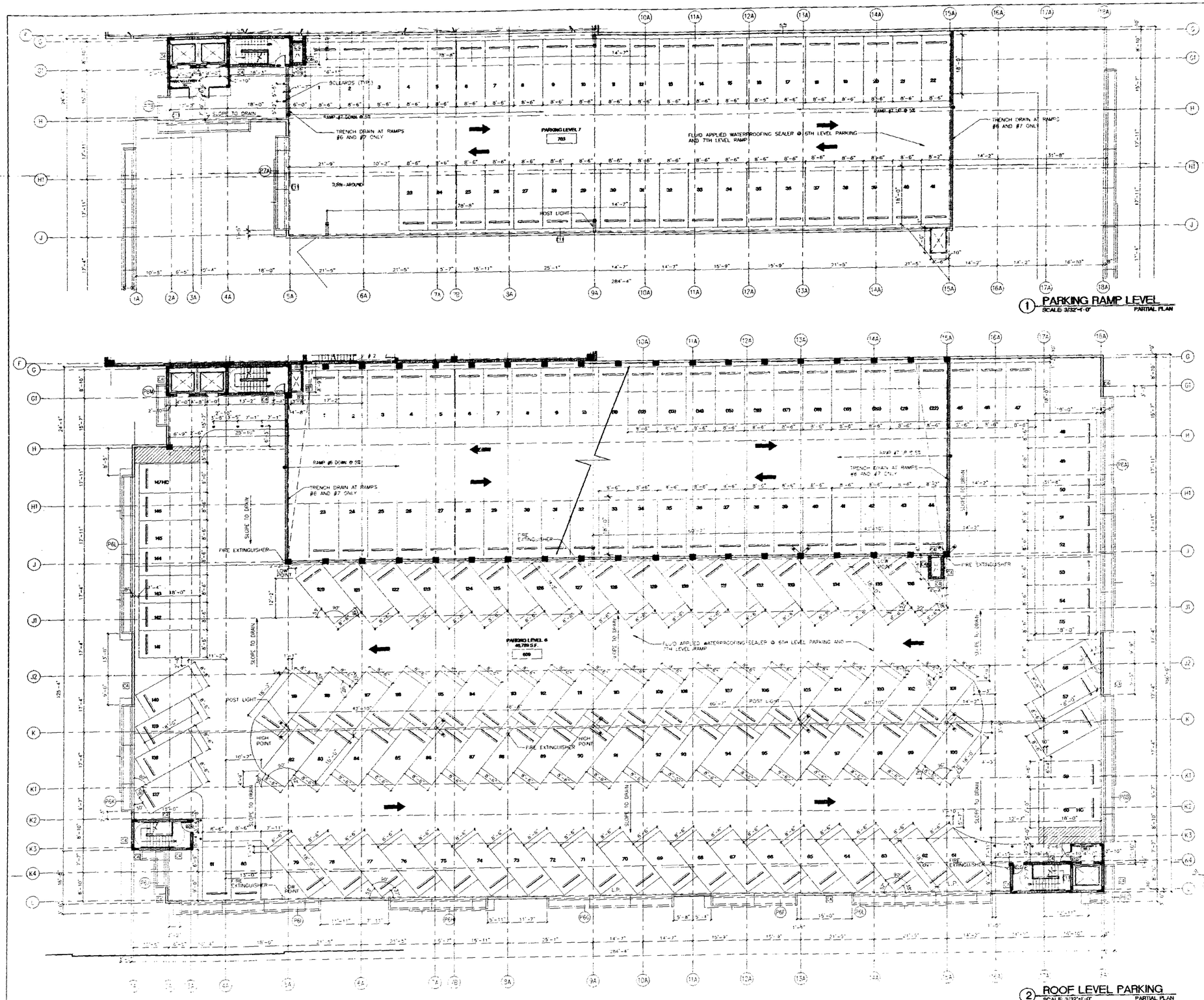
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING
ZONING
PW/WWB
CONCURRENCY
PLUMBING
ELECTRICAL
MECHANICAL
FIRE PREVENTION
ENGINEERING
LANDSCAPING
STRUCTURAL
HISTORIC

APPROVED
ENGINEER

Sheet No. A-2.64

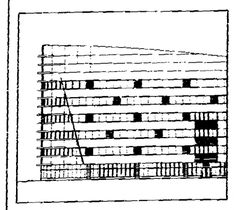
ENLARGED PLANS
5TH LEVEL PARKING

A00342



1 PARKING RAMP LEVEL
SCALE: 3/32"=1'-0" PARTIAL PLAN

2 ROOF LEVEL PARKING
SCALE: 3/32"=1'-0" PARTIAL PLAN



THE LINCOLN
SOUTH BEACH

17th STREET
MIAMI BEACH, FLORIDA

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Suite PL 33131
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URBAN RESOURCE GROUP
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KIMLEY-HORN & ASSOC., INC.
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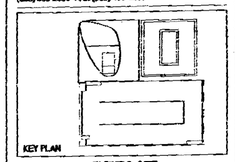
INTERNATIONAL PARKING DESIGN, INC.
14144 VENTURA BLVD., SUITE 100
SHERMAN OAKS, CA 91423
(818) 986-1494 FAX (818) 986-9697

GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
8401 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 599-2369 FAX (305) 477-3297



PERMIT REVISION #1

Issue Date: 05.01.2000 Project No.: 9911
Drawn by: MP,LP,KC,KL/SJH Approved by: FE

Revision/Date	
1 05.08.00	Permit Revision
2 05.17.00	Construccion Document
3 12.19.00	Contract Set

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CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
APPROVED - SUBJECT TO ATTACHED CRITIQUE
ENGINEERING

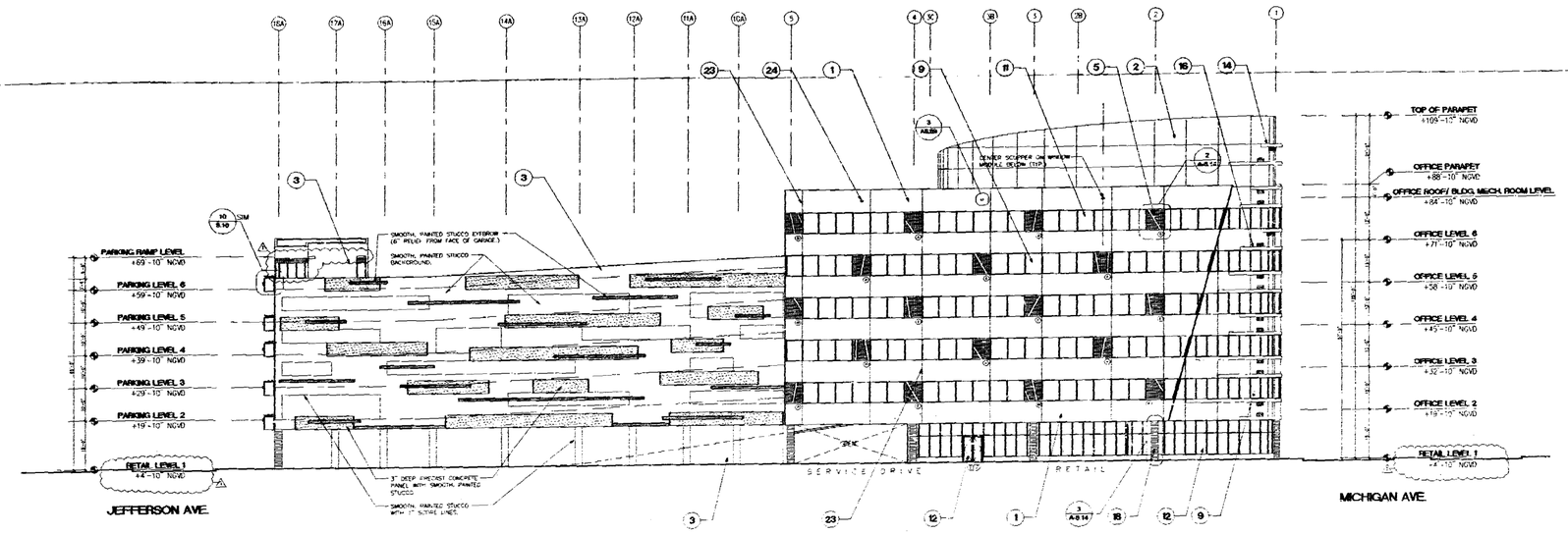
08-15-01

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM. (USCE)

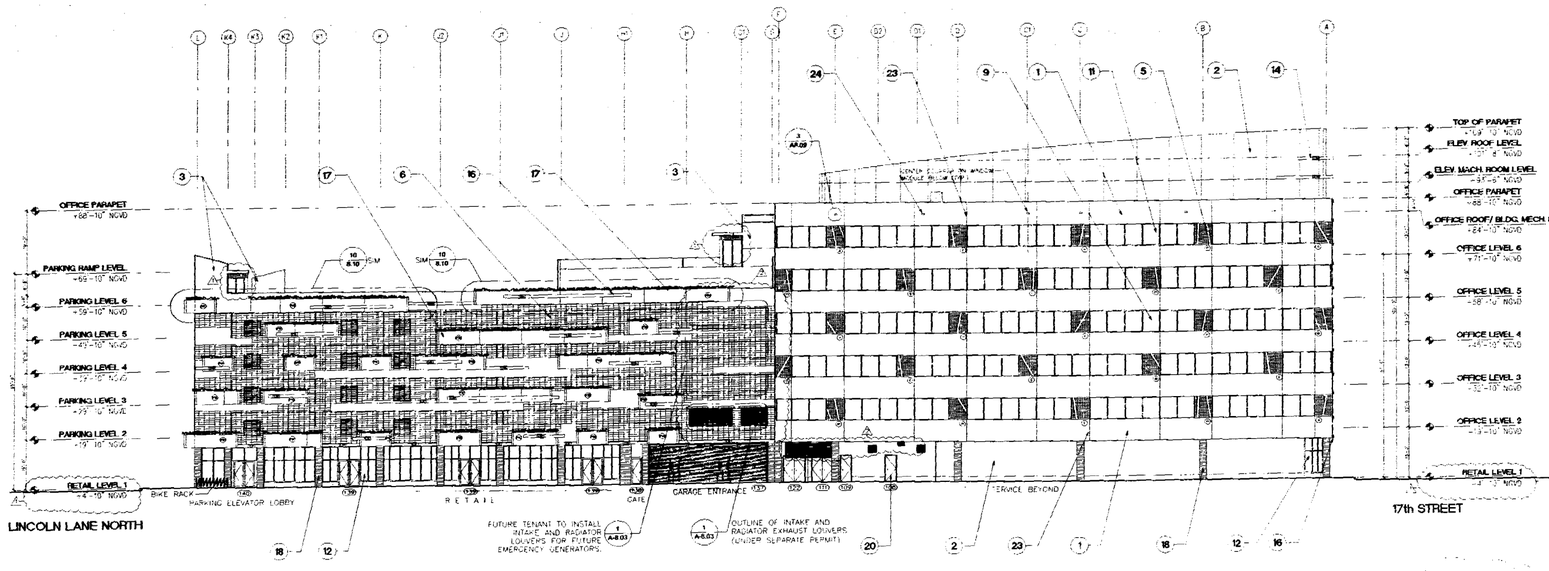
Sheet No. A-2.65

ENLARGED PLANS
ROOF LEVEL PARKING
+ PARKING RAMP LEVEL

B30443



1 NORTH ELEVATION
SCALE 1/16"-1'-0"



2 EAST ELEVATION
SCALE 1/16"-1'-0"

NOTE: REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM AS- BUILT SURVEY DISCREPANCY.

MATERIALS LEGEND

1. SMOOTH TEXTURE STUCCO FINISH COLOR: ---
2. SMOOTH TEXTURE STUCCO FINISH COLOR: ---
3. SMOOTH TEXTURE STUCCO FINISH COLOR: ---
4. SMOOTH TEXTURE STUCCO FINISH COLOR: ---
5. 6"x 6" CERAMIC TILE COLOR: ---
6. ALUMINUM GRILL COLOR (FRAME): ---
7. ALUMINUM OPERABLE WINDOW WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): BLUE
8. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): GRAY
9. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): BLUE
10. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): GRAY
11. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): BLUE
12. ALUMINUM STOREFRONT DOORS & WINDOWS WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): CLEAR
13. ALUMINUM MAIN ENTRANCE DOOR COLOR (FRAME): COLOR (GLAZING): CLEAR
14. ALUMINUM EYEBROW COLOR: ---
15. BARRIER CABLE WITH ESP FINISH COLOR: ---
16. CONCRETE EYEBROW COLOR: ---
17. CONCRETE PLANTER COLOR: ---
18. CONCRETE COLUMN WITH 6"x 6" CERAMIC TILE FINISH COLOR: ---
19. CONCRETE COLUMN COLOR: ---
20. HOLLOW METAL DOOR (SEE DOOR SCHEDULE) COLOR: ---
21. EXPOSED BLOCK WALL
22. SCORED STUCCO
23. STUCCO CONTROL JOINT
24. OVERFLOW SCUPPER

NOTES:
1. ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2. ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM (NGVD).
3. ALL PLANTERS AND OVERHANGS HAVE BEEN REVISED DUE TO THE ADDITION OF MECHANICAL VENTILATION EQUIPMENT.
4. PARKING GARAGE PLANTERS, ENLARGING PANELS, AND WELLS HAVE BEEN REVISED. SEE PLANS FOR EACH SCHEDULE (TYP. AT SOUTH, EAST, AND WEST PARKING ELEVATION
5. SMOKE EVACUATION LOUVERS AND EQUIPMENT REMOVED FROM SECOND LEVEL PARKING GARAGE

OMIT

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CITY OF MIAMI BEACH
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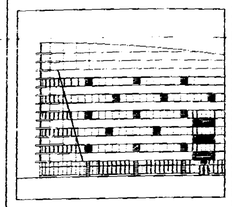
BUILDING: 08-15-01
OWNER:
CREW:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE SPRINKLER:
SHORING:
PUBLIC WORKS:
STRUCTURAL:
ENERGY:
APPROVED SUBJECT TO ENGINEER'S LETTER DATED
APPROVED SUBJECT TO ARCHITECT'S LETTER DATED



THE LINCOLN
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420 LINCOLN ROAD SUITE 353
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(305) 471-7225 FAX (305) 593-1915

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KIMLEY-HORN & ASSOC., INC.
420 LINCOLN ROAD, SUITE 353
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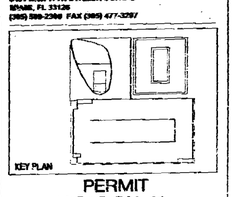
(305) 673-2025 FAX (305) 673-4882

PARKING CONSULTANT
INTERNATIONAL PARKING DESIGN, INC.
14144 VENTURA BLVD., SUITE 108
SHERMAN OAKS, CA 91423
(818) 986-1494 FAX (818) 986-8897

GENERAL CONTRACTOR
MILLER & SON CMON, INC.
8401 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 599-2369 FAX (305) 477-3297



PERMIT
REVISION #1

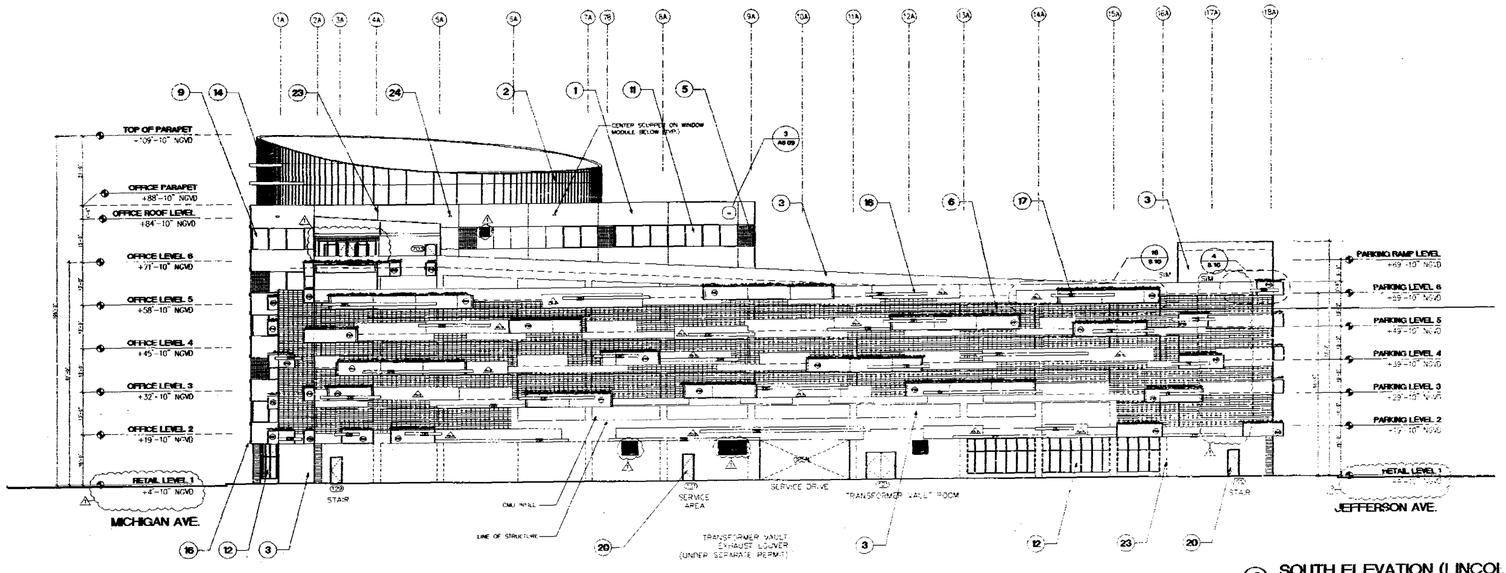
Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,MC,KJ,JS,JH Approved by: AQ

Revision/Date	
1 05.08.00	Permit Revision
2 06.17.00	Construction Document
3 12.19.00	Contract Set
4 04.01.01	V.E. revision
5 06.04.01	Elevation Revision

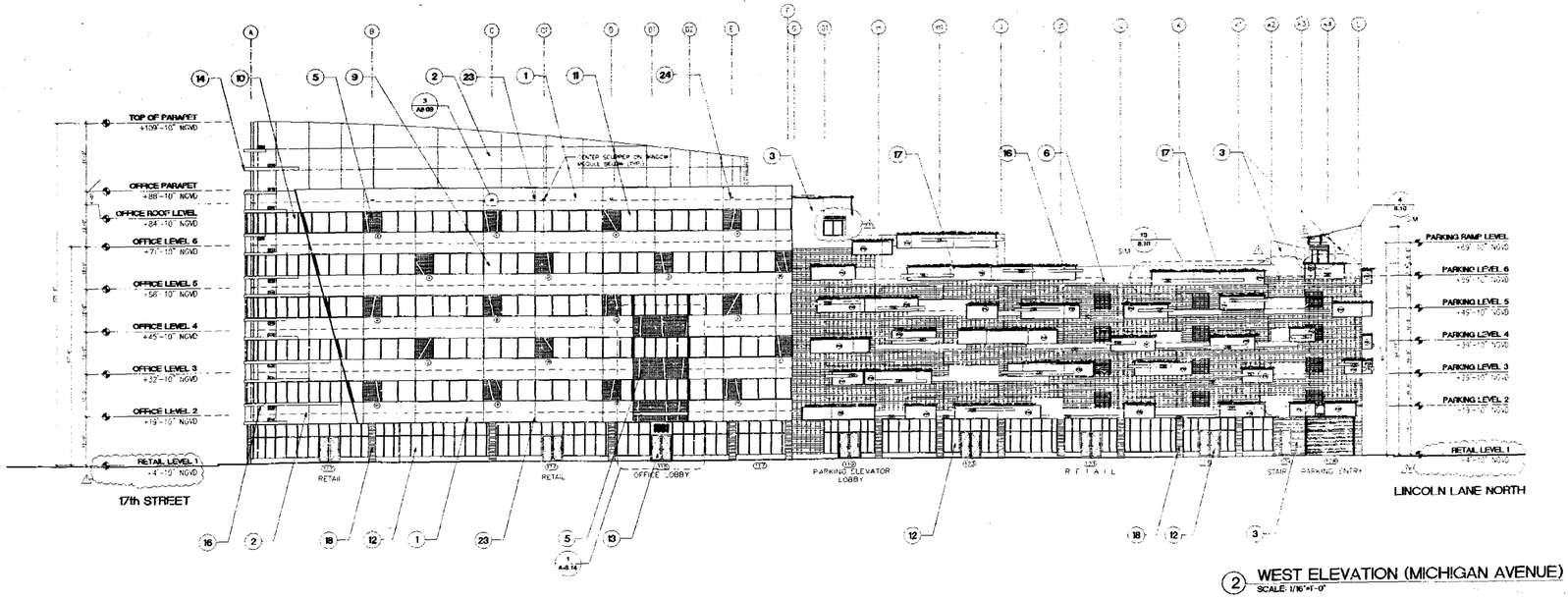
Sheet No A-3.10

NORTH ELEVATION
EAST ELEVATION

00044



2 SOUTH ELEVATION (LINCOLN LANE)
SCALE: 1/16"=1'-0"



2 WEST ELEVATION (MICHIGAN AVENUE)
SCALE: 1/16"=1'-0"

NOTE: REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM AS- BUILT SURVEY DISCREPANCY.

MATERIALS LEGEND

1. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
2. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
3. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
4. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
5. 6 1/2" SEPARATE COLOR: ____
6. ALUMINUM GRILL COLOR (FRAME): ____
7. ALUMINUM OPERABLE AWNING WITH ESP FINISH COLOR (FRAME): ____ COLOR (GLAZING): BLUE
8. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): ____ COLOR (GLAZING): GRAY
9. ALUMINUM FIXED FRANCH. GLASS WITH ESP FINISH COLOR (FRAME): ____ COLOR (GLAZING): BLUE
10. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): ____ COLOR (GLAZING): GRAY
11. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): ____ COLOR (GLAZING): BLUE
12. ALUMINUM STOREFRONT DOORS & WINDOWS WITH ESP FINISH COLOR: (FRAME) ____ COLOR (GLAZING): CLEAR
13. ALUMINUM MAIN ENTRANCE DOOR WITH ESP FINISH COLOR (FRAME): ____ COLOR (GLAZING): CLEAR
14. ALUMINUM LOUVER COLOR: ____
15. SUNRISE CABLE WITH ESP FINISH COLOR: ____
16. CONCRETE EYEBROW COLOR: ____
17. CONCRETE PLANTER COLOR: ____
18. CONCRETE COLUMN WITH STUCCO FINISH COLOR: ____
19. CONCRETE COLUMN COLOR: ____
20. COLOR MTL. DOOR TBD SEE DOOR SCHEDULE COLOR: ____
21. EXPOSED BLOCK WALL
22. SCRIPPS MOLDING
23. STUCCO CONTROL JOINT
24. SWIMPLOW SCUPPER

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT
2) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM.
3) ALL LOUVERS AND EQUIPMENT HAVE BEEN REVISED DUE TO THE ADDITION OF MECHANICAL VENTILATION EQUIPMENT
4) PARKING GARAGE PLANTERS, SCREENING PANELS, AND TRELLIS HAVE BEEN REVISED. SEE PLANS FOR EACH SCHEDULE. (TYP. AT SOUTH, EAST, AND WEST PARKING ELEVATIONS)
5) SMOKE EVACUATION LOUVERS AND EQUIPMENT REMOVED FROM SECOND LEVEL PARKING GARAGE
6) MECHANICAL SHAFTS HAVE BEEN REVISED

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CONCURRENCY
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MECHANICAL
FIRE PREVENTION
ENGINEERING
PUBLIC WORKS
PLANNING
WATER & SEWER
APPROVED
ENGINEERING

THE LINCOLN
SOUTH BEACH
17th STREET
MIAMI BEACH, FLORIDA

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FAX (305) 372 1176

STRUCTURAL ENGINEER
DONNELL, DUQUESNE & ALBAISA, P.A.
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(305) 666-8711 FAX (305) 666-5259

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URBAN RESOURCE GROUP
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MIAMI, FL 33166
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420 LINCOLN ROAD, SUITE 353
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INTERNATIONAL PARKING DESIGN, INC.
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GENERAL CONTRACTOR
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8491 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 599-2308 FAX (305) 477-3297

KEY PLAN

PERMIT
REVISION #1

Issue Date: 05-21-2000 Project Year: FY 2
Drawn by: MP/RA/CA/LS/HT Approved by: AT

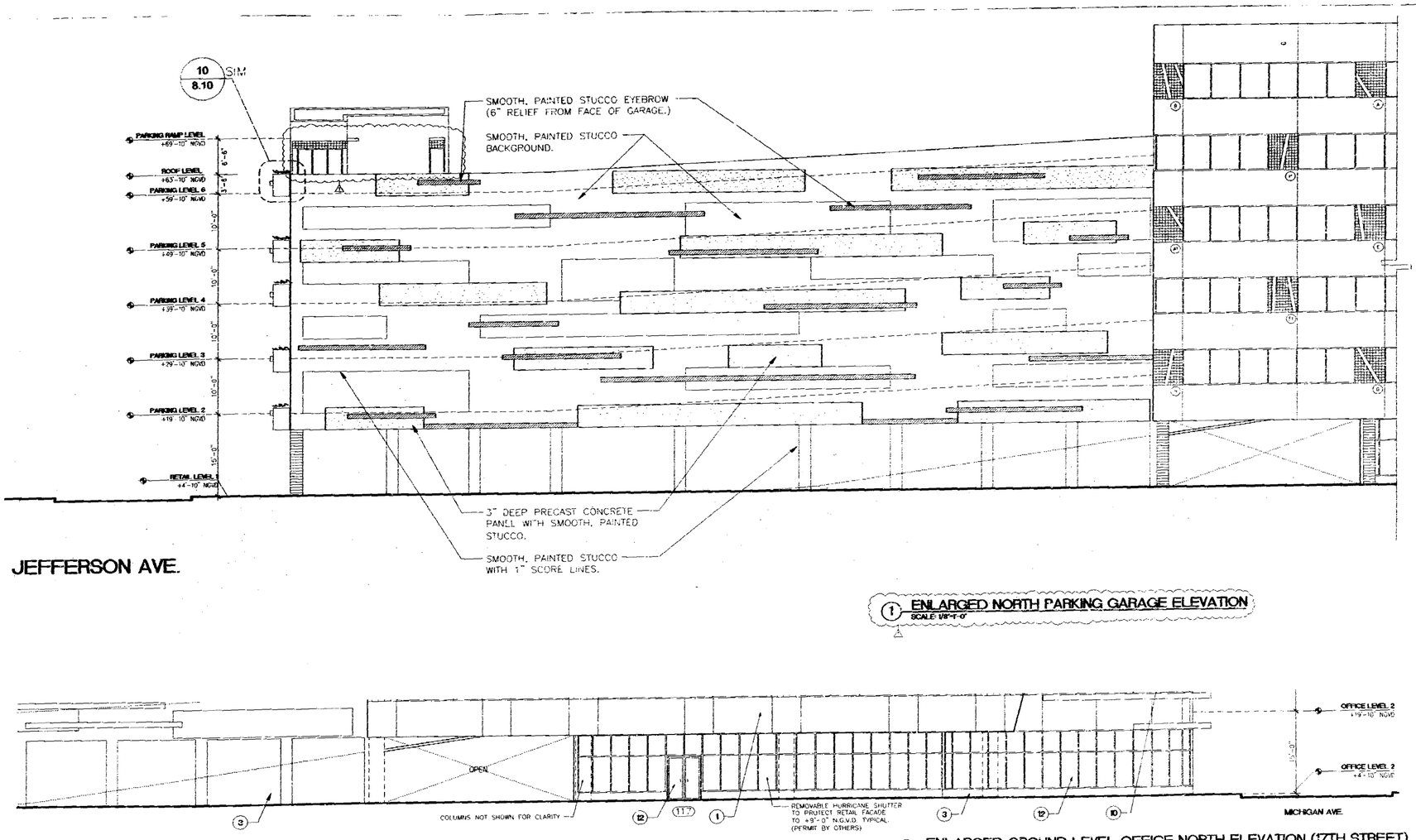
Revision	Date	
1	09-28-00	Permit Revision
2	10-17-00	Design Review Comments
3	12-19-00	Variance Set
4	04-01-01	FE Revision
5	06-04-01	Elevation Revision

SEAL SIGNATURE 08-15-01

Sheet No A-3.11

SOUTH ELEVATION
WEST ELEVATION

A30445



1 ENLARGED NORTH PARKING GARAGE ELEVATION
SCALE: 1/8"-1'-0"

2 ENLARGED GROUND LEVEL OFFICE NORTH ELEVATION (17TH STREET)
SCALE: 1/8"-1'-0"

NOTE: REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM AS- BUILT SURVEY DISCREPANCY.

MATERIALS LEGEND

1. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
2. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
3. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
4. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
5. 6"x 6" CERAMIC TILE COLOR: ____
6. ALUMINUM GRILL COLOR (FRAME): ____
7. ALUMINUM OPERABLE WINDOW WITH ESP FINISH COLOR (FRAME): BLUE COLOR (GLAZING): BLUE
8. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): ____ COLOR (GLAZING): GRAY
9. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): ____ COLOR (GLAZING): BLUE
10. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): ____ COLOR (GLAZING): GRAY
11. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): ____ COLOR (GLAZING): BLUE
12. ALUMINUM STOREFRONT DOORS @ STOREFRONT WITH ESP FINISH COLOR (FRAME): ____ COLOR (GLAZING): CLEAR
13. ALUMINUM AND ENTRANCE DOOR COLOR (FRAME): ____ COLOR (GLAZING): CLEAR
14. ALUMINUM EYEBROW COLOR: ____
15. BARRIER CABLE WITH ESP FINISH COLOR: ____
16. CONCRETE EYEBROW COLOR: ____
17. CONCRETE PLANTER COLOR: ____
18. CONCRETE COLUMN WITH 4"x 4" CERAMIC TILE FINISH COLOR: ____
19. CONCRETE COLUMN COLOR: ____
20. HOLLOW METAL DOOR (SEE DOOR SCHEDULE) COLOR: ____
21. EXPOSED BLOCK WALL
22. SCORED STUCCO
23. STUCCO CONTROL JOINT
24. OVERFLOW SCUPPER

NOTES

6 ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT

29 ALL ELEVATIONS REFER TO CITY OF MIAMI BEACH DATUM

39 ALL PLUMBING AND EVERGREEN HAVE BEEN REVISED, SEE PLANS FOR EACH SCHEDULE. EXIT AT SOUTH, EAST, AND WEST PARKING ELEVATIONS

40 PARKING GARAGE PLANTERS, EVERGREENS, PANELS, AND TRELLIS HAVE BEEN REVISED, SEE PLANS FOR EACH SCHEDULE. EXIT AT SOUTH, EAST, AND WEST PARKING ELEVATIONS

53 ABOVE EVACUATION LOUVERS AND EQUIPMENT REMOVED FROM SECOND LEVEL PARKING GARAGE

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CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING
ZONING
PLANNING
CONCURRENCY:
PLUMBING
ELECTRICAL
MECHANICAL
FIRE PREVENTION
ENGINEERING
PUBLIC WORKS
STRUCTURAL
ACCESSIBILITY

APPROVED
CITY ENGINEER

THE LINCOLN
SOUTH BEACH

17th STREET
MIAMI BEACH, FLORIDA

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MIAMI, FL 33166
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14144 VENTURA BLVD., SUITE 100
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(818) 906-1494 FAX (818) 906-3697

GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
8491 N.E. 17TH STREET, SUITE I
MIAMI, FL 33126
(305) 559-2360 FAX (305) 477-3297

KEY PLAN

PERMIT
REVISION #1

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LT,KC,KL,JS,JH Approved by: SC

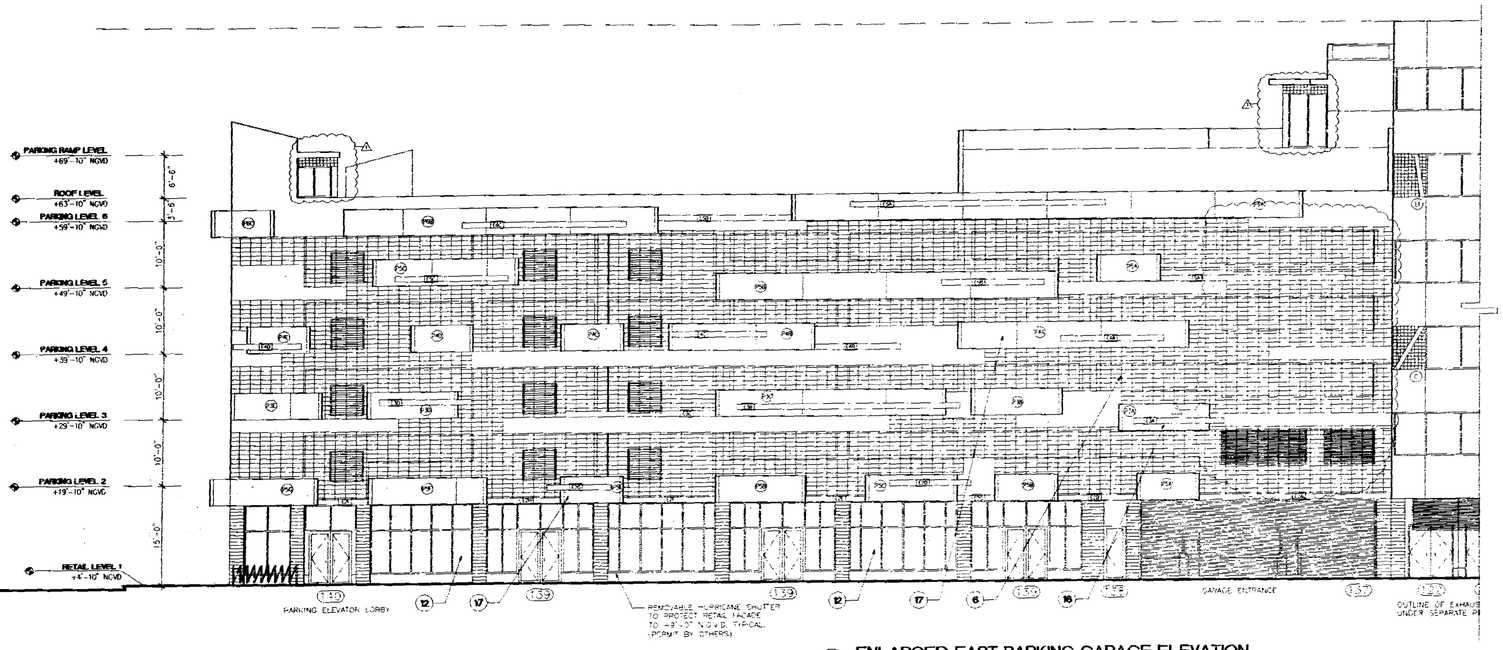
Revision	Date	
1	05.09.00	Permit Revision
2	09.17.00	Construction Document
3	12.19.00	Contract Set
4	04.01.01	V.E. revision
5	06.04.01	Elevation Revison

08-15-01

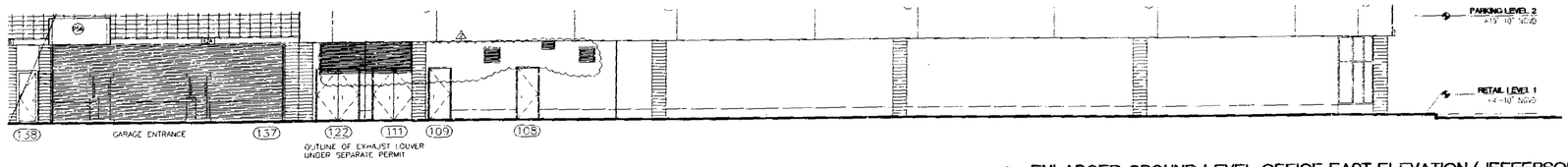
Sheet No A-3.12

ENLARGED PARKING GARAGE ELEVATIONS

0004446



1 ENLARGED EAST PARKING GARAGE ELEVATION
SCALE: 1/8"=1'-0"



2 ENLARGED GROUND LEVEL OFFICE EAST ELEVATION (JEFFERSON AVE)
SCALE: 1/8"=1'-0"

NOTE: REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM AS- BUILT SURVEY DISCREPANCY.

MATERIALS LEGEND

1. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
2. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
3. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
4. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
5. 6" x 6" CERAMIC TILE COLOR: ——
6. ALUMINUM GRILL COLOR (FRAME): ——
7. ALUMINUM OPERABLE WINDOW WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
8. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): GRAY
9. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
10. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR: (FRAME): —— COLOR (GLAZING): GRAY
11. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
12. ALUMINUM STOREFRONT DOORS & WINDOWS WITH ESP FINISH COLOR: (FRAME): —— COLOR: (GLAZING): CLEAR
13. ALUMINUM MAIN ENTRANCE DOOR COLOR (FRAME): —— COLOR (GLAZING): CLEAR
14. ALUMINUM EYEBROW COLOR: ——
15. BARRED CABLE WITH ESP FINISH COLOR: ——
16. CONCRETE EYEBROW COLOR: ——
17. CONCRETE PLANTER COLOR: ——
18. CONCRETE COLUMN WITH 6" x 6" CERAMIC TILE FINISH COLOR: —— x ——
19. CONCRETE COLUMN COLOR: ——
20. HOLLOW METAL DOOR (SEE DOOR SCHEDULE) COLOR: ——
21. EXPOSED BLOCK WALL
22. SCORED STUCCO
23. STUCCO CONTROL JOINT
24. OVERFLOW SCUPPER

NOTES:
1. ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2. ALL CONSTRUCTION FROM REFER TO THE ORIGINAL APPROVED PLANS ON FILE WITH DARM.
3. ALL PLANTERS AND EYEBROWS HAVE BEEN REVISED DUE TO THE ADDITION OF MECHANICAL VENTILATION EQUIPMENT.
4. PARKING GARAGE PLANTINGS, EYEBROWS, PANELS, AND TRELLIS HAVE BEEN REVISED. SEE PLANS FOR EACH SCHEDULE. (TYP. AT SOUTH, EAST, AND WEST PARKING ELEVATIONS)
5. SMOKE EVACUATION LOUVERS ARE EQUIPMENT REMOVED FROM SECOND LEVEL PARKING GARAGE.

OMIT

OFFICE COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING: [illegible]
ZONING: [illegible]
PLANNING: [illegible]
CONCURRENCY: [illegible]
PLUMBING: [illegible]
MECHANICAL: [illegible]
SANITATION: [illegible]
PREPARATION: [illegible]
ENGINEERING: [illegible]
PUBLIC WORKS: [illegible]
FIRE: [illegible]
APPROVED ENGINEER

THE LINCOLN
SOUTH BEACH

17th STREET
MIAMI BEACH, FLORIDA

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GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
2481 N.W. 17TH STREET, SUITE L
MIAMI, FL 33125
(305) 538-2300 FAX (305) 477-3297

KEY PLAN

PERMIT
REVISION #1

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP/LP/KC/RL/JS/JH Approved by: AJ

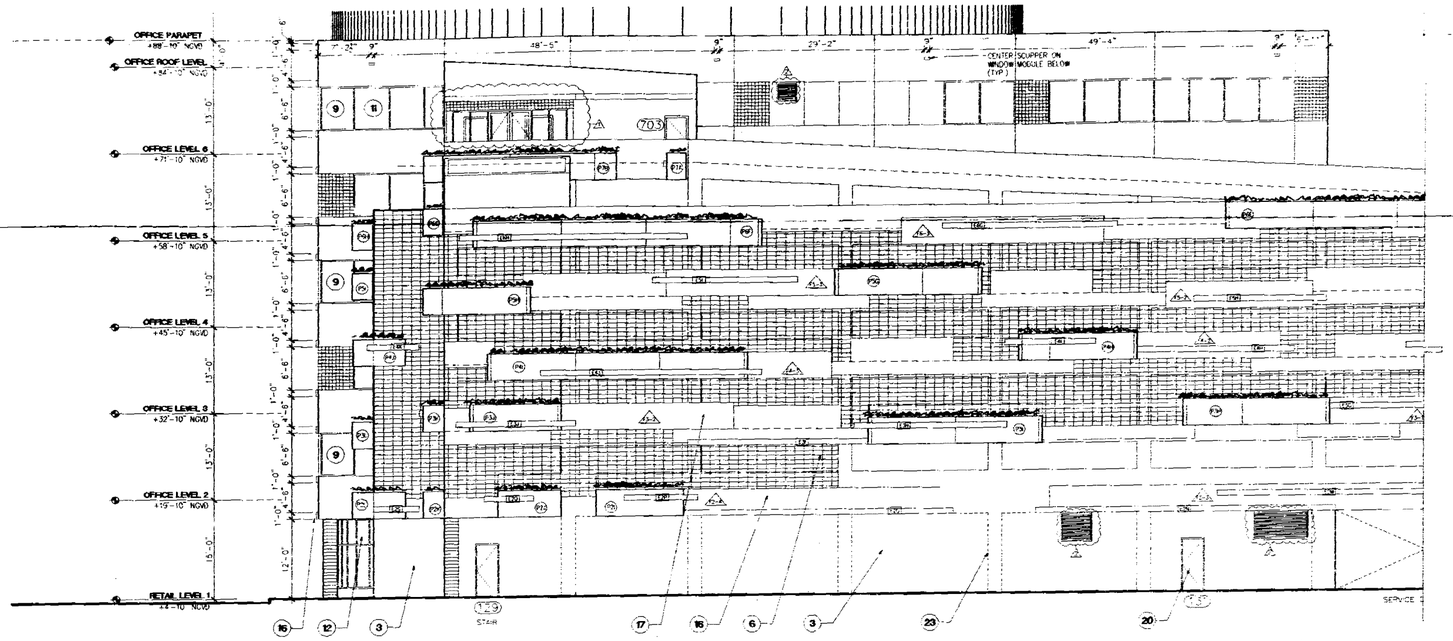
Revision/Date	
1 05.08.00	Permit Revision
2 09.11.00	Construction Documents
3 11.19.00	Contract Set
4 04.01.01	VE revision
5 06.04.01	Planning Revision

SIGNATURE 08-15-01

Sheet No. A-3.13

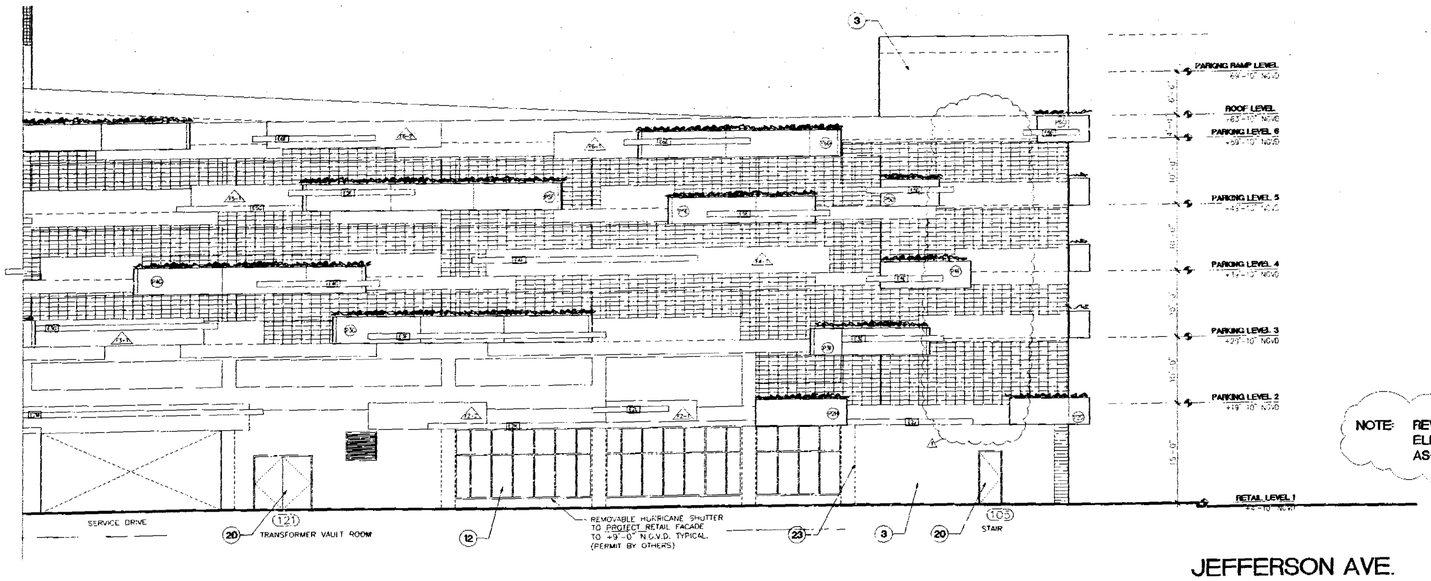
ENLARGED PARKING GARAGE ELEVATIONS

000447



MICHIGAN AVE.

① ENLARGED SOUTH PARKING GARAGE ELEVATION (LINCOLN LANE)
SCALE: 1/8"=1'-0"



JEFFERSON AVE.

② ENLARGED SOUTH PARKING GARAGE ELEVATION (LINCOLN LANE)
SCALE 1/8"=1'-0"

NOTE: REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM AS- BUILT SURVEY DISCREPANCY.

MATERIALS LEGEND

1. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
2. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
3. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
4. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
5. 8"x 8" CERAMIC TILE COLOR: ——
6. ALUMINUM GRILL COLOR: FRAME: ——
7. ALUMINUM OPERABLE WINDOW WITH ESP FINISH COLOR: FRAME: COLOR: GLAZING: BLUE
8. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR: FRAME: COLOR: GLAZING: GRAY
9. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR: FRAME: COLOR: GLAZING: BLUE
10. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR: FRAME: COLOR: GLAZING: GRAY
11. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR: FRAME: COLOR: GLAZING: BLUE
12. ALUMINUM STOREFRONT DOORS & WINDOWS WITH ESP FINISH COLOR: FRAME: COLOR: GLAZING: CLEAR
13. ALUMINUM MAIN ENTRANCE DOOR COLOR: FRAME: COLOR: GLAZING: CLEAR
14. ALUMINUM EYEBROW COLOR: ——
15. BARRIER CABLE WITH ESP FINISH COLOR: ——
16. CONCRETE EYEBROW COLOR: ——
17. CONCRETE PLANTER COLOR: ——
18. CONCRETE COLUMN WITH 6"x 6" CERAMIC TILE FINISH COLOR: ——
19. CONCRETE COLUMN COLOR: ——
20. HOLLOW METAL DOOR (SEE DOOR SCHEDULE) COLOR: ——
21. EXPOSED BLOCK WALL
22. SCORED STUCCO
23. STUCCO CONTROL JOINT
24. OVERFLOW SCUPPER

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER REPAIR OR PURSE.
2) ALL EXISTING SIGNS TO REMAIN REFER TO CITY OF MIAMI DATUM
3) ALL AC UNITS AND EXTERIORS HAVE BEEN REMOVED DUE TO THE ADDITION OF MECHANICAL VENTILATION EQUIPMENT
4) PARKING GARAGE PLASTERS, ENGRAVING, PANELS, AND TRELLIS HAVE BEEN REMOVED. SEE PLANS FOR EACH SCHEME (E OTHER AT SOUTH, EAST, AND WEST PARKING ELEVATIONS
5) SMOKE EVACUATION LOUVERS AND EQUIPMENT REMOVED FROM ROOFTOP LEVEL PARKING GARAGE.

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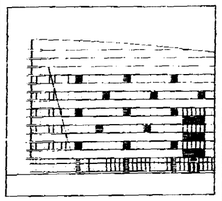
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING
CIVIL
FIRE
ENGINEERING
PLANNING
STRUCTURAL
ZONING
APPROVED
ENGINEER



THE LINCOLN
SOUTH BEACH

17th STREET
MIAMI BEACH, FLORIDA

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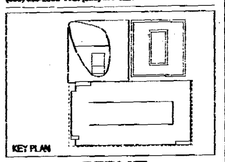
8401 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 599-2288 FAX (305) 477-3257


KEY PLAN

PERMIT REVISION #1

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: VP, PAC, KJS, JH Approved By: RC

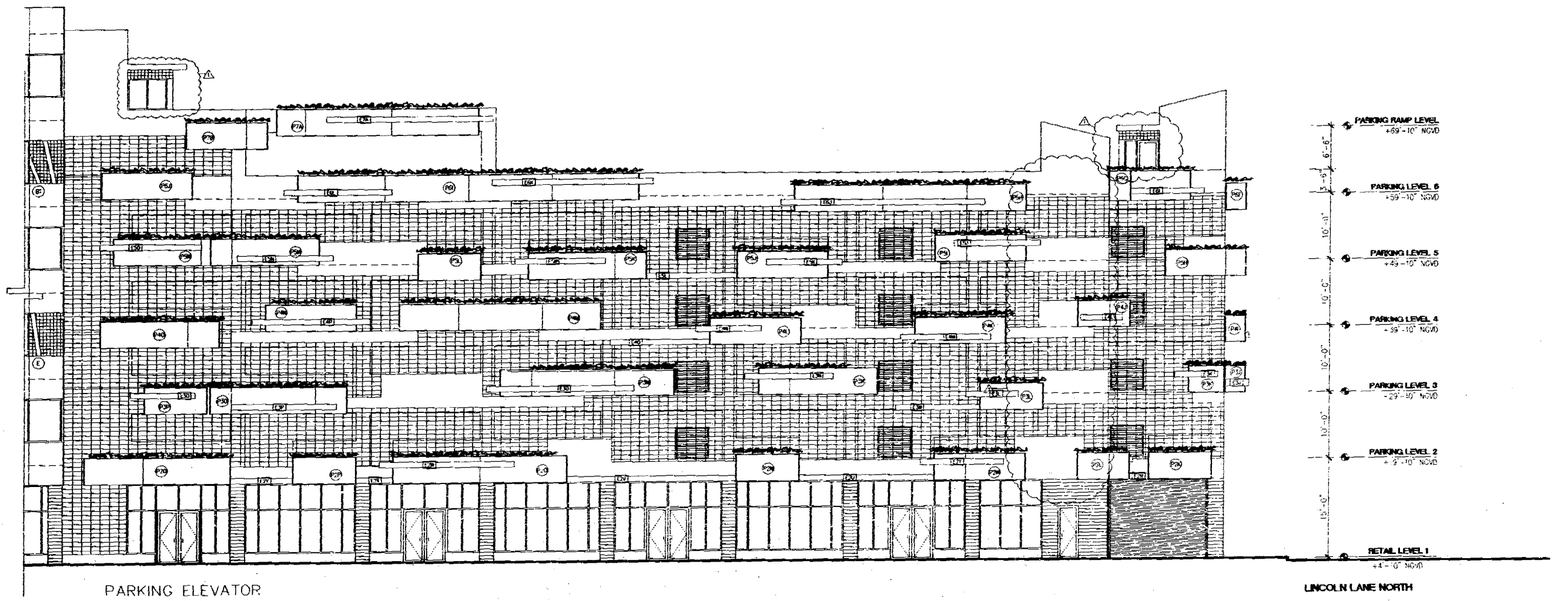
Revision/Date		
1	06.08.00	Permit Revision
2	09.17.00	Construction Documents
3	12.19.00	Contract Set
4	04.01.01	V.E revision
5	08.04.01	Elevator Revision

08-15-01

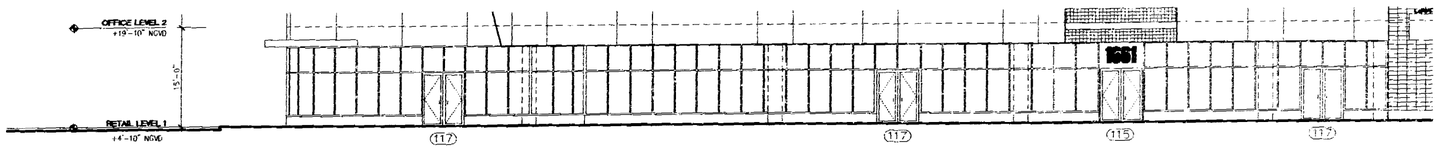
Sheet No. A-3.14

ENLARGED PARKING GARAGE ELEVATIONS

000448



① ENLARGED WEST PARKING GARAGE ELEVATION (MICHIGAN AVENUE)
SCALE: 1/8"-1'-0"



② ENLARGED GROUND LEVEL OFFICE WEST ELEVATION (MICHIGAN AVENUE)
SCALE: 1/8"-1'-0"

NOTE: REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM AS- BUILT SURVEY DISCREPANCY.

MATERIALS LEGEND

1. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
2. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
3. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
4. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
5. 6"x 6" CERAMIC TILE COLOR: ——
6. ALUMINUM GRILLE COLOR (FRAME): ——
7. ALUMINUM OPERABLE WINDOW + ALESP FINISH COLOR: (FRAME) COLOR: (GLAZING) BLUE
8. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): GRAY
9. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
10. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR: (FRAME) —— COLOR: (GLAZING) GRAY
11. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
12. ALUMINUM STOREFRONT DOORS & WINDOWS WITH ESP FINISH COLOR: (FRAME) —— COLOR: (GLAZING) CLEAR
13. ALUMINUM MAIN ENTRANCE DOOR COLOR: (FRAME) —— COLOR: (GLAZING) CLEAR
14. ALUMINUM EYEBROW COLOR: ——
15. BARRIER CABLE WITH ESP FINISH COLOR: ——
16. CONCRETE EYEBROW COLOR: ——
17. CONCRETE PLANTER COLOR: ——
18. CONCRETE COLUMN WITH 6"x 6" CERAMIC TILE FINISH COLOR: ——
19. CONCRETE COLUMN COLOR: ——
20. HOLLOW METAL DOOR (SEE DOOR SCHEDULE) COLOR: ——
21. EXPOSED BLOCK WALL
22. SCORED STUCCO
23. STUCCO CONTROL JOINT
24. OVERFLOW SCUPPER

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2) ALL ELECTRICAL CONDITIONS REFER TO CITY OF MIAMI BEACH DATUM (NGVD).
3) ALL PLANTERS AND ENCROACHMENTS HAVE BEEN REVISED DUE TO THE ADDITION OF MECHANICAL VENTILATION EQUIPMENT.
4) PARKING GARAGE PLANTERS, ENCROACHMENTS, PANELS, AND TRELLIS HAVE BEEN REVISED. SEE PLANS FOR EACH SCHEDULE, DIM. AT SOUTH, EAST, AND WEST PARKING ELEVATION.
5) SMOKE EVACUATION LOUVERS AND EQUIPMENT REMOVED FROM SECOND LEVEL PARKING GARAGE.

OMF

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CITY OF MIAMI BEACH
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THE FOLLOWING:
BUILDING:
ZONING:
HARB/HPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
APPROVED BY ARCHITECT
APPROVED BY ENGINEER

THE LINCOLN
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17th STREET
MIAMI BEACH, FLORIDA

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6491 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
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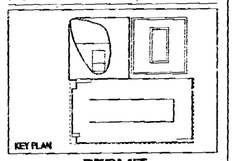


PERMIT
REVISION #1

Issue Date: 05-01-2000 Project No.: 9919
Drawn By: MP, P.K.D.K.L.S.J.M. Approved By: AQ

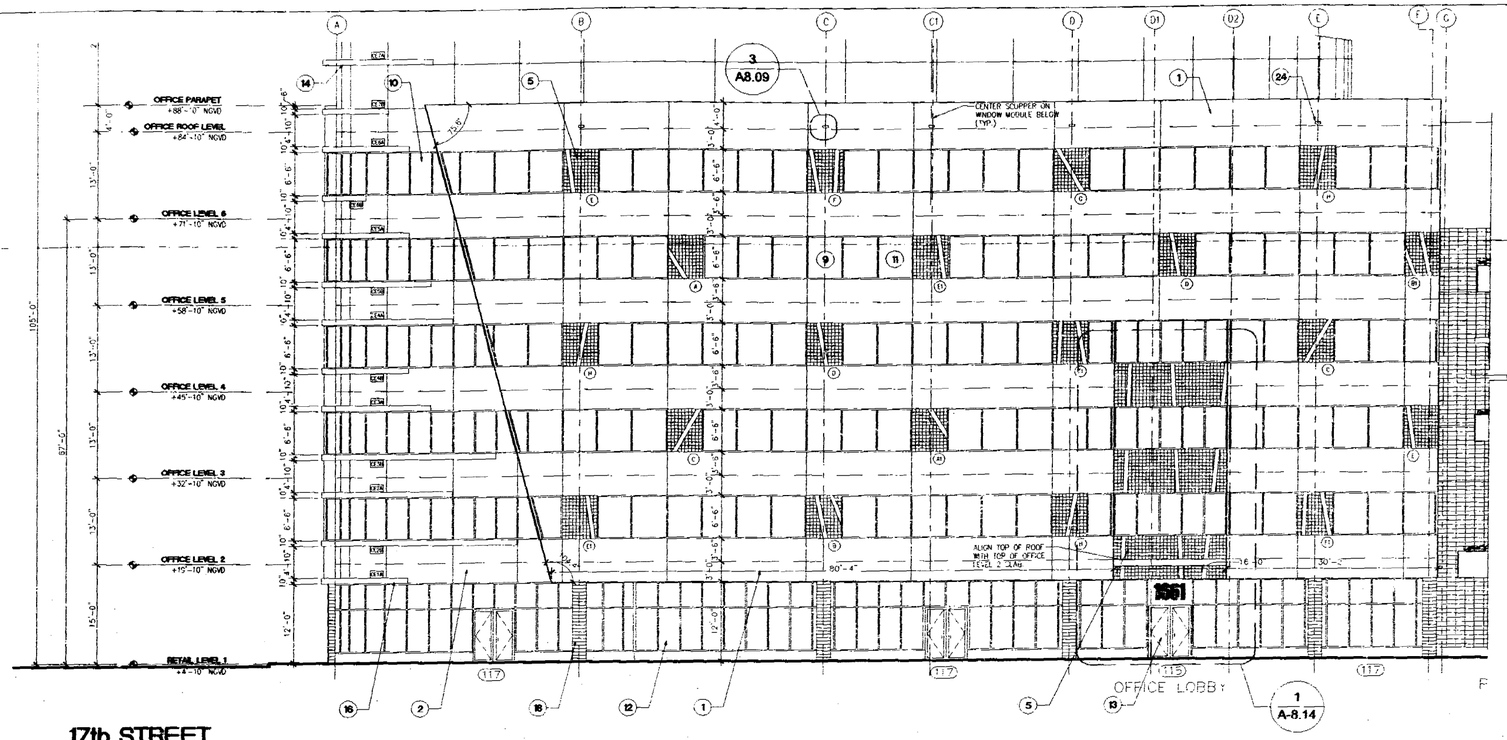
Revision/Date	
1 05.08.00	Permit Revision
2 05.17.00	Construction Document
3 12.19.00	Contract Set
4 04.01.01	V.E. Revision
5 06.04.01	Elevation Revision

08-15-01

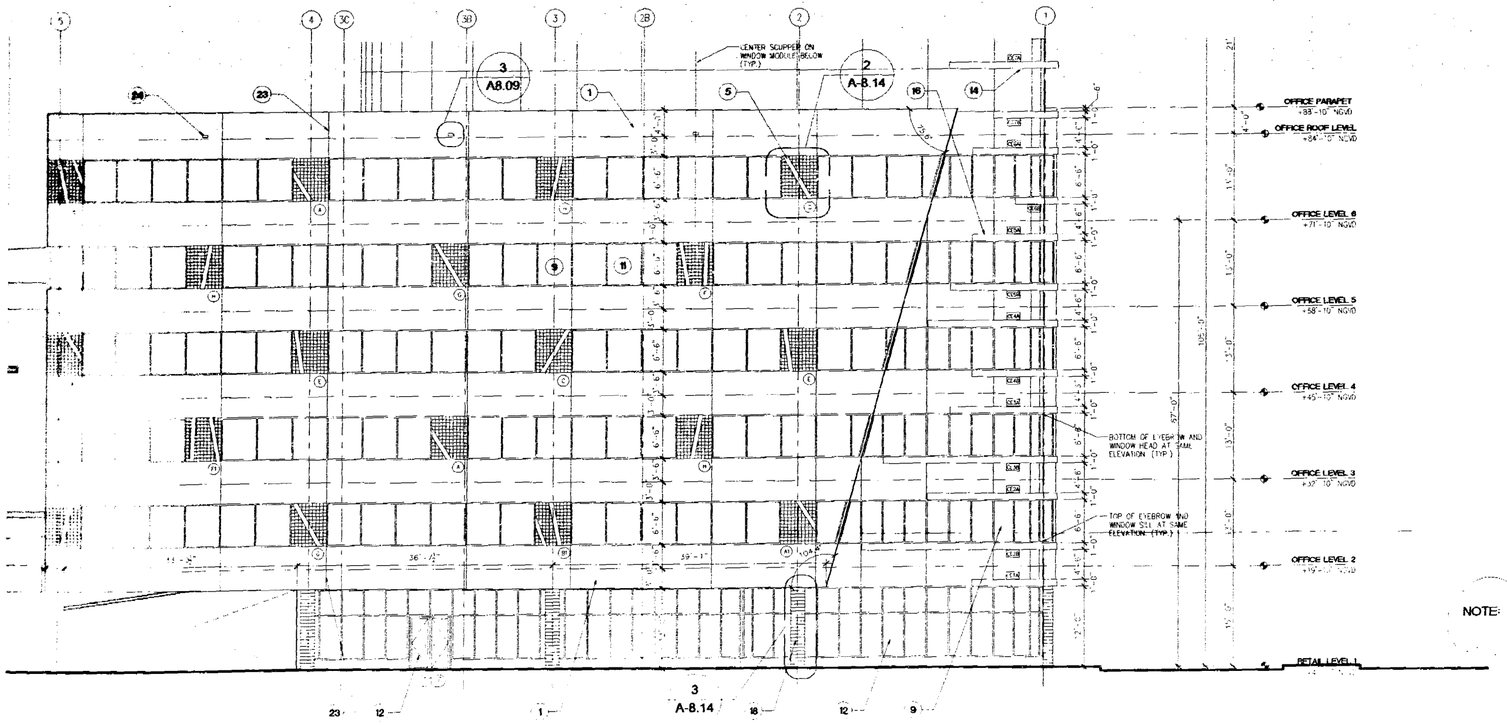
Sheet No. A-3.15

ENLARGED ELEVATIONS

CC0449



1 ENLARGED WEST ELEVATION-OFFICE (MICHIGAN AVENUE)
SCALE: 1/8"-1'-0"



2 ENLARGED NORTH ELEVATION-OFFICE (17TH STREET)
SCALE: 1/8"-1'-0"

MATERIALS LEGEND

1. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
2. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
3. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
4. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
5. 6" x 6" CERAMIC TILE COLOR: ——
6. ALUMINUM GRILL COLOR: (FRAME)——
7. ALUMINUM OPERABLE WINDOW WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
8. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): GRAY
9. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
10. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): GRAY
11. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
12. ALUMINUM STOREFRONT DOORS & WINDOWS WITH ESP FINISH COLOR: (FRAME) —— COLOR (GLAZING): CLEAR
13. ALUMINUM MAIN ENTRANCE DOOR COLOR (FRAME): —— COLOR (GLAZING): CLEAR
14. ALUMINUM EYEBROW COLOR: ——
15. BARRIER CABLE WITH ESP FINISH COLOR: ——
16. CONCRETE EYEBROW COLOR: ——
17. CONCRETE PLANTER COLOR: ——
18. CONCRETE COLUMN WITH 6" x 6" CERAMIC TILE FINISH COLOR: ——
19. CONCRETE COLUMN COLOR: ——
20. HOLLOW METAL DOOR (SEE DOOR SCHEDULE) COLOR: ——
21. EXPOSED BLOCK WALL
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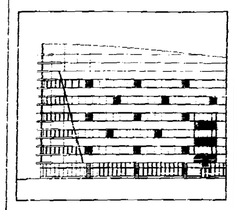
23. STUCCO CONTROL JOINT
24. OVERFLOW SCUPPER

NOTES
1 ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2 ALL PLANTERS AND EYEBROWS HAVE BEEN REVISED DUE TO THE ADDITION OF MECHANICAL VENTILATION EQUIPMENT.
3 PARKING GARAGE PLANTERS, EYEBROWS, PANELS, AND TRELLIS HAVE BEEN REVISED. SEE PLANS FOR EACH SCHEDULE (TYP. AT SOUTH, EAST, AND WEST PARKING ELEVATIONS
4 SMOKE EVACUATION LOUVERS AND EQUIPMENT REMOVED FROM SECOND LEVEL PARKING GARAGE.

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
TRIBB:
CONCURRENCY:
PLANNING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
NONBEARING:
ELECTRICAL:
STRUCTURAL:
POSSESSION:
APPROVED
SEE ATTACHED LETTER

NOTE: REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM AS- BUILT SURVEY DISCREPANCY.



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9491 N.W. 17TH STREET, SUITE I.
MIAMI, FL 33126
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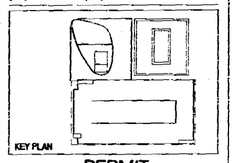

KEY PLAN

PERMIT
REVISION #1

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MR/LP/AO/AL/JS/JH Approved by: JL

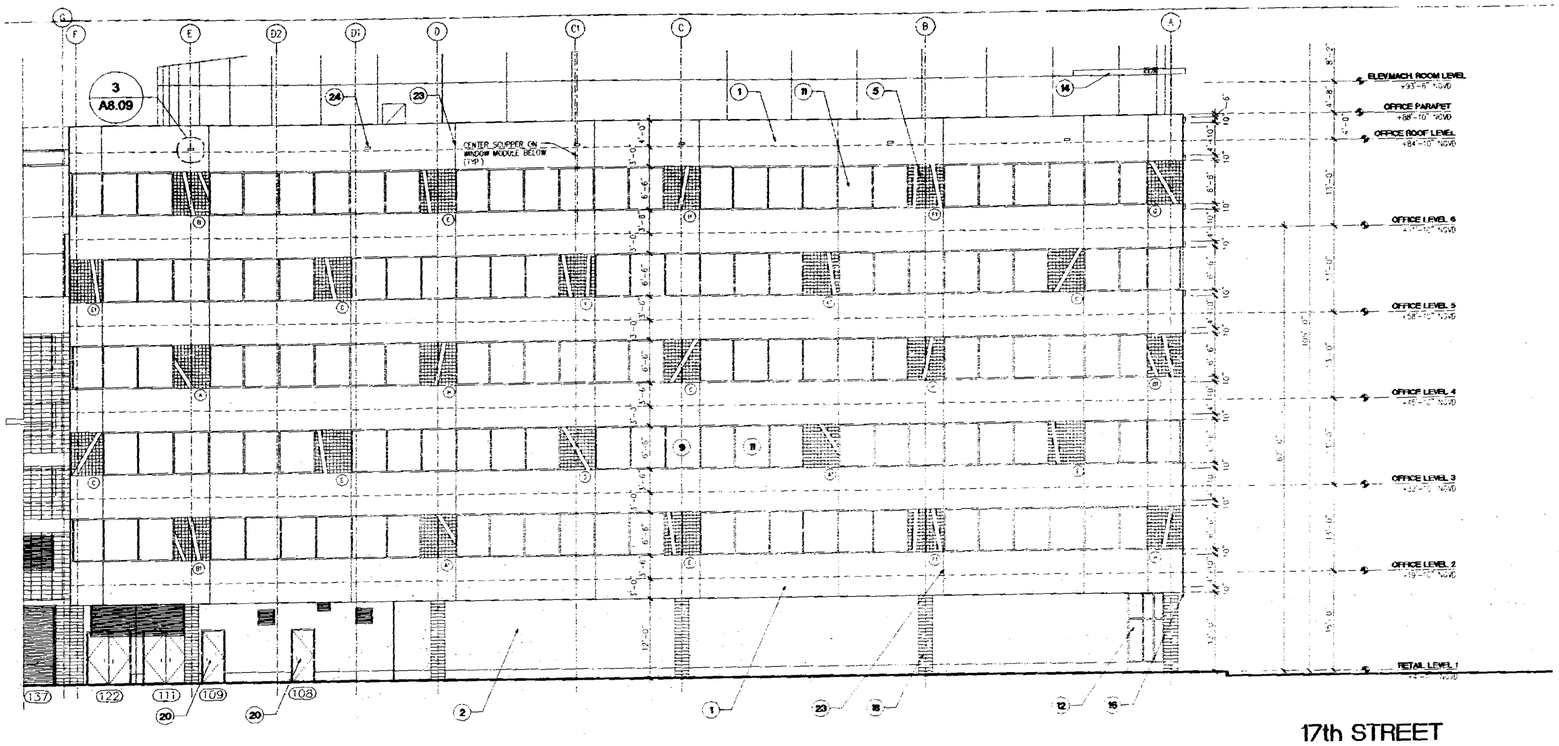
Revision/Date		
1	05.08.00	Permit Revision
2	05.17.00	Construction Document
3	12.19.00	Contract Set
4	04.01.01	DE revision
5	06.04.01	Revision Revision

SEALED 08-15-01

Sheet No. A-3.16

ENLARGED OFFICE ELEVATIONS

0004450



17th STREET

1 ENLARGED EAST ELEVATION-OFFICE (JEFFERSON AVENUE)
SCALE: 1/8"-1'-0"

MATERIALS LEGEND

1. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
2. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
3. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
4. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
5. 4"L x 6" CERAMIC TILE COLOR: ——
6. ALUMINUM GRILL COLOR (FRAME): ——
7. ALUMINUM OPERABLE WINDOW WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
8. ALUMINUM TINTED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): GRAY
9. ALUMINUM TINTED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
10. ALUMINUM TINTED VISION GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): GRAY
11. ALUMINUM TINTED VISION GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
12. ALUMINUM STOREFRONT DOORS & WINDOWS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): CLEAR
13. ALUMINUM WALL ENTRANCE DOOR COLOR (FRAME): —— COLOR (GLAZING): CLEAR
14. ALUMINUM EYEBROW COLOR: ——
15. BARREL CABLE WITH ESP FINISH COLOR: ——
16. CONCRETE EYEBROW COLOR: ——
17. CONCRETE PLANTER COLOR: ——
18. CONCRETE COLUMN WITH 6"x 6" CERAMIC TILE FINISH COLOR: ——
19. CONCRETE COLUMN COLOR: ——
20. HOLLOW METAL DOOR (SEE DOOR SCHEDULE) COLOR: ——
21. EXPOSED BLOCK WALL
22. SCORED STUCCO
23. STUCCO CONTROL JOINT
24. OVERFLOW SCUPPER

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2) ALL ELEVATIONS SHOWN REFER TO CENTERLINE OF CURB, U.N.O.
3) ALL PLANTING AND ENTOURAGE HAVE BEEN REVISED DUE TO THE ADDITION OF MECHANICAL VENTILATION EQUIPMENT.
4) PARKING GARAGE PLANTERS, ENTRANCES, PARCELS, AND TRELLIS HAVE BEEN REVISED. SEE PL AND FOR EACH SCHEDULE (TYP. AT SOUTH, EAST, AND WEST PARKING ELEVATIONS)
5) SMOKE EVACUATION LOUVERS AND EQUIPMENT ASSORTED FROM SECOND LEVEL PARKING GARAGE.

OFFICE COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
PARKING:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
CITY PLAN:
HISTORIC:
APPROVED AS NOTED

NOTE: REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM AS- BUILT SURVEY DISCREPANCY.

THE LINCOLN
SOUTH BEACH

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GENERAL CONTRACTOR
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5481 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 599-2300 FAX (305) 477-3297

KEY PLAN

PERMIT
REVISION #1

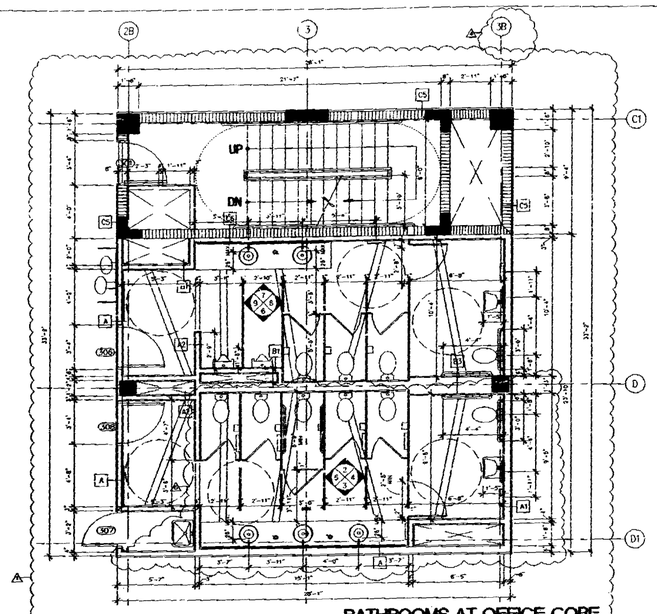
Issue Date: 05-01-2000 Project No.: 9913
Drawn by: MP,LP,KK,LV,SJH Approved by: AC

Revision/Date		
1	03.08.00	Permit Revision
2	06.17.00	Construction Documents
3	12.19.00	Contract Set
4	04.21.01	V.E. revision
5	06.04.01	Elevation Revision

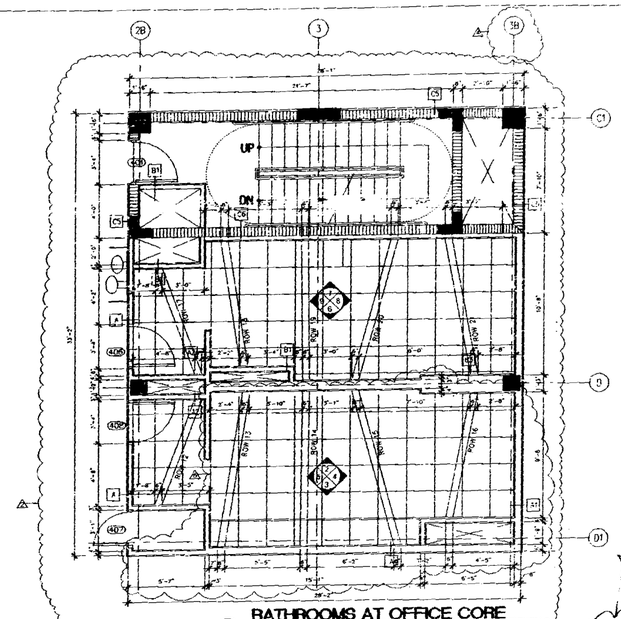
08-15-01

Sheet No. A-3.17

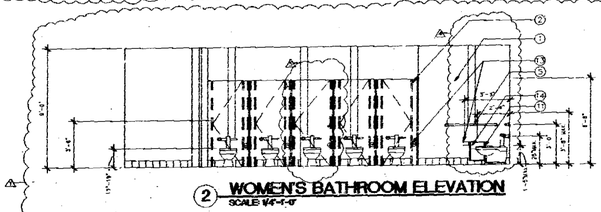
ENLARGED OFFICE ELEVATIONS



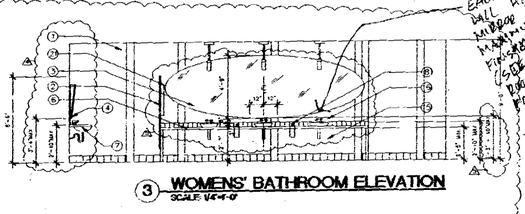
1 BATHROOMS AT OFFICE CORE
TYPICAL AT OFFICE LEVELS 2 THROUGH 6
SCALE: 1/4"-1'-0"



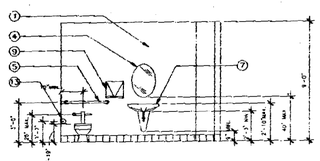
10 BATHROOMS AT OFFICE CORE
REFLECTED CEILING PLAN - TYPICAL AT OFFICE LEVELS 2 THROUGH 6
SCALE: 1/4"-1'-0"



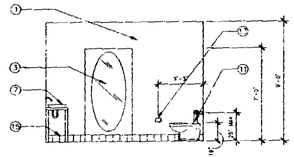
2 WOMEN'S BATHROOM ELEVATION
SCALE: 1/4"-1'-0"



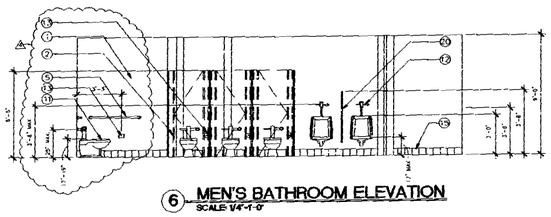
3 WOMENS' BATHROOM ELEVATION
SCALE: 1/4"-1'-0"



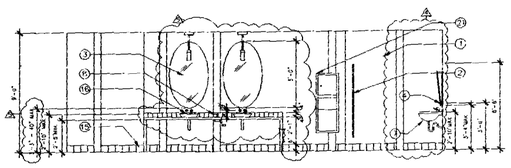
4 WOMEN'S BATHROOM ELEVATION
SCALE: 1/4"-1'-0"



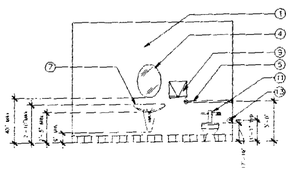
5 WOMENS' BATHROOM ELEVATION
SCALE: 1/4"-1'-0"



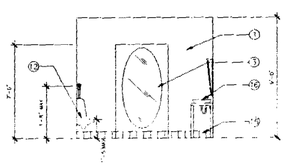
6 MEN'S BATHROOM ELEVATION
SCALE: 1/4"-1'-0"



7 MENS' BATHROOM ELEVATION
SCALE: 1/4"-1'-0"



8 MEN'S BATHROOM ELEVATION
SCALE: 1/4"-1'-0"



9 MEN'S BATHROOM ELEVATION
SCALE: 1/4"-1'-0"

NOTES:
1) FOR REFLECTED CEILING PLANS REFER TO SHEETS A-7.01 THROUGH A-7.03.
2) INSULATION AT GOOSENECK BELOW ALL SINKS PER A.D.A. CODE.
3) ALL VANITIES TO BE AT 34" A.F.F. WITH 29" A.F.F. CLEAR SPACE UNDERNEATH PER A.D.A. CODE.
4) URINALS TO HAVE ELONGATED RIM AT 17" MAX A.F.F.
5) LAVATORY TO HAVE 25" MAX TO THE HANDLES.
6) ACCESSIBLE BOOTHS IN BATHROOMS TO HAVE 2'-8" CLEAR OPENING.
7) ACCESSIBLE BOOTHS DOOR HARDWARE TO BE MOUNTED NO HIGHER THAN 48" A.F.F.
8) WATER CLOSETS TO HAVE FLUSH CONTROL AT WIDE SIDE OF TOILET AND BE FROM 17" TO 19" MEASURED TO TOP OF TOILET SEAT.
9) STAGGERED STRIP CEILING LIGHT FIXTURES ARE MIRRORED WITH MOSAIC TILE ON FINISH FLOOR.
10) MECHANICAL SHAFTS HAVE BEEN REVISED
11) 40" MAX. FROM THE BOTTOM EDGE OF THE REFLECTING SURFACE TO THE FINISH FLOOR (A.F.F.) BY A.D.A. CODE - 4.19.6

EACH VANITY WILL HAVE A 40" MIRROR AT A MAXIMUM FINISHED FLOOR. SIDE MIRROR FROM MEP'S PLAN. SEE MIRROR DETAILS FOR DETAILS

LEGEND

1. PAINT FINISH ON MOISTURE RESISTANT BOARD.
2. FLOOR MOUNTED TOILET PARTITIONS BY FORMICA DECO METAL COLLECTION IN BRUSHED STAINLESS STEEL #2178.
3. 1/4" THICK PLATE GLASS MIRROR OR APPROVED EQUIVALENT.
4. ADA ACCESSIBLE FRAMED STAINLESS STEEL MIRROR
5. 1 1/4" DIA. STAINLESS STEEL GRAB BARS.
6. 2"X2" GLAZED CERAMIC TILE VANITY AND BACKSPLASH BY DALTILE.
7. ADA ACCESSIBLE SINK BY AMERICAN STANDARD MODEL MURRO UNIVERSAL 0054.
   FAUCET BY AMERICAN STANDARD - MODEL 5500.17
8. STAINLESS STEEL LIQUID SOAP DISPENSER BY BOBRICK - MODEL B-4112.
9. ADA ACCESSIBLE STAINLESS STEEL COMBINED LIQUID SOAP DISPENSER AND PAPER TOWEL DISPENSER BY BOBRICK - MODEL B-3119, RECESSED AND WALL MOUNTED.
10. STAINLESS STEEL PAPER TOWEL DISPENSER BY BOBRICK - MODEL B-43944, RECESSED AND WALL MOUNTED.
11. ADA ACCESSIBLE FLOUR MOUNTED WATER CLOSET BY AMERICAN STANDARD - MODEL "HIGH HAMILTON" #2096.016.
12. URINAL BY AMERICAN STANDARD - MODEL "LYNBROOK" #6501.012.
13. STAINLESS STEEL TOILET PAPER DISPENSER BY BOBRICK - MODEL B-4288, SURFACE MOUNTED.
14. ADA ACCESSIBLE SANITARY NAPKIN DISPOSAL BY BOBRICK - MODEL B-3013. (TYPICAL AT WOMEN'S RESTROOMS ONLY).
15. 6"x6" GLAZED CERAMIC TILE BASE BY DALTILE
16. SINK BY KOHLER - MODEL CONICAL BELL - #K-2200
17. WALL MOUNTED URINAL SCREEN BY FORMICA DECO METAL COLLECTION IN BRUSHED STAINLESS STEEL #2178
18. FLOOR MOUNTED WATER CLOSET BY AMERICAN STANDARD - MODEL HIGH HAMILTON
19. WATER FOUNTAIN BY HALSEY TAYLOR - MODEL [illegible]
20. MOP SINK BY [illegible] - MODEL [illegible]

THE LINCOLN
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MIAMI BEACH, FLORIDA

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[illegible]
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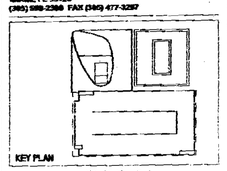


KEY PLAN

PERMIT
REVISION #1

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,JS,JH Approved by: JC

Revision/Date		
1	05.08.00	Permit Revision
2	05.17.00	Construction Document
3	12.19.00	Contract Set
4	04.01.01	45 revision
5	08.01.01	Permitting Comments

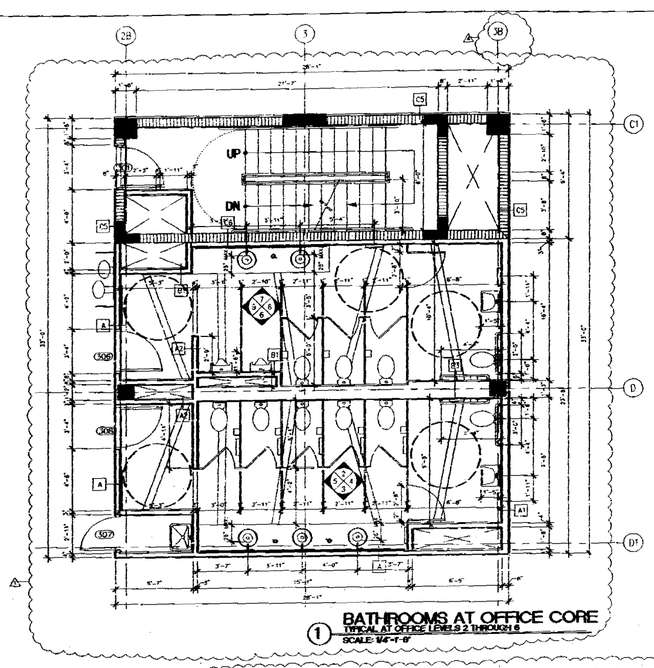
OFFICE COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY
THE FOLLOWING:
BUILDING:
ZONING:
DRAINAGE:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

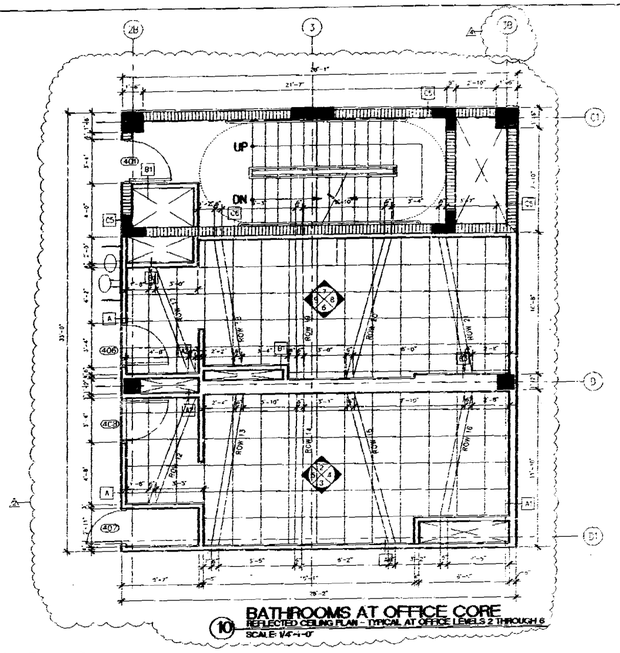
Sheet No. A-3.50

BATHROOM ELEVATIONS

PP0452

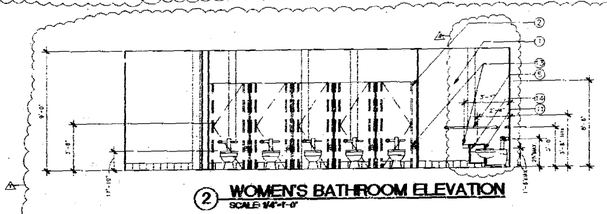


1 BATHROOMS AT OFFICE CORE
TYPICAL AT OFFICE LEVELS 2 THROUGH 6
SCALE: 1/4"-1'-0"

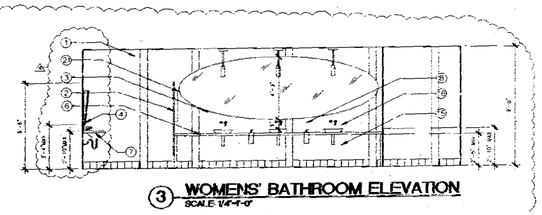


10 BATHROOMS AT OFFICE CORE
REFLECTED CEILING PLAN - TYPICAL AT OFFICE LEVELS 2 THROUGH 6
SCALE: 1/4"-1'-0"

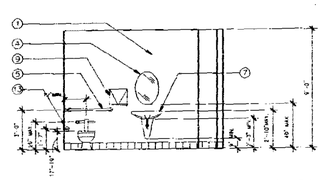
NOTES:
1) FOR REFLECTED CEILING PLANS REFER TO SHEETS A-7.01 THROUGH A-7.03.
2) INSULATION AT GOOSENECK BELOW ALL SINKS PER A.D.A. CODE.
3) ALL VANITIES TO BE AT 34" A.F.F. WITH 29" A.F.F. CLEAR SPACE UNDERNEATH PER A.D.A. CODE.
4) URINALS TO HAVE ELONGATED RIM AT 17" MAX A.F.F.
5) LAVATORY TO HAVE 25" MAX TO THE HANDLES.
6) ACCESSIBLE BOOTHS IN BATHROOMS TO HAVE 2'-8" CLEAR OPENING.
7) ACCESSIBLE BOOTHS DOOR HARDWARE TO BE MOUNTED NO HIGHER THAN 48" A.F.F.
8) WATER CLOSETS TO HAVE FLUSH CONTROL AT WIDE SIDE OF TOILET AND BE FROM 17" TO 19" MEASURED TO TOP OF TOILET SEAT.
9) STAGGERED STRIP CEILING LIGHT FIXTURES ARE MIRRORED WITH MOSAIC TILE ON FINISH FLOOR.
10) MECHANICAL SHAFTS HAVE BEEN REVISED



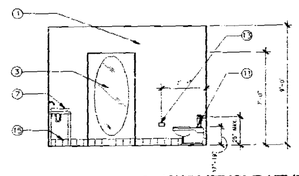
2 WOMEN'S BATHROOM ELEVATION
SCALE: 1/4"-1'-0"



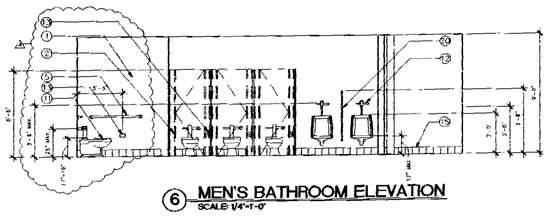
3 WOMENS' BATHROOM ELEVATION
SCALE: 1/4"-1'-0"



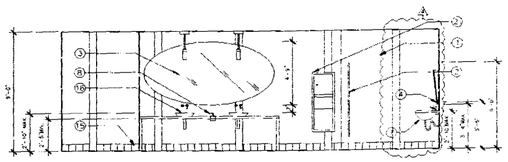
4 WOMEN'S BATHROOM ELEVATION
SCALE: 1/4"-1'-0"



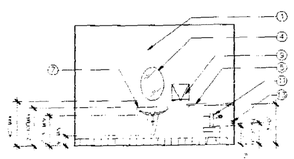
5 WOMENS' BATHROOM ELEVATION
SCALE: 1/4"-1'-0"



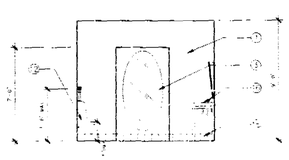
6 MEN'S BATHROOM ELEVATION
SCALE: 1/4"-1'-0"



7 MENS' BATHROOM ELEVATION
SCALE: 1/4"-1'-0"



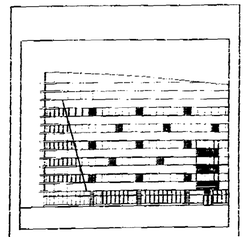
8 MEN'S BATHROOM ELEVATION
SCALE: 1/4"-1'-0"



9 MEN'S BATHROOM ELEVATION
SCALE: 1/4"-1'-0"

LEGEND

1. PAINT FINISH ON MOISTURE RESISTANT BOARD
2. FLOOR MOUNTED TOILET PARTITIONS BY FORMICA DECO METAL COLLECTION IN BRUSHED STAINLESS STEEL #2178.
3. 1/4" THICK PLATE GLASS MIRROR OR APPROVED EQUIVALENT.
4. ADA ACCESSIBLE FRAMED STAINLESS STEEL MIRROR
5. 1 1/4" DIA. STAINLESS STEEL GRAB BARS.
6. 6"x2" GLAZED CERAMIC TILE VANITY AND BACKSPLASH BY DAL-TILE
7. ADA ACCESSIBLE SINK BY AMERICAN STANDARD - MODEL MURRO UNIVERSAL 0356.
   FAUCET BY AMERICAN STANDARD - MODEL 5900.17
8. STAINLESS STEEL LIQUID SOAP DISPENSER BY BOBRICK - MODEL B-4112.
9. ADA ACCESSIBLE STAINLESS STEEL COMBINED LIQUID SOAP DISPENSER AND PAPER TOWEL DISPENSER BY BOBRICK - MODEL B-319. RECESSED AND WALL MOUNTED.
10. STAINLESS STEEL PAPER TOWEL DISPENSER BY BOBRICK - MODEL B-43944. RECESSED AND WALL MOUNTED
11. ADA ACCESSIBLE FLUOR MOUNTED WATER CLOSET BY AMERICAN STANDARD - MODEL "HIGH HAMILTON" #2094.016.
12. URINAL BY AMERICAN STANDARD - MODEL "LINBROOK" #6601.012
13. STAINLESS STEEL TOILET PAPER DISPENSER BY BOBRICK - MODEL B-4288 SURFACE MOUNTED
14. ADA ACCESSIBLE SANITARY WASTE DISPOSAL BY BOBRICK - MODEL B-2013 (TYPICAL AT WOMEN'S RESTROOMS ONLY)
15. [illegible]
16. [illegible]
17. [illegible]
18. [illegible]
19. [illegible]
20. [illegible]



THE LINCOLN
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17th STREET
MIAMI BEACH, FLORIDA

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NORTH MIAMI BEACH, FL 33169
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PSI
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KIMLEY-HORN & ASSOC., INC.
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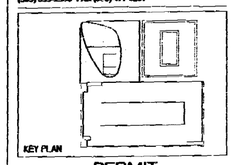
(305) 673-2025 FAX (305) 673-4882

PARKING CONSULTANT
INTERNATIONAL PARKING DESIGN, INC.
14544 VENTURA BLVD., SUITE 100
SHERMAN OAKS, CA 91423
(818) 986-1494 FAX (818) 986-0087

GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
6491 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 599-2388 FAX (305) 477-3297



KEY PLAN

PERMIT
REVISION #1

Issue Date: 05-31-2000 Project No.: 9919
Drawn by: MP,JP,KC,KJ,SJH Approved by: AC

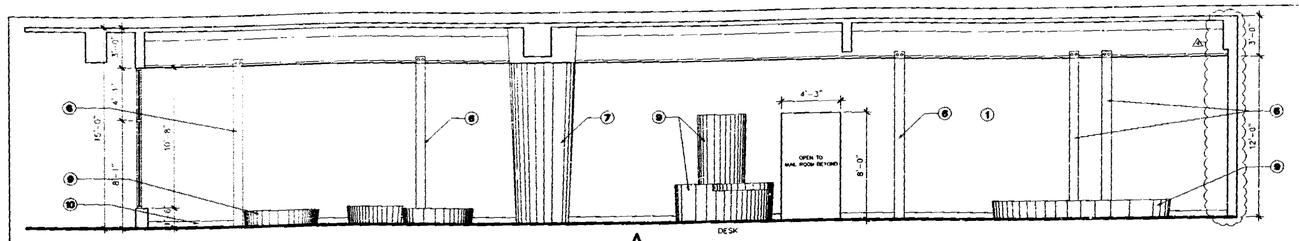
Revision	Date	
1	06.28.00	Permit Revision
2	09.11.00	Construction Document
3	12.19.00	Contract Set
4	04.27.01	VE revision

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
08-15-01
BUILDING
FIRE
PLANNING
CONCURRENCY
PUBLIC WORKS
CONSTRUCTION
HANDICAP
HISTORIC
ACCESSIBILITY
ZONING

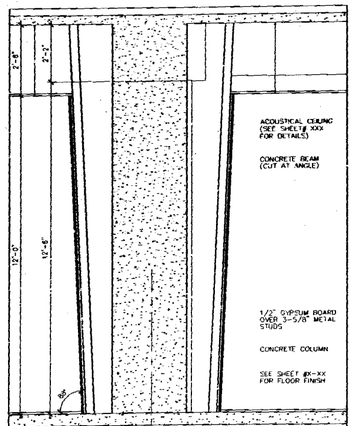
Sheet No. A-3.50

BATHROOM ELEVATIONS

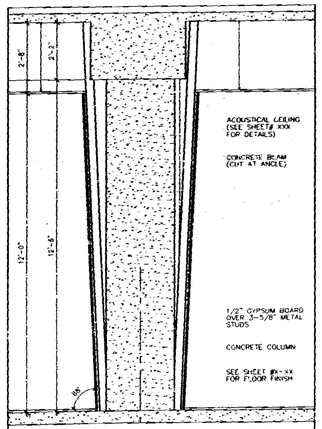
000453



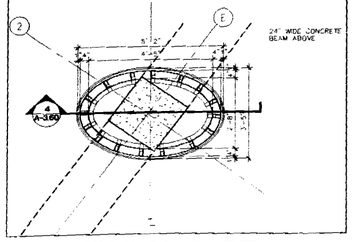
1 OFFICE LOBBY INTERIOR ELEVATION
SCALE: 1/4"-1'-0"



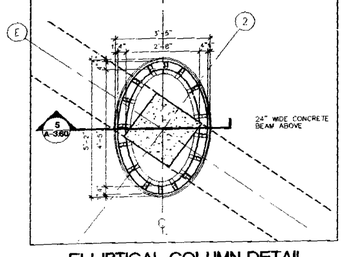
4 ELLIPTICAL COLUMN SECTION
AT OFFICE LOBBY
SCALE: 1"-1'-0"



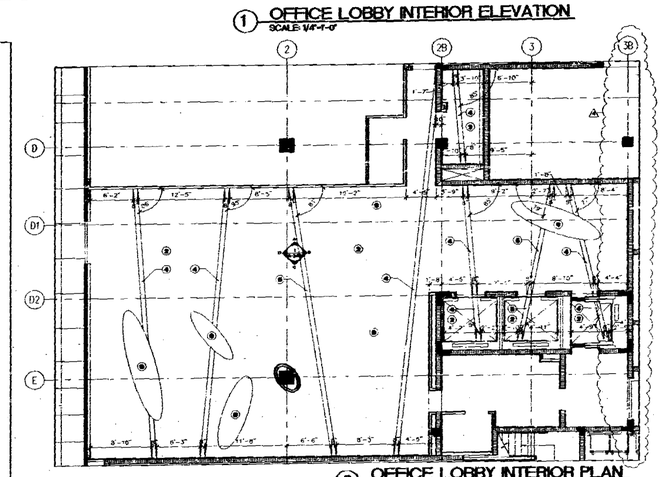
5 ELLIPTICAL COLUMN SECTION
AT OFFICE LOBBY
SCALE: 1"-1'-0"



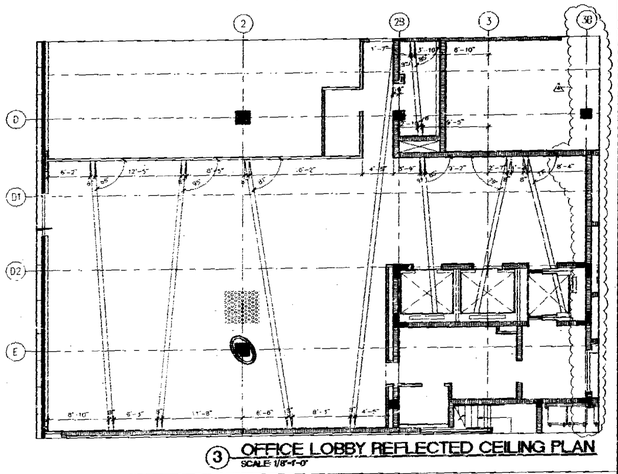
6 ELLIPTICAL COLUMN DETAIL
AT OFFICE LOBBY-SHOWN AT 4'-0" ABOVE FINISH FLOOR
SCALE: 1"-1'-0"



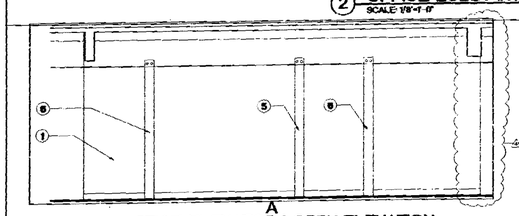
7 ELLIPTICAL COLUMN DETAIL
AT OFFICE LOBBY-SHOWN AT 4'-0" ABOVE FINISH FLOOR
SCALE: 1"-1'-0"



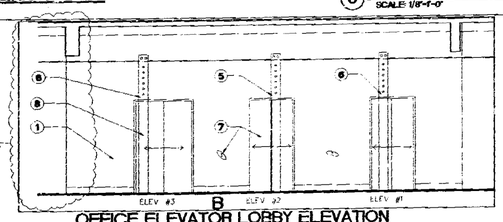
2 OFFICE LOBBY INTERIOR PLAN
SCALE: 1/8"-1'-0"



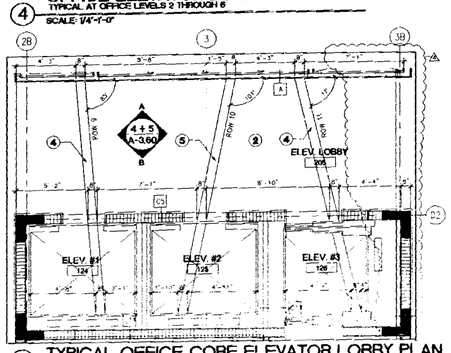
3 OFFICE LOBBY REFLECTED CEILING PLAN
SCALE: 1/8"-1'-0"



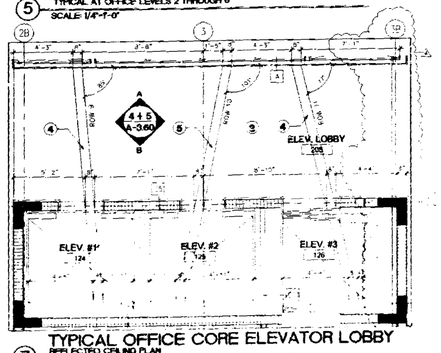
4 OFFICE ELEVATOR LOBBY ELEVATION
TYPICAL AT OFFICE LEVELS 2 THROUGH 6
SCALE: 1/4"-1'-0"



5 OFFICE ELEVATOR LOBBY ELEVATION
TYPICAL AT OFFICE LEVELS 2 THROUGH 6
SCALE: 1/4"-1'-0"



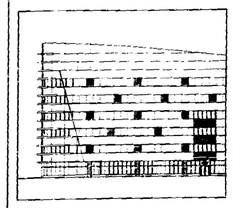
6 TYPICAL OFFICE CORE ELEVATOR LOBBY PLAN
SCALE: 1/4"-1'-0"



7 TYPICAL OFFICE CORE ELEVATOR LOBBY
REFLECTED CEILING PLAN
SCALE: 1/4"-1'-0"

MATERIALS LEGEND

1. PAINT FINISH ON TYPE X GYPSUM BOARD COLOR: GRAY
2. TERRAZZO FLOORING COLOR: BLUE
3. PAINTED ALUMINUM MULLION COLOR: ____
4. 1" x 1" MOSAIC TILE COLOR: GRAY
5. 1" x 1" MOSAIC TILE COLOR: GREEN
6. 1" x 1" MOSAIC TILE COLOR: BLUE
7. BRUSHED STAINLESS STEEL
8. POLISHED STAINLESS STEEL
9. STAINED WOOD COLOR: ____
10. STAINLESS STEEL SKIRTING



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8401 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
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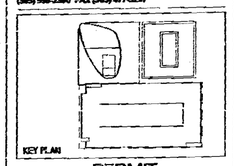


PERMIT REVISION #1

Issue Date: 05-01-2000 Project No. 9919
Drawn by: MP,LP,XC,KY,JS,JH Approved by: JS

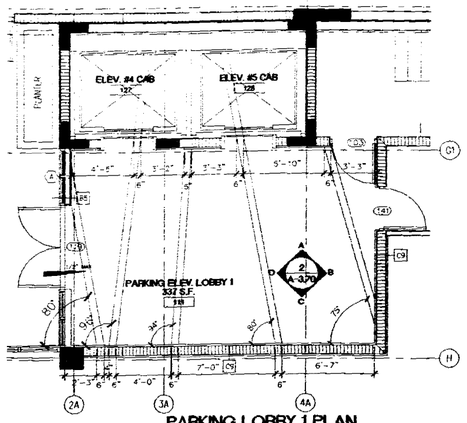
Revision/Date	
1 05.08.00	Permit Revision
2 05.17.00	Construction Document
3 12.13.00	Contract Set
4 04.01.01	V.E. revision

OFFICE COPY 08-15-01
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
BUILDING:
ZONING:
FIRE/HPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
APPROVED:
CHIEF BUILDING OFFICIAL
STRUCTURAL:
ACCESSIBILITY:
ENGINEER:

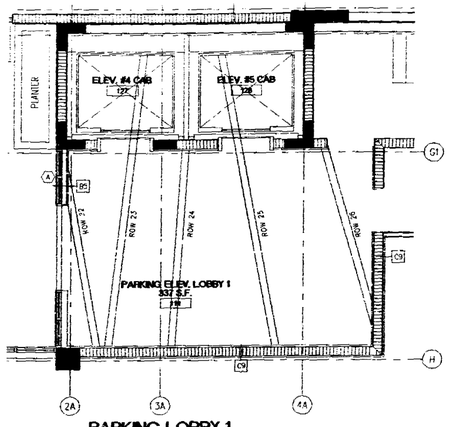
Sheet No. A-3.60

INTERIOR ELEVATIONS

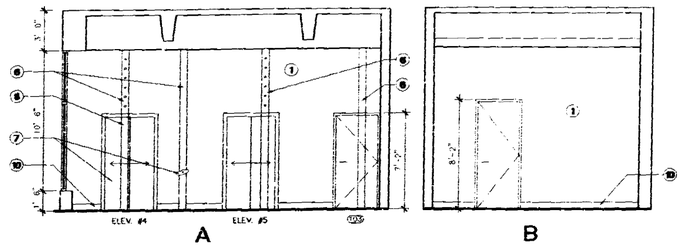
A00454



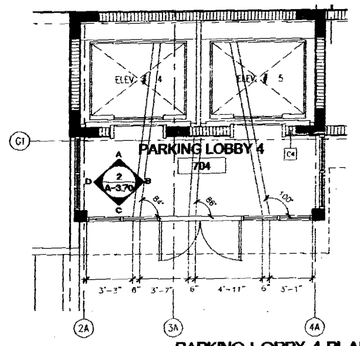
1 PARKING LOBBY 1 PLAN
GROUND/RETAIL LEVEL
SCALE: 1/4"-1'-0"



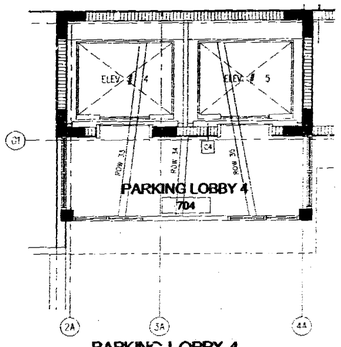
2 PARKING LOBBY 1
GROUND/RETAIL LEVEL-REFLECTED CEILING PLAN
SCALE: 1/4"-1'-0"



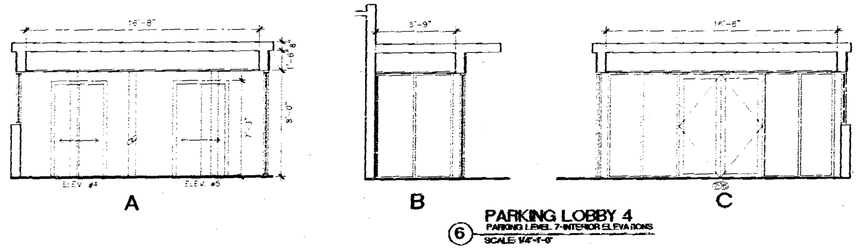
3 PARKING LOBBY 1
GROUND/RETAIL LEVEL-INTERIOR ELEVATIONS
SCALE: 1/4"-1'-0"



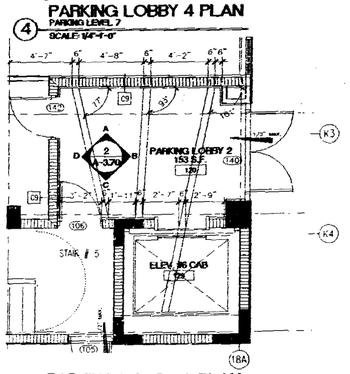
4 PARKING LOBBY 4 PLAN
PARKING LEVEL 7
SCALE: 1/4"-1'-0"



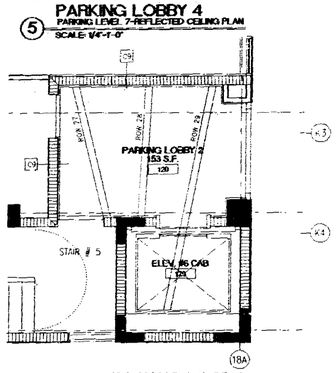
5 PARKING LOBBY 4
PARKING LEVEL 7-REFLECTED CEILING PLAN
SCALE: 1/4"-1'-0"



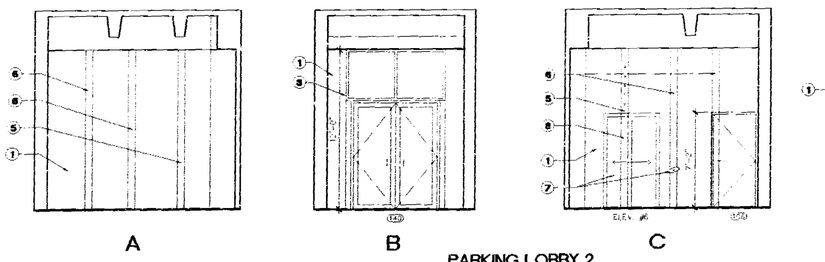
6 PARKING LOBBY 4
PARKING LEVEL 7-INTERIOR ELEVATIONS
SCALE: 1/4"-1'-0"



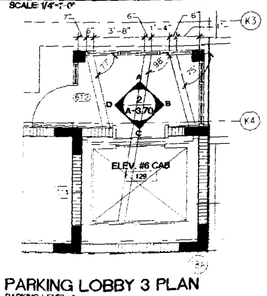
7 PARKING LOBBY 2 PLAN
GROUND/RETAIL LEVEL
SCALE: 1/4"-1'-0"



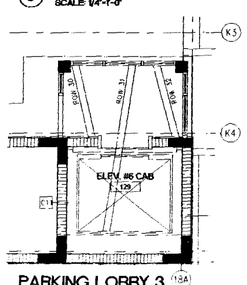
8 PARKING LOBBY 2
GROUND/RETAIL LEVEL-REFLECTED CEILING PLAN
SCALE: 1/4"-1'-0"



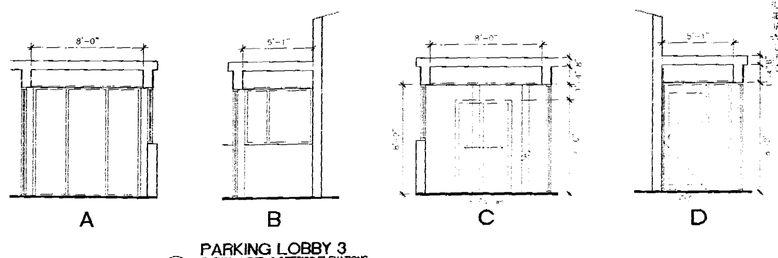
9 PARKING LOBBY 2
GROUND/RETAIL LEVEL-INTERIOR ELEVATIONS
SCALE: 1/4"-1'-0"



10 PARKING LOBBY 3 PLAN
PARKING LEVEL 6
SCALE: 1/4"-1'-0"



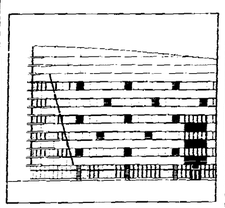
11 PARKING LOBBY 3
PARKING LEVEL 6-REFLECTED CEILING PLAN
SCALE: 1/4"-1'-0"



12 PARKING LOBBY 3
PARKING LEVEL 6-INTERIOR ELEVATIONS
SCALE: 1/4"-1'-0"

MATERIALS LEGEND

1. PAINT FINISH ON TYPE X GYPSUM BOARD COLOR: GRAY
2. TERRAZZO FLOORING COLOR: BLUE
3. PAINTED ALUMINUM MULLION COLOR: _____
4. 1" x 1" MOSAIC TILE COLOR: GRAY
5. 1" x 1" MOSAIC TILE COLOR: GREEN
6. 1" x 1" MOSAIC TILE COLOR: BLUE
7. BRUSHED STAINLESS STEEL
8. POLISHED STAINLESS STEEL
9. STAINED WOOD COLOR: _____
10. STAINLESS STEEL SKIRTING
11. 6" x 6" CERAMIC TILE COLOR: _____



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MIAMI BEACH, FL 33139
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INTERNATIONAL PARKING DESIGN, INC.
14144 VENTURA BLVD., SUITE 100
SHERMAN OAKS, CA 91423
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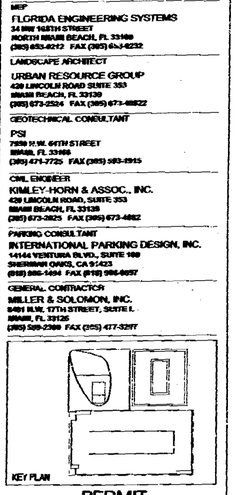
MIAMI, FL 33126
(305) 599-2388 FAX (305) 477-3297



PERMIT
REVISION #1

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,RC,KL,JS,JH Approved by: AS

Revision/Date		
1	05.08.00	Permit Revision
2	05.17.00	Construction Document
3	12.14.00	Corrected Set

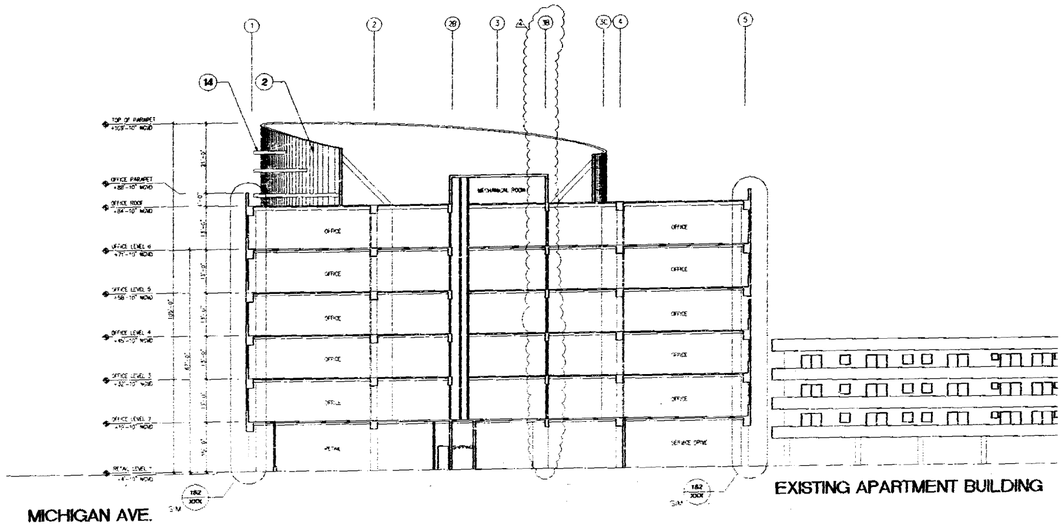
OFFICE COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY
THE FOLLOWING:
BUILDING: 08-15-01
ZONING:
FIRE/P&S:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
APPROVED SUBJECT TO

Sheet No. A-3.70

INTERIOR ELEVATIONS

09455



1 OFFICE SECTION
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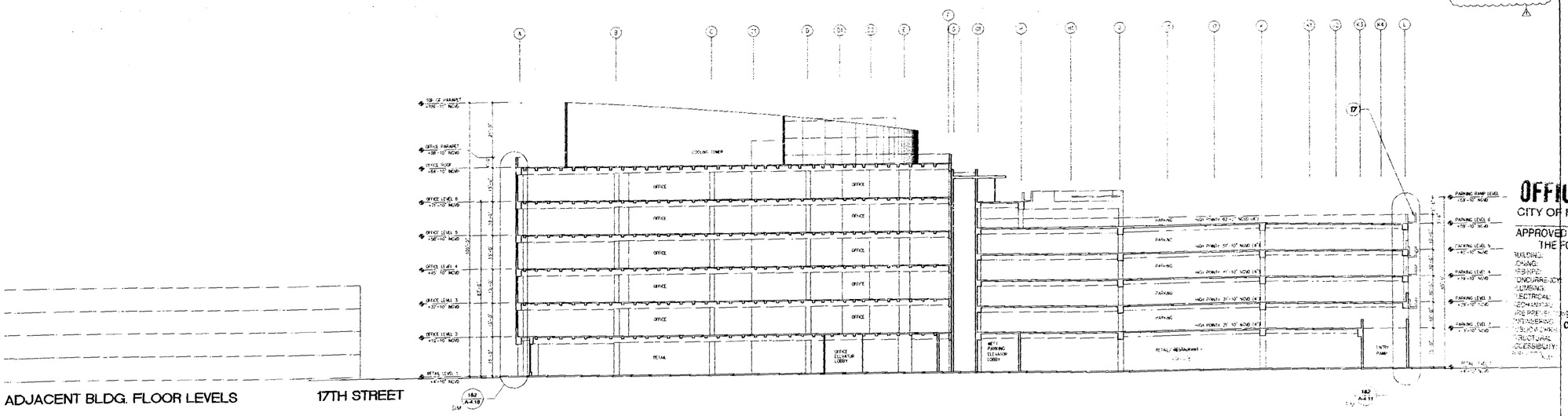

2 OFFICE/PARKING SECTION
SCALE: 1/16"=1'-0"

NOTE: REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM AS- BUILT SURVEY DISCREPANCY.

MATERIALS LEGEND

1. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
2. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
3. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
4. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
5. 6" x 6" CERAMIC TILE COLOR: ____
6. ALUMINUM GRILL COLOR (FRAME): ____
7. ALUMINUM OPERABLE WINDOW WITH ESP FINISH COLOR (FRAME): ____ COLOR (GLAZING): BLUE
8. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): ____ COLOR (GLAZING): GRAY
9. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): ____ COLOR (GLAZING): BLUE
10. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR: (FRAME): ____ COLOR: (GLAZING): GRAY
11. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): ____ COLOR (GLAZING): BLUE
12. ALUMINUM STOREFRONT DOORS OR WINDOWS WITH ESP FINISH COLOR: (FRAME): ____ COLOR (GLAZING): CLEAR
13. ALUMINUM MAIN ENTRANCE DOOR COLOR (FRAME): ____ COLOR: (GLAZING): CLEAR
14. ALUMINUM EYEBROW COLOR: ____
15. SHAPED CABLE WITH ESP FINISH COLOR: ____
16. CONCRETE EYEBROW COLOR: ____
17. CONCRETE PLANTER COLOR: ____
18. CONCRETE COLUMN WITH 6" x 6" CERAMIC TILE FINISH COLOR: ____
19. CONCRETE COLUMN COLOR: ____
20. HOLLOW METAL DOOR (SEE DOOR SCHEDULE) COLOR: ____
21. EXPOSED BLOCK WALL
22. SCORED STUCCO
23. STUCCO CONTROL JOINT
24. OVERFLOW SCUPPER

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT
2) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI DATUM (USSCS)
3) ALL PLANTERS AND EYEBROWS HAVE BEEN REVISED DUE TO THE ADDITION OF MECHANICAL VENTILATION EQUIPMENT

OMIT

THE LINCOLN
SOUTH BEACH
17th STREET
MIAMI BEACH, FLORIDA

ARCHITECT
ARQ
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Miami, FL 33131
TEL (305) 372-1812
FAX (305) 372-1175

STRUCTURAL ENGINEER
DONNELL, DUQUESNE & ALBAISA, P.A.
4936 SW 74 COURT
MIAMI, FL 33155
(305) 668-8711 FAX (305) 666-5259

MEP
FLORIDA ENGINEERING SYSTEMS
34 NW 180TH STREET
NORTH MIAMI BEACH, FL 33169
(305) 653-8212 FAX (305) 651-8232

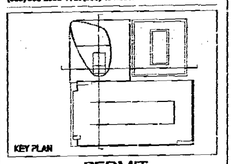
LANDSCAPE ARCHITECT
URBAN RESOURCE GROUP
420 LINCOLN ROAD SUITE 352
MIAMI BEACH, FL 33139
(305) 673-2524 FAX (305) 673-48822

GEOTECHNICAL CONSULTANT
PSI
7950 N.W. 84TH STREET
MIAMI, FL 33166
(305) 471-7725 FAX (305) 593-1945

CIVIL ENGINEER
KIMLEY-HORN & ASSOC., INC.
420 LINCOLN ROAD, SUITE 353
MIAMI BEACH, FL 33139
(305) 673-2825 FAX (305) 673-4852

PARKING CONSULTANT
INTERNATIONAL PARKING DESIGN, INC.
14144 VENTURA BLVD., SUITE 160
SHERMAN OAKS, CA 91423
(818) 986-1484 FAX (818) 906-8697

GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
2481 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 598-2388 FAX (305) 477-3297



PERMIT
REVISION #1

Issue Date: 03-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,SuJH Approved by: AQ

Revision/Date		
1	05.08.00	Permit Revision
2	05.17.00	Construction Document
3	12.19.00	Contract Set
4	04.01.01	VE revision
5	08.15.01	Elevation Revision

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CITY OF MIAMI BEACH
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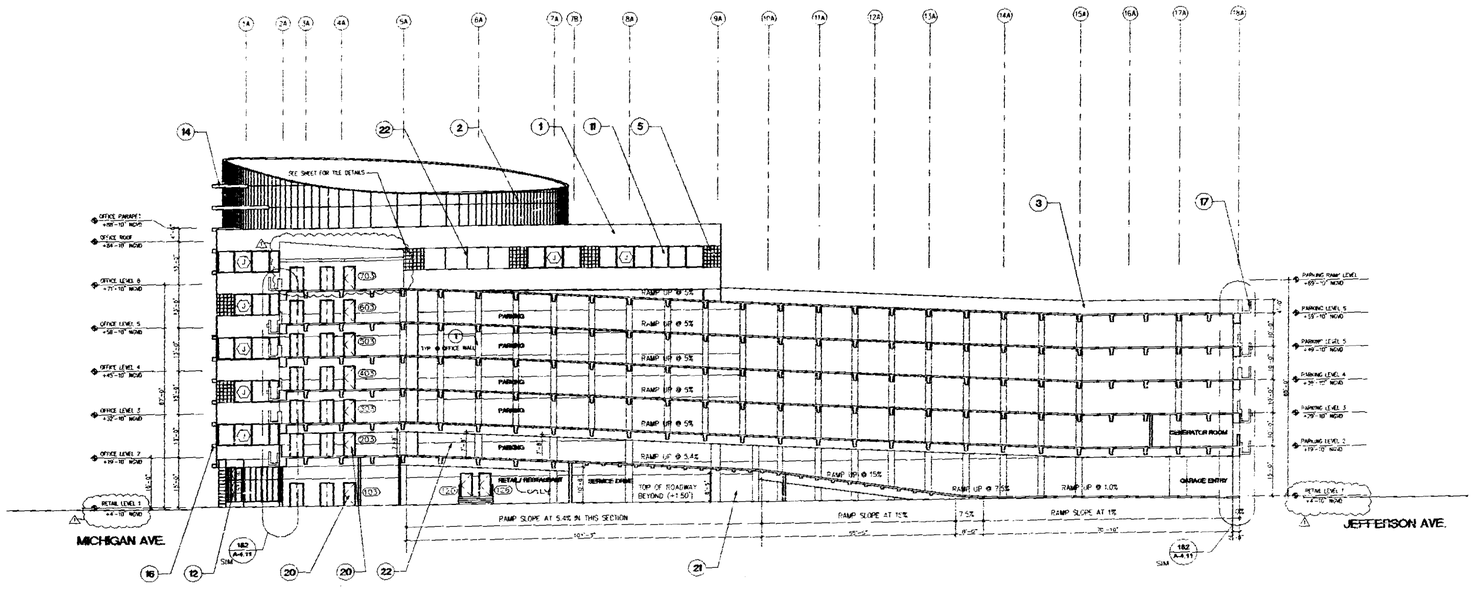
08-15-01
BUILDING:
ZONING:
PUBLIC WORKS:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
ENVIRONMENTAL:
FIRE PREVENTION:
HOUSING:
PLANNING:
STRUCTURAL:
HISTORICAL PRESERVATION:
ENGINEER:
APPROVED AS TO FIELD INSPECTION
ENGINEER
SIGNATURE

Sheet No. A-4.01

BUILDING SECTIONS

000456



1 GARAGE SECTION
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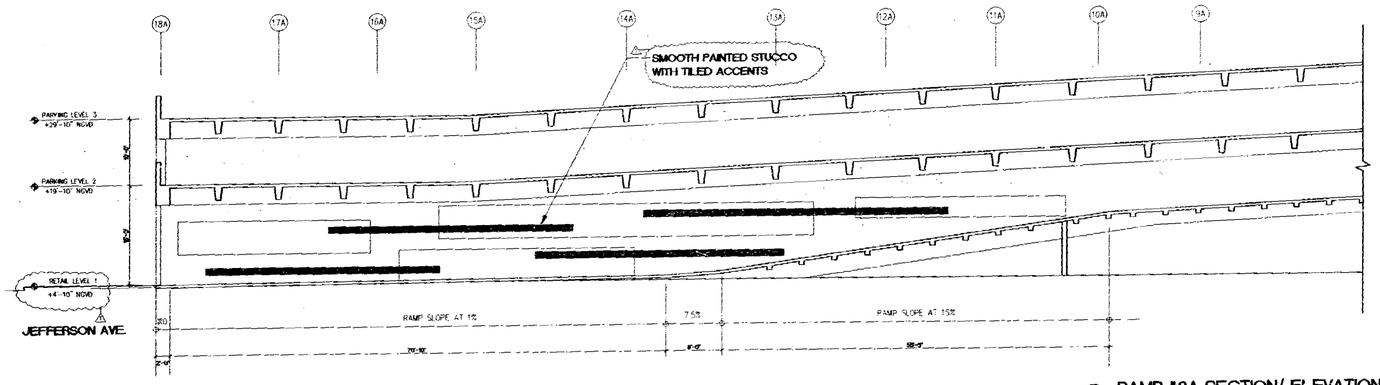

2 RAMP #2A SECTION/ ELEVATION
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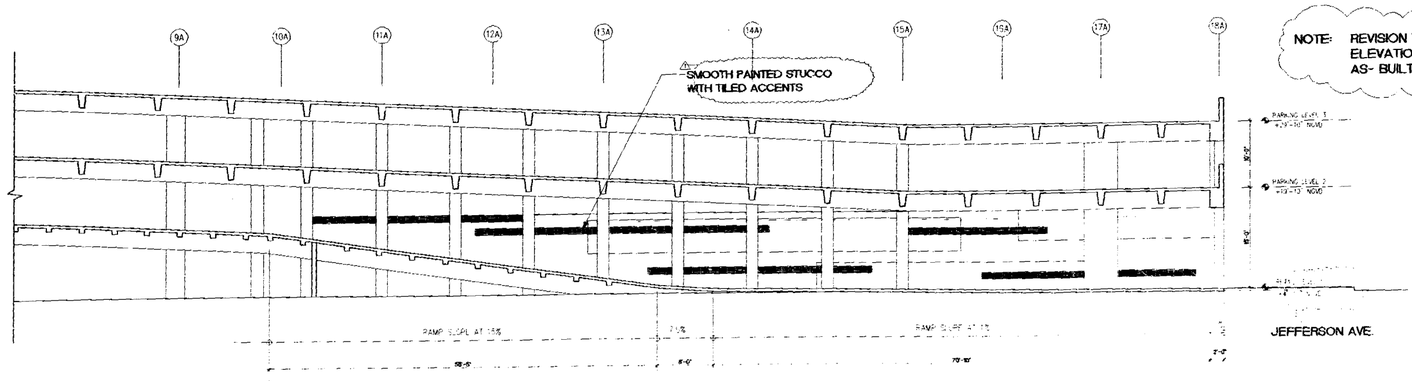

3 RAMP #2A SECTION/ ELEVATION
SCALE: 1/8"=1'-0"

NOTE: REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM AS- BUILT SURVEY DISCREPANCY.

MATERIALS LEGEND

1. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
2. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
3. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
4. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
5. 6" x 6" CERAMIC TILE COLOR: ____
6. ALUMINUM GRILL COLOR (FRAME): ____
7. ALUMINUM OPERABLE WINDOW WITH ESP FINISH COLOR (FRAME): ____ COLOR (GLAZING): BLUE
8. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): ____ COLOR (GLAZING): GRAY
9. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): ____ COLOR (GLAZING): BLUE
10. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): ____ COLOR (GLAZING): GRAY
11. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): ____ COLOR (GLAZING): BLUE
12. ALUMINUM STOREFRONT DOORS & WINDOWS WITH ESP FINISH COLOR (FRAME): ____ COLOR (GLAZING): CLEAR
13. ALUMINUM MAIN ENTRANCE DOOR COLOR (FRAME): ____ COLOR (GLAZING): CLEAR
14. ALUMINUM EYEBROW COLOR: ____
15. BARRIER CABLE WITH ESP FINISH COLOR: ____
16. CONCRETE EYEBROW COLOR: ____
17. CONCRETE PLANTER COLOR: ____
18. CONCRETE COLUMN WITH 6" x 6" CERAMIC TILE FINISH COLOR: ____
19. CONCRETE COLUMN COLOR: ____
20. HOLLOW METAL DOOR (SEE DOOR SCHEDULE) COLOR: ____
21. EXPOSED BLOCK WALL
22. SCORED STUCCO
23. STUCCO CONTROL JOINT
24. OVERFLOW SCUPPER

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM.
3) ALL PLANTERS AND SHRUBS HAVE BEEN REMOVED DUE TO THE ADDITION OF MECHANICAL VENTILATION EQUIPMENT.

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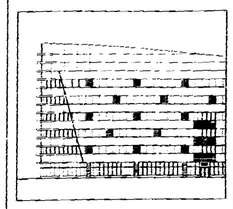
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
TOWER:
PENNIES:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
PLANNING:
FIRE:
PUBLIC WORKS:
CONCURRENCY:
ENGINEERING:
ENGINEER:

SUBJECT TO INSPECTION



THE LINCOLN
SOUTH BEACH
17th STREET
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(305) 666-8711 FAX (305) 666-9259

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FLORIDA ENGINEERING SYSTEMS
3A NW 168TH STREET
NORTH MIAMI BEACH, FL 33169
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LANDSCAPE ARCHITECT
URBAN RESOURCE GROUP
420 LINCOLN ROAD SUITE 353
MIAMI BEACH, FL 33139
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7509 N.W. 64TH STREET
MIAMI, FL 33166
(305) 471-7725 FAX (305) 593-1915

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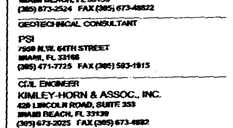
KIMLEY-HORN & ASSOC., INC.
420 LINCOLN ROAD, SUITE 353
MIAMI BEACH, FL 33139
(305) 673-2025 FAX (305) 673-4822

PARKING CONSULTANT
INTERNATIONAL PARKING DESIGN, INC.
14544 VENTURA BLVD., SUITE 100
SHERMAN OAKS, CA 91423
(818) 905-1494 FAX (818) 986-8007

GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
8491 N.W. 17TH STREET, SUITE I.
MIAMI, FL 33126
(305) 599-2166 FAX (305) 477-3297



PERMIT
REVISION #1

Issue Date: 05-01-2000 Project No.: 9919
Drawn By: MP,LP,KC,K.,JS,JH Approved By: AQ

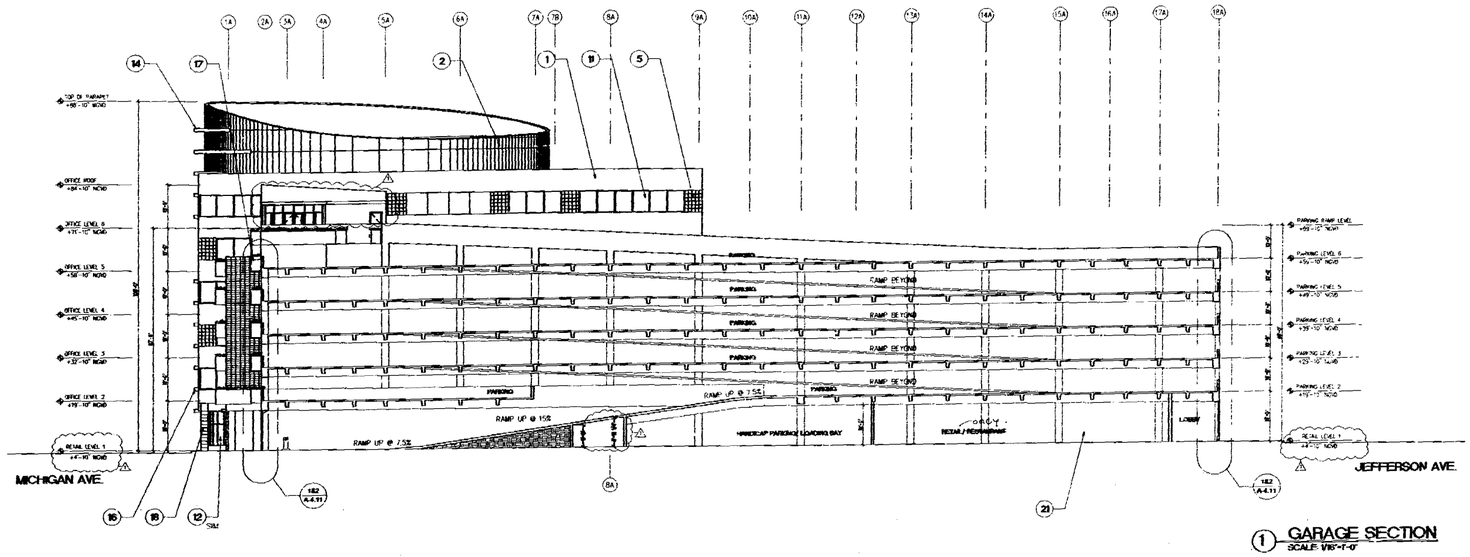
Revision/Date	
05.08.00	Permit Revision
05.17.00	Construction Document
12.19.00	Contract Set
04.27.01	VE Revision
06.05.01	Elevation Revision

SIGNATURE 08-15-01

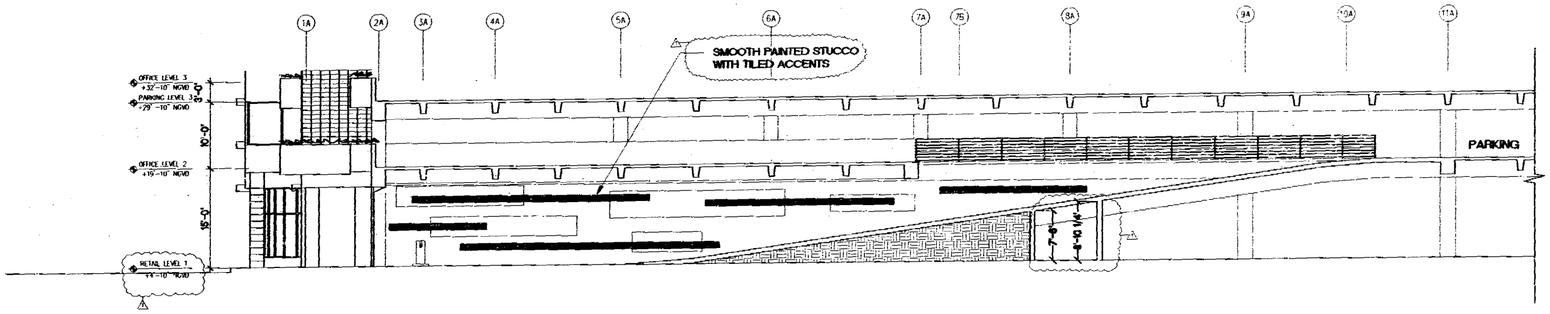
Sheet No. A-4.02

SECTIONS

DRB00457



1 GARAGE SECTION
SCALE: 1/8"-1'-0"



2 RAMP #2B SECTION/ ELEVATION
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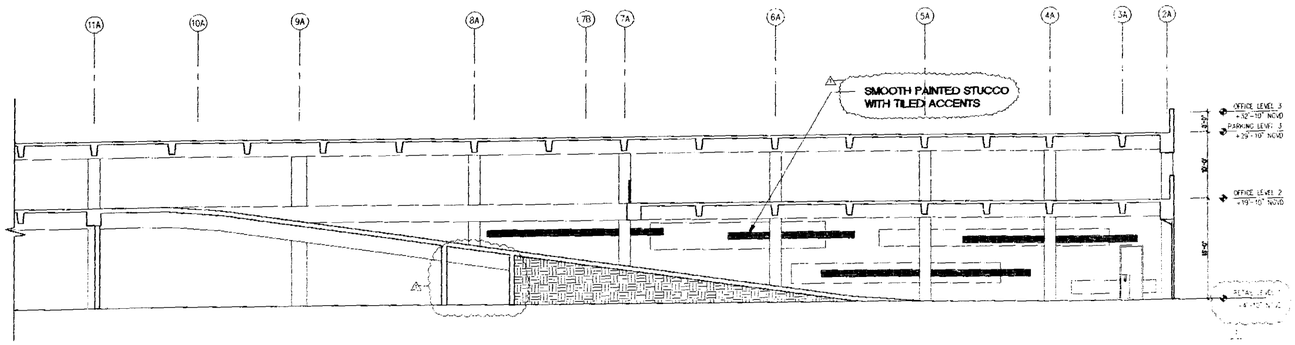


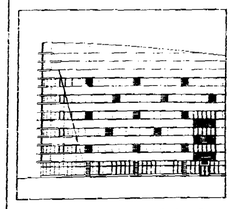
3 RAMP #2B SECTION/ ELEVATION
SCALE: 1/8"-1'-0"

NOTE: REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM AS- BUILT SURVEY DISCREPANCY.

MATERIALS LEGEND

1. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
2. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
3. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
4. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
5. 6"x 6" CERAMIC TILE COLOR: ——
6. ALUMINUM GRILL COLOR (FRAME): ——
7. ALUMINUM OPERABLE WINDOW WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
8. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): GRAY
9. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
10. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR: (FRAME): COLOR (GLAZING): GRAY
11. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): BLUE
12. ALUMINUM STOREFRONT DOORS & WINDOWS WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): CLEAR
13. ALUMINUM MAIN ENTRANCE DOOR COLOR (FRAME): —— COLOR (GLAZING): CLEAR
14. ALUMINUM EYEBROW COLOR: ——
15. EXPRESS CABLE WITH ESP FINISH COLOR: ——
16. CONCRETE EYEBROW COLOR: ——
17. CONCRETE PLANTER COLOR: ——
18. CONCRETE COLUMN WITH 6"x 6" CERAMIC TILE FINISH COLOR: ——
19. CONCRETE COLUMN COLOR: ——
20. HOLLOW METAL DOOR (SEE DOOR SCHEDULE) COLOR: ——
21. EXPOSED BLOCK WALL
22. SCORED STUCCO
23. STUCCO CONTROL JOINT
24. OVERFLOW SCUPPER

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2) ALL SIGNAGE SHOWN REFER TO CITY OF MIAMI BEACH SIGN ORDINANCE.
3) ALL PLANTERS AND ENCRONCHS HAVE BEEN REVISED DUE TO THE ADDITION OF MECHANICAL VENTILATION EQUIPMENT.



THE LINCOLN
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1 7th STREET
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(305) 653-8212 FAX (305) 653-8232

LANDSCAPE ARCHITECT
URBAN RESOURCE GROUP
420 LINCOLN ROAD SUITE 353
MIAMI BEACH, FL 33139
(305) 673-2324 FAX (305) 673-42822

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PSI
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MIAMI, FL 33166
(305) 471-7725 FAX (305) 593-1915

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KIMLEY-HORN & ASSOC., INC.
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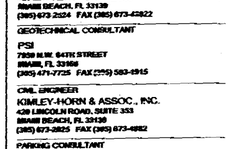
PARKING CONSULTANT
INTERNATIONAL PARKING DESIGN, INC
14144 VENTURA BLVD., SUITE 199
SHERMAN OAKS, CA 91423
(818) 986-1484 FAX (818) 986-2697

GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
2401 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 592-2393 FAX (305) 477-3297



KEY PLAN

PERMIT
REVISION #1

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,JS,JH Approved by: AC

Revision/Date	
1 05.08.00	Permit Revision
2 05.17.00	Construction Document
3 12.19.00	Contract Set
4 04.01.01	V.E. revision
5 06.04.01	Elevation Revision

08-15-01

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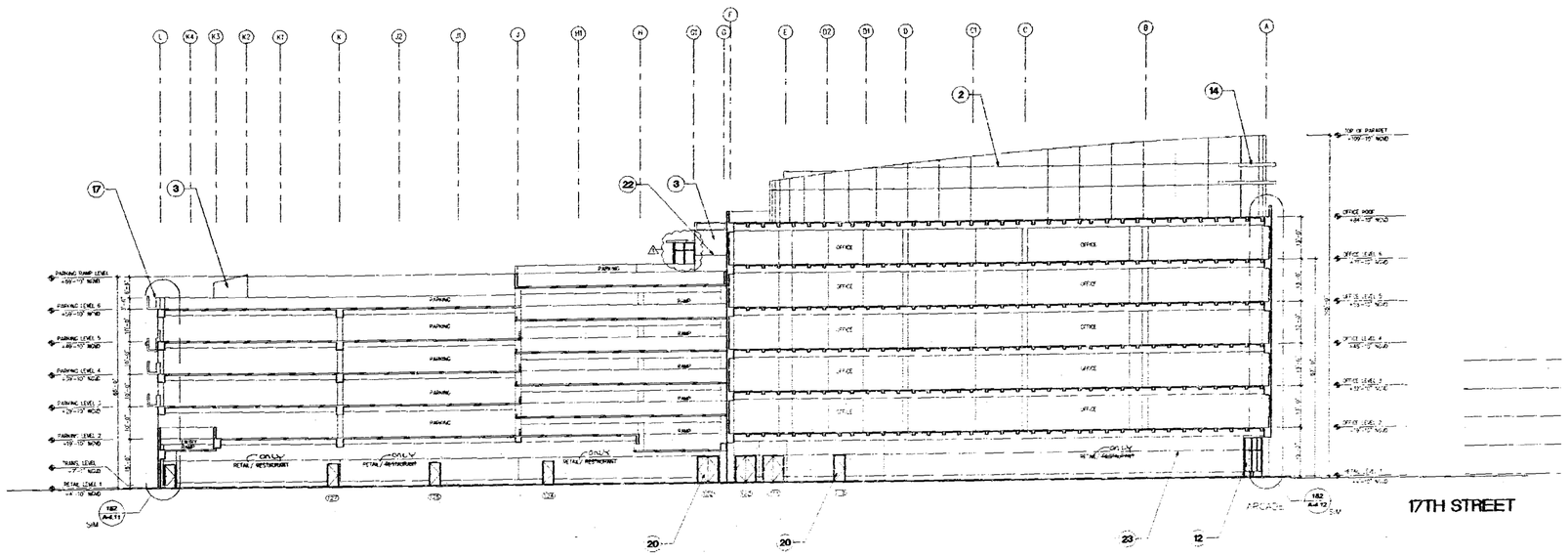
BUILDING:
ZONING:
HP/HPB:
CONCURRENCY:
PUBLIC WORKS:
ENGINEERING:
STRUCTURAL:
ACCESSIBILITY:
FIRE:
APPROVED - SUBJECT TO ENGINEERING CRITIQUE

Sheet No. A-4.03

SECTIONS

09458



1 GARAGE/ OFFICE SECTION
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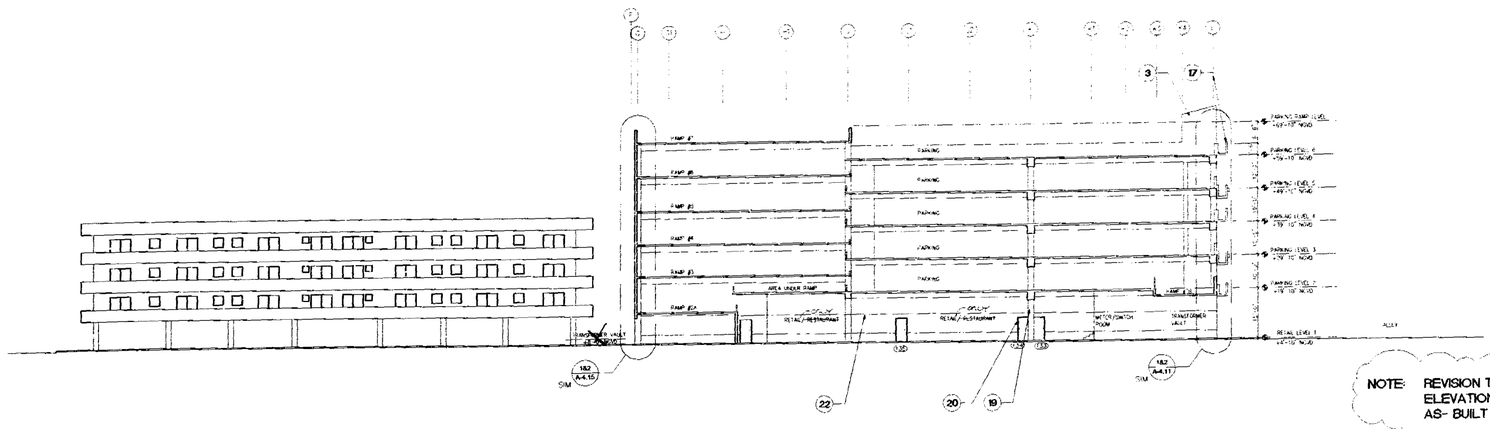

2 GARAGE SECTION
SCALE: 1/16"-1'-0"

NOTE: REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM AS- BUILT SURVEY DISCREPANCY.

MATERIALS LEGEND

1. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
2. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
3. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
4. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
5. 6" x 6" CERAMIC TILE COLOR: ____
6. ALUMINUM GRILL COLOR (FRAME): ____
7. ALUMINUM SPANDREL WINDOW WITH EXP FINISH COLOR (FRAME): COLOR (GLAZING): BLUE
8. ALUMINUM FIXED SPANDREL GLASS WITH EXP FINISH COLOR (FRAME): COLOR (GLAZING): GRAY
9. ALUMINUM FIXED SPANDREL GLASS WITH EXP FINISH COLOR (FRAME): COLOR (GLAZING): BLUE
10. ALUMINUM FIXED VISION GLASS WITH EXP FINISH COLOR (FRAME): COLOR (GLAZING): GRAY
11. ALUMINUM FIXED VISION GLASS WITH EXP FINISH COLOR (FRAME): COLOR (GLAZING): BLUE
12. ALUMINUM STOREFRONT DOORS & WINDOWS WITH EXP FINISH COLOR (FRAME): COLOR (GLAZING): CLEAR
13. ALUMINUM MAIN ENTRANCE DOOR COLOR (FRAME): COLOR (GLAZING): CLEAR
14. ALUMINUM GUTTER/ COLOR: ____
15. BATHERN CABLE WITH EXP FINISH COLOR: ____
16. CONCRETE EYEBROW COLOR: ____
17. CONCRETE PLANTER COLOR: ____
18. CONCRETE COLUMN WITH 6" x 6" CERAMIC TILE FINISH COLOR: ____
19. CONCRETE COLUMN COLOR: ____
20. HOLLOW METAL DOOR (SEE DOOR SCHEDULE) COLOR: ____
21. EXPOSED BLOCK WALL
22. SCORED STUCCO
23. STUCCO CONTROL JOINT
24. OVERFLOW SCUPPER

NOTES:
1. ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER HURRICANE FENCE.
2. ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM.
3. ALL PLUMBING AND ENTRANCES HAVE BEEN REVISED DUE TO THE ADDITION OF MECHANICAL VENTILATION EQUIPMENT.

OFFICE COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
PLANS:
SEWER:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
HISTORICAL:
PUBLIC WORKS:
FIRE FLOW:
ACCESSIBILITY:
APPROVED SUBJECT TO
ENGINEER:

THE LINCOLN
SOUTH BEACH

17th STREET
MIAMI BEACH, FLORIDA

ARCHITECT
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555 Brickell Avenue
Miami, FL 33131
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4930 SW 74 COURT
MIAMI, FL 33155
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3440 NE 163RD STREET
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7999 N.W. 64TH STREET
MIAMI, FL 33166
(305) 471-7225 FAX (305) 593-1915

CIVIL ENGINEER
KIMLEY-HORN & ASSOC., INC.
420 LINCOLN ROAD, SUITE 353
MI. BEACH, FL 33139
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INTERNATIONAL PARKING DESIGN, INC.
14544 VENTURA BLVD., SUITE 900
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(818) 986-1484 FAX (818) 986-8687

GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
8491 N.W. 17TH STREET, SUITE I.
MIAMI, FL 33126
(305) 599-2399 FAX (305) 477-3297

KEY PLAN

PERMIT
REVISION #1

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,JS,JH Approved by: AC

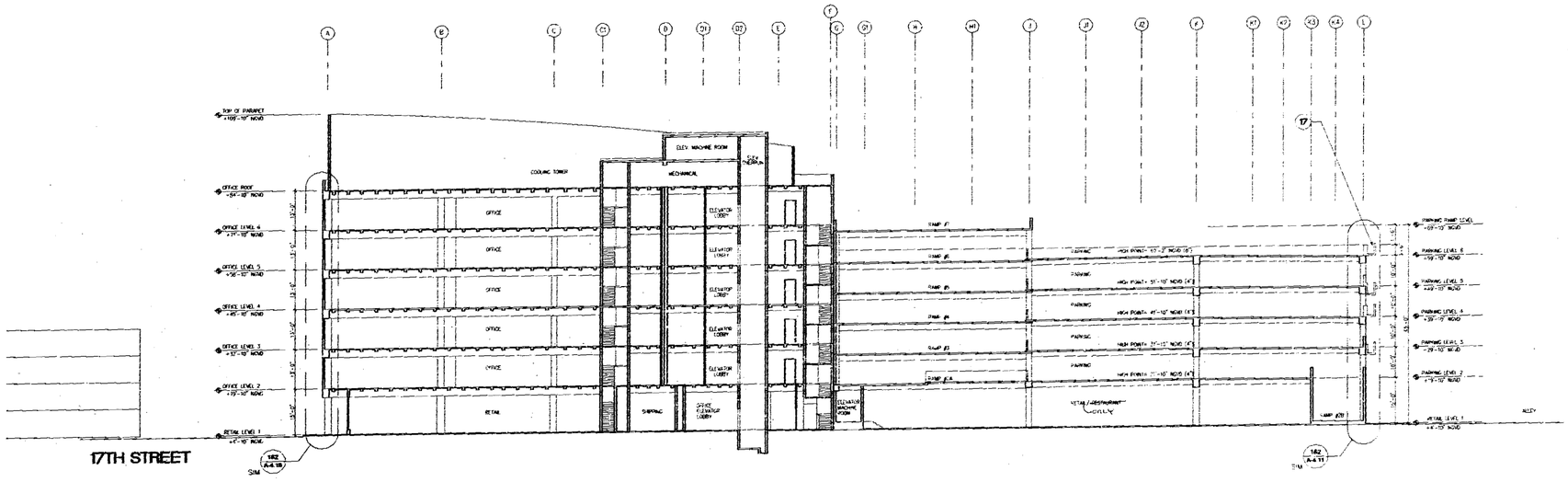
Revision/Date	
05.08.00	Permit Revision
06.17.00	Construction Document
12.19.00	Contract Set
04.01.01	A/E revision
06.14.01	Elevation Revision

SEAL SIGNATURE 08-15-01

Sheet No. A-4.04

SECTIONS

B00459



1 GARAGE/ OFFICE SECTION
SCALE: 1/16"-1'-0"

NOTE: REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM AS- BUILT SURVEY DISCREPANCY.

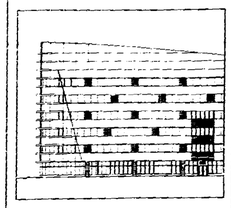
MATERIALS LEGEND

1. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
2. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
3. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
4. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
5. 6"x 6" CERAMIC TILE COLOR: ——
6. ALUMINUM GRILL COLOR (FRAME): ——
7. ALUMINUM OPERABLE WINDOW WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
8. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): GRAY
9. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
10. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): GRAY
11. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
12. ALUMINUM STOREFRONT DOORS & WINDOWS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): CLEAR
13. ALUMINUM SWING ENTRANCE DOOR COLOR (FRAME): —— COLOR (GLAZING): CLEAR
14. ALUMINUM EYEBROW COLOR: ——
15. BARRIER CABLE WITH ESP FINISH COLOR: ——
16. CONCRETE EYEBROW COLOR: ——
17. CONCRETE PLANTER COLOR: ——
18. CONCRETE COLUMN WITH 6"x 6" CERAMIC TILE FINISH COLOR: ——
19. CONCRETE COLUMN COLOR: ——
20. HOLLOW METAL DOOR (SEE DOOR SCHEDULE) COLOR: ——
21. EXPOSED BLOCK WALL
22. SCORED STUCCO
23. STUCCO CONTROL JOINT
24. OVERFLOW SCUPPER

NOTES:
9 ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT
21 ALL FLAT ROOFS TO BE REFER TO CIVIL FOR ADDITIONAL SLOPES
OMIT
28 ALL PLANTING AND EVERGROWS HAVE BEEN REVISED DUE TO THE ADDITION OF MECHANICAL VENTILATION EQUIPMENT

OFFICE COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
PLANNING:
DESIGN REVIEW:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
APPROVED
08-15-01



THE LINCOLN
SOUTH BEACH

17th STREET
MIAMI BEACH, FLORIDA

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Miami, FL
33131
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FLORIDA ENGINEERING SYSTEMS
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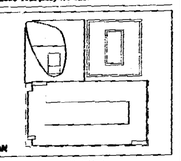
GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
3401 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 599-2300 FAX (305) 477-3297


KEY PLAN

PERMIT
REVISION #1

Issue Date: 05-01 2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,SJH Approved by: AC

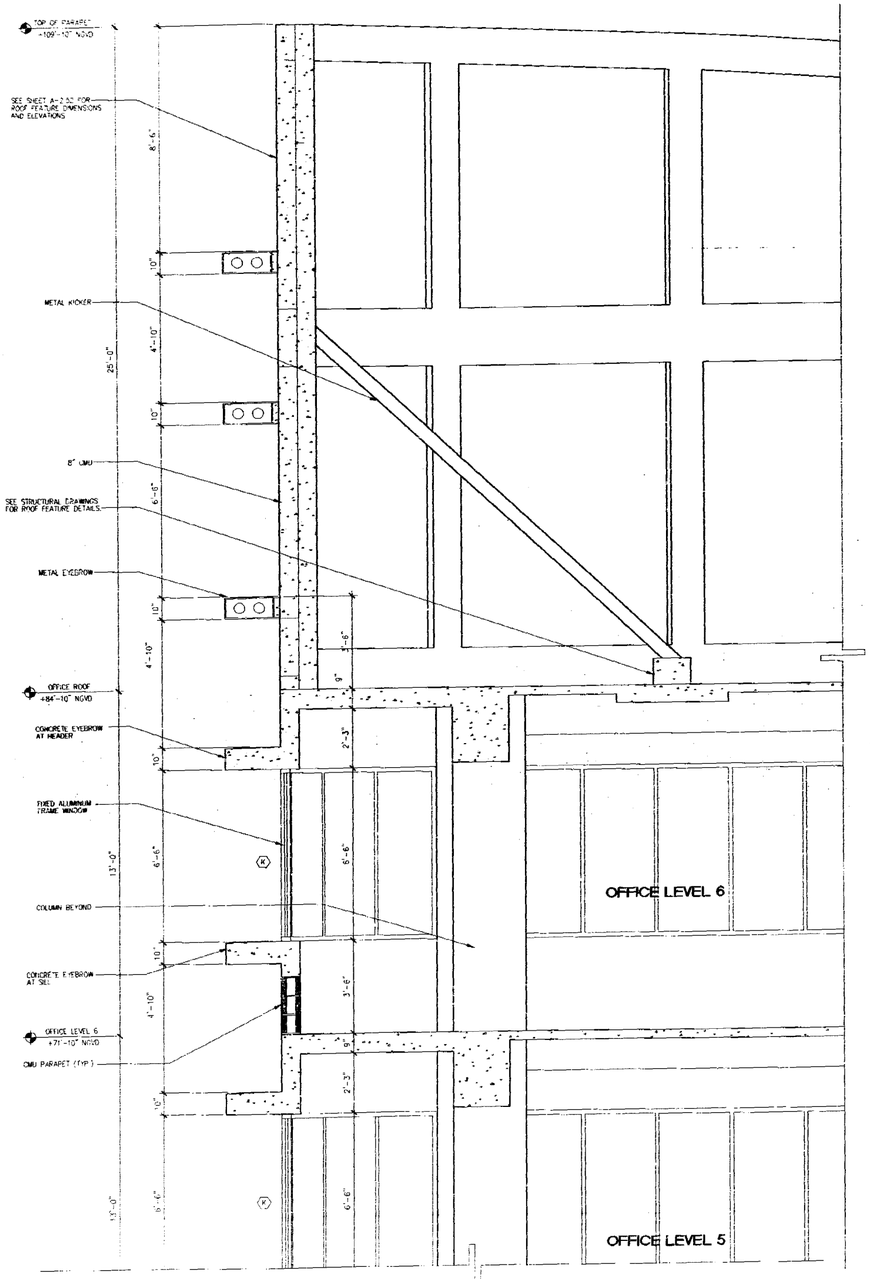
Revision/Date		
1	7.18.00	Permit Revision
2	10.17.00	Construction Document
3	12.19.00	Contract Set
4	04.21.01	VE revision
5	06.04.01	Elevation Revision

08-15-01

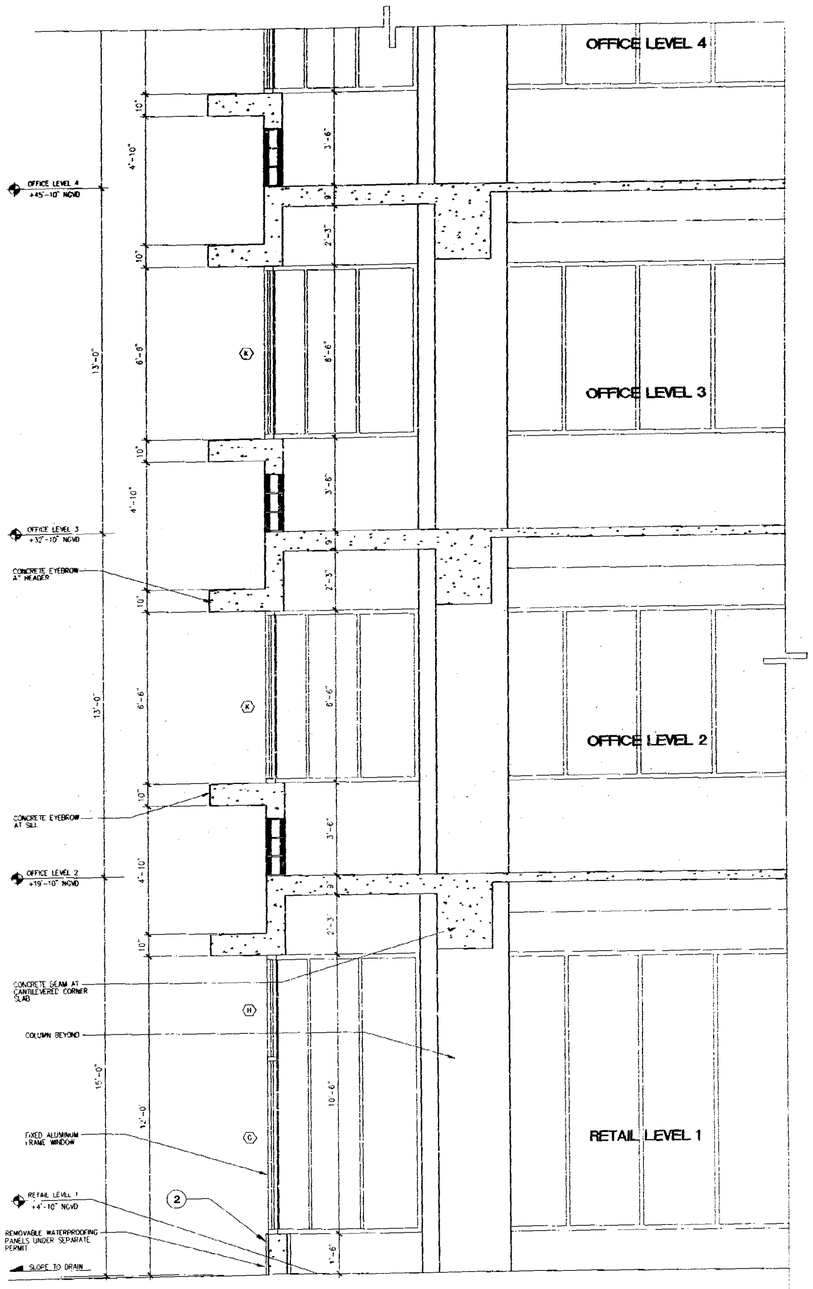
Sheet No. A-4.05

SECTIONS

A00460



OFFICE WALL SECTION
(2) AT CURVED CORNER (CONT.)
SCALE: 1/2"=1'-0"



NOTE: REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM AS- BUILT SURVEY DISCREPANCY.

OFFICE WALL SECTION
(1) AT CURVED CORNER
SCALE: 1/2"=1'-0"

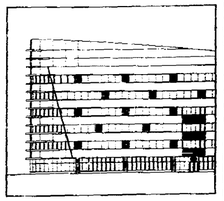
MATERIALS LEGEND

1. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
2. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
3. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
4. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
5. 8"x 8" CERAMIC TILE COLOR: ——
6. ALUMINUM LOUVER COLOR (FRAME): ——
7. ALUMINUM OPERABLE WINDOW WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
8. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): GRAY
9. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
10. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): GRAY
11. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
12. ALUMINUM STOREFRONT DOORS & WINDOWS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): CLEAR
13. ALUMINUM MAIN ENTRANCE DOOR COLOR (FRAME): —— COLOR (GLAZING): CLEAR
14. ALUMINUM EYEBROW COLOR: ——
15. BARRIER CABLE WITH ESP FINISH COLOR: ——
16. CONCRETE EYEBROW COLOR: ——
17. CONCRETE PLANTER COLOR: ——
18. CONCRETE COLUMN WITH 6"x 6" CERAMIC TILE FINISH COLOR: ——
19. CONCRETE COLUMN COLOR: ——
20. 16GLOW METAL DOOR (SEE DOOR SCHEDULE) COLOR: ——
21. EXPOSED BLOCK WALL
22. SCORED STUCCO
23. STUCCO CONTROL JOINT
24. OVERFLOW SCUPPER

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2) ALL SLOPED ROOFING SHALL REFER TO CITY OF MIAMI BEACH ROOFING DETAILS.

OFFICE COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
FIRE/P.B.
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
APPROVED
EXCEPTIONS:



THE LINCOLN
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14144 VENTURA BLVD., SUITE 120
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(818) 986-1494 FAX (818) 986-0887

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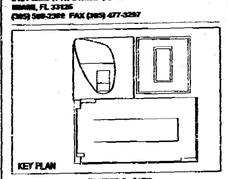
MILLER & SOLOMON, INC.
8484 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 599-2388 FAX (305) 477-3297



PERMIT REVISION #1

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MT,LP,KC,NL,IS,JH Approved by: AC

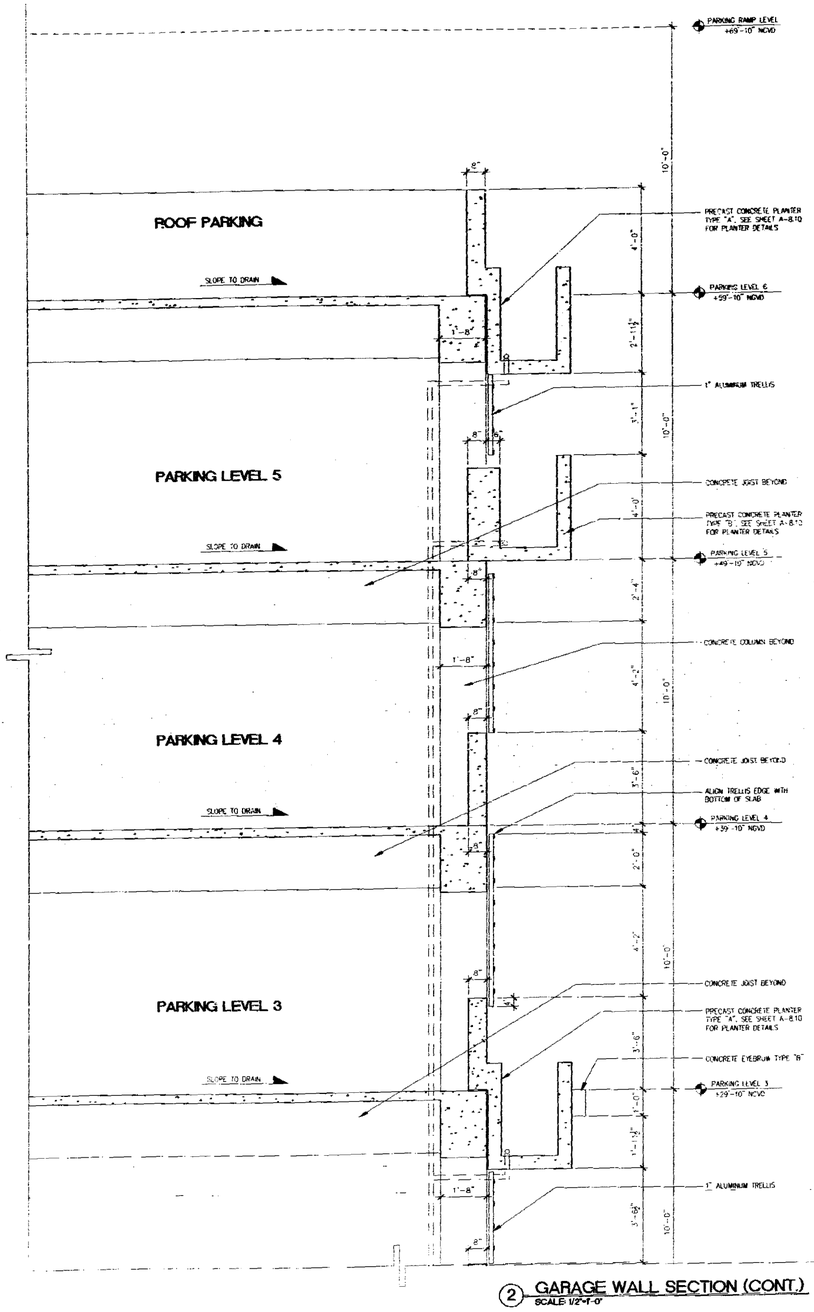
Revision/Date		
1	05.08.00	Permit Revision
2	06.17.00	Construccion Document
3	12.19.00	Contract Set
4	04.01.01	V.E revision
5	06.04.01	Elevation Revision

SIGNATURE 08-15-01

Sheet No A-4.10

WALL SECTION

55346



2 GARAGE WALL SECTION (CONT.)
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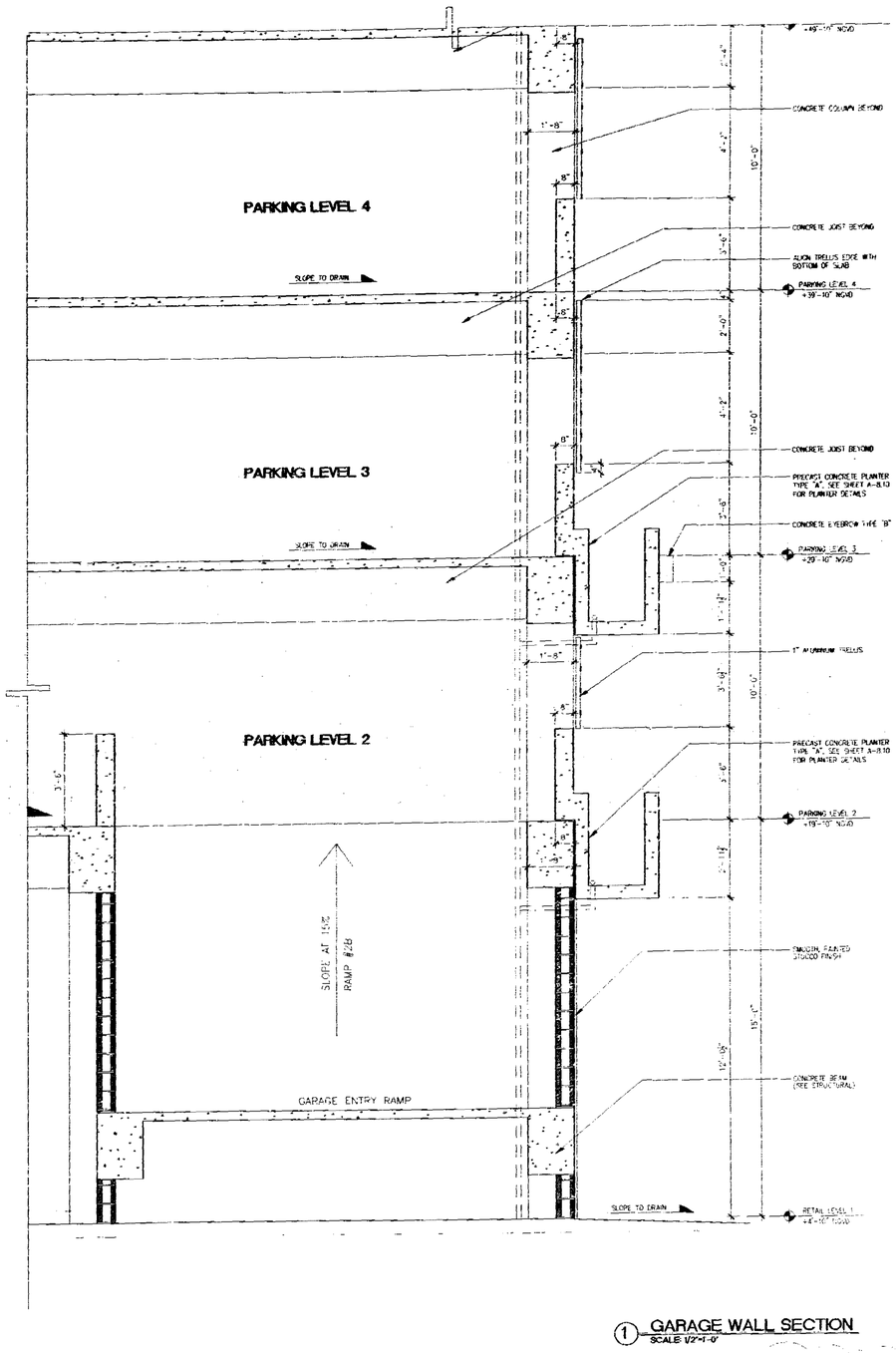


1 GARAGE WALL SECTION
SCALE: 1/2"=1'-0"

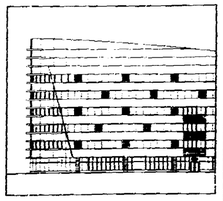
NOTE: REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM AS- BUILT SURVEY DISCREPANCY.

MATERIALS LEGEND

1. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
2. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
3. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
4. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
5. 6" x 6" CERAMIC TILE COLOR: ——
6. ALUMINUM RAIL COLOR (FRAME): ——
7. ALUMINUM OPERABLE WINDOW WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
8. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): GRAY
9. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
10. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): GRAY
11. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
12. ALUMINUM STOREFRONT DOORS & WINDOWS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): CLEAR
13. ALUMINUM MAIN ENTRANCE DOOR COLOR (FRAME): —— COLOR (GLAZING): CLEAR
14. ALUMINUM EYEBROW COLOR: ——
15. ENGRAVE CABLE WITH ESP FINISH COLOR: ——
16. CONCRETE EYEBROW COLOR: ——
17. CONCRETE PLANTER COLOR: ——
18. CONCRETE COLUMN WITH 6" x 6" CERAMIC TILE FINISH COLOR: ——
19. CONCRETE COLUMN COLOR: ——
20. HOLLOW METAL DOOR (SEE DOOR SCHEDULE) COLOR: ——
21. EXPOSED BLOCK WALL
22. SCORED STUCCO
23. STUCCO CONTROL JOINT
24. OVERFLOW SCUPPER

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2) ALL EQUIPMENT SHALL BE SCREENED FROM VIEW TO CITY SATISFACTION.
3) ALL PLUMBING AND EXTERIOR PIPING HAS BEEN REVISED DUE TO THE INTERIOR OF MECHANICAL VENTILATION EQUIPMENT.

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
PLANNING:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
LANDSCAPING:
STRUCTURAL:
ACCESSIBILITY:
APPROVED
NOT TO



THE LINCOLN
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17th STREET
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SHERMAN OAKS, CA 91423
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8491 N.W. 17TH STREET, SUITE L
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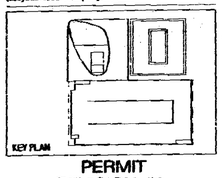


PERMIT REVISION #1

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,JS,JH Approved by: AC

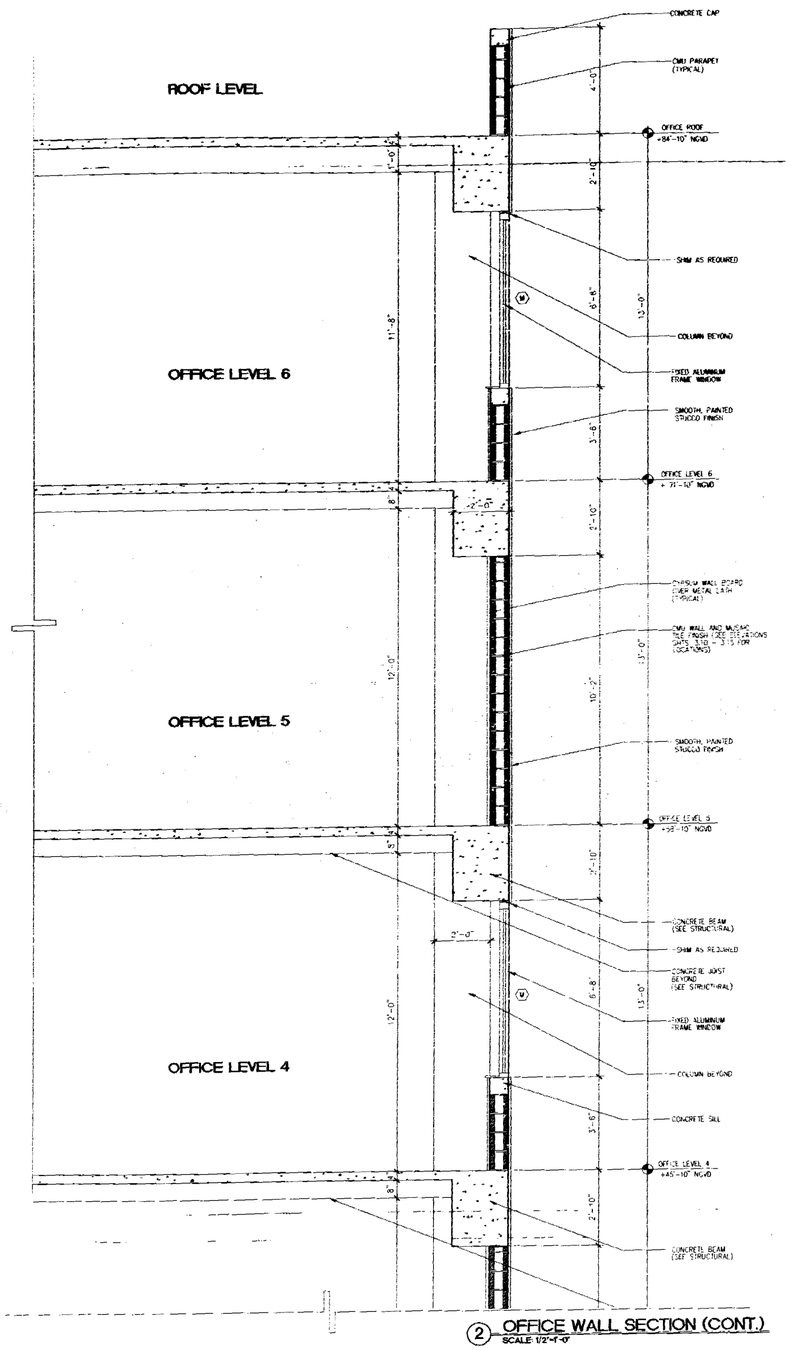
Revision/Date		
1	05.08.00	Permit Revision
2	05.17.00	Construction Document
3	12.19.00	Contract Set
4	04.01.01	M.E. revision
5	08.24.01	Elevation Revision

08-15-01

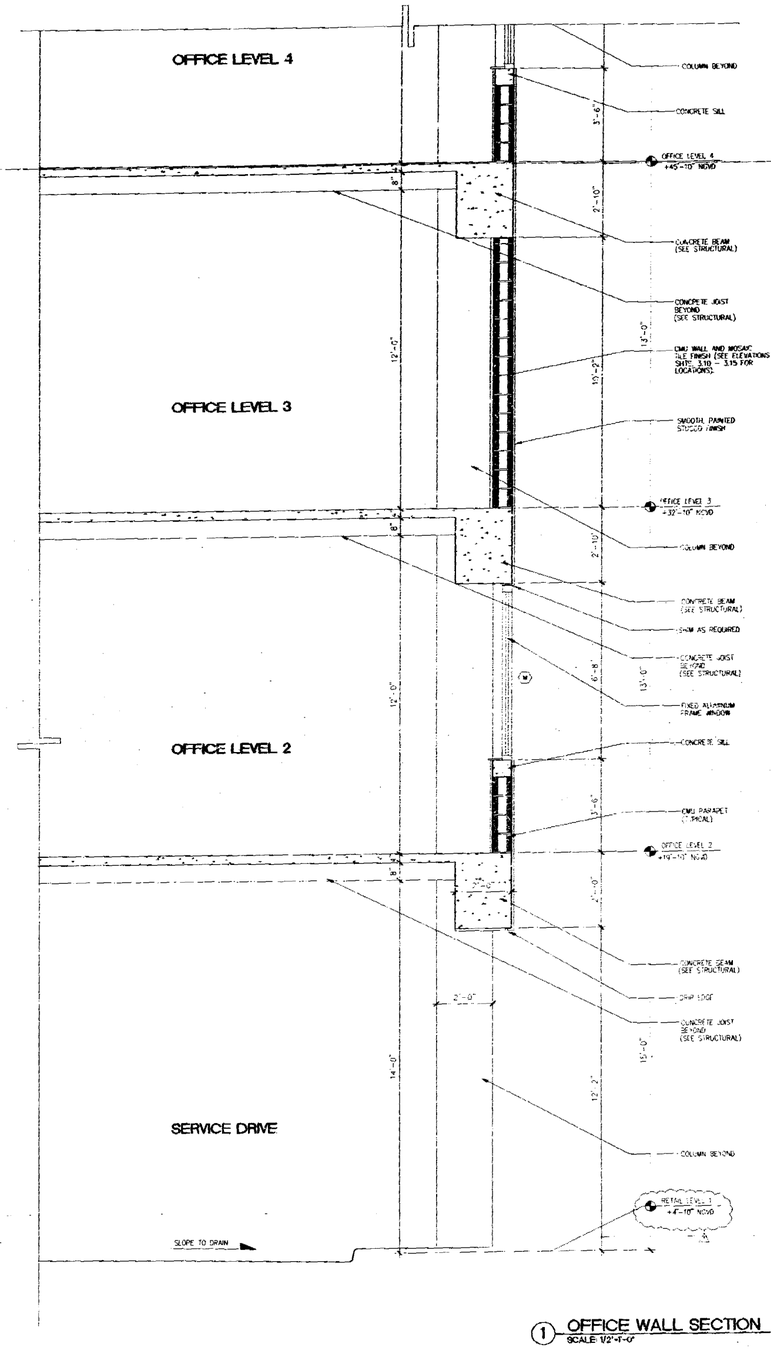
Sheet No.
A-4.11

WALL SECTION

99462



2 OFFICE WALL SECTION (CONT.)
SCALE: 1/2"=1'-0"



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

NOTE: REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM AS- BUILT SURVEY DISCREPANCY.

MATERIALS LEGEND

1. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
2. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
3. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
4. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
5. 6"x 6" CERAMIC TILE COLOR: ——
6. ALUMINUM GRILL COLOR (FRAME): ——
7. ALUMINUM OPPOSITE WINDOW WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
8. ALUMINUM FIXED STRANDRAIL GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): GRAY
9. ALUMINUM FIXED STRANDRAIL GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
10. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): GRAY
11. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
12. ALUMINUM STOREFRONT DOORS & WINDOWS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): CLEAR
13. ALUMINUM MAIN ENTRANCE DOOR COLOR (FRAME): —— COLOR (GLAZING): CLEAR
14. ALUMINUM EYEBROW COLOR: ——
15. SHIMMER CABLE WITH ESP FINISH COLOR: ——
16. CONCRETE EYEBROW COLOR: ——
17. CONCRETE PLANTER COLOR: ——
18. CONCRETE COLUMN WITH 6"x 6" CERAMIC TILE FINISH COLOR: ——
19. CONCRETE COLUMN COLOR: ——
20. HOLLOW METAL DOOR (SEE DOOR SCHEDULE) COLOR: ——
21. EXPOSED BLOCK WALL
22. SCORED STUCCO
23. STUCCO CONTROL JOINT
24. OVERFLOW SCUPPER

NOTES:
1. ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER IMPACT CRITERIA.
2. [illegible] REFER TO GRADE DATUM

KEY PLAN

THE LINCOLN
SOUTH BEACH
17th STREET
MIAMI BEACH, FLORIDA

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8491 NW. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 592-2388 FAX (305) 477-3292

PERMIT
REVISION #1

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,RL,JS,JH Approved by: AC

Revision/Date		
1	05.08.01	Permit Revision
2	05.17.00	Construction Documents
3	12.19.00	Contract Set
4	04.01.01	V.E revision
5	06.04.01	Elevation Revison

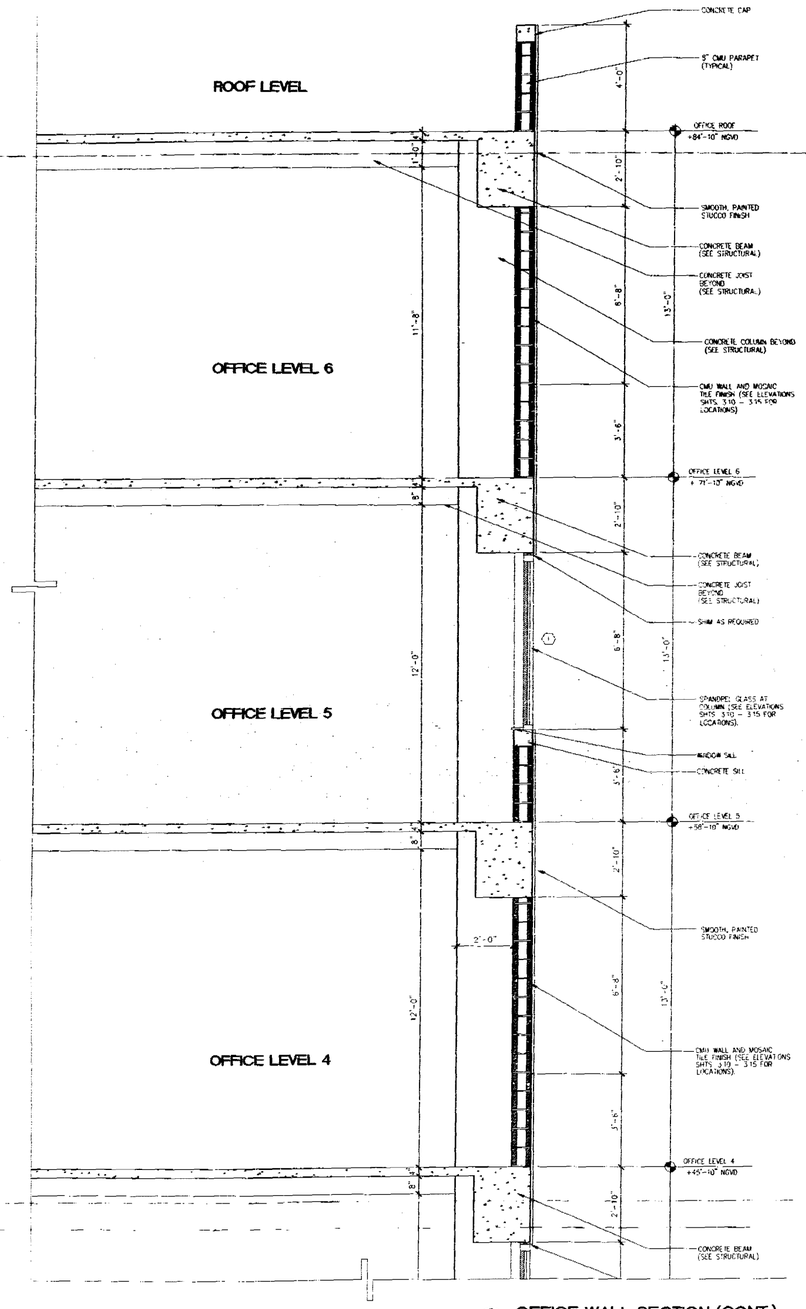
SIGNATURE 08-15-01

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
BUILDING:
CIVIL:
FIRE/HPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
STRUCTURAL:
PUBLIC WORKS:
TRAFFIC ENG:
ACCESSIBILITY:

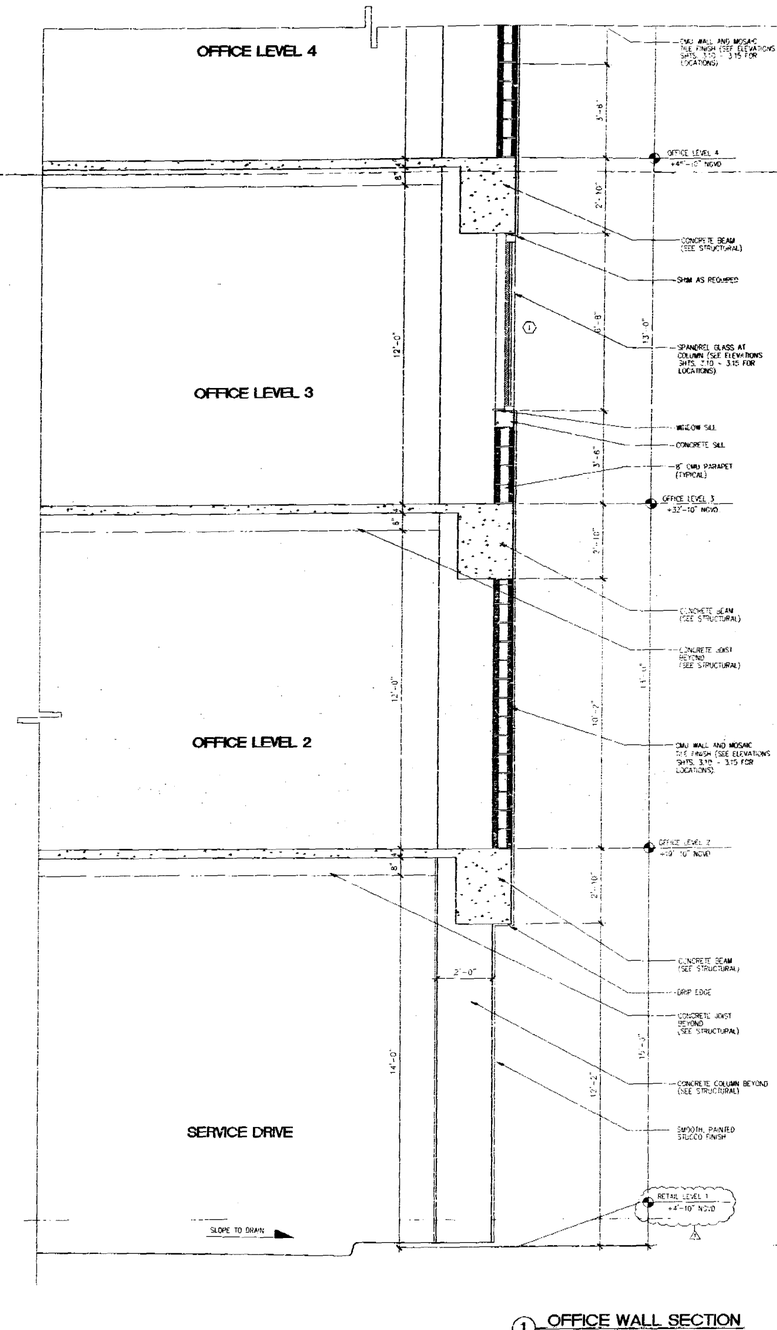
Sheet No. A-4.12

WALL SECTION

9919463



② OFFICE WALL SECTION (CONT.)
SCALE: 1/2"=1'-0"



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

NOTE: REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM AS- BUILT SURVEY DISCREPANCY.

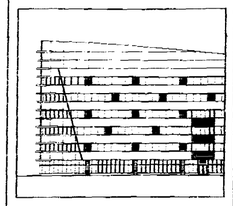
MATERIALS LEGEND

1. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
2. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
3. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
4. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
5. 6"x 6" CERAMIC TILE COLOR: ____
6. ALUMINUM GRILL COLOR (FRAME): ____
7. ALUMINUM OPERABLE WINDOW WITH ESP FINISH COLOR (FRAME): ____ COLOR (GLAZING): BLUE
8. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): ____ COLOR (GLAZING): GRAY
9. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): ____ COLOR (GLAZING): BLUE
10. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): ____ COLOR (GLAZING): GRAY
11. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): ____ COLOR (GLAZING): BLUE
12. ALUMINUM STOREFRONT DOORS & WINDOWS WITH ESP FINISH COLOR: (FRAME): ____ COLOR (GLAZING): CLEAR
13. ALUMINUM MAIN ENTRANCE DOOR COLOR (FRAME): ____ COLOR (GLAZING): CLEAR
14. ALUMINUM EYEBROW COLOR: ____
15. PAINTED CABLE WIRE WITH ESP FINISH COLOR: ____
16. CONCRETE EYEBROW COLOR: ____
17. CONCRETE PLANTER COLOR: ____
18. CONCRETE COLUMN WITH 6"x 6" CERAMIC TILE FINISH COLOR: ____
19. CONCRETE COLUMN COLOR: ____
20. HOLLOW METAL DOOR (SEE DOOR SCHEDULE) COLOR: ____
21. EXPOSED BLOCK WALL
22. SCORED STUCCO
23. STUCCO CONTROL JOINT
24. OVERFLOW SCUPPER

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM (NGVD).

OFFICE COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
PLANNING:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:



THE LINCOLN
SOUTH BEACH

1765 STREET
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URBAN RESOURCE GROUP
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SHERMAN OAKS, CA 91423
(818) 906-1484 FAX (818) 906-8697

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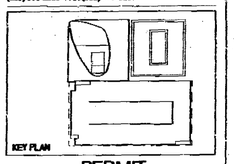
MILLER & SOLOMON, INC.
8401 S.W. 17TH STREET, SUITE L
MIAMI, FL 33155
(305) 592-2288 FAX (305) 477-3207


KEY PLAN

PERMIT
REVISION #1

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KI,JS,JH Approved by: AC

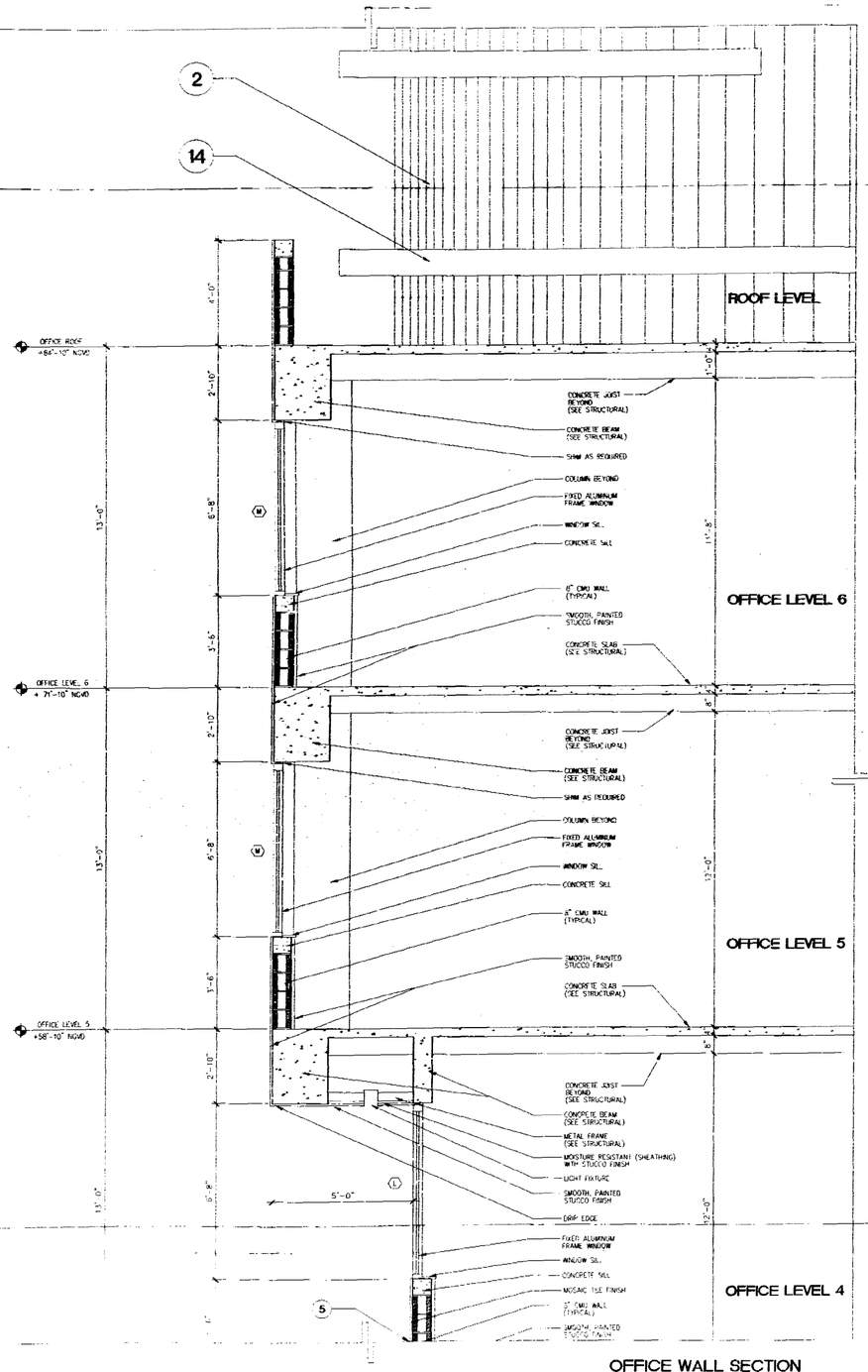
Revision/Date	
1 05.08.00	Permit Revision
2 05.17.00	Construction Document
3 12.19.00	Contract Set
4 04.01.01	V.E revision
5 06.04.01	Elevation Revision

SUBMITTED 08-15-01

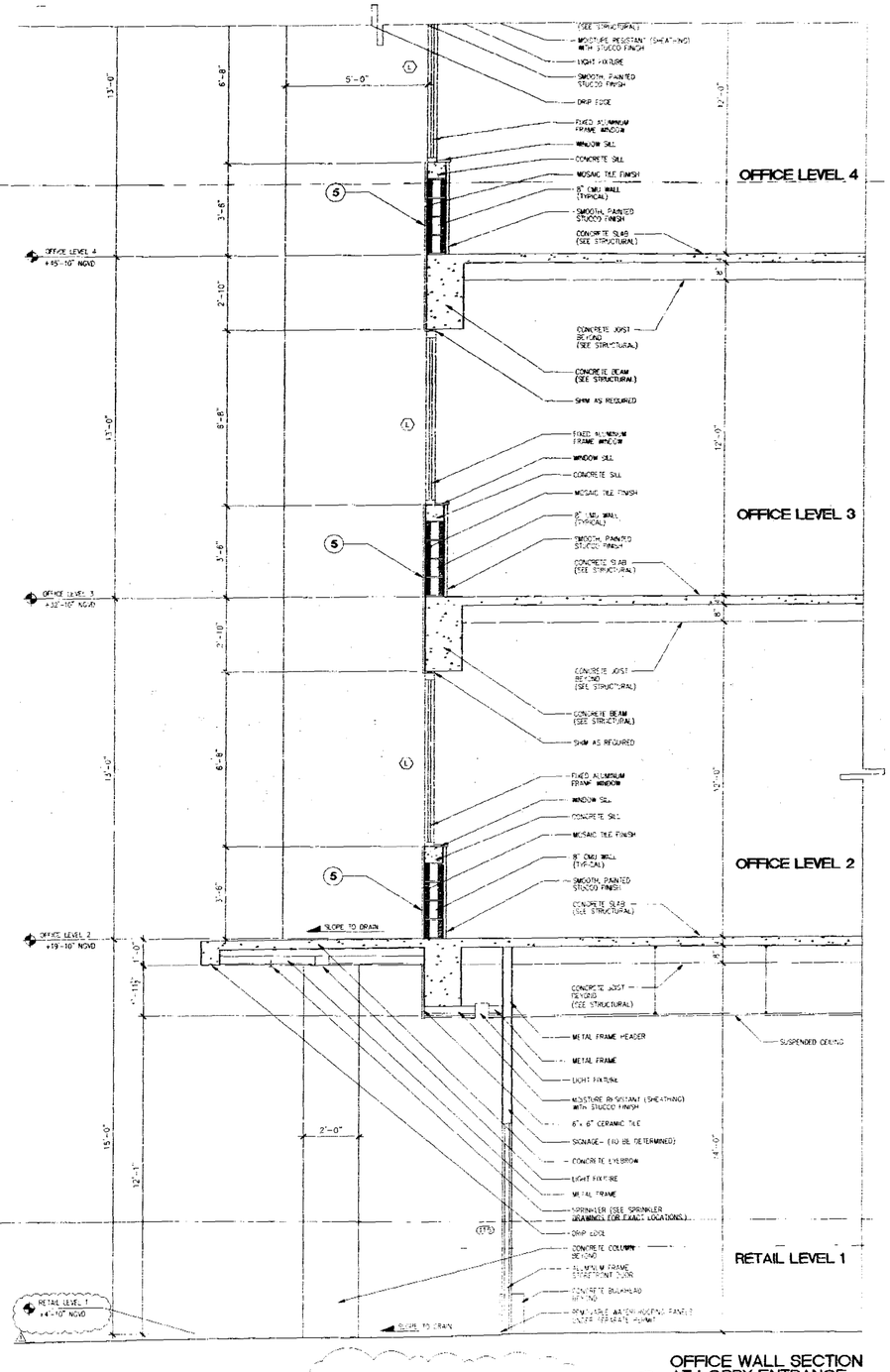
Sheet No. A-4.13

WALL SECTION

000464



OFFICE WALL SECTION
AT LOBBY ENTRANCE (CONT.)
(2) SCALE 1/2"=1'-0"



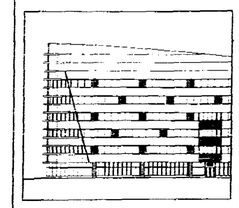
NOTE: REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM AS- BUILT SURVEY DISCREPANCY.

OFFICE WALL SECTION
AT LOBBY ENTRANCE
(1) SCALE 1/2"=1'-0"

MATERIALS LEGEND

1. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
2. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
3. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
4. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
5. 6" x 6" CERAMIC TILE COLOR: ——
6. ALUMINUM GRILL COLOR (FRAME): ——
7. ALUMINUM OPERABLE WINDOW WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
8. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): GRAY
9. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
10. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): GRAY
11. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
12. ALUMINUM STOREFRONT DOORS & WINDOWS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): CLEAR
13. ALUMINUM MAIN ENTRANCE DOOR COLOR (FRAME): —— COLOR (GLAZING): CLEAR
14. ALUMINUM EYEBROW COLOR: ——
15. BARRIER CABLE WITH ESP FINISH COLOR: ——
16. CONCRETE EYEBROW COLOR: ——
17. CONCRETE PLANTER COLOR: ——
18. CONCRETE COLUMN WITH 6" x 6" CERAMIC TILE FINISH COLOR: ——
19. CONCRETE COLUMN COLOR: ——
20. HOLLOW METAL DOOR (SEE DOOR SCHEDULE) COLOR: ——
21. EXPOSED BLOCK WALL
22. SCORED STUCCO
23. STUCCO CONTROL JOINT
24. OVERFLOW SCUPPER

NOTES:
1. ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2. ALL SLOPES ARE SHOWING REFER TO CIVIL FOR ADDITIONAL SPOT ELEVATIONS.



THE LINCOLN
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17th STREET
MIAMI BEACH, FLORIDA

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NORTH MIAMI BEACH, FL 33169
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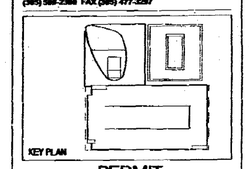
MIAMI, FL 33126
(305) 599-2388 FAX (305) 477-3257



KEY PLAN

PERMIT
REVISION #1

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,JS,JH Approved by: AS

Revision/Date	
1 05.08.00	Permit Revision
2 05.17.00	Construction Document
3 12.19.00	Contract Set
4 04.01.01	V.E revision
5 05.04.01	2nd edition Revison

SEAL/SIGNATURE 08-15-01

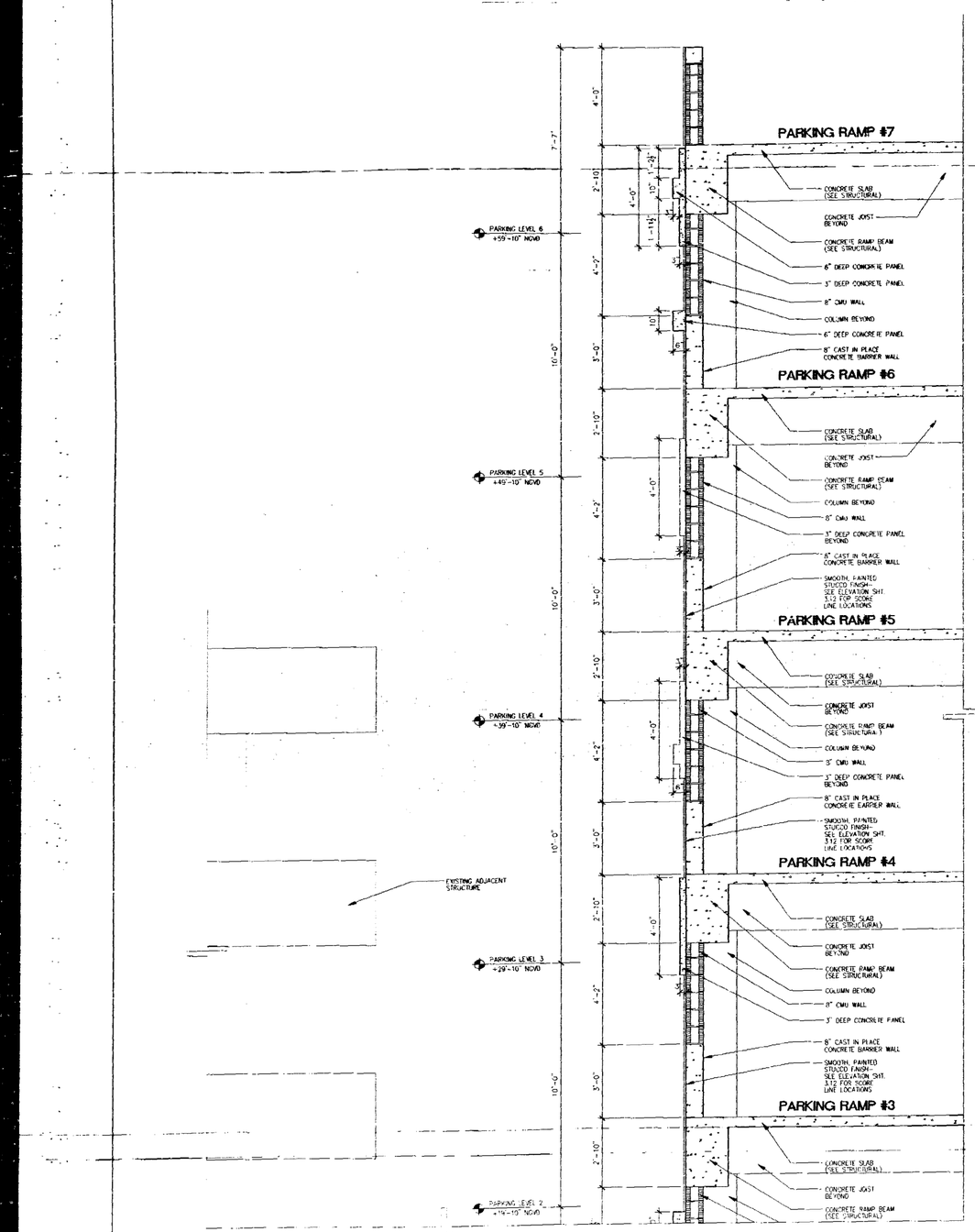
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
BUILDING
ZONING
PLANNING
ENGINEERING
ELECTRICAL
MECHANICAL
FIRE PREVENTION
PUBLIC WORKS
STRUCTURAL
GREEN BUILDING

Sheet No. A-4.14

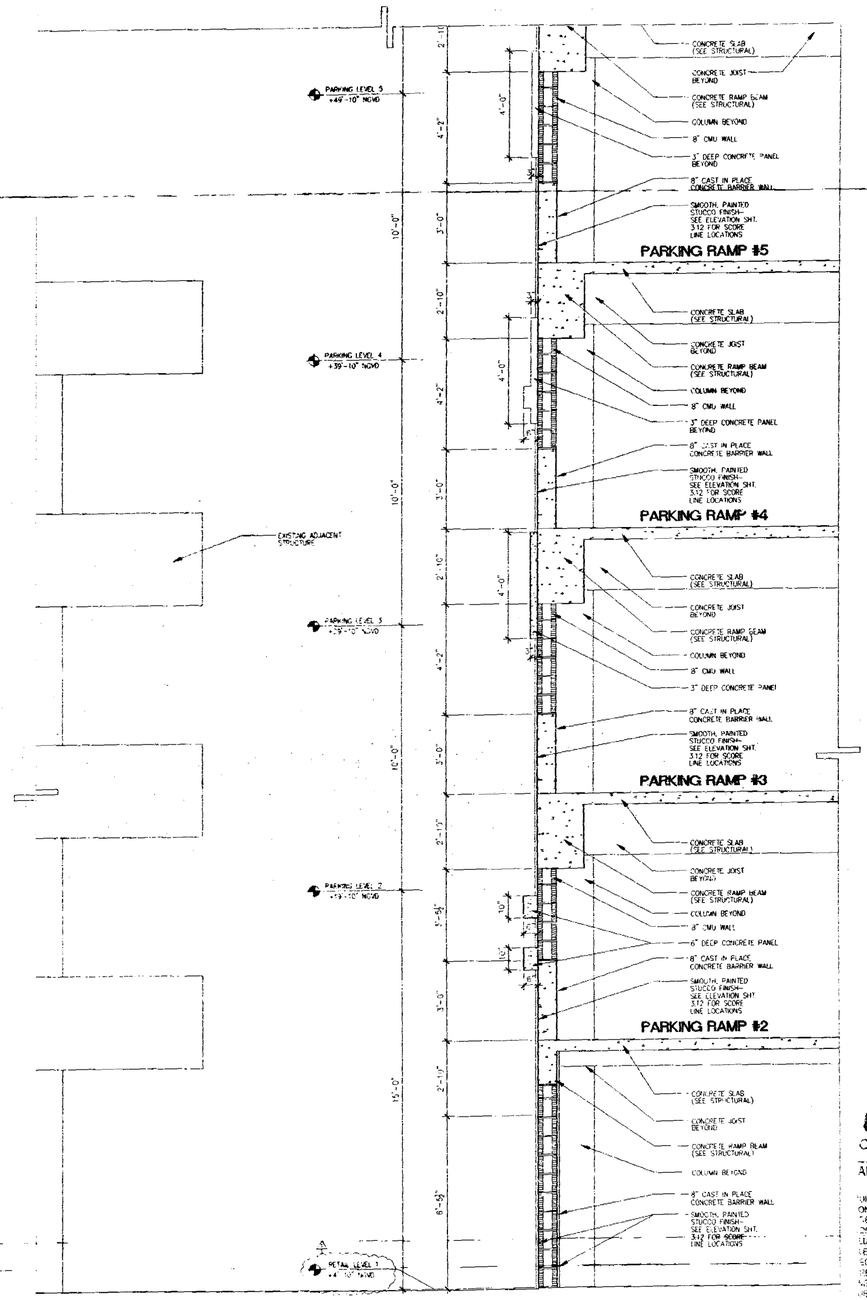
WALL SECTION

OMH

05465



GARAGE WALL SECTION AT NORTH WALL (CONT.)
(2) SCALE: 1/2"=1'-0"



NOTE: REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM AS- BUILT SURVEY DISCREPANCY.

GARAGE WALL SECTION AT NORTH WALL
(1) SCALE: 1/2"=1'-0"

MATERIALS LEGEND

1. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
2. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
3. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
4. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
5. 6"x 6" CERAMIC TILE COLOR: ——
6. ALUMINUM GRILL COLOR (FRAME): ——
7. ALUMINUM OPERABLE WINDOW WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): BLUE
8. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): GRAY
9. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): BLUE
10. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): GRAY
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12. ALUMINUM STOREFRONT DOORS & WINDOWS WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): CLEAR
13. ALUMINUM MAIN ENTRANCE DOOR COLOR (FRAME): COLOR (GLAZING): CLEAR
14. ALUMINUM EYEBROW COLOR: ——
15. BARRIER CABLE WITH ESP FINISH COLOR: ——
16. CONCRETE EYEBROW COLOR: ——
17. CONCRETE PLANTER COLOR: ——
18. CONCRETE COLUMN WITH 6"x 6" CERAMIC TILE FINISH COLOR: ——
19. CONCRETE COLUMN COLOR: ——
20. HOLLOW METAL DOOR (SEE DOOR SCHEDULE) COLOR: ——
21. EXPOSED BLOCK WALL
22. SCORED STUCCO
23. STUCCO CONTROL JOINT
24. OVERFLOW SCUPPER

NOTE:
1. ALL CONSTRUCTION SHALL MEET MIAMI-DADE COUNTY HURRICANE IMPACT REQUIREMENTS.
2. ALL GLASS SHALL BE IMPACT RESISTANT.

THE LINCOLN
SOUTH BEACH

17th STREET
MIAMI BEACH, FLORIDA

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1680 Michigan Avenue
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4936 SW 74 COURT
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420 LINCOLN ROAD SUITE 352
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7895 N.W. 66TH STREET
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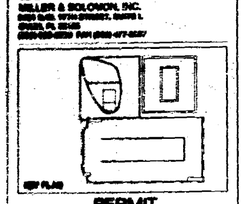
KIMLEY-HORN & ASSOC., INC.
420 LINCOLN ROAD, SUITE 353
MIAMI BEACH, FL 33139
(305) 672-2005 FAX (305) 673-4022

PARKING CONSULTANT
INTERNATIONAL PARKING DESIGN, INC.
44200 WOODWARD AVE., SUITE 105
BLOOMFIELD HILLS, MI 48303
(248) 858-1400 FAX (248) 335-0207

GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
2828 SW/S. 37TH STREET, SUITE L
MIAMI, FL 33133
(305) 443-4200 FAX (305) 477-5257



PERMIT
REVISION #1

Project No.: 9919
Approved by: AC

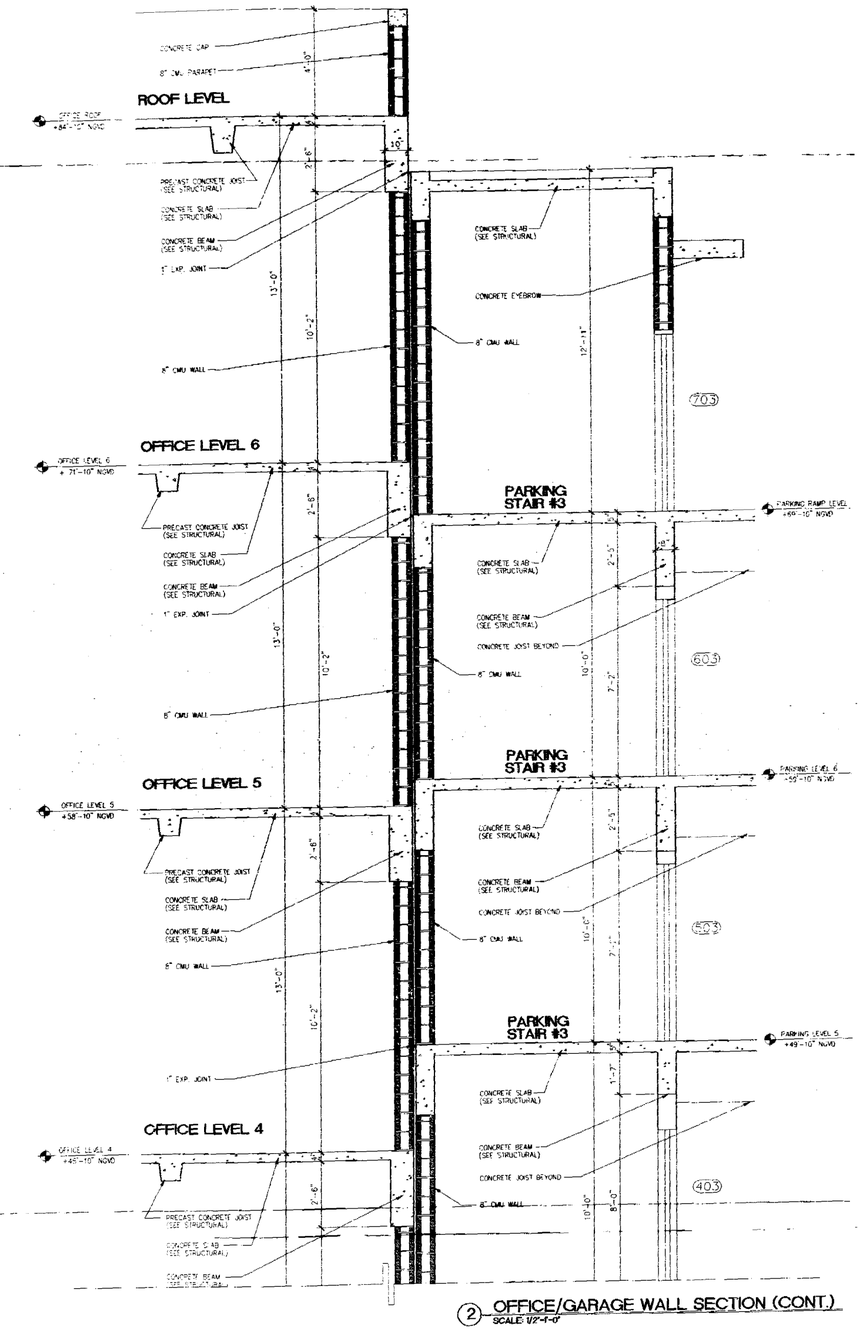
08-15-01

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING DEPARTMENTS:
BUILDING
PLANNING
ENGINEERING
PUBLIC WORKS
ELECTRICAL
MECHANICAL
FIRE PREVENTION
CONCURRENCY
HISTORICAL
APPROVAL
ENVIRONMENTAL

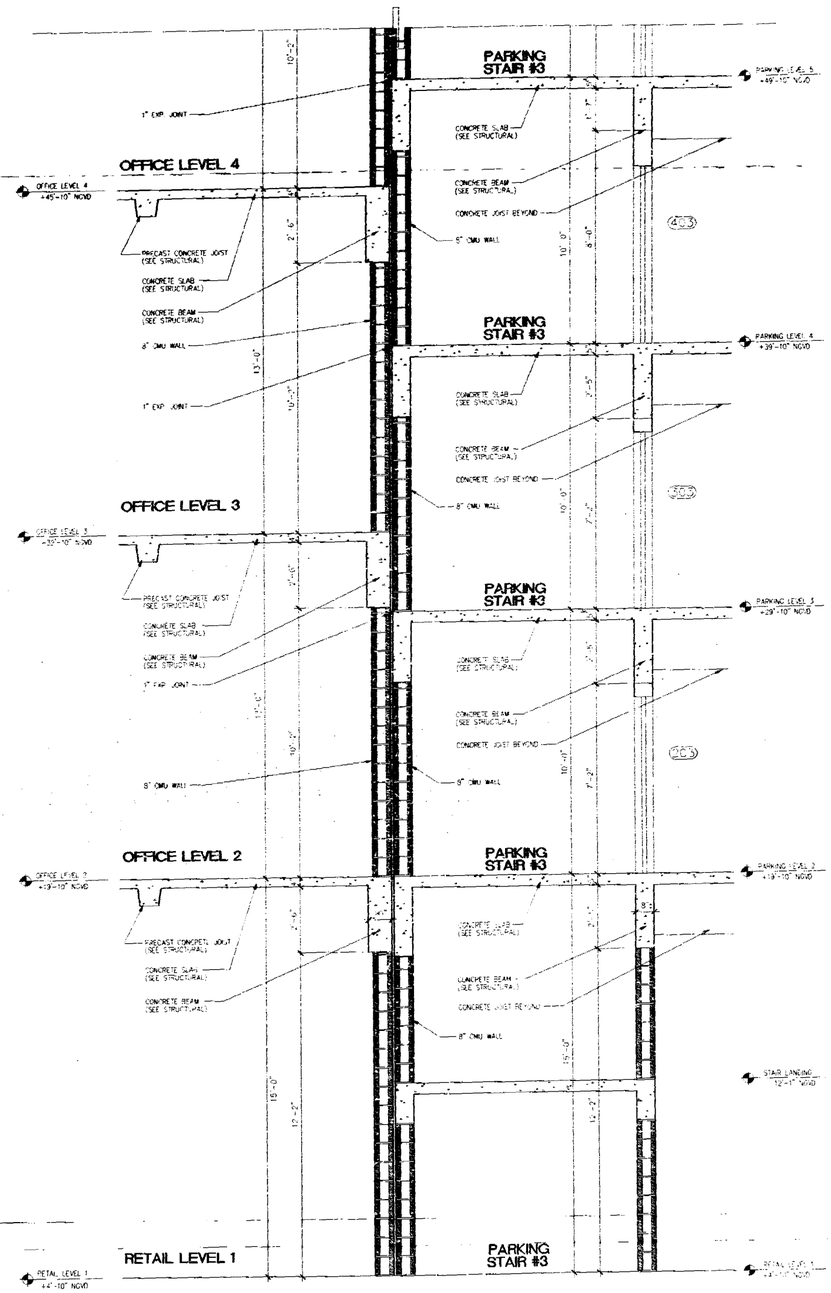
Sheet No. A-4.15

WALL SECTION

9903456



2 OFFICE/GARAGE WALL SECTION (CONT.)
SCALE: 1/2"-1'-0"



1 OFFICE/GARAGE WALL SECTION
SCALE: 1/2"-1'-0"

NOTE: REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM AS- BUILT SURVEY DISCREPANCY.

MATERIALS LEGEND

1. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
2. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
3. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
4. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
5. 6" x 6" CERAMIC TILE COLOR: ——
6. ALUMINUM LOUVERS COLOR (FRAME): ——
7. ALUMINUM IMPERMEABLE WINDOW WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
8. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): GRAY
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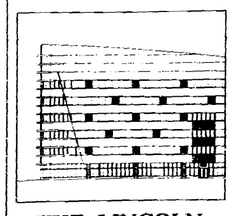
24. OVERFLOW SCUPPER

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM, BUILDING DATUM

OMIT

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
ENGINEER:
CONSERVATION:
PLUMBING:
ELECTRICAL:
MECHANICAL:
REFRIGERATION:
PUBLIC WORKS:
FIRE:
OTHER:
REVISIONS TO THIS SET OF PLANS ARE TO BE REVIEWED AND APPROVED BY THE ABOVE DEPARTMENTS PRIOR TO ISSUANCE OF A BUILDING PERMIT.



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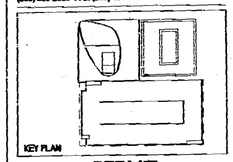
8401 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 599-2366 FAX (305) 477-3397



PERMIT REVISION #1

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,JS,JH Approved by: AC

Revision/Date	
05.08.00	Permit Revision
05.17.00	Construction Document
12.19.00	Contract Set
04.01.01	V.E. revision
06.04.01	Elevation Revision

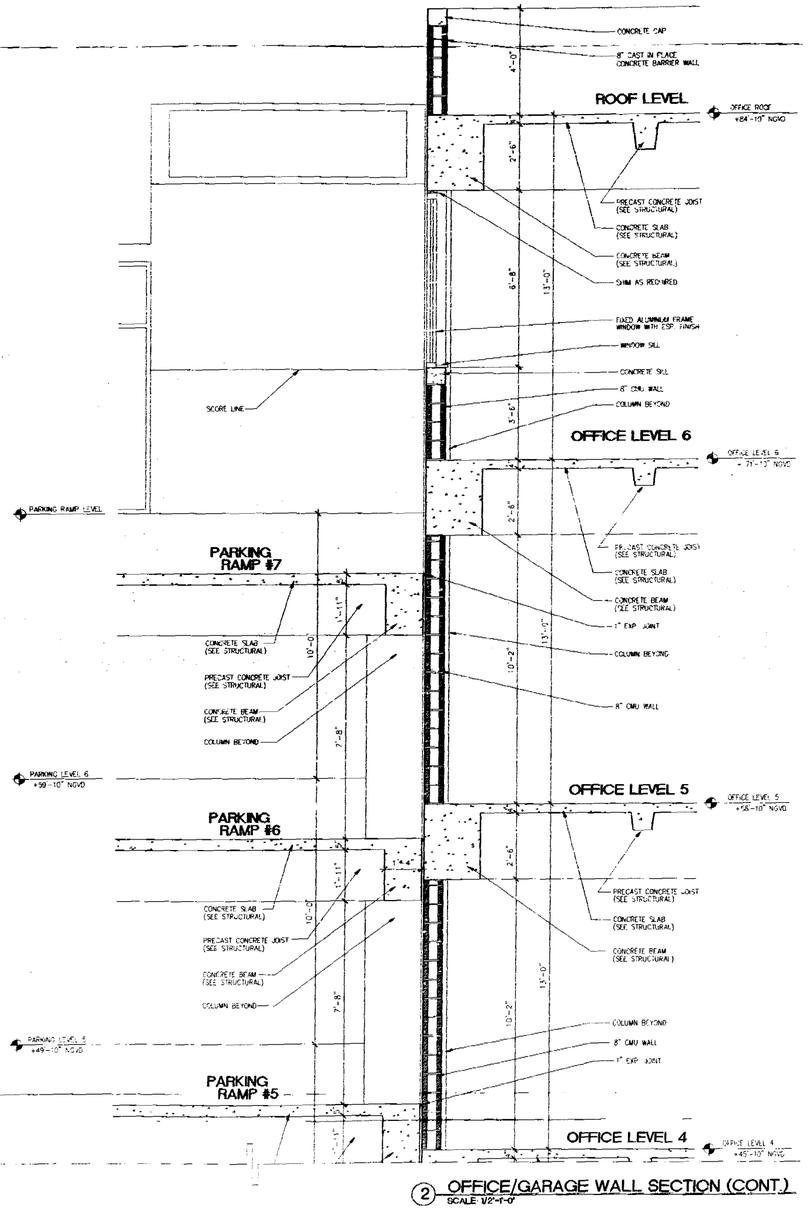
FOLLOWUP 08-15-01

Signature

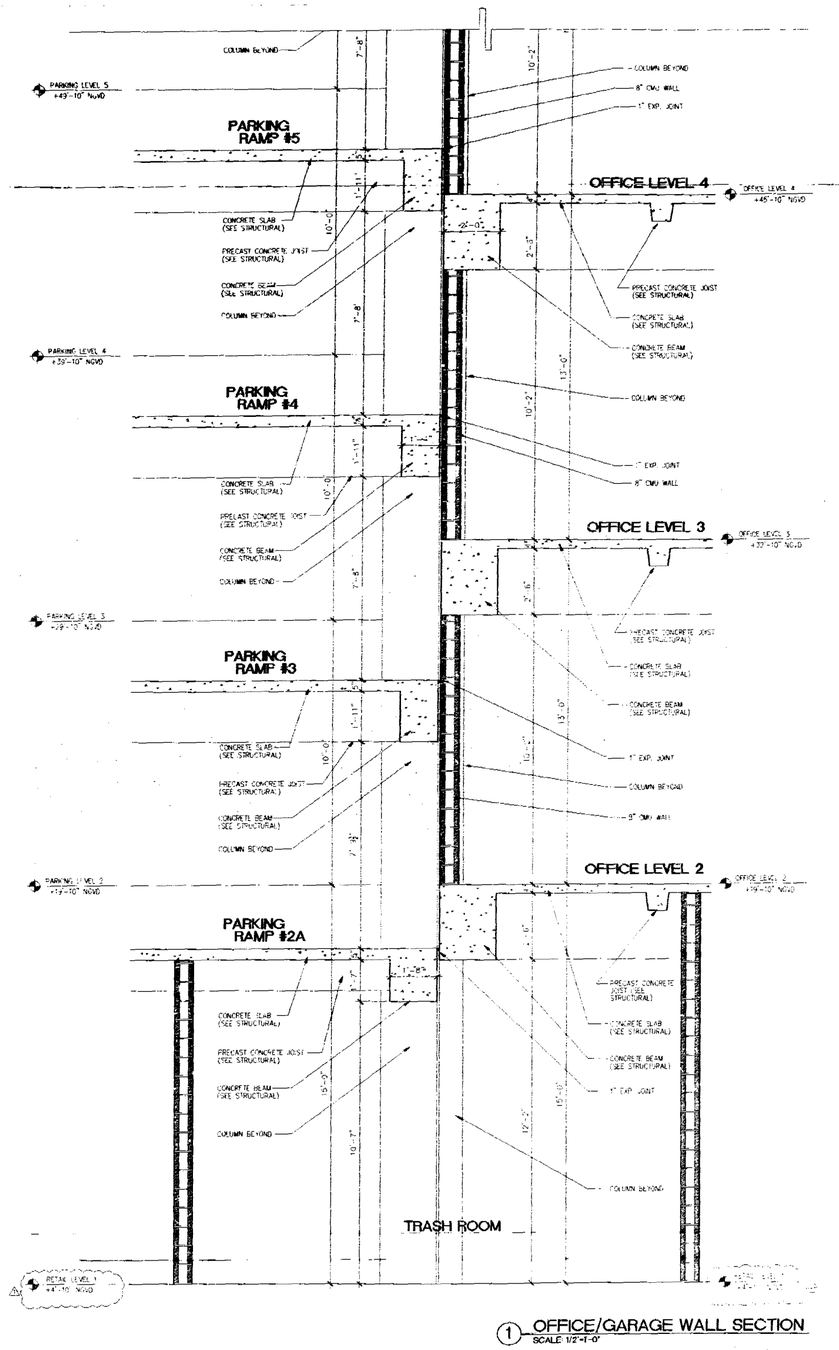
Sheet No. A-4.16

WALL SECTION

000467



2 OFFICE/GARAGE WALL SECTION (CONT.)
SCALE 1/2"-1'-0"



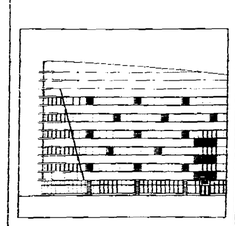
1 OFFICE/GARAGE WALL SECTION
SCALE 1/2"-1'-0"

NOTE: REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM AS- BUILT SURVEY DISCREPANCY.

MATERIALS LEGEND

1. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
2. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
3. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
4. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
5. 6"x 6" CERAMIC TILE COLOR: ——
6. ALUMINUM LOUVER COLOR (FRAME): ——
7. ALUMINUM OPERABLE WINDOW WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
8. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): GRAY
9. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
10. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): GRAY
11. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
12. ALUMINUM STOREFRONT DOORS & WINDOWS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): CLEAR
13. ALUMINUM MAIN ENTRANCE DOOR COLOR (FRAME): —— COLOR (GLAZING): CLEAR
14. ALUMINUM EYEBROW COLOR: ——
15. BARRIER CABLE WITH ESP FINISH COLOR: ——
16. CONCRETE EYEBROW COLOR: ——
17. CONCRETE PLANTER COLOR: ——
18. CONCRETE COLUMN WITH 6"x 6" CERAMIC TILE FINISH COLOR: ——
19. CONCRETE COLUMN COLOR: ——
20. HOLLOW METAL DOOR (SEE DOOR SCHEDULE) COLOR: ——
21. EXPOSED BLOCK WALL
22. SCORED STUCCO
23. STUCCO CONTROL JOINT
24. OVERFLOW SCUPPER

NOTES
1. ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2. ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM (NGVD).



THE LINCOLN
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17th STREET
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(305) 673-2534 FAX (305) 673-4822

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(305) 471-7725 FAX (305) 593-1915

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MIAMI BEACH, FL 33139
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PARKING CONSULTANT
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SHERMAN OAKS, CA 91423
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MILLER & SOLOMON, INC.
8491 N.W. 17TH STREET, SUITE L
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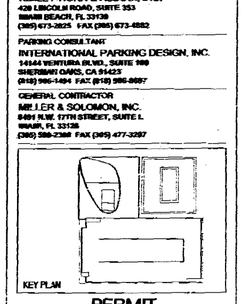
(305) 599-2388 FAX (305) 477-3287



PERMIT REVISION #1

Issue Date: 05-01-2000 Project No.: 99-19
Drawn by: MP,LP,KC,KL,JS,JH Approved by: AG

Revision/Date	
05.08.00	Permit Revision
06.17.00	Construction Documents
12.19.00	Corrected Set
04.01.01	421 revision
08.24.01	Elevation Revision

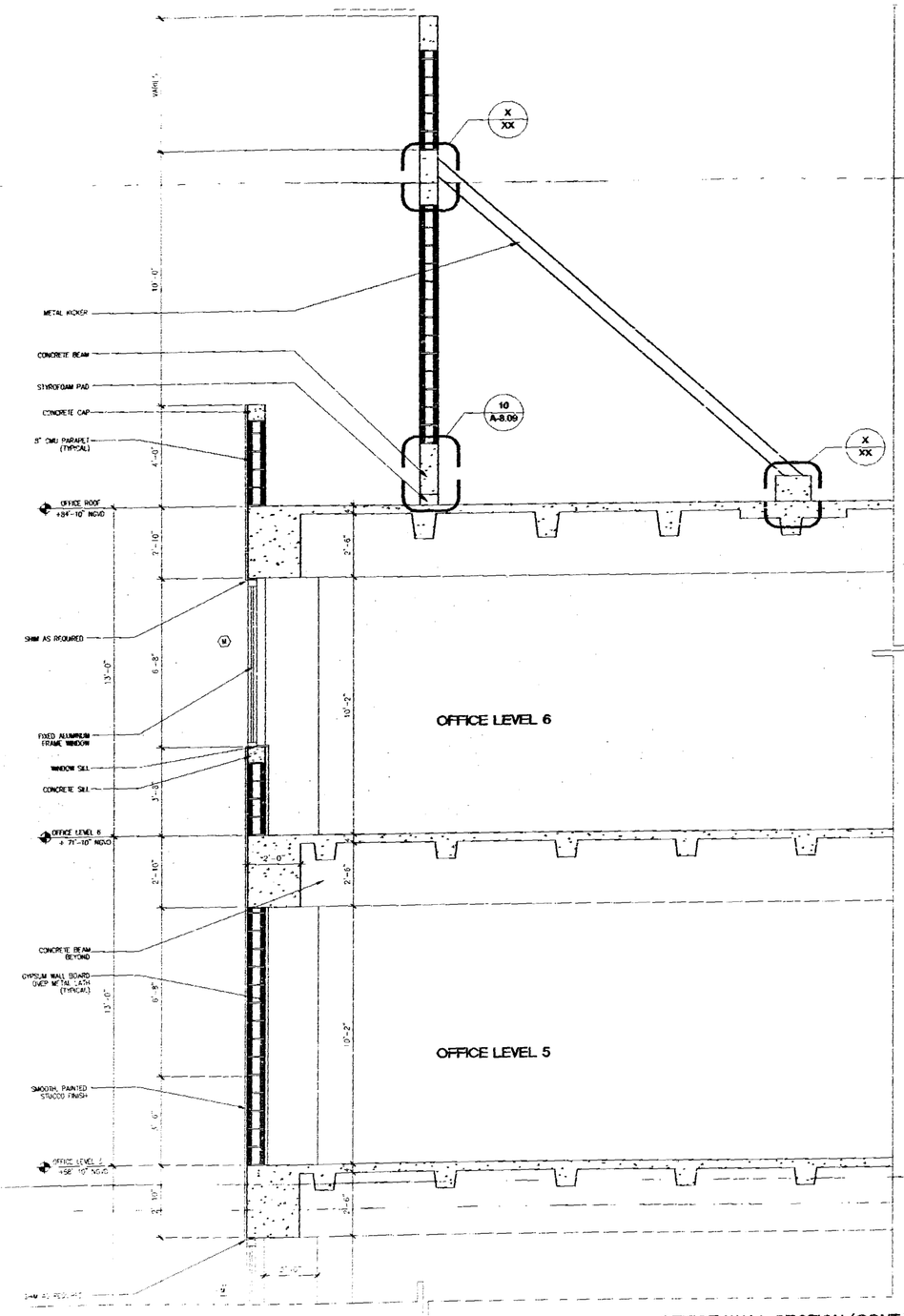
SEAL/SIGNATURE: 08-15-01

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
PLANS:
FIRE/MFB:
ZONING/CURRENCY:
PLANNING:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
ELECTRICAL:
FENESTRATION:

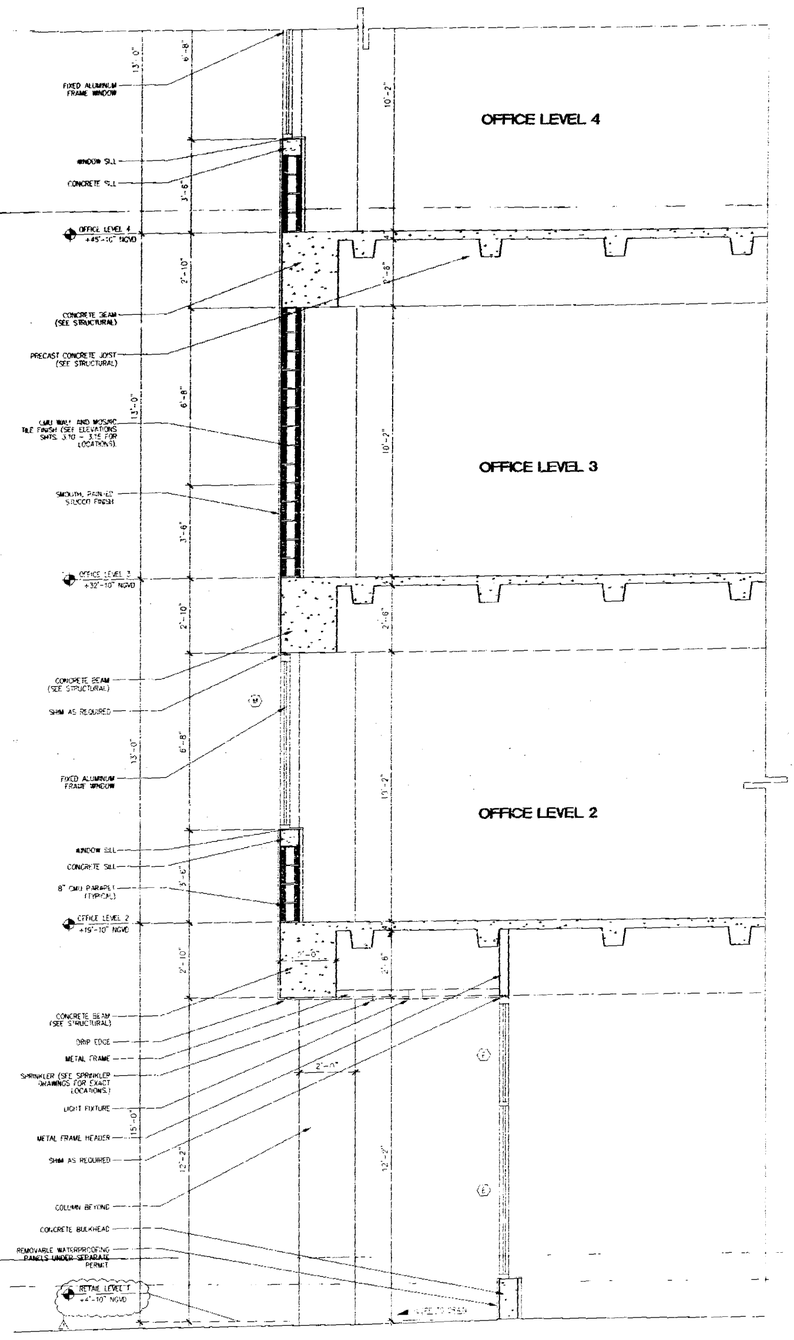
Sheet No. A-4.17

WALL SECTION

000468



② OFFICE WALL SECTION (CONT.)
SCALE: 1/2"-1'-0"



NOTE: REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM AS- BUILT SURVEY DISCREPANCY.

① OFFICE WALL SECTION
SCALE: 1/2"-1'-0"

MATERIALS LEGEND

1. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
2. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
3. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
4. SMOOTH TEXTURE STUCCO FINISH COLOR: ____
5. 6"x 6" CERAMIC TILE COLOR: ____
6. ALUMINUM GRILL COLOR (FRAME): ____
7. ALUMINUM OPERABLE WINDOW WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): BLUE
8. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): GRAY
9. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): BLUE
10. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): GRAY
11. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): BLUE
12. ALUMINUM STOREFRONT DOORS & WINDOWS WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): CLEAR
13. ALUMINUM MAIN ENTRANCE DOOR COLOR (FRAME): ____ COLOR (GLAZING): CLEAR
14. ALUMINUM EYEBROW COLOR: ____
15. BARRIER CABLE WITH ESP FINISH COLOR: ____
16. CONCRETE EYEBROW COLOR: ____
17. CONCRETE PLANTER COLOR: ____
18. CONCRETE COLUMN WITH 6" x 6" CERAMIC TILE FINISH COLOR: ____
19. CONCRETE COLUMN COLOR: ____
20. HOLLOW METAL DOOR (SEE DOOR SCHEDULE) COLOR: ____
21. EXPOSED BLOCK WALL
22. SCORED STUCCO
23. STUCCO CONTROL JOINT
24. OVERFLOW SCUPPER

NOTES:
1. ALL EXTERIOR DOORS WINDOWS AND LOUVERS UNDER SEPARATE PERMIT
2. ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM, MINUS 4.24' NGVD

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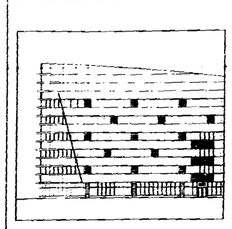
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING
BUILDING:
CIVIL:
FB/NPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
HISTORICAL PRESERVATION:



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8491 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
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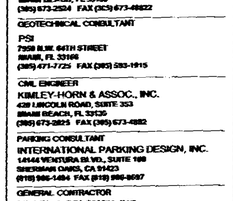


PERMIT
REVISION #1

Issue Date: 05-01-2000 Project No.: 2919
Drawn by: MP/LP/AC/KL/S.H Approved by: AJ

Revision	Date	
1	06.08.00	Permit Revision
2	09.11.00	Commission Comment
3	12.19.00	Contract Set
4	04.04.01	DE revision
5	06.04.01	Elevator revision

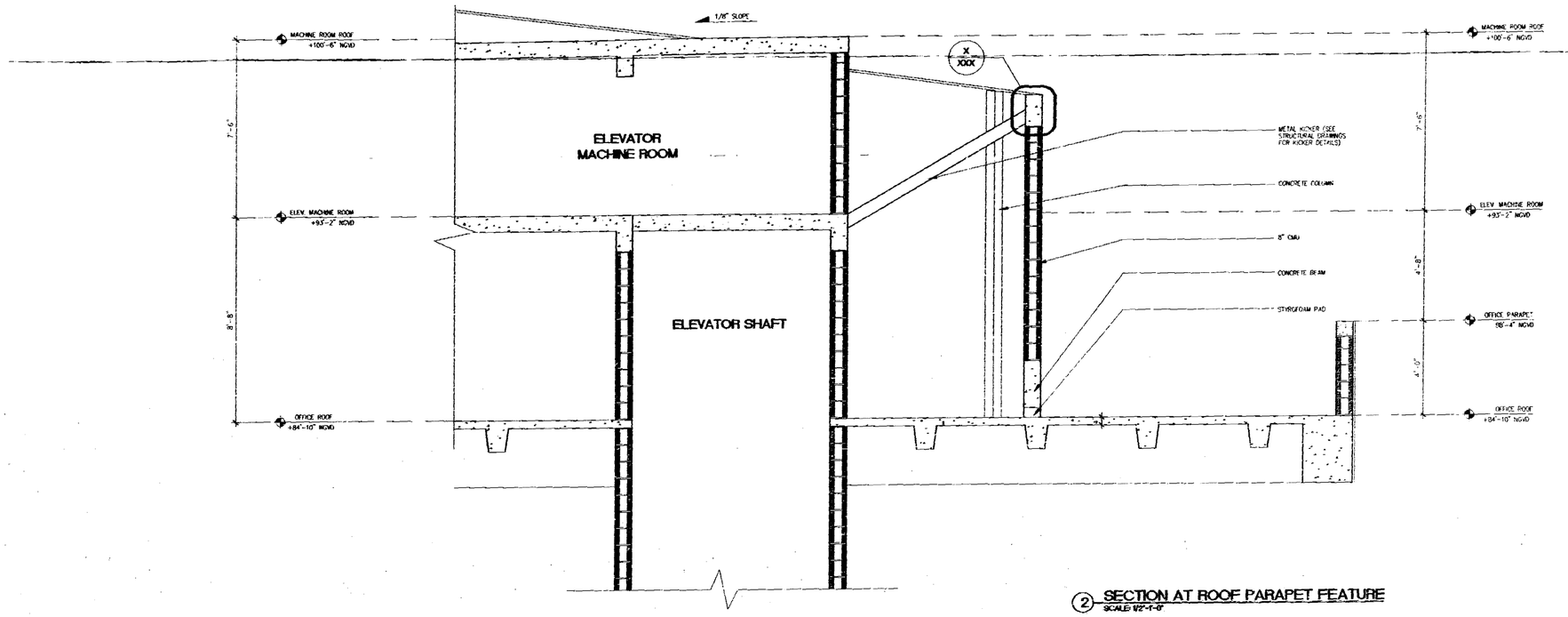
BUILDING NO. 08-15-01

Sheet No. A-4.18

WALL SECTION

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING
BUILDING:
CIVIL:
FB/NPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
HISTORICAL PRESERVATION:

000469



② SECTION AT ROOF PARAPET FEATURE
SCALE 1/2"-1'-0"

MATERIALS LEGEND

1. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
2. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
3. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
4. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
5. 6"x 6" CERAMIC TILE COLOR: ——
6. ALUMINUM GRILL COLOR (FRAME): ——
7. ALUMINUM CASEMENT WINDOW WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BRONZE
8. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): GRAY
9. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
10. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): GRAY
11. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
12. ALUMINUM STOREFRONT DOORS & WINDOWS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): CLEAR
13. ALUMINUM MAIN ENTRANCE DOOR COLOR (FRAME): —— COLOR (GLAZING): CLEAR
14. ALUMINUM EYEBROW COLOR: ——
15. BARRIER CABLE WITH ESP FINISH COLOR: ——
16. CONCRETE EYEBROW COLOR: ——
17. CONCRETE PLANTER COLOR: ——
18. CONCRETE COLUMN WITH 6"x 6" CERAMIC TILE FINISH COLOR: ——
19. CONCRETE COLUMN COLOR: ——
20. HOLLOW METAL DOOR (SEE DOOR SCHEDULE) COLOR: ——
21. EXPOSED BLOCK WALL
22. SCORED STUCCO
23. STUCCO CONTROL JOINT
24. OVERFLOW SCUPPER

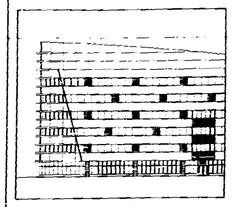
NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2) ALL ELEVATION DIMENSIONS REFER TO CITY OF MIAMI BEACH DATUM (NGVD).

OMIT

OFFICE COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING: 12/19/00 (LBU)
PLANNING: CD
ZONING:
FIRE:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:

NOTE: REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM AS- BUILT SURVEY DISCREPANCY.



THE LINCOLN
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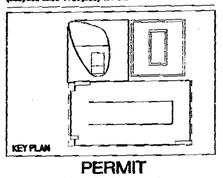

KEY PLAN

PERMIT REVISION #1

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,JS,JH Approved by: RC

Revision/Date		
1	05.08.00	Permit Revision
2	09.17.00	Construction Document
3	12.19.00	Contract Set
4	04.01.01	V.E. revision
5	06.04.01	Elevation Revision

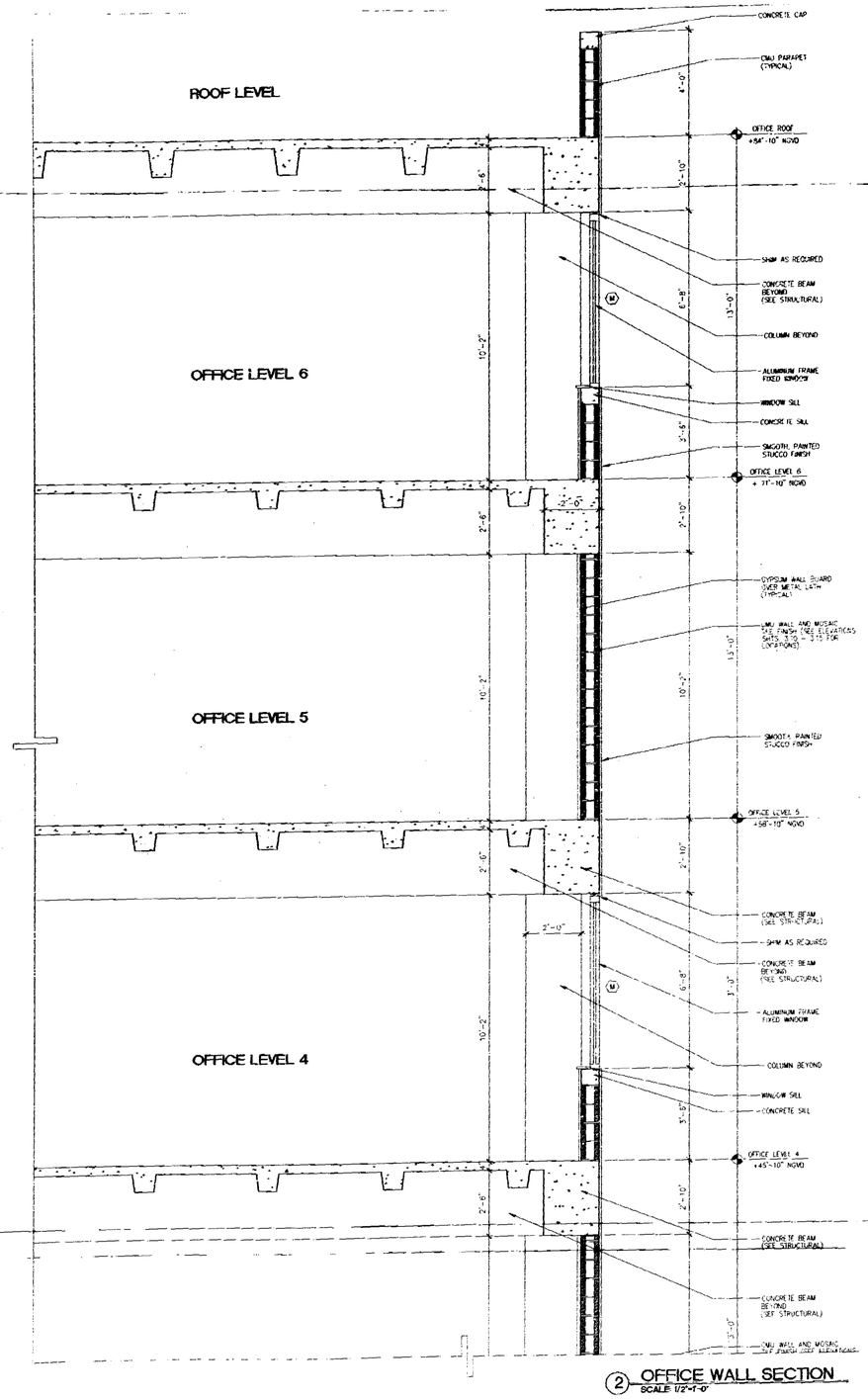
SIGNATURE 08-15-01

SIGNED

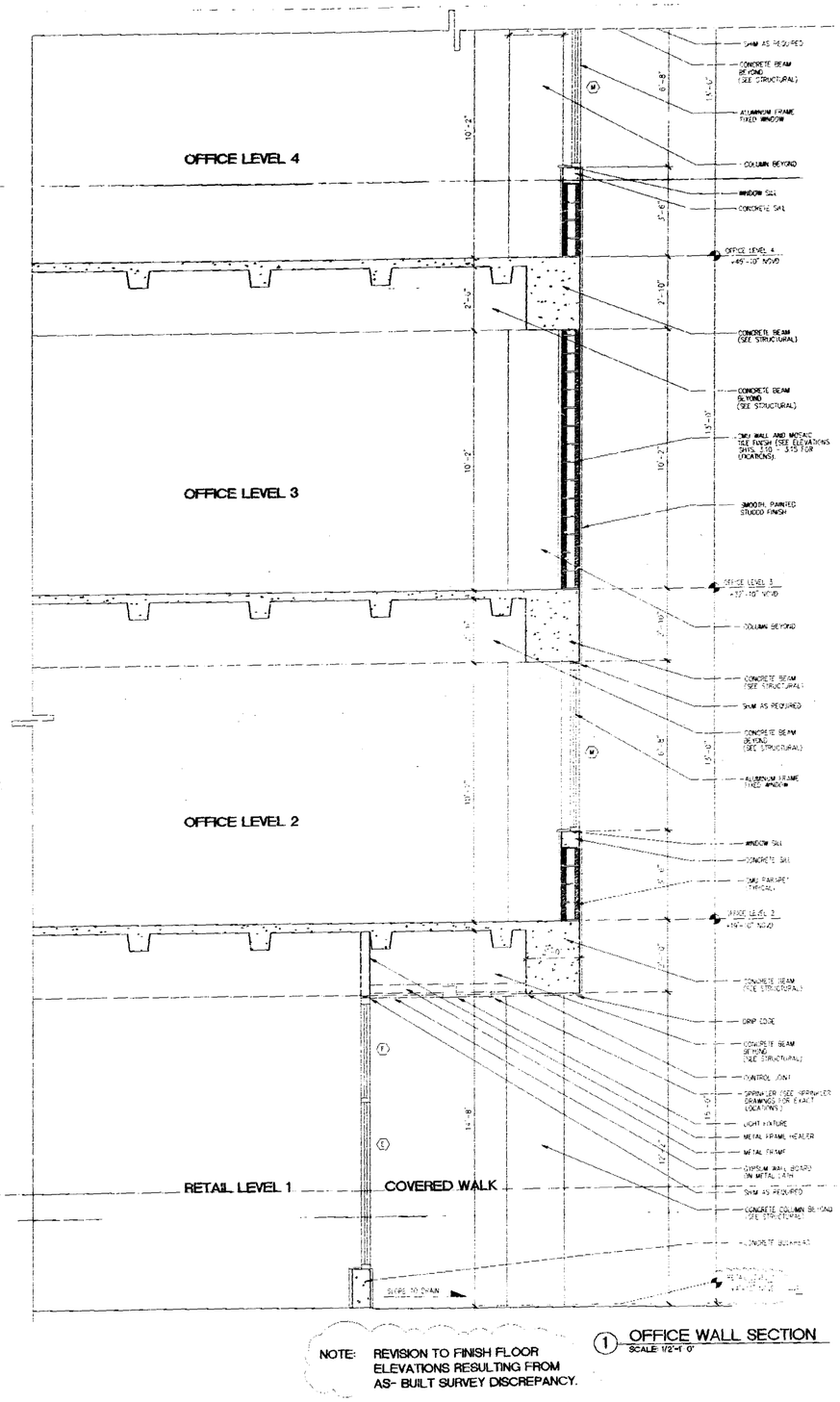
Sheet No. A-4.19

ROOF FEATURE DETAILS

000470



2 OFFICE WALL SECTION
SCALE 1/2"-1'-0"



1 OFFICE WALL SECTION
SCALE 1/2"-1'-0"

NOTE: REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM AS- BUILT SURVEY DISCREPANCY.

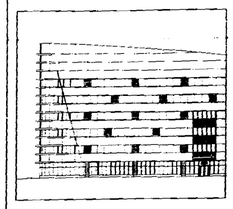
MATERIALS LEGEND

1. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
2. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
3. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
4. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
5. 6"x 6" CERAMIC TILE COLOR: ——
6. ALUMINUM GRILL COLOR (FRAME): ——
7. ALUMINUM OPERABLE WINDOW WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
8. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): GRAY
9. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
10. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): GRAY
11. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): BLUE
12. ALUMINUM STOREFRONT DOORS & WINDOWS WITH ESP FINISH COLOR (FRAME): —— COLOR (GLAZING): CLEAR
13. ALUMINUM MAIN ENTRANCE DOOR COLOR (FRAME): —— COLOR (GLAZING): CLEAR
14. ALUMINUM EYEBROW COLOR: ——
15. WAIVER CABLE WITH ESP FINISH COLOR: ——
16. CONCRETE EYEBROW COLOR: ——
17. CONCRETE PLANTER COLOR: ——
18. CONCRETE COLUMN WITH 6"x 6" CERAMIC TILE FINISH COLOR: ——
19. CONCRETE COLUMN COLOR: ——
20. HOLLOW METAL DOOR (SEE DOOR SCHEDULE) COLOR: ——
21. EXPOSED BLOCK WALL
22. SLOPED STUCCO
23. STUCCO CONTROL JOINT
24. OVERFLOW SCUPPER

NOTES:
1. ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2. WALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM.

OMIT

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
DERB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
HISTORICAL:



THE LINCOLN
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MIAMI, FL. 33155
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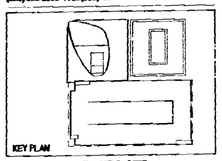
6401 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 599-2388 FAX (305) 477-3287



PERMIT
REVISION #1

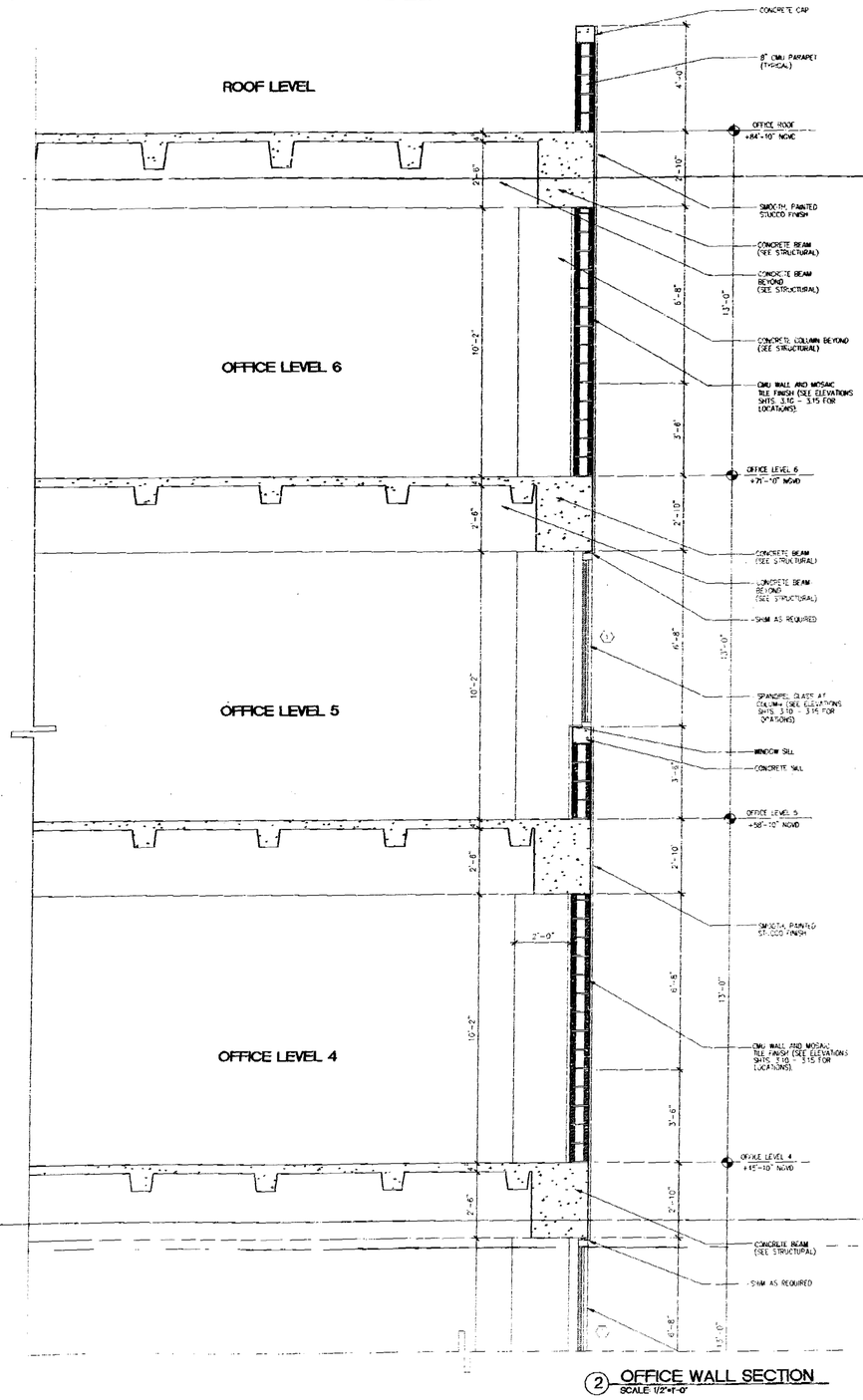
Issue Date: 05-01-2000 Project No.: 9918
Drawn by: MP,LP,KC,AL,SJH Approved by: JC

Revision/Date		
1	05.08.00	Permit Revision
2	05.17.00	Construction Document
3	12.19.00	Contract Set
4	04.01.01	V.E. revision
5	06.04.01	Elevation Revision

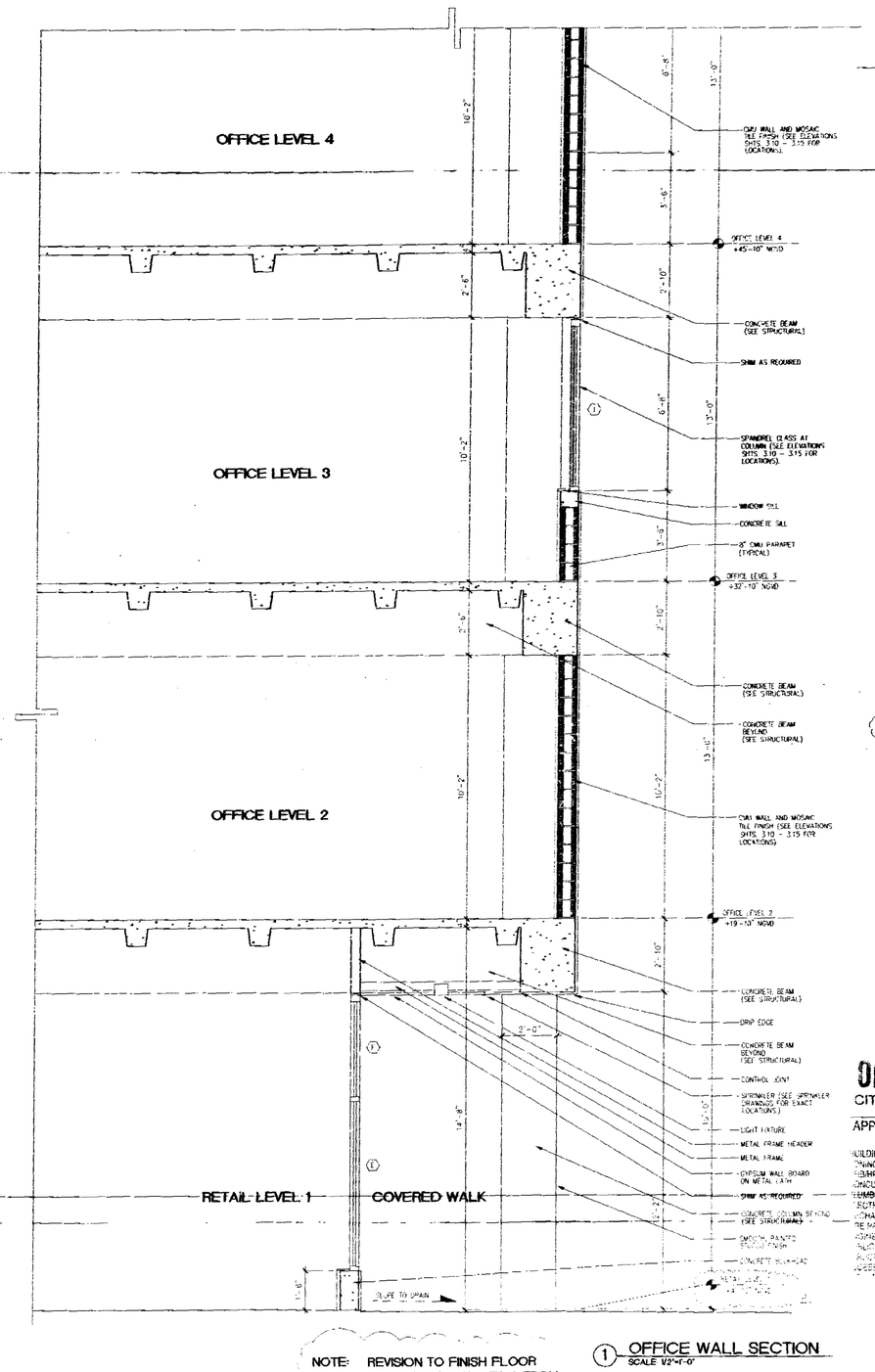
08-15-01

Sheet No. A-4.20

WALL SECTION



2 OFFICE WALL SECTION
SCALE 1/2"=1'-0"



NOTE: REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM AS- BUILT SURVEY DISCREPANCY.

1 OFFICE WALL SECTION
SCALE 1/2"=1'-0"

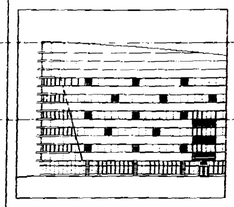
MATERIALS LEGEND

1. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
2. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
3. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
4. SMOOTH TEXTURE STUCCO FINISH COLOR: ——
5. 6"x 6" CERAMIC TILE COLOR: ——
6. ALUMINUM GRILL COLOR (FRAME): ——
7. ALUMINUM OPERABLE WINDOW WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): BLUE
8. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): GRAY
9. ALUMINUM FIXED SPANDREL GLASS WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): BLUE
10. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): COLOR: (GLAZING): GRAY
11. ALUMINUM FIXED VISION GLASS WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): BLUE
12. ALUMINUM STOREFRONT DOORS & WINDOWS WITH ESP FINISH COLOR (FRAME): COLOR (GLAZING): CLEAR
13. ALUMINUM MAIN ENTRANCE DOOR COLOR (FRAME): COLOR (GLAZING): CLEAR
14. ALUMINUM EYEBROW COLOR: ——
15. BARRIER CABLE WITH ESP FINISH COLOR: ——
16. CONCRETE EYEBROW COLOR: ——
17. CONCRETE PLANTER COLOR: ——
18. CONCRETE COLUMN WITH 6"x 6" CERAMIC TILE FINISH COLOR: ——
19. CONCRETE COLUMN COLOR: ——
20. HOLLOW METAL DOOR (SEE DOOR SCHEDULE) COLOR: ——
21. EXPOSED BLOCK WALL
22. SCORED STUCCO
23. STUCCO CONTROL JOINT
24. OVERFLOW SCUPPER

NOTES:
1. ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER HURRICANE FENCE.
2. ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM.

OFFICE COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING: [illegible]
ZONING: [illegible]
PUBLIC WORKS: [illegible]
CONCURRENCY: [illegible]
PLUMBING: [illegible]
ELECTRICAL: [illegible]
MECHANICAL: [illegible]
PLANNING: [illegible]
FIRE MARSHAL: [illegible]
STRUCTURAL: [illegible]
ACCESSIBILITY: [illegible]



THE LINCOLN
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FAX (305) 372-1175

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(305) 471-7725 FAX (305) 593-1915

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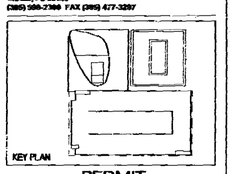
MILLER & SOLOMON, INC.
8491 N.W. 17TH STREET, SUITE I.
MIAMI, FL 33126
(305) 599-2366 FAX (305) 477-3297



PERMIT
REVISION #1

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,JS,JH Approved by: AC

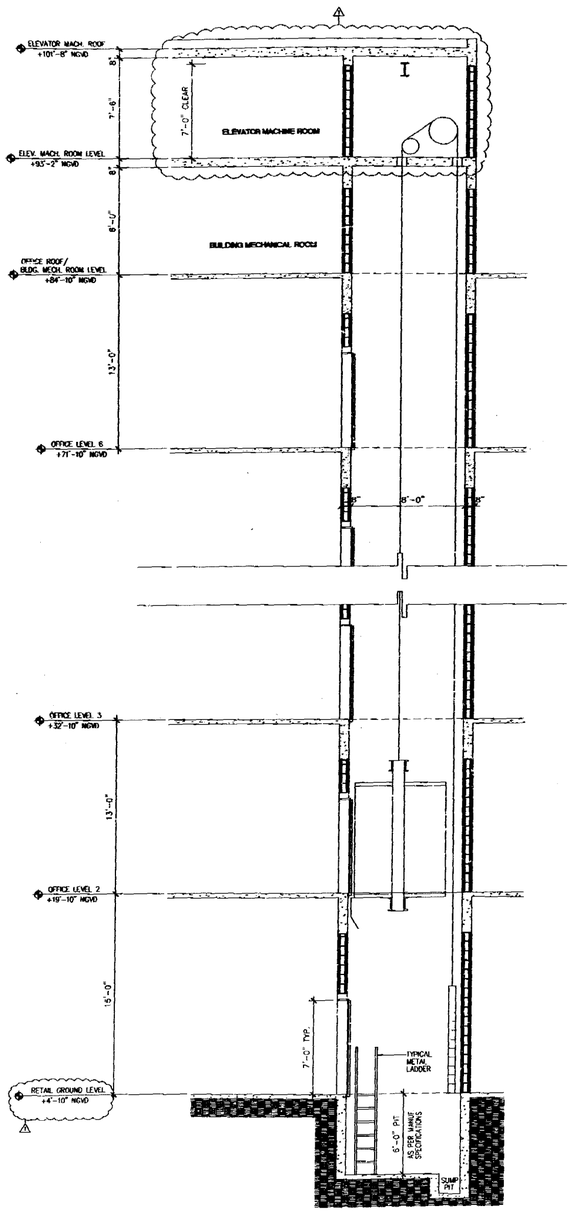
Revision/Date	
1 05.08.00	Permit Revision
2 05.17.00	Construction Document
3 12.19.00	Contract Set
4 04.30.01	M.E. Revision
5 08.04.01	Elevator Revision

SEAL SIGNATURE 08-15-01

Sheet No. A-4.21

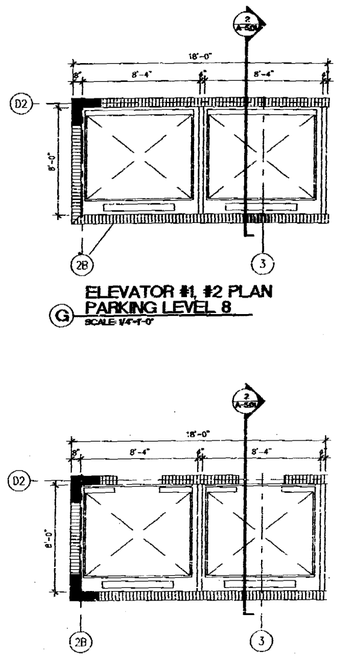
WALL SECTION

B00472



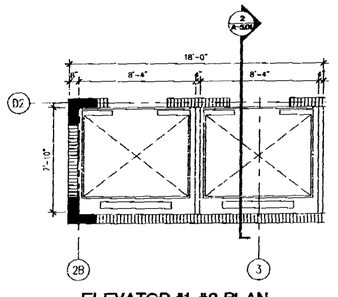
SECTION
ELEVATOR #1, #2 (PASSENGER, TRACTION)
(2) SCALE: 1/4"-1'-0"

NOTE: ELEVATOR #1 AND #2 CAPACITY IS 3,500 LB AT 350 FPM FEMA FLOAT SWITCH LOCATED IN EACH PIT TO BRING ELEVATORS TO ALTERNATIVE LANDING AND FEMA FLOOD SWITCH TO ACTIVATE BELL ALERT ON PHASE ONE ELEVATORS #1 AND #2 RUN AS A DUPLEX SYSTEM

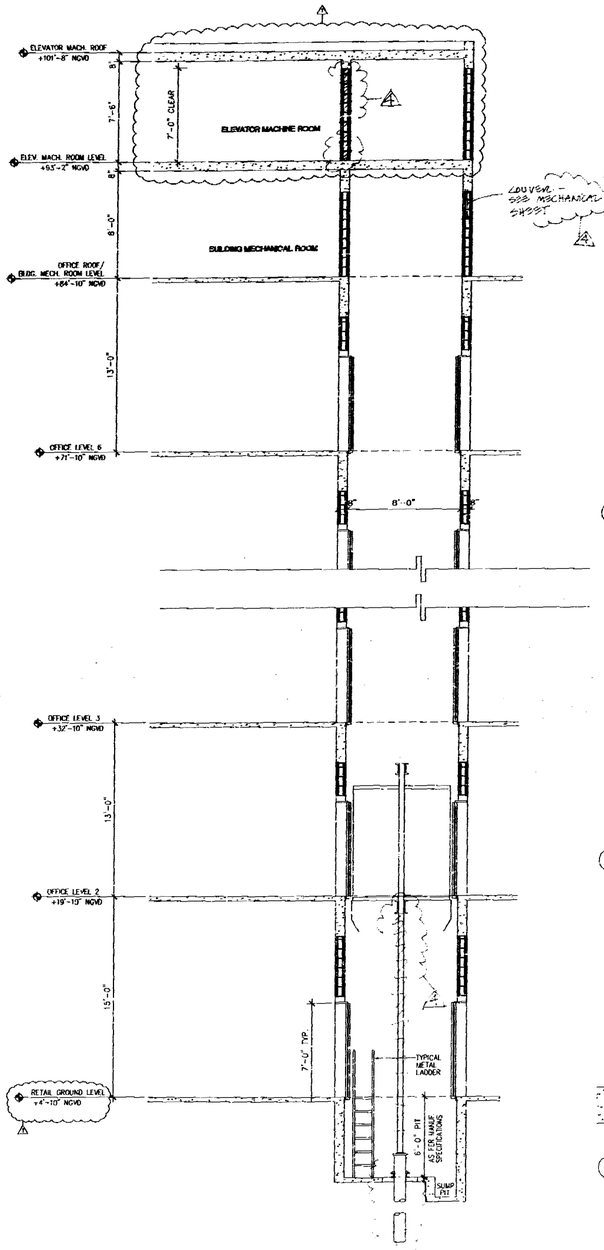


ELEVATOR #1, #2 PLAN
PARKING LEVEL 8
(G) SCALE: 1/4"-1'-0"

ELEVATOR #1, #2 PLAN
PARKING LEVELS 2 THROUGH 7
(F) SCALE: 1/4"-1'-0"



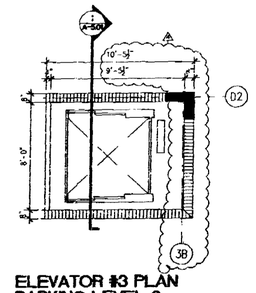
ELEVATOR #1, #2 PLAN
RETAIL/GROUND LEVEL
(E) SCALE: 1/4"-1'-0"



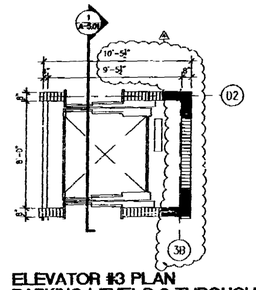
SECTION
ELEVATOR #3 (SERVICE/PASSENGER, TRACTION)
(1) SCALE: 1/4"-1'-0"

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM. (USCE) ONLY

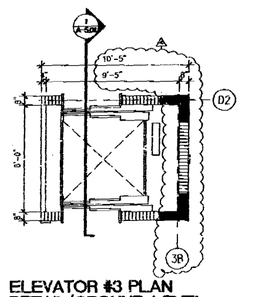
NOTE: ELEVATOR #3 CAPACITY IS 3,500 LB AT 350 FPM FEMA FLOAT SWITCH LOCATED IN EACH PIT TO BRING ELEVATORS TO ALTERNATIVE LANDING AND FEMA FLOOD SWITCH TO ACTIVATE BELL ALERT ON PHASE ONE ELEVATOR #3 AS AN INDIVIDUAL SYSTEM SEPARATE FROM ELEVATORS #1 AND #2



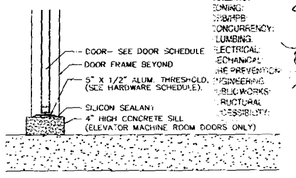
ELEVATOR #3 PLAN
PARKING LEVEL 8
(D) SCALE: 1/4"-1'-0"



ELEVATOR #3 PLAN
PARKING LEVELS 2 THROUGH 7
(C) SCALE: 1/4"-1'-0"

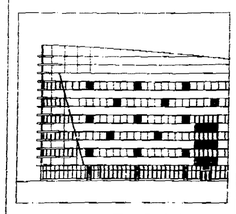


ELEVATOR #3 PLAN
RETAIL/GROUND LEVEL
(B) SCALE: 1/4"-1'-0"



ELEVATOR MACH. ROOM
DOOR SILL DETAIL
(A) SCALE: 1"-1'-0"

NOTE: REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM AS- BUILT SURVEY DISCREPANCY.



THE LINCOLN
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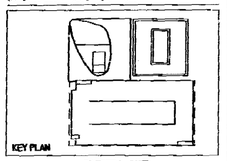
MILLER & SOLOMON, INC.
8491 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 599-2388 FAX (305) 477-3297



PERMIT
REVISION #1

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,JS,JH Approved by: AC

OFFICE COPY
CITY OF MIAMI BEACH

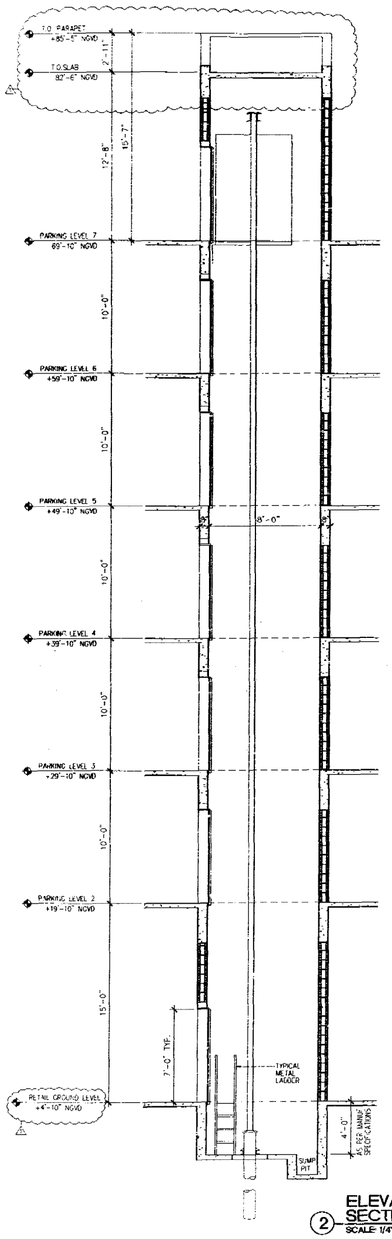
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
HP&MPB
CONCURRENCY:
PLUMBING
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
CD. 1W2201
08-15-01

Division/Date		
05.08.00	1	Permit Revision
05.17.00	2	Construccion Document
12.19.00	3	Contract Set
04.01.01	4	V.E revision
08.04.01	5	Elevation Revision

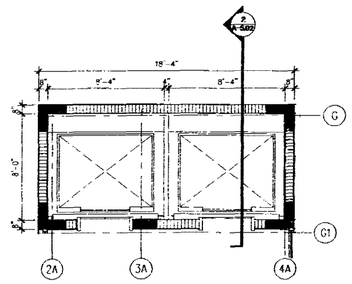
Sheet No. A-5.01

OFFICE ELEVATORS
(#1, #2, #3)

99473

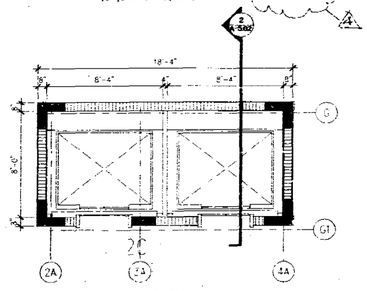


ELEVATOR #4, #5 SECTION
(2) SCALE: 1/4"-1'-0"

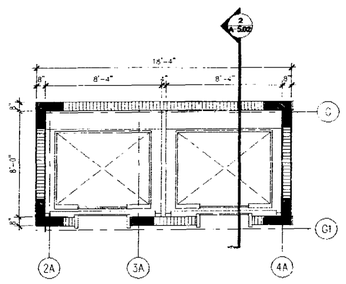


ELEVATOR #4, #5 PLAN
PARKING LEVEL 6
(F) SCALE: 1/4"-1'-0"

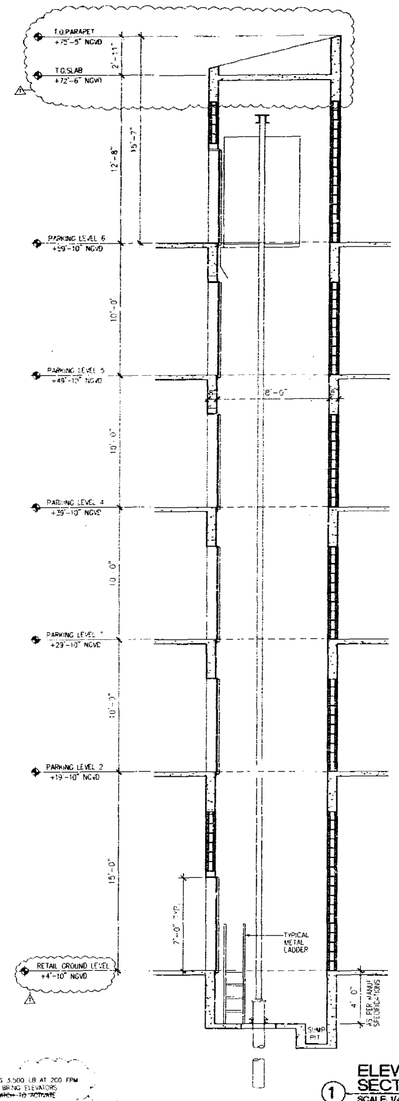
NOTE: MINIMUM OF ONE ELEVATOR TO HAVE SIDE OPENING DOOR TO MEET STRETCHER REQUIREMENTS



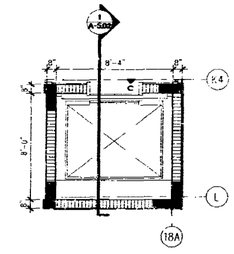
ELEVATOR #4, #5 PLAN
PARKING LEVELS 2 THROUGH 5
(E) SCALE: 1/4"-1'-0"



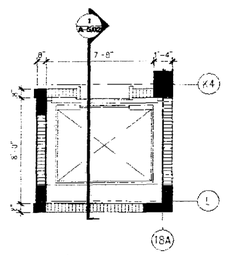
ELEVATOR #4, #5 PLAN
RETAIL/GROUND LEVEL
(D) SCALE: 1/4"-1'-0"



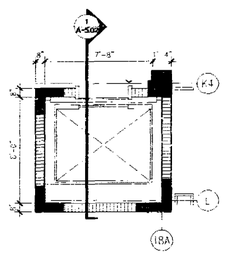
ELEVATOR #6
(1) SCALE: 1/4"-1'-0"



ELEVATOR #6 PLAN
PARKING LEVEL 6
(C) SCALE: 1/4"-1'-0"



ELEVATOR #6 PLAN
PARKING LEVELS 2 THROUGH 5
(B) SCALE: 1/4"-1'-0"

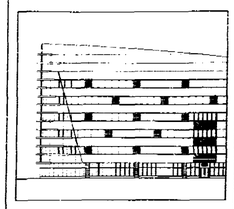


ELEVATOR #6 PLAN
RETAIL/GROUND LEVEL
(A) SCALE: 1/4"-1'-0"

NOTE ELEVATORS #4, #5, AND #6 CAPACITY IS 3,500 LB AT 200 FPM
FEMA FLOAT SWITCH LOCATED IN EACH PIT TO BRING ELEVATORS
TO ALTERNATIVE LANDING WHEN FIRST FLOOD SWITCH IS ACTIVATED
BELL ALARM ON PHASE ONE

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM. (U.S.C.&G.S.)

NOTE: REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM AS- BUILT SURVEY DISCREPANCY.



THE LINCOLN

SOUTH BEACH

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KEY PLAN

PERMIT
REVISION #1

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LF,KC,KL,JS,JH Approved by: AQ

Revision/Date		
1	05.08.00	Permit Revision
2	05.17.00	Construction Document
3	12.19.00	Contract Set
4	04.01.01	V.E. revision
5	06.04.01	Elevator Revision

SEAL/SIGNATURE
08-15-01

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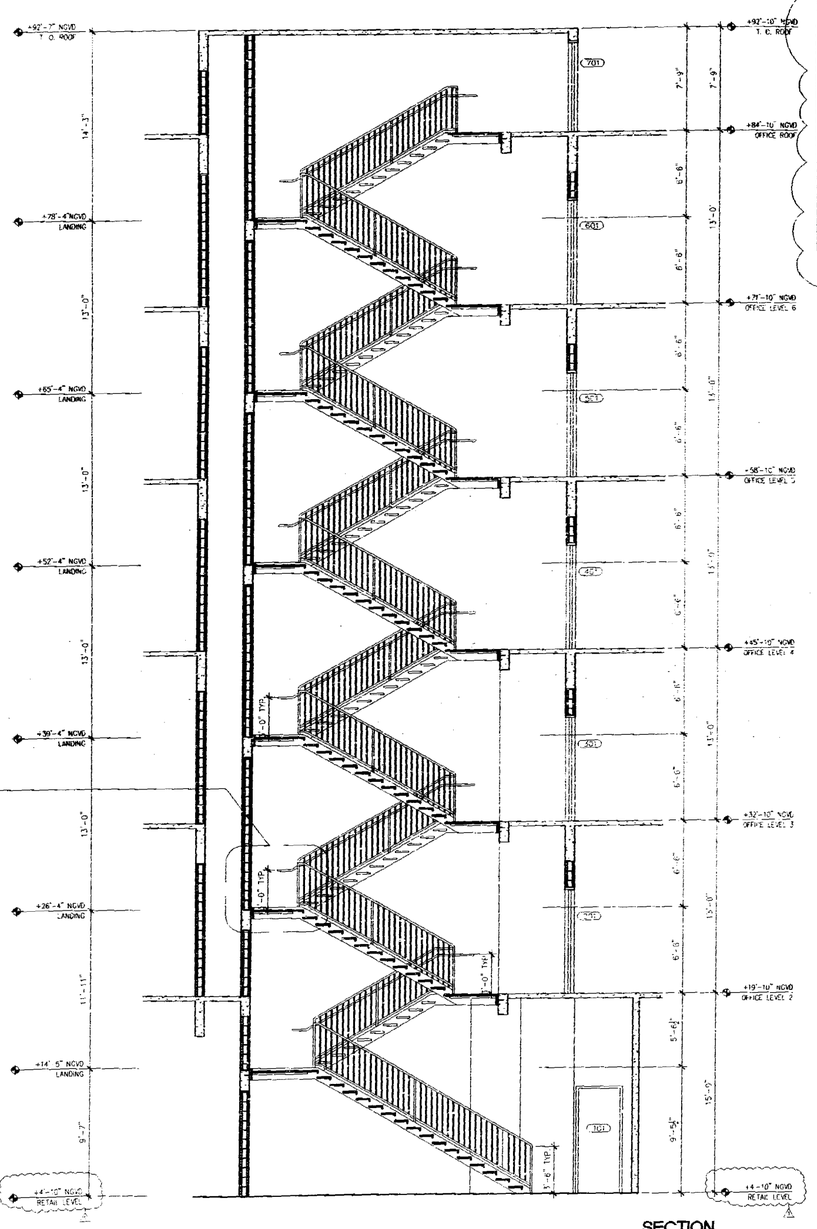
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
PLANNING:
REVIEW:
CONCURRENCY:
PUBLIC WORKS:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
CITY CHARTER:
PLUMBING:
ACCESSIBILITY:

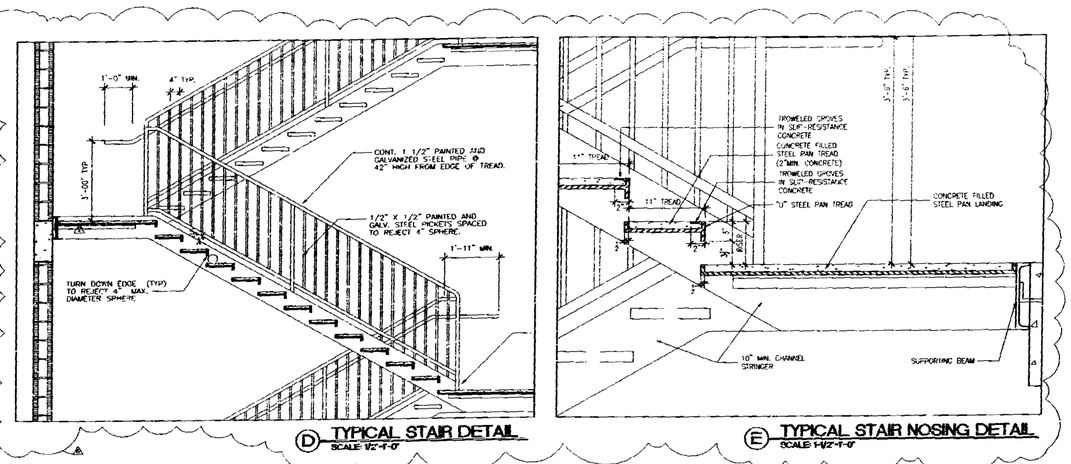
Sheet No. A-5.02

PARKING ELEVATORS
(#4, 5, 6)

99474

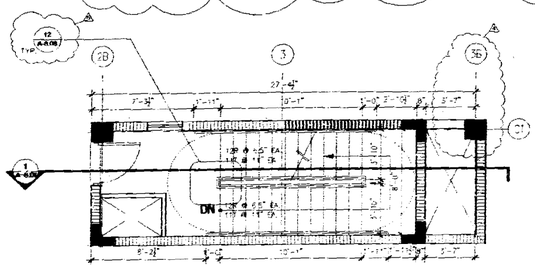


1 SECTION THROUGH STAIR #1
SCALE: 1/4"-1'-0"

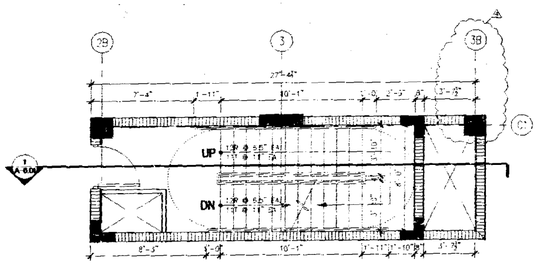


D TYPICAL STAIR DETAIL
SCALE: 1½"-1'-0"

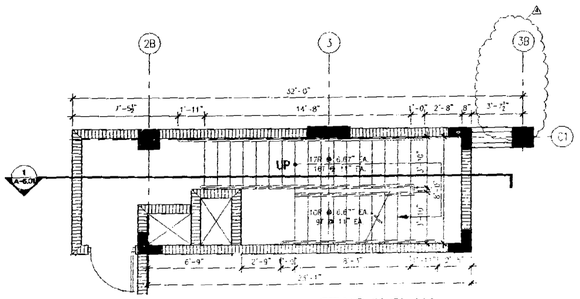
E TYPICAL STAIR NOSING DETAIL
SCALE: 1½"-1'-0"



C STAIR #1 PLAN
LEVEL 7
SCALE: 1/4"-1'-0"



B STAIR #1 PLAN
LEVELS 2 THROUGH 6
SCALE: 1/4"-1'-0"

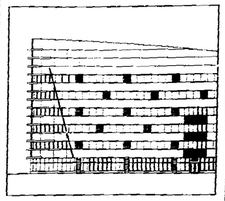


A STAIR #1 PLAN
RETAIL/GROUND LEVEL
SCALE: 1/4"-1'-0"

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
PARK/RPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

NOTE:
1) REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM AS- BUILT SURVEY DISCREPANCY.
2) STAIRS CONVERTED FROM CAST IN PLACE TO METAL PAN STAIRS.

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM (U.S.C.E.)



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4639 SW 74 COURT
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(305) 665-8711 FAX (305) 665-3250

MEP
FLORIDA ENGINEERING SYSTEMS
34 NW 168TH STREET
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(305) 653-8212 FAX (305) 653-8232

LANDSCAPE ARCHITECT
URBAN RESOURCE GROUP
420 LINCOLN ROAD SUITE 353
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GEOTECHNICAL CONSULTANT
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7999 N.W. 64TH STREET
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(305) 471-7725 FAX (305) 593-1915

CIVIL ENGINEER
KIMLEY-HORN & ASSOC., INC.
420 LINCOLN ROAD, SUITE 353
MIAMI BEACH, FL 33139
(305) 673-2025 FAX (305) 673-4882

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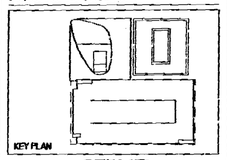
INTERNATIONAL PARKING DESIGN, INC.
14644 VENTURA BLVD., SUITE 700
SHERMAN OAKS, CA 91423
(818) 995-1484 FAX (818) 986-8607

GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
5484 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 593-2386 FAX (305) 477-3297


KEY PLAN

PERMIT REVISION #1

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,JS,JH Approved by: AC

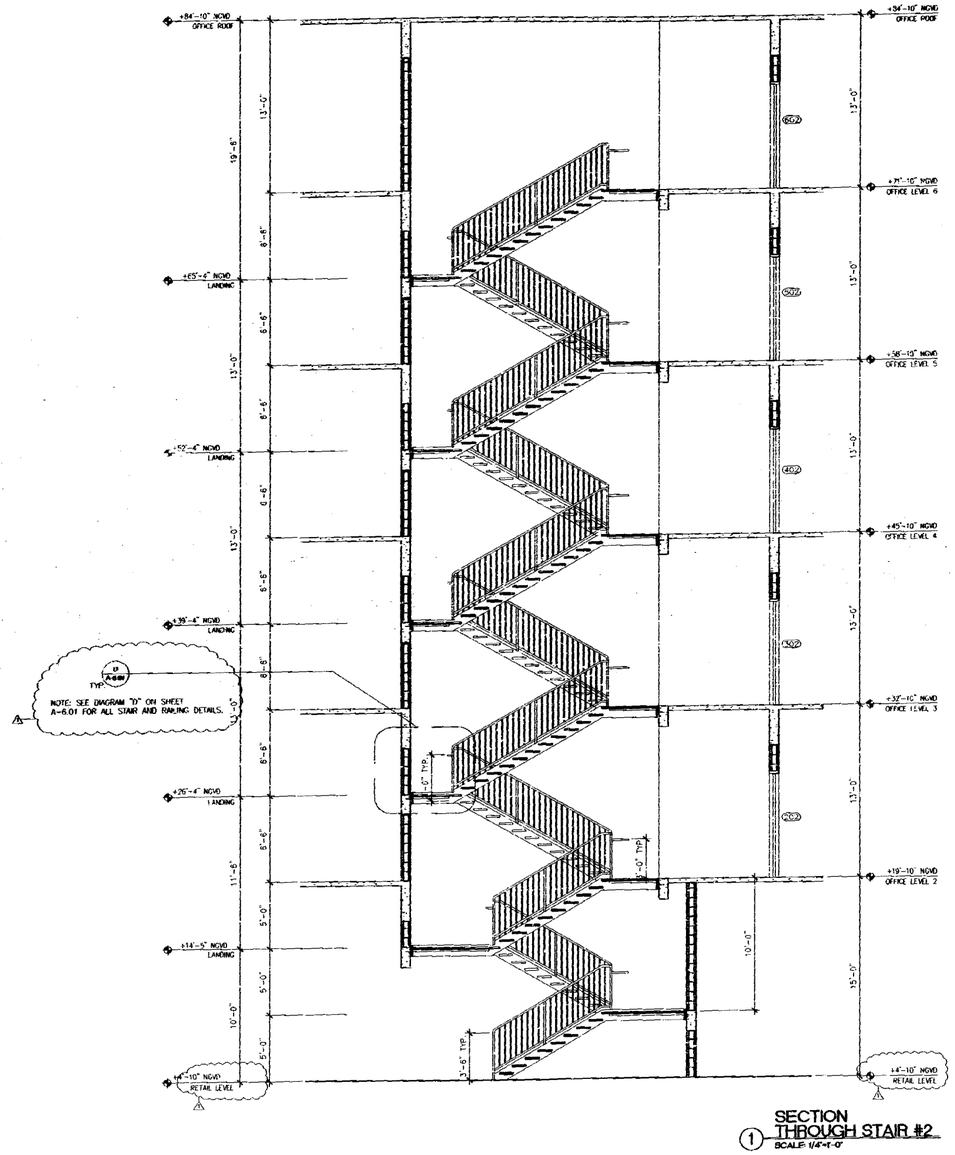
Revision/Date		
1	05.08.00	Permit Revison
2	05.17.00	Construction Document
3	12.19.00	Contract Set
4	04.01.01	V.E. revision
5	06.04.01	Elevation Revison
6	08.08.01	Permitting Comments

Signature 08.24.01

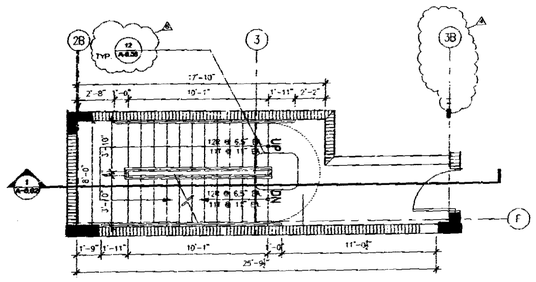
Sheet No. A-6.01

STAIR #1
ENLARGED SECTION

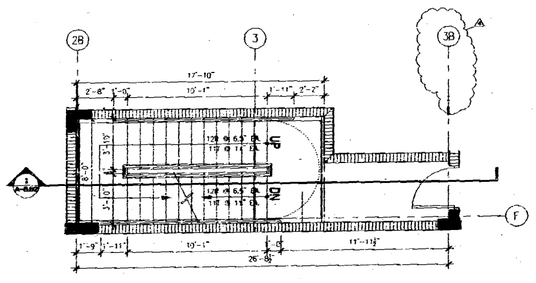
BC09475



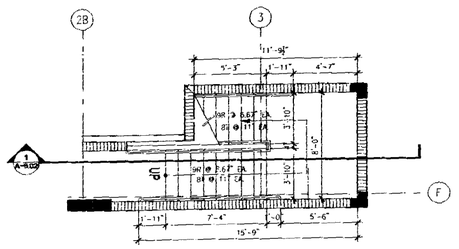
1 SECTION THROUGH STAIR #2
SCALE: 1/4"=1'-0"



STAIR #2 PLAN
C OFFICE LEVEL 6
SCALE: 1/4"=1'-0"



STAIR #2 PLAN
B OFFICE LEVELS 2 THROUGH 5
SCALE: 1/4"=1'-0"

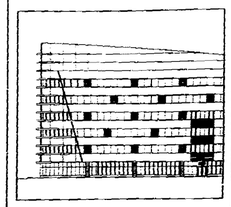


STAIR #2 PLAN
A RETAIL/GROUND LEVEL
SCALE: 1/4"=1'-0"

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM. (USCE)

NOTE: 1) REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM AS- BUILT SURVEY DISCREPANCY.
2) STAIRS CONVERTED FROM CAST IN PLACE TO METAL PAN STAIRS.

Office Copy
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
PLUMBING:
MECHANICAL:
ELECTRICAL:
PAINTING:
FIRE PROTECTION:
ENGINEERING:
LANDSCAPING:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:



THE LINCOLN
SOUTH BEACH
17th STREET
MIAMI BEACH, FLORIDA

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1550 Bricknell Avenue, Miami, FL 33131
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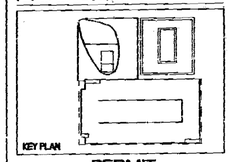
GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
8491 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 599-2388 FAX (305) 477-3257



PERMIT
REVISION #1

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,JS,JH Approved by: AC

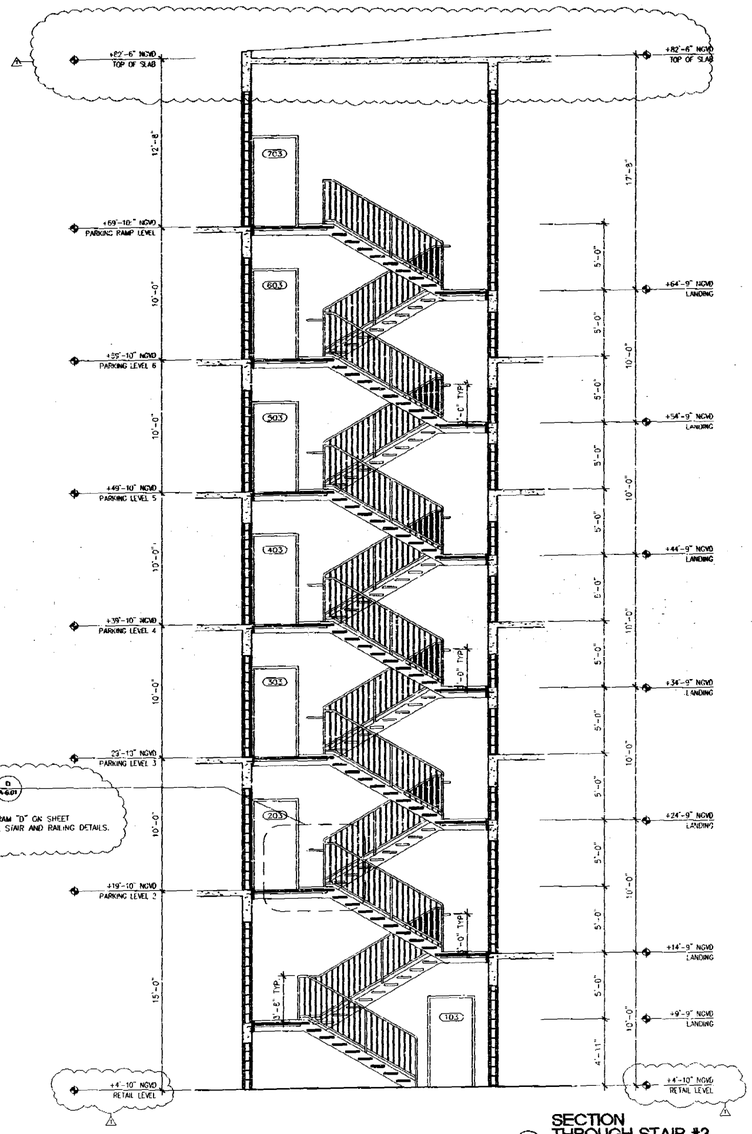
Revision/Date	
1 05.08.00	Permit Revision
2 05.17.00	Construction Document
3 12.19.00	Contract Set
4 04.01.01	V.E revision
5 06.04.01	Elevation Revision
6 08.01.01	Permitting Revision

Signature 08.24.01

Sheet No. A-6.02

STAIR #2
ENLARGED SECTION

9919


+82'-6" NGVD TOP OF SLAB
+69'-10" NGVD PARKING RAMP LEVEL
+64'-9" NGVD LANDING
+54'-9" NGVD LANDING
+44'-9" NGVD LANDING
+34'-9" NGVD LANDING
+24'-9" NGVD LANDING
+14'-9" NGVD LANDING
+9'-9" NGVD LANDING
+4'-10" NGVD RETAIL LEVEL
+25'-10" NGVD PARKING LEVEL 6
+49'-10" NGVD PARKING LEVEL 5
+79'-10" NGVD PARKING LEVEL 4
-23'-10" NGVD PARKING LEVEL 3
+19'-10" NGVD PARKING LEVEL 2
12'-8"
10'-0"
10'-0"
10'-0"
10'-0"
15'-0"
17'-5"
10'-0"
10'-0"
10'-0"
10'-0"
10'-0"
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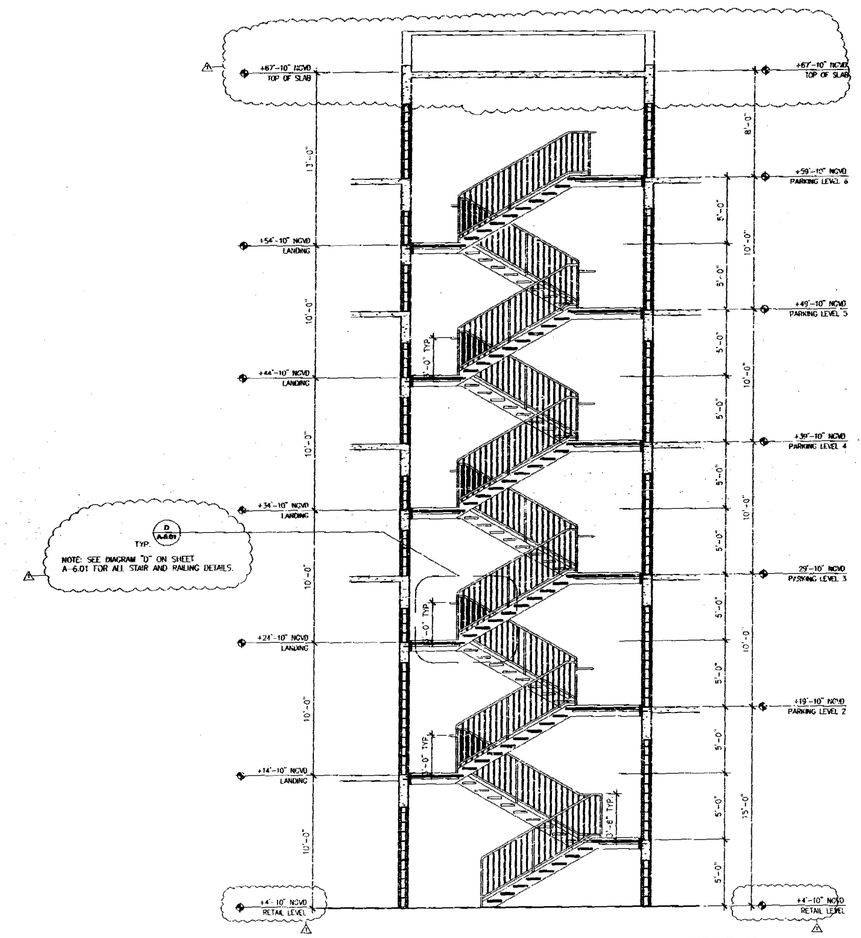
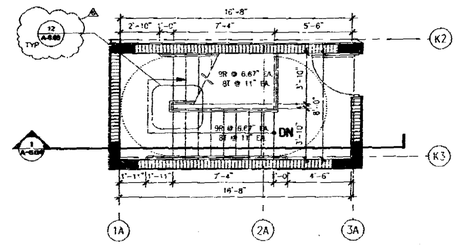
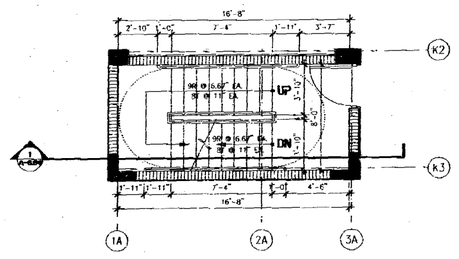
7'-0" TYP.
7'-0" TYP.



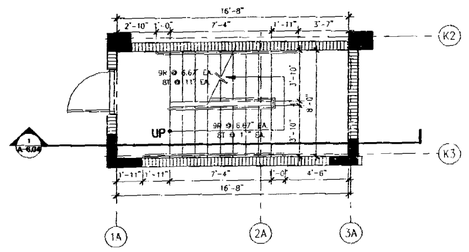
1 SECTION THROUGH STAIR #4
SCALE: 1/4"-1'-0"



A STAIR #4 PLAN
PARKING LEVEL 6
SCALE: 1/4"-1'-0"



B STAIR #4 PLAN
PARKING LEVELS 2 THROUGH 5
SCALE: 1/4"-1'-0"



A STAIR #4 PLAN
RETAIL LEVEL
SCALE: 1/4"-1'-0"

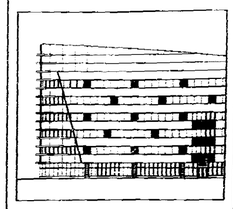
OFFICE COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
SIGNS:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS AND LOUVERS UNDER SEPARATE PERMIT.
2) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM. (USC&E)

NOTE: 1) REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM AS- BUILT SURVEY DISCREPANCY.

2) STAIRS CONVERTED FROM CAST IN PLACE TO METAL PAN STAIRS.



THE LINCOLN
SOUTH BEACH

17th STREET
MIAMI BEACH, FLORIDA

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550 Brickell Avenue
Miami, FL 33131
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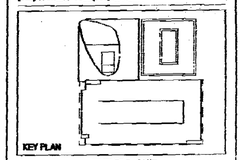
PARKING CONSULTANT
INTERNATIONAL PARKING DESIGN, INC.
11444 VENTURA BLVD., SUITE 105
SHERMAN OAKS, CA 91423
(818) 986-1484 FAX (818) 986-3697

GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
8401 N.W. 17TH STREET, SUITE I.
MIAMI, FL 33126
(305) 599-2380 FAX (305) 477-0297



PERMIT
REVISION #1

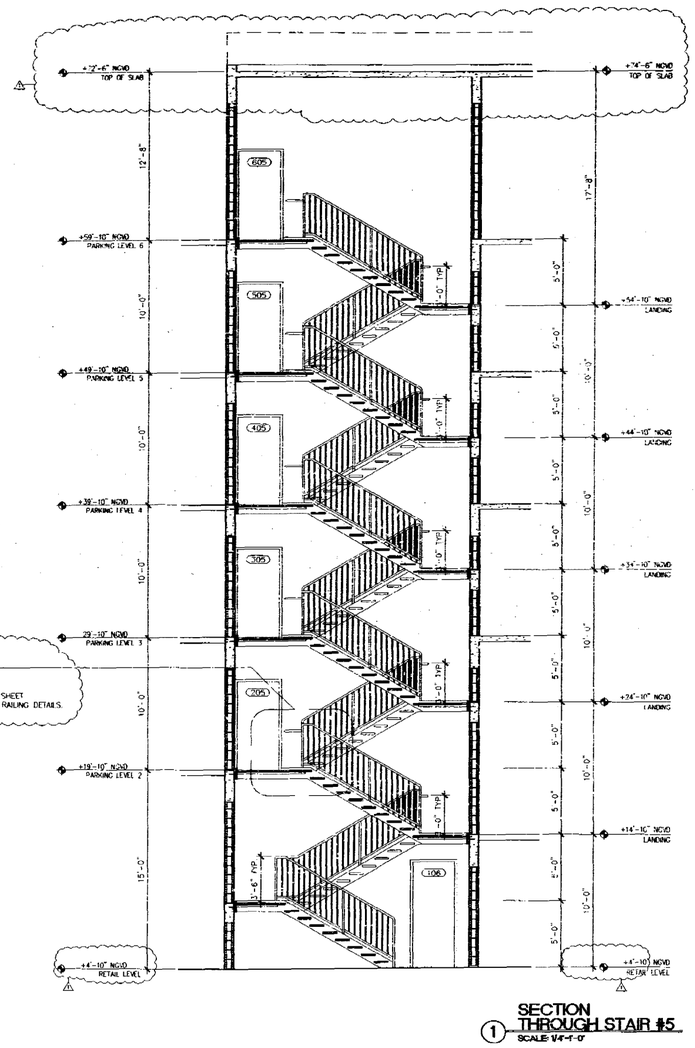
Issue Date: 05-01-2000 Project No. 9916
Drawn by: MP,LP,KC,KL,JS,JH Approved by: RC

Revision/Date	
1 05.08.00	Permit Revision
2 05.17.00	Construction Document
3 12.19.00	Contract Set
4 04.01.01	V.E revision
5 06.04.01	Elevation Revision
6 08.01.01	Permitting Revision

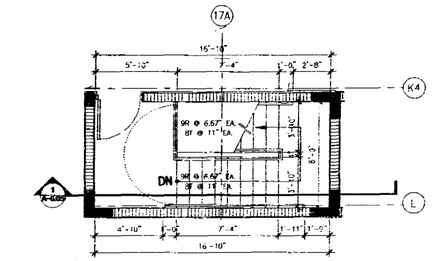
08.24.01

Sheet No. A-6.04

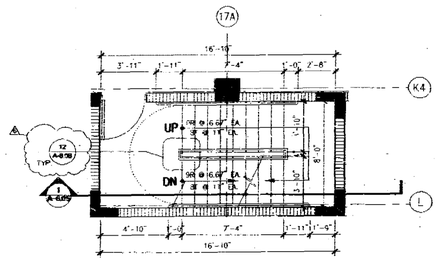
STAIR #4
ENLARGED SECTION



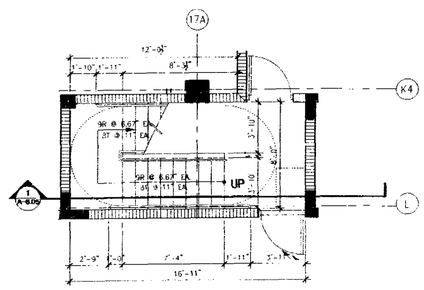
1 SECTION THROUGH STAIR #5
SCALE: 1/4"-1'-0"



STAIR #5 PLAN
PARKING LEVEL 6
C SCALE: 1/4"-1'-0"



STAIR #5 PLAN
PARKING LEVELS 2 THROUGH 5
B SCALE: 1/4"-1'-0"

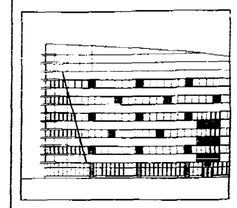


STAIR #5 PLAN
RETAIL LEVEL
A SCALE: 1/4"-1'-0"

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
BUILDING
ZONING
SIGNS
CONCURRENCY
PLUMBING
ELECTRICAL
MECHANICAL
FIRE PREVENTION
ENGINEERING
PUBLIC WORKS
STRUCTURAL
ACCESSIBILITY

NOTES:
1) ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.
2) ALL ELEVATIONS SHOWN REFER TO CITY OF MIAMI BEACH DATUM. (U.S.C.E.)

NOTE: 1) REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM AS- BUILT SURVEY DISCREPANCY.
2) STAIRS CONVERTED FROM CAST IN PLACE TO METAL PAN STAIRS.



THE LINCOLN
SOUTH BEACH

17th STREET
MIAMI BEACH, FLORIDA

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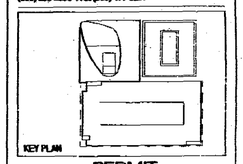
SHERMAN OAKS, CA 91423
(818) 986-1494 FAX (818) 986-8697

GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
5881 N.E. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 599-2388 FAX (305) 477-3297



PERMIT REVISION #1

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,JS,JH Approved by: AC

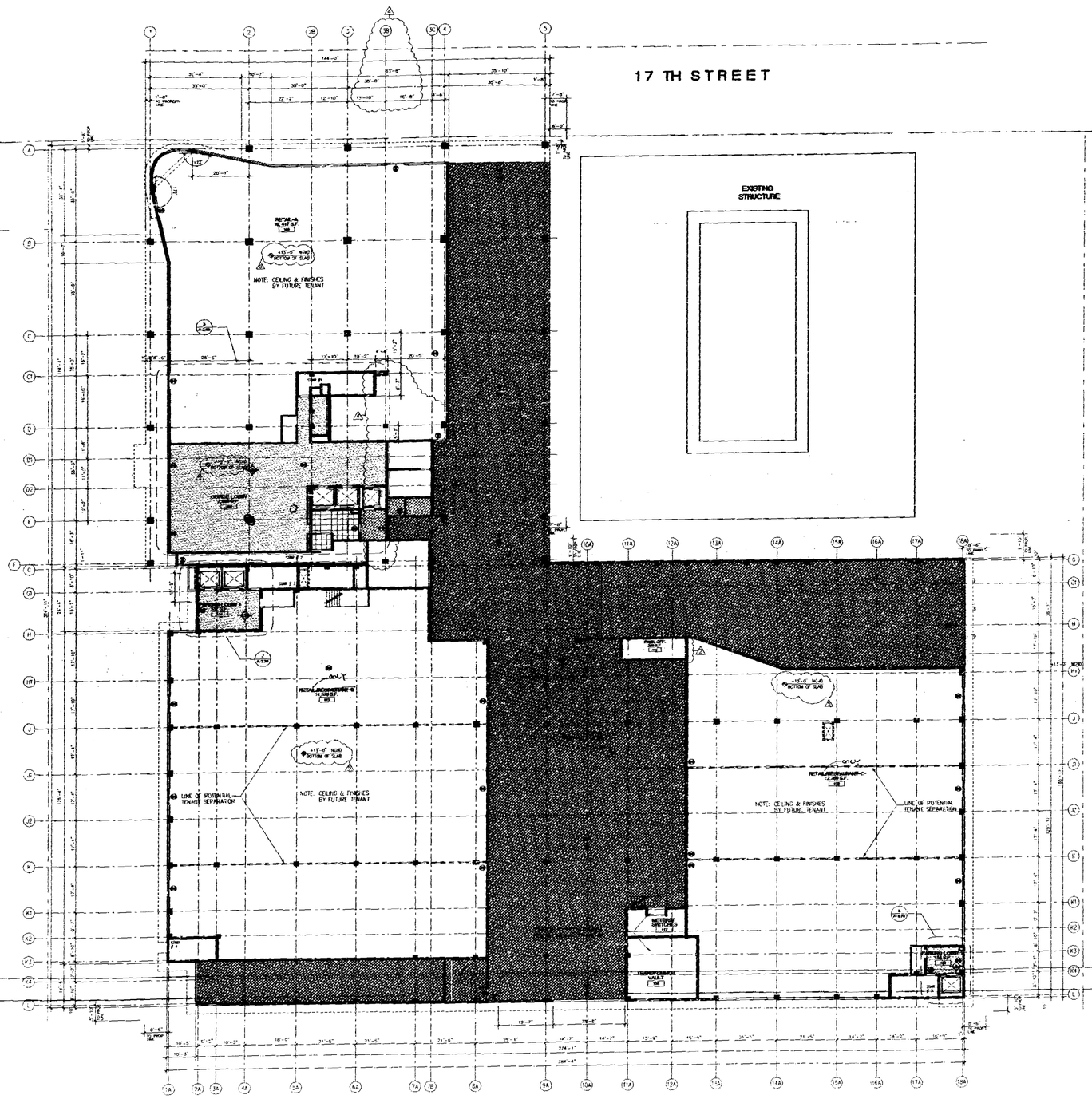
Revision/Date		
1	03.08.00	Permit Revision
2	05.17.00	Construction Document
3	12.19.00	Contract Set
4	04.01.01	V.E. revision
5	06.04.01	Elevation Revison
6	08.01.01	Permitting Revision

08.24.01

Sheet No. A-6.05

STAIR #5
ENLARGED SECTION

0000479



1 FIRST LEVEL PLAN
SCALE: 1/16"=1'-0"

REFLECTED CEILING LEGEND

- EXIT SIGN
- RETURN AIR GRILLE
- WALL MOUNTED A/C DIFFUSER
- CEILING MOUNTED A/C DIFFUSER

MATERIAL LEGEND

- GYPSUM BOARD PAINTED FINISH
- SPRAY TEXTURE FINISH
- A.C.T. ACOUSTIC TILE
- STRUCTURAL CONCRETE WITH PAINT
- PAINTED METAL PANELS

NOTE: REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM AS- BUILT SURVEY DISCREPANCY.

N

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APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
PUBLIC WORKS:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:

NOTES:
1) REFER TO SHEET A-3.00 FOR ADDITIONAL DETAILS, AND ELEVATIONS OF FIRST/RETAIL LEVEL OFFICE LOBBY.
2) REFER TO SHEET A-7.01 FOR ADDITIONAL DETAILS, AND ELEVATIONS OF PARKING LOBBIES 1 AND 2

THE LINCOLN
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17th STREET
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(305) 653-8212 FAX (305) 653-8232

LANDSCAPE ARCHITECT
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SHERMAN OAKS, CA 91423
(818) 986-1494 FAX (818) 986-5257

GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
6401 S.W. 87TH STREET, SUITE L
MIAMI, FL 33126
(305) 598-2388 FAX (305) 477-3297

KEY PLAN

PERMIT REVISION #1

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,JS,JH Approved by: AG

Revision/Date		
1	05.08.00	Permit Revision
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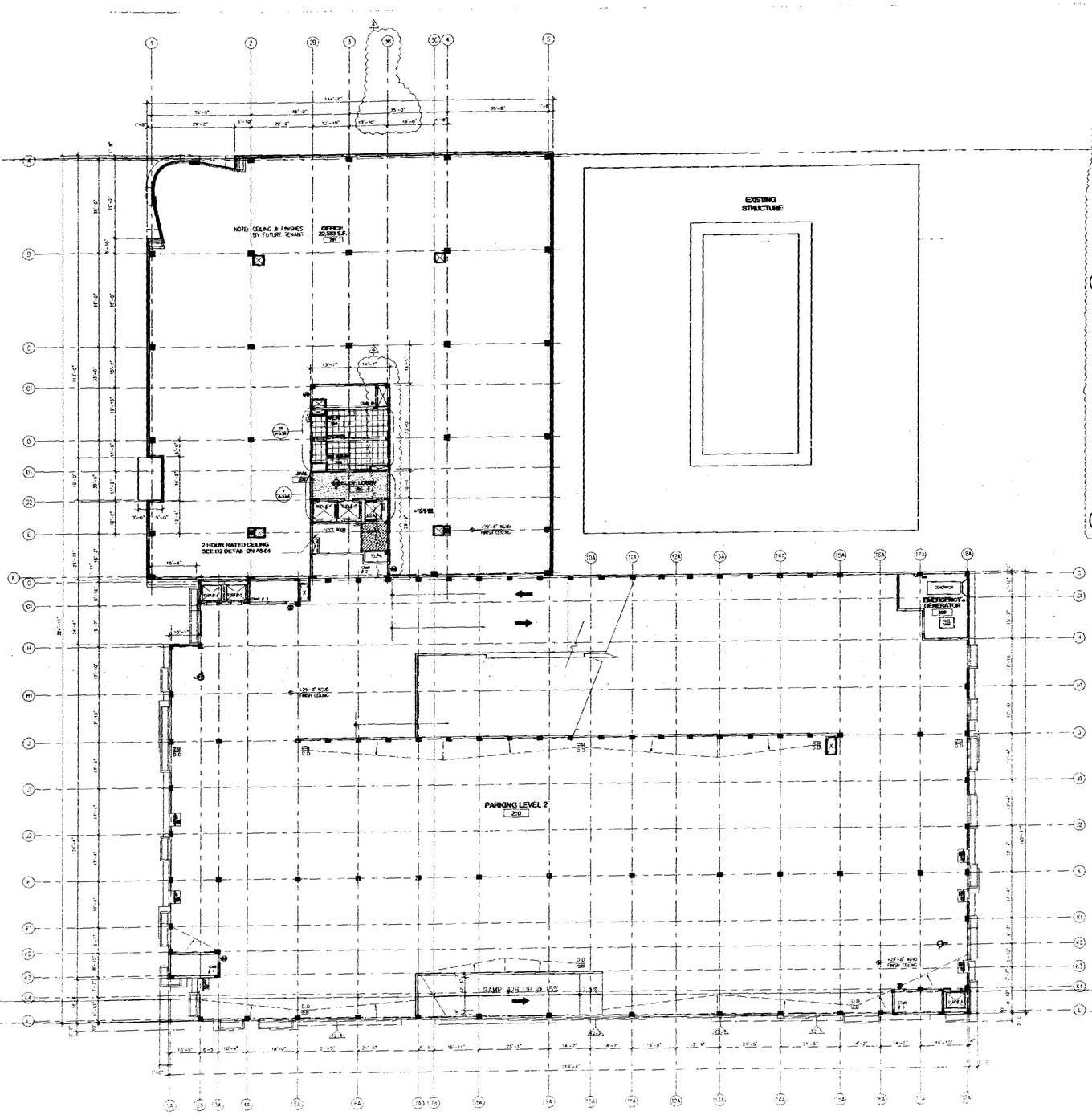
3	11.19.00	Contract Set
4	04.01.01	V.E revision
5	06.04.01	Elevation Revision

08-15-01

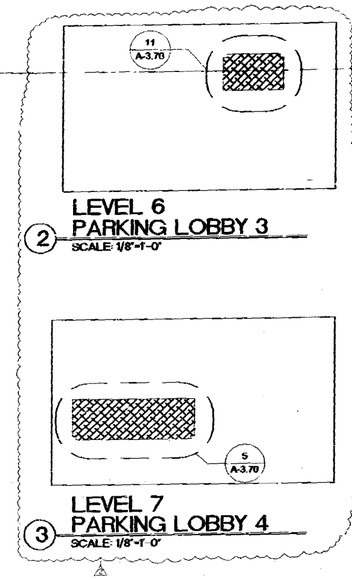
Sheet No. A-7.01

REFLECTED CEILING FIRST LEVEL

5 5 9 7 8 0



1 LEVEL 2 PLAN
SCALE: 1/16"=1'-0"



2 LEVEL 6 PARKING LOBBY 3
SCALE: 1/8"=1'-0"

3 LEVEL 7 PARKING LOBBY 4
SCALE: 1/8"=1'-0"

NOTE: REVISION TO FINISH FLOOR ELEVATIONS RESULTING FROM AS- BUILT SURVEY DISCREPANCY.

NOTES:
1) REFER TO SHEET A-2.50 FOR ADDITIONAL DETAILS, AND ELEVATIONS OF RESTROOMS AT OFFICE CORE
2) REFER TO SHEET A-3.70 FOR ADDITIONAL DETAILS, AND ELEVATIONS OF PARKING LOBBY 3 AND 4
3) MECHANICAL SHAFTS HAVE BEEN REVISED

REFLECTED CEILING LEGEND

	EXIT SIGN
	RETURN AIR GRILLE
	WALL MOUNTED A/C DIFFUSER
	CEILING MOUNTED A/C DIFFUSER

MATERIAL LEGEND

- GYPSUM BOARD PAINTED FINISH
- SPRAY TEXTURE FINISH
- 2' X 2' ACCOUSTIC TILE
- STRUCT. CONCRETE UNFINISHED
- PAINT FINISH TO CONCRETE

N

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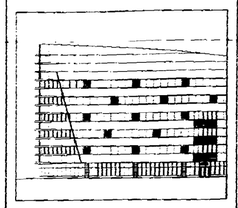
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
FIRE/MFB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING
PUBLIC WORKS
LANDSCAPE:
ACCESSIBILITY:
08-15-01



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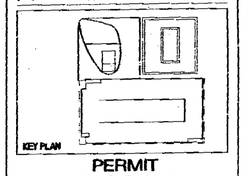


PERMIT REVISION #1

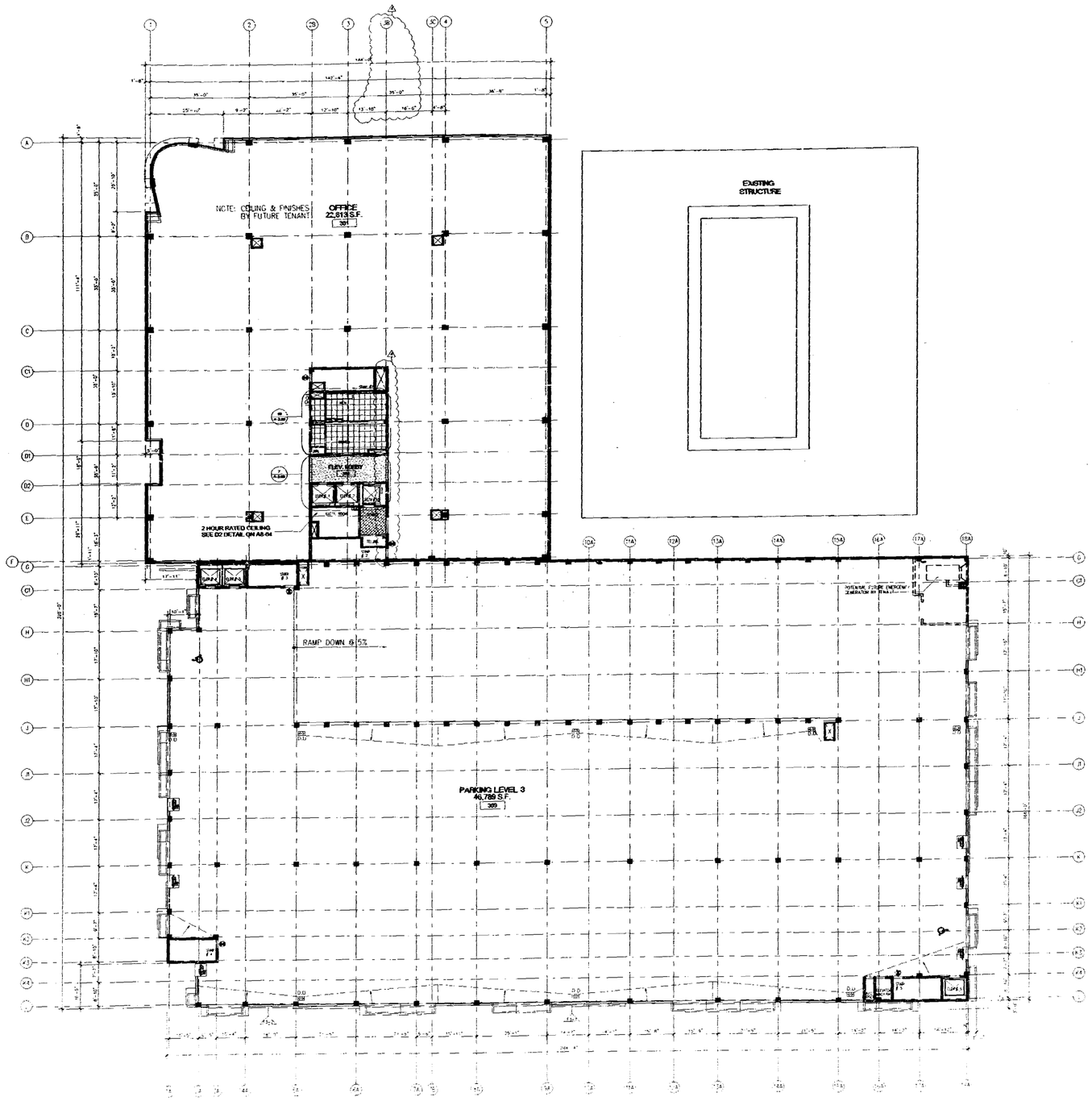
Issue Date: 05-01-2000 Project No.: 9918
Drawn by: MP,LP,KC,KT,JS,JH Approved by: AC

Revision/Date	
06.08.00	Permit Revision
08.17.00	Construction Document
12.19.00	Contract Set
04.27.01	V.E. revision
06.04.01	Revision Revision

Sheet No. A-7.02

REFLECTED CEILING LEVEL 2 PLAN AND PARKING LOBBIES 3 + 4

F99048



1 TYPICAL LEVEL PLAN
SCALE: 1/16"=1'-0"

NOTES:
1) REFER TO SHEET A-350 FOR ADDITIONAL DETAILS AND ELEVATIONS OF RESTROOMS AT OFFICE CORE.
2) MECHANICAL SHAFTS HAVE BEEN REVISED

REFLECTED CEILING LEGEND	
	EXIT SIGN
	RETURN AIR GRILLE
	WALL MOUNTED A/C DIFFUSER
	CEILING MOUNTED A/C DIFFUSER

MATERIAL LEGEND	
	GYPSUM BOARD PAINTED FINISH
	SPRAY TEXTURE FINISH
	2' X 2' ACCOUSTIC TILE
	STRUCT. CONCRETE UNFINISHED
	PAINT FINISH TO CONCRETE

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KEY PLAN

PERMIT
REVISION #1

Issue Date: 05-01-2000 Project Number: 9917.2
Drawn by: MP,LP,KC,KL,JS,JH Approved by: FC

Revision / Date	
1 05.08.00	Permit Revision
2 05.17.00	Construction Document
3 07.19.00	Division Set
4 08.01.01	DE revision

Sheet No. A-7.03

REFLECTED CEILING
TYPICAL LEVEL PLAN

000482

LIGHT FIXTURE SCHEDULE

	LOCATION	MANUFACTURER	CATALOG NO.	LAMPS NO.	LAMPS TYPE	VOLTS	MOUNTING	SIZE	FIXTURE	QTY.	REMARKS
A	RAMP 2A	COLUMBIA	LUB-232-OCT-DMR +GLR	2		277	SURFACE	7'	FLUORESCENT ALUM. ENCLOSED + CASED TED	6	
A	RAMP 2B	COLUMBIA	LUB-232-OCT-DMR +GLR	2		277	SURFACE	8'	FLUORESCENT ALUM. ENCLOSED + CASED TED	18	
A	SERVICE DRIVE	COLUMBIA	LUB-232-OCT-DMR +GLR	2		277	SURFACE	8'	FLUORESCENT ALUM. ENCLOSED + CASED TED	76	
A	GARAGE LEVEL 2	COLUMBIA	LUB-232-OCT-DMR +GLR	2		277	SURFACE	8'	FLUORESCENT ALUM. ENCLOSED + CASED TED	78	
A	GARAGE LEVEL 2	COLUMBIA	LUB-232-OCT-DMR +GLR	2		277	SURFACE	8'	FLUORESCENT ALUM. ENCLOSED + CASED TED	21	ADD SHIELDING
A	GARAGE LEVELS 3-5	COLUMBIA	LUB-232-OCT-DMR +GLR	2		277	SURFACE	8'	FLUORESCENT ALUM. ENCLOSED + CASED TED	78	
A	GARAGE LEVELS 3-5	COLUMBIA	LUB-232-OCT-DMR +GLR	2		277	SURFACE	8'	FLUORESCENT ALUM. ENCLOSED + CASED TED	22	ADD SHIELDING
A	GARAGE LEVEL 6	COLUMBIA	LUB-232-OCT-DMR +GLR	2		277	SURFACE	8'	FLUORESCENT ALUM. ENCLOSED + CASED TED	12	
A	GARAGE LEVEL 6	COLUMBIA	LUB-232-OCT-DMR +GLR	2		277	SURFACE	8'	FLUORESCENT ALUM. ENCLOSED + CASED TED	1	ADD SHIELDING
A	GARAGE LEVEL 7	COLUMBIA	LUB-232-OCT-DMR +GLR	2		277	SURFACE	8'	FLUORESCENT ALUM. ENCLOSED + CASED TED	11	
B	LEVELS 2-6 BATHROOMS	100001	1000001	X		XXX	1000001	XX	PENDANT	XX	
C	RETAIL LEVEL 1 OFFICE LOBBY	COLUMBIA	1SS-332-SSD-4ESS-GLR	2		1001	XXXXXXX	8'-3"	FLUORESCENT- STAGGERED STRIPS	6	SEE STAGGERED STRIP ROW SCHEDULE FOR ADDITIONAL INFORMATION
C	LEVELS 2-6 OFFICE ELEV. LOBBY	COLUMBIA	1SS-232-SSD-4ESS-GLR	2		1001	XXXXXXX	8'-3"	FLUORESCENT- STAGGERED STRIPS	3	SEE STAGGERED STRIP ROW SCHEDULE FOR ADDITIONAL INFORMATION
C	LEVELS 2-6 OFFICE ROOMS W/ BATHROOM	COLUMBIA	1SS-232-SSD-4ESS-GLR	2		XXX	1000001	8'-3"	FLUORESCENT- STAGGERED STRIPS	5	SEE STAGGERED STRIP ROW SCHEDULE FOR ADDITIONAL INFORMATION
C	LEVELS 2-6 OFFICE ROOMS W/ BATHROOM	COLUMBIA	1SS-232-SSD-4ESS-GLR	2		1001	XXXXXXX	11'-5"	FLUORESCENT- STAGGERED STRIPS	5	SEE STAGGERED STRIP ROW SCHEDULE FOR ADDITIONAL INFORMATION
D	ELEVATOR #1 PIT	WIDE ENEL	RLW 200 IN	1	200A21	120	SURFACE		ELEVATOR PIT	1	
D	ELEVATOR #2 PIT	WIDE ENEL	RLW 200 IN	1	200A21	120	SURFACE		ELEVATOR PIT	1	
D	ELEVATOR #3 PIT	WIDE ENEL	RLW 200 IN	1	200A21	120	SURFACE		ELEVATOR PIT	1	
D	ELEVATOR #4 PIT	WIDE ENEL	RLW 200 IN	1	200A21	120	SURFACE		ELEVATOR PIT	1	
D	ELEVATOR #5 PIT	WIDE ENEL	RLW 200 IN	1	200A21	120	SURFACE		ELEVATOR PIT	1	
F	MECH./EMTCH RM.	COLUMBIA	CSB-232-OCT-GLR	2		120/277	SURFACE	8'	FLUORESCENT COMMERCIAL STRIP	7	
E	DOMESTIC PUMP ROOM #1	COLUMBIA	CSB-232-OCT-GLR	2		120/277	SURFACE	8'	FLUORESCENT COMMERCIAL STRIP	1	
E	DOMESTIC PUMP ROOM #2	COLUMBIA	CSB-332-OCT-GLR	3		120/277	SURFACE	8'	FLUORESCENT COMMERCIAL STRIP	1	
E	FIRE CONTROL/ SECURITY	COLUMBIA	CSB-232-OCT-GLR	2		120/277	SURFACE	8'	FLUORESCENT COMMERCIAL STRIP	1	
E	ELEVATOR MACHINE ROOM	COLUMBIA	CSB-232-OCT-GLR	2		120/277	SURFACE	8'	FLUORESCENT COMMERCIAL STRIP	2	
E	ELECT. ROOM #5 LEVEL 1	COLUMBIA	CSB-232-OCT-GLR	2		120/277	SURFACE	8'	FLUORESCENT COMMERCIAL STRIP	1	
F	MECH. EMTHRC/ EXHAUST ROOM	COLUMBIA	CSB-232-OCT-GLR	2		120/277	SURFACE	8'	FLUORESCENT COMMERCIAL STRIP	2	
C	PARKING OFFICE	COLUMBIA	CSB-232-OCT-GLR	2		120/277	SURFACE	8'	FLUORESCENT COMMERCIAL STRIP	1	
E	TRASH ROOM	COLUMBIA	CSB-232-OCT-GLR	2		120/277	SURFACE	8'	FLUORESCENT COMMERCIAL STRIP	2	
E	LEVEL 1 VALET ROOM #2	COLUMBIA	CSB-232-OCT-GLR	2		120/277	SURFACE	8'	FLUORESCENT COMMERCIAL STRIP	2	
E	LEVEL 2 MEANIE	COLUMBIA	CSB-232-OCT-GLR	2		120/277	SURFACE	8'	FLUORESCENT COMMERCIAL STRIP	1	
E	LEVEL 2 MEANIE/ GENERATOR ROOM	COLUMBIA	CSB-232-OCT-GLR	2		120/277	SURFACE	8'	FLUORESCENT COMMERCIAL STRIP	3	
E	LEVELS 3-6 ELECTRICAL ROOM	COLUMBIA	CSB-232-OCT-GLR	2		120/277	SURFACE	8'	FLUORESCENT COMMERCIAL STRIP	2	
E	LEVELS 3-6 MEPR./S	COLUMBIA	CSB-232-OCT-GLR	2		120/277	SURFACE	8'	FLUORESCENT COMMERCIAL STRIP	1	
E	LEVEL 7 MECHANICAL ROOM	COLUMBIA	CSB-232-OCT-GLR	2		120/277	SURFACE	8'	FLUORESCENT COMMERCIAL STRIP	4	
F	LEVEL 1 STAIR #1	COLUMBIA	RD4-232-OCT-GLR	2		120/277	SURFACE	4'	FLUORESCENT COMMERCIAL STRIP	2	
F	LEVEL 1 STAIR #2	COLUMBIA	RD4-232-OCT-GLR	2		120/277	SURFACE	4'	FLUORESCENT COMMERCIAL STRIP	5	
F	LEVEL 1 STAIR #3	COLUMBIA	RD4-232-OCT-GLR	2		120/277	SURFACE	4'	FLUORESCENT COMMERCIAL STRIP	2	
F	LEVEL 1 STAIR #4	COLUMBIA	RD4-232-OCT-GLR	2		120/277	SURFACE	4'	FLUORESCENT COMMERCIAL STRIP	3	
F	LEVELS 2-7 STAIR #1	COLUMBIA	RD4-232-OCT-GLR	2		120/277	SURFACE	4'	FLUORESCENT COMMERCIAL STRIP	2	
F	LEVELS 2-7 STAIR #2	COLUMBIA	RD4-232-OCT-GLR	2		120/277	SURFACE	4'	FLUORESCENT COMMERCIAL STRIP	2	
F	LEVELS 2-7 STAIR #3	COLUMBIA	RD4-232-OCT-GLR	2		120/277	SURFACE	4'	FLUORESCENT COMMERCIAL STRIP	2	
F	LEVELS 2-7 STAIR #4	COLUMBIA	RD4-232-OCT-GLR	2		120/277	SURFACE	4'	FLUORESCENT COMMERCIAL STRIP	2	
F	TELEPHONE ROOM	COLUMBIA	CS4-232-OCT-GLR	2		120/277	SURFACE	4'	FLUORESCENT COMMERCIAL STRIP	1	
F	LAUNDRY ROOM	COLUMBIA	CS4-232-OCT-GLR	2		120/277	SURFACE	4'	FLUORESCENT COMMERCIAL STRIP	1	
F	SUMP PUMP RM #1	COLUMBIA	CS4-232-OCT-GLR	2		120/277	SURFACE	4'	FLUORESCENT COMMERCIAL STRIP	1	
F	SUMP PUMP RM #2	COLUMBIA	CS4-232-OCT-GLR	2		120/277	SURFACE	4'	FLUORESCENT COMMERCIAL STRIP	1	
F	GARAGE RAMP	COLUMBIA	CS4-232-OCT-GLR	2		120/277	SURFACE	4'	FLUORESCENT COMMERCIAL STRIP	1	
E	LOBBY ENT	DUALITE	LX	-	-	277	SURFACE		EXIT SIGN DAMP LOCATION	1	
E	LOBBY	DUALITE	LX	-	-	277	SURFACE		EXIT SIGN DAMP LOCATION	1	
E	LOBBY 2	DUALITE	LX	-	-	277	SURFACE		EXIT SIGN DAMP LOCATION	1	
E	ES	DUALITE	LX	-	-	277	SURFACE		EXIT SIGN DAMP LOCATION	1	
E	ESS	DUALITE	LX	-	-	277	SURFACE		EXIT SIGN DAMP LOCATION	1	
E	ES-1	DUALITE	LX	-	-	277	SURFACE		EXIT SIGN DAMP LOCATION	1	
E	ES-2	DUALITE	LX	-	-	277	SURFACE		EXIT SIGN DAMP LOCATION	1	
E	ES-3	DUALITE	LX	-	-	277	SURFACE		EXIT SIGN DAMP LOCATION	1	
E	LEVEL	DUALITE	LTUNRD	2	SAMeRIS	277	SURFACE		EXIT SIGN W/ EMERGENCY LIGHT	10	
E	LEVEL-1	DUALITE	LTUNRD	2	SAMeRIS	277	SURFACE		EXIT SIGN W/ EMERGENCY LIGHT	1	
E	LEVEL-2	DUALITE	LTUNRD	2	SAMeRIS	277	SURFACE		EXIT SIGN W/ EMERGENCY LIGHT	1	
E	EXTERIOR	LUTHONIA	WP2W	1	28DT7	120	SURFACE		ROOF EXTERIOR	4	
E	EXTERIOR	LUTHONIA	WP2W	1	28DT7	277	SURFACE		ROOF EXTERIOR	1	
E	EXTERIOR	LUTHONIA	WP2W	1	28DT7	120	SURFACE		ROOF EXTERIOR	1	
E	PARKING	KIM LIGHTING	ENG/PW7S25-8250	1	2L	XXX	XXXXXXXX		ROOF EXTERIOR	7	
E	PARKING	KIM LIGHTING	ENG/PW7S25-8250	1	1A	XXX	XXXXXXXX		ROOF EXTERIOR	1	
E	PARKING	KIM LIGHTING	ENG/PW7S25-8250	1	1A	XXX	XXXXXXXX		ROOF EXTERIOR	3	

NOTE: REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL LIGHT FIXTURES

STAGGERED STRIP FIXTURES-ROW SCHEDULE

ROW #	LOCATION	ROW LENGTH	NUMBER OF LIGHTS	REMARKS
1	LEVEL 1 OFFICE LOBBY	40'-6"	4	
2	LEVEL 1 OFFICE LOBBY	40'-9"	4	
3	LEVEL 1 OFFICE LOBBY	41'-1"	4	
4	LEVEL 1 OFFICE LOBBY	55'-3"	6	
5	LEVEL 1 OFFICE LOBBY	16'-1"	1	
6	LEVEL 1 OFFICE LOBBY	16'-4"	1	
7	LEVEL 1 OFFICE LOBBY	16'-5"	1	
F	LEVEL 1 OFFICE LOBBY	14'-3"	1	
9	LEVELS 2-6 OFFICE ELEV. LOBBY	9'-11"	1	
10	LEVELS 2-6 OFFICE ELEV. LOBBY	10'-1"	1	
11	LEVELS 2-6 OFFICE ELEV. LOBBY	10'-2"	1	
12	LEVELS 2-6 OFFICE ROOMS W/ BATHROOMS	8'-2"	1	
13	LEVELS 2-6 OFFICE ROOMS W/ BATHROOMS	11'-5"	1	
14	LEVELS 2-6 OFFICE ROOMS W/ BATHROOMS	11'-6"	1	
15	LEVELS 2-6 OFFICE ROOMS W/ BATHROOMS	11'-5"	1	
16	LEVELS 2-6 OFFICE ROOMS W/ BATHROOMS	11'-8"	1	
17	LEVELS 2-6 OFFICE ROOMS W/ BATHROOMS	8'-3"	1	
18	LEVELS 2-6 OFFICE ROOMS W/ BATHROOMS	8'-8"	1	
19	LEVELS 2-6 OFFICE ROOMS W/ BATHROOMS	10'-10"	1	
20	LEVELS 2-6 OFFICE ROOMS W/ BATHROOMS	10'-7"	1	
21	LEVELS 2-6 OFFICE ROOMS W/ BATHROOMS	10'-7"	1	

FINISH SCHEDULE LEGEND

CODE	DESCRIPTION	MANUFACTURER* or approved equal	SPECIFICATION
WALL FINISH			
CT	Ceramic Tile	Tile & Marble Collection	*TO BE COORDINATED W/ OWNER
PT	Painted*	-	*TO BE COORDINATED W/ OWNER
PT-CMU	CMU PAINTED**	-	*TO BE COORDINATED W/ OWNER
CMU	CMU**	-	*TO BE COORDINATED W/ OWNER
PT-C	CONCRETE WALL PAINTED***	-	*TO BE COORDINATED W/ OWNER
SS	Stainless Steel #4 Satin Finish	Milgo Bufkin	
GT	Glass Mosaic Tile	Forms & Surfaces	
WDV	Wood Veneered Plywood	-	-
STU	Cement Plaster Finish	-	-
WC	Vinyl Wall Covering	-	*TO BE COORDINATED W/ OWNER
FLOOR FINISH			
BC	Broom Finish Concrete	-	SLIP RESISTANT (FRICTION COEFF. 06 walks & 08 for ramps)
C-1	Carpet	Interface Carpet	-
CTF	Ceramic Tile	Tile & Marble	SLIP RESISTANT (FRICTION COEFF. 06 walks & 08 for ramps)
SC	Sealed Concrete	-	-
TERR-1	Terrazzo - White	Artistic Surfaces	SLIP RESISTANT (FRICTION COEFF. 06 walks & 08 for ramps)
TERR-2	Terrazzo - Blue	Artistic Surfaces	SLIP RESISTANT (FRICTION COEFF. 06 walks & 08 for ramps)
WD	Wood	-	SLIP RESISTANT (FRICTION COEFF. 06 walks & 08 for ramps)
VT	Vinyl Tile	-	SLIP RESISTANT (FRICTION COEFF. 06 walks & 08 for ramps)
BASE FINISH			
CTB	3-1/2" Ceramic Tile Base	-	-
WD	3-1/2" Wood Base	-	-
CEILING FINISH			
ACT	Acoustical Ceiling Tile	-	-
EXP	Exposed Structure	-	-
PGB	Painted Gypsum Board	-	-
STP	Sprayed Smooth Plaster	-	-
STU	Cement Plaster Finish	-	-
MATERIAL			
B	Block Wall	-	-
C	Concrete Wall	-	-
GB	Gypsum Board	-	SEE ELEVATIONS FOR GLASS TYPE
MRB	Moisture Resist. Gypsum Board	-	-
SF	Storefront System	-	-
G-1	Clear Glass	-	-

* CMU UNITS TO BE NEATLY INSTALLED, REMOVE LOOSE MORTAR AND CLEAN SURFACES BEFORE PAINT.

** CONCRETE SURFACE TO BE NEATLY FINISHED, FREE OF HONEYCOMBS AND / OR ROUGHNESS. CLEAN SURFACES BEFORE PAINT.

*** FOR EXTERIOR FINISHES, REFER TO ELEVATIONS

ROOM FINISH SCHEDULE

GROUND RETAIL LEVEL

ROOM No.	ROOM NAME	FLOOR FINISH	BASE FINISH	WALL NORTH MAT	WALL NORTH FIN	WALL SOUTH MAT	WALL SOUTH FIN	WALL EAST MAT	WALL EAST FIN	WALL WEST MAT	WALL WEST FIN	CEILING FINISH	CEILING HEIGHT	REMARKS
101	RESP/RETAIL-A	-	-	GB	PT	GB	PT	GB	PT	GB	PT	PGB	-	FUTURE TENANT
102	SHIPPING ROOM	-	-	GB	PT	GB	PT	GB	PT	GB	PT	PGB	-	-
103	OFFICE LOBBY	-	-	GB	PT	GB	PT	GB	PT	GB	PT	PGB	-	-
104	PUMP ROOM # 1	SC	-	CMU	EXP	CMU	EXP	CMU	EXP	CMU	EXP	EXP	-	-
105	PUMP ROOM # 2	SC	-	CMU	EXP	CMU	EXP	CMU	EXP	CMU	EXP	EXP	-	-
106	JANITOR'S CLOSET	SC	-	CMU	EXP	CMU	EXP	CMU	EXP	CMU	EXP	EXP	-	-
107	TELEPHONE ROOM	SC	-	CMU	EXP	CMU	EXP	CMU	EXP	CMU	EXP	EXP	-	-
108	FIRE CONTROL/SECURITY	-	-	GB	PT	GB	PT	GB	PT	GB	PT	PGB	-	-
109	SERVICE ROOM	SC	-	CMU	EXP	CMU	EXP	CMU	EXP	CMU	EXP	EXP	-	-
110	BATHROOM	-	-	MRB	PT	MRB	PT	MRB	PT	MRB	PT	-	-	-
111	PARKING ELEV. LOBBY 1	-	-	GB	PT	GB	PT	GB	PT	GB	PT	PGB	-	-
112	ELEV. MECH	SC	-	CMU	EXP	CMU	EXP	CMU	EXP	CMU	EXP	EXP	-	-
113	MACHINE ROOM A/C	SC	-	CMU	EXP	CMU	EXP	CMU	EXP	CMU	EXP	EXP	-	-
114	TRASH ROOM	SC	-	CMU	EXP	CMU	EXP	CMU	EXP	CMU	EXP	EXP	-	-
115	RESP/RETAIL-B	-	-	GB	PT	GB	PT	GB	PT	GB	PT	PGB	-	FUTURE TENANT
116	TRANS. VAULT	SC	-	CMU	EXP	CMU	EXP	CMU	EXP	CMU	EXP	EXP	-	-
117	METER/SWITCHES	SC	-	CMU	EXP	CMU	EXP	CMU	EXP	CMU	EXP	EXP	-	-
118	RESP/RETAIL-C	-	-	GB	PT	GB	PT	GB	PT	GB	PT	PGB	-	FUTURE TENANT
119	PARK. OFFICE	-	-	CMU	PT	CMU	PT	CMU	PT	CMU	PT	-	-	-
120	PARKING ELEV. LOBBY 2	-	-	GB	PT	GB	PT	GB	PT	GB	PT	PGB	-	-
121	RETAIL ELECRICAL ROOM-A	-	-	GB	PT	GB	PT	GB	PT	GB	PT	EXP	-	-
122	RETAIL ELECRICAL ROOM-B	-	-	CMU	PT	GB	PT	GB	PT	CMU	PT	EXP	-	-
123	RETAIL ELECRICAL ROOM-C	-	-	GB	PT	CMU	PT	CMU	PT	GB	PT	EXP	-	-
124	ELEVATOR #1 CAB	-	-	-	SS	-	SS	-	SS	-	SS	SS	-	-
125	ELEVATOR #2 CAB	-	-	-	SS	-	SS	-	SS	-	SS	SS	-	-
126	ELEVATOR #3 CAB	-	-	-	SS	-	SS	-	SS	-	SS	SS	-	-
127	ELEVATOR #4 CAB	-	-	-	SS	-	SS	-	SS	-	SS	SS	-	-
128	ELEVATOR #5 CAB	-	-	-	SS	-	SS	-	SS	-	SS	SS	-	-
129	ELEVATOR #6 CAB	-	-	-	SS	-	SS	-	SS	-	SS	SS	-	-

2ND OFFICE + PARKING LEVEL

201	OFFICE	-		GB	PT	GB	PT	GB	PT	GB	PT	PGB	-	FUTURE TENANT
202	MEN'S BATHROOM			MRB	PT	MRB	PT	MRB	PT	MRB	PT	ACT	-	-
203	JANITOR'S CLOSET	SC	-	CMU	EXP	CMU	EXP	CMU	EXP	CMU	EXP	EXP	-	-
204	WOMEN'S BATHROOM			MRB	PT	MRB	PT	MRB	PT	MRB	PT	ACT	-	-
205	ELEV. LOBBY	-		GB	PT	GB	PT	GB	PT	GB	PT	PGB	-	FUTURE TENANT
206	ELEC. ROOM	SC	-	CMU	EXP	CMU	EXP	MRB	-	CMU	EXP	EXP	-	-
207	SERVICE ROOM	SC	-	CMU	EXP	MRB	-	CMU	EXP	MRB	-	EXP	-	-
208	TELEPHONE ROOM	SC	-	MRB	-	CMU	EXP	CMU	EXP	CMU	EXP	EXP	-	-
209	GENERATOR ROOM	SC		CMU	EXP	CMU	EXP	CMU	EXP	CMU	EXP	EXP	-	-
210	PARKING GARAGE	SC		CMU	EXP	CMU	EXP	CMU	EXP	CMU	EXP	EXP	-	-

3RD LEVEL-PARKING

310	ELEVATOR MECHANICAL ROOM	SC	-	CMU	EXP	CMU	EXP	CMU	EXP	CMU	EXP	EXP	-	-
311	A/C CLOSET	SC		CMU	EXP	CMU	EXP	CMU	EXP	CMU	EXP	EXP	-	-

3RD THRU 6TH OFFICE + PARKING LEVEL (TYPICAL)

301	OFFICE	-	-	GB	PT	GB	PT	GB	PT	GB	PT	PGB	-	-
302	MEN'S BATHROOM	-	-	MRB	PT	MRB	PT	MRB	PT	MRB	PT	ACT	-	-
303	JANITOR'S CLOSET	SC		CMU	EXP	CMU	EXP	CMU	EXP	CMU	EXP	EXP	-	-
304	WOMEN'S BATHROOM	-	-	MRB	PT	MRB	PT	MRB	PT	MRB	PT	ACT	-	-
305	ELEV. LOBBY	-	-	GB	PT	GB	PT	GB	PT	GB	PT	PGB	-	-
306	ELEC. ROOM	SC	-	CMU	EXP	CMU	EXP	MRB	-	CMU	EXP	EXP	-	-
307	SERVICE ROOM	SC	-	CMU	EXP	MRB	-	CMU	EXP	MRB	-	EXP	-	-
308	TELEPHONE ROOM	SC	-	MRB	-	CMU	EXP	CMU	EXP	CMU	EXP	EXP	-	-
309	PARKING GARAGE	SC		CMU	EXP	CMU	EXP	CMU	EXP	CMU	EXP	EXP	-	-

6TH LEVEL- PARKING

610	PARKING ELEVATOR LOBBY 3	SC	-	G-1	-	GB	PT	G-1	-	G-1	-	EXP	-	-

7TH LEVEL- MECHANICAL

701	COOLING TOWER	SC	-	CMU	EXP	CMU	EXP	CMU	EXP	CMU	EXP	EXP	-	-
702	MECHANICAL ROOM	SC	-	CMU	EXP	CMU	EXP	CMU	EXP	CMU	EXP	EXP	-	-
703	PARKING GARAGE	SC	-	CMU	EXP	CMU	EXP	CMU	EXP	CMU	EXP	EXP	-	-
704	PARKING ELEVATOR LOBBY 4	SC	-	GB	PT	G-1	-	G-1	-	G-1	-	EXP	-	-

8TH LEVEL- MECH. + MACHINE ROOM

801	ELEVATOR MECHANICAL ROOM	SC	-	CMU	EXP	CMU	EXP	CMU	EXP	CMU	EXP	EXP	-	-
802	ELEV. MACHINE ROOM	SC	-	CMU	EXP	CMU	EXP	CMU	EXP	CMU	EXP	EXP	-	-
803	A/C CLOSET	SC	-	CMU	EXP	CMU	EXP	CMU	EXP	CMU	EXP	EXP	-	-

PLUMBING SCHEDULE

QTY.	DESCRIPTION	MANUFACTURER* or approved equal	SPECIFICATION
25	Bathroom Lavatory	Kohler	Conceal Bell K-2210 (White Finish)
25	Lavatory Faucet/Valve	Kohler	Falling Water K-T96/K307-K
40	Toilet	American Standard	High Hamilton
10	Urinal	American Standard	Lynbrook
12	Handicap Toilet	American Standard	High Hamilton 2096.016
12	Handicap Sink & Faucet	American Standard	Yorkville Universal 0604.150/0.07
6	Employee Sink & Faucet	American Standard	Yorkville Universal 0604.150/0.07

NOTE: All bathroom fixtures to be white.

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THIS DATE

THE LINCOLN
SOUTH BEACH
17th STREET
MIAMI BEACH, FLORIDA

ARCHITECT
ARQ
550 Brickell Avenue
Miami, FL 33131
TEL (305) 372-1812
FAX (305) 372-1175

STRUCTURAL ENGINEER
DONNELL, DUQUESNE & ALBAISA, P.A.
4638 SW 74 COURT
MIAMI, FL 33155
(305) 666-4711 FAX (305) 666-5259

MEP
FLORIDA ENGINEERING SYSTEMS
34 NW 168TH STREET
NORTH MIAMI BEACH, FL 33169
(305) 653-8212 FAX (305) 653-8232

LANDSCAPE ARCHITECT
URBAN RESOURCE GROUP
420 LINCOLN ROAD SUITE 353
MIAMI BEACH, FL 33139
(305) 673-2534 FAX (305) 673-4822

GEOTECHNICAL CONSULTANT
PSI
7650 N.W. 64TH STREET
MIAMI, FL 33166
(305) 471-7725 FAX (305) 593-1915

CIVIL ENGINEER
KIMLEY-HORN & ASSOC., INC.
420 LINCOLN ROAD, SUITE 363
MIAMI BEACH, FL 33139
(305) 673-2025 FAX (305) 673-4882

PARKING CONSULTANT
INTERNATIONAL PARKING DESIGN, INC.
16144 VENTURA BLVD., SUITE 100
SHERMAN OAKS, CA 91423
(818) 986-1486 FAX (818) 906-9697

GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
9491 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 599-2369 FAX (305) 477-3297

KEY PLAN

PERMIT
REVISION #1

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KJ,JS,JH Approved by: AC

Revision/Date		
1	05.08.00	Permit Revision
2	05.17.00	Construction Document
3	12.19.00	Contract Set

BUILDING 08-15-01

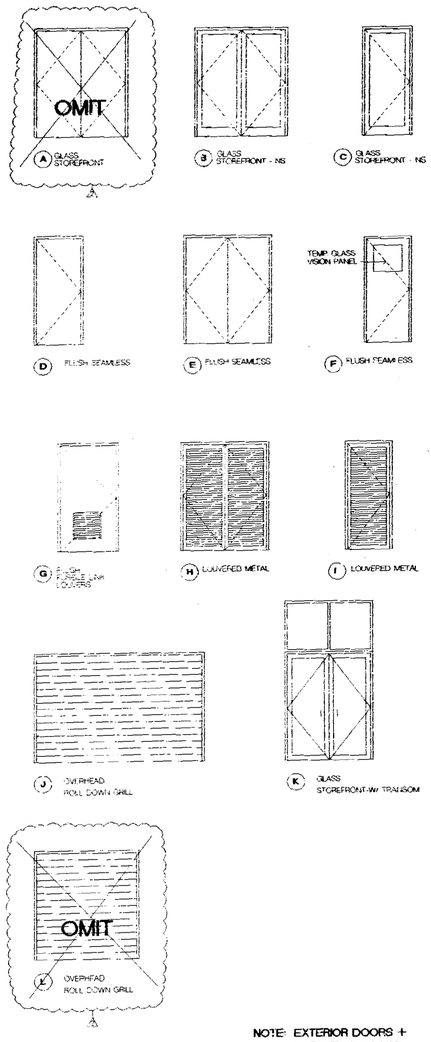
Sheet No. A-8.01

FINISH LEGEND AND ROOM FINISH SCHEDULE

A80483

DOOR SCHEDULE

DOOR NO.	LOCATION/DESCRIPTION	PAIR	DOORS SIZE	TYPE	FIN.	ELEV.	FRAME TYPE	FRAME MAT.	DETAILS HEAD	DETAILS JAMB	DETAILS THRD.	LABEL	HRDW. SET	REMARKS
101	STAIR #1		3'-0" x 8'-0"	HM	PTD.	D	HM.	STL.	8/A8.05	4/A8.05-5/A8.05	–	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
102	STAIR #2		3'-0" x 8'-0"	HM	PTD.	D	HM.	STL.	9/A8.05	14/A8.05-1/A8.05	3/A8.06	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
103	STAIR #3		3'-0" x 8'-0"	HM	PTD.	D	HM.	STL.	8/A8.05	4/A8.05-5/A8.05	2/A8.06	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
104	STAIR #4		3'-0" x 8'-0"	HM	PTD.	D	HM.	STL.	9/A8.05	1/A3.05	3/A8.06	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
105	STAIR #5		3'-0" x 8'-0"	HM	PTD.	D	HM.	STL.	9/A8.05	1/A8.05-14/A8.05	3/A8.06	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
106	STAIR #5		3'-0" x 8'-0"	HM	PTD.	D	HM.	STL.	6/A8.05	5/A8.05-4/A8.05	2/A8.06	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
107	DOMESTIC PUMP ROOM		3'-0" x 7'-0"	HM	PTD.	G	HM.	STL.	9/A8.05	1/A8.05	3/A8.06	D		SELF CLOSING & 1 1/2 HR. FIRE RATED & LOUV. W/FUS. LINK
108	FIRE PUMP ROOM		3'-0" x 8'-0"	HM	PTD.	G	HM.	STL.	9/A8.05	1/A8.05	3/A8.06	D		SELF CLOSING & 1 1/2 HR. FIRE RATED & LOUV. W/FUS. LINK
109	TELEPHONE ROOM		3'-0" x 7'-0"	HM	PTD.	D	HM.	STL.	9/A8.05	1/A8.05-14/A8.05	3/A8.06	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
110	JANITOR'S CLOSET		3'-0" x 7'-0"	HM	PTD.	D	HM.	STL.	9/A8.05	1/A8.05-14/A8.05	3/A8.06	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
111	SERVICE ENTRY	X	6'-0" x 8'-0"	HM	PTD.	E	HM.	STL.	9/A8.05	1/A8.05	3/A8.06	D		SELF CLOSING & 1 1/2 HR. FIRE RATED
112	FIRE CONTROL SECURITY ROOM		3'-0" x 8'-0"	HM	PTD.	D	HM.	STL.	8/A8.05	4/A8.05	6/A8.06	C		SELF CLOSING & 3/4 HR. FIRE RATED
113	RESTROOM		3'-0" x 7'-0"	HM	PTD.	D	HM.	STL.	10/A8.05	10/A8.05	4/A8.06	C		SELF CLOSING & 3/4 HR. FIRE RATED
114	OFFICE LOBBY		3'-0" x 8'-0"	HM	PTD.	D	HM.	STL.	19/A8.05	18/A8.05-3/A8.05	–	C		SELF CLOSING & 3/4 HR. FIRE RATED
115	OFFICE LOBBY/RETAIL	X	6'-0" x 8'-0"	HM	PTD.	B	HM.	STL.	–	7/A8.07	–	C		SELF CLOSING & 3/4 HR. FIRE RATED
116	ELECTRICAL ROOM		3'-0" x 7'-0"	HM	PTD.	D	HM.	STL.	10/A8.05	10/A8.05	2/A8.06	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
117	RETAIL ENTRY	X	6'-0" x 8'-0"	HM	PTD.	K	HM.	STL.	–	7/A8.07	–	E		SELF CLOSING & 3/4 HR. FIRE RATED
118	RETAIL/ CORRIDOR		3'-0" x 7'-0"	HM	PTD.	D	HM.	STL.	7/A8.05	15/A8.05-2/A8.05	–	D		SELF CLOSING & 1 1/2 HR. FIRE RATED
119	GARAGE ELEVATOR LOBBY	X	6'-0" x 8'-0"	HM	PTD.	K	HM.	STL.	–	7/A8.07	3/A8.06	C		SELF CLOSING & 3/4 HR. FIRE RATED
120	ELEVATOR MECHANICAL		3'-0" x 7'-0"	HM	PTD.	D	HM.	STL.	8/A8.05	4/A8.05	–	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
121	TRANSFORMER VAULT	X	6'-0" x 8'-0"	HM	PTD.	H	HM.	STL.	9/A8.05	1/A8.05	3/A8.06	A		SELF CLOSING & 3 HR. FIRE RATED #50
122	TRASH ROOM	X	6'-0" x 8'-0"	HM	PTD.	E	HM.	STL.	9/A8.05	14/A8.05-1/A8.05	3/A8.06	D		SELF CLOSING & 1 1/2 HR. FIRE RATED
123	RETAIL/RESTAURANT ENTRY	X	6'-0" x 8'-0"	HM	PTD.	K	HM.	STL.	–	7/A8.07	–	C		SELF CLOSING & 3/4 HR. FIRE RATED
124	RETAIL/RESTAURANT/ LOADING BAY		3'-0" x 7'-0"	HM	PTD.	D	HM.	STL.	7/A8.05	22/A8.05	–	D		SELF CLOSING 1 1/2 HR. FIRE RATED & SWING IRO PEOPLE
125 OMIT	RETAIL/RESTAURANT/ LOADING BAY		3'-0" x 7'-0"	HM	PTD.	D	HM.	STL.	9/A8.05	2/A8.05	–	D		SELF CLOSING & 1 1/2 HR. FIRE RATED OMIT
126	A/C MACHINE ROOM		3'-0" x 7'-0"	HM	PTD.	D	HM.	STL.	8/A8.05	4/A8.05	3/A8.06	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
127 OMIT	RETAIL/RESTAURANT/ LOADING BAY		3'-0" x 7'-0"	HM	PTD.	D	HM.	STL.	7/A8.05	2/A8.05	–	D		SELF CLOSING & 1 1/2 HR. FIRE RATED OMIT
128	OVERHEAD ROLL UP DOOR		14'-0" x 15'-0"	HM	–	J	HM.	STL.	16/A8.05	20/A8.05	3/A8.06	–		FACTORY FINISHED
129	GARAGE ENTRY		3'-0" x 8'-0"	HM	PTD.	D	HM.	STL.	16/A8.05	20/A8.05	3/A8.06	E		SELF CLOSING & 3/4 HR. FIRE RATED
130	PARKING OFFICE		3'-0" x 9'-0"	HM	PTD.	D	HM.	STL.	9/A8.05	1/A8.05	3/A3.06	E		SELF CLOSING & 3/4 HR. FIRE RATED
131	HANDICAP PARKING ENTRY		3'-0" x 8'-0"	HM	PTD.	D	HM.	STL.	16/A8.05	20/A8.05	3/A8.06	D		SELF CLOSING & 1 1/2 HR. FIRE RATED
132	HANDICAP PARKING ENTRY		3'-0" x 8'-0"	HM	PTD.	D	HM.	STL.	7/A8.05	2/A8.05	3/A8.06	D		SELF CLOSING & 1 1/2 HR. FIRE RATED
133 OMIT	RETAIL/RESTAURANT/ HANDICAP PARKING		3'-0" x 7'-0"	HM	PTD.	D	HM.	STL.	16/A8.05	20/A8.05	–	D		SELF CLOSING & 1 1/2 HR. FIRE RATED OMIT
134 OMIT	RETAIL/RESTAURANT/ HANDICAP PARKING		3'-0" x 7'-0"	HM	PTD.	D	HM.	STL.	7/A8.05	2/A8.05	–	D		SELF CLOSING & 1 1/2 HR. FIRE RATED OMIT
135 OMIT	RETAIL/RESTAURANT/ LOADING BAY		3'-0" x 7'-0"	HM	PTD.	D	HM.	STL.	7/A8.05	2/A8.05	–	D		SELF CLOSING & 1 1/2 HR. FIRE RATED OMIT
136	METER/ SWITCH ROOM	X	6'-0" x 7'-0"	HM	PTD.	E	HM.	STL.	9/A8.05	1/A8.05	3/A8.06	–		–
137	OVERHEAD ROLL UP DOOR		33'-6" x 15'-0"	HM	–	J	HM.	STL.	16/A8.05	20/A8.05	3/A8.06	–		FACTORY FINISHED
138	HANDICAP PARKING/ LOADING BAY ENTRY		3'-0" x 8'-0"	HM	PTD.	C	HM.	STL.	16/A8.05	20/A8.05	3/A8.06	E		SELF CLOSING & 3/4 HR. FIRE RATED
139	RETAIL/RESTAURANT ENTRY	X	6'-0" x 8'-0"	HM	PTD.	K	HM.	STL.	–	7/A8.07	–	C		SELF CLOSING & 3/4 HR. FIRE RATED
140	GARAGE ELEVATOR LOBBY	X	6'-0" x 8'-0"	HM	PTD.	K	HM.	STL.	–	7/A8.07	3/A8.06	C		SELF CLOSING & 3/4 HR. FIRE RATED
141	ELECTRICAL ROOM		3'-0" x 7'-0"	HM	PTD.	D	HM.	STL.	4/A8.05	4/A8.05	2/A8.06	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
142	ELECTRICAL ROOM		3'-0" x 7'-0"	HM	PTD.	D	HM.	STL.	4/A8.05	4/A8.05	2/A8.06	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
143	MECHANICAL ROOM		3'-0" x 7'-0"	HM	PTD.	D	HM.	STL.	9/A8.05	1/A8.05	2/A8.06	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
144	OFFICE LOBBY EXIT		3'-0" x 7'-0"	HM	PTD.	D	HM.	STL.	7/A3.05	2/A8.05	–	D		SELF CLOSING & 1 1/2 HR. FIRE RATED
201	STAIR #1		3'-0" x 8'-0"	HM	PTD.	D	HM.	STL.	8/A8.05	8/A8.05-5/A8.05	–	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
202	STAIR #2		3'-0" x 8'-0"	HM	PTD.	D	HM.	STL.	8/A8.05	12/A8.05-4/A8.05	–	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
203	STAIR #3		3'-0" x 7'-0"	HM	PTD.	D	HM.	STL.	9/A8.05	14/A8.05-1/A8.05	2/A8.06	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
204	STAIR #4		3'-0" x 7'-0"	HM	PTD.	D	HM.	STL.	9/A8.05	1/A8.05-11/A8.05	2/A8.06	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
205	STAIR #5		3'-0" x 8'-0"	HM	PTD.	D	HM.	STL.	9/A8.05	14/A8.05-1/A8.05	2/A8.06	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
206	MEN		3'-0" x 8'-0"	HM	PTD.	D	HM.	STL.	10/A8.05	10/A8.05	4/A8.06	C		SELF CLOSING & 3/4 HR. FIRE RATED
207	JANITOR'S CLOSET		2'-6" x 8'-0"	HM	PTD.	D	HM.	STL.	10/A8.05	10/A8.05	6/A8.06	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
208	WOMEN		3'-0" x 8'-0"	HM	PTD.	D	HM.	STL.	10/A8.05	10/A8.05	4/A8.06	C		SELF CLOSING & 3/4 HR. FIRE RATED
209	LOBBY	X	6'-0" x 8'-0"	HM	PTD.	E	HM.	STL.	8/A8.05	4/A8.05	5/A8.06	C		SELF CLOSING & 3/4 HR. FIRE RATED
210	TELEPHONE ROOM		3'-0" x 7'-0"	HM	PTD.	D	HM.	STL.	10/A8.05	10/A8.05-5/A8.05	6/A8.06	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
211	ELECTRICAL ROOM		3'-0" x 7'-0"	HM	PTD.	D	HM.	STL.	10/A8.05	10/A8.05	6/A8.06	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
212	GENERATOR ROOM	X	6'-0" x 7'-0"	HM	PTD.	E	HM.	STL.	6/A8.05	3/A8.05	3/A8.06	B		SELF CLOSING & 1 1/2 HR. FIRE RATED OMIT
213 OMIT	ELEVATOR MECHANICAL ROOM		3'-0" x 7'-0"	HM	PTD.	D	HM.	STL.	9/A8.05	1/A8.05-14/A8.05	3/A8.06	B		SELF CLOSING & 1 1/2 HR. FIRE RATED OMIT
214 OMIT	A/C ROOM		2'-6" x 7'-0"	HM	PTD.	D	HM.	STL.	9/A8.05	7/A8.05	2/A8.06	E		SELF CLOSING & 3/4 HR. FIRE RATED OMIT
301 THRU 601	STAIR #1		3'-0" x 8'-0"	HM	PTD.	D	HM.	STL.	8/A8.05	8/A8.05-5/A8.05	–	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
302 THRU 602	STAIR #2		3'-0" x 8'-0"	HM	PTD.	D	HM.	STL.	8/A8.05	12/A8.05-4/A8.05	–	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
303 THRU 603	STAIR #3		3'-0" x 7'-0"	HM	PTD.	D	HM.	STL.	9/A8.05	14/A8.05-1/A8.05	2/A8.06	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
304 THRU 604	STAIR #4		3'-0" x 7'-0"	HM	PTD.	D	HM.	STL.	9/A8.05	1/A8.05-11/A8.05	2/A8.06	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
305 THRU 605	STAIR #5		3'-0" x 7'-0"	HM	PTD.	D	HM.	STL.	9/A8.05	14/A8.05-1/A8.05	2/A8.06	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
306 THRU 606	MEN		3'-0" x 8'-0"	HM	PTD.	D	HM.	STL.	10/A8.05	10/A8.05	4/A8.06	C		SELF CLOSING & 3/4 HR. FIRE RATED
307 THRU 607	JANITOR'S CLOSET		2'-6" x 8'-0"	HM	PTD.	D	HM.	STL.	10/A8.05	10/A8.05	6/A8.06	C		SELF CLOSING & 3/4 HR. FIRE RATED
308 THRU 608	WOMEN		3'-0" x 8'-0"	HM	PTD.	D	HM.	STL.	10/A8.05	17/A8.05-10/A8.05	4/A8.06	C		SELF CLOSING & 3/4 HR. FIRE RATED
309 THRU 609	LOBBY	X	6'-0" x 8'-0"	HM	PTD.	F	HM.	STL.	8/A8.05	4/A8.05	5/A8.06	C		SELF CLOSING & 3/4 HR. FIRE RATED
310 THRU 610	TELEPHONE ROOM		3'-0" X 7'-0"	HM	PTD.	D	HM.	STL.	10/A8.05	10/A8.05-5/A8.05	6/A8.06	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
311 THRU 611	ELECTRICAL ROOM		3'-0" X 7'-0"	HM	PTD.	D	HM.	STL.	10/A8.05	10/A8.05	6/A8.06	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
312	ELEVATOR MACHINE ROOM		3'-0" X 7'-0"	HM	PTD.	D	HM.	STL.	9/A8.05	1/A8.05-14/A8.05	2/A8.06	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
313	A/C CLOSET		2'-6" X 7'-0"	HM	PTD.	D	HM.	STL.	9/A8.05	1/A8.05	2/A8.06	E		SELF CLOSING & 3/4 HR. FIRE RATED
612	ELEVATOR LOBBY		3'-0" X 7'-0"	HM	PTD.	C	HM.	STL.	–	7/A8.07	–	C		SELF CLOSING & 3/4 HR. FIRE RATED
701	STAIR #1		3'-0" x 7'-0"	HM	PTD.	D	HM.	STL.	9/A8.05	12/A8.05-14/A8.05	1/A8.06	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
702	MECHANICAL ROOM		3'-0" x 7'-0"	HM	PTD.	D	HM.	STL.	9/A8.05	14/A8.05-1/A8.05	7/A8.06	D		SELF CLOSING & 1 1/2 HR. FIRE RATED
703	STAIR #3		3'-0" x 7'-0"	HM	PTD.	D	HM.	STL.	9/A8.05	14/A8.05-1/A8.05	2/A8.06	B		SELF CLOSING & 1 1/2 HR. FIRE RATED
704	MECHANICAL ROOM		3'-0" x 7'-0"	HM	PTD.	D	HM.	STL.	9/A8.05	1/A8.05	7/A8.06	D		SELF CLOSING & 1 1/2 HR. FIRE RATED
705	ROOF ACCESS		3'-0" x 7'-0"	HM	PTD.	D	HM.	STL.	9/A8.05	1/A8.05	–	K		SELF CLOSING & 3/4 HR. FIRE RATED
706	ELEVATOR LOBBY		3'-0" x 7'-0"	HM	PTD.	B	HM.	STL.	–	7/A8.07	–	C		SELF CLOSING & 3/4 HR. FIRE RATED
801	MECHANICAL ROOM		3'-0" x 8'-0"	HM	PTD.	D	HM.	STL.	9/A8.05	1/A8.05	2/A8.06	D		SELF CLOSING & 1 1/2 HR. FIRE RATED
802	ROOF ACCESS		3'-0" x 8'-0"	HM	PTD.	D	HM.	STL.	9/A8.05	1/A8.05	2/A8.06	E		SELF CLOSING & 3/4 HR. FIRE RATED



NOTE: EXTERIOR DOORS + OVERHEAD DOORS ARE NOT PART OF THIS PERMIT.

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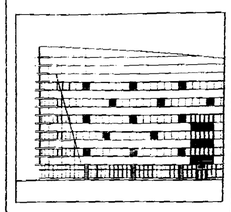
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE F...
BUILDING:
ZONING:
M.B.H.P.B.:
ENVIRONMENT:
PLUMBING:
ELECTRICAL:
MECHANICAL:
PUBLIC WORKS:
ENGINEERING:
STRUCTURAL:
ACCESSIBILITY:



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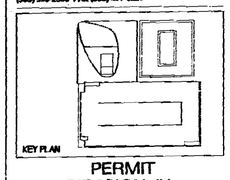


PERMIT REVISION #1

Issue Date: 05-01-2000 Project No.: 9918
Drawn by: MP;P,KC,KL,JS,JH Approved by: AD

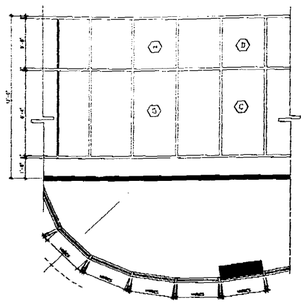
Revision	Date	
1	05.08.00	Permit Revision
2	05.17.00	Construction Document
3	12.19.00	Contract Set
4	08.01.01	Permitting Revision

Signature 08.24.01

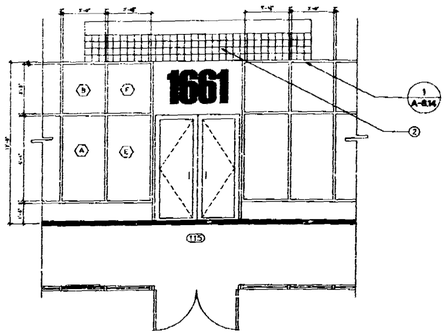
Sheet No. A-8.02

DOOR SCHEDULE + DETAILS

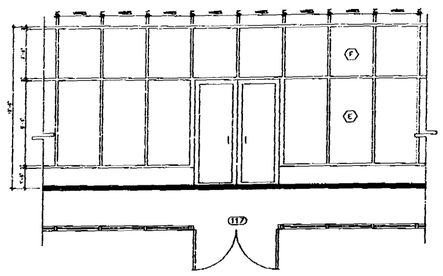
00048



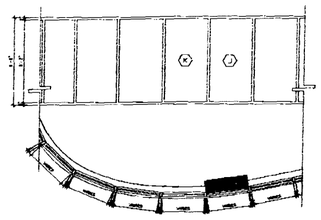
A CURVED CORNER GROUND/RETAIL LEVEL
SCALE: 1/4"-1'-0"



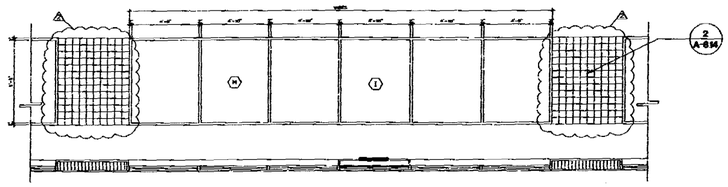
B OFFICE LOBBY ENTRANCE GROUND/RETAIL LEVEL
SCALE: 1/4"-1'-0"



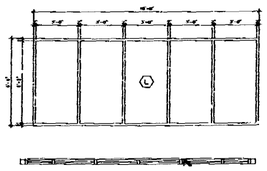
C STOREFRONT GROUND/RETAIL LEVEL
SCALE: 1/4"-1'-0"



F CURVED CORNER OFFICE LEVELS 2 THROUGH 6
SCALE: 1/4"-1'-0"



D OFFICE LEVELS 2 THROUGH 6
SCALE: 1/4"-1'-0"



E OFFICE LEVELS 2 THROUGH 6
SCALE: 1/4"-1'-0"

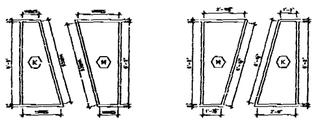
WINDOW SCHEDULE

KEY	TYPE	WIDTH	HEIGHT	COLOR	MATERIAL	LOCATION
A	SPANDREL GLASS	SEE PLAN	6'-4"	CLEAR		GROUND/RETAIL LEVEL
B	SPANDREL GLASS	SEE PLAN	3'-8"	CLEAR		GROUND/RETAIL LEVEL
C	SPANDREL GLASS	SEE PLAN	6'-4"	CLEAR		CURVED CORNER GROUND/RETAIL LEVEL
D	SPANDREL GLASS	SEE PLAN	3'-8"	CLEAR		CURVED CORNER GROUND/RETAIL LEVEL
E	FIXED VISION GLASS	SEE PLAN	6'-4"	CLEAR		GROUND/RETAIL LEVEL
F	FIXED VISION GLASS	SEE PLAN	3'-8"	CLEAR		GROUND/RETAIL LEVEL
G	FIXED VISION GLASS	SEE PLAN	6'-4"	CLEAR		CURVED CORNER GROUND/RETAIL LEVEL
H	FIXED VISION GLASS	SEE PLAN	3'-8"	CLEAR		CURVED CORNER GROUND/RETAIL LEVEL
I	SPANDREL GLASS	SEE PLAN	6'-2"	BLUE		OFFICE LEVEL 2 THROUGH LEVEL 6
J	SPANDREL GLASS	SEE PLAN	6'-2"	GRAY		CURVED CORNER LEVEL 2 THROUGH LEVEL 6
K	FIXED VISION GLASS	SEE PLAN	6'-2"	GRAY		CURVED CORNER LEVEL 2 THROUGH LEVEL 6
L	FIXED VISION GLASS	3'-0"	6'-2"	BLUE		OFFICE LEVEL 2 THROUGH LEVEL 6
M	FIXED VISION GLASS	SEE PLAN	6'-2"	BLUE		OFFICE LEVEL 2 THROUGH LEVEL 6

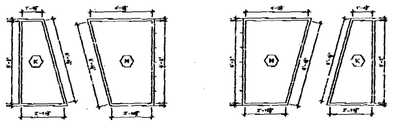
NOTE:
ALL EXTERIOR DOORS, WINDOWS, AND LOUVERS UNDER SEPARATE PERMIT.

LEGEND
1. CERAMIC TILES
2. CONCRETE EYEBROW ATTACHED TO WALL

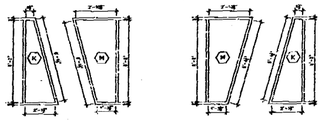
NOTE: ALL DIMENSIONS ARE APPROXIMATE.



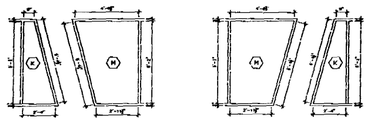
G CURVE INTERSECTION OFFICE LEVEL 3
SCALE: 1/4"-1'-0"



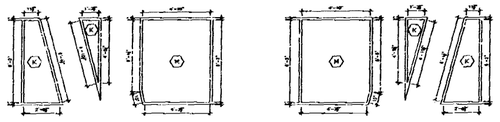
H CURVE INTERSECTION OFFICE LEVEL 2
SCALE: 1/4"-1'-0"



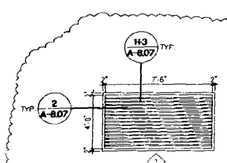
I CURVE INTERSECTION OFFICE LEVEL 4
SCALE: 1/4"-1'-0"



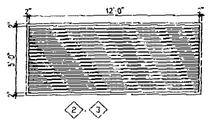
J CURVE INTERSECTION OFFICE LEVEL 5
SCALE: 1/4"-1'-0"



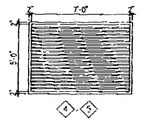
K CURVE INTERSECTION OFFICE LEVEL 6
SCALE: 1/4"-1'-0"



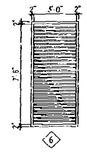
1 LOUVER
SCALE: 1/4"-1'-0"



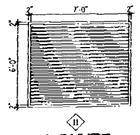
2 INTAKE LOUVER
SCALE: 1/4"-1'-0"



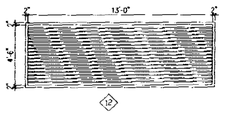
3 RADIATOR EXHAUST LOUVER
SCALE: 1/4"-1'-0"



4 LOUVER
SCALE: 1/4"-1'-0"



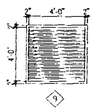
5 LOUVER
SCALE: 1/4"-1'-0"



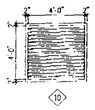
6 LOUVER
SCALE: 1/4"-1'-0"

7 METER/SWITCH ROOM LOUVER
SCALE: 1/4"-1'-0"

8 RELIEF LOUVER
SCALE: 1/4"-1'-0"



9 MECHANICAL VENTILATION INTAKE/EXHAUST LOUVER
SCALE: 1/4"-1'-0"



10 TRANSFORMER VAULT EXHAUST LOUVER
SCALE: 1/4"-1'-0"

11 LOUVER
SCALE: 1/4"-1'-0"

12 LOUVER
SCALE: 1/4"-1'-0"

LOUVER SCHEDULE

KEY	TYPE	WIDTH	HEIGHT	COLOR	MATERIAL	LOCATION	COMMENTS
1	LOUVER	7'-6"	4'-0"	GREY	ALUMINUM	GROUND LEVEL	
2	INTAKE LOUVER	12'-0"	5'-0"	GREY	ALUMINUM	LEVEL 2 GARAGE GENERATOR ROOM	
3	INTAKE LOUVER	12'-0"	9'-0"	GREY	ALUMINUM	LEVELS 3-5 GARAGE GENERATOR ROOM	FUTURE TO BE ADDED BY TENANT
4	RADIATOR EXHAUST LOUVER	7'-0"	5'-0"	GREY	ALUMINUM	LEVEL 2 GARAGE GENERATOR ROOM	
5	RADIATOR EXHAUST LOUVER	7'-0"	9'-0"	GREY	ALUMINUM	LEVELS 3-5 GARAGE GENERATOR ROOM	FUTURE TO BE ADDED BY TENANT
6	LOUVER	3'-0"	7'-6"	GREY	ALUMINUM	LEVEL 2 PARKING GARAGE	
7	METER/ SWITCH ROOM LOUVER	2'-6"	2'-0"	GREY	ALUMINUM	GROUND LEVEL	INSTALL AS HIGH AS POSSIBLE
8	RELIEF LOUVER	2'-6"	2'-8"	GREY	ALUMINUM	LEVEL 7 STAIR #1 & LEVEL 6 STAIR #2	
9	MECH. VENTILATION INTAKE/ EXHAUST LOUVER	4'-0"	4'-0"	GREY	ALUMINUM	GROUND LEVEL	
10	EXHAUST LOUVER	4'-0"	4'-0"	GREY	ALUMINUM	GROUND LEVEL TRANSFORMER VAULT	
11	LOUVER	7'-0"	6'-0"	GREY	ALUMINUM	LEVEL 7 (ROOF) MECHANICAL ROOM	
12	LOUVER	15'-0"	4'-0"	GREY	ALUMINUM	GROUND LEVEL	INSTALL AS HIGH AS POSSIBLE
13	LOUVER	1'-0"	1'-0"	GREY	ALUMINUM	GROUND LEVEL	
14	LOUVER	2'-0"	2'-0"	GREY	ALUMINUM	GROUND LEVEL	

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING
BUILDING
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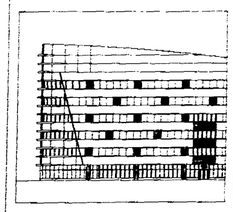
PUBLIC WORKS
CONCURRENCY
PLUMBING
ELECTRICAL
MECHANICAL
FIRE PREVENTION
SIGNS
LANDSCAPE
ROOF PULL
HISTORICALLY
08-15-01



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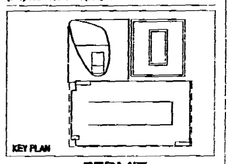


KEY PLAN

PERMIT
REVISION #1

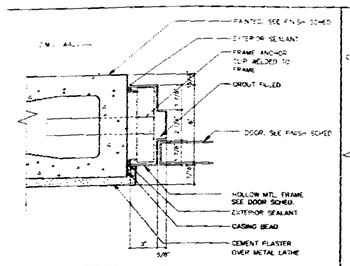
Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,JS,JH Approved by: AC

Revision/Date	
05.08.00	Permit Revision
05.17.00	Construction Document
12.19.00	Contract Set

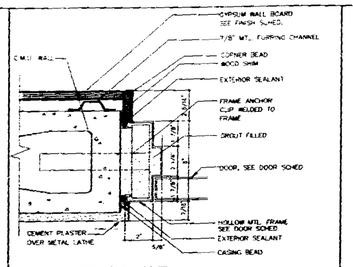
Sheet No. A-8.03

WINDOW + LOUVER SCHEDULE/DETAILS

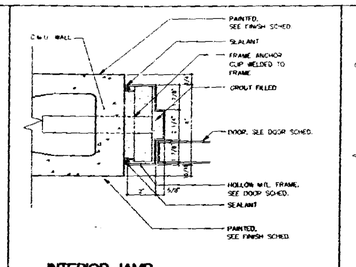
000485



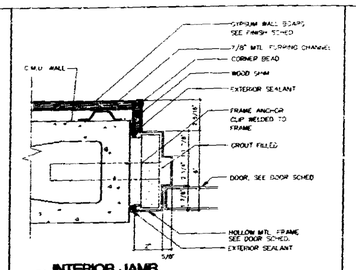
1 **EXTERIOR JAMB**
CMU w/ CEMENT PLASTER + PAINT - METAL FRAME
SCALE 3" = 1'-0"



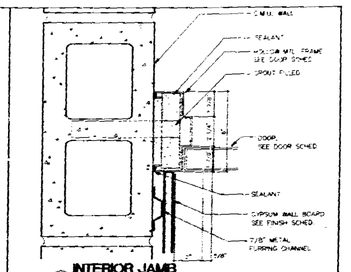
2 **EXTERIOR JAMB**
CMU w/ CEMENT PLASTER + GWB - METAL FRAME
SCALE 3" = 1'-0"



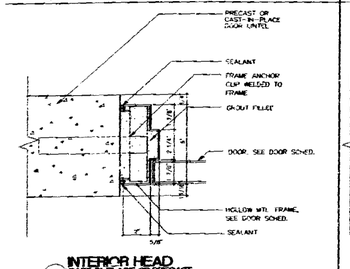
3 **INTERIOR JAMB**
CMU w/ PAINT - METAL FRAME
SCALE 3" = 1'-0"



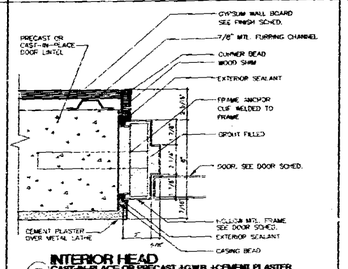
4 **INTERIOR JAMB**
CMU w/ PAINT + GWB - METAL FRAME
SCALE 3" = 1'-0"



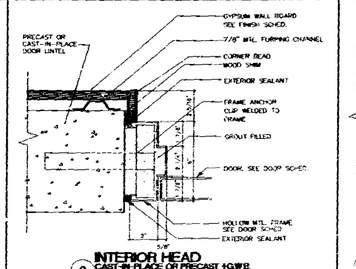
5 **INTERIOR JAMB**
CMU w/ GWB - METAL FRAME
SCALE 3" = 1'-0"



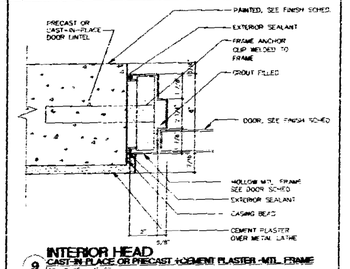
6 **INTERIOR HEAD**
CAST-IN-PLACE OR PRECAST
SCALE 3" = 1'-0"



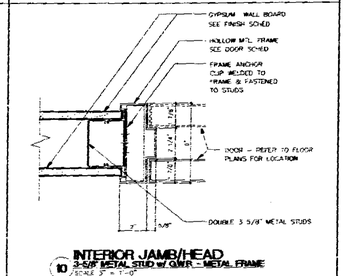
7 **INTERIOR HEAD**
CAST-IN-PLACE OR PRECAST +GWB +CEMENT PLASTER
SCALE 3" = 1'-0"



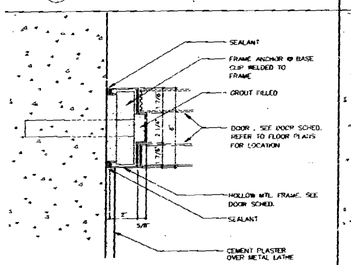
8 **INTERIOR HEAD**
CAST-IN-PLACE OR PRECAST +GWB.
SCALE 3" = 1'-0"



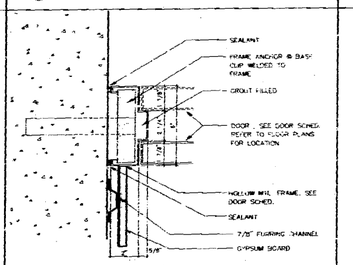
9 **INTERIOR HEAD**
CAST-IN-PLACE OR PRECAST +CEMENT PLASTER -MTL. FRAME
SCALE 3" = 1'-0"



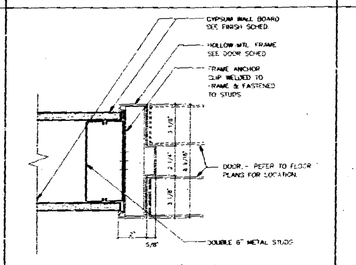
10 **INTERIOR JAMB/HEAD**
3-5/8" METAL STUD w/ GWB - METAL FRAME
SCALE 3" = 1'-0"



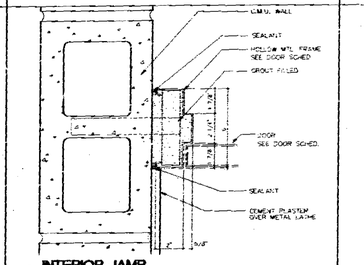
11 **INTERIOR JAMB/HEAD**
SHEAR WALL w/ PAINT - METAL FRAME
SCALE 3" = 1'-0"



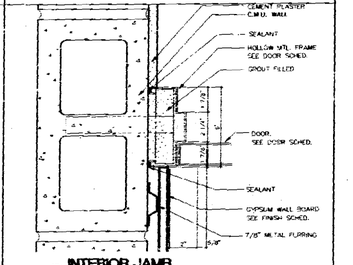
12 **INTERIOR JAMB/HEAD**
SHEAR WALL w/ PAINT - METAL FRAME
SCALE 3" = 1'-0"



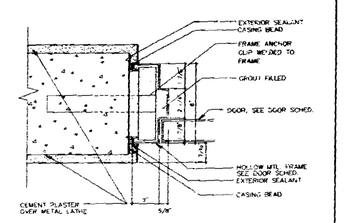
13 **INTERIOR JAMB/HEAD**
6" METAL STUD w/ GWB - METAL FRAME
SCALE 3" = 1'-0"



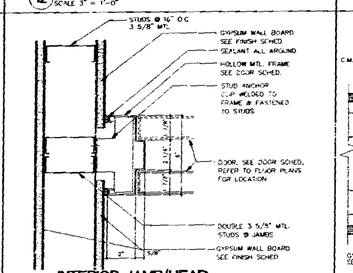
14 **INTERIOR JAMB**
CMU w/ CEMENT PLASTER- METAL FRAME
SCALE 3" = 1'-0"



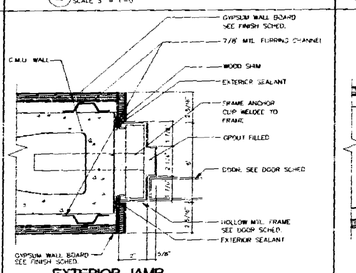
15 **INTERIOR JAMB**
CMU w/ GWB + CEMENT PLASTER - METAL FRAME
SCALE 3" = 1'-0"



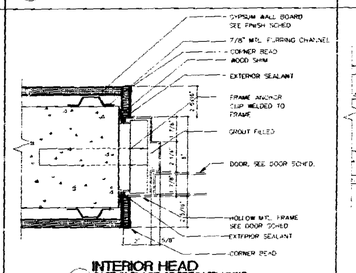
16 **INTERIOR HEAD**
CAST-IN-PLACE OR PRECAST +CEM. PLASTER B. SIDES -MTL. FRAME
SCALE 3" = 1'-0"



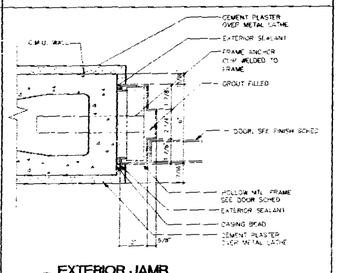
17 **INTERIOR JAMB/HEAD**
3-5/8" METAL STUD w/ GWB - METAL FRAME
SCALE 3" = 1'-0"



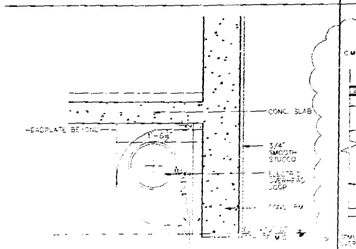
18 **EXTERIOR JAMB**
CMU w/ GWB BOTH SIDES- METAL FRAME
SCALE 3" = 1'-0"



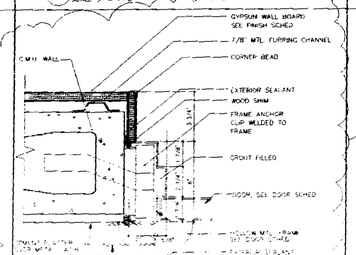
19 **INTERIOR HEAD**
CAST-IN-PLACE OR PRECAST +GWB.
SCALE 3" = 1'-0"



20 **EXTERIOR JAMB**
CMU w/ CEMENT PLASTER BOTH SIDES
SCALE 3" = 1'-0"



21 **ROLL UP DOOR DETAIL**
SCALE 3" = 1'-0"



22 **EXTERIOR JAMB**
CMU w/ CEMENT PLASTER + GWB - METAL FRAME
SCALE 3" = 1'-0"

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17th STREET
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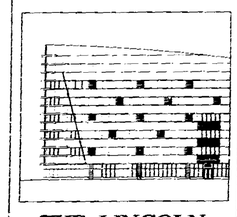
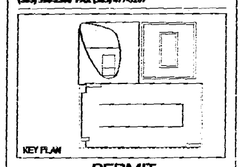
6401 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 599-2269 FAX (305) 477-3287





PERMIT REVISION #1

Print Date: 05-01-2000 Project No.: 9818
Drawn by: MP,LP,KK,KL,SJH Approved by: RC

Revision	Date	
A	05.28.00	Permit Revision
A	09.17.00	Corrections for Permit
A	12.19.00	contract set
A	08.01.01	Permit by Revision

Signature: 08.24.01

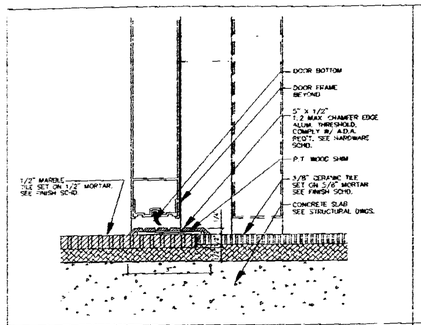
Sheet No. **A-8.05**

DOOR JAMB DETAILS

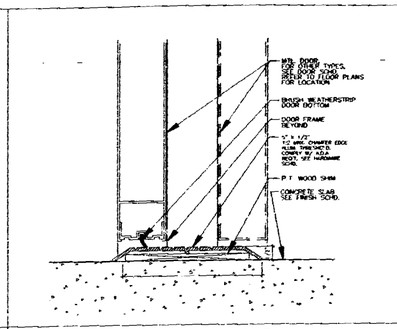
DRAFT COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
PLANNING:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
NOISE ORD.:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:

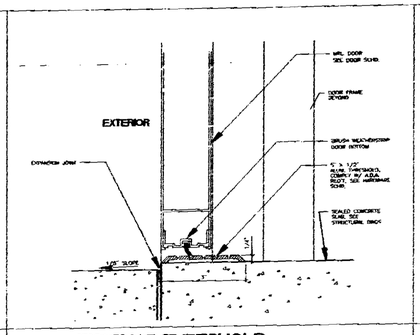
CASE # 4



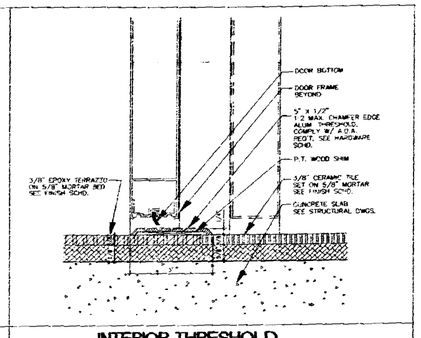
1 **INTERIOR THRESHOLD**
SIMULATED STONE TILE / CERAMIC TILE
SCALE 6" = 1'-0"



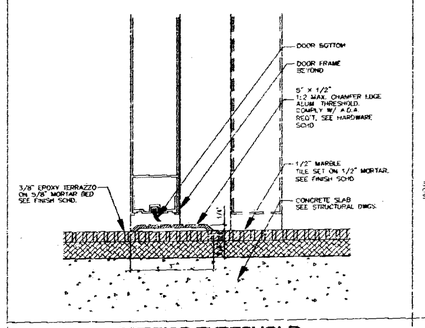
2 **INTERIOR THRESHOLD**
CONCRETE / CONCRETE
SCALE 6" = 1'-0"



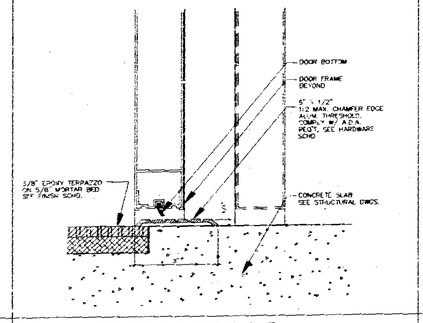
3 **EXTERIOR THRESHOLD**
PAINTED CONCRETE / CONCRETE
SCALE 6" = 1'-0"



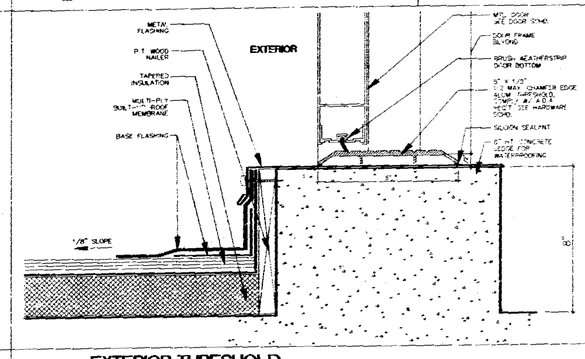
4 **INTERIOR THRESHOLD**
TERRAZZO/ CERAMIC TILE
SCALE 6" = 1'-0"



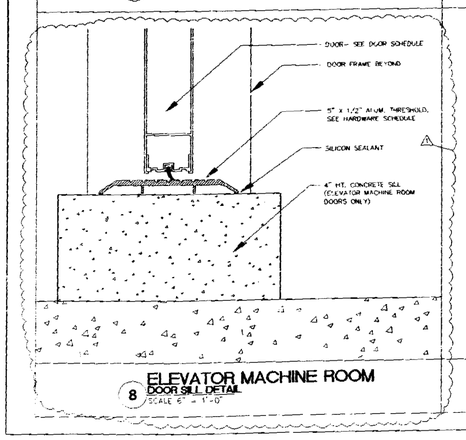
5 **INTERIOR THRESHOLD**
TERRAZZO/ TERRAZZO
SCALE 6" = 1'-0"



6 **INTERIOR THRESHOLD**
TERRAZZO/ CONCRETE
SCALE 6" = 1'-0"

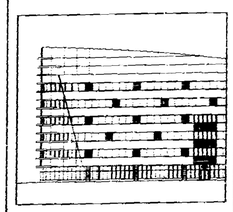


7 **EXTERIOR THRESHOLD**
BUILT-UP ROOF
SCALE 6" = 1'-0"



8 **ELEVATOR MACHINE ROOM**
DOOR SILL DETAIL
SCALE 6" = 1'-0"

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
PKG/PW:
CONCURRENCY:
PLUMBING
ELECTRICAL
MECHANICAL
FIRE PREVENTION
ENGINEERING
PUBLIC WORKS
STRUCTURAL
ACCESSIBILITY



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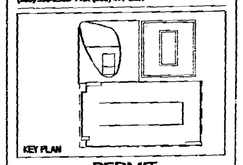


PERMIT
REVISION #1

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,JS,JH Approved by: AC

Revision/Date	
1 05.08.00	Permit Revision
2 05.17.00	Construction Documents
3 12.19.00	Contract Set
4 04.01.01	V.E. revision
5 06.04.01	Elevation Revision
6 08.01.01	Permitting Comments

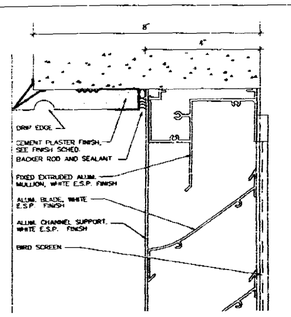
SIGNATURE:

08.24.01

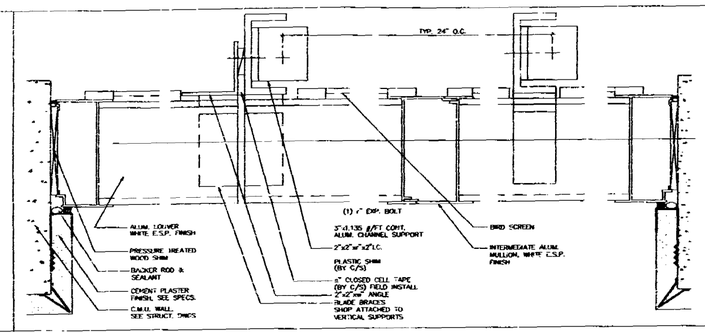
Sheet No. **A-8.06**

THRESHOLD DETAILS

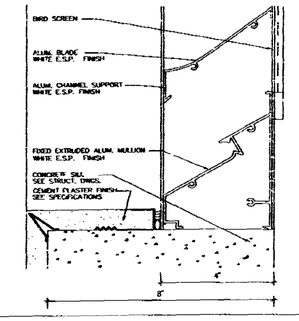
A00487



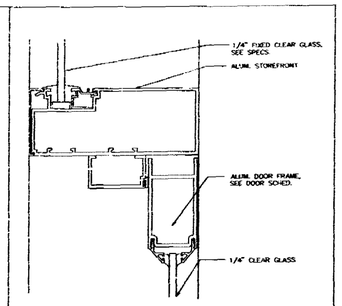
1 LOUVER-HEADER
SCALE 6"=1'-0"



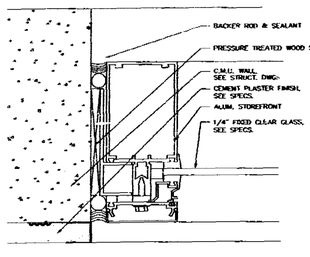
2 LOUVER-PLAN
SCALE 6"=1'-0"



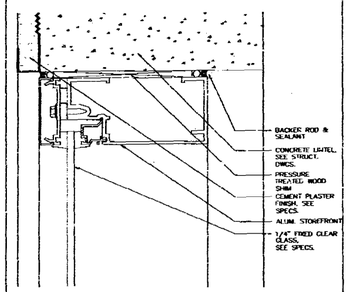
3 LOUVER-SILL
SCALE 6"=1'-0"



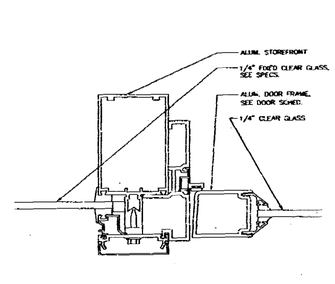
4 STOREFRONT-TRANSOM
SCALE 6"=1'-0"



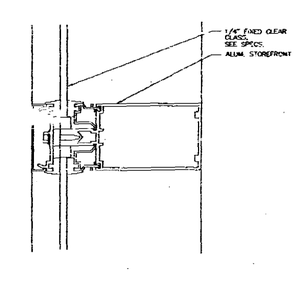
5 STOREFRONT-JAMB
SCALE 6"=1'-0"



6 STOREFRONT-HEADER
SCALE 6"=1'-0"



7 STOREFRONT-DOOR JAMB
SCALE 6"=1'-0"



8 STOREFRONT-INTERMED.
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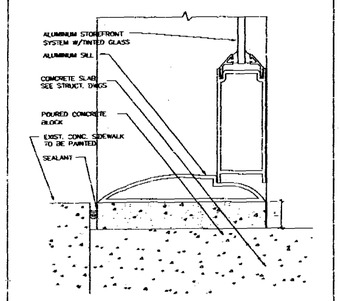
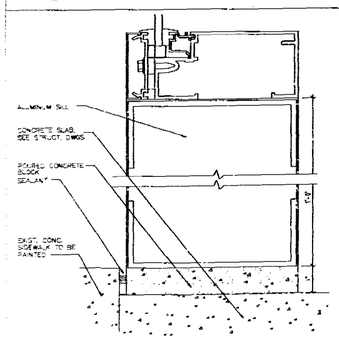
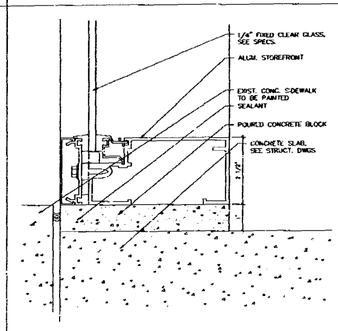


9 STOREFRONT DOOR SILL
SCALE 6"=1'-0"



10 STOREFRONT- SILL
SCALE 6"=1'-0"



11 STOREFRONT-SILL
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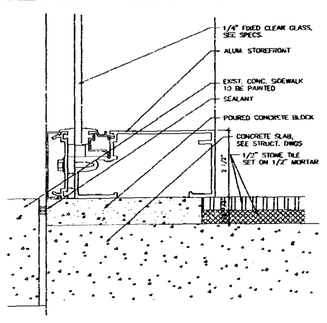
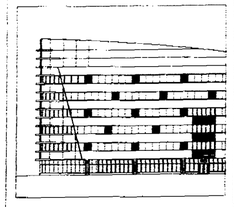


12 STOREFRONT-SILL, AT LOBBY
SCALE 6"=1'-0"



THE LINCOLN
SOUTH BEACH

17th STREET
MIAMI BEACH, FLORIDA

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FAX (305) 372-1175

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34 NW 168TH STREET
NORTH MIAMI BEACH, FL 33169
(305) 653-8212 FAX (305) 653-8232

LANDSCAPE ARCHITECT
URBAN RESOURCE GROUP
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GEOTECHNICAL CONSULTANT
PSI
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MIAMI, FL 33166
(305) 471-7725 FAX (305) 593-1915

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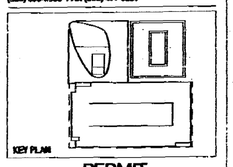
INTERNATIONAL PARKING DESIGN, INC.
16144 VENTURA BLVD., SUITE 180
SHERMAN OAKS, CA 91423
(818) 986-1484 FAX (818) 986-8697

GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
8401 N.W. 17TH STREET, SUITE 1.
MIAMI, FL 33126
(305) 599-2388 FAX (305) 477-3297



PERMIT
REVISION #1

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,JS,IH Approved by: AC

Revision/Date		
1	05.08.00	Permit Revision
2	05.17.00	Construction Document
3	12.19.00	Contract Set

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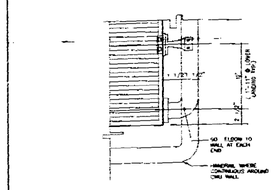
CITY OF MIAMI BEACH 08-15-01
APPROVED FOR PERMIT BY
THE FOLLOWING:
BUILDING:
ZONING:
PLANS:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
REPRESENTATIVE:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
FIRE:
Signature

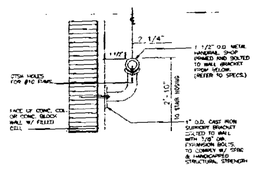
Sheet No. A-8.07

STOREFRONT
DETAILS

ARCHIVE COPY
DO NOT DISCARD



1 HANDRAIL DETAIL (TYPICAL)
SCALE 2'-1'-0"



2 HANDRAIL DETAIL (TYPICAL)
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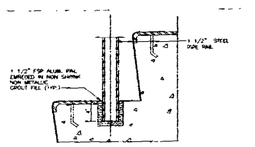

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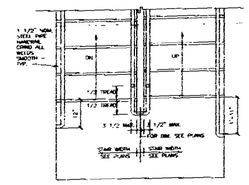
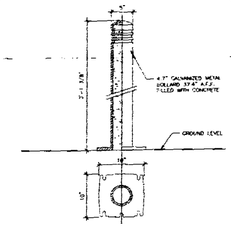
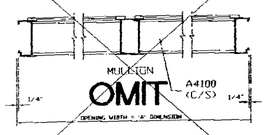


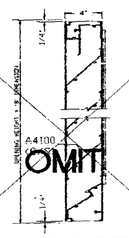
4 STAIR DETAIL
SCALE 2'-1'-0"



5 BOLLARD DETAIL
SCALE 1'-1'-0"



6 LOUVER DETAIL (TYP. PLAN)
SCALE 2'-1'-0"



7 LOUVER DETAIL (TYP. SECTION)
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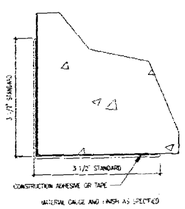
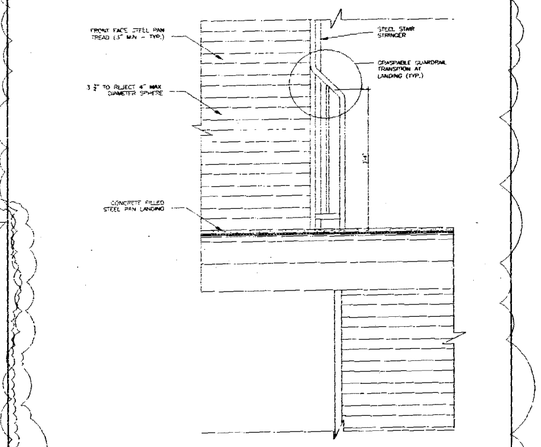
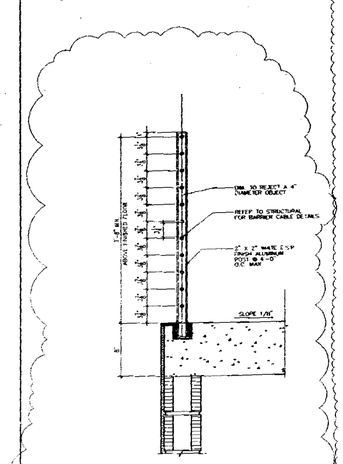


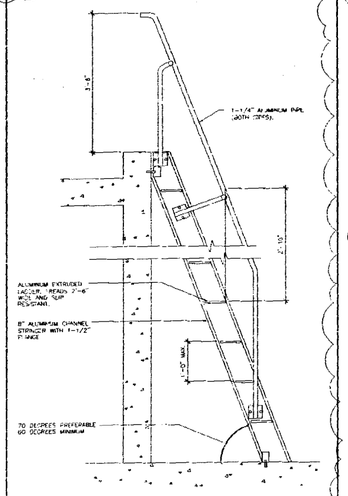
8 COLUMN GUARD DETAIL
SCALE N.T.S.



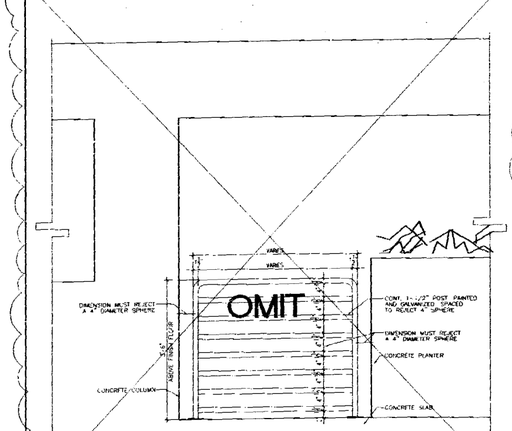
12 TYPICAL RAILING DETAIL
SCALE 3/4"-1'-0"



9 BARRIER CABLE RAILING DETAIL
SCALE 1'-1'-0"



10 MECHANICAL ROOM LADDER
SCALE 3/4"-1'-0"



11 RAILING DETAIL
SCALE 3/4"-1'-0"

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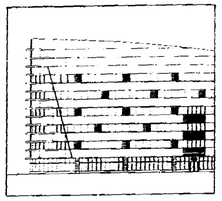
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
P&R/HPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:



THE LINCOLN
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17th STREET
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NORTH MIAMI BEACH, FL 33169
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LANDSCAPE ARCHITECT
URBAN RESOURCE GROUP
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MIAMI, FL 33166
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PARKING CONSULTANT
INTERNATIONAL PARKING DESIGN, INC.
14144 VENTURA BLVD., SUITE 100
SHERMAN OAKS, CA 91423
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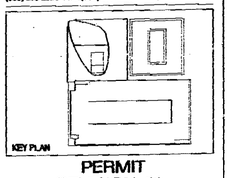
GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
8491 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 599-2288 FAX (305) 477-3257



PERMIT
REVISION #1

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,JS,JM Approved by: RC

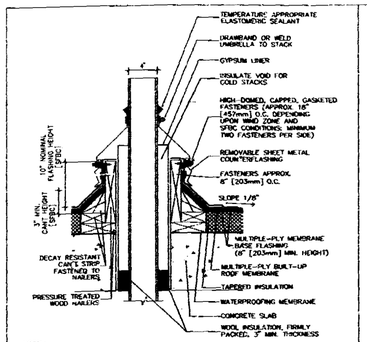
Revision/Date	
1 05.08.00	Permit Revision
2 05.17.00	Construction Document
3 11.19.00	Contract Set
4 06.04.01	Revision Review
5 08.08.01	Revising Comments

08.24.01

Sheet No. A-8.08

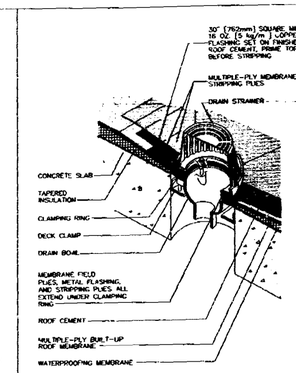
DETAILS

0000489

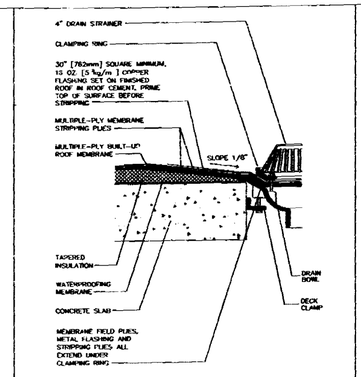


NOTES:
1. THIS DETAIL ALLOWS THE OPENING TO BE COMPLETED BEFORE THE STACK IS PLACED.
2. THE CLEARANCE NECESSARY BETWEEN THE OPTIONAL GYPSUM OR METAL LINER AND THE STACK AND THE NEED FOR INSULATION, WILL DEPEND ON THE TEMPERATURE OF THE MATERIAL HANDLED BY THE STACK.
3. ATTACH NAILER TO DECK WITH SUITABLE FASTENERS.

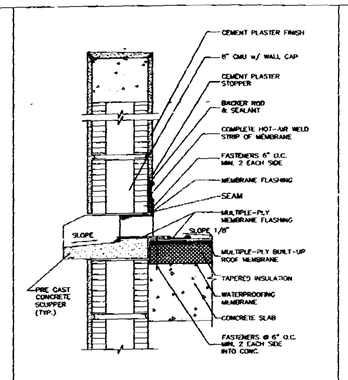
1 ISOLATED STACK FOR 4" PIPE / VENT
SCALE 1-1/2" = 1'-0"



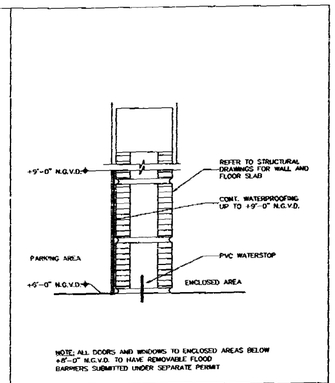
2a ROOF DRAIN
SCALE 1-1/2" = 1'-0"



2b ROOF DRAIN
SCALE 1-1/2" = 1'-0"

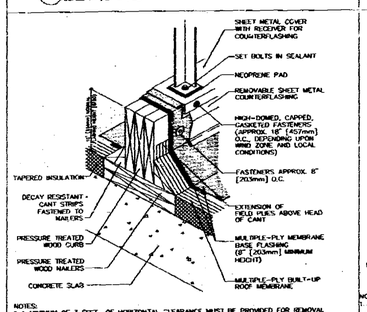


3 OVERFLOW CONC. SCUPPER AT OFFICE
SCALE 1-1/2" = 1'-0"



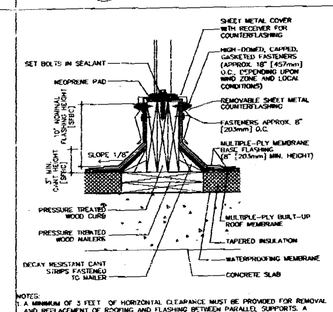
NOTE: ALL DOORS AND WINDOWS TO ENCLOSED AREAS BELOW +8'-0" N.G.V.D. TO HAVE REMOVABLE FLOOD BARRIERS SUBMITTED UNDER SEPARATE PERMIT

4 FLOODPROOFING DETAIL
SCALE N.T.S.



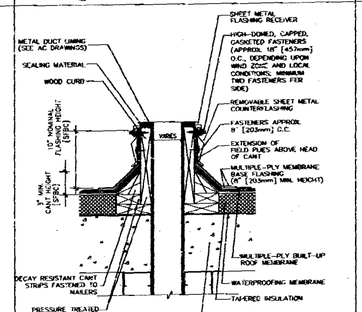
NOTES:
1. A MINIMUM OF 3 FEET OF HORIZONTAL CLEARANCE MUST BE PROVIDED FOR REMOVAL AND REPLACEMENT OF ROOFING AND FLASHING BETWEEN PARALLEL SUPPORTS. A MINIMUM OF 4 FEET OF VERTICAL CLEARANCE FROM ROOF SURFACE TO BOTTOM OF SUPPORTED EQUIPMENT SHOULD BE PROVIDED.
2. ATTACH NAILER TO DECK WITH SUITABLE FASTENERS.

6a EQUIPMENT SUPPORT CURB
SCALE 1-1/2" = 1'-0"

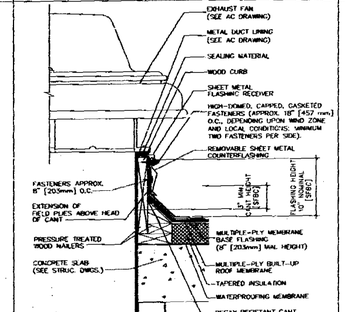


NOTES:
1. A MINIMUM OF 3 FEET OF HORIZONTAL CLEARANCE MUST BE PROVIDED FOR REMOVAL AND REPLACEMENT OF ROOFING AND FLASHING BETWEEN PARALLEL SUPPORTS. A MINIMUM OF 4 FEET OF VERTICAL CLEARANCE FROM ROOF SURFACE TO BOTTOM OF SUPPORTED EQUIPMENT SHOULD ALSO BE PROVIDED.
2. ATTACH NAILER TO DECK WITH SUITABLE FASTENERS.

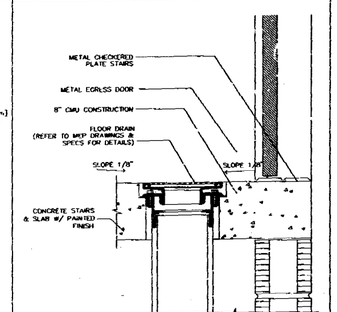
6b EQUIPMENT SUPPORT CURB
SCALE 1-1/2" = 1'-0"



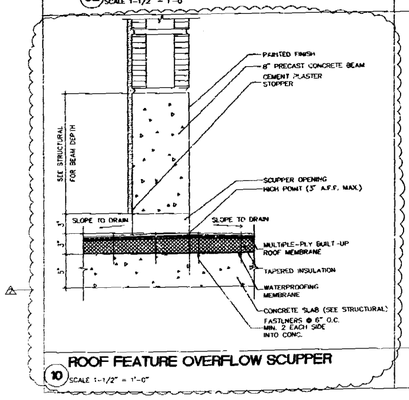
7 A/C DUCT + VENT AT OFFICE
SCALE 1-1/2" = 1'-0"



8 A/C EXHAUST FAN DUCT
SCALE 1-1/2" = 1'-0"



9 STAIR EGRESS THRESHOLD
SCALE 1-1/2" = 1'-0"



10 ROOF FEATURE OVERFLOW SCUPPER
SCALE 1-1/2" = 1'-0"

THE LINCOLN
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17th STREET
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MIAMI, FL 33166
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428 LINCOLN ROAD, SUITE 353
MIAMI BEACH, FL 33139
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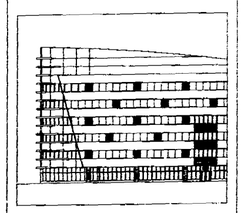
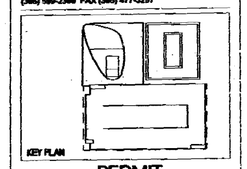
INTERNATIONAL PARKING DESIGN, INC.
14144 VENTURA BLVD., SUITE 100
SHERMAN OAKS, CA 91423
(818) 986-1484 FAX (818) 986-8897

GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
8401 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 599-2366 FAX (305) 477-3297





PERMIT
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Drawn by: MP,LP,KC,KJ,JS,JH Approved by: AC

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3	12.19.00	Contract Set

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APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING
ZONING
PLANNING
HISTORIC PRESERVATION
LANDSCAPING
PUBLIC WORKS
ENGINEERING
FIRE

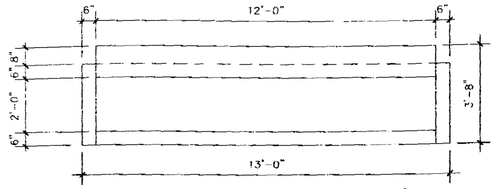
08-15-01

Signature

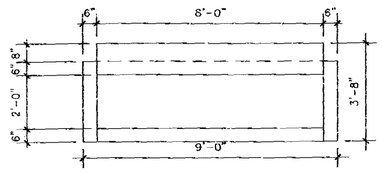
Sheet No. A-8.09

DETAILS

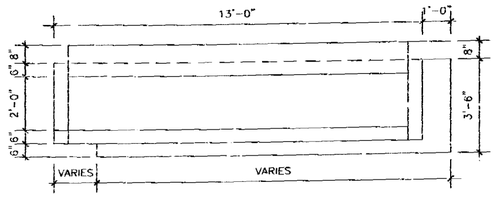
B0949



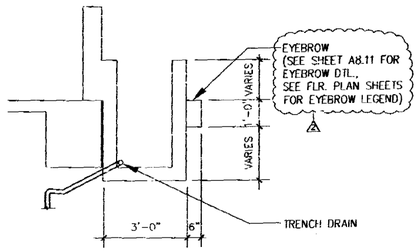
1 PRECAST CONCRETE PLANTER PLAN (12'-0" MODULE PLUS END CAPS)
SCALE: 1/2"-1'-0"



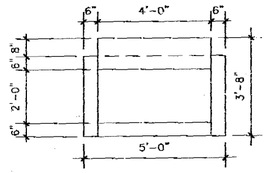
2 PRECAST CONCRETE PLANTER PLAN (8'-0" MODULE PLUS END CAPS)
SCALE: 1/2"-1'-0"



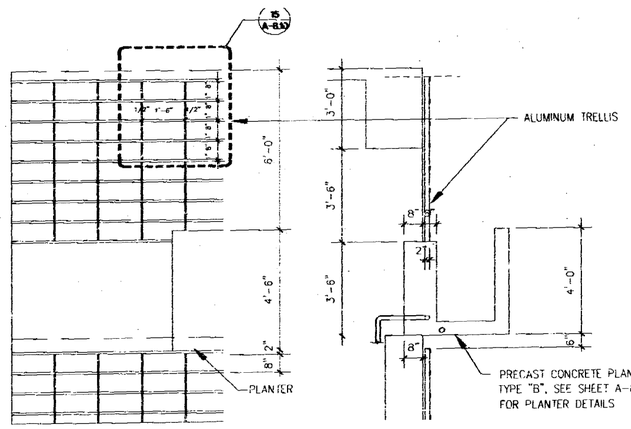
9 PLAN AT TYPICAL 6" EYEBROW
SCALE: 1/2"-1'-0"



10 SECTION AT TYP. 6" EYEBROW (TYPE "B")
SCALE: 1/2"-1'-0"

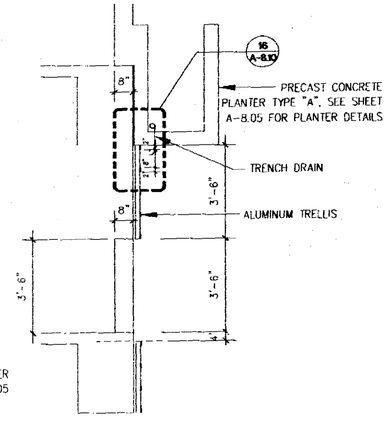


3 PRECAST CONCRETE PLANTER PLAN (4'-0" MODULE PLUS END CAPS)
SCALE: 1/2"-1'-0"

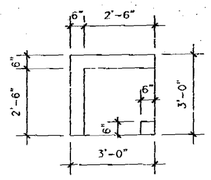


11 ALUMINUM TRELLIS ELEVATION
SCALE: 1/2"-1'-0"

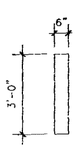
12 TRELLIS SECTION
SCALE: 1/2"-1'-0" VARIES SEE ELEVATION



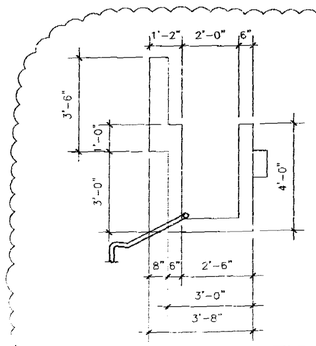
13 TRELLIS SECTION
SCALE: 1/2"-1'-0" VARIES SEE ELEVATION



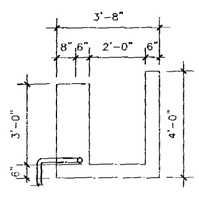
4 PRECAST CONCRETE CORNER UNIT PLAN
SCALE: 1/2"-1'-0"



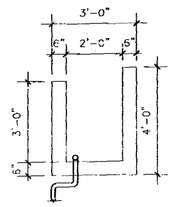
5 PRECAST CONCRETE END CAP PLAN
SCALE: 1/2"-1'-0"



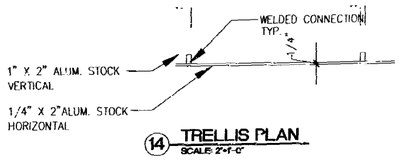
6 SECTION AT PLANTER (TYPE "A")
SCALE: 1/2"-1'-0"



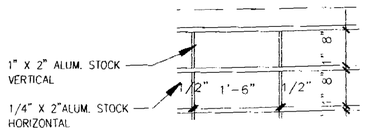
7 SECTION AT PLANTER (TYPE "B")
SCALE: 1/2"-1'-0"



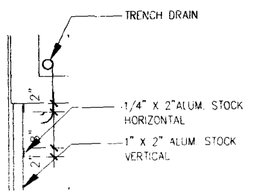
8 SECTION AT PLANTER (TYPE "C")
SCALE: 1/2"-1'-0"



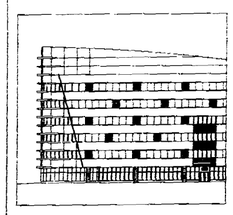
14 TRELLIS PLAN
SCALE: 2"-1'-0"



15 TRELLIS ELEVATION DETAIL
SCALE: 1"-1'-0"



16 TRELLIS DETAILS SECTION
SCALE: 1"-1'-0"



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8401 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
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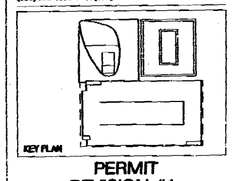

PERMIT
REVISION #1

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,JP,KC,KL,JS,JH Approved by: AC

Revision/Date		
1	05.08.00	Permit Revision
2	05.17.00	Construction Document
3	12.19.00	Contract Set

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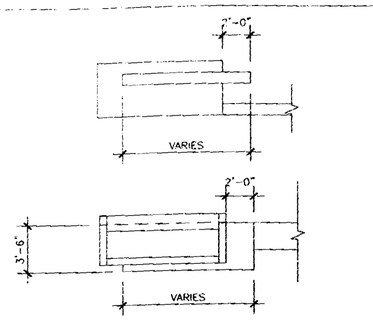
STRUCTURAL
CONCURRENCY
REVIEWED
08-15-01

Signature

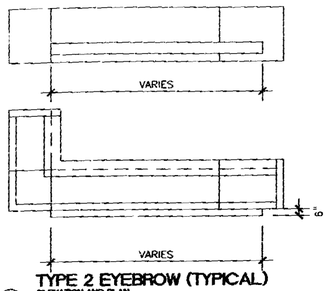
Sheet No. A-8.10

PLANTER + TRELLIS DETAILS

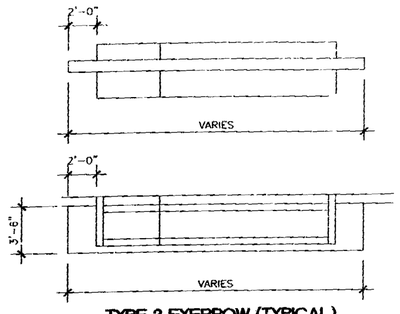
B08491



TYPE 1 EYEBROW (TYPICAL)
ELEVATION AND PLAN (WRAPPED ONE END OF PLANTER)
1 SCALE: 1/4"-1'-0"

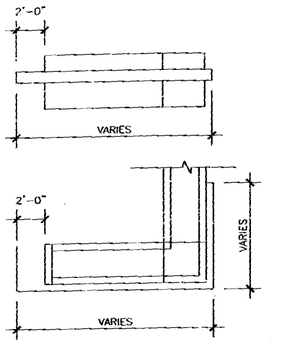


TYPE 2 EYEBROW (TYPICAL)
ELEVATION AND PLAN
2 SCALE: 1/4"-1'-0"

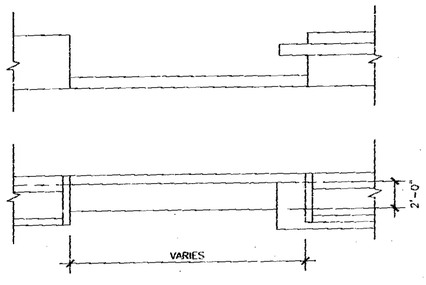


TYPE 3 EYEBROW (TYPICAL)
ELEVATION AND PLAN (WRAPPED BOTH ENDS OF PLANTER)
3 SCALE: 1/4"-1'-0"

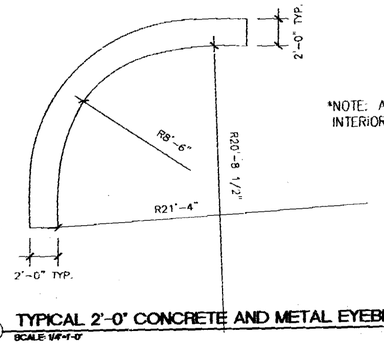
*NOTE: SEE FLOOR PLANS SHTS. A1.02– A1.07 FOR EYEBROW LEGENDS



TYPE 4 EYEBROW (TYPICAL)
ELEVATION AND PLAN (AT CORNER)
4 SCALE: 1/4"-1'-0"

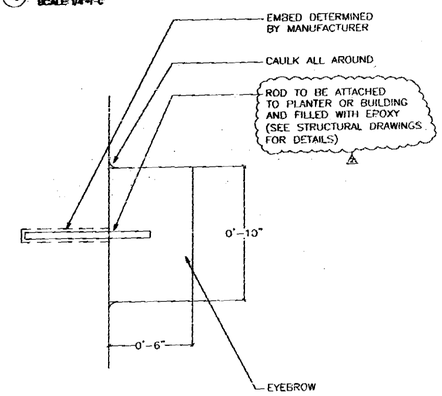


TYPE 5 EYEBROW (TYPICAL LEVEL 2 ONLY)
ELEVATION AND PLAN
5 SCALE: 1/4"-1'-0"

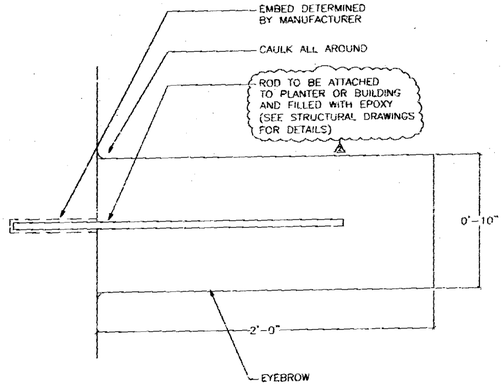


TYPICAL 2'-0" CONCRETE AND METAL EYEBROW TYPE 8
6 SCALE: 1/4"-1'-0"

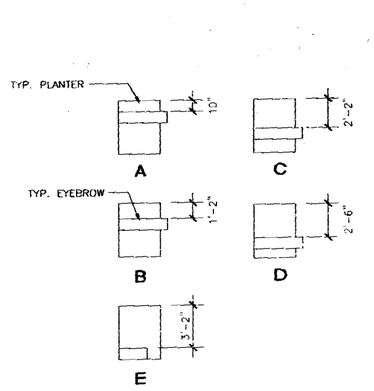
*NOTE: ALL CURVED EYEBROW INTERIOR RADII ARE TYPICAL



TYPICAL 6" WIDE EYEBROW DETAIL
7 SCALE: 3"-1'-0"

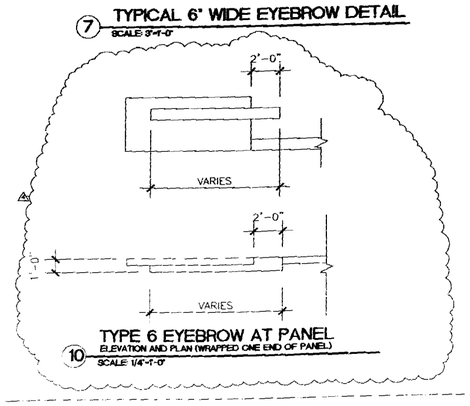


TYPICAL 2'-0" WIDE EYEBROW DETAIL
8 SCALE: 3"-1'-0"

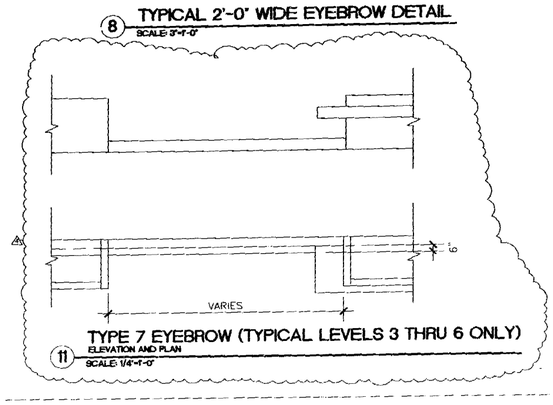


EYEBROW ATTACHMENT LOCATIONS
9 SCALE: 1/4"-1'-0"

*NOTE: ALL EYEBROW POSITIONS MEASURED FROM THE TOP OF CORRESPONDING PLANTER.



TYPE 6 EYEBROW AT PANEL
ELEVATION AND PLAN (WRAPPED ONE END OF PANEL)
10 SCALE: 1/4"-1'-0"



TYPE 7 EYEBROW (TYPICAL LEVELS 3 THRU 6 ONLY)
ELEVATION AND PLAN
11 SCALE: 1/4"-1'-0"

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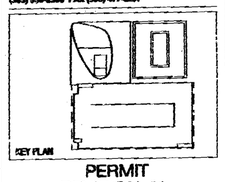

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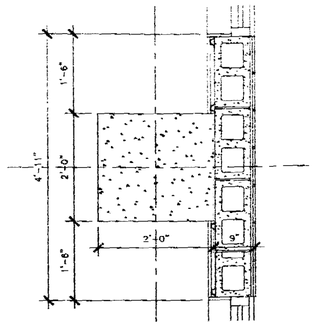
BUILDING 08-15-01

Signature

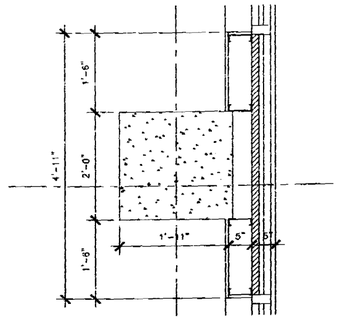
Sheet No. A-8.11

EYEBROW DETAILS

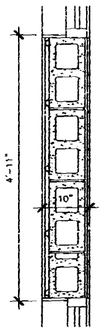
A00492



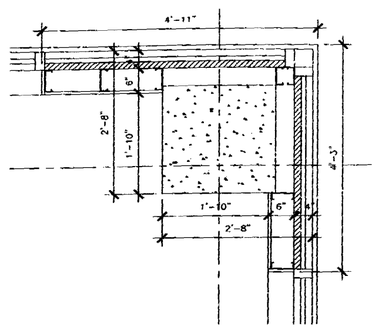
1 COLUMN DETAIL
AT CMU WALL (TYP.)
SCALE: 1"-1"-0"



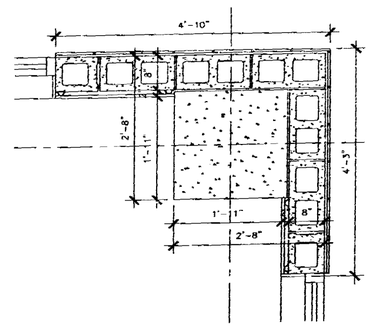
2 COLUMN DETAIL
AT SPANDREL GLASS (TYP.)
SCALE: 1"-1"-0"



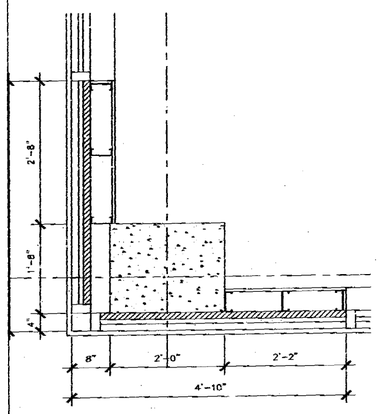
3 WALL DETAIL
BETWEEN WINDOW MODULE
SCALE: 1"-1"-0"



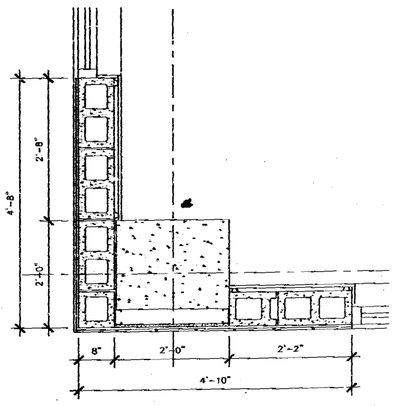
4 CORNER COLUMN DETAIL
AT SPANDREL GLASS
SCALE: 1"-1"-0"



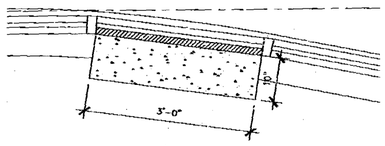
5 CORNER COLUMN DETAIL
AT CMU WALL
SCALE: 1"-1"-0"



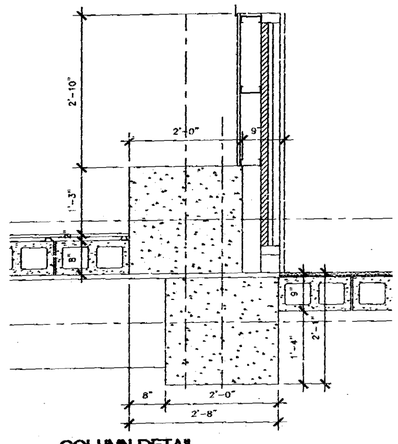
6 CORNER COLUMN DETAIL
AT SPANDREL GLASS
SCALE: 1"-1"-0"



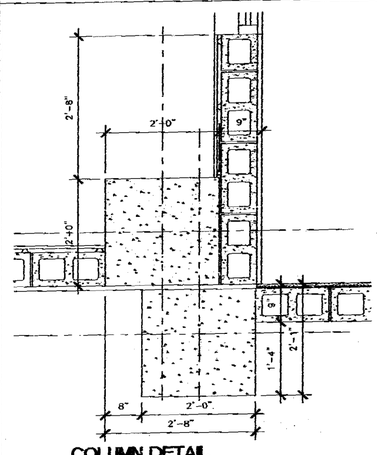
7 CORNER COLUMN DETAIL
AT CMU WALL
SCALE: 1"-1"-0"



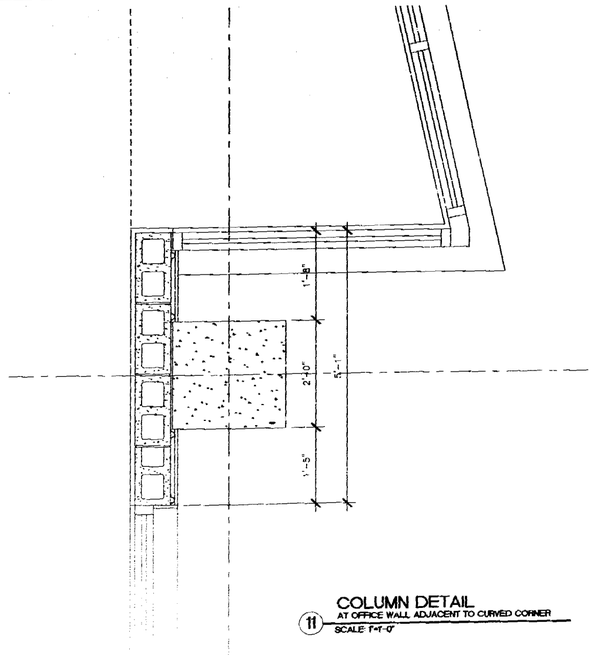
8 COLUMN DETAIL
AT OFFICE CURVED CORNER
SCALE: 1"-1"-0"



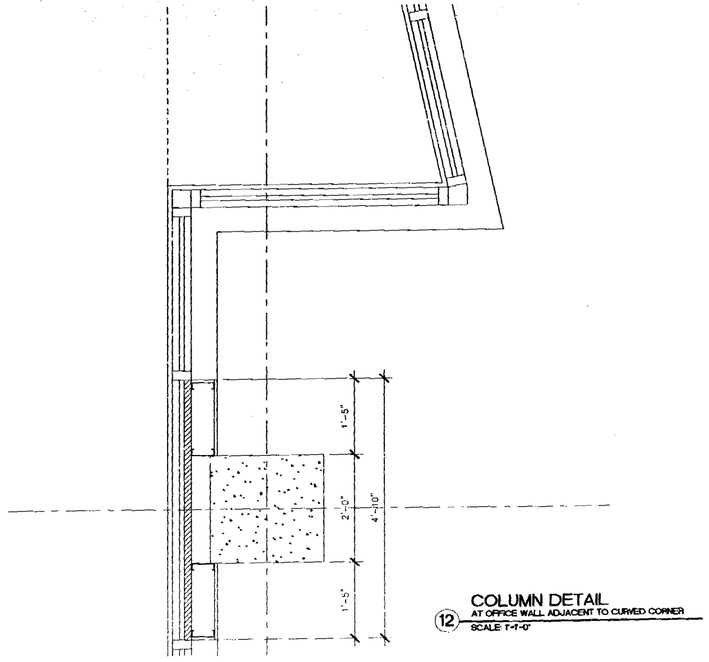
9 COLUMN DETAIL
AT ADJACENT OFFICE/PARKING WALLS
SCALE: 1"-1"-0"



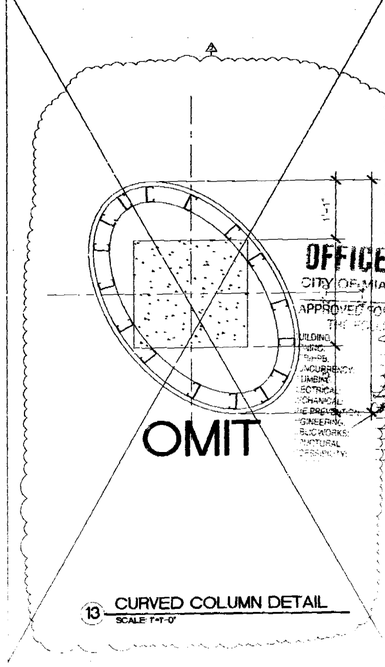
10 COLUMN DETAIL
AT ADJACENT OFFICE/PARKING WALLS
SCALE: 1"-1"-0"



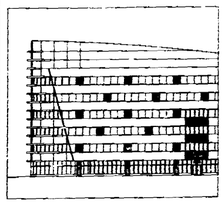
11 COLUMN DETAIL
AT OFFICE WALL ADJACENT TO CURVED CORNER
SCALE: 1"-1"-0"



12 COLUMN DETAIL
AT OFFICE WALL ADJACENT TO CURVED CORNER
SCALE: 1"-1"-0"



13 CURVED COLUMN DETAIL
SCALE: 1"-1"-0"



THE LINCOLN
SOUTH BEACH
17th STREET
MIAMI BEACH, FLORIDA

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ARQ
800 Brickell Avenue
Miami, FL 33131
TEL (305) 372-1812
FAX (305) 372-1175

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DONNELL, DUQUESNE & ALBAISA, P.A.
4830 SW 74 COURT
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NORTH MIAMI BEACH, FL 33169
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URBAN RESOURCE GROUP
420 LINCOLN ROAD SUITE 353
MIAMI BEACH, FL 33139
(305) 673-2524 FAX (305) 673-48822

GEOTECHNICAL CONSULTANT
PSI
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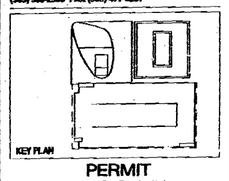
MIAMI, FL 33166
(305) 471-7725 FAX (305) 553-1915

CIVIL ENGINEER
KIMLEY-HORN & ASSOC., INC.
420 LINCOLN ROAD, SUITE 353
MIAMI BEACH, FL 33139
(305) 673-2025 FAX (305) 673-4882

PARKING CONSULTANT
INTERNATIONAL PARKING DESIGN, INC.
14144 VENTURA BLVD., SUITE 100
SHERMAN OAKS, CA 91423
(818) 905-1494 FAX (818) 990-8887

GENERAL CONTRACTOR
MILLER & SOLOMON, INC.
8401 N.W. 17TH STREET, SUITE I.
MIAMI, FL 33126
(305) 599-2388 FAX (305) 477-3297



PERMIT
REVISION #1

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,JS,JH Approved by: AC

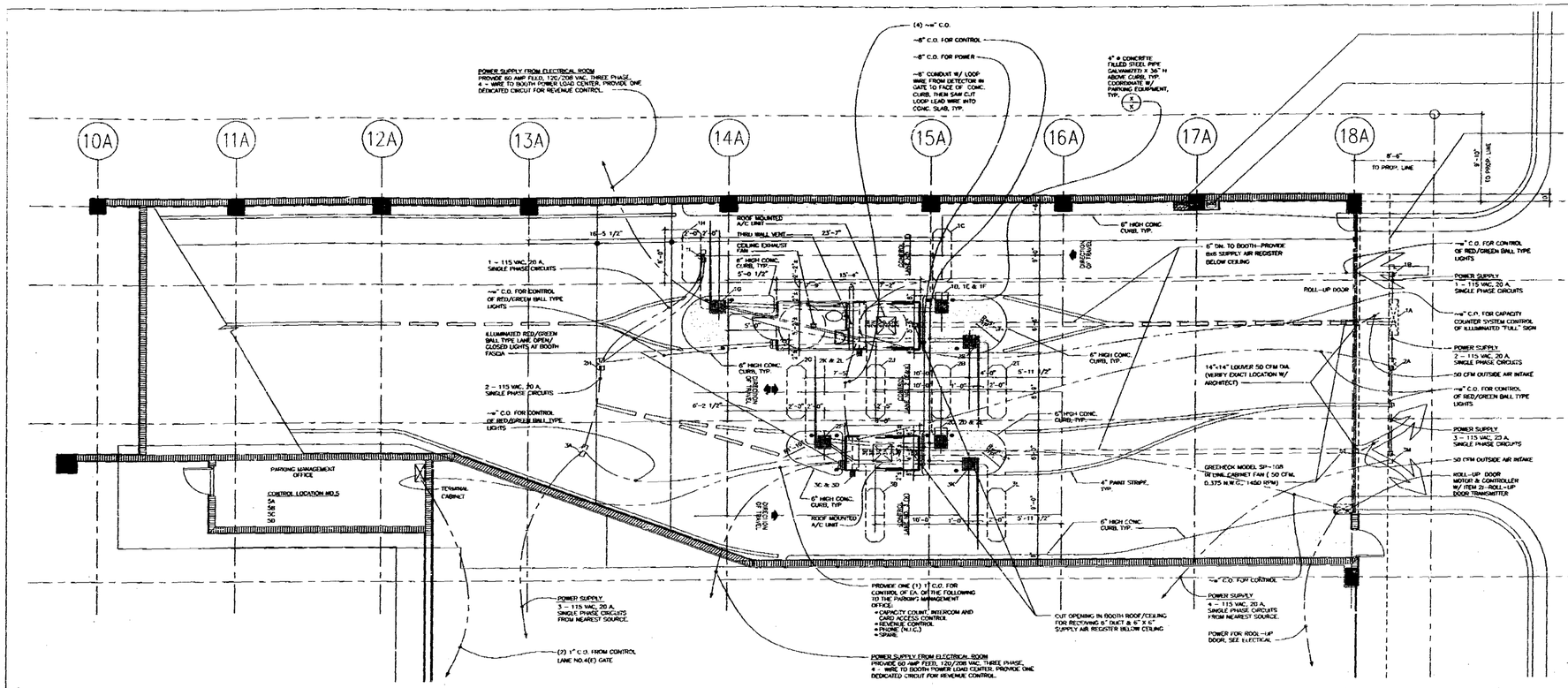
Revision/Date		
1	05.08.00	Permit Revision
2	05.17.00	Construction Document
3	12.19.00	Contract Set

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, STRUCTURAL, ENGINEERING, FIRE PROTECTION, ELEVATOR, ENERGY, FLOOD PLAIN, PUBLIC WORKS, CONCURRENCY, HISTORIC PRESERVATION, ZONING, PLANNING, LANDSCAPE, SIGNS, ALCOHOL, OTHER
08-15-01

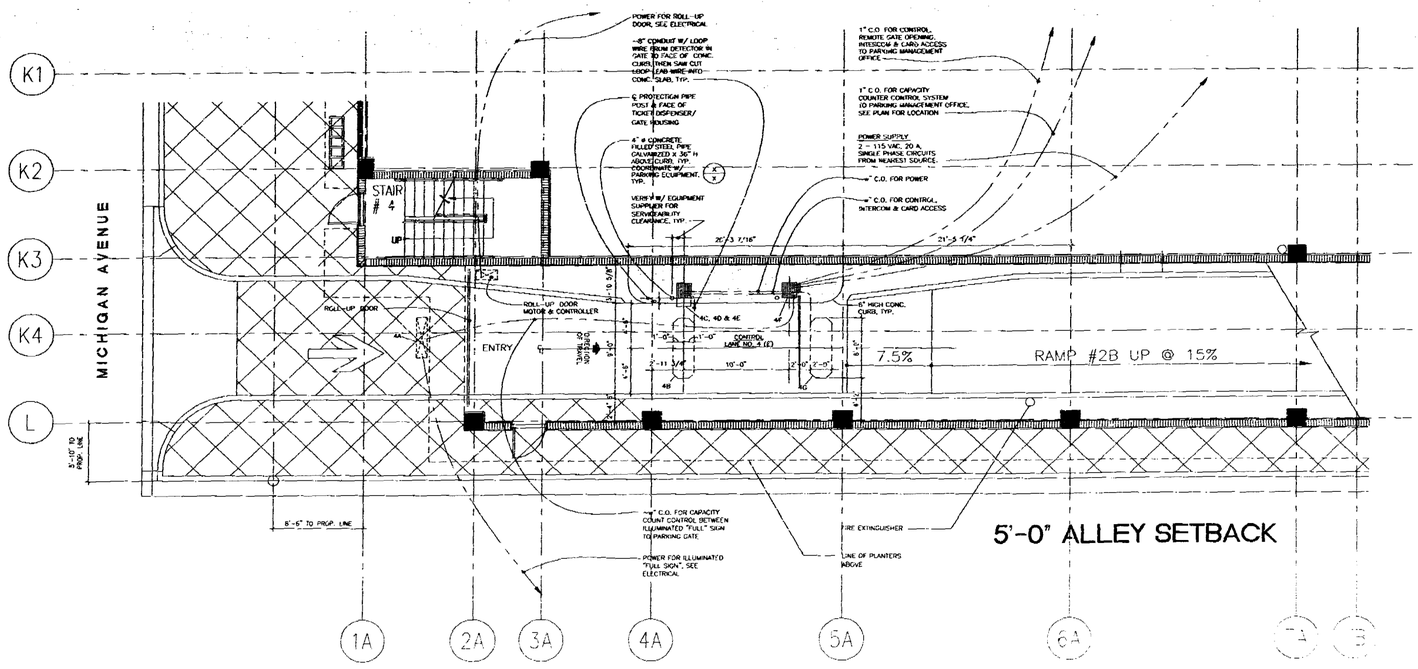
Sheet No. A-8.12

COLUMN DETAILS

000493



1 PARKING ENTRANCE #1
SCALE: 3/16"=1'-0"



5'-0" ALLEY SETBACK

2 PARKING ENTRANCE #2
SCALE: 3/16"=1'-0"

THE LINCOLN
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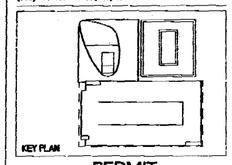
MILLER & SOLOMON, INC.
8461 N.W. 77TH STREET, SUITE L
MIAMI, FL 33126
(305) 599-2389 FAX (305) 477-3297



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GALVESTONE 08-15-01

Sincerely

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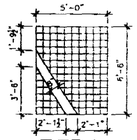
PERMITS
UNSUITABLE
PLUMBING
ELECTRICAL
FIRE PREVENTION
ZONING
PLANNING
TOURIST

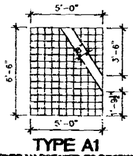
Sheet No.
A-8.13

PARKING ENTRANCE DETAILS

00494



TYPE A



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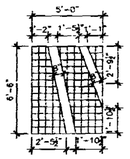
(TYPE 'A' ROTATED 180 DEGREES)



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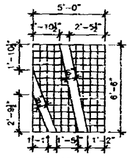

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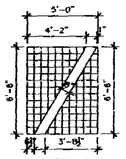

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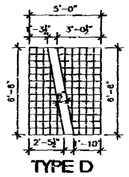

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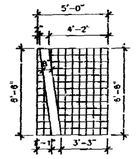
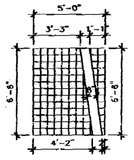


TYPE E



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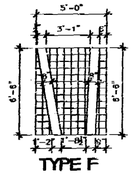

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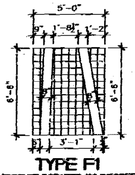

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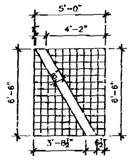

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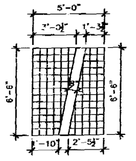
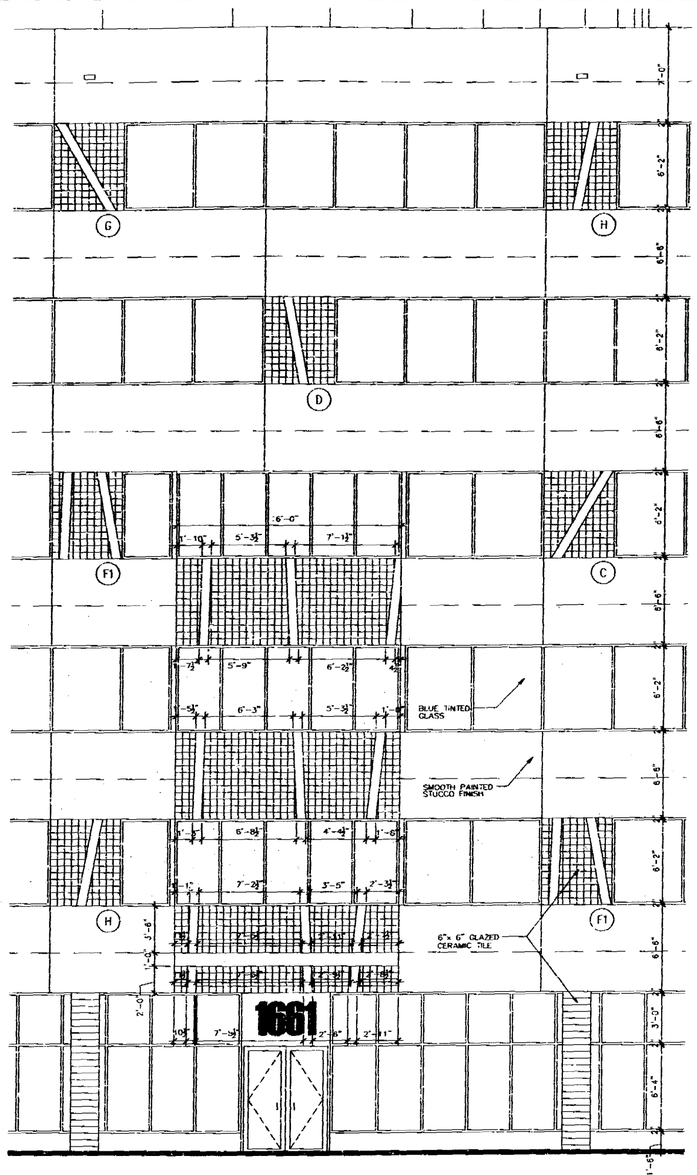


TYPE H

5 TILE TYPES AT OFFICE WINDOWS
SCALE: 1'-1'-0"



1 ELEVATION AT OFFICE LOBBY
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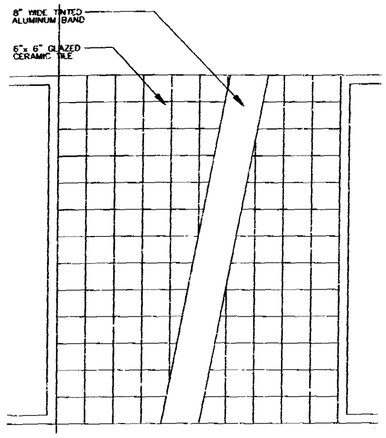
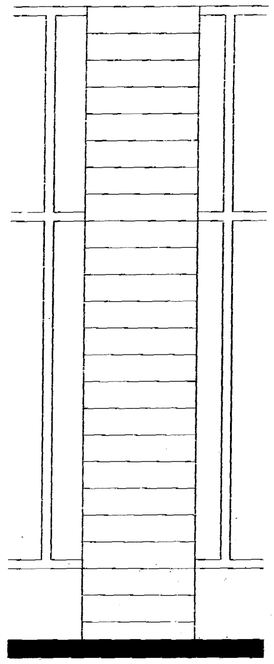
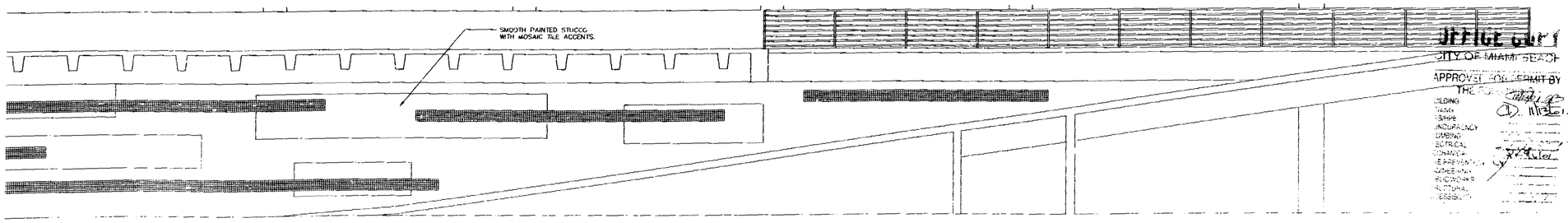


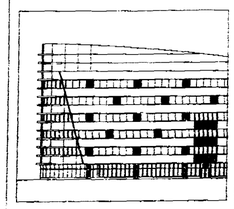
2 TILE AT OFFICE WINDOWS
SCALE 1'-1'-0"



3 TILE AT COLUMN
SCALE: 1'-1'-0"



4 PARKING RAMP ELEVATION DETAILS
SCALE: 1/4"-1'-0"



THE LINCOLN
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17th STREET
MIAMI BEACH, FLORIDA

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PSI
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MIAMI, FL 33166
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420 LINCOLN ROAD, SUITE 353
MIAMI BEACH, FL 33139
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INTERNATIONAL PARKING DESIGN, INC.
14144 VENTURA BLVD., SUITE 140
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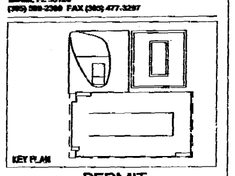
6401 N.W. 17TH STREET, SUITE L
MIAMI, FL 33126
(305) 599-2300 FAX (305) 477-3297



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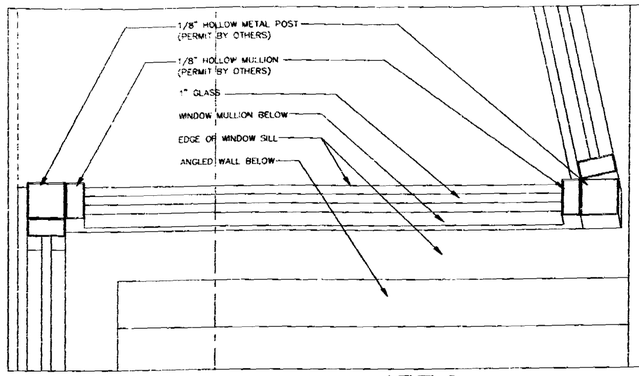
08-15-01

Sheet No. A-8.14

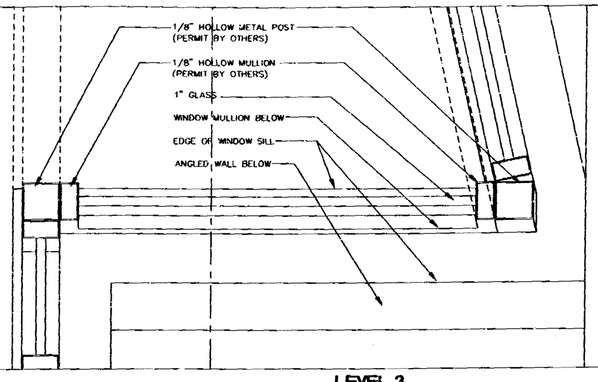
TILE DETAILS

CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE
BUILDING
PLANS
STRUCTURE
INSURANCE
PLUMBING
ELECTRICAL
CHANGE
REPRESENTATIVE
MECHANICAL
FIRE MARSHALL
ELEVATORS
STRUCTURAL
ACCESSIBILITY

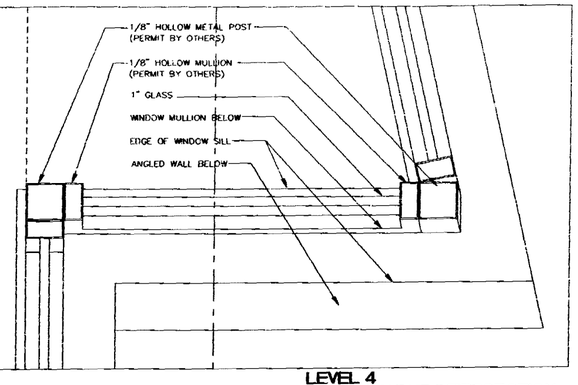
99194-95



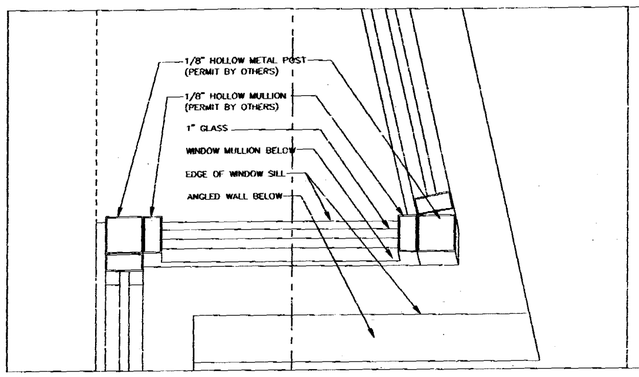
LEVEL 2
OFFICE CURVE INTERSECTION
(A) SCALE: 1-1/2"-1'-0"



LEVEL 3
OFFICE CURVE INTERSECTION
(B) SCALE: 1-1/2"-1'-0"



LEVEL 4
OFFICE CURVE INTERSECTION
(C) SCALE: 1-1/2"-1'-0"



LEVEL 5
OFFICE CURVE INTERSECTION
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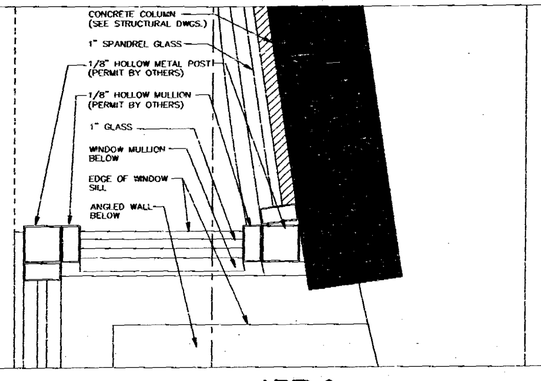
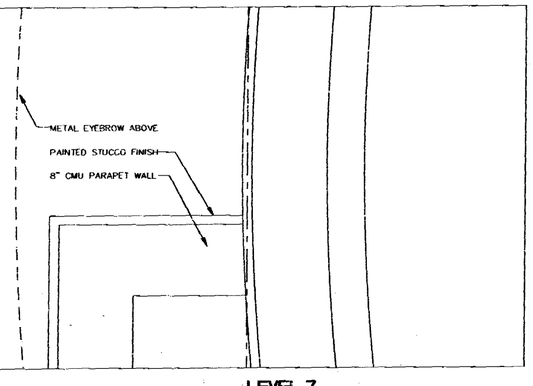
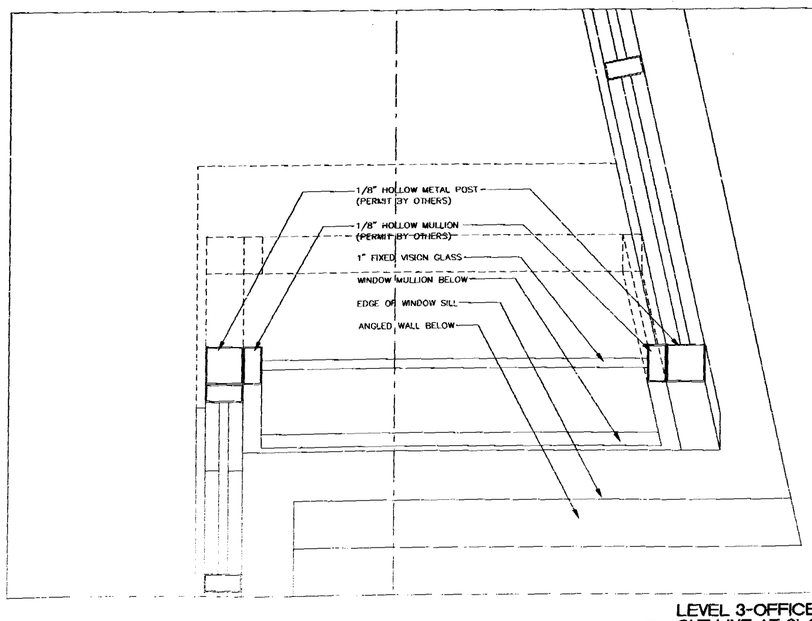


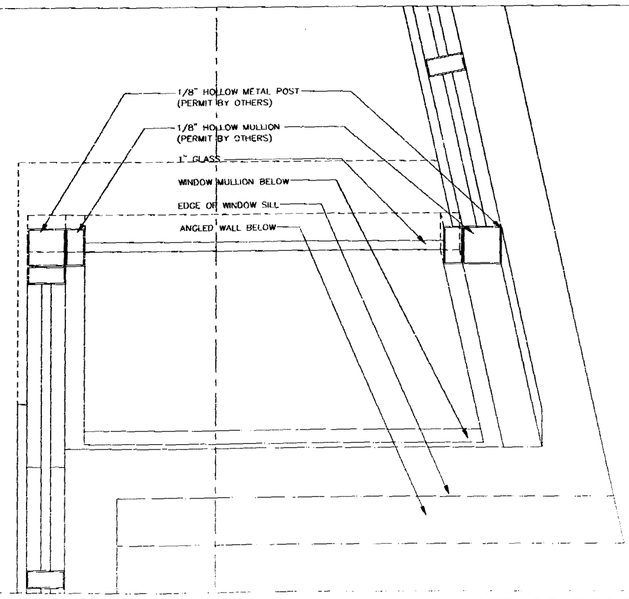
LEVEL 6
OFFICE CURVE INTERSECTION
(E) SCALE: 1-1/2"-1'-0"



LEVEL 7
OFFICE CURVE INTERSECTION
(F) SCALE: 1-1/2"-1'-0"



LEVEL 3-OFFICE CURVE INTERSECTION
CUT LINE AT 6'-0" ABOVE FINISH FLOOR
(D) SCALE: 1-1/2"-1'-0"



LEVEL 3-OFFICE CURVE INTERSECTION
CUT LINE AT 9'-6" ABOVE FINISH FLOOR
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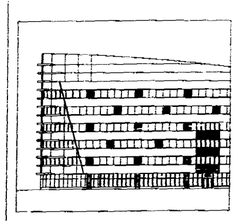

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MIAMI, FL 33126
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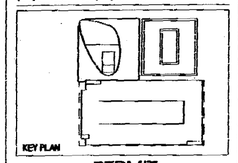

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1	05.08.00	Permit Revision
2	05.17.00	Construction Document
3	12.19.00	Contract Set

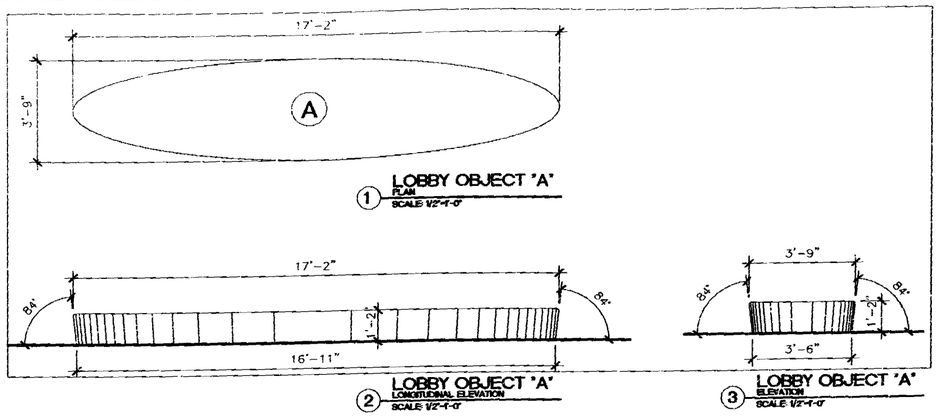
Office Copy
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
BUILDING
PLUMBING
MECHANICAL
ELECTRICAL
FIRE PREVENTION
ENGINEERING
PUBLIC WORKS
STRUCTURAL
ACCESSIBILITY
Signature

08-15-01

Sheet No.
A-8.15

OFFICE CURVE
INTERSECTION DETAILS

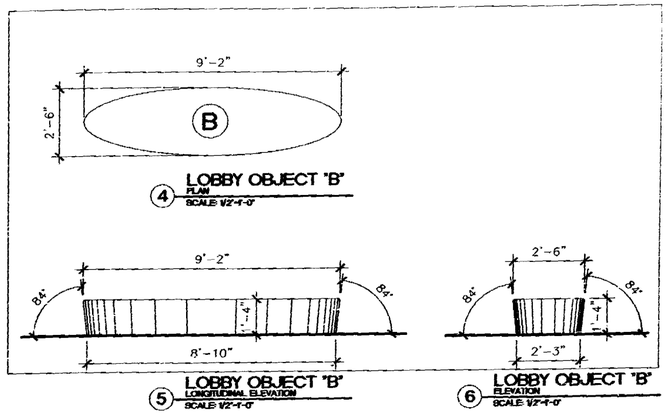
D00496



1 LOBBY OBJECT "A" PLAN SCALE 1/2"-1'-0"

2 LOBBY OBJECT "A" LONGITUDINAL ELEVATION SCALE 1/2"-1'-0"

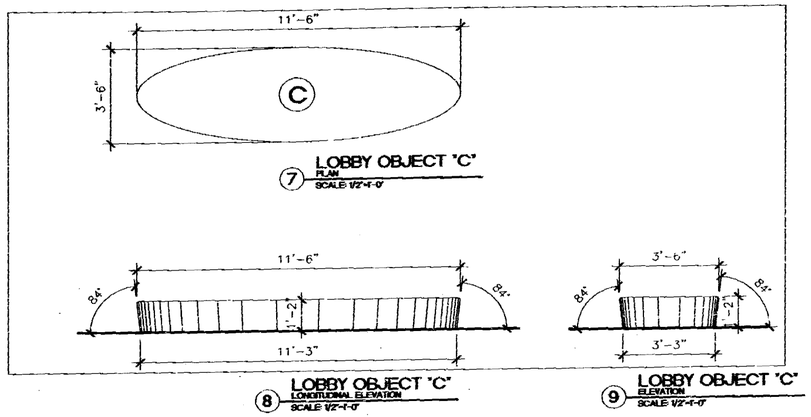
3 LOBBY OBJECT "A" ELEVATION SCALE 1/2"-1'-0"



4 LOBBY OBJECT "B" PLAN SCALE 1/2"-1'-0"

5 LOBBY OBJECT "B" LONGITUDINAL ELEVATION SCALE 1/2"-1'-0"

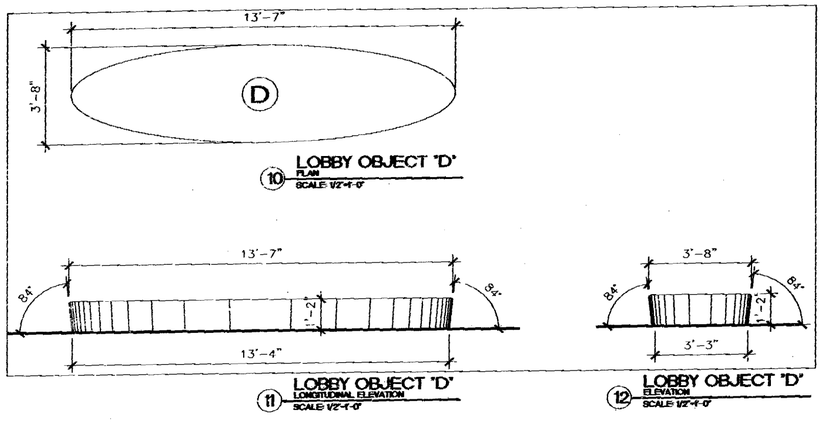
6 LOBBY OBJECT "B" ELEVATION SCALE 1/2"-1'-0"



7 LOBBY OBJECT "C" PLAN SCALE 1/2"-1'-0"

8 LOBBY OBJECT "C" LONGITUDINAL ELEVATION SCALE 1/2"-1'-0"

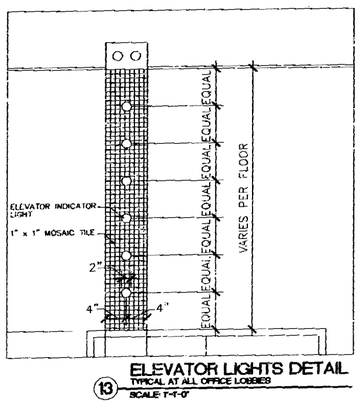
9 LOBBY OBJECT "C" ELEVATION SCALE 1/2"-1'-0"



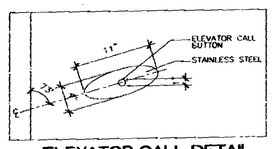
10 LOBBY OBJECT "D" PLAN SCALE 1/2"-1'-0"

11 LOBBY OBJECT "D" LONGITUDINAL ELEVATION SCALE 1/2"-1'-0"

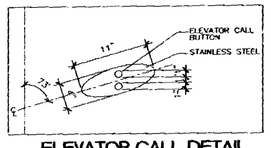
12 LOBBY OBJECT "D" ELEVATION SCALE 1/2"-1'-0"



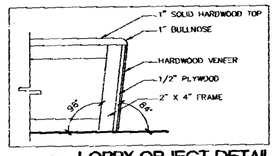
13 ELEVATOR LIGHTS DETAIL TYPICAL AT ALL OFFICE LOBBIES SCALE 1"-1'-0"



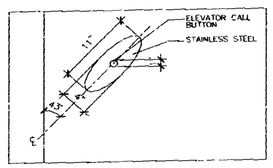
14 ELEVATOR CALL DETAIL AT GROUND FLOOR OFFICE ELEVATOR LOBBY SCALE 1-1/2"-1'-0"



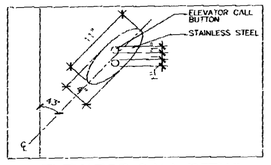
15 ELEVATOR CALL DETAIL AT LEVELS 2-6 OFFICE ELEVATOR LOBBIES SCALE 1-1/2"-1'-0"



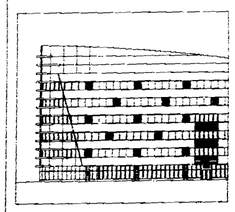
18 LOBBY OBJECT DETAIL SCALE 1-1/2"-1'-0"



16 ELEVATOR CALL DETAIL AT GROUND FLOOR OFFICE ELEVATOR LOBBY SCALE 1-1/2"-1'-0"



17 ELEVATOR CALL DETAIL AT LEVELS 2-6 OFFICE ELEVATOR LOBBIES SCALE 1-1/2"-1'-0"



THE LINCOLN
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17th STREET
MIAMI BEACH, FLORIDA

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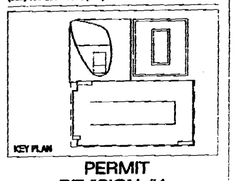
MIAMI, FL 33126
(305) 599-2388 FAX (305) 477-3297



PERMIT
REVISION #1

Issue Date: 05-01-2000 Project No.: 9919
Drawn by: MP,LP,KC,KL,JS,JH Approved by: AC

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1 05.08.00	Permit Revision
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MECHANICAL
ELECTRICAL
ZONING
ENGINEERING
NEW/OTHER
HISTORIC
FIRE/SAFETY

08-15-01

Sheet No. A-8.16

LOBBY OBJECTS/
ELEVATOR CALL
DETAILS

00497