



1 6 9 1 M I C H I G A N

FINAL SUBMITTAL 08-04-2024
BOA ZBA24-0162

THE LINCOLN BL .3RD FLOOR/ SPEAKEASY & EMPL. LOUNGE
1691 MICHIGAN
MIAMI BEACH, FL 33139



	DWG. TITLE	COVER
	SCALE	N.T.S.
	PROJECT NO.	2023-33
	DATE	07-15-2024
	SHEET NUMBER	A-000
Δ	DATE	REVISION

ITEMS CORRESPONDING TO SCHEDULE B-II

5. Restrictions, covenants, conditions, easements, dedications and all other matters as contained on the Plat of PALM VIEW SUBDIVISION, recorded in Plat Book 6, Page 29, of the Public Records of Miami-Dade County, Florida.
6. Terms, conditions and provisions of the Agreement of Lease between City of Miami Beach, Florida, a municipal corporation, Owner/Landlord, and Lincoln Plaza Partners, LLC, a Florida limited liability company, dated September 1, 1999, and recorded September 3, 1999, in Official Records Book 18770, Page 447, as assigned pursuant to assignment of Tenant's interest to LNR Jefferson, LLC, a Florida limited liability company, in that certain Assignment and Assumption Agreement, recorded June 5, 2001, in Official Records Book 19700, Page 3095; Consent to Assignment and Assumption by the City of Miami Beach Florida, recorded May 17, 2001, in Official Records Book 19669, Page 1035, and Assignment and Assumption of Ground Lease to Lincoln Miami Beach Investments, LLC, a Delaware limited liability company, now known as 1691 MICHIGAN AVE INVESTMENTS LP, a Delaware limited partnership, recorded July 20, 2006, in Official Records Book 24738, Page 4073, as further assigned to CLPF-Lincoln LLC, a Delaware limited liability company, by Assignment and Assumption of Ground Lease dated April 8, 2016, recorded April 15, 2016 in Official Records Book 30039, page 4656, as assigned by that certain ASSIGNMENT AND Assumption Agreement recorded _____, 2024, in Official Records Book _____, page _____, of the Public Records of Miami-Dade County, Florida.
7. Utility Easement in favor of the Florida Power & Light Company, recorded in Official Records Book 20947, Page 1744, of the Public Records of Miami-Dade County, Florida.
8. Order granting variance by Board of Adjustment of the City of Miami Beach, Florida recorded July 28, 2003, in Official Records Book 21462, Page 349, of the Public Records of Miami-Dade County, Florida.
9. Order granting variance by the Board of Adjustment of the City of Miami Beach, Florida, recorded March 8, 2006, in Official Records Book 24299, Page 3554, of the Public Records of Miami-Dade County, Florida.
10. Order granting variance by Board of Adjustment of the City of Miami Beach, Florida, recorded March 5, 2012, in Official Records Book 28020, Page 130, of the Public Records of Miami-Dade County, Florida.
11. Order of the City of Miami Beach Design Review Board recorded April 2, 2013 in Official Records Book 28560, Page 1500, as modified by Order of the City of Miami Beach Design Review Board recorded July 2, 2014 in Official Records Book 29214, Page 4180, of the Public Records of Miami-Dade County, Florida.
12. Order of the City of Miami Beach Design Review Board recorded October 9, 2015 in Official Records Book 29810, Page 1981, of the Public Records of Miami-Dade County, Florida.
13. Supplemental Order of the Design Review Board - City of Miami Beach, Florida, File No. 23201, filed April 7, 2016 in Official Records Book 33028, page 4142, of the Public Records of Miami-Dade County, Florida.
14. Notice pursuant to Section 713.10(2) of the Florida Statutes filed July 25, 2016 in Official Records Book 30165, page 739, of the Public Records of Miami-Dade County, Florida.
15. Notice pursuant to Section 713.10(2) of the Florida Statutes filed March 2, 2016 in Official Records Book 29982, page 2188, of the Public Records of Miami-Dade County, Florida.
16. Notice of Landlord recorded June 3, 2003, in Official Records Book 20434, Page 1620, and recorded August 15, 2003, in Official Records Book 20597, Page 4698, of the Public Records of Miami-Dade County, Florida.

ZONING INFORMATION

THE SURVEYED PROPERTY IS ZONED "CD-3 & GU" - COMMERCIAL HIGH INTENSITY & GOVERNMENT USE DISTRICT, CITY OF MIAMI BEACH, FLORIDA.

FRONT SETBACK: CD-3: 0' MINIMUM
 INTERIOR SIDE SETBACK: CD-3: 10' MINIMUM WHEN ABUTTING A RESIDENTIAL DISTRICT, OTHERWISE NONE
 STREET SIDE SETBACK: CD-3: 10' MINIMUM WHEN ABUTTING A RESIDENTIAL DISTRICT, UNLESS SEPARATED BY A STREET OR WATERWAY OTHERWISE NONE
 REAR SETBACK: CD-3: 5' MINIMUM, 10' MINIMUM WHEN ABUTTING A RESIDENTIAL DISTRICT UNLESS SEPARATED BY A STREET OR WATERWAY IN WHICH CASE IT SHALL BE 0 FEET. NOT WITHSTANDING THE FOREGOING, ROOFTOP ADDITIONS TO NON-OCEAN FRONT CONTRIBUTING STRUCTURES IN AHISTORIC DISTRICT AND INDIVIDUALLY DESIGNATED HISTORIC BUILDINGS MAY FOLLOW EXISTING NONCONFORMING REAR PEDESTAL SETBACKS
 GU SETBACKS: THE DEVELOPMENT REGULATIONS (SETBACKS, FLOOR AREA RATIO, SIGNS, PARKING, ETC.) IN THE GU GOVERNMENT USE DISTRICT SHALL BE THE AVERAGE OF THE REQUIREMENTS CONTAINED IN THE SURROUNDING ZONING DISTRICTS AS DETERMINED BY THE PLANNING AND ZONING DIRECTOR, WHICH SHALL BE APPROVED BY THE CITY COMMISSION

HEIGHT RESTRICTIONS:
 CD-3: LOTS FRONTING ON 17TH STREET: 80'
 GU: IN CASES INVOLVING THE USE OF GU PROPERTY BY THE PRIVATE SECTOR, FOR DEVELOPMENTS INCORPORATING PUBLIC PARKING SPACES WITHIN THE STRUCTURE(S), OWNED BY AND/OR OPERATED BY OR FOR THE BENEFIT OF THE CITY, THE PERMITTED BUILDING HEIGHT SHALL BE 100 FEET FOR THOSE SITES LOCATED WITHIN THE AREA BOUNDED BY 17TH STREET ON THE NORTH, NORTH LINCOLN LANE ON THE SOUTH, ALTON ROAD ON THE WEST, AND WASHINGTON AVENUE ON THE EAST

MAXIMUM LOT COVERAGE:
 CD-3: NO REQUIREMENT NOTED
 GU: NO SPECIFIC REQUIREMENT NOTED

PARKING FORMULA:
 THERE SHALL BE NO OFF-STREET PARKING REQUIREMENT FOR USES IN TIER 3 AREAS A, B AND C EXCEPT FOR THOSE LISTED BELOW.
 OFFICES: ONE SPACE PER 400 SQUARE FEET OF FLOOR AREA, PROVIDED, HOWEVER, OFFICES LOCATED ON THE GROUND FLOOR SHALL PROVIDE ONE SPACE PER 300 SQUARE FEET OF FLOOR AREA

PARKING REQUIRED: 297 REQUIRED SPACES BASED UPON 118,658 SQ. FT. OF OFFICE SPACE
 NO SPECIFIC REQUIREMENT REGARDING RETAIL NOT ASSOCIATED WITH PRIMARY HOTEL USE

THE ZONING INFORMATION SHOWN ABOVE WAS OBTAINED FROM NVS ZONING REPORT DATED FEBRUARY 26, 2024 (REVISED 2/27/2024), SITE NO. 7202302581, PURSUANT TO ITEM 6a & 6b OF TABLE A.

VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

- (MNV) SURVEY PREPARED BY: THE SURVEY WAS PREPARED BY BOCK AND CLARK CORPORATION LB7386, A WHOLLY OWNED SUBSIDIARY OF NVS, 12467 TELECOM DRIVE, TAMPA, FL 33637. PHONE (800) 787-8397 OR EMAIL MIKE.VUKODER@NV5.COM.
- (MND) AN ADDRESS OF 1691 MICHIGAN AVENUE WAS POSTED ON THE SURVEYED PROPERTY.
- (MNE) THE SURVEYED PROPERTY CONTAINS AN AREA OF 1.763 ACRES (76,452 SQUARE FEET), MORE OR LESS.
- (MNF) ONLY OBSERVABLE SURFACE AND ABOVE GROUND STRUCTURES WERE LOCATED. NO UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATION FOOTINGS, WERE LOCATED. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- (MNG) THERE ARE 689 STRIPED REGULAR PARKING SPACES AND 9 STRIPED HANDICAPPED PARKING SPACES FOR A TOTAL OF 698 STRIPED PARKING SPACES ON THE SURVEYED PROPERTY.
- (MNH) NO DIVISION OR PARTY WALLS WERE DESIGNATED BY THE CLIENT OR LOCATED BY SURVEYOR WITH RESPECT TO ADJOINING PROPERTIES.
- (MNI) THE LOCATION OF THE UTILITIES SHOWN HEREON ARE FROM OBSERVED VISIBLE EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF SUBTERRANEAN USES. ALWAYS CALL SUNSHINE 811 BEFORE YOU DIG. THEY NOTIFY UTILITY COMPANIES WHERE YOU ARE PLANNING TO DIG. THE UTILITY SENDS A LOCATOR TO MARK THE APPROXIMATE LOCATION OF UNDERGROUND LINES, PIPES AND CABLES ON THE SURVEYED PROPERTY. THE PROCESS TAKES TWO FULL BUSINESS DAYS - DAY 1 STARTS THE DAY AFTER YOU CALL. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED, WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED. THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED BY THE SURVEYOR AND IS NOT LIABLE FOR UTILITIES OBSTRUCTED OR COVERED FROM VIEW.
- (MNO) AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, BUILDING ADDITIONS.
- (MNP) AT THE TIME OF SURVEY, THE SURVEYOR WAS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.
- (MNU) THE SURVEYED PROPERTY HAS DIRECT ACCESS TO MICHIGAN AVENUE, A 70 FOOT WIDE DEDICATED PUBLIC RIGHT-OF-WAY, 17TH STREET, A 70 FOOT WIDE DEDICATED PUBLIC RIGHT-OF-WAY AND AN UNNAMED 20 FOOT WIDE DEDICATED PUBLIC ALLEYWAY, AS SHOWN HEREON.
- (MNV1) OWNERSHIP OF FENCES, IF ANY, WAS NOT DETERMINED UNDER THE SCOPE OF THIS SURVEY.
- (MNV2) THERE ARE NO GAPS, GORES, OVERLAPS OR HIATUS INHERENT TO THE SURVEYED PROPERTY BASED ON THE FIELD SURVEY PERFORMED AND THE TITLE COMMITMENTS PROVIDED.
- (MNV3) BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE OF MICHIGAN AVENUE, MIAMI DADE COUNTY, FLORIDA TO BEAR S 00°00'00" E, ASSUMED.
- (MNV4) THIS SURVEY IS NOT INTENDED FOR CONSTRUCTION OR CONSTRUCTION DESIGN PURPOSES.
- (MNV5) ADJOINER INFORMATION SHOWN HEREON WAS OBTAINED FROM THE COUNTY'S PROPERTY APPRAISER WEB SITE.
- (MNV6) AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A BURIAL GROUND OR CEMETERY.
- (MNV7) BUILDING HEIGHT IS THE ARCHITECTURAL HEIGHT TAKEN AT THE LOCATION SPECIFIED HEREON.
- (MNV8) TABLE A, ITEM 18: THERE ARE NO PLOTTABLE OFFSITE EASEMENTS OR SERVITUDE THAT WERE DISCLOSED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR OR WERE OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.

LEGEND OF SYMBOLS & ABBREVIATIONS

	LIGHT POLE		SIGNAL LIGHT		SANITARY MANHOLE
	POWER POLE (WITH ARMS)		TRAFFIC SIGNAL BOX		CLEAN OUT
	GUY WIRE		SIGNAL LIGHT POLE		GREASE TRAP
	ELECTRIC MANHOLE		VAULT		GAS MANHOLE
	ELECTRIC METER		SIGN (AS NOTED)		GAS VALVE
	ELECTRIC VAULT		TOWER		GAS METER
	TRANSFORMER		MONITORING WELL		HANDICAPPED PARKING
	AIR CONDITIONER UNIT		FLAG POLE		BENCHMARK
	TELEPHONE MANHOLE		WATER VALVE		RECORD
	TELEPHONE PEDESTAL		FIRE HYDRANT		MEASURED
	CABLE BOX		SIAMASE FIRE HYDRANT		CALCULATED
	MITERED END SECTION		WATER MANHOLE		PLAT
	STORM DRAIN MANHOLE		BACKFLOW PREVENTER		PAGE
	STORM DRAIN INLET		WATER METER		OFFICIAL RECORDS
	STORM PIPE		WELL HEAD		PLAT BOOK
	SET 5/8" IRON ROD & CAP NV5 L.B. 7386, UNLESS OTHERWISE NOTED		POINT OF ACCESS		FLORIDA DEPARTMENT OF TRANSPORTATION

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

PROJECT FIELD DATA

DATE	DESCRIPTION	DATE	DESCRIPTION
12/28/2023	BOUNDARY SURVEY		
03/21/2024	TREE LOCATIONS ONLY		

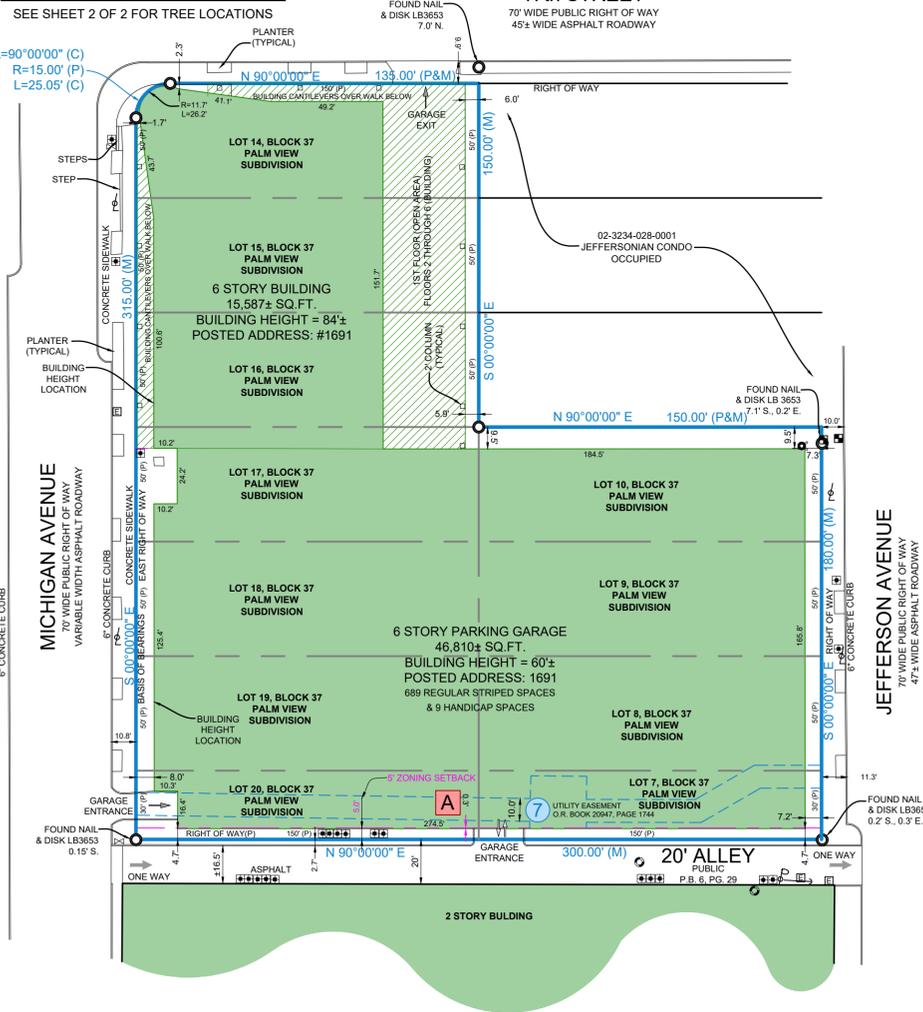
LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

RECORD DESCRIPTION

LEASEHOLD ESTATE:
 Lessee's interest in that certain Lease by and between the City of Miami Beach, Florida, a municipal corporation, as Owner/Landlord, and Lincoln Plaza Partners, LLC, a Florida limited liability company, as Tenant, dated September 1, 1999, and memorialized by that certain Agreement of Lease dated September 1, 1999, and recorded September 3, 1999, in Official Records Book 18770, Page 447, as assigned pursuant to assignment of Tenant's interest to LNR Jefferson, LLC, a Florida limited liability company, in that certain Assignment and Assumption Agreement, recorded June 5, 2001, in Official Records Book 19700, Page 3095; Consent to Assignment and Assumption by the City of Miami Beach Florida, recorded May 17, 2001, in Official Records Book 19669, Page 1035, and Assignment and Assumption of Ground Lease to Lincoln Miami Beach Investments, LLC, a Delaware limited liability company, now known as 1691 MICHIGAN AVE INVESTMENTS LP, a Delaware limited partnership, recorded July 20, 2006, in Official Records Book 24738, Page 4073, and being assigned to CLPF-Lincoln, LLC, recorded 4/15/2016, in Official Records Book 30039, Page 4656, of the Public Records of Miami-Dade County, Florida, as assigned by that certain ASSIGNMENT AND Assumption Agreement recorded _____, 2024, in Official Records Book _____, page _____, of the Public Records of Miami-Dade County, Florida, demising the following described land:
 Lots 7 through 10, inclusive, and Lots 14 through 20, inclusive, in Block 37, PALM VIEW SUBDIVISION, according to the plat thereof, as recorded in Plat Book 6, Page 29, of the Public Records of Miami-Dade County, Florida, less and except the improvements located thereon.
 TOGETHER WITH FEE SIMPLE ESTATE:
 The Improvements located on Lots 7 through 10, inclusive, and Lots 14 through 20, inclusive, in Block 37, PALM VIEW SUBDIVISION, according to the plat thereof, as recorded in Plat Book 6, Page 29, of the Public Records of Miami-Dade County, Florida.
 THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 10292498, DATED JANUARY 30, 2024 (REVISED 2/27/2024).

BOUNDARY & IMPROVEMENTS



SCALE: 1" = 40'

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE AE (EL 8) (NGVD 29) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 120651, MAP NUMBER 1209603317L, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 11, 2009 AND IS IN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV) BY FIRMETTE CREATED ON DECEMBER 18, 2023. WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. *Zones AE and A1-A30 are the flood insurance rate zones used for the 1-percent-annual-chance floodplains that are determined for the FIS by detailed methods of analysis. In most instances, BFEs derived from the detailed hydraulic analyses are shown at selected intervals in this zone. Mandatory flood insurance purchase requirements apply. AE zones are areas of inundation by the 1-percent-annual-chance flood, including areas with the 2-percent wave run-up elevation less than 3.0 feet above the ground, and areas with wave heights less than 3.0 feet. These areas are subdivided into elevation zones with BFEs assigned. The AE zone will generally extend inland to the limit of the 1-percent-annual-chance Stillwater Flood Level (SWEL).*

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
01/05/2024	FIRST DRAFT	02/21/2024	CLIENT
01/11/2024	REVISED TITLE & ZONING	03/05/2024	REVISED TITLE
01/18/2024	CERTIFICATION	03/21/2024	TREE LOCATIONS

SIGNIFICANT OBSERVATIONS

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

ALT/NSPS LAND TITLE SURVEY

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

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

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

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

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

PRELIMINARY

MARK G. LEIST
 REGISTRATION NO. PSM 5836
 IN THE STATE OF FLORIDA
 DATE OF FIELD SURVEY: DECEMBER 28, 2023
 DATE OF LAST REVISION: MARCH 21, 2024
 NETWORK PROJECT NO. 202304571-001 RLS
 THIS SURVEY IS CERTIFIED TO DATE OF FIELD SURVEY, NOT DATE OF SIGNATURE. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. SHEET 1 OF 1



REAL ESTATE TRANSACTION SERVICES
 1-800-SURVEYS (787-8397)

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

Bock & Clark Corporation - 4580 Stephen Circle, Suite 300, Canton, OH, 44718
 www.nv5.com/services/real-estate-transaction-services bockmaywehelpyou@nv5.com

TREE LOCATIONS

SEE SHEET 1 OF 2 FOR BOUNDARY & IMPROVEMENTS

17th STREET

MICHIGAN AVENUE

JEFFERSON AVENUE

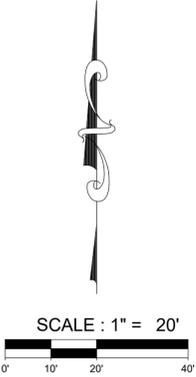
6 STORY BUILDING
POSTED ADDRESS: #1691

6 STORY PARKING GARAGE
POSTED ADDRESS: 1691

20' ALLEY

LEGEND OF TREE SYMBOLS

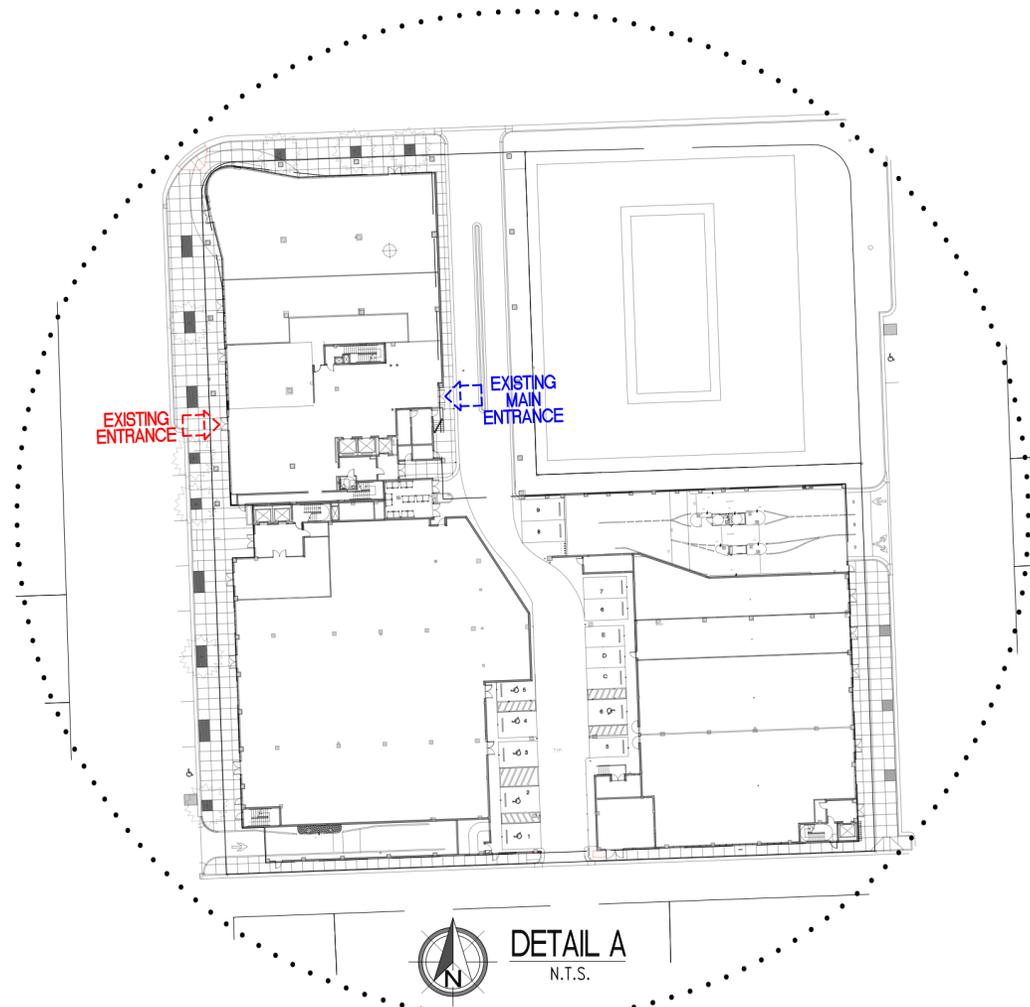
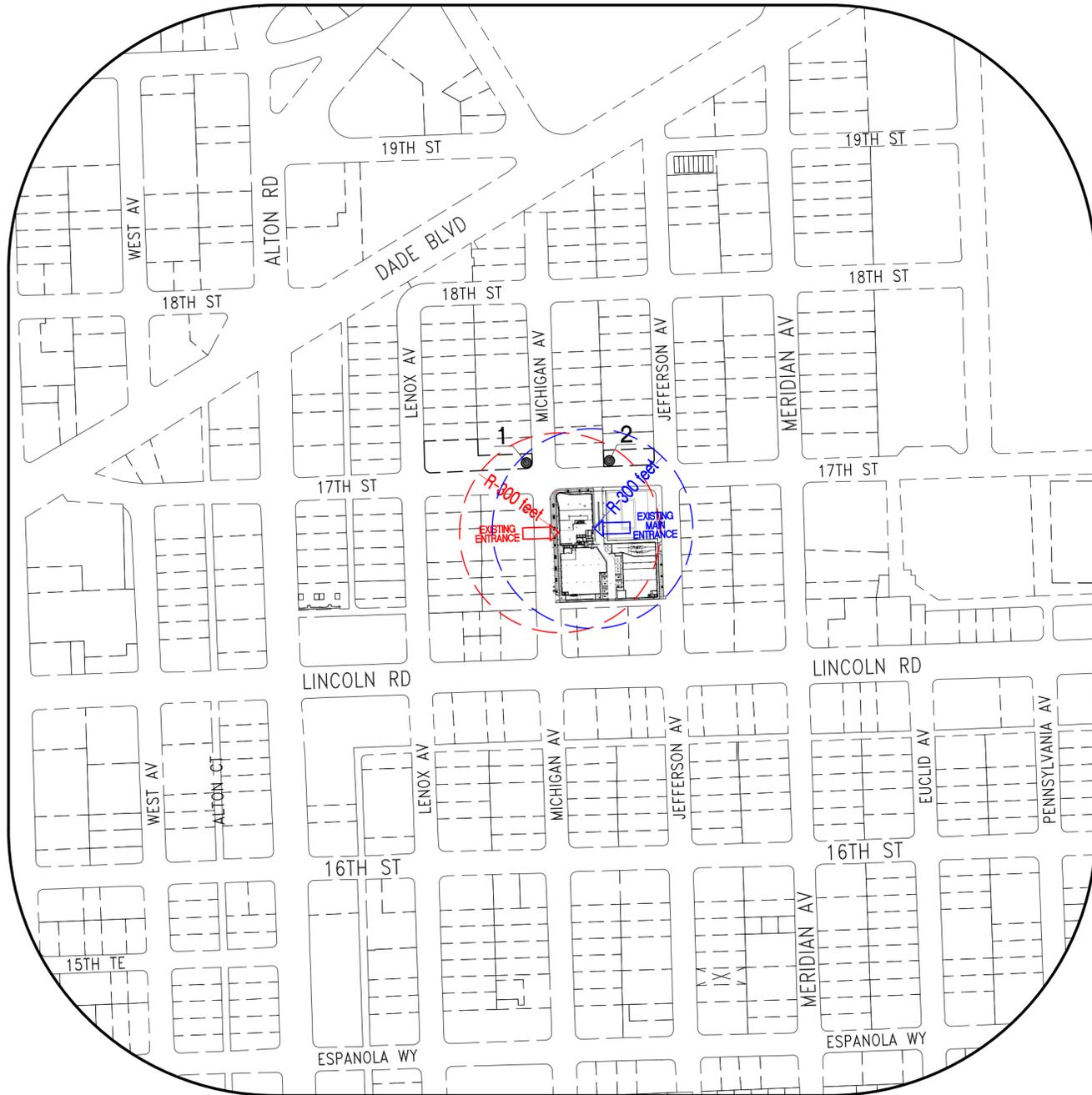
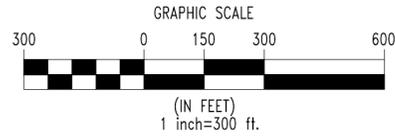
- 6" * PALM & DIAMETER
- 6" * UNKNOWN & DIAMETER



NV5 ALTA/NSPS LAND TITLE SURVEY
 PREPARED FOR
1691 Michigan Ave
 DATE OF FIELD SURVEY: DECEMBER 28, 2023
 NETWORK PROJECT NUMBER: 202304571-001.RLS
1-(800)-SURVEYS (787-8397)
 REAL ESTATE TRANSACTION SERVICES
 www.nv5.com/real-estate-transaction-services bockmaywehelpyou@nv5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

LIQUOR SURVEY



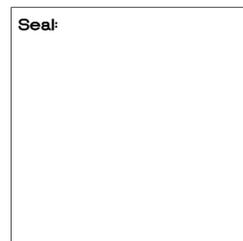
SURVEYOR REPORT and NOTES

1. THIS IS NOT A BOUNDARY SURVEY, THIS IS LIQUOR SURVEY FOR PROPOSED LIQUOR LICENSE.
2. DATE OF SURVEY: 03-06-2024.
3. ACCORDING TO MEASUREMENTS TAKEN AT THE SITE THERE IS ONE (1) PUBLIC OR PRIVATE ELEMENTARY SCHOOL, MIDDLE SCHOOL, OR SECONDARY SCHOOL WITHIN 300 FEET ALONG THE STRAIGHT LINE, MEASURED AND COMPUTED, FROM THE MAIN FRONT ENTRANCE OF THE PROPOSED PLACE OF BUSINESS TO THE NEAREST POINT ON A PARCEL OF LAND OCCUPIED BY A PARCEL OF LAND SET ASIDE FOR, AND USED, OR PROPOSED TO BE USED, FOR PUBLIC OR PRIVATE ELEMENTARY SCHOOL, MIDDLE SCHOOL, OR SECONDARY SCHOOL PURPOSES.
4. ACCORDING TO MEASUREMENTS TAKEN AT THE SITE THERE IS ONE (1) HOUSE OF WORSHIP WITHIN 300 FEET ALONG THE STRAIGHT LINE, MEASURED AND COMPUTED, FROM THE MAIN FRONT ENTRANCE OF THE PROPOSED PLACE OF BUSINESS TO THE NEAREST POINT ON A PARCEL OF LAND OCCUPIED BY A HOUSE OF WORSHIP.
5. LIQUOR LICENSING TYPES SHOWN HERE (IF APPLICABLE), ACCORDING TO FLORIDA DEPARTMENT OF BUSINESS PROFESSIONAL REGULATION, IN CASE OF A DISCREPANCY, HAS BEEN PROVIDED AND VERIFIED BY THE CLIENT OR LAWYER COMPANY.
6. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON.
7. THE EXISTING ENTRIES SHOWN HERE ON, ARE LOCATED EXACTLY ACCORDING TO EXISTING GROUND FLOOR PLAN FOR 1691 MICHIGAN AVENUE, MIAMI BEACH, FL 33139, SENT BY THE CLIENT.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY, THAT THE ATTACHED "LIQUOR SURVEY" OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION, AND WAS PREPARED IN ACCORDANCE WITH CURRENT STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.

Seal:



Date: 06.25.2024

The seal appearing on this document was authorized by Francisco L Nunez, Jr, PSM, on the date adjacent to seal

THIS SURVEY IS CONSIDERED VALID ONLY:
 1) IN HARD COPY, WITH ORIGINAL SIGN AND RAISED SEAL.
 2) IN ELECTRONIC FILE, DIGITALLY SIGNED AND SEALED UNDER RULE 5J-17.062, F.A.C.

ITEM No.	ADDRESS	NAME	LICENSE TYPE	STATUS	DISTANCE (Along the linear feet distance) ENTRANCE (Michigan)	DISTANCE (Along the linear feet distance) MAIN ENTRANCE
1	1700 MICHIGAN AVENUE, MIAMI BEACH, FL 33139	CUBAN HEBREW CONGREGATION OF MIAMI TEMPLE BETH SHMUEL		ACTIVE	216 FEET	263 FEET
2	1700 JEFFERSON AVENUE, MIAMI BEACH, FL 33139	LINCOLN-MARTI SCHOOL DAYCARE		ACTIVE	238 FEET	189 FEET



designGroup
 SURVEYORS
 MAPPERS | LAND PLANNERS

p: (305) 551-8511
 c: (786) 877-7176
 a: 15045 SW 26th Terrace,
 Miami, FL 33185-5617
 e: bm@bmsurveyors.com
 License Business No: 8369

RECORD OF REVISION

No.	DATE	DESCRIPTION

Project Name:

Type of Project:

LIQUOR SURVEY
ADD INFORMATION

Project Address(es):

**1691 MICHIGAN AVENUE,
 MIAMI BEACH, FL 33139**

Folio No(s):

02-3234-004-0690

Prepared for:

**BLACK LION
 INVESTMENT GROUP**

Scale: As shown

Drawn By: BM

Checked By: FLN

Field Date: March 06/2024

Drawn Date: June 25/2024

F.B./PG.: FILE/RMB

Project No.:

24-0103

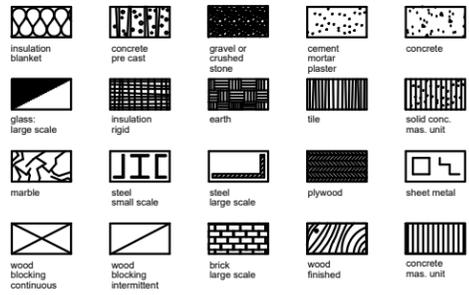
Sheet: **1** of 1

Francisco L. Nunez Jr.
 PROFESSIONAL SURVEYOR AND MAPPER No.6382
 STATE OF FLORIDA

ABBREVIATIONS

Table of abbreviations for architectural elements, materials, and construction details, organized by letter (A through Z).

MATERIAL LEGEND

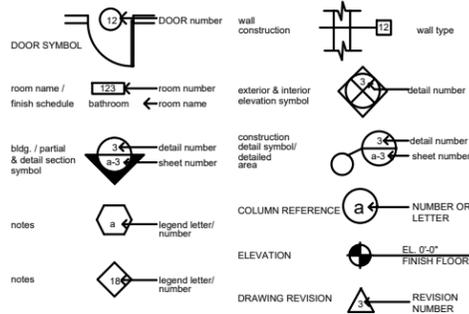


OWNER: CITY OF MIAMI BEACH
LESSEE(S): RK RIVANI LLC
DESIGN/PROJECT ARCHITECT: BEILINSON GOMEZ ARCHITECTS PA

GENERAL NOTES

- 1. ALL DIMENSIONS AND CONDITIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
2. ALL WORK TO BE DONE IN COMPLIANCE WITH THE REQUIREMENTS OF AND ACCEPTABLE TO THE CITY OF MIAMI BEACH BUILDING DEPARTMENT.
3. ALL MATERIALS SHALL CONFORM WITH ALL PREVAILING CODES...

SYMBOL LEGEND



APPLICABLE CODES

GOVERNING ZONING CODE: MIAMI BEACH RESILIENCY CODE
BUILDING CODE: FLORIDA BUILDING CODE 2023.8TH EDITION
EXISTING BUILDING: FLORIDA BUILDING CODE: EXISTING BUILDING CODE 2023

DRAWING INDEX

Table listing drawing sheets (A-000 to A-102) and their corresponding titles, such as COVER SURVEY, DISTANCE SURVEY, and various rendering sheets.

PROJECT INFORMATION

SCOPE OF WORK

RECONFIGURATION OF EXISTING INTERIOR SPACE
THE PROJECT INCLUDES RECONFIGURATION OF THE INTERIOR SPACE TO ACCOMMODATE:
TOTAL AREA (SPEAKEASY, CORRIDOR AND EMPLOYEE LOUNGE) --- 3478 SQ. FT.

LEGAL DESCRIPTION

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

OCCUPANCY CLASSIFICATION

BUSINESS - GROUP-B

ALTERATION CLASSIFICATION

ALTERATION LEVEL 2 - (AS PER FBC 2023 8TH ED CHAPTER 5)

FIRE ALARM SYSTEM AND SPRINKLE SYSTEM

THIS BUILDING IS PROTECTED BY A VOICE FIRE ALARM SYSTEM AND A FIRE SPRINKLE SYSTEM



LOCATION MAP

SCALE: N.T.S.

THE LINCOLN BL .3RD FLOOR/ SPEAKEASY & EMPL. LOUNGE

1691 MICHIGAN
MIAMI BEACH, FL 33139



Table with drawing metadata: DWG. TITLE (GENERAL NOTES AND INDEX), SCALE (N.T.S.), PROJECT NO. (2023-33), DATE (07-15-2024), SHEET NUMBER (A-001).

ITEM #	Project Information				
1	Address: 1691 Michigan Avenue	Folio number(s):	02-3234-004-0690	Year built:	2002
2	Board file number(s), Determination of Architectural Significance:			Lot Area:	76,452
3	Located within a Local Historic District (Yes or No):	Zoning District:		Lot width:	315',180'
4	Individual Historic Site (Yes or No):			Lot Depth:	300';135'
5	Base Flood Elevation:	EA (+8)	Grade value in NGVD:	+4'-10"NGVD	
6	Adjusted grade (BFE+Grade / 2):		Free board:		
7	Proposed Use:	Business			
8	Proposed Accesory Use:				
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):				
ZONING INFORMATION / CALCULATION		Required	Existing	Proposed	Deficiencies
13	Floor Area Ratio (FAR)	2.75	2.14	2.14	
14	Building Height				
15	At grade parking lot on the same lot				
a	Front setbacks	0	0	0	
b	Side interior setback	0	0	0	
c	Side facing street setback	0	0	0	
d	Rear setback	5	5'-9";7'-2"	5'-9";7'-2"	

SEATING	
SPEAKEASY BAR	07
SPEAKEASY	32
EMPLOYEE LOUNGE	43
LIVING ROOM	16
TOTAL SEATING	97
39 TOTAL SEATING IN AREA WITH DISPLAYED ALCOHOLIC BEVERAGE	

TOTAL OCCUPANCY LOAD	
BAR KITCHEN	1
BAR SEATING AREA	15
SPEAKEASY	27
B.O.H.	2
VESTIBULE	23
EMPLOYEE LOUNGE	36
EMPLOYEE SEATING AREA #1	17
LIVING ROOM	16
TOTAL LOAD OCCUPANCY:	137

THE LINCOLN BL .3RD FLOOR/ SPEAKEASY & EMPL. LOUNGE

1691 MICHIGAN
MIAMI BEACH, FL 33139



DWG. TITLE	ZONING DATA
SCALE	N.T.S
PROJECT NO.	2023-33
DATE	07-15-2024
SHEET NUMBER	A-002
DATE	REVISION



C SITE IMAGE*



D SITE IMAGE*

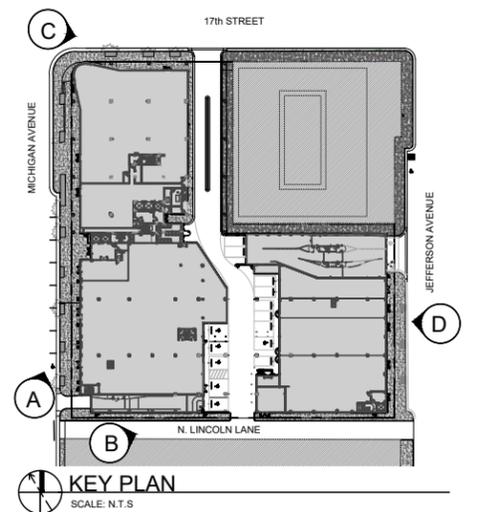


A SITE IMAGE*



B SITE IMAGE*

*PHOTOS WERE TAKEN ON 01/ 16/ 2024



THE LINCOLN BL .3RD FLOOR/ SPEAKEASY & EMPL. LOUNGE

1691 MICHIGAN
MIAMI BEACH, FL 33139



CONSULTANT

COPYRIGHT 2024. ALL RIGHTS RESERVED. THESE DRAWINGS AND DOCUMENTS ARE INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF BELLINSON GOMEZ ARCHITECTS P.A. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT WITHOUT THE WRITTEN CONSENT OF BELLINSON GOMEZ ARCHITECTS P.A. REPRODUCTION OF DRAWINGS AND DOCUMENTS WITHOUT THE WRITTEN CONSENT OF BELLINSON GOMEZ ARCHITECTS P.A. IS PROHIBITED. CONTRACTORS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK.

DWG. TITLE	SITE IMAGES
SCALE	N.T.S.
PROJECT NO.	2023-33
DATE	07-15-2024
SHEET NUMBER	A-003
DATE	REVISION



A SITE IMAGE*



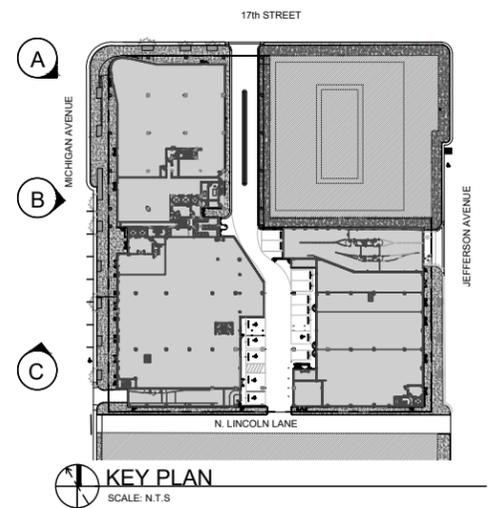
B SITE IMAGE*



C SITE IMAGE*

THIRD FLOOR INTERIOR
SCOPE OF WORK

*PHOTOS WERE TAKEN ON 01/ 16/ 2024



THE LINCOLN BL .3RD FLOOR/ SPEAKEASY & EMPL. LOUNGE

1691 MICHIGAN
MIAMI BEACH, FL 33139



DWG. TITLE	SITE IMAGES
SCALE	N.T.S.
PROJECT NO.	2023-33
DATE	07-15-2024
SHEET NUMBER	A-004
DATE	REVISION



C CONTEXTUAL IMAGE*

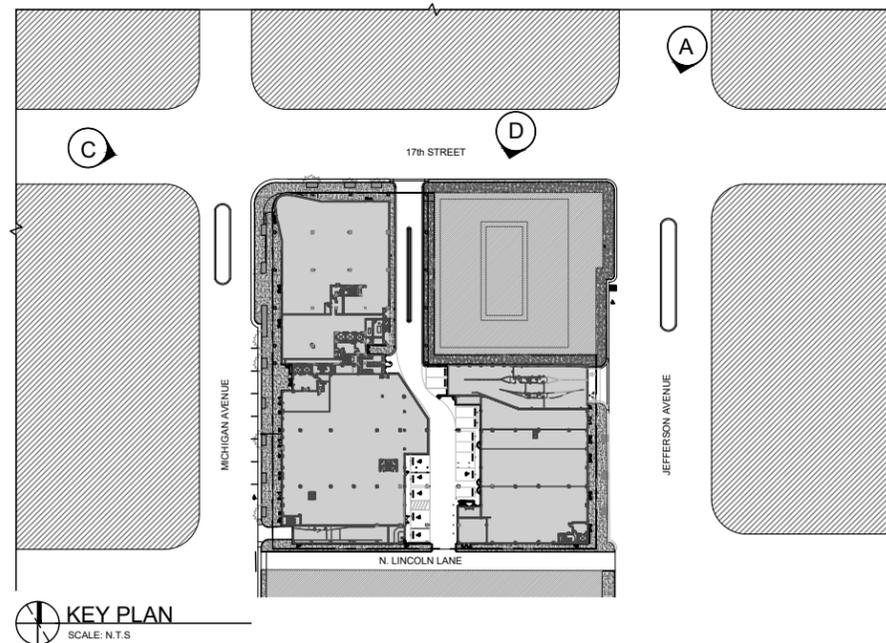


D CONTEXTUAL IMAGE*



A CONTEXTUAL IMAGE*

*PHOTOGRAPHS WERE TAKEN ON 04/ 02/ 2024



THE LINCOLN BL .3RD FLOOR/ SPEAKEASY & EMPL. LOUNGE

1691 MICHIGAN
MIAMI BEACH, FL 33139



DWG. TITLE	CONTEXTUAL IMAGES
SCALE	N.T.S.
PROJECT NO.	2023-33
DATE	07-15-2024
SHEET NUMBER	A-005

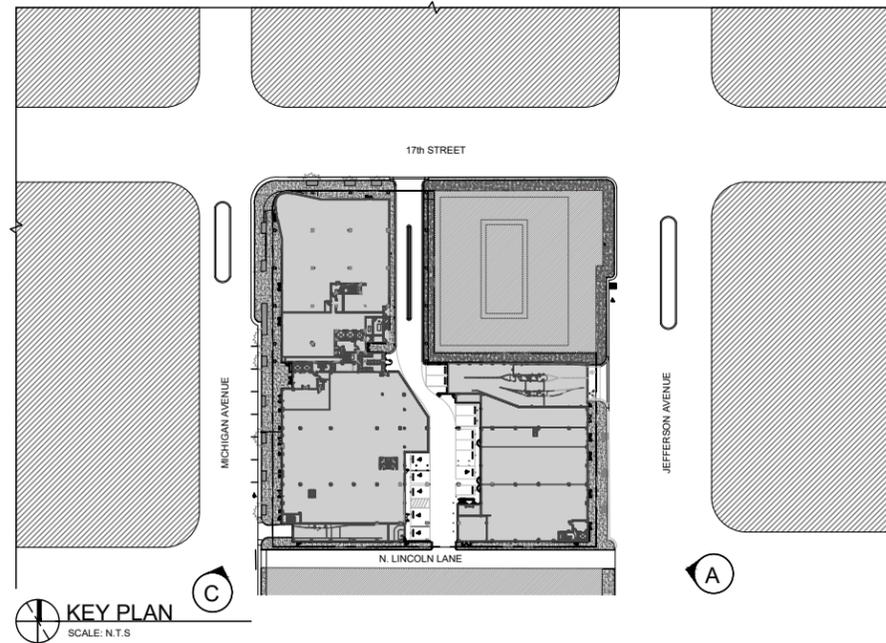


C CONTEXTUAL IMAGE*



A CONTEXTUAL IMAGE*

*PHOTOGRAPHS WERE TAKEN ON 04/ 02/ 2024



THE LINCOLN BL .3RD FLOOR/ SPEAKEASY & EMPL. LOUNGE

1691 MICHIGAN
MIAMI BEACH, FL 33139



DWG. TITLE	CONTEXTUAL IMAGE
SCALE	N.T.S.
PROJECT NO.	2023-33
DATE	07-15-2024
SHEET NUMBER	A-006
DATE	REVISION



C SITE IMAGE*



D SITE IMAGE*

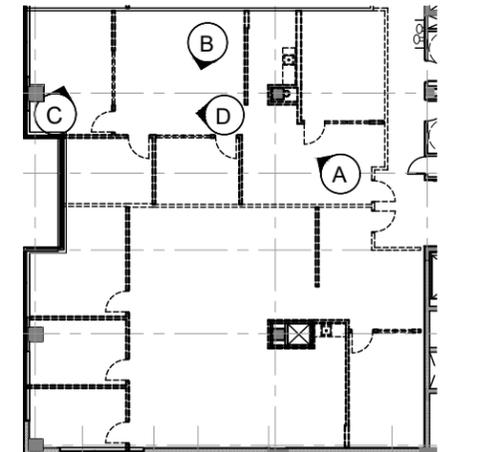


A SITE IMAGE*



B SITE IMAGE*

*PHOTOS WERE TAKEN ON 01/ 16/ 2024



KEY PLAN
SCALE: N.T.S.

THE LINCOLN BL .3RD FLOOR/ SPEAKEASY & EMPL. LOUNGE

1691 MICHIGAN
MIAMI BEACH, FL 33139



CONSULTANT

COPYRIGHT 2024 ALL RIGHTS RESERVED. THESE DRAWINGS AND DOCUMENTS ARE INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF BELLINSON GOMEZ ARCHITECTS P.A. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO BELLINSON GOMEZ ARCHITECTS P.A. REPRODUCTIONS OF DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF BELLINSON GOMEZ ARCHITECTS P.A. IS PROHIBITED. CONTRACTORS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK.

DWG. TITLE	INTERIOR IMAGES
SCALE	N.T.S.
PROJECT NO.	2023-33
DATE	07-15-2024
SHEET NUMBER	A-007
DATE	REVISION



FOYER RENDER

THE LINCOLN BL .3RD FLOOR/ SPEAKEASY & EMPL. LOUNGE

1691 MICHIGAN
MIAMI BEACH, FL 33139



COPYRIGHT 2024. ALL RIGHTS RESERVED. THESE DRAWINGS AND DOCUMENTS ARE INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF BELLINSON GOMEZ ARCHITECTS P.A. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT WITHOUT THE WRITTEN CONSENT OF BELLINSON GOMEZ ARCHITECTS P.A. REPRODUCTIONS OF DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF BELLINSON GOMEZ ARCHITECTS P.A. IS PROHIBITED. CONTRACTORS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK.

	DWG. TITLE	RENDERING
	SCALE	N.T.S
	PROJECT NO.	2023-33
	DATE	07-15-2024
	SHEET NUMBER	R-001
Δ	DATE	REVISION



CAFE RENDER

THE LINCOLN BL .3RD FLOOR/ SPEAKEASY & EMPL. LOUNGE

1691 MICHIGAN
MIAMI BEACH, FL 33139



CONSULTANT

COPYRIGHT 2024 ALL RIGHTS RESERVED. THESE DRAWINGS AND DOCUMENTS ARE INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF BELLINSON GOMEZ ARCHITECTS P.A. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO BELLINSON GOMEZ ARCHITECTS P.A. REPRODUCTIONS OF DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF BELLINSON GOMEZ ARCHITECTS P.A. IS PROHIBITED. CONTRACTORS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK.

	DWG. TITLE	RENDERING
	SCALE	N.T.S
	PROJECT NO.	2023-33
	DATE	07-15-2024
	SHEET NUMBER	R-002
Δ	DATE	REVISION



LIVING ROOM RENDER

THE LINCOLN BL .3RD FLOOR/ SPEAKEASY & EMPL. LOUNGE

1691 MICHIGAN
MIAMI BEACH, FL 33139



COPYRIGHT 2024 ALL RIGHTS RESERVED. THESE DRAWINGS AND DOCUMENTS ARE INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF BELLINSON GOMEZ ARCHITECTS P.A. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO BELLINSON GOMEZ ARCHITECTS P.A. REPRODUCTIONS OF DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF BELLINSON GOMEZ ARCHITECTS P.A. IS PROHIBITED. CONTRACTORS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK.

	DWG. TITLE	RENDERING
	SCALE	N.T.S
	PROJECT NO.	2023-33
	DATE	07-15-2024
	SHEET NUMBER	R-003
Δ	DATE	REVISION



SPEAKEASY
CORRIDOR RENDER

THE LINCOLN BL .3RD FLOOR/ SPEAKEASY & EMPL. LOUNGE
1691 MICHIGAN
MIAMI BEACH, FL 33139



	DWG. TITLE	RENDERING
	SCALE	N.T.S
	PROJECT NO.	2023-33
	DATE	07-15-2024
	SHEET NUMBER	R-004
Δ	DATE	REVISION



SPEAKEASY
LOUNGE RENDER

THE LINCOLN BL .3RD FLOOR/ SPEAKEASY & EMPL. LOUNGE

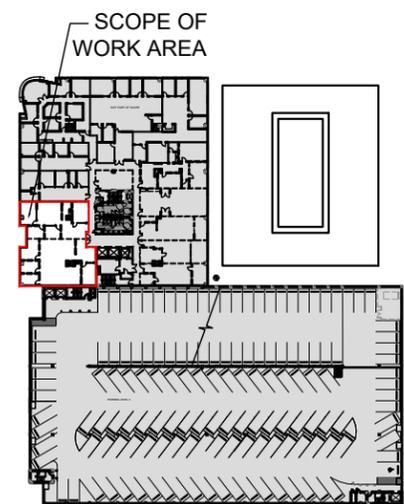
1691 MICHIGAN
MIAMI BEACH, FL 33139



CONSULTANT

COPYRIGHT 2024 ALL RIGHTS RESERVED. THESE DRAWINGS AND DOCUMENTS ARE INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF BELINSON GOMEZ ARCHITECTS P.A. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT WITHOUT THE WRITTEN CONSENT OF BELINSON GOMEZ ARCHITECTS P.A. REPRODUCTIONS OF DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF BELINSON GOMEZ ARCHITECTS P.A. IS PROHIBITED. CONTRACTORS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK.

	DWG. TITLE	RENDERING
	SCALE	N.T.S
	PROJECT NO.	2023-33
	DATE	07-15-2024
	SHEET NUMBER	R-005
Δ	DATE	REVISION



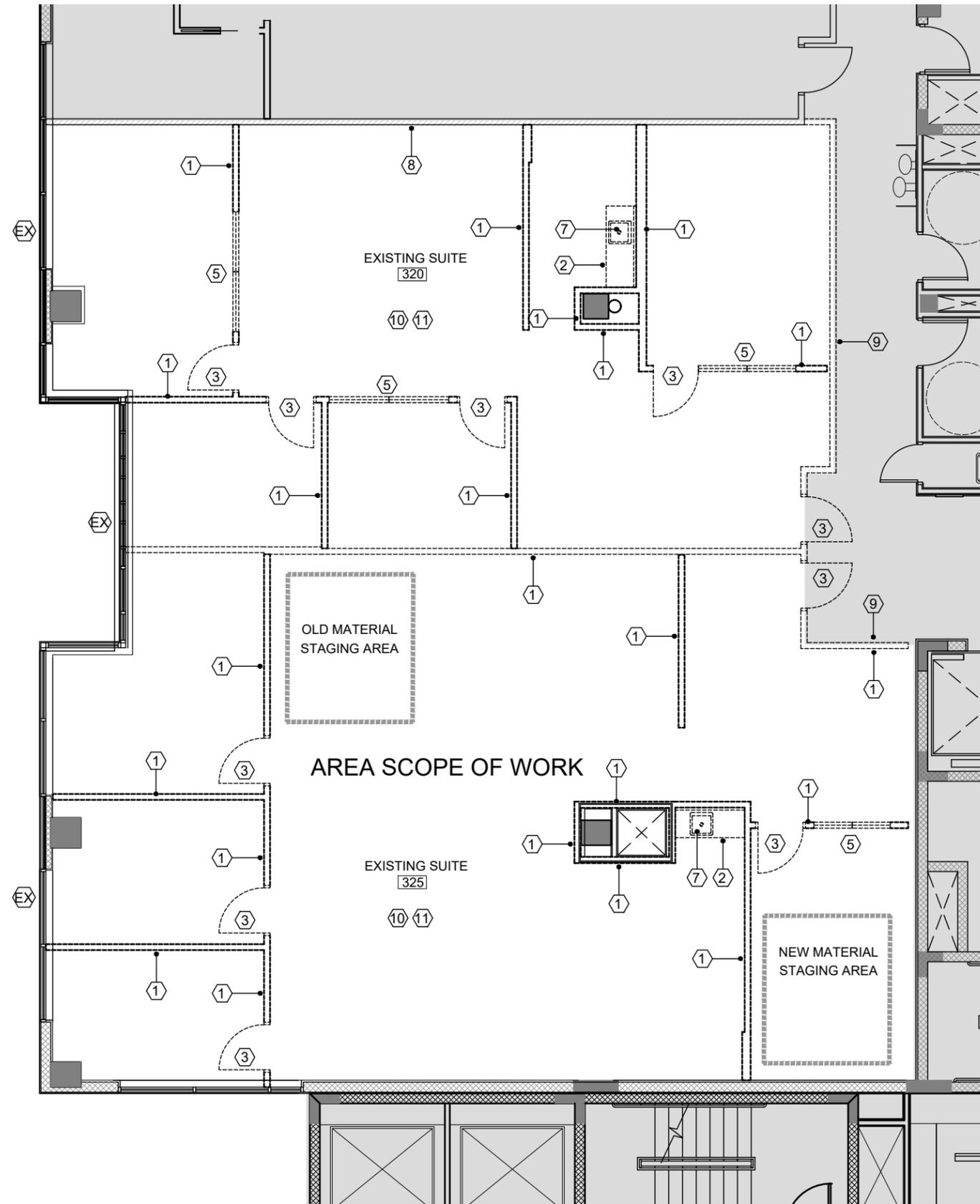
KEY PLAN
THIRD FLOOR

THE LINCOLN BL. 3RD FLOOR/ SPEAKEASY & EMPL. LOUNGE
1691 MICHIGAN
MIAMI BEACH, FL 33139



DWG. TITLE	DEMOLITION THIRD FLOOR PLAN
SCALE	1/8"=1'-0"
PROJECT NO.	2023-33
DATE	07-15-2024
SHEET NUMBER	EXIST-101
DATE	REVISION

COPYRIGHT 2024. ALL RIGHTS RESERVED. THESE DRAWINGS AND DOCUMENTS ARE INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF BELINSON GOMEZ ARCHITECTS P.A. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT WITHOUT THE WRITTEN CONSENT OF BELINSON GOMEZ ARCHITECTS P.A. REPRODUCTION OF DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF BELINSON GOMEZ ARCHITECTS P.A. IS PROHIBITED. CONTRACTORS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK.



LEGEND

-  EXISTING CMU WALL TO REMAIN
-  EXISTING INTERIOR PARTITIONS TO REMAIN
-  EXISTING INTERIOR PARTITIONS TO BE REMOVE
-  EXISTING CONCRETE COLUMNS TO REMAIN
-  NOT PART OF SCOPE
-  EXISTING FACADE WINDOWS/ FRAME TO REMAIN
-  REMOVE EXISTING INTERIOR DRYWALL PARTITION
-  REMOVE EXISTING KITCHEN COUNTER
-  EXISTING SINGLE DOOR TO BE REMOVE
-  EXISTING DOUBLE DOOR TO BE REMOVE
-  EXISTING INTERIOR WINDOW TO BE REMOVE
-  EXISTING INTERIOR ALUMINUM- GLASS PARTITIONS TO BE REMOVE
-  EXISTING PLUMBING FIXTURES TO BE REMOVE
-  EXISTING DEMISIN WALL TO REMAIN, PARCH AND REPAIR AS REQUIRE
-  TEMPORARY CONSTRUCTION BARRIERS IN ACCORDANCE WITH NFPA 241-2022 EDITION. STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS.
-  EXISTING FLOORING TO BE REMOVED
-  EXISTING CEILING TO BE REMOVED



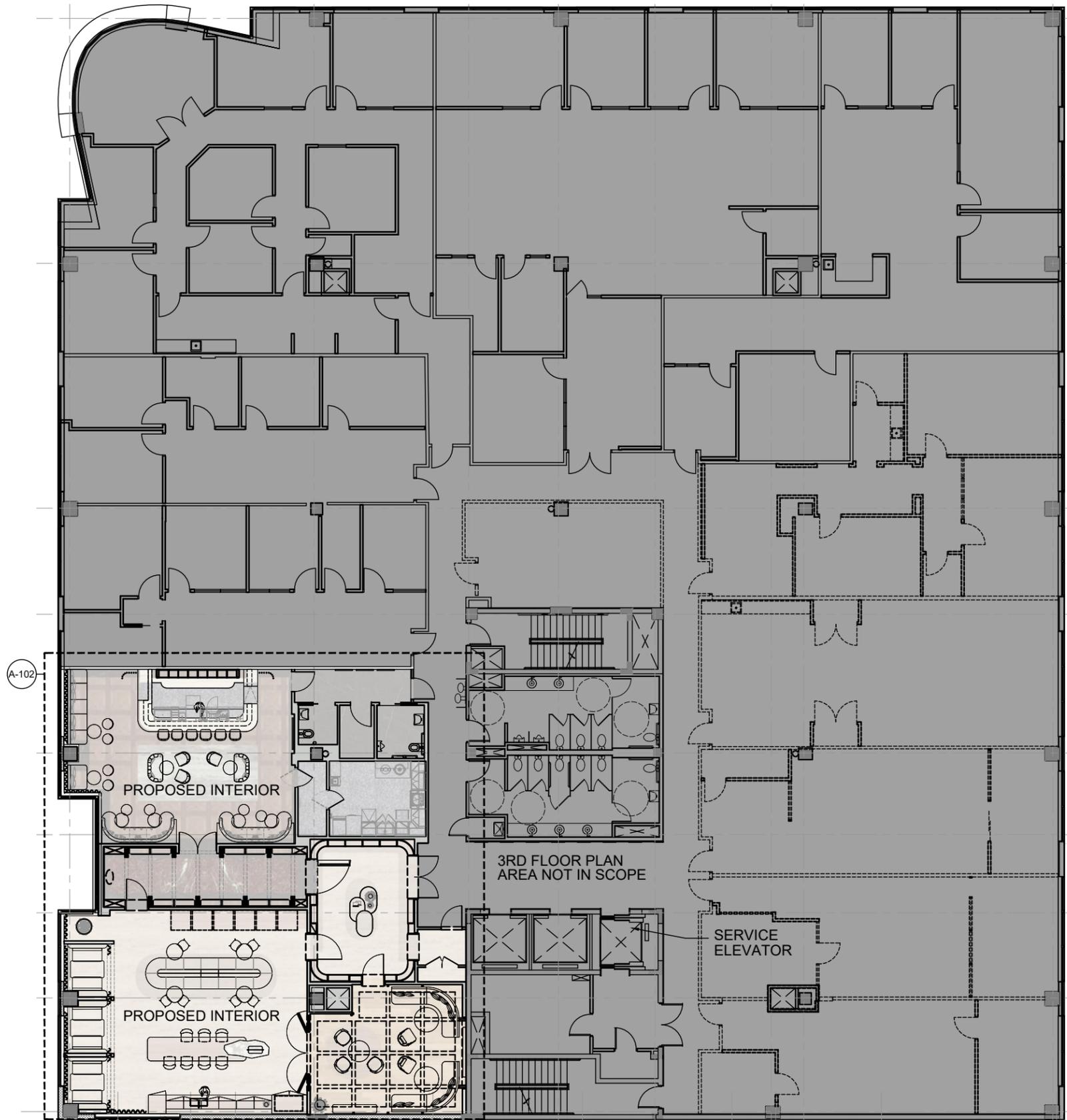
THE LINCOLN BL .3RD FLOOR/ SPEAKEASY & EMPL. LOUNGE

1691 MICHIGAN
MIAMI BEACH, FL 33139



COPYRIGHT 2024. ALL RIGHTS RESERVED. THESE DRAWINGS AND DOCUMENTS ARE INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF BELLINSON GOMEZ ARCHITECTS P.A. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT WITHOUT THE WRITTEN CONSENT OF BELLINSON GOMEZ ARCHITECTS P.A. REPRODUCTION OF DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF BELLINSON GOMEZ ARCHITECTS P.A. IS PROHIBITED. CONTRACTORS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK.

DWG. TITLE	ENLARGED DEMOLITION THIRD FLOOR
SCALE	1/4"=1'-0"
PROJECT NO.	2023-33
DATE	07-15-2024
SHEET NUMBER	EXIST-102
DATE	REVISION

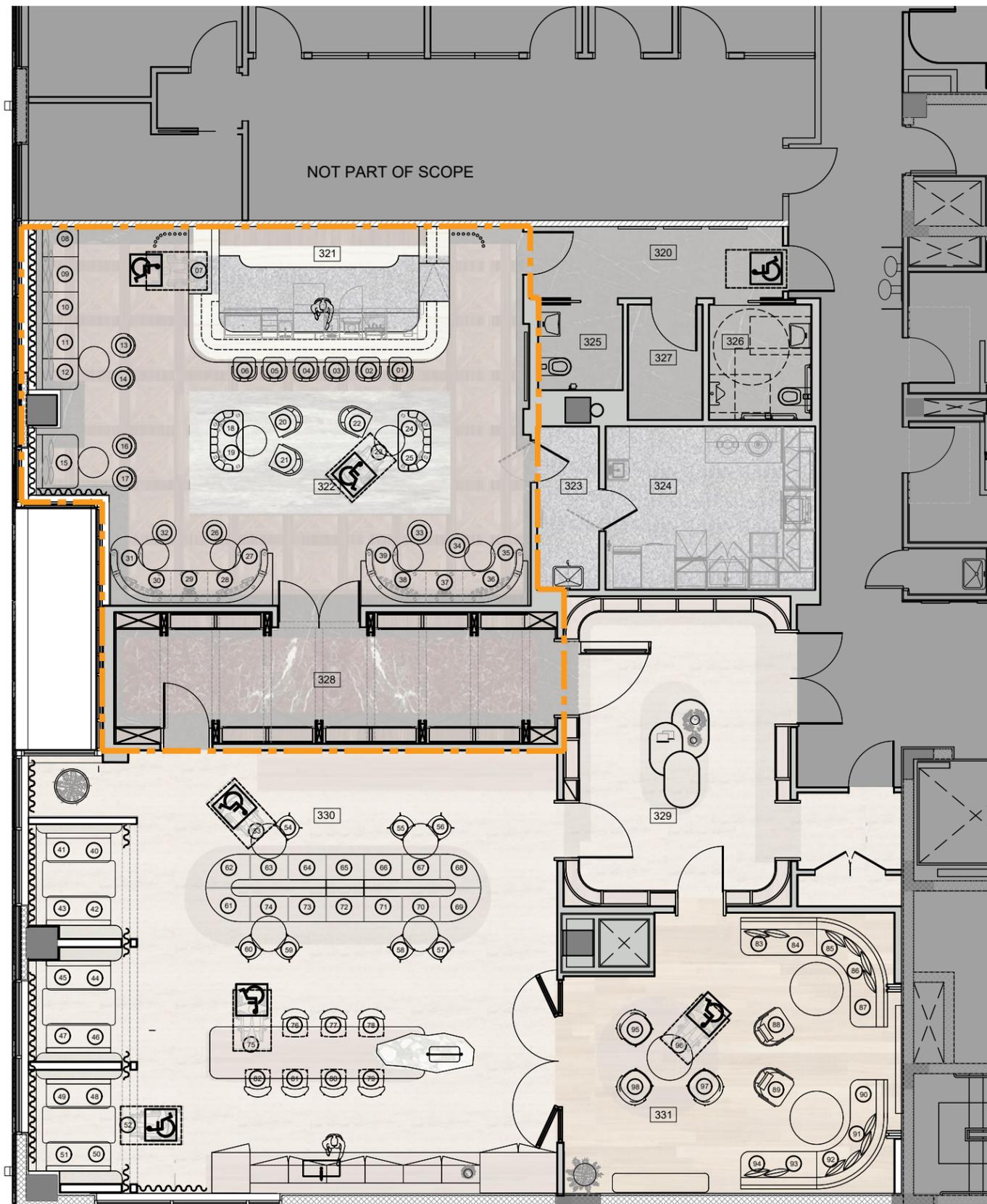


THE LINCOLN BL. 3RD FLOOR/ SPEAKEASY & EMPL. LOUNGE
 1691 MICHIGAN
 MIAMI BEACH, FL 33139



COPYRIGHT 2024. ALL RIGHTS RESERVED. THESE DRAWINGS AND DOCUMENTS ARE INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF BELLINSON GOMEZ ARCHITECTS P.A. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO BELLINSON GOMEZ ARCHITECTS P.A. REPRODUCTION OF DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF BELLINSON GOMEZ ARCHITECTS P.A. IS PROHIBITED. CONTRACTORS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK.

DWG. TITLE	OVERALL 3RD FLOOR PLAN
SCALE	1/8"=1'-0"
PROJECT NO.	2023-33
DATE	07-15-2024
SHEET NUMBER	A-101
DATE	REVISION



LEGEND

- EXISTING CMU WALL TO REMAIN
- EXISTING INTERIOR PARTITIONS TO REMAIN, PARCH AND REPAIR AS REQUIRE.
- NEW INTERIOR PARTITIONS
- EXISTING CONCRETE COLUMNS TO REMAIN
- NOT PART OF SCOPE
- AREA WITH DISPLAYED ALCOHOLIC BEVERAGE
1,025 S.F.

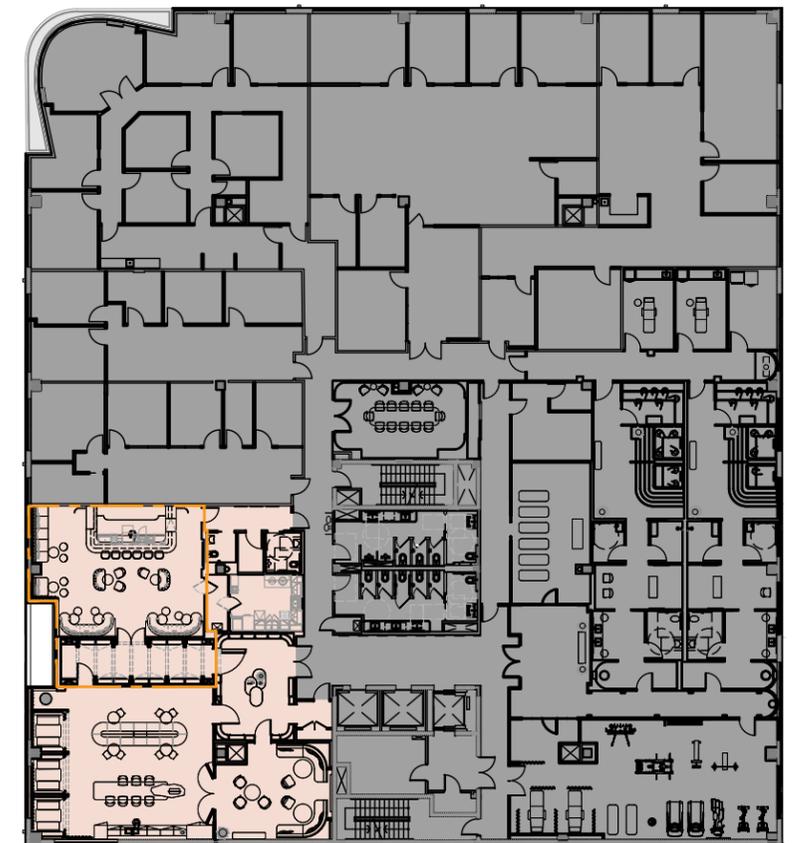
ROOMS LEGEND

- 320 CORRIDOR
- 321 SPEAKEASY BAR
- 322 SPEAKEASY
- 323 CORRIDOR
- 324 B.O.H
- 325 WC
- 326 ADA WC
- 327 CLOSET
- 328 SPEAKEASY CORRIDOR
- 329 VESTIBULE
- 330 EMPLOYEE LOUNGE
- 331 LIVING ROOM

SEATING

SPEAKEASY BAR	07
SPEAKEASY	32
EMPLOYEE LOUNGE	43
LIVING ROOM	16
TOTAL SEATING	97

39 TOTAL SEATING IN AREA WITH DISPLAYED ALCOHOLIC BEVERAGE



KEY PLAN N.T.S

THE LINCOLN BL. 3RD FLOOR/ SPEAKEASY & EMPL. LOUNGE

1691 MICHIGAN
MIAMI BEACH, FL 33139



DWG. TITLE	PROPOSED ENLARGED 3RD FLOOR PLAN
SCALE	1/4"=1'-0"
PROJECT NO.	2023-33
DATE	07-15-2024
SHEET NUMBER	A-102
DATE	REVISION