

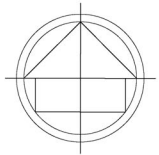
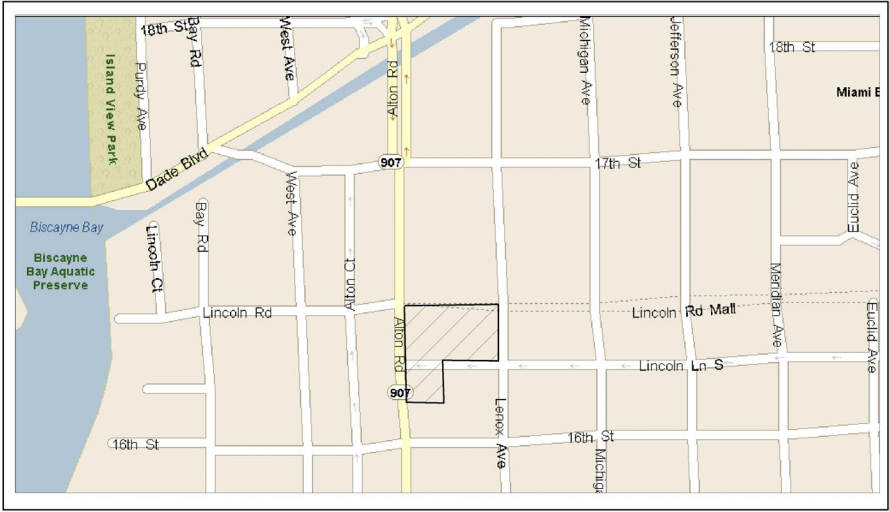
SUPERHUMAN MUSEUM
1120 LINCOLN ROAD MALL
MIAMI BEACH, FL 33139

FINAL SUBMITTAL
PB FILE NO. 25-0741

SCOPE OF WORK: CONDITIONAL USE PERMIT TO
ALLOW ART MUSEUM EXPERIENCE AS A
NEIGHBORHOOD IMPACT ESTABLISHMENT



ALTA/NSPS LAND TITLE SURVEY



FLOOD ZONE INFORMATION			
COMMUNITY NUMBER	120651		
PANEL NUMBER	0317	L	
ZONE	AE		
BASE FLOOD ELEVATION	8		
EFFECTIVE DATE	09/11/09		

NOTES :

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 12125578 WITH A COMMITMENT DATE: 11/15/2024 AT: 11:00 PM AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- BENCHMARK REFERENCE : MIAMI/DADE COUNTY BENCHMARK # A-36 ELEVATION = 7.31'
- BEARINGS SHOWN HEREON ARE BASED ON THE LAND DESCRIPTION SHOWN ABOVE.
- ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
- THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "AE/8" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 0317 L, WITH A DATE OF IDENTIFICATION OF 09/11/09, FOR COMMUNITY NO. 120651, IN MIAMI/DADE COUNTY, STATE OF FLORIDA WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.
- THERE ARE NO ENROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
- THE PROPERTY HAS DIRECT ACCESS TO ALTON ROAD AND LENOX AVENUE A DEDICATED PUBLIC STREET AS SHOWN ON PLAT BOOK 6, PAGE 9, SAME BEING PAVED AND DEDICATED PUBLIC ROADWAYS MAINTAINED BY THE CITY OF MIAMI BEACH, MIAMI/DADE COUNTY, FLORIDA.
- THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
- THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO MIAMI/DADE COUNTY, FLORIDA.
- THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

ZONING:

LOTS 7 THROUGH 12, INCLUSIVE, BLOCK 46

CD-3 - COMMERCIAL, HIGH INTENSITY

SETBACK :	FRONT	0 FEET
	SIDE	0 FEET
	REAR	0 FEET

ZONING:

LOTS 13 THROUGH 15, INCLUSIVE, BLOCK 46

CD-2 - COMMERCIAL, MEDIUM INTENSITY

SETBACK :	FRONT	0 FEET
	SIDE	0 FEET
	REAR	5 FEET

EXISTING PARKING (IN GARAGE BUILDING)

HANDICAP	8
REGULAR	283
TOTAL	291

REVIEW OF SCHEDULE B-II OF TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 12125578 WITH A COMMITMENT DATE: 11/15/2024 AT: 11:00 PM

6. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF COMMERCIAL SUBDIVISION OF ALTON BEACH REALTY, RECORDED IN PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AFFECTED BY RIGHT OF WAY DEED (NORTHERLY 4' OF LOT 6) TO CITY OF MIAMI BEACH, (FOR HIGHWAY PURPOSES), RECORDED IN OFFICIAL RECORDS BOOK 18131, PAGE 3800 (AFFECTS/PLOTTED)

7. RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET FORTH IN SPECIAL WARRANTY DEED RECORDED APRIL 5, 1994 IN OFFICIAL RECORDS BOOK 16308, PAGE 1272, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA (PARCEL 1), AFFECTED BY RELEASE OF ACCESS RIGHTS RECORDED IN OFFICIAL RECORDS BOOK 17528, PAGE 3372. (AFFECTS/NOT PLOTTABLE)

8. TERMS AND CONDITIONS SET FORTH IN UNRECORDED LEASE DATED MAY 16, 1997 BETWEEN L.R.I. OF SOUTH FLORIDA, LTD., A FLORIDA LIMITED PARTNERSHIP, LANDLORD, AND COBB THEATRES II, INC., AN ALABAMA CORPORATION, TENANT, MEMORIALIZED BY MEMORANDUM OF LEASE RECORDED JUNE 30, 1997 IN OFFICIAL RECORDS BOOK 17695, PAGE 807, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (PARCEL 1) (AFFECTS/NOT PLOTTABLE)

9. RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET FORTH IN COVENANT RUNNING WITH THE LAND IN LIEU OF UNITY OF TITLE AND TENANT RESTRICTIONS RECORDED JUNE 4, 1998 IN OFFICIAL RECORDS BOOK 18131, PAGE 3794, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (PARCEL 1) (AFFECTS/NOT PLOTTABLE)

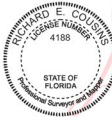
10. UTILITY EASEMENT BETWEEN L.R.I. OF SOUTH FLORIDA, LTD., A FLORIDA LIMITED PARTNERSHIP, GRANTOR, AND FLORIDA POWER & LIGHT COMPANY, RECORDED DECEMBER 24, 1998 IN OFFICIAL RECORDS BOOK 18406, PAGE 3715, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. AFFECTED BY NON-DISTURBANCE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 29845, PAGE 1244. (AFFECTS/AREA PLOTTED)

11. NOTICE PURSUANT TO SECTION 713.10, FLORIDA STATUTES, BY LRI OF SOUTH FLORIDA, LTD., A FLORIDA LIMITED PARTNERSHIP, BY ITS SOLE GENERAL PARTNER FINESTRA REAL ESTATE DEVELOPMENT CORP., A FLORIDA CORPORATION, RECORDED DECEMBER 1, 1998 IN OFFICIAL RECORDS BOOK 18365, PAGE 699, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (PARCEL 1) (AFFECTS/NOT PLOTTABLE)

12. TERMS AND CONDITIONS SET FORTH IN UNRECORDED LEASE DATED SEPTEMBER 15, 2000 BETWEEN LRI OF SOUTH FLORIDA, LTD., A FLORIDA LIMITED PARTNERSHIP, LANDLORD, AND LINCOLN CENTER PARKING, INC., A FLORIDA CORPORATION, TENANT, AS EVIDENCED BY SUBORDINATION AND ATTORNEY AGREEMENT RECORDED JANUARY 22, 2002 IN OFFICIAL RECORDS BOOK 20155, PAGE 1366, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA. (PARCEL 1) (AFFECTS/NOT PLOTTABLE)

13. EASEMENT AGREEMENT BETWEEN THE CITY OF MIAMI BEACH, FLORIDA AND 1100 LINCOLN ROAD L.P., A DELAWARE LIMITED PARTNERSHIP, RECORDED AUGUST 3, 2010 IN OFFICIAL RECORDS BOOK 27374, PAGE 2382, OF -THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (PARCEL 1) (AFFECTS/NOT PLOTTABLE)

14. TERMS AND CONDITIONS SET FORTH IN UNRECORDED LEASE DATED MARCH 1, 1999 BETWEEN VCP LINCOLN ROAD LLC, A DELAWARE LIMITED LIABILITY COMPANY, LANDLORD, AND BANANA REPUBLIC, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TENANT, AS MEMORIALIZED BY MEMORANDUM OF LEASE RECORDED MARCH 18, 1999 IN OFFICIAL RECORDS BOOK 18523, PAGE 4357, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS/NOT PLOTTABLE)



Digitally signed
by Richard E
Cousins
Date: 2025.04.03
12:28:15 -04'00'

LEGAL DESCRIPTION:

LOTS 7, 8, 9, 10, 11, 12, 13, 14, & 15, BLOCK 46 AND INCLUDING A PORTION OF A 20 FOOT ALLEY, ALL AS SHOWN ON "ALTON BEACH REALTY COMPANY'S PLAT OF COMMERCIAL SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 15; THENCE N88°00'30"E ALONG THE SOUTH LINE OF SAID LOT 15 FOR 150.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 15; THENCE N01°15'30"W (N01°59'30"W (CALCULATED)) ALONG THE EAST LINE OF SAID LOTS 13, 14, 15 AND ITS NORTHERLY EXTENSION THEREOF FOR 171.70 FEET TO THE SOUTH LINE OF SAID LOT 10; THENCE N88°00'30"E ALONG THE SOUTH LINE OF SAID LOTS 7, 8, 9, AND 10 FOR 170.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7; THENCE N01°59'30"W ALONG THE EAST LINE OF LOT 7 ALSO BEING THE WEST RIGHT-OF-WAY LINE OF LENOX AVENUE FOR 150.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE S88°00'30"W ALONG THE NORTH LINE OF SAID LOTS 7 THRU 12, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE LINCOLN ROAD FOR 305.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A 15.00 FOOT RADIUS CURVE LEADING TO THE LEFT, ALSO BEING ALONG THE NORTHWEST LINE OF SAID LOT 12 THROUGH A CENTRAL ANGLE OF 90°00'00" FOR ARC OF 23.56 FEET TO A POINT OF TANGENCY; THENCE S01°59'30"E ALONG THE EAST RIGHT-OF-WAY LINE OF ALTON ROAD, ALSO BEING THE WEST LINE OF SAID LOTS 12, 13, 14, 15, & 20 FOOT ALLEY FOR 306.70 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF MIAMI BEACH, MIAMI/DADE COUNTY, FLORIDA; CONTAINING 73,707 SQUARE FEET OR 1.6921 ACRES MORE OR LESS.

CERTIFIED TO:

HANKEY CAPITAL, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
CHICAGO TITLE INSURANCE COMPANY
B.H. 1100 LINCOLN ROAD, LLC,
BH PROPERTIES

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6 (A), (B), (NON SUPPLIED), 7 (A), (B) AND (C), 8, 9, 13, 14, 16 AND 17 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON JANUARY 25, 2025.

Richard E. Cousins

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER FLORIDA
REGISTRATION NO. 4188

UPDATE PER LATEST TITLE, CERTIFICATION

02/03/25 ----- AM REC

R E V I S I O N S				
BOUNDARY & IMPROVEMENTS SURVEY	03/06/12	SKETCH	AV	REC
ALTA/NSPS LAND TITLE SURVEY	04/26/12	-----	AV	REC
REVISED CERTIFICATIONS	12/11/13	-----	JD	REC
UPDATE SURVEY	04/07/15	-----	JD	REC
ADDITIONAL LOCATION	08/22/15	-----	AM	REC
ADDITIONAL ELEVATIONS ALONG NORTH FACE OF BUILDING	02/11/16	-----	JD	REC

R E V I S I O N S				
ADDED ANNOTATIONS ALONG ALTON ROAD & LINCOLN ROAD	04/29/16	SKETCH	CS	REC
UPDATE ALTA/NSPS LAND TITLE SURVEY	04/16/17	SKETCH	AM	REC
ADDED CERTIFICATIONS/ MINOR REVISIONS PER ATTORNEY'S COMMENTS	07/11/17	SKETCH	JD	REC
ADDITIONAL COMMENTS ADDRESSED PER ZONING REPORT	07/13/17	SKETCH	JD	REC
REVISED CERTIFICATIONS	04/13/23	-----	AC	REC
UPDATE SURVEY	01/25/25	SKETCH	JD	REC

PROJECT NUMBER : 6751-12

SCALE : N/A

SHEET
1
OF
2
SHEETS

COUSINS SURVEYORS & ASSOCIATES, INC.



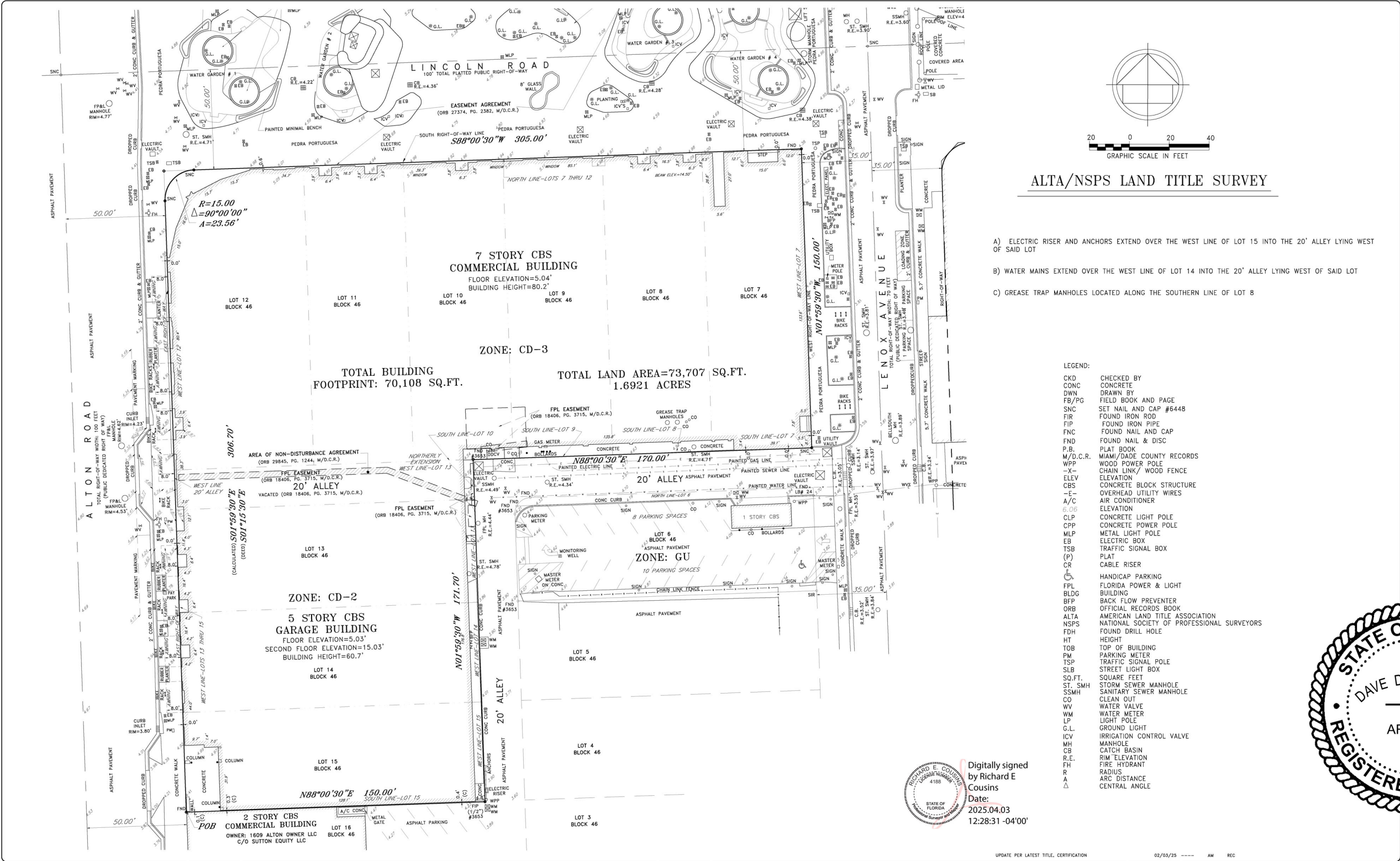
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 EMAIL: OFFICE@CSASURVEY.NET

CLIENT :

BH PROPERTIES

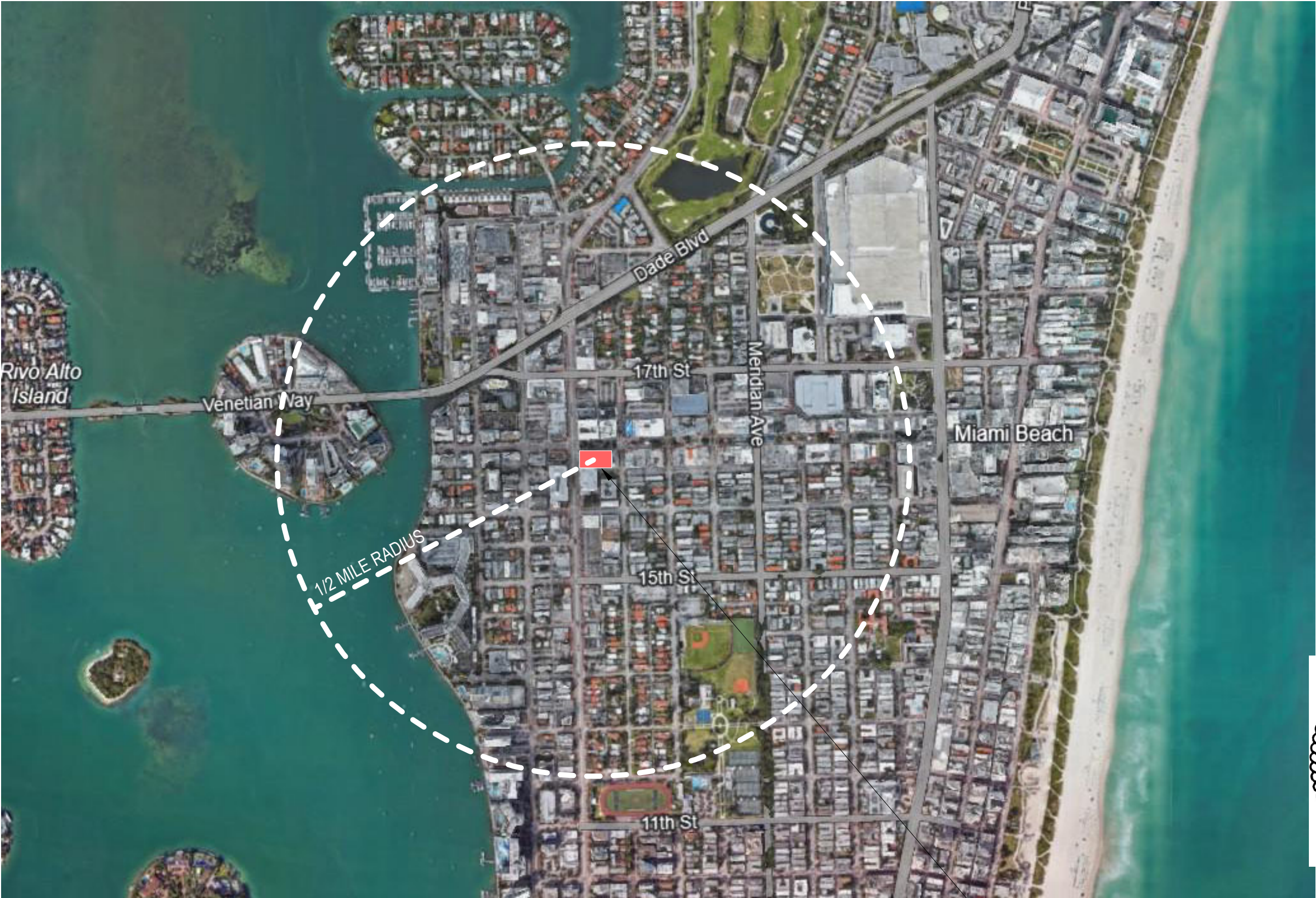
1100 LINCOLN ROAD
MIAMI BEACH, FLORIDA 33139



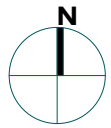


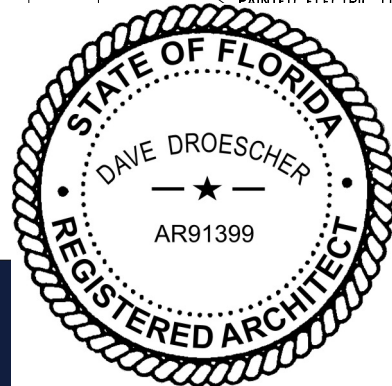
ITEM #	Project Information				
1	Address: 1100 Lincoln Road, Miami Beach, Florida 33139	Folio number(s):	02-3234-018-0250	Year built:	1999
2	Board file number(s), Determination of Architectural Significance:	PB25-0741		Lot Area:	70,500 Sq. Ft.
3	Located within a Local Historic District (Yes or No): (Not in Scope)	Zoning District:	CD-2; CD-3	Lot width:	305 Ft.
4	Individual Historic Site (Yes or No): (Not in Scope)			Lot Depth:	150 Ft.
5	Base Flood Elevation:	8	Grade value in NGVD:		
6	Future Adjusted Grade (BFE+Grade / 2):		Free board:		
7	Proposed Use:	Modern Art Museum (NIE)			
8	Proposed Accessory Use:	N/A			
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):	N/A			
	ZONING INFORMATION / CALCULATION	Required	Existing	Propo	Deficiencies
13	Floor Area Ratio (FAR)	1.5/2.25-2.75	3.5	N/A	
14	Building Height	50' / 75'			
15	At grade parking lot on the same lot		Garage		
a	Front setbacks	0		N/A	
b	Side interior setback	0		N/A	
c	Side facing street setback	0		N/A	
d	Rear setback	5' for CD-2		N/A	
16	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Propos	Deficiencies
a	Front setbacks	N/A			
b	Side interior setback	N/A			
c	Side facing street setback	N/A			
d	Rear setback	N/A			
17	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Propos	Deficiencies
a	Front setbacks	N/A			
b	Side interior setback	N/A			
c	Side facing street setback	N/A			
d	Rear setback	N/A			
18	Minimum Apartment Unit Size	Required	Existing	Propos	Deficiencies
a	New Construction	N/A			
b	Rehabilitated Buildings	N/A			
c	Hotel Unit	N/A			
19	Average Apartment Unit Size	Required	Existing	Propos	Deficiencies
a	New Construction	N/A			
b	Rehabilitated Buildings	N/A			
c	Hotel Unit	N/A			
20	Required Open-space ratio (RPS, CPS)	N/A			
21	Parking: Tier 3a, §5.2.4.3 No Required Parking for Uses Not Listed		280	N/A	
22	Loading		Loading Bay via Rear Alley	N/A	





SITE







LINCOLN ROAD, LOOKING NORTHEAST TOWARDS HERZOG AND DE MEURON BUILDING



NORTH ELEVATION, FRONTING LINCOLN ROAD, LOOKING WEST



NORTH ELEVATION, FRONTING LINCOLN ROAD, LOOKING EAST





NORTH ELEVATION, FRONTING LINCOLN ROAD, LOOKING AT ENTRANCE OF BUILDING



WEST ELEVATION, FRONTING ALTON ROAD, LOOKING SOUTH





ENTRANCE LOBBY MAIN DOORS



ENTRANCE LOBBY



ENTRANCE LOBBY BOX OFFICE





ENTRANCE LOBBY MAIN STAIR AND ESCALATOR



ENTRANCE LOBBY SECONDARY STAIR AND ESCALATOR





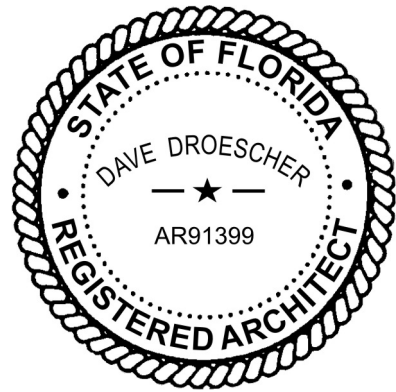
SECOND FLOOR BAR



SECOND LEVEL RESTROOMS ENTRANCE

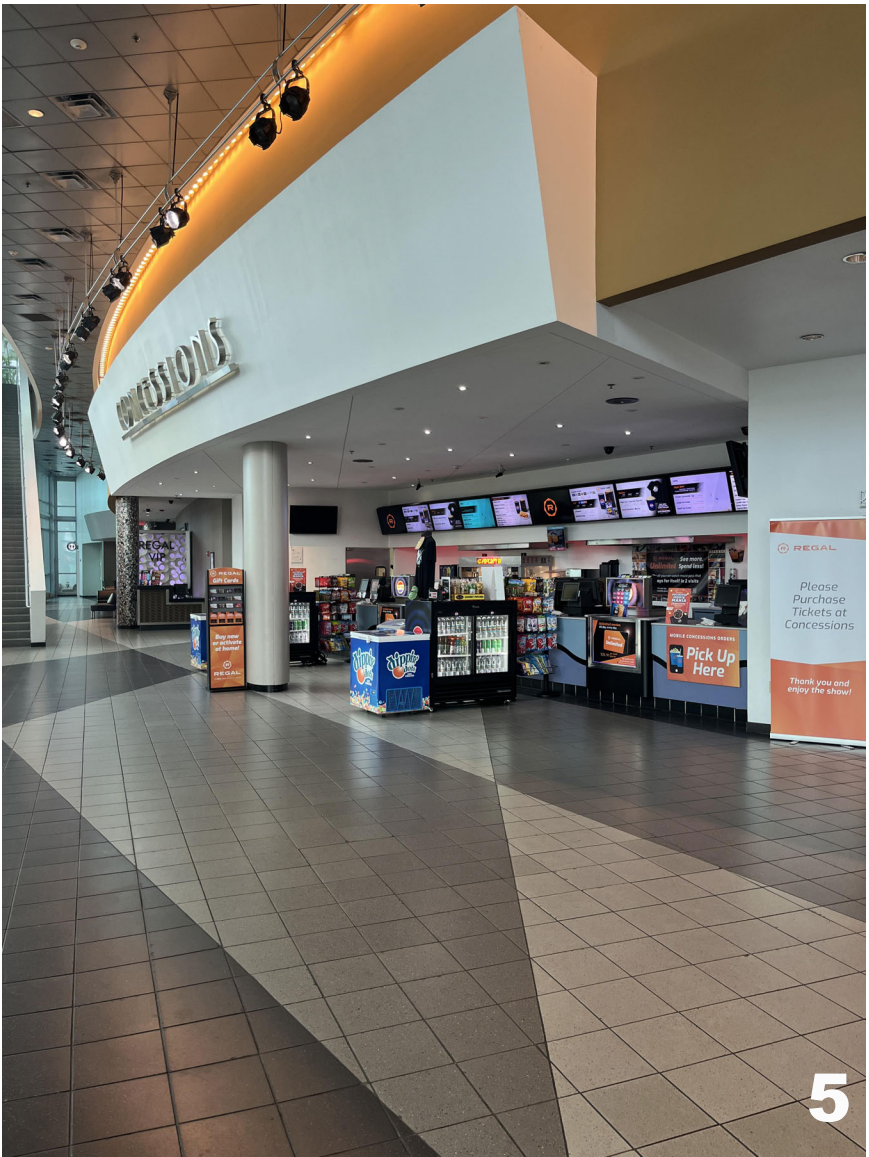


SECOND LEVEL THEATER HALLWAY





SECOND FLOOR GUEST SERVICES COUNTER



SECOND FLOOR CONCESSIONS



SECOND FLOOR ARCADE





SECOND FLOOR LOOKING TOWARDS OUTDOOR SEATING SPACE



SECOND FLOOR OUTDOOR SEATING SPACE





THIRD FLOOR LOOKING TOWARDS THE CONCESSIONS AND RESTROOMS
ENTRANCE



THIRD FLOOR CONCESSIONS





THIRD FLOOR ESCALATOR



THIRD FLOOR LOOKING TOWARDS THE ELEVATOR AREA





THIRD FLOOR EXTERIOR PARKING LOOKING EAST

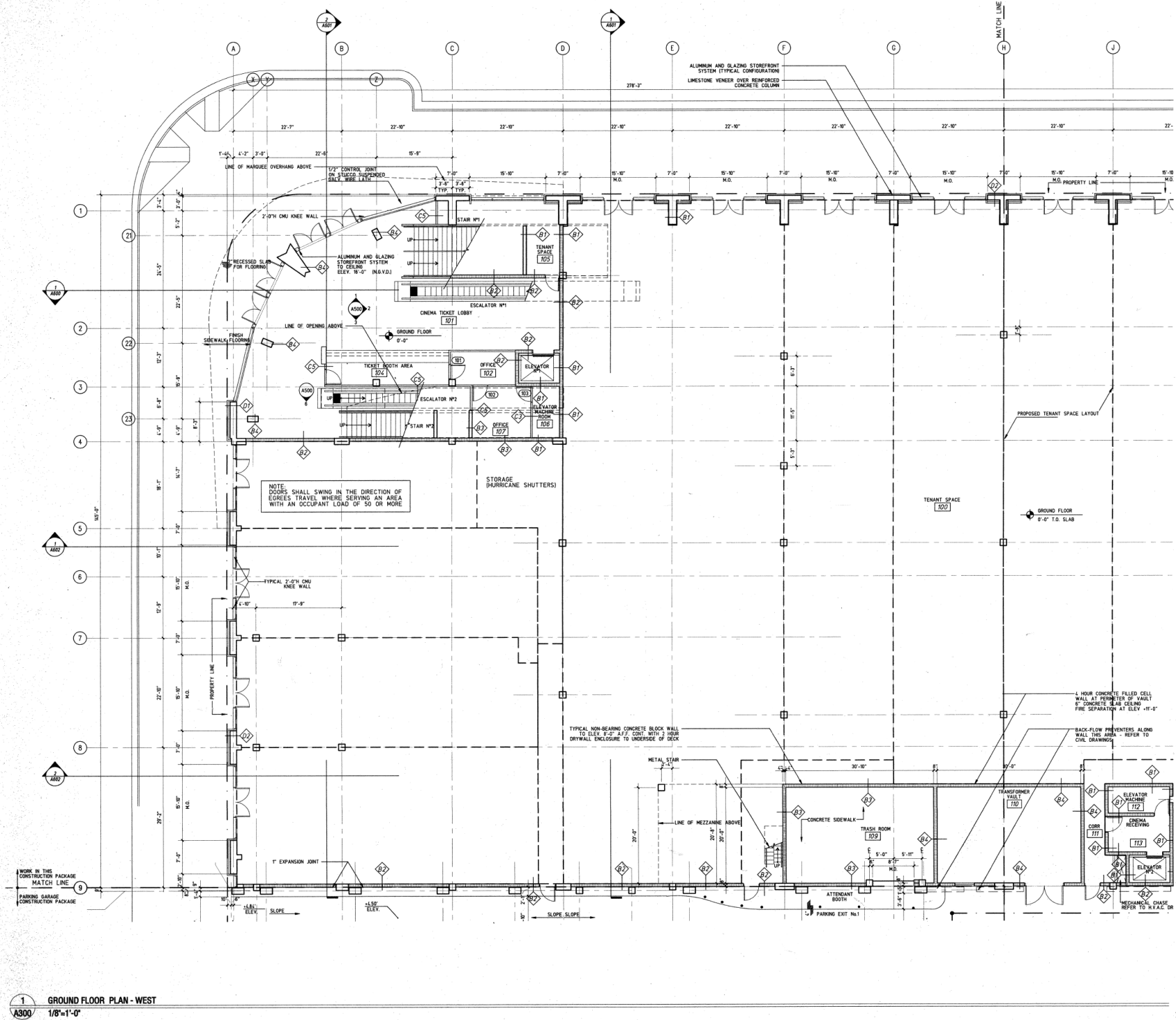


THIRD FLOOR EXTERIOR PARKING LOOKING SOUTH



THIRD FLOOR EXTERIOR PARKING LOOKING WEST





KEY PLAN

Reference Notes:

1. FOR PARTITION TYPES REFER TO SHT. A-703 AND A-704
2. FOR DOOR SCHEDULE AND DETAILS REFER TO SHT. A-701
3. REFER TO A700 FOR ROOM FINISH SCHEDULE

General Notes:

1. NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH S.F.A.C. LATEST EDITION AND ITS AMENDMENTS
2. THIS BUILDING IS FULLY SPRINKLERED
3. DATUM ELEVATION 4'-0" (+/- 0'-0" NAVD)

FOR CONSTRUCTION

FINESTRA
DEVELOPMENT CORP.

zyscovich
ARCHITECTS
100 N. BISCAYNE BLVD., SUITE 1400, MIAMI, FL 33132
TEL: 305.352.2222 FAX: 305.352.2223
WWW.ZYSCOVICH.COM

BEACH CINEMA

Lincoln Road and Allen Road, Miami Beach, Florida

PHASE III - INTERIOR PACKAGE

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Ground Floor Plan-West

Sheet:
Sheet:
Sheet:
Sheet:

9515MOV1 FEBRUARY 2, 1998

PHASE III
A 300

F.A.R. ANALYSIS

	BASE F.A.R.	SITE AREA	ALLOWABLE	PROPOSED
CD-3				
SITE	3.5	48,000 sq. ft.	168,000 sq. ft.	168,000 sq. ft. (3 FLOORS @ 46,000 SQ.FT.)
CD-2				
SITE	10	22,500 sq. ft.	22,500 sq. ft.	7,650 sq. ft. (GROUND FLOOR)
ALLEY	10	3,000 sq. ft.	3,000 sq. ft.	1,020 sq. ft. (GROUND FLOOR)

PARKING ANALYSIS

RETAIL PARKING REQUIREMENTS

0 SPACES REQUIRED BY CODE

CINEMA PARKING REQUIREMENTS

0 SPACES FOR THE FIRST 500 SEATS
1 SPACE FOR EVERY 8 SEATS OVER 500
NUMBER OF SEATS BEING PROPOSED IN CINEMAS : 2,742 SEATS
2,742 / 8 = 342.75
= 343 SPACES REQUIRED
2,742 / 8 = 342.75
= 343 SPACES PROPOSED

LOADING DOCK PARKING REQUIREMENTS

CINEMA RETAIL : 31,503 sq. ft.
GARAGE RETAIL : 8,099 sq. ft.
TOTAL RETAIL : 39,602 sq. ft. REQUIRES 3 SPACES

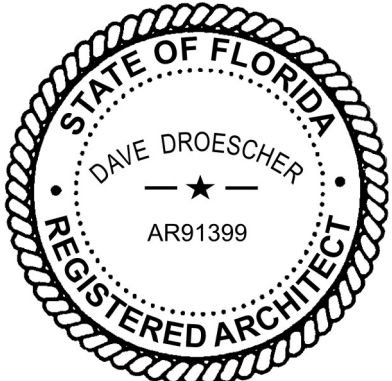
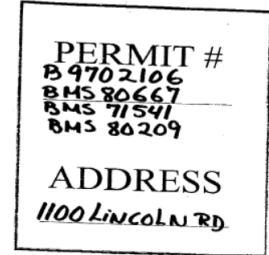
CINEMA (PUBLIC ASSEMBLY) : 2 SPACES

TOTAL REQUIRED : 5 SPACES

TOTAL PROVIDED : 3 SPACES

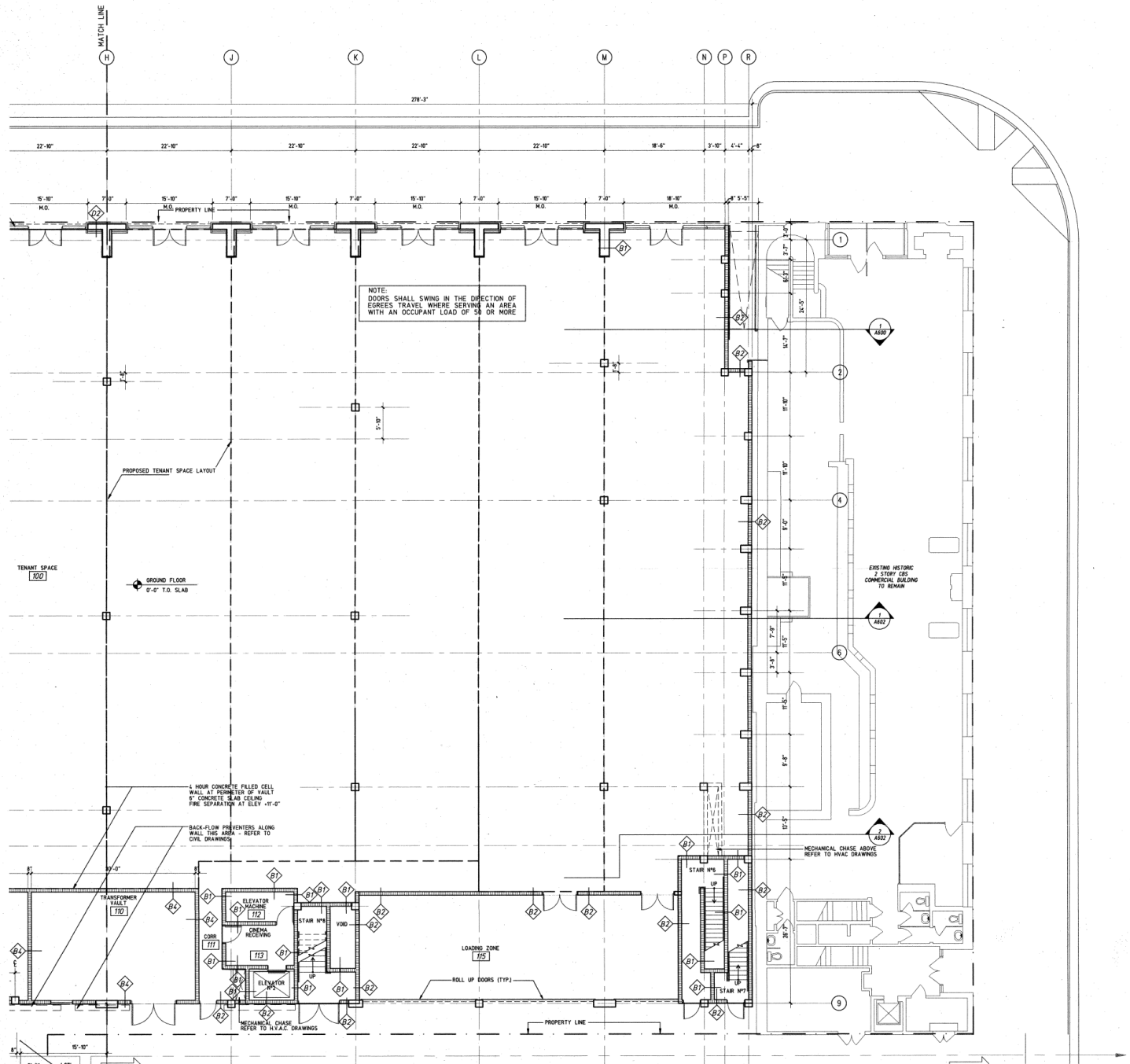
SETBACK ANALYSIS

FRONT : 0
SIDE : 0
REAR : 5 ft.



NOT TO SCALE





1 GROUND FLOOR PLAN - EAST
AS01 1/8"=1'-0"



KEY PLAN

Reference Notes:

- 1. FOR PARTITION TYPES REFER TO SHT. A-700 AND A-701
- 2. FOR DOOR SCHEDULES AND DETAILS REFER TO SHT. A-701
- 3. REFER TO A-700 FOR ROOM FINISH SCHEDULE

General Notes:

- 1. NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH S.F.B.C. LATEST EDITION AND ITS AMENDMENTS
- 2. THIS BUILDING IS FULLY SPRINKLERED
- 3. DATUM ELEVATION: 44'-0" = 45'-0" (BAY 1)

FOR CONSTRUCTION



BEACH CINEMA

Lincoln Road and Alton Road, Miami Beach, Florida

PHASE III - INTERIOR PACKAGE

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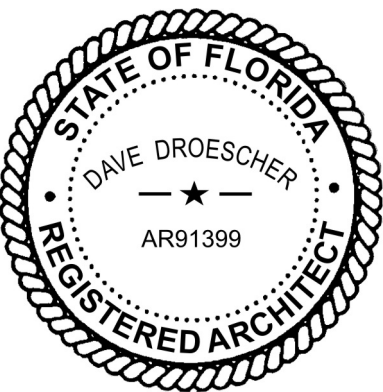
Ground Floor Plan-East

Revised:	
Revised:	
Revised:	
Revised:	

9615MOVI FEBRUARY 2, 1998

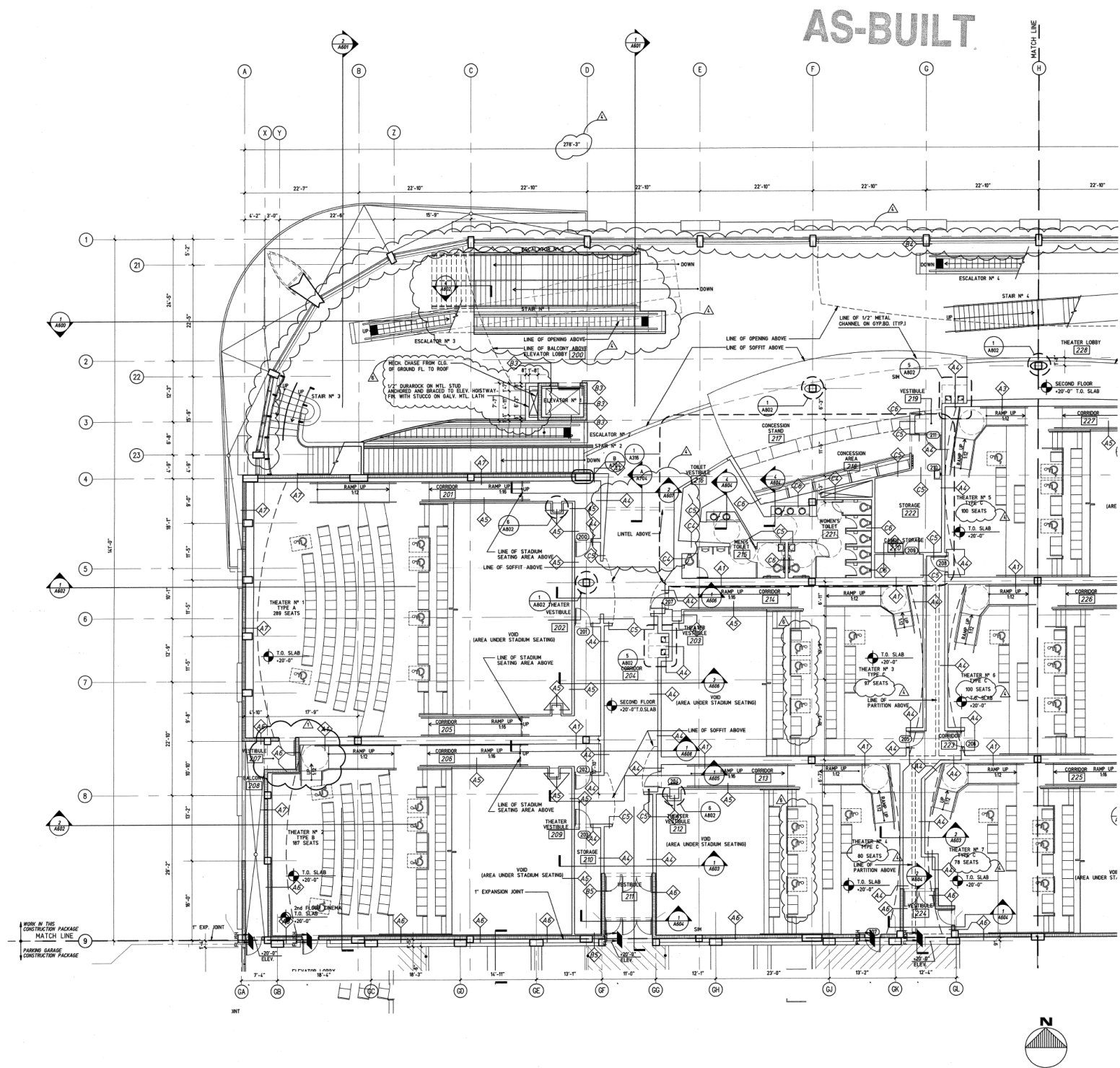
PHASE III
A 301

AS-BUILT

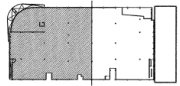


NOT TO SCALE





1 SECOND FLOOR PLAN - WEST
A304 1/8"=1'-0"



KEY PLAN

ISSUED FOR THE PURPOSE OF HELPING TO
IDENTIFY DRAWINGS.

FINESTRA
DEVELOPMENT CORP.

zyscovich
100 N. BISCAYNE BLVD., SUITE 1400, MIAMI BEACH, FL 33132
TEL. 305 572 5522 FAX 305 577 4021
CIN 73033 5306
REGISTRATION NO. C004011

BEACH CINEMA
Lincoln Road and Alton Road, Miami Beach, Florida
PHASE III - INTERIOR PACKAGE

2nd Floor Plan-West

Revised: JANUARY 21, 1998
Revised: FEBRUARY 2, 1998
Revised: JUNE 9, 1998
Revised: PERMIT REVISION 2/1/1999

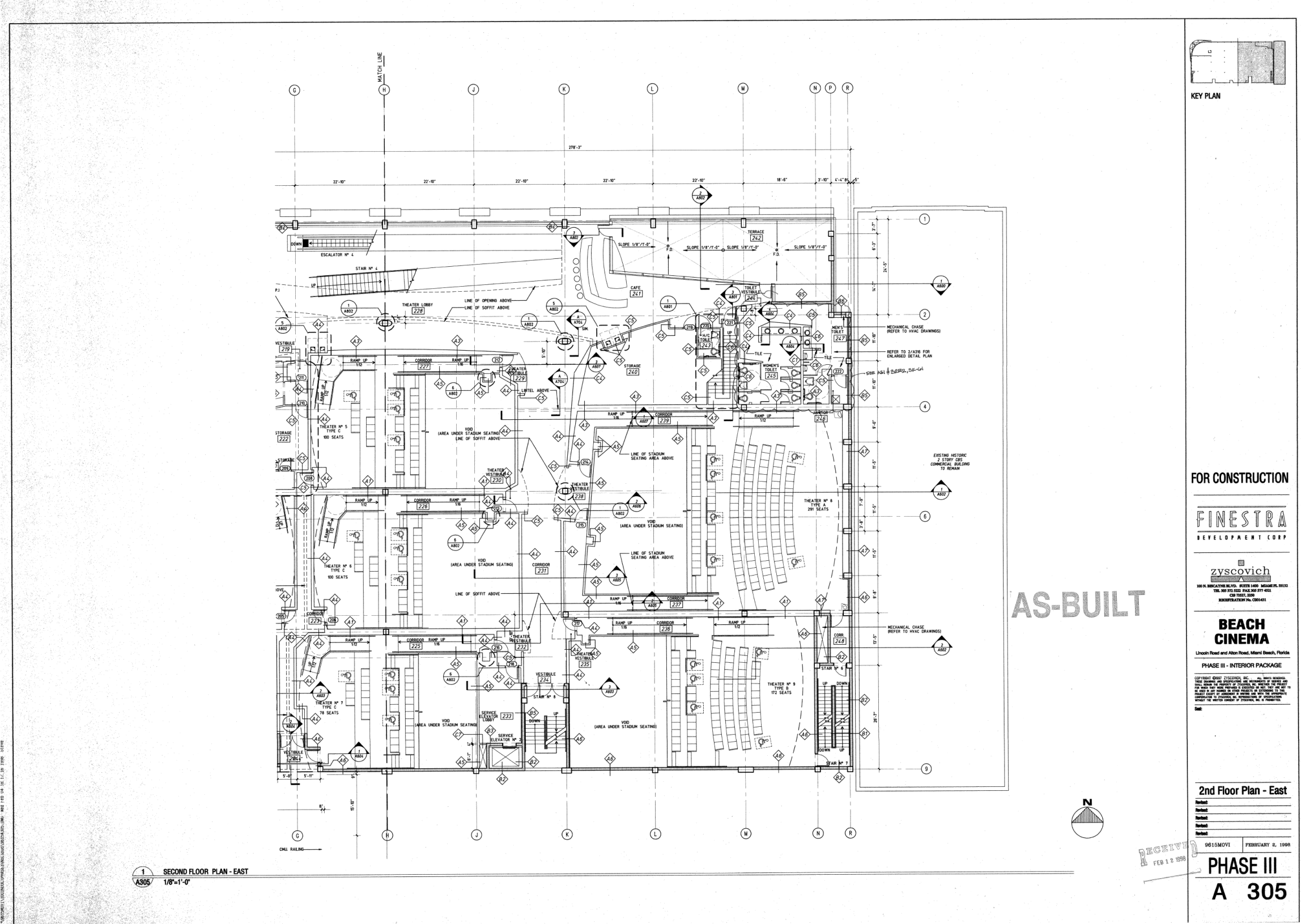
9815MOV1 FEBRUARY 2, 1998

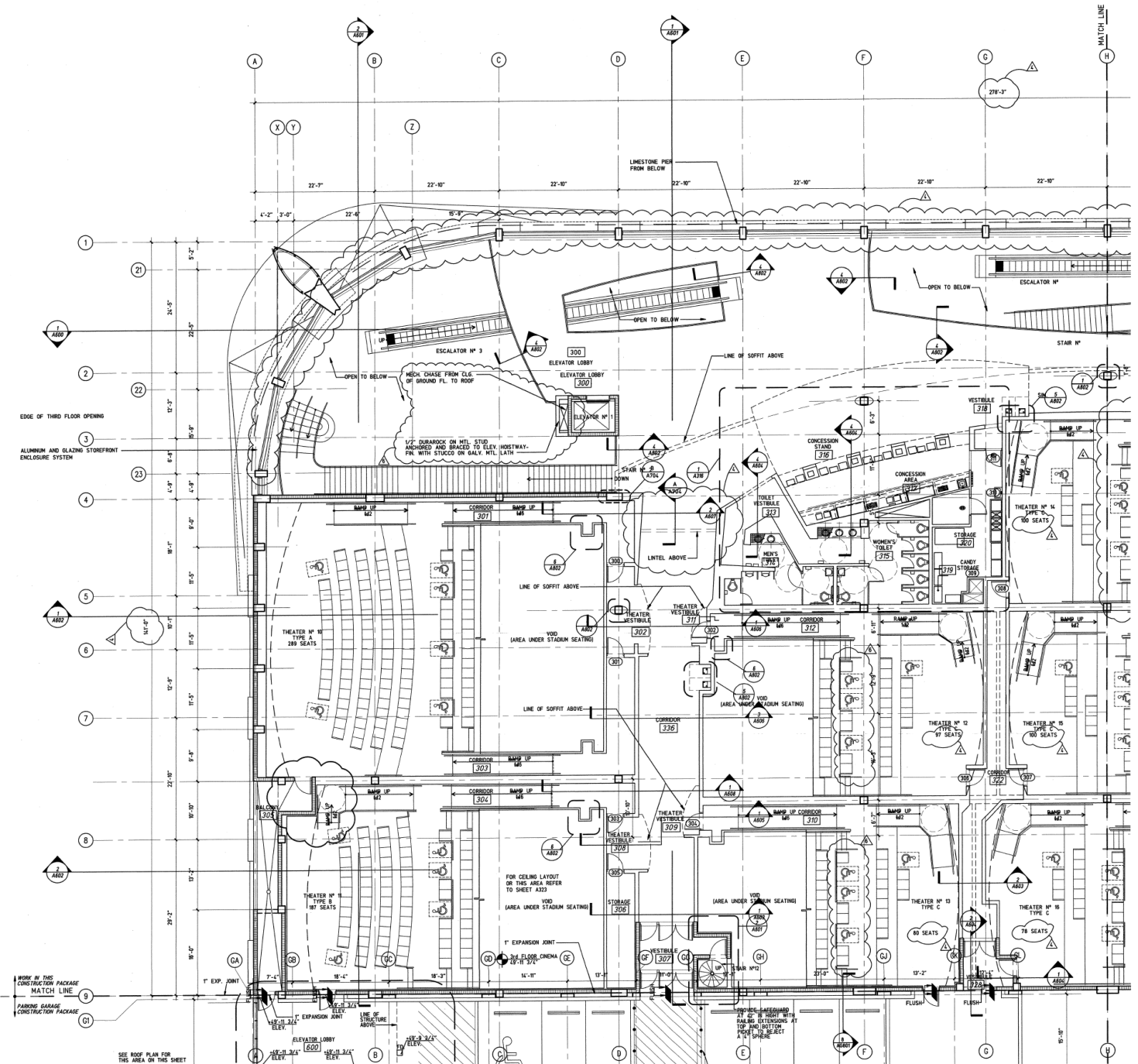
PHASE III
A 304



NOT TO SCALE

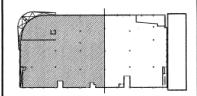






1 THIRD FLOOR PLAN - WEST
A308 1/8"=1'-0"

AS-BUILT



KEY PLAN

- Reference Notes:
1. FOR PARTITION TYPES REFER TO SHT. A-700 AND A-701.
 2. FOR DOOR SCHEDULES AND DETAILS REFER TO SHT. A-701.
 3. REFER TO A700 FOR ROOM FINISH SCHEDULE.

- General Notes:
1. NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH S.F.B.C. LATEST EDITION AND ITS AMENDMENTS.
 2. THIS BUILDING IS FULLY SPRINKLERED.
 3. DAYTON ELEVATION 4'-0" x 4'-0" (96101).

ISSUED FOR THE PURPOSE OF HELPING TO IDENTIFY DRAWINGS.

FINESTRA
DEVELOPMENT CORP.

zyscovich
100 N. HIGHLAND BLVD., SUITE 1400 MIAMI, FL 33132
TEL. 305.575.2222 FAX 305.577.4331
CIR 1987, 1988
REGISTRATION No. C04421

BEACH CINEMA
Lincoln Road and Alton Road, Miami Beach, Florida

PHASE III - INTERIOR PACKAGE

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Date:

3rd Floor Plan-West

Revised:	▲	JANUARY 31, 1998
Revised:	▲	FEBRUARY 2, 1998
Revised:	▲	JUNE 8, 1998
Revised:	▲	PERMIT REVISION 3/2/1999
Revised:	▲	9615MOV1 FEBRUARY 11, 1998

PHASE III
A 308



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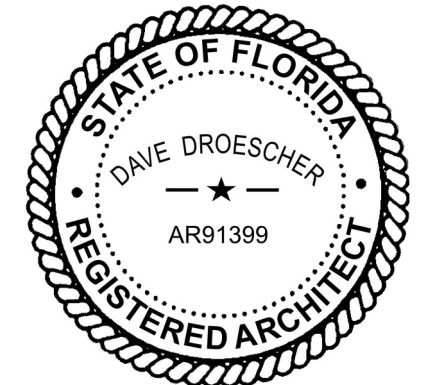




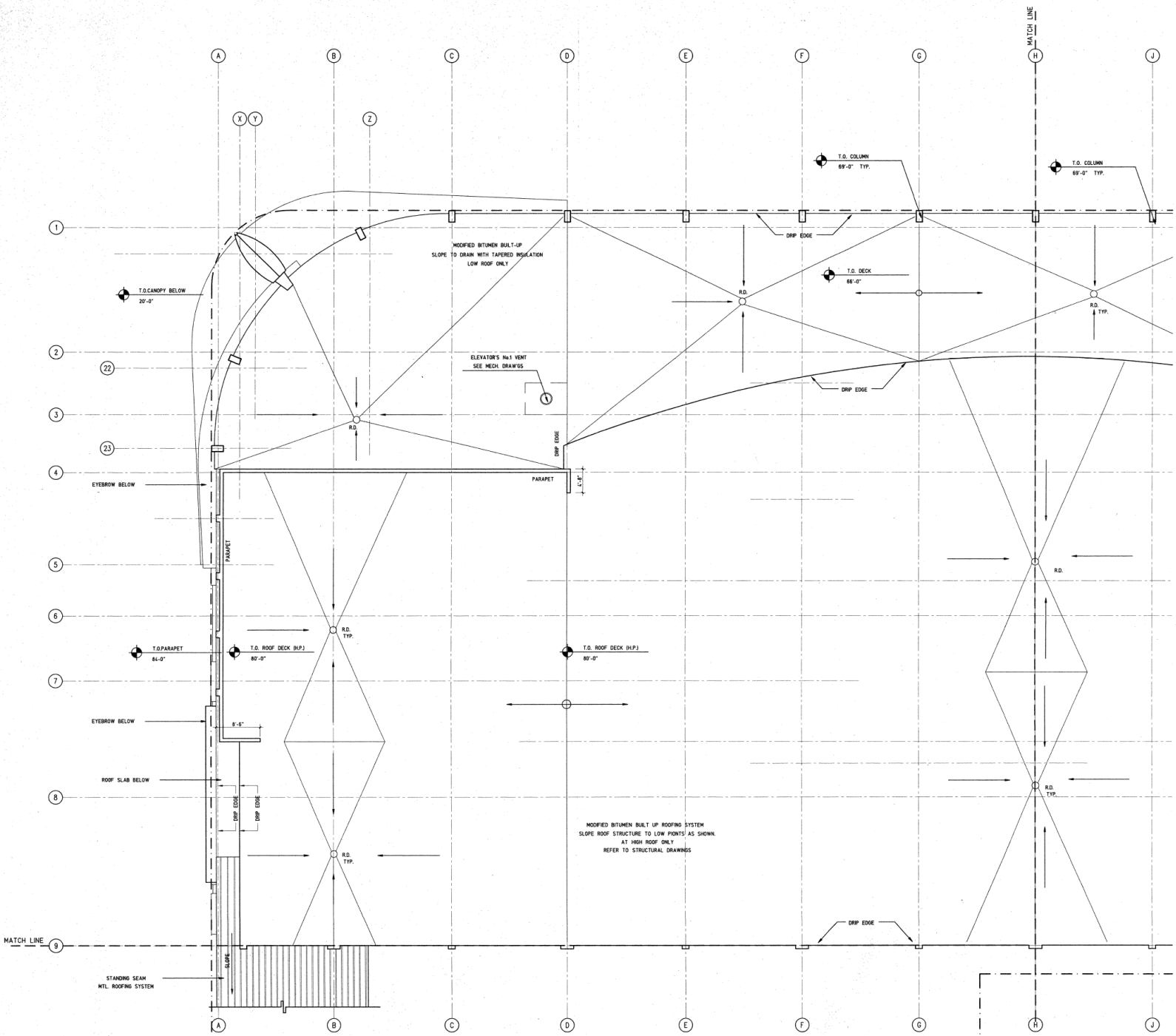
AS-BUILT



RECEIVED
FEB 12 1998



NOT TO SCALE



1 CINEMA ROOF PLAN - WEST
A400 1/8"=1'-0"

AS-BUILT

FOR CONSTRUCTION

FINESTRA
DEVELOPMENT CORP.

zyscovich
100 N. BISCAYNE BLVD., SUITE 1400 MIAMI BEACH, FL 33132
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RENEWAL/RENEWAL No. 0201451

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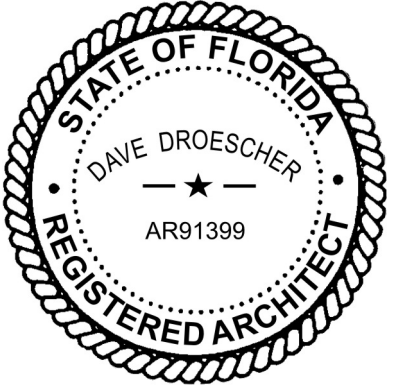
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Roof Plan

Revised: _____
Revised: _____
Revised: _____
Revised: _____

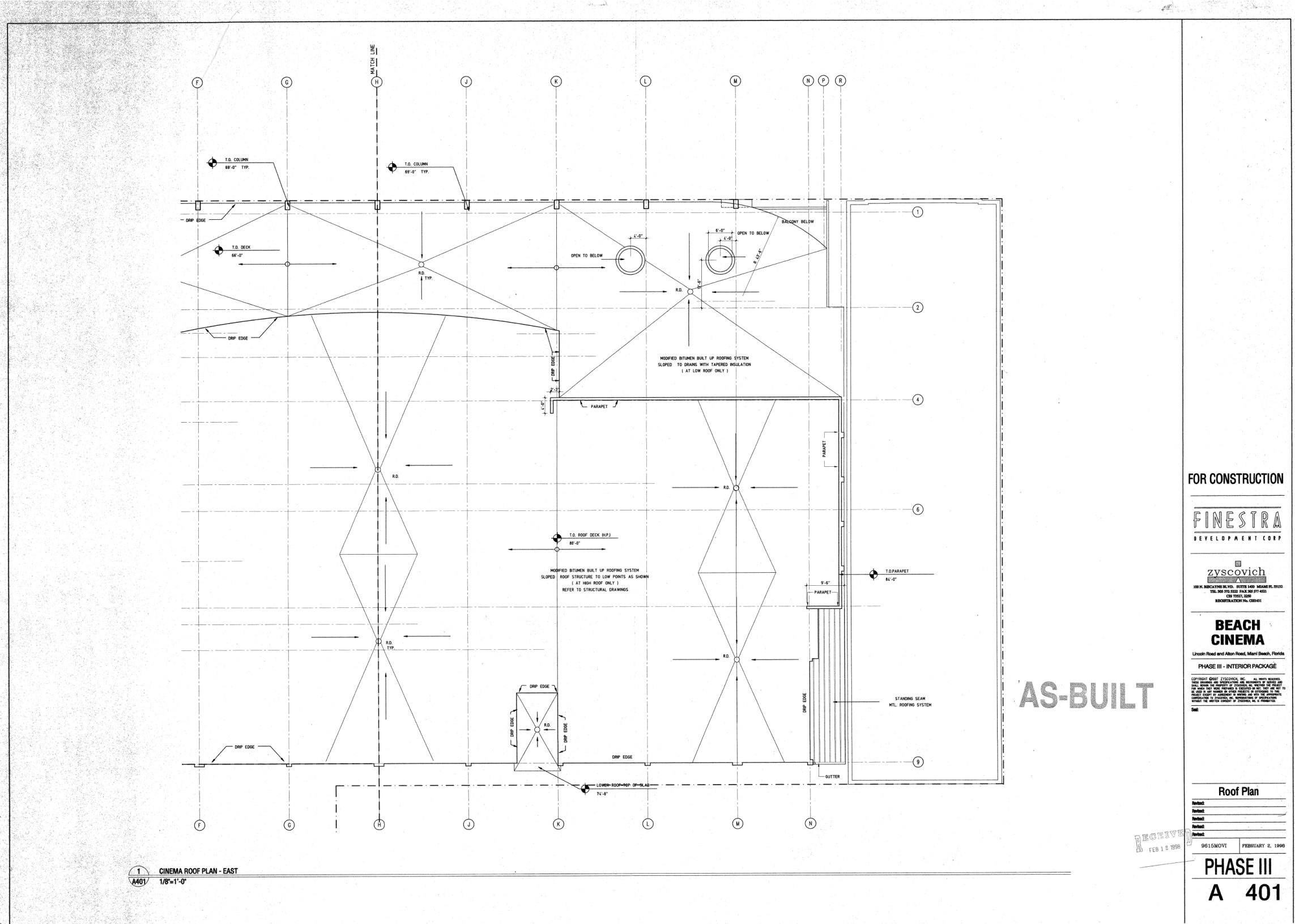
9615MOV1 FEBRUARY 2, 1998

PHASE III
A 400



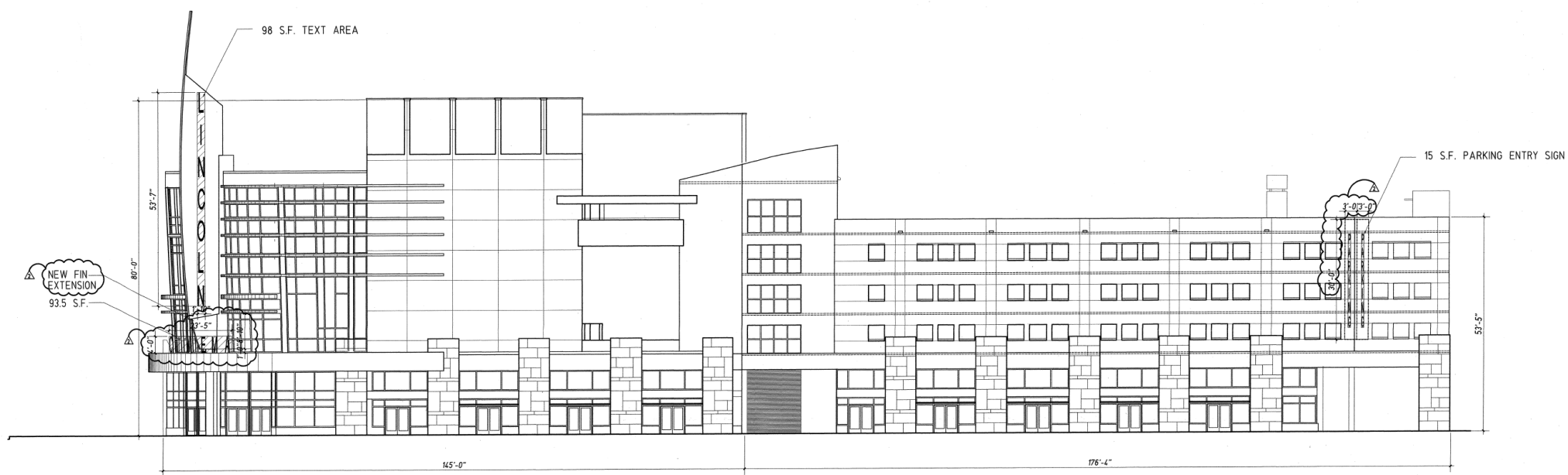
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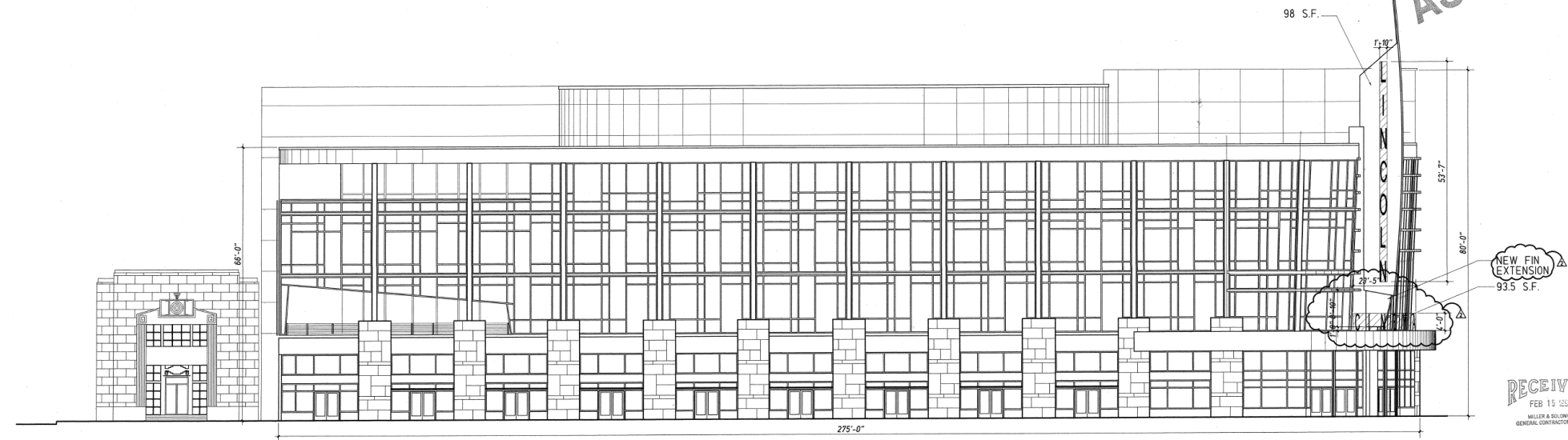
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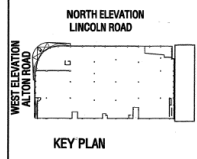
1 ELEVATION ONE (ALTON ROAD)
SI-1 SCALE 3/32"=1'-0"

SIGNAGE CALCULATION:
BUILDING IDENTIFICATION SIGN 1% OF WALL AREA
FACADE AREA 145' X 80' = 11,600 S.F. X 1% = 116 S.F. OF SIGNAGE ALLOWABLE
TOTAL SIGNAGE AREA PROVIDE 98 S.F.



2 ELEVATION TWO (LINCOLN ROAD)
SI-1 SCALE 3/32"=1'-0"

SIGNAGE CALCULATION:
BUILDING IDENTIFICATION SIGN 1% OF WALL AREA
FACADE AREA 275' X 86' = 18,150 S.F. X 1% = 181.5 S.F. OF SIGNAGE ALLOWABLE
TOTAL SIGNAGE AREA PROVIDE 98 S.F. + 93.5 S.F. = 181.5 S.F.



FINESTRA
DEVELOPMENT CORP

zyzscovich
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C/O: 7000 E. 15TH
REGISTRATION No. C06441

BEACH
CINEMA
Lincoln Road and Alton Road, Miami Beach, Florida

PHASE
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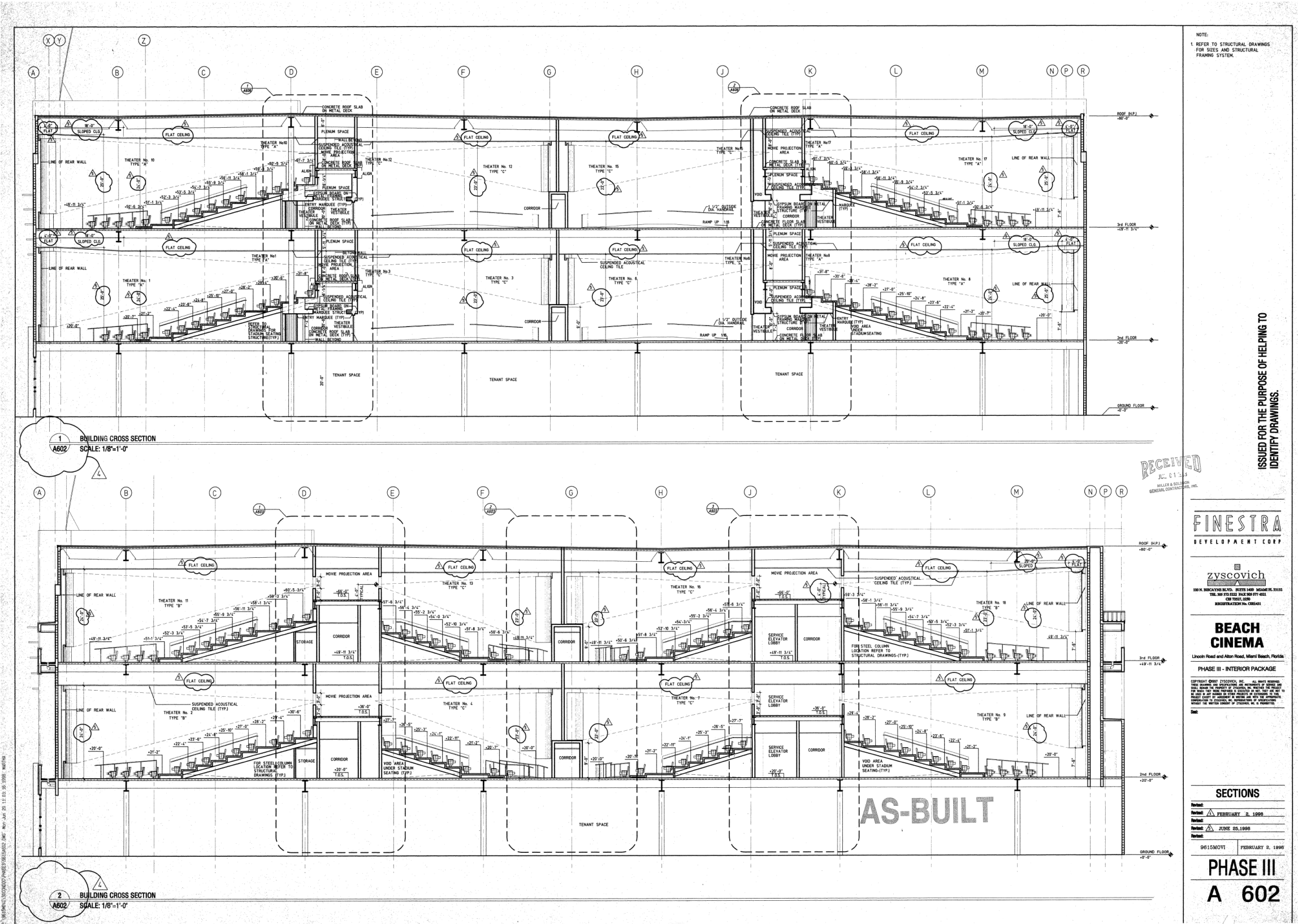
SIGNAGE
Submitted: DECEMBER 23, 1998
Reviewed: JANUARY 21, 1999
Approved: _____
Date: _____

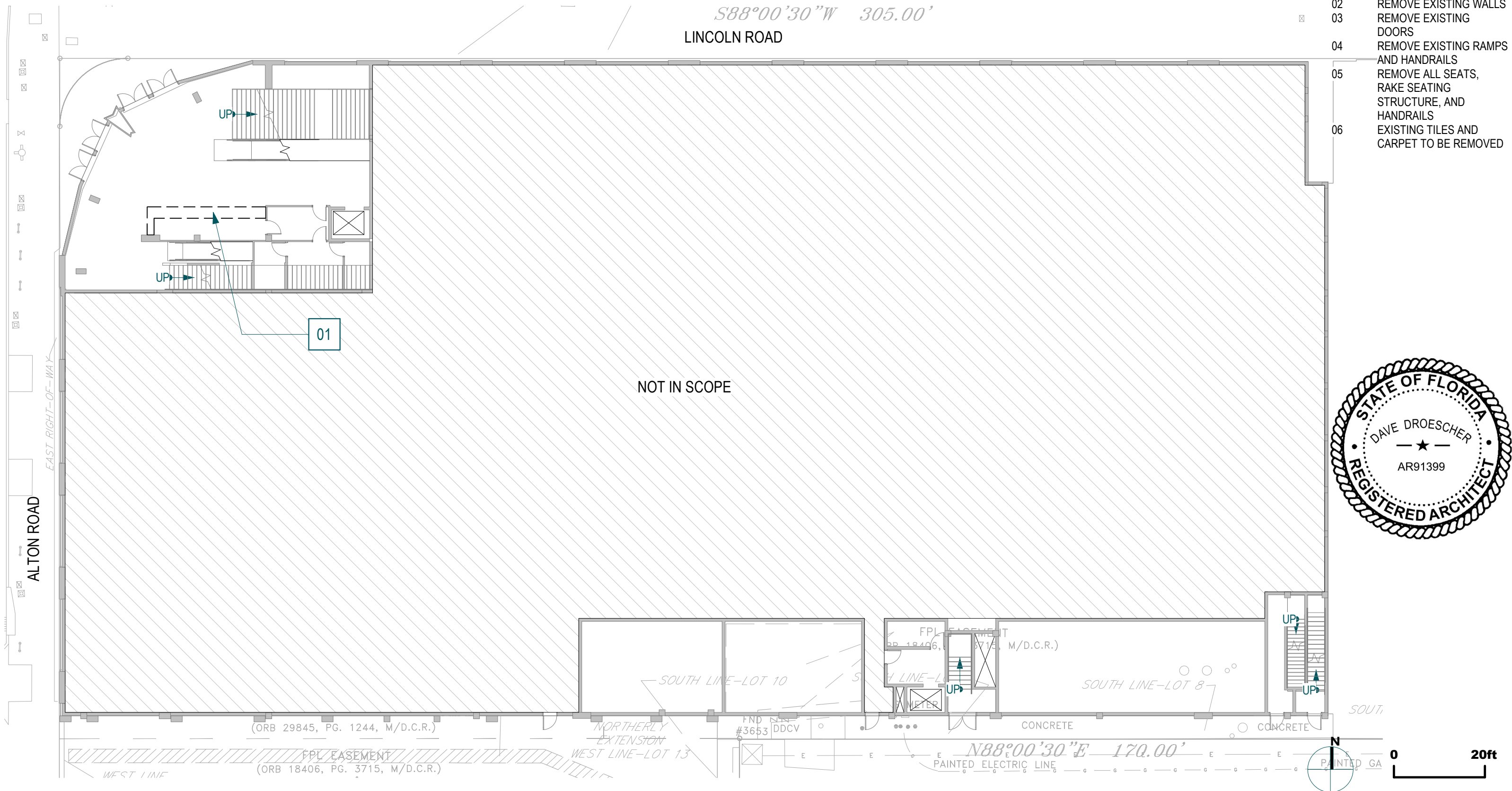
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SI - 1



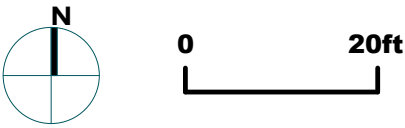
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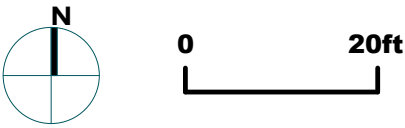


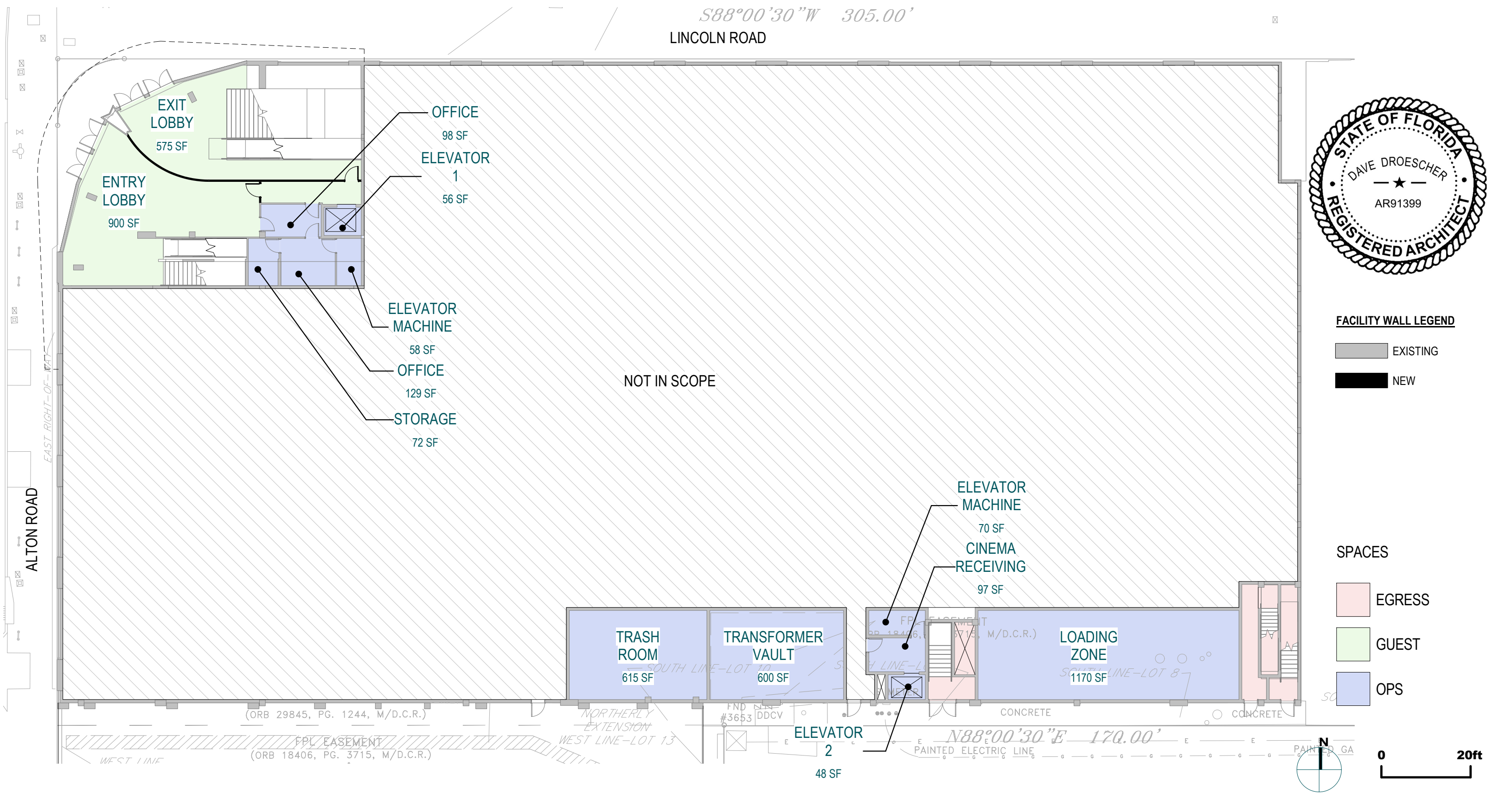


- 01 REMOVE COUNTERS
- 02 REMOVE EXISTING WALLS
- 03 REMOVE EXISTING DOORS
- 04 REMOVE EXISTING RAMPS AND HANDRAILS
- 05 REMOVE ALL SEATS, RAKE SEATING STRUCTURE, AND HANDRAILS
- 06 EXISTING TILES AND CARPET TO BE REMOVED



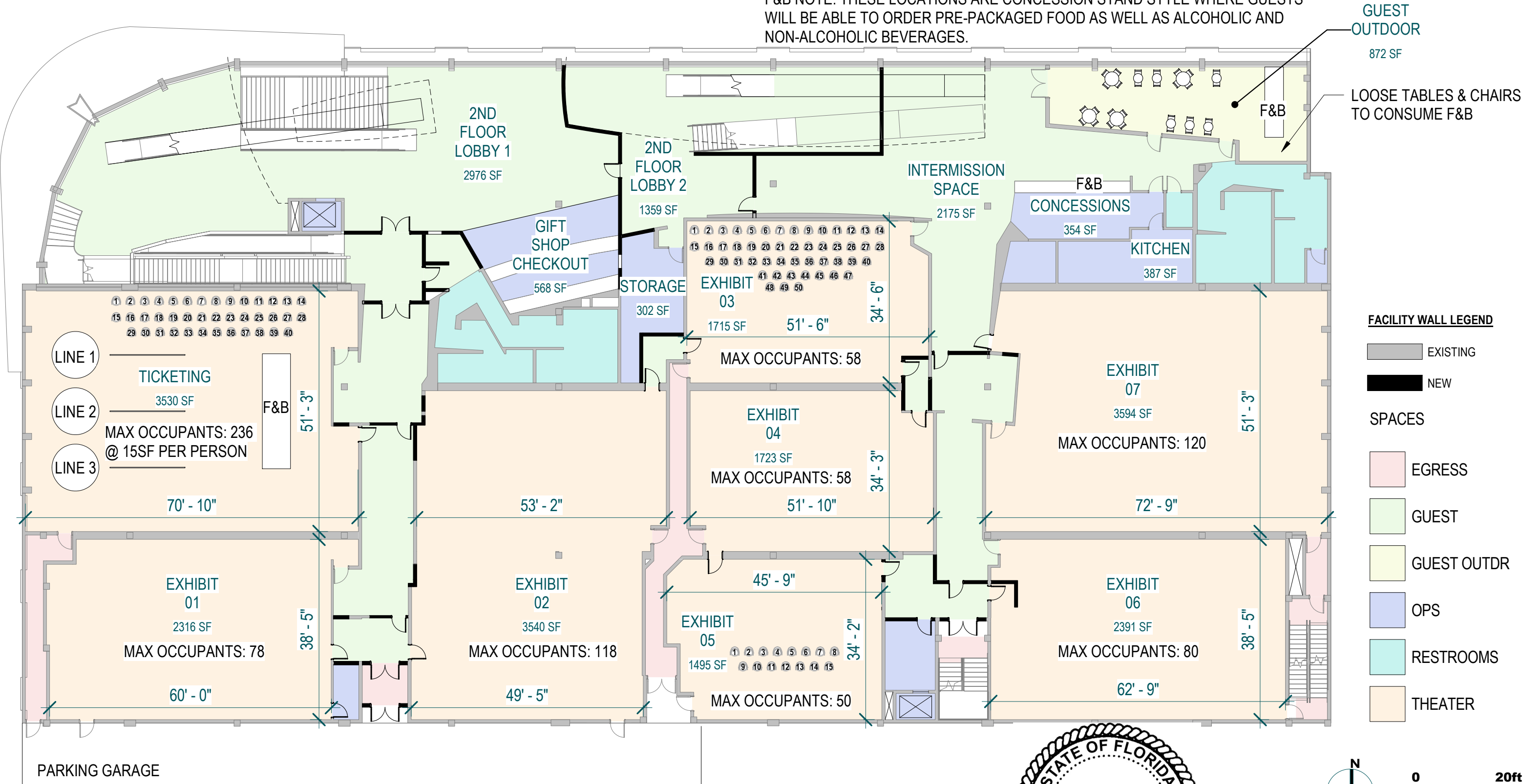
- 01
- REMOVE COUNTERS
- 02
- REMOVE EXISTING WALLS
- 03
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DOORS
- 04
- REMOVE EXISTING RAMPS
AND HANDRAILS
- 05
- REMOVE ALL SEATS,
RAKE SEATING
STRUCTURE, AND
HANDRAILS
- 06
- EXISTING TILES AND
CARPET TO BE REMOVED





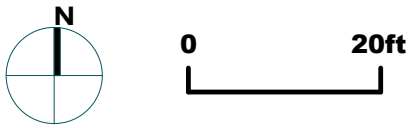
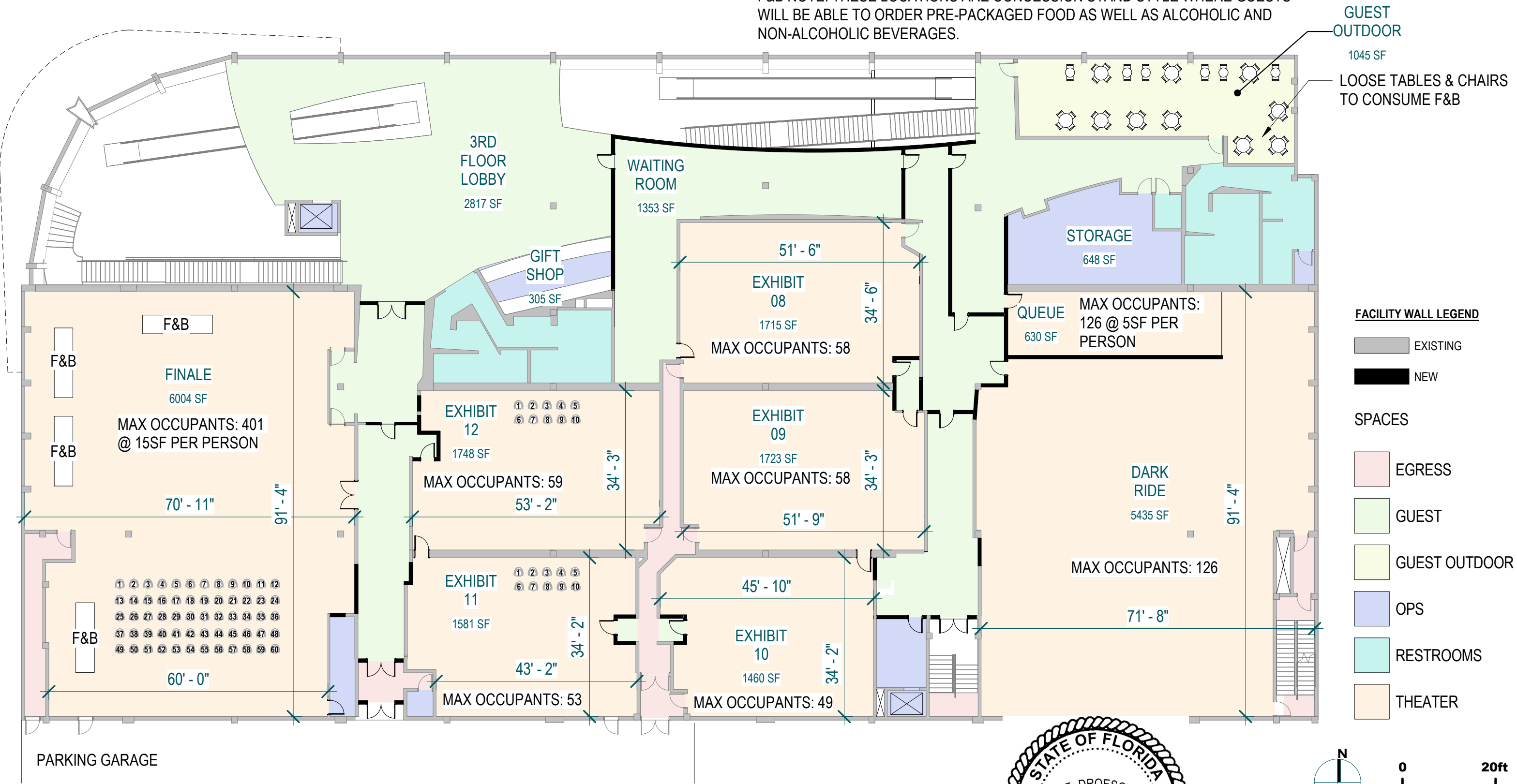
NOTE: MAX OCCUPANTS IN EXHIBITS BASED ON A-3 ASSEMBLY MUSEUM
OCCUPANT LOAD FACTOR OF 30SF PER PERSON UNLESS OTHERWISE NOTED.

F&B NOTE: THESE LOCATIONS ARE CONCESSION STAND STYLE WHERE GUESTS
WILL BE ABLE TO ORDER PRE-PACKAGED FOOD AS WELL AS ALCOHOLIC AND
NON-ALCOHOLIC BEVERAGES.



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OCCUPANT LOAD FACTOR OF 30SF PER PERSON UNLESS OTHERWISE NOTED.

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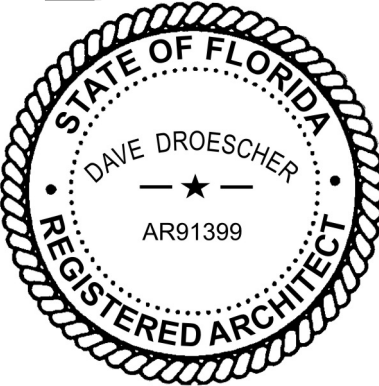
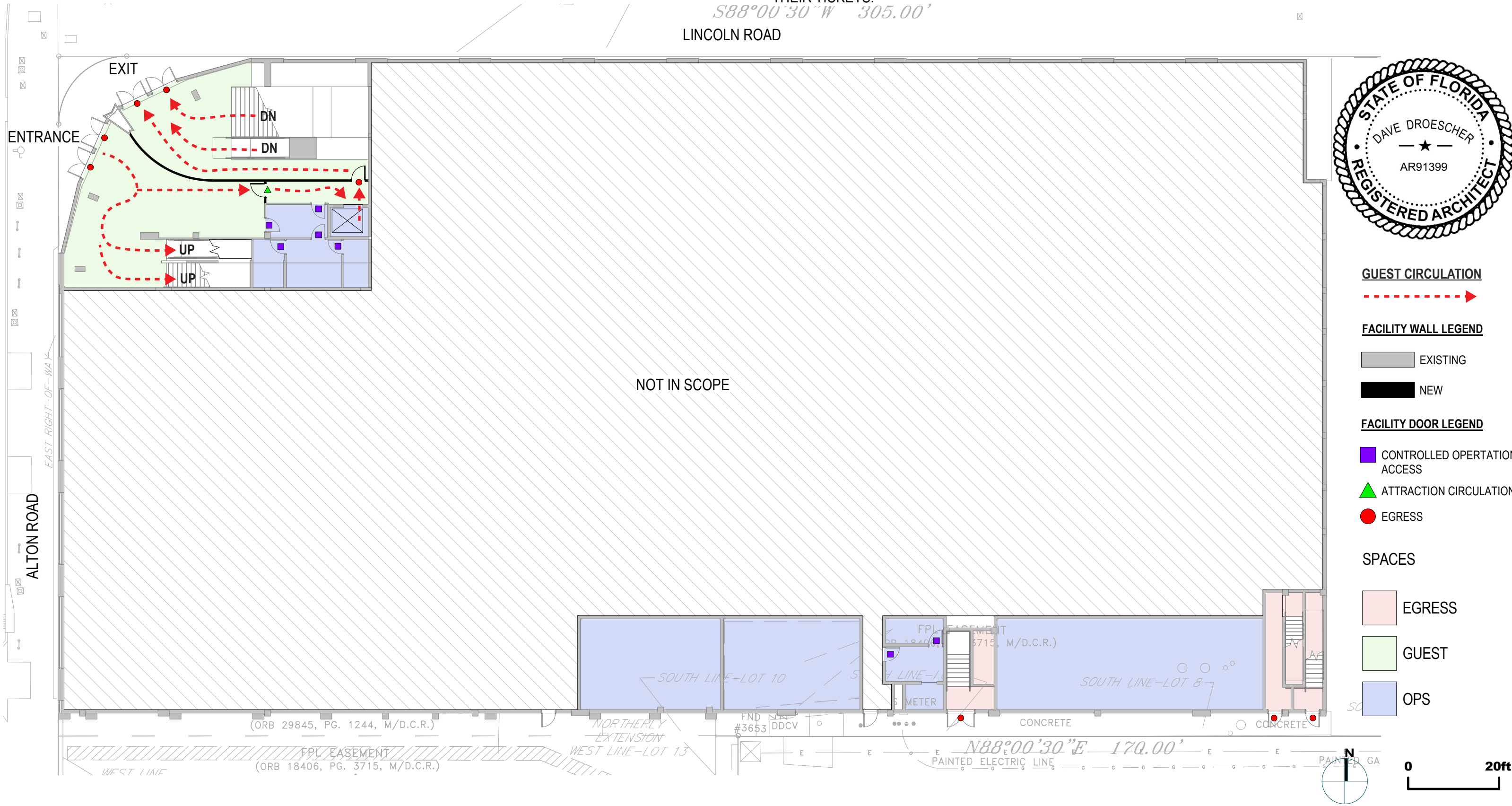


OCCUPANCY LOAD CALCULATION									
GROUP A-3 ASSEMBLY OCCUPANCY / SUBGROUP: A-2 ASSEMBLY, MERCANTILE									
NOTE: BASED ON N.F.P.A 101 2024 TABLE 7.3.1.2 AND F.B.C. 2023 TABLE 1004.5.				AS PER F.B.C. 2023 TABLE 1004.5			AS PER N.F.P.A 101 2024 TABLE 7.3.1.2		
ID	ROOM	AREA	FUNCTION	OCCUPANT LOAD	NUMBER OF OCCUPANTS	TOTAL OF OCCUPANTS	OCCUPANT LOAD	NUMBER OF OCCUPANTS	TOTAL OF OCCUPANTS
GROUND FLOOR									
101	ENTRY LOBBY	-	-	-	-	-	-	-	-
102	EXIT LOBBY	-	-	-	-	-	-	-	-
103	VESTIBULE	-	-	-	-	-	-	-	-
104	OFFICE	98 SF	BUSINESS	150	0.65	1	150	0.65	1
105	ELEVATOR MACHINE	58 SF	MECHANICAL	300	0.19	1	300	0.19	1
106	OFFICE	129 SF	BUSINESS	150	0.86	1	150	0.86	1
107	STORAGE	72 SF	STORAGE	300	0.24	1	300	0.24	1
108	TRASH ROOM	615 SF	STORAGE	300	2.05	3	300	2.05	3
109	TRANSFORMER VAULT	600 SF	MECHANICAL	300	2	2	300	2	2
110	ELEVATOR MACHINE	70 SF	MECHANICAL	300	0.23	1	300	0.23	1
111	CINEMA RECEIVING	-	-	-	-	-	-	-	-
112	LOADING ZONE	1170 SF	STORAGE	300	3.9	4	300	3.9	4
113	VESTIBULE	-	-	-	-	-	-	-	-
TOTAL OCCUPANTS						14	14		
ID	ROOM	AREA	FUNCTION	OCCUPANT LOAD	NUMBER OF OCCUPANTS	TOTAL OF OCCUPANTS	OCCUPANT LOAD	NUMBER OF OCCUPANTS	TOTAL OF OCCUPANTS
SECOND FLOOR									
201	2ND FLOOR LOBBY 1	2976 SF	MERCANTILE	60	49.6	50	60	49.6	50
202	VESTIBULE	-	-	-	-	-	-	-	-
203	RR VESTIBULE	-	-	-	-	-	-	-	-
204	GIFT SHOP CHECKOUT	568 SF	MERCANTILE	60	9.46	10	60	9.46	10
205	RESTROOMS	-	-	-	-	-	-	-	-
206	VESTIBULE	-	-	-	-	-	-	-	-
207	TICKETING	3526 SF	ASSEMBLY	15	235.06	236	15	235.06	236
208	EGRESS	-	-	-	-	-	-	-	-
209	EXHIBIT 01	2316 SF	ASSEMBLY	30	77.2	78	N/A	-	78
210	STORAGE	63 SF	STORAGE	300	0.21	1	300	0.21	1
211	EGRESS	-	-	-	-	-	-	-	-
212	VESTIBULE	-	-	-	-	-	-	-	-
213	VESTIBULE	-	-	-	-	-	-	-	-
214	EXHIBIT 02	3540 SF	ASSEMBLY	30	118	118	N/A	-	118
215	VESTIBULE	-	-	-	-	-	-	-	-
216	EXHIBIT 03	1715 SF	ASSEMBLY	30	57.16	58	N/A	-	58
217	VESTIBULE	-	-	-	-	-	-	-	-
218	EXHIBIT 04	1723 SF	ASSEMBLY	30	57.43	58	N/A	-	58
219	EGRESS	-	-	-	-	-	-	-	-
221	EXHIBIT 05	1495 SF	ASSEMBLY	30	49.83	50	N/A	-	50
222	VESTIBULE	-	-	-	-	-	-	-	-
223	VESTIBULE	-	-	-	-	-	-	-	-
224	VESTIBULE	-	-	-	-	-	-	-	-
225	EXHIBIT 06	2391 SF	ASSEMBLY	30	79.7	80	N/A	-	80
226	EXHIBIT 07	3594 SF	ASSEMBLY	30	119.8	120	N/A	-	120
227	VESTIBULE	-	-	-	-	-	-	-	-
228	INTERMISSION SPACE	2175 SF	ASSEMBLY	15	145	145	15	145	145
229	GUEST OUTDOOR	872 SF	ASSEMBLY	15	58.13	59	15	58.13	59
230	BAR	354 SF	ASSEMBLY	15	23.6	-	-	-	-
231	KITCHEN	387 SF	KITCHEN	200	1.93	2	100	3.87	4
232	RESTROOMS	-	-	-	-	-	-	-	-
233	RESTROOMS	-	-	-	-	-	-	-	-
234	JANITOR CLOSET	31 SF	STORAGE	300	0.1	1	300	0.1	1
236	2ND FLOOR LOBBY 2	-	-	-	-	-	-	-	-
237	STORAGE	302 SF	STORAGE	300	1	1	300	1	1
TOTAL OCCUPANTS						1067	1069		

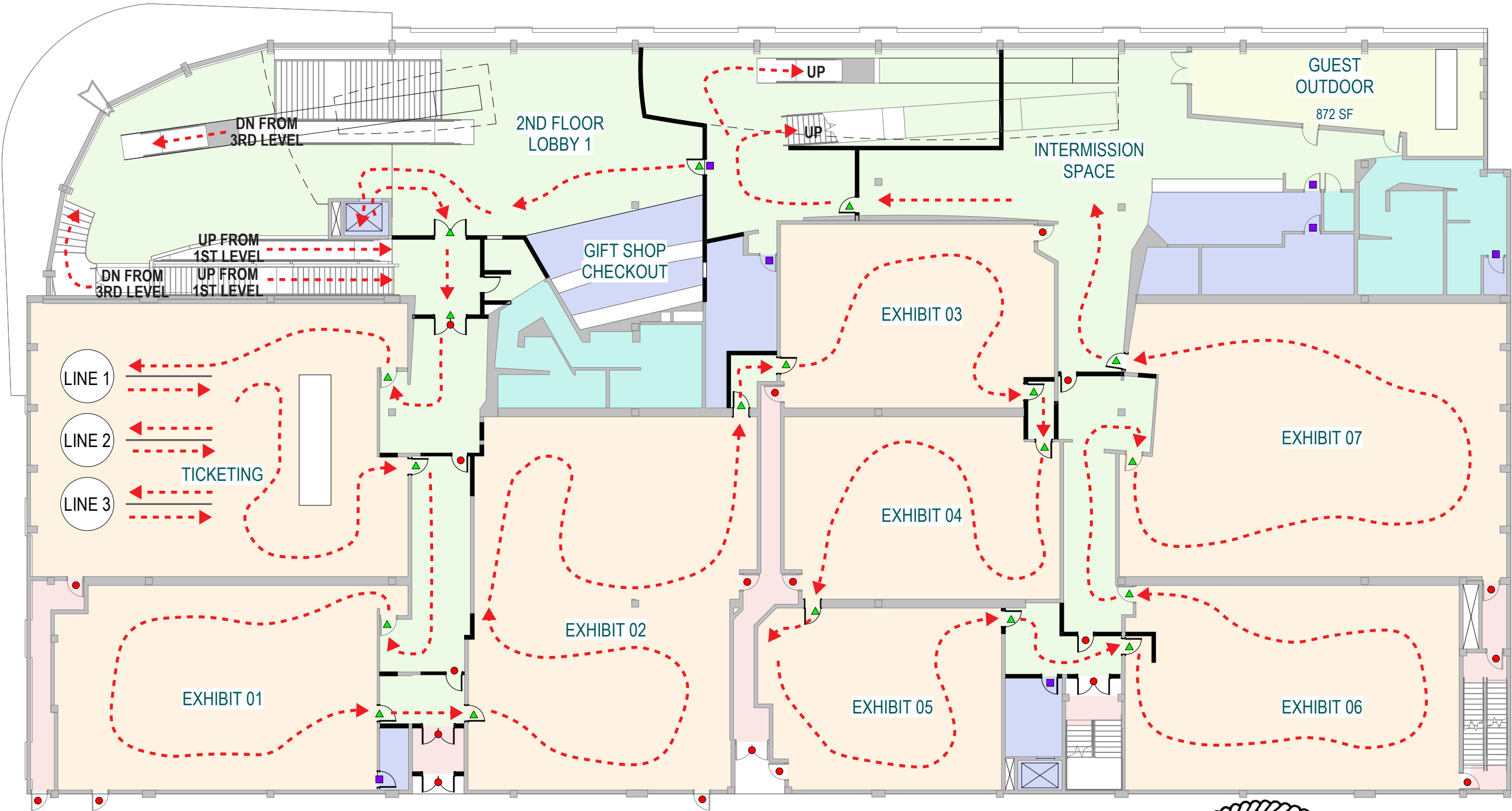
ID	ROOM	AREA	FUNCTION	OCCUPANT LOAD	NUMBER OF OCCUPANTS	TOTAL OF OCCUPANTS	OCCUPANT LOAD	NUMBER OF OCCUPANTS	TOTAL OF OCCUPANTS
THIRD FLOOR									
301	FINALE	6004 SF	ASSEMBLY	15	400.26	401	15	400.26	401
303	EGRESS	-	-	-	-	-	-	-	-
304	STORAGE	115 SF	STORAGE	300	0.38	1	300	0.38	1
305	VESTIBULE	-	-	-	-	-	-	-	-
306	VESTIBULE	-	-	-	-	-	-	-	-
307	VESTIBULE	-	-	-	-	-	-	-	-
308	VESTIBULE	-	-	-	-	-	-	-	-
309	EGRESS	-	-	-	-	-	-	-	-
310	EXHIBIT 11	1581 SF	ASSEMBLY	30	52.7	53	N/A	-	53
311	EXHIBIT 12	1748 SF	ASSEMBLY	30	58.26	59	N/A	-	59
312	RESTROOMS	-	-	-	-	-	-	-	-
313	GIFT SHOP	305 SF	MERCANTILE	60	5.08	6	60	5.08	6
314	3RD FLOOR LOBBY	-	-	-	-	-	-	-	-
315	EXHIBIT 08	1715 SF	ASSEMBLY	30	57.16	58	N/A	-	58
317	EGRESS	-	-	-	-	-	-	-	-
318	EGRESS	-	-	-	-	-	-	-	-
319	EXHIBIT 10	1460 SF	ASSEMBLY	30	48.66	49	N/A	-	49
321	EXHIBIT 09	1723 SF	ASSEMBLY	30	57.43	58	N/A	-	58
322	VESTIBULE	-	-	-	-	-	-	-	-
324	CIRCULATION	-	-	-	-	-	-	-	-
325	VESTIBULE	-	-	-	-	-	-	-	-
326	DARK RIDE	5435 SF	ASSEMBLY	-	126	126	-	126	126
327	QUEUE	630 SF	ASSEMBLY	5	126	126	5	126	126
328	STORAGE	648 SF	STORAGE	300	2.16	3	300	2.16	3
329	CIRCULATION	-	-	-	-	-	-	-	-
330	GUEST OUTDOOR	1045 SF	ASSEMBLY	15	69.66	70	15	69.66	70
331	RESTROOM	-	-	-	-	-	-	-	-
332	RESTROOMS	-	-	-	-	-	-	-	-
333	JANITOR CLOSET	31 SF	STORAGE	300	0.1	1	300	0.1	1
334	VESTIBULE	-	-	-	-	-	-	-	-
335	WAITING ROOM	1353 SF	ASSEMBLY	15	90.2	91	15	90.2	91
336	CIRCULATION	-	-	-	-	-	-	-	-
TOTAL OCCUPANTS						1102	1102		
TOTAL PATRONS/OCCUPANTS						2183	2185		



NOTE: MUSEUM PATRONS WILL ENTER THE BUILDING THROUGH THE DOUBLE DOORS AS INDICATED ON THE PLAN AND WILL PROCEED TO THE SECOND FLOOR TO PURCHASE THEIR TICKETS.



NOTE: TICKETING OPERATIONS WILL OCCUR ENTIRELY ON THE SECOND FLOOR AS INDICATED, PREVENTING ANY QUEUING ON THE FIRST FLOOR, LINCOLN ROAD, AND ALTON ROAD. MUSEUM PATRONS WILL THEN BE DIRECTED ONE-WAY THROUGH THE EXHIBIT ROOMS AS INDICATED ON THE PLANS.



GUEST CIRCULATION



FACILITY WALL LEGEND

EXISTING

NEW

FACILITY DOOR LEGEND

CONTROLLED OPERATION ACCESS

ATTRACTION CIRCULATION

EGRESS

SPACES

EGRESS

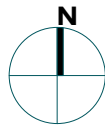
GUEST

GUEST OUTDR

OPS

RESTROOMS

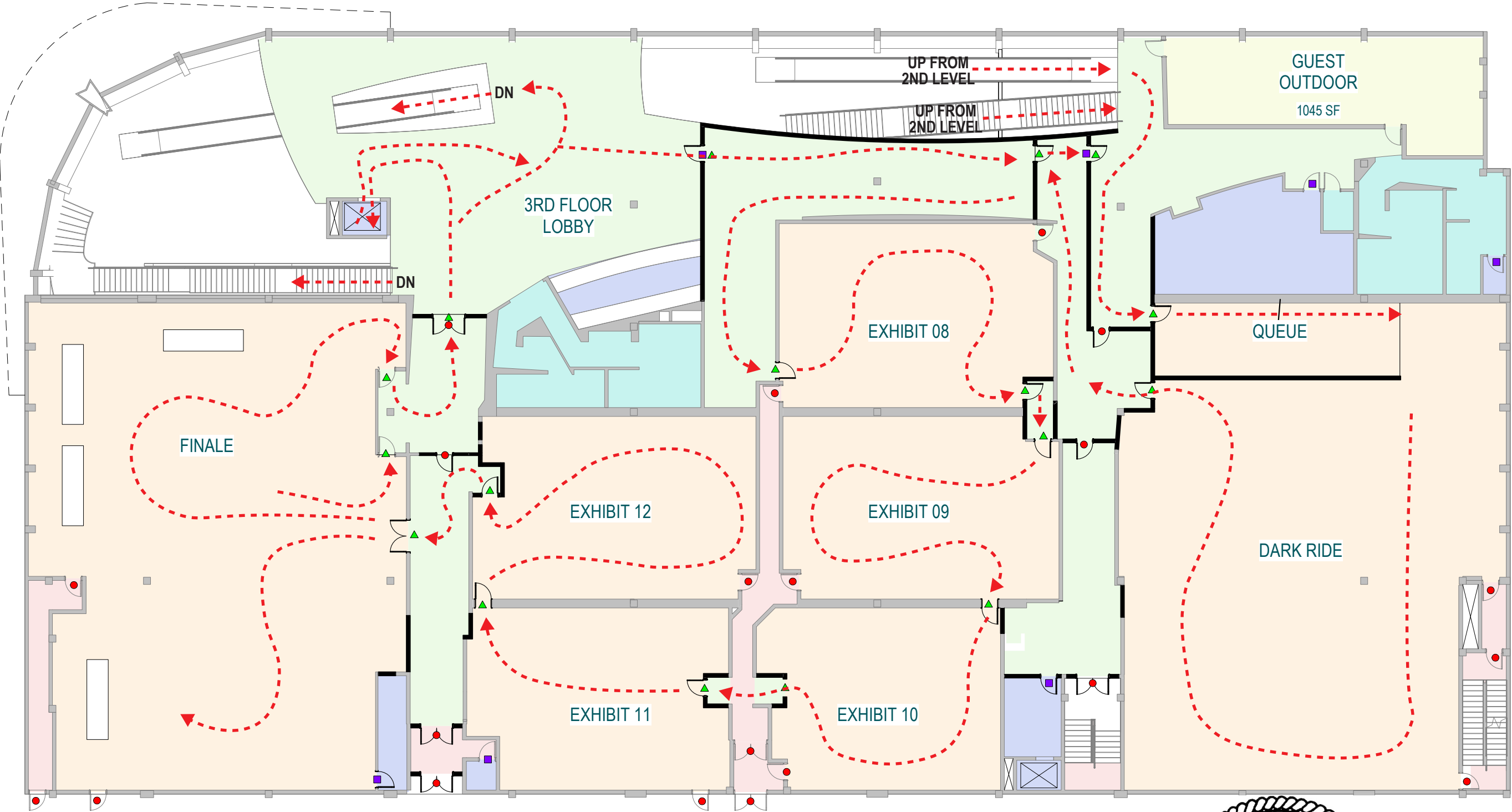
THEATER



0 20ft



NOTE: ONCE MUSEUM PATRONS GET TO THE THIRD LEVEL THEY WILL CONTINUE TO BE DIRECTED ONE-WAY THROUGH THE REST OF THE EXHIBIT ROOMS AS INDICATED ON THE PLANS. AFTER THE FINALE, MUSEUM PATRONS WILL MAKE THEIR WAY OUT OF THE BUILDING ON THE FIRST FLOOR.



GUEST CIRCULATION



FACILITY WALL LEGEND

- EXISTING
- NEW

FACILITY DOOR LEGEND

- CONTROLLED OPERATION ACCESS
- ATTRACTION CIRCULATION
- EGRESS

SPACES

- EGRESS
- GUEST
- GUEST OUTDOOR
- OPS
- RESTROOMS
- THEATER

