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RESUBMITTAL
08-11-2024
DRB24-1009

THE LINCOLN BL
1691 MICHIGAN
MIAMI BEACH, FL 33139

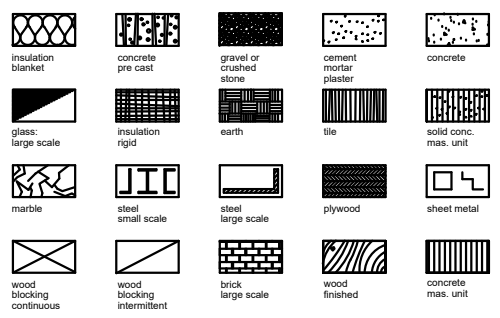


		DWG. TITLE	COVER
		SCALE	N.T.S
		PROJECT NO.	2023-33
		DATE	08-09-2024
		SHEET NUMBER	A-000
DATE	REVISION		

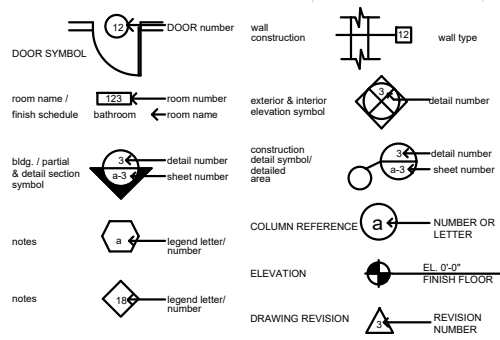
ABBREVIATIONS

A	ACOUS.	ACOUSTICAL	G	G.A.	GALVANIZED	R	R.	RISER
	A.C.	AIR CONDITIONING		GALV.	GALVANIZED		RAD.	RADIUS
B	A.D.	AREA DRAIN	H	G.B.	GRAB BAR	S	R.D.	ROOF DRAIN
	ADJ.	ADJUSTABLE		G.C.	GENERAL CONTRACTOR		REF.	REFERENCE
	AGGR.	AGGREGATE		GL.	GLASS		REFL.	REFLECTED
	AL.	ALUMINUM		GND.	GROUND		REFR.	REFRIGERATOR
	APPROX.	APPROXIMATE		GR.	GRADE		RF.	ROOF
	ARCH.	ARCHITECTURAL		GYP.	GYPSUM		RGTR.	REGISTER
	ASB.	ASBESTOS		G.W.B.	GYPSUM WALLBOARD		REINF.	REINFORCED
	ASPH.	ASPHALT					REQ.	REQUIRED
							RESIL.	RESILIENT
							RM.	ROOM
C	BD.	BOARD	I	H.B.	HOSE BIB	S	R.O.	ROUGH OPENING
	BITUM.	BITUMINOUS		H.C.	HOLLOW CORE		R.O.	REDWOOD
	BLDG.	BUILDING		HDWD.	HARD WOOD		R.W.L.	RAIN WATER LEADER
	BLK.	BLOCK		HDWE.	HARDWARE			
	BLKG.	BLOCKING		H.M.	HOLLOW METAL			
	BLKHD.	BULKHEAD		HORIZ.	HORIZONTAL			
	BM.	BEAM		HR.	HOUR			
	BOT.	BOTTOM		HGT.	HEIGHT			
D	CAB.	CABINET	J	I.D.	INSIDE DIAMETER (DIM.)	K	S.	SOUTH
	CARP.	CARPET		IN.	INCH		SABF	SOUND ATTENUATION FIRE
	C.B.	CATCH BASIN		INSL.	INSULATION		S.C.	BLANKETS
	CEM.	CEMENT		INT.	INTERIOR		S.C.D.	SOLID CORE
	CER.	CERAMIC		INV.	INVERT		S.C.D.	SEAT COVER DISPENSER
	C.I.	CAST IRON					SCHED.	SCHEDULE
	C.G.	CORNER GUARD					S.D.	SOAP DISPENSER
	CLG.	CEILING		JAN.	JANITOR		SECT.	SECTION
	CLKG.	CAULKING		JST.	JOIST		SH.	SHELF
	CLO.	CLOSET		JT.	JOINT		SHR.	SHOWER
E	CLR.	CLEAR	K			L	SHT.	SHEET
	C.M.U.	CONCRETE MASONRY UNIT					SIM.	SIMILAR
	C.O.	CASED OPENING					S.N.D.	SANITARY NAPKIN
	COL.	COLUMN		KIT.	KITCHEN		S.N.R.	DISPENSER
	CONC.	CONCRETE						SANITARY NAPKIN
	CONN.	CONNECTION					SPEC.	RECEPTACLE
	CONSTR.	CONSTRUCTION					SO.	SPECIFICATION
	CONT.	CONTINUOUS		LAB.	LABORATORY		SQ.	SQUARE
	CORR.	CORRIDOR		LAM.	LAMINATE		S.S.T.	STAINLESS STEEL
	CTSK.	COUNTERSUNK		LAV.	LAVATORY		S.SK.	SERVICE SINK
F	CNTR.	COUNTER	L	L.F.	LINEAR FEET	M	STA.	STATION
	C.T.	CERAMIC TILE		LKR.	LOCKER		STD.	STANDARD
	CTR.	CENTER		LT.	LIGHT		STL.	STEEL
				LTG.	LIGHTING		STOR.	STORAGE
				LTWT.	LIGHT WEIGHT		STRL.	STRUCTURAL
							SUSP.	SUSPEND
							SYM.	SYMMETRICAL
G	DBL.	DOUBLE	M	MAX.	MAXIMUM	N	TRD.	TREAD
	DEPT.	DEPARTMENT		M.C.	MEDICINE CABINET		T.B.	TOWEL BAR
	D.F.	DRINKING FOUNTAIN		MACH.	MACHINE		T.C.	TOP OF CURB
	DET.	DETAIL		MECH.	MECHANICAL		TEL.	TELEPHONE
	DIA.	DIAMETER		MEMB.	MEMBRANE		TEMP.	TEMPERED
	DIM.	DIMENSION		MET.	METAL		T. & G.	TONGUE AND GROOVE
	DISP.	DISPENSER		MFR.	MANUFACTURER		THK.	THICK
	DN.	DOWN		MH.	MANHOLE		TOIL.	TOILET
	D.O.	DOOR OPENING		MIN.	MINIMUM		T.P.	TOILET PAPER DISPENSER
	DR.	DOOR		MIR.	MIRROR		T.P.D.	TELEVISION
H	DWR.	DRAWER	N	MISC.	MISCELLANEOUS	O	T.V.	TOILET PAPER DISPENSER
	DS.	DOWN SPOUT		M.L.	MATCH LINE		T.W.	TOP OF WALL
	D.S.P.	DRY STANDPIPE		M.O.	MASONRY OPENING		TYP.	TYPICAL
	DWG.	DRAWING		MTD.	MOUNTED		T.O.B.	TOP OF BEAM
				MUL.	MULLION		T.O.C.	TOP OF CONCRETE
							T.O.S.	TOP OF SLAB
I	E.	EAST	O	N.	NORTH	P	UNF.	UNFINISHED
	EA.	EACH		N.I.C.	NOT IN CONTRACT		U.O.N.	UNLESS OTHERWISE NOTED
	E.J.	EXPANSION JOINT		NO. OR #	NUMBER		UR.	URINAL
	EL.	ELEVATION		NOM.	NOMINAL			UNDERWRITERS LAB
	ELEC.	ELECTRICAL		N.T.S.	NOT TO SCALE			
	ELEV.	ELEVATOR						
	EMER.	EMERGENCY		O.A.	OVERALL		V.I.F.	VERIFY IN FIELD
	ENCL.	ENCLOSURE		OBS.	OBSCURE		VERT.	VERTICAL
	E.P.	ELECTRICAL PANEL BOARD		O.C.	ON CENTER		V.T.	VINYL TILE
	EQ.	EQUAL		O.D.	OUTSIDE DIMENSION		VEST.	VESTIBULE
J	EQPT.	EQUIPMENT	P	OFF.	OFFICE	Q	V.B.	VAPOR BARRIER
	E.S.	EMERGENCY OVERFLOW		OPNG.	OPENING			
		SCUPPER		OP. HD.	OPPOSITE HAND			
	E.W.C.	ELECTRIC WATER COOLER		OPP.	OPPOSITE			
	EXST.	EXISTING						
	EXP0.	EXP0SED						
	EXP.	EXPANSION						
	EXT.	EXTERIOR						
K	F.A.	FIRE ALARM	Q	PRCST.	PRE-CAST	R	W.	WEST
	F.B.	FLAT BAR		P.L.	PROPERTY LINE		WT.	WEIGHT
	F.D.	FLOOR DRAIN		P.T.	PRESSURE TREATED		W/	WITH
	FDN.	FOUNDATION		PL.	PLATE		W.C.	WATER CLOSET
	F.E.	FIRE EXTINGUISHER		P.LAM.	PLASTIC LAMINATE		WD.	WOOD
	F.E.C.	FIRE EXTINGUISHER CAB.		PLAS.	PLASTER		W/O	WITHOUT
	F.H.C.	FIRE HOSE CABINET		PLYWD.	PLYWOOD		WP.	WATERPROOF
	FIN.	FINISH		POL.	POLISHED		WSCT.	WAINSCOT
	FL.	FLOOR		PR.	PAIR			
	FLASH.	FLASHING		PT.	POINT			
L	FLUOR.	FLUORESCENT	R	P.T.D.	PAPER TOWEL	S		
	F.O.C.	FACE OF CONCRETE		PTN.	PARTITION			
	F.O.F.	FACE OF FINISH		PTR.	PAPER TOWEL			
	F.O.S.	FACE OF STUDS			RECEPTACLE			
	FPRF.	FIREPROOF						
	F.S.	FULL SIZE						
	FT.	FOOT OR FEET						
	FTG.	FOOTING						
	FURR.	FURRING						
	FUT.	FUTURE						

MATERIAL LEGEND



SYMBOL LEGEND



PROJECT INFORMATION

SCOPE OF WORK

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

ALTERATION CLASSIFICATION

FIRE ALARM SYSTEM AND SPRINKLE SYSTEM

ZONING DATA SHEET

ITEM #	Project Information	Required	Existing	Proposed	Deficiencies
1	Address: 1691 Michigan Avenue				
2	Board file number(s), Determination of Architectural Significance:				
3	Located within a Local Historic District (Yes or No):				
4	Individual Historic Site (Yes or No):				
5	Adjusted grade (BFE+Grade / 2):				
6	Proposed Use:				
7	Proposed Accessory Use:				
8	Proposed Accessory Use:				
9	Proposed Accessory Use:				
10	Proposed Accessory Use:				
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PROJECT TEAM

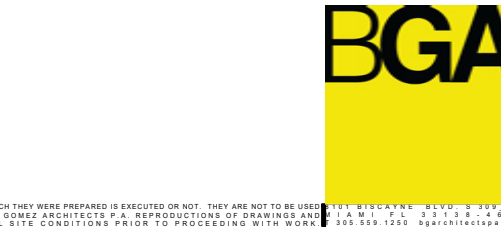
OWNER:	CITY OF MIAMI BEACH
LESSEE(S):	RK RIVANI LLC 201 S. BISCAYNE BLVD, SUITE 1440 MIAMI, FL 33131
DESIGN/PROJECT ARCHITECT:	BELINSON GOMEZ ARCHITECTS P.A. JOSE L. GOMEZ ARO015416 8101 BISCAYNE BLVD., SUITE 309-310 MIAMI, FL 33138-4664 TEL. (305) 559.1250
LANDSCAPE ARCHITECT:	GARDNER SEMLER DESIGN LANDSCAPE ARCHITECTURE CORP. ID 0000286 17670 NW 78TH AVE, SUITE 214 MIAMI, FL 33015 TEL. (305) 392.1016

GENERAL NOTES

- ALL DIMENSIONS AND CONDITIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID.
- ALL WORK TO BE DONE IN COMPLIANCE WITH THE REQUIREMENTS OF AND ACCEPTABLE TO THE CITY OF MIAMI BEACH BUILDING DEPARTMENT
- ALL MATERIALS SHALL CONFORM WITH ALL PREVAILING CODES. MANUFACTURERS SHALL PROVIDE DADE COUNTY APPROVAL CODES FOR ALL REQUIRED ASSEMBLIES.
- CONTRACTOR SHALL GUARANTEE IN WRITING ALL MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER, UNLESS OTHERWISE NOTED. CONTRACTOR SHALL AT HIS OWN COST REPAIR OR REPLACE ALL DAMAGED DURING REPAIR FOR THE PERIOD OF THE GUARANTEE.
- COORDINATE ALL STRUCTURAL WORK WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DWGS. FOR VERIFICATION OF LOCATIONS AND DIMENSIONS OF ALL PROJECT REQUIREMENTS.
- SUBMIT MIN 5 SETS SHOP DWGS. FOR ARCHITECTS REVIEW OF ALL ITEM REQUIRING FABRICATION DO NOT FABRICATE UNTIL REVIEWED.
- ALL MATERIALS AND FIXTURES MUST BE BRAND NEW.
- INFORMATION SHOWN ON THE DWGS. AS TO THE LOCATION OF THE EXISTING UTILITIES HAS BEEN PREPARED FROM THE MOST RELIABLE DATA AVAILABLE TO THE A.E. HOWEVER, THIS INFORMATION IS NOT GUARANTEED. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE LOCATION, CHARACTER AND DEPTH OF EXISTING UTILITIES. THE CONTRACTOR SHALL ASSIST THE UTILITY COMPANIES, BY EVERY MEANS POSSIBLE, TO DETERMINE SAID LOCATIONS AND THE LOCATIONS OR MODIFICATIONS TO THE SYSTEMS. THE CONTRACTOR SHALL NOT SHOWN, EXTREME CAUTION SHALL BE EXERCISED BY THE CONTRACTOR TO ELIMINATE ANY POSSIBILITY OF ANY DAMAGE TO UTILITIES DURING CONSTRUCTION. THE LOCATION OF ALL UTILITIES SHALL BE VERIFIED AND THE PROJECT REPRESENTATIVE NOTIFIED OF ANY CONFLICT OR DISCREPANCIES WHICH MAY OCCUR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING WHICH CONDITIONS WILL NEED SHORING DURING EXCAVATION AND SHALL PROVIDE SUCH SHORING AND SUPPORT AS REQUIRED.
- CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO EXCAVATION.
- ALL ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929.
- EXISTING PAVEMENT, SIDEWALKS, SOD, CURB OR OTHER EXISTING WORK NOT SPECIFIED FOR REMOVAL, WHICH IS TEMPORARILY REMOVED, DAMAGED, EXPOSED, OR IN ANY WAY DISTURBED DURING CONSTRUCTION PERFORMED UNDER THIS CONTRACT SHALL BE REPAIRED TO ORIGINAL PRE-CONSTRUCTION CONDITION AT NO ADDITIONAL COST TO OWNER.
- ALL PAVING, SIDEWALK AND CURB & GUTTER WORK IN THE PUBLIC RIGHT OF WAY SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY OF MIAMI BEACH, FLORIDA AND/OR THE FLORIDA DEPARTMENT OF TRANSPORTATION.
- ALL UTILITY CONSTRUCTION AND CONNECTIONS WITHIN THE PUBLIC RIGHT OF WAY ARE TO BE PERFORMED BY THE CITY OF MIAMI BEACH WATER AND SEWER DEPARTMENT.
- ALL EXISTING UTILITIES ARE TO REMAIN UNLESS OTHERWISE NOTED.
- THIRD PARTY BENEFICIARIES: NOTHING CONTAINED IN THESE DRAWINGS SHALL CREATE A CONTRACTUAL RELATIONSHIP WITH OR A CAUSE OF ACTION IN FAVOR OF A THIRD PARTY AGAINST EITHER THE CLIENT OR THE DESIGN PROFESSIONAL. THE DESIGN PROFESSIONAL'S SERVICES UNDER WHICH THESE DRAWINGS WERE PREPARED, ARE BEING PERFORMED SOLELY FOR THE CLIENT'S BENEFIT, AND NO OTHER ENTITY SHALL HAVE ANY CLAIM AGAINST THE DESIGN PROFESSIONAL BECAUSE OF THESE DRAWINGS OR THE PERFORMANCE OR NONPERFORMANCE OF SERVICES HEREUNDER.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWING SCALE.
- CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR HAVING COMPLETE KNOWLEDGE OF ALL CONSTRUCTION DOCUMENTS AND THE RELEVANCE TO THE WORK FAILURE TO BE ACQUAINTED WITH THIS KNOWLEDGE DOES NOT RELIEVE RESPONSIBILITY FOR PERFORMING ALL WORK PROPERLY. ADDITIONAL COMPENSATION SHALL NOT BE ALLOWED DUE TO THE FAILURE TO BECOME FAMILIAR WITH THE ENTIRE CONSTRUCTION DOCUMENT PACKAGE.
- FIRE SPRINKLER SYSTEM IS DESIGN BUILD BY THE CONTRACTOR. CONTRACTOR SHALL SUBMIT FIRE SPRINKLER DRAWINGS TO THE JURISDICTIONS AS REQUIRED AND OBTAIN APPROVAL PRIOR TO BEGINNING ANY WORK ON THE FIRE SPRINKLER. THE FIRE SPRINKLER WORK SHALL BE PERFORMED UNDER A SEPARATE PERMIT WHERE APPLICABLE. FIRE ALARM SYSTEM IS DESIGN BUILD BY THE FIRE ALARM VENDOR. FIRE ALARM VENDOR SHALL SUBMIT FIRE ALARM DRAWINGS TO THE JURISDICTION (AND LANDLORD AS REQUIRED) AND OBTAIN APPROVAL PRIOR TO BEGINNING ANY WORK ON THE FIRE ALARM SYSTEM. THE FIRE ALARM WORK SHALL BE PERFORMED UNDER A SEPARATE PERMIT WHERE APPLICABLE.
- COORDINATE ALL ROOF PENETRATIONS WITH MEP DWGS. ROOFING UNDER SEPARATE PERMIT.
- CONTRACTOR SHALL INSPECT ALL EXISTING FIRE PROOFING OF STRUCTURAL ELEMENTS, DEMISING WALLS, AND FLOOR CEILING ASSEMBLIES WHICH ARE REQUIRED TO BE FIRE PROTECTED BY GOVERNING CODES. CONTRACTOR SHALL PATCH AND REPAIR ALL DAMAGED FIREPROOFING. CONTRACTOR SHALL MAINTAIN THE EXISTING FIRE RATINGS OF ALL ELEMENTS AND SHALL PATCH AND REPAIR ANY DAMAGED OR REMOVED ELEMENTS AS REQUIRED TO MAINTAIN ALL FIRE RATINGS.
- OWNER HAS FILED FOR AND OBTAINED APPROVAL OF THE BUILDING PERMIT. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING ANY OUTSTANDING BUILDING PERMIT ITEMS AND PICKING UP THE PERMIT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING FOR AND OBTAINING ALL TRADE PERMITS AND OTHER PERMITS AS MAY BE REQUIRED BY THE JURISDICTIONS HAVING AUTHORITY OVER THE PROJECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING ANY REVISIONS TO THE APPROVED PERMIT DOCUMENTS AND PROCESSING THE APPROVAL OF THE REVISED DOCUMENTS WITH THE JURISDICTIONS HAVING AUTHORITY.
- IN THE EVENT THE CONTRACTOR DISCOVERS, AT ANY TIME DURING DEMOLITION, CONSTRUCTION, AND/OR REMODELING OPERATIONS, EXISTING CONDITIONS THAT COULD INCLUDE THE PRESENCE OF MOLD AND/OR MILDEW, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNERS REPRESENTATIVE, CONSTRUCTION MANAGER, AND THE ARCHITECT OF RECORD, IN WRITING OF THE CONCERNS AND/OR SUSPICIONS.
- ALL BUILDINGS SHALL HAVE A PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:
"THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."
- A WEATHER RESISTANT JOB SITE POSTING BOARD SHALL BE PROVIDED TO RECEIVE DUPLICATE TREATMENT CERTIFICATES AS EACH REQUIRED PROTECTIVE TREATMENT IS COMPLETED, PROVIDING A COPY FOR THE PERSON THE PERMIT IS ISSUED TO AND ANOTHER COPY FOR THE BUILDING PERMIT FILES. THE TREATMENT CERTIFICATE SHALL BE PROVIDE PRODUCT USED, IDENTIFY OF THE APPLICATOR, TIME AND DATE OF THE TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION AND NUMBER OF GALLONS USED, TO ESTABLISH A VERIFIABLE RECORD OF PROTECTIVE TREATMENT. IF THE SOIL CHEMICAL BARRIER METHOD FOR TERMITE PREVENTION IS USED, FINAL EXTERIOR TREATMENT SHALL BE COMPLETED PRIOR TO FINAL BUILDING APPROVAL.
- MINIMUM INSULATION SHALL BE: WINDOW U-VALUE 0.5, SHGC 0.25; R-20 FOR ROOF, R-5.7 FOR EXTERIOR WALLS, R-13 FOR FLOOR, AS PER ENERGY CALCULATIONS & FBC-ENERGY CONSERVATION.
- TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN ON PLANS ARE TAKEN FROM A SURVEY PREPARED BY DELTA MAPPING & SURVEYING, INC. DATED 5-09-2022
- ALL CEILING HEIGHT THROUGH OUT THE VENUE TO COMPLY WITH FPFC 8TH ED. SECT. 7.1.5.
- ALL NEW STAIR, HANDRAILS & GUARDRAILS TO COMPLY WITH FPFC 8TH ED. SECT.7.2.2 TABLE 7.2.2.2.1.1 (a). ALL EXISTING STAIR STAIR, HANDRAILS & GUARDRAILS TO COMPLY WITH FPFC 8TH ED. SECT.7.2.2 TABLE 7.2.2.2.1.1 (b)

LOCATION MAP

SCALE: N.T.S.



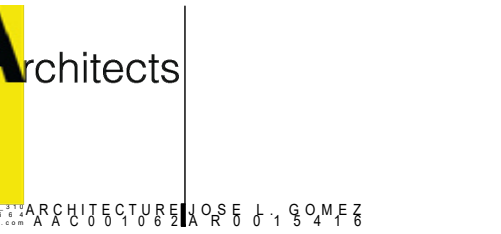
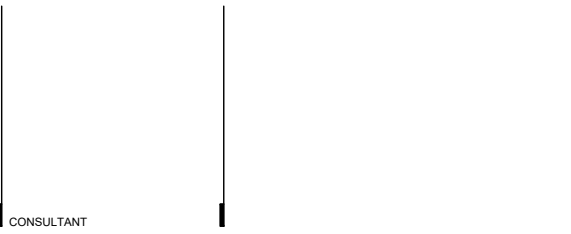
DRAWING INDEX

ARCHITECTURAL

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A-003	SITE IMAGES
A-004	CONTEXTUAL IMAGES
A-005	CONTEXTUAL NORTH AND SOUTH ELEVATION LINE
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R-002	RENDERING
R-003	RENDERING
R-004	RENDERING
SP-101	EXISTING SITE PLAN
EXIST-101	EXISTING GROUND FLOOR PLAN
EXIST-102	EXISTING SECOND FLOOR PLAN
EXIST-103	EXISTING THIRD FLOOR PLAN
EXIST-104	EXISTING FOURTH FLOOR PLAN
EXIST-105	EXISTING FIFTH FLOOR PLAN
EXIST-106	EXISTING SIXTH FLOOR PLAN
EXIST-401	EXISTING MATERIALS
A-101	PROPOSED GROUND FLOOR PLAN
A-102	PROPOSED SECOND FLOOR PLAN
A-103	PROPOSED THIRD FLOOR PLAN
A-104	PROPOSED FOURTH FLOOR PLAN
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A-106	PROPOSED SIXTH FLOOR PLAN
A-201	PROPOSED NORTH ELEVATION
A-202	PROPOSED EAST ELEVATION
A-203	PROPOSED SOUTH ELEVATION
A-204	PROPOSED WEST ELEVATION
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A-302	OFFICE PLANTER SECTION
A-401	MATERIALS
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LANDSCAPING

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LA2-01	HARDSCAPE LAYOUT PLAN
LA3-01	PLANTING PLAN GROUND FLOOR
LA3-02	PLANTING PLAN LEVEL 2
LA3-03	PLANTING PLAN LEVEL 3
LA3-04	PLANTING PLAN LEVEL 4
LA3-05	PLANTING PLAN LEVEL 5
LA3-06	PLANTING PLAN LEVEL 6
LA3-07	PLANTING SPECS & DETAILS
LA4-01	IRRIGATION PLAN GROUND FLOOR
LA4-02	IRRIGATION PLAN LEVEL 2
LA4-03	IRRIGATION PLAN LEVEL 3
LA4-04	IRRIGATION PLAN LEVEL 4
LA4-05	IRRIGATION PLAN LEVEL 5
LA4-06	IRRIGATION PLAN LEVEL 6
LA3-07	IRRIGATION NOTES & DETAILS



DWG. TITLE	GENERAL NOTES AND INDEX
SCALE	N.T.S.
PROJECT NO.	2023-33
DATE	08-09-2024
SHEET NUMBER	A-001



C SITE IMAGE*



D SITE IMAGE*

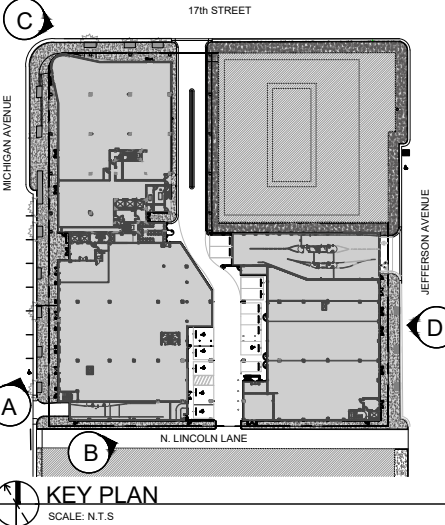


A SITE IMAGE*



B SITE IMAGE*

*PHOTOS WERE TAKEN ON 01/ 16/ 2024



DWG. TITLE		SITE IMAGES
DATE	REVISION	
		N.T.S.
		PROJECT NO.
		2023-33
		DATE
		08-09-2024
		SHEET NUMBER
		A-002

THE LINCOLN BL
1691 MICHIGAN
MIAMI BEACH, FL 33139





C CONTEXTUAL IMAGE*

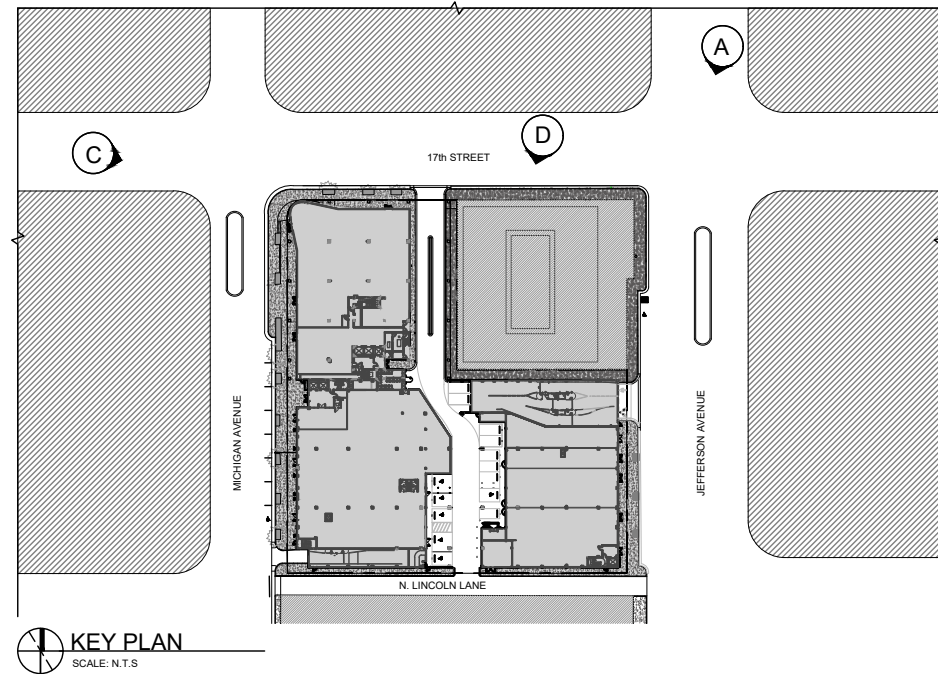


D CONTEXTUAL IMAGE*



A CONTEXTUAL IMAGE*

*PHOTOGRAPHS WERE TAKEN ON 04/ 02/ 2024



KEY PLAN
SCALE: N.T.S

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DWG. TITLE	
CONTEXTUAL IMAGES	
SCALE	N.T.S
PROJECT NO.	2023-33
DATE	08-09-2024
SHEET NUMBER	A-003
DATE	REVISION

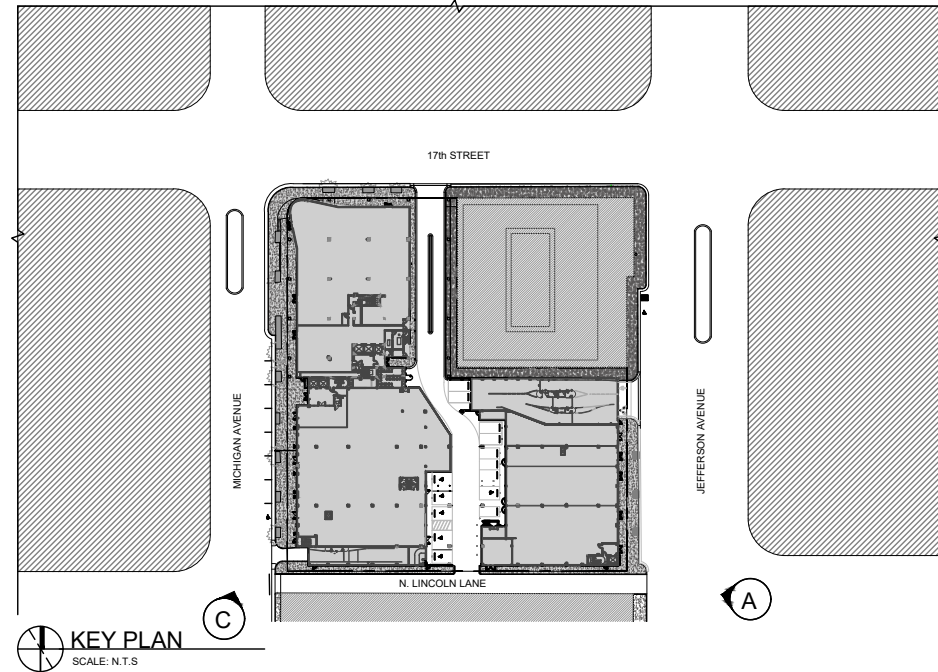


C CONTEXTUAL IMAGE*



A CONTEXTUAL IMAGE*

*PHOTOGRAPHS WERE TAKEN ON 04/ 02/ 2024



KEY PLAN
SCALE: N.T.S.

THE LINCOLN BL

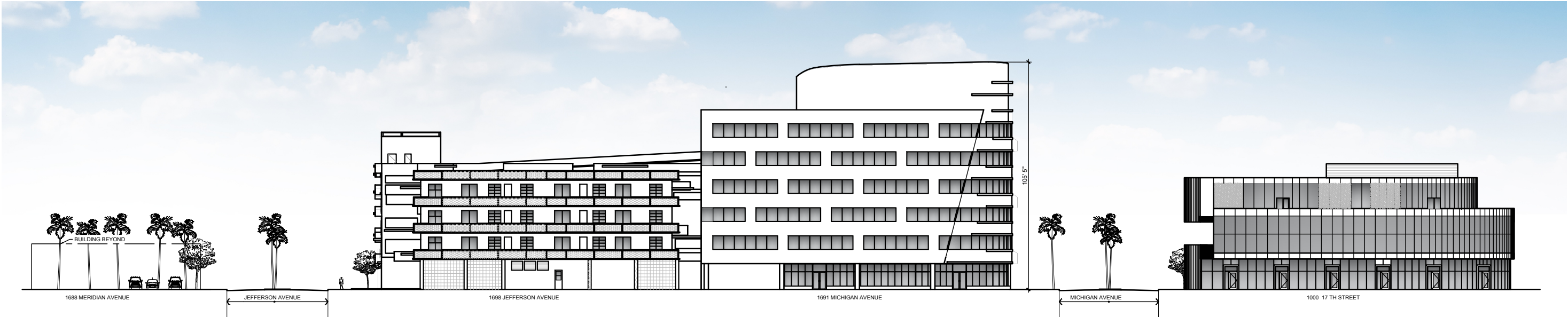
1691 MICHIGAN
MIAMI BEACH, FL 33139



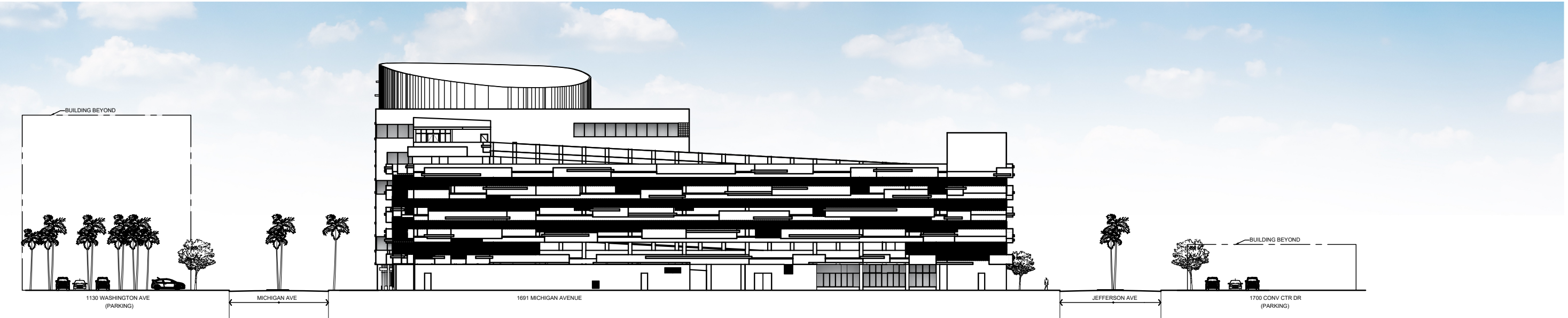
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DWG. TITLE	
CONTEXTUAL IMAGES	
SCALE	N.T.S.
PROJECT NO.	2023-33
DATE	08-09-2024
SHEET NUMBER	A-004
DATE	REVISION



A CROSS SECTION (NORTH ELEVATION)



A CROSS SECTION (SOUTH ELEVATION)

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		DWG. TITLE
		CONTEXTUAL NORTH AND
		SOUTH ELEVATION LINE
		SCALE
		N.T.S
		PROJECT NO.
		2023-33
		DATE
		08-09-2024
		SHEET NUMBER
		A-005
DATE	REVISION	



A CROSS SECTION (EAST ELEVATION)



B CROSS SECTION (WEST ELEVATION)

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DWG. TITLE		CONTEXTUAL EAST AND WEST ELEVATION LINE
SCALE		N.T.S
PROJECT NO.		2023-33
DATE		08-09-2024
SHEET NUMBER		A-006
DATE	REVISION	



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JOSE J. GOMEZ

		DWG. TITLE	RENDERING
		SCALE	N.T.S
		PROJECT NO.	2023-33
		DATE	08-09-2024
		SHEET NUMBER	R-001
DATE	REVISION		



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ARCHITECTURE JOSE J. GOMEZ

		DWG. TITLE	RENDERING
		SCALE	N.T.S
		PROJECT NO.	2023-33
		DATE	08-09-2024
		SHEET NUMBER	R-002
DATE	REVISION		



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ARCHITECTURE JOSE J. GOMEZ

		DWG. TITLE	RENDERING
		SCALE	N.T.S
		PROJECT NO.	2023-33
		DATE	08-09-2024
		SHEET NUMBER	R-003
DATE	REVISION		



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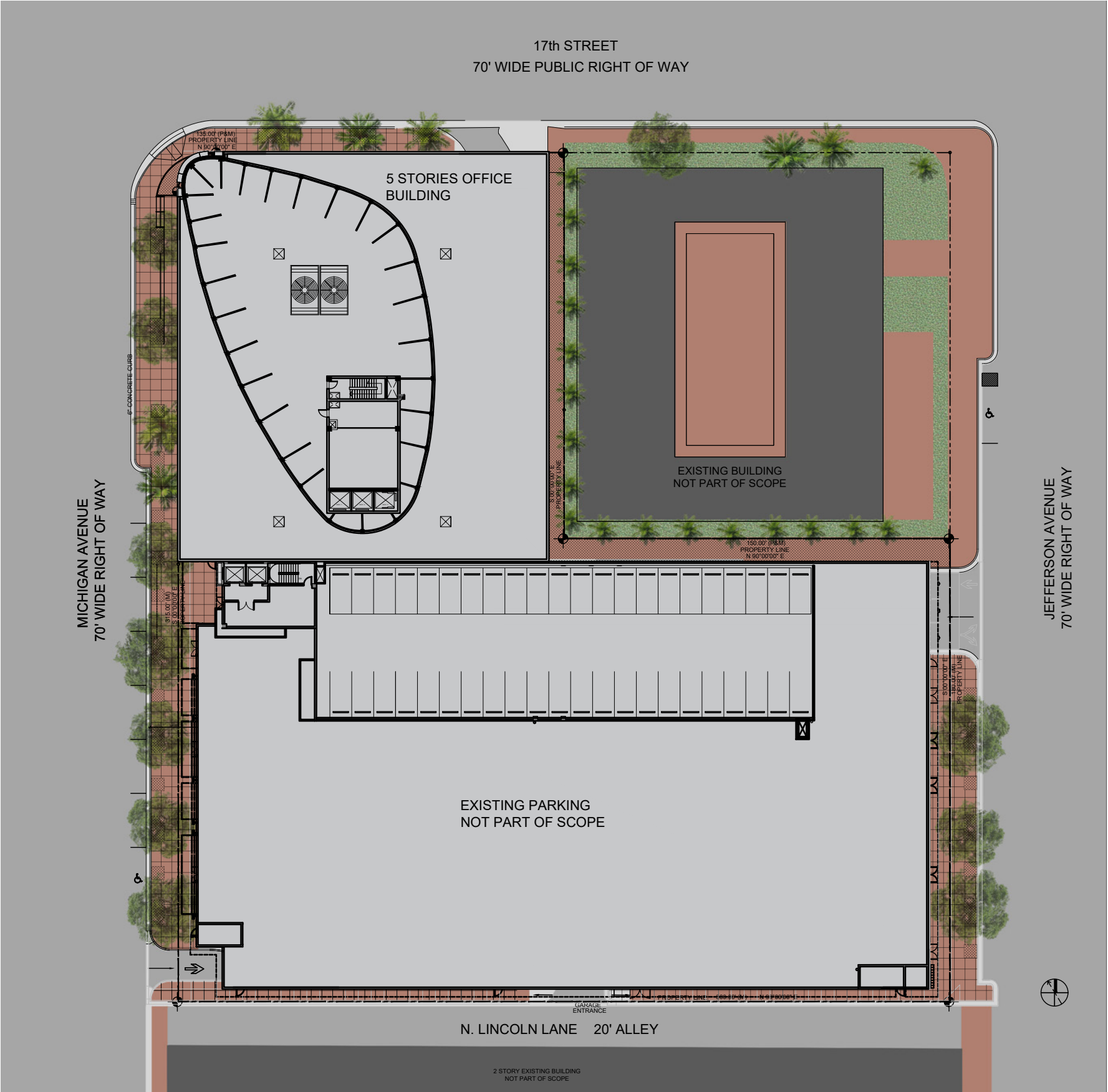


		DWG. TITLE	RENDERING
		SCALE	N.T.S
		PROJECT NO.	2023-33
		DATE	08-09-2024
		SHEET NUMBER	R-004
DATE	REVISION		

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ARCHITECTURE JOSE J. GOMEZ



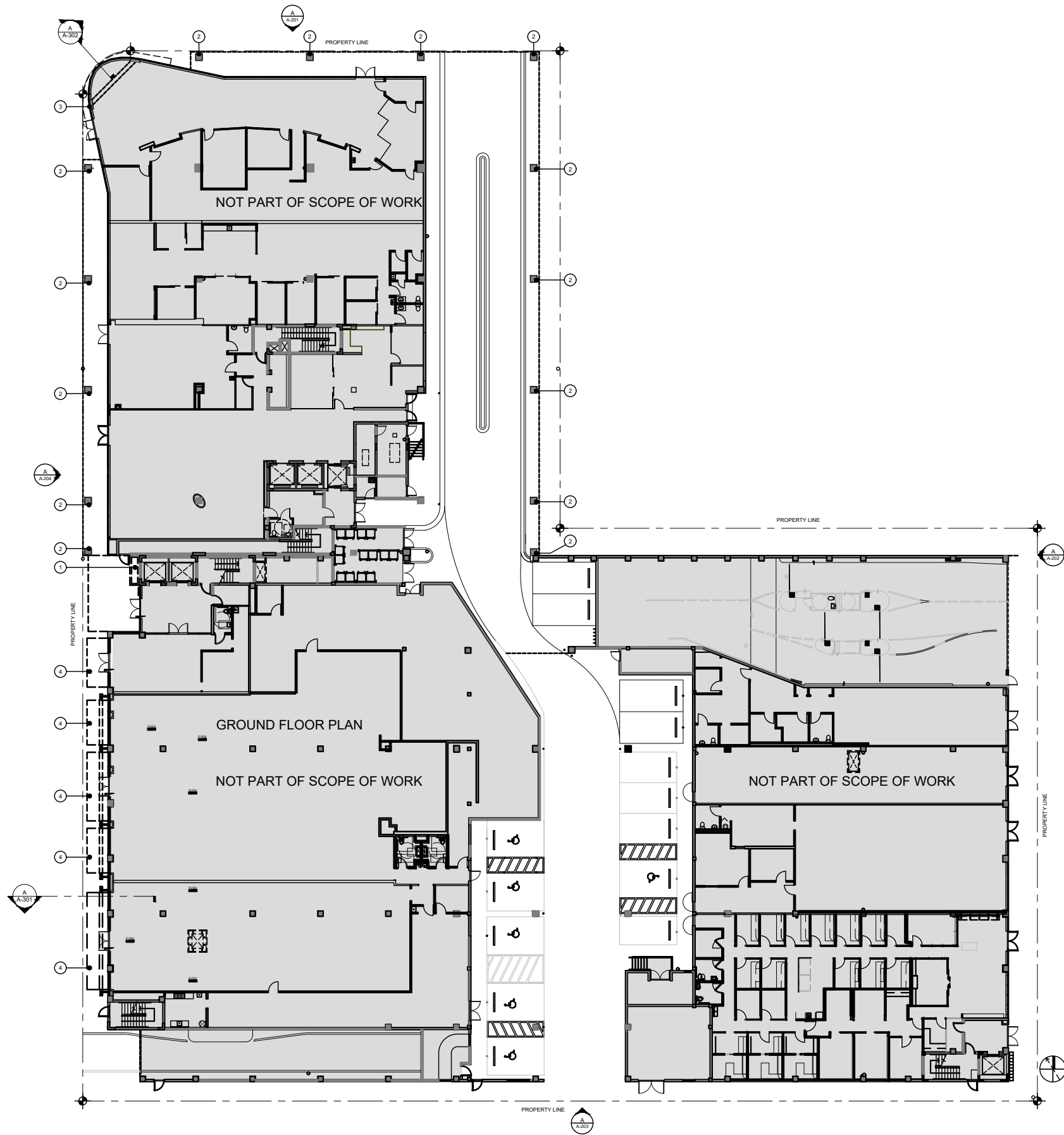
SITE PLAN LEGEND

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

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DWG. TITLE		EXISTING SITE PLAN
SCALE		1/32"=1'0"
PROJECT NO.		2023-33
DATE		08-09-2024
SHEET NUMBER		SP-101
DATE	REVISION	



KEY NOTES

- EXISTING CONCRETE PLANTER TO BE DEMOLISHED
 - EXISTING COLUMN TO REMAIN.
EXISTING COLUMN LIGHTING WILL BE
REMOVED PATCH AND REPAIRS REQUIRED.
A NEW FINISH WILL BE PROVIDED.
 - EXISTING EYEBROW TO BE DEMOLISHED
(REFER TO WALL SECTION AND EXISTING
ELEVATION FOR EYEBROWS DEMOLITION)
 - EXISTING CANOPY TO REMAIN
- AREA NOT PART OF SCOPE OF WORK

THE LINCOLN BL

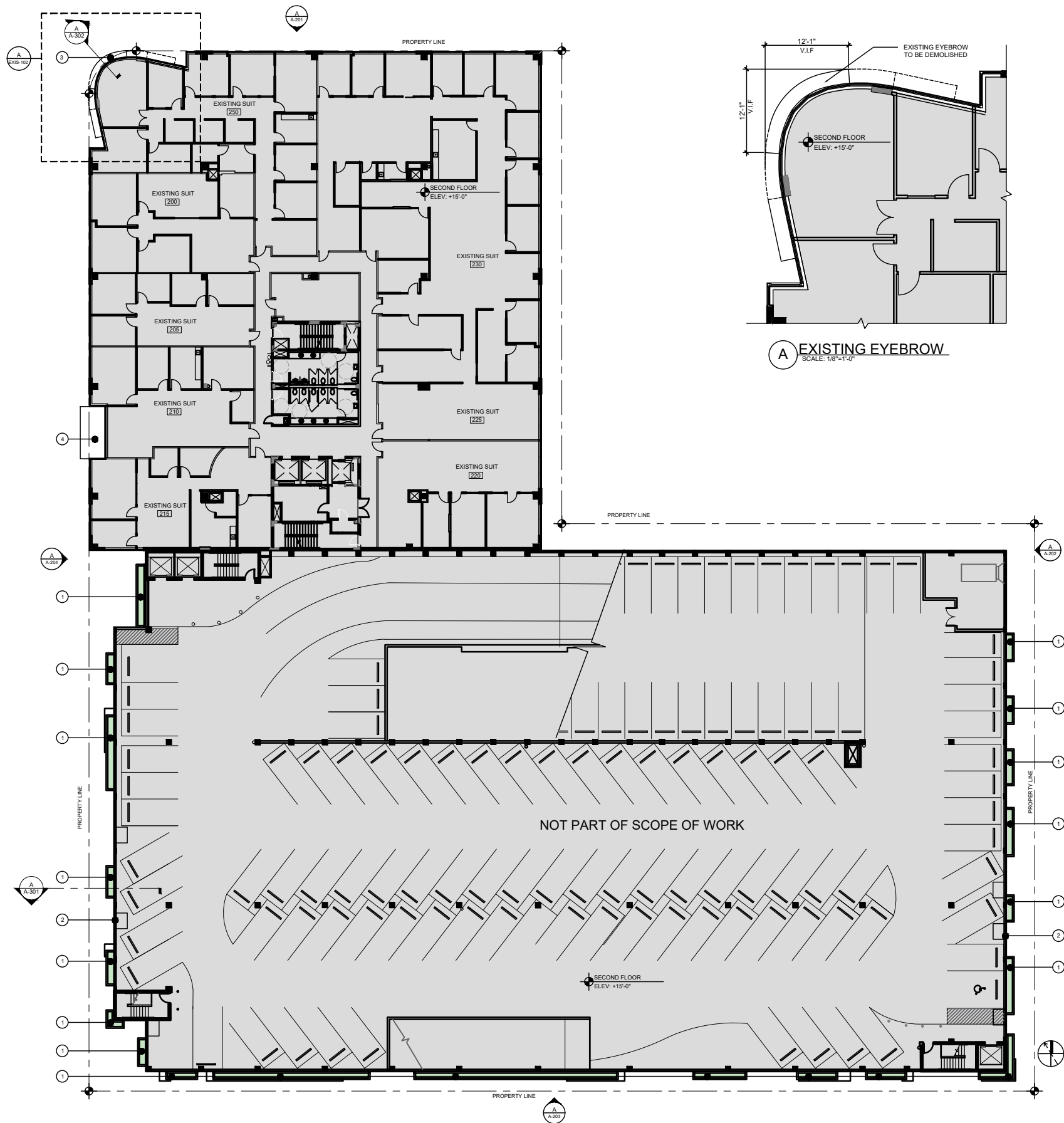
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DWG. TITLE	EXISTING GROUND FLOOR PLAN
SCALE	N.T.S.
PROJECT NO.	2023-33
DATE	08-09-2024
SHEET NUMBER	EXIST-101
DATE	REVISION



A EXISTING EYEBROW
SCALE: 1/8"=1'-0"

KEY NOTES

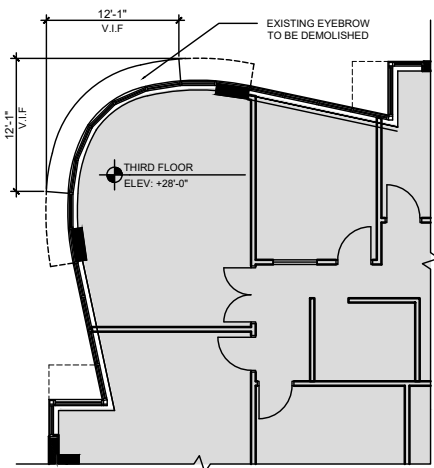
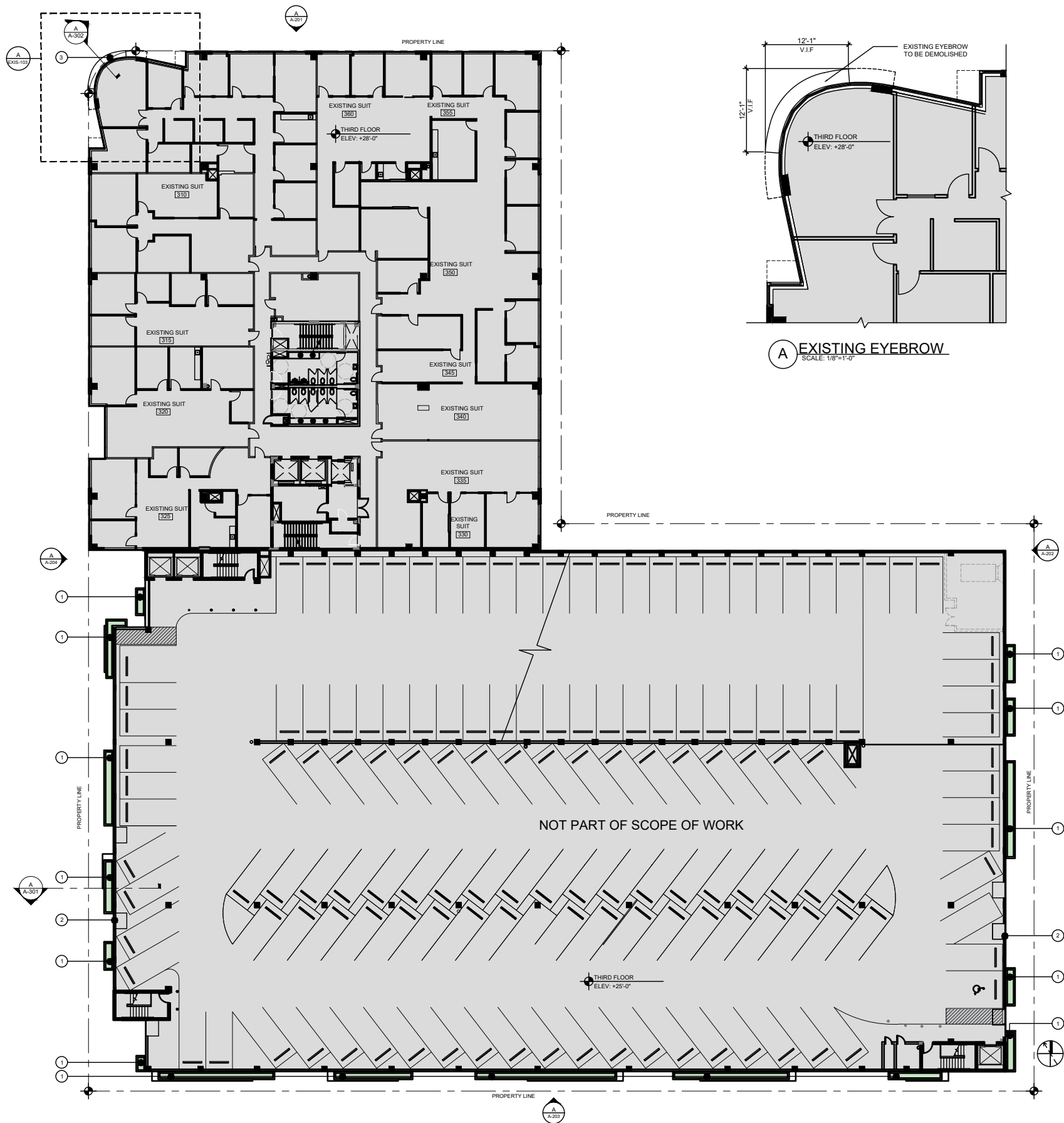
- 1 EXISTING CONCRETE PLANTER TO BE DEMOLISHED (REFER TO WALL SECTION AND EXISTING ELEVATION FOR PLANTER DEMOLITION)
 - 2 EXISTING ALUMINUM PANEL TO BE REMOVED
 - 3 EXISTING EYEBROW TO BE DEMOLISHED (REFER TO WALL SECTION AND EXISTING ELEVATION FOR EYEBROWS DEMOLITION)
 - 4 EXISTING METAL CANOPY TO BE PAINTED TO MATCH WITH EXISTING CANOPY COLOR
- AREA NOT PART OF SCOPE OF WORK

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DWG. TITLE		EXISTING SECOND FLOOR PLAN
SCALE		N.T.S.
PROJECT NO.		2023-33
DATE		08-09-2024
SHEET NUMBER		EXIST-102
DATE	REVISION	



A EXISTING EYEBROW
SCALE: 1/8"=1'-0"

KEY NOTES

- 1 EXISTING CONCRETE PLANTER TO BE DEMOLISHED (REFER TO WALL SECTION AND EXISTING ELEVATION FOR PLANTER DEMOLITION)
- 2 EXISTING ALUMINUM PANEL TO BE REMOVED
- 3 EXISTING EYEBROW TO BE DEMOLISHED (REFER TO WALL SECTION AND EXISTING ELEVATION FOR EYEBROWS DEMOLITION)

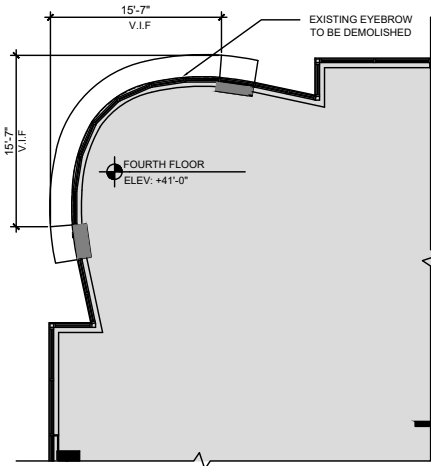
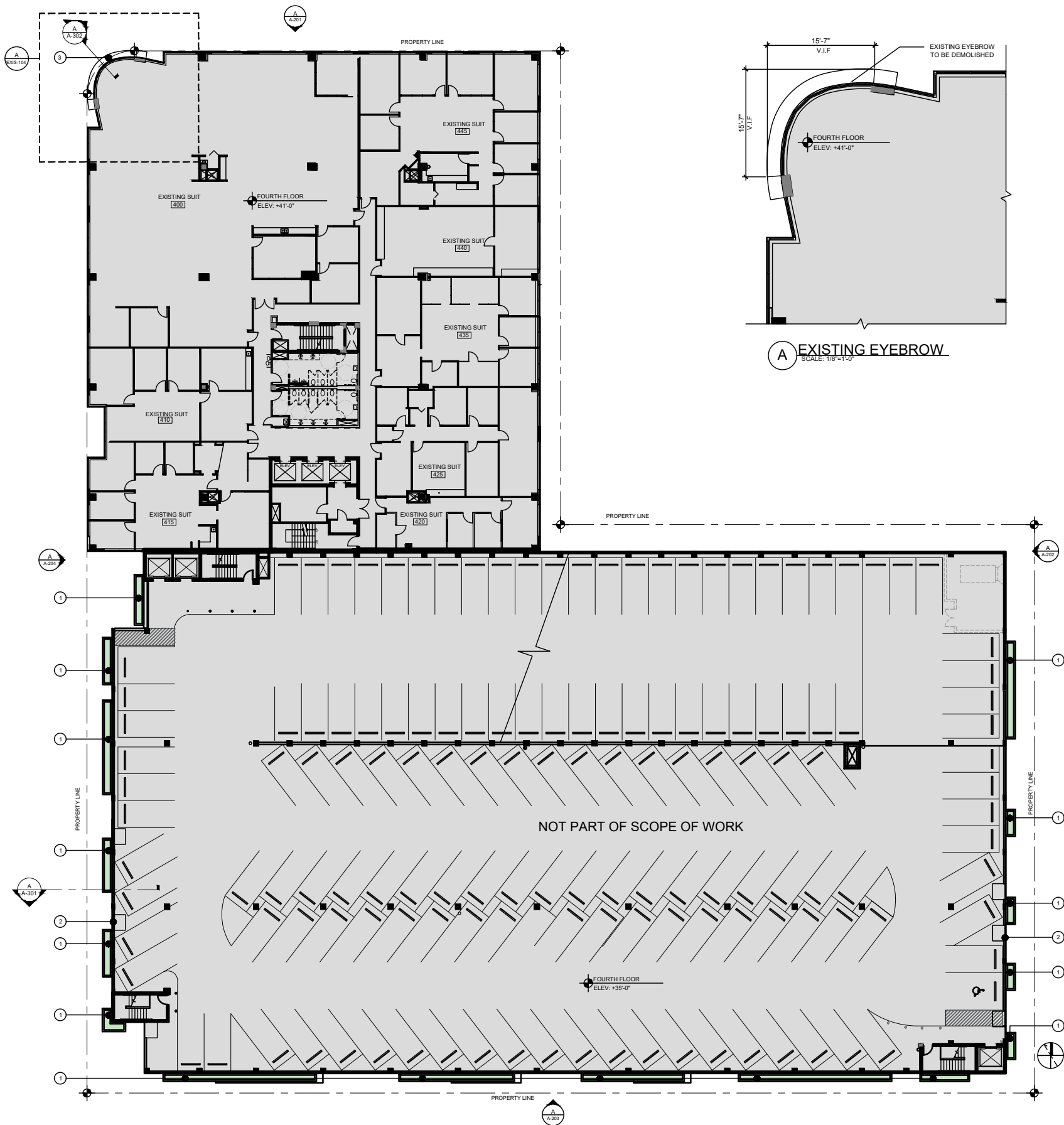
AREA NOT PART OF SCOPE OF WORK

THE LINCOLN BL

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DWG. TITLE		EXISTING THIRD FLOOR PLAN
SCALE		N.T.S.
PROJECT NO.		2023-33
DATE		08-09-2024
SHEET NUMBER		EXIST-103
DATE	REVISION	



A EXISTING EYEBROW
SCALE: 1/8"=1'-0"

KEY NOTES

- 1 EXISTING CONCRETE PLANTER TO BE DEMOLISHED (REFER TO WALL SECTION AND EXISTING ELEVATION FOR PLANTER DEMOLITION)
- 2 EXISTING ALUMINUM PANEL TO BE REMOVED
- 3 EXISTING EYEBROW TO BE DEMOLISHED (REFER TO WALL SECTION AND EXISTING ELEVATION FOR EYEBROWS DEMOLITION)

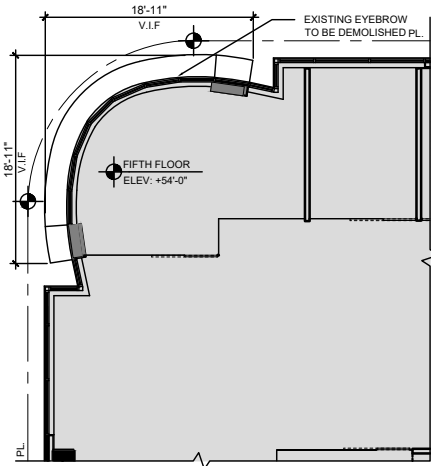
AREA NOT PART OF SCOPE OF WORK

THE LINCOLN BL

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MIAMI BEACH, FL 33139



DWG. TITLE	EXISTING FOURTH FLOOR PLAN
SCALE	N.T.S.
PROJECT NO.	2023-33
DATE	08-09-2024
SHEET NUMBER	EXIST-104



KEY NOTES

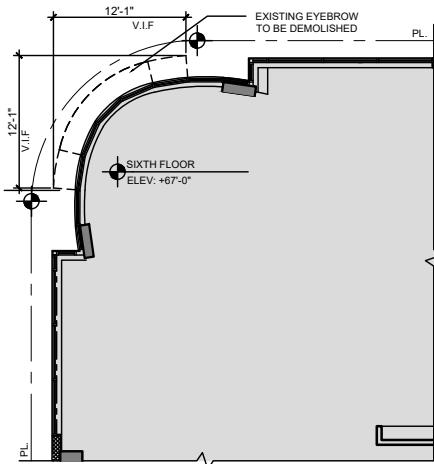
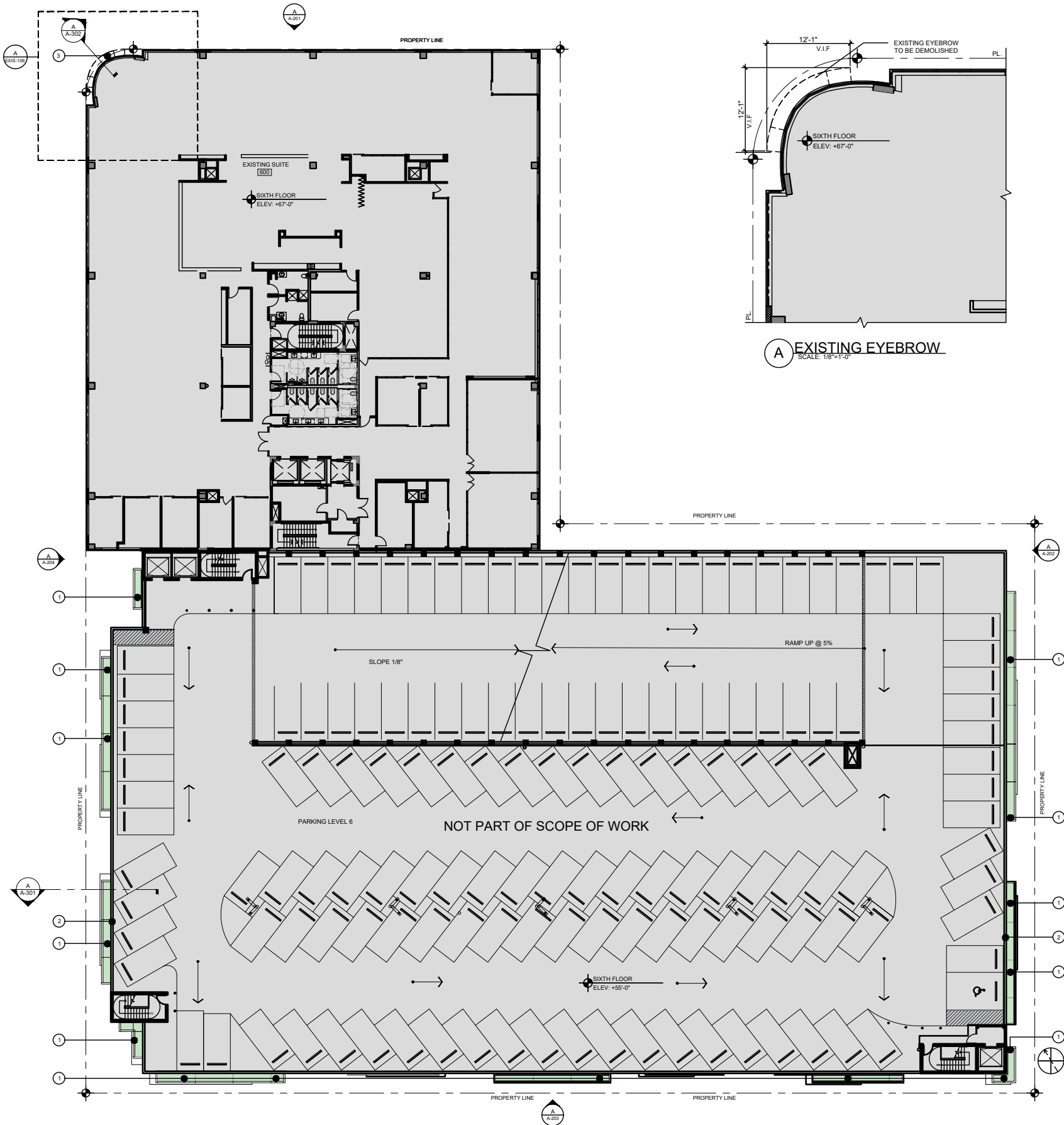
- 1 EXISTING CONCRETE PLANTER TO BE DEMOLISHED
(REFER TO WALL SECTION AND EXISTING
ELEVATION FOR PLANTER DEMOLITION)
- 2 EXISTING ALUMINUM PANEL TO BE REMOVED
- 3 EXISTING EYEBROW TO BE DEMOLISHED
(REFER TO WALL SECTION AND EXISTING
ELEVATION FOR EYEBROWS DEMOLITION)

 AREA NOT PART OF SCOPE OF WORK

BGA Architects

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		DWG. TITLE
		EXISTING FIFTH FLOOR PLAN
		SCALE
		1/16"=1'-0"
		PROJECT NO.
		2023-33
		DATE
		08-09-2024
		SHEET NUMBER
		EXIST-105
Δ	DATE	REVISION



A EXISTING EYEBROW
SCALE: 1/8"=1'-0"

KEY NOTES

- 1 EXISTING CONCRETE PLANTER TO BE DEMOLISHED (REFER TO WALL SECTION AND EXISTING ELEVATION FOR EYEBROWS DEMOLITION)
- 2 EXISTING ALUMINUM PANEL TO BE REMOVED
- 3 EXISTING EYEBROW TO BE DEMOLISHED (REFER TO WALL SECTION AND EXISTING ELEVATION FOR EYEBROWS DEMOLITION)

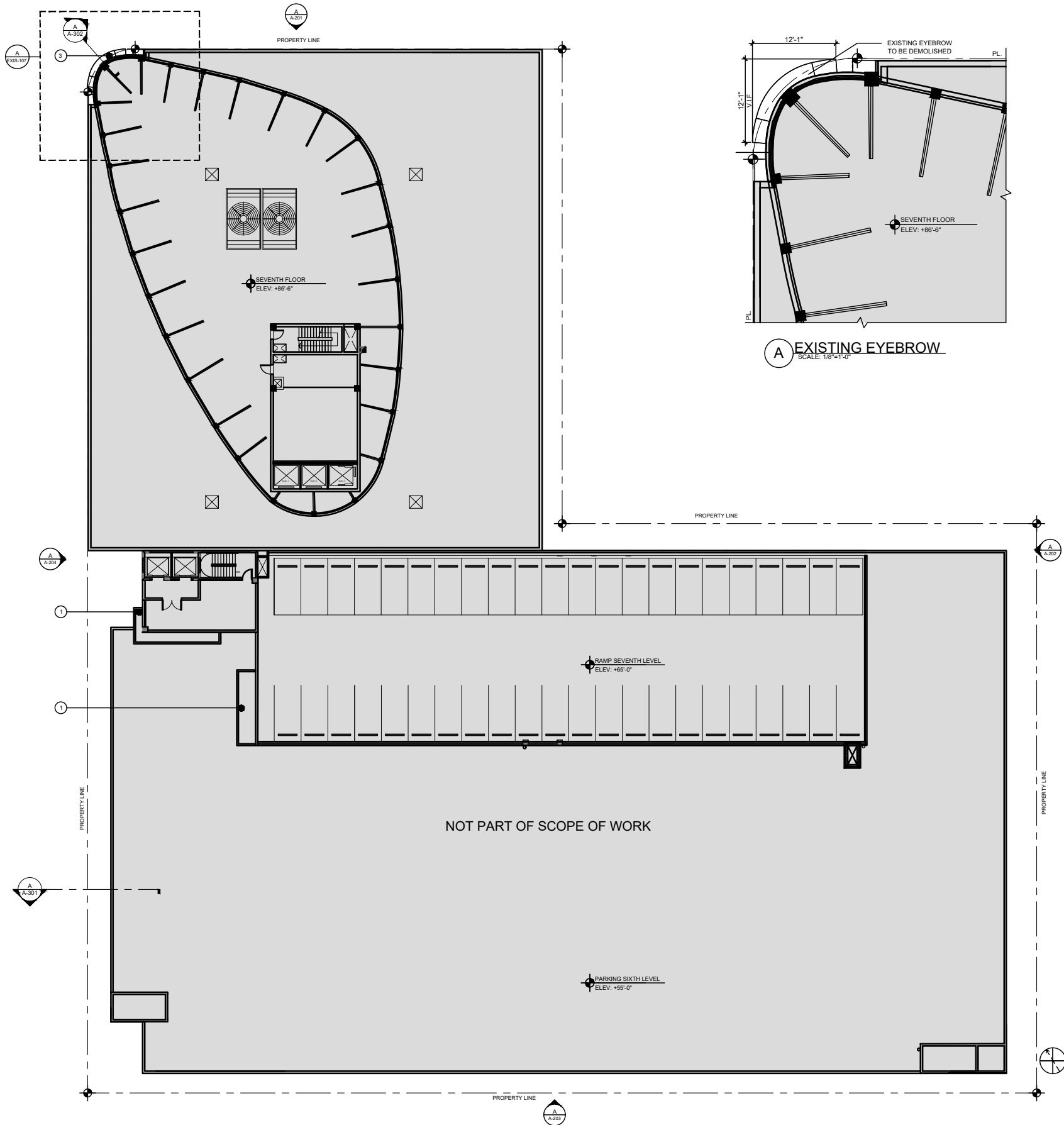
AREA NOT PART OF SCOPE OF WORK

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DWG. TITLE	EXISTING SIXTH FLOOR PLAN
SCALE	AS SHOWN
PROJECT NO.	2023-33
DATE	08-09-2024
SHEET NUMBER	EXIST-106
DATE	REVISION



KEY NOTES

- 1 EXISTING CONCRETE PLANTER TO BE DEMOLISHED (REFER TO WALL SECTION AND EXISTING ELEVATION FOR PLANTER DEMOLITION)
- 2 EXISTING ALUMINUM PANEL TO BE REMOVED
- 3 EXISTING EYEBROW TO BE DEMOLISHED (REFER TO WALL SECTION AND EXISTING ELEVATION FOR EYEBROWS DEMOLITION)

AREA NOT PART OF SCOPE OF WORK

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DWG. TITLE		EXISTING SEVENTH ROOF PLAN
SCALE		AS SHOWN
PROJECT NO.		2023-33
DATE		08-09-2024
SHEET NUMBER		EXIST-107
DATE	REVISION	



① ALUMINUM GRILL



② EXISTING OFFICE BUILDING EYEBROW



③ SMOOTH TEXTURE STUCCO FINISH



④ EXISTING SILVER MULLION

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MIAMI BEACH, FL 33139

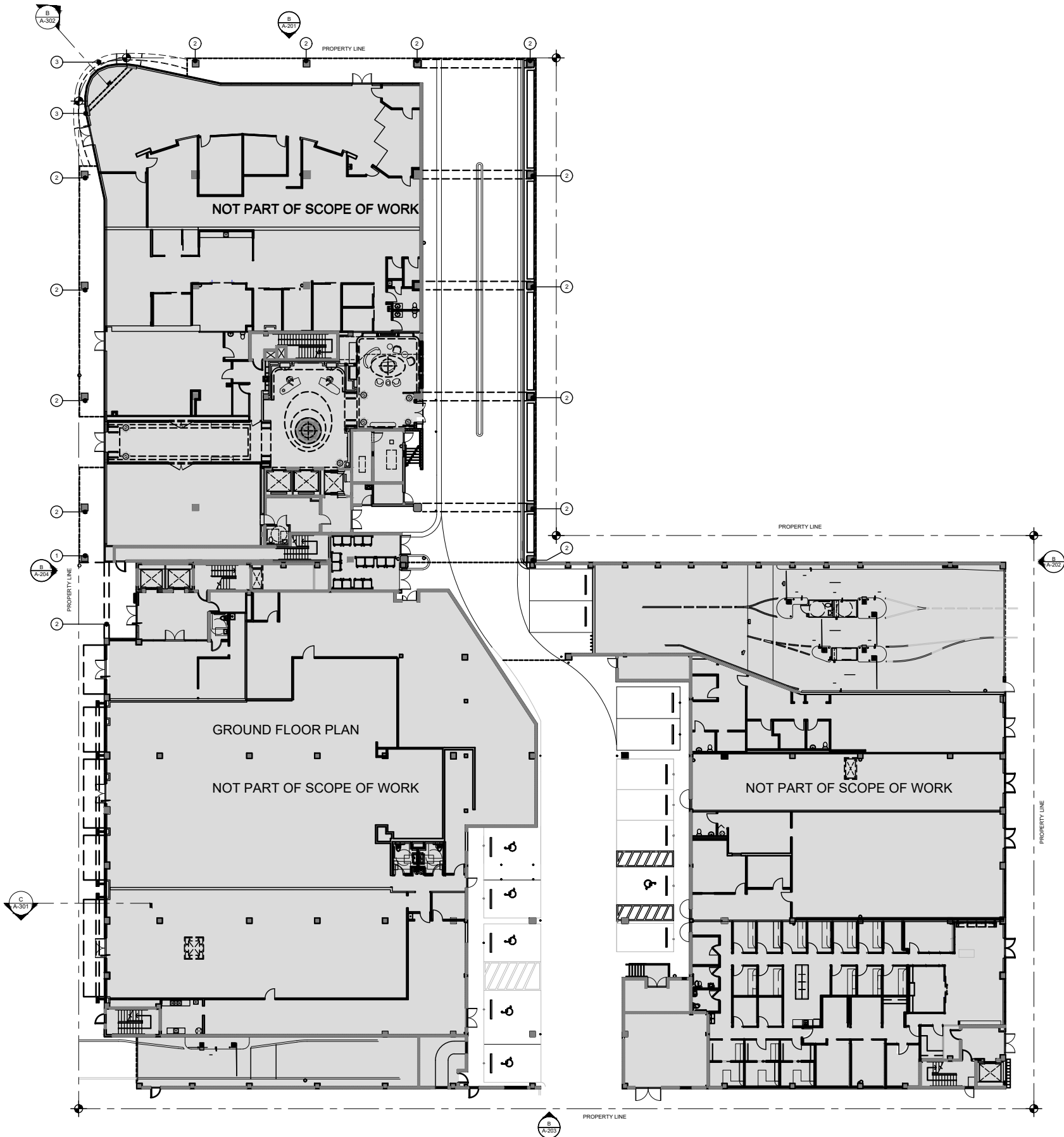


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		DWG. TITLE
		EXISTING MATERIALS
		SCALE
		N.T.S
		PROJECT NO.
		2023-33
		DATE
		08-09-2024
		SHEET NUMBER
		EXIST-401
DATE	REVISION	



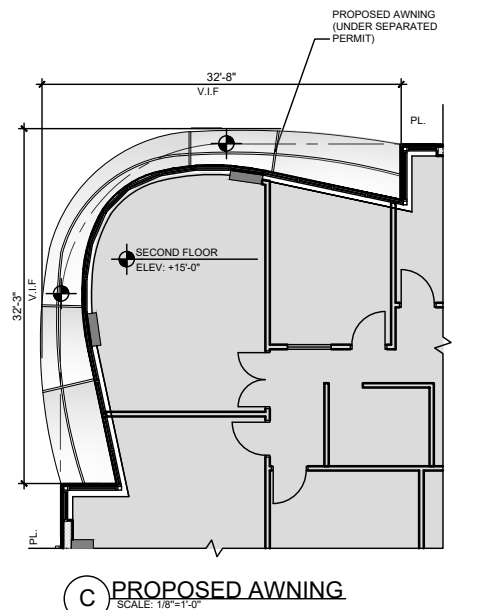
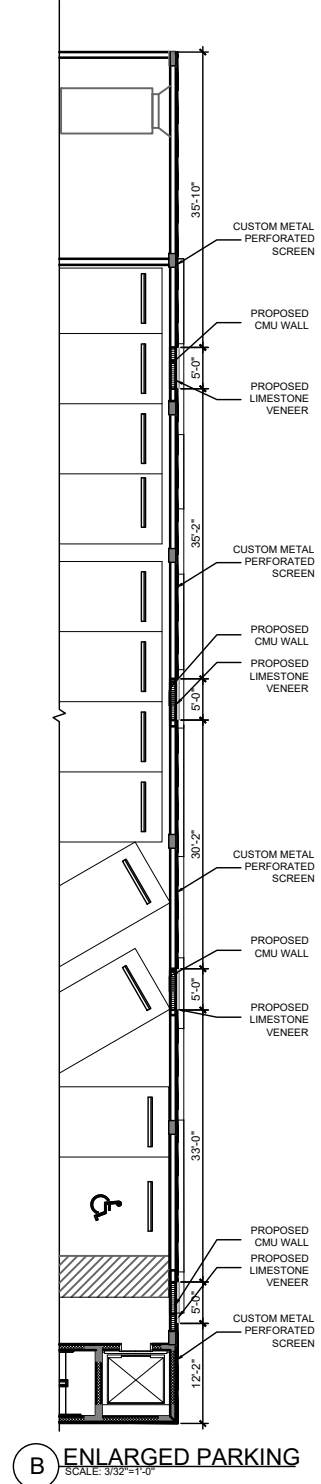
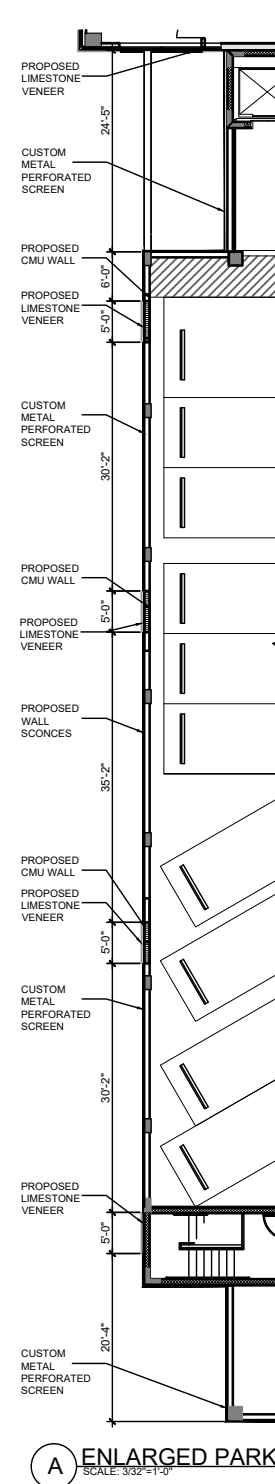
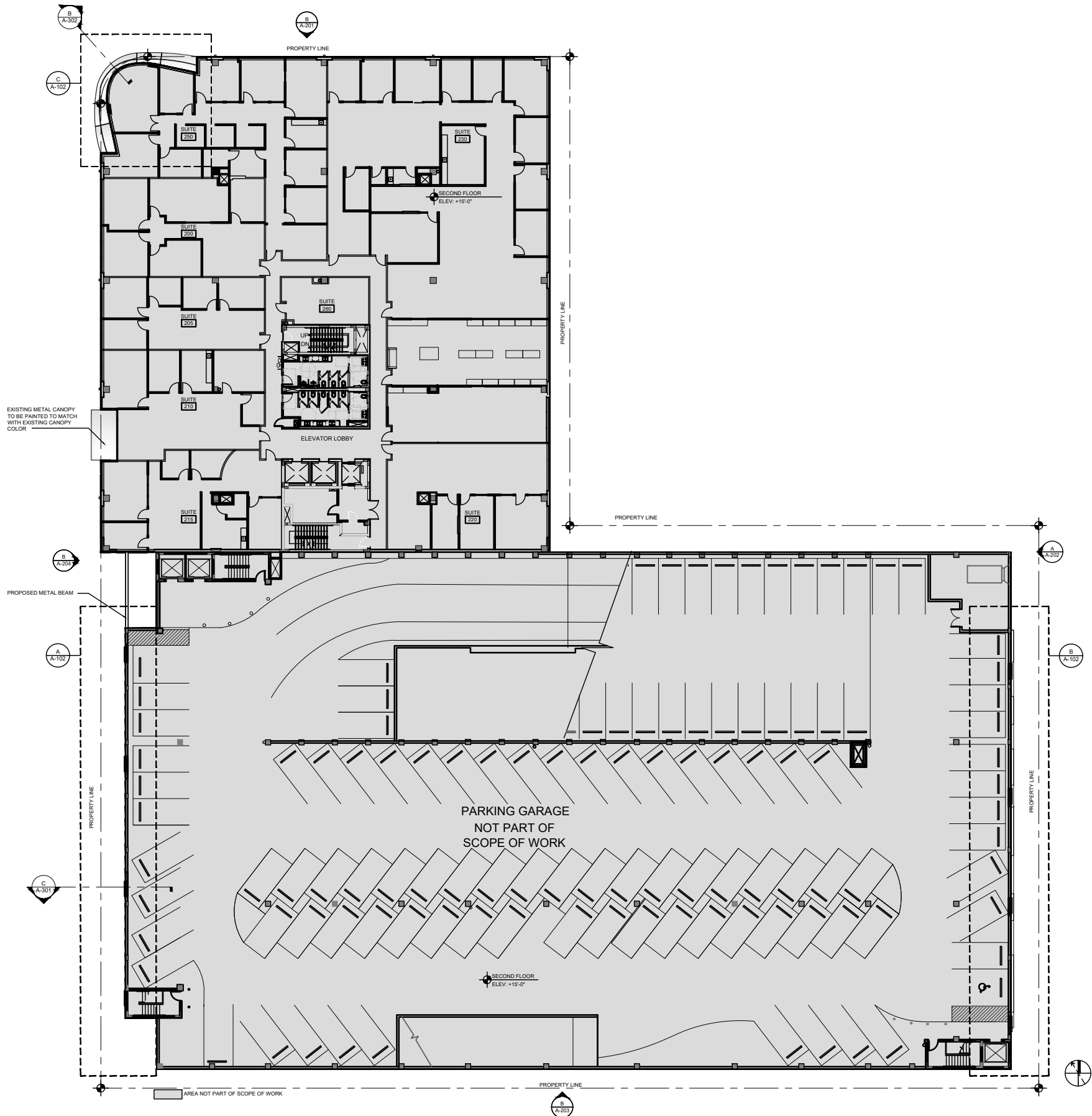
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MIAMI BEACH, FL 33139



- LEGEND**
- 1 PROPOSED BEAM ABOVE
 - 2 EXISTING COLUMN TO REMAIN WITH PROPOSED CHAMPAGNE-ACID WASH STUCCO FINISH. REFER TO MATERIALS
 - 3 PROPOSED AWNING ABOVE (UNDER SEPARATED PERMIT)
 - NOT PART OF SCOPE OF WORK



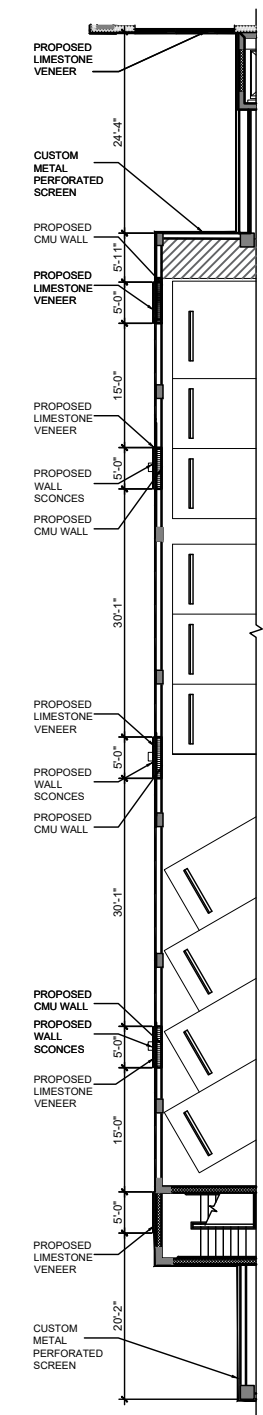
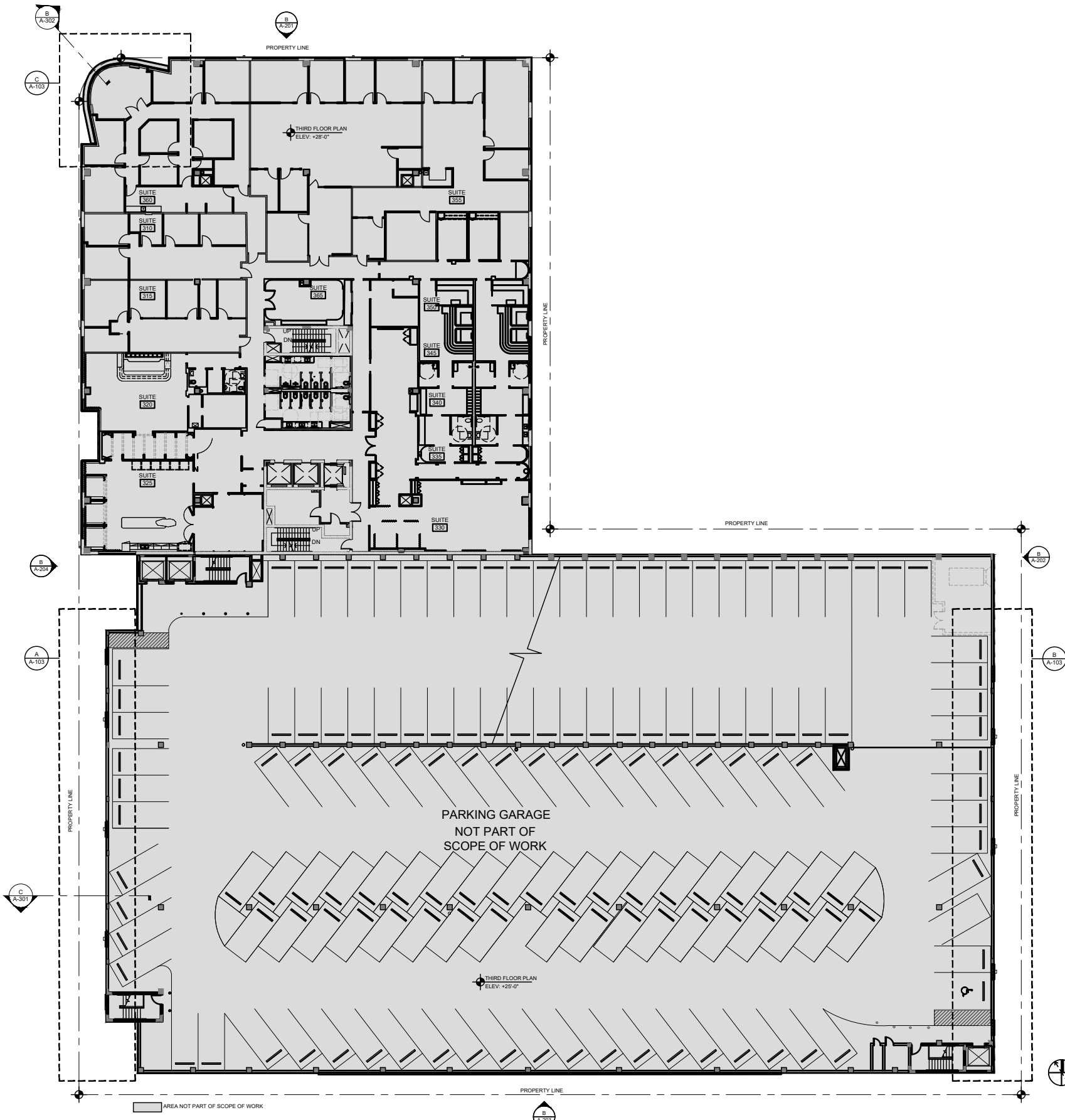
DWG. TITLE	PROPOSED GROUND FLOOR PLAN
SCALE	08-09-2024
PROJECT NO.	2023-33
DATE	06-14-24
SHEET NUMBER	A-101
DATE	REVISION



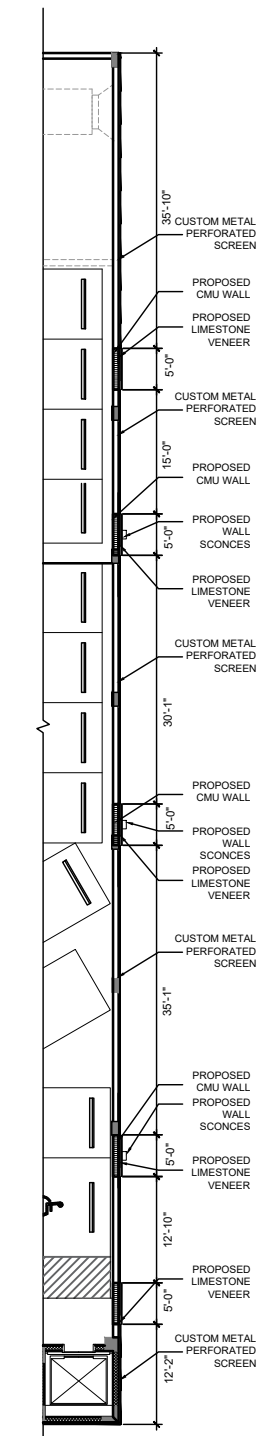
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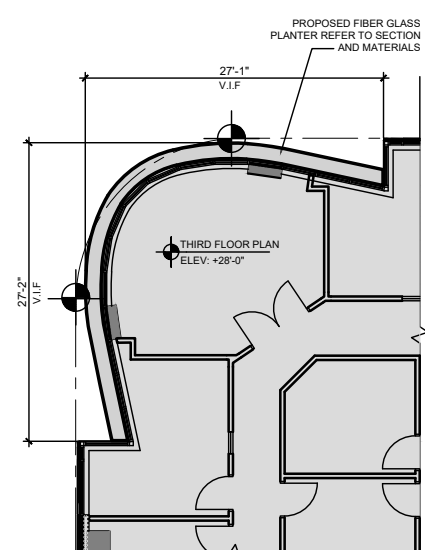
DWG. TITLE		PROPOSED SECOND FLOOR
SCALE		AS SHOWN
PROJECT NO.		2023-33
DATE		08-09-2024
SHEET NUMBER		A-102
DATE	REVISION	



(A) ENLARGED PARKING
SCALE: 3/32"=1'-0"



(B) ENLARGED PARKING
SCALE: 3/32"=1'-0"

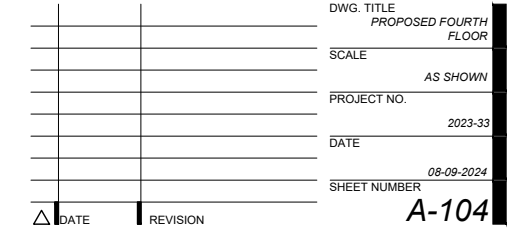
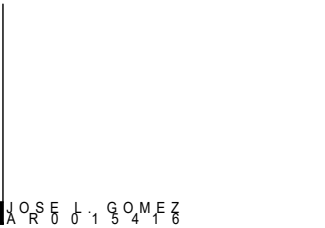


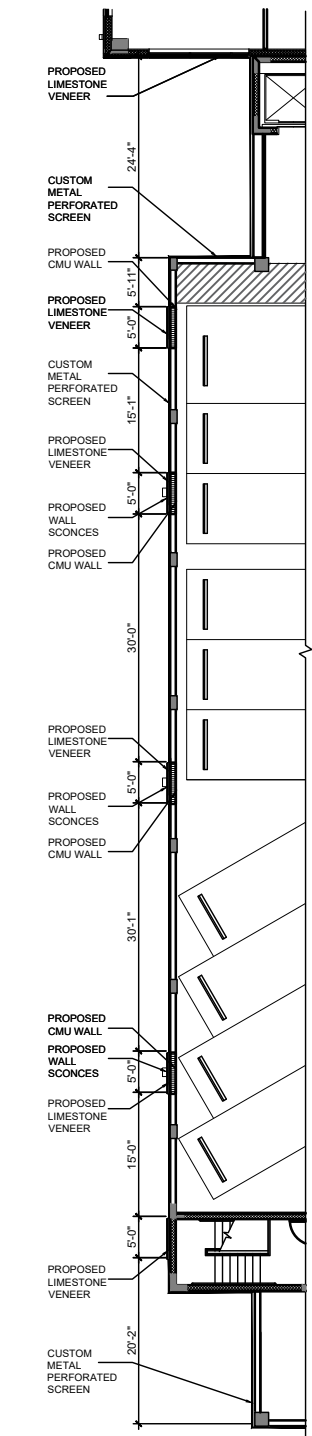
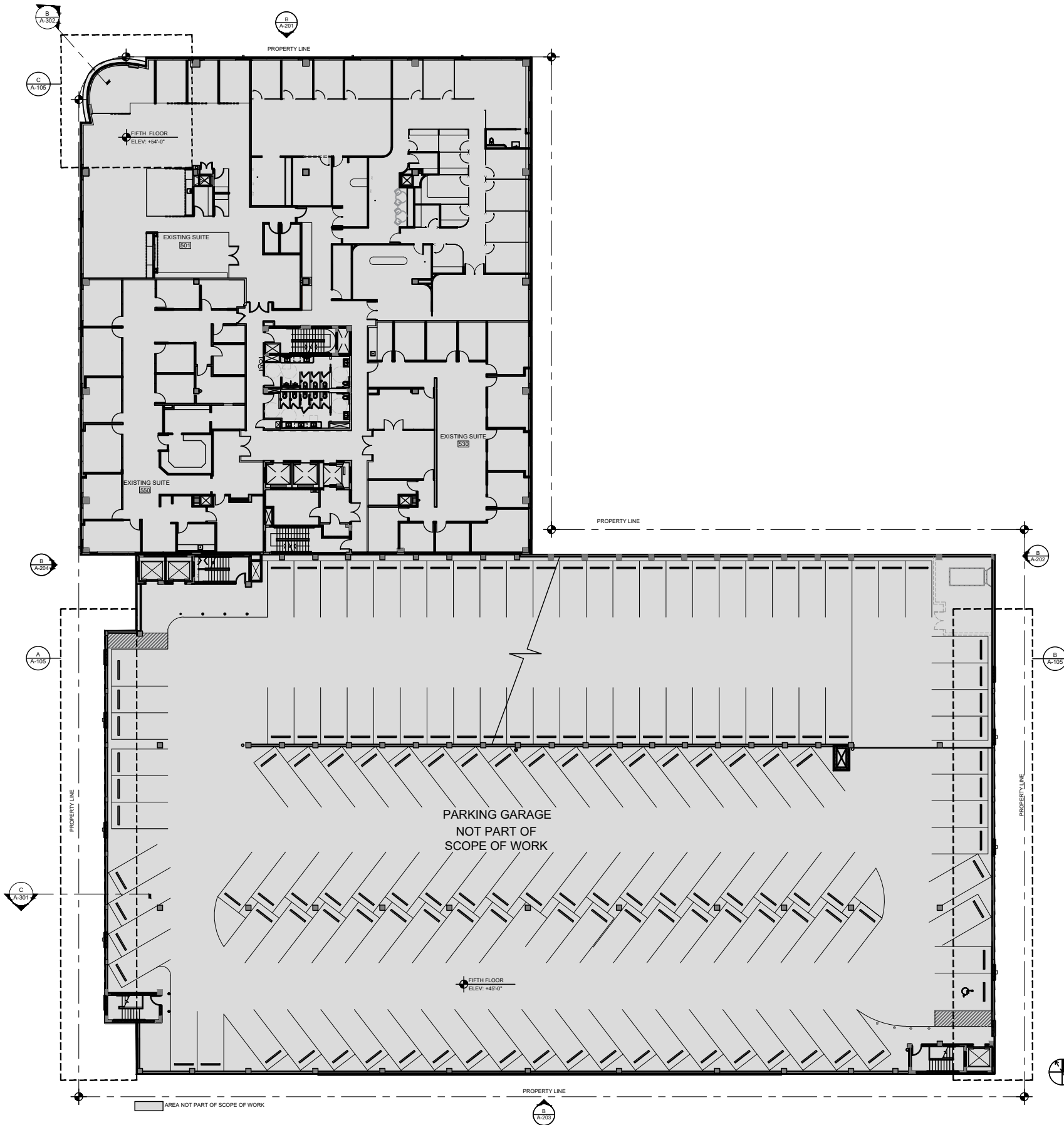
(C) PROPOSED PLANTER
SCALE: 1/8"=1'-0"

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MIAMI BEACH, FL 33139

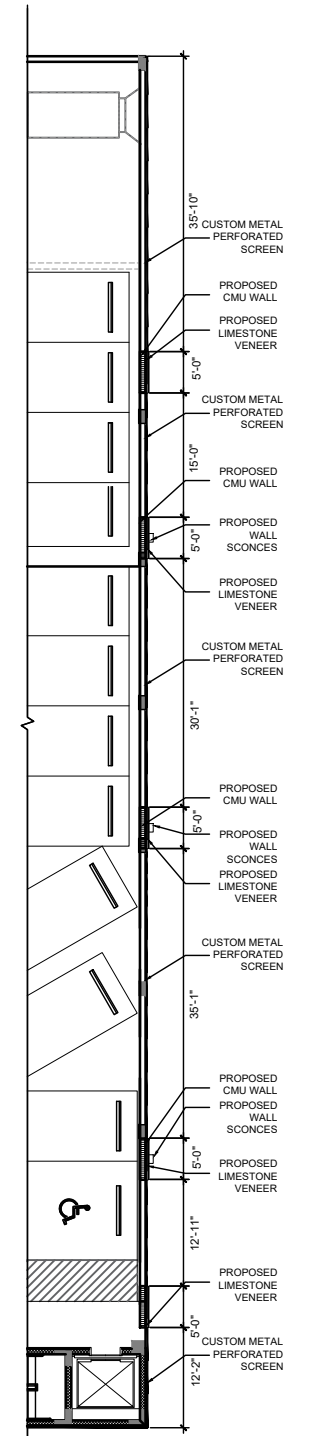


DWG. TITLE	PROPOSED THIRD FLOOR
SCALE	AS SHOWN
PROJECT NO.	2023-33
DATE	08-09-2024
SHEET NUMBER	A-103
DATE	REVISION

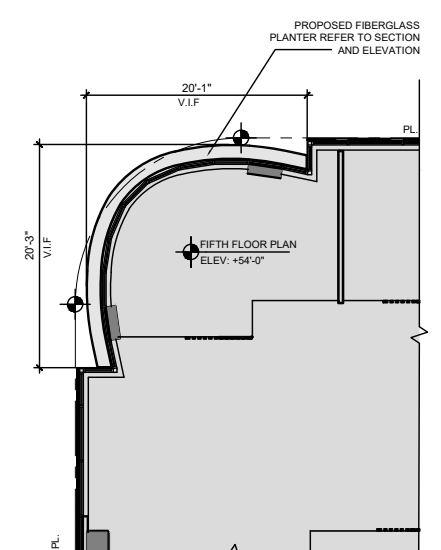




A ENLARGED PARKING
SCALE: 3/32"=1'-0"



B ENLARGED PARKING
SCALE: 3/32"=1'-0"

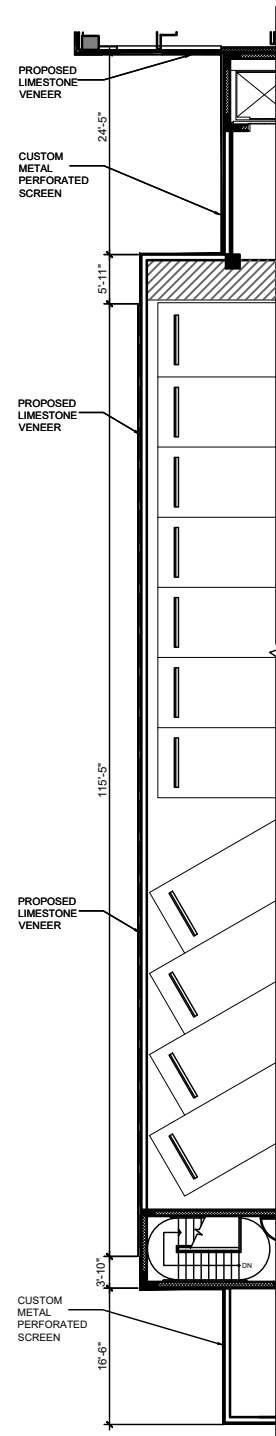
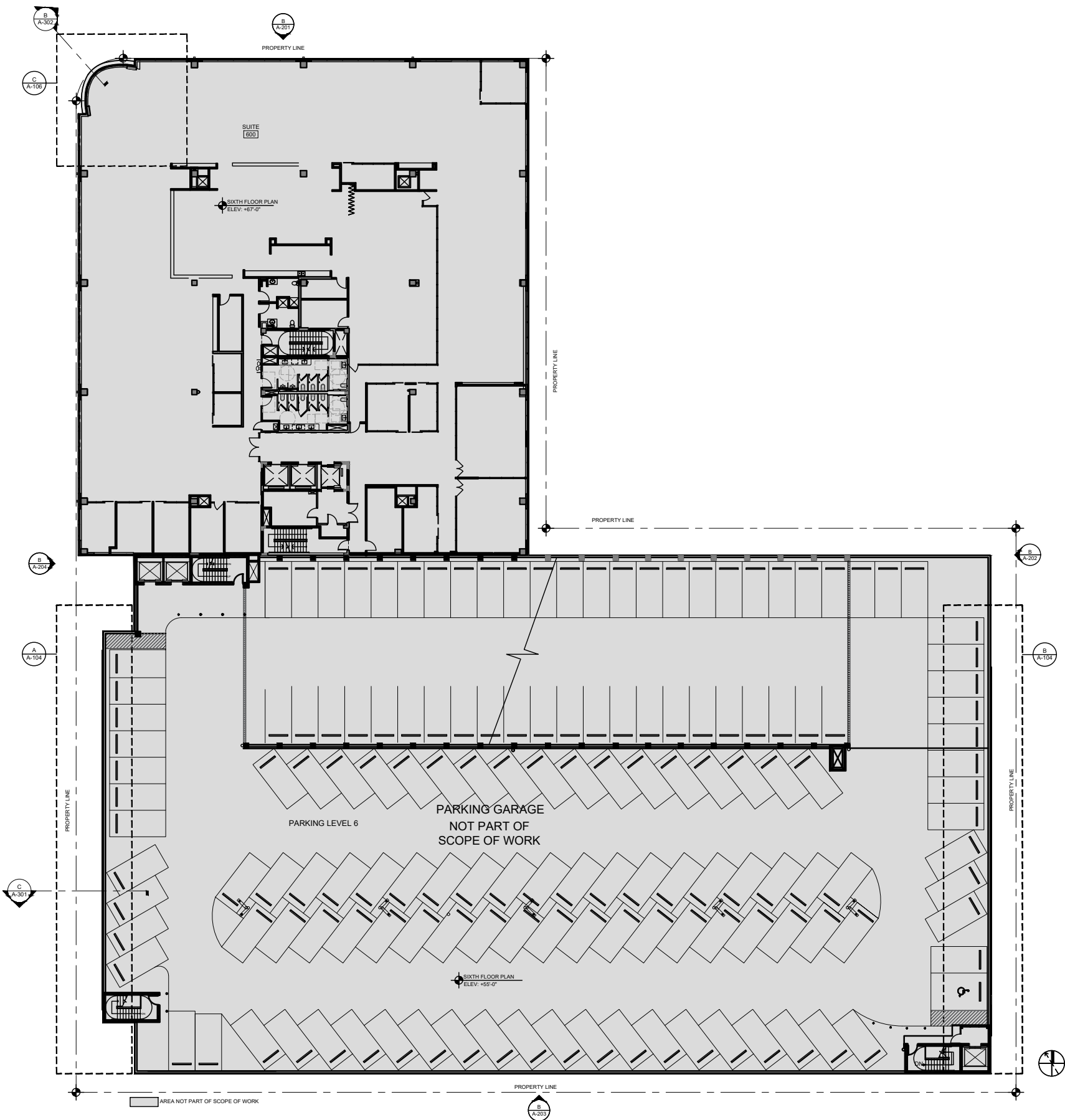


C PROPOSED PLANTER
SCALE: 1/8"=1'-0"

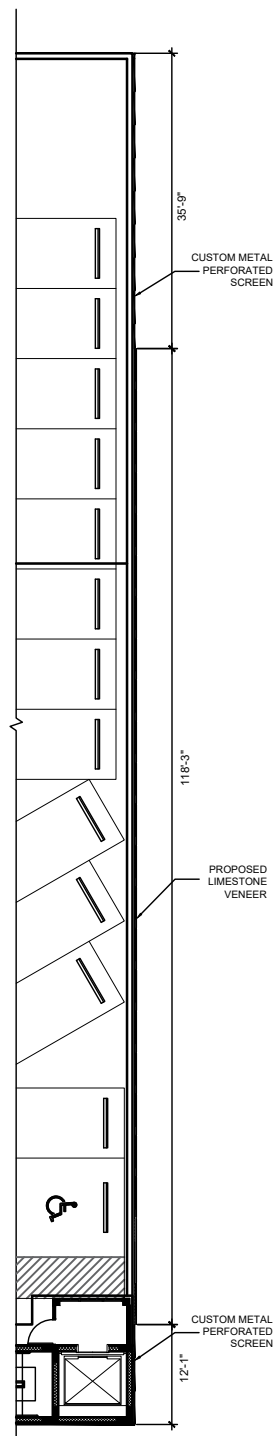
THE LINCOLN BL
1691 MICHIGAN
MIAMI BEACH, FL 33139



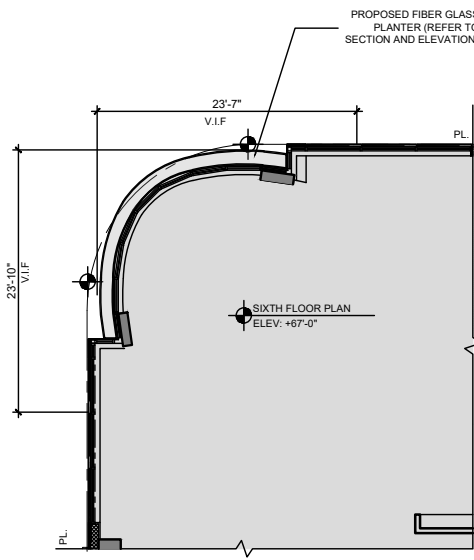
DWG. TITLE	PROPOSED FIFTH FLOOR
SCALE	AS SHOWN
PROJECT NO.	2023-33
DATE	08-09-2024
SHEET NUMBER	A-105



A ENLARGED PARKING
SCALE: 3/32"=1'-0"



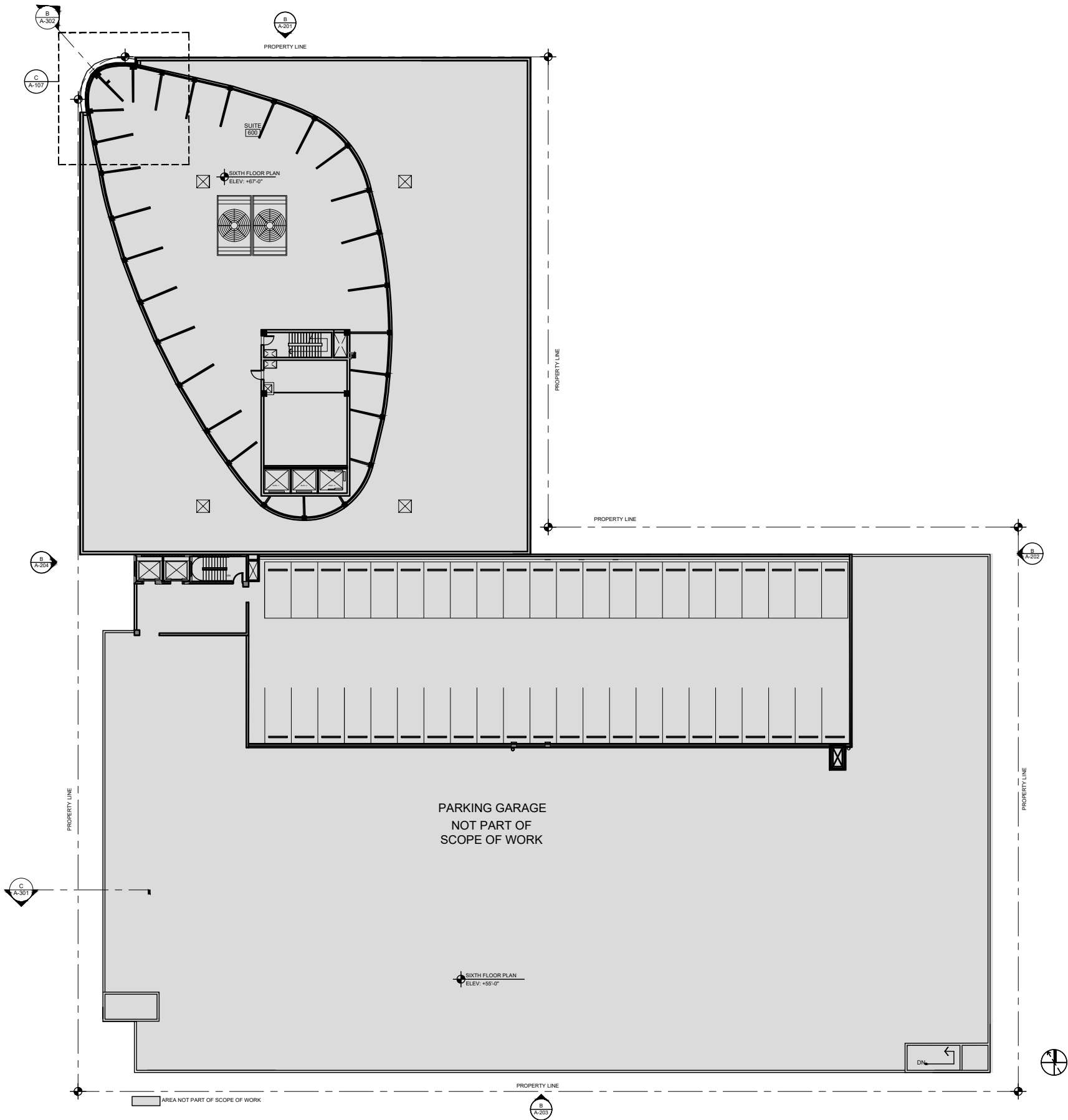
B ENLARGED PARKING
SCALE: 3/32"=1'-0"



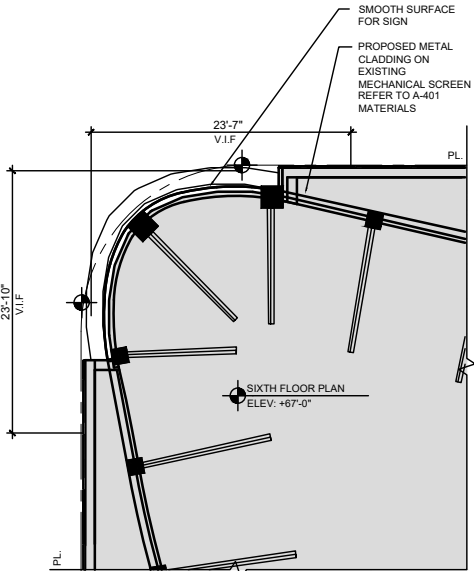
C PROPOSED PLANTER
SCALE: 1/8"=1'-0"

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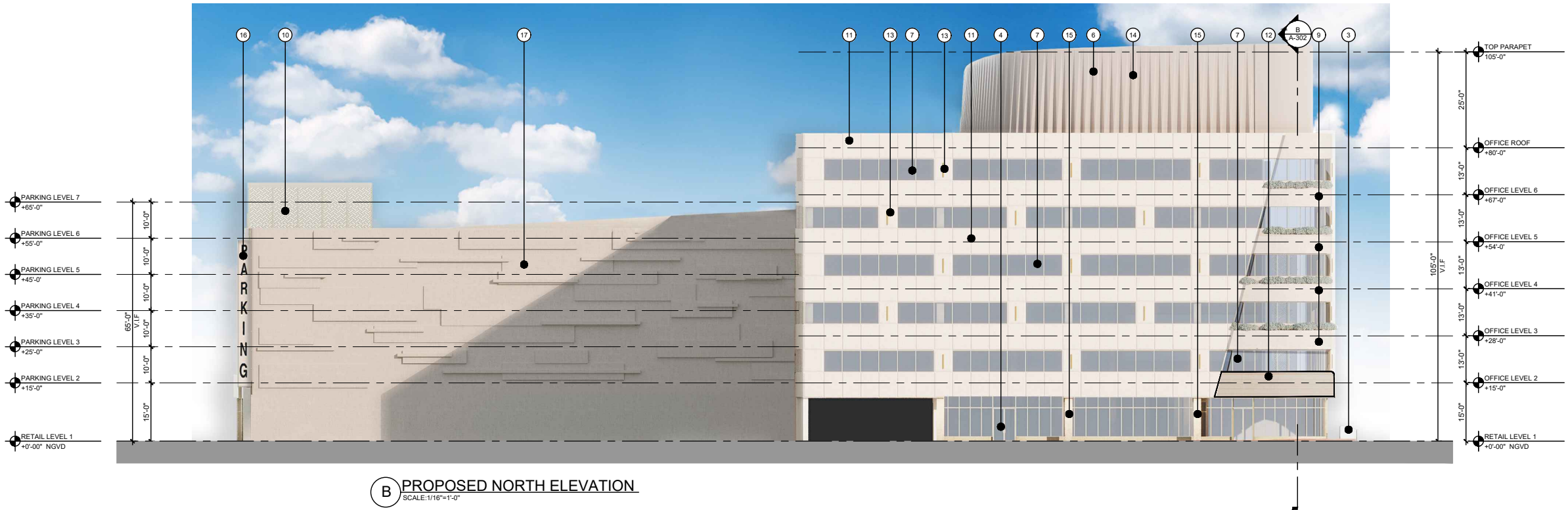
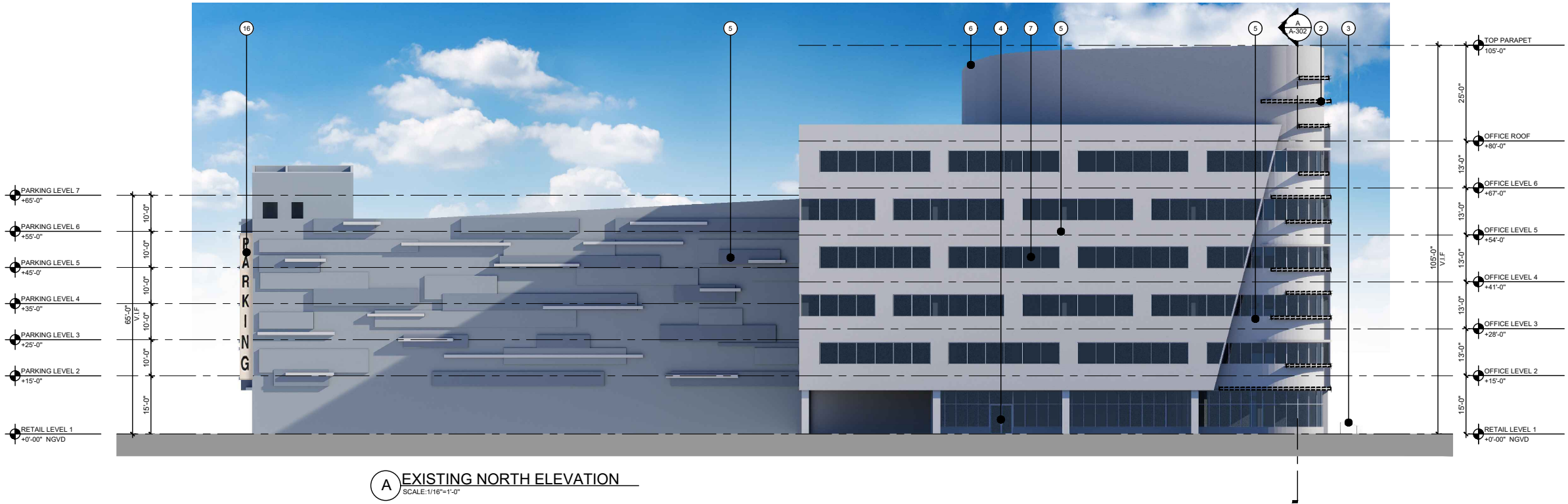


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C PROPOSED PLANTER
SCALE: 1/8"=1'-0"

DWG. TITLE		PROPOSED SEVENTH ROOF PLAN
SCALE		AS SHOWN
PROJECT NO.		2023-33
DATE		08-09-2024
SHEET NUMBER		A-107
DATE	REVISION	



KEY NOTES

- EXISTING CONCRETE PLANTER
 - EXISTING EYEBROW TO BE DEMOLISHED
 - EXISTING RAILING TO REMAIN AND POWDER COATED PAINTED TO MATCH METAL SCREEN COLOR
 - EXISTING ALUMINUM STOREFRONT TO REMAIN. EXISTING MULLIONS WILL BE POWDER COATED PAINTED TO MATCH METAL SCREEN COLOR
 - EXISTING SMOOTH TEXTURE STUCCO FINISH
 - EXISTING PARAPET (MECHANICAL EQUIP. SCREEN)
 - EXISTING WINDOWS TO REMAIN. EXISTING MULLIONS WILL BE POWDER COATED PAINTED TO MATCH METAL SCREEN COLOR
 - EXISTING ALUMINUM SCREEN TO BE REMOVED (TYP.)
 - PROPOSED FIBERGLASS PLANTER TO MATCH WITH LIMESTONE VENEER COLOR
 - PROPOSED CUSTOM MTL. PERFORATED SCREEN
 - PROPOSED LIMESTONE VENEER
 - PROPOSED AWNING (UNDER SEPARATE PERMIT)
 - PROPOSED WALL SCONCES
 - PROPOSED DECORATIVE METAL CLADDING ON EXISTING PARAPET
 - PROPOSED CHAMPAGNE - ACID WASH STUCCO FINISH
 - EXISTING "PARKING" SIGN TO REMAIN
 - PANT TO MATCH WITH LIMESTONE VENEER COLOR
- EXISTING EYEBROWS / PLANTERS TO BE DEMOLISHED

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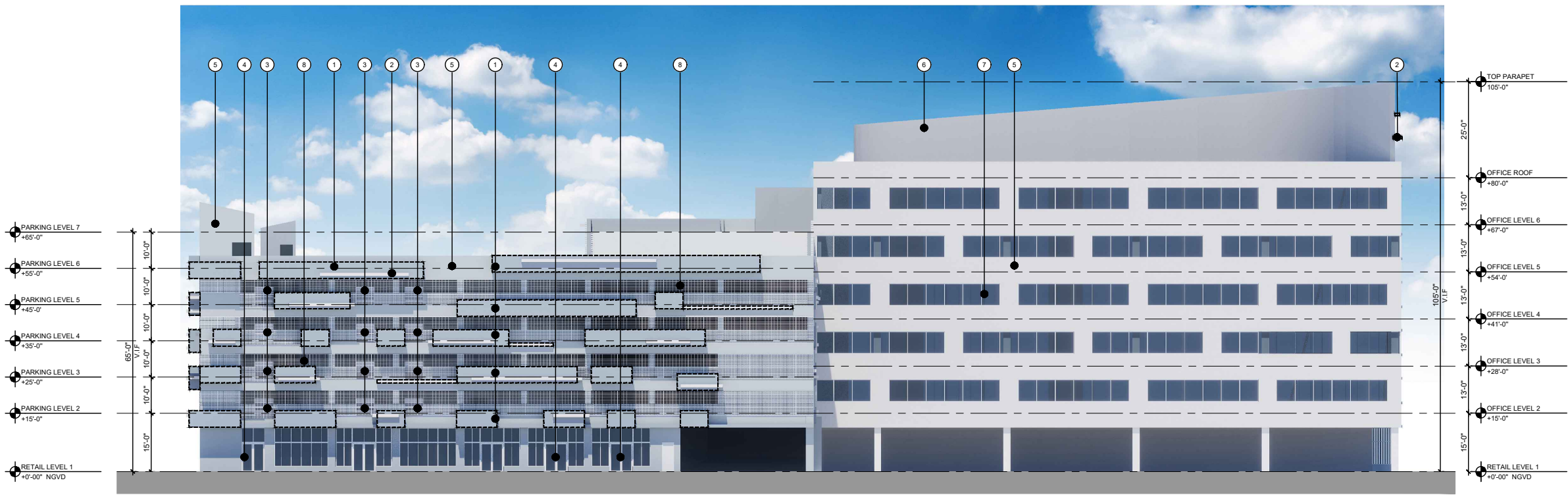


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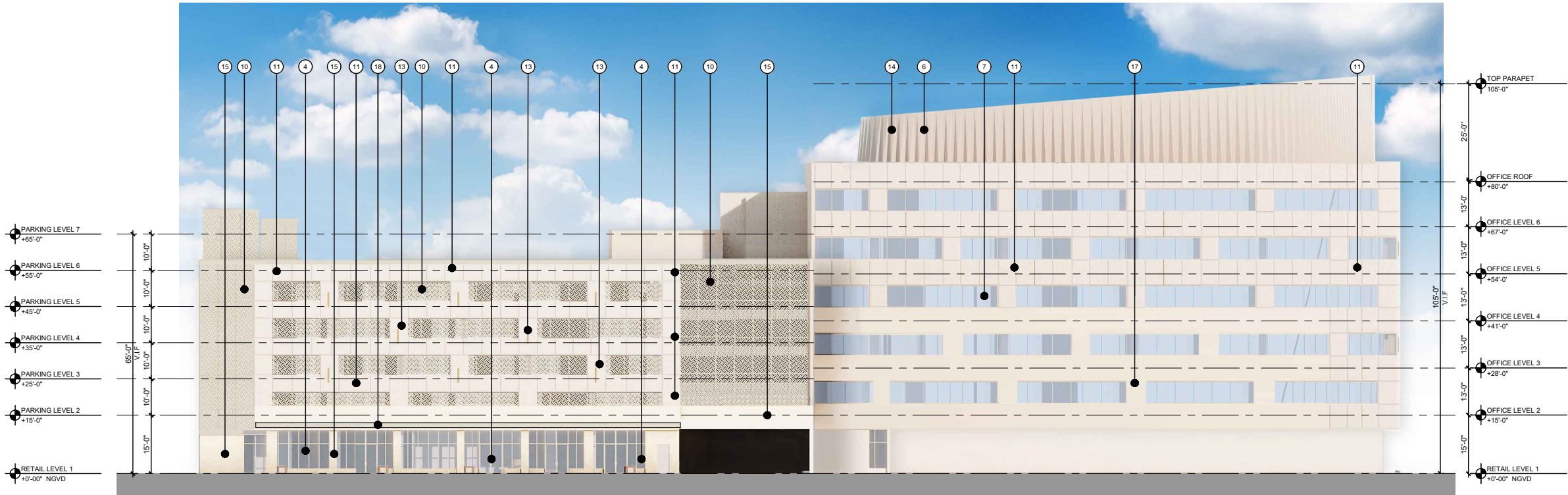
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ARCHITECTURE JOSE L. GOMEZ

DWG. TITLE	PROPOSED NORTH ELEVATION
SCALE	1/16"=1'-0"
PROJECT NO.	2023-33
DATE	08-09-2024
SHEET NUMBER	A-201
DATE	REVISION



A EXISTING EAST ELEVATION
SCALE: 1/16"=1'-0"



B PROPOSED EAST ELEVATION
SCALE: 1/16"=1'-0"

KEY NOTES

- 1 EXISTING CONCRETE PLANTER TO BE DEMOLISHED
- 2 EXISTING CONCRETE EYEBROW
- 3 EXISTING VENTILATION FAN SCREEN TO BE RELOCATED
- 4 EXISTING ALUMINUM STOREFRONT TO REMAIN. EXISTING MULLIONS WILL BE POWDER COATED PAINTED TO MATCH METAL SCREEN COLOR
- 5 EXISTING SMOOTH TEXTURE STUCCO FINISH
- 6 EXISTING PARAPET (MECHANICAL EQUIP. SCREEN)
- 7 EXISTING WINDOWS TO REMAIN. EXISTING MULLIONS WILL BE POWDER COATED PAINTED TO MATCH METAL SCREEN COLOR
- 8 EXISTING ALUMINUM SCREEN TO BE REMOVED (TYP.)
- 9 PROPOSED FIBERGLASS PLANTER TO MATCH WITH LIMESTONE VENEER COLOR
- 10 PROPOSED CUSTOM MTL. PERFORATED SCREEN
- 11 PROPOSED LIMESTONE VENEER
- 12 PROPOSED AWNING (UNDER SEPARATE PERMIT)
- 13 PROPOSED WALL SCONCES
- 14 PROPOSED DECORATIVE METAL CLADDING ON EXISTING PARAPET
- 15 PROPOSED CHAMPAGNE - ACID WASH STUCCO FINISH
- 16 PROPOSED STACKED STONE PANEL (BY OWNER)
- 17 PAINT TO MATCH WITH LIMESTONE VENEER COLOR
- 18 METAL CLADDING FINISH ON EXIST/PROPOSED EYEBROW

EYEBROWS / PLANTERS TO BE DEMOLISHED

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BGArchitects



ARCHITECTURE

JOSE L. GOMEZ

DWG. TITLE
PROPOSED EAST
ELEVATION

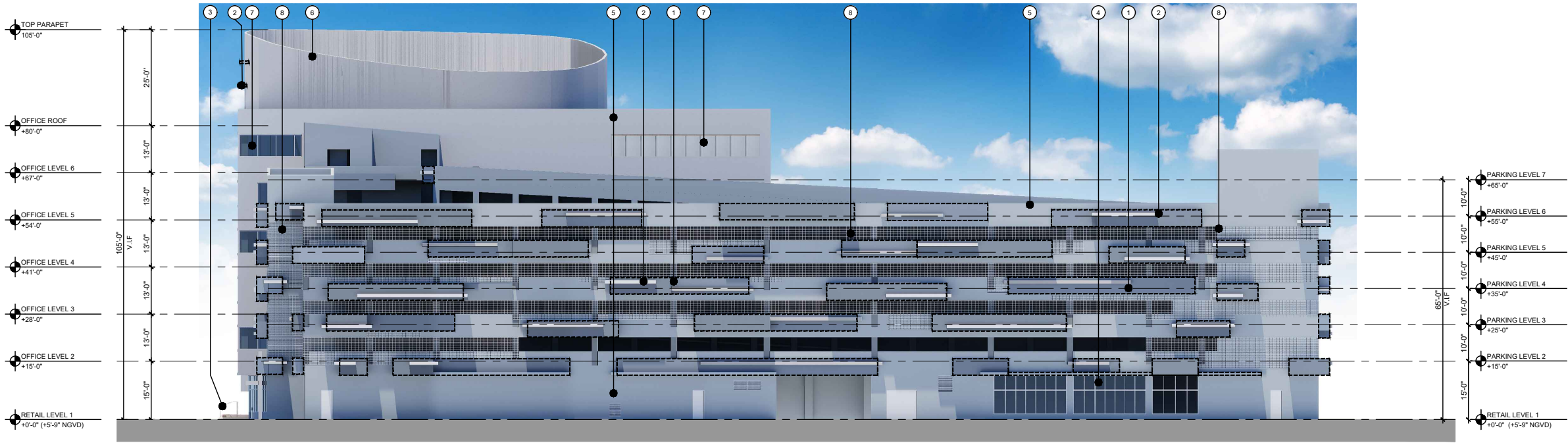
SCALE
1/16"=1'-0"

PROJECT NO.
2023-33

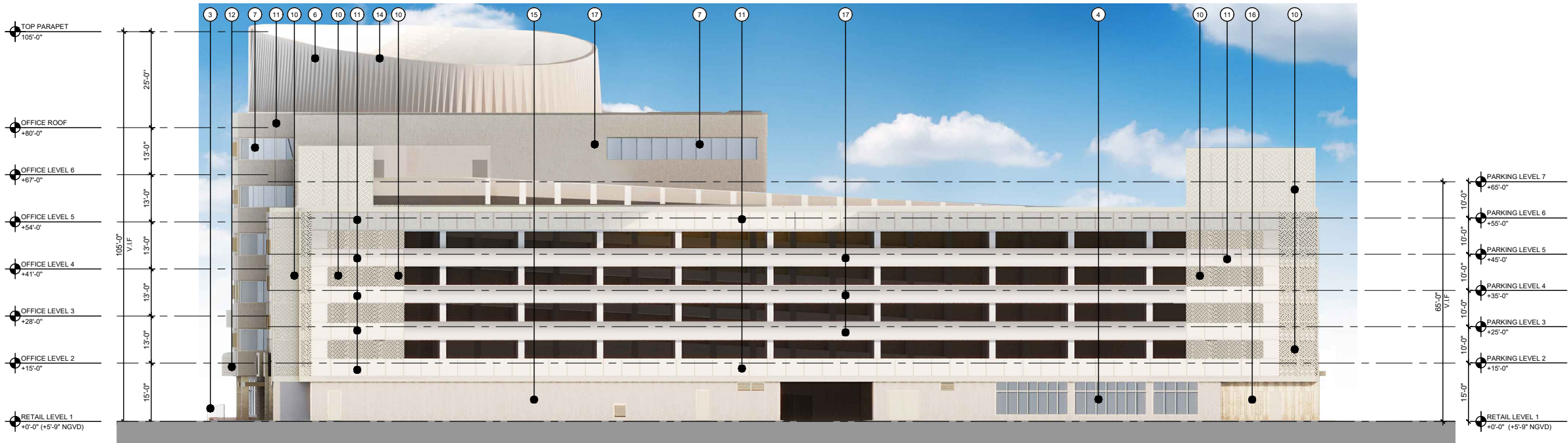
DATE
08-09-2024

SHEET NUMBER
A-202

DATE REVISION



A EXISTING SOUTH ELEVATION
SCALE: 1/16"=1'-0"



B PROPOSED SOUTH ELEVATION
SCALE: 1/16"=1'-0"

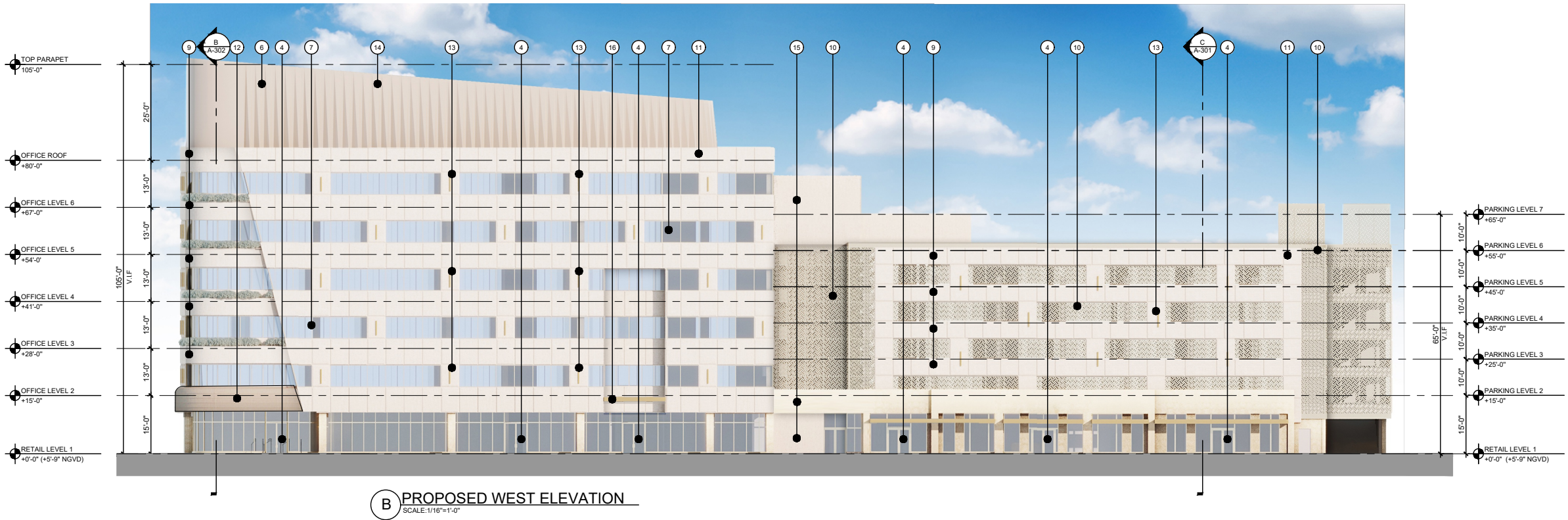
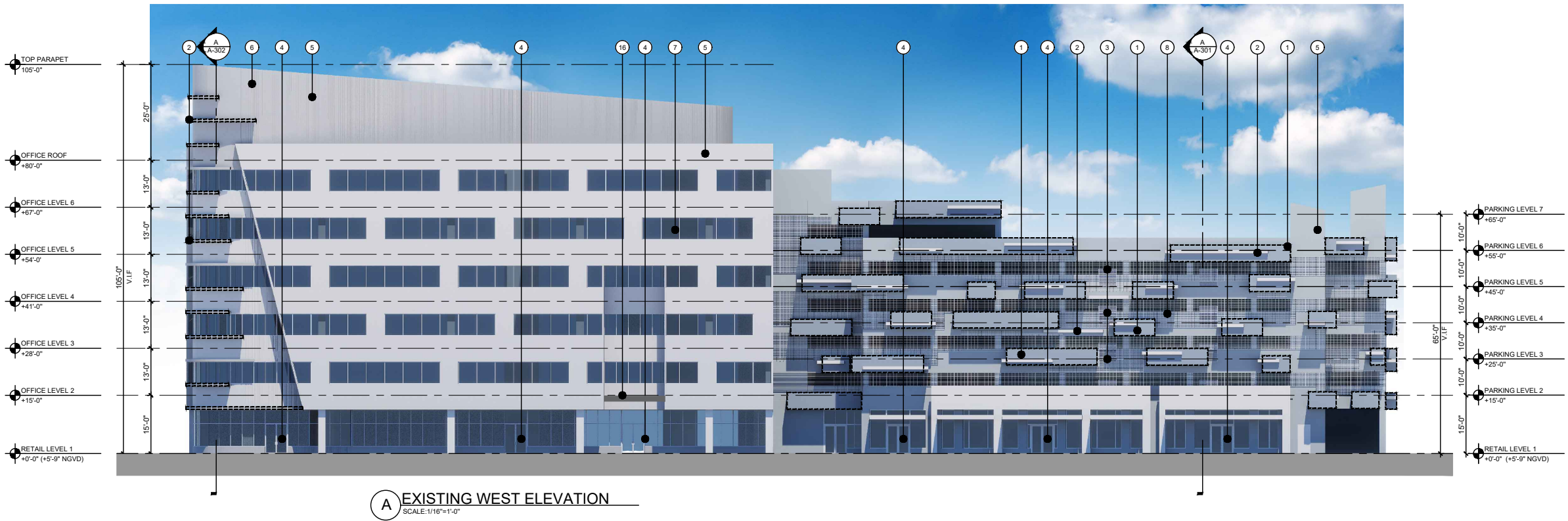
KEY NOTES

- EXISTING CONCRETE PLANTER TO BE DEMILISHED
 - EXISTING CONCRETE EYEBROW
 - EXISTING RAILING TO REMAIN AND POWDER COATED PAINTED TO MATCH METAL SCREEN COLOR
 - EXISTING ALUMINUM STOREFRONT TO REMAIN. EXISTING MULLIONS WILL BE POWDER COATED PAINTED TO MATCH METAL SCREEN COLOR
 - EXISTING SMOOTH TEXTURE STUCCO FINISH
 - EXISTING PARAPET (MECHANICAL EQUIP. SCREEN)
 - EXISTING WINDOWS TO REMAIN. EXISTING MULLIONS WILL BE POWDER COATED PAINTED TO MATCH METAL SCREEN COLOR
 - EXISTING ALUMINUM SCREEN TO BE REMOVED (TYP.)
 - PROPOSED FIBERGLASS PLANTER TO MATCH WITH LIMESTONE VENEER COLOR
 - PROPOSED CUSTOM MTL. PERFORATED SCREEN
 - PROPOSED LIMESTONE VENEER
 - PROPOSED AWNING (UNDER SEPARATE PERMIT)
 - PROPOSED WALL SCUNCES
 - PROPOSED DECORATIVE METAL CLADDING ON EXISTING PARAPET
 - PROPOSED CHAMPAGNE - ACID WASH STUCCO FINISH
 - PROPOSED TRAVERTINO MOSAIC PANEL / CAVE STONE MOSAIC
 - PANT TO MATCH WITH LIMESTONE VENEER COLOR
- EXISTING EYEBROWS / PLANTERS TO BE DEMILISHED

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DWG. TITLE	
PROPOSED SOUTH ELEVATION	
SCALE	
1/16"=1'-0"	
PROJECT NO.	
2023-33	
DATE	
08-09-2024	
SHEET NUMBER	
A-203	
DATE	REVISION

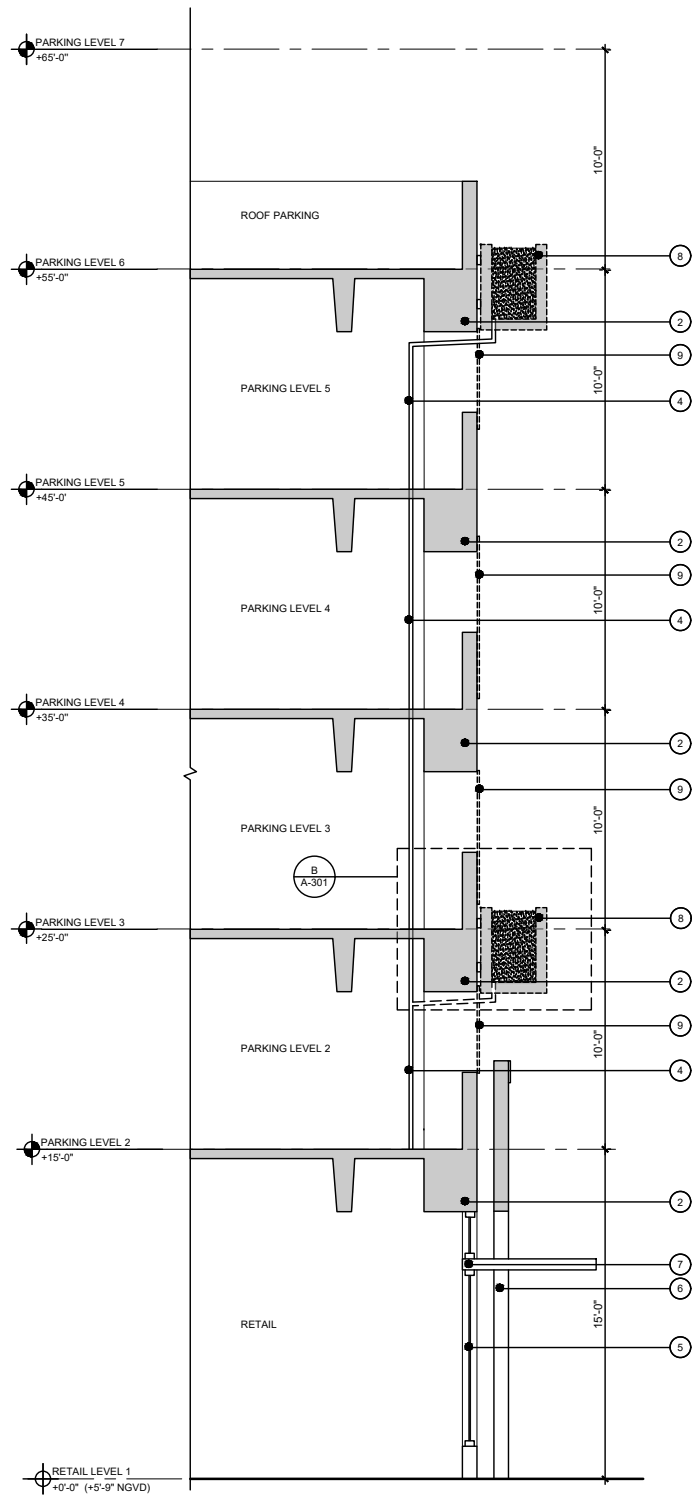


- KEY NOTES
- 1 EXISTING CONCRETE PLANTER TO BE DEMOLISHED
 - 2 EXISTING CONCRETE EYEBROW TO BE DEMOLISHED
 - 3 EXISTING VENTILATION FAN SCREEN TO BE RELOCATED
 - 4 EXISTING ALUMINUM STOREFRONT TO REMAIN. EXISTING MULLIONS WILL BE POWDER COATED PAINTED TO MATCH METAL SCREEN COLOR
 - 5 EXISTING SMOOTH TEXTURE STUCCO FINISH
 - 6 EXISTING PARAPET (MECHANICAL EQUIP. SCREEN)
 - 7 EXISTING WINDOWS
 - 8 EXISTING ALUMINUM SCREEN TO BE REMOVED (TYP.)
 - 9 PROPOSED FIBERGLASS PLANTER TO MATCH WITH LIMESTONE VENEER COLOR
 - 10 PROPOSED CUSTOM MTL. PERFORATED SCREEN
 - 11 PROPOSED LIMESTONE VENEER
 - 12 PROPOSED AWNING
 - 13 PROPOSED WALL SCONCES
 - 14 PROPOSED DECORATIVE METAL CLADDING ON EXISTING PARAPET
 - 15 PROPOSED CHAMPAGNE - ACID WASH STUCCO FINISH
 - 16 EXISTING METAL CANOPY TO BE PAINTED TO MATCH WITH EXISTING CANOPY COLOR
- EXISTING EYEBROWS / PLANTERS TO BE DEMOLISHED

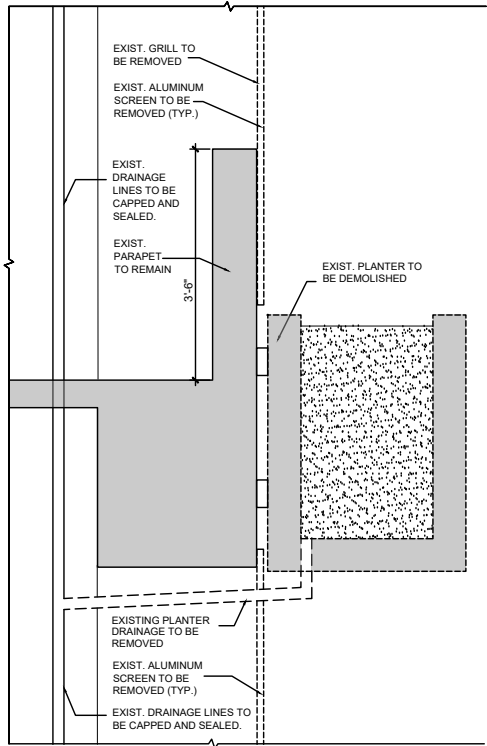
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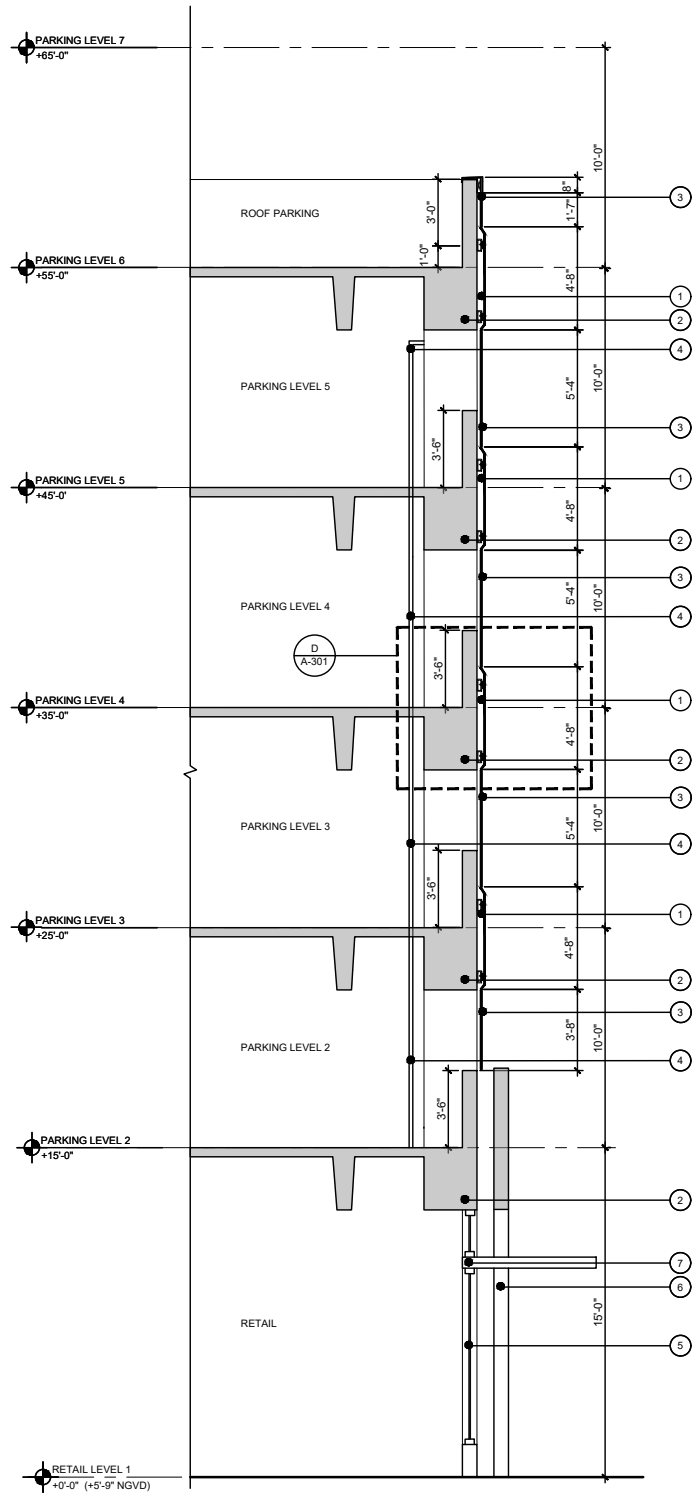
DWG. TITLE	
PROPOSED WEST ELEVATION	
SCALE	
1/16"=1'-0"	
PROJECT NO.	
2023-33	
DATE	
08-09-2024	
SHEET NUMBER	
A-204	
DATE	REVISION



A EXISTING WALL SECTION
SCALE: 1/4"=1'-0"

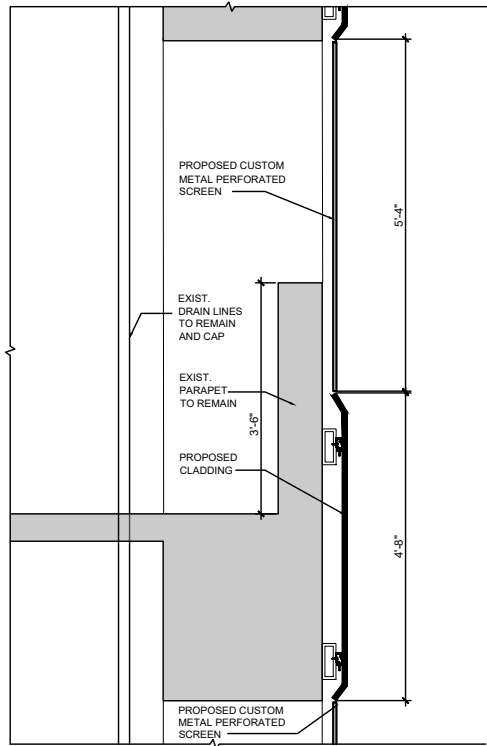


B EXISTING SECTION TYPICAL PLANTER
SCALE: 3/4"=1'-0"

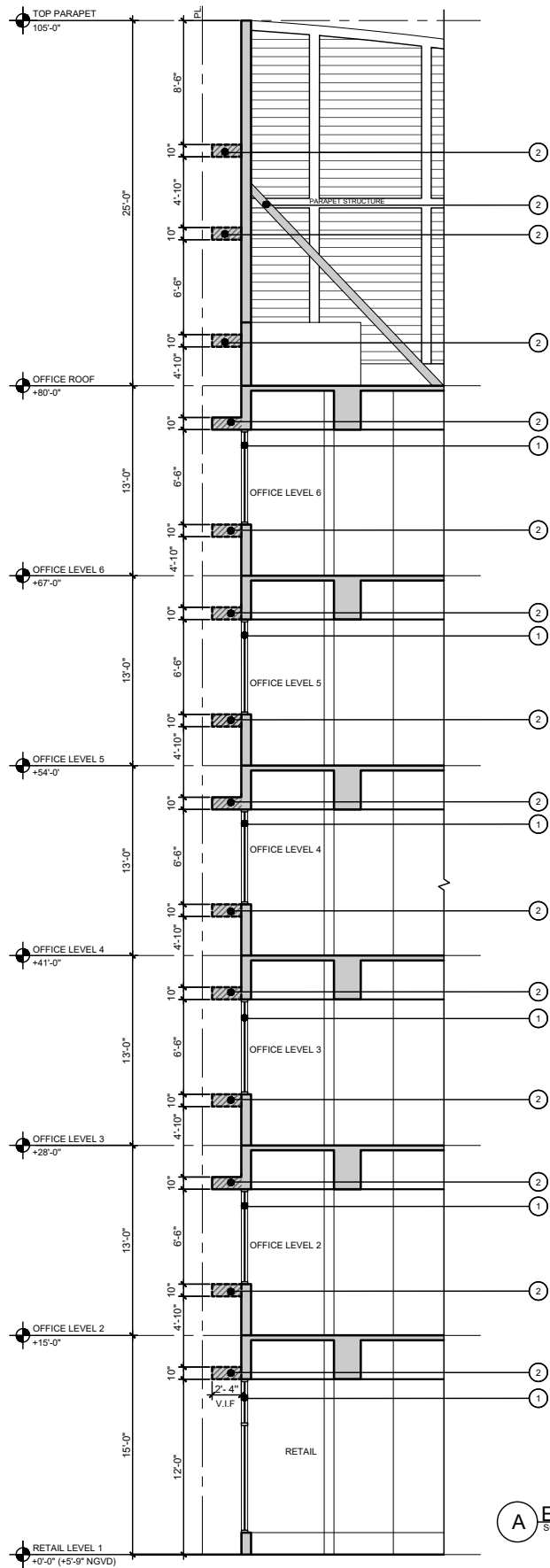


C PROPOSED WALL SECTION
SCALE: 1/4"=1'-0"

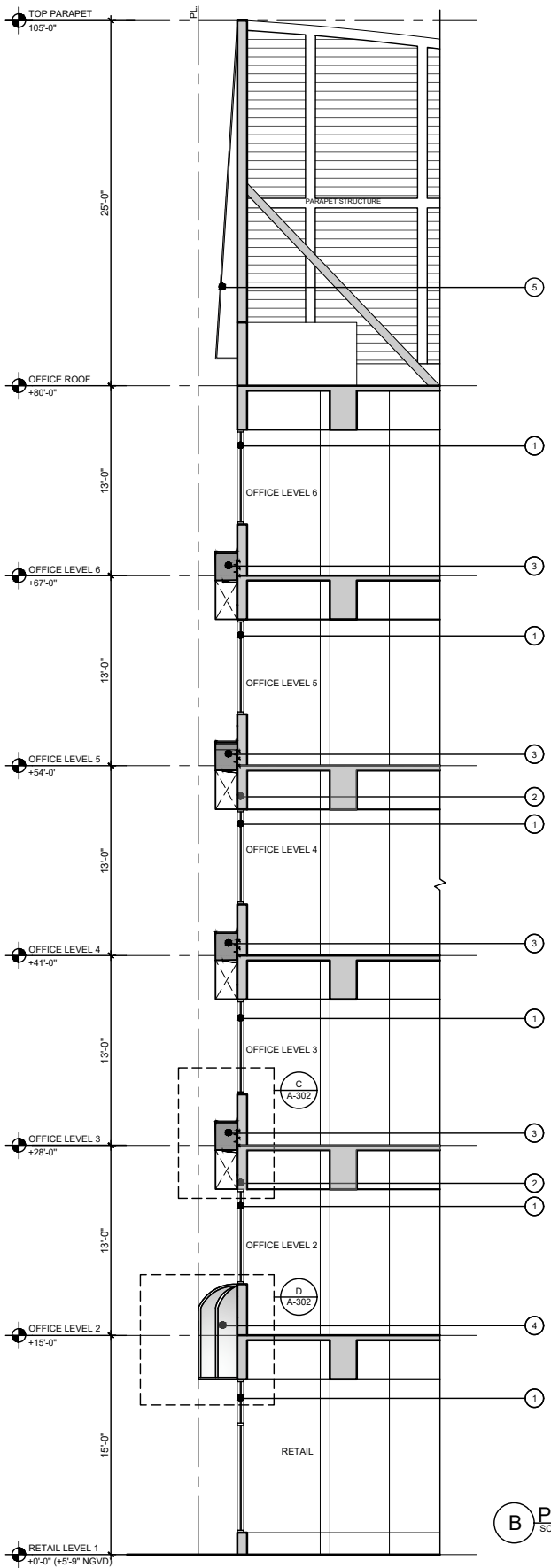
- LEGEND**
- 1 PROPOSED CLADDING (TYP.)
 - 2 EXISTING STRUCTURE TO REMAIN
 - 3 PROPOSED CUSTOM METAL PERFORATED SCREEN
 - 4 EXIST. DRAIN LINES TO REMAIN AND CAP (EXTERIOR VISIBLE PORTION WILL BE REMOVED)
 - 5 EXISTING STOREFRONT TO REMAIN
 - 6 EXISTING WALL
 - 7 EXISTING CANOPY TO REMAIN
 - 8 EXISTING PLANTER TO BE DEMOLISHED
 - 9 EXIST. ALUMINUM SCREEN TO BE REMOVED (TYP.)
- EXISTING STRUCTURE/CMU
- EXISTING PLANTER TO BE DEMOLISHED



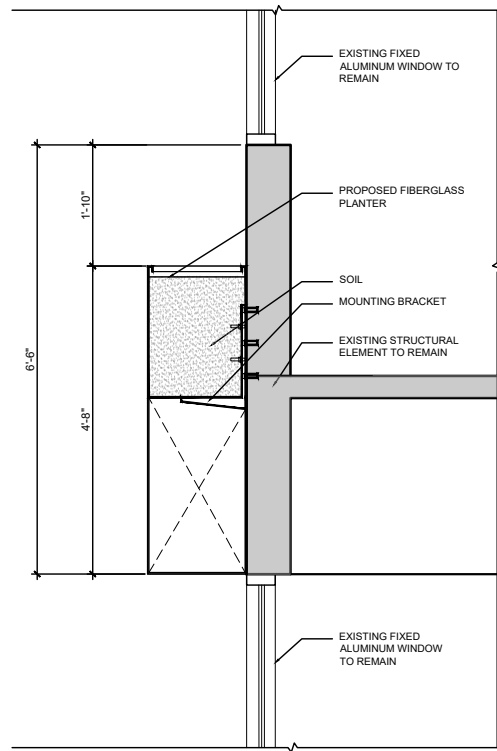
D PROPOSED SECTION TYPICAL PLANTER
SCALE: 3/4"=1'-0"



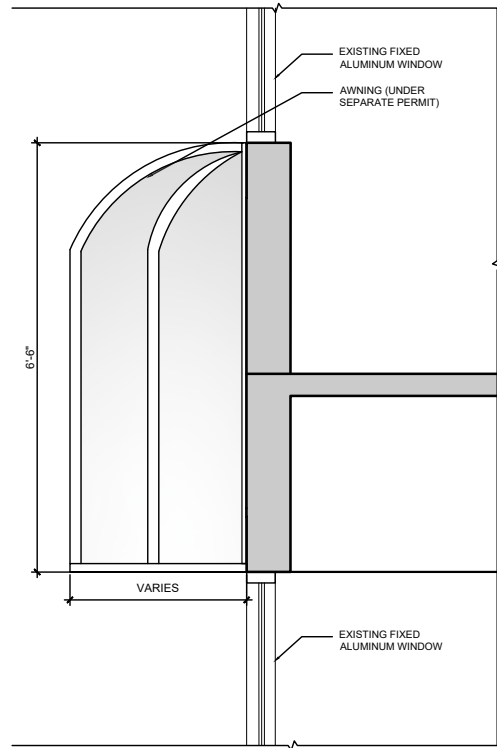
A EXIST/DEMO WALL SECTION
SCALE: 3/16"=1'-0"



B PROPOSED WALL SECTION
SCALE: 3/16"=1'-0"



C PROPOSED SECTION PLANTER
SCALE: 3/4"=1'-0"



D PROPOSED SECTION AWNING
SCALE: 3/4"=1'-0"

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DWG. TITLE		OFFICE PLANTER SECTION
SCALE		AS SHOWN
PROJECT NO.		2023-33
DATE		08-09-2024
SHEET NUMBER		A-302
DATE	REVISION	



① CUSTOM METAL PERFORATED SCREEN PANELS



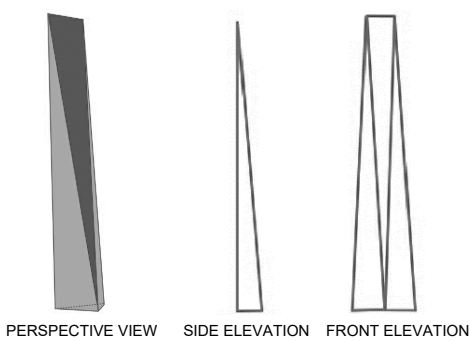
② PROPOSED LIMESTONE VENEER



③ STUCCO/ CHAMPAGNE - ACID WASH
BY CONCRETE WORKS EAST OR SIMILAR



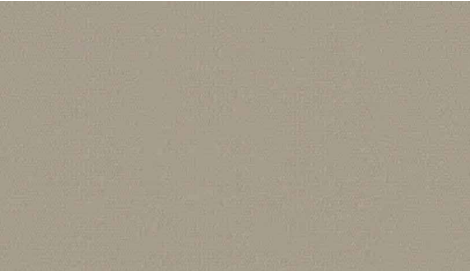
④ PROPOSED CUSTOM DECORATIVE METAL
CLADDING ON EXISTING PARAPET
BY MORIN ARCHITECTURAL WALL



④A TYPICAL PATTERN DETAIL



⑤ PROPOSED LIGHT SCONCES
NATURAL TRAVERTINE STONE LED WALL SCONCE | CL889901



⑥ PROPOSED AWNINGS (UNDER SEPARATE PERMIT)
PROPOSED FABRIC: FAWN/ SUNBRELLA MAYFIELD
SKU: 6080-0000



⑦ EXISTING MULLIONS WILL BE POWDER COATED PAINTED
TO MATCH METAL SCREEN COLOR

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DWG. TITLE		MATERIALS
SCALE		N.T.S
PROJECT NO.		2023-33
DATE		08-09-2024
SHEET NUMBER		A-401



① CUSTOM METAL PERFORATED SCREEN PANELS



② TRAVERTINE MOSAIC PANEL / CAVE STONE MOSAIC (FIBERGLASS MESH FIXED BEHIND)



③ PROPOSED LIMESTONE VENEER



④ PROPOSED LIGHT SCONCES
NATURAL TRAVERTINE STONE LED WALL SCONCE | CL889901



⑤ STUCCO/ CHAMPAGNE - ACID WASH
BY CONCRETE WORKS EAST OR SIMILAR



⑥ METAL CLADDING FINISH

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ARCHITECTURE JOSE J. GOMEZ

DWG. TITLE		MATERIALS
SCALE		N.T.S.
PROJECT NO.		2023-33
DATE		08-09-2024
SHEET NUMBER		A-402
DATE	REVISION	