



# LINCOLN EATERY AND ROOFTOP 723 N LINCOLN LANE

City of Miami Beach Planning Board

FINAL SUBMITTAL, July 26, 2019

**PB19-0310**

SCOPE

a) CU - Sec 118-192 (a) (1) - (7)

b) CU - Entertainment Establishments - Sec 142-1362 (a) (1) - (9)

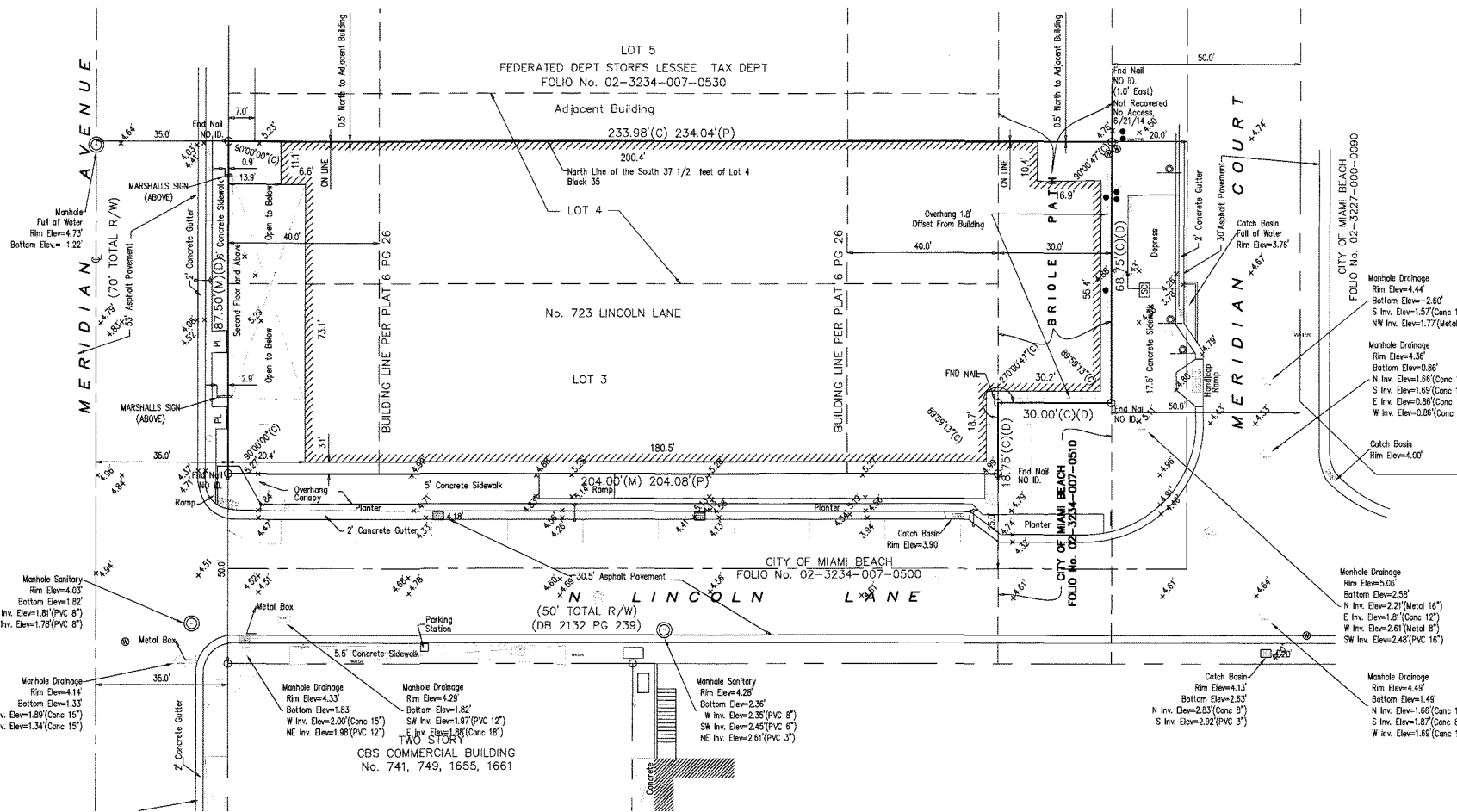
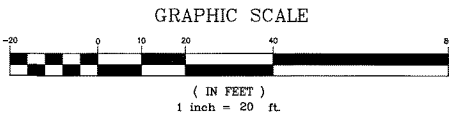
MODIFICATION OF CONDITIONAL USE APPROVAL

**PPF 723 Lincoln Lane LLC, c/o Terranova Corp**

801 Arthur Godfrey Rd  
Miami Beach, FL 33140



# SKETCH OF BOUNDARY SURVEY ALTA/ACSM LAND TITLE SURVEY



## LEGAL DESCRIPTION:

Parcel C:

The South 37 1/2 feet of Lot 4 and all of Lot 3, in Block 35, of AMENDED PLAT OF GOLF COURSE SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6, at Page 26, of the Public Records of Miami-Dade County, Florida.

And

A strip of land thirty (30) feet wide and marked "BRIDLE PATH", adjacent to and lying East of North thirty-one and one quarter (31-1/4) feet of Lot 3 and the South thirty-seven and one-half (37-1/2) feet of Lot 4, Block 35, of AMENDED PLAT OF GOLF COURSE SUBDIVISION, according to the plat thereof, as recorded in Plat Book 6, at Page 26, of the Public Records of Miami-Dade County, Florida.

## SURVEYOR'S NOTES:

All distances as shown are based on the US Survey foot.

Elevations are referred to the National Geodetic Vertical Datum, 1929 (NGVD). Elevations are based on a City of Miami Beach Benchmark No. 1602, located at the intersection of Drexel Avenue and 16th Street. Elevation 4.05 feet USCE (MLW) or 3.87 feet NGVD 1929, based on the conversion factor for USCE (MLW) to NGVD 1929 of -0.78 feet.

The accuracy obtained for all horizontal control measurements and office calculations of closed geometric figures, meets or exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17.051(3)(b)15 b.i FAC of 1 foot in 10,000 feet for Commercial Areas. The elevations as shown are based on a closed level loop to the benchmark noted above, and meets or exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17.051(3)(b)15 a. FAC, of a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles.

This SKETCH OF BOUNDARY SURVEY is based on: (i) recovered monumentation; (ii) the record description and (iii) the plat of the AMENDED PLAT OF GOLF COURSE SUBDIVISION (Plat Book 6 at Page 26).

A comparison between measured, plat, record and calculated dimensions is delineated hereon. Measured dimensions (M) are based directly on the recovered monumentation. Platted dimensions (P) are based on the said plat of the AMENDED PLAT OF GOLF COURSE SUBDIVISION. Record dimensions (R) are based on the record description. Calculated dimensions (C) are a protraction based on the record description; the aforementioned AMENDED PLAT OF GOLF COURSE SUBDIVISION and field measurements.

The Subject Property does lie within a Special Flood Hazard Area (SFHA) as shown on the National Flood Insurance Programs, Flood Insurance Rate Map for Miami-Dade County, Florida and Incorporated Areas Map No. 12086C0317L, Community No. 120651, bearing an effective/revised date of September 11, 2009. Said map delineates the herein described land to be situated within Zone AE, base flood elevation 8 feet.

The total area of the Surveyed Parcel as described herein contains 19.972 square feet more or less (0.457 Acres more or less).

The Subject Property lies within the CD-3 Commercial, High Intensity Zoning District based on the Official Zoning Map of the City of Miami Beach, adopted September 21, 1989, effective October 1, 1989, last revised December 12, 2012 as prepared by the City's Planning Department (and depicted on the City of Miami Beach Official Website - www.miamibeachfl.gov). The setback for the CD-3 commercial, high intensity zoning district, pursuant to the Miami Beach Code of Ordinances, codified through Ordinance No. 2014-3841, enacted February 12, 2014 (Supp. No. 56), under Subpart B, Chapter 142, Article II, Division 6, Sec. 142-358(a) are as follows:

Front	0 feet
Residential uses shall follow the RM-1, 2, 3 setbacks	
Side Interior	10 feet when abutting a residential district, otherwise none
Side, Facing a Street	10 feet when abutting a residential district, unless separated by a street or waterway otherwise none
Rear	5 feet, 10 feet when abutting a residential district unless separated by a street or waterway in which case it shall be 0 feet.
Residential uses shall follow the RM-1, 2, 3 setbacks	

Under Section 142.337(c), of the Land Development Regulations of the Code of the City of Miami Beach the current maximum building height for Non-oceanfront lots is 75 feet (7 stories); 80 feet (7 stories) for Lots fronting on 17th Street; for Lots within the architectural district 50 feet (5 stories) and 100 feet (11 stories) in City Center Area (bounded by Drexel Ave., 16th St., Collins Ave., the south property line of lots fronting on the south side of Lincoln Rd., Washington Rd., and Lincoln Rd.); except the height for lots fronting on Lincoln Rd. and 16th St. between Drexel and Washington are limited to 50 feet for the first 50 feet of lot depth; and except the height for lots fronting on Drexel Avenue are limited to 50 feet for the first 25 feet of lot depth.

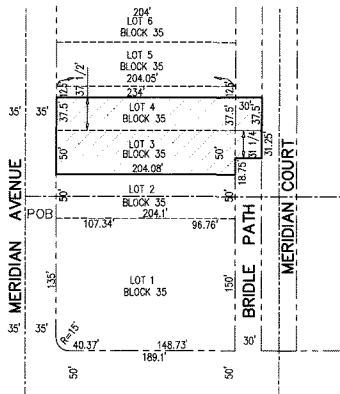
The zoning requirements stated herein are based on the sources as noted. It should also be noted that the setback requirements at the time of construction of the existing structure may have varied from the current requirements. Apparent setback encroachment may not indicate non-compliance with the herein stated requirements; contact the City of Miami Beach Planning Department for an Official Zoning Determination. The determination of "Zoning Compliance" lies outside the scope of this survey.

The gross floor area at ground level is 19,972 square feet more or less (excludes porches and corridors) and is not the gross building area.

The height of the parapet wall of subject building is 18.0 feet above the adjacent grade. The highest point on the South face ornamental wall is 24.3 feet above the adjacent grade.

There is no on site parking within the Subject Property

Only the surface indications of the underground utilities have been located in the field. The location of underground utility lines on or adjacent to the property was not secured. There were no utility plans provided by the utility companies or by the client nor were there any utility markings noted in the field. The Surveyor has performed no subsurface investigation or determined the location of underground features. It should be noted that there may be other underground utilities in addition to those evidenced by visible appurtenances shown on this sketch. The owner or his agent should verify all utility locations with the appropriate utility provider before using.



## LOCATION MAP

Scale 1"=100'

A Portion of N.W. 1/4 of Section 34, Township 53 S, Range 42 E, Miami-Dade County, Florida

The names of the adjoining owners and the associated tax folio number are based on the web based the Miami-Dade County Property Appraiser's Property Search Summary Report.

There is no visible evidence of any kind of any earth moving or building construction within recent months.

There is no observable evidence of recent street or sidewalk construction or repairs.

There is no observable evidence that any portion of site lies within a wetland area, nor was there any evidence provided to the surveyor that the site was delineated as a wetland area by the appropriate authorities.

The property described herein is the same as the property described as Parcel C in Exhibit "A" to Schedule A, of the First American Title Insurance Company, Commitment, File Number 1062-3195802 (PARCEL C), with an effective date of July 15, 2014, and all the easements, covenants and restrictions evidenced by Recorded Documents and/or other title exceptions provided to the Surveyor as noted in Schedule B of the said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property below:

Item 9) There is no roadway dedication statement or easements shown on the face of the AMENDED PLAT OF GOLF COURSE SUBDIVISION, recorded in Plat Book 6, at Page 26, the Building Line as shown is plotted hereon. Noting however, as evidenced by a note placed on the plat by the Clerk, the Board of County Commissioners of Dade County, Florida under Resolution No. 4406, recorded in Official Records Book 1884 at Page 601, accepted dedications or offers to dedicate roadways shown on plats. The roadways shown on the said AMENDED PLAT OF GOLF COURSE SUBDIVISION are an indication of the intent to dedicate roadways. The "Building Line(s)" as shown on said plat is plotted hereon. The said plat of the AMENDED PLAT OF GOLF COURSE SUBDIVISION does not discede any other plottable matters affecting the subject property.

Item 10) The Subject Property as described hereon lies wholly within the lands described in Easement granted to Florida Power and Light Company, recorded in Deed Book 4135, at Page 93. The easement is blanket in nature and can not be plotted.

NOTE: All recording references noted herein, refer to the Public Records of Miami-Dade County, Florida, unless otherwise noted.

Although no formal dedications for the roadways located adjacent to the Subject Property was determined, the roadways shown on the aforementioned plat and as constructed are an indication of the intent to dedicate roadways, as noted above. Pursuant to Chapter 95.361(2), of the Florida Statutes, a roadway constructed by a nongovernmental entity or were it cannot be determined who constructed the road, and when such road has been regularly maintained or repaired for the immediate past 7 years by a county, a municipality, or the Department of Transportation, whether jointly or severally, such road shall be deemed to be dedicated to the public to the extent of the width that actually has been maintained or repaired for the prescribed period, whether or not the road has been formally established as a public highway.

Access to/from the property is from Meridian Avenue, N Lincoln Lane and Meridian Court. Meridian Court lies East of and adjacent to the East limit of the said AMENDED PLAT OF GOLF COURSE SUBDIVISION (the same being the East line of the 30 feet "Bridle Path" as shown on the said plat). Pursuant to the aforementioned Chapter 95.361(2) noted above, N Lincoln Lane (City of Miami Beach fee parcel), Meridian Avenue (shown on the said AMENDED PLAT OF GOLF COURSE SUBDIVISION) and Meridian Court, all which are maintained by the City of Miami Beach, are public rights of way, for vehicular and pedestrian use.

This Survey, as revised on February 25, 2016, represents the location of both completed and un-completed improvements. Property corners were not recovered at time of the Spat Survey and do not represent a BOUNDARY SURVEY as defined under the Standards of Practice, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 5J-17, Florida Administrative Code. The building noted hereon as "under construction" is based on the First Floor Plan, Sheet A 3.01 (through revision 7) and the Layout Plan, Sheet C.2 (through revision 8), for 723 LINCOLN LANE NORTH, prepared by Wolfgang Alvarez as located from limited field locations.

## SURVEYOR'S CERTIFICATION:

To PPF 723 Lincoln Lane, LLC; PPF LRII Portfolio, LLC; PPF RTL Lincoln Road, LLC; Lincoln Lane MM, LLC; Lincoln Road III, LLC; Terranova Corporation; Terranova Capital Corporation; First American Title Insurance Company; Bilzin Sumberg Baena Price & Axelrod, LLP; Wachovia Bank, N.A.; Bank of America, N.A., a national banking association and successor by merger to LaSalle Bank National Association; as Trustee for the Registered Holders of LB-UBS Commercial Mortgage Trust 2004-C6, Commercial Mortgage Pass-Through Certificates, Series 2004-C6, LNR Property, LLC; Wells Fargo Bank, N.A.; Zena M. Dickstein, P.A. and LR Meridian, LLC;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 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, 7(a), 7(b)(1), 13 and 14 of Table A thereof. The fieldwork was completed on January 19, 2017 and updated on June 29, 2018. The undersigned further certifies that this map or plat and the survey on which it is based meets the Standards of Practice, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 5J-17, Florida Administrative Code, under Sections 5J-17.051 and 5J-17.052 and is a "BOUNDARY SURVEY" as defined in Section 5J-17.050(2).

E.R. BROWNELL & ASSOCIATES, INC.

Thomas Brownell, Executive Vice President  
Professional Land Surveyor # 289  
Email address: tbrownell@erbrownell.com

The survey map and notes and/or report of the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper. Any additions or deletions to the survey map and notes and/or report by other than the signing party or parties is prohibited without written consent of the signing party or parties.

E.R. Brownell & Associates, Inc.

CONSULTING ENGINEERS

LAND PLANNERS

SURVEYORS & MAPPERS

PPF 723 LINCOLN LANE, LLC

723 LINCOLN LANE



Miami, Florida, 33155  
305-860-3866 (FAX)  
3053

WWW.ERBROWNELL.COM  
F.B. FILE  
Date: 12/21/10

4957 SW 74TH CT  
305-860-3866  
Drawn by: A.A.P.  
Ref.:  
Scale: 1"=220'

MIAMI, FL

Chk. by: TB

Scale: 1"=220'

Certification No. LB761

Prepared for:

No.	Date	Job	Description	Update Survey
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2	02/17/14	TB	Update Survey	5716
3	02/17/14	TB	Update Survey	5716
4	02/17/14	TB	Update Survey	5716
5	02/17/14	TB	Update Survey	5716
6	02/17/14	TB	Update Survey	5716
7	02/17/14	TB	Update Survey	5716
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Sheet: 1 OF 1

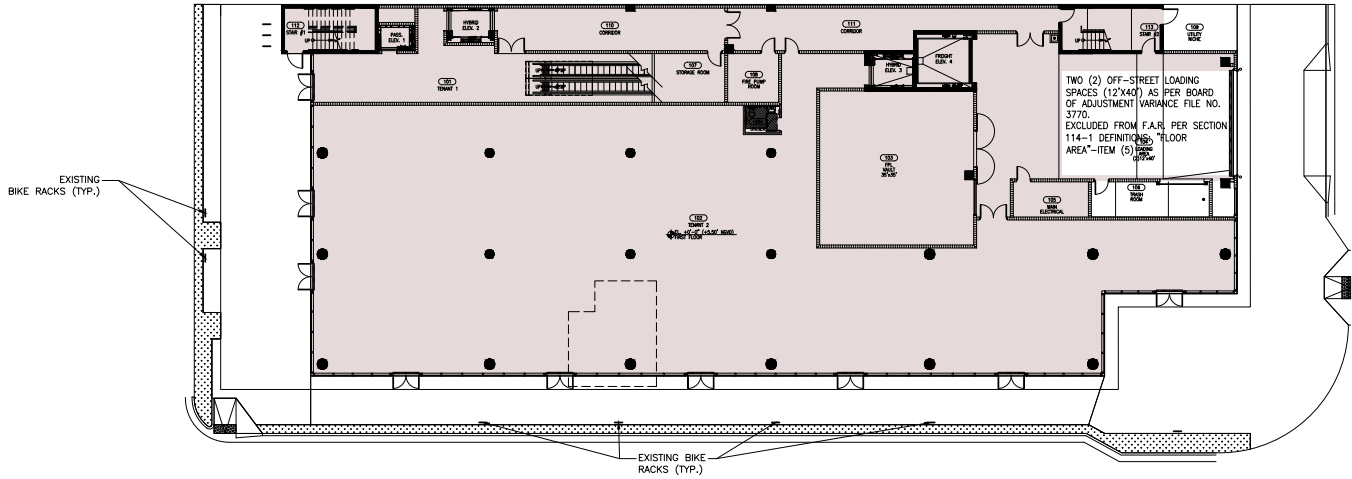
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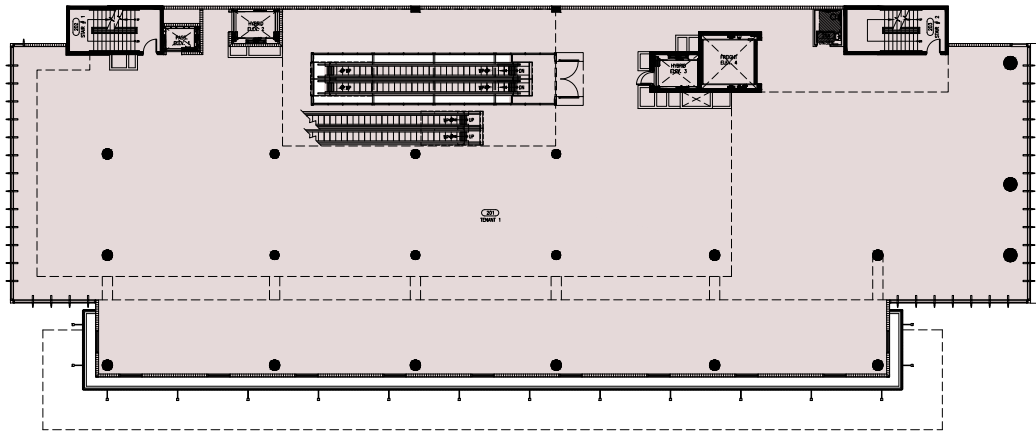
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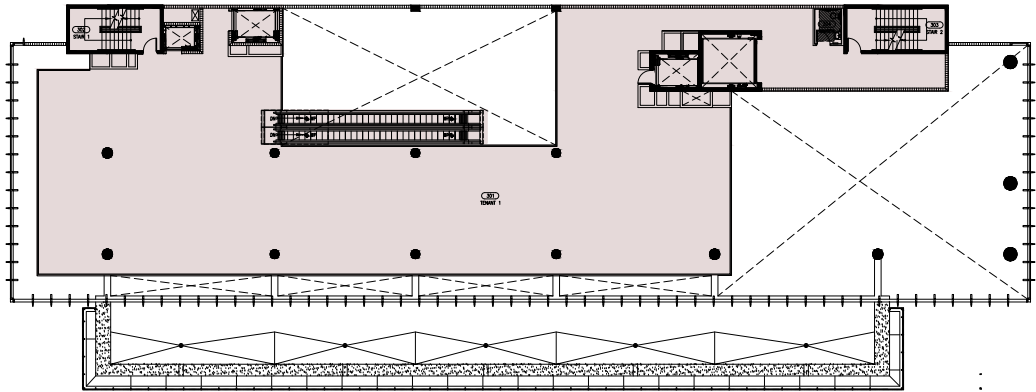
75 VALENCIA AVE., SUITE 1050  
CORAL GABLES, FLORIDA 33134  
V 305.666.5474  
F 305.666.4994  
WOLFBERGALVAREZ.COM  
AA 002416 EB 002354



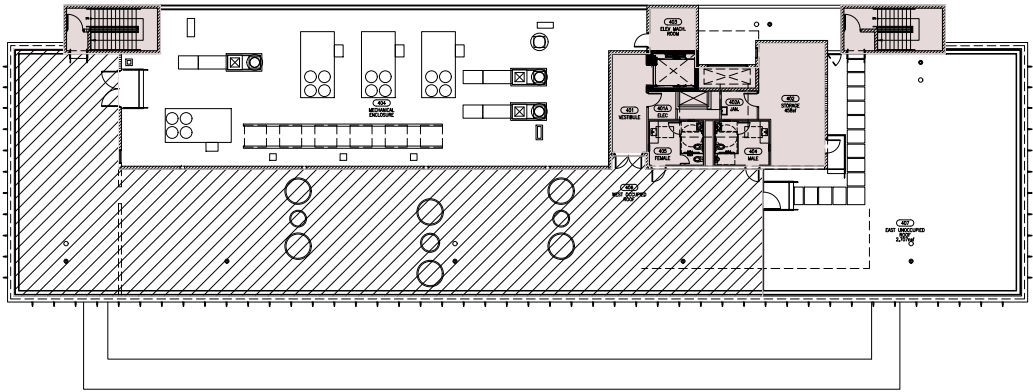
FAR = 15,825 G.S.F. 1 FIRST FLOOR PLAN  
SCALE: 1/16"=1'-0"



FAR = 18,223 G.S.F. 2 SECOND FLOOR PLAN  
SCALE: 1/16"=1'-0"



FAR = 8,916 G.S.F. 3 THIRD FLOOR PLAN  
SCALE: 1/16"=1'-0"



FAR = 1,704 G.S.F.  
PROPOSED ROOFTOP BAR = 5,568 G.S.F.

4 ROOF PLAN  
SCALE: 1/16"=1'-0"

ZONING DATA	Allowed/ Required	Existing/ Provided
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Site Address:  
\* 723 Lincoln Lane North, Miami Beach, FL 33139

Legal Description:  
\* Parcel C: The South 37 1/2 feet of Lot 4 and all of Lot 3, in Block 35, of AMENDED PLAT OF GOLF COURSE SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6, at Page 26, of the Public Records of Miami-Dade County, Florida;  
And  
A strip of land thirty (30) feet wide and marked "BRIDLE PATH", adjacent to and lying East of North thirty-one and one-quarter (31-1/4) feet of Lot 3 and the South thirty-seven and one-half (37-1/2) feet of Lot 4, Block 35, of AMENDED PLAT OF GOLF COURSE SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6, at Page 26, of the Public Records of Miami-Dade County, Florida.

Site Zoning:  
\* CD-3 Commercial, High Intensity Zoning District

Lot Area:  
\* Minimum Lot area as per Sec. 142-337 7,000 SF 19,912 SF

Development Proposed:  
\* As allowed under Sec. 142-332, a 3 story Commerical Use building.  
\* Total Building Area: 44,504 GSF

Floors	Building Areas
1st Level:	15,825 GSF
2nd Level:	18,223 GSF
3rd Level:	8,916 GSF
Roof Level:	1,540 GSF
Total Bldg. Area:	44,504 GSF

Floor Area Ratio:  
\* Maximum FAR as per Sec 142-337, (a)(1) 2.25 FAR 2.24 FAR  
\* FAR Area (SF): 44,802 SF 44,504 SF

Lot Width:  
\* Minimum Lot width as per Sec. 142-337 0 FT 234 FT

Building Height:  
\* Maximum Height as per Sec. 142-337 75 FT 73'-11"

Number of Stories:  
\* Maximum Number of Stories as per Sec. 142-337 7 stories 3 stories

Setbacks:  
\* Minimum Setbacks as per Sec. 142-307(d)  
Front (South): 0 FT 0 FT  
\* Facing Lincoln Lane North  
Side (West): 0 FT 0 FT  
\* Facing Meridian Avenue  
Side (East): 0 FT 0 FT  
\* Facing Meridina Court  
Rear (North): 0 FT 0 FT  
\* Interior of Lot

Parking:  
\* Parking District Designation as per Sec. 130-31 (a) (2) District No. 2 0.0 spaces 0 spaces

723 ROOFTOP  
723 LINCOLN LANE NORTH  
MIAMI BEACH, FL 33139

SEAL

MARCE R. MORLEY, A.I.A. FL. ARCHITECT FL. ARCH. REG. NO. 9594	
WA PROJECT NO.: 21500.00	
ISSUE DATE 05/01/2019	
NO.	REVISION DATE
1	05/28/19

DRAWING TITLE

ZONING DATA

SHEET NUMBER

A1.00



# Exterior Conditions Lincoln Eatery



View west from SW corner of  
Euclid Ct and N Lincoln Lane



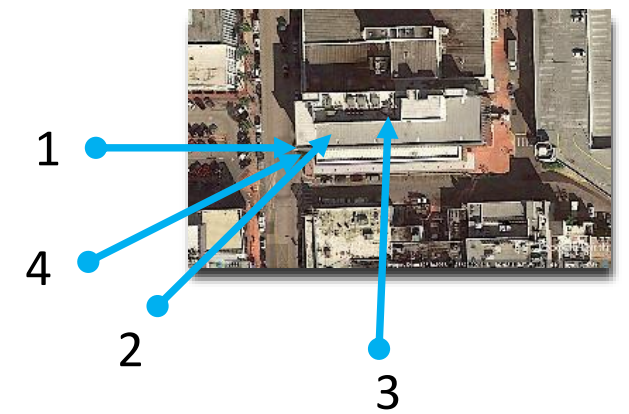
View east from SE corner of  
Meridian and N Lincoln Lane



View NE from SW corner Meridian and N Lincoln Lane



## Exterior Conditions Lincoln Eatery



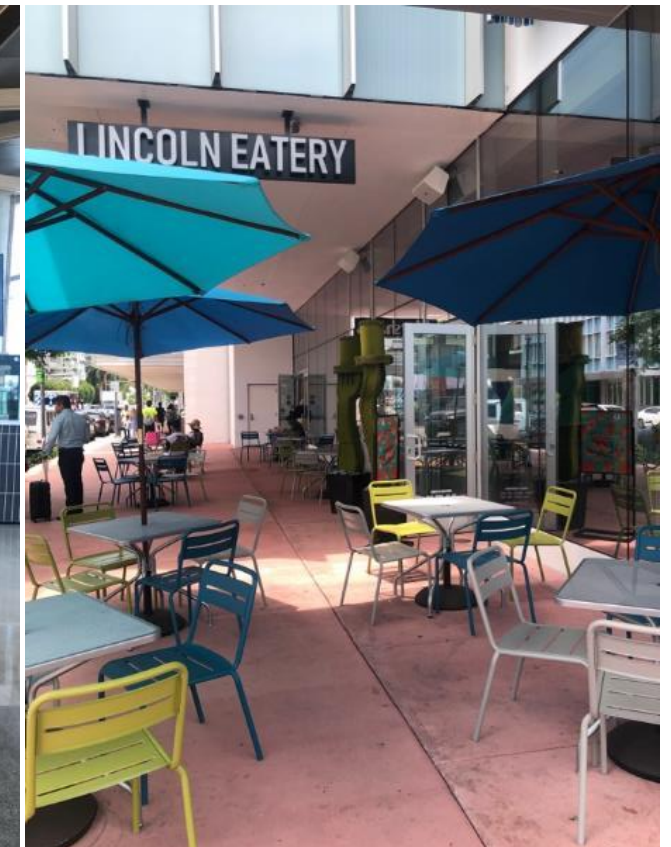
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2



3



4

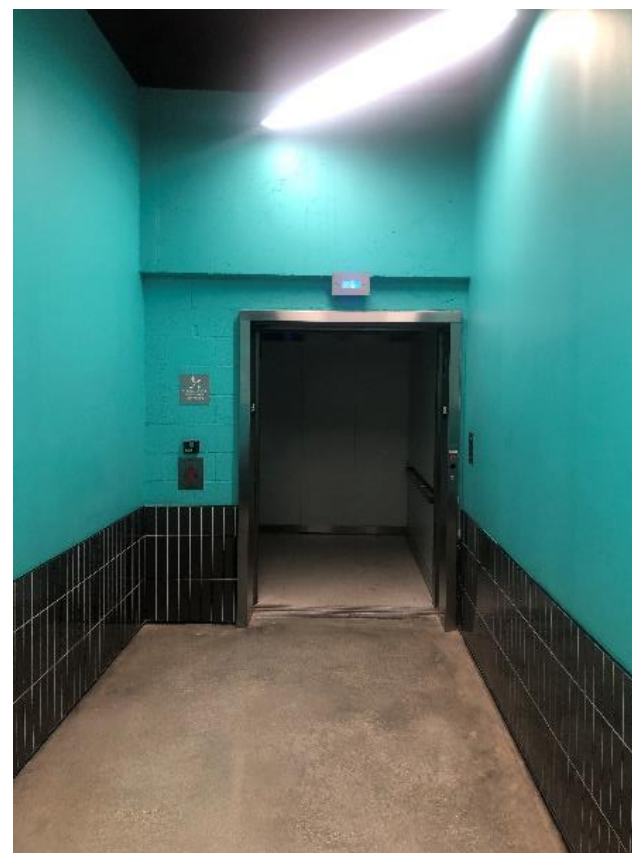




Most proximate entrance to rooftop elevator 1

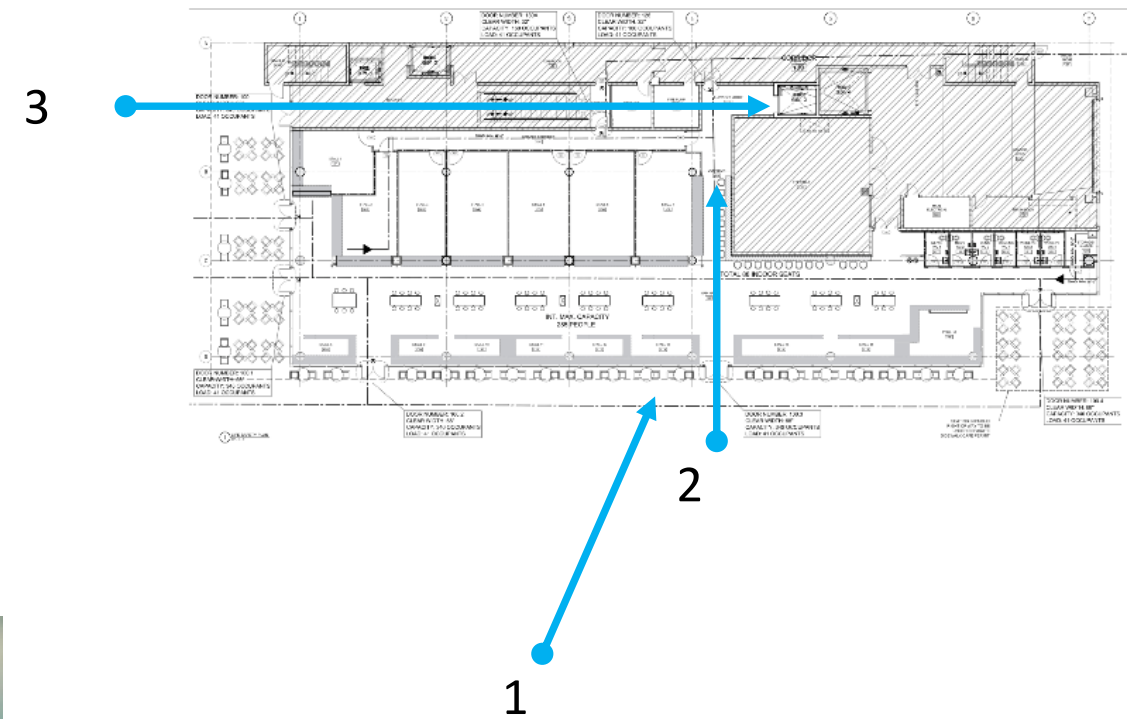


Access to elevator to roof 2



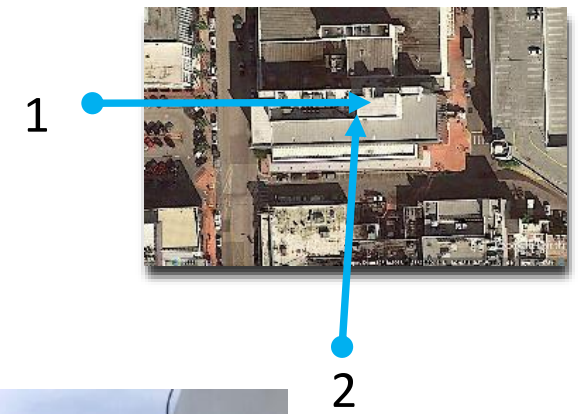
Access to elevator to roof 3

## Existing Conditions Lincoln Eatery





## Existing Conditions Rooftop



Existing Condition: Rooftop elevator vestibule, view to south 1

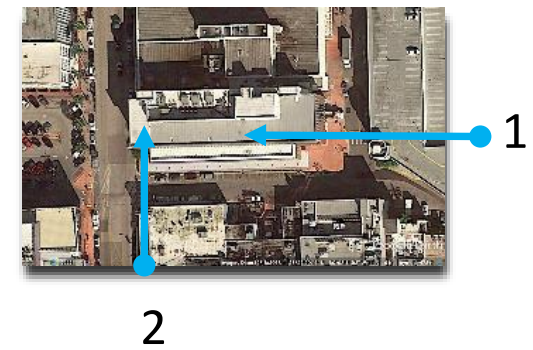


Existing Condition: View to West from doorway,  
toward rooftop area proposed for occupancy

2  
All photos taken June 26, 2019



## Existing Conditions Rooftop



Existing Condition: View to West from SE  
Side of roof

1



Existing Condition: View to North from SW side of  
roof

2



Existing Conditions  
Rooftop



Existing Condition: View to East from SW corner

1



Existing Condition: View to NE from S side of roof

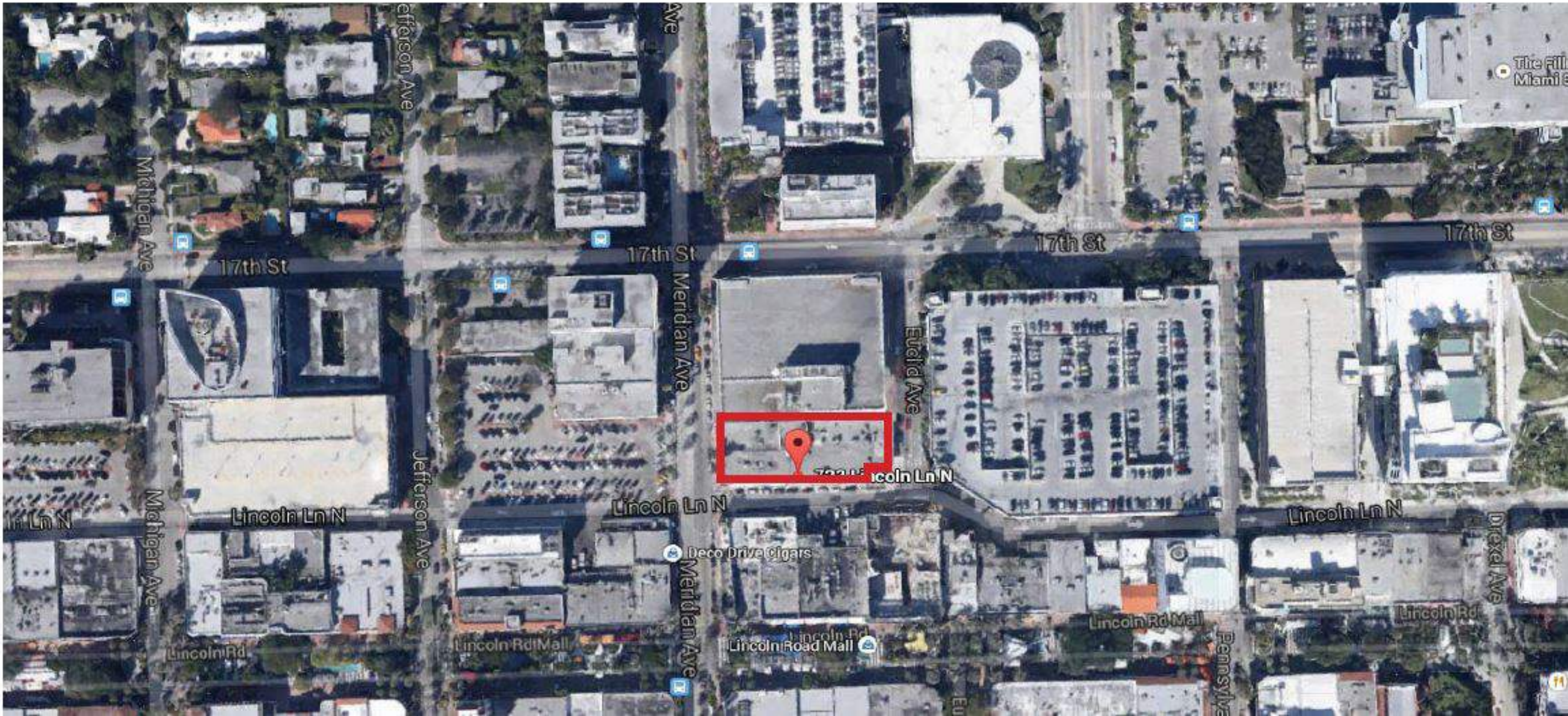
2



Existing Condition: View to North from SE side of roof

3





**ARQUITECTONICA**

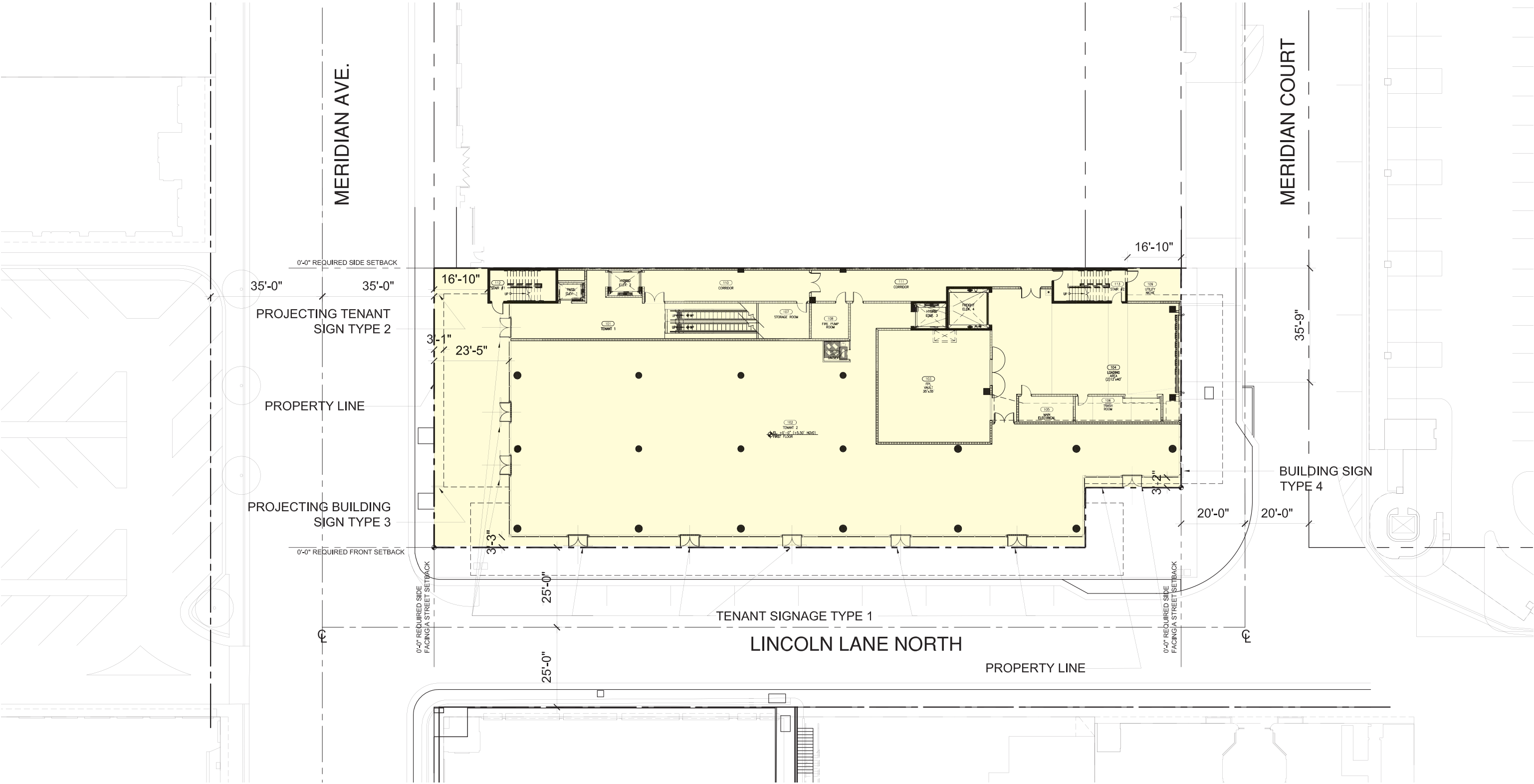
2900 Oak Avenue, Miami, FL 33133  
 T 305.372.1812 F 305.372.1175  
 www.arquitectonica.com  
 AAC000465

LINCOLN EATERY  
 723 LINCOLN LANE N

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# G-1.07 SITE PLAN





**723 ROOFTOP**  
723 LINCOLN LANE NORTH  
MIAMI BEACH, FL 33139

SEAL

\\JTEIDOR\CD\Architecture\A3.03-723-723-ROOF.dwg Jun 10, 2019 - 10:21am

MARCEL R. MORLOTE, A.I.A.  
FL. ARCHITECT  
FL. ARCH. REG. NO. 9564

WA PROJECT NO.: 21500.00

ISSUE DATE

05/01/2019

Q.	REVISION DATE
----	---------------

U.	REVISION DATE
Δ <sub>1</sub>	05/28/19

00/20/10	



A blank coordinate plane with a horizontal x-axis and a vertical y-axis intersecting at the origin. The axes are represented by thin black lines.


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**DRAWING TITLE**

EXISTING ROOF PLAN

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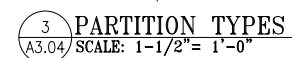
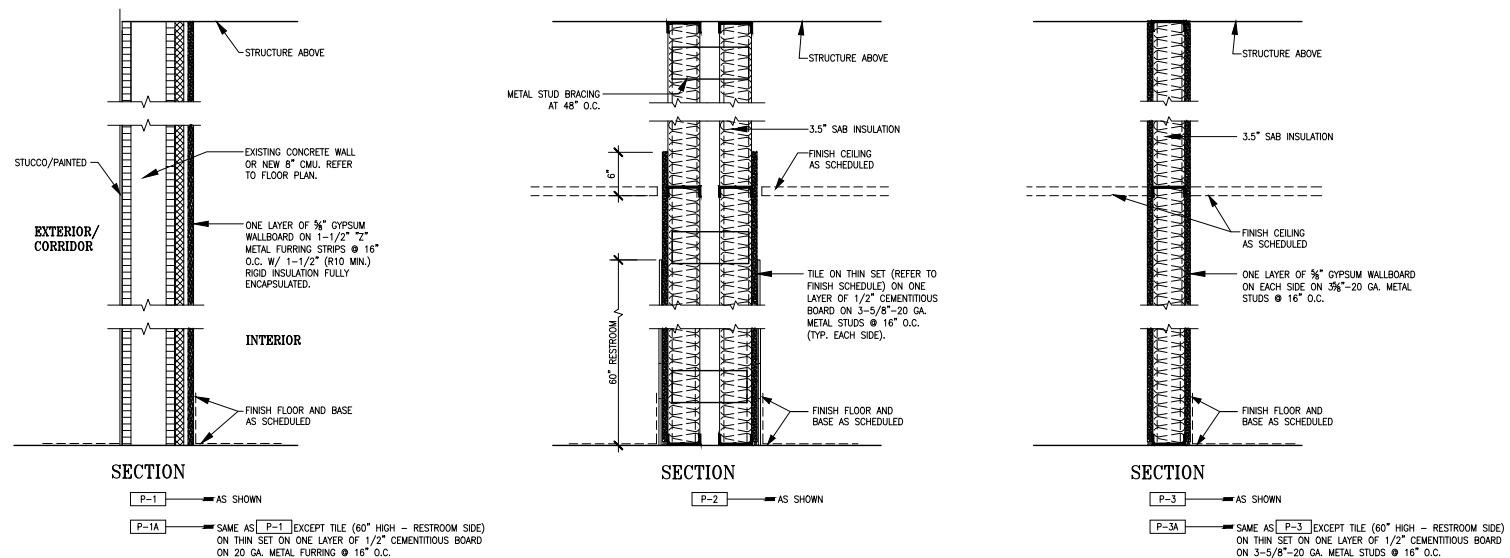
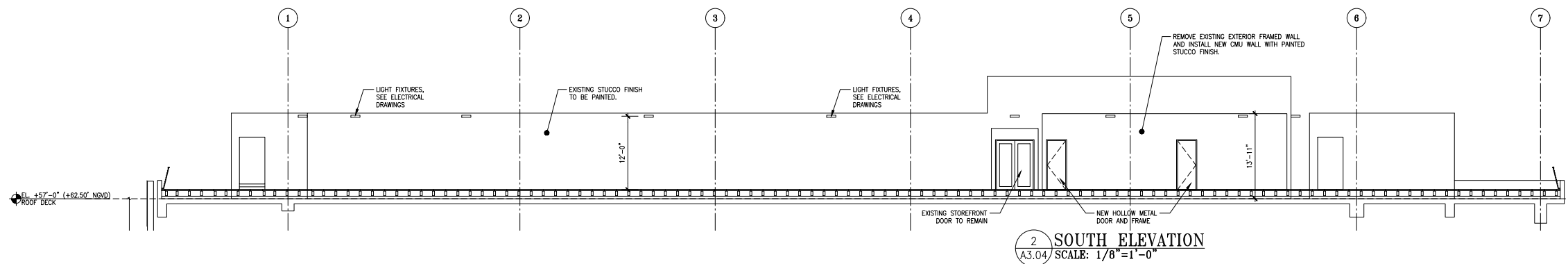
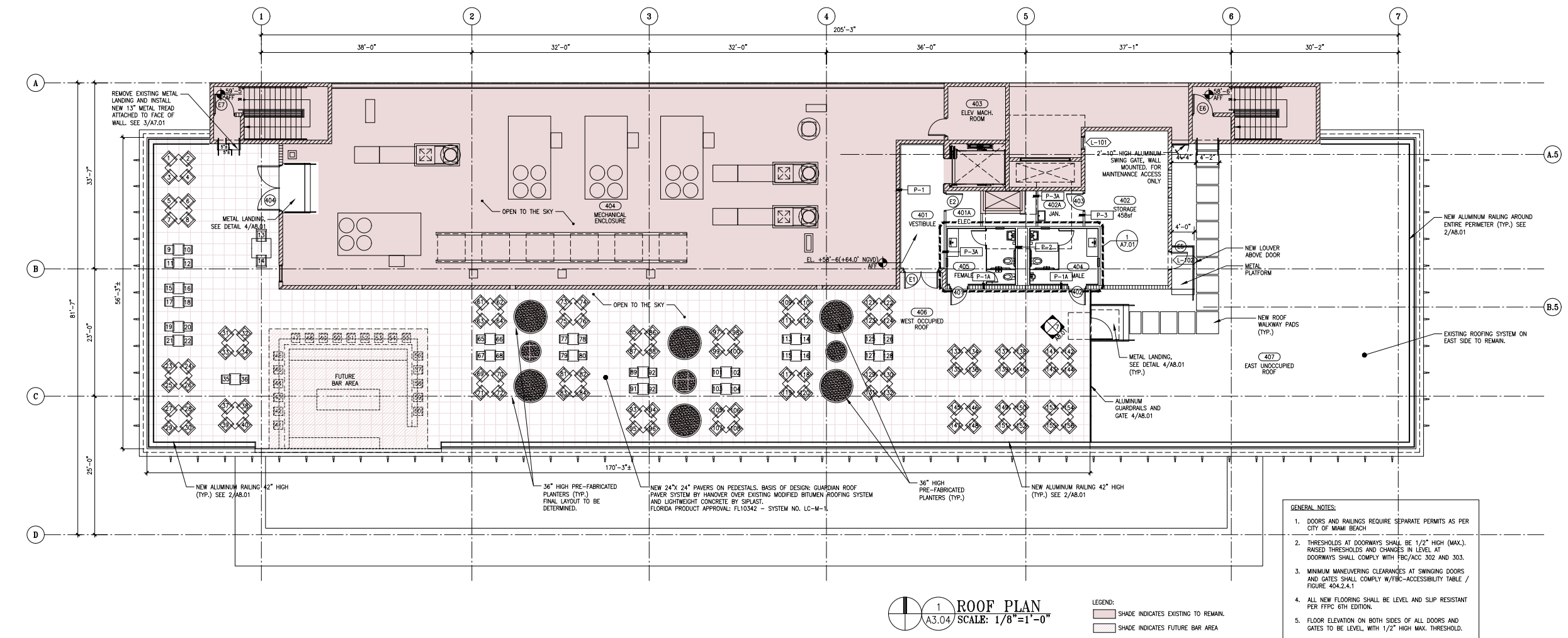
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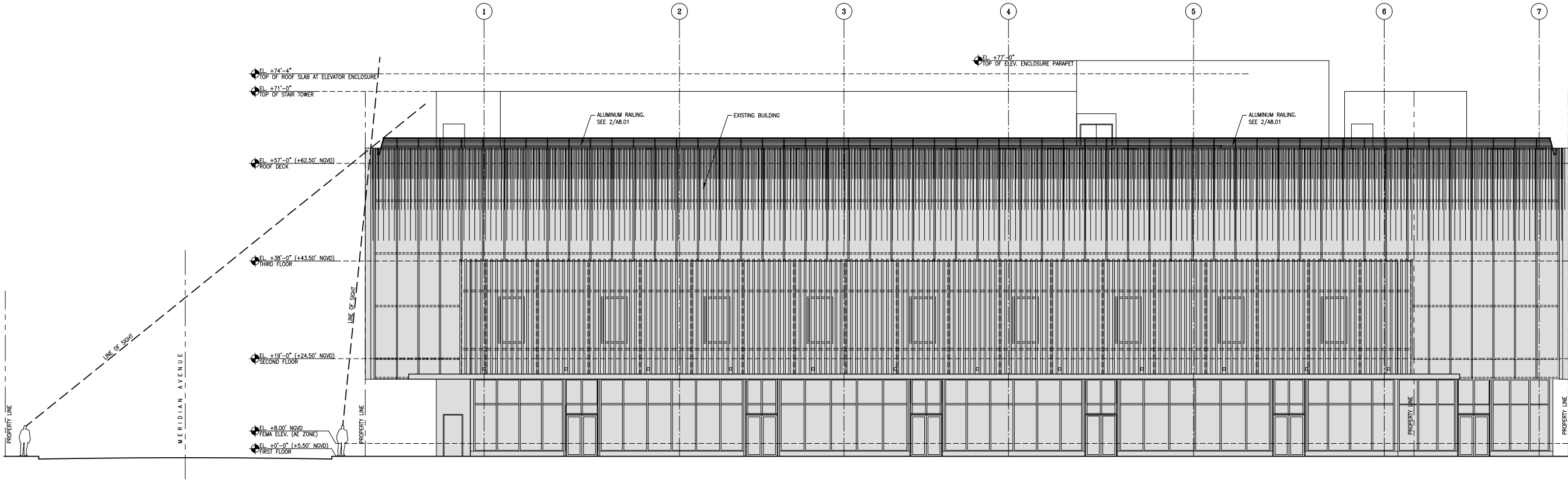




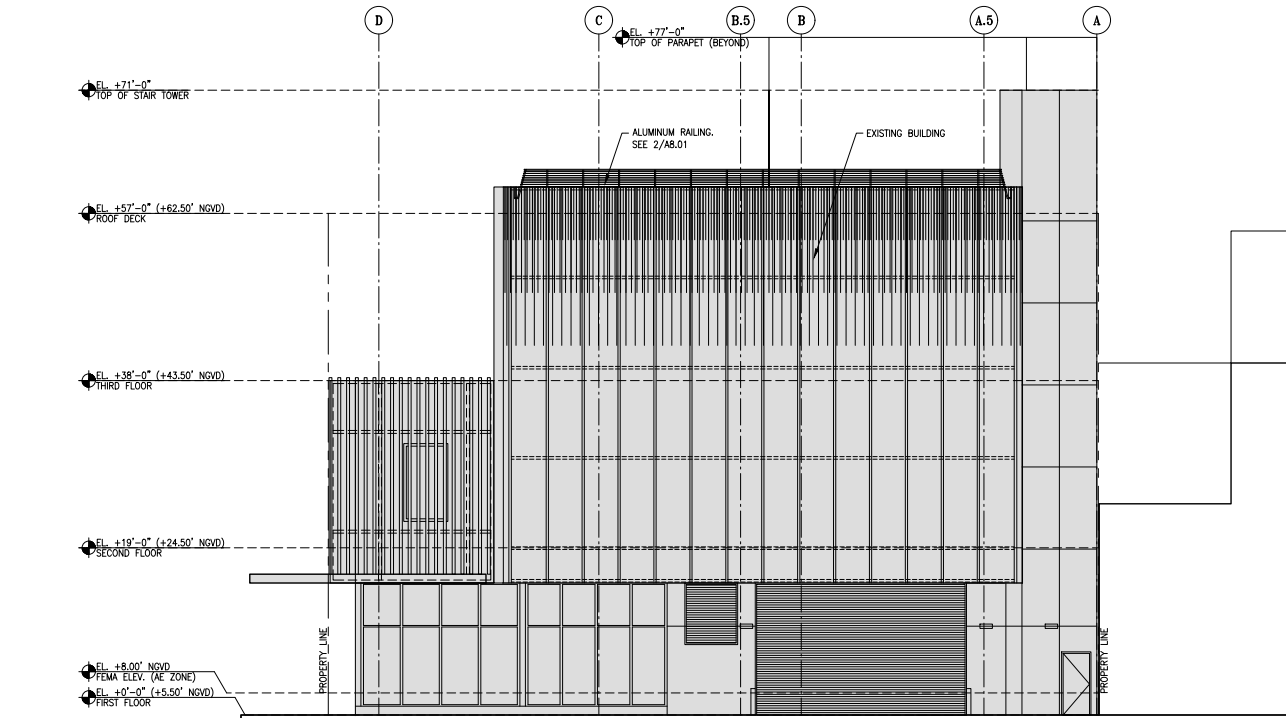


75 VALENCIA AVE., SUITE 1050  
CORAL GABLES, FLORIDA 33134  
V 305.666.5474  
F 305.666.4994  
WOLFBERGALVAREZ.COM  
AA 002416 EB 002354

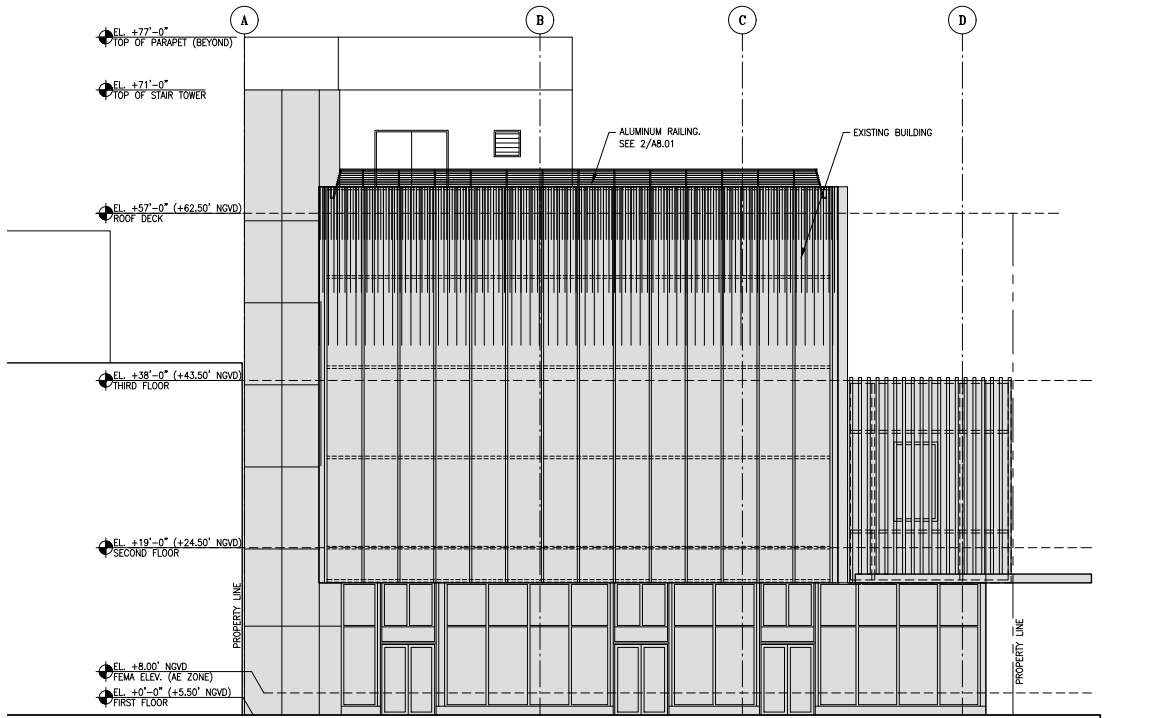
723 ROOFTOP  
723 LINCOLN LANE NORTH  
MIAMI BEACH, FL 33139



1 SOUTH ELEVATION (LINCOLN LANE)  
A4.01 SCALE: 1/8"=1'-0"



2 EAST ELEVATION (MERIDIAN COURT)  
A4.01 SCALE: 1/8"=1'-0"



3 WEST ELEVATION (MERIDIAN AVENUE)  
A4.01 SCALE: 1/8"=1'-0"

SEAL

723 Rooftop Improvements 2019 Drawings (2019) Drawings\A4.01-723-Rooftop.dwg May 03, 2019 9:13am DWG/QUEZ

MARCUS R. MORLEY, AIA  
FL. ARCHITECT  
FL. ARCH. REG. NO. 9584

WA PROJECT NO.: 21500.00

ISSUE DATE

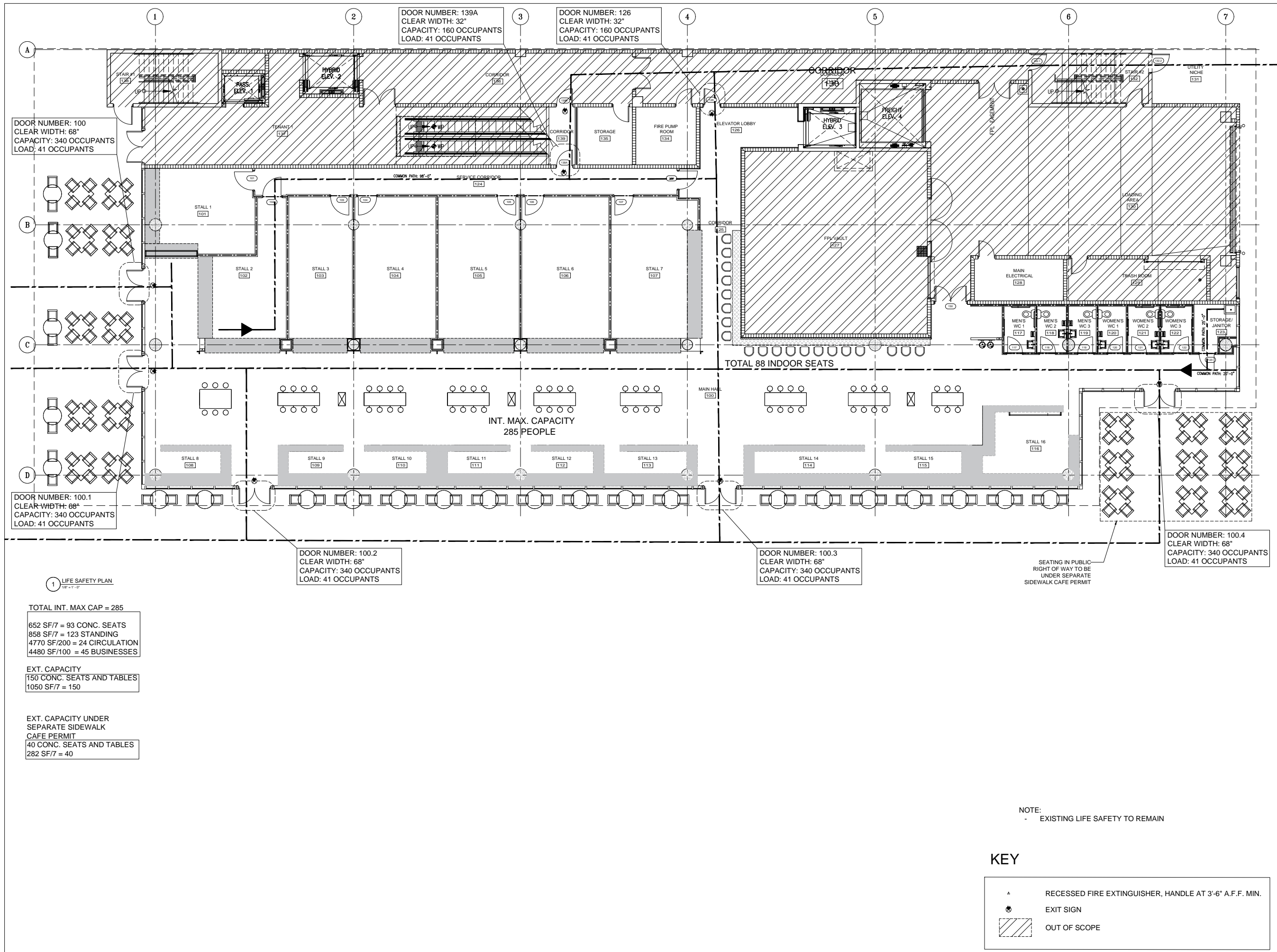
05/01/2019

NO. REVISION DATE

DRAWING TITLE  
ELEVATIONS

SHEET NUMBER

A4.01



# LINCOLN EATERY



723 LINCOLN LANE N  
MIAMI BEACH, FL 33139

OWNER:  
**PPF 723 LINCOLN LANE, LLC**  
C/O TERRANOVA CORP.  
801 ARTHUR GODFREY RD  
MIAMI BEACH, FL 33140

ARCHITECT OF RECORD:  
**ARQUITECTONICA**  
2900 Oak Avenue  
Miami, Florida 33133  
305.372.1812 tel / 305.372.1175 fax  
arquitectonica.com

STRUCTURAL ENGINEER:  
**BNI ENGINEERS**  
800 Douglas Road, Suite 300  
Coral Gables, Florida 33134  
www.bniengineers.com

MEP ENGINEER:  
**EXP US Services Inc.**  
396 Alhambra Circle, Suite 202  
Coral Gables, FL 33134  
www.exp.com

INTERIOR DESIGNER:  
Title Block\matl\Signature\_interiors\_color.png  
2900 Oak Avenue  
Miami, Florida 33133  
305.372.1812 tel / 305.372.1175 fax  
arquitectonica.com

CIVIL ENGINEER:  
**COMPANY:**  
ADDRESS:  
WEBSITE:

SEAL / SIGNATURE / DATE

SHERRI GUTIERREZ AR92855  
Office Registration #AA C000465

## PERMIT SET

09/29/2017

Rev	Issue Date / For
1	10/19/2017
2	12/07/2017
3	01/17/2018
6	04/06/2018

ARQ. Project #: Approved by:  
Drawn by:

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## LIFE SAFETY PLAN

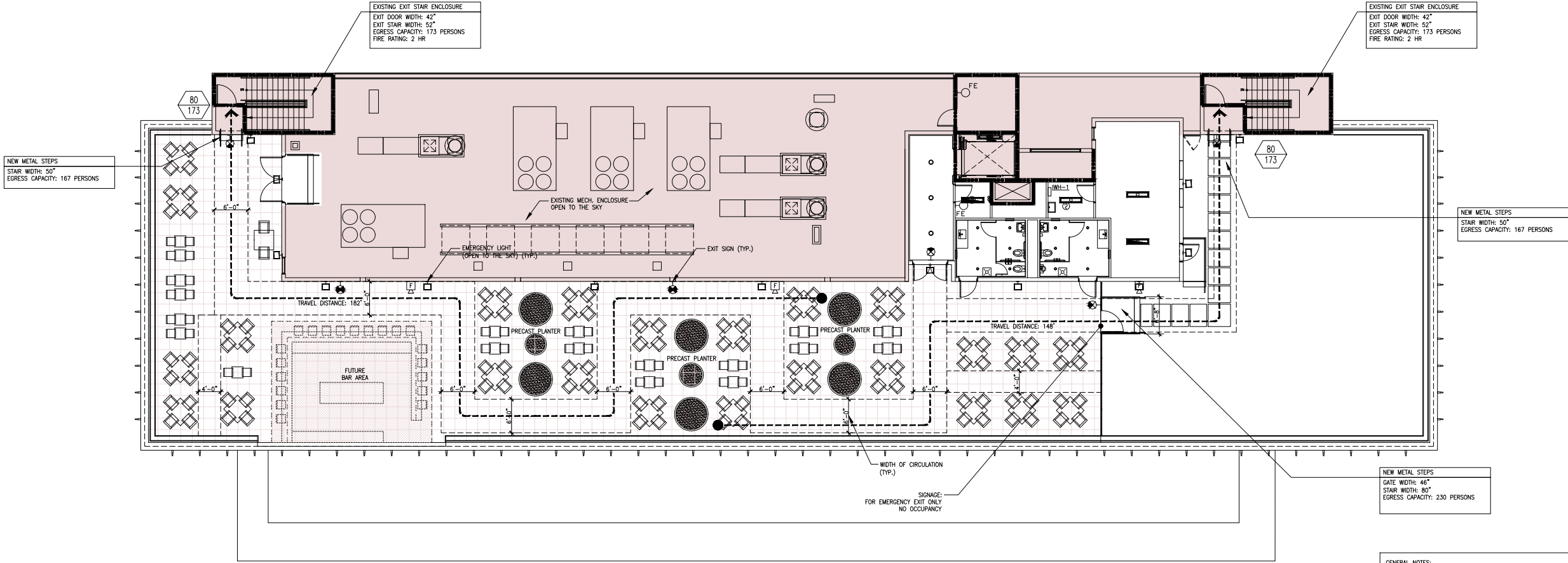
SCALE : AS NOTED

SHEET NO.

# A-109

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- GENERAL NOTES:**
1. NO MUSIC SYSTEM TO BE INSTALLED UNDER THIS PERMIT
  2. ALL DOORS & GATES SERVING 100 PERSONS OR MORE SHALL HAVE PANIC HARDWARE

**Jurisdiction:**  
City of Miami Beach

**Applicable Codes and Standards:**  
Florida Building Code 2017 – Sixth Edition  
Florida Fire Prevention Code 2017 – Sixth Edition (FFPC)  
National Fire Protection Association (NFPA) 101 – Life Safety Code 2015 (LSC)

**Project Summary:**  
The project consists of a new rooftop assembly area to be used as a bar. The scope of work includes the installation of new roof pavers over the existing roofing system, a new perimeter guardrail, prefabricated planters, new restrooms, storage, and support spaces, etc. The existing building is fully sprinklered.

No cooking or food preparation will be performed.

**Occupancy Classification:**  
Assembly Group A-2 "Bars" – FBC 2017 – Section 303.3

**Existing Type of Construction:**  
Minimum Required: Type IIA – FBC 2017 – Table 601.  
Type II (111) – FFPC 2017 – Table 12.1.6  
Maximum Allowable Stories, Area, and Height per FBC 2017 – Chapter 5:  
A-2 = 4 stories Table 504.4  
A-2 = 46,500sf Table 506.2  
A-2 = 85' high Table 504.3

**Means of Egress:**  
Occupant load factors used – FBC 2017 – Table 1004.1.2 and F.F.P.C. Fifth Edition – Table 7.3.1.2

Use	Load Factor	Area Description
Assembly (Unconcentrated)	15 net	Bar Seating Area
Accessory	300 gross	Storage and Mechanical Rooms

Maximum allowable travel distances based on occupancy are as follows:

	Max. Travel Distance (ft.): FFPC 5th Edition-12.2.6.2(1) (assembly); FBC 2017-Table 1017.2 and Section 1029.7	Common Path of Travel (ft.): FFPC 5th Edition-12.2.5.1.2 (assembly) FBC 2017-1029.8 (assembly)	Dead-End Corridor (ft.): FFPC 5th Edition-12.2.5.1.3 (assembly) FBC 2017-Section 1020.4
Assembly	250 (Sprinklered)	20 (Sprinklered)	20 (Sprinklered)

Egress Width (FFPC Sixth Edition – Table 7.3.3.1):  
0.2" for level components and ramps  
0.3" for stairs  
Minimum Stair Width (FFPC Sixth Edition – Table 7.2.2.2.1.2): 44" Minimum  
Egress Headroom (FFPC Sixth Edition – Section 7.1.5.1): 7'-6" Minimum  
6'-8" Projections

TABLE 803.11  
INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

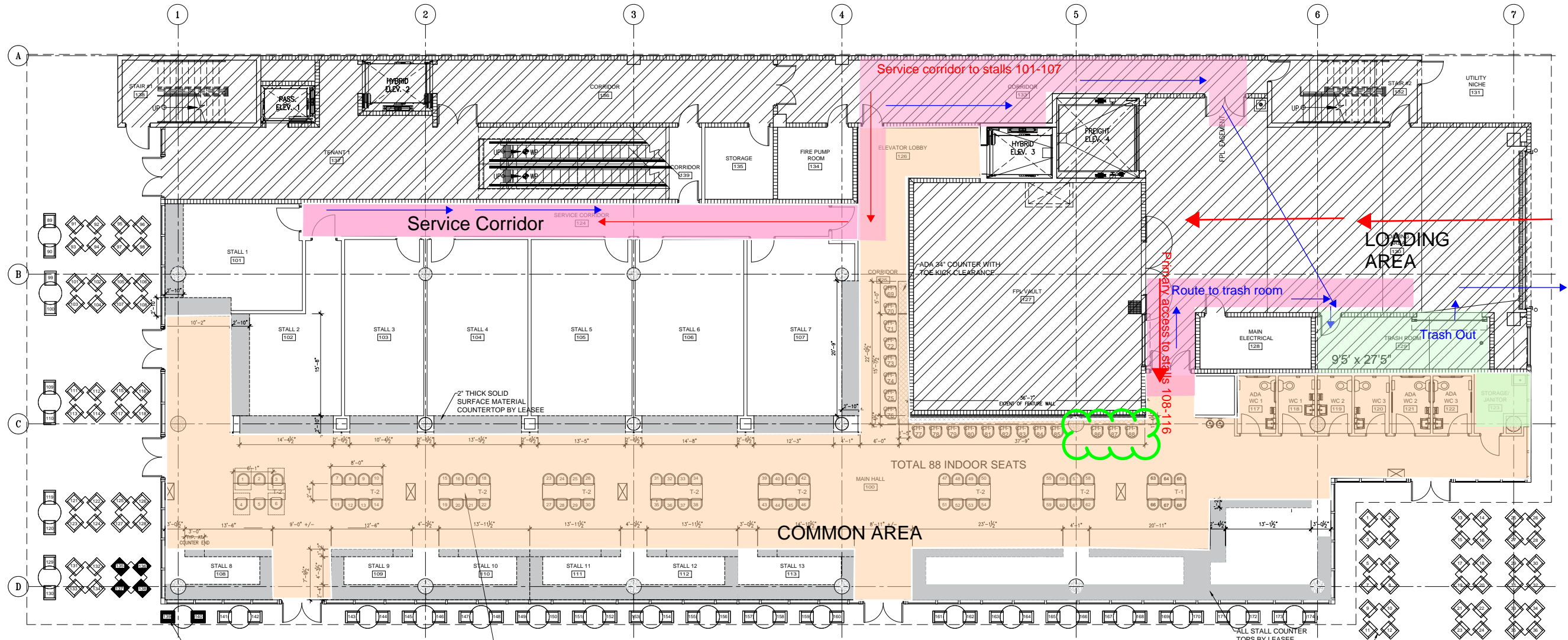
GROUP	SPRINKLERED		
	Interior exit stairways, interior exit ramps and exit passageways	Corridors and enclosure for exit access stairways and exit access ramps	Rooms and enclosed spaces
A-2	B	B	C

**1 ROOF LIFE SAFETY PLAN**  
LS3.04 SCALE: 1/8"=1'-0"

OCCUPANCY CALCULATIONS – SECOND FLOOR		
AREA	USE	TOTAL
WEST OCCUPIED ROOF	ASSEMBLY (BAR)	156 SEATS
		2,783 SF / 15 = 186 PERSONS (AREA EXCLUDES CIRCULATION and PLANTER AREAS)

**LIFE SAFETY LEGEND & NOTES:**

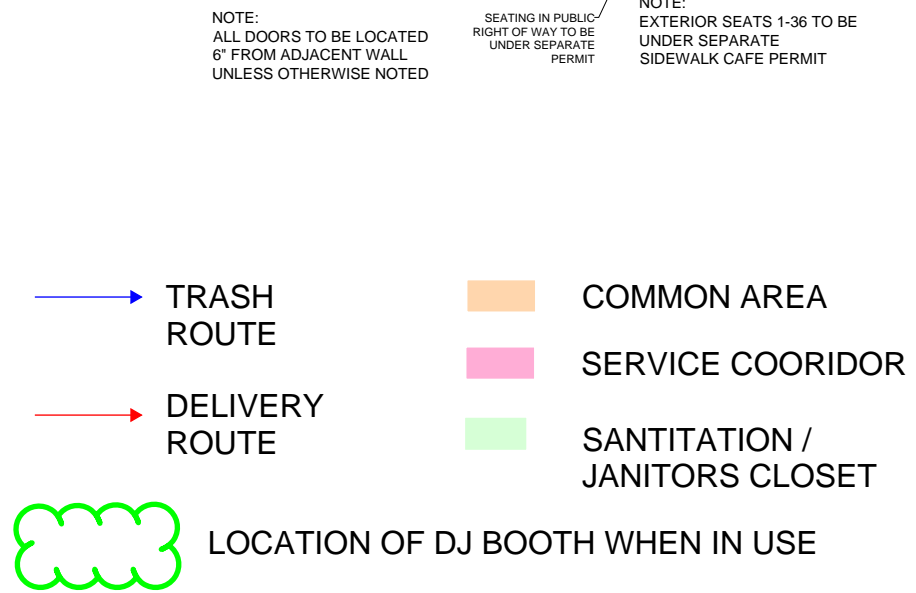
- 1 HOUR FIRE RATED WALL
- 2 HOUR FIRE RATED WALL
- 3 HOUR FIRE RATED WALL
- 250' TRAVEL DISTANCE
- 20'/100' COMMON PATH
- FE FIRE EXTINGUISHER ON MOUNTING BRACKET (UL-4A/40 BC)
- FEC FIRE EXTINGUISHER CABINET (UL-4A/40 BC)
- 105/340 ACTUAL OCCUPANTS EXITING
- MAX. OCCUPANTS ALLOWED THRU GOVERNING COMPONENT
- EMERGENCY LIGHT
- P PULL STATION
- FH FIRE ALARM HORN/STROBE
- SL STROBE LIGHT
- SD SMOKE DETECTOR
- ES EXIT SIGN
- EXISTING BUILDING TO REMAIN
- FUTURE BAR AREA



1 FURNITURE AND COUNTER PLAN - FIRST FLOOR  
1/8" = 1'

Key	Type	Manufacturer	Description	Model	Count	Location	Comments	Symbol
CH-1	Stool	Tolix	Marais style low back restaurant stool	MC246B	20	Counter		
CH-2	Chair		Non-Fixed dining chairs	Existing	66	Main Hall		
CH-3	Chair	iSi mar	Mallorca armchair	iSi 9136	132	Exterior		
T-1	Table		Non-Fixed 2'x2' tables	Existing	3	Main Hall		
T-2	Table		Non-Fixed 2'x4' tables	Existing	16	Main Hall		
T-3	Not Used							
T-4	Table	iSi mar	Corsica round table	iSi 9130	24	Exterior		
T-5	Table	iSi mar	Corsica square table	iSi 9101	21	Exterior		
TR-1	Trash Can	Audobon	Double recycling receptacle	Harvest Ivory	5	Main Hall		

2 FURNITURE SCHEDULE  
1/8" = 1'



FURNITURE PLAN KEY

	SOLID SURFACE MATERIAL COUNTER TOP BY LEASEE
	BAR COUNTER TOP BY DEVELOPER
	OUT OF SCOPE

LINCOLN EATERY



723 LINCOLN LANE N  
MIAMI BEACH, FL 33139

OWNER:  
**PPF 723 LINCOLN LANE, LLC**  
C/O TERRANOVA CORP.

801 ARTHUR GODFREY RD  
MIAMI BEACH, FL 33140

ARCHITECT OF RECORD:

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**BNI ENGINEERS**

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MEP ENGINEER:

**EXP US Services Inc.**

396 Alhambra Circle, Suite 202  
Coral Gables, FL 33134 www.exp.com

INTERIOR DESIGNER:

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CIVIL ENGINEER:

**COMPANY:**

AUURESS:

WEBSITE:

SEAL / SIGNATURE / DATE

SHERRI GUITERREZ AR92855  
Office Registration #AA C000465

PERMIT SET

09/29/2017

Rev	Issue Date / For
1	10/19/2017
2	12/07/2017
3	01/17/2018
6	04/06/2018
AB	06/22/2018

ARQ. Project #: Approved by:  
Drawn by:

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FIRST FLOOR  
FURNITURE PLAN

AS-BUILT  
06.21.2018

SCALE: 1/8" = 1'

SHEET NO.

A-100

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