

citizenM Hotels

1212 Lincoln Road, Miami Beach, FL 33139

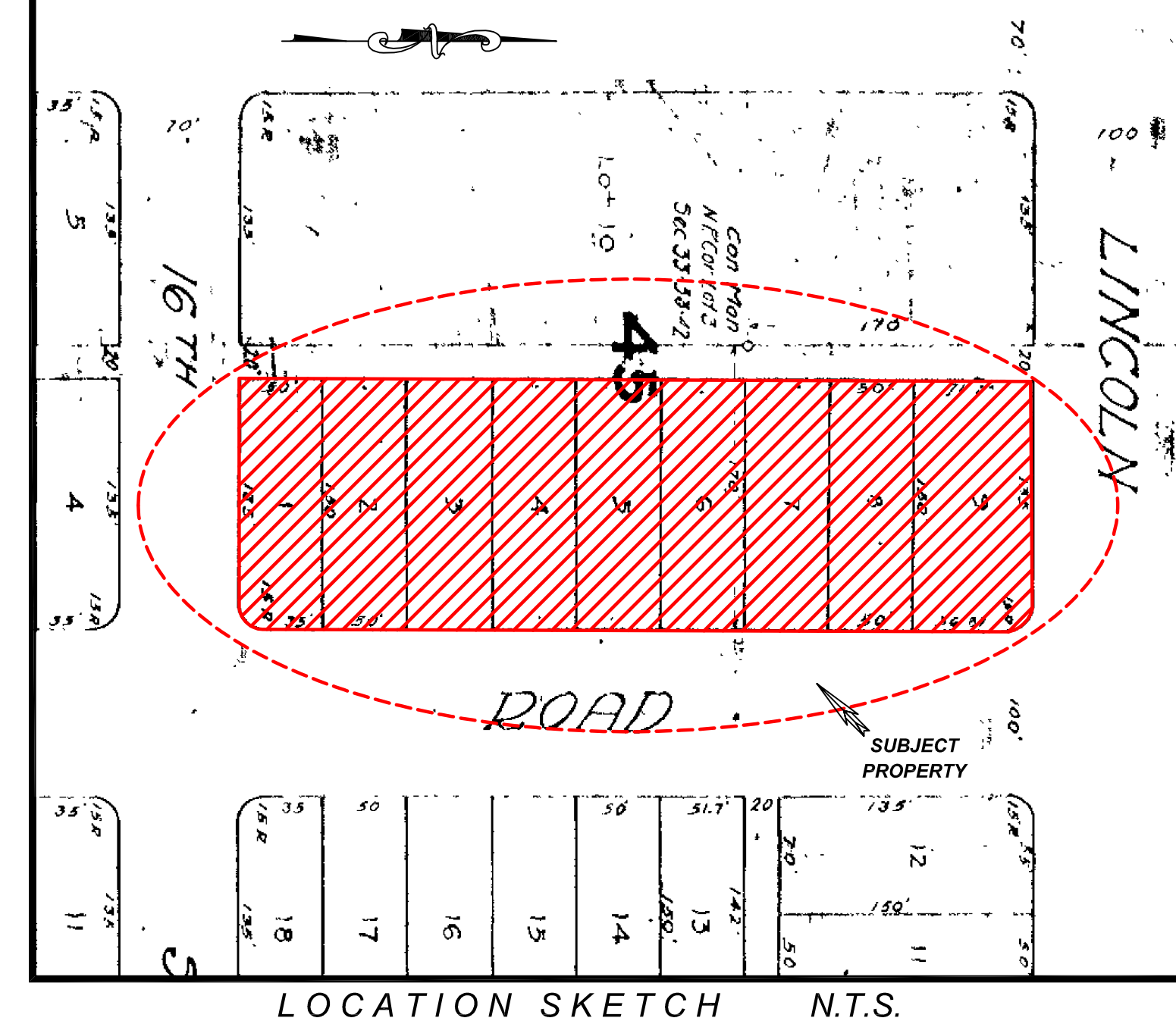
DRB First Submittal: April 18, 2022

- Request for approval for 303 square foot outdoor mural at the hotel entry along Lincoln Road
- The site is being developed in Phase 2 as a new 6-story mixed use building: retail + hotel (168 guestrooms).
- citizenM is requesting that artist Anna Valdez create a bespoke mural for the location identified in this package.



GRAPHIC SCALE

(IN FEET)
1 INCH = 30 FEET



SURVEY OF LOT 1-9, BLOCK 45, OF COMMERCIAL SUBDIVISION
ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 6,
PAGE 5. OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS.

1614-1634 ALTON RD
MIAMI BEACH, FL 33139

CERTIFICATIONS:

ARRP MIAMI, LLC
ARRP MIAMI II, LLC

SURVEYOR'S NOTES:

- 1). IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS.
- 1). NORTH ARROW BASED ON PLAT
- 2). ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929
MIAMI-DADE COUNTY BENCH MARK # D-104 LOCATOR NO. 4230 N
ELEVATION 3.04 FEET OF N.G.V.D. OF 1929
- 2a) FINISH FLOOR ELEVATIONS ALSO SHOWN IN NAVD 88
- 3). THIS IS A SPECIFIC PURPOSE SURVEY.
- 4). THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.

I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

TOTAL LAND AREA

70,666 SQ.FT. OR 1.62 ACRES

BY: _____ 03/10/2016
GEORGE IBARRA (DATE OF FIELD WORK)
 PROFESSIONAL LAND SURVEYOR NO. : 2534
 STATE OF FLORIDA
 FIRM I. B. # 6044

(VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE
ATTESTING LAND SURVEYOR).

REVISÉD ON: _____

REVISÉD ON: _____

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEY):

EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORD INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.

- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- A LEGAL DESCRIPTION PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND OR NOT TO SCALE.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE NOTED.
- THE TERM "ENCROACHMENT" MEANS VISIBLE ON AND ABOVE GROUND ENCROACHMENT, ARCHITECTS SHALL VERIFY ZONING ORDINANCES, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE FOR SUBMITTING PLAT PLANS WITH THE CORRECT INFORMATION TO THE APPROPRIATE AGENCIES FOR APPROVAL TO AUTHORITIES IN A NEW CONSTRUCTION UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAT OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
- THE FINP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN THE UNDESIGNATED FLOOD PLAIN. 1206510317L, DATE OF ISSUE: 09/11/2009

BASE FLOOD ELEVATION, 8 FEET.

ABBREVIATIONS AND MEANINGS






A = ARC
A/C = AIR CONDITIONER PAD.
A.E. = ANCHOR EASEMENT.
A/R = ALUMINUM ROOF.
A/S = ALUMINUM SHEED.
ASPH. = ASPHALT.
B.C. = BLOCK CORNER.
BLDG. = BUILDING.
B.M. = BENCH MARK
N.H. = BELSOUTH NAILHOLE
O.B. = OUT OF BOUNDS
C = CALCULATED
C.B. = CATCH BASIN.
C.B.S = CONCRETE BLOCK STRUCTURE.
CBW = CONCRETE BLOCK WALL.
CH = CHORD.
CH.B. = CHORD BEARING.
CL = CLEAR
L.F. = LINK LINK FENCE
M.F. = CANAL MAINTENANCE EASEMENTS

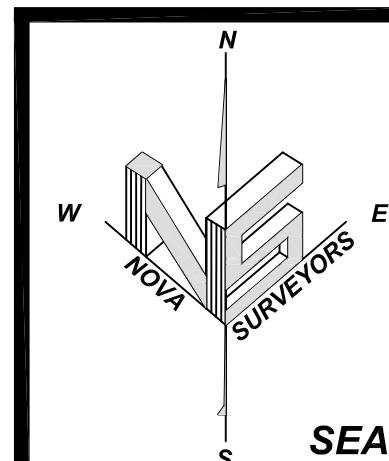
CONC. = CONCRETE.
 C.P. = CONC. PORCH.
 C.S. = CONCRETE SLAB.
 D.E. = DRAINAGE EASEMENT.
 D.M.E. = DRAINAGE MAINTENANCE EASEMENTS
 DRIVE = DRIVEWAY
 ° = DEGREES.
 E = EAST.
 E.T.P. = ELECTRIC TRANSFORMER PAD.
 ELEV. = ELEVATION.
 ENCR. = ENCROACHMENT.
 F.H. = FIRE HYDRANT.
 F.F. = FOUND IRON PIPE.
 F.I.R. = FOUND IRON ROD.
 F.F.E. = FINISHED FLOOR ELEVATION.
 F.N.D. = FOUND NAIL & DISK.
 FR = FRAME.

PROP. COR. = PROPERTY CORNER
 FNIP. = FEDERAL NATIONAL INSURANCE
 F. = FOUND LAY
 H. = HIGH (HEIGHT)
 IN. & E. = INGRESS AND EGRESS EASEMENT
 L.B. = LICENSED BUSINESS
 L. = LIGHT POLE
 L.F.E. = LOWEST FLOOR ELEVATION.
 L.M.E. = LAKE MAINTENANCE EASEMENT.
 ' = MINUTES.
 M. = MEASURED DISTANCE.
 MON. = MONUMENT LINE.
 M/H. = MANHOLE.
 M/L. = MONUMENT LINE.
 N. = NOT A PART OF
 NGVD = NATIONAL GEODETIC VERTICAL
 N. = NORTH.
 N.T.S. = NOT TO SCALE.
 # = NUMBER
 O/S = OFFSET.

O.H. = OVERHEAD
O.H.L. = OVERHEAD UTILITY LINES
OVH = OVERHANG
PVMT = PAVEMENT.
PL. = PLANTER.
PL = PROPERTY LINE.
P.C.C. = POINT OF COMPOUND CURV.
P.C. = POINT OF CURVE.
PT. = POINT OF TANGENCY.
P.O.C. = POINT OF COMMENCEMENT.
POB. = POINT OF BEGINNING.
P.R.C. = POINT OF REVERSE CURVE
P.B. = FLAT BOOK.
PG. = PAGE
PWY. = PARKWAY.
PRM. = PERMANENT REFERENCE MO.
P.L.S. = PROFESSIONAL LAND SURV.

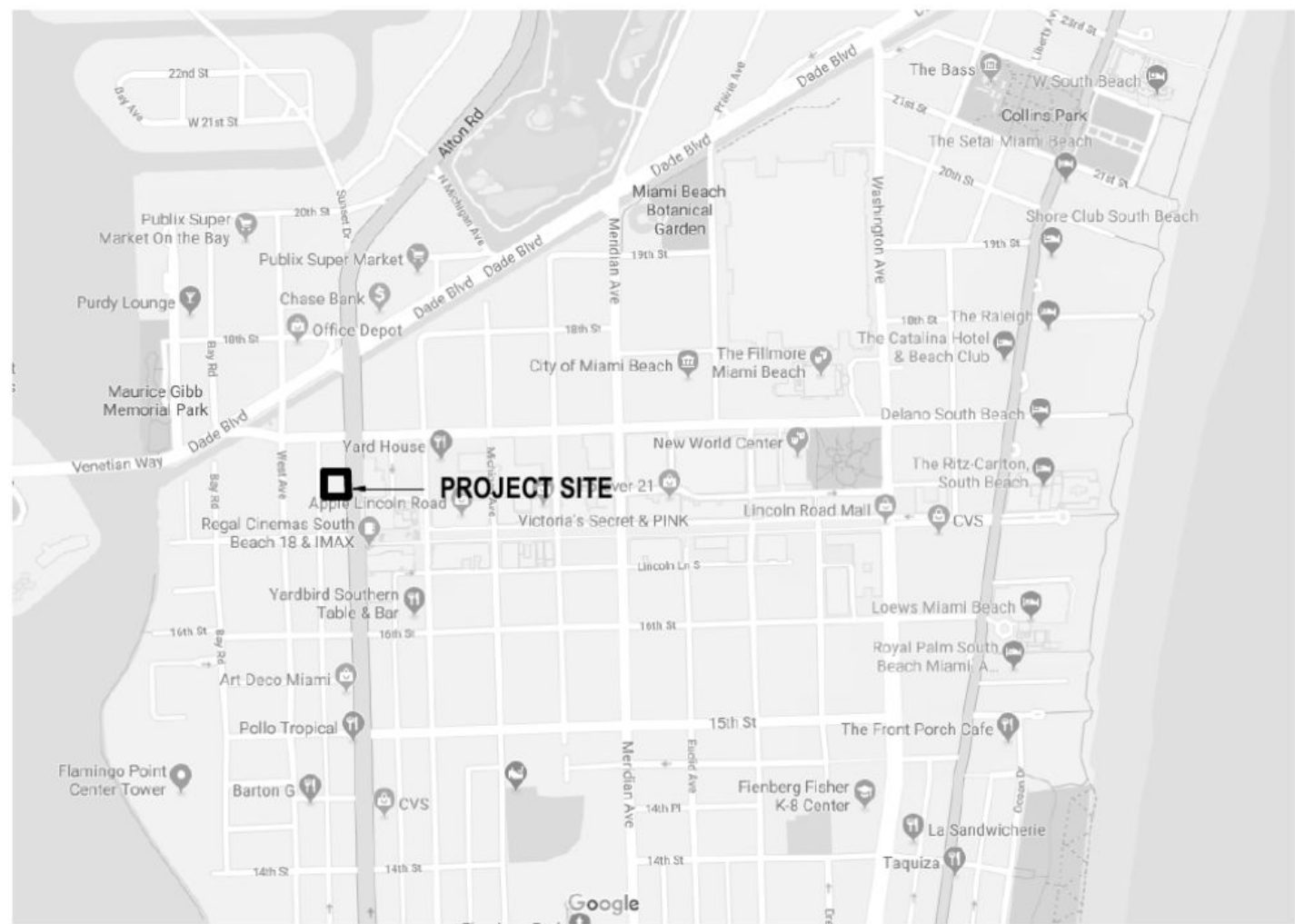
RR. = RAIL ROAD.
RES. = RESIDENCE.
R/W = RIGHT-OF-WAY.
R.P. = RADIUS POINT.
RGE. = RANGE.
SEC. = SECTION.
STY. = STORY.
SWK. = SIDEWALK.
S.I.P. = SET IRON PIPE L.B. #6044
S. = SOUTH.
 = SECONDS
T = TANGENT.
TWP = TOWNSHIP.
UTIL. = UTILITY.
U.P. = UTILITY POLE.
W.M. = WATER METER.

W.S. = WOOD SHED.
 W = WEST.
 CL = CENTER LINE.
 Δ = CENTRAL ANGLE.
 ∠ = ANGLE.
 = WOOD FENCE.
 = CHAIN LINK FENCE.
 = C.B.S. WALL. (C.B.W. =
 0.00 = EXISTING ELEVATIONS
 0.00 = PROPOSED ELEVATIONS
 = TRAFFIC FLOW
 = DRAINAGE MH



Context Location Plans

Vicinity Map



Location Map

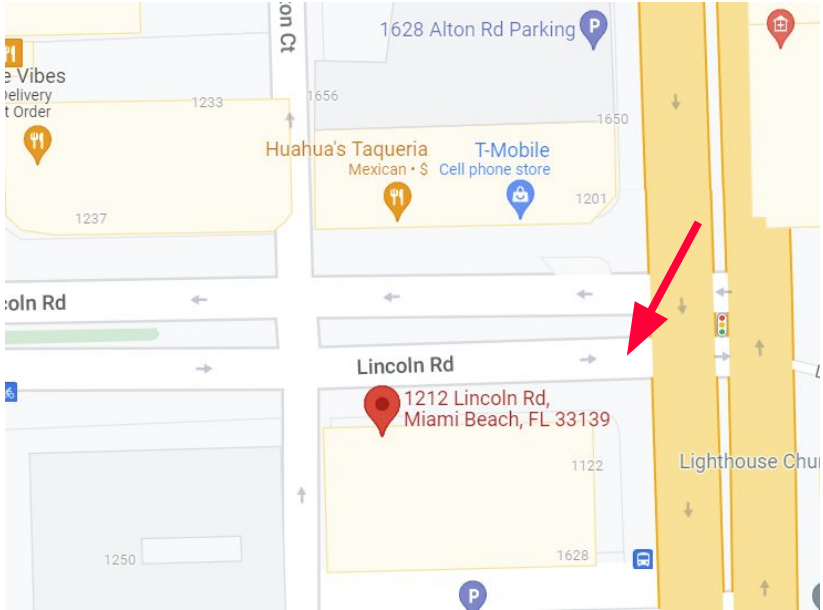


Site Photographs (context)

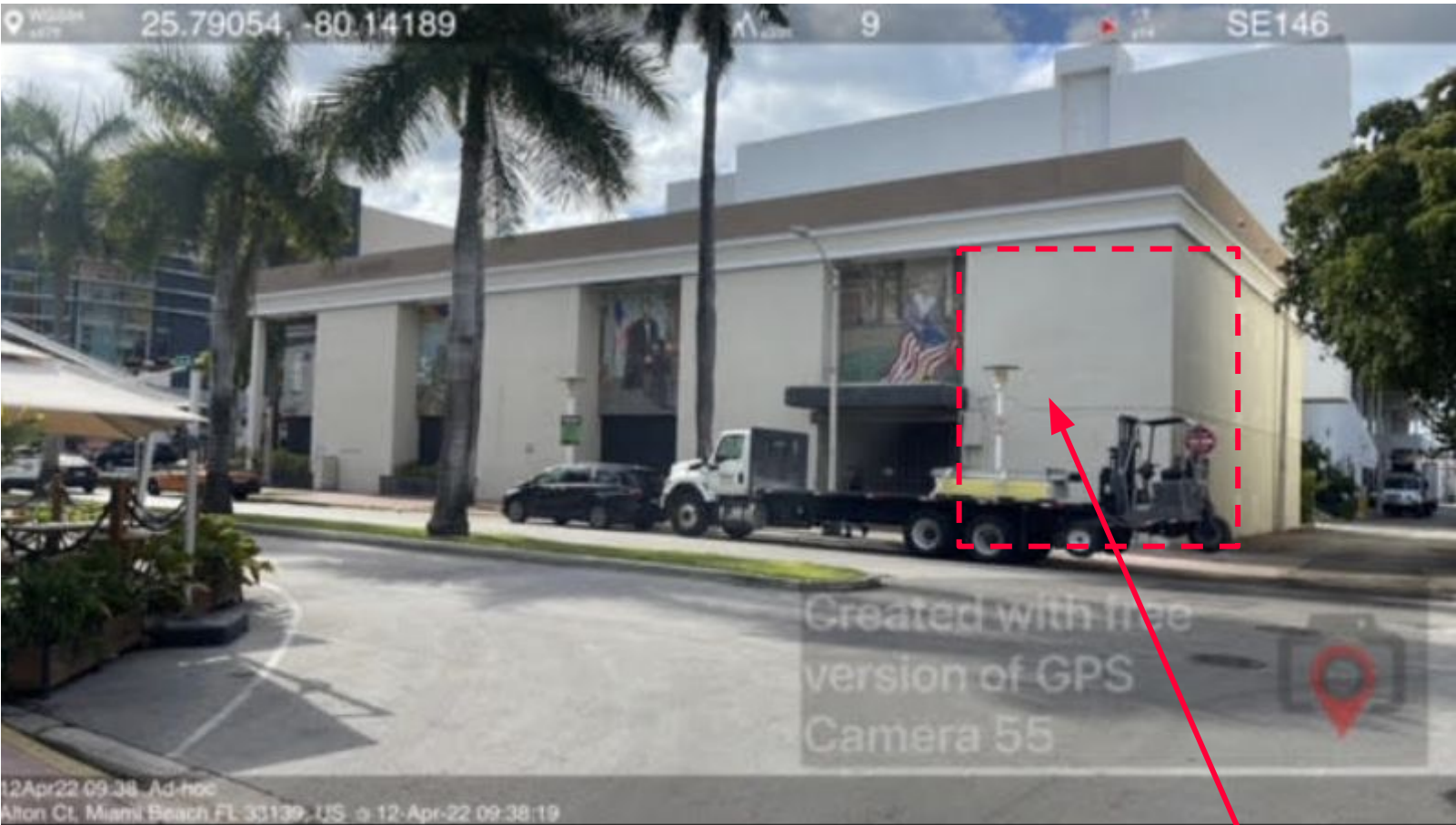


FUTURE HOTEL ENTRANCE /
ARTWORK LOCATION

NOTE: existing Wells Fargo building to be demolished

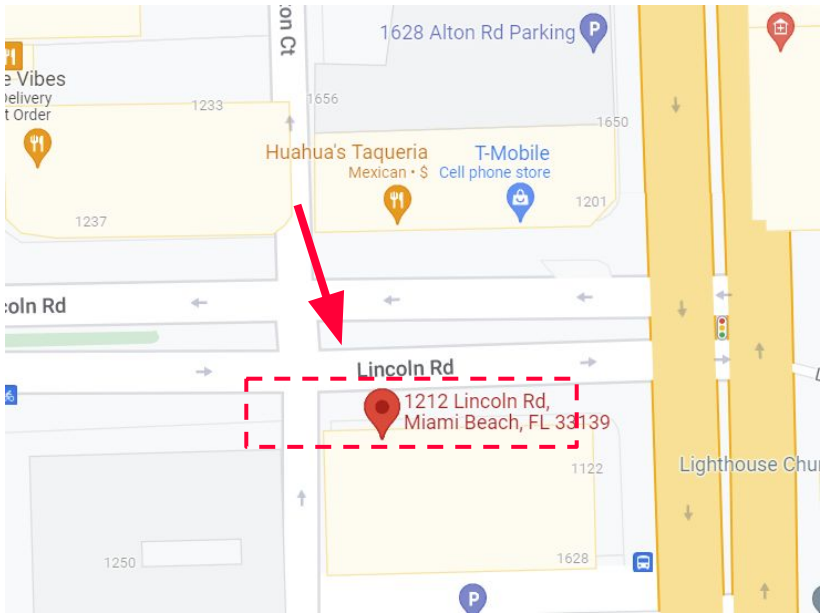


Site Photographs (existing)

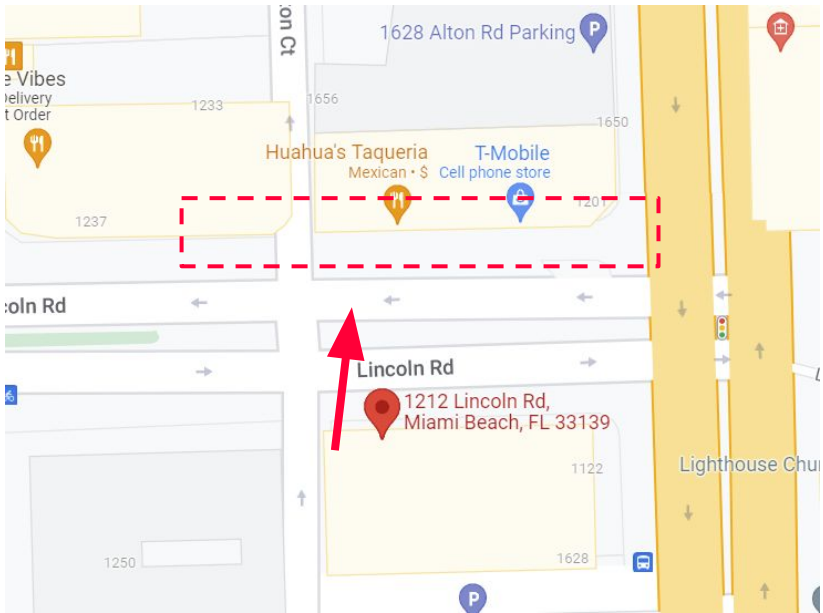


FUTURE HOTEL ENTRANCE / ARTWORK LOCATION

NOTE: existing Wells Fargo building to be demolished

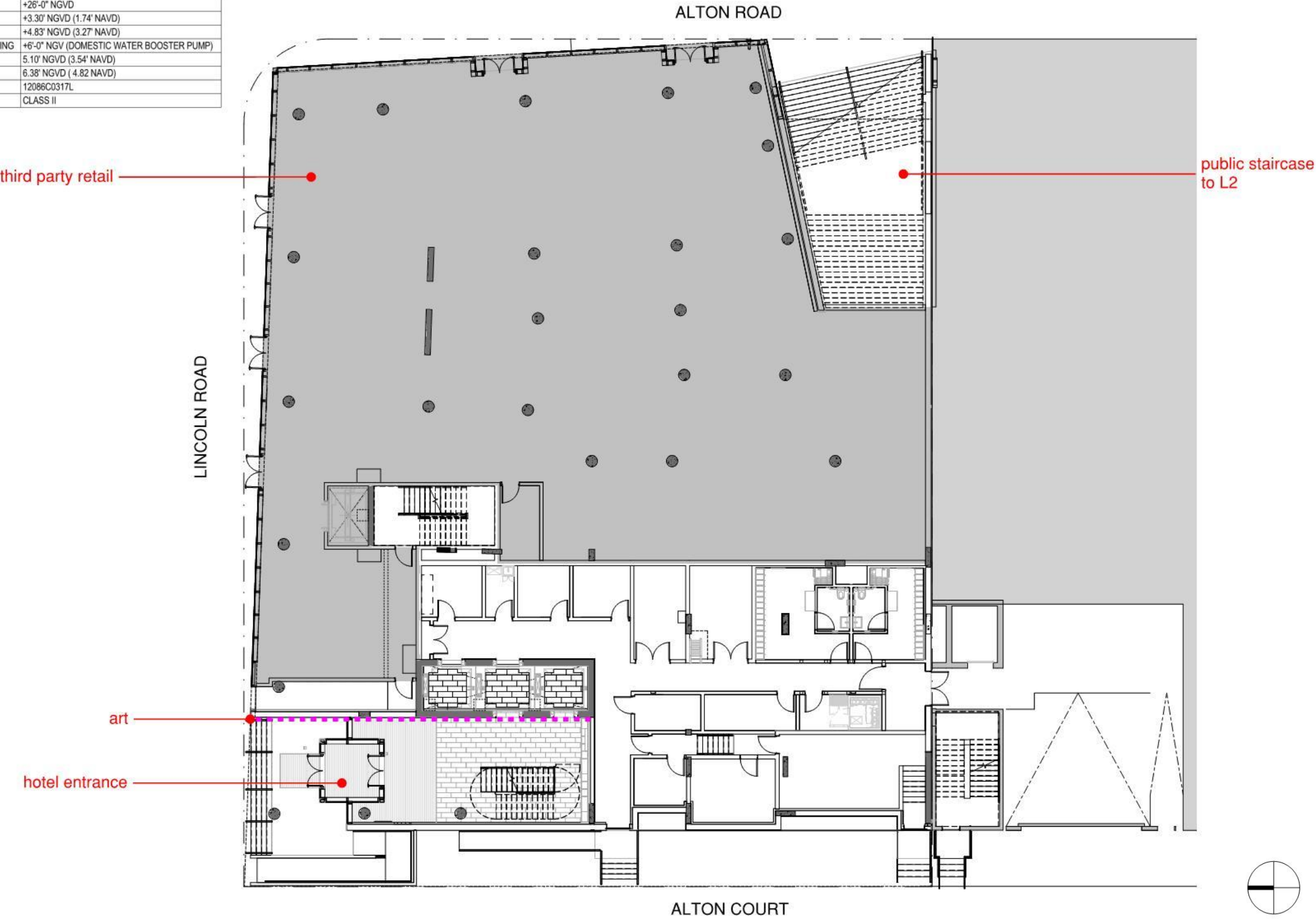


Site Photographs (across the street)

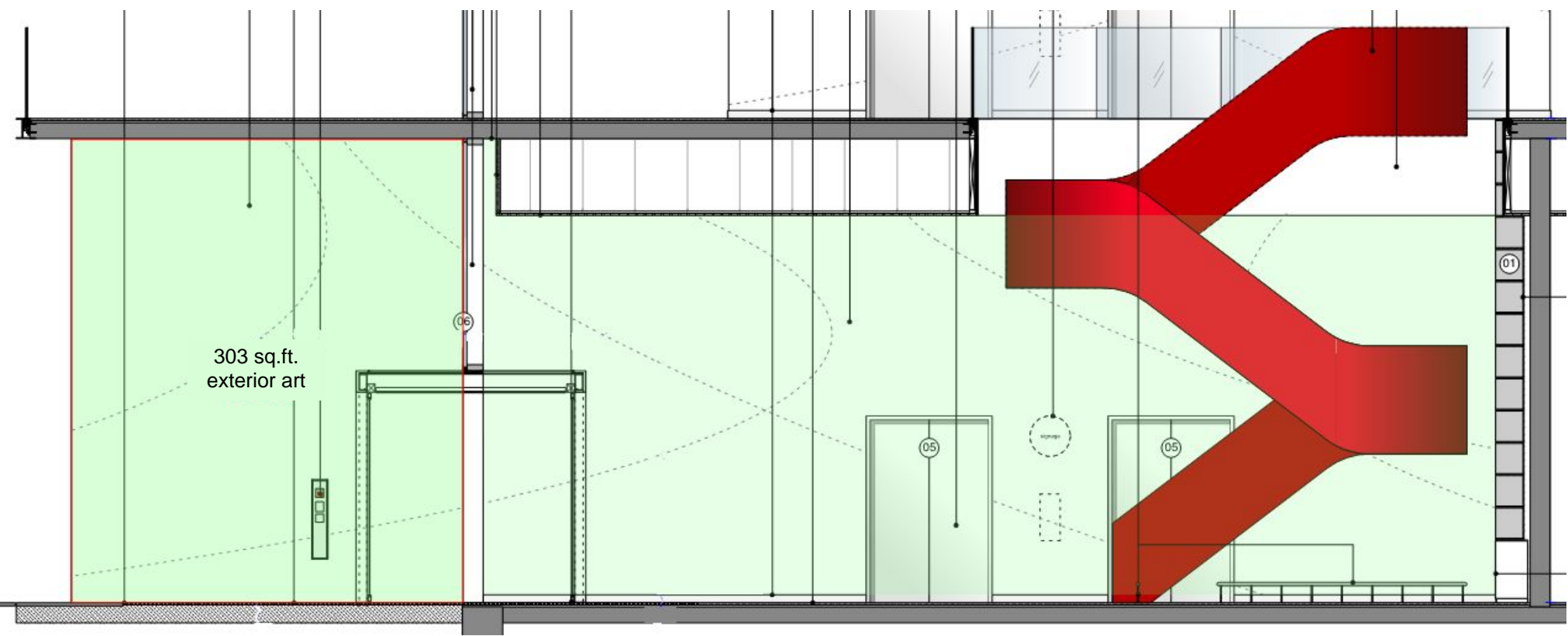


1212 Lincoln Road - Level 1 plan

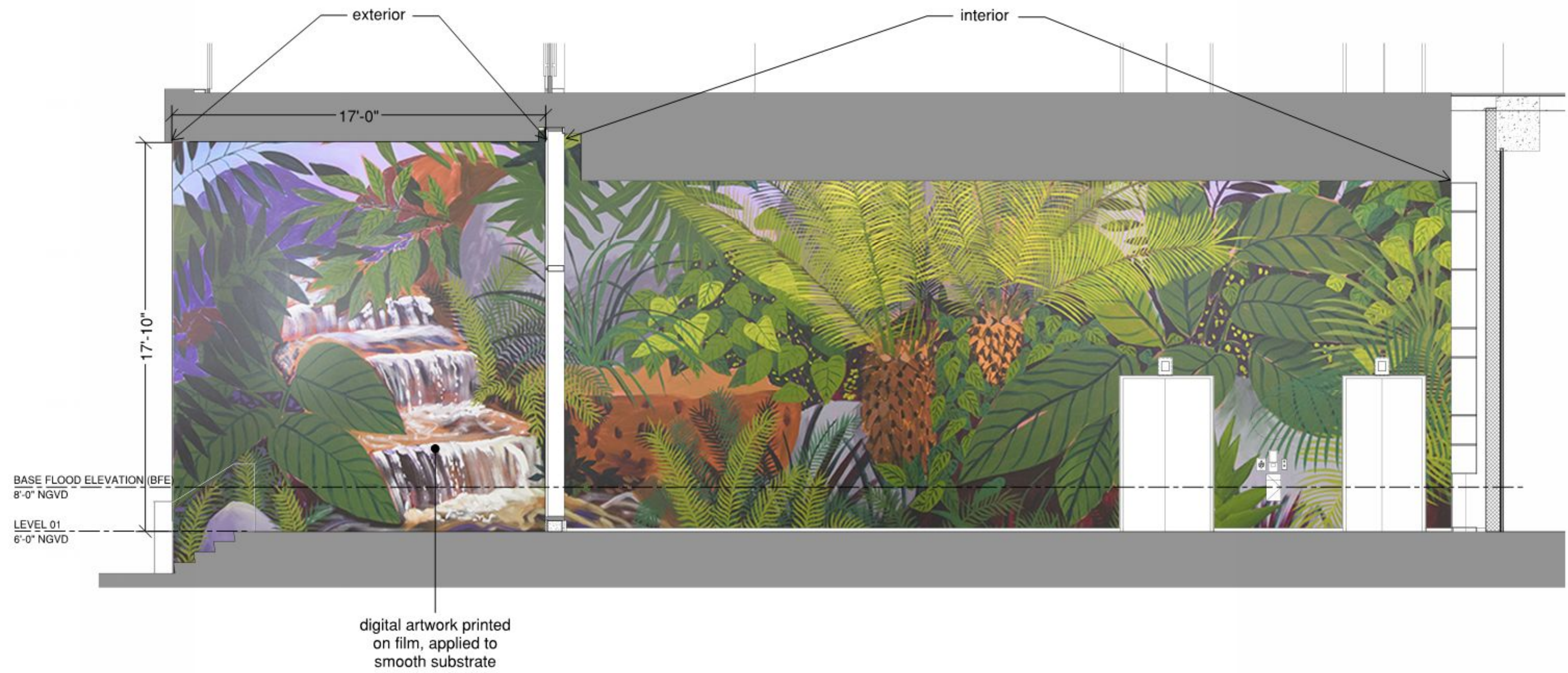
FLOOD MANAGEMENT INFORMATION TABLE		
A	FLOOD ZONE	AE
B	BASE FLOOD ELEVATION	+8'-0" NGVD
C	DESIGN FLOOD ELEVATION	+9'-0" NGVD
F	LOWEST TOS ELEVATION OF HABITABLE SPACE	+6'-0" NGVD
G	NEXT HIGHER FLOOR ELEVATION	+26'-0" NGVD
I	LOWEST GRADE ELEVATION ADJACENT TO THE BUILDING	+3.30' NGVD (1.74' NAVD)
J	HIGHEST GRADE ELEVATION ADJACENT TO THE BUILDING	+4.83' NGVD (3.27' NAVD)
K	LOWEST ELEVATION OF EQUIPMENT SERVICING THE BUILDING	+6'-0" NGV (DOMESTIC WATER BOOSTER PUMP)
M	CROWN OF ROAD ELEVATION	5.10' NGVD (3.54' NAVD)
N	ADJUSTED GRADE ELEVATION	6.38' NGVD (4.82 NAVD)
O	FIRM MAP NUMBER	12086C0317L
P	FLOOD DESIGN CLASS	CLASS II



1212 Lincoln Road - Level 1 elevation



1212 Lincoln Road - Level 1 elevation



*NOTE: art shown as placeholder only. Final artwork still TBD by artist.

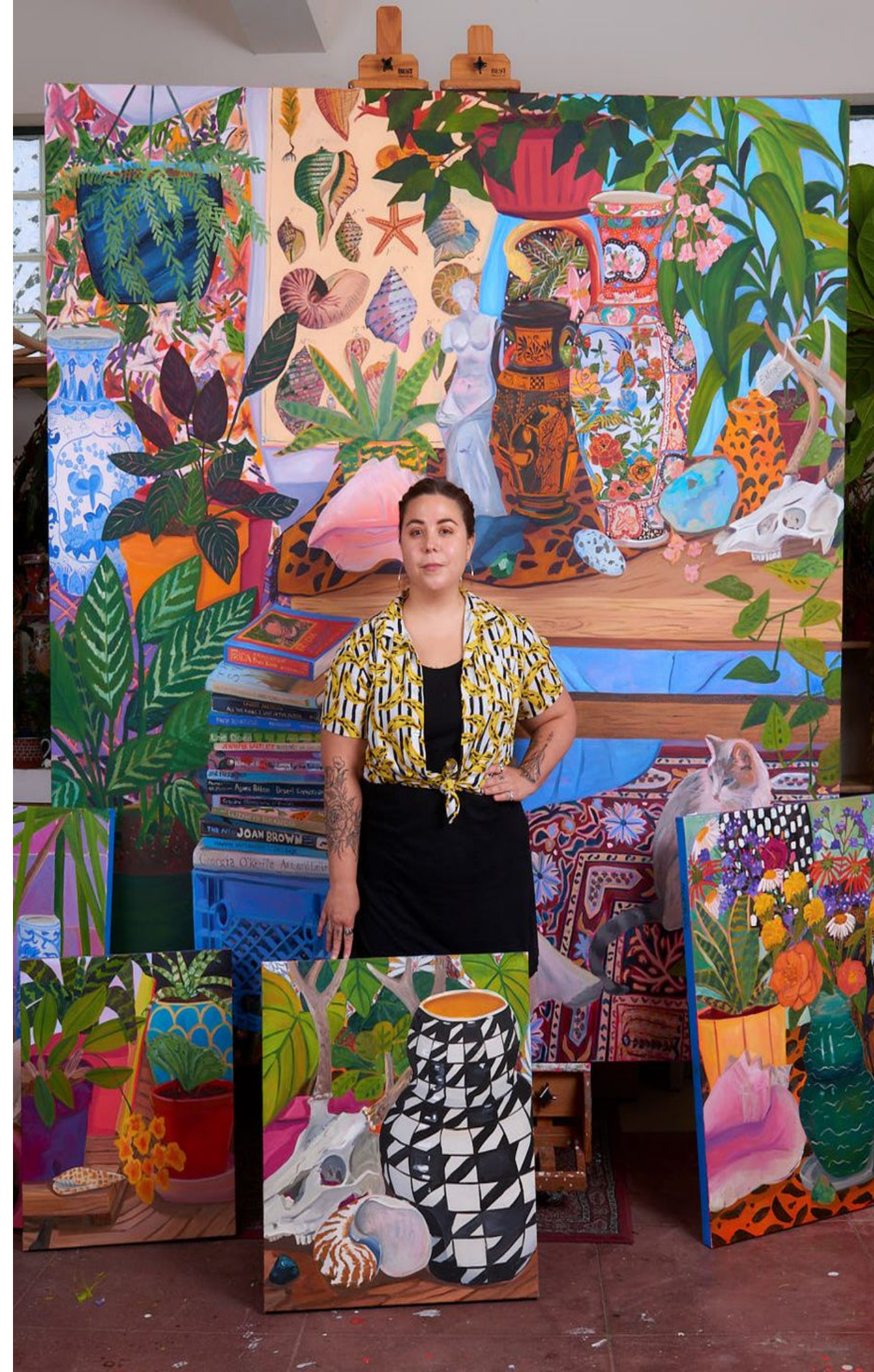
Anna Valdez

Anna Valdez (b. 1985) is a multi-disciplinary artist who examines the relationship between objects, cultural formation, and collective consciousness. Creating epic tableaux in her studio, Valdez moves seamlessly between still life and landscape painting, collecting objects and making new ones, and cultivation, observation, and fictionalization.

Valdez received her MFA in painting from Boston University in 2013 and her BA in Anthropology and Art from University of California, Davis in 2009.

Her work has been exhibited extensively and is included at the Pérez Art Museum Miami in Miami, FL., among others.

Valdez lives and works in the San Francisco bay area.



Selected Works



