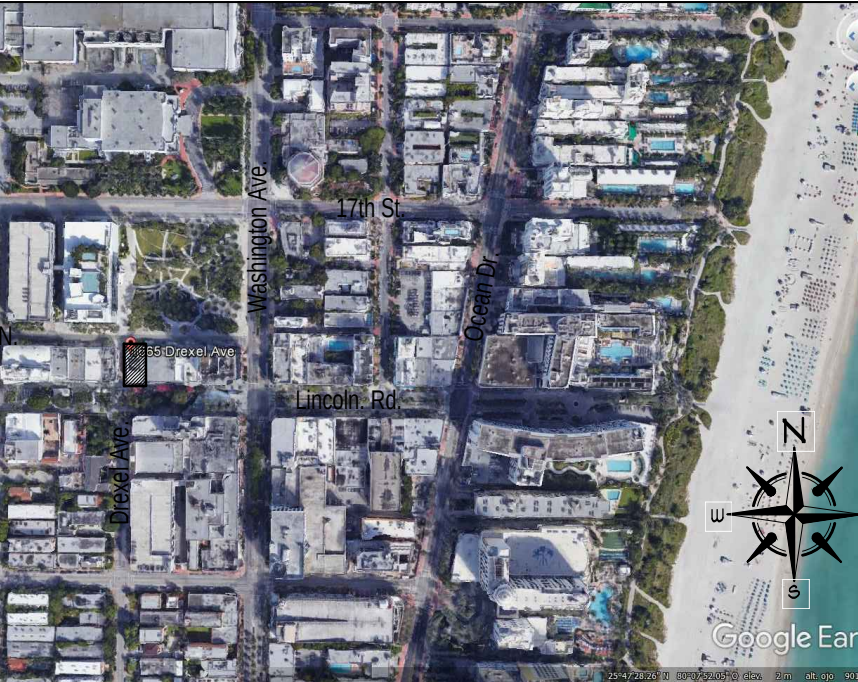
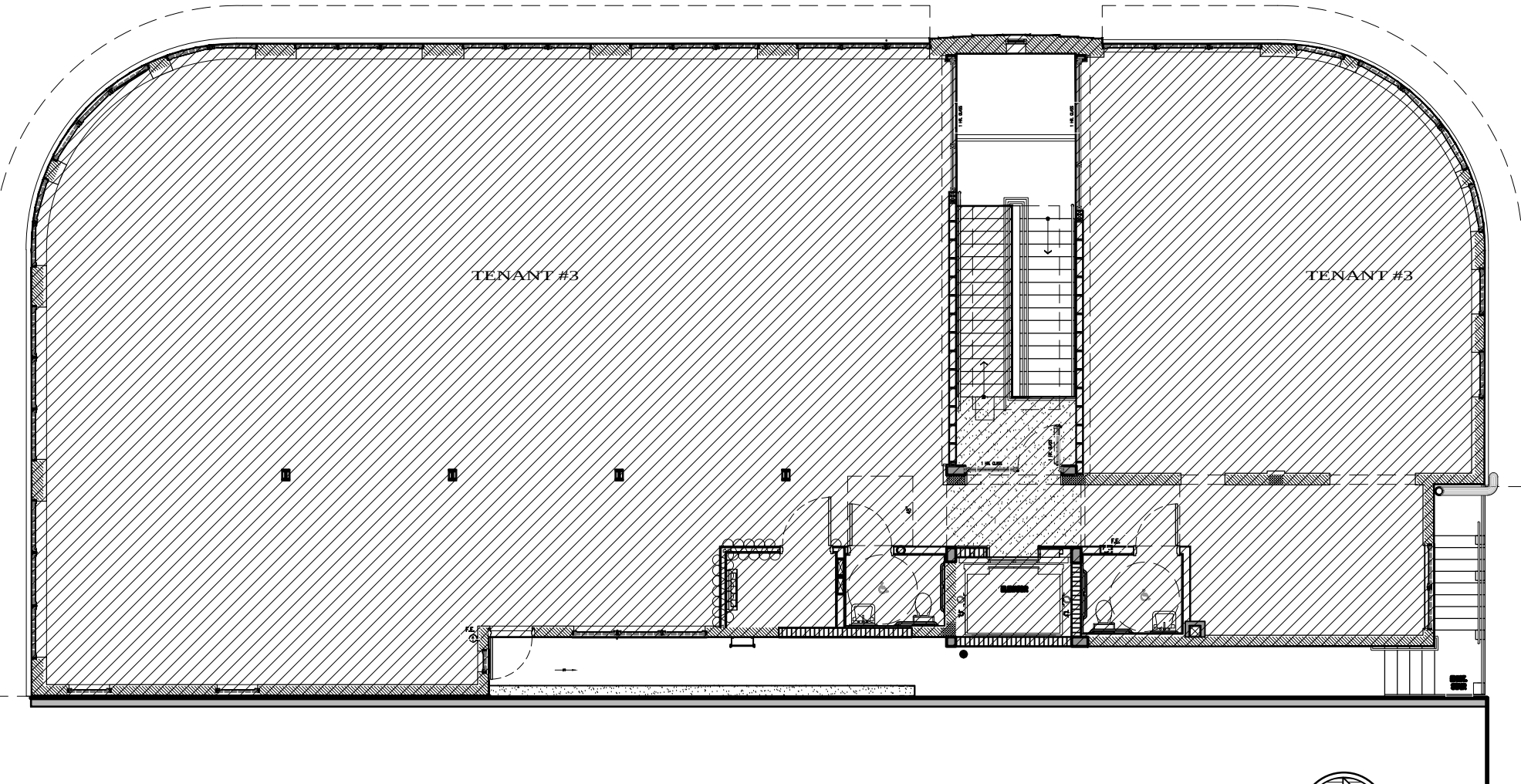
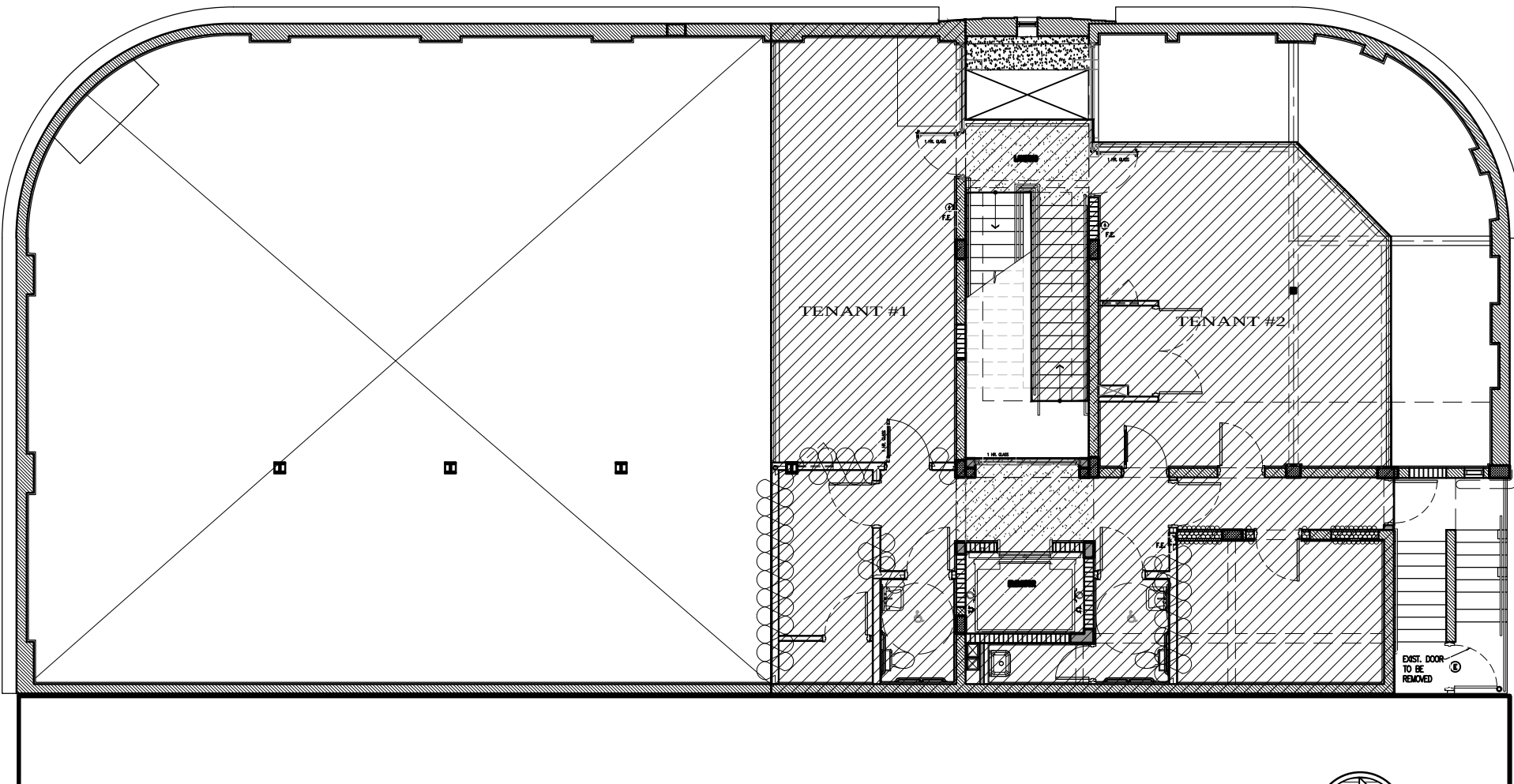


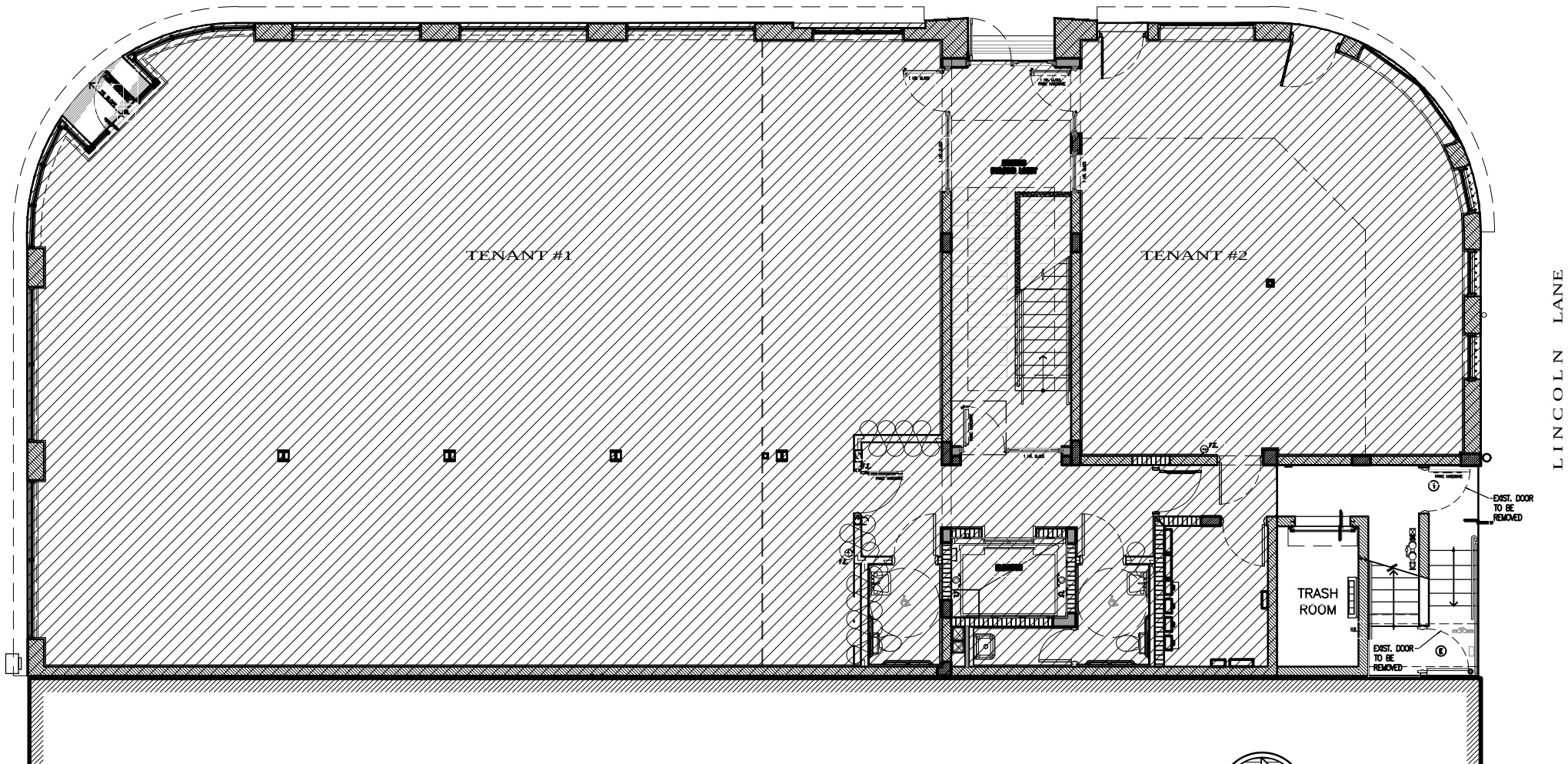
PROJECT INFORMATION		SITE ANALYSIS		LIST OF DRAWINGS					LOCATION MAP
SCOPE OF WORK FBC 301:	LEVEL 3 OF ALTERATION	LOT AREA	4,890 SF	GN-1	SURVEY PLAN		A-4	PROPOSED FOURTH LEVEL FLOOR PLAN	1/4" = 1'-0"
	NEW ELEVATOR SHAFT, STAIRCASE, RAILINGS, ROOF SYSTEM, ROOF STRUCTURE, STEEL COLUMNS, FACADE KEYSTONE.	ZONING	CD-3	GN-2	LIST OF DRAWINGS, FAR CALCULATIONS, ZONING ANALYSIS, LOCATION MAP	N/A	A-5	PROPOSED WEST ELEVATION	1/4" = 1'-0"
		F.A.R. (2.25)	ALLOWED 11,002 S.F. PROVIDED 10,945 S.F. UNUSED 57 S.F.	GN-3	CONTEXTUAL PHOTOS	N/A	A-6	PROPOSED NORTH & SOUTH ELEVATION	1/4" = 1'-0"
ZONING DISTRICT DESIGNATION	CITY OF MIAMI BEACH CD-3	SCHEDULE OF AREAS	GROUND LEVEL ASSEMBLY 4,589.26 S.F. SECOND LEVEL ASSEMBLY 1,698.22 S.F. THIRD LEVEL ASSEMBLY 4,345.83 S.F. FOURTH LEVEL ASSEMBLY 311.69 S.F. ENTIRE BUILDING 10,945.00 S.F.	GN-4	CONTEXTUAL PHOTOS & MICROFILM	N/A	A-7	PROPOSED SECTION	1/4" = 1'-0"
OCCUPANCY CLASIFICATION FBC TABLE 302.1.1:	PROPOSED: LEVEL 1 & 2 ASSEMBLY (EXISTING) LEVEL 3 OFFICES (EXISTING) LEVEL 4 (NEW ASSEMBLY)			EX-1	EXISTING GROUND LEVEL FLOOR PLAN	1/4" = 1'-0"	A-8	PROPOSED SECTION	1/4" = 1'-0"
CODE REFERENCE	1. FLORIDA BUILDING CODE EXISTING BUILDING 2014 5TH EDITION 2. FLORIDA FIRE PREVENTION CODE 2014 5TH EDITION 3. FLORIDA BUILDING CODE-MECHANICAL 2014 5TH EDITION 4. FLORIDA BUILDING CODE-PLUMBING 2014 5TH EDITION 5. NATIONAL ELECTRICAL CODE 2014 5TH EDITION			EX-2	EXISTING SECOND LEVEL FLOOR PLAN	1/4" = 1'-0"	A-9	CONTEXTUAL SECTIONS	1/4" = 1'-0"
		EX-3	EXISTING THIRD LEVEL FLOOR PLAN	1/4" = 1'-0"					
TYPE OF CONSTRUCTION	TYPE III A	CODE REVIEW INFORMATION: APPLICABLE CODES: ALL WORK DONE UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS, DRAWINGS & CONSTRUCTION CRITERIA OF THE LANDLORD, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED. ANY MODIFICATIONS TO THE CONTRACT WORK REQUIRED BY SUCH AUTHORITIES SHALL BE PERFORMED BY CONTRACTOR. ALL PERMITS AND LICENSES NECESSARY FOR THE EXECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR(S). APPLICABLE CODES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:	EX-4	EXISTING ROOF LEVEL FLOOR PLAN	1/4" = 1'-0"				
			EX-5	EXISTING ELEVATIONS	1/4" = 1'-0"				
SPRINKLERED/ SUPERVISED SYSTEM FIRE ALARM			EX-6	EXISTING BUILDING SECTIONS	1/4" = 1'-0"				
			D-1	DEMOLITION GROUND LEVEL FLOOR PLAN	1/4" = 1'-0"				
			D-2	DEMOLITION SECOND LEVEL FLOOR PLAN	1/4" = 1'-0"				
			D-3	DEMOLITION ROOF LEVEL FLOOR PLAN	1/4" = 1'-0"				
			A-1	PROPOSED GROUND LEVEL FLOOR PLAN	1/14" = 1'-0"				
			A-2	PROPOSED SECOND LEVEL FLOOR PLAN	1/4" = 1'-0"				
			A-3	PROPOSED THIRD LEVEL FLOOR PLAN	1/4" = 1'-0"				
									



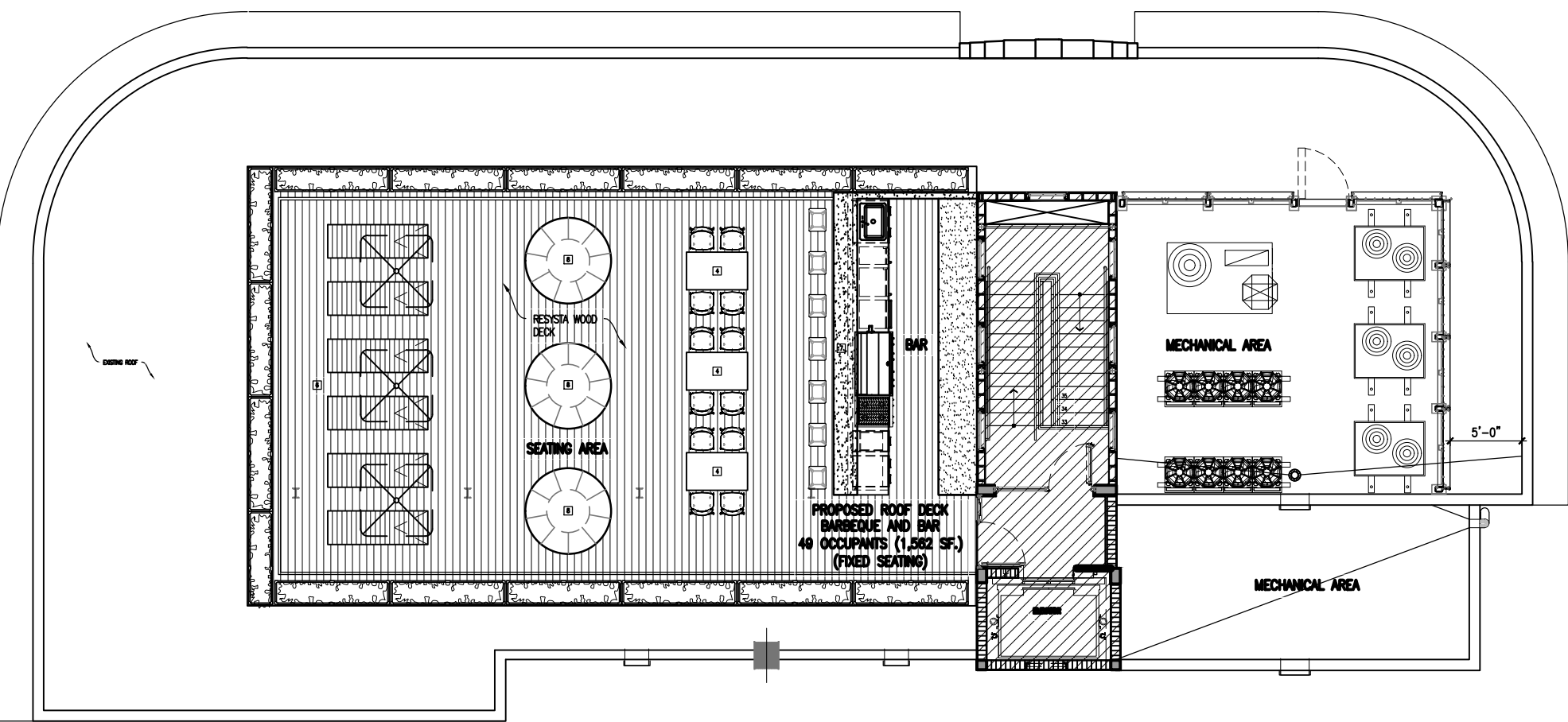
EXIST. THIRD LEVEL F.A.R.
SCALE: 3/16" = 1'-0"



EXIST. SECOND LEVEL F.A.R.
SCALE: 3/16" = 1'-0"

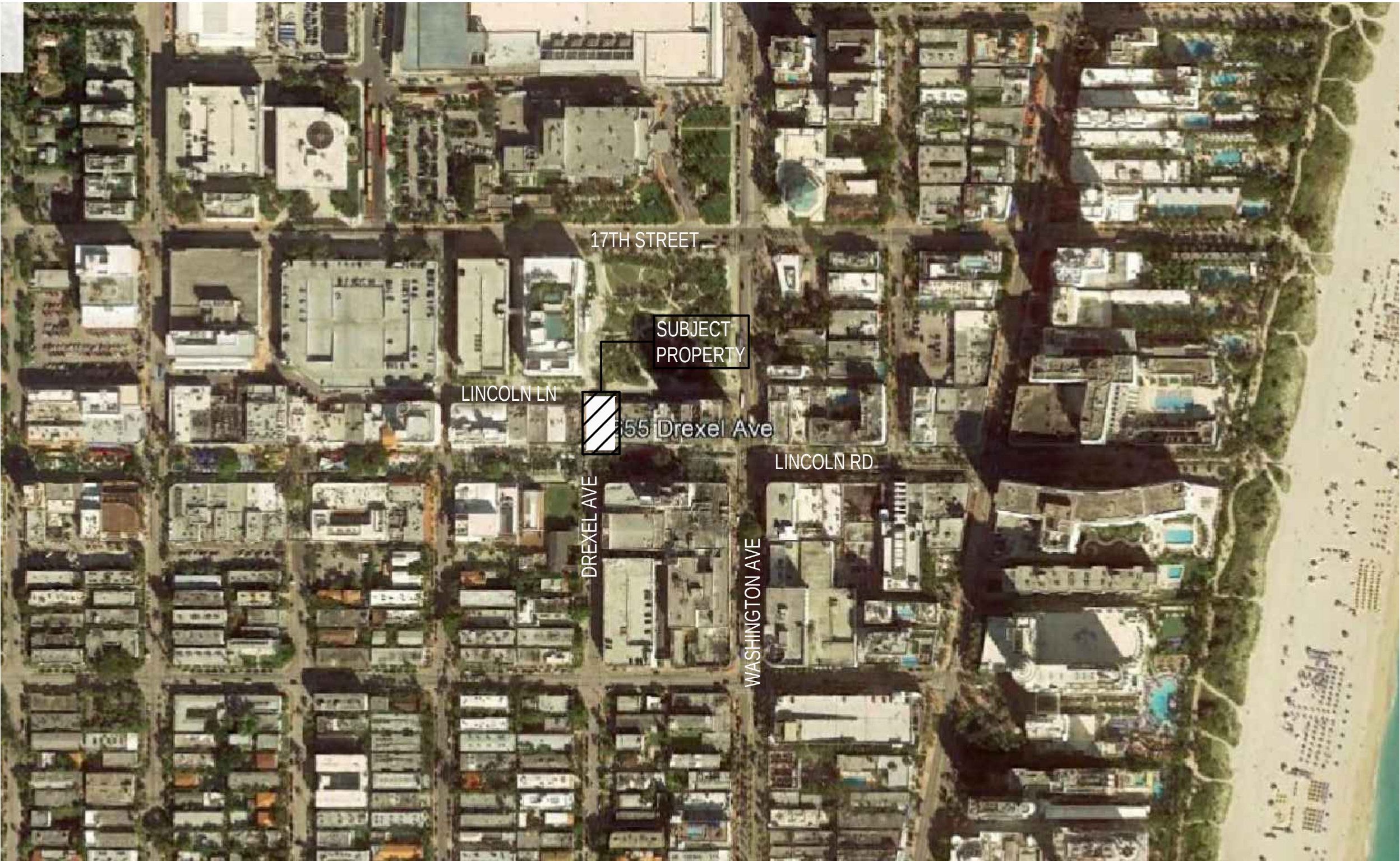


EXIST. GROUND LEVEL F.A.R.
SCALE: 3/16" = 1'-0"



PROPOSED FOURTH LEVEL F.A.R.
SCALE: 3/16" = 1'-0"

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LEGAL DESCRIPTION

PROPERTY ADDRESS:
1655 LINCOLN ROAD, MIAMI BEACH, FLORIDA 33139
FOLIO #02-3234-005-0100

LEGAL DESCRIPTION:
LOT 1, BLOCK 3, OF LINCOLN ROAD SUBDIVISION A, ACCORDING TO THE PLOT THEREOF AS RECORDED IN PLOT COOK 34, AT PAGE 66, OF THE PUBLIC RECORDS OD MIAMI DADE COUNTY, FLORIDA.

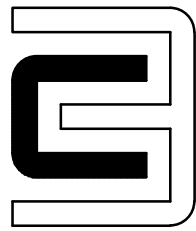
SCOPE OF WORK

HPB FIRST SUBMITTAL 6-18-2018
HPB FINAL SUBMITTAL 7-06-2018

SCOPE OF WORK:
NEW ROOF TOP ADDITION.

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NEW ROOF TOP ADDITION FOR:
Lincoln Drexel Building
1655 Drexel Ave MIAMI BEACH, FL 33139



CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-6161 * Fax: 305-532-6151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

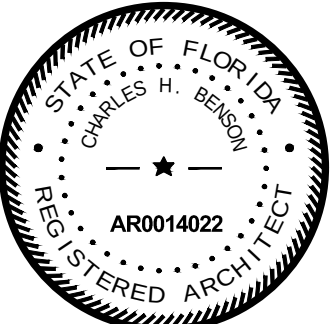
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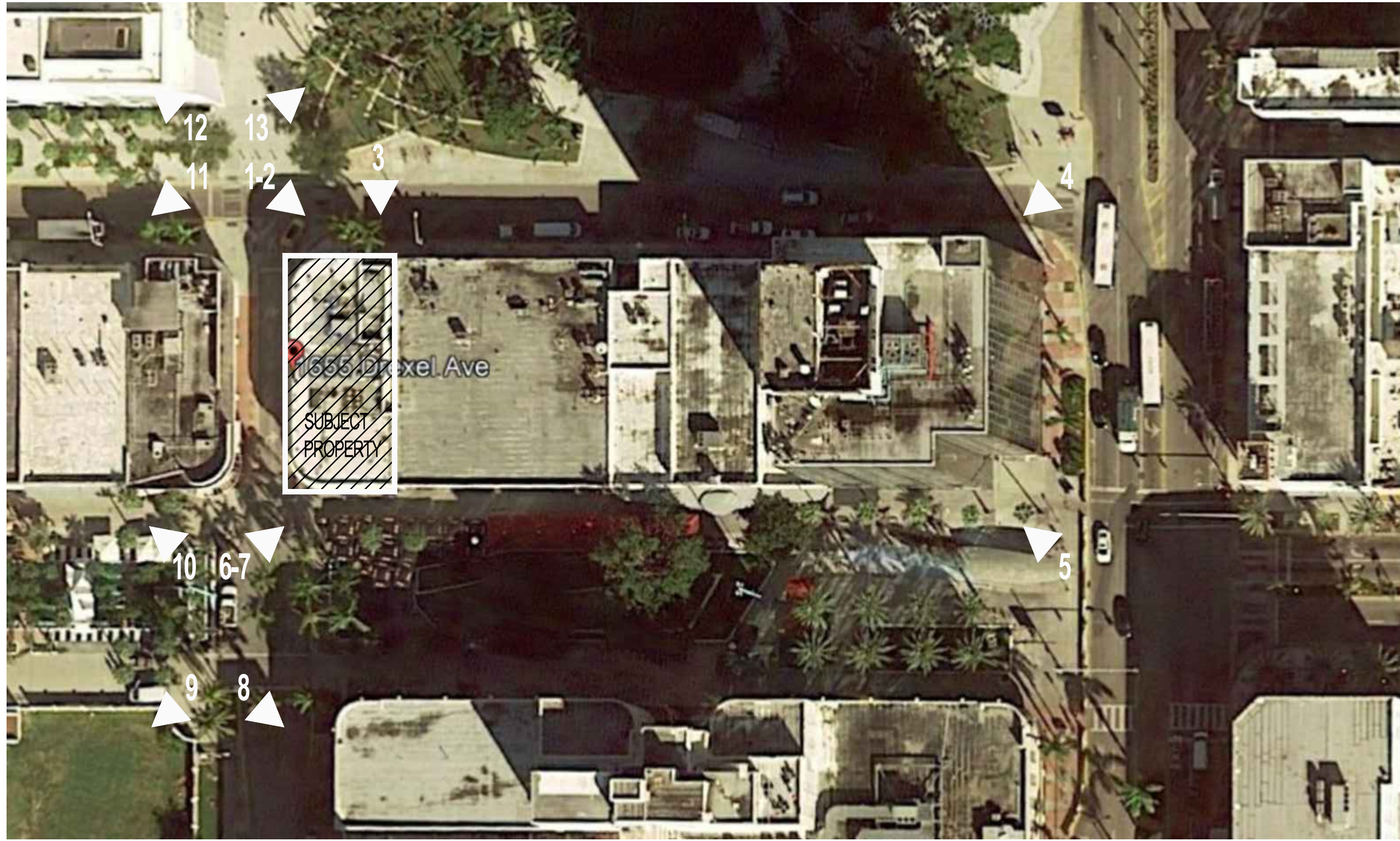
SCALE
AS SHOWN

DATE
12-01-2017

PROJECT NUMBER
21608

GN-1
OF
4





KEY PLAN



SUBJECT PROPERTY NORTH WEST ELEVATION
PICTURE 1



SUBJECT PROPERTY NORTH & WEAST ELEVATION
PICTURE 2



SUBJECT PROPERTY NORTH EAST ELEVATION
PICTURE 3



NORTH LINCOLN LN. ELEVATION
PICTURE 4



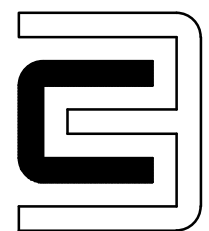
SOUTH LINCOLN RD. ELEVATION
PICTURE 5



SUBJECT PROPERTY SOUTH & WEST ELEVATION
PICTURE 6

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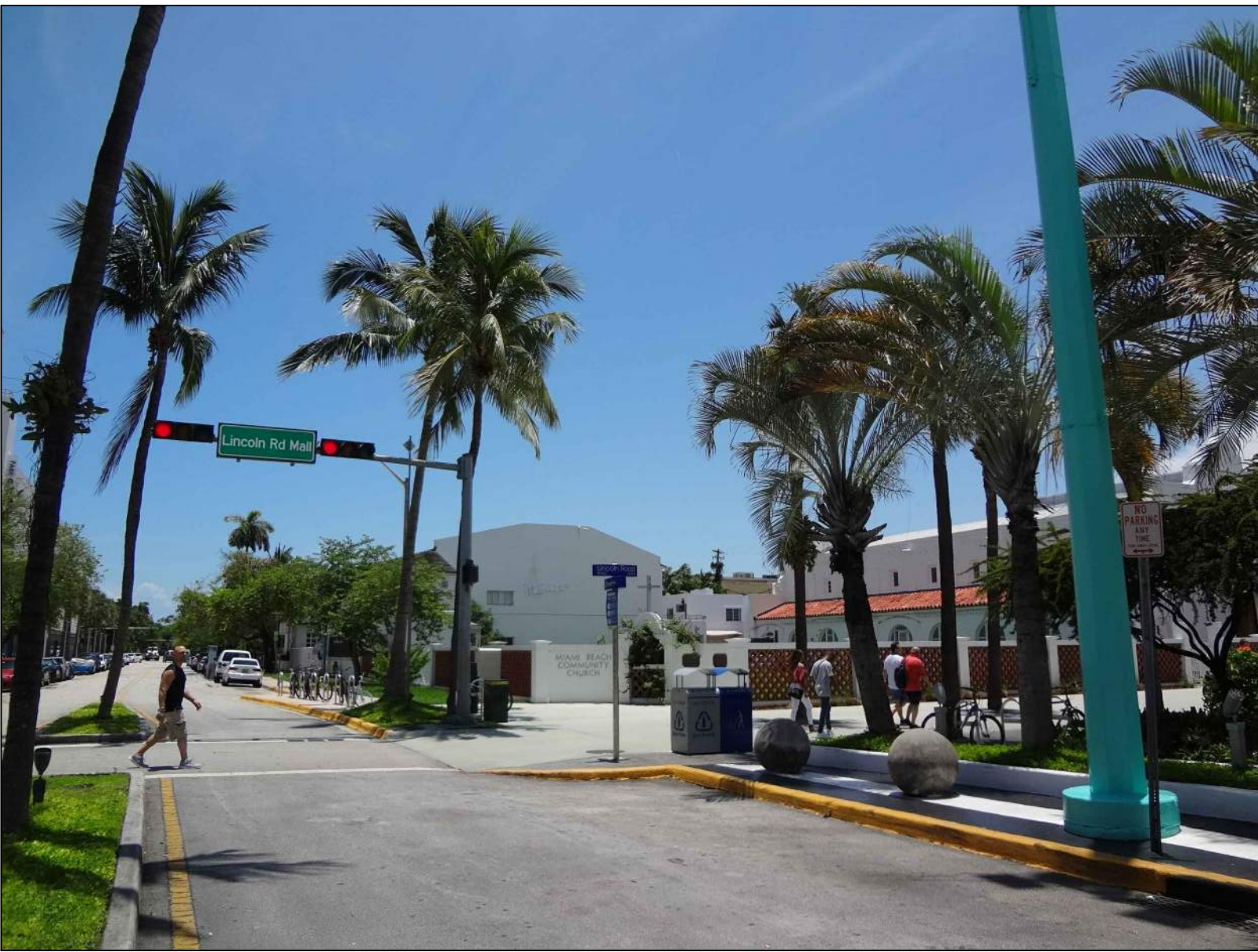
PROJECT NUMBER
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OF
4





FROM SUBJECT PROPERTY LOOKING SOUTH EAST
PICTURE 7



FROM SUBJECT PROPERTY LOOKING SOUTH WEST
PICTURE 8



FROM SUBJECT PROPERTY LOOKING WEST
PICTURE 9



FROM SUBJECT PROPERTY LOOKING SOUTH EAST
PICTURE 10



FROM SUBJECT PROPERTY — LOOKING NORTH EAST
PICTURE 11



FROM SUBJECT PROPERTY — LOOKING NORTH
PICTURE 12



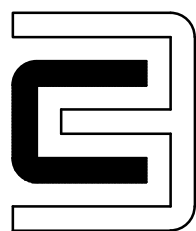
SUBJECT PROPERTY — ROOF LEVEL LOOKING SOUTH
PICTURE 13



SUBJECT PROPERTY — ROOF LEVEL LOOKING NORTHWEST
PICTURE 14

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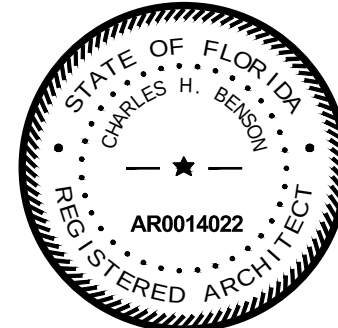


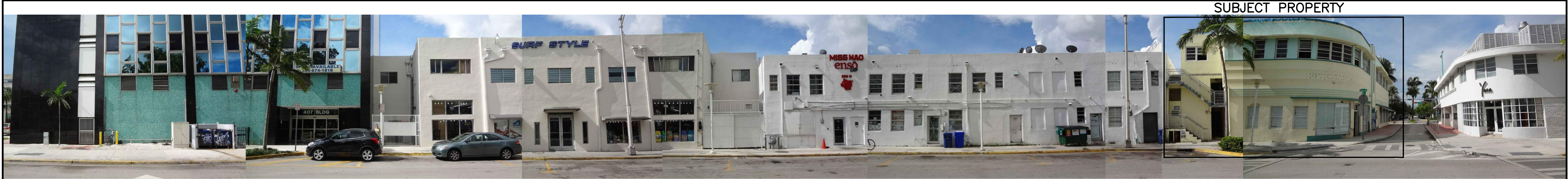
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DATE
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PROJECT NUMBER
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GN-3
OF
4





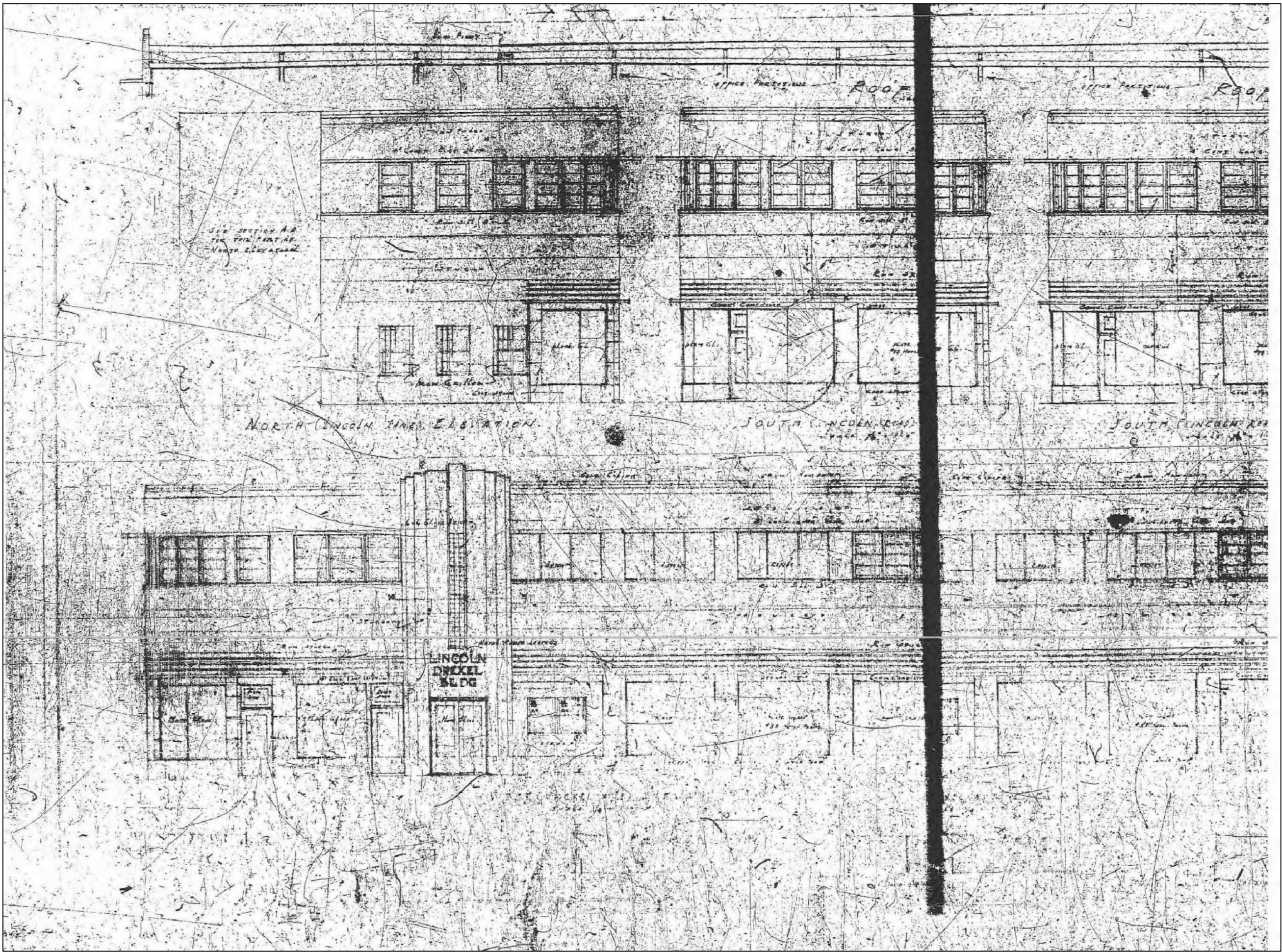
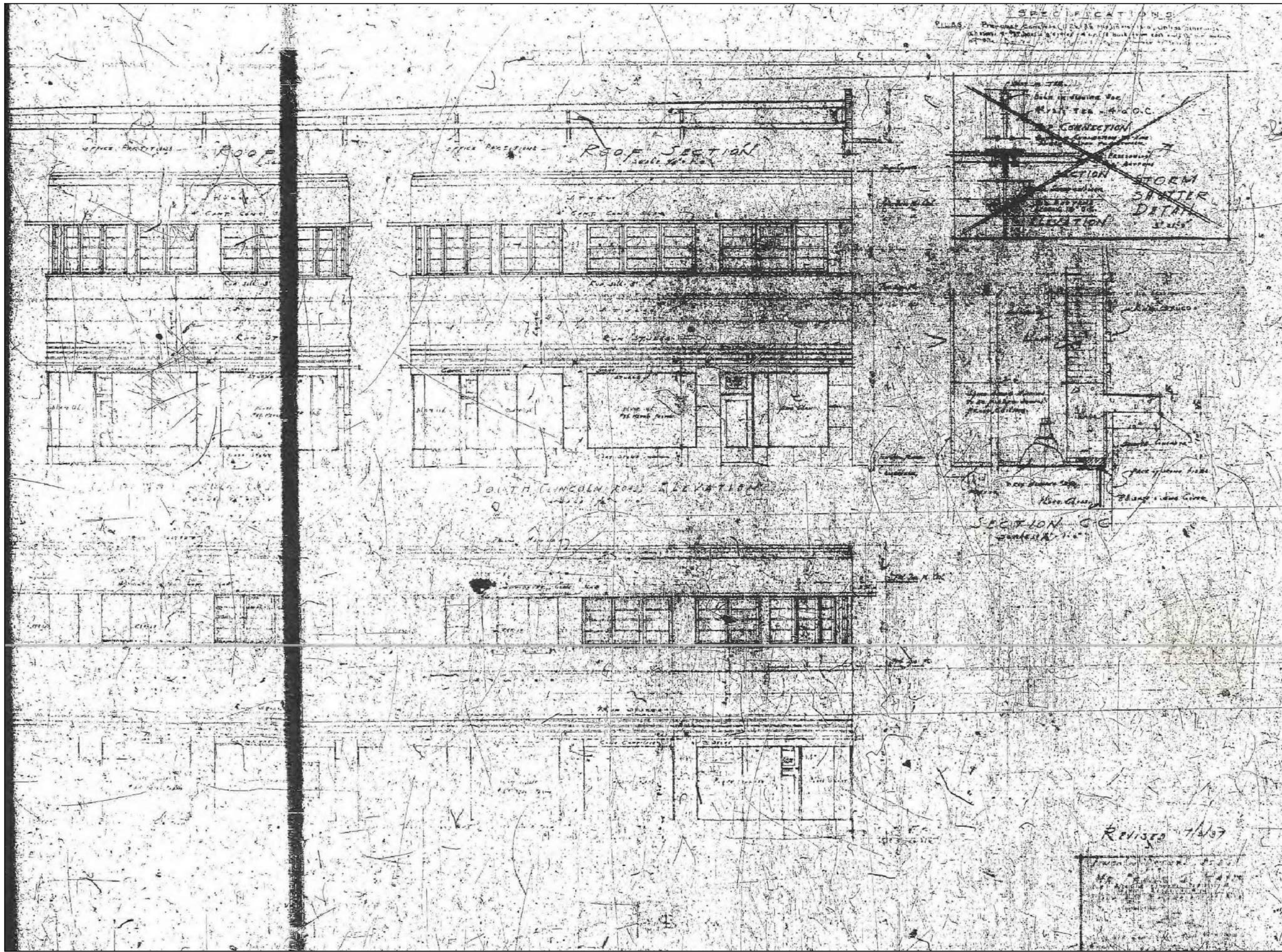
CORNER TO CORNER ADJACENT PROPERTIES LINCOLN LANE



CORNER TO CORNER ADJACENT PROPERTIES LINCOLN ROAD

MICROFILMS

MICROFILMS



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MIAMI BEACH, FL 33139

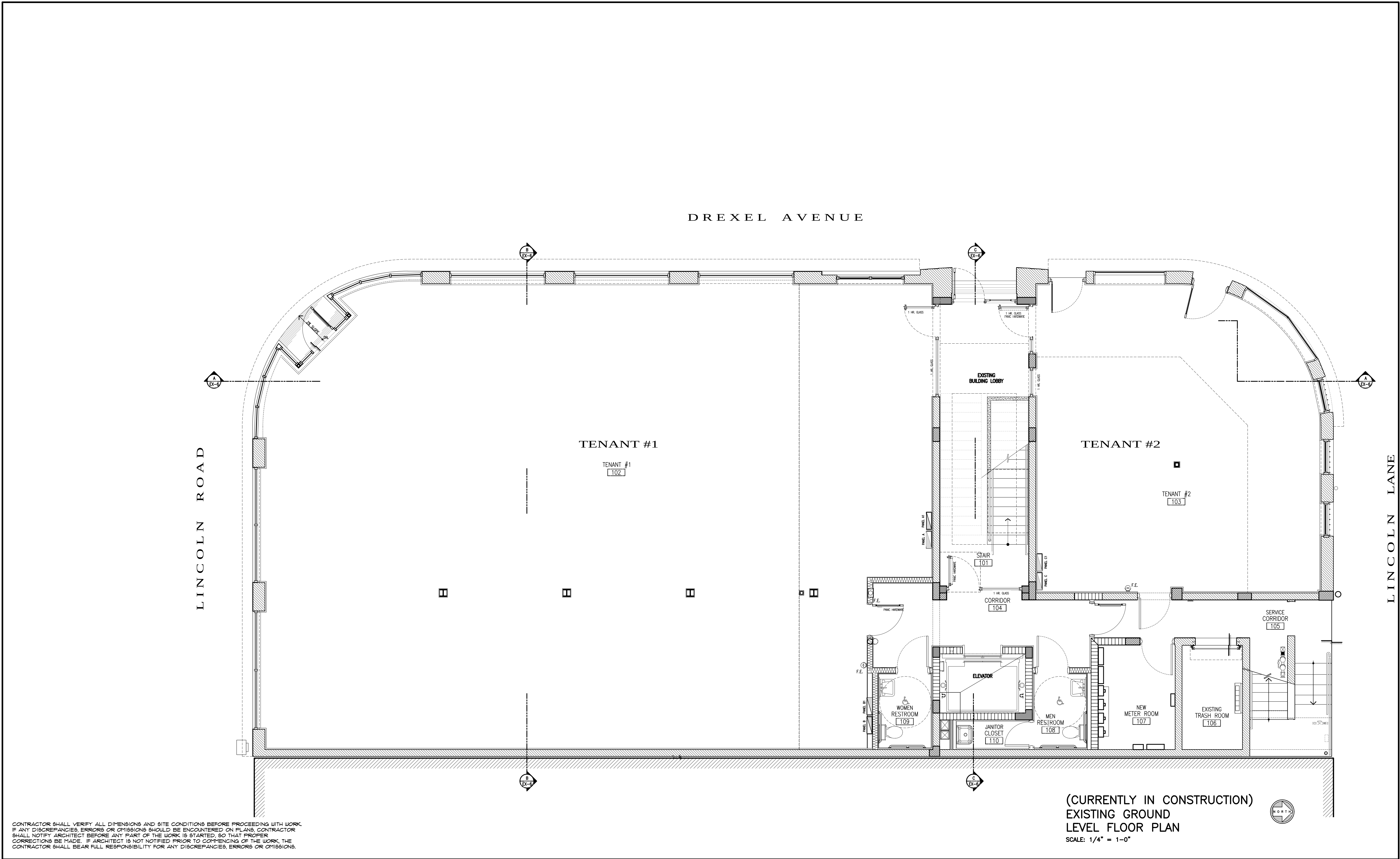
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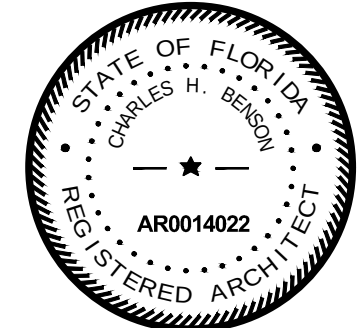
NEW ROOF TOP ADDITION FOR:
Lincoln Drexel Building
1655 Drexel Ave
MIAMI BEACH, FL 33139

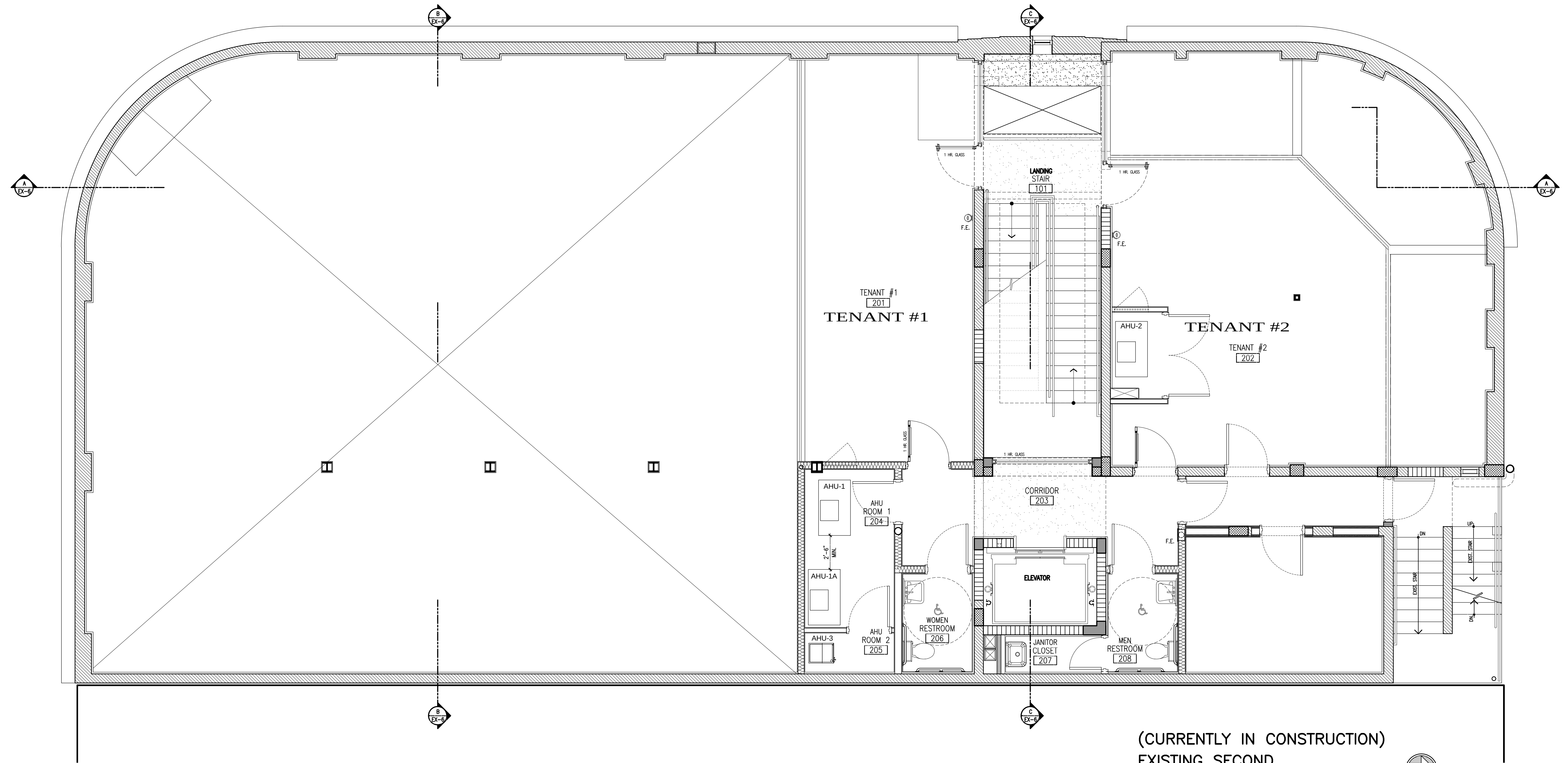
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DATE
12-01-2017

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21608

EX-1
OF
6





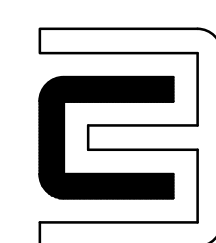
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(CURRENTLY IN CONSTRUCTION)
EXISTING SECOND
LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



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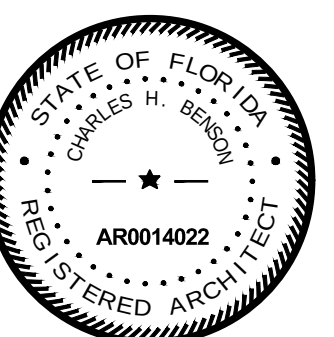


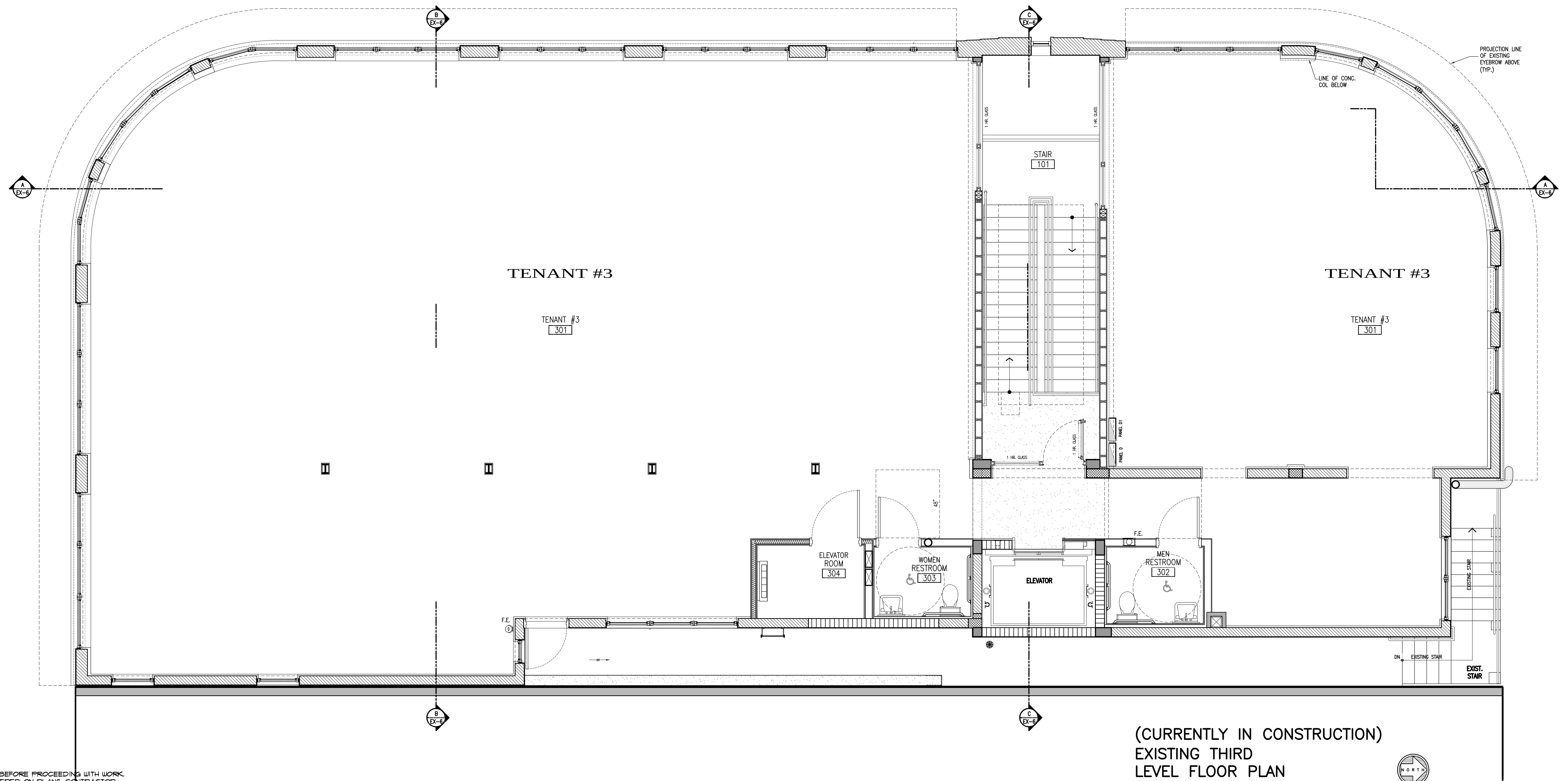
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DATE
12-01-2017

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21608

EX-2
OF
6





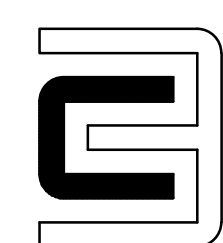
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(CURRENTLY IN CONSTRUCTION)
EXISTING THIRD
LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



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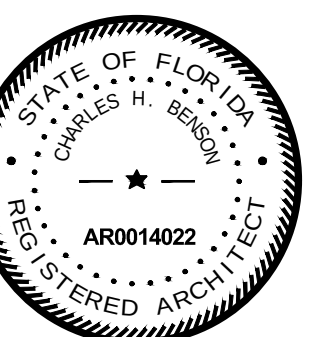
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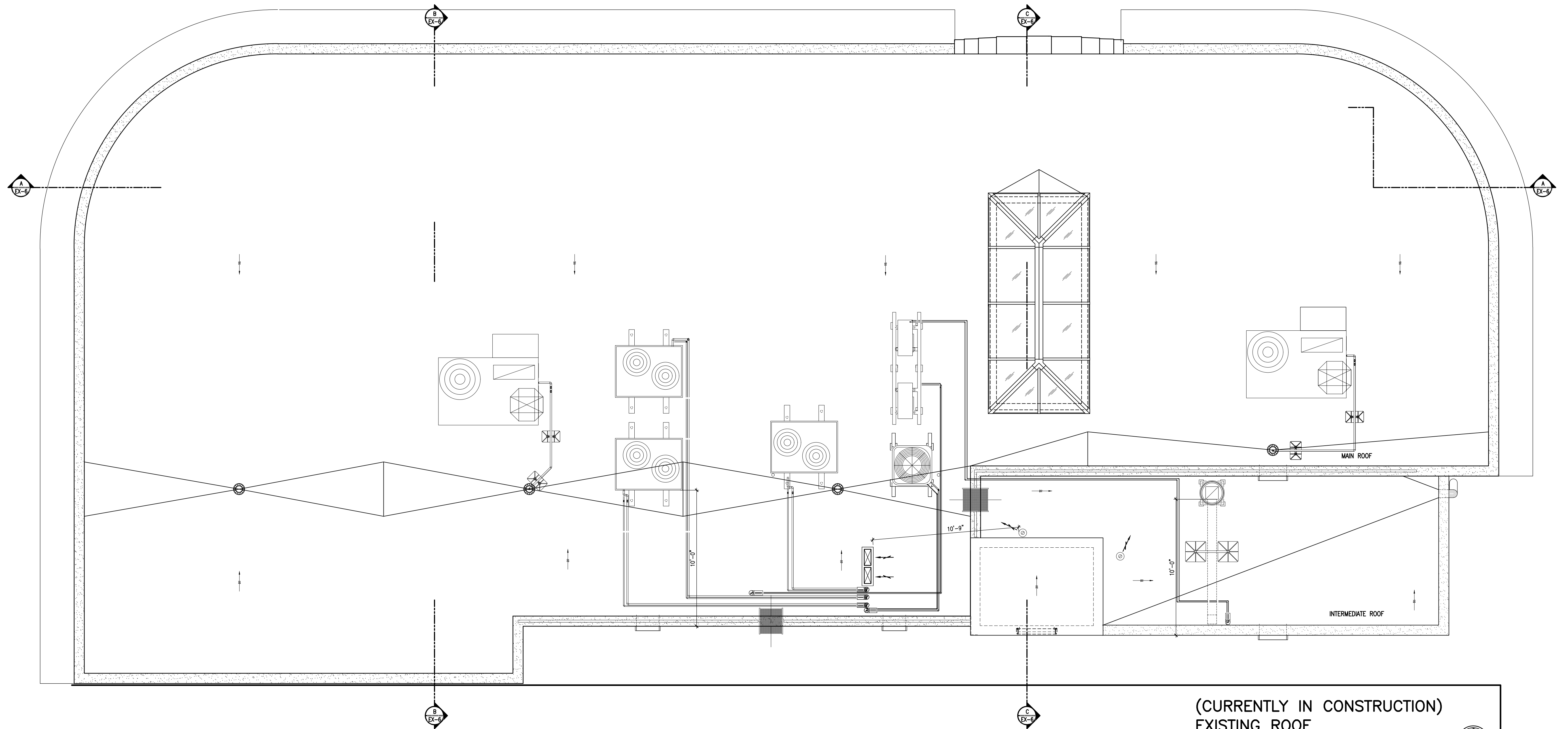
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EX-3
OF
6





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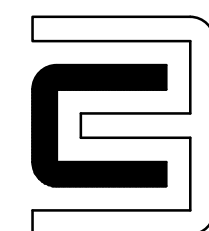
(CURRENTLY IN CONSTRUCTION)
EXISTING ROOF
LEVEL PLAN
SCALE: 1/4" = 1'-0"



ISSUED FOR PERMIT 12-21-17
ISSUED FOR BIDDING 12-21-17
ISSUED FOR CONSTRUCTION

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RENOVATION FOR:
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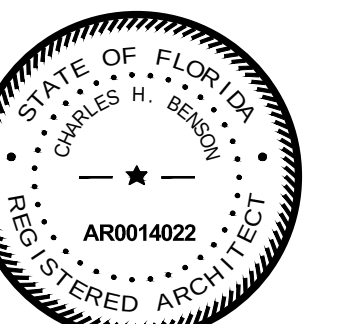
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EX-4
OF
6

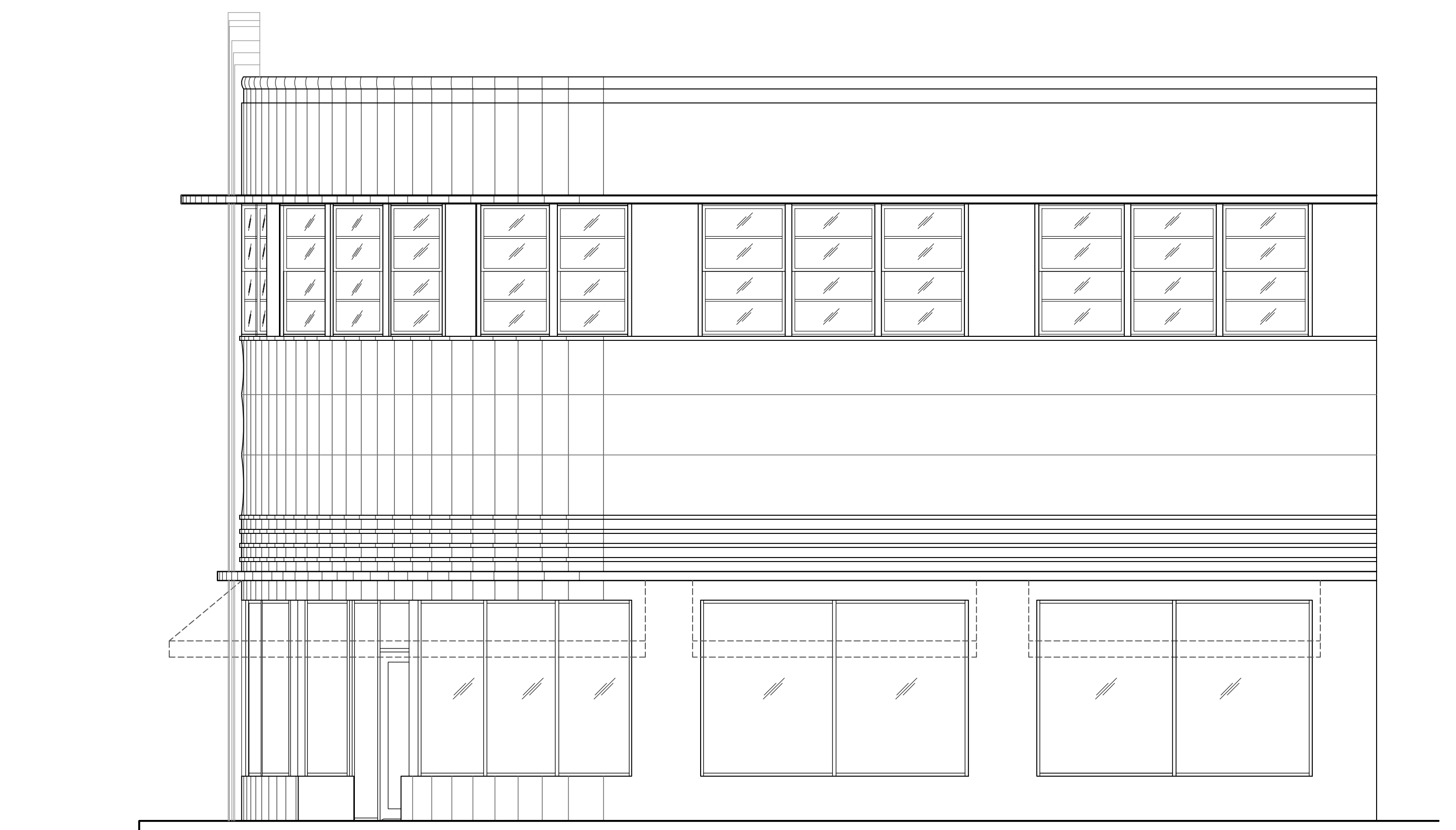




EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

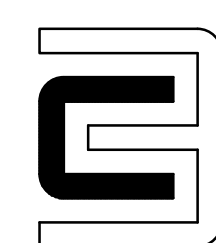


EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

ISSUED FOR PERMIT 12-21-17
ISSUED FOR BIDDING 12-21-17
ISSUED FOR CONSTRUCTION

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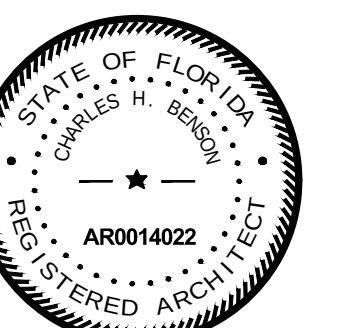
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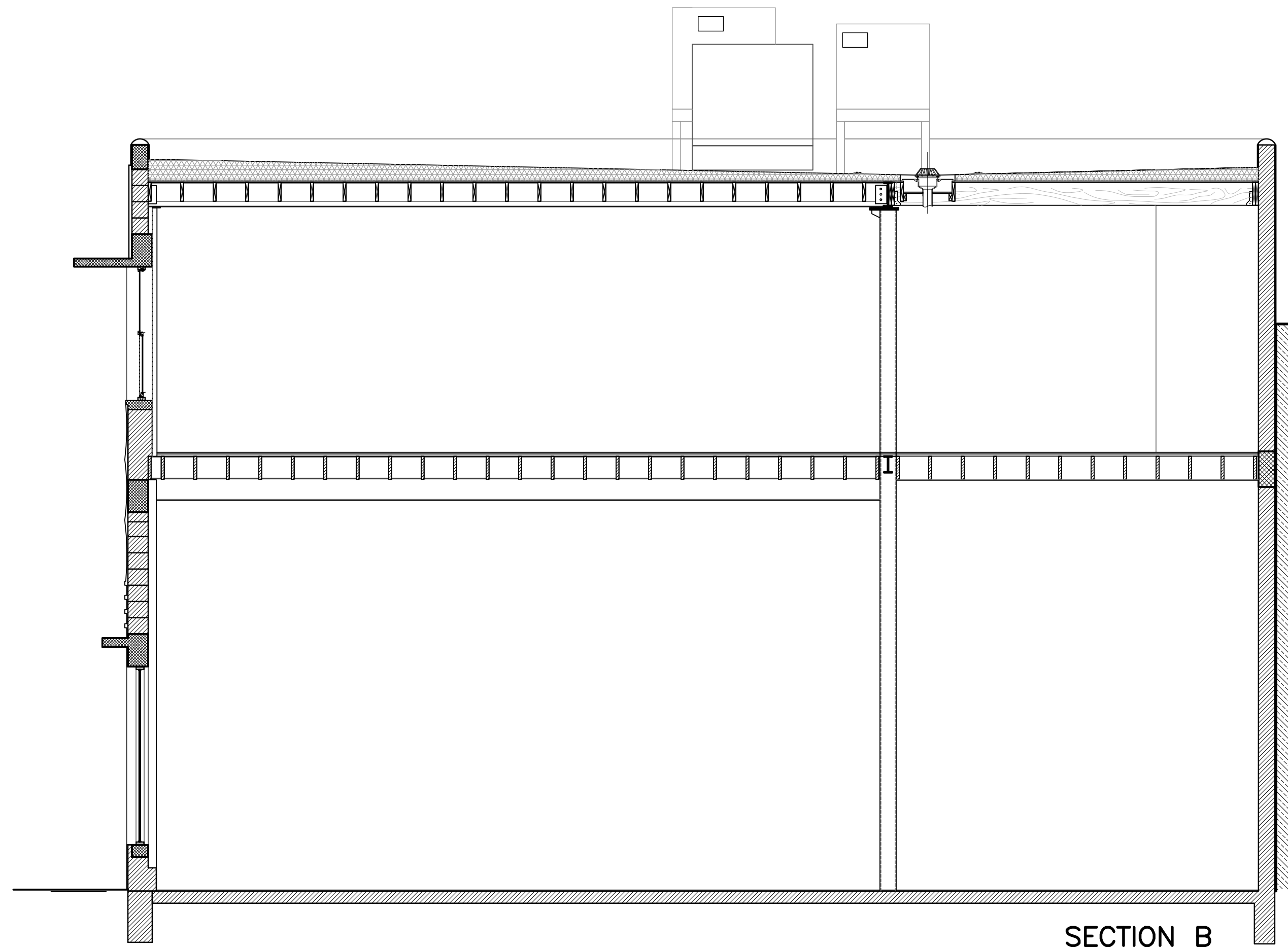
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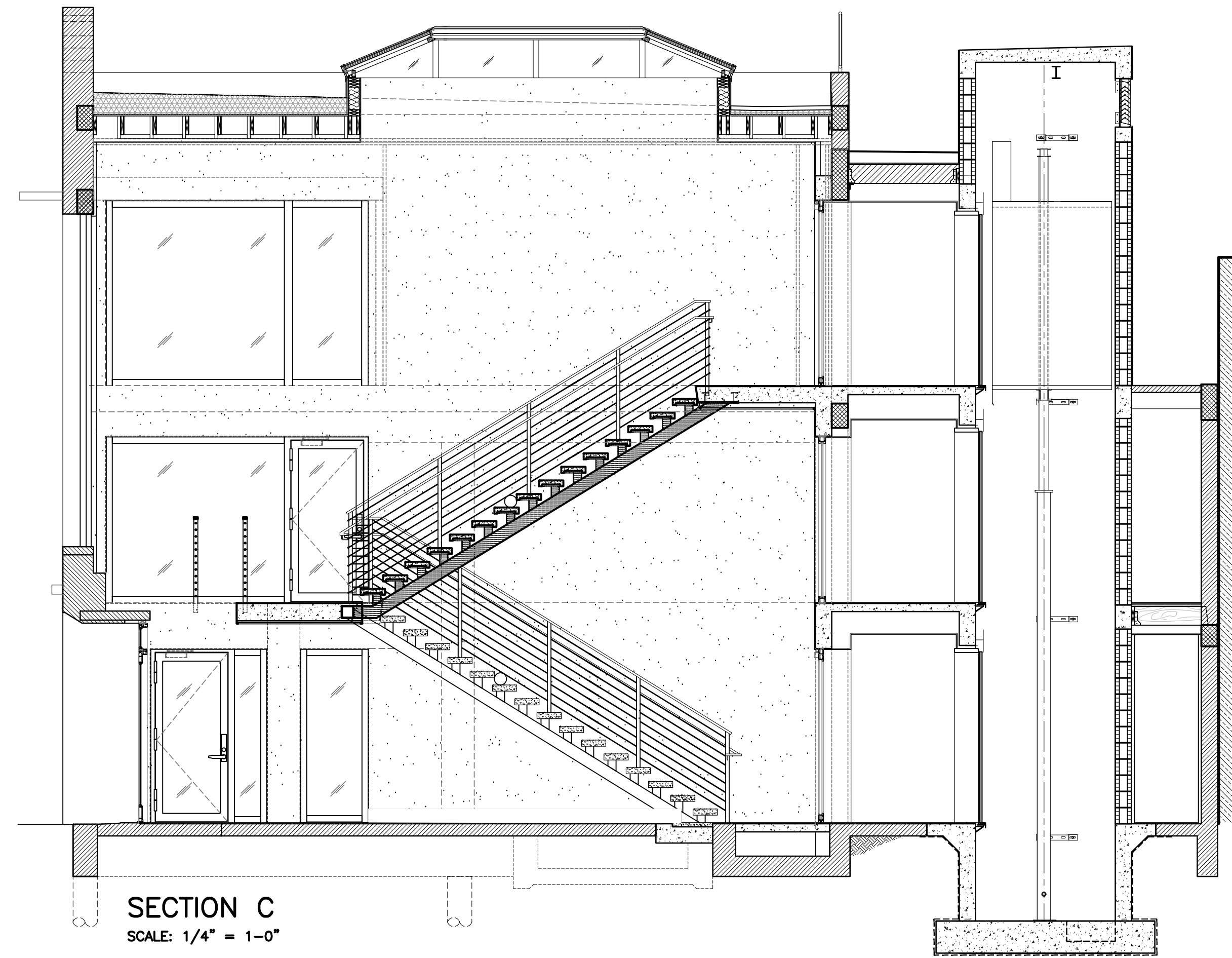
PROJECT NUMBER
21608

EX-5
OF
6





SECTION B
SCALE: 1/4" = 1'-0"



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



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

ISSUED FOR PERMIT 12-21-17
ISSUED FOR BIDDING 12-21-17
ISSUED FOR CONSTRUCTION

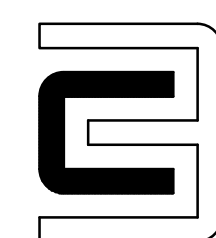
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RENOVATION FOR:

Lincoln Drexel Building

1655 Drexel Ave

MIAMI BEACH, FL 33139



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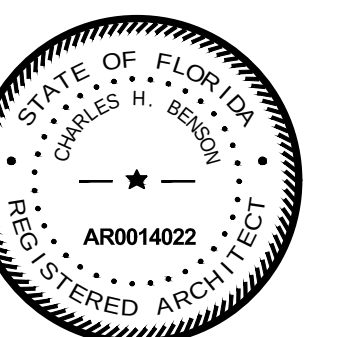
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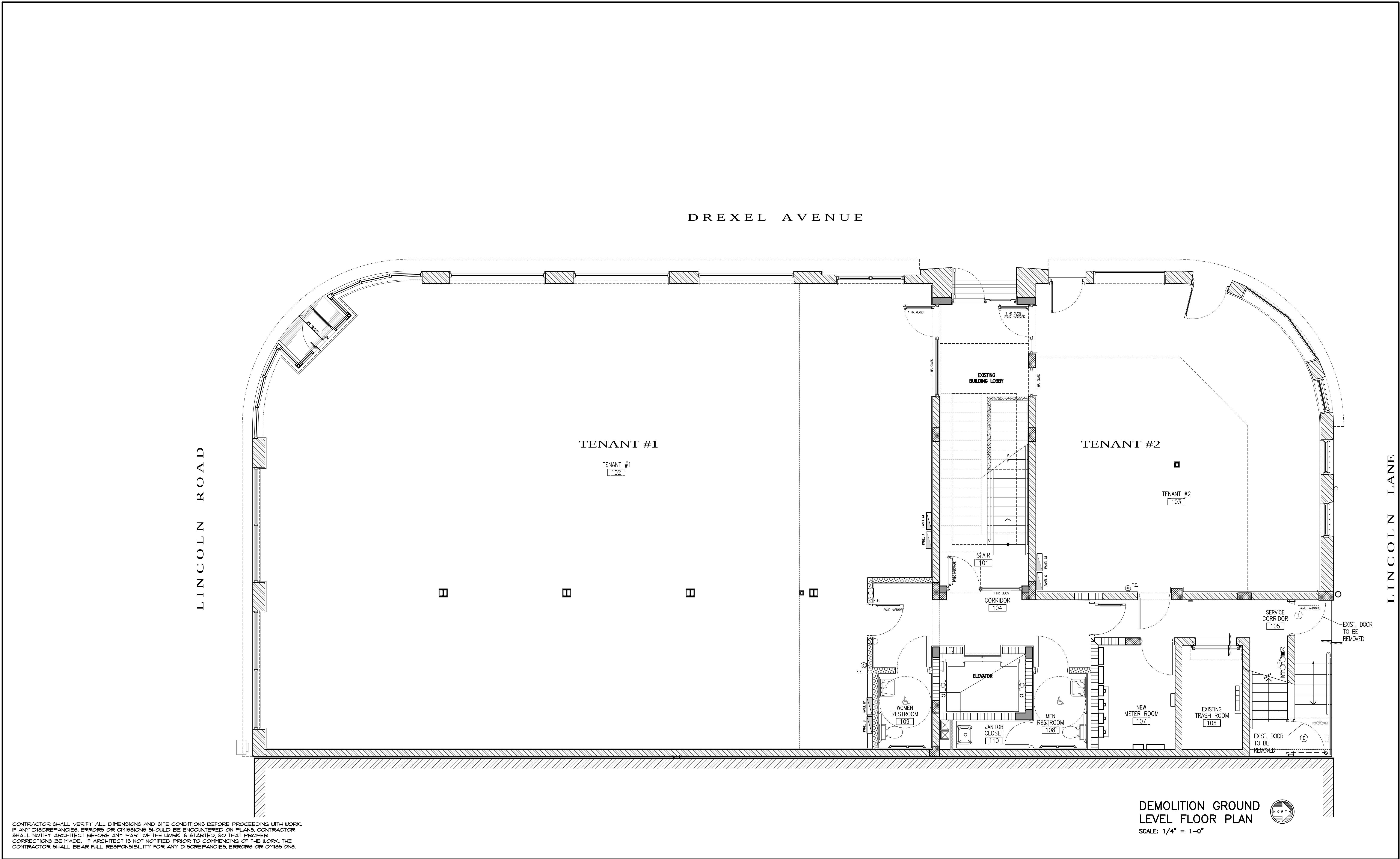
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EX-6
OF
6

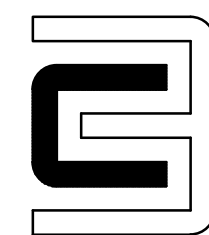




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1655 Drexel Ave
MIAMI BEACH, FL 33139

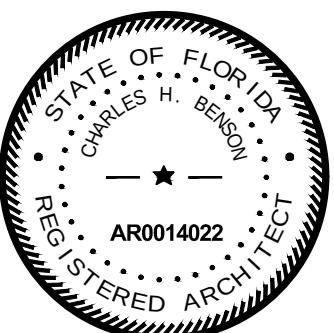


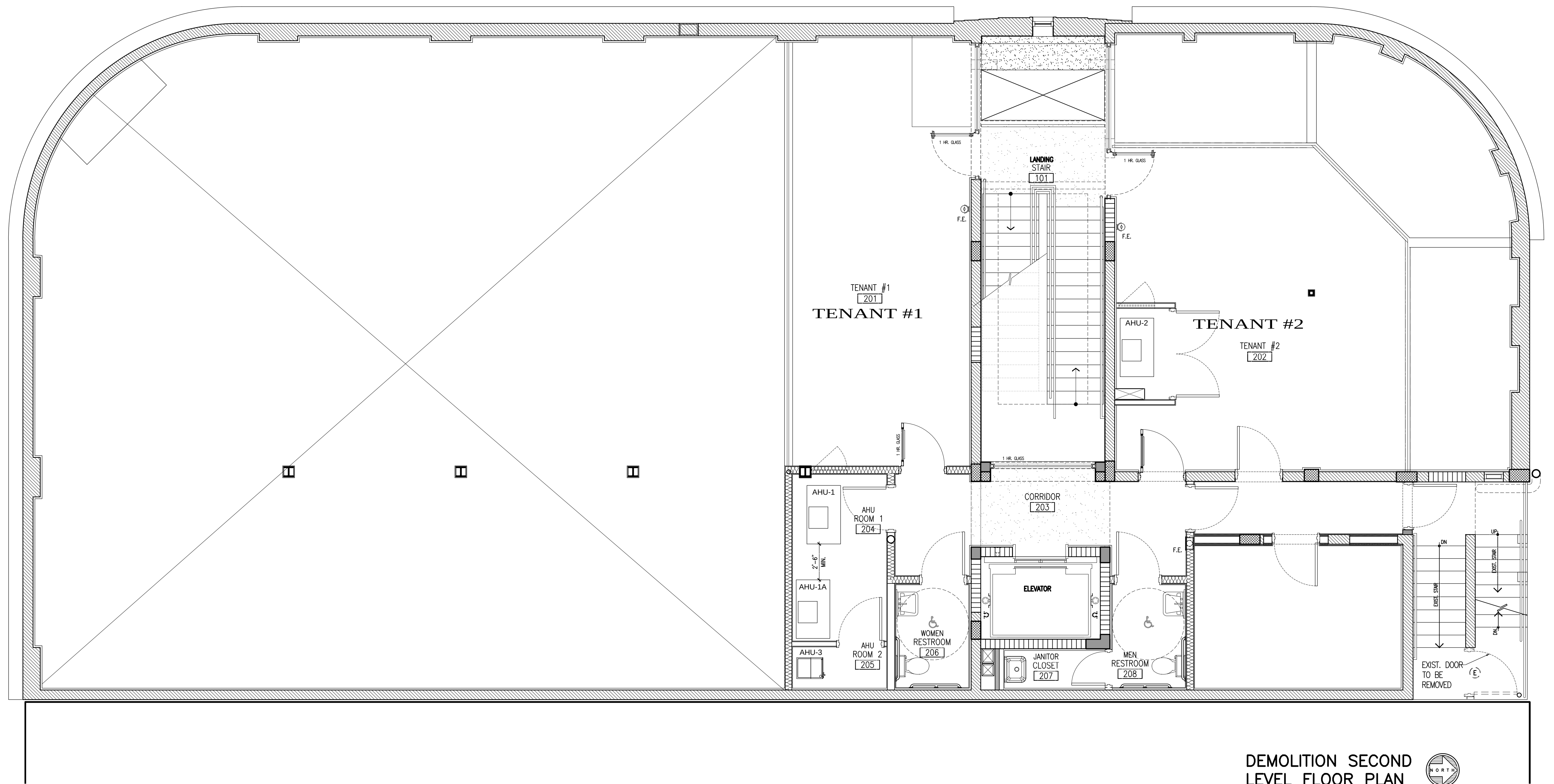
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ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

DRAWN BY
CHARLES BENSON
SCALE
AS SHOWN
DATE
12-01-2017

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OF
3





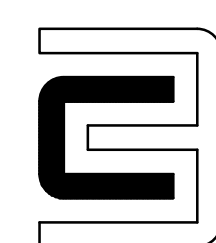
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DEMOLITION SECOND
LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



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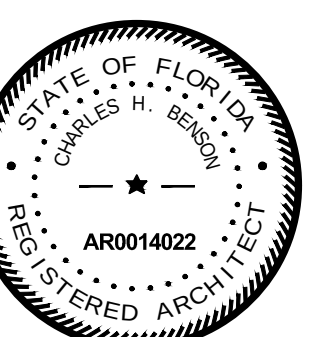
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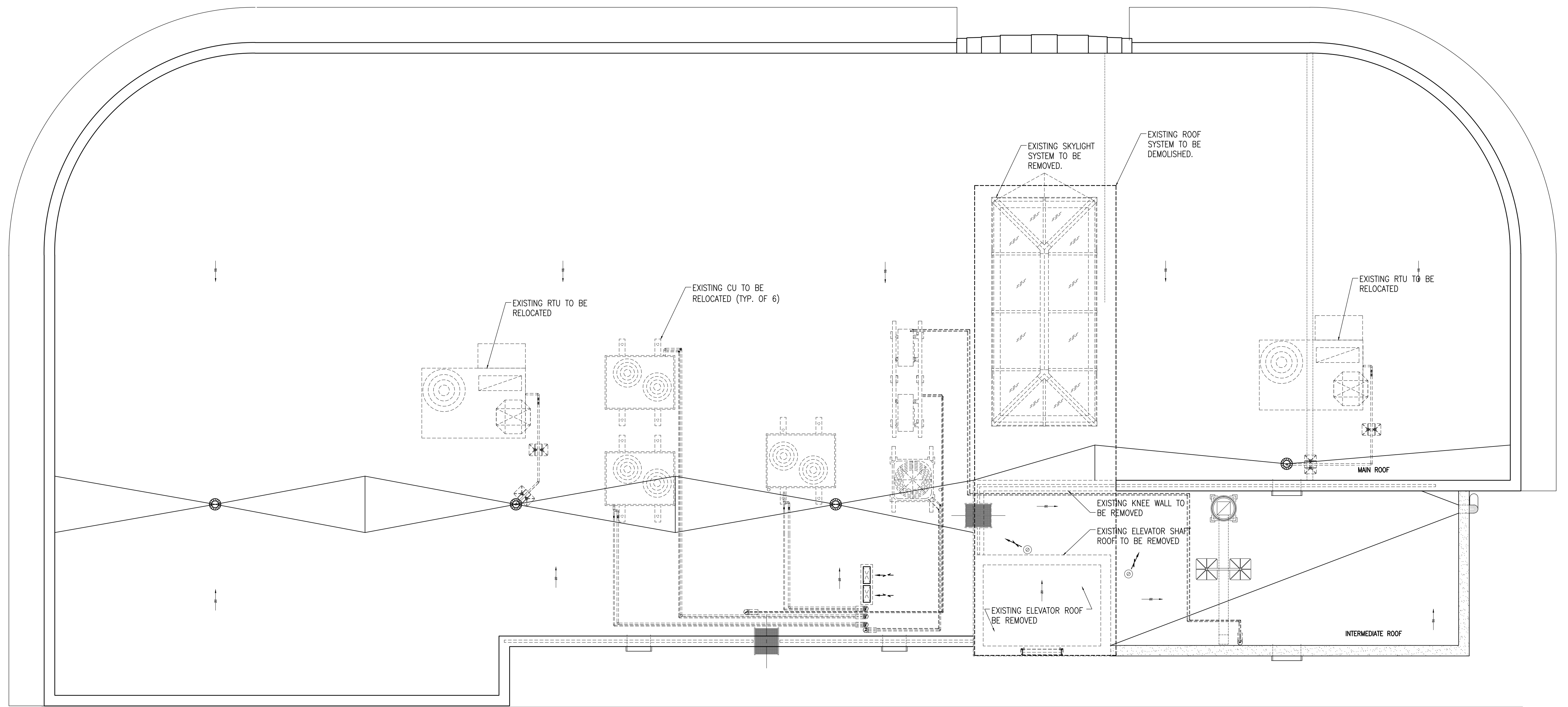
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3





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

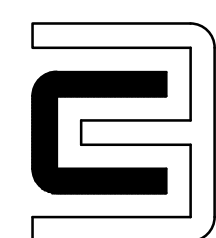


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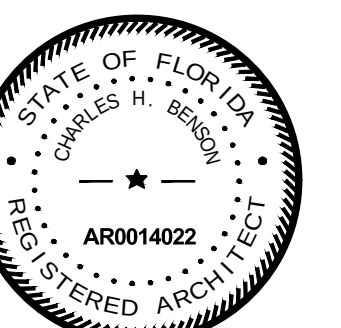
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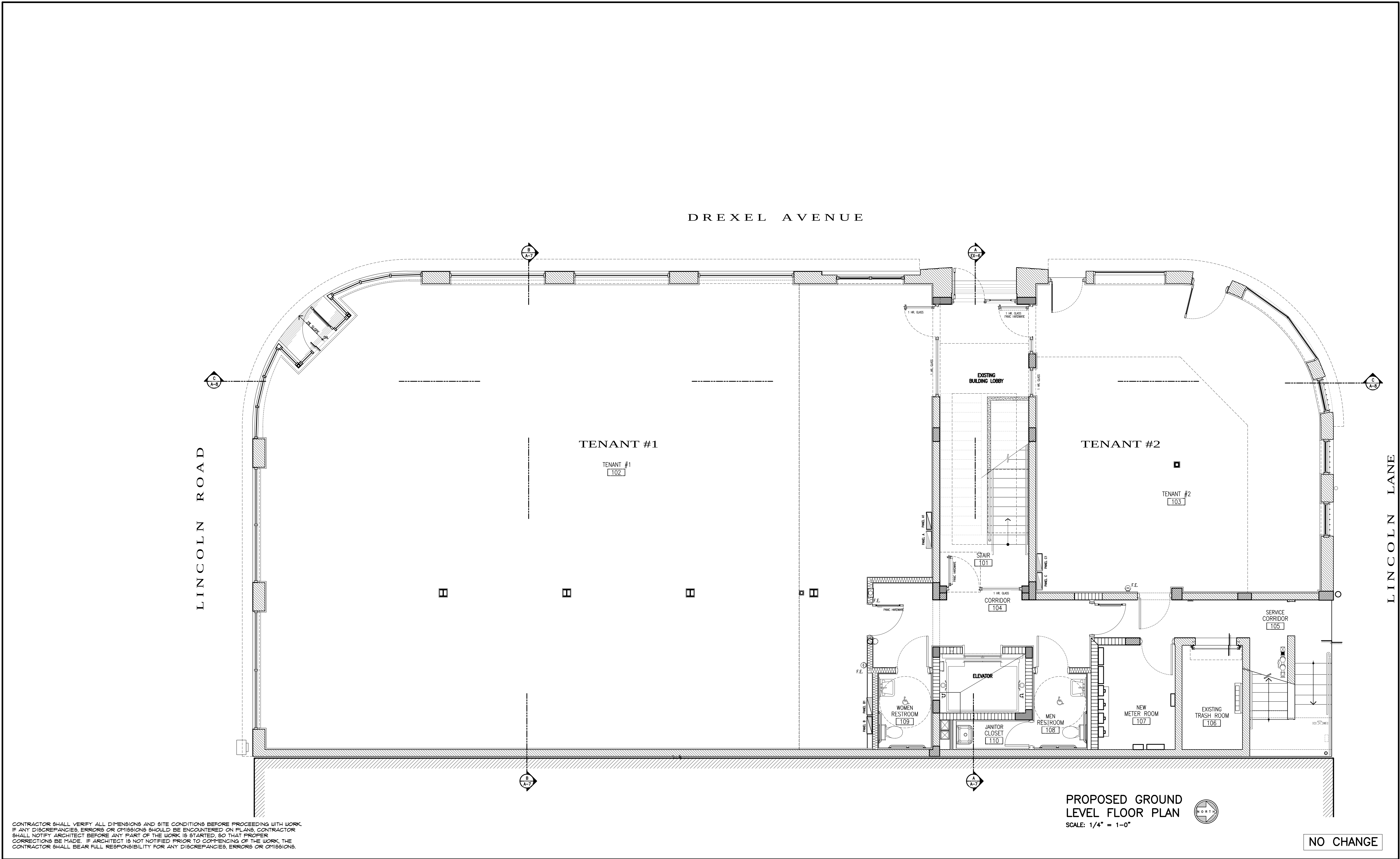
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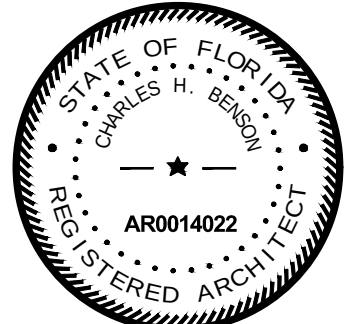
NEW ROOF TOP ADDITION FOR:
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MIAMI BEACH, FL 33139

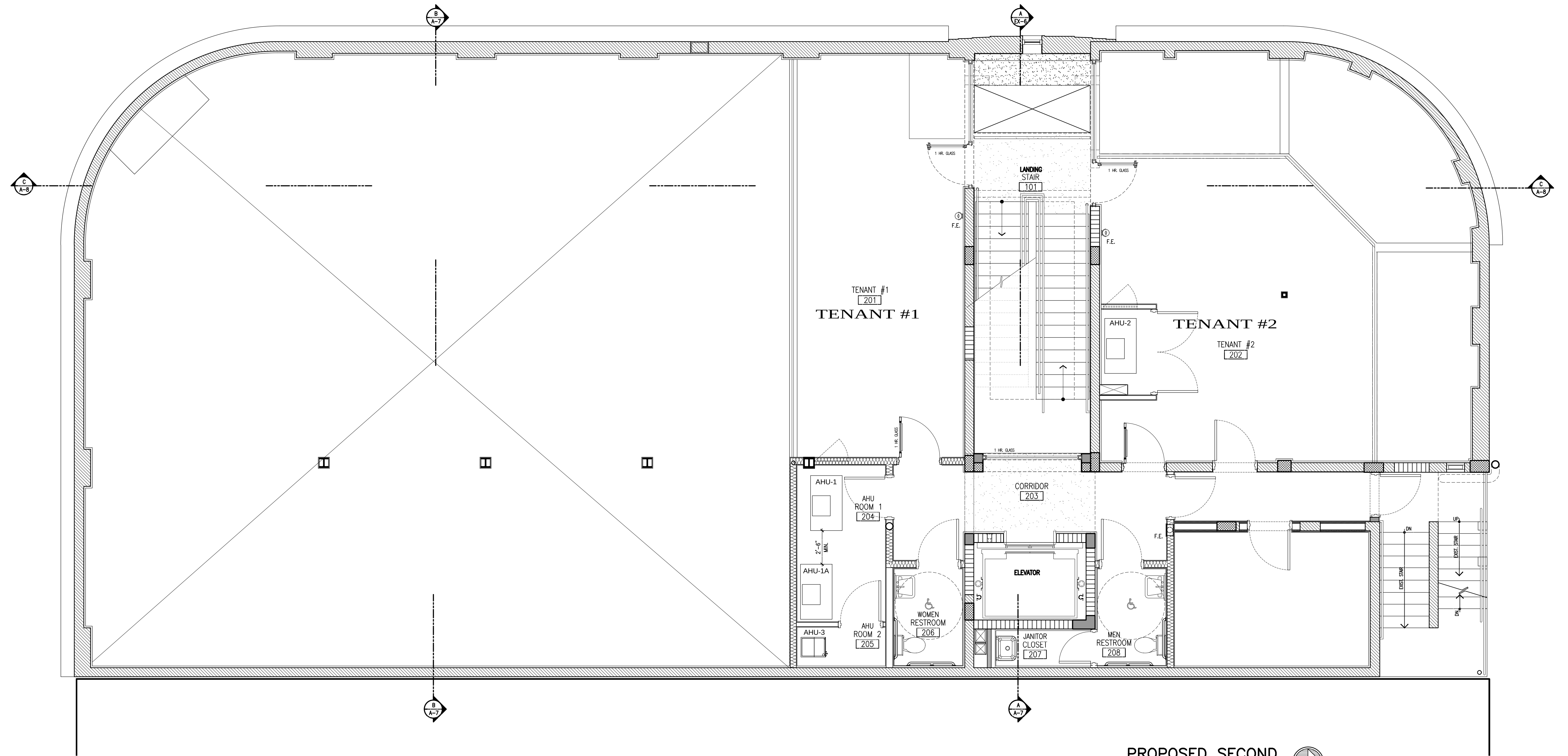
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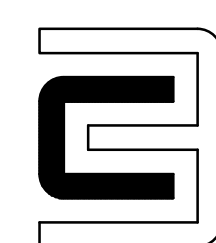
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PROPOSED SECOND
LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

NO CHANGE

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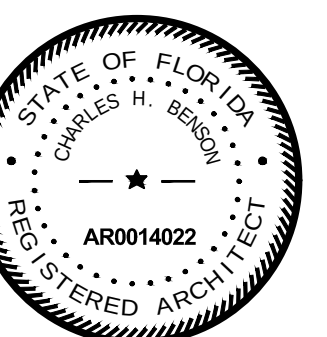
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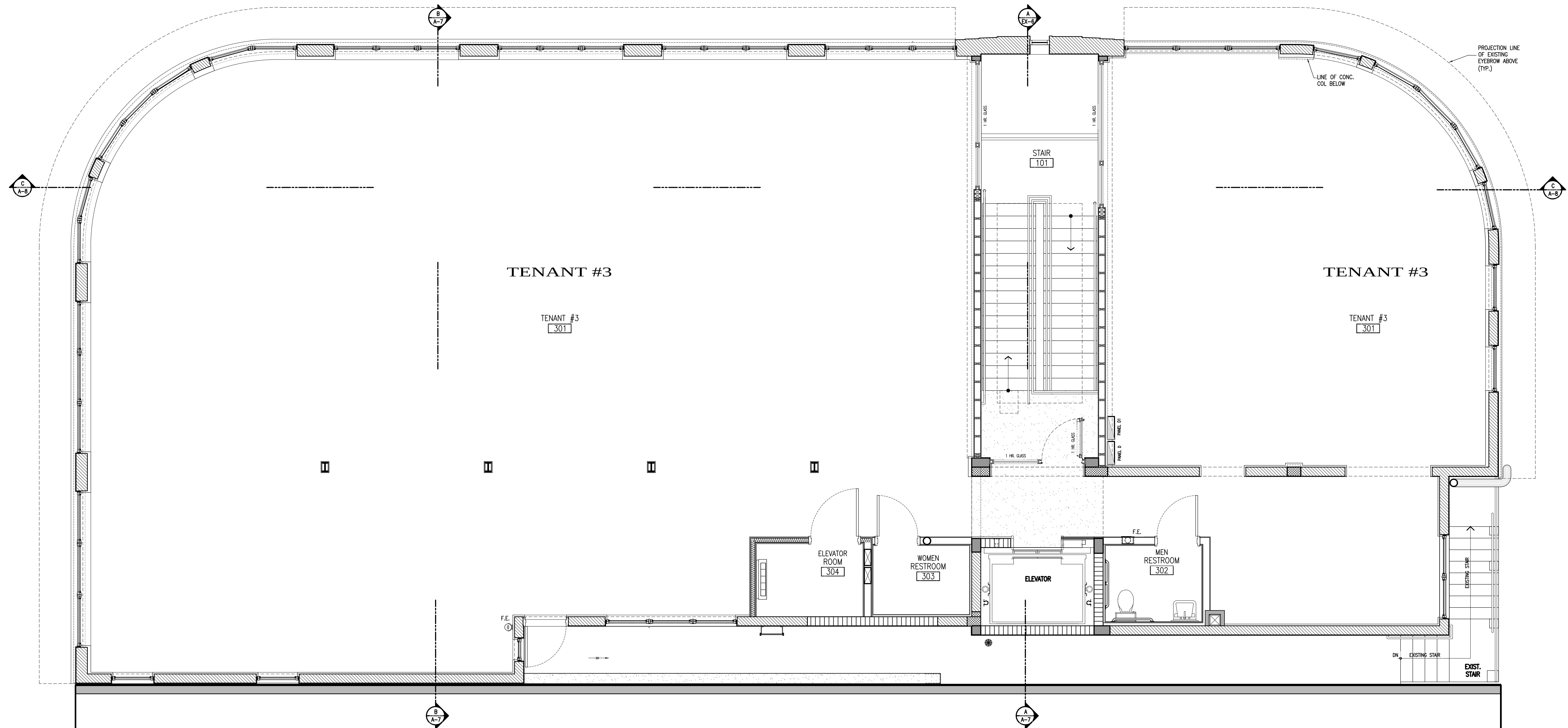
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9





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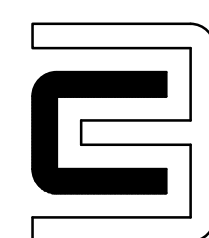
PROPOSED THIRD
LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



NO CHANGE

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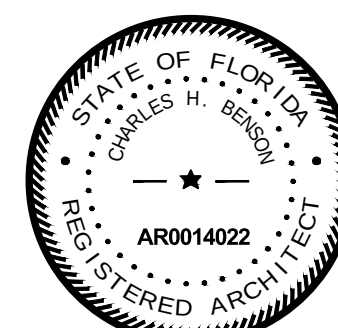
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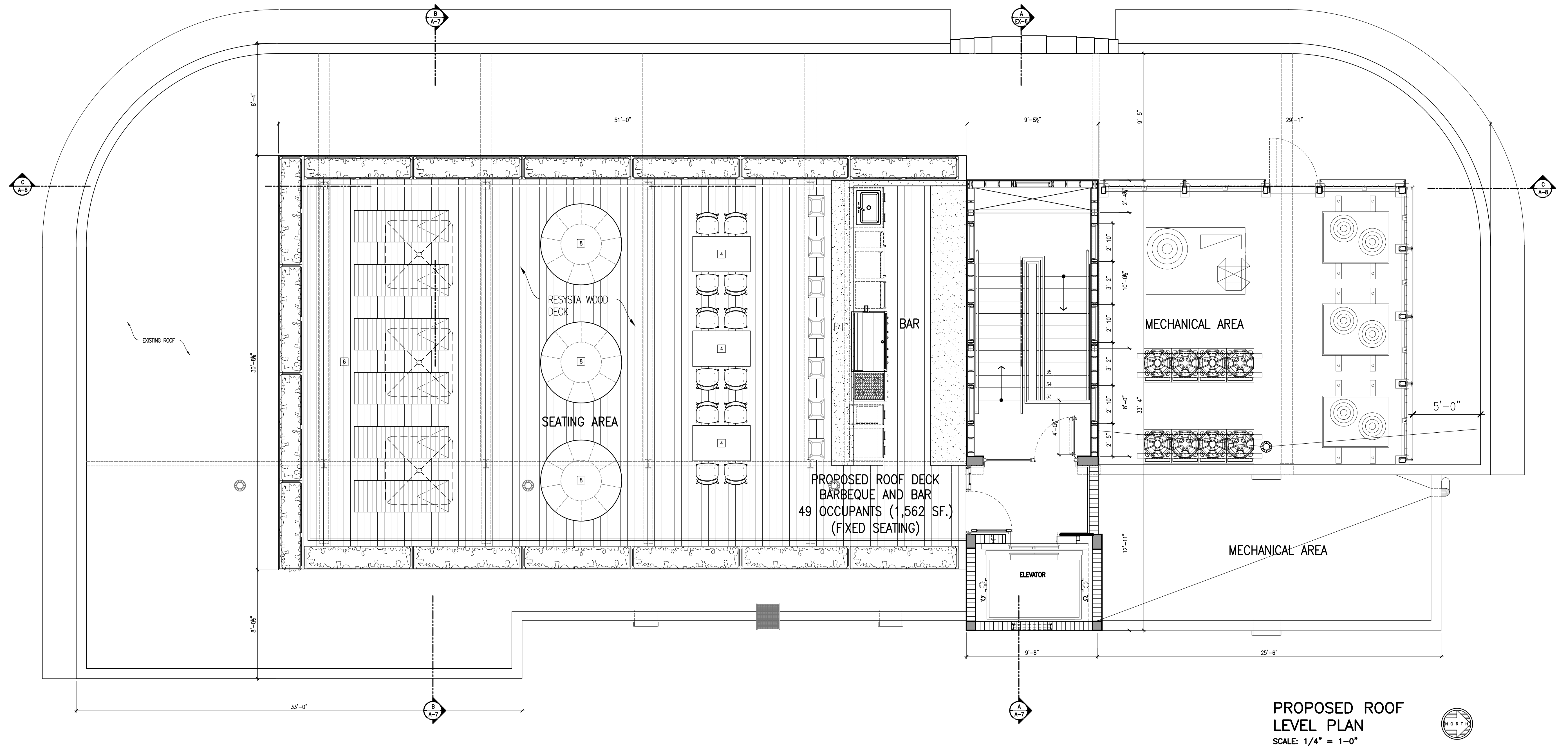
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12-01-2017

PROJECT NUMBER
21608

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OF
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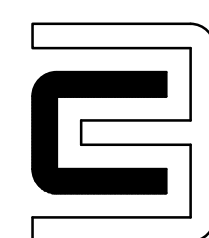


**PROPOSED ROOF
LEVEL PLAN**
SCALE: 1/4" = 1'-0"

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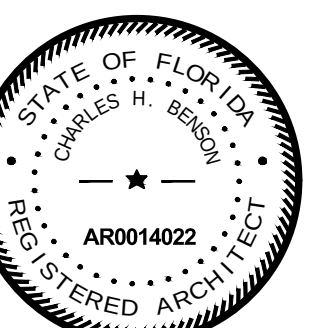
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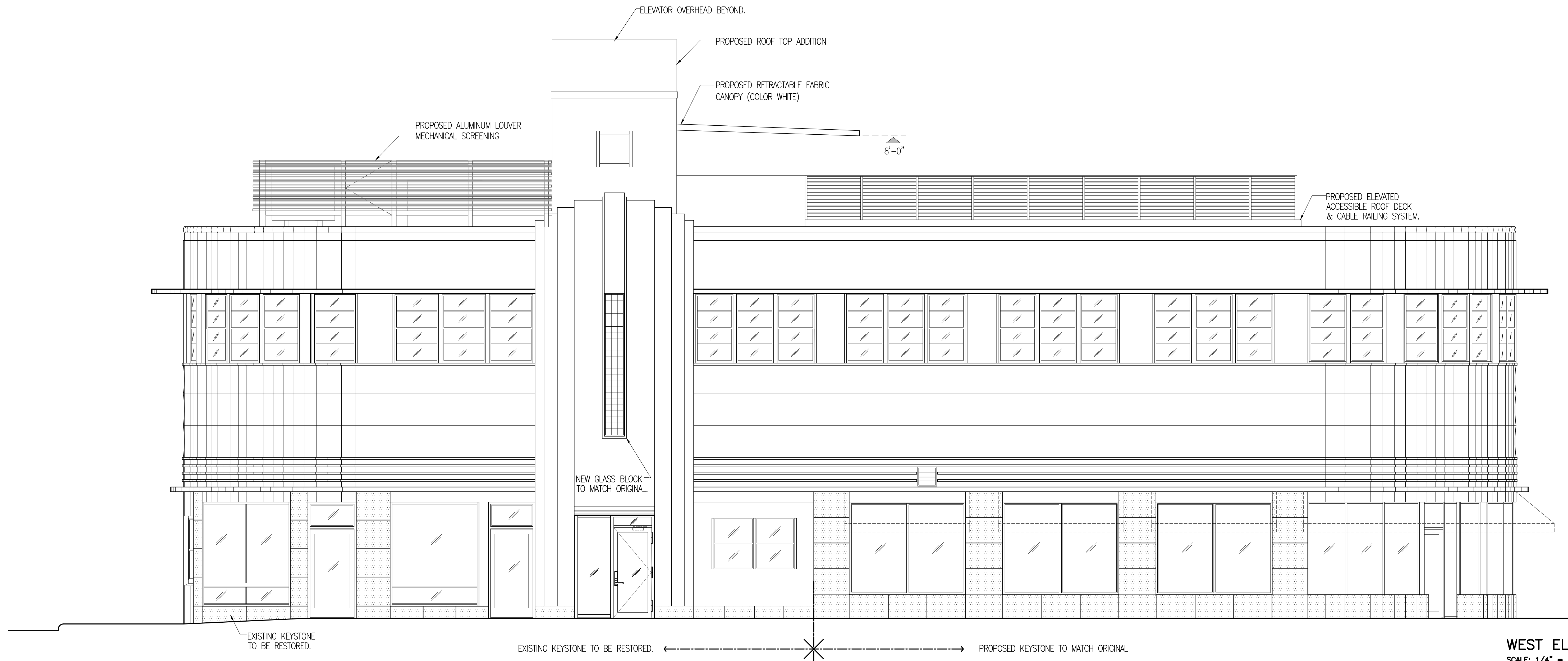
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PROJECT NUMBER
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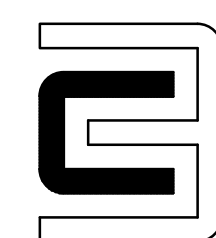
WEST ELEVATION
SCALE: 1/4" = 1'-0"

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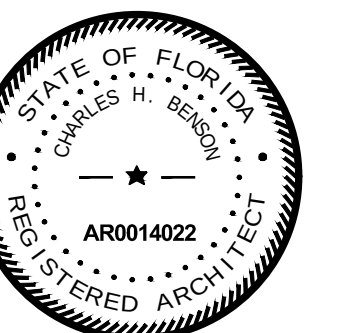
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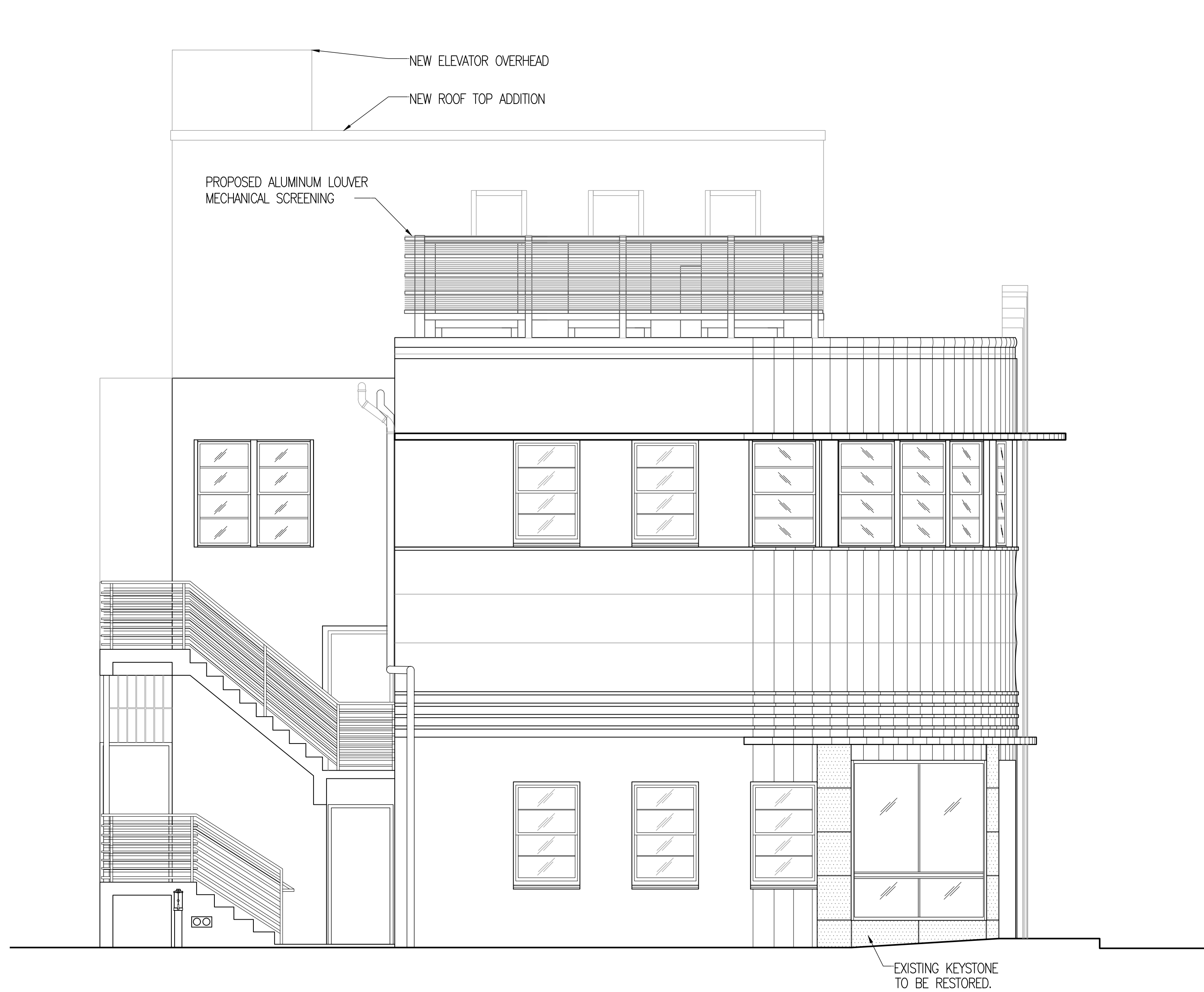
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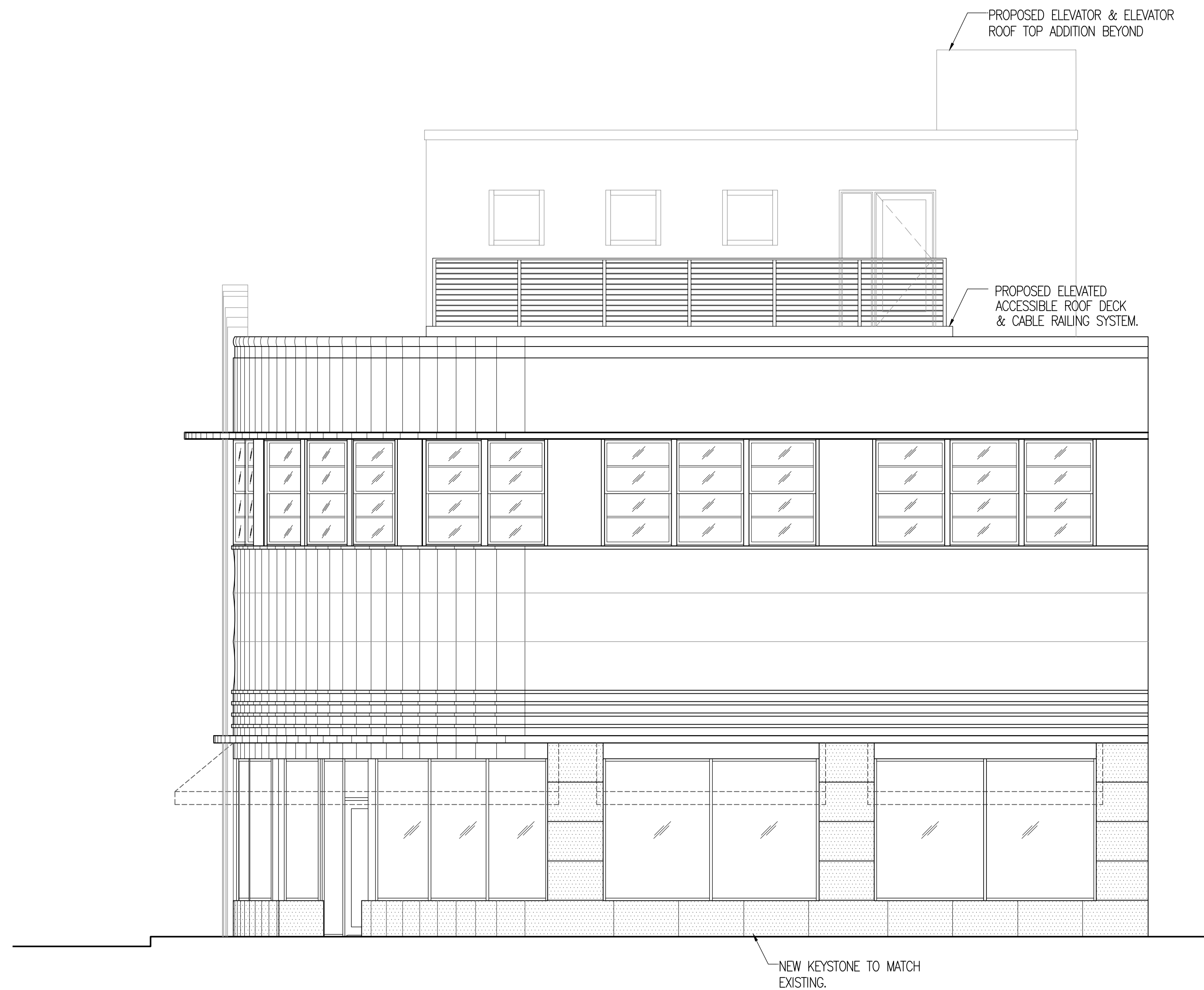
PROJECT NUMBER
21608

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NORTH ELEVATION
SCALE: 1/4" = 1'-0"



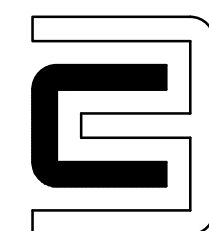
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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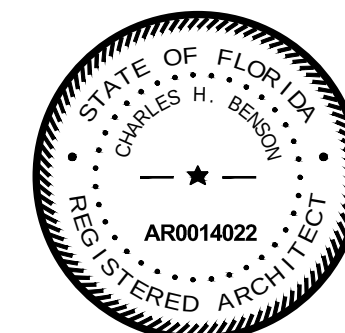
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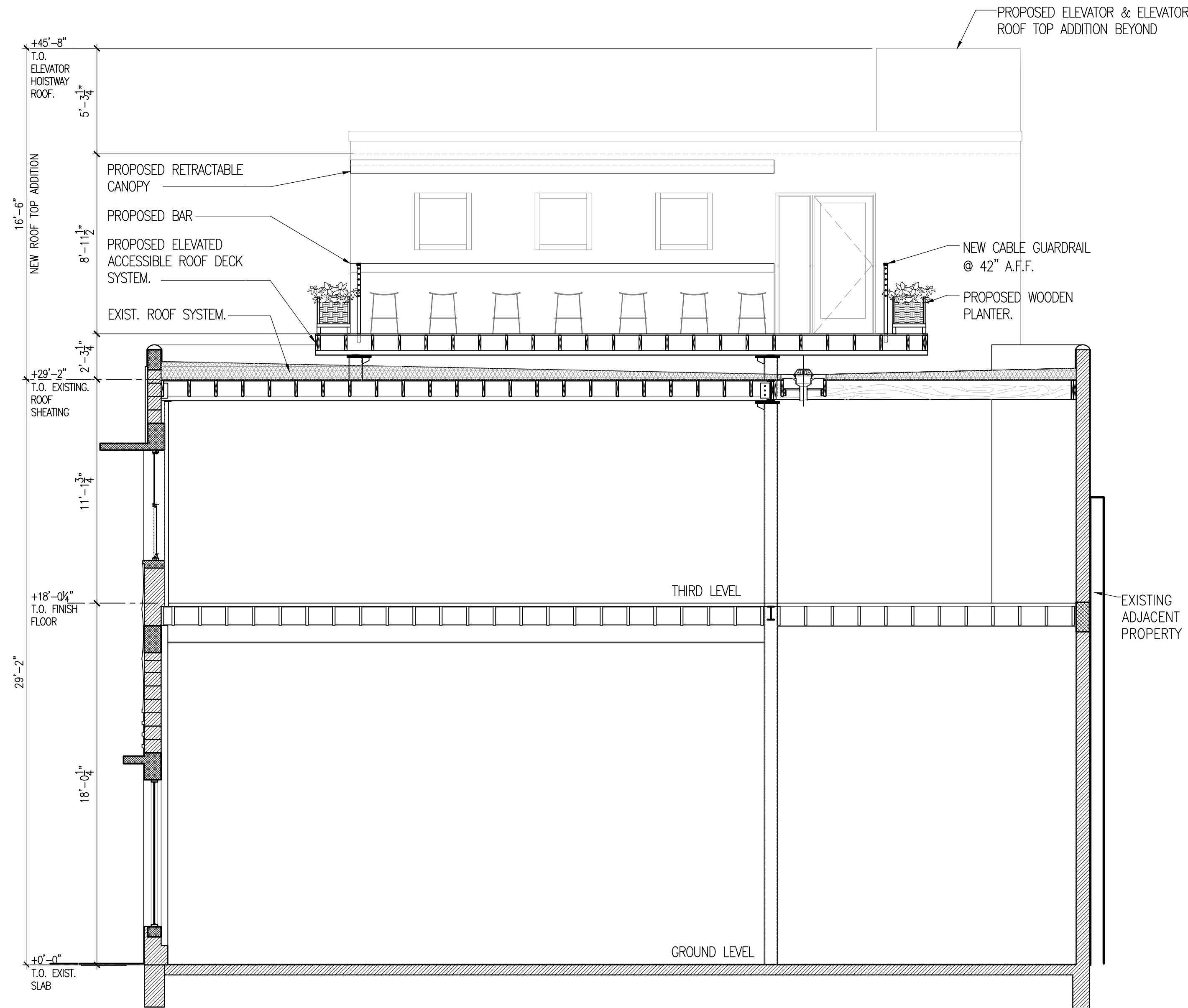
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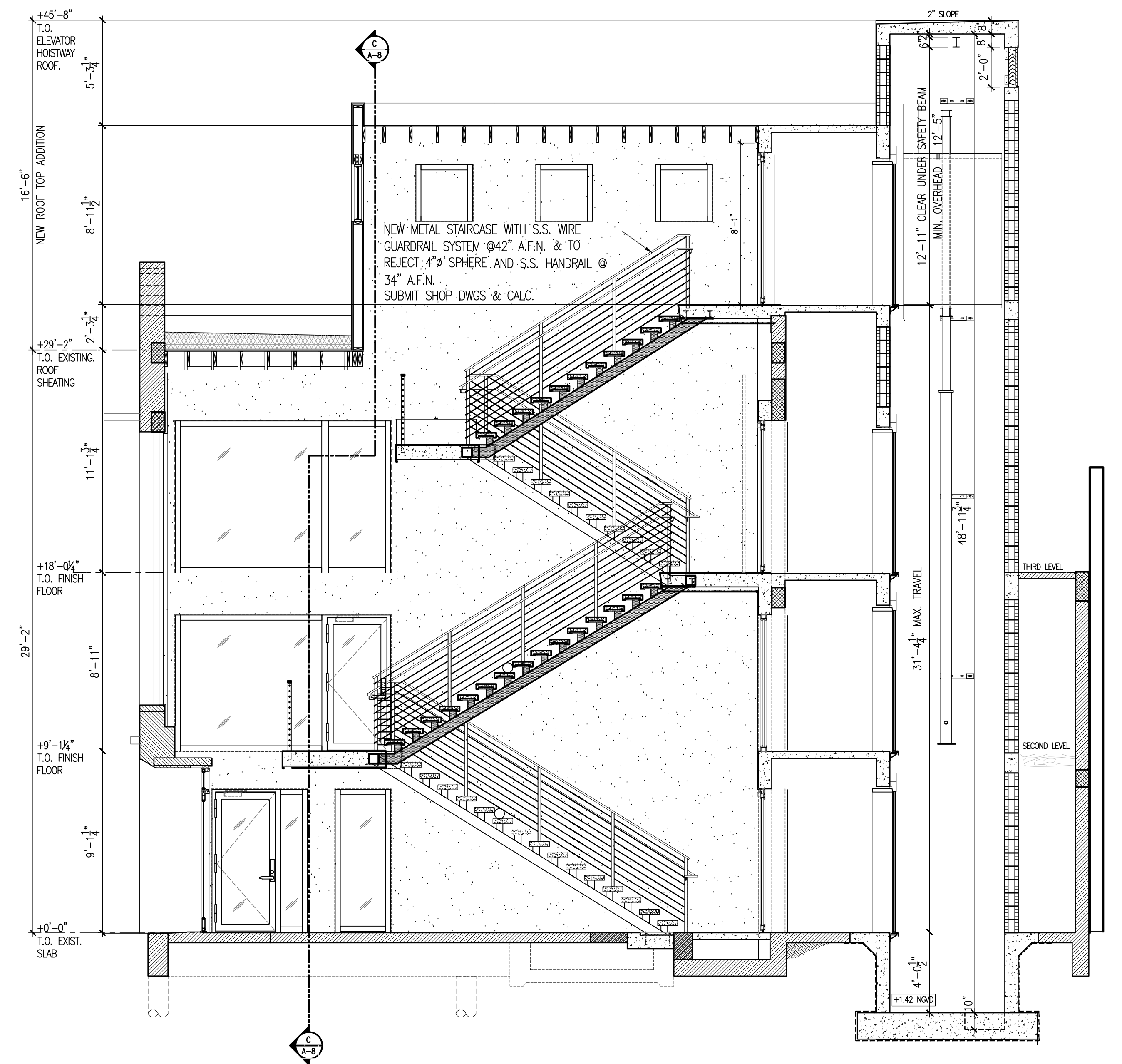
PROJECT NUMBER
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OF
9





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



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

ISSUED FOR PERMIT 12-21-17
ISSUED FOR BIDDING 12-21-17
ISSUED FOR CONSTRUCTION

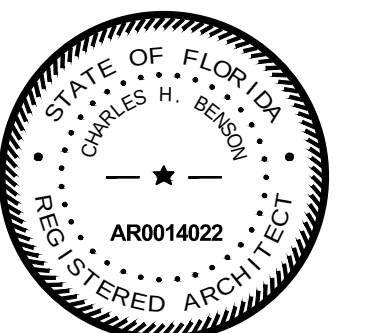
RENOVATION FOR:
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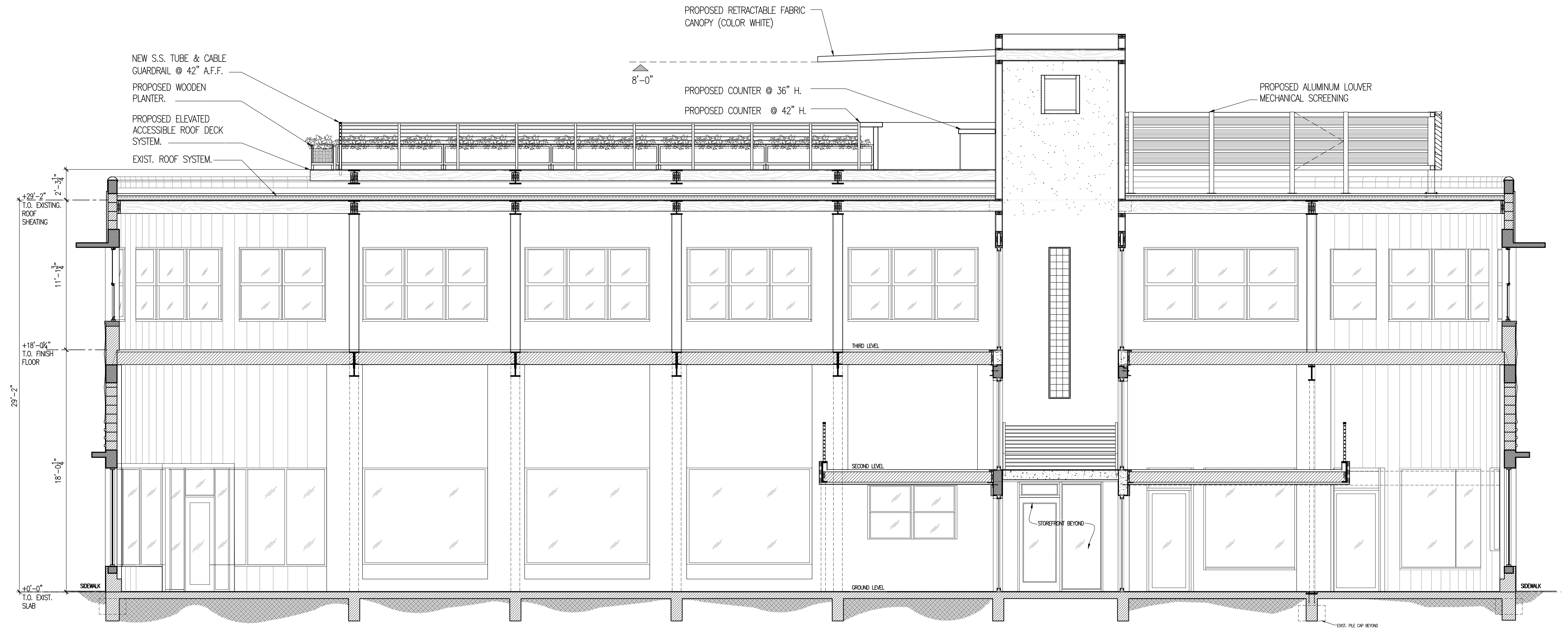
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PROPOSED SECTION C
SCALE: 1/4" = 1'-0"

ISSUED FOR PERMIT 12-21-17
ISSUED FOR BIDDING 12-21-17
ISSUED FOR CONSTRUCTION

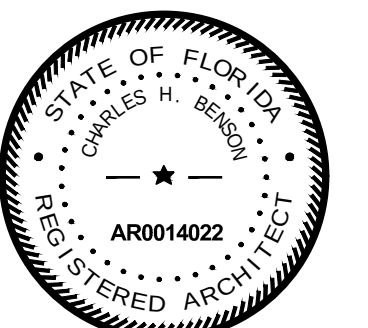
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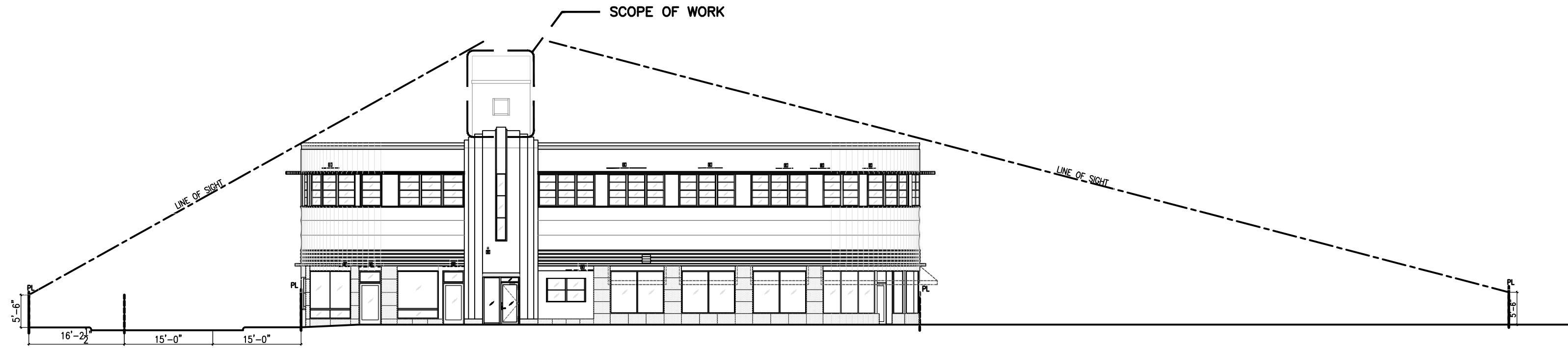
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21608

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OF
9



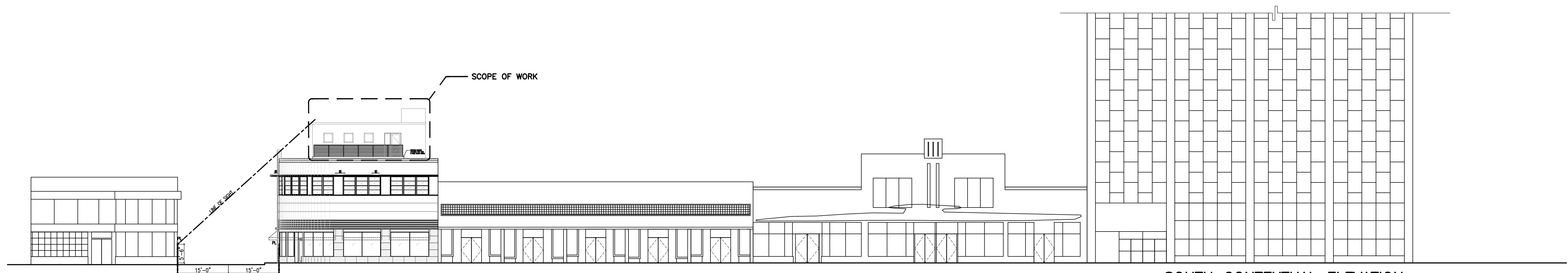
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WEST CONTEXTUAL ELEVATION
SCALE: 1/16" = 1'-0"



NORTH CONTEXTUAL ELEVATION
SCALE: 1/16" = 1'-0"



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

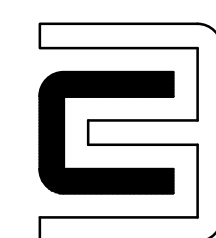
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NEW ROOF TOP ADDITION FOR:

Lincoln Drexel Building

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