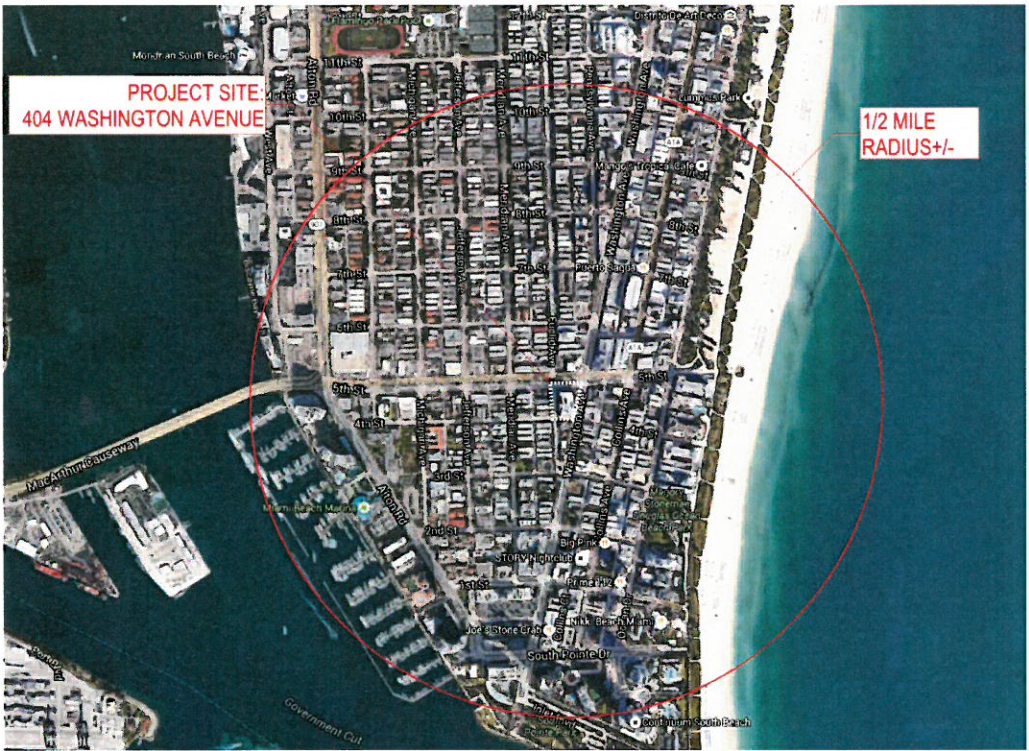


LOBSTER BAR SEA GRILLE

404 WASHINGTON AVENUE
MIAMI BEACH FL 33139

C.U.P. APPLICATION
June 28, 2016



LOCATION MAP

GENERAL SCOPE OF WORK

INTERIOR RENOVATION OF EXISTING RESTAURANT BAR.
NO CHANGE IN USE.

ALL INTERIOR WALLS AND CEILINGS TO BE REPAIRED OR REPLACED WITH EXCEPTION OF RESTROOMS AND B.O.H. KITCHEN AREA. GENERAL CLEAN UP THOSE AREAS.

ALL EXISTING FIRE RATED WALLS, SHAFTS, AND/OR CEILINGS ARE EXISTING TO REMAIN. ALL RATED SHAFTS, WALLS, AND/OR CEILINGS COMPROMISED DURING CONSTRUCTION TO BE RESTORED TO RATED CONDITION.

FIRE RATING TO BE MAINTAINED DURING CONSTRUCTION.

Modification of Existing Conditional Use Permit Under Planning Board File No. 2139

THE
JOHNSON
STUDIO
AT COOPER CARRY



ATLANTA NEW YORK WASHINGTON

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ISSUANCES

No.	Drawing Issue Description	Date
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LOBSTER BAR SEA GRILLE

404 Washington Avenue
Buckhead Life Restaurant Group

COVER SHEET

Designer 20153200
Principal-in-Charge Project No.
Approver 06/27/16
Project Manager Date
Checker
Project Architect
Author
Staff Architect

G0.00A

Drawing No.



EXISTING INTERIOR LOOKING WEST

MAY 12



EXISTING INTERIOR LOOKING SOUTHWEST

MAY 12



EXISTING EXTERIOR LOOKING SOUTHWEST FROM CORNER OF 5th AND WASHINGTON

MAY 12



EXISTING EXTERIOR LOOKING SOUTHEAST FROM CORNER OF 5th AND EUCLID

MAY 12

THE JOHNSON STUDIO

AT COOPER CARRY

ATLANTA NEW YORK WASHINGTON

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ISSUANCES		
No.	Drawing Issue Description	Date

LOBSTER BAR SEA GRILLE

404 Washington Avenue
Buckhead Life Restaurant Group

SITE PHOTOS

Designer	20153200
Principal-in-Charge	Project No.
Approver	06/27/16
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

G1.02

SYMBOL LEGEND:

- ☼ LIGHT POLE
- ⦿ CONC. POLE
- ⦿ ELECTRIC BOX
- ⦿ TRAFFIC SIGNAL BOX
- ⦿ FIRE HYDRANT
- ⦿ STORM SEWER/CATCH BASIN
- ⦿ WATER METER
- ⦿ SIGN
- ⦿ TELEPHONE BOX
- ⦿ WATER VALVE
- ⦿ ELEVATIONS
- ⦿ TRAFFIC LANE FLOW
- ⦿ CENTER LINE
- ⦿ MONUMENT LINE
- ⦿ DIAMETER

ABBREVIATIONS:

- A.C. = AIR CONDITION
- B.L.C. = BUILDING
- C & S = CURB AND GUTTER
- CH BR = CHORD BEARING
- CB = CATCH BASIN
- CLS = CONCRETE BLOCK, STUCCO
- CLP = CLEAR
- CLM = CHAIN LINK FENCE
- CONC = CONCRETE
- CONC POST = CONCRETE POST
- DBP = DRAINAGE BASIN
- EB = ENGINEERING BUSINESS NUMBER
- ELEV = ELEVATION
- ENC = ENCLOSURE
- ENC = EDGE OF PAVEMENT
- FP = FOUND PIPE
- FP = FLORIDA POWER AND LIGHT
- FPD = FOUND PIPE
- IRP = IRON PIPE
- LI = LENGTH
- LS = SURVEYOR BUSINESS NUMBER
- LW = CRS LOUVER FENCE
- M & R = MEASURED AND RECORD
- MEAS = MEASURED
- MANH = MANHOLE
- NO = NORTH
- NO = NUMBER
- N & DISC = NAIL AND DISC
- NO ID = NO IDENTIFICATION NUMBER
- N.T.S. = NOT TO SCALE
- OV = OBSERVED ANGLE
- O/E = OVERHEAD ELECTRIC
- DES = DESIGNS
- ORB = OFFICIAL RECORDS BOOK
- Q = QUOTE OR FEET
- Q = QUOTE OR INCH
- PL = PLAT
- PAV = PAVEMENT
- PL = PLAT BOOK
- POC = POINT OF COMPOUND CURVATURE
- POC = POINT OF CURVATURE
- PLS = PROFESSIONAL LAND SURVEYOR
- POB = POINT OF BEGINNING
- POB = POINT OF BEGINNING
- PT = POINT OF TERMINATION
- PRC = POINT OF REVERSE CURVATURE
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- PSM = BASIS OF RECORD
- REG = REGULAR
- RANGE = RANGE
- R.S. = REGISTERED LAND SURVEYOR
- R/W = RIGHT OF WAY
- S = SOUTH
- SEC = SECTION
- STA = STATION
- SWK = SIDEWALK
- T = TANGENT
- T = TANGENT
- TWP = TOWNSHIP
- W = WEST
- W = WITH
- W = WOOD FENCE
- WM = WATER METER
- WV = WATER VALVE
- ZW = ZURWELLE-WHITTAKER

FLOOD INFORMATION:

COMMUNITY NUMBER : 120651
 PANEL NUMBER : 12086C0319L
 SUFFIX : L
 DATE OF FIRM : 09-11-2009
 FIRM ZONE : AE
 BASE FLOOD ELEVATION : 8.00'
 DATE FIELD WORK : 08-02-2013
 DATE DRAFTING : 08-04-2013
 DATE SIGNED AND SEALED : 08-04-2013
 REVISED FIELD SURVEY : 06-21-2016

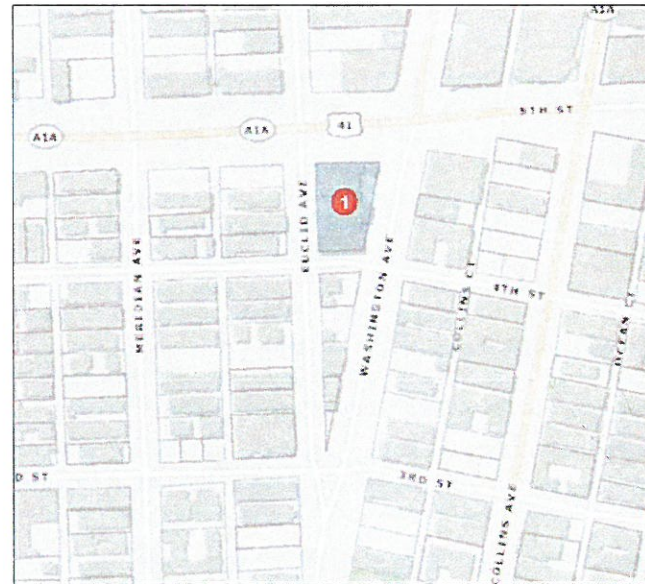
SURVEYOR'S NOTES:

- EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORD INSTRUMENTS IF ANY, AFFECTING THE PROPERTY.
- LOCATION AND IDENTIFICATION OF UNDERGROUND ENCROACHMENTS OR UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT REQUESTED.
- NO SEARCH OF PUBLIC RECORDS HAS BEEN MADE (BY THIS OFFICE) FOR ACCURACY AND OR OMISSIONS.
- THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED, IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM FROM ENCUMBRANCES, "TITLE" ABSTRACT NOT REVIEWED.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF ENTITIES NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.
- MEASUREMENTS, BEARINGS OR ANGLES INDICATED HEREON ARE MEASURED AND ARE THE SAME AS PLAT VALUES UNLESS OTHERWISE INDICATED. BEARINGS ARE BASED ON SHOWN PLAT VALUES (IF ANY) OR AN ASSUMED VALUE.
- ALL RIGHTS OF WAY SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED.
- UTILITY FACILITIES WITHIN UTILITY EASEMENTS NOT NOTED AS VIOLATIONS, DRIVERS OR PORTIONS THEREOF WITHIN ROADWAYS NOT NOTED AS VIOLATIONS OR ENCROACHMENTS.
- THE LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT.
- THIS DRAWING IS PROPERTY OF ZURWELLE-WHITTAKER, INC. AND CANNOT BE REPRODUCED WITHOUT WRITTEN CONSENT.
- THE ELEVATION INFORMATION SHOWN HEREON (IF ANY) IS RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.), OF 1929, UNLESS OTHERWISE NOTED.
- BENCHMARK USED: NO ELEVATIONS WERE REQUESTED.
- COORDINATES SHOWN ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983/90.
- COORDINATE CONVERSIONS (IF ANY) HAVE BEEN CONVERTED USING CORPSON VERSION 6.0.1, FROM U.S. ARMY CORPS OF ENGINEERS, ALEXANDRIA, VIRGINIA.
- UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
- ACCURACY OF HORIZONTAL CONTROL (FOR EXPECTED USE OF LAND AS DEFINED BY (54-17))
 THE FIELD MEASUREMENTS VERIFIED BY CALCULATIONS OF A CLOSED GEOMETRIC FIGURE
 BASED UPON FIELD INFORMATION TAKEN IN THE FIELD BY TOTAL STATION AND OR GPS.
 RELATIVE DISTANCE ACCURACY FOR THIS SURVEY IS NONE OR LESS:
 COMMERCIAL/HIGH RES : LINEAR: 1 FOOT IN 10,000 FEET
 SUBURBAN : LINEAR: 1 FOOT IN 7,500 FEET
 RURAL : LINEAR: 1 FOOT IN 5,000 FEET

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED "BOUNDARY SURVEY" WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027. ALSO THAT THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN SHOWN HEREON.

BOUNDARY SURVEY

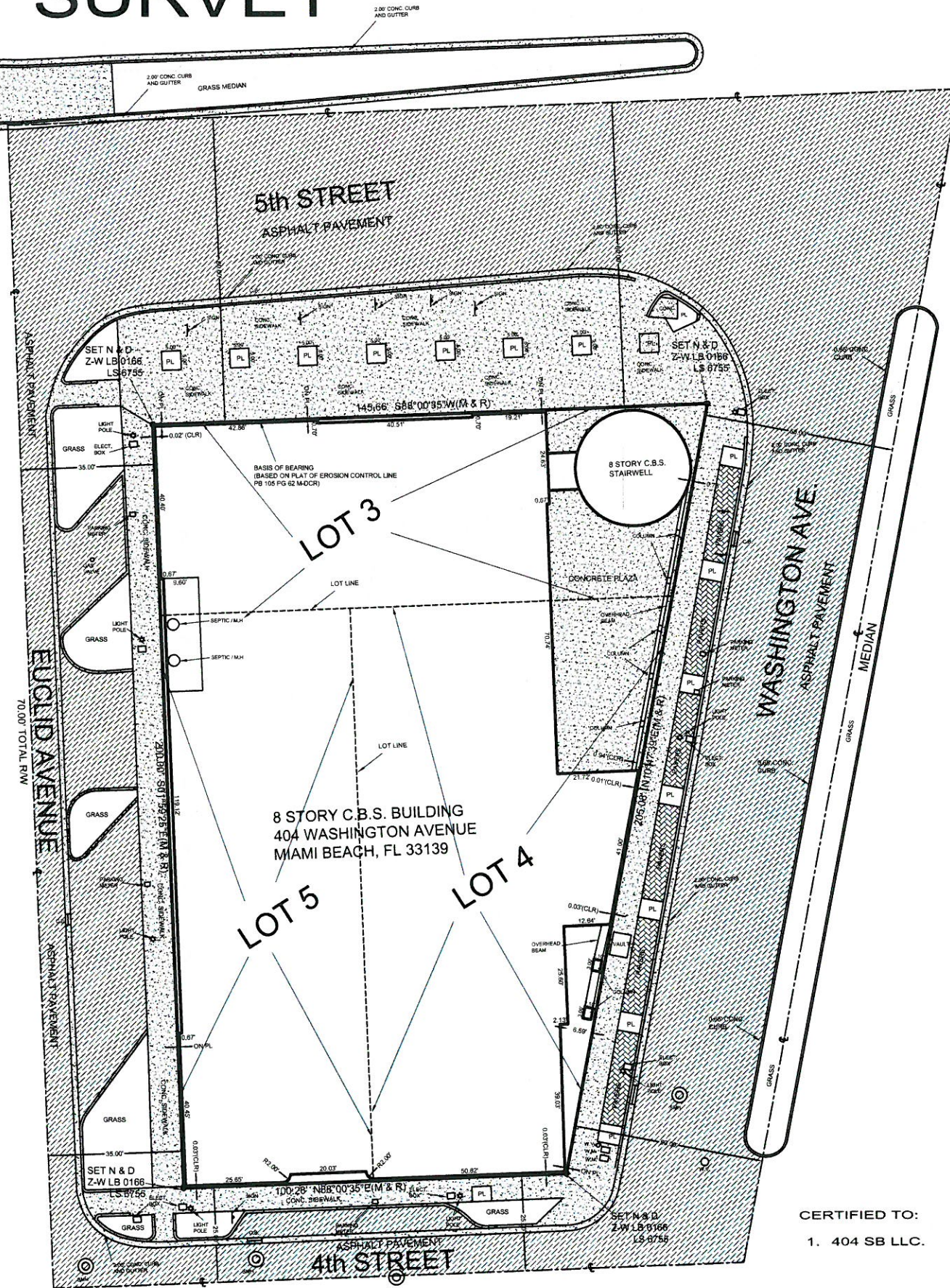


LOCATION MAP (N.T.S.)

LEGAL DESCRIPTION:

LOT 3, 4 AND 5, BLOCK 49 OF "OCEAN BEACH No 3", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

PROPERTY CONTAINS 24,594 SQUARE FEET, MORE OR LESS OR 0.564 ACRES MORE OR LESS.



CERTIFIED TO:
 1. 404 SB LLC.



ZURWELLE-WHITTAKER, INC. ESTAB. 1926
 CONSULTING ENGINEERS AND SURVEYORS
 900 WEST 49th ST., SUITE 408, HIALEAH, FL 33012
 PH: (305) 534-4668 FAX: (305) 531-4689
 WWW.ZURWELLE-WHITTAKER.COM
 CERTIFICATE OF AUTHORIZATION NO. LB0000166 EB 0026651
 MEMBER: FLORIDA LAND SURVEYOR'S COUNCIL, FLORIDA SURVEYING AND MAPPING SOCIETY

Eddie A. Martinez
EDDIE A. MARTINEZ
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA

PROJECT:
 404 WASHINGTON AVENUE
 MIAMI BECH, FL 33139

JOB No.	N/A
FIELD BOOK:	J.C. CAREAGA
SCALE:	1"=16'
DRAWN:	JMR
REVISED:	EAM
REVISIONS	REVISIONS
07-12-1996	01-22-1993
01-15-1999	11-05-1993
05-20-2006	05-20-1994
06-02-2013	06-20-1994
06-20-2016	11-21-1994
SHEET No.	1 OF 1