DOOR number

PROPOSED COLOR MODIFICATION TO EXISTING SIGN ON EXISTING HISTORIC FACADE.

EXISTING CLEAR ANODIZE ALLIMINUM FONTS & LOGG TO BE PAINTED BRUSHED MATTE BLACK FINIS

843-857 LINCOLN ROAD MIAMI BEACH, FL 33139

CALL LAND

MERCANTILE EXISTING RETAIL OUTLET

concrete pre cast

Insulation bianket

RANG

PROJECT ADDRESS

ZONING DISTRICT

gravel or crushed stone

MATERIAL LEGEND

cement mortar plaster

PROJECT TEAM

LINCOLN CENTURION RETAIL LLC 512 SEVENTH AVENUE 37TH FLOOR NEW YORK, NY 10018 PHONE: 212-204-3450

DRAWING INDEX

**ARCHITECTURAL** 

APPROVED PERSONNEL THIS STEP AND THE STEP A DETAILS THIS FLOOR PLAN, EXISTING ELEVATIONS, SIGNAGE NOTES & DETAILS VIOLELY APPROVED - FLOOR PLAN, ELEVATIONS, SIGNAGE NOTES & DETAILS

ARCHITECTURE AAC001063 JOSE L. GOMEZ AR0015418 MIAMI FL 33138-4664 TEL (305) 559.1250 FAX (305) 551.1740

BEILINSON GOMEZ

SYMBOL LEGEND

solid conc.

MIAMI BEACHI, FLORIDA CODE DE ORDINANCE

FLORIDA BUILDING CODE 2014 FLORIDA BUILDING CODE: EXISTING BUILDING CODE 2014

ELORIDA BUILDING CODE 20104 - PLUMBING

PROJECT INFORMATIO

APPLICABLE CODES

SCOPE OF WORK

LEGAL DESCRIPTION

NOED IN PLAT BOOK 6, PAGE 26 OF THE PUBLIC RECORDS OF MIAW-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS BEING 1980 FEET EAST AND 210 FEET NORTH OF TIN 34, TOWNSHIP 63 SOUTH, RANGE 42 EAST, RUN EASTERLY ALONG THE NORTH LINE OF LINCOLN ROAD A DISTANCE OF 794 20 FEET TO THE POINT OF BEGINNING OF THE PARCEL O WEST COMER OF THE NW 1/4 OF SECTION 34, TOW INING RUN NORTHERLY ALONG A LINE PERPENDICULAR TO THE LAST MENTIONED COURSE A DISTANCE OF 105 FEET TO A POINT, SAID POINT BEING 20 FEET SOUTH OF TH SOUTHERLY LINE OF THE MUNICIPAL GOLF COURSE, IN THE CITY OF MIAMI BEACH, FLORIDA: THENCE RUN EASTERLY ALONG A LINE PARALLEL WITH THE NORTH LINE OF LINCOLN ROAD A DISTANCE OF 50 FEET TO A POINT, THENCE RUN BOUTHERLY ALONG A LINE PERPENDICULAR TO THE NORTH LINE OF LINCOLA ROAD, A DISTANCE OF 108 FEET TO A POINT; THENCE RUN WESTERLY ALONG THE NORTH LINE OF LINCOLA ROAD A DISTANCE OF 50 FEET DISTANCE OF 100 FEET TO A POINT; THENCE RUN WESTERLY ALONG THE NORTH LINE OF LINCOLA ROAD A DISTANCE OF 50 FEET TO A POINT; THENCE RUN WESTERLY ALONG THE NORTH LINE OF LINCOLA ROAD A DISTANCE OF 50 FEET TO A POINT; THENCE RUN WESTERLY ALONG THE NORTH LINE OF LINCOLA ROAD A DISTANCE OF 50 FEET TO A POINT; THENCE RUN WESTERLY ALONG THE NORTH LINE OF LINCOLA ROAD A DISTANCE OF 50 FEET TO A POINT; THENCE RUN WESTERLY ALONG THE NORTH LINE OF LINCOLA ROAD A DISTANCE OF 50 FEET TO A POINT; THENCE RUN WESTERLY ALONG THE NORTH LINE OF LINCOLA ROAD A DISTANCE OF 50 FEET TO A POINT; THENCE RUN WESTERLY ALONG THE NORTH LINE OF LINCOLA ROAD A DISTANCE OF 50 FEET TO A POINT; THENCE RUN WESTERLY ALONG THE NORTH LINE OF LINCOLA ROAD A DISTANCE OF 50 FEET TO A POINT; THENCE RUN WESTERLY ALONG THE NORTH LINE OF LINCOLA ROAD A DISTANCE OF 50 FEET TO A POINT; THENCE RUN WESTERLY ALONG THE NORTH LINE OF LINCOLA ROAD A DISTANCE OF 50 FEET TO A POINT; THENCE RUN WESTERLY ALONG THE NORTH LINE OF LINCOLA ROAD A DISTANCE OF 50 FEET TO A POINT; THENCE RUN WESTERLY ALONG THE NORTH LINE OF LINCOLA ROAD A DISTANCE OF 50 FEET TO A POINT; THENCE RUN WESTERLY ALONG THE NORTH LINE OF THE

ZONING SUMMARY

LOCATION MAP

17. CONTRACTOR AND SACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR HAVING COMPLETE NOWNLIDE OF ALL CONSTRUCTION DOCUMENTS AND THE RESERVANCE TO THE WORK FALLIUR FOR ACQUIANTED WITH THIS BLOWLE DE DOES NOT RELIEVE RESPONSIBILITY FOR PERFORMING IT IN SECURITY, ADDITIONAL COMPENSATION SHALL NOT BE ALLOWED DUE TO THE FAILURE TO BECOME PANILLA WITH THE CHITER CONSTRUCTION DOCUMENT PACKAGE.

6. A WEATHER RESISTANT JOB SITE POSTING BOARD SHALL BE PROVIDED TO RECEIVE DUPLICATE
REATMENT CERTIFICATES AS EACH REQUIRED PROTECTIVE TREATMENT IS COMPLETED, PROMINING A

89. ALL BUILDINGS SHALL HAVE A PRE-CONSTRUCTION TREATMENT PROTECTION ADARSET URITED/NAMENAL TERMITES AS PER FEO HEALT. THE RULES AND LAWS AS ESTABLISHED BY THE WITH THE PROPERTY OF SUSTEIN OF SUS

FIRST SUBMITTAL (11/29/16)

GENERAL NOTES

ALL DIMENSIONS AND CONDITIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID.

2. ALL WORK TO BE DONE IN COMPLIANCE WITH THE REQUIREMENTS OF AND ACCEPTABLE TO THE MIAM

6. SUBMIT 5 SETS SHOP DWGS, FOR ARCHITECTS REVIEW OF ALL ITEM REQUIRING FABRICA

7. ALL MATERIALS AND FIXTURES MUST BE BRAND NEW.

ALL MATERIALS, AND PROTURES MUST BE REAVON HOW.

INFORMATION SO YOUNG OIT THE OWIGS, AS TO THE LOCATION OF THE EXISTING UTILITIES HAS BEEN REPARADED FROM THE MOST RELIABLE DATA NAMABULE TO THE ASE, HOWEVER, THIS INFORMATION IS OF CHAPATHEON IT SHALL BE THE CONTINANCIORS RESPONSIBILITY TO DETERMINE THE LOCATION, HARACTER AND DEPTH OF EXISTING UTILITIES. THE CONTINACTOR BHALL ASSIST THE UTILITY MANAGEMENT MAY BE ADMINISTED AND THE CONTINACTOR BHALL ASSIST THE UTILITY BECKEN THE ADMINISTRATION OF MODIFICATIONS OF EXCEPT AND THE PROTUNCT OF THE SYSTEMS MOT SHOWN EXTREME CAUTION SHALL BE RECREBED BY THE CONTINACTOR TO LEMINATE ANY POSSIBILITY OF ANY DAMAGE TO UTILISE DUINNO MAY BE THE PROTUNCTION. THE LOCATION OF ALL TUTTIES SHALL BE VERRIED AND THE PROCLEMENT OF THE WORLD WHICH MAY COLUMN TO EXPRESENTATIVE WHICH MAY COLUMN THE PROTUNCTION.

10. ALL ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1829.

12. ALL PAVING, SIDEWALK AND CURB & QUITTER WORK IN THE PUBLIC RIGHT OF WAY SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY OF MANII BEACH, FLORIDA ANDIOR THE FLORIDA DEPARTMENT OF TRANSPORTATION.

ANDLORD HAS FILED FOR AND OBTAINED APPROVAL OF THE BUILDING PERMIT. CONTRACTOR IL BE RESPONSIBLE FOR COMPLETING ANY OUTSTANDING BUILDING PERMIT ITEMS AND PICKING UP

LINCOLN

SIGNAG

PANDORA

MALL

ROAD

△ DATE DWG. TITLE GENERAL PROJECT

SCALE AS SHOW PROJECT NO.

DATE 11-29-20

A-001