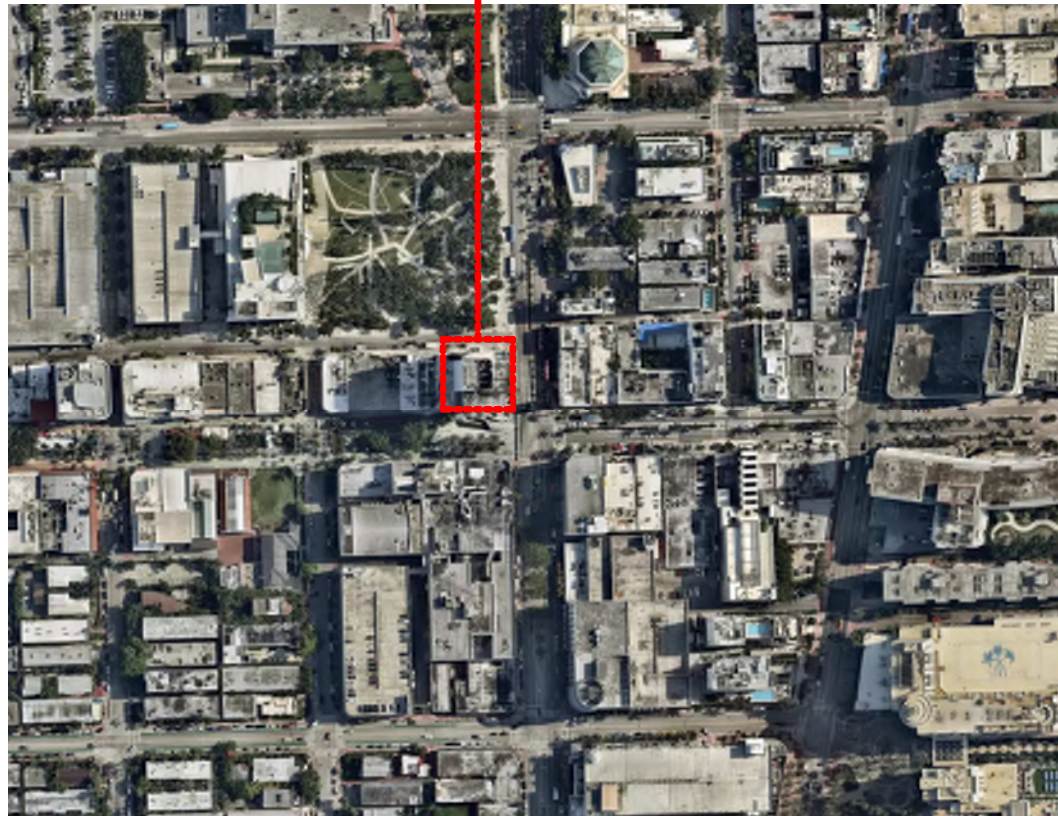


PROJECT LOCATION



SUBMITTAL # : FINAL SUBMITTAL
PROJECT # : 23041
DATE : DECEMBER 10, 2023



RENDERING OF FRONT ENTRANCE

407 LINCOLN ROAD

**407 LINCOLN ROAD,
 MIAMI BEACH, FL 33139**

HISTORIC PRESERVATION BOARD

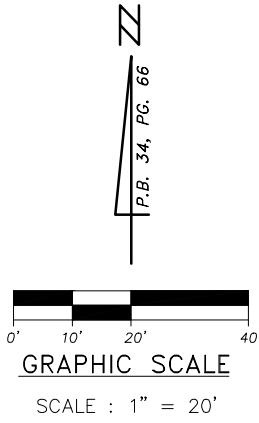
SCOPE OF WORK:

- ADDITION OF A METAL CANOPY ON NORTH AND SOUTH ELEVATIONS.
- INSTALLATION OF NEW STOREFRONT SYSTEM AT LOBBY ONLY NORTH AND SOUTH ELEVATIONS.
- INTERIOR REMODEL OF LOBBY SPACE

INDEX OF DRAWINGS	
SHEET #	SHEET NAME
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SURVEY	
V-1.0	SURVEY
GENERAL	
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G-2.0	LOCATION PLAN
G-3.0	PROJECT SITE PHOTOS
G-4.0	PROJECT SITE PHOTOS
G-5.0	CONTEXT PHOTOS
G-6.0	CONTEXT PHOTOS
G-7.0	EXISTING INTERIOR PHOTOS
ARCHITECTURAL	
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A-2.0	EXISTING SOUTH + NORTH ELEVATIONS
A-3.0	EXISTING EAST + WEST ELEVATIONS
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A-11.0	DEMOLITION ENLRGD FLOOR PLANS
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INDEX OF DRAWINGS	
SHEET #	SHEET NAME
A-15.0	DEMOLITION NORTH ELEVATION
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A-20.0	PROPOSED SITE/GROUND PLAN
A-21.0	PROPOSED - ENLRGD FLOOR PLANS
A-22.0	PROPOSED ENLRGD GROUND RCP @ LOBBY
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A-40.0	INTERIOR ENLRGD ELE. @ LOBBY
A-41.0	INTERIOR ENLRGD ELE. @ LOBBY
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A-52.0	RENDERING 3
A-53.0	RENDERING 4
A-54.0	RENDERING 5

BOUNDARY SURVEY

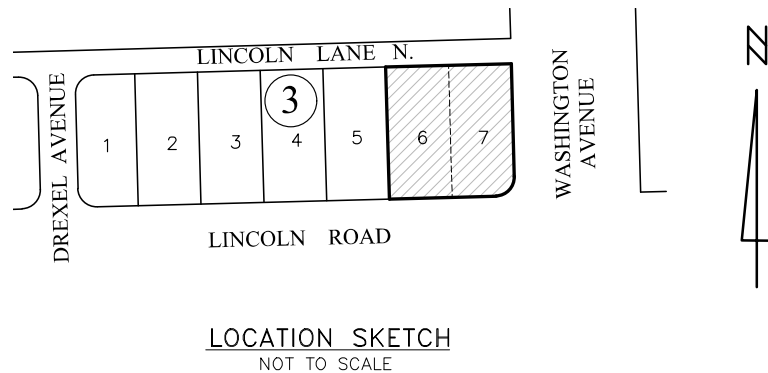
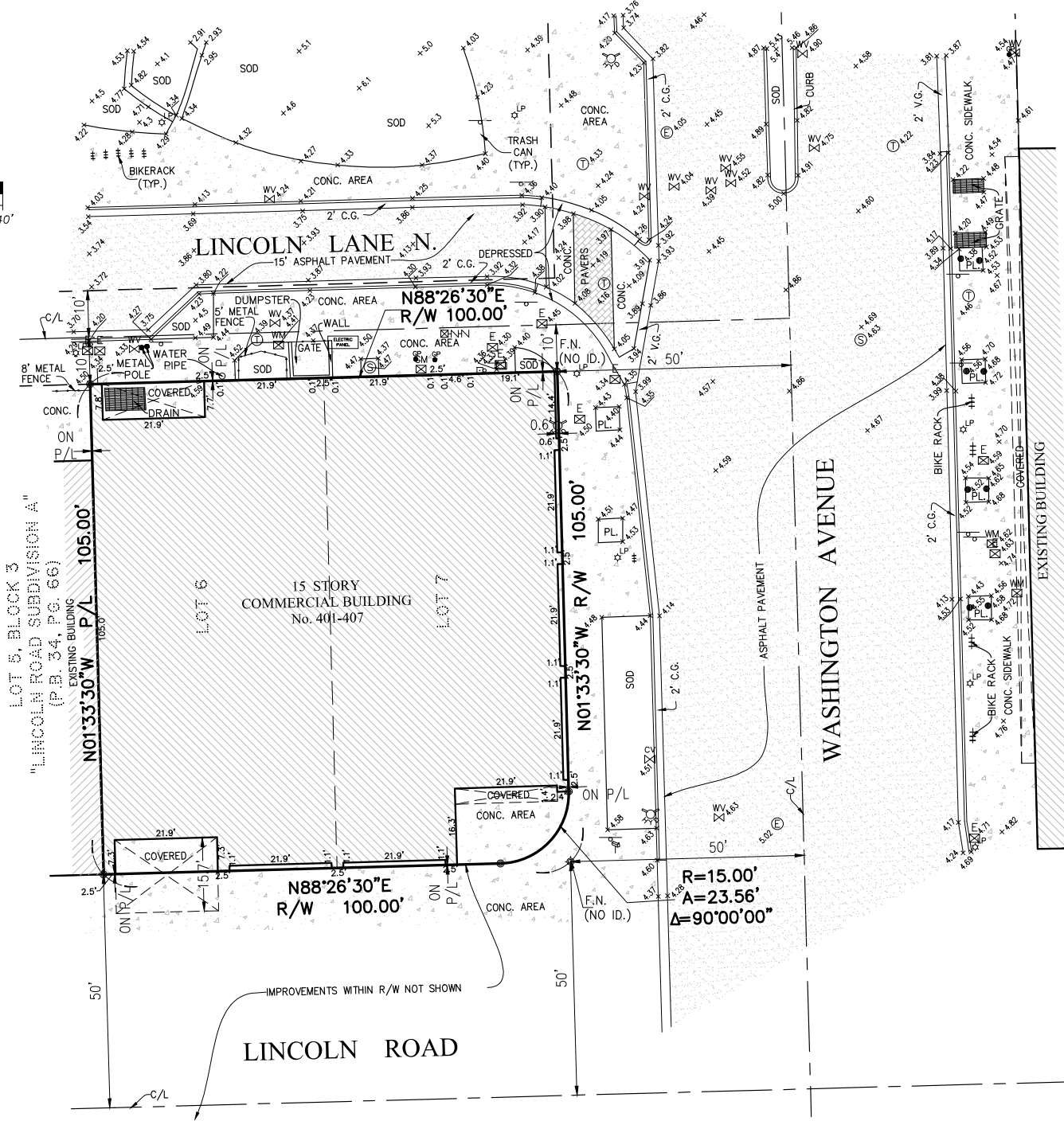


LEGEND

- \emptyset Diameter
- Back Flow Preventer
- Concrete Light Pole
- Metal Light Pole
- Guy Wire
- Utility Power Pole
- Fire Hydrant
- Water Meter
- Electric Box
- Telephone Box
- Sewer Manhole
- Overhead Utility Lines
- Light Pole
- Gas Valve
- Water Valve
- Water Manhole
- Telephone Manhole
- Monitoring Well
- Chain Link Fence
- Air Conditioning
- Parking Meter
- Unknown Manhole
- Sewer Valve
- Mail Box
- Spot Elevation
- Temporary Benchmark
- 1.5'-15'-10' Diameter-Height-Spread
- Right-of-Way Lines
- Property Corner
- Traffic Sign
- Catch Basin
- Drainage Manhole
- Wood Fence
- Iron Fence
- Irrigation Control Valve
- C.B.S. Wall
- Clean Out
- Guard Pole
- Water Pump

ABBREVIATIONS

- | | | | |
|--------|--------------------------|--------|------------------------------|
| A | Arc Length | INV. | Inverts |
| A/C | Air Conditioner Pad | L.F.E. | Lowest Floor Elevation |
| ASPH. | Asphalt | M/L | Monument Line |
| B.M. | Benchmark | P.B. | Plat Book |
| C.B.S. | Concrete Block Structure | P.C.P. | Permanent Control Point |
| C.G. | Curb & Gutter | P.C. | Page |
| CH | Chord Distance | PL | Planter |
| C/L | Center Line | P/L | Property Line |
| C.L.F. | Chain Link Fence | P.O.B. | Point of Beginning |
| CONC. | Concrete | P.O.C. | Point of Commencement |
| C.S. | Concrete Slab | P.R.M. | Permanent Reference Monument |
| D.W.Y. | Driveway | R/W | Right-of-Way Line |
| E.T.P. | Electric Transformer Pad | SWK. | Sidewalk |
| F.F.E. | Finished Floor Elevation | T.B.M. | Temporary Benchmark |
| F.I.P. | Found Iron Pipe | V.G. | Valley Gutter |
| F.N.D. | Found Nail & Disc | W.F. | Wood Fence |
| F.R. | Found Rebar | U.E. | Utility Easement |
| I.D. | Identification | P/S | Parking Spaces |



SURVEYOR'S NOTES:

1. Field Survey was completed on: October 30th, 2023.

2. LEGAL DESCRIPTION:

Lots 6 and 7, Block 3, of LINCOLN ROAD SUBDIVISION A, according to the Plat thereof, as recorded in Plat Book 34, at Page 66, of the Public Records of Miami-Dade County, Florida.

Containing 10,452 Square feet or 0.24 Acres, more or less, by calculation.

3. SOURCES OF DATA:

AS TO HORIZONTAL CONTROL:

North Arrow and Bearings refer to an assumed value of N01°33'30"Wt along the Southerly line of the Subject Property, as per Plat Book 34, Page 66 of the Public Records of Miami-Dade County, Florida. Said line is considered well-established and monumented.

AS TO VERTICAL CONTROL:

By scaled determination the subject property lies in Flood Zone AE, Base Flood Elev.= 8 feet, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120651, Map No. 12086C0317, Suffix L, Revised Date: 09-11-2009. Base Flood Elevations on Flood Insurance Rate Map (FIRM) for Miami-Dade County are referenced to National Geodetic Vertical Datum of 1929 (N.G.V.D. 1929). These flood elevations must be compared to elevations referenced to the same vertical datum.

An accurate Zone determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Government Agency having jurisdiction over such matters prior to any judgments being made from the Zone as noted. The referenced Federal Emergency Management Agency Map states in the notes to the user that "this map is for insurance purposes only".

The vertical control element of this survey was derived from the National Geodetic Vertical Datum 1929 (N.G.V.D.1929).

Benchmarks used:

- City of Miami Beach Benchmark 17 12 88
Elevation: 3.44 feet
Location: SW corner of intersection 17th ST & WASHINGTON AVE
- Miami Dade County Benchmark A371
Elevation: 3.83 feet
Location: SW corner of intersection 17th ST & WASHINGTON AVE

4. ACCURACY:

Horizontal Accuracy:
The accuracy obtained for all horizontal control measurements, based on a 95% confidence level and office calculations of closed geometric figures, verified by redundant measurements (based on the direct distance measurement between the two corners being tested), meets or exceeds the commonly accepted value in the Construction and Surveying Industry equivalent to a linear standard closure of 1 foot in 7,500 feet for Suburban Areas.

Vertical Accuracy:
The elevations as shown are based on a closed level loop to the benchmarks noted above and meets or exceeds a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles, a commonly accepted value in the Construction and Surveying Industry.

5. LIMITATIONS:

The above Legal Description provided by client.

Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear in public records. No excavation or determination was made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown herein.

This notice is required by the "Standards of Practice for Land Surveying in the State of Florida," pursuant to Rule 5J-17 of the Florida Administrative Code.

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101-111 of the Florida Statutes.

CERTIFY TO:

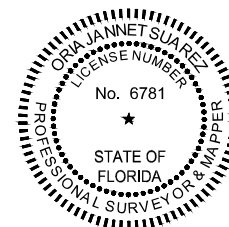
SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: That the Boundary Survey of the above described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction. Further, there are no above ground encroachments unless shown. This survey meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to section 472.027 Florida Statutes. Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting the property. Location and identification of utilities adjacent to the property were not secured as such information was not requested. Ownership is subject to opinion of title.

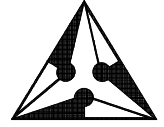
J. BONFILL & ASSOCIATES, INC.
Florida Certificate of Authorization No. LB 3398

Oria J Suarez
Digitally signed
by Oria J Suarez
Date: 2023.11.14
14:26:51-05'00'

ORIA JANNET SUAREZ, P.S.M. for the firm
PROFESSIONAL SURVEYOR AND MAPPER No. 6781
STATE OF FLORIDA



Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.



J. Bonfill & Associates, Inc.
REGISTERED LAND SURVEYORS & MAPPERS
Florida Certificate of Authorization LB3398
7100 S.W. 99th Avenue Suite 104
Miami, Florida 33173 (305) 598-8383

BOUNDARY SURVEY
of
401 LINCOLN ROAD, MIAMI BEACH,
MIAMI-DADE COUNTY, FLORIDA 33139
for
EUROAMERICAN GROUP INC

REVISIONS	BY

Project:	17-0223
Job:	23-0213
Date:	10-30-2023
Drawn:	G.P., J.S., O.B.
Checked:	J.S.
Scale:	AS SHOWN
Field Book:	ON FILE
SHEET 1 OF 1	

EXISTING OFFICE - COMMERCIAL - ZONING DATA SHEET

ITEM #	ZONING INFORMATION			
1	ADDRESS:	407 Lincoln Road, Miami Beach 33139		
2	BOARD AND FILE NUMBERS:			
3	FOLIO NUMBER(S):	02-3234-072-0001		
4	YEAR CONSTRUCTED:	VARIES	ZONING DISTRICT:	CD-3 COMMERCIAL, HIGH INTENSITY DISTRICT
5	HISTORIC DESIGNATION:	LOCAL: FLAMINGO PARK HISTORIC DISTRICT	FAR:	2.25
6	FLOOD ZONE:	FLOOD ZONE AE 8		
7	BASE FLOOD ELEVATION:	8.0' NGVD	6.05' NAVD	
8	DESIGN FLOOD ELEVATION:	9.0' NGVD	EXISTING BUILDING TO REMAIN	
9	MAX. WAVE CREST ELEVATION:	N/A	N/A	
10	ADJUSTED GRADE (BFE+GRADE / 2):	N/A	N/A	
11	LOT AREA:	0.240 ACRES	10,452 SF	
12	LOT WIDTH:	100'	LOT DEPTH:	105'
13	MINIMUM UNIT SIZE:	N/A	AVERAGE UNIT SIZE:	N/A
14	EXISTING USE:	OFFICE / RETAIL		
15	PROPOSED USE:	OFFICE / RETAIL		
16	PROPOSED ACCESSORY USE:	N/A		
17	SIGNED AND SEALED LANDSCAPE PLANS (TREE/VEGETATION SURVEY, TREE DISPOSITION PLAN AND IRRIGATION PLAN):	TBD		

	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES	
18	BUILDING HEIGHT:	-	186'-6"	186'-6"	N/A
	ARCHITECTURAL DISTRICT-NEW CONSTRUCTION:	N/A	N/A	N/A	N/A
19	NUMBER OF STORIES:	-	13 STORIES	13 STORIES	N/A
20	FAR #:	23,517 SF	132,603 SF	132,603 SF	N/A
21	GROSS SQUARE FOOTAGE:	N/A	N/A	N/A	N/A
22	SQUARE FOOTAGE BY USE:	N/A	N/A	N/A	N/A
23	NUMBER OF UNITS RESIDENTIAL:	N/A	N/A	N/A	N/A
24	NUMBER OF UNITS HOTEL:	N/A	N/A	N/A	N/A
25	NUMBER OF SEATS:	N/A	N/A	N/A	N/A
26	OCCUPANCY LOAD:	N/A	N/A	N/A	N/A

SETBACKS

AT-GRADE PARKING LOT	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
A FRONT SETBACK (LINCOLN ROAD / SOUTH):	N/A	N/A	N/A	N/A
B SIDE SETBACK (INTERIOR / WEST):	N/A	N/A	N/A	N/A
C SIDE FACING STREET SETBACK (WASHINGTON AVE. / EAST):	N/A	N/A	N/A	N/A
D REAR SETBACK (LINCOLN LANE / NORTH):	N/A	N/A	N/A	N/A

SUBTERRANEAN, PEDESTAL & TOWER (NON-OCEANFRONT)	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
A FRONT SETBACK (LINCOLN ROAD / SOUTH):	0'-0" / 0'-0"	8'-5 7/8" (FABRIC AWNING ENCROACHMENT OVER PROPERTY LINE)	5'-0" (ALUMINUM CANOPY ENCROACHMENT OVER PROPERTY LINE)	N/A
B SIDE SETBACK (INTERIOR / WEST):	0'-0"	0'-0"	N/A	N/A
C SIDE FACING STREET SETBACK (WASHINGTON AVE. / EAST):	0'-0"	0'-0"	N/A	N/A
D REAR SETBACK (LINCOLN LANE / NORTH):	0'-0"	0'-0"	4'-6" (ALUMINUM CANOPY ENCROACHMENT OVER PROPERTY LINE)	N/A

NOTES: SEE SURVEY FOR EXISTING CONDITIONS

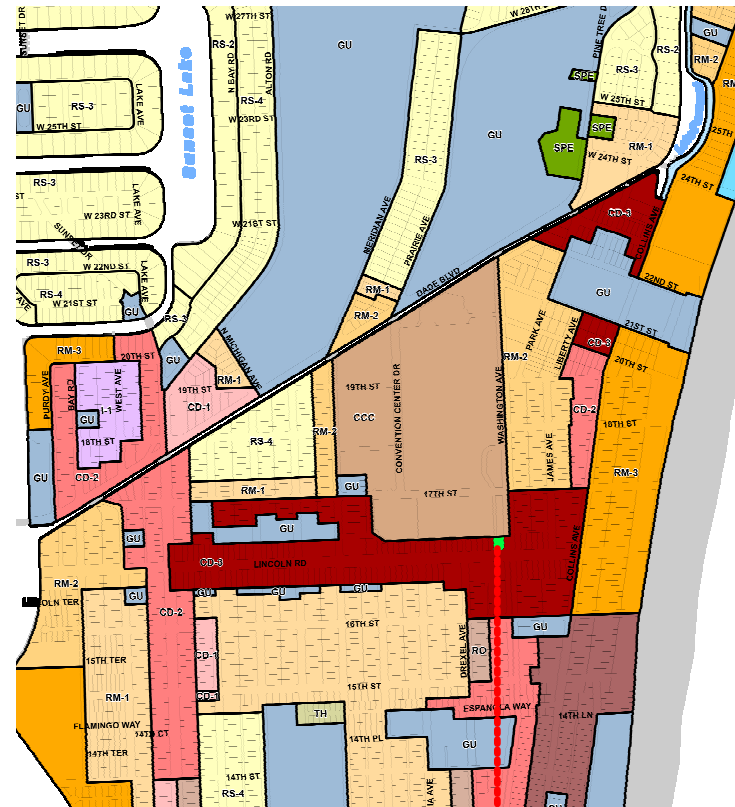
PARKING DISTRICT NO. 1	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
A PARKING DISTRICT NO. 7:				
B TOTAL NUMBER OF PARKING SPACES:	N/A	N/A	N/A	N/A
C VALET DROP OFF AND PICK UP:	N/A	N/A	N/A	N/A
D LOADING ZONES AND TRASH COLLECTION AREAS:	N/A	ON SITE / LINCOLN LN	N/A	N/A
E BIKE RACKS:	N/A	N/A	N/A	N/A
F IS THIS A CONTRIBUTING BUILDING?:	N/A			
G LOCATED WITHIN A LOCAL HISTORIC DISTRICT?:	YES			

NOTES: IF NOT APPLICABLE WRITE N/A



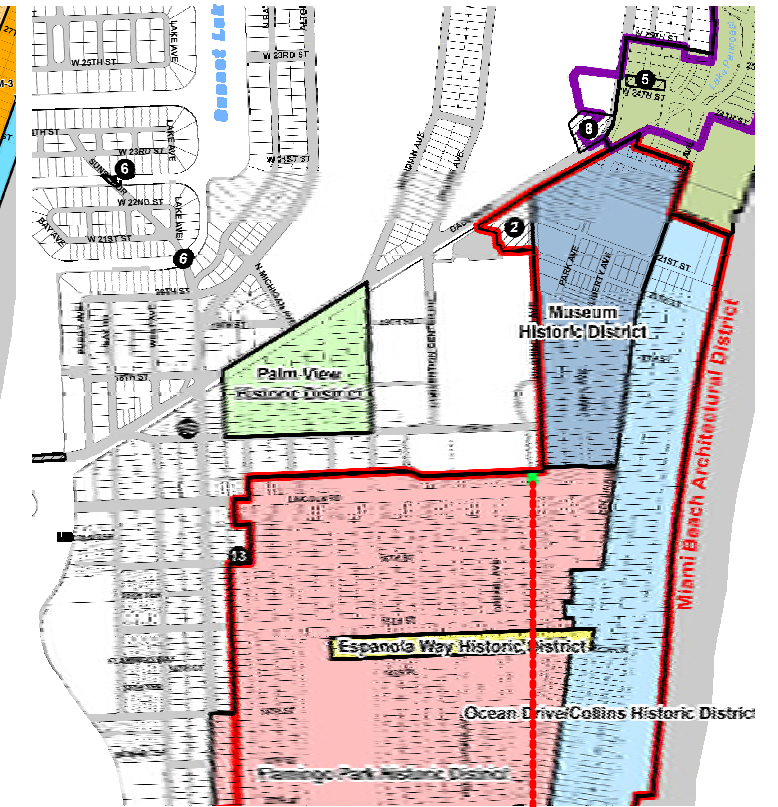
EXISTING SITE - CONTEXT PHOTO

PROJECT SITE



ZONING MAP (CD-3)

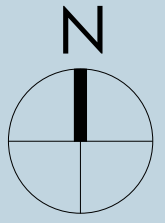
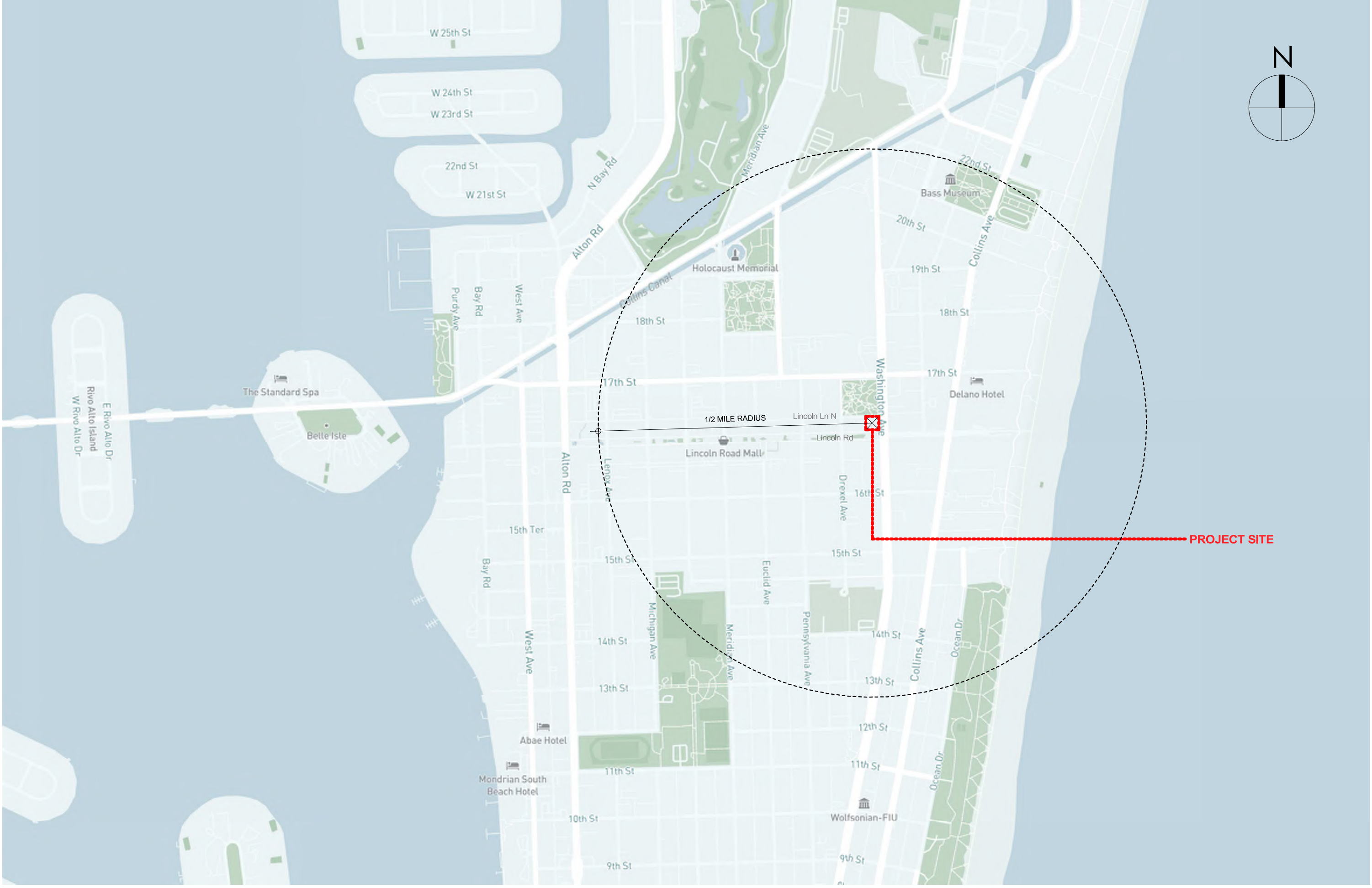
PROJECT SITE



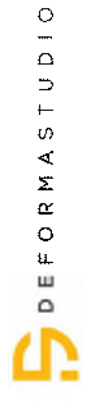
HISTORIC DISTRICT MAP (FLAMINGO PARK HISTORIC DISTRICT)

PROJECT SITE

G-1.0 PROJECT DATA+ZONING LEGEND+SITE DIAGRAMS



G-2.0 LOCATION PLAN



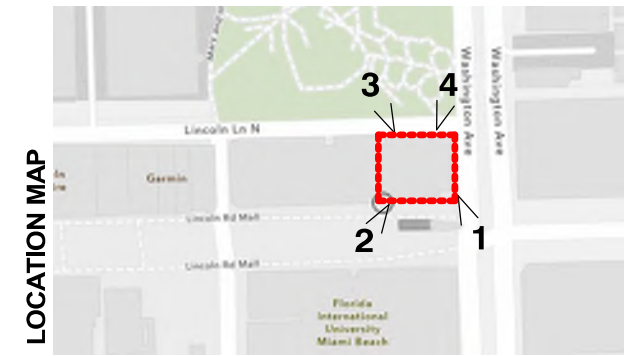
305.639.2053 | www.deformastudio.com
 info@deformastudio.com
 5555 Biscayne Blvd, Ste. 2-SW, Miami, FL, 33137

407 LINCOLN ROAD MIAMI BEACH, FL 33139 - INTERIOR RENOVATION - PERMIT SET

11/2/2023



PHOTOS TAKEN 9/1/23



PHOTOS TAKEN 9/1/23



PHOTOS TAKEN 9/1/23



SITE LOCATION

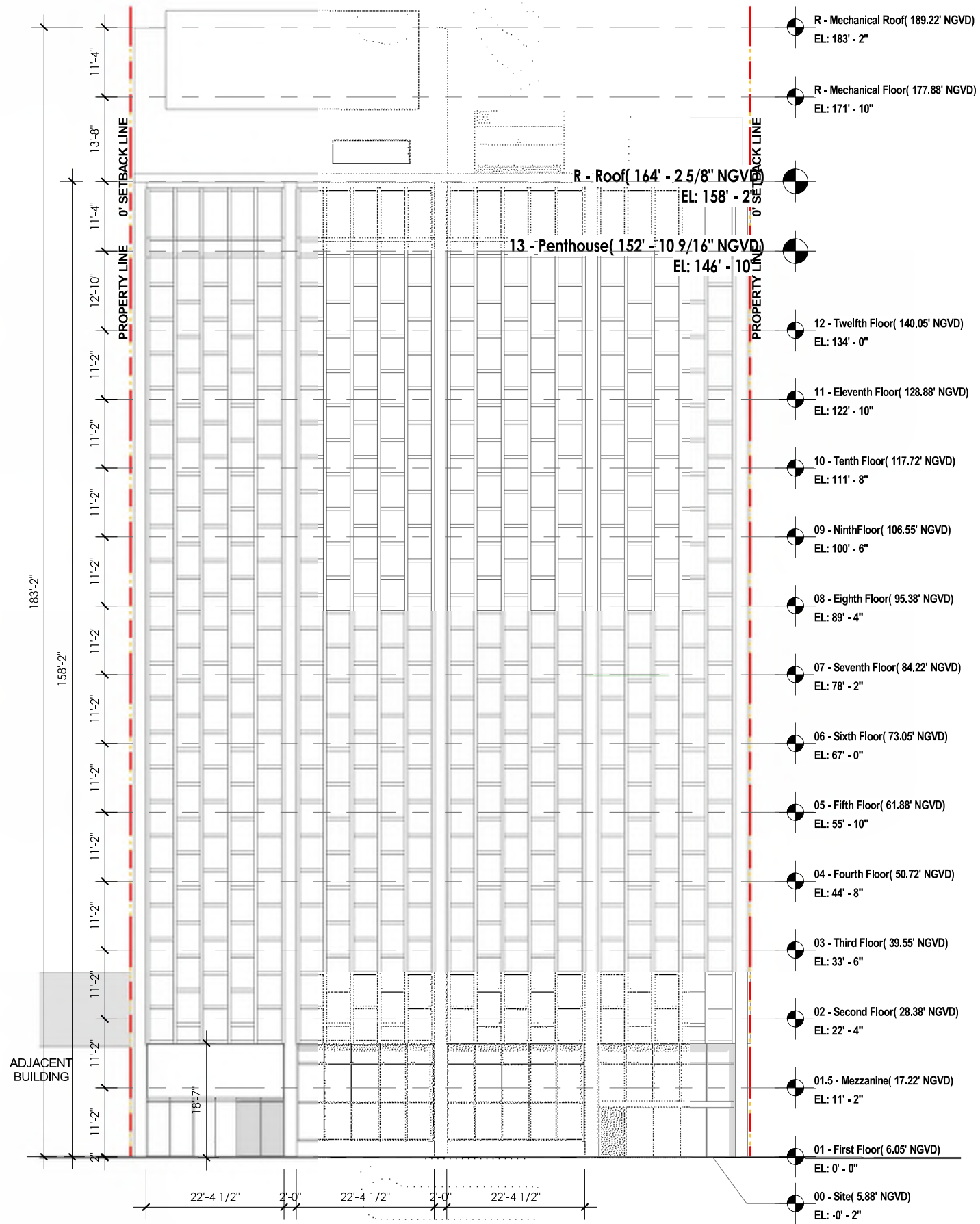
PHOTOS TAKEN 9/1/23



PHOTOS TAKEN 8/8/23

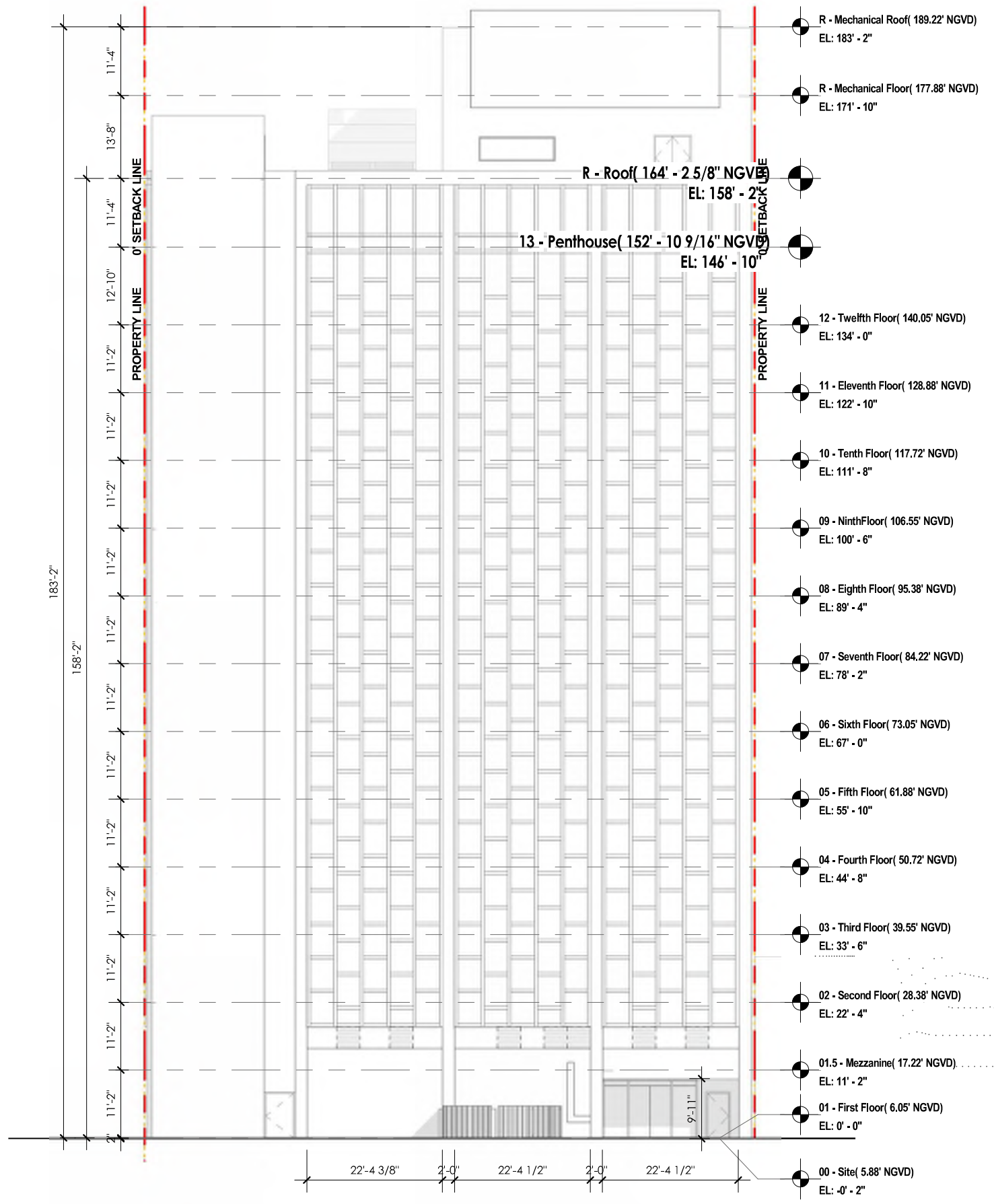
G-7.0 EXISTING INTERIOR PHOTOS

NOTE: ALL DIMENSIONS TO BE VERIFIED ON SITE.



1 Existing - Overall South Elevation

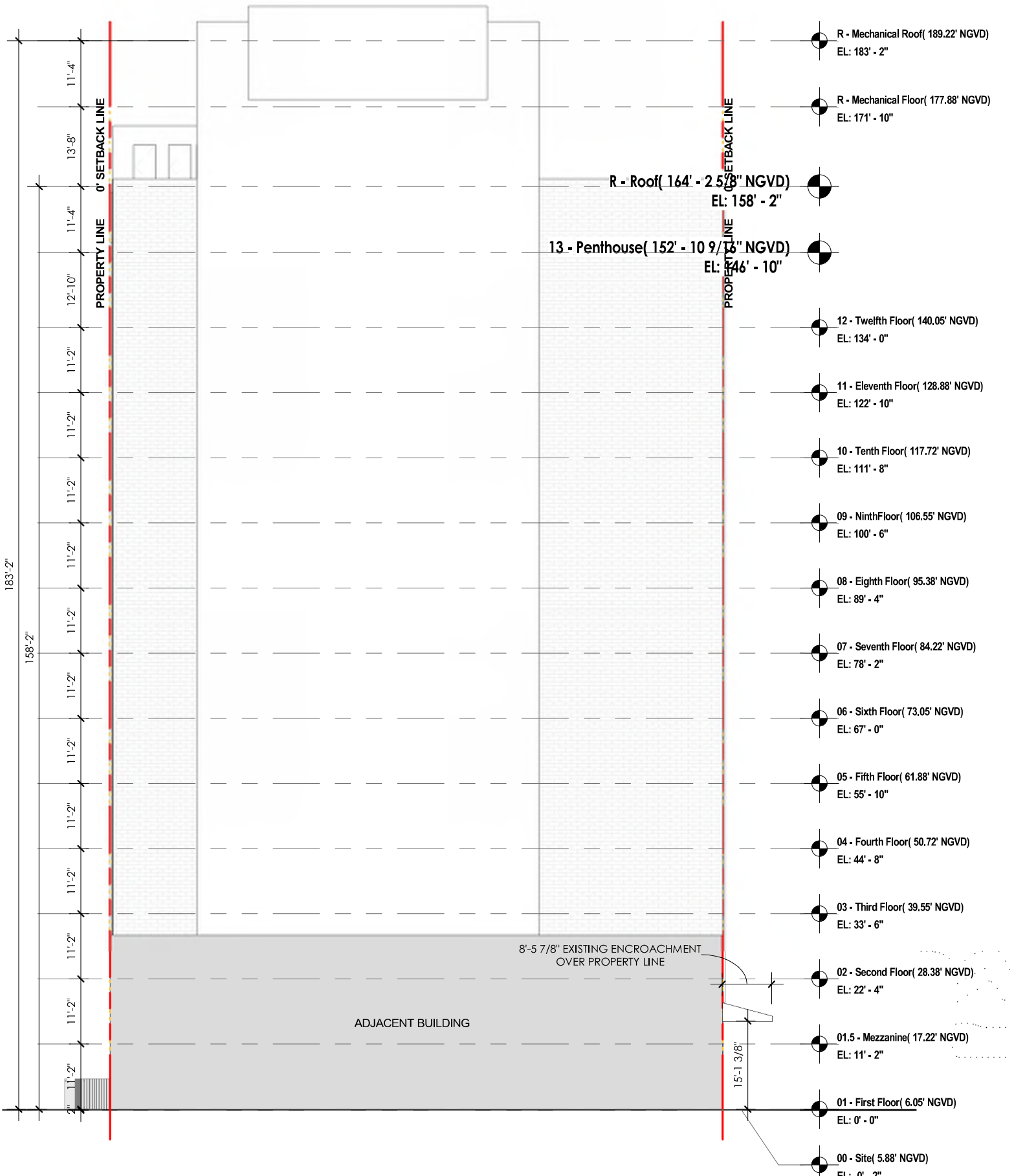
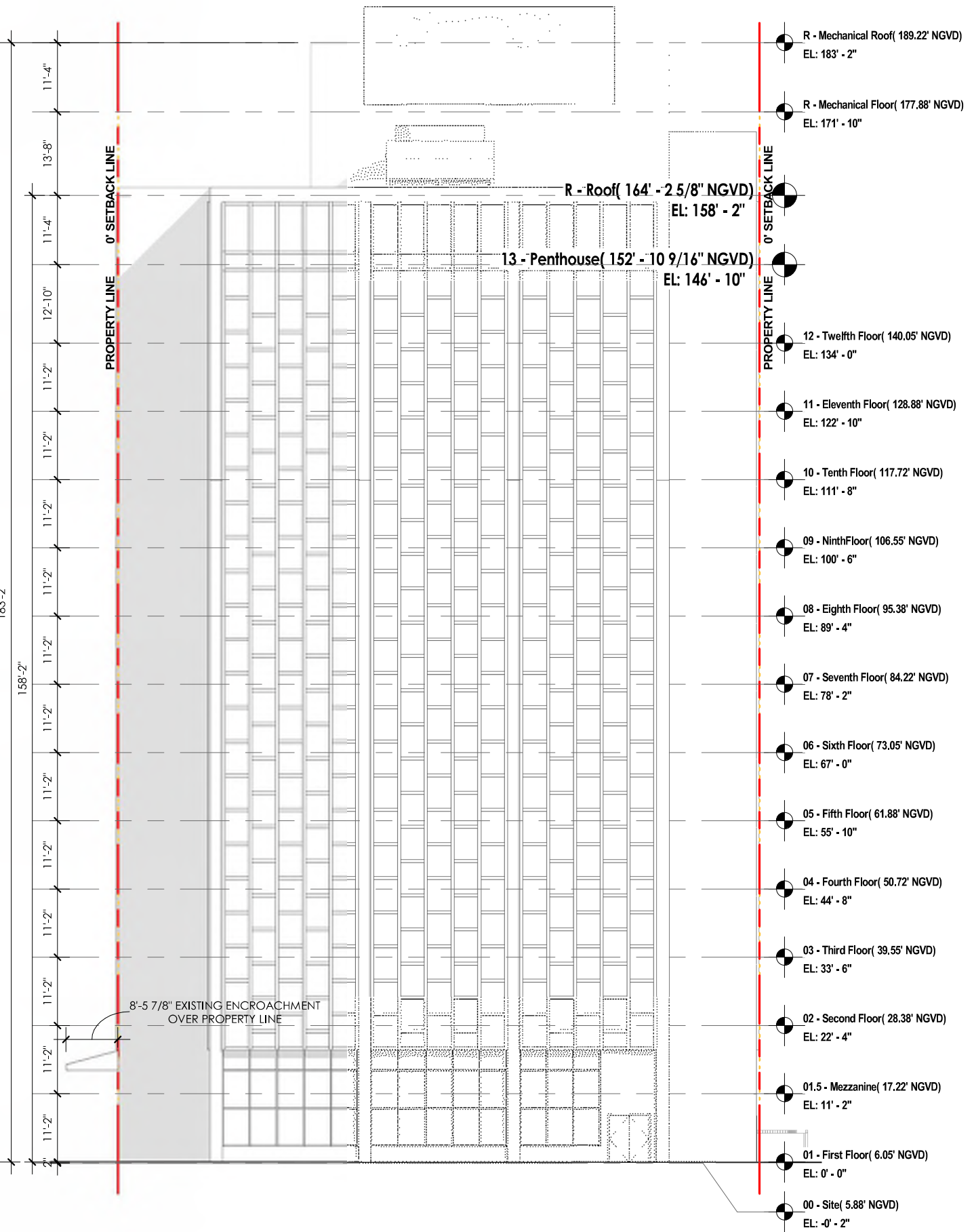
A-2.0 Scale: 3/64" = 1'-0"



2 Existing - Overall North Elevation

A-2.0 Scale: 3/64" = 1'-0"

NOTE: ALL DIMENSIONS TO BE VERIFIED ON SITE.



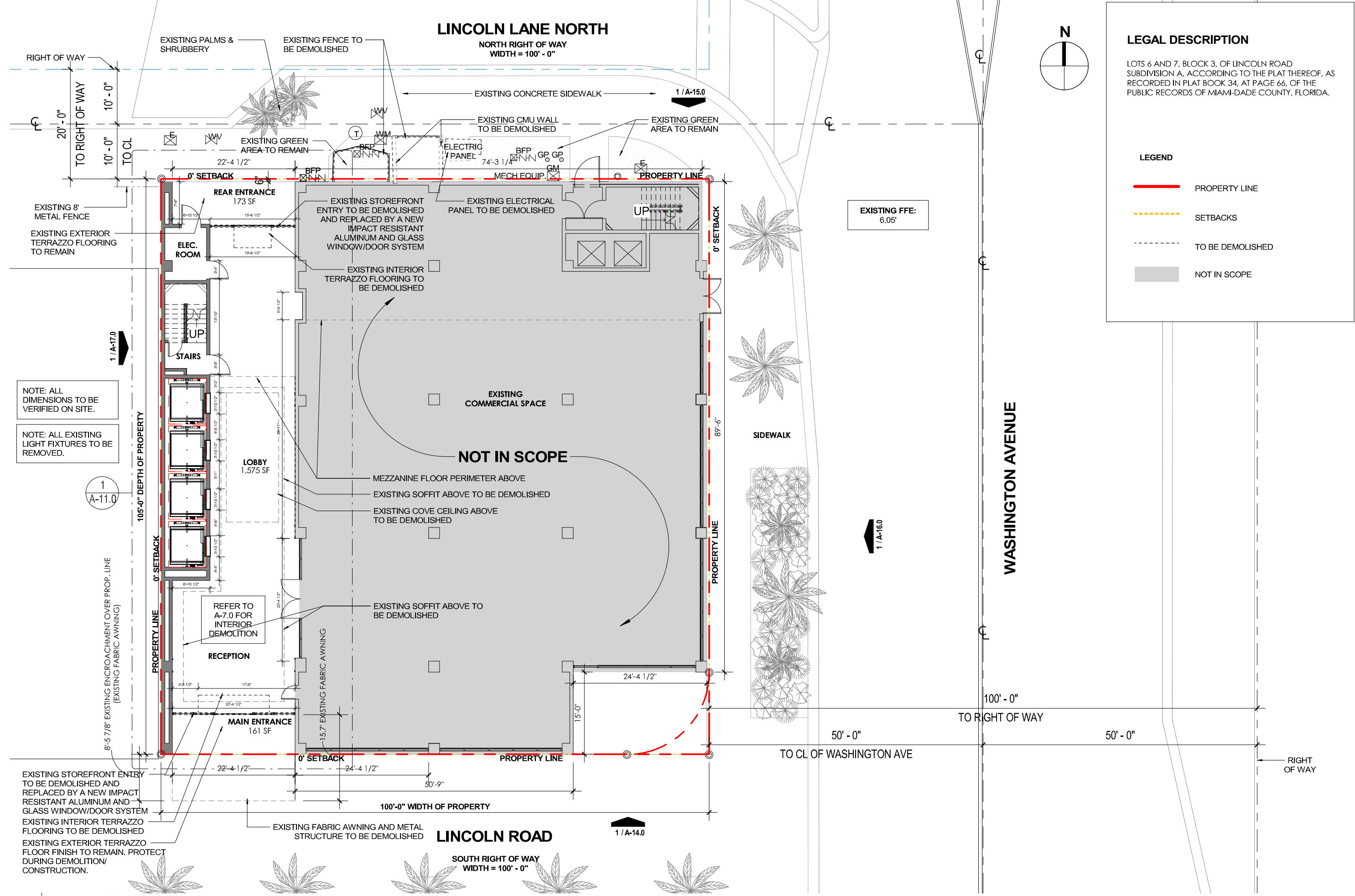
1 Existing - Overall East Elevation

A-3.0 Scale: 3/64" = 1'-0"

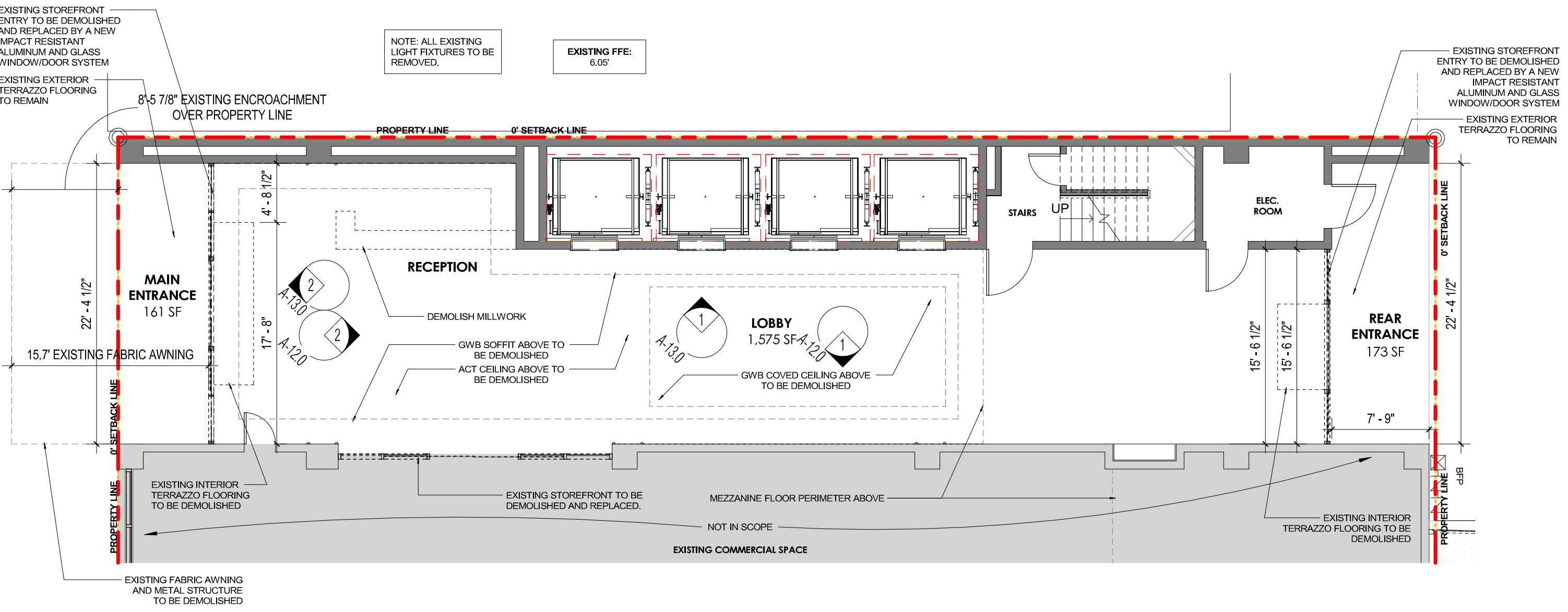
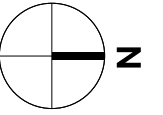
2 Existing - Overall West Elevation

A-3.0 Scale: 3/64" = 1'-0"

A-3.0 EXISTING EAST + WEST ELEVATIONS



1 Demolition - Site/Ground Floor Plan
Scale: 1/16" = 1'-0"



1 | **Demolition - Enlarged Floor Plan @ Lobby**
A-11.0 | Scale: 1/8" = 1'-0"

- LEGEND**
- PROPERTY LINE
 - - - SETBACKS
 - - - TO BE DEMOLISHED
 - NOT IN SCOPE

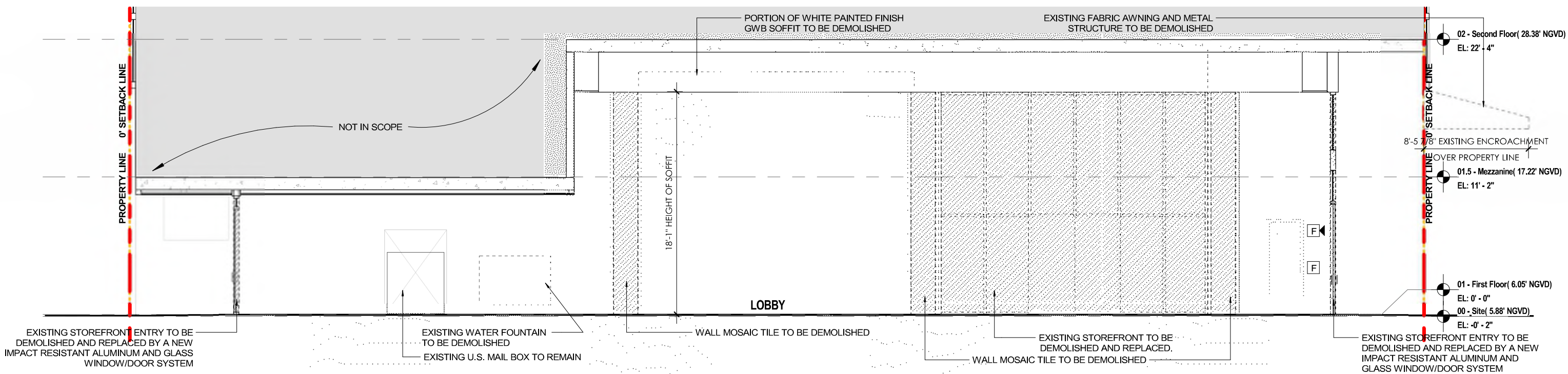
LIFE SAFETY LEGEND

	ILLUMINATED EXIT LIGHT (WALL MOUNTED) (> DIRECTION OF TRAVEL)		HEAT DETECTOR		FIRE ALARM PANEL		EMERGENCY DISCONNECT
	ILLUMINATED EXIT LIGHT (CEILING MOUNTED) (> DIRECTION OF TRAVEL)		SMOKE DETECTOR		KNOX BOX		FIRE SIAMESE CONNECTION (WALL OR HYDRANT)
	FIRE ALARM HORN / STROBE		FIRE SPRINKLER HEAD		REMOTE ANNUNCIATOR		FIRE ALARM CONTROL PANEL
	FIRE ALARM HORN ONLY		SERVICE BREAKER PANEL		FIRE EXTINGUISHER-WALL MOUNTED		
	FIRE ALARM STROBE LIGHT ONLY		AUTOMATIC DOOR SENSOR CLOSER		FIRE EXTINGUISHER CABINET		
	FIRE ALARM PULL STATION						

LEGEND

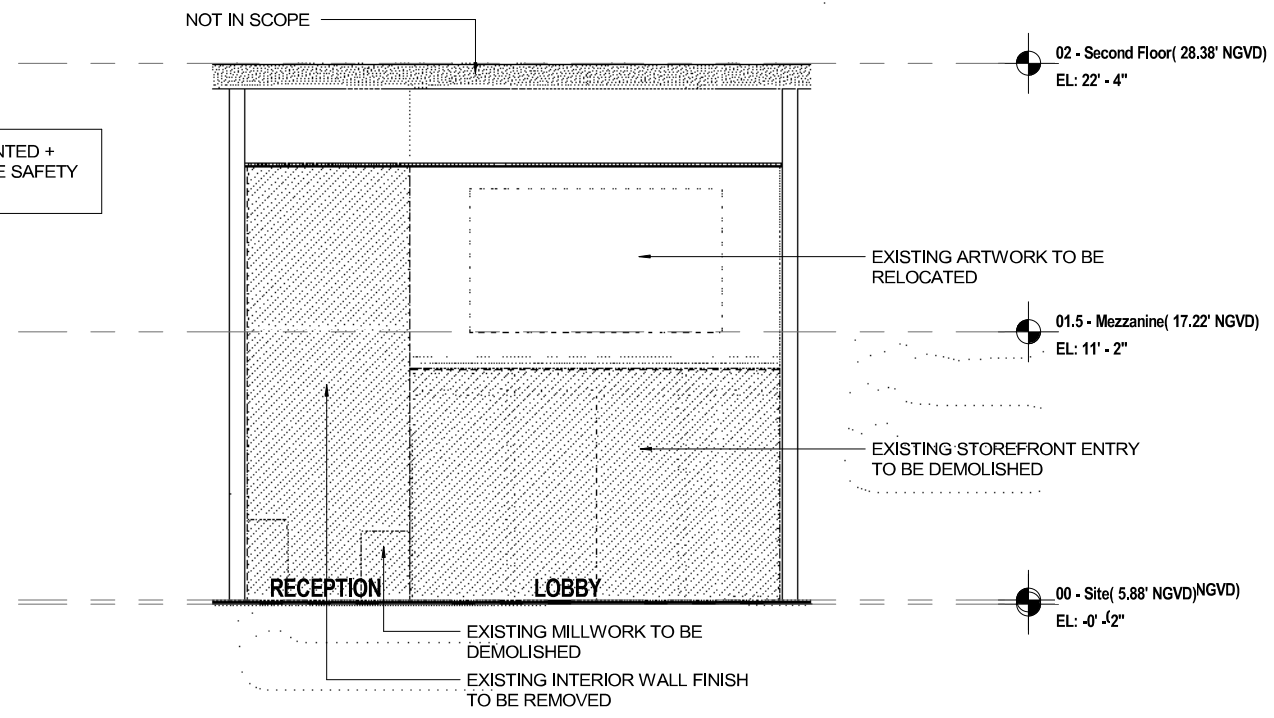
	PROPERTY LINE
	SETBACKS
	TO BE DEMOLISHED
	NOT IN SCOPE

NOTE: ALL WALL-MOUNTED + CEILING MOUNTED LIFE SAFETY TO REMAIN.



1 Demolition - Int. Enlrgd Elevation A
A-12.0 Scale: 1/8" = 1'-0"

NOTE: ALL WALL-MOUNTED + CEILING MOUNTED LIFE SAFETY TO REMAIN.



2 Demolition - Int. Enlrgd Elevation C
A-12.0 Scale: 1/8" = 1'-0"

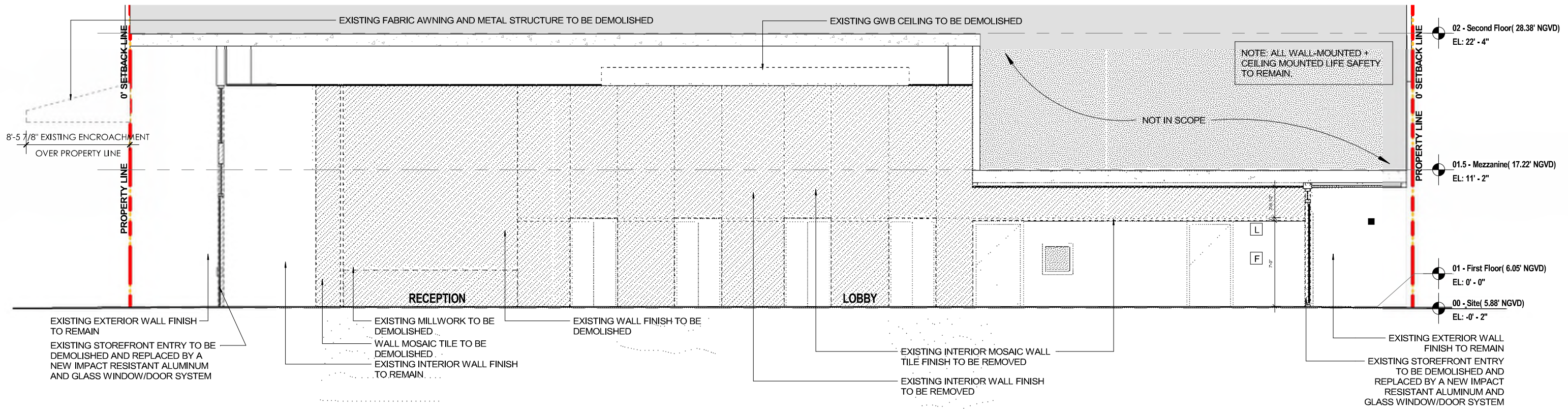
NOTE: ALL DIMENSIONS TO BE VERIFIED ON SITE.

LIFE SAFETY LEGEND

	ILLUMINATED EXIT LIGHT (WALL MOUNTED) (> DIRECTION OF TRAVEL)		HEAT DETECTOR		FIRE ALARM PANEL		EMERGENCY DISCONNECT
	ILLUMINATED EXIT LIGHT (CEILING MOUNTED) (> DIRECTION OF TRAVEL)		SMOKE DETECTOR		KNOX BOX		FIRE SIAMESE CONNECTION (WALL OR HYDRANT)
	FIRE ALARM HORN / STROBE		FIRE SPRINKLER HEAD		REMOTE ANNUNCIATOR		FIRE ALARM CONTROL PANEL
	FIRE ALARM HORN ONLY		SERVICE BREAKER PANEL		FIRE EXTINGUISHER-WALL MOUNTED		
	FIRE ALARM STROBE LIGHT ONLY		AUTOMATIC DOOR SENSOR CLOSER		FIRE EXTINGUISHER-WALL MOUNTED		
	FIRE ALARM PULL STATION				SEMI-RECESSED FIRE EXTINGUISHER CABINET		

LEGEND

	PROPERTY LINE
	SETBACKS
	TO BE DEMOLISHED
	NOT IN SCOPE

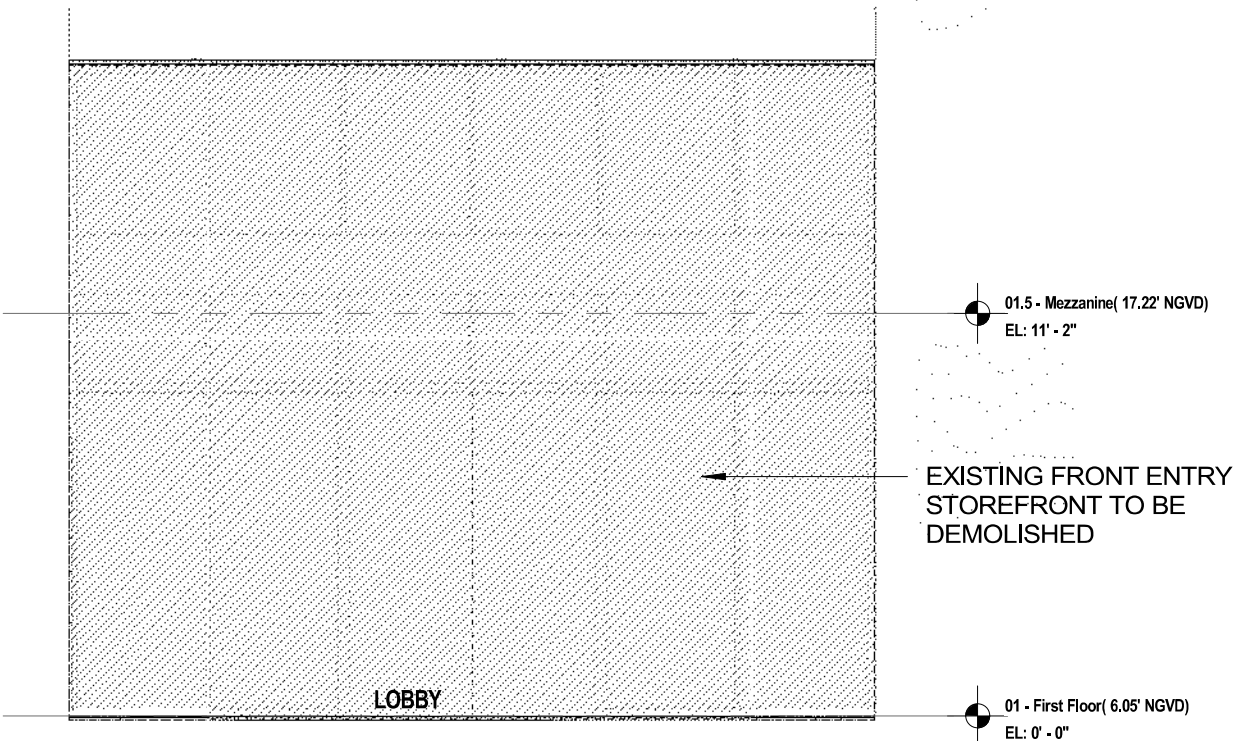


1 Demolition - Int. Enlrgd Elevation B

A-13.0 Scale: 1/8" = 1'-0"

NOTE: ALL WALL-MOUNTED + CEILING MOUNTED LIFE SAFETY TO REMAIN.

NOTE: ALL DIMENSIONS TO BE VERIFIED ON SITE.

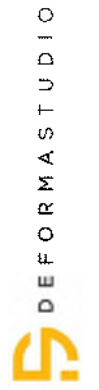


2 Demolition - Int. Enlrgd Elevation D

A-13.0 Scale: 3/16" = 1'-0"

A-13.0 DEMOLITION ENLRGD ELEVATIONS @ LOBBY

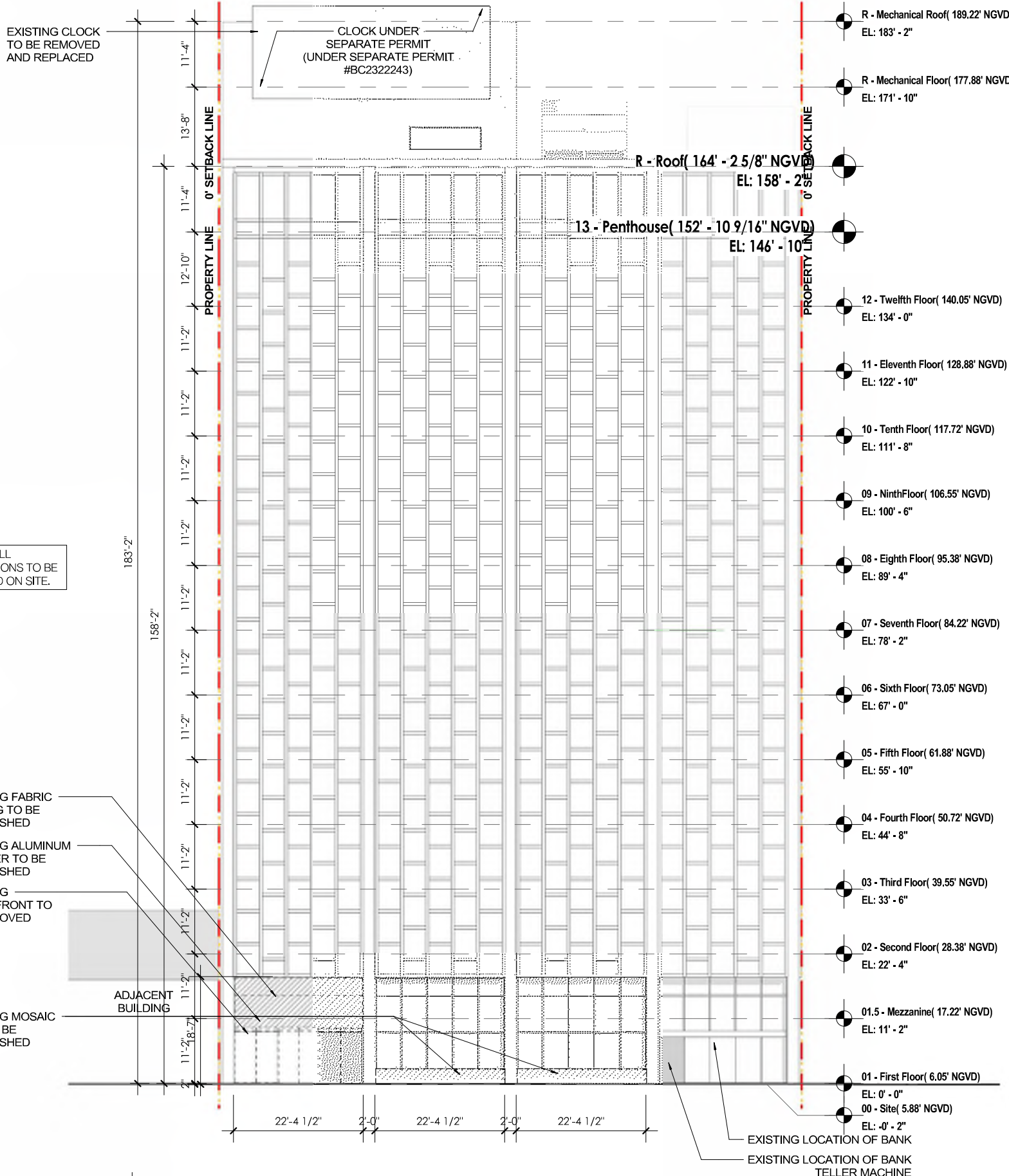
305.639.2053 | www.deformastudio.com
info@deformastudio.com
5555 Biscayne Blvd, Ste. 2-SW, Miami, FL, 33137



LEGEND

----- TO BE DEMOLISHED

 TO BE DEMOLISHED

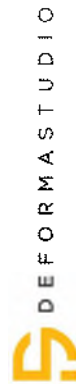


1 Demolition - Overall South Elevation

A-14.0 Scale: 3/64" = 1'-0"

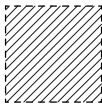
A-14.0 DEMOLITION SOUTH ELEVATION

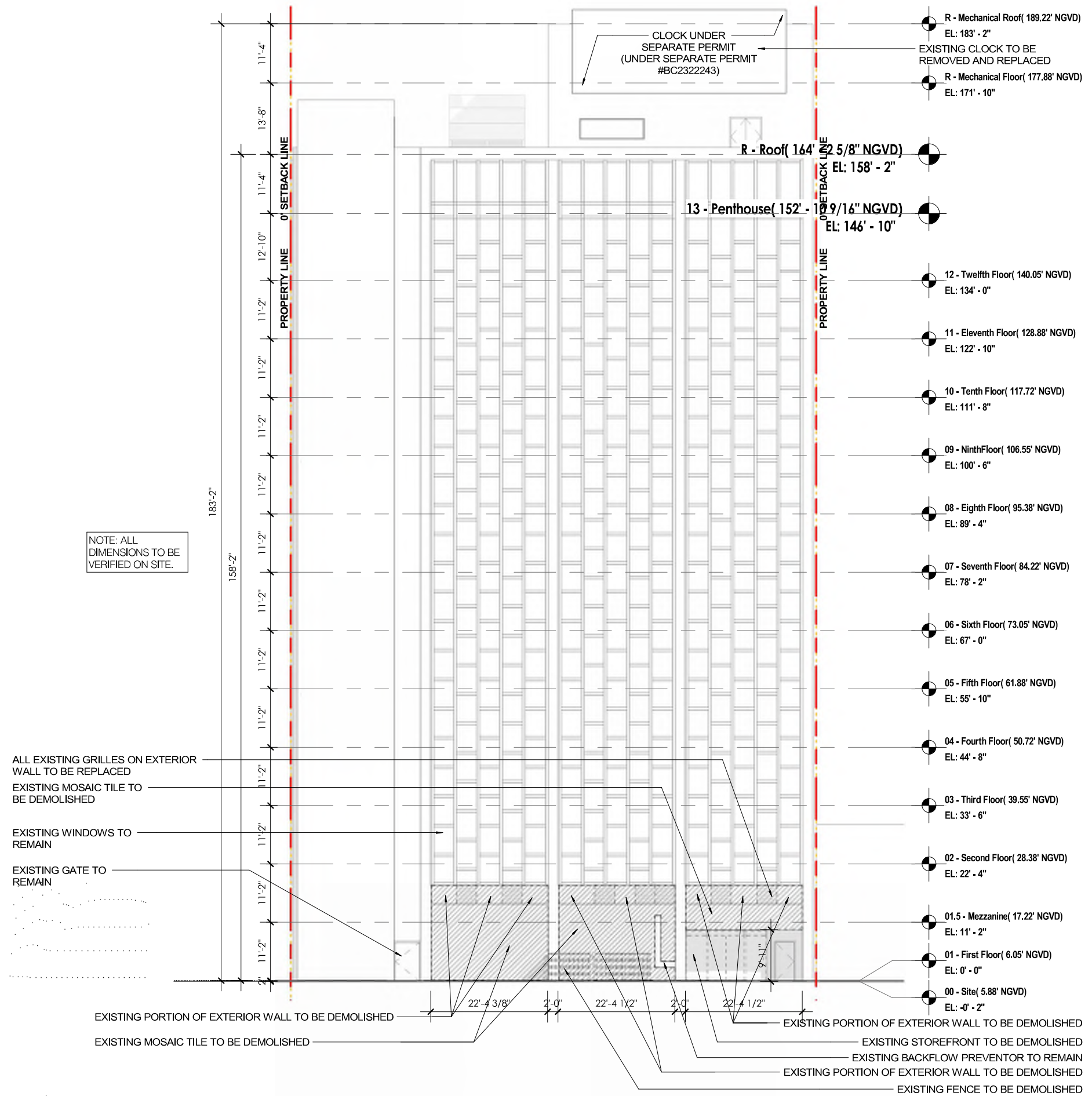
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LEGEND

----- TO BE DEMOLISHED

 TO BE DEMOLISHED



NOTE: ALL DIMENSIONS TO BE VERIFIED ON SITE.

ALL EXISTING GRILLES ON EXTERIOR WALL TO BE REPLACED

EXISTING MOSAIC TILE TO BE DEMOLISHED

EXISTING WINDOWS TO REMAIN

EXISTING GATE TO REMAIN

EXISTING PORTION OF EXTERIOR WALL TO BE DEMOLISHED

EXISTING MOSAIC TILE TO BE DEMOLISHED

EXISTING PORTION OF EXTERIOR WALL TO BE DEMOLISHED

EXISTING STOREFRONT TO BE DEMOLISHED

EXISTING BACKFLOW PREVENTOR TO REMAIN

EXISTING PORTION OF EXTERIOR WALL TO BE DEMOLISHED

EXISTING FENCE TO BE DEMOLISHED

1 Demolition - Overall North Elevation

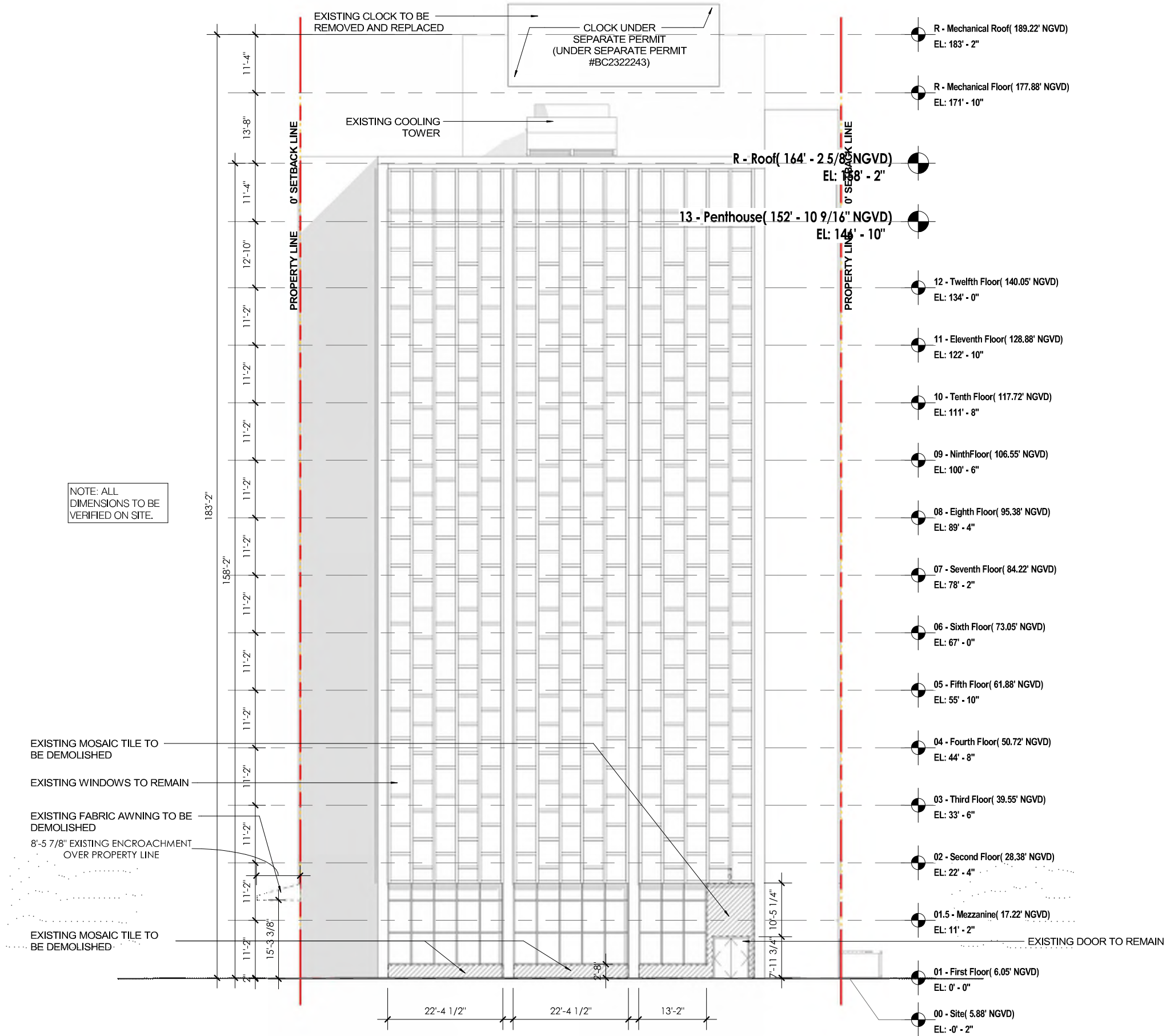
A-15.0 Scale: 3/64" = 1'-0"

LEGEND

----- TO BE DEMOLISHED

 TO BE DEMOLISHED

NOTE: ALL DIMENSIONS TO BE VERIFIED ON SITE.

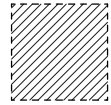


EXISTING MOSAIC TILE TO BE DEMOLISHED
EXISTING WINDOWS TO REMAIN
EXISTING FABRIC AWNING TO BE DEMOLISHED
8'-5 7/8" EXISTING ENCROACHMENT OVER PROPERTY LINE
EXISTING MOSAIC TILE TO BE DEMOLISHED

1 Demolition - Overall East Elevation
A-16.0 Scale: 3/64" = 1'-0"

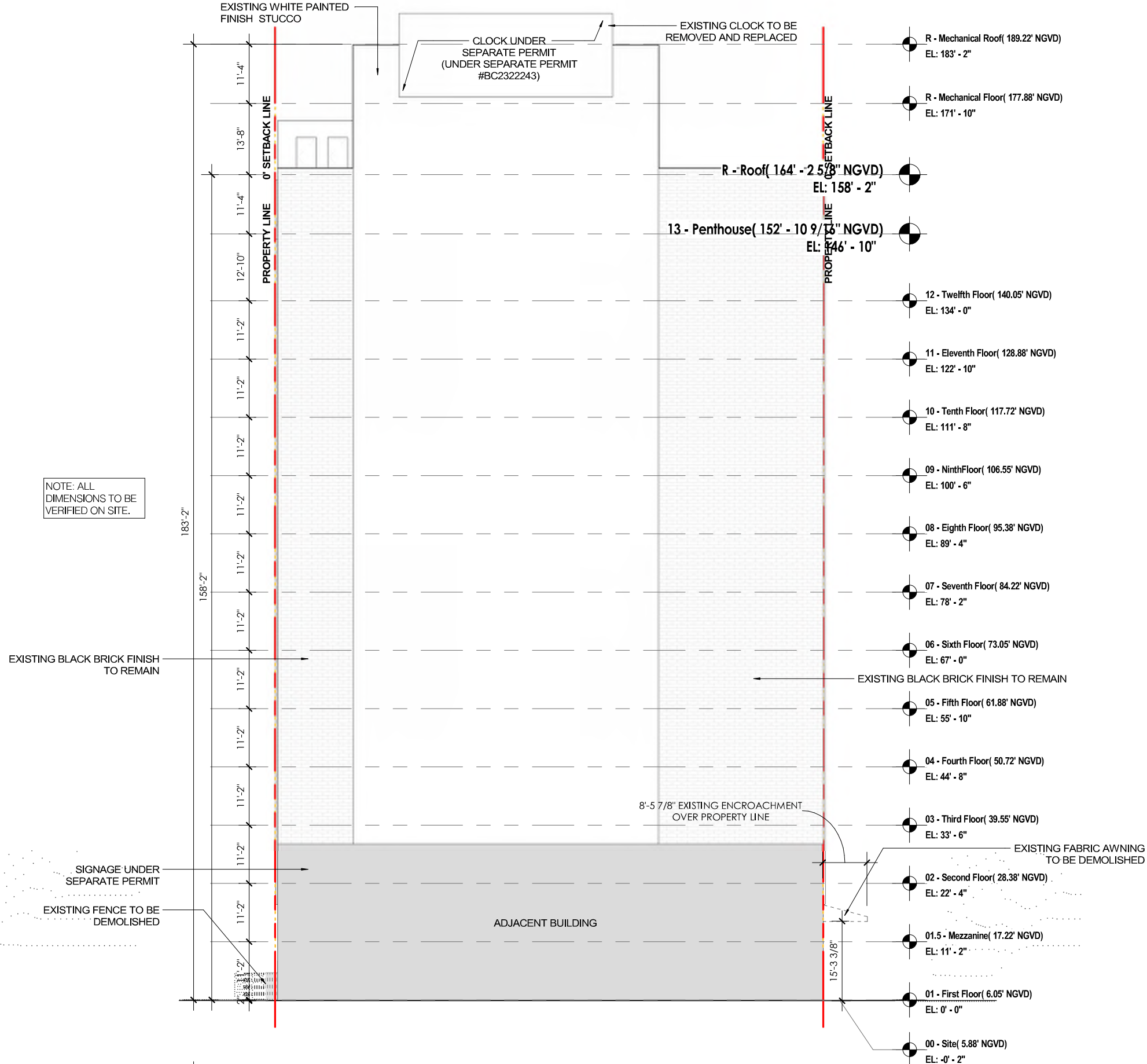
LEGEND

----- TO BE DEMOLISHED



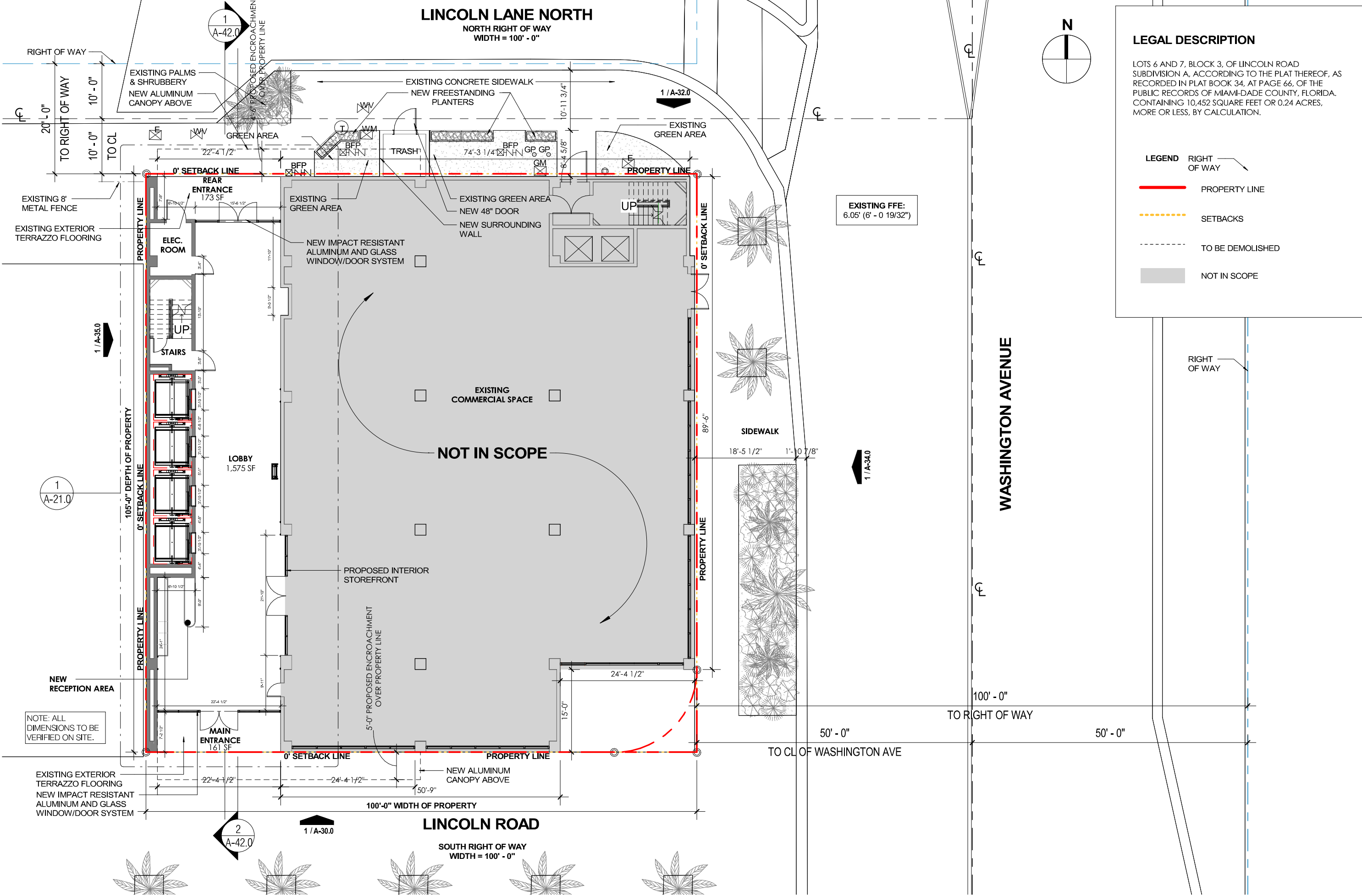
TO BE DEMOLISHED

NOTE: ALL DIMENSIONS TO BE VERIFIED ON SITE.



1 Demolition - Overall West Elevation

A-17.0 Scale: 3/64" = 1'-0"



LEGAL DESCRIPTION

LOTS 6 AND 7, BLOCK 3, OF LINCOLN ROAD SUBDIVISION A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, AT PAGE 66, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, CONTAINING 10,452 SQUARE FEET OR 0.24 ACRES, MORE OR LESS, BY CALCULATION.

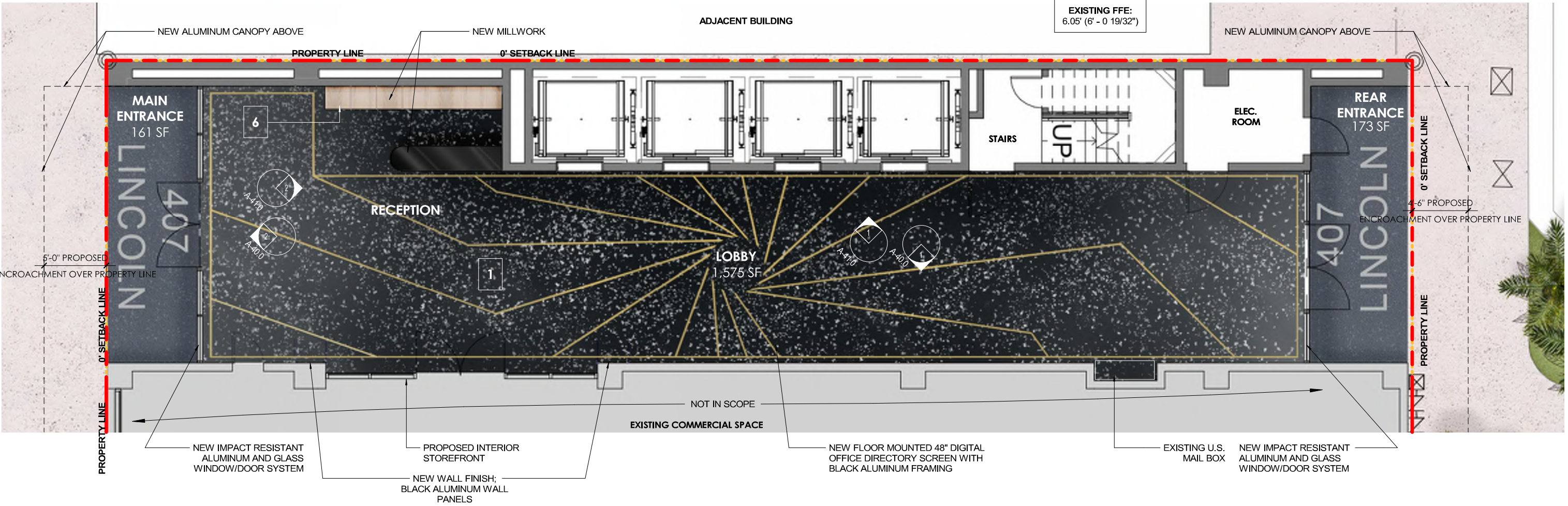
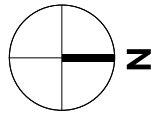
LEGEND

- RIGHT OF WAY
- PROPERTY LINE
- SETBACKS
- TO BE DEMOLISHED
- NOT IN SCOPE

1 Proposed - Site/Ground Floor Plan
 A-20.0 Scale: 1/16" = 1'-0"

MATERIALS LEGEND

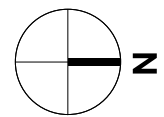
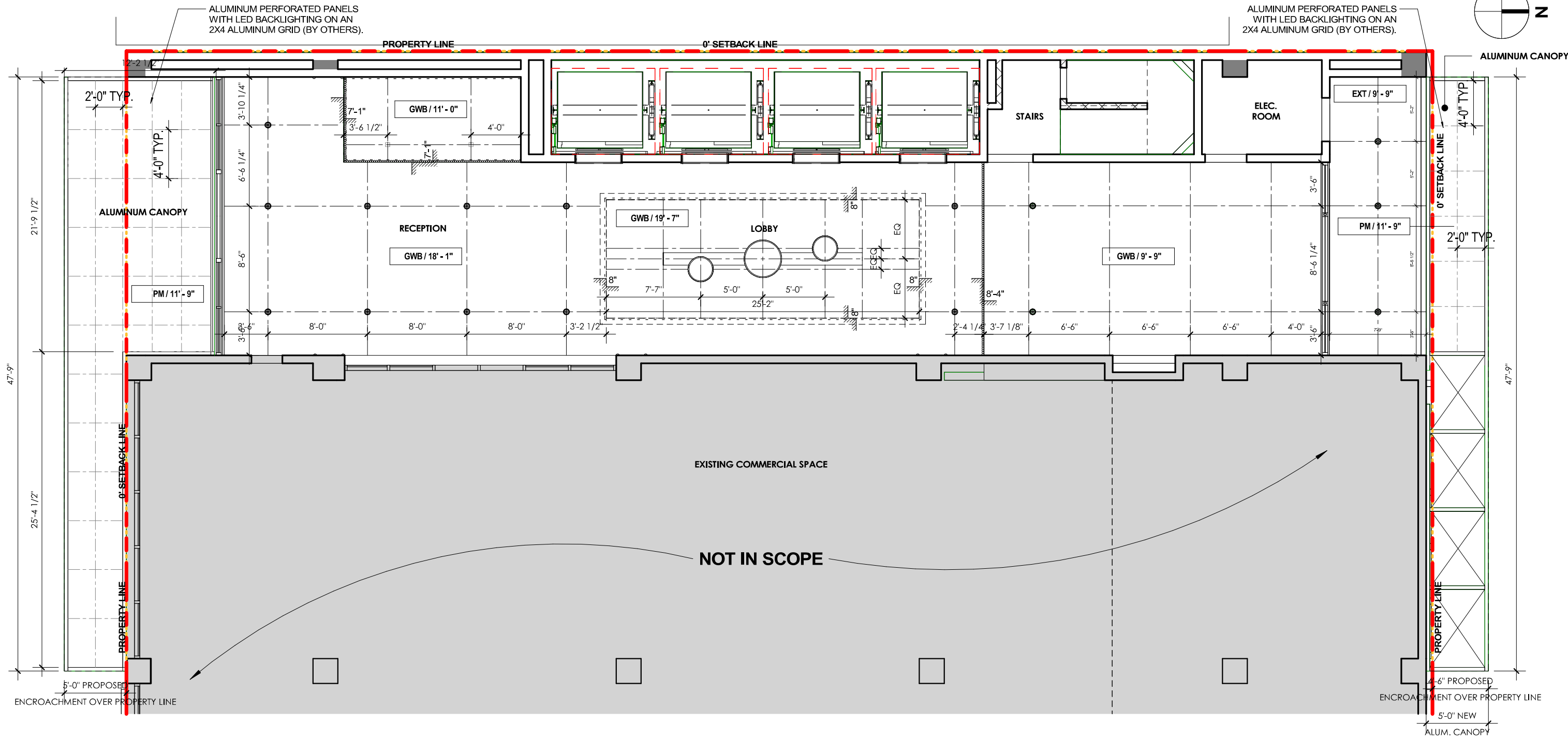
<p>1. FLOOR TYPE FLOORING - TERRAZZO FMG - VENICE VILLA VENICE GRAPHITE</p> <p>PRECISION SQUARE LINER - BRASS 0.38 X 0.38 X 70 INCHES</p>	<p>2. FLOOR TYPE FLOORING - PORCELAIN TILE FMG - VENICE VILLA VENICE GRAPHITE</p> <p>PRECISION SQUARE LINER - BRASS 0.38 X 0.38 X 70 INCHES</p>	<p>3. WALL FINISH TYPE WALLCOVERING WOLF GORDON - MILONE MLO 3512 - FOSSIL</p>	<p>4. WALL FINISH TYPE CERAMIC TILE WOW STRIPES MATT - ICE WHITE</p>	<p>5. WALL FINISH TYPE ARCHITECTURAL METAL (EXTERIOR + INTERIOR USE) CHEMETAL 625 EXISTENTIAL ALUMINUM</p>	<p>6. MATERIAL/FINISH TYPE WOOD WALL FINISH TBD</p>	<p>7. FLOORING TYPE CARPET TILES VENTURE - PUR 40229 PLACID-75222</p>	<p>8. FEATURE WALL WHITE WASHED ROUNDED WOOD MEMBERS</p>
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1 | Proposed - Enlarged Floor Plan @ Lobby-Rendered
A-21.0 Scale: 1/8" = 1'-0"

NOTE: ALL DIMENSIONS TO BE VERIFIED ON SITE.

NOT IN SCOPE



ALUMINUM PERFORATED PANELS WITH LED BACKLIGHTING ON AN 2X4 ALUMINUM GRID (BY OTHERS).

ALUMINUM PERFORATED PANELS WITH LED BACKLIGHTING ON AN 2X4 ALUMINUM GRID (BY OTHERS).

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


1 Proposed - Enlarged Ground Floor RCP

A-22.0 Scale: 1/8" = 1'-0"








NOTE: ALL DIMENSIONS TO BE VERIFIED ON SITE.

NOT IN SCOPE

RCP KEY PLAN

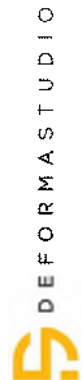
-  PERFORATED METAL (PM) CEILING W/ LED LIGHTING
-  PAINTED GYPSUM WALL (GWB) BOARD FLAT CEILING
-  EXTERIOR CEILING (EXT)

RCP LEGEND

-  2" ROUND LED RECESSED LIGHT FIXTURE
-  3" SURFACE MOUNTED DOWNLIGHT - EXTERIOR
-  INTERIOR WALL WASHER LIGHT FIXTURE
-  INTERIOR PENDANT LIGHT FIXTURE - LOBBY
-  INTERIOR PENDANT LIGHT FIXTURE - ELEVATOR LOBBY
-  LED STRIP LIGHTING. TO BE SELECTED BY OWNER/ ARCHITECT.
-  NEW J BOX CONNECTION FOR CEILING MOUNTED LIGHTING FIXTURE

A-22.0 PROPOSED ENLRGD GROUND RCP @ LOBBY

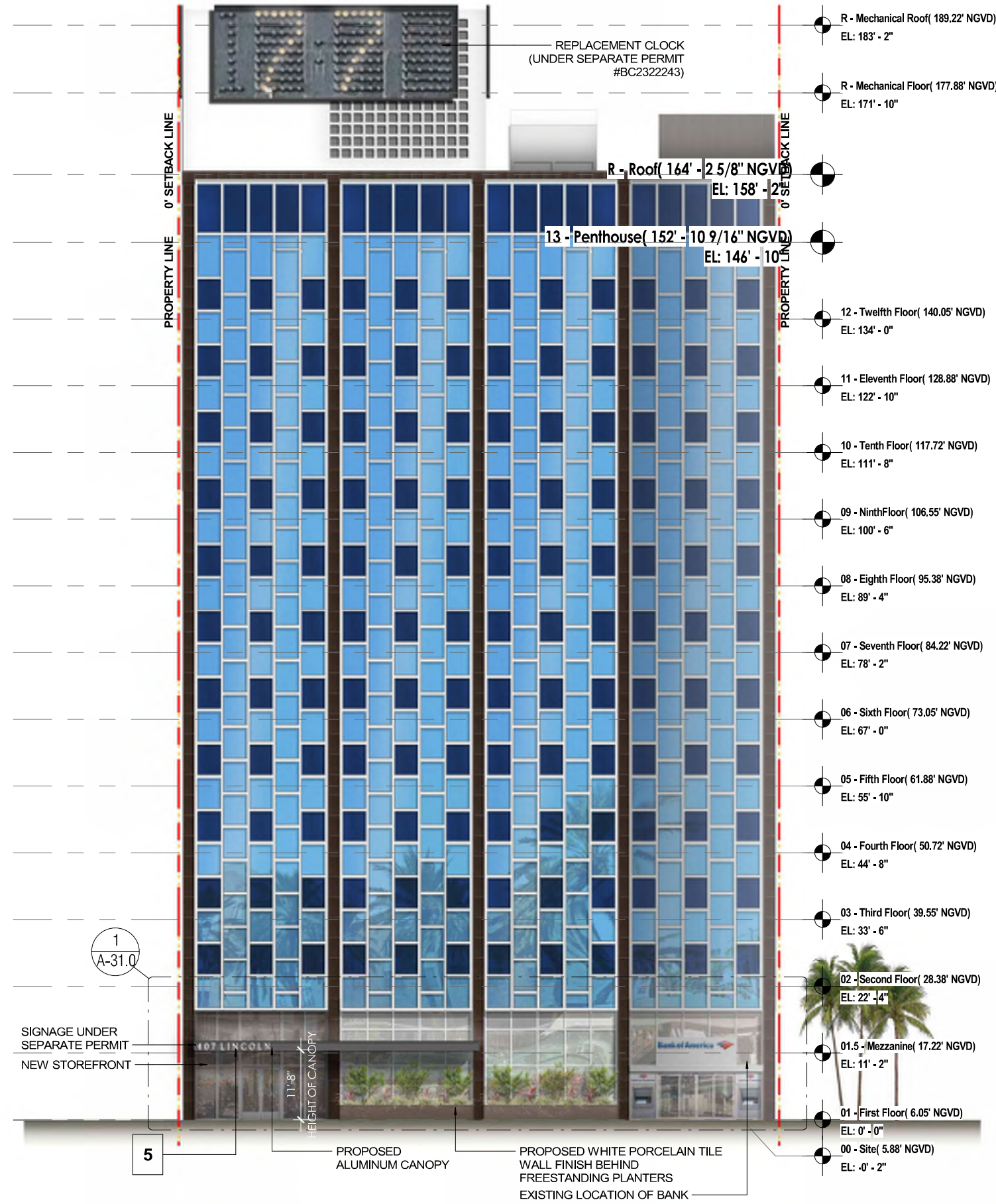
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MATERIALS LEGEND

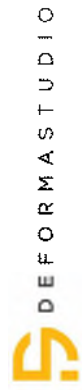
<p>5. WALL FINISH TYPE ARCHITECTURAL METAL (EXTERIOR + INTERIOR USE)</p> <p>CHEMETAL 625 EXISTENTIAL ALUMINUM</p>	<p>4. WALL FINISH TYPE CERAMIC TILE WOW STRIPES MATT - ICE WHITE</p>
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NOTE: ALL DIMENSIONS TO BE VERIFIED ON SITE.



1 Proposed - Overall South Elevation-Rendered
A-30.0 Scale: 3/64" = 1'-0"

A-30.0 PROPOSED - OVERALL SOUTH ELEVATION



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MATERIALS LEGEND

	1. FLOOR TYPE FLOORING - TERRAZZO FMG - VENICE VILLA VENICE GRAPHITE		2. FLOOR TYPE FLOORING - PORCELAIN TILE FMG - VENICE VILLA VENICE GRAPHITE		3. WALL FINISH TYPE WALLCOVERING WOLF GORDON - MILONE MLO 3512 - FOSSIL		4. WALL FINISH TYPE CERAMIC TILE WOW STRIPES MATT - ICE WHITE		5. WALL FINISH TYPE ARCHITECTURAL METAL (EXTERIOR + INTERIOR USE) CHEMETAL 625 EXISTENTIAL ALUMINUM		6. MATERIAL/FINISH TYPE WOOD WALL FINISH TBD		7. FLOORING TYPE CARPET TILES VENTURE - PUR 40229 PLACID-75222		8. FEATURE WALL WHITE WASHED ROUNDED WOOD MEMBERS
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1 Proposed - Enlarged Elevation @ Exterior Front Canopy-Rendered
A-31.0 Scale: 1/8" = 1'-0"

NOTE: ALL DIMENSIONS TO BE VERIFIED ON SITE.

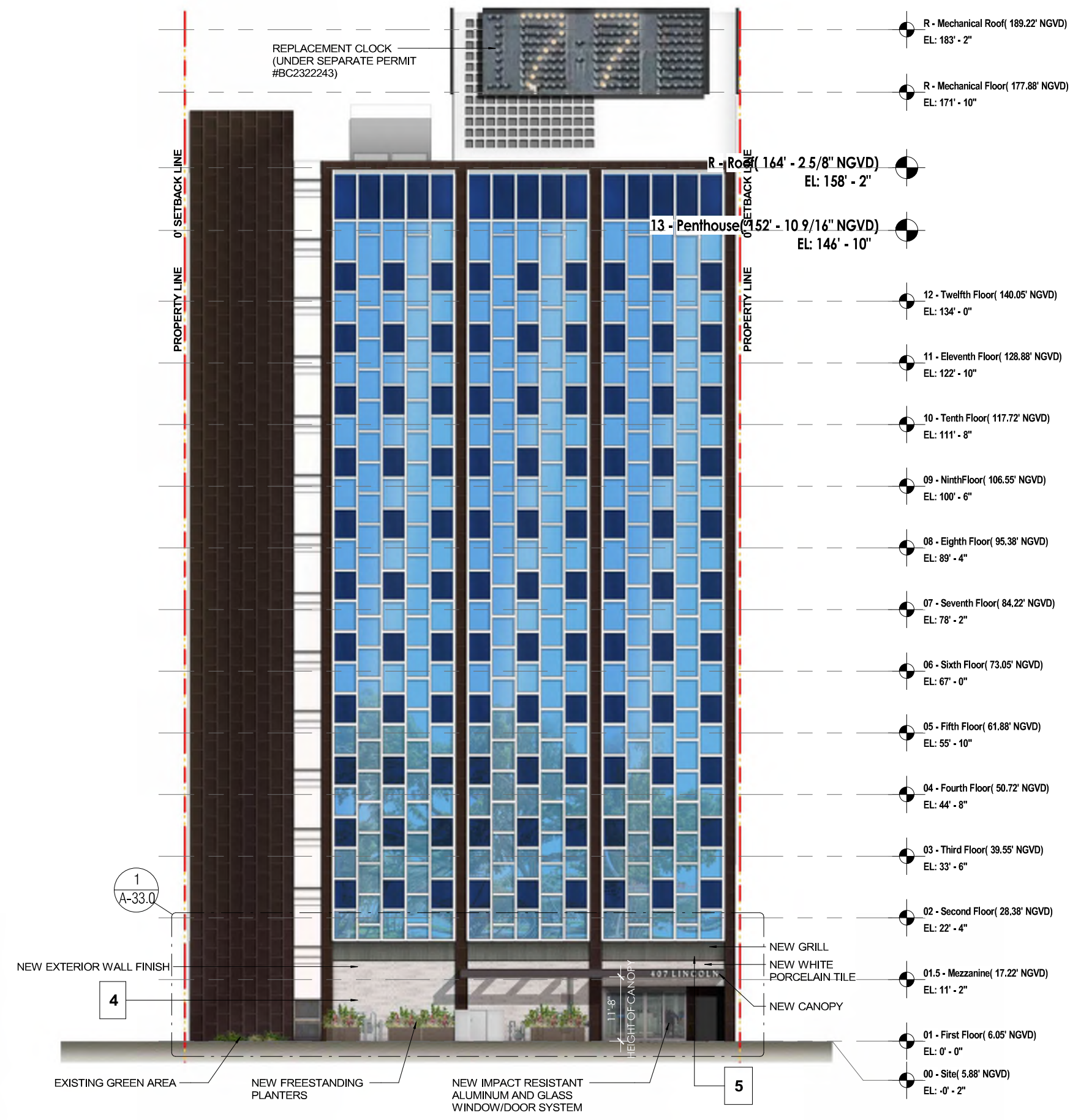


*IMAGE OF WHITE CERAMIC TILE

MATERIALS LEGEND

<p>5. WALL FINISH TYPE ARCHITECTURAL METAL (EXTERIOR + INTERIOR USE)</p> <p>CHEMETAL 625 EXISTENTIAL ALUMINUM</p>	<p>4. WALL FINISH TYPE CERAMIC TILE WOW STRIPES MATT - ICE WHITE</p>
--	---

NOTE: ALL DIMENSIONS TO BE VERIFIED ON SITE.



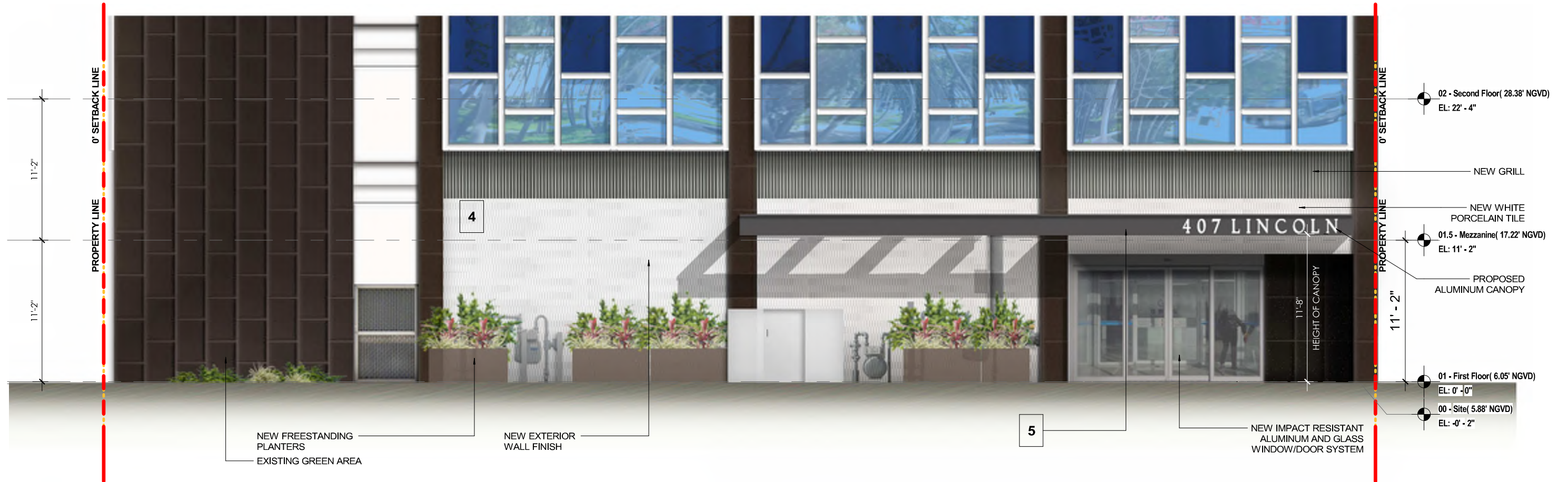
1 Proposed - Overall North Elevation-Rendered

A-32.0 Scale: 3/64" = 1'-0"

A-32.0 PROPOSED - OVERALL NORTH ELEVATION

MATERIALS LEGEND

 1. FLOOR TYPE FLOORING - TERRAZZO FMG - VENICE VILLA VENICE GRAPHITE  PRECISION SQUARE LINER - BRASS 0.38 X 0.38 X 70 INCHES	 2. FLOOR TYPE FLOORING - PORCELAIN TILE FMG - VENICE VILLA VENICE GRAPHITE  PRECISION SQUARE LINER - BRASS 0.38 X 0.38 X 70 INCHES	 3. WALL FINISH TYPE WALLCOVERING WOLF GORDON - MILONE MLO 3512 - FOSSIL	 4. WALL FINISH TYPE CERAMIC TILE WOW STRIPES MATT - ICE WHITE	 5. WALL FINISH TYPE ARCHITECTURAL METAL (EXTERIOR + INTERIOR USE) CHEMETAL 625 EXISTENTIAL ALUMINUM	 6. MATERIAL/FINISH TYPE WOOD WALL FINISH TBD	 7. FLOORING TYPE CARPET TILES VENTURE - PUR 40229 PLACID-75222	 8. FEATURE WALL WHITE WASHED ROUNDED WOOD MEMBERS
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1 | **Proposed - Enlarged Elevation @ Exterior Rear Canopy**
A-33.0 | Scale: 1/8" = 1'-0"

NOTE: ALL DIMENSIONS TO BE VERIFIED ON SITE.



*IMAGE OF WHITE CERAMIC TILE

MATERIALS LEGEND

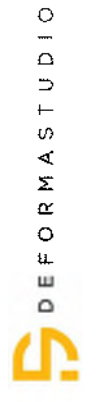
<p>5. WALL FINISH TYPE ARCHITECTURAL METAL (EXTERIOR + INTERIOR USE)</p> <p>CHEMETAL 625 EXISTENTIAL ALUMINUM</p>	<p>4. WALL FINISH TYPE CERAMIC TILE WOW STRIPES MATT - ICE WHITE</p>
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NOTE: ALL DIMENSIONS TO BE VERIFIED ON SITE.



1 | Proposed - Overall East Elevation-Rendered
A-34.0 | Scale: 3/64" = 1'-0"

A-34.0 PROPOSED - OVERALL EAST ELEVATION



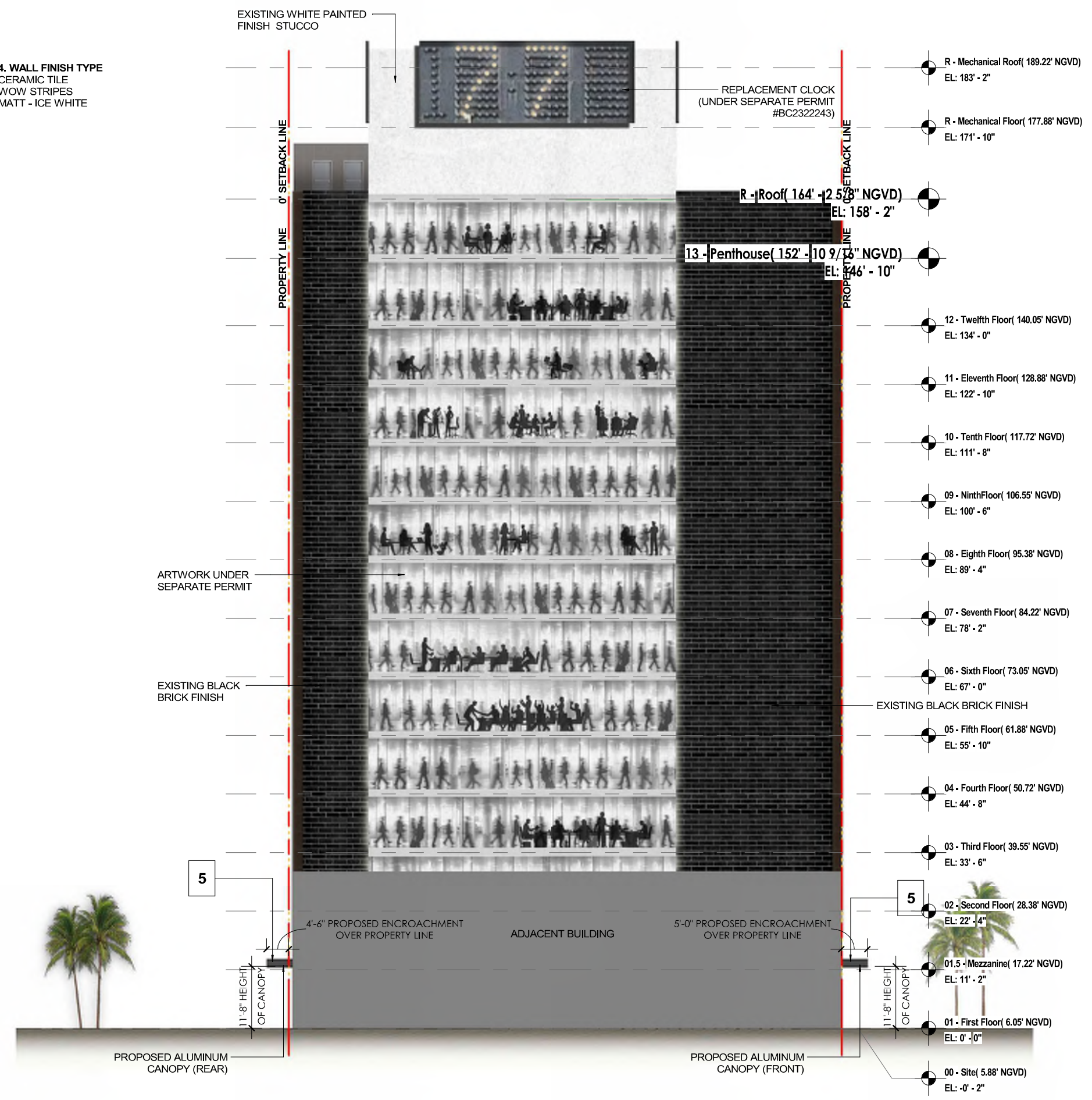
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MATERIALS LEGEND

<p>5. WALL FINISH TYPE ARCHITECTURAL METAL (EXTERIOR + INTERIOR USE)</p> <p>CHEMETAL 625 EXISTENTIAL ALUMINUM</p>	<p>4. WALL FINISH TYPE CERAMIC TILE WOW STRIPES MATT - ICE WHITE</p>
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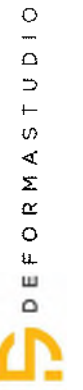
1 | **Proposed - Overall West Elevation-Rendered**

A-35.0 | Scale: 3/64" = 1'-0"

A-35.0 PROPOSED - OVERALL WEST ELEVATION

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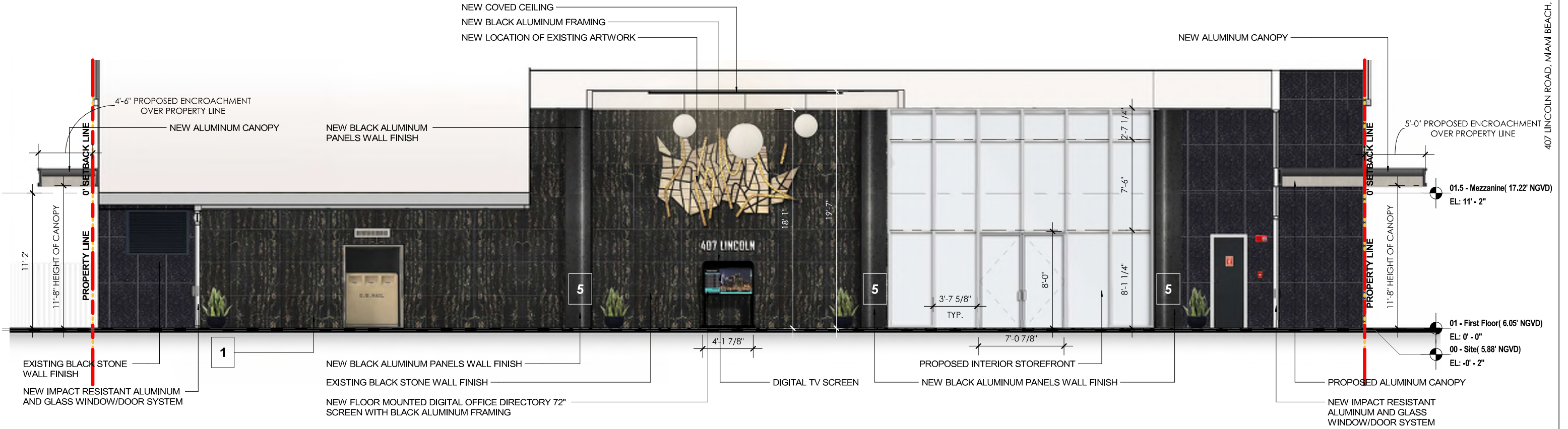
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MATERIALS LEGEND

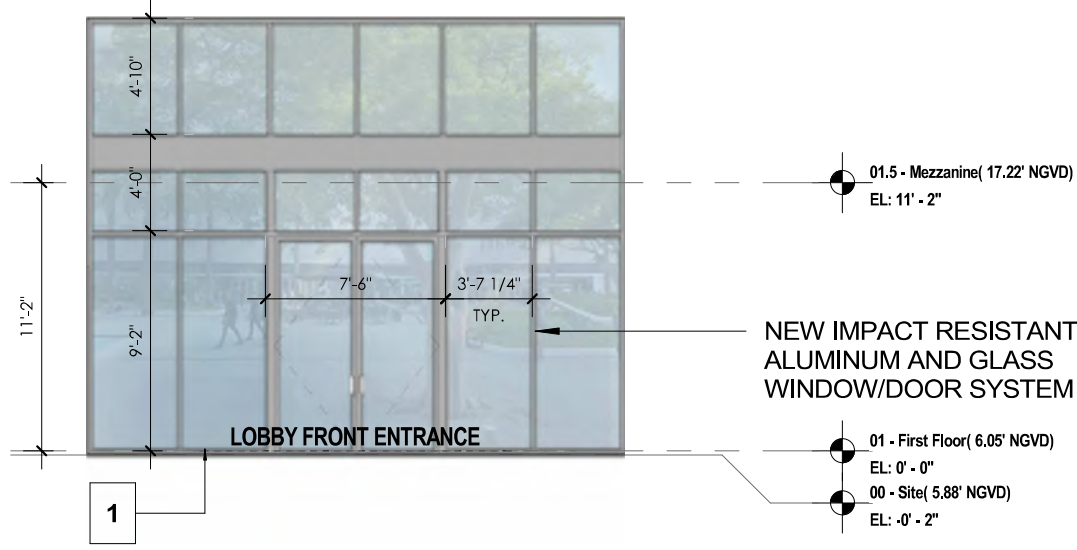
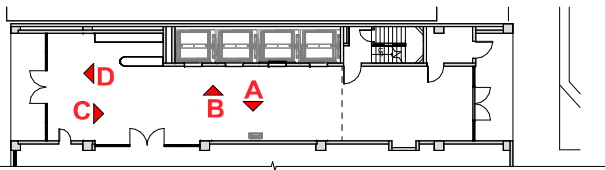
 1. FLOOR TYPE FLOORING - TERRAZZO FMG - VENICE VILLA VENICE GRAPHITE  PRECISION SQUARE LINER - BRASS 0.38 X 0.38 X 70 INCHES	 2. FLOOR TYPE FLOORING - PORCELAIN TILE FMG - VENICE VILLA VENICE GRAPHITE  PRECISION SQUARE LINER - BRASS 0.38 X 0.38 X 70 INCHES	 3. WALL FINISH TYPE WALLCOVERING WOLF GORDON - MILONE MLO 3512 - FOSSIL	 4. WALL FINISH TYPE CERAMIC TILE WOW STRIPES MATT - ICE WHITE	 5. WALL FINISH TYPE ARCHITECTURAL METAL (EXTERIOR + INTERIOR USE) CHEMETAL 625 EXISTENTIAL ALUMINUM	 6. MATERIAL/FINISH TYPE WOOD WALL FINISH TBD	 7. FLOORING TYPE CARPET TILES VENTURE - PUR 40229 PLACID-75222	 8. FEATURE WALL WHITE WASHED ROUNDED WOOD MEMBERS
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1 Proposed - Int. Enlrgd Elevation A

A-40.0 Scale: 1/8" = 1'-0"

NOTE: ALL DIMENSIONS TO BE VERIFIED ON SITE.

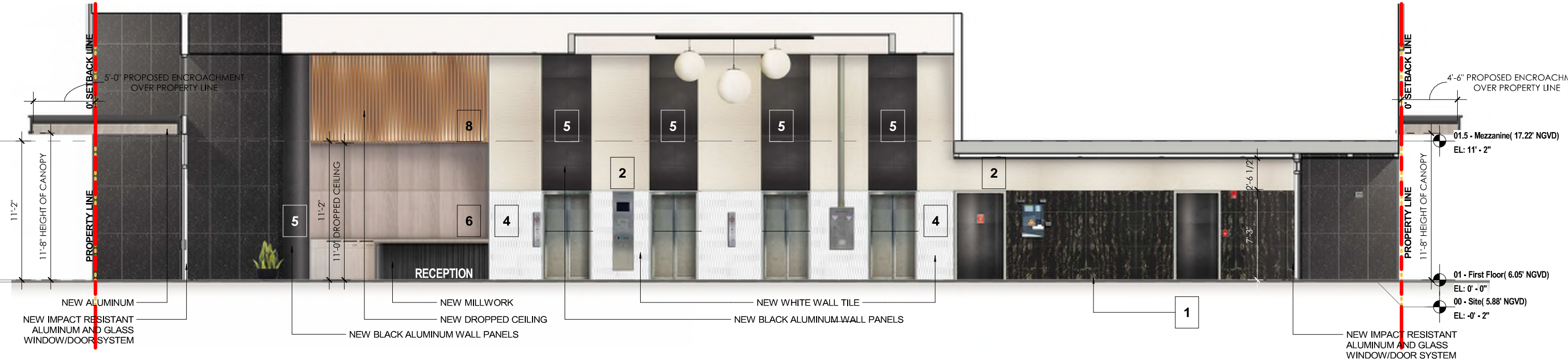


2 Proposed - Int. Enlrgd Elevation D - Rendered

A-40.0 Scale: 1/8" = 1'-0"

MATERIALS LEGEND

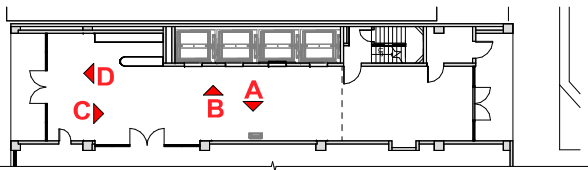
	1. FLOOR TYPE FLOORING - TERRAZZO FMG - VENICE VILLA VENICE GRAPHITE		2. FLOOR TYPE FLOORING - PORCELAIN TILE FMG - VENICE VILLA VENICE GRAPHITE		3. WALL FINISH TYPE WALLCOVERING WOLF GORDON - MILONE MLO 3512 - FOSSIL		4. WALL FINISH TYPE CERAMIC TILE WOW STRIPES MATT - ICE WHITE		5. WALL FINISH TYPE ARCHITECTURAL METAL (EXTERIOR + INTERIOR USE) CHEMETAL 625 EXISTENTIAL ALUMINUM		6. MATERIAL/FINISH TYPE WOOD WALL FINISH TBD		7. FLOORING TYPE CARPET TILES VENTURE - PUR 40229 PLACID-75222		8. FEATURE WALL WHITE WASHED ROUNDED WOOD MEMBERS
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1 Proposed - Int. Enlrgd Elevation B

A-41.0 Scale: 1/8" = 1'-0"

NOTE: ALL DIMENSIONS TO BE VERIFIED ON SITE.



2 Proposed - Int. Enlrgd Elevation C - Rendered

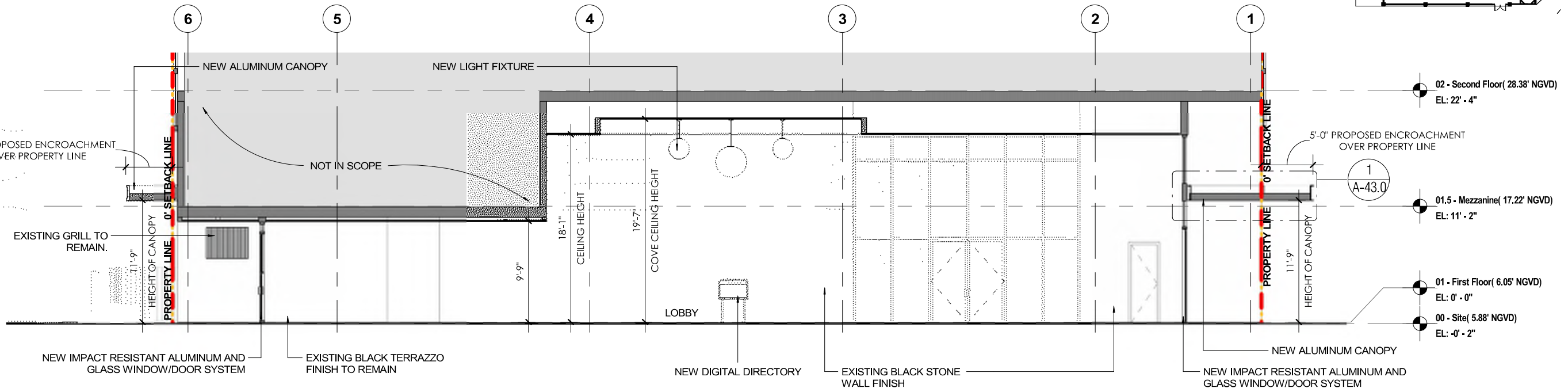
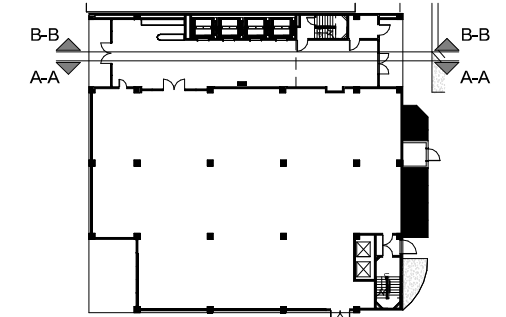
A-41.0 Scale: 1/8" = 1'-0"



*IMAGE OF WHITE CERAMIC TILE

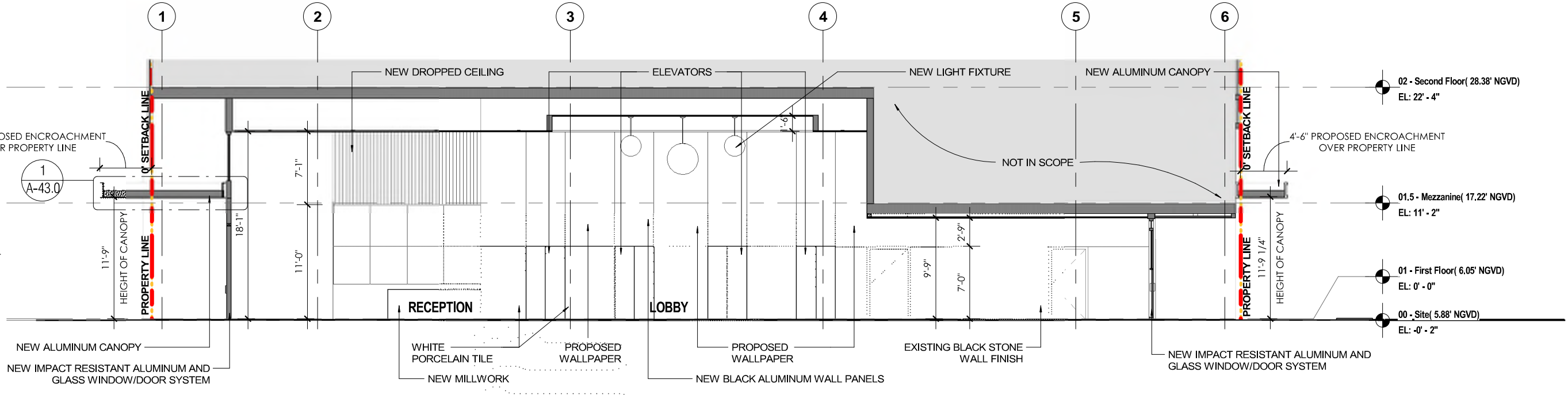
NOTE: ALL DIMENSIONS TO BE VERIFIED ON SITE.

NOT IN SCOPE



1 LOBBY SECTION A-A

A-42.0 Scale: 3/32" = 1'-0"



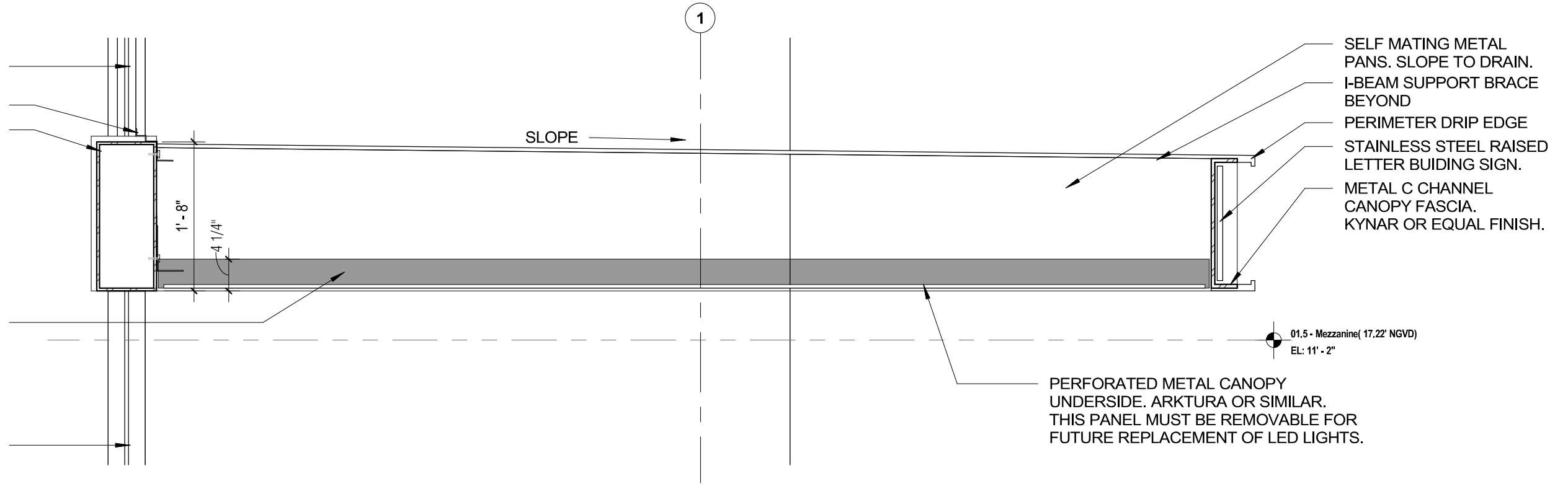
2 LOBBY SECTION B-B

A-42.0 Scale: 3/32" = 1'-0"

A-42.0 PROPOSED - LOBBY SECTIONS

NEW IMPACT RESISTANT ALUMINUM AND GLASS WINDOW/DOOR SYSTEM
METAL FLASHING
STRUCTURAL STEEL MEMBER. PROVIDE SHOP DRAWINGS FOR STOREFRONT AND CANOPY SYSTEM.

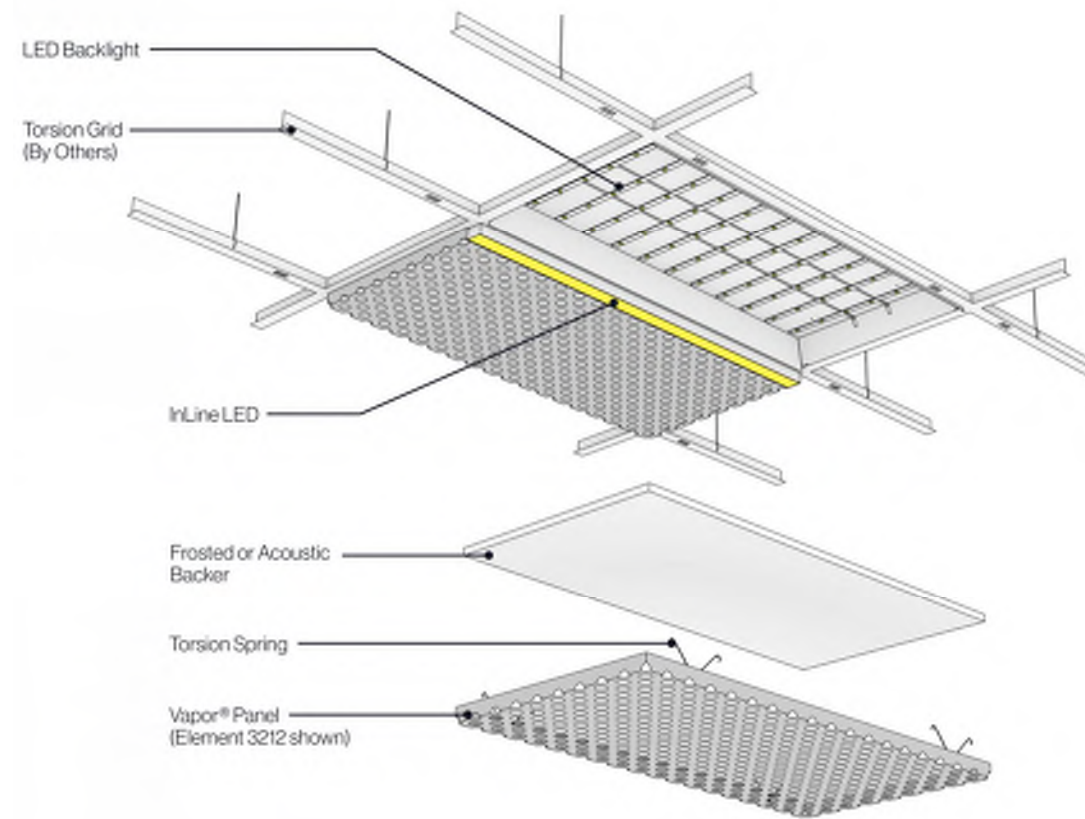
POWDER-COATED ALUMINUM PERFORATED PANELS WITH LED BACKLIGHTING. THE ALUMINUM PANELS TO BE INSTALLED ON AN ALUMINUM GRID BY OTHERS. ARKTURA (VAPOR ELEMENT CEILING PANELS)
NEW IMPACT RESISTANT ALUMINUM AND GLASS WINDOW/DOOR SYSTEM.



NOTE: PROVIDE SHOP DRAWINGS FOR APPROVAL.

NOTE: CANOPY SYSTEM TO BE SUPPORTED FROM EXISTING STRUCTURE AND NEW STOREFRONT METAL BEAM. PROVIDE STRUCTURAL CALCULATIONS.

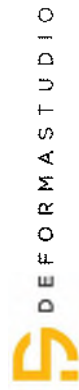
1 | **Detail Section @ Exterior Canopy**
A-43.0 | Scale: 3/4" = 1'-0"



AXONOMETRIC OF ARKTURA-VAPOR ELEMENT-CEILING PANELS



A-50.0 RENDERING 1



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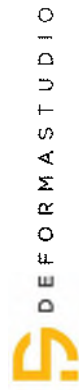
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A-52.0 RENDERING 3



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