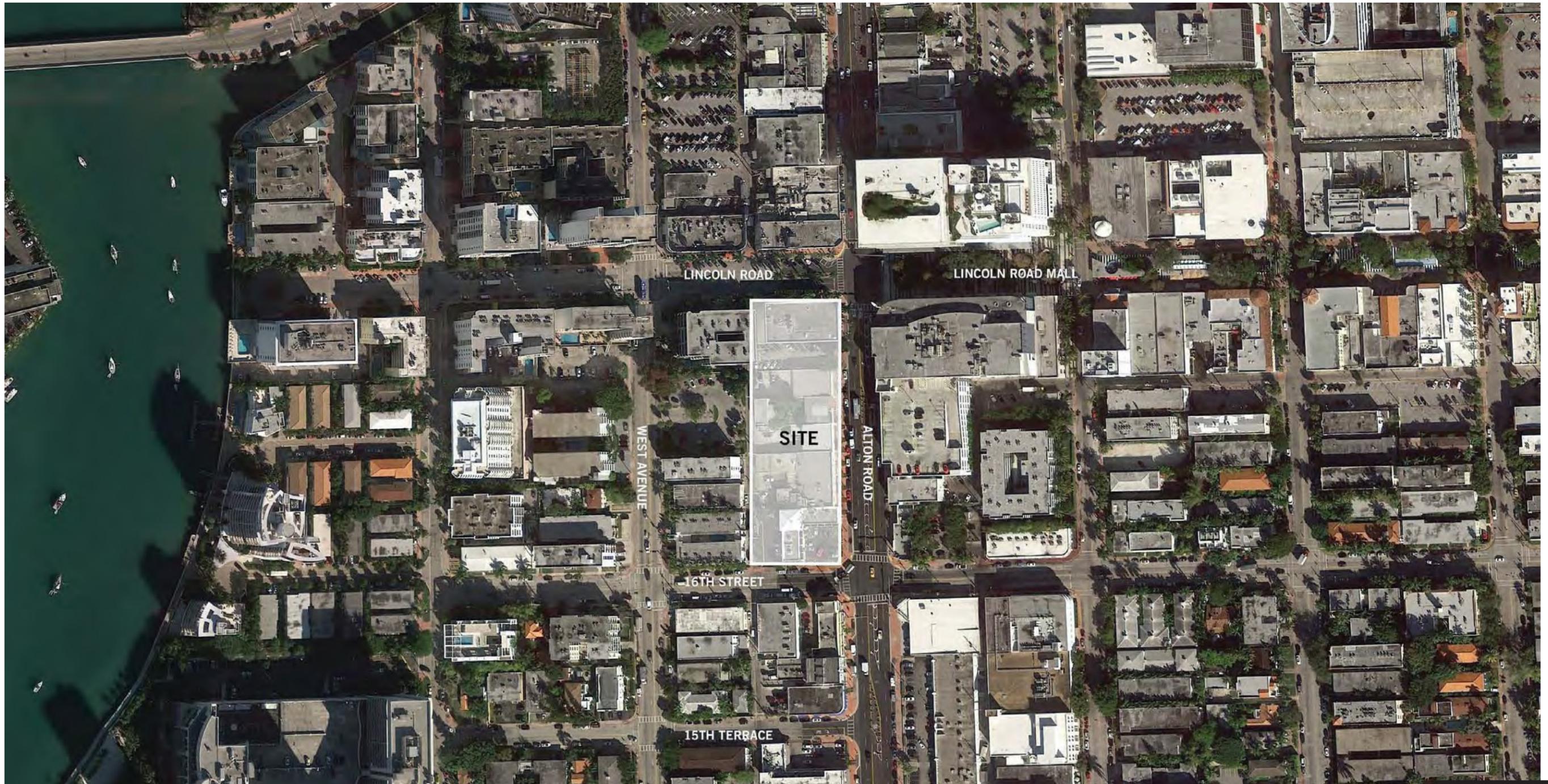


# 1212 LINCOLN

1212 LINCOLN ROAD  
MIAMI BEACH, FLORIDA

DESIGN REVIEW BOARD

SIGNAGE AND GRAPHICS FINAL SUBMITTAL - July 23, 2019



## CURRENT ZONING VARIANCE REQUESTS - SIGNAGE

**138-16 PROJECTING SIGN**

REGULATION	REQUIREMENT	PROPOSED
MAX AREA	15 SF	16th ST PARKING SIGN; VARIANCES REQUESTED (#68-71); SEE APPENDIX B; REVOCABLE PERMIT TO BE SOUGHT ALTON PARKING SIGN; VARIANCES REQUESTED (#64-67); SEE APPENDIX B; REVOCABLE PERMIT TO BE SOUGHT

**NOTE**

REVOCABLE PERMIT WILL BE SOUGHT FOR EACH OF TWO SIGNS:

1. PARKING SIGN AT SE CORNER ON ALTON ROAD
2. PARKING SIGN AT SW CORNER ON 16TH STREET

SHEET NUMBER	SHEET NAME
PAGE 2	SURVEY
PAGE 3	LOCATION PLAN
PAGE 4	ZONING DATA AND DRAWING LIST
PAGE 5	BUILDING PLANS
PAGE 6	LANDSCAPE PLANS
PAGE 7	ZONING AND VARIANCES SUMMARY
PAGE 8	SIGNAGE LOCATIONS AND VARIANCES - PLANS
PAGE 9	SIGNAGE LOCATIONS AND VARIANCES - ELEVS
PAGE 10	ELEVATIONS: LANDSCAPE AND SIGNAGE
PAGE 11	EXISTING BUILDING KEY PLAN
PAGE 12	EXISTING BUILDING SITE PHOTOS
PAGE 13	EXISTING BUILDING SITE PHOTOS
PAGE 14	EXISTING BUILDING SITE PHOTOS
PAGE 15	EXISTING BUILDING SITE PHOTOS
PAGE 16	APPENDIX B - PARKING SIGNS
PAGE 20	APPENDIX C - DIRECTIONAL SIGNAGE

(NOTE: APPENDIX A IS NOT USED)

# PERKINS + WILL

806 DOUGLAS ROAD  
SUITE 300  
CORAL GABLES, FLORIDA  
33134

**1212  
LINCOLN ROAD**



2200 BISCAYNE BLVD.  
MIAMI, FLORIDA 33137

LANDSCAPE ARCHITECT

**URBAN ROBOT  
LLC**

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SUITE 600  
MIAMI BEACH, FLORIDA  
URBANROBOT.NET  
LA 6666853

MEP

**BR+A**

2600 S. DOUGLAS ROAD  
SUITE 1100  
CORAL GABLES, FLORIDA

STRUCTURAL

**YHCE ENGINEERING**

12151 SW 128TH CT  
SUITE 104  
MIAMI, FLORIDA

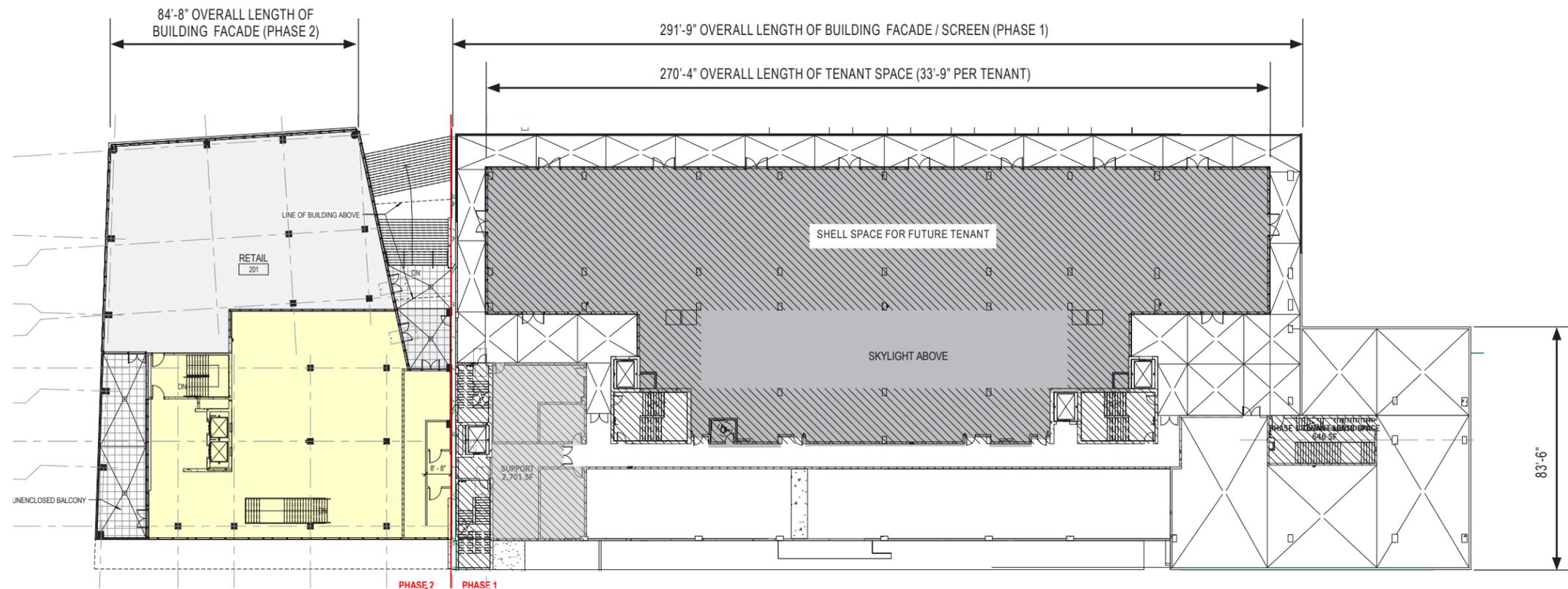
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SIGNAGE  
07-08-2019**

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Job Number	810414.000					
Drawn	Author					
Checked	Checker					
Approved	Approver					

**ZONING DATA AND  
DRAWING LIST**

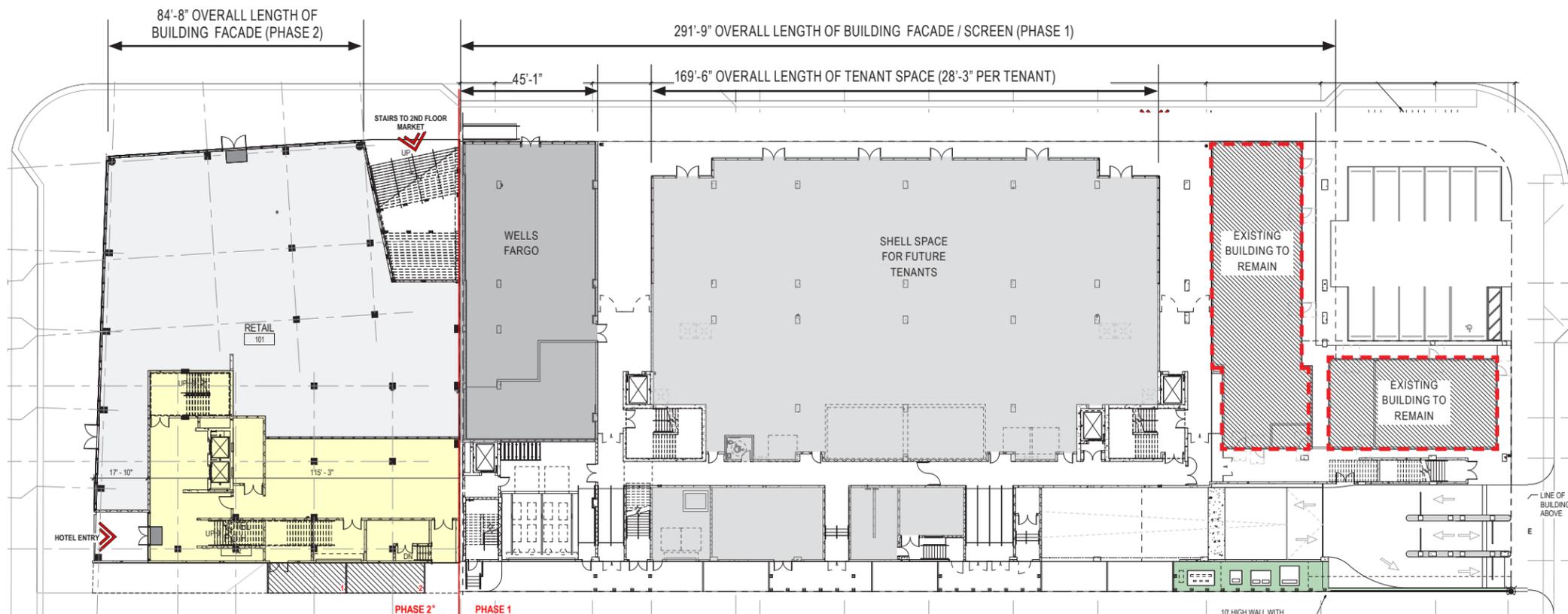
SHEET NUMBER

**P.4**



\*NOTE THAT PHASE 2 IS NOT PART OF PERMIT SUBMITTAL B1505070, BUT IS STILL PART OF THE DRB PACKAGE. PHASE 2 IS TO BE SUBMITTED UNDER SEPARATE PERMIT

SECOND FLOOR PLAN- PER PERMIT SUBMITTAL B1505070



\*NOTE THAT PHASE 2 IS NOT PART OF PERMIT SUBMITTAL B1505070, BUT IS STILL PART OF THE DRB PACKAGE. PHASE 2 IS TO BE SUBMITTED UNDER SEPARATE PERMIT

FIRST FLOOR PLAN- PER PERMIT SUBMITTAL B1505070

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 33134

**1212 LINCOLN ROAD**

**CRESCENT HEIGHTS**  
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 2200 BISCAYNE BLVD.  
 MIAMI, FLORIDA 33137

LANDSCAPE ARCHITECT

**URBAN ROBOT LLC**  
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 SUITE 600  
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 URBANROBOT.NET  
 LA 6666853

MEP

**BR+A**  
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 SUITE 1100  
 CORAL GABLES, FLORIDA

STRUCTURAL

**YHCE ENGINEERING**  
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 SUITE 104  
 MIAMI, FLORIDA

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Checked	Checker	
Approved	Approver	

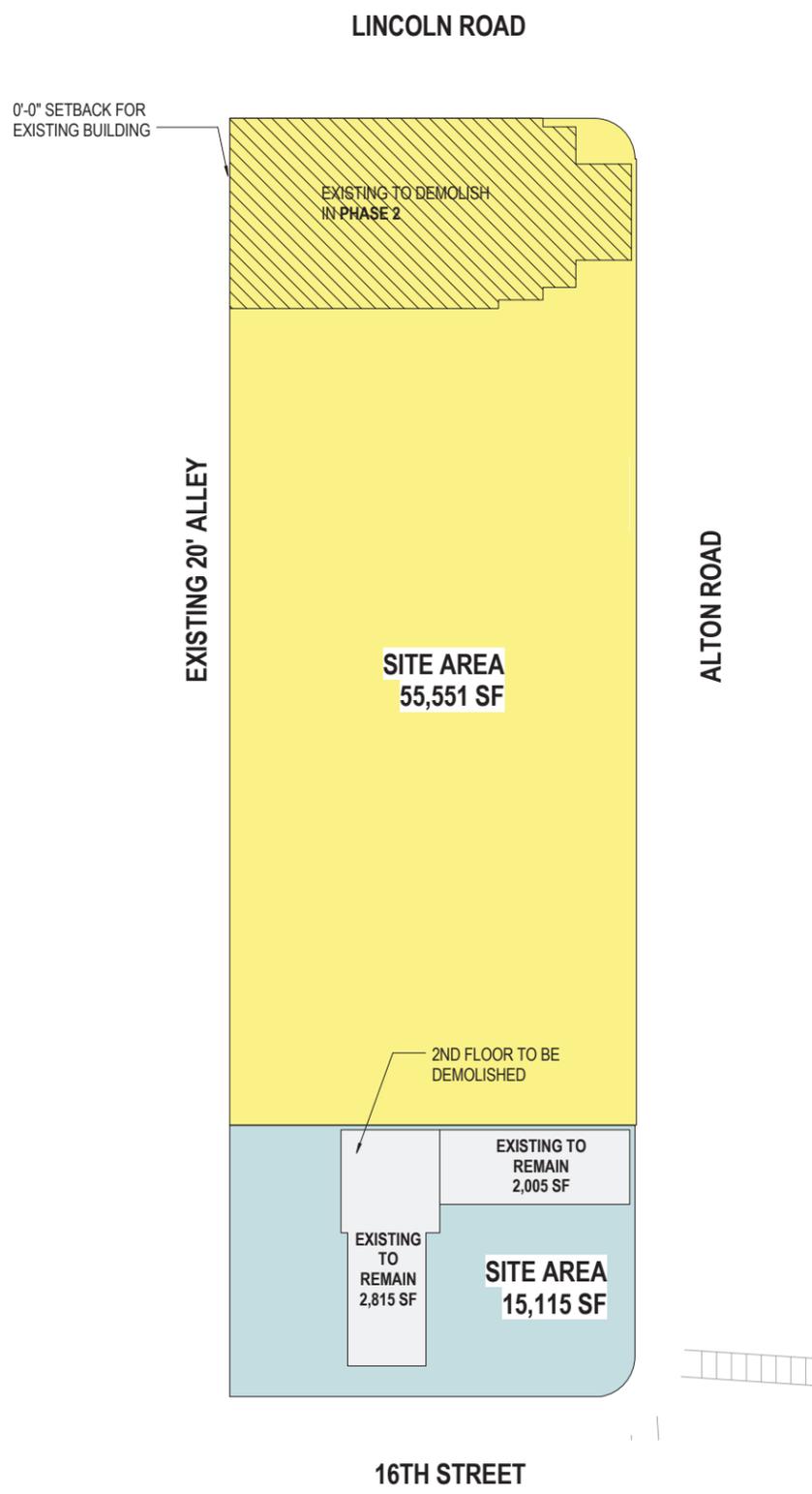
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**BUILDING PLANS**

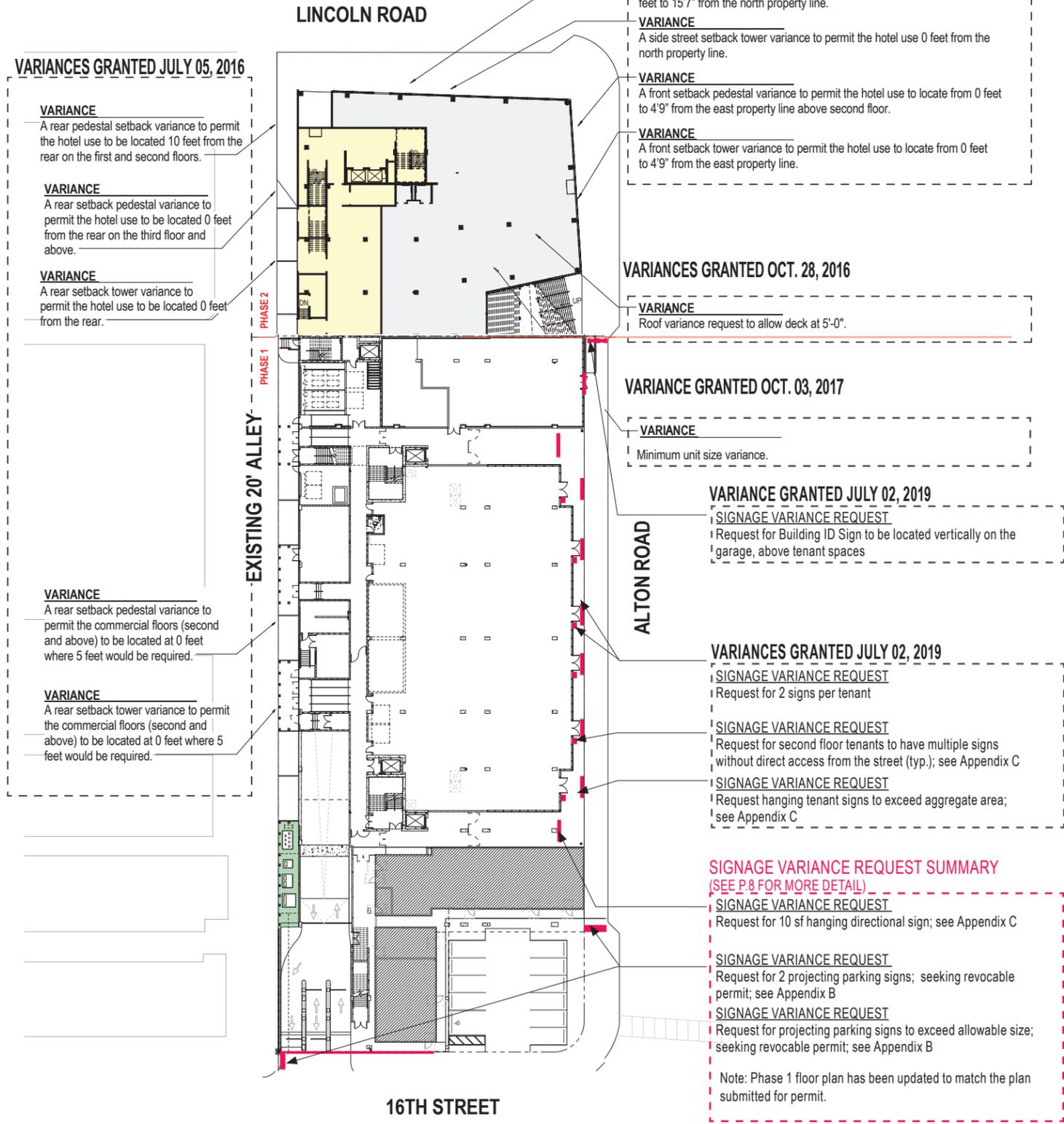
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**P.5**

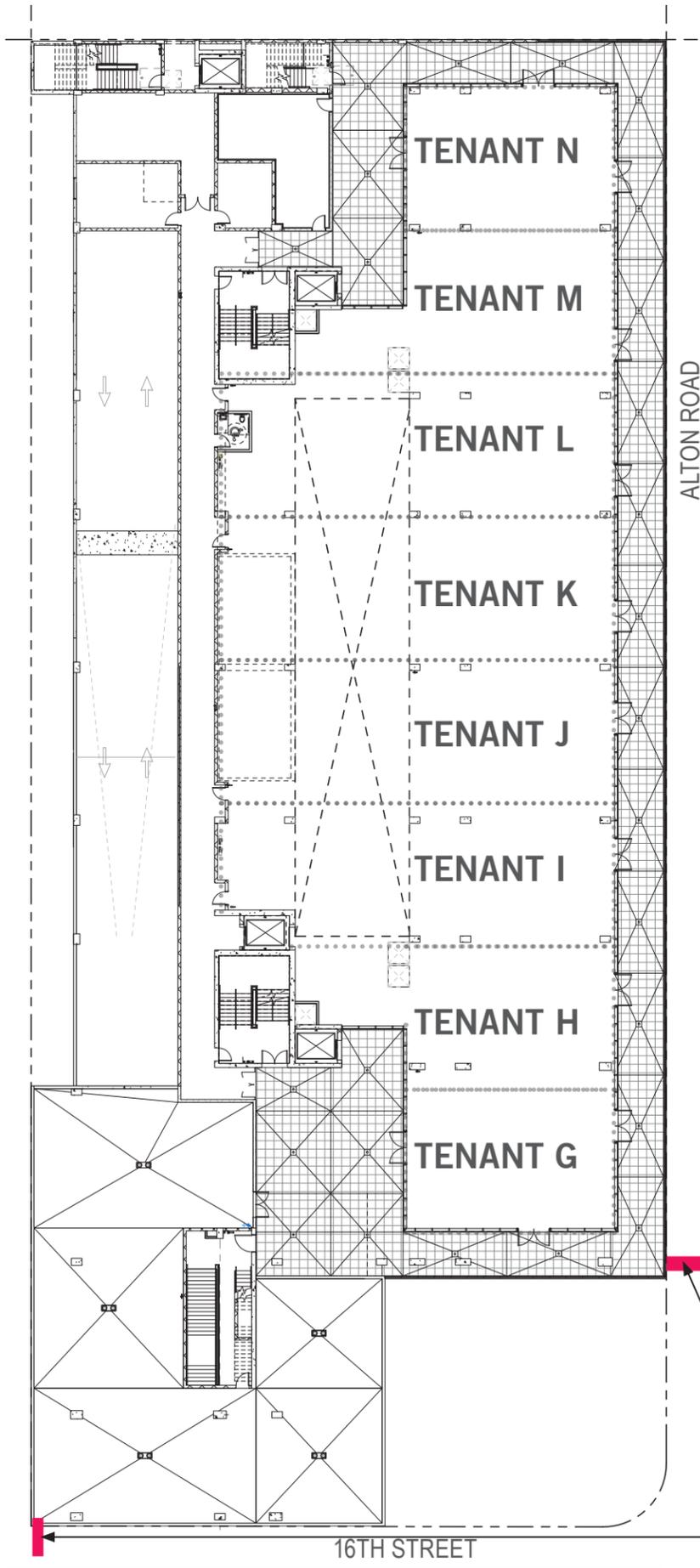
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② EXISTING CD2 COMMERCIAL MEDIUM DENSITY  
1" = 30'-0"



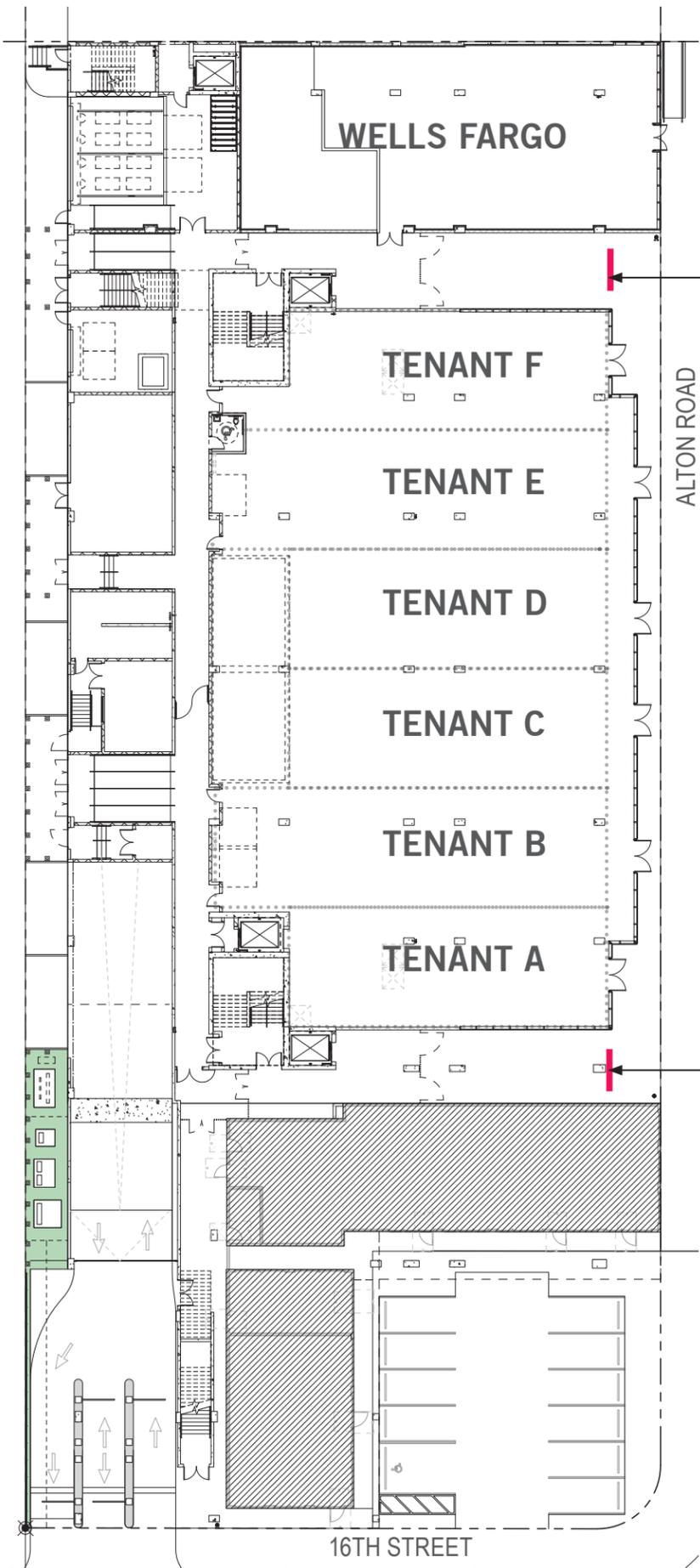
① PROPOSED CD2 COMMERCIAL MEDIUM DENSITY  
1" = 30'-0"



SECOND FLOOR SIGNAGE LOCATION PLAN - NTS

PARKING SIGN ABOVE FIRST FLOOR; PROJECTING SIGN WITHOUT DIRECT ACCESS FROM THE STREET, 25 SF EXCEEDS ALLOWABLE AREA AND MAXIMUM AGGREGATE; SEEKING REVOCABLE PERMIT FOR PROJECTION INTO RIGHT OF WAY; VARIANCES REQUESTED (#64-67); SEE APPENDIX B

29 SF PARKING SIGN ABOVE; PROJECTING SIGN ABOVE THE FIRST FLOOR; SEEKING REVOCABLE PERMIT FOR PROJECTION INTO RIGHT OF WAY; VARIANCES REQUESTED (#68-71) SEE APPENDIX B



FIRST FLOOR SIGNAGE LOCATION PLAN - NTS

10 SF PROJECTING DIRECTIONAL SIGN ; VARIANCES REQUESTED (#13-19) SEE APPENDIX C

10 SF PROJECTING DIRECTIONAL SIGN; VARIANCES REQUESTED (#13-19)

GENERAL NOTES:  
SEE APPENDIX B FOR PARKING SIGNS.  
SEE APPENDIX C FOR DIRECTIONAL SIGNAGE.

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MEP  
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STRUCTURAL  
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SUITE 104  
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**SIGNAGE LOCATIONS AND VARIANCES**

SHEET NUMBER

**P.8**

PARKING SIGN ABOVE FIRST FLOOR; PROJECTING SIGN WITHOUT DIRECT ACCESS FROM THE STREET, 25 SF EXCEEDS ALLOWABLE AREA AND MAXIMUM AGGREGATE; SEEKING REVOCABLE PERMIT FOR PROJECTION INTO RIGHT OF WAY; **VARIANCES REQUESTED (#64-67);** SEE APPENDIX B

PARKING SIGN ABOVE; PROJECTING SIGN ABOVE THE FIRST FLOOR; SEEKING REVOCABLE PERMIT FOR PROJECTION INTO RIGHT OF WAY; **VARIANCES REQUESTED (#68-71)** SEE APPENDIX B

29 SF REQUESTED

ALLOWABLE AREA: 54'-2" X 83'-6" = 4523SF X 1% = 45.22SF

291'-9" LENGTH OF PHASE 1 + 84'-8" LENGTH OF PHASE 2 = 376'-5"

65'-0" FACADE HEIGHT

10 SF PROJECTING DIRECTIONAL SIGN

EAST ELEVATION (ALTON RD) - NTS

PARKING SIGN ABOVE; PROJECTING SIGN ABOVE THE FIRST FLOOR; SEEKING REVOCABLE PERMIT FOR PROJECTION INTO RIGHT OF WAY; **VARIANCES REQUESTED (#68-71)** SEE APPENDIX B

29 SF REQUESTED

ALLOWABLE AREA: 54'-2" X 83'-6" = 4523SF X 1% = 45.22SF

83'-6"

54'-2" FACADE HEIGHT

4522 SF

PARKING SIGN ABOVE FIRST FLOOR; PROJECTING SIGN WITHOUT DIRECT ACCESS FROM THE STREET, EXCEEDS ALLOWABLE AREA AND MAXIMUM AGGREGATE; SEEKING REVOCABLE PERMIT FOR PROJECTION INTO RIGHT OF WAY; **VARIANCES REQUESTED (#64-67);** SEE APPENDIX B

SOUTH ELEVATION (16TH ST) - NTS

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LANDSCAPE ARCHITECT

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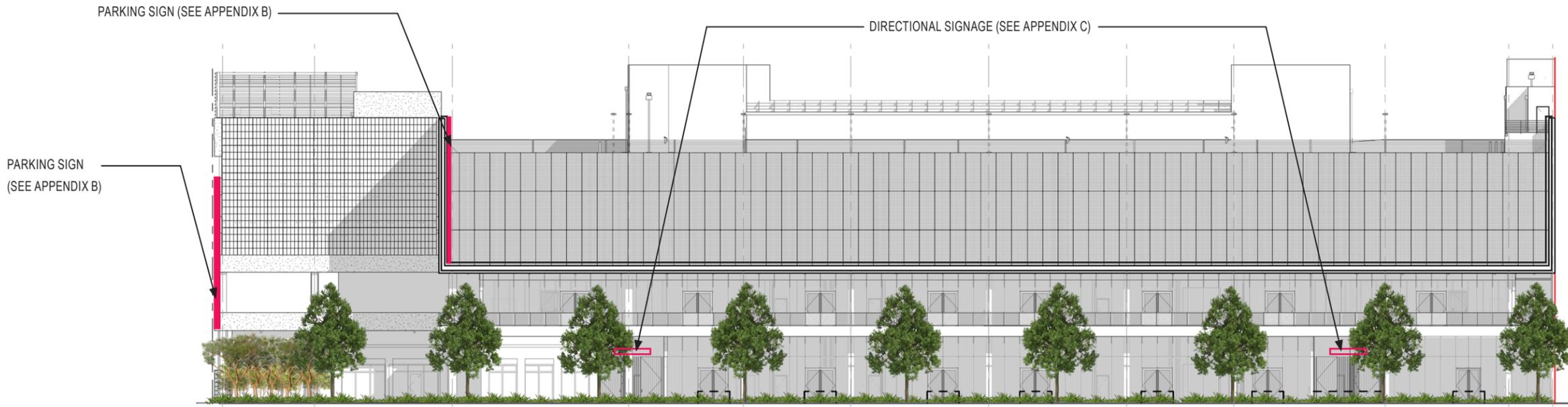
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Approved	Approver	
TITLE		

**SIGNAGE LOCATIONS AND VARIANCES**

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**P.9**



EAST ELEVATION (ALTON RD)- NTS



SOUTH ELEVATION (16TH ST) - NTS

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**ELEVATIONS WITH  
LANDSCAPE**

SHEET NUMBER

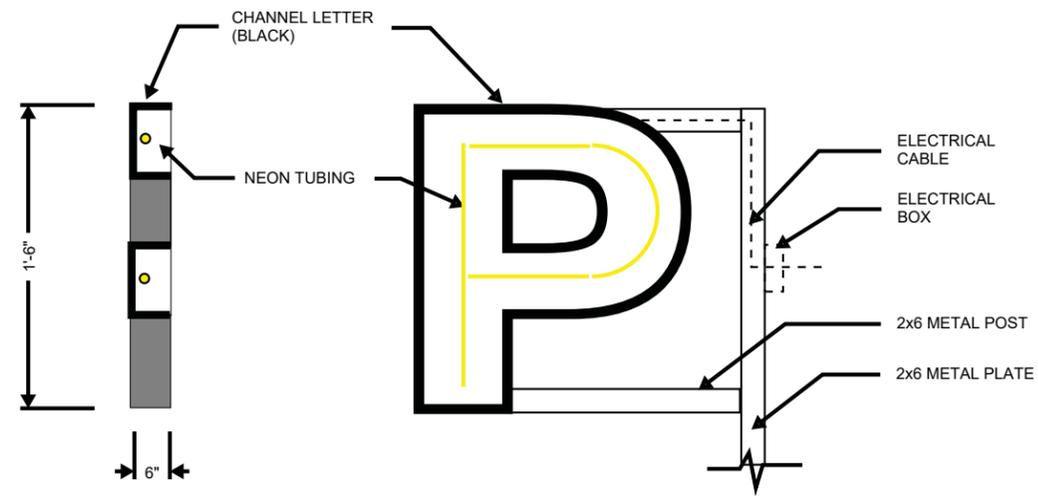
**P.10**



# APPENDIX B: PARKING SIGNAGE

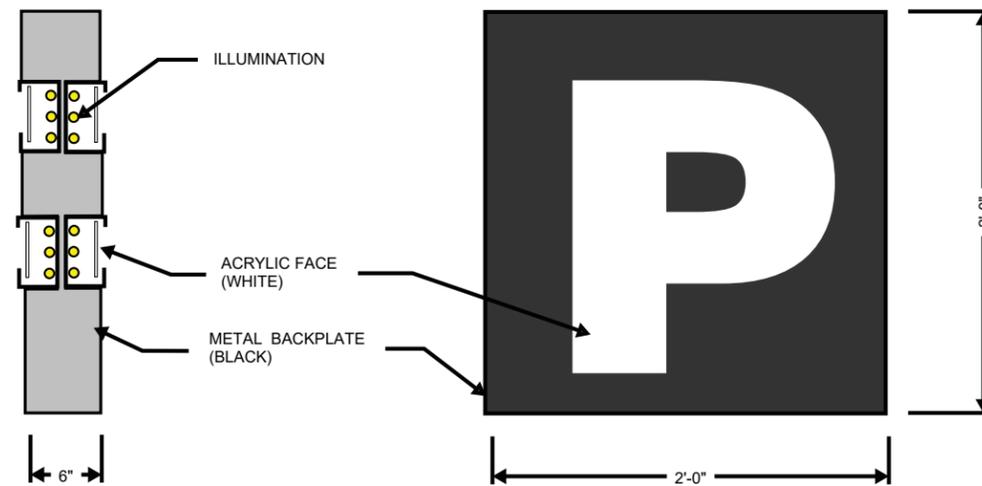


NOTE: CHANNEL LETTERS ARE ILLUMINATED TO THE EAST ONLY; THE WEST SIDE IS OPAQUE



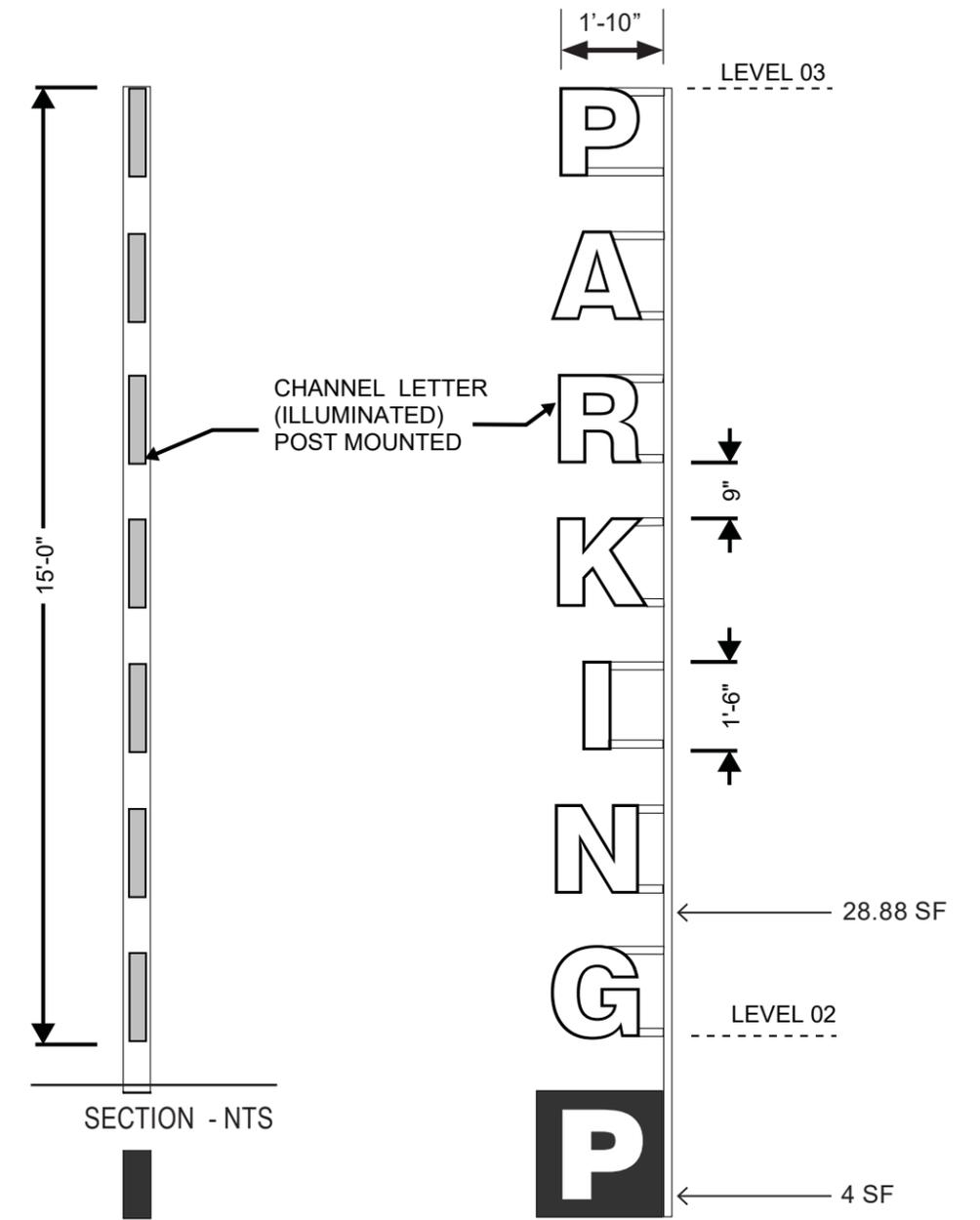
TYPICAL LETTER SECTION - NTS

TYPICAL LETTER ELEVATION - NTS



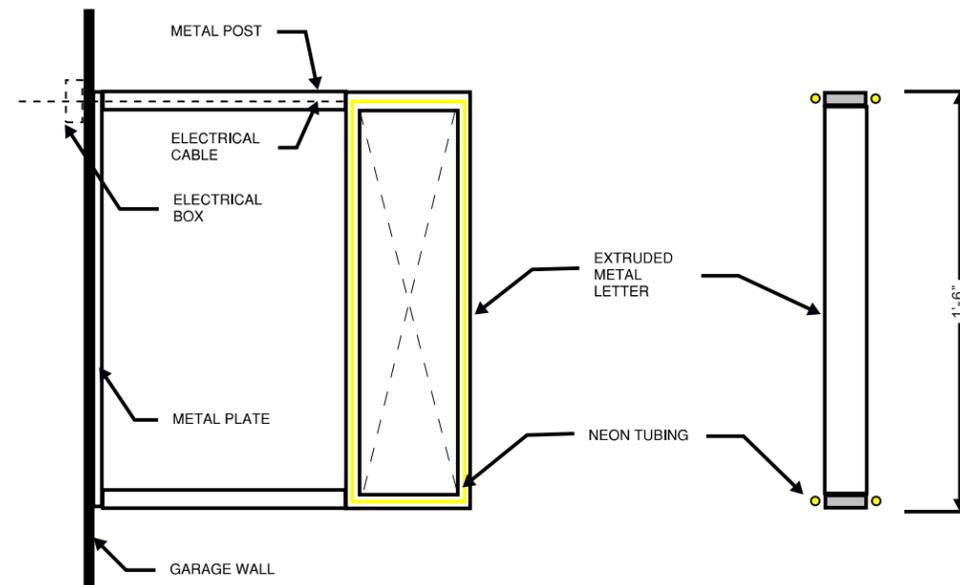
P SYMBOL SECTION - NTS

P SYMBOL ELEVATION - NTS



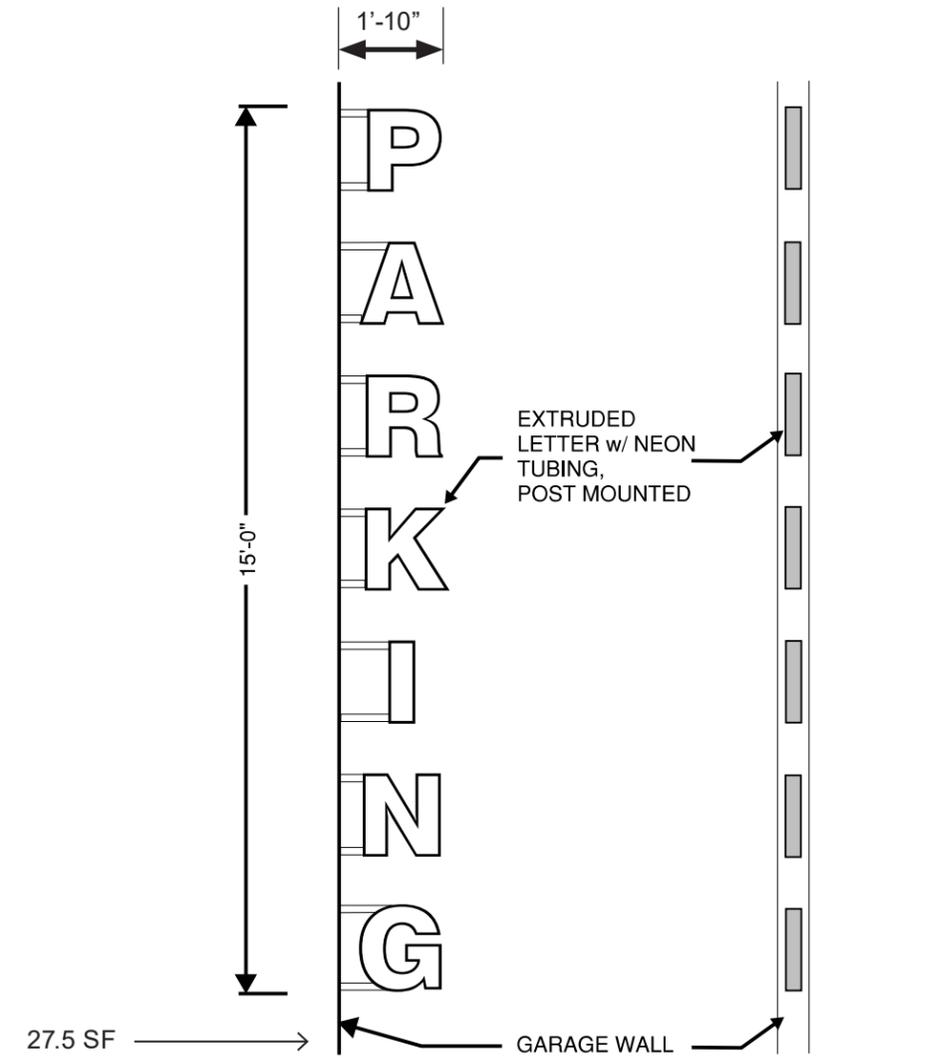
32.88 SF  
TOTAL AREA

EAST ELEVATION - NTS



TYPICAL LETTER ELEVATION - NTS

SECTION - NTS

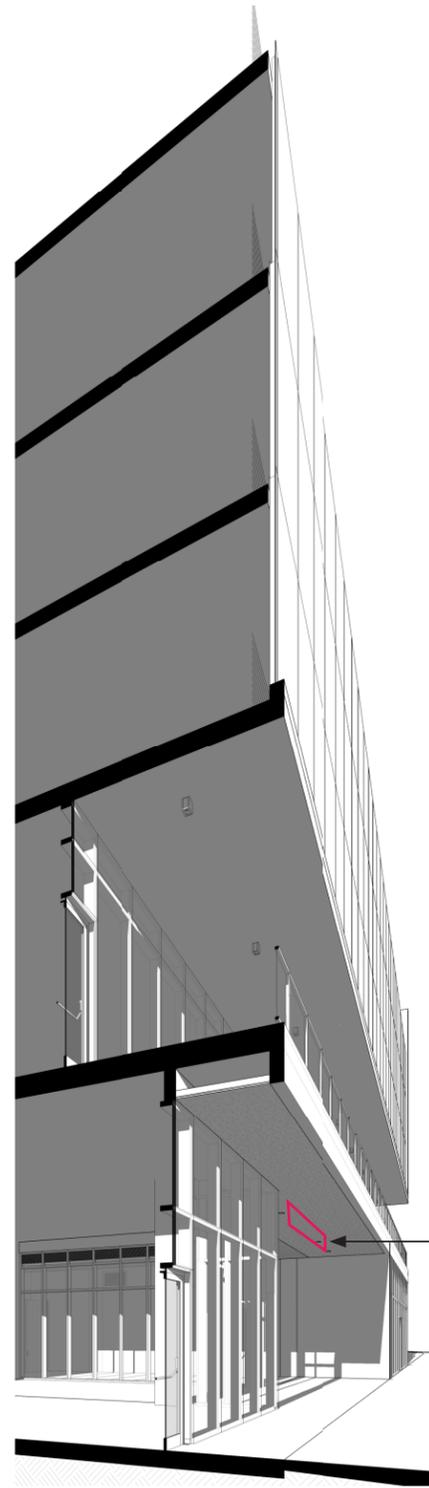


SOUTH ELEVATION - NTS

SECTION - NTS

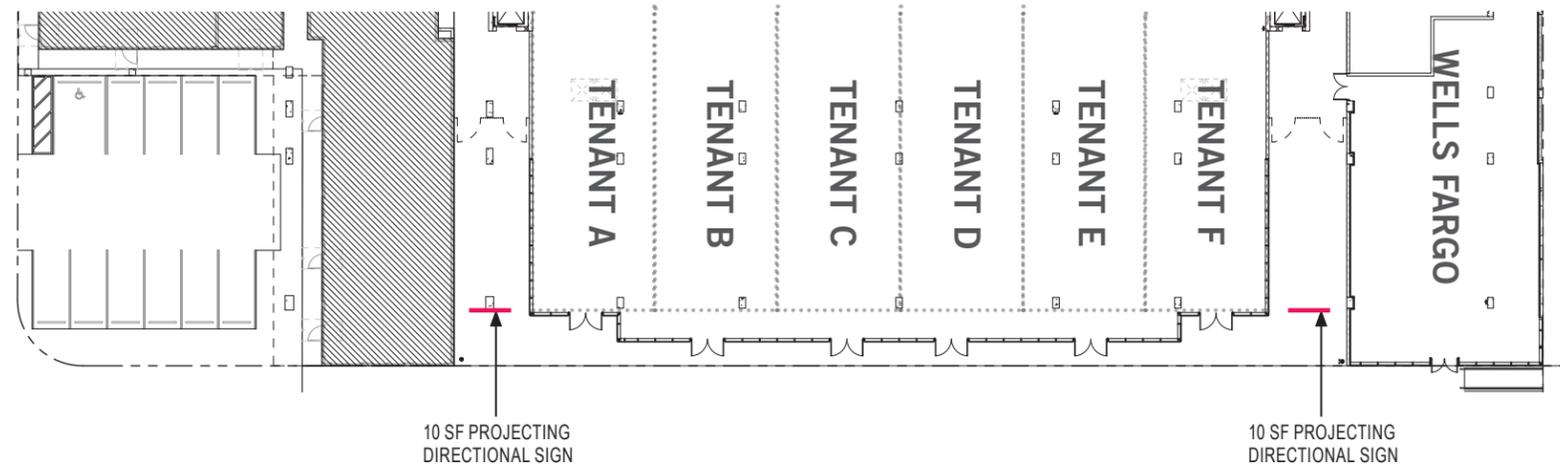


# APPENDIX C: DIRECTIONAL SIGNAGE

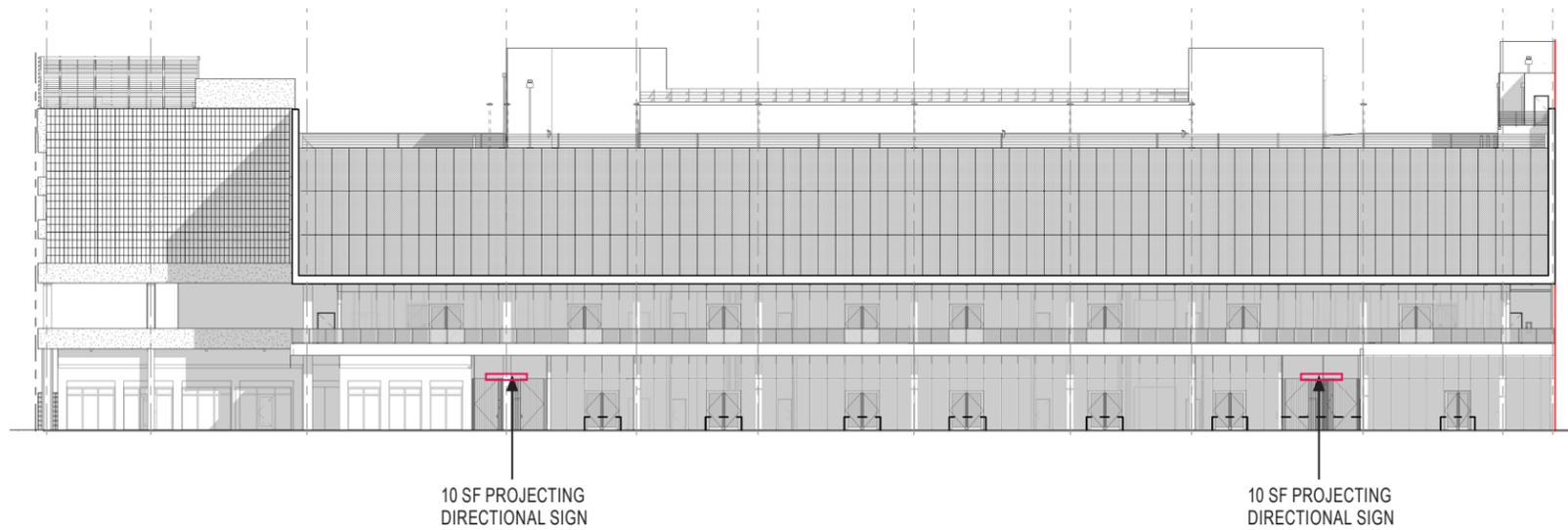


PARTIAL AXONOMETRIC - NTS

10 SF DIRECTIONAL SIGN (X2)



FIRST FLOOR RETAIL SIGNAGE PLAN



EAST ELEVATION - NTS

