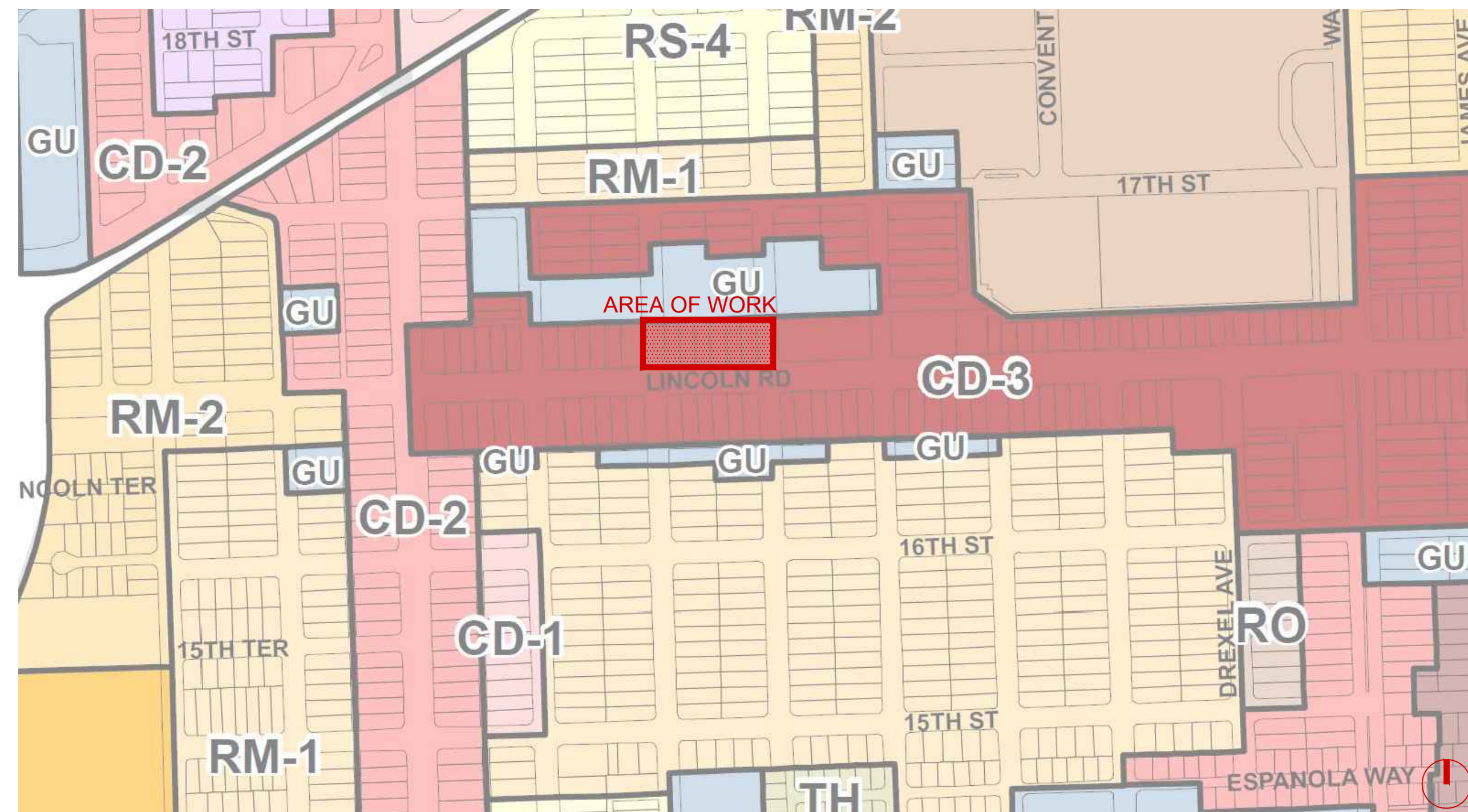


MIAMI BEACH

Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	ZONING INFORMATION				
1	Address:	901 & 927 LINCOLN RD, MIAMI BEACH, FL 33139			
2	Board and File numbers:				
3	Folio number(s):	02-3234-018-0020 / 02-3234-018-0030			
4	Year constructed:	1928	Zoning District:	CD-3 COMMERCIAL, HIGH INTENSITY	
			National Historic District:	Miami Beach Architectural District	
			Local Historic District:	Flamingo Park Historic District	
5	Based Flood Elevation:	8'-0" NGVD	Grade Value in NGVD:	Existing to remain: 6.22' NGVD	
6	Design Flood Elevation	New Addition : 9.00 NGVD	Lot Area:	37,451 SF	
7	Lot Width	250.00'	Lot Depth:	150.00'	
8	Minimum Unit Size	200 SF	Average Unit Size:	235	
9	Existing Use	COMMERCIAL	Proposed Use:	ADDING HOTEL	
		Maximum	Existing	Proposed	Deficiencies
10	Height	75'-0"	30'-4"	75'-0"	-
11	Number of Stories	N/A	2	7	-
12	FAR	2.50/ 93,627.5 SF	47,022 SF	93,342 SF	-
13	Gross Square Footage (Floor Area)				
14	Square Footage by use	N/A	N/A	N/A	-
15	Number of Units Residential	N/A	N/A	N/A	-
16	Number of Units Hotel	N/A	N/A	144	-
17	Number of Seats	N/A	N/A	N/A	-
18	Occupancy Load	N/A	N/A	N/A	-
	Setbacks	Required	Existing	Proposed	Deficiencies
	Pedestal				
23	Front Setback/ LINCOLN RD.:	20'-0"	0'-0"	84'-8"	-
24	Side Interior Setback/ WEST:	20'-0" (80% of LOT WIDTH)	0'-0"	Existing = As Is New Construction = 0'-0"	Variance required
25	Side Facing Street Setback / EAST:	20'-0" (80% of LOT WIDTH)	0'-0"	Existing = As Is New Construction = 100'-0"	-
30	Rear Setback abutting alley/ NORTH:	15'-0"	0'-0"	Existing = As Is New Construction = 0'-0"	Variance required
	Parking	Required	Existing	Proposed	Deficiencies
39	Parking District: 1				
40	Total # of parking spaces	0	0	0	-
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	-	-	-	-
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	-	-	-	-
48	Valet Drop off and pick up	-	-	-	-
49	Loading zones and Trash collection areas	3	0	3 (2 on-site, 1 street)	-
50	Bike Racks	0	0	10	-
	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use				
52	Total # of Seats				
53	Total # of Seats per venue (Provide a separate chart for a breakdown calculation)				
54	Total Occupant Content				
55	Occupant content per venue (Provide a separate chart for a breakdown calculation)				
56	Is this a contributing building?		YES		
57	Located within a Local Historic District?		YES		



1 MIAMI BEACH ZONING DESIGNATIONS
N.T.S

REVISIONS / SUBMISSIONS

1883

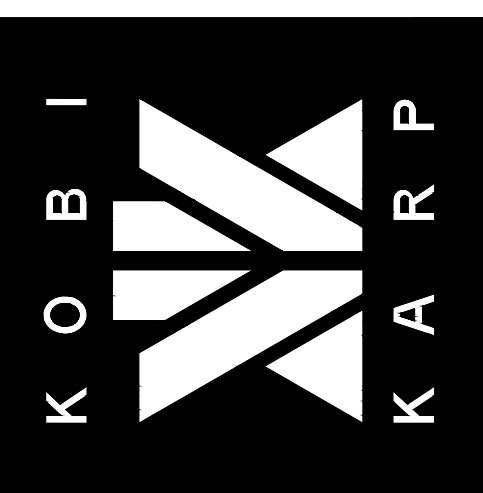
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA #1 - 2019

927-929 LINCOLN RD
MIAMI BEACH, FL 33139

PROJECT DATA

Lic. # AR0012578

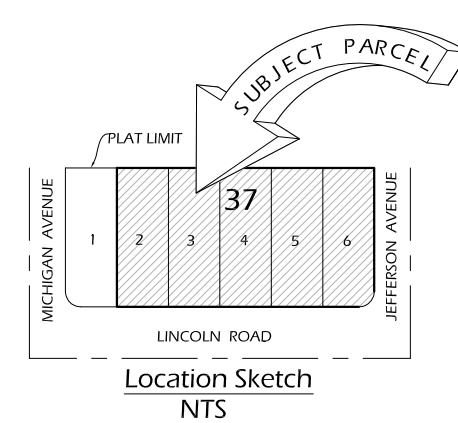
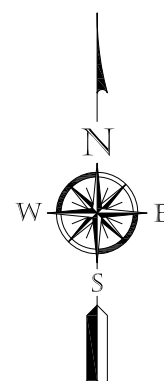
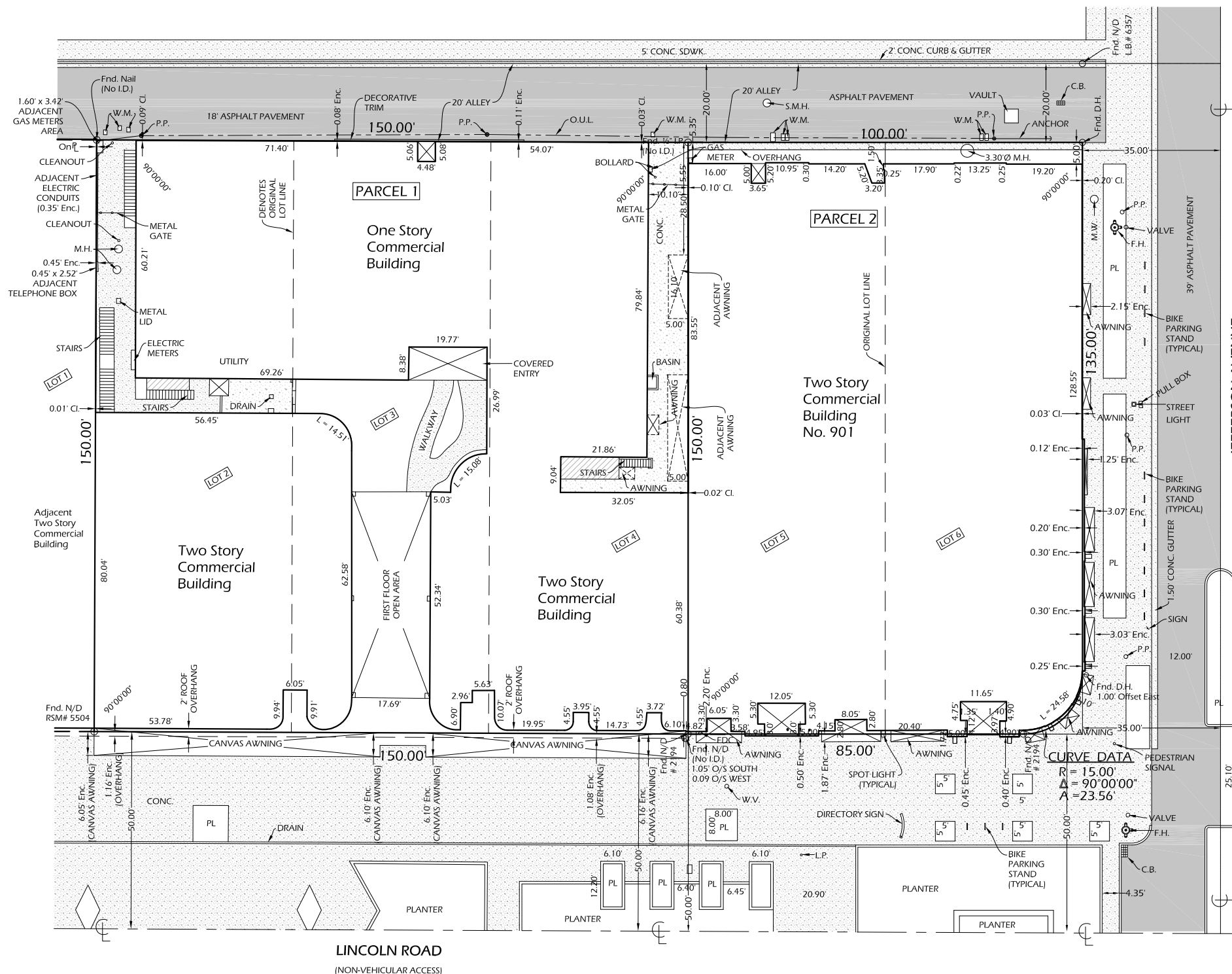
ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA ASID NCARB
2015 Biscayne Boulevard
Suite 200
Miami, Florida 33137
P. 305.673.7550
WWW.KOBIKARP.COM



DRAWN BY:
CHECKED BY: KK, MP
DATE: 10/18/2019

A0.01

BOUNDARY SURVEY



LEGAL DESCRIPTION:
PARCEL 1:
 Lots 2, 3, 4, Block 37, COMMERCIAL SUBDIVISION OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, Page 5, of the Public Records of MIAMI-DADE County, Florida.

AND
PARCEL 2:
 Lots 5 and 6, Block 37, COMMERCIAL SUBDIVISION OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, Page 5, of the Public Records of MIAMI-DADE County, Florida.

CERTIFIED TO: The Sterling Building, Inc., a Florida corporation; Beloff Law, P.A.; Chicago Title Insurance Company; City of Miami Beach.

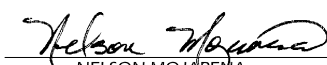
PREPARED FOR: The Sterling Building, Inc.,
 901 & 919-939 Lincoln Road, Miami Beach, FL 33139

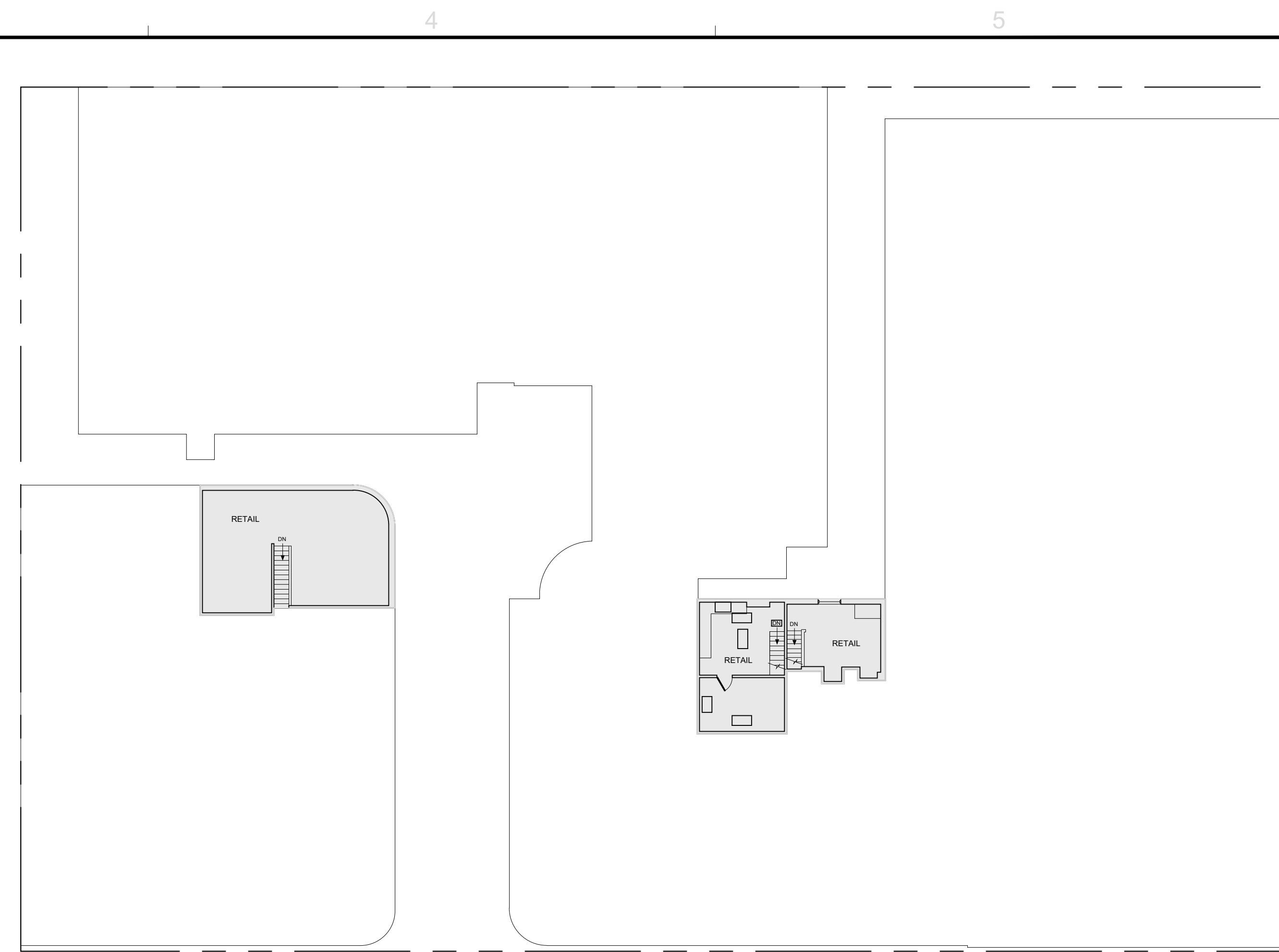
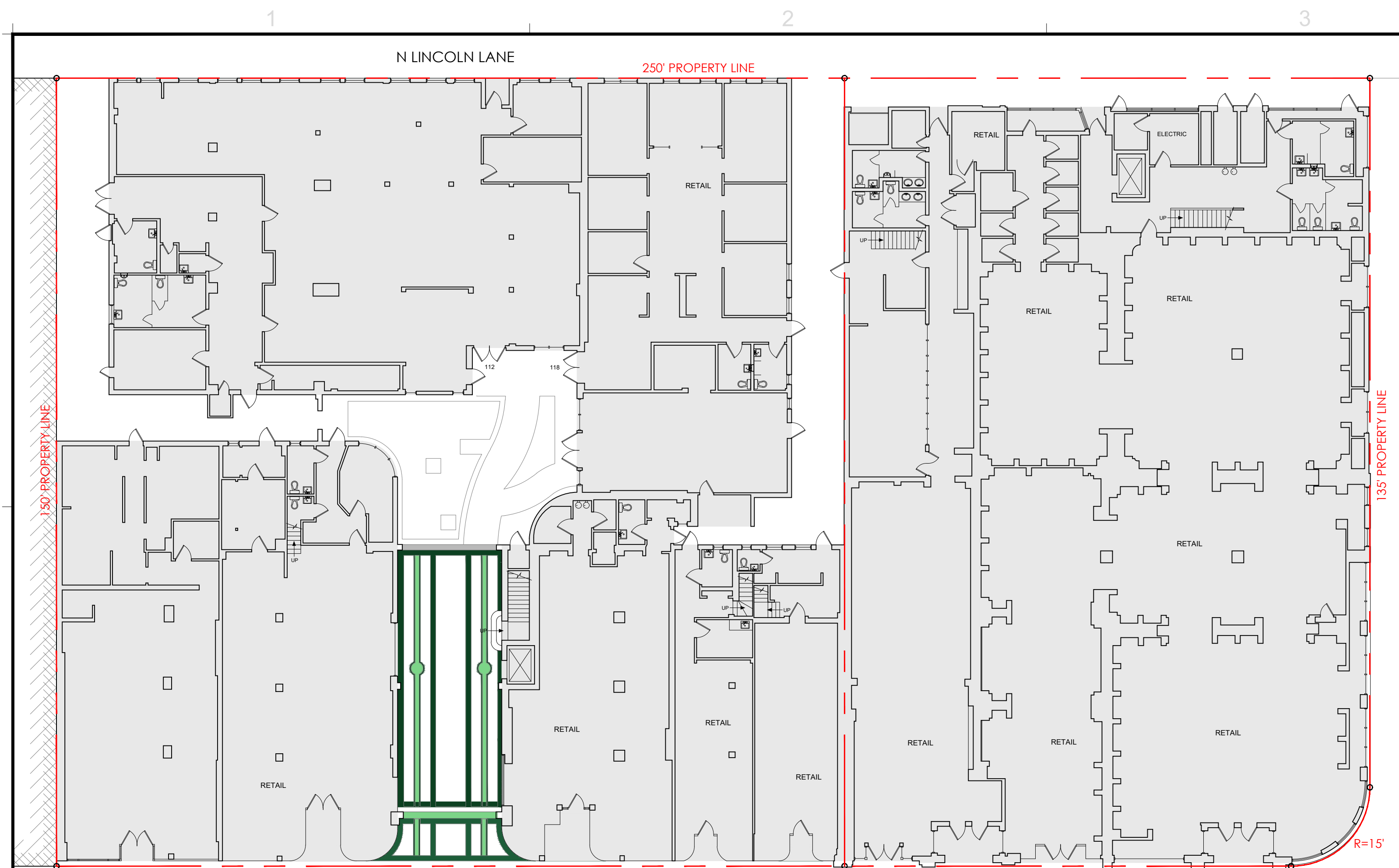
- Encroachments:**
- Parcel 1:**
- Overhead utility lines.
 - Portion of the decorative trim is encroaching over the North boundary line.
 - Portion of the adjacent 1.60 X 3.42 foot gas meter area, portion of the electric conduits, and the 0.45 X 2.52 foot telephone box are encroaching over the West boundary line.
 - Portion of the roof overhang and the canvas awnings are encroaching over the South boundary line.
 - The adjacent awning is encroaching over the East boundary line.

- Parcel 2:**
- Encroachments:**
- The canvas awnings, the spot lights, and the building trims are encroaching over the East boundary line into the street Right-of-Way (Jefferson Avenue).
 - The canvas awnings, portion of the spot lights, and the building trims are encroaching over the Southeasterly boundary line.
 - The canvas awnings, the spot lights, portion of the building trims, and the Siamese fire hydrant are encroaching over the South boundary line (Lincoln Road).
 - Portion of an awning is encroaching over the West boundary line.

- All clearances and/or encroachments shown hereon are of apparent nature. Fence ownership by visual means. Legal ownership of fences not determined.
- Underground structures, if any, not located.
- Bearings, if shown, are based on assumed meridian or Plat of Record.
- Lands shown hereon were not abstracted for easements and/or right-of-ways of records.
- Legal description provided by client.
- This certification is only for land as described. It is not a certification of title, zoning, easements, or freedom from encumbrances. ABSTRACT NOT REVIEWED.
- There may be additional restrictions not shown on this survey that may be found in the public records of this county. ABSTRACT NOT REVIEWED.
- This BOUNDARY SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.
- This survey was based on the monuments found on the field. No construction in any manner should be made without the prior written consent of the Surveyor.

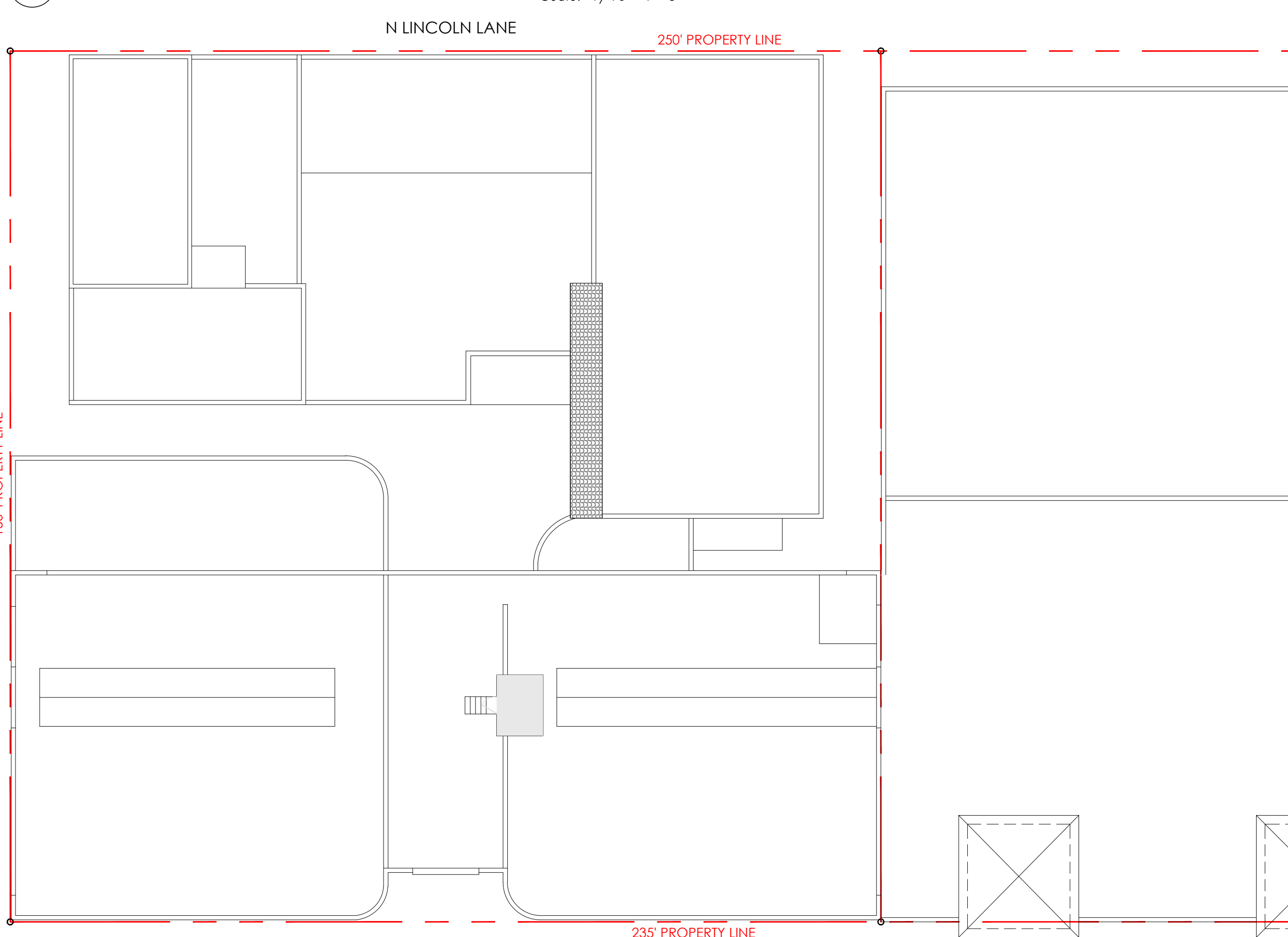
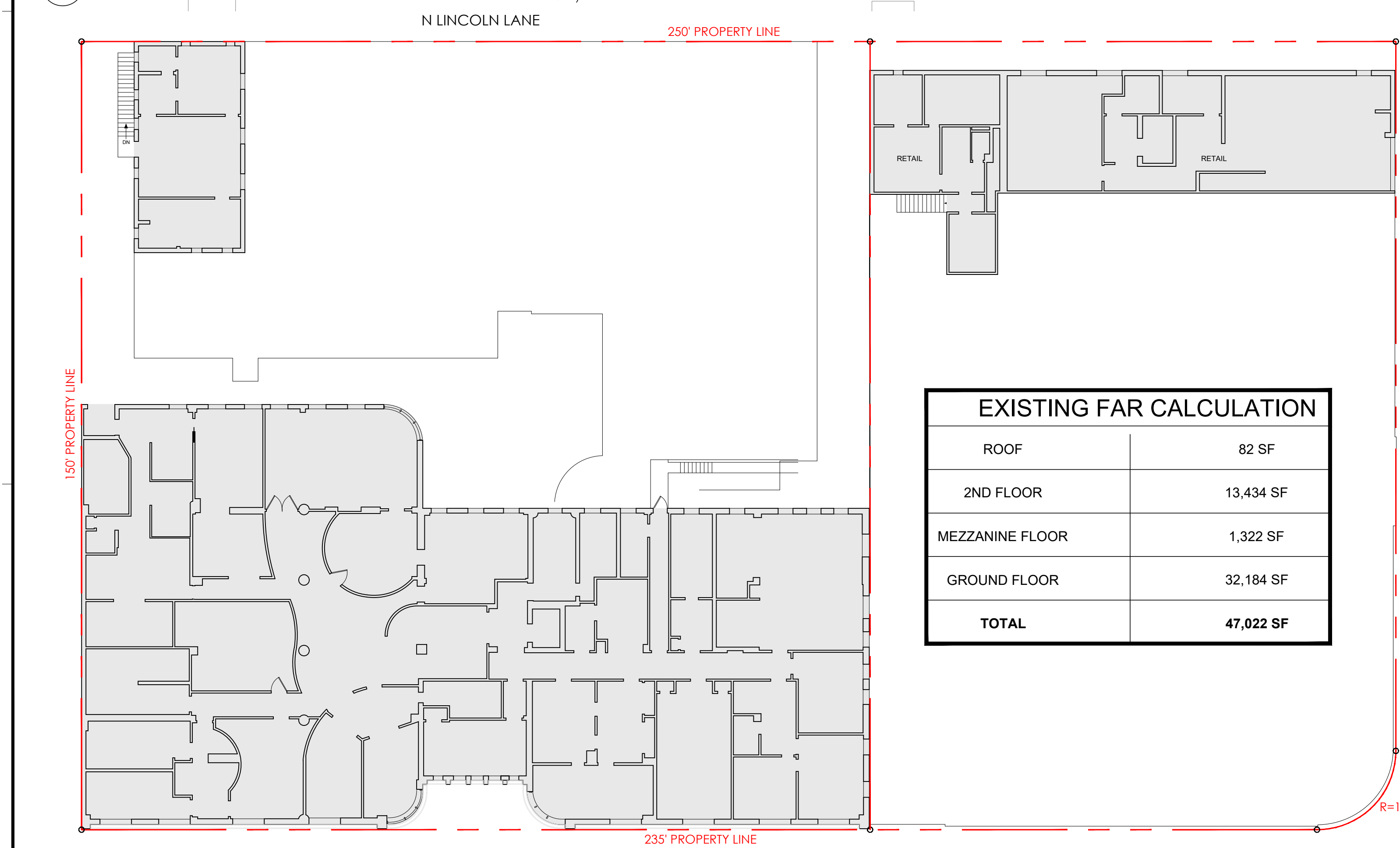
A = Central Angle CLF = Chain Link Fence A = Arc A/C = Air Conditioner ASPH = Asphalt BBQ = Barbecue CB = Catch Basin CBS = Concrete Block Structure CH = Chord Chatta = Chattahoochee	CL = Center Line CLF = Chain Link Fence C = Clear Conc. = Concrete D = Deed Ø = Diameter DH = Drill Hole DME = Drainage & Maintenance Easmt Easmt = Easement Enc. = Encroachment	F.H. = Fire Hydrant FDC = Fire Department Connector FIR = Found 1/2" Iron Rebar FPL = Florida Power & Light ID = Identification LP = Iron Pipe LB = Licensed Business LME = Lake Maintenance Easement LP = Light Pole L.S. = Land Surveyor	M = Measured MAINT. = Maintenance ME = Maintenance Easement MH = Manhole M = Monument Line Mnt. = Monument N/A = Not Applicable N/D = Number NTS = Not to Scale	O/S = Offset O.U.L. = Overhead Utility Lines P = Plat P.B. = Plat Book PC = Point of Curvature PCP = Permanent Control Point PG = Page P.I. = Point of Intersection PKWY = Parkway R = Radius Res. = Residence	PL = Planter PLS = Professional Land Surveyor P.O.B. = Point of Beginning P.O.C. = Point of Commencement P.P. = Power Pole PRC = Point of Reverse Curvature PRM = Point of Reference Monument PT = Point of Tangency R = Radius Res. = Residence	R.L.S. = Registered Land Surveyor RNG = Range R/R = Railroad RSM = Registered Surveyor & Mapper R/W = Right-of-Way Sdchk = Sidewalk Sct. = Section SD = Storm Drain SMH = Sanitary Manhole SSMH = Sanitary Sewer Manhole	T = Tangent Trans. = Transformer TWP = Township Typ. = Typical U.E. = Utility Easement UTIL = Utility W.F. = Wood Fence W.M. = Water Meter WME = Wall Maintenance Easement
---	---	---	---	--	---	---	--

SURVEYOR'S SEAL Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid. REVISED:	BOUNDARY SURVEY		MOJARENA & ASSOCIATES, INC. Land Surveyors & Mappers Certificate of Authorization No. 6698 12925 S.W. 132nd Avenue Miami, Florida 33186 (305) 278-2494	
	 NELSON MOJARENA Registered Surveyor & Mapper No. 5504 State of Florida		FLOOD ZONE: AE DATE: 07-13-19	BASE: 8 SCALE: 1" = 20' DWN. BY: NMJR JOB NO.: 10-0285C



1 FAR DIAGRAM - GROUND FLOOR Scale: 1/16"=1'-0" = EXISTING 32,184 SF

2 FAR DIAGRAM - MEZZANINE LEVEL Scale: 1/16"=1'-0" = EXISTING 1,322 SF



3 FAR DIAGRAM - SECOND FLOOR Scale: 1/16"=1'-0" = EXISTING 13,434 SF

3 FAR DIAGRAM - ROOF Scale: 1/16"=1'-0" = EXISTING 82 SF

REVISIONS / SUBMISSIONS

1883

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF FIRM KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOB KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA #1 2019

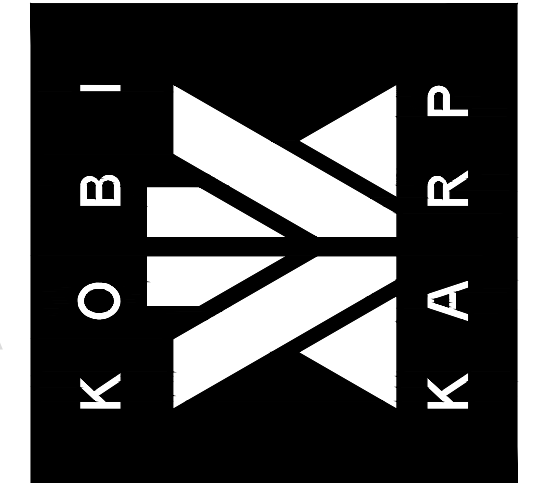
927-929 LINCOLN RD
MIAMI BEACH, FL 33139

FAR CALCULATIONS
EXISTING

Lic. # AR0012578

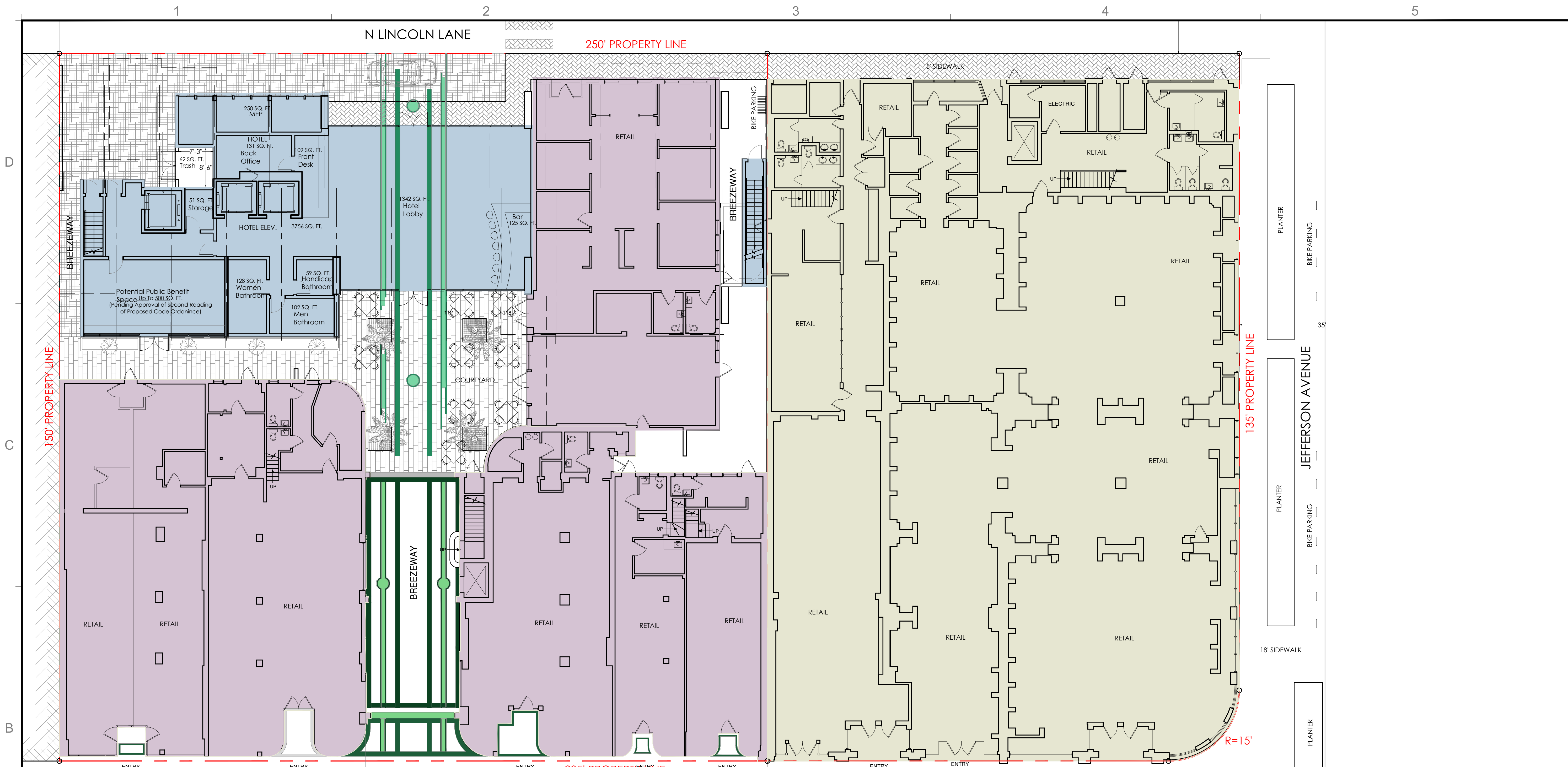
ARCHITECTURE
INTERIOR DESIGN
PLANNING

AIA ASID NCARB
2015 Biscayne Boulevard
Suite 200
Miami, Florida 33137
P. 305.573.3786
WWW.KOBKARP.COM



DRAWN BY:
CHECKED BY: KK, MP
DATE: 10/18/2019

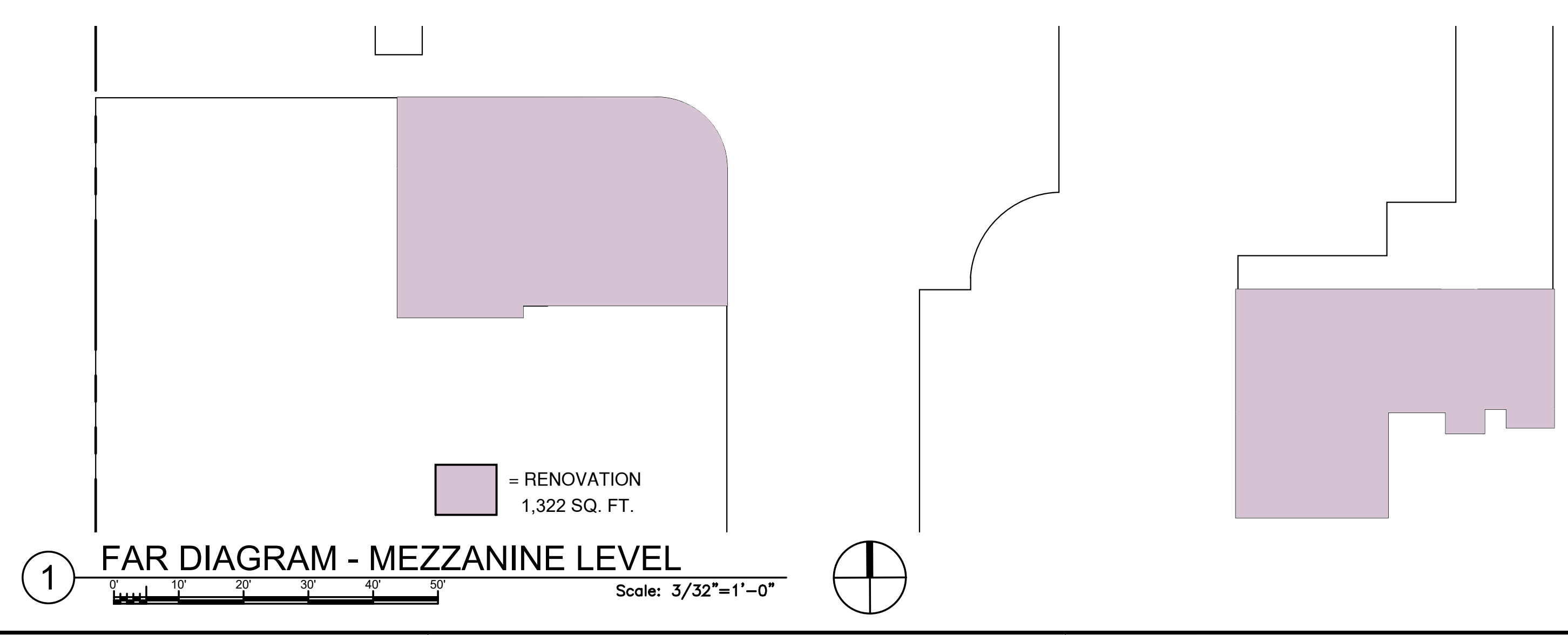
A0.02



= EXISTING 14,391 SQ. FT.
 = RENOVATION 12,127 SQ. FT.
 = NEW CONSTRUCTION 3,954 SQ. FT.

① FAR DIAGRAM - GROUND FLOOR
Scale: 3/32"=1'-0"

	NEW CONSTRUCTION	RENOVATION	EXISTING	TOTALS
GROUND LEVEL	3,954	12,127	14,391	30,472
MEZZANINE		1,322		1,322
LEVEL 2	5,761	10,133	2,489	18,383
LEVEL 3	8,387		82	8,469
LEVEL 4	8,361			8,361
LEVEL 5	8,320			8,320
LEVEL 6	8,387			8,387
LEVEL 7	8,361			8,361
LEVEL 8	1,267			1,267
TOTALS	52,798	23,582	16,962	
GRAND TOTAL				93,342



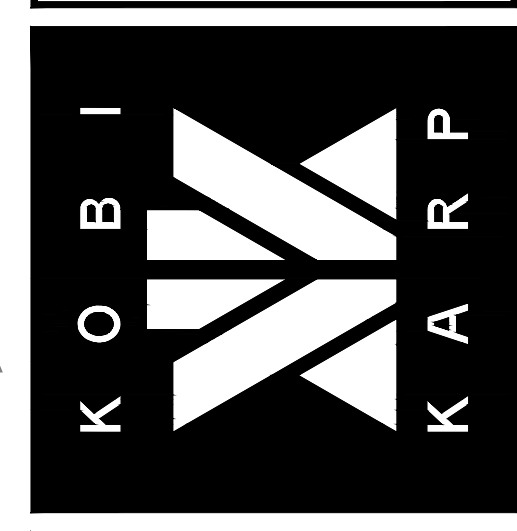
REVISIONS / SUBMISSIONS

1883
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF FIRM KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF FIRM KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA #1-2019

927-929 LINCOLN RD
MIAMI BEACH, FL 33139
FAR CALCULATIONS
PROPOSED LEVEL 1 / MEZZANINE

Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA ASID NCARB
2015 Biscayne Boulevard
Suite 200
Miami, Florida 33137
P: 305.573.3766
WWW.KOBIKARP.COM



DRAWN BY:
CHECKED BY: KK, MP
DATE: 10/18/2019

A0.03

1

2

3

4

5

D

D

C

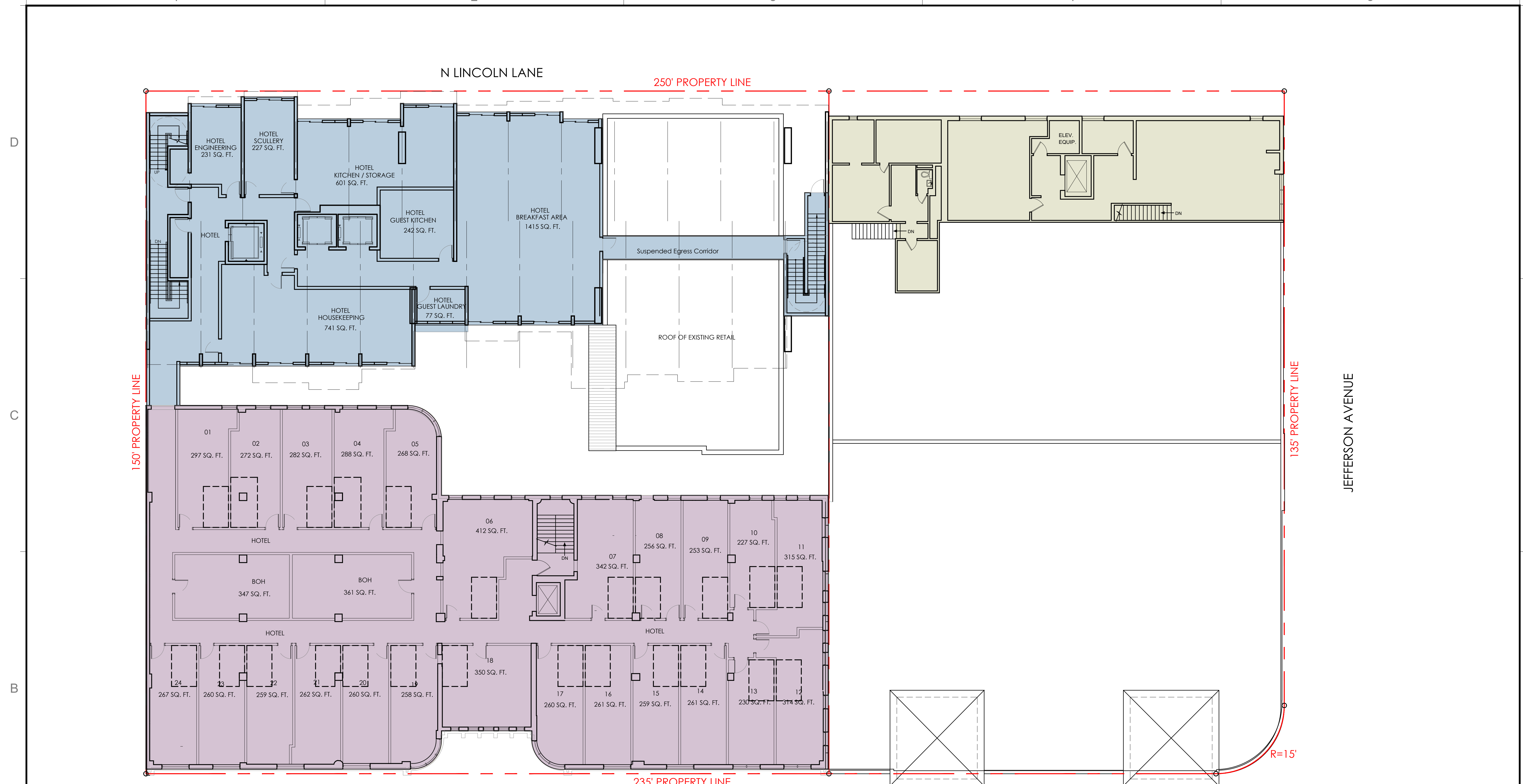
C

B

B

A

A



① FAR DIAGRAM - 2ND FLOOR
 Scale: 3/32"=1'-0"

= EXISTING
 2,489 SQ. FT.
 = RENOVATION
 10,113 SQ. FT.
 = NEW CONSTRUCTION
 5,761 SQ. FT.

REVISIONS / SUBMISSIONS

1883

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN, CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF FIRM KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOB KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA #1 2519

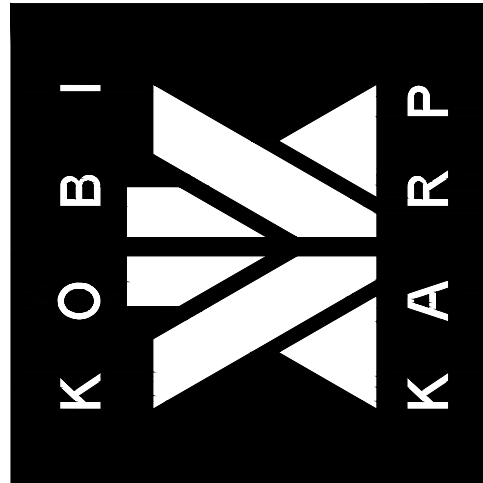
927-929 LINCOLN RD
 MIAMI BEACH, FL 33139

FAR CALCULATIONS
 PROPOSED LEVEL 2

Lic. # AR0012578

ARCHITECTURE
 INTERIOR DESIGN
 PLANNING

AIA ASID NCARB
 2015 Biscayne Boulevard
 Suite 200
 Miami, Florida 33137
 P: 305.573.3766
 F: 305.573.3768
 WWW.KOBKARP.COM



DRAWN BY:
 CHECKED BY: KK, MP
 DATE: 10/18/2019

A0.04

1 2 3 4 5

D

C

B

A



REVISIONS / SUBMISSIONS

1883

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN, INCLUDING THE ORIGINAL AND UNREVISED WORK OF FIRM KOBKARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBKARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA #1 - 2019

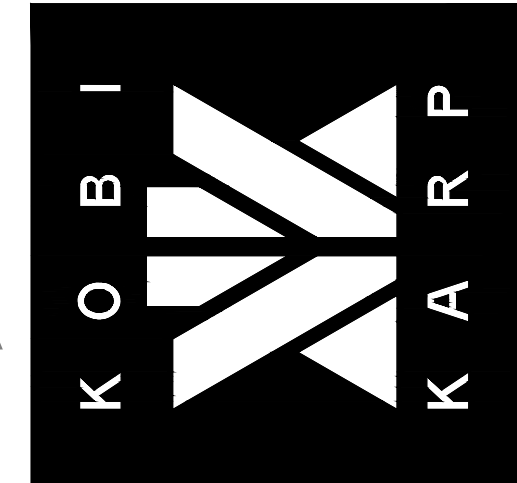
927-929 LINCOLN RD
 MIAMI BEACH, FL 33139

FAR CALCULATIONS
 PROPOSED LEVEL 3

Lic. # AR0012578

ARCHITECTURE
 INTERIOR DESIGN
 PLANNING

AIA ASID NCARB
 2015 Biscayne Boulevard
 Suite 200
 Miami, Florida 33137
 P: 305.573.3766
 F: 305.573.3768
 WWW.KOBKARP.COM



DRAWN BY:
 CHECKED BY: KK, MP
 DATE: 10/18/2019

A0.05

1 FAR DIAGRAM - 3RD FLOOR
 Scale: 3/32" = 1'-0"

1 2 3 4 5

1 2 3 4 5

D
C
B
A



① FAR DIAGRAM - 4TH FLOOR

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

REVISIONS / SUBMISSIONS

1883

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN, CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF FIRM KOBKARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBKARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA #1-2519

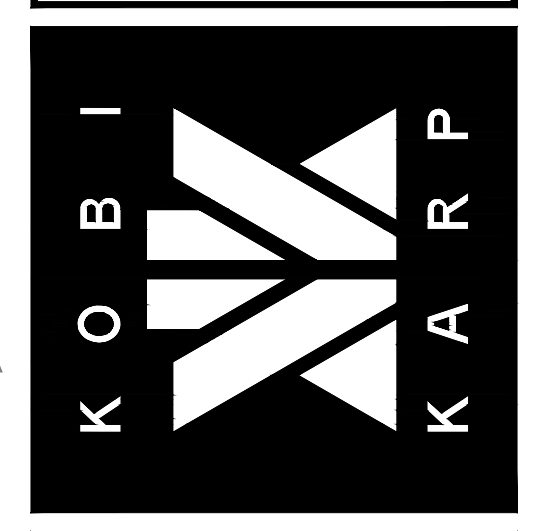
927-929 LINCOLN RD
MIAMI BEACH, FL 33139

FAR CALCULATIONS
PROPOSED LEVEL 4

Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING

AIA ASID NCARB
2015 Biscayne Boulevard
Miami, Florida 33137
P: 305.573.3766
WWW.KOBKARP.COM



DRAWN BY:

CHECKED BY: KK, MP

DATE: 10/18/2019

A0.06

1 2 3 4 5

1

2

3

4

5

D

C

B

A



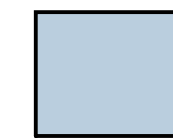
REVISIONS / SUBMISSIONS

1883

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN, CONSTITUTE THE ORIGINAL AND UNREPRODUCED WORK OF FOR KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF FOR KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA #1 - 2019

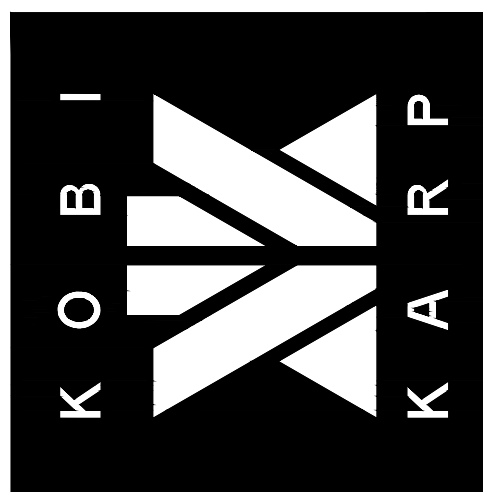
927-929 LINCOLN RD
MIAMI BEACH, FL 33139

FAR CALCULATIONS
PROPOSED LEVEL 5

 = NEW CONSTRUCTION
8,320 SQ. FT.

Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA ASID NCARB
2015 Biscayne Boulevard
Suite 200
Miami, Florida 33137
P: 305.573.3766
WWW.KOBIKARP.COM



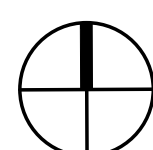
DRAWN BY:
CHECKED BY: KK, MP
DATE: 10/18/2019

A0.07

1 FAR DIAGRAM - 5TH FLOOR



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



1

2

3

4

5

1 2 3 4 5

D
C
B
A



① FAR DIAGRAM - 6TH FLOOR
 Scale: 3/32" = 1'-0"

1 2 3 4 5

REVISIONS / SUBMISSIONS

1883

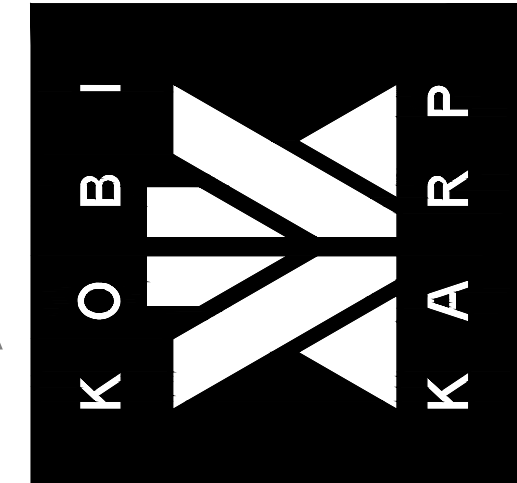
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF FIRM KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOB KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA # 1883

<p>927-929 LINCOLN RD MIAMI BEACH, FL 33139</p>	<p>FAR CALCULATIONS PROPOSED LEVEL 6</p>
--	--

ARCHITECTURE
 INTERIOR DESIGN
 PLANNING

AIA ASID NCARB
 2015 Biscayne Boulevard
 Suite 200
 Miami, Florida 33137
 P: 305.573.3766
 F: 305.573.3768
 WWW.KOBKARP.COM

ARCHITECTURE
 INTERIOR DESIGN
 PLANNING



DRAWN BY:
 CHECKED BY: KK, MP
 DATE: 10/18/2019

A0.08

1 2 3 4 5

D
C
B
A



① FAR DIAGRAM - 7TH FLOOR
 Scale: 3/32"=1'-0"

1 2 3 4 5

REVISIONS / SUBMISSIONS

1883

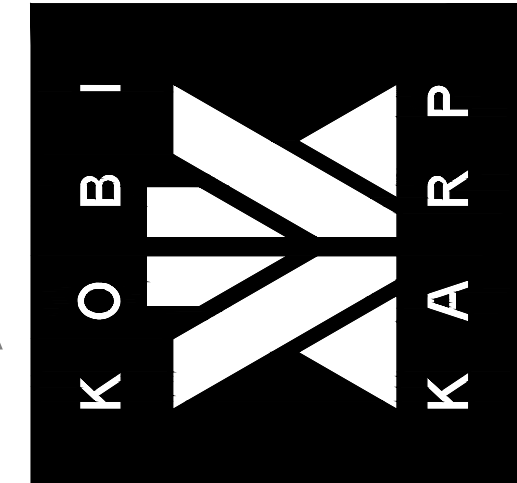
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF FIRM KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOB KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA #1-2019

927-929 LINCOLN RD
 MIAMI BEACH, FL 33139

FAR CALCULATIONS
 PROPOSED LEVEL 7

Lic. # AR0012578

ARCHITECTURE
 INTERIOR DESIGN
 PLANNING
 AIA ASID NCARB
 2015 Biscayne Boulevard
 Suite 200
 Miami, Florida 33137
 P: 305.573.3766
 WWW.KOBKARP.COM



DRAWN BY:
 CHECKED BY: KK, MP
 DATE: 10/18/2019

A0.09

1

2

3

4

5

D

D

C

C

B

B

A

A

LINE OF FLOOR BELOW

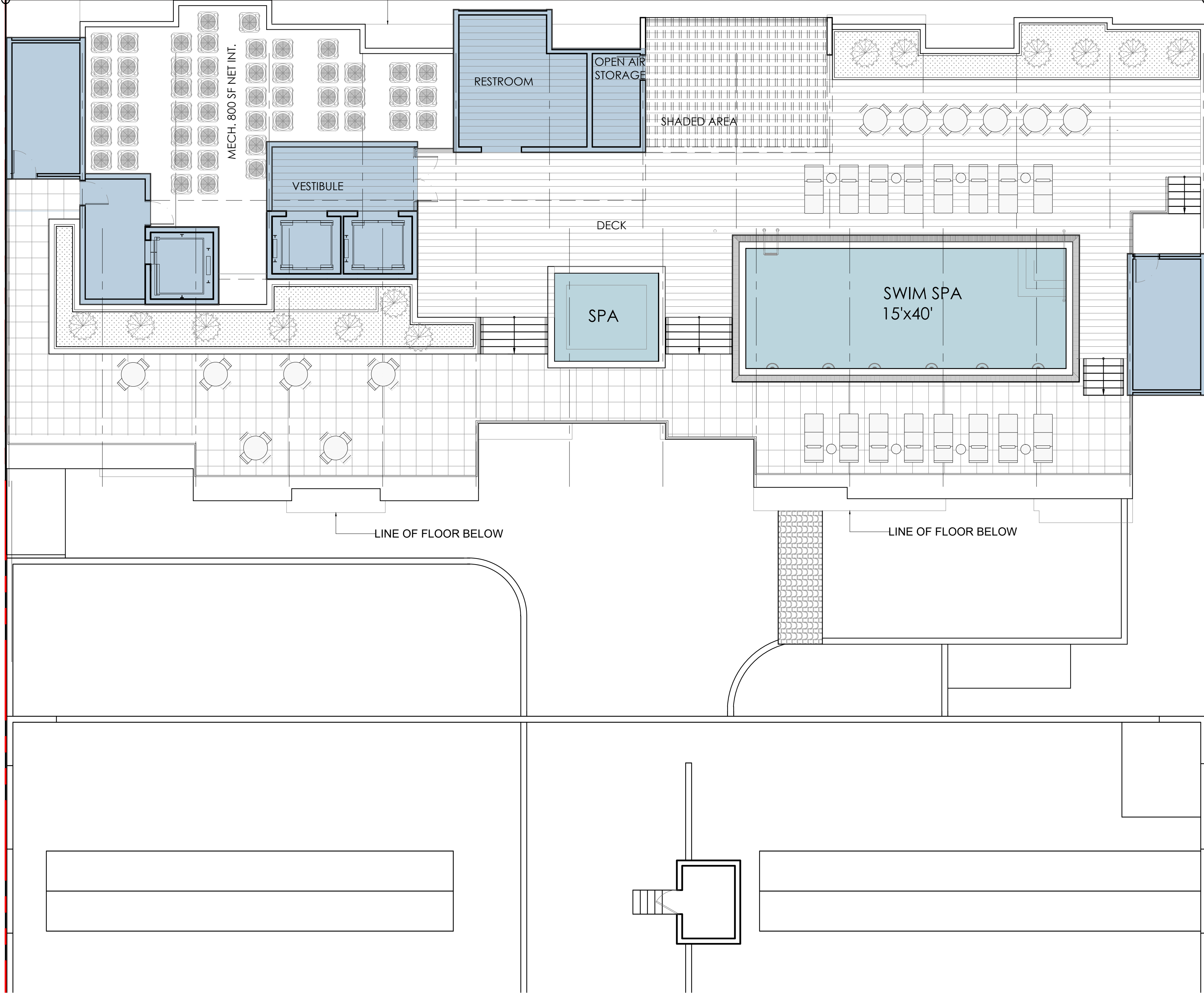
N LINCOLN LANE

250' PROPERTY LINE

150' PROPERTY LINE

LINE OF FLOOR BELOW

LINE OF FLOOR BELOW



■ = NEW CONSTRUCTION
1,267 SQ. FT.

REVISIONS / SUBMISSIONS

1883

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN, INCLUDING THE ORIGINAL AND UNREVISED WORK OF FIRM KOBKARP, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBKARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA #1-2019

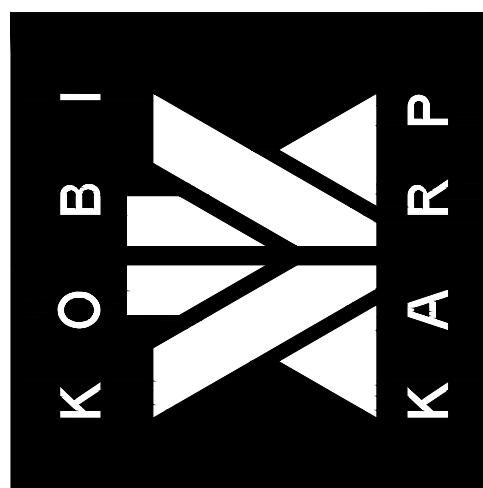
927-929 LINCOLN RD

MIAMI BEACH, FL 33139

FAR CALCULATIONS
PROPOSED ROOF LEVEL

Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA ASID NCARB
2015 Biscayne Boulevard
Miami, Florida 33137
P. 305.573.3766
WWW.KOBKARP.COM



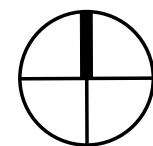
DRAWN BY:
CHECKED BY: KK, MP
DATE: 10/18/2019

A0.10

1 FAR DIAGRAM - ROOF



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



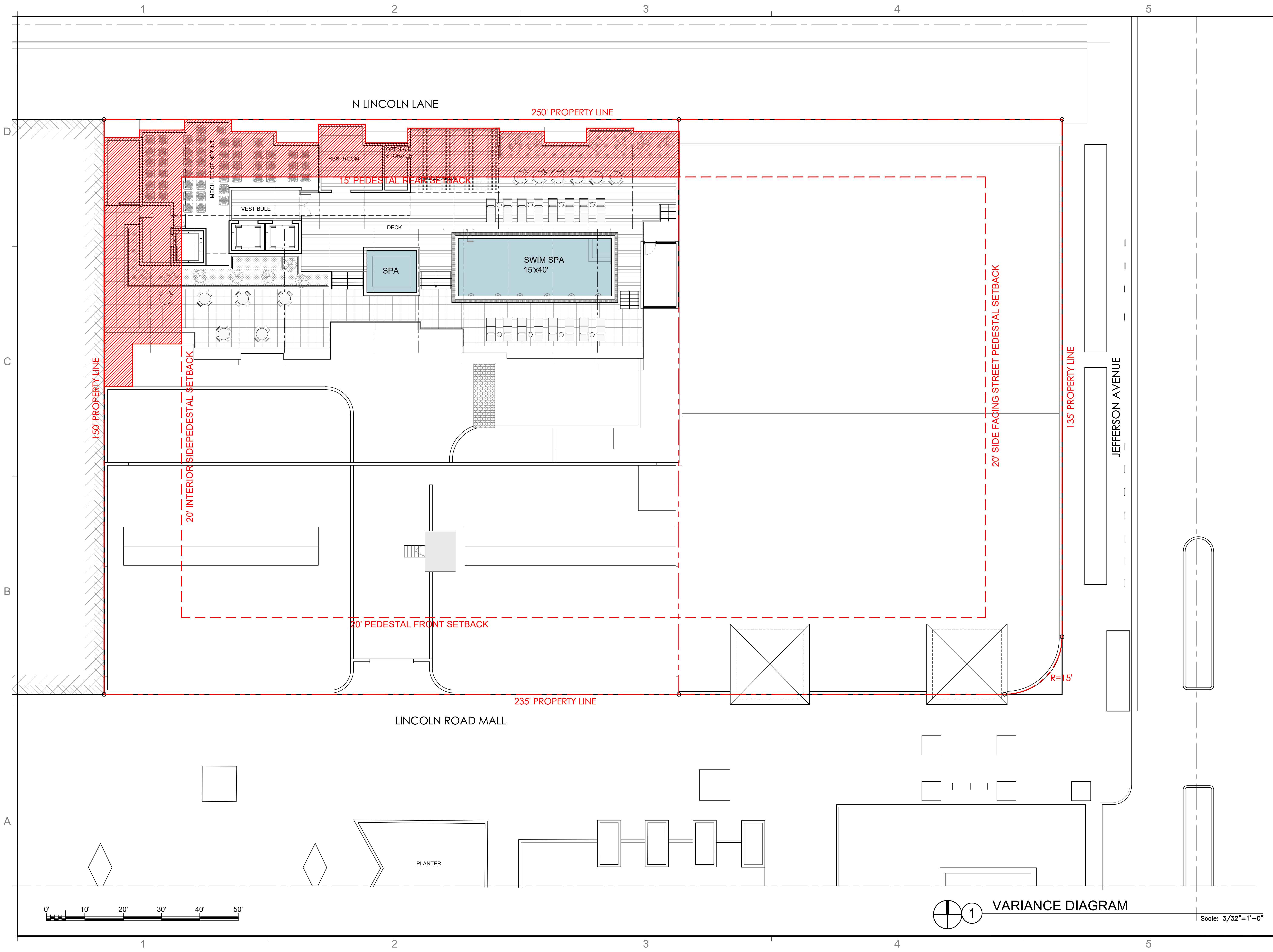
1

2

3

4

5



1 VARIANCE DIAGRAM

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

REVISIONS / SUBMISSIONS

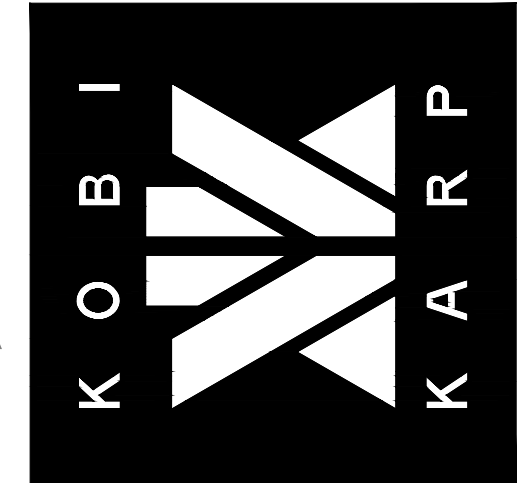
1883

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN, CONSTITUTE THE ORIGINAL AND UNREPRODUCIBLE WORK OF KOBIKARP AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBIKARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, FL 2019

927-929 LINCOLN RD
MIAMI BEACH, FL 33139
VARIANCE DIAGRAM

ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA ASID NCARB
2915 Biscayne Boulevard
Miami, Florida 33137
P: 305.573.3766
WWW.KOBIKARP.COM
Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA ASID NCARB
2915 Biscayne Boulevard
Miami, Florida 33137
P: 305.573.3766
WWW.KOBIKARP.COM



DRAWN BY:
CHECKED BY: KK, MP
DATE: 10/18/2019

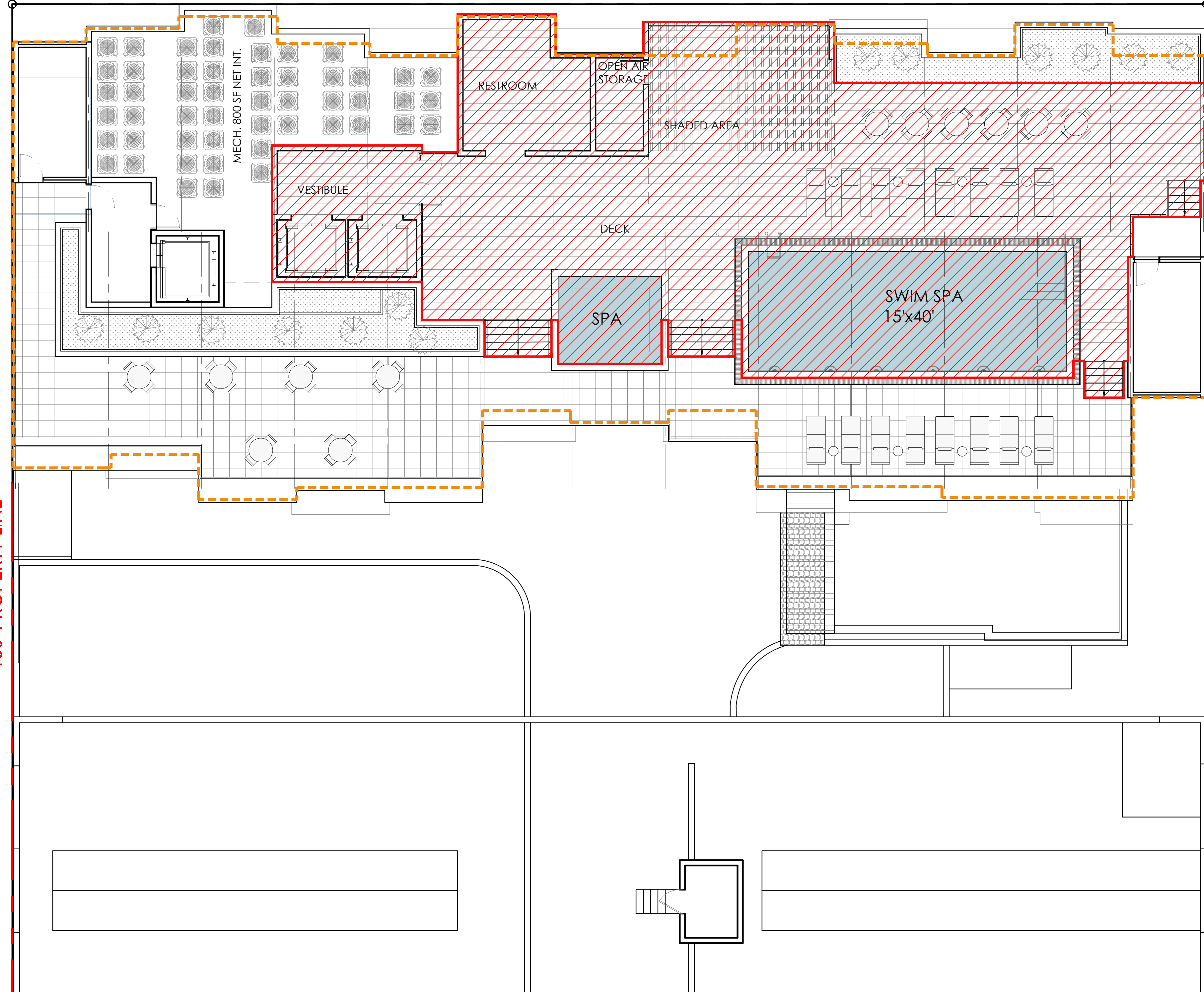
A0.05



N LINCOLN LANE

250' PROPERTY LINE

150' PROPERTY LINE



- ROOF DECK
3,928 SQ. FT.
- ENCLOSED AREA OF FLOOR B
7,987 SQ. FT.

REVISIONS / SUBMISSIONS

1883

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN, INCLUDING THE ORIGINAL AND UNREVISED WORK OF KOBKARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBKARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA # 12019

927-929 LINCOLN RD
MIAMI BEACH, FL 33139

ROOF DECK DIAGRAM

ARCHITECTURE
INTERIOR DESIGN
PLANNING

AIA ASID NCARB
2015 Biscayne Boulevard
Miami, Florida 33137
P. 305.573.3766
WWW.KOBKARP.COM

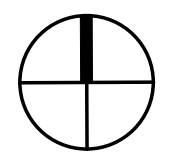
Lic. # AR0012578

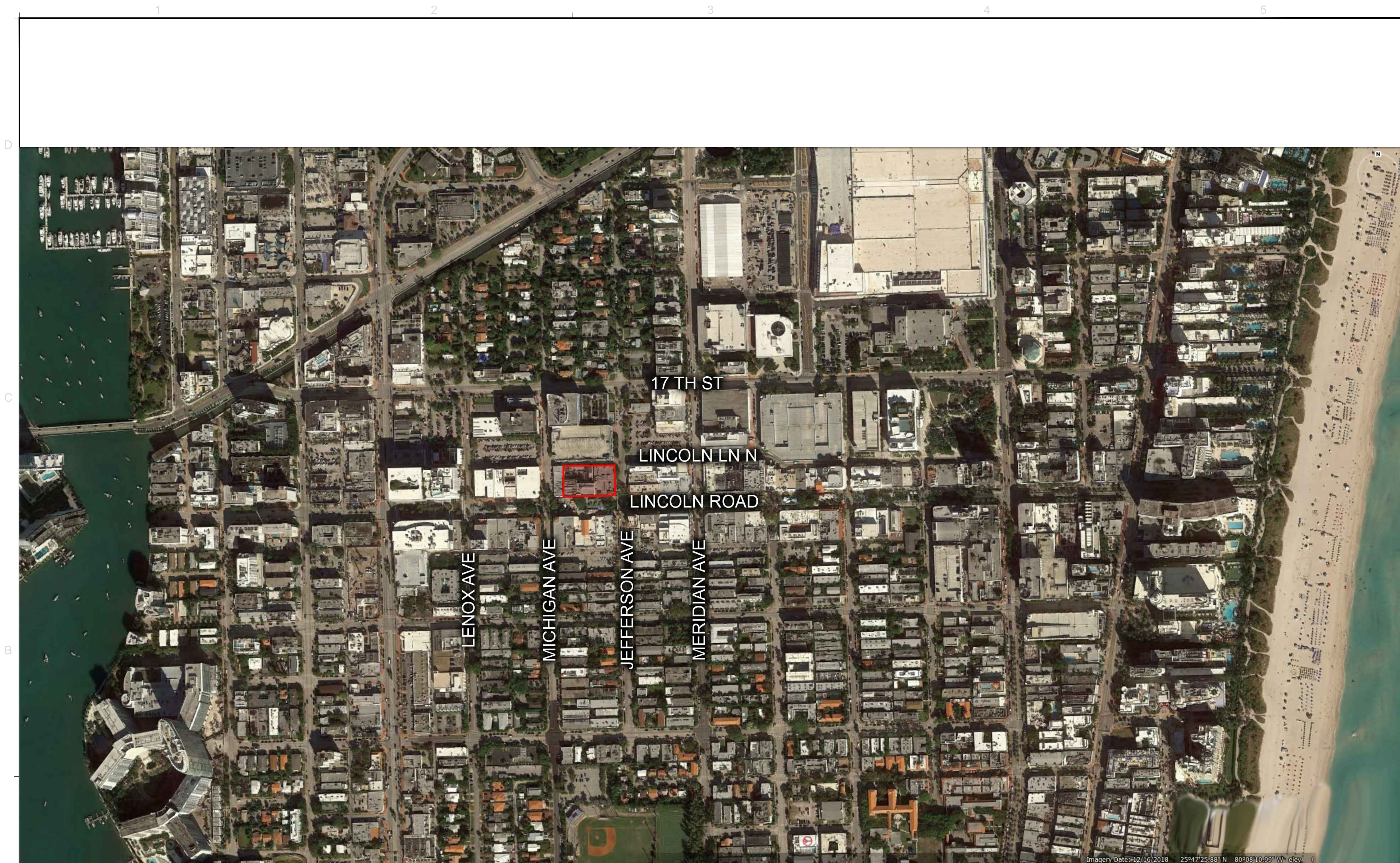
K O B I K A R P

DRAWN BY:
CHECKED BY: KK, MP
DATE: 10/18/2019

A0.11

1 ROOF DECK DIAGRAM Scale: 1/8"=1'-0"





Imagery Date: 12/16/2018 25°47'25.68" N 80°08'10.99" W elev. 0

REVISIONS / SUBMISSIONS

1883

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA # 1883

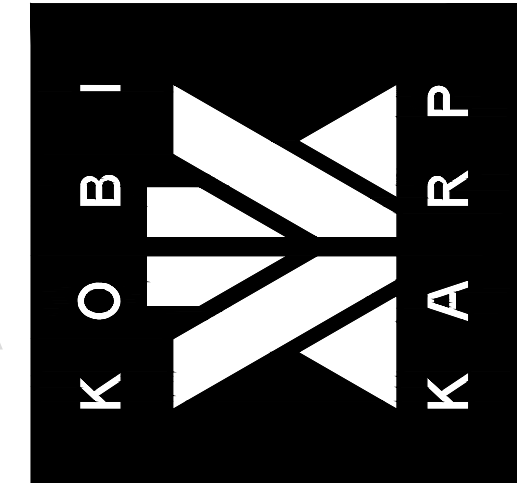
927-929 LINCOLN RD
MIAMI BEACH, FL 33139

PROJECT DATA

Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING

AIA ASID NCARB
2015 Biscayne Boulevard
Suite 200
Miami, Florida 33137
P. 305.575.3766
WWW.KOBIKARP.COM

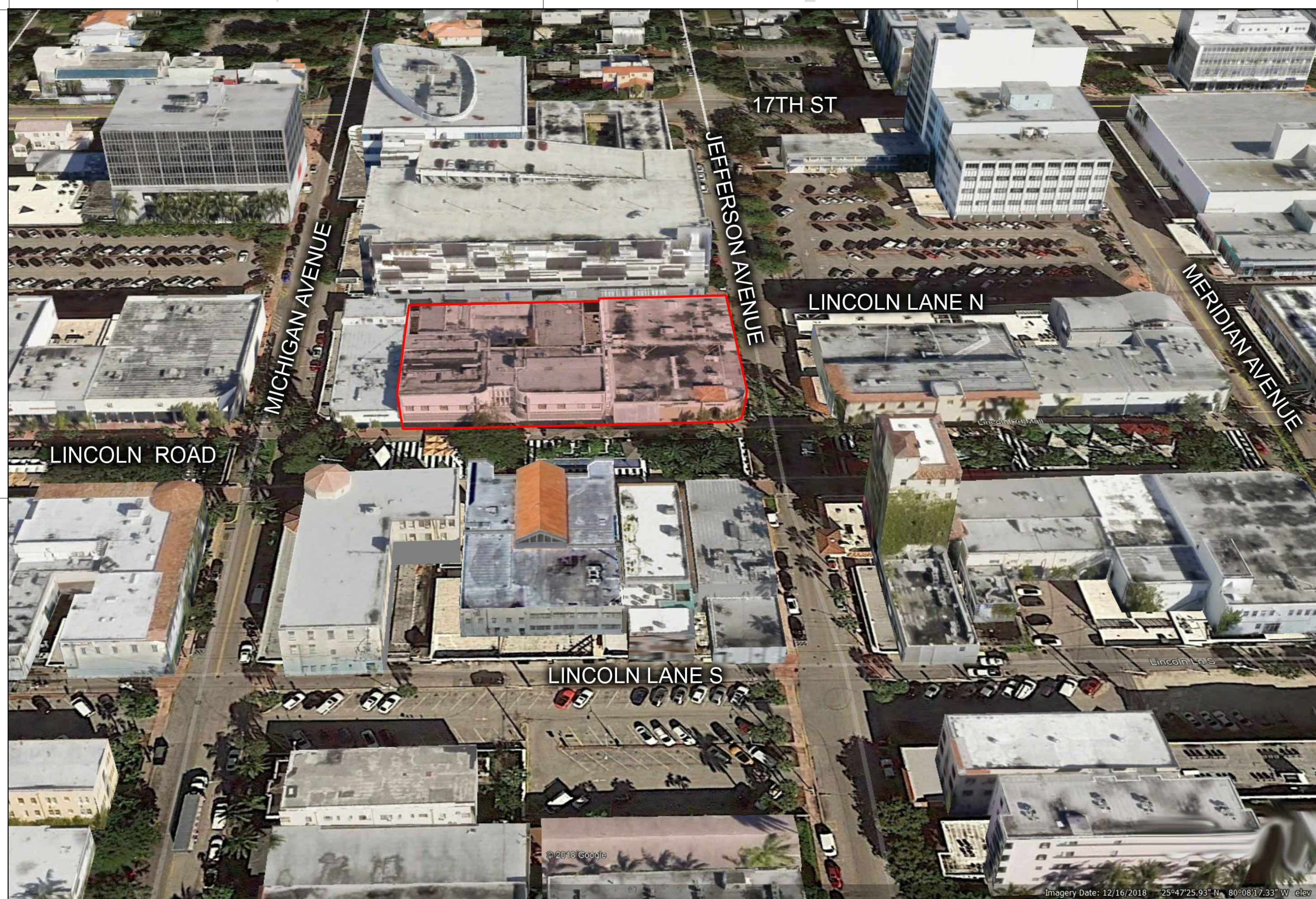


DRAWN BY:
CHECKED BY: KK, MP
DATE: 10/18/2019

A1.01

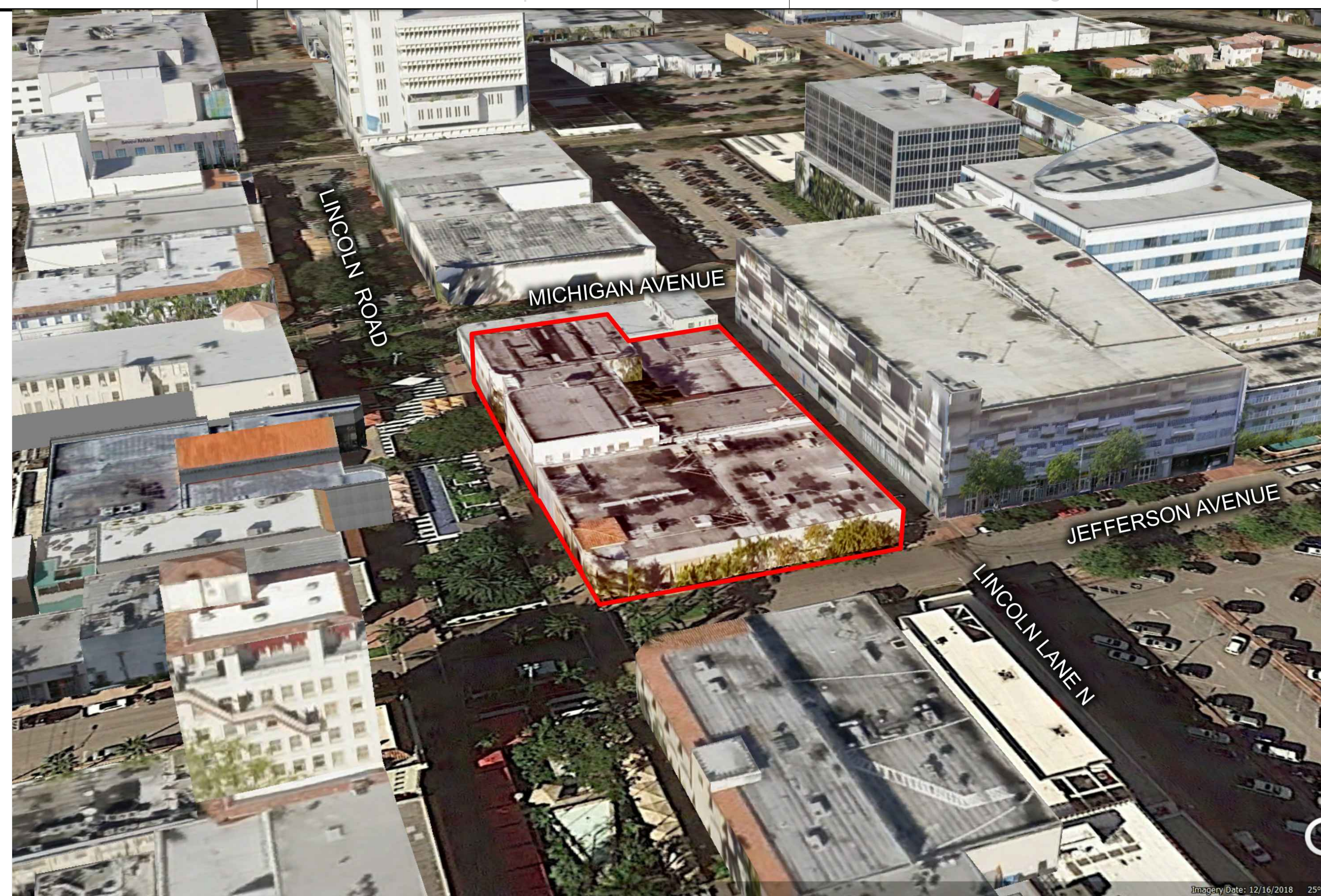
1 AERIAL VIEW

N.T.S



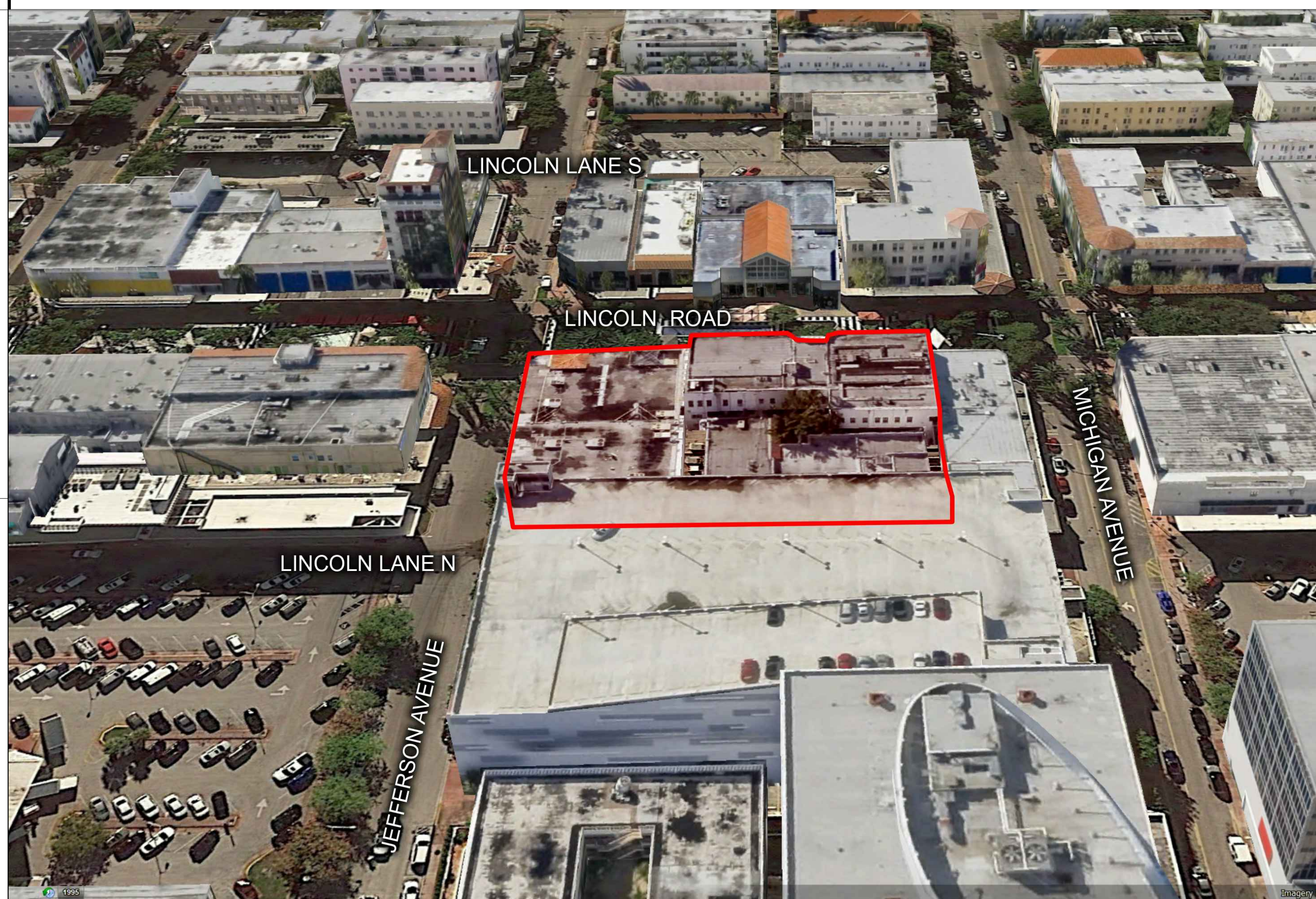
1 SOUTH AXONOMETRIC VIEW

N.T.S.



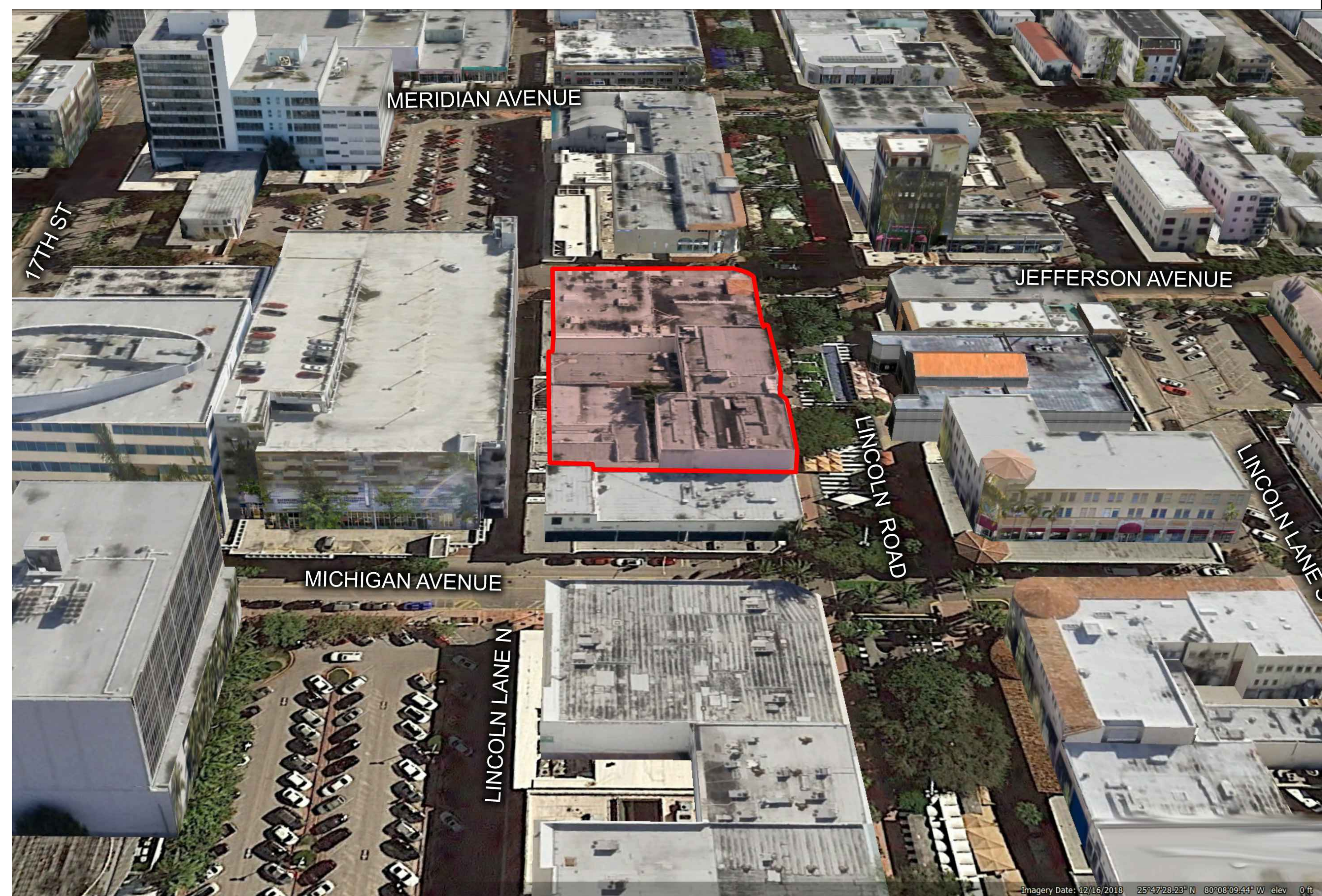
2 WEST AXONOMETRIC VIEW

N.T.S.



3 NORTH AXONOMETRIC VIEW

N.T.S.



4 EAST AXONOMETRIC VIEW

N.T.S.

REVISIONS / SUBMISSIONS

1883

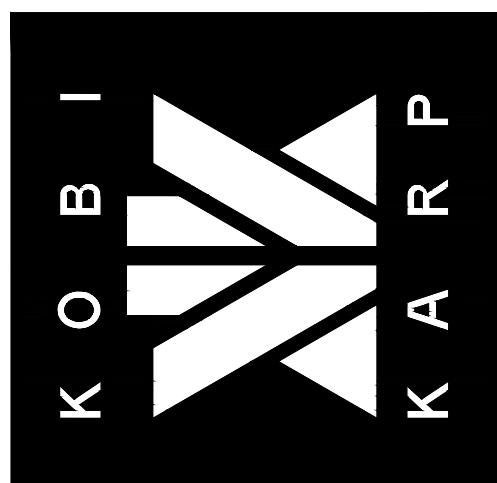
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA #1 - 2019

927-929 LINCOLN RD
MIAMI BEACH, FL 33139

AXONOMETRIC VIEWS

Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA ASID NCARB
2015 Biscayne Boulevard
Miami, Florida 33137
P. 305.573.3766
WWW.KOBIKARP.COM



DRAWN BY:
CHECKED BY: KK, MP
DATE: 10/18/2019

A1.02



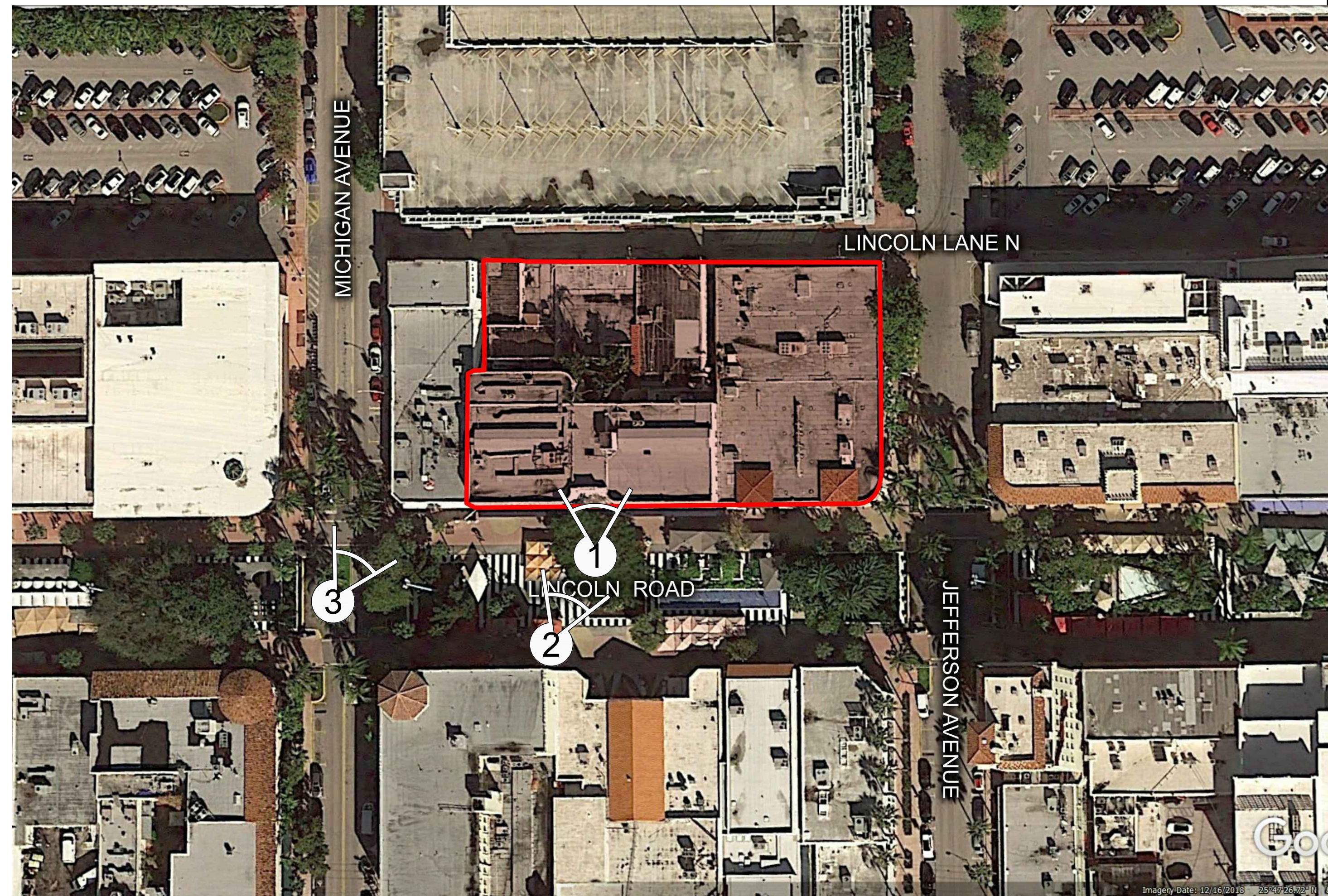
①



②



③



④

REVISIONS / SUBMISSIONS

1883

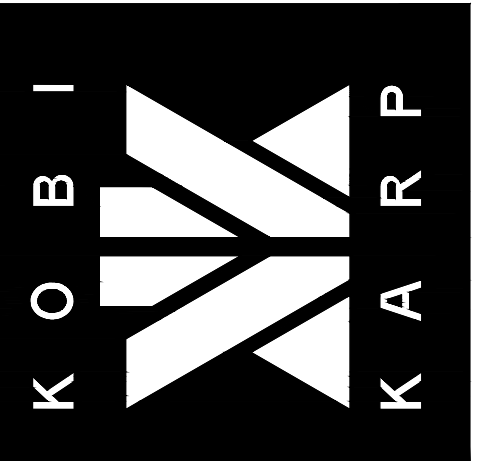
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA #1 - 2019

927-929 LINCOLN RD
MIAMI BEACH, FL 33139

SITE PHOTOS

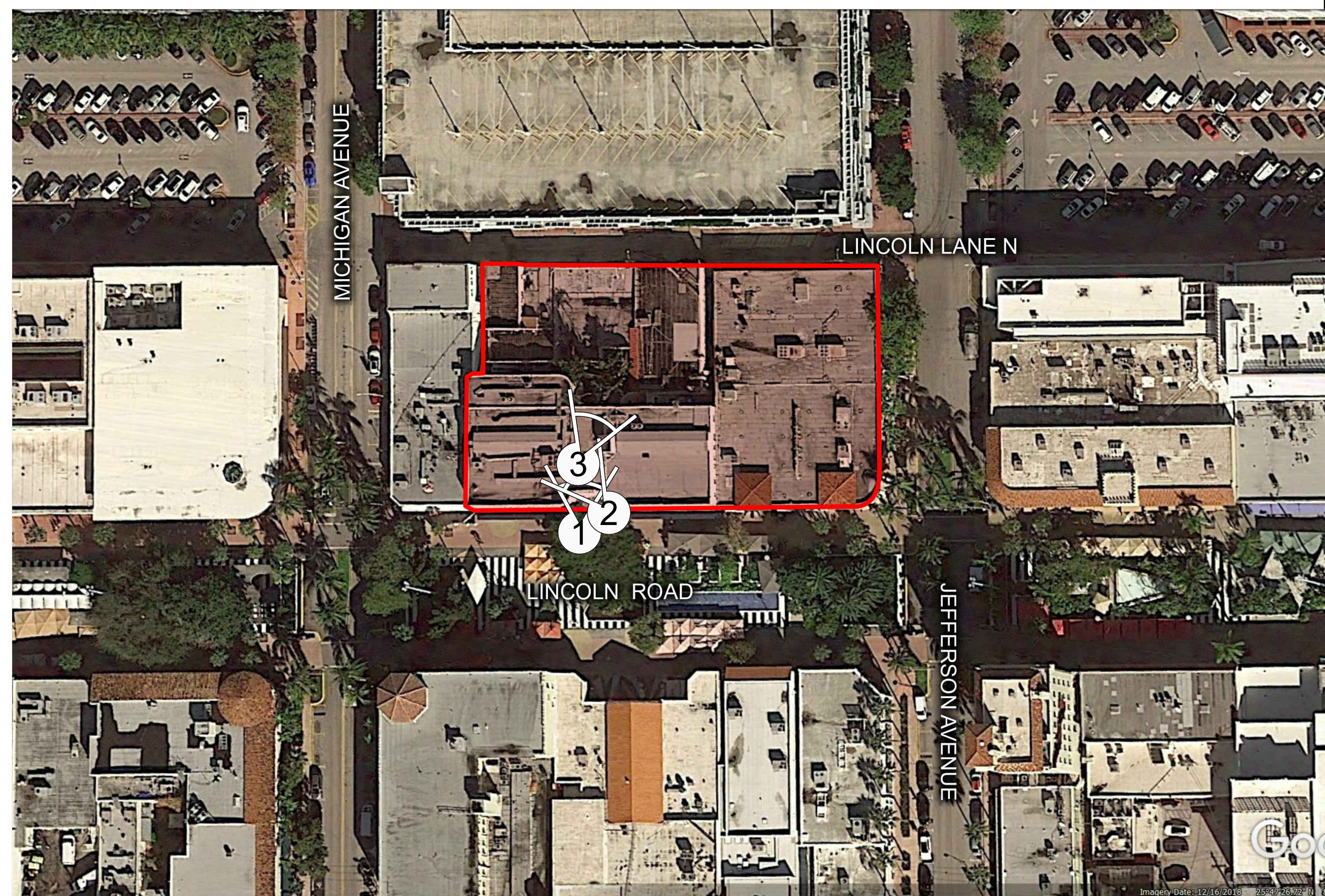
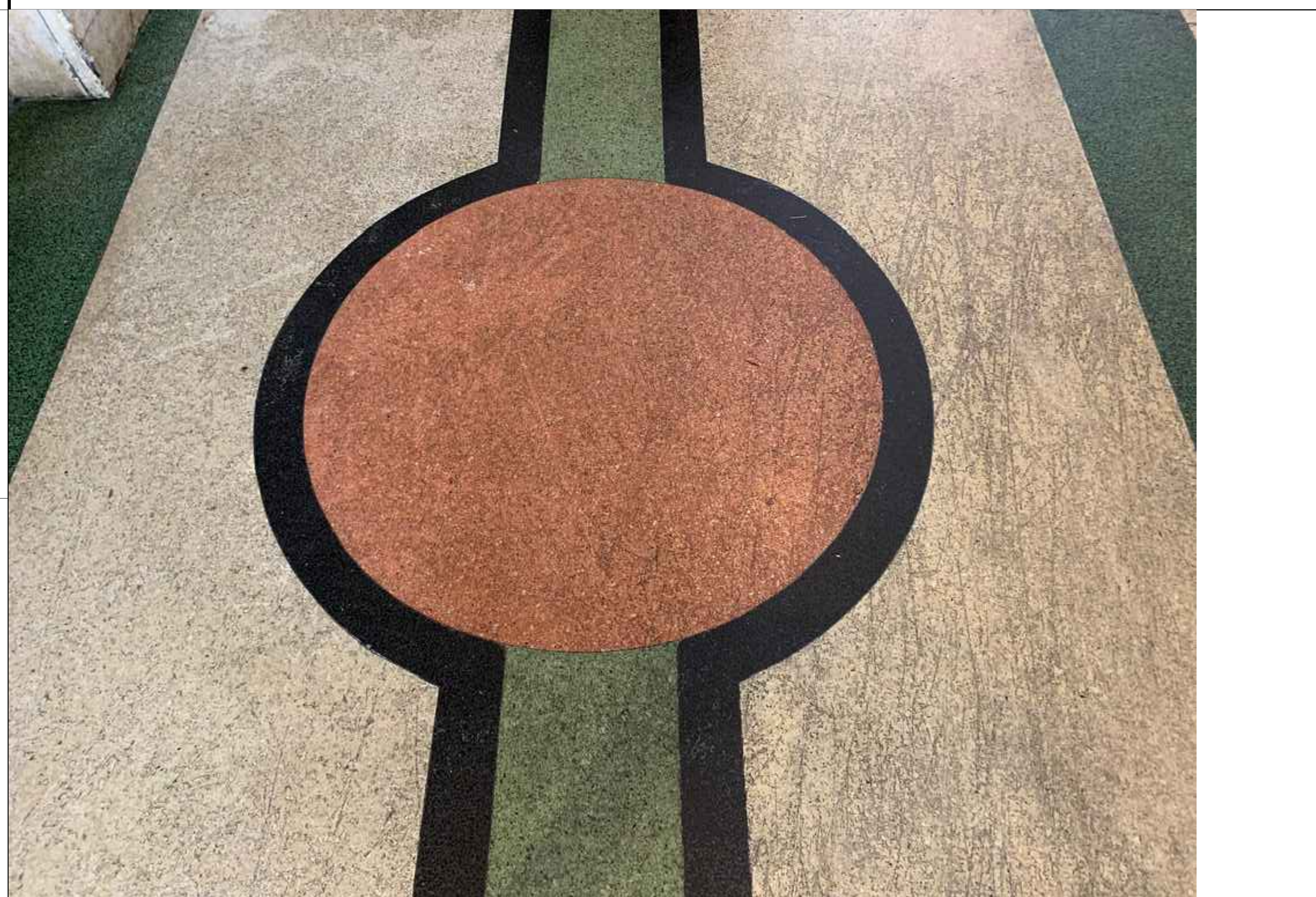
Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA ASID NCARB
2015 Biscayne Boulevard
Miami, Florida 33137
P. 305.573.3766
WWW.KOBIKARP.COM



DRAWN BY:
CHECKED BY: KK, MP
DATE: 10/18/2019

A1.03.A



REVISIONS / SUBMISSIONS

1883

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA #1 - 2019

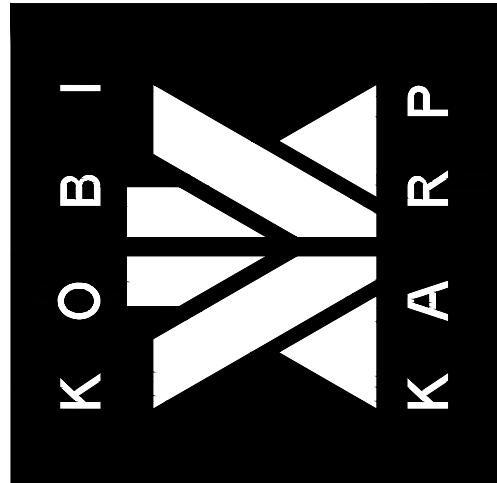
927-929 LINCOLN RD
MIAMI BEACH, FL 33139

SITE PHOTOS

Lic. # AR0012578

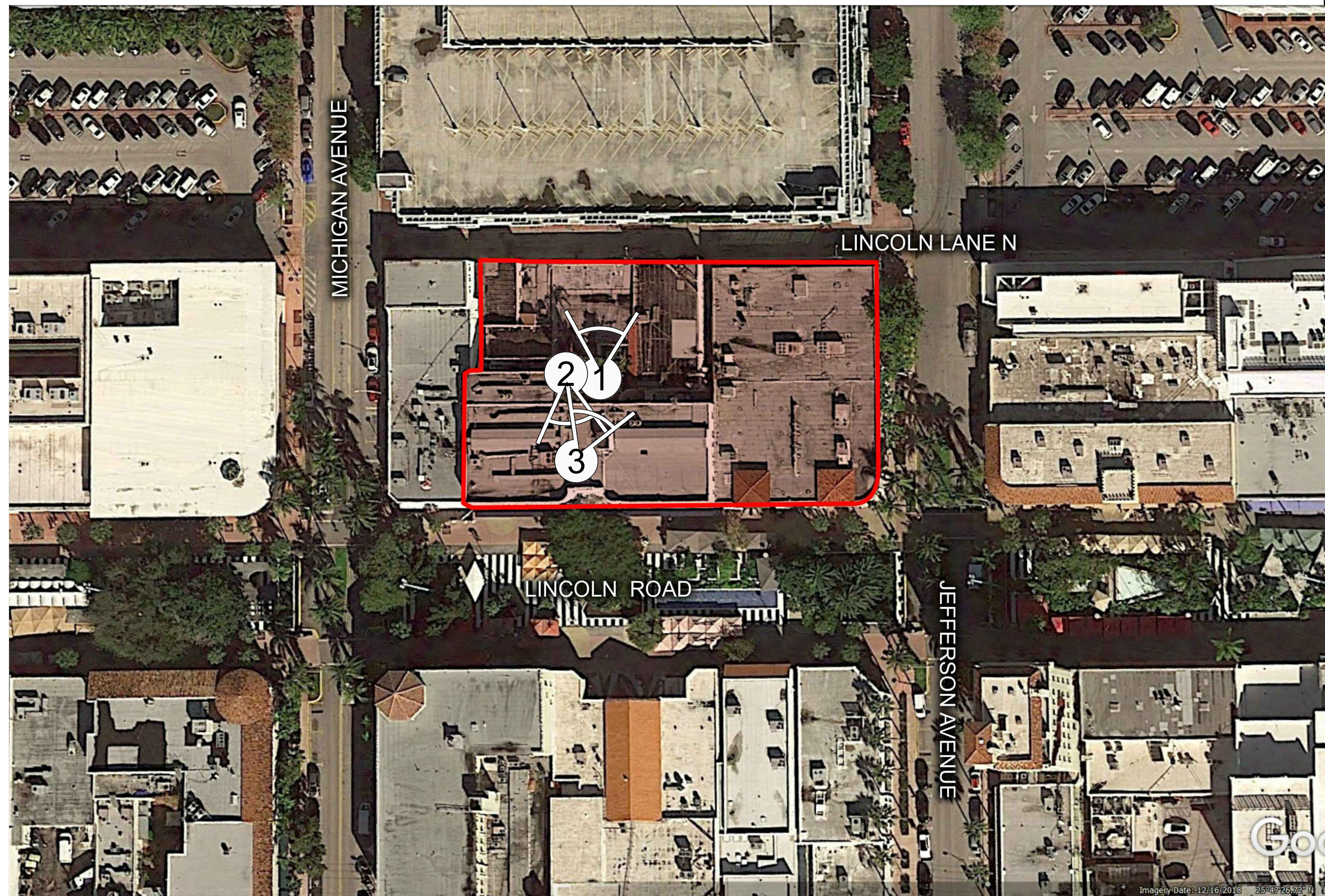
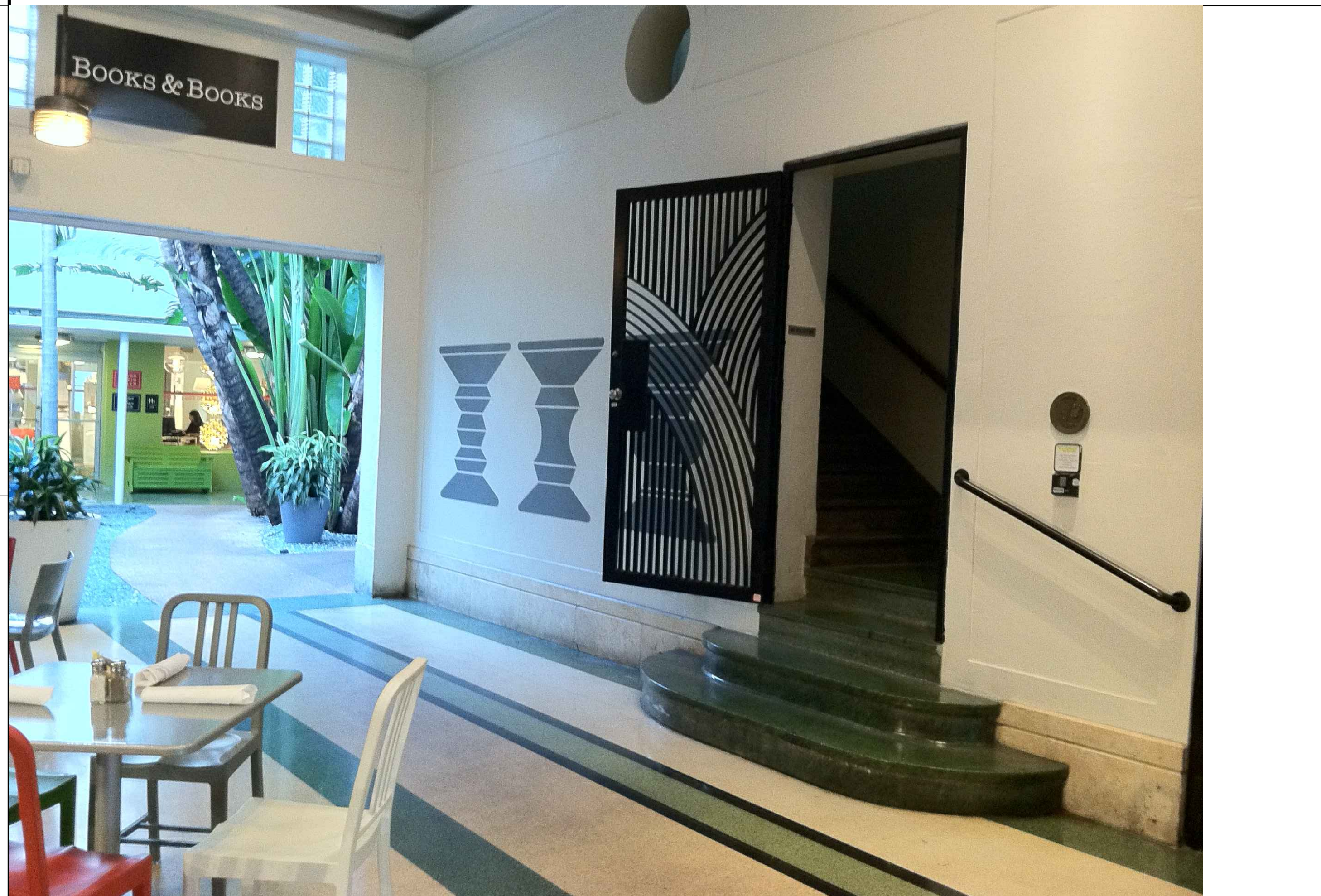
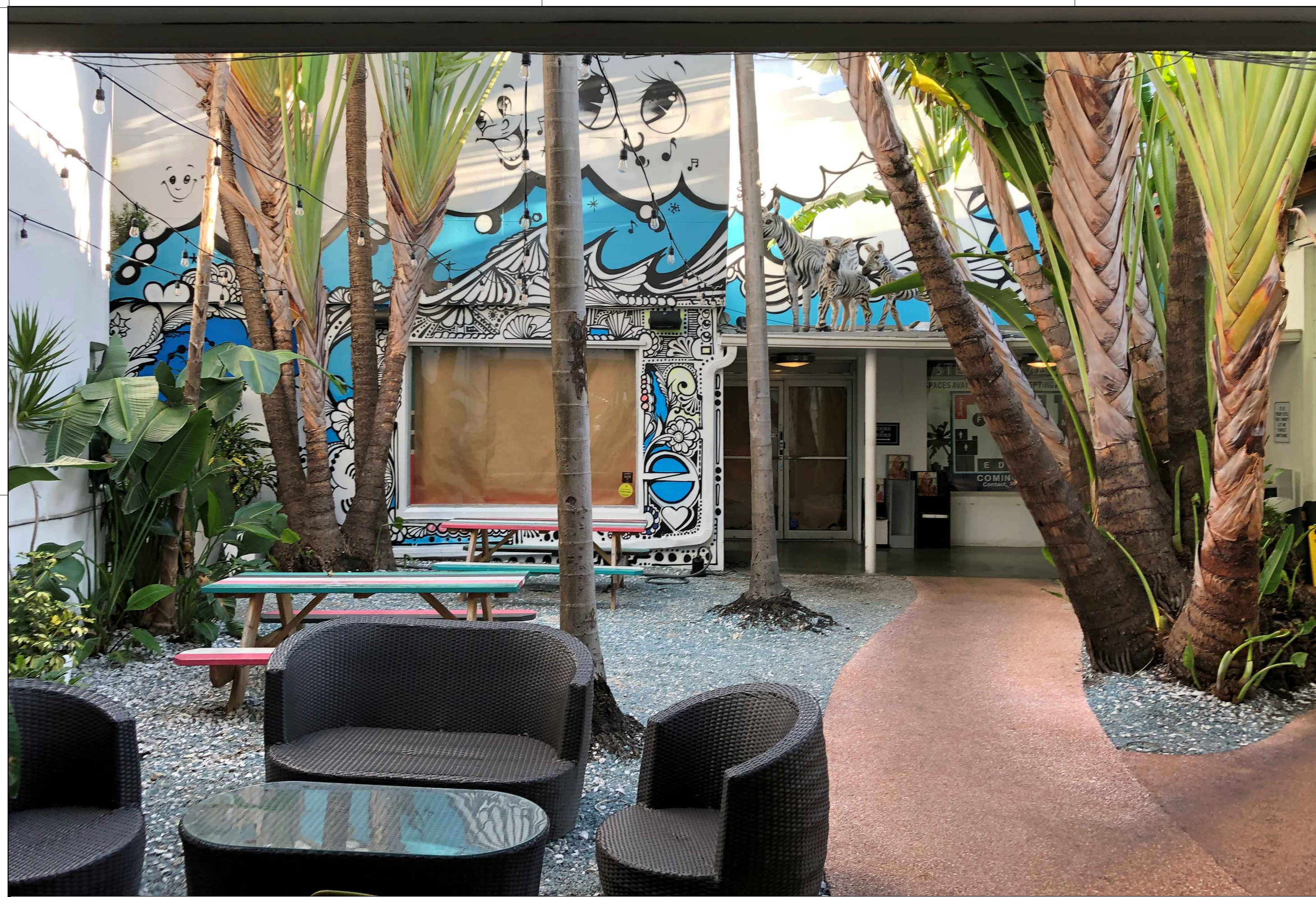
ARCHITECTURE
INTERIOR DESIGN
PLANNING

AIA ASID NCARB
2015 Biscayne Boulevard
Miami, Florida 33137
P. 305.573.3766
WWW.KOBIKARP.COM



DRAWN BY:
CHECKED BY: KK, MP
DATE: 10/18/2019

A1.03.B



REVISIONS / SUBMISSIONS

1883

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA #1 2019

927-929 LINCOLN RD

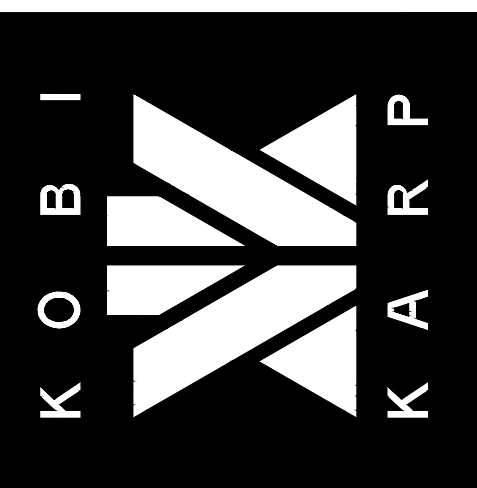
MIAMI BEACH, FL 33139

SITE PHOTOS

Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING

AIA ASID NCARB
2015 Biscayne Boulevard
Miami, Florida 33137
P. 305.573.3766
WWW.KOBIKARP.COM



DRAWN BY:

CHECKED BY: KK, MP

DATE: 10/18/2019

A1.03.C



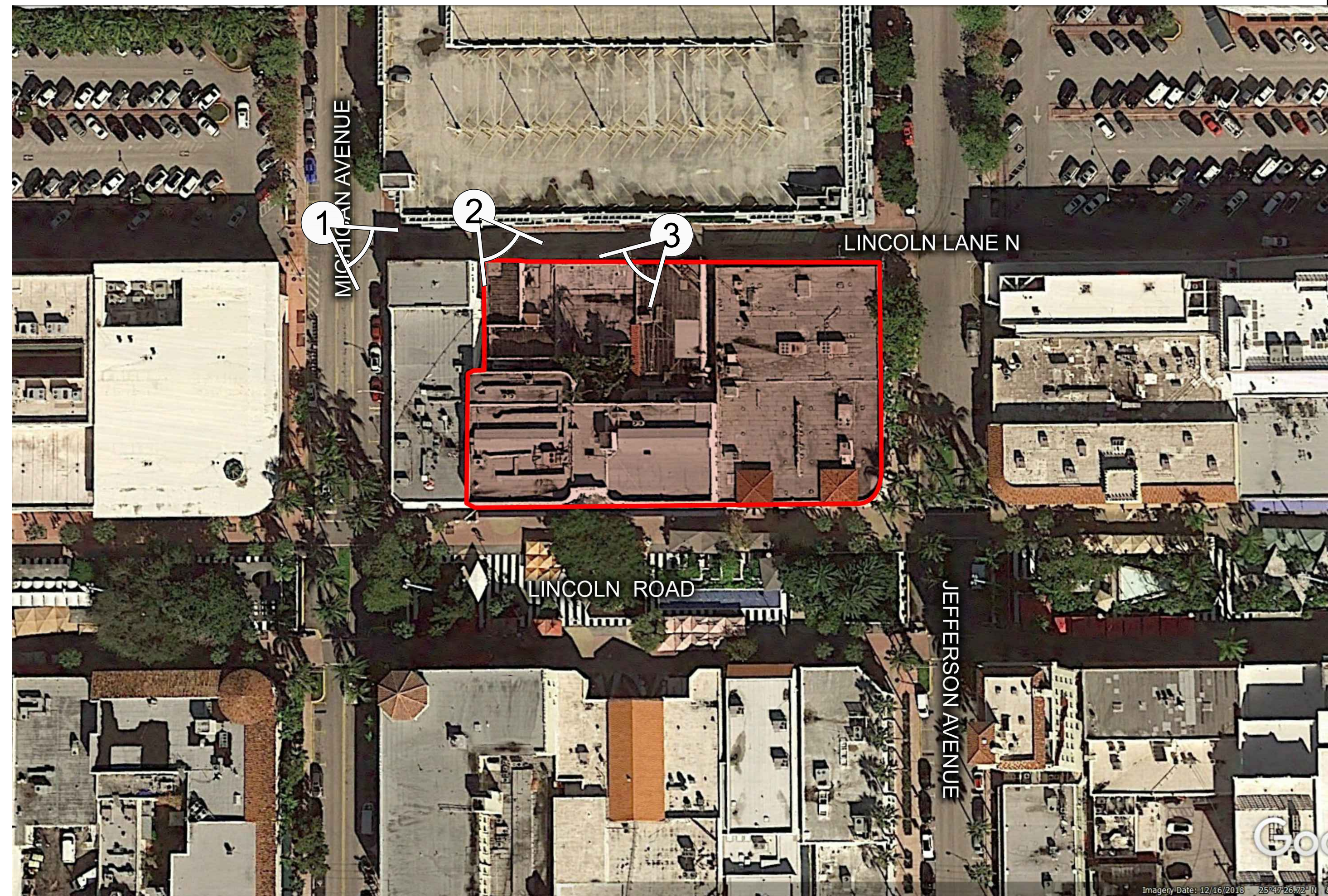
①



②



③



④

REVISIONS / SUBMISSIONS

1883

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA #1 - 2019

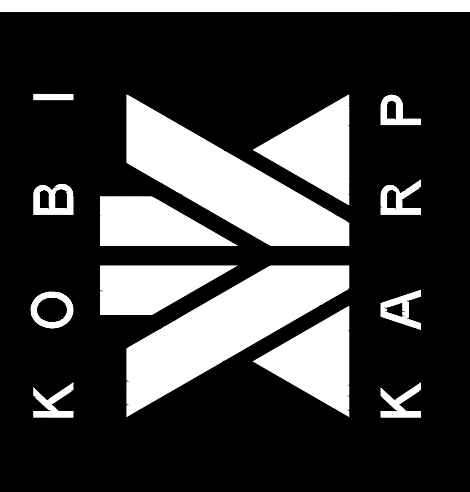
927-929 LINCOLN RD

MIAMI BEACH, FL 33139

SITE PHOTOS

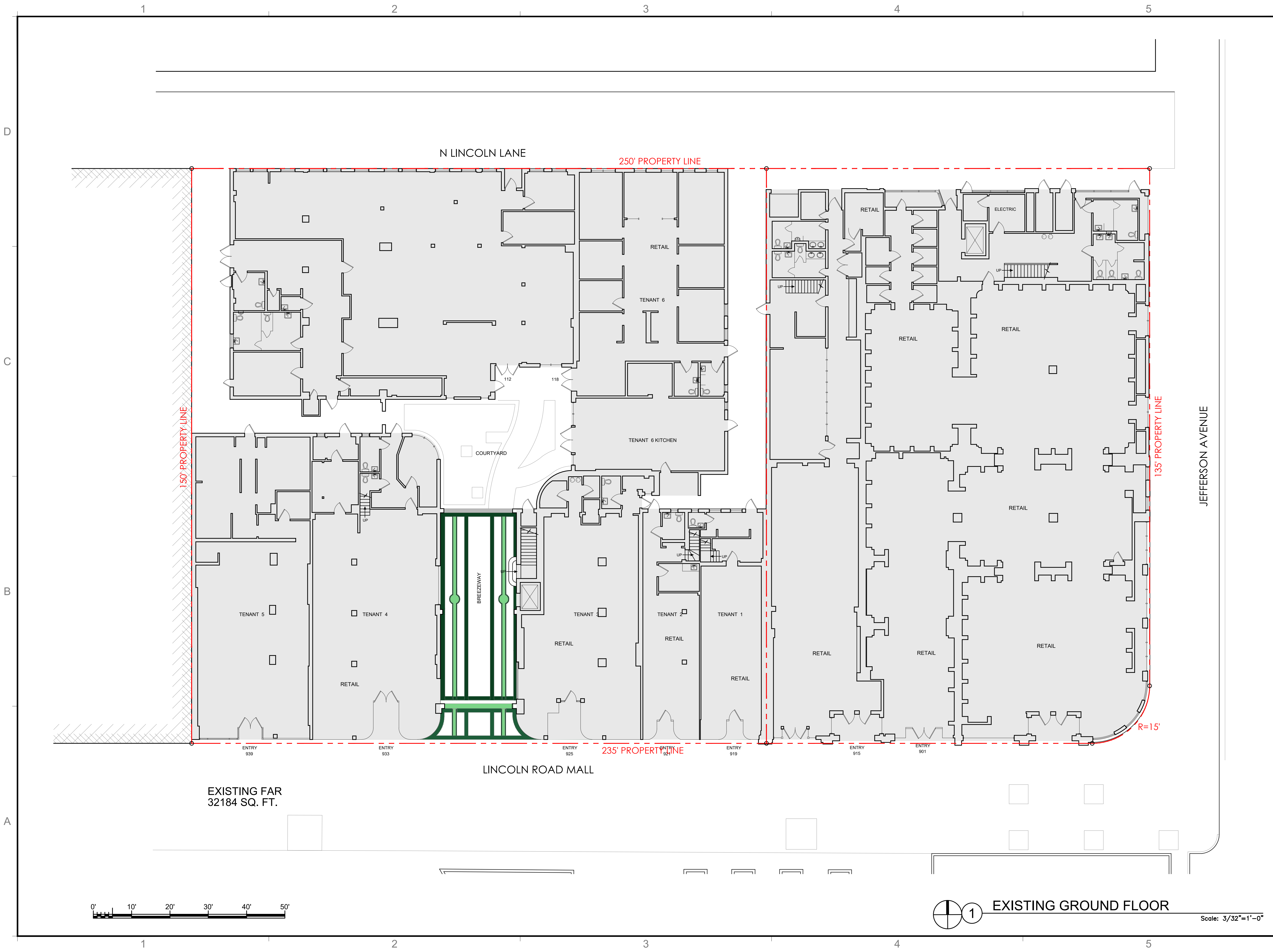
Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA ASID NCARB
2015 Biscayne Boulevard
Miami, Florida 33137
P. 305.573.3766
WWW.KOBIKARP.COM



DRAWN BY:
CHECKED BY: KK, MP
DATE: 10/18/2019

A1.03.D



EXISTING FAR
32184 SQ. FT.

LINCOLN ROAD MALL

N LINCOLN LANE

JEFFERSON AVENUE

250' PROPERTY LINE

150' PROPERTY LINE

135' PROPERTY LINE

235' PROPERTY LINE

R=15'



1 EXISTING GROUND FLOOR

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

REVISIONS / SUBMISSIONS

1883

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN, CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBIKARP AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBIKARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, 01-2019

927-929 LINCOLN RD
MIAMI BEACH, FL 33139

GROUND FLOOR
EXISTING

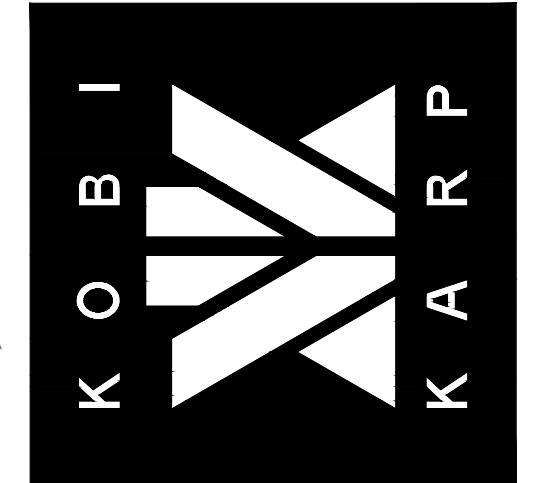
ARCHITECTURE
INTERIOR DESIGN
PLANNING

AIA ASID NCARB
2015 Biscayne Boulevard
Miami, Florida 33137
P: 305.573.3766
WWW.KOBIKARP.COM

Lic. # AR0012578

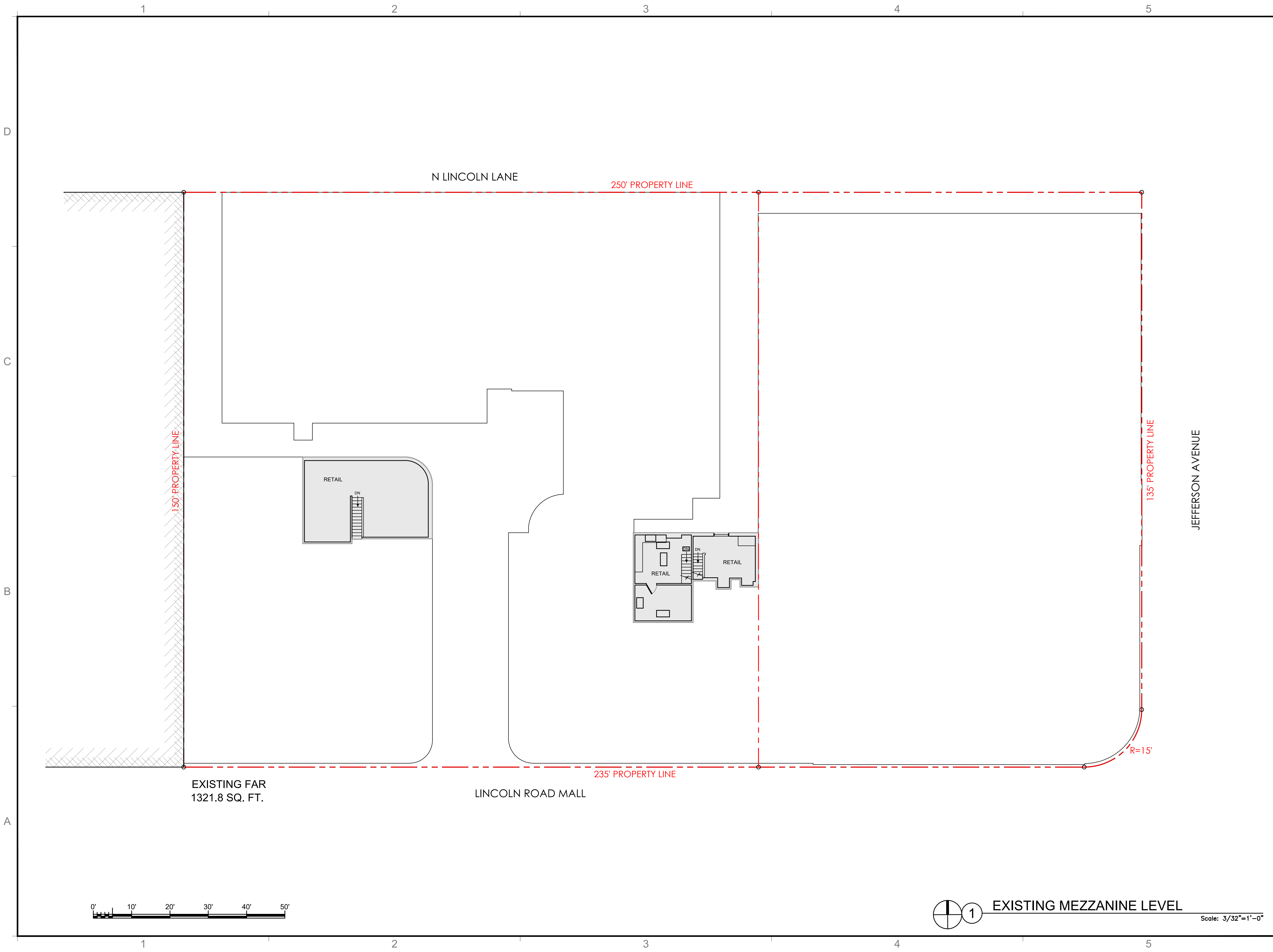
ARCHITECTURE
INTERIOR DESIGN
PLANNING

AIA ASID NCARB
2015 Biscayne Boulevard
Miami, Florida 33137
P: 305.573.3766
WWW.KOBIKARP.COM



DRAWN BY:
CHECKED BY: KK, MP
DATE: 10/18/2019

A1.04



REVISIONS / SUBMISSIONS

1883
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN, CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBIKARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBIKARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, © 2019

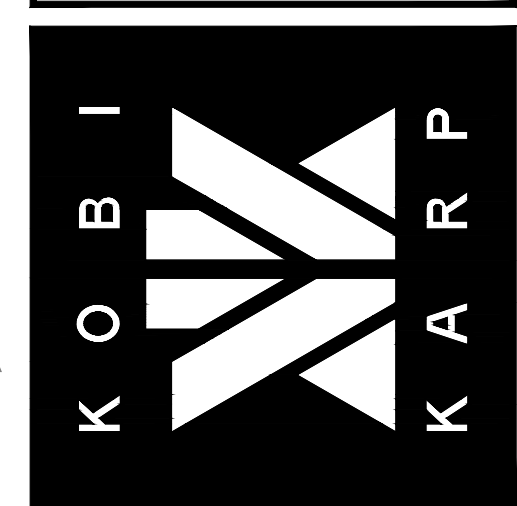
927-929 LINCOLN RD
 MIAMI BEACH, FL 33139

SECOND LEVEL
 EXISTING

Lic. # AR0012578

ARCHITECTURE
 INTERIOR DESIGN
 PLANNING

AIA ASID NCARB
 2915 Biscayne Boulevard
 Miami, Florida 33137
 P: 305.573.3766
 WWW.KOBIKARP.COM



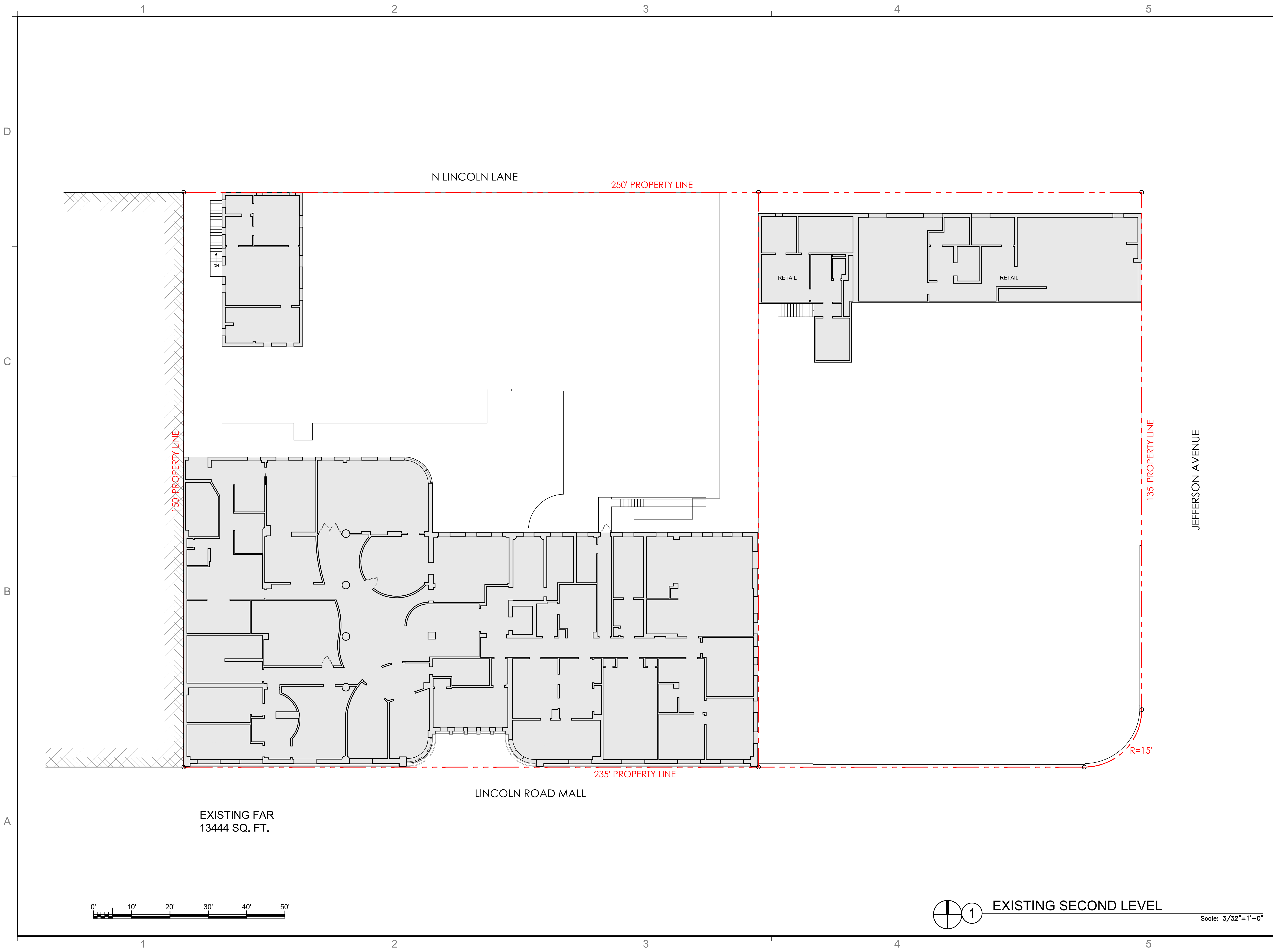
DRAWN BY:

CHECKED BY: KK, MP

DATE: 10/18/2019

A1.05

1 EXISTING MEZZANINE LEVEL
 Scale: 3/32" = 1'-0"



EXISTING FAR
13444 SQ. FT.

LINCOLN ROAD MALL

JEFFERSON AVENUE

N LINCOLN LANE

250' PROPERTY LINE

235' PROPERTY LINE

135' PROPERTY LINE

R=15'

150' PROPERTY LINE

RETAIL

RETAIL



1 EXISTING SECOND LEVEL

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

REVISIONS / SUBMISSIONS

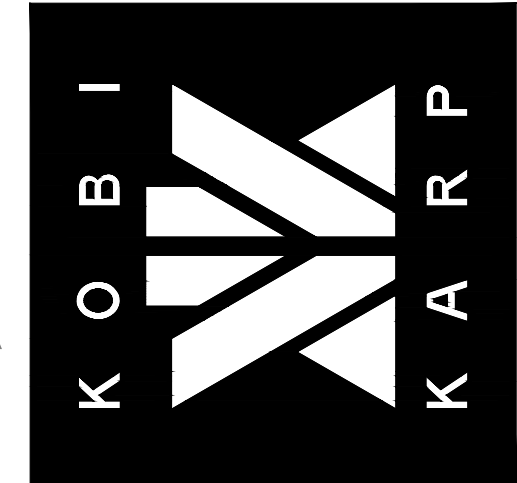
1883

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN, CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBIKARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBIKARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, © 2019

927-929 LINCOLN RD	MIAMI BEACH, FL 33139
SECOND LEVEL EXISTING	

Lic. # AR0012578

ARCHITECTURE
 INTERIOR DESIGN
 PLANNING
 AIA ASID NCARB
 2015 Biscayne Boulevard
 Suite 200
 Miami, Florida 33137
 P: 305.573.3766
 WWW.KOBIKARP.COM

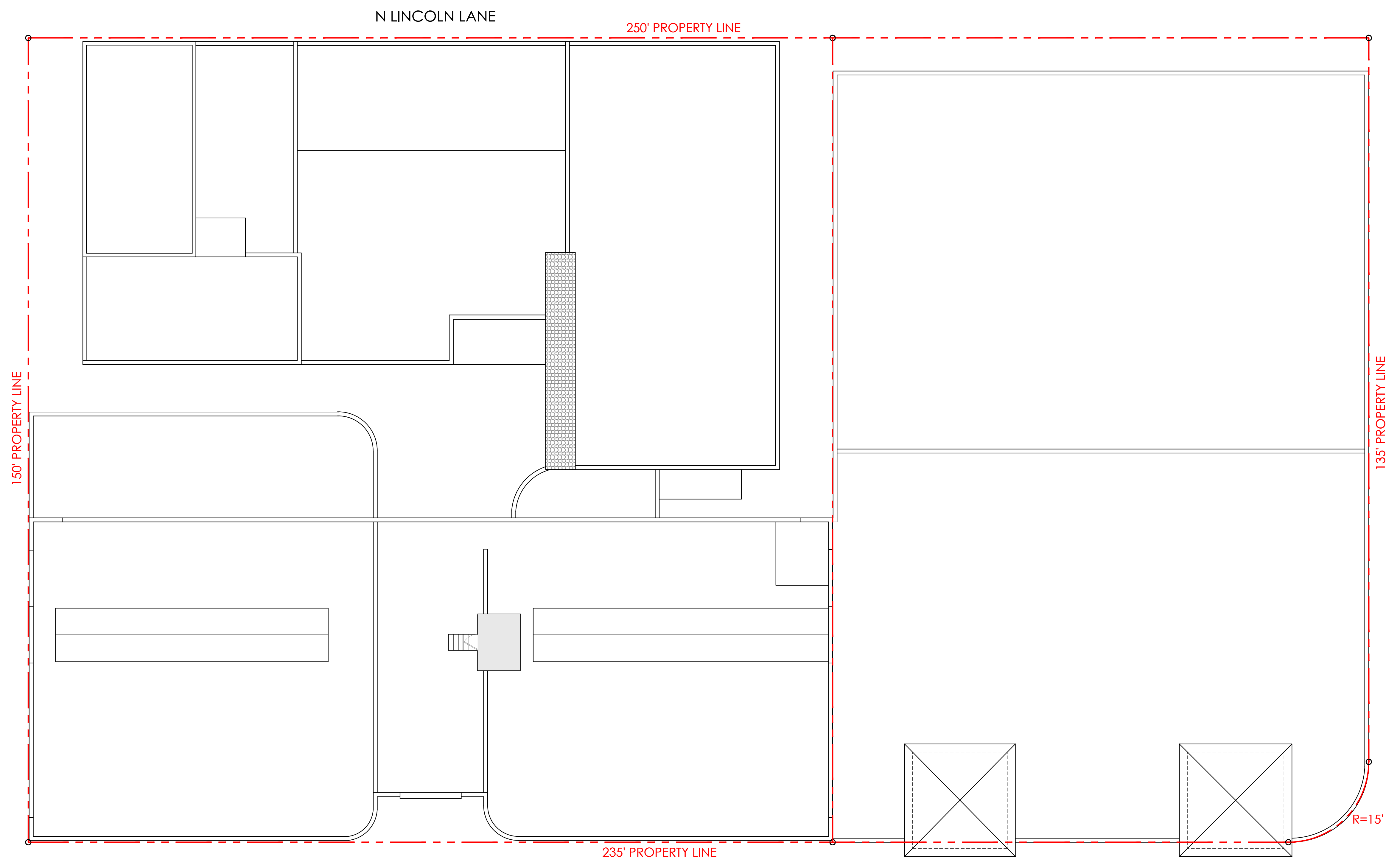


DRAWN BY:
CHECKED BY: KK, MP
DATE: 10/18/2019

A1.06

1 2 3 4 5

D
C
B
A



82 SQ. FT.
EXISTING FAR

LINCOLN ROAD MALL



1 EXISTING ROOF PLAN LEVEL

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

REVISIONS / SUBMISSIONS

1883

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN, CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBIKARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBIKARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, © 2019

927-929 LINCOLN RD
MIAMI BEACH, FL 33139

ROOF PLAN
EXISTING

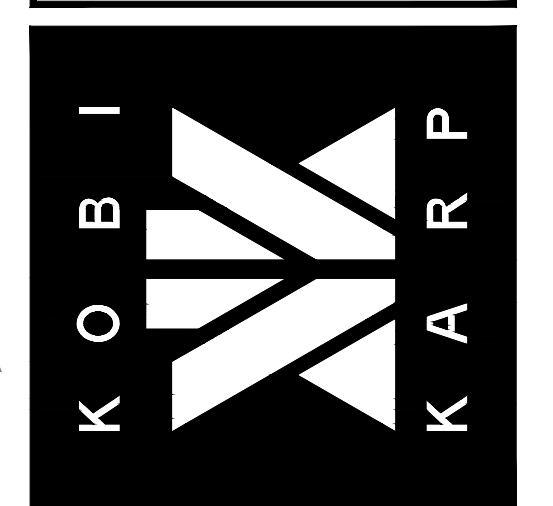
ARCHITECTURE
INTERIOR DESIGN
PLANNING

AIA ASID NCARB
2015 Biscayne Boulevard
Miami, Florida 33137
Tel: 305.573.3766
F: 305.573.3766
WWW.KOBIKARP.COM

Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING

AIA ASID NCARB
2015 Biscayne Boulevard
Miami, Florida 33137
Tel: 305.573.3766
F: 305.573.3766
WWW.KOBIKARP.COM



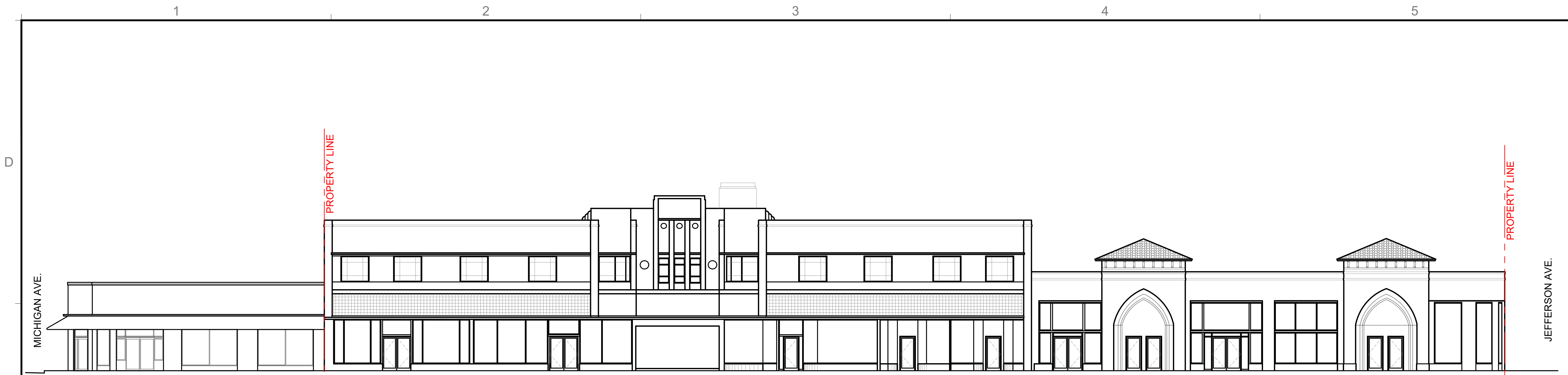
DRAWN BY:

CHECKED BY: KK, MP

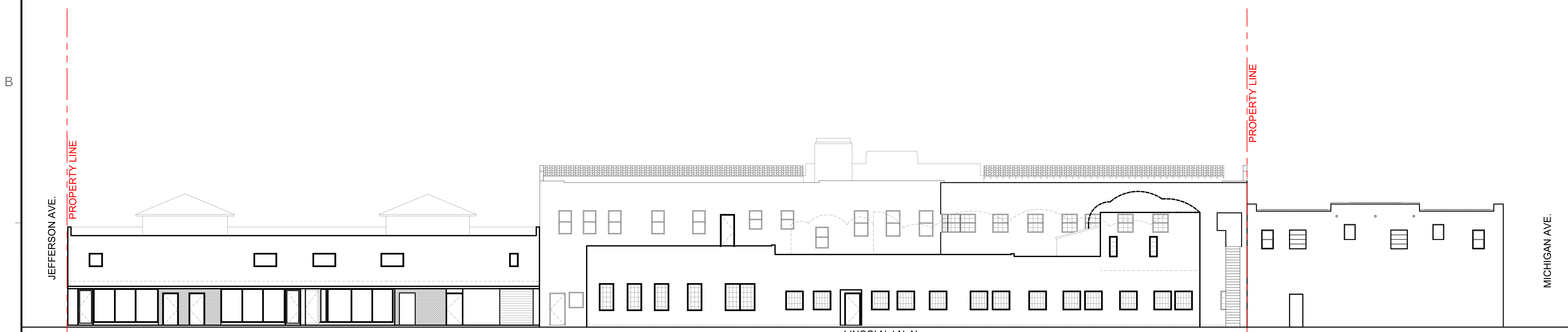
DATE: 10/18/2019

A1.07

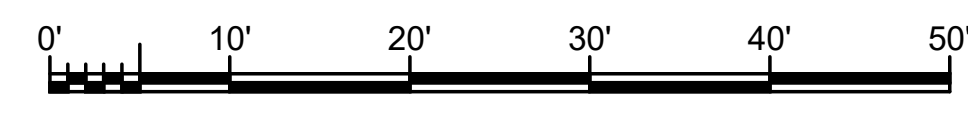
1 2 3 4 5



① ELEVATION ON LINCOLN ROAD Looking North
Scale: 3/32"=1'



② ELEVATION ON LINCOLN LN N
Scale: 3/32"=1'



REVISIONS / SUBMISSIONS

1883

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN, CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, © 2019

927-929 LINCOLN RD
MIAMI BEACH, FL 33139

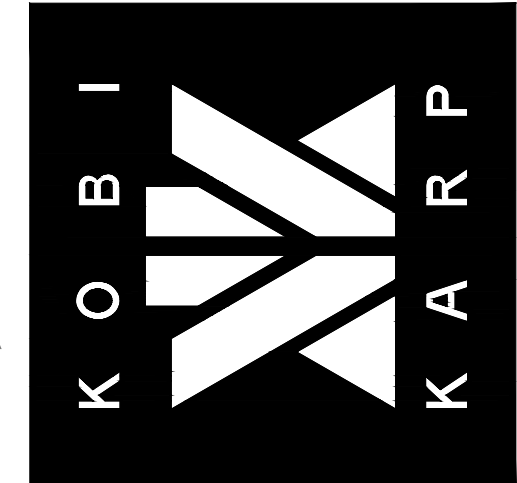
EXISTING ELEVATIONS
FLOOR PLAN



Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING

AIA ASID NCARB
2015 Biscayne Boulevard
Suite 200
Miami, Florida 33137
Tel: 305.573.3766
F: 305.573.3766
WWW.KOBIKARP.COM



DRAWN BY:
CHECKED BY: KK, MP
DATE: 10/18/2019

A1.08

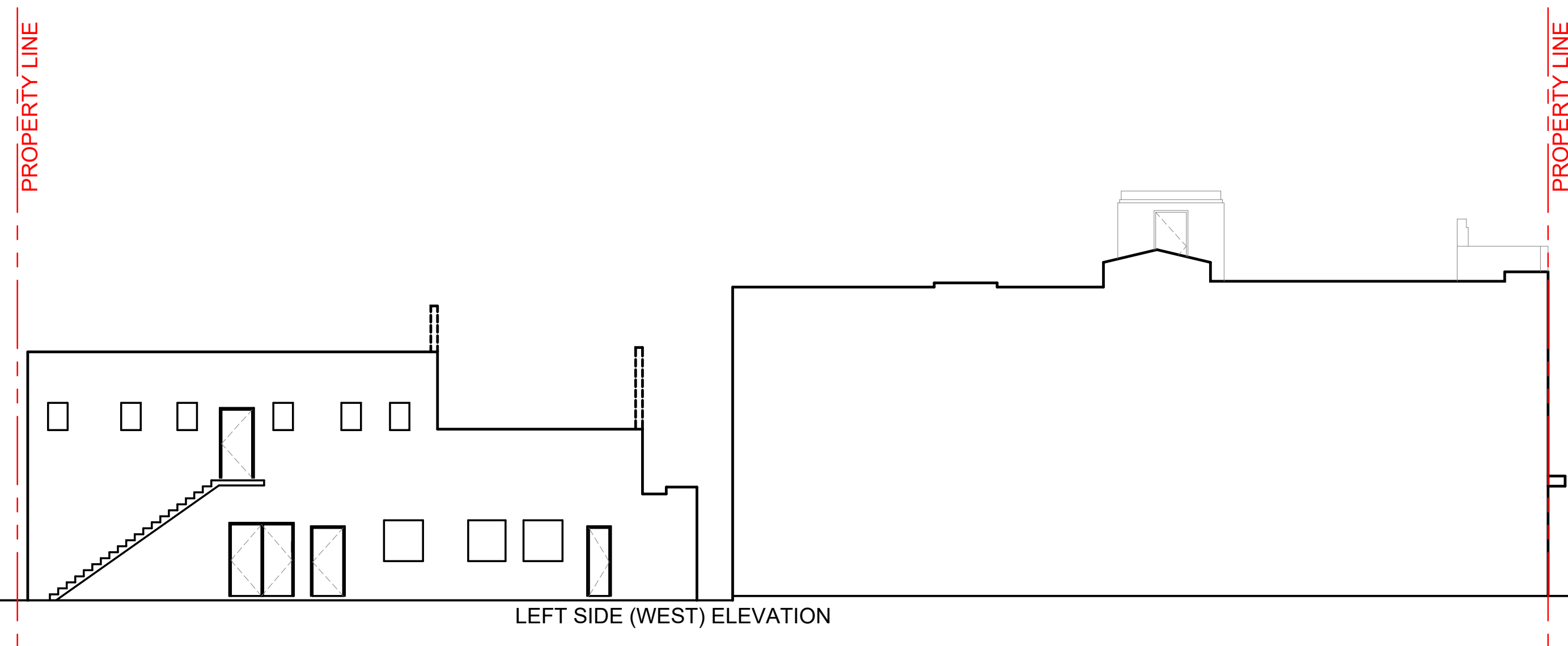
1

2

3

4

5



LINCOLN LN. N

LINCOLN RD.

LEFT SIDE (WEST) ELEVATION

1 WEST ELEVATION

Scale: 3/32"=1'



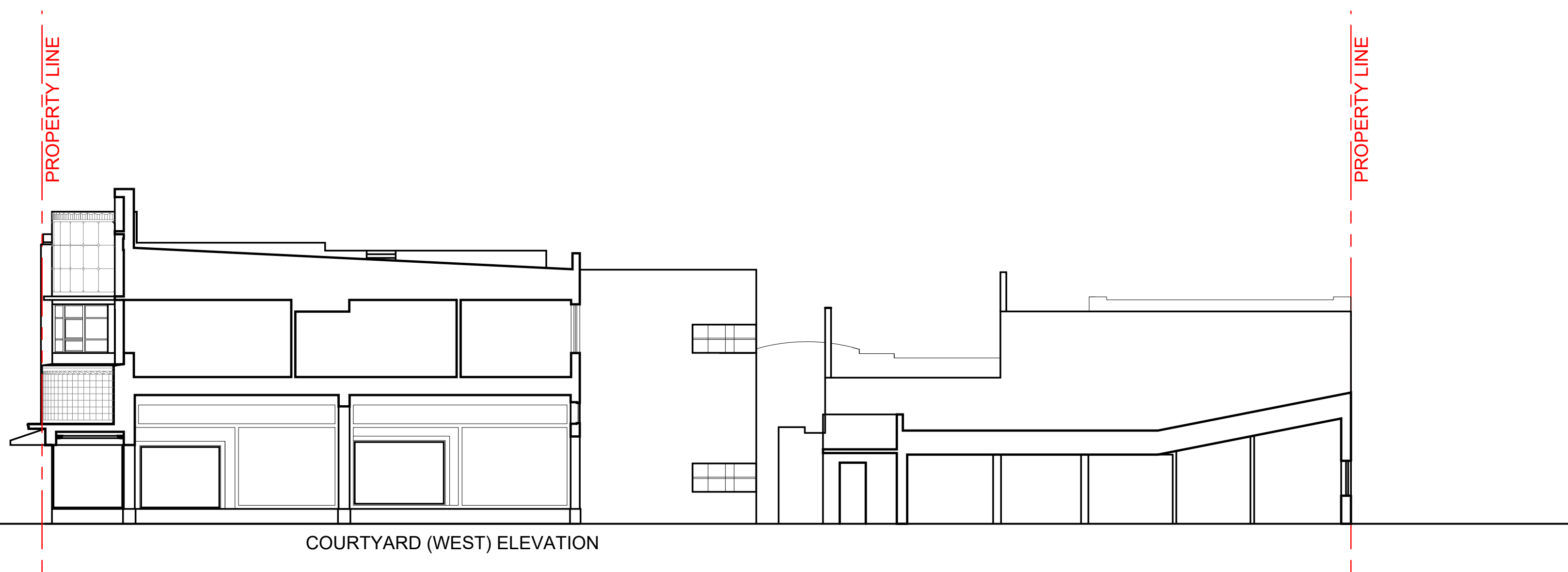
LINCOLN RD.

JEFFERSON AVE.

LINCOLN LN. N

2 EAST ELEVATION (JEFFERSON AVE)

Scale: 3/32"=1'



COURTYARD (WEST) ELEVATION

3 COURTYARD WEST ELEVATION

Scale: 3/32"=1'



REVISIONS / SUBMISSIONS

1883

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN, CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBIKARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBIKARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, © 2019

927-929 LINCOLN RD

MIAMI BEACH, FL 33139

EXISTING ELEVATIONS

FLOOR PLAN

Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING

AIA ASID NCARB

2015 Biscayne Boulevard

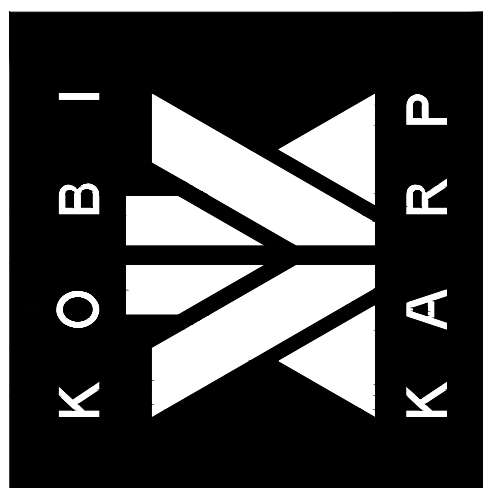
Suite 200

Miami, Florida 33137

Tel: 305.573.3766

F: 305.573.3766

WWW.KOBIKARP.COM



DRAWN BY:

CHECKED BY: KK, MP

DATE: 10/18/2019

A1.09

1

2

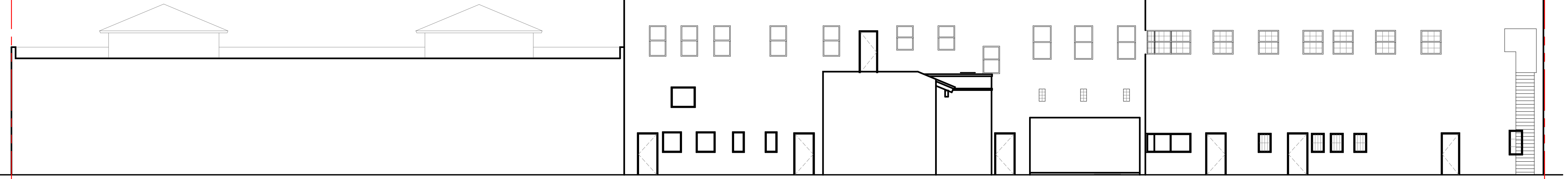
3

4

5

PROPERTY LINE

PROPERTY LINE



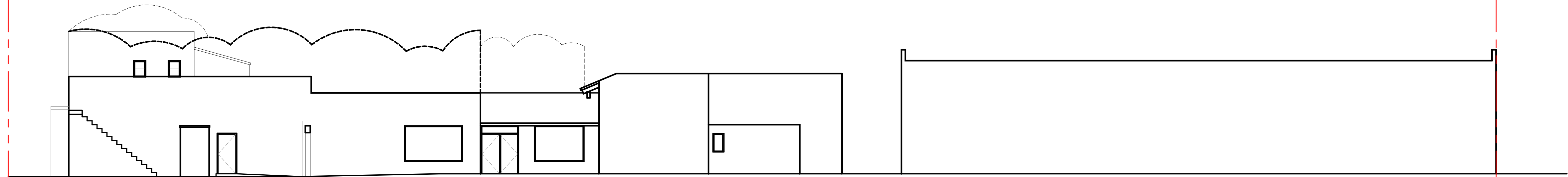
COURTYARD (NORTH) ELEVATION

1 COURTYARD NORTH ELEVATION

Scale: 3/32"=1'

PROPERTY LINE

PROPERTY LINE



COURTYARD (SOUTH) ELEVATION

2 COURTYARD SOUTH ELEVATION

Scale: 3/32"=1'

PROPERTY LINE

PROPERTY LINE

LINCOLN LN. N

LINCOLN RD.



COURTYARD (EAST) ELEVATION

3 COURTYARD EAST ELEVATION

Scale: 3/32"=1'



REVISIONS / SUBMISSIONS

1883

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN, CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOB KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOB KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, © 2019

927-929 LINCOLN RD

MIAMI BEACH, FL 33139

EXISTING ELEVATIONS

FLOOR PLAN

Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING

AIA ASID NCARB

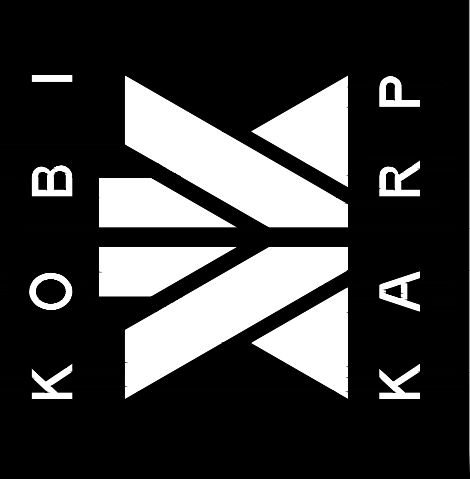
2015 Biscayne Boulevard

Suite 200

Miami, Florida 33137

Tel: 305.573.3766

WWW.KOBKARP.COM

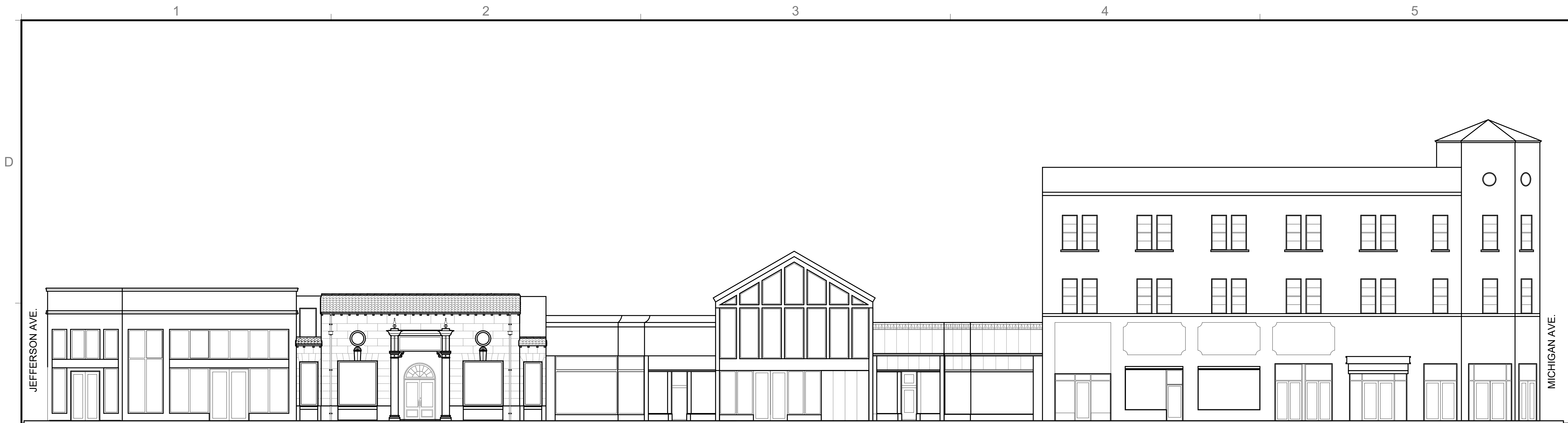


DRAWN BY:

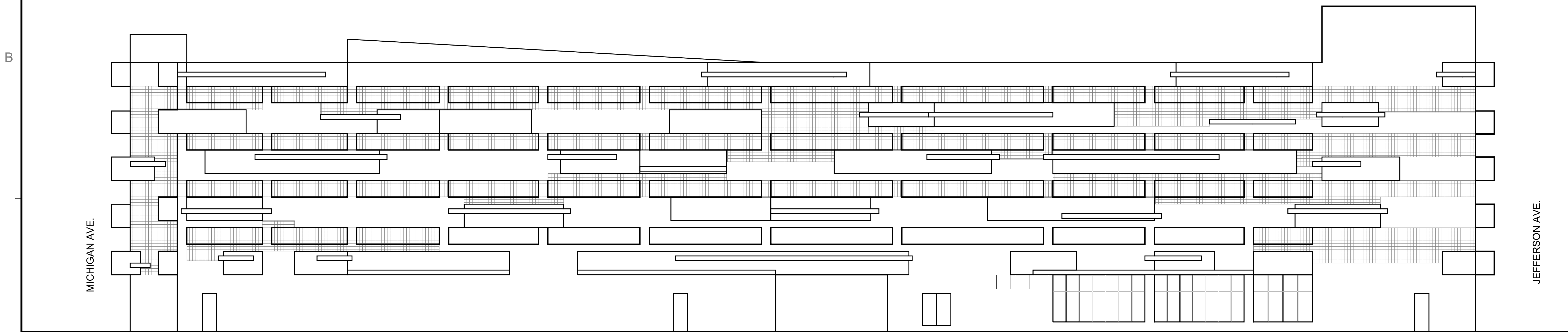
CHECKED BY: KK, MP

DATE: 10/18/2019

A1.10



① CONTEXT ELEVATION ON LINCOLN ROAD (looking South)
Scale: 3/32"=1'



② CONTEXT ELEVATION ON LINCOLN LN N (looking North)
Scale: 3/32"=1'



REVISIONS / SUBMISSIONS

1883

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN, CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, © 2019

927-929 LINCOLN RD
MIAMI BEACH, FL 33139

CONTEXT ELEVATIONS
FLOOR PLAN

ARCHITECTURE
INTERIOR DESIGN
PLANNING

AIA ASID NCARB
2915 Biscayne Boulevard
Miami, Florida 33137
P: 305.573.3766
F: 305.573.3766
WWW.KOBIKARP.COM

Lic. # AR0012578

DRAWN BY: KK, MP
CHECKED BY: KK, MP
DATE: 10/18/2019

A1.11

1

2

3

4

5

D

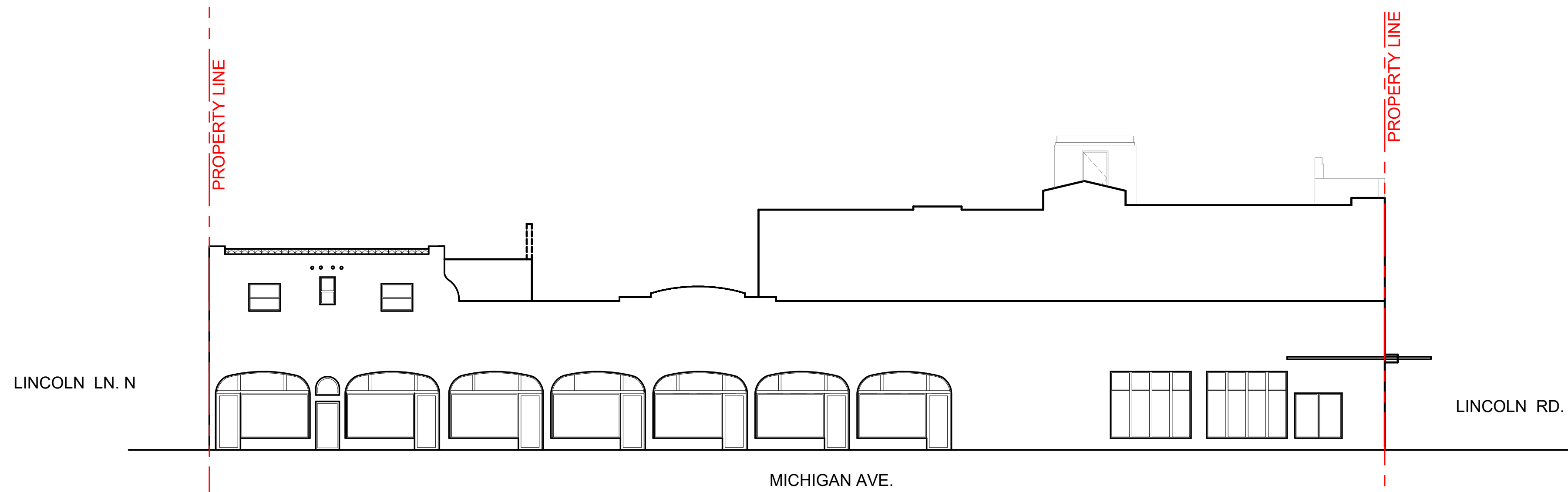
D



① CONTEXT ELEVATION ON JEFFERSON AVE (looking East)
Scale: 3/32"=1'

C

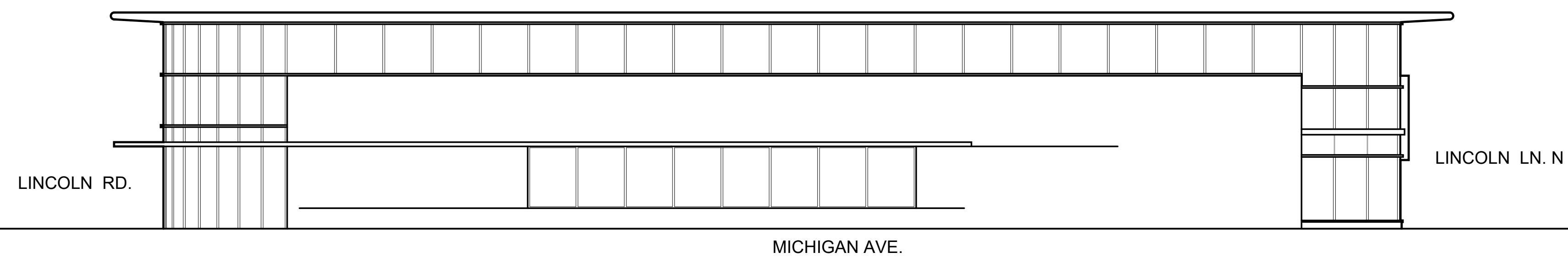
C



③ CONTEXT ELEVATION ON MICHIGAN AVE (looking East)
Scale: 3/32"=1'

B

B



③ CONTEXT ELEVATION ON MICHIGAN AVE (looking West)
Scale: 3/32"=1'

A

A



REVISIONS / SUBMISSIONS

1883

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN, CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBIKARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBIKARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, © 2019

927-929 LINCOLN RD

MIAMI BEACH, FL 33139

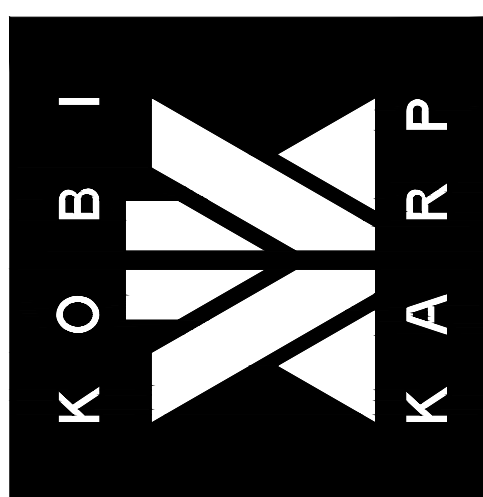
CONTEXT ELEVATIONS
FLOOR PLAN

Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING

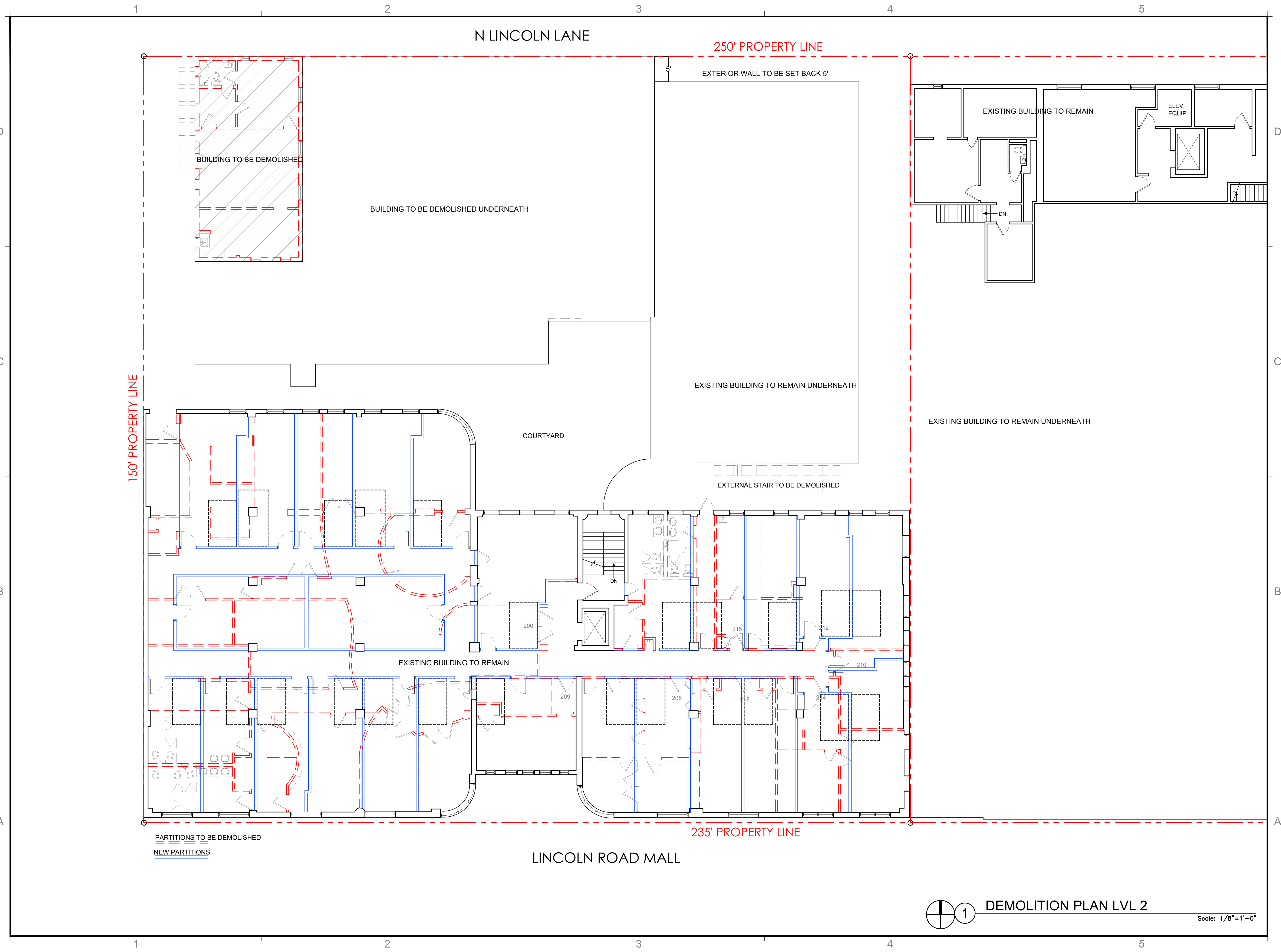
AIA ASID NCARB
2015 Biscayne Boulevard
Suite 200
Miami, Florida 33137
P: 305.573.3766
F: 305.573.3766

WWW.KOBIKARP.COM



DRAWN BY:
CHECKED BY: KK, MP
DATE: 10/18/2019

A1.12



PARTITIONS TO BE DEMOLISHED
 NEW PARTITIONS

REVISIONS / SUBMISSIONS

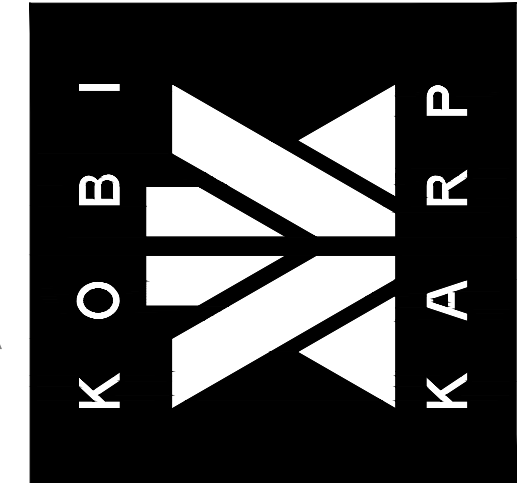
1883

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN, CONSTITUTE THE ORIGINAL AND UNREPRODUCED WORK OF KOBIKARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBIKARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, © 2019

927-929 LINCOLN RD
 MIAMI BEACH, FL 33139
SECOND LEVEL
 DEMOLITION

ARCHITECTURE
 INTERIOR DESIGN
 PLANNING
 AIA ASID NCARB
 2915 Biscayne Boulevard
 Miami, Florida 33137
 P: 305.573.3766
 F: 305.573.3766
 WWW.KOBIKARP.COM
 Lic. # AR0012578

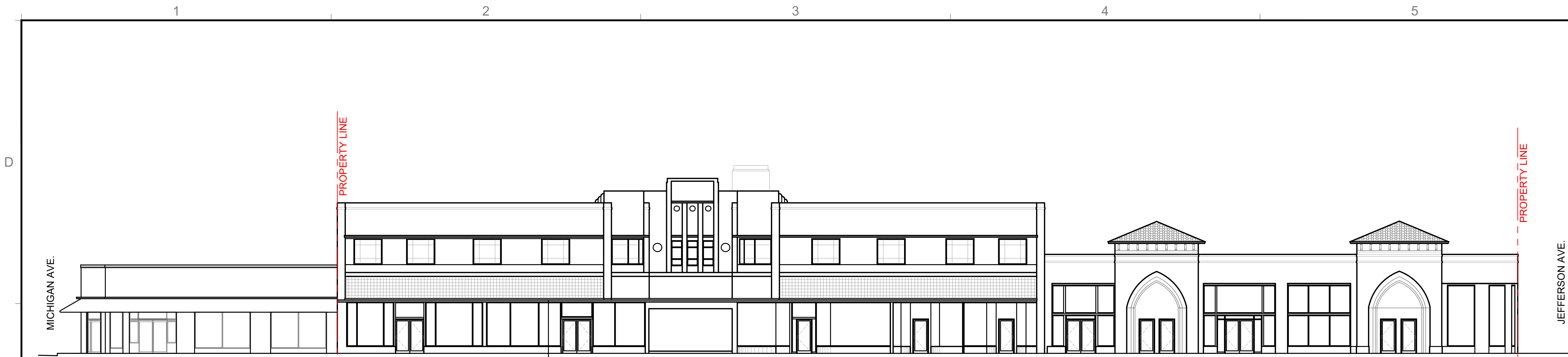
ARCHITECTURE
 INTERIOR DESIGN
 PLANNING
 AIA ASID NCARB
 2915 Biscayne Boulevard
 Miami, Florida 33137
 P: 305.573.3766
 F: 305.573.3766
 WWW.KOBIKARP.COM



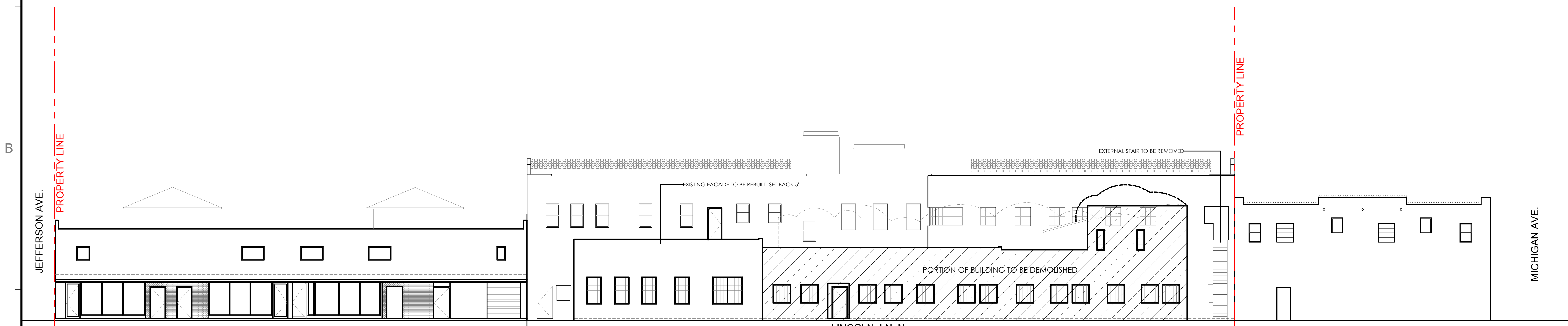
DRAWN BY:
 CHECKED BY: KK, MP
 DATE: 10/18/2019

A2.02

1 DEMOLITION PLAN LVL 2
 Scale: 1/8"=1'-0"



1 DEMOLITION SOUTH ELEVATION
Scale: 3/32"=1'



2 DEMOLITION NORTH ELEVATION
Scale: 3/32"=1'



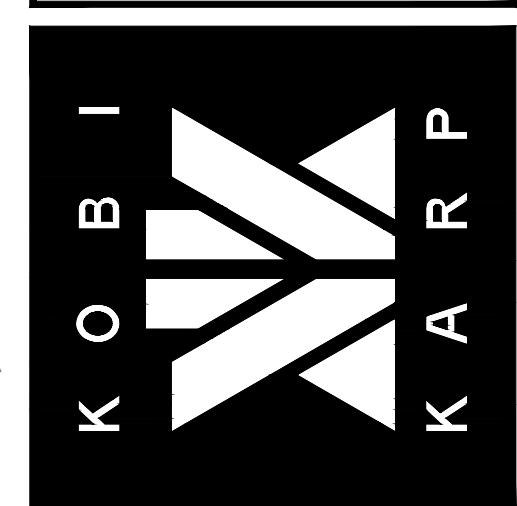
REVISIONS / SUBMISSIONS

1883
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN, CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBIKARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBIKARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, © 2019

927-929 LINCOLN RD
MIAMI BEACH, FL 33139
DEMOLITION ELEVATIONS

Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA ASID NCARB
2915 Biscayne Boulevard
Miami, Florida 33137
P: 305.573.3766
WWW.KOBIKARP.COM



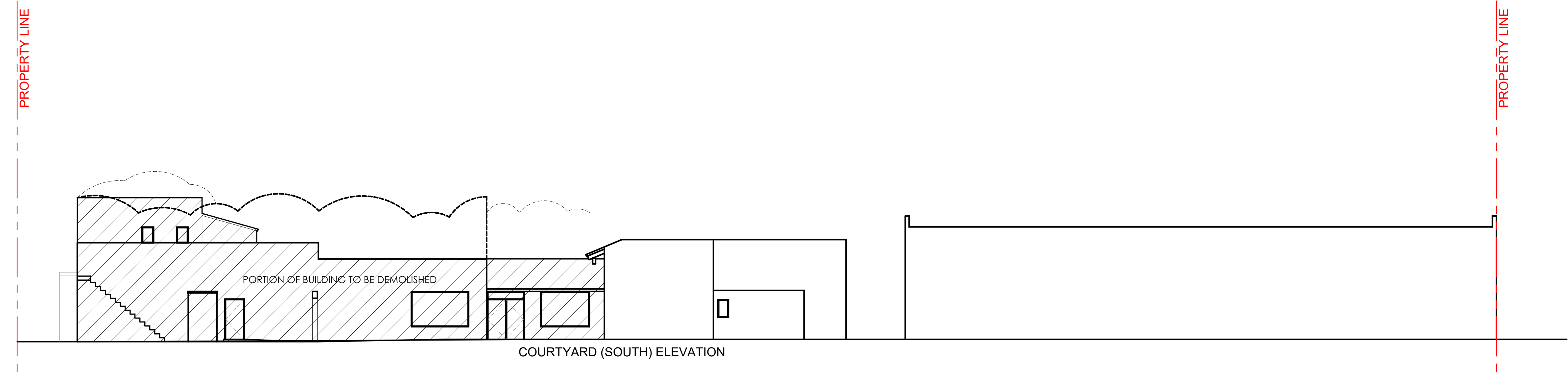
DRAWN BY:
CHECKED BY: KK, MP
DATE: 10/18/2019

A2.03

1 2 3 4 5

D

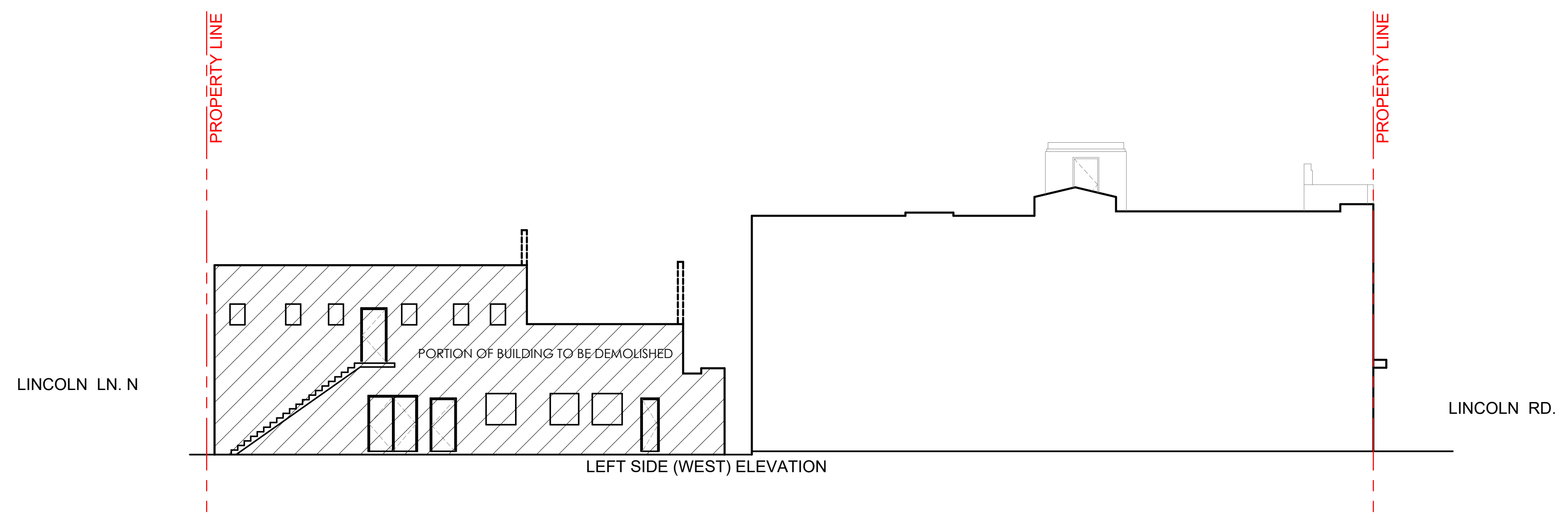
D



① DEMOLITION COURTYARD SOUTH ELEVATION
Scale: 3/32"=1'

C

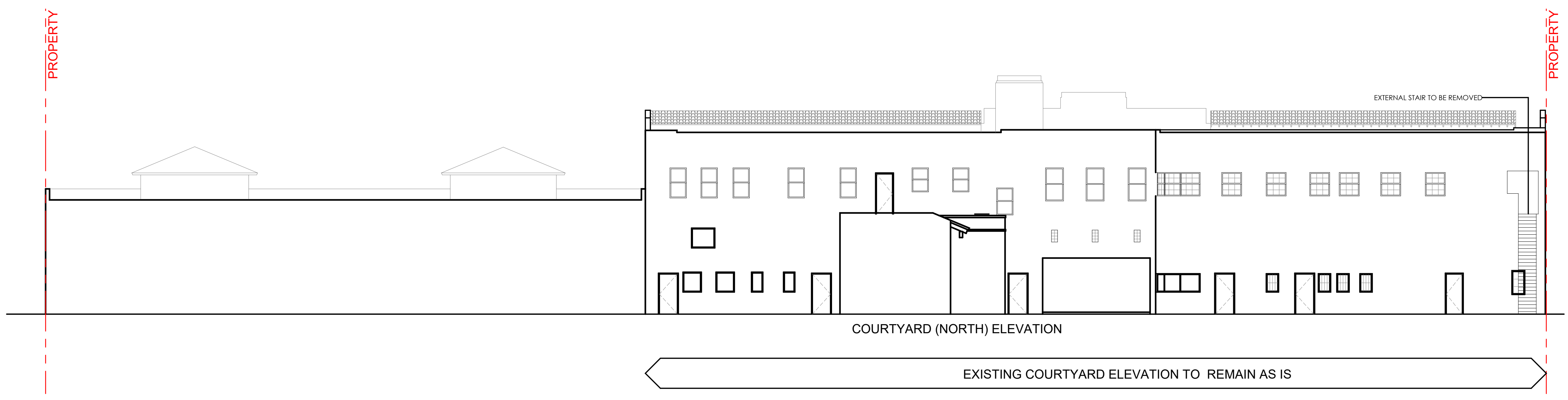
C



② DEMOLITION WEST ELEVATION
Scale: 3/32"=1'

B

B



② DEMOLITION COURTYARD NORTH ELEVATION
Scale: 3/32"=1'

A

A

1 2 3 4 5



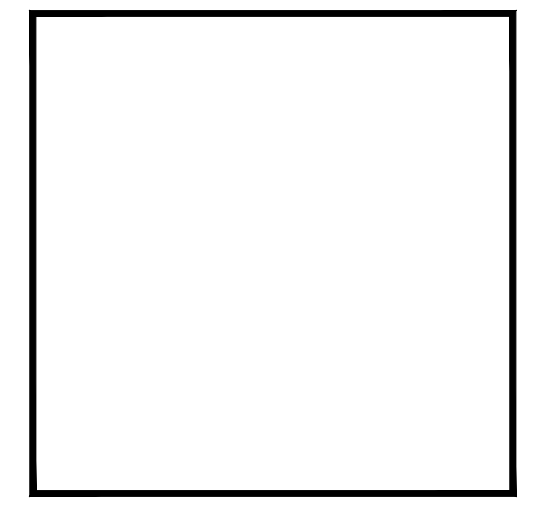
REVISIONS / SUBMISSIONS

1883

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN, CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA # 2019

927-929 LINCOLN RD
MIAMI BEACH, FL 33139

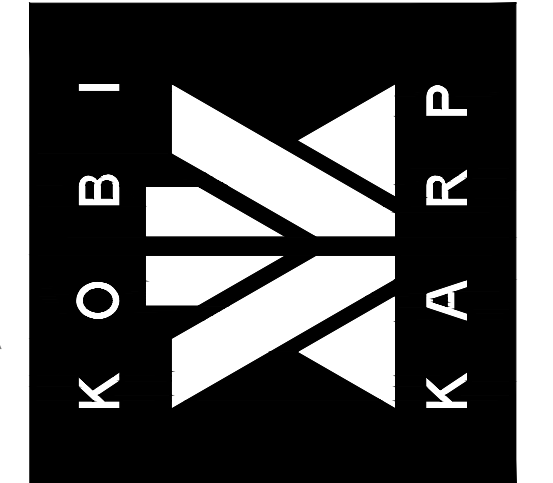
DEMOLITION ELEVATIONS



Lic. # AR0012578

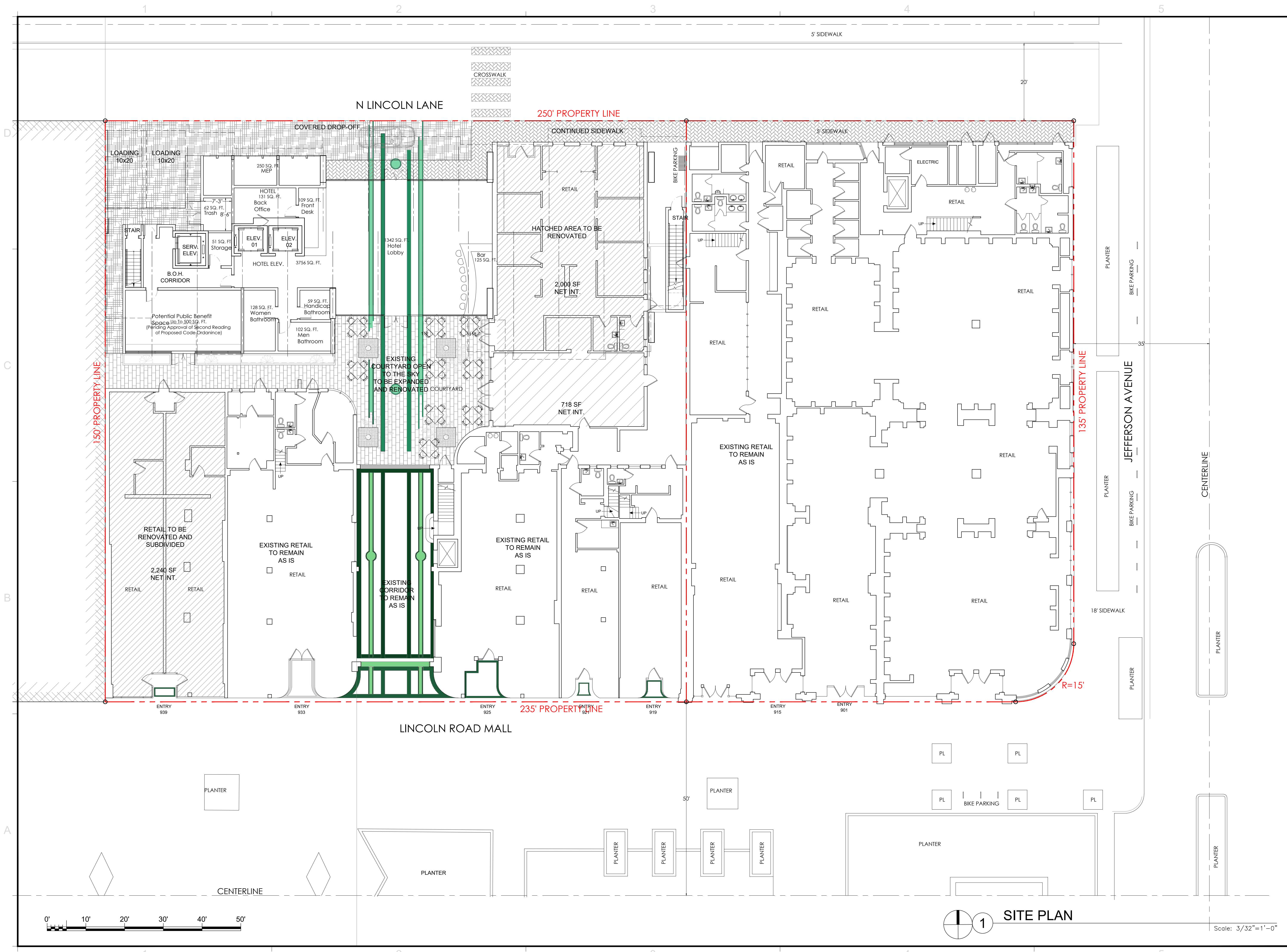
ARCHITECTURE
INTERIOR DESIGN
PLANNING

AIA ASID NCARB
2015 Biscayne Boulevard
Miami, Florida 33137
Tel: 305.573.3766
F: 305.573.3766
WWW.KOBIKARP.COM



DRAWN BY:
CHECKED BY: KK, MP
DATE: 10/18/2019

A2.04



REVISIONS / SUBMISSIONS

1883

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN, CONSTITUTE THE ORIGINAL AND UNREPRODUCIBLE WORK OF KOBKARP AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBKARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, © 2019

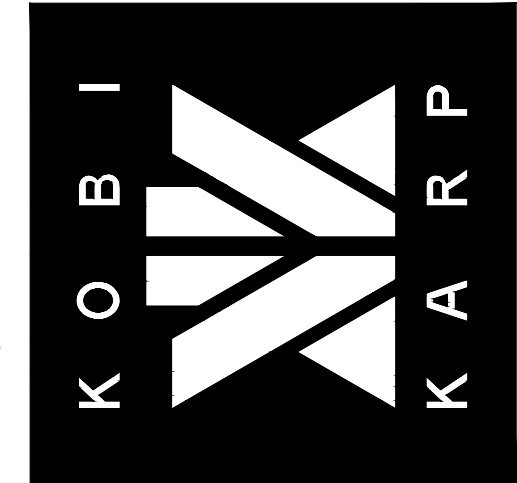
927-929 LINCOLN RD
MIAMI BEACH, FL 33139

SITE PLAN

Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING

AIA ASID NCARB
2015 Biscayne Boulevard
Miami, Florida 33137
P. 305.573.3766
WWW.KOBKARP.COM



DRAWN BY:
CHECKED BY: KK, MP
DATE: 10/18/2019

A3.00



1 SITE PLAN

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