

STERLING BUILDING

927-929 LINCOLN RD, MIAMI BEACH, FL 33139
 PLANNING BOARD FINAL SUBMITTAL - 10-18-2019

SCOPE OF WORK:

- SELECTIVE DEMOLITION TO THE EXISTING STRUCTURES TO THE NORTH OF THE EXISTING STERLING BUILDING
- RENOVATION OF EXISTING STERLING BUILDING SECOND FLOOR TO CONVERT COMMERCIAL SPACE TO 24 LODGING UNITS
- NEW CONSTRUCTION OF A 120 LODGING UNIT HOTEL ON THE NORTH SIDE OF THE PROPERTY

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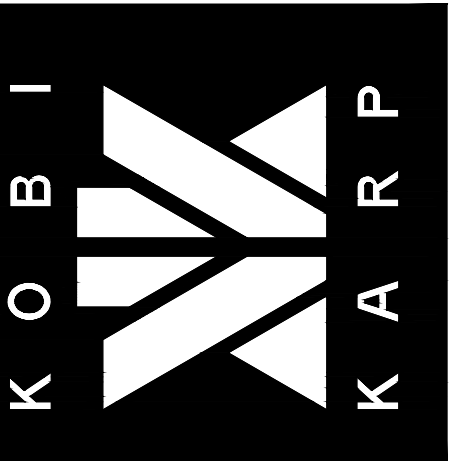
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 MIAMI BEACH, FL 33139

COVER

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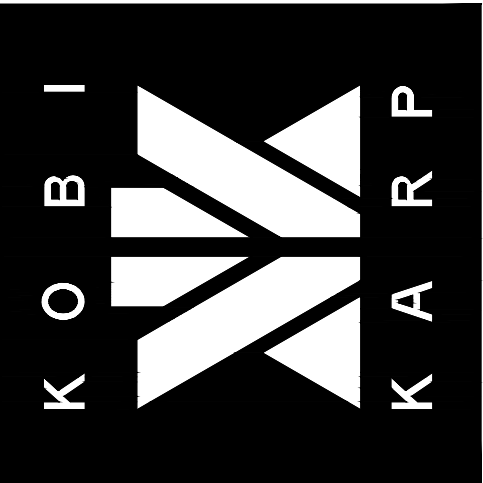
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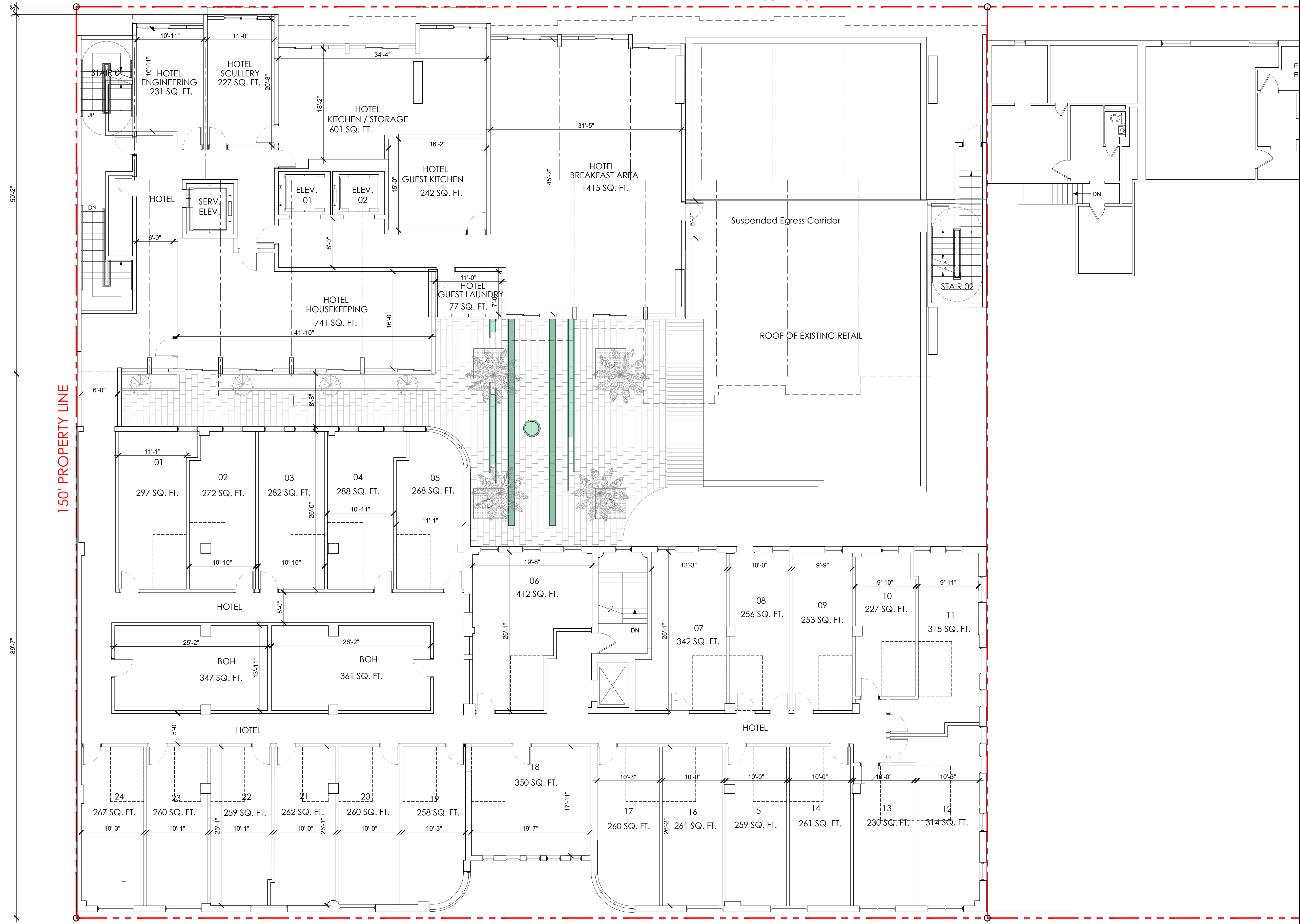
A0.00

N LINCOLN LANE

250' PROPERTY LINE

150' PROPERTY LINE

235' PROPERTY LINE



1 LEVEL 2

Scale: 1/8"=1'

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NO.	DATE	DESCRIPTION

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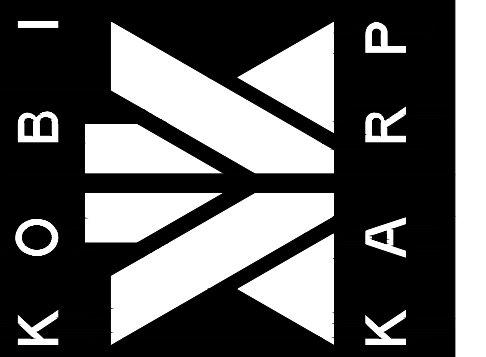
LEVEL 2
FLOOR PLAN

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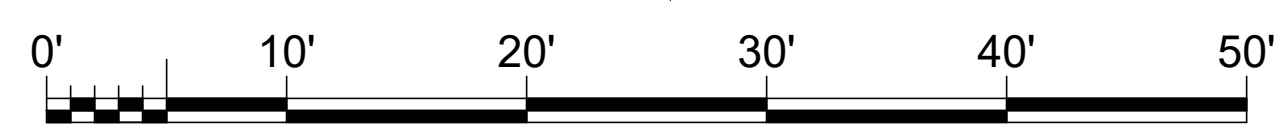


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A3.02



LEVELS 3 AND 6 PLAN

Scale: 1/8"=1'

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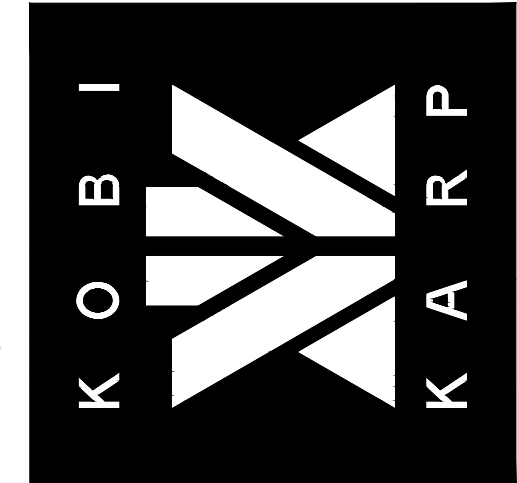
LEVELS 3 - 6
FLOOR PLAN



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A3.03

N LINCOLN LANE

250' PROPERTY LINE

LARGEST PROPOSED TOWER WIDTH
65'-4"

SMALLEST PROPOSED TOWER WIDTH
43'-4"

SMALLEST PROPOSED TOWER SETBACK
84'-8"

150' PROPERTY LINE

LARGEST PROPOSED TOWER SETBACK
100'-7"

235' PROPERTY LINE

LINCOLN ROAD MALL

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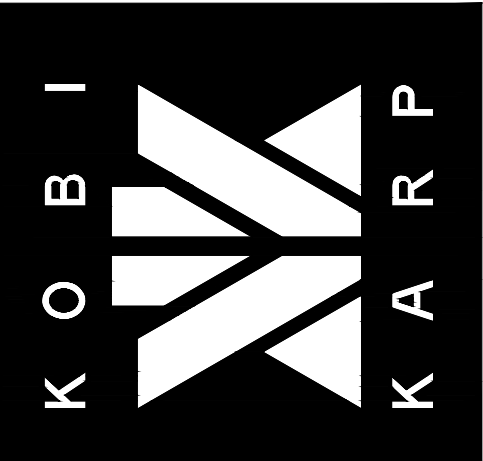
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LEVEL 4 & 7
FLOOR PLAN

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A3.04



LEVEL 4 & 7

Scale: 1/8"=1'



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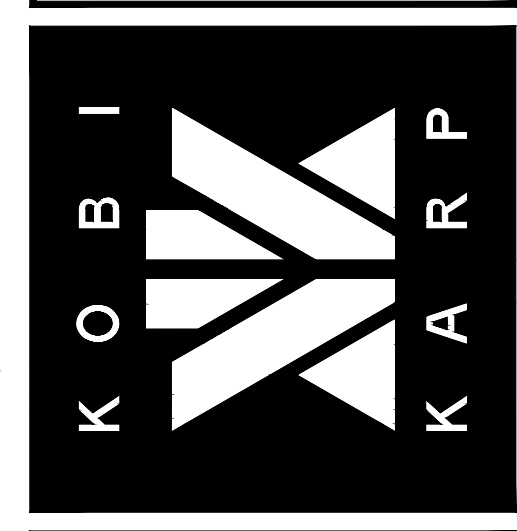
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LEVEL 5
 FLOOR PLAN

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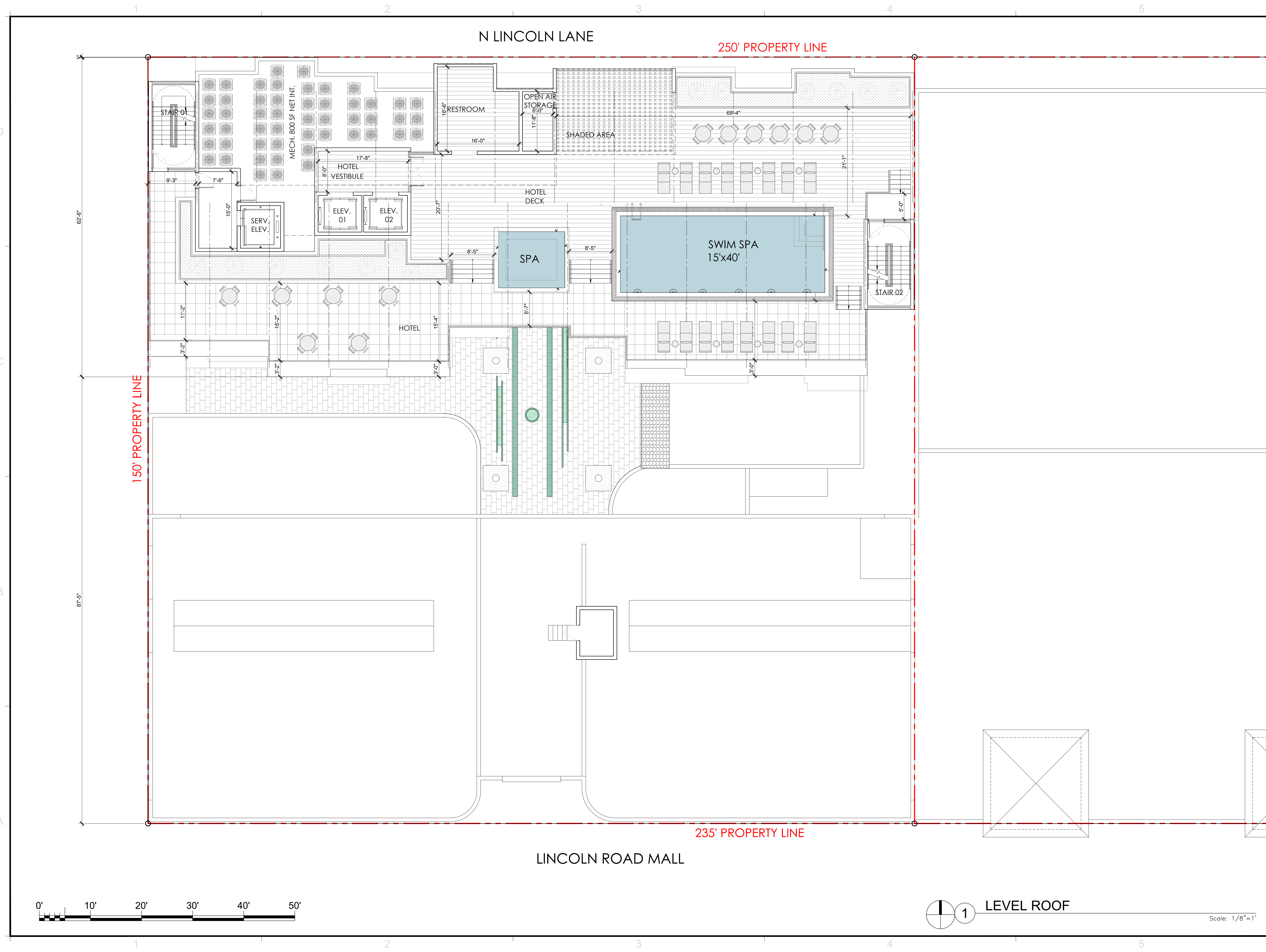
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LEVEL 5

Scale: 1/8"=1'



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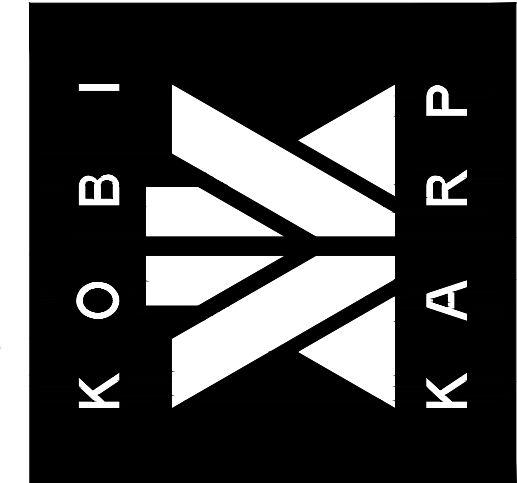
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1 LEVEL ROOF

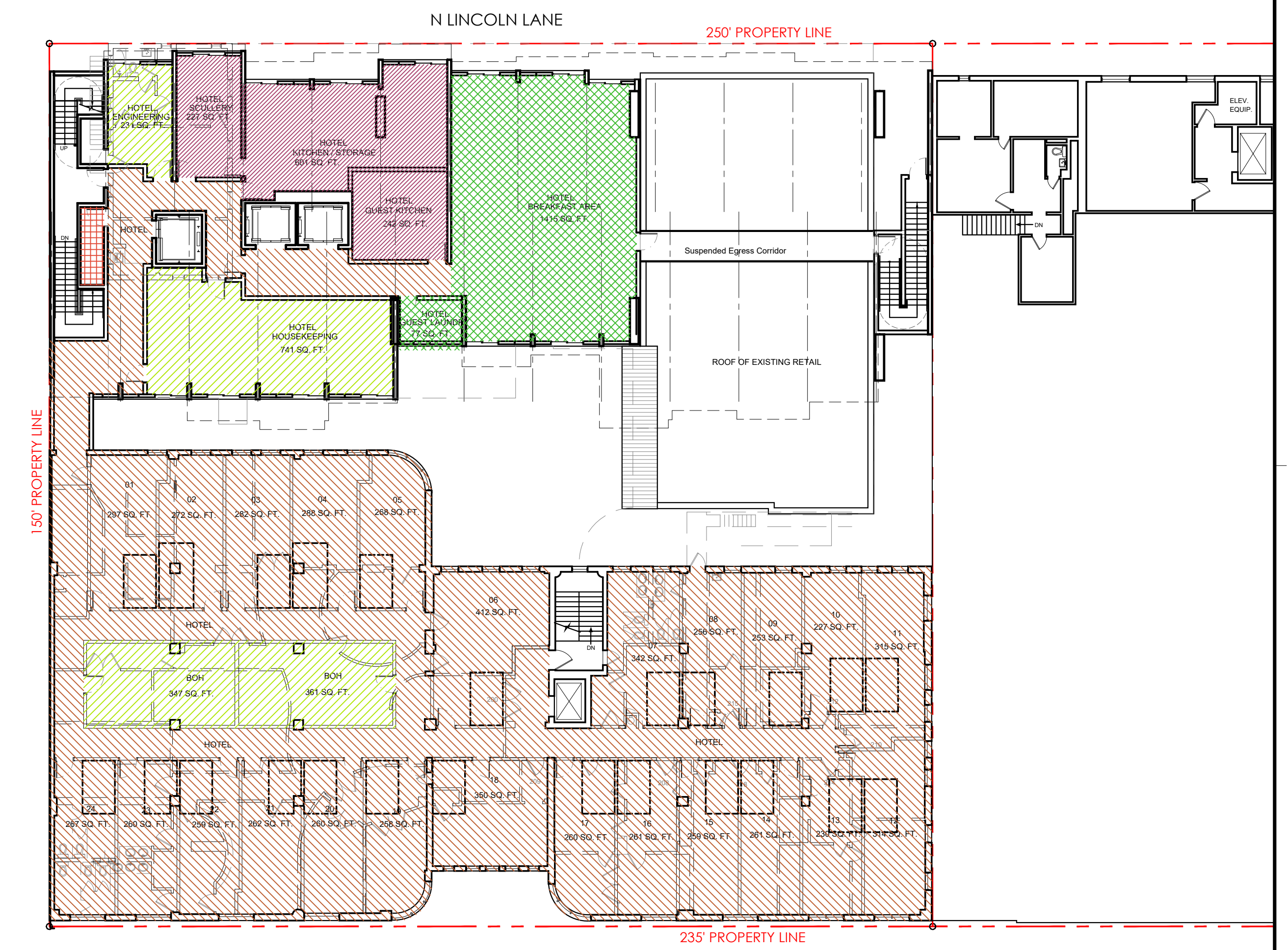
Scale: 1/8"=1'



- ASSEMBLY USE
- KITCHEN
- BUSINESS USE
- STORAGE
- PLANTER

OCCUPANT LOAD		GROUND LEVEL	
USE	OCCUPANT LOAD	AREA	OCCUPANCY
ASSEMBLY USE	15	4385	292.3
KITCHEN	100	65	0.7
BUSINESS USE	100	1072	10.7
STORAGE	300	395	1.3
BENCH SEATING	1/18"	220"	12
OCCUPANTS			317

1 OCCUPANCY CALCULATION - GROUND LEVEL
Scale: 1/16"=1'



- ASSEMBLY USE
- KITCHEN
- BUSINESS USE
- HOTEL
- STORAGE

OCCUPANT LOAD		2nd LEVEL	
USE	OCCUPANT LOAD	AREA	OCCUPANCY
ASSEMBLY USE	15	1470	98.0
KITCHEN	100	1096	11.0
BUSINESS USE	100	1727	17.3
HOTEL	200	9866	49.3
STORAGE	300	52	0.2
OCCUPANTS			176

CLEAR STAIR WIDTH (INCHES)	44
NUMBER OF STAIRS	3
CAPACITY FACTOR	0.3
EGRESS CAPACITY	440

1 OCCUPANCY CALCULATION - 2ND LEVEL
Scale: 1/16"=1'

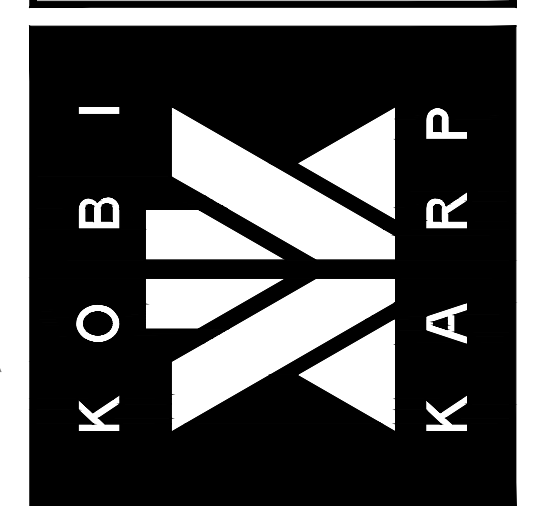
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OCCUPANT LOAD
1ST AND 2ND LEVEL

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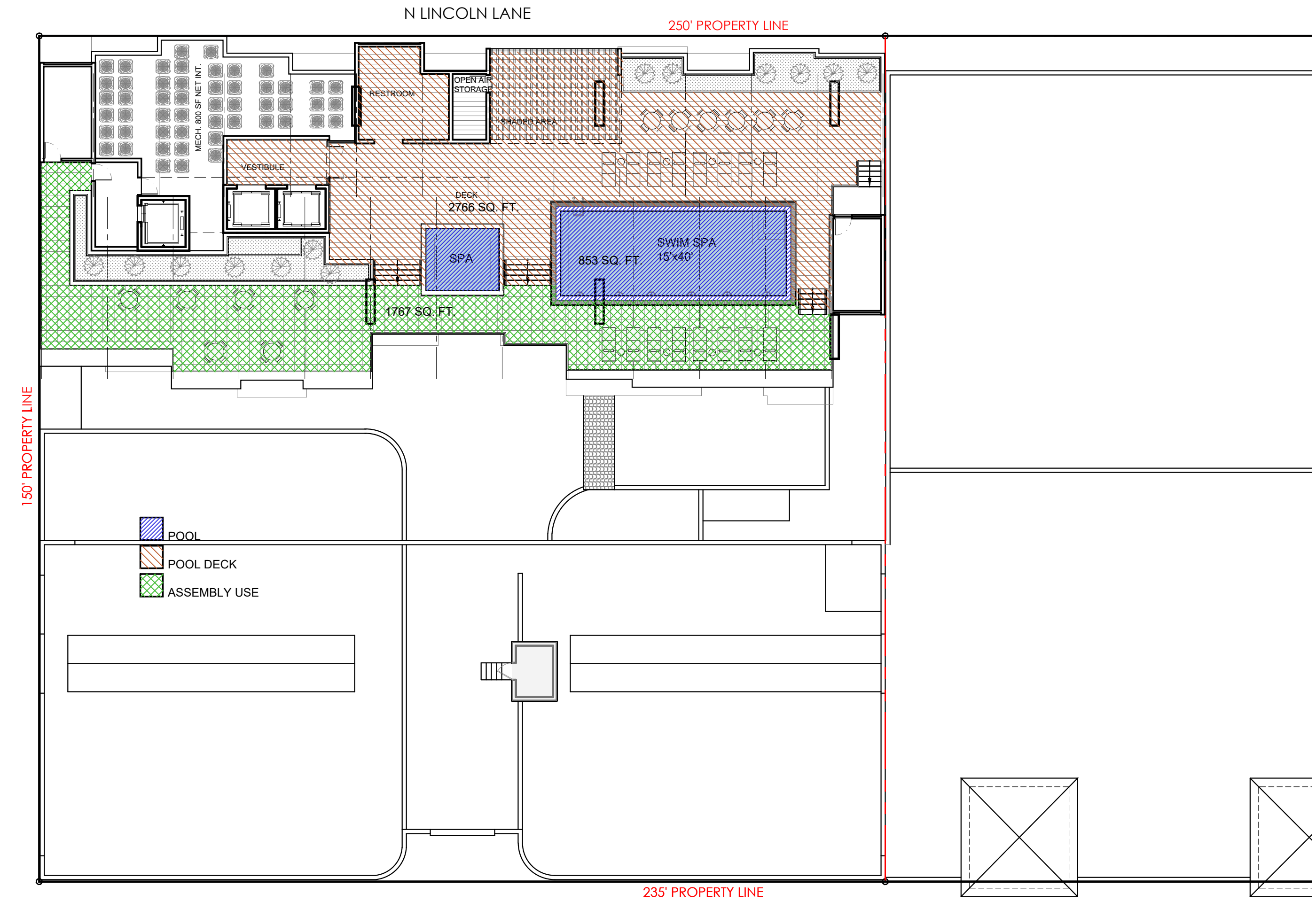


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A3.07

1 2 3 4 5

D
C
B
A



OCCUPANT LOAD		ROOF LEVEL	
USE	OCCUPANT LOAD	AREA	OCCUPANCY
POOL	50	853	17.1
POOL DECK	30	2766	92.2
ASSEMBLY USE	15	1767	117.8
OCCUPANTS			227
CLEAR STAIR WIDTH (INCHES)			44
NUMBER OF STAIRS			2
CAPACITY FACTOR			0.3
EGRESS CAPACITY			293

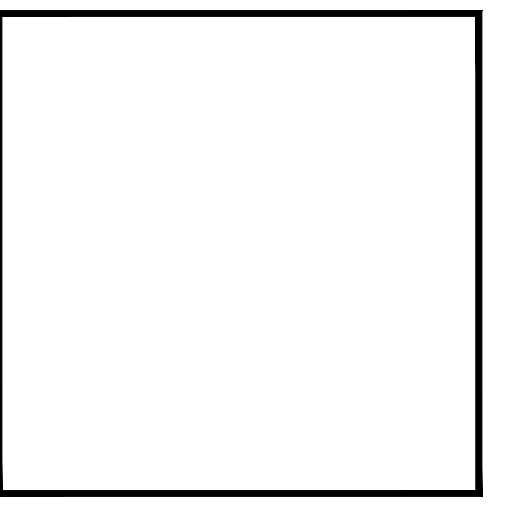
1 OCCUPANCY CALCULATION - ROOF LEVEL
Scale: 1/16"=1'

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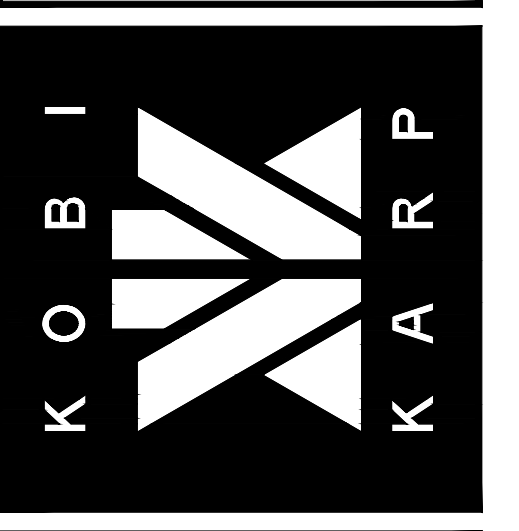
OCCUPANT LOAD
ROOF LEVEL



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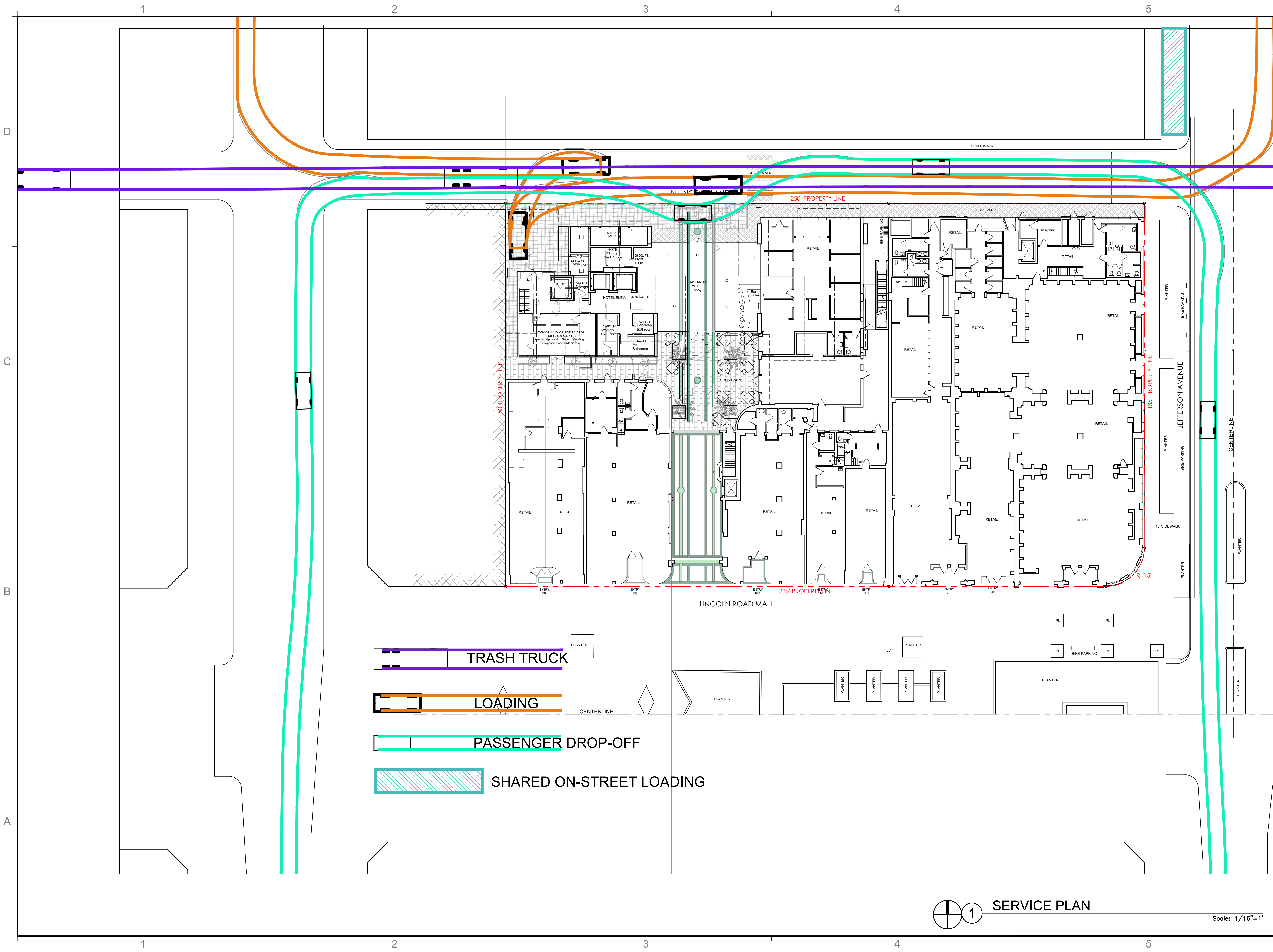
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A3.08

1 2 3 4 5



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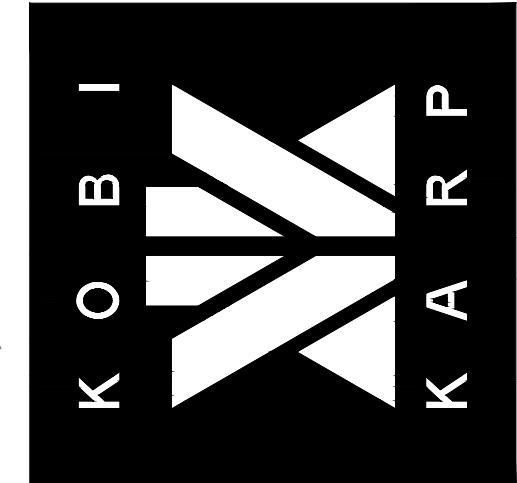
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SERVICE PLAN
FLOOR PLAN

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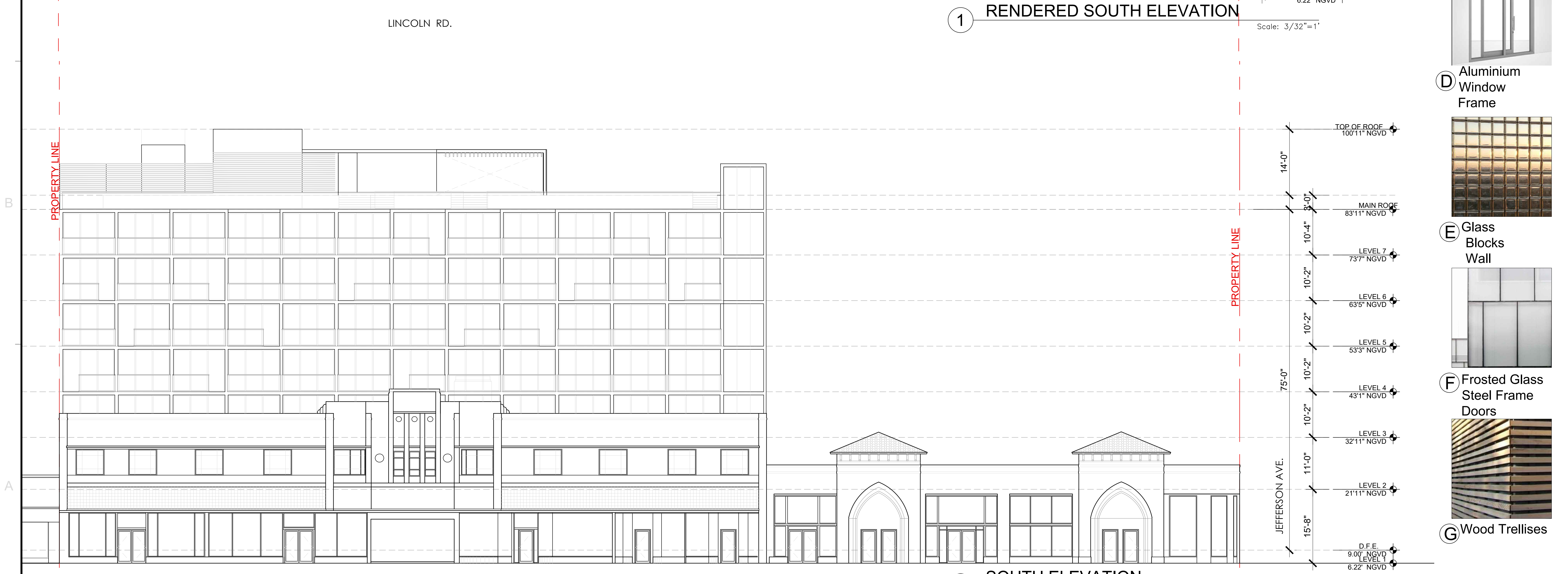
1 SERVICE PLAN

Scale: 1/16"=1'



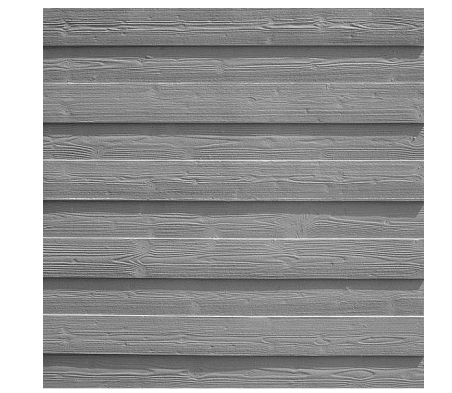
1 RENDERED SOUTH ELEVATION

Scale: 3/32"=1'



2 SOUTH ELEVATION

Scale: 3/32"=1'



A Exposed Concrete



B Glass Railing



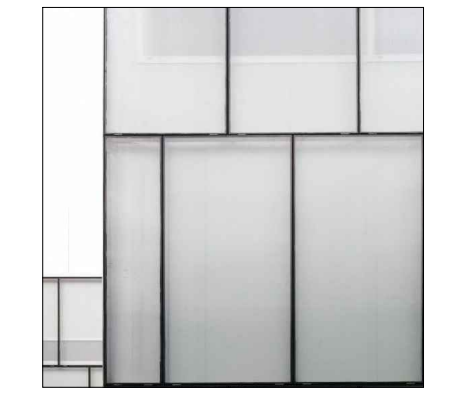
C Painted Scored Stucco



D Aluminium Window Frame



E Glass Blocks Wall



F Frosted Glass Steel Frame Doors



G Wood Trellises

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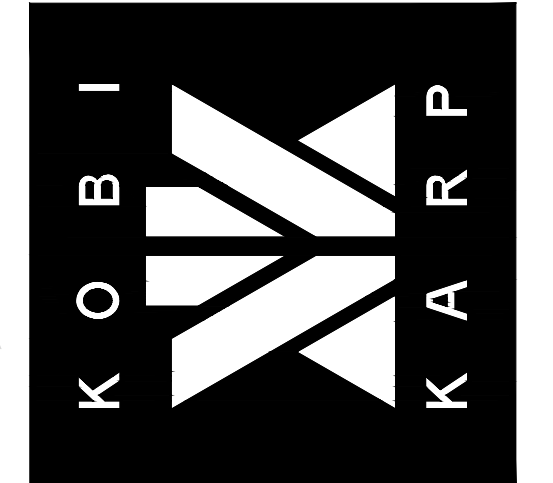
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SOUTH ELEVATION

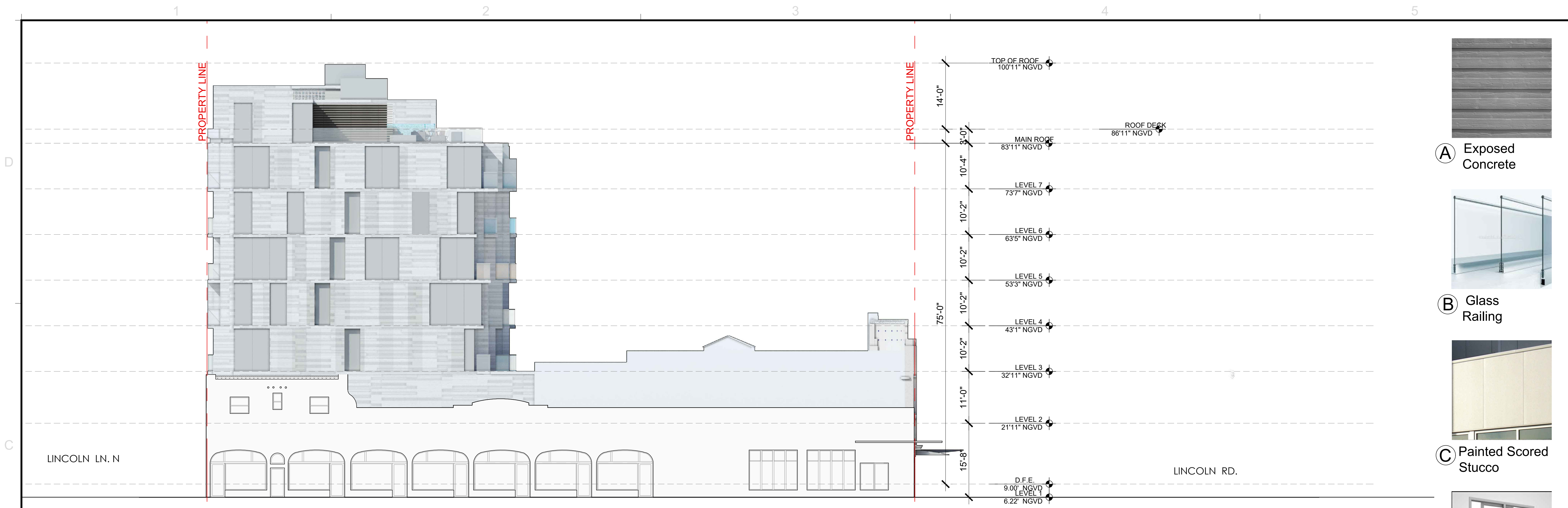
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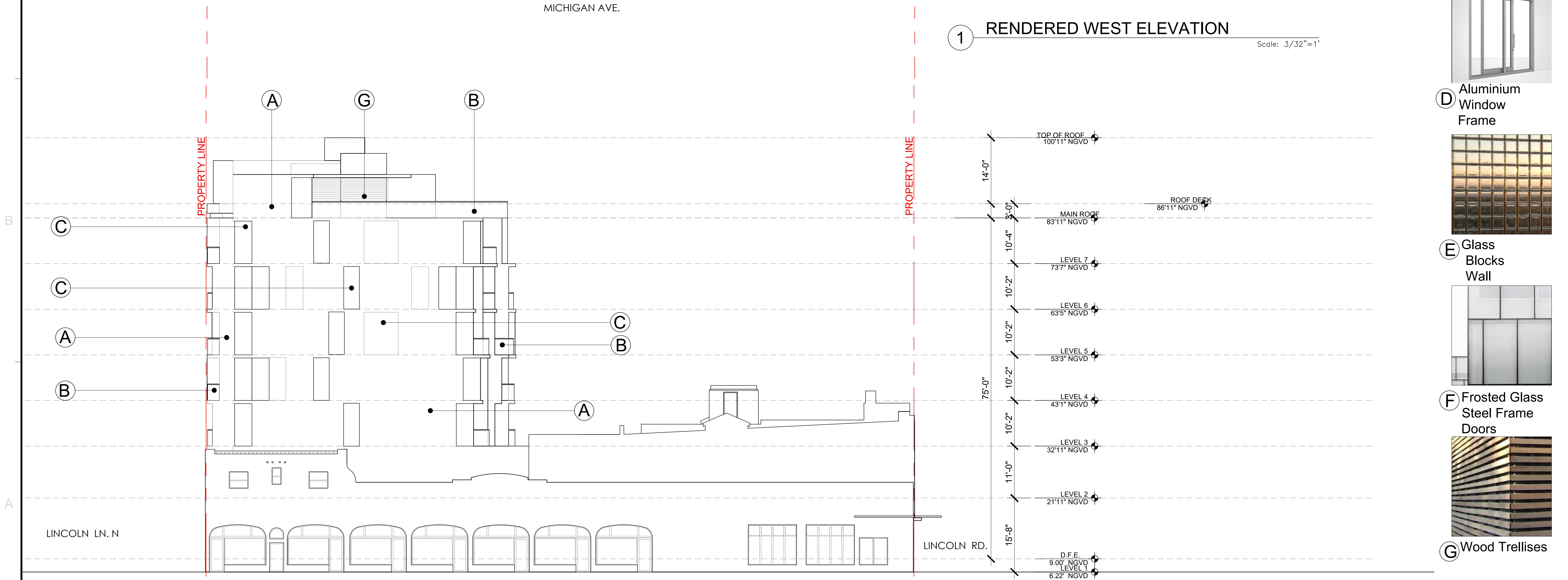
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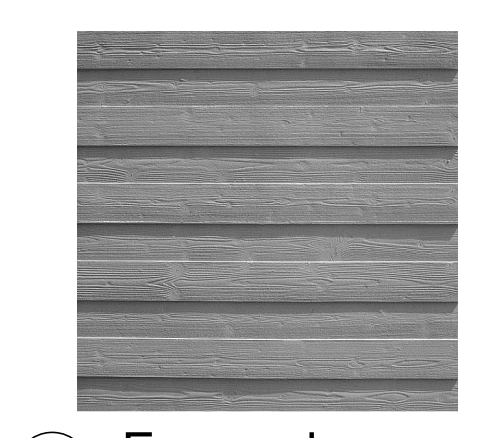
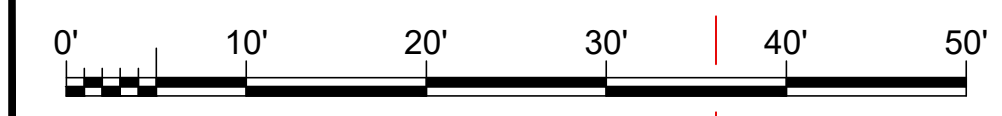
1 RENDERED WEST ELEVATION

Scale: 3/32"=1'



2 WEST ELEVATION

Scale: 3/32"=1'



A Exposed Concrete



B Glass Railing



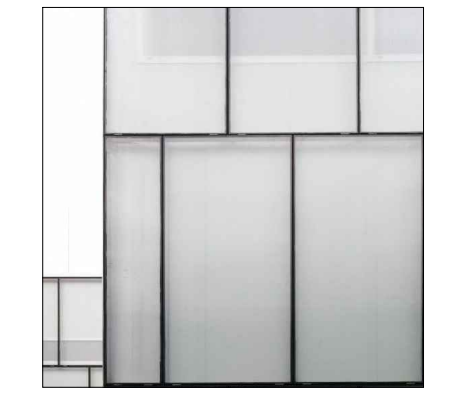
C Painted Scored Stucco



D Aluminium Window Frame



E Glass Blocks Wall



F Frosted Glass Steel Frame Doors



G Wood Trellises

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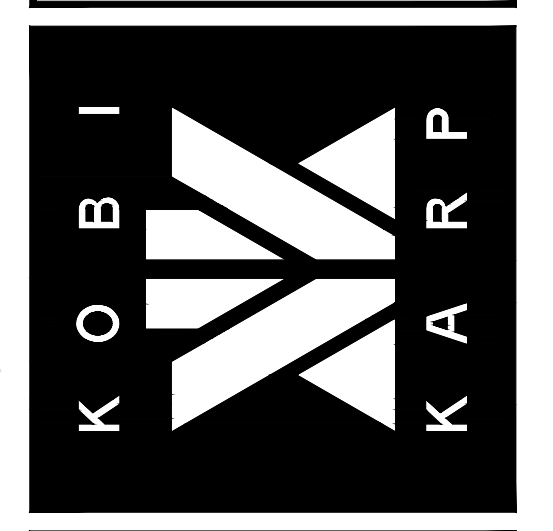
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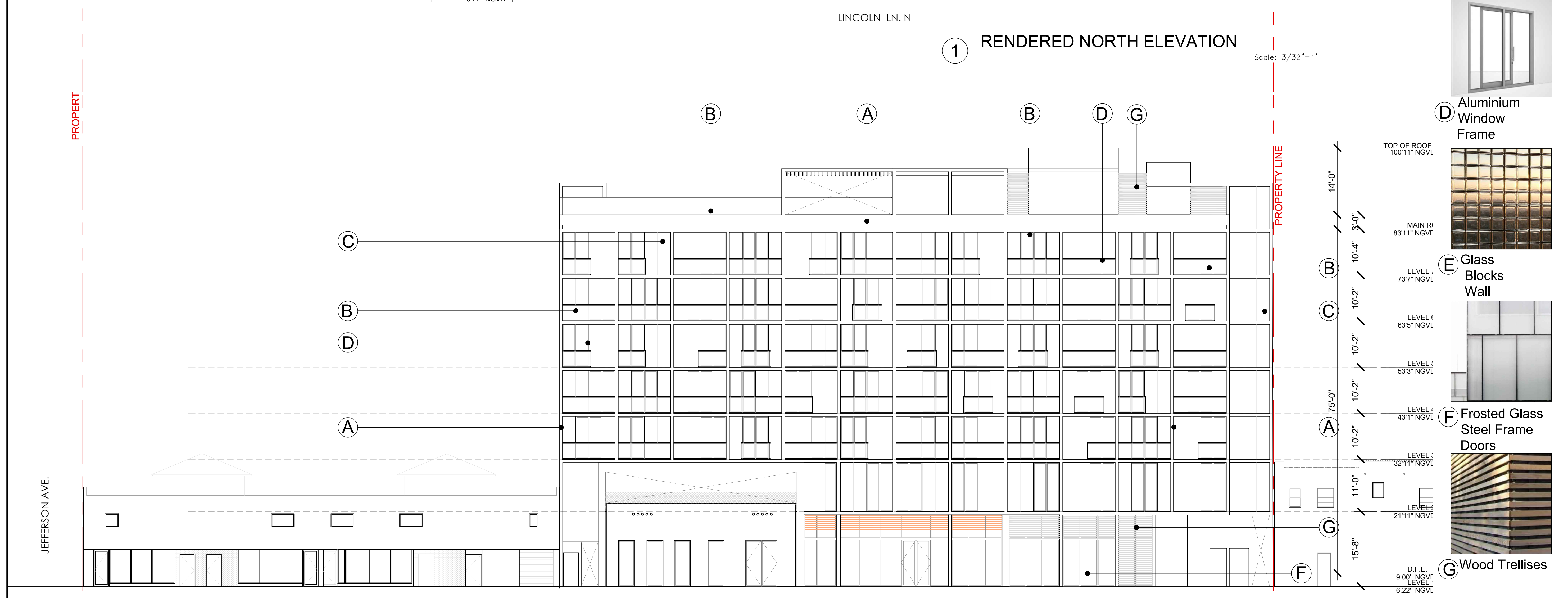
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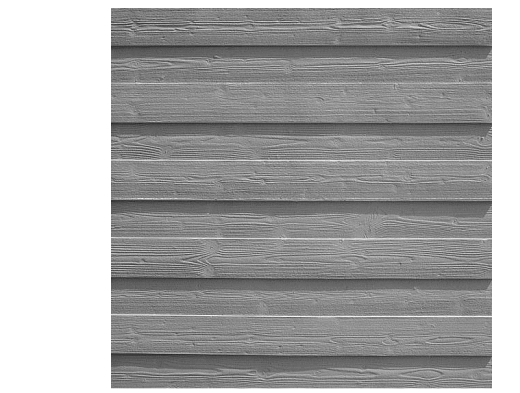
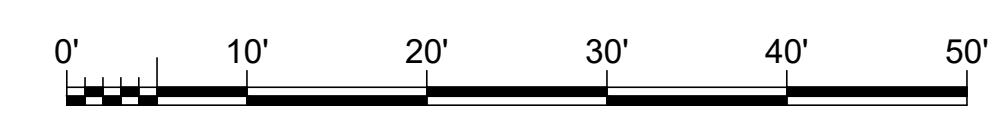
1 RENDERED NORTH ELEVATION

Scale: 3/32"=1'



2 NORTH ELEVATION

Scale: 3/32"=1'



A Exposed Concrete



B Glass Railing



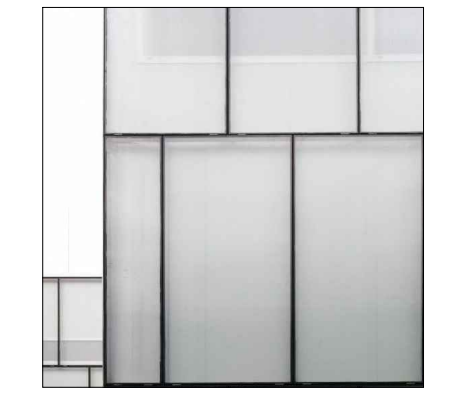
C Painted Scored Stucco



D Aluminium Window Frame



E Glass Blocks Wall



F Frosted Glass Steel Frame Doors



G Wood Trellises

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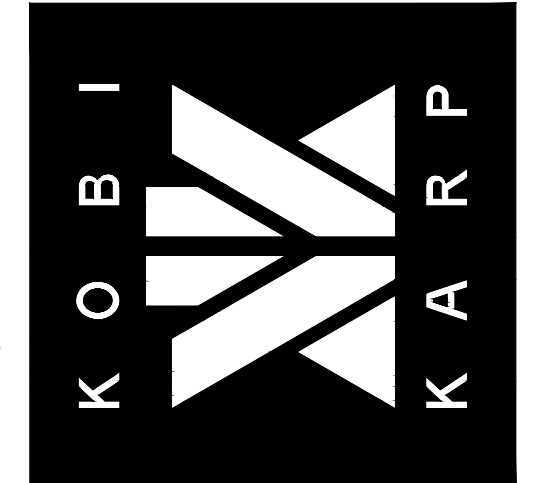
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NORTH ELEVATION

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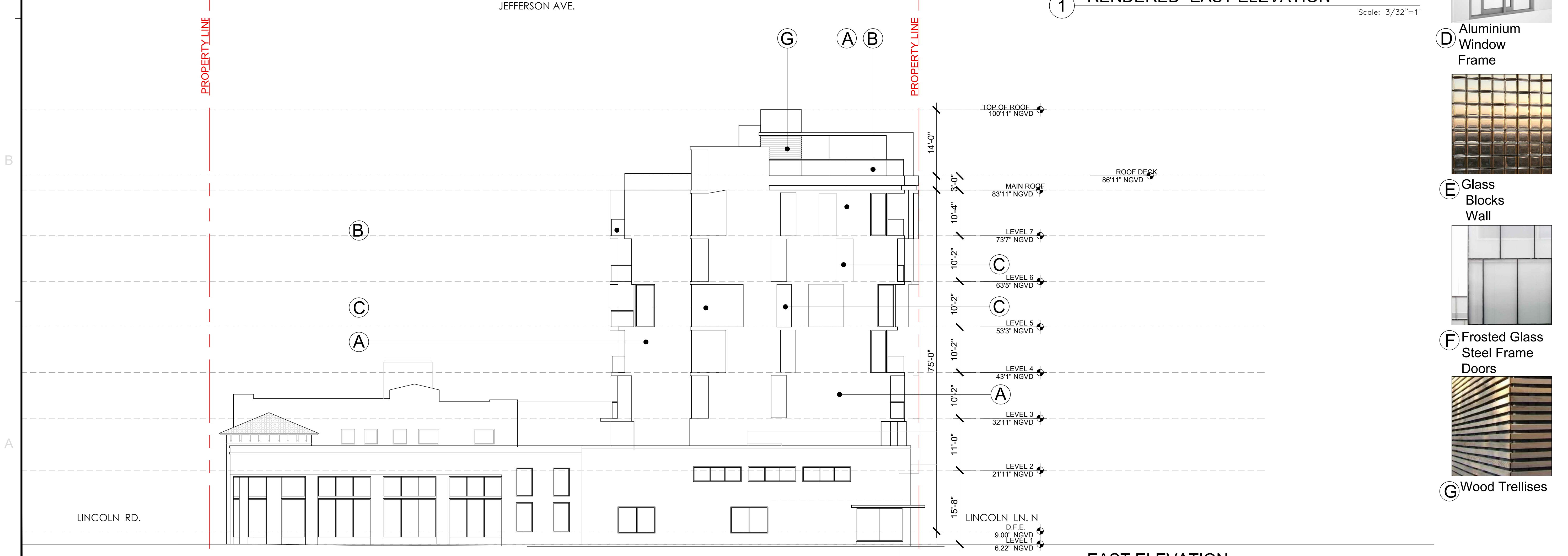
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A4.03



1 RENDERED EAST ELEVATION Scale: 3/32"=1"



2 EAST ELEVATION Scale: 3/32"=1"

-  (A) Exposed Concrete
-  (B) Glass Railing
-  (C) Painted Scored Stucco
-  (D) Aluminium Window Frame
-  (E) Glass Blocks Wall
-  (F) Frosted Glass Steel Frame Doors
-  (G) Wood Trellises

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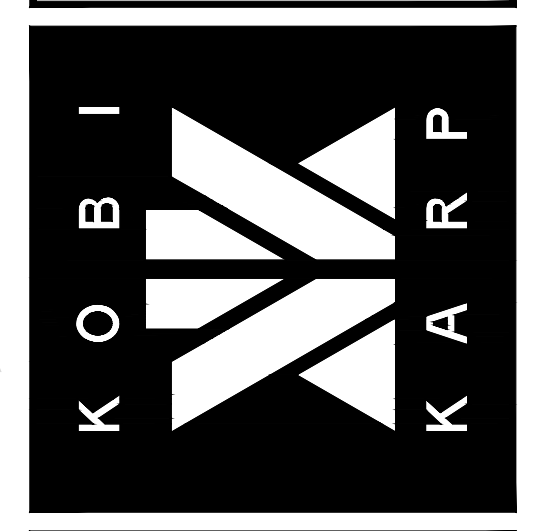
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EAST ELEVATION

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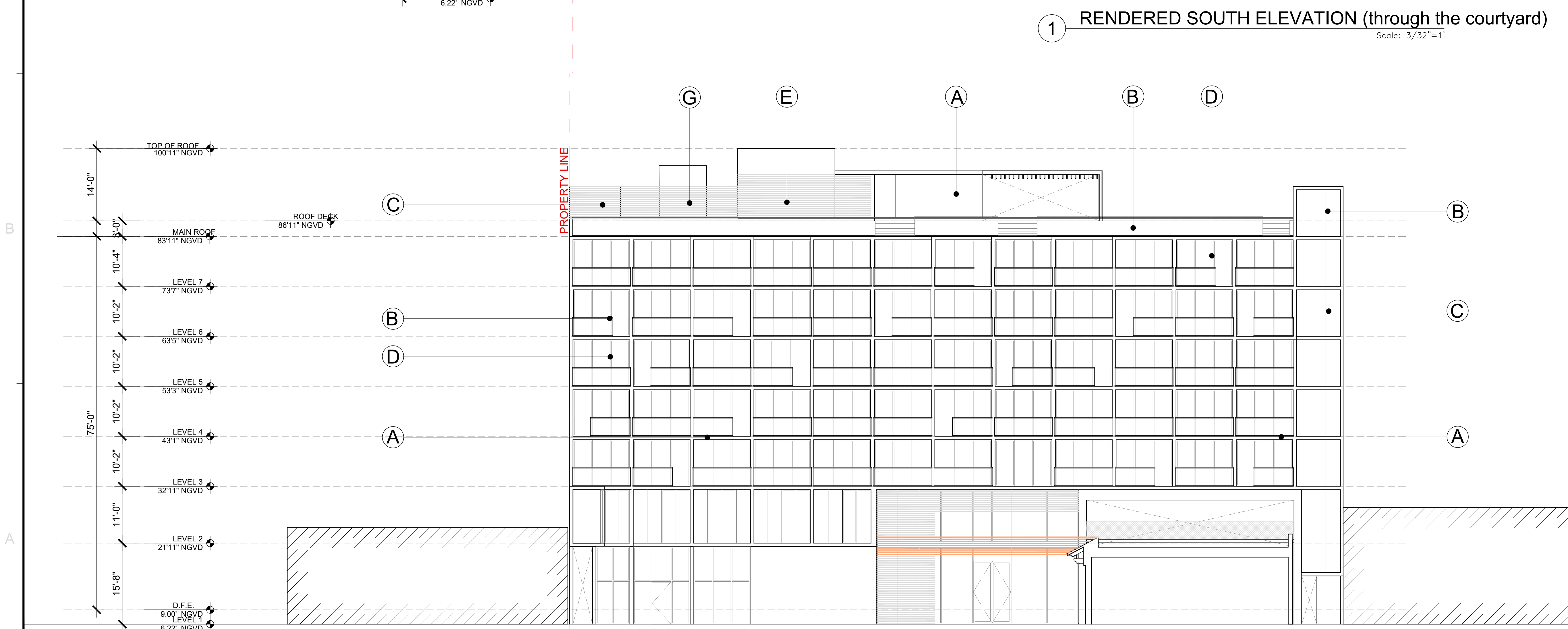
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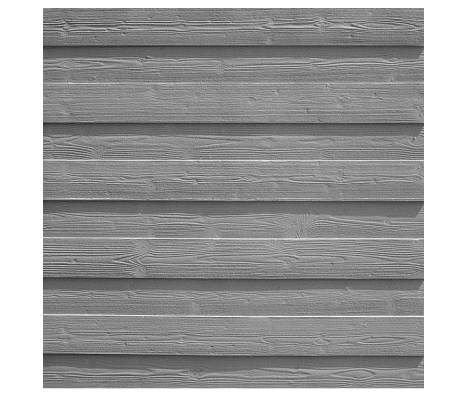




1 RENDERED SOUTH ELEVATION (through the courtyard)
Scale: 3/32"=1'



2 SOUTH ELEVATION (through the courtyard)
Scale: 3/32"=1'



A Exposed Concrete



B Glass Railing



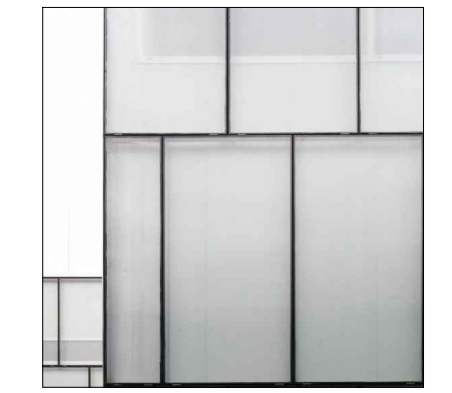
C Painted Scored Stucco



D Aluminium Window Frame



E Glass Blocks Wall



F Frosted Glass Steel Frame Doors



G Wood Trellises

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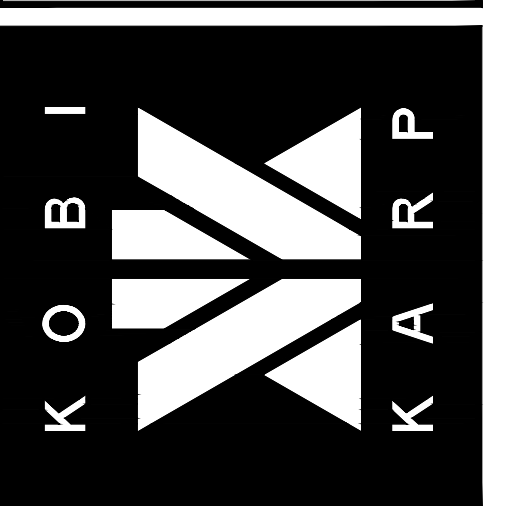
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A4.05

1

2

3

4

5

D

D

C

C

B

B

A

A

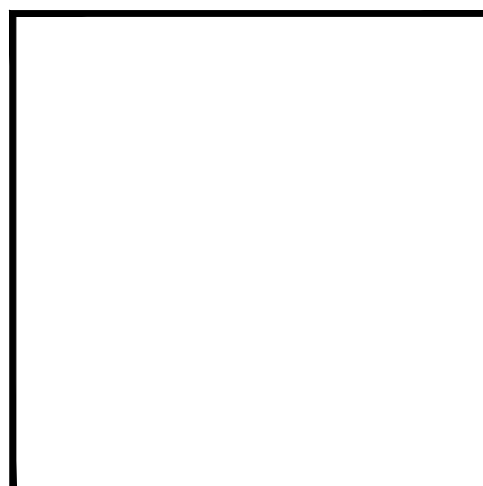
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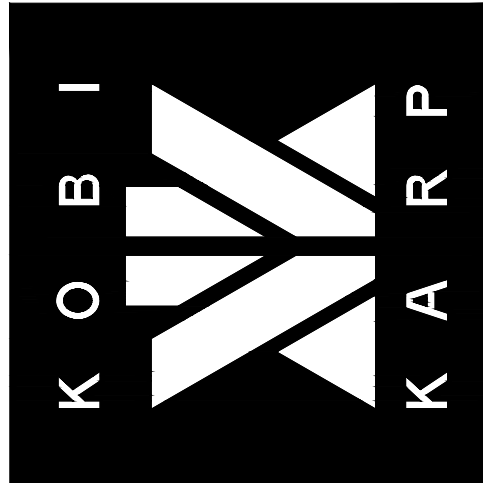
BUILDING SECTION A



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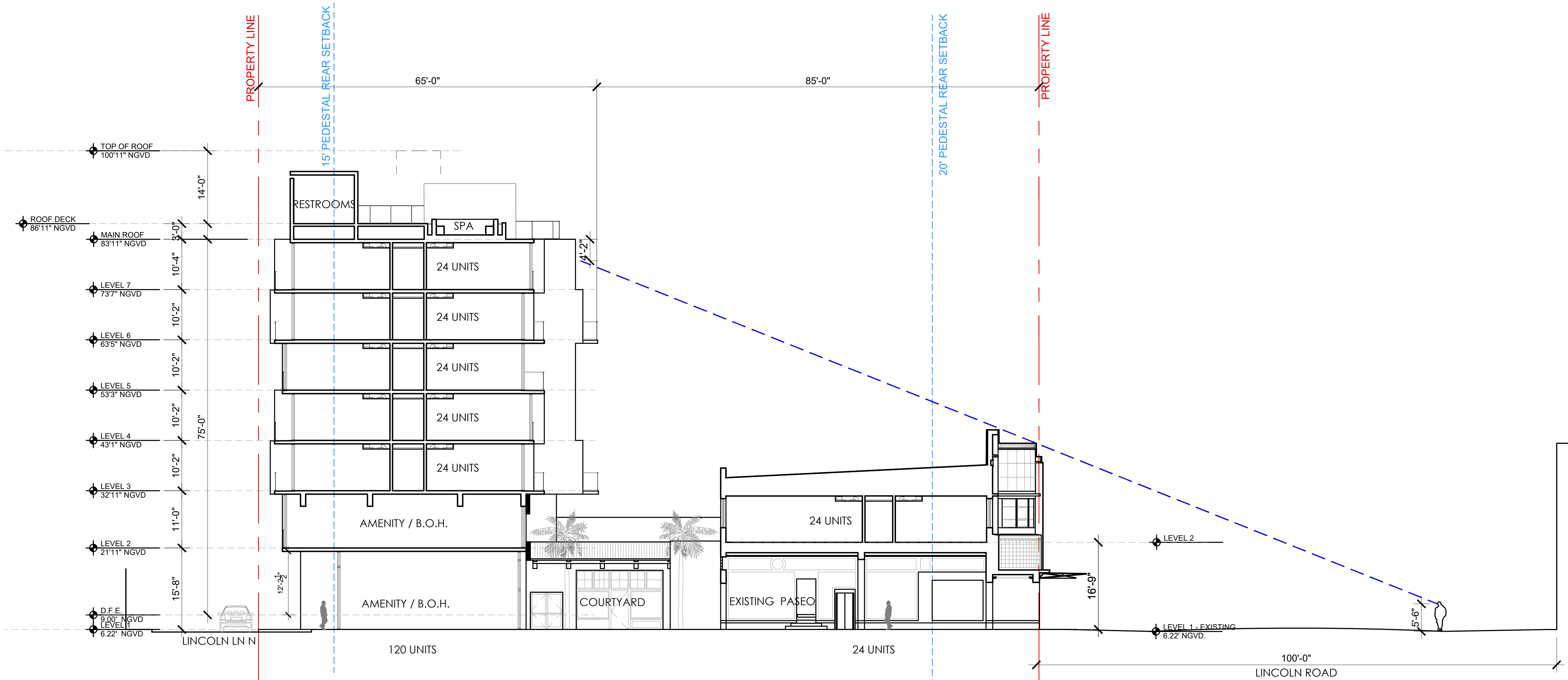
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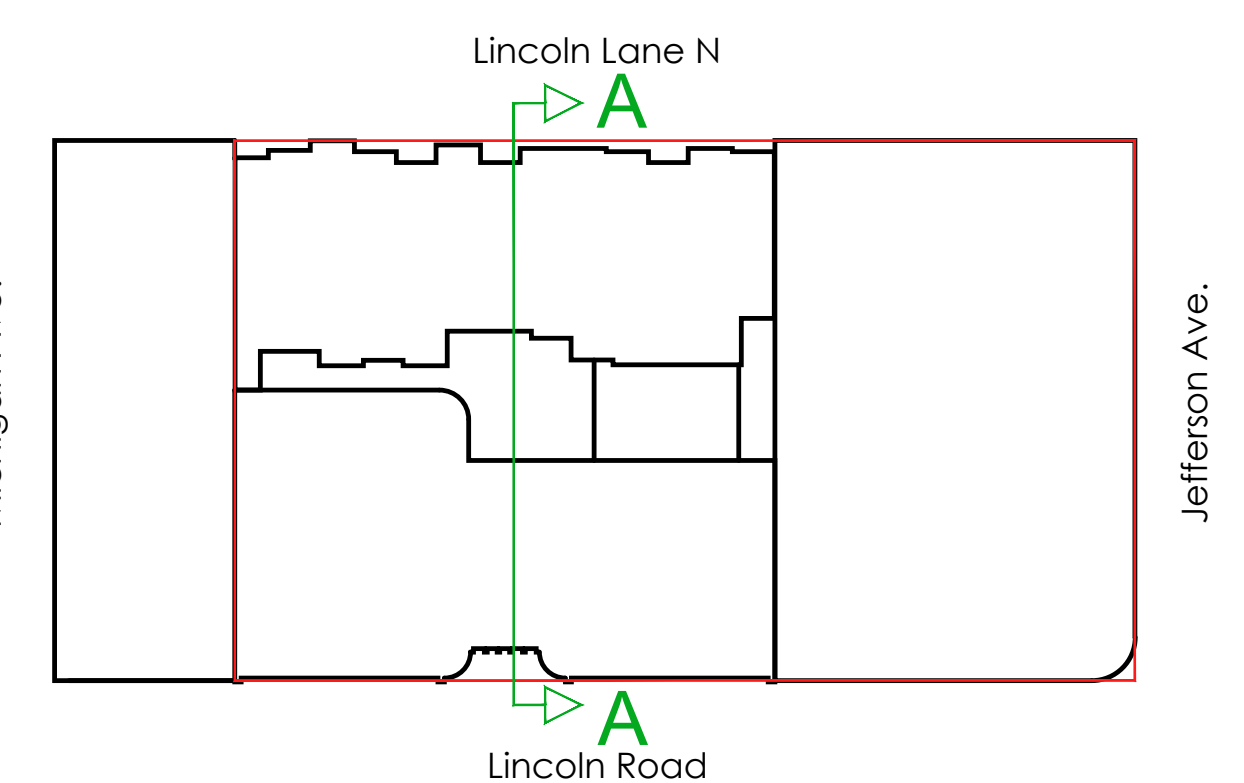


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A4.06

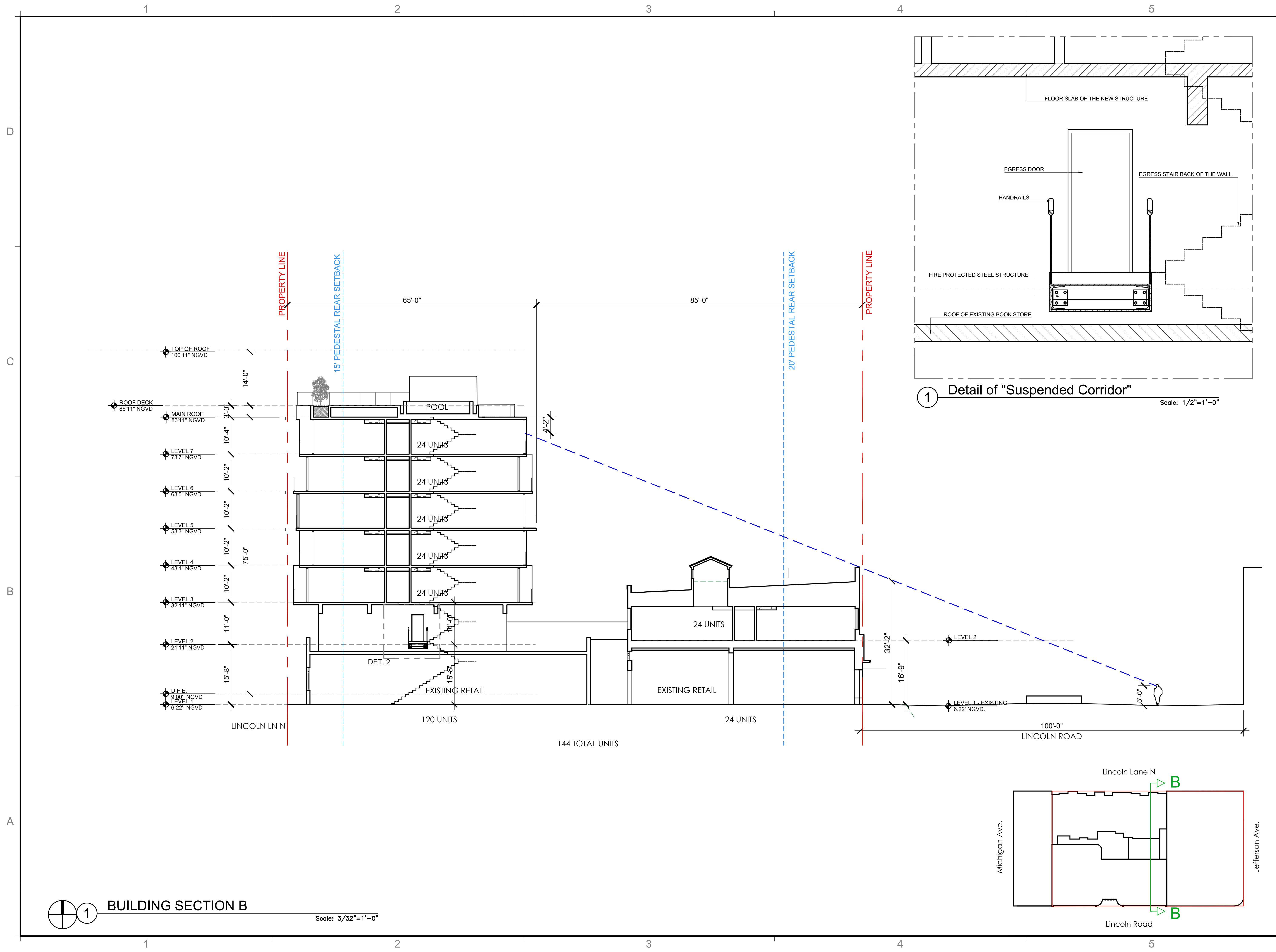


144 TOTAL UNITS



BUILDING SECTION A

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



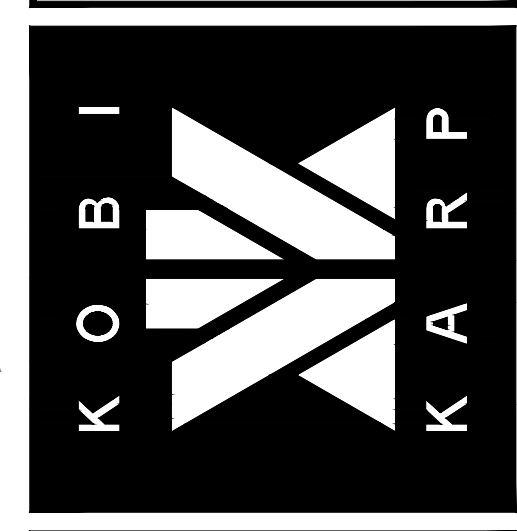
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BUILDING SECTION B

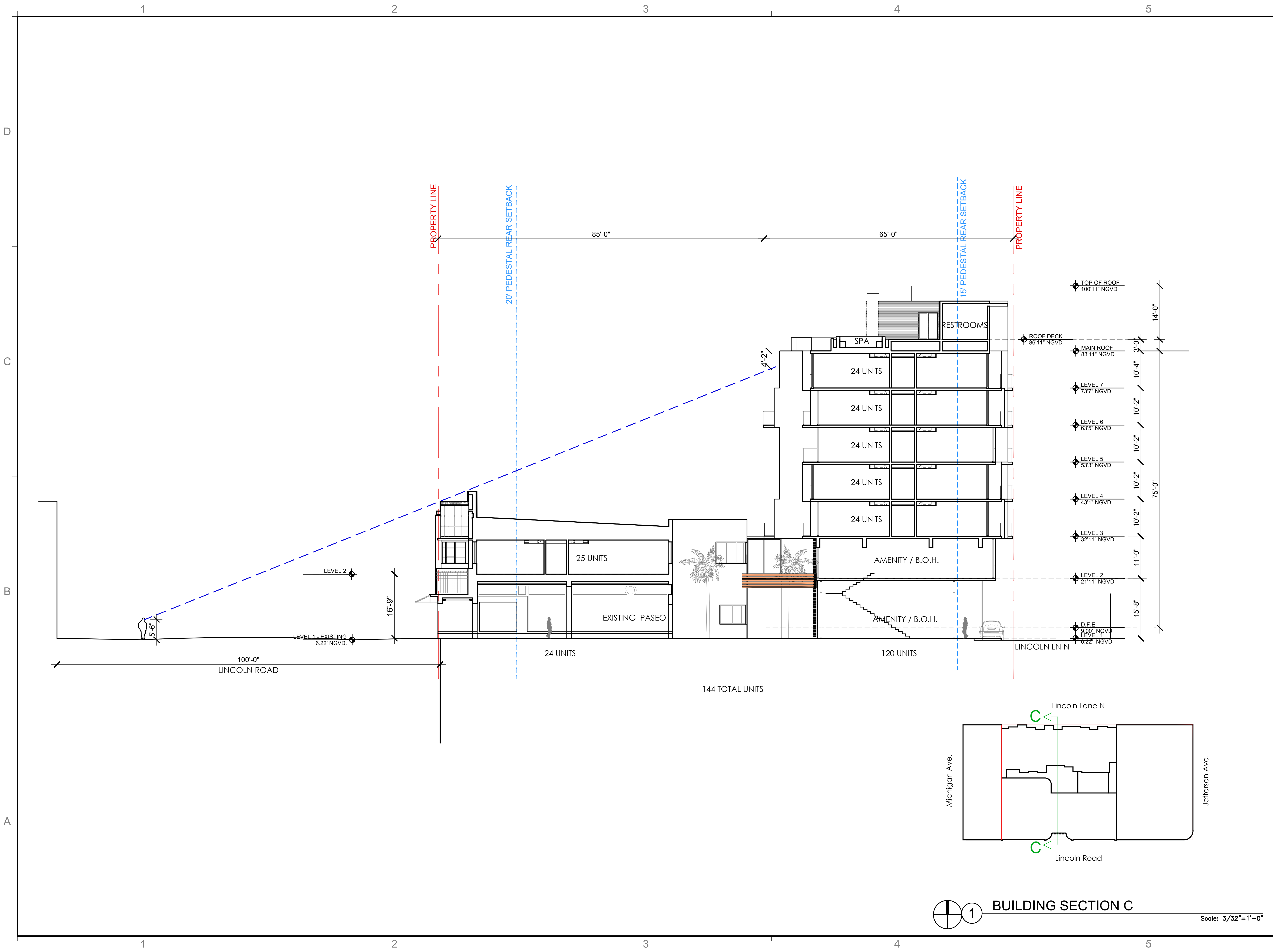
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A4.07



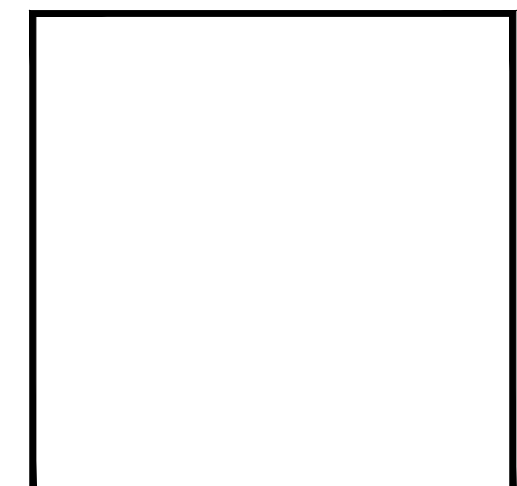
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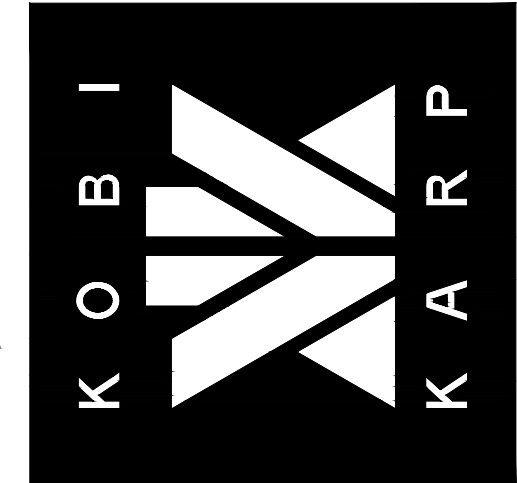
BUILDING SECTION C



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A4.08

BUILDING SECTION C
Scale: 3/32" = 1'-0"



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927-929 LINCOLN RD

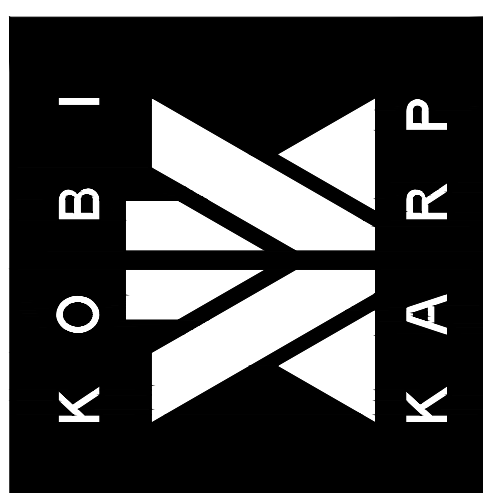
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PERSPECTIVE SECTION

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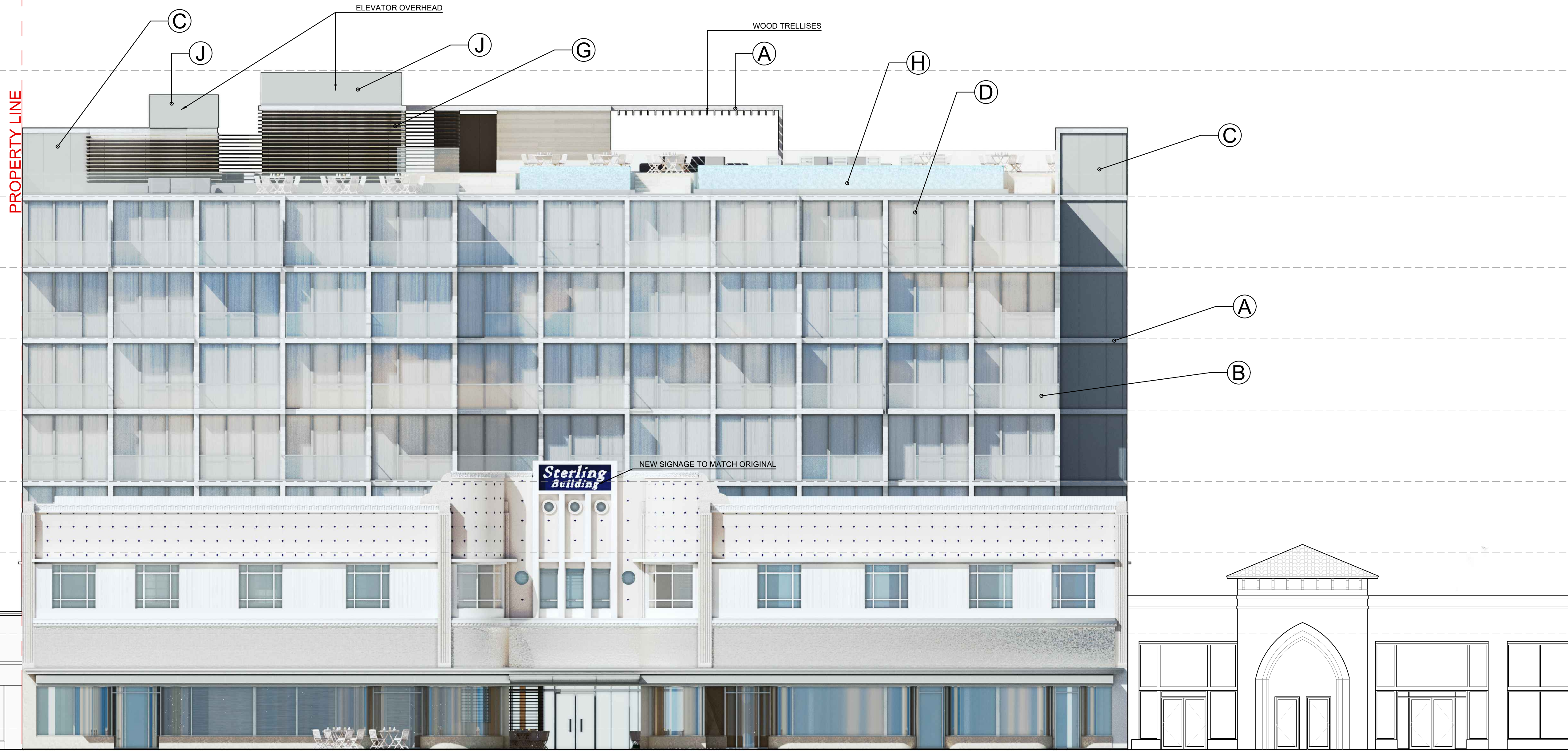
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A4.09

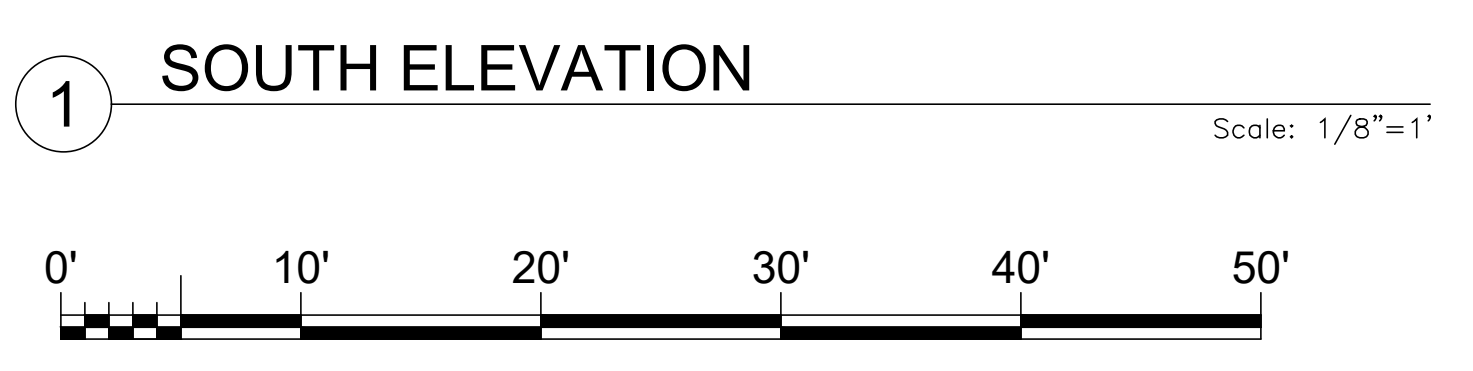
1 BUILDING PERSPECTIVE SECTION

Scale: N/A

PROPERTY LINE



LINCOLN RD.



A Exposed Concrete



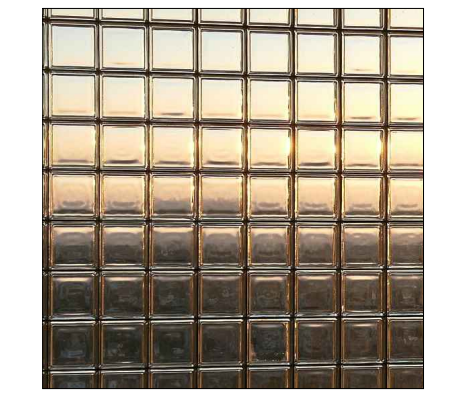
B Glass Railing



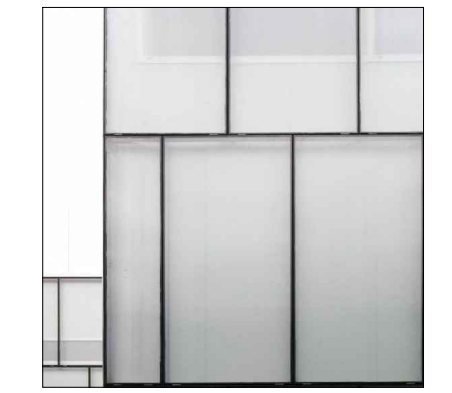
C Painted Scored Stucco



D Aluminium Window Frame



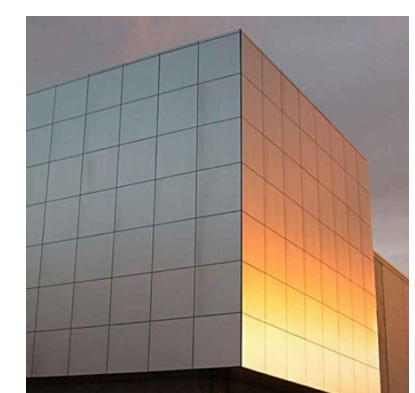
E Glass Blocks Wall



F Frosted Glass Steel Frame Doors



G Wood Trellises



J Stainless Steel



H Glass Mosaic Overflow

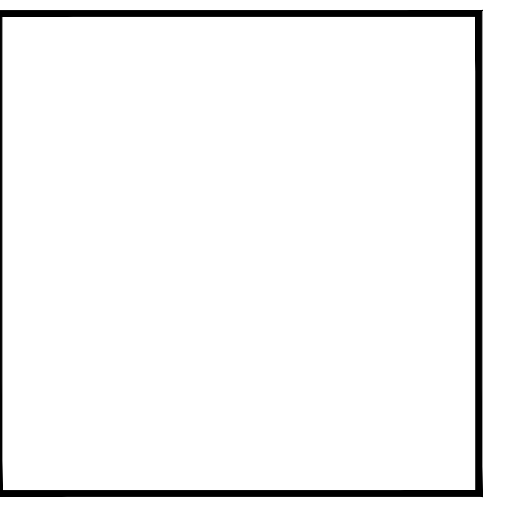
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ENLARGED SOUTH ELEV.



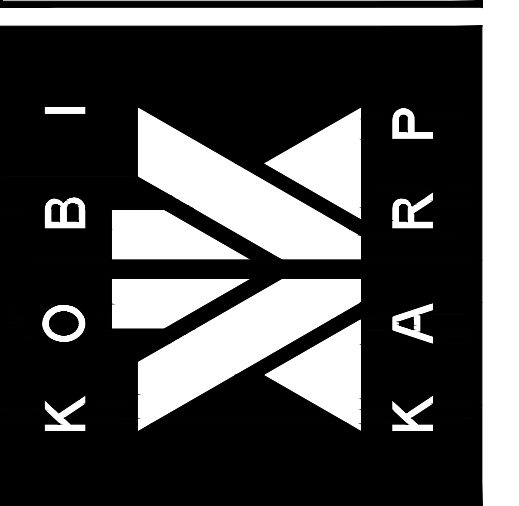
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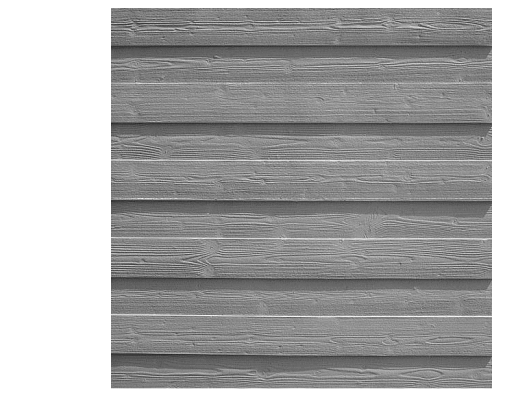
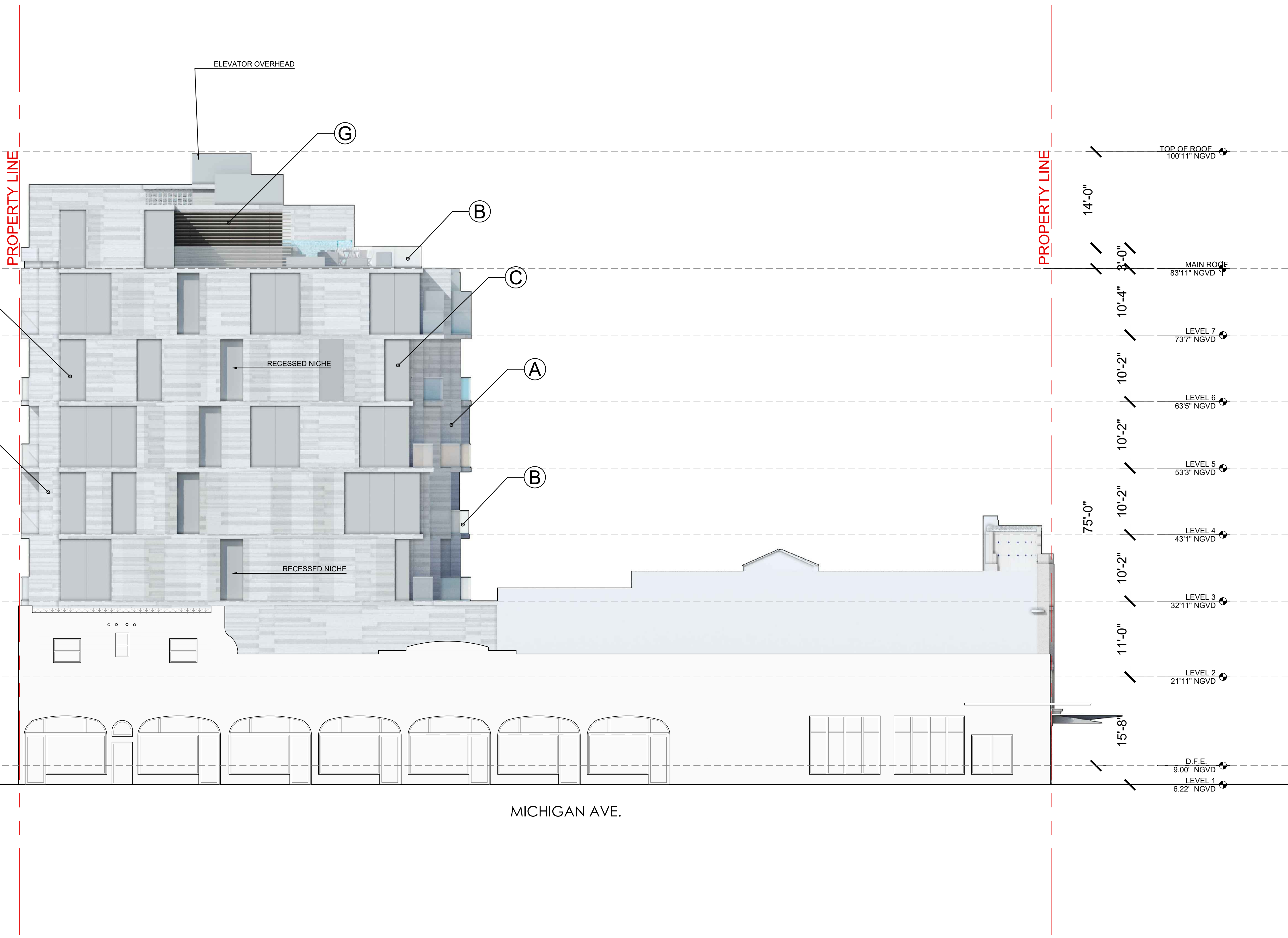
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DATE: 10/18/2019

A4.10

1 2 3 4 5

D
C
B
A



A Exposed Concrete



B Glass Railing



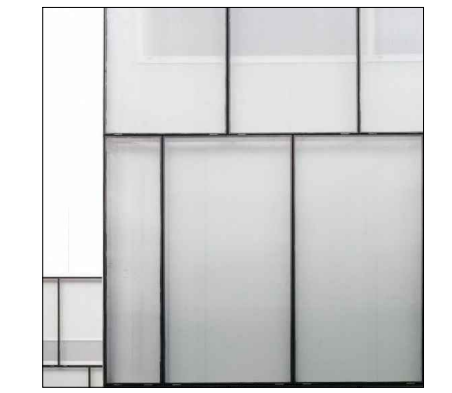
C Painted Scored Stucco



D Aluminium Window Frame



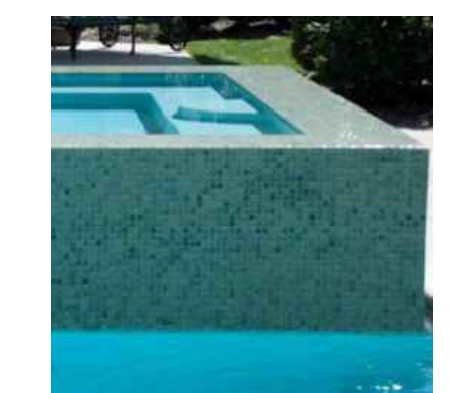
E Glass Blocks Wall



F Frosted Glass Steel Frame Doors



G Wood Trellises



H Glass Mosaic Overflow

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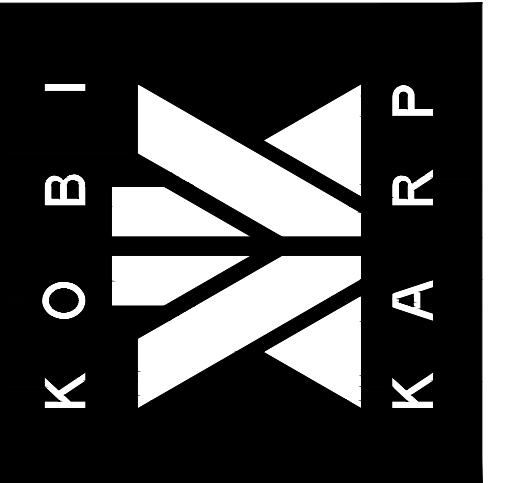
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ENLARGED WEST ELEV.

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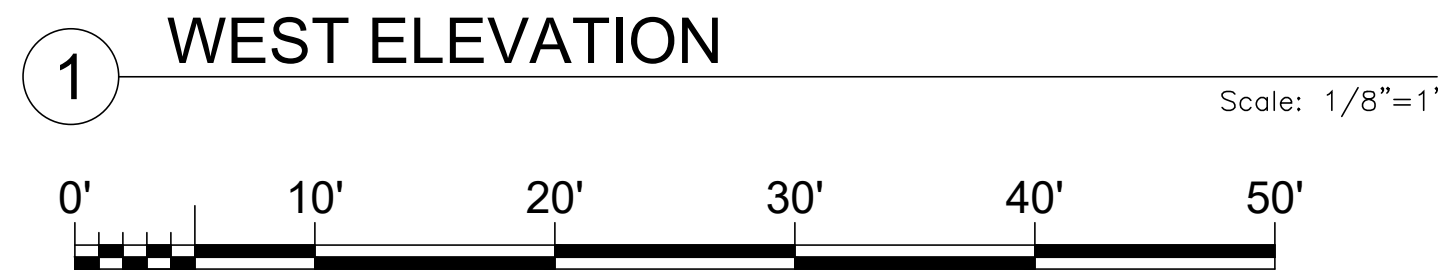
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A4.11



1 2 3 4 5

D
C
B
A



14'-0"
3'-0"
10'-4"
10'-2"
10'-2"
10'-2"
10'-2"
10'-2"
10'-2"
11'-0"
15'-8"

TOP OF ROOF
100'11" NGVD

ROOF DECK
86'11" NGVD

MAIN ROOF
83'11" NGVD

LEVEL 7
73'7" NGVD

LEVEL 6
63'5" NGVD

LEVEL 5
53'3" NGVD

LEVEL 4
43'1" NGVD

LEVEL 3
32'11" NGVD

LEVEL 2
21'11" NGVD

D.F.F.
9'0" NGVD

LEVEL 1
6'22" NGVD

LINCOLN LN. N

PROPERTY LINE



A Exposed Concrete



B Glass Railing



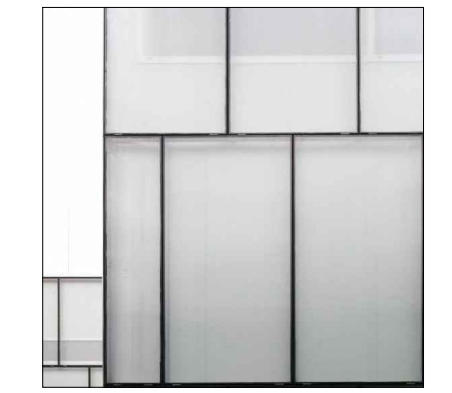
C Painted Scored Stucco



D Aluminium Window Frame



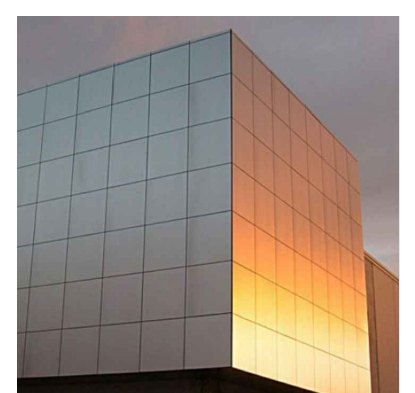
E Glass Blocks Wall



F Frosted Glass Steel Frame Doors



G Wood Trellises



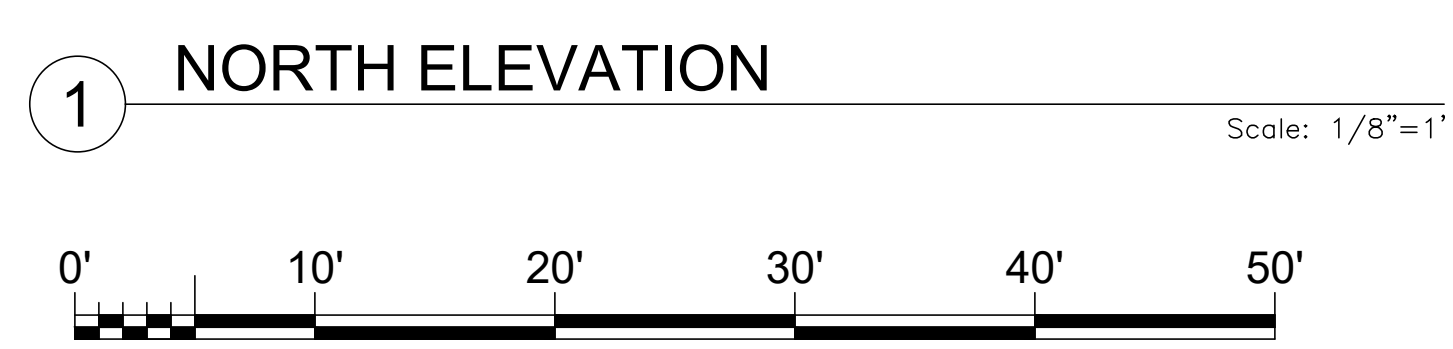
J Stainless Steel



I Clay Trellises



H Glass Mosaic Overflow



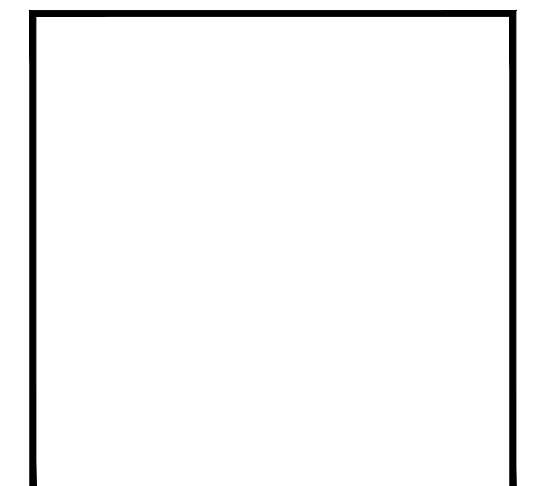
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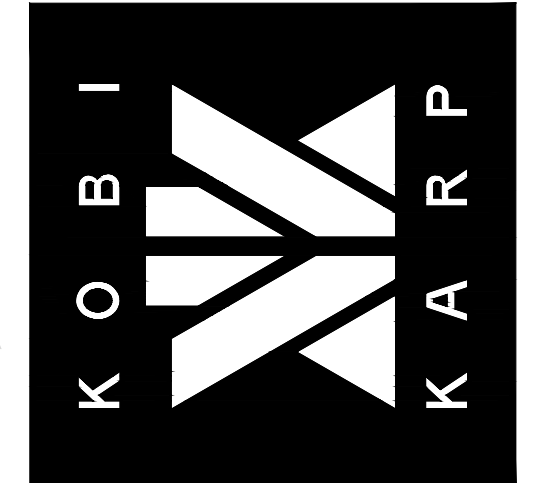
ENLARGED NORTH ELEV.



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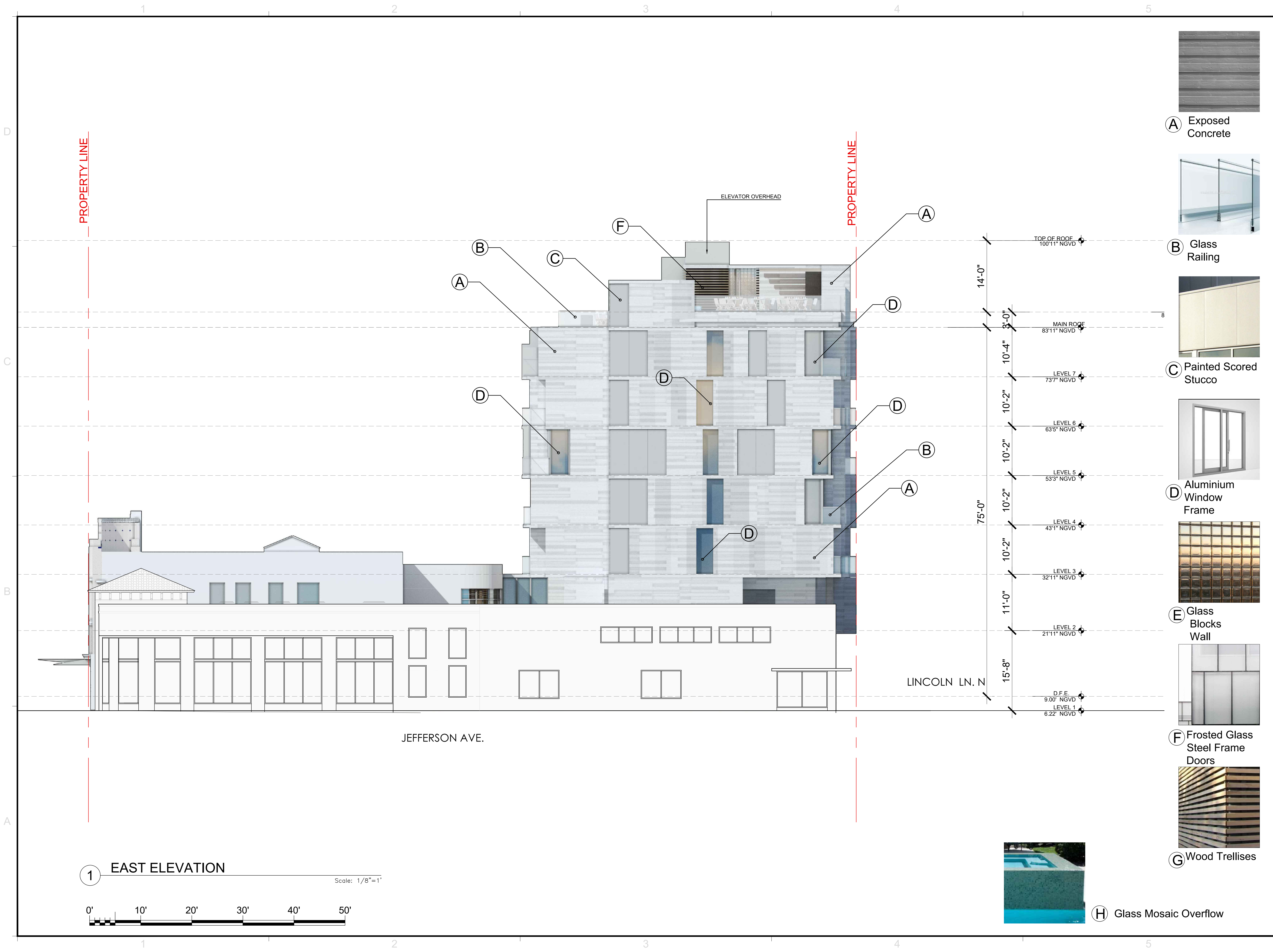
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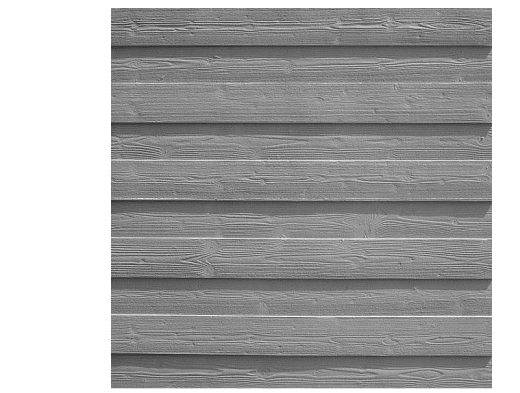
A4.12

1 2 3 4 5



1 EAST ELEVATION
Scale: 1/8"=1'

0' 10' 20' 30' 40' 50'



A Exposed Concrete



B Glass Railing



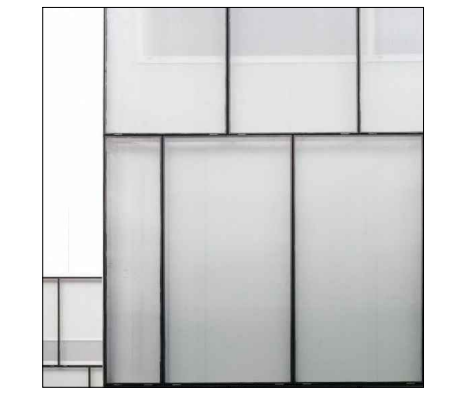
C Painted Scored Stucco



D Aluminium Window Frame



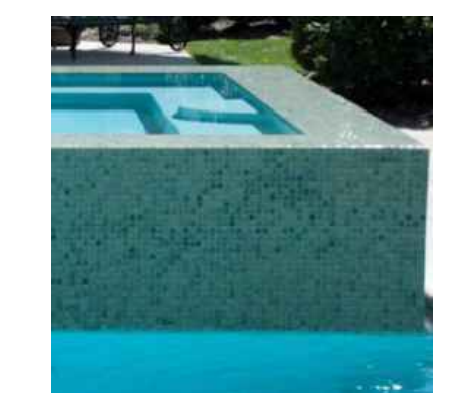
E Glass Blocks Wall



F Frosted Glass Steel Frame Doors



G Wood Trellises



H Glass Mosaic Overflow

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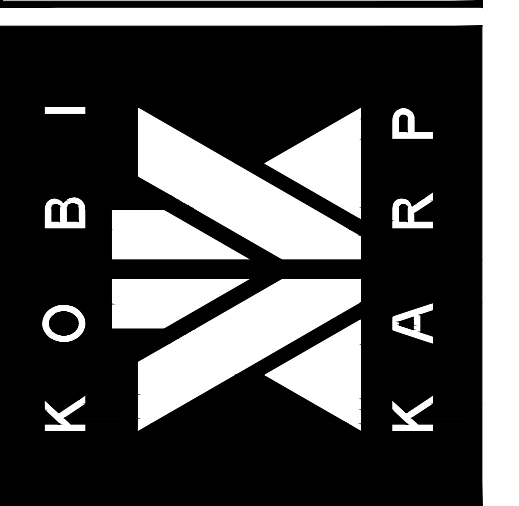
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ENLARGED EAST ELEV.

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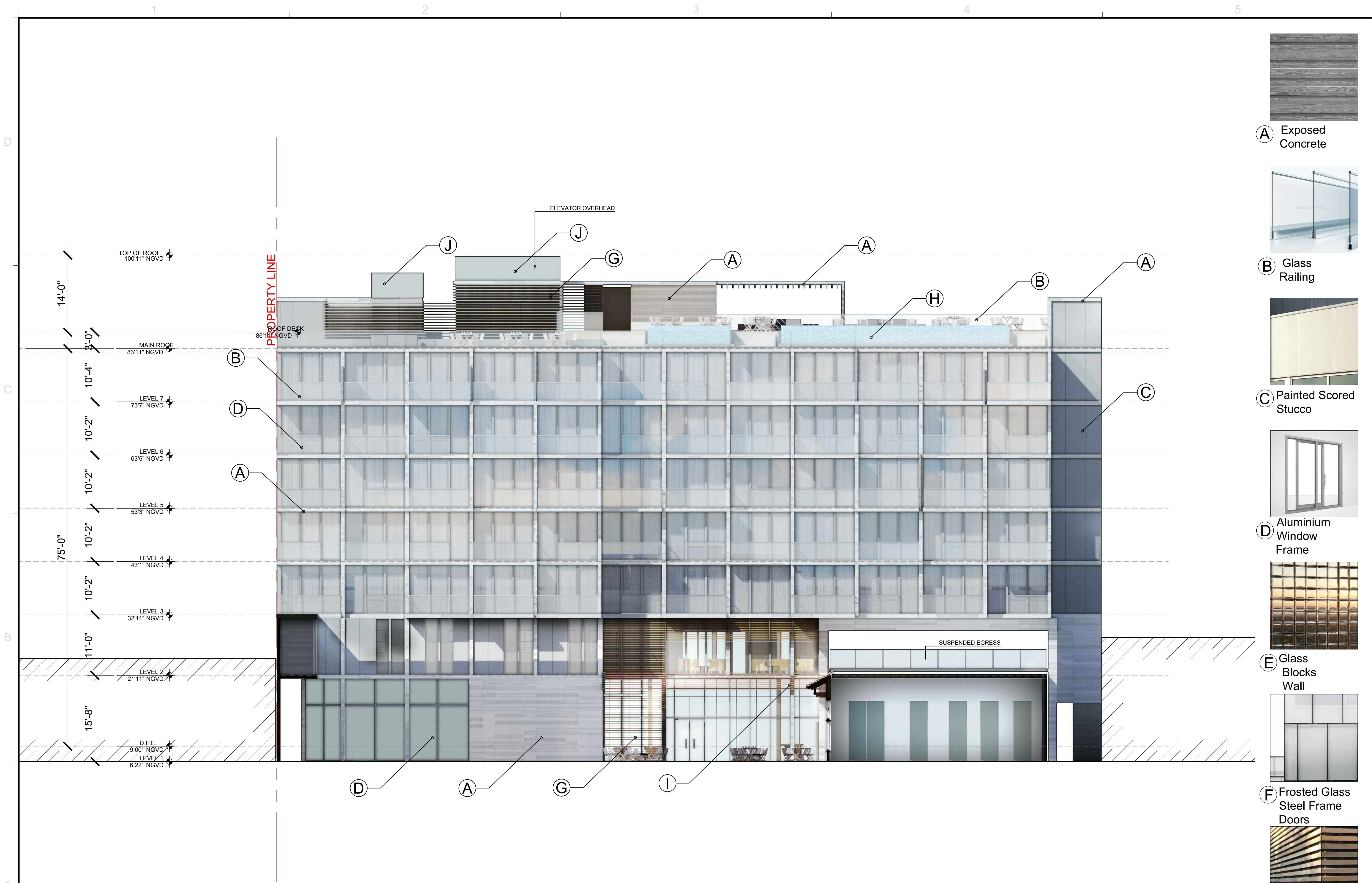
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A4.13



A Exposed Concrete



B Glass Railing



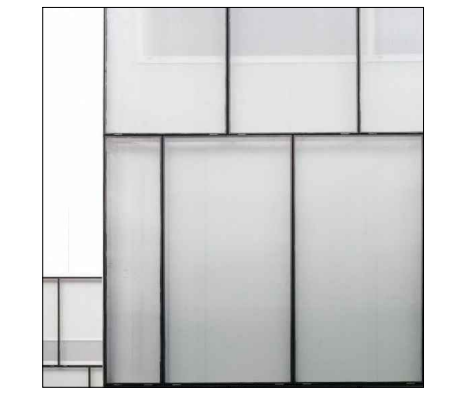
C Painted Scored Stucco



D Aluminium Window Frame



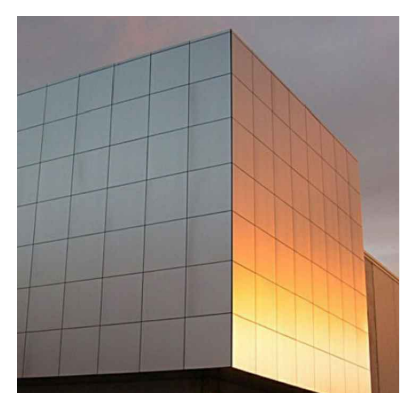
E Glass Blocks Wall



F Frosted Glass Steel Frame Doors



G Wood Trellises



J Stainless Steel



I Clay Trellises



H Glass Mosaic Overflow

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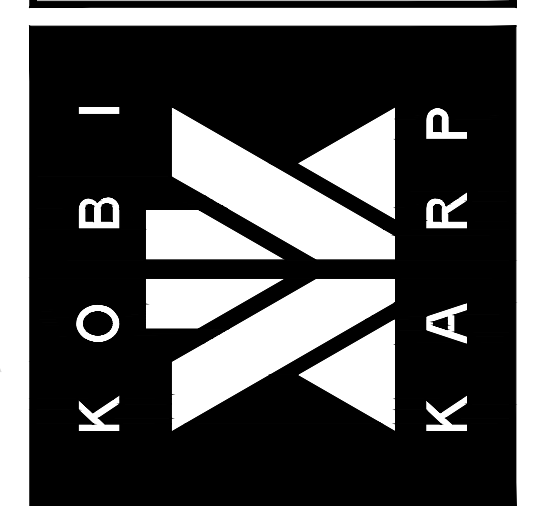
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ENLARGED SOUTH ELEV.
COURTYARD

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A4.14

1 SOUTH ELEVATION (COURTYARD)
Scale: 1/8"=1'





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Sterling
Building

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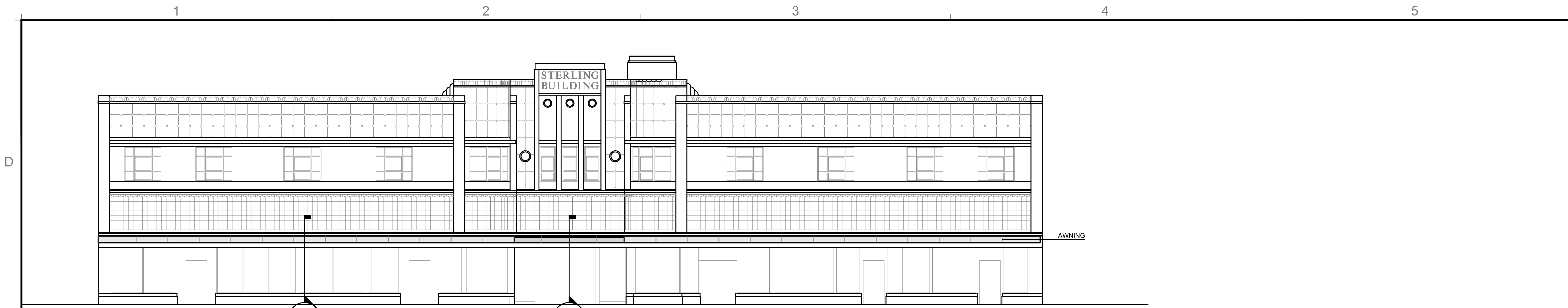
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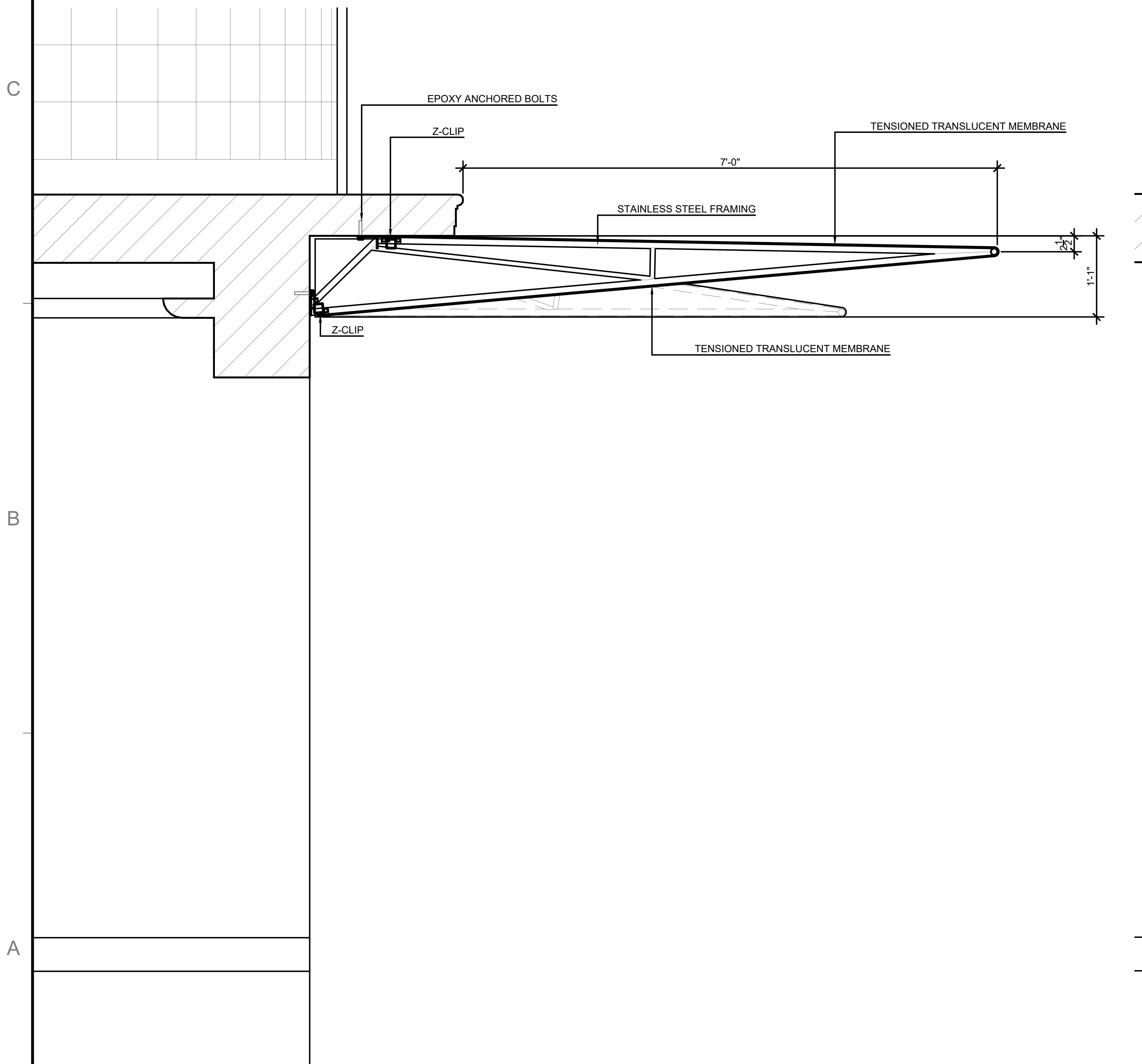


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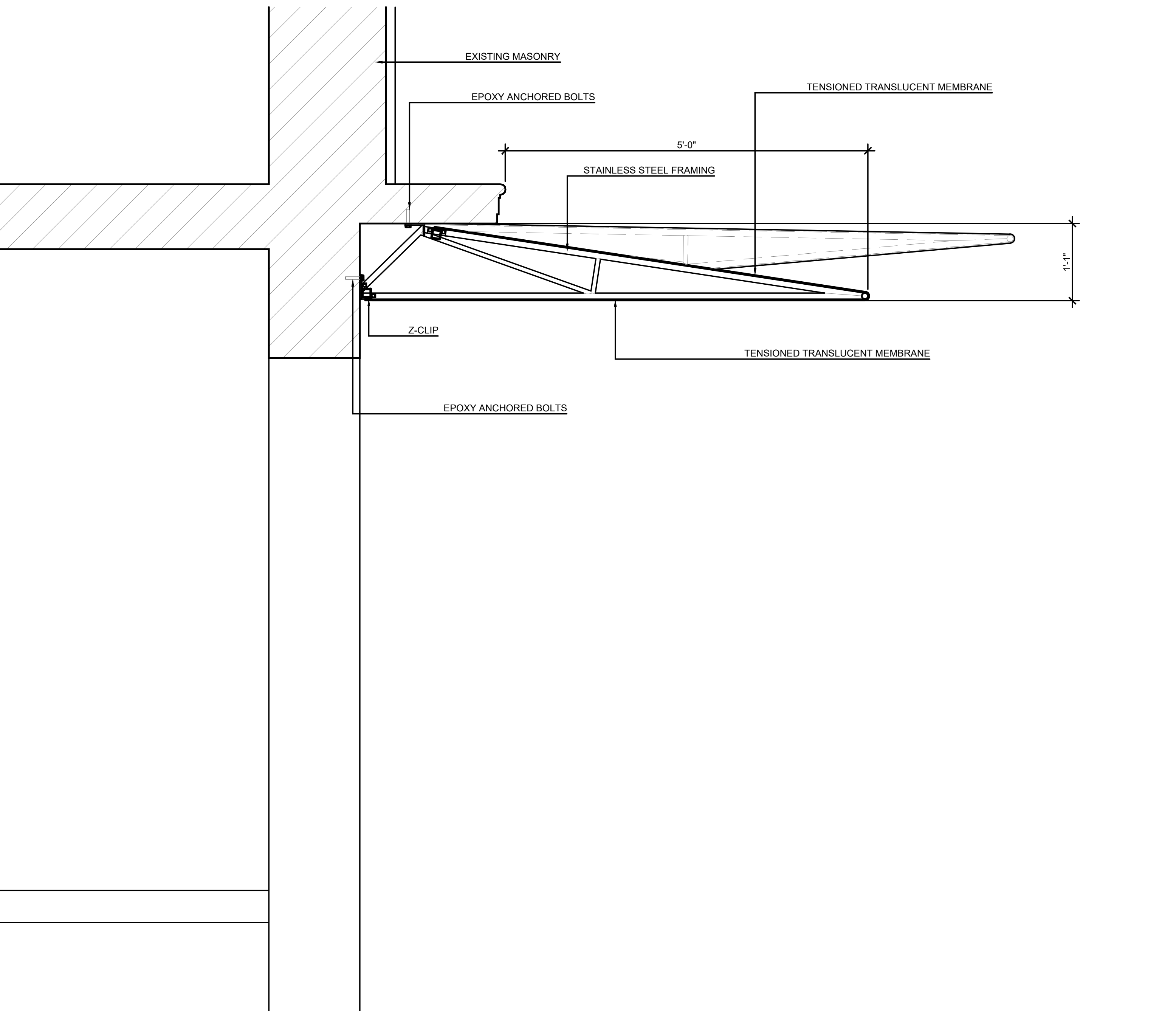
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③ AWNING DETAIL: Front Elevation
 Scale: 1/8"=1'-0"
 0' 10' 20' 30' 40' 50'



① Det 1 - Awning Section
 Scale: 1"=1'-0"



② Det 2 - Awning Section
 Scale: 1"=1'-0"

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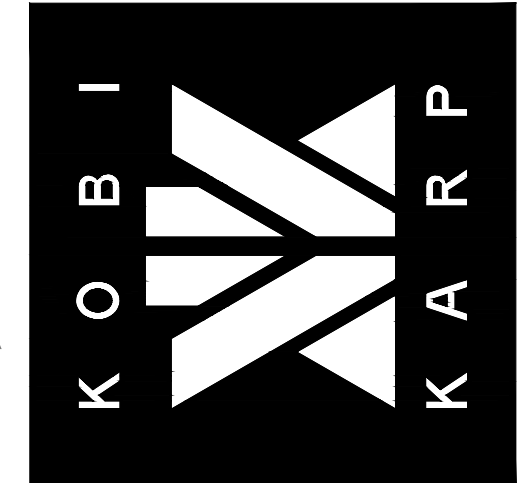
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AWNING DETAIL

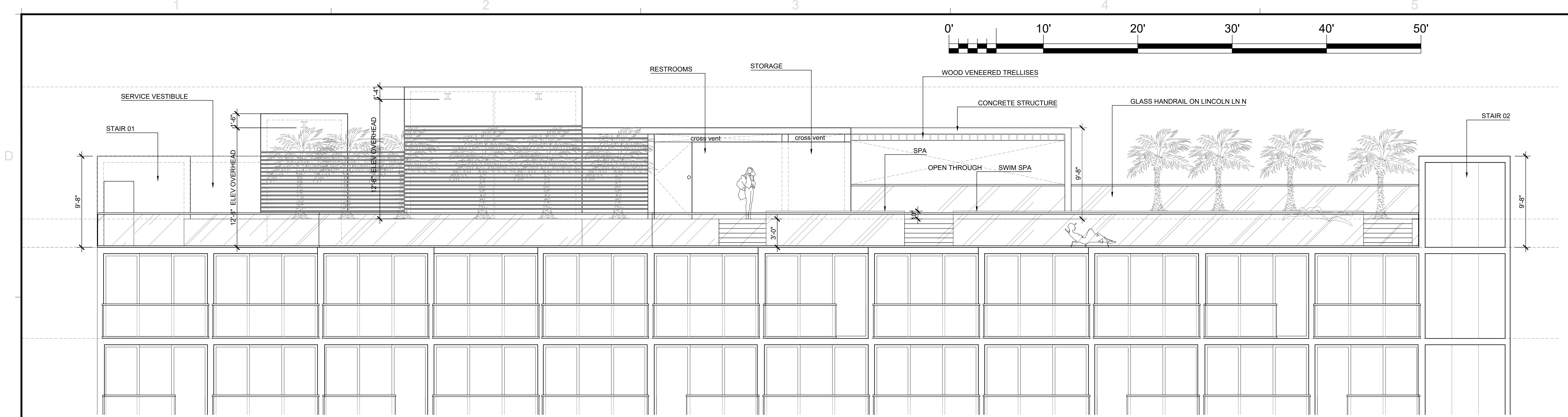
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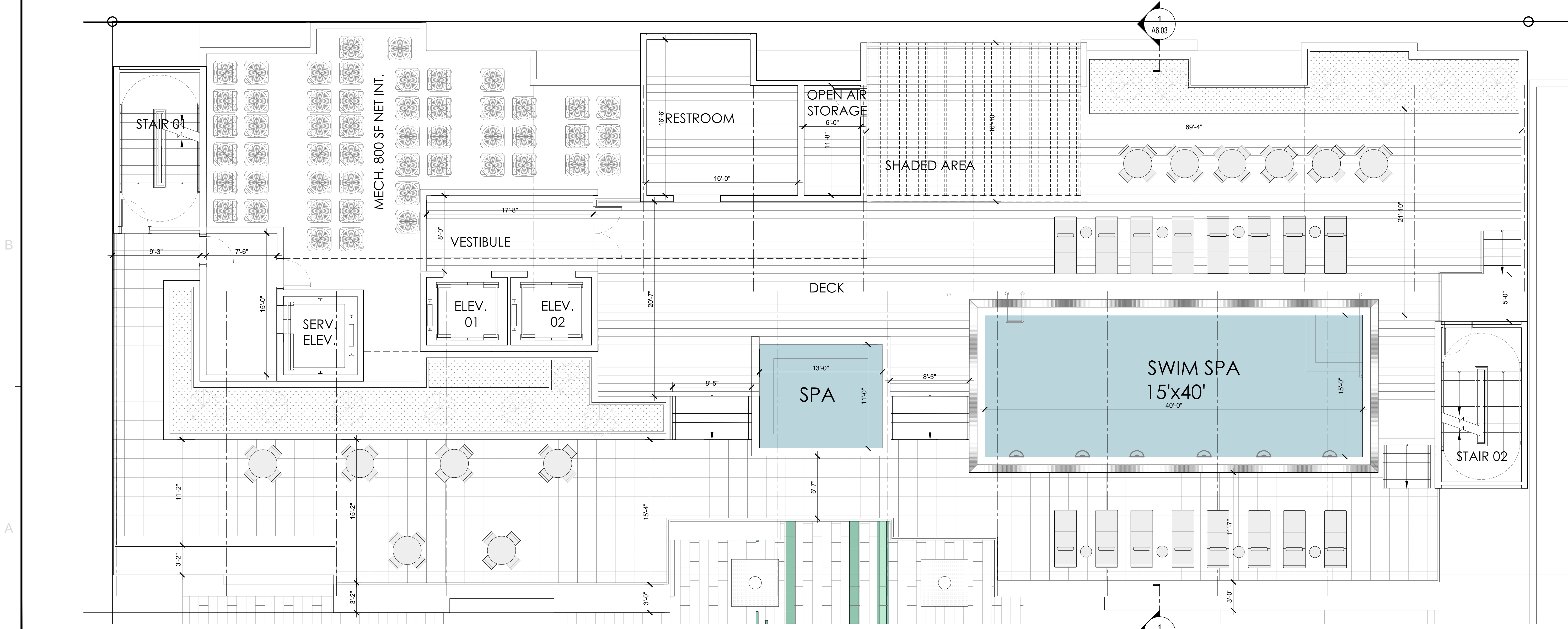


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 CHECKED BY: KK, MP
 DATE: 10/18/2019

A6.01



2 ENLARGED ROOF ELEVATION
Scale: 3/16"=1'



1 ENLARGED ROOF PLAN
Scale: 3/16"=1'

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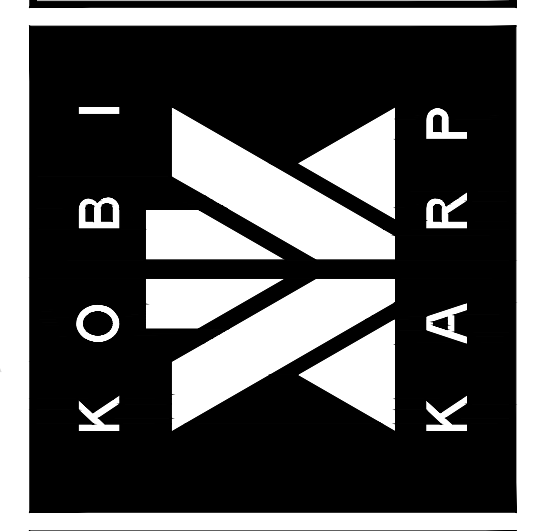
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ENLARGED ROOF
PLAN AND ELEVATION

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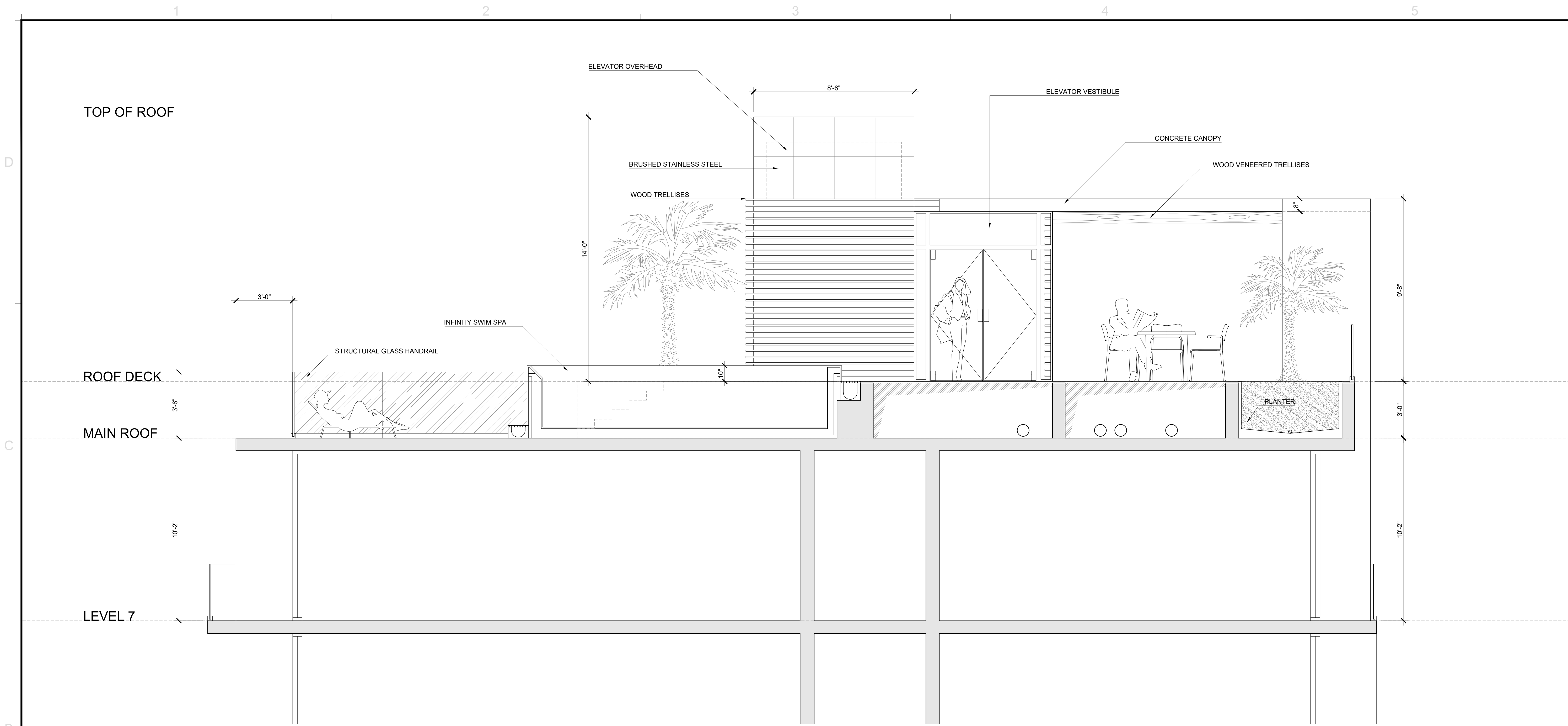
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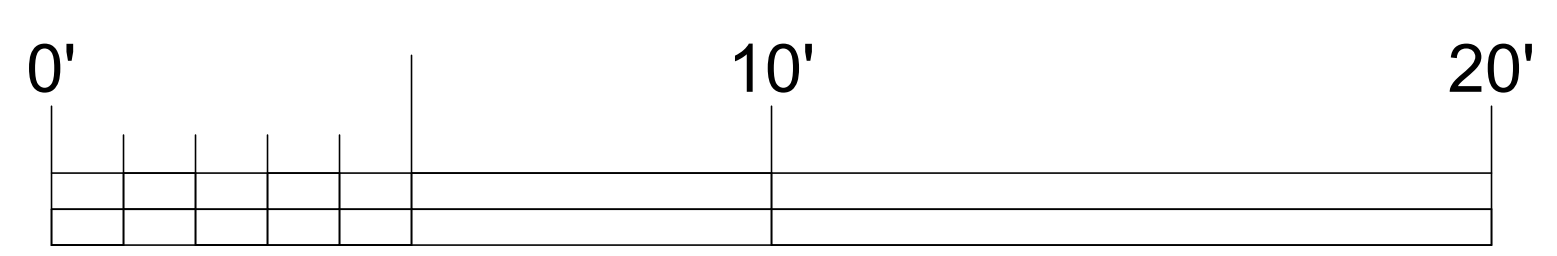


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A6.02



1 ENLARGED ROOF SECTION
Scale: 3/8"=1'



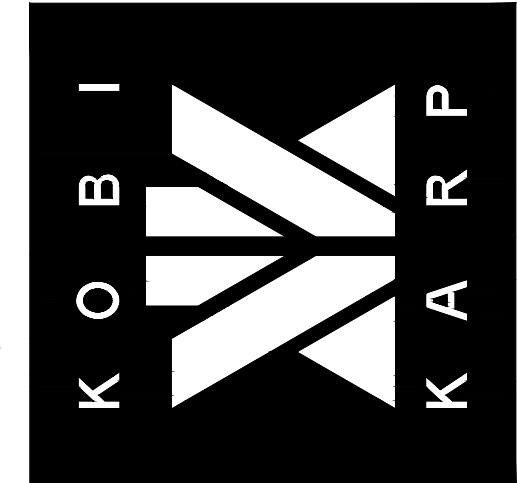
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ENLARGED ROOF
 SECTION

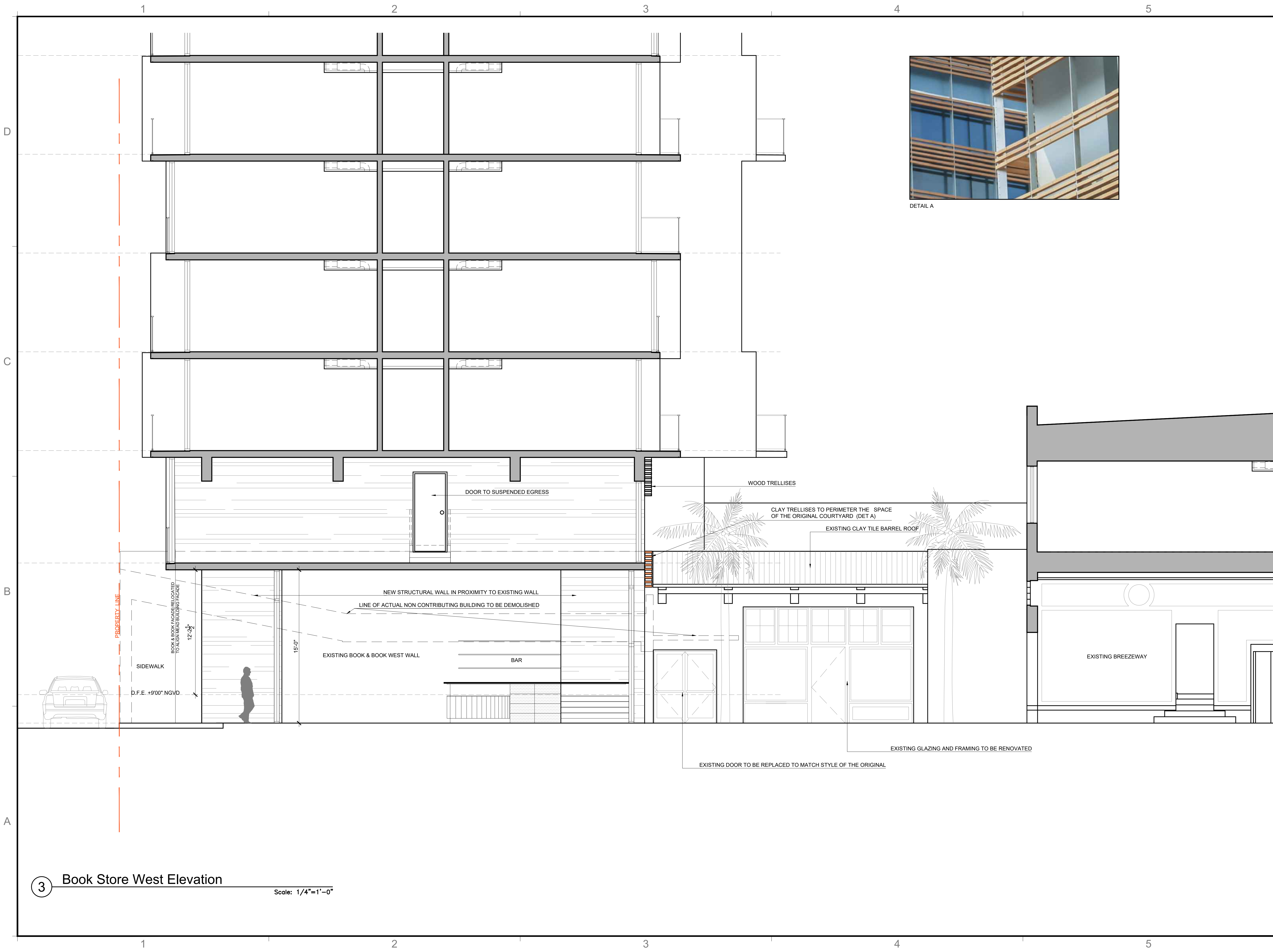
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DETAIL A

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WEST EL. OF BOOK STORE

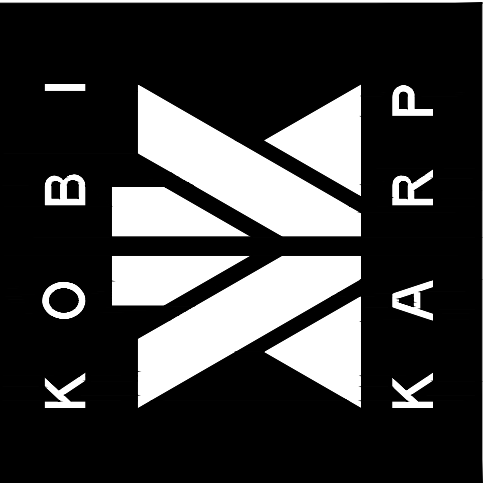
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DATE: 10/18/2019

A6.04

3 Book Store West Elevation
Scale: 1/4"=1'-0"