



GOLDWATER

7 0 0 L I N C O L N R O A D

HPB PRESENTATION 08-10-20

700 LINCOLN  
1646 EUCLID AVE  
MIAMI BEACH, FL 33139

BEILINSON  
GOMEZ

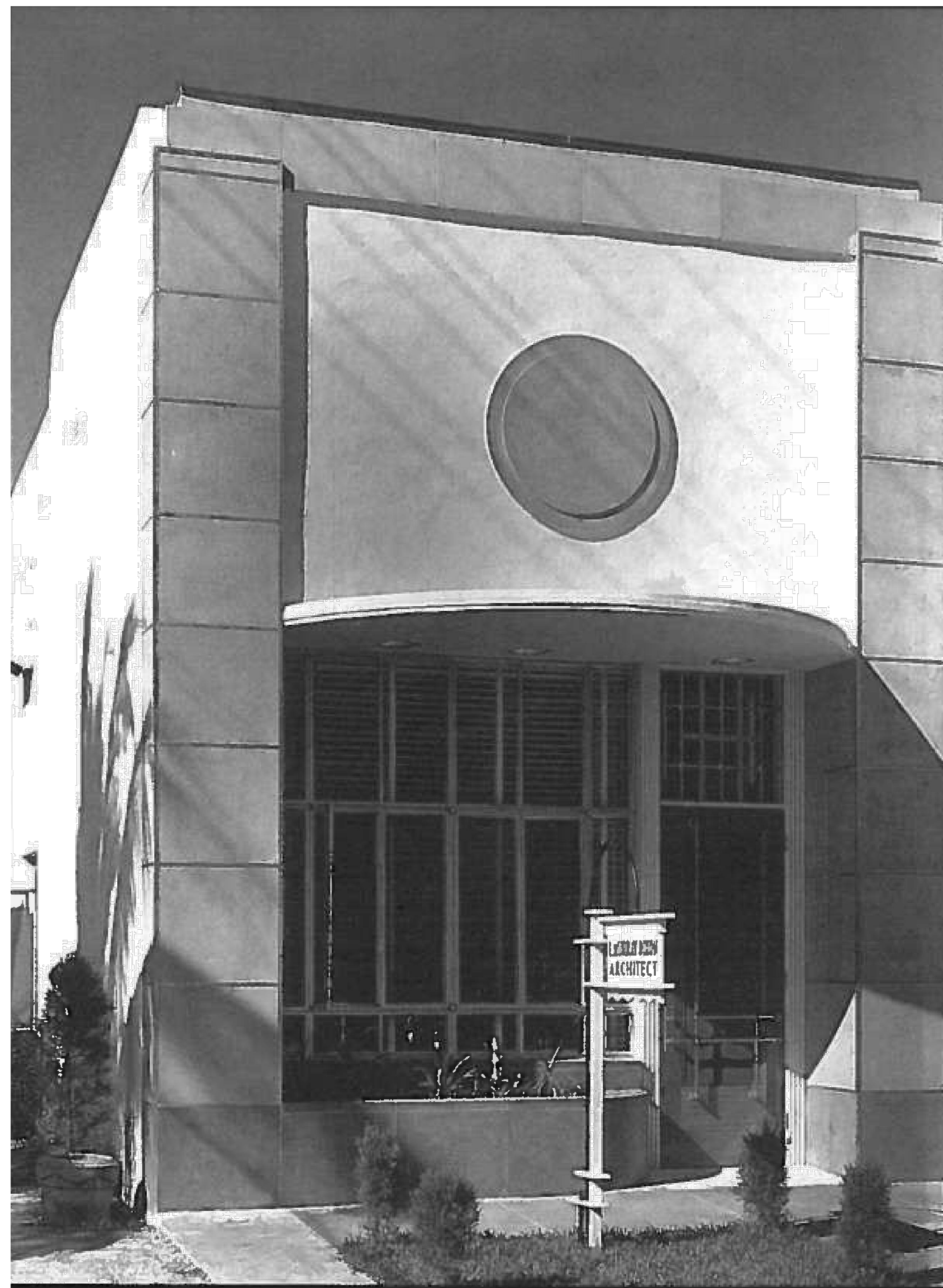
ARCHITECTS  
P.A.

8101 BISCAYNE BLVD. S 305.310  
MIAMI, FL 33139 4662  
T 305.559.1250 F 305.551.1746

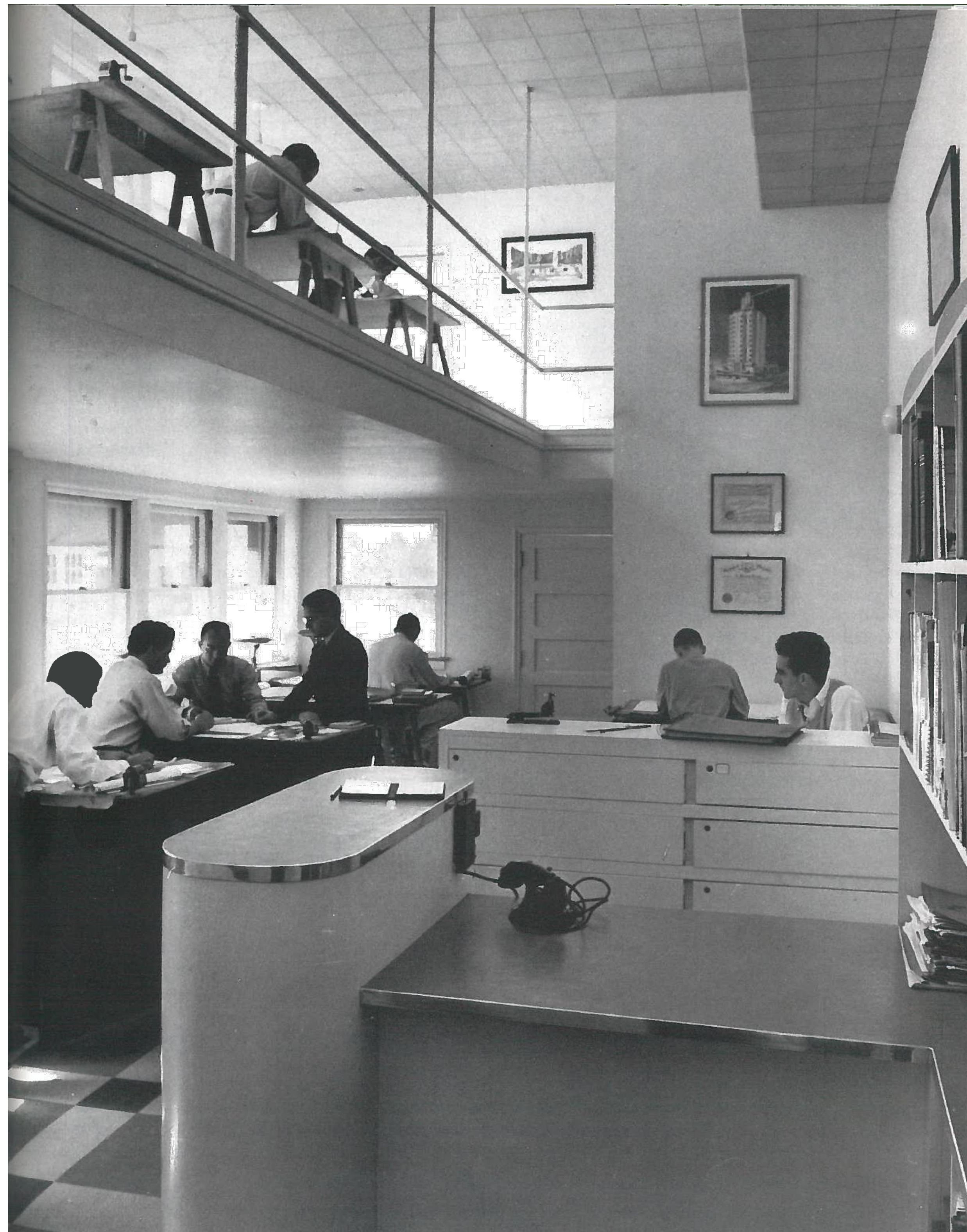
ROSE J. GOMEZ  
A R 0 1 5 4 1 6

|              |          |
|--------------|----------|
| DWG. TITLE   | COVER    |
| SCALE        | N.T.S.   |
| PROJECT NO.  | 2019-07  |
| DATE         | 03-13-19 |
| SHEET NUMBER | A-000    |
| DATE         | REVISION |

COPYRIGHT 2019. ALL RIGHTS RESERVED. THESE DRAWINGS AND DOCUMENTS ARE INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF BEILINSON GOMEZ ARCHITECTS P.A. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO BEILINSON GOMEZ ARCHITECTS P.A. REPRODUCTIONS OF DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF BEILINSON GOMEZ ARCHITECTS P.A. IS PROHIBITED. CONTRACTORS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK.



HISTORICAL PICTURE



HISTORICAL PICTURE



HISTORICAL PICTURE

**700 LINCOLN**  
 1646 EUCLID AVE  
 MIAMI BEACH, FL 33139

BEILINSON  
 GOMEZ  
 ARCHITECTS P.A.  
 A A C 0 0 1 0 6 2

8101 BISCAYNE BLVD. 3305 310  
 MIAMI, FL 33138-4692  
 T 305.559.1250 F 305.551.1746

ROSE J. GOMEZ  
 A R 0 1 5 4 F 6

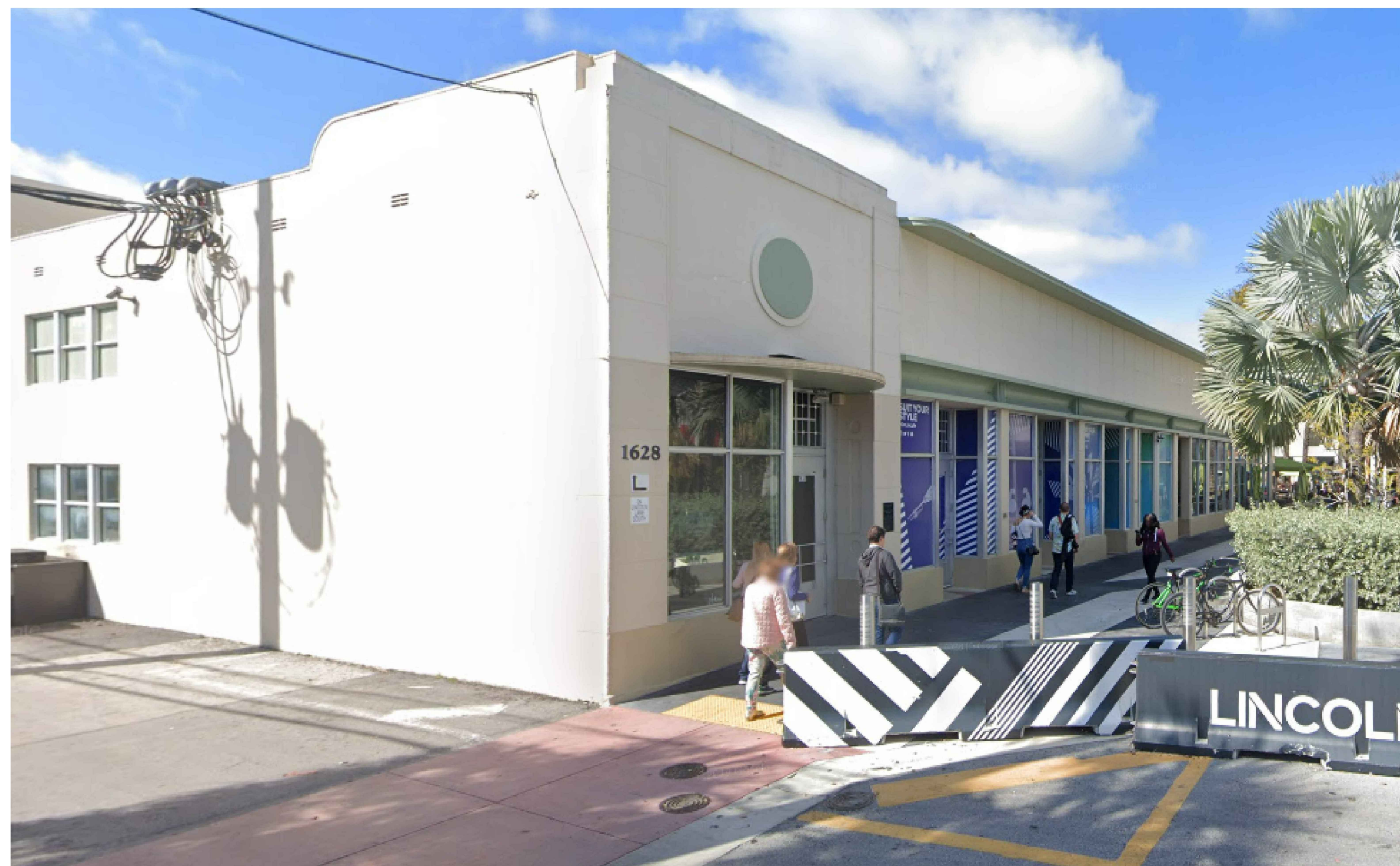
|              |              |
|--------------|--------------|
| DWG. TITLE   | SITE PICTURE |
| SCALE        | VARIES       |
| PROJECT NO.  |              |
| DATE         | 2019-07      |
| SHEET NUMBER | 03-13-19     |
| DATE         | REVISION     |

**A-002**

COPYRIGHT 2019. ALL RIGHTS RESERVED. THESE DRAWINGS AND DOCUMENTS ARE INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF BEILINSON GOMEZ ARCHITECTS P.A. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO BEILINSON GOMEZ ARCHITECTS P.A. REPRODUCTIONS OF DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF BEILINSON GOMEZ ARCHITECTS P.A. IS PROHIBITED. CONTRACTORS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK.



EXISTING EAST ELEVATION



EXISTING SOUTH EAST ELEVATION



EXISTING EAST ELEVATION

**700 LINCOLN**  
 1646 EUCLID AVE  
 MIAMI BEACH, FL 33139

BEILINSON  
 GOMEZ

ARCHITECTS  
 P.A.

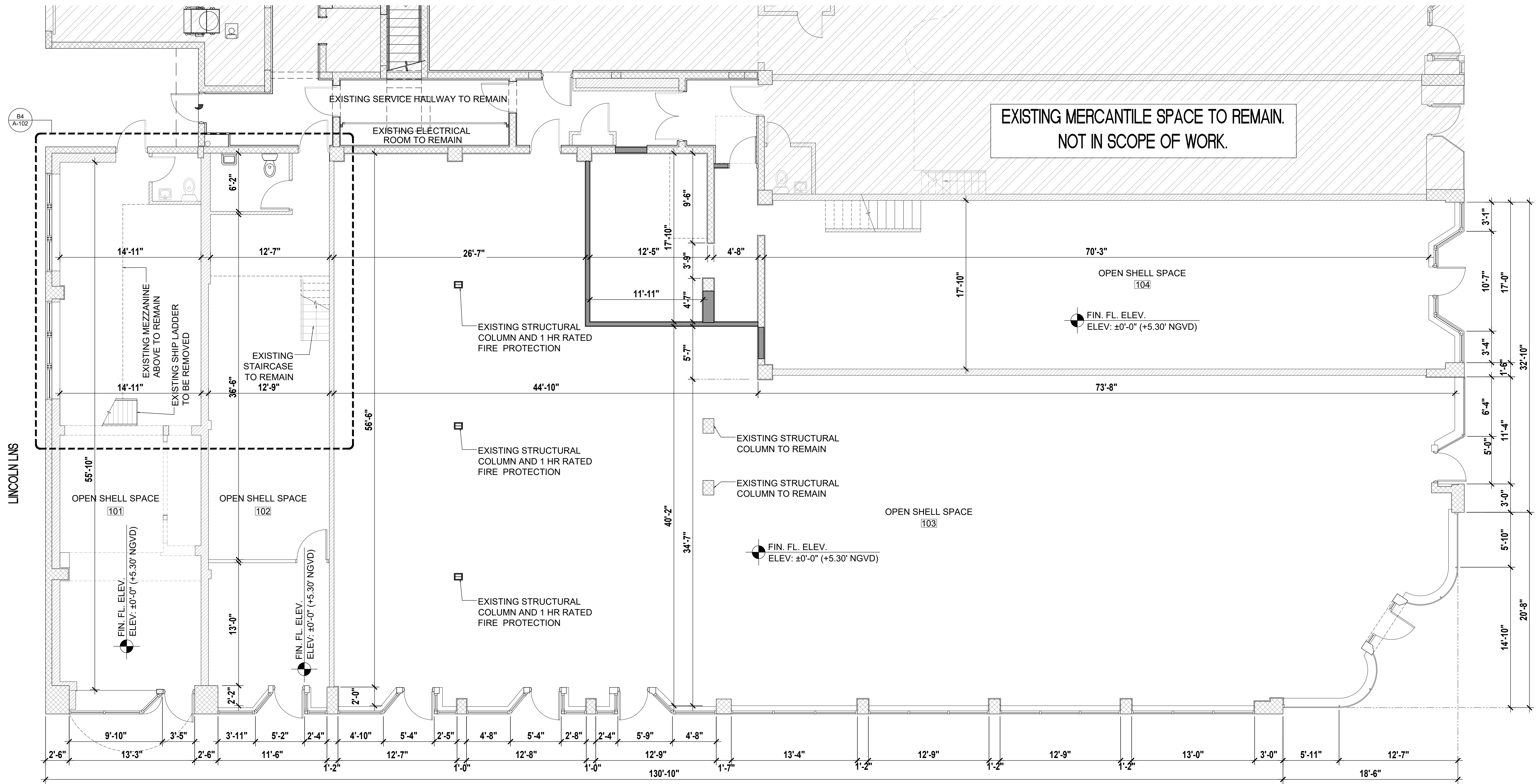
8101 BISCAYNE BLVD. 3305 310  
 MIAMI, FL 33138-4692  
 T 305.559.1250 F 305.551.1746

ROSE J. GOMEZ

|              |                     |
|--------------|---------------------|
| DWG. TITLE   | EXISTING CONDITIONS |
| SCALE        | VARIABLES           |
| PROJECT NO.  |                     |
| DATE         | 2019-07             |
| SHEET NUMBER | 03-13-19            |
| DATE         | REVISION            |

**A-003**

COPYRIGHT 2019. ALL RIGHTS RESERVED. THESE DRAWINGS AND DOCUMENTS ARE INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF BEILINSON GOMEZ ARCHITECTS P.A. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO BEILINSON GOMEZ ARCHITECTS P.A. REPRODUCTIONS OF DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF BEILINSON GOMEZ ARCHITECTS P.A. IS PROHIBITED. CONTRACTORS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK.



B4  
A-102

LINCOLN LNS

EXISTING MERCANTILE SPACE TO REMAIN.  
NOT IN SCOPE OF WORK.

14'-11"

12'-7"

26'-7"

12'-5"

17'-10"

70'-3"

14'-11"

12'-9"

44'-10"

11'-11"

17'-10"

73'-8"

55'-10"

36'-5"

56'-6"

40'-2"

34'-7"

17'-10"

FIN. FL. ELEV.  
ELEV: ±0'-0" (+5.30' NGVD)

FIN. FL. ELEV.  
ELEV: ±0'-0" (+5.30' NGVD)

FIN. FL. ELEV.  
ELEV: ±0'-0" (+5.30' NGVD)

FIN. FL. ELEV.  
ELEV: ±0'-0" (+5.30' NGVD)

9'-10"

3'-5"

3'-11"

5'-2"

2'-4"

13'-0"

2'-6"




13'-3"

2'-6"

11'-6"

1-2"

13'-0"

- LEGEND**
-  EXISTING CMU WALL / CONCRETE COLUMN TO REMAIN
  -  EXISTING INTERIOR PARTITION TO REMAIN
  -  EXISTING AREA NOT IN SCOPE OF WORK

**700 LINCOLN**  
1646 EUCLID AVE  
MIAMI BEACH, FL 33139

**BEILINSON  
GOMEZ  
ARCHITECTS P.A.**

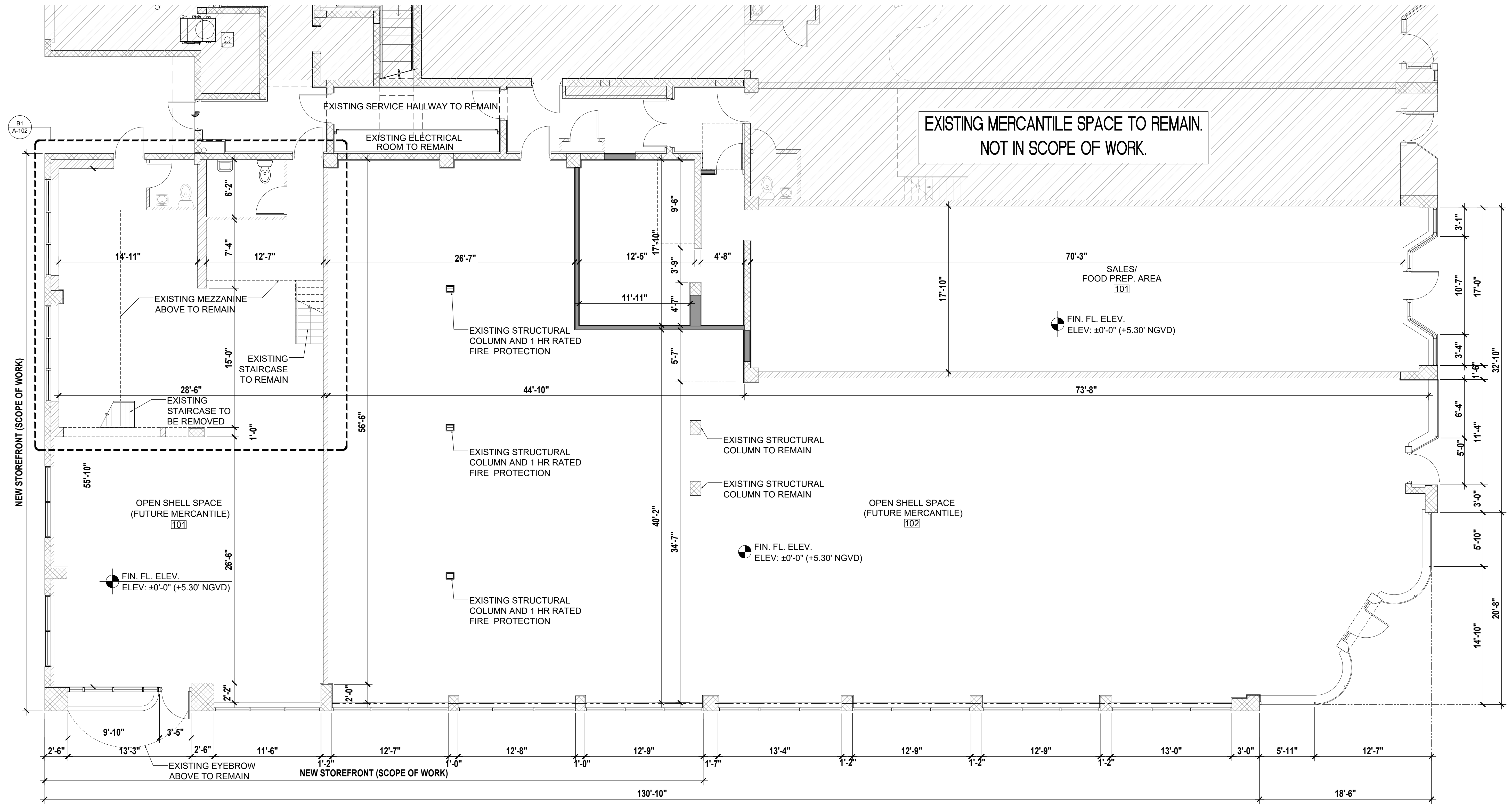
|              |                            |
|--------------|----------------------------|
| DWG. TITLE   | EXISTING GROUND FLOOR PLAN |
| SCALE        | N.T.S.                     |
| PROJECT NO.  | 2019-07                    |
| DATE         | 03-13-19                   |
| SHEET NUMBER | EXIST-101                  |

COPYRIGHT 2019. ALL RIGHTS RESERVED. THESE DRAWINGS AND DOCUMENTS ARE INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF BEILINSON GOMEZ ARCHITECTS P.A. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO BEILINSON GOMEZ ARCHITECTS P.A. REPRODUCTIONS OF DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF BEILINSON GOMEZ ARCHITECTS P.A. IS PROHIBITED. CONTRACTORS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK.




CONSULTANT

DATE REVISION

LINCOLN LNS



LEGEND

-  EXISTING CMU WALL / CONCRETE COLUMN TO REMAIN
-  EXISTING INTERIOR PARTITION TO REMAIN
-  EXISTING AREA NOT IN SCOPE OF WORK

700 LINCOLN  
 1646 EUCLID AVE  
 MIAMI BEACH, FL 33139

BEILINSON  
 GOMEZ  
 ARCHITECTS  
 P.A.

8101 BISCAYNE BLVD. 3305 310  
 M I A M I F L 3 1 3 8 4 6 9 2  
 T 305.559.1250 F 305.551.1746

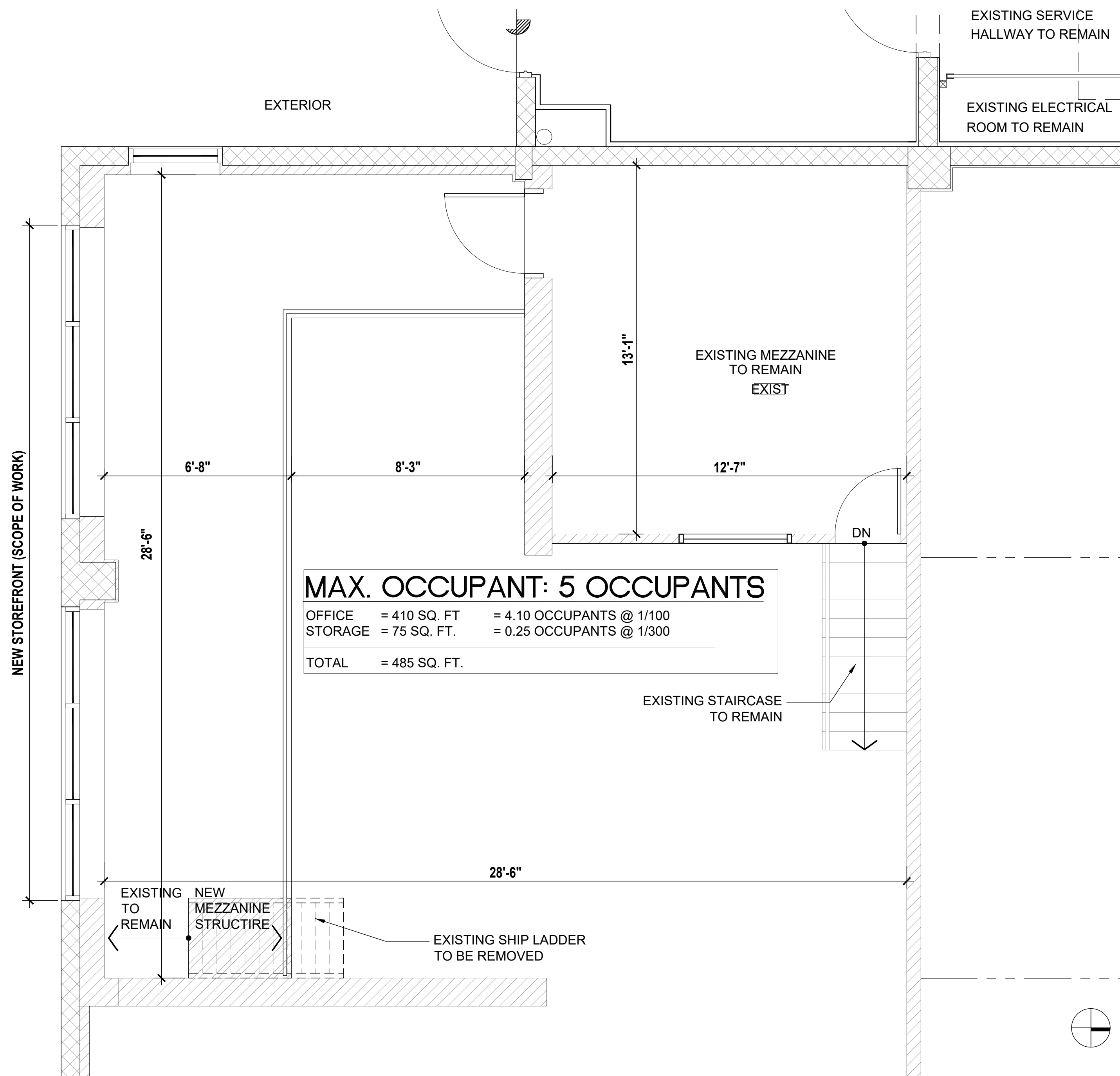
|              |                            |
|--------------|----------------------------|
| DWG. TITLE   | PROPOSED GROUND FLOOR PLAN |
| SCALE        | N.T.S.                     |
| PROJECT NO.  | 2019-07                    |
| DATE         | 03-13-19                   |
| SHEET NUMBER | A-101                      |

| DATE | REVISION |
|------|----------|
|      |          |

COPYRIGHT 2019. ALL RIGHTS RESERVED. THESE DRAWINGS AND DOCUMENTS ARE INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF BEILINSON GOMEZ ARCHITECTS P.A. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO BEILINSON GOMEZ ARCHITECTS P.A. REPRODUCTIONS OF DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF BEILINSON GOMEZ ARCHITECTS P.A. IS PROHIBITED. CONTRACTORS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK.

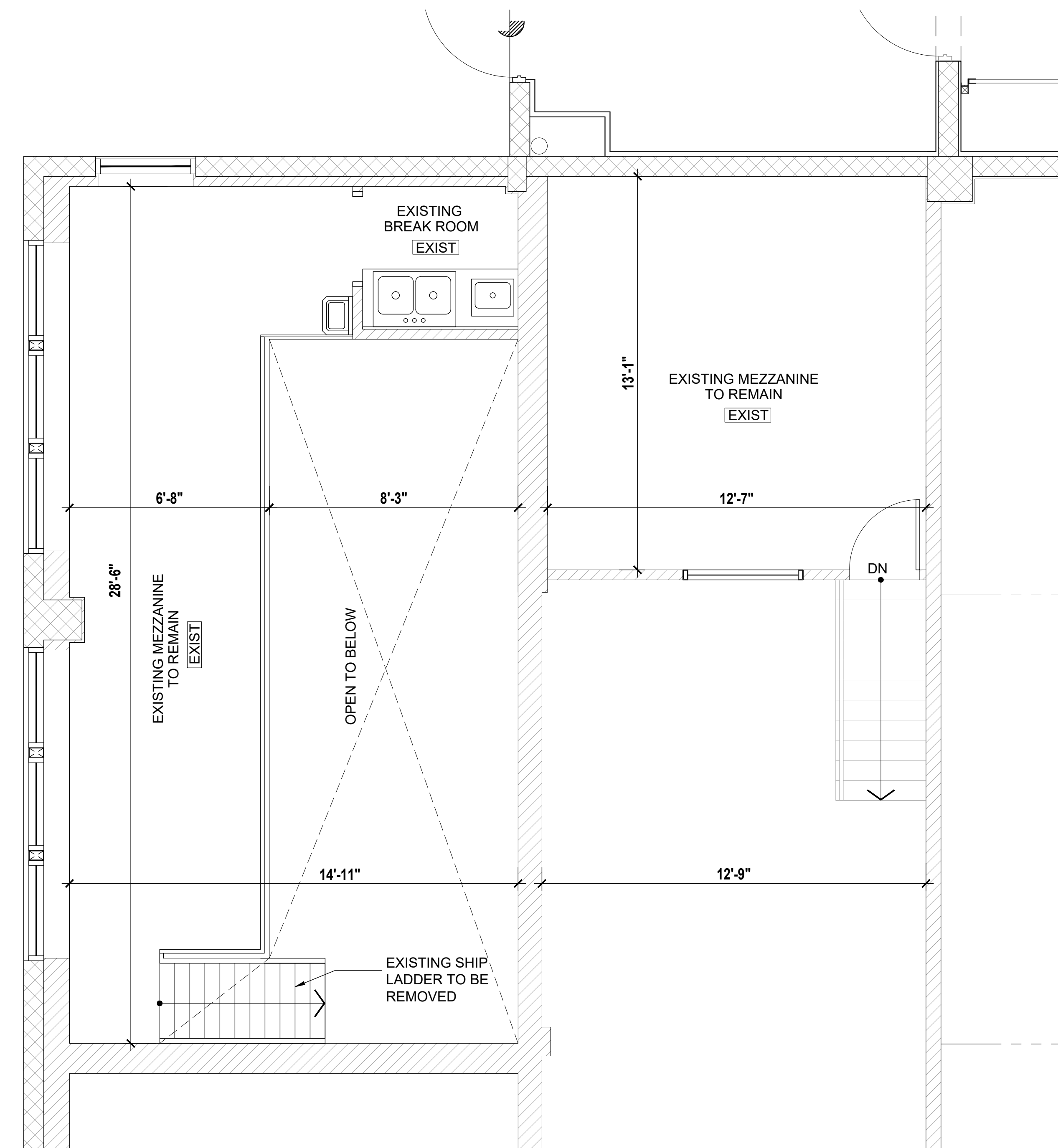
LINCOLN LNS

NEW STOREFRONT (SCOPE OF WORK)








B1 PROPOSED MEZZANINE

SCALE: 3/8"=1'-0"



B4 EXISTING MEZZANINE

SCALE: 3/8"=1'-0"

-  EXISTING CMU WALL / CONCRETE COLUMN TO REMAIN
-  EXISTING INTERIOR PARTITION TO REMAIN
-  EXISTING AREA NOT IN SCOPE OF WORK
-  EXISTING DOOR TO REMAIN
-  NEW DOOR. REFER TO DOOR SCHEDULE.

A1

A2

A3

A4 LEGEND

SCALE: N.T.S.

A5

A6

700 LINCOLN  
1646 EUCLID AVE  
MIAMI BEACH, FL 33139

BEILINSON  
GOMEZ

ARCHITECTS P.A.

ARCHITECTURE

A A C 0 0 1 0 6 2

8101 BISCAYNE BLVD. S 305.310  
M I A M I F L 3 1 3 8 3 4 6 9 2

T 305.559.1250 F 305.551.1740

ROSE J. GOMEZ

A R 0 1 5 4 1 6

|              |  |
|--------------|--|
| DWG. TITLE   | EXISTING MEZZANINE, PROPOSED MEZZANINE |
| SCALE        | N.T.S.                                 |
| PROJECT NO.  |  |
| DATE         | 2019-07                                |
| SHEET NUMBER | 03-13-19                               |

A-102

CONSULTANT

© COPYRIGHT 2019. ALL RIGHTS RESERVED. THESE DRAWINGS AND DOCUMENTS ARE INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF BEILINSON GOMEZ ARCHITECTS P.A. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO BEILINSON GOMEZ ARCHITECTS P.A. REPRODUCTIONS OF DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF BEILINSON GOMEZ ARCHITECTS P.A. IS PROHIBITED. CONTRACTORS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK.

DATE REVISION



EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION

700 LINCOLN  
1646 EUCLID AVE  
MIAMI BEACH, FL 33139

BEILINSON  
GOMEZ  
ARCHITECTS  
P.A.

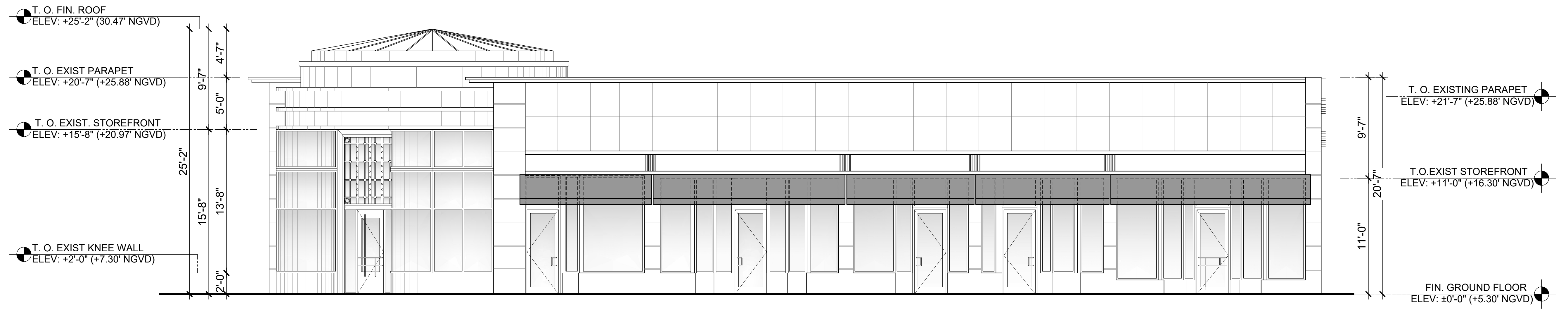
8101 BISCAYNE BLVD. 3305 310  
MIAMI, FL 33146  
T 305.559.1250 F 305.551.1746

|                         |                         |
|-------------------------|-------------------------|
| DWG. TITLE              | EXISTING EAST ELEVATION |
| PROPOSED EAST ELEVATION |                         |
| SCALE                   | 3/16"=1'-0"             |
| PROJECT NO.             | 2019-07                 |
| DATE                    | 03-13-19                |
| SHEET NUMBER            | A-201                   |

COPYRIGHT 2019. ALL RIGHTS RESERVED. THESE DRAWINGS AND DOCUMENTS ARE INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF BEILINSON GOMEZ ARCHITECTS P.A. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO BEILINSON GOMEZ ARCHITECTS P.A. REPRODUCTIONS OF DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF BEILINSON GOMEZ ARCHITECTS P.A. IS PROHIBITED. CONTRACTORS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK.

CONSULTANT

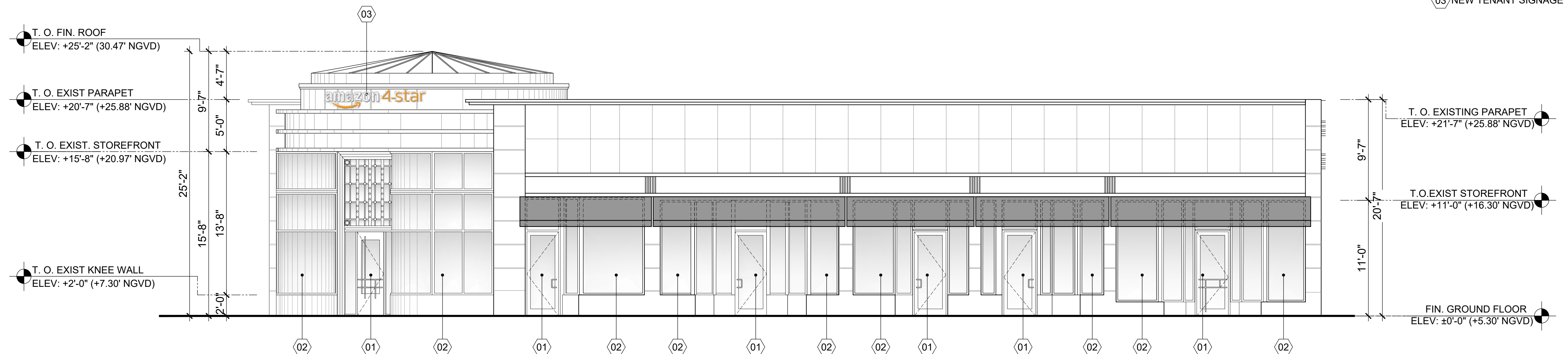
DATE REVISION



**EXISTING NORTH ELEVATION**

**KEY NOTE**

- 01 EXISTING DOOR TO REMAIN
- 02 EXISTING STOREFRONT TO REMAIN
- 03 NEW TENANT SIGNAGE



**PROPOSED NORTH ELEVATION**

**700 LINCOLN**  
 1646 EUCLID AVE  
 MIAMI BEACH, FL 33139

**BEILINSON  
 GOMEZ**  
 ARCHITECTS P.A.  
 8101 BISCAYNE BLVD, SUITE 310  
 MIAMI, FL 33148  
 T 305.559.1250 F 305.551.1746

|                          |                          |
|--------------------------|--------------------------|
| DWG. TITLE               | EXISTING NORTH ELEVATION |
| PROPOSED NORTH ELEVATION |                          |
| SCALE                    | 3/16"=1'-0"              |
| PROJECT NO.              | 2019-07                  |
| DATE                     | 03-13-19                 |
| SHEET NUMBER             | A-202.1                  |
| DATE                     | REVISION                 |





EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

KEY NOTE

- 01 NEW CLEAR ANOD. ALUM. & GLASS TO MATCH EXIST.
- 02 EXISTING STOREFRONT TO REMAIN
- 03 EXISTING DOOR TO REMAIN

700 LINCOLN  
1646 EUCLID AVE  
MIAMI BEACH, FL 33139

BEILINSON  
GOMEZ

ARCHITECTS P.A.  
A A C 0 0 1 0 6 2

8101 BISCAYNE BLVD. 3309 310  
M I A M I, F L 3 3 1 3 8 - 4 6 9 5  
T 305.559.1250 F 305.551.1746

ROSE J. GOMEZ  
A R 0 0 1 5 4 F 6

|              |   |
|--------------|---|
| DWG. TITLE   | EXISTING SOUTH ELEVATION;<br>PROPOSED SOUTH ELEVATION |
| SCALE        | N.T.S.  |
| PROJECT NO.  |   |
| DATE         | 2019-07   |
| SHEET NUMBER | 03-13-19  |
| DATE         | REVISION  |

A-203