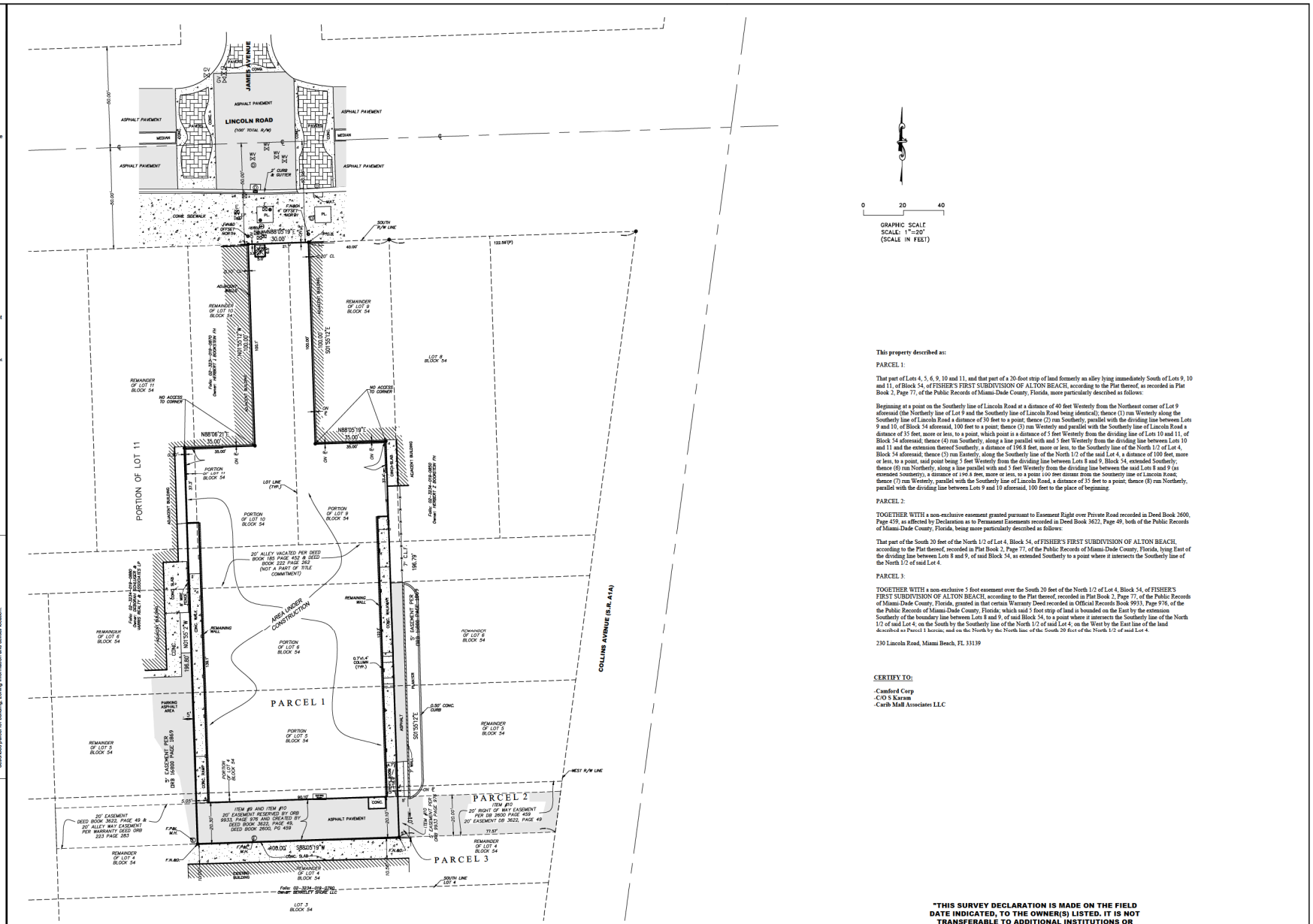
230 LINCOLN ROAD

A DEVELOPMENT OF

five BELOW

1. Cover Sheet - Index
2. Survey
3. Locational Map Radius (From Previously Approved HPB Plans)
4. Context Location Map Terminating Axis (From Previously Approved HPB Plans)
5. Color Photos of Existing Conditions (From Previously Approved HPB Plans)
6. Color Photos of Existing Conditions – Views A and B (From Previously Approved HPB Plans)
7. Color Photos of Existing Conditions – Views C and D (From Previously Approved HPB Plans)
8. Color Photos of Existing Conditions – Views E and F (From Previously Approved HPB Plans)
9. FAR Shaded Diagrams and Project Data (From Previously Approved HPB Plans)
10. Site Plan (From Previously Approved HPB Plans)
11. Proposed Ground Floor Plan (5 Below)
12. Ground Floor Plan (From Previously Approved HPB Plans)
13. Second & Third Level Floor Plans (From Previously Approved HPB Plans)
14. Fourth & Roof Floor Plans (From Previously Approved HPB Plans)
15. Elevations – West (From Previously Approved HPB Plans)
16. Elevations – East (From Previously Approved HPB Plans)
17. Elevations – Rear (From Previously Approved HPB Plans)
18. Section Drawing (From Previously Approved HPB Plans)

PB FILE NO. PB23-0604



This property described as:

PARCEL 1:

That part of Lots 4, 5, 6, 9, 10 and 11, and that part of a 20-foot strip of land formerly an alley lying immediately South of Lots 9, 10 and 11, of Block 54, of FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the Plat thereof, as recorded in Plat Book 2, Page 77, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

Beginning at a point on the Southerly line of Lincoln Road at a distance of 40 feet Westerly from the Northeast corner of Lot 9 aforesaid (the Northerly line of Lot 9 and the Southerly line of Lincoln Road being identical); thence (1) run Westerly along the Southerly line of Lincoln Road a distance of 30 feet to a point; thence (2) run Southerly, parallel with the dividing line between Lots 9 and 10, of Block 54 aforesaid, 100 feet to a point; thence (3) run Westerly and parallel with the Southerly line of Lincoln Road a distance of 35 feet, more or less, to a point, which point is a distance of 5 feet Westerly from the dividing line of Lots 10 and 11, of Block 54 aforesaid; thence (4) run Southerly, along a line parallel with and 5 feet Westerly from the dividing line between Lots 10 and 11 and the extension thereof Southerly, a distance of 196.8 feet, more or less, to the Southerly line of the North 1/2 of Lot 4, Block 54 aforesaid; thence (5) run Easterly, along the Southerly line of the North 1/2 of the said Lot 4, a distance of 100 feet, more or less, to a point, said point being 5 feet Westerly from the dividing line between Lots 8 and 9, Block 54, extended Southerly; thence (6) run Northerly, along a line parallel with and 5 feet Westerly from the dividing line between the said Lots 8 and 9 (as extended Southerly), a distance of 196.8 feet, more or less, to a point 100 feet distant from the Southerly line of Lincoln Road; thence (7) run Westerly, parallel with the Southerly line of Lincoln Road, a distance of 35 feet to a point; thence (8) run Northerly, parallel with the dividing line between Lots 9 and 10 aforesaid, 100 feet to the place of beginning.

PARCEL 2:

TOGETHER WITH a non-exclusive easement granted pursuant to Easement Right over Private Road recorded in Deed Book 2600, Page 459, as affected by Declaration as to Permanent Easements recorded in Deed Book 3622, Page 49, both of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

That part of the South 20 feet of the North 1/2 of Lot 4, Block 54, of FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the Plat thereof, recorded in Plat Book 2, Page 77, of the Public Records of Miami-Dade County, Florida, lying East of the dividing line between Lots 8 and 9, of said Block 54, as extended Southerly to a point where it intersects the Southerly line of the North 1/2 of said Lot 4.

PARCEL 3:

TOGETHER WITH a non-exclusive 5 foot easement over the South 20 feet of the North 1/2 of Lot 4, Block 54, of FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the Plat thereof, recorded in Plat Book 2, Page 77, of the Public Records of Miami-Dade County, Florida, granted in that certain Warranty Deed recorded in Official Records Book 9933, Page 976, of the the Public Records of Miami-Dade County, Florida, which said 5 foot strip of land is bounded on the East by the extension Southerly of the boundary line between Lots 8 and 9, of said Block 54, to a point where it intersects the Southerly line of the North 1/2 of said Lot 4; on the South by the Southerly line of the North 1/2 of said Lot 4; on the West by the East line of the land described as Parcel 1 herein; and on the North by the North line of the South 20 feet of the North 1/2 of said Lot 4.

230 Lincoln Road, Miami Beach, FL 33139

CERTIFY TO:

-Camford Corp
-C/O S Karam
-Carib Mall Associates LLC

"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

Bearing, if any, shown based on Plat Meridian (reference) NORTH ℄ N88°05'19"E

REVISIONS:
04/06/16 Survey Update

FLOOD ZONE	COMM. No.	PANEL No.	SUFFIX:
AE	120651	0317	L
F.I.R.M.DATE	F.I.R.M.INDEX	BASE ELEV.	
09 / 11 / 09	09 / 11 / 09	+ 8FT N.G.V.D.	

Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.

BOUNDARY SURVEY.
I HEREBY CERTIFY: that this survey meets the Standards of Practice as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

RENE AIGUESVIVES 05/04/15
PROFESSIONAL SURVEYOR AND MAPPER No. 4327. State of Florida.

Alvarez, Aiguesvives and Associates, Inc.
Surveyors, Mappers and Land Planners
5701 S.W. 107th Avenue #204, Miami, FL 33173
Phone 305.220.2424 Fax 305.552.8181
L.B. No. 6867 / E-mail: aaasurvey@aol.com

Field Date	Scale:	Drawn by:	Drwg. No.
04/29/15	1"=30'	R.S.	14-17163

HPB SIGNAGE SUBMITTAL 12/27/2016

PREVIOUSLY APPROVED HPB - FOR REFERENCE ONLY



LOCATIONAL MAP -375' RADIUS
HPB-101 SCALE: 1/64" = 1'-0"

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File: G:\Projects\1227_230 LINCOLN RD\2_PRODUCTION\Revit\1227_LINCOLN 14.RVT Plotted On: 1/30/2015 9:28:39 AM - By Miguel Saez

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DESIGN BY

Luis O. Revuelta
AR 0007972

PROJECT

230 LINCOLN - RETAIL BLDG
230 LINCOLN ROAD
MIAMI BEACH, FLORIDA 33139

OWNER INFORMATION

AMERICAS TRADE CENTER LLC
230 LINCOLN RD, MIAMI BEACH, FL 33139

PERMIT SET
NOT FOR BIDDING

Permit Revisions

CONSULTANTS

Date
1/30/2015
Drawing
AG - MR - LE
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ADG
Scale
As Shown
Project No.
1227

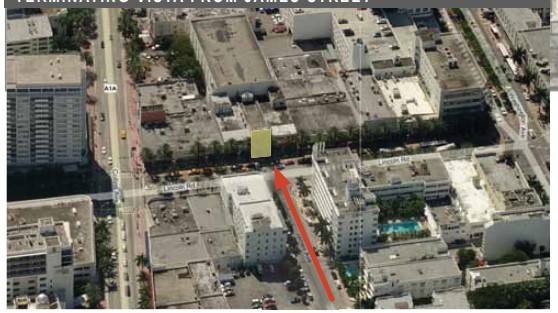
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VISTA FROM JAMES STREET





TERMINATING VISTA FROM JAMES STREET



VISTAS FROM COLLINS AVENUE



1 HPB-102 SUBJECT PROPERTY- TERMINATING AXIS

N.T.S

N

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AR 0007972

PROJECT

230 LINCOLN - RETAIL BLDG

230 LINCOLN ROAD
MIAMI BEACH, FLORIDA 33139

OWNER INFORMATION

AMERICAS TRADE CENTER LLC
230 LINCOLN RD, MIAMI BEACH, FL 33139

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Project No.
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HPB-102

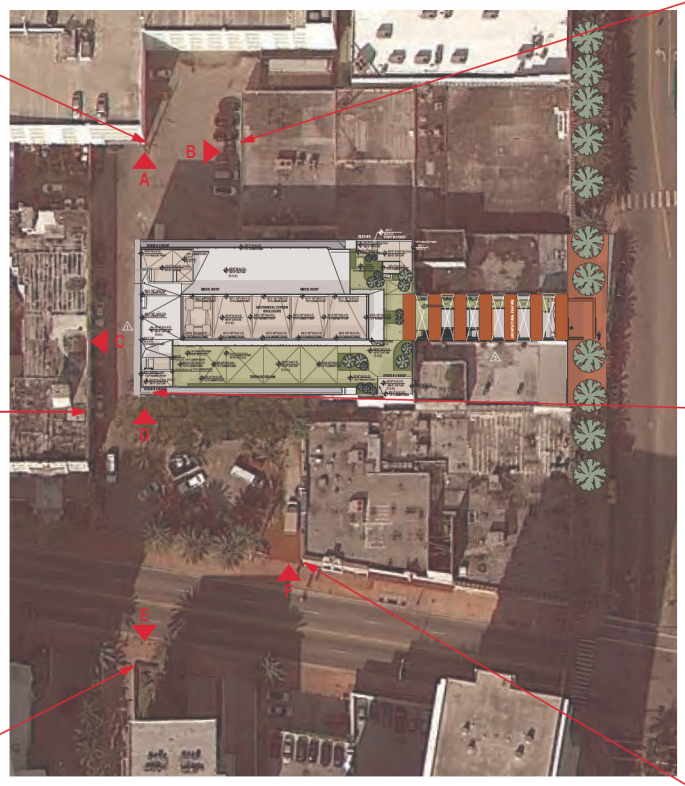
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File: G:\Projects\2007_230 LINCOLN RD\2012_BHB\227_BHB\227_LINCOLN 14.RVT Date/Time: 2/28/2015 10:48:29 AM by: Ryan Lee

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REGISTERED ARCHITECT

01/20/2017

Luis O. Revuelta
AR 0007972

PROJECT

230 LINCOLN - RETAIL BLDG
230 LINCOLN ROAD
MIAMI BEACH, FL 33139

HISTORIC PRESERVATION BOARD APPLICATION - SIGNAGE PACKAGE

OWNER INFORMATION

AMERICAS
TRADE
CENTER LLC
230 LINCOLN ROAD MIAMI
BEACH, FL 33139

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HPB

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Date
12/27/2016
Drawing

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SIGN 17

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File: 898 Lenox Rd - 898 lenox_r - RTE server 10.1227_230 LINCOLN 10.1227_230 LINCOLN_R by Ruel.lenox@r | Date: 1/20/2017

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VIEW A



VIEW B

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LUIS O. REVUELTA
AR0007972
REGISTERED ARCHITECT

01/20/2017

Luis O. Revuelta
AR 0007972

PROJECT

230 LINCOLN - RETAIL BLDG
230 LINCOLN ROAD
MIAMI BEACH, FL 33139

HISTORIC PRESERVATION BOARD APPLICATION - SIGNAGE PACKAGE

OWNER INFORMATION

AMERICAS TRADE CENTER LLC
230 LINCOLN RD MIAMI BEACH, FL 33139

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VIEW C



VIEW D

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File: 2016 Series: PCA - Web Server_1 - RSE Server 16 1227_230 LINCOLN 16 1227_230 LINCOLN by Rafael Saavedra - Date/s: 12/20/2017

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REGISTERED ARCHITECT

01/20/2017

Luis O. Revuelta
AR 0007972

PROJECT

230 LINCOLN - RETAIL BLDG
230 LINCOLN ROAD
MIAMI BEACH, FL 33139

HISTORIC PRESERVATION BOARD APPLICATION - SIGNAGE PACKAGE

OWNER INFORMATION

AMERICAS TRADE CENTER LLC
230 LINCOLN RD MIAMI BEACH, FL 33139

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VIEW E



VIEW F

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File: 2016 Lincoln_Rvt - 2016 Lincoln_r - R16 Server 16 1227_230 LINCOLN 16 1227_230 LINCOLN_ by Rudi Saavedra - Date: 12/20/2017

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01/20/2017

Luis O. Revuelta
AR 0007972

PROJECT

230 LINCOLN - RETAIL BLDG
230 LINCOLN ROAD
MIAMI BEACH, FL 33139
HISTORIC PRESERVATION BOARD APPLICATION - SIGNAGE PACKAGE

OWNER INFORMATION

AMERICAS TRADE CENTER LLC
230 LINCOLN RD MIAMI BEACH, FL 33139

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Date
12/27/2016
Drawing

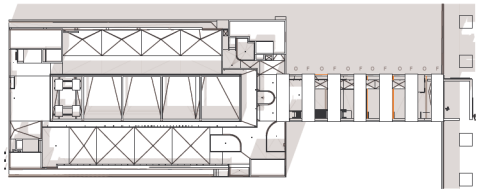
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1 SIGN 2 OPEN ROOF FEATURE PLAN - 50% RATIO
SCALE: 1/32" = 1'-0"

F=FILLED O=OPEN
TOTAL COMBINED OF 125PACES
8 X (9'-0 X 18'-0") X 8.10&OPEN = 46'-6"
6 O (OPEN)= 8'-4" X 6 SPACES = 50'-0"
@ 180'-0"
OPEN COURTYARD = 50 % APROX.- 50% OPEN REQUIREMENT.

MIAMIBEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

PLANNING DEPARTMENT
Tel: (305) 673-7550, Fax: (305) 673-7559

July 6, 2012

Mr. Harold Rosen
Rosen & Swilkes P.L.
407 Lincoln Road
Penthouse Southeast
Miami Beach, FL 33139

Subject: 230 Lincoln Road – Existing Floor Area Calculations

Dear Mr. Rosen:

This letter is in response to your request for an administrative determination on the above referenced subject.

Based upon the plans submitted dated June 18, 2012, the existing building at the subject location consists of the following floor area:

Ground Floor	20,422.59 square feet
Loft Floor	4,344.28 square feet
Second Floor	16,475.43 square feet
Third Floor	7,215.53 square feet
Subtotal	48,457.83 square feet

In addition, the 10,470.46 square feet of attic space above the ceiling framing of the former theater area is included in the calculation of existing floor area, as Section 114-1 of the City Code defines attic space, whether or not a floor actually has been laid, which provides structural headroom of more than seven feet six inches, as floor area.

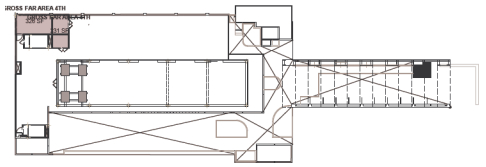
The total existing floor area, based upon these plans and the above information consists of **58,928.29 square feet.** This figure can be used to determine the maximum allowable floor area within the shell of the existing building that can be reconfigured as part of a proposed renovation without incurring a parking requirement.

As per Section 130-31(b), there shall be no off-street parking requirement for main or accessory uses associated with buildings that existed prior to October 1, 1993, which are located within the architectural district. Although this provision does not apply to renovations and new additions to existing buildings which create or add floor area to new construction, the redistribution of the existing 58,928.29 square feet within the shell of the existing building would remain exempt from parking requirements. Addition of additional floor area above this amount would be subject to the parking requirements of the City Code.

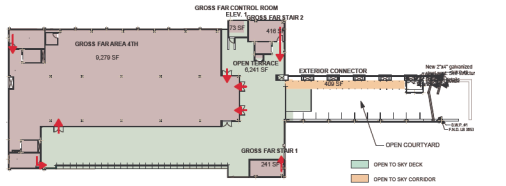
Sincerely,

Richard G. Lorber, AICP
Acting Planning Director

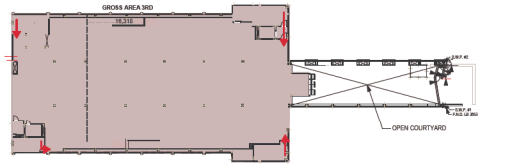
F:\PLAN&ALLIGEN_CORR\EXTERNAL\RL 230 Lincoln Road FAR parking issue revised.docx



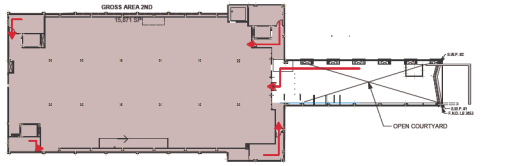
6 SIGN 2 ROOF PLAN
SCALE: 1/32" = 1'-0"



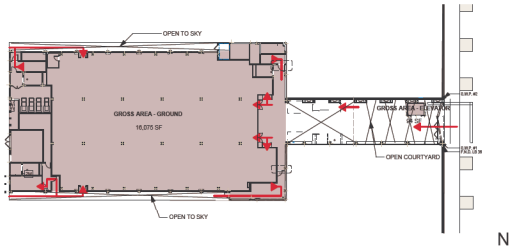
5 SIGN 2 FOURTH LEVEL- F.A.R
SCALE: 1/32" = 1'-0"



4 SIGN 2 THIRD LEVEL- F.A.R
SCALE: 1/32" = 1'-0"



3 SIGN 2 SECOND LEVEL- F.A.R
SCALE: 1/32" = 1'-0"



2 SIGN 2 GROUND LEVEL- F.A.R
SCALE: 1/32" = 1'-0"

HPB-0616-0041 PREVIOUSLY APPROVED ON 9/30/2016

SUBMITTED AS PART OF THIS PACKAGE FOR REFERENCE ONLY.

PROJECT DATA

ADDRESS: 230 LINCOLN ROAD, MIAMI BEACH, FLORIDA 33140

THE SITE IS LOCATED IN MIAMI BEACH, FLORIDA, WITHIN THE FLAMINGO PARK HISTORIC DISTRICT. AS SUCH, ANY MAJOR ALTERATION TO THE EXISTING STRUCTURE WILL REQUIRE THE REVIEW AND APPROVAL OF THE HISTORIC PRESERVATION BOARD

DEVELOPMENT LOT FRONTAGE:

NORTH: 30 FEET FACING LINCOLN ROAD
EAST: 296.80 FEET WITH INTERIOR BLOCKS PARTIAL OF 5, 6, 8 & 9 TOWARD (COLLINS AVE)
SOUTH : 88.7 FEET WITH INTERIOR ALLEY TOWARD BLOCK 4
WEST: 296.80 FEET WITH INTERIOR BLOCKS (PARTIAL OF 5,6,10 & 11) TOWARD WASHINGTON AVE

PROPOSED USE:

COMMERCIAL RETAIL AND RESTAURANT(FUTURE EXPANSION) WITH ATTACHED OPEN TO SKY ATRIUM

SITE ZONNING CLASSIFICATION: CD-3

PERMITTED USES: COMMERCIAL HIGH INTENSITY DISTRICT

FLOOD ZONE: AE-8

BASE FLOOD ELEVATION: 8'-0" NGVD

AVERAGE SIDEWALK ELEVATION: 7'-0" NGVD

SITE LOT AREA: BASED ON TOTAL GROSS SF

1ST SECTION BLOCKS 9 & 10 : (100' LENGTH X 30' WIDTH)	3,000 SF
2ND SECTION BLOCKS 5, 6, 9, 10 VACTED ALLEY BETWEEN 6, 9, 9 & 10 (196.80 FEET X 100 FEET WIDTH)	19,680 SF
TOTAL SITE AREA:	22, 680 SF (0.5207 ACRES)

FAR (2.75 GROSS) 22,680 SF X 2.75 = 62,370 TOTAL ALLOWED OF WHICH 58,928.29 SF HAS BEEN GRANFATHERED FOR PARKING COUNT

SETBACKS:

	REQUIRED (FT)	PROVIDED (FT)
PRIMARY FRONTAGE: (LINCOLN ROAD):	0'-0"	0'-0"
REAR: SECONDARY FRONTAGE (20' ALLEY) (LIMITED BY ACTUAL SERVICE ACCESS)	5'-0"	20'-0" (EXISTING EASMENT CONDITION)
SIDE (INTERIOR BLOCKS):	0'-0"	0'-0" + 5'-0 FOR EGRESS

BUILDING STATISTICS:

	ALLOWABLE (FT)	PROVIDED (FT)
HEIGHT PER AVERAGE SIDE WALK (7.6' NGVD):	50'-0"	58'-10" (63.6 NGVD EXISTING BUILDING SHELL AND PARAPET HEIGHT TO REMAIN)
NUMBER OF FLOORS:	5 STORIES	4 STORIES

FAR BUILDING AREAS:

	EXISTING (TRANSFERED PER ZONING LETTER)	PROPOSED
UNDERGROUND LEVEL (EXISTING F.P.L VAULT)	NOT INCLUDED	NOT INCLUDED
GROUND FLOOR	20,422.59 SF	16, 169 SF
2ND FLOOR	4,344.28 SF (EXISTING MEZZANINE)	15, 871 SF
3RD FLOOR	16,475.43 SF (EXISTING LOFT)	16, 318 SF
4TH FLOOR	7,215.53 SF (EXISTING VOID CEILING)	10,009 SF
ROOF LEVEL		557 SF
TOTAL FAR AREA	58,928.29 SF (SEE ENCLOSED ZONING LETTER)	58, 924 SF

PARKING DATA CALCULATION:

(Based on 3439 SF in difference between Existing and Proposed FAR)	REQUIRED***	PROVIDED
RETAIL (300 SF/PERSON)	11.46 APROX=12 P.SPACES	GRANDFATHERED
LOADING BERTH (1000SF/PERSON)	1	AT ALLEY
HANDICAP SPACES - AS PER F.B.C. SEC 11-4.1.2 - NONE PUBLIC PARKING TO BE PROVIDED	*** NO PARKING REQUIRED UP TO 58,928 SF (EXISTING SQFT) PER ZONING LETTER	GRANDFATHERED

FAR CALCULATIONS: ACCORDING TO THE SHADING AREAS PER FLOOR PLANS DIAGRAMS

FAR AREA		
Zone Name	Floor (Story)	Measured Area
GROSS FAR AREA 4TH	ROOF LEVEL	231
GROSS FAR AREA 4TH	ROOF LEVEL	326
GROSS FAR CONTROL ROOM \NELEV. 1	4TH FLOOR	73
GROSS FAR STAIR 1	4TH FLOOR	241
GROSS FAR STAIR 2	4TH FLOOR	416
GROSS FAR AREA 4TH	4TH FLOOR	9,279
GROSS AREA 3RD	3RD FLOOR	16,318
GROSS AREA 2ND	2ND FLOOR	15,871
GROSS AREA - ELEVATOR	STREET LEVEL	94
GROSS AREA - GROUND	STREET LEVEL	16,075
		58,924 sq ft

TOTAL Allowed Building FAR has not been maximized.

Architectural Feature Structure over the courtyard area at ground level has been designed open in more than 50% therefore has not been counted as part of the FAR tabulation.

FOR ADDITIONAL BUILDING AND ZONING INFORMATION REFER TO SHEET 002- GENERAL NOTES

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REGISTERED ARCHITECT
01/20/2017

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AR 0007972

PROJECT

230 LINCOLN - RETAIL BLDG

HISTORIC PRESERVATION BOARD APPLICATION - SIGNAGE PACKAGE

230 LINCOLN ROAD
MIAMI BEACH, FL 33139

OWNER INFORMATION

AMERICAS TRADE CENTER L.L.C.
230 LINCOLN ROAD MIAMI BEACH, FL 33139

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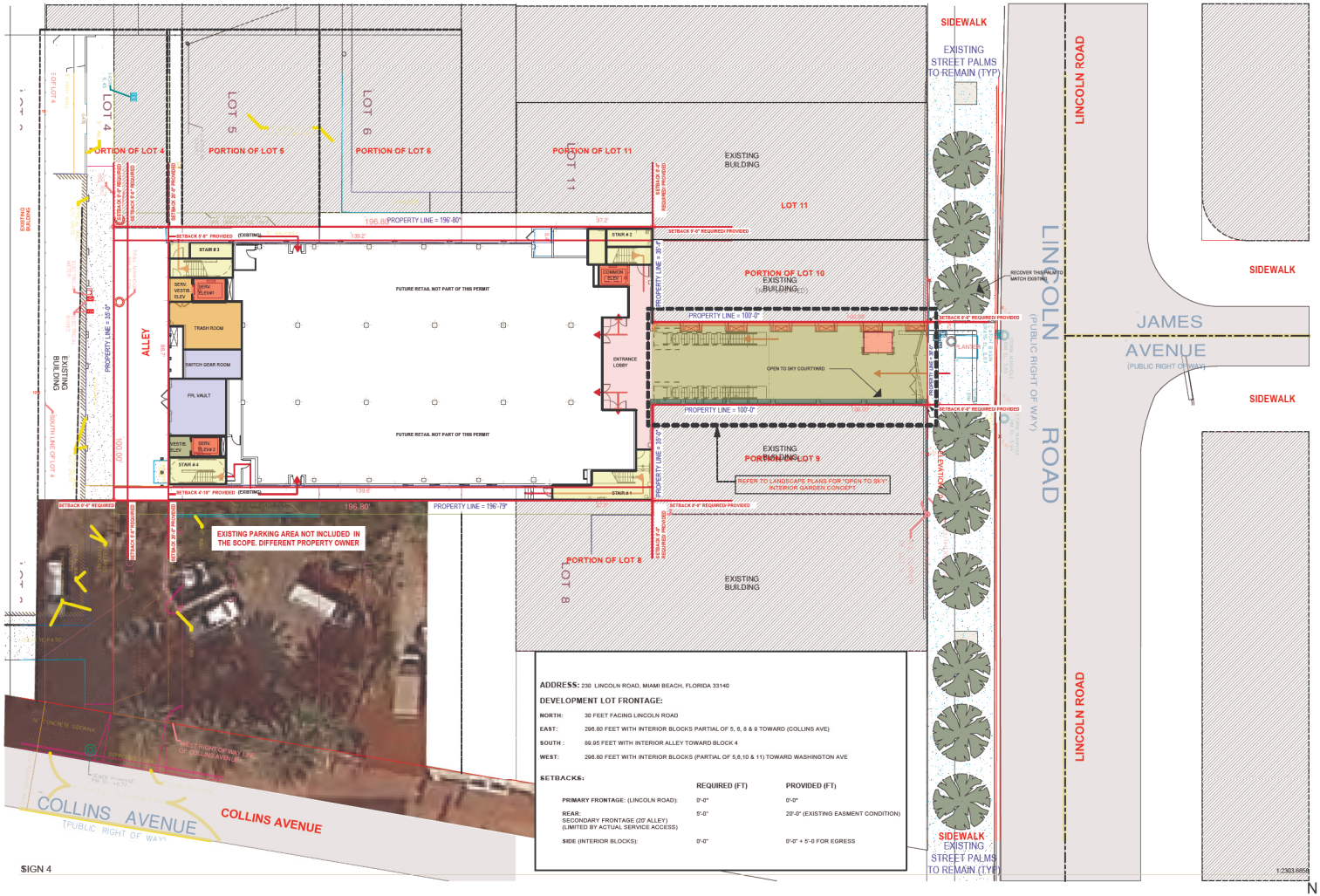
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File: BW Server: Proj - Rdd Server_1 - 2016 Server 1# 1227_230 LINCOLN 1227_230 LINCOLN by Rdd Laserdisk by - Date: 1/20/2017

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ADDRESS: 230 LINCOLN ROAD, MIAMI BEACH, FLORIDA 33140

DEVELOPMENT LOT FRONTAGE:

NORTH:	30 FEET FACING LINCOLN ROAD
EAST:	296.80 FEET WITH INTERIOR BLOCKS PARTIAL OF 5, 6, 8 & 9 TOWARD (COLLINS AVE)
SOUTH :	89.95 FEET WITH INTERIOR ALLEY TOWARD BLOCK 4
WEST:	296.80 FEET WITH INTERIOR BLOCKS (PARTIAL OF 5,6,10 & 11) TOWARD WASHINGTON AVE

SETBACKS:

	REQUIRED (FT)	PROVIDED (FT)
PRIMARY FRONTAGE: (LINCOLN ROAD):	0'-0"	0'-0"
REAR: SECONDARY FRONTAGE (20' ALLEY) (LIMITED BY ACTUAL SERVICE ACCESS)	5'-0"	20'-0" (EXISTING EASMENT CONDITION)
SIDE (INTERIOR BLOCKS):	0'-0"	0'-0" + 5'-0 FOR EGRESS

1 SIGN 4 PROPOSED SITE PLAN

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230 LINCOLN - RETAIL BLDG

230 LINCOLN ROAD
MIAMI BEACH, FL 33139

HISTORIC PRESERVATION BOARD APPLICATION - SIGNAGE PACKAGE

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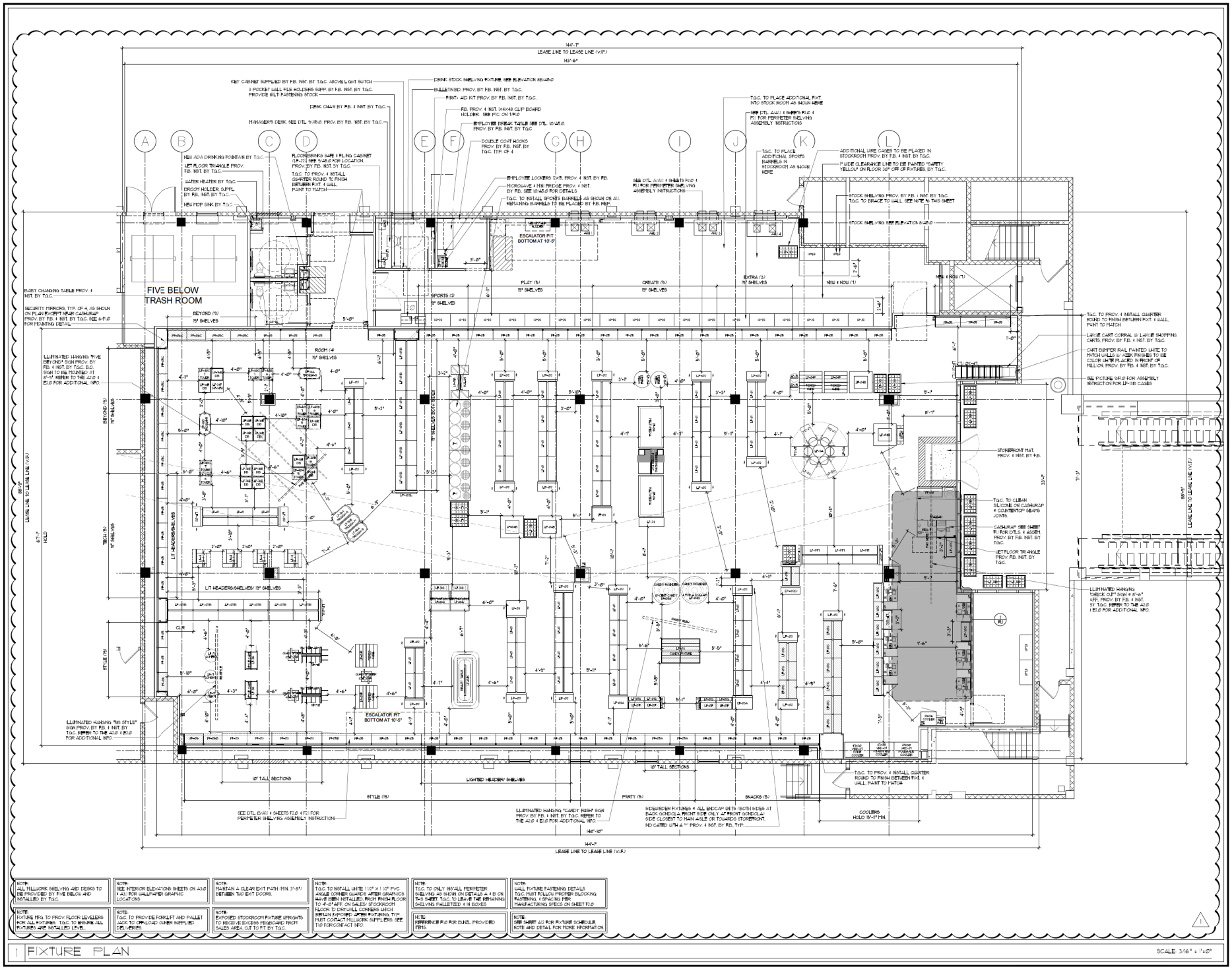
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Plot: 12/27/2016 11:27:27 AM by Kaitlin Hardy

PROPOSED GROUND FLOOR PLAN



1 FIXTURE PLAN

SCALE: 3/16" = 1'-0"

BARR ARCHITECTURE, INC.
The Design-Build Team
architects • general contractors
AA# 26003152
5011 South State Road 7, Suite #107, Davie, Florida 33314
p. 954 418BARR f. 954 212 2962
architecture • construction management • planning • interiors

CONSULTANTS

ARCHITECTURAL SEAL

STATE OF FLORIDA — REGISTERED ARCHITECT

Digitally signed by Ronald Barr
Date: 2023.10.18 15:52:45 -04'00'

DATE	ISSUE
07-07-23	CITY COMMENTS & TENANT REVISIONS

PROJECT NAME / LOCATION

five BELOW

230 LINCOLN RD
MIAMI BEACH, FL 33139

PROJECT INFORMATION

DATE: MARCH, 13, 2023
PROJECT NO. 06232-0001
DELIVERY TYPE: AS-IS

DRAWN BY CT
REVIEWED BY: CC

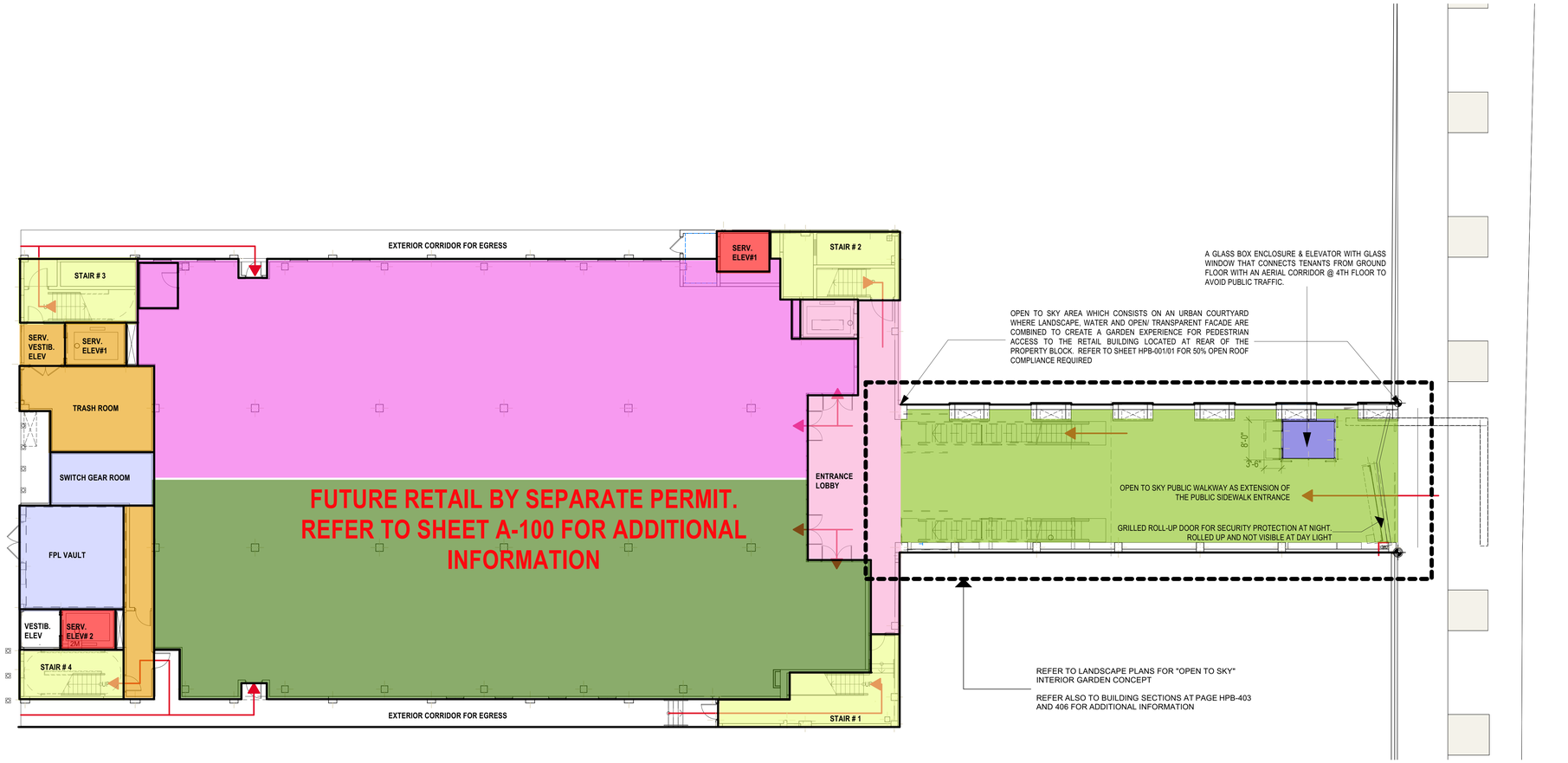
TITLE

FIXTURE PLAN

SHEET NUMBER

A1.1

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1 HPB-201 STREET LEVEL - FLOOR PLAN
SCALE: 3/32" = 1'-0"

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PROJECT

230 LINCOLN - RETAIL BLDG

230 LINCOLN ROAD
MIAMI BEACH, FLORIDA 33139

OWNER INFORMATION

AMERICAS TRADE CENTER LLC
230 LINCOLN RD, MIAMI BEACH, FL 33139

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RECORD SET

Permit Revisions
1 HPB Revision Issue date: 06/07/2016

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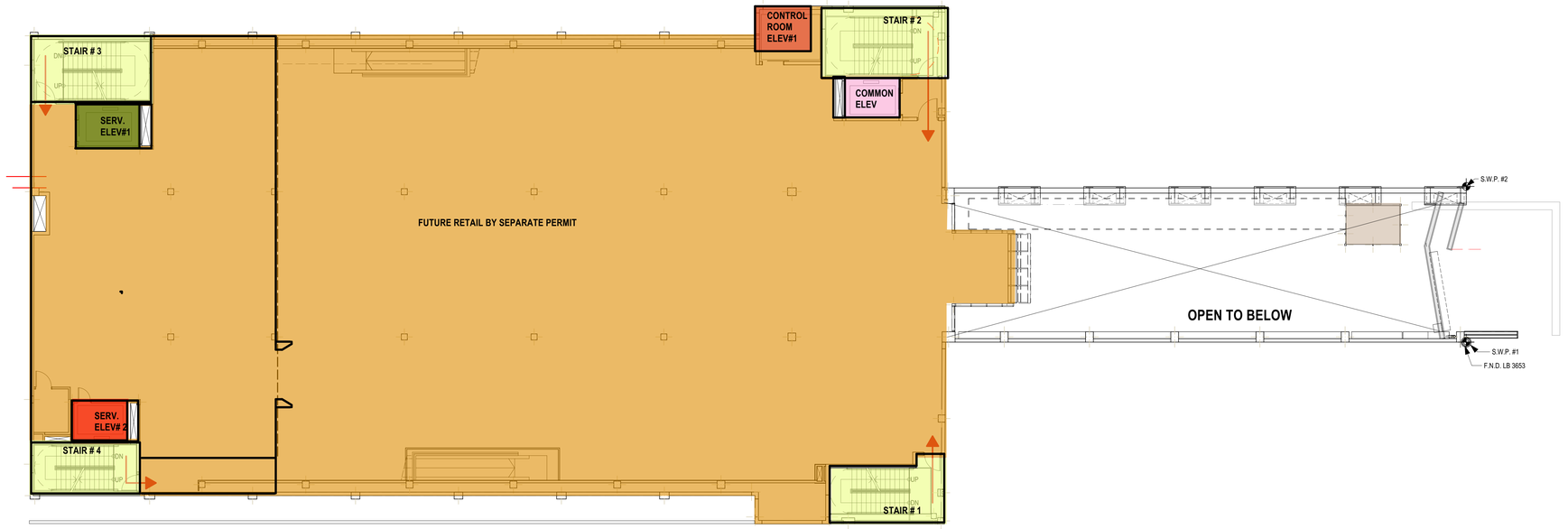
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06/08/2016
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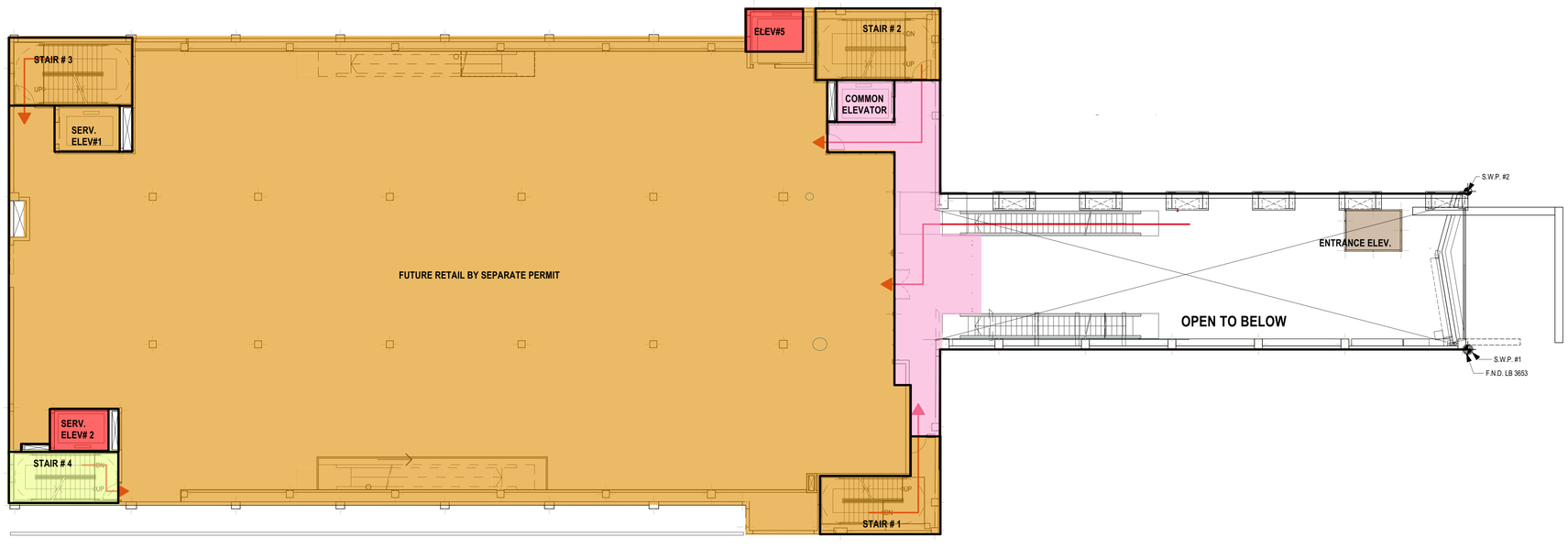
HPB-201

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1 HPB-202 THIRD LEVEL- FLOOR PLAN

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



1 HPB-202 SECOND LEVEL- FLOOR PLAN

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

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HPB Revision
Issue date: 06/07/2015
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Issue date: 07/24/2017

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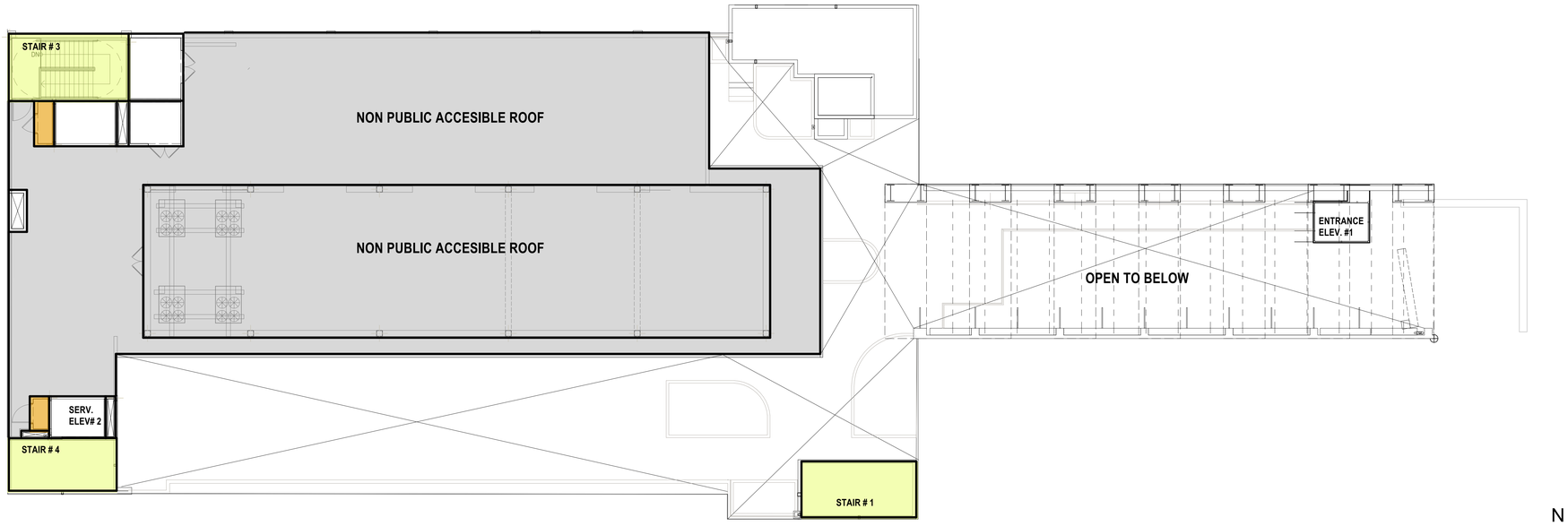
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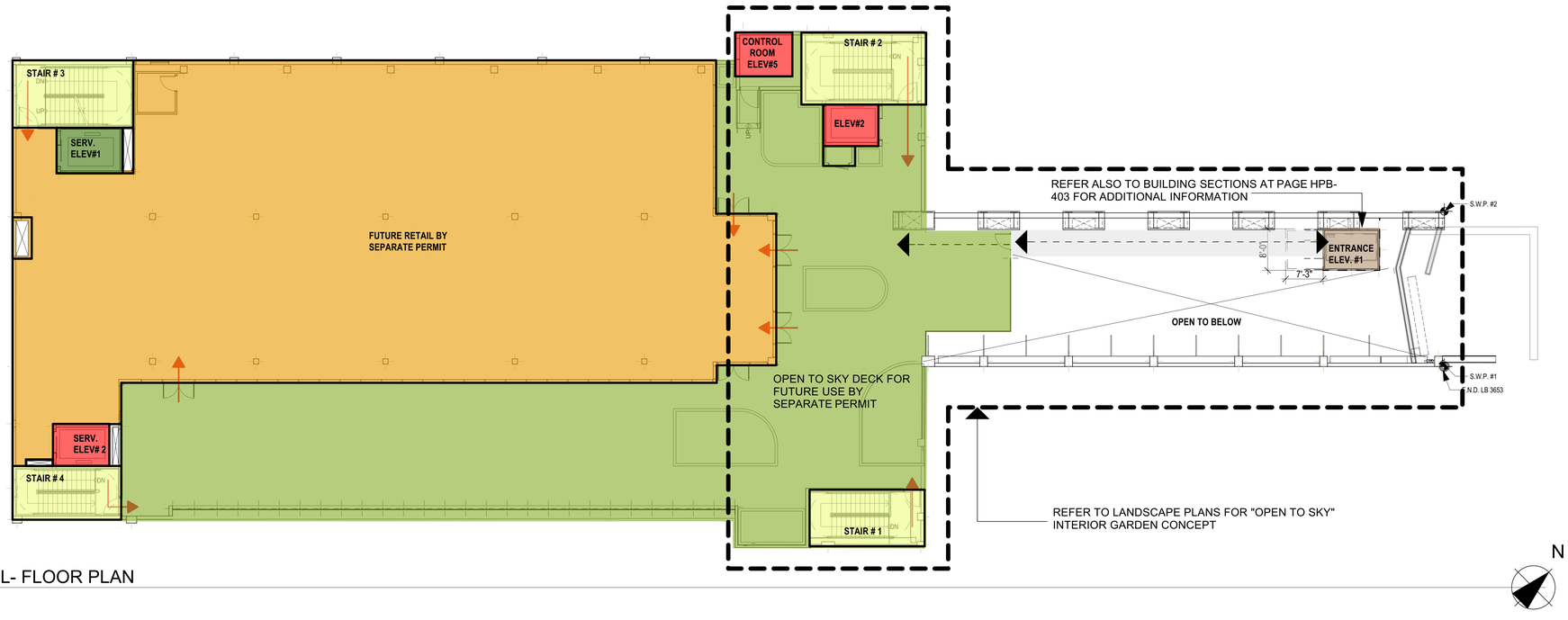
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HPB-202

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1 HPB-203 MECHANICAL ROOF- FLOOR PLAN
SCALE: 3/32" = 1'-0"



2 HPB-203 4TH LEVEL- FLOOR PLAN
SCALE: 3/32" = 1'-0"

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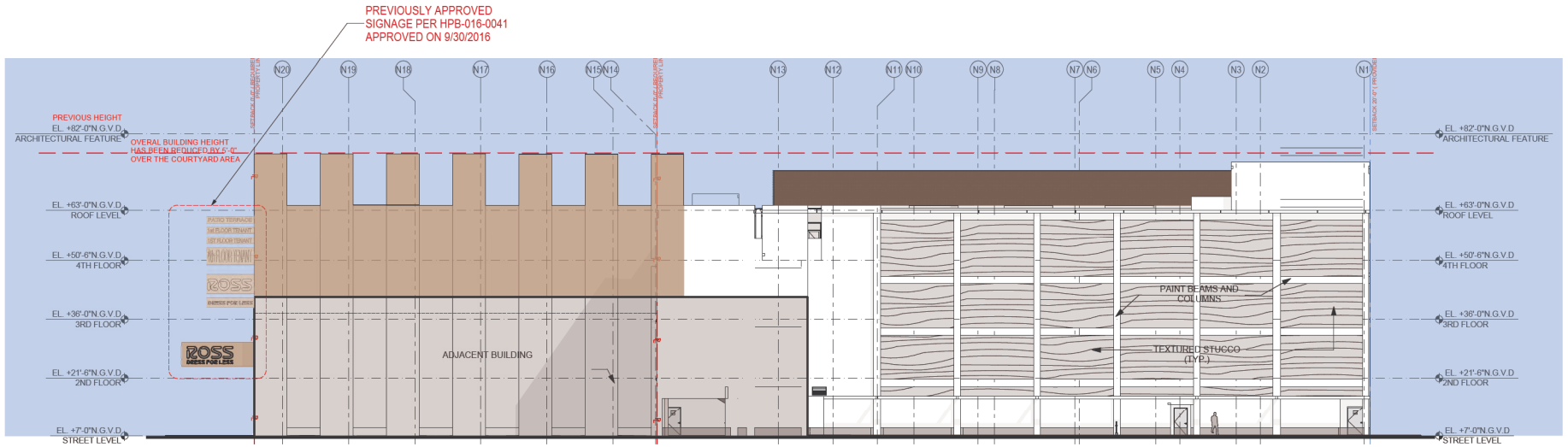
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HPB-203

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WEST VIEW
AS APPROVED
SCALE: 3/32" = 1'-0"
(NO NEW SIGNAGE BEING REQUESTED)

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REGISTERED ARCHITECT

01/20/2017

Luis O. Revuelta
AR 0007972

PROJECT

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230 LINCOLN ROAD
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HISTORIC PRESERVATION BOARD APPLICATION - SIGNAGE PACKAGE

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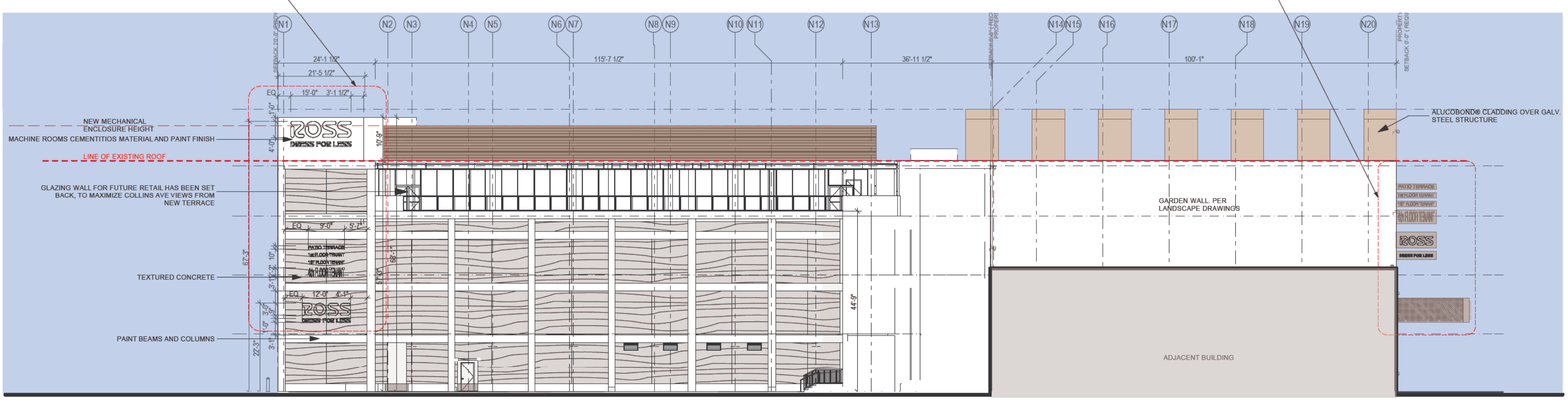
SIGN 10

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PROPOSED SIGNAGE

PROPOSED SIGNAGE REFER TO
SHEET SIGN 13 FOR DETAILS.
VARIANCE REQUESTED TO
LOCATE THESE SIGNS ON THIS
EAST FACADE INSTEAD OF CODE
ALLOWED SOUTH FACADE.

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SIGNAGE PER HPB-016-0041
APPROVED ON 9/30/2016



EAST VIEW
PROPOSED SIGNAGE
SCALE: 3/32" = 1'-0"

VARIANCE REQUESTED
A. VARIANCE REQUESTED TO RELOCATE. VARIANCE REQUESTED FOR SIZE.
B. VARIANCE REQUESTED TO RELOCATE AND FOR SIZE. (SIZE VARIANCE REQUESTED FOR 87 SF)

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OWNER INFORMATION

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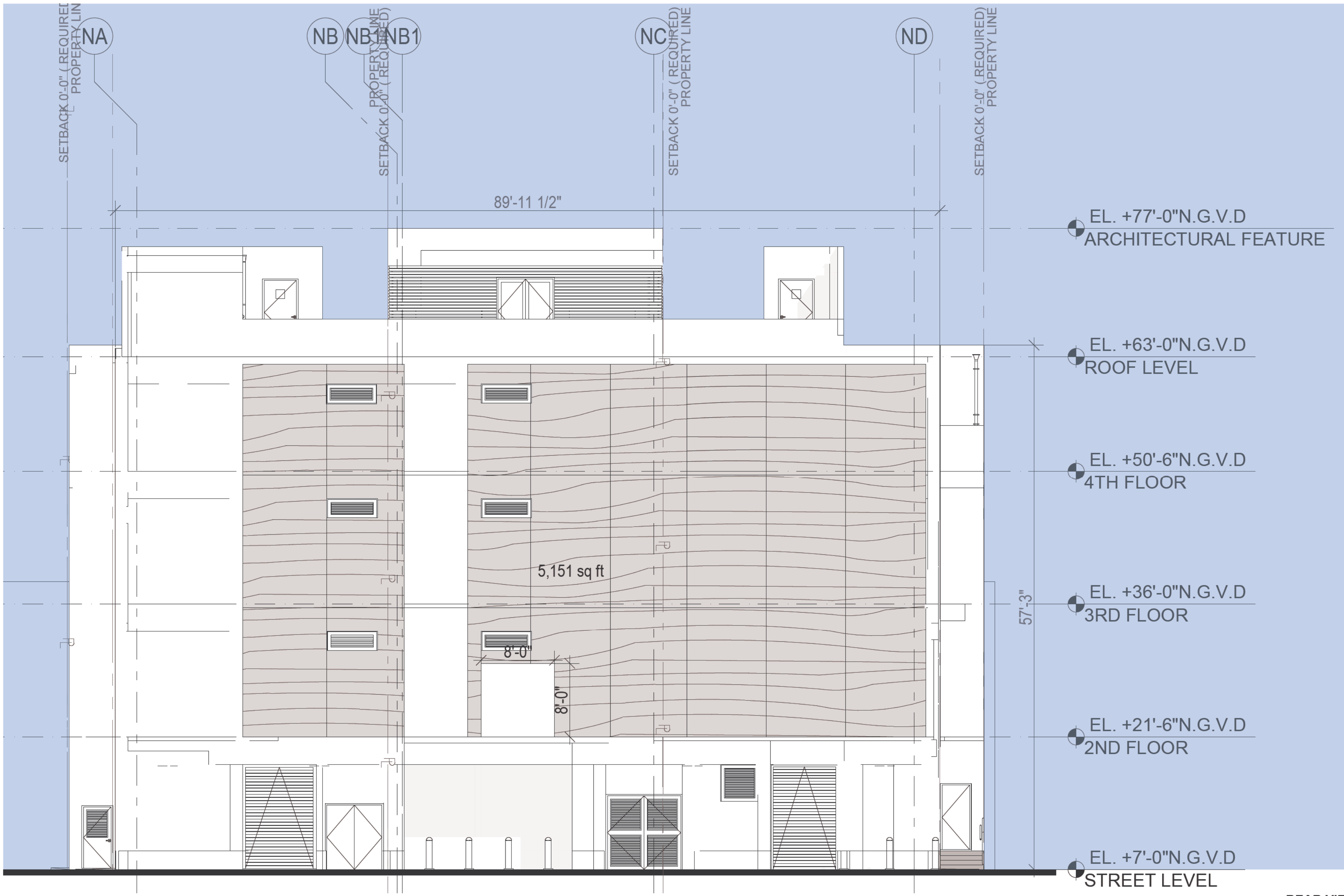
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REAR VIEW
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01/20/2017

Luis O. Revuelta
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230 LINCOLN ROAD
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HISTORIC PRESERVATION BOARD APPLICATION - SIGNAGE PACKAGE

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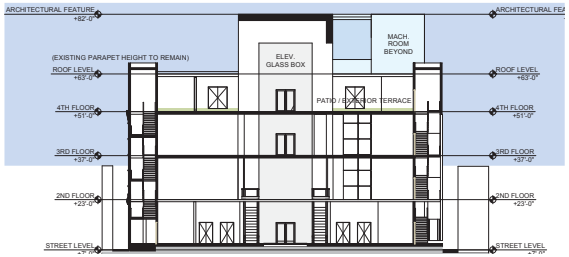
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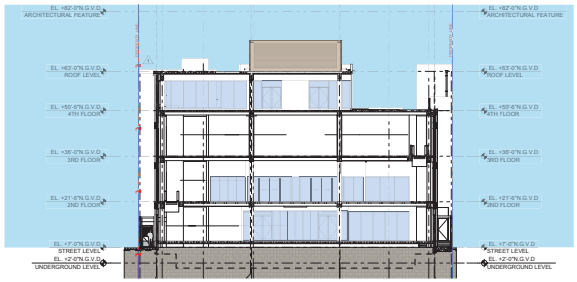
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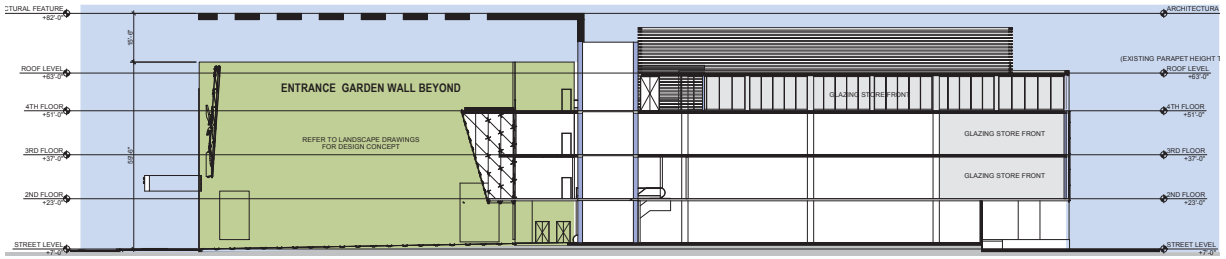
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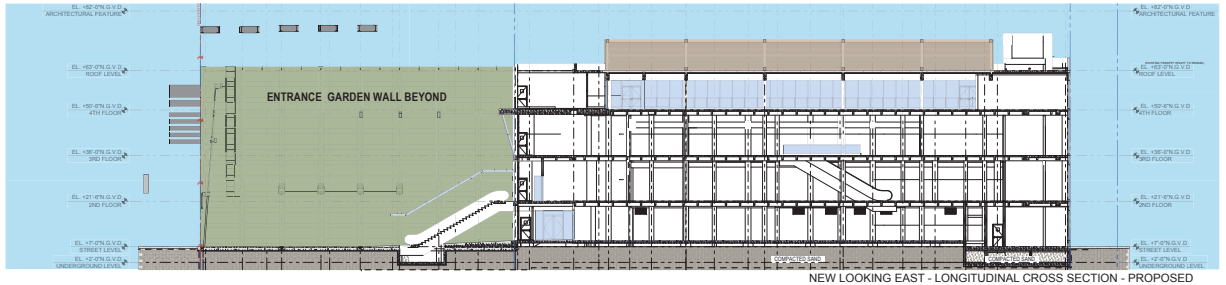
CROSS SECTION THRU PATIO AT 4TH LEVEL - APPROVED BY HPB



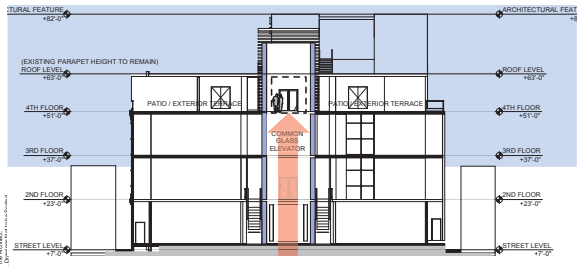
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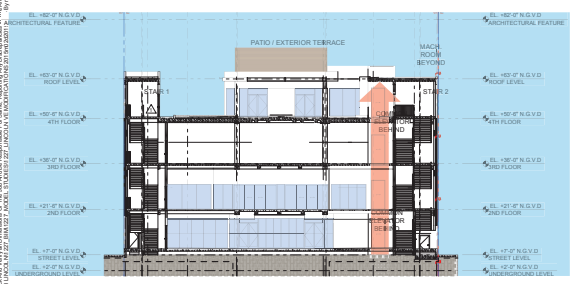
LOOKING EAST - LONGITUDINAL CROSS SECTION APPROVED BY HPB



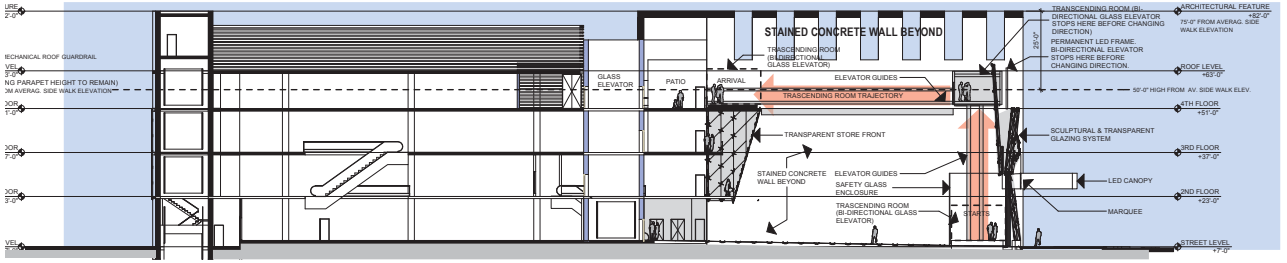
NEW LOOKING EAST - LONGITUDINAL CROSS SECTION - PROPOSED
SCALE 1/16" = 1'-0"



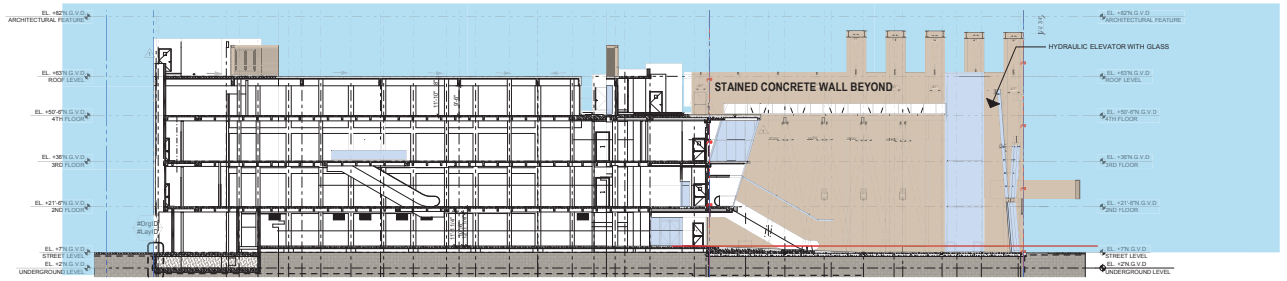
CROSS SECTION - COMMON ELEVATOR - APPROVED BY HPB



NEW CROSS SECTION - COMMON ELEVATOR - PROPOSED
SCALE 1/16" = 1'-0"



LOOKING WEST - LONGITUDINAL CROSS SECTION APPROVED BY HPB



NEW LOOKING WEST- LONGITUDINAL CROSS SECTION - PROPOSED
SCALE 1/16" = 1'-0"

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DESIGN BY

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PROJECT

230 LINCOLN - RETAIL BLDG

230 LINCOLN ROAD
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OWNER INFORMATION

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Issued on 01/30/15

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