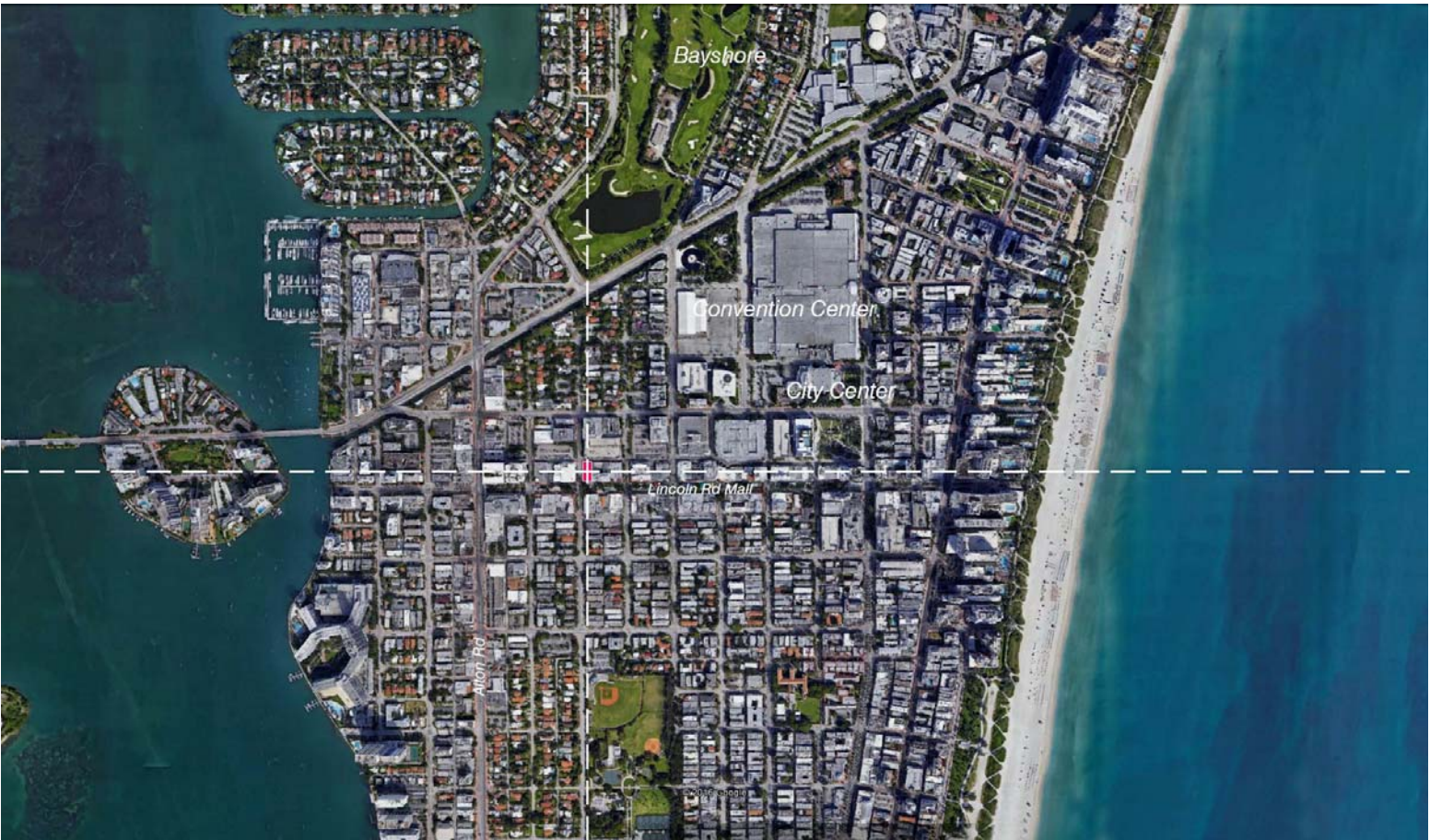
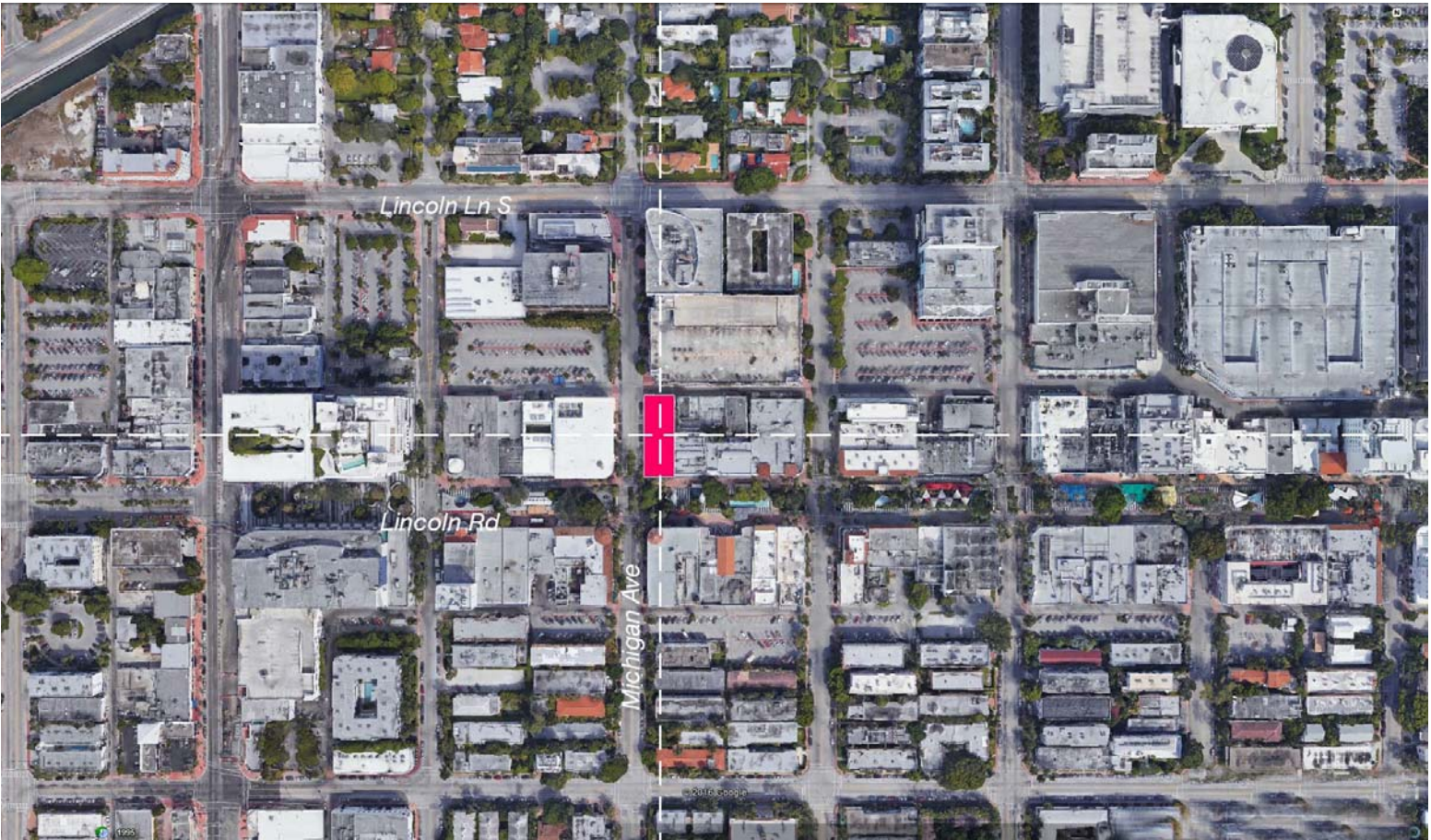




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947 LINCOLN

Miami Beach, Florida

Drawing Index & Location

02-15-2017

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CITY OF MIAMI BEACH ZONING INFORMATION					
ITEM					
1	Address	947 Lincoln Rd, Miami Beach, Florida			
2	Board and File Numbers				
3	Folio Number(s)	02-3234-018-0010			
4	Year Constructed	1925			
5	Base Flood Elevation			Zoning District	CD-3
6	Adjusted Grade (Flood+Grade/2)			Lot Area	7,452
7	Lot Width	50'-0"		Lot Depth	150'-0"
8	Minimum Unit Size			Grade value in NGVD	8'-0"
9	Existing Use	MIXED USE		Proposed use:	RETAIL
		Maximum	Existing	Proposed	Deficiencies
10	Height	50'-0"	24'-4"	35'-0	
11	Number of Stories	5	2	2	
12	FAR	2.25	1.20	1.97	
13	Gross Square Footage	16,767	9,000	14,747 SF	
14	Square Footage by Use		7,476 RETAIL 1,524 RESIDIAL	14,747 (RETAIL)	
15	Number of Units Residential		4	0	
16	Number of units Hotel	N/A		N/A	
17	Number of Seats	N/A		N/A	
18	Occupancy load	N/A		N/A	
		Maximum	Existing	Proposed	Deficiencies
	Subterranean	N/A	N/A	N/A	N/A
19	Front Setback	N/A	N/A	N/A	
20	Side Setback	N/A	N/A	N/A	
21	Side Setback	N/A	N/A	N/A	
22	Side Setback Facing Street	N/A	N/A	N/A	
23	Rear Setback	N/A	N/A	N/A	
		Maximum	Existing	Proposed	Deficiencies
	At Grade Parking	N/A		N/A	
24	Front Setback	N/A	N/A	N/A	
25	Side Setback	N/A	N/A	N/A	
26	Side Setback	N/A	N/A	N/A	
27	Side Setback Facing Street	N/A	N/A	N/A	
28	Rear Setback	N/A	N/A	N/A	
		Maximum	Existing	Proposed	Deficiencies
	Pedestal				
29	Front Setback	0'-0"	0'-0"	0'-0"	
30	Side Setback	0'-0"	0'-0"	0'-0"	
31	Side Setback	0'-0"	0'-0"	0'-0"	
32	Side Setback Facing Street	0'-0"	0'-0"	0'-0"	
33	Rear Setback	0'-0"	0'-0"	0'-0"	
		Maximum	Existing	Proposed	Deficiencies
	Tower	N/A	N/A	N/A	
34	Front Setback	N/A	N/A	N/A	
35	Side Setback	N/A	N/A	N/A	
36	Side Setback	N/A	N/A	N/A	
37	Side Setback Facing Street	N/A	N/A	N/A	
38	Rear Setback	N/A	N/A	N/A	

		Maximum	Existing	Proposed	Deficiencies
	Parking	Retail in Parking District 2: None		n/a	
39	Parking district	Parking District No. 2			
40	Total # of parking spaces				
	# of parking spaces per use (Provide a separate chart for a breakdown calculation)				
41					
	# of parking spaces per level (Provide a separate chart for a breakdown calculation)				
42					
	Parking Space Dimensions				
43					
	Parking Space configuration (45,60,90,Parallel)				
44					
45	ADA Spaces	0		0	
46	Tandem Spaces			0	
47	Drive aisle width				
48	Valet drop off and pick up	N/A		N/A	
49	Loading zones and Trash collection areas	Two Loading Spaces		Variance Requested	
50	Racks				
		Maximum	Existing	Proposed	Deficiencies
51	Type of use		MIXED USE	RETAIL	
52	Total # of seats				
	Total # of seats per venue (Provide a separation chart for a breakdown calculation)				
53					
54	Total occupant content				
	Occupant content per venue (Provide a separate chart for a breakdown calculation)				
55					
56	Is this a contributing building?	Yes			
	Located within a Local Historic District?		HISTORIC DISTRICT Flamingo Park Historic District		
57					

		Maximum	Required	Proposed	Deficiencies
	Parking and Loading space requirement				
58	Handicap				
59	8'-6" x 18'-0" Standard Parking				
60	TOTAL PARKING				
61	Loading				

EXISTING FAR

Levels	Area
Level 1	7,393 SF
Level 2	7,355 SF
2	14,747 SF

LOT COVERAGE

LOT SIZE	7,452 SF
BLDG	7,393 SF (99%)



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Miami Beach, Florida

Proposed FAR

1" = 20'-0"

02-15-2017

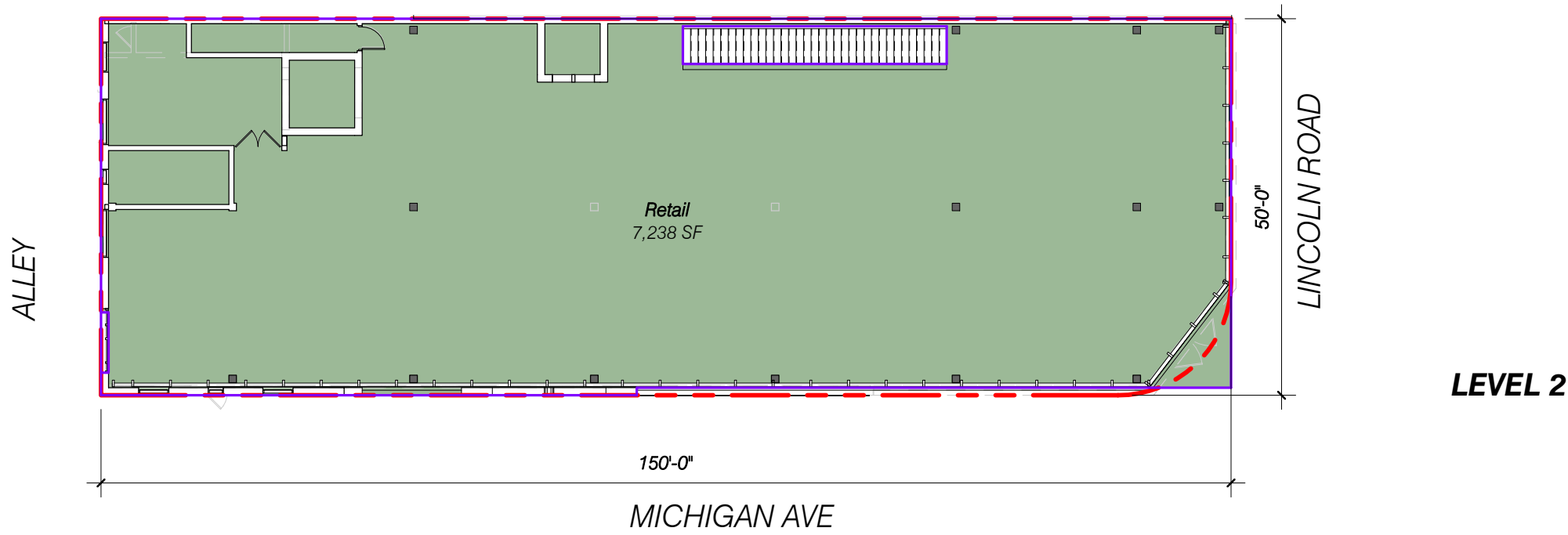
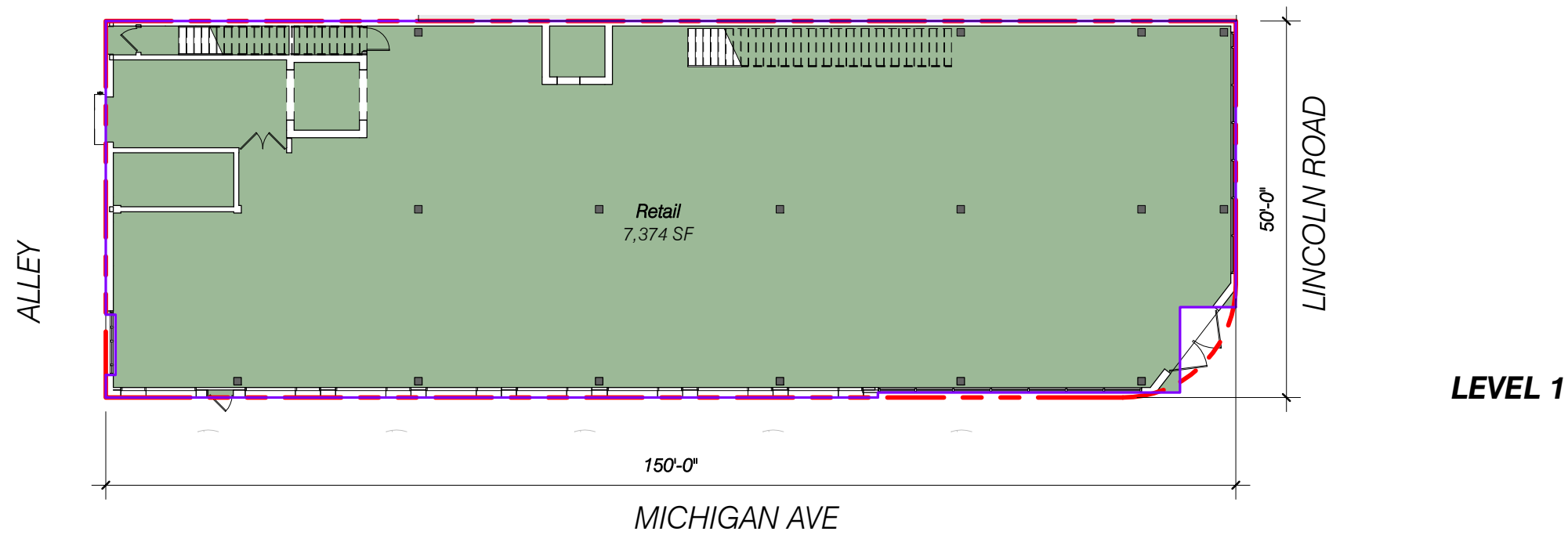
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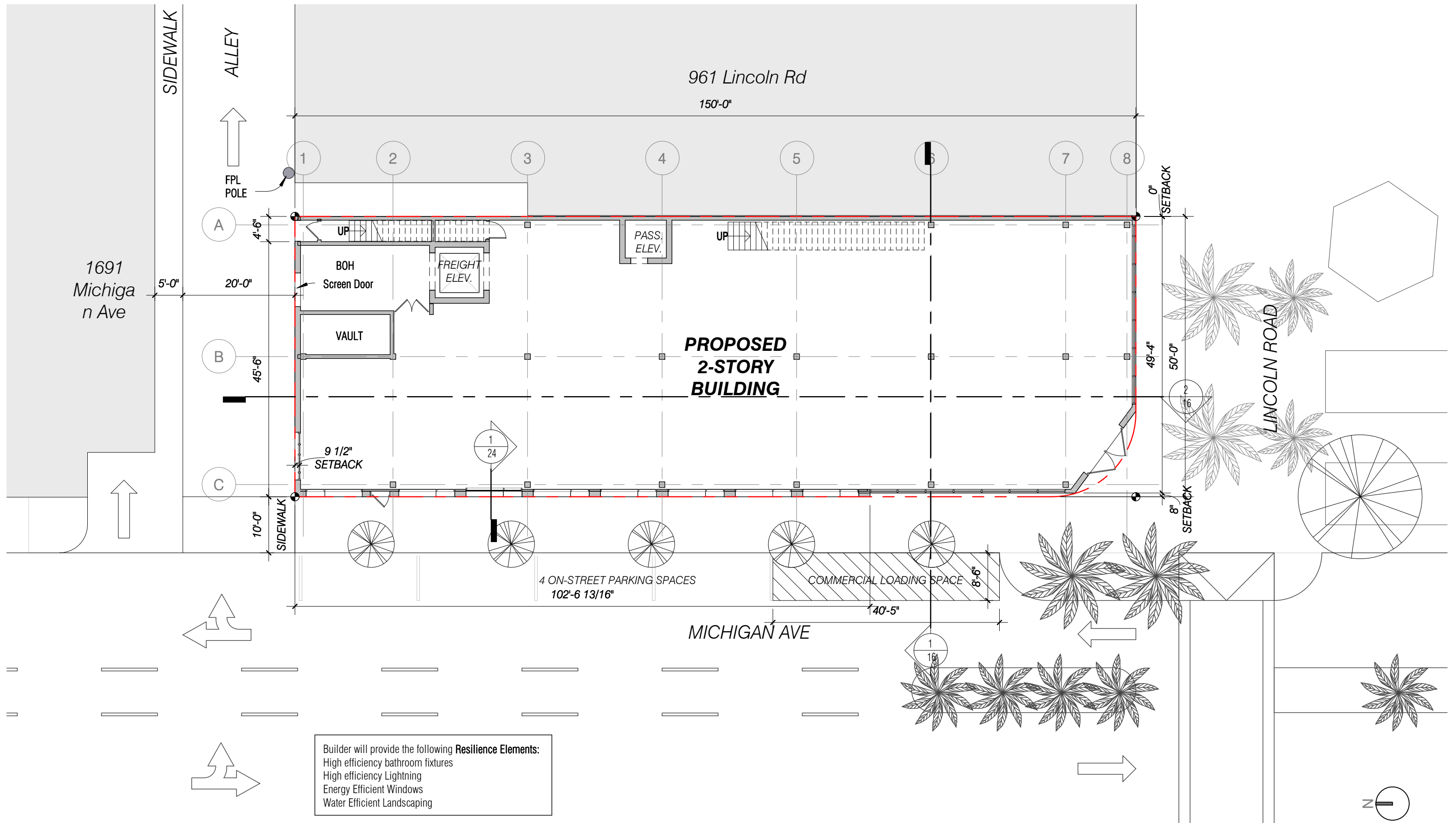
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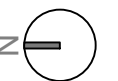
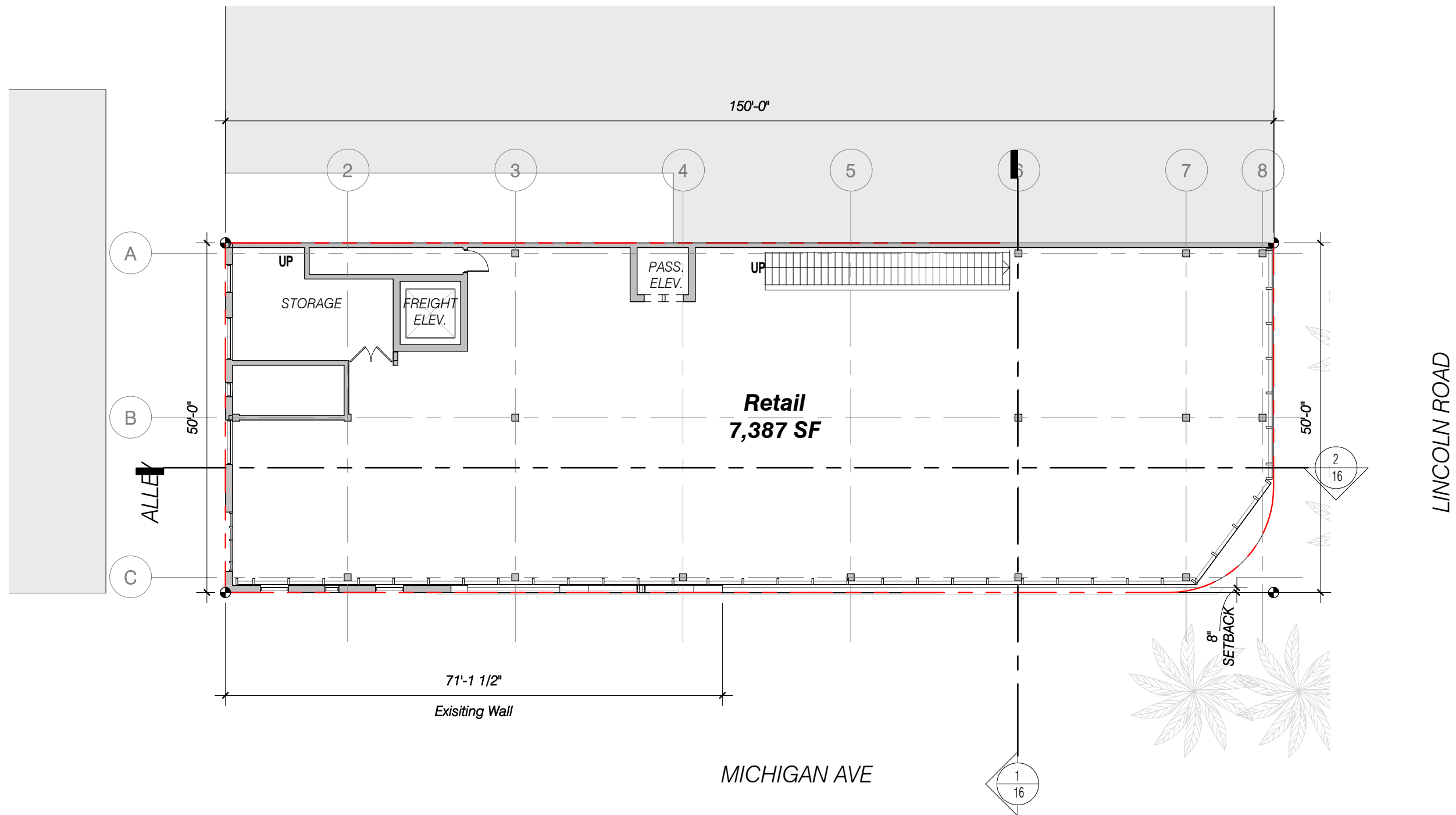
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PRES Area (Retail)	
Area	Level
7,374 SF	Level 1
7,238 SF	Exist. Low Roof







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Proposed Plan Level 2

1/16" = 1'-0"

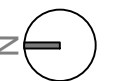
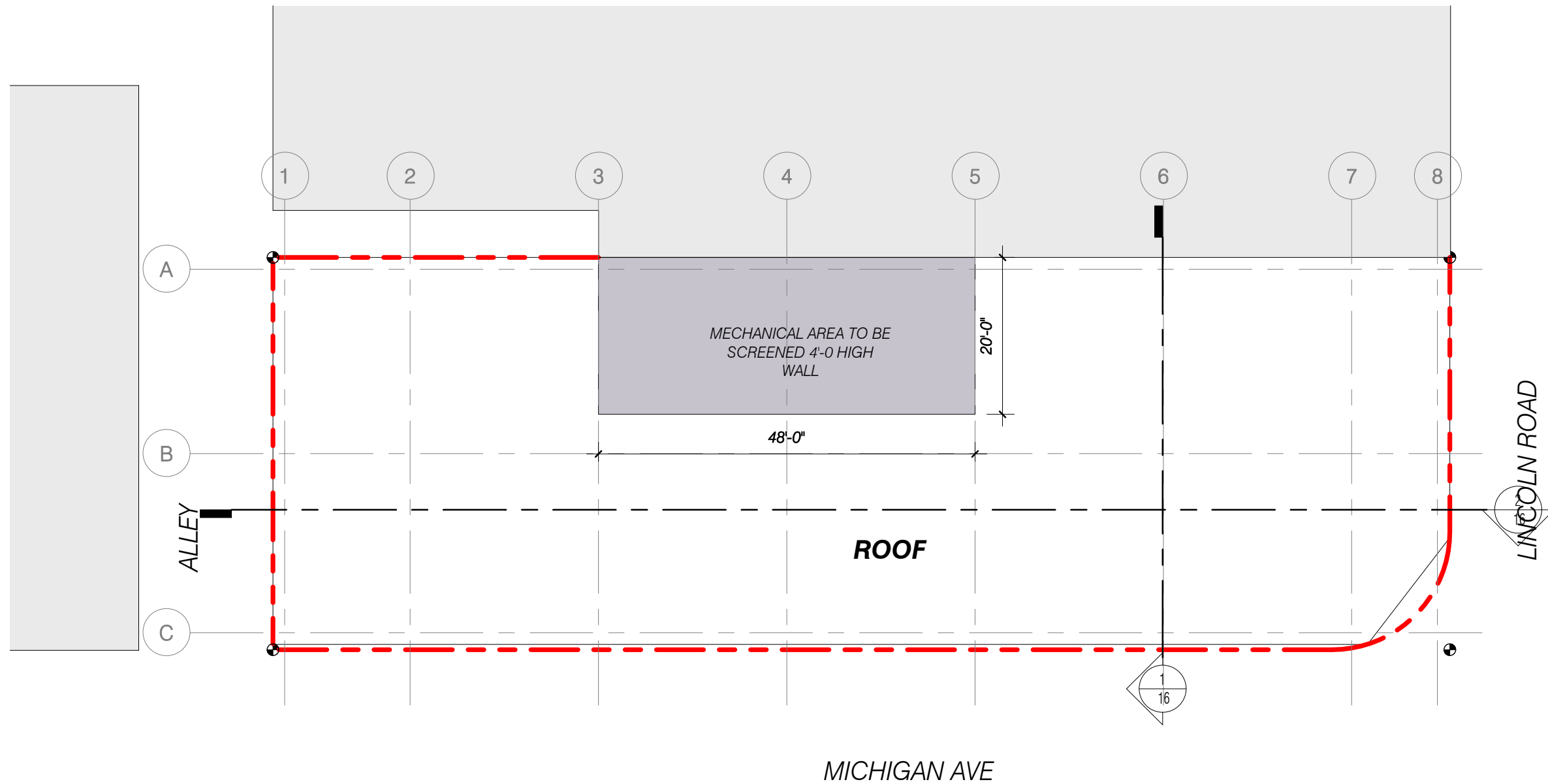
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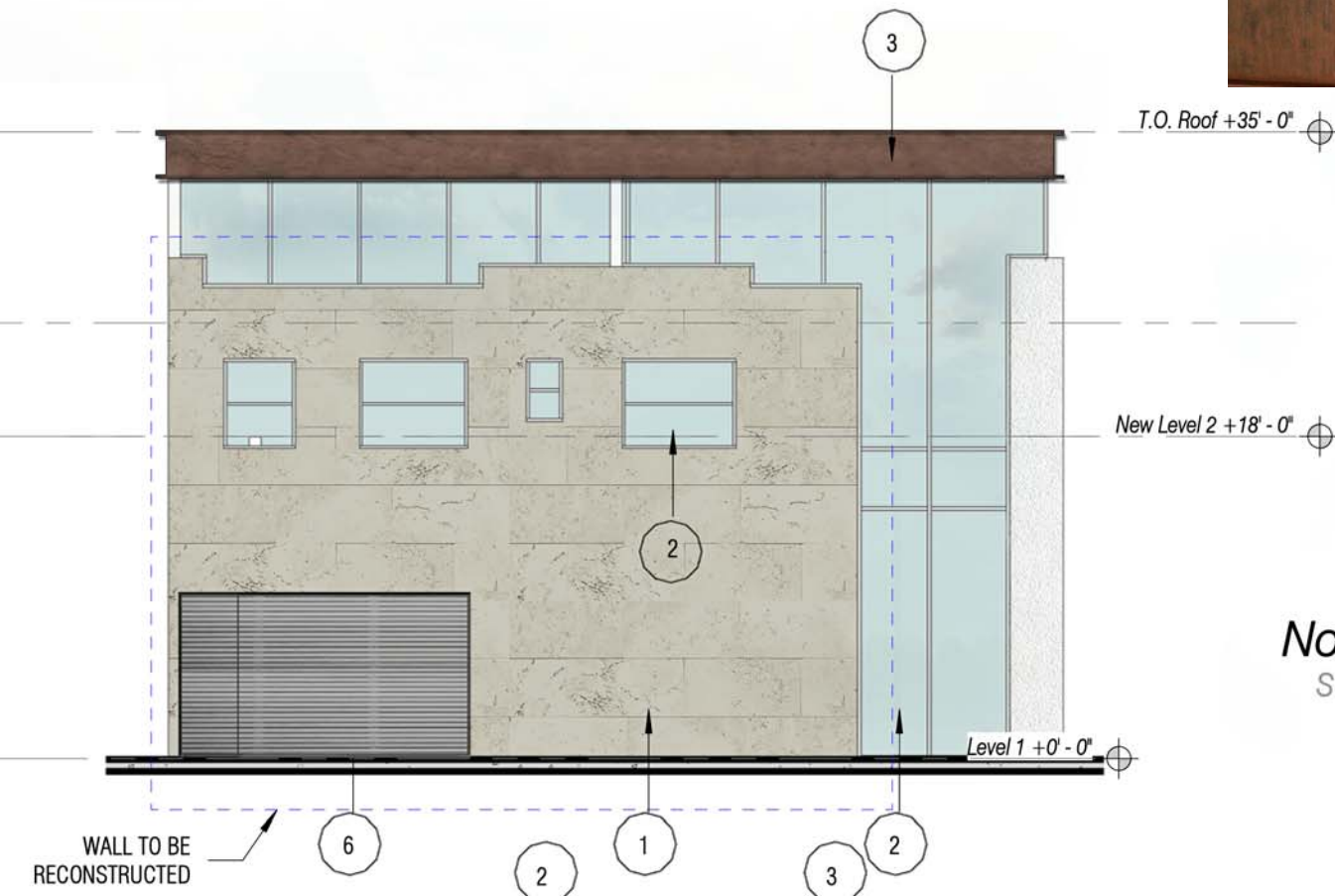
Bronze Steel



1. White painted stucco
2. Glass
3. Bronze Steel

4. Alumn. Glass Door
5. Bronze Cladded Door
6. Metal Screen

7. Coquina



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Miami Beach, FL

Proposed Elevations
Rendered

02-15-2017

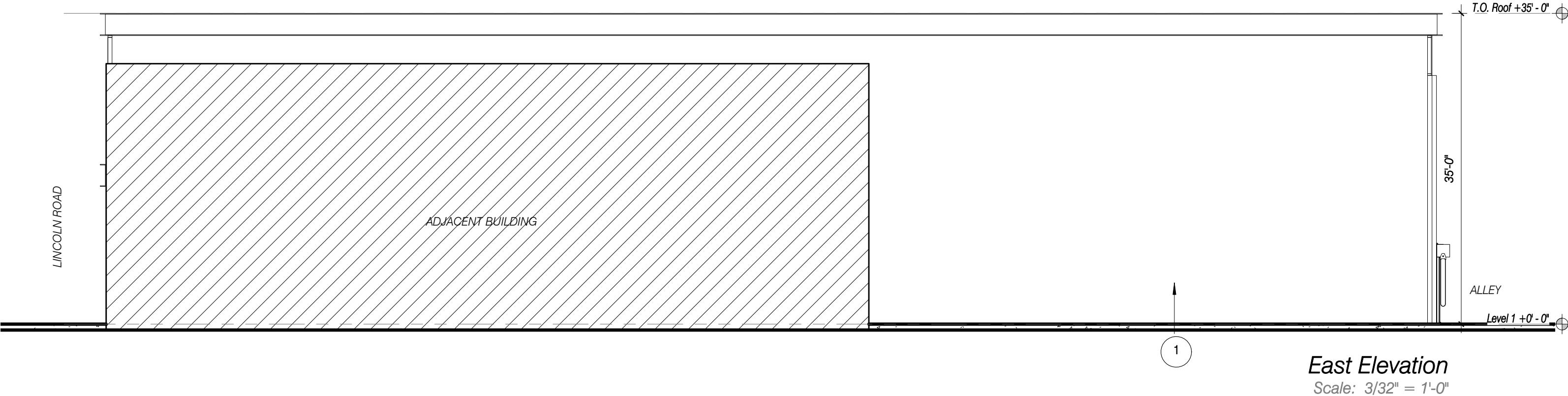
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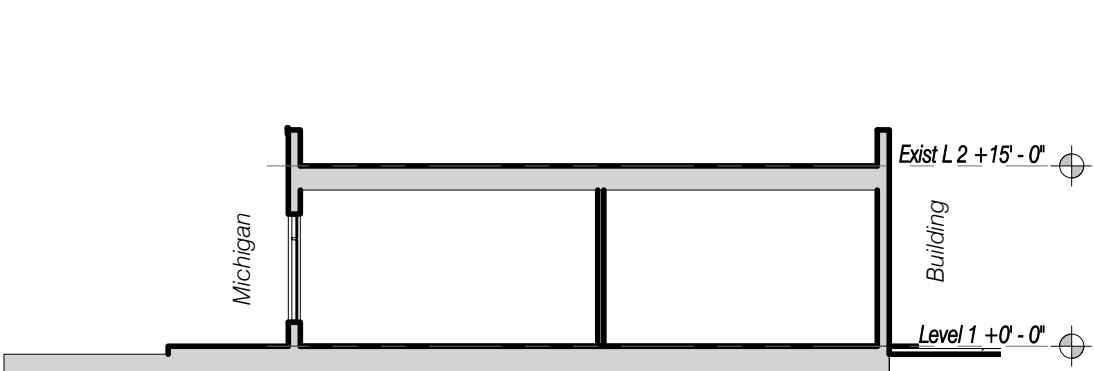
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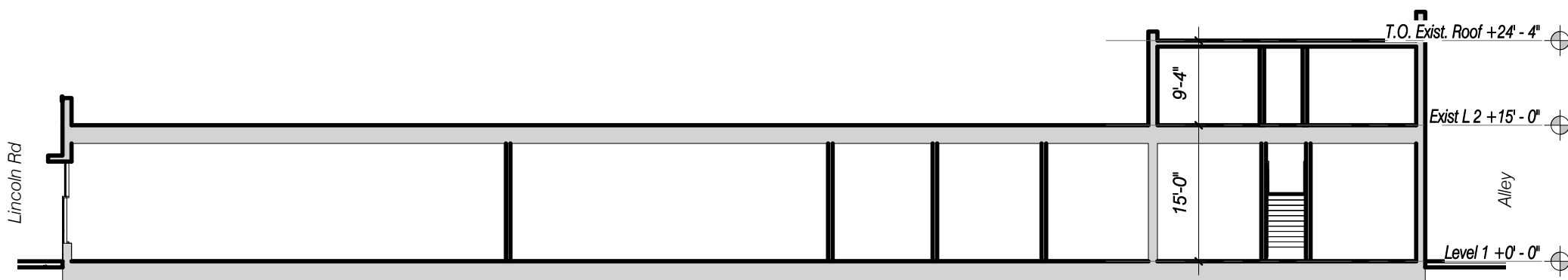
- | | | |
|-------------------------|------------------------|------------|
| 1. White painted stucco | 4. Alumn. Glass Door | 7. Coquina |
| 2. Glass | 5. Bronze Cladded Door | |
| 3. Bronze Steel | 6. Metal Screen | |



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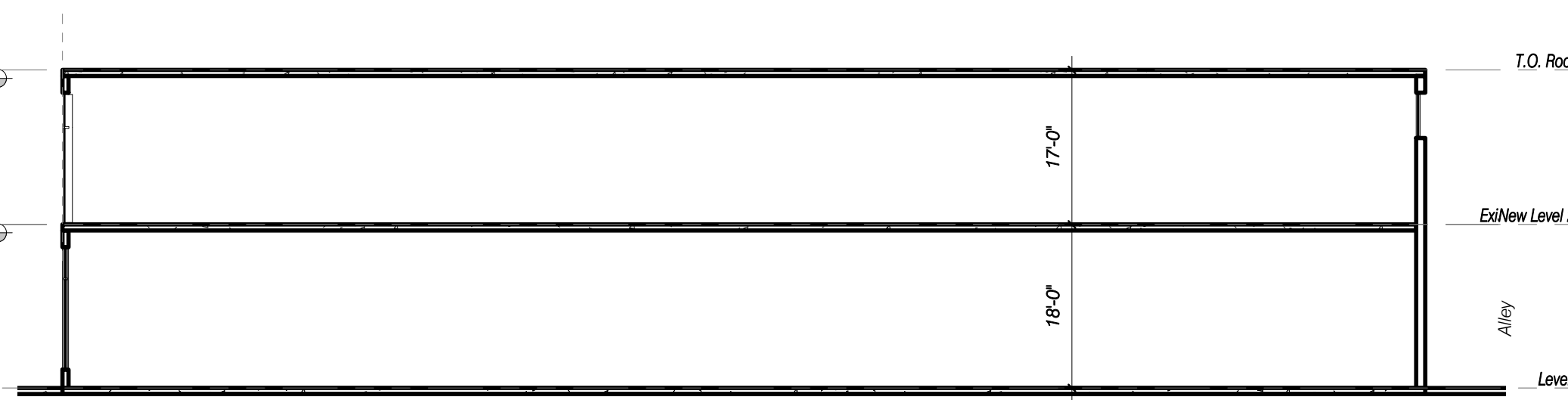
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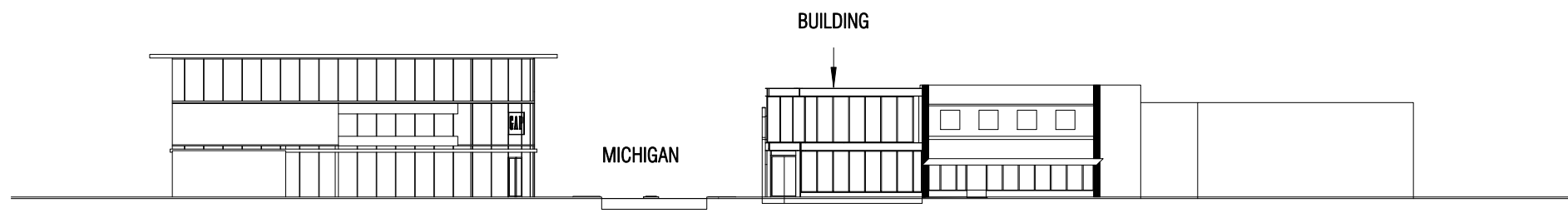
Existing Section NS
Scale: 1/16" = 1'-0"



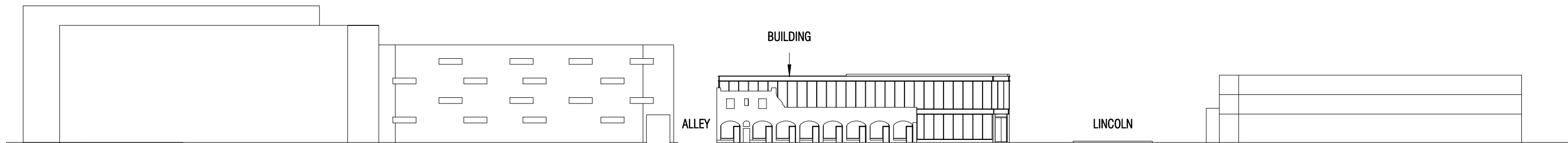
Proposed Section EW
Scale: 1/16" = 1'-0"



Proposed Section NS
Scale: 1/16" = 1'-0"



SOUTH ELEVATION



WEST ELEVATION

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Context 2D Elevation

1" = 50'-0"

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17.1



West Context Elevation



South Context Elevation

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Context Elevations

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View looking South on Mich.

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View from Lincoln Road

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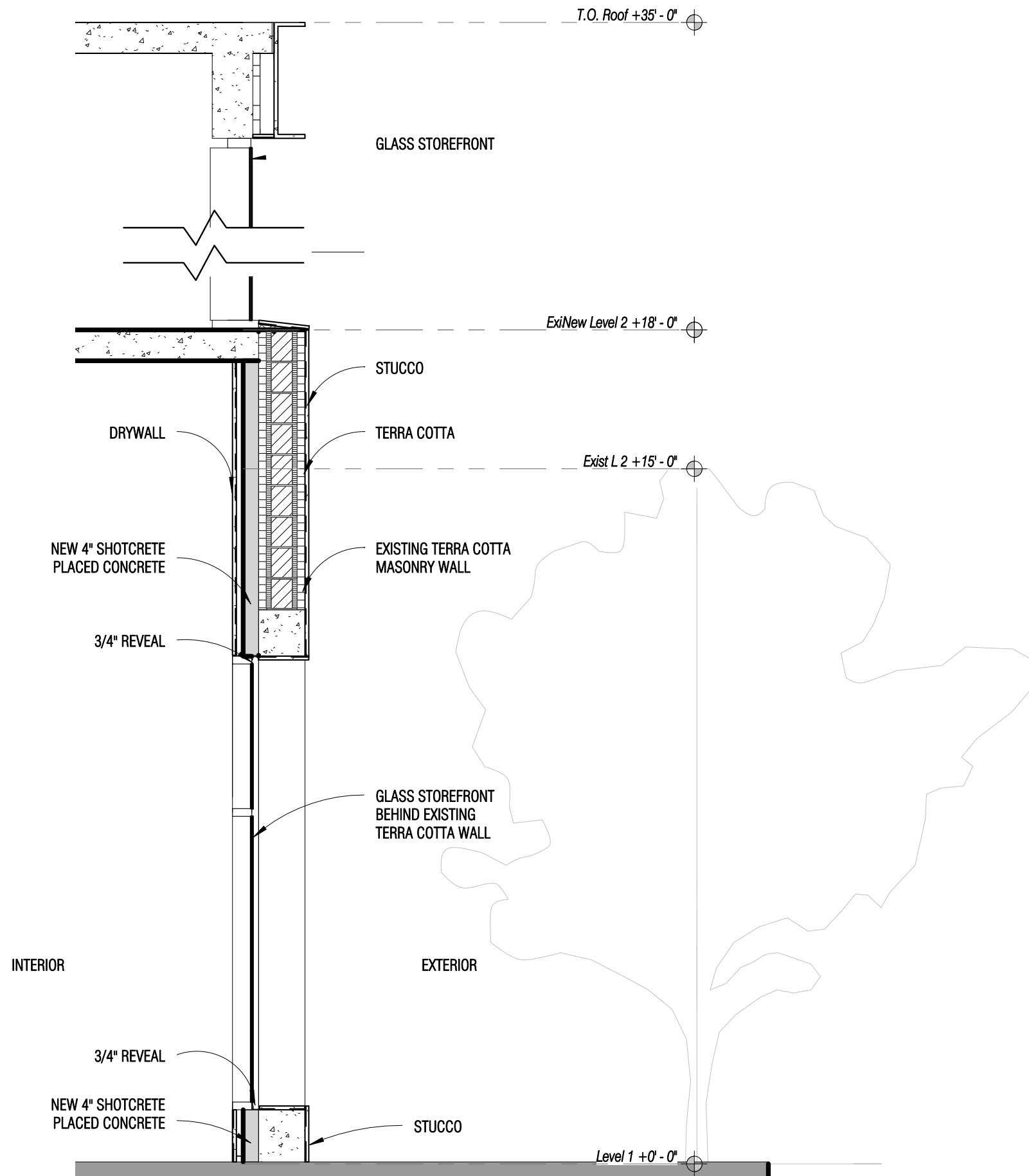
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Section

3/8" = 1'-0"

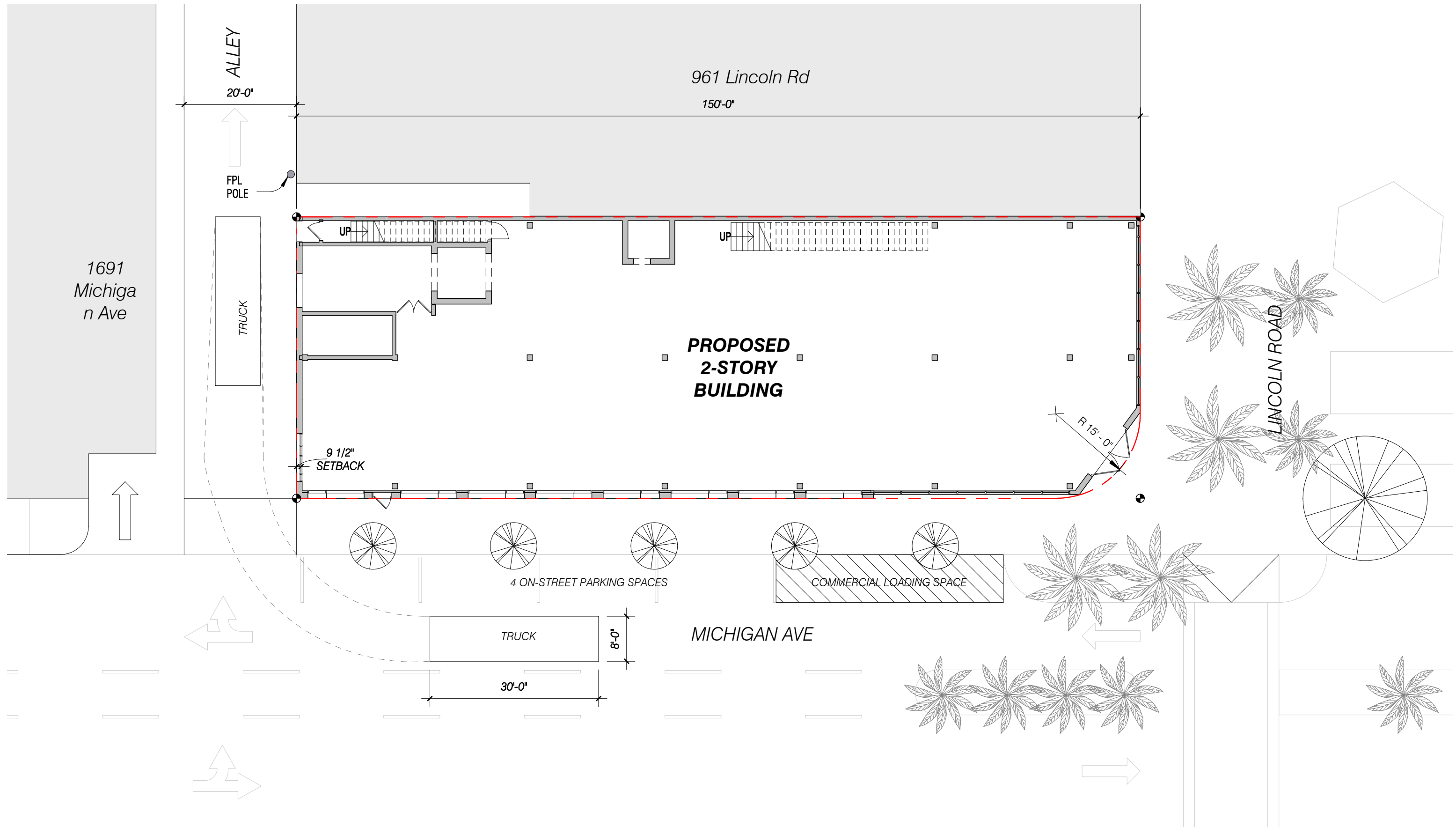
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Maneuverability diagram

1/16" = 1'-0"

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