



947 LINCOLN

Historic Preservation Board Third Submittal 10/10/2017

Miami Beach, FL

Cover

Corner of Lincoln and Michigan

09-22-2017

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich Architects. All designs indicated in these drawings are property of Zyscovich Architects. All copyrights reserved © 2016.

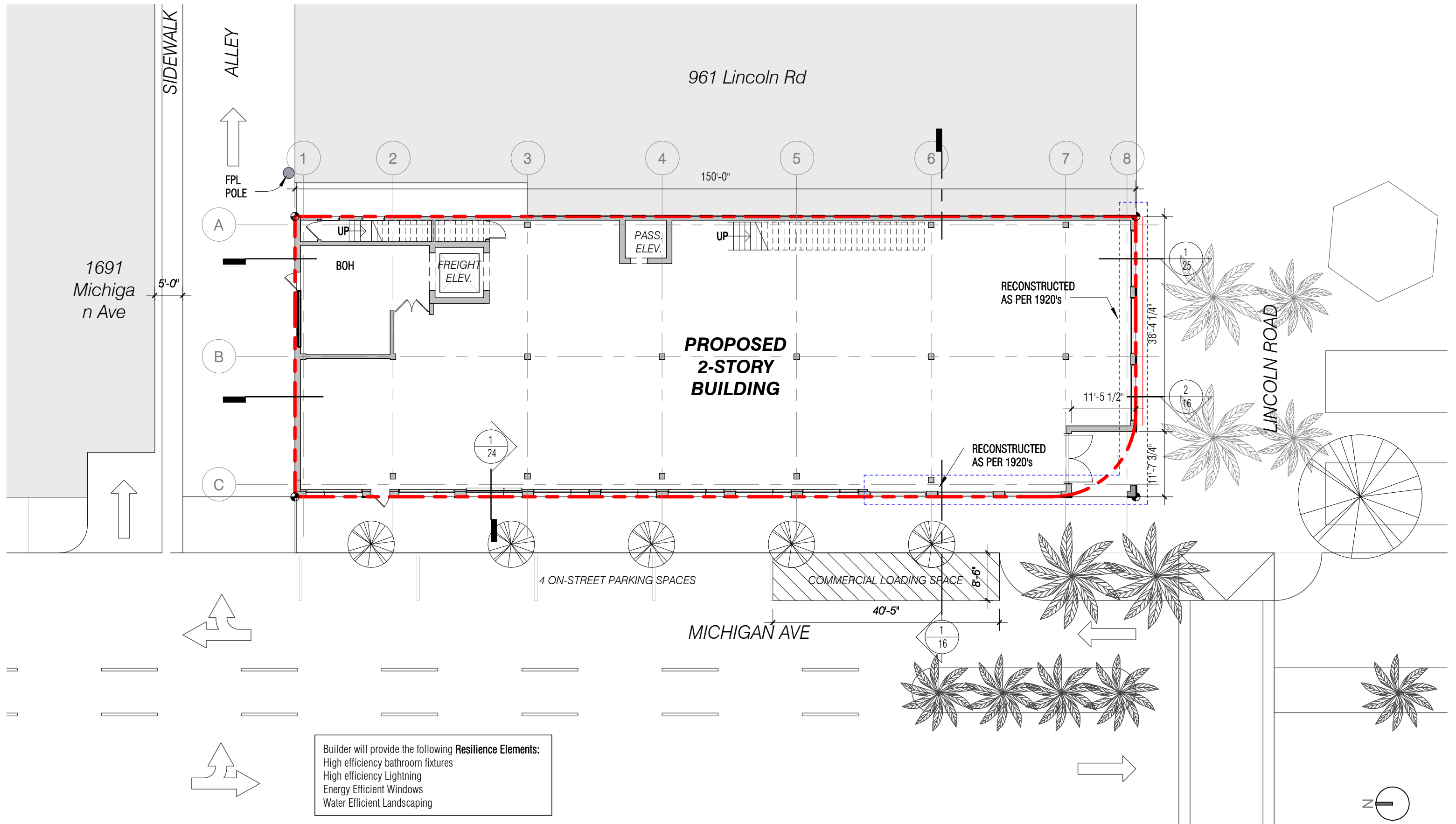
ZYSCOVICH
ARCHITECTS

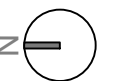
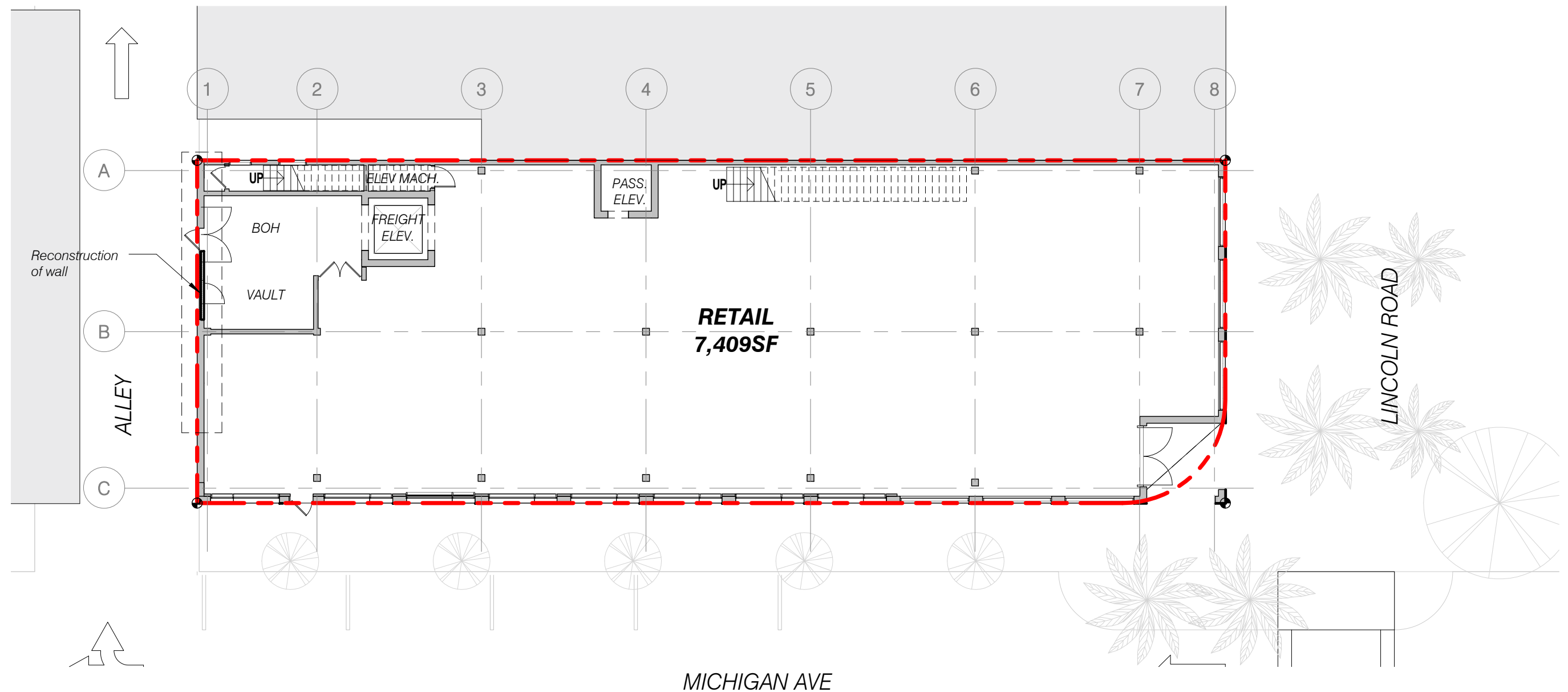
100 N Biscayne Blvd . 27th Fl
Miami . FL 33132.2304
t 305.372.5222 f 305.577.4521

e info@zyscovich.com
w www.zyscovich.com

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	XXX' NGVD
	9 Existing Use	MIXED USE		Proposed use:	RETAIL
		Maximum	Existing	Proposed	Deficiencies
	10 Height	50'-0"	24'-4"	36'-0	
	11 Number of Stories	5	2	2	
	12 FAR	2.25 * 7,452 SF= 16,767SF	8,625 SF	13,871 SF	
	13 Gross Square Footage		8,625 SF	13,871 SF	
	14 Square Footage by Use			13,871(RETAIL)	
	15 Number of Units Residential	N/A		N/A	
	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	
	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		
	Loading zones and Trash collection areas	Two Loading Spaces		Variance Requested		
49						
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					





947 LINCOLN

Miami Beach, Florida

Site Plan/Ground Floor

1/16" = 1'-0"

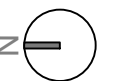
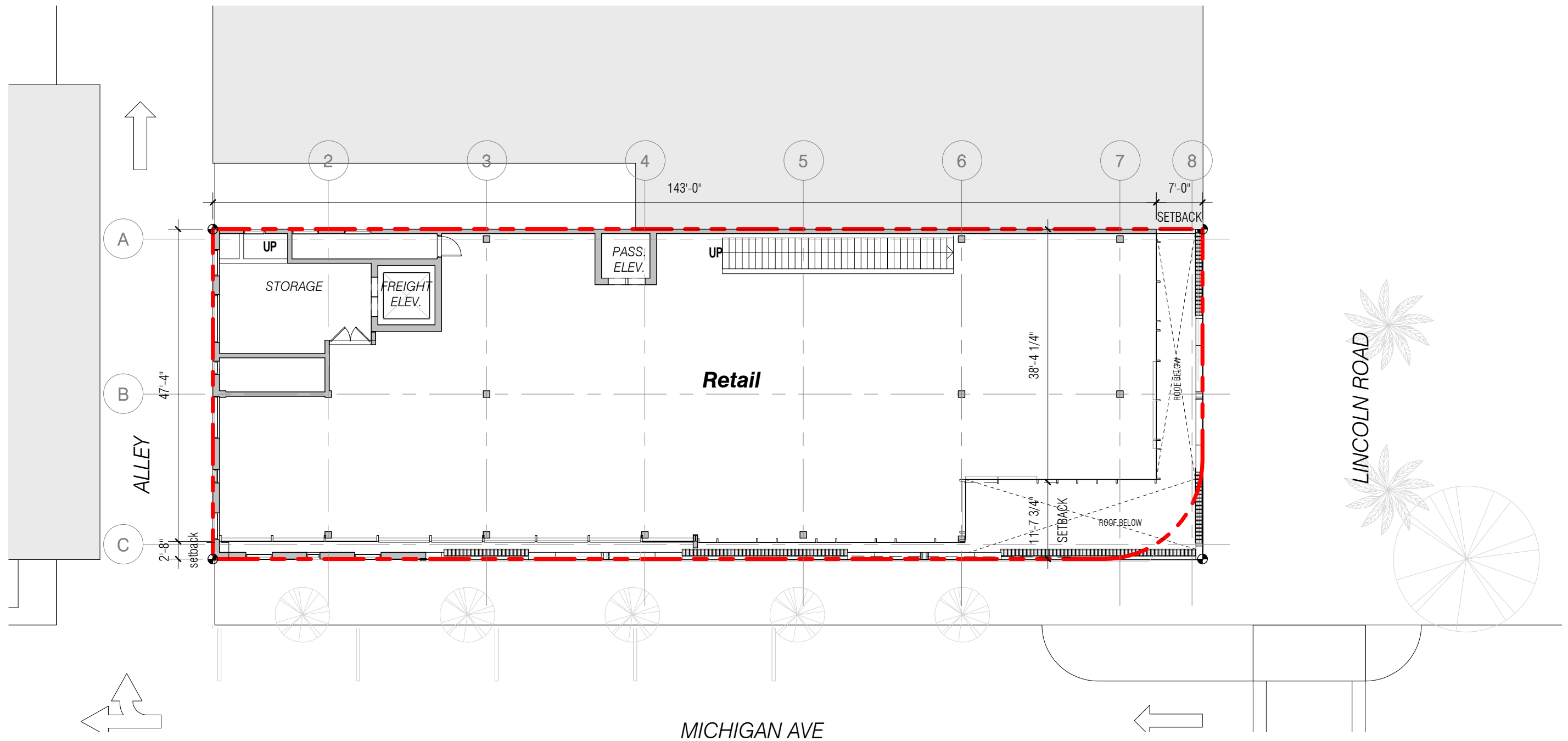
09-22-2017

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich Architects. All designs indicated in these drawings are property of Zyscovich Architects. All copyrights reserved © 2016.

ZYSCOVICH
ARCHITECTS

100 N Biscayne Blvd., 27th Fl
Miami, FL 33132-2304
t 305.372.5222 f 305.577.4521

e info@zyscovich.com
w www.zyscovich.com



947 LINCOLN

Miami Beach, Florida

Proposed Plan Level 2

1/16" = 1'-0"

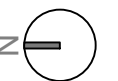
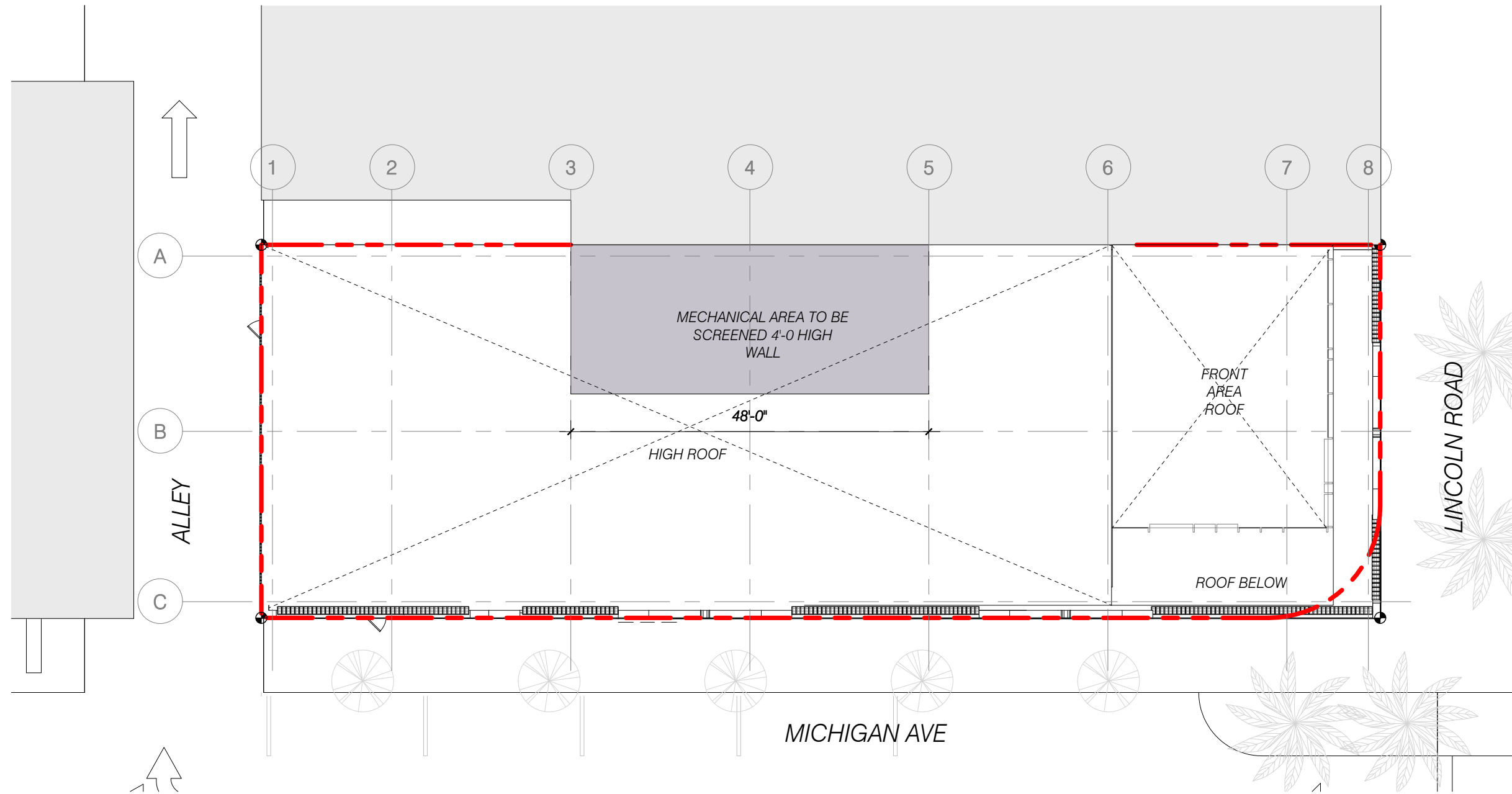
09-22-2017

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich Architects. All designs indicated in these drawings are property of Zyscovich Architects. All copyrights reserved © 2016.

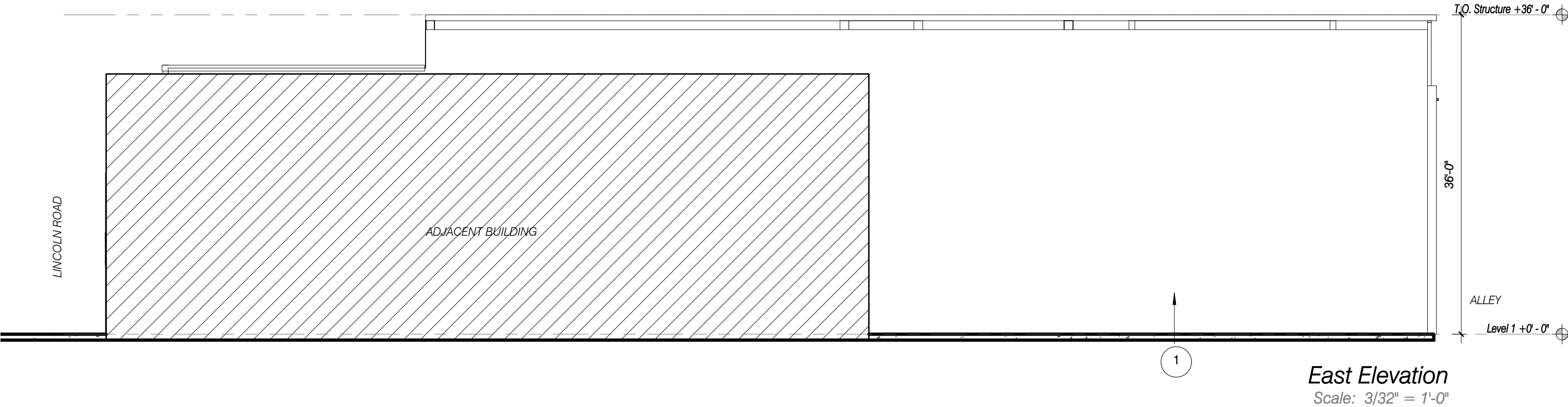
ZYSCOVICH
ARCHITECTS

100 N Biscayne Blvd., 27th Fl
Miami, FL 33132-2304
t 305.372.5222 f 305.577.4521

e info@zyscovich.com
w www.zyscovich.com



1. White Painted Stucco	4. Alumn. Glass Door	8. Dark Gray Paint	12. Light Gray Paint
2. Glass with Light Gray Mullions	5. Painted White Stucco	9. Barrel Tile to Match Existing	
3. Peachy Painted Stucco	6. Door Painted White	10. Green Wall	
	7. Reconstruct Existing Decorative Wood Mullions	11.Texture Glass	



947 LINCOLN

Miami Beach, FL

Proposed Elevations

3/32" = 1'-0"

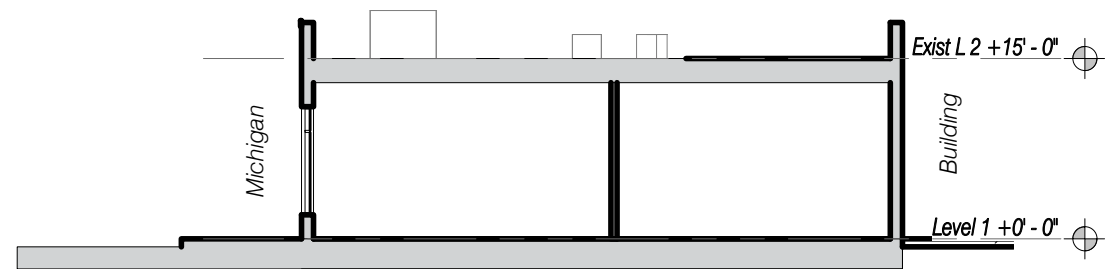
09-22-2017

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich Architects. All designs indicated in these drawings are property of Zyscovich Architects. All copyrights reserved © 2016.

ZYSCOVICH
ARCHITECTS

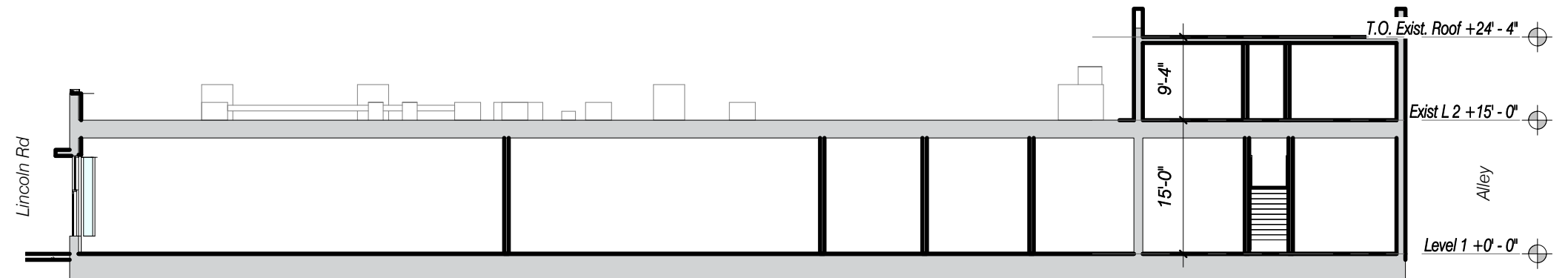
100 N Biscayne Blvd . 27th Fl
Miami . FL 33132.2304
t 305.372.5222 f 305.577.4521

e info@zyscovich.com
w www.zyscovich.com



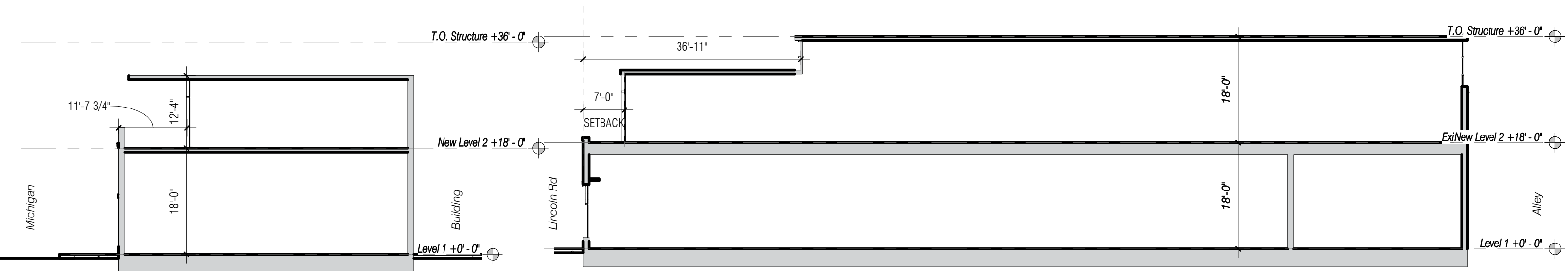
Existing Section EW

Scale: 1/16" = 1'-0"



Existing Section NS

Scale: 1/16" = 1'-0"



Proposed Section EW

Scale: 1/16" = 1'-0"

Proposed Section NS

Scale: 1/16" = 1'-0"

947 LINCOLN

Miami Beach, Florida

Proposed Building Sections

1/16" = 1'-0"

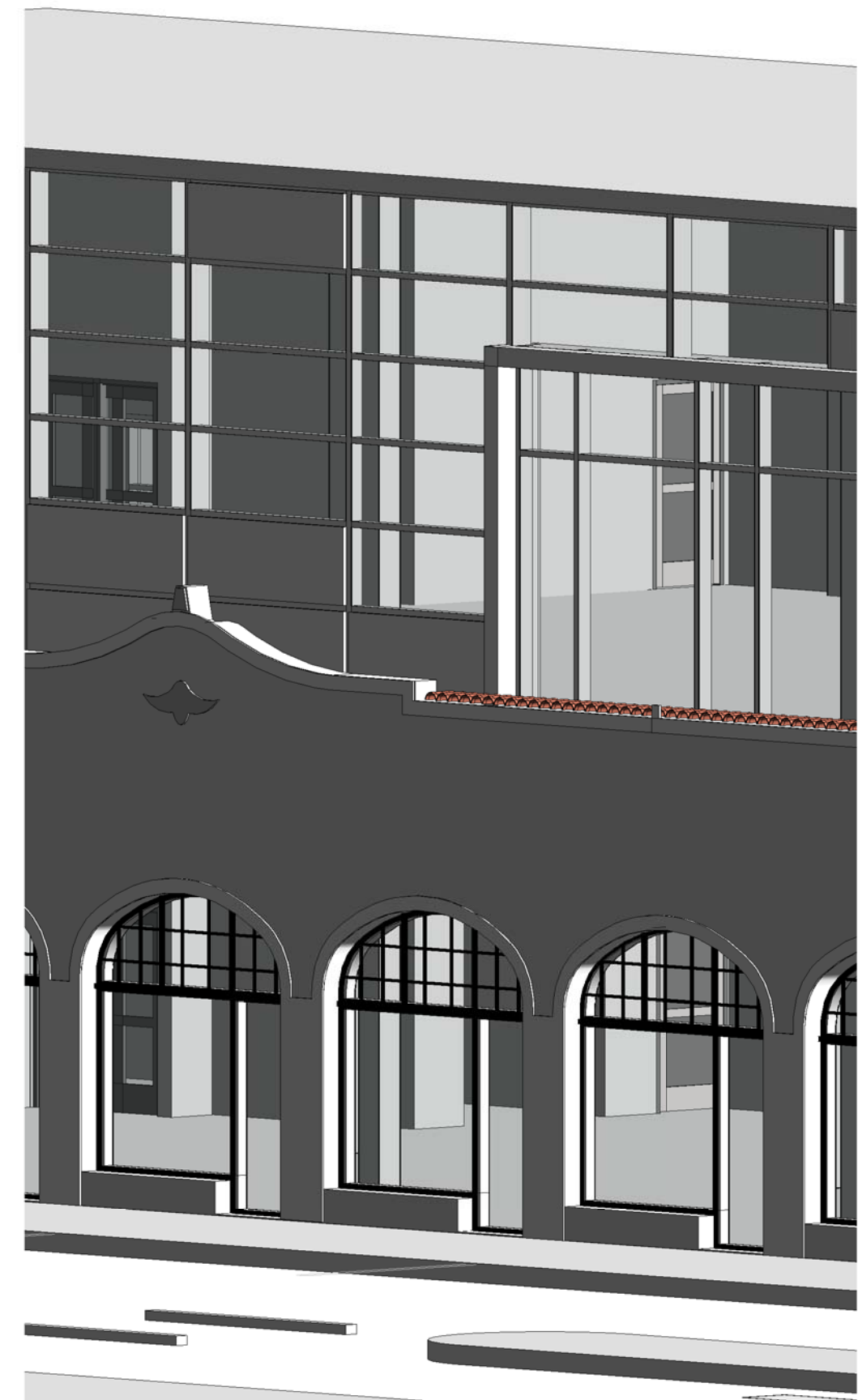
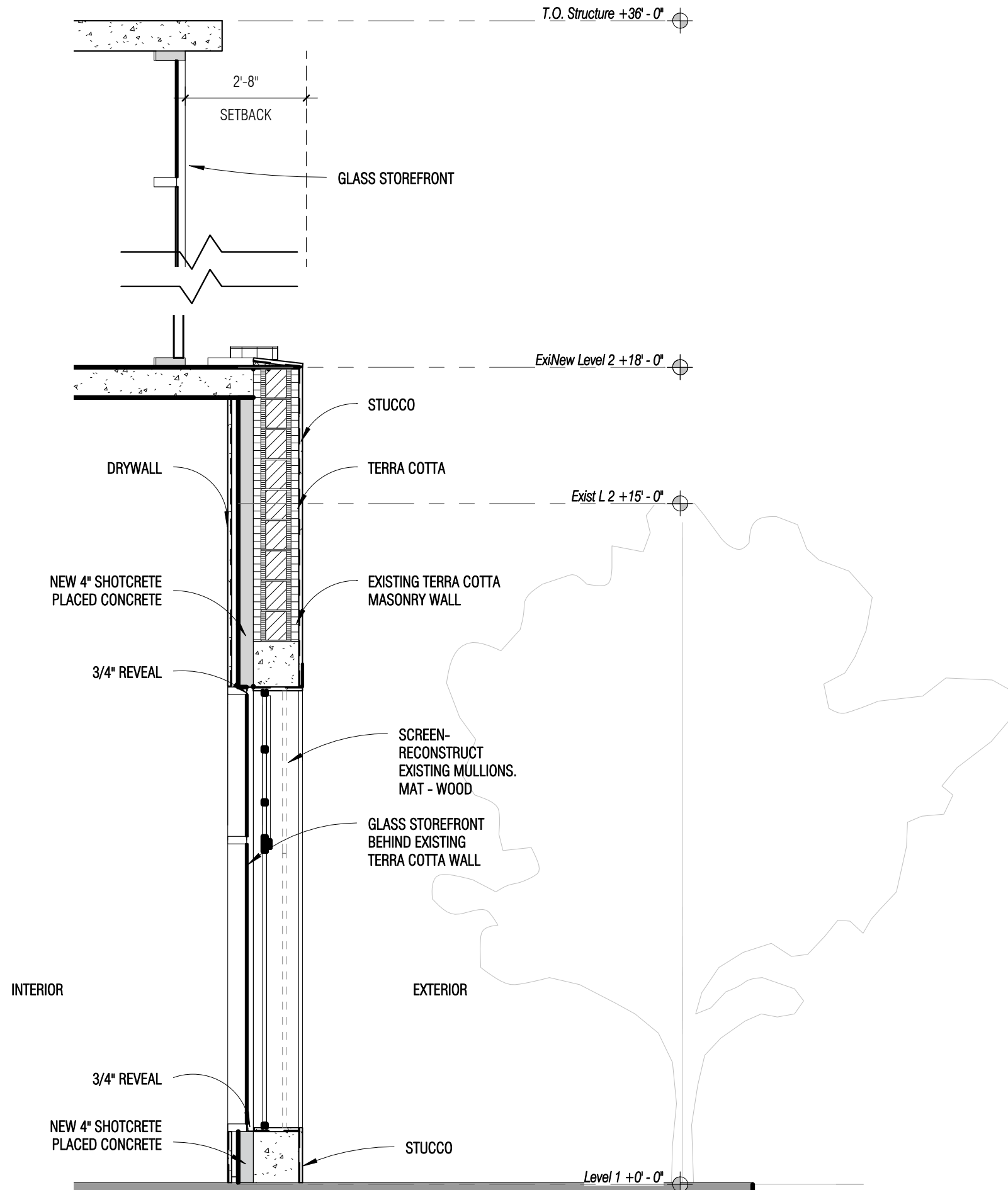
09-22-2017

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich Architects. All designs indicated in these drawings are property of Zyscovich Architects. All copyrights reserved © 2016.

ZYSCOVICH
ARCHITECTS

100 N Biscayne Blvd., 27th Fl.
Miami, FL 33132-2304
t 305.372.5222 f 305.577.4521

e info@zyscovich.com
w www.zyscovich.com



947 LINCOLN

Miami Beach, Florida

Section

3/8" = 1'-0"

09-22-2017

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich Architects. All designs indicated in these drawings are property of Zyscovich Architects. All copyrights reserved © 2016.

ZYSCOVICH
ARCHITECTS

100 N Biscayne Blvd., 27th Fl
Miami, FL 33132-2304
t 305.372.5222 f 305.577.4521

e info@zyscovich.com
w www.zyscovich.com



947 LINCOLN

Miami Beach, Florida

OPTION 1

09-22-2017

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich Architects. All designs indicated in these drawings are property of Zyscovich Architects. All copyrights reserved © 2016.

ZYSCOVICH
ARCHITECTS

100 N Biscayne Blvd., 27th Fl
Miami, FL 33132-2304
t 305.372.5222 f 305.577.4521

e info@zyscovich.com
w www.zyscovich.com

16.1



947 LINCOLN

Miami Beach, Florida

OPT 1 Rear

09-22-2017

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich Architects. All designs indicated in these drawings are property of Zyscovich Architects. All copyrights reserved © 2016.

ZYSCOVICH
ARCHITECTS

100 N Biscayne Blvd., 27th Fl
Miami, FL 33132-2304
t 305.372.5222 f 305.577.4521

e info@zyscovich.com
w www.zyscovich.com

16.1.2



947 LINCOLN

Miami Beach, Florida

OPT 1 Lincoln View

09-22-2017

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich Architects. All designs indicated in these drawings are property of Zyscovich Architects. All copyrights reserved © 2016.

ZYSCOVICH
ARCHITECTS

100 N Biscayne Blvd., 27th Fl
Miami, FL 33132-2304
t 305.372.5222 f 305.577.4521

e info@zyscovich.com
w www.zyscovich.com

16.1.3



947 LINCOLN

Miami Beach, Florida

OPTION 2

09-22-2017

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich Architects. All designs indicated in these drawings are property of Zyscovich Architects. All copyrights reserved © 2016.

ZYSCOVICH
ARCHITECTS

100 N Biscayne Blvd., 27th Fl
Miami, FL 33132-2304
t 305.372.5222 f 305.577.4521

e info@zyscovich.com
w www.zyscovich.com

16.2





947 LINCOLN

Miami Beach, Florida

OPT 2 - Lincoln View

09-22-2017

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich Architects. All designs indicated in these drawings are property of Zyscovich Architects. All copyrights reserved © 2016.

ZYSCOVICH
ARCHITECTS

100 N Biscayne Blvd., 27th Fl
Miami, FL 33132-2304
t 305.372.5222 f 305.577.4521

e info@zyscovich.com
w www.zyscovich.com

16.2.3



West Context Elevation



South Context Elevation

947 LINCOLN

Miami Beach, Florida

Context Elevations

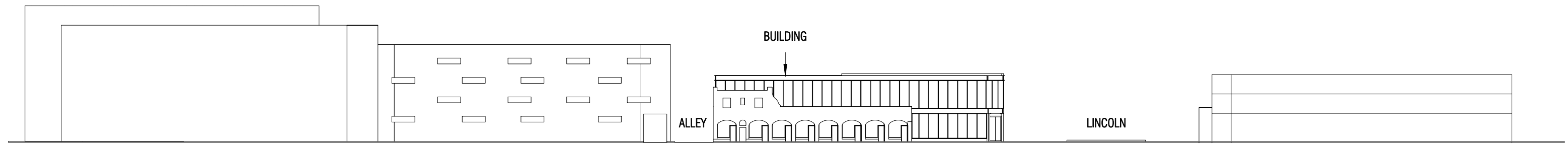
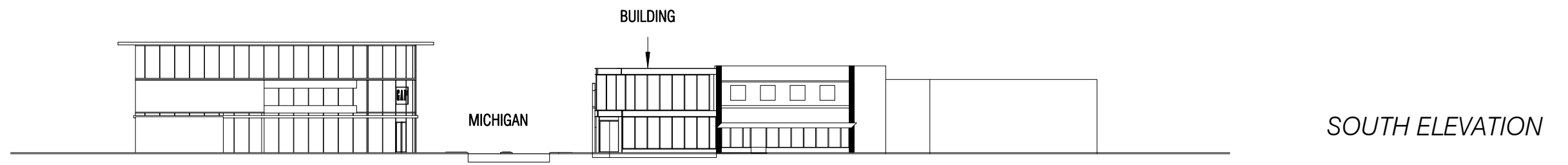
09-22-2017

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich Architects. All designs indicated in these drawings are property of Zyscovich Architects. All copyrights reserved © 2016.

ZYSCOVICH
ARCHITECTS

100 N Biscayne Blvd., 27th Fl
Miami, FL 33132-2304
t 305.372.5222 f 305.577.4521

e info@zyscovich.com
w www.zyscovich.com



947 LINCOLN

Miami Beach, Florida

Context 2D Elevation

1" = 50'-0"

09-22-2017

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich Architects. All designs indicated in these drawings are property of Zyscovich Architects. All copyrights reserved © 2016.

ZYSCOVICH
ARCHITECTS

100 N Biscayne Blvd . 27th Fl
Miami . FL 33132.2304
t 305.372.5222 f 305.577.4521

e info@zyscovich.com
w www.zyscovich.com

17.1



947 LINCOLN

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich Architects. All designs indicated in these drawings are property of Zyscovich Architects. All copyrights reserved © 2016.

Miami Beach, Florida

Context Elevations Option 2
B

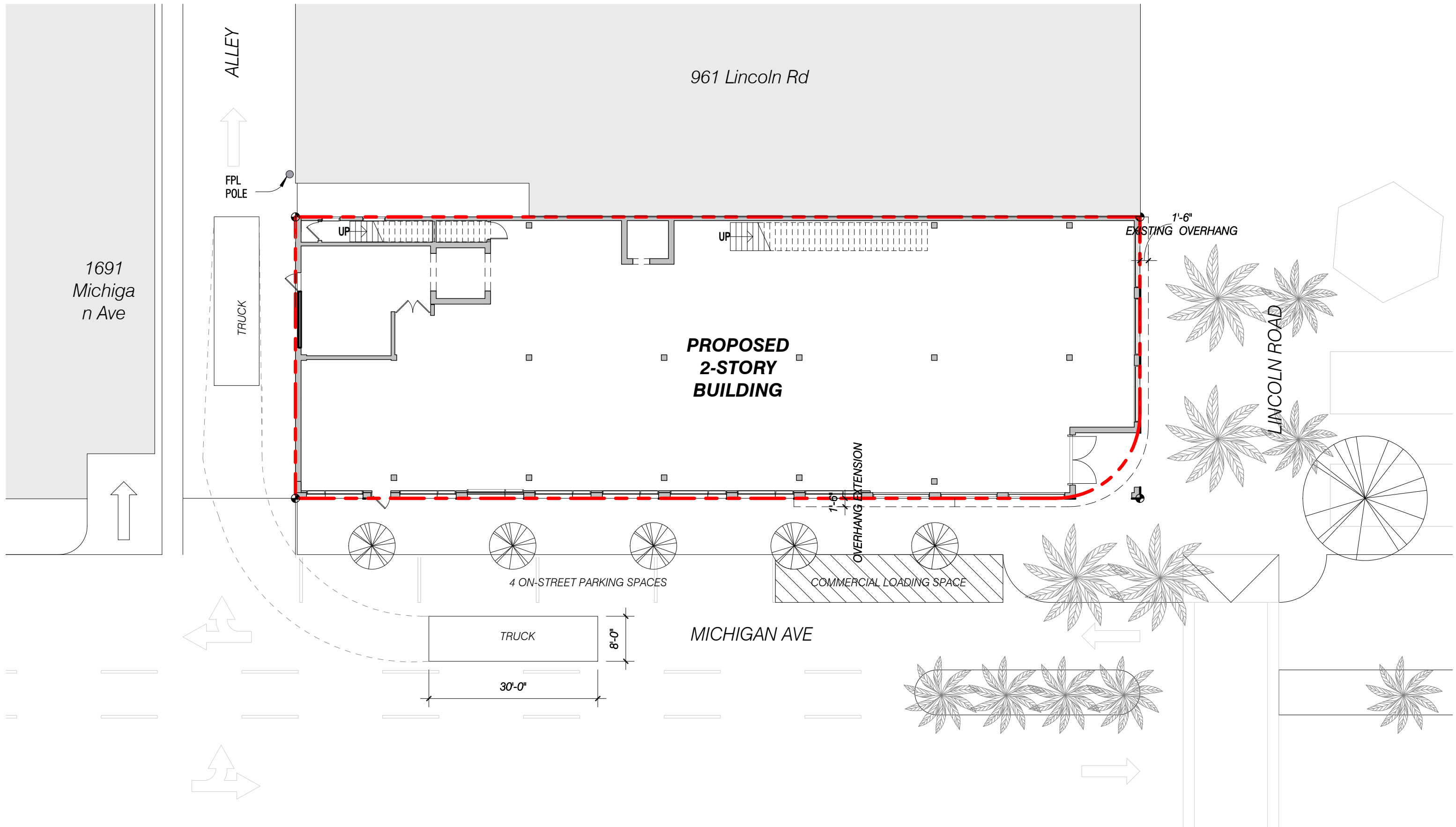
ZYSCOVICH
ARCHITECTS

100 N Biscayne Blvd., 27th Fl
Miami, FL 33132-2304
t 305.372.5222 f 305.577.4521

09-22-2017

e info@zyscovich.com
w www.zyscovich.com

17.2



947 LINCOLN

Miami Beach, Florida

Maneuverability diagram

1/16" = 1'-0"

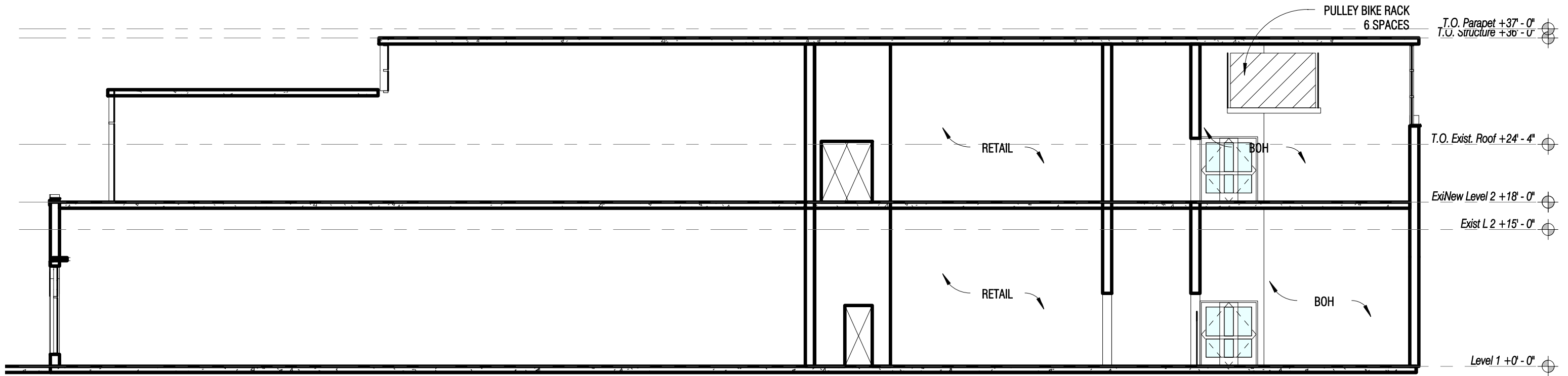
09-22-2017

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich Architects. All designs indicated in these drawings are property of Zyscovich Architects. All copyrights reserved © 2016.

ZYSCOVICH
ARCHITECTS

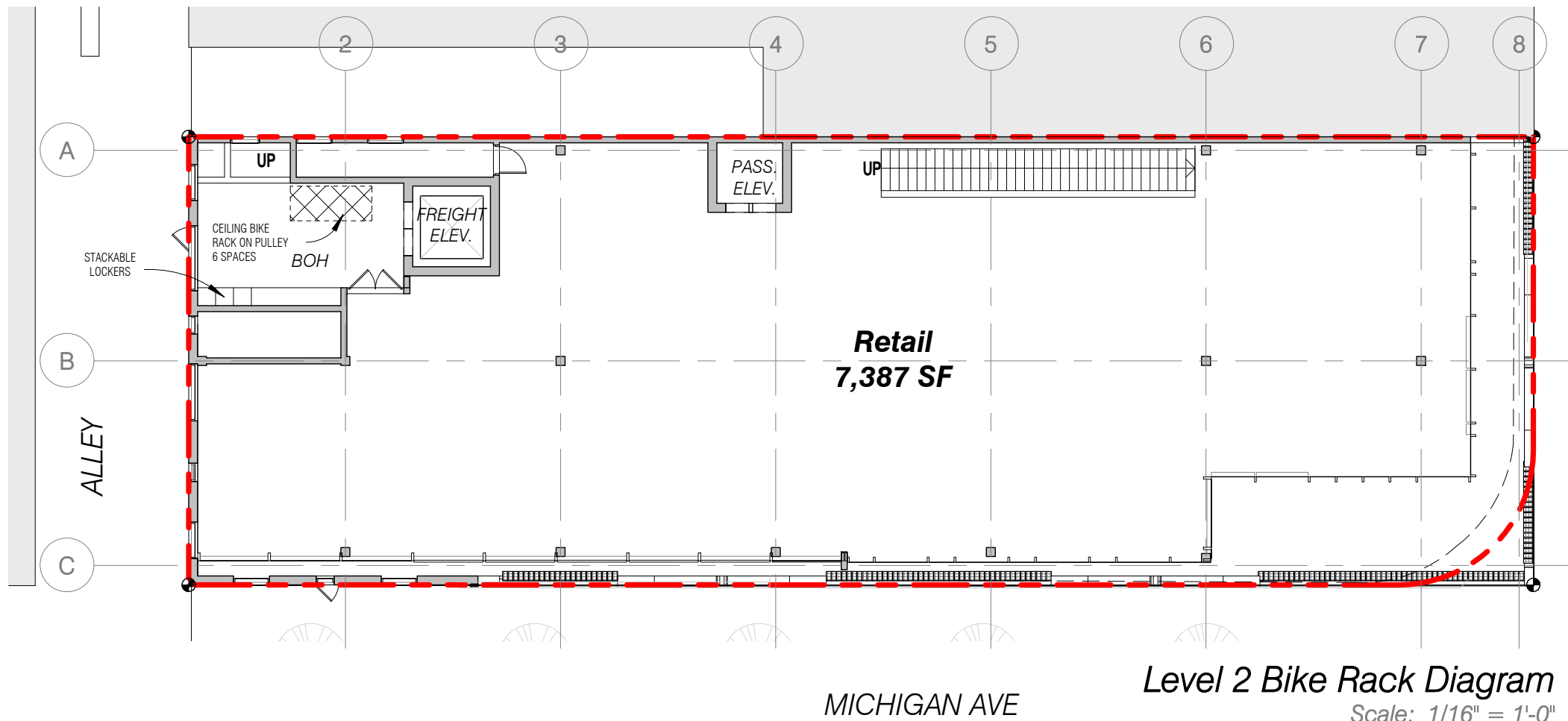
100 N Biscayne Blvd., 27th Fl
Miami, FL 33132-2304
t 305.372.5222 f 305.577.4521

e info@zyscovich.com
w www.zyscovich.com



Section

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



Level 2 Bike Rack Diagram

Scale: 1/16" = 1'-0"



947 LINCOLN

Miami Beach, FL

Bike Rack Location

As indicated

09-22-2017

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich Architects. All designs indicated in these drawings are property of Zyscovich Architects. All copyrights reserved © 2016.

ZYSCOVICH
ARCHITECTS

100 N Biscayne Blvd . 27th Fl
Miami . FL 33132.2304
t 305.372.5222 f 305.577.4521

e info@zyscovich.com
w www.zyscovich.com



947 LINCOLN

Miami Beach, Florida

1920's historic photographs

09-22-2017

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich Architects. All designs indicated in these drawings are property of Zyscovich Architects. All copyrights reserved © 2016.

ZYSCOVICH
ARCHITECTS

100 N Biscayne Blvd . 27th Fl
Miami . FL 33132.2304
t 305.372.5222 f 305.577.4521

e info@zyscovich.com
w www.zyscovich.com

H1