

337 LINCOLN ROAD
337 LINCOLN ROAD
MAMMI BEACH, FL 33139



DWG. TITLE

COVER

SCALE

N.T.S.

PROJECT NO.

2017-30

DATE



PROPOSED FACADE

BETILINSON T

337 LINCOLN ARCHITECTS



PROPOSED FACADE

BETILINSON T

337 LINCOLN ARCHITECTS











3. STAINLESS STEEL CLADDING TO MATCH EXISTING

BETILINSON T

PROPOSED FACADE

337 LINCOLN

RADIUS

ROOF DRAIN REFERENCE REFLECTED

REFRIGERATOR

REGISTER REINFORCED

ROUGH OPENING

RAIN WATER LEADER

REQUIRED

RESILIENT ROOM

REDWOOD

SCHEDULE

SECTION SHELF

SHOWER

SIMILAR

SQUARE

STATION

STEEL STORAGE

STANDARD

STRUCTURAL

SERVICE SINK

SHEET

R

S

R.D. REF. REFL. REFR.

REINF. REINF. REQ. RESIL. RM. R.O.

S. SABF

S.C. S.C.D.

SCHED.

S.D. SECT. SH. SHR. SHT. SIM. S.N.D.

S.N.R.

SPEC.

SQ. S.ST. S.SK. STA. STD. STL. STOR.

U

- \vee

- W

BEILINSON GOMEZ ARCHITECTS PA BEILINSON GOMEZ ARCHITECTS PA JOSE L. GOMEZ AR0015416 8101 BISCAYNE BLVD., SUITE 309-310 MIAMI, FL 33138-4664 TEL. (305) 559.1250

FAX. (305) 551.1740

A-000 A-001 A-002 A-003 EXIST-D-101 SP-101 A-101 A-102

BEILLINSON GOMEZ

ARCHITECTURAL

COVER PROJECT INFORMATION AND INDEX SITE & CONTEXT IMAGES CONTEXT IMAGES CONTEXT IMAGES EXISTING FLOOR PLANS & SOUTH ELEVATION DEMOLITION FLOOR & ELEVATION PLAN PROPOSES DIST E LAN PROPOSES DIST E LAN SECOND SOUTH ELEVATION PROPOSES DISTORAGE PLAN

concrete pre cast gravel or crushed

insulation blanket

cement mortar plaster













concrete mas. unit

APPLICABLE CODES 12

EXISTING BUILDING

STRUCTURAL:

EL. 0'-0" FINISH FLOOR

DESIGN/PROJECT ARCHITECT:

GOVERNING ZONING CODE MIAMI BEACHI, FLORIDA CODE OF ORDINANCE BUILDING CODE: FLORIDA BUILDING CODE 2014

> FLORIDA BUILDING CODE 2014 FLORIDA BUILDING CODE 2014 - PLUMBING

FLORIDA BUILDING CODE - 2014 EDITION ACCESSIBILITY:

LOCATION MAP

FLORIDA BUILDING CODE 2014 - MECHANICAI FLORIDA BUILDING CODE 2014 - CHAPTER 11 FACBC

FLORIDA BUILDING CODE: EXISTING BUILDING CODE 2014

PROJECT INFORMATIO

PROJECT ADDRESS

SCOPE OF WORK

THIS PERMIT CONSIST ON FACADE IMPROVEMENTS WHICH INCLUDES REPLACING THE EXISTING STOREFRONT WITH A NEW STOREFRONT SYSTEM, AS WELL A PROPOSED SIGNAGE FOR NEW

LEGAL DESCRIPTION

THE WEST 6.00 FEET OF LOT 4 AND THE EAST 44.50 FEET OF LOT 5, IN BLOCK 31, 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 MAIN-DADE COUNTY, FLORIDA.

ZONING SUMMARY

item	ZONING INFORMATION					
1	Address:	337 LINCOLN RD., M	NCOLN RD., MIAMI BEACH, FL 33139			
2	Board and file numbers					
3.	Folio number(s)	02-3234-019-0671				
4	Year constructed	1953	Zoning District:	CD-3 (COMMERCIAL, HIGH INTENSITY)		
5	Based Flood Elevation (NGVD)	8.00	Grade value (NGVD)	7.30		
6	Ajusted grade (Flood+Grade/2)	7.65	Lot Area (SF)	7,575.00		
7	Lot Width	50.50	Lot Depth:	150.00		
8	Minimum Unit Size (SF)	N/A	Average Unit Size	N/A		
9	Existing use	MERCANTILE	Proposed use	MERCANTILE / RETAIL STORE		
		MAXIMUM	EXISITNG	PROPOSED		
10	Height	50'-0"	27'-1"	27'-1"	EXISTING TO REMAIN	
11	Number of Stories		2	2	EXISTING TO REMAIN	
12	FAR:	2.25	1.83	1.83	EXISTING TO REMAIN	
13	Gross Area (SF)	17,043.75	13,890.00	13,887.00	-	
14	Number of units Residential	N/A	N/A	N/A		
15	Number of units Hotel	N/A	N/A	N/A		
16	Number of Seats	N/A	N/A	N/A		
17	Occupancy Load	N/A	316	316	EXISTING TO REMAIN	
	CONTRACTOR	REQUIRED	EXISITNG	PROPOSED		
	Setbacks:		20122029			
18	Front (South)	5'-0"	0'-0"	0*-0"	EXISTING TO REMAIN	
19	Side(East)	5'-0"	0'-0"	0*-0*	EXISTING TO REMAIN	
20	Side(west)	5'-0"	0'-0"	0°-0"	EXISTING TO REMAIN	
21	Side facinf street	N/A	N/A	N/A		
22	Rear (North)	0'-0"	1'-3"	1'-3"	EXISTING TO REMAIN	
23	Located within a Local Historic District?		Yes or No	HPD-4 (FLAMINGO PARK HISTORIC DISTRICT)		
24	Designated as an individual Historic Single Family Residence Site?		Yes or No			
25	Determined to be Architecturally Significant?		Yes or No			

337 LINCOLN ROAD, MIAMI BEACH, FL. 33139

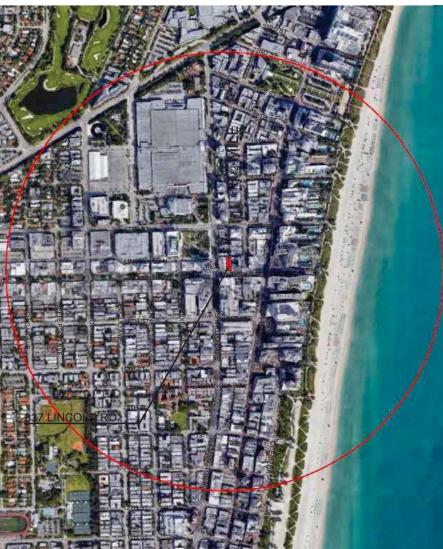
SOUTH SOUND ATTENUATION FIRE BLANKETS SOLID CORE SEAT COVER DISPENSER SOAP DISPENSER SANITARY NAPKIN DISPENSER SANITARY NAPKIN RECEPTACLE SPECIFICATION STAINLESS STEEL

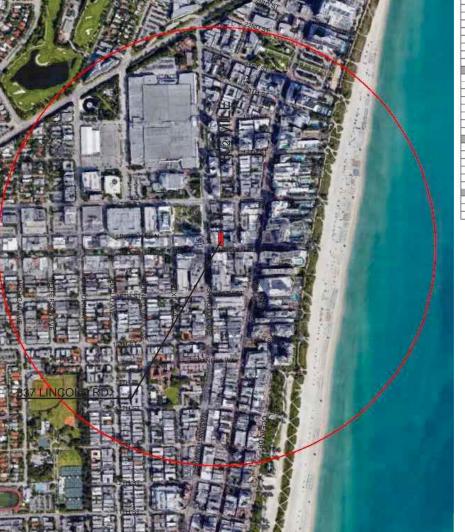
STRL. SUSP SYM. SUSPEND SYMMETRICAL TRD. T.B. T.C. TEL. TREAD TOWEL BAR TOP OF CURB TELEPHONE TEMP.
T. & G.
THK.
TOIL.
T.P.
T.P.D.
T.V.
T.W.
TYP.
T.O.B.
T.O.C.
T.O.S. TEMPERED TONGUE AND GROOVE THICK TOP OF PAVEMENT TOILET PAPER DISPENSER TELEVISION TOP OF WALL TYPICAL TOP OF BEAM TOP OF CONCRETE TOP OF SLAB

UNF. U.O.N UR. LINFINISHED UNLESS OTHERWISE NOT UNDERWRITERS LAB

V.I.F. VERIFY IN FIELD VERTICAL VINYL TILE VEST. VESTIBULE V.B. VAPOR BARRIER

WEST WEIGHT W.C. WD. W/O WP. WATER CLOSET WOOD WITHOUT WATERPROOF WSCT.





DATE DWG. TITLE

ROAD

LINCOLN

337 LINCO

GENERAL NOTES & SCALE PROJECT NO

DATE

SHEET NUMBER A-001

D.F. DET. DIA. DIM. DISP. DN. D.O. DR. DWR. DS. D.S.P. MET. MFR. MH. MANHOLE MIN. MIR. MISC. M.L. M.O. MTD. DOOR OPENING MINIMUM MIRROR MISCELLANEOUS DOWN SPOUT MATCH LINE DRY STANDPIPE MASONRY OPENING MOUNTED MULLION E N FAST NORTH EACH EXPANSION JOINT NOT IN CONTRACT NUMBER EA. E.J. NO. OR # ELEVATION NOM. NOMINAL ELEC FLECTRICAL N.T.S. NOT TO SCALE ELEC. ELEV. EMER ENCL. E.P. EQ. EQPT ELEVATOR EMERGENCY O.A. OBS. O.C. O.D. OFF. OVERALL ENCLOSURE OBSCURE ON CENTER ELECTRICAL PANEL BOARD EQUAL EQUIPMENT OUTSIDE DIMENSION OFFICE E.S EMERGENCY OVERFLOW OPNG. OP. HD. OPENING OPPOSITE HAND SCUPPER ELECTRIC WATER COOLER F.W.C. EXST. EXPO. EXP. EXT. OPP. EXISTING OPPOSITE EXPOSED EXPANSION EXTERIOR F FIRE ALARM PRCST.

G

I.D.

J JAN. JST.

1000

-M

KIT.

LAB. LAM.

LAV. L.F.

LT. LTG. LTWT.

MAX. M.C.

MACH MECH

MEMB

P.L. P.T.

PL. P.LAM. PLAS.

PLYWD.

P.T.D.

Q.T.

GALV. G.B. G.C. GL.

GND. GR. GYP. G.W.B.

H.B.

H C

HDWD.

H.M.

HORIZ. HR. HGT.

INSUL. INT. INV.

GAUGE

GLASS

GROUND

GRADE GYPSUM

HOSE BIB

HOLLOW CORE

HARD WOOD HARDWARE

HORIZONTAL HOUR HEIGHT

INSULATION

INTERIOR INVERT

JOIST

JOINT

KITCHEN

LABORATORY

LINEAR FEET

LIGHT WEIGHT

LAMINATE LAVATORY

LOCKER

LIGHT LIGHTING

MAXIMUM

MEMBRANE

METAI

MEDICINE CABINET

MANUFACTURER

PROPERTY LINE

PRESSURE TREATED

PLATE
PLASTIC LAMINATE

PLASTER PLYWOOD POLISHED

POINT

PAPER TOWEL

PAPER TOWEL

RECEPTACLE

QUARRY TILE

PARTITION

HOLLOW METAL

INSIDE DIAMETER (DIM.)

GALVANIZED

GENERAL CONTRACTOR

GYPSUM WALLBOARD

GRAB BAR

A

В

ACOUS.

A.D. ADJ. AGGR.

AL. APPROX

ARCH.

ASPH.

RITLIM

BLDG. BLK.

BLKG.

BLKG. BLKHD. BM. BOT.

CAB.

C.B. CEM. CER. C.I. C.G. CLG. CLG.

CLRG.
CLO.
CLR.
C.M.U.
C.O.
COL.
CONC.
CONN.
CONSTR

CONT. CORR. CTSK. CNTR. C.T.

DBL. DEPT.

F.B. F.D.

FDN. F.E. F.E.C.

F.H.C

FLASH

FLASH. FLUOR F.O.C. F.O.S. FPRF. F.S. FT. FTG.

FURR. FUT. F.V. F.V.C.

D

ACOUSTICAL

AREA DRAIN

ADJUSTABLE AGGREGATE

ALUMINUM

ASBESTOS

RITHMINOUS

BUILDING

BLOCKING

BULKHEAD

воттом

CARPET

CATCH BASIN

CAST IRON

CEILING CAULKING

CLOSET

COLUMN

CONCRETE CONNECTION

CONTINUOUS

CORRIDOR COUNTERSUNK

CERAMIC TILE

COUNTER

CENTER

DOUBLE

DIAMETER

DIMENSION

FLAT BAR

FINISH FLOOR

FLASHING

FLUORESCENT

FACE OF STUDS

FULL SIZE FOOT OR FEET FOOTING

FIELD VERIFY FIRE VALVE CABINET

FURRING

FLOOR DRAIN

FOUNDATION FIRE EXTINGUISHER

FIRE HOSE CABINET

FACE OF CONCRETE FACE OF FINISH

FIRE EXTINGUISHER CAB.

DISPENSER

DEPARTMENT

DRINKING FOUNTAIN

CONSTRUCTION

CLEAR

CORNER GUARD

CONCRETE MASONRY UNIT CASED OPENING

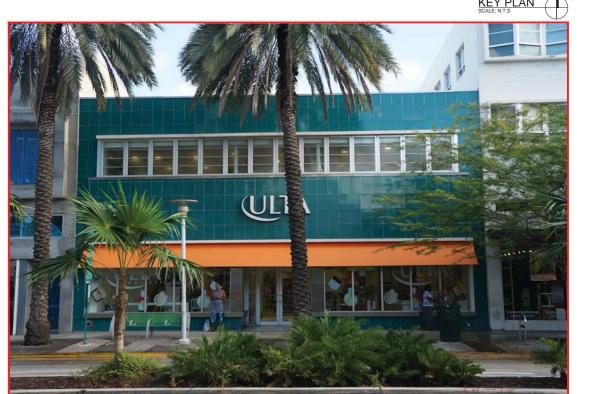
ASPHALT

BOARD

BLOCK

APPROXIMATE

AIR CONDITIONING



337 LINCOLN







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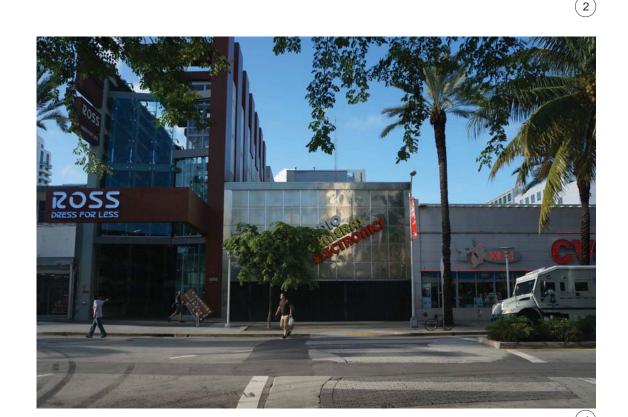
337 LINCOLN ROAD
337 LINCOLN ROAD
MARMI BEACH, FL 33139

DWG. TITLE SITE & CONTEXT

SHEET NUMBER A-002

2







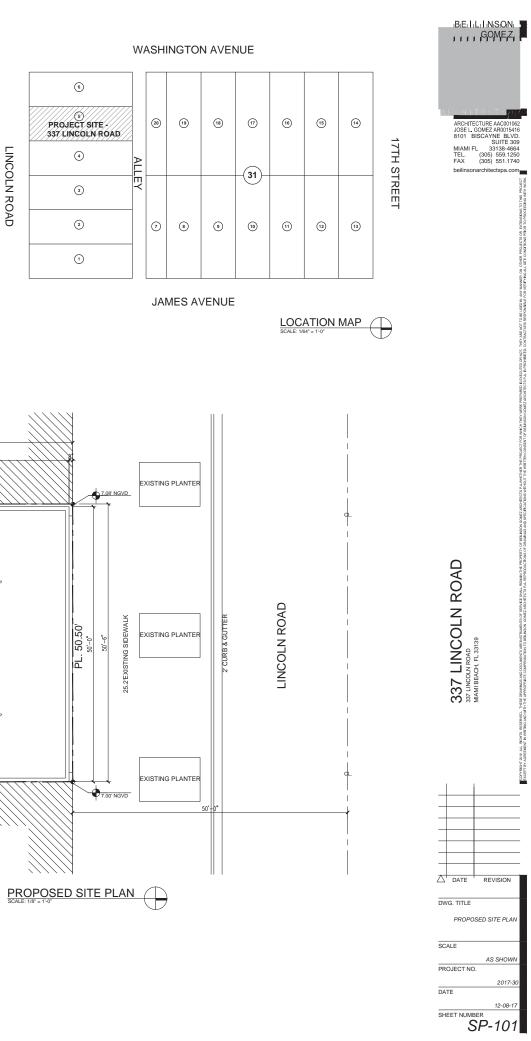




337 LINCOLN ROAD
337 LINCOLN ROAD
MAMIBEACH, FL 33139

DWG. TITLE SHEET NUMBER A-003

3



LINCOLN ROAD

EXISTING 2 STORY BUILDING

EXISTING 2 STORY BUILDING

EXISTING ROOF 27.1' (+34.5' NGVD)

PL. 150,00'

EXISTING 2 STORY BUILDING

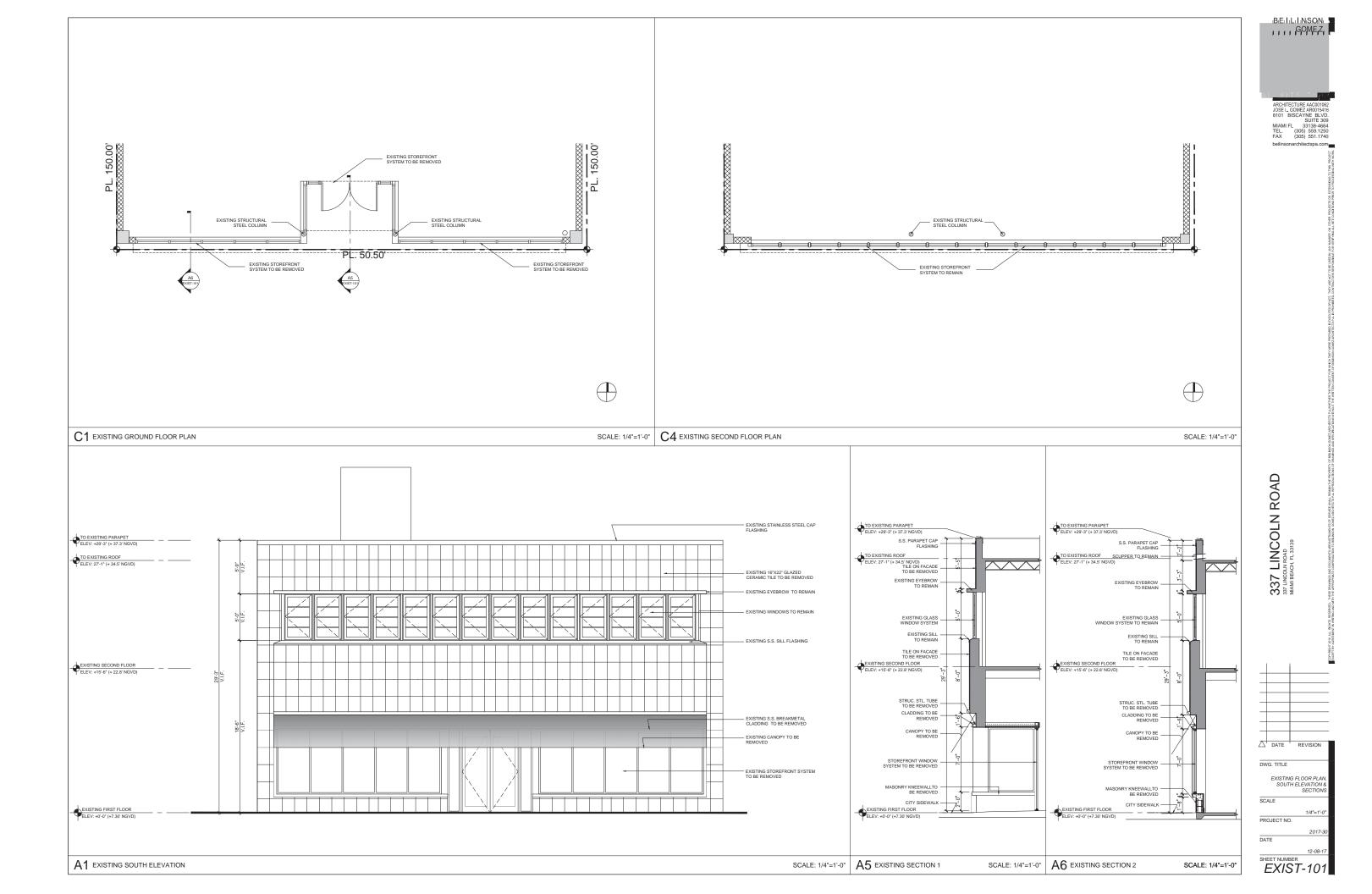
EXISTING ELEVATOR BULKHEAD

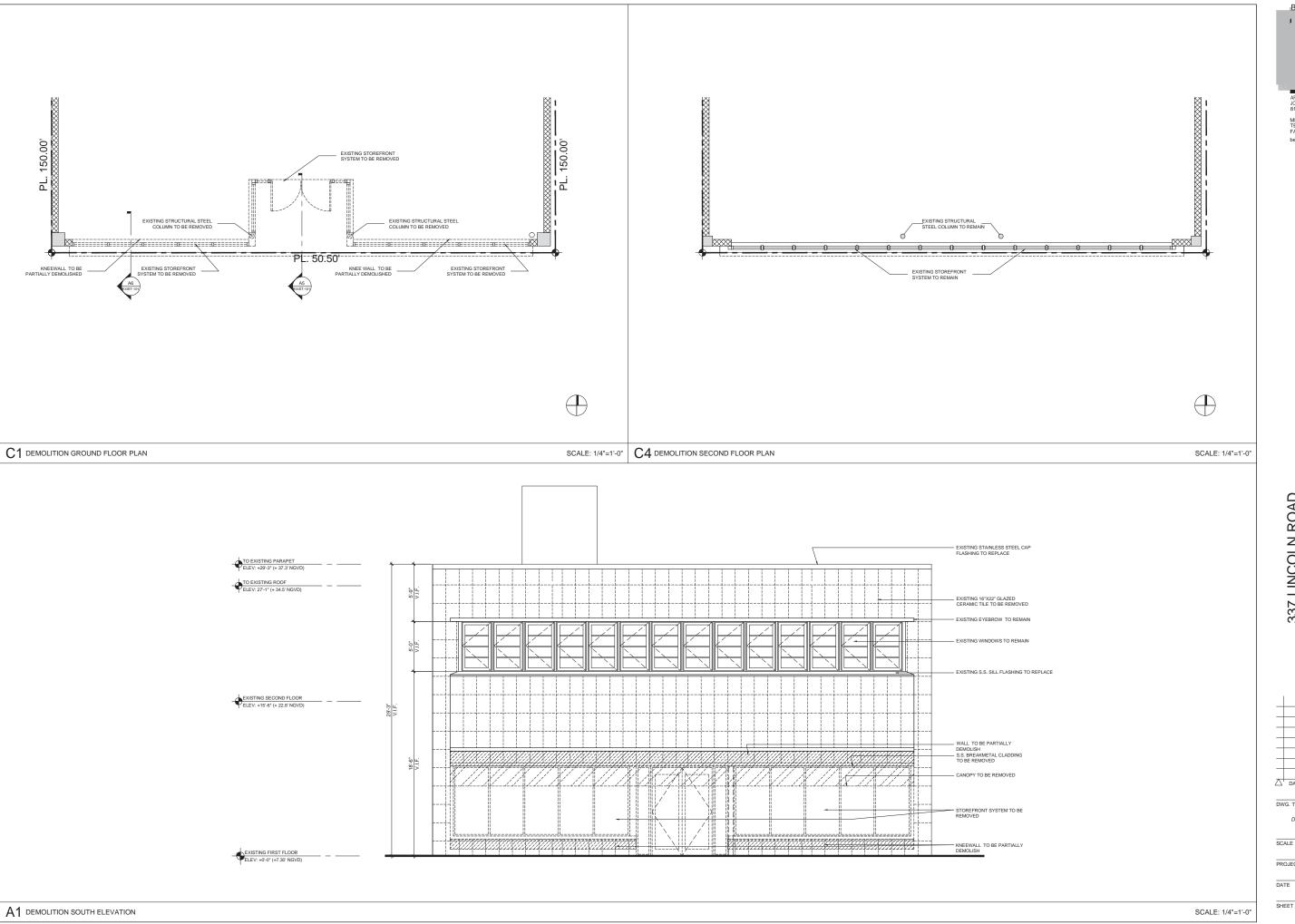
PL. 150,00'

GENERAL NOTES:

TO COMPLY WITH THE REQUIREMENTS FOR SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA, THE EXISTING BUILDING WILL BE PROTECTED WITH FLOOD PANELS.

EXISTING ROOF HATCH





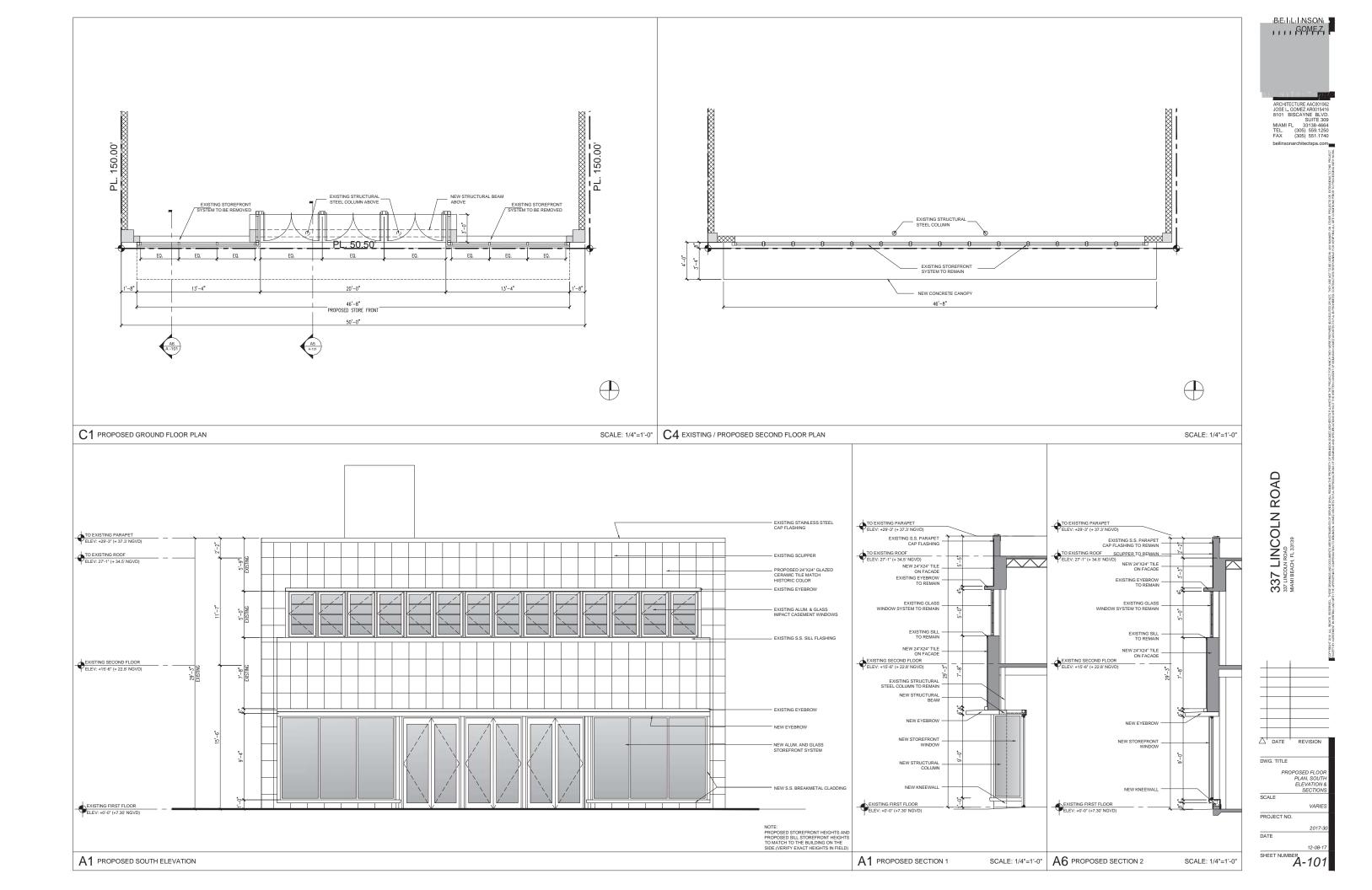
BELLLINSON

337 LINCOLN ROAD
337 UNCON ROAD
MAMNIBEACH, FI 191000

DATE

DWG. TITLE DEMOLITION FLOOR ELEVATION PLA SCALE PROJECT NO

SHEET NUMBER D-101



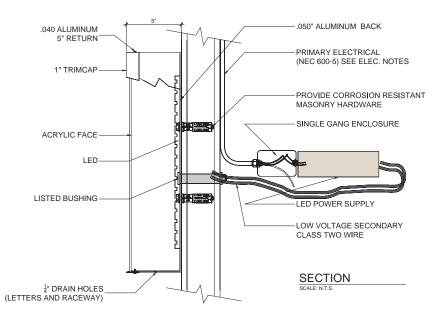


SIGNAGE AREA

ELECTRICAL NOTES:

EACH SIGN MUST HAVE:

- A MINIMUM OF ONE DEDICATED 120V 20A CIRCUIT.
 JUNCTION BOX INSTALLED WITHIN 6 FEET OF SIGN.
 THREE WIRES: LINE, GROUND AND NEUTRAL.



GENERAL NOTES

- 1. SIGNAGE SHALL NOT EXCEED 37.5 SF. ALLOW AREA.
- 2. SIGN SHALL BE BLACK ALUMINUM, STAINLESS STEEL OR BLACK CHANNEL BACKLIT LETTERS AND BLUE LIT PLASTIC FACE WITH
- 3. ALL LIGHTING TRANSFORMERS OR OTHER EQUIPMENT REQUIRED BY THE SIGN SHALL BE MOUNTED INTERNAL TO THE TENANT SPACE. NO LIGHTING TRANSFORMERS OR OTHER NON-LETTER MOUNTING TO THE EXTERIOR FACADE.
- ALL ACCENTS OR DETAILS TO THE TYPICAL SIGNAGE TO BE
 REVIEWED AND APPROVED BY BUILDING MANAGER PRIOR TO
 SUBMITTAL TO THE CITY OF MIAMI BEACH. CITY PERMIT STAFF SHALL
 REVIEW FOR CONSISTENCY WITH THESE SIGN RULES AND PERMIT REQUIREMENTS AS PART OF PERMIT SUBMITTAL.
- 5. ALL MOUNTING HARDWARE TO BE BRUSHED STAINLESS STEEL OR OTHER NON-CORROSIVE MATERIAL IN A COASTAL ENVIRONMENT. HARDWARE SHOULD MATCH THE FINISH OF THE SIGN MATERIAL.
- 6. COLOR AND TEMPERATURE OF LED LIGHTING TO BE APPROVED BY LANDLORD AND CITY PERMIT STAFF. PROVIDE WHITE UNLESS OTHER IS APPROVED BY LANDLORD PRIOR TO CITY PERMIT SUBMITTAL.

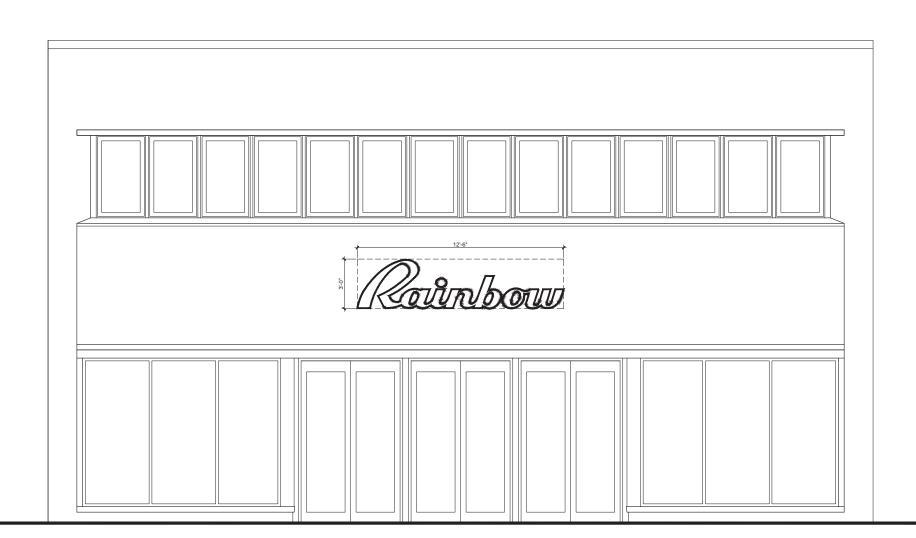
337 LINCOLN ROAD
MAMIBEACH, FL 33130

DATE REVISION

DWG. TITLE SIGNAGE PLAI

PROJECT NO

SHEET NUMBER



PROPOSED SOUTH ELEVATION

