



3 3 7 L I N C O L N R O A D

337 LINCOLN ROAD  
337 LINCOLN ROAD  
MIAMI BEACH, FL 33139

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DWG. TITLE

COVERSCALE

N.T.S.

2017-30DATE \_\_\_\_\_SHEET NUMBER 1 2 3 4

*A-000*

12-08-17 HPB FINAL SUBMITTAL





PROPOSED FACADE

337 LINCOLN

BEILINSON  
GOMEZ

ARCHITECTS *pa*





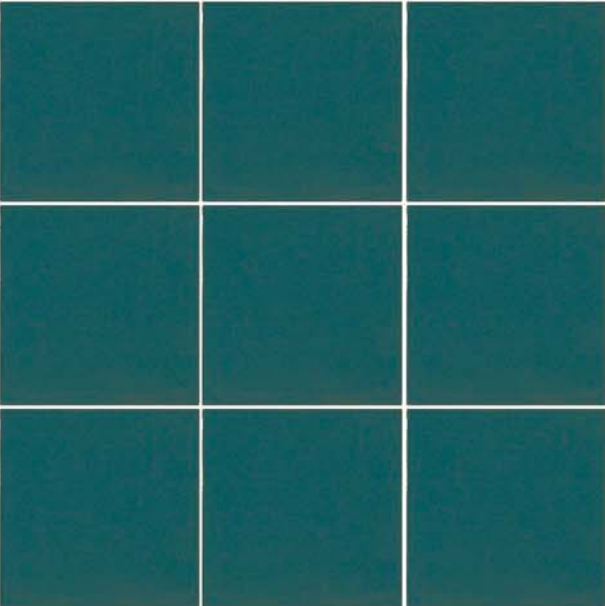
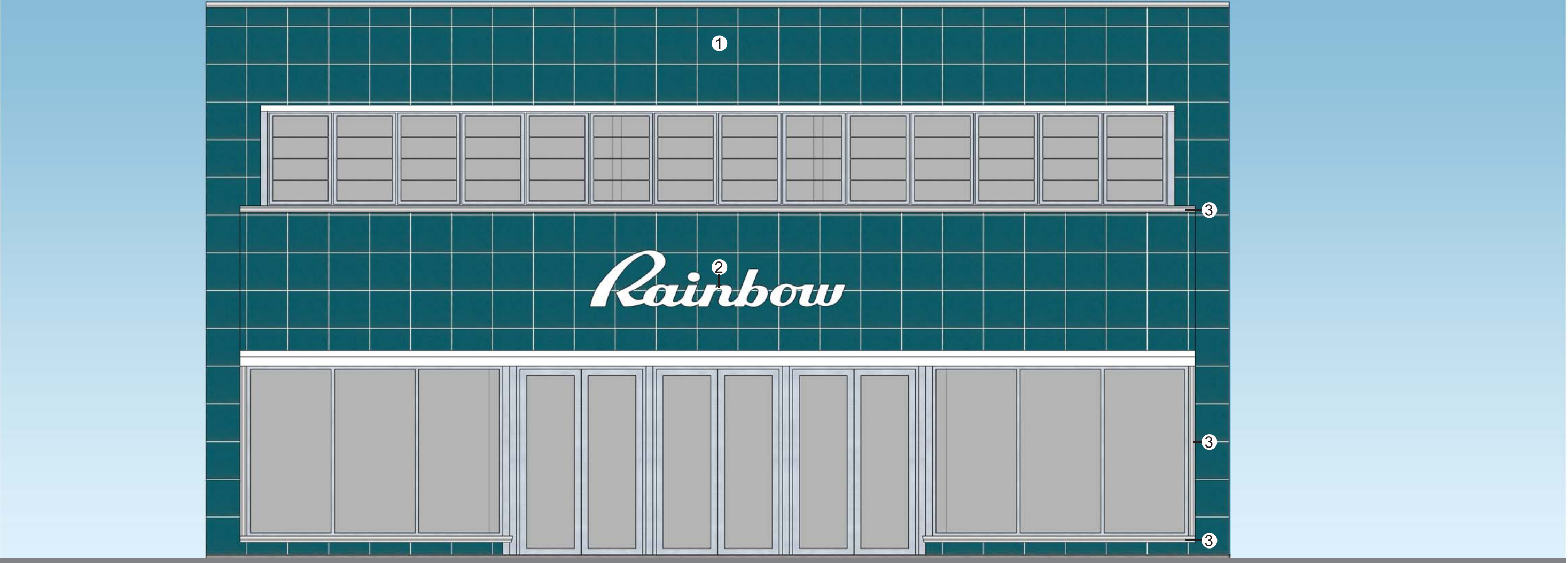
PROPOSED FACADE

337 LINCOLN

BEILINSON  
GOMEZ

ARCHITECTS *pa*





1. 24X24" TILE REFERENCE - 1370 WASHINGTON AVE.



2. PROPOSED SIGNAGE



3. STAINLESS STEEL CLADDING TO MATCH EXISTING

PROPOSED FACADE

BEILLINSON  
GOMEZ



## MATERIAL LEGEN

## PROJECT TEAM

## DRAWING INDEX

| ARCHITECTURAL |  |
|---------------|--|
| A-000         | COVER                                  |
| A-001         | PROJECT INFORMATION AND INDEX          |
| A-002         | SITE & CONTEXT IMAGES                  |
| A-003         | CONTEXT IMAGES                         |
| EXIST-101     | EXISTING FLOOR PLANS & SOUTH ELEVATION |
| D-101         | DEMOLITION FLOOR & ELEVATION PLAN      |
| SP-101        | PROPOSED SITE PLAN                     |
| A-101         | PROPOSED FLOOR PLANS & SOUTH ELEVATION |
| A-102         | PROPOSED SIGNAGE PLAN                  |

## SYMBOL LEGEND

## APPLICABLE CODES

## PROJECT INFORMATION

## PROJECT ADDRESS \_\_\_\_\_

337 LINCOLN ROAD, MIAMI BEACH, FL. 33139

SCOPE OF WORK

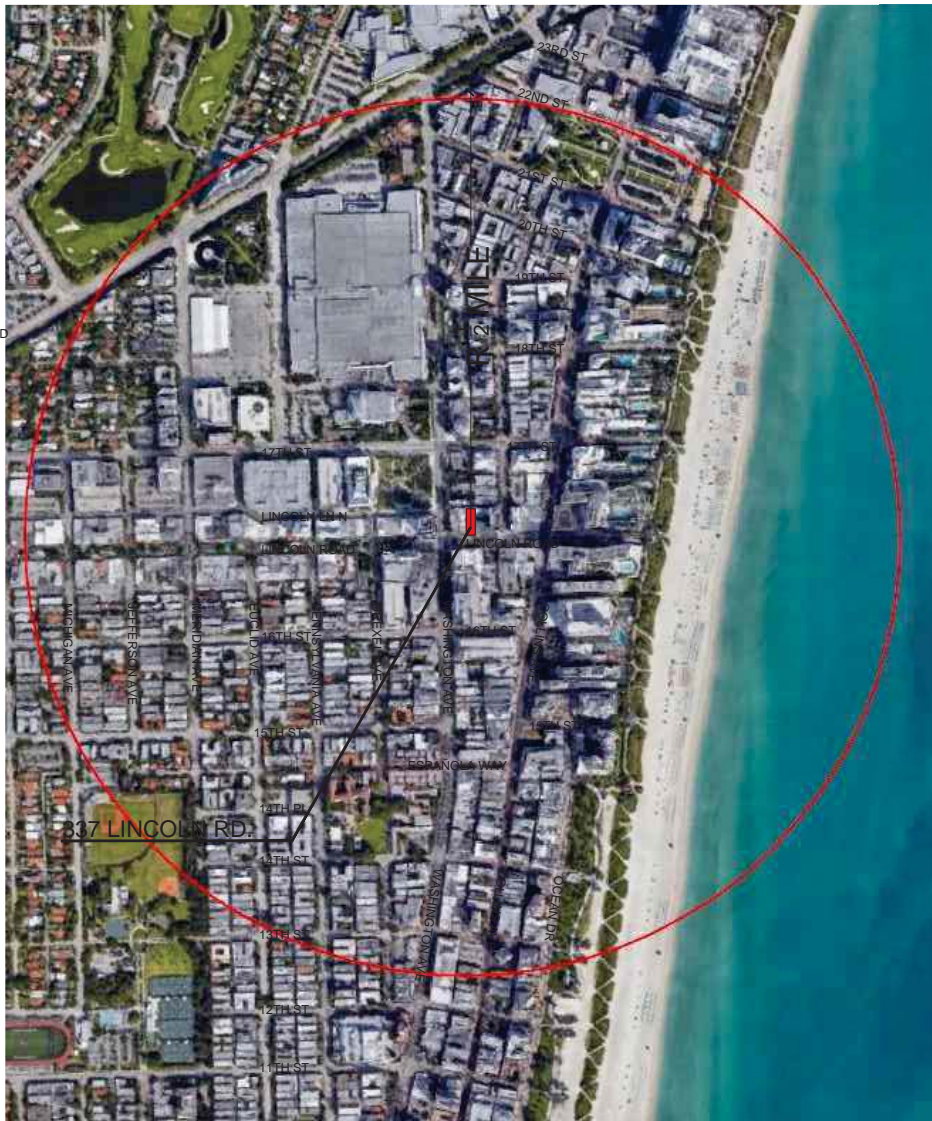
THIS PERMIT CONSIST ON FACADE IMPROVEMENTS WHICH INCLUDES REPLACING THE EXISTING STOREFRONT WITH A NEW STOREFRONT SYSTEM, AS WELL A PROPOSED SIGNAGE FOR NEW TENANT.

## 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 MIAMI-DADE COUNTY, FLORIDA.

## ZONING SUMMARY

| Item | ZONING INFORMATION   |   |                           |  |
|------|--|---|---------------------------|--|
| 1    | Address: 337 LINCOLN 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) 7.3                            |                           |  |
| 6    | Adjusted grade (Flood+Grade/2) 7.65                                | Lot Area (SF) 7,575.0                             |                           |  |
| 7    | Lot Width 50.50  | Lot Depth: 150.0                                  |                           |  |
| 8    | Minimum Unit Size (SF) N/A   | Average Unit Size N/A                             |                           |  |
| 9    | Existing use MERCANTILE  | Proposed use MERCANTILE / RETAIL STORE            |                           |  |
|      | MAXIMUM  | EXISTING  | PROPOSED                  |  |
| 10   | Height 50'-0"  | 27'-1"  | 27'-1" EXISTING TO REMAIN |  |
| 11   | Number of Stories 5  | 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    |  |
|      | REQUIRED   | EXISTING  | PROPOSED                  |  |
|      | Setbacks:  |   |                           |  |
| 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 facin/ 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                 |  |
| 24   | Designated as an individual Historic Single Family Residence Site? |   | Yes or No                 |  |
| 25   | Determined to be Architecturally Significant?                      |   | Yes or No                 |  |
|      | HPD-4 (FLAMINGO PARK HISTORIC DISTRICT)                            |   |                           |  |



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| DATE                  | REVISION |
| DWG. TITLE            |          |
| GENERAL NOTES & INDEX |          |
| SCALE                 | N.T.S.   |
| PROJECT NO.           | 2017-30  |
| DATE                  | 12-08-17 |
| SHEET NUMBER          |          |

A-001





**KEY PLAN**  
SCALE: N.T.S.



1



337 LINCOLN



2



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3337 LINCOLN ROAD  
3337 LINCOLN ROAD  
MIAMI BEACH, FL 33139

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DWG. TITLE

SITE & CONTEXT  
IMAGES

SCALE  
N.T.S.

PROJECT NO. \_\_\_\_\_

DATE \_\_\_\_\_ 2017-30

12-08-17

NUMBER  
**A-002**





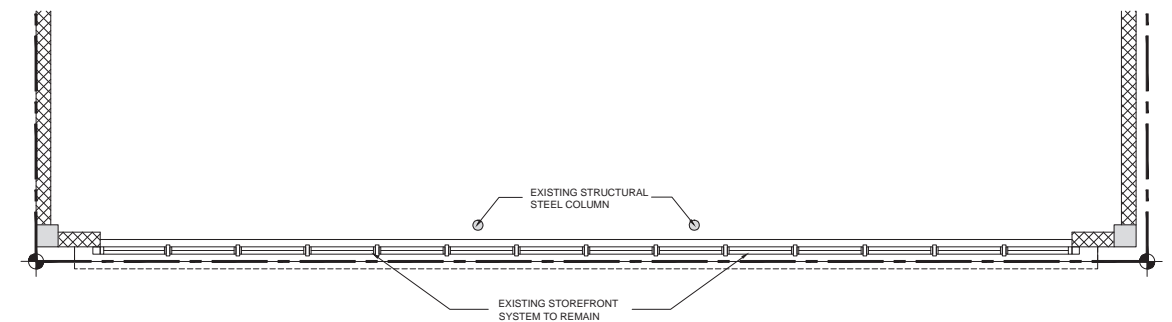




TO COMPLY WITH THE REQUIREMENTS FOR SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA, THE EXISTING BUILDING WILL BE PROTECTED WITH FLOOD PANELS.

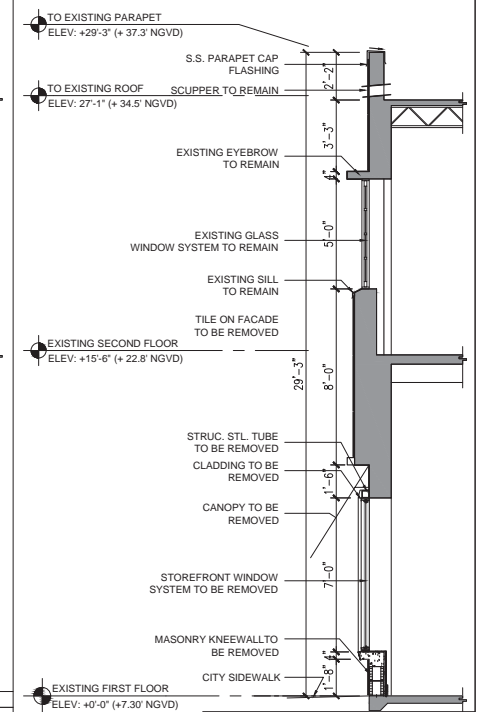
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| DWG. TITLE                |      |                 |  |
| <i>PROPOSED SITE PLAN</i> |      |                 |  |
| SCALE                     |      |                 |  |
|                           |      | <i>AS SHOWN</i> |  |
| PROJECT NO.               |      |                 |  |
| DATE                      |      | <i>2017-30</i>  |  |
|                           |      | <i>12-08-17</i> |  |
| SHEET NUMBER              |      |                 |  |
| <i>SP-101</i>             |      |                 |  |





SCALE: 1/4"=1'-0"

SCALE: 1/4"=1'-0"



SCALE: 1/4"=1'-0"

SCALE: 1/4"=1'-0"

SCALE: 1/4"=1'-0"



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DATE REVISION

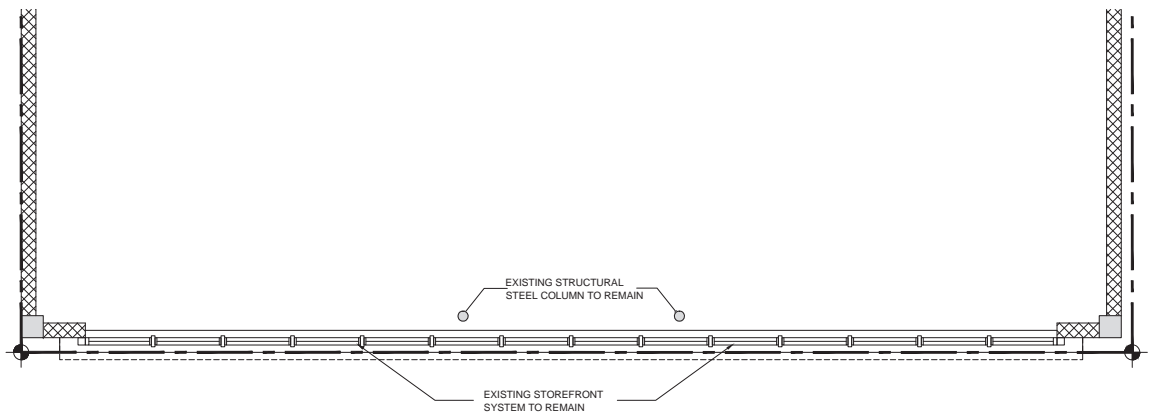
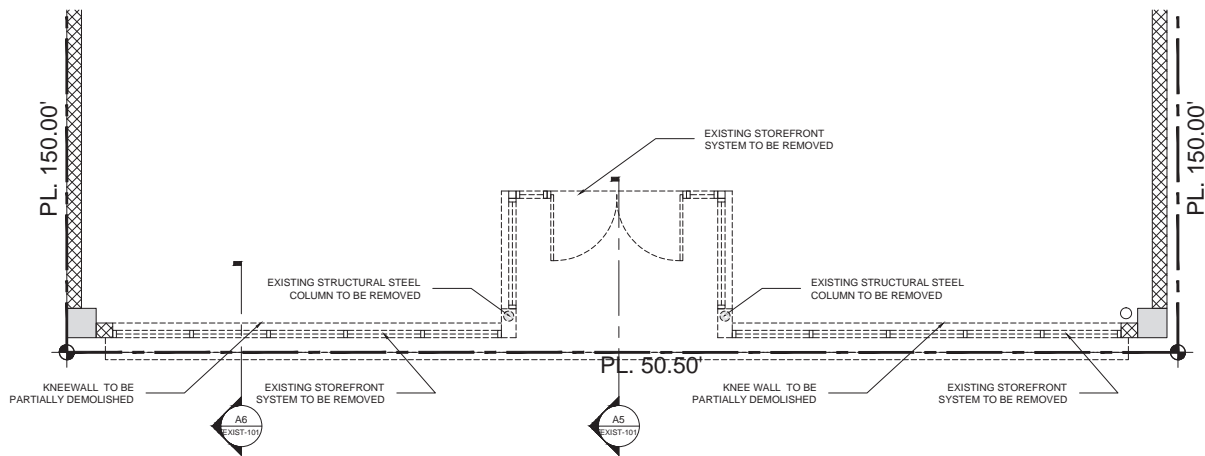
DWG. TITLE  
DEMOLITION FLOOR &  
ELEVATION PLAN

SCALE  
VARIES

PROJECT NO.  
2017-30

DATE  
12-08-17

SHEET NUMBER  
D-101



C1 DEMOLITION GROUND FLOOR PLAN

SCALE: 1/4"=1'-0"

C4 DEMOLITION SECOND FLOOR PLAN

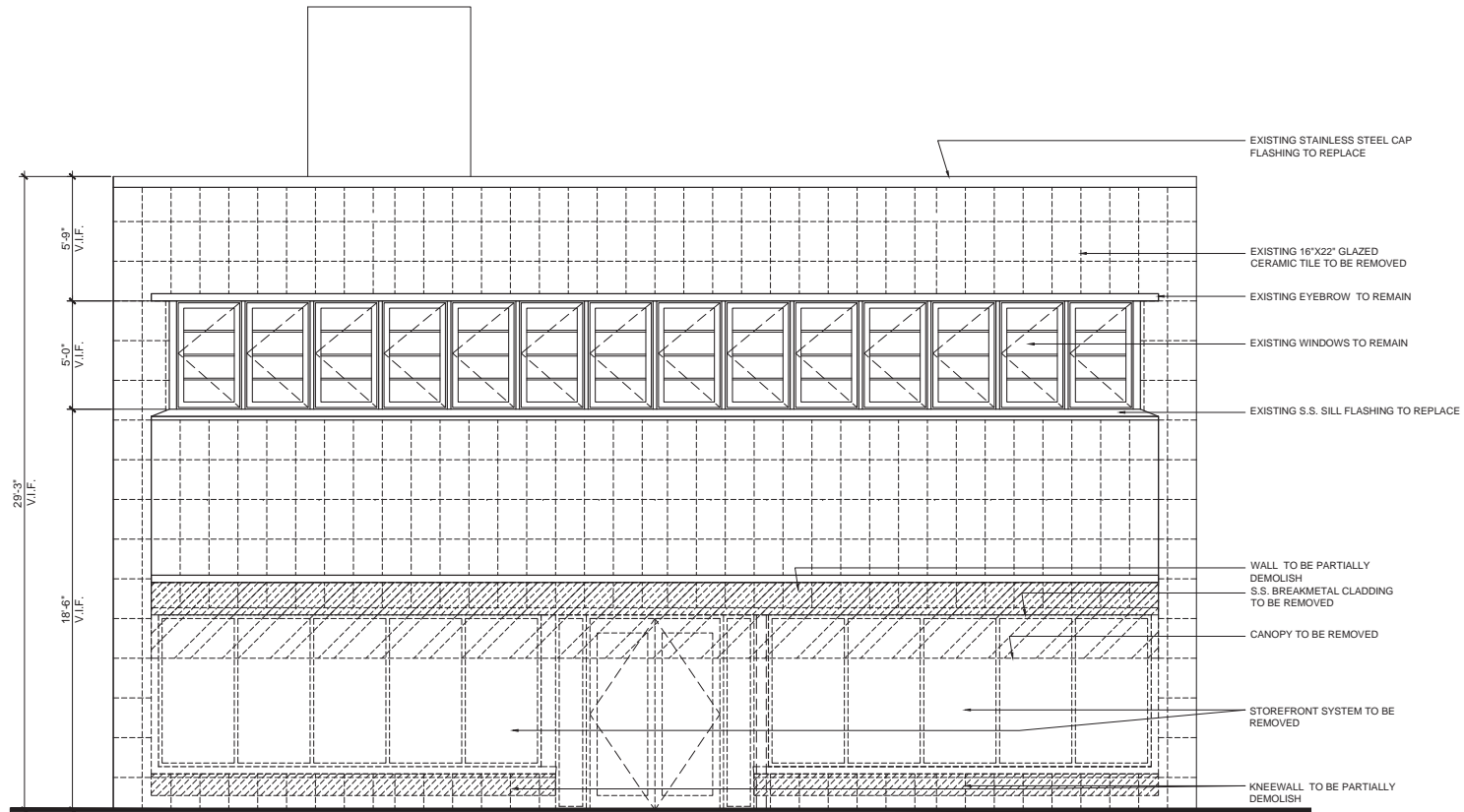
SCALE: 1/4"=1'-0"

TO EXISTING PARAPET  
ELEV. +29'-3" (+ 37.3' NGVD)

TO EXISTING ROOF  
ELEV. +27'-1" (+ 34.5' NGVD)

EXISTING SECOND FLOOR  
ELEV. +15'-6" (+ 22.8' NGVD)

EXISTING FIRST FLOOR  
ELEV. +0'-0" (+7.30' NGVD)



A1 DEMOLITION SOUTH ELEVATION

SCALE: 1/4"=1'-0"

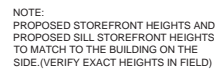




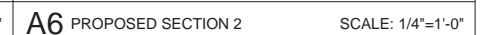
SCALE: 1/4"=1'-0"



SCALE: 1/4"=1'-0"



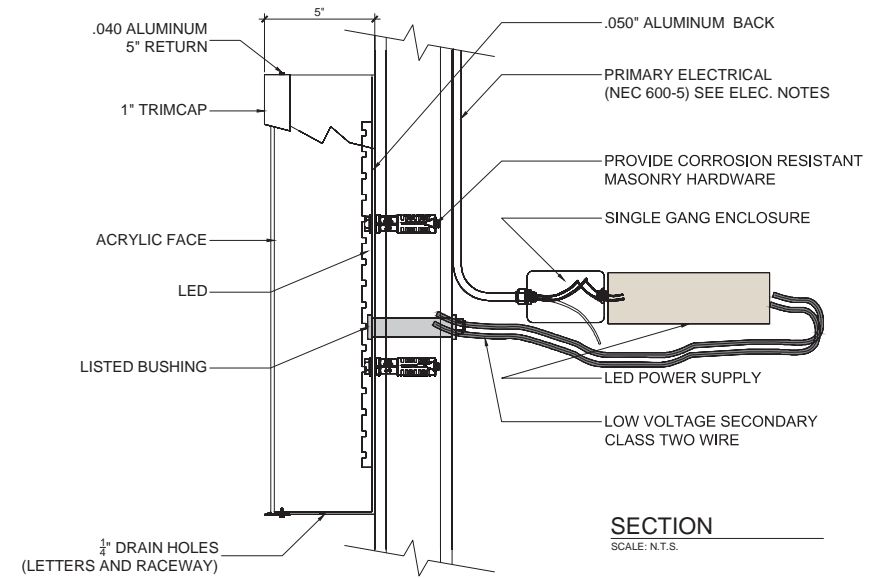
A1 PROPOSED SECTION 1







**SIGNAGE AREA**  
SCALE: 1" = 1'-0"



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 WHITE LED BACKLIGHTING.
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.
4. 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.



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| SIGNAGE PLAN |          |
| SCALE        |          |
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| PROJECT NO.  |          |
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