



# beachtown

100 LINCOLN ROAD :: MIAMI BEACH, FL 33139

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**Final HPB Submission August 3, 2018  
 Plan Number: HPB18-0199  
 Certificate of Appropriateness for Demolition and Design  
 VARIANCE LISTED:**

- 1) A variance to a permit a zero foot (0') interior side setback for the building pedestal when approximately sixteen feet, four inches (16'-4") are required;
- 2) A variance to a permit a zero foot (0') interior side setback for structures in the Oceanfront Overlay, when fifteen feet (15') are required;
- 3) A variance to a permit a zero foot (0') interior side setback for structures in the Dune Preservation District, when eleven feet (15') are required;
- 4) A variance to a permit a three foot (3') rear setback for the building pedestal for structures in the Oceanfront Overlay, when twenty percent of the lot depth is required, despite the fact that a structure is already located within this area;
- 5) A variance to permit the decks, trellis structure zero feet (0') from the Erosion Control Line in the Dune Preservation Overlay district, when eleven feet (11') are required;
- 6) A variance to permit a zero foot (0') rear setback from the Bulkhead Line for structures in the Oceanfront Overlay District, when ten feet (10') are required;
- 7) A variance to permit the elevation of the roof-deck to locate at seventeen feet (17') NGVD, where 15' NGVD would be permitted;
- 8) A variance to waive the required view corridor in the rear yard in the Oceanfront Overlay;
- 9) A variance not to provide a residential or commercial use facing the water at the ground level containing parking spaces, for the existing parking area;
- 10) A variance from the required width of twenty-feet (22') for a two-way driveway for the existing parking lot; and
- 11) A variance from the required width of twenty-feet (22') required for perpendicular parking, in the existing, licensed, parking lot.
- 12) A variance to permit 22.5% lot coverage in the Dune Overlay District where 20% lot coverage is required.

### SCOPE OF WORK :

- NEW DECK STRUCTURE ABOVE EXISTING PARKING LOT.

**SUBMITTAL:** HISTORICAL PRESERVATION BOARD

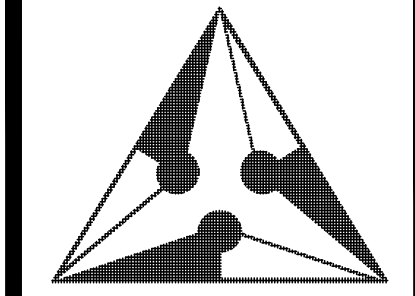
1st SUBMITTAL: JULY 16, 2018

Final SUBMITTAL: AUGUST 3, 2018

COVER

**G000**



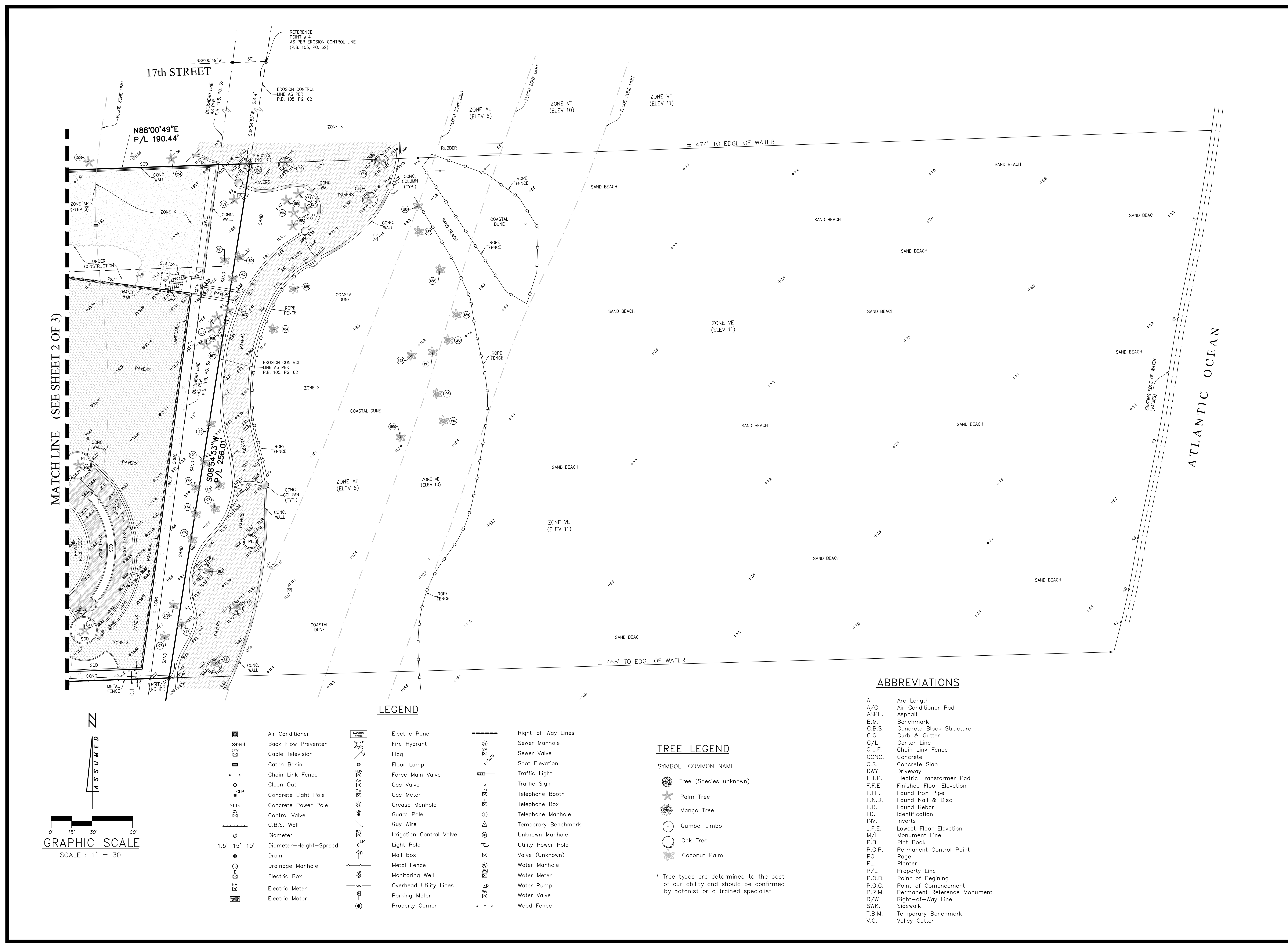


**J. Bonfill & Associates, Inc.**  
 REGISTERED LAND SURVEYORS & MAPPERS  
 Florida Certificate of Authorization LB33398  
 7100 S.W. 99th Avenue Suite 104  
 Miami, Florida 33173 (305) 598-8383

**BOUNDARY SURVEY**  
 of  
**100 LINCOLN ROAD AVENUE, MIAMI BEACH**  
 MIAMI-DADE COUNTY, FLORIDA 33139  
 for  
**CRESCENT HEIGHTS**

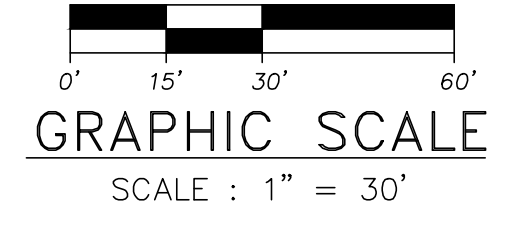
REVISIONS	BY
Proj:	06-0644
Job:	18-0101
Date:	05-03-2018
Drawn:	G.P., J.S., C.B., M.R.
Checked:	J.S.
Scale:	AS SHOWN
Field Book:	ON FILE

SHEET 3 OF 3



MATCH LINE (SEE SHEET 2 OF 3)

ASSUMED ZZ



- |  |                        |  |                          |  |                     |
|--|------------------------|--|--------------------------|--|---------------------|
|  | Air Conditioner        |  | Electric Panel           |  | Right-of-Way Lines  |
|  | Back Flow Preventer    |  | Fire Hydrant             |  | Sewer Manhole       |
|  | Cable Television       |  | Flag                     |  | Sewer Valve         |
|  | Catch Basin            |  | Floor Lamp               |  | Spot Elevation      |
|  | Chain Link Fence       |  | Force Main Valve         |  | Traffic Light       |
|  | Clean Out              |  | Gas Valve                |  | Telephone Sign      |
|  | Concrete Light Pole    |  | Gas Meter                |  | Telephone Booth     |
|  | Concrete Power Pole    |  | Grease Manhole           |  | Telephone Box       |
|  | Control Valve          |  | Guard Pole               |  | Telephone Manhole   |
|  | C.B.S. Wall            |  | Guy Wire                 |  | Temporary Benchmark |
|  | Diameter               |  | Irrigation Control Valve |  | Unknown Manhole     |
|  | Diameter-Height-Spread |  | Light Pole               |  | Utility Power Pole  |
|  | Drain                  |  | Mail Box                 |  | Valve (Unknown)     |
|  | Drainage Manhole       |  | Metal Fence              |  | Water Manhole       |
|  | Electric Box           |  | Monitoring Well          |  | Water Meter         |
|  | Electric Meter         |  | Overhead Utility Lines   |  | Water Pump          |
|  | Electric Motor         |  | Parking Meter            |  | Water Valve         |
|  |                        |  | Property Corner          |  | Wood Fence          |

**LEGEND**

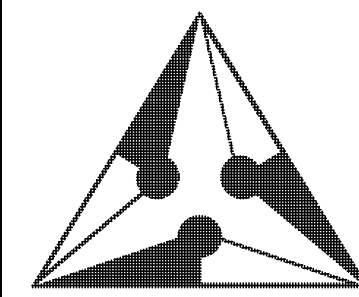
**TREE LEGEND**

- | SYMBOL | COMMON NAME            |
|--------|------------------------|
|        | Tree (Species unknown) |
|        | Palm Tree              |
|        | Mango Tree             |
|        | Gumbo-Limbo            |
|        | Oak Tree               |
|        | Coconut Palm           |

\* Tree types are determined to the best of our ability and should be confirmed by a botanist or a trained specialist.

**ABBREVIATIONS**

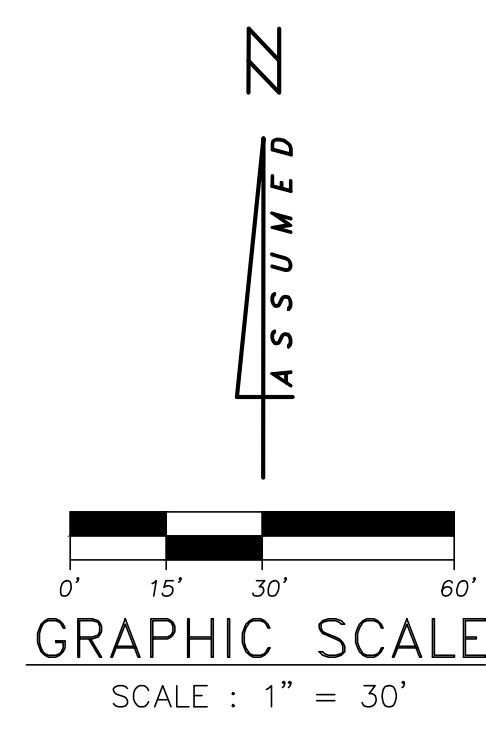
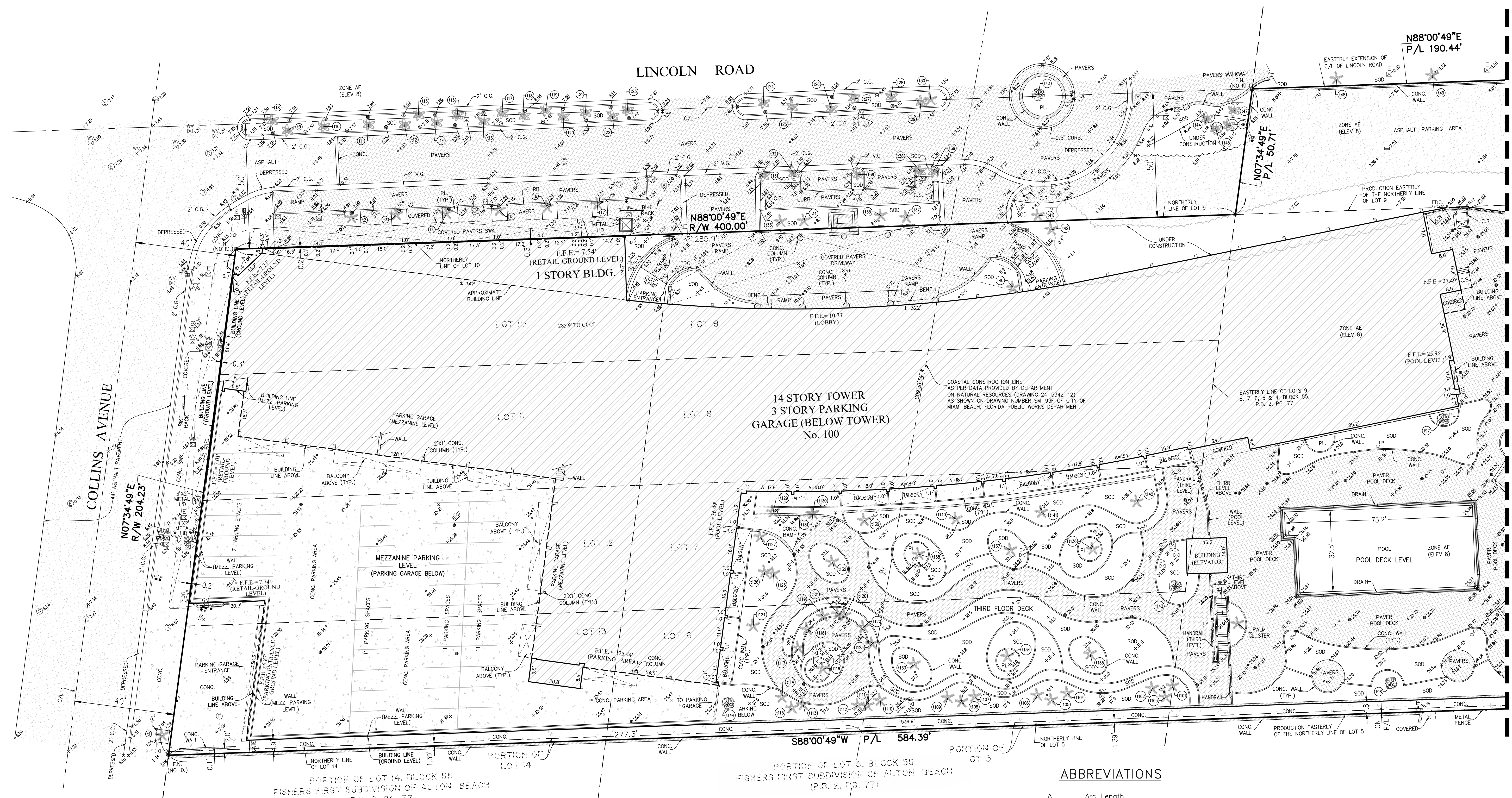
- |        |                              |
|--------|------------------------------|
| A      | Arc Length                   |
| A/C    | Air Conditioner Pad          |
| ASPH.  | Asphalt                      |
| B.M.   | Benchmark                    |
| C.B.S. | Concrete Block Structure     |
| C.G.   | Curb & Gutter                |
| C/L    | Center Line                  |
| C.L.F. | Chain Link Fence             |
| CONC.  | Concrete                     |
| C.S.   | Concrete Slab                |
| D.W.Y. | Driveway                     |
| E.T.P. | Electric Transformer Pad     |
| F.F.E. | Finished Floor Elevation     |
| F.I.P. | Found Iron Pipe              |
| F.N.D. | Found Nail & Disc            |
| F.R.   | Found Rebar                  |
| I.D.   | Identification               |
| INV.   | Inverts                      |
| L.F.E. | Lowest Floor Elevation       |
| M/L    | Monument Line                |
| P.B.   | Plat Book                    |
| P.C.P. | Permanent Control Point      |
| P.G.   | Page                         |
| PL     | Planter                      |
| P/L    | Property Line                |
| P.O.B. | Point of Beginning           |
| P.O.C. | Point of Commencement        |
| P.R.M. | Permanent Reference Monument |
| R/W    | Right-of-Way Line            |
| SWK.   | Sidewalk                     |
| T.B.M. | Temporary Benchmark          |
| V.G.   | Valley Gutter                |



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SHEET 2 OF 3	



**ASSUMED**

LEGEND	
	Air Conditioner
	Back Flow Preventer
	Cable Television
	Catch Basin
	Chain Link Fence
	Clean Out
	Concrete Light Pole
	Concrete Power Pole
	Control Valve
	C.B.S. Wall
	Diameter
	Diameter-Height-Spread
	Drain
	Drainage Manhole
	Electric Box
	Electric Meter
	Electric Motor
	Electric Panel
	Fire Hydrant
	Flag
	Floor Lamp
	Gas Valve
	Gas Meter
	Grease Manhole
	Irrigation Control Valve
	Light Pole
	Mail Box
	Metal Fence
	Monitoring Well
	Overhead Utility Lines
	Parking Meter
	Property Corner
	Right-of-Way Lines
	Sewer Manhole
	Sewer Valve
	Spot Elevation
	Traffic Light
	Traffic Sign
	Telephone Booth
	Telephone Box
	Telephone Manhole
	Temporary Benchmark
	Unknown Manhole
	Utility Power Pole
	Valve (Unknown)
	Water Manhole
	Water Meter
	Water Pump
	Water Valve
	Wood Fence

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SYMBOL	COMMON NAME
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	Mango Tree
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	Oak Tree
	Coconut Palm

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I.D.	Identification
INV.	Inverts
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P.C.P.	Permanent Control Point
PG.	Page
PL	Planter
P/L	Property Line
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P.R.M.	Permanent Reference Monument
R/W	Right-of-Way Line
SWK.	Sidewalk
T.B.M.	Temporary Benchmark
V.G.	Valley Gutter

MATCH LINE (SEE SHEET 3 OF 3)



PENNSYLVANIA AVENUE

17TH STREET

LINCOLN LANE

LINCOLN ROAD

PENNSYLVANIA AVENUE

16TH STREET

DREXEL AVENUE

WASHINGTON AVENUE

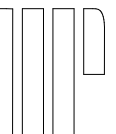
17TH STREET

LINCOLN ROAD

WASHINGTON AVENUE

16TH STREET

COLLINS AVENUE



**CITY / BEACH**  
**INDOOR / OUTDOOR**  
**ARTISANAL / FAMILIAR**  
**HISTORIC / CONTEMPORARY**

beachtown indoor / outdoor



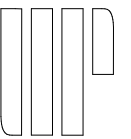
beachtown artisanal / familiar



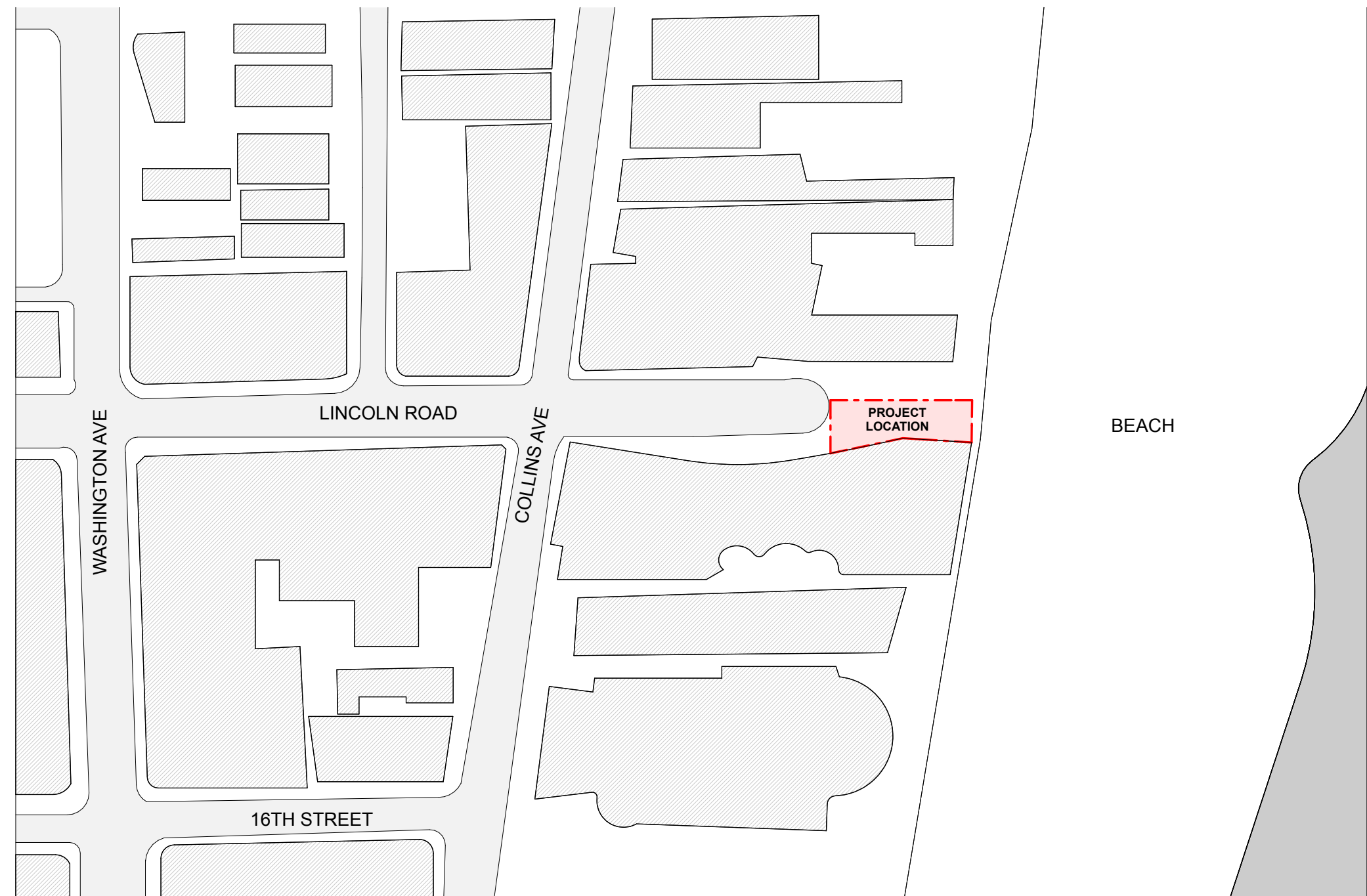


beachtown historic / contemporary









**ZONING DATA** 100 LINCOLN ROAD

**LOCATION** 100 LINCOLN ROAD

**SITE DATA** **CRITERIA**  
**ZONING DISTRICT** RM-3 RESIDENTIAL MULTIFAMILY HIGH DENSITY

ZONING	REQUIRED	PROVIDED / PROPOSED
FAR: TOTAL LOT AREA:	N/A 11,000 SF APROX.	N/A 11,000 SF APPROX.
PEDESTAL		
<b>BUILDING HEIGHT</b> ALLOWABLE:	1 STORY	12 FT, 1 STORY
<b>SETBACKS</b> FRONT:	20'-0"	N/A
SIDE, INTERIOR (NORTH):	7'-6"	0'-0" (variance)
REAR: OCEANFRONT (EAST)	50'-0" BULKHEAD LINE	0'-0" (variance)
PARKING		
<b>SETBACKS</b> FRONT:	20'-0"	N/A
SIDE, INTERIOR (NORTH):	5'-0"	0'-0" (variance)
REAR: OCEANFRONT (EAST)	50'-0" BULKHEAD LINE	0'-0" (variance)

**OCCUPANCY**

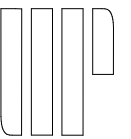
COUNT		
OCCUPANCY (EXTERIOR)	240	240



1.



2.





03-15-2018

1.



03-15-2018

2.



08-03-2018

5.



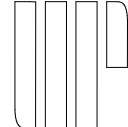
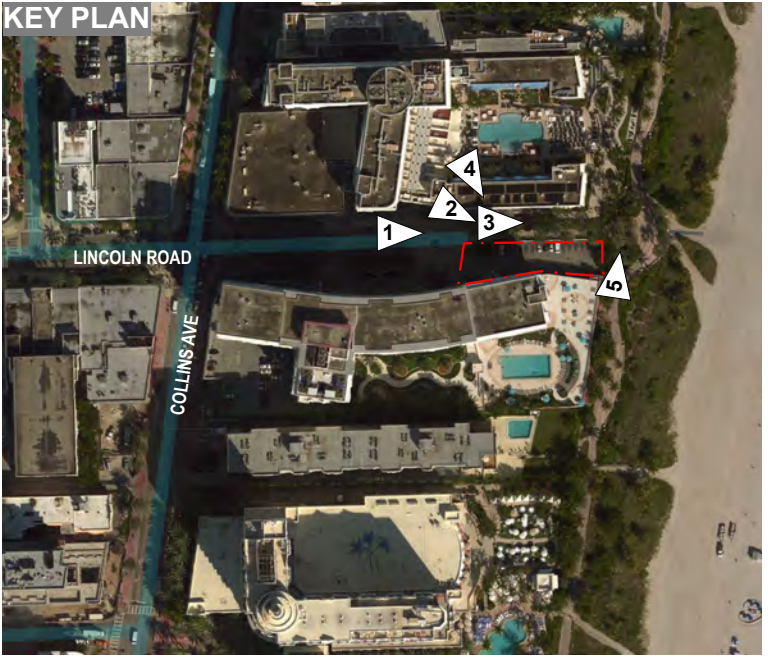
03-15-2018

3.



03-15-2018

4.





1.



2.



3.



4.



