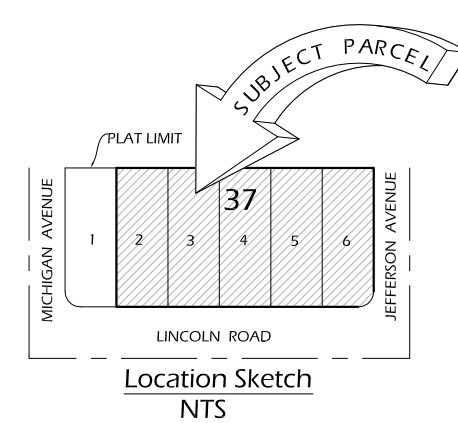
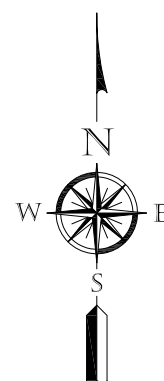
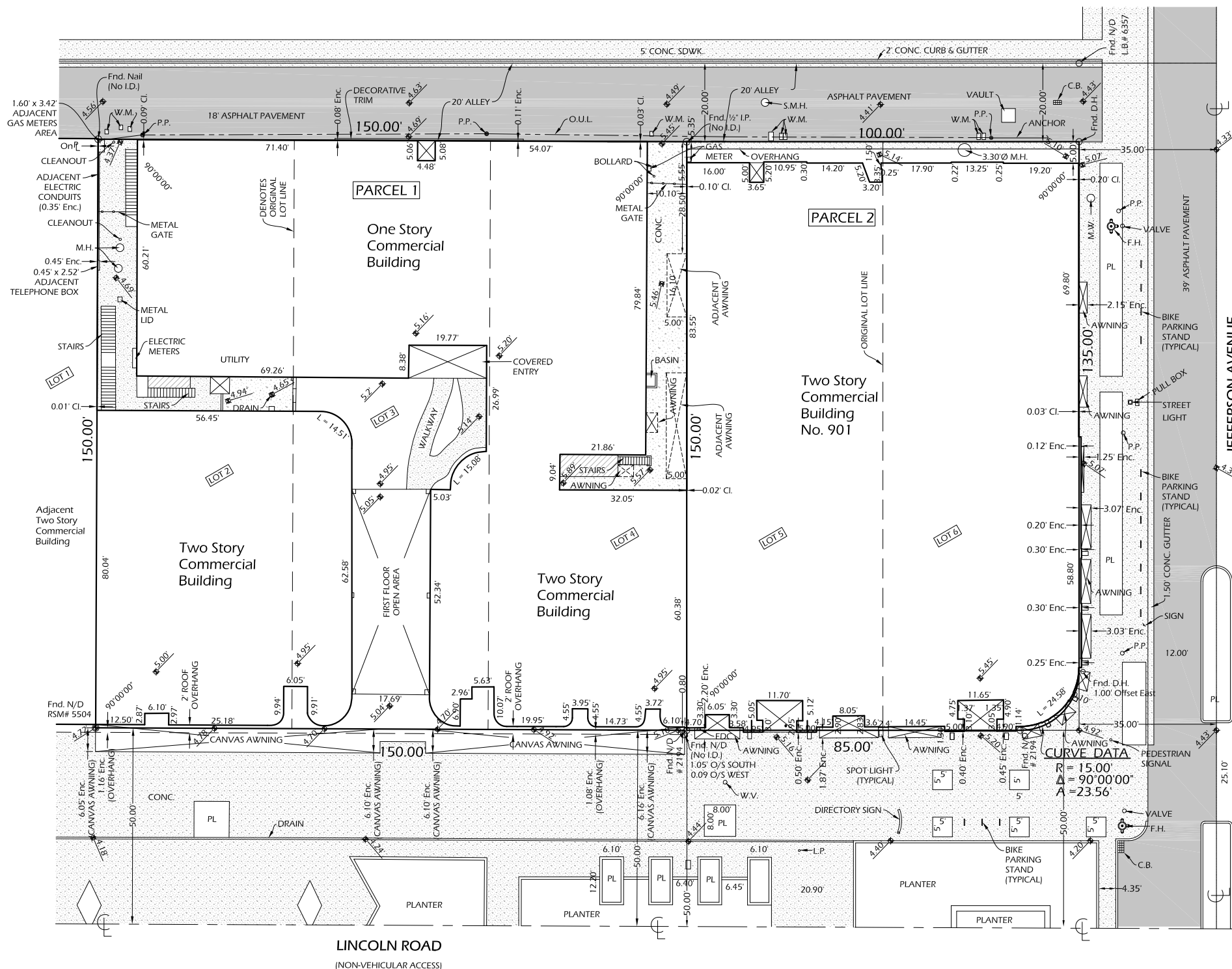


# BOUNDARY SURVEY



**LEGAL DESCRIPTION:**  
**PARCEL 1:**  
 Lots 2, 3, 4, Block 37, COMMERCIAL SUBDIVISION OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, Page 5, of the Public Records of MIAMI-DADE County, Florida.

**AND**  
**PARCEL 2:**  
 Lots 5 and 6, Block 37, COMMERCIAL SUBDIVISION OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, Page 5, of the Public Records of MIAMI-DADE County, Florida.

**CERTIFIED TO:** The Sterling Building, Inc., a Florida corporation; Beloff Law, P.A.; Chicago Title Insurance Company; City of Miami Beach.

**PREPARED FOR:** The Sterling Building, Inc.,  
 901 & 919-939 Lincoln Road, Miami Beach, FL 33139

- Encroachments:**
- Parcel 1:**
- Overhead utility lines.
  - Portion of the decorative trim is encroaching over the North boundary line.
  - Portion of the adjacent 1.60 X 3.42 foot gas meter area, portion of the electric conduits, and the 0.45 X 2.52 foot telephone box are encroaching over the West boundary line.
  - Portion of the roof overhang and the canvas awnings are encroaching over the South boundary line.
  - The adjacent awning is encroaching over the East boundary line.

- Parcel 2:**
- Encroachments:**
- The canvas awnings, the spot lights, and the building trims are encroaching over the East boundary line into the street Right-of-Way (Jefferson Avenue).
  - The canvas awnings, portion of the spot lights, and the building trims are encroaching over the Southeasterly boundary line.
  - The canvas awnings, the spot lights, portion of the building trims, and the Siamese fire hydrant are encroaching over the South boundary line (Lincoln Road).
  - Portion of an awning is encroaching over the West boundary line.

- All clearances and/or encroachments shown hereon are of apparent nature. Fence ownership by visual means. Legal ownership of fences not determined.
- Underground structures, if any, not located.
- Bearings, if shown, are based on assumed meridian or Plat of Record.
- Lands shown hereon were not abstracted for easements and/or right-of-ways of records.
- Legal description provided by client.
- This certification is only for land as described. It is not a certification of title, zoning, easements, or freedom from encumbrances. ABSTRACT NOT REVIEWED.
- There may be additional restrictions not shown on this survey that may be found in the public records of this county. ABSTRACT NOT REVIEWED.
- This BOUNDARY SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.
- This survey was based on the monuments found on the field. No construction in any manner should be made without the prior written consent of the Surveyor.
- Parcel 1 Lot Area = 22,546.8 Square Feet; Parcel 2 Lot Area = 14,951.7 Square Feet; Total Lot Area = 37,498.5 Square Feet; 0.86 ± Acres
- ☉ Denotes Spot Elevation
- Elevations shown are based on City of Miami Beach Benchmark No. CMB 16-04; Elevation = 3.665' National Geodetic Vertical Datum 1929.

<b>LEGEND</b>	<ul style="list-style-type: none"> <li>∠ = Central Angle</li> <li>CLF = Chain Link Fence</li> <li>A = Arc</li> <li>A/C = Air Conditioner</li> <li>ASPH = Asphalt</li> <li>BBO = Barbicue</li> <li>CB = Catch Basin</li> <li>CBS = Concrete Block Structure</li> <li>CH = Chord</li> <li>Chatta = Chattahoochee</li> <li>CL = Center Line</li> <li>CLF = Chain Link Fence</li> <li>CL = Clear</li> <li>Conc. = Concrete</li> <li>D = Deed</li> <li>∅ = Diameter</li> <li>DH = Drill Hole</li> <li>DME = Drainage &amp; Maintenance Easmt</li> <li>Easmt = Easement</li> <li>Enc. = Encroachment</li> <li>F.H. = Fire Hydrant</li> <li>FDC = Fire Department Connector</li> <li>FIR = Found 1/2" Iron Rebar</li> <li>FPL = Florida Power &amp; Light</li> <li>ID = Identification</li> <li>IP = Iron Pipe</li> <li>LB = Licensed Business</li> <li>LME = Lake Maintenance Easement</li> <li>LP = Light Pole</li> <li>L.S. = Land Surveyor</li> <li>M = Measured</li> <li>MAINT. = Maintenance</li> <li>ME = Maintenance Easement</li> <li>MH = Manhole</li> <li>M = Monument Line</li> <li>Mon. = Monument</li> <li>N/A = Not Applicable</li> <li>N/D = Not to Scale</li> <li>N = Number</li> <li>NTS = Not to Scale</li> <li>O/S = Offset</li> <li>O.U.L. = Overhead Utility Lines</li> <li>P.O.B. = Point of Beginning</li> <li>P = Plat</li> <li>P.B. = Plat Book</li> <li>PC = Point of Curvature</li> <li>PCP = Permanent Control Point</li> <li>PG = Page</li> <li>P.I. = Point of Intersection</li> <li>PKWY = Parkway</li> <li>ℙ = Property Line</li> <li>PL = Planter</li> <li>PLS = Professional Land Surveyor</li> <li>P.O.B. = Point of Beginning</li> <li>P.O.C. = Point of Commencement</li> <li>P.P. = Power Pole</li> <li>PRC = Point of Reverse Curvature</li> <li>PRM = Point of Reference Monument</li> <li>PT = Point of Tangency</li> <li>R = Radius</li> <li>Res. = Residence</li> <li>R.L.S. = Registered Land Surveyor</li> <li>RNG = Range</li> <li>R/R = Railroad</li> <li>RSM = Registered Surveyor &amp; Mapper</li> <li>R/W = Right-of-Way</li> <li>SdWK = Sidewalk</li> <li>Sec. = Section</li> <li>SD = Storm Drain</li> <li>SMH = Sanitary Manhole</li> <li>SSMH = Sanitary Sewer Manhole</li> <li>T = Tangent</li> <li>Trans = Transformer</li> <li>TWP = Township</li> <li>Typ. = Typical</li> <li>U.E. = Utility Easement</li> <li>UTIL = Utility</li> <li>Sec. = Section</li> <li>WF = Wood Fence</li> <li>W.M. = Water Meter</li> <li>WME = Wall Maintenance Easement</li> </ul>
---------------	---

**SURVEYOR'S SEAL**  
 Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.

**REVISED:**  
 10-21-19 (Spot Elevations Only)

**BOUNDARY SURVEY**

*Nelson Mojarena*  
**NELSON MOJARENA**  
 Registered Surveyor & Mapper No. 5504  
 State of Florida

**MOJARENA & ASSOCIATES, INC.**  
 Land Surveyors & Mappers  
 Certificate of Authorization No. 6698  
 12925 S.W. 132nd Avenue  
 Miami, Florida 33186 (305) 278-2494

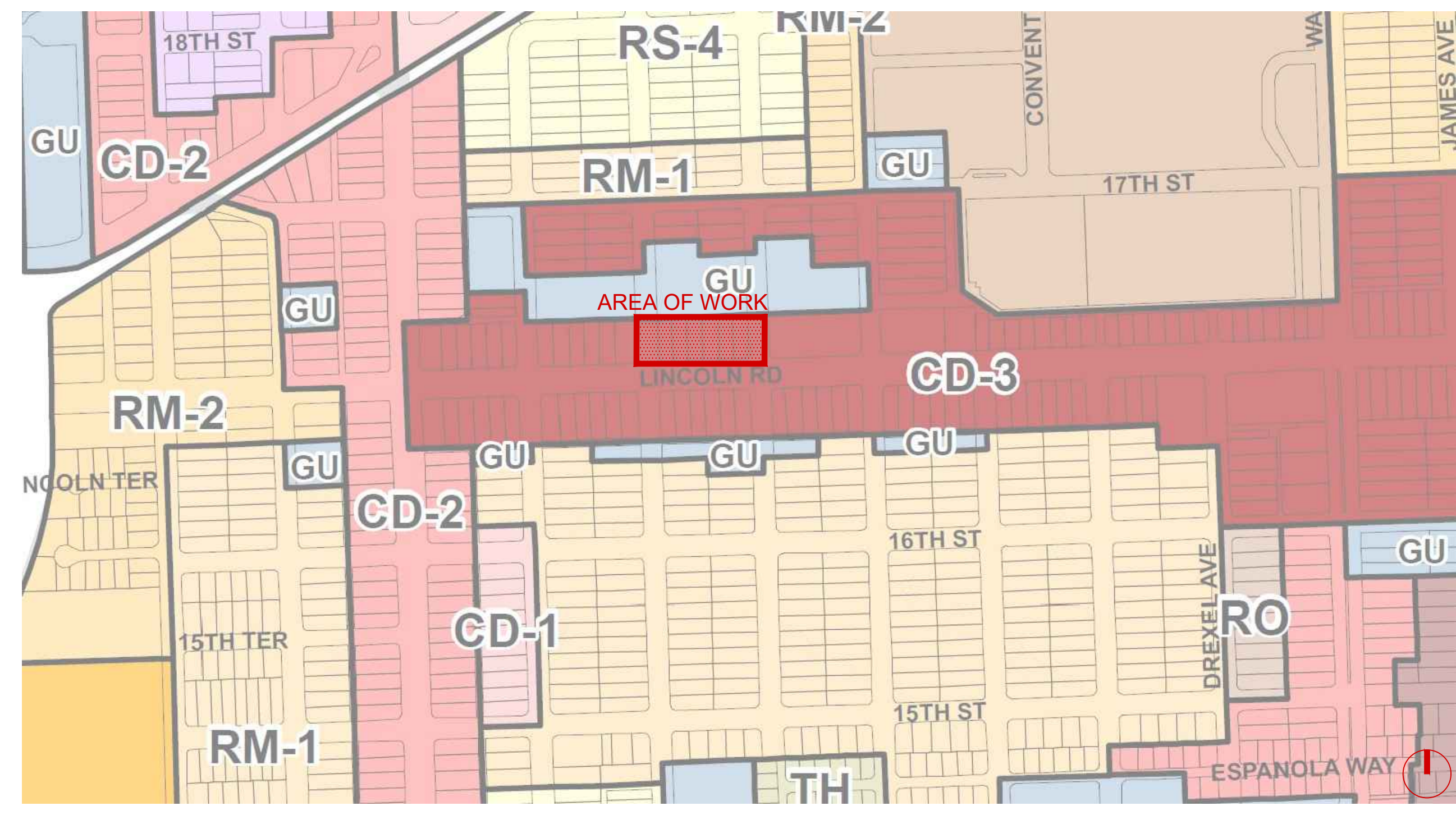
<b>FLOOD ZONE:</b> AE	<b>BASE:</b> 8
<b>DATE:</b> 07-13-19	<b>SCALE:</b> 1" = 20'
<b>DWN. BY:</b> NMJR	<b>JOB NO.:</b> 10-0285C

# MIAMI BEACH

Planning Department, 1700 Convention Center Drive  
Miami Beach, Florida 33139, www.miamibeachfl.gov  
305.673.7550

## MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	ZONING INFORMATION				
1	Address:	901 & 927 LINCOLN RD, MIAMI BEACH, FL 33139			
2	Board and File numbers:				
3	Folio number(s):	02-3234-018-0020 / 02-3234-018-0030			
4	Year constructed:	1928	Zoning District:	CD-3 COMMERCIAL, HIGH INTENSITY	
			National Historic District:	Miami Beach Architectural District	
			Local Historic District:	Flamingo Park Historic District	
5	Based Flood Elevation:	8'-0" NGVD	Grade Value in NGVD:	Existing to remain: 6.22' NGVD	
6	Design Flood Elevation	New Addition : 9.00 NGVD	Lot Area:	37,498 SF	
7	Lot Width	250.00'	Lot Depth:	150.00'	
8	Minimum Unit Size	200 SF	Average Unit Size:	235	
9	Existing Use	COMMERCIAL	Proposed Use:	ADDING HOTEL	
		<b>Maximum</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
10	Height	75'-0"	30'-4"	75'-0"	-
11	Number of Stories	N/A	2	7	-
12	<b>FAR</b>	2.50/ 93,745 SF	47,022 SF	93,739 SF	-
13	Gross Square Footage (Floor Area)				
14	Square Footage by use	N/A	N/A	N/A	-
15	Number of Units Residential	N/A	N/A	N/A	-
16	Number of Units Hotel	N/A	N/A	144	-
17	Number of Seats	N/A	N/A	N/A	-
18	Occupancy Load	N/A	N/A	N/A	-
	<b>Setbacks</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
	<b>Pedestal</b>				
23	Front Setback/ LINCOLN RD.:	20'-0"	0'-0"	84'-8"	-
24	Side Interior Setback/ WEST:	20'-0" (80% of LOT WIDTH)	0'-0"	Existing = As Is New Construction = 0'-0"	Variance required
25	Side Facing Street Setback / EAST:	20'-0" (80% of LOT WIDTH)	0'-0"	Existing = As Is New Construction = 100'-0"	-
30	Rear Setback abutting alley/ NORTH:	5'-0"	0'-0"	Existing = As Is New Construction = 0'-0"	Variance required
	<b>Parking</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
39	Parking District: 1				
40	Total # of parking spaces	0	0	0	-
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	-	-	-	-
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	-	-	-	-
48	Valet Drop off and pick up	-	-	-	-
49	Loading zones and Trash collection areas	3	0	3 (2 on-site, 1 street)	-
50	Bike Racks	0	0	10	-
	<b>Restaurants, Cafes, Bars, Lounges, Nightclubs</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
51	Type of use				
52	Total # of Seats				
53	Total # of Seats per venue (Provide a separate chart for a breakdown calculation)				
54	Total Occupant Content				
55	Occupant content per venue (Provide a separate chart for a breakdown calculation)				
56	Is this a contributing building?		YES		
57	Located within a Local Historic District?		YES		



1 MIAMI BEACH ZONING DESIGNATIONS  
N.T.S

REVISIONS / SUBMISSIONS

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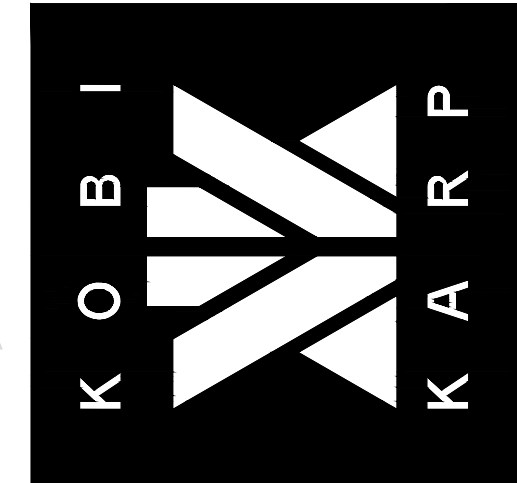
927-929 LINCOLN RD  
MIAMI BEACH, FL 33139

PROJECT DATA

Lic. # AR0012578

ARCHITECTURE  
INTERIOR DESIGN  
PLANNING

AIA ASID NCARB  
2015 Biscayne Boulevard  
Suite 200  
Miami, Florida 33137  
P. 305.673.7550  
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DRAWN BY:                   

CHECKED BY:           KK, MP

DATE:                       11/12/2019

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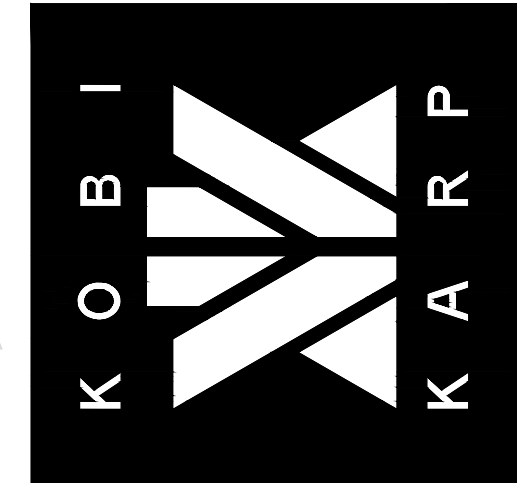
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927-929 LINCOLN RD  
MIAMI BEACH, FL 33139

FAR CALCULATIONS  
EXISTING

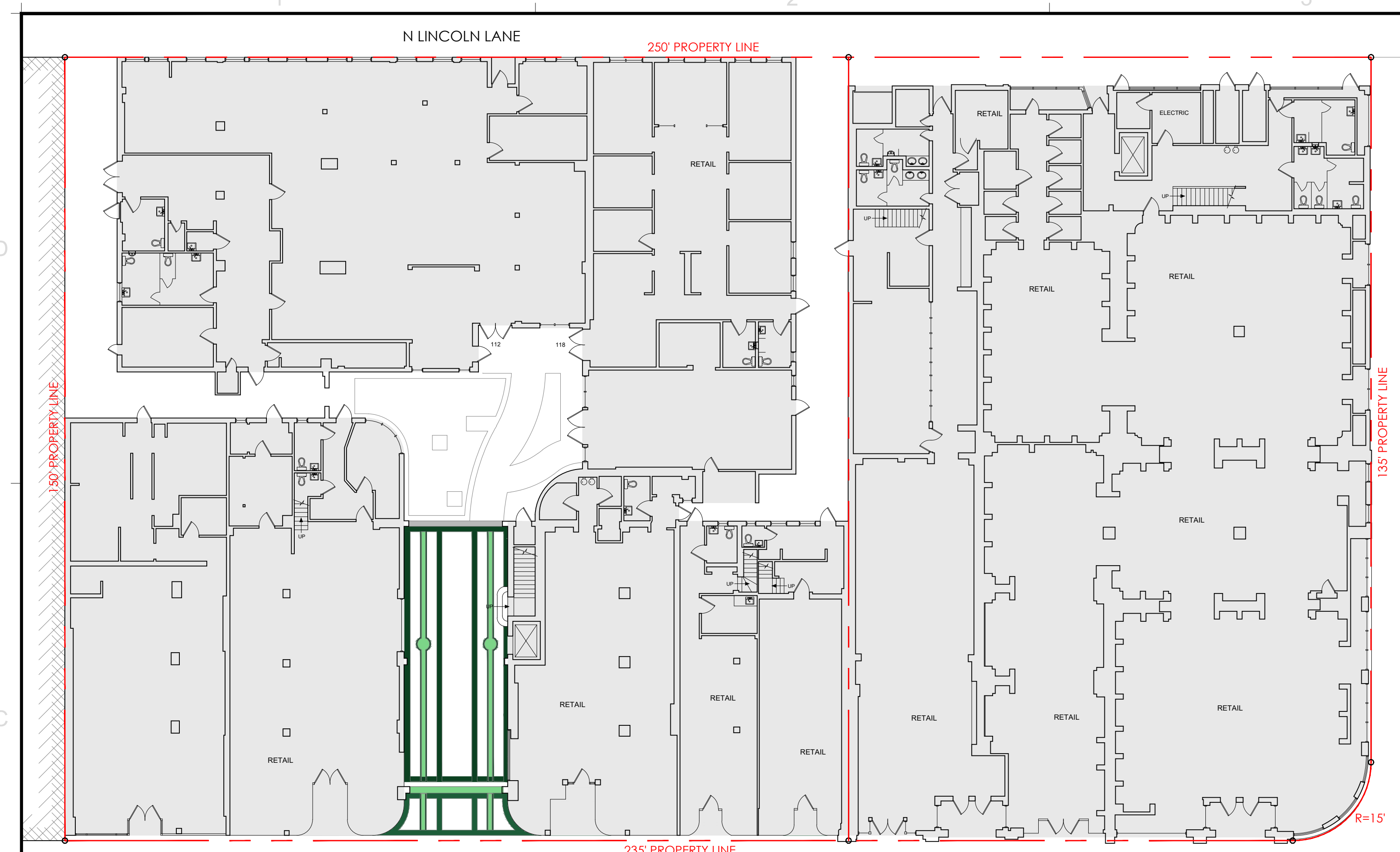
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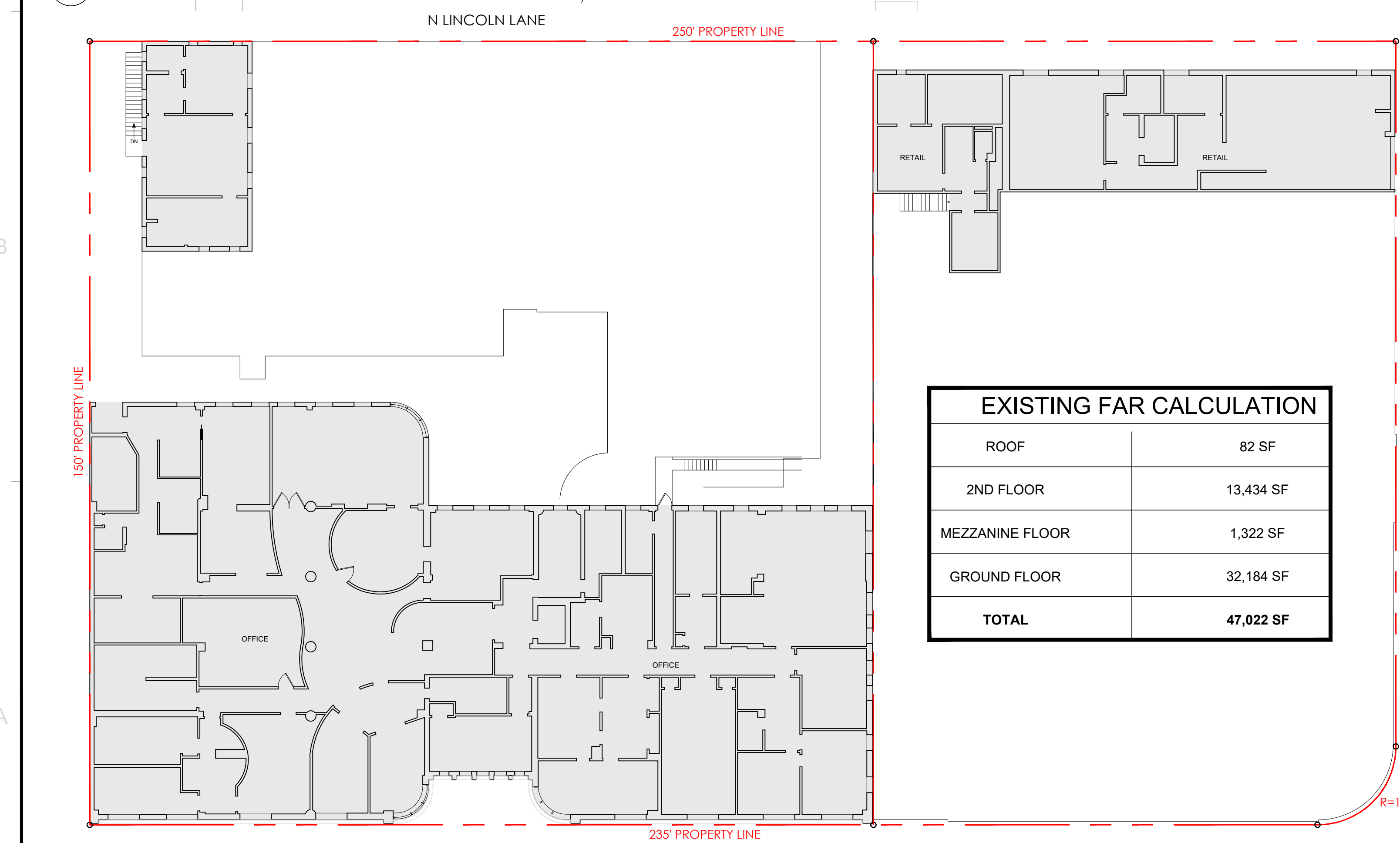
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1 FAR DIAGRAM - GROUND FLOOR

EXISTING  
32,184 SF

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



3 FAR DIAGRAM - SECOND FLOOR

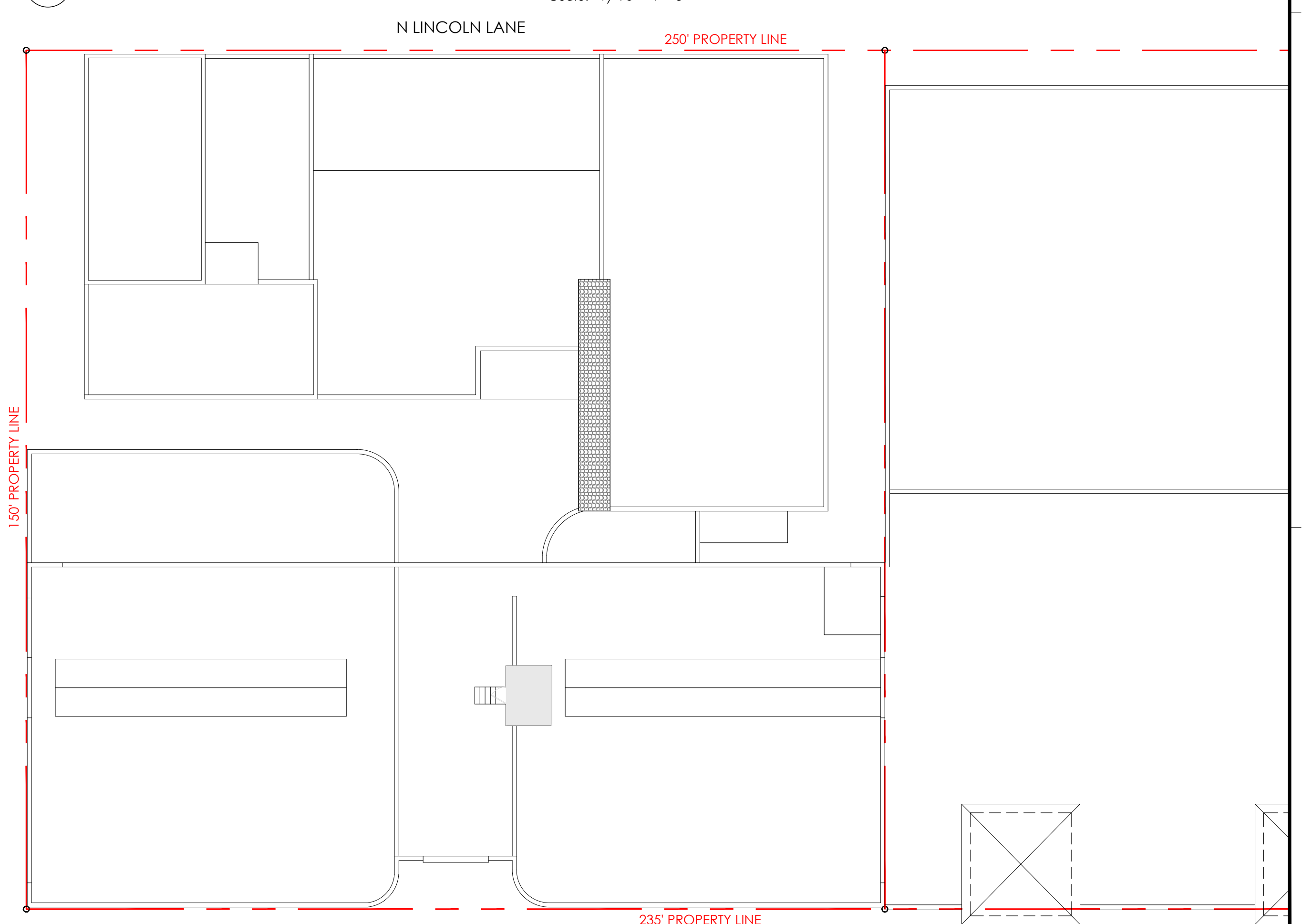
EXISTING  
13,434 SF

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

2 FAR DIAGRAM - MEZZANINE LEVEL

EXISTING  
1,322 SF

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

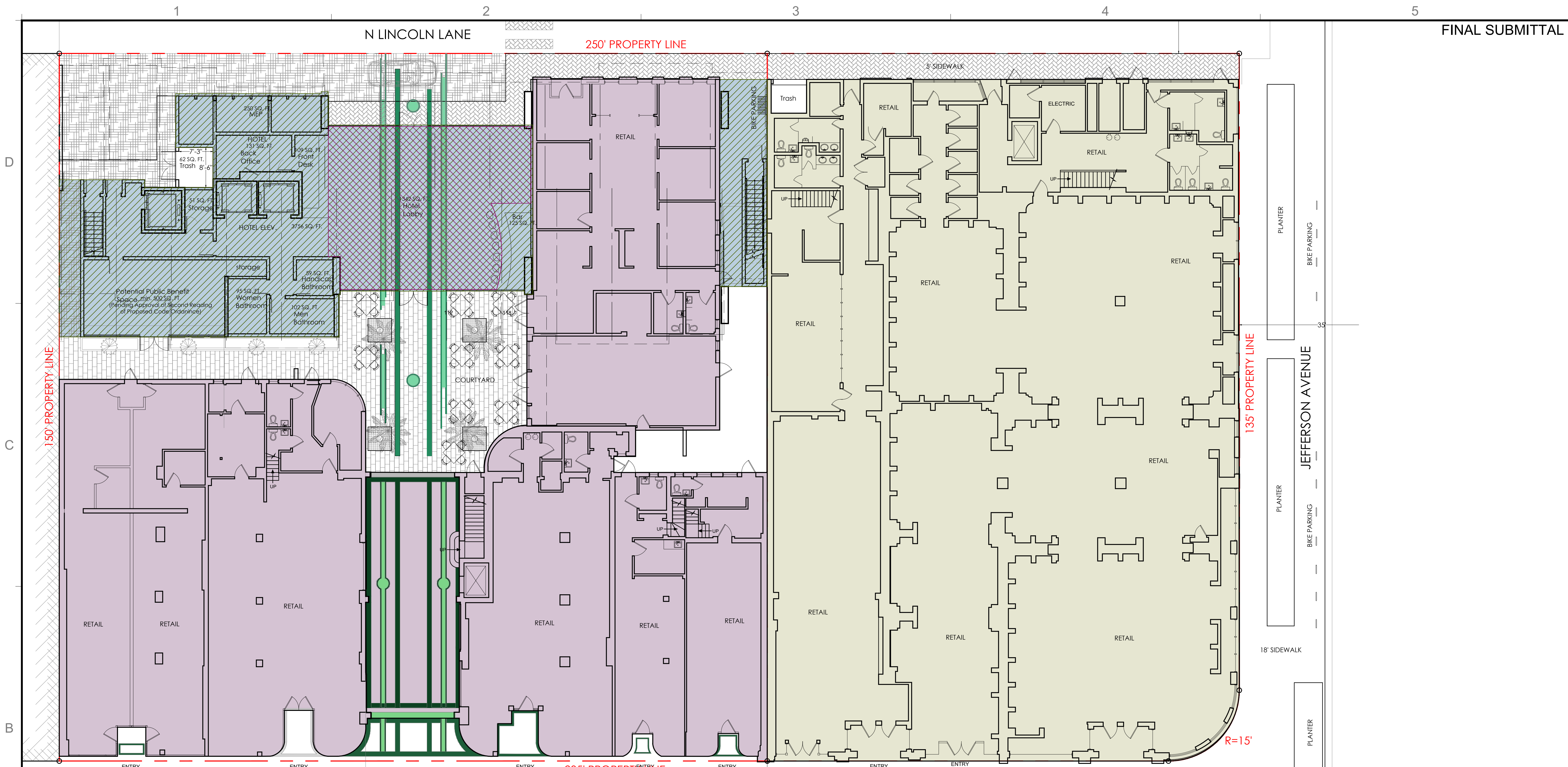


3 FAR DIAGRAM - ROOF

EXISTING  
82 SF

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

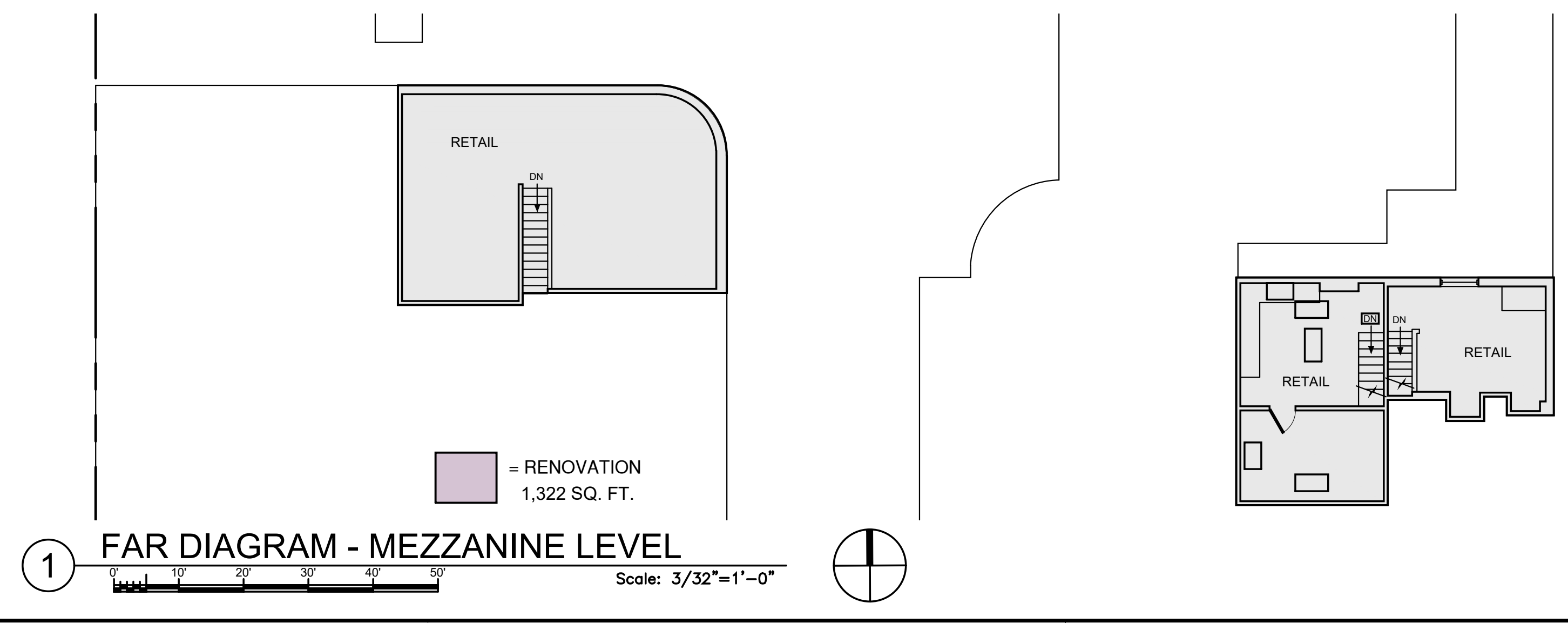
EXISTING FAR CALCULATION	
ROOF	82 SF
2ND FLOOR	13,434 SF
MEZZANINE FLOOR	1,322 SF
GROUND FLOOR	32,184 SF
<b>TOTAL</b>	<b>47,022 SF</b>



= EXISTING 14,337 SQ. FT.    = RESTORATION 13,149 SQ. FT.    = NEW CONSTRUCTION 4,404 SQ. FT.    = HOTEL FLOOR AREA 4404 SQ. FT.    = HOTEL AMENITY SPACE 1342 SQ. FT.

**1 FAR DIAGRAM - GROUND FLOOR**  
 Scale: 3/32"=1'-0"

FAR CALCULATION (sf)				
	NEW CONSTRUCTION	RESTORATION	EXISTING	TOTALS
GROUND LEVEL	4,404	13,149	14,337	31,890
MEZZANINE		1,322		1,322
LEVEL 2	5,761	10,113	2,489	18,363
LEVEL 3	8,093		82	8,175
LEVEL 4	8,235			8,235
LEVEL 5	8,123			8,123
LEVEL 6	8,193			8,193
LEVEL 7	8,235			8,235
LEVEL 8	1,203			1,203
<b>TOTALS</b>	<b>52,247</b>	<b>24,584</b>	<b>16,908</b>	
<b>GRAND TOTAL</b>				<b>93,739</b>



**1 FAR DIAGRAM - MEZZANINE LEVEL**  
 Scale: 3/32"=1'-0"

REVISIONS / SUBMISSIONS

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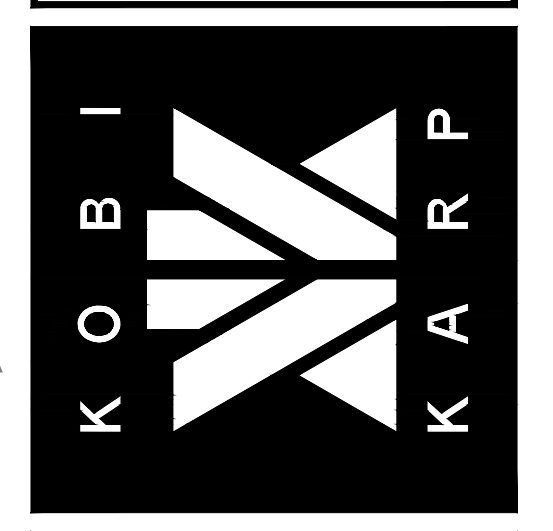
**927-929 LINCOLN RD**  
 MIAMI BEACH, FL 33139

**FAR CALCULATIONS**  
 PROPOSED LEVEL 1 / MEZZANINE

Lic. # AR0012578

ARCHITECTURE  
 INTERIOR DESIGN  
 PLANNING

AIA ASID NCARB  
 Suite 200  
 2915 Biscayne Boulevard  
 Miami, Florida 33137  
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FINAL SUBMITTAL

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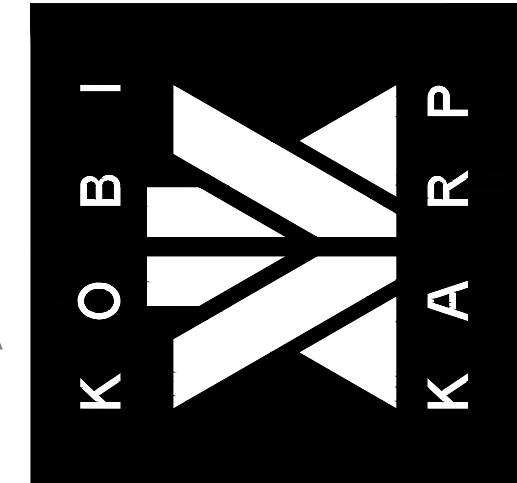
927-929 LINCOLN RD  
MIAMI BEACH, FL 33139

**FAR CALCULATIONS**  
PROPOSED LEVEL 2

Lic. # AR0012578

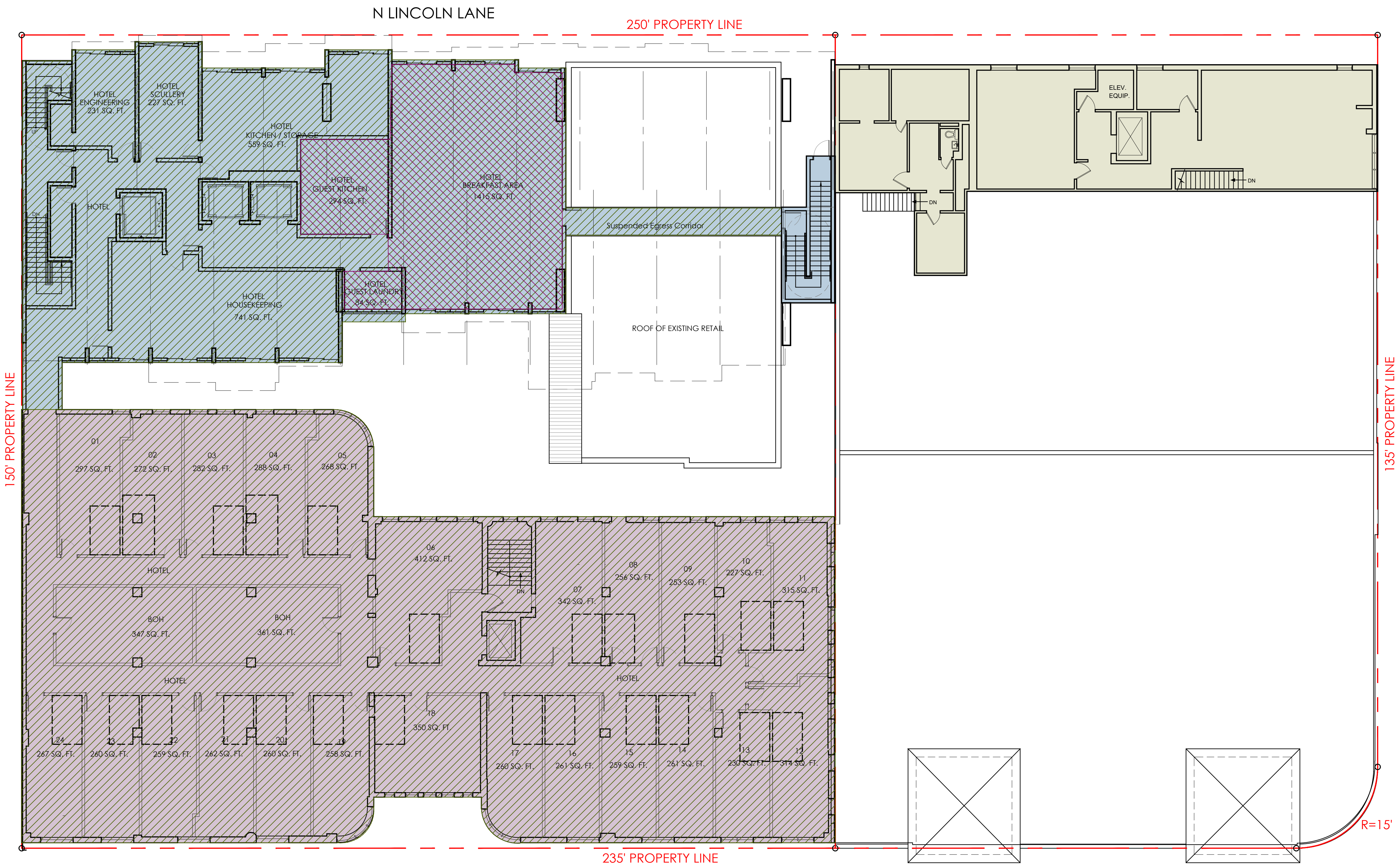
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① FAR DIAGRAM - 2ND FLOOR  
Scale: 3/32"=1'-0"

- = EXISTING  
2,489 SQ. FT.
- = RESTORATION  
10,113 SQ. FT.
- = NEW CONSTRUCTION  
5,761 SQ. FT.
- = HOTEL FLOOR AREA  
15,649 SQ. FT.
- = HOTEL AMENITY SPACE  
1,767 SQ. FT.

**AMENITY AREA CALCULATION**

	HOTEL GROSS AREA	AMENITY AREA	
<b>GROUND LEVEL</b>	4,404	1,342	
<b>MEZZANINE</b>			
<b>LEVEL 2</b>	15,649	1,767	
<b>LEVEL 3</b>	8,093		
<b>LEVEL 4</b>	8,235		
<b>LEVEL 5</b>	8,123		
<b>LEVEL 6</b>	8,193		
<b>LEVEL 7</b>	8,235		
<b>LEVEL 8</b>	1,203		
<b>TOTALS</b>	62,135	3,109	<b>PERCENTAGE</b> <b>5.00%</b>





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MIAMI BEACH, FL 33139

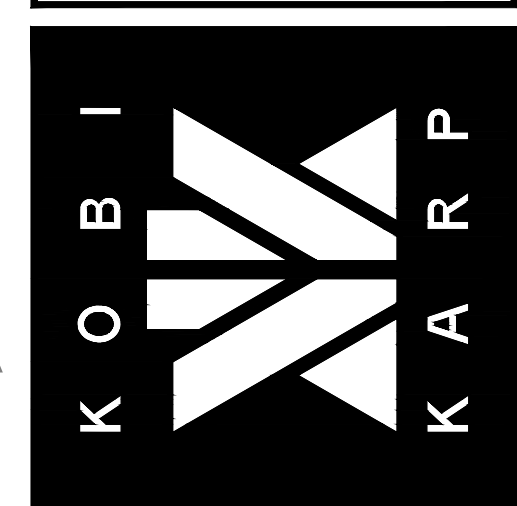
**FAR CALCULATIONS**  
PROPOSED LEVEL 4

= NEW CONSTRUCTION  
8,235 SQ. FT.

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PLANNING

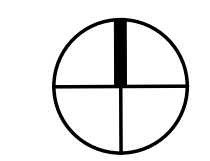
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1 FAR DIAGRAM - 4TH FLOOR  
Scale: 3/32"=1'-0"



1 2 3 4 5


D

C

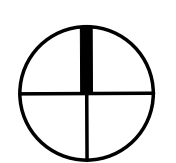
B

A



 = NEW CONSTRUCTION  
8,123 SQ. FT.

① FAR DIAGRAM - 5TH FLOOR  
Scale: 3/32"=1'-0"



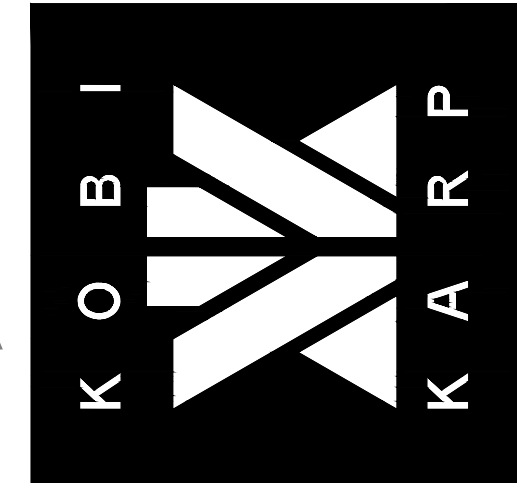
1 2 3 4 5

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927-929 LINCOLN RD  
MIAMI BEACH, FL 33139  
**FAR CALCULATIONS**  
PROPOSED LEVEL 5

Lic. # AR0012578

ARCHITECTURE  
INTERIOR DESIGN  
PLANNING  
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927-929 LINCOLN RD  
MIAMI BEACH, FL 33139

**FAR CALCULATIONS**  
PROPOSED LEVEL 6

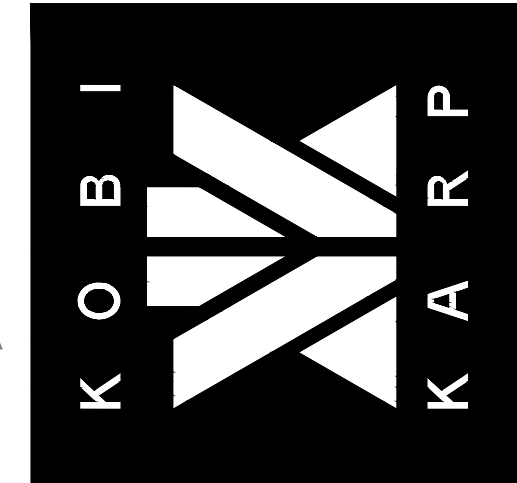
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PLANNING

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1 FAR DIAGRAM - 6TH FLOOR  
Scale: 3/32" = 1'-0"

1 2 3 4 5

D

C

B

A

1 2 3 4 5



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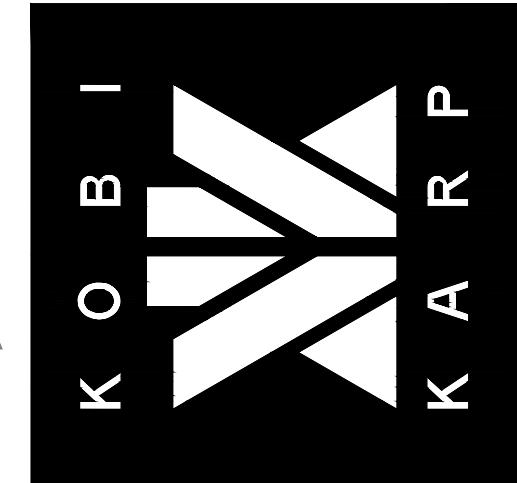
927-929 LINCOLN RD  
MIAMI BEACH, FL 33139

**FAR CALCULATIONS**  
PROPOSED LEVEL 7

Lic. # AR0012578

ARCHITECTURE  
INTERIOR DESIGN  
PLANNING

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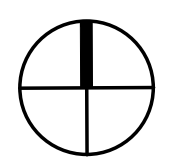
CHECKED BY: KK, MP

DATE: 11/12/2019

**A0.09**

1 FAR DIAGRAM - 7TH FLOOR

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



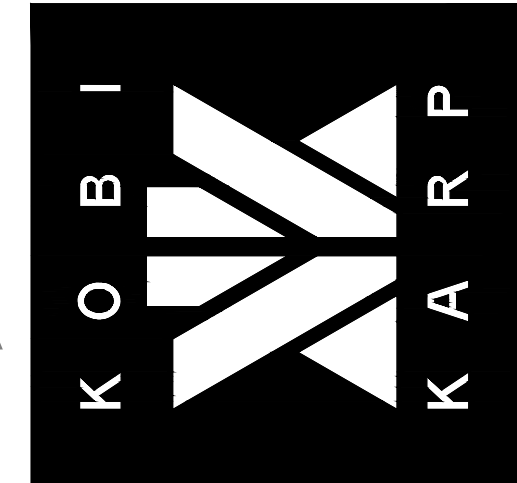
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MIAMI BEACH, FL 33139  
**FAR CALCULATIONS**  
PROPOSED ROOF LEVEL

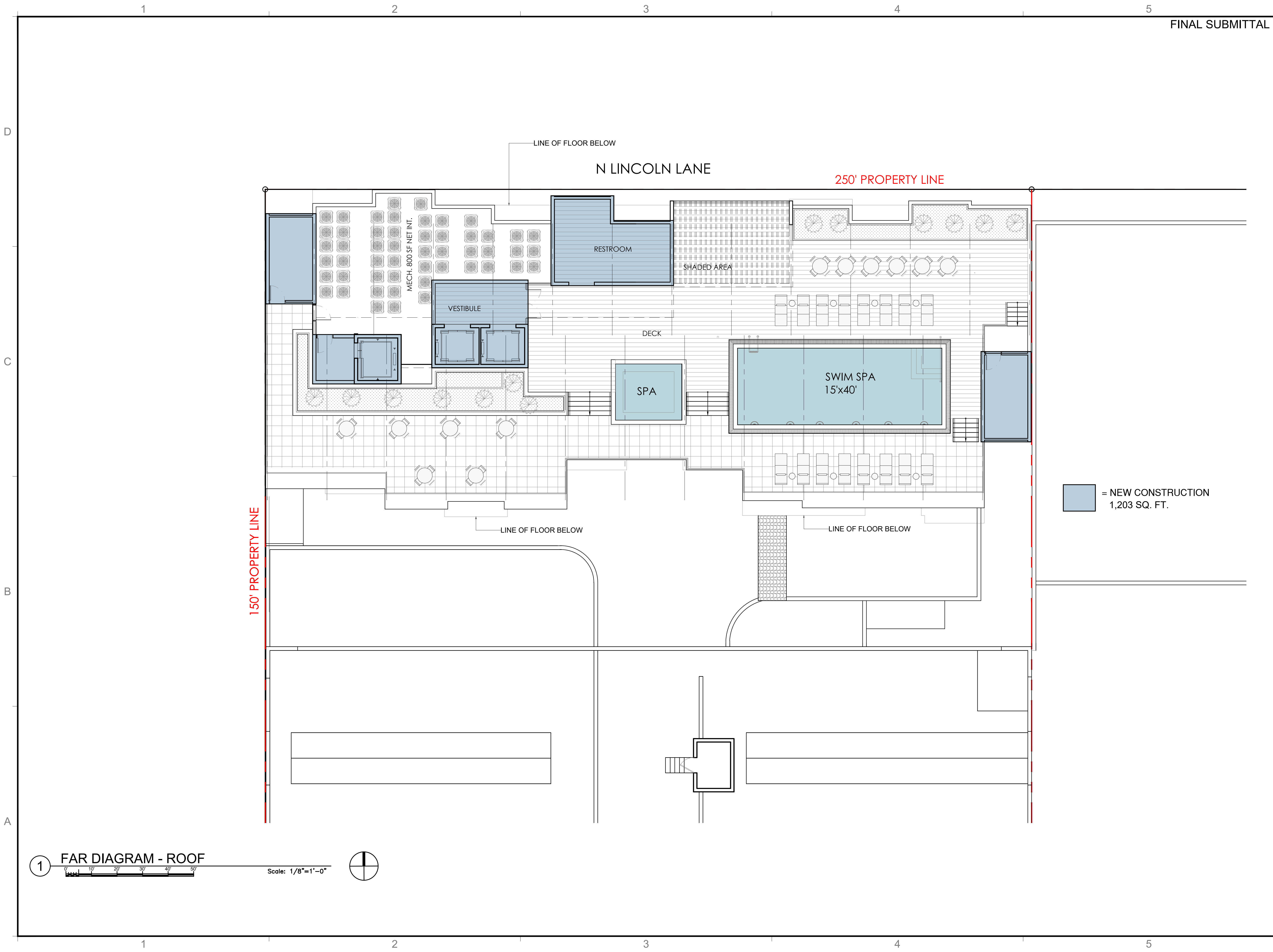
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A0.10



[Blue Box] = NEW CONSTRUCTION  
1,203 SQ. FT.

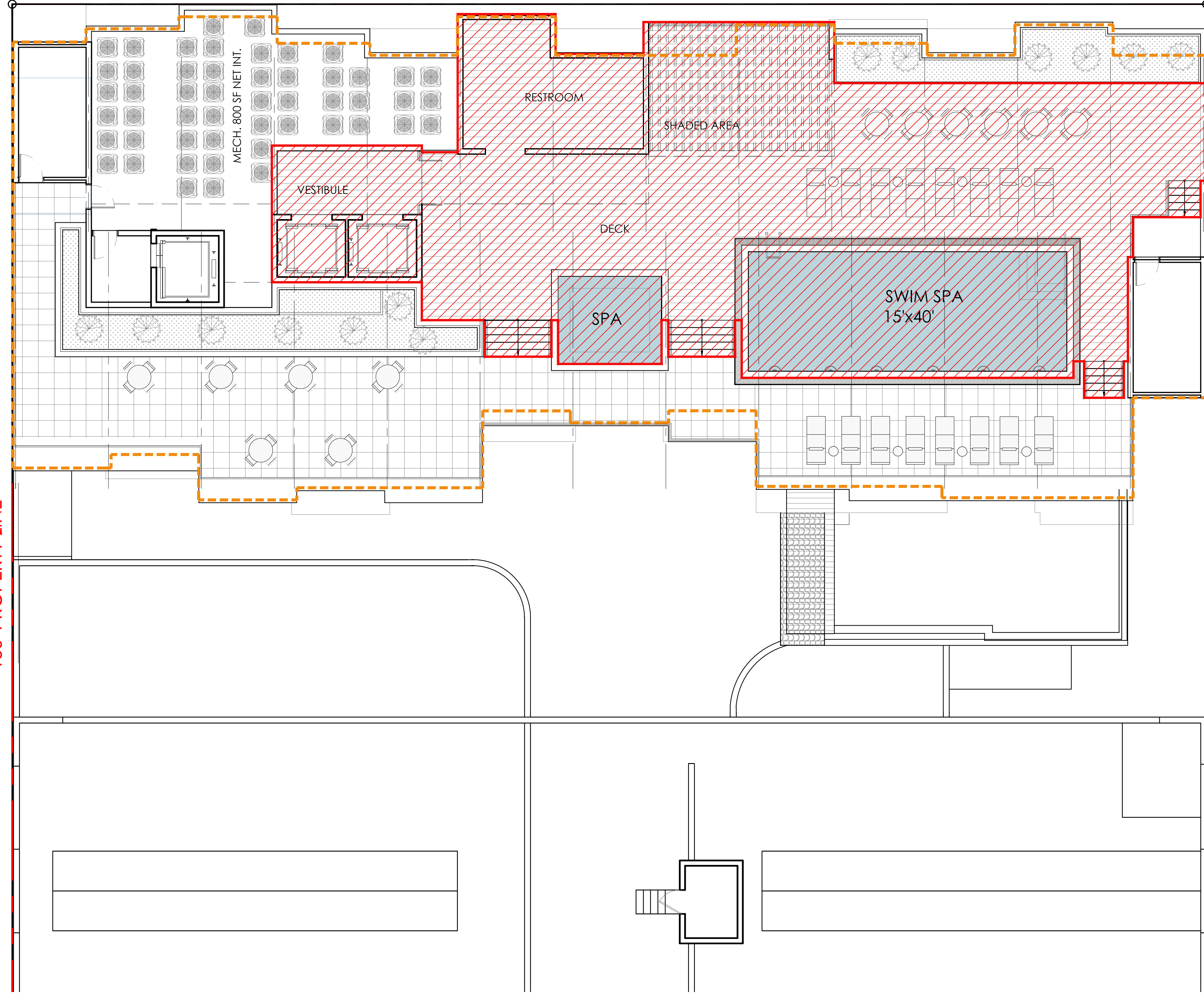
1 FAR DIAGRAM - ROOF  
Scale: 1/8"=1'-0"





N LINCOLN LANE

250' PROPERTY LINE

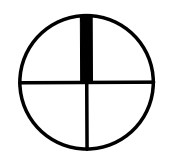
150' PROPERTY LINE



-  ROOF DECK  
3,928 SQ. FT.
-  ENCLOSED AREA OF FLOOR B  
7,987 SQ. FT.

1 ROOF DECK DIAGRAM

Scale: 1/8"=1'-0"



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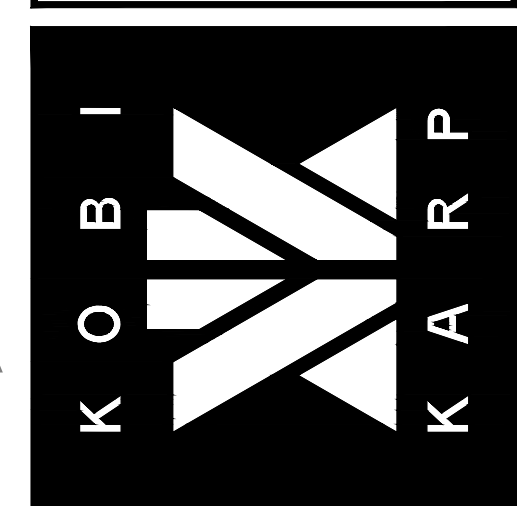
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ROOF DECK DIAGRAM

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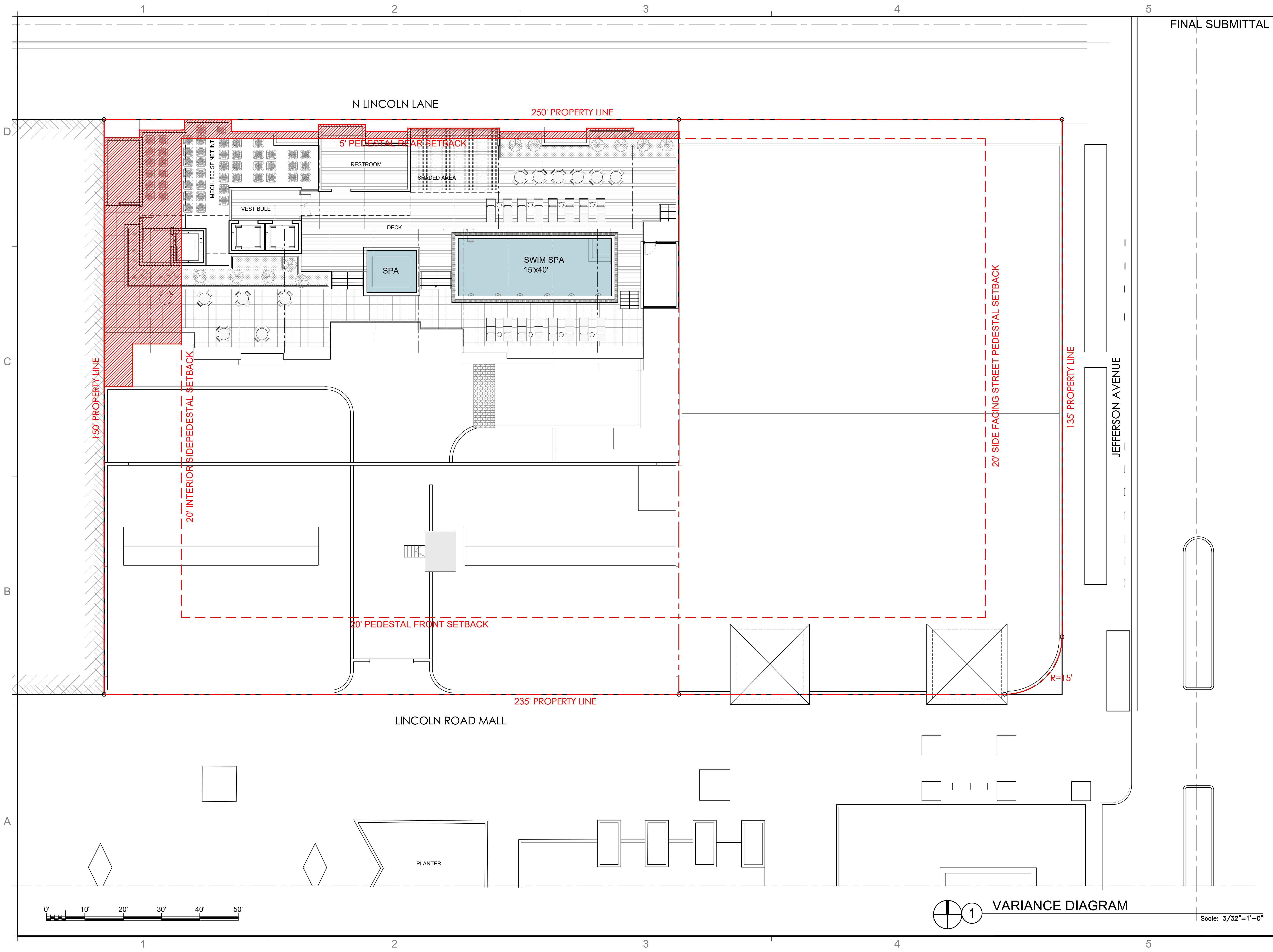


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A0.11



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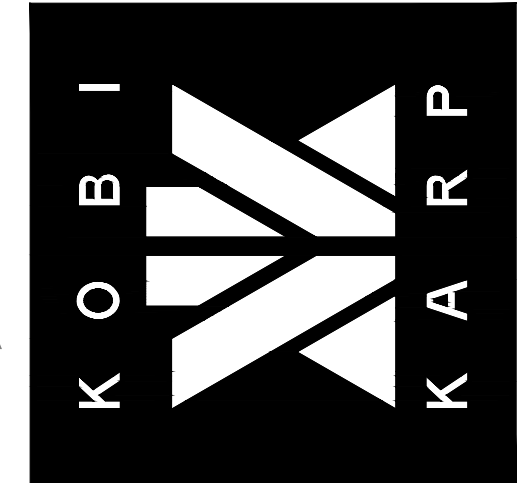
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VARIANCE DIAGRAM

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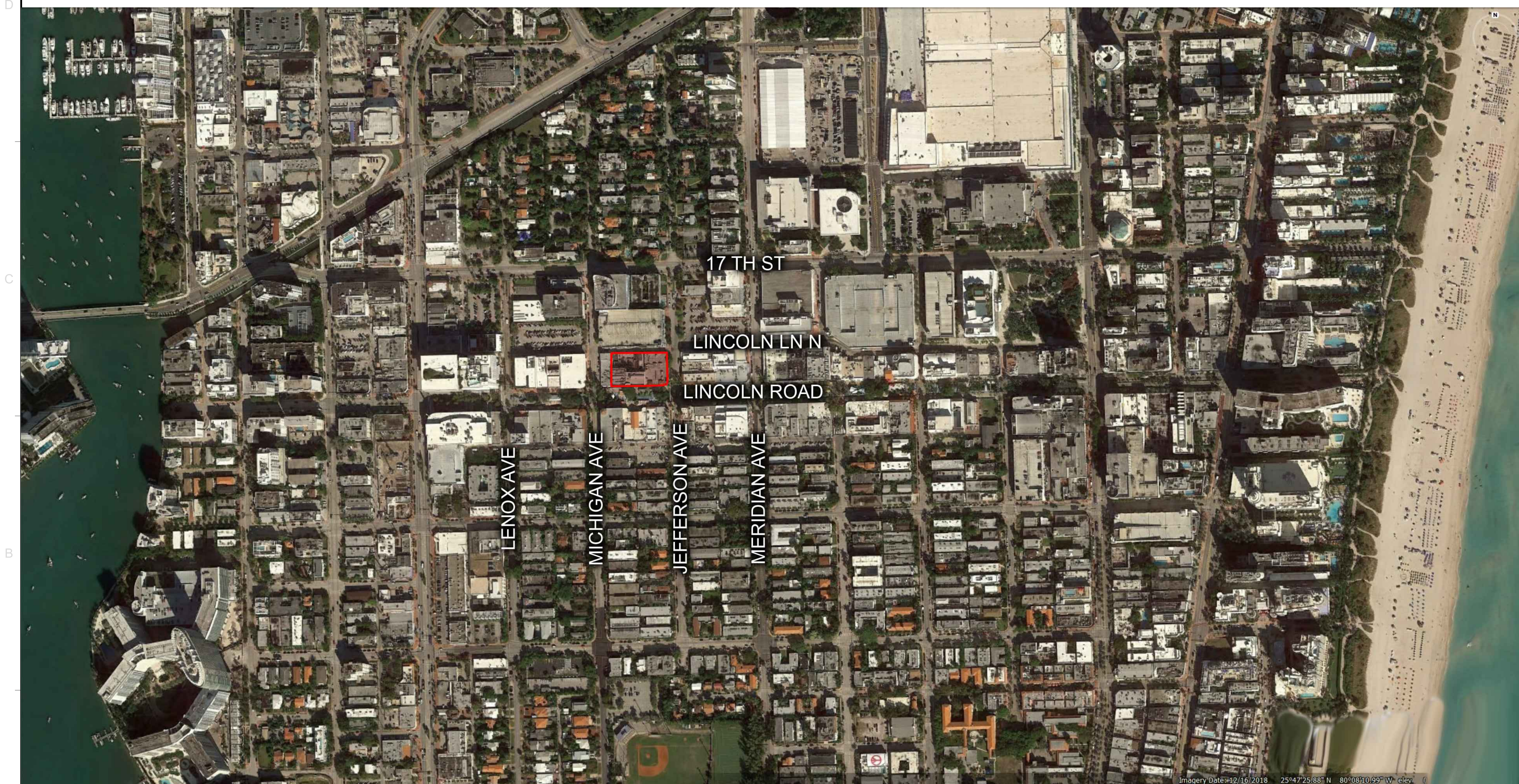
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CHECKED BY: KK, MP  
DATE: 11/12/2019

A0.12

1 VARIANCE DIAGRAM

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





Imagery Date: 12/16/2018 25°47'25.68" N 80°08'10.99" W elev. 0

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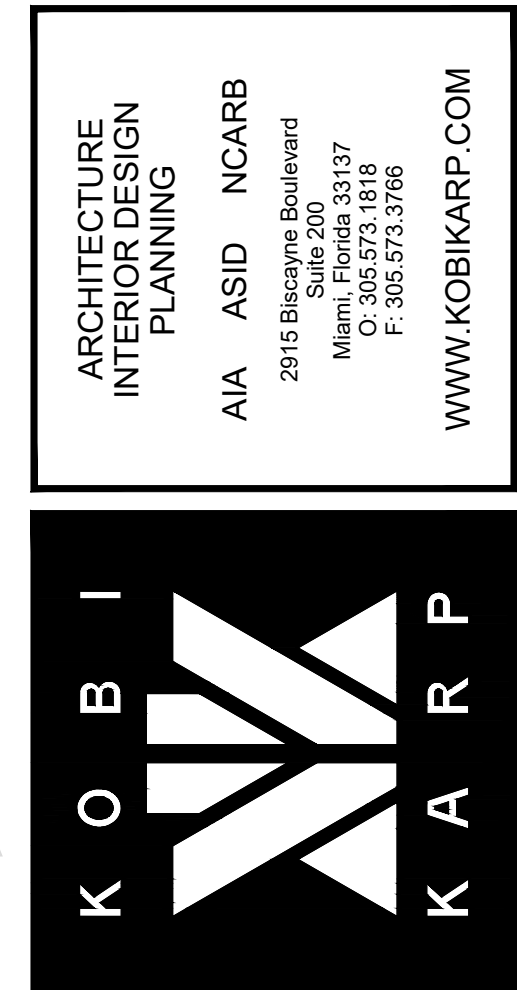
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PROJECT DATA

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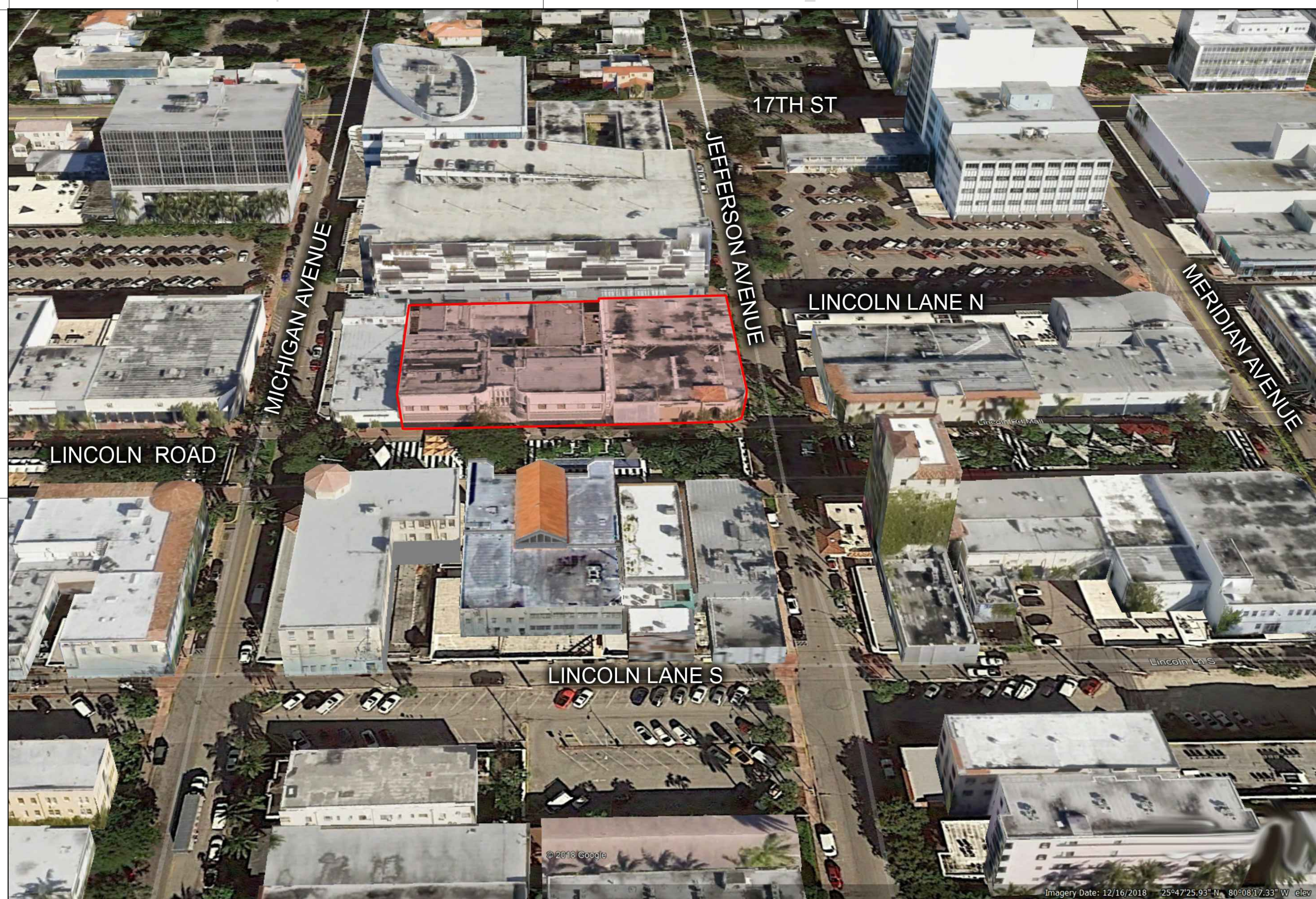
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A1.01

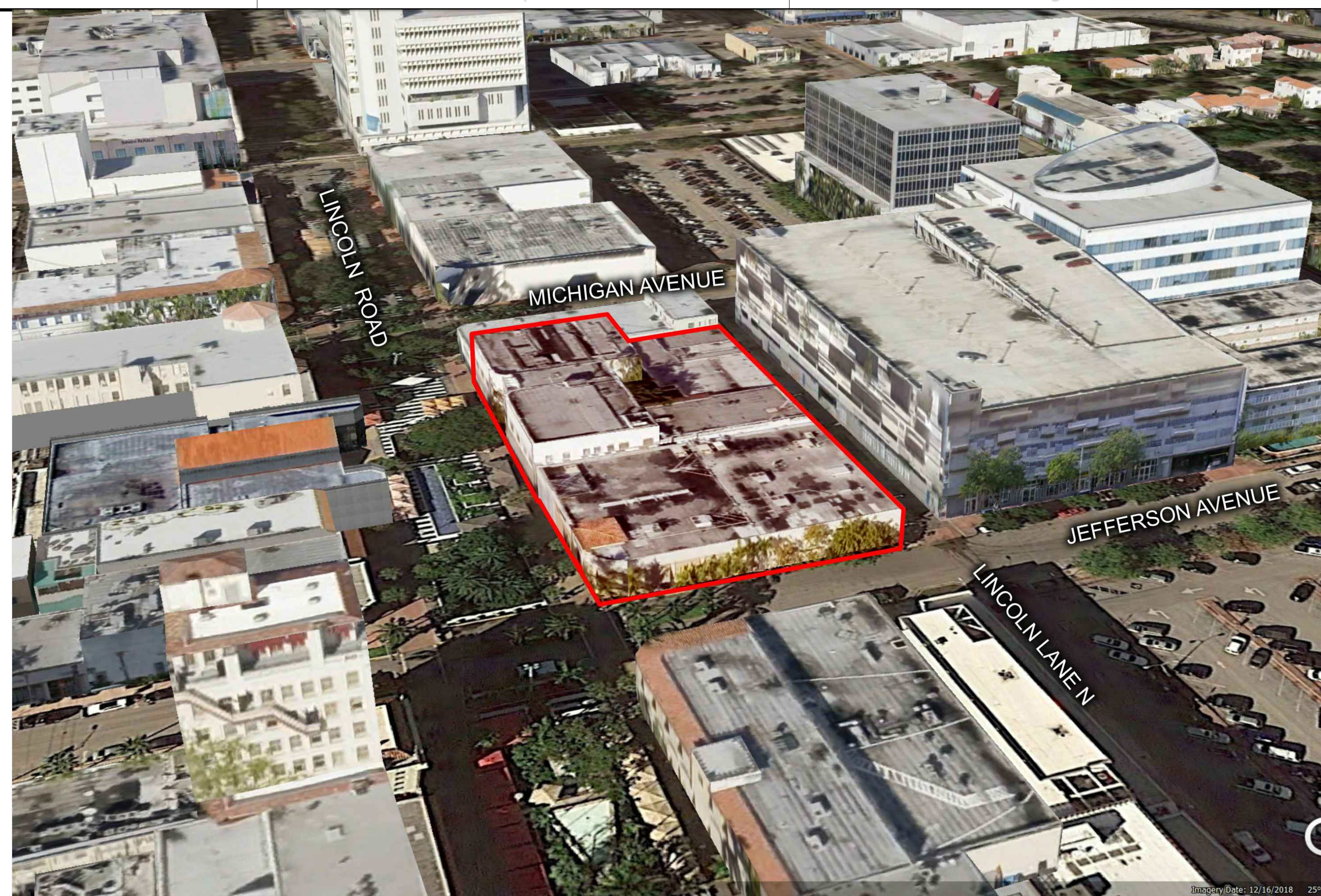
1 AERIAL VIEW

N.T.S



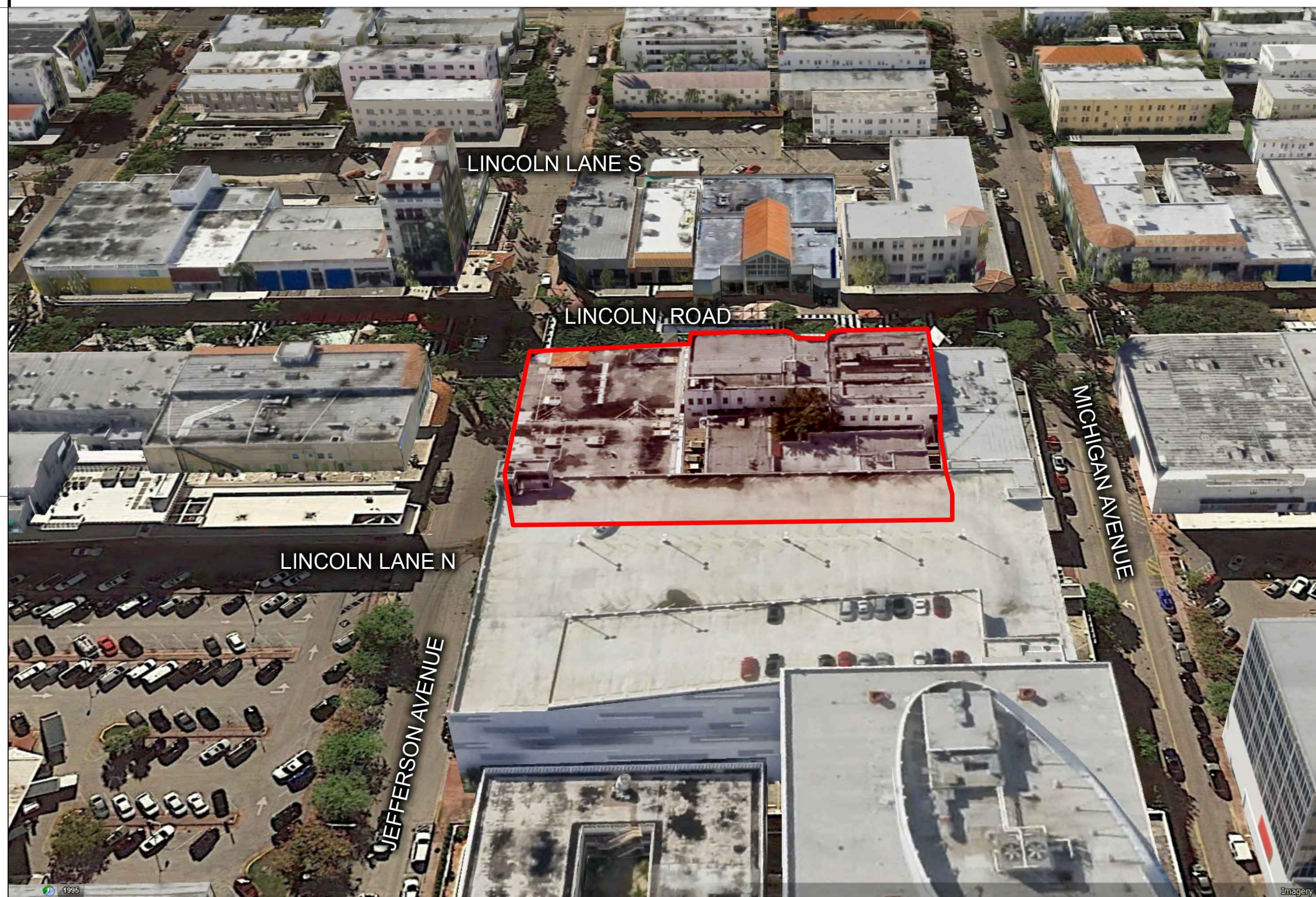
1 SOUTH AXONOMETRIC VIEW

N.T.S.



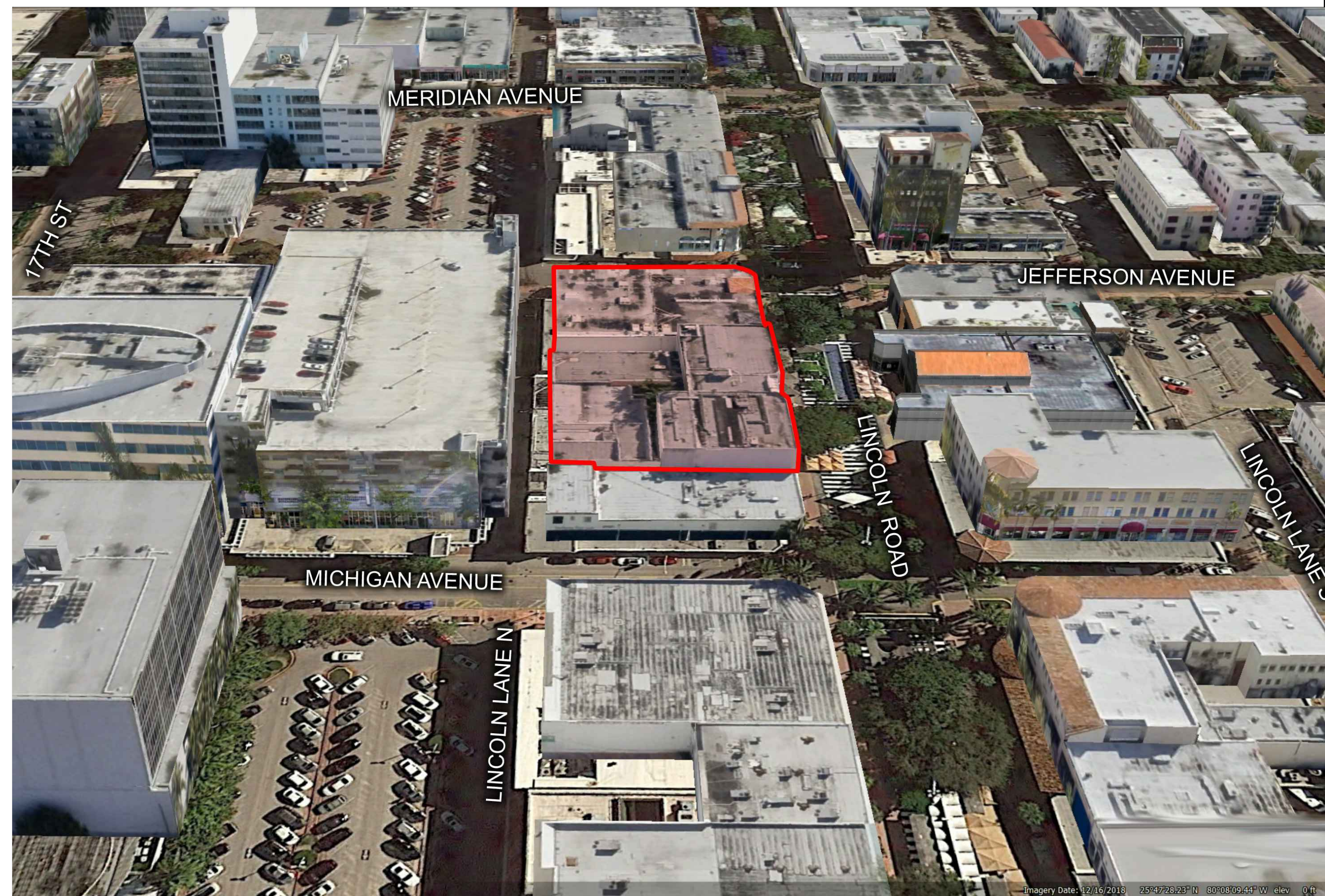
2 WEST AXONOMETRIC VIEW

N.T.S.



3 NORTH AXONOMETRIC VIEW

N.T.S.



4 EAST AXONOMETRIC VIEW

N.T.S.

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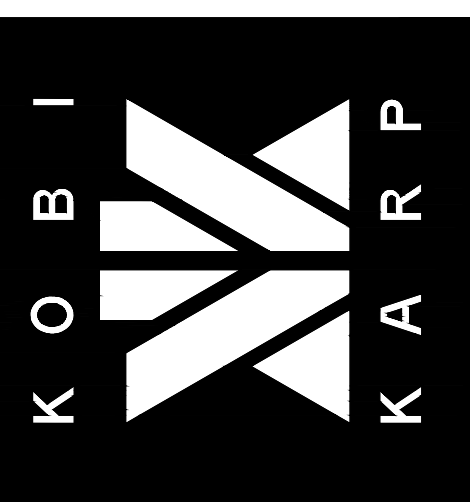
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AXONOMETRIC VIEWS

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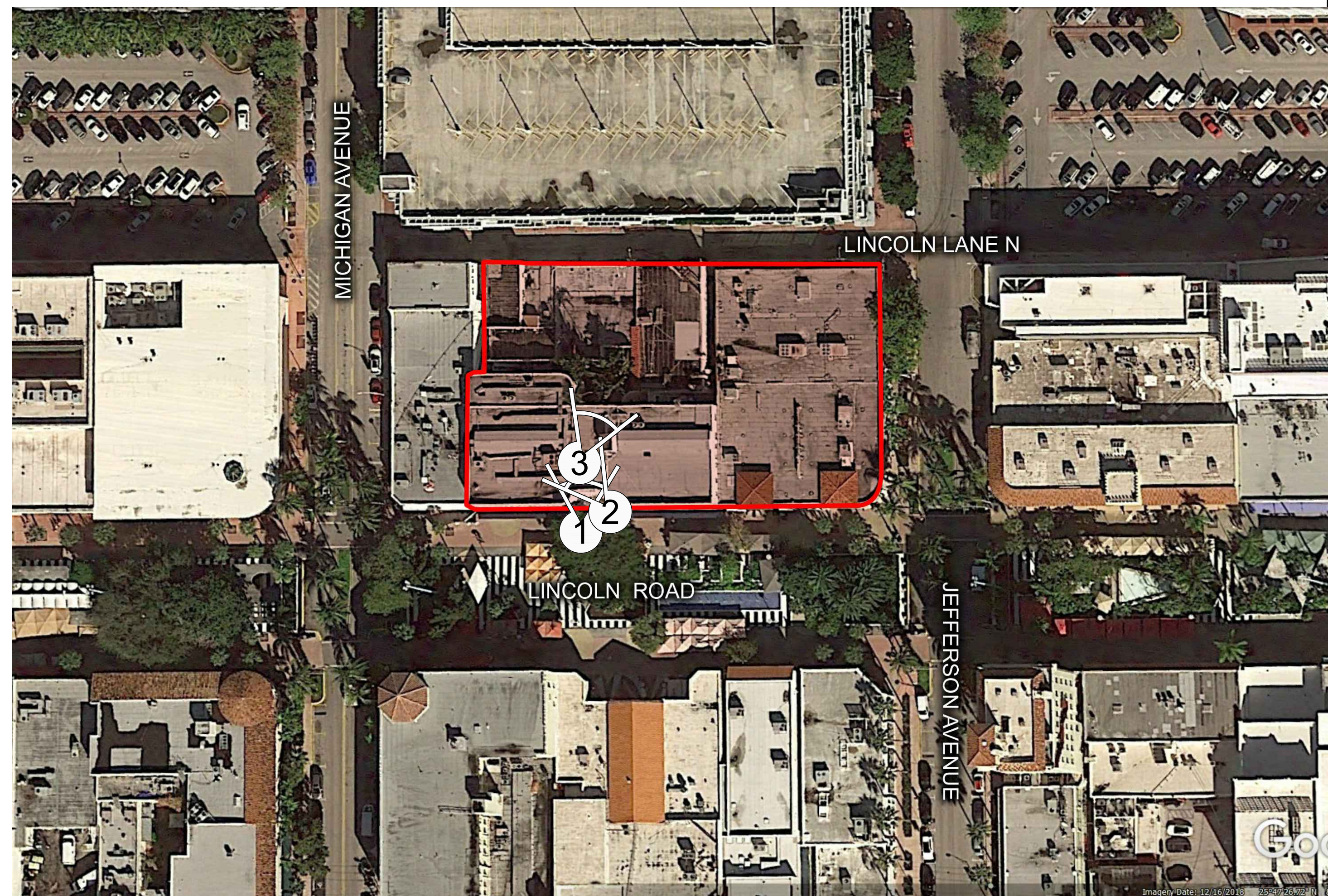


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A1.02







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NO.	DATE	DESCRIPTION

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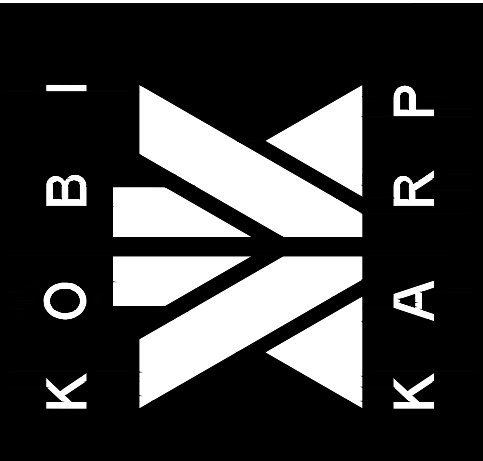
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SITE PHOTOS

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A1.03.B





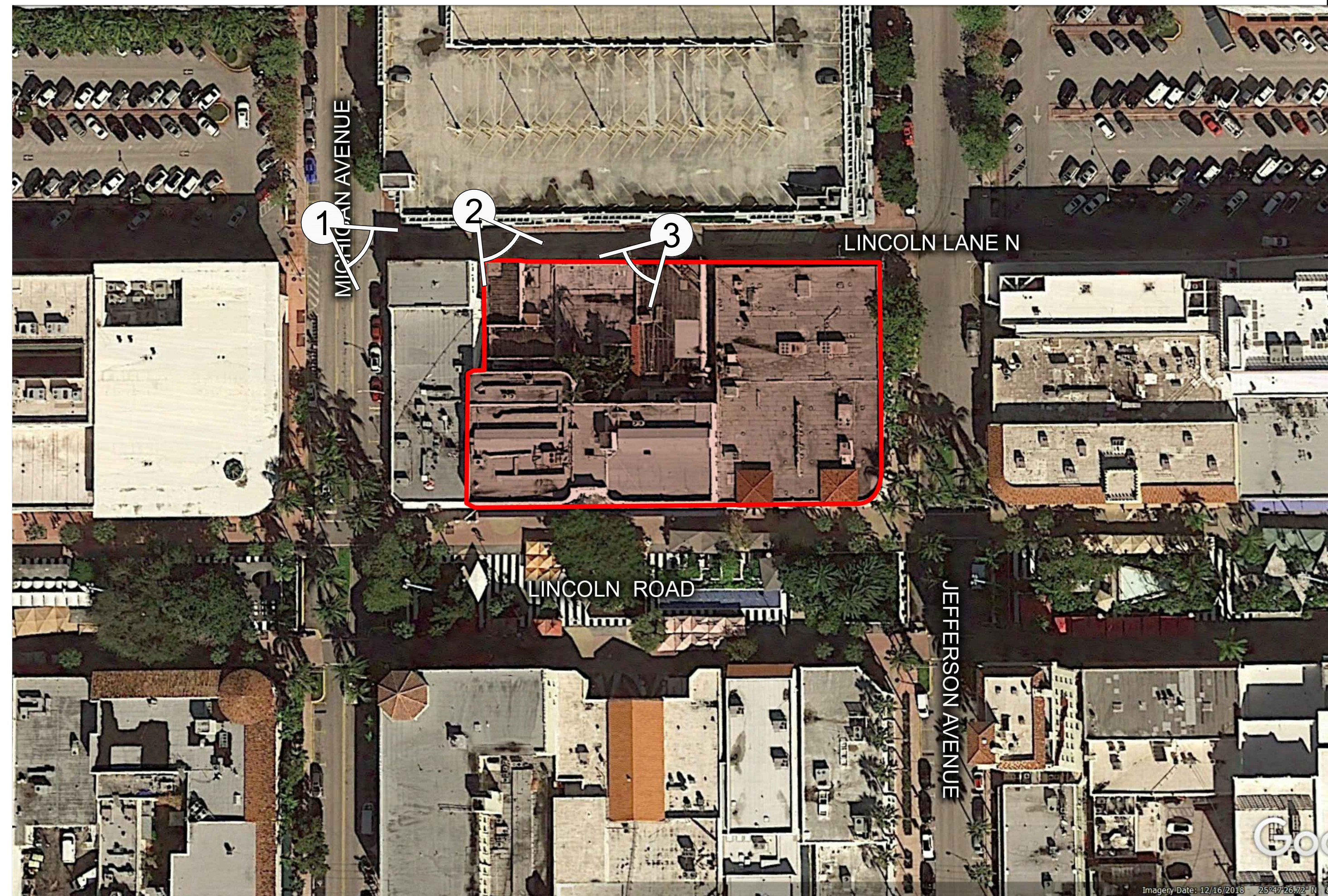
①



②



③



④

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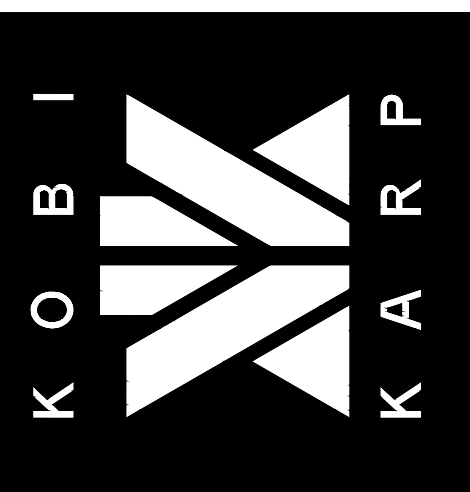
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A1.03.D

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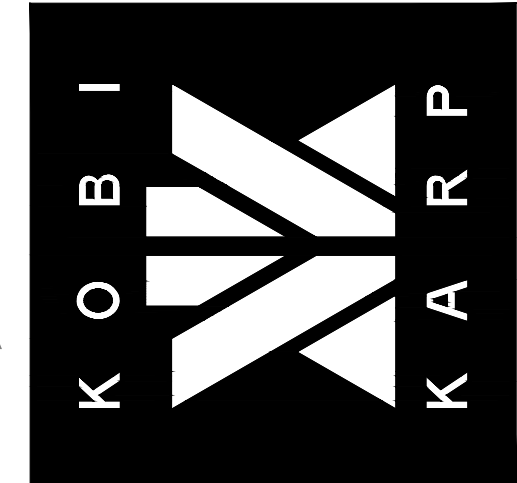
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GROUND FLOOR  
EXISTING

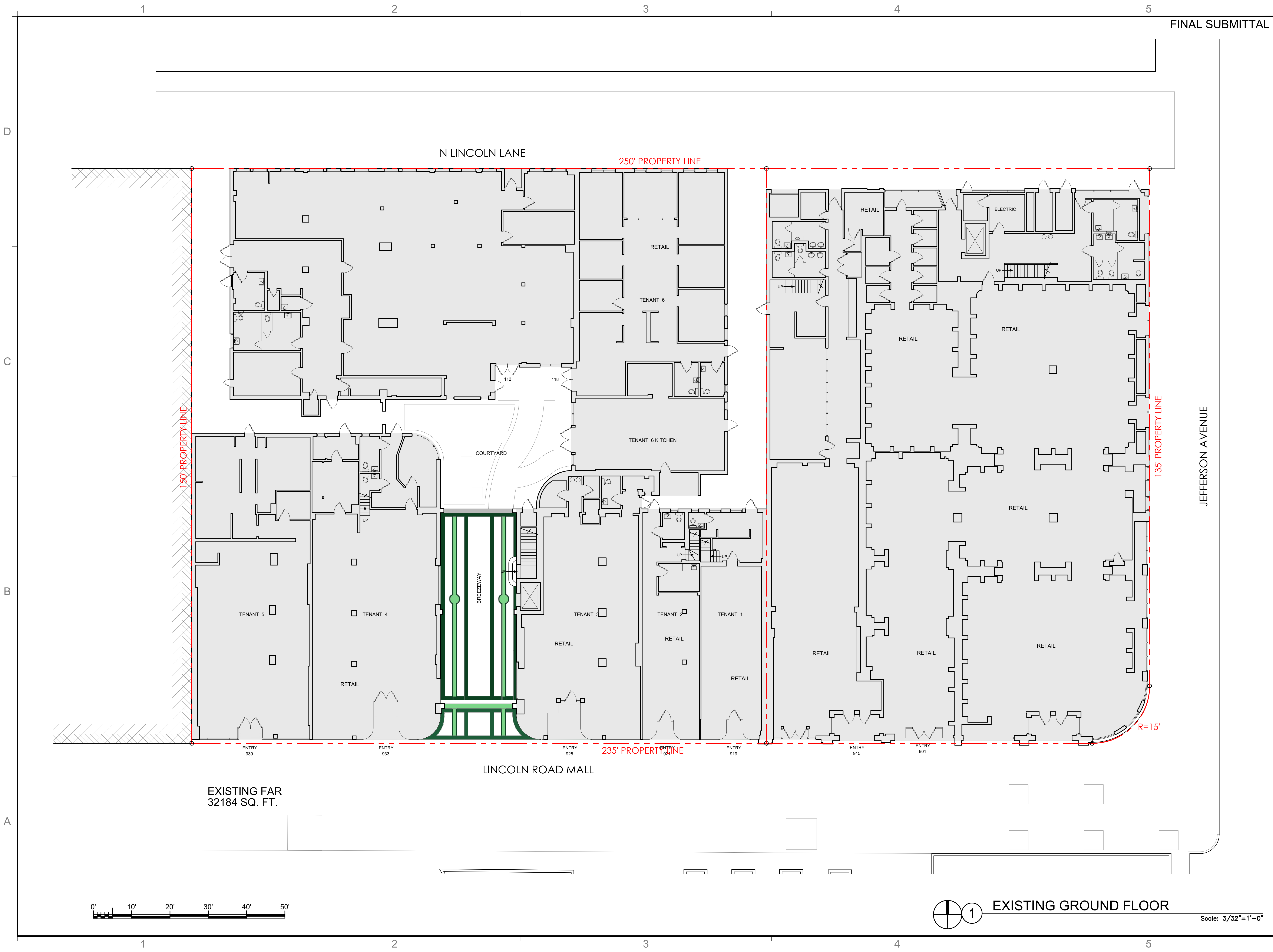
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A1.04



EXISTING FAR  
32184 SQ. FT.

LINCOLN ROAD MALL

N LINCOLN LANE

JEFFERSON AVENUE

250' PROPERTY LINE

150' PROPERTY LINE

235' PROPERTY LINE

135' PROPERTY LINE

R=15'

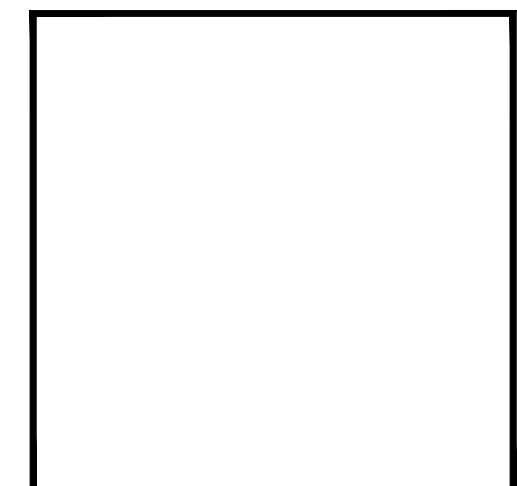
1 EXISTING GROUND FLOOR

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


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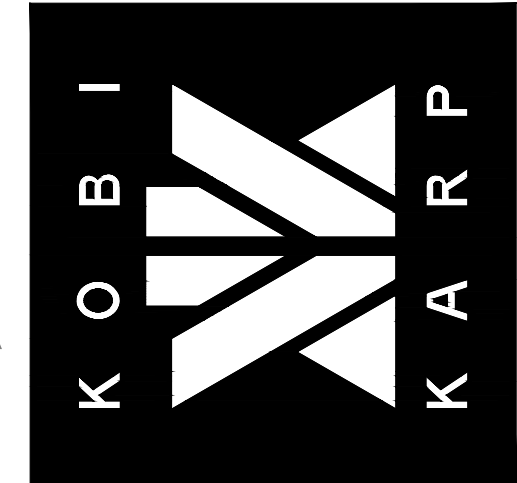
927-929 LINCOLN RD MIAMI BEACH, FL 33139	SECOND LEVEL EXISTING
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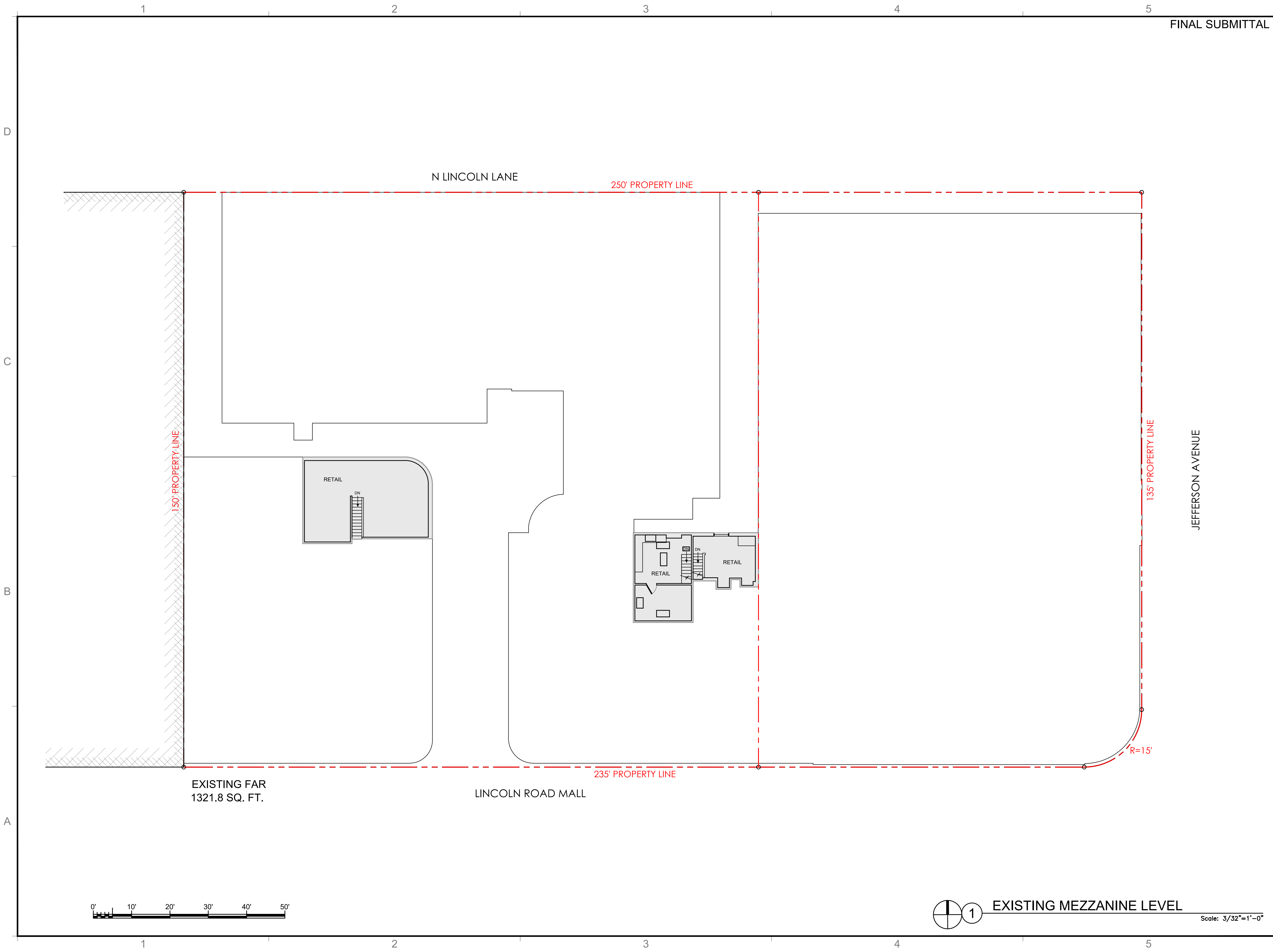
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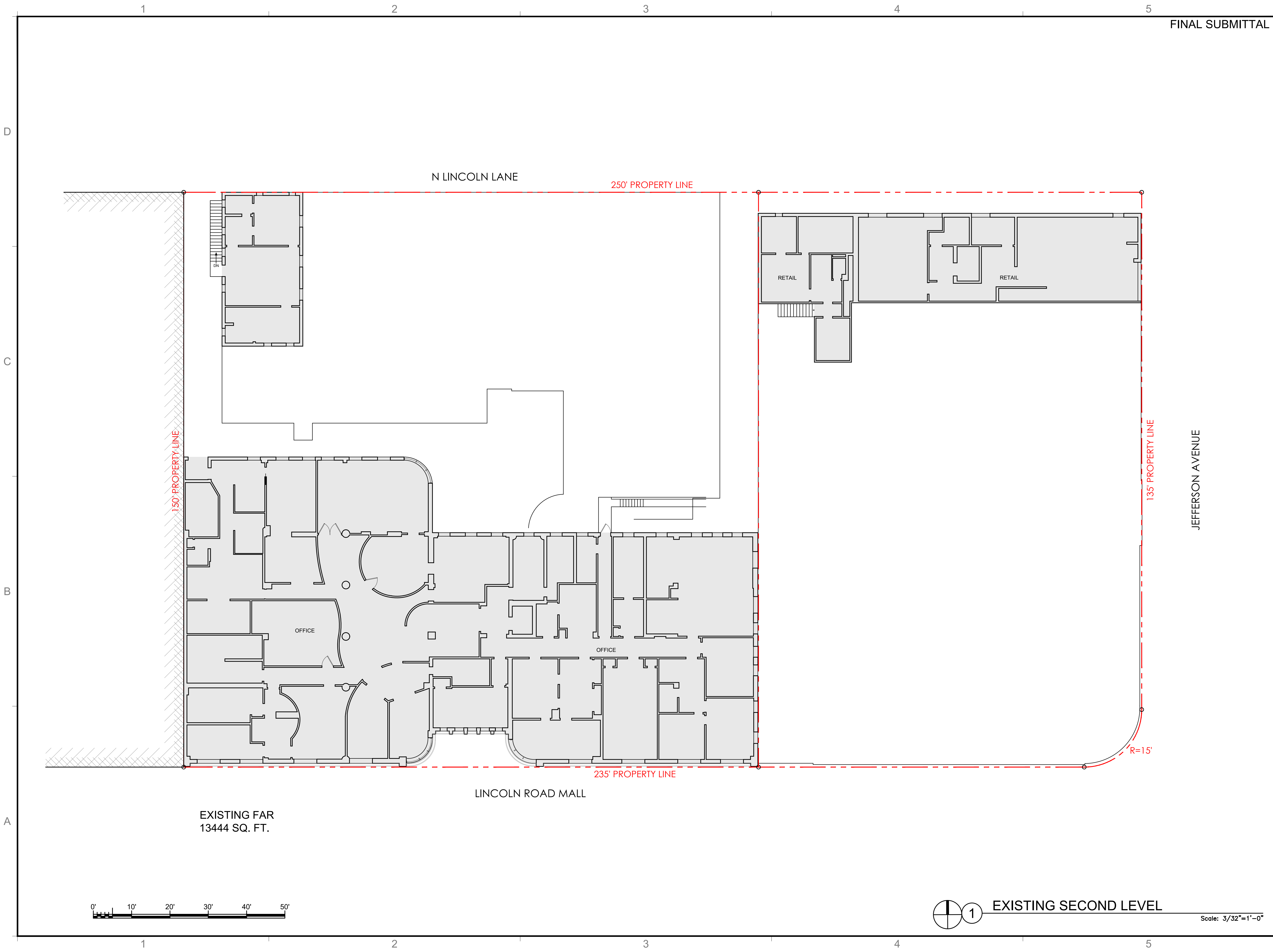


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A1.05



1 EXISTING MEZZANINE LEVEL  
Scale: 3/32"=1'-0"



EXISTING FAR  
13444 SQ. FT.

LINCOLN ROAD MALL

N LINCOLN LANE

250' PROPERTY LINE

235' PROPERTY LINE

135' PROPERTY LINE

JEFFERSON AVENUE

R=15'



1 EXISTING SECOND LEVEL

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

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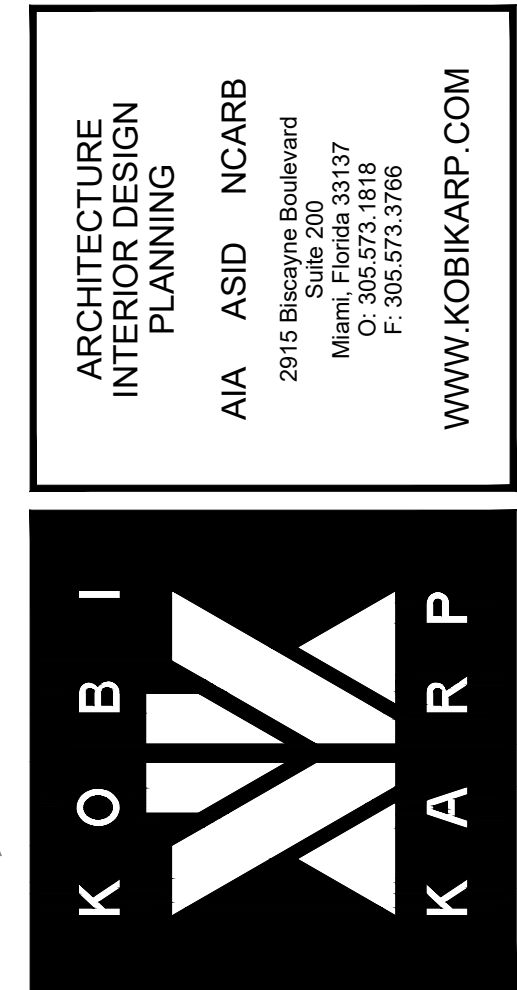
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SECOND LEVEL  
EXISTING

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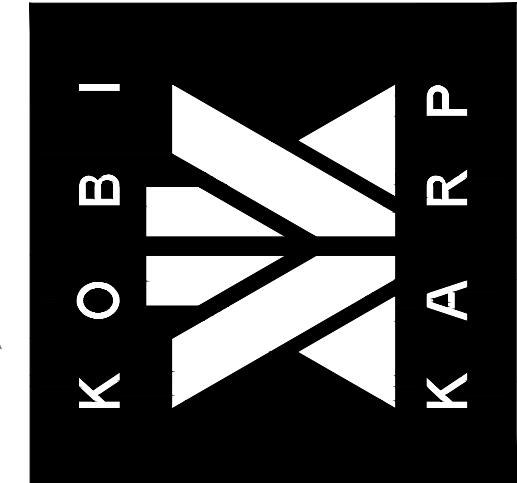
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927-929 LINCOLN RD MIAMI BEACH, FL 33139	ROOF PLAN EXISTING
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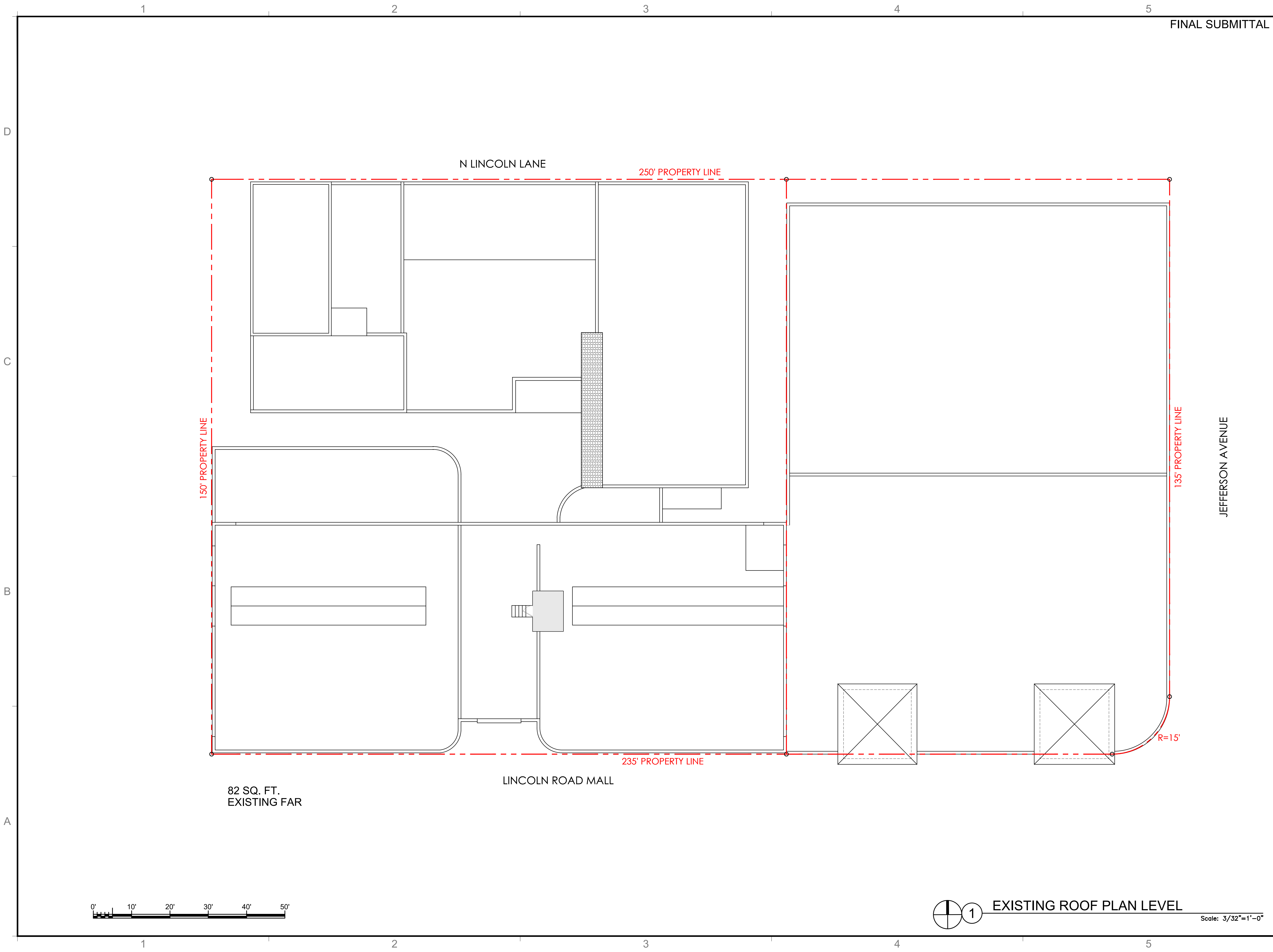


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A1.07



1 EXISTING ROOF PLAN LEVEL  
Scale: 3/32" = 1'-0"

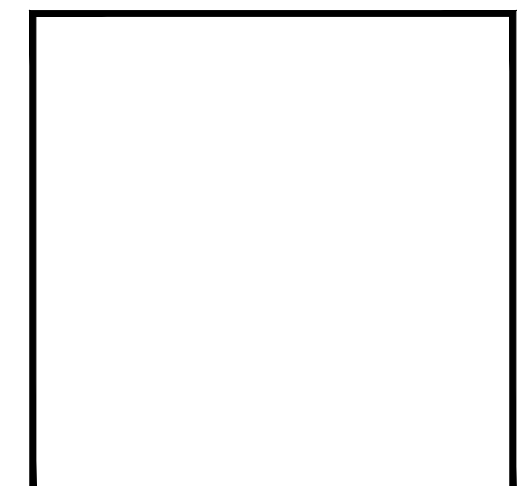



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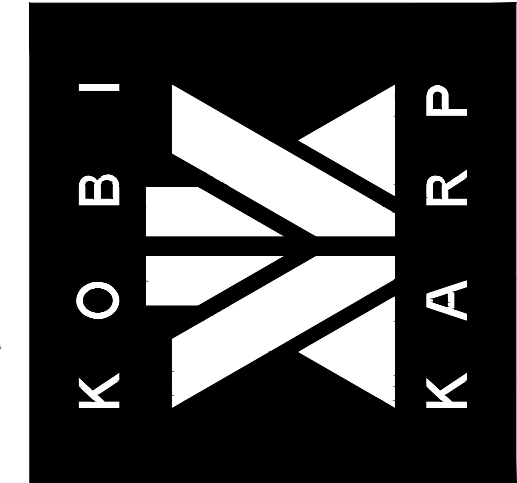
**EXISTING ELEVATIONS**  
FLOOR PLAN



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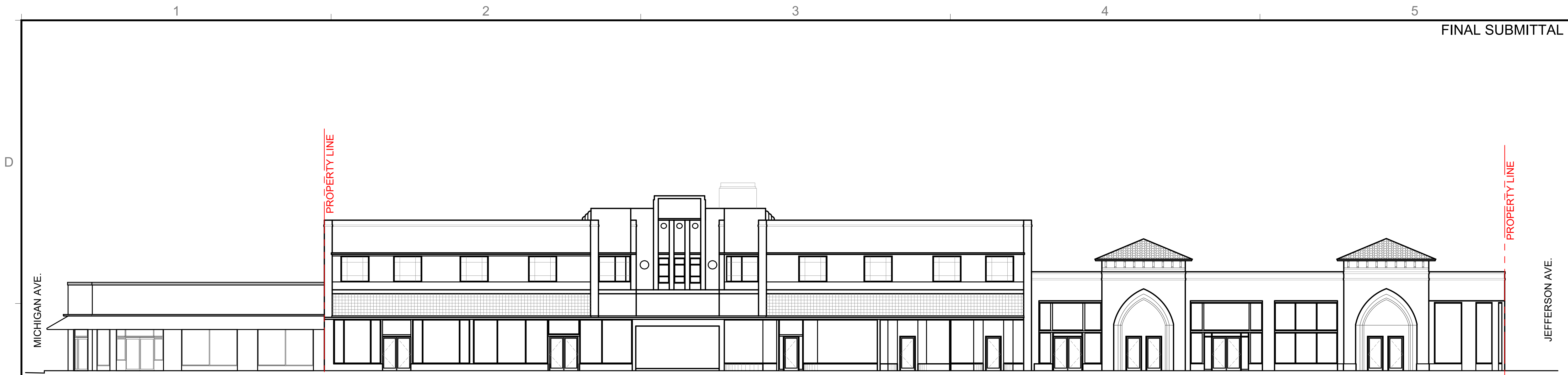
ARCHITECTURE  
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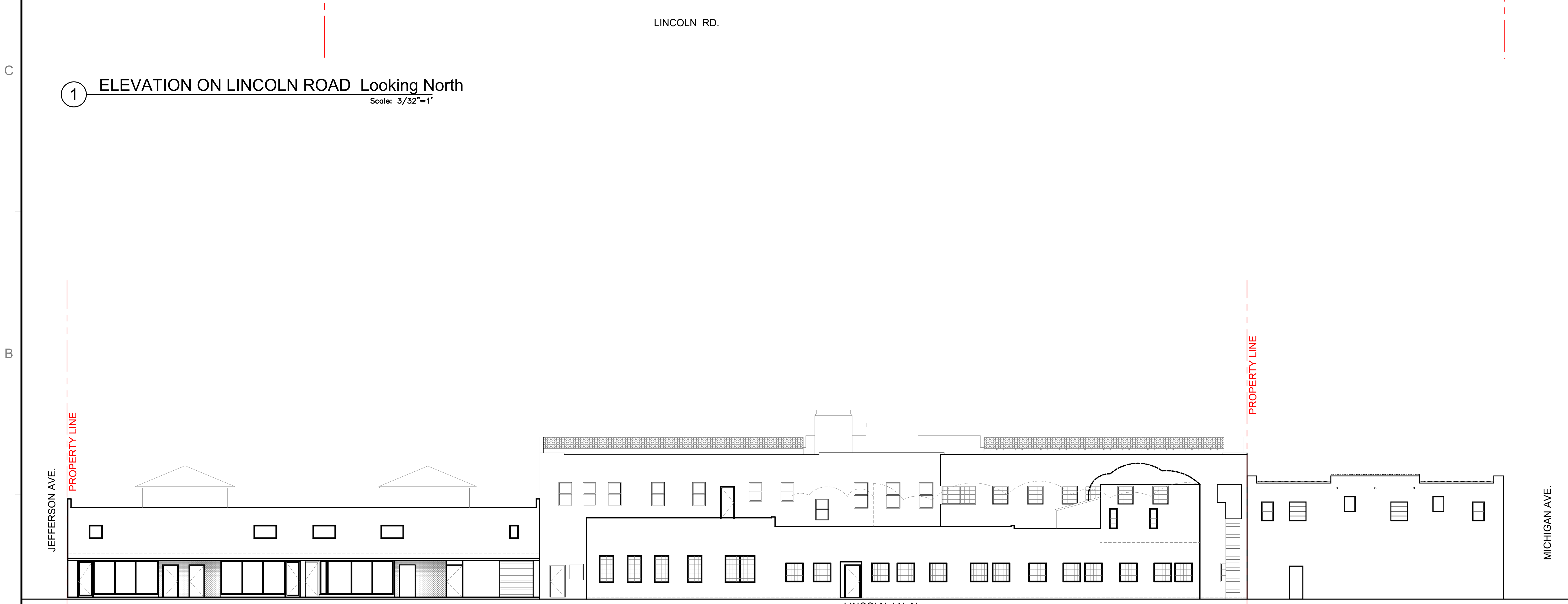


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A1.08



① ELEVATION ON LINCOLN ROAD Looking North  
Scale: 3/32"=1'



② ELEVATION ON LINCOLN LN N  
Scale: 3/32"=1'



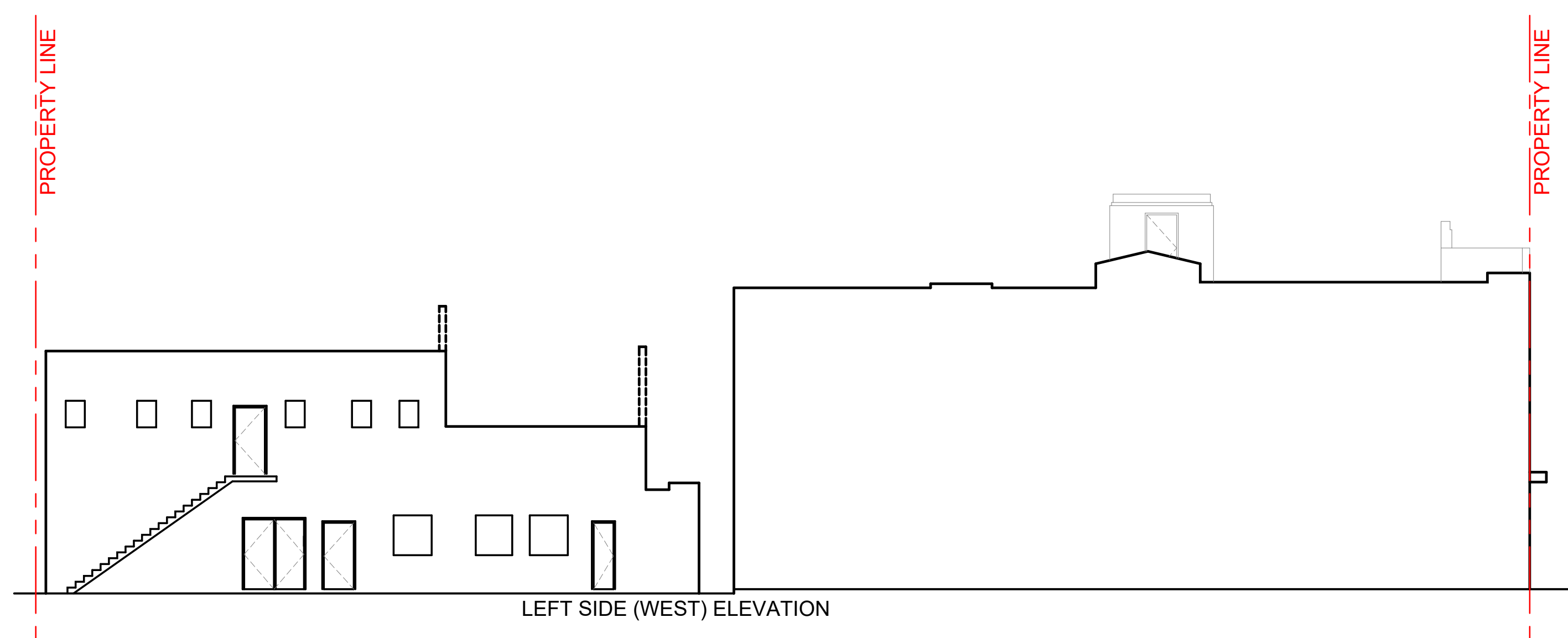
JEFFERSON AVE. PROPERTY LINE MICHIGAN AVE. PROPERTY LINE

MICHIGAN AVE. PROPERTY LINE JEFFERSON AVE. PROPERTY LINE

LINCOLN RD.

LINCOLN LN. N

1 2 3 4 5



① WEST ELEVATION  
Scale: 3/32"=1'

LINCOLN LN. N

LEFT SIDE (WEST) ELEVATION

LINCOLN RD.

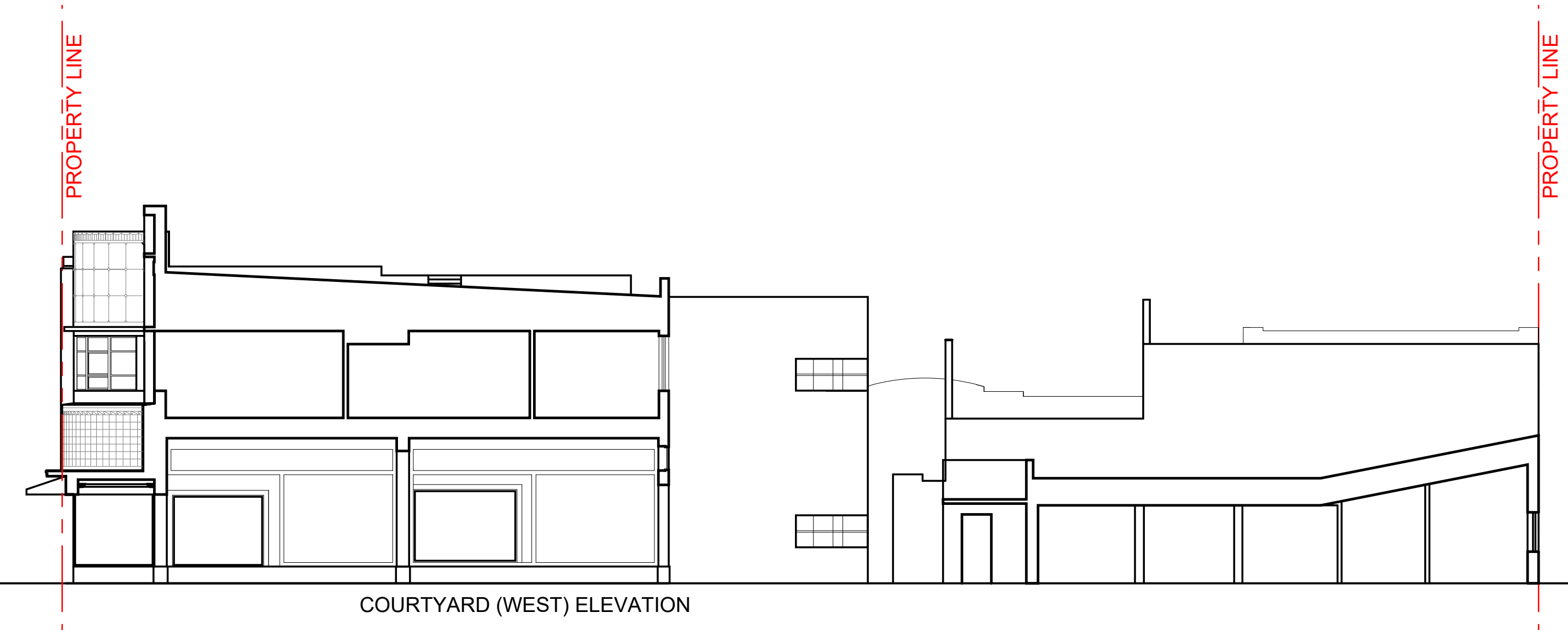


② EAST ELEVATION (JEFFERSON AVE)  
Scale: 3/32"=1'

LINCOLN RD.

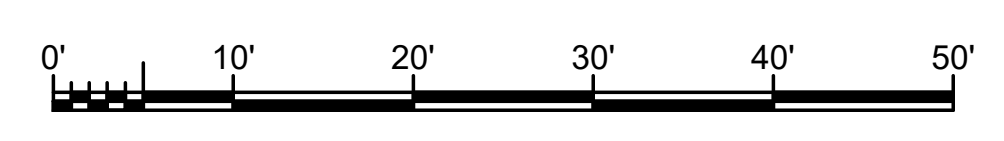
JEFFERSON AVE.

LINCOLN LN. N



③ COURTYARD WEST ELEVATION  
Scale: 3/32"=1'

COURTYARD (WEST) ELEVATION



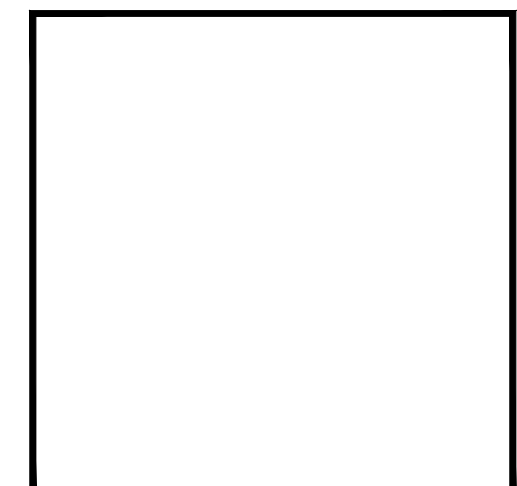
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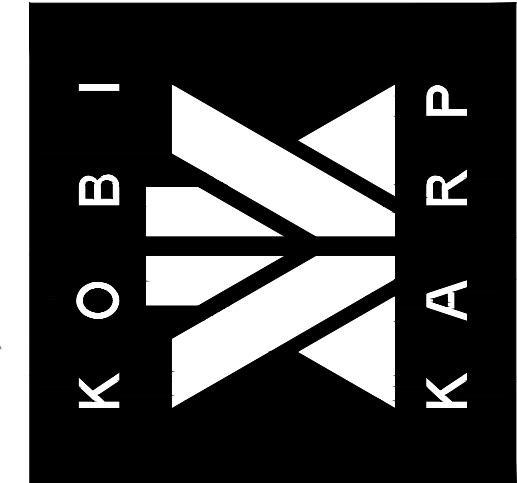
EXISTING ELEVATIONS  
FLOOR PLAN



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A1.09

1 2 3 4 5

D  
C  
B  
A


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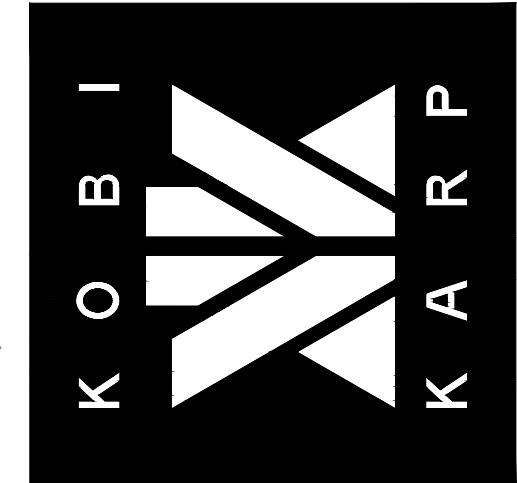
**EXISTING ELEVATIONS**  
FLOOR PLAN



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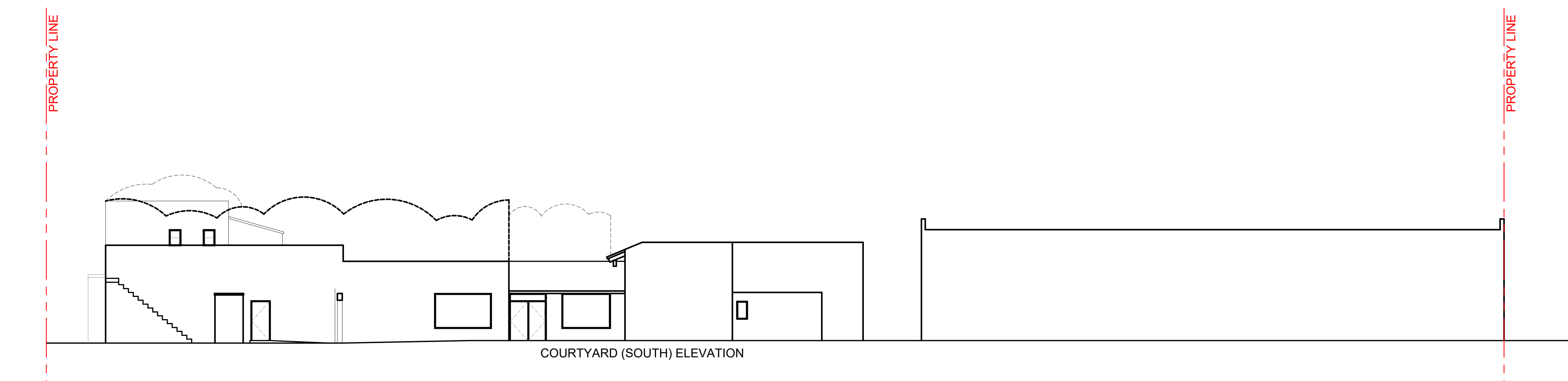
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1 2 3 4 5



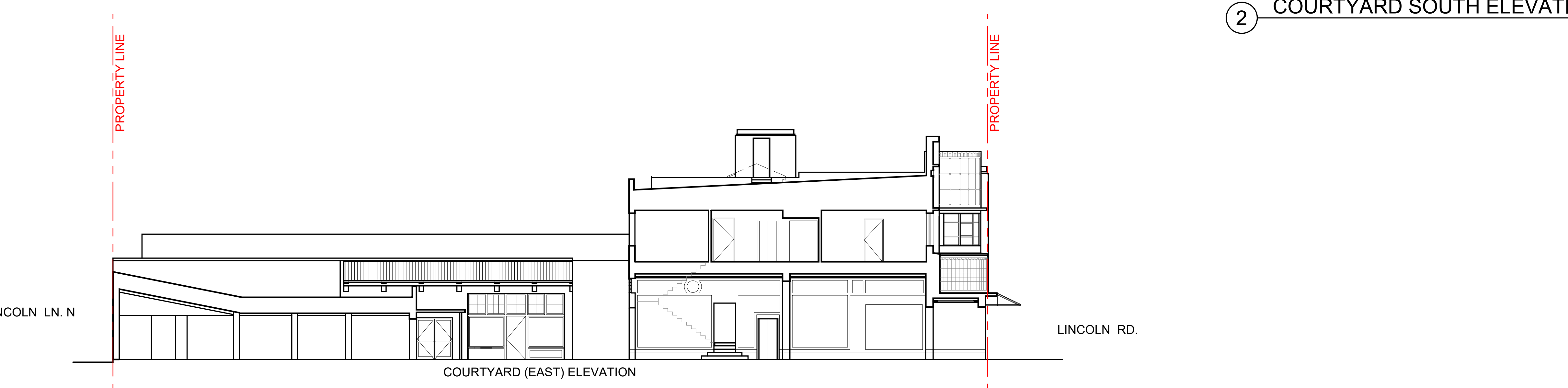
COURTYARD (NORTH) ELEVATION

1 COURTYARD NORTH ELEVATION  
Scale: 3/32"=1'



COURTYARD (SOUTH) ELEVATION

2 COURTYARD SOUTH ELEVATION  
Scale: 3/32"=1'



COURTYARD (EAST) ELEVATION

3 COURTYARD EAST ELEVATION  
Scale: 3/32"=1'



1 2 3 4 5


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**CONTEXT ELEVATIONS**  
FLOOR PLAN

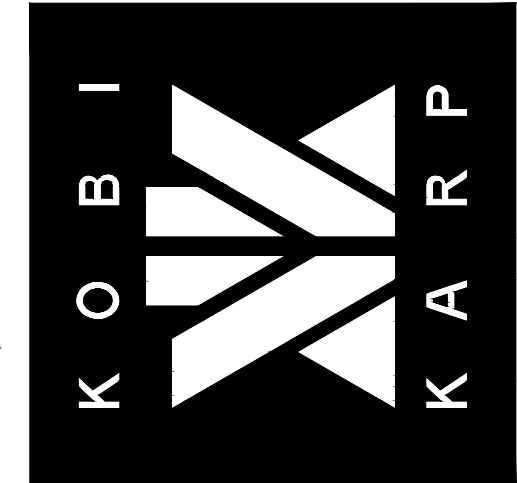
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PLANNING

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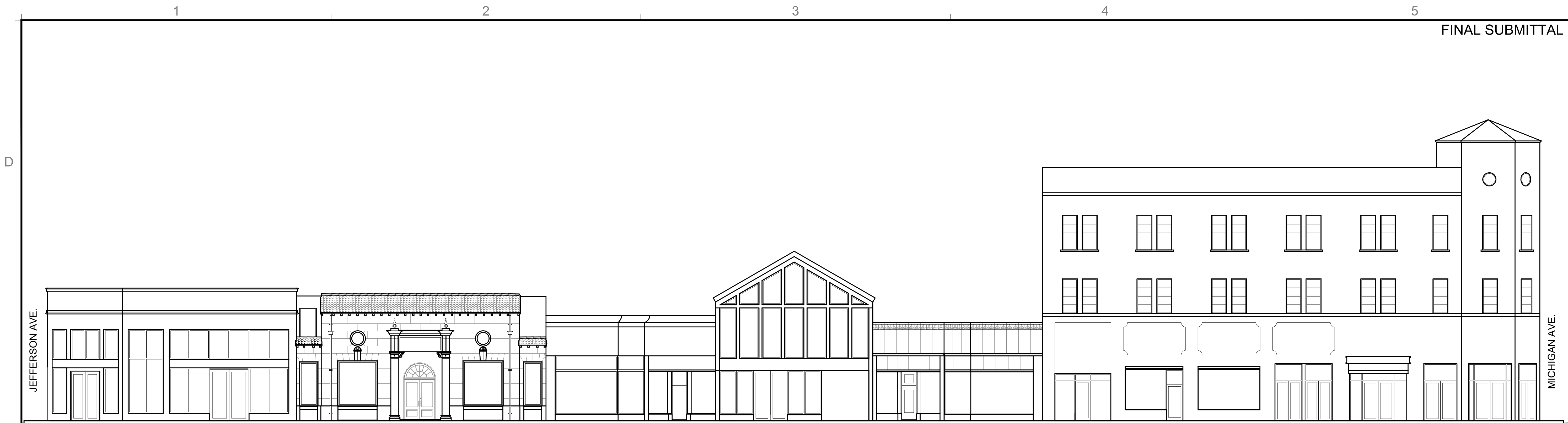


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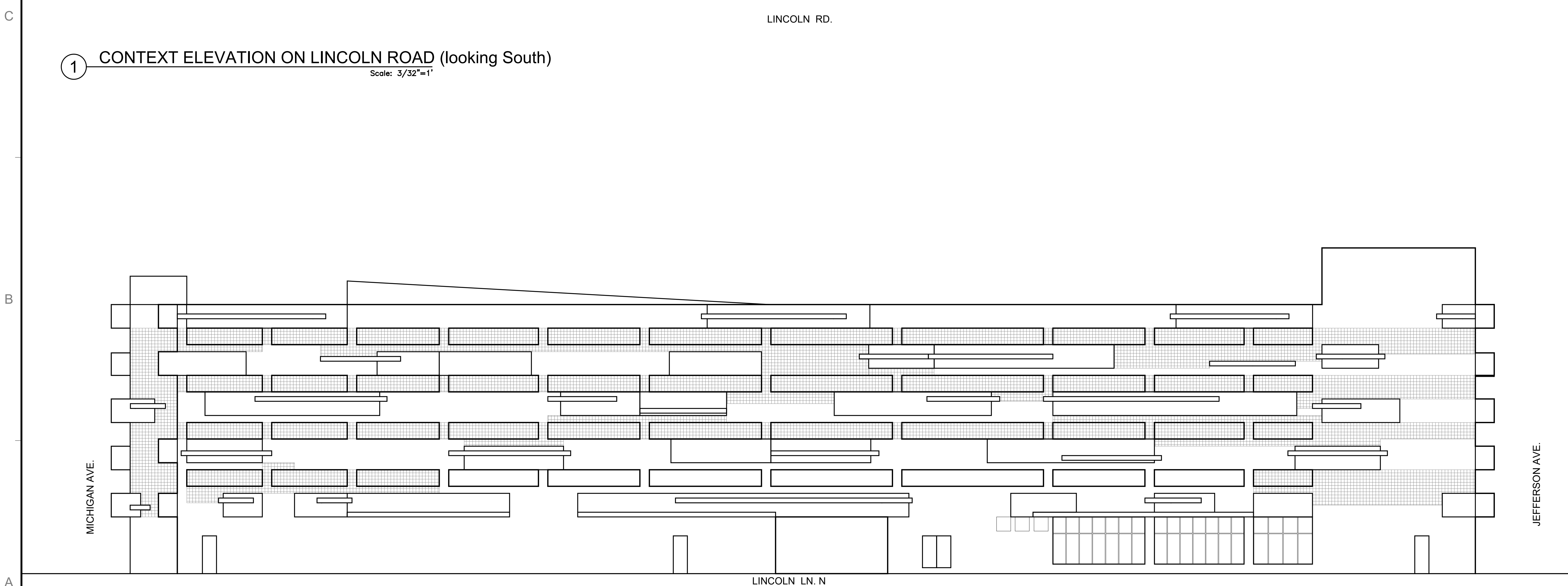
CHECKED BY:               KK, MP

DATE:                       11/12/2019

A1.11



1 CONTEXT ELEVATION ON LINCOLN ROAD (looking South)  
Scale: 3/32"=1'



2 CONTEXT ELEVATION ON LINCOLN LN N (looking North)  
Scale: 3/32"=1'




1883

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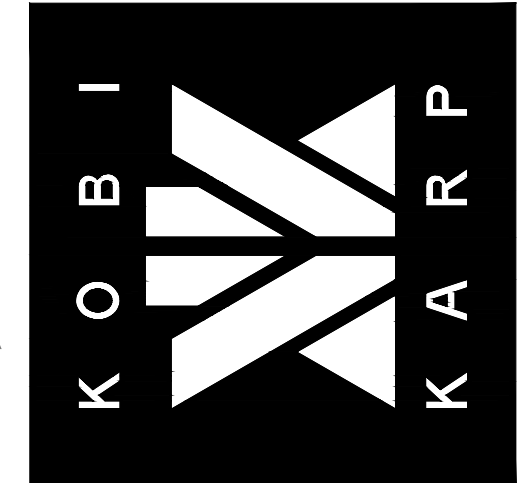
CONTEXT ELEVATIONS  
FLOOR PLAN



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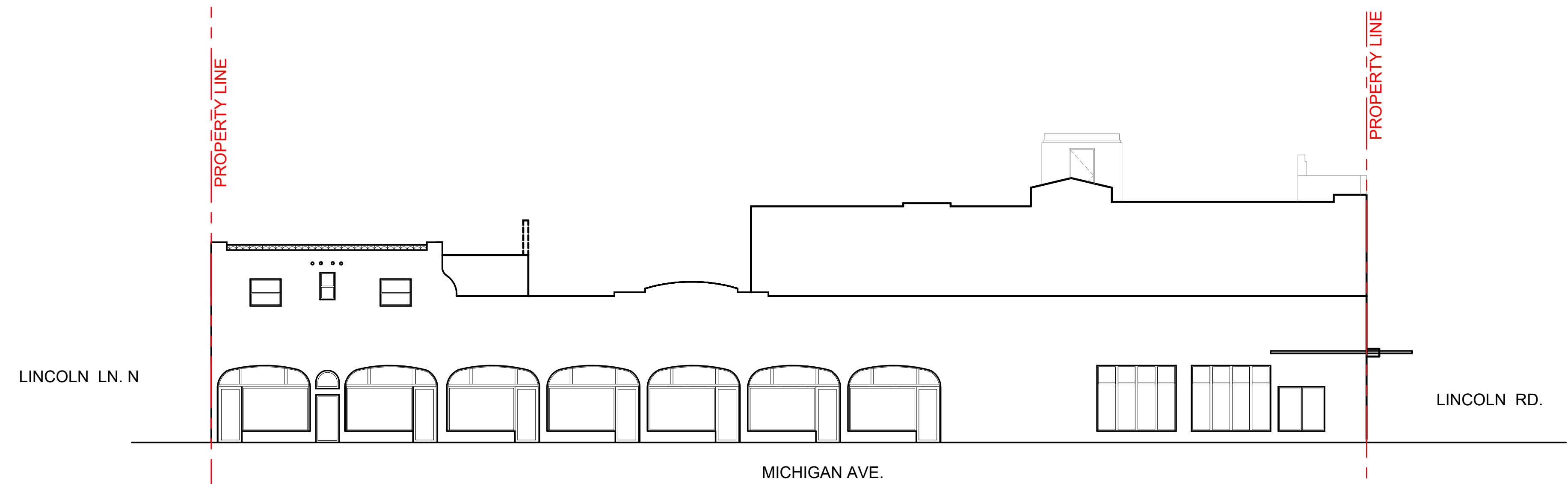
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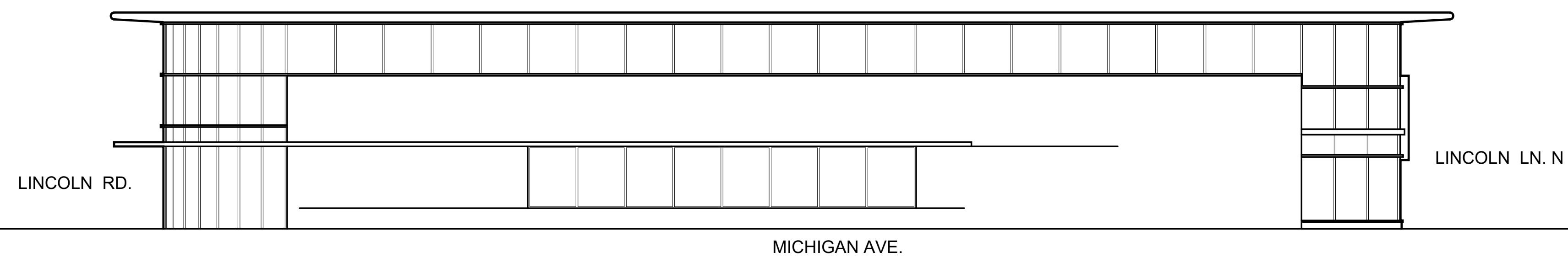
A1.12



1 CONTEXT ELEVATION ON JEFFERSON AVE (looking East)  
Scale: 3/32"=1'



3 CONTEXT ELEVATION ON MICHIGAN AVE (looking East)  
Scale: 3/32"=1'



3 CONTEXT ELEVATION ON MICHIGAN AVE (looking West)  
Scale: 3/32"=1'








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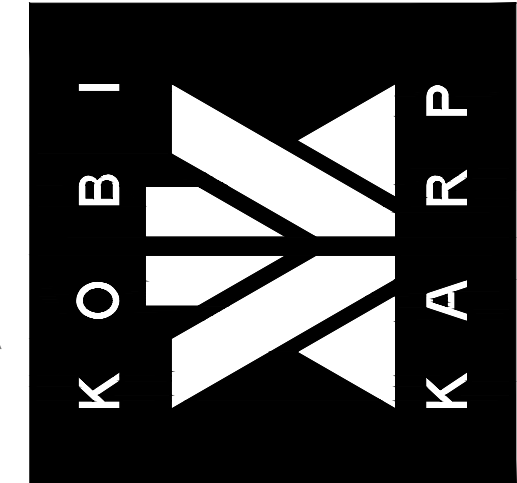
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**DEMOLITION ELEVATIONS**

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A2.03

