

M I L A
800 LINCOLN RD.
Miami Beach, FL 33139

SCOPE OF WORK

- 4 new pre-constructed pavillions to provide cover of seating area on existing dining terrace.

HISTORIC PRESERVATION BOARD FINAL SUBMITTAL

August 6th, 2020
STA Project #3801

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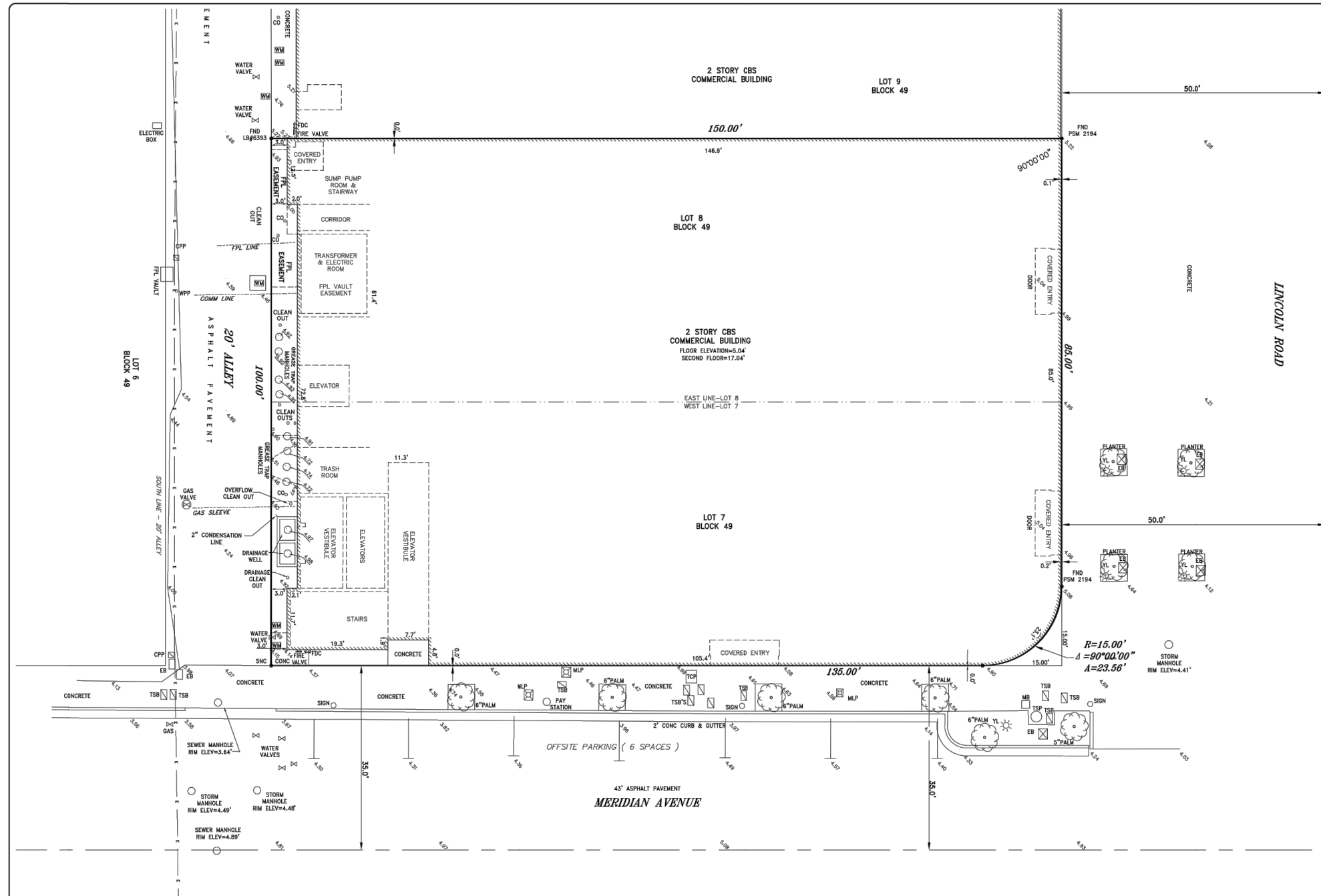
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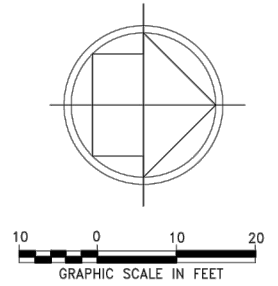
SKETCH OF SURVEY



- LEGEND:
- CKD CHECKED BY
 - CONC CONCRETE
 - DWN DRAWN BY
 - FB/PG FIELD BOOK AND PAGE
 - SIR SET 5/8" IRON ROD & CAP #6448
 - SNC SET NAIL AND CAP #6448
 - FIR FOUND IRON ROD
 - FIP FOUND IRON PIPE
 - FNC FOUND NAIL AND CAP
 - FND FOUND NAIL & DISC
 - P.B. PLAT BOOK
 - M/D.C.R. MIAMI/DADE COUNTY RECORDS
 - E- OVERHEAD ELECTRIC LINES
 - INV INVERT ELEVATION
 - WM WATER METER
 - X- CHAIN LINK/ WOOD FENCE
 - ELEV ELEVATION
 - CBS CONCRETE BLOCK STRUCTURE
 - EB ELECTRIC BOX
 - TSB TRAFFIC SIGNAL BOX
 - TCP TRAFFIC CONTROL PANEL
 - BFP BACK FLOW PREVENTER
 - CO CLEAN OUT
 - COMM COMMUNICATION
 - NTS NOT TO SCALE
 - R RADIUS
 - Δ CENTRAL ANGLE
 - A ARC LENGTH

- NOTES :
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
 - THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
 - UNDERGROUND IMPROVEMENTS NOT SHOWN.
 - ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
 - BENCHMARK REFERENCE : MIAMI/DADE COUNTY BENCHMARK # A-36 ELEVATION = 7.34'
 - LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.

LAND DESCRIPTION:
 LOTS 7 AND 8, BLOCK 49 OF "LINCOLN SUBDIVISION",
 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT
 9, AT PAGE 69 OF THE PUBLIC RECORDS OF MIAMI/DADE
 COUNTY, FLORIDA.



FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	120651
PANEL NUMBER	0317 L
ZONE	AE
BASE FLOOD ELEVATION	8
EFFECTIVE DATE	09/11/09

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN DECEMBER, 2018. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARD OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: _____
 RICHARD E. COUSINS
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 4188
 SURVEY DATE : 12/12/18

COUSINS SURVEYORS & ASSOCIATES, INC.
 3921 SW 47TH AVENUE, SUITE 1011
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :
 PLAZA
 CONSTRUCTION

800 LINCOLN ROAD
 MIAMI BEACH, FLORIDA 33139

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY AND IMPROVEMENTS SURVEY	09/06/15	SKETCH	AM	REC
ADDED DIMENSION TO 20' ALLEY	07/20/15	SKETCH	JD	REC
REVISED FLOOR ELEV./ADDITIONAL GRADES	11/11/15	SKETCH	JD	REC
ADDED TREES AND DESCRIPTIONS TO SURVEY	09/29/16	SKETCH	CS	REC
REVISED TREE LIST	05/27/16	SKETCH	JD	REC
SHOW INSIDE FACE OF CURVED WALL	05/17/17	SKETCH	JD	REC

REVISIONS	DATE	FB/PG	DWN	CKD
HELICAL PILE AS-BUILT	06/28/17	SKETCH	JD	REC
ADD TIES TO CONTROL LINES FROM HELICAL PILES.	07/21/17	SKETCH	JD	REC
ADDED MISSING PILE	07/28/17	SKETCH	JD	REC
UTILITY LOCATION ALONG THE NORTH SIDE OF THE ALLEY	03/14/18	DATA/COLL	REC	REC
FINAL SURVEY	12/12/18	DATA/COLL	JD	REC

PROJECT NUMBER : 7615-15
 SCALE : 1" = 10'

SHEET
 1 OF 1
 SHEET



MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	800 LINCOLN ROAD, MIAMI BEACH, FL 33139		
2	Board and file numbers :			
3	Folio number(s):	02-3234-002-0320		
4	Year constructed:	EXIST-1935, ADDITION	Zoning District:	CD-3 (COMMERCIAL HIGH INTENSITY DISTRICT)
5	Based Flood Elevation:	AE 8.00' NGVD	Grade value in NGVD:	AE 8.00' NGVD
6	Adjusted grade (Flood+Grade/2):	9.00' NGVD	Lot Area:	15,000 SF
7	Lot width:	100'	Lot Depth:	150'
8	Minimum Unit Size	N/A	Average Unit Size	N/A
9	Existing use:	ASSEMBLY	Proposed use:	ASSEMBLY

	Maximum	Existing	Proposed	Deficiencies	
10	Height	50'-0"	43'-6"	43'-6" (NO CHANGE*)	N/A
11	Number of Stories	5	3	3 (NO CHANGE*)	N/A
12	FAR	33,750 SF	33,131 SF	33,131 SF (NO CHANGE *)	N/A
13	Gross square footage	N/A	N/A	N/A	N/A
14	Square Footage by use	N/A	N/A	N/A	N/A
15	Number of units Residential	N/A	N/A	N/A	N/A
16	Number of units Hotel	N/A	N/A	N/A	N/A
17	Number of seats	N/A	N/A	N/A	N/A
18	Occupancy load	N/A	N/A	N/A	N/A

	Required	Existing	Proposed	Deficiencies	
Subterranean:					
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	
At Grade Parking:					
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" (NO CHANGE *)	N/A
30	Side Setback:	0'-0"	0'-0"	0'-0" (NO CHANGE *)	N/A
31	Side Setback:	N/A	N/A	N/A	N/A
32	Side Setback facing street:	0'-0"	0'-0"	0'-0" (NO CHANGE *)	N/A
33	Rear Setback:	5'-0"	3'-0"	3'-0" (NO CHANGE *)	N/A
Tower:					
34	Front Setback:	N/A	N/A	N/A	N/A
35	Side Setback:	N/A	N/A	N/A	N/A
36	Side Setback:	N/A	N/A	N/A	N/A
37	Side Setback facing street:	N/A	N/A	N/A	N/A
38	Rear Setback:	N/A	N/A	N/A	N/A

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district	DISTRICT #2 - LINCOLN ROAD			
40	Total # of parking spaces	0	0	0	N/A
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	N/A
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	N/A
43	Parking Space Dimensions	N/A	N/A	N/A	N/A
44	Parking Space configuration (45o,60o,90o,Parallel)	N/A	N/A	N/A	N/A
45	ADA Spaces	N/A	N/A	N/A	N/A
46	Tandem Spaces	N/A	N/A	N/A	N/A
47	Drive aisle width	N/A	N/A	N/A	N/A
48	Valet drop off and pick up	N/A	N/A	N/A	N/A
49	Loading zones and Trash collection areas	0	0	0 (NO CHANGE *)	N/A
50	racks	N/A	N/A	N/A	N/A

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use	N/A	RESTAURANT	RESTAURANT (NO CHANGE)	
52	Number of seats located outside on private property	N/A	97	97(NO CHANGE *)	
53	Number of seats inside	N/A	150	150 (NO CHANGE *)	
54	Total number of seats	N/A	247	247 (NO CHANGE *)	
55	Total number of seats per venue (Provide a separate chart for a breakdown calculation)	N/A	247	247 (NO CHANGE *)	
56	Total occupant content	N/A	247	247 (NO CHANGE *)	
57	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	247	247 (NO CHANGE *)	

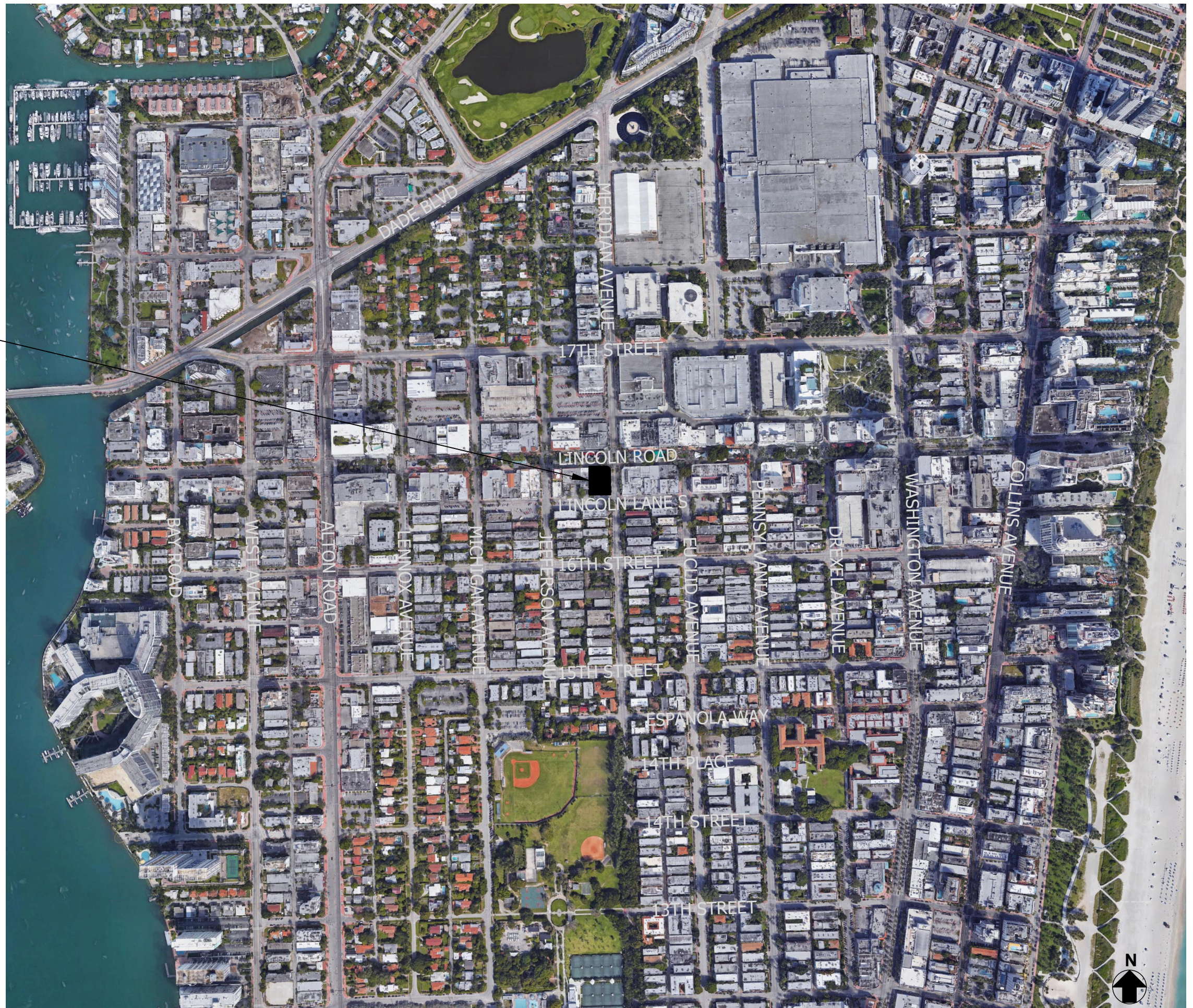
58	Proposed hours of operation	Sunday-Thursday : 11am – 12am Friday : 11am – 2am / Indoor Bar until 2am / Outdoor Bar until 2am Saturday : 11am – 2am / Indoor Bar until 2am / Outdoor Bar until 2am			
59	Is this an NIE? (Neighborhood Impact Establishment, see CMB 141-1361)	YES			
60	Is dancing and/or entertainment proposed ? (see CMB 141-1361)	YES: live music - ONLY indoors			
61	Is this a contributing building?	YES: original building, not the new floor where project is located			
62	Located within a Local Historic District?	YES			

Notes:

*NO CHANGES ON "ZONING DATA SHEET" AS PER HPB ORDER No 7550 FOR SHELL BUILDING, HPB ORDER No 180264 FOR INTERIOR BUILD-OUT.



800 LINCOLN ROAD

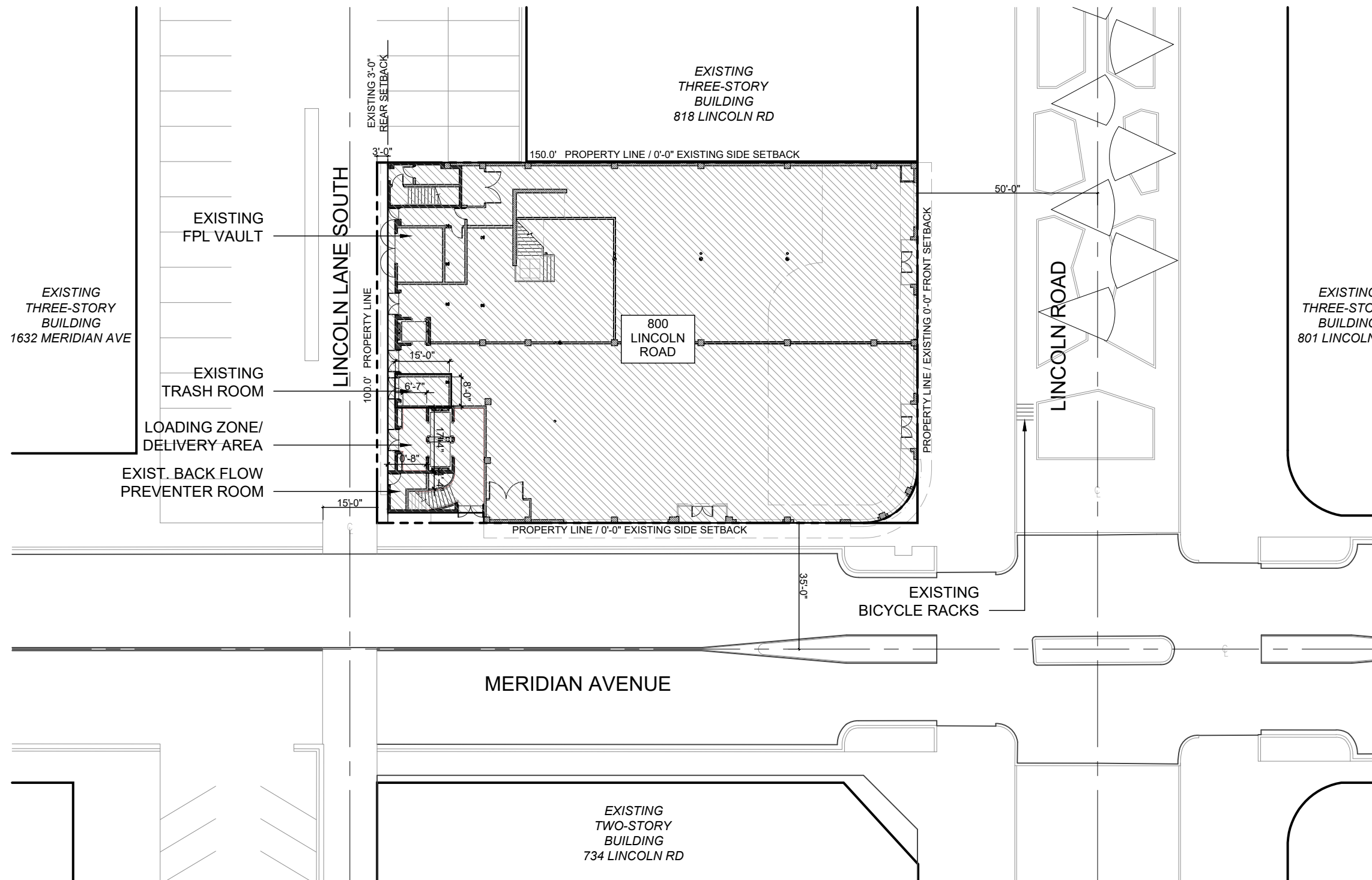


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1/2 MILE RADIUS VICINITY PLAN

SCALE: N.T.S.



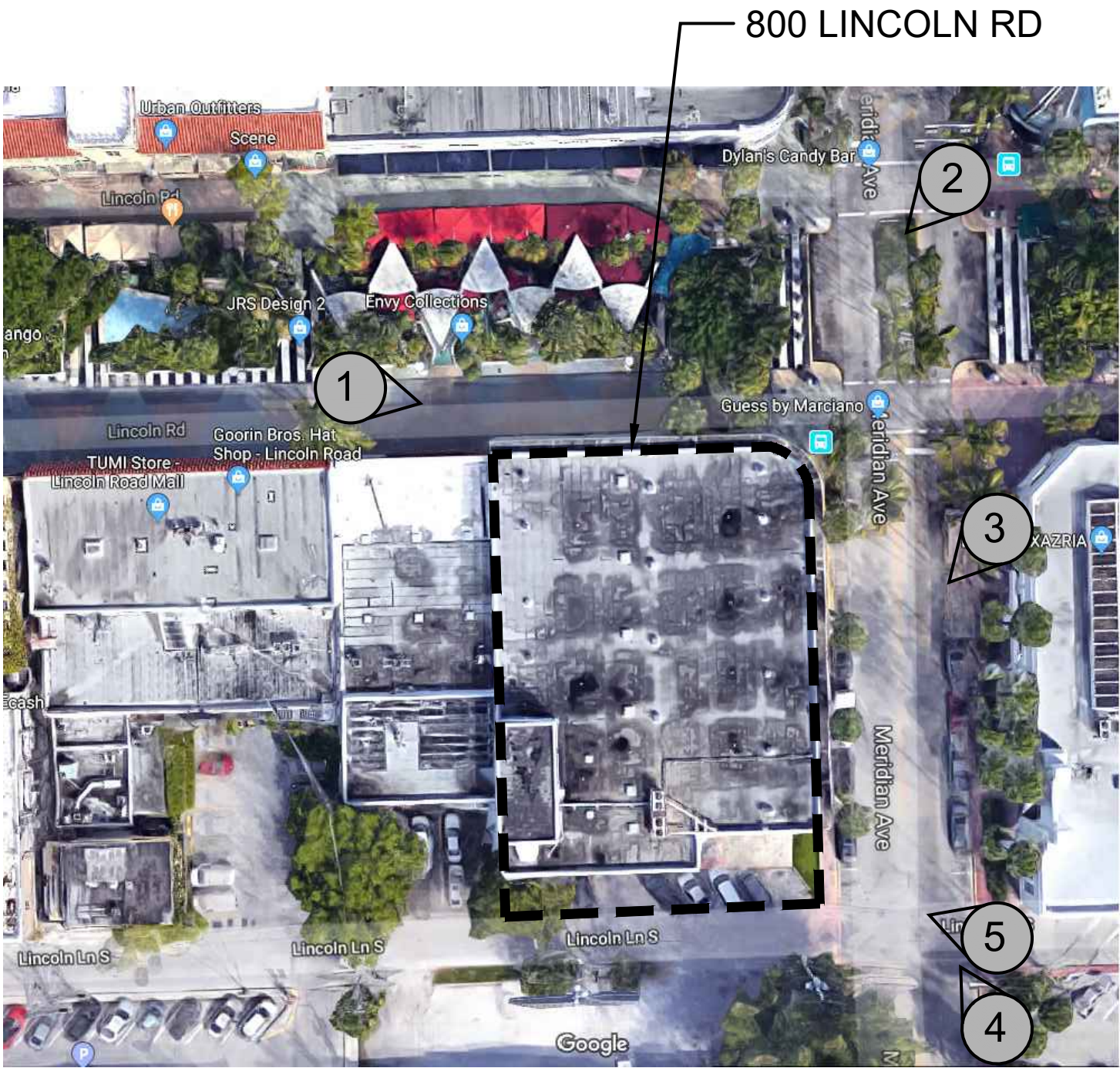



LEGEND

- PROPERTY LINE
- SET BACK LINE

1 EXISTING SITE PLAN (NO CHANGES - PER HPB ORDER No 7550)
SCALE: 1/32" = 1'-0"





○ AERIAL VIEW / PHOTO KEY PLAN
SCALE: N.T.S. 



○ 1 LINCOLN ROAD (NORTH) FACADE
SCALE: N.T.S.





2 MERIDIAN AVE: FACING SW
SCALE: N.T.S.



3 MERIDIAN AVE: FACING SW
SCALE: N.T.S.



4 MERIDIAN AVE: FACING NW
SCALE: N.T.S.



5 MERIDIAN AVE: FACING WEST
SCALE: N.T.S.





1

INTERIOR SPACE

SCALE: N.T.S.





○ AERIAL VIEW / PHOTO KEY PLAN
SCALE: N.T.S.



○ 1 818 & 838 LINCOLN ROAD: FACING WEST
SCALE: N.T.S.



○ 2 LINCOLN ROAD & MERIDIAN AVE: FACING WEST
SCALE: N.T.S.





3 818 LINCOLN ROAD (LINCOLN LANE SOUTH)
SCALE: N.T.S.



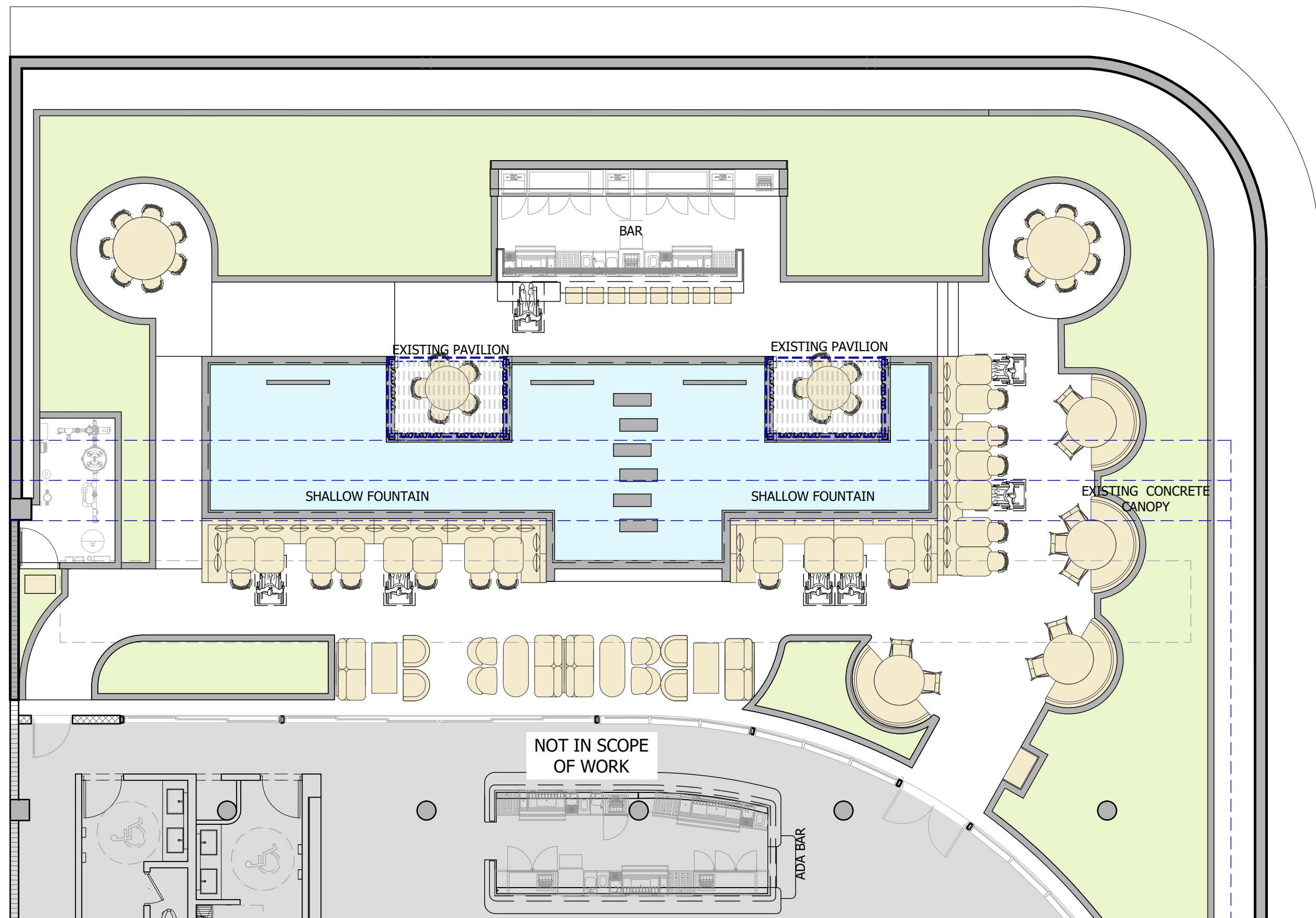
4 800 & 818 LINCOLN ROAD: FACING EAST
SCALE: N.T.S.



5 800 & 818 LINCOLN ROAD: FACING EAST
SCALE: N.T.S.



6 LINCOLN RD & MERIDIAN AVE: FACING WEST
SCALE: N.T.S.

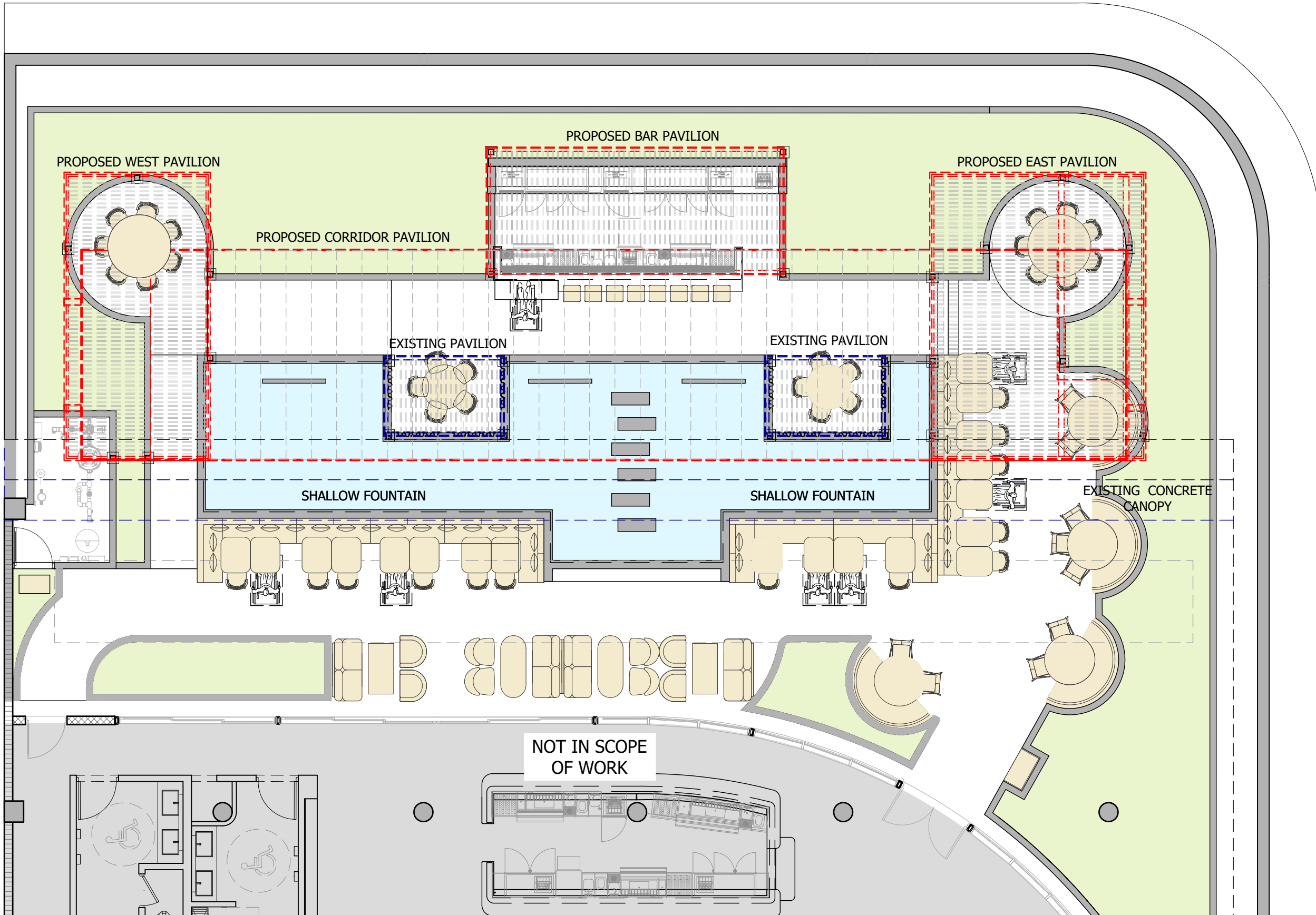


SEATING CHART:	
AREA/USE	SEATS
INTERIOR	150 SEATS
EXTERIOR	97 SEATS
TOTAL:	247 SEATS

NO CHANGES

1 EXISTING THIRD FLOOR PLAN
SCALE: 1/8"=1'-0"



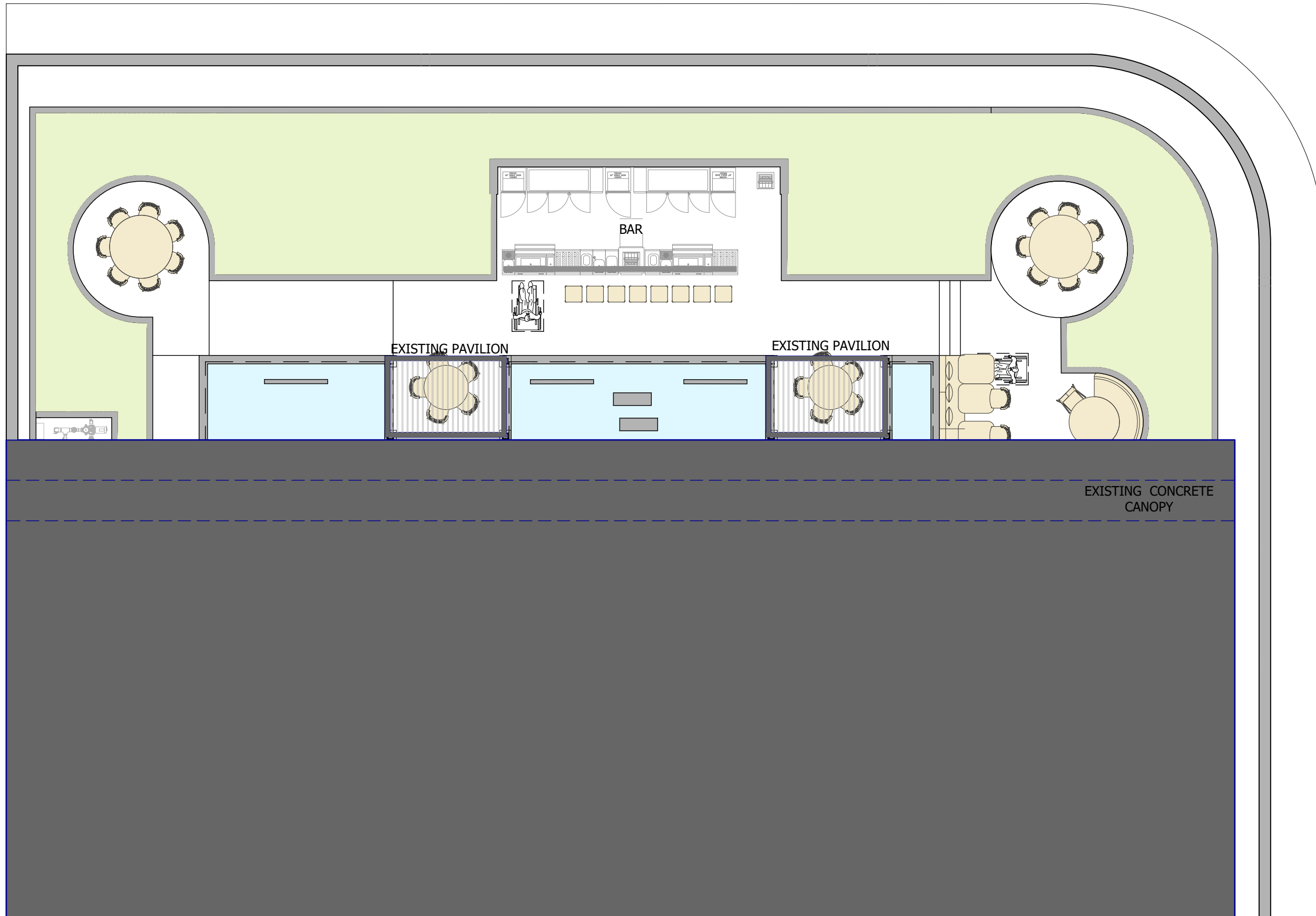


SEATING CHART:	
AREA/USE	SEATS
INTERIOR	150 SEATS
EXTERIOR	97 SEATS
TOTAL:	247 SEATS

NO CHANGES

1 PROPOSED THIRD FLOOR PLAN
SCALE: 1/8"=1'-0"

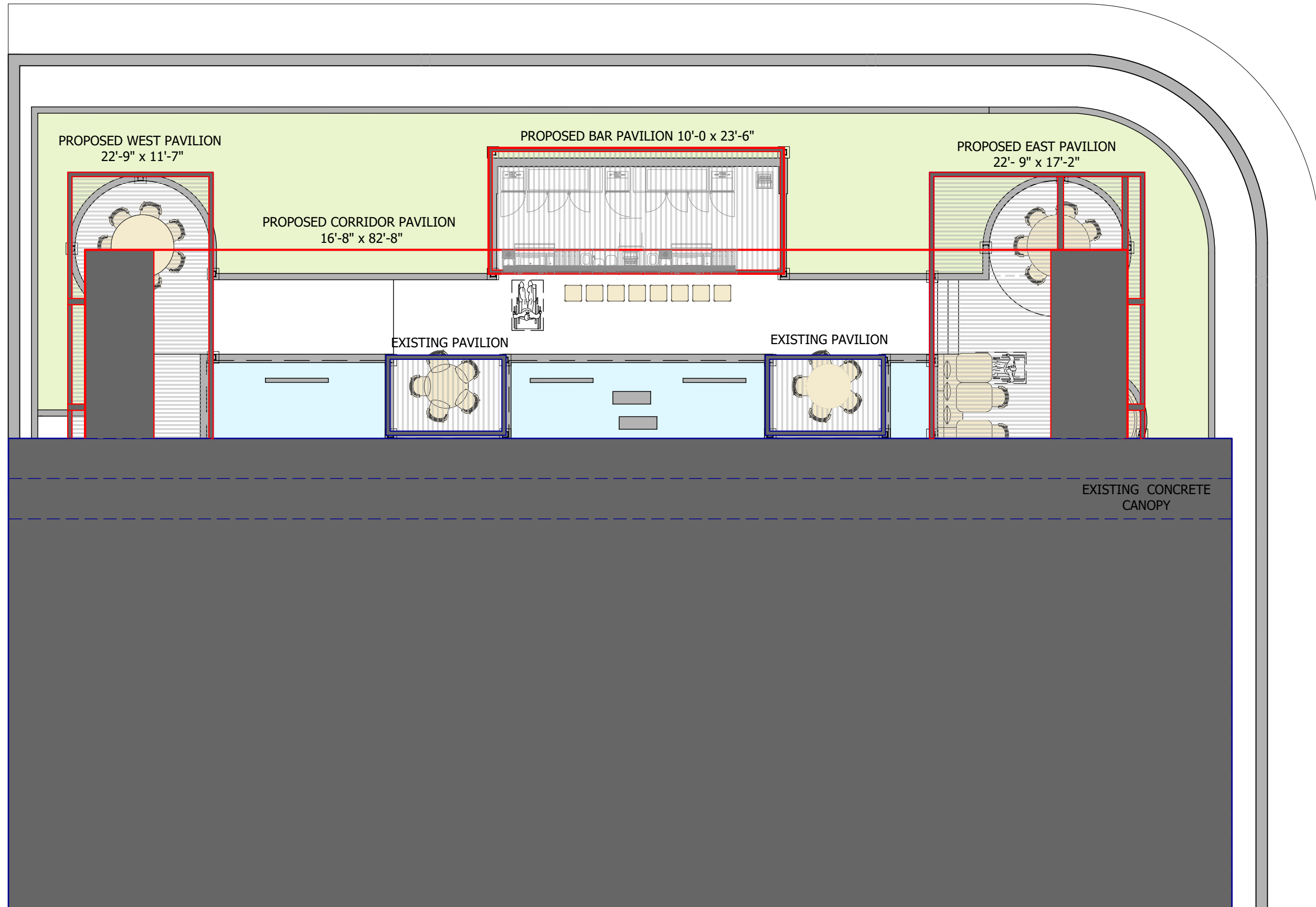




1 EXISTING ROOF PLAN

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

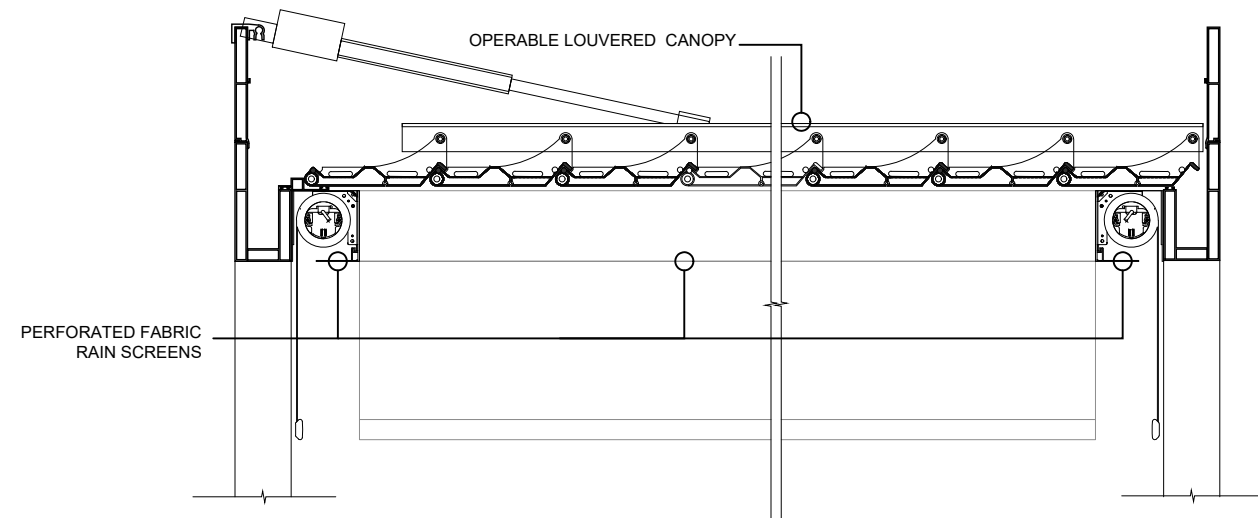
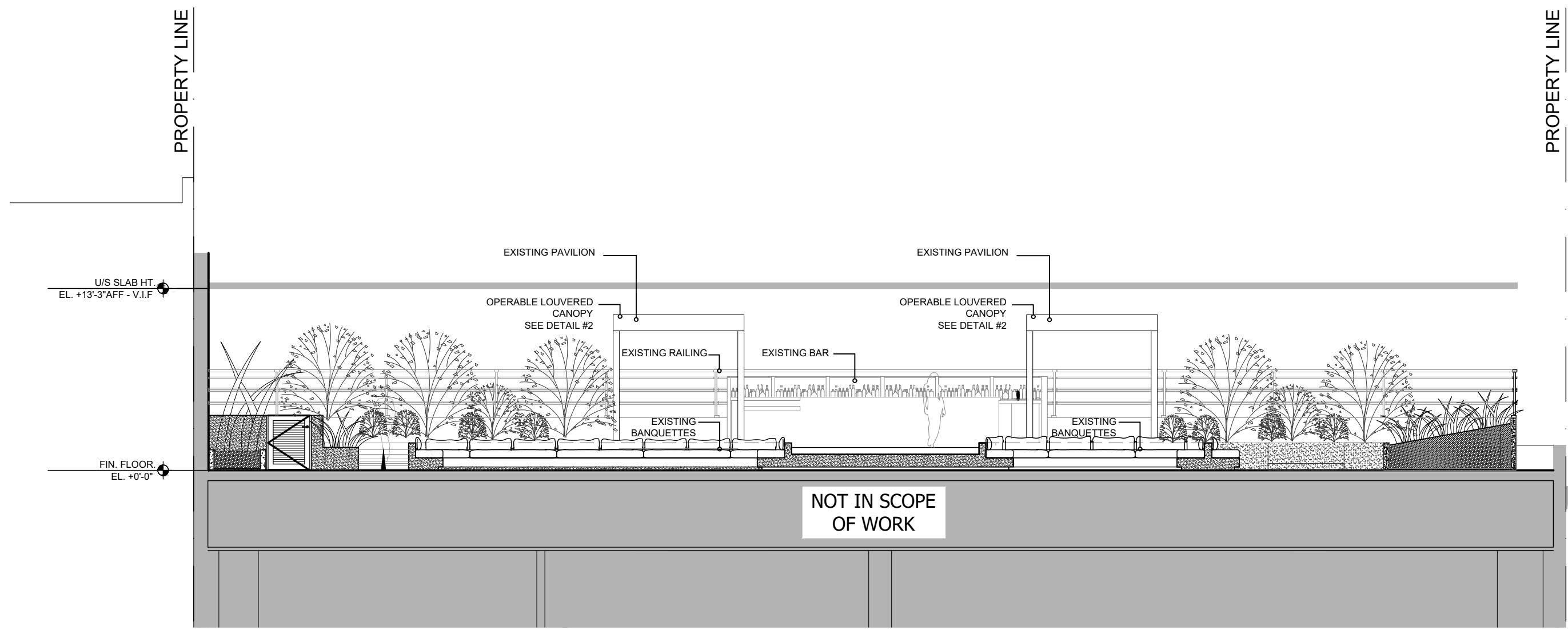




1 PROPOSED ROOF PLAN

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



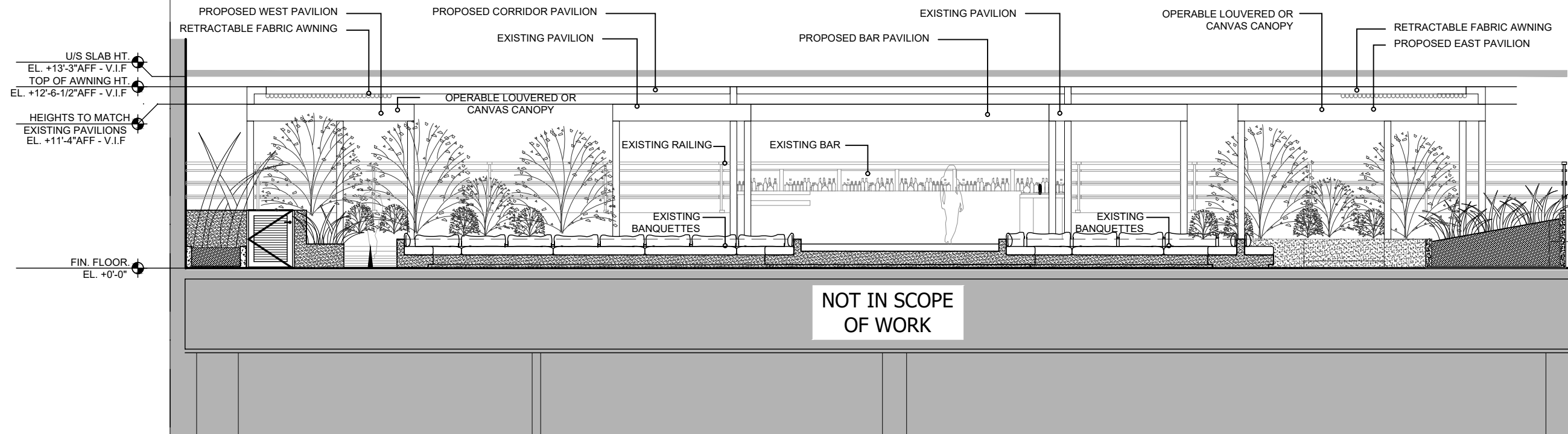


1 EXISTING CONDITION ELEVATION
SCALE: 1/16" = 1'-0"

2 OPERABLE LOUVERED CANOPY DETAIL
SCALE: 1" = 1'-0"

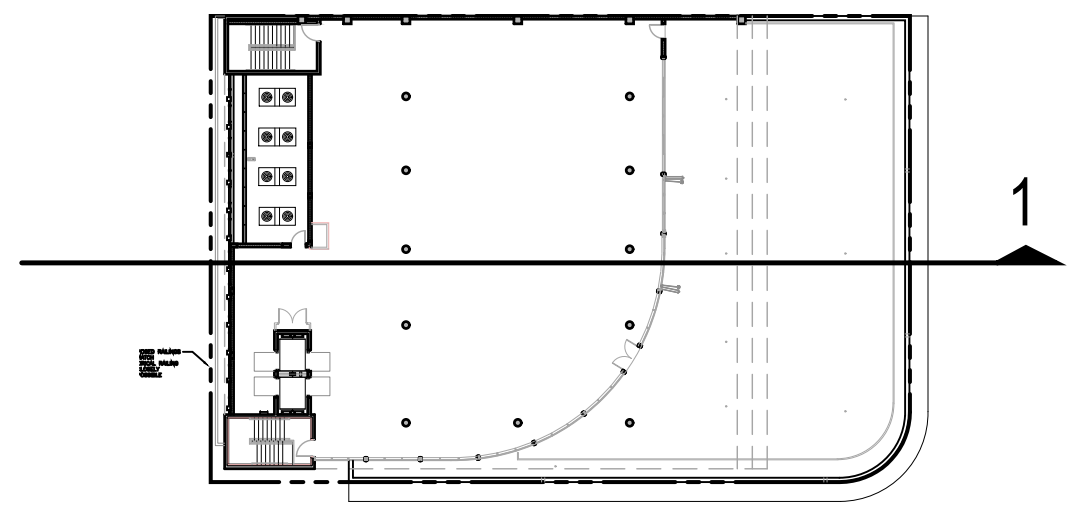
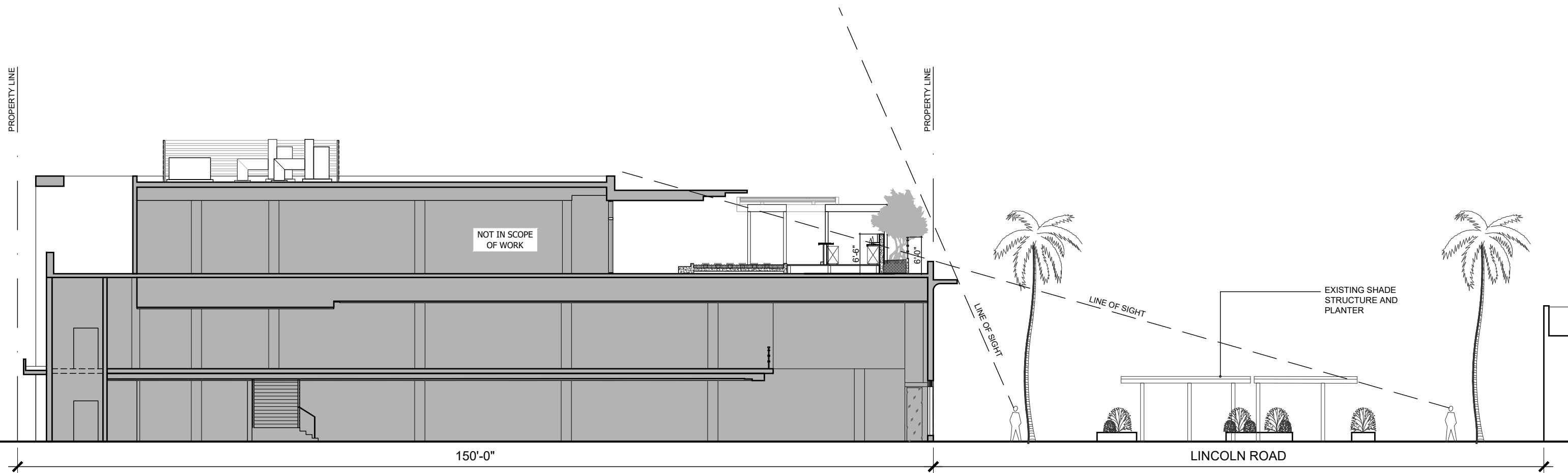
PROPERTY LINE

PROPERTY LINE



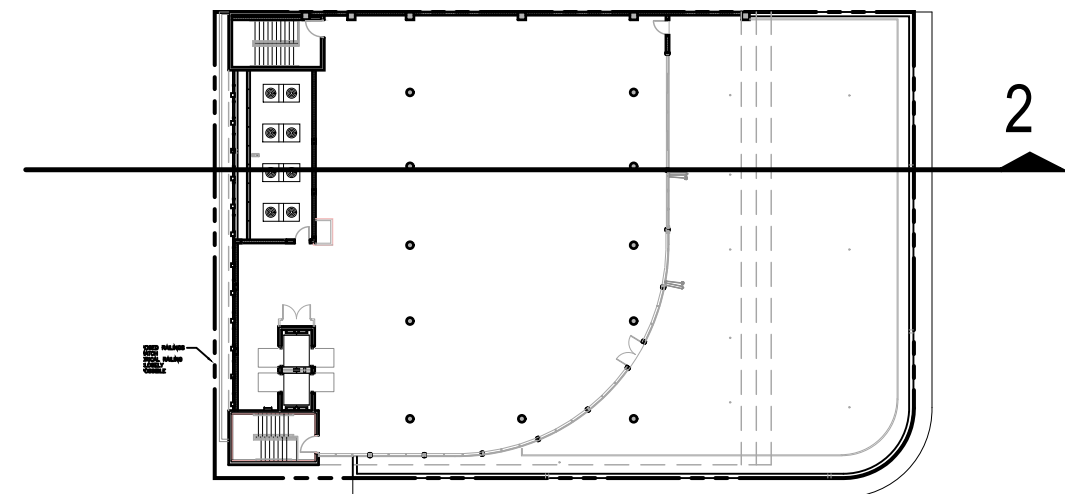
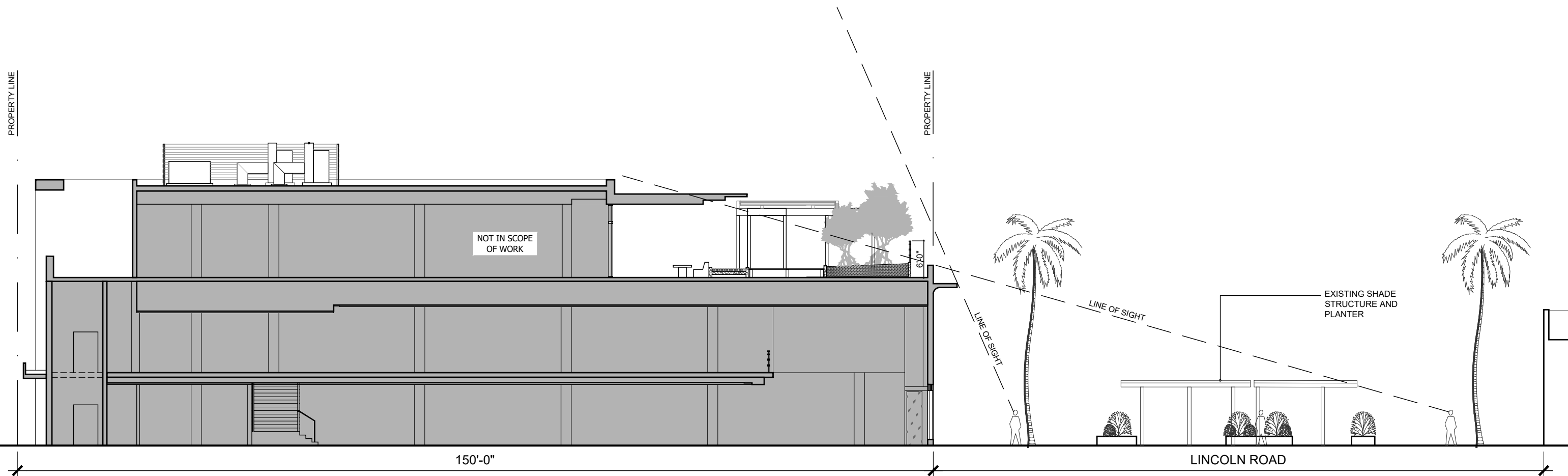
1 PROPOSED CONDITION ELEVATION
SCALE: 1/16" = 1'-0"



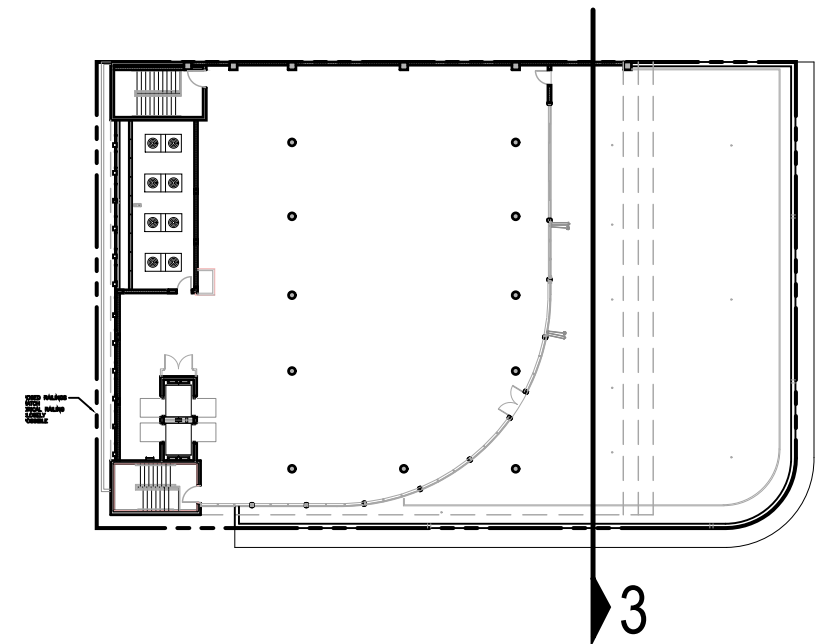
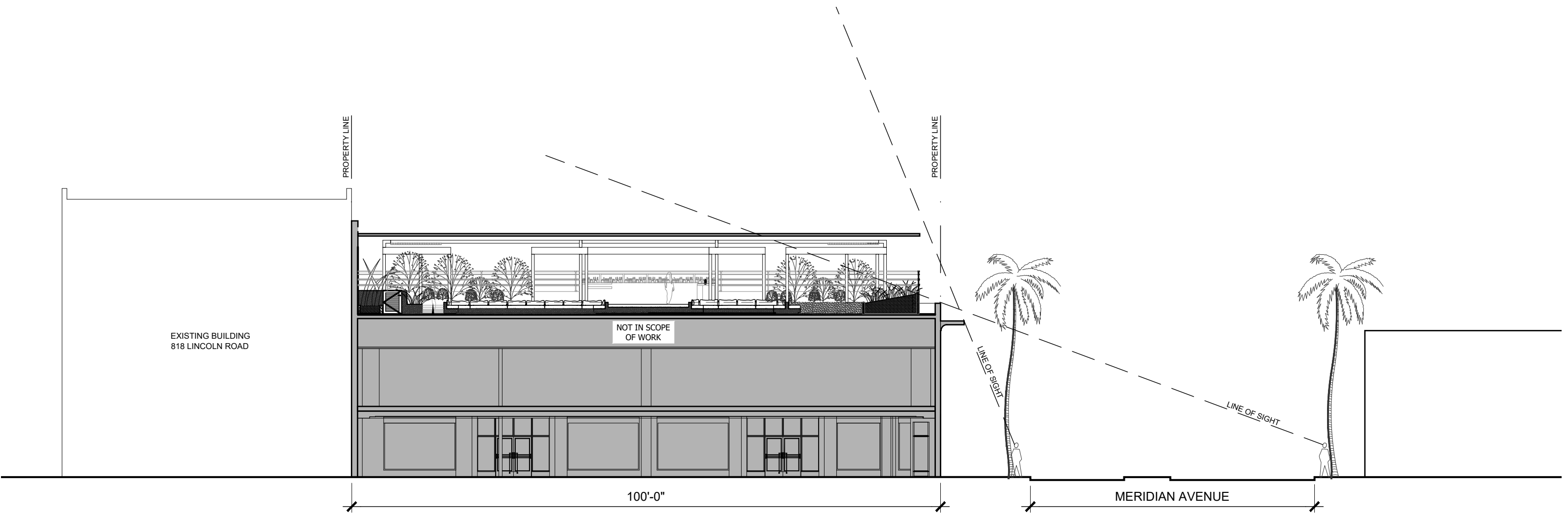


1 LINE OF SIGHT BAR - SECTION 1
SCALE: 1/16" = 1'-0"





1 LINE OF SIGHT FOUNTAIN - SECTION 2
SCALE: 1/16" = 1'-0"



1 LINE OF SIGHT MERIDIAN SIDE - SECTION 3
SCALE: 1/16" = 1'-0"





1 RENDERING- EXISTING CONDITION

SCALE: N.T.S.





1 RENDERING- PROPOSED AWNING
SCALE: N.T.S.



1 RENDERING- LINCOLN RD EXISTING CONDITION
SCALE: N.T.S.





1 RENDERING- LINCOLN RD PROPOSED AWNING
SCALE: N.T.S.





1 RENDERING - NE CORNER LINCOLN RD & MERIDIAN AVE. EXISTING CONDITION.
SCALE: N.T.S.





1 RENDERING - NE CORNER LINCOLN RD & MERIDIAN AVE. PROPOSED CONDITION.
SCALE: N.T.S.



OFF WHITE FABRIC

PROPOSED PAVILIONS
CANOPY

OFF WHITE PERFORATED
FABRIC

PROPOSED PAVILIONS
RAIN SCREENS

MEDIUM BRONZE PAINT

PROPOSED PAVILIONS
STRUCTURE

WHITE PAINT OR FABRIC

PROPOSED PAVILIONS
CANOPY

WHITE PAINT

EXISTING PAVILIONS
LOUVERS

DARK BRONZE PAINT

EXISTING PAVILIONS
STRUCTURE



NOTE: MATERIAL SAMPLES WILL BE PROVIDED TO STAFF FOR APPROVAL
PRIOR TO FABRICATION.

1 PROPOSED FINISHES

SCALE: N.T.S.

