



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF Kobi Karp AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF Kobi Karp Architecture, & Interior Design, Inc. AIA 01-2020

HPB- Final Submission

LINCOLN ROAD
100 Block
Miami Beach, FL 33139

Owner:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

Consultant: LANDSCAPE ARCHITECT
Name: Naturalia
Address: 6915 Red Road, Suite 224
Address: Coral Gables, FL 33143
Tel: 786.717.6564
Email:

Consultant: CIVIL ENGINEER
Name: KIMLEY HORN
Address: 3201 Peters Road
Address: Suite 2200
Tel: Plantation, FL, 33324
Email: 954.535.5144

Consultant:
Name: Desimore Consulting Engineering
Address: 800 Brickell Avenue, 6th Floor
Address: Miami, FL 33131
Tel: 305.441.0755
Email:

Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28TH ST
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



KOBI KARP
Lic. # AR0012578

COVER

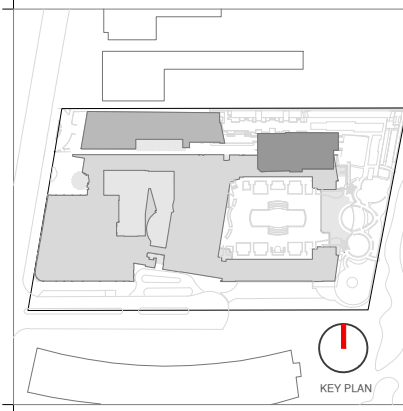
LINCOLN ROAD - 100 BLOCK

Date	11-13-2023	Sheet No.	A0.00
Scale	-		
Project	2018		

LINCOLN ROAD - 100 BLOCK

HPB-23-0575

ARCHITECTURE PLANS	
SHEET	TITLE
A0.00	COVER
A0.01	INDEX
A0.02	PROJECT DATA
A0.03	SURVEY
A0.04	LOCATION PLAN
A0.05	AERIAL VIEW
A0.20	EXISTING IMAGES
A0.21	EXISTING IMAGES
A0.22	EXISTING IMAGES
A1.00	EXISTING SITE PLAN
A1.01	SCOPE OF WORK
A1.02	SCOPE OF WORK
A1.03	SCOPE OF WORK
A1.04	SCOPE OF WORK
A2.00	HISTORIC REFERENCE
A2.01	HISTORIC REFERENCE
A2.02	HISTORIC REFERENCE
A2.03	HISTORIC REFERENCE
A2.04	HISTORIC REFERENCE
A2.05	HISTORIC REFERENCE
A2.06	HISTORIC REFERENCE
A2.07	HISTORIC REFERENCE
A2.08	HISTORIC REFERENCE
A2.09	HISTORIC REFERENCE
A3.00	EXTERIOR RENDERING
A3.01	EXTERIOR RENDERING
A3.02	EXTERIOR RENDERING
A3.03	EXTERIOR RENDERING
A3.04	EXTERIOR RENDERING
A3.05	EXTERIOR RENDERING
A3.06	EXTERIOR RENDERING
A3.08	EXTERIOR RENDERING
A3.09	EXTERIOR RENDERING
A3.11	EXTERIOR RENDERING
A3.12	EXTERIOR RENDERING
A3.13	EXTERIOR RENDERING
A3.14	EXTERIOR RENDERING
A4.01	PROPOSED SITE PLAN
A4.02	ENLARGED SITE PLAN
A4.03	ENLARGED SITE PLAN
A4.04	ENLARGED SITE PLAN
A4.05	ENLARGED SITE PLAN
A4.06	SIDEWALK IMPROVEMENTS
D1.00	DEMOLITION GROUND FLOOR PLAN



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA 01-2009

HPB- Final Submission

LINCOLN ROAD
 100 Block
 Miami Beach, FL 33139

Owner:
 Name
 Address
 Address
 Tel:
 Email

Consultant:
 Name
 Address
 Address
 Tel:
 Email

Consultant: LANDSCAPE ARCHITECT
 Name
 Address
 Address
 Tel:
 Email

Consultant: CIVIL ENGINEER
 Name
 Address
 Address
 Tel:
 Email

Consultant:
 Name
 Address
 Address
 Tel:
 Email

Architect:
 Kobi Karp Architecture and Interior Design, Inc.
 571 NW 28TH ST
 Miami, Florida 33137 USA
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3766



INDEX
 LINCOLN ROAD - 100 BLOCK

Date	11-13-2023	Sheet No.	A0.01
Scale	-		
Project	2018		



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA 01-2020.

HPB- Final Submission

LINCOLN ROAD
 100 Block
 Miami Beach, FL 33139

Owner:
 Name
 Address
 Address
 Tel:
 Email

Consultant:
 Name
 Address
 Address
 Tel:
 Email

Consultant: LANDSCAPE ARCHITECT
 Name
 Address
 Address
 Tel:
 Email

Consultant: CIVIL ENGINEER
 Name
 Address
 Address
 Tel:
 Email

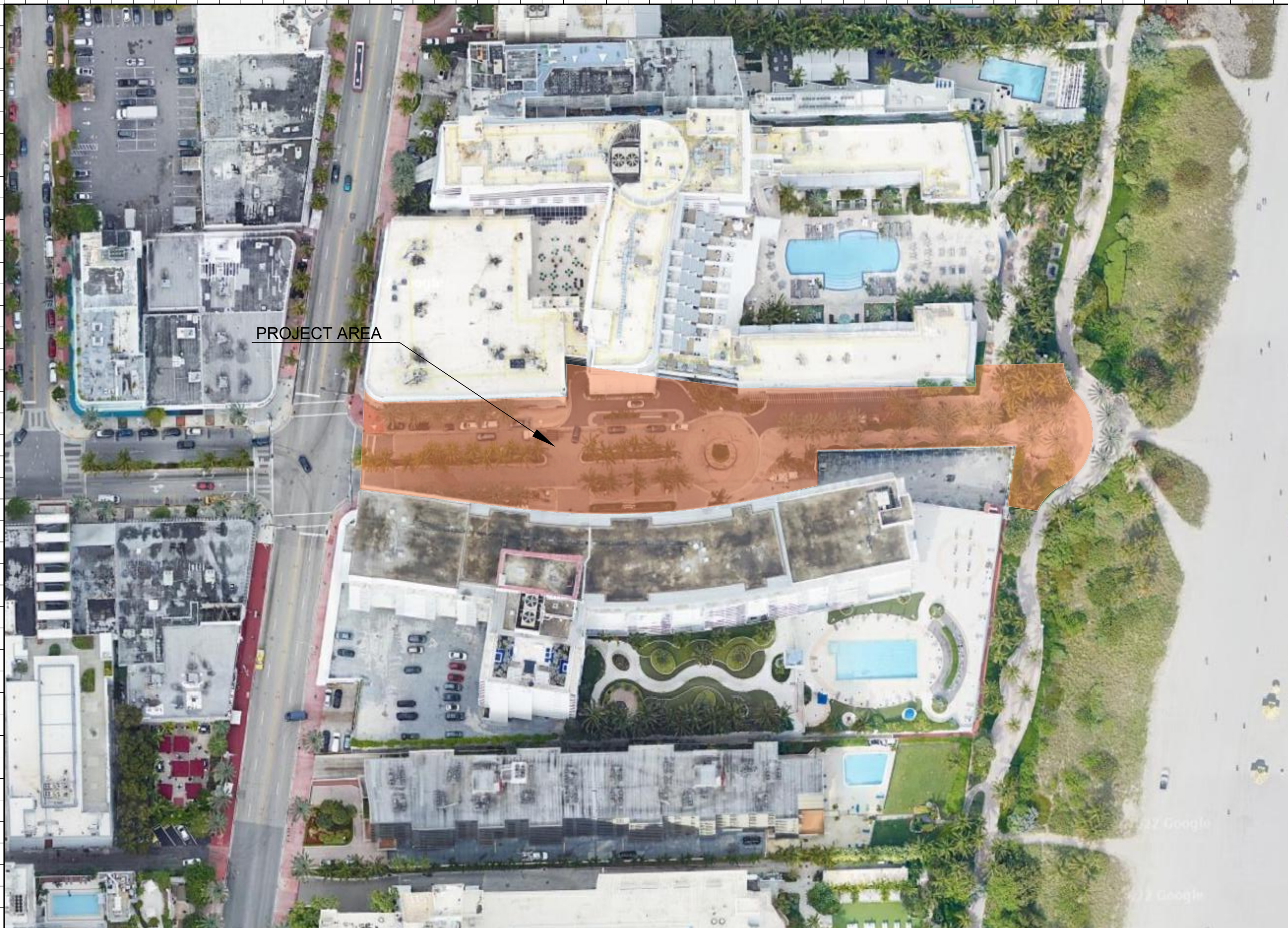
Consultant:
 Name
 Address
 Address
 Tel:
 Email

Architect:
 Kobi Karp Architecture and Interior Design, Inc.
 571 NW 25TH ST
 Miami, Florida 33137 USA
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3766



LOCATION PLAN/ AERIAL VIEW
LINCOLN ROAD - 100 BLOCK

Date	11-13-2023	Sheet No.	A0.04
Scale	NTS		
Project	2018		



PROJECT AREA



Rev.	Date	Rev.	Date

HPB- Final Submission

LINCOLN ROAD
100 Block
Miami Beach, FL 33139

Owner:
Name
Address
Tel:
Email

Consultant:
Name
Address
Tel:
Email

Consultant: LANDSCAPE ARCHITECT
Name: Naturalical
Address: 6915 Red Road, Suite 224
Tel: Coral Gables, FL 33143
Email: 786.717.6564

Consultant: CIVIL ENGINEER
Name: KIMLEY HORN
Address: 3201 Peters Road
Tel: Suite 2200
Email: Plantation, FL, 33324
954.535.5144

Consultant:
Name: Desimore Consulting Engineering
Address: 800 Brickell Avenue, 6th Floor
Tel: Miami, FL 33131
Email: 305.441.0755

Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 25TH ST
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

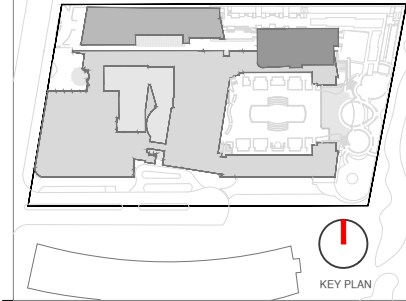


KOBI KARP
Lic. # AR0012578

LOCATION AERIAL
LINCOLN ROAD - 100 BLOCK

1 EXISTING - AERIAL

Date	11-13-2023	Sheet No.	A0.05
Scale	NTS		
Project	2018		



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA 01/2018

HPB- Final Submission

LINCOLN ROAD
 100 Block
 Miami Beach, FL 33139

Owner:
 Name
 Address
 Address
 Tel:
 Email

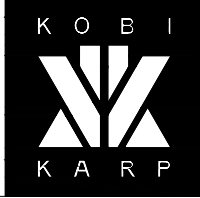
Consultant:
 Name
 Address
 Address
 Tel:
 Email

Consultant: LANDSCAPE ARCHITECT
 Name
 Address
 Address
 Tel:
 Email

Consultant: CIVIL ENGINEER
 Name
 Address
 Address
 Tel:
 Email

Consultant:
 Name
 Address
 Address
 Tel:
 Email

Architect:
 Kobi Karp Architecture and Interior Design, Inc.
 571 NW 28TH ST
 Miami, Florida 33137 USA
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3766



KOBI KARP
 Lic. # AR0012578

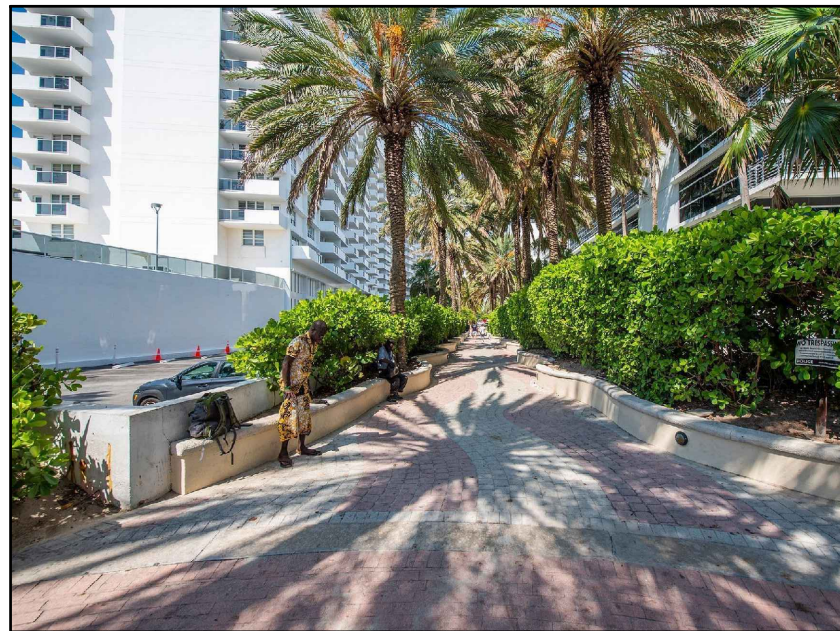
EXISTING IMAGES

LINCOLN ROAD - 100 BLOCK

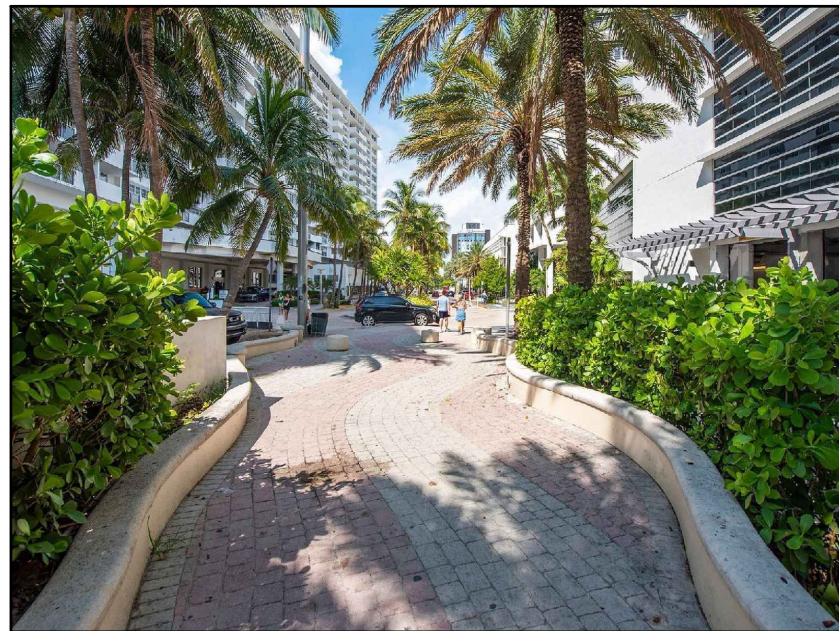
Date	11-13-2023	Sheet No.	A0.20
Scale	NTS		
Project	2018		



1 VIEW FROM BEACH ACCESS



2 BEACH ACCESS EAST SIDE VIEW



3 BEACH ACCESS WEST SIDE VIEW



4 VIEW EAST SIDE OF LINCOLN RD



5 VIEW TOWARDS DECO PLAGE



6 VIEW TOWARDS RITZ



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA 01-2020.

HPB- Final Submission

LINCOLN ROAD
 100 Block
 Miami Beach, FL 33139

Owner:
 Name
 Address
 Address
 Tel:
 Email

Consultant:
 Name
 Address
 Address
 Tel:
 Email

Consultant: LANDSCAPE ARCHITECT
 Name
 Address
 Address
 Tel:
 Email

Consultant: CIVIL ENGINEER
 Name
 Address
 Address
 Tel:
 Email

Consultant:
 Name
 Address
 Address
 Tel:
 Email

Architect:
 Kobi Karp Architecture and Interior Design, Inc.
 571 NW 25TH ST
 Miami, Florida 33137 USA
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3766



KOBİ KARP
 Lic. # AR0012578

EXISTING IMAGES

LINCOLN ROAD - 100 BLOCK

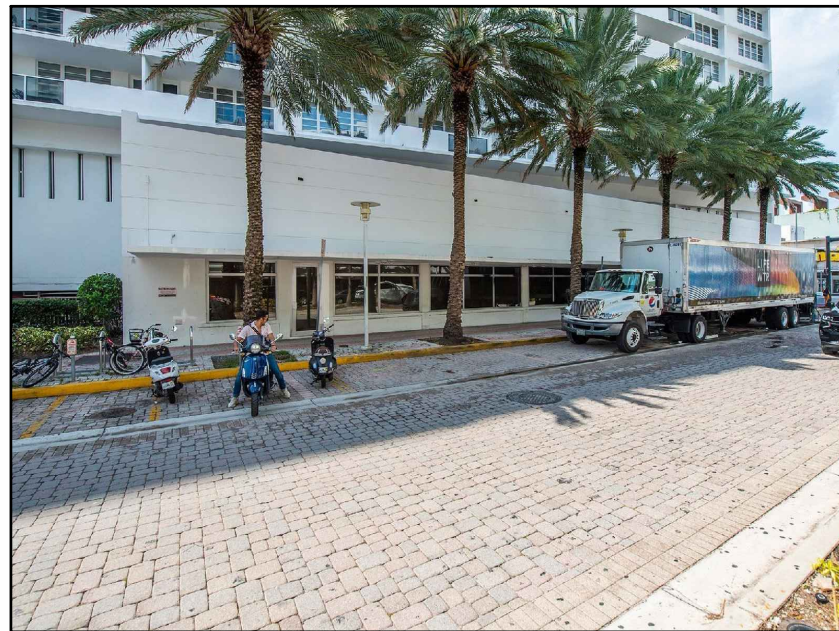
Date	11-13-2023	Sheet No.	A0.21
Scale	NTS		
Project	2018		



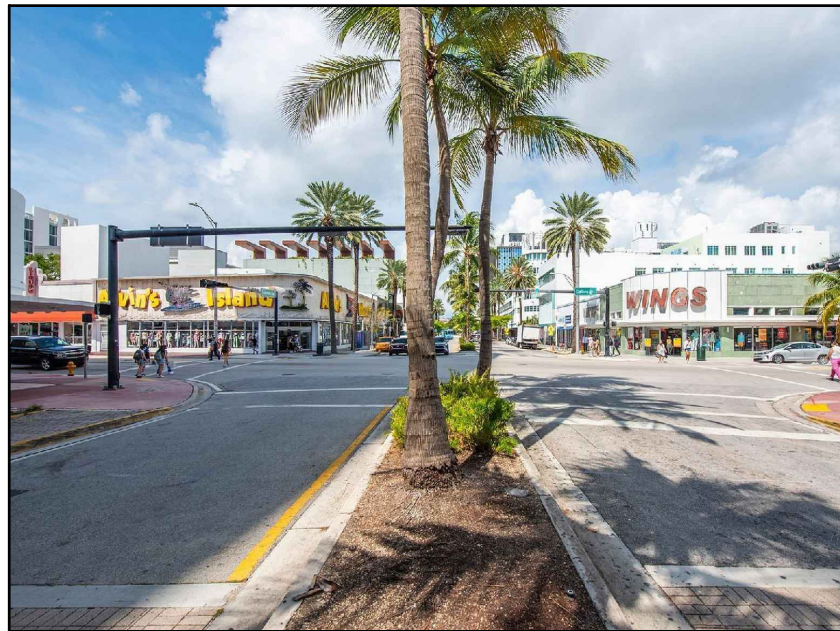
1 VIEW FROM BEACH ACCESS



2 BEACH ACCESS EAST SIDE VIEW



3 BEACH ACCESS WEST SIDE VIEW



4 VIEW EAST SIDE OF LINCOLN RD



5 VIEW TOWARDS DECO PLAGE



6 VIEW TOWARDS RITZ



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA 01-2020.

HPB- Final Submission

LINCOLN ROAD
 100 Block
 Miami Beach, FL 33139

Owner:
 Name
 Address
 Address
 Tel:
 Email

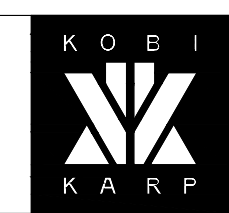
Consultant:
 Name
 Address
 Address
 Tel:
 Email

Consultant: LANDSCAPE ARCHITECT
 Name
 Address
 Address
 Tel:
 Email

Consultant: CIVIL ENGINEER
 Name
 Address
 Address
 Tel:
 Email

Consultant: Desimore Consulting Engineering
 Name
 Address
 Address
 Tel:
 Email

Architect:
 Kobi Karp Architecture and Interior Design, Inc.
 571 NW 26TH ST
 Miami, Florida 33137 USA
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3766

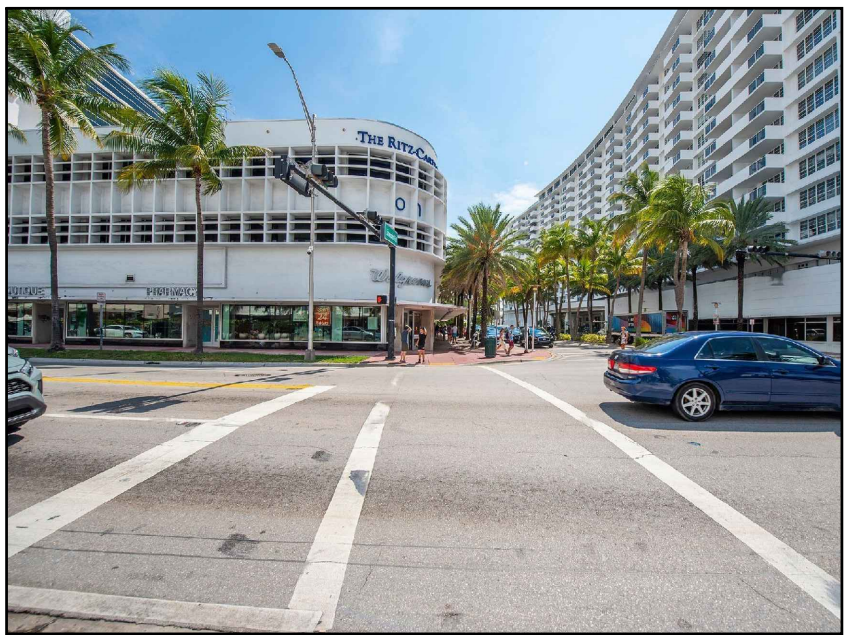


KOBİ KARP
 Lic. # AR0012578

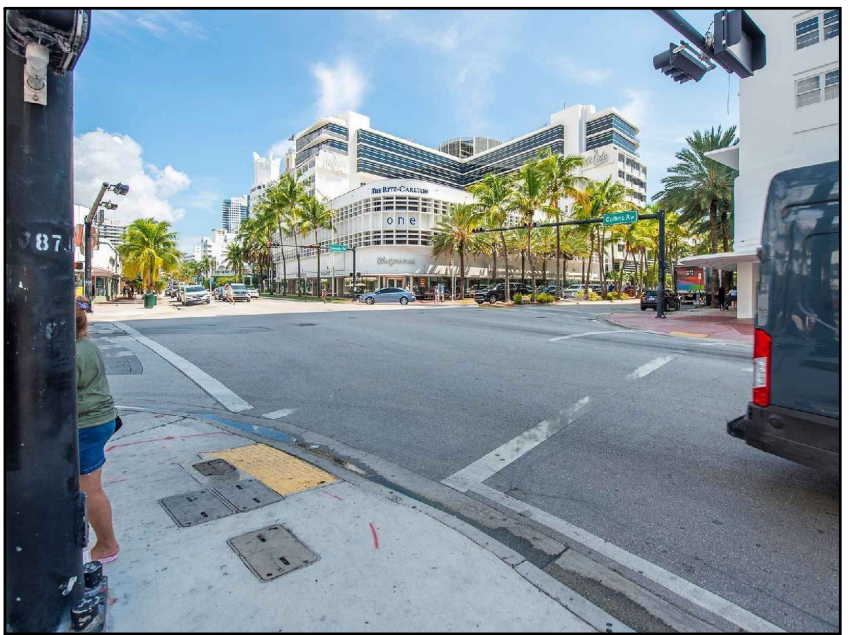
EXISTING IMAGES
 LINCOLN ROAD - 100 BLOCK



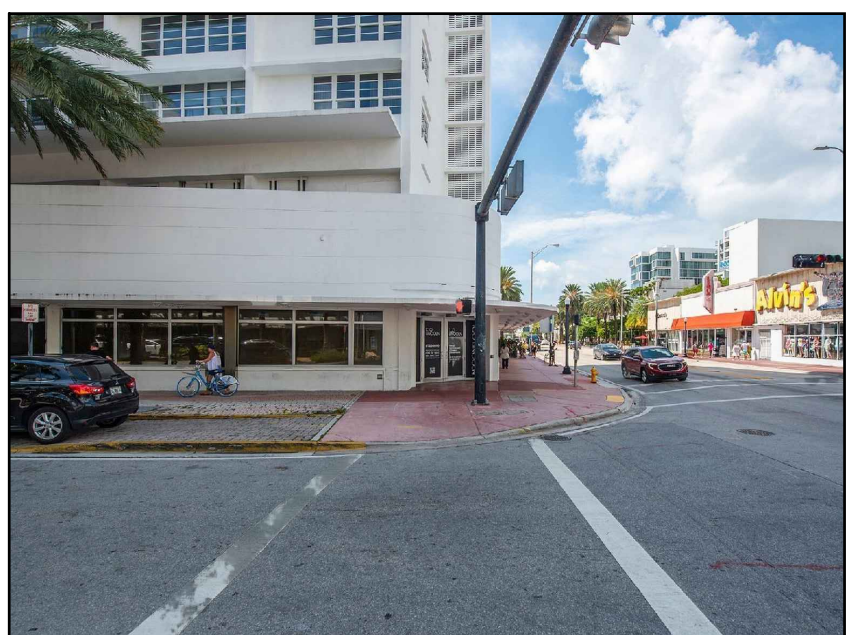
1 VIEW FROM BEACH ACCESS



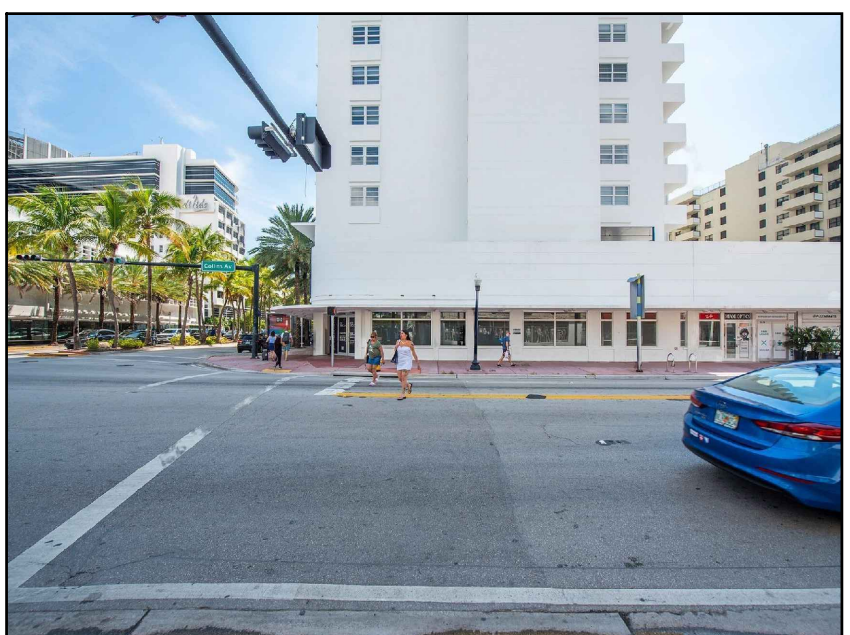
2 BEACH ACCESS EAST SIDE VIEW



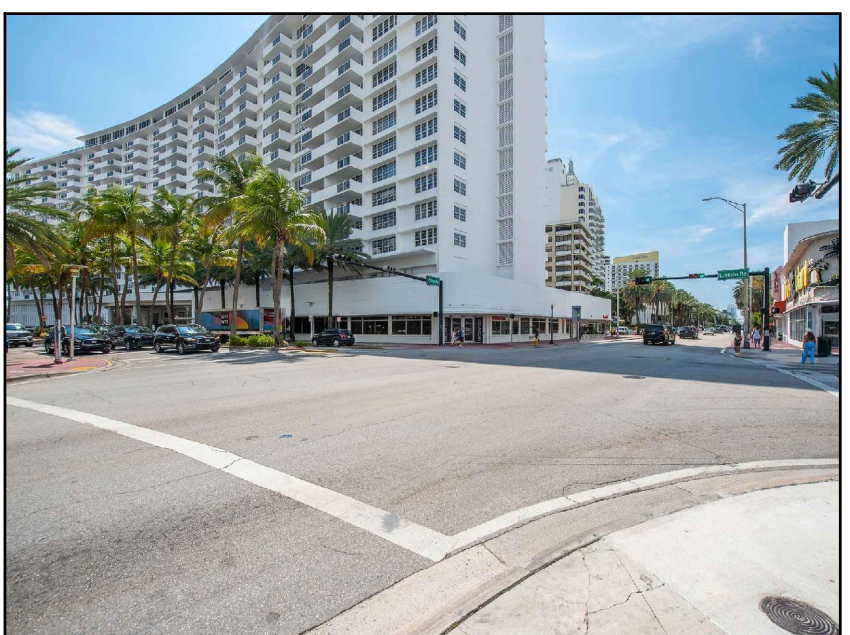
3 BEACH ACCESS WEST SIDE VIEW



4 VIEW EAST SIDE OF LINCOLN RD



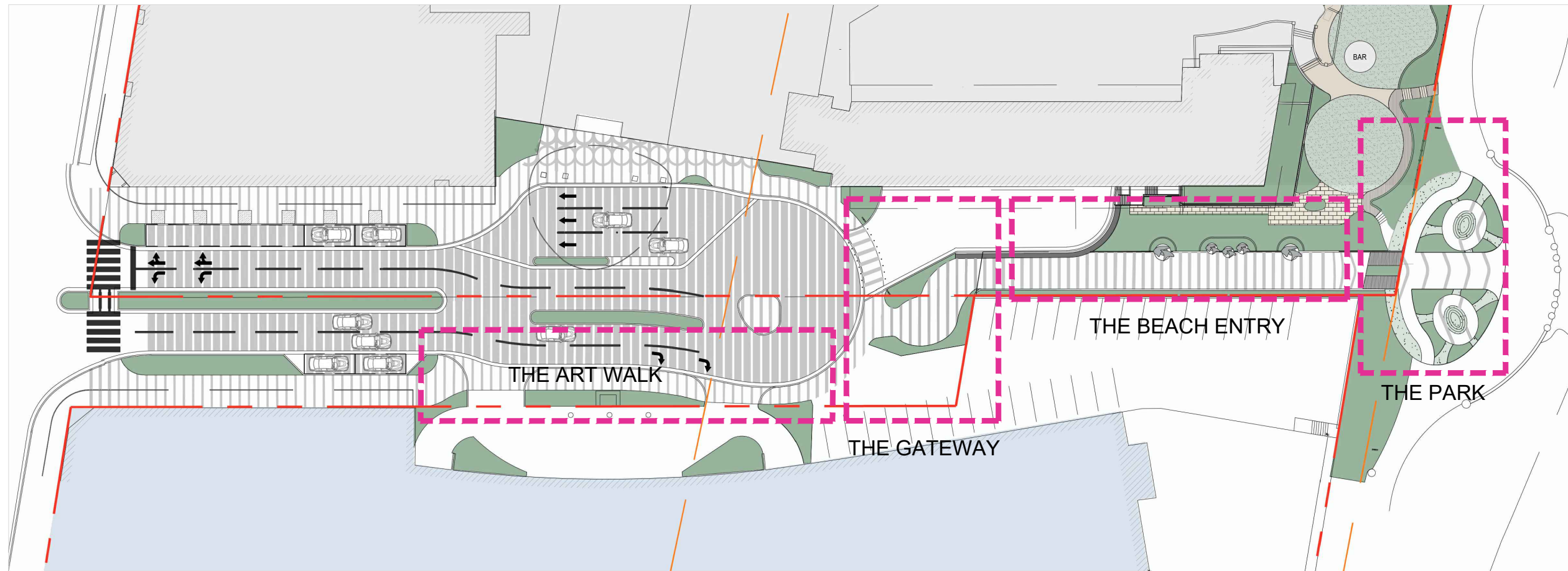
5 VIEW TOWARDS DECO PLAGE



6 VIEW TOWARDS RITZ

Date	11-13-2023	Sheet No.	A0.22
Scale	NTS		
Project	2018		

100 BLOCK MASTER PLAN



THE PARK

A newly created public amenity by the beach walk providing shade, refreshments, and displays of our historic neighborhood history.

THE GATEWAY/BEACH ENTRY

The Gateway structure will be proposed at a later submittal

THE ARTWALK

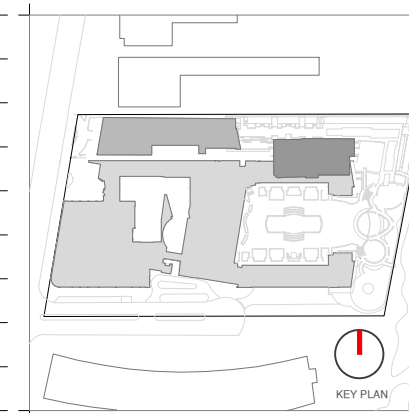
The south sidewalk from Collins Ave. to the beach entrance will

feature notable sidewalk and above ground artwork like an outdoor walking museum linking Lincoln Road's historic relations with the arts and cultural communities.

THE STREET

Revised landscaping, road lanes and medians designed to ease

traffic flow and direct pedestrians away from high traffic and commercial delivery areas.



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA 01-2009

HPB- Final Submission

LINCOLN ROAD
100 Block
Miami Beach, FL 33139

Owner:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

Consultant: LANDSCAPE ARCHITECT
Name: Naturalical
Address: 6915 Red Road, Suite 224
Address: Coral Gables, FL 33143
Tel: 786.717.6564
Email:

Consultant: CIVIL ENGINEER
Name: KIMLEY HORN
Address: 8201 PETERS ROAD
Address: Suite 2200
Tel: Plantation, FL, 33324
Email: 954.535.5144

Consultant:
Name: Desimore Consulting Engineering
Address: 800 Brickell Avenue, 6th Floor
Address: Miami, FL 33131
Tel: 305.441.0755
Email:

Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28TH ST
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

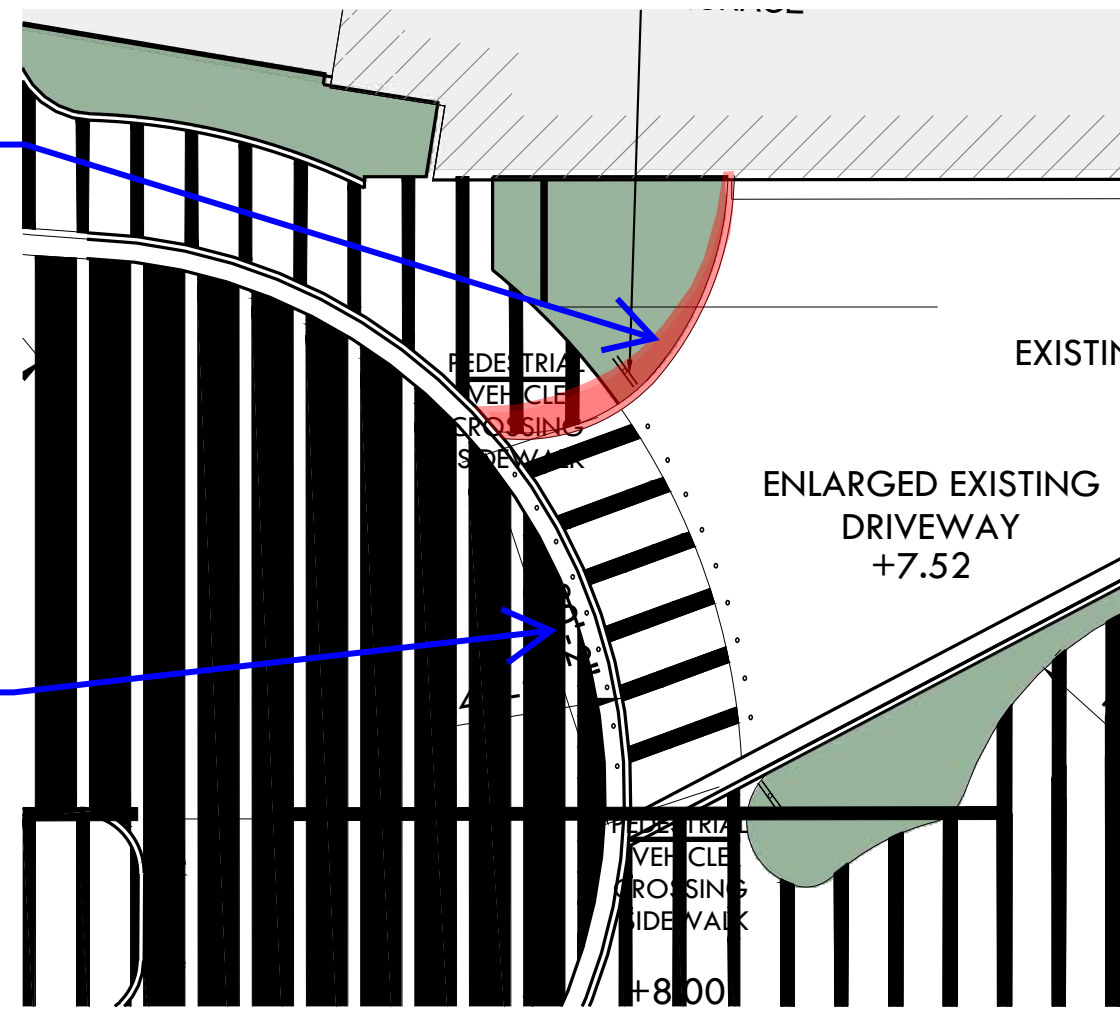
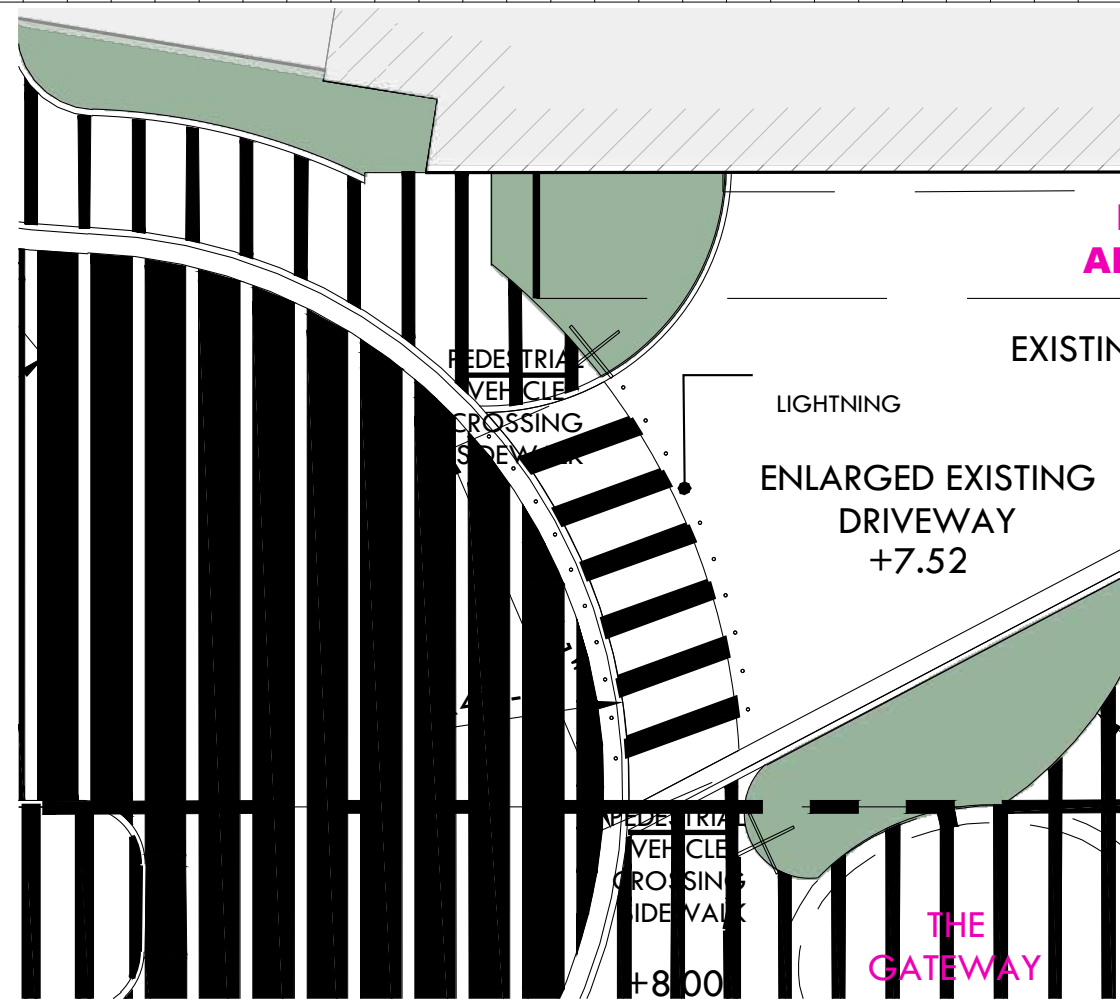
K O B I
K A R P

KOBİ KARP
Lic. # AR0012578

INTENT OF WORK

LINCOLN ROAD - 100 BLOCK

Date	11-13-2023	Sheet No.	A1.01
Scale	AS SHOWN		
Project	2018		

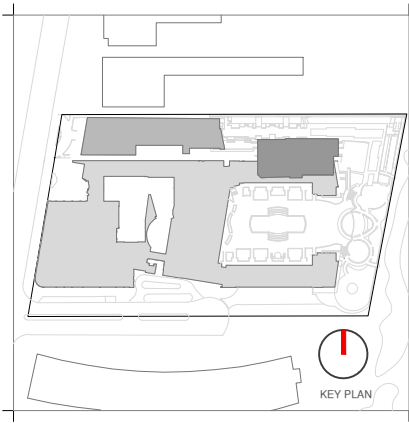


ENLARGED PLANTER WITH PEDESTRIAN WARNING SIGNS

REDUCED DRIVER WIDTH TO 30'-2"

**ORIGINAL SUBMITTAL PLAN
32'-1" LOADING DRIVEWAY
WITH PAVEMENT LIGHTING
AND PEDESTRIAN WARNING
SIGNS**

**REVISED SUBMITTAL PLAN
REDUCED 30'-2" LOADING
DRIVEWAY WITH PAVEMENT
LIGHTING AND PEDESTRIAN
WARNING SIGNS**



Rev.	Date	Rev.	Date

HPB- Final Submission

LINCOLN ROAD
100 Block
Miami Beach, FL 33139

Owner:
Name
Address
Tel:
Email

Consultant:
Name
Address
Tel:
Email

Consultant: LANDSCAPE ARCHITECT
Name: Naturalisical
Address: 6915 Red Road, Suite 224
Tel: Coral Gables, FL 33143
Email: 786.717.6564

Consultant: CIVIL ENGINEER
Name: KIMLEY HORN
Address: 3201 Peters Road
Tel: Suite 2200
Email: Plantation, FL, 33324
954.535.5144

Consultant:
Name: Desimore Consulting Engineering
Address: 800 Brickell Avenue, 6th Floor
Tel: Miami, FL 33131
Email: 305.441.0755

Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28TH ST
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



KOBI KARP
Lic. # AR0012578

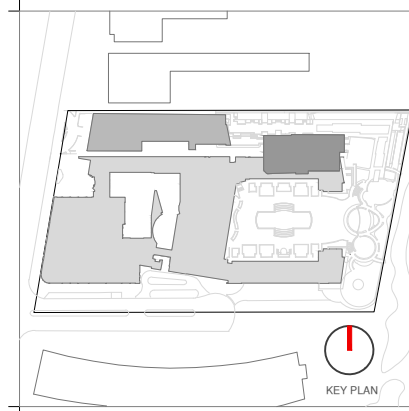
Date	11-13-2023	Sheet No.
Scale	-	
Project	2018	



**ORIGINAL ART WALL DESIGN
BIOMIMICRY CORAL INSPIRED WALL**



**REVISED ART WALL DESIGN
ART DECO GEOMETRIC INSPIRED
QUARTZITE ART WALL**



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA 01-2009

HPB- Final Submission

LINCOLN ROAD
100 Block
Miami Beach, FL 33139

Owner:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

Consultant: LANDSCAPE ARCHITECT
Name: Naturalifical
Address: 6915 Red Road, Suite 224
Address: Coral Gables, FL 33143
Tel: 786.717.8564
Email:

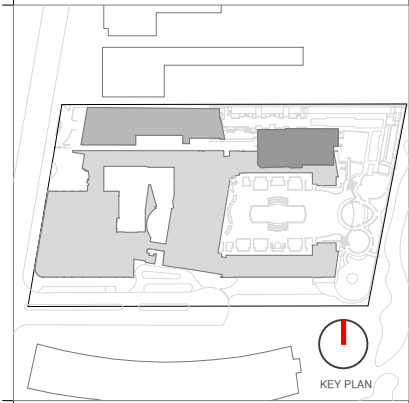
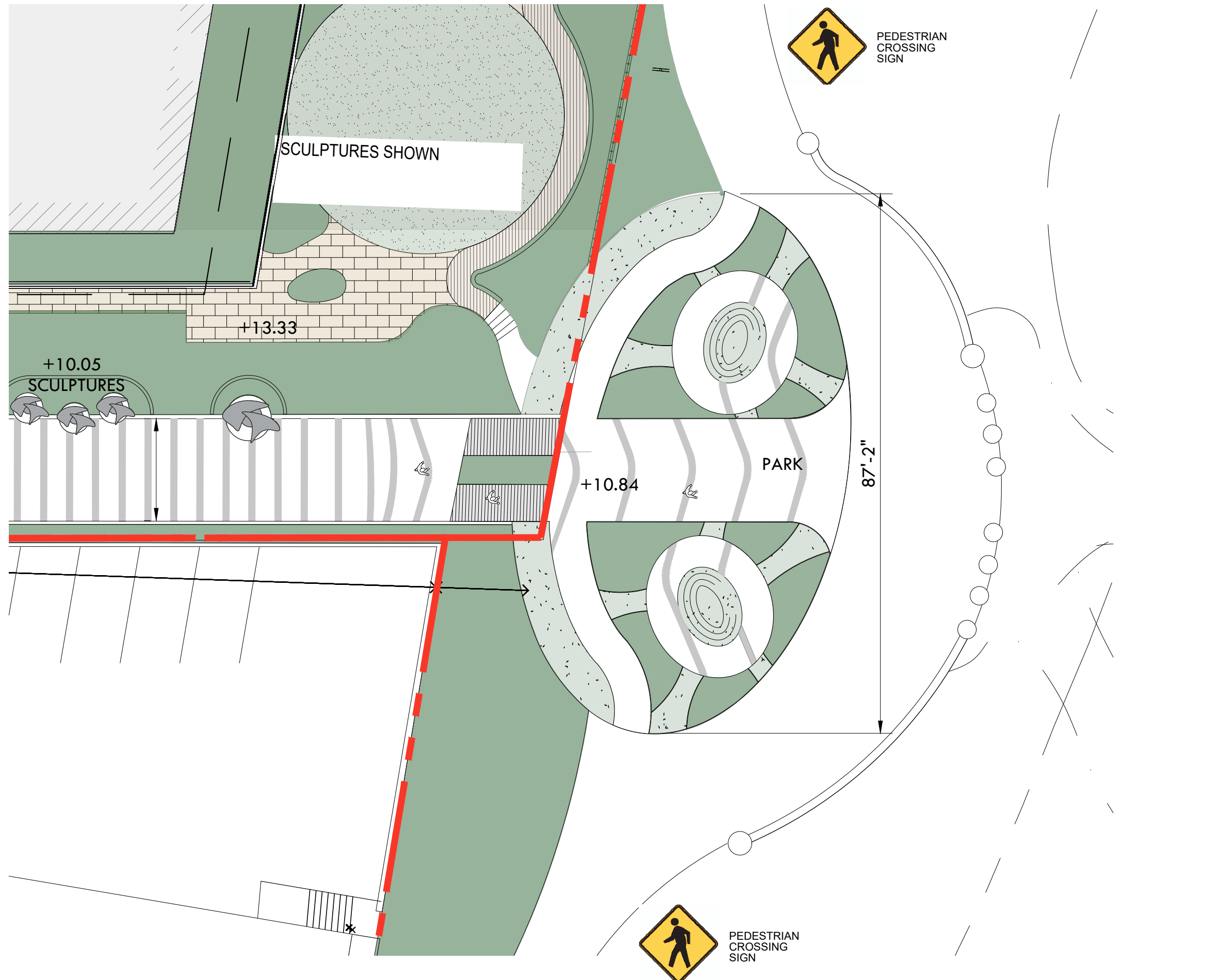
Consultant: CIVIL ENGINEER
Name: KIMLEY HORN
Address: 8201 Peters Road
Address: Suite 2200
Tel: Plantation, FL, 33324
Email: 954.535.5144

Consultant:
Name: Desimore Consulting Engineering
Address: 800 Brickell Avenue, 6th Floor
Address: Miami, FL 33131
Tel: 305.441.0755
Email:

Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28TH ST
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3786



Date	11-13-2023	Sheet No.
Scale	-	
Project	2018	



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA 01-2009

HPB- Final Submission

LINCOLN ROAD
 100 Block
 Miami Beach, FL 33139

Owner:
 Name
 Address
 Address
 Tel:
 Email

Consultant:
 Name
 Address
 Address
 Tel:
 Email

Consultant: LANDSCAPE ARCHITECT
 Name
 Address
 Address
 Tel:
 Email

Consultant: CIVIL ENGINEER
 Name
 Address
 Address
 Tel:
 Email

Consultant:
 Name
 Address
 Address
 Tel:
 Email

Architect:
 Kobi Karp Architecture and Interior Design, Inc.
 571 NW 28TH ST
 Miami, Florida 33137 USA
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3766

K O B I

 K A R P

KOBİ KARP
 Lic. # AR0012578

ADDED PEDESTRIAN CROSSWALK SIGNS AT BEACH WALK FOR SAFETY

Date	11-13-2023	Sheet No.
Scale	-	
Project	2018	



100 BLOCK PARK COMPONENT



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE, & INTERIOR DESIGN, INC. AIA 01-2020

HPB- Final Submission

LINCOLN ROAD
100 Block
Miami Beach, FL 33139

Owner:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

Consultant: LANDSCAPE ARCHITECT
Name: NaturalScape
Address: 6915 Red Road, Suite 224
Address: Coral Gables, FL 33143
Tel: 786.717.6564
Email:

Consultant: CIVIL ENGINEER
Name: KIMLEY HORN
Address: 8201 Peters Road
Address: Suite 2200
Tel: Plantation, FL, 33324
Email: 954.535.5144

Consultant:
Name: Desimore Consulting Engineering
Address: 800 Brickell Avenue, 6th Floor
Address: Miami, FL 33131
Tel: 305.441.0755
Email:

Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28TH ST
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

KOBI KARP
Lic. # AR0012578

INTENT OF WORK

LINCOLN ROAD - 100 BLOCK

Date	11-13-2023	Sheet No.	A1.02
Scale	AS SHOWN		
Project	2018		