

947 LINCOLN

Miami Beach, Florida

Context Aerial

02-15-2017

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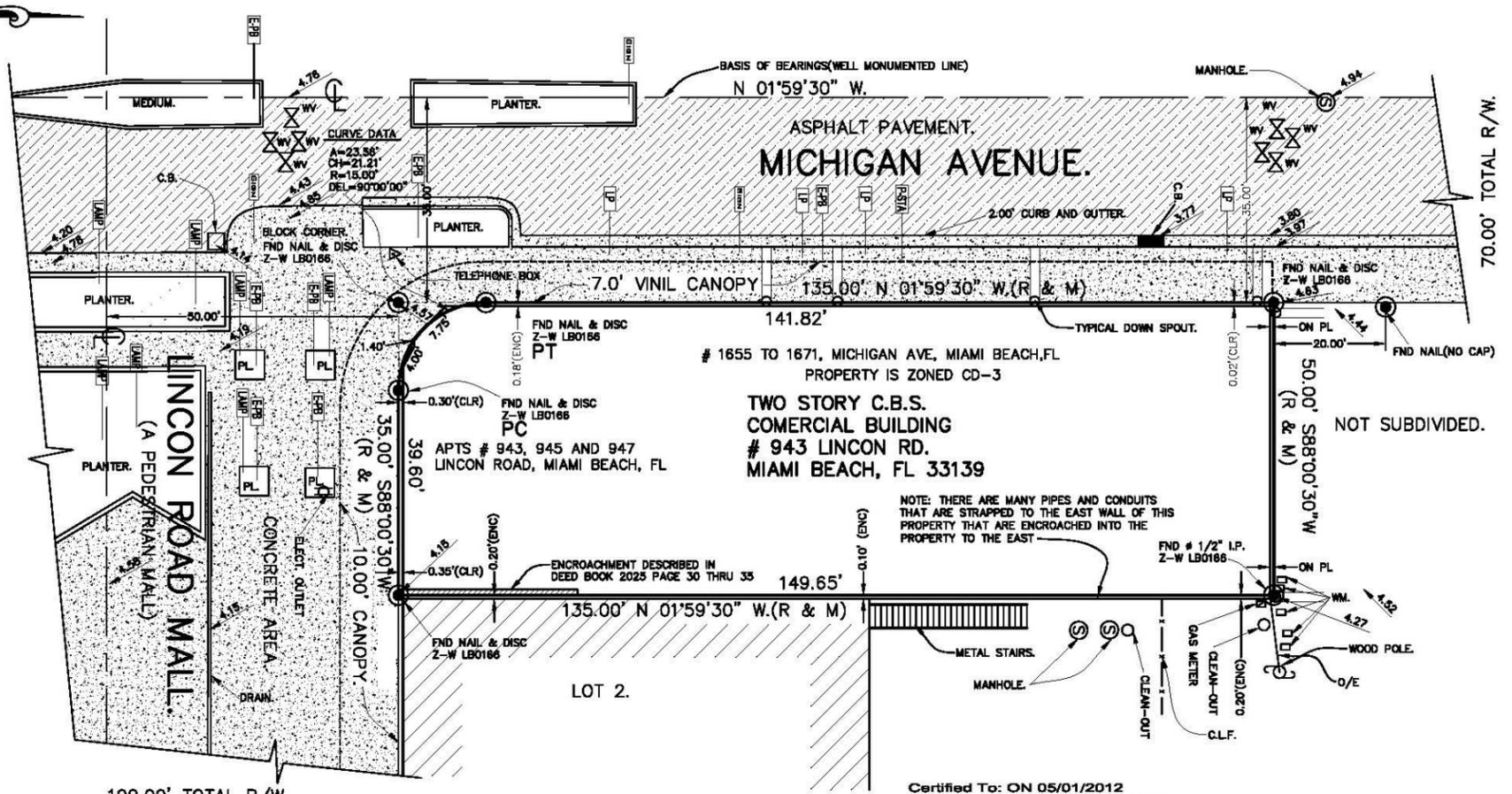
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X-1

SYMBOL LEGEND:

- LIGHT POLE
- TYPICAL STATION
- UTILITY POLE
- MAIL BOX
- ELECTRIC BOX
- TRAFFIC SIGNAL BOX
- FIRE HYDRANT
- STORM SEWER/CATCH BASIN
- WATER METER
- SIGN
- TELEPHONE BOX
- WATER VALVE
- ELEVATIONS
- TRAFFIC LANE FLOW
- CENTER LINE
- MONUMENT LINE
- DIAMETER

ALTA/ACSM LAND TITLE SURVEY



FLOOD INFORMATION:
 COMMUNITY NUMBER : 120651
 PANEL NUMBER : 12088C0317L
 SUFFIX : L
 DATE OF FIRM : 09-11-2009
 FIRM ZONE : AE
 BASE FLOOD ELEVATION : 5.00'
 DATE FIELD WORK : 01-14-2013
 DATE DRAFTING : 01-15-2013
 DATE SIGNED AND SEALED : 01-16-2013
 REVISED SURVEY : N/A

SURVEYOR'S NOTES:
 1. EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORD INSTRUMENTS IF ANY, AFFECTING THE PROPERTY.
 2. LOCATION AND IDENTIFICATION OF UNDERGROUND ENCROACHMENTS OR UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT REQUESTED.
 3. NO SEARCH OF PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE FOR ACCURACY AND OR OMISSIONS.
 4. THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED, IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM FROM ENCUMBRANCES, TITLE ABSTRACT NOT REVIEWED.
 5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 6. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF ENTITIES NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.
 7. DIMENSIONS, BEARINGS OR ANGLES INDICATED HEREIN ARE MEASURED AND ARE THE SAME AS PLAT VALUES UNLESS OTHERWISE INDICATED.
 8. ALL RIGHTS OF WAY SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED.
 9. UTILITY FACILITIES WITHIN UTILITY EASEMENTS NOT NOTED AS VIOLATIONS, DRIVEWAYS OR PORTIONS THEREOF WITHIN ROADWAYS NOT NOTED AS VIOLATIONS OR ENCROACHMENTS.
 10. R/W LINES DEPICTED HEREON ARE REFERENCED TO THE PLATS OF PUBLIC RECORD (LISTED BELOW) NO ADDITIONAL INFORMATION WAS PROVIDED TO THIS OFFICE REGARDING CHANGES IN RIGHTS OF WAY, DEDICATIONS, LOT LINES, PROPERTY LINES, ZONING ETC.
 11. THIS DRAWING IS PROPERTY OF ZURWELLE-WHITTAKER, INC. AND CANNOT BE REPRODUCED WITHOUT WRITTEN CONSENT.
 12. THE ELEVATION INFORMATION SHOWN HEREON IF ANY IS RELATIVE TO THE NATIONAL GEODESIC VERTICAL DATUM, (N.G.V.D.), OF 1929, UNLESS OTHERWISE NOTED.
 13. BENCHMARK USED: NO ELEVATION REQUESTED.
 14. COORDINATES SHOWN ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983/90 2007 NAD83 ADJUSTMENT.
 15. COORDINATE CONVERSIONS (IF ANY) HAVE BEEN CONVERTED USING CORPSON VERSION 6.6.1, FROM U.S. ARMY CORPS OF ENGINEERS ALGEBRA-VIRGINIA.
 16. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
 17. ACCURACY OF INDIVIDUAL POINTS: FOR EXPECTED USE OF LAND AS ESTIMATED BY 1947-71 THE FIELD MEASUREMENTS VERIFIED BY CALCULATIONS OF A CLOSED GEOMETRIC FIGURE BASED UPON FIELD INFORMATION TAKEN IN THE FIELD BY TOTAL STATION AND OR GPS/SURFS.
 RELATIVE STATIONING ACCURACY FOR THIS SURVEY IS SHOWN ON LINES:
 X COMMERCIAL/HIGH RISK LINEAR: 1 FOOT IN 10,000 FEET
 SUBURBAN LINEAR: 1 FOOT IN 7,500 FEET
 RURAL LINEAR: 1 FOOT IN 5,000 FEET

SURVEYOR'S CERTIFICATE:
 I HEREBY CERTIFY THAT THE ATTACHED "ALTA/ACSM SURVEY" WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SURVEY MEETS MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027.

LEGAL DESCRIPTION:
 LOT 1, BLOCK 37 OF "COMMERCIAL SUBDIVISION OF THE ALTON BEACH REALTY COMPANY", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6 AT PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

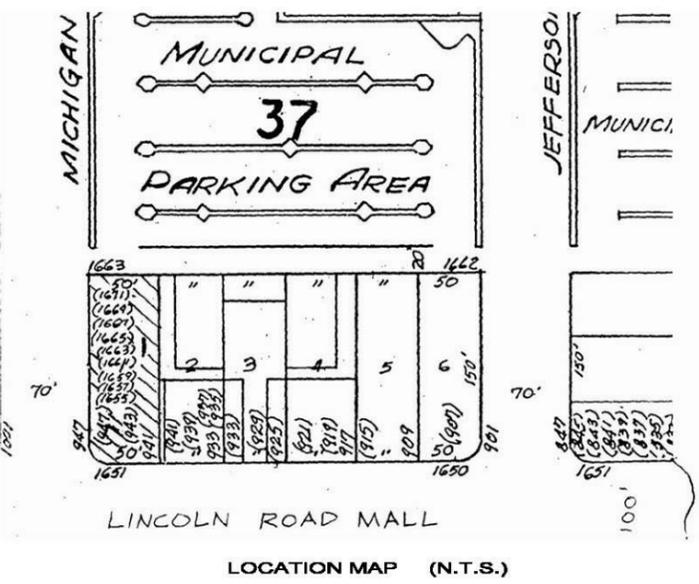
PROPERTY CONTAINS 7452 SQUARE FEET, MORE OR LESS OR 0.171 ACRES MORE OR LESS.

THIS OFFICE HAS REVIEWED A COPY OF "FIRST AMERICAN TITLE INSURANCE COMPANY" COMMITMENT FOR THE 1998 INSURANCE FILE NO 3020-584766, DATED DECEMBER 19th 2012 @ 8:00 AM. AND HAS FOUND THE FOLLOWING:
 1- N/P
 2- N/P
 3- AS SHOWN
 4- N/P
 5- AS SHOWN
 6- N/P
 7- N/P
 8- N/P
 9- AS SHOWN
 10- DEED BOOK 257 PAGE 319 THRU PAGE 322 CONTAINS RESTRICTIVE COVENANTS PERTAINING TO RACE AND ETHNIC EXCLUSIONS, LIQUOR EXCLUSIONS AND ANIMAL EXCLUSIONS
 11- ENCROACHMENT IN DEED BOOK 2025 PAGE 30 THRU PAGE 35 IS UNDERGROUND AND CAN NOT BE VERIFIED.
 12- DEED BOOK 2360 PAGE 395 IS ILLEGIBLE AND NOT PLOTTABLE.
 13- N/P
 14- N/P
 15- N/P

CERTIFIED TO:
 1. 947 Lincoln Road Holdings LLC; and
 2. First American Title Insurance Company.

SURVEYOR'S CERTIFICATE:
 I HEREBY CERTIFY THAT THE ATTACHED "ALTA/ACSM SURVEY" WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SURVEY MEETS MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027.

Certified To: ON 05/01/2012
 1) Sixteen and Twenty Six LLC
 2) Madison Title Agency, LLC
 3) Stewart Title Guaranty Company



ZURWELLE-WHITTAKER, INC.
 EST. 1928
 CONSULTING ENGINEERS AND SURVEYORS
 1140 WEST 60th ST., SUITE 307, HALEAH, FL 32910
 PH: (904) 534-4688 FAX: (904) 531-4589
 WWW.ZURWELLE-WHITTAKER.COM
 CERTIFICATE OF AUTHORIZATION NO. LB000166 EB 0028851
 MEMBER: FLORIDA LAND SURVEYORS COUNCIL, FLORIDA SURVEYING AND MAPPING SOCIETY

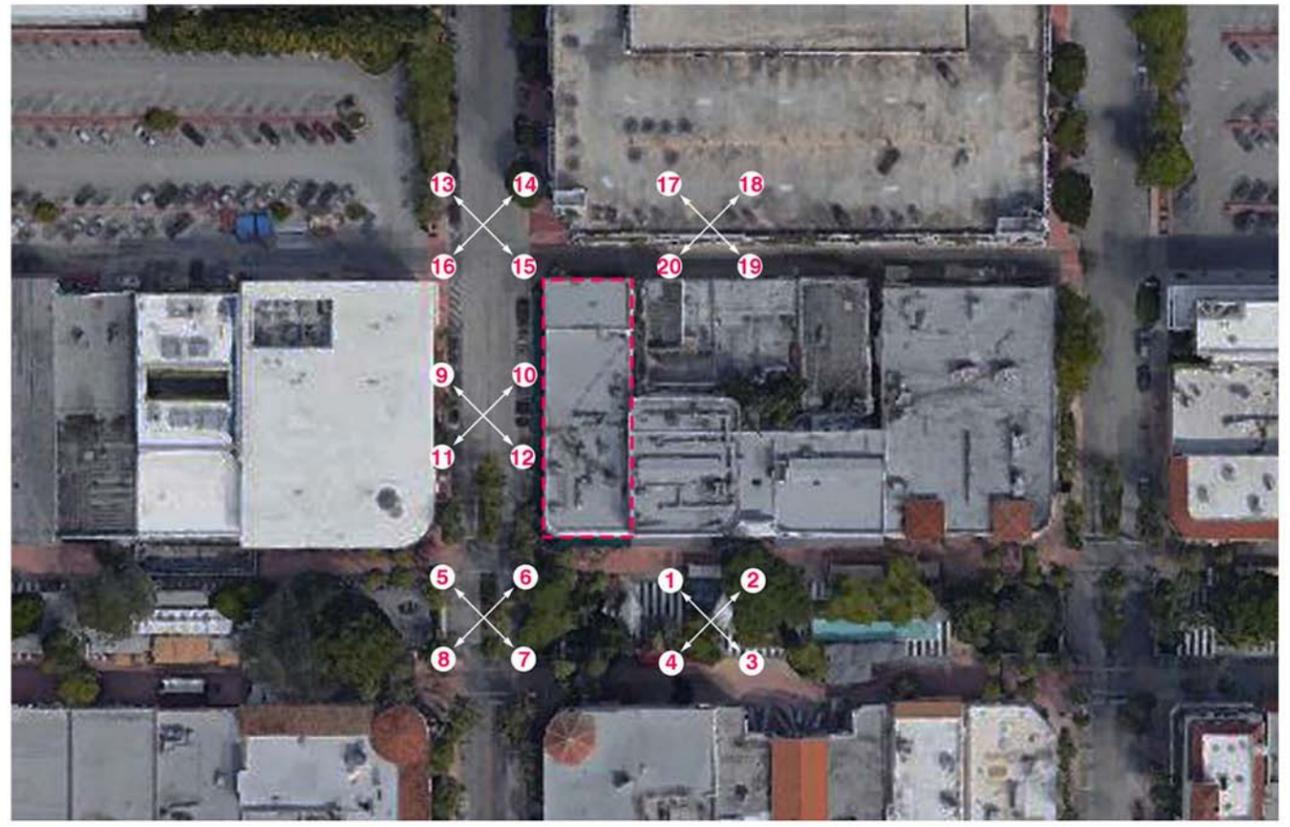
Eddie A. Martinez
EDDIE A. MARTINEZ
 PROFESSIONAL SURVEYOR AND MAPPER
 LICENSE NO. LB0166
 STATE OF FLORIDA

PROJECT:
 1657 MICHIGAN AVE
 MIAMI BEACH, FL 33139

JOB No.	N/A
FIELD BOOK	J.C. CARAGA
SCALE	1" = 20'
DRAWN	JMR
REVISED	EAM
REVISIONS	08-28-2008 04-27-2012
SHEET No.	1 OF 1



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947 LINCOLN

Miami Beach, Florida

Context 1.1

02-15-2017

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947 LINCOLN

Miami Beach, Florida

Context 1.2

02-15-2017

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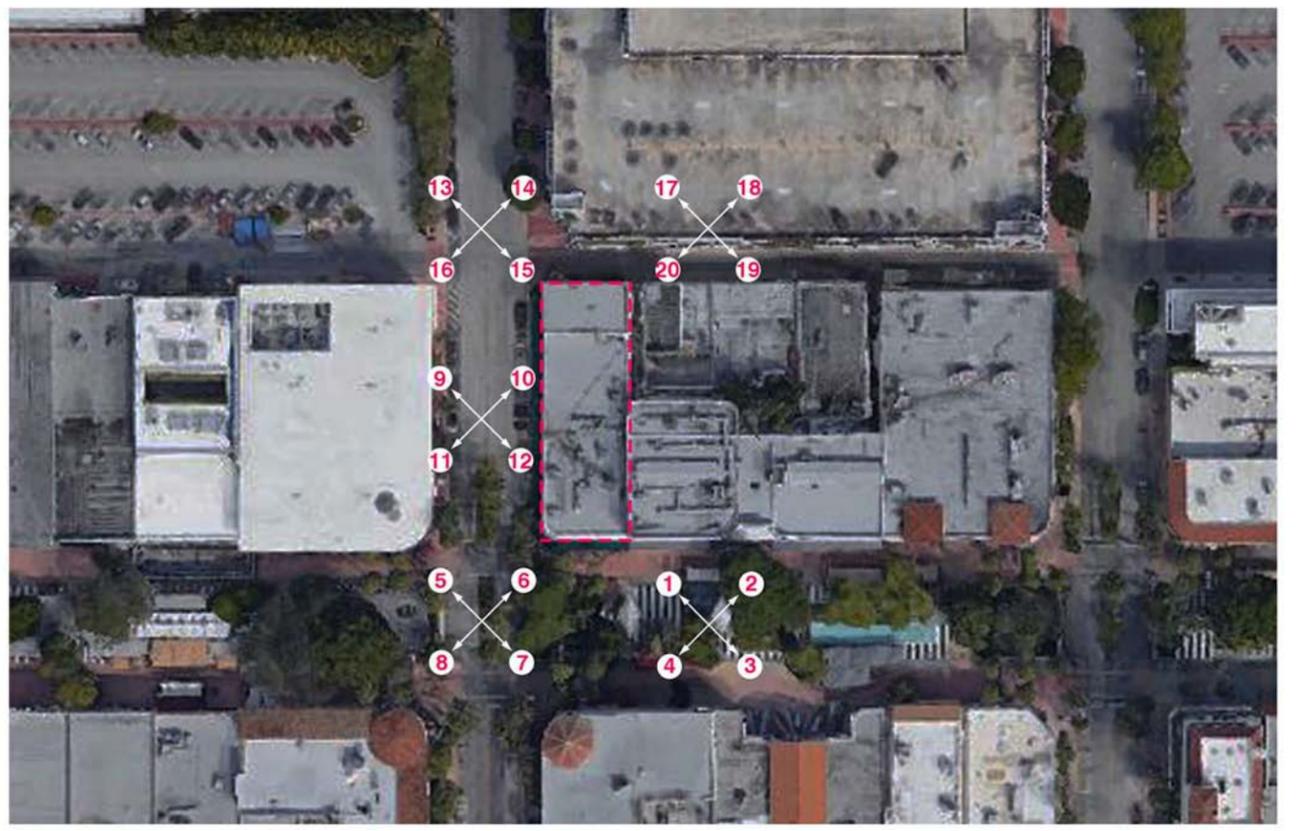
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947 LINCOLN

Miami Beach, Florida

Context 1.3

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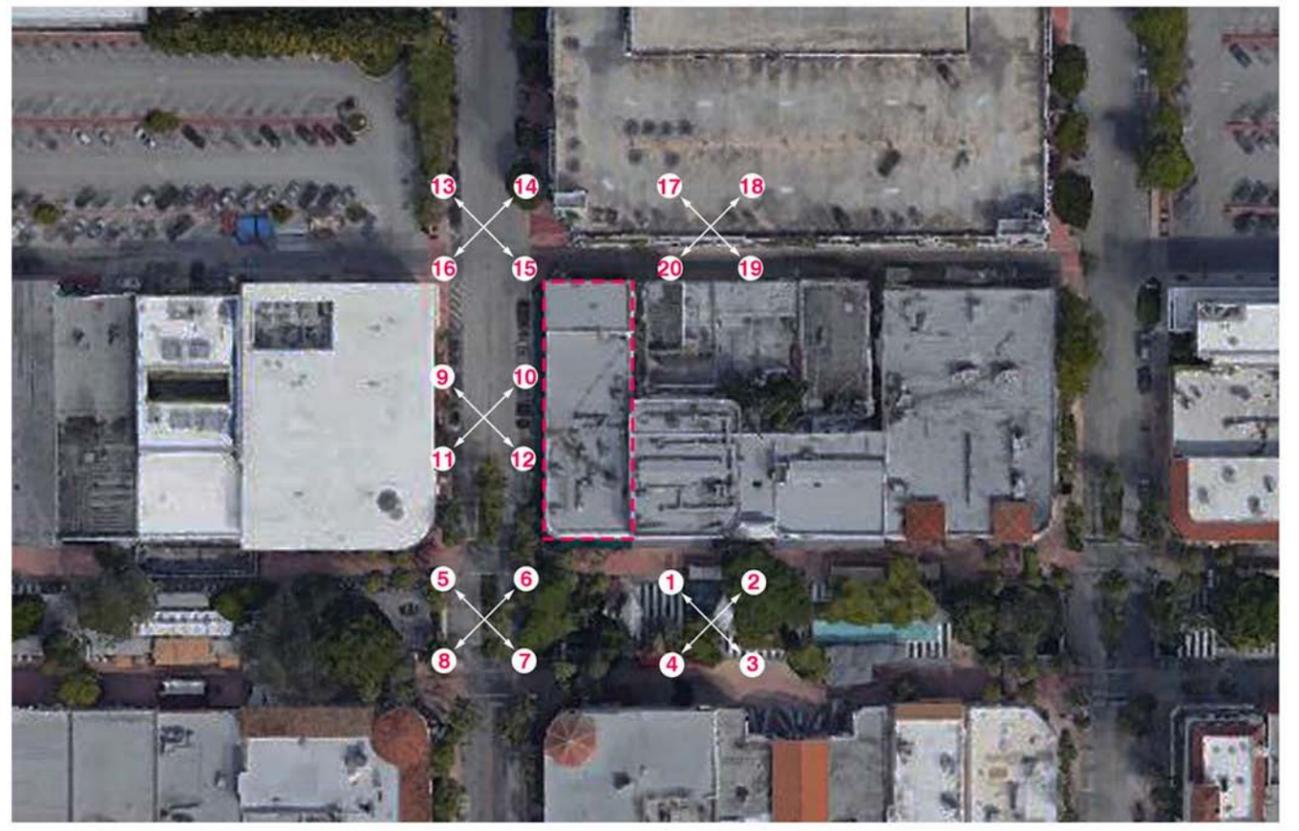
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X-4



10



11



12

947 LINCOLN

Miami Beach, Florida

Context 1.4

02-15-2017

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13



14



15

947 LINCOLN

Miami Beach, Florida

Context 1.5

02-15-2017

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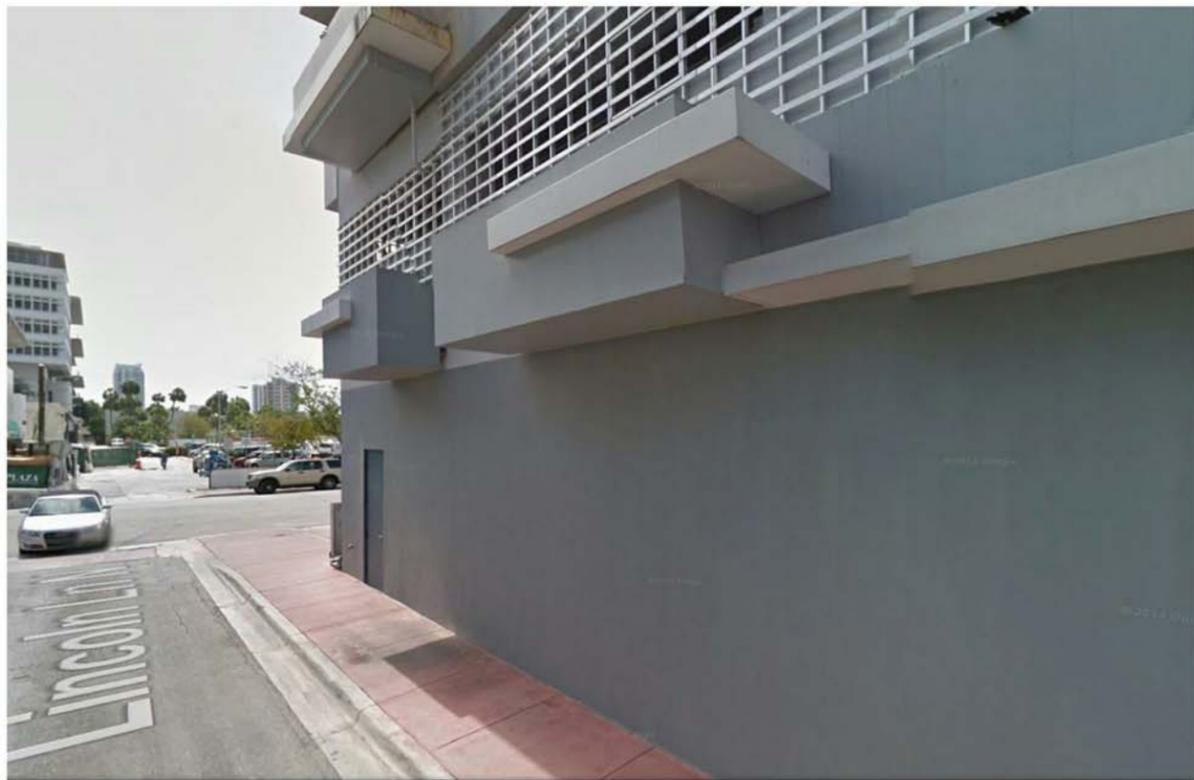
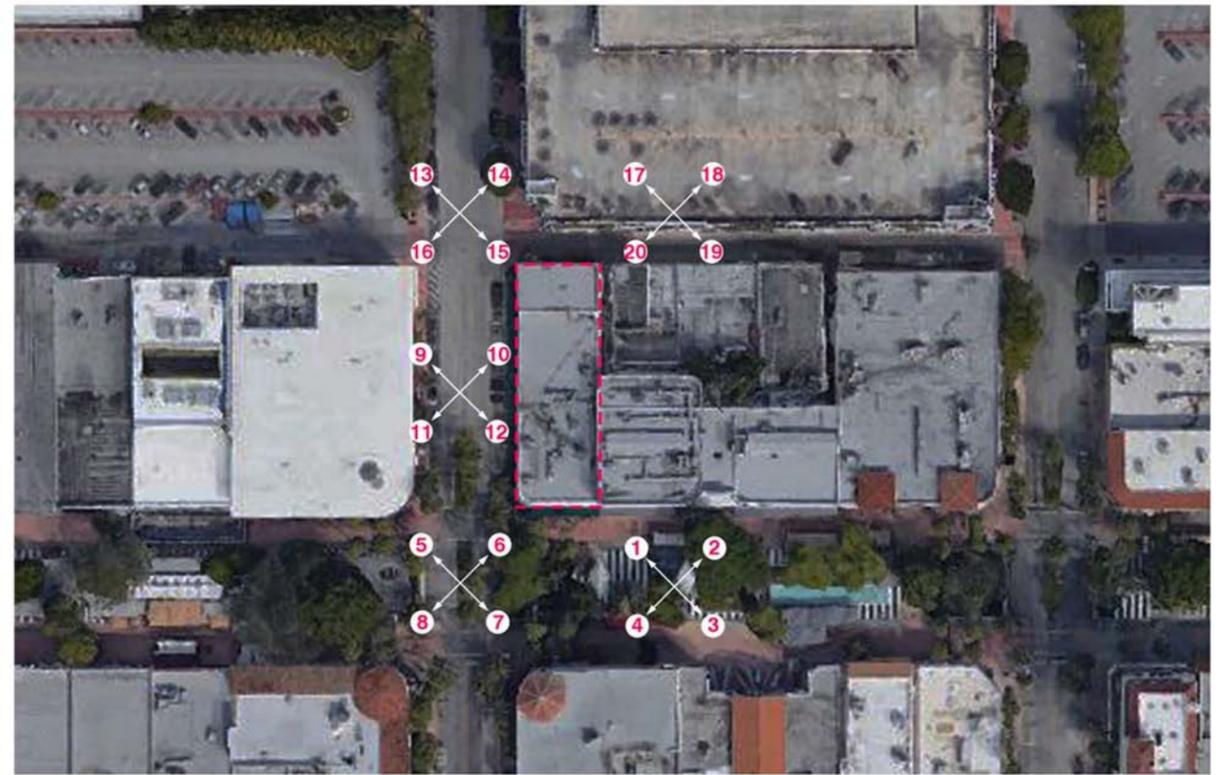
19



20



16



17



18

947 LINCOLN

Miami Beach, Florida

Context 1.6

02-15-2017

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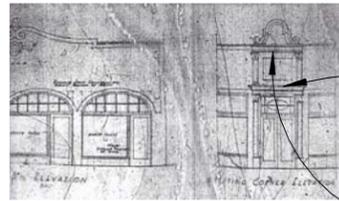


1924



NO INFORMATION AVAILABLE THAT ILLUSTRATES ORIGINAL ARCHITECTURE

ORIGINAL
 EXISTING ADDITION
 ADDITION
 DEMOLISHED
 HISTORIC ELEMENTS REBUILT



L. MURRAY DIXON ARCHITECT AS-BUILTS

CHAMFERED BUILDING

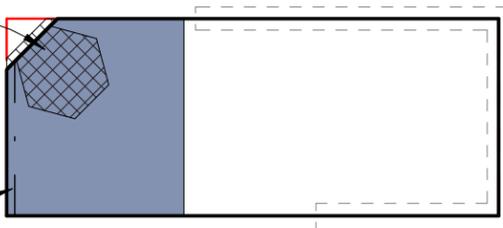
FACADE RENOVATION
1924-1937



NO INFORMATION AVAILABLE THAT ILLUSTRATES ANY ALTERATIONS TO ORIGINAL ARCHITECTURE

CUPOLA REPLACED PREVIOUS ARCHED DESIGN

1937



NO INFORMATION AVAILABLE THAT ILLUSTRATES ANY ALTERATIONS TO ORIGINAL ARCHITECTURE

1937 RENOVATIONS BY L. MURRAY DIXON ARCHITECT



1939 AFTER RENOVATIONS BY L. MURRAY DIXON ARCHITECT

FACADE ON LINCOLN RENOVATED & EXTENDED 2'-0" TOWARDS LINCOLN.

1937-1980

DIXON CUPOLA REMOVED.



NO INFORMATION AVAILABLE THAT ILLUSTRATES ANY ALTERATIONS TO ORIGINAL ARCHITECTURE



ALL WINDOWS WITHIN ARCHES RENOVATED

1980-1990?

FACADE RENOVATIONS

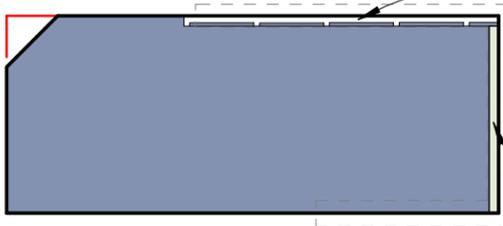


1924 WALL REMAIN ON MICH.



2017

NEW PROPOSAL FOR SITE



NO INFORMATION AVAILABLE THAT ILLUSTRATES ANY ALTERATIONS TO ORIGINAL ARCHITECTURE

EXISTING WALL TO BE RECONSTRUCTED

EXISTING FAR

Lot Size 7,452 SF

Levels	Area
--------	------

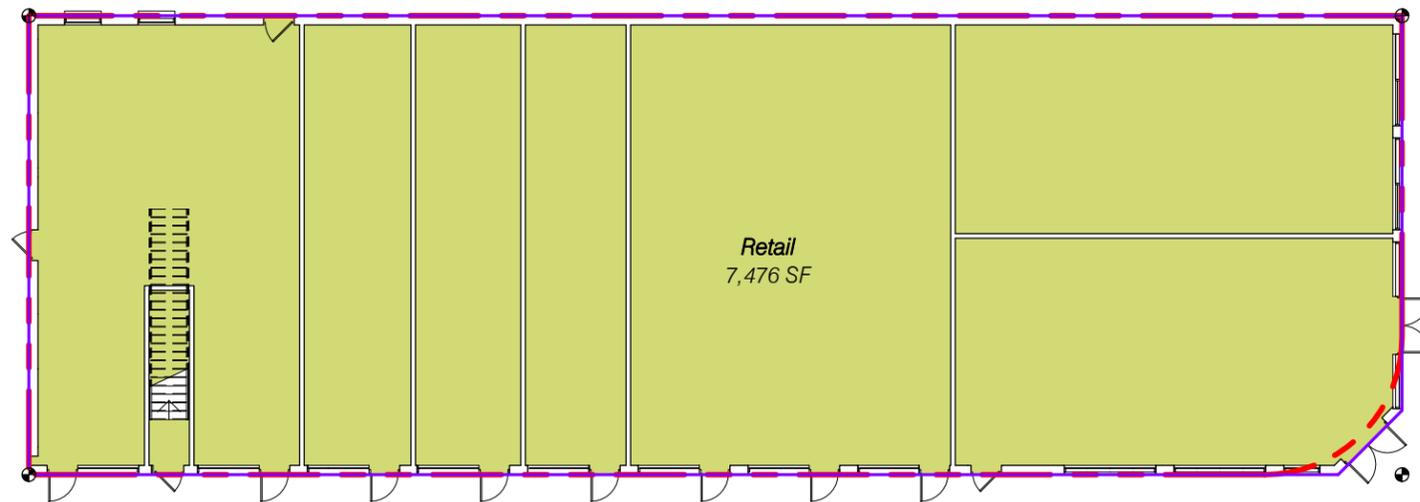
Level 1	7,476 SF
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Level 2	1,524 SF
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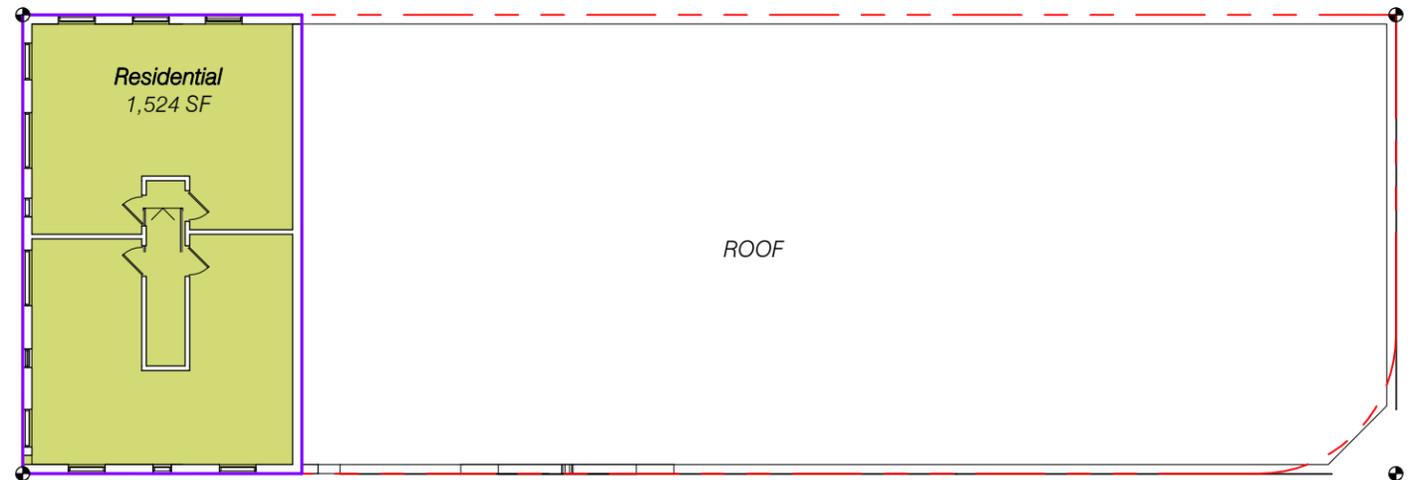
9,000 SF FAR 1.2

LOT COVERAGE

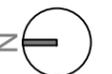
LOT SIZE 7,452 SF
 BLDG 7,452 SF (100.0%)

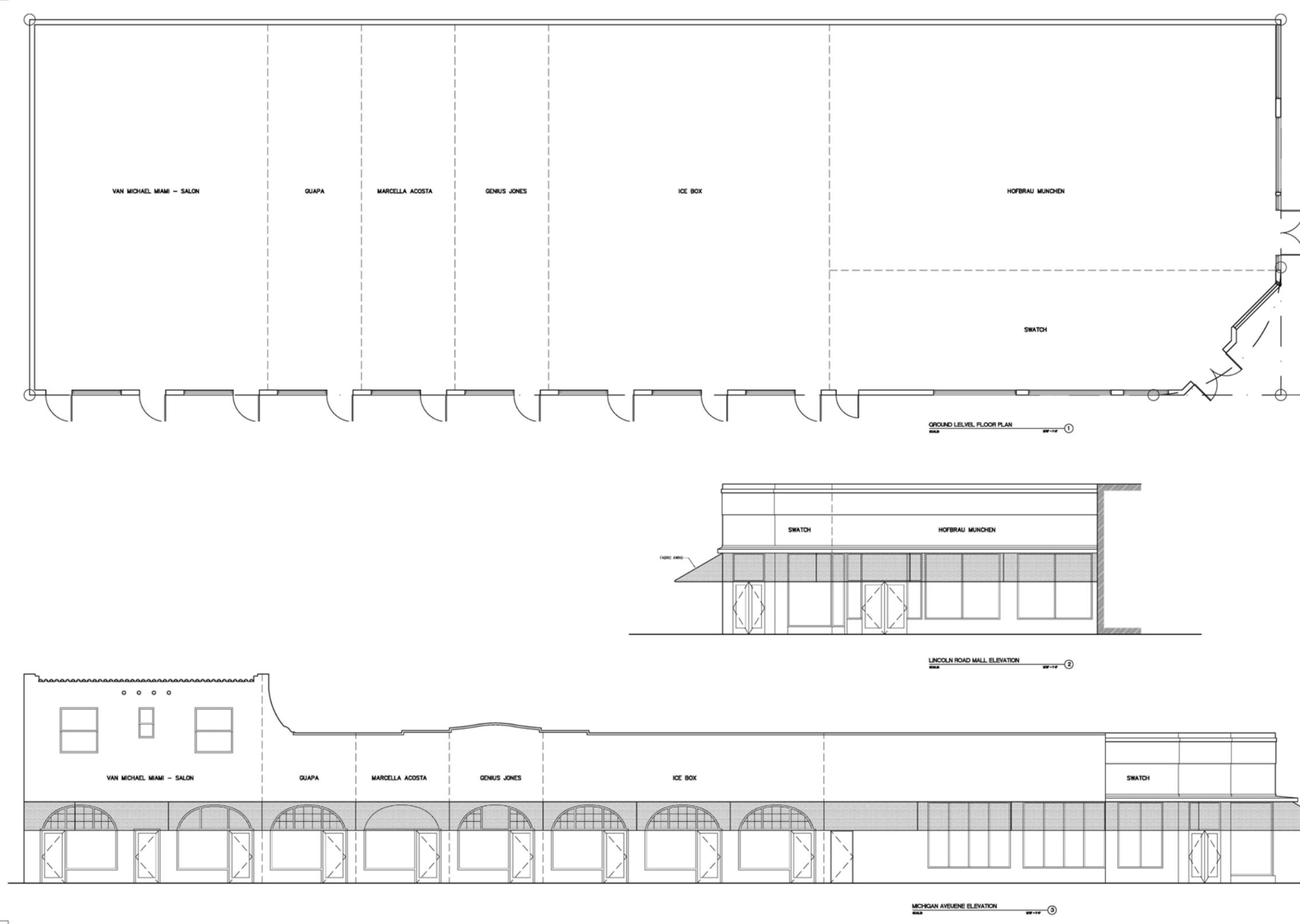


LEVEL 1



LEVEL 2





REVISION NO.	DATE	COMMENTS
0010-01	04-25-12	ISSUE DATE: AS NOTED
04-25-12	04-25-12	SCALE: AS NOTED
		DRAWN BY: JC
		CHECKED BY: HR

COMM. NO.:
 ISSUE DATE:
 PLOT DATE:
 SCALE:
 DRAWN BY:
 CHECKED BY:

AS-BUILT PLAN FOR
AVAILABLE SPACE
 947 Lincoln Road, Miami Beach, Florida

HAMED RODRIGUEZ ARCHITECT INC.
 100 N BISCAYNE BLVD, SUITE 1000, MIAMI, FL 33132
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SHEET
A1.0

947 LINCOLN **Miami Beach, Florida** **Existing Elevations and Floor Plans** **02-15-2017**

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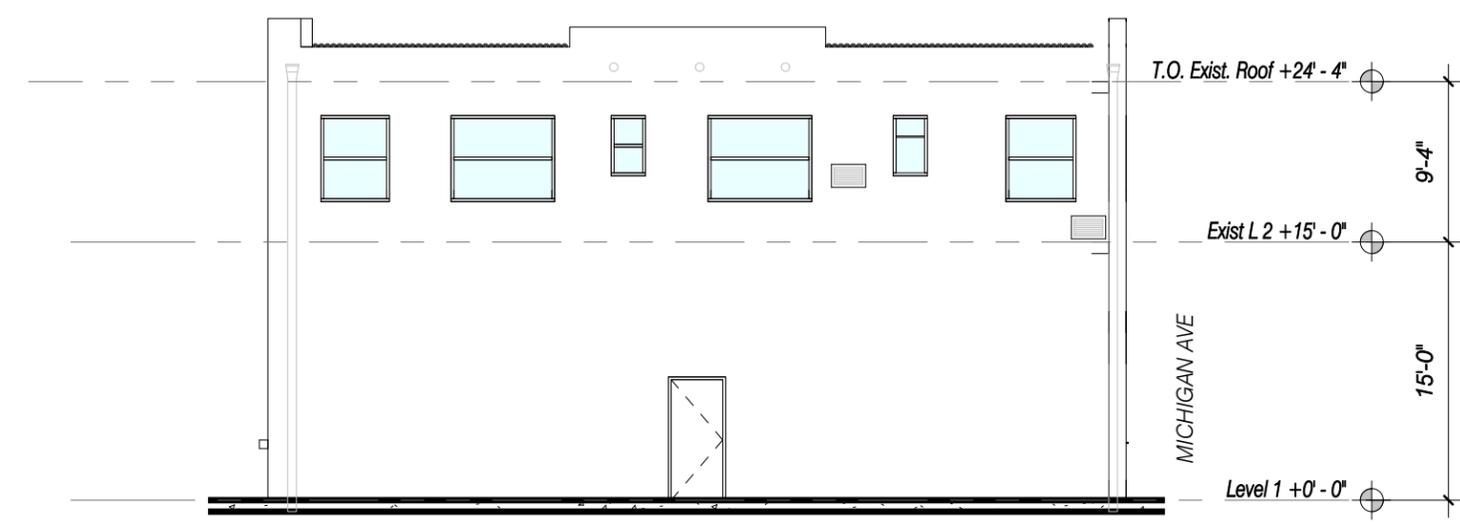
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 w www.zyscovich.com **5.2**



Existing West Elevation

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



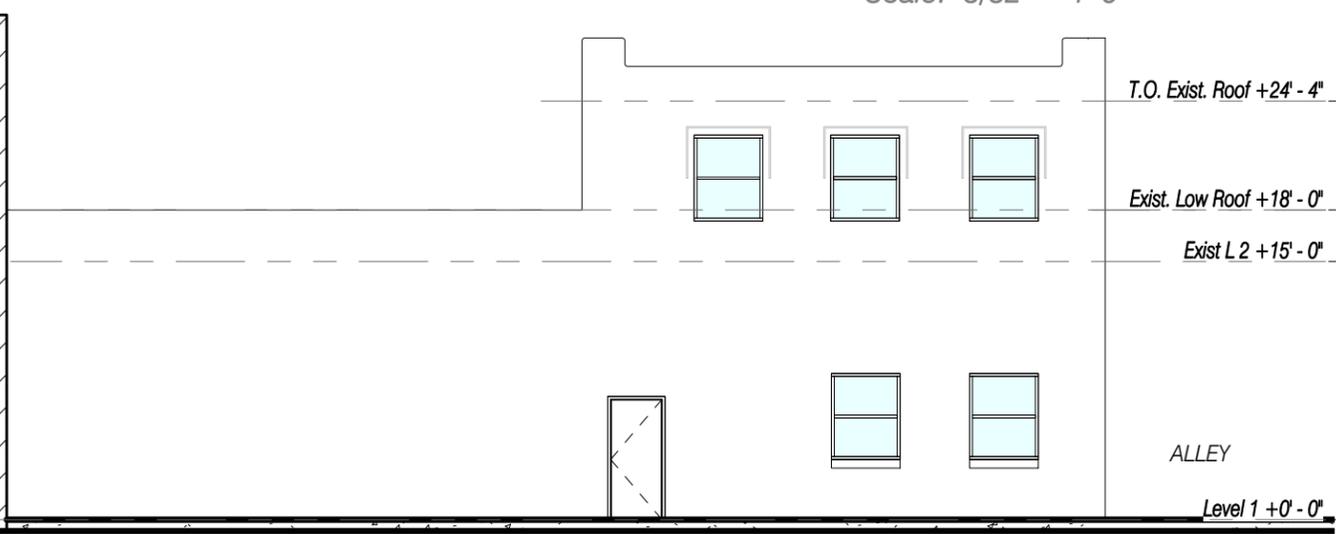
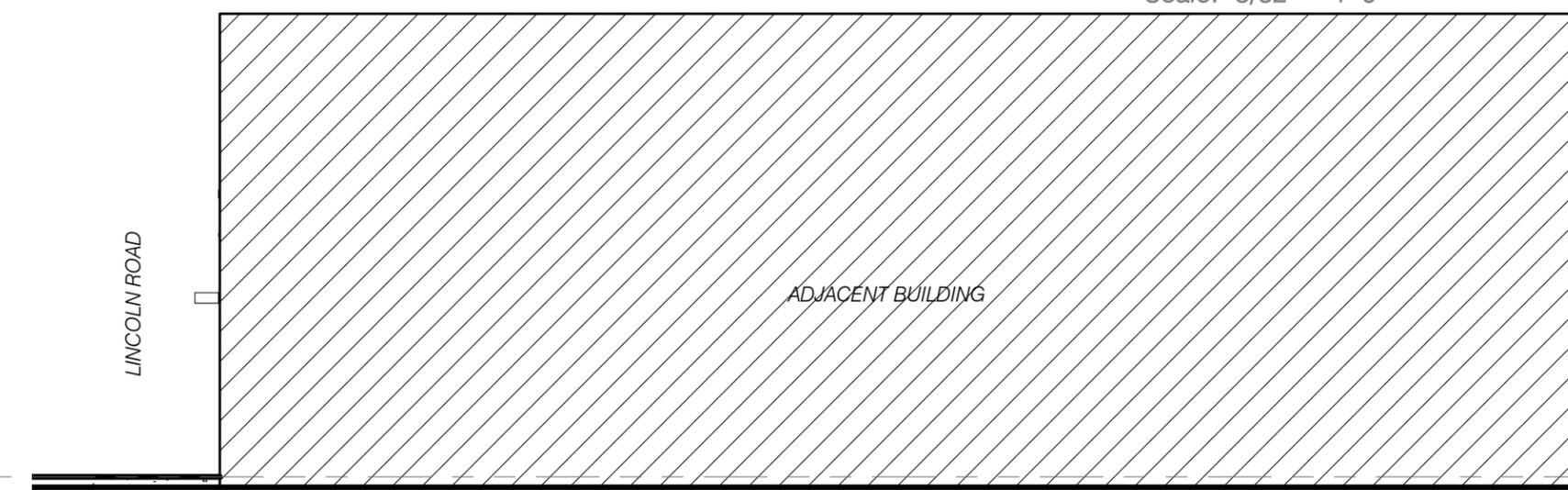
Existing North Elevation

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



Existing South Elevation

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



Existing East Elevation

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

947 LINCOLN

Miami Beach, Florida

Existing Elevations

3/32" = 1'-0"

02-15-2017

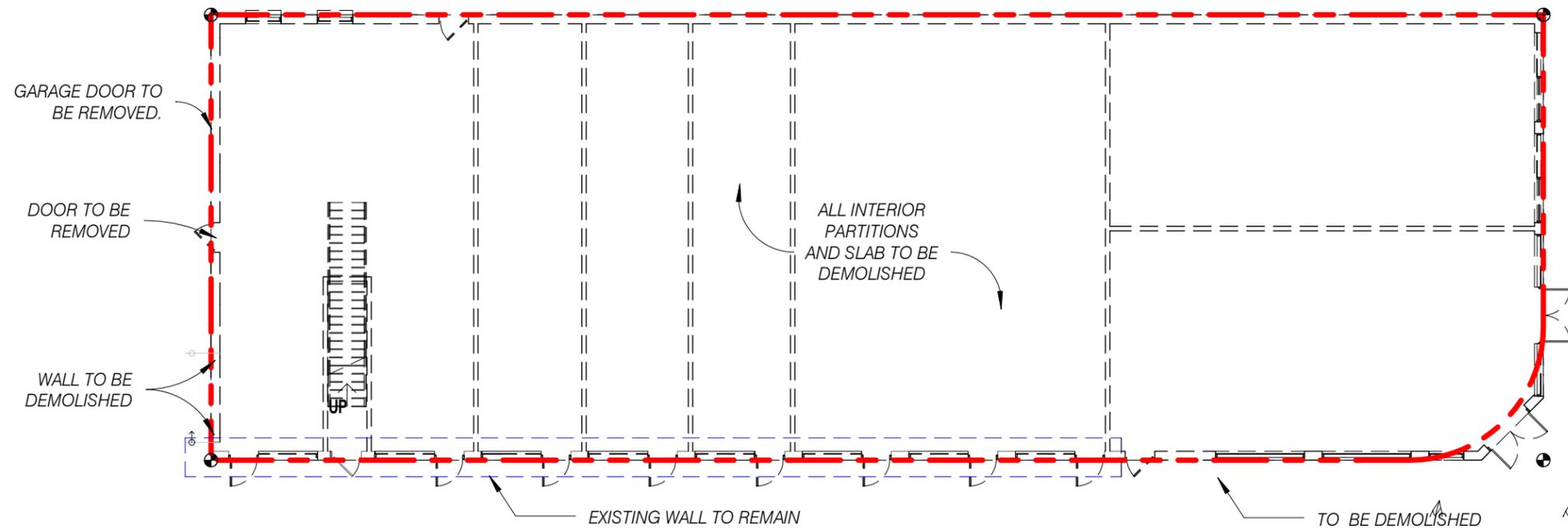
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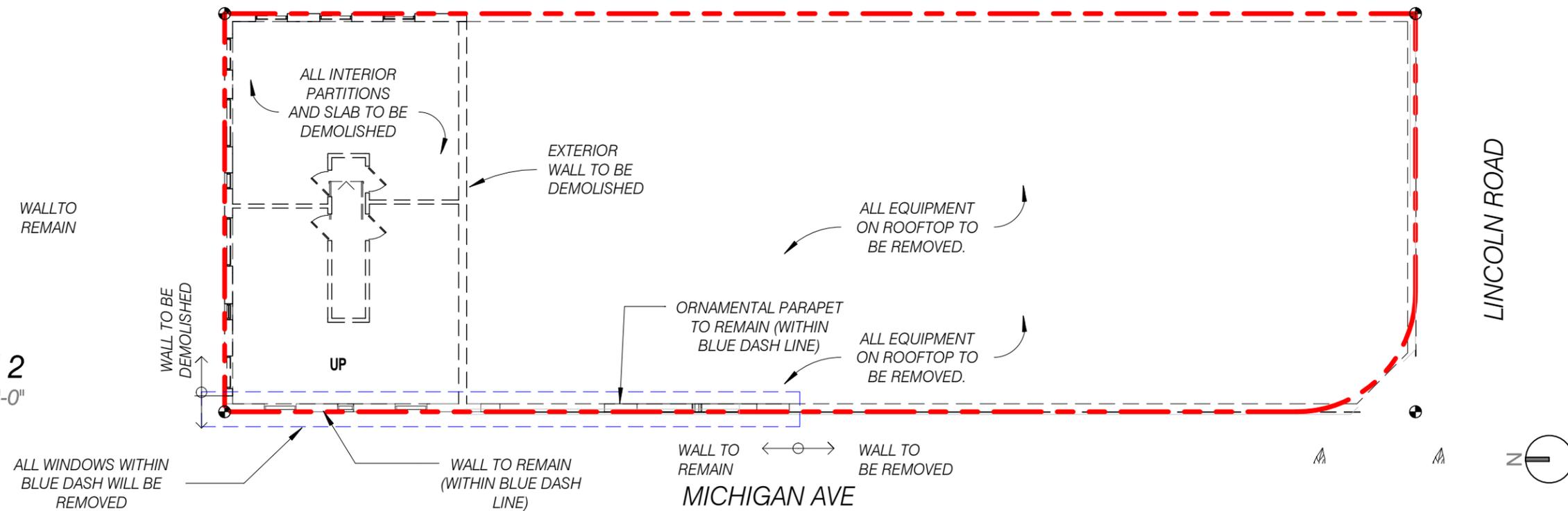
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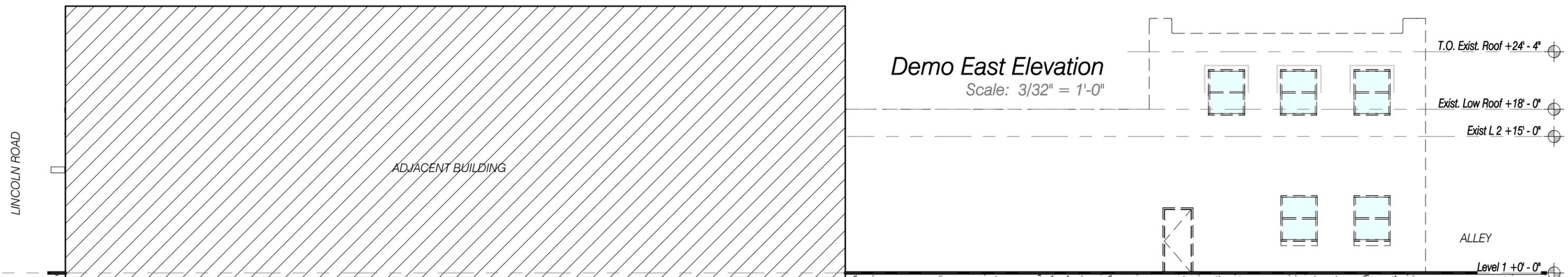
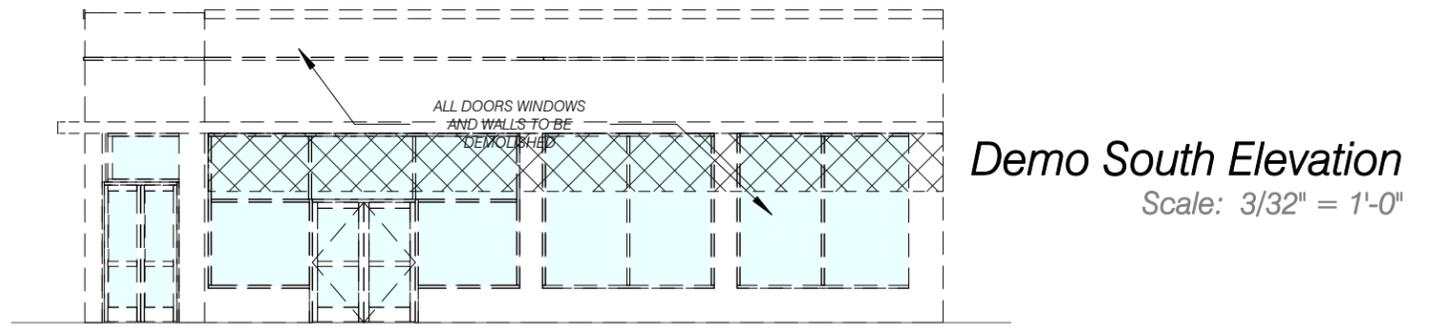
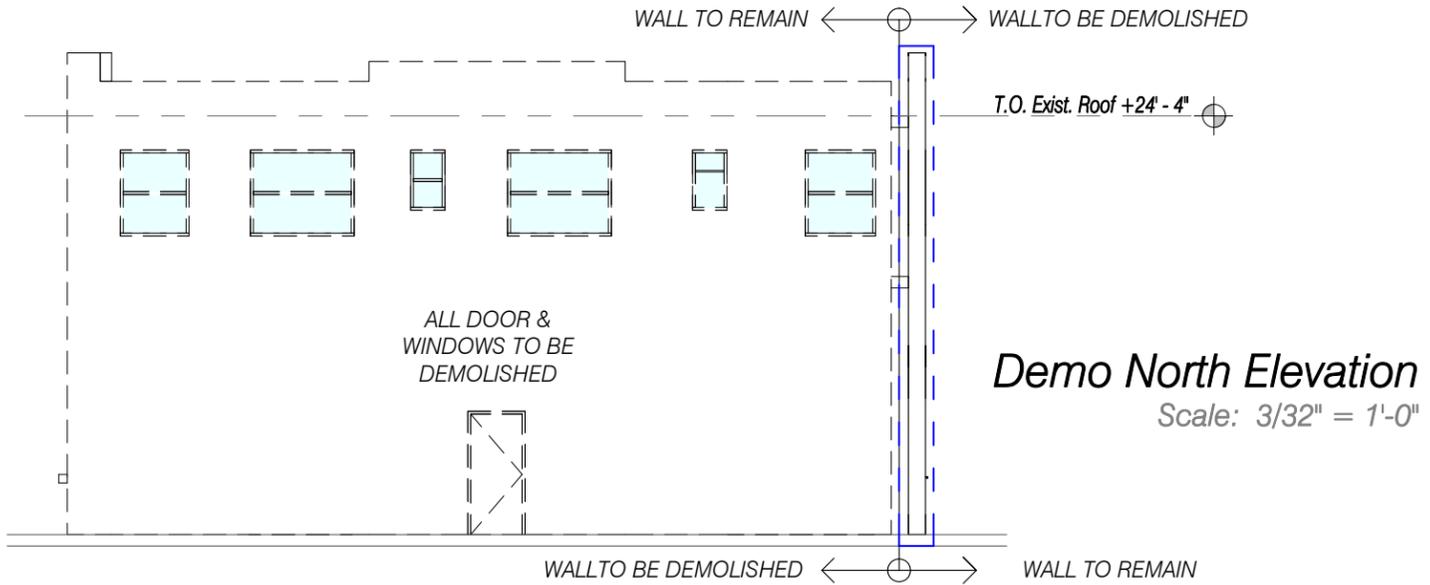
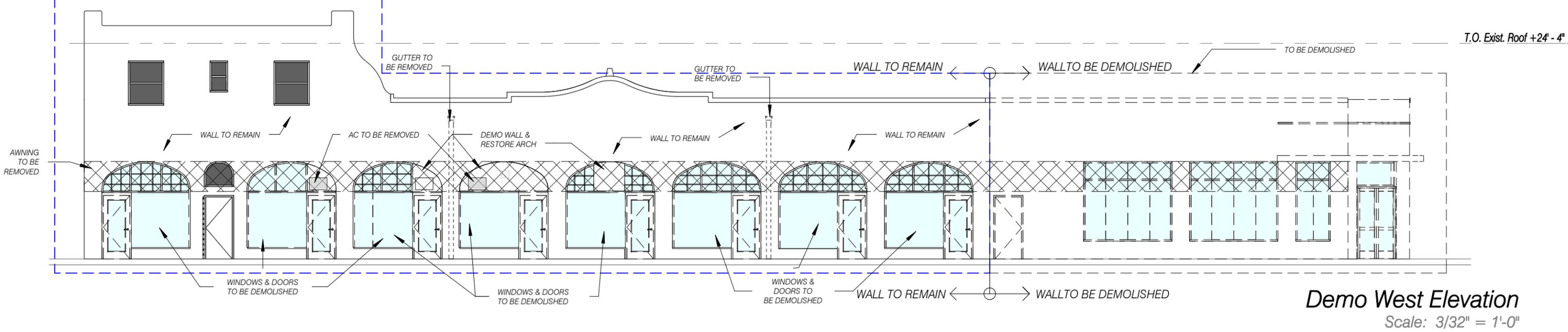
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Demolition Plan Level 1
Scale: 1/16" = 1'-0"



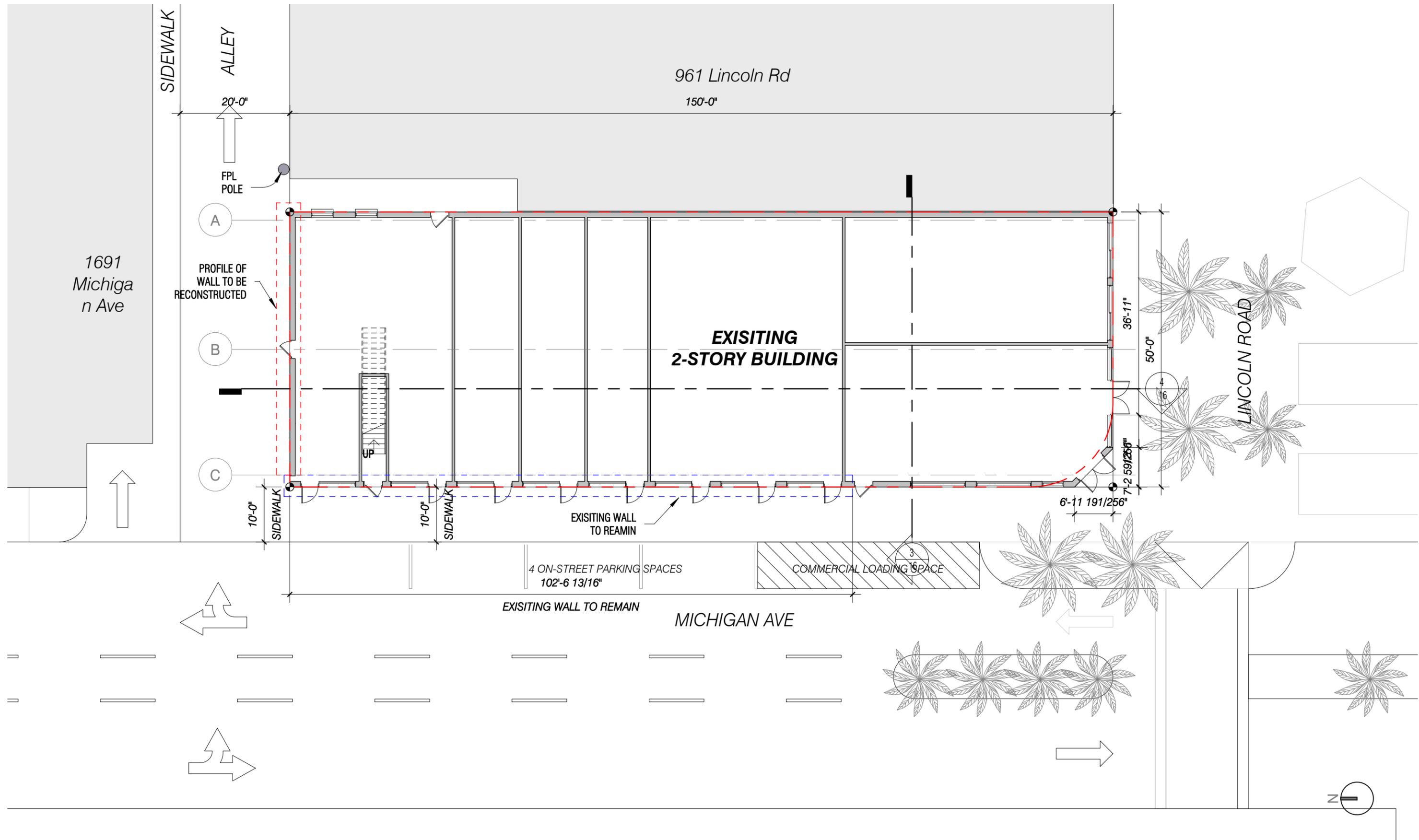
Demolition Plan Level 2
Scale: 1/16" = 1'-0"





947 LINCOLN **Miami Beach, Florida** **Demolition Elevations** **3/32" = 1'-0"** **02-15-2017**

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947 LINCOLN

Miami Beach, Florida

Existing Site Plan/First Floor

1/16" = 1'-0"

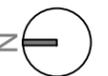
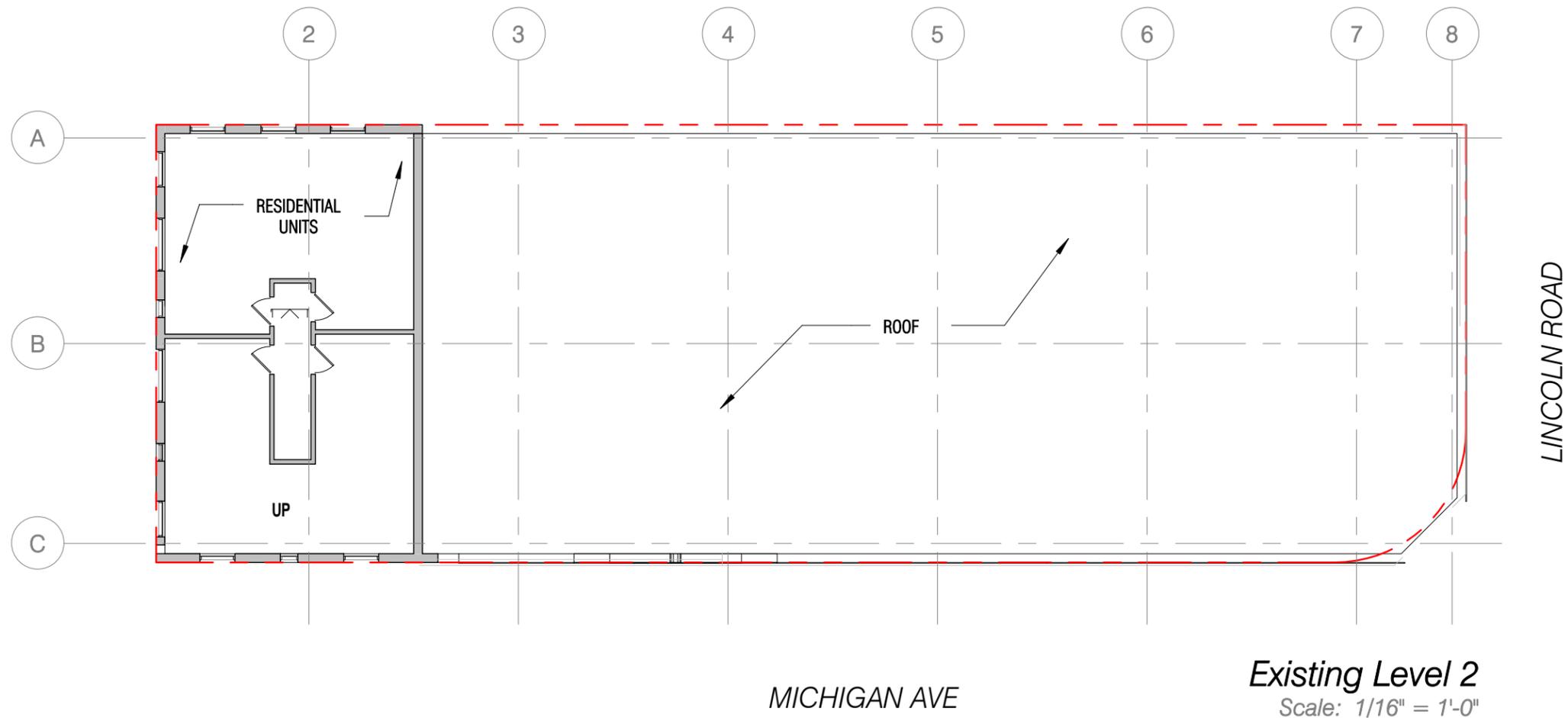
02-15-2017

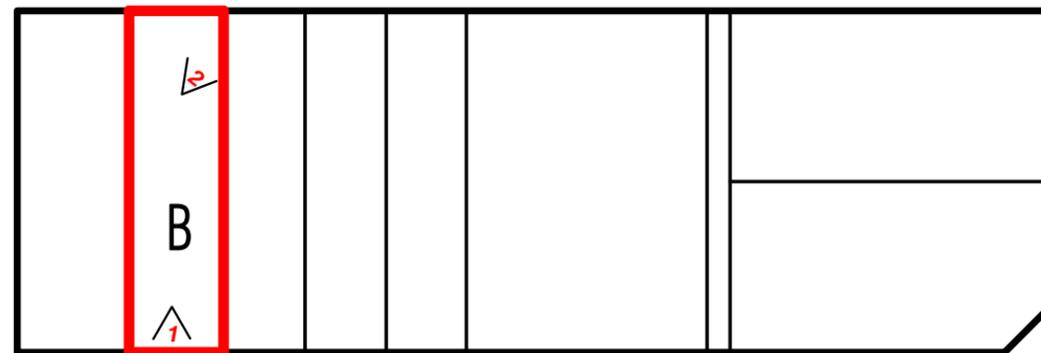
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1

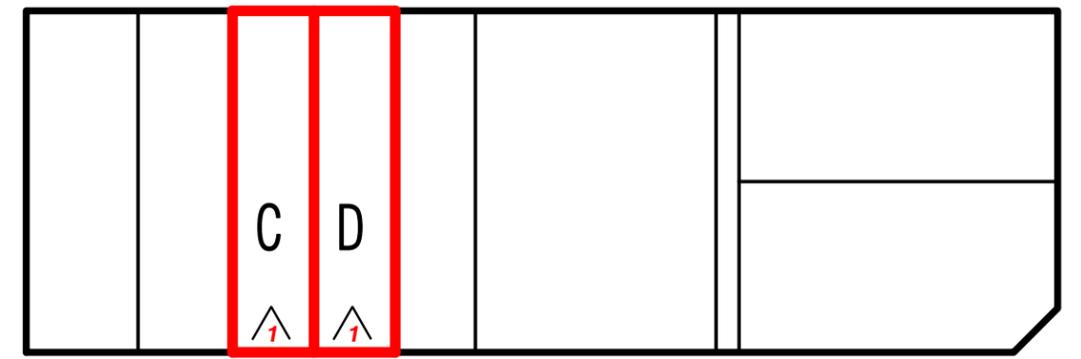


Unit B - Looking East 01-26-2016

2



Unit B - Looking Northwest 01-26-2016



1

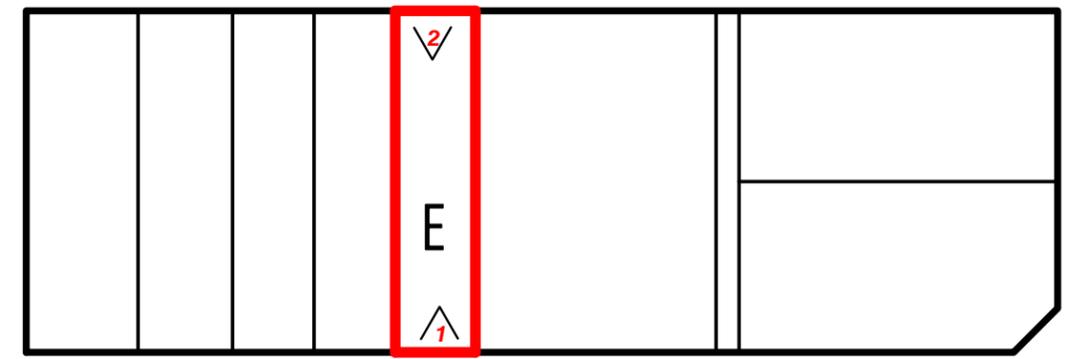


Unit C - Looking East 01-26-2016

1



Unit D - Looking East 01-26-2016



1



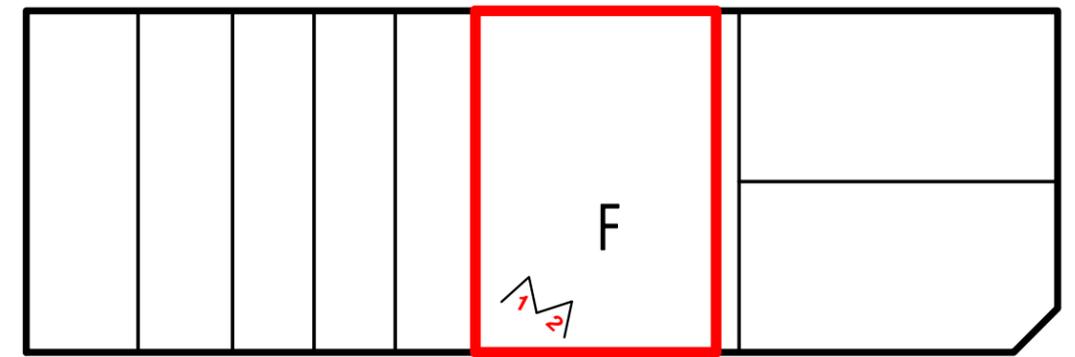
Unit E - Looking East 01-26-2016

2



Unit E - Lookin West 01-26-2016

**Intention is to repurpose existing cypress elements into the interior based on current condition, and amount of cypress collected. The planks are currently painted, which reduces our ability to assess their condition and negatively impacts our ability to reuse those segments.



1



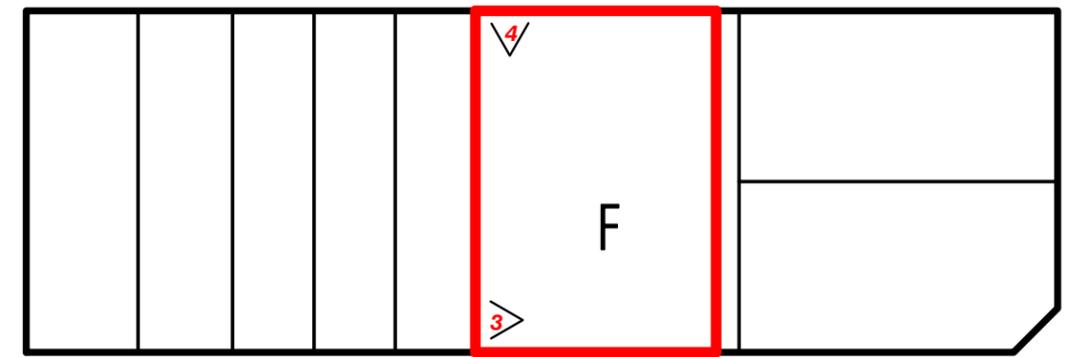
Unit F - Looking East 01-26-2016

2



Unit F - Looking Southeast 01-26-2016

**Intention is to repurpose existing cypress elements into the interior based on current condition, and amount of cypress collected. The planks are currently painted, which reduces our ability to assess their condition and negatively impacts our ability to reuse those segments.



3



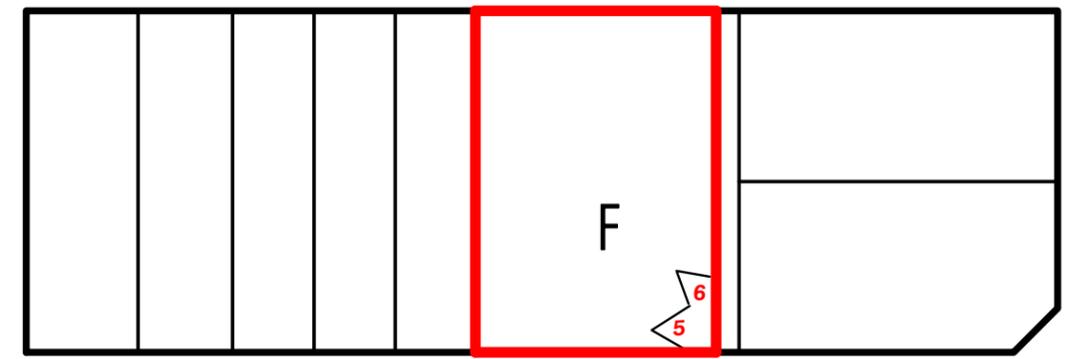
Unit F - Looking South 01-26-2016

4



Unit F - Looking West 01-26-2016

**Intention is to repurpose existing cypress elements into the interior based on current condition, and amount of cypress collected. The planks are currently painted, which reduces our ability to assess their condition and negatively impacts our ability to reuse those segments.



5

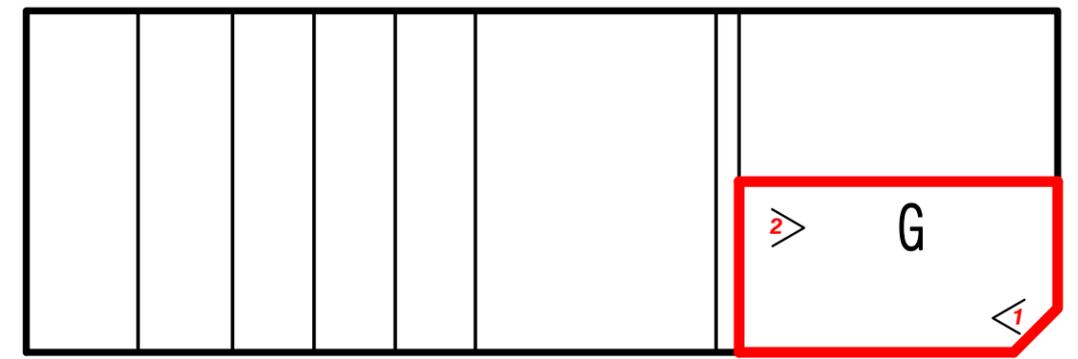


Unit F - Looking Northwest 01-26-2016

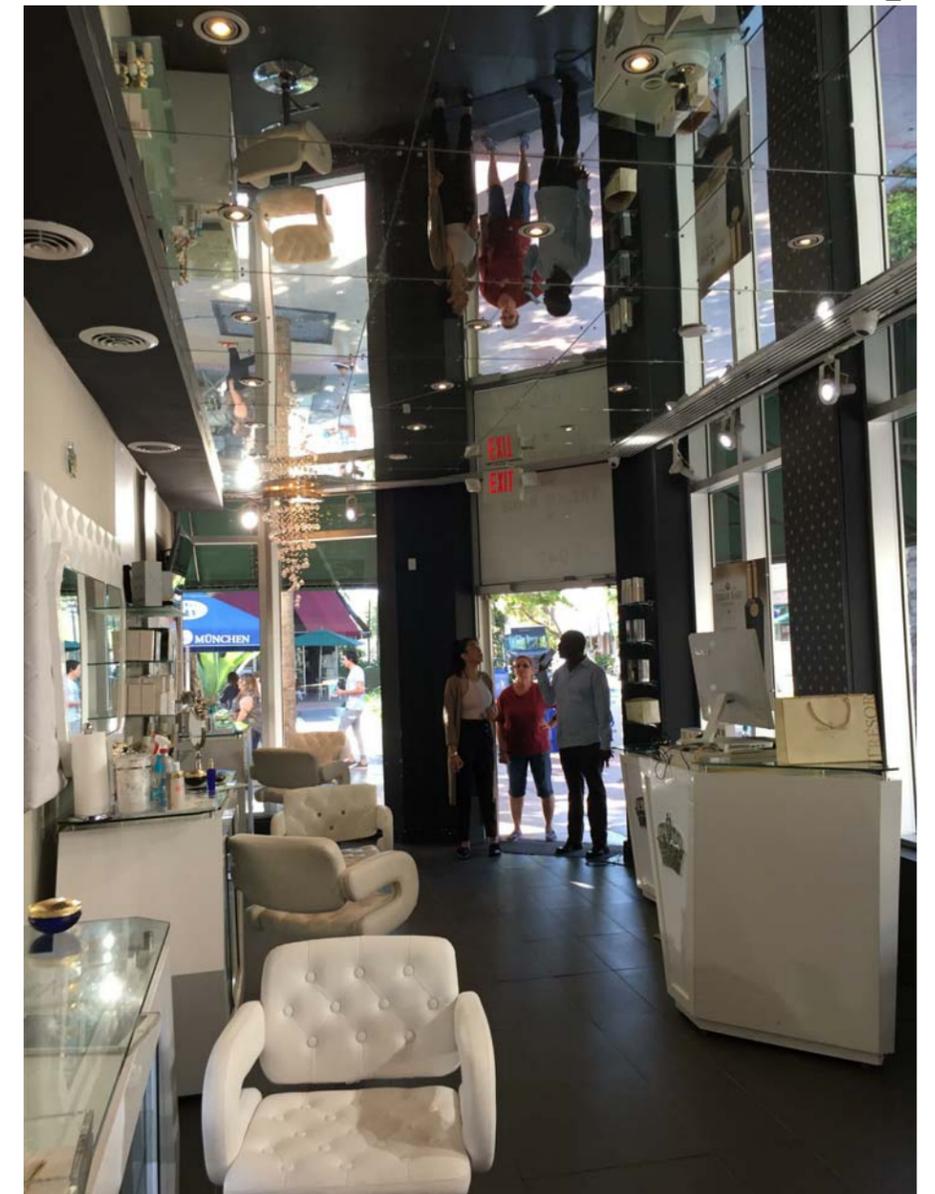
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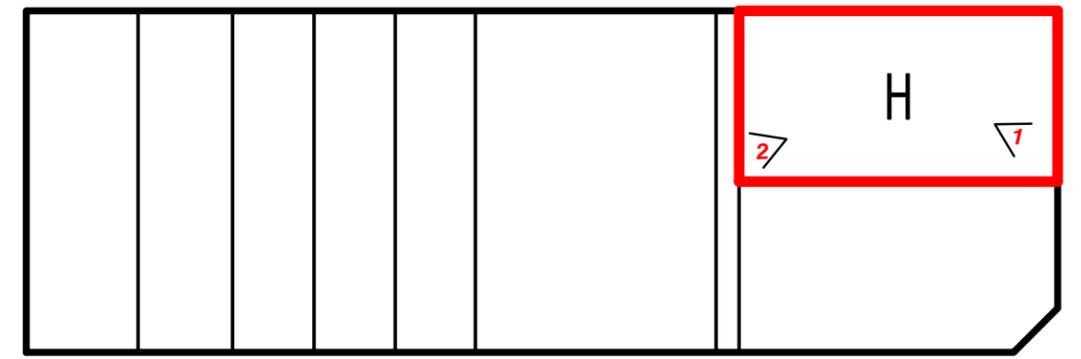
Unit F - Looking Northeast 01-26-2016



Unit G - Looking North 01-26-2016



Unit G - Looking South 01-26-2016



1

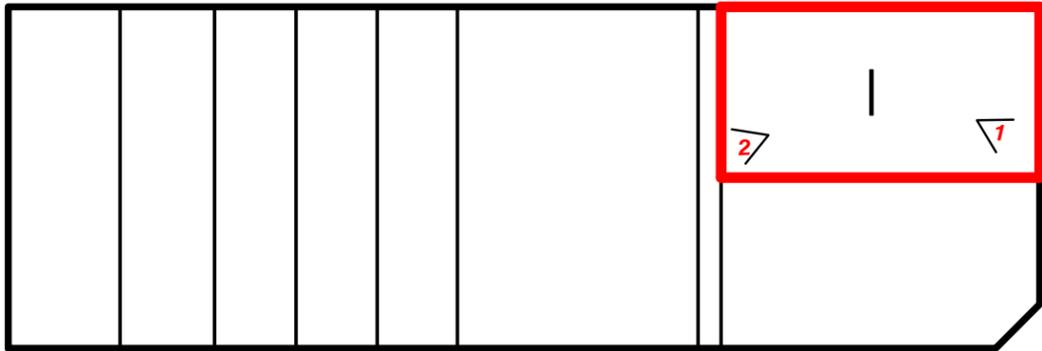


Unit H - Looking Northeast 01-26-2016

2



Unit H - Looking Southwest 01-26-2016



3

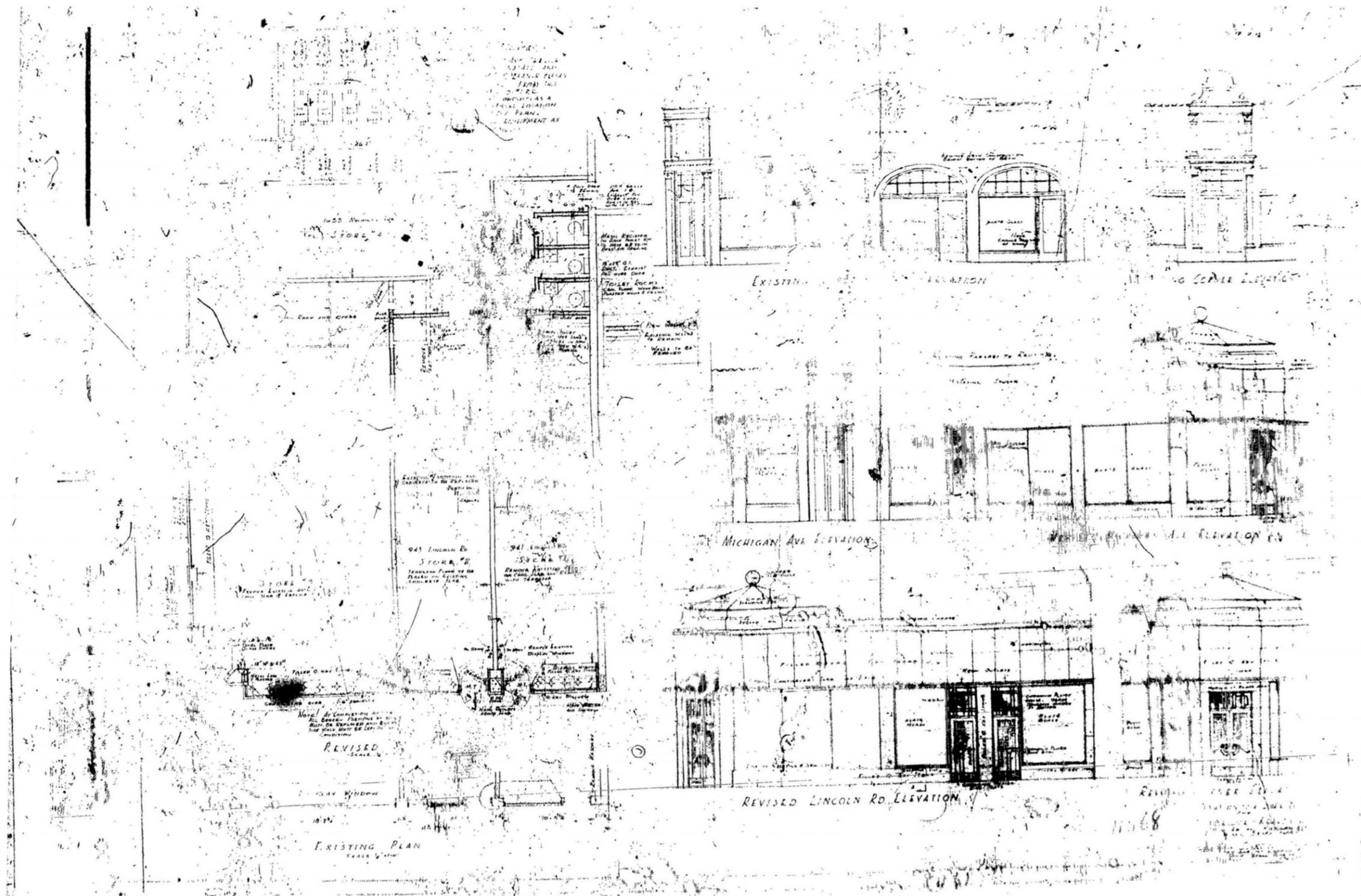


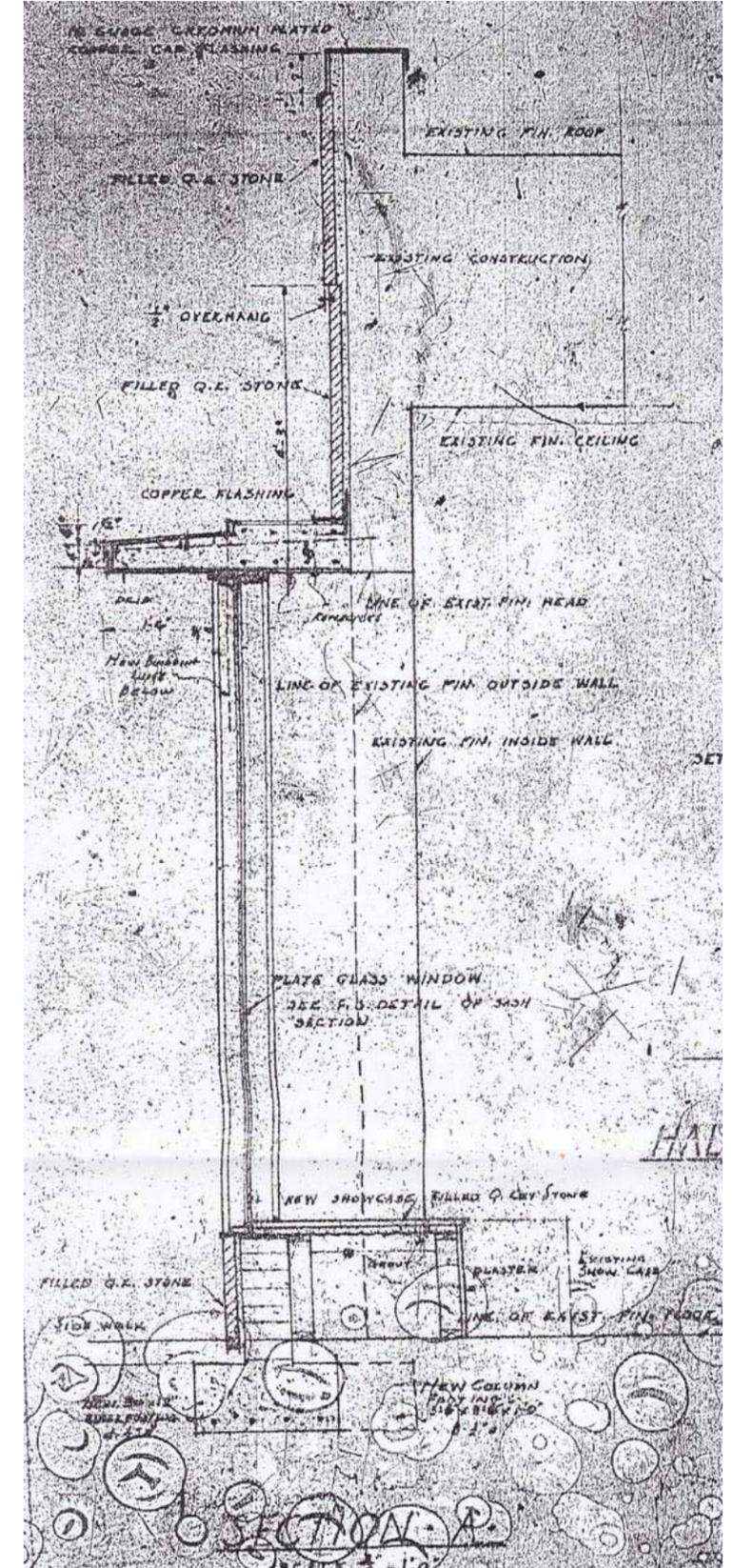
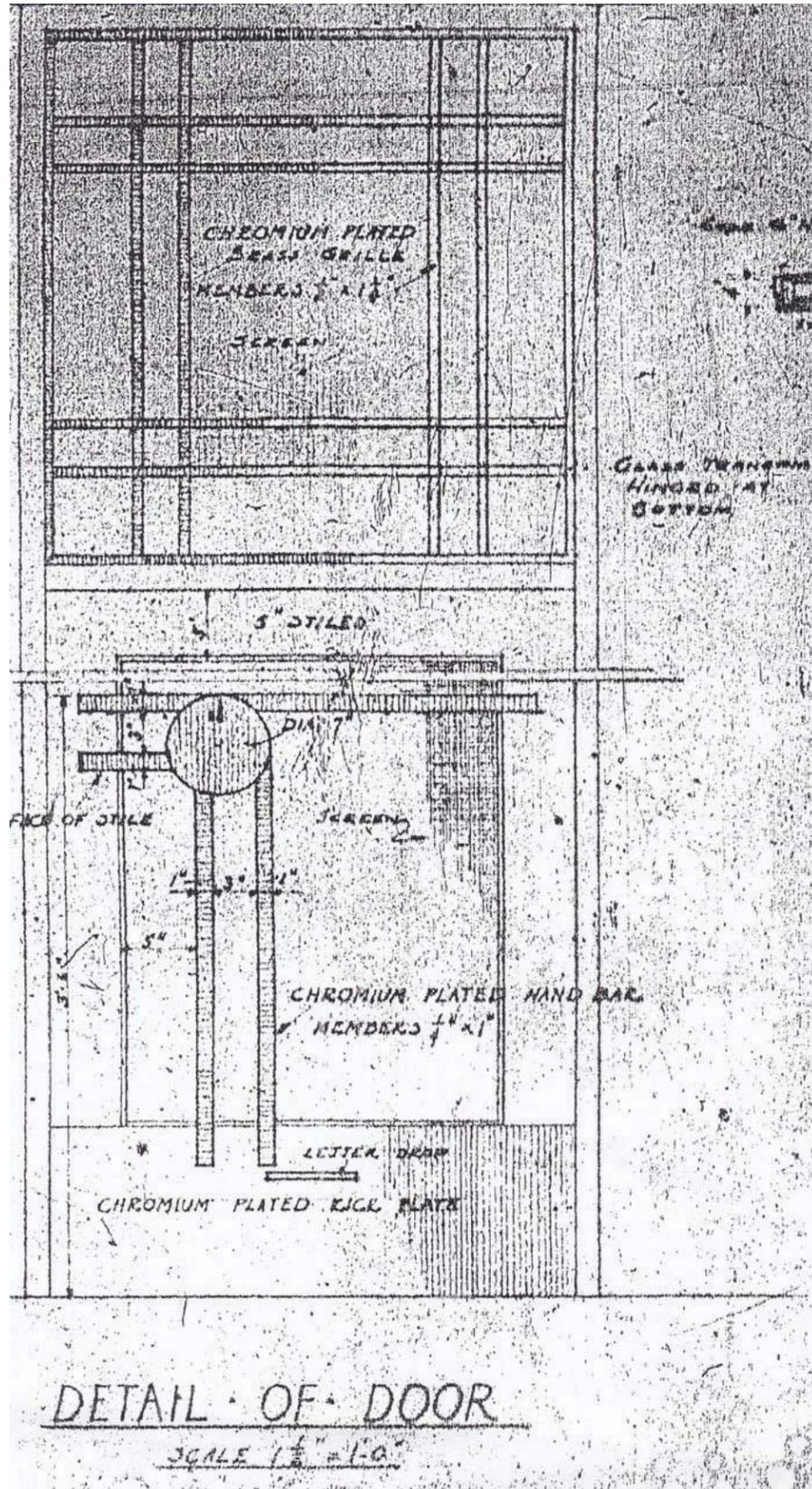
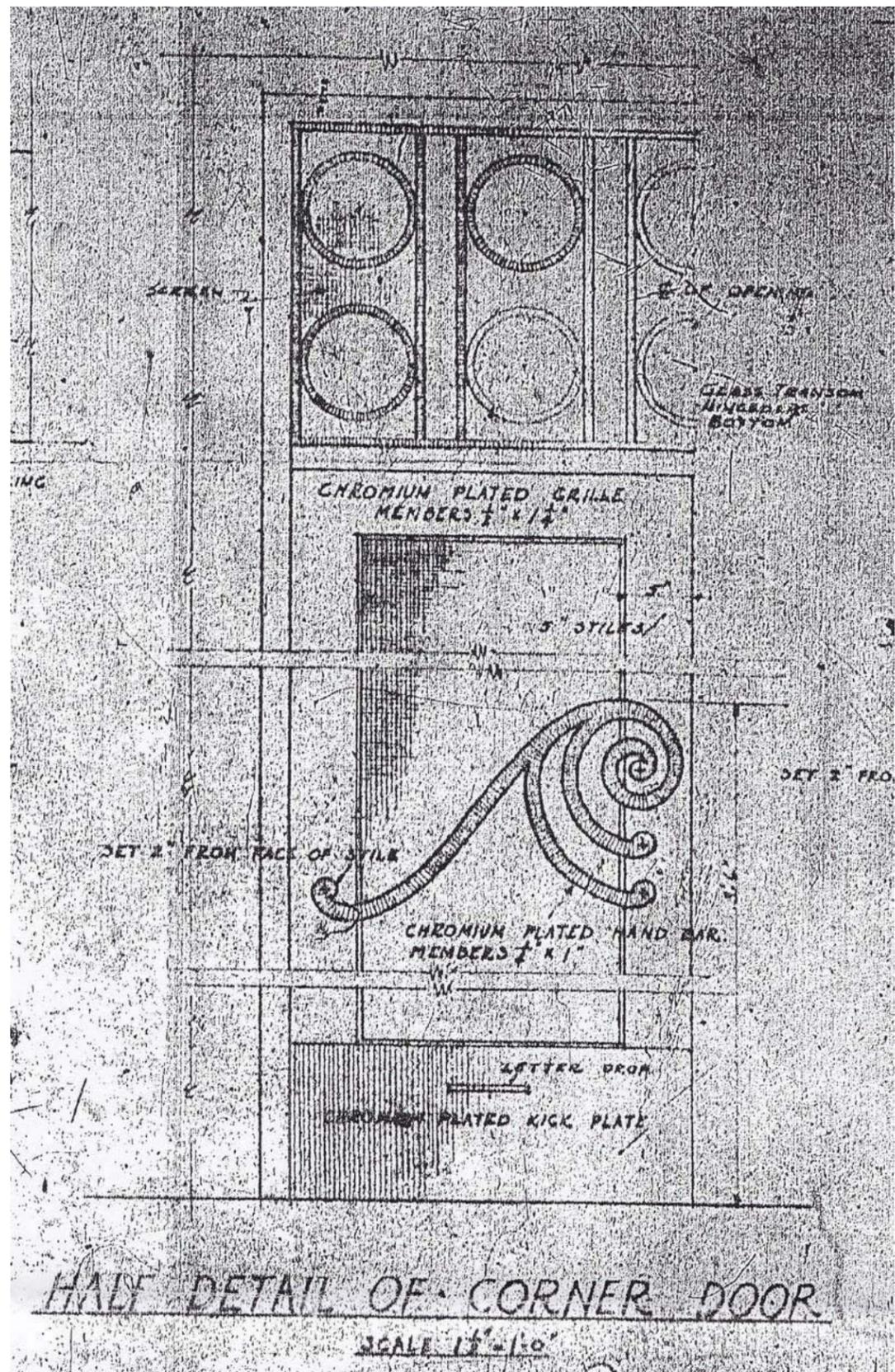
Unit I - Looking West 01-26-2016

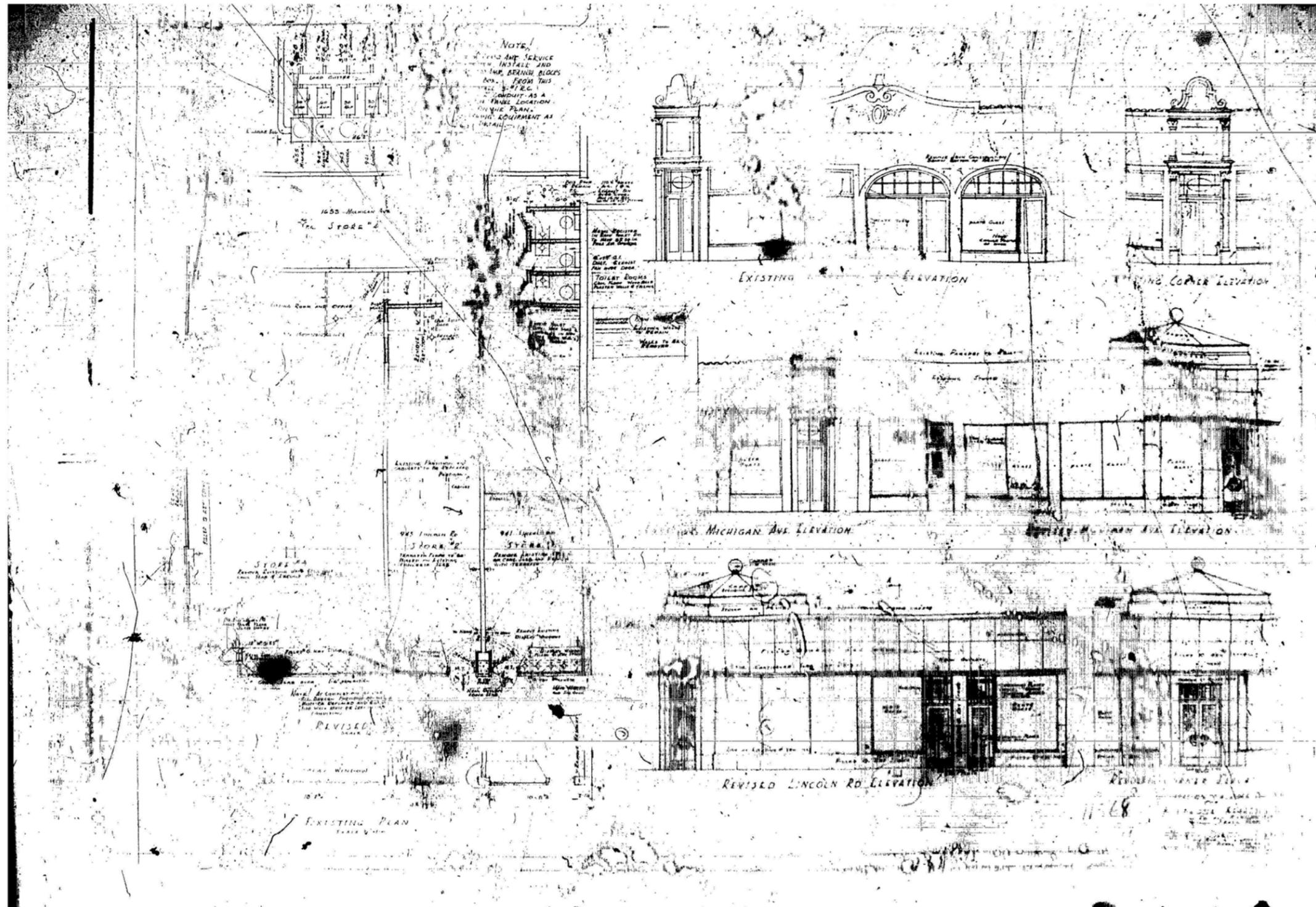
4



Unit I - Looking Northeast 01-26-2016







947 LINCOLN

Miami Beach, Florida

Historical Images

02-15-2017

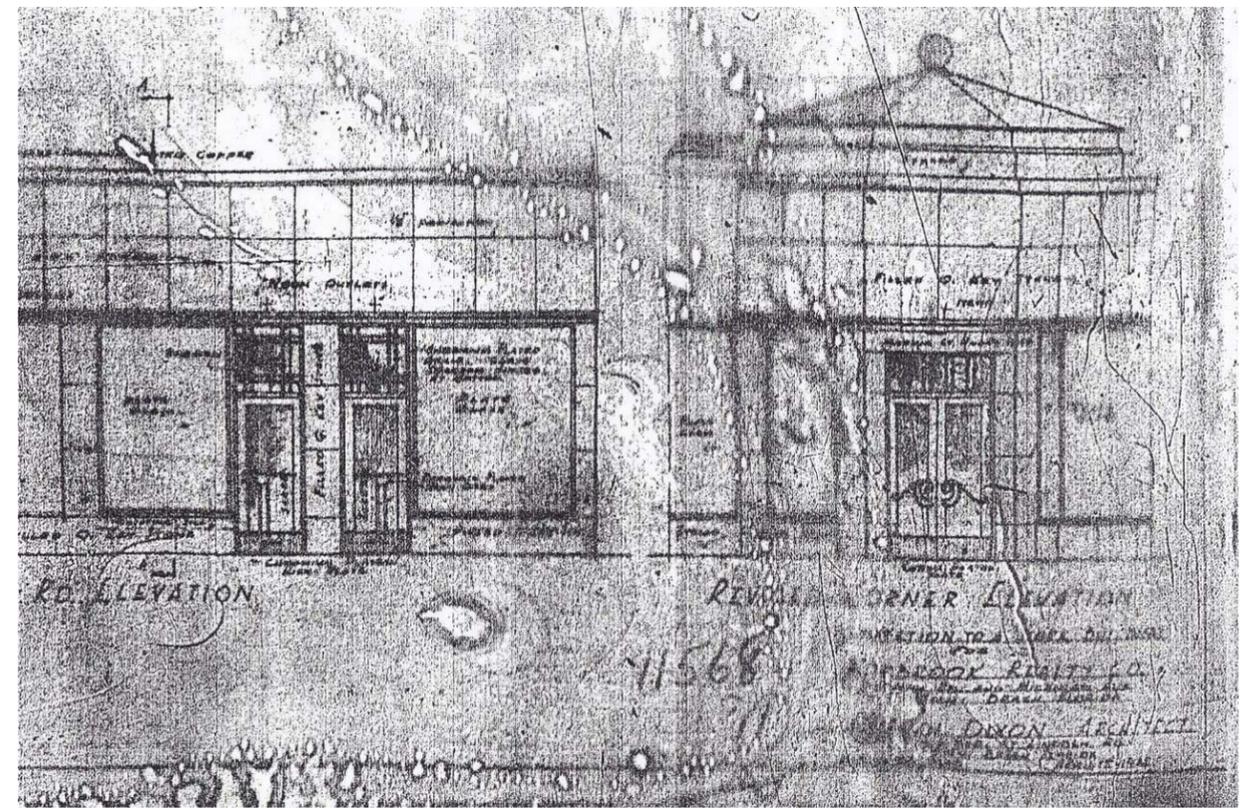
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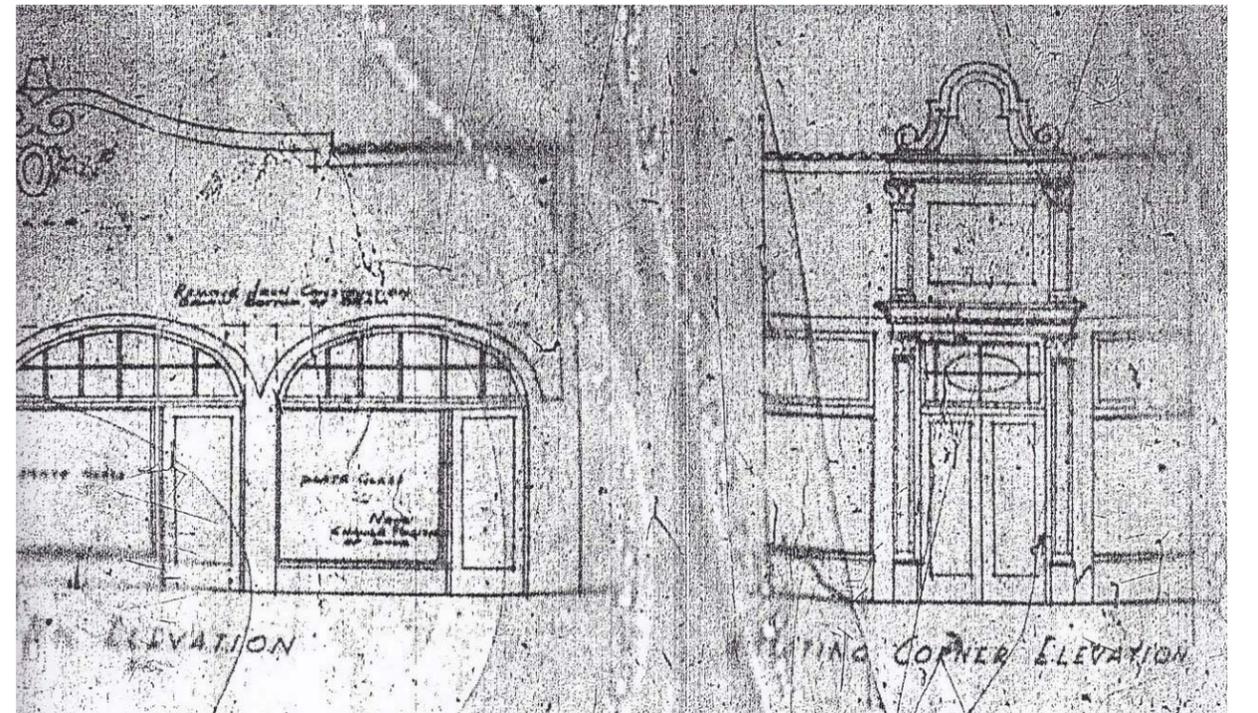
X-26



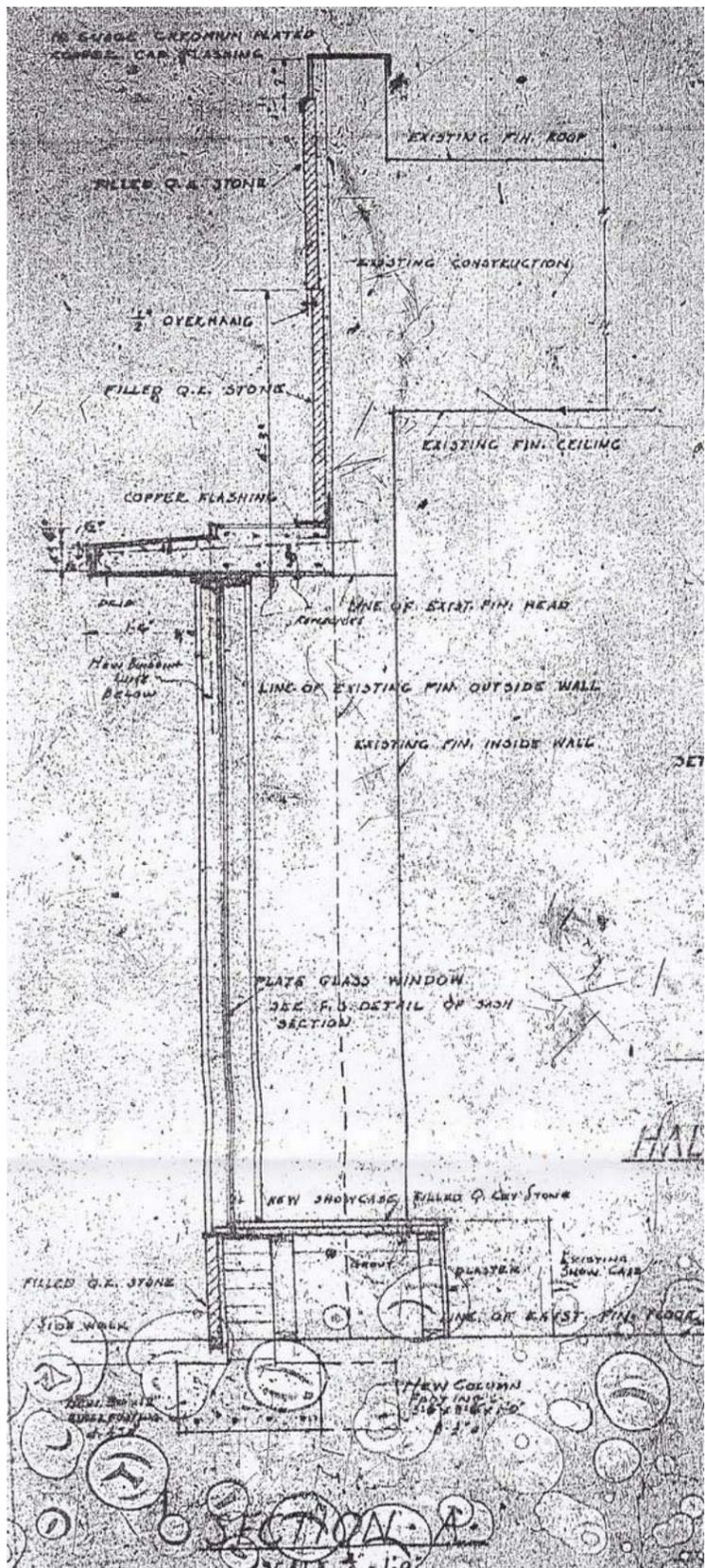
1938 RENOVATIONS BY L. MURRAY DIXON WITH CUPULA



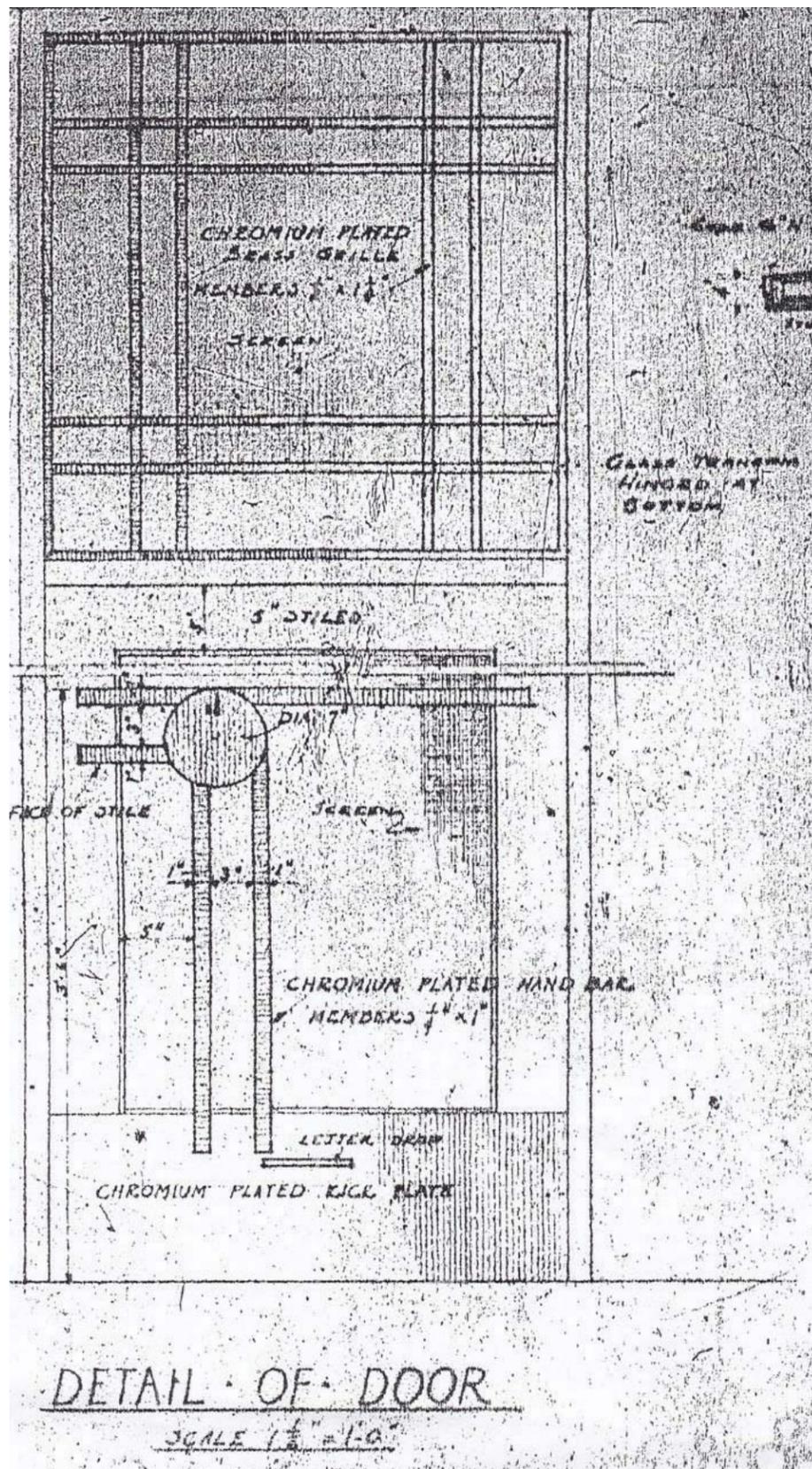
UNDATED PHOTOGRAPH OF EIGHT SIDED COPPER CUPULA



ORIGINAL 1924 MICHIGAN AVENUE AND CORNER DESIGNS AS SHOWN ON 1938 DIXON DRAWINGS

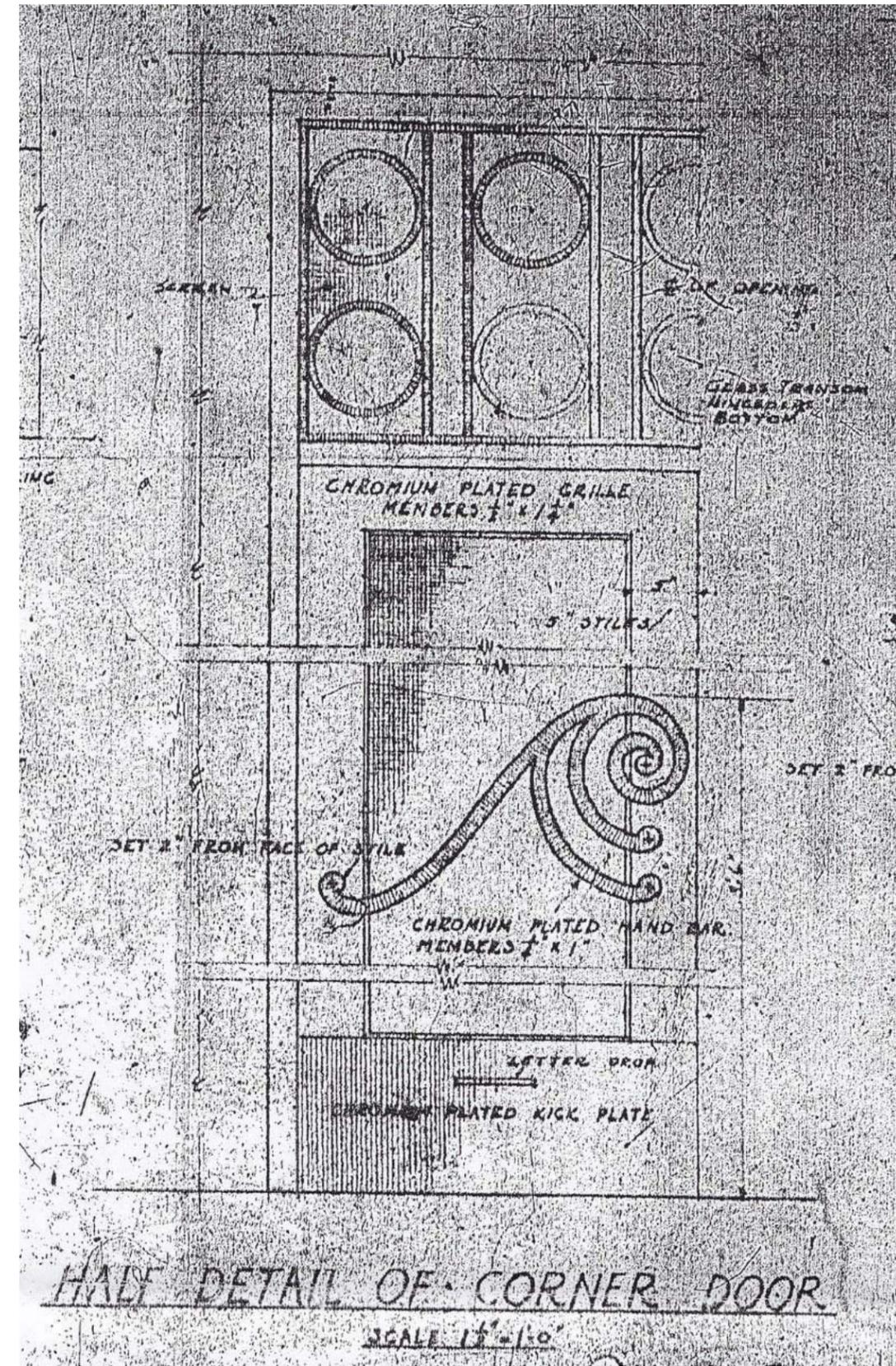


1938 SECTION SHOWING NEW 1938 ADDITION ONTO ORIGINAL 1924 WALL SECTION ALONG LINCOLN ROAD SHOWING 2'-0" ADDITION TO FRONT OF BUILDING



DETAIL OF DOOR
SCALE 1/8" = 1'-0"

1938 DIXON DOOR HARDWARE DESIGN FOR CORNER MICHIGAN AVENUE RETAIL DOORS



HALF DETAIL OF CORNER DOOR
SCALE 1/8" = 1'-0"

1938 DIXON DOOR HARDWARE DESIGN FOR CORNER ENTRANCE DOORS