



**947 LINCOLN**

*Historic Preservation Board Final Submittal 02-27-2017*

**Miami Beach, FL**

*Cover*

*Corner of Lincoln and Michigan*

*02-15-2017*

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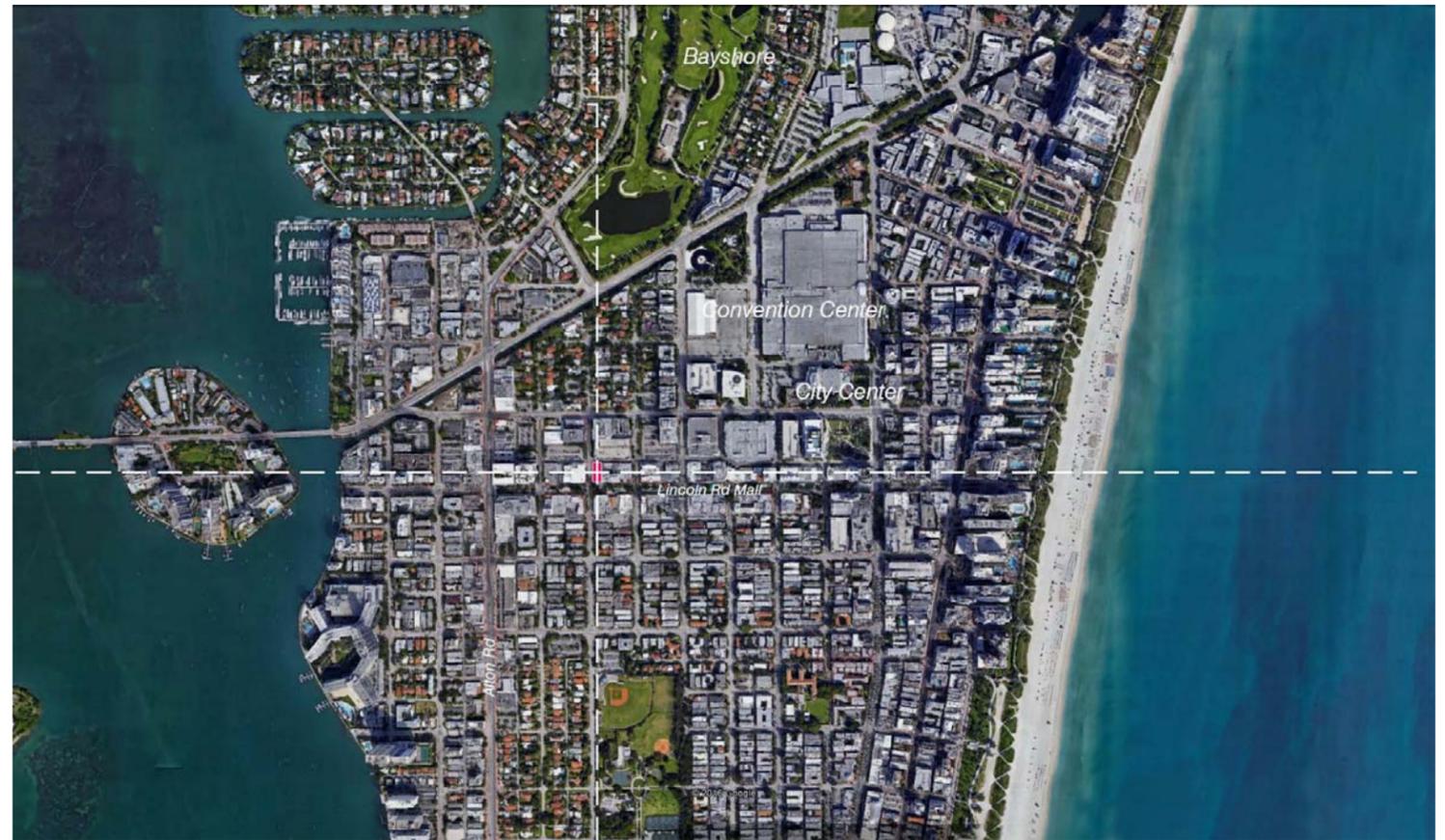
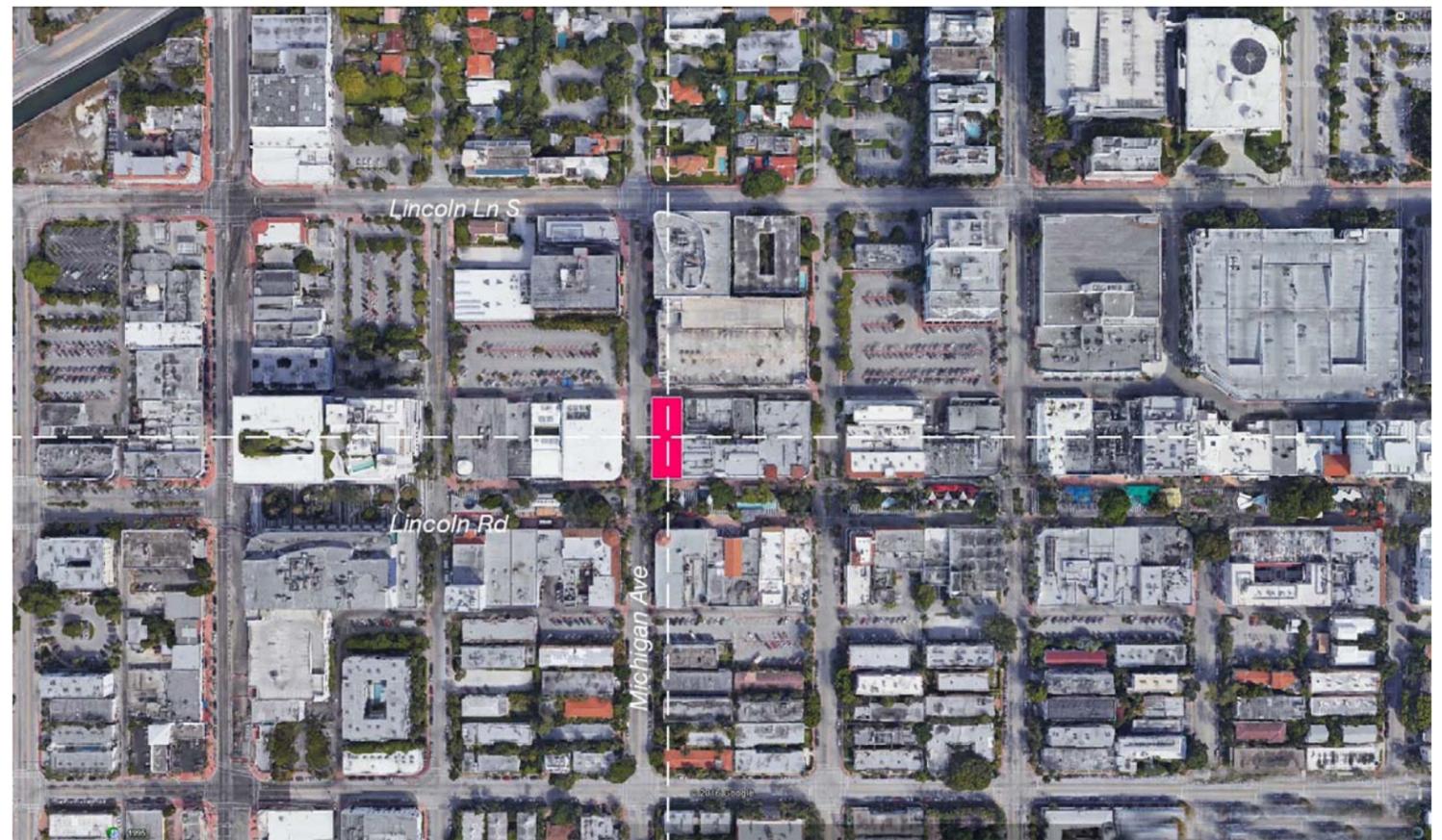
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**Miami Beach, Florida**

**Drawing Index & Location**

**02-15-2017**

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CITY OF MIAMI BEACH ZONING INFORMATION					
ITEM					
1	Address	947 Lincoln Rd, Miami Beach, Florida			
2	Board and File Numbers				
3	Folio Number(s)	02-3234-018-0010			
4	Year Constructed	1925			
5	Base Flood Elevation		Zoning District	CD-3	
6	Adjusted Grade (Flood+Grade/2)		Lot Area	7,452	
7	Lot Width	50'-0"	Lot Depth	150'-0"	
8	Minimum Unit Size		Grade value in NGVD	8'-0"	
9	Existing Use	MIXED USE	Proposed use:	RETAIL	
		Maximum	Existing	Proposed	Deficiencies
10	Height	50'-0"	24'-4"	35'-0	
11	Number of Stories	5	2	2	
12	FAR	2.25	1.20	1.97	
13	Gross Square Footage	16,767	9,000	14,747 SF	
14	Square Footage by Use		7,476 RETAIL 1,524 RESIDIAL	14,747 (RETAIL)	
15	Number of Units Residential		4	0	
16	Number of units Hotel	N/A		N/A	
17	Number of Seats	N/A		N/A	
18	Occupancy load	N/A		N/A	
		Maximum	Existing	Proposed	Deficiencies
<b>Subterranean</b>		N/A	N/A	N/A	N/A
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	
		Maximum	Existing	Proposed	Deficiencies
<b>At Grade Parking</b>		N/A	N/A	N/A	
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	
		Maximum	Existing	Proposed	Deficiencies
<b>Pedestal</b>					
29	Front Setback	0'-0"	0'-0"	0'-0"	
30	Side Setback	0'-0"	0'-0"	0'-0"	
31	Side Setback	0'-0"	0'-0"	0'-0"	
32	Side Setback Facing Street	0'-0"	0'-0"	0'-0"	
33	Rear Setback	0'-0"	0'-0"	0'-0"	
		Maximum	Existing	Proposed	Deficiencies
<b>Tower</b>		N/A	N/A	N/A	
34	Front Setback	N/A	N/A	N/A	
35	Side Setback	N/A	N/A	N/A	
36	Side Setback	N/A	N/A	N/A	
37	Side Setback Facing Street	N/A	N/A	N/A	
38	Rear Setback	N/A	N/A	N/A	

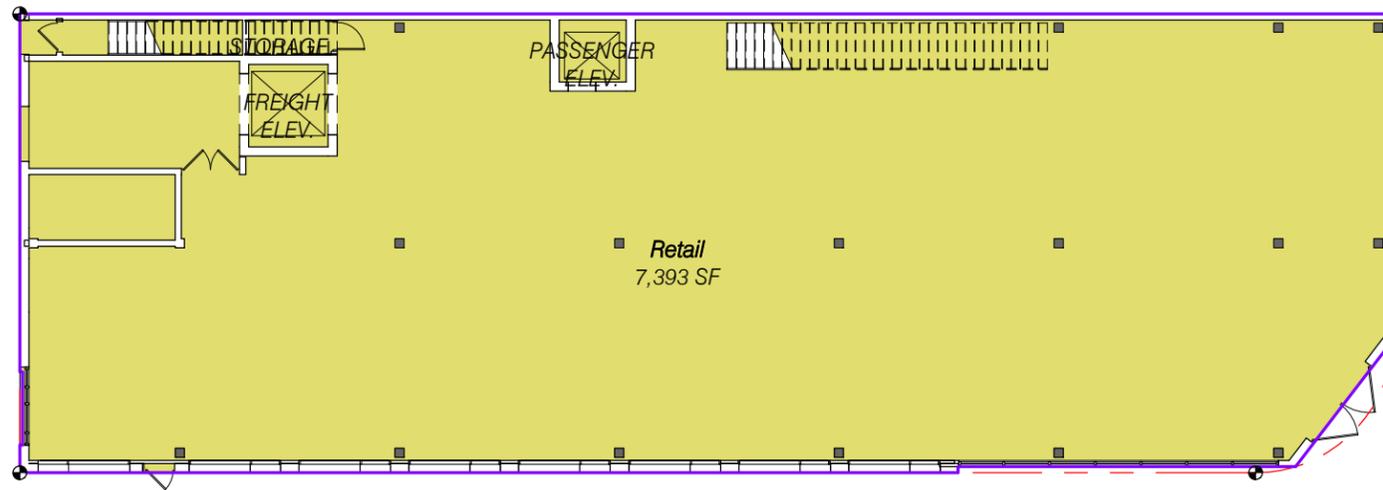
		Maximum	Existing	Proposed	Deficiencies
39	Parking district	Retail in Parking District 2: None		n/a	
40	Total # of parking spaces	Parking District No. 2			
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)				
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)				
43	Parking Space Dimensions				
44	Parking Space configuration (45,60,90,Parallel)				
45	ADA Spaces	0		0	
46	Tandem Spaces			0	
47	Drive aisle width				
48	Valet drop off and pick up	N/A		N/A	
49	Loading zones and Trash collection areas	Two Loading Spaces		Variance Requested	
50	Racks				
		Maximum	Existing	Proposed	Deficiencies
51	Type of use		MIXED USE	RETAIL	
52	Total # of seats				
53	Total # of seats per venue (Provide a separation 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?		HISTORIC DISTRICT Flamingo Park Historic District		
		Maximum	Required	Proposed	Deficiencies
Parking and Loading space requirement					
58	Handicap				
59	8'-6" x 18'-0" Standard Parking				
60	<b>TOTAL PARKING</b>				
61	Loading				

**EXISTING FAR**

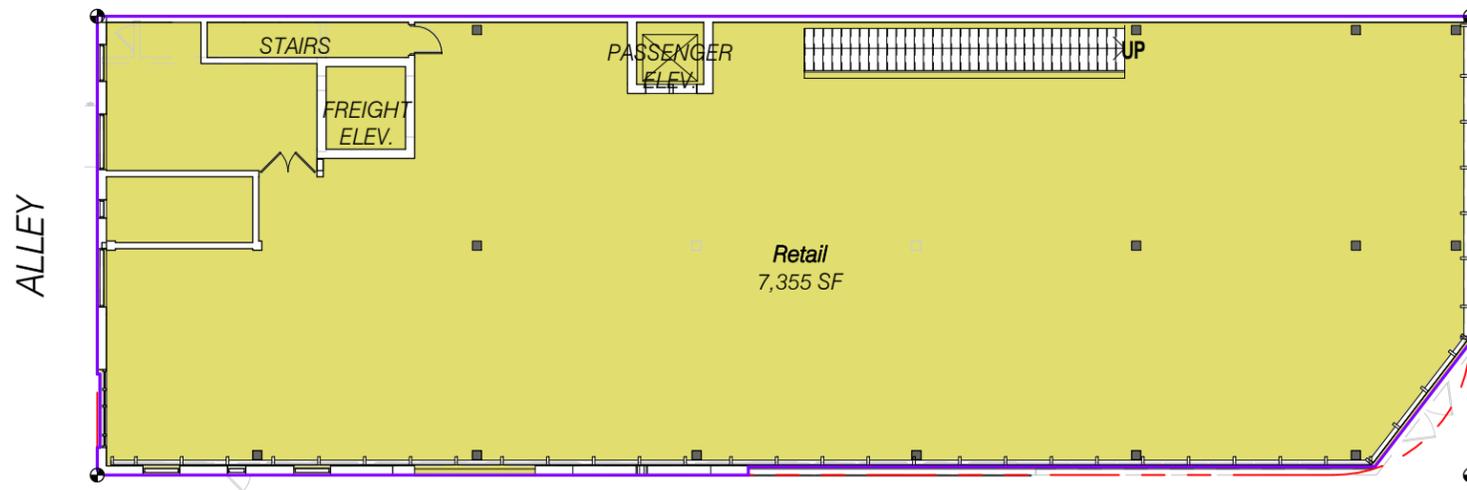
Levels	Area
Level 1	7,393 SF
Level 2	7,355 SF
2	14,747 SF

**LOT COVERAGE**

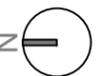
LOT SIZE	7,452 SF
BLDG	7,393 SF (99%)



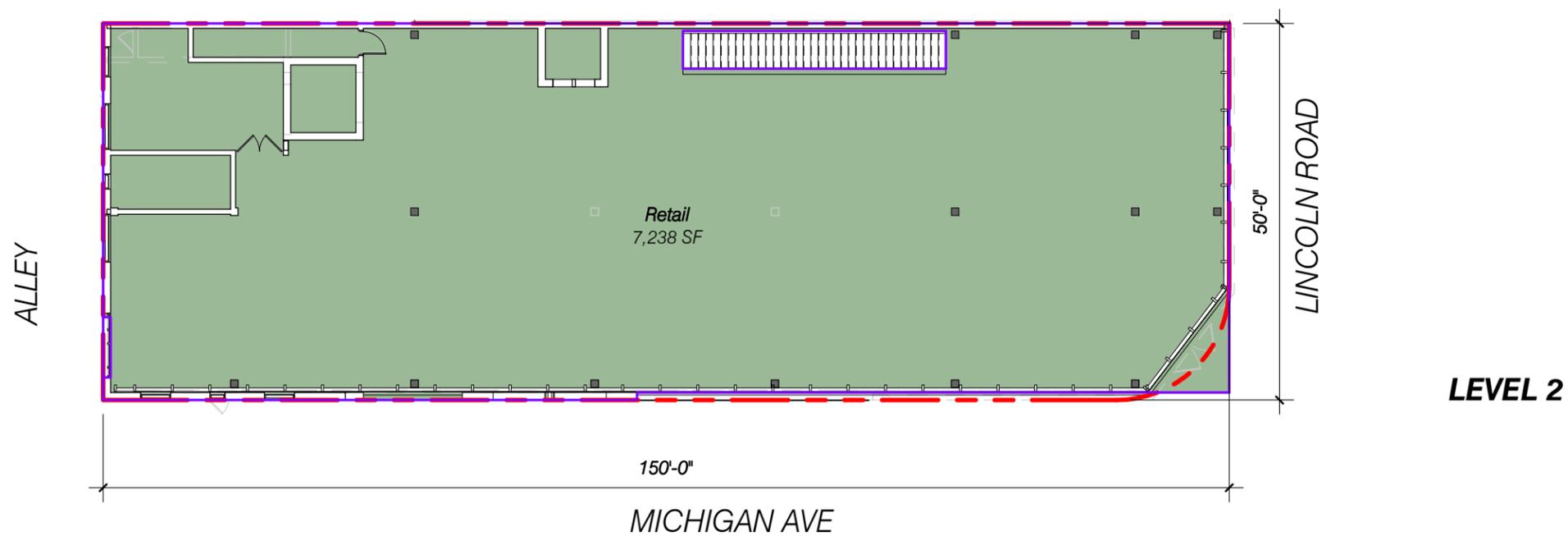
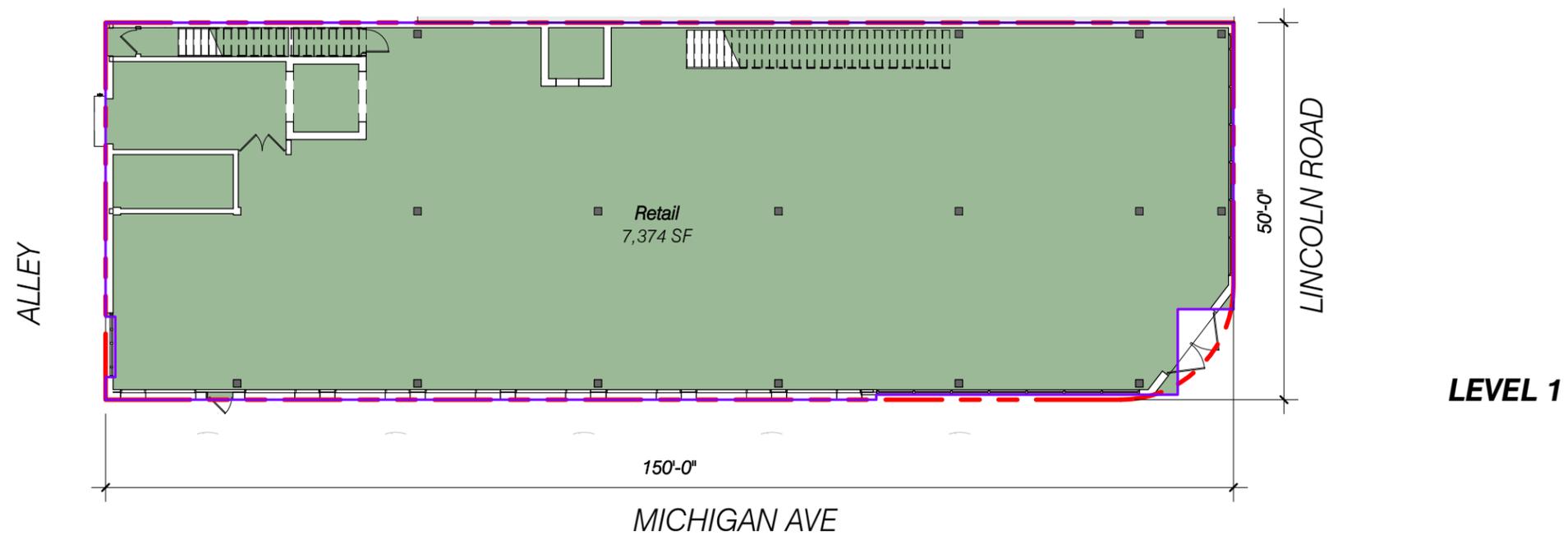
**LEVEL 1**

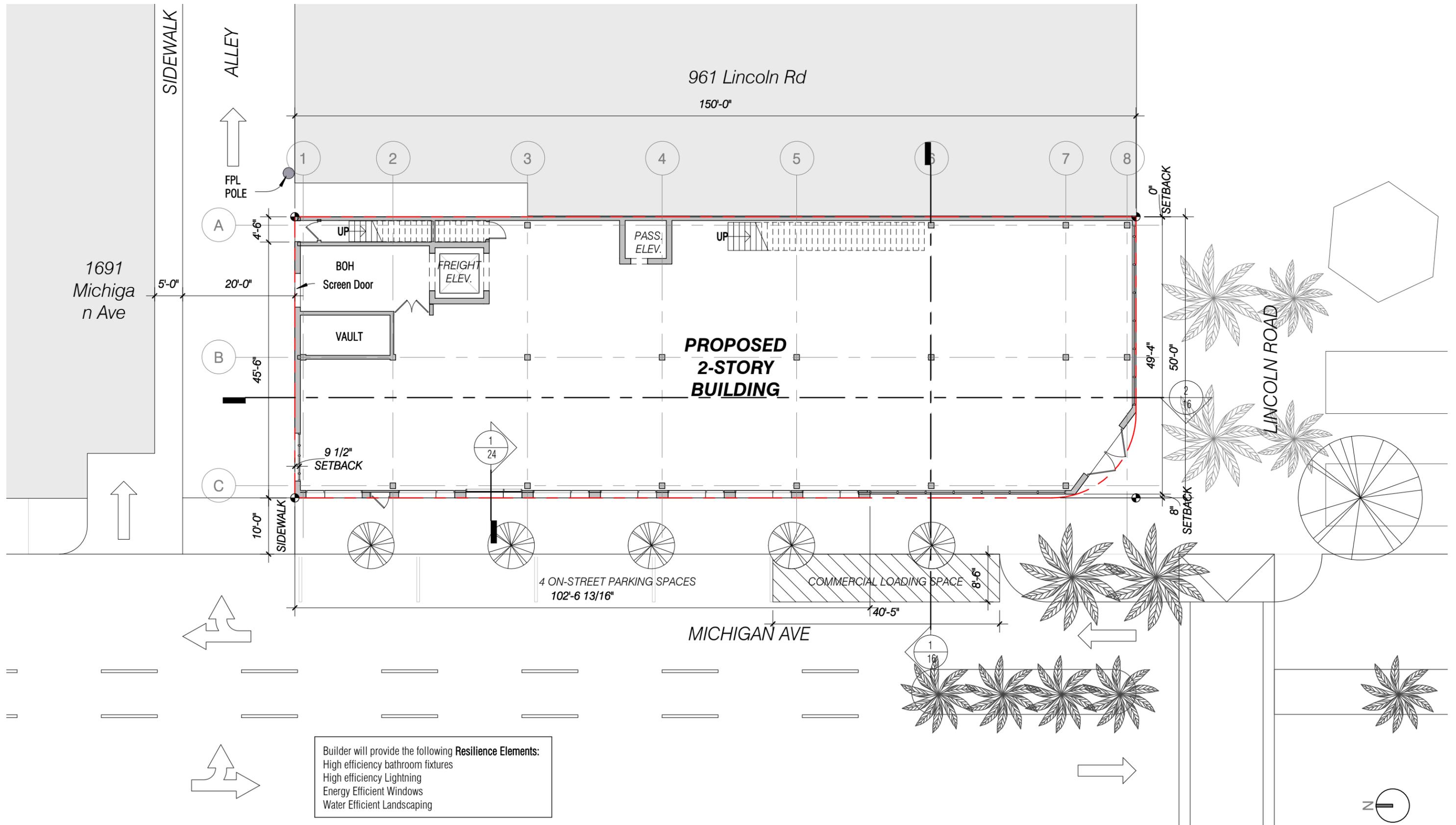


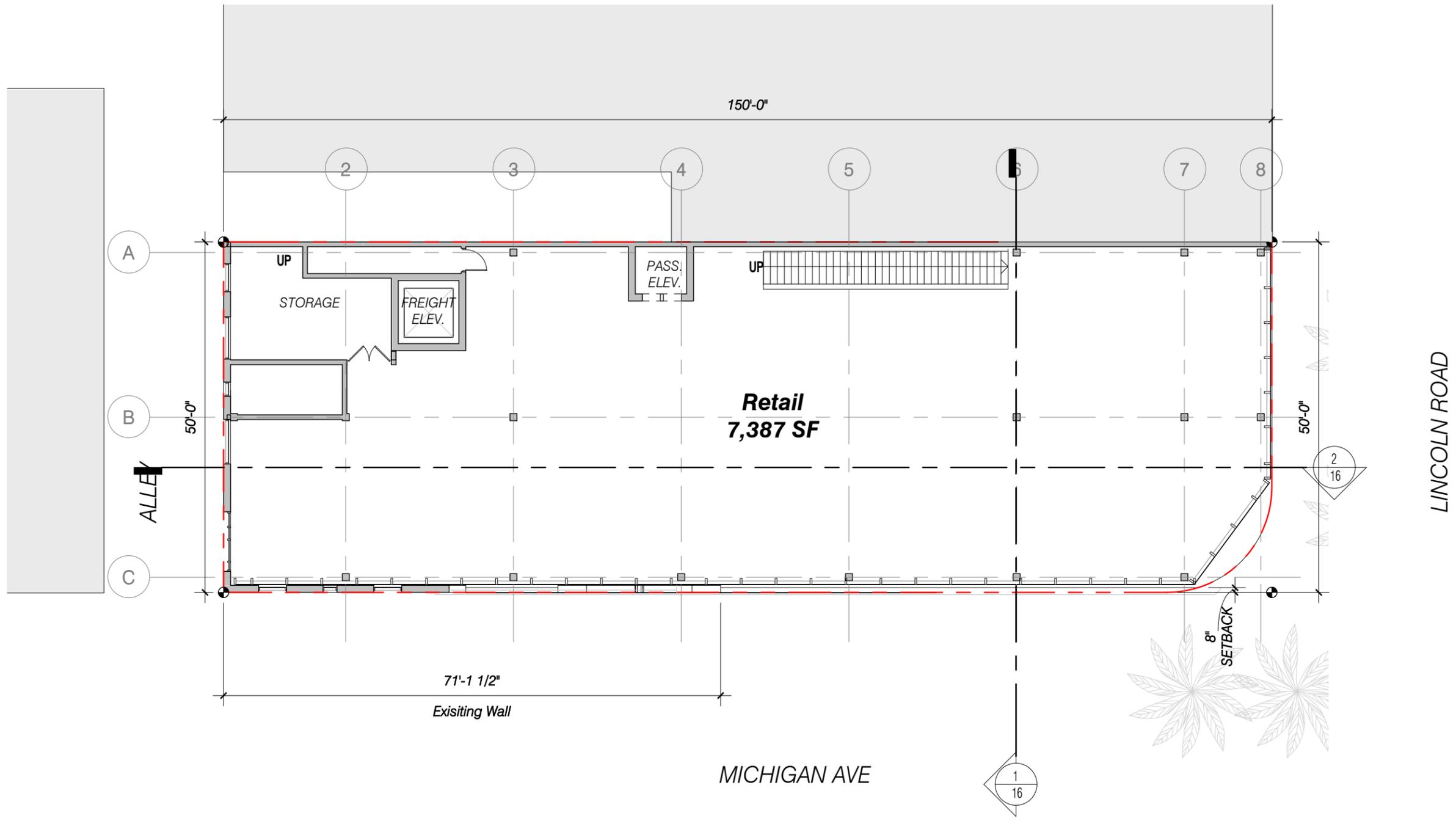
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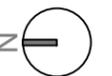
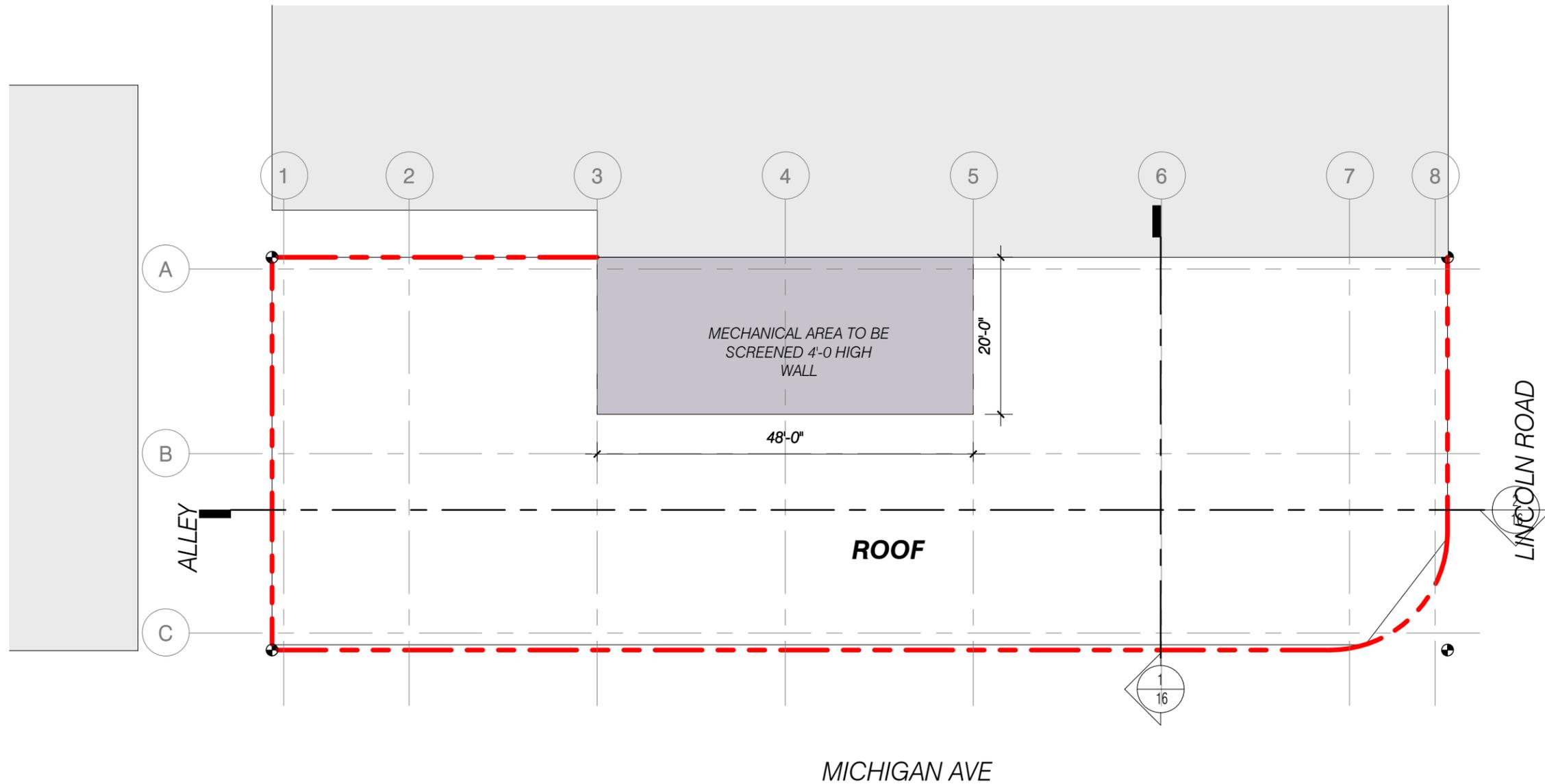


PRES Area (Retail)	
Area	Level
7,374 SF	Level 1
7,238 SF	Exist. Low Roof









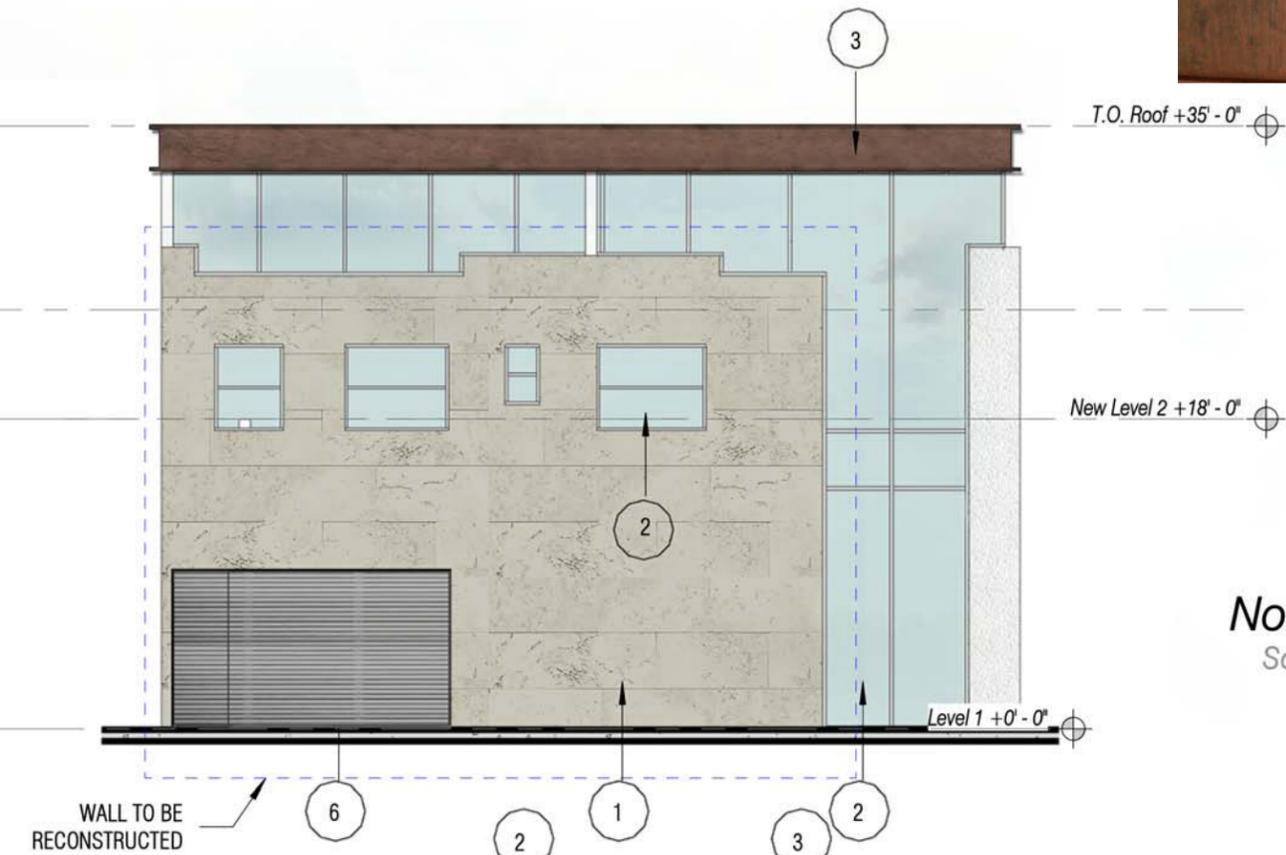
Bronze Steel



- 1. White painted stucco
- 2. Glass
- 3. Bronze Steel

- 4. Alumn. Glass Door
- 5. Bronze Cladded Door
- 6. Metal Screen

7. Coquina



947 LINCOLN

Miami Beach, FL

Proposed Elevations  
Rendered

02-15-2017

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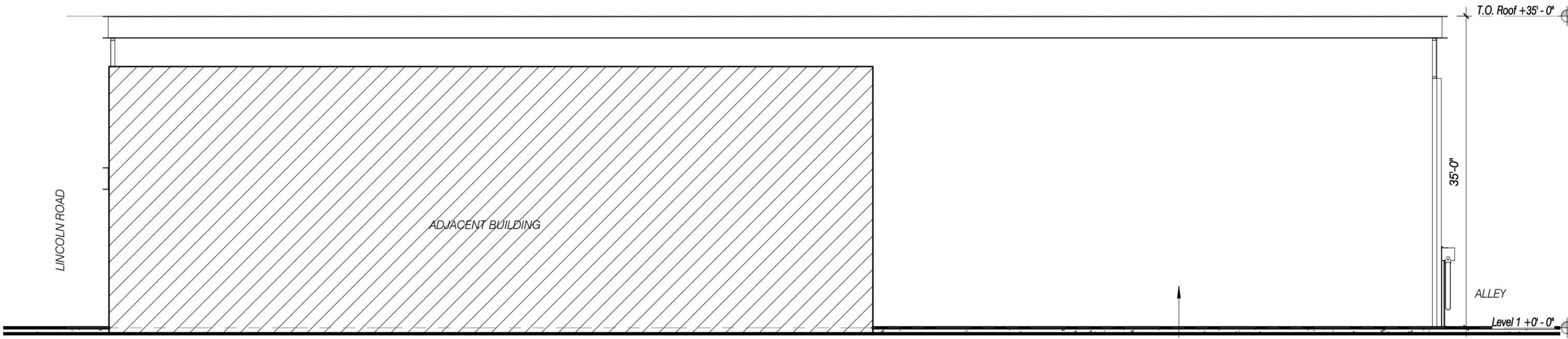
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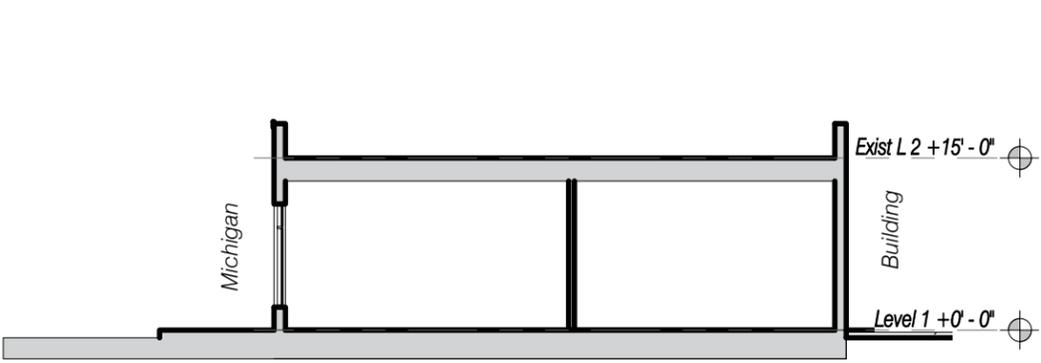
1. White painted stucco  
 2. Glass  
 3. Bronze Steel

4. Alumn. Glass Door  
 5. Bronze Cladded Door  
 6. Metal Screen

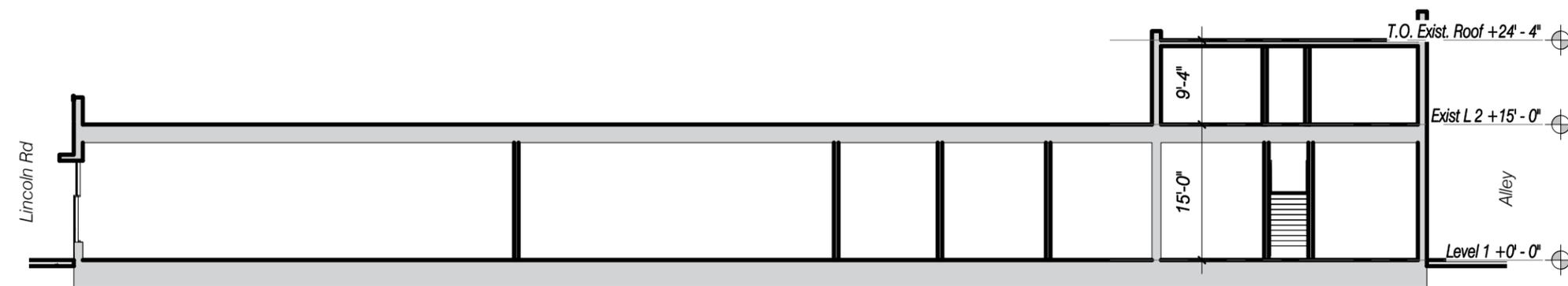
7. Coquina



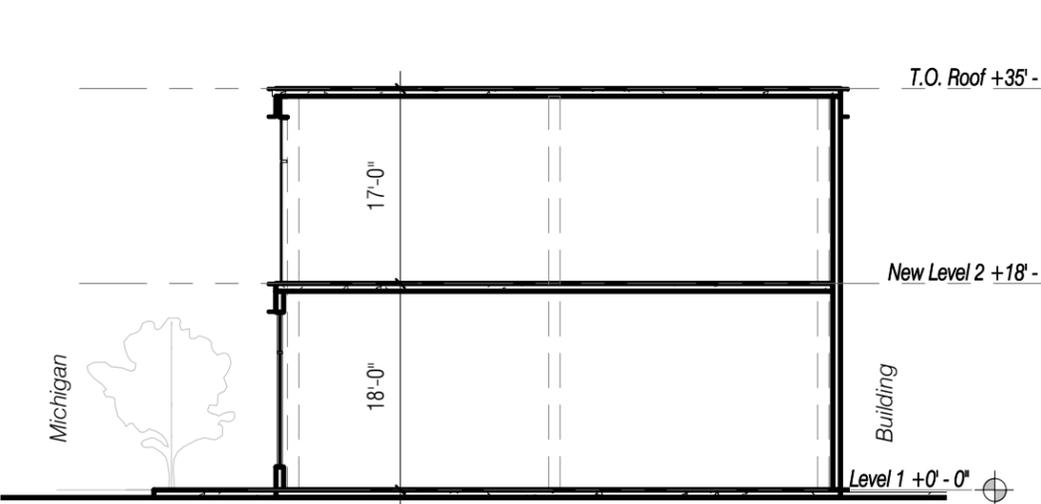
**East Elevation**  
 Scale: 3/32" = 1'-0"



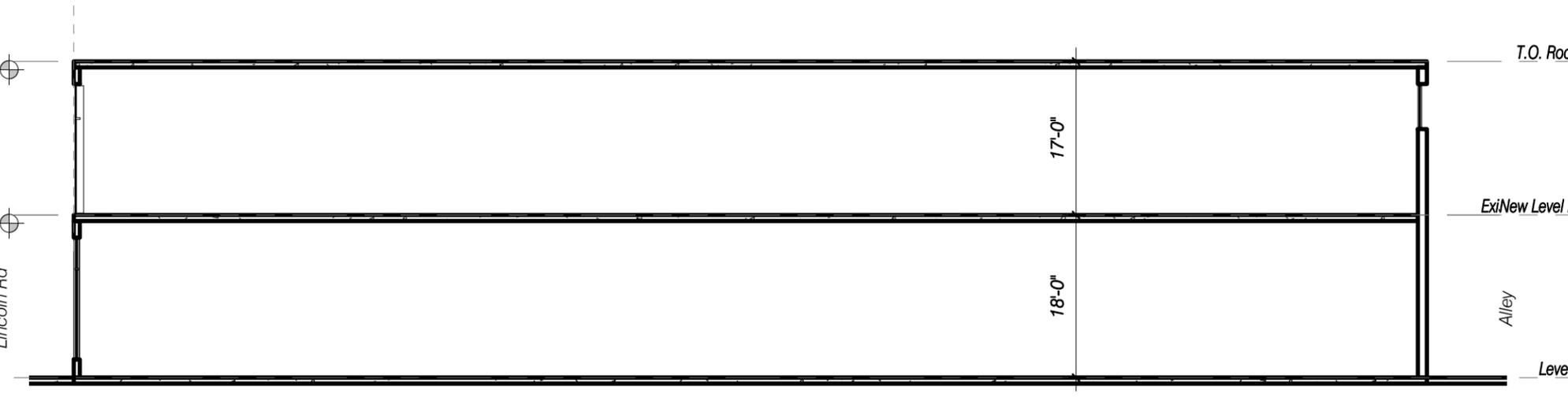
**Existing Section EW**  
Scale: 1/16" = 1'-0"



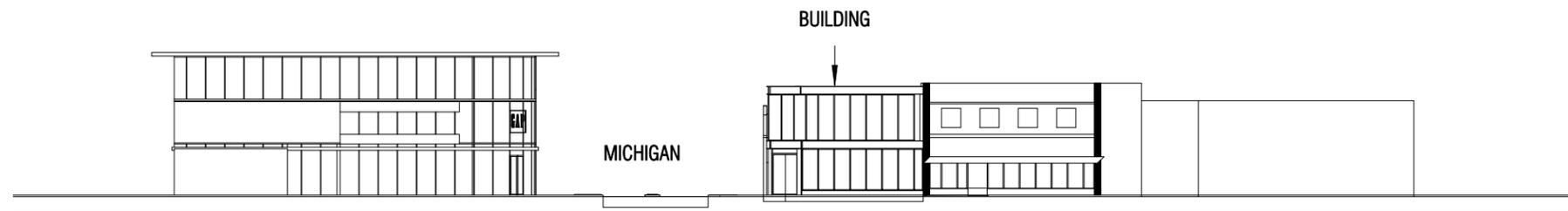
**Existing Section NS**  
Scale: 1/16" = 1'-0"



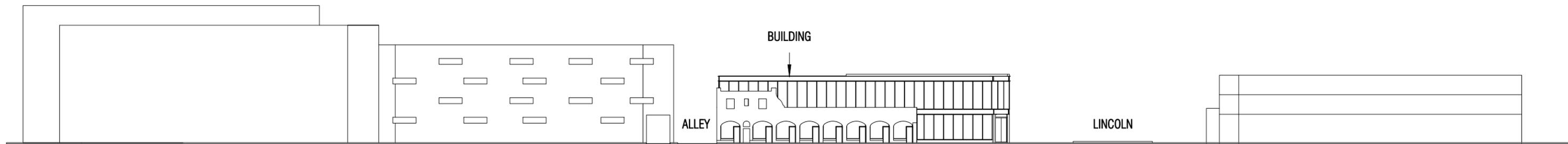
**Proposed Section EW**  
Scale: 1/16" = 1'-0"



**Proposed Section NS**  
Scale: 1/16" = 1'-0"



SOUTH ELEVATION



WEST ELEVATION



**West Context Elevation**



**South Context Elevation**



**947 LINCOLN**

**Miami Beach, Florida**

*View looking South on Mich.*

*02-15-2017*

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**Miami Beach, Florida**

*View from Lincoln Road*

*02-15-2017*

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**947 LINCOLN**

**Miami Beach, Florida**

*Master Signage Plan*

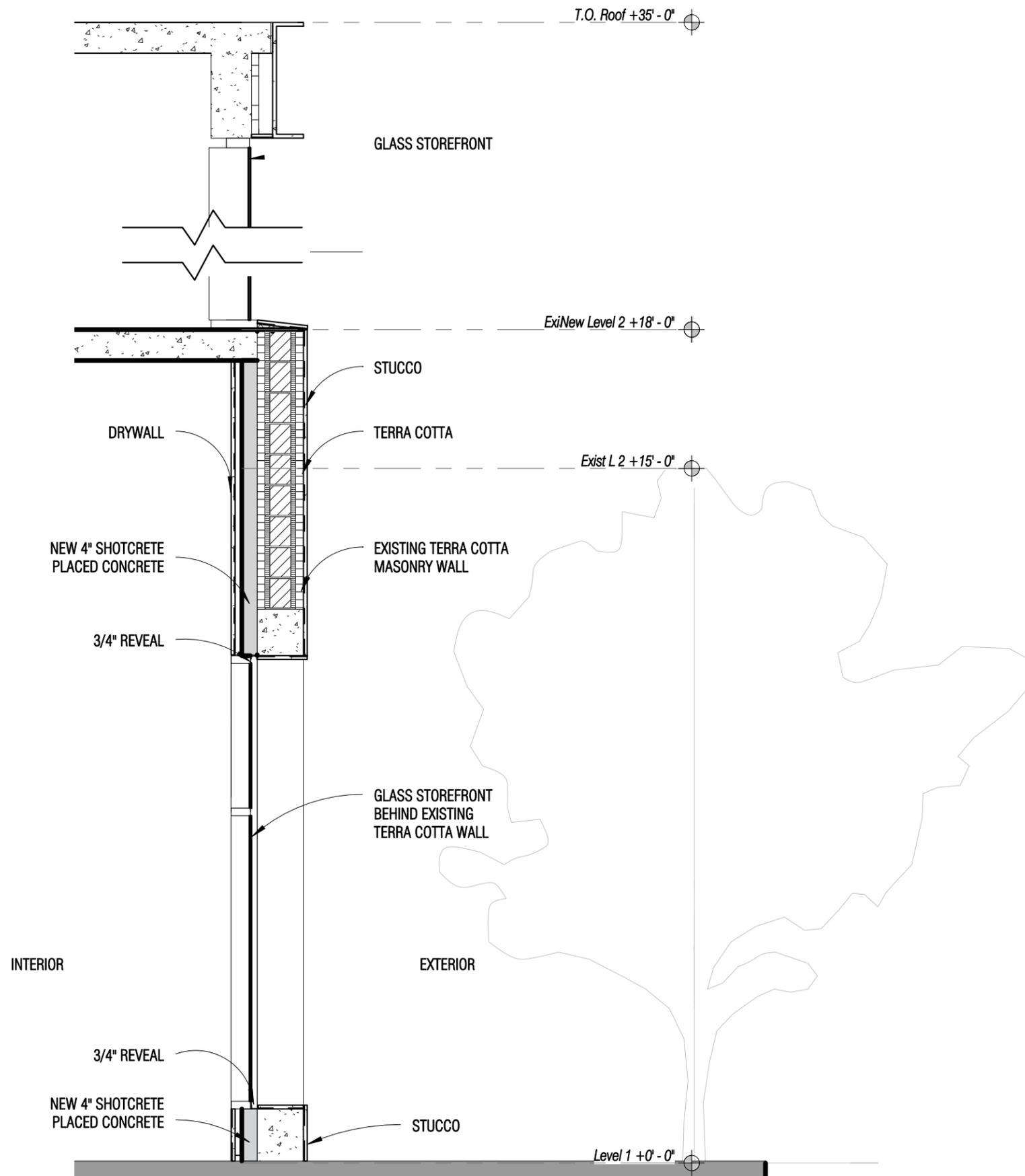
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947 LINCOLN

Miami Beach, Florida

Section

3/8" = 1'-0"

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