

**947 LINCOLN**

**Miami Beach, Florida**

*Context Aerial*

*02-15-2017*

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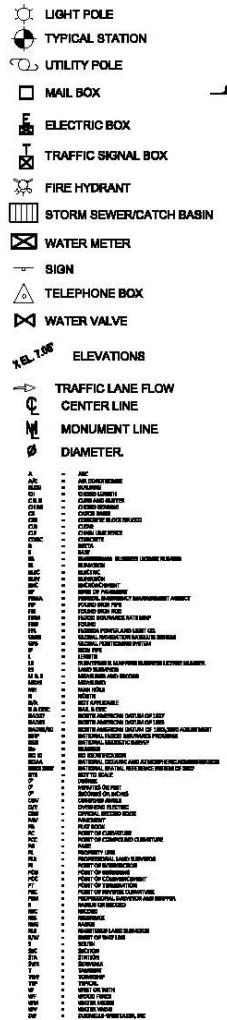
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Miami, FL 33132-2304  
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w www.zyscovich.com

**X-1**



SYMBOL LEGEND:



FLOOD INFORMATION:

COMMUNITY NUMBER : 120651  
PANEL NUMBER : 12088C0317L  
SUFFIX : L  
DATE OF FIRM : 09-11-2009  
FIRM ZONE : AE  
BASE FLOOD ELEVATION : 8.00'  
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:

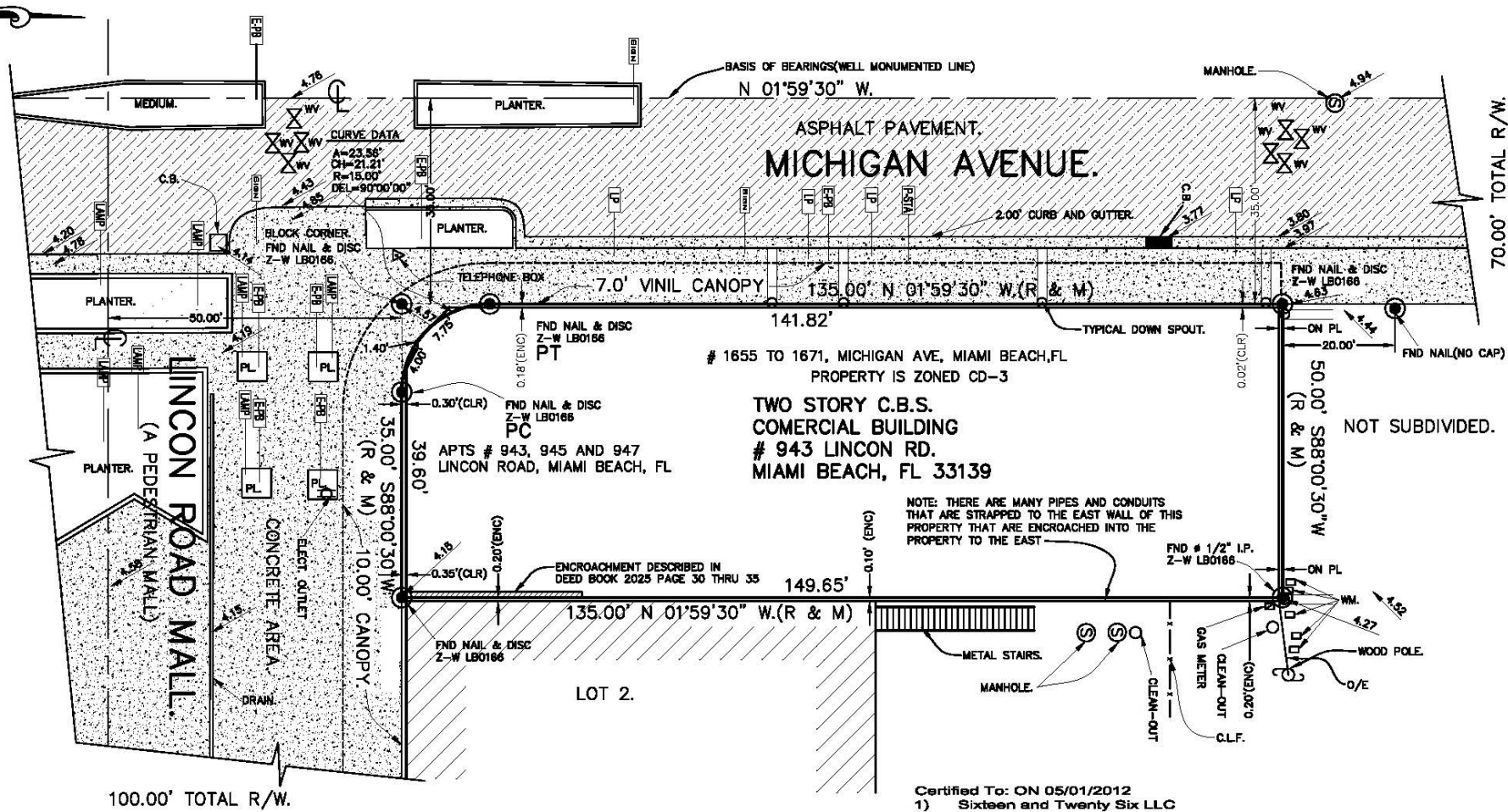
1. EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORD INSTRUMENTS IF ANY, AFFECTING THE PROPERTY.
2. LOCATION AND IDENTIFICATION OF UNDERGROUND ENCROACHMENTS OR UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT REQUESTED.
3. NO SEARCH 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. IF ANY LINES DEFICED 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 GEODETIC 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 1983/90/2011 NAD83 ADJUSTMENT.
15. COORDINATE CONVERSIONS (IF ANY) HAVE BEEN CONVERTED USING CORPSON VERSION 6.6.1, FROM U.S. ARMY CORPS OF ENGINEERS ALBUQUERQUE, NEW MEXICO.
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 HORIZONTAL CONTROL: FOR EXPECTED USE OF LAND AS DESIGNED BY (S-17) THE FIELD MEASUREMENTS WERE VERIFIED BY CALCULATIONS OF A CLOSED GEOMETRIC FIGURE BASED UPON FIELD INFORMATION TAKEN IN THE FIELD BY TOTAL STATION AND OR GPS/RTK.

RELATIVE DISTANCE ACCURACY FOR THIS SURVEY IS KNOWN OR LESS:  
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 "BOUNDARY 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.

# ALTA/ACSM LAND TITLE SURVEY



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 1116 INSURANCE FILE NO 3020-584766, DATED DECEMBER 19th 2012 @ 8:00 AM. AND HAS FOUND THE FOLLOWING:

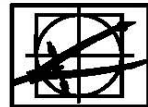
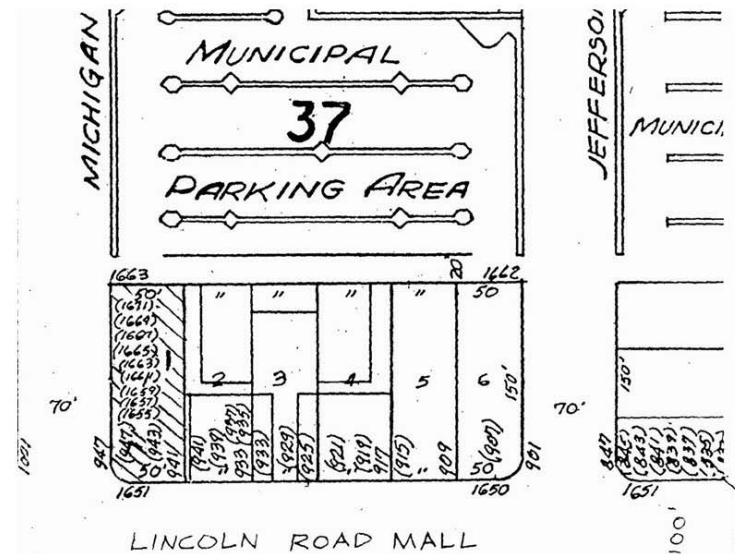
- 1- N/P
- 2- N/P
- 3- AS SHOWN
- 4- N/P
- 5- AS SHOWN
- 6- N/P
- 7- N/P
- 8- N/P
- 9- AS SHOWN
- 10- DEED BOOK 257 PAGE 319 THRU PAGE 322 CONTAINS RESTRICTIVE COVENANTS PERTAINING TO RACE AND ETHNIC EXCLUSIONS, LIQUOR EXCLUSIONS AND ANIMAL EXCLUSIONS
- 11- ENCROACHMENT IN DEED BOOK 2025 PAGE 30 THRU 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.**  
ESTAB. 1928  
CONSULTING ENGINEERS AND SURVEYORS  
1140 WEST 6TH ST., SUITE 307, MIAMI BEACH, FL 33132  
PH: (305) 534-4668 FAX: (305) 531-4589  
WWW.ZURWELLE-WHITTAKER.COM  
CERTIFICATE OF AUTHORIZATION NO. LB000166 EB 002851  
MEMBER: FLORIDA LAND SURVEYORS COUNCIL FLORIDA SURVEYING AND MAPPING SOCIETY

*Edie A. Martinez*  
**EDDIE A. MARTINEZ**  
PROFESSIONAL SURVEYOR AND MAPPER 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

947 LINCOLN

Miami Beach, Florida

Survey

02-15-2017

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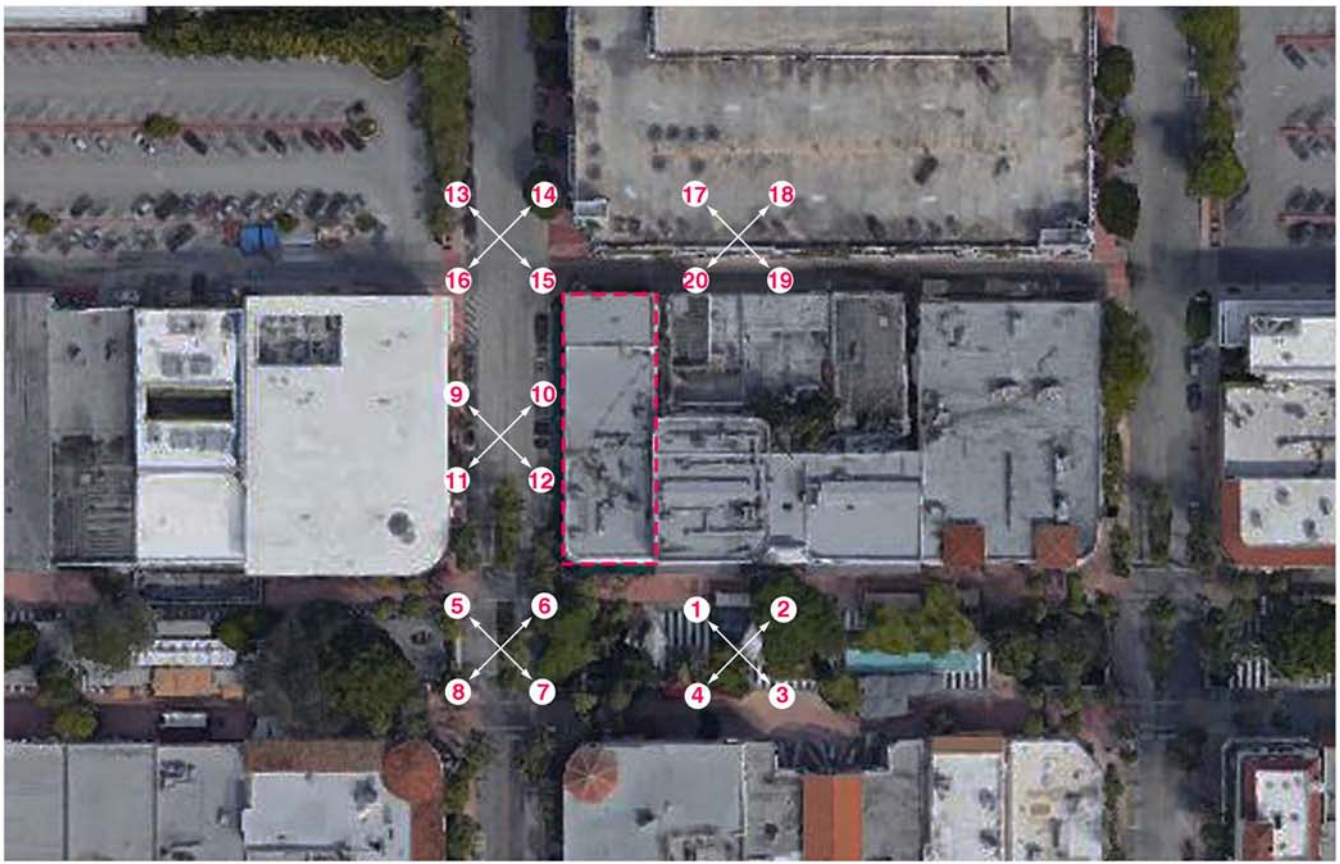


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# 947 LINCOLN

Miami Beach, Florida

Context 1.2

02-15-2017

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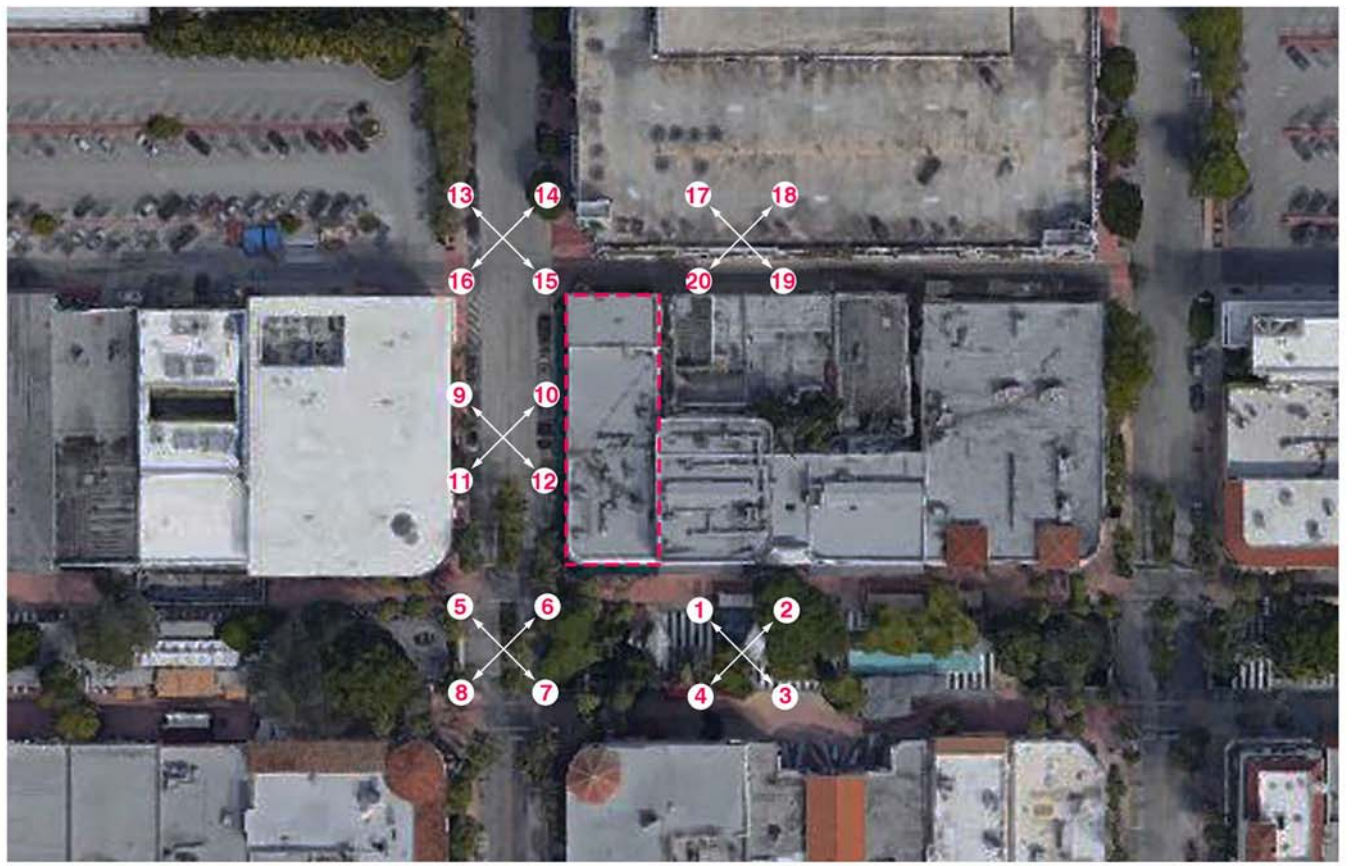
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## 947 LINCOLN

## Miami Beach, Florida

Context 1.3

02-15-2017

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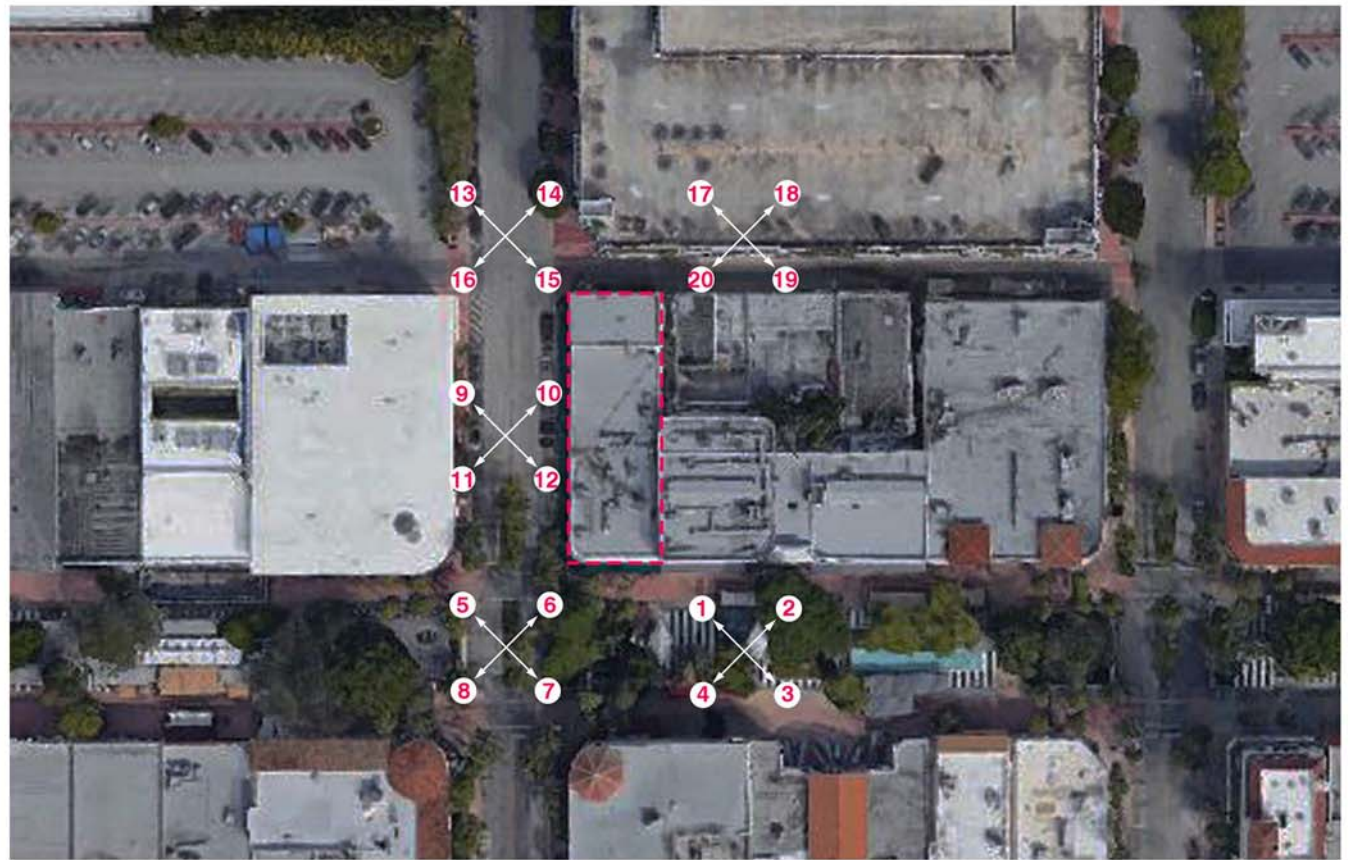
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11



12

947 LINCOLN

Miami Beach, Florida

Context 1.4

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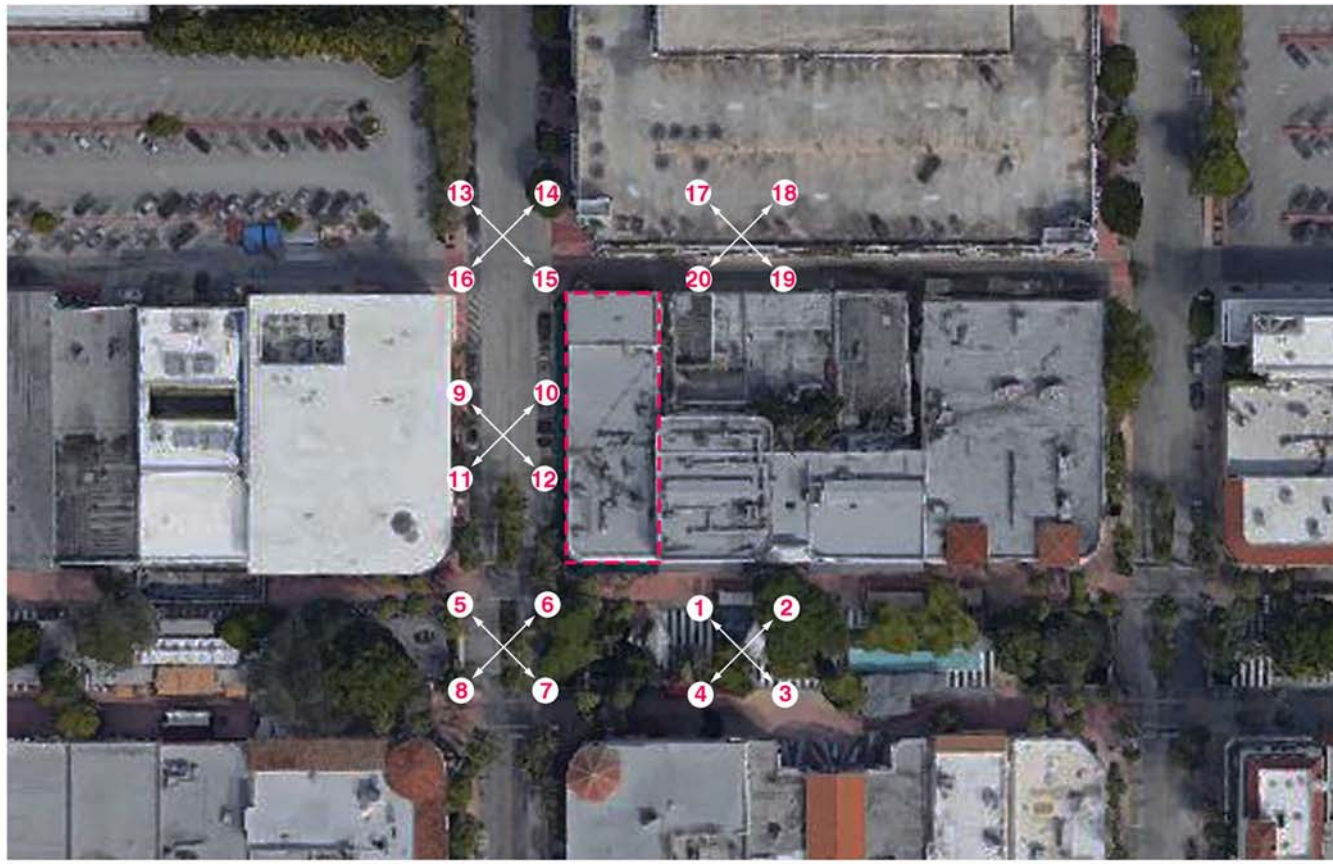
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14



15

## 947 LINCOLN

Miami Beach, Florida

Context 1.5

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20



## 947 LINCOLN

Miami Beach, Florida

Context 1.7

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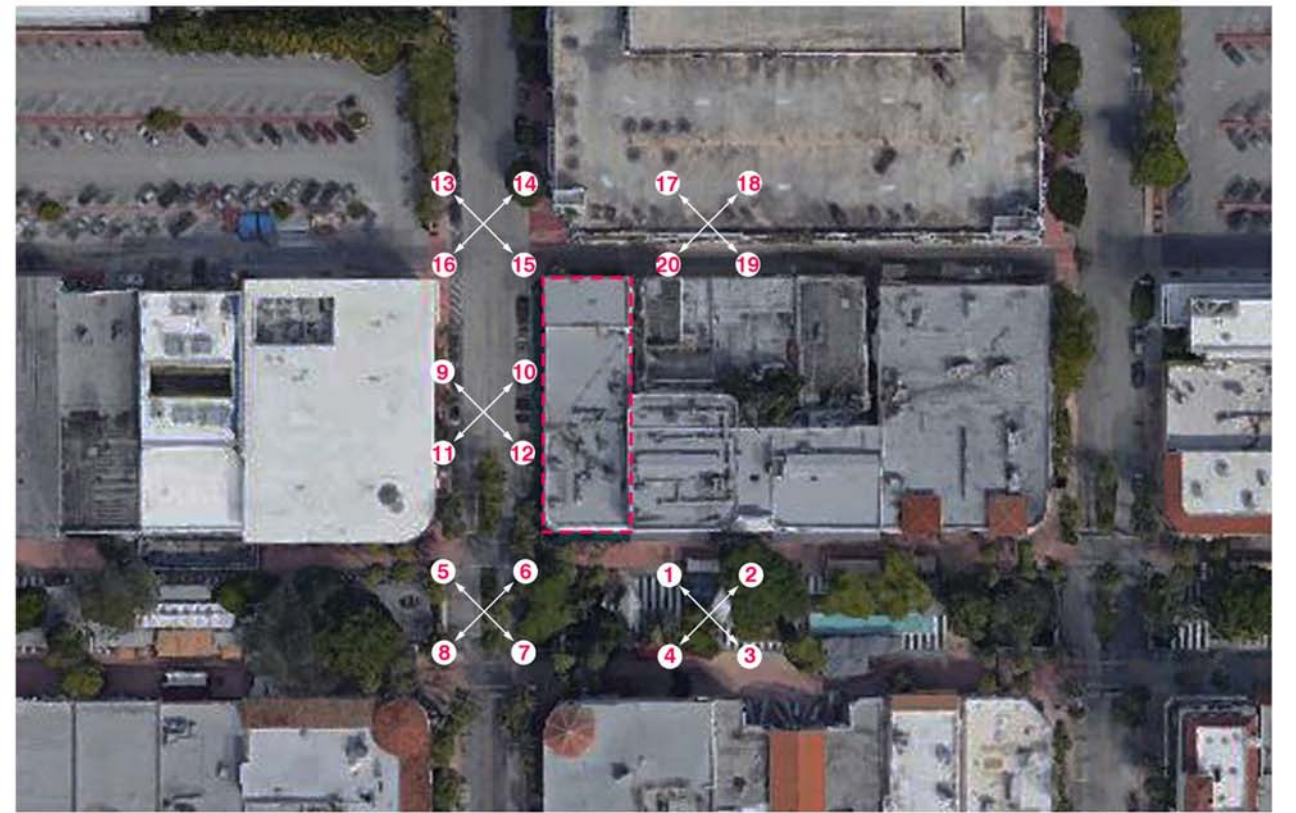
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17



18

947 LINCOLN

Miami Beach, Florida

Context 1.6

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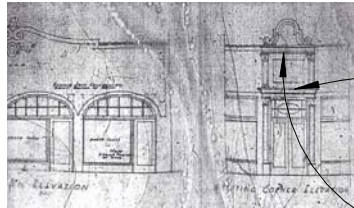


1924



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

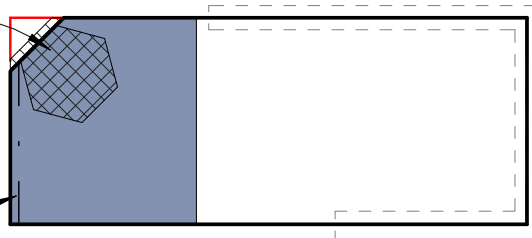
1924-1937



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

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

1937 RENOVATIONS BY L. MURRAY DIXON ARCHITECT

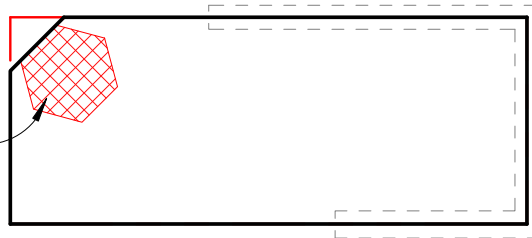


1939 AFTER RENOVATIONS BY L. MURRAY DIXON ARCHITECT



1937-1980

DIXON CUPOLA REMOVED.



NO INFORMATION AVAILABLE THAT ILLUSTRATES ANY ALTERATIONS TO ORIGINAL ARCHITECTURE

1980-1990?

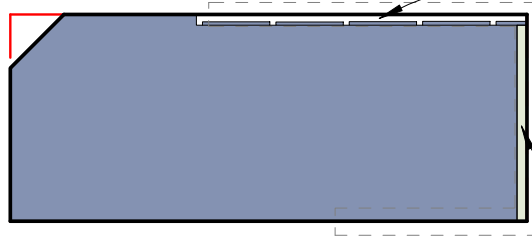
FACADE RENOVATIONS



ALL WINDOWS WITHIN ARCHES RENOVATED

2017

NEW PROPOSAL FOR SITE



1924 WALL REMAIN ON MICH.

NO INFORMATION AVAILABLE THAT ILLUSTRATES ANY ALTERATIONS TO ORIGINAL ARCHITECTURE

EXISTING WALL TO BE RECONSTRUCTED

947 LINCOLN

Miami Beach, FL

History of the Site

3" = 1'-0"

02-15-2017

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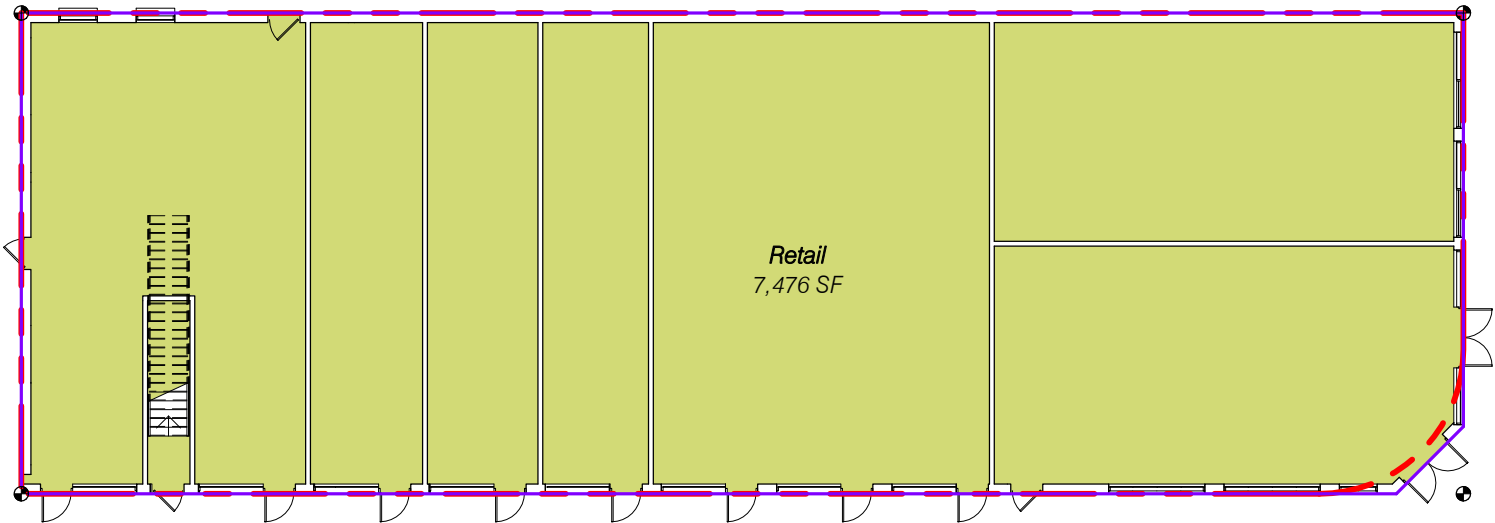


EXISTING FAR

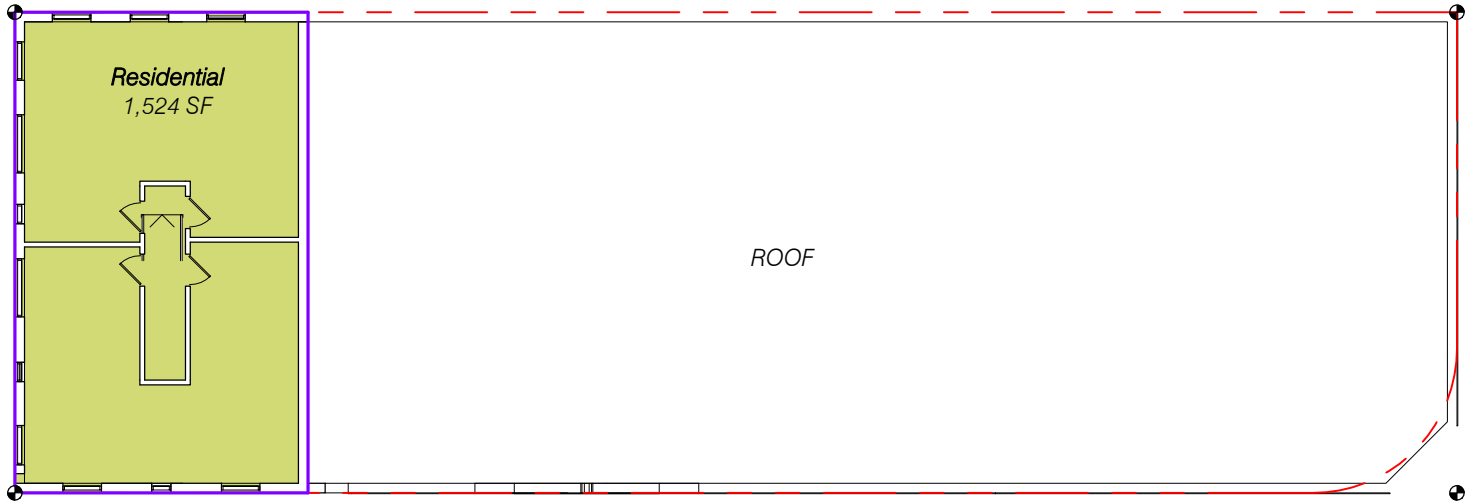
Lot Size	7,452 SF
Levels	Area
Level 1	7,476 SF
Level 2	1,524 SF
9,000 SF FAR 1.2	

LOT COVERAGE

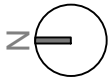
LOT SIZE	7,452 SF
BLDG	7,452 SF (100.0%)



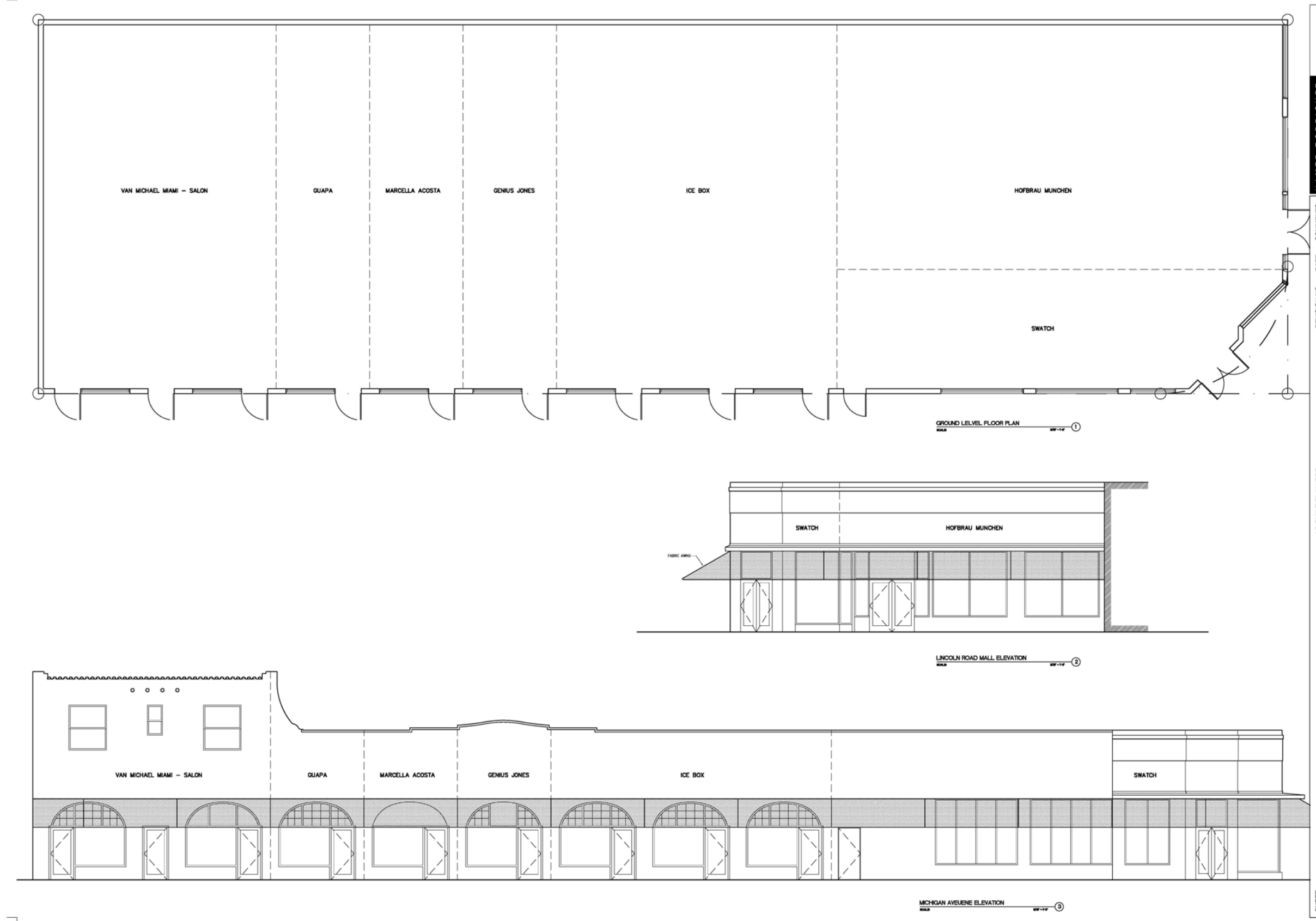
LEVEL 1



LEVEL 2







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

**AVAILABLE SPACE**  
947 Lincoln Road, Miami Beach, Florida

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ISSUE DATE:  
PLOT DATE:  
SCALE:  
DRAWN BY:  
CHECKED BY:

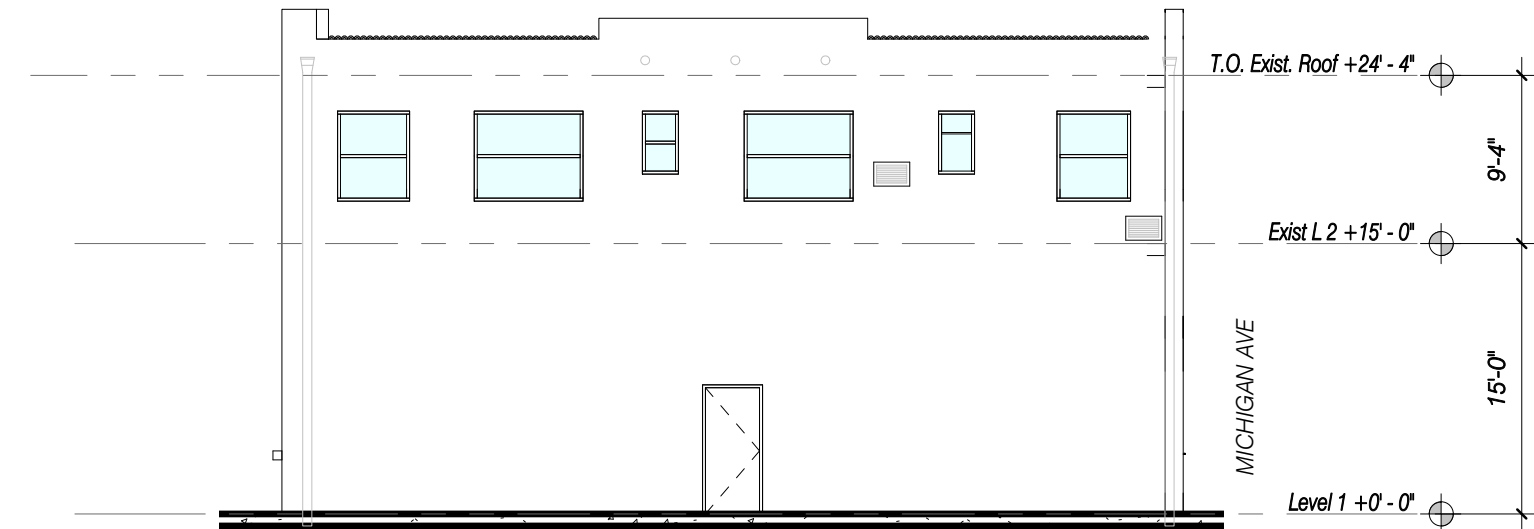
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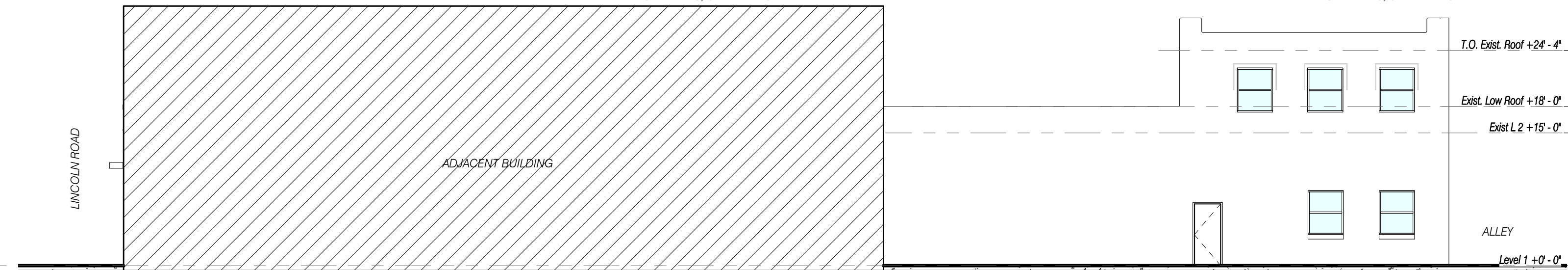
*Existing West Elevation*  
Scale: 3/32" = 1'-0"



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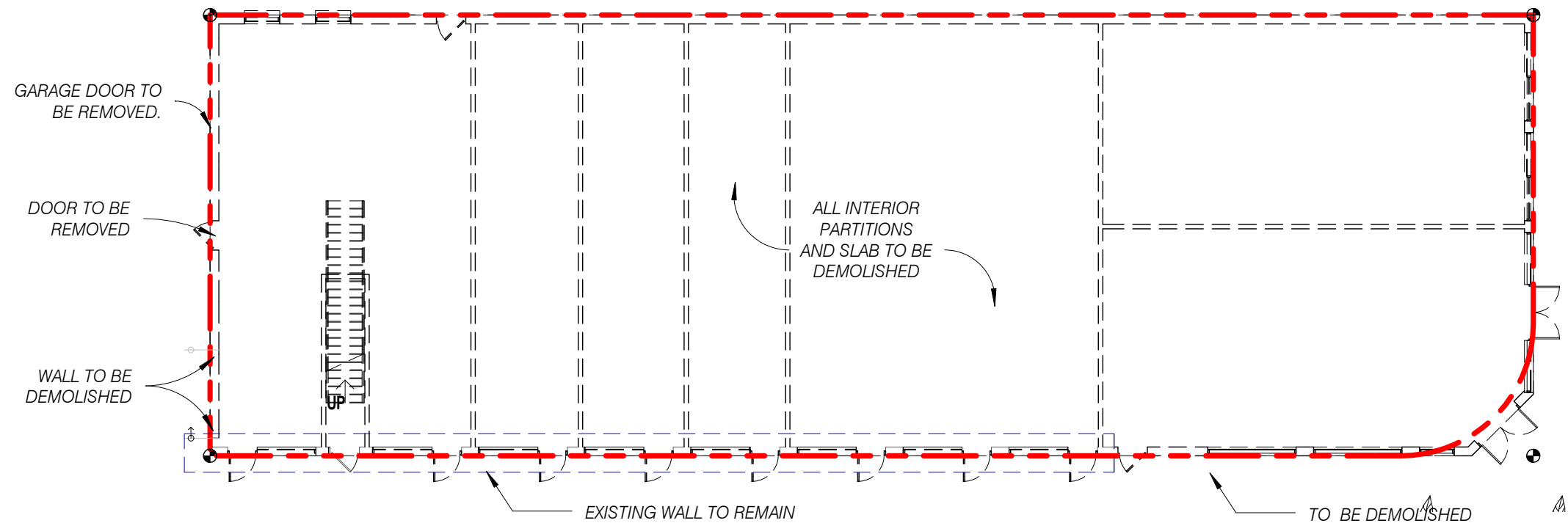
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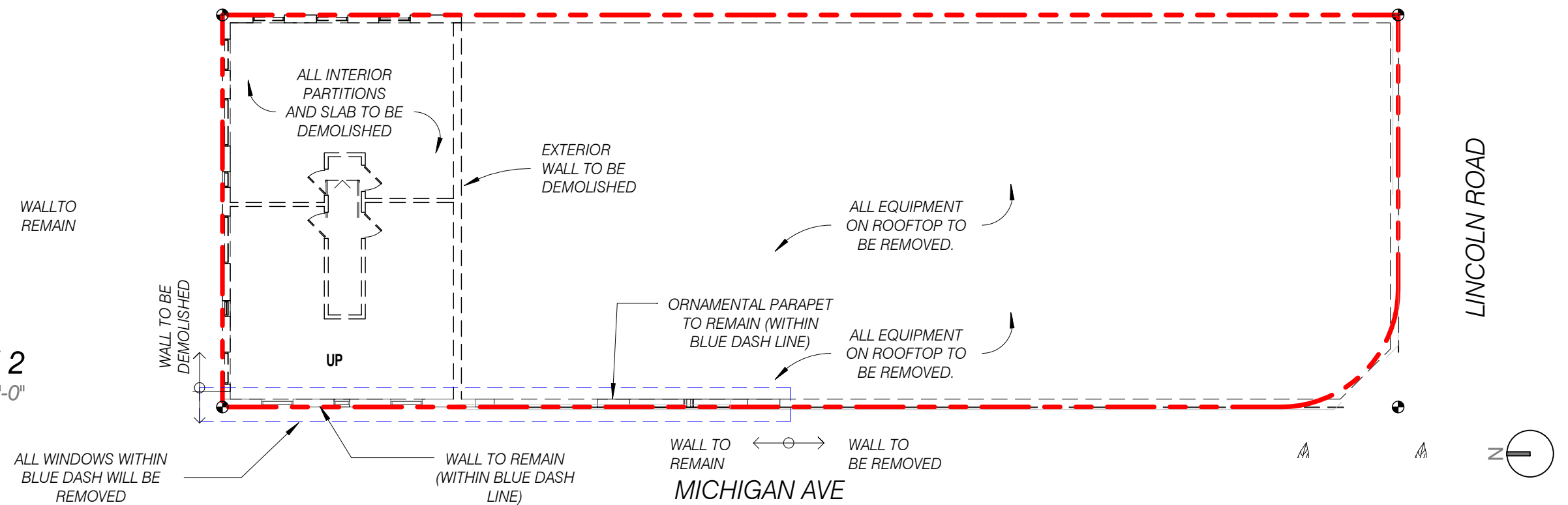
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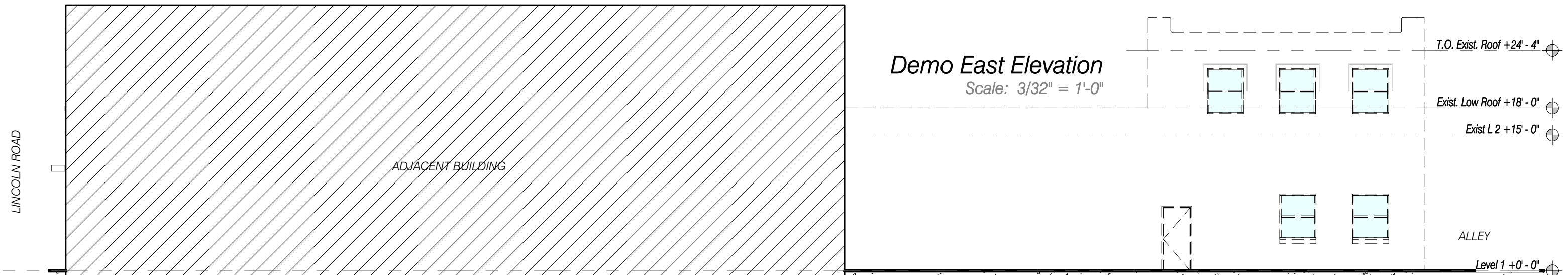
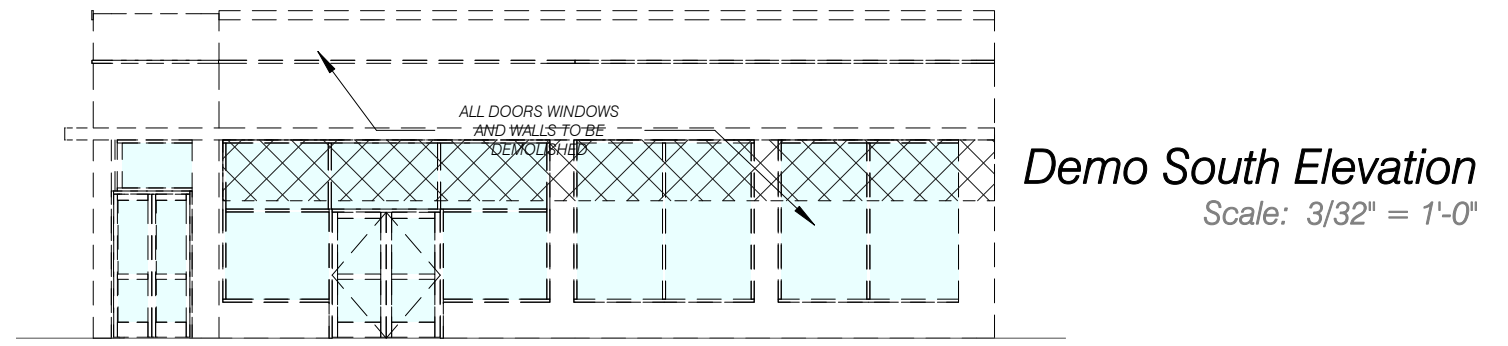
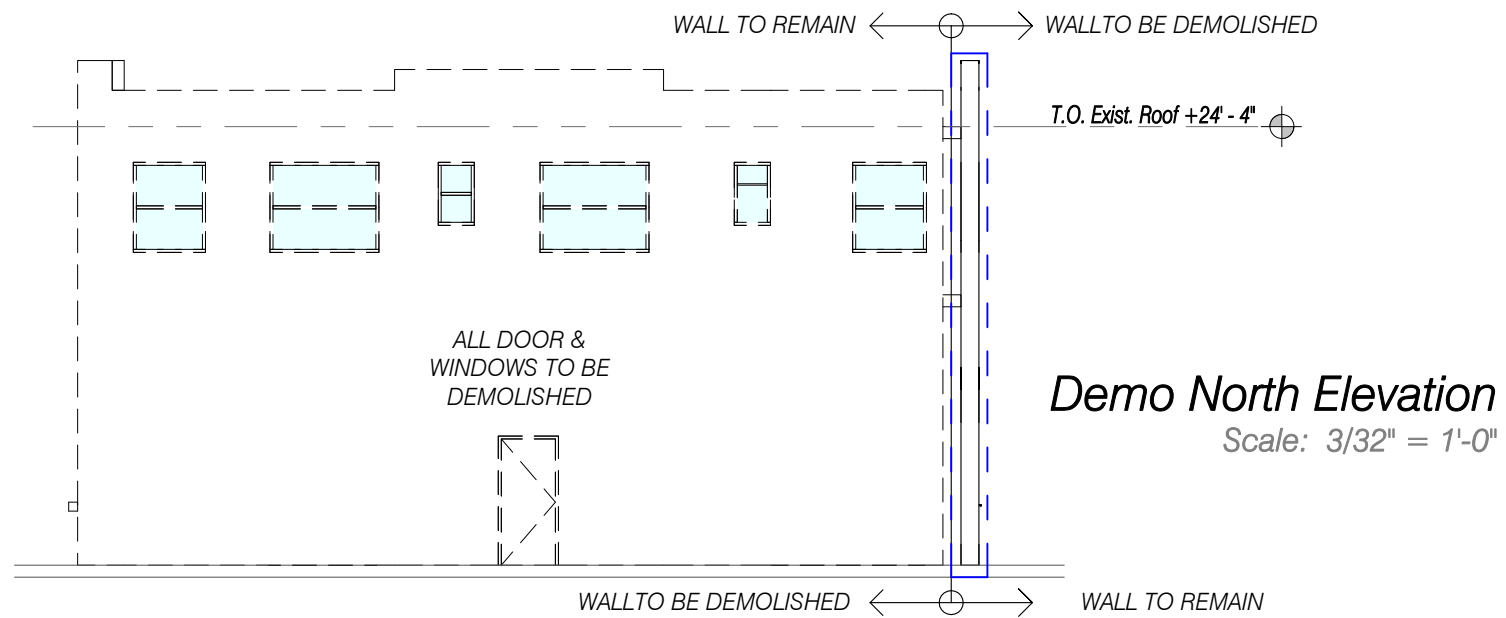
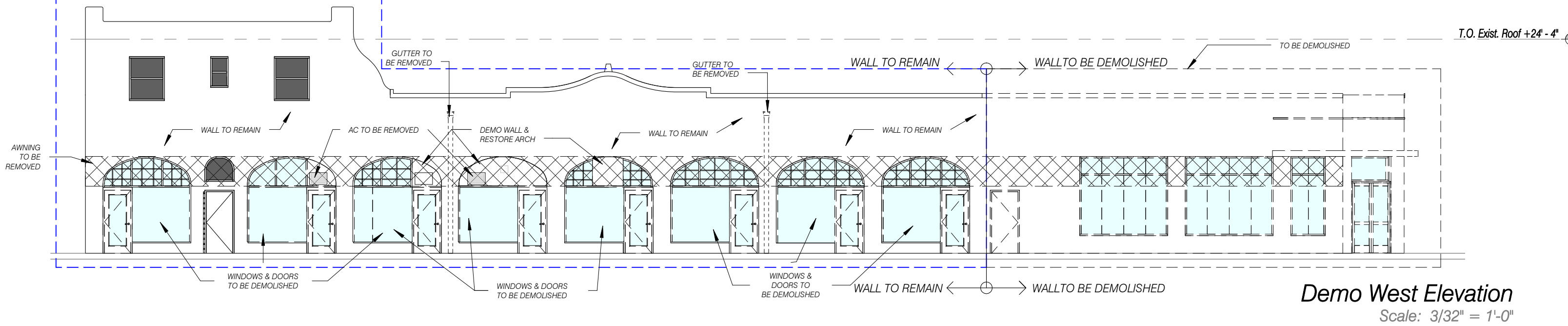
**Demolition Plan Level 1**  
Scale: 1/16" = 1'-0"



**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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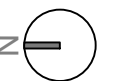
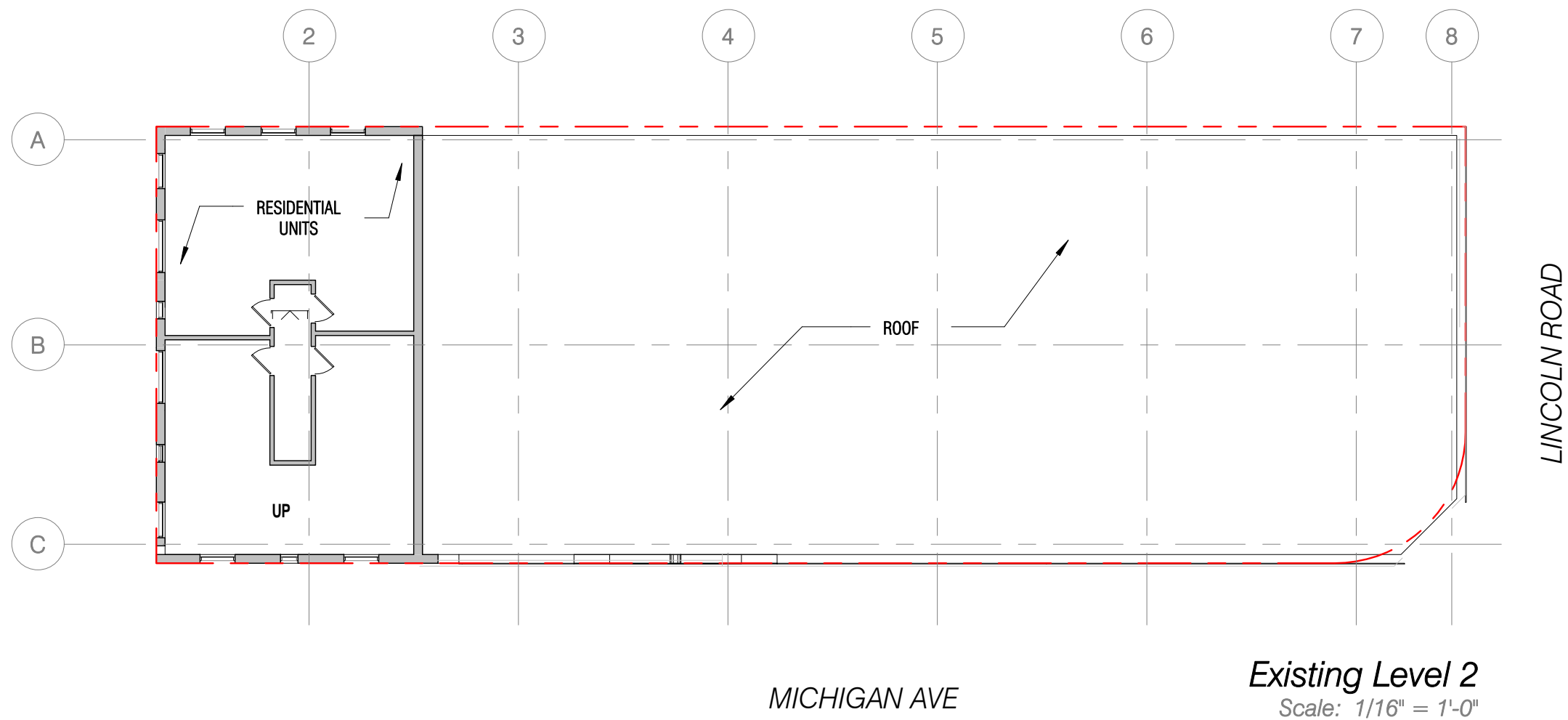
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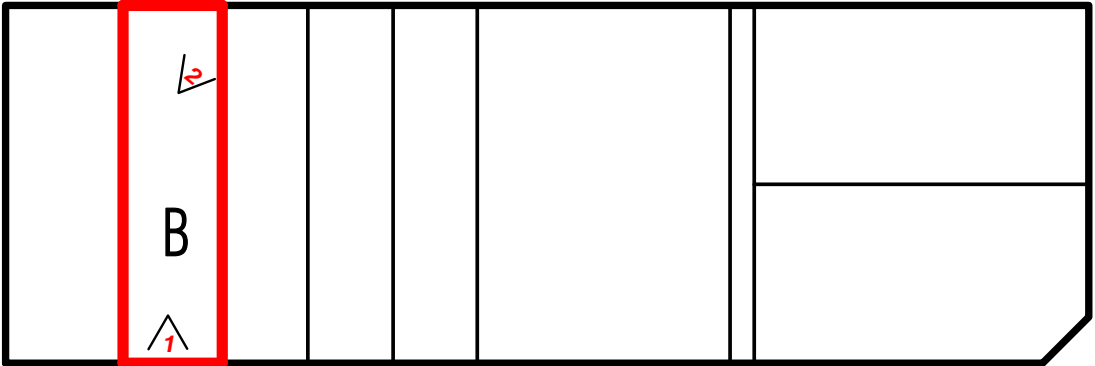










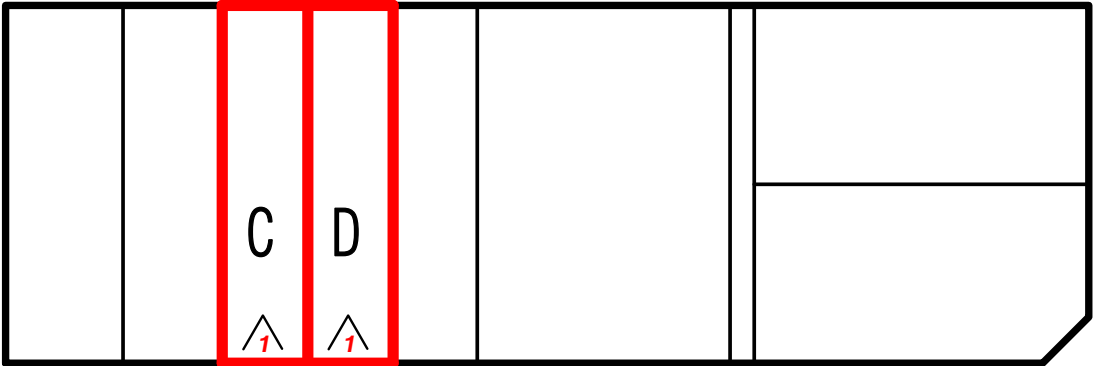


Unit B - Looking East 01-26-2016

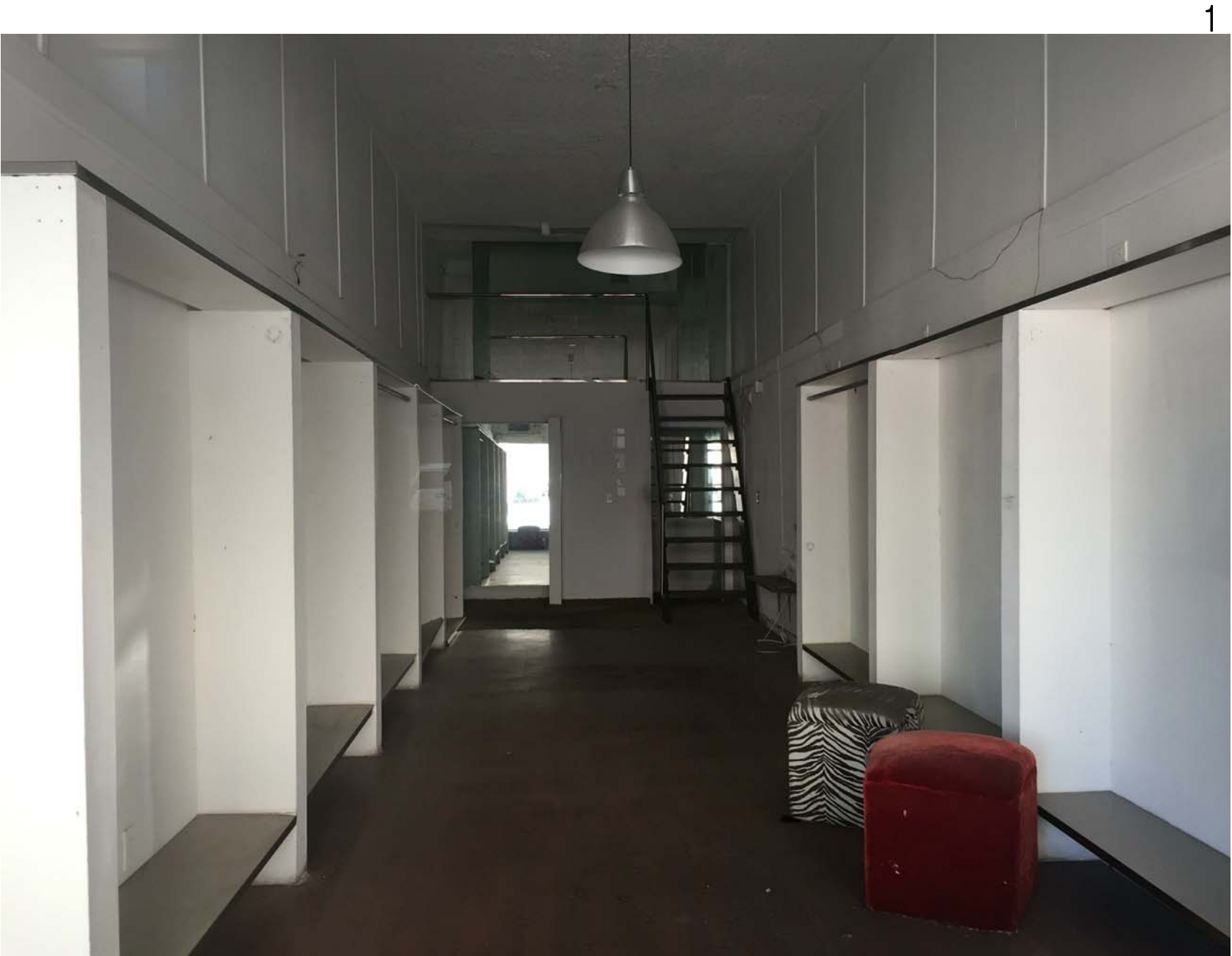


Unit B - Looking Northwest 01-26-2016



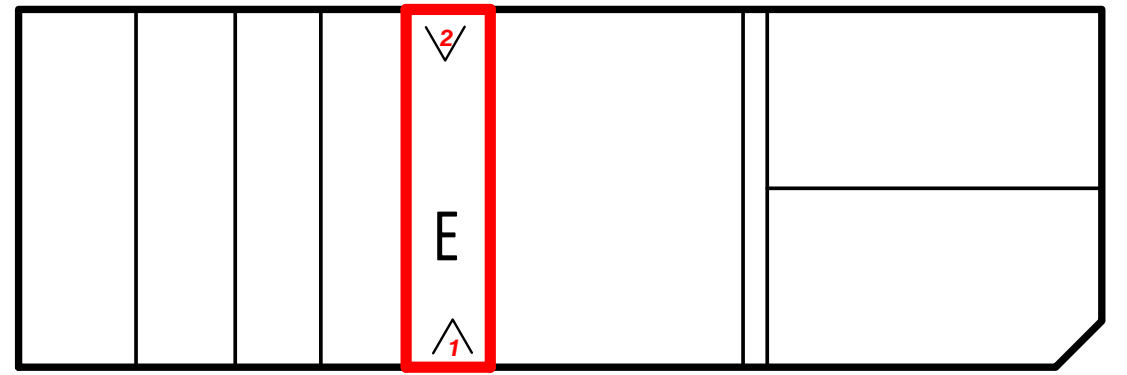


Unit C - Looking East 01-26-2016



Unit D - Looking East 01-26-2016



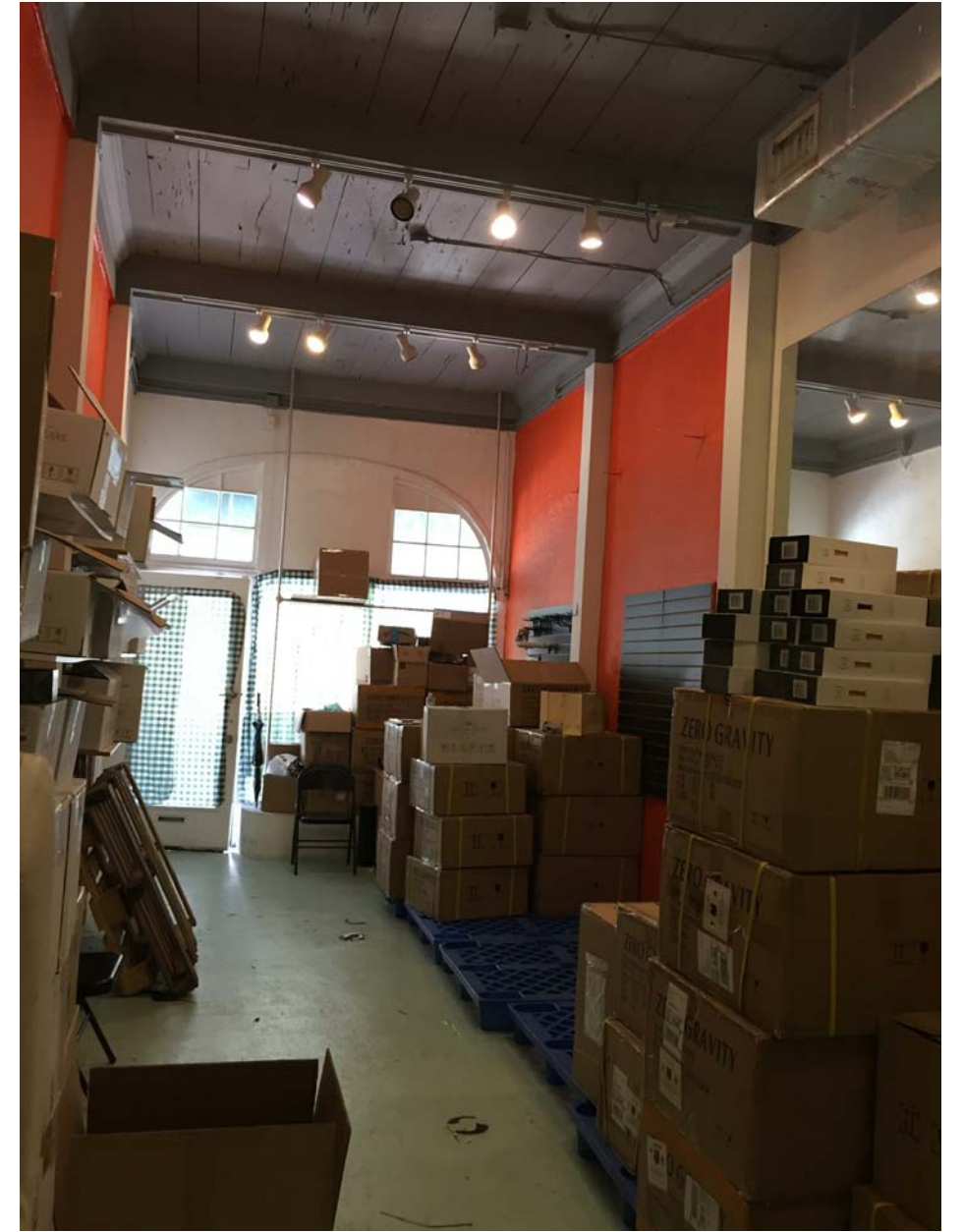


1



Unit E - Looking East 01-26-2016

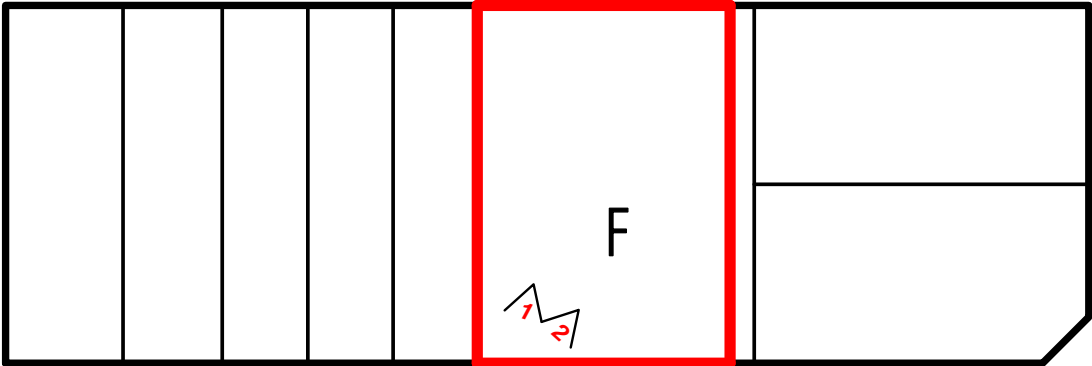
2



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

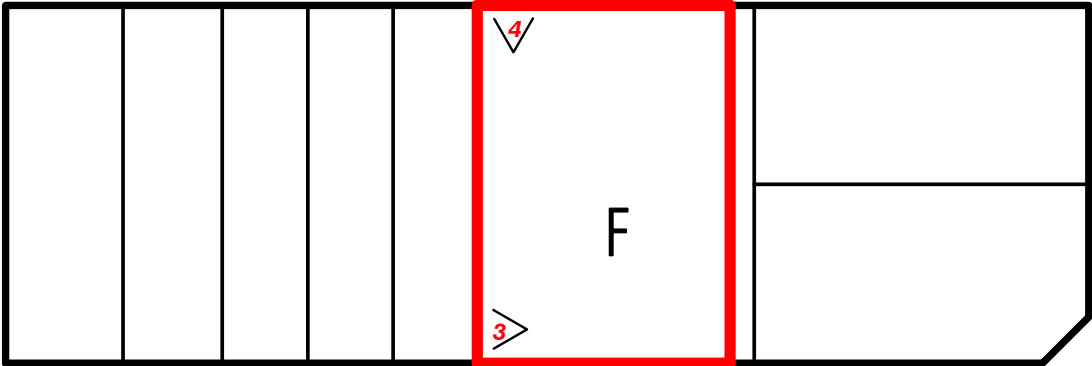
2



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

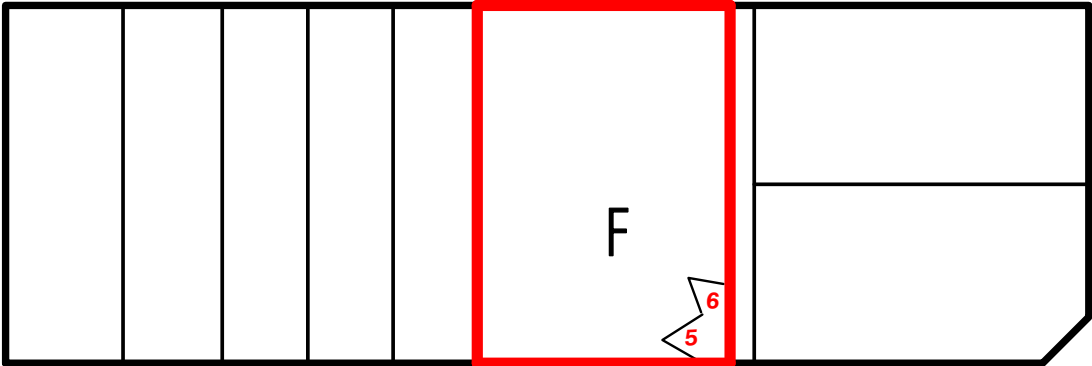
4



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

6

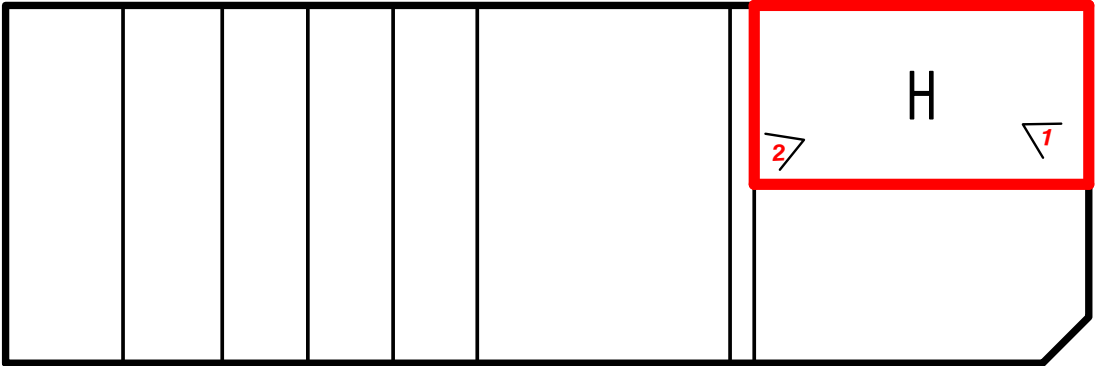


Unit F - Looking Northeast 01-26-2016









1



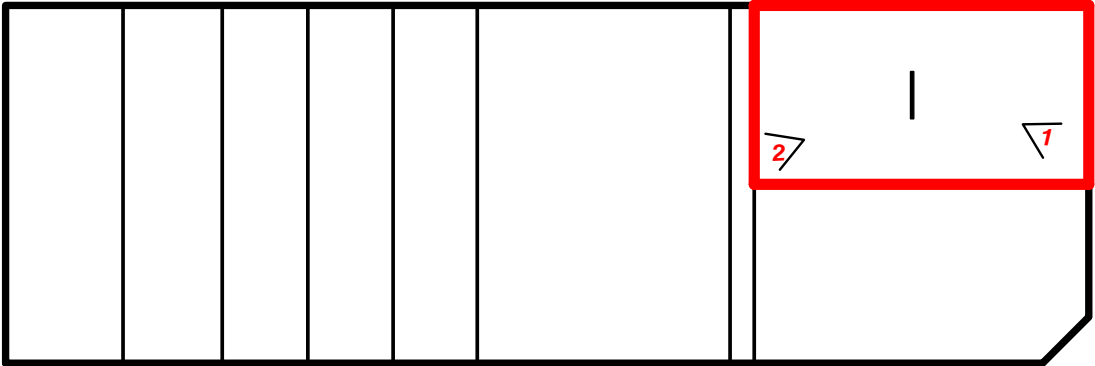
Unit H - Looking Northeast 01-26-2016

2



Unit H - Looking Southwest 01-26-2016





3



Unit I - Looking West 01-26-2016

4

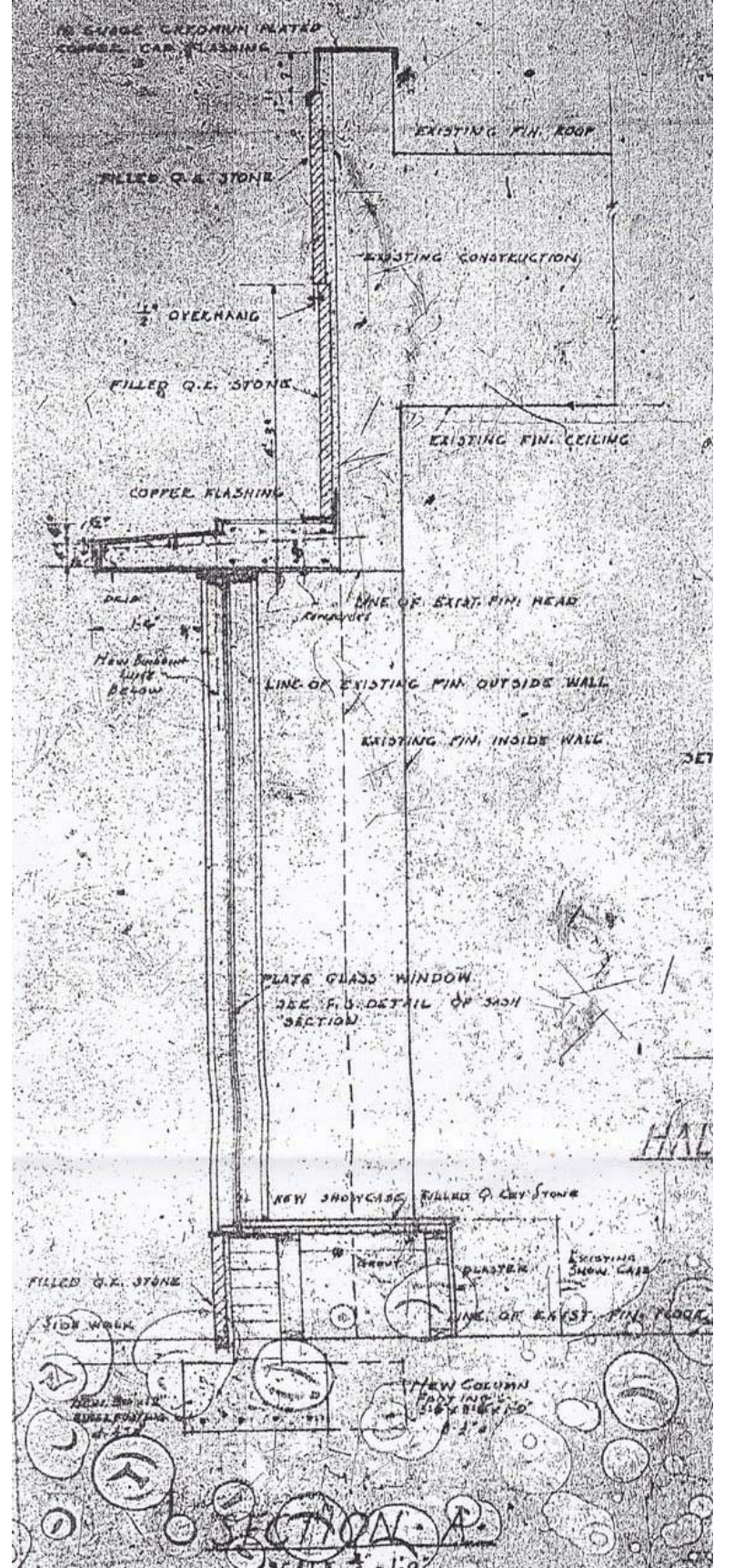
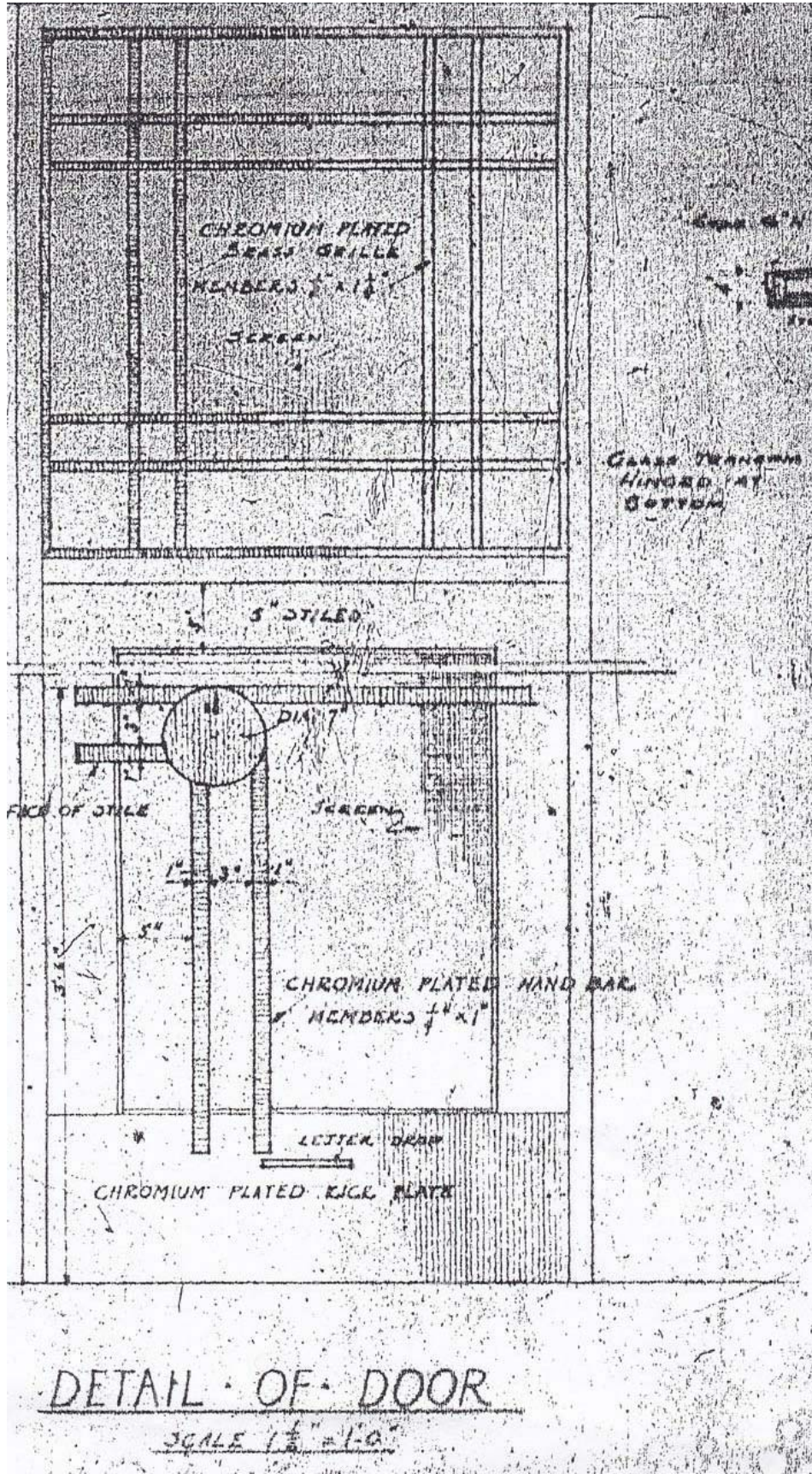
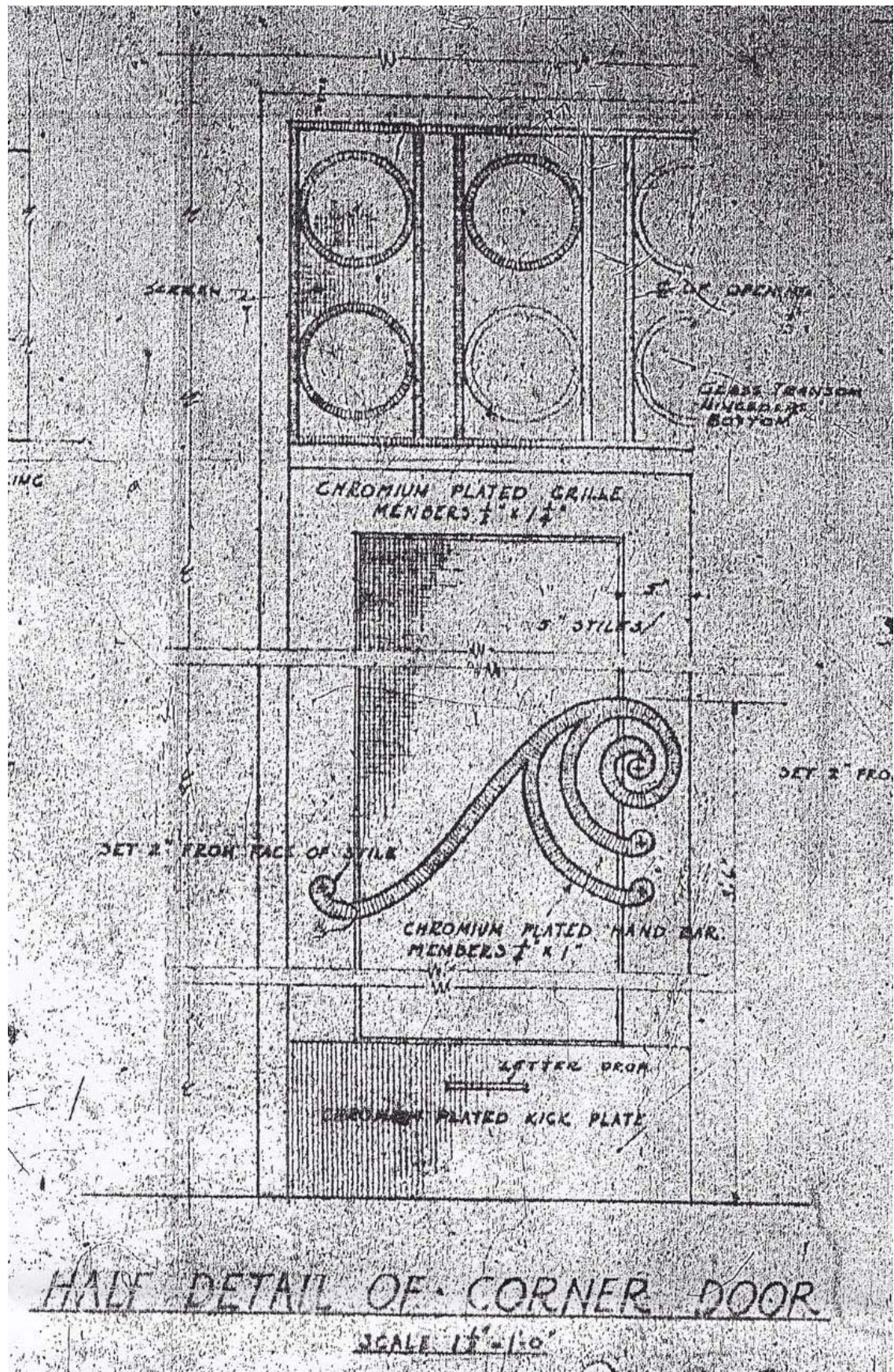


Unit I - Looking Northeast 01-26-2016









947 LINCOLN

Miami Beach, Florida

Historical Images

02-15-2017

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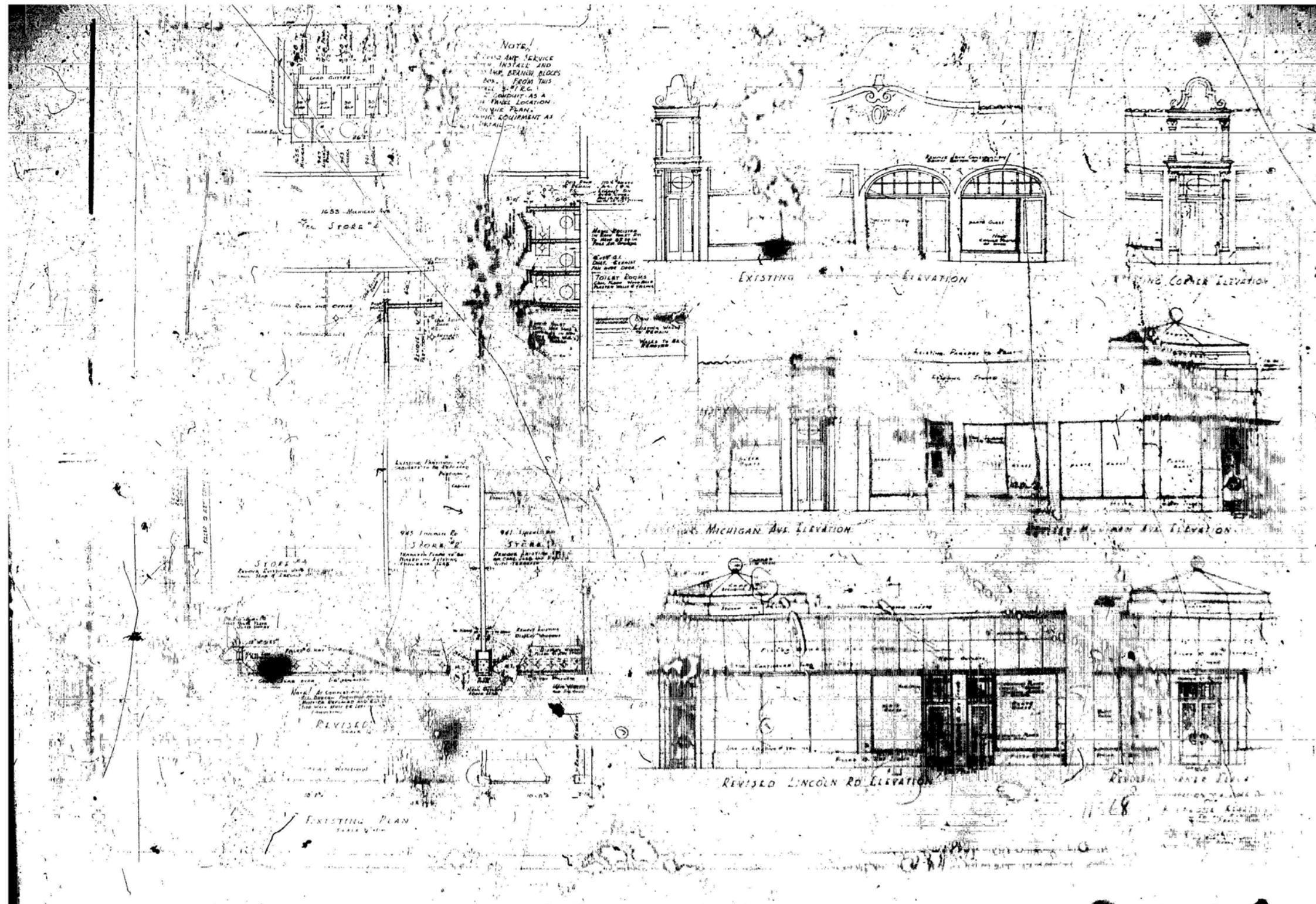
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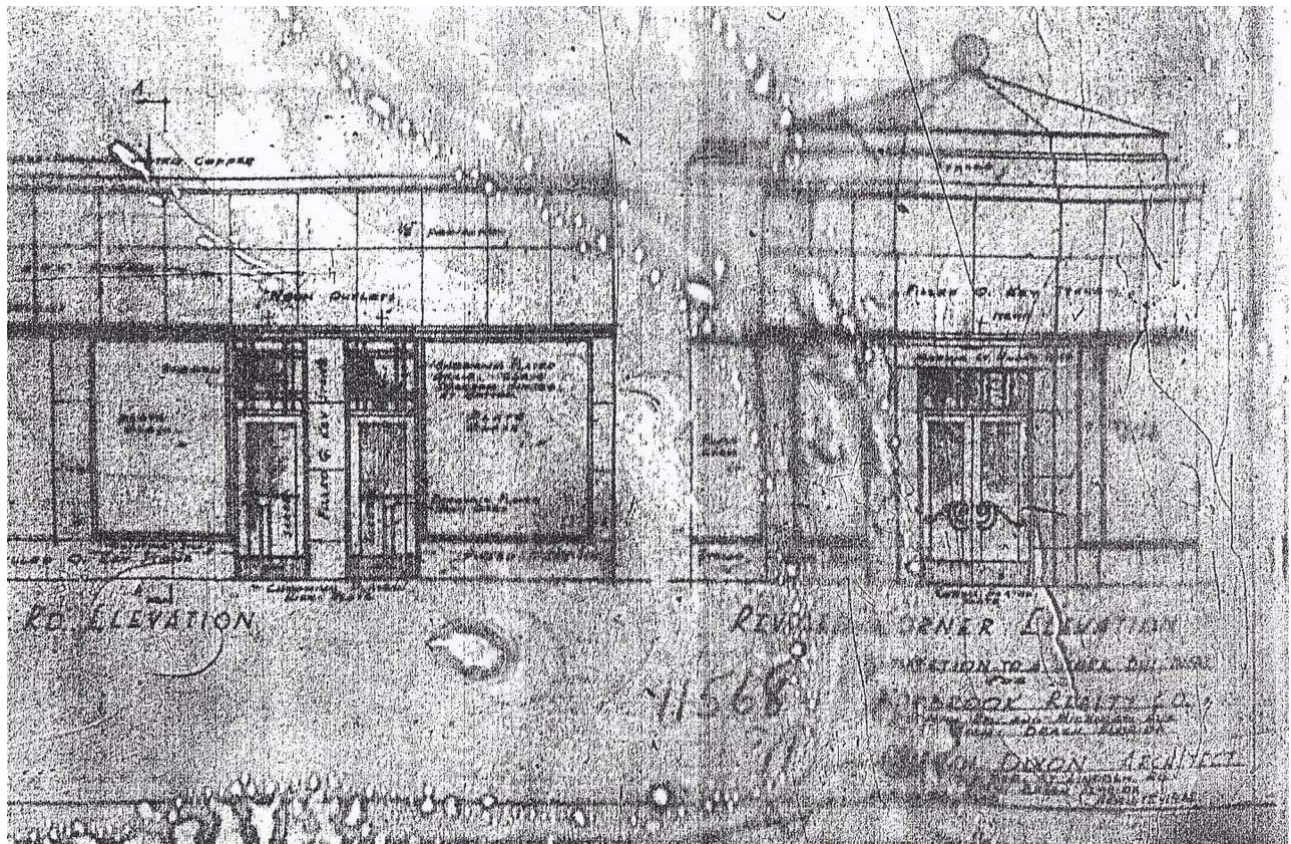
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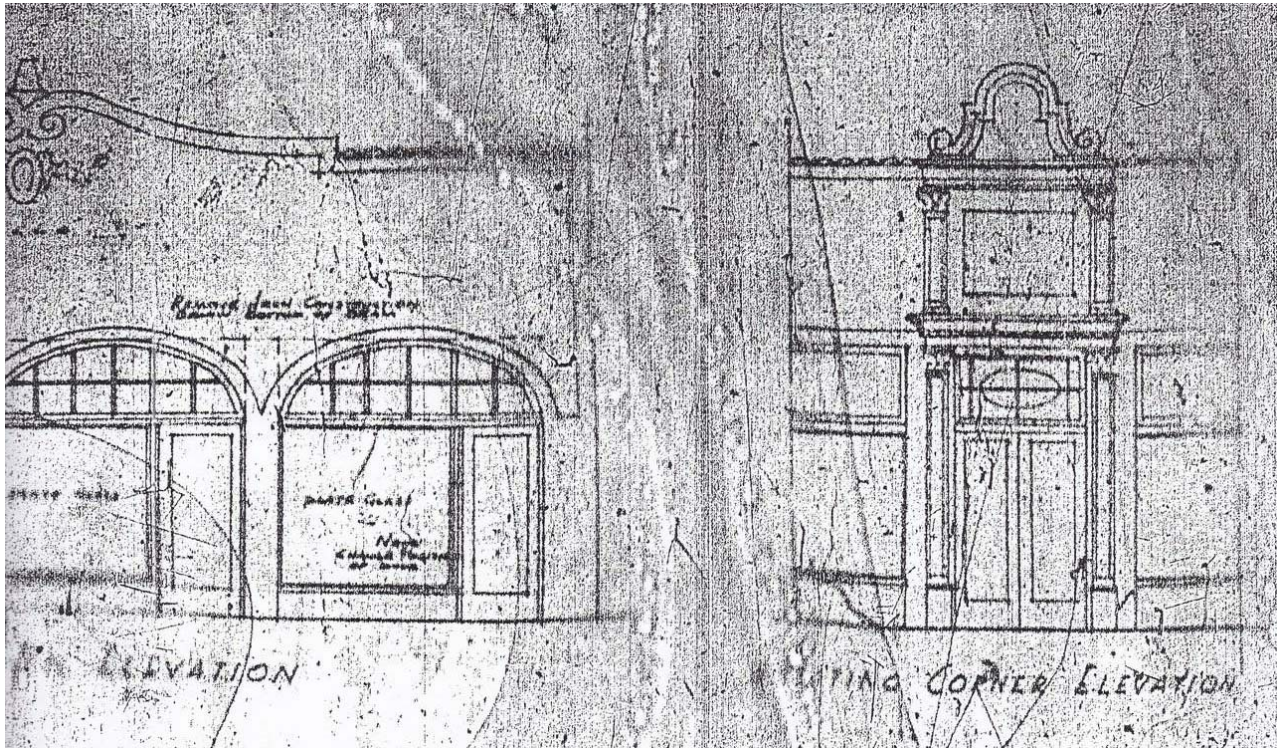




1938 RENOVATIONS BY L. MURRAY DIXON WITH CUPULA



UNDATED PHOTOGRAPH OF EIGHT SIDED COPPER CUPULA



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

## 947 LINCOLN

## Miami Beach, Florida

## Historical Images

02-15-2017

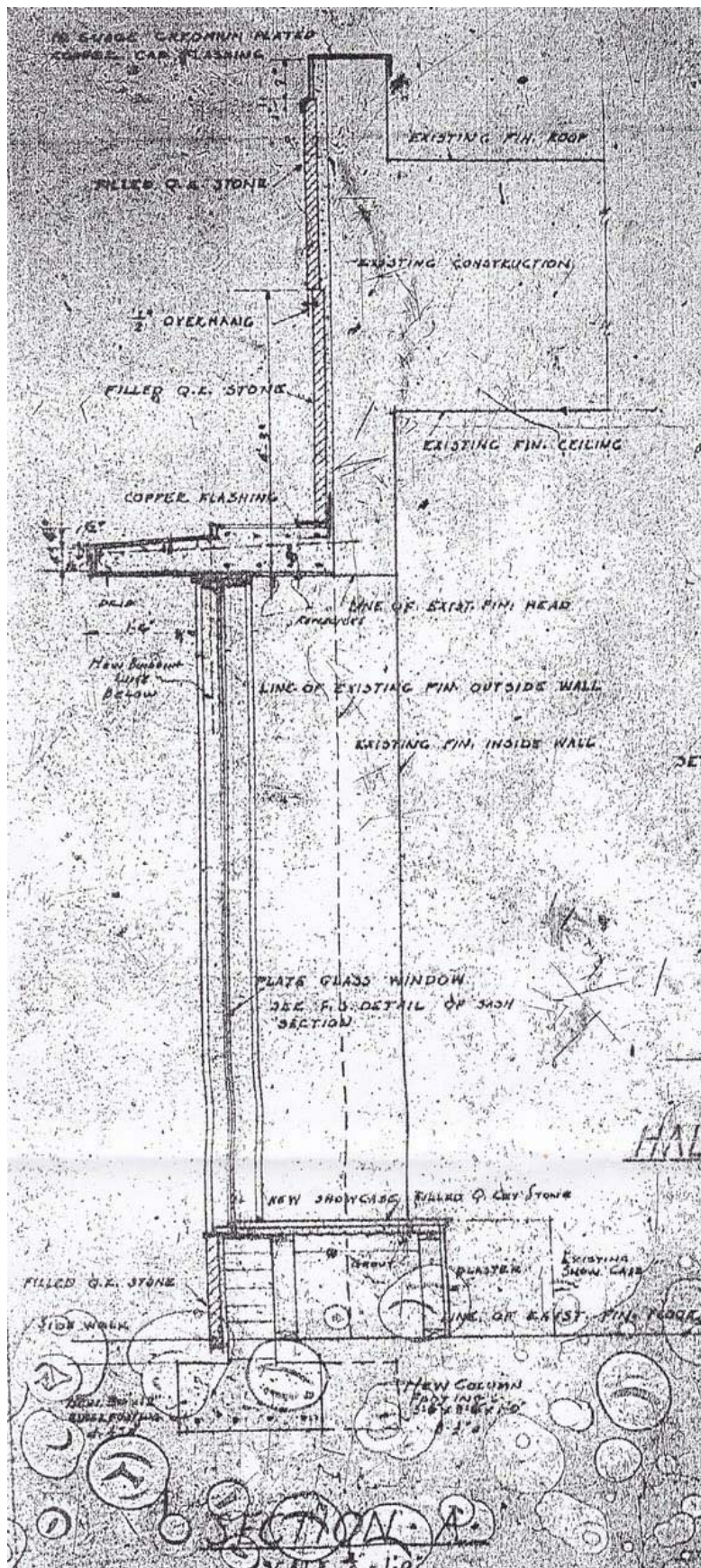
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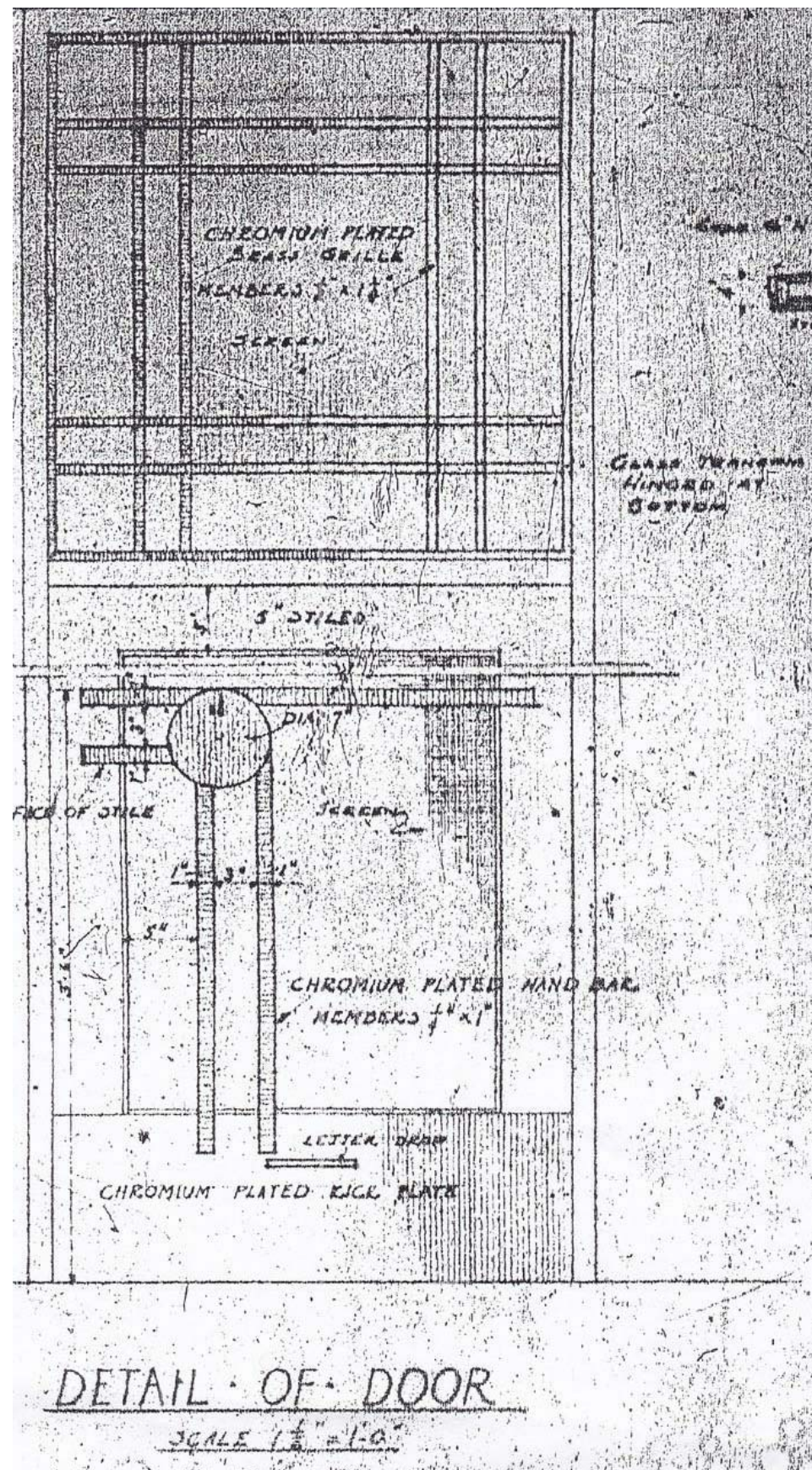
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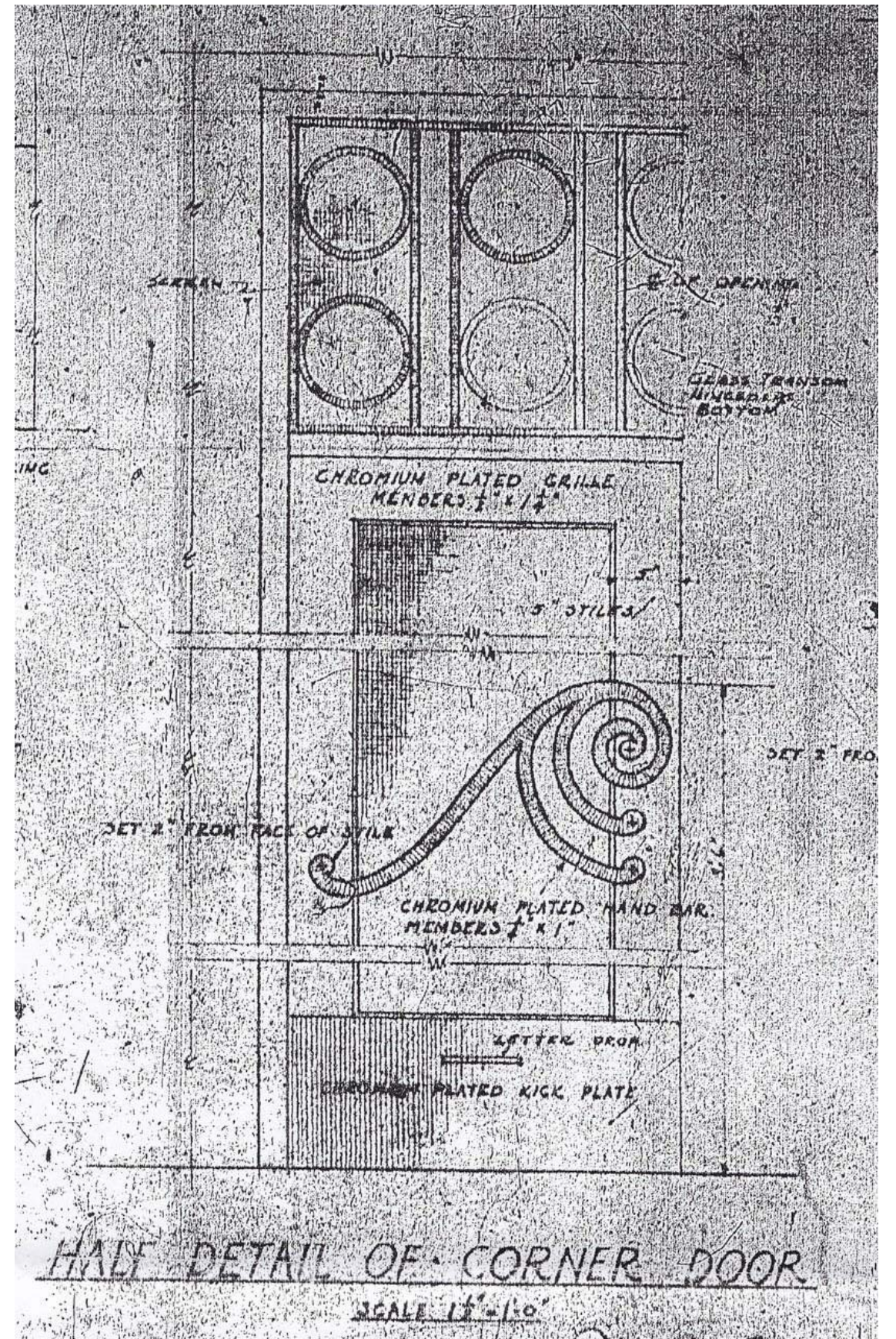




1938 SECTION SHOWING NEW 1938 ADDITION ONTO ORIGINAL 1924 WALL SECTION ALONG LINCOLN ROAD SHOWING 2'-0" ADDITION TO FRONT OF BUILDING



1938 DIXON DOOR HARDWARE DESIGN FOR CORNER MICHIGAN AVENUE RETAIL DOORS



1938 DIXON DOOR HARDWARE DESIGN FOR CORNER ENTRANCE DOORS