

1470 LINCOLN TERRACE

MIAMI BEACH, FL 33139

DESIGN REVIEW BOARD, CITY OF MIAMI BEACH

DRB File No. DBR24-1049

FINAL SUBMITTAL - 11/03/2024

PROJECT GENERAL DATA & CODE SUMMARY

NAME OF THE PROJECT:	1470 LINCOLN TERRACE
LOCATION:	1470 LINCOLN TERRACE MIAMI BEACH, FL 33139
PROPOSED USE:	RESIDENCE
SCOPE OF WORK:	REQUESTING DESIGN REVIEW APPROVAL AND VARIANCE AFTER-THE-FACT FOR THE PLACEMENT OF AIR CONDITIONING EQUIPMENT WITHIN A REQUIRED INTERIOR SIDE SETBACK.
CODE ENFORCEMENT JURISDICTION:	FLORIDA BUILDING CODE (FBC) 8TH EDITION (2023) CITY OF MIAMI BEACH ZONING CODE
ZONING:	RM-2 RESIDENTIAL MULTI-FAMILY DISTRICT
FOLIO NUMBER:	02-3233-008-0080
LEGAL DESCRIPTION:	LINCOLN TERRACE SUB PB 49-100 LOT 8 LOT SIZE 50.000 X 92 OR 19892-0837 08 2001 1 COC 23985-0594 11 2005 1
OWNER:	GUSTAF ARNOLDSSON



DRAWING LIST			
SHEET NUMBER	SHEET TITLE	FINAL SUBMITTAL 11/03/2024	
ARCHITECTURE			
COVER	COVER SHEET	•	
A-1.0	DRAWING INDEX	•	
A-1.1	ORIGINAL SURVEY	•	
A-1.2	ZONING DATA	•	
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A-2.3	ROOF PLAN	•	
A-3.1	EXISTING EXTERIOR ELEVATIONS	•	
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A-4.0	EXISTING ENLARGED PLAN, ELEVATION AND SECTION	•	
A-5.0	IMAGERY AND MATERIAL / FINISH INFO	•	
A-6.0	VARIANCE DIAGRAM	•	



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1470 LINCOLN TERRACE
project name.

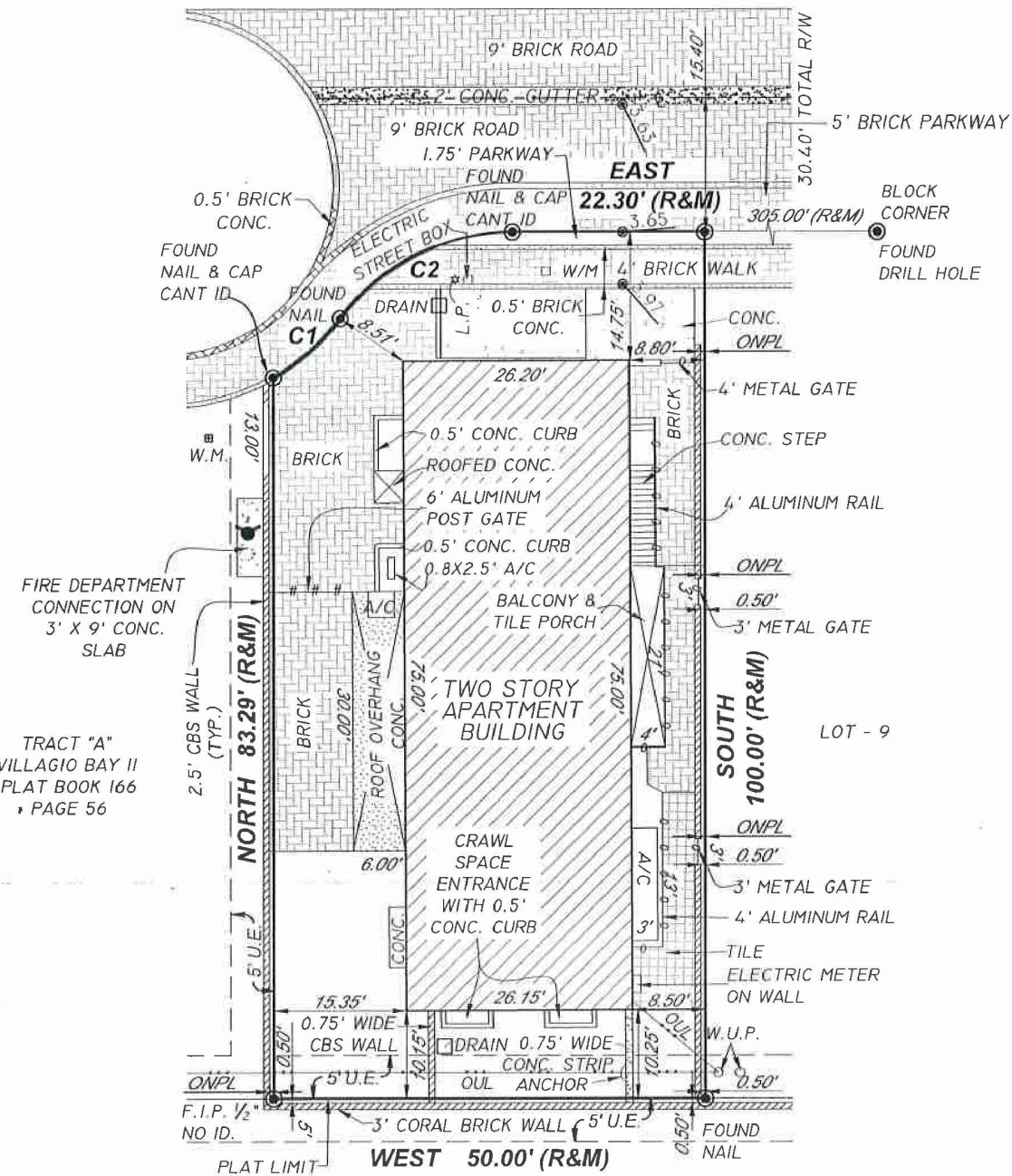
1470 LINCOLN TERRACE
MIAMI BEACH, FL 33139
FOLIO#: 02-3233-008-0080
project address.

DRAWING INDEX

drawing title.		
drawn by.	PA	A-1.0
project no.	202322	
date.	11/03/2024	
		drawing no.

C2
R=25.00'
L=23.08'
D=52°54'08"
T=12.44'
CH=22.27'
CHB=S63°33'08"W

TRACT "A"
VILLAGIO BAY II
PLAT BOOK 166
PAGE 56



SURVEYOR'S NOTE:

FLOOD ZONE: AE	PROPERTY OF: GUSTAF ARNOLDSSON 1470 LINCOLN TERRACE, MIAMI BEACH, FLORIDA 33139
MAP & PANEL= 12086C0317	
COMMUNITY No.: 120651	
SUFFIX: L	
DATE OF FIRM: 09-11-2009	
BASE ELEV.= +8.00 NGVD 1929	
L.F. ELEV. = 5.60 NOTES LOWEST HABITABLE FLOOR ELEVATION.	
ELEVATIONS SHOWN REFER TO N.G.V.D. 1929.	
LOWEST ADJACENT GRADE = 3.50	
B.M. # CMB160R ELEV. = 3.37 NGVD 1929	(CITY OF MIAMI BEACH)
GARAGE ELEV.= N/A	
E.R.P. = 4 12	



Francisco
F Fajardo

Digitally signed by Francisco F Fajardo
DN: c=US, o=Lannes and Garcia Inc.,
dnQualifier=A01410D00000189
D5E92AF4001B3E6C,
cn=Francisco F Fajardo
Date: 2024.08.20 11:19:13 -04'00

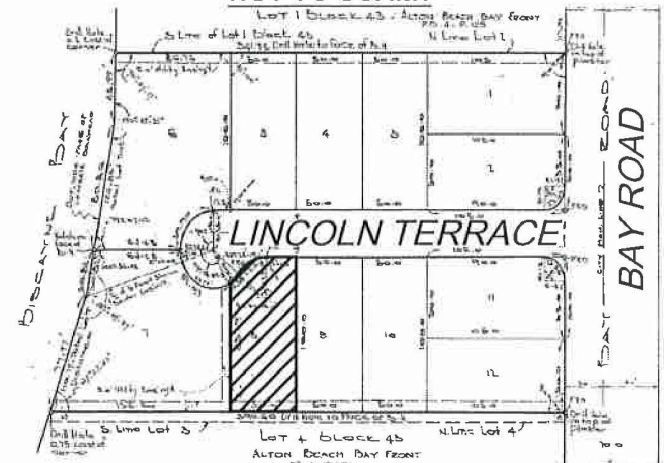
UPDATE: 08/16/2024
UPDATE: 05/25/2023
ORIGINAL FIELD DATE: 06/11/2018

A/C	AIR CONDITIONER	I.P.	IRON PIPE
AVE.	AVENUE	FPL	FLORIDA POWER & LIGHT
BLVD.	BOULEVARD	F.I.P.	FOUND IRON PIPE
BM	BENCH MARK	F.I.R.	FOUND IRON ROD
CATV.	CABLE TELEVISION BOX	FND.	FOUND
C.B.	CATCH BASIN	L	ARC LENGTH
CBS	CONCRETE BLOCK STRUCTURE	(L)	LEGAL
CHB	CHORD BEARING	L.P.	LIGHT POLE
CH	CHORD DISTANCE	LB	LICENSED BUSINESS
COR	CORNER	LS	LAND SURVEYOR
CT	COURT	(M)	MEASURED
©	CENTERLINE	NAVD	NORTH AMERICAN VERTICAL DATUM
GL	CLEAR	NGVD	NATIONAL GEODETIC VERTICAL DATUM
CONC.	CONCRETE	NO ID.	NOT IDENTIFIABLE
C.O.	CLEAN OUT	NO.	NUMBER
E.B.	ELECTRIC BOX	NTS	NOT TO SCALE
ELEV.	ELEVATION	O.R.B.	OFFICIAL RECORD BOOK
ENCR.	ENCROACHMENT	ON/PL	ON PROPERTY LINE
E.R.P.	ELEVATION REFERENCE POINT	O.U.L.	OVERHEAD UTILITY LINES
F.F.	FINISH FLOOR	P.C.	POINT OF CURVATURE
F.H.	FIRE HYDRANT	P.C.C.	POINT OF COMPOUND CURVATURE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

FRANCISCO F. FAJARDO
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4767

NOT TO SCALE

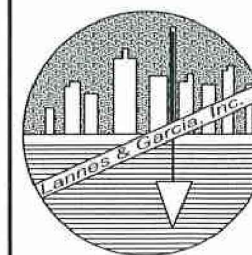


LOT 8, "LINCOLN TERRACE SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 49, PAGE 100, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

- 1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL.
- 2) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD.
- 4) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD.
- 5) UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
- 6) ELEVATIONS, IF SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929.
- 7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED.
- 8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE.
- 9) WALL MEASUREMENTS ARE TO/FROM FACE OF WALL.
- 10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY.
- 11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS
- 12) BEARINGS IF ANY SHOWN ARE BASED ON ASSUMED PLAT MERIDIAN AT: SOUTH RIGHT OF WAY OF LINCOLN TERRACE = EAST

P.C.P.	PERMANENT CONTROL POINT	W/M	WATER METER
PLS	PROFESSIONAL LAND SURVEYOR	W.V.	WATER VALVE
PSM	PROFESSIONAL SURVEYOR AND MAPPER	W.U.P.	WOOD UTILITY POLE
PL	PROPERTY LINE		
P.O.B.	POINT OF BEGINNING		
P.O.C.	POINT OF COMMENCEMENT		
P.R.C.	POINT OF REVERSE CURVATURE		
P.R.M.	PERMANENT REFERENCE MONUMENT		
P.T.	POINT OF TANGENCY		
R	RADIUS		
(R)	RECORD		
R.E.	RIM ELEVATION		
RAW	RIGHT-OF-WAY		
SAN.	SANITARY		
S.I.P.	SET IRON PIPE		
S.I.R.	SET IRON ROD		
ST.	STREET		
T	TANGENT		
T.B.M.	TEMPORARY BENCH MARK		
TEL.	TELEPHONE		
TYP.	TYPICAL		
U.E.	UTILITY EASEMENT		

SYMBOLS	
	CONCRETE
	OVERHEAD UTILITY LINES
	WIRE FENCE
	WOOD FENCE
	PROPERTY CORNER
	WATER FLOW
	EXISTING GRADE ELEVATION
	PROPOSED GRADE ELEVATION
	WATER VALVE
	SIGN
	DRAINAGE MANHOLE
	SANITARY MANHOLE
	FIRE HYDRANT
	LIGHTING FIXTURE
	FIRE DEPARTMENT CONNECTION



PROFESSIONAL SURVEYING AND MAPPING
LANNES AND GARCIA, INC.

LB # 2098
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)
4967 SW 75th AVENUE,
MIAMI, FLORIDA 33155 166210-E
PH (305) 666-7909 FAX (305) 442-2530
166210-D
166210-C

FIELD DATE: 06/11/2018	SCALE: 1" = 20'	DRAWN BY: TT	DWG. No.: 166210-B
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COMMERCIAL - ZONING DATA					
ITEM #	PROJECT INFORMATION				
1	Address: 1470 Lincoln Terrace, Miami Beach, FL 33139	Folio number(s):	02-3233-008-0080	Year built:	1950
2	Board file number(s), Determination of Architectural Significance:			Lot Area:	4,600 SF
3	Located within a Local Historic District (Yes or No): NO	Zoning District:	RM-2	Lot width:	50 Ft
4	Individual Historic Site (yes or No): NO			Lot Depth:	100 Ft
5	Base Flood Elevation:	+8.00 NGVD 1929	Grade value in NGVD:		3.50
6	Adjusted grade (BFE+Grade / 2)	5.75	Free board:	5.00	
7	Proposed Use:	Existing Multi-Family Residential Building			
8	Proposed Accessory Use:	N/A			
9	Signed & Sealed Landscape Plans (Tree/ Vegetation Survey, Tree Disposition Plan and Irrigation Plan).	N/A			
	ZONING INFORMATION / CALCULATION	Required	Existing	Proposed	Deficiencies
13	Floor Area Ratio (FAR)	2.0	1.2		NONE
14	Building Height	50 FT	25 FT		NONE
15	At grade parking lot on the same lot				
a	Front Setbacks	20 FT	N/A		
b	Side interior setback	5 FT	N/A		
c	Side facing street setback	N/A	N/A		
d	Rear setback	5 FT	N/A		
16	Subterranean, Pedestal & Tower (Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	N/A	N/A		
b	Side interior setback	N/A	N/A		
c	Side facing street setback	N/A	N/A		
d	Rear setback	N/A	N/A		
17	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	20 FT	14.80 FT		5.2 FT
b	Side interior setback	7.5 FT	8.5 FT		NONE
c	Side facing street setback	N/A	N/A		
d	Rear setback	10 FT	10.3 FT		NONE
18	Minimum Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A	N/A		
b	Rehabilitated Buildings	400 SF	676 SF		NONE
c	Hotel Unit	N/A	N/A		
19	Average Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A	N/A		
b	Rehabilitated Buildings	N/A	N/A		
c	Hotel Unit	N/A	N/A		
20	Required Open-space ratio (RPS, CPS)	9.5% OF SITE	20%		
21	Parking	N/A	N/A		
22	Loading	N/A	N/A		

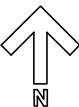
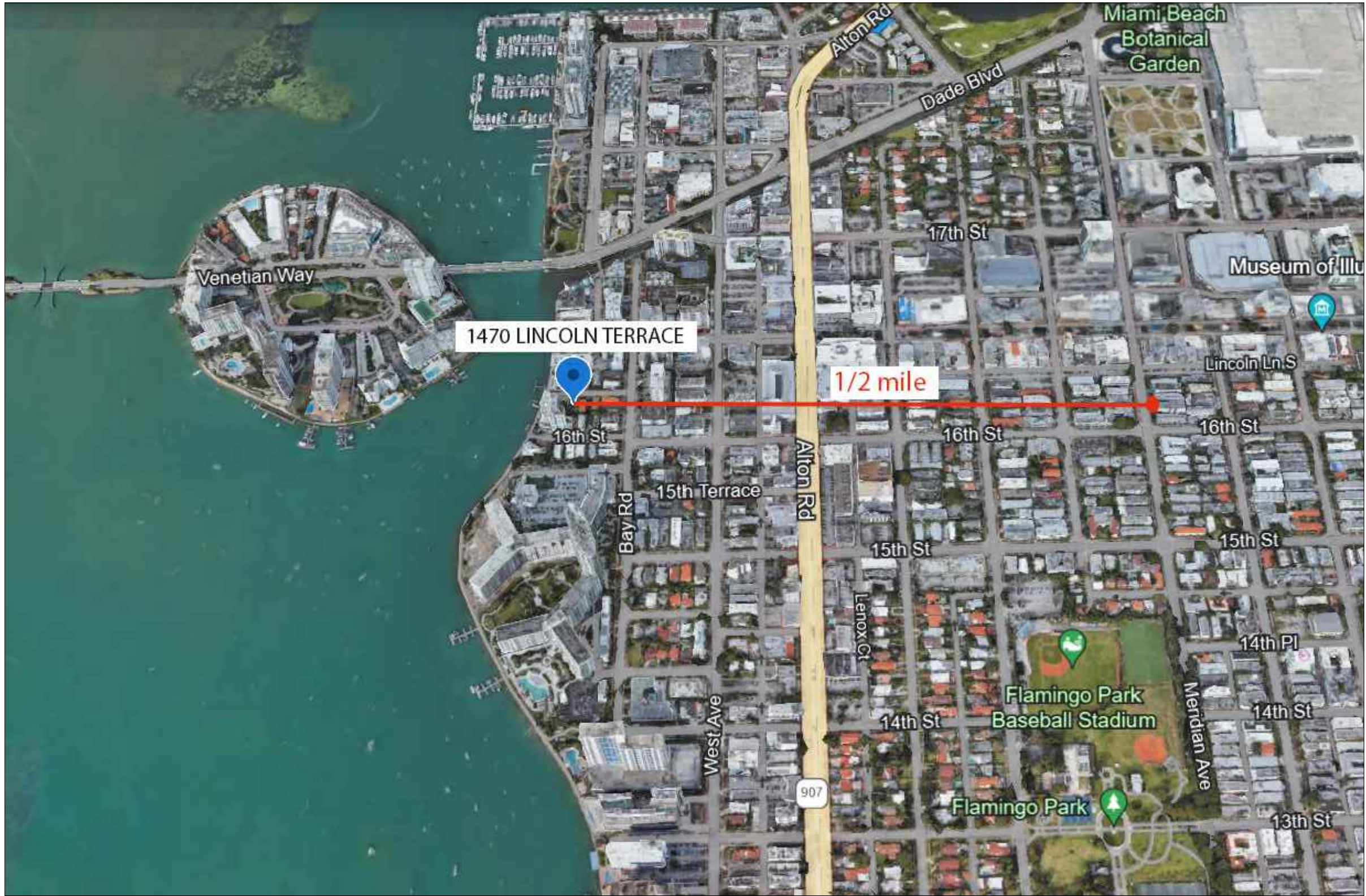
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1470 LINCOLN TERRACE		ZONING DATA	
project name.		drawing title.	
1470 LINCOLN TERRACE MIAMI BEACH, FL 33139 FOLIO#: 02-3233-008-0080		drawn by.	PA
		project no.	202322
		date.	11/03/2024
project address.		drawing no.	
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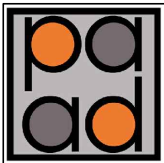
A-1.2



1

OVERALL SITE PLAN
N.T.S.

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1470 LINCOLN TERRACE

project name.

1470 LINCOLN TERRACE
MIAMI BEACH, FL 33139
FOLIO#: 02-3233-008-0080

project address.

CONTEXT LOCATION MAP

drawing title.

drawn by.

PA

project no.

202322

date.

11/03/2024

A-1.3

drawing no.

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01

CONTEXT SITE PLAN
SCALE: N.T.S.



01

1620 BAY ROAD (CORNER VIEW)
SCALE: N.T.S.



02

1620 BAY ROAD
SCALE: N.T.S.



03

1431 LINCOLN TERRACE
SCALE: N.T.S.



04

1451 LINCOLN TERRACE
SCALE: N.T.S.



05

1471 LINCOLN TERRACE
SCALE: N.T.S.



06

1491 LINCOLN TERRACE
SCALE: N.T.S.

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1470 LINCOLN TERRACE

project name.

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MIAMI BEACH, FL 33139
FOLIO#: 02-3233-008-0080

project address.

CURRENT SITE IMAGES

drawing title.

drawn by.

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project no.

202322

date.

11/03/2024

A-1.4

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07

CONTEXT SITE PLAN
SCALE: N.T.S.



07

1616 BAY ROAD (CORNER VIEW)
SCALE: N.T.S.



08

1616 BAY ROAD
SCALE: N.T.S.



09

1430 LINCOLN TERRACE
SCALE: N.T.S.



10

1450 LINCOLN TERRACE
SCALE: N.T.S.



11

1470 LINCOLN TERRACE
SCALE: N.T.S.



12

1445 16TH STREET
SCALE: N.T.S.

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FOLIO#: 02-3233-008-0080

project address.

CURRENT SITE IMAGES

drawing title.

drawn by.

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project no.

202322

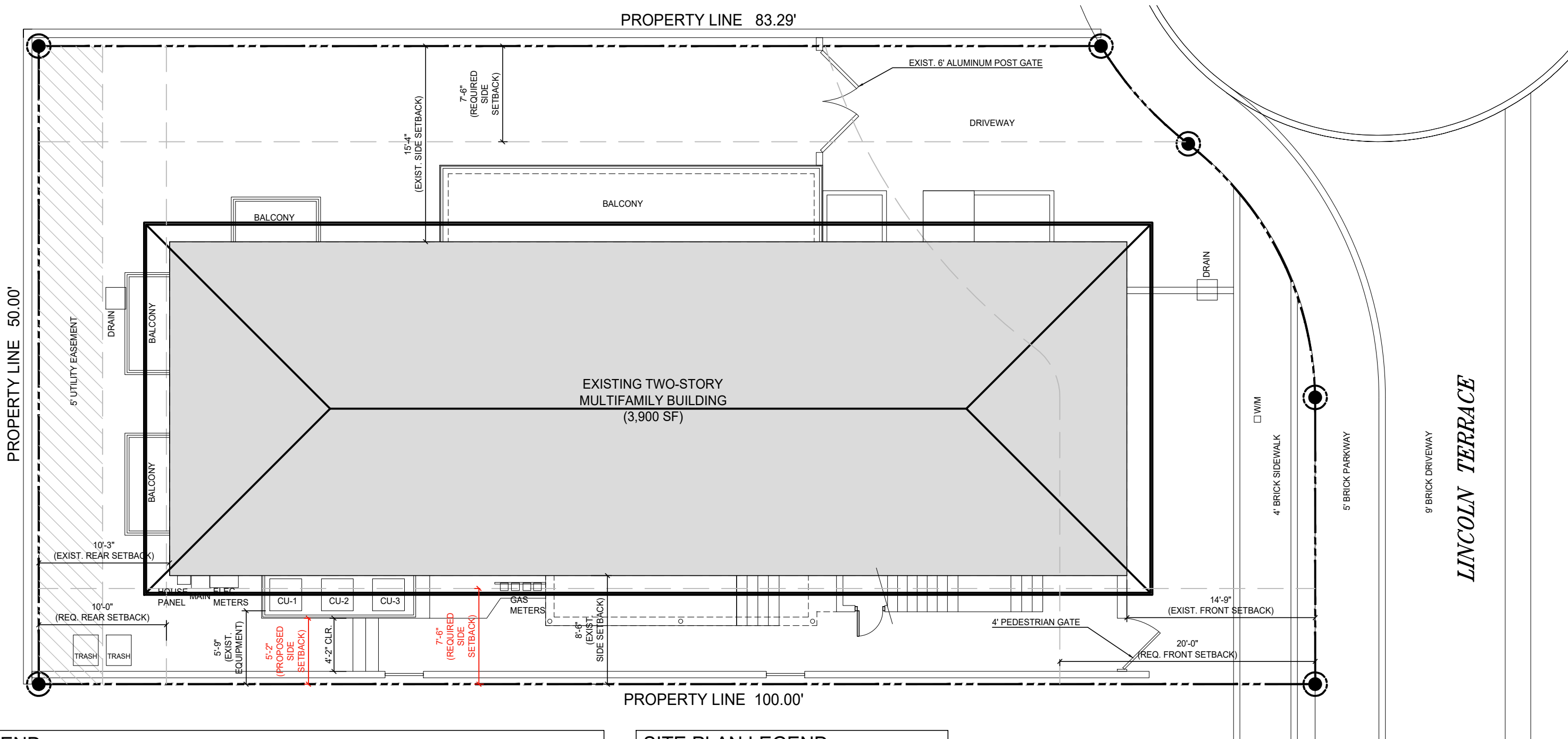
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11/03/2024

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FLOOD LEGEND

FEMA FLOOD ZONE:	"AE"	CMB GRADE:	@ + 4.26' (NGVD)
ADDRESS:	1470 LINCOLN TERRACE	LOWEST ADJACENT GRADE:	@ + 3.50' (NGVD)
	MIAMI BEACH, FL 33139	BASE FLOOD ELEVATION	@ + 8.00' (NGVD)
		1ST FLOOR ELEV.:	@ + 5.60' (NGVD)
		2ND FLOOR ELEV.:	@ + 15.1' (NGVD)

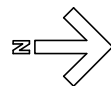
LOT - 3, BLOCK 43 "ORCHARD SUBDIVISION NO. 1"

PLAT BOOK6, PAGE 111, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

ATTACHED CERTIFIED SURVEY:
LANNES & GARCIA, INC.
LB# 2098

SITE PLAN LEGEND

- EXISTING PROPERTY LINE
- EXISTING SETBACK LINE

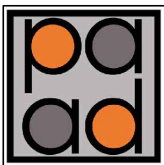


1

PROPOSED SITE PLAN

1/8"=1'-0"

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1470 LINCOLN TERRACE

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MIAMI BEACH, FL 33139
FOLIO#: 02-3233-008-0080

project address.

EXISTING SITE PLAN

drawing title.

drawn by.

PA

project no.

202322

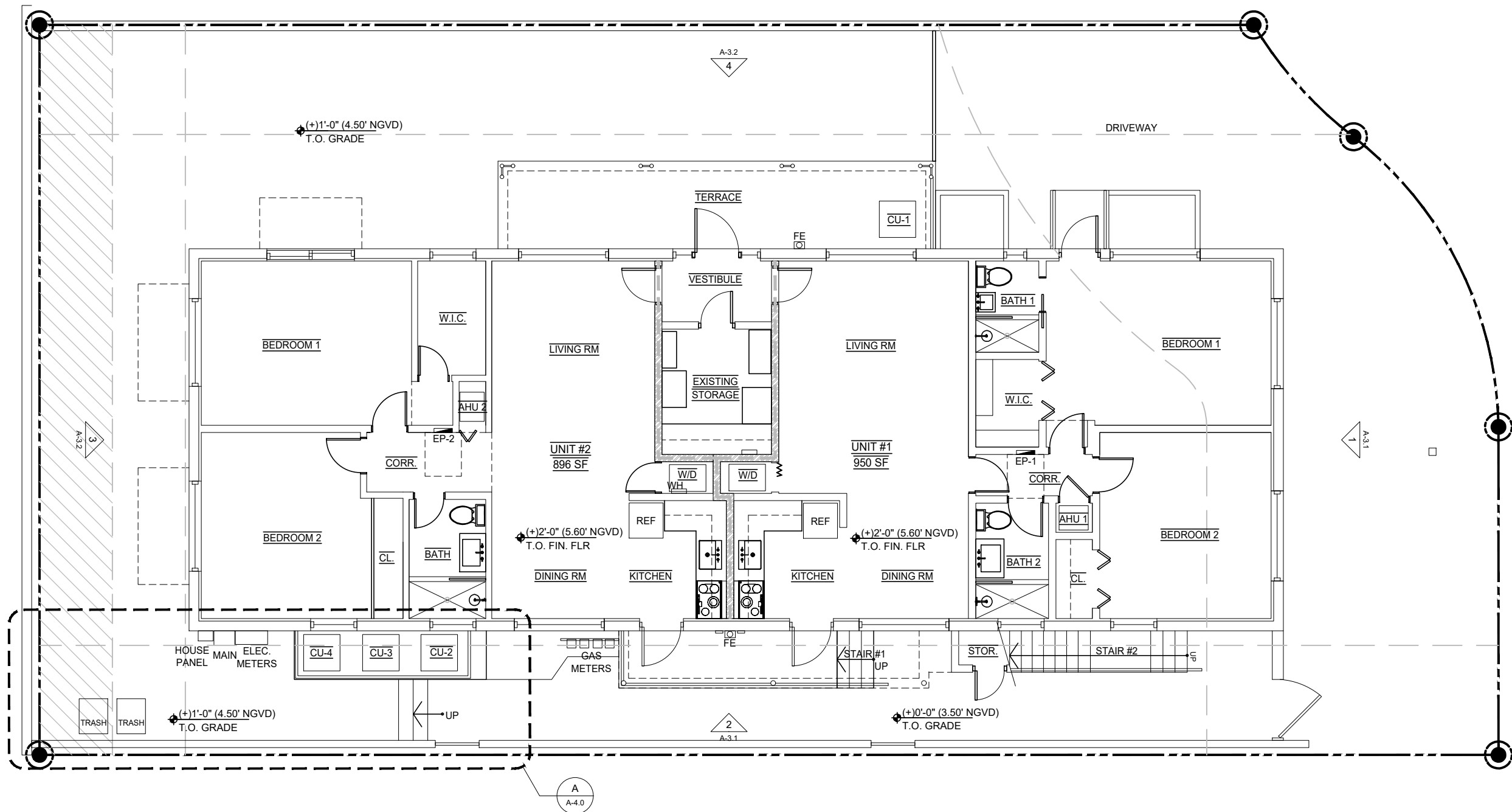
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11/03/2024

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WALL LEGEND	
	PROPOSED STUD/ GYPSUM BOARD WALL
	PROPOSED CMU WALL.
	PROPOSED CONCRETE WALL/COLUMN.

1 FIRST FLOOR PLAN
1/8"=1'-0"

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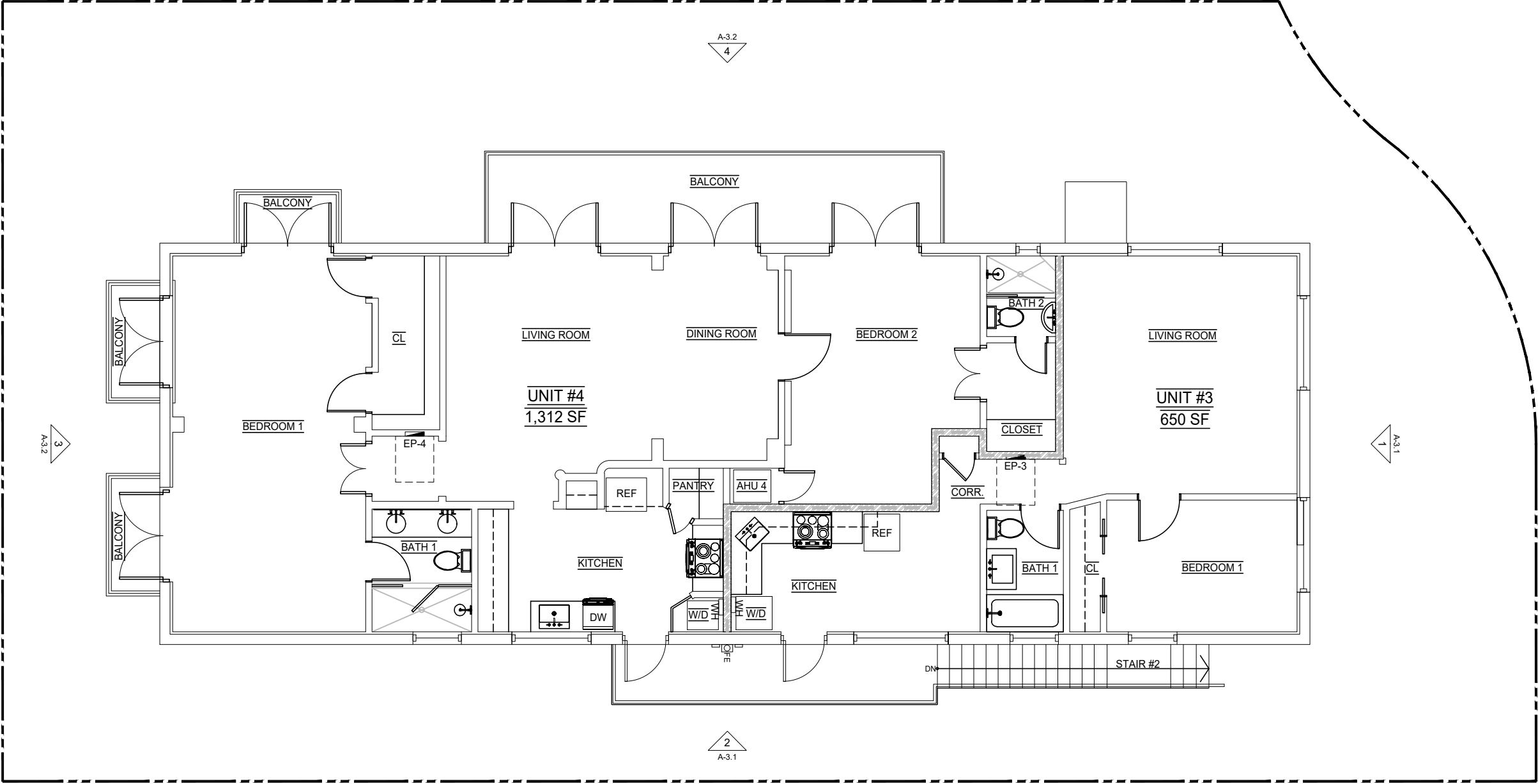


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1470 LINCOLN TERRACE
project name.

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FOLIO#: 02-3233-008-0080
project address.

FIRST FLOOR PLAN		
drawing title.		
drawn by.	PA	A-2.1
project no.	202322	
date.	11/03/2024	
drawing no.		
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WALL LEGEND	
	PROPOSED STUD/ GYPSUM BOARD WALL
	PROPOSED CMU WALL.
	PROPOSED CONCRETE WALL/COLUMN.



1

SECOND FLOOR PLAN

1/8"=1'-0"

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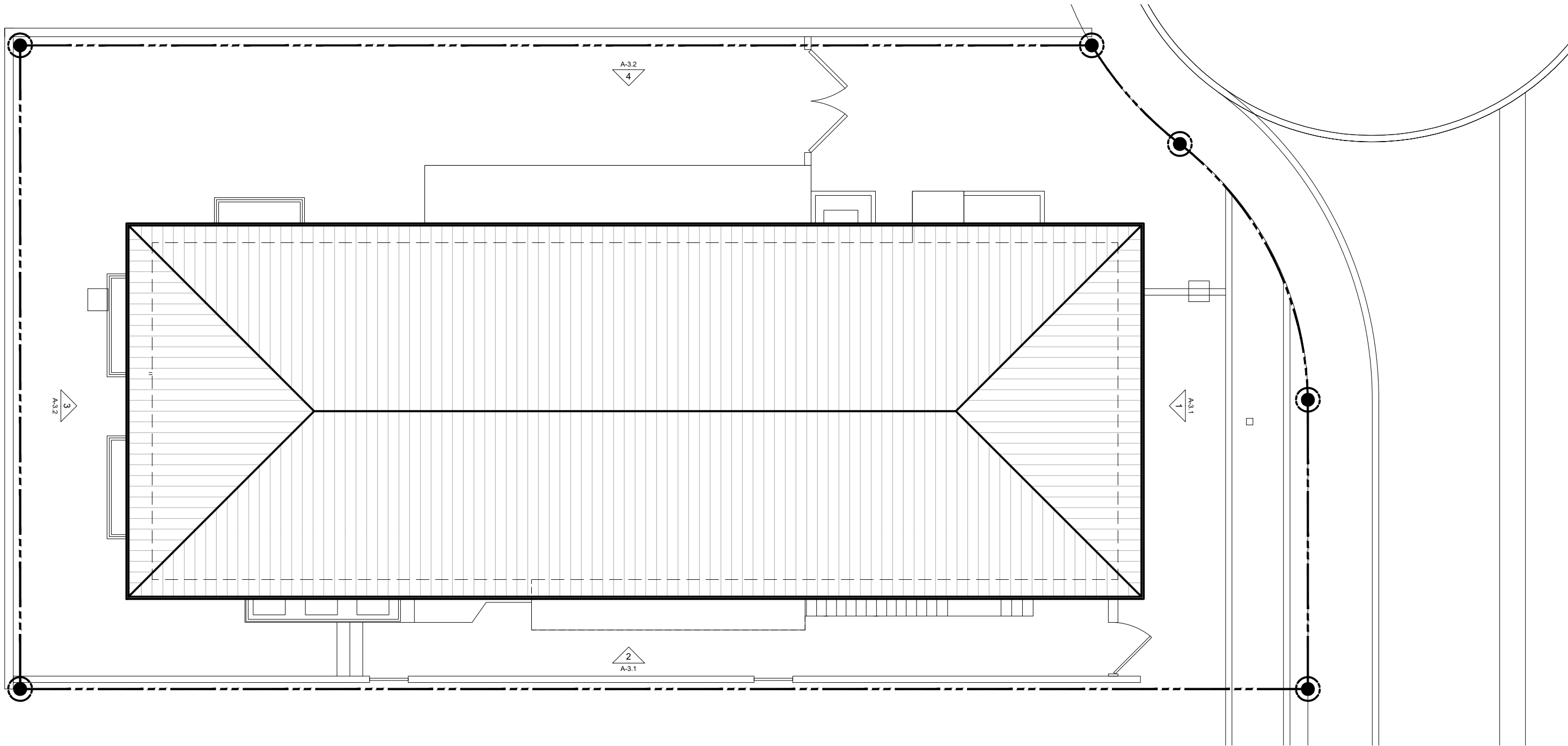


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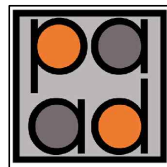
1470 LINCOLN TERRACE
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SECOND FLOOR PLAN		
drawing title.		
drawn by.	PA	A-2.2
project no.	202322	
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drawing no.		
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1 ROOF PLAN
1/8"=1'-0"

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ROOF PLAN

drawing title.

drawn by.

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project no.

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date.

11/03/2024

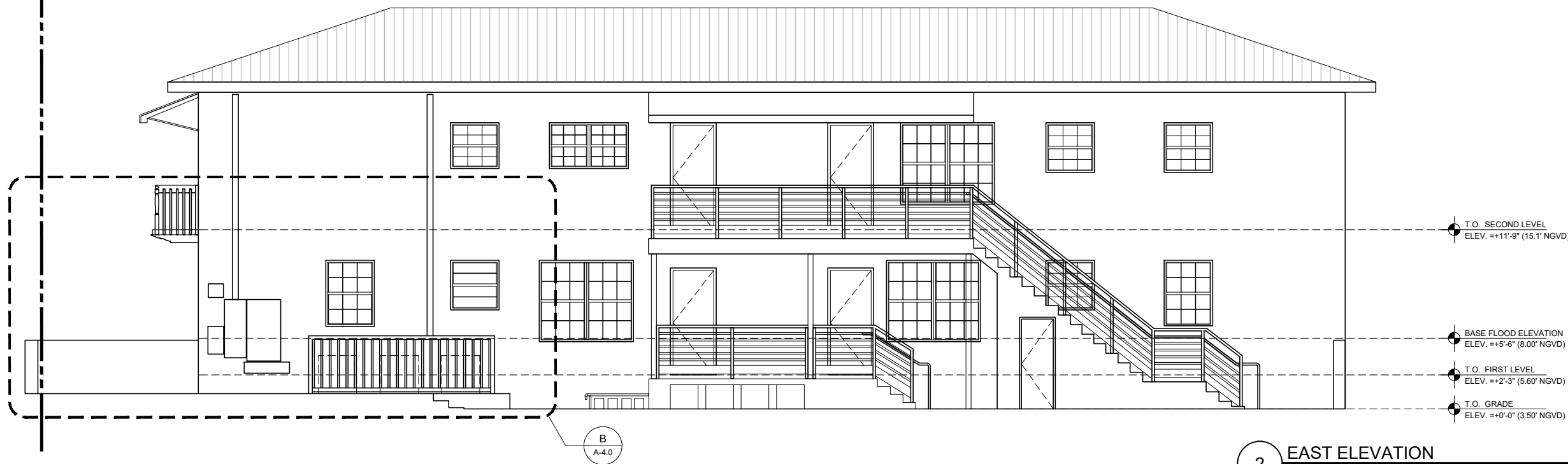
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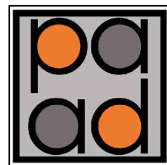


1 NORTH ELEVATION
1/8"=1'-0"



2 EAST ELEVATION
1/8"=1'-0"

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FOLIO#: 02-3233-008-0080
project address.

EXISTING EXTERIOR ELEVATIONS

drawing title.

drawn by.

PA

project no.

202322

date.

11/03/2024

A-3.1

drawing no.

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3 SOUTH ELEVATION
1/8"=1'-0"



4 WEST ELEVATION
1/8"=1'-0"

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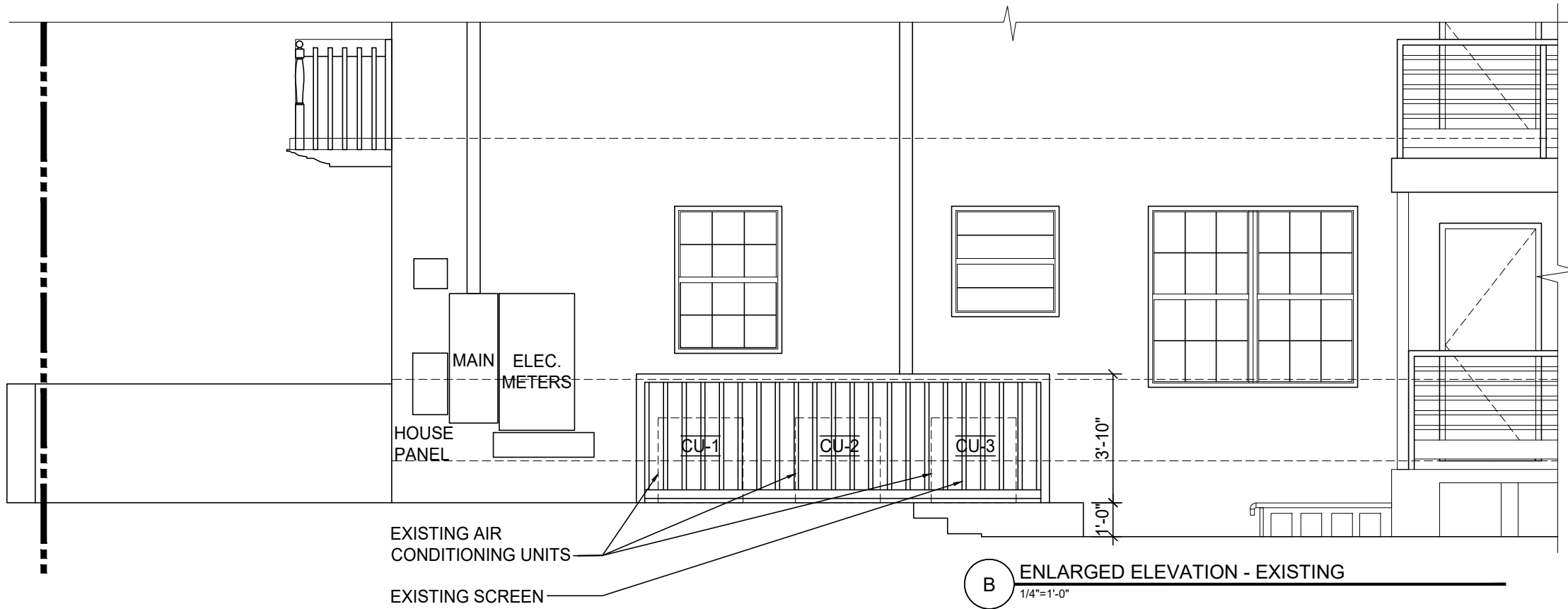
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11/03/2024

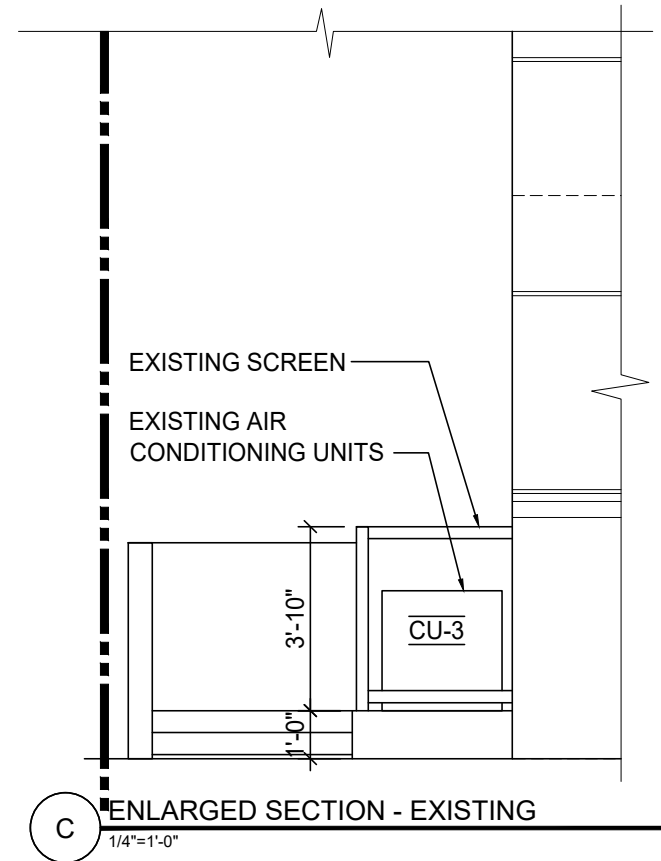
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drawing no.

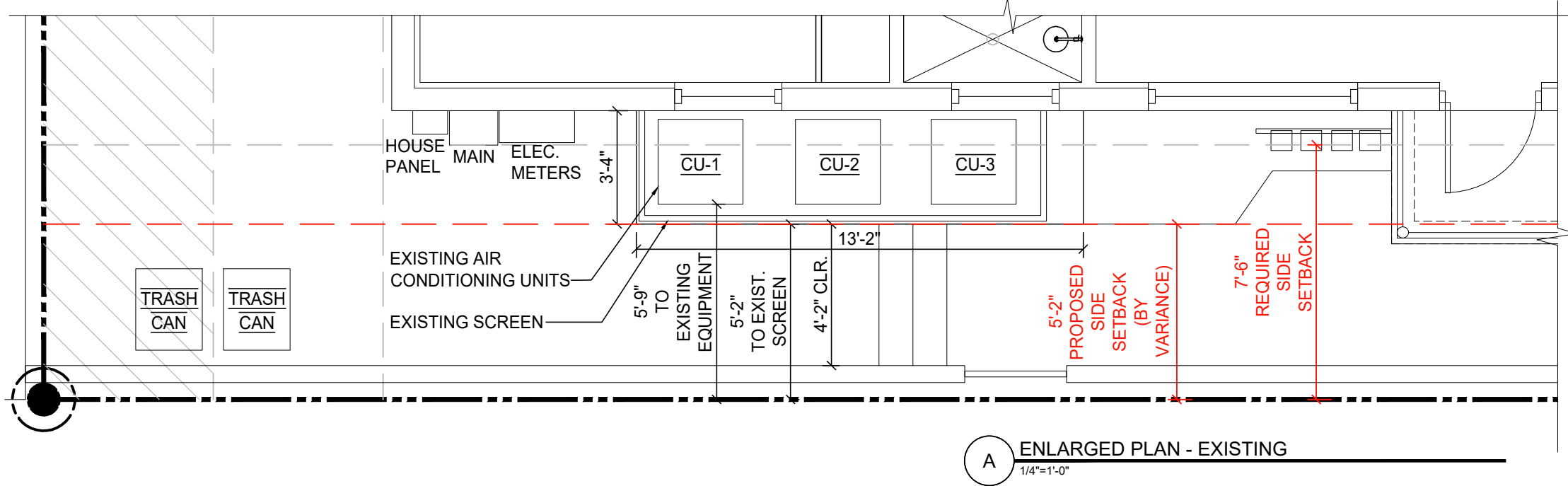
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B ENLARGED ELEVATION - EXISTING
1/4"=1'-0"

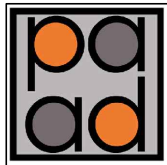


C ENLARGED SECTION - EXISTING
1/4"=1'-0"



A ENLARGED PLAN - EXISTING
1/4"=1'-0"

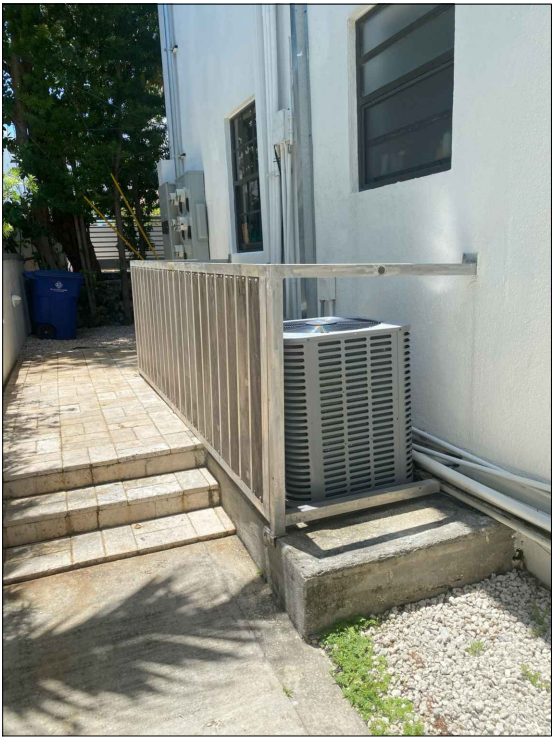
PAULA M. ARRAZOLA
FLORIDA REGISTRATION AR96230



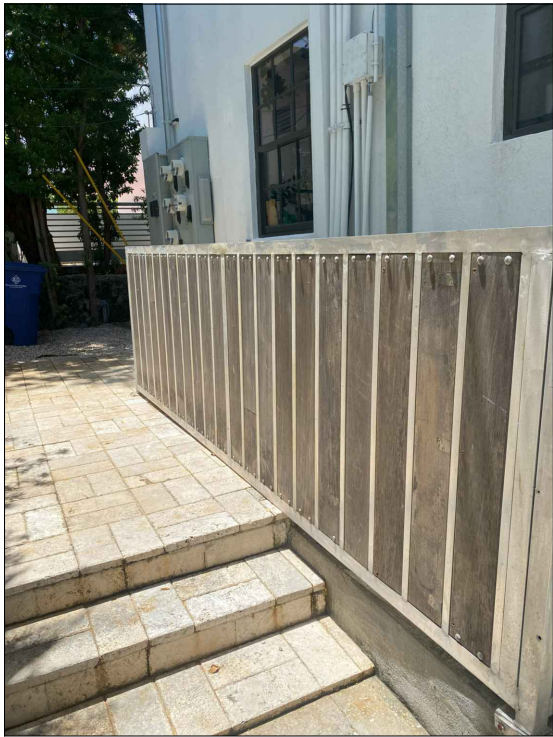
Paula Arrazola, RA
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305.775.1444
paulaa@paad-inc.com

1470 LINCOLN TERRACE
project name.
1470 LINCOLN TERRACE
MIAMI BEACH, FL 33139
FOLIO#: 02-3233-008-0080
project address.

ENLARGED PLAN / ELEVATION
drawing title.
drawn by. PA
project no. 202322
date. 11/03/2024
drawing no. A-4.0
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VIEW #1



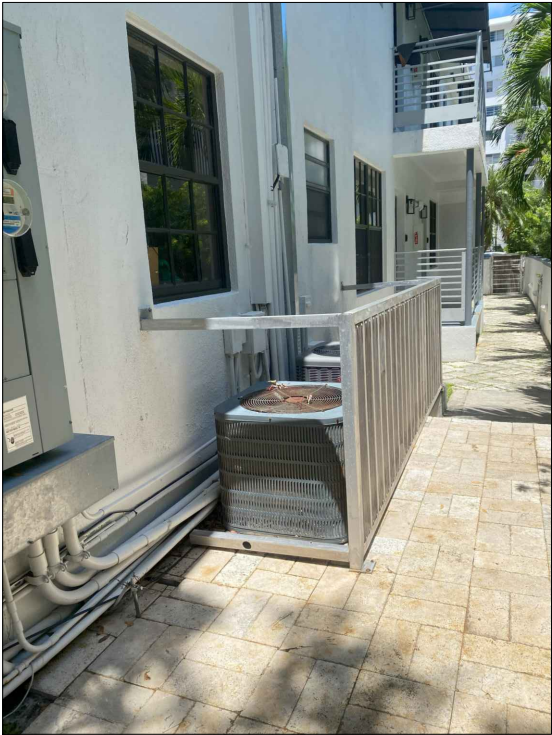
VIEW #2



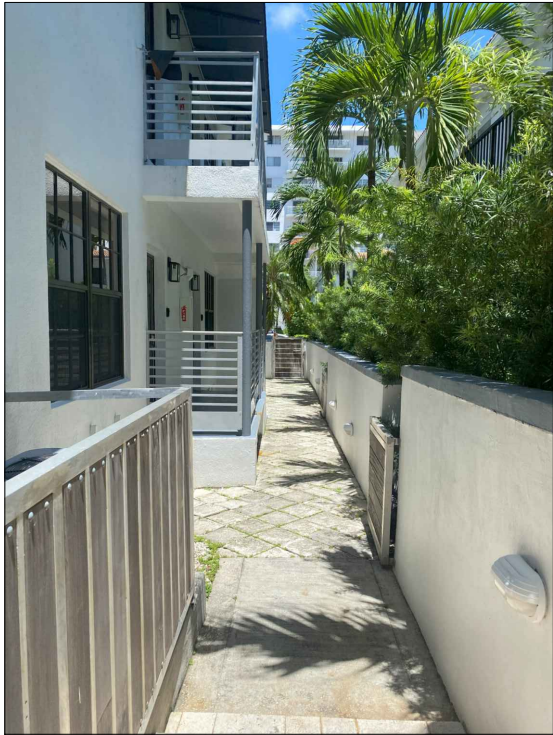
MATERIALS AND FINISHES

CLEAR/SILVER ANODIZED
ALUMINUM FRAME

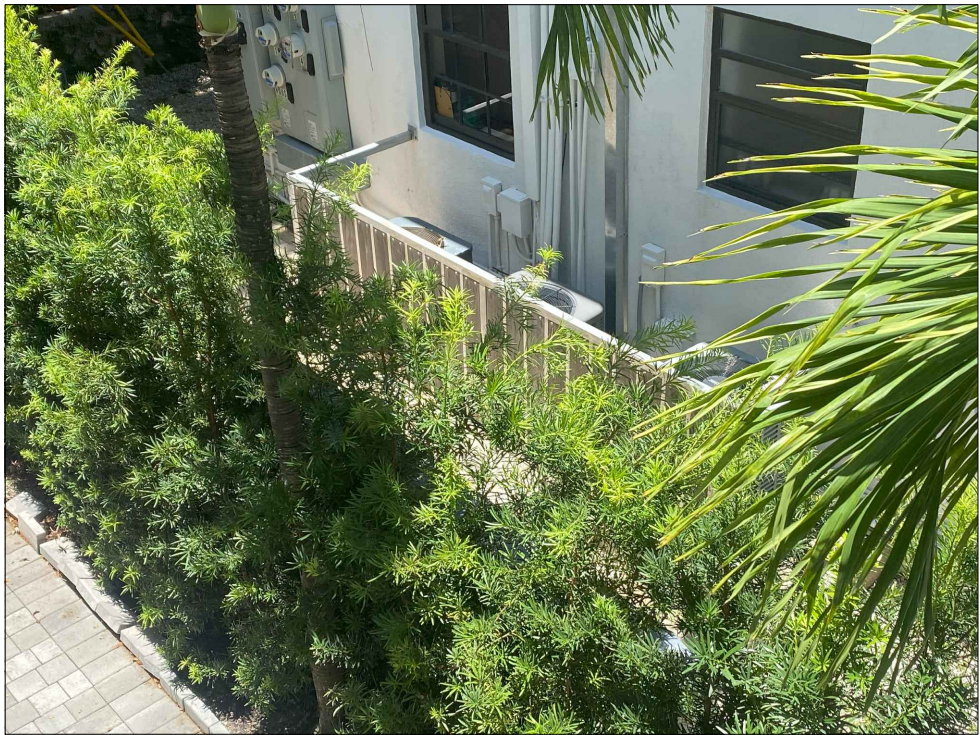
WOOD PANEL INSERTS



VIEW #3



VIEW #4



VIEW FROM EAST ADJACENT PROPERTY

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project address.

IMAGERY AND MATERIAL INFO

drawing title.

drawn by.

PA

project no.

202322

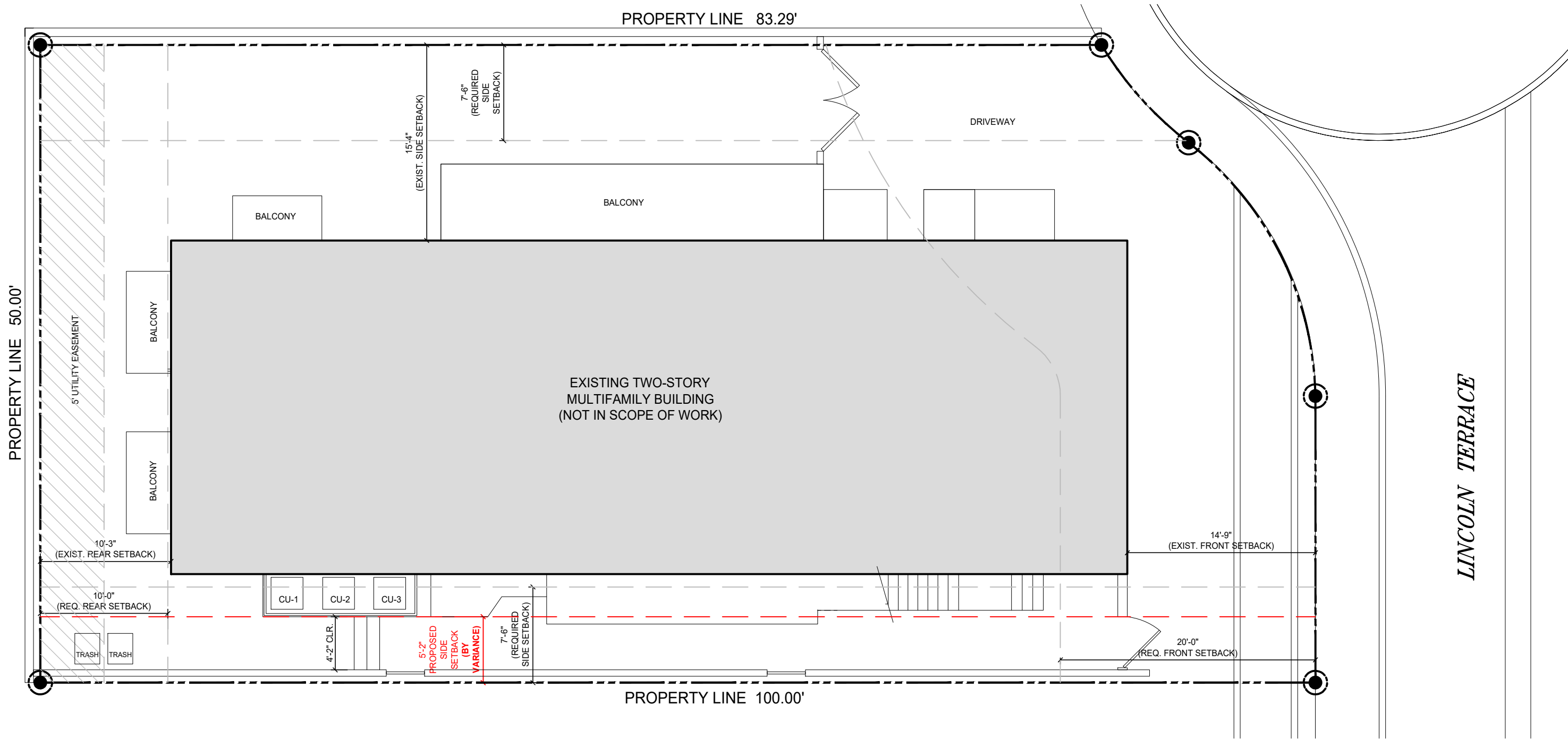
date.

11/03/2024

A-5.0

drawing no.

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1 VARIANCE DIAGRAM
1/8"=1'-0"

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VARIANCE DIAGRAM		
drawing title.		
drawn by.	PA	A-6.0
project no.	202322	
date.	11/03/2024	
drawing no.		
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