



1 6 9 1 M I C H I G A N

FINAL SUBMITTAL
DRB24-1009

THE LINCOLN BL
1891 MICHELAN
MIAMI BEACH, FL 33139



Digitally signed
by Jose L
Gomez
Date:
2024.04.05
17:29:54 -04'00'

DWG. TITLE	COVER
SCALE	N.T.S.
PROJECT NO.	
DATE	2023-33
SHEET NUMBER	04-07-24
DATE	REVISION
	A-000

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C SITE IMAGE*



D SITE IMAGE*

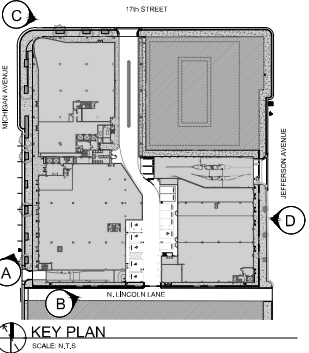


A SITE IMAGE*



B SITE IMAGE*

PHOTOS WERE TAKEN ON 01/ 16/ 2024



THE LINCOLN BL
1801 MICHELAN
MIAMI BEACH, FL 33139



DWG. TITLE	SITE IMAGES
SCALE	N.T.S.
PROJECT NO.	2023-33
DATE	04.07.24
SHEET NUMBER	A-002

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C CONTEXTUAL IMAGE*

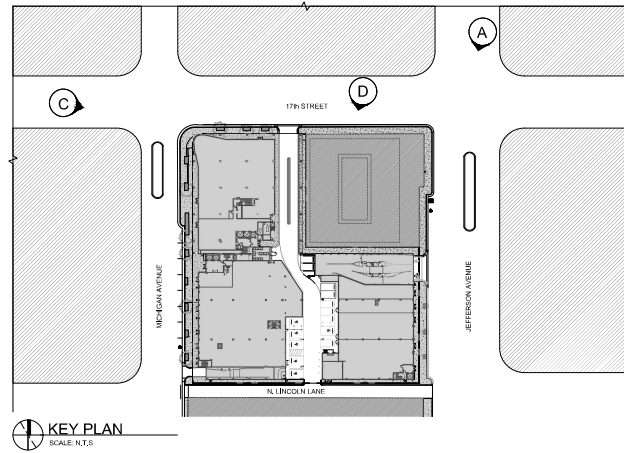


D CONTEXTUAL IMAGE*



A CONTEXTUAL IMAGE*

*PHOTOGRAPHS WERE TAKEN ON 04/ 02/ 2024



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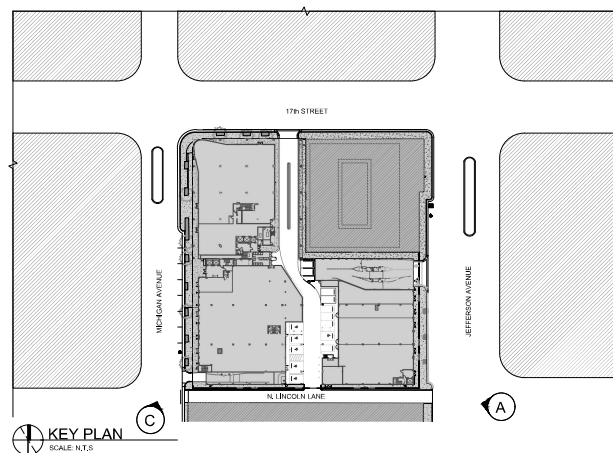


DWG. TITLE	CONTEXTUAL IMAGES
SCALE	N.T.S.
PROJECT NO.	
DATE	2023-32
SHEET NUMBER	04-07-24
DATE	REVISION

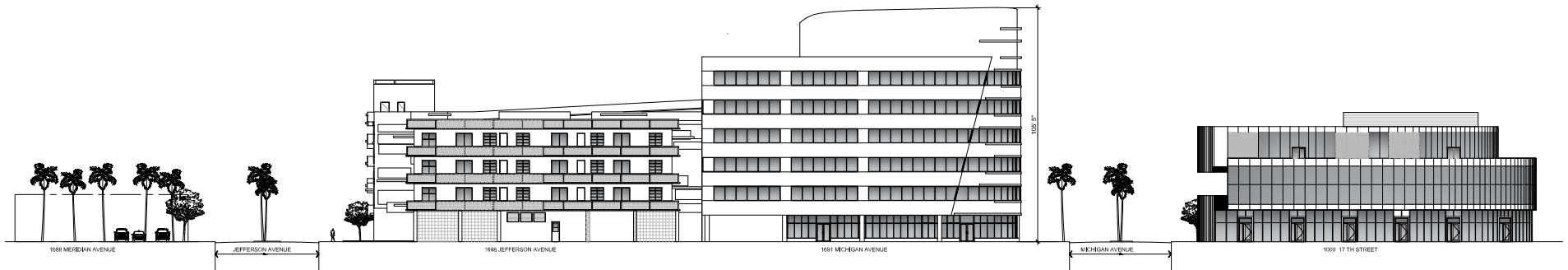
A-003



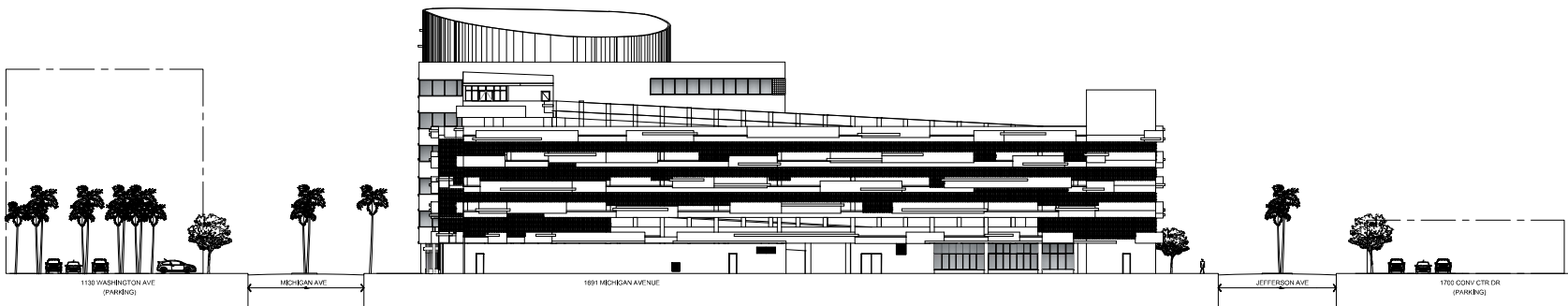
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			DWG. TITLE
			CONTEXTUAL IMAGES
			SCALE
			VARIIES
			PROJECT NO.
			2023-33
			DATE
			04-07-24
			SHEET NUMBER
			A-004



(A) CROSS SECTION (NORTH ELEVATION)



(A) CROSS SECTION (SOUTH ELEVATION)

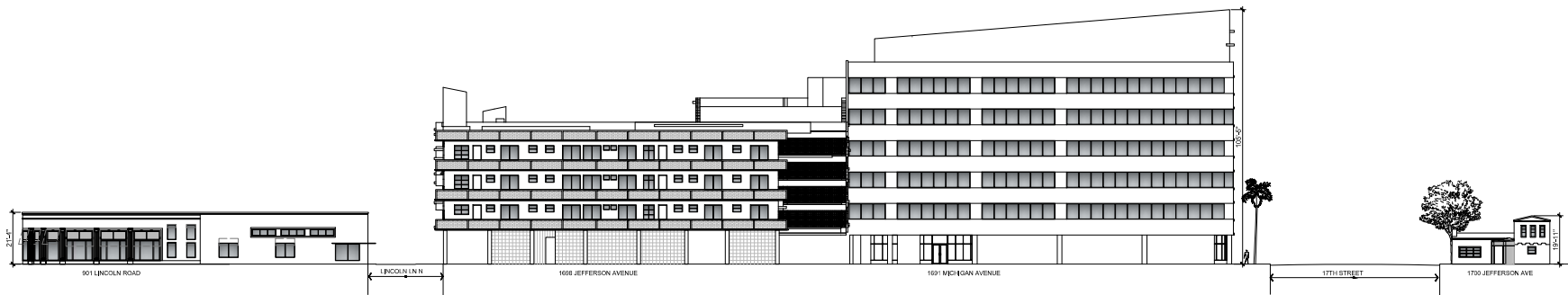
THE LINCOLN BL
1681 MICHIGAN
MIAMI BEACH, FL 33139



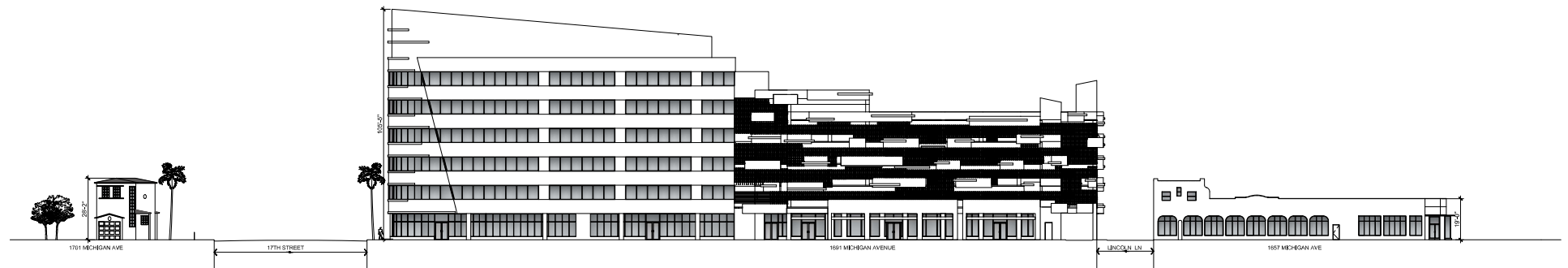
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		CONTEXTUAL NORTH AND
		SOUTH ELEVATION LINE
		SCALE
		N.T.S.
		PROJECT NO.
		2023-33
		DATE
		04.07.24
		SHEET NUMBER
		A-005

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(A) CROSS SECTION (EAST ELEVATION)



(B) CROSS SECTION (WEST ELEVATION)

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DWG. TITLE	CONTEXTUAL EAST AND WEST ELEVATION LINE
SCALE	N.T.S.
PROJECT NO.	2023-33
DATE	04-07-24
SHEET NUMBER	A-006
DATE	REVISION

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DWG. TITLE	RENDERING
SCALE	N.T.S.
PROJECT NO.	2023-33
DATE	04-07-24
SHEET NUMBER	R-001
DATE	REVISION



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DWG. TITLE	RENDERING
SCALE	N.T.S.
PROJECT NO.	2023-33
DATE	04-07-24
SHEET NUMBER	R-002
DATE	REVISION



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	DWG. TITLE	RENDERING
	SCALE	N.T.S.
	PROJECT NO.	2023-32
	DATE	04.07.24
	SHEET NUMBER	R-003
DATE	REVISION	



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DWG. TITLE	RENDERING
SCALE	N.T.S.
PROJECT NO.	2023-33
DATE	04-07-24
SHEET NUMBER	R-004
DATE	REVISION

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SCALE	N.T.S.
PROJECT NO.	2023-32
DATE	04.07.24
SHEET NUMBER	R-005
DATE	REVISION



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DWG. TITLE	RENDERING
SCALE	N.T.S.
PROJECT NO.	2023-32
DATE	04-07-24
SHEET NUMBER	R-006

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Site plan showing the proposed development. The plan includes a 6-story building, a 6-story parking garage above it, and a 6-story building. A 2-story existing building is shown at the bottom. The site is bounded by Michigan Avenue (70' wide right of way) on the left, Jefferson Avenue (70' wide right of way) on the right, and N. Lincoln Lane (20' alley) at the bottom. A north arrow is located in the bottom right corner.

SITE PLAN LEGEND

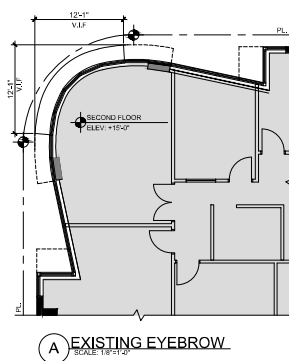
- EXISTING BUILDING
- EXISTING WALKWAY AND CORRIDOR
- ASPHALT/PARKING
- EXISTING ADJACENT BUILDINGS (NO PART OF THE SCOPE)



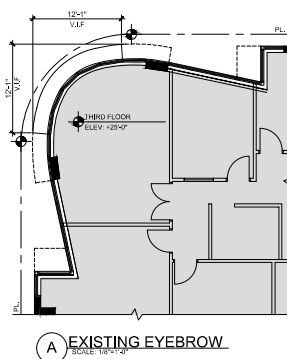
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		DWG. TITLE
		EXISTING SITE PLAN
		SCALE
		N.T.S.
		PROJECT NO.
		2023-33
		DATE
		04-07-24
		SHEET NUMBER
		EXIST-101
DATE	REVISION	



	DWG. TITLE	
	EXISTING SECOND	
	FLOOR PLAN	
	SCALE	
		N.T.S.
	PROJECT NO.	
		2023-33
	DATE	
		04-07-24
	SHEET NUMBER	
	EXIST-102	
DATE	REVISION	



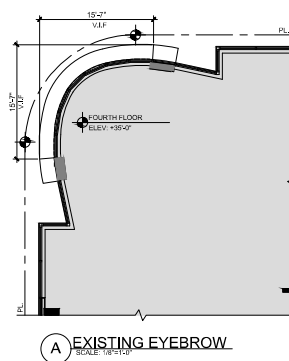
DWG. TITLE
EXISTING THIRD
FLOOR PLAN

SCALE
N.T.S.

PROJECT NO.
2023-35

DATE
04-07-24

SHEET NUMBER
EXIST-103



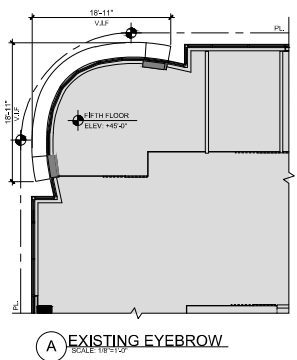
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		N.T.S.
		PROJECT NO.
		2023-33
		DATE
		04-07-24
		SHEET NUMBER
		EXIST-104
△	DATE	REVISION

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MIAMI FL 33138-4664
TEL 305.750.1250 FAX 305.750.1251
WWW.BGARCHITECTURE.COM

AAC001062AR0015412

ARCHITECTURE JOSE L. GOMEZ



		DWG. TITLE
		EXISTING FIFTH FLOOR PLAN
		SCALE
		1/16"=1'-0"
		PROJECT NO.
		2023-33
		DATE
		04-07-24
		SHEET NUMBER
		EXIST-105
△	DATE	REVISION

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① ALUMINUM GRILL



② EXISTING OFFICE BUILDING EYEBROW



③ SMOOTH TEXTURE STUCCO FINISH



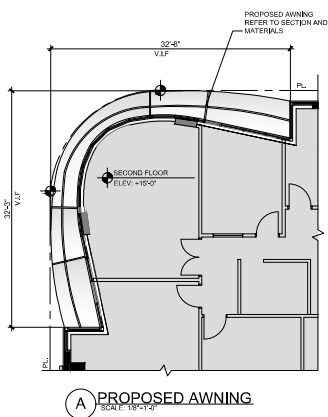
THE LINCOLN BL
1801 MICHELAN
MIAMI BEACH, FL 33139



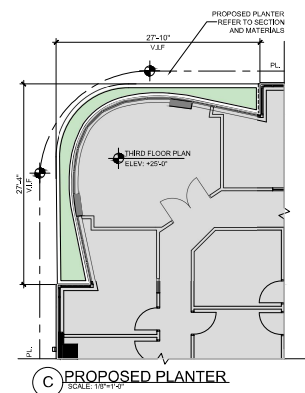
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		DWG. TITLE
		EXISTING MATERIALS
		SCALE
		N.T.S.
		PROJECT NO.
		2023-32
		DATE
		04-07-24
		SHEET NUMBER
		EXIST-401
DATE	REVISION	

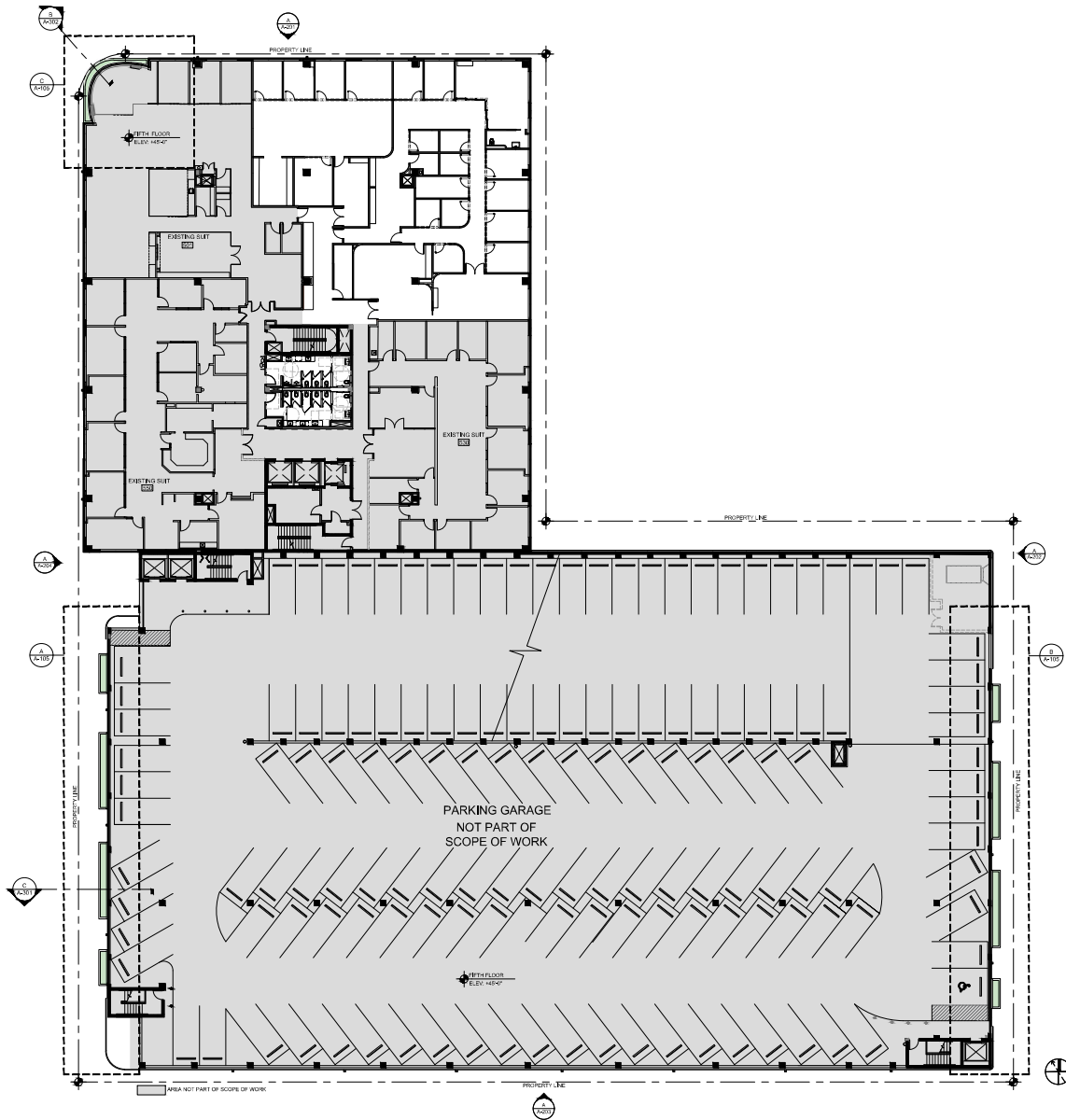
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			DWG. TITLE
			PROPOSED SECOND FLOOR
			SCALE
			AS SHOWN
			PROJECT NO.
			2023-33
			DATE
			04-07-24
			SHEET NUMBER
			A-102



		DWG. TITLE	PROPOSED THIRD FLOOR
		SCALE	AS SHOWN
		PROJECT NO.	2023-33
		DATE	04-07-24
		SHEET NUMBER	A-103
△	DATE	REVISION	



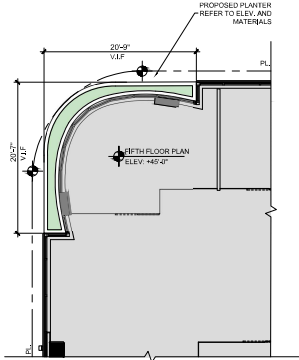
THE LINCOLN BL
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MIAMI BEACH, FL 33139



A PLANTER & SCREEN
SCALE 3/32" = 1'-0"

B PLANTER & SCREEN
SCALE 3/32" = 1'-0"

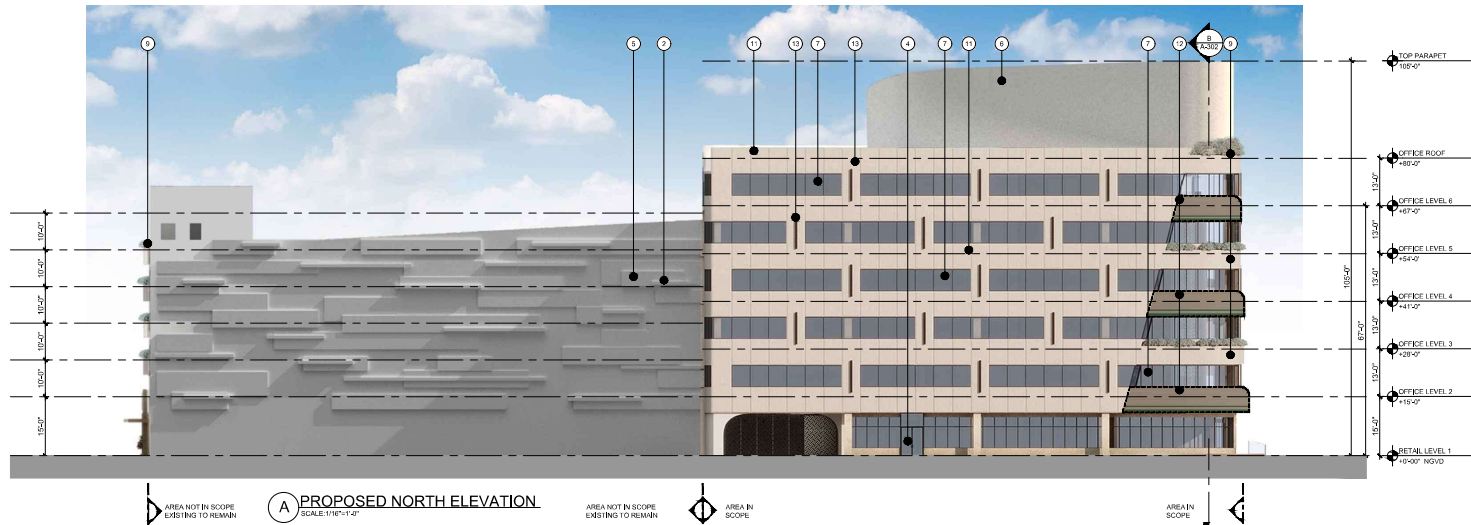
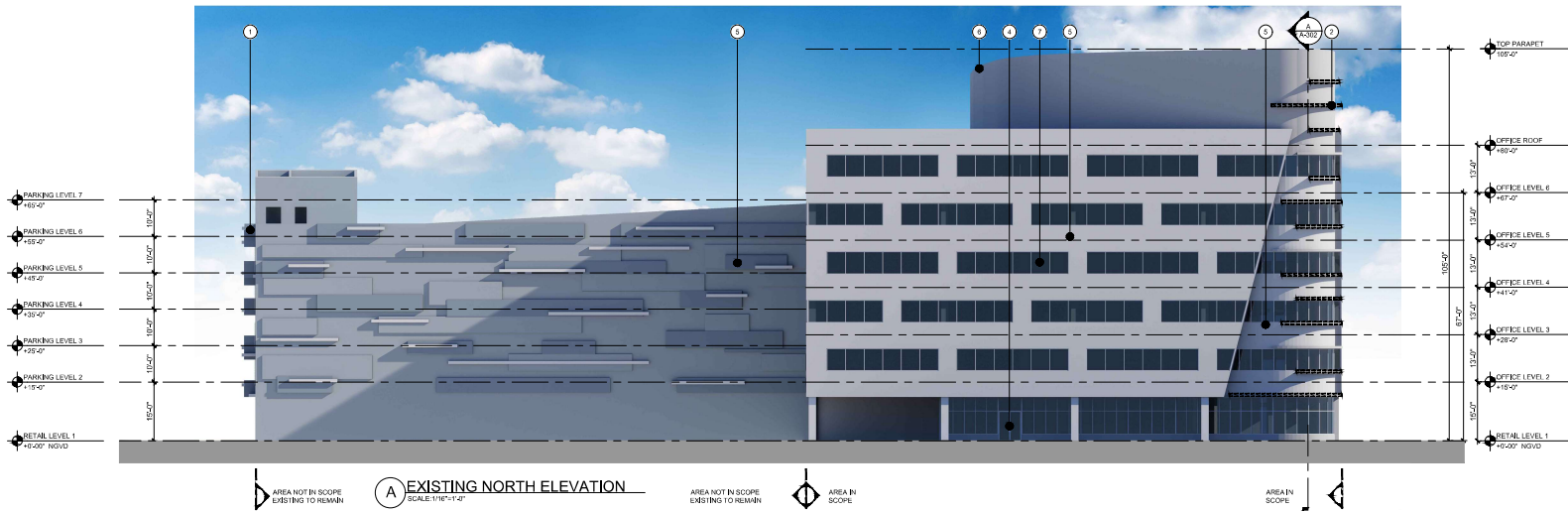
C PROPOSED PLANTER
SCALE 1/8" = 1'-0"



DWG. TITLE	PROPOSED FIFTH FLOOR
SCALE	AS SHOWN
PROJECT NO.	2023-33
DATE	04.07.24
SHEET NUMBER	A-105

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KEY NOTES

- 1 EXISTING CONCRETE PLANTER
 - 2 EXISTING CONCRETE EYEBROW
 - 3 EXISTING ALUMINUM GRILLE
 - 4 EXISTING ALUMINUM STOREFRONT DOOR
 - 5 EXISTING SMOOTH TEXTURE STUCCO FINISH
 - 6 EXISTING PARAPET (MECHANICAL EQUIP. SCREEN)
 - 7 EXISTING WINDOWS
 - 8 EXISTING ALUMINUM SCREEN - TO BE REMOVED (TYP.)
 - 9 PROPOSED CONC. PLANTER W/TEXTURED STUCCO
 - 10 PROPOSED CUSTOM MTL. PERFORATED SCREEN
 - 11 PROPOSED LIMESTONE VENEER
 - 12 PROPOSED AWNING
 - 13 PROPOSED WALL SCONES
- EYEBROWS / PLANTERS TO BE DEMOLISHED

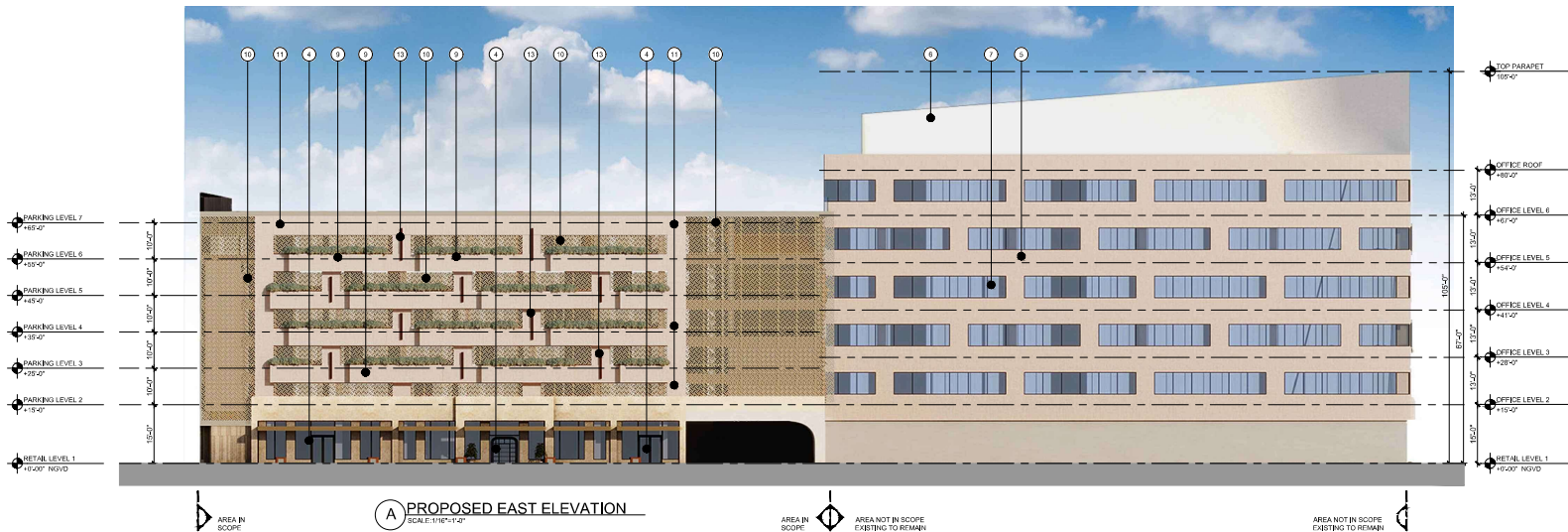
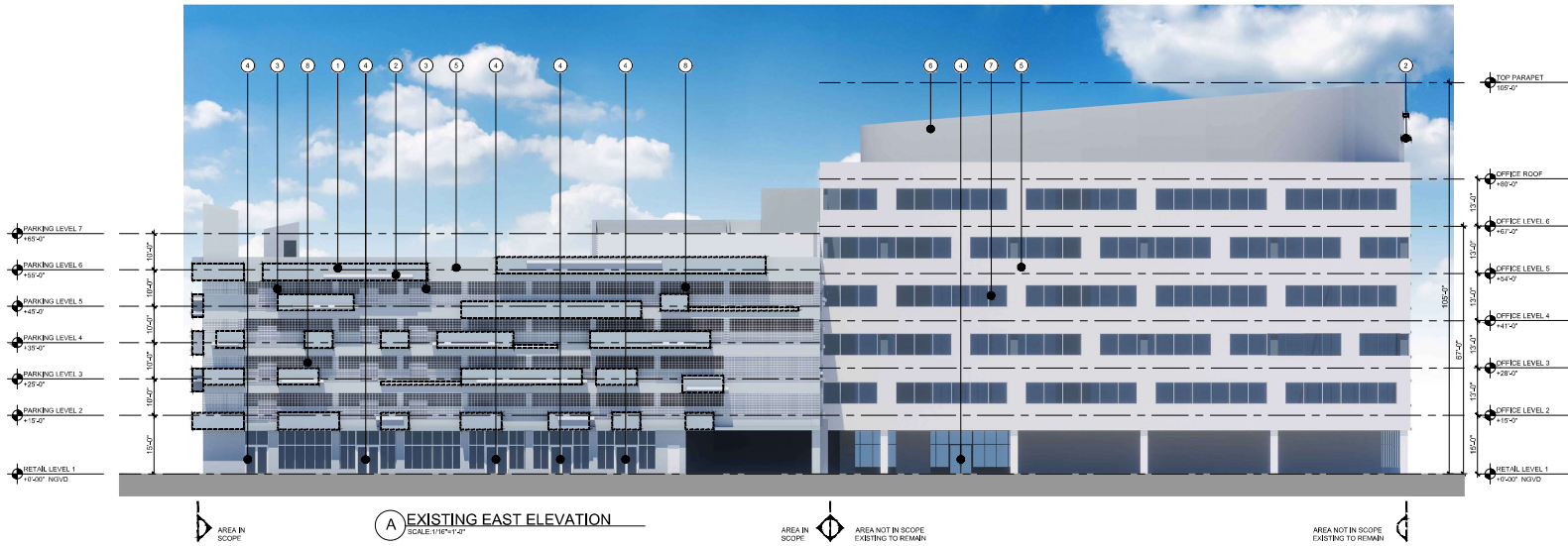
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DWG. TITLE	PROPOSED NORTH ELEVATION
SCALE	1/16"=1'-0"
PROJECT NO.	2023-33
DATE	04.07.24
SHEET NUMBER	A-201

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KEY NOTES

- 1 EXISTING CONCRETE PLANTER
 - 2 EXISTING CONCRETE EYEBROW
 - 3 EXISTING ALUMINUM GRILLE
 - 4 EXISTING ALUMINUM STOREFRONT DOOR
 - 5 EXISTING SMOOTH TEXTURE STUCCO FINISH
 - 6 EXISTING PARAPET (MECHANICAL EQUIP. SCREEN)
 - 7 EXISTING WINDOWS
 - 8 EXISTING ALUMINUM SCREEN TO BE REMOVED (TYP.)
 - 9 PROPOSED CONC. PLANTER W/TEXTURED STUCCO
 - 10 PROPOSED CUSTOM MTL. PERFORATED SCREEN
 - 11 PROPOSED LIMESTONE VENEER
 - 12 PROPOSED AWNING
 - 13 PROPOSED WALL SCANCES
- EXISTING EYEBROWS / PLANTERS TO BE DEMOLISHED

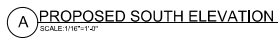
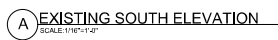
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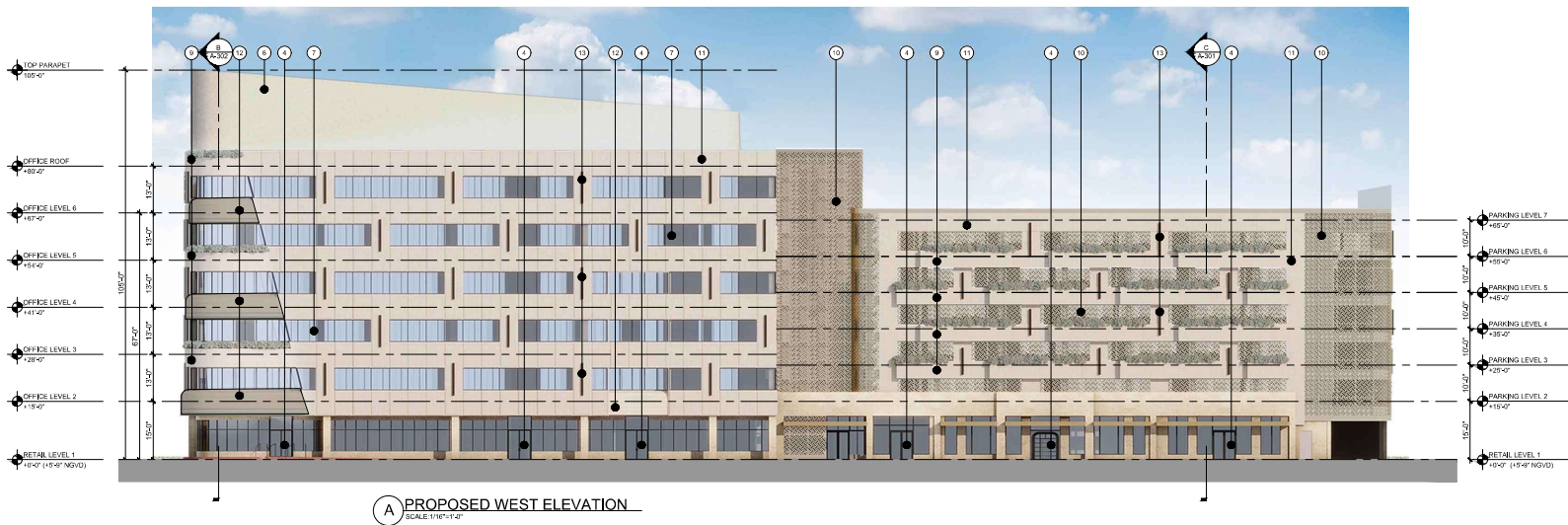
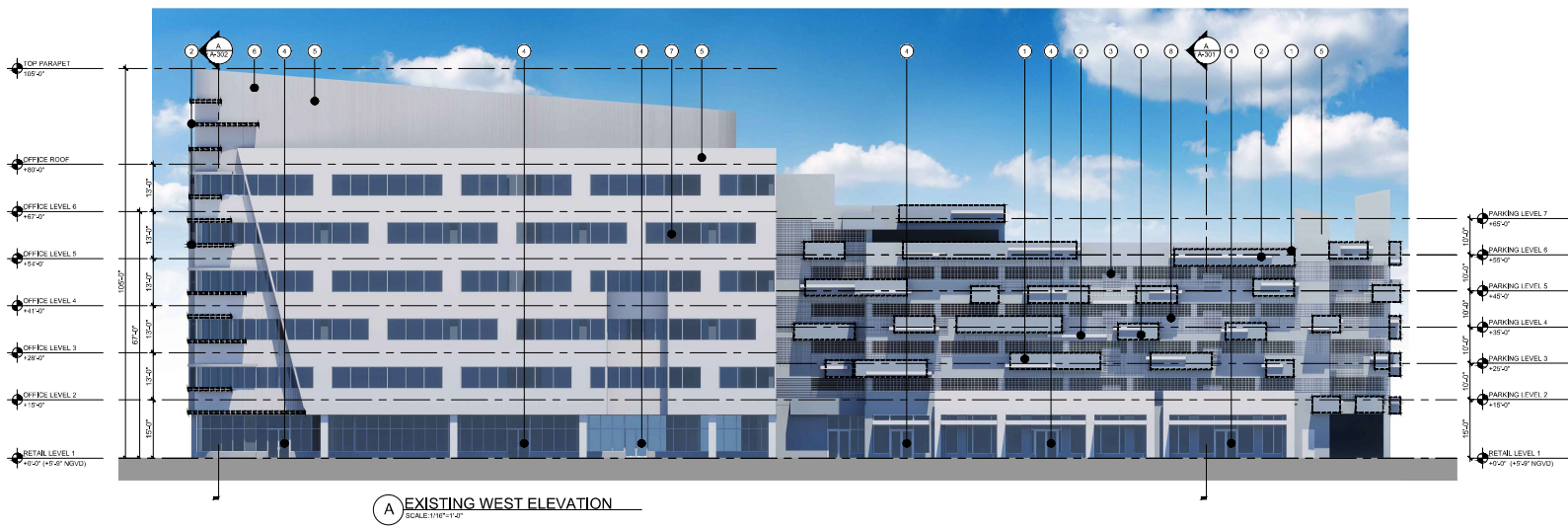
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SCALE	1/8"=1'-0"
PROJECT NO.	2023-33
DATE	04.07.24
SHEET NUMBER	A-202

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		DWG. TITLE
		PROPOSED SOUTH ELEVATION
		SCALE
		1/8" = 1'-0"
		PROJECT NO.
		2023-33
		DATE
		04-07-24
		SHEET NUMBER
		A-203



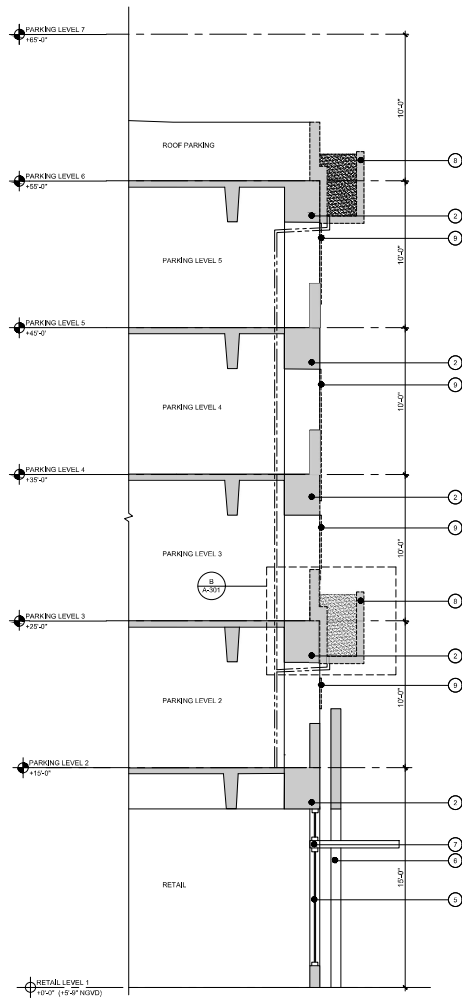
- KEY NOTES**
- ① EXISTING CONCRETE PLANTER
 - ② EXISTING CONCRETE EYEBROW
 - ③ EXISTING ALUMINUM GRILLE
 - ④ EXISTING ALUMINUM STOREFRONT DOOR
 - ⑤ EXISTING SMOOTH TEXTURE STUCCO FINISH
 - ⑥ EXISTING PARAPET (MECHANICAL EQUIP. SCREEN)
 - ⑦ EXISTING WINDOWS
 - ⑧ EXISTING ALUMINUM SCREEN, TO BE REMOVED (TYP.)
 - ⑨ PROPOSED CONC. PLANTER W/TEXTURED STUCCO
 - ⑩ PROPOSED CUSTOM MTL. PERFORATED SCREEN
 - ⑪ PROPOSED LIMESTONE VENEER
 - ⑫ PROPOSED AWNING
 - ⑬ PROPOSED WALL SCONES
- EYEBROWS / PLANTERS TO BE DEMOLISHED

THE LINCOLN BL
1801 MICHELAN
MIAMI BEACH, FL 33139

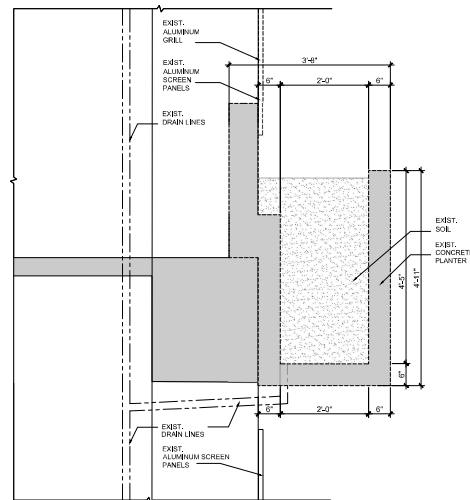


DWG. TITLE	PROPOSED WEST ELEVATION
SCALE	1/16"=1'-0"
PROJECT NO.	2023-33
DATE	04.07.24
SHEET NUMBER	A-204
DATE	REVISION

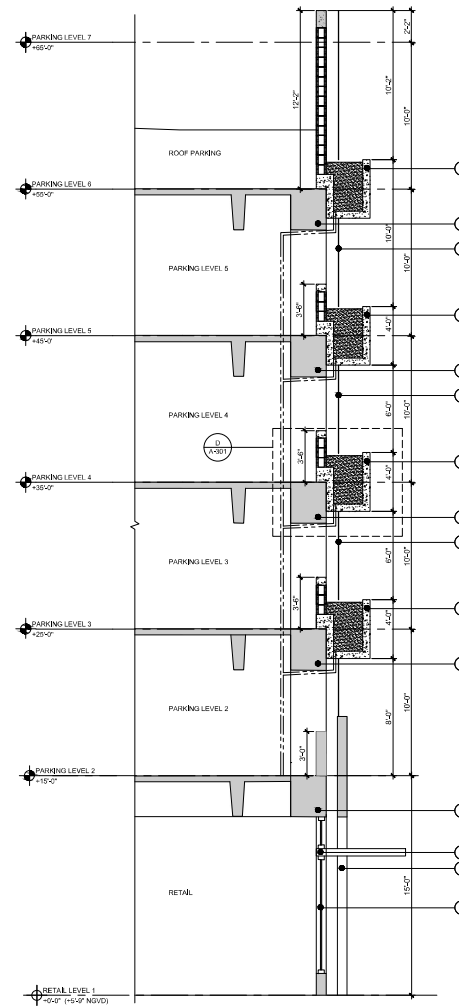
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A EXISTING WALL SECTION
SCALE: 1/4"=1'-0"

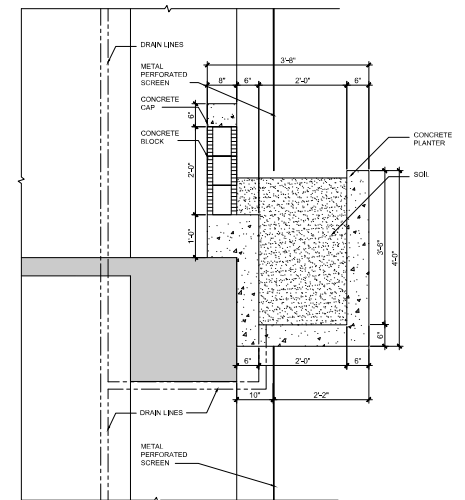


B EXISTING SECTION TYPICAL PLANTER
SCALE: 3/4"=1'-0"



C PROPOSED WALL SECTION
SCALE: 1/4"=1'-0"

- LEGEND**
- ① PROPOSED CONCRETE PLANTER
 - ② EXISTING STRUCTURE
 - ③ PROPOSED CUSTOM METAL PERFORATED SCREEN
 - ④ PROPOSED DRAIN
 - ⑤ EXISTING STOREFRONT
 - ⑥ EXISTING WALL
 - ⑦ EXISTING CANOPY
 - ⑧ EXISTING CONCRETE PLANTER TO BE DEMOLISHED
 - ⑨ EXIST. ALUMINUM SCREEN TO BE REMOVED (TYP.)
- PROPOSED CONCRETE
 EXISTING STRUCTURE/CANOPY
 CONCRETE PLANTER TO BE DEMOLISHED



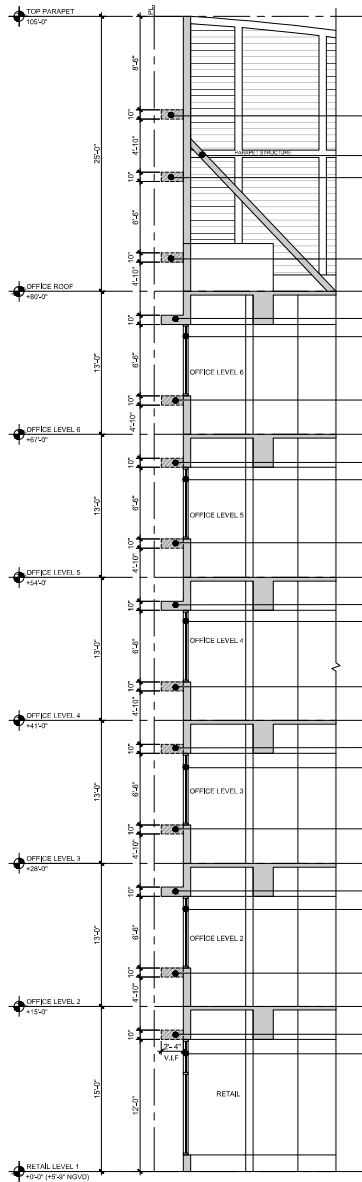
D PROPOSED SECTION TYPICAL PLANTER
SCALE: 3/4"=1'-0"

THE LINCOLN BL
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MIAMI BEACH, FL 33139



DWG. TITLE	PARKING PLANTER SECTION
SCALE	AS SHOWN
PROJECT NO.	
DATE	2023-10
SHEET NUMBER	04-07-24
DATE	REVISION

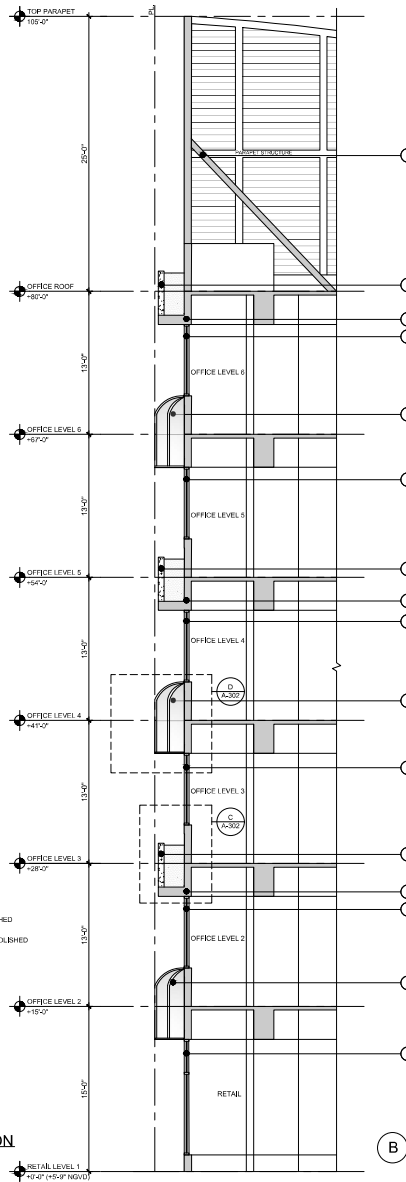
A-301



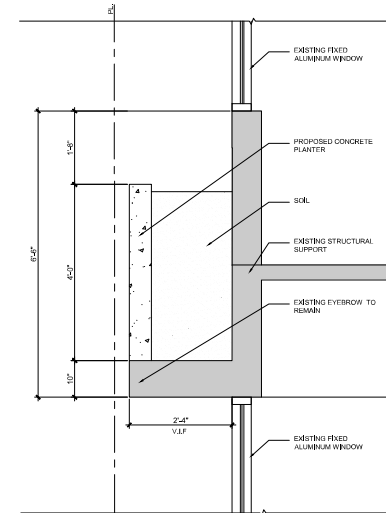
A EXIST/DEMO WALL SECTION
SCALE 3/16"=1'-0"

LEGEND

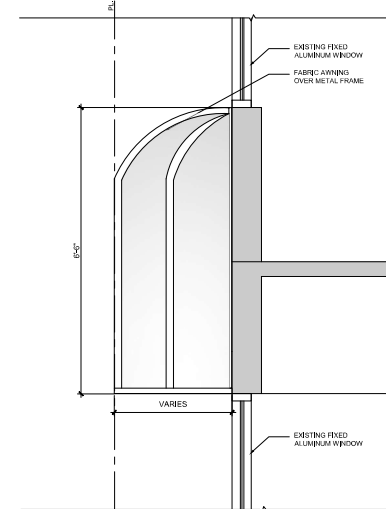
- 1 EXISTING FIXED ALUMINUM WINDOW
- 2 EXISTING CONCRETE EYEBROW TO REMAIN
- 3 EXISTING METAL EYEBROW TO BE DEMOLISHED
- 4 EXISTING CONCRETE EYEBROW TO BE DEMOLISHED
- 5 PROPOSED AWNING
- 6 PROPOSED CONCRETE PLANTER
- 7 PROPOSED CONCRETE
- 8 EXISTING STRUCTURE/CMU
- 9 EXISTING EYEBROW TO REMOVE



B PROPOSED WALL SECTION
SCALE 3/16"=1'-0"



C PROPOSED SECTION PLANTER
SCALE 3/4"=1'-0"



D PROPOSED SECTION AWNING
SCALE 3/4"=1'-0"

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DWG. TITLE	OFFICE PLANTER SECTION
SCALE	AS SHOWN
PROJECT NO.	
DATE	2023-33
SHEET NUMBER	04-07-24
DATE	REVISION

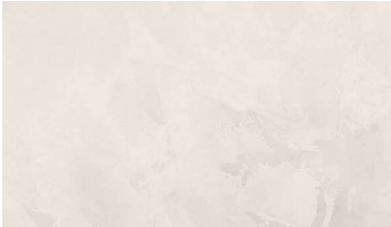
A-302



1 CUSTOM METAL PERFORATED SCREEN PANELS



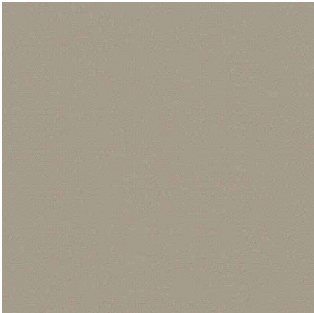
2 PROPOSED LIMESTONE VENEER



3 PROPOSED FINISH ON PLANTER
IVORY ROMAN CLAY



4 PROPOSED LIGHT SCONCES
ELVI | OUTDOOR LONG STRIP
MODERN WALL SCONCE LIGHT



5 PROPOSED AWNINGS
PROPOSED FABRIC: FAWN/ SUNBRELLA MAYFIELD
SKU: 6080-0000

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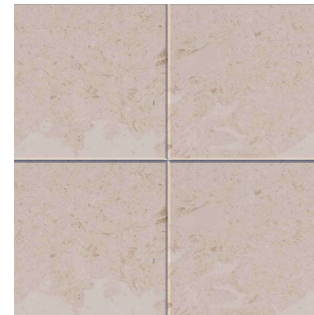
DWG. TITLE	MATERIAL S
SCALE	N.T.S
PROJECT NO.	2023-33
DATE	04.07.24
SHEET NUMBER	A-401

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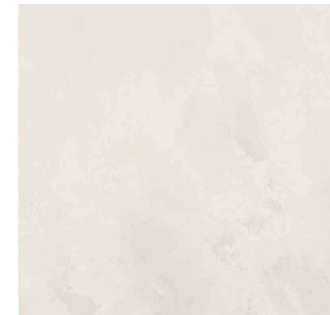
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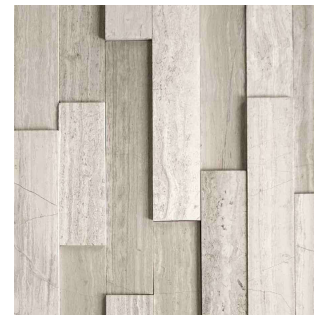
① CUSTOM METAL PERFORATED SCREEN PANELS



② PROPOSED LIMESTONE VENEER



③ PROPOSED FINISH ON PLANTER
IVORY ROMAN CLAY



④ PROPOSED STACKED STONE
PANEL



⑤ PROPOSED LIGHT SCONCES
ELVI | OUTDOOR LONG STRIP MODERN WALL SCONCE LIGHT

THE LINCOLN BL

1801 MICHELAN
MIAMI BEACH, FL 33139



DWG. TITLE	MATERIALS
SCALE	N.T.S.
PROJECT NO.	2023-33
DATE	04.07.24
SHEET NUMBER	A-402
DATE	REVISION

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