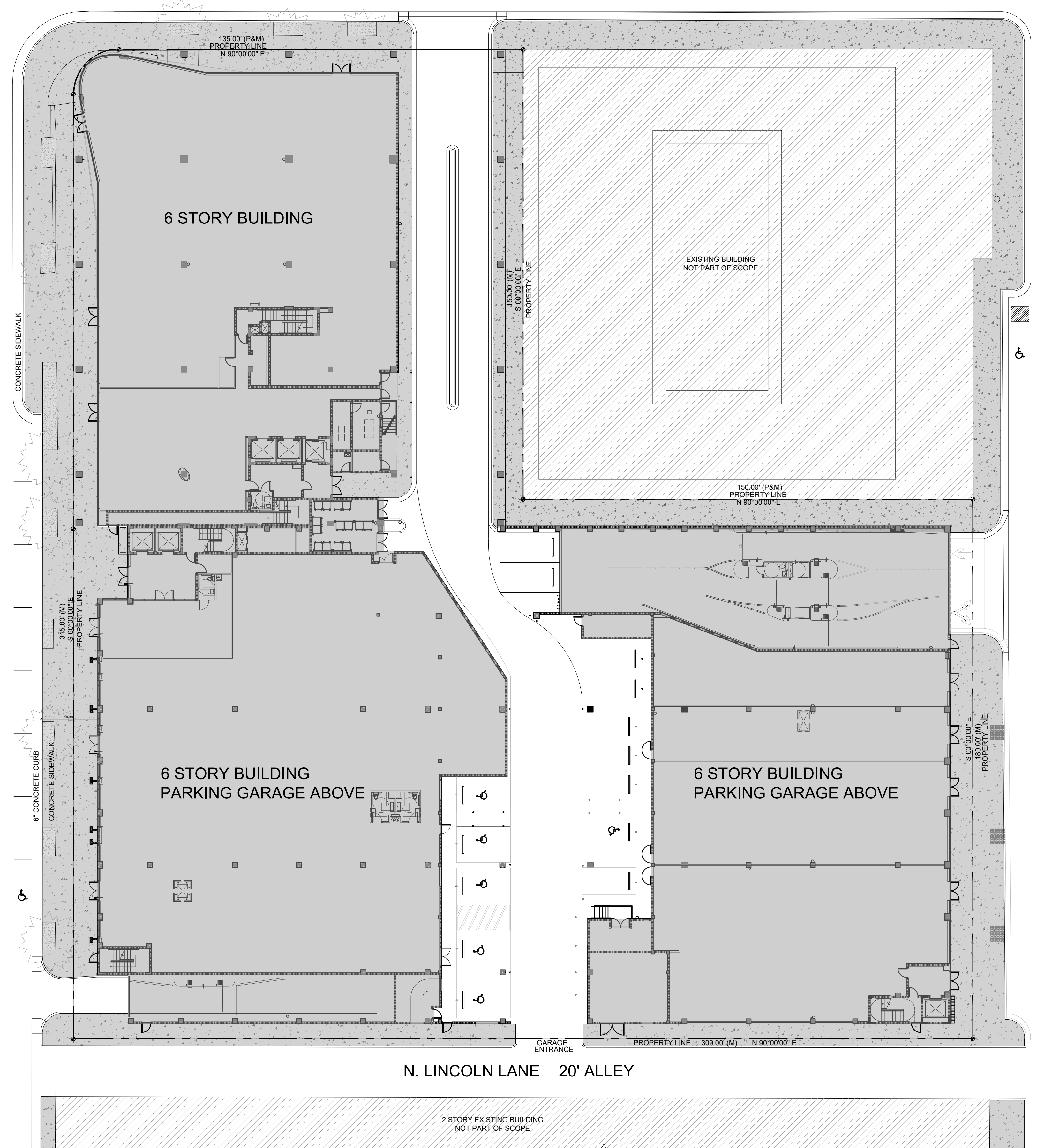


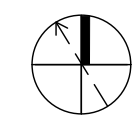
17th STREET  
70' WIDE PUBLIC RIGHT OF WAY

MICHIGAN AVENUE  
70' WIDE RIGHT OF WAY

JEFFERSON AVENUE  
70' WIDE RIGHT OF WAY



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



N. LINCOLN LANE 20' ALLEY

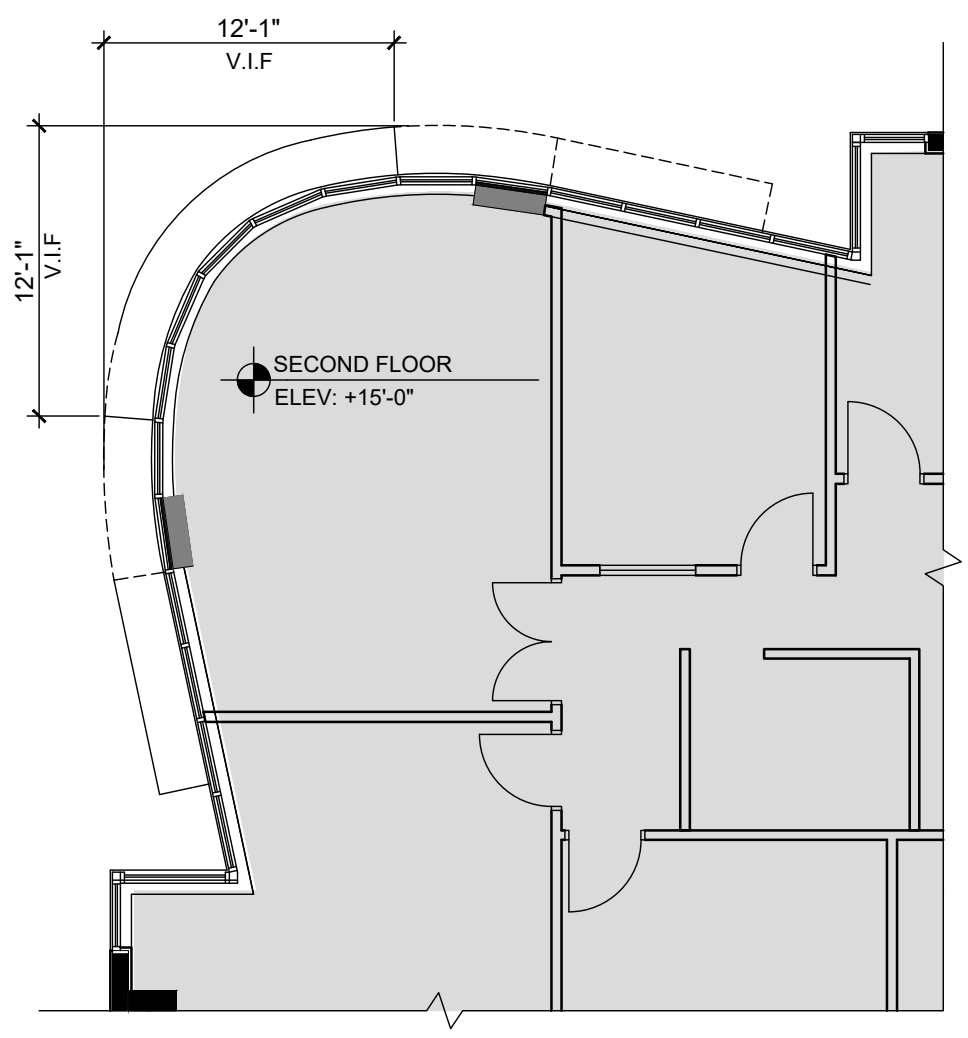
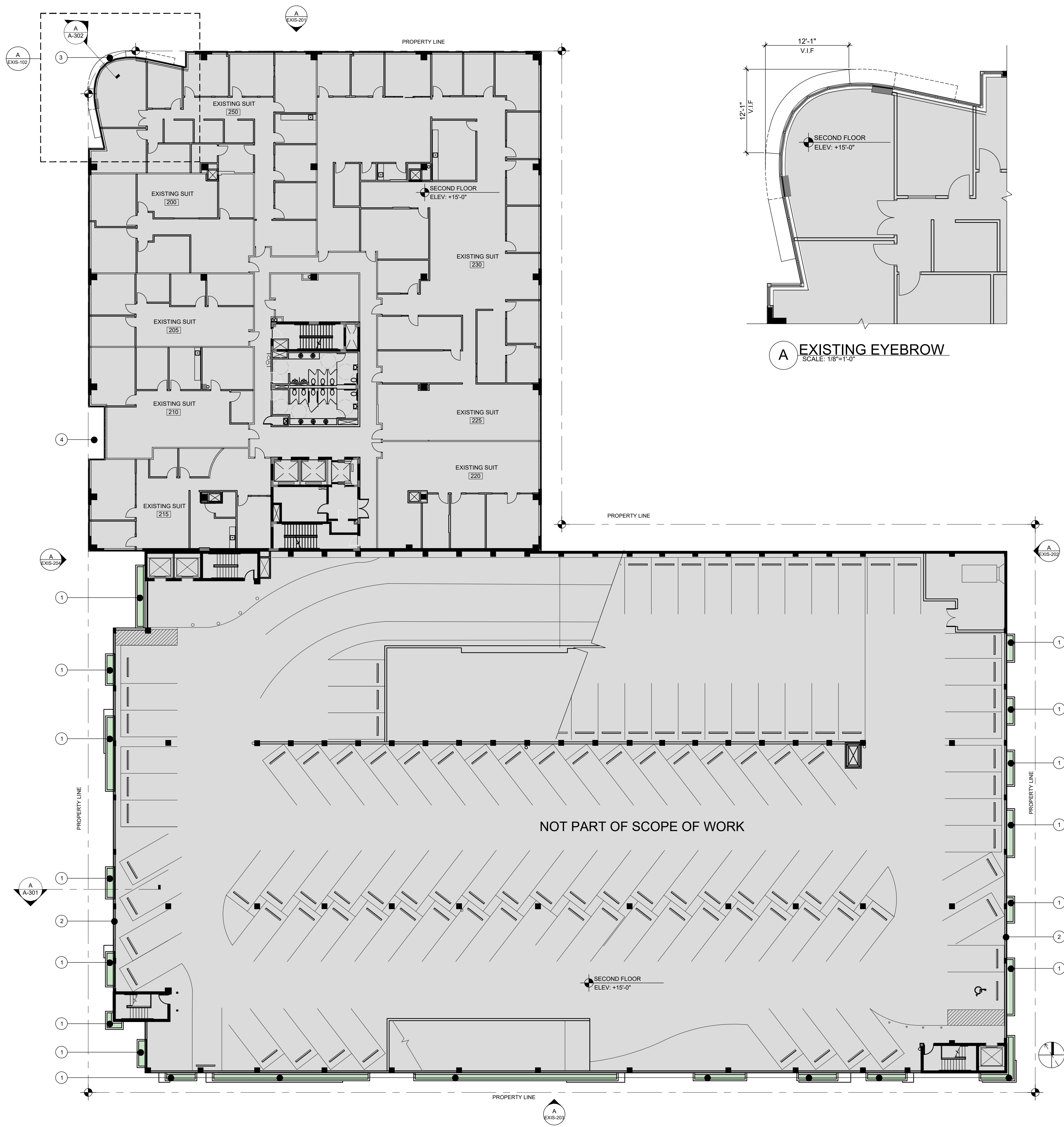
**THE LINCOLN BL**  
1691 MICHIGAN  
MIAMI BEACH, FL 33139



DWG. TITLE	EXISTING SITE PLAN
SCALE	N.T.S.
PROJECT NO.	2023-33
DATE	06-07-24
SHEET NUMBER	EXIST-101
DATE	REVISION

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CONSULTANT



**A** EXISTING EYEBROW  
SCALE: 1/8"=1'-0"

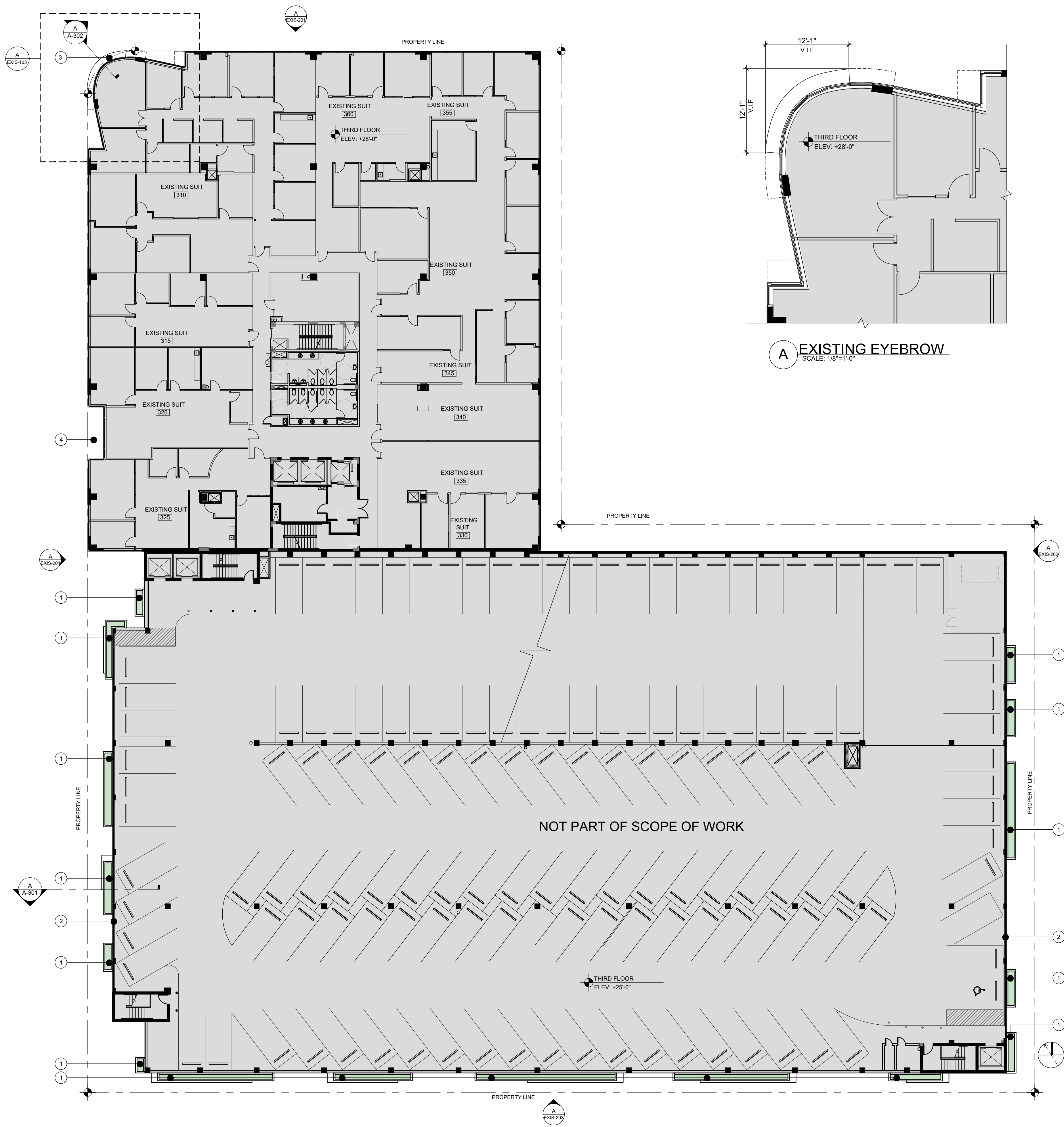
**KEY NOTES**

- 1 EXISTING CONCRETE PLANTER TO BE DEMOLISHED (REFER TO WALL SECTION AND EXISTING ELEVATION FOR EYEBROWS DEMOLITION)
  - 2 EXISTING ALUMINUM PANEL TO BE REMOVED
  - 3 EXISTING EYEBROW TO BE DEMOLISHED (REFER TO WALL SECTION AND EXISTING ELEVATION FOR EYEBROWS DEMOLITION)
  - 4 EXISTING CANOPY TO BE REPLACED
- AREA NOT PART OF SCOPE OF WORK

**THE LINCOLN BL**  
1691 MICHIGAN  
MIAMI BEACH, FL 33139



DWG. TITLE	EXISTING SECOND FLOOR PLAN
SCALE	N.T.S.
PROJECT NO.	2023-33
DATE	06-07-24
SHEET NUMBER	EXIST-102



**A EXISTING EYEBROW**  
SCALE: 1/8"=1'-0"

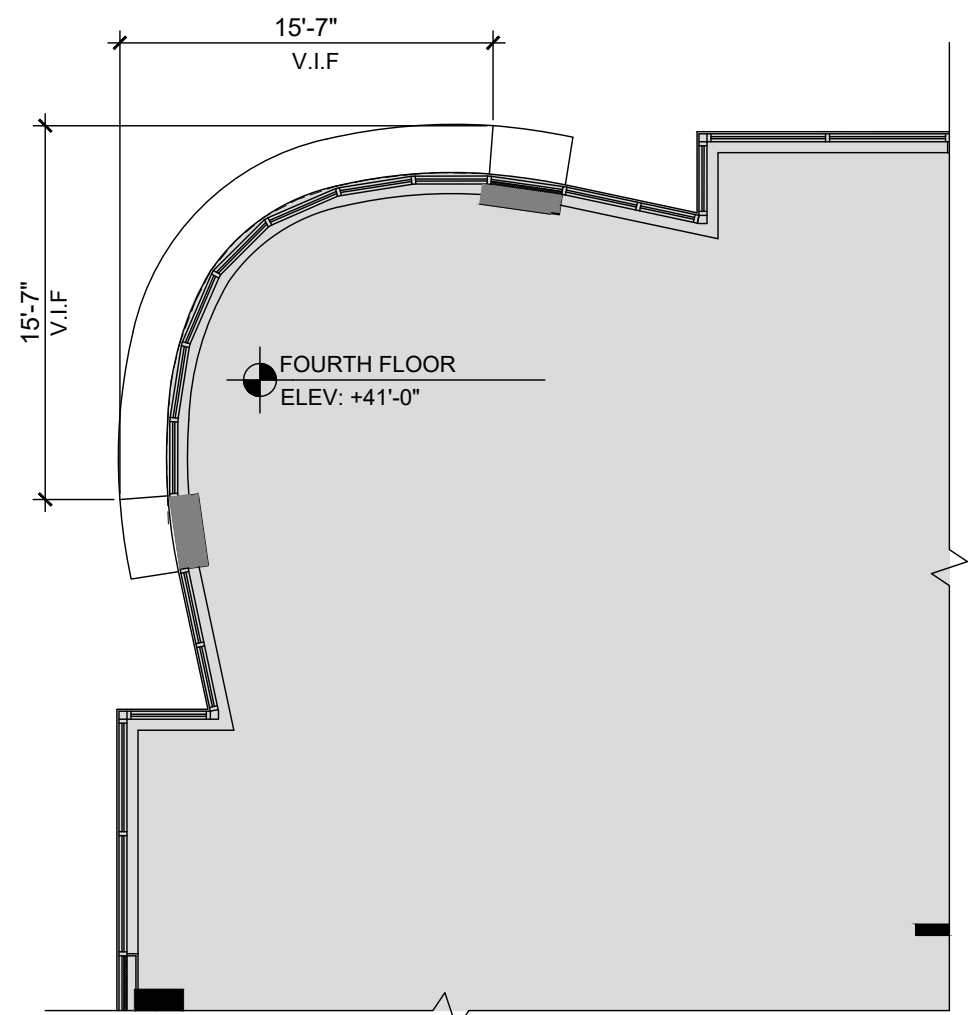
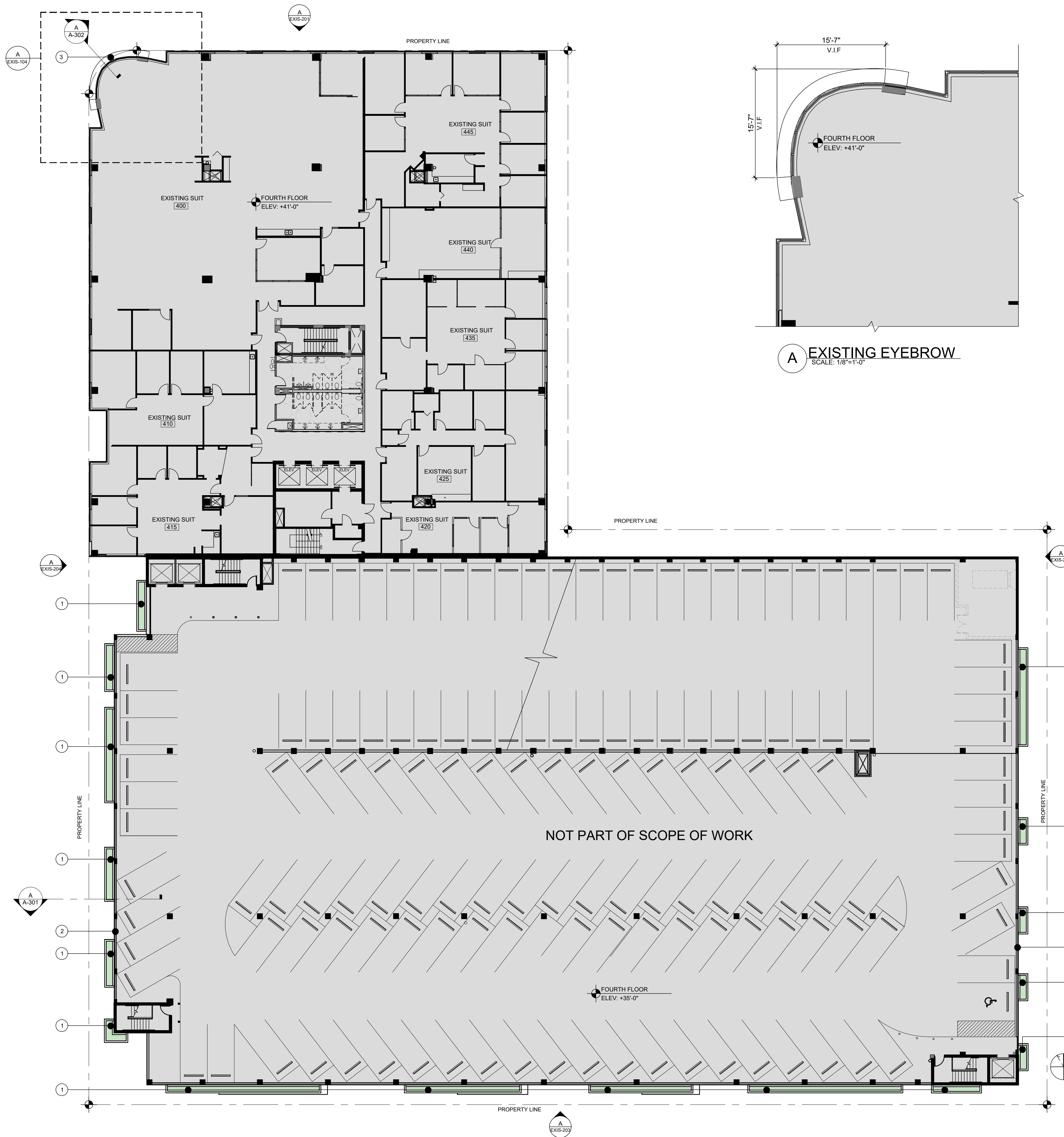
**KEY NOTES**

- ① EXISTING CONCRETE PLANTER TO BE DEMOLISHED (REFER TO WALL SECTION AND EXISTING ELEVATION FOR EYEBROWS DEMOLITION)
  - ② EXISTING ALUMINUM PANEL TO BE REMOVED
  - ③ EXISTING EYEBROW TO BE DEMOLISHED (REFER TO WALL SECTION AND EXISTING ELEVATION FOR EYEBROWS DEMOLITION)
  - ④ EXISTING CANOPY TO BE REPLACED
- AREA NOT PART OF SCOPE OF WORK

**THE LINCOLN BL**  
1691 MICHIGAN  
MIAMI BEACH, FL 33139



DWG. TITLE	EXISTING THIRD FLOOR PLAN
SCALE	N.T.S.
PROJECT NO.	2023-33
DATE	06-07-24
SHEET NUMBER	EXIST-103



**A EXISTING EYEBROW**  
SCALE: 1/8"=1'-0"

**KEY NOTES**

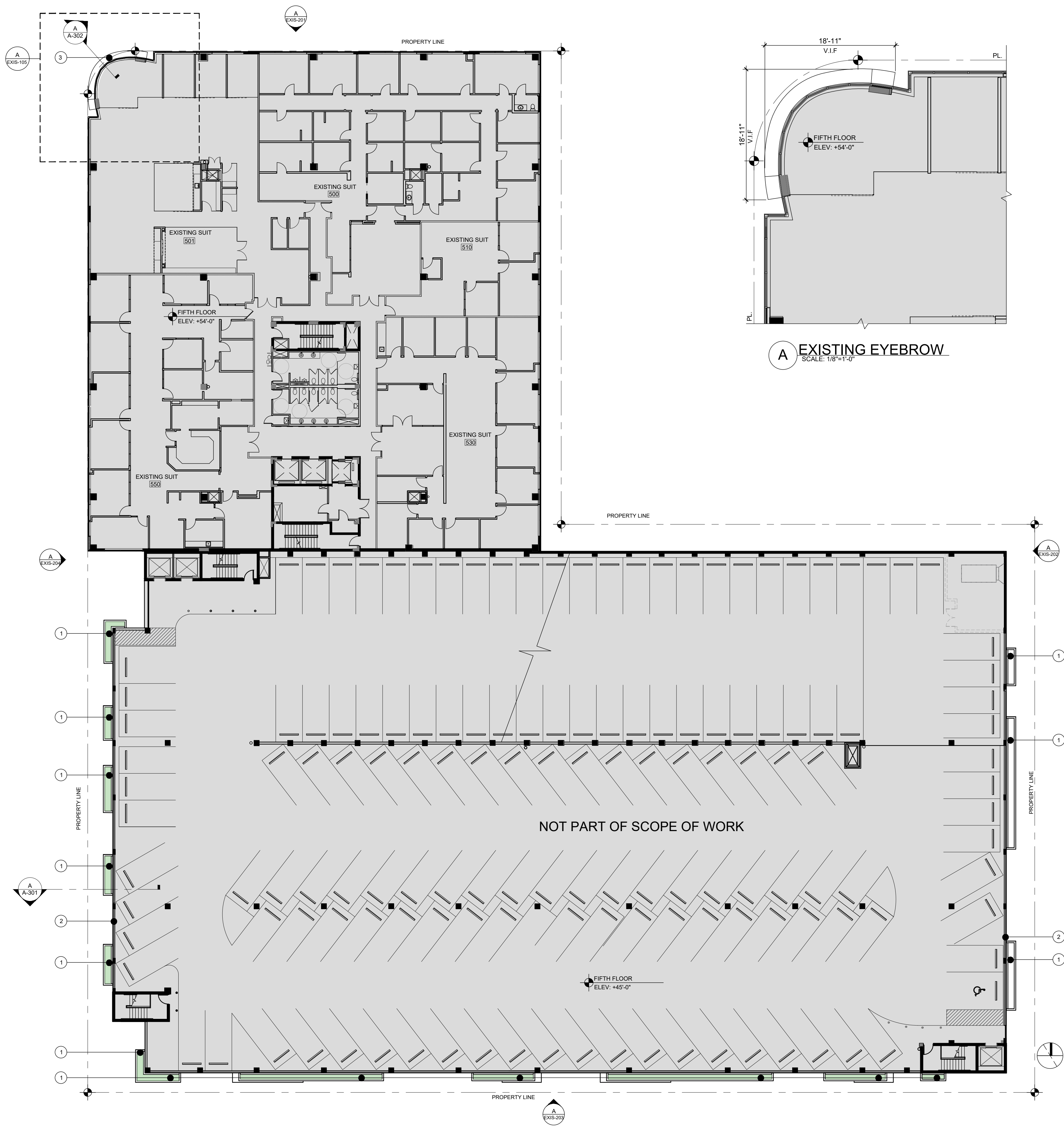
- 1 EXISTING CONCRETE PLANTER TO BE DEMOLISHED (REFER TO WALL SECTION AND EXISTING ELEVATION FOR EYEBROWS DEMOLITION)
- 2 EXISTING ALUMINUM PANEL TO BE REMOVED
- 3 EXISTING EYEBROW TO BE DEMOLISHED (REFER TO WALL SECTION AND EXISTING ELEVATION FOR EYEBROWS DEMOLITION)

AREA NOT PART OF SCOPE OF WORK

**THE LINCOLN BL**  
1691 MICHIGAN  
MIAMI BEACH, FL 33139



DWG. TITLE	EXISTING FOURTH FLOOR PLAN
SCALE	N.T.S.
PROJECT NO.	2023-33
DATE	06-07-24
SHEET NUMBER	EXIST-104
DATE	REVISION



**KEY NOTES**

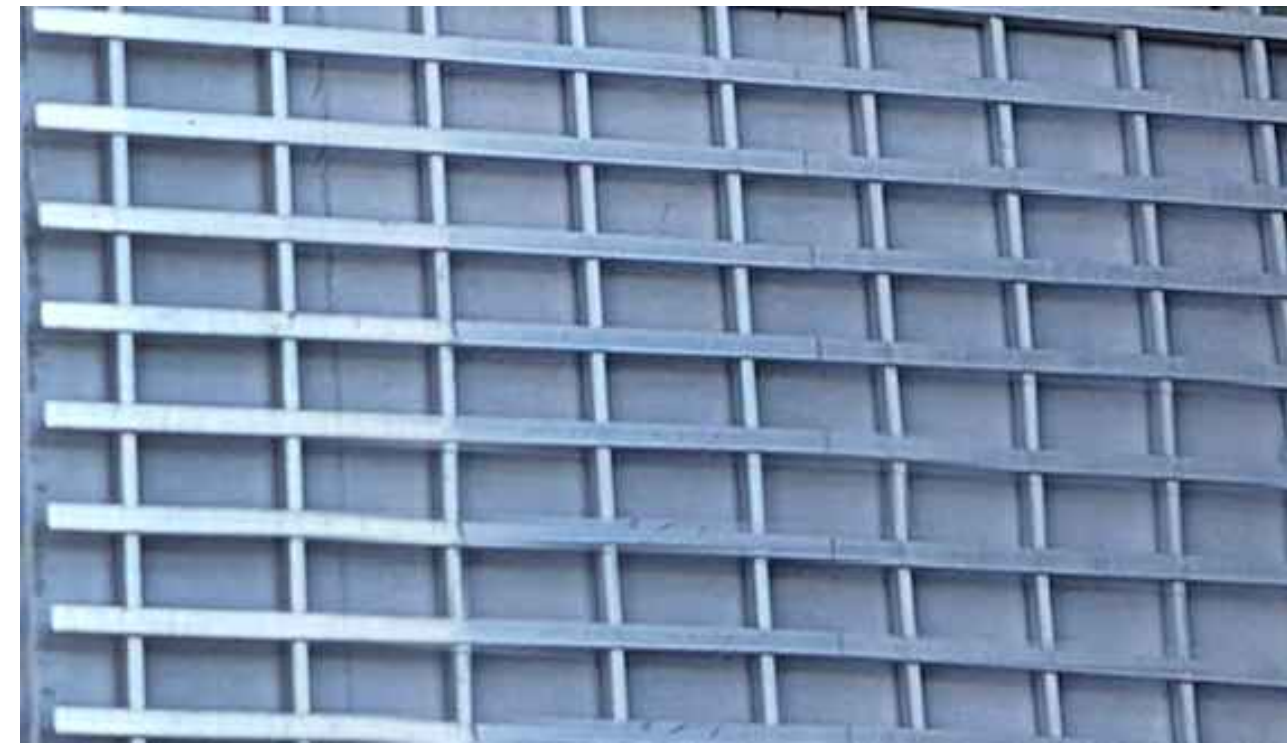
- ① EXISTING CONCRETE PLANTER TO BE DEMOLISHED (REFER TO WALL SECTION AND EXISTING ELEVATION FOR EYEBROWS DEMOLITION)
- ② EXISTING ALUMINUM PANEL TO BE REMOVED
- ③ EXISTING EYEBROW TO BE DEMOLISHED (REFER TO WALL SECTION AND EXISTING ELEVATION FOR EYEBROWS DEMOLITION)

■ AREA NOT PART OF SCOPE OF WORK

**THE LINCOLN BL**  
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 MIAMI BEACH, FL 33139



DWG. TITLE	EXISTING FIFTH FLOOR PLAN
SCALE	1/16"=1'-0"
PROJECT NO.	2023-33
DATE	06-07-24
SHEET NUMBER	EXIST-105



① ALUMINUM GRILL



② EXISTING OFFICE BUILDING EYEBROW



③ SMOOTH TEXTURE STUCCO FINISH

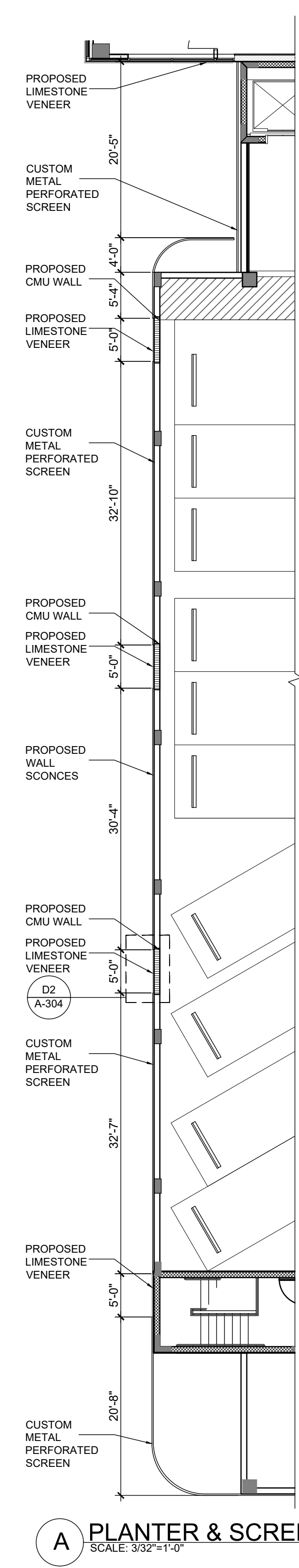
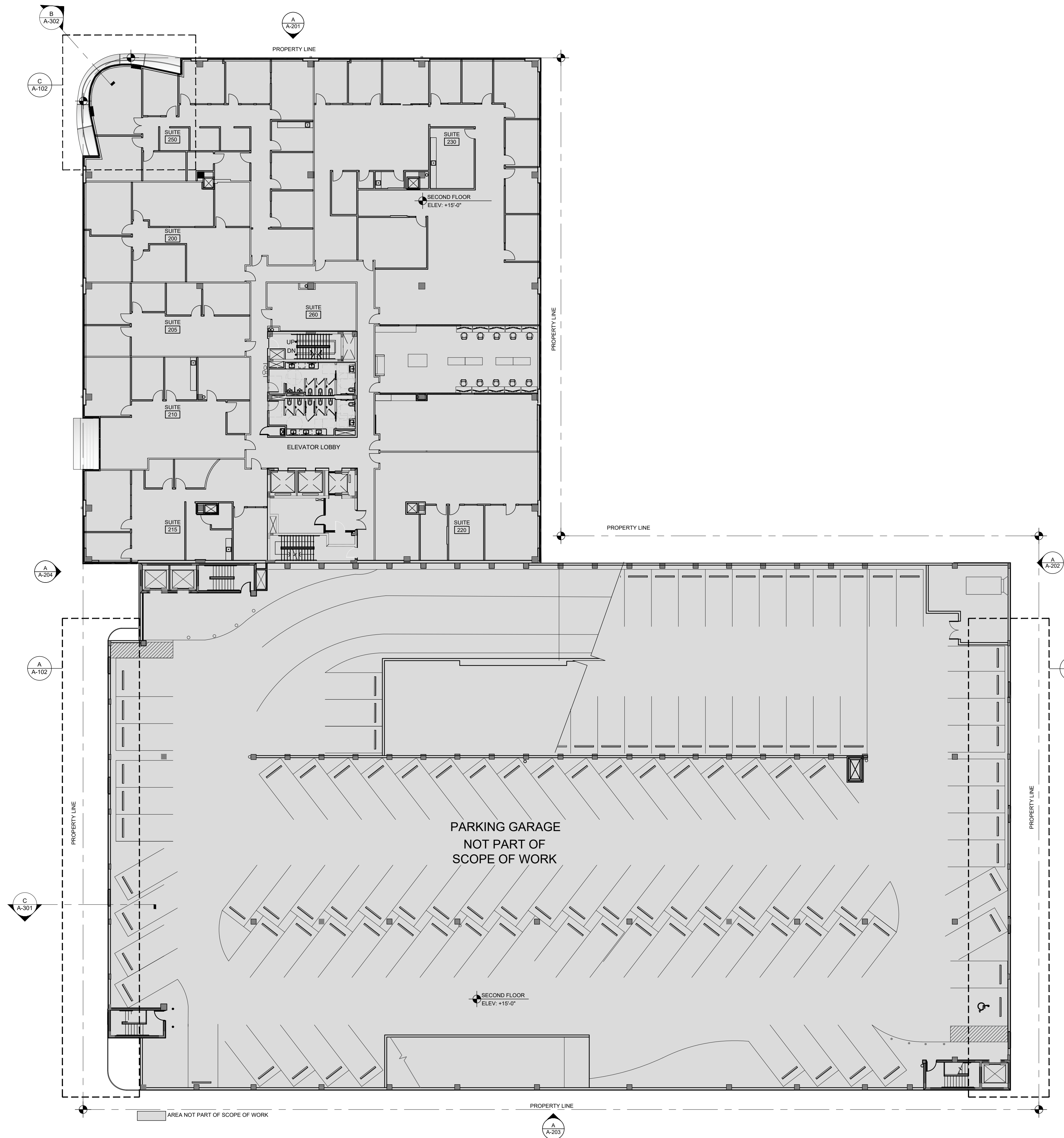


THE LINCOLN BL  
1691 MICHIGAN  
MIAMI BEACH, FL 33139

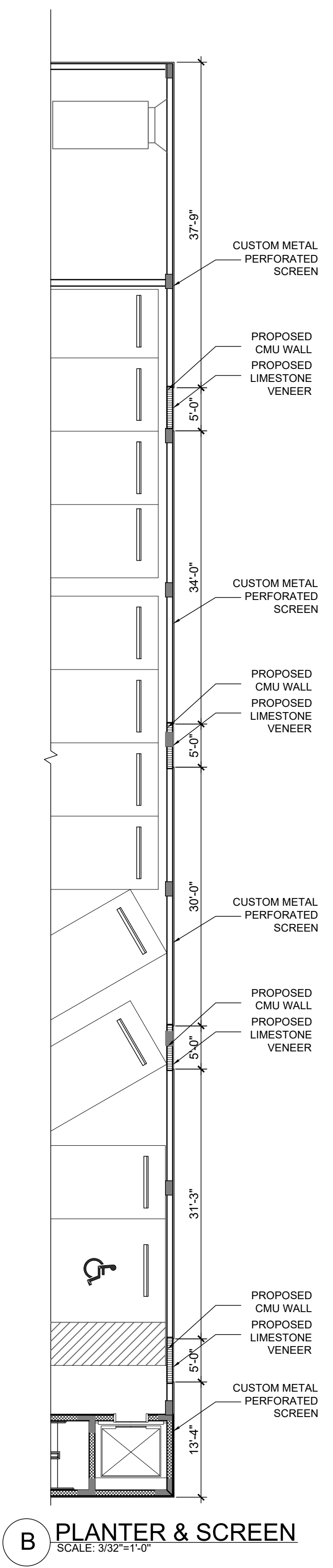


	DWG. TITLE	EXISTING MATERIALS
	SCALE	N.T.S
	PROJECT NO.	2023-33
	DATE	06-07-24
	SHEET NUMBER	EXIST-401
△	DATE	REVISION

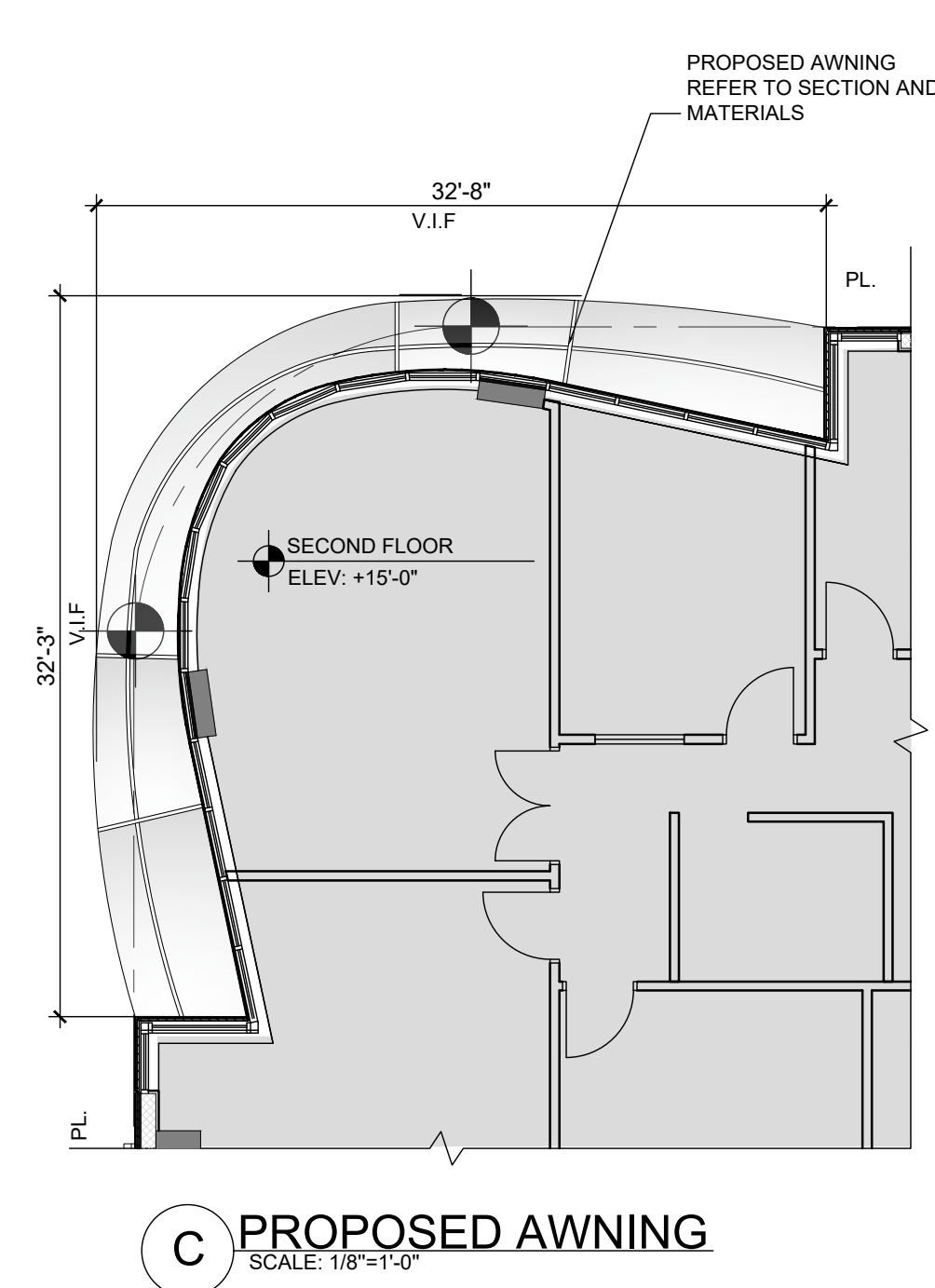
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**A PLANTER & SCREEN**  
SCALE: 3/32"=1'-0"



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

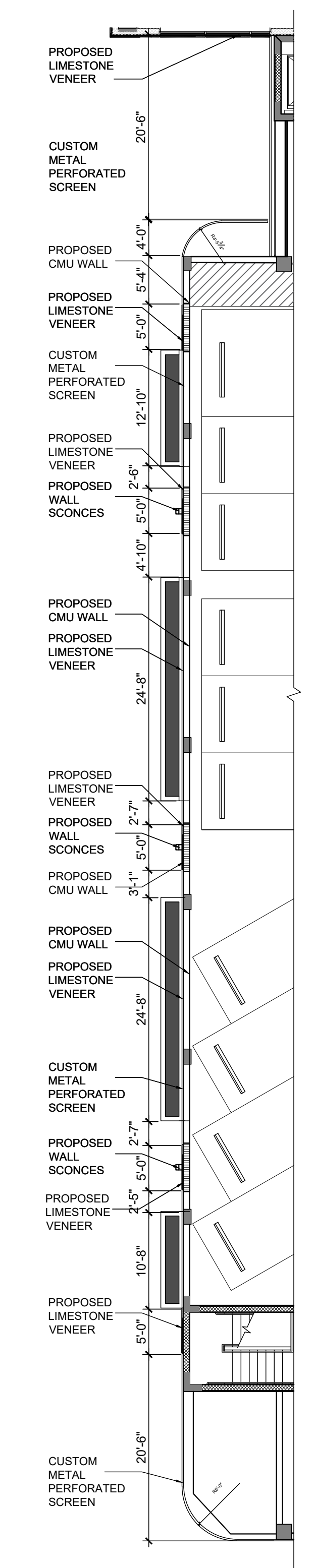
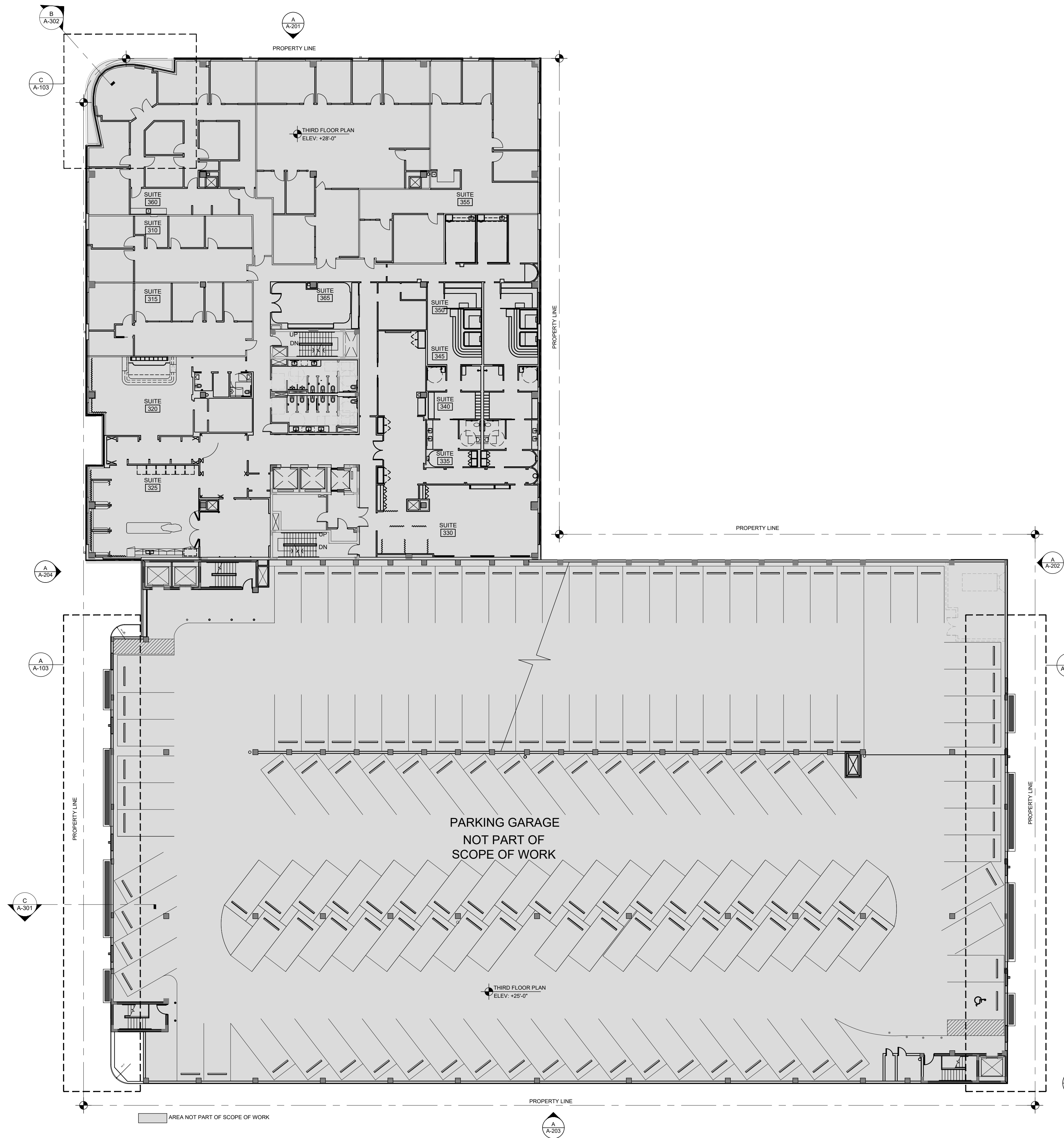


**C PROPOSED AWNING**  
SCALE: 1/8"=1'-0"

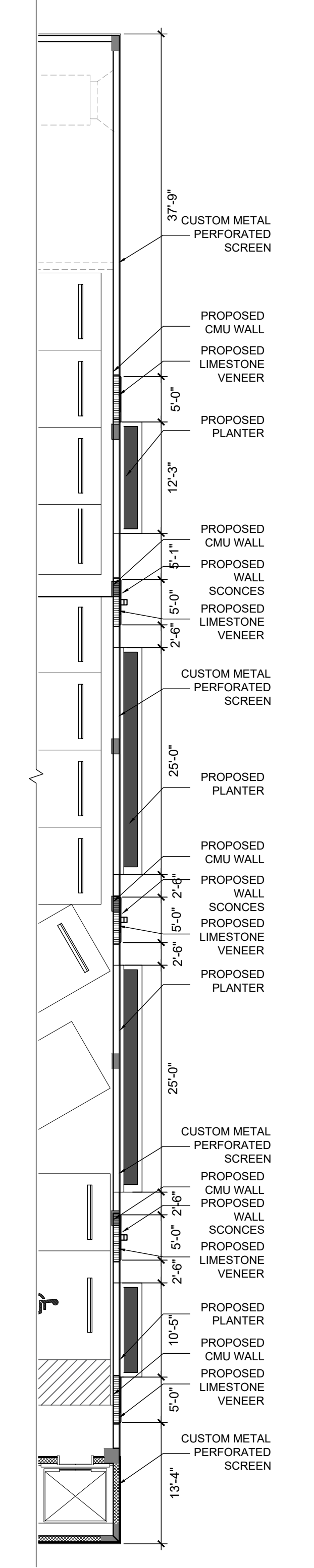
**THE LINCOLN BL**  
1691 MICHIGAN  
MIAMI BEACH, FL 33139



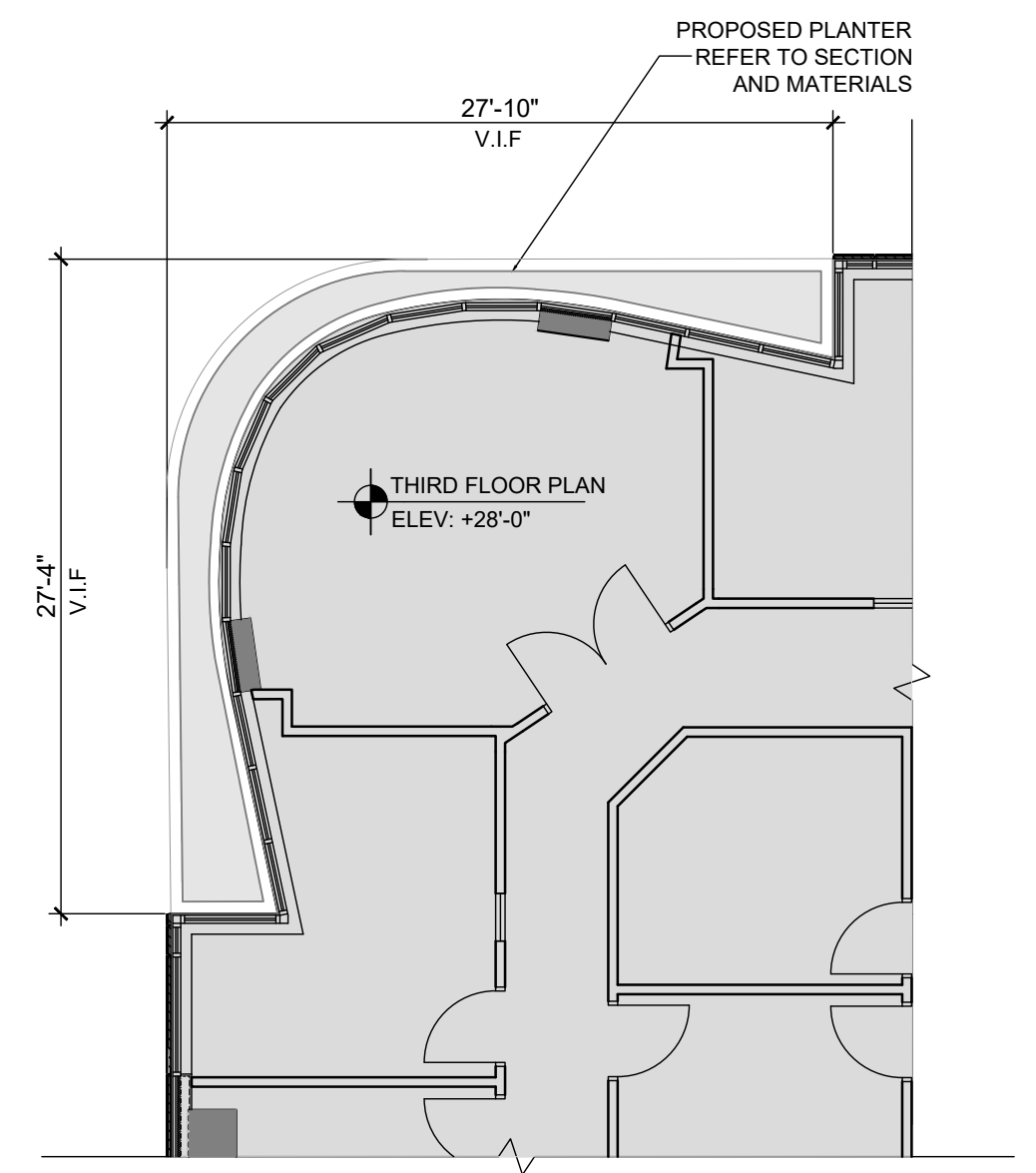
DWG. TITLE	PROPOSED SECOND FLOOR
SCALE	AS SHOWN
PROJECT NO.	2023-33
DATE	06-07-24
SHEET NUMBER	A-102
DATE	REVISION



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



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

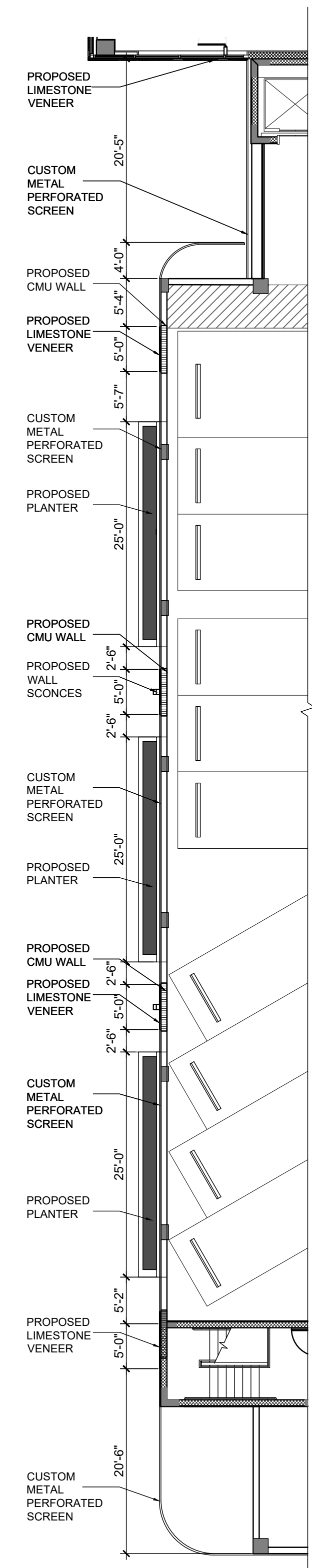
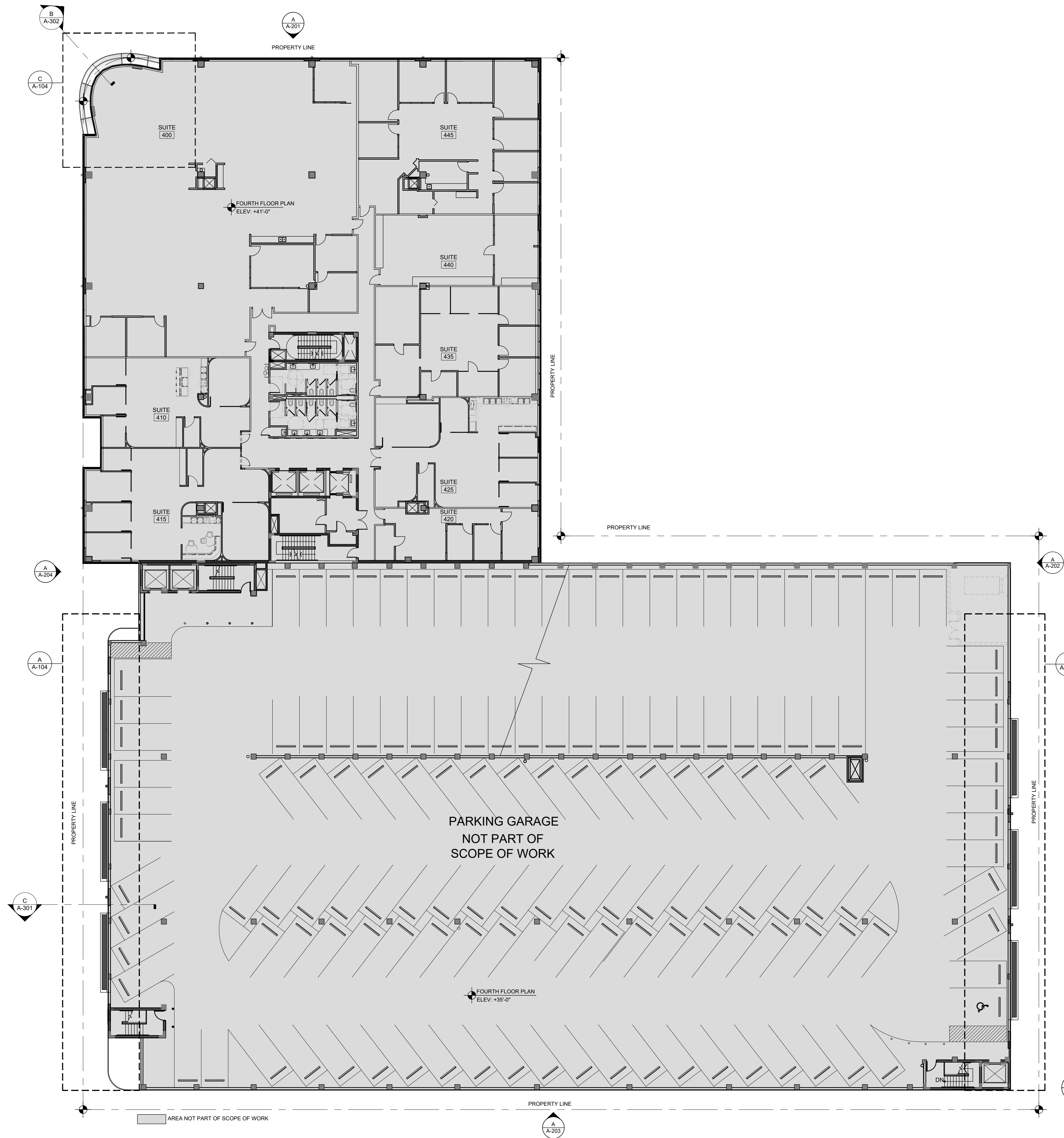


**C** PROPOSED PLANTER  
SCALE: 1/8"=1'-0"

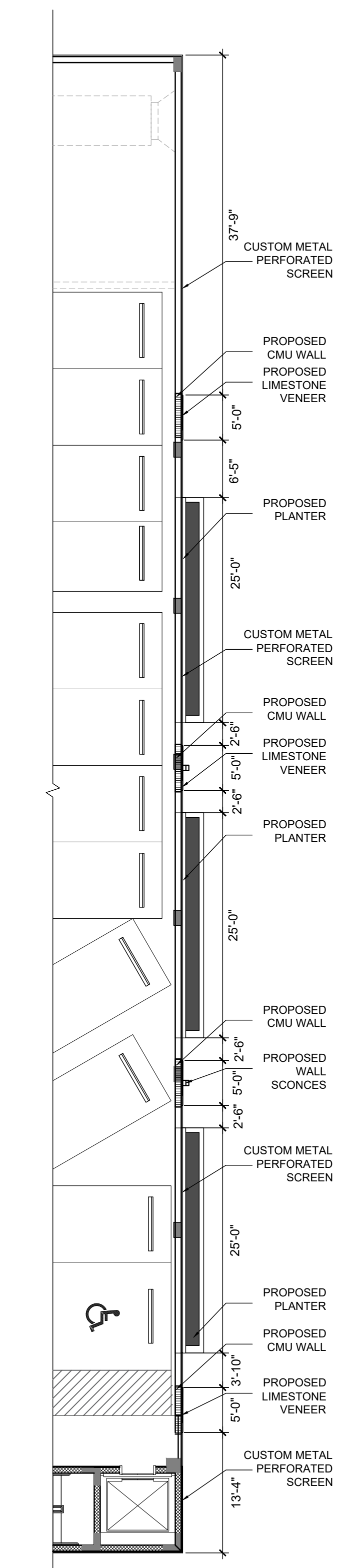
**THE LINCOLN BL**  
1691 MICHIGAN  
MIAMI BEACH, FL 33139



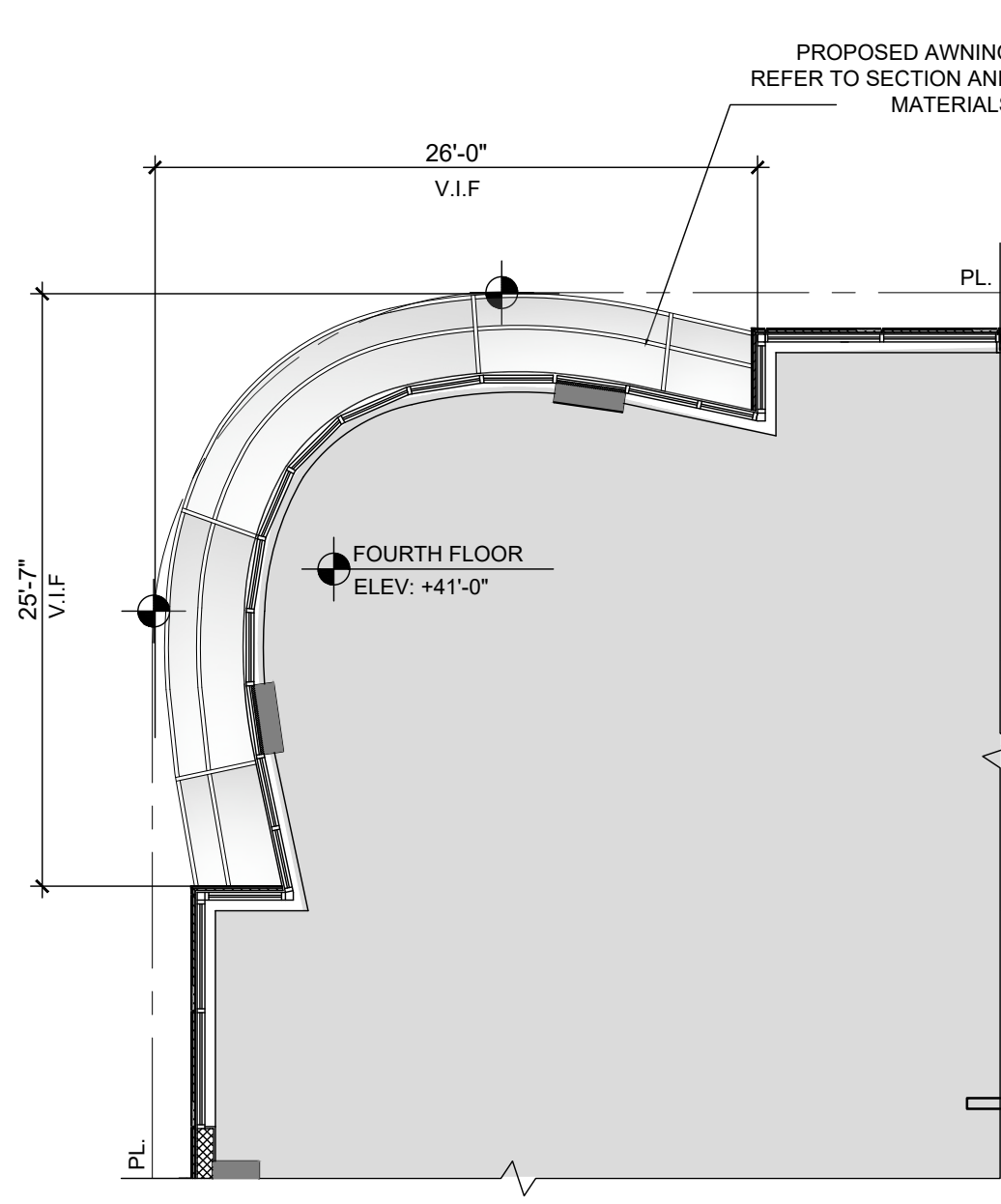
DWG. TITLE	PROPOSED THIRD FLOOR
SCALE	AS SHOWN
PROJECT NO.	2023-33
DATE	06-07-24
SHEET NUMBER	A-103
DATE	REVISION



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



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

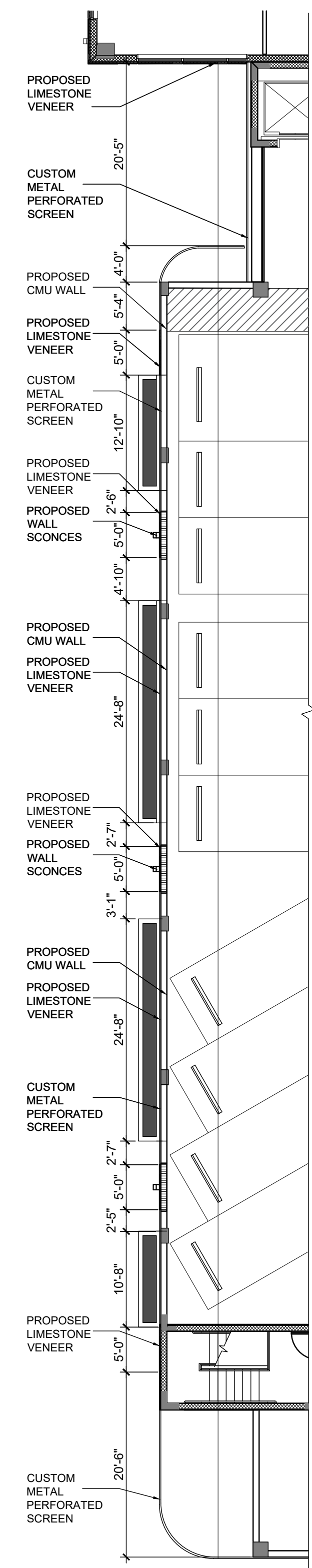
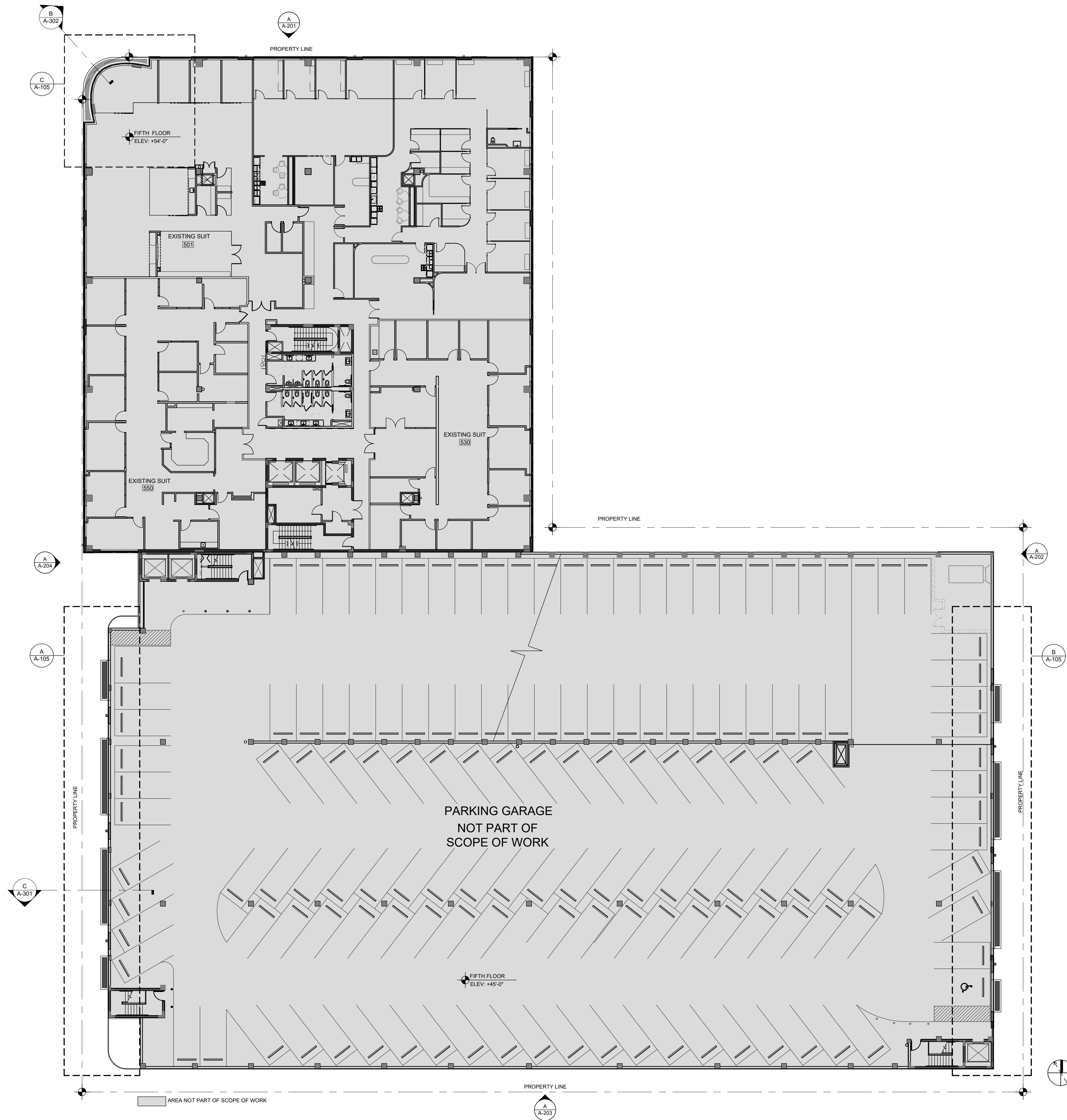


**C** PROPOSED AWNING  
SCALE: 1/8"=1'-0"

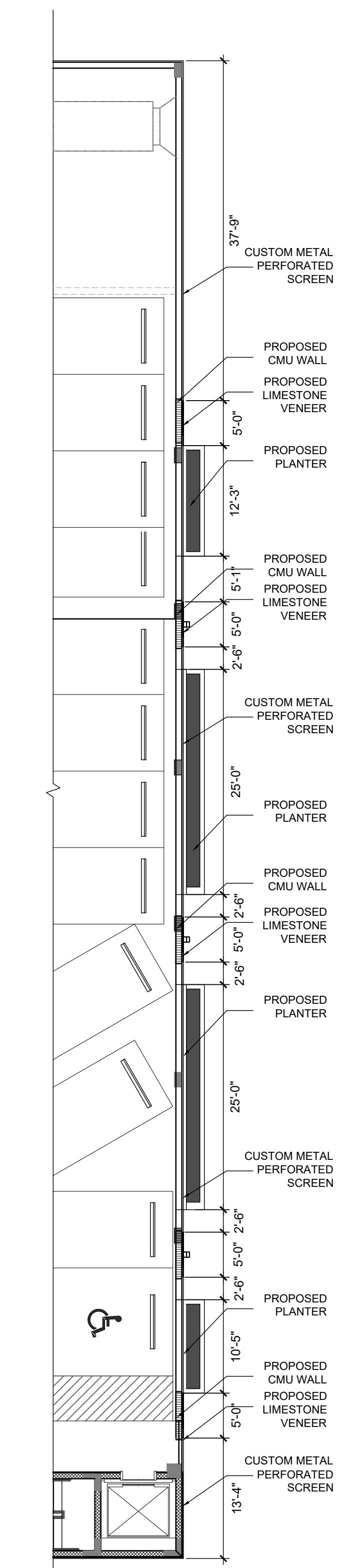
**THE LINCOLN BL**  
1691 MICHIGAN  
MIAMI BEACH, FL 33139



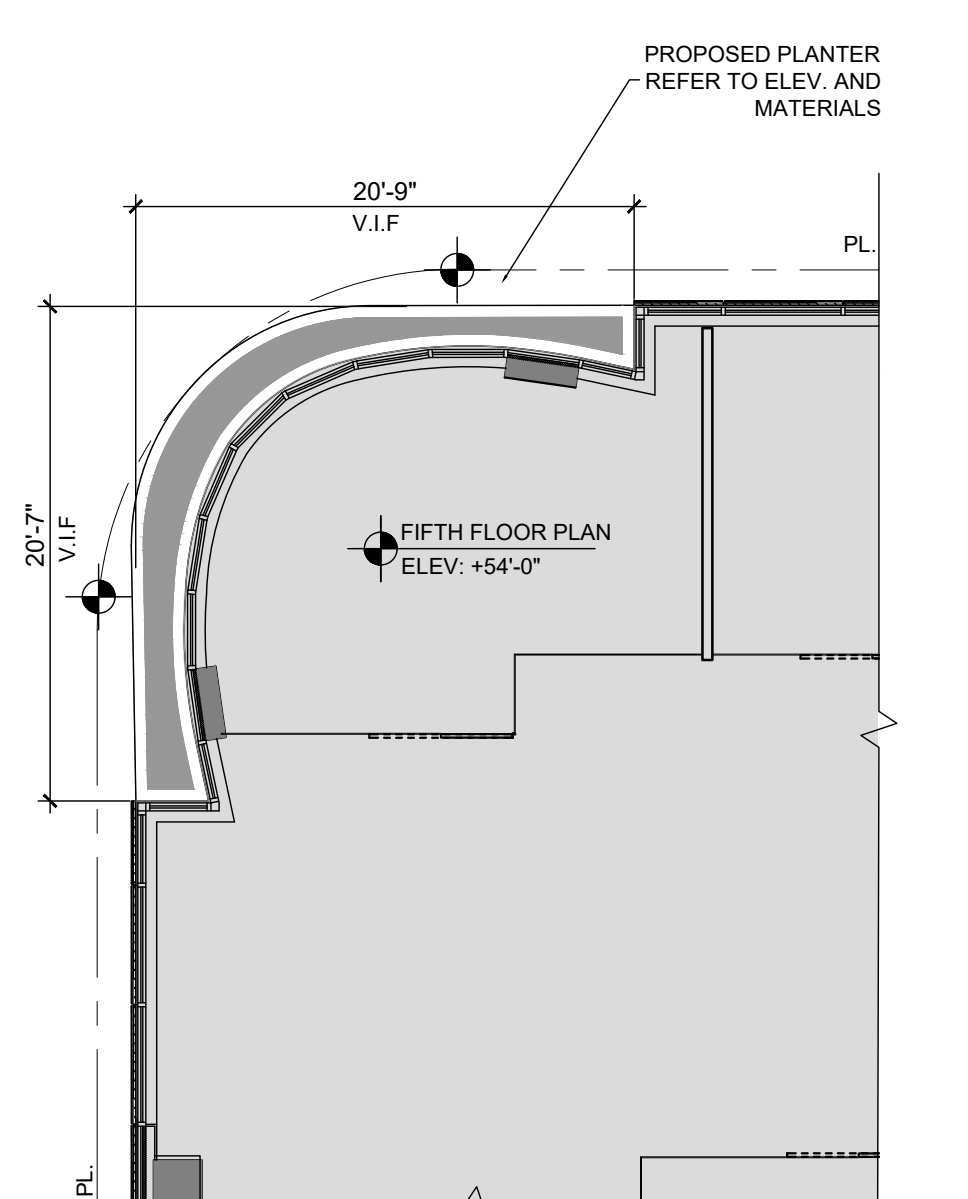
DWG. TITLE	PROPOSED FOURTH FLOOR
SCALE	AS SHOWN
PROJECT NO.	2023-33
DATE	06-07-24
SHEET NUMBER	A-104
DATE	REVISION



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



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

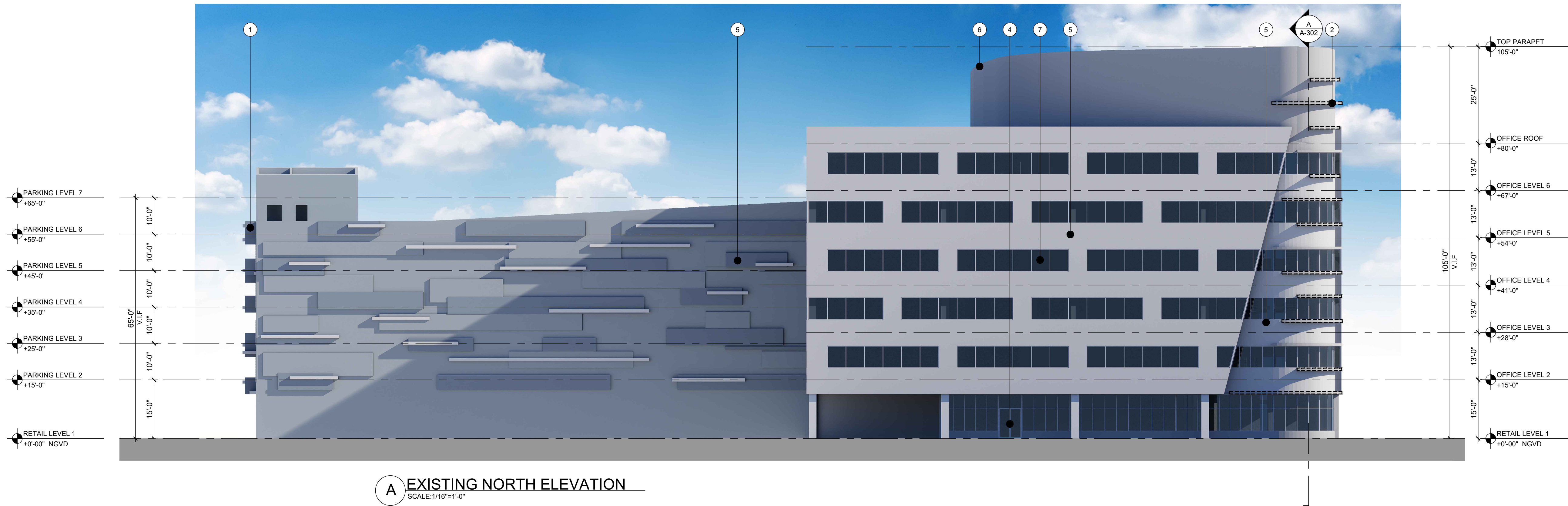


**C** PROPOSED PLANTER  
SCALE: 1/8"=1'-0"

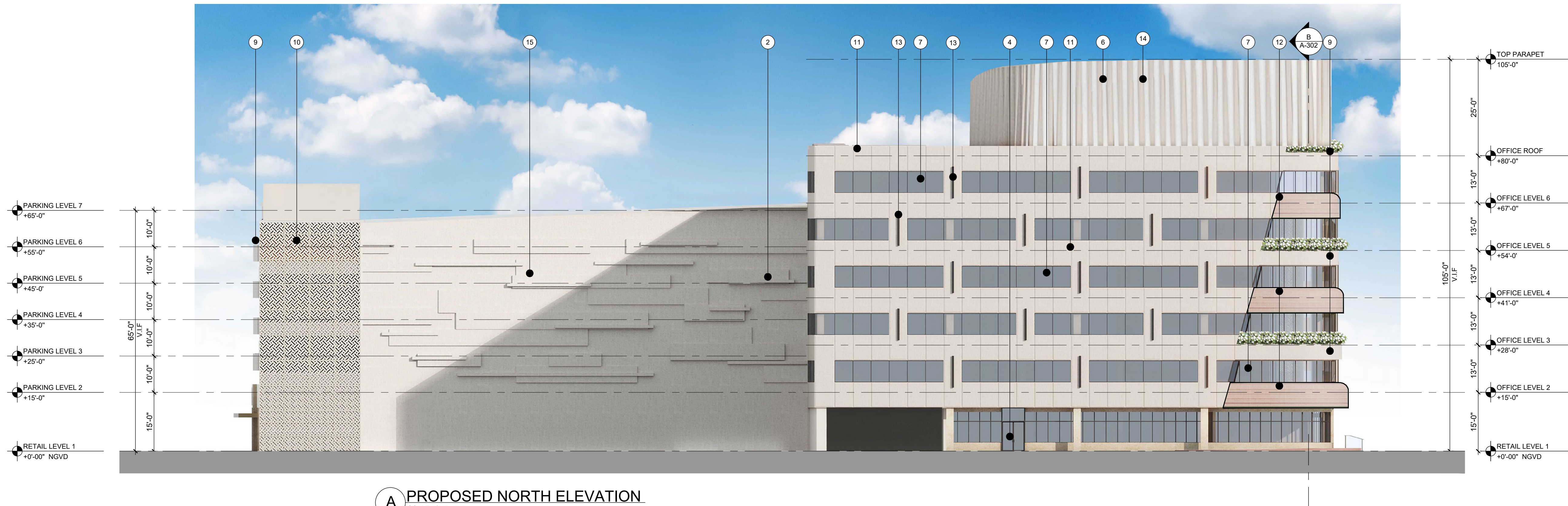
**THE LINCOLN BL**  
1691 MICHIGAN  
MIAMI BEACH, FL 33139



DWG. TITLE	PROPOSED FIFTH FLOOR
SCALE	AS SHOWN
PROJECT NO.	2023-33
DATE	06-07-24
SHEET NUMBER	A-105
DATE	REVISION



**A EXISTING NORTH ELEVATION**  
SCALE: 1/16"=1'-0"



**A PROPOSED NORTH ELEVATION**  
SCALE: 1/16"=1'-0"

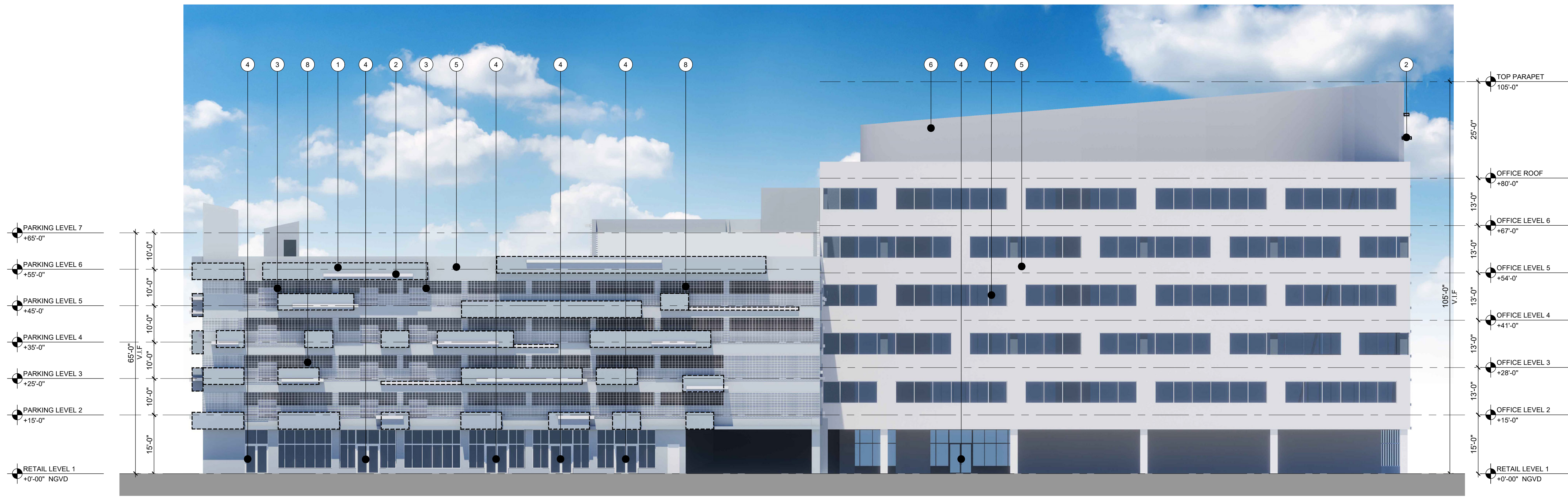
**KEY NOTES**

- 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 SCUNCES
  - ⑭ PROPOSED DECORATIVE METAL CLADDING ON EXISTING PARAPET
  - ⑮ PAINT TO MATCH WITH LIMESTONE VENEER
- ☐ EYEBROWS / PLANTERS TO BE DEMOLISHED

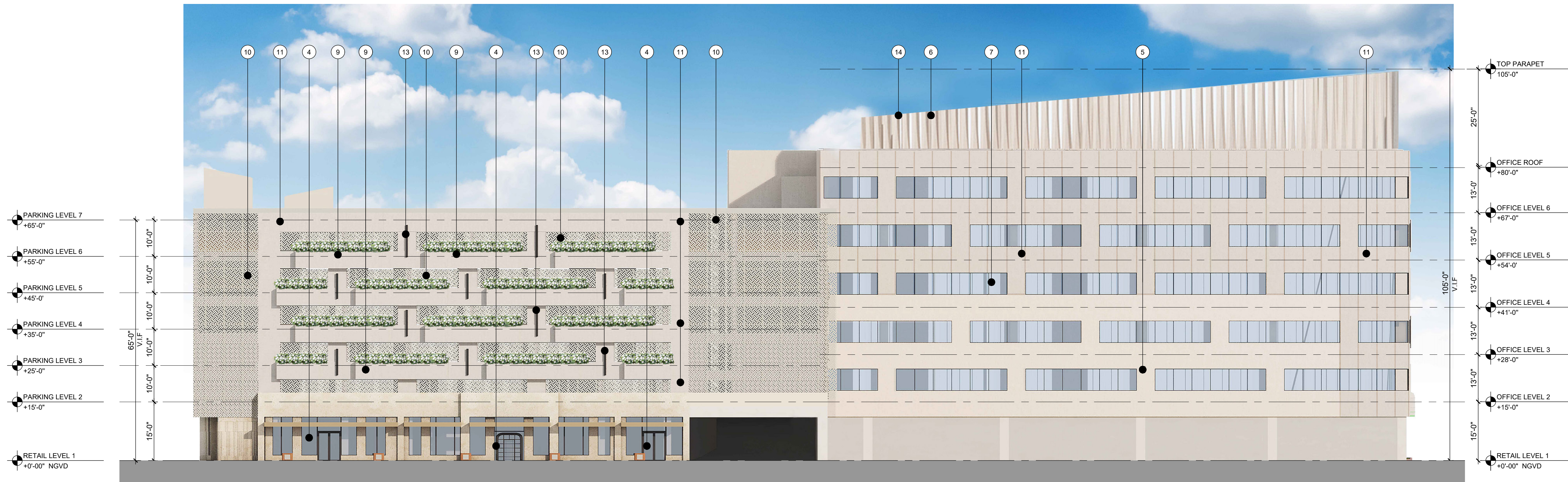
**THE LINCOLN BL**  
1691 MICHIGAN  
MIAMI BEACH, FL 33139



DWG. TITLE	PROPOSED NORTH ELEVATION
SCALE	1/16"=1'-0"
PROJECT NO.	2023-33
DATE	06-07-24
SHEET NUMBER	A-201



**A** EXISTING EAST ELEVATION  
SCALE: 1/16"=1'-0"



**A** PROPOSED EAST ELEVATION  
SCALE: 1/16"=1'-0"

**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 SCONCES
  - ⑭ PROPOSED DECORATIVE METAL CLADDING ON EXISTING PARAPET
- ▭ EYEBROWS / PLANTERS TO BE DEMOLISHED

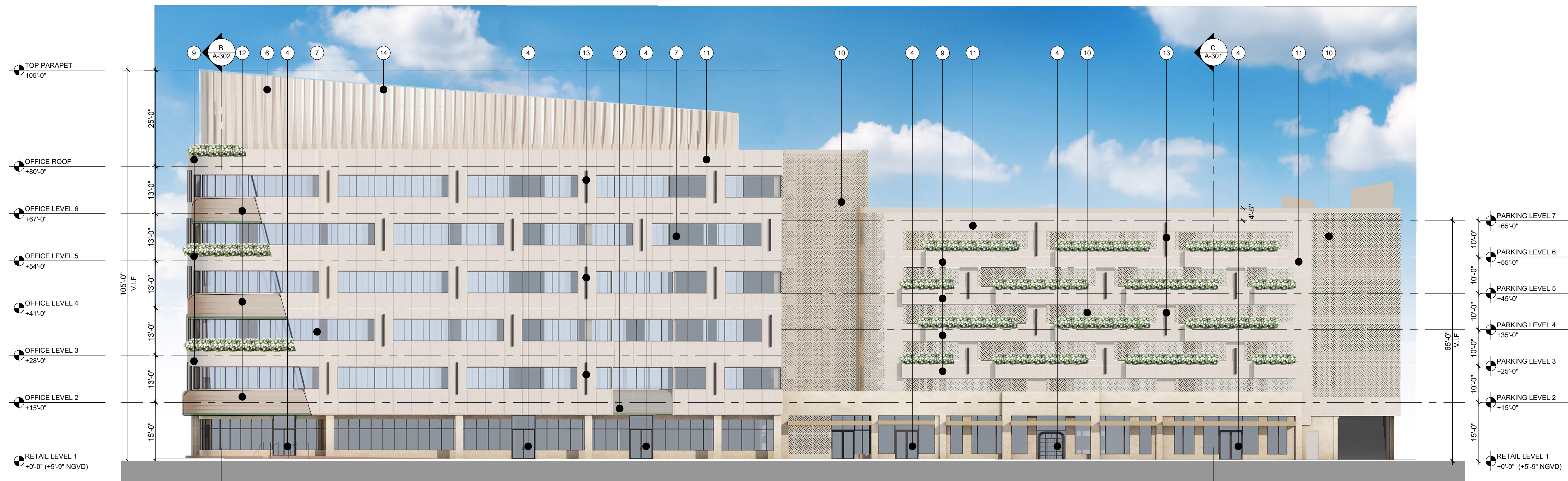
**THE LINCOLN BL**  
1691 MICHIGAN  
MIAMI BEACH, FL 33139



DWG. TITLE	PROPOSED EAST ELEVATION
SCALE	1/16"=1'-0"
PROJECT NO.	2023-33
DATE	06-07-24
SHEET NUMBER	A-202



**A EXISTING WEST ELEVATION**  
SCALE: 1/16"=1'-0"



**A PROPOSED WEST ELEVATION**  
SCALE: 1/16"=1'-0"

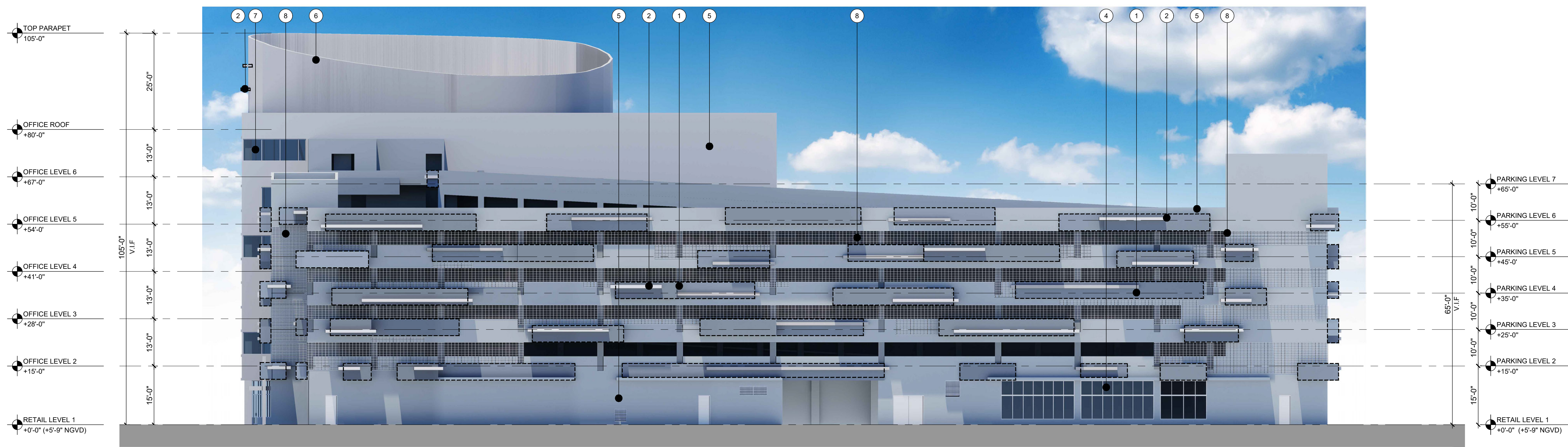
**KEY NOTES**

- 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 SCONCES
  - ⑭ PROPOSED DECORATIVE METAL CLADDING ON EXISTING PARAPET
- ▭ EYEBROWS / PLANTERS TO BE DEMOLISHED

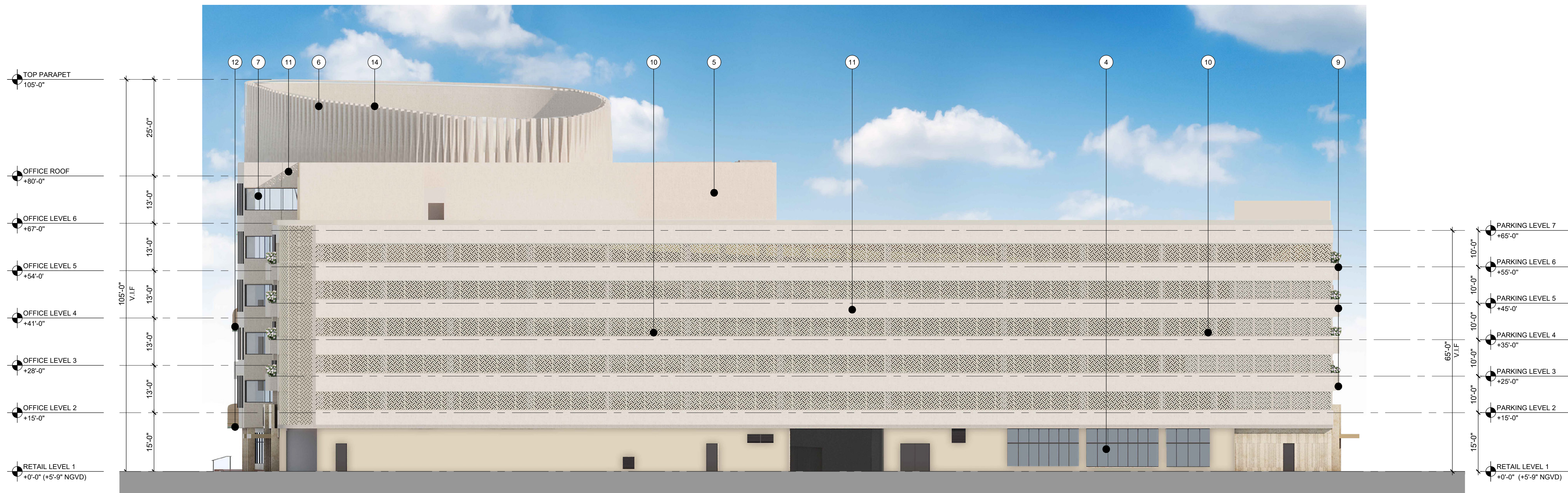
**THE LINCOLN BL**  
1691 MICHIGAN  
MIAMI BEACH, FL 33139



DWG. TITLE	PROPOSED WEST ELEVATION
SCALE	1/16"=1'-0"
PROJECT NO.	2023-33
DATE	06-07-24
SHEET NUMBER	A-204



**A** EXISTING SOUTH ELEVATION  
SCALE: 1/16"=1'-0"



**A** PROPOSED SOUTH ELEVATION  
SCALE: 1/16"=1'-0"

**KEY NOTES**

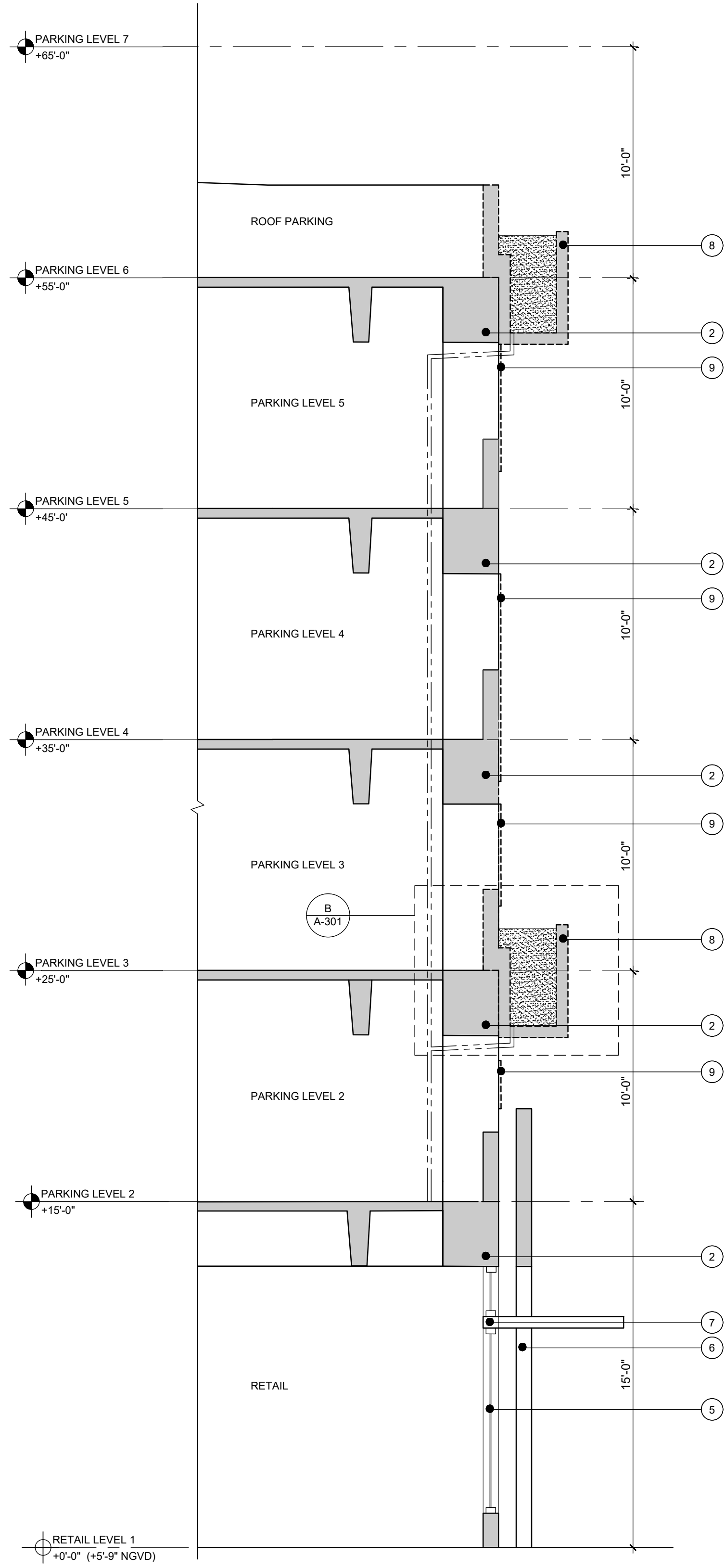
- ① EXISTING CONCRETE PLANTER
  - ② EXISTING CONCRETE EYEBROW
  - ③ EXISTING ALUMINUM GRILLE
  - ④ EXISTING ALUMINUM STOREFRONT DOOR
  - ⑤ EXISTING SMOOTH TEXTURE STUCCO FINISH
  - ⑥ EXISTING PARAPET (MECHANICAL EQUIP. SCREEN)
  - ⑦ EXISTING WINDOWS
  - ⑧ EXISTING ALUMINUM SCREEN TO BE REMOVED (TYP.)
  - ⑨ PROPOSED CONC. PLANTER W/TEXTURED STUCCO
  - ⑩ PROPOSED CUSTOM MTL. PERFORATED SCREEN
  - ⑪ PROPOSED LIMESTONE VENEER
  - ⑫ PROPOSED AWNING
  - ⑬ PROPOSED WALL SCUNCES
  - ⑭ PROPOSED DECORATIVE METAL CLADDING ON EXISTING PARAPET
- ▭ EYEBROWS / PLANTERS TO BE DEMOLISHED

**THE LINCOLN BL**  
1691 MICHIGAN  
MIAMI BEACH, FL 33139

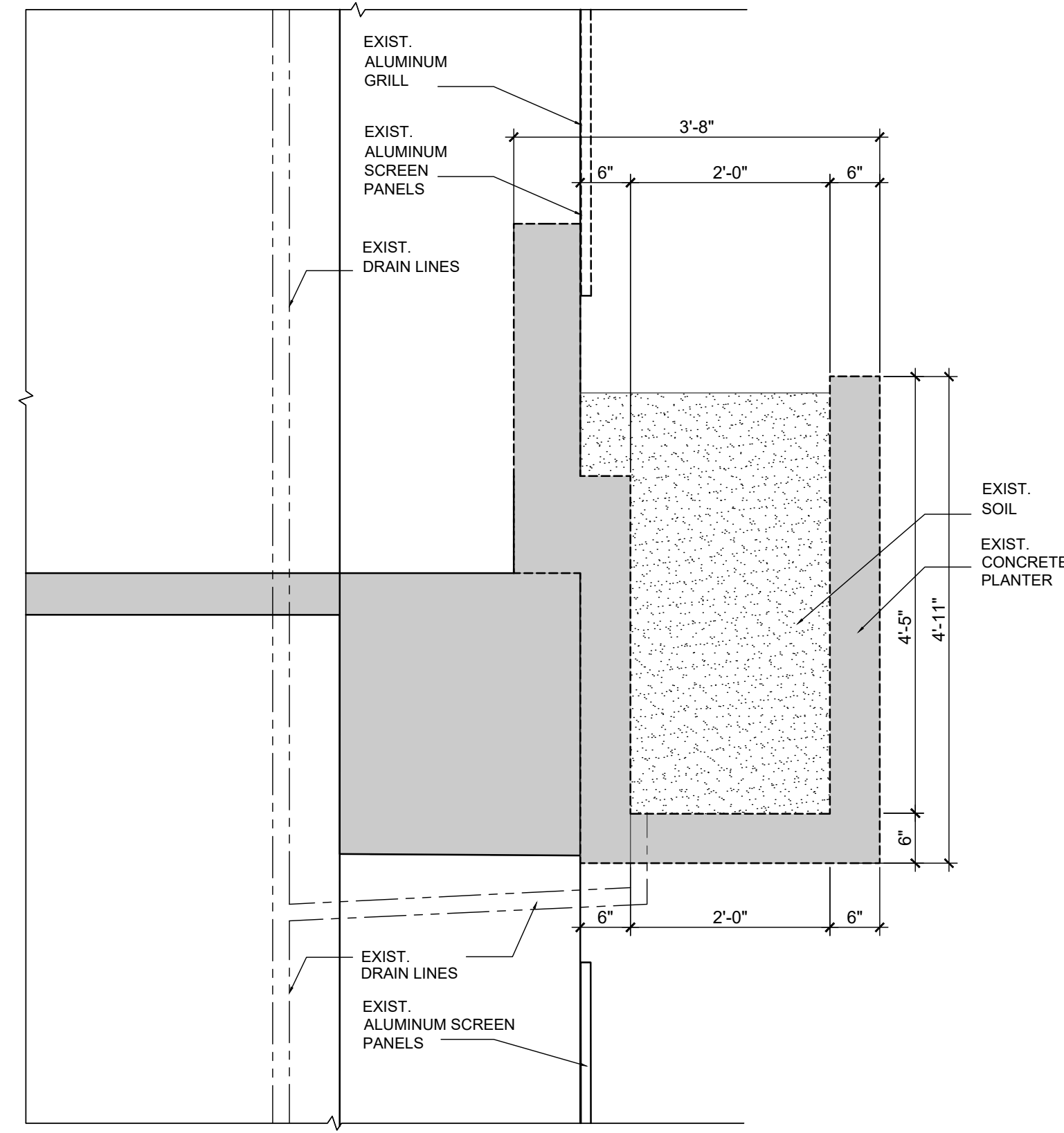


DWG. TITLE	PROPOSED SOUTH ELEVATION
SCALE	1/16"=1'-0"
PROJECT NO.	2023-33
DATE	06-07-24
SHEET NUMBER	A-203

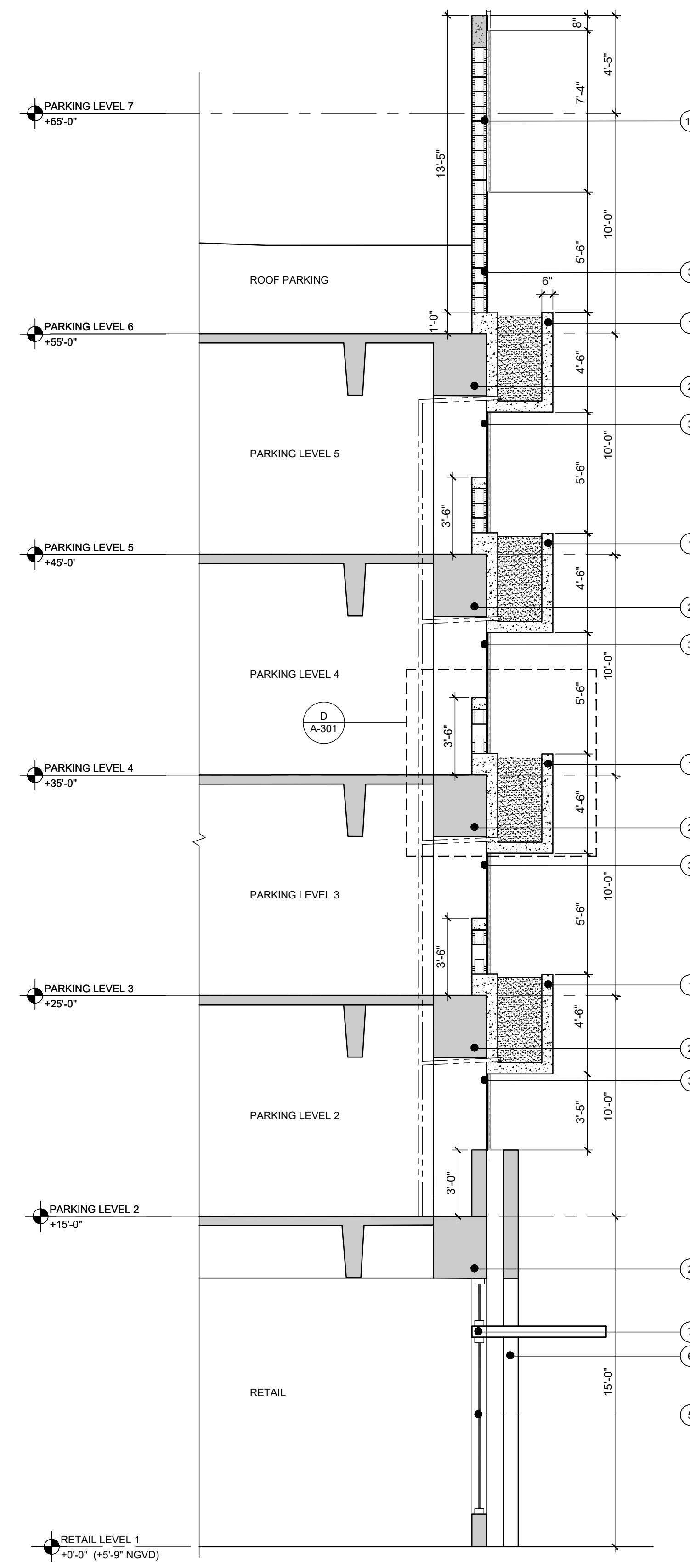
△ DATE | REVISION



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

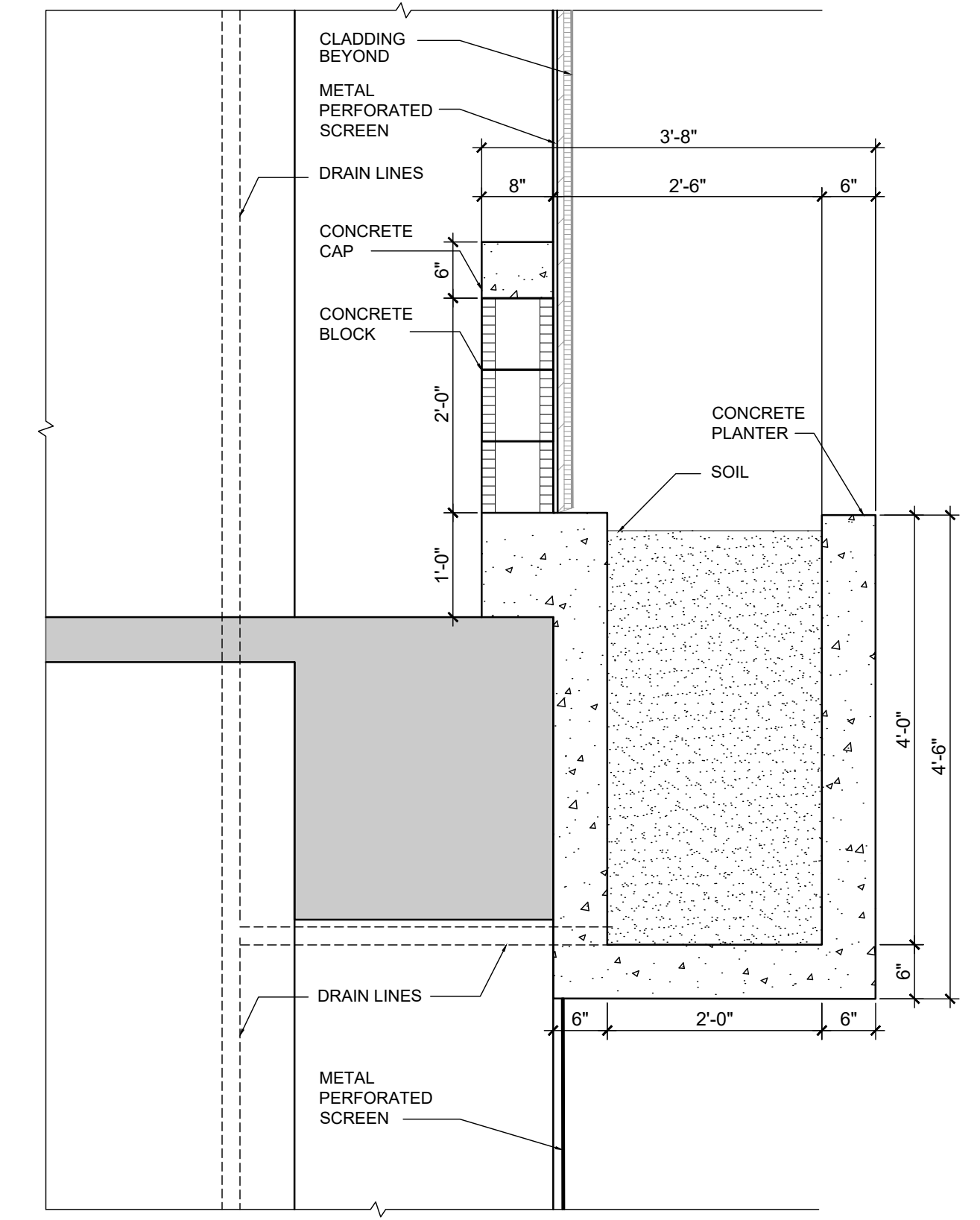


**B** EXISTING SECTION TYPICAL PLANTER  
SCALE: 3/4"=1'-0"



**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.)
  - 10 PROPOSED CLADDING (TYP.)
- PROPOSED CONCRETE
  - EXISTING STRUCTURE/CMU
  - CONCRETE PLANTER TO BE DEMOLISHED

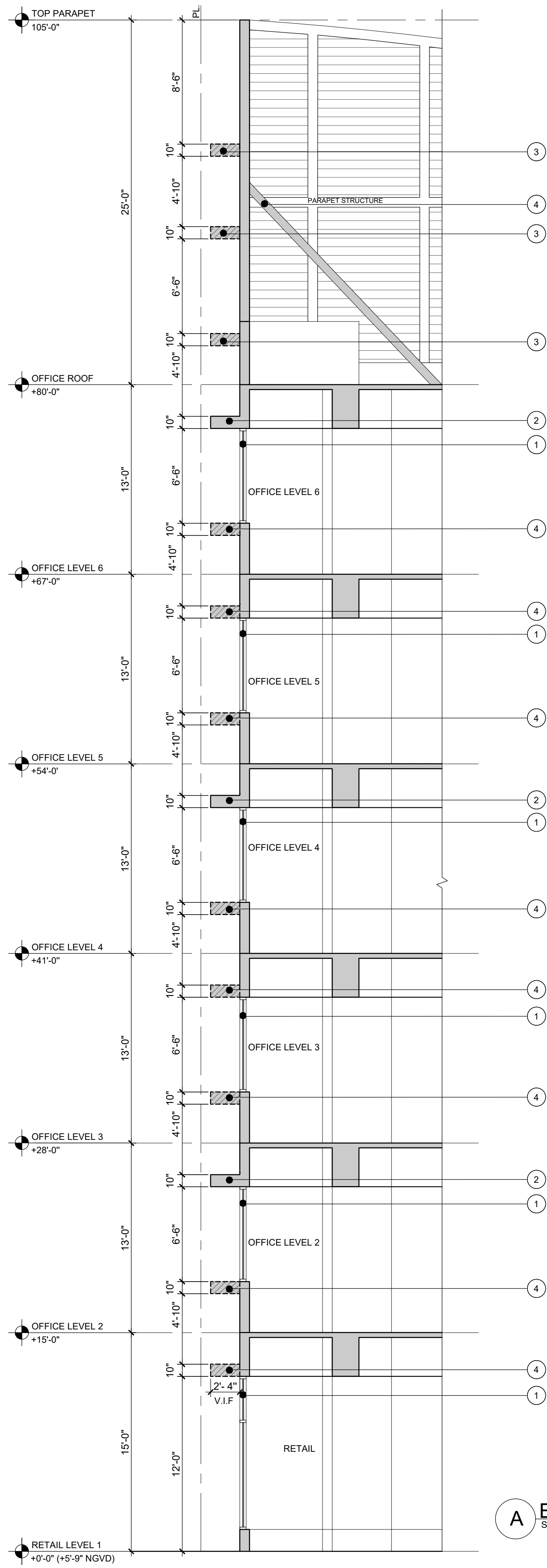


**D** PROPOSED SECTION TYPICAL PLANTER  
SCALE: 3/4"=1'-0"

THE LINCOLN BL  
1691 MICHIGAN  
MIAMI BEACH, FL 33139

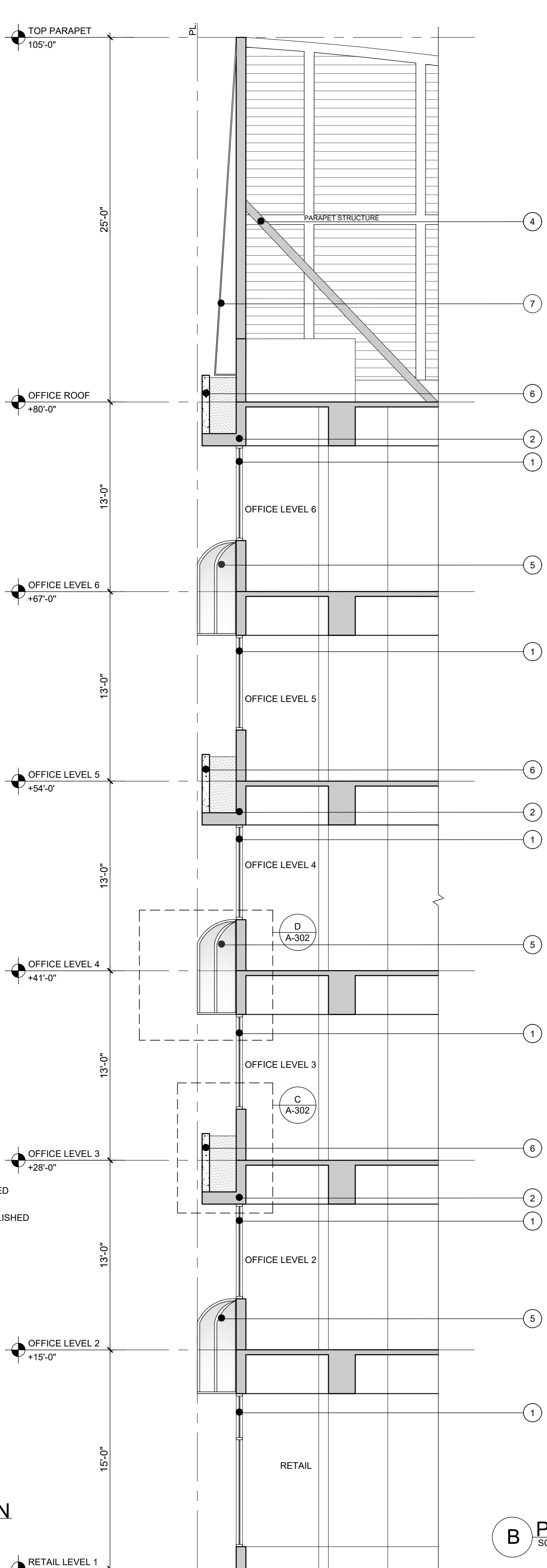


DWG. TITLE	PARKING PLANTER SECTION
SCALE	AS SHOWN
PROJECT NO.	2023-33
DATE	06-07-24
SHEET NUMBER	A-301

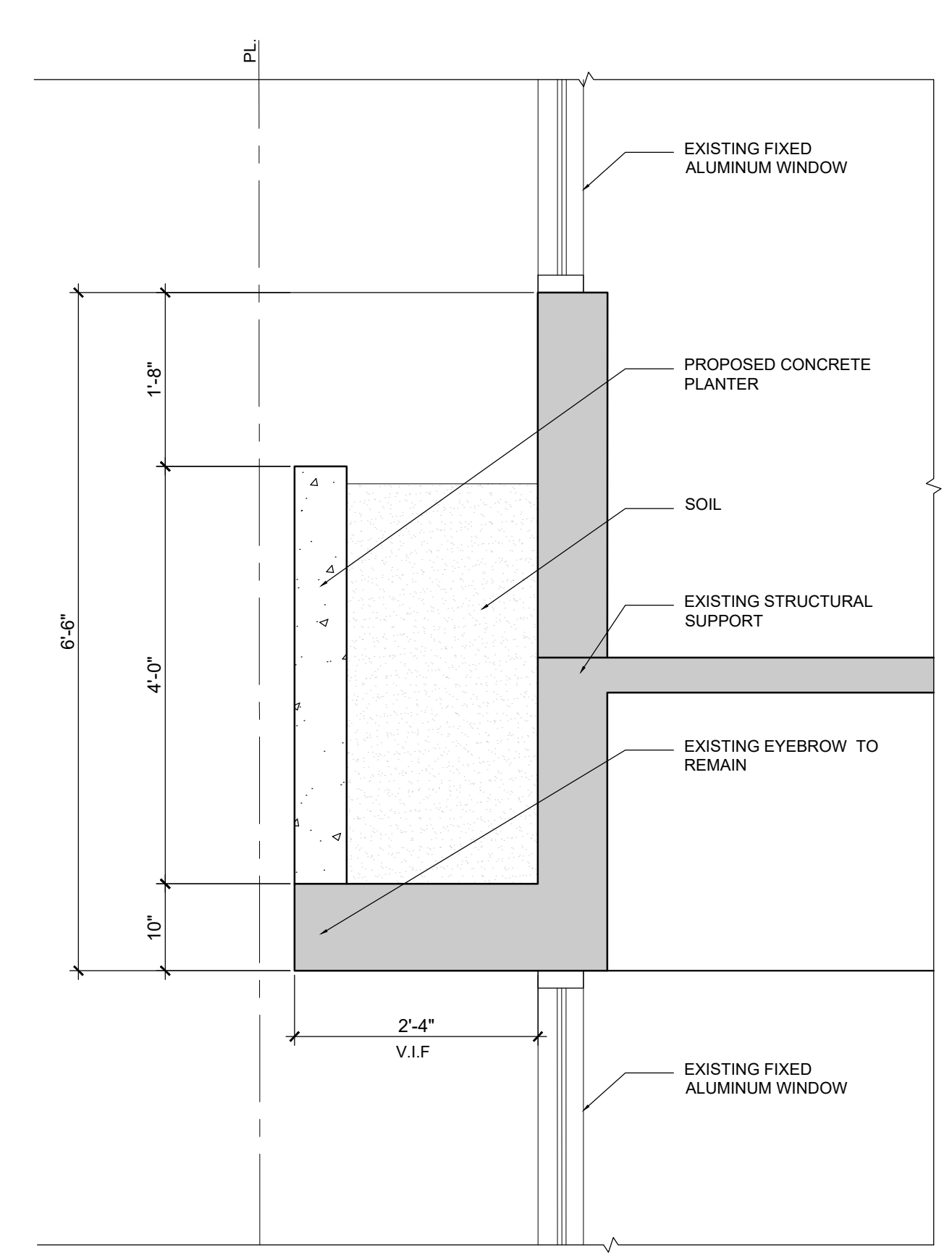


**A EXIST/DEMO WALL SECTION**  
SCALE: 3/16"=1'-0"

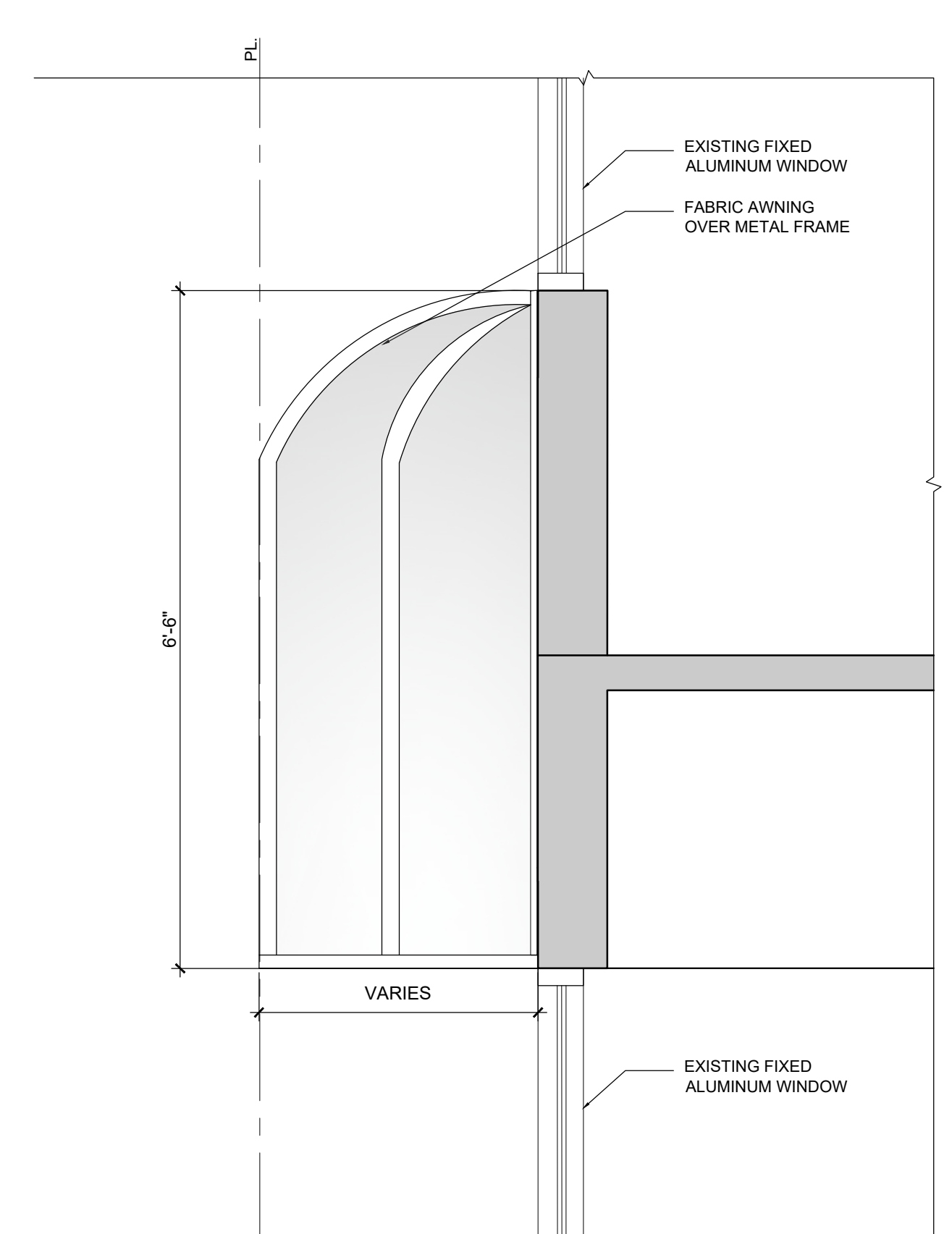
- LEGEND**
- 1 EXISTING FIXED ALUMINUM WINDOW
  - 2 EXISTING CONCRETE EYEBROW TO REMAIN
  - 3 EXISTING METAL EYEBROW TO BE DEMOLISHED
  - 4 EXISTING CONCRETE EYEBROW TO BE DEMOLISHED
  - 5 PROPOSED AWNING
  - 6 PROPOSED CONCRETE PLANTER
  - 7 PROPOSED DECORATIVE METAL CLADDING
  - PROPOSED CONCRETE
  - EXISTING STRUCTURE/CMU
  - 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"

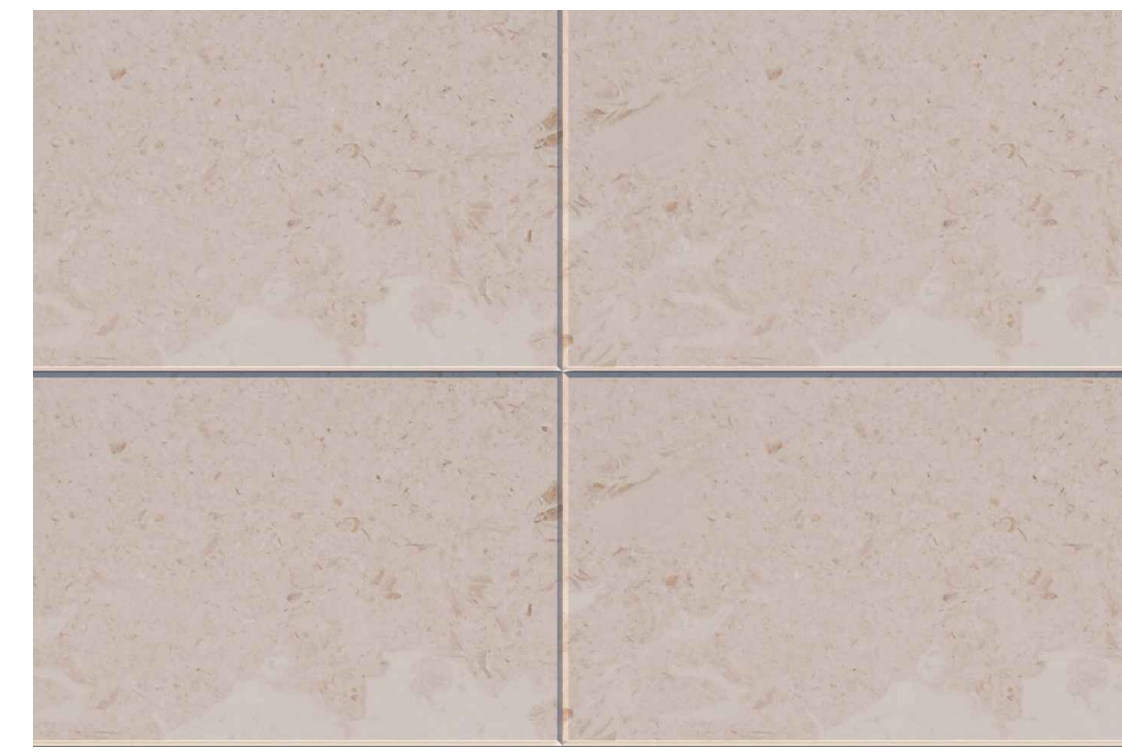
**THE LINCOLN BL**  
1691 MICHIGAN  
MIAMI BEACH, FL 33139



DWG. TITLE	OFFICE PLANTER SECTION
SCALE	AS SHOWN
PROJECT NO.	2023-33
DATE	06-07-24
SHEET NUMBER	A-302
DATE	REVISION



① CUSTOM METAL PERFORATED SCREEN PANELS



② PROPOSED LIMESTONE VENEER

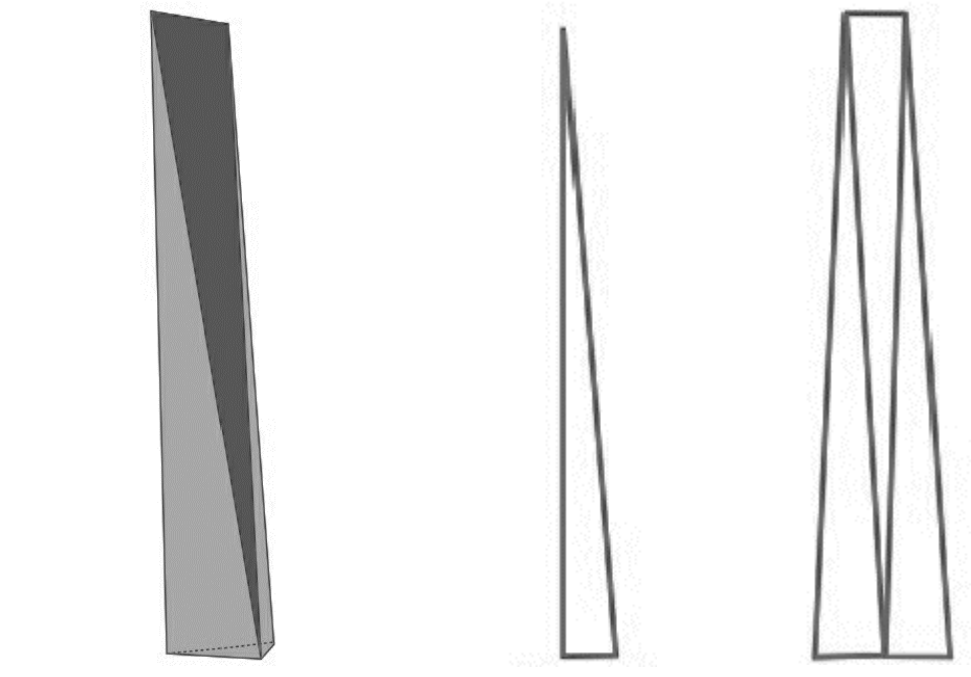


③ PROPOSED FINISH ON PLANTER  
IVORY ROMAN CLAY



④ PROPOSED DECORATIVE METAL  
CLADDING ON EXISTING PARAPET

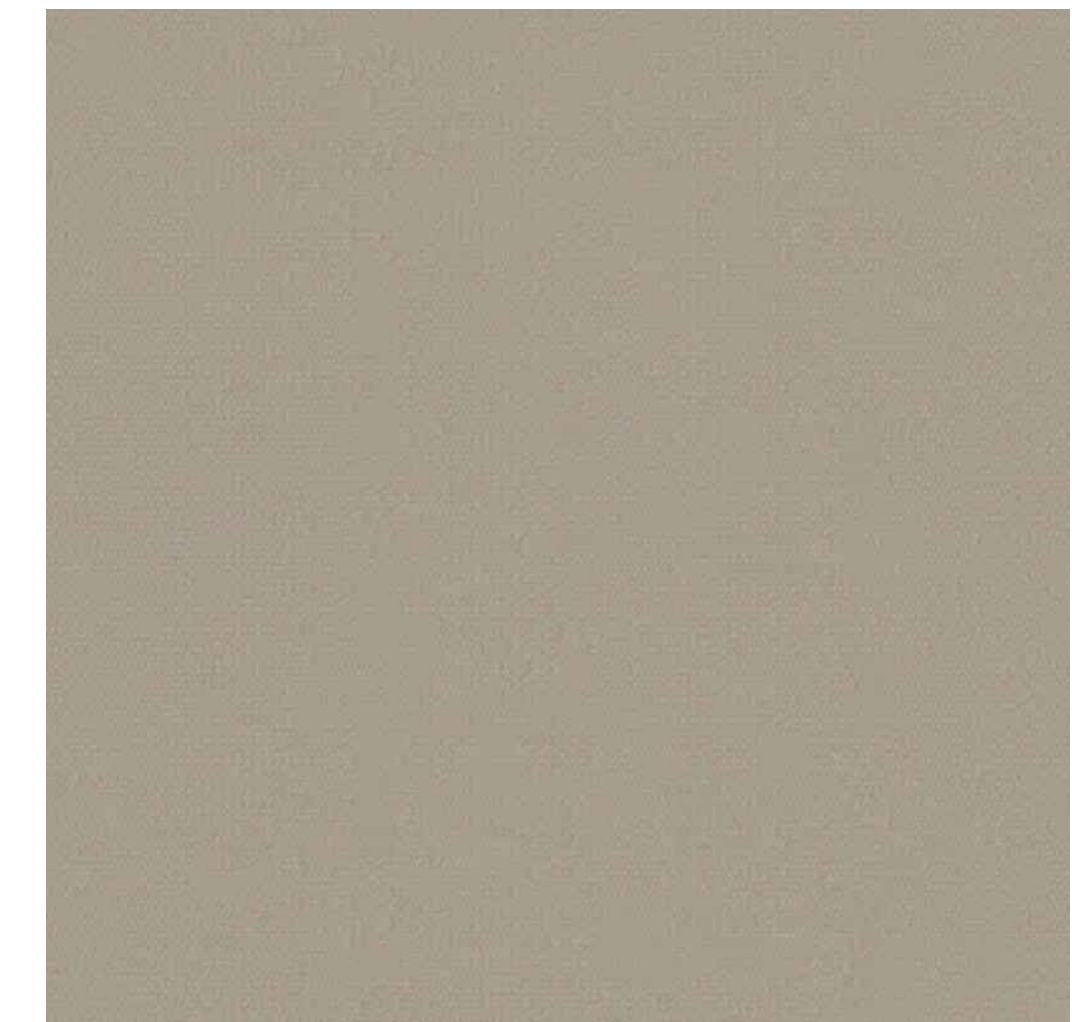
④A



PERSPECTIVE VIEW SIDE ELEVATION FRONT ELEVATION  
④A TYPICAL PATTERN DETAIL



⑤ PROPOSED LIGHT SCNCES  
ELVI | OUTDOOR LONG STRIP  
MODERN WALL SCNCCE LIGHT



⑥ PROPOSED AWNINGS  
PROPOSED FABRIC: FAWN/ SUNBRELLA MAYFIELD  
SKU: 6080-0000

THE LINCOLN BL  
1691 MICHIGAN  
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**BGA**rchitects

DWG. TITLE	MATERIALS
SCALE	N.T.S
PROJECT NO.	2023-33
DATE	06-07-24
SHEET NUMBER	A-401
DATE	REVISION

