



THE BEACH WALK ENTRY



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HPB- Final Submission

LINCOLN ROAD  
100 Block  
Miami Beach, FL 33139

**Owner:**  
Name  
Address  
Address  
Tel.  
Email

**Consultant:**  
Name  
Address  
Address  
Tel.  
Email

**Consultant:** LANDSCAPE ARCHITECT  
Name  
Address  
Address  
Tel.  
Email

**Consultant:** CIVIL ENGINEER  
Name  
Address  
Address  
Tel.  
Email

**Consultant:**  
Name  
Address  
Address  
Tel.  
Email

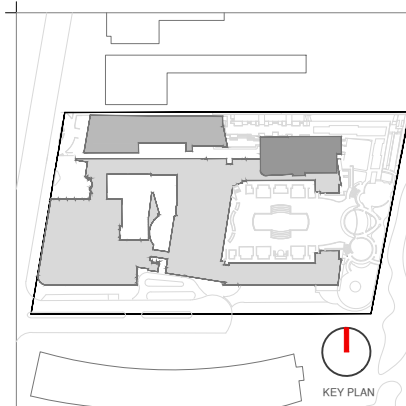
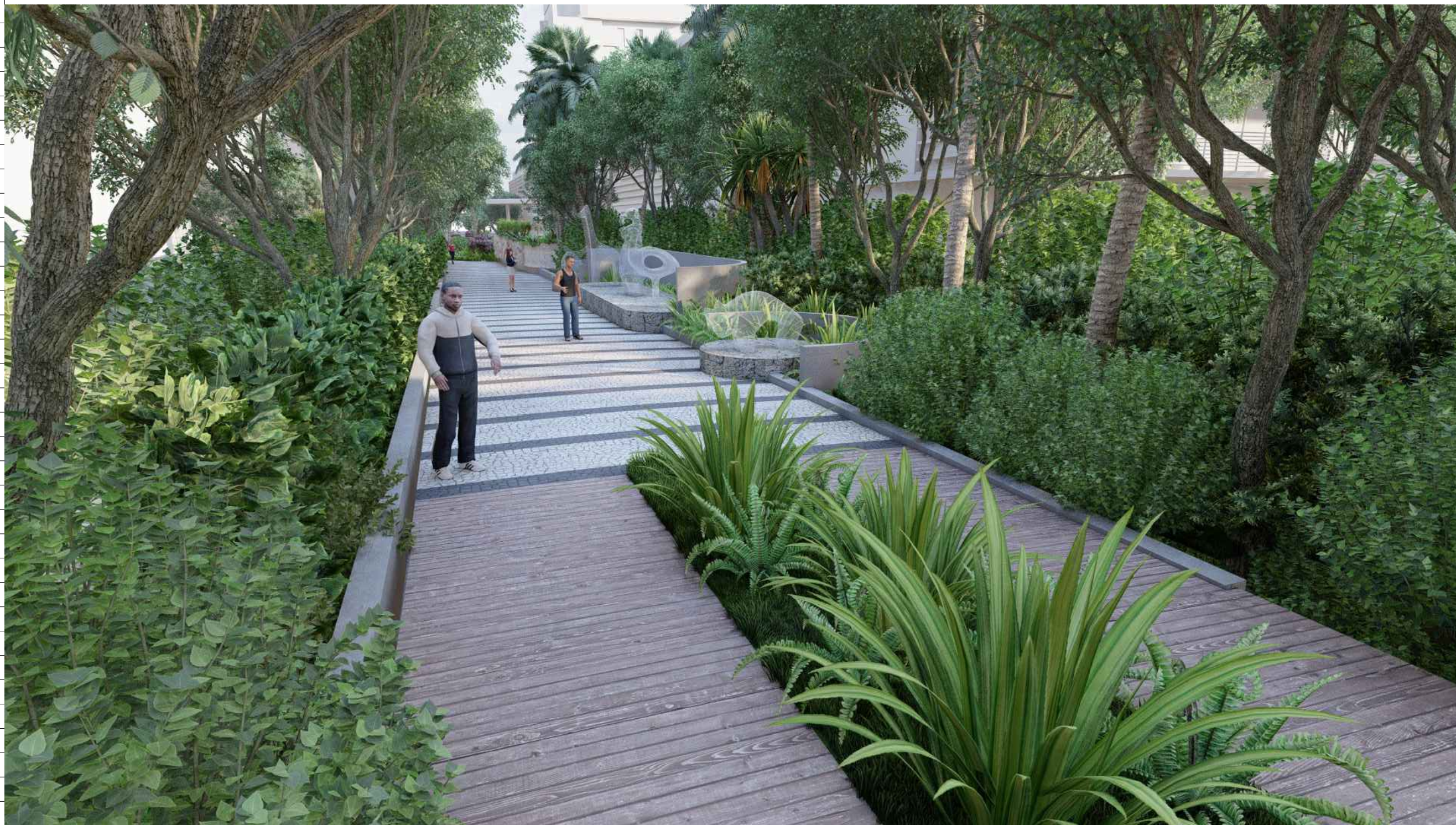
**Architect:**  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 26TH ST  
Miami, Florida 33137 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



EXTERIOR RENDERINGS

LINCOLN ROAD - 100 BLOCK

|         |            |           |       |
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| Date    | 11-13-2023 | Sheet No. | A3.12 |
| Scale   | 1"=50'-0"  |           |       |
| Project | 2018       |           |       |



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 100 Block  
 Miami Beach, FL 33139

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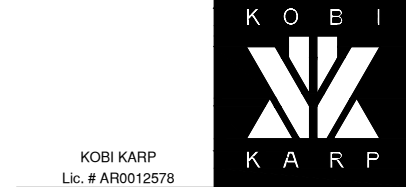
**Consultant:**  
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 Address  
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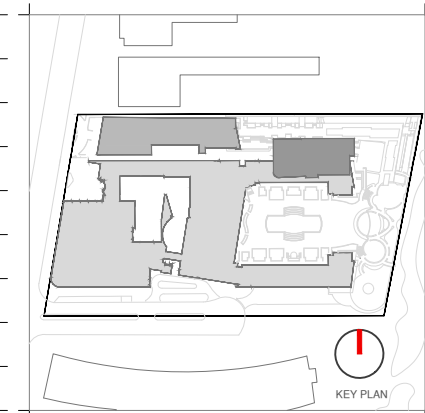
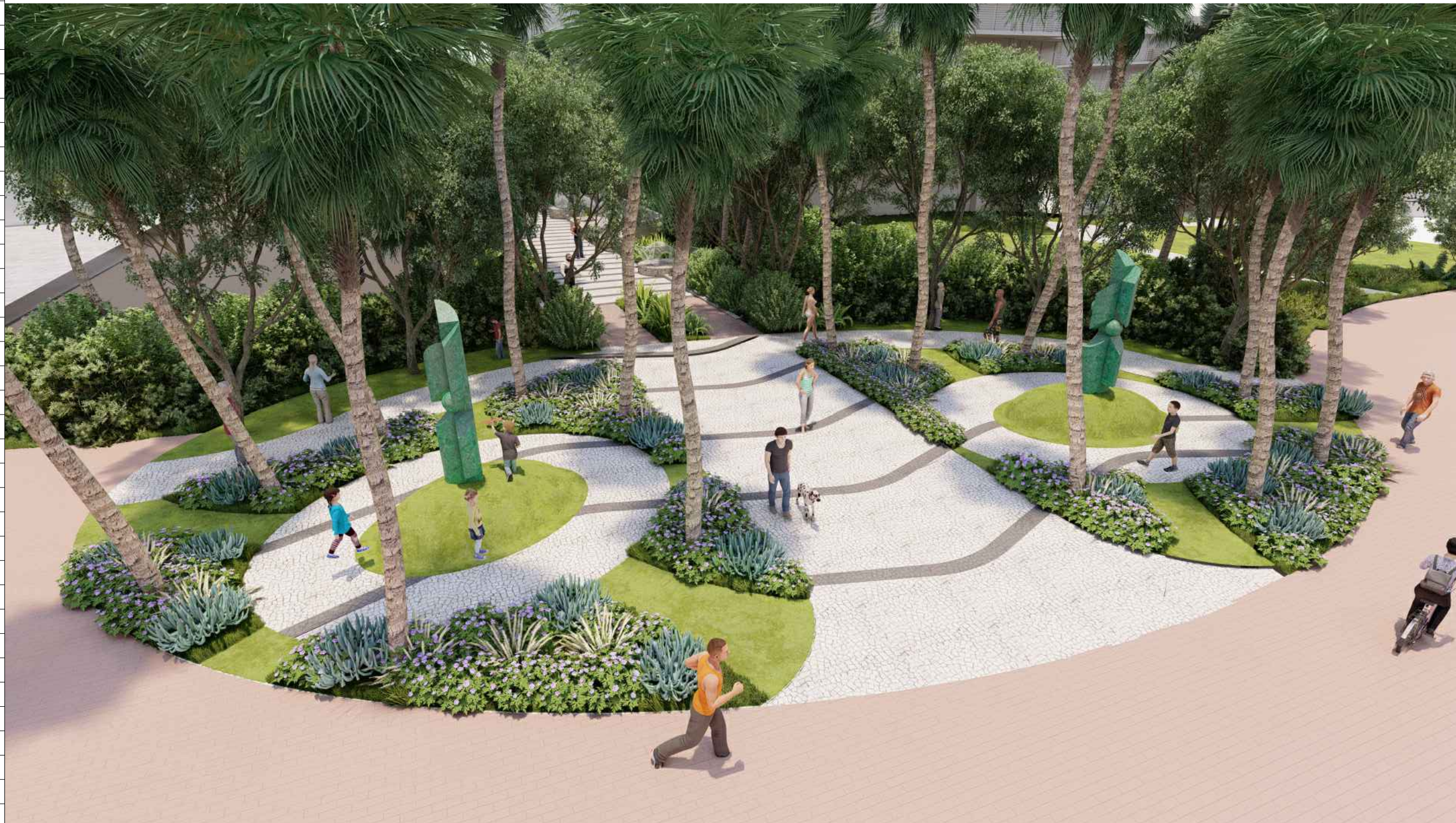


**THE BEACH WALK ENTRY**

**EXTERIOR RENDERINGS**

**LINCOLN ROAD - 100 BLOCK**

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| Date    | 11-13-2023 | Sheet No. |              |
| Scale   | NTS        |           | <b>A3.13</b> |
| Project | 2018       |           |              |



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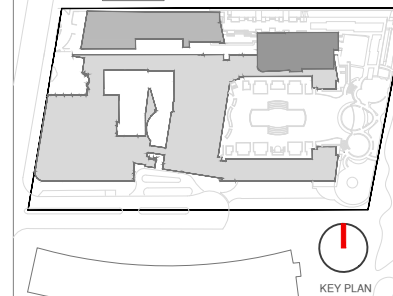
**THE PARK**

**EXTERIOR RENDERINGS**

**LINCOLN ROAD - 100 BLOCK**

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| Date    | 11-13-2023 | Sheet No. | A3.14 |
| Scale   | NTS        |           |       |
| Project | 2018       |           |       |

SHADED AREA NOT  
PART OF APPLICATION



| Rev. | Date | Rev. | Date |
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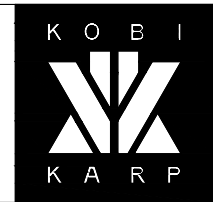
**Consultant:**  
Name  
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**Consultant:** LANDSCAPE ARCHITECT  
Name: Naturalical  
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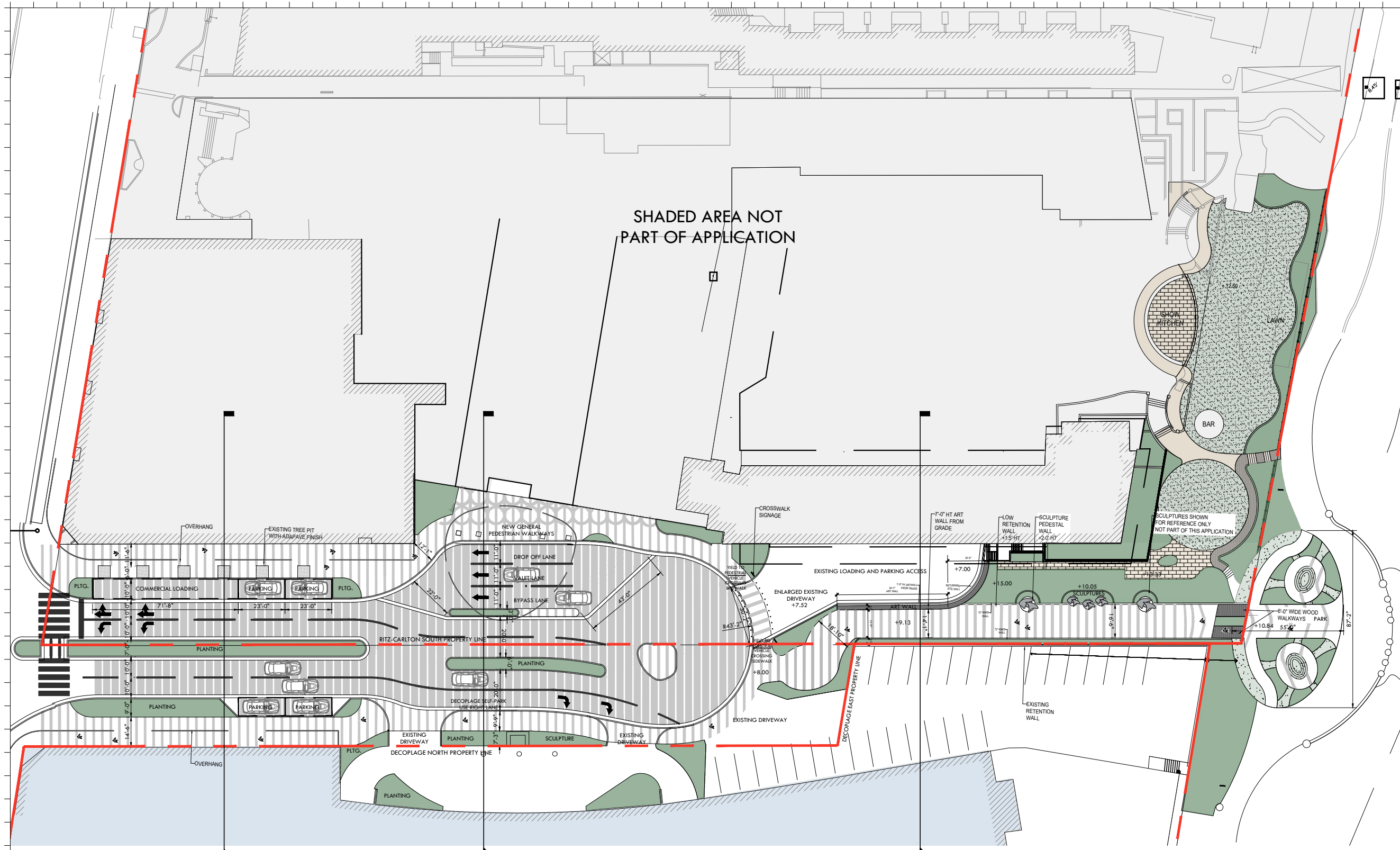


KOB I KARP  
Lic. # AR0012578

**PROPOSED FLOOR PLAN**

LINCOLN ROAD - 100 BLOCK

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| Date    | 11-13-2023 | Sheet No. | A4.01 |
| Scale   |            |           |       |
| Project | 2018       |           |       |



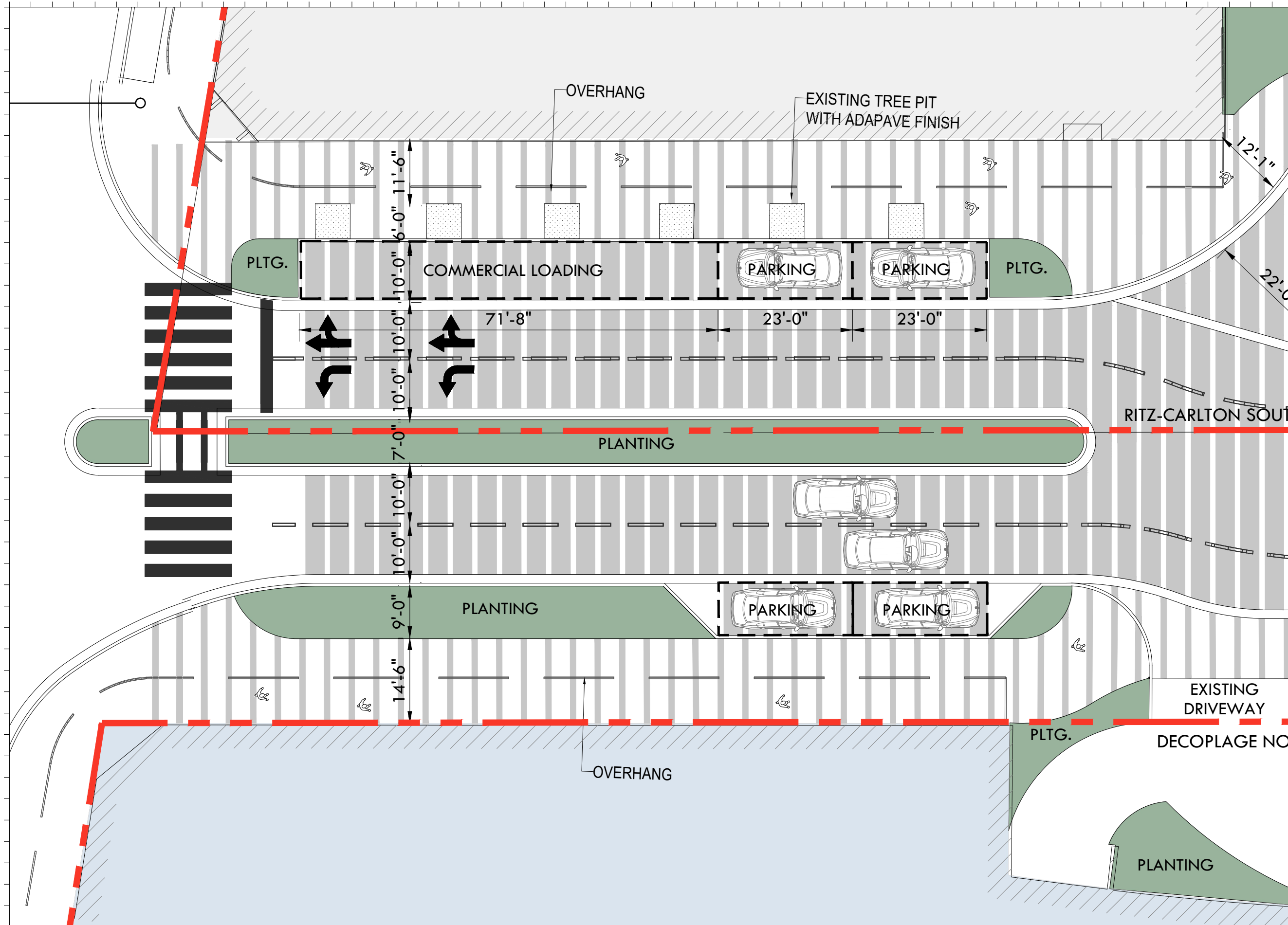
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L2.05

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L2.05

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**1 PROPOSED SITE PLAN**

SCALE: 1" = 50'-0"



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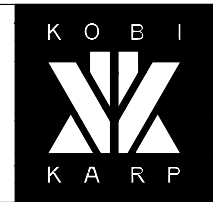
**Consultant:**  
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KOBİ KARP  
 Lic. # AR0012578

**ENLARGED SITE PLAN**  
 LINCOLN ROAD - 100 BLOCK

1 ENLARGED SITE PLAN  
 SCALE: 1" = 16'-0"

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| Date    | 11-13-2023 | Sheet No. | A4.02 |
| Scale   |            |           |       |
| Project | 2018       |           |       |



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**Consultant:** CIVIL ENGINEER  
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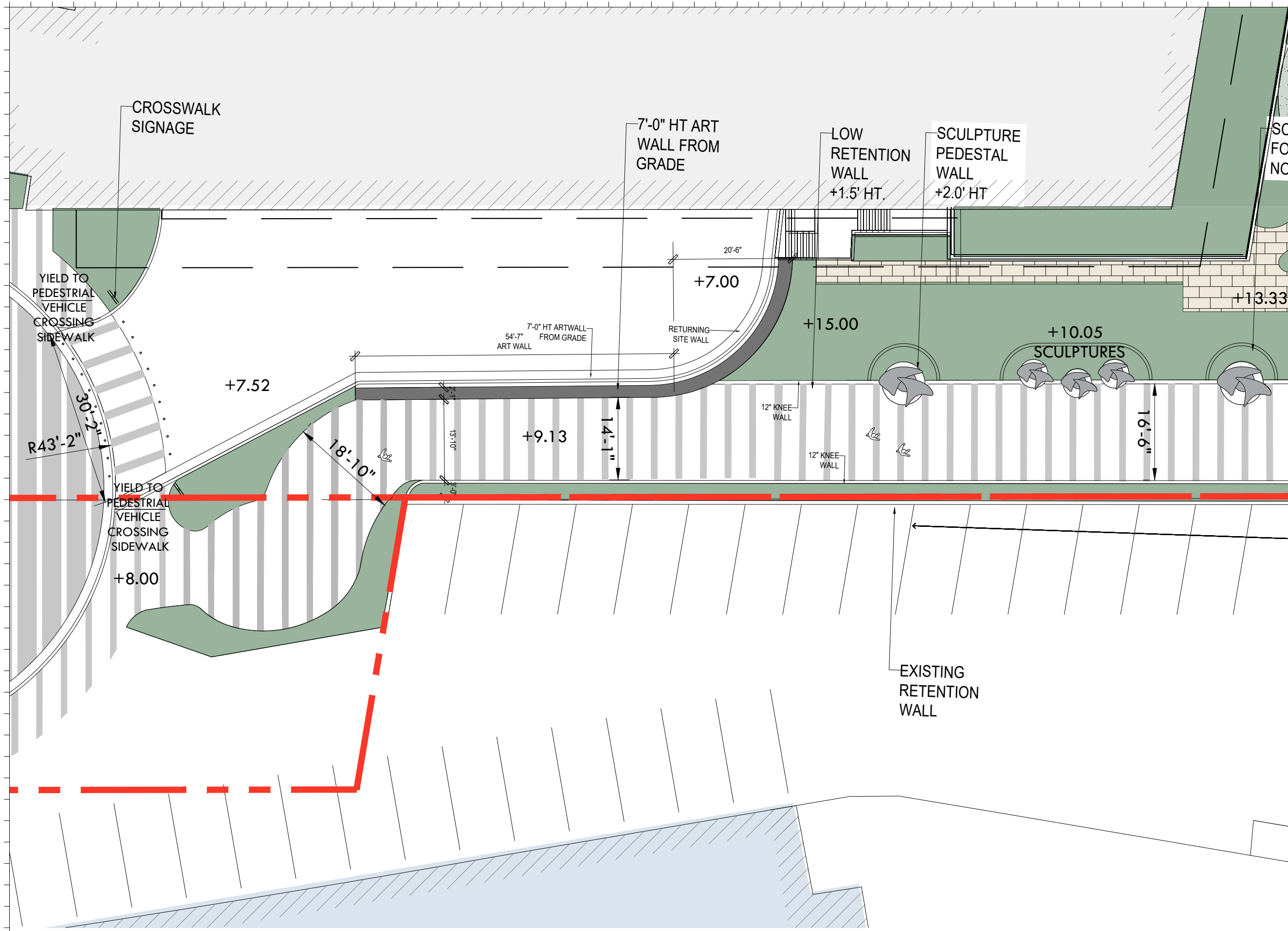
KOBI KARP  
Lic. # AR0012578

**ENLARGED SITE PLAN**

LINCOLN ROAD - 100 BLOCK

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| Date    | 11-13-2023 | Sheet No. | A4.03 |
| Scale   |            |           |       |
| Project | 2018       |           |       |

1 ENLARGED SITE PLAN  
SCALE: 1" = 16'-0"



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 Miami Beach, FL 33139

**Owner:**  
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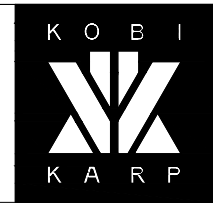
**Consultant:**  
 Name  
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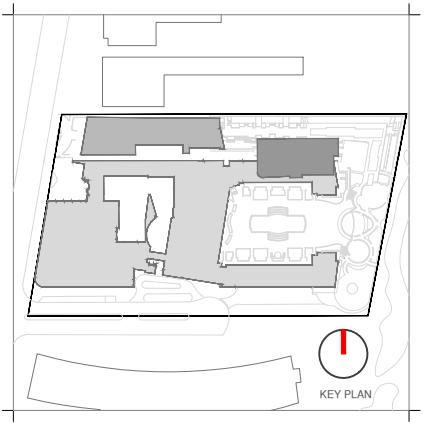
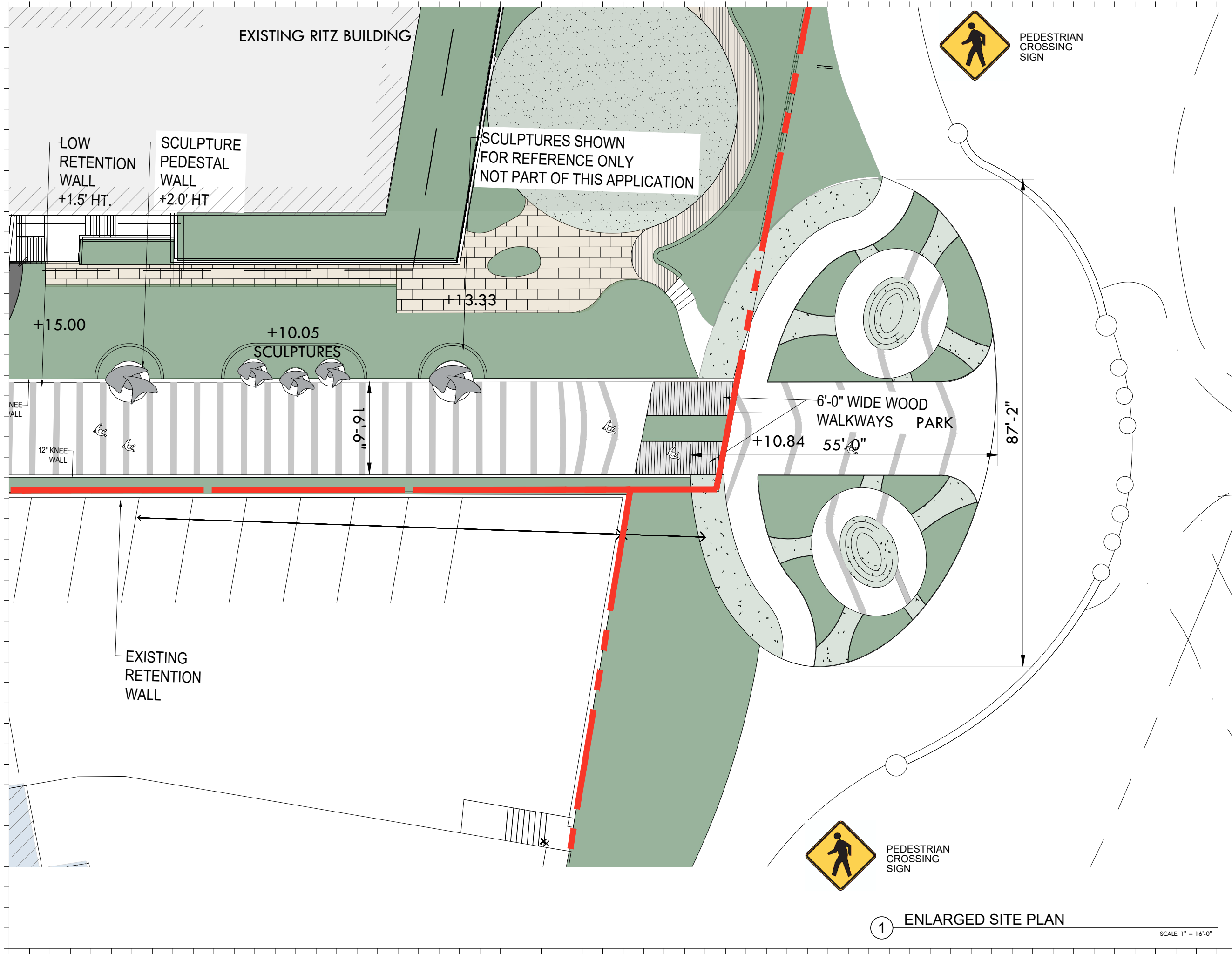
KOBI KARP  
 Lic. # AR0012578

**ENLARGED SITE PLAN**

LINCOLN ROAD - 100 BLOCK

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| Date    | 11-13-2023 | Sheet No. | A4.04 |
| Scale   |            |           |       |
| Project | 2018       |           |       |

**1 ENLARGED SITE PLAN**  
 SCALE: 1" = 16'-0"



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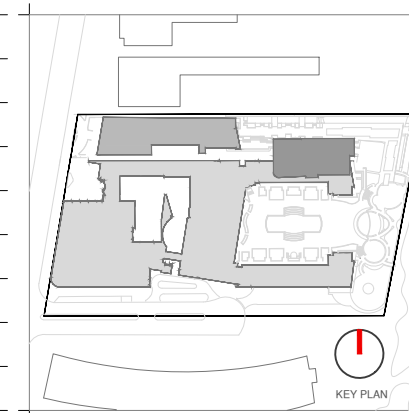
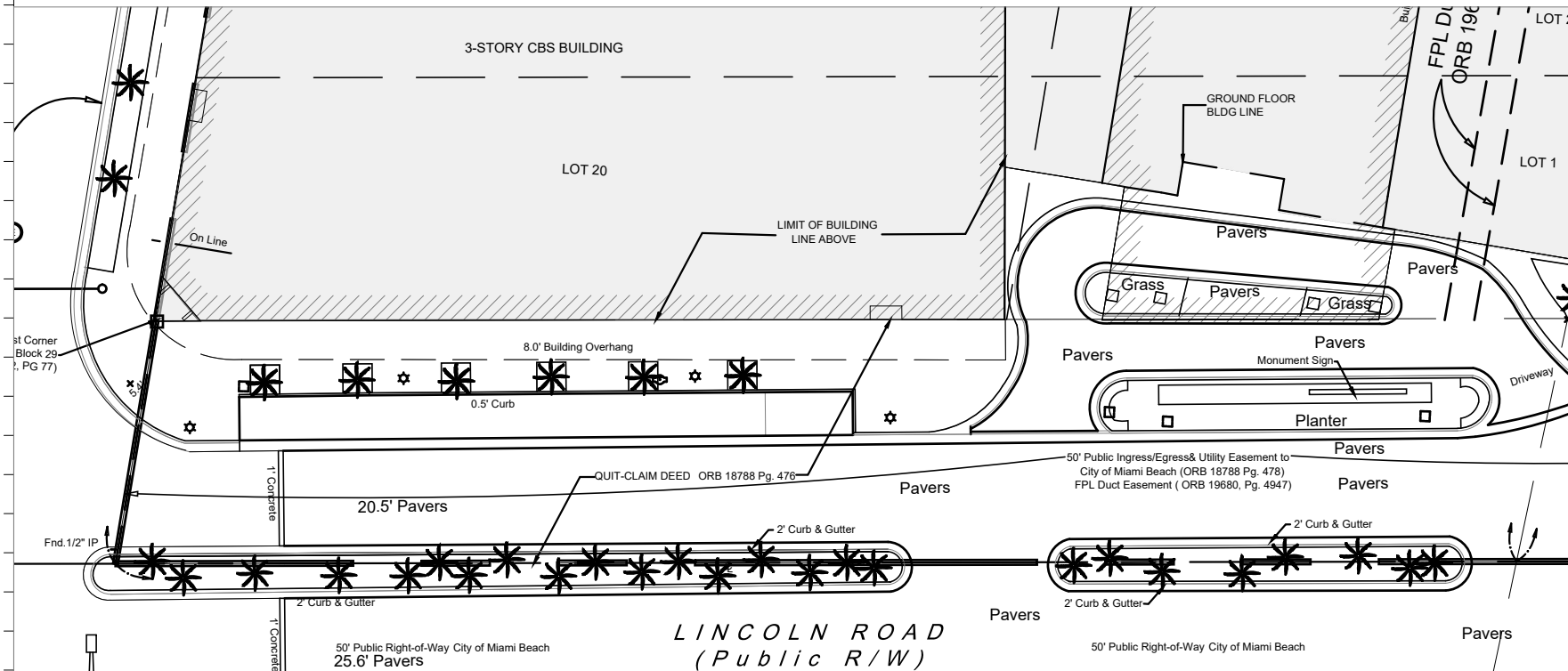


KOBİ KARP  
 Lic. # AR0012578

**ENLARGED SITE PLAN**

LINCOLN ROAD - 100 BLOCK

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| Project | 2018       |           |       |



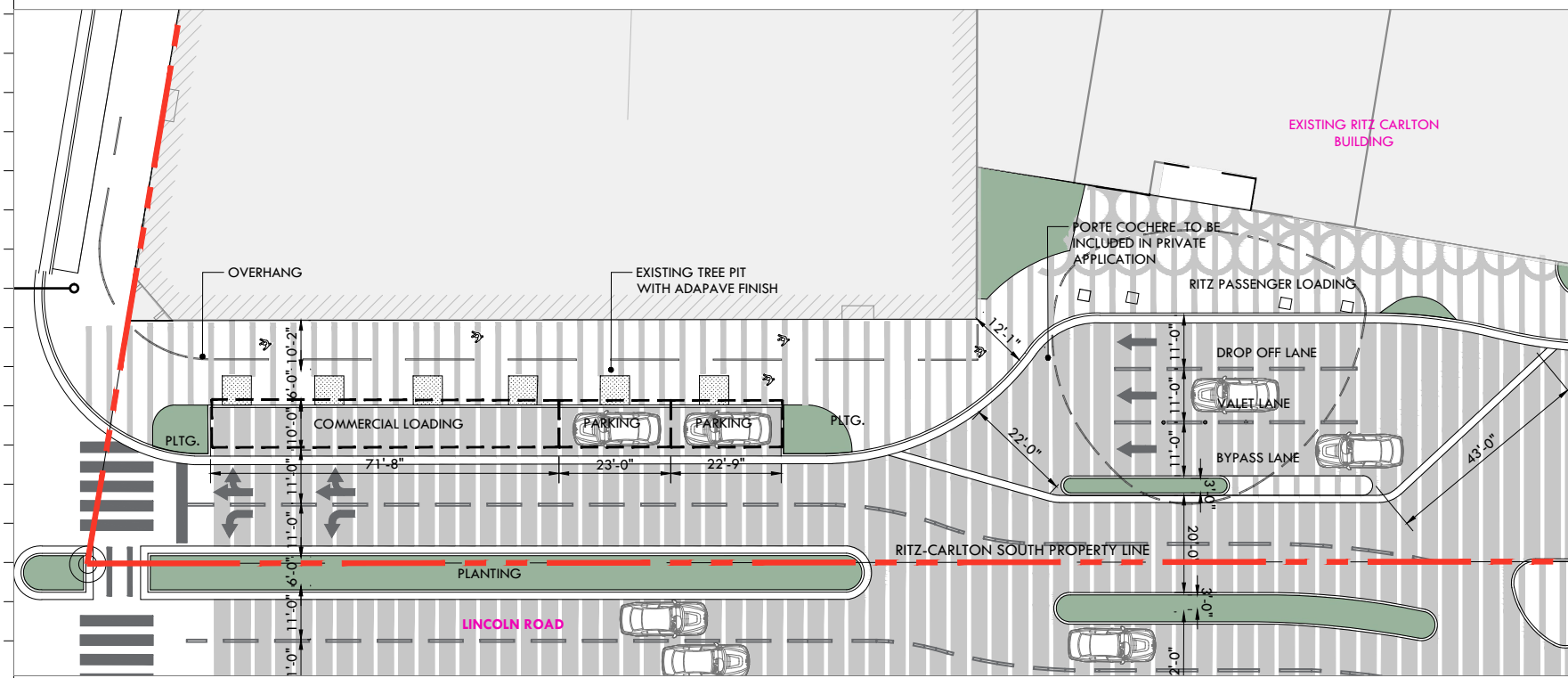
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**HPB- Final Submission**

**LINCOLN ROAD**  
 100 Block  
 Miami Beach, FL 33139

1 EXISTING SIDEWALK

SCALE: N/A



1 PROPOSED SIDEWALK

SCALE: N/A

**Owner:**  
 Name  
 Address  
 Address  
 Tel.  
 Email

**Consultant:**  
 Name  
 Address  
 Address  
 Tel.  
 Email

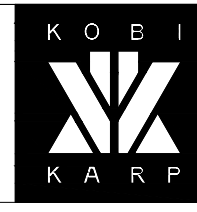
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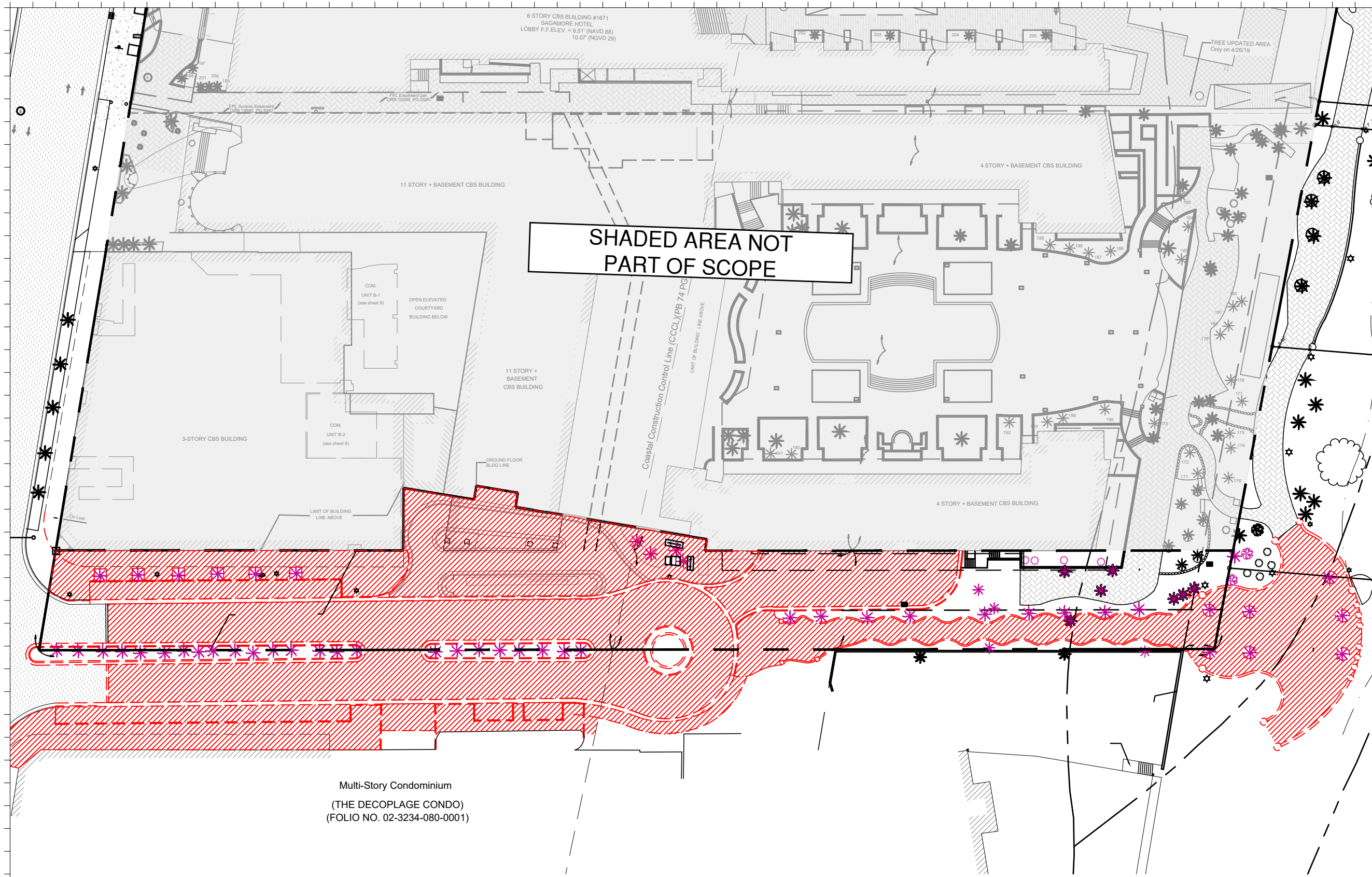
KOBI KARP  
 Lic. # AR0012578



**SIDEWALK IMPROVEMENT**

LINCOLN ROAD - 100 BLOCK

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| Date    | 11-13-2023 | Sheet No. | A4.06 |
| Scale   |            |           |       |
| Project | 2018       |           |       |



**SHADED AREA NOT PART OF SCOPE**

Multi-Story Condominium  
(THE DECOPLAGE CONDO)  
(FOLIO NO. 02-3234-080-0001)

1 DEMO FLOOR PLAN

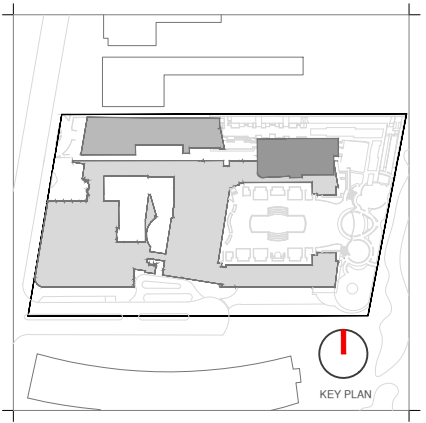
SCALE: 1" = 50'-0"

**DEMOLITION LEGEND**

- EXISTING PAVEMENT CURBS AND STRUCTURES TO BE REMOVED IN ITS ENTIRETY
- NO DEMOLITION IN THIS AREA, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE
- EXISTING LANDSCAPING TO BE REMOVED

**DEMOLITION GENERAL NOTES**

- 1- DEMOLITION IS INTENDED TO PRESERVE AND RESTORE ALL HISTORIC ELEMENTS OF THE BUILDING INCLUDING, BUT NOT LIMITED TO, ALL EXTERIOR WALLS, HISTORIC LOBBY FLOORS, LOBBY WALLS, LOBBY CEILING, PORCH AND THE ORIGINAL ELEVATOR SHAFT LOCATION, SIZE, UNLESS OTHERWISE NOTED.
- 2- ALL EXTERIOR WALLS AND ELEVATOR SHAFT MUST BE PROPERLY SHORED DURING AND AFTER DEMOLITION UNTIL SUCH TIME THAT THE STRUCTURAL ENGINEER AND THE CITY OF MIAMI BEACH AUTHORIZE THE REMOVAL OF SHORING. FULL SHORING SHOP DRAWINGS ENDORSED BY A FLORIDA REGISTERED ENGINEER SHALL BE SUBMITTED AND APPROVED BY THE CITY OF MIAMI BEACH PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION ACTIVITY.
- 3- EFFORTS WILL BE TAKEN TO PROTECT, RETAIN AND RESTORE ANY SIGNIFICANT ORIGINAL ARCHITECTURAL DETAILS THAT MAY EXIST BENEATH THE EXISTING FACADES AND ALL HISTORIC FEATURES TO BE PROTECTED.



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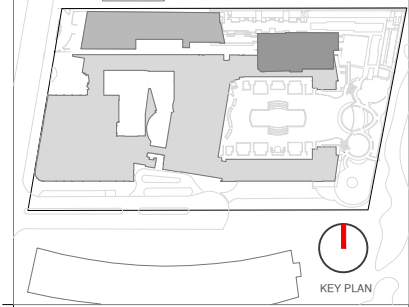
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Lic. # AR0012578

**DEMOLITION PLAN**

LINCOLN ROAD - 100 BLOCK

|         |            |           |       |
|---------|------------|-----------|-------|
| Date    | 11-13-2023 | Sheet No. | D1.00 |
| Scale   | AS SHOWN   |           |       |
| Project | 2018       |           |       |

SHADED AREA NOT PART OF SCOPE



| Rev. | Date | Rev. | Date |
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**HPB- Final Submission**

**LINCOLN ROAD**  
100 Block  
Miami Beach, FL 33139

**Owner:**  
Name  
Address  
Address  
Tel:  
Email

**Consultant:**  
Name  
Address  
Address  
Tel:  
Email

**Consultant:** LANDSCAPE ARCHITECT  
Name: Naturalifical  
Address: 6915 Red Road, Suite 224  
Address: Coral Gables, FL 33143  
Tel: 786.717.8564  
Email:

**Consultant:** CIVIL ENGINEER  
Name: KIMLEY HORN  
Address: 8201 Peters Road  
Address: Suite 2200  
Tel: Plantation, FL, 33324  
Email: 954.535.5144

**Consultant:**  
Name: Desimore Consulting Engineering  
Address: 800 Brickell Avenue, 6th Floor  
Address: Miami, FL 33131  
Tel: 305.441.0755  
Email:

**Architect:**  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28TH ST  
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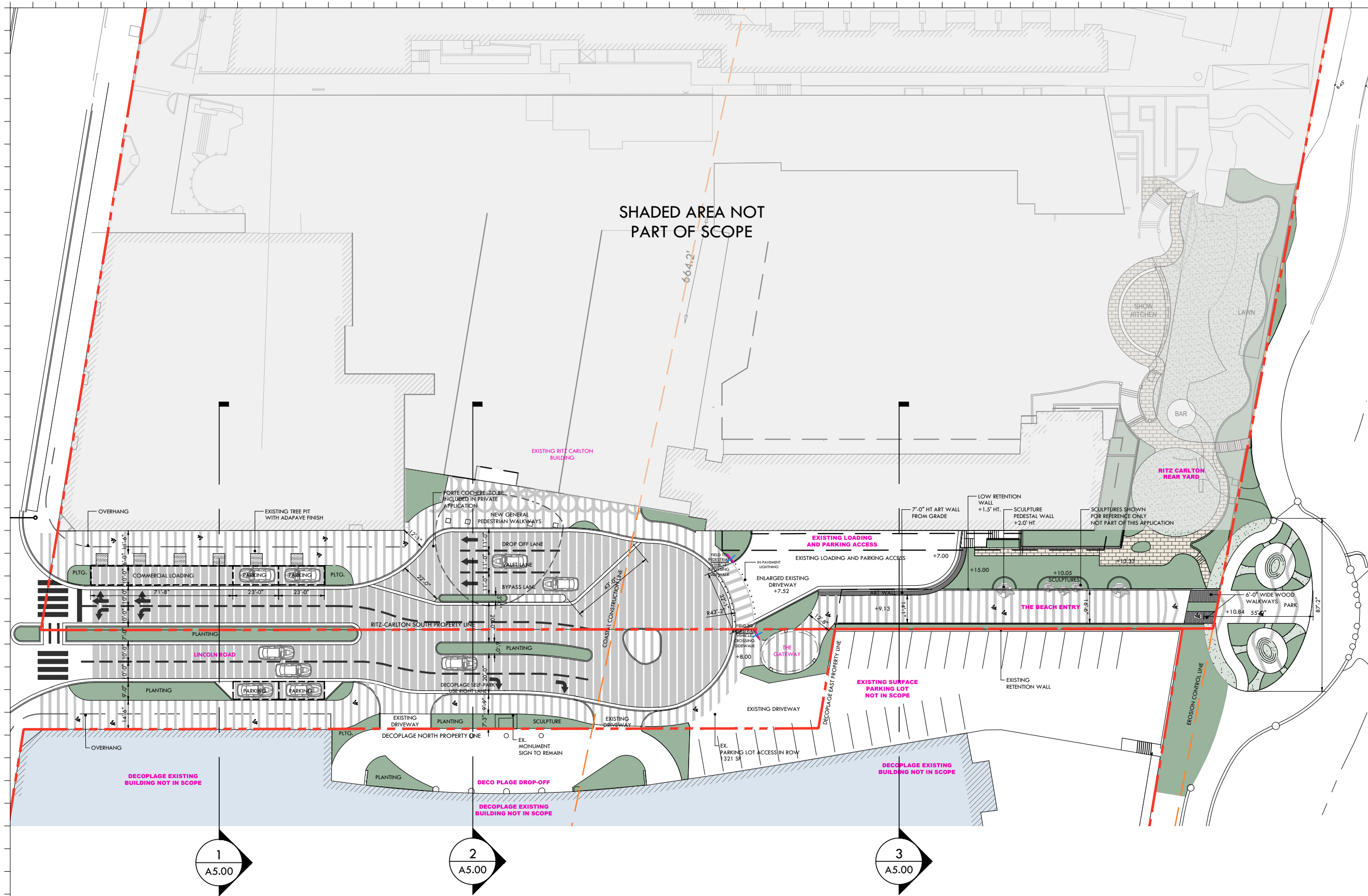


KOBI KARP  
Lic. # AR0012578

**PROPOSED FLOOR PLAN**

LINCOLN ROAD - 100 BLOCK

|         |            |           |       |
|---------|------------|-----------|-------|
| Date    | 07-10-2023 | Sheet No. | A4.01 |
| Scale   |            |           |       |
| Project | 2018       |           |       |



**1 PROPOSED SITE PLAN**  
SCALE: 1" = 50'-0"