

1691 Michigan Avenue – DRB25-1160 (f.k.a. DRB24-1009)

March 12, 2025 DRB Meeting







VIEW A



VIEW C



VIEW B

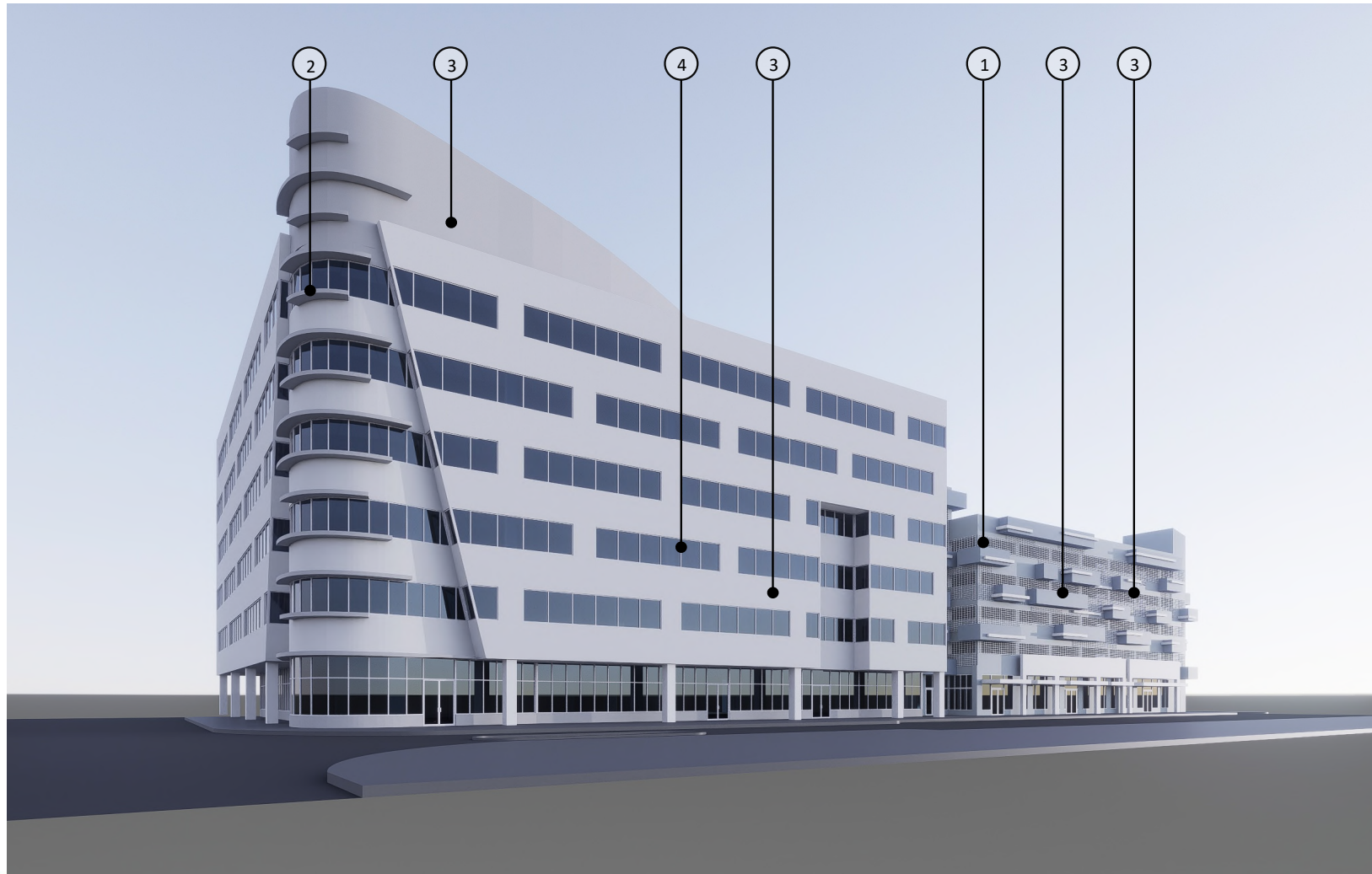


VIEW D

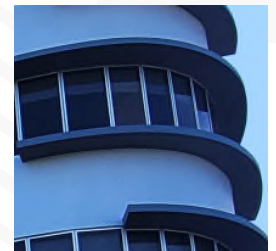
PHOTOS WERE TAKEN ON 01/ 16/ 2024



KEY PLAN
SCALE 1:5



① ALUMINUM GRILL



② OFFICE BUILDING EYEBROW



③ SMOOTH STUCCO FINISH

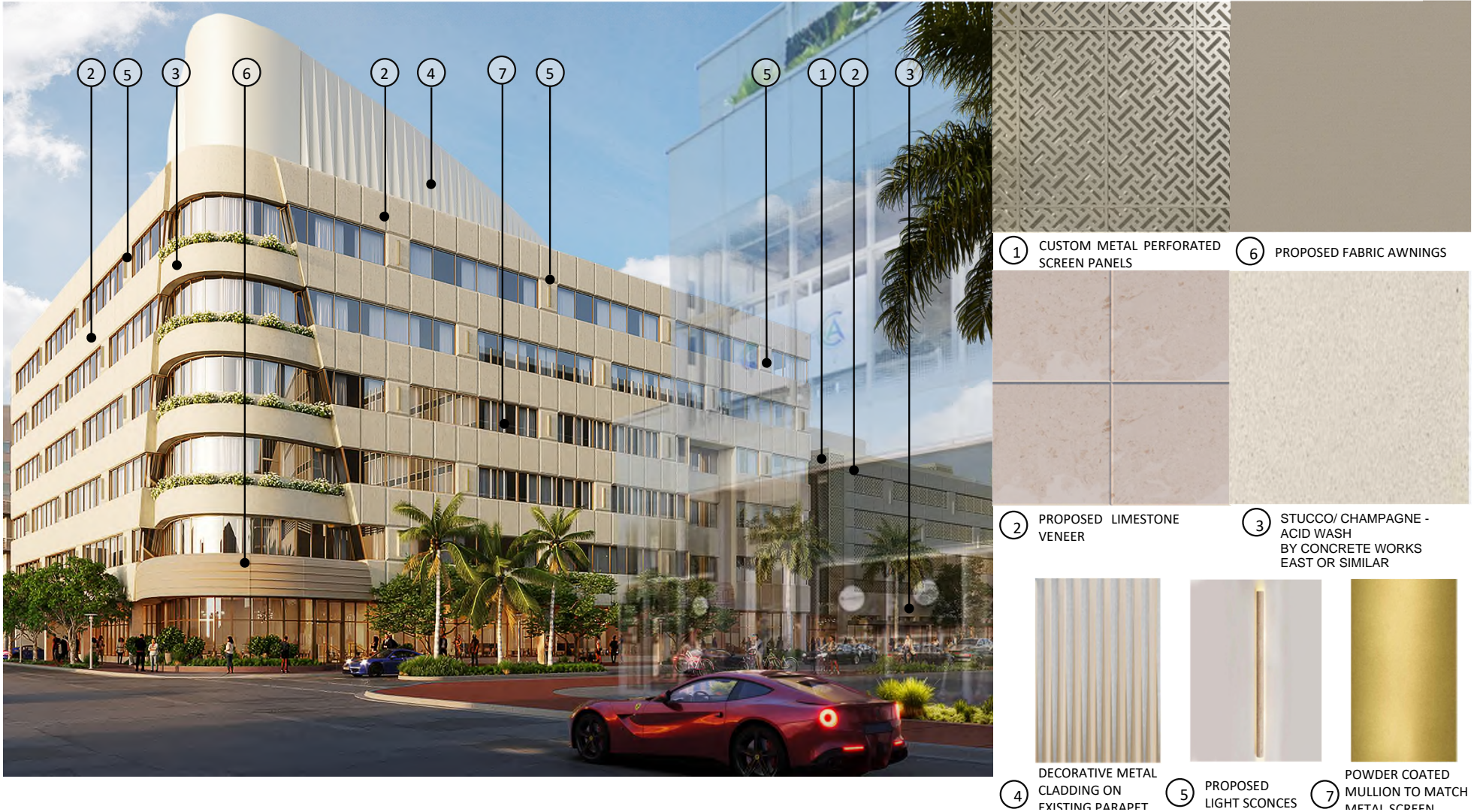


④ CLEAR ANODIZED ALUM MULLION



EXISTING MATERIALS

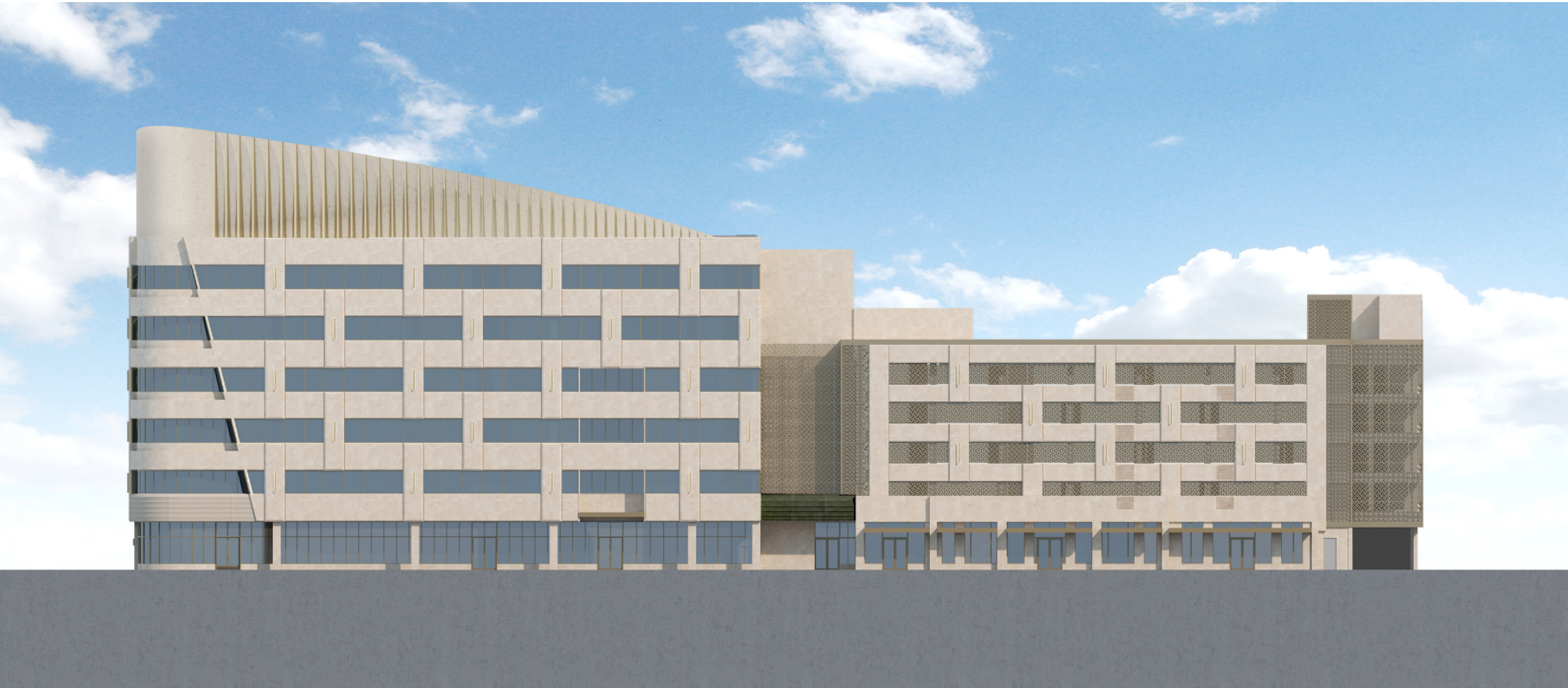
Previously Approved

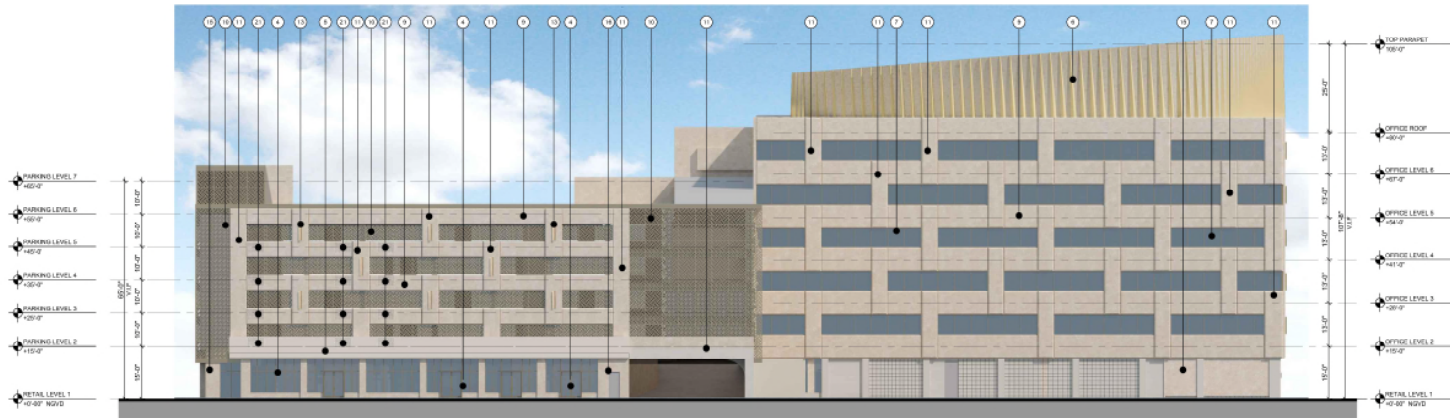


Previously Approved

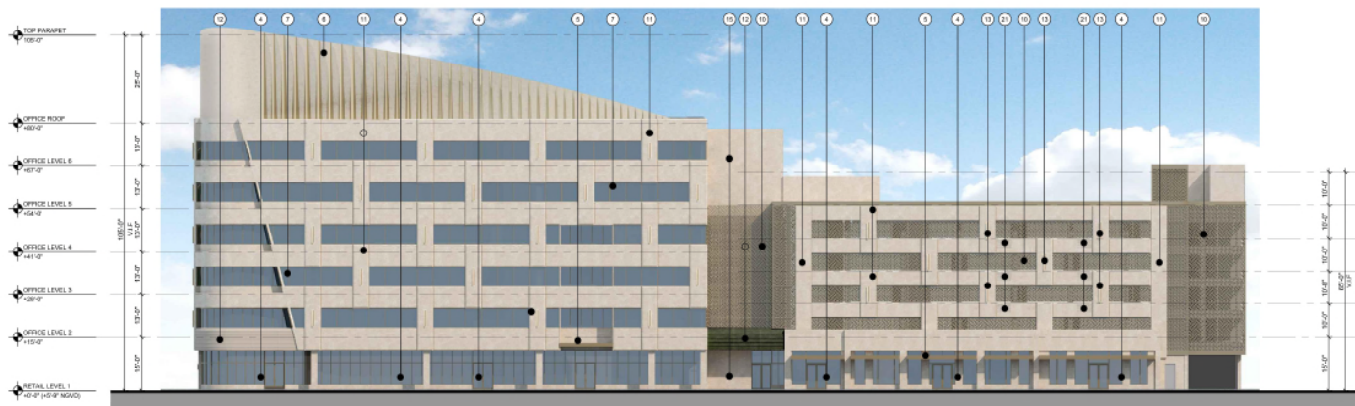


Proposed Elevation

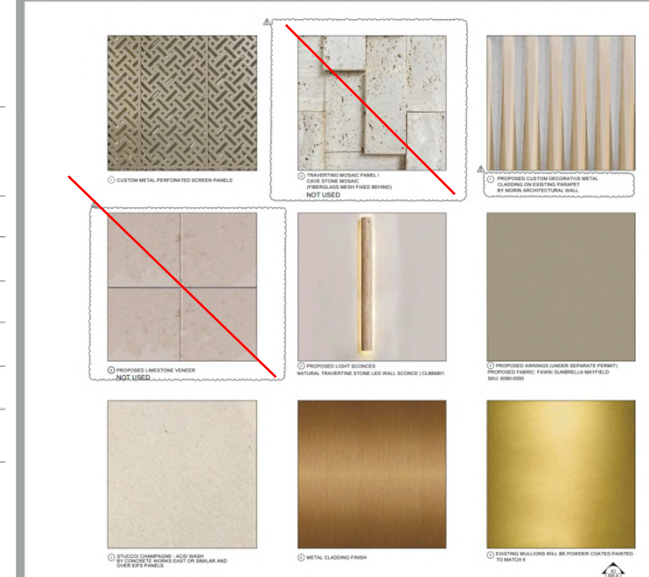




B PROPOSED EAST ELEVATION



A PROPOSED WEST ELEVATION



KEY NOTES

- 1 PROPOSED PREFABRICATED PLANTER (SHOP DRAWING TO BE PROVIDED PRIOR APPROVAL)
- 2 EXISTING PARKING SIGN TO REMAIN
- 3 METAL PANEL COVER TO MATCH THE STUCCO COLOR BY OTHERS
- 4 EXISTING ALUMINUM STOREFRONT TO REMAIN. EXISTING MULLIONS WILL BE POWDER COATED PAINTED TO MATCH METAL SCREEN COLOR (REFER TO MATERIAL 8 /A-501)
- 5 METAL CLADDING FINISH ON EXIST/PROPOSED EYEBROW OR CANOPY TO MATCH WITH SCREEN COLOR
- 6 PROPOSED DECORATIVE METAL CLADDING ON EXISTING PARAPET BY MORIN ARCHITECTURAL WALL OR APPROVED EQUAL (SHOP DRAWINGS TO BE PROVIDED) (REFER TO MATERIAL 7 /A-501)
- 7 EXIST. WINDOWS TO REMAIN. EXIST. MULLIONS WILL BE POWDER COATED PAINTED TO MATCH METAL SCREEN COLOR EXIST. SEALANT WILL BE REPLACED (REFER TO MATERIAL 8 /A-501)
- 8 NOT USED
- 9 EXISTING STUCCO TO REMAIN. PATCH AND REPAIR AS REQUIRED.
- 10 PROPOSED CUSTOM MTL. PERFORATED SCREEN (SHOP DRAWINGS TO BE PROVIDED) (REFER TO MATERIAL 1 /A-501)
- 11 PROPOSED 5" EIFS PANEL FINISH CHAMPAGNE - ACID WASH STUCCO (SHOP DRAWINGS TO BE PROVIDED)
- 12 PROPOSED AWNING (UNDER SEPARATED PERMIT) (REFER TO MATERIAL 8 /A-501)
- 13 NATURAL TRAVERTINE STONE LED WALL SCONCE BY CASALOLA OR SIMILAR (REFER TO MATERIAL 5 /A-501)
- 15 CHAMPAGNE - ACID WASH STUCCO FINISH BY CONCRETE WORKS EAST OR SIMILAR (REFER TO MATERIAL 3 /A-501)
- 16 EXISTING DOOR WILL BE PAINTED TO MATCH CHAMPAGNE STUCCO FINISH COLOR
- 17 NOT USED
- 18 EXISTING CANOPY TO BE PAINTED TO MATCH WITH SCREEN COLOR
- 19 PROPOSED STOREFRONT (REFER TO DOOR SCHEDULE A-601)
- 20 PROPOSED LED LIGHTING L-21 BEHIND PARAPET (REFER TO SECTION A6/A-308) (REFER TO LIGHTING SCHEDULE A-202)
- 21 PERFORATED METAL SCREEN PAINTED TO MATCH CHAMPAGNE COLOR (SHOP DRAWINGS TO BE PROVIDED)



THE LINCOLN BL
1601 MICHIGAN
MIAMI BEACH, FL 33139



Proposed Modified



Thank You

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① CUSTOM METAL PERFORATED SCREEN PANELS



① TRAVERTINE MOSAIC PANEL / CAVE STONE MOSAIC (FIBERGLASS MESH FIXED BEHIND)
NOT USED



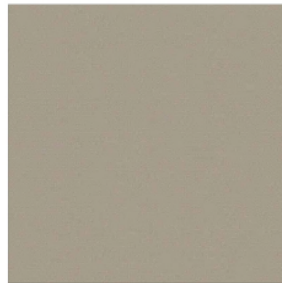
① PROPOSED CUSTOM DECORATIVE METAL CLADDING ON EXISTING PARAPET BY MORIN ARCHITECTURAL WALL



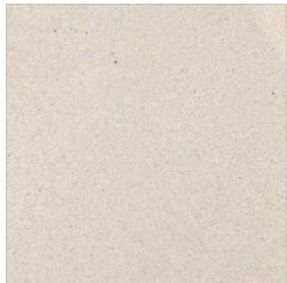
① PROPOSED LIMESTONE VENEER
NOT USED



① PROPOSED LIGHT SCONCES
NATURAL TRAVERTINE STONE LED WALL SCONCE | CL689901



① PROPOSED AWNINGS (UNDER SEPARATE PERMIT)
PROPOSED FABRIC: TAWN SUNBRELLA MAYFIELD
SKU: 8669-0099



① STUCCO: CHAMPAGNE - ACID WASH BY CORICRETE (WORKING EAST OR SIMILAR AND OVER RIPS PANELS)



① METAL CLADDING FINISH



① EXISTING MULLIONS WILL BE POWDER COATED PAINTED TO MATCH METAL SCREEN COLOR

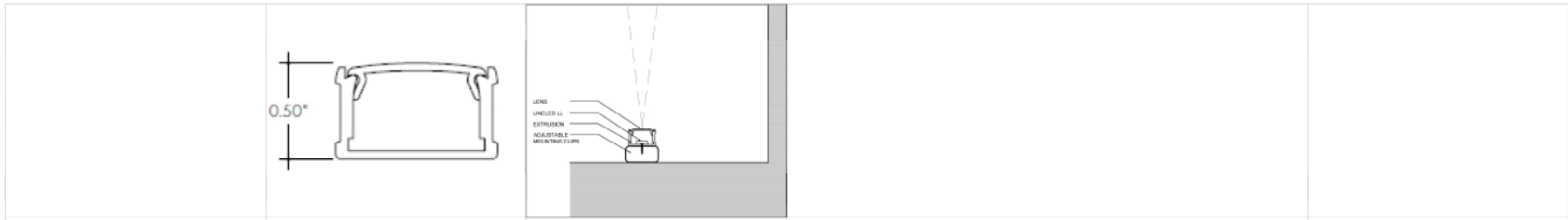
CONSULTANT

THE LINCOLN BL
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MIAMI BEACH, FL 33139

BGAarchitects

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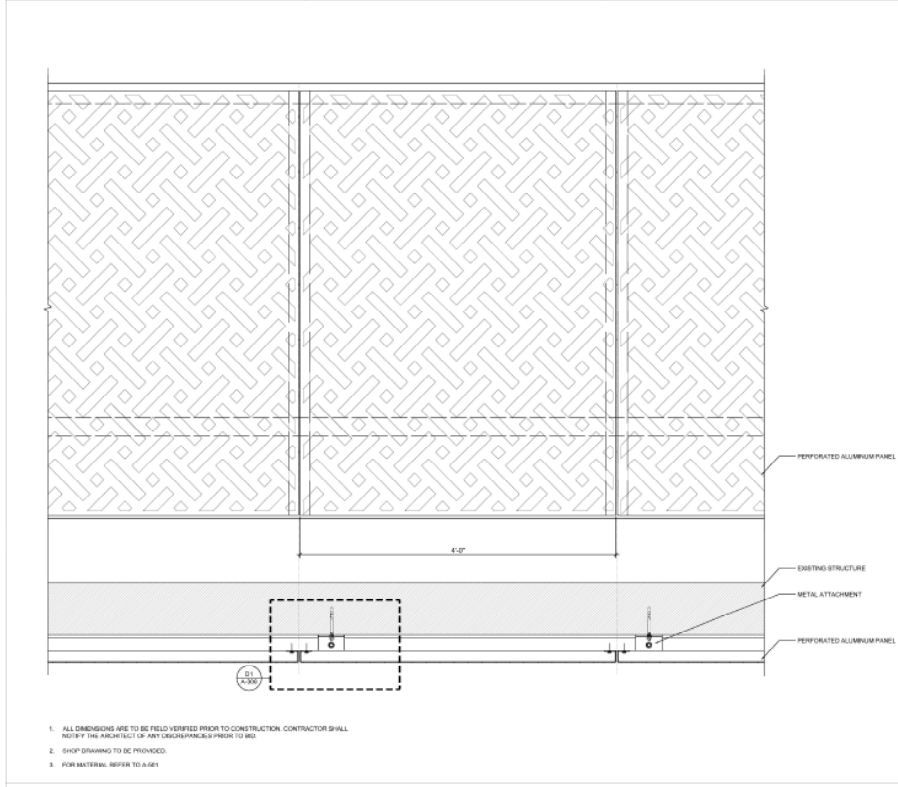
NO.	DATE	DESCRIPTION	SHEET NUMBER
1	11-07-2024	CITY COMMENTS	A-501
2	12-31-2024	OWNER REVIEW	



A3 ADJUSTABLE MOUNTING CLIP DETAIL

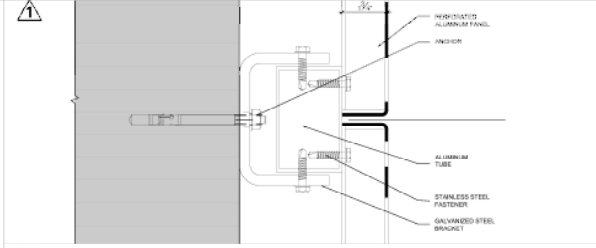
B3 EXTRUDED ALUMINUM PROFILE DETAIL SCALE: N.T.S.

C3 LED LINEAR FIXTURE DETAIL SCALE: N.T.S.

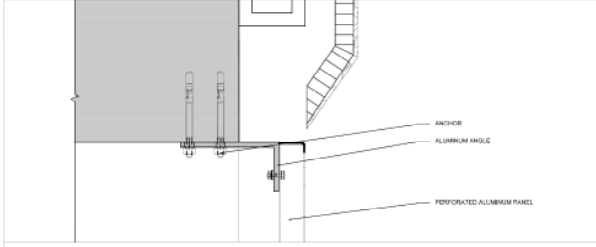


A4 METAL SCREEN PANEL DETAIL

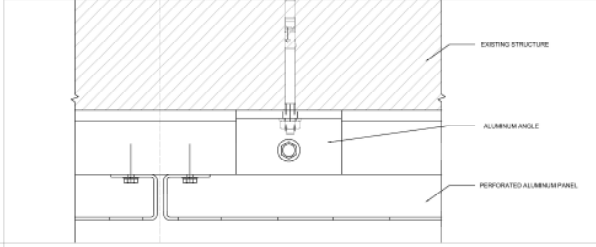
1. ALL DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID.
2. SHOP DRAWING TO BE PROVIDED.
3. FOR MATERIAL REFER TO A-081



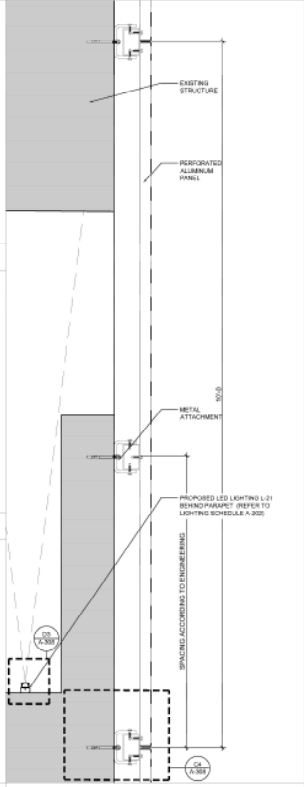
C4 METAL SCREEN ATTACHMENT SCALE: 6" = 1'-0"



B4 METAL SCREEN ATTACHMENT DETAIL SCALE: 6" = 1'-0"



A4 METAL SCREEN ATTACHMENT SCALE: 6" = 1'-0"



A6 METAL SCREEN ATTACHMENT DETAIL SCALE: 1 1/2" = 1'-0"

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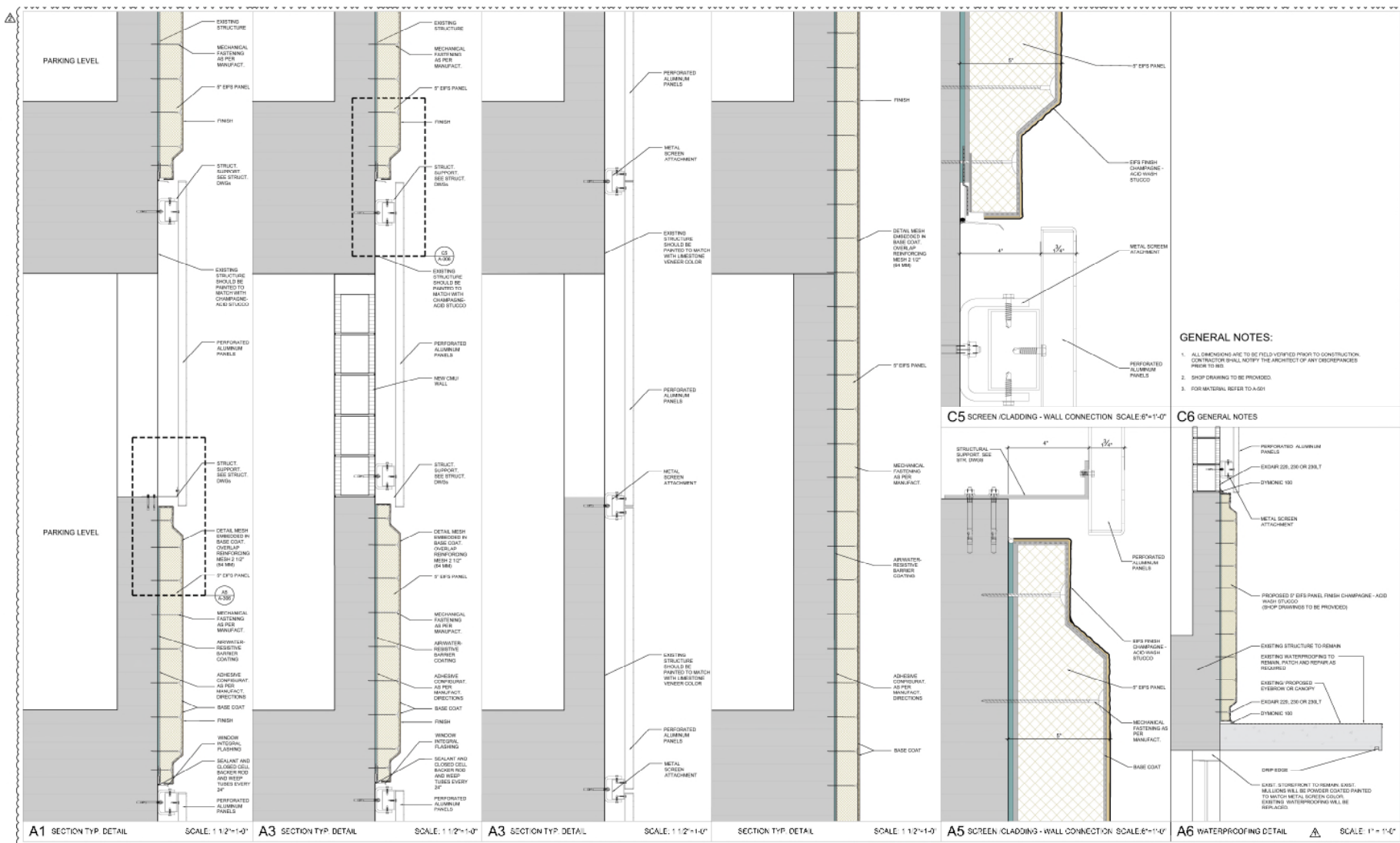
BGA architects

ARCHITECTS FOR THE PROJECT

DWG. TITLE	CUSTOM METAL PERFORATED SCREEN
SCALE	DETAIL
PROJECTIONS	AS SHOWN
DATE	05/11/21
SHEET NUMBER	31 OF 215
03-26-2021	CITY COMMENTS
3/16/21	MICHIGAN

A-308

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GENERAL NOTES:

1. ALL DIMENSIONS ARE TO BE FIELD-VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID.
2. SHOP DRAWING TO BE PROVIDED.
3. FOR MATERIAL REFER TO A-501.

C6 GENERAL NOTES

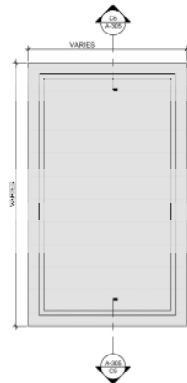
- PERFORATED ALUMINUM PANELS
- EXDAR 225, 230 OR 238.1
- DYNAMIC 100
- METAL SCREEN ATTACHMENT
- PROPOSED 7" EPS PANEL FINISH CHAMPAGNE-ADD WASH STUCCO (SHOP DRAWINGS TO BE PROVIDED)
- EXISTING STRUCTURE TO REMAIN
- EXISTING WATERPROOFING TO REMAIN. PATCH AND REPAIR AS REQUIRED.
- EXISTING PROPOSED EYEBROW OR CANOPY
- EXDAR 225, 230 OR 238.1
- DYNAMIC 100
- DWP EDGE
- EXIST: STORMWATER TO REMAIN. EXIST. BOLLARDS WILL BE POWDER COATED/PANDED TO MATCH METAL SCREEN COLOR. EXISTING WATERPROOFING WILL BE REPLACED.

A1 SECTION TYP. DETAIL SCALE: 1 1/2"=1'-0" **A3 SECTION TYP. DETAIL** SCALE: 1 1/2"=1'-0" **A5 SECTION TYP. DETAIL** SCALE: 1 1/2"=1'-0" **SECTION TYP. DETAIL** SCALE: 1 1/2"=1'-0" **A5 SCREEN-CLADDING - WALL CONNECTION** SCALE: 6"=1'-0" **A6 WATERPROOFING DETAIL** SCALE: 1"=1'-0"

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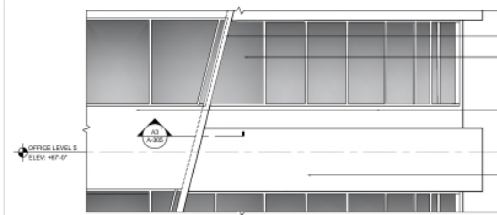
REVISIONS		ENLARGED DETAILS	
NO.	DATE	SCALE	AS SHOWN
1	11-07-2024	PROJECTIONS	
2	12-31-2024	DATE	01/21/25
3	11-07-2024	CITY COMMENTS	SHEET NUMBER



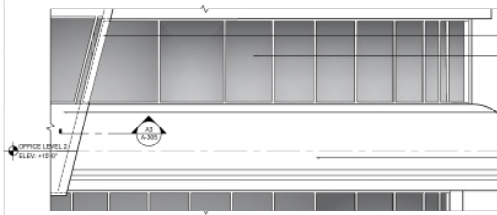
PANEL - FRONT VIEW

- GENERAL NOTES:
 1. ALL DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID.
 2. CHECK FINISHES TO BE 30 POINTS.
 3. TOP MATERIAL REFER TO A-39.

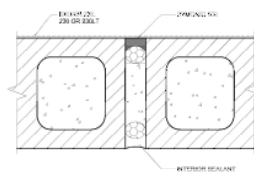
A4 EIFS PANEL ELEVATION (TYP) SCALE: 1/4" = 1'-0"



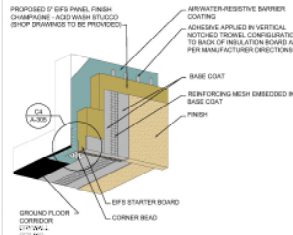
B1 PLANTER & CLADDING NORTH AND WEST ELEVATION DETAIL (OFFICE BUILDING) SCALE: 1/4" = 1'-0"



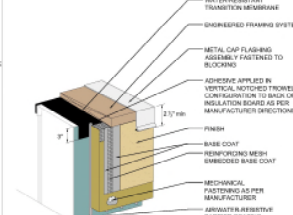
A1 WINDOW & CLADDING NORTH AND WEST ELEVATION DETAIL (OFFICE BUILDING) SCALE: 1/4" = 1'-0"



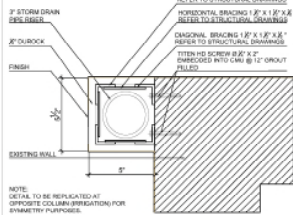
D3 CONTROL JOINT IN DYNAMIC 100 SCALE: N.T.S.



C3 FASCIA/SOFFIT TRANSITION SCALE: 1/4" = 1'-0"

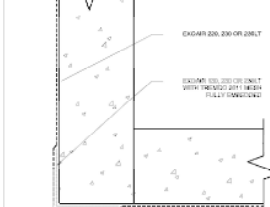


B3 COPING DETAIL SCALE: 3/4" = 1'-0"

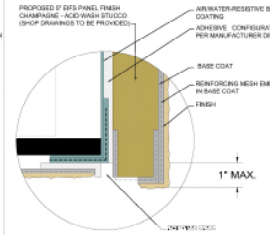


A3 IRRIGATION ENCLOSURE SHAFT SCALE: 3/4" = 1'-0"

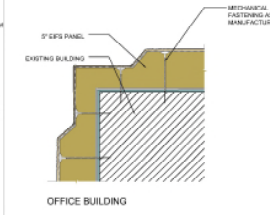
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 1001 N. MIAMI
 MIAMI BEACH, FL 33139



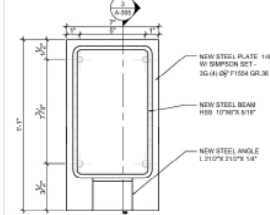
D4 WATERPROOFING DETAIL SCALE: N.T.S.



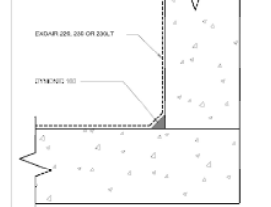
C4 FASCIA/SOFFIT TRANSITION (ENLARGED) N.T.S.



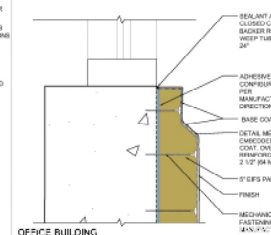
B4 90° OUTSIDE FINISHED CORNER SCALE: 3/4" = 1'-0"



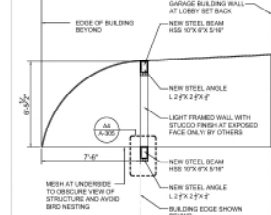
A5 STEEL BEAM SECTION 3 SCALE: 3/4" = 1'-0"



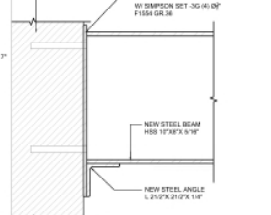
D5 WATERPROOFING DETAIL SCALE: N.T.S.



C5 TYP. CLADDING - WINDOW SILL DETAIL SCALE: 3/4" = 1'-0"



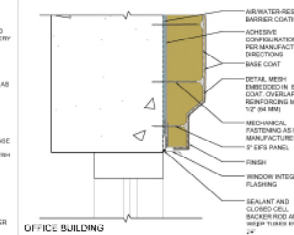
B5 SECTION SCALE: 1/4" = 1'-0"



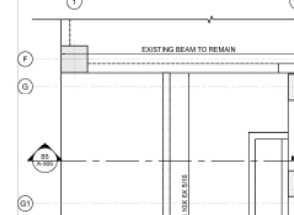
A5 STEEL BEAM SECTION 3 SCALE: 3/4" = 1'-0"



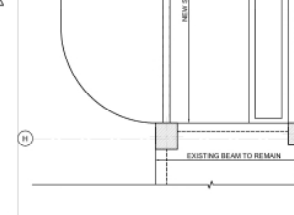
C6 TYP. CLADDING - WINDOW HEAD DETAIL SCALE: 3/4" = 1'-0"



A6 FASCIA/SOFFIT TRANSITION SCALE: 1/4" = 1'-0"



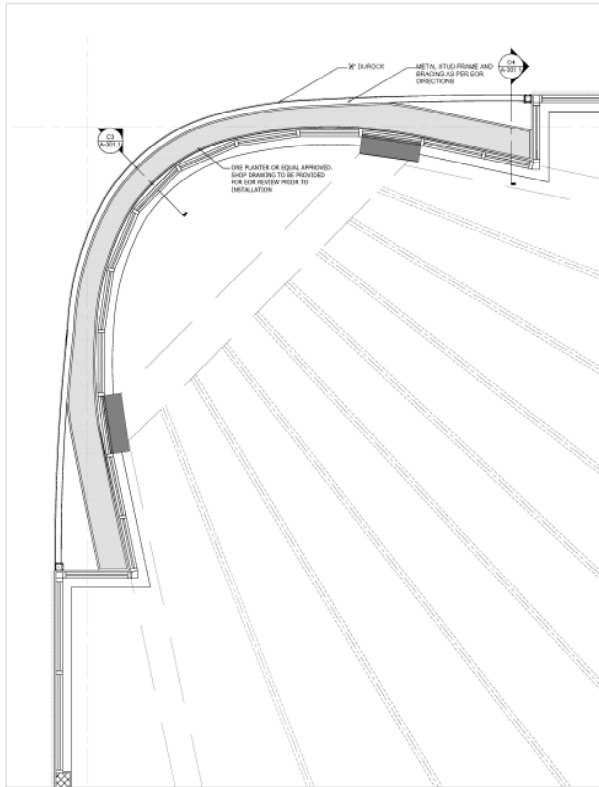
A6 FASCIA/SOFFIT TRANSITION SCALE: 1/4" = 1'-0"



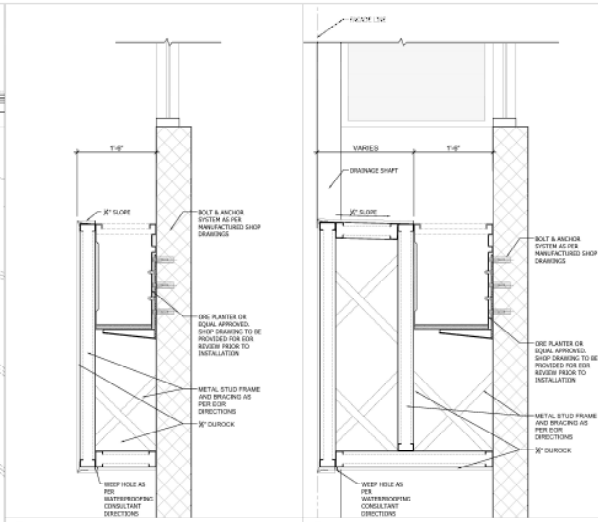
A6 FASCIA/SOFFIT TRANSITION SCALE: 1/4" = 1'-0"



DATE:	12-11-23
SCALE:	AS SHOWN
PROJECT:	THE LINCOLN BL
DATE:	07-11-23
DATE:	11-07-2024
CITY COMMENTS:	
SHEET NUMBER:	A-305



B1 NORTHWEST OFFICE PLANTER SECTION DETAILS (TYP.) SCALE: 3/8" = 1'-0"



C3 TEX SCALE: **C4** TEX SCALE:

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ARCHITECTS JOSE B. GOMEZ

DWG. TITLE	NORTHWEST OFFICE
SCALE	AS SHOWN
DATE	08/11/11
SHEET NUMBER	01/31/2/15
OWNER/REVISION	12-30-2024

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12-30-2024

OWNER/REVISION

01/31/2/15