

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

March 12, 2025 DRB Meeting







VIEW A



VIEW C



VIEW B

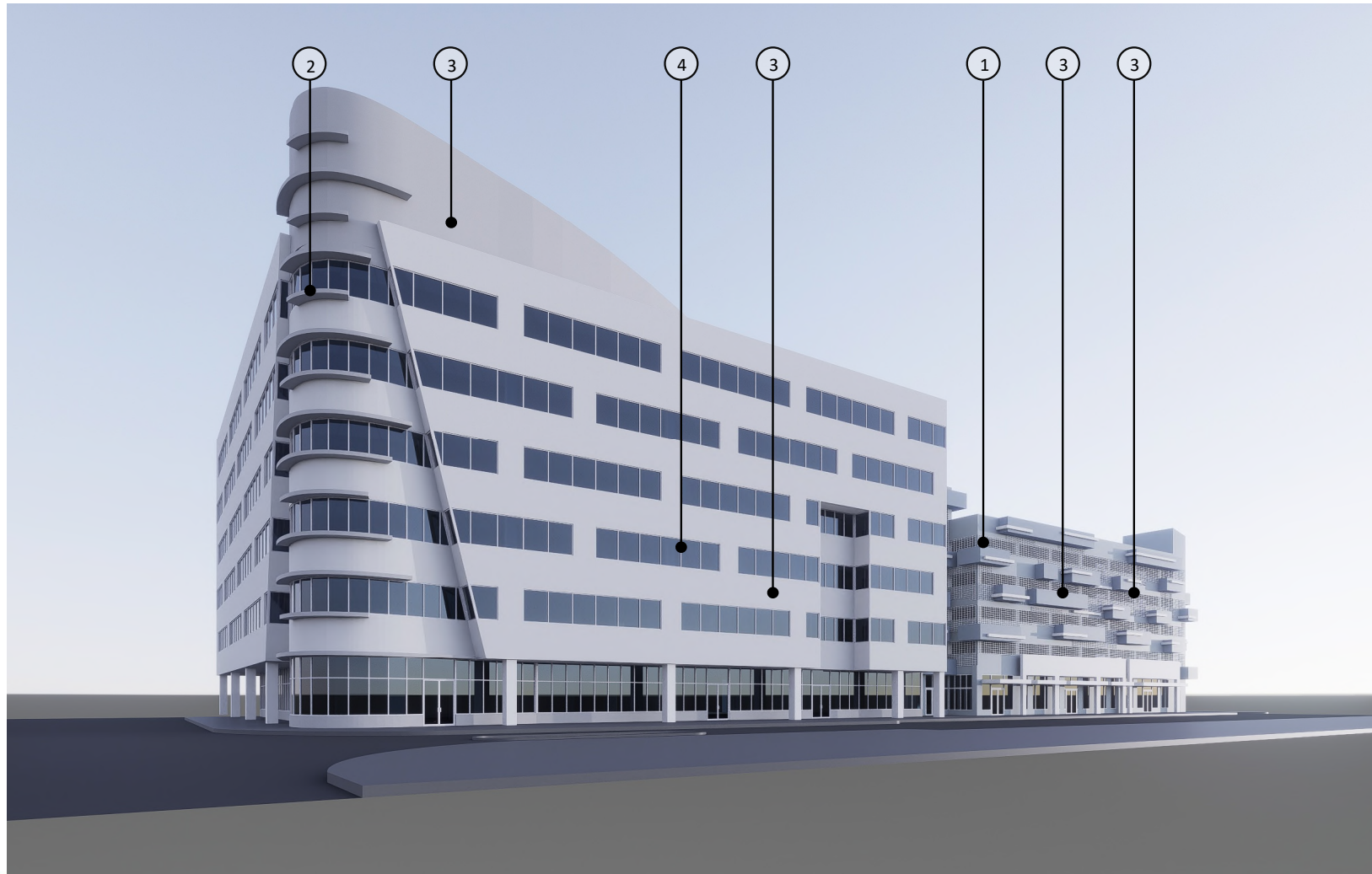


VIEW D

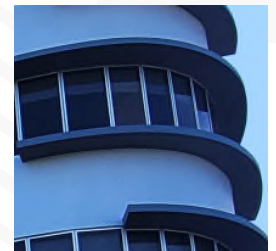
PHOTOS WERE TAKEN ON 01/ 16/ 2024



KEY PLAN  
SCALE 1/8"



① ALUMINUM GRILL



② OFFICE BUILDING EYEBROW



③ SMOOTH STUCCO FINISH

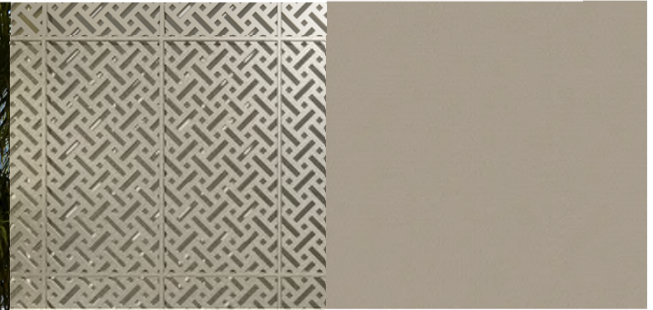


④ CLEAR ANODIZED ALUM MULLION



EXISTING MATERIALS

# Previously Approved



1 CUSTOM METAL PERFORATED SCREEN PANELS

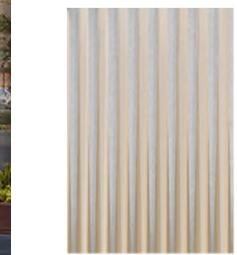
6 PROPOSED FABRIC AWNINGS



2 PROPOSED LIMESTONE VENEER



3 STUCCO/ CHAMPAGNE - ACID WASH BY CONCRETE WORKS EAST OR SIMILAR



4 DECORATIVE METAL CLADDING ON EXISTING PARAPET



5 PROPOSED LIGHT SCONCES

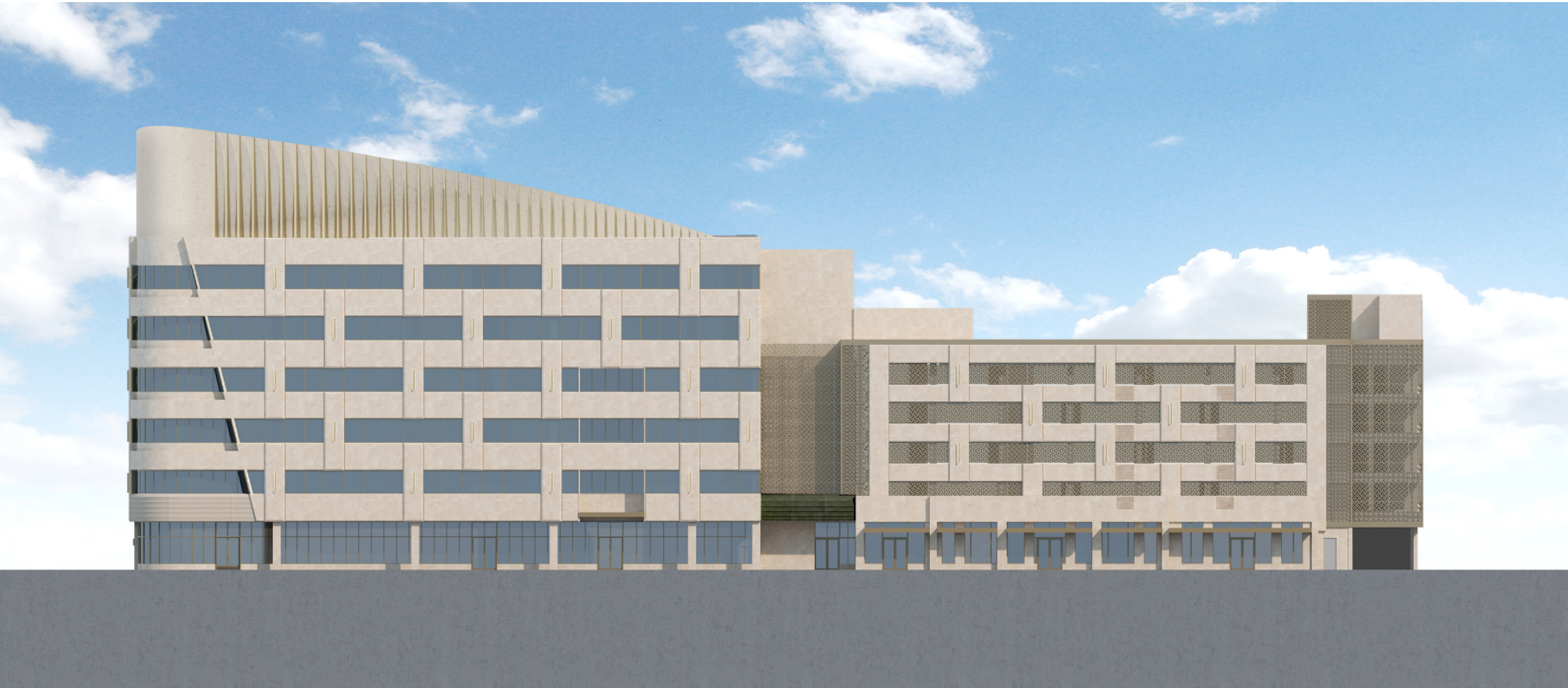


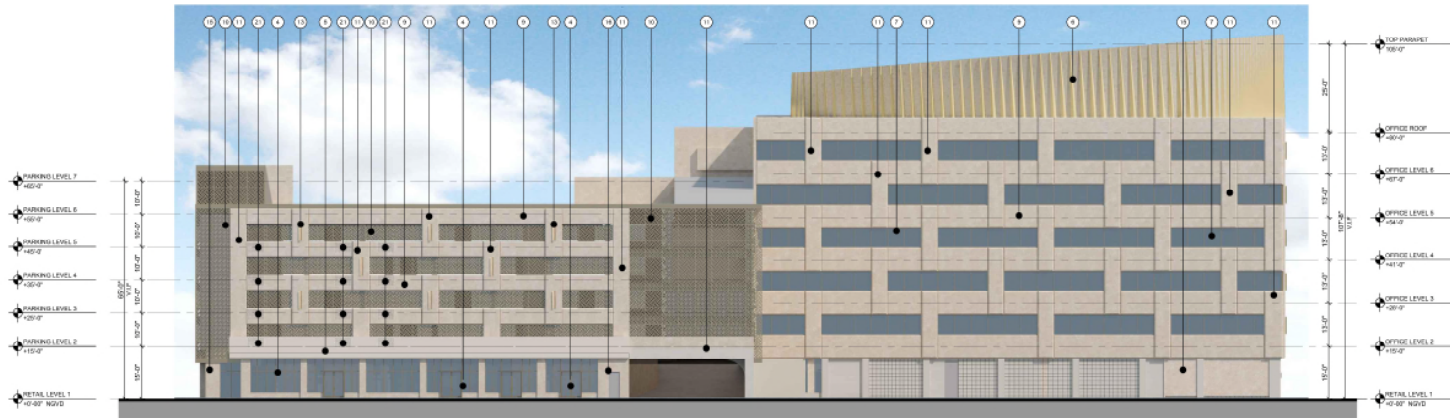
7 POWDER COATED MULLION TO MATCH METAL SCREEN

# Previously Approved

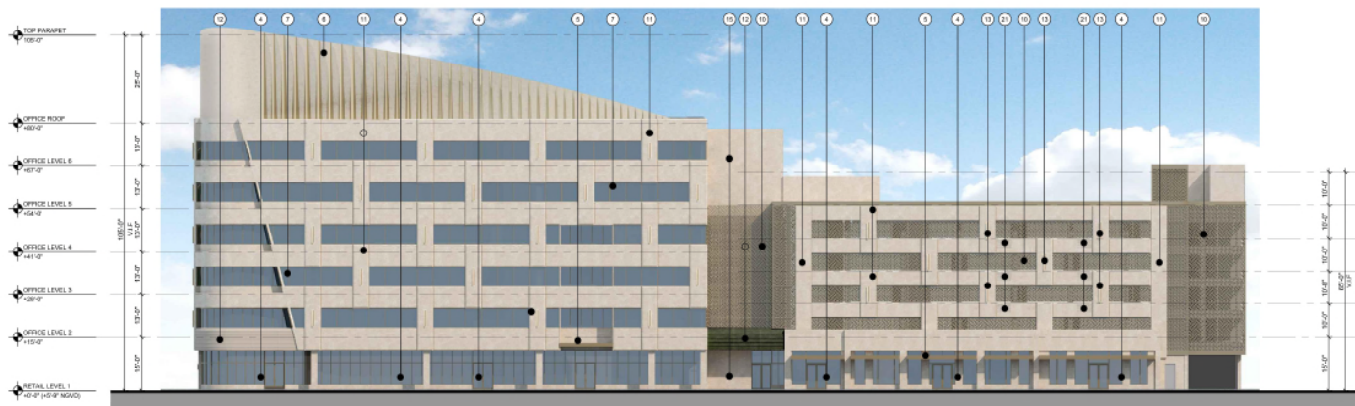


# Proposed Elevation



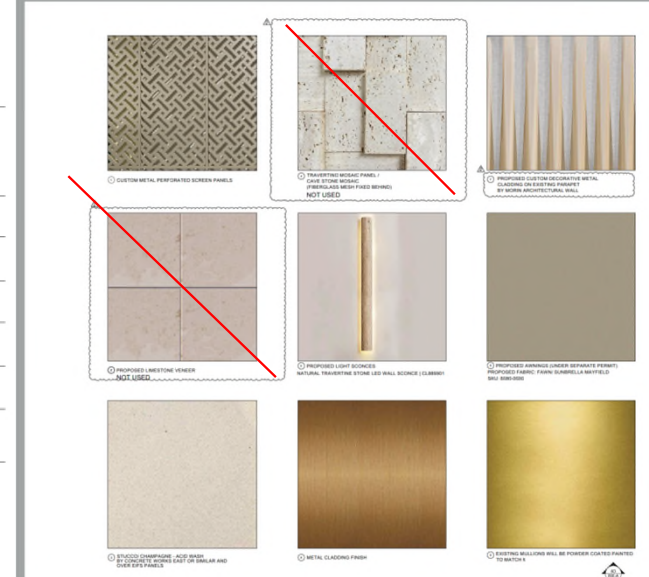


**B** PROPOSED EAST ELEVATION



**A** PROPOSED WEST ELEVATION

THE LINCOLN BL  
1601 MICHIGAN  
MIAMI BEACH, FL 33139



**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)



# Proposed Modified



# Thank You

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Suite 300, Miami, FL 33131

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① CUSTOM METAL PERFORATED SCREEN PANELS



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



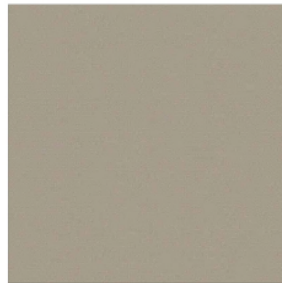
① PROPOSED CUSTOM DECORATIVE METAL CLADDING ON EXISTING PARAPET BY MORIN ARCHITECTURAL WALL



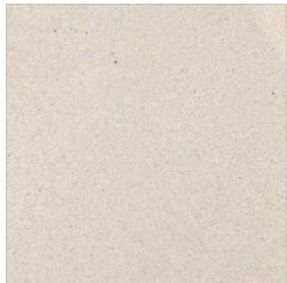
① PROPOSED LIMESTONE VENEER  
NOT USED



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



① PROPOSED AWNINGS (UNDER SEPARATE PERMIT)  
PROPOSED FABRIC: TAWN SUNBRELLA MAYFIELD  
SKU: 8069-0099



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

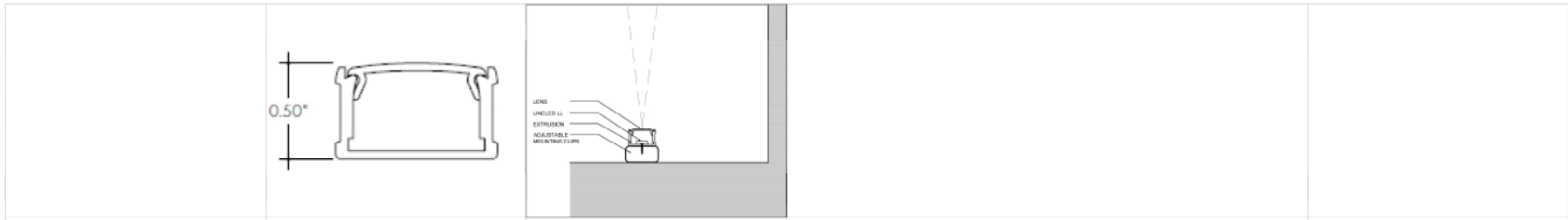
CONSULTANT

THE LINCOLN BL  
1801 MICHIGAN  
MIAMI BEACH, FL 33139

BGAarchitects

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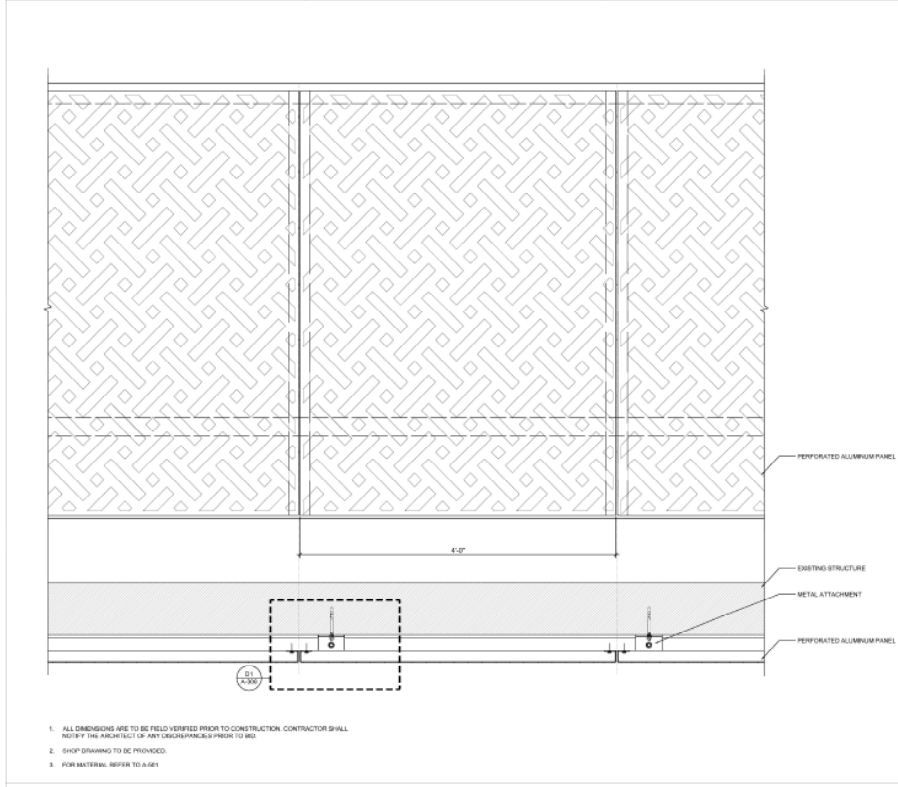
NO.	DATE	REVISION / DESCRIPTION	CITY COMMENTS	SHEET NUMBER
1	11-07-2024	CITY COMMENTS		A-501
2	12-31-2024	CITY COMMENTS		



A3 ADJUSTABLE MOUNTING CLIP DETAIL

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

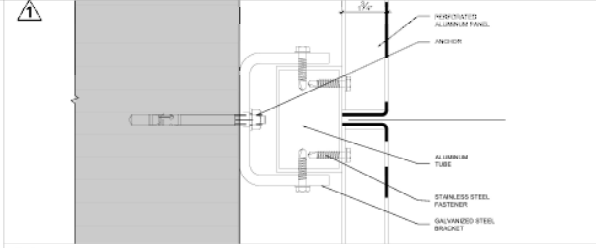
C3 LED LINEAR FIXTURE DETAIL SCALE: N.T.S.



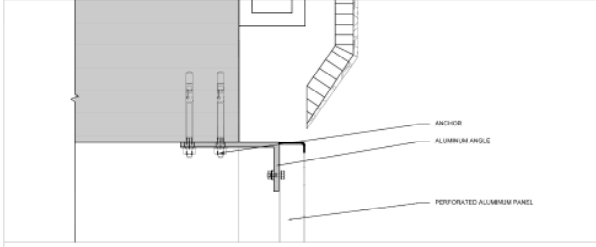
A4 METAL SCREEN PANEL DETAIL

SCALE: 1 1/2" = 1'-0"

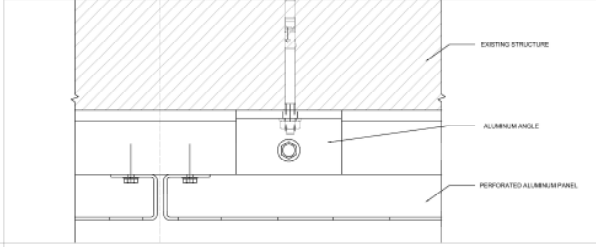
1. ALL DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID.
2. SHOP DRAWING TO BE PROVIDED.
3. FOR MATERIAL REFER TO A-081



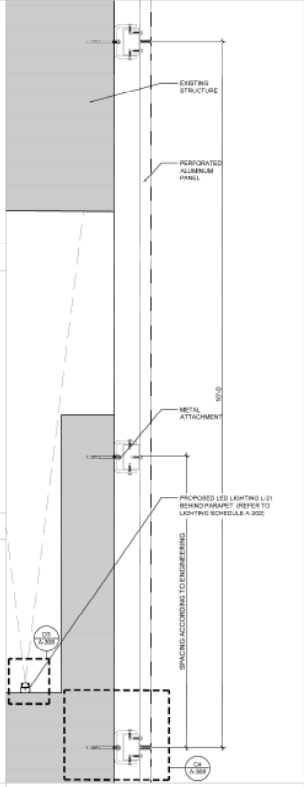
C4 METAL SCREEN ATTACHMENT SCALE: 6" = 1'-0"



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"

CONSULTANT

THE LINCOLN BL  
1801 MICHIGAN  
MIAMI BEACH, FL 33139

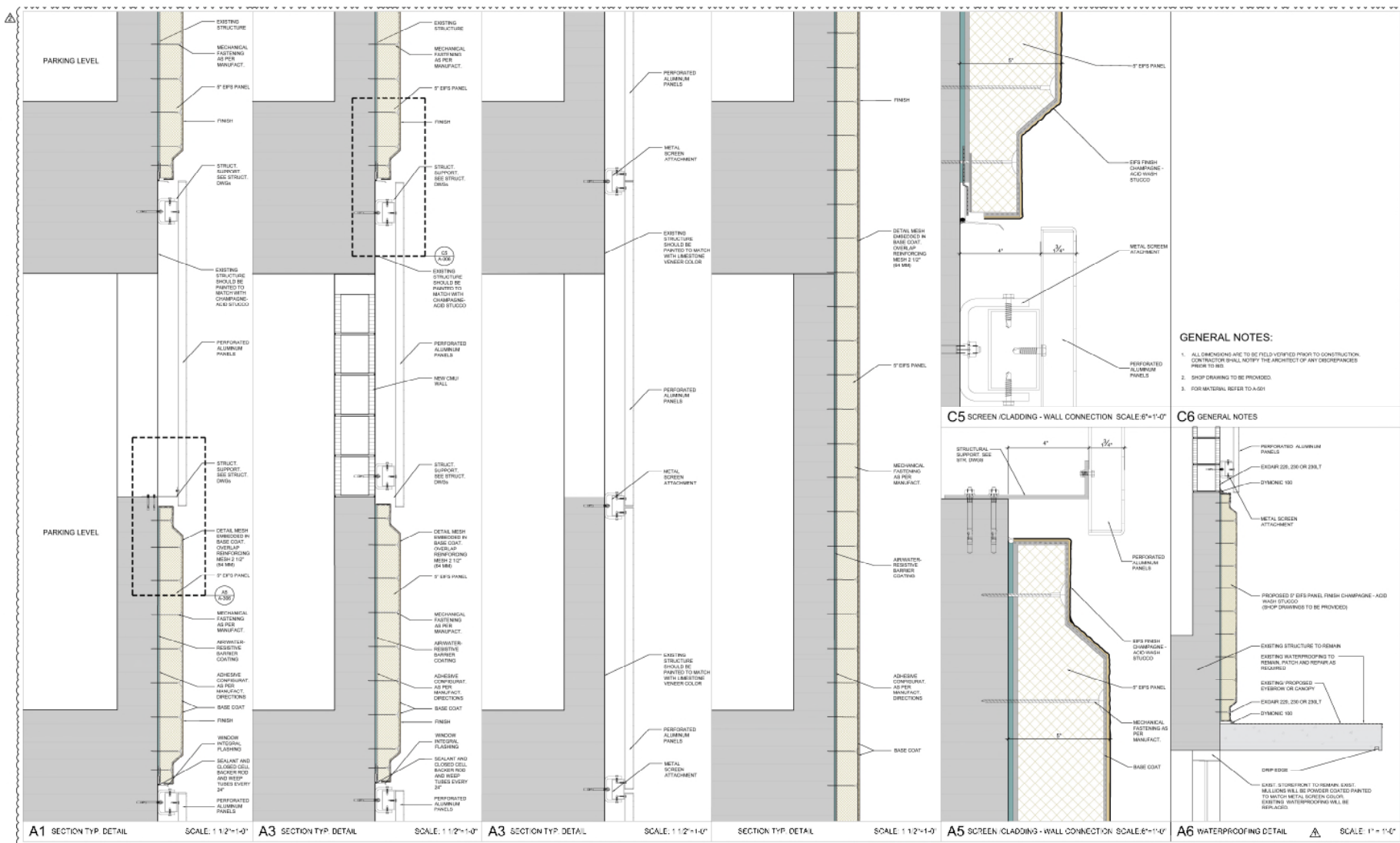


ARCHITECTS JOSE B. GOMEZ

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 UNLESS NOTED OTHERWISE. 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
- EXLAR 225, 230 OR 236.1
- DYNAMIC 100
- METAL SCREEN ATTACHMENT
- PROPOSED 9\"/>

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"     **A6 WATERPROOFING DETAIL** SCALE: 1"=1'-0"

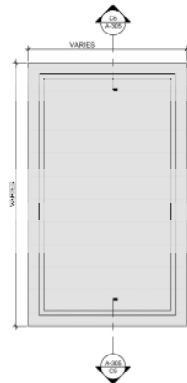
**THE LINCOLN BL**  
 1601 MECHANICAL  
 MIAMI BEACH, FL 33139



REVISIONS	
NO.	DESCRIPTION
1	12-31-2024
2	11-07-2024

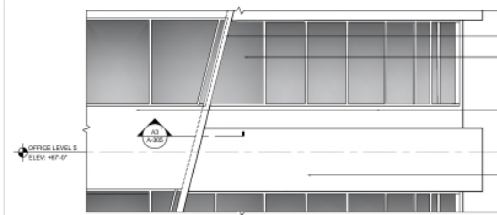
DATE	03/21/25
PROJECT	THE LINCOLN BL
CLIENT	MECHANICAL
ARCHITECT	BGA ARCHITECTS
SCALE	AS SHOWN
SHEET NUMBER	A-306



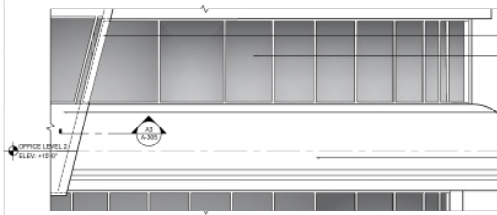
PANEL - FRONT VIEW

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.

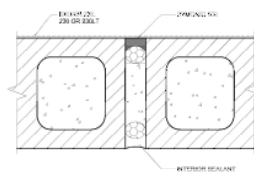
A4 EIFS PANEL ELEVATION (TYP) SCALE: 1/4" = 1'-0"



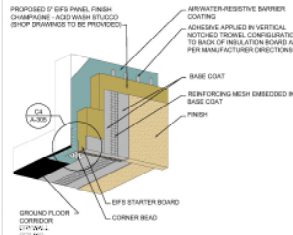
B1 PLANTER & CLADDING NORTH AND WEST ELEVATION DETAIL (OFFICE BUILDING) SCALE: 1/4" = 1'-0"



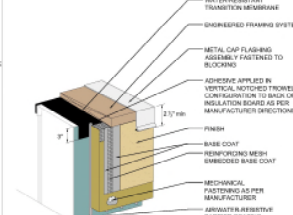
A1 WINDOW & CLADDING NORTH AND WEST ELEVATION DETAIL (OFFICE BUILDING) SCALE: 1/4" = 1'-0"



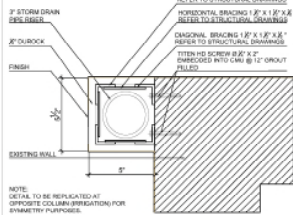
D3 CONTROL JOINT W/ DYNAMIC 100 SCALE: N.T.S.



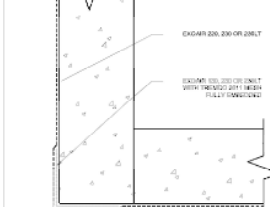
C3 FASCIA/SOFFT TRANSITION SCALE: 1/4" = 1'-0"



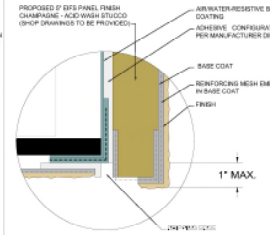
B3 COPING DETAIL SCALE: 3/8" = 1'-0"



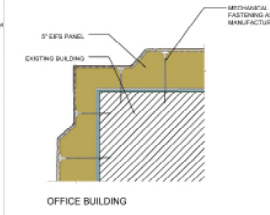
A3 IRRIGATION ENCLOSURE SHAFT SCALE: 3/8" = 1'-0"



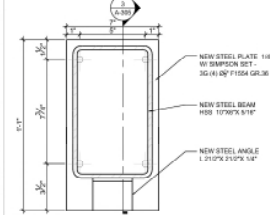
D4 WATERPROOFING DETAIL SCALE: N.T.S.



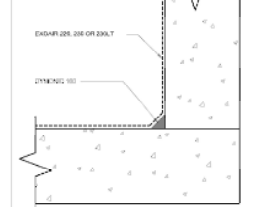
C4 FASCIA/SOFFT TRANSITION (ENLARGED) N.T.S.



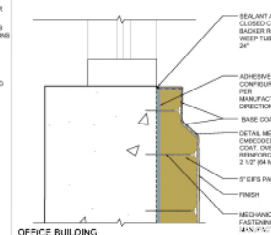
B4 90° OUTSIDE FINISHED CORNER SCALE: 3/8" = 1'-0"



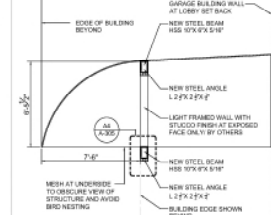
A5 STEEL BEAM SECTION 3 SCALE: 3/8" = 1'-0"



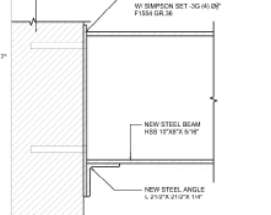
D5 WATERPROOFING DETAIL SCALE: N.T.S.



C5 TYP. CLADDING WINDOW SILL DETAIL SCALE: 3/8" = 1'-0"



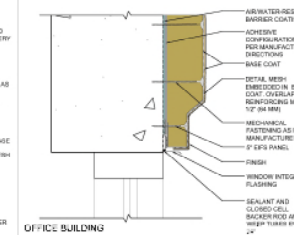
B5 SECTION SCALE: 1/4" = 1'-0"



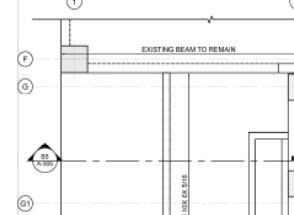
A5 STEEL BEAM SECTION 3 SCALE: 3/8" = 1'-0"



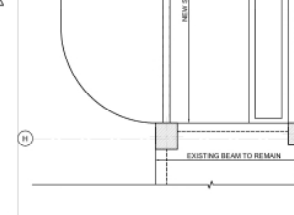
D6 WATERPROOFING DETAIL SCALE: N.T.S.



C6 TYP. CLADDING WINDOW HEAD DETAIL SCALE: 3/8" = 1'-0"



B6 SECTION SCALE: 1/4" = 1'-0"



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

THE LINCOLN BL  
 1001 N. MIAMI AVE.  
 MIAMI BEACH, FL 33139



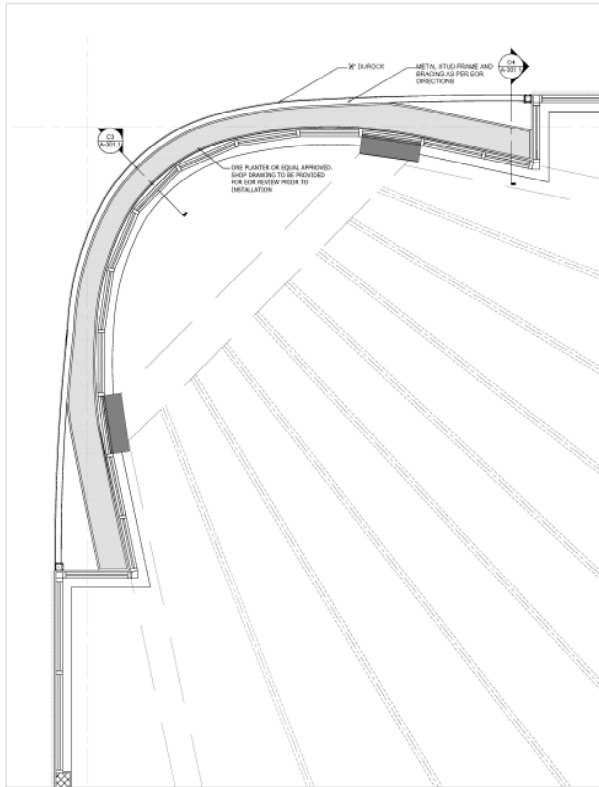
NO.	DATE	BY	DESCRIPTION
1	11-07-2024	MM	CITY COMMENTS
2	12-31-2024	MM	CITY COMMENTS

CONTRACTOR

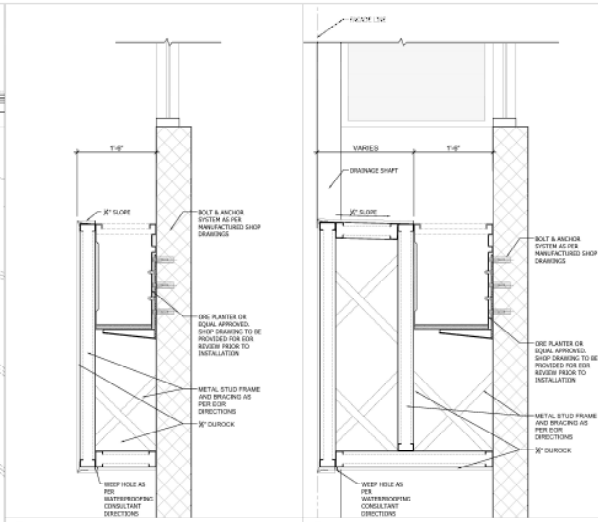
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 WWW.BGAARCHITECTS.COM

A-305



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



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

CONSULTANT

**THE LINCOLN BL**  
 1601 MICHIGAN  
 MIAMI BEACH, FL 33139



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DWG. TITLE	NORTHWEST OFFICE
PLANTER SECTION DETAILS	
SCALE	AS SHOWN
PROJ. NO.	2024-11
DATE	01/17/24
SHEET NUMBER	01/17/24
7 12-30-2024	OWNER REVISION
MECHIGAN	

**A-307**