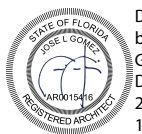




NOLI

MIAMI BEACH



Digitally signed
by Jose L.
Gomez
Date:
2026.04.04
10:37:27 -04'00'



HISTORIC PRESERVATION BOARD 26-0686

FINAL SUBMITTAL

APRIL 5, 2026

PROJECT TEAM

DESIGN ARCHITECT	TOUZET STUDIO
ARCHITECT OF RECORD	B.G. ARCHITECTS
LANDSCAPE ARCHITECT	GSLA DESIGN
CIVIL ENGINEER	KIMLEY HORN
LIGHTING DESIGN	TOUZET STUDIO & GSLA DESIGN

DRAWING INDEX

A0.0	COVER	LA-000	LANDSCAPE
A0.1	DRAWING INDEX	LA-100-103	PLANTING PLAN - TREE CANOPY
A0.2	PROJECT SCOPE	LA-104-107	PLANTING PLAN - SHRUBS & GROUNDCOVERS
A0.3	SURVEY	LA-108	GROUND FLOOR PLANT LIST
A0.4	PROJECT ZONING DATA	LA-109-112	PLANTING PLAN - POTTED PLANTS
A0.5	SITE LOCATION	LA-113	PLANTING PLAN - UPPER LEVEL
A0.6	FUTURE PLANS AND IMPROVEMENTS	LA-114	UPPER LEVEL & POTTED PLANT LIST
A0.7-8	F.A.R DIAGRAMS	LA-115-120	PLANTING SPECIFICATIONS & DETAILS
A0.9	EXISTING SITE PLAN	LA-200-203	DRIP IRRIGATION PLAN - GROUND FLOOR
A0.10	PROPOSED SITE PLAN	LA-204	DRIP IRRIGATION PLAN - UPPER LEVEL
A0.11	PROPOSED CIRCULATION DIAGRAM	LA-205-212	DRIP IRRIGATION SPECIFICATIONS & DETAILS
A0.12-14	SITE VIEWS		
A1.0	LINCOLN ROAD		LIGHTING DESIGN
A1.1-3	LINCOLN ROAD CONTEXT	LARCH-1	LIGHTING STRATEGY - LINCOLN ROAD
A1.4	FACADE INSPIRATION & OBJECTIVES	LARCH-2	LIGHTING STRATEGY - LINCOLN LANE
A1.5	LINCOLN ROAD FACADE PHOTOS	LA-300-303	LIGHTING PLAN
A1.6-9	DEMOLITION PLANS AND ELEVATIONS	LA-304-305	LIGHTING CUT SHEETS
A1.10-12	PROPOSED FLOOR PLANS		
A1.13-16	ELEVATIONS - LINCOLN ROAD		
A.17	ENLARGED ELEVATION - LINCOLN ROAD		
A.18	TENANT IDENTIFICATION & SHADE OPTIONS		
A.19-20	LINCOLN ROAD MATERIAL PALETTE		
A.21-23	RENDERINGS		
A2.0	VIA NOLI		
A2.1	ENLARGED SITE PLAN		
A2.2	INTERIOR SITE VIEWS		
A2.3	PEDESTRIAN ARCADE PRECEDENTS		
A2.4-7	SECTIONS - VIA NOLI		
A2.8-9	ENLARGED SECTION & LINE OF SIGHT		
A2.10-11	RENDERINGS		
A3.0	NOLI DISTRICT		
A3.1-4	CREATING A DISTRICT: LANDSCAPE: SHADE AND WATER HARDSCAPE & STREET FURNITURE WAYFINDING CULTURAL ACTIVATIONS		
A3.5	NOLI PLAZA INSPIRATION		
A3.6	ADAPTIVE REUSE OF ALLEY		
A3.7	LINCOLN LANE FACADE PHOTOS		
A3.8-11	ELEVATIONS - NORTH LINCOLN LANE		
A3.12-13	LINCOLN LANE MATERIAL PALETTE		
A3.14	PROPOSED HARDSCAPE PLAN		
3.15-16	RENDERINGS		

NoLi District - Scope of Architectural Intervention



Illustrating areas under HPB review (highlighted) and adjacent buildings shown for context (not in scope)

1

NoLi District

A curated Micro District on North Lincoln Lane situated between Meridian and Euclid Avenues

2

Via NoLi (Pedestrian Passage)

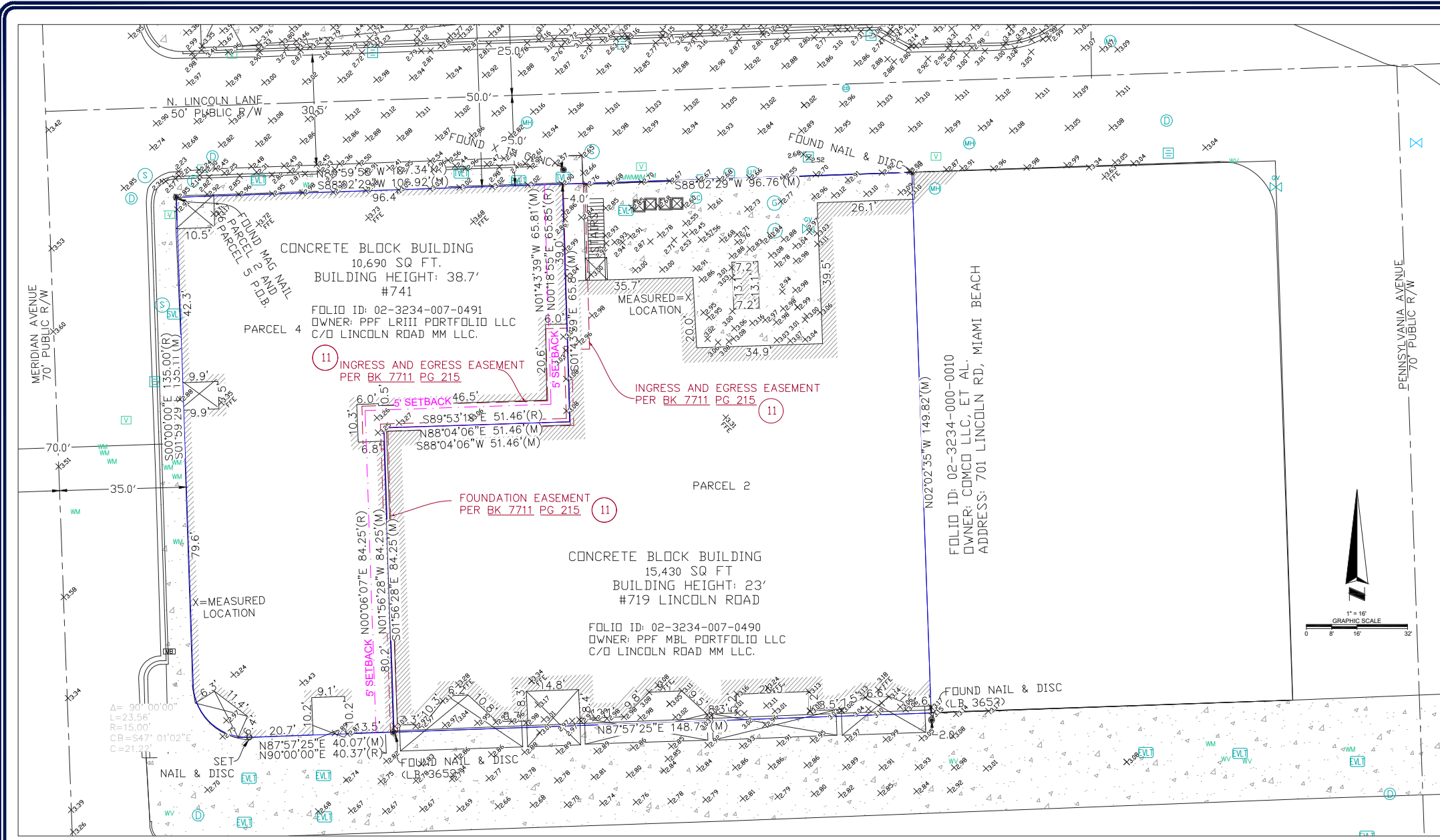
A covered pedestrian arcade connecting Lincoln Road to North Lincoln Lane, which introduces a vibrant mix of small-scale retail activations

3

Lincoln Road (719-737)

Retail facade improvements and architectural refinements to activate Lincoln Road and strengthen pedestrian experience:

- New retail storefronts at existing height
- New canopy iterations to allow for tenant individualization
- Additional palm trees proposed for increased shade (scaled and uplit)



LEGEND

● BOLLARD	⊙ STORM MANHOLE
⊙ CONCRETE SURFACE	⊙ TELEPHONE MANHOLE
⊙ ELECTRIC MANHOLE	⊙ UTILITY POLE
⊙ FIRE HYDRANT	⊙ WATER MANHOLE
⊙ GAS VALVE	⊙ WATER VALVE
⊙ GROUND LIGHT	⊙ AIR CONDITIONER
⊙ GUY ANCHOR	⊙ ARC LENGTH
⊙ HANDICAP PARKING SPACE	⊙ CABLE RISER
⊙ LIGHT POLE	⊙ CENTRAL ANGLE
⊙ MANHOLE	⊙ CHAIN LINK FENCE
⊙ NO PARKING AREA	⊙ CHORD BEARING
⊙ SANITARY MANHOLE	⊙ CHORD LENGTH
⊙ SET/FOUND MONUMENT	⊙ CLEAN OUT
⊙ AS NOTED	⊙ CONCRETE CURB & GUTTER
⊙ SIGN	⊙ INTERED END SECTION
⊙ SPOT ELEVATION	⊙ MONITORING WELL
⊙ COVERED AREA	⊙ PARKING SPACE(S)
⊙ DEED	⊙ PLASTIC PRIVACY FENCE
⊙ DRAINAGE INLET	⊙ PLAT
⊙ DUMPSTER AREA	⊙ POST & WIRE FENCE
⊙ ELECTRIC BOX	⊙ RADIUS
⊙ ELECTRIC METER	⊙ RECORD
⊙ ELECTRIC PANEL	⊙ SEWER VALVE
⊙ ELEV ELEVATION	⊙ SO.FT. SQUARE FEET
⊙ FTE FIRST FLOOR ELEVATION	⊙ TELEPHONE BOX
⊙ FDC FIRE DEPARTMENT CONNECTION	⊙ TELEPHONE RISER
⊙ FND FOUND	⊙ TRAFFIC SIGNAL BOX
⊙ GAS METER	⊙ TRANSFORMER
⊙ GENERATOR	⊙ UTILITY BOX
⊙ IRRIGATION CONTROL BOX	⊙ UTILITY LID
⊙ MEASURED	⊙ WATER METER
⊙ ADJOINER LINES	⊙ WATER VALVE
⊙ BOUNDARY	⊙ WOOD PANEL FENCE
⊙ BUILDING	⊙ ELECTRICAL VAULT
⊙ CENTER LINE	⊙ VAULT
⊙ CHAINLINK FENCE	
⊙ METAL FENCE	
⊙ OVERHEAD UTILITY LINE	
⊙ PLASTIC FENCE	
⊙ SECTION LINES	
⊙ WOOD PANEL FENCE	
⊙ ZONING SETBACK	
⊙ EASEMENT LINE	

SURVEYOR'S CERTIFICATE

TO: PPF MBL PORTFOLIO, LLC, A FLORIDA LIMITED LIABILITY COMPANY; CCOF, LLC, A FLORIDA LIMITED LIABILITY COMPANY; FIDELITY NATIONAL TITLE INSURANCE COMPANY; ACORE CAPITAL MORTGAGE, LP, A DELAWARE LIMITED PARTNERSHIP, IN ITS CAPACITY AS ADMINISTRATIVE AGENT FOR THE LENDERS AND ITS SUCCESSORS AND/OR ASSIGNS; MAC 801 LR, LLC, A DELAWARE LIMITED LIABILITY COMPANY; MAC 719 LR, LLC, A DELAWARE LIMITED LIABILITY COMPANY; MAC 601 LR, LLC, A DELAWARE LIMITED LIABILITY COMPANY; MAC 741 LR, LLC, A DELAWARE LIMITED LIABILITY COMPANY; MAC 723 LR, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

DATE OF PLAT OR MAP: 07/15/2025

12/14/2025

MICHAEL A. STANG
LAND SURVEYOR NUMBER: LS7410
IN STATE OF FLORIDA

FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "AE", AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 120561 MAP NO. 220623113 WHICH BEARS AN EFFECTIVE DATE OF 9/11/2009, AND IS IN A SPECIAL FLOOD HAZARD AREA NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

ZONE "AE" - BASE FLOOD ELEVATIONS (BFE) ARE DETERMINED.
BASE FLOOD ELEVATION OF 8.0.

BASIS OF BEARING

Bearings and distances are based on U.S. State Plane NAD83(2011) Florida East + NAVD88(GEoid18).

BOUNDARY & TOPOGRAPHIC SURVEY

Comras Florida Retail Project
SITE ADDRESS

719-737, 741 Lincoln Rd
Miami Beach
MIAMI-DADE, FLORIDA, 34981

PARTNER PROJECT NUMBER: 25-502624.1

COORDINATED BY

PARTNER

CORPORATE OFFICE
2154 Torrance Boulevard
Torrance, CA 90501
Phone: 888-213-7479
ALTA@partneres.com
www.partneres.com

DATE	REVISIONS	DRAWN BY: RKM/TA	DRAWING SCALE: 1" = 16'
7/21/25	UPDATE	CHECKED BY: JWB	JOB NO.: WO-10136
8/14/25	UPDATE	FILENAME: WO-10136.DWG	
12/10/25	TOP UPDATE		

SURVEYED BY

STANG PROFESSIONAL SERVICES

3 BUCKSKIN STREET
LAKE BLUCH, FLORIDA 33852
216-766-4358
CAMERON@STANGSP.COM

TITLE DESCRIPTION

PARCEL 2. BLOCK 35. AMENDED PLAT OF GOLF COURSE SUBDIVISION OF THE ALTON BEACH REALTY COMPANY, RECORDED IN PLAT BOOK 6, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPT THEREFROM THE WESTERLY PORTION THEREOF BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 4. A PORTION OF LOT 1, BLOCK 35, OF AMENDED PLAT OF GOLF COURSE SUBDIVISION, RECORDED IN PLAT BOOK 6, AT PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 35, OF AMENDED PLAT OF GOLF COURSE SUBDIVISION OF THE ALTON BEACH REALTY COMPANY, RECORDED IN PLAT BOOK 6, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND RUN ON AN ASSUMED BEARING DUE SOUTH ALONG THE WESTERLY LINE OF SAID LOT 1, ALSO BEING THE EASTERLY LINE OF MERIDIAN AVENUE, AS SAID AVENUE IS SHOWN ON THE ABOVE-MENTIONED RECORDED PLAT, A DISTANCE OF 135.00 FEET TO THE POINT OF CURVATURE (P.C.) OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 15.00 FEET, THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS A DISTANCE OF 23.56 FEET TO THE POINT OF TANGENCY (P.T.) OF SAID CURVE, SAID POINT OF TANGENCY BEING ON THE NORTHERLY LINE OF LINCOLN ROAD, AS SAID ROAD IS SHOWN ON SAID RECORDED PLAT, THENCE RUN DUE EAST ALONG THE SOUTHERLY LINE OF LOT 1, BLOCK 35, A DISTANCE OF 40.37 FEET TO A POINT, SAID POINT BEING AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID LINCOLN ROAD AND A LINE WHICH IS SOUTHERLY PRODUCTION OF THE WESTERLY FACE OF A BUILDING WALL, THENCE RUN NORTH 00 DEGREES 07 MINUTES 07 SECONDS EAST, MORE OR LESS ALONG THE WESTERLY FACE OF SAID BUILDING WALL AND ITS PRODUCTION SOUTHERLY, A DISTANCE OF 84.25 FEET TO THE NORTHWESTERLY CORNER OF SAID BUILDING WALL, THENCE SOUTH 89 DEGREES 03 MINUTES 19 SECONDS EAST, MORE OR LESS, ALONG THE NORTHERLY FACE OF SAID BUILDING WALL, A DISTANCE OF 51.46 FEET TO A CORNER IN SAID BUILDING WALL, THENCE RUN NORTH 00 DEGREES 18 MINUTES 55 SECONDS EAST, MORE OR LESS, ALONG THE WESTERLY FACE OF SAID BUILDING WALL AND ITS PRODUCTION NORTHERLY, A DISTANCE OF 65.85 FEET TO THE INTERSECTION OF THE LAST MENTIONED COURSE AND THE NORTHERLY LINE OF SAID LOT 1, BLOCK 35, THENCE RUN DUE WEST ALONG THE NORTHERLY LINE OF LOT 1, BLOCK 35, A DISTANCE OF 107.34 FEET TO THE POINT OF BEGINNING (P.O.B.).

TOGETHER WITH THOSE CERTAIN NON-EXCLUSIVE EASEMENTS AS CREATED BY AND FURTHER DESCRIBED IN THAT DECLARATION OF EASEMENT FOR INGRESS AND EGRESS AND EASEMENT FOR ADJOINING FOUNDATION PURPOSES DATED MAY 5, 1972 AND RECORDED MAY 17, 1972 IN OFFICIAL RECORDS BOOK 7711, PAGE 215, OVER AND ACROSS THE LANDS DESCRIBED THEREIN AND FOR THE PURPOSES THEREIN EXPRESSED, AND AS FURTHER DESCRIBED AND SET FORTH IN EXHIBIT A TO THAT TRUSTEE'S DEED RECORDED IN OFFICIAL RECORDS BOOK 16233, PAGE 2403, BOTH OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 1258939 WITH AN EFFECTIVE DATE OF OCTOBER 23, 2025, REVISED NOVEMBER 7, 2025, AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT, OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE, OR OTHERWISE KNOWN HAVE BEEN LOCATED HEREON AND NOTED AS TO THEIR EFFECT OF THE PROPERTY.

SURVEYOR'S NOTES

- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, EASEMENTS, SERVITUDES, FOUNDATIONS AND POSSIBLE ENCROACHMENTS ARE BASED UPON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- SUBJECT TRACT HAS DRIVEWAY ACCESS TO LINCOLN LN, JEFFERSON AVE, MERIDIAN AVE, AND PENNSYLVANIA AVE, AND EUCLID AVE.
- THE DIMENSIONS AND AREA OF THE BUILDING(S) SHOWN ARE BASED ON THE BUILDING'S EXTERIOR FOOTPRINT AT GROUND LEVEL.
- THE POINT OF HEIGHT MEASUREMENT IS IDENTIFIED ON THE SURVEY AND WAS TAKEN FROM THE NEAREST ADJACENT GRADE AT SAID POINT. THIS POINT REPRESENTS THE HEIGHT OF THE STRUCTURE AS OBSERVED FROM GROUND LEVEL.
- NO UNDERGROUND UTILITIES HAVE BEEN LOCATED AND/OR SHOWN ON THIS SURVEY. ONLY VISIBLE AND APPARENT ABOVE GROUND UTILITY APPURTENANCES ARE SHOWN.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, OR BUILDING CONSTRUCTION ON THE SURVEYED PROPERTY.
- THERE ARE NO OBSERVABLE EVIDENCE OF ANY CHANGES IN STREET RIGHT-OF-WAYS OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
- THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES ON THE SURVEYED PROPERTY.
- ALL RECIPROCAL EASEMENT AGREEMENTS ("REAS") THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON.
- THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
- THE SURVEYED BOUNDARY SHOWN HEREON ARE CONTIGUOUS WITH ADJOINING PROPERTIES AND/OR RIGHTS OF WAY WITHOUT ANY GAPS, GORES OR OVERLAPS.
- NO VISIBLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED.
- IN REFERENCE TO OPTIONAL TITLE A, ITEM 10, PARTY WALLS WERE NOT ABLE TO BE LOCATED AT TIME OF SURVEY.
- IN REFERENCE TO OPTIONAL TITLE A, ITEM 14, THE PROPERTY IS AT THE INTERSECTIONS OF N LINCOLN LN, MERIDIAN AVE, AND PENNSYLVANIA AVE.
- THE DIFFERENCE BETWEEN THE CALLS OF RECORDS AND THOSE THAT WERE MEASURED DO NOT CREATE AND GAPS OR OTHER TITLE PROBLEMS.

UTILITY NOTE

THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E V.

LAND AREA

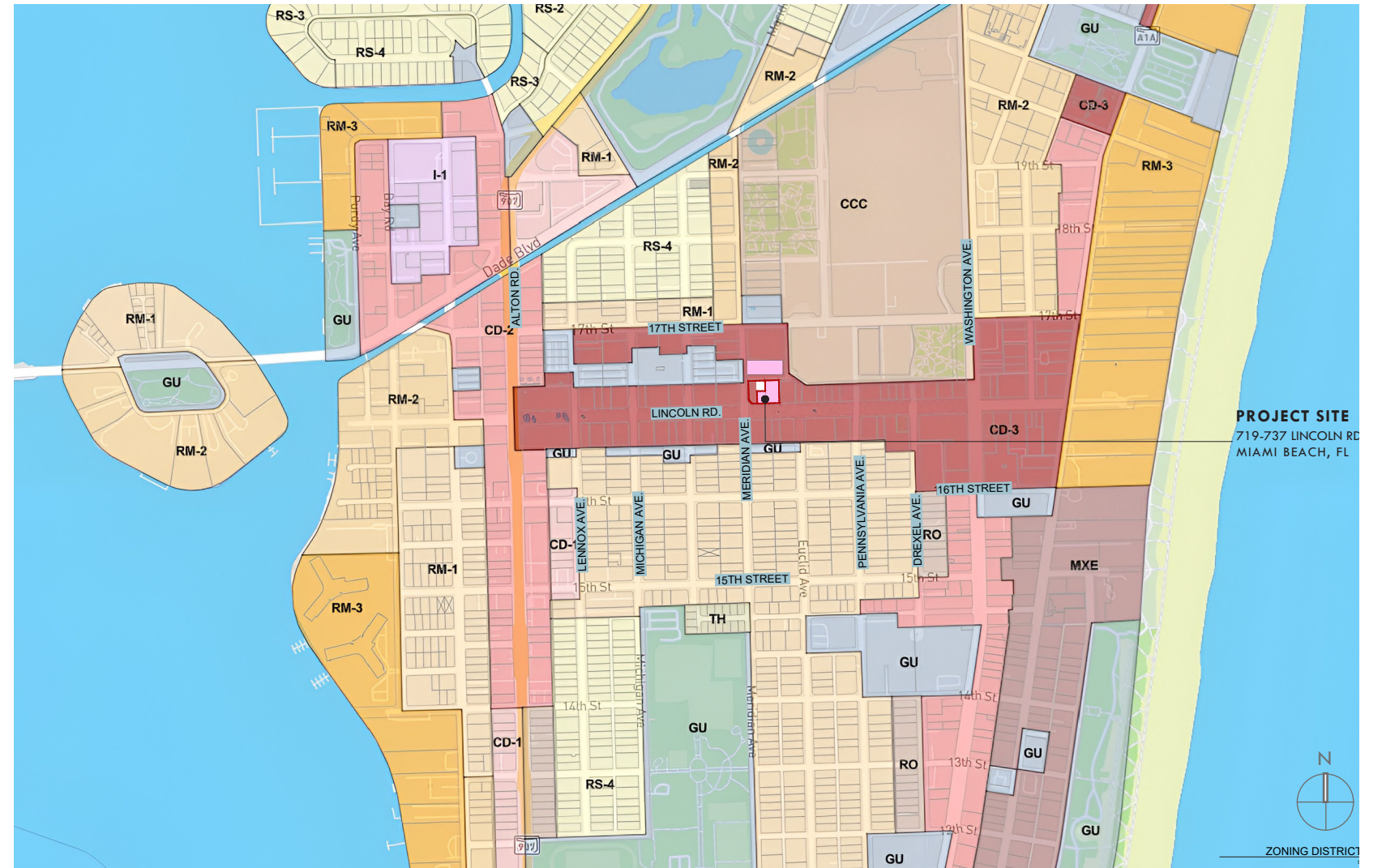
PARCEL 2:	18,884 SQ. FT.
ACRES:	0.43 +/-
PARCEL 4:	11,822 SQ. FT.
ACRES:	0.26 +/-

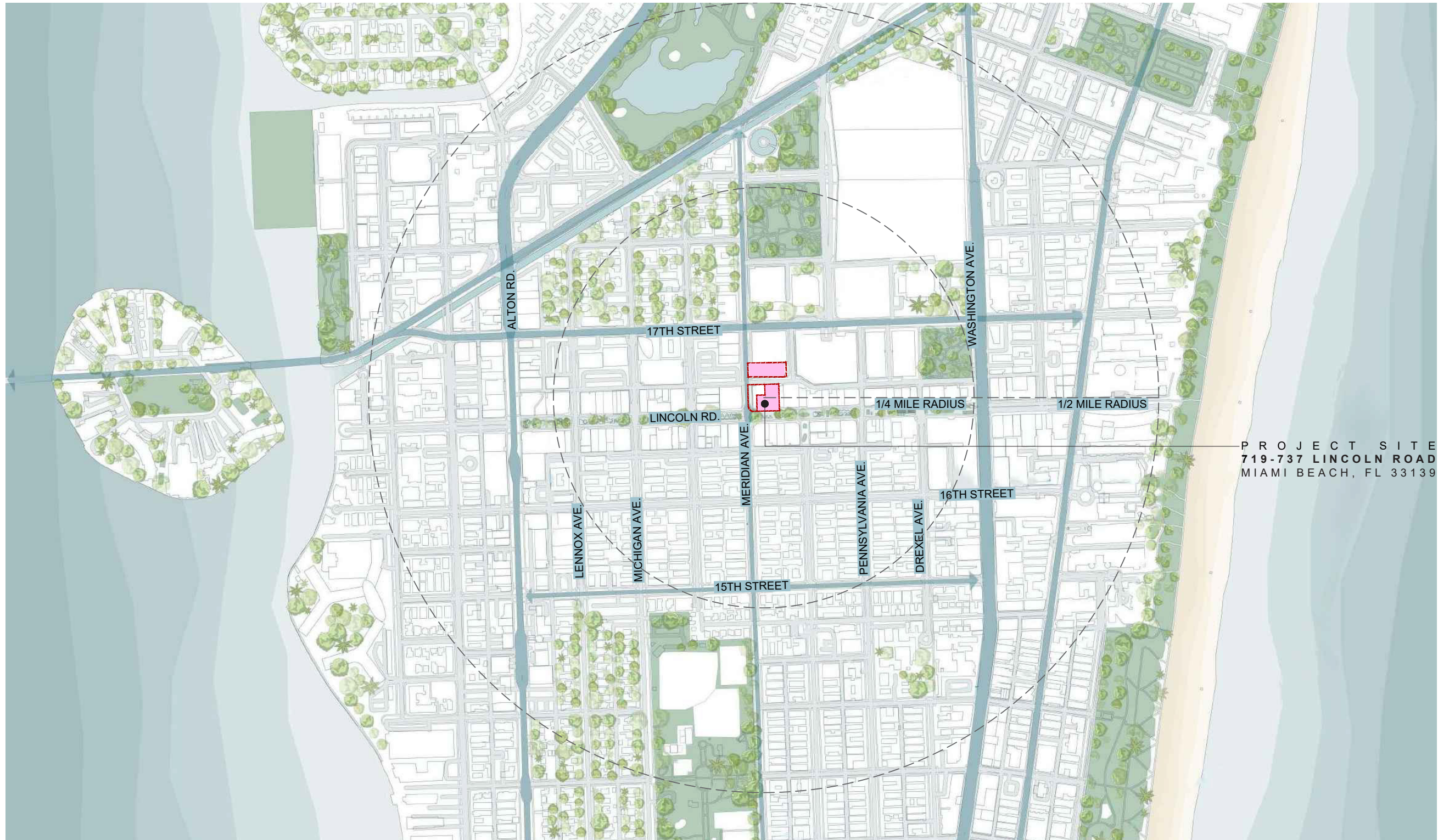
SHEET 1 OF 1

COPYRIGHT © PARTNER ALL RIGHTS RESERVED. USE OF THIS FORMAT IS STRICTLY PROHIBITED WITHOUT PRIOR WRITTEN CONSENT.

Project Information		
1	ADDRESS: 719-737 LINCOLN RD.	FOLIO(S) / AREAS: 02-3234-007-0490
2	TOTAL LOT AREA (SQ.FT.)	ACRES 0.43 SQ.FT. 18,884.00
3	ZONING DISTRICT	CD-3 - COMMERCIAL, HIGH INTENSITY
3	LOCATED WITHIN A HISTORIC DISTRICT	(YES) FLAMINGO PARK HISTORIC DISTRICT
4	INDIVIDUAL HISTORIC SITE (YES OR NO):	NO
5	YEAR BUILT:	1924
6	BASE FLOOD ELEVATION (IN NGVD):	AE 8.0' NGVD
6	GRADE VALUE IN NGVD:	4.25' NGVD (2.70' NAVD88)
6	ADJUSTED GRADE ((BFE+GRADE) / 2):	6.125' NGVD (4.575' NAVD88)
7	LOT WIDTH:	148'-9"
8	LOT DEPTH:	149'-9"
9	PROPOSED USE:	MIXED USE COMMERCIAL
10	PROPOSED ACCESSORY USE:	N/A
11	SIGNED AND SEALED LANDSCAPE PLANS:	YES
ZONING INFORMATION / CALCULATION		
12	FLOOR AREA RATIO (FAR / SQ. FT.)	Required Existing Proposed Deficiencies
		2.25 (a) 1.15 1.15 N/A
		42,489.00 21,635.00 21,635.00 N/A
13	MAXIMUM DENSITY (DUA = 150)	N/A N/A N/A N/A
14	BUILDING HEIGHT	50'-0" 23'-0" EXISTING N/A
	NUMBER OF STORIES	N/A 1 1 N/A
15	AT GRADE PARKING LOT ON SAME LOT	N/A N/A N/A N/A
a	FRONT SETBACKS	N/A N/A N/A N/A
b	SIDE INTERIOR SETBACK	N/A N/A N/A N/A
c	SIDE FACING STREET SETBACK	N/A N/A N/A N/A
d	REAR SETBACK	N/A N/A N/A N/A
16	SUBTERRENEAN, PEDESTAL & TOWER	Required Existing Proposed Deficiencies
a	FRONT SETBACK (LINCOLN RD)	N/A N/A N/A N/A
b	SIDE FACING STREET SETBACK (MERIDIAN)	N/A N/A N/A N/A
c	SIDE INTERIOR SETBACK	N/A N/A N/A N/A
e	REAR SETBACK (LINCOLN LANE)	N/A N/A N/A N/A
17	MINIMUM UNIT SIZE	Required Existing Proposed Deficiencies
a	NEW CONSTRUCTION	N/A N/A N/A N/A
b	REHABILITATED BUILDINGS	N/A N/A N/A N/A
c	HOTEL UNIT	N/A N/A N/A N/A
18	AVERAGE UNIT SIZE	Required Existing Proposed Deficiencies
a	NEW CONSTRUCTION	N/A N/A N/A N/A
b	REHABILITATED BUILDINGS	N/A N/A N/A N/A
c	HOTEL UNIT	N/A N/A N/A N/A
20	REQUIRED OPEN-SPACE RATIO (RPS, CPS)	N/A N/A N/A N/A
21	PARKING (Tier 3a)	N/A N/A N/A N/A
22	LOADING	N/A (*) N/A N/A N/A

(*) No increase in FAR is being proposed with this application.

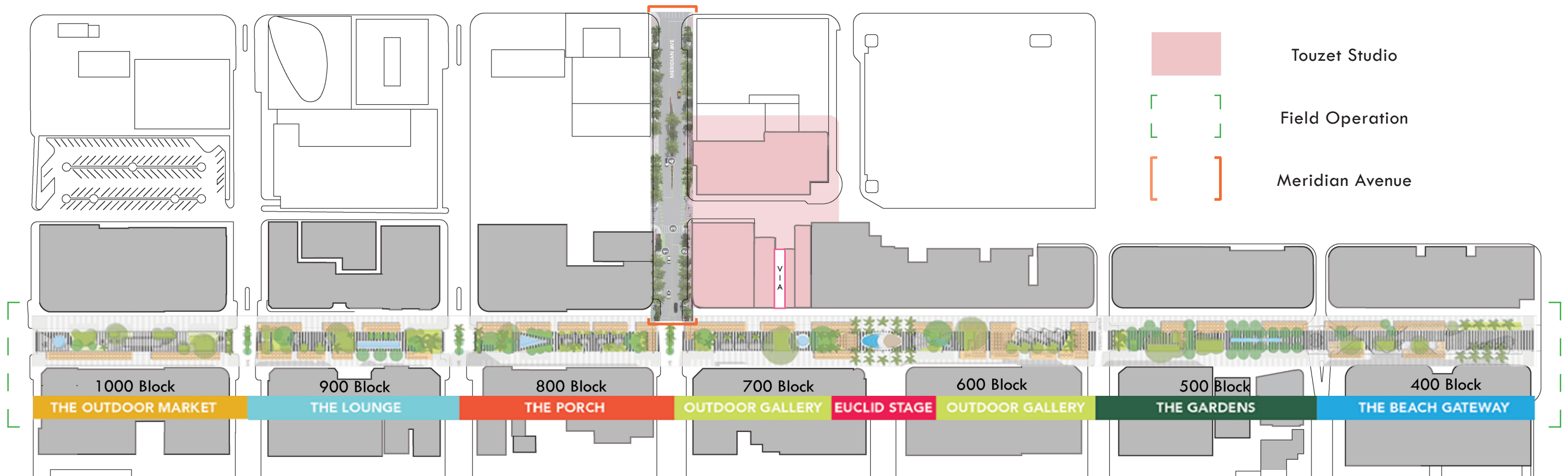


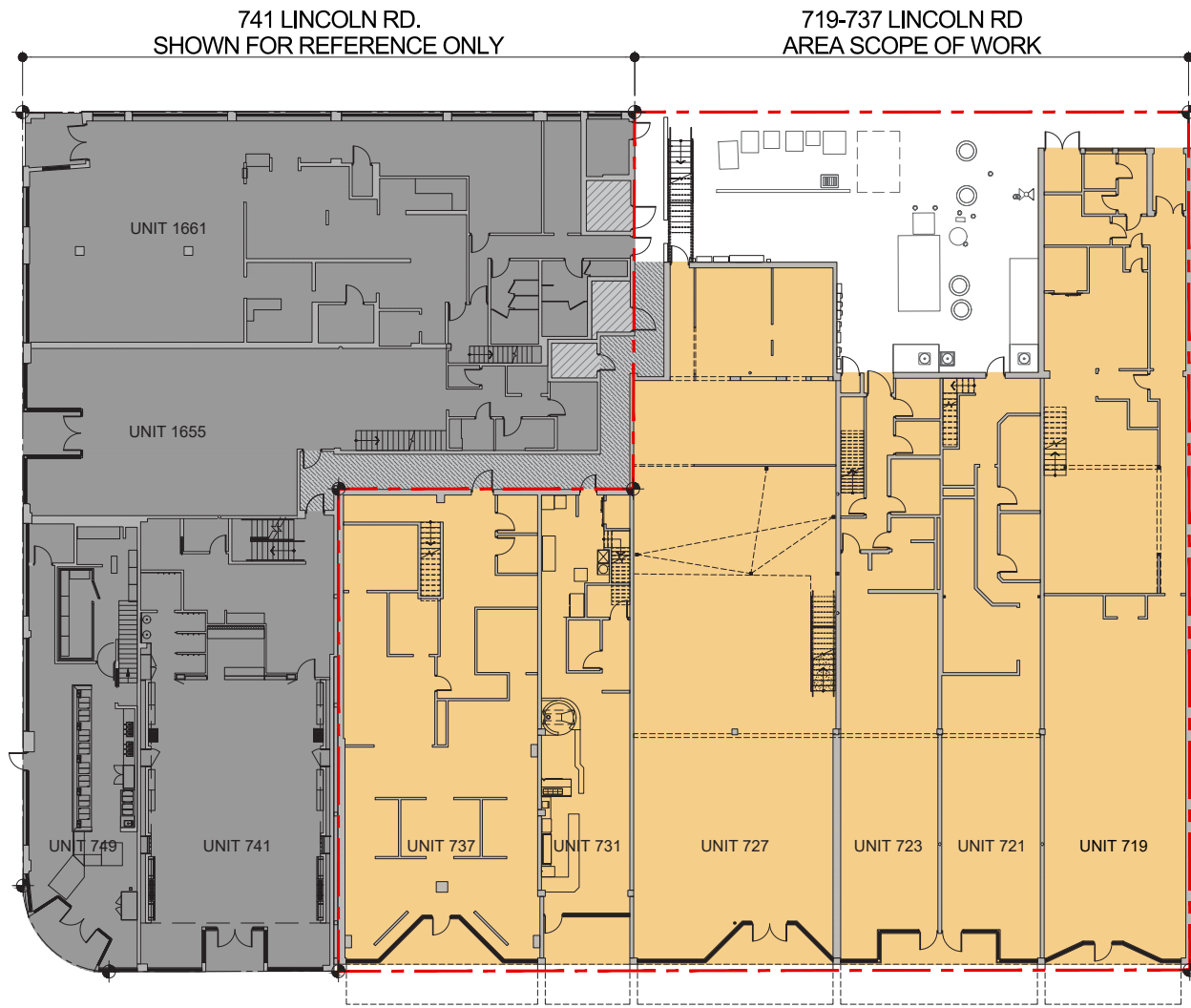


PROJECT SITE
 719-737 LINCOLN ROAD
 MIAMI BEACH, FL 33139



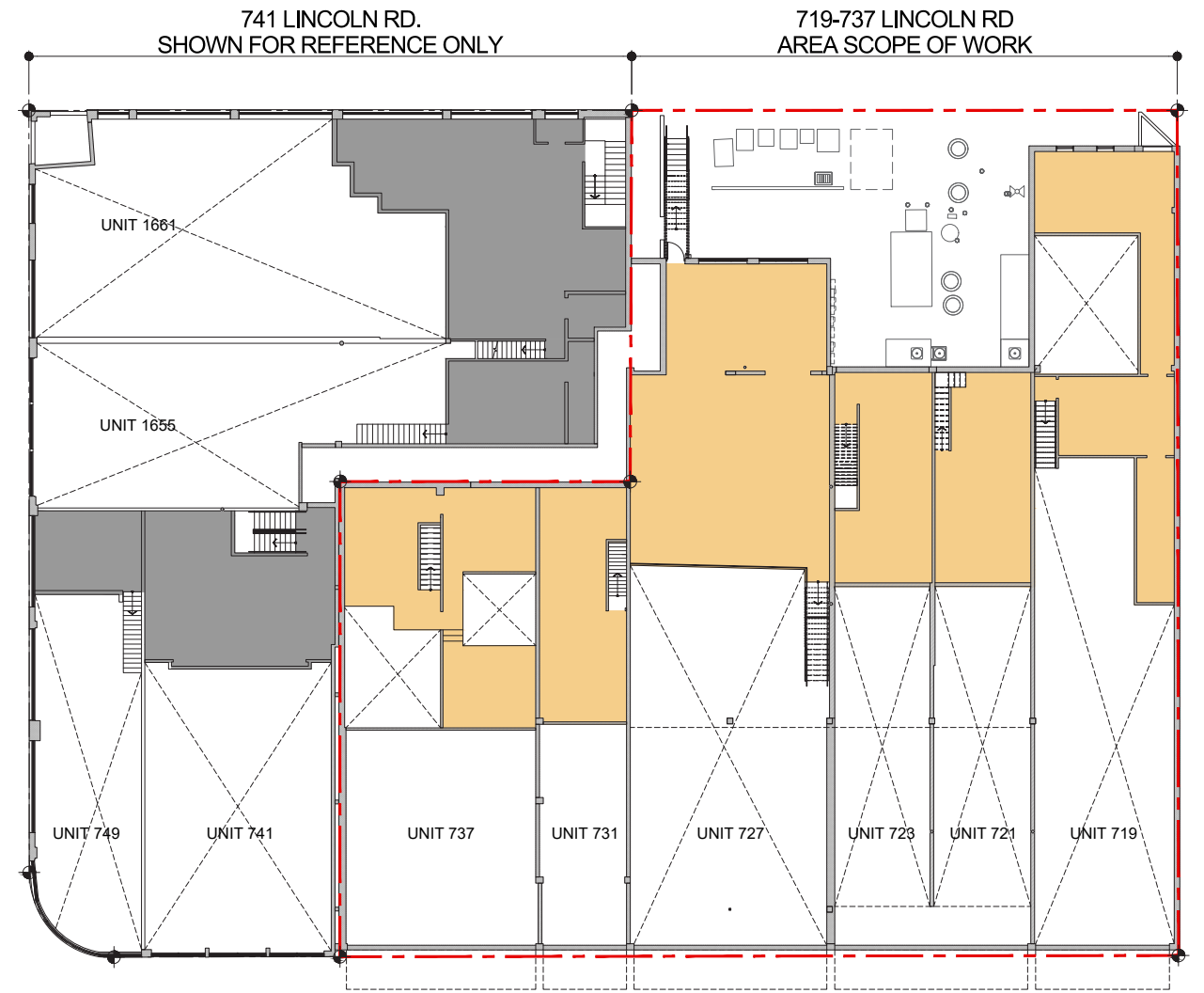
LINCOLN ROAD CAPITAL IMPROVEMENT PROJECTS





719-737 LINCOLN RD. - EXISTING FAR DIAGRAM @ GROUND FLOOR LEVEL
 741-749 LINCOLN RD. & 1661-1665 MERIDIAN AVE - SHOWN FOR REFERENCE ONLY

GROUND LEVEL: 15,988 SF

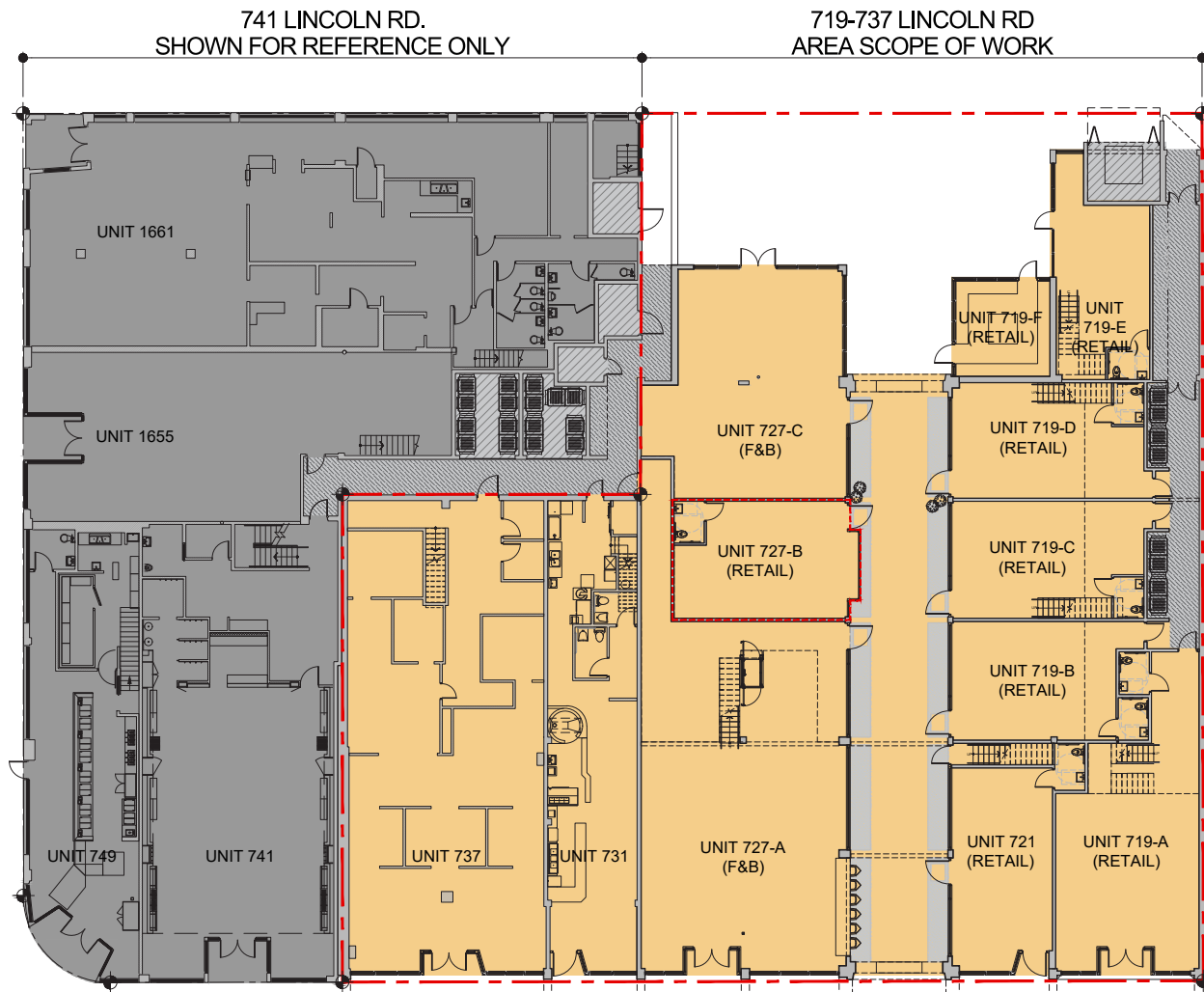


719-737 LINCOLN RD. - EXISTING FAR DIAGRAM @ MEZZANINE FLOOR LEVEL
 741-749 LINCOLN RD. & 1661-1665 MERIDIAN AVE - SHOWN FOR REFERENCE ONLY

SECOND LEVEL: 5,647 SF

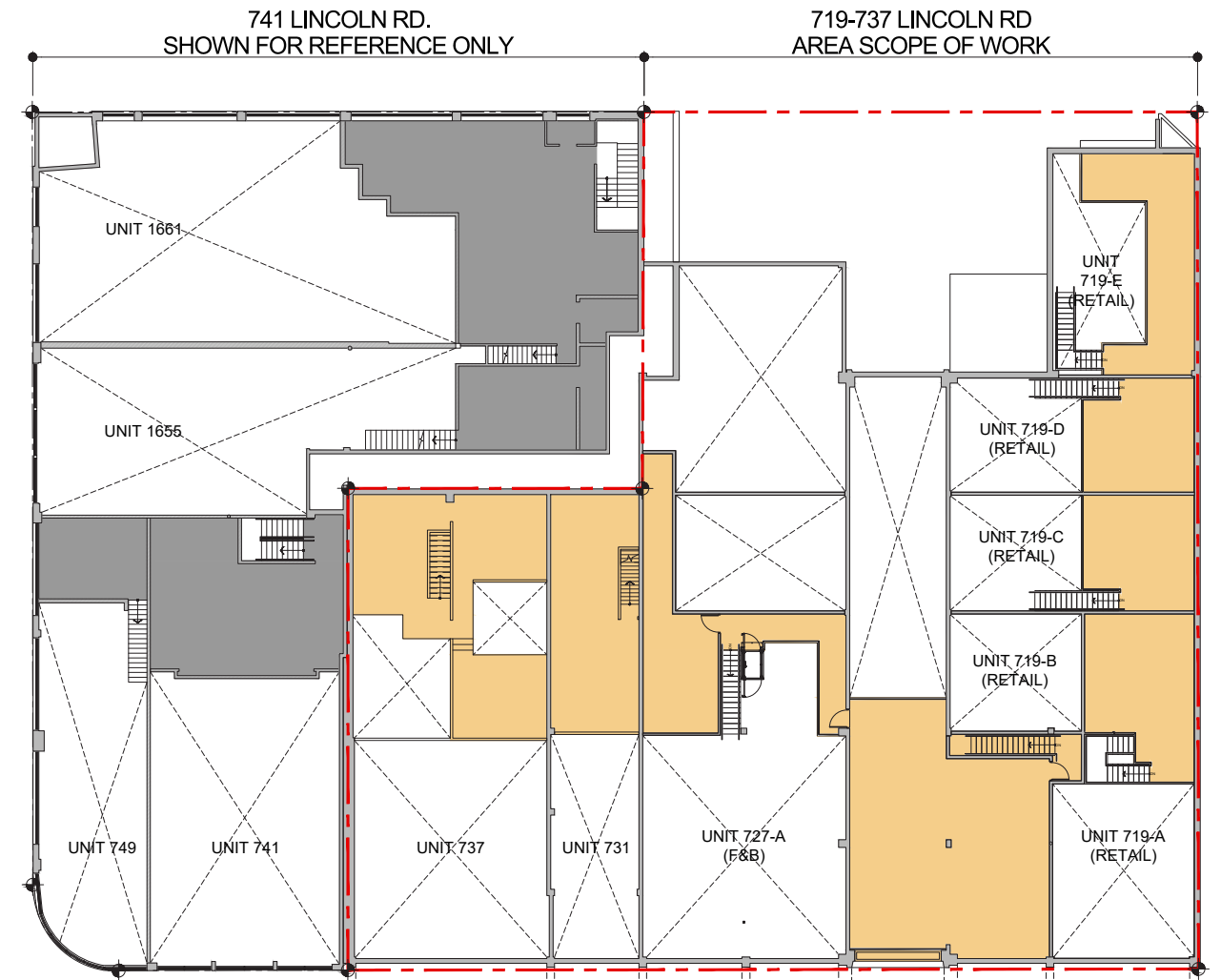
TOTAL: 21,635 SF





719-737 LINCOLN RD. - PROPOSED FAR DIAGRAM @ GROUND FLOOR LEVEL
 741-749 LINCOLN RD. & 1661-1665 MERIDIAN AVE - SHOWN FOR REFERENCE ONLY

GROUND LEVEL: 16,100 SF

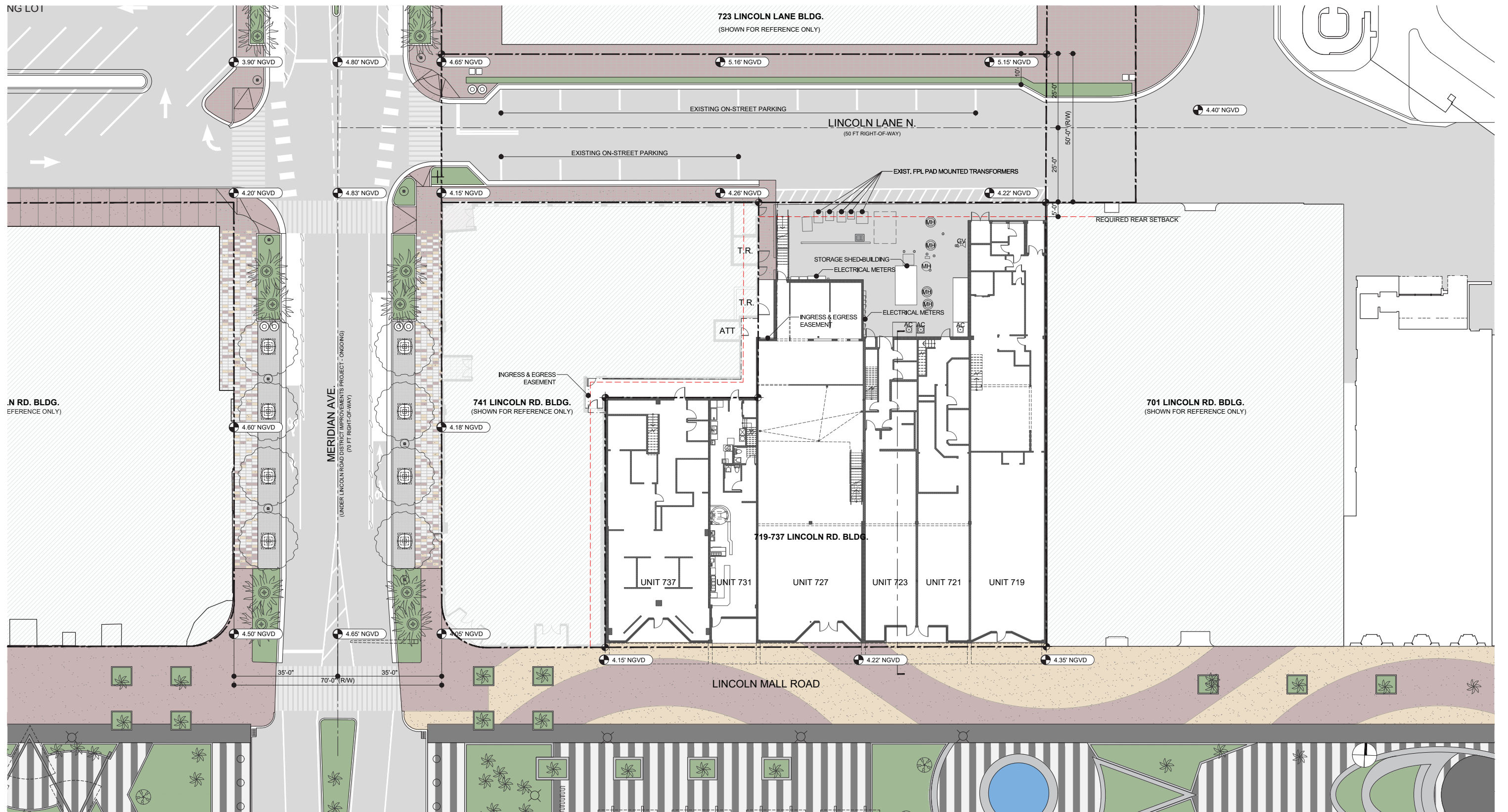


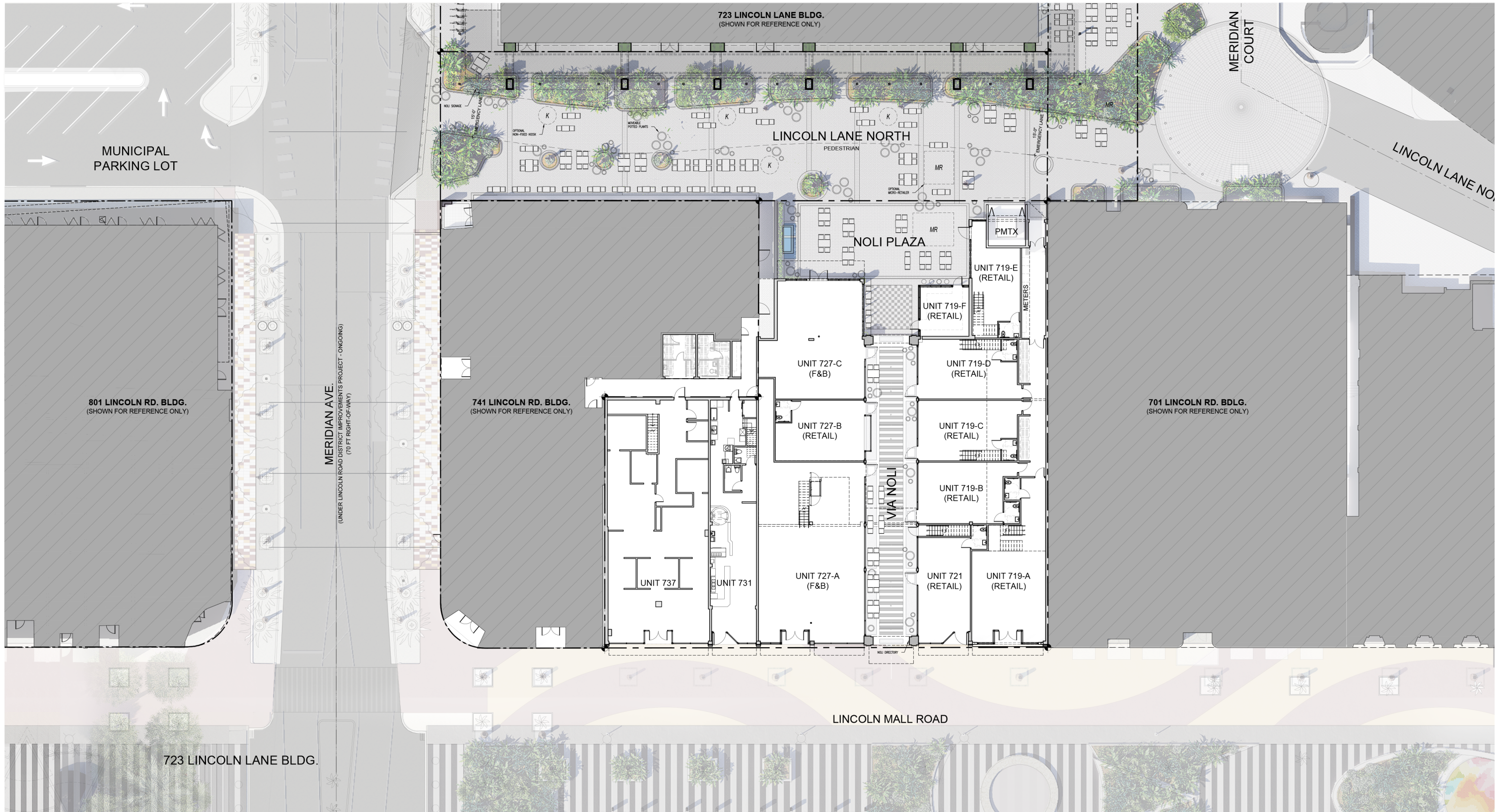
719-737 LINCOLN RD. - PROPOSED FAR DIAGRAM @ MEZZANINE FLOOR LEVEL
 741-749 LINCOLN RD. & 1661-1665 MERIDIAN AVE - SHOWN FOR REFERENCE ONLY

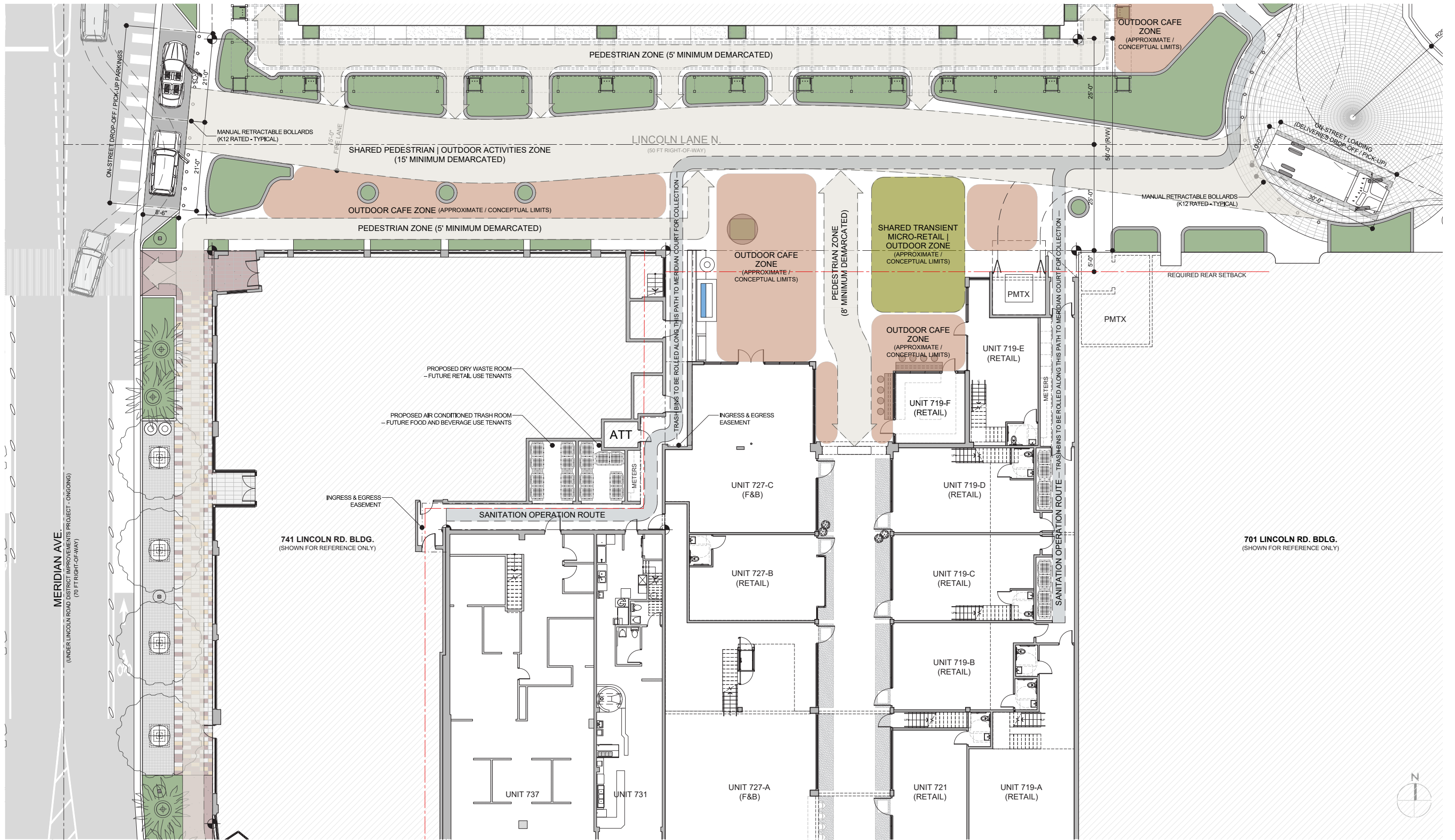
MEZZANINE LEVEL: 5,535 SF

TOTAL: 21,635 SF









MERIDIAN AVE.
(UNDER LINCOLN ROAD DISTRICT IMPROVEMENTS PROJECT - ONGOING)
(70 FT RIGHT-OF-WAY)

741 LINCOLN RD. BLDG.
(SHOWN FOR REFERENCE ONLY)

701 LINCOLN RD. BLDG.
(SHOWN FOR REFERENCE ONLY)



A. LINCOLN ROAD FRONTAGE



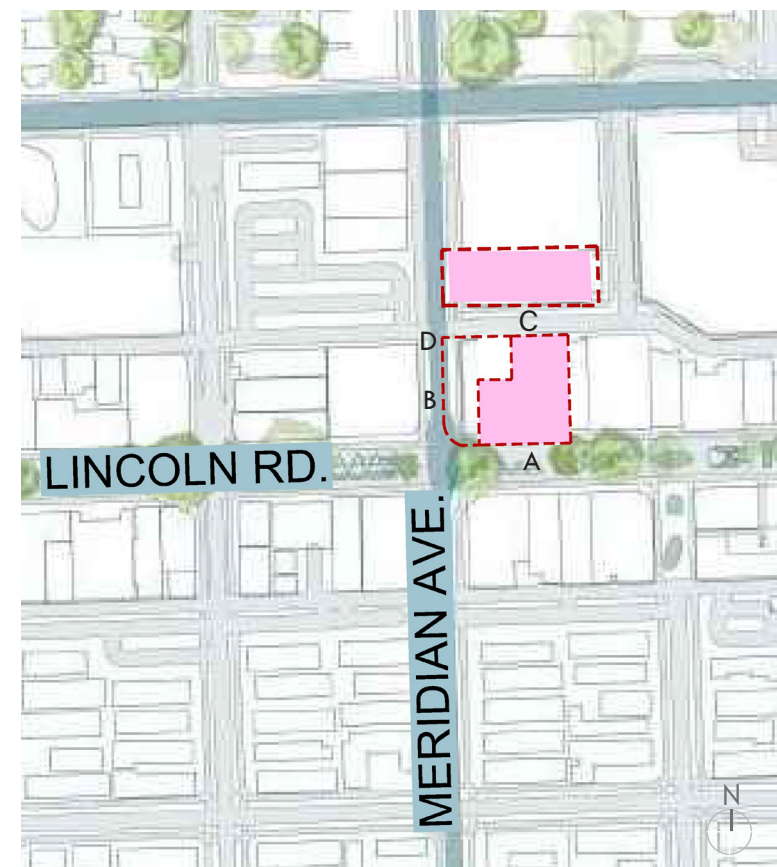
B. MERIDIAN AVE



C. REAR OF LINCOLN ROAD



D. LINCOLN LANE



LOCATION MAP



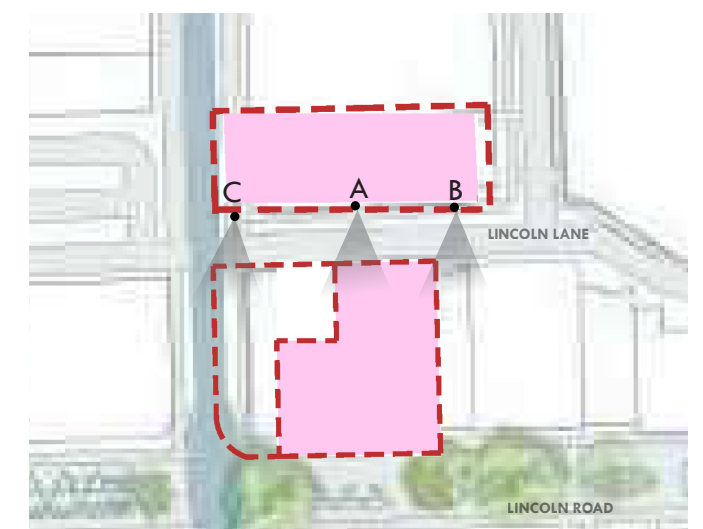
A



B



C



KEY PLAN



SITE VIEW - LINCOLN LANE

A0.13



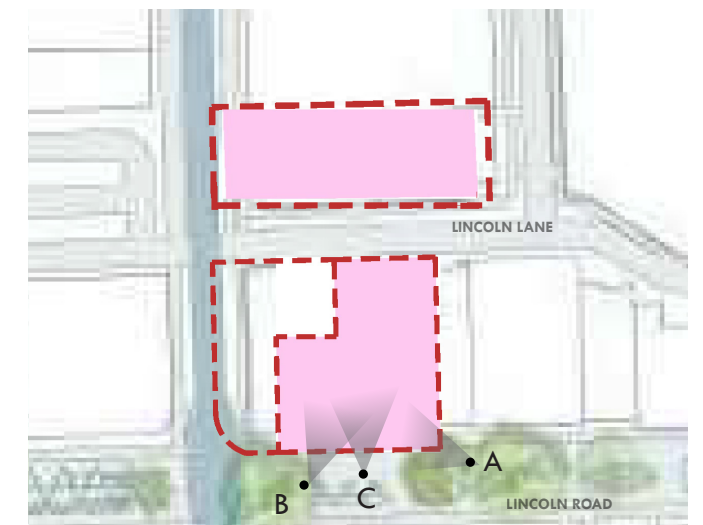
A



B



C



KEY PLAN



SITE VIEW - LINCOLN ROAD

A0.14