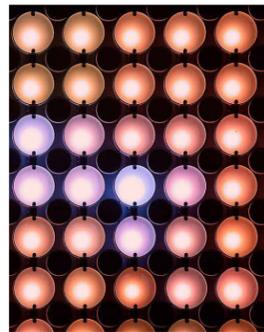
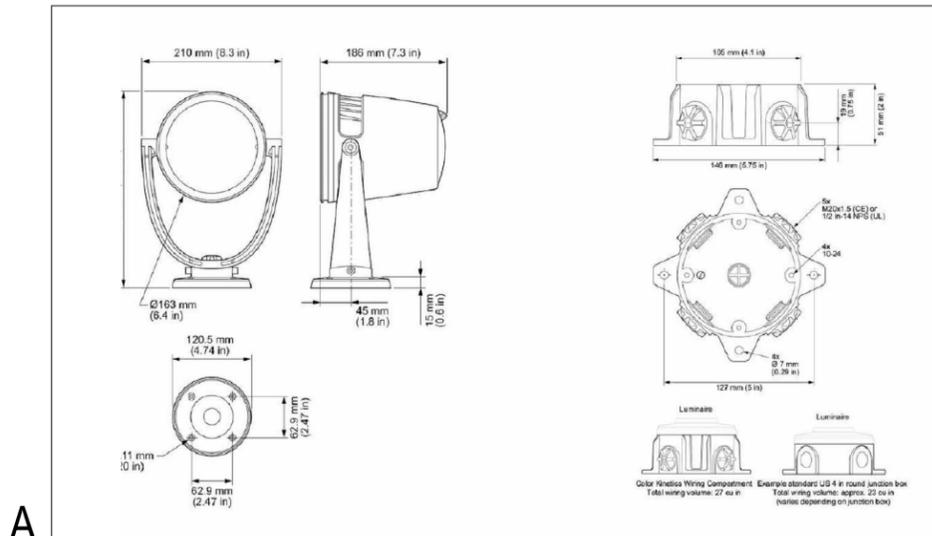


1 West Elevation Clock

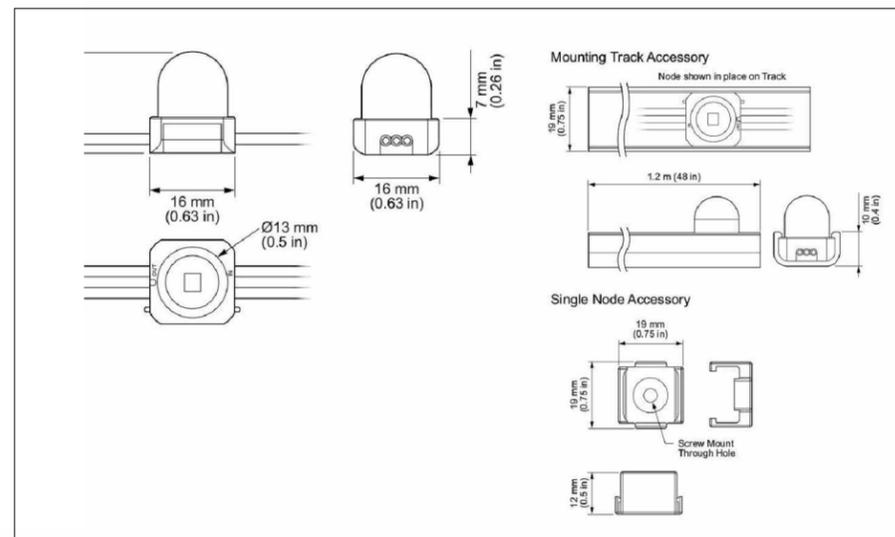
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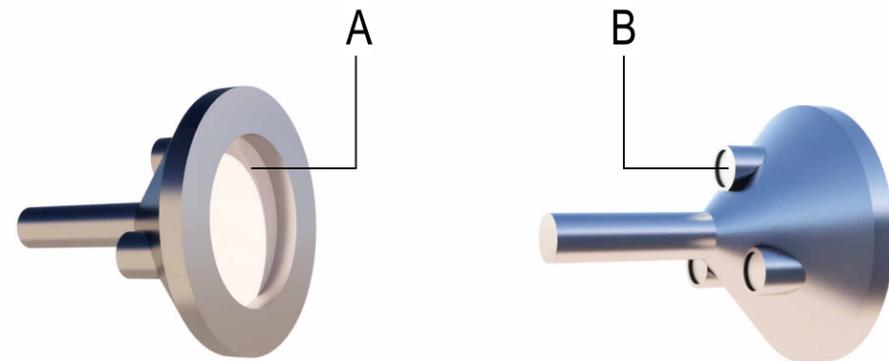
Lighting Precedent:  
Casino Venlo by  
MVSA Architects



A



B



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OFFICE BUILDING

407 LINCOLN ROAD  
MIAMI BEACH, FLORIDA 33139

Owner  
**SHVO Concepts LLC**  
407 Lincoln Road  
BH 407 Lincoln Road LLC

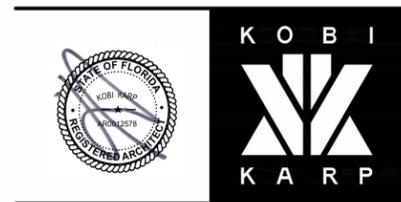
Landscape:  
**CLAD**  
8020 NE 4th Ave  
Studio 113, Miami FL  
(786) 536-6076  
Email: carolina@cladlandscape.com

Consultant:  
**Kobi Karp**  
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Suite #200  
Tel: (305) 573-1818  
Email: kobikarp@kobikarp.com

**Foster + Partners**

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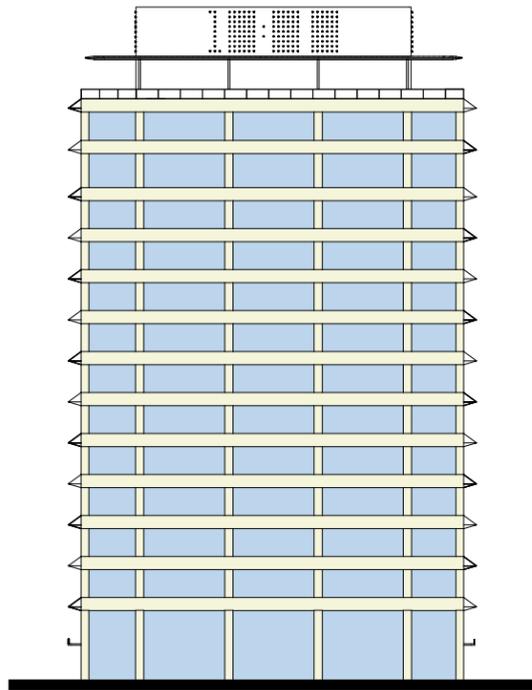
**Kobi Karp Architecture and Interior Design, Inc.**  
571 NW 23th Street  
Miami, Florida 33137 USA  
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Proposed Clock Detail

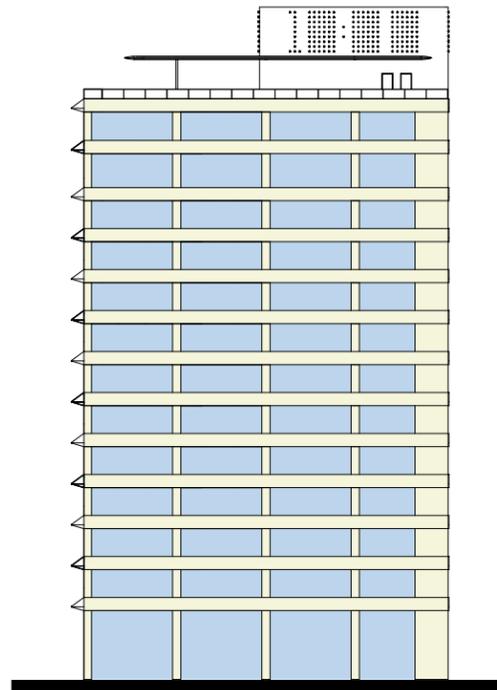
Date:	10/10/2022	Sheet No.	A6.02
Scale:	As indicated		
Project:	2265		

# Proposed Facade Study - Solid to Glass Ratio



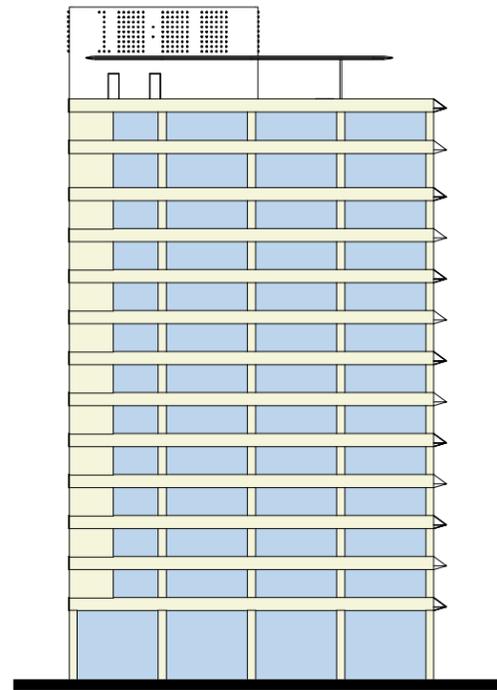
Proposed Elevation - East

39% Solid



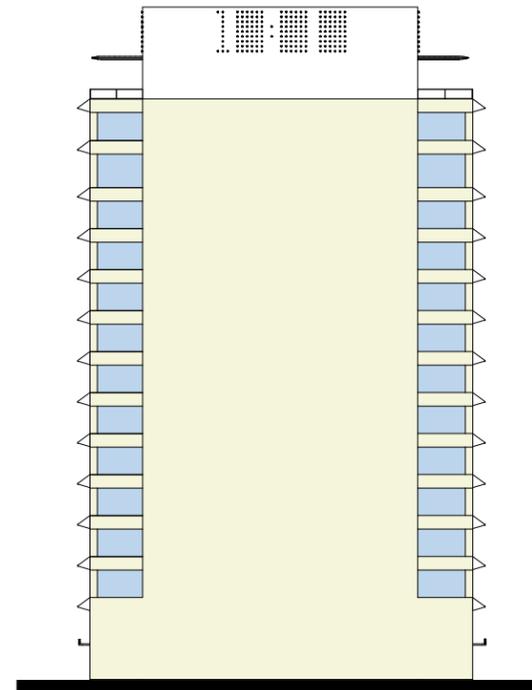
Proposed Elevation - North

44% Solid



Proposed Elevation - South

44% Solid



Proposed Elevation - West

86% Solid

54% Solid Average

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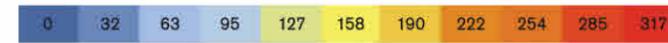
Proposed Environmental  
Analysis - 01

Date:	10/10/2022	Sheet No.	A7.00
Scale:	1" = 50'-0"		
Project	2265		

# Solar Radiation Analysis

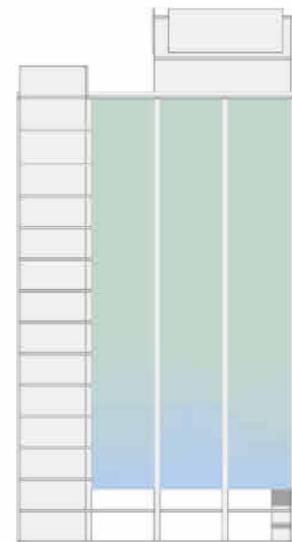
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Solar radiation (kBTU/ft<sup>2</sup>)

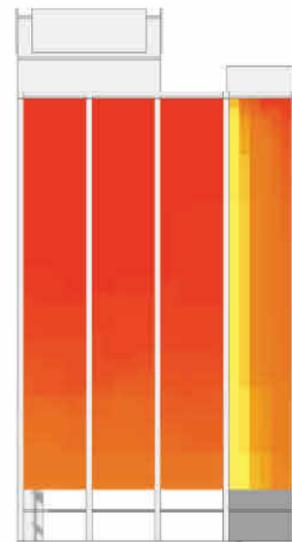


Control glazing ratio/ use shading systems to reduce overheating risk

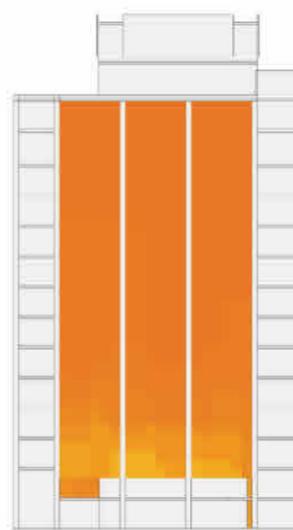
Full Glass Facade



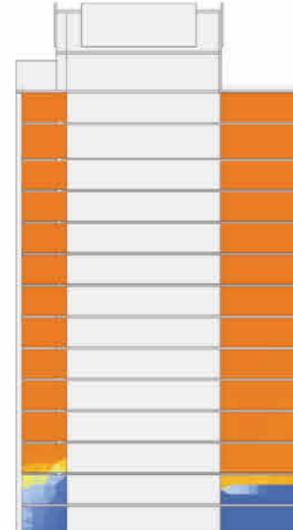
**North elevation**  
Avr. solar radiation: 105.07 kBTU/ft<sup>2</sup>



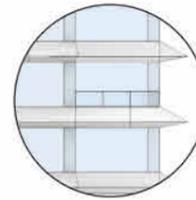
**South elevation**  
Avr. solar radiation: 280.12 kBTU/ft<sup>2</sup>



**East elevation**  
Avr. solar radiation: 248.72 kBTU/ft<sup>2</sup>



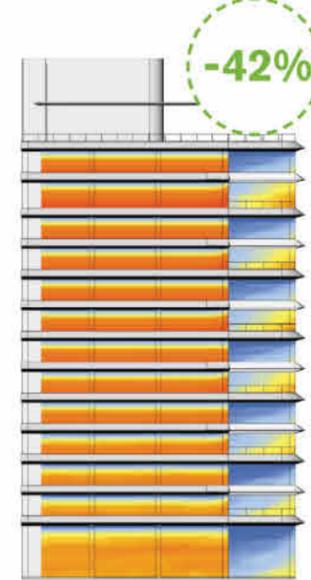
**West elevation**  
Avr. solar radiation: 207.57 kBTU/ft<sup>2</sup>



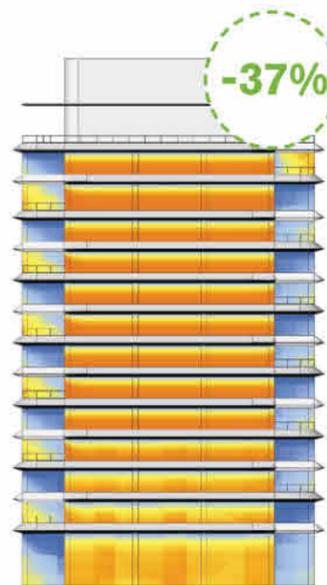
Proposed Horizontal Overhang



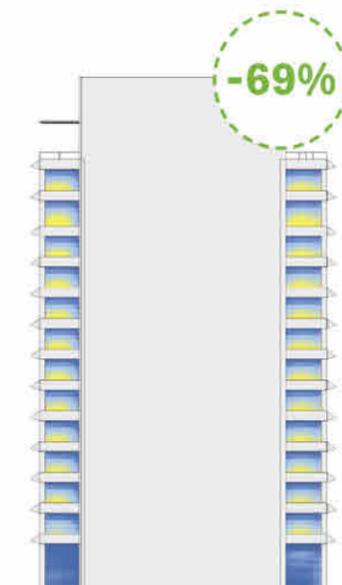
**North elevation**  
Avr. solar radiation: 70.13 kBTU/ft<sup>2</sup>



**South elevation**  
Avr. solar radiation: 161.31 kBTU/ft<sup>2</sup>



**East elevation**  
Avr. solar radiation: 156.02 kBTU/ft<sup>2</sup>



**West elevation**  
Avr. solar radiation: 64.81 kBTU/ft<sup>2</sup>

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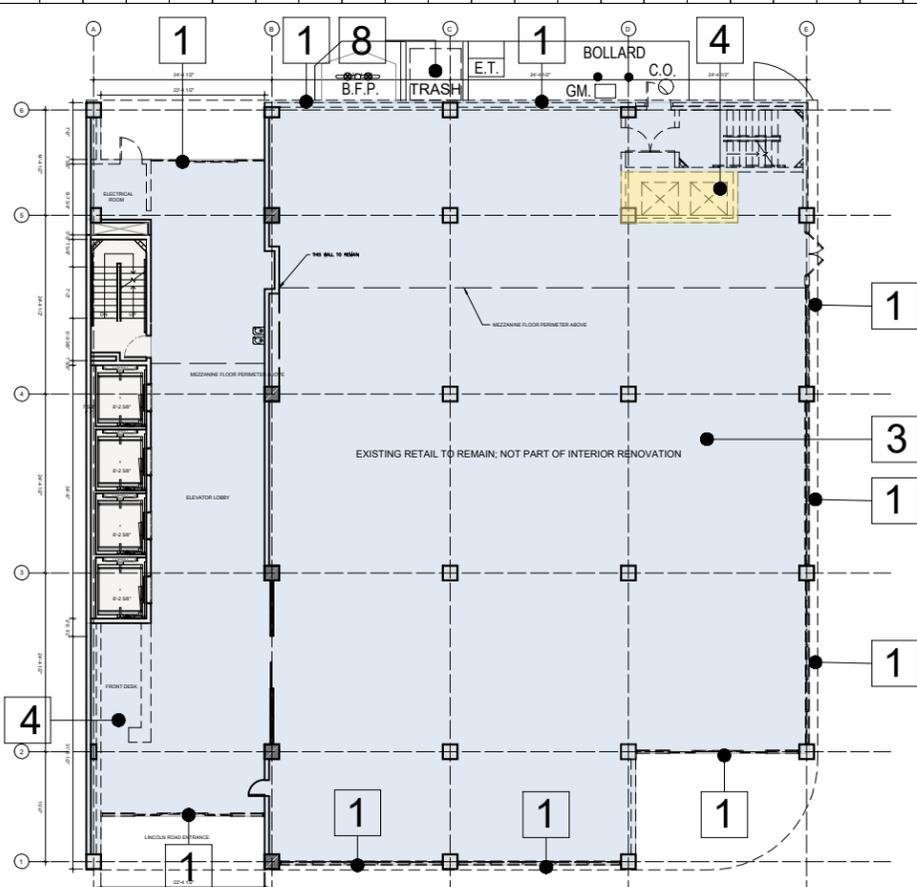
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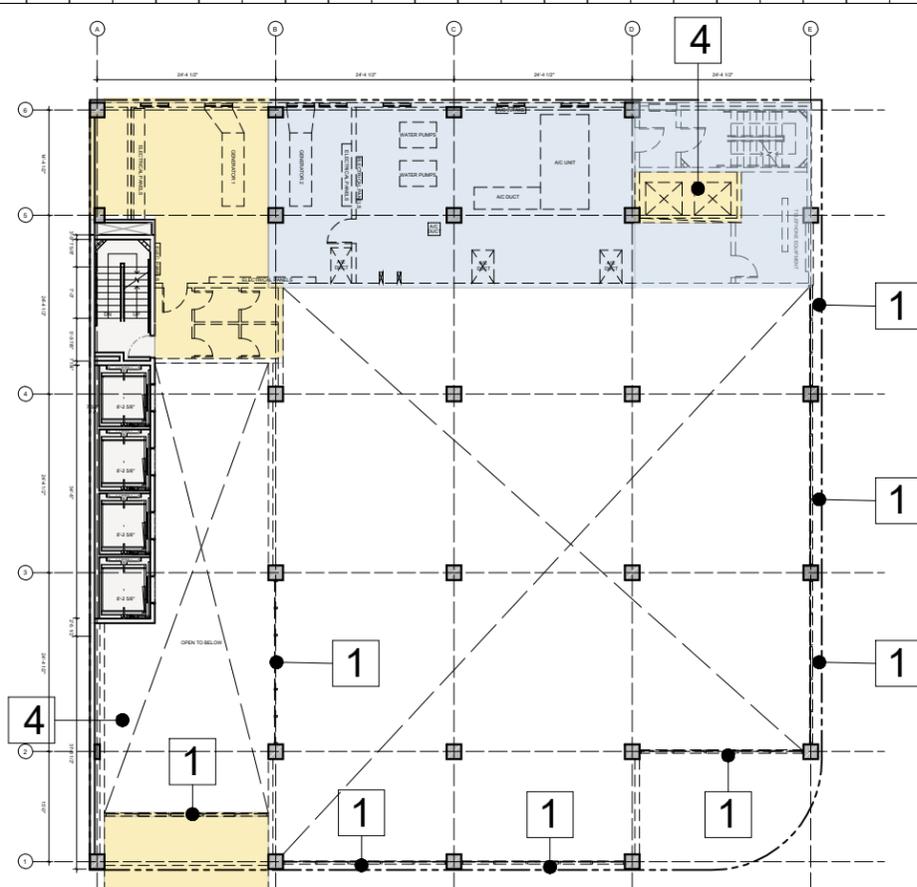


Proposed Environmental  
Analysis - 02

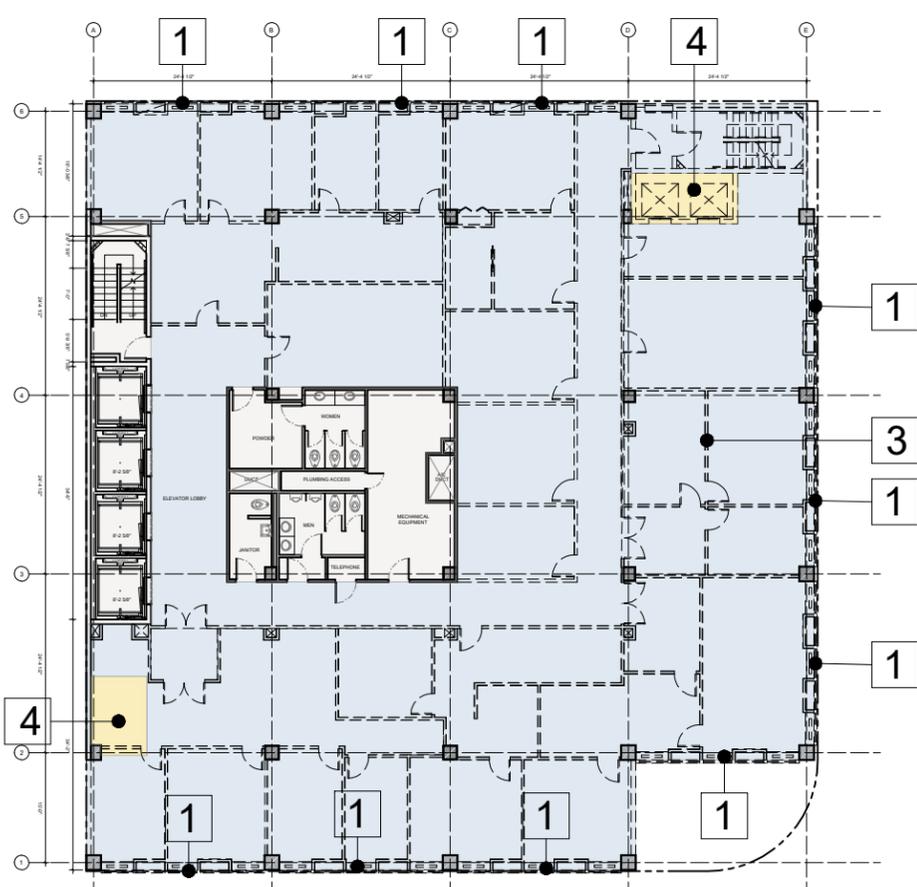
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Project:	2265		



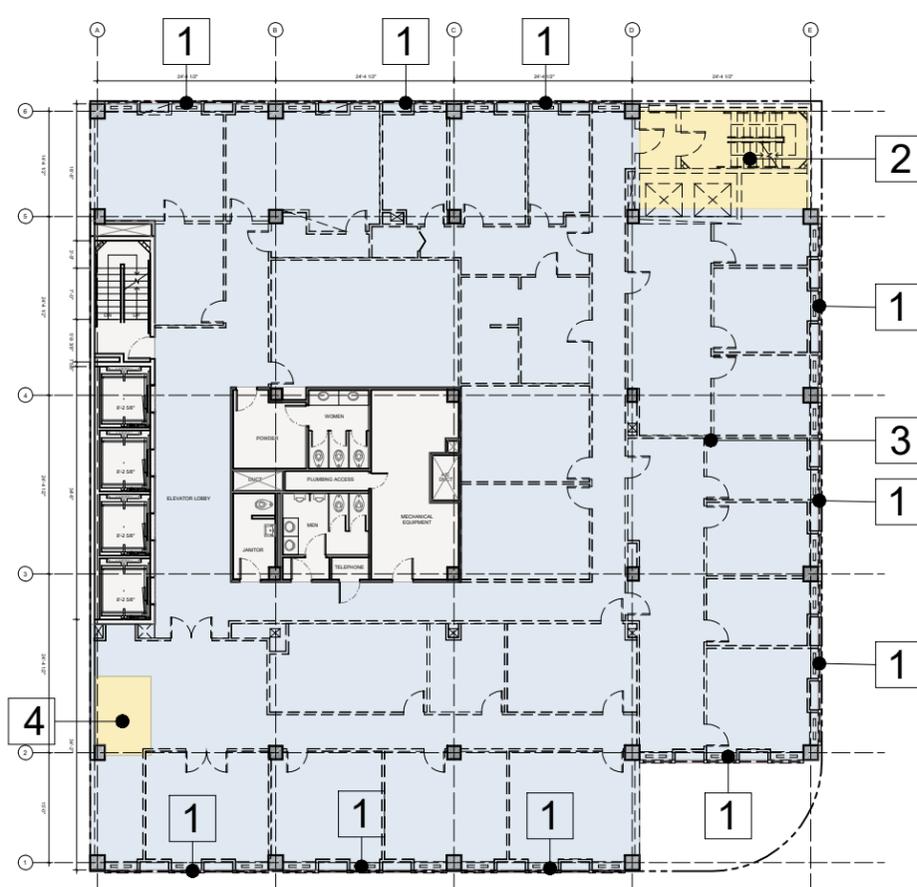
1 LEVEL 1 DEMOLITION PLAN  
1" = 25'-0"



2 MEZZANINE LEVEL DEMOLITION PLAN  
1" = 25'-0"



3 LEVEL 2 DEMOLITION PLAN  
1" = 25'-0"



4 LEVEL 3 DEMOLITION PLAN  
1" = 25'-0"

**DEMOLITION LEGEND**

- PARTIAL EXISTING SLAB TO BE REMOVED
- REMOVE INTERIOR AND EXTERIOR PARTITION, WALLS, DOORS AND WINDOWS
- NO DEMOLITION IN THIS AREA, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE
- EXISTING SLAB TO REMAIN
- WINDOWS TO BE REMOVED
- FACADE FINISHES TO BE REMOVED, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE
- WALL TO BE DEMOLISHED, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE

**DEMOLITION 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.
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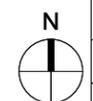
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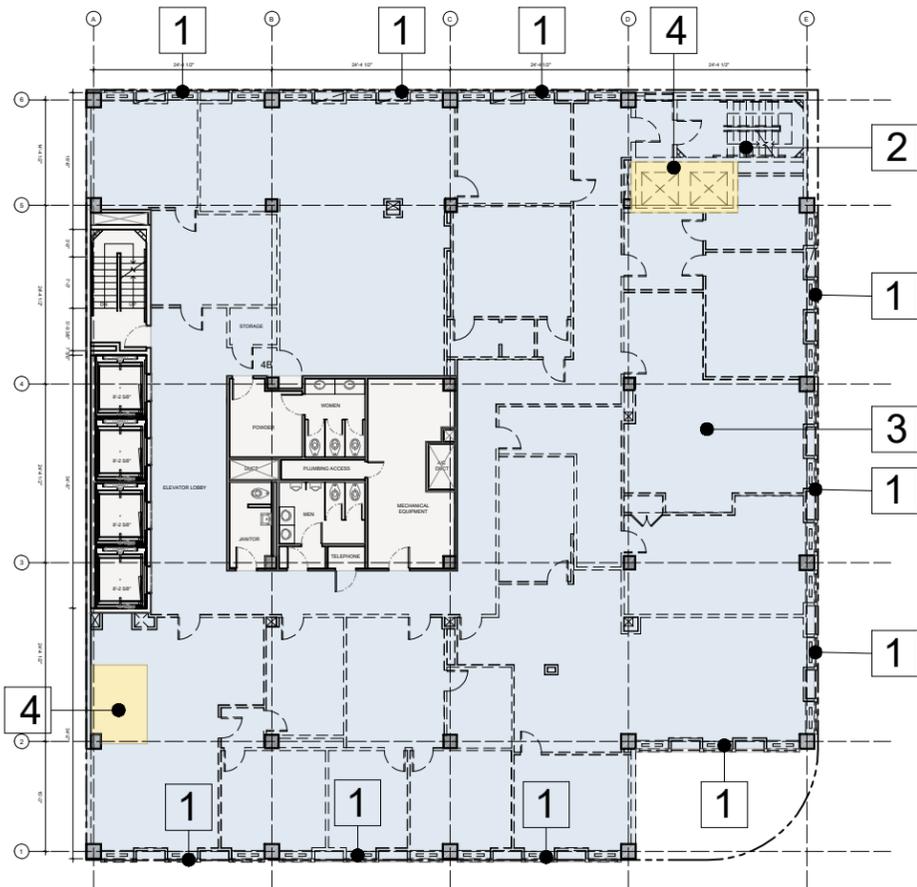
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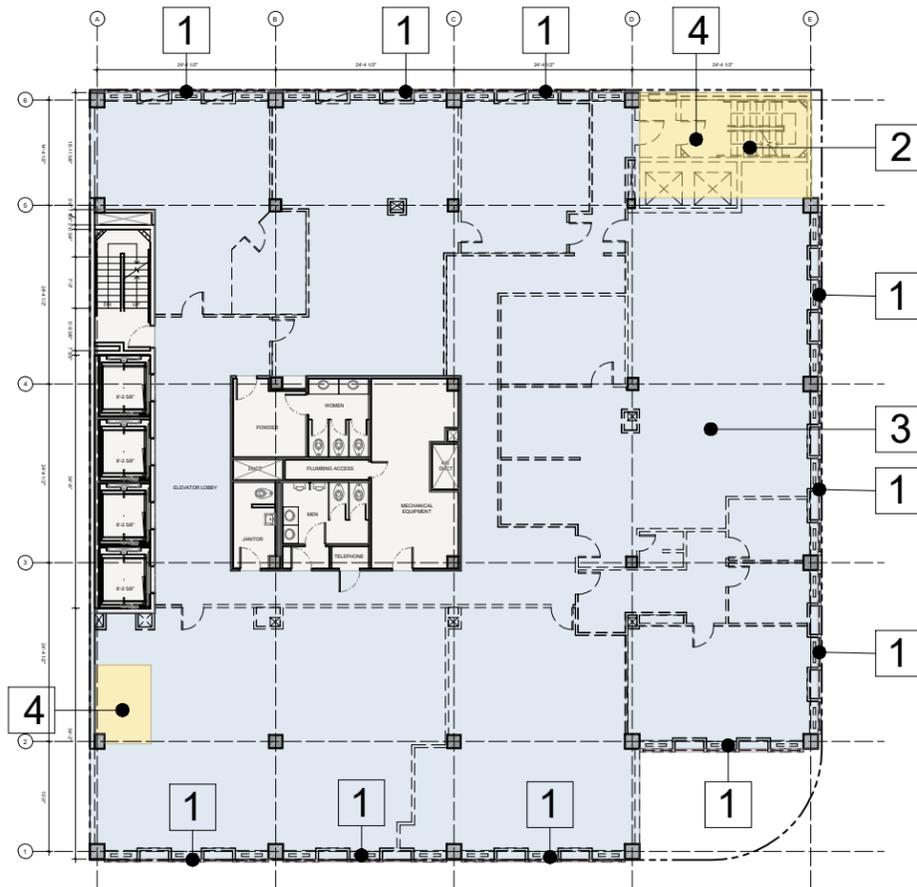
**DEMOLITION PLANS**

Date	09.19.2022	Sheet No.	D1.00
Scale	1" = 25'-0"		
Project	2265		

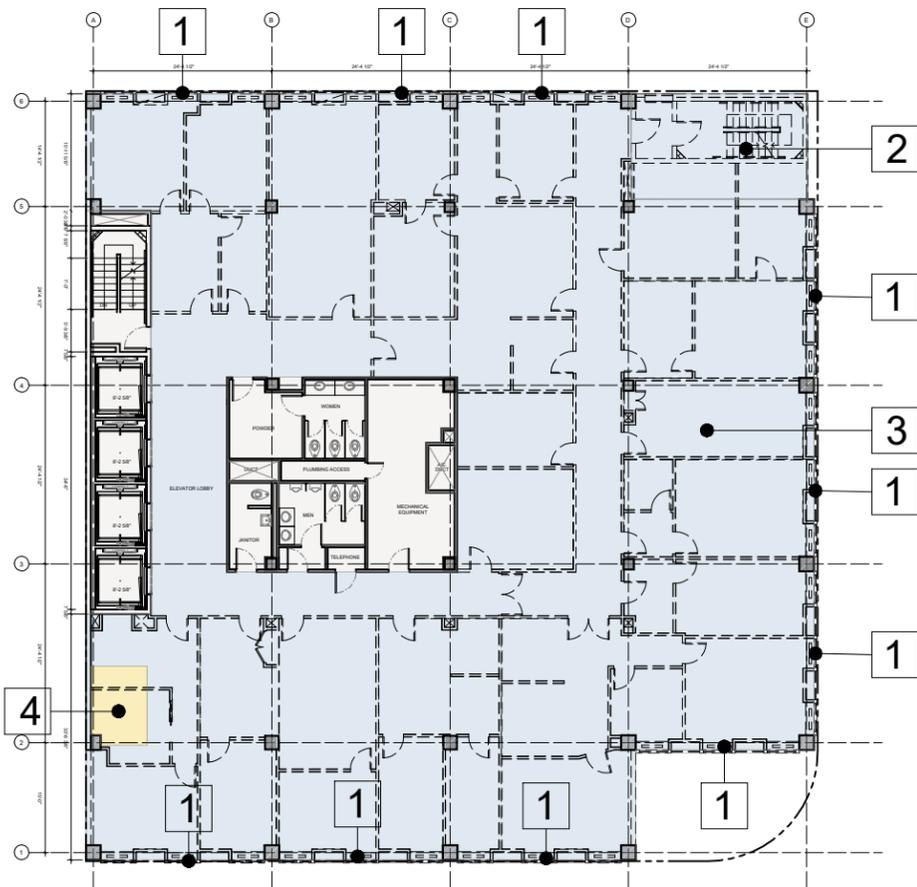




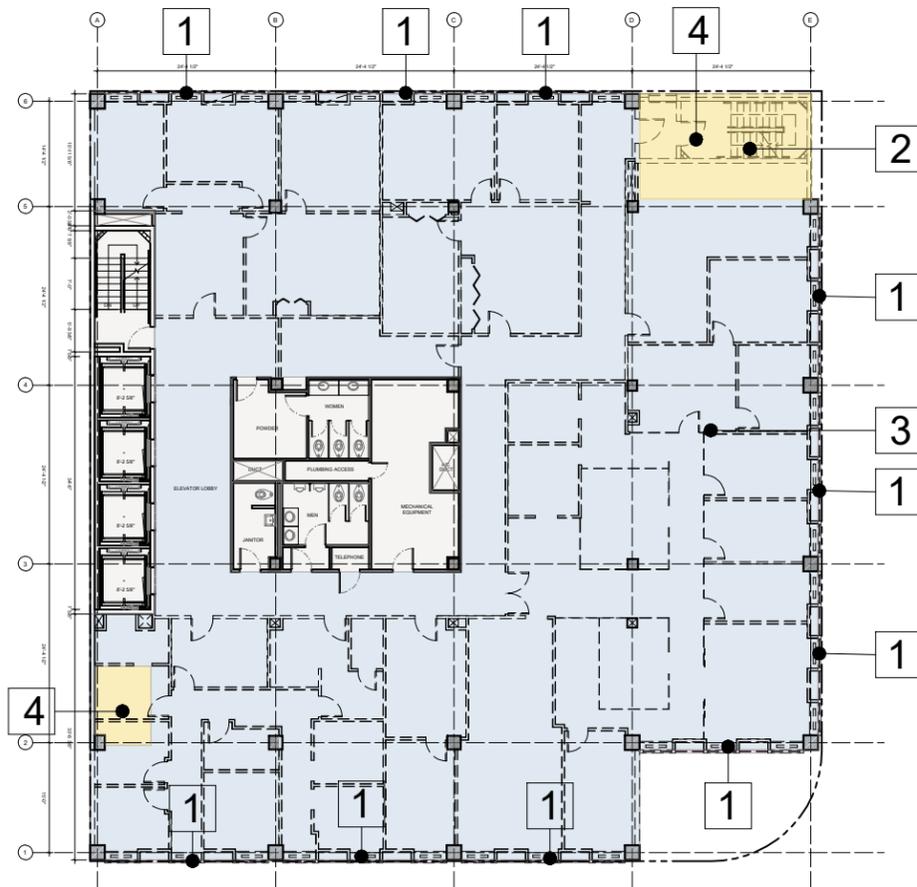
1 LEVEL 4 DEMOLITION PLAN  
1" = 25'-0"



2 LEVEL 5 DEMOLITION PLAN  
1" = 25'-0"



3 LEVEL 6 DEMOLITION PLAN  
1" = 25'-0"



4 LEVEL 7 DEMOLITION PLAN  
1" = 25'-0"

DEMOLITION LEGEND	
	PARTIAL EXISTING SLAB TO BE REMOVED
	REMOVE INTERIOR AND EXTERIOR PARTITION, WALLS, DOORS AND WINDOWS
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	EXISTING SLAB TO REMAIN
	WINDOWS TO BE REMOVED
	FACADE FINISHES TO BE REMOVED, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE
	WALL TO BE DEMOLISHED, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE
	EXISTING DOOR / WINDOW TO BE REPLACED
	EXISTING STAIR AND ELEVATOR SHAFT TO BE REMOVED
	SLAB TO REMAIN
	SLAB TO BE REMOVED
	WINDOWS TO BE REMOVED
	WALL TO BE DEMOLISHED
	EXISTING MECHANICAL EQUIPMENT TO BE REMOVED
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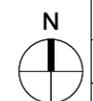
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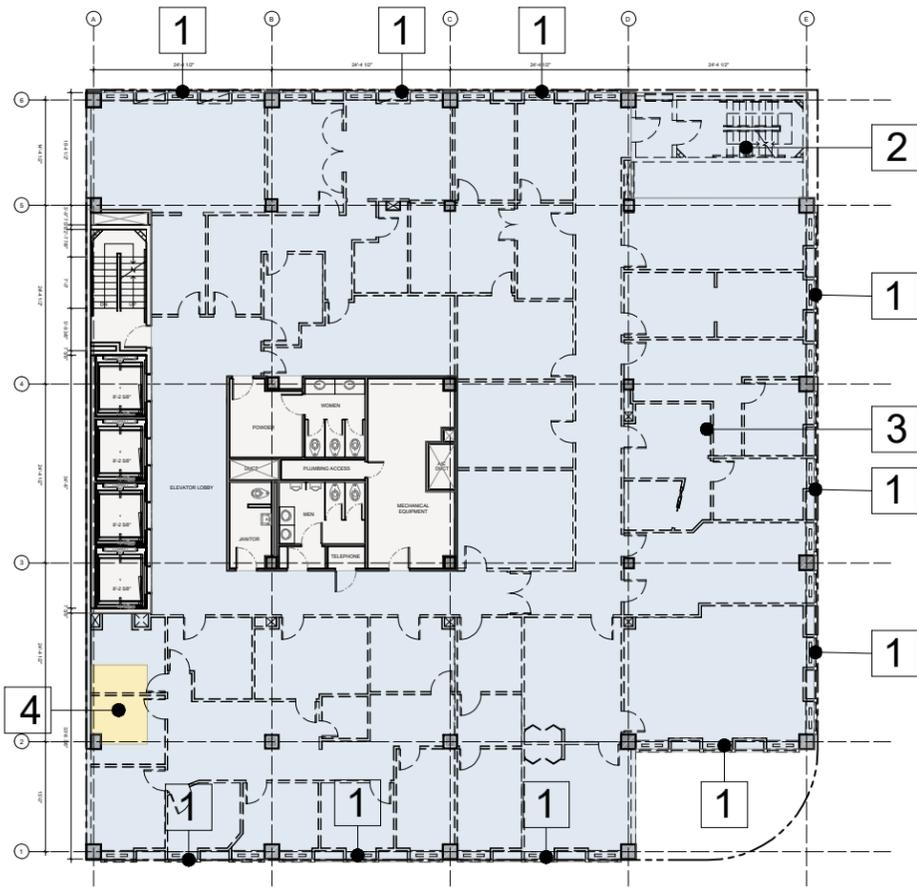
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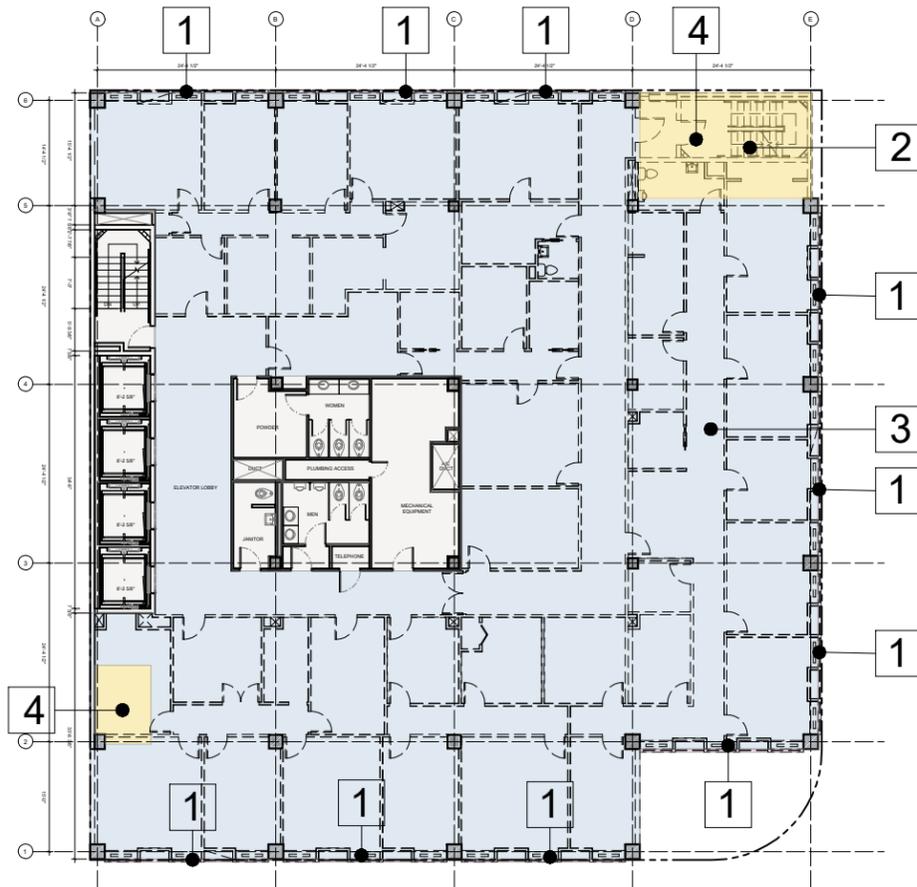
**DEMOLITION PLANS**

Date	09.19.2022	Sheet No.	D1.01
Scale	1" = 25'-0"		
Project	2265		

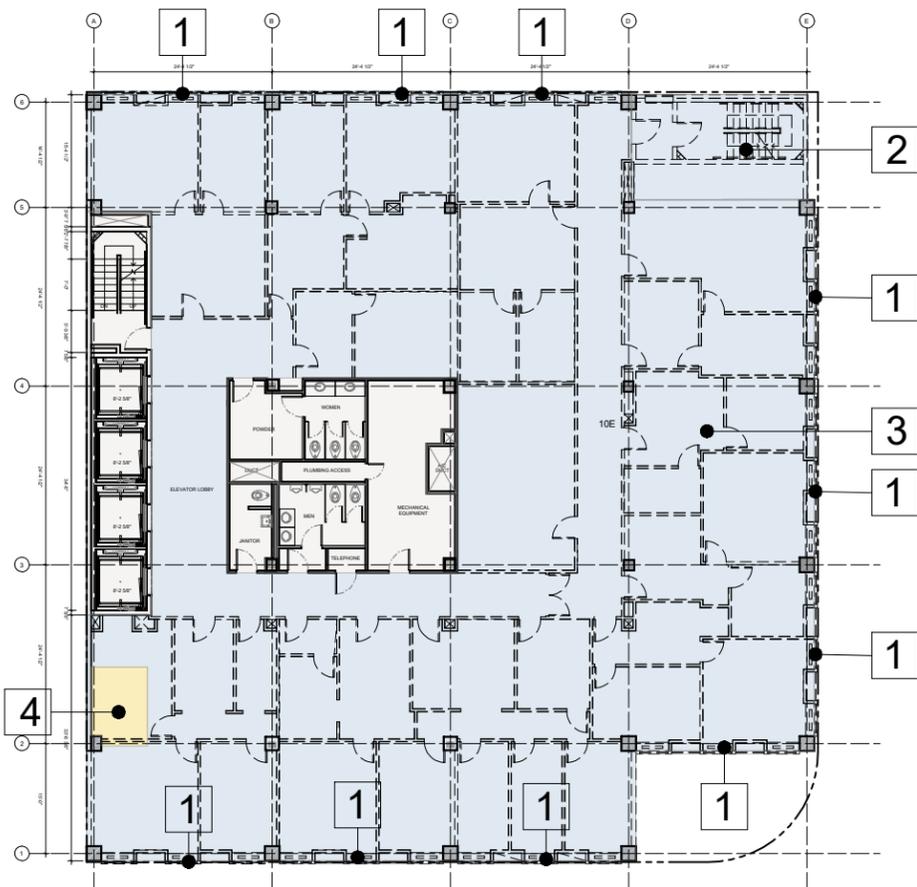




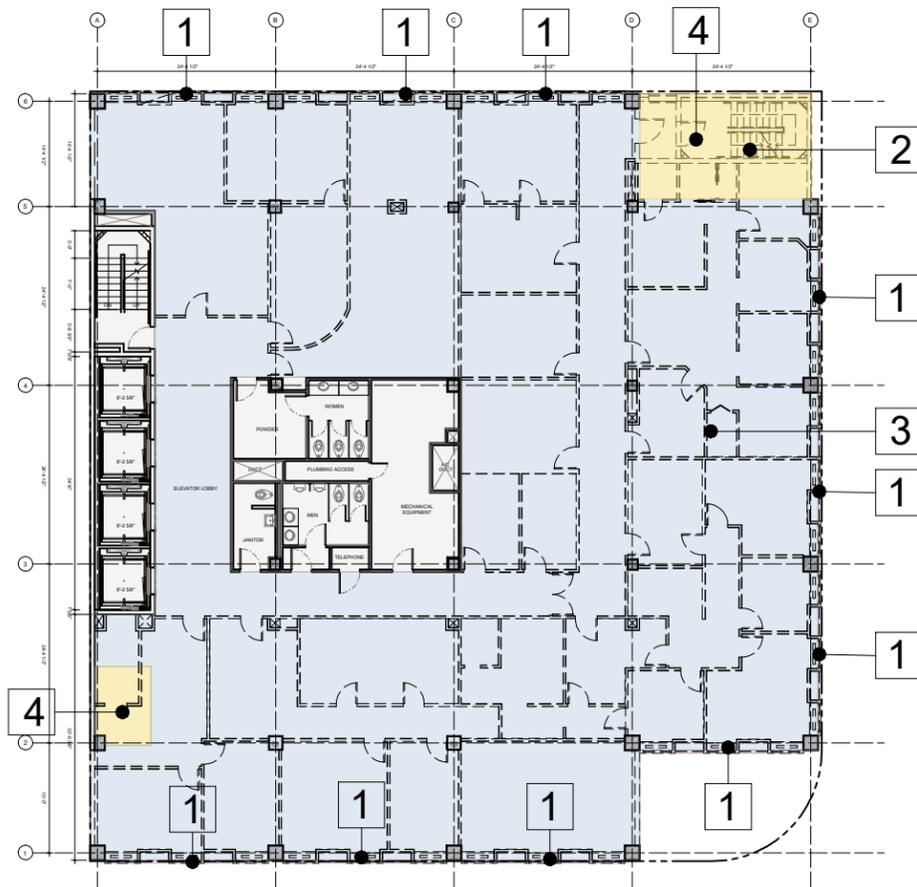
1 LEVEL 8 DEMOLITION PLAN  
1" = 25'-0"



2 LEVEL 9 DEMOLITION PLAN  
1" = 25'-0"



3 LEVEL 10 DEMOLITION PLAN  
1" = 25'-0"



4 LEVEL 11 DEMOLITION PLAN  
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	EXISTING SLAB TO REMAIN
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	FACADE FINISHES TO BE REMOVED, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE
	WALL TO BE DEMOLISHED, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE
<b>1</b>	EXISTING DOOR / WINDOW TO BE REPLACED
<b>2</b>	EXISTING STAIR AND ELEVATOR SHAFT TO BE REMOVED
<b>3</b>	SLAB TO REMAIN
<b>4</b>	SLAB TO BE REMOVED
<b>5</b>	WINDOWS TO BE REMOVED
<b>6</b>	WALL TO BE DEMOLISHED
<b>7</b>	EXISTING MECHANICAL EQUIPMENT TO BE REMOVED
<b>8</b>	EXISTING TRASH ENCLOSURE TO BE REMOVED

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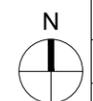
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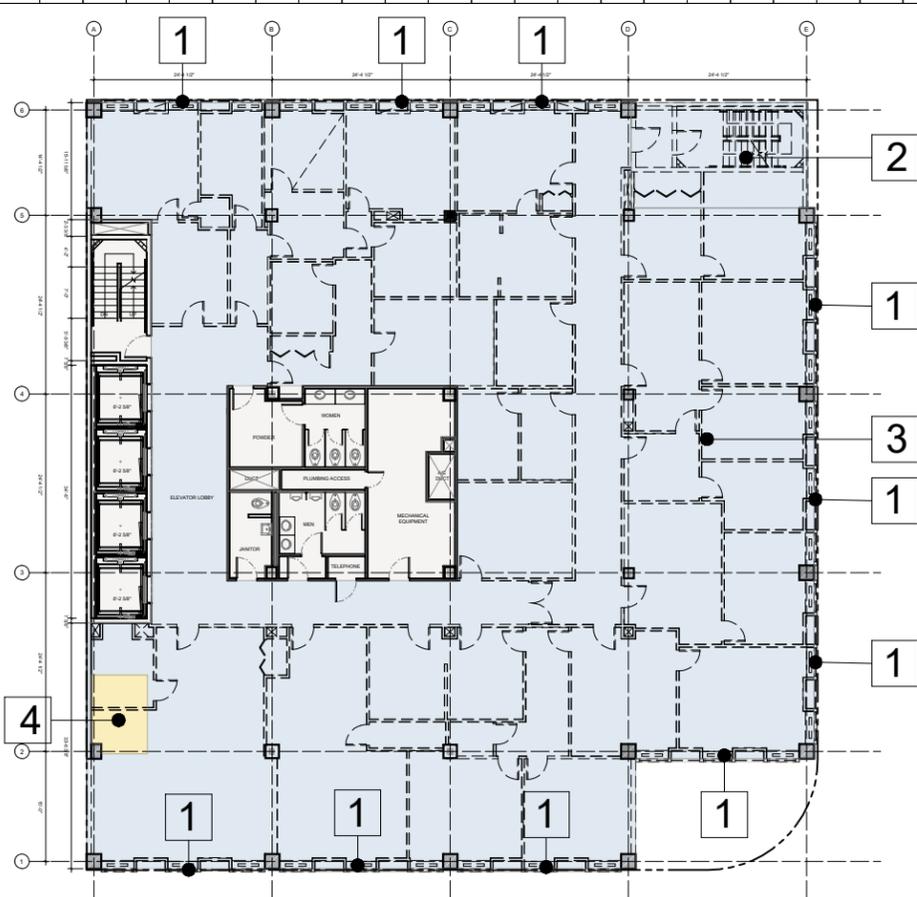
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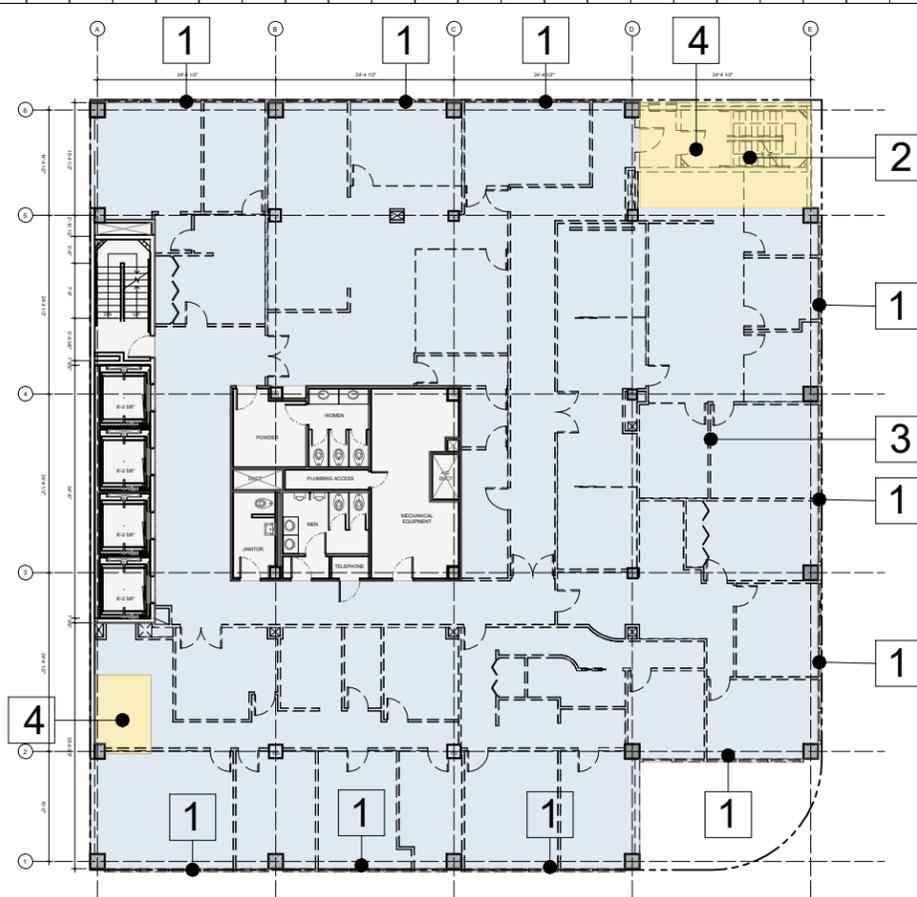
**DEMOLITION PLANS**

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Project	2265		

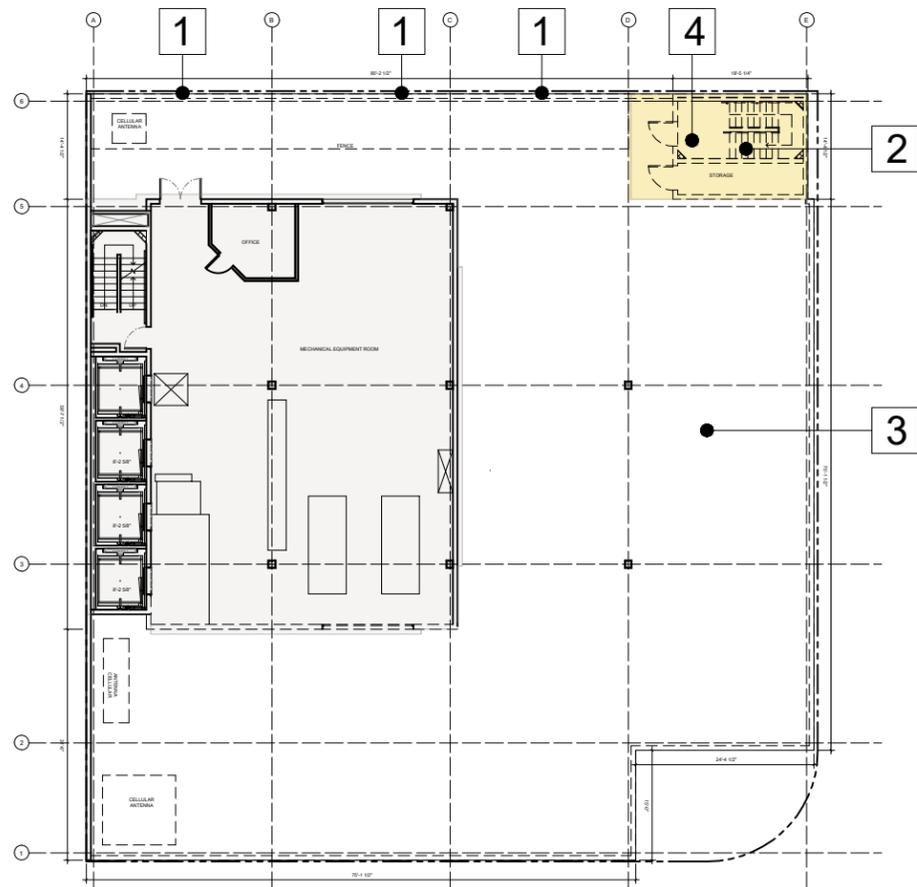




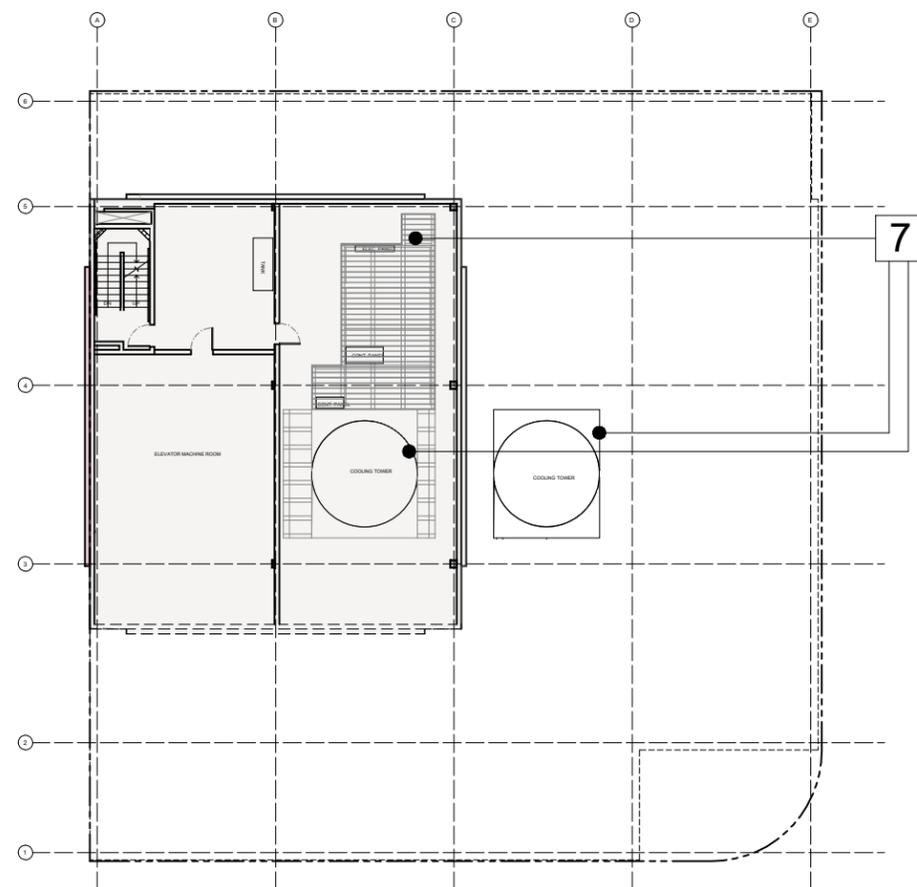
1 LEVEL 12 DEMOLITION PLAN  
1" = 25'-0"



2 LEVEL 13 DEMOLITION PLAN  
1" = 25'-0"



3 ROOF LEVEL DEMOLITION PLAN  
1" = 25'-0"



4 MECH FLOOR DEMOLITION PLAN  
1" = 25'-0"

**DEMOLITION LEGEND**

- PARTIAL EXISTING SLAB TO BE REMOVED
- REMOVE INTERIOR AND EXTERIOR PARTITION, WALLS, DOORS AND WINDOWS
- NO DEMOLITION IN THIS AREA, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE
- EXISTING SLAB TO REMAIN
- WINDOWS TO BE REMOVED
- FACADE FINISHES TO BE REMOVED, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE
- WALL TO BE DEMOLISHED, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE

<p>1 EXISTING DOOR / WINDOW TO BE REPLACED</p> <p>2 EXISTING STAIR AND ELEVATOR SHAFT TO BE REMOVED</p> <p>3 SLAB TO REMAIN</p> <p>4 SLAB TO BE REMOVED</p>	<p>5 WINDOWS TO BE REMOVED</p> <p>6 WALL TO BE DEMOLISHED</p> <p>7 EXISTING MECHANICAL EQUIPMENT TO BE REMOVED</p> <p>8 EXISTING TRASH ENCLOSURE TO BE REMOVED</p>
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**DEMOLITION 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.

7 ALL EXISTING MECHANICAL EQUIPMENT TO BE REMOVED

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**HPB SUBMITTAL**

FIRST SUBMITTAL

**OFFICE BUILDING**  
407 LINCOLN ROAD  
MIAMI BEACH, FLORIDA 33139

**Owner:**  
SHVO Concepts LLC  
407 Lincoln Road  
BH 407 Lincoln Road LLC

**Landscape:**  
CLAD  
8020 NE 4th Ave  
Studio 113, Miami Fl  
(786) 536-6076  
Email: carolina@cladlandscape.com

**Consultant:**  
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2915 Biscayne Boulevard  
Suite #200  
Tel: (305) 573-1818  
Email: kobikarp@kobikarp.com

**Foster + Partners**

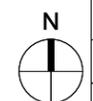
Riverside, 22 Hester Road  
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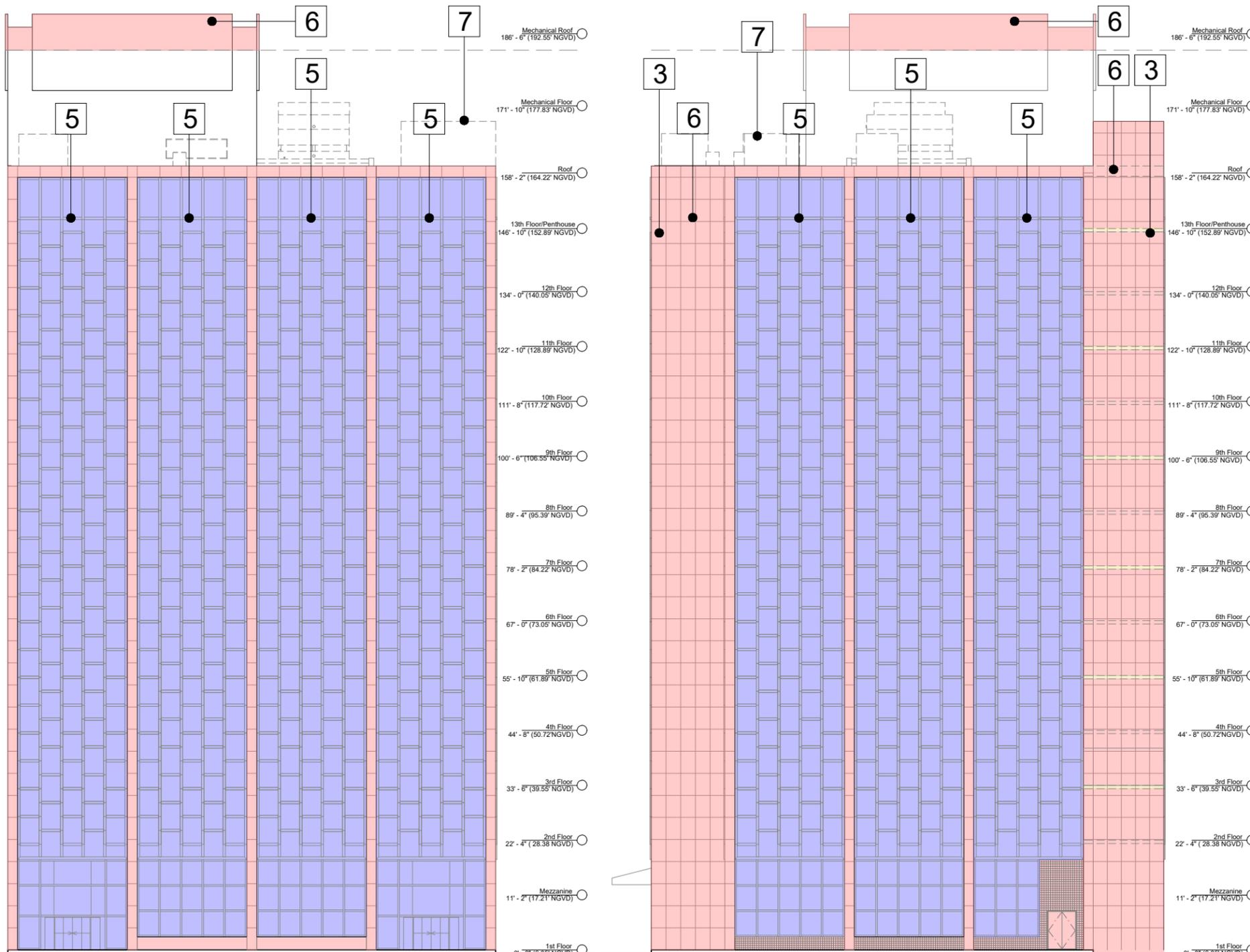
Kobi Karp Architecture and Interior Design, Inc.  
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Miami, Florida 33127 USA  
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10/07/2022

**DEMOLITION PLANS**

Date 09.19.2022	Sheet No.
Scale 1" = 25'-0"	D1.03
Project 2265	





### DEMOLITION LEGEND

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- REMOVE INTERIOR AND EXTERIOR PARTITION, WALLS, DOORS AND WINDOWS
- NO DEMOLITION IN THIS AREA, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE
- EXISTING SLAB TO REMAIN
- WINDOWS TO BE REMOVED
- FACADE FINISHES TO BE REMOVED, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE
- WALL TO BE DEMOLISHED, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE

<ul style="list-style-type: none"> <li><span style="border: 1px solid black; padding: 2px;">1</span> EXISTING DOOR / WINDOW TO BE REPLACED</li> <li><span style="border: 1px solid black; padding: 2px;">2</span> EXISTING STAIR AND ELEVATOR SHAFT TO BE REMOVED</li> <li><span style="border: 1px solid black; padding: 2px;">3</span> SLAB TO REMAIN</li> <li><span style="border: 1px solid black; padding: 2px;">4</span> SLAB TO BE REMOVED</li> </ul>	<ul style="list-style-type: none"> <li><span style="border: 1px solid black; padding: 2px;">5</span> WINDOWS TO BE REMOVED</li> <li><span style="border: 1px solid black; padding: 2px;">6</span> WALL TO BE DEMOLISHED</li> <li><span style="border: 1px solid black; padding: 2px;">7</span> EXISTING MECHANICAL EQUIPMENT TO BE REMOVED</li> <li><span style="border: 1px solid black; padding: 2px;">8</span> EXISTING TRASH ENCLOSURE TO BE REMOVED</li> </ul>
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### DEMOLITION NOTES

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- 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.

**1** SOUTH DEMOLITION ELEVATION  
1" = 25'-0"

**2** EAST DEMOLITION ELEVATION  
1" = 25'-0"

Rev.	Date	Rev.	Date

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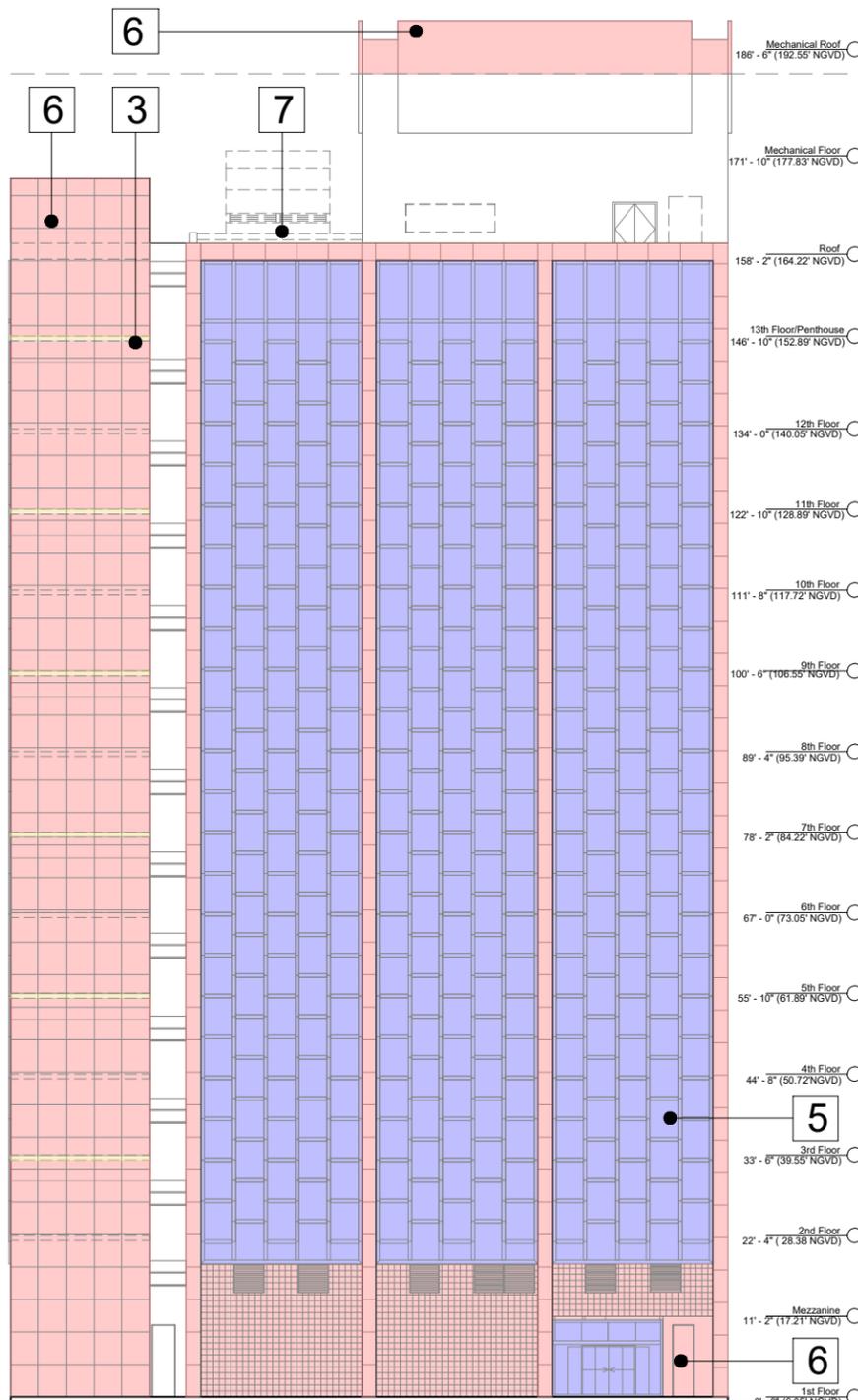
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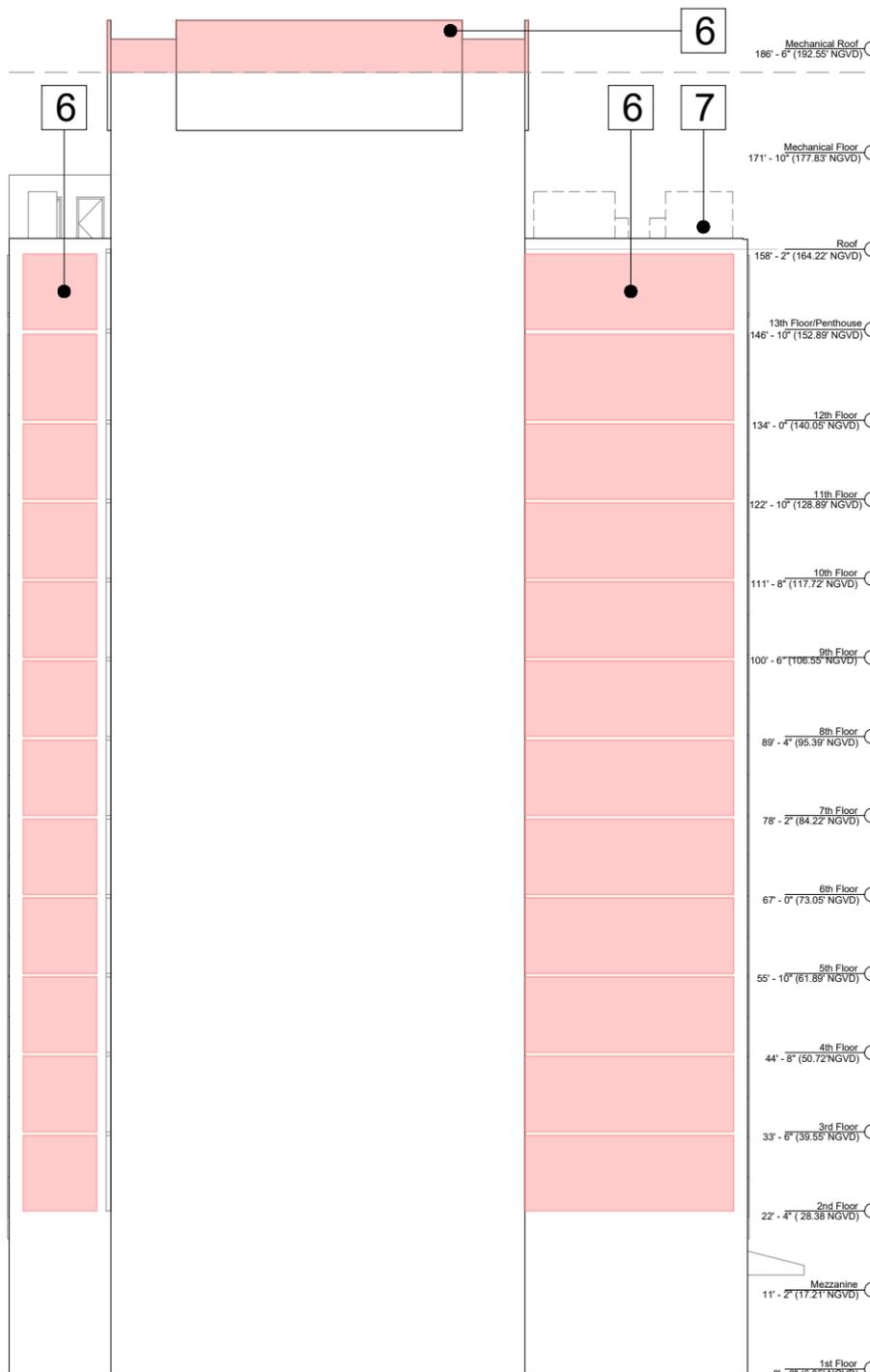
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**DEMOLITION ELEVATIONS**

Date 09.19.2022	Sheet No.
Scale 1" = 25'-0"	D4.00
Project 2265	



1 NORTH DEMOLITION ELEVATION  
 1" = 25'-0"



2 WEST DEMOLITION ELEVATION  
 1" = 25'-0"

### DEMOLITION LEGEND

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- EXISTING SLAB TO REMAIN
- WINDOWS TO BE REMOVED
- FACADE FINISHES TO BE REMOVED, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE
- WALL TO BE DEMOLISHED, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE

1 EXISTING DOOR / WINDOW TO BE REPLACED	5 WINDOWS TO BE REMOVED
2 EXISTING STAIR AND ELEVATOR SHAFT TO BE REMOVED	6 WALL TO BE DEMOLISHED
3 SLAB TO REMAIN	7 EXISTING MECHANICAL EQUIPMENT TO BE REMOVED
4 SLAB TO BE REMOVED	8 EXISTING TRASH ENCLOSURE TO BE REMOVED

### DEMOLITION NOTES

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Rev.	Date	Rev.	Date

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FIRST SUBMITTAL

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DEMOLITION ELEVATIONS

Date 09.19.2022	Sheet No.
Scale 1" = 25'-0"	D4.01
Project 2265	