

A black and white architectural rendering of a modern, multi-story building with a distinctive curved facade and cantilevered balconies. The building is surrounded by lush tropical landscaping, including several tall palm trees in the foreground and dense foliage to the right. The scene is set on a city street with cars and a streetcar visible in the lower portion of the image. The sky is filled with soft, wispy clouds.

407 LINCOLN ROAD

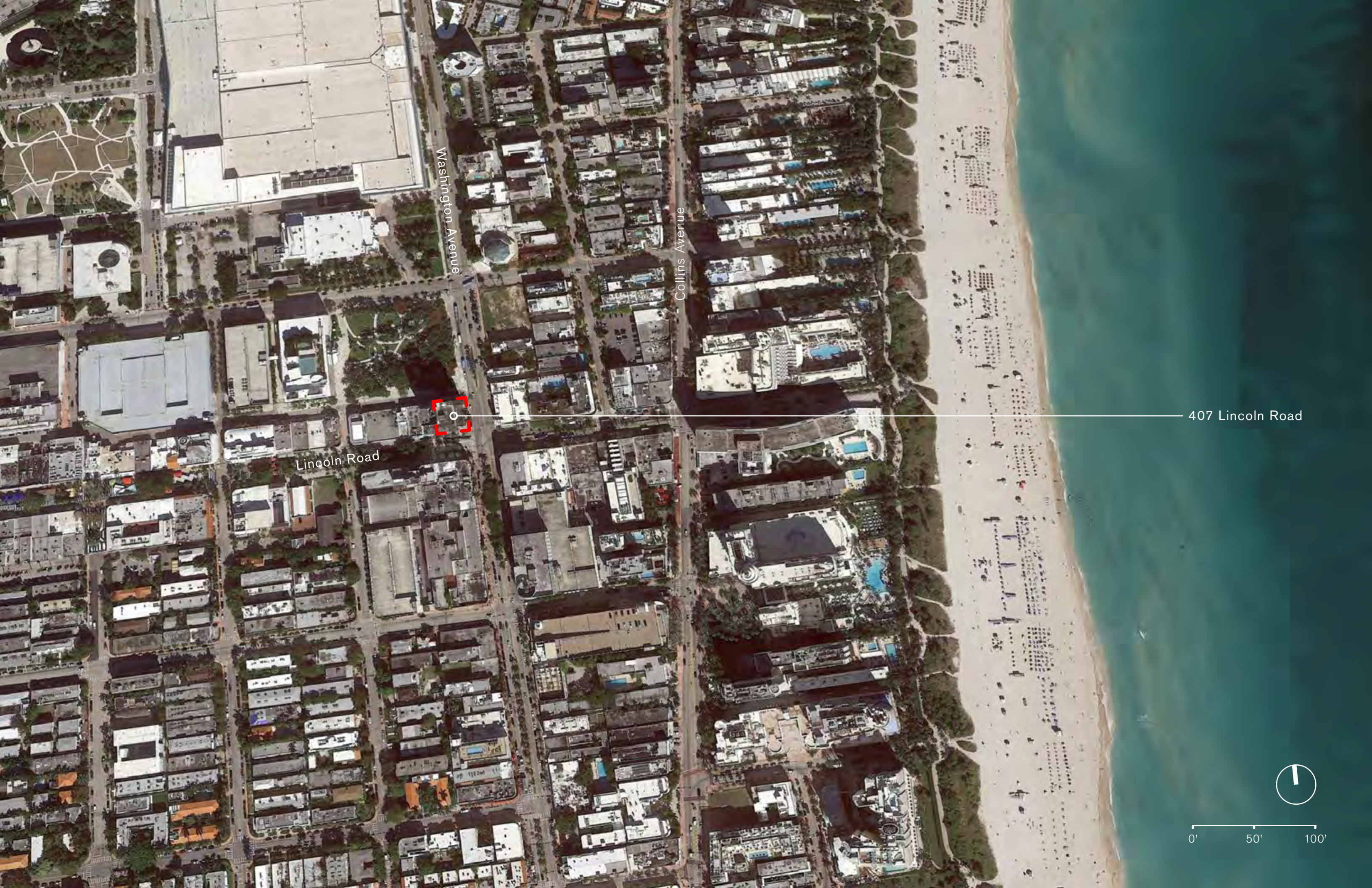
MIAMI BEACH, FLORIDA

DECEMBER 2022

SHVO

Foster + Partners

KOBI KARP ARCHITECTURE



Washington Avenue

Collins Avenue

Lincoln Road

407 Lincoln Road

0' 50' 100'





LORD NORMAN FOSTER

Senior Executive Partner Founder and Executive Chairman
Architect – Dip.Arch & Cert. TP, M.Arch

Norman founded the practice in 1967, and over five decades he has established a sustainable approach to the design of the built environment. He believes that the quality of our surroundings affects the quality of our lives, and is driven by his passion for innovation and excellence. He is also president of the Norman Foster Foundation, based in Madrid. In 1999, he was honoured by The Queen with a life peerage, taking the title Lord Foster of Thames Bank. Norman is a keen pilot, enjoys cross-country skiing and cycling.









KOBI KARP

Principal and Founder

Kobi Karp is the Founder and Principal of Kobi Karp Architecture and Interior Design, Inc (KKAID). Kobi Karp founded the firm in 1996 and has been the Principal-in-Charge of design since that time. KKAID is a full-service architectural and interior design firm providing a vast array of services, ranging from the design of large-scale, high-rise condominium and hospitality projects to intimate, small-scale low-rise residential and commercial structures.

Kobi Karp has developed expertise in design over the last 20 years, working with a wide range of project types, sizes, complexities, and budgets. It is through this last quarter century working in warm weather climates that KKAID has garnered international acclaim and been selected to spearhead numerous resort projects. Developers and builders in the Caribbean, Black Sea region, and the Middle East have relied on the firm for their design eye and planning.

Kobi Karp is a recognized member of the American Institute of Architects, honored for his award-winning designs and buildings and he is a licensed Professional Architect in 9 states and in Abu Dhabi (UAE). His firm has been featured in renowned national and local publications based on their major contributions in the preservation of historical areas.





407 Lincoln Road

Site History 407 Lincoln Road

Federal Savings and Loan Association, Demolished in the 1950's





Construction, mid 1950s



Completion, late 1950s



Current - View West along Washington Avenue



Proposed - View West along Washington Avenue

**A New Benchmark in
World Class Office Space**



Current - View North West along Lincoln Road



Proposed - View North West along Lincoln Road

A Sustainable Revival



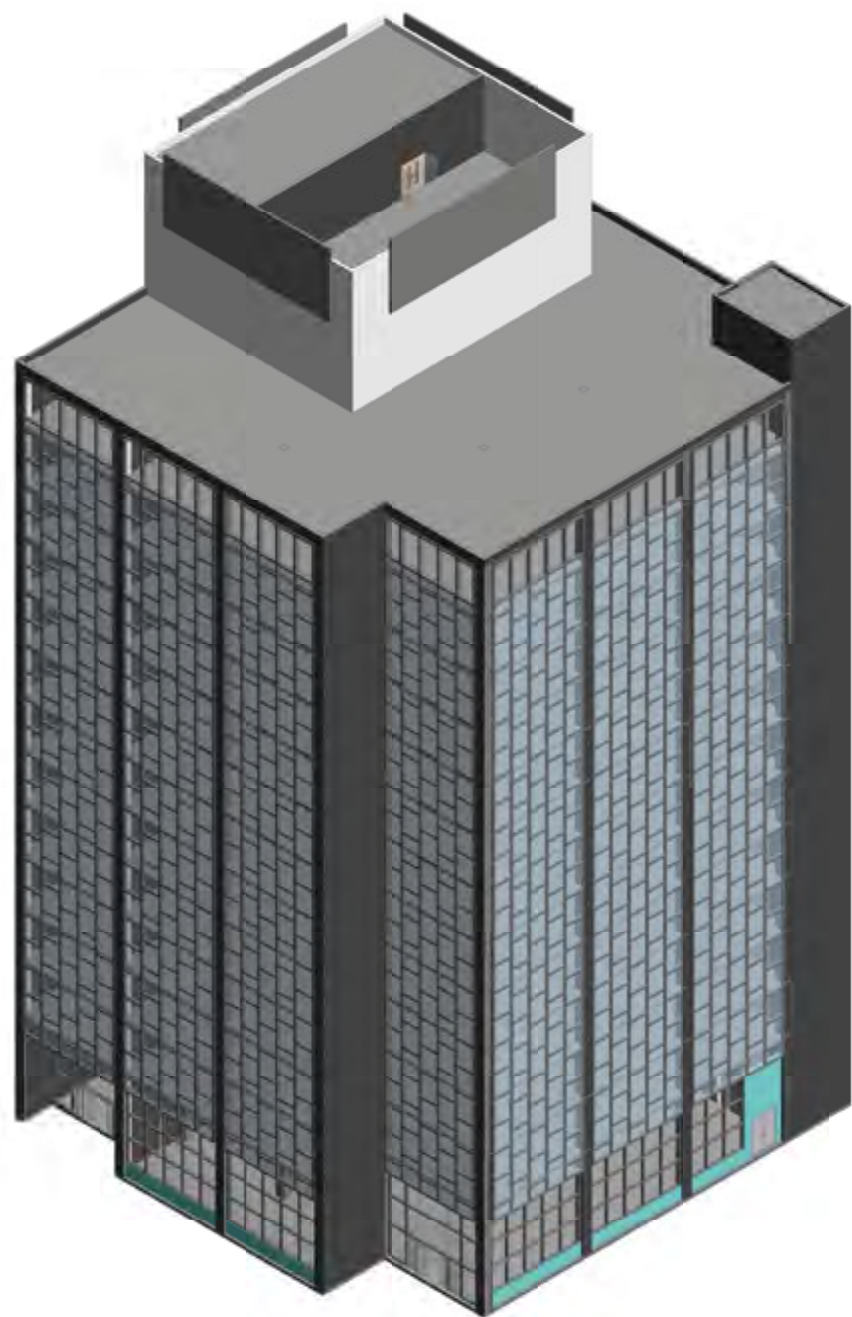


Construction, mid 1950s

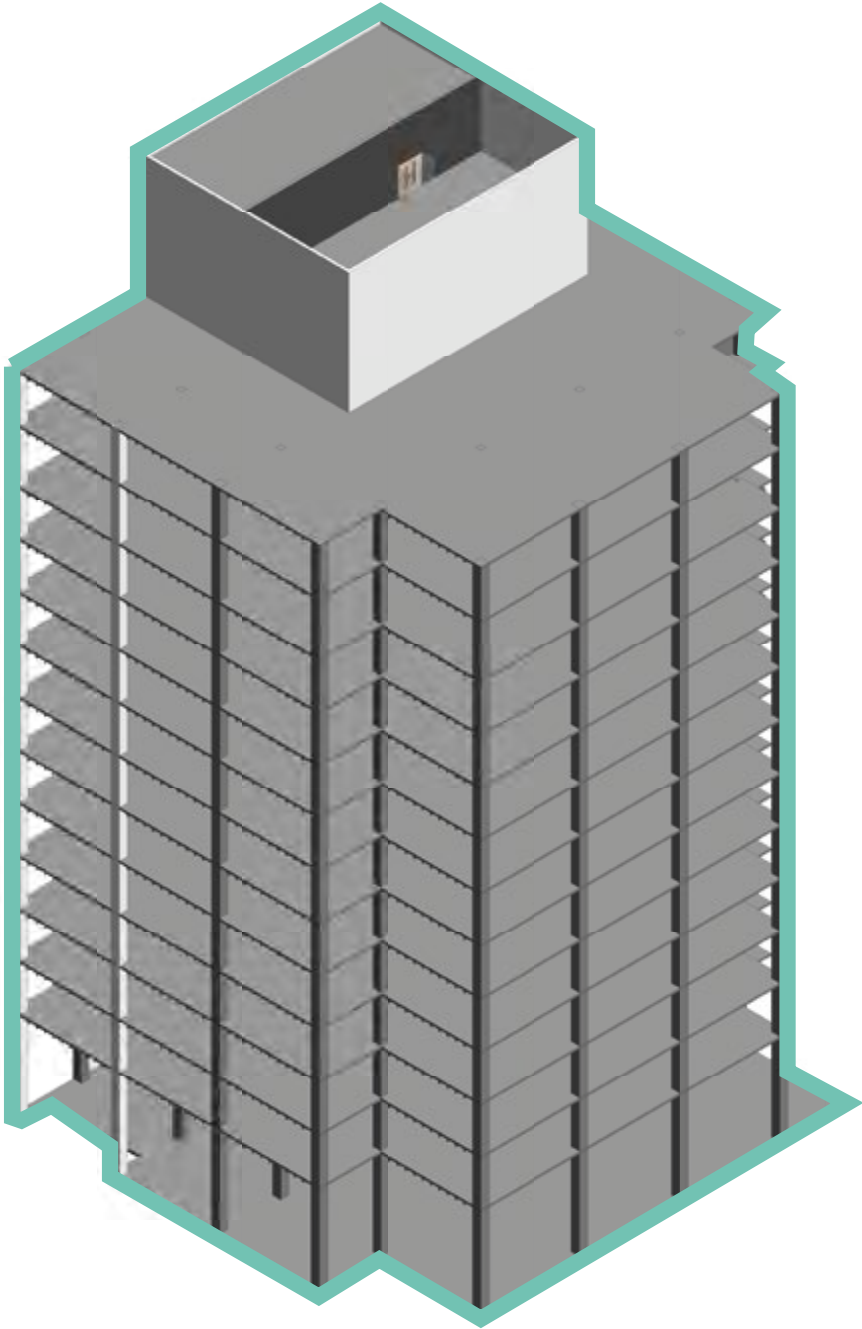


Completion, late 1950s

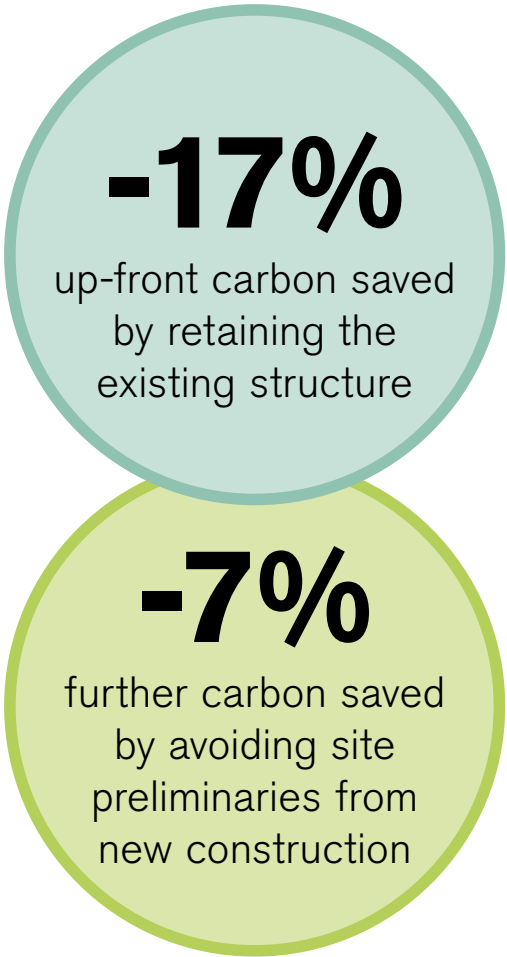
Up-front Carbon Reduction



Existing Lincoln Road building



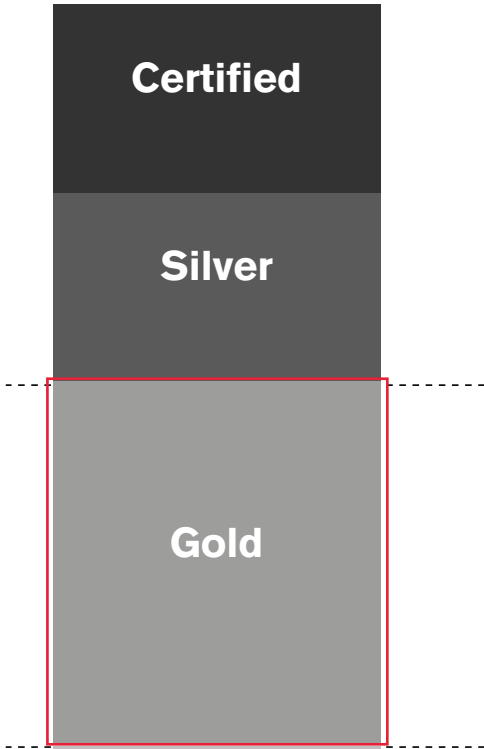
Retained Lincoln Road structural frame



Sustainabilty Targets



LEED

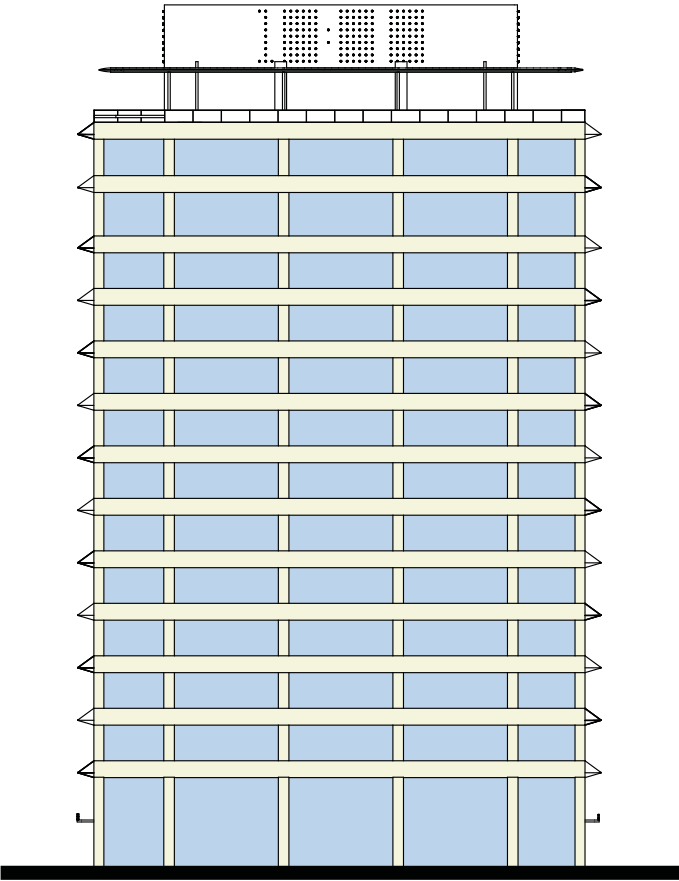


BREEAM



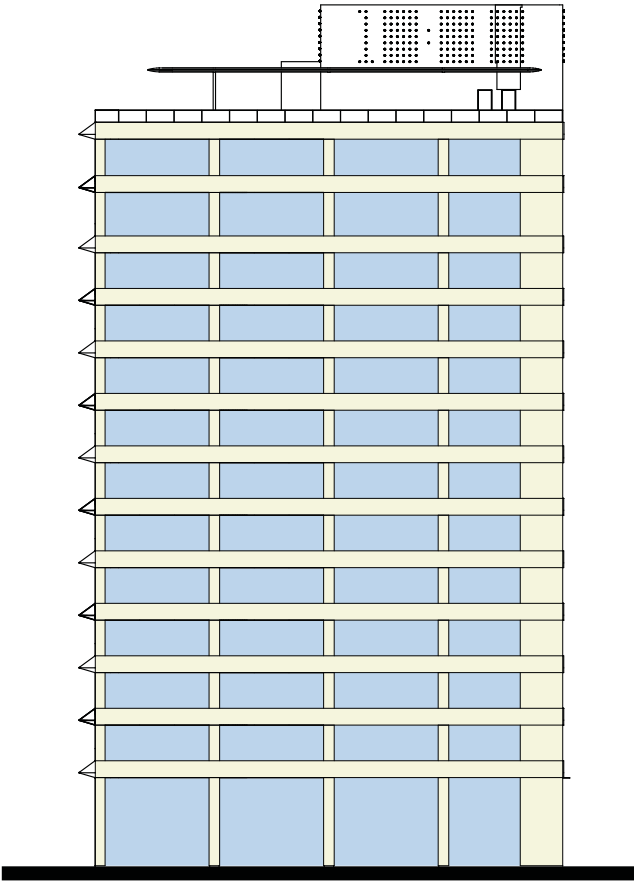
Facade Solidity

54% Solid on Average



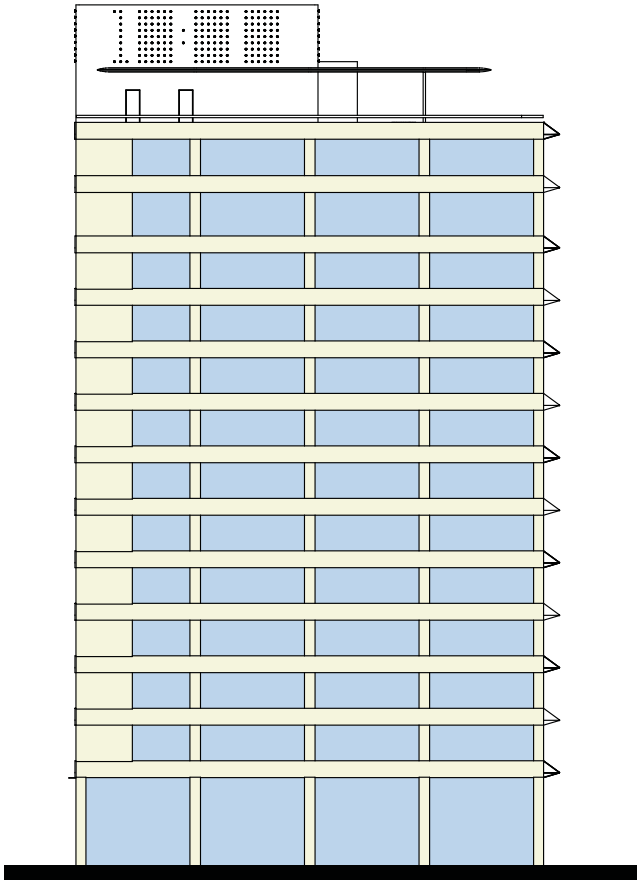
Proposed Elevation - East

39% Solid



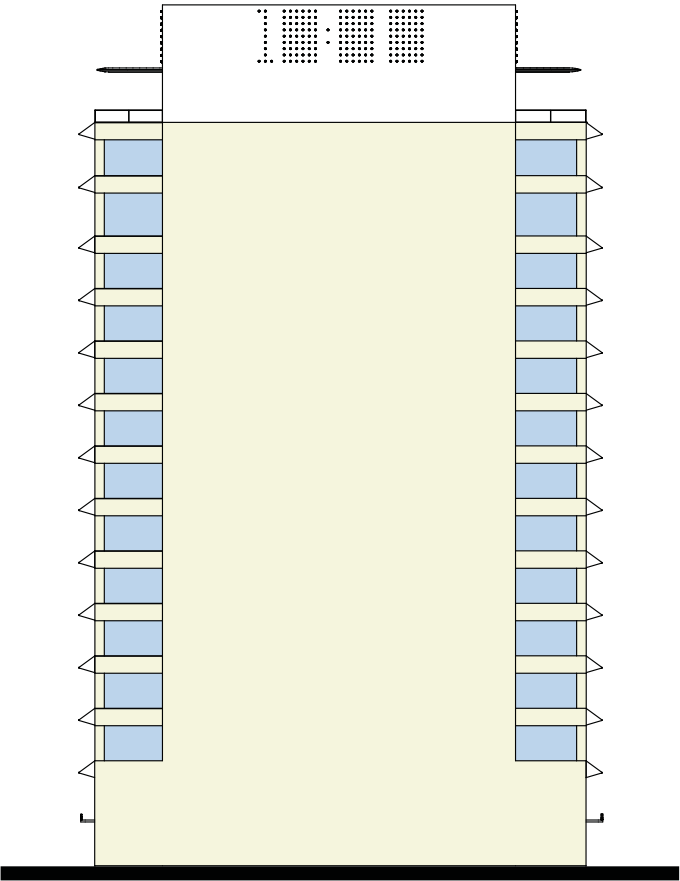
Proposed Elevation - North

44% Solid



Proposed Elevation - South

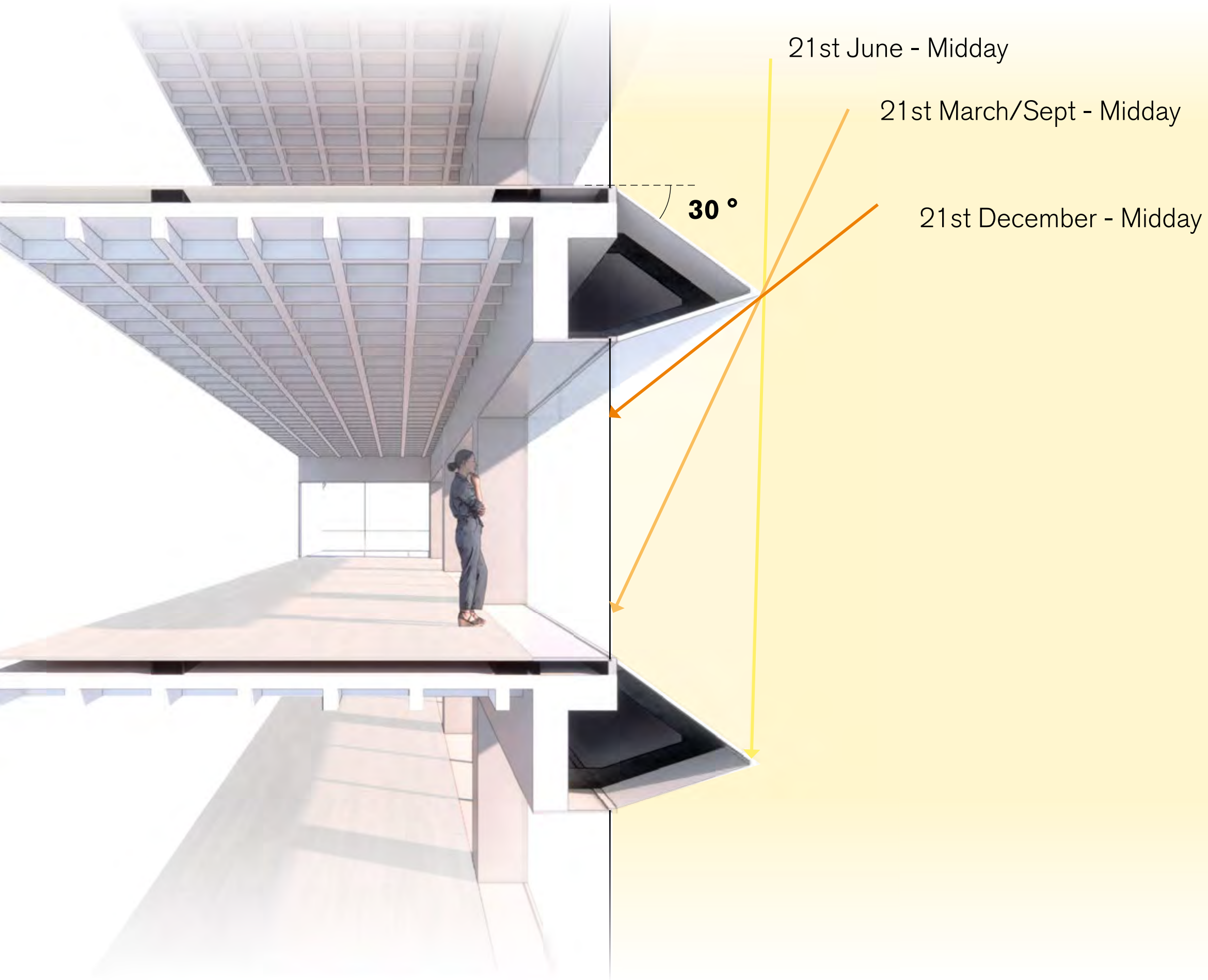
44% Solid



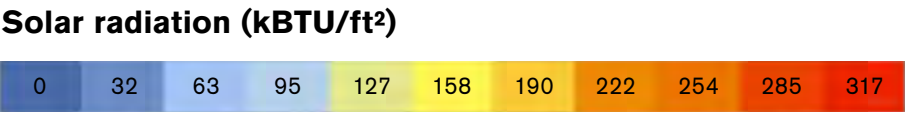
Proposed Elevation - West

86% Solid

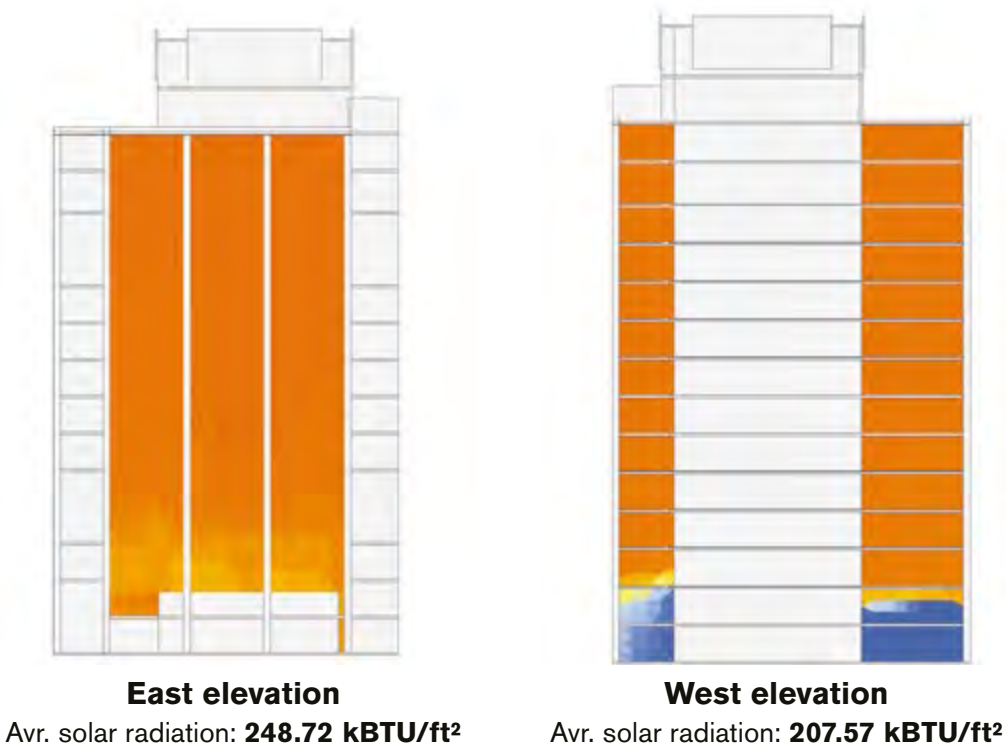
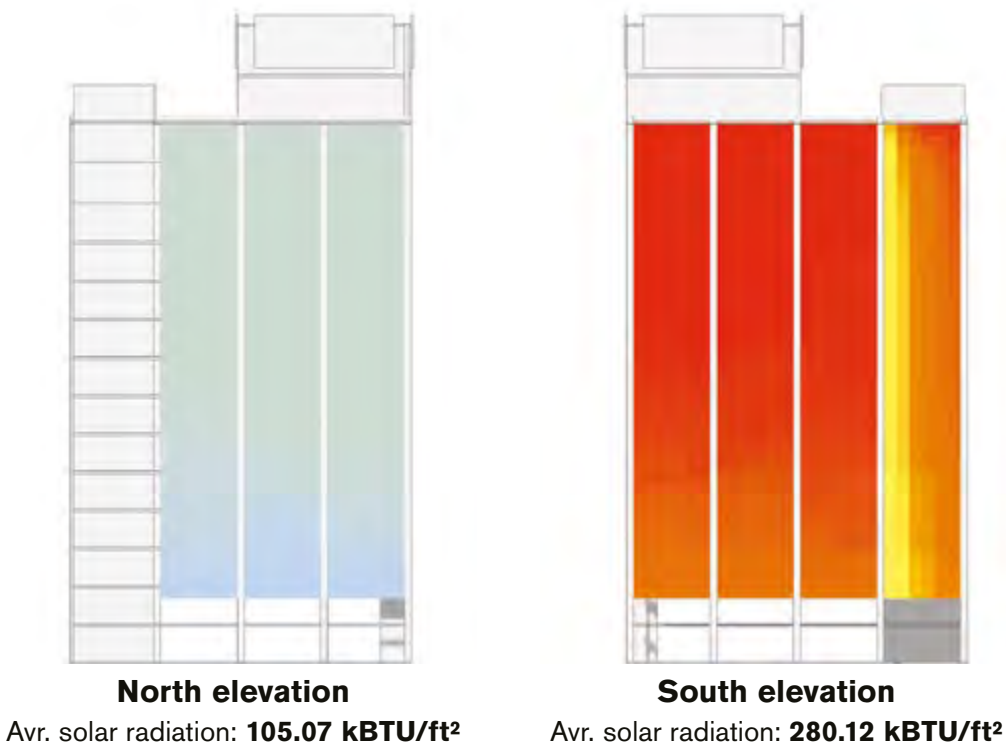
Improved facade performance - Horizontal fins to reduce solar gains



Solar Radiation Analysis

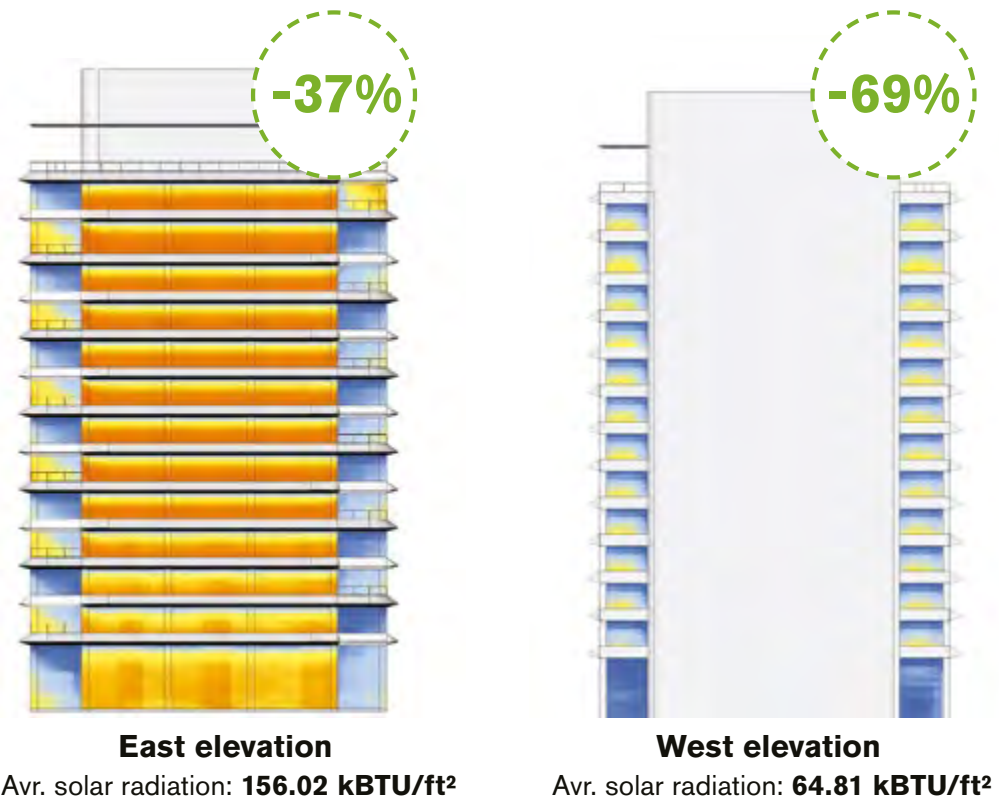
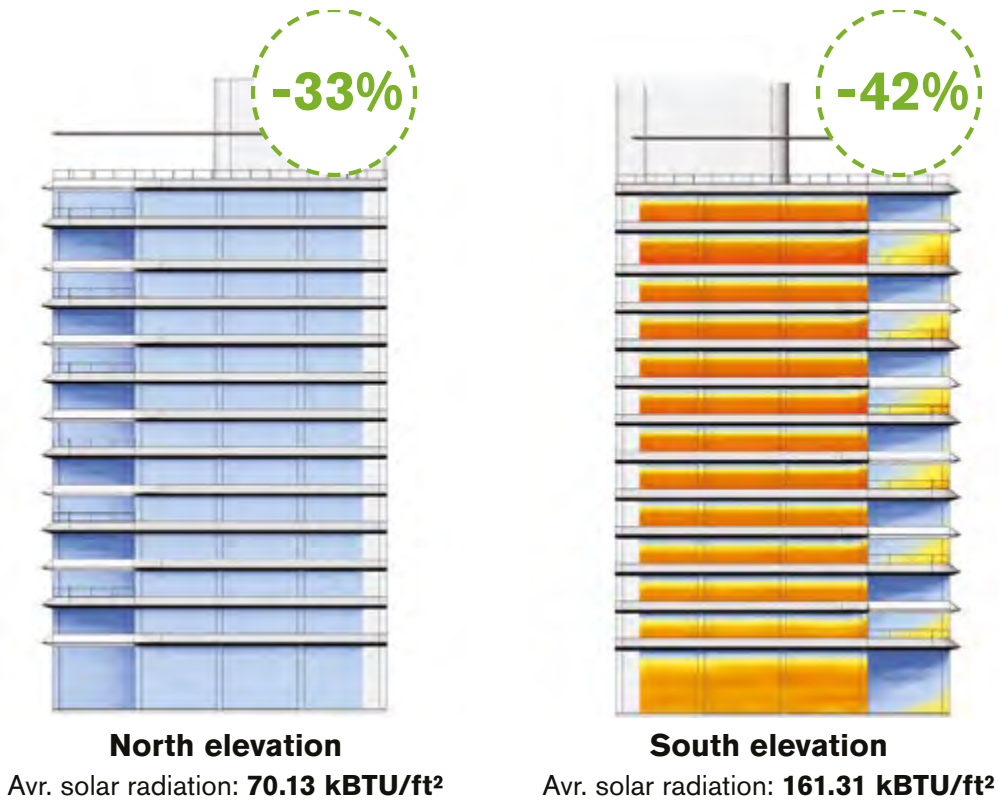


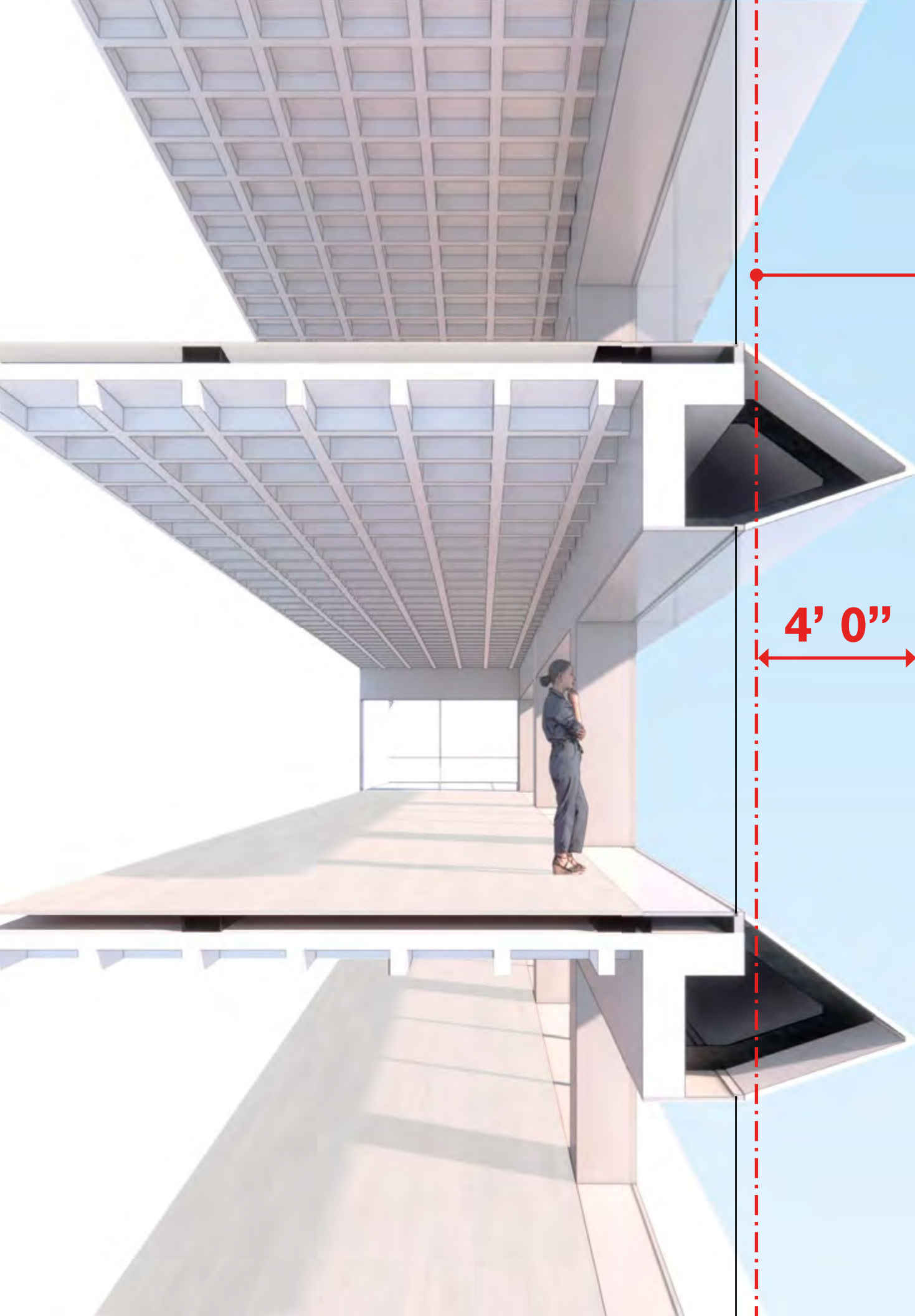
Full Glass Solution



VS

Shaded Facade





Property line

4' 0"

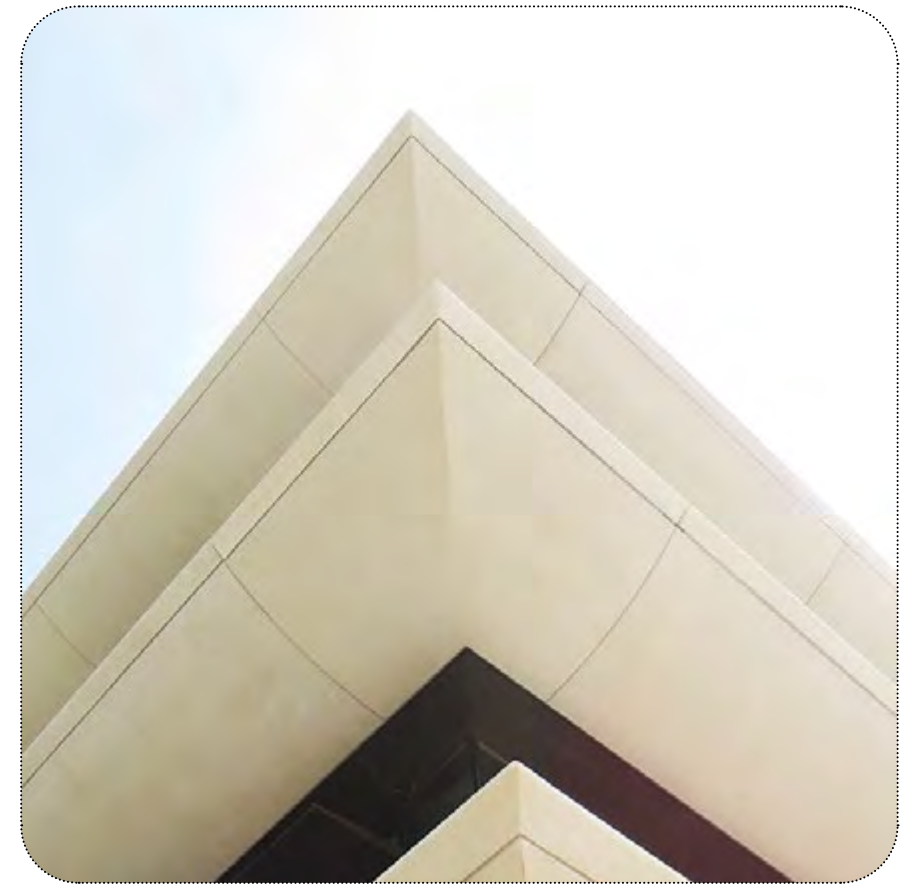
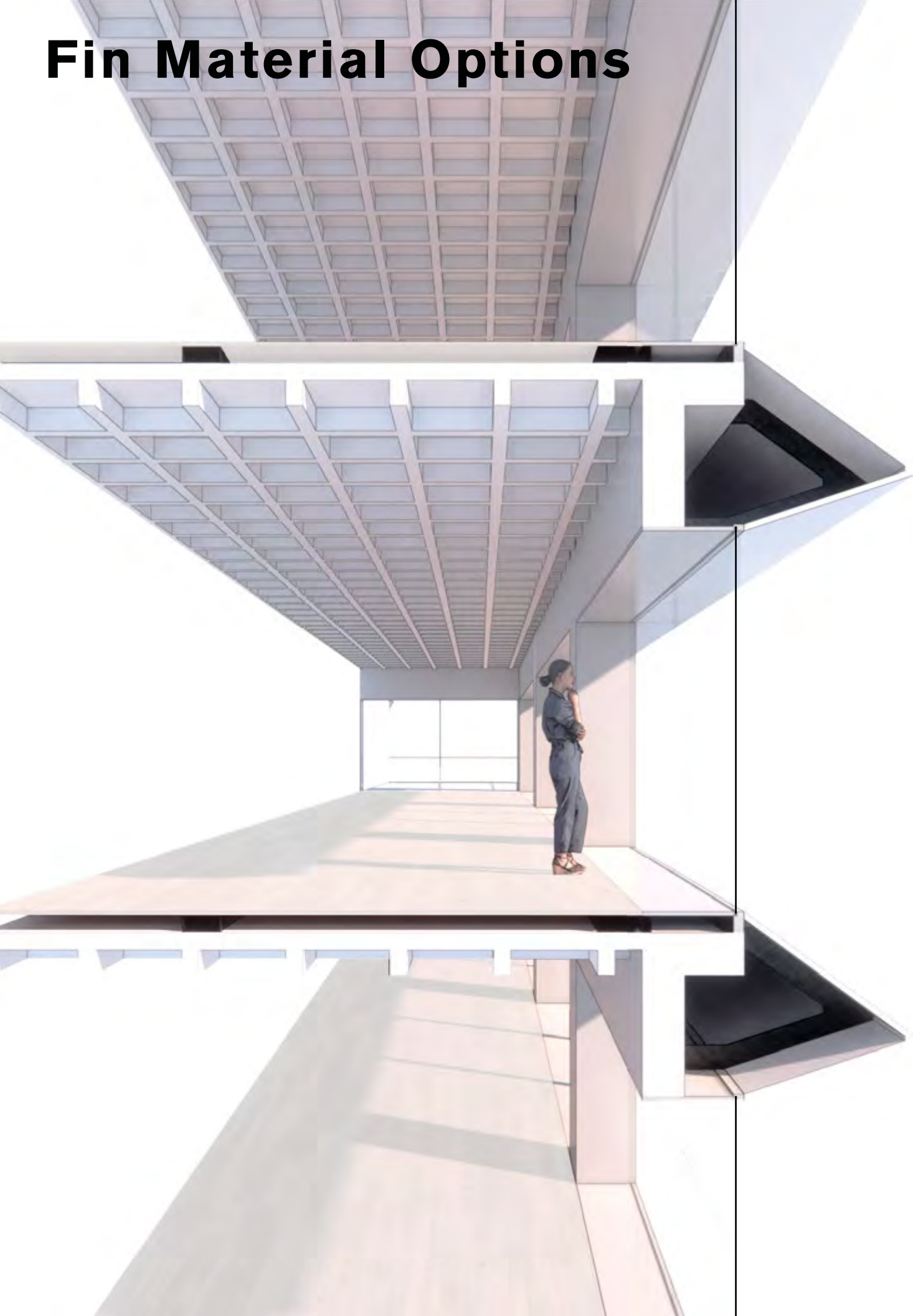
**4 Foot Encroachment
over the Property Line**



Property line

**4 Foot
Encroachment
over the
Property Line**

Fin Material Options



Glass Fibre Reinforced Concrete



White Aluminium

Current - View West from Washington Avenue



Proposed - View West from
Washington Avenue



Current - View East from Lincoln Lane

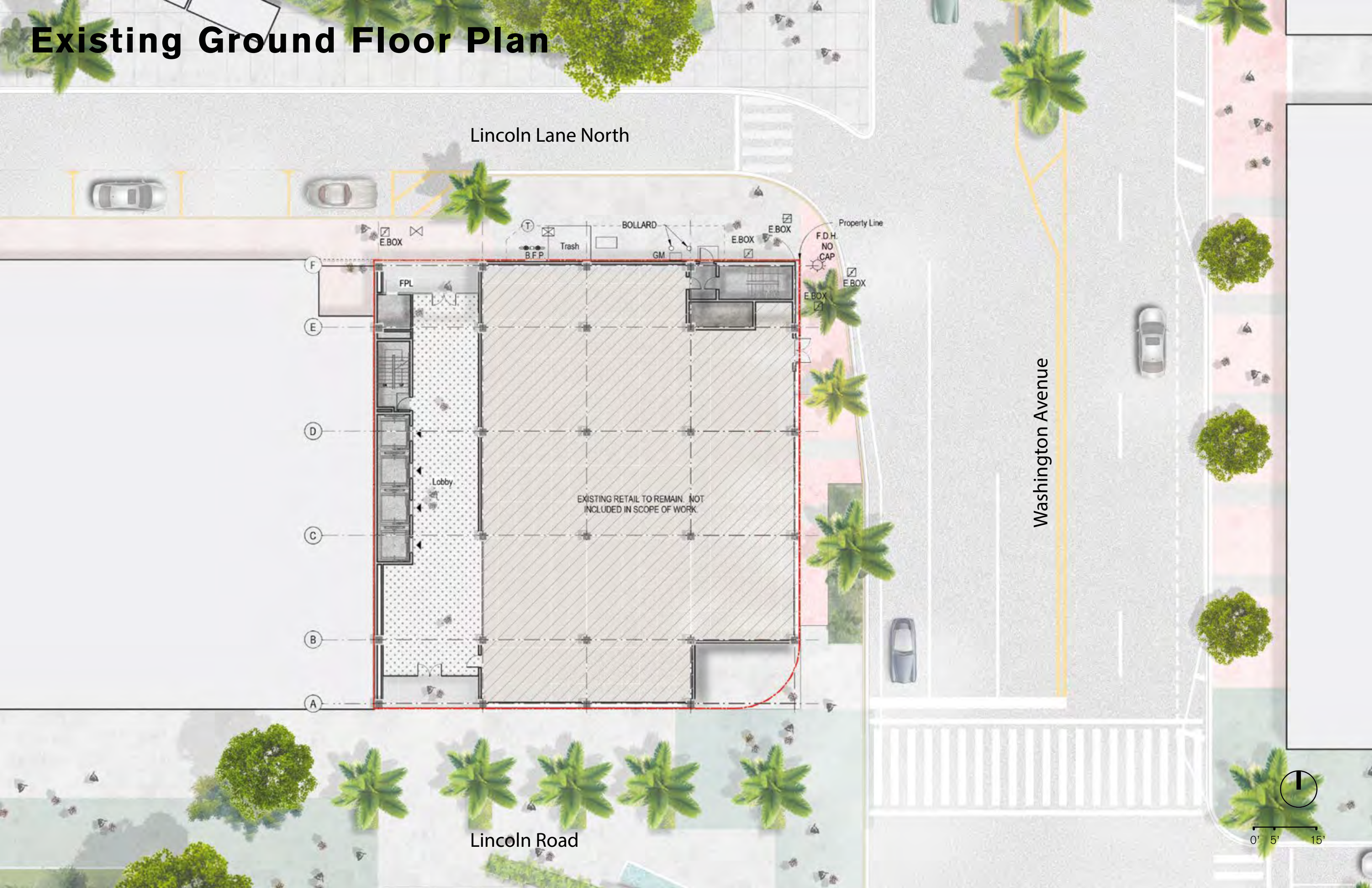


Proposed - View East from Lincoln Lane

Arrival on Soundscape Park



Existing Ground Floor Plan



Proposed Ground Floor Plan

Lincoln Lane North

Washington Avenue

Lincoln Road

Bank of America

VAULT TO REMAIN

E.BOX

FPL

Trash

BOLLARD

GM

C.O.

F.D.H. NO CAP

Property Line

Electrical Room

UP

Lobby

Retail

EXISTING RETAIL TO REMAIN. NOT INCLUDED IN SCOPE OF WORK.

0' 5' 15'

Proposed Ground Floor Plan

Lincoln Lane North

Washington Avenue

Lincoln Road

Bank of America

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EXISTING RETAIL TO REMAIN. NOT INCLUDED IN SCOPE OF WORK.

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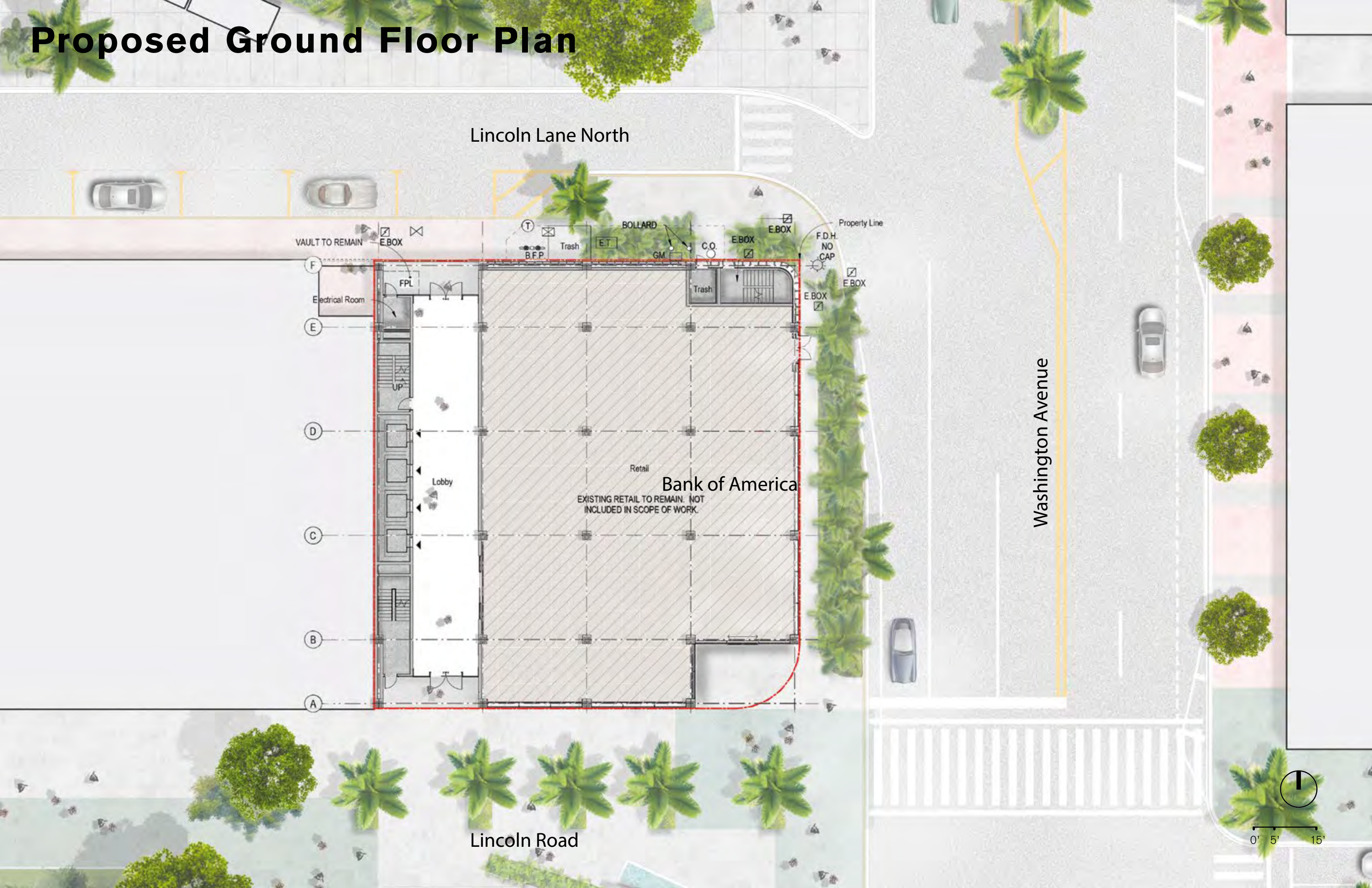
GM

C.O.

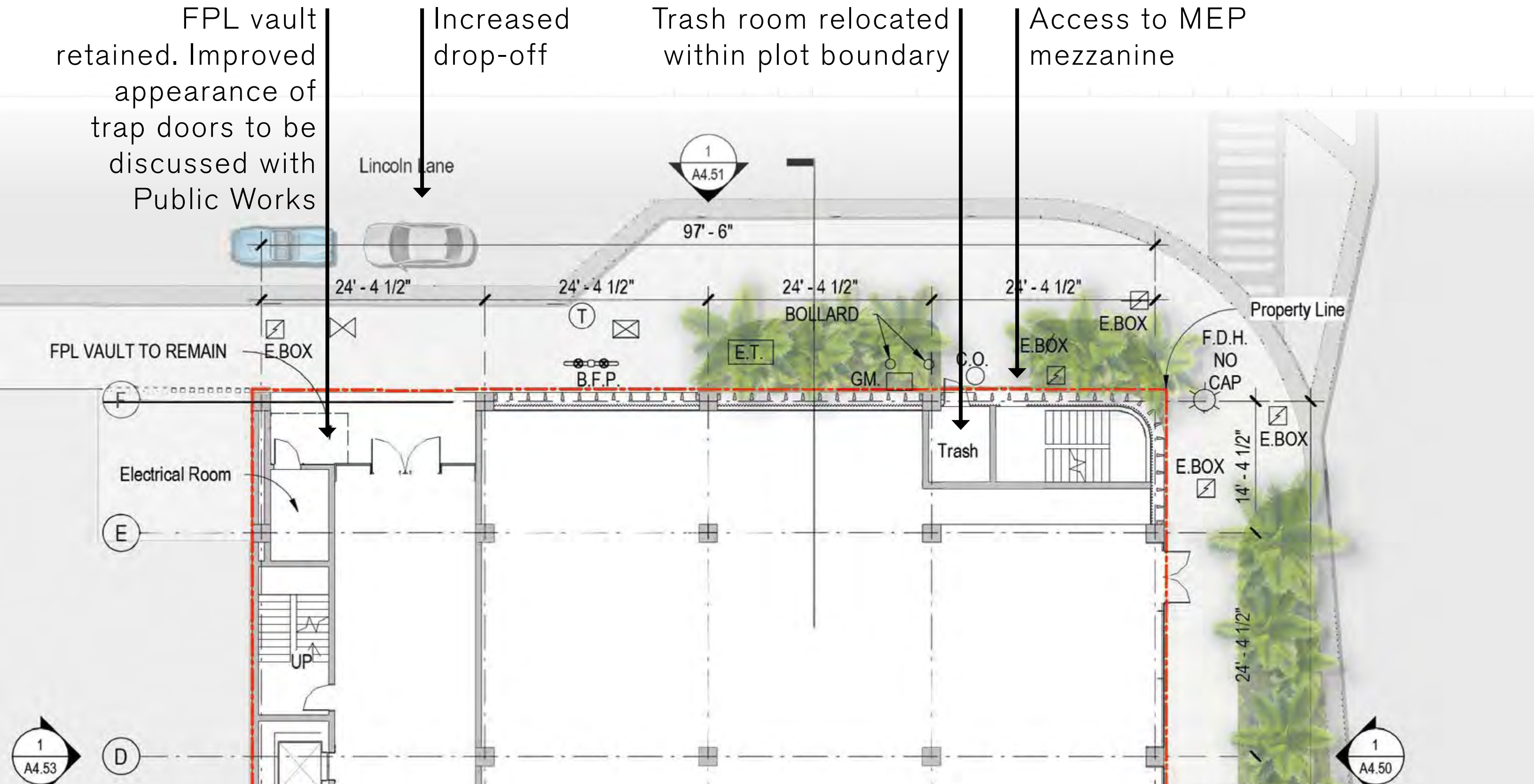
F.D.H. NO CAP

Property Line

0' 5' 15'



Drop-off, Existing Services and Landscape on Lincoln Lane



Current

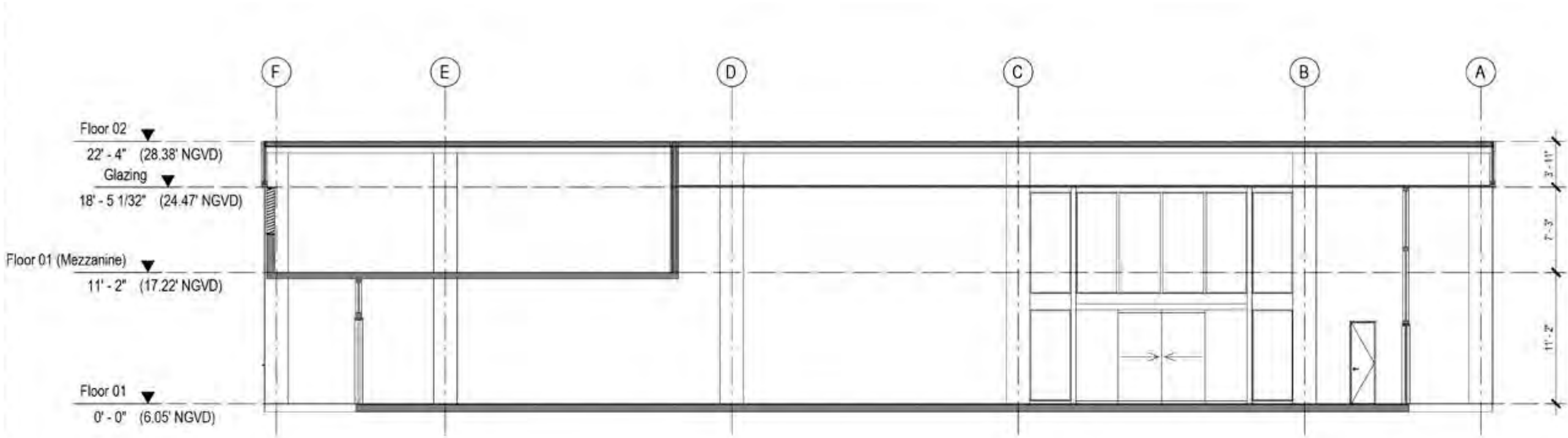


Proposed

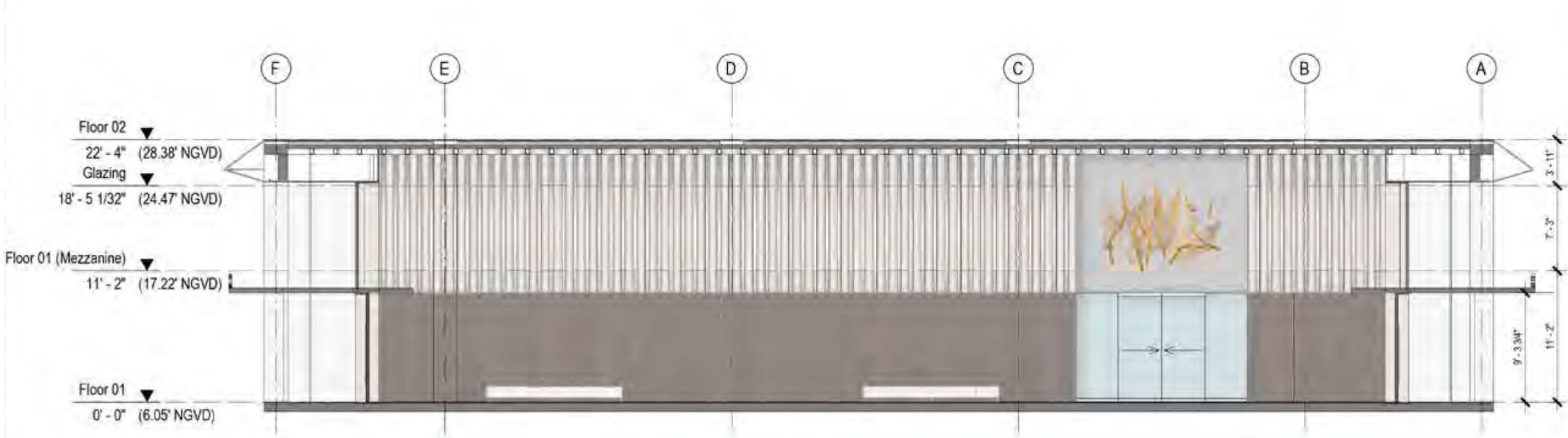
**A Revitalised Connection between
Lincoln Road and Soundscape Park**



Section through Lobby



Existing



Proposed

Proposed

Existing Mural
Retained



Current
View West from
Washington
Avenue

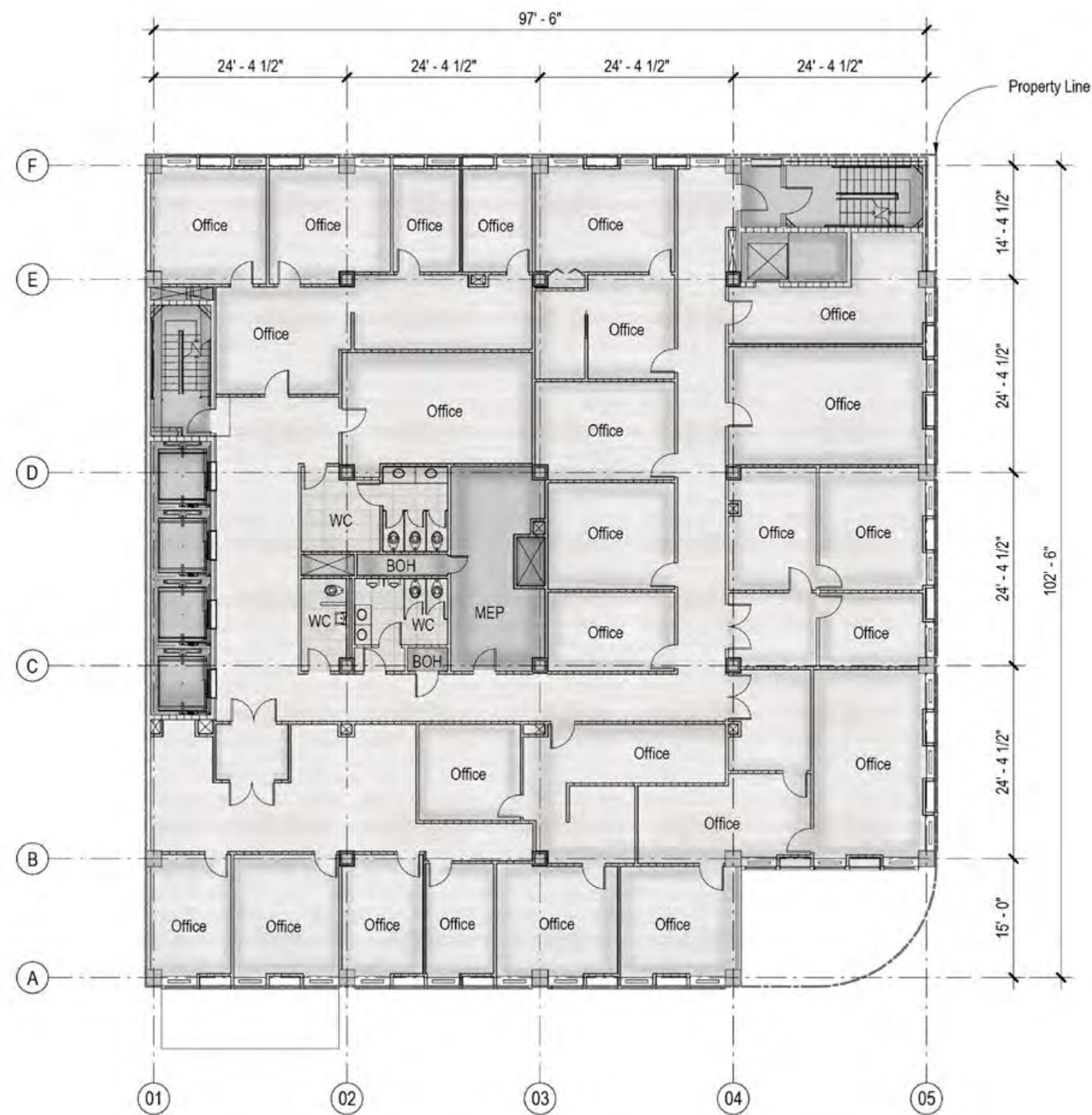


Proposed
View West from
Washington
Avenue

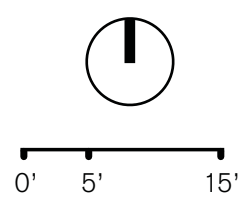




Existing Typical Floorplan



Proposed Typical Floorplan



Accessible Greenery



Retain and Reimagine

Structure



Retention of existing structure avoiding carbon from newly excavated materials

Audit



Carry out audit of materials to identify other reuse, recycling and retention opportunities

Waste



Zero waste landfill strategies during construction promoting circular economy

The Healthiest Workplace in Miami Beach



Design Impacts on User Productivity - Health and Wellbeing

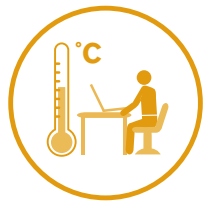
DESIGN IMPACTS ON USER



Daylight + views out
7-12% increased productivity
6.5 days reduced sick leave
46 minutes more sleep each night



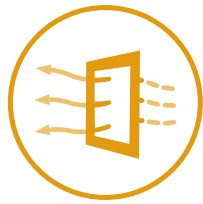
Active design
72% reduced absenteeism
39% improved user satisfaction
18% improved cohesion
6% reduced stress
70% reduced staff turnover



Too warm or cold
4-6% drop in productivity



Acoustic control
66% reduced productivity



Enhanced ventilation
11% increased productivity



Biophilia
10% reduced stress, anxiety and depression



Lifting the Market of World Class Office





Fitout
Design spaces to be
flexible and adaptable



Fitout
Exposed and demountable
surfaces



Refurbishment
High recycled content and
low-carbon finishes



Fitout
Prioritise Cradle to Cradle
certified furniture



Fitout
High recycled content and
low-carbon finishes

Restoring the Presence of the Clock



Current out of operation clock



Proposed rejuvenated clock



West Facade - Potential for Art

Proposed



West Facade - Potential for Art



West Facade Art Wall - 3 Approaches

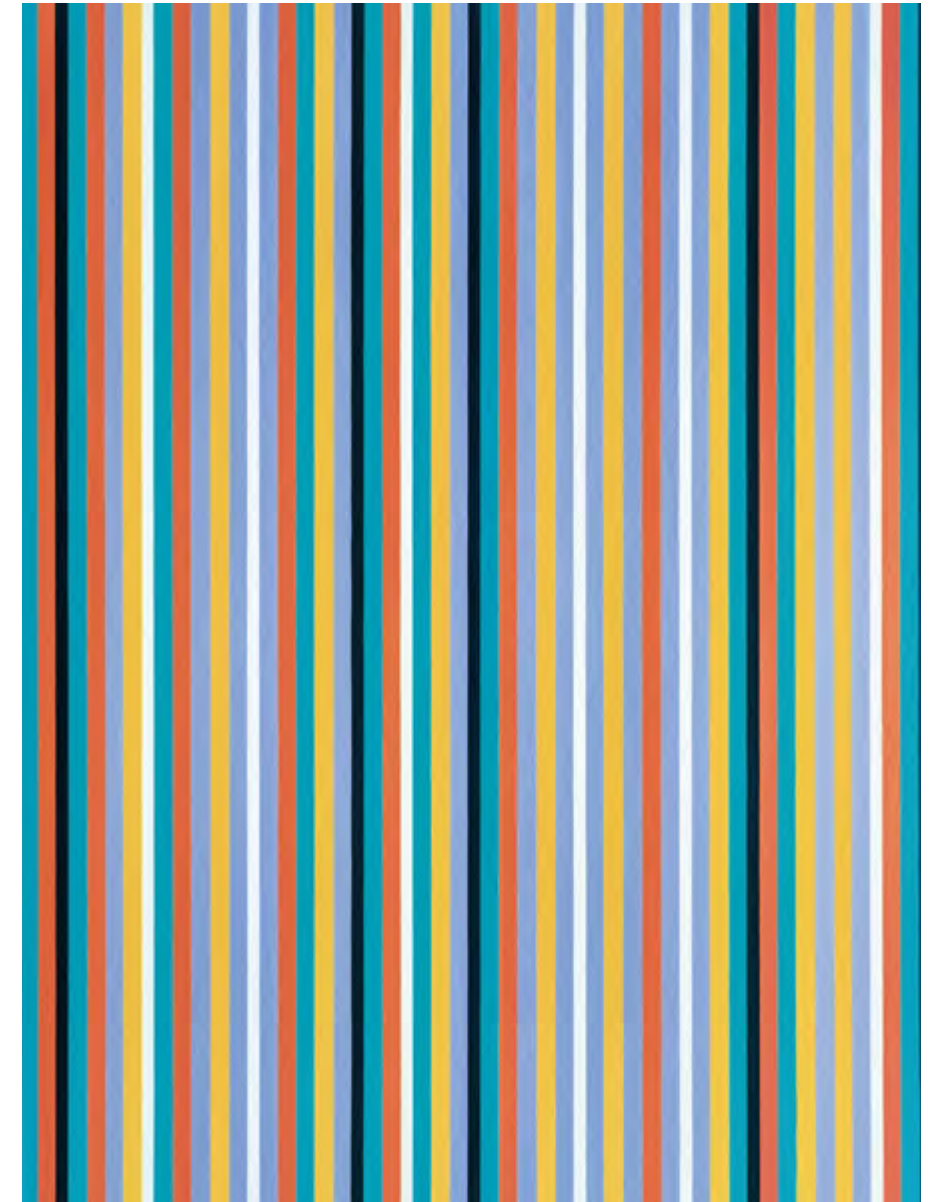
Lighting Installation



Architectural Detailing



Painted Mural

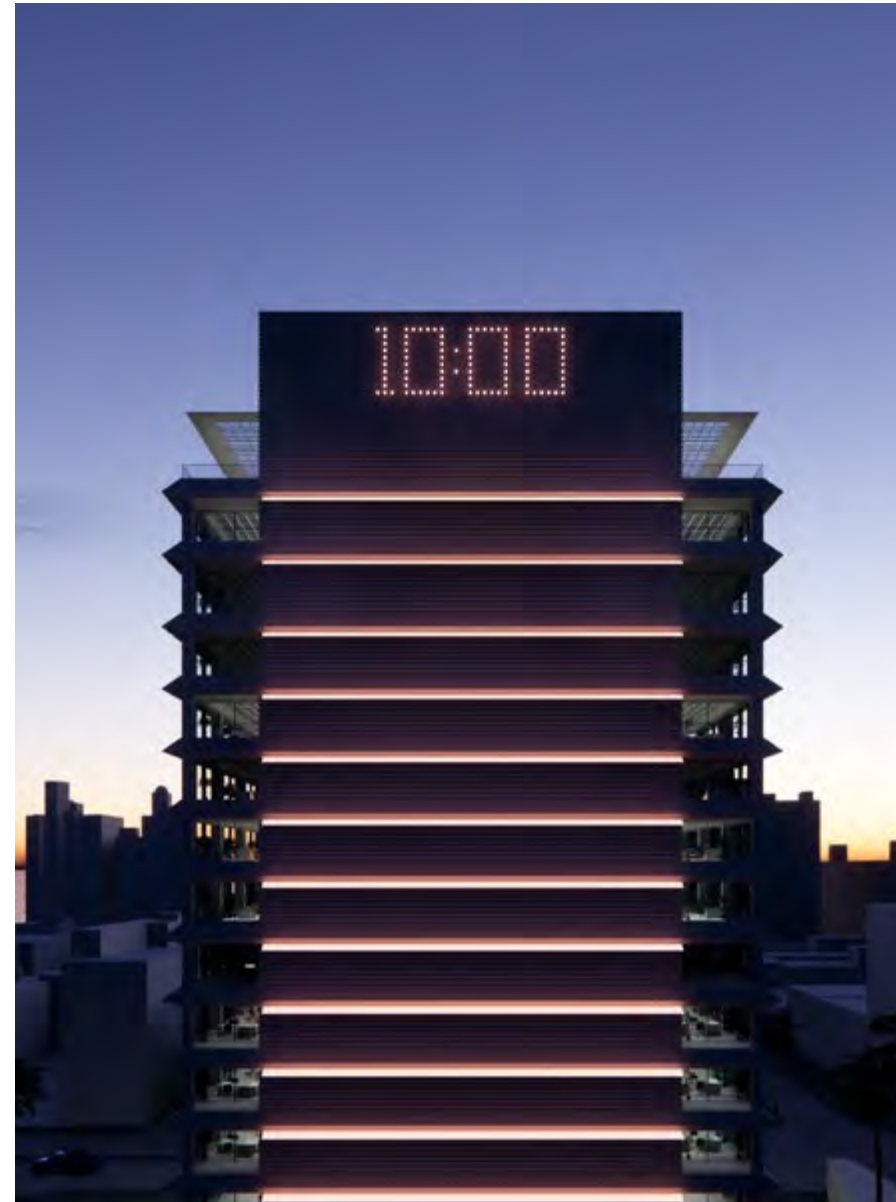


West Facade Art Wall - 3 Approaches

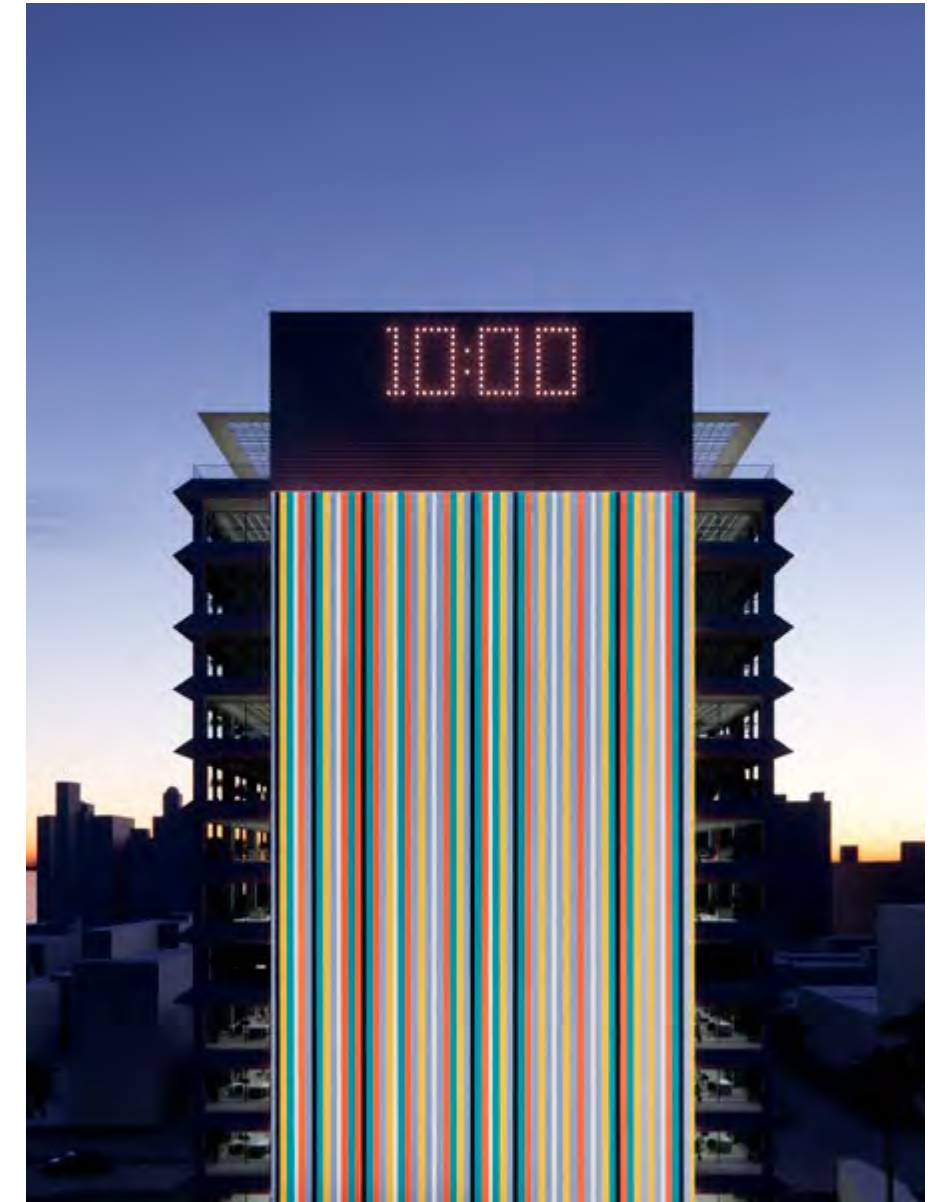
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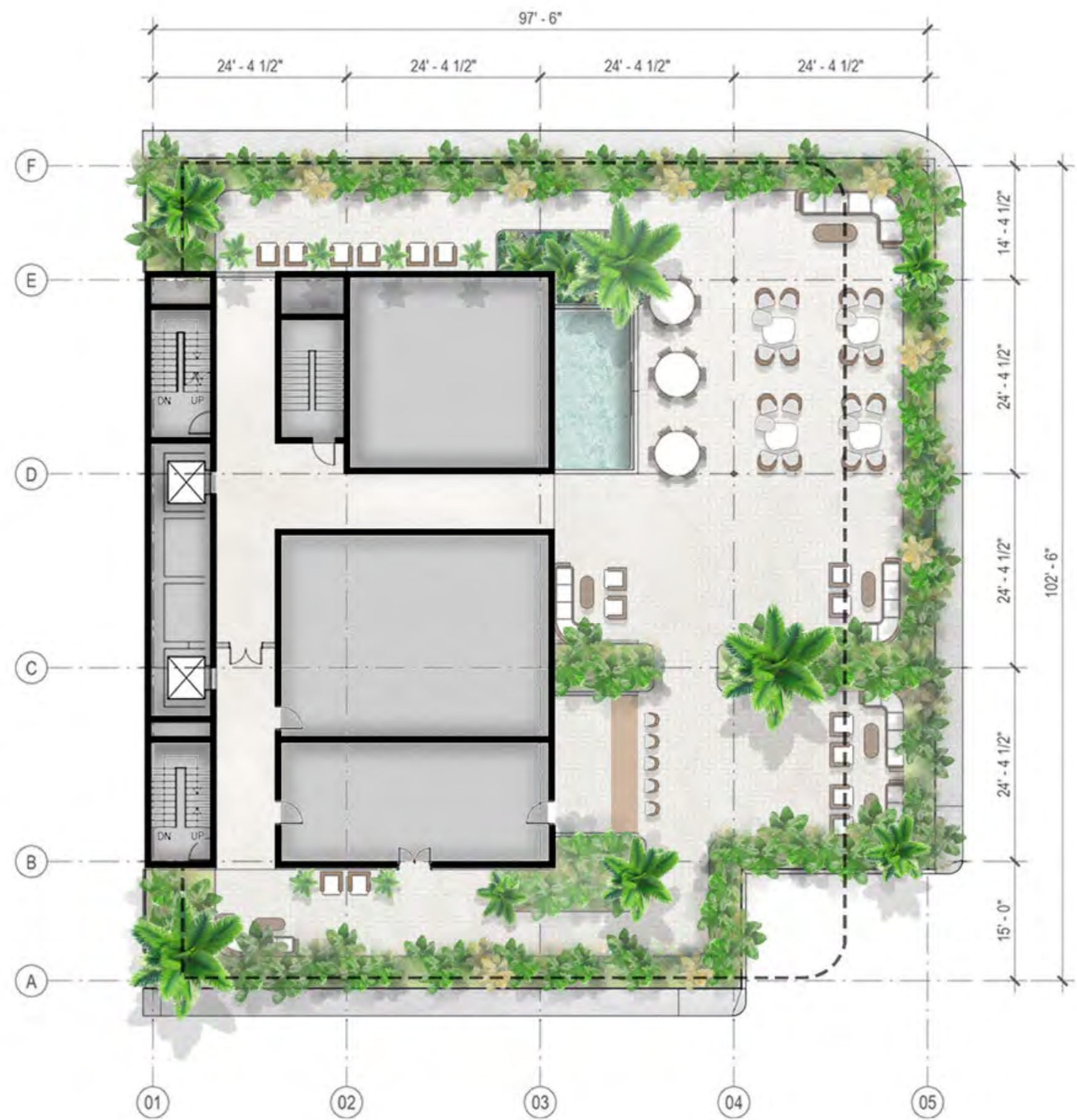
Rooftop Experience



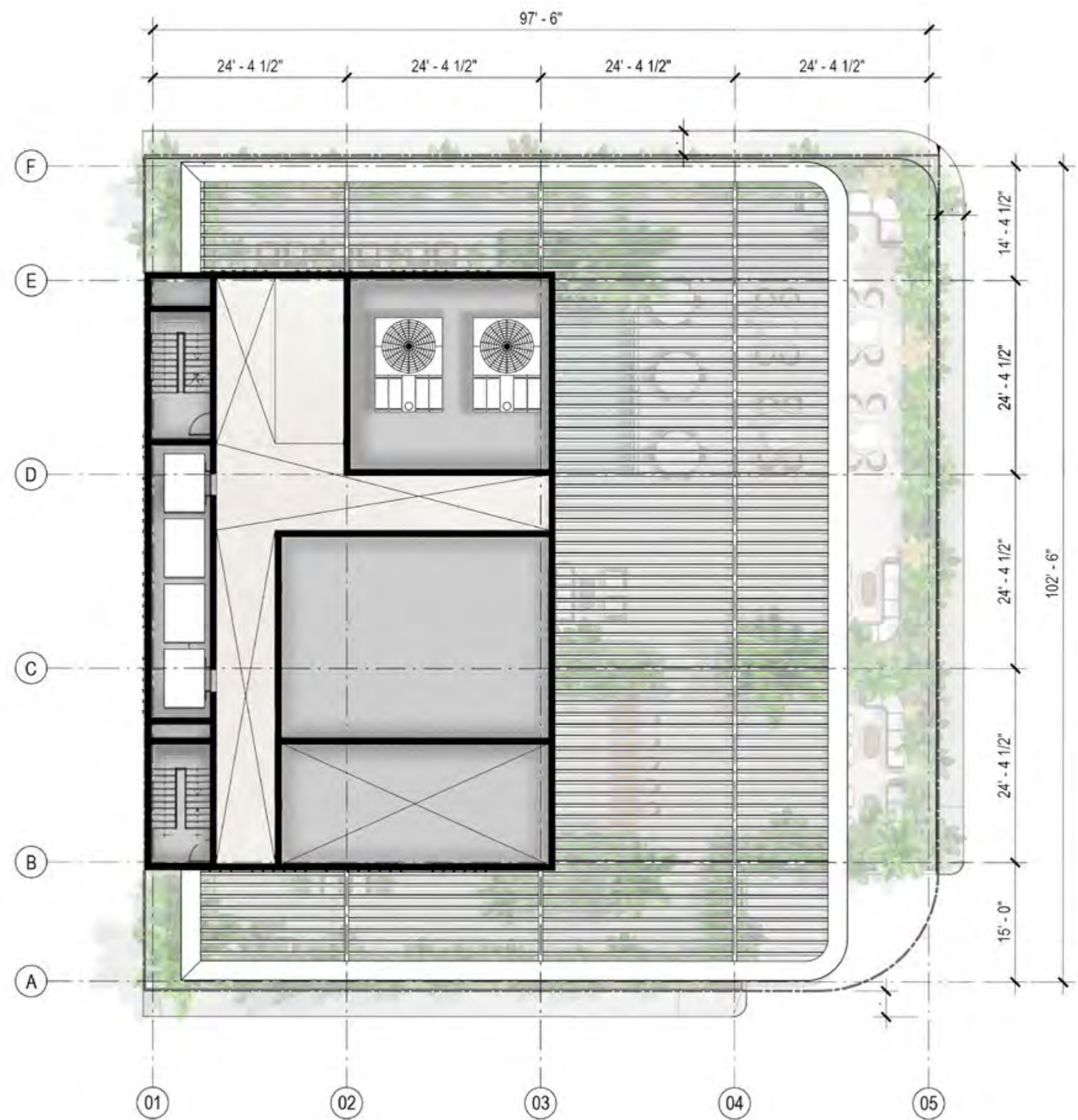
View East from the Rooftop Terrace



Rooftop Plan

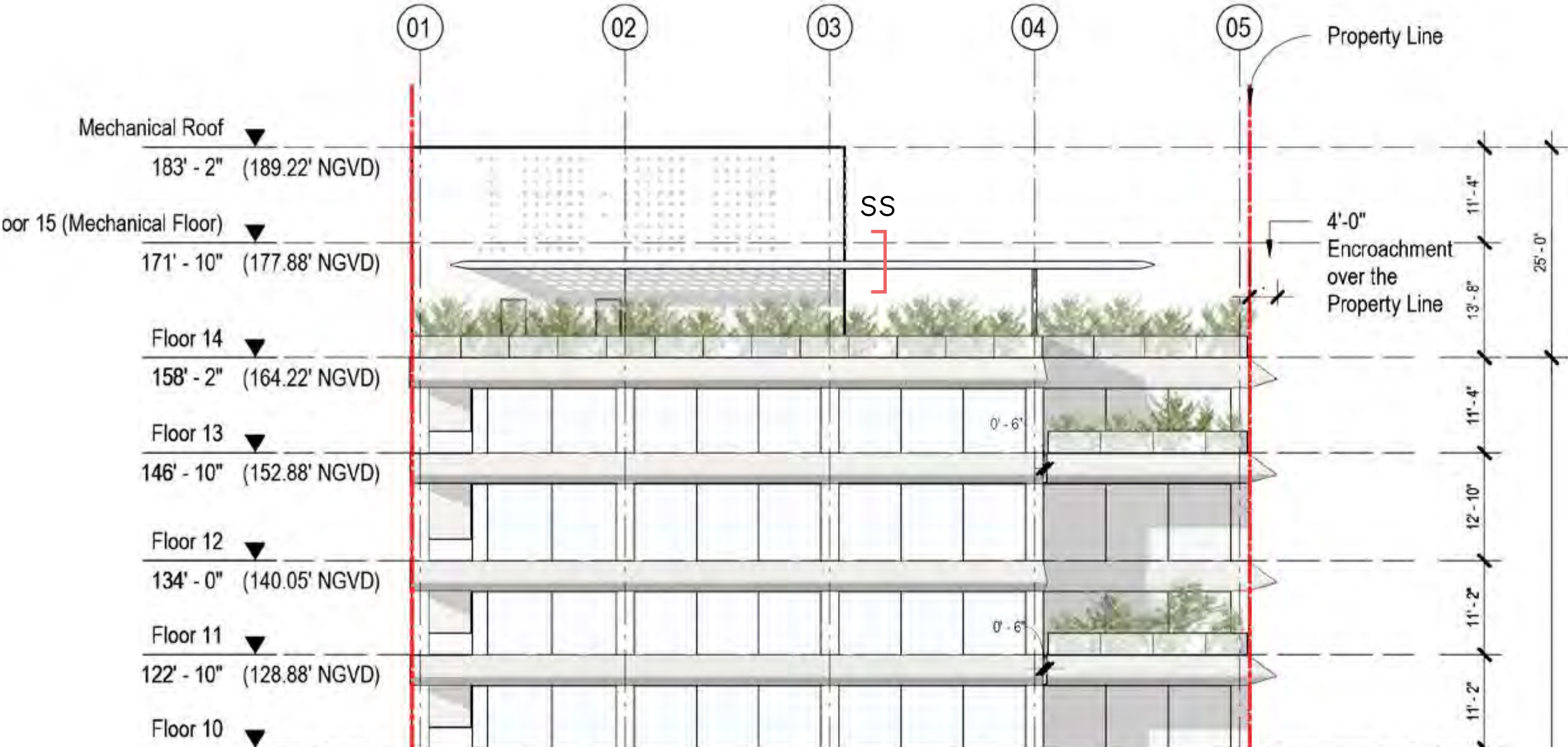
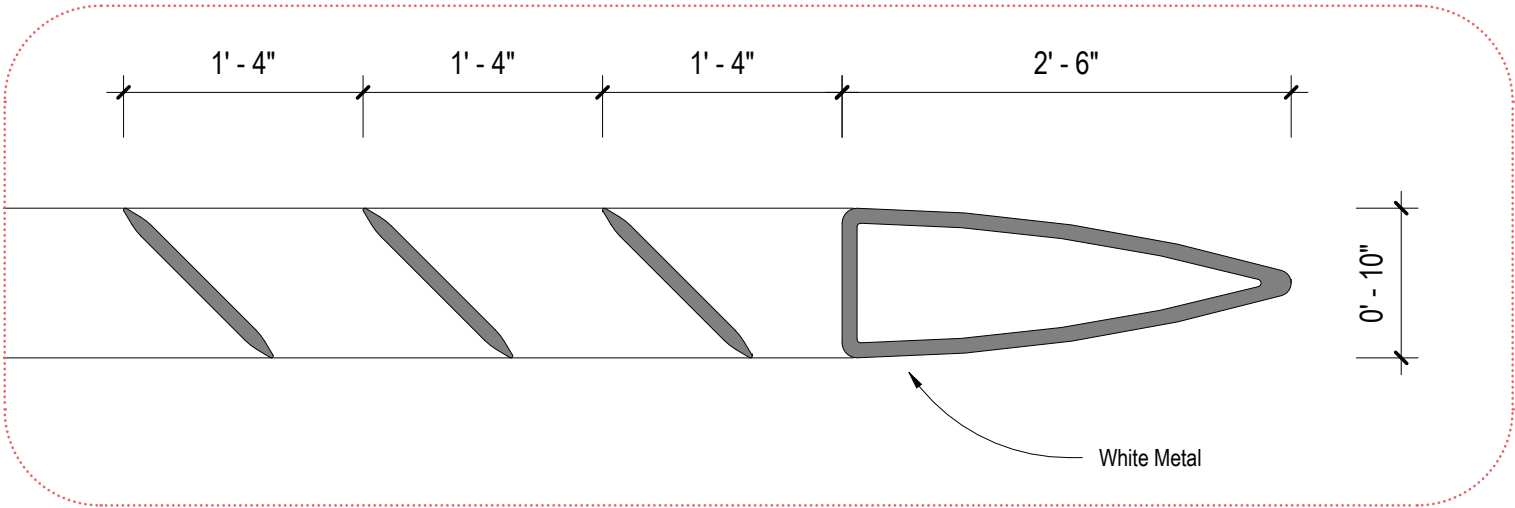


Canopy Plan



Rooftop South Elevation

ss - Typical North/South section through canopy







SHVO | **Foster + Partners** | KOBI KARP ARCHITECTURE