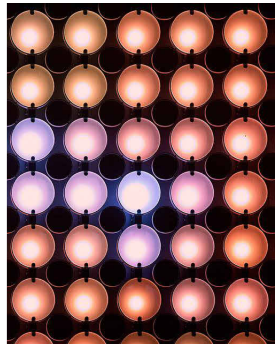
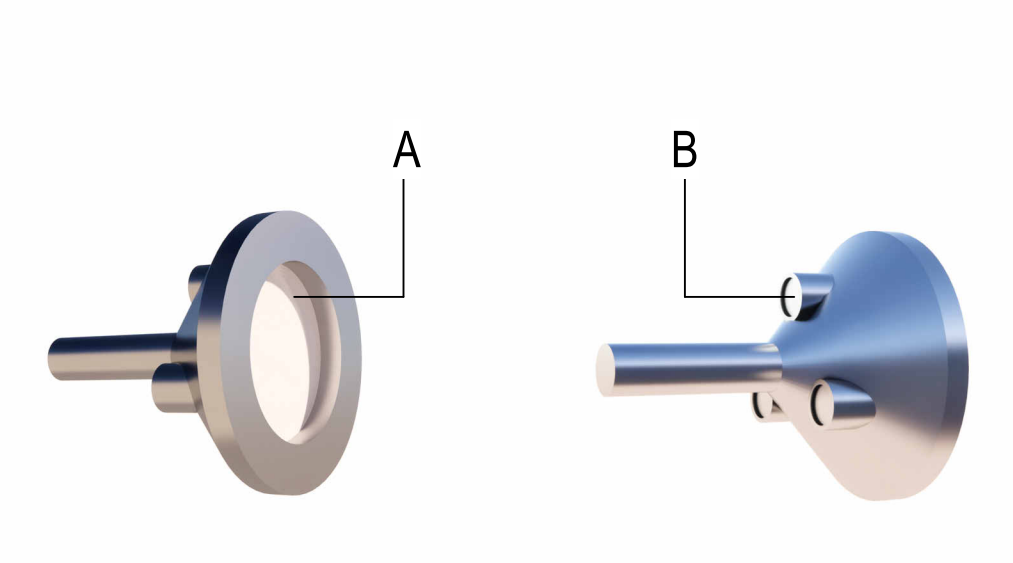
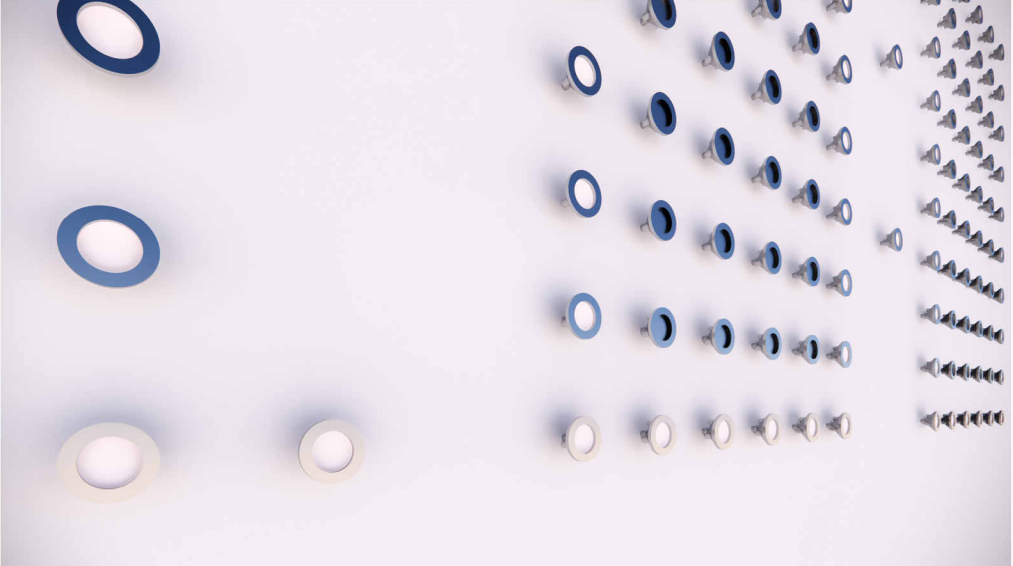
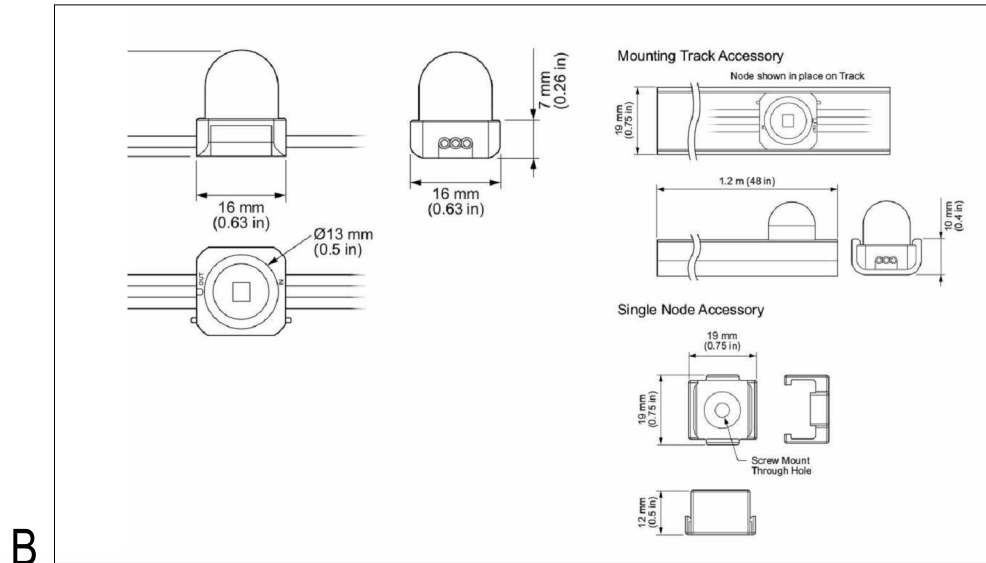
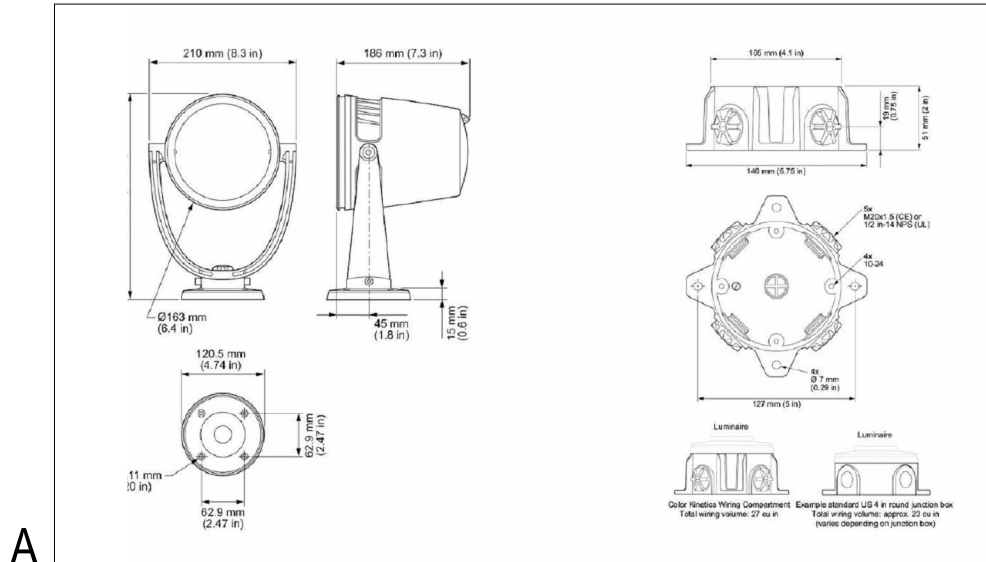


1 West Elevation Clock

1/8" = 1'-0"



Lighting Precedent:
Casino Venlo by
MVSA Architects



Rev.	Date	Rev.	Date

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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

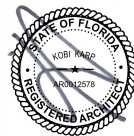
Landscape:
CLAD
8020 NE 4th Ave
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Email: carolina@cladlandscape.com

Consultant:
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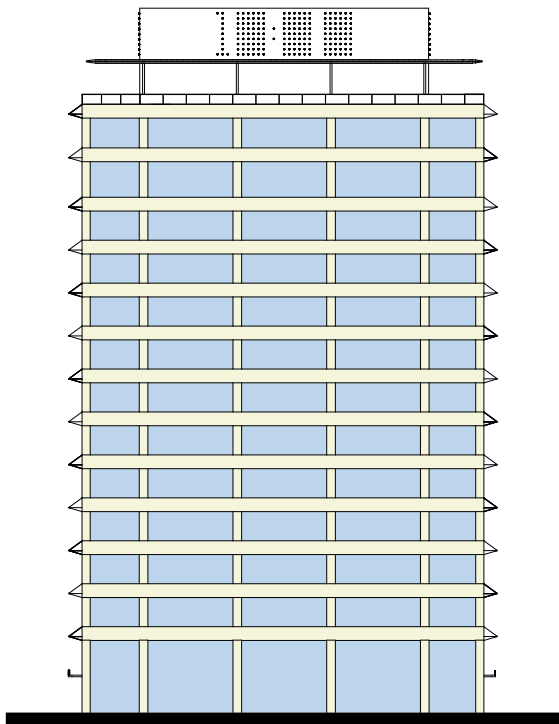
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571 NW28th Street
Miami, Florida 33137 USA
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Fax: +1(305) 573 3766



Proposed Clock Detail

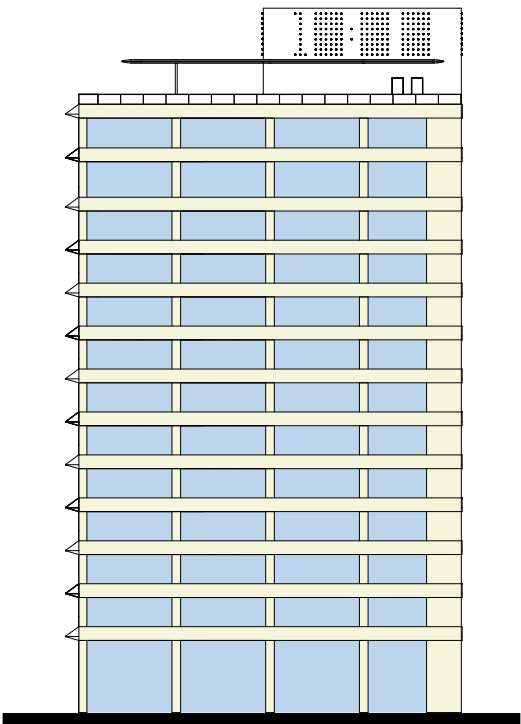
Date:	10/10/2022	Sheet No.
Scale:	As indicated	A6.02
Project	2265	

Proposed Facade Study - Solid to Glass Ratio



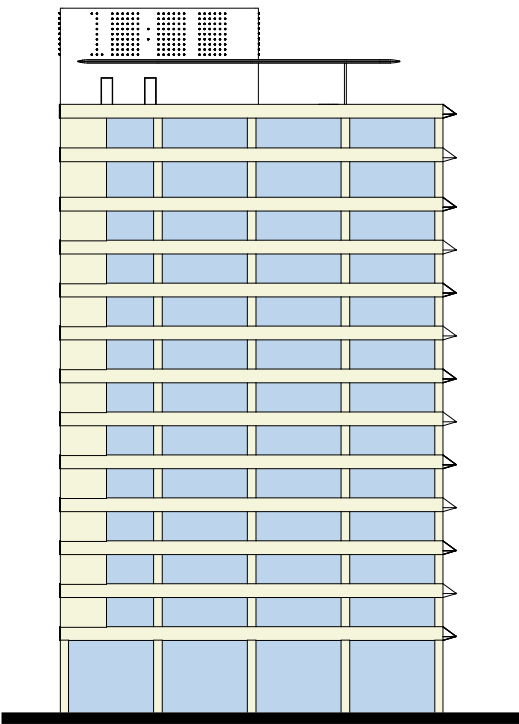
Proposed Elevation - East

39% Solid



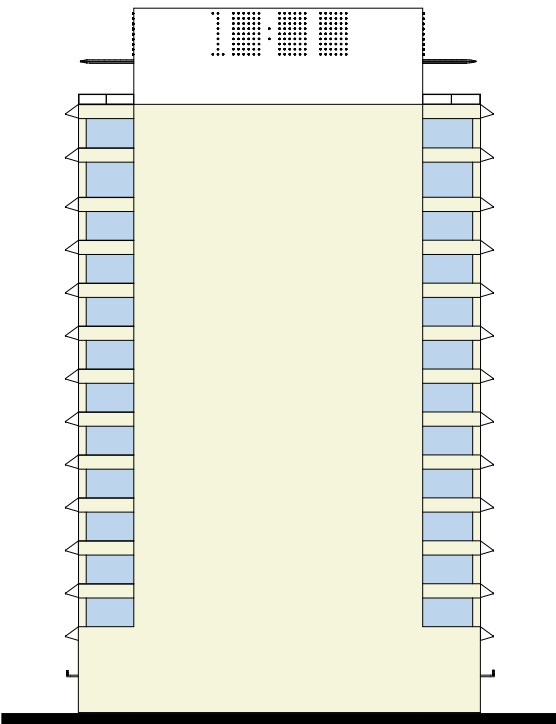
Proposed Elevation - North

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.
Scale:	1" = 50'-0"	A7.00
Project	2265	

Solar Radiation Analysis

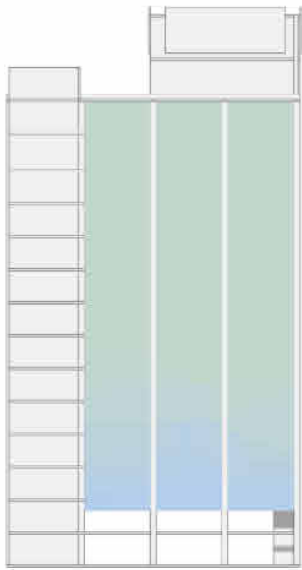
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Solar radiation (kBTU/ft²)



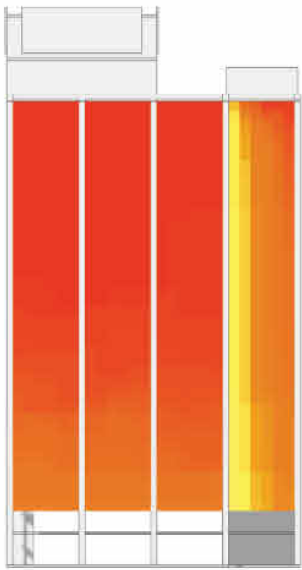
Control glazing ratio/ use shading systems to reduce overheating risk

Full Glass Facade



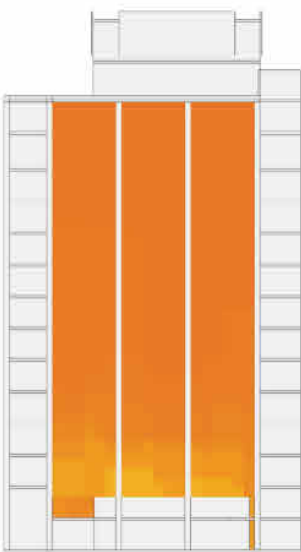
North elevation

Avr. solar radiation: 105.07 kBTU/ft²



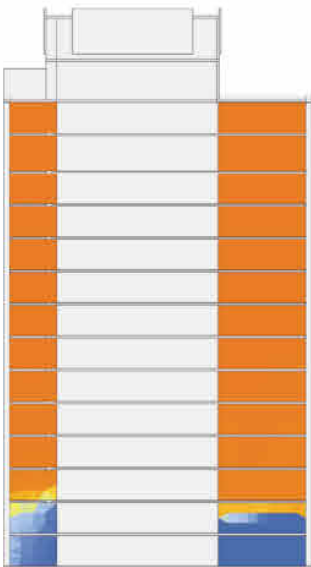
South elevation

Avr. solar radiation: 280.12 kBTU/ft²



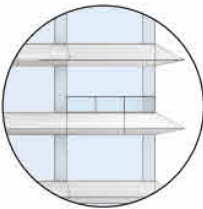
East elevation

Avr. solar radiation: 248.72 kBTU/ft²



West elevation

Avr. solar radiation: 207.57 kBTU/ft²

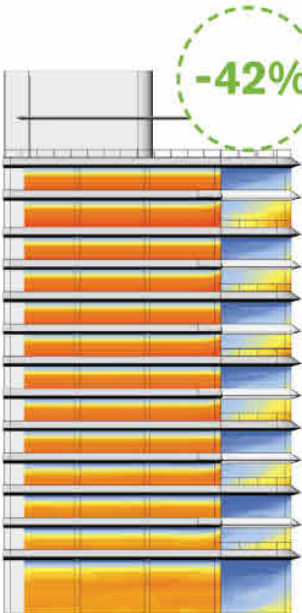


Proposed Horizontal Overhang



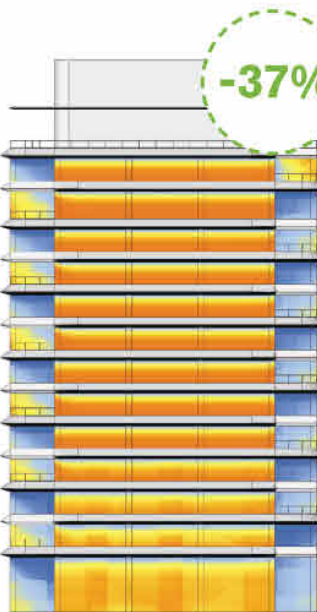
North elevation

Avr. solar radiation: 70.13 kBTU/ft²



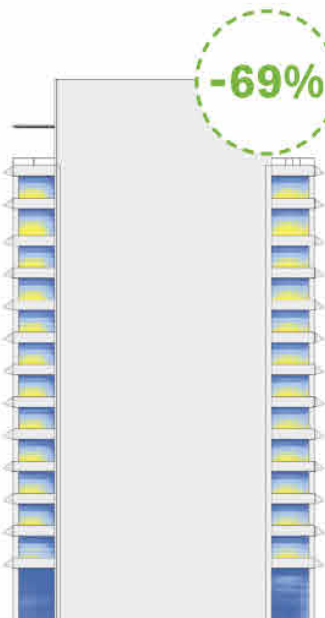
South elevation

Avr. solar radiation: 161.31 kBTU/ft²



East elevation

Avr. solar radiation: 156.02 kBTU/ft²



West elevation

Avr. solar radiation: 64.81 kBTU/ft²

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BH 407 Lincoln Road LLC

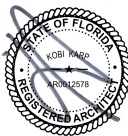
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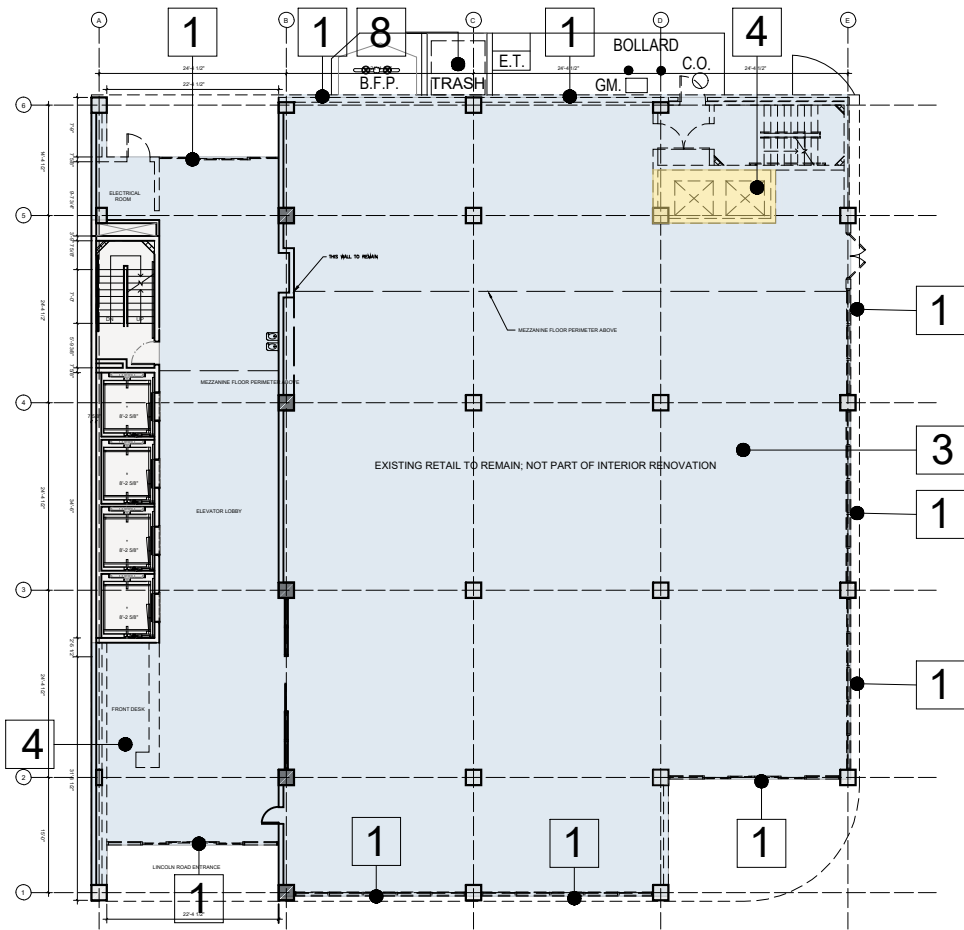
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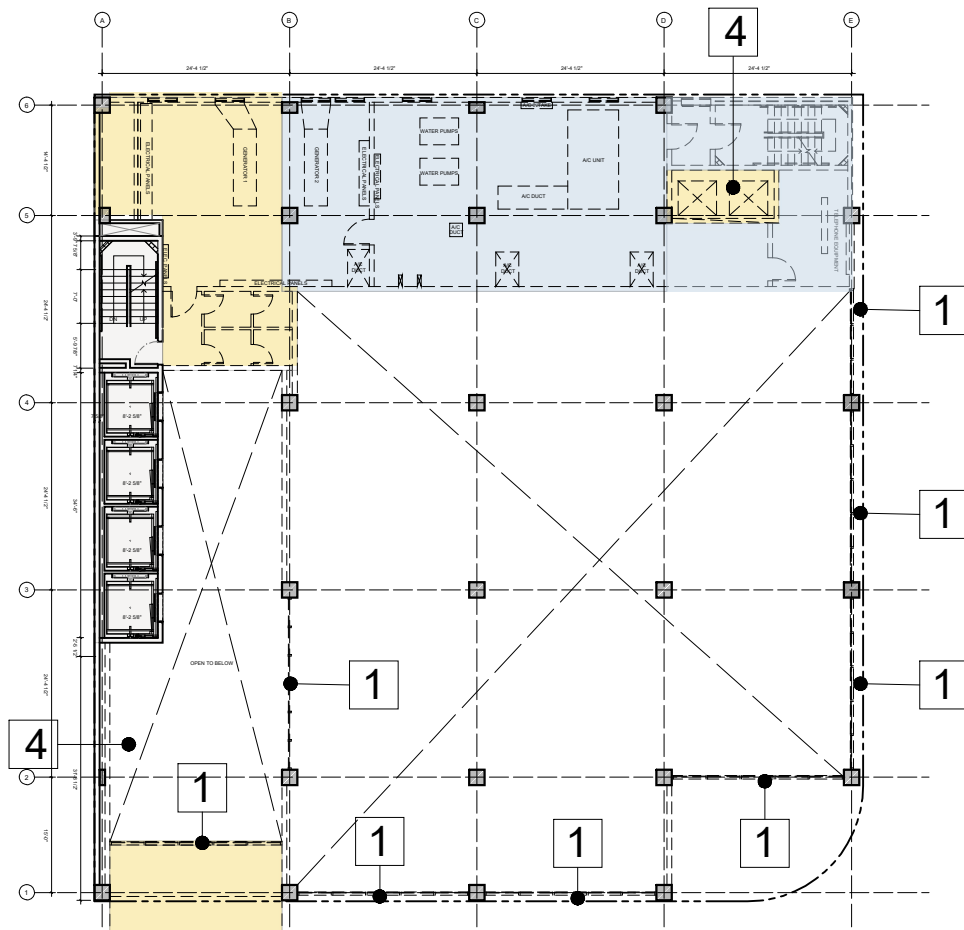


Proposed Environmental
Analysis - 02

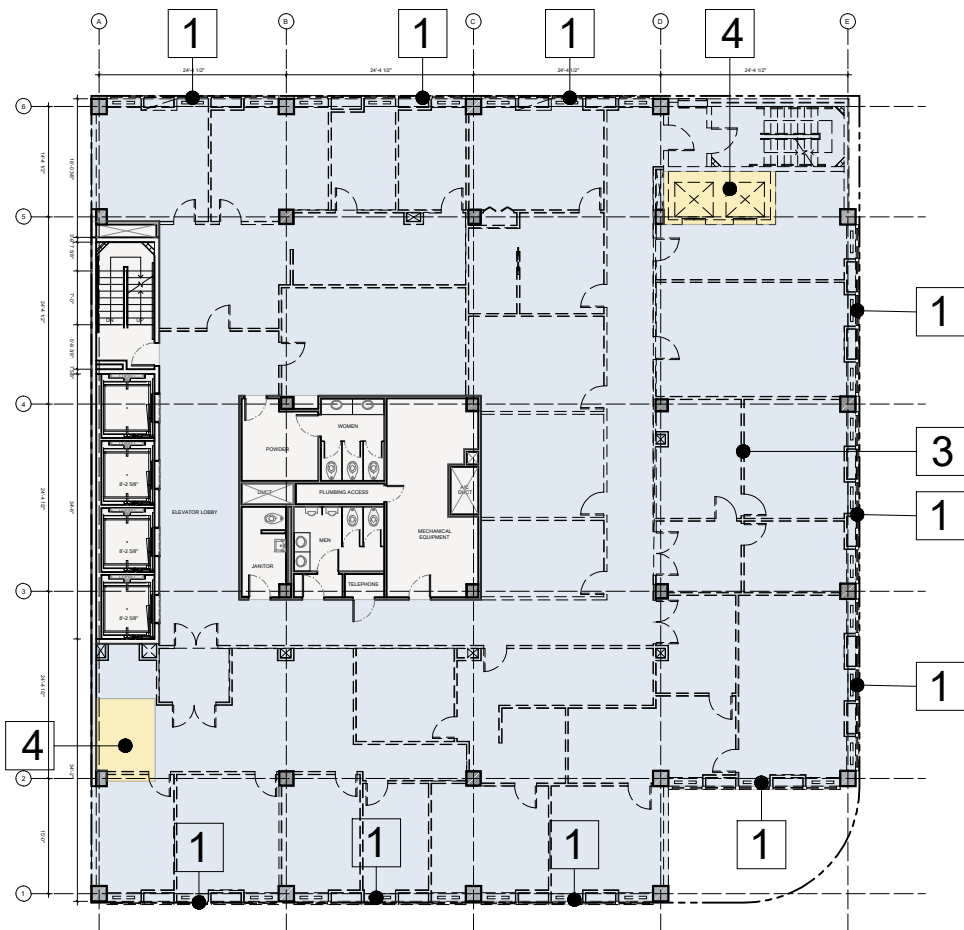
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Project	2265	



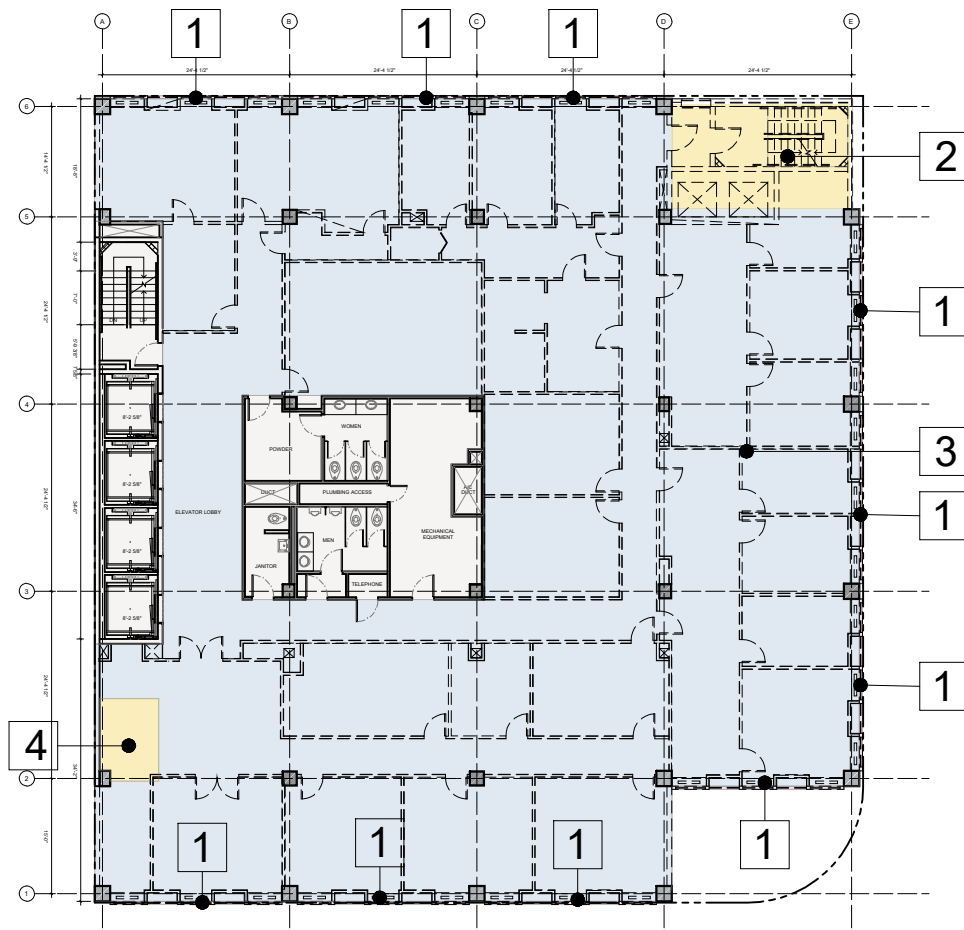
1 LEVEL 1 DEMOLITION PLAN
1" = 25'-0"



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



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



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

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

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

EXISTING TRASH ENCLOSURE TO BE REMOVED

DEMOLITION NOTES

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MIAMI BEACH, FLORIDA 33139

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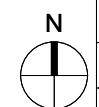
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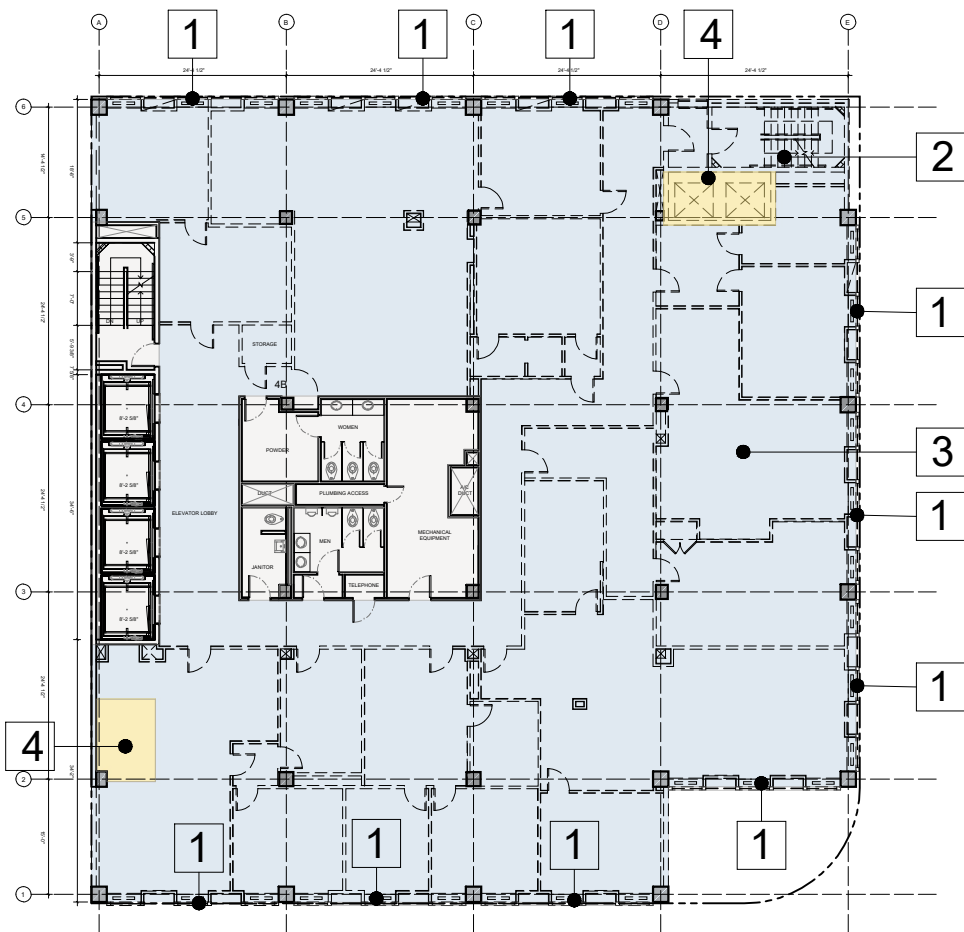
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Miami, Florida 33127 USA
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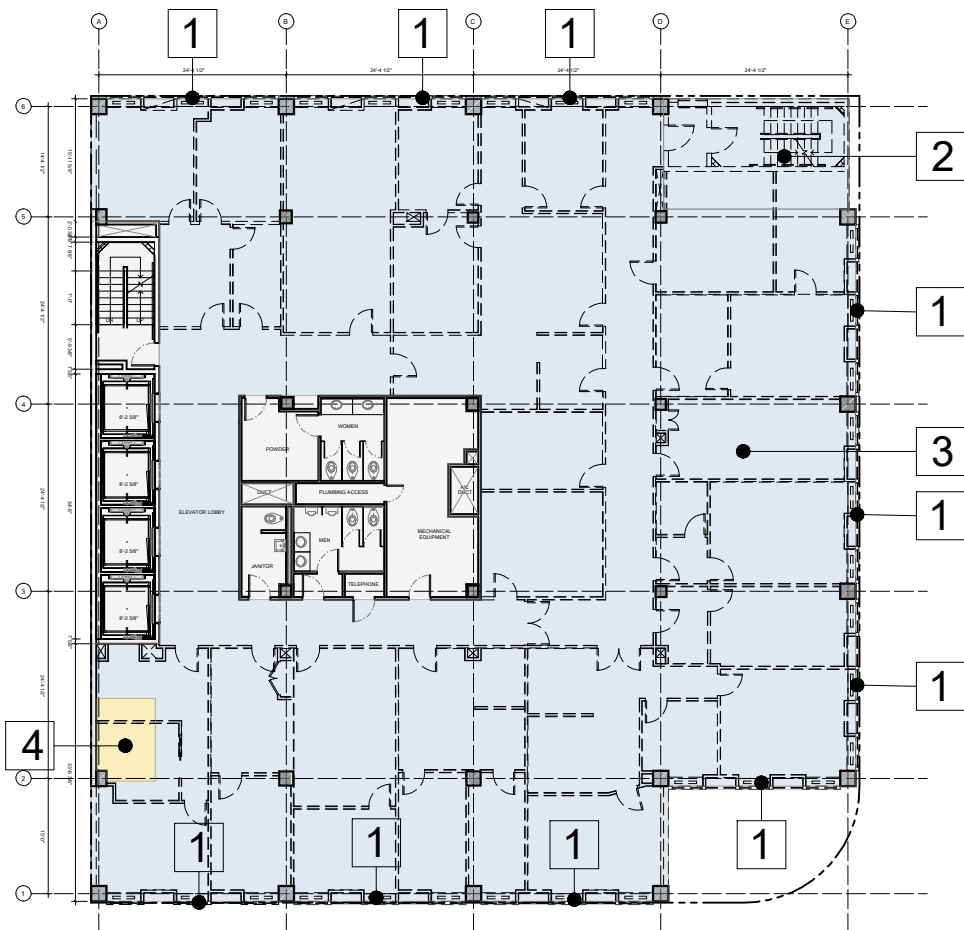
DEMOLITION PLANS

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Project	2285	

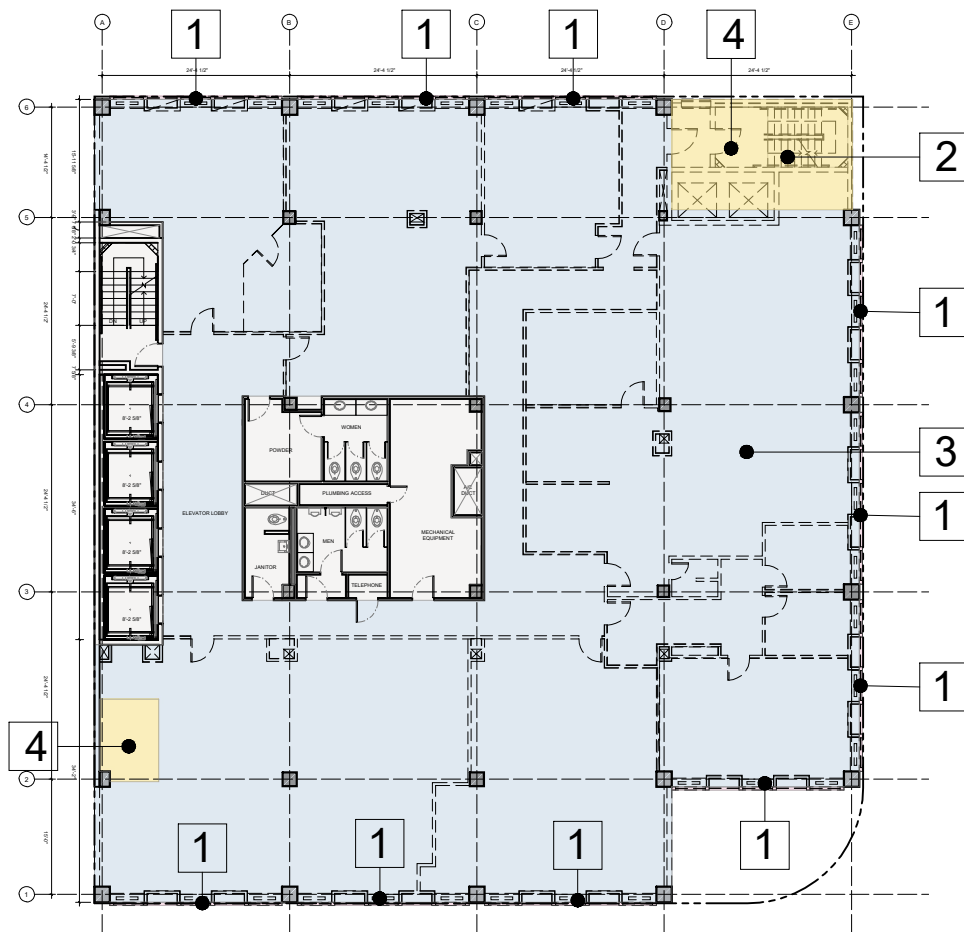




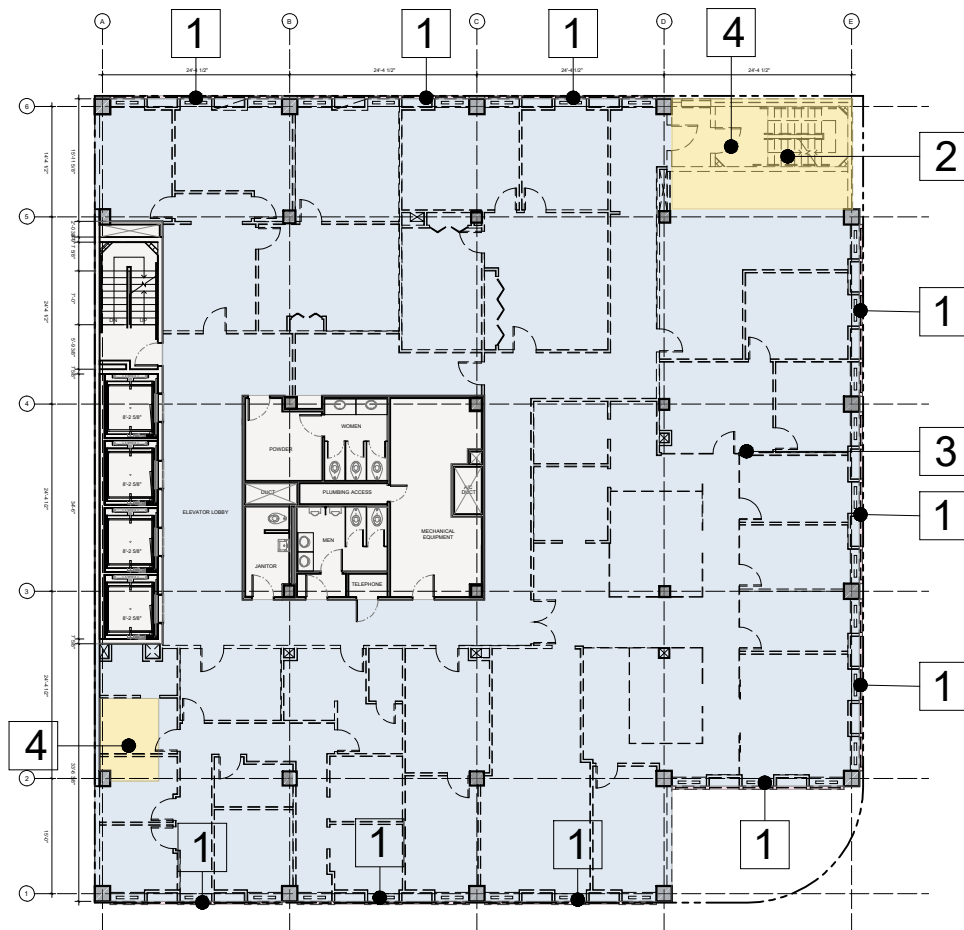
1 LEVEL 4 DEMOLITION PLAN
1" = 25'-0"



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



2 LEVEL 5 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

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

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

EXISTING TRASH ENCLOSURE TO BE REMOVED

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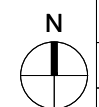
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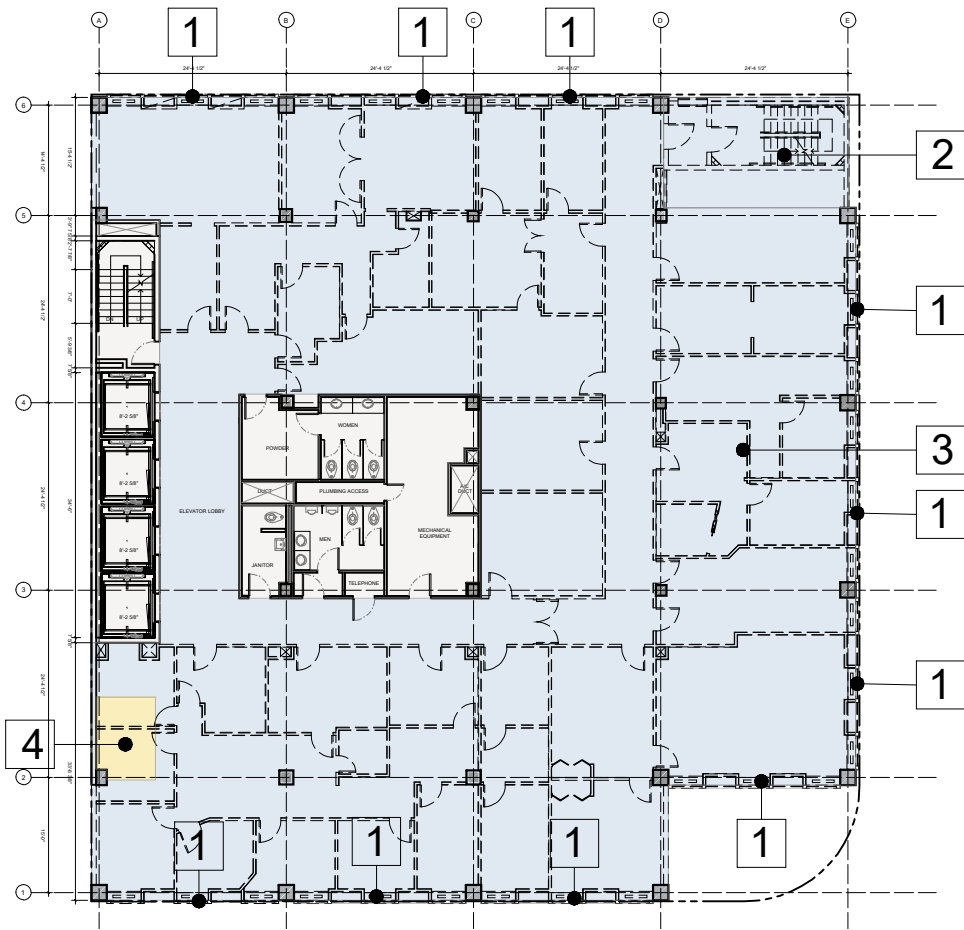
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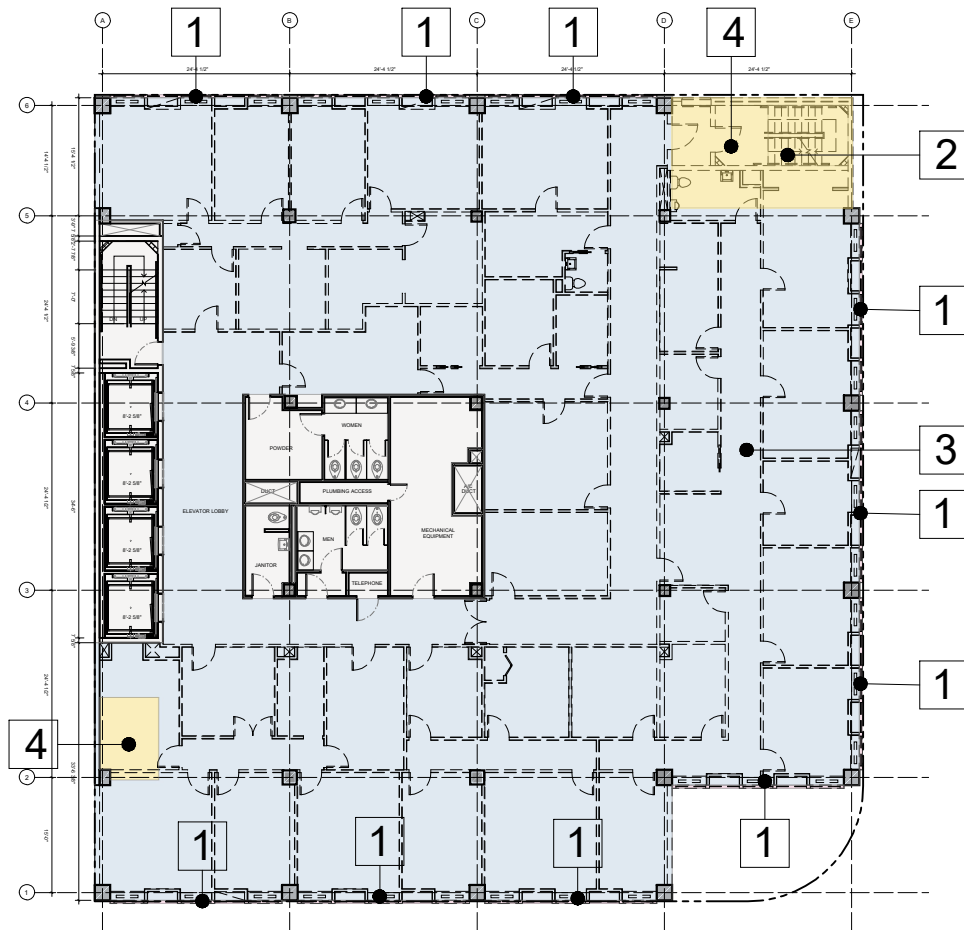
DEMOLITION PLANS

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Project	2285	

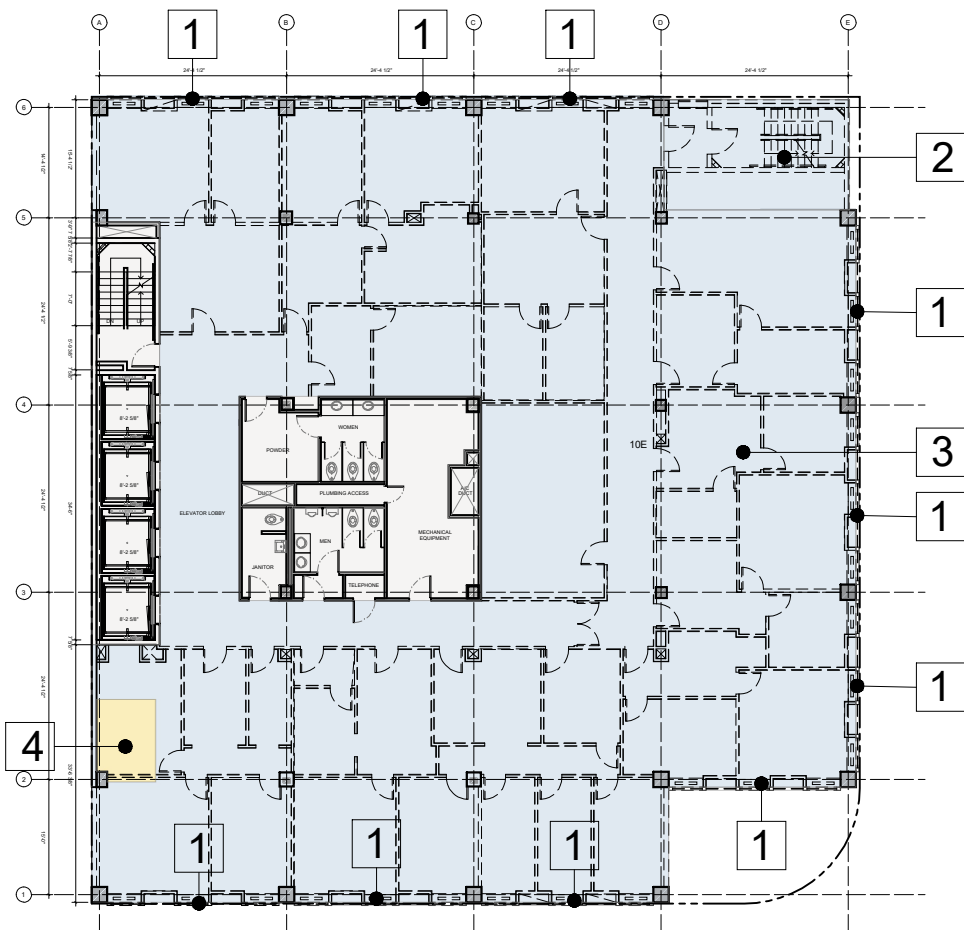




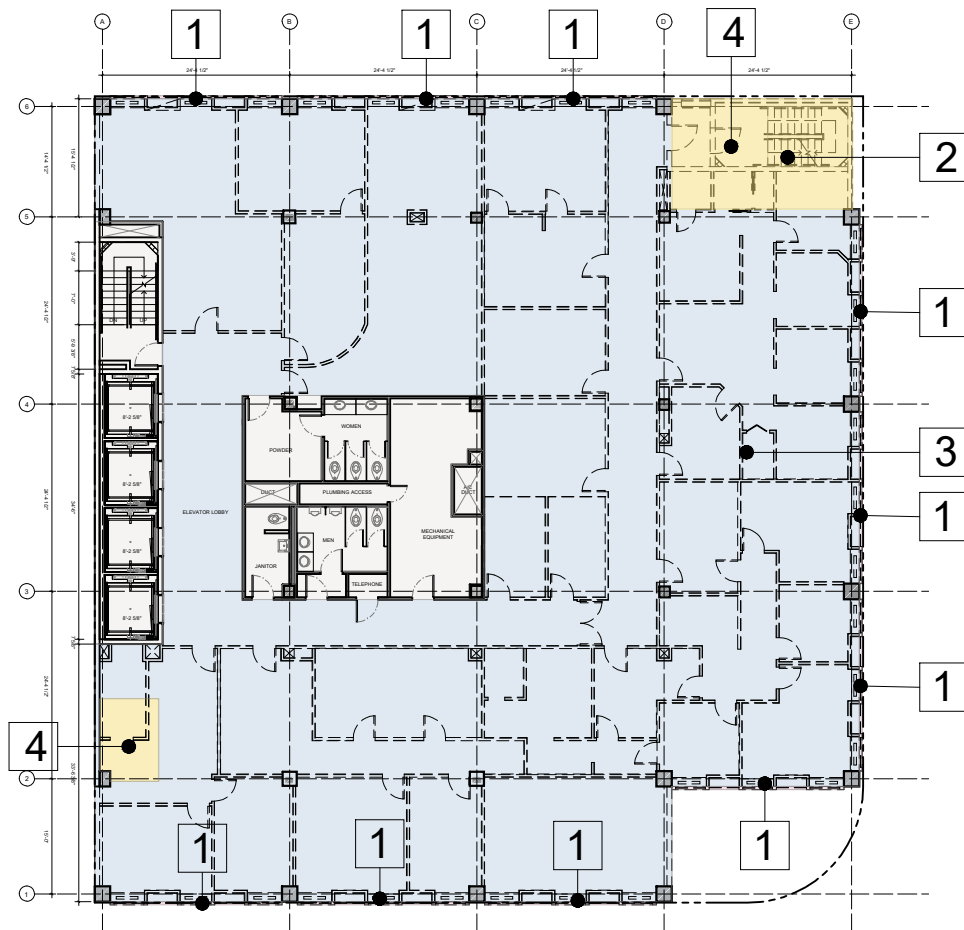
1 LEVEL 8 DEMOLITION PLAN
1" = 25'-0"



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



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



4 LEVEL 11 DEMOLITION PLAN
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

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EXISTING STAIR AND ELEVATOR SHAFT TO BE REMOVED

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SLAB TO BE REMOVED

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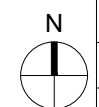
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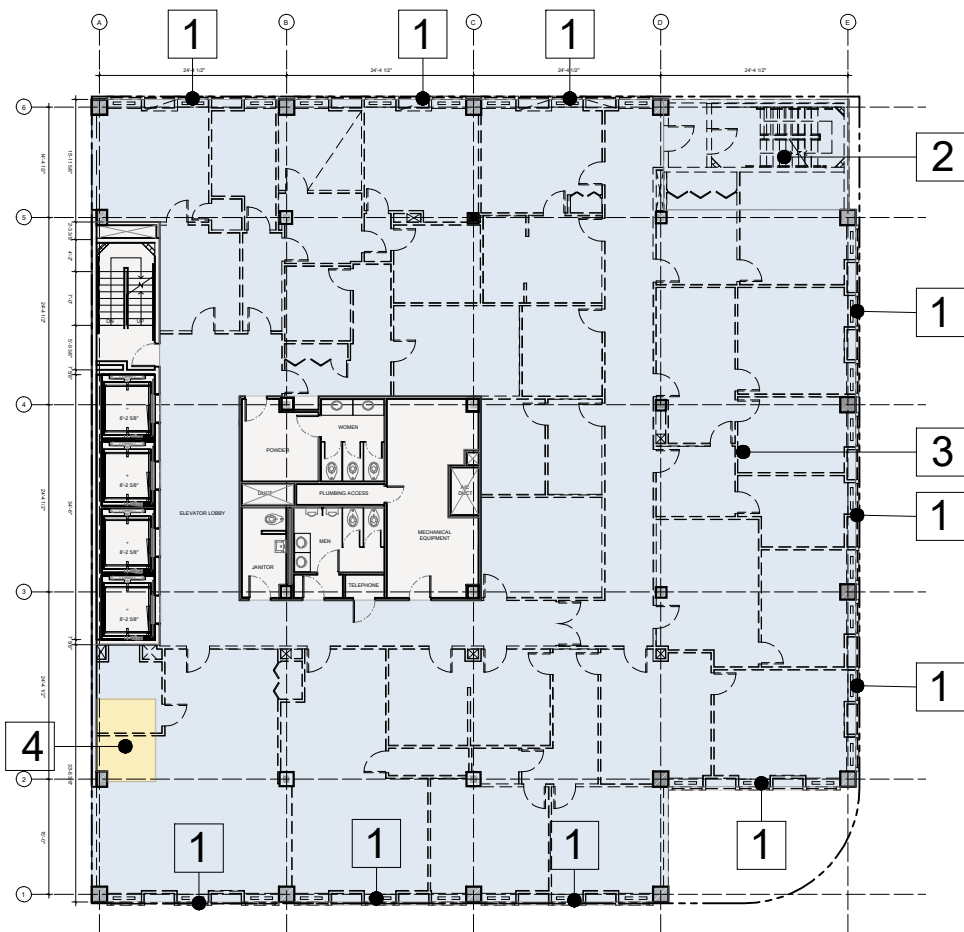
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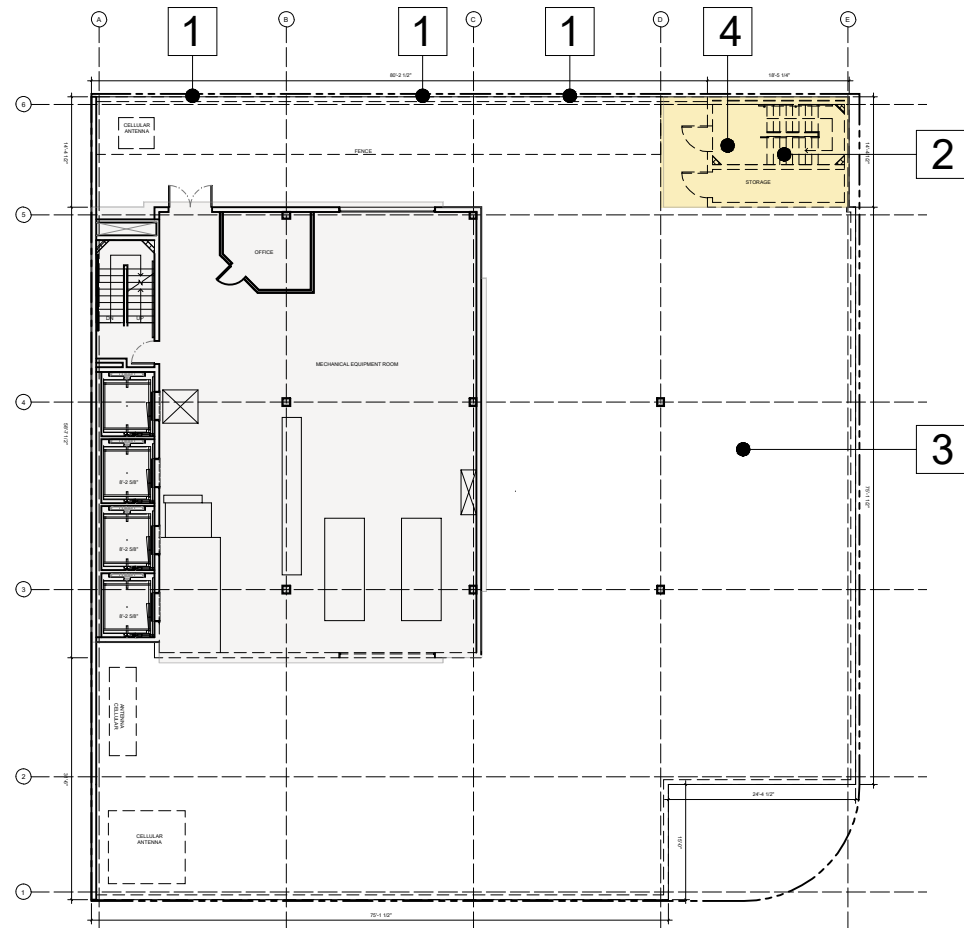
DEMOLITION PLANS

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Project	2285	

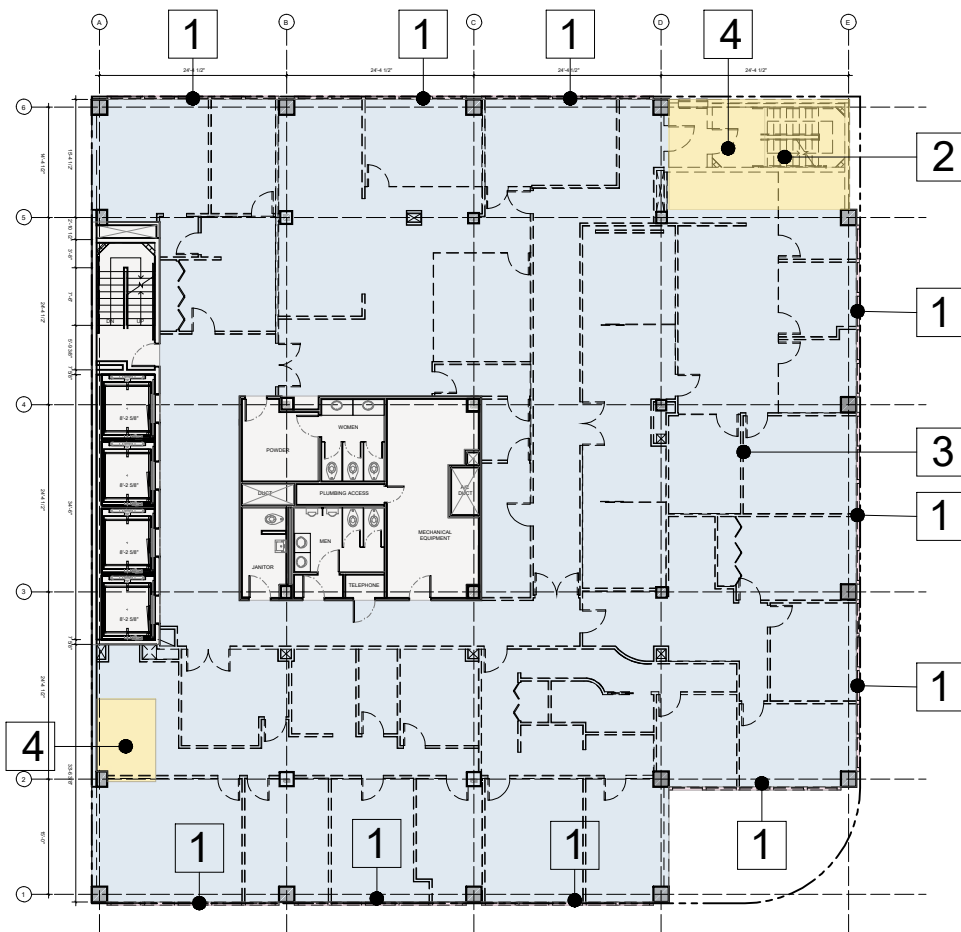




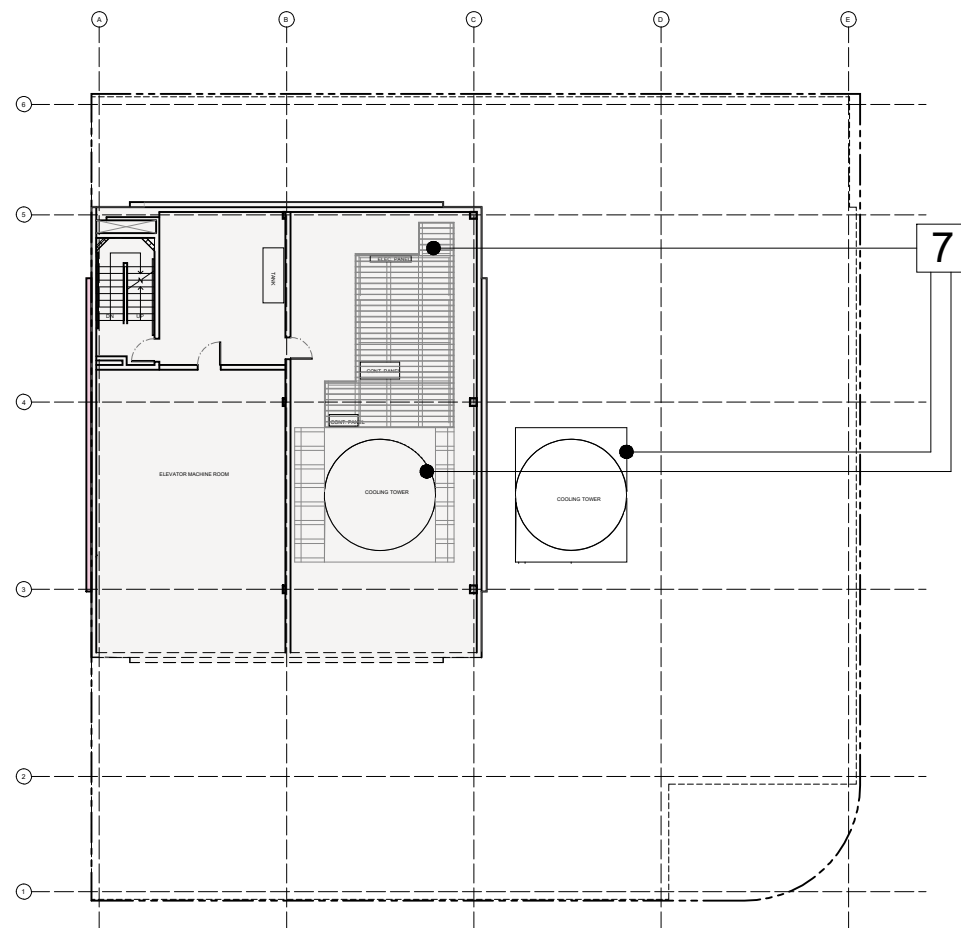
1 LEVEL 12 DEMOLITION PLAN
1" = 25'-0"



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



2 LEVEL 13 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

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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

2

EXISTING STAIR AND ELEVATOR SHAFT TO BE REMOVED

3

SLAB TO REMAIN

4

SLAB TO BE REMOVED

5

WINDOWS TO BE REMOVED

6

WALL TO BE DEMOLISHED

7

EXISTING MECHANICAL EQUIPMENT TO BE REMOVED

8

EXISTING TRASH ENCLOSURE TO BE REMOVED

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.

Rev.	Date	Rev.	Date

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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:
Kobi Karp
2915 Biscayne Boulevard
Suite #200
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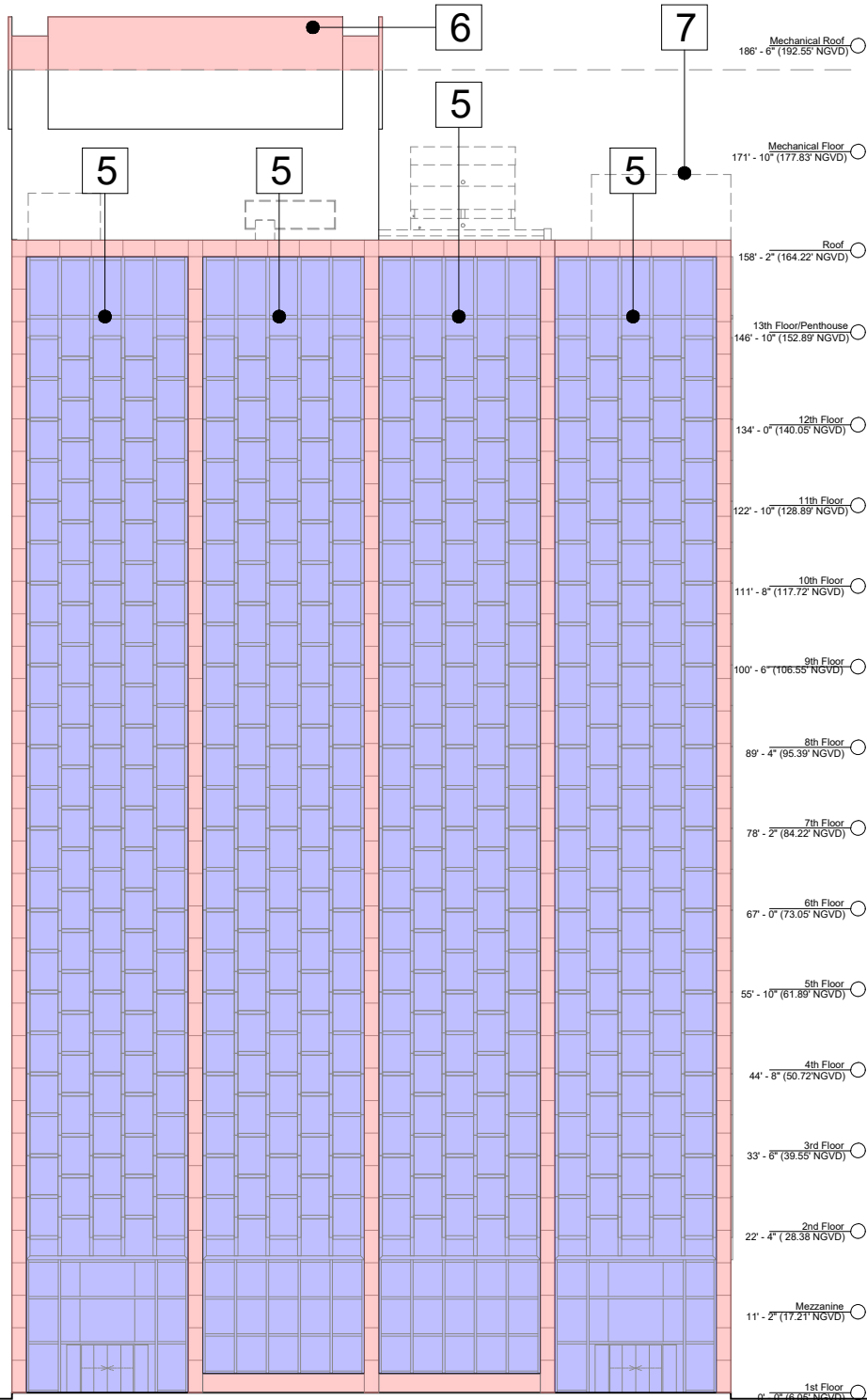
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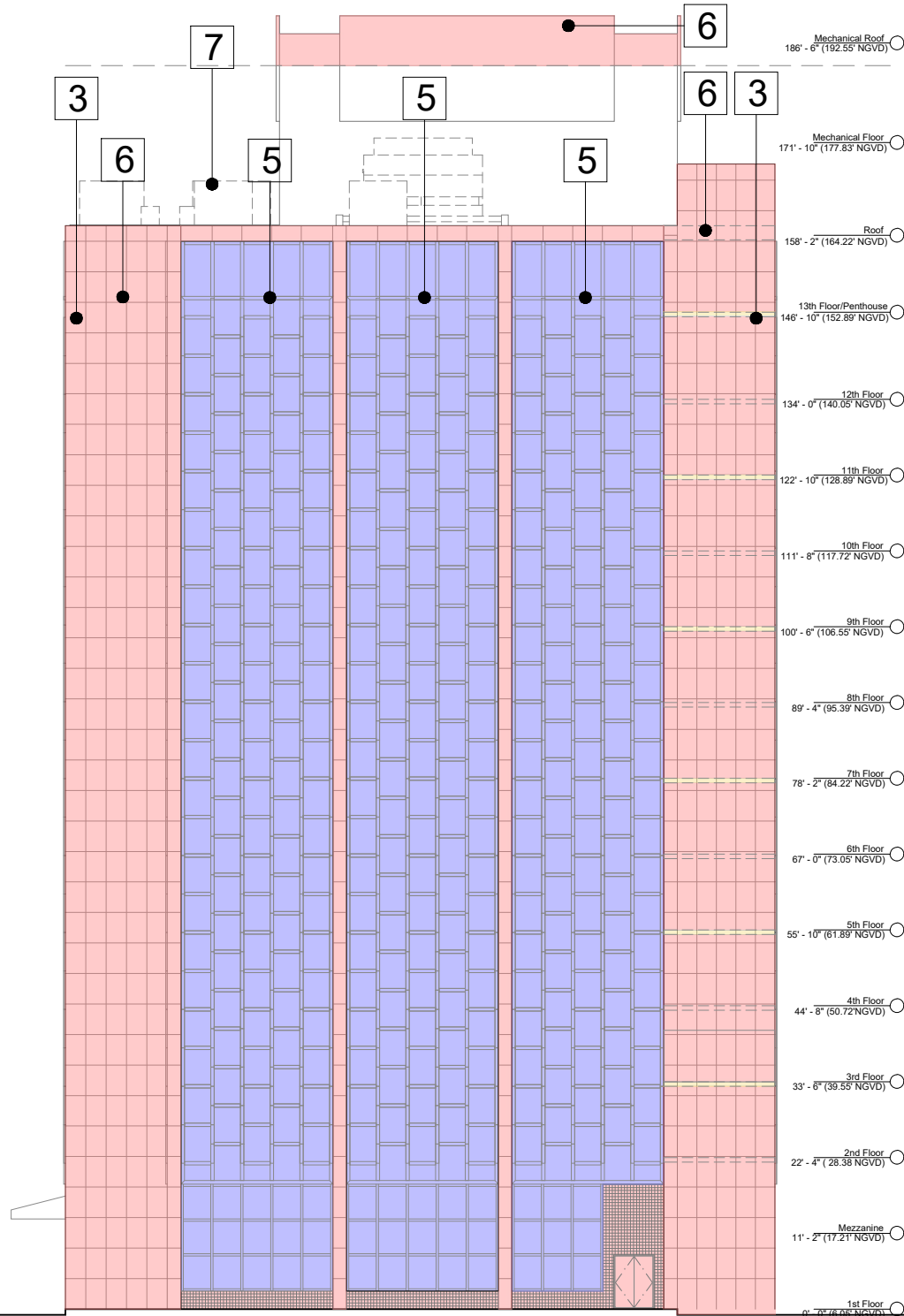
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DEMOLITION PLANS

Date	09.19.2022	Sheet No.
Scale	1" = 25'-0"	D1.03
Project	2285	



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



2 EAST DEMOLITION ELEVATION
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

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

EXISTING TRASH ENCLOSURE TO BE REMOVED

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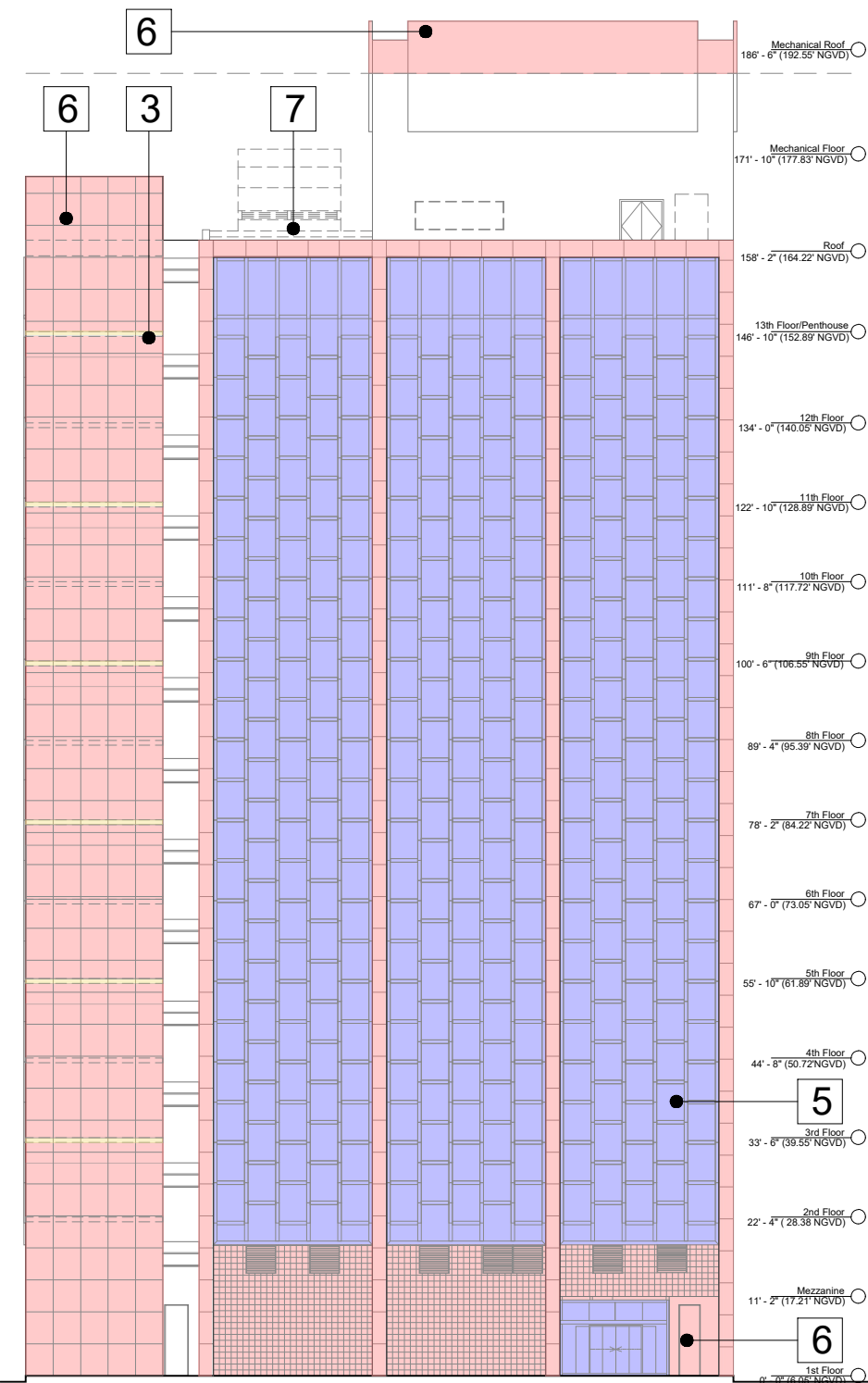
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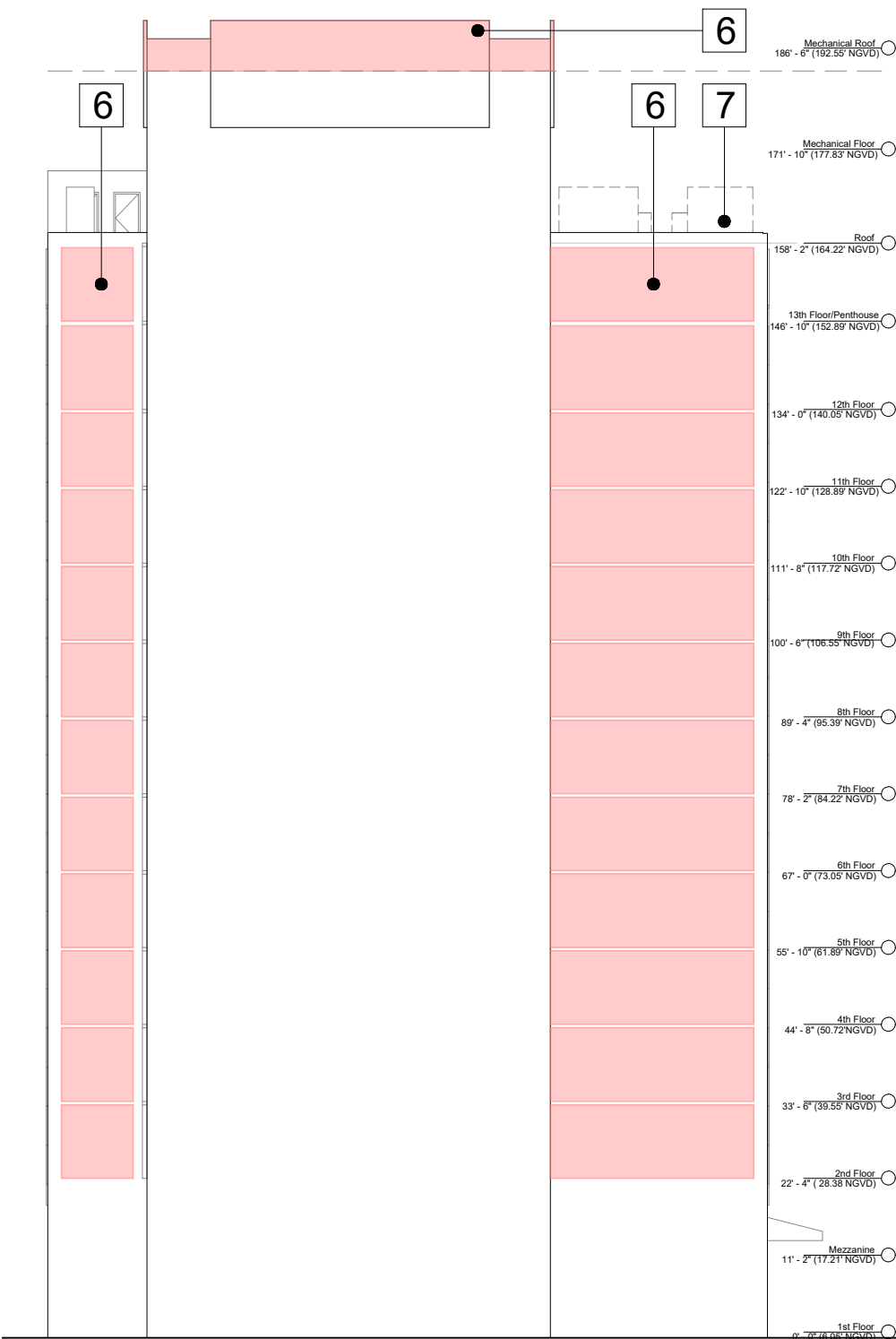
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DEMOLITION ELEVATIONS

Date	09.19.2022	Sheet No.
Scale	1" = 25'-0"	D4.00
Project	2285	



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



2 WEST DEMOLITION ELEVATION
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

1 EXISTING DOOR / WINDOW TO BE REPLACED

2 EXISTING STAIR AND ELEVATOR SHAFT TO BE REMOVED

3 SLAB TO REMAIN

4 SLAB TO BE REMOVED

5 WINDOWS TO BE REMOVED

6 WALL TO BE DEMOLISHED

7 EXISTING MECHANICAL EQUIPMENT TO BE REMOVED

8 EXISTING TRASH ENCLOSURE TO BE REMOVED

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DEMOLITION ELEVATIONS

Date	09.19.2022	Sheet No.
Scale	1" = 25'-0"	D4.01
Project	2285	