

City of Miami Beach - HPB Comments REV 01

1700 Convention Drive, Miami Beach, FL 33139



Date: December 5, 2023

Project Name: 407 Lincoln Road

Project Address: 407 Lincoln Road, Miami Beach, FL 33139

Plan Case: HPB23-0602

HPB Plan Review:

1. DEFICIENCIES IN PRESENTATION

a. Provide a color photograph of the actual white tile product proposed for the lobby and exterior wall cladding.

Response:

Please see picture of porcelain tile attached. See also Sheet A-41.0



b. Provide a detailed drawing of the proposed perforated ceiling with LED lighting at the proposed canopies.

Response:

Please see new canopy detail on new Sheet A-43.0.

c. The RCP and section drawings show the Lincoln Road canopy extending into the vestibule to the new storefront but the rendering on sheet A-51.0 is not consistent. Please clarify.

Response:

The rendering on Sheet A-51.0 was adjusted to match the elevations, sections, and RCP.

Narrative conclusion:

This ends our written narrative. Please know we are standing by to provide further clarifications as needed. We appreciate your assistance during this process.

***Sincerely,
DEFORMA STUDIO,INC
Javier R Barrera.
Principal***