

407 LINCOLN ROAD

407 Lincoln Road, Miami Beach, FL 33139

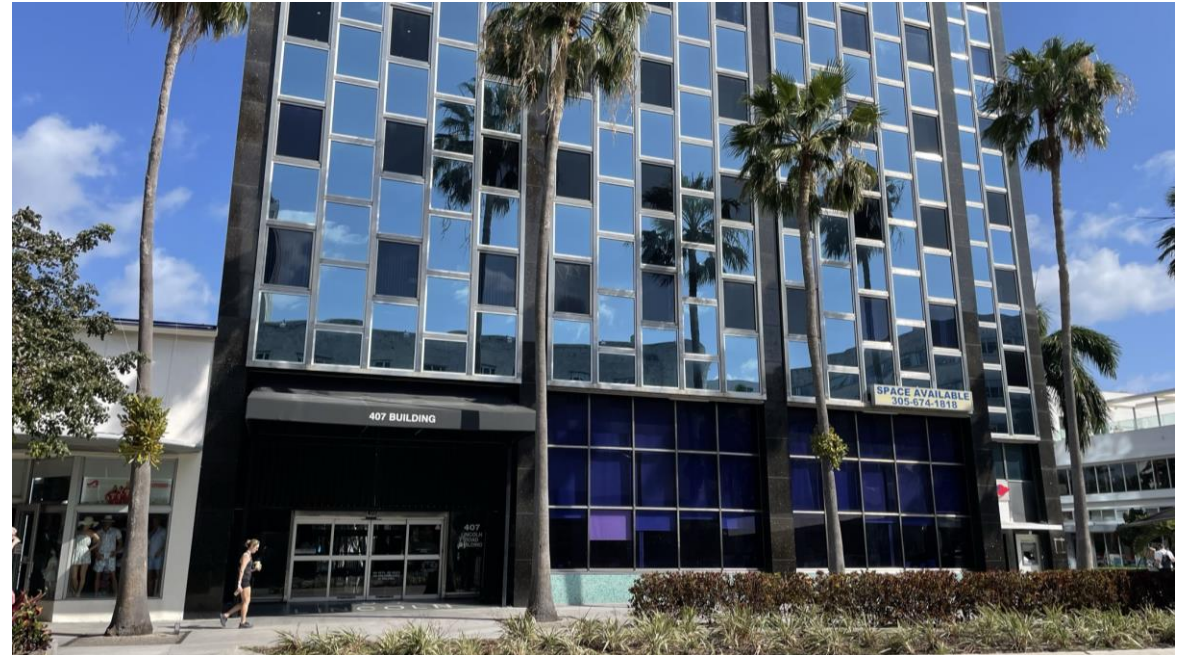
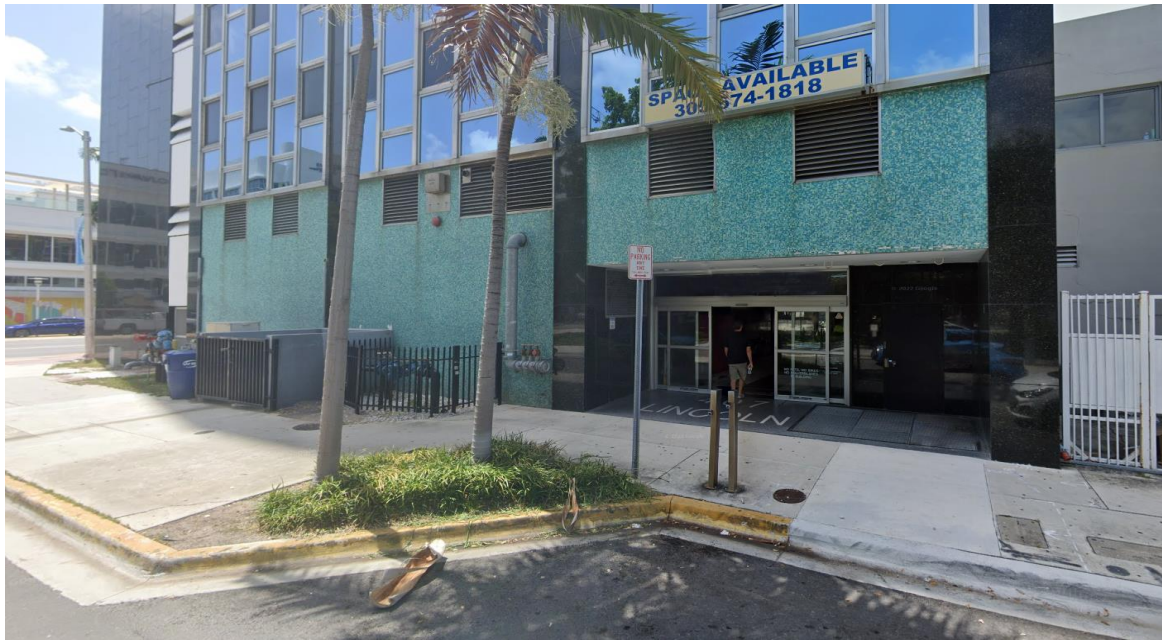
HISTORIC PRESERVATION BOARD

HPB23-0602

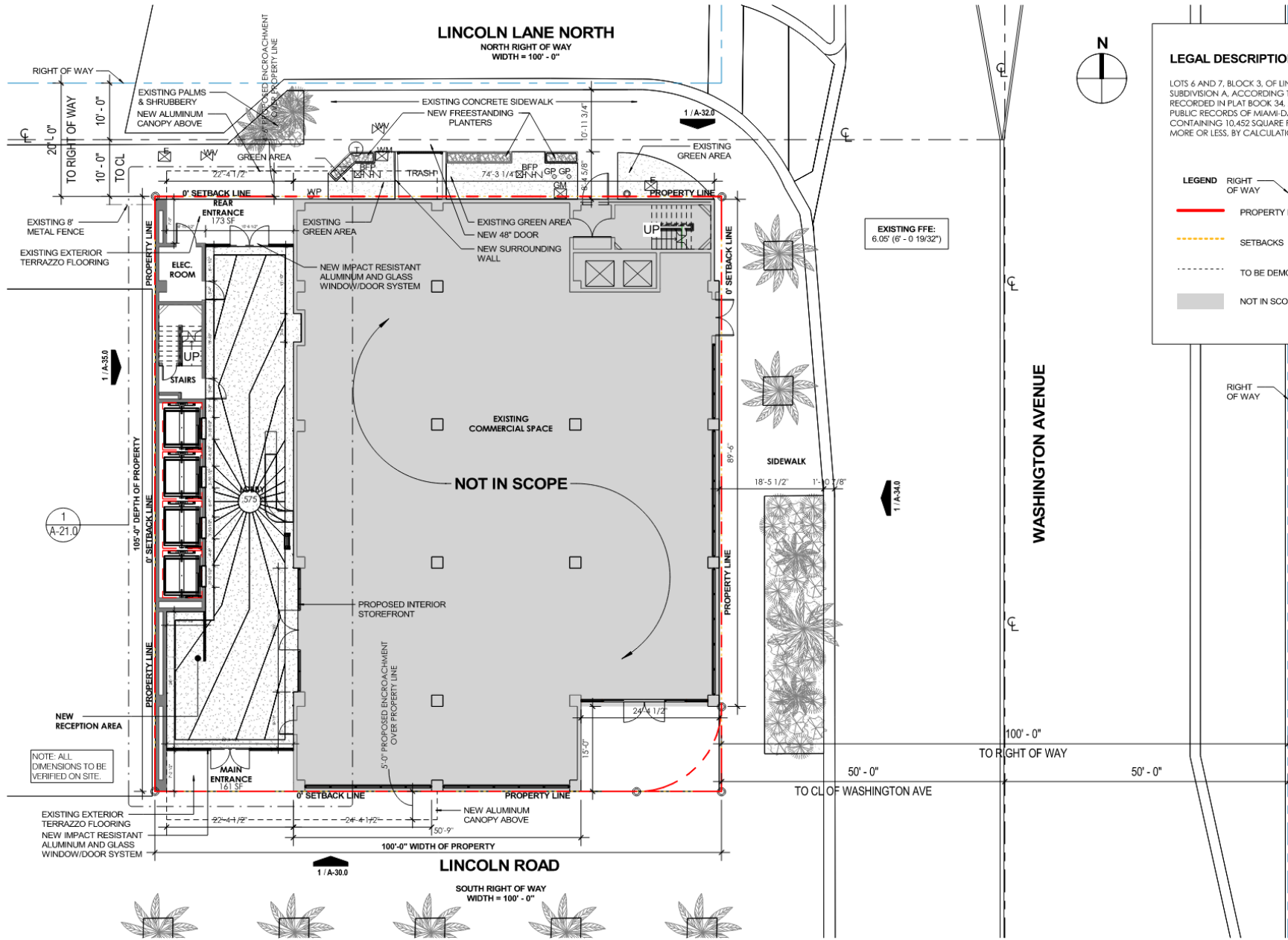
Certificate of Appropriateness (COA) for minor
modifications to existing non-contributing office building



Existing Exterior Photos of Property



Existing Exterior Photos of Property



LEGAL DESCRIPTION

LOTS 6 AND 7, BLOCK 3, OF LINCOLN ROAD SUBDIVISION A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, AT PAGE 66, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, CONTAINING 10,452 SQUARE FEET OR 0.24 ACRES, MORE OR LESS, BY CALCULATION.

LEGEND

- RIGHT OF WAY
- PROPERTY LINE
- SETBACKS
- TO BE DEMOLISHED
- NOT IN SCOPE

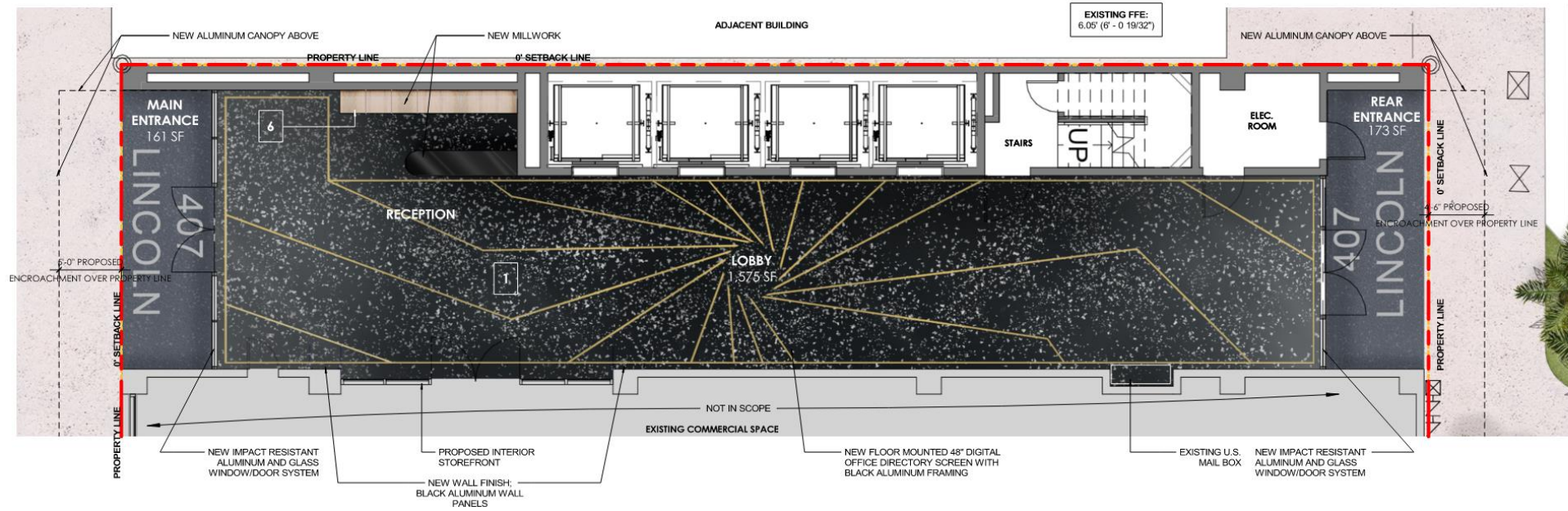
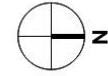
MINOR MODIFICATIONS LIMITED TO:

- REPLACEMENT OF THE CANVAS CANOPY ON NORTH AND SOUTH GROUND FLOOR FACADES WITH A DECORATIVE METAL CANOPY WITH INTEGRATED LIGHTING;
- REPLACEMENT OF STOREFRONT SYSTEM AT LOBBY ON NORTH AND SOUTH GROUND FLOOR FACADES.
- TASTEFUL INTERIOR REMODEL OF GROUND FLOOR LOBBY, INCLUDING RELOCATING THE ORIGINAL MOSAIC TILE ARTWORK FROM THE NORTH WALL TO THE MORE SPACIOUS AND EXPANSIVE EAST WALL ACROSS FROM THE ELEVATOR BANKS.

Proposed – Site / Ground Floor Plan

MATERIALS LEGEND

<p>1. FLOOR TYPE FLOORING - TERRAZZO FMG - VENICE VILLA VENICE GRAPHITE</p> <p>PRECISION SQUARE LINER - BRASS 0.38 X 0.38 X 70 INCHES</p>	<p>2. FLOOR TYPE FLOORING - PORCELAIN TILE FMG - VENICE VILLA VENICE GRAPHITE</p> <p>PRECISION SQUARE LINER - BRASS 0.38 X 0.38 X 70 INCHES</p>	<p>3. WALL FINISH TYPE WALLCOVERING WOLF GORDON - MILONE MLO 3512 - FOSSIL</p>	<p>4. WALL FINISH TYPE CERAMIC TILE WOW STRIPES MATT - ICE WHITE</p>	<p>5. WALL FINISH TYPE ARCHITECTURAL METAL (EXTERIOR + INTERIOR USE) CHEMETAL 625 EXISTENTIAL ALUMINUM</p>	<p>6. MATERIAL/FINISH TYPE WOOD WALL FINISH TBD</p>	<p>7. FLOORING TYPE CARPET TILES VENTURE - PUR 40229 PLACID-75222</p>	<p>8. FEATURE WALL WHITE WASHED ROUNDED WOOD MEMBERS</p>
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NOT IN SCOPE

Proposed – Ground Floor / Lobby Plan

MATERIALS LEGEND

	5. WALL FINISH TYPE ARCHITECTURAL METAL (EXTERIOR + INTERIOR USE) CHEMETAL 625 EXISTENTIAL ALUMINIUM		4. WALL FINISH TYPE CERAMIC TILE WOW STRIPES MATT - ICE WHITE
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Proposed – Overall South Elevation - Rendered

MATERIALS LEGEND

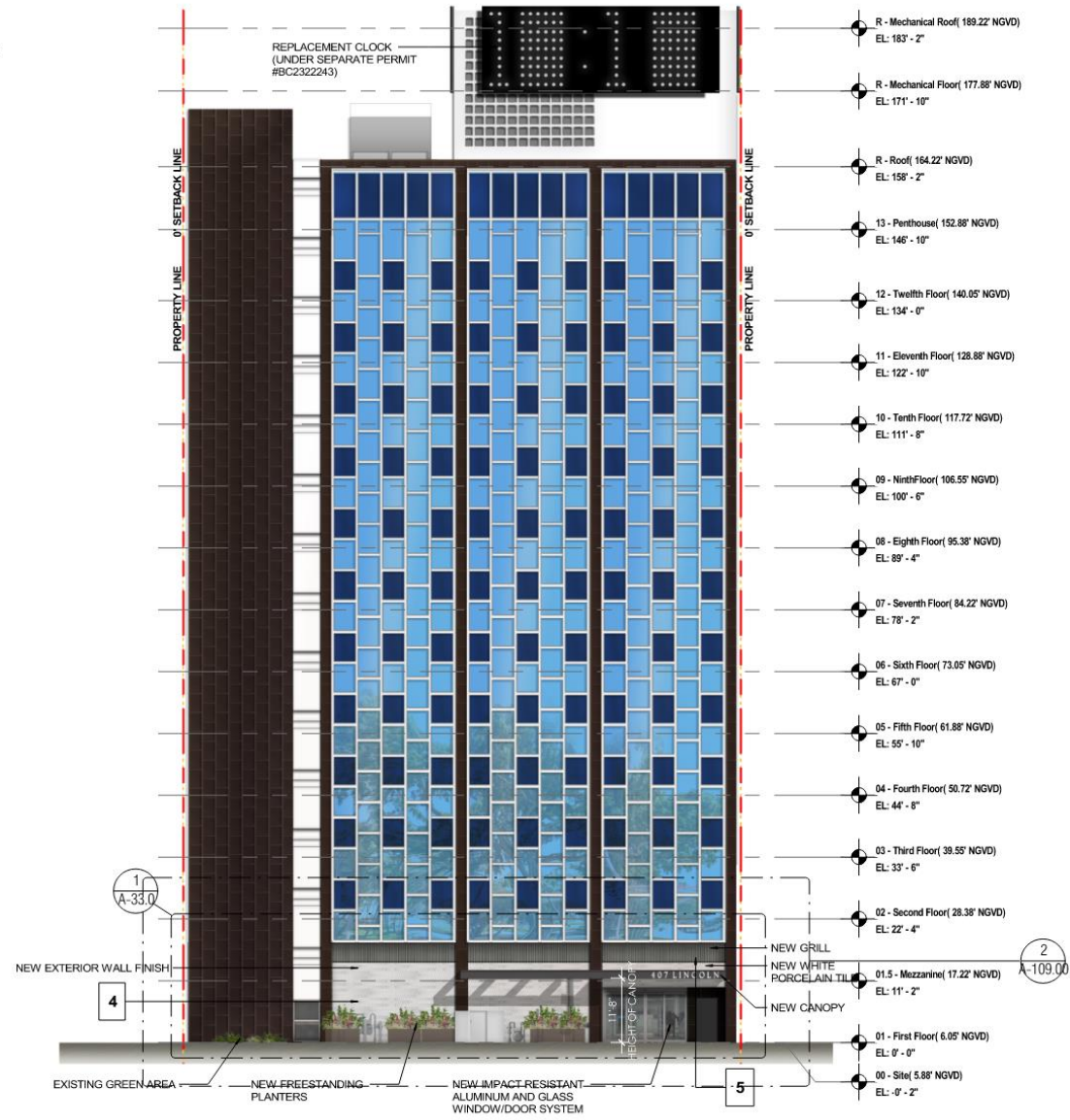
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*IMAGE OF WHITE CERAMIC TILE

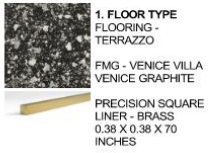
MATERIALS LEGEND

- 5. WALL FINISH TYPE
ARCHITECTURAL METAL
(EXTERIOR + INTERIOR USE)
CHEMETAL
625 EXISTENTIAL ALUMINUM
- 4. WALL FINISH TYPE
CERAMIC TILE
WOW STRIPES
MATT - ICE WHITE

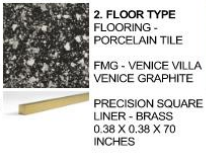


Proposed – Overall North Elevation - Rendered

MATERIALS LEGEND



1. FLOOR TYPE FLOORING - TERRAZZO
 FMG - VENICE VILLA VENICE GRAPHITE
 PRECISION SQUARE LINER - BRASS 0.38 X 0.38 X 70 INCHES



2. FLOOR TYPE FLOORING - PORCELAIN TILE
 FMG - VENICE VILLA VENICE GRAPHITE
 PRECISION SQUARE LINER - BRASS 0.38 X 0.38 X 70 INCHES



3. WALL FINISH TYPE WALLCOVERING WOLF GORDON - MILONE
 MLO 3512 - FOSSIL



4. WALL FINISH TYPE CERAMIC TILE WOW STRIPES MATT - ICE WHITE



5. WALL FINISH TYPE ARCHITECTURAL METAL (EXTERIOR + INTERIOR USE)
 CHEMETAL 625 EXISTENTIAL ALUMINUM



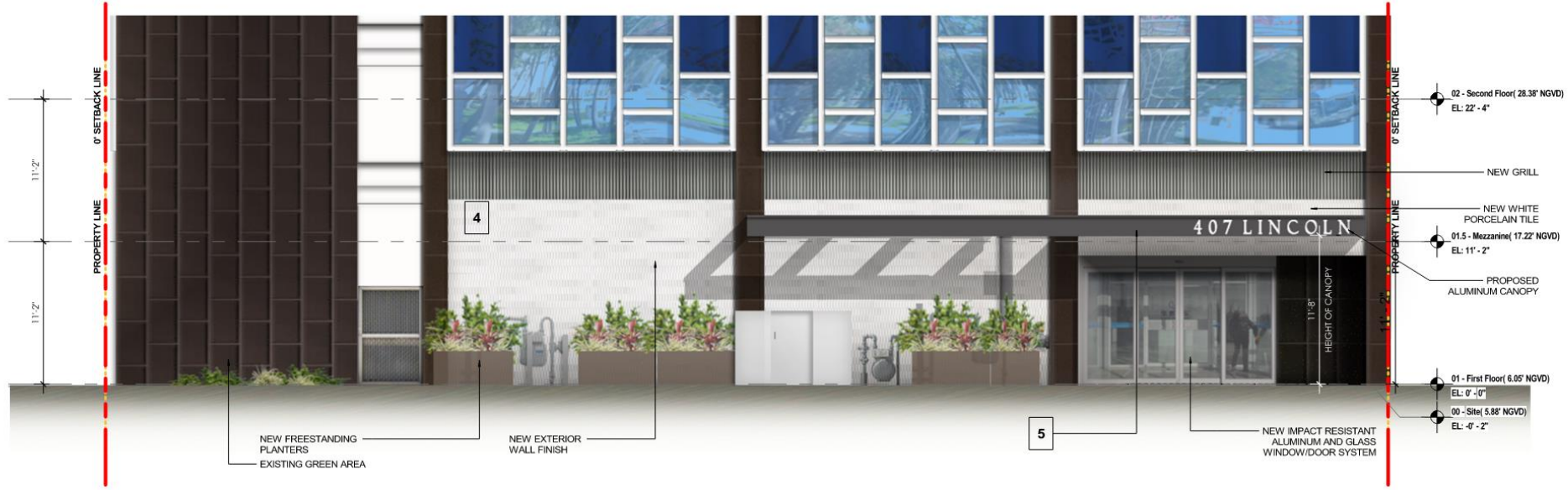
6. MATERIAL/FINISH TYPE WOOD WALL FINISH
 TBD



7. FLOORING TYPE CARPET TILES
 VENTURE - PUR 40229 PLACID-75222



8. FEATURE WALL WHITE WASHED ROUNDED WOOD MEMBERS



*IMAGE OF WHITE CERAMIC TILE

MATERIALS LEGEND

	<p>5. WALL FINISH TYPE ARCHITECTURAL METAL (EXTERIOR + INTERIOR USE) CHEMETAL 625 EXISTENTIAL ALUMINUM</p>		<p>4. WALL FINISH TYPE CERAMIC TILE WOW STRIPES MATT - ICE WHITE</p>
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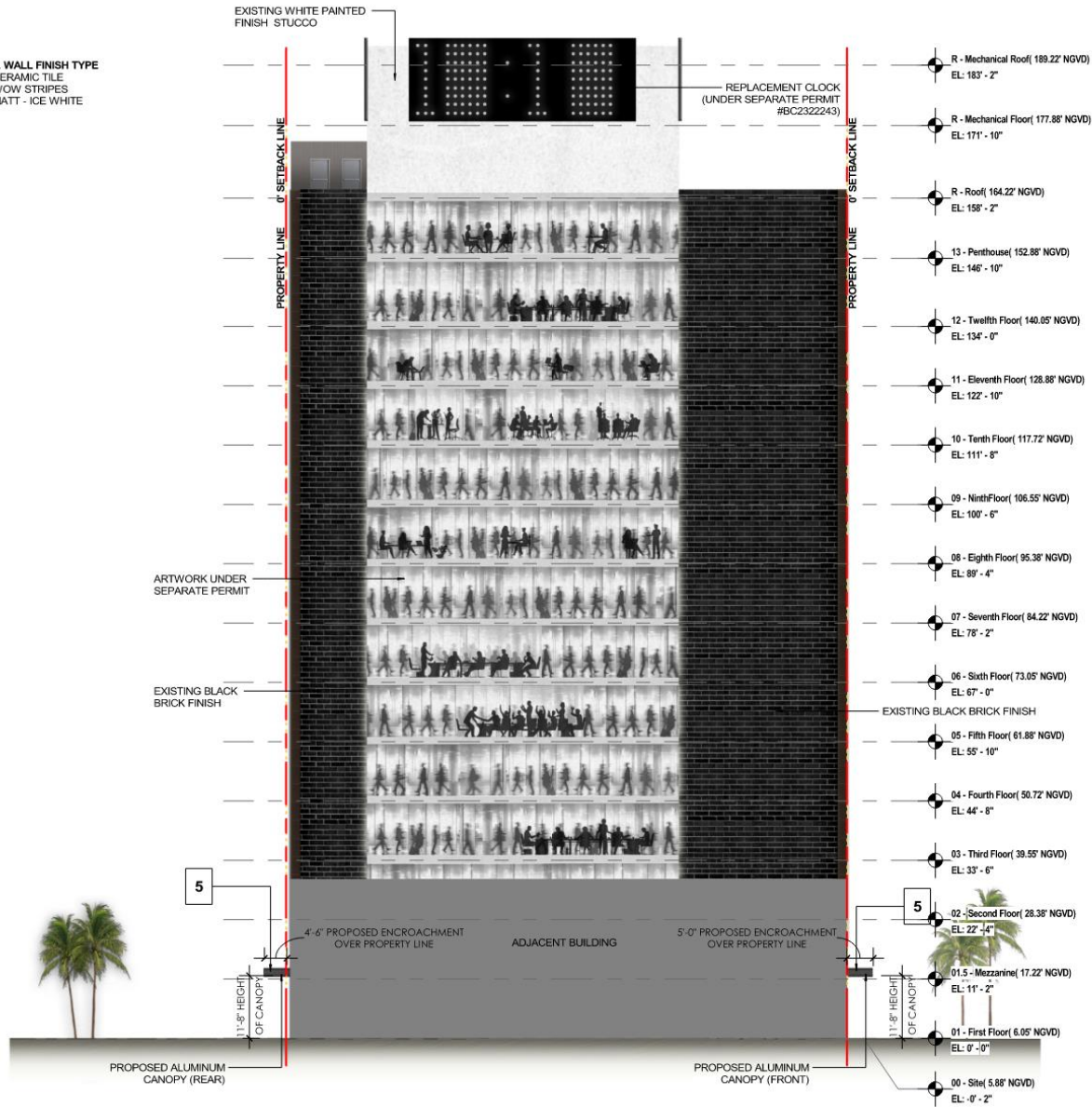


Proposed – Overall East Elevation - Rendered

MATERIALS LEGEND

- 5. WALL FINISH TYPE
ARCHITECTURAL METAL
(EXTERIOR + INTERIOR USE)

CHEMETAL
625 EXISTENTIAL ALUMINUM
- 4. WALL FINISH TYPE
CERAMIC TILE
WOW STRIPES
MATT - ICE WHITE



Proposed – Overall West Elevation - Rendered



Rendering – Exterior Washington Avenue



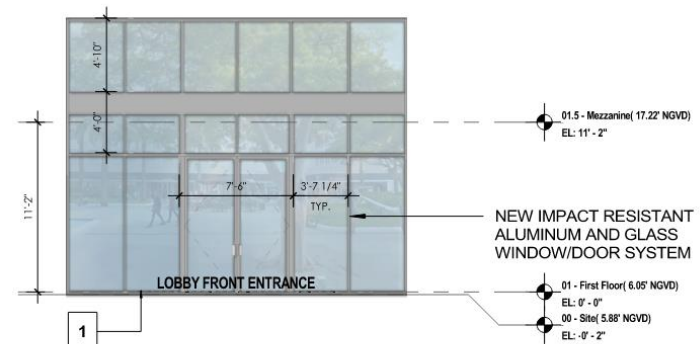
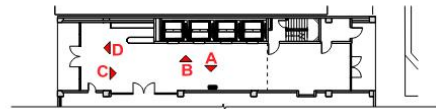
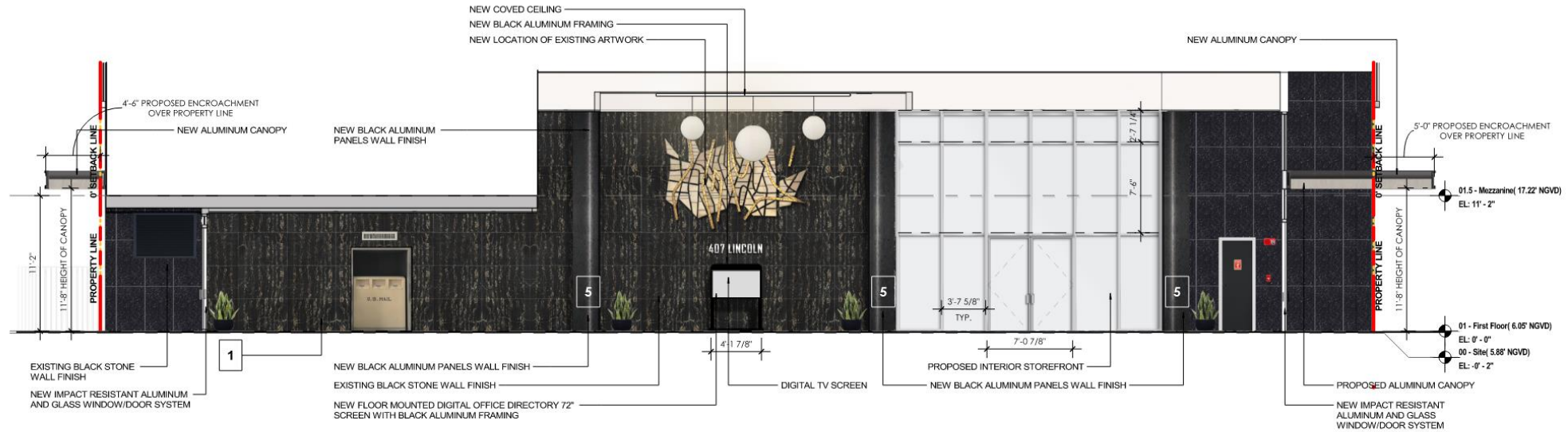
Rendering – Exterior Lincoln Road



Rendering – Exterior Lincoln Lane

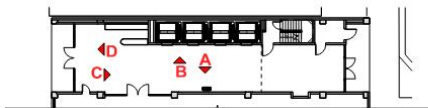
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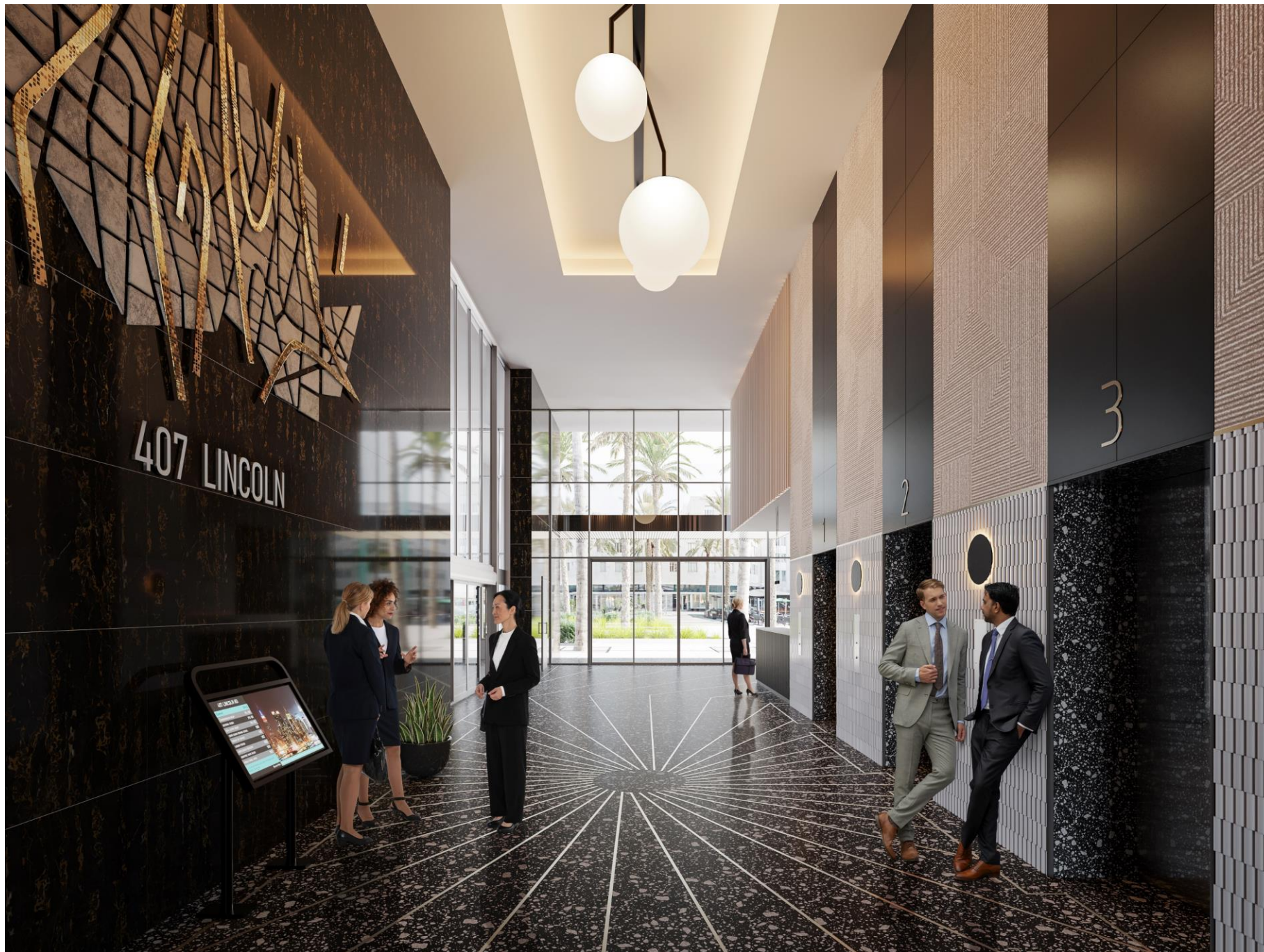
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*IMAGE OF WHITE CERAMIC TILE



Rendering - Lobby



Rendering - Lobby

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