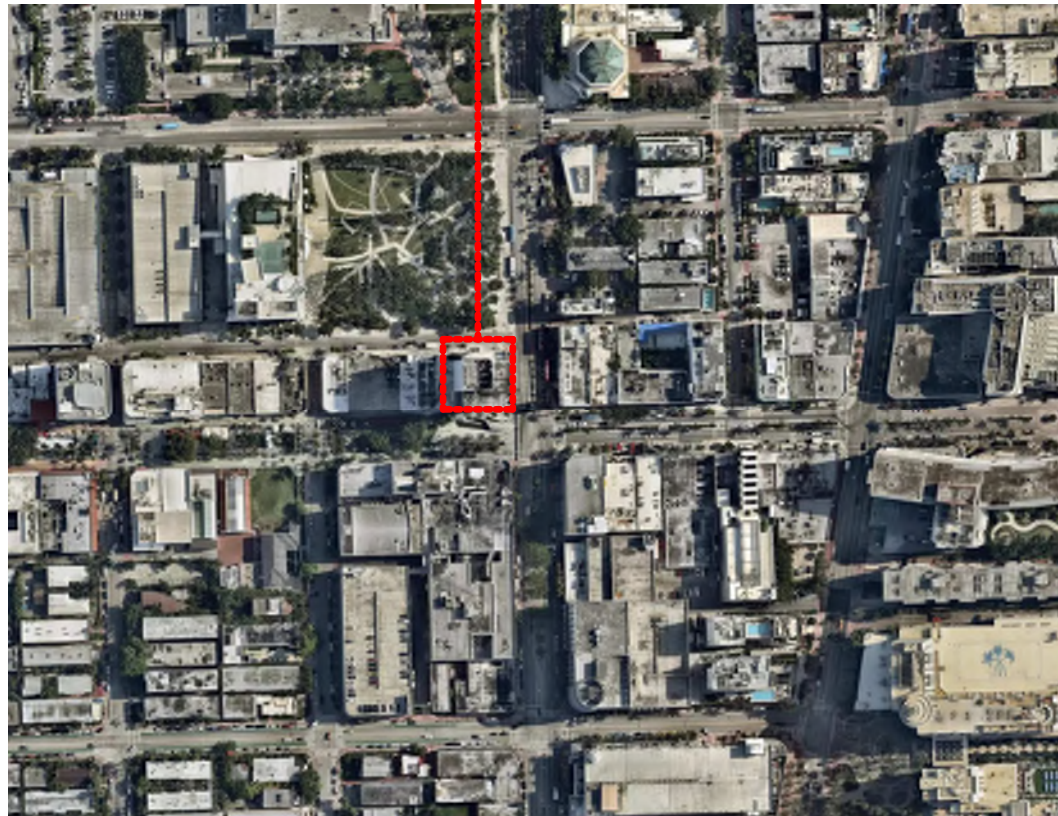


PROJECT LOCATION



SUBMITTAL # : FINAL SUBMITTAL
PROJECT # : 23041
DATE : DECEMBER 10, 2023



RENDERING OF FRONT ENTRANCE

407 LINCOLN ROAD

**407 LINCOLN ROAD,
 MIAMI BEACH, FL 33139**

HISTORIC PRESERVATION BOARD

SCOPE OF WORK:

- ADDITION OF A METAL CANOPY ON NORTH AND SOUTH ELEVATIONS.
- INSTALLATION OF NEW STOREFRONT SYSTEM AT LOBBY ONLY NORTH AND SOUTH ELEVATIONS.
- INTERIOR REMODEL OF LOBBY SPACE

INDEX OF DRAWINGS	
SHEET #	SHEET NAME
GENERAL	
G-0.0	COVER
SURVEY	
V-1.0	SURVEY
GENERAL	
G-1.0	PROJECT DATA+ZONING LEGEND+SITE DIAGRAMS
G-2.0	LOCATION PLAN
G-3.0	PROJECT SITE PHOTOS
G-4.0	PROJECT SITE PHOTOS
G-5.0	CONTEXT PHOTOS
G-6.0	CONTEXT PHOTOS
G-7.0	EXISTING INTERIOR PHOTOS
ARCHITECTURAL	
A-1.0	EXISTING SITE/GROUND PLAN
A-2.0	EXISTING SOUTH + NORTH ELEVATIONS
A-3.0	EXISTING EAST + WEST ELEVATIONS
A-10.0	DEMOLITION SITE/GROUND PLAN
A-11.0	DEMOLITION ENLRGD FLOOR PLANS
A-12.0	DEMOLITION ENLRGD ELEVATIONS @ LOBBY
A-13.0	DEMOLITION ENLRGD ELEVATIONS @ LOBBY
A-14.0	DEMOLITION SOUTH ELEVATION

INDEX OF DRAWINGS	
SHEET #	SHEET NAME
A-15.0	DEMOLITION NORTH ELEVATION
A-16.0	DEMOLITION EAST ELEVATION
A-17.0	DEMOLITION WEST ELEVATION
A-20.0	PROPOSED SITE/GROUND PLAN
A-21.0	PROPOSED - ENLRGD FLOOR PLANS
A-22.0	PROPOSED ENLRGD GROUND RCP @ LOBBY
A-30.0	PROPOSED - OVERALL SOUTH ELEVATION
A-31.0	ENLRGD ELEVATION @ EXTERIOR FRONT CANOPY
A-32.0	PROPOSED - OVERALL NORTH ELEVATION
A-33.0	ENLRGD ELEVATION @ EXTERIOR REAR CANOPY
A-34.0	PROPOSED - OVERALL EAST ELEVATION
A-35.0	PROPOSED - OVERALL WEST ELEVATION
A-40.0	INTERIOR ENLRGD ELE. @ LOBBY
A-41.0	INTERIOR ENLRGD ELE. @ LOBBY
A-42.0	PROPOSED - LOBBY SECTIONS
A-43.0	DETAILS
A-50.0	RENDERING 1
A-51.0	RENDERING 2
A-52.0	RENDERING 3
A-53.0	RENDERING 4
A-54.0	RENDERING 5

EXISTING OFFICE - COMMERCIAL - ZONING DATA SHEET

ITEM #	ZONING INFORMATION			
1	ADDRESS:	407 Lincoln Road, Miami Beach 33139		
2	BOARD AND FILE NUMBERS:			
3	FOLIO NUMBER(S):	02-3234-072-0001		
4	YEAR CONSTRUCTED:	VARIES	ZONING DISTRICT:	CD-3 COMMERCIAL, HIGH INTENSITY DISTRICT
5	HISTORIC DESIGNATION:	LOCAL: FLAMINGO PARK HISTORIC DISTRICT	FAR:	2.25
6	FLOOD ZONE:	FLOOD ZONE AE 8		
7	BASE FLOOD ELEVATION:	8.0' NGVD	6.05' NAVD	
8	DESIGN FLOOD ELEVATION:	9.0' NGVD	EXISTING BUILDING TO REMAIN	
9	MAX. WAVE CREST ELEVATION:	N/A	N/A	
10	ADJUSTED GRADE (BFE+GRADE / 2):	N/A	N/A	
11	LOT AREA:	0.240 ACRES	10,452 SF	
12	LOT WIDTH:	100'	LOT DEPTH:	105'
13	MINIMUM UNIT SIZE:	N/A	AVERAGE UNIT SIZE:	N/A
14	EXISTING USE:	OFFICE / RETAIL		
15	PROPOSED USE:	OFFICE / RETAIL		
16	PROPOSED ACCESSORY USE:	N/A		
17	SIGNED AND SEALED LANDSCAPE PLANS (TREE/VEGETATION SURVEY, TREE DISPOSITION PLAN AND IRRIGATION PLAN):	TBD		

	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES	
18	BUILDING HEIGHT:	-	186'-6"	186'-6"	N/A
	ARCHITECTURAL DISTRICT-NEW CONSTRUCTION:	N/A	N/A	N/A	N/A
19	NUMBER OF STORIES:	-	13 STORIES	13 STORIES	N/A
20	FAR #:	23,517 SF	132,603 SF	132,603 SF	N/A
21	GROSS SQUARE FOOTAGE:	N/A	N/A	N/A	N/A
22	SQUARE FOOTAGE BY USE:	N/A	N/A	N/A	N/A
23	NUMBER OF UNITS RESIDENTIAL:	N/A	N/A	N/A	N/A
24	NUMBER OF UNITS HOTEL:	N/A	N/A	N/A	N/A
25	NUMBER OF SEATS:	N/A	N/A	N/A	N/A
26	OCCUPANCY LOAD:	N/A	N/A	N/A	N/A

SETBACKS

20	AT-GRADE PARKING LOT				
A	FRONT SETBACK (LINCOLN ROAD / SOUTH):	N/A	N/A	N/A	N/A
B	SIDE SETBACK (INTERIOR / WEST):	N/A	N/A	N/A	N/A
C	SIDE FACING STREET SETBACK (WASHINGTON AVE. / EAST):	N/A	N/A	N/A	N/A
D	REAR SETBACK (LINCOLN LANE / NORTH):	N/A	N/A	N/A	N/A
21	SUBTERRANEAN, PEDESTAL & TOWER (NON-OCEANFRONT)	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
A	FRONT SETBACK (LINCOLN ROAD / SOUTH):	0'-0" / 0'-0"	8'-5 7/8" (FABRIC AWNING ENCROACHMENT OVER PROPERTY LINE)	5'-0" (ALUMINUM CANOPY ENCROACHMENT OVER PROPERTY LINE)	N/A
B	SIDE SETBACK (INTERIOR / WEST):	0'-0"	0'-0"	N/A	N/A
C	SIDE FACING STREET SETBACK (WASHINGTON AVE. / EAST):	0'-0"	0'-0"	N/A	N/A
D	REAR SETBACK (LINCOLN LANE / NORTH):	0'-0"	0'-0"	4'-6" (ALUMINUM CANOPY ENCROACHMENT OVER PROPERTY LINE)	N/A

NOTES: SEE SURVEY FOR EXISTING CONDITIONS

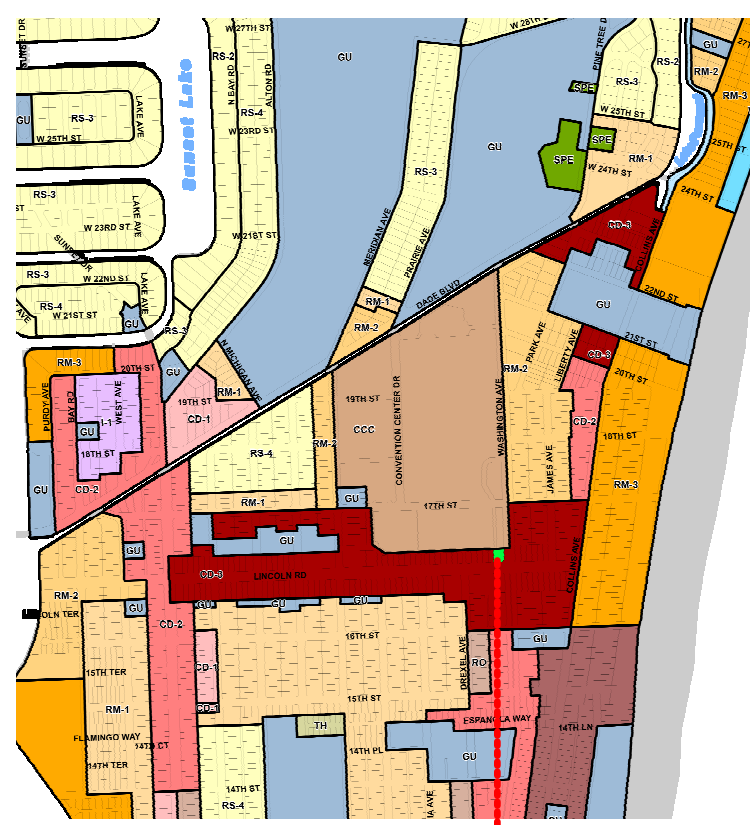
22	PARKING DISTRICT NO. 1	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
A	PARKING DISTRICT NO. 7:				
B	TOTAL NUMBER OF PARKING SPACES:	N/A	N/A	N/A	N/A
C	VALET DROP OFF AND PICK UP:	N/A	N/A	N/A	N/A
D	LOADING ZONES AND TRASH COLLECTION AREAS:	N/A	ON SITE / LINCOLN LN	N/A	N/A
E	BIKE RACKS:	N/A	N/A	N/A	N/A
F	IS THIS A CONTRIBUTING BUILDING?	N/A			
G	LOCATED WITHIN A LOCAL HISTORIC DISTRICT?	YES			

NOTES: IF NOT APPLICABLE WRITE N/A



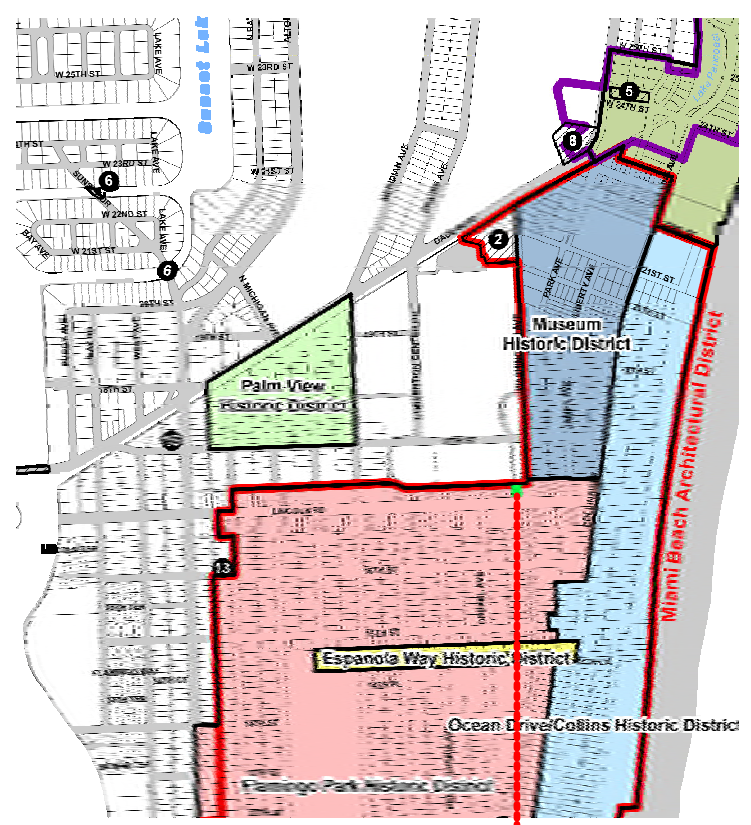
EXISTING SITE - CONTEXT PHOTO

PROJECT SITE



ZONING MAP (CD-3)

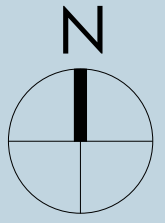
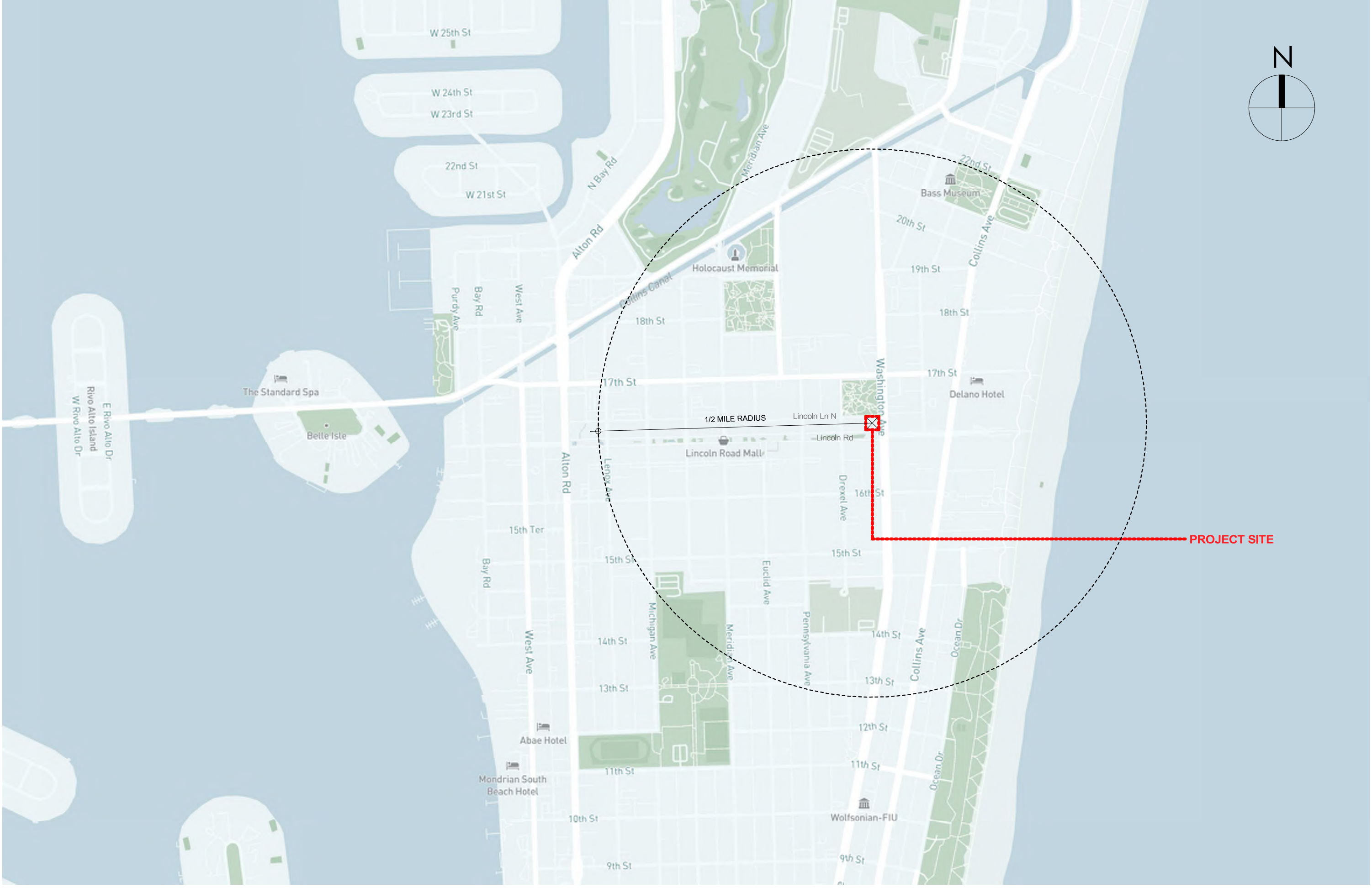
PROJECT SITE



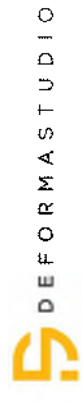
HISTORIC DISTRICT MAP (FLAMINGO PARK HISTORIC DISTRICT)

PROJECT SITE

G-1.0 PROJECT DATA+ZONING LEGEND+SITE DIAGRAMS



G-2.0 LOCATION PLAN



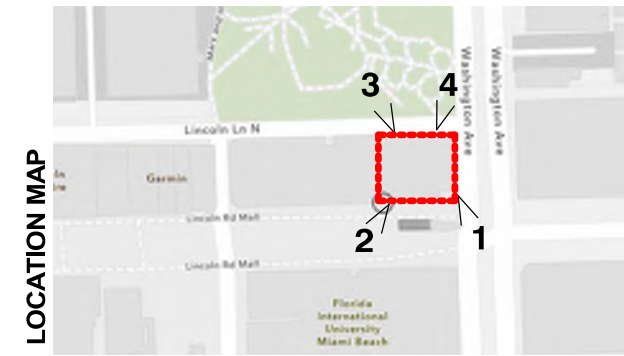
305.639.2053 | www.deformastudio.com
 info@deformastudio.com
 5555 Biscayne Blvd, Ste. 2-SW, Miami, FL, 33137

407 LINCOLN ROAD MIAMI BEACH, FL 33139 - INTERIOR RENOVATION - PERMIT SET

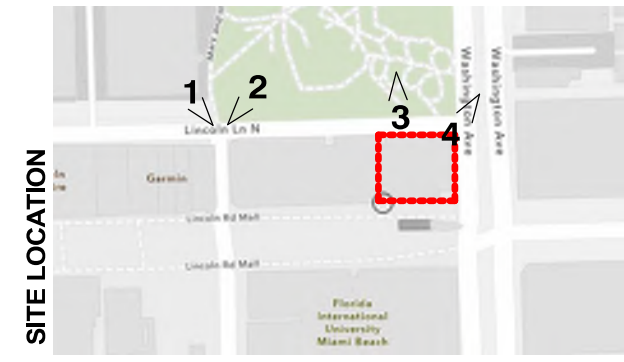
11/2/2023



PHOTOS TAKEN 9/1/23



PHOTOS TAKEN 9/1/23



PHOTOS TAKEN 9/1/23



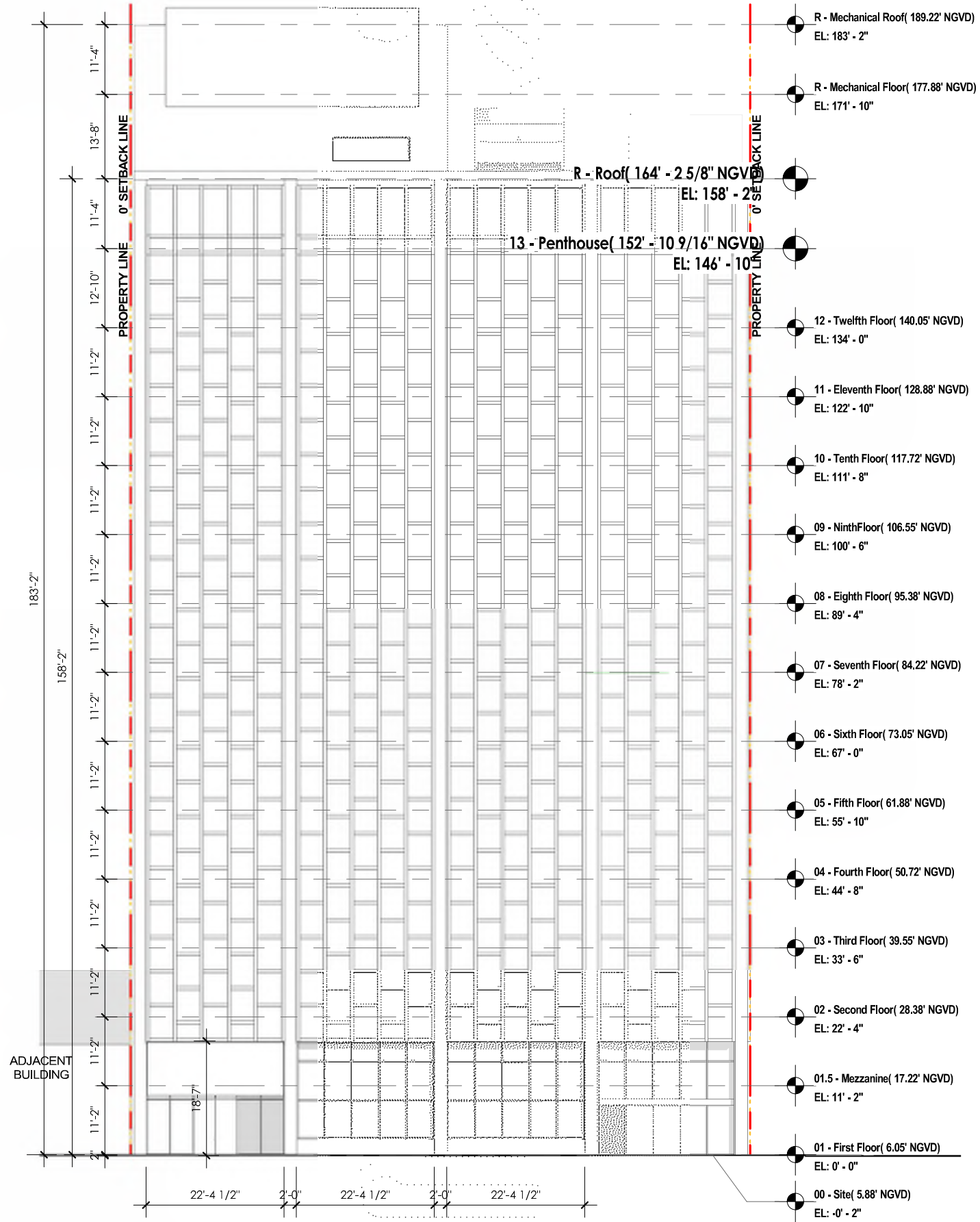
PHOTOS TAKEN 9/1/23



PHOTOS TAKEN 8/8/23

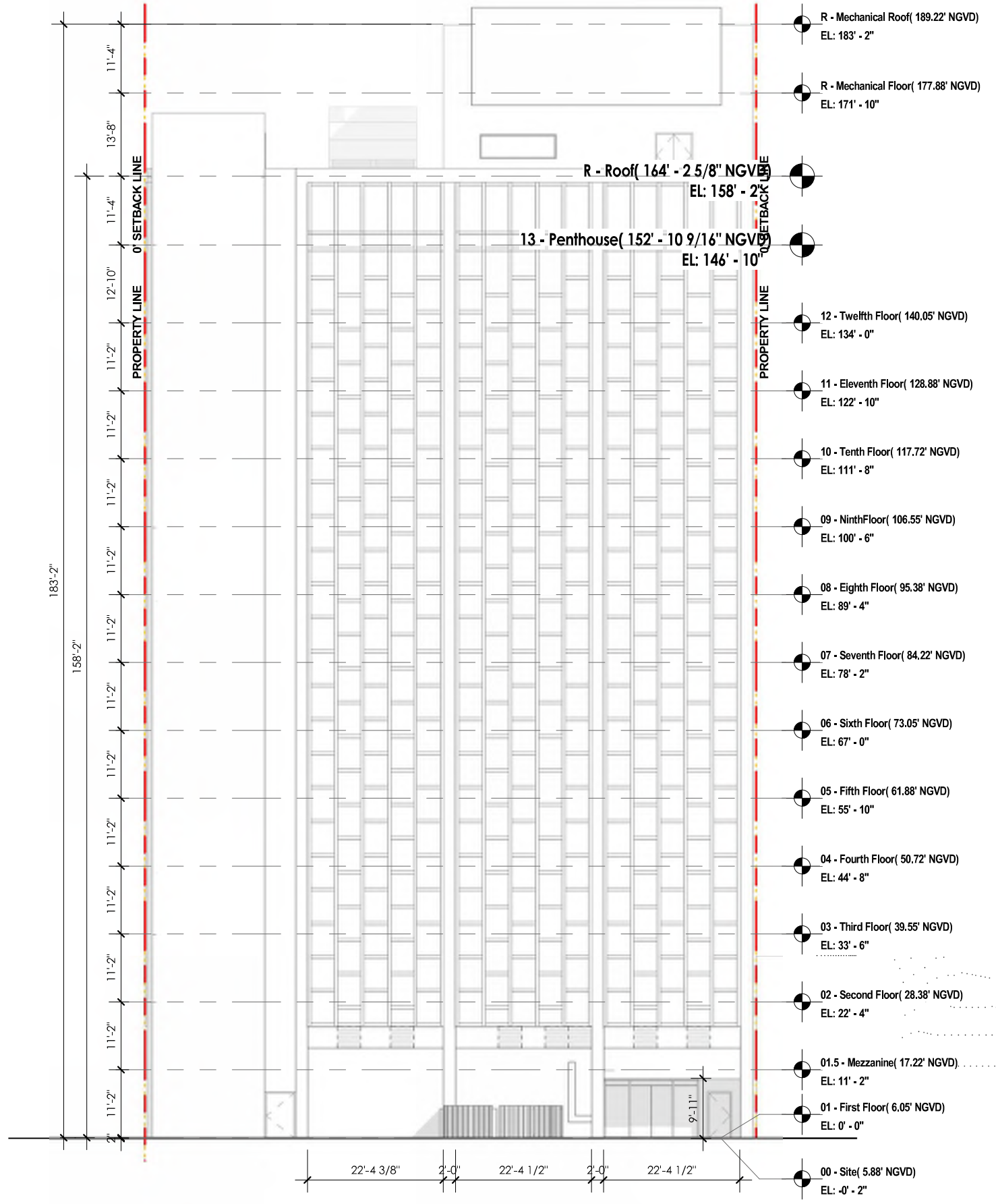
G-7.0 EXISTING INTERIOR PHOTOS

NOTE: ALL DIMENSIONS TO BE VERIFIED ON SITE.



1 Existing - Overall South Elevation

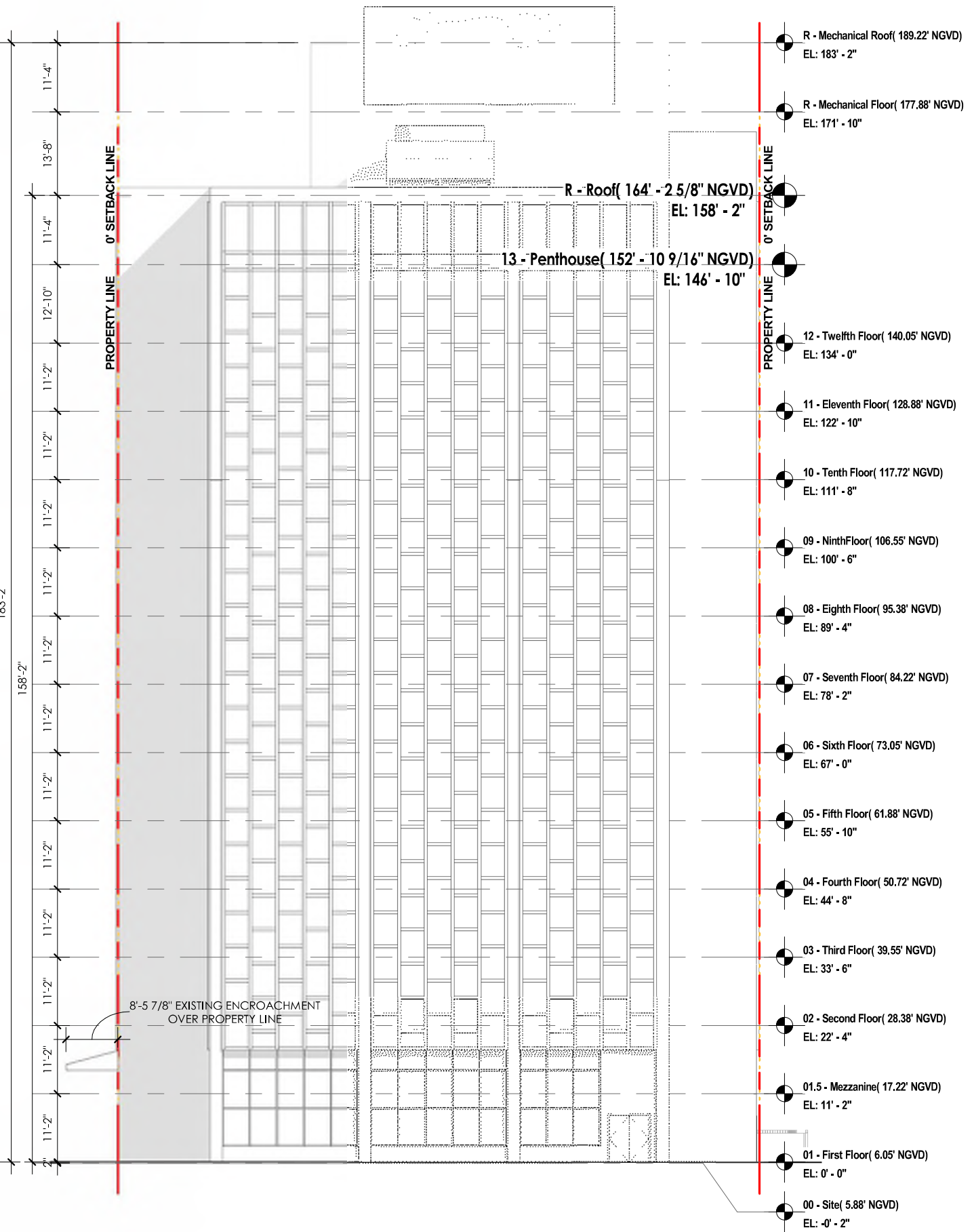
A-2.0 Scale: 3/64" = 1'-0"



2 Existing - Overall North Elevation

A-2.0 Scale: 3/64" = 1'-0"

NOTE: ALL DIMENSIONS TO BE VERIFIED ON SITE.

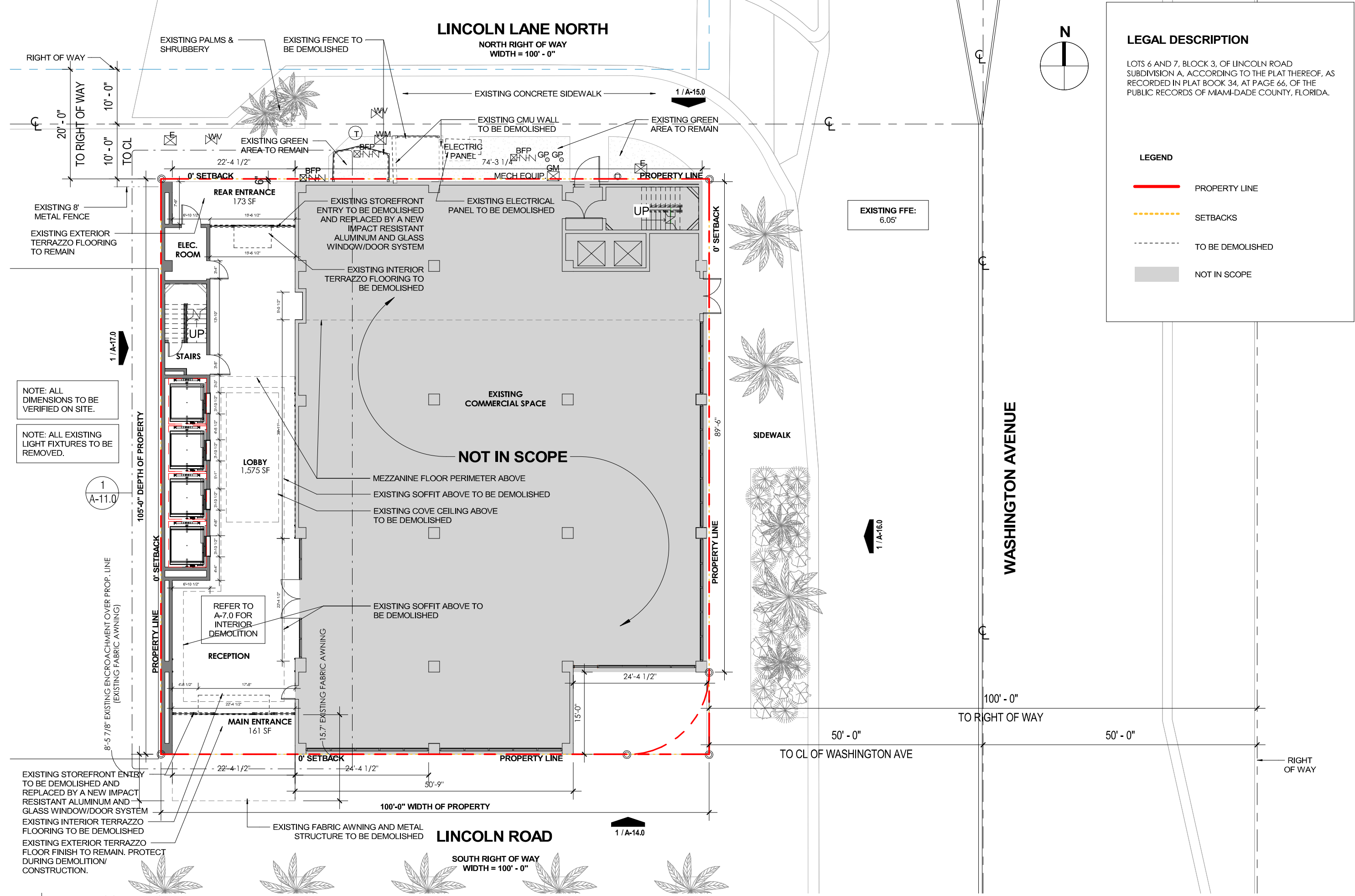


A-3.0 Scale: 3/64" = 1'-0"

2 Existing - Overall West Elevation

A-3.0 Scale: 3/64" = 1'-0"

A-3.0 EXISTING EAST + WEST ELEVATIONS



LEGAL DESCRIPTION

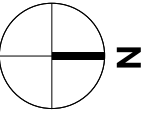
LOTS 6 AND 7, BLOCK 3, OF LINCOLN ROAD SUBDIVISION A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, AT PAGE 66, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LEGEND

- PROPERTY LINE
- SETBACKS
- TO BE DEMOLISHED
- NOT IN SCOPE

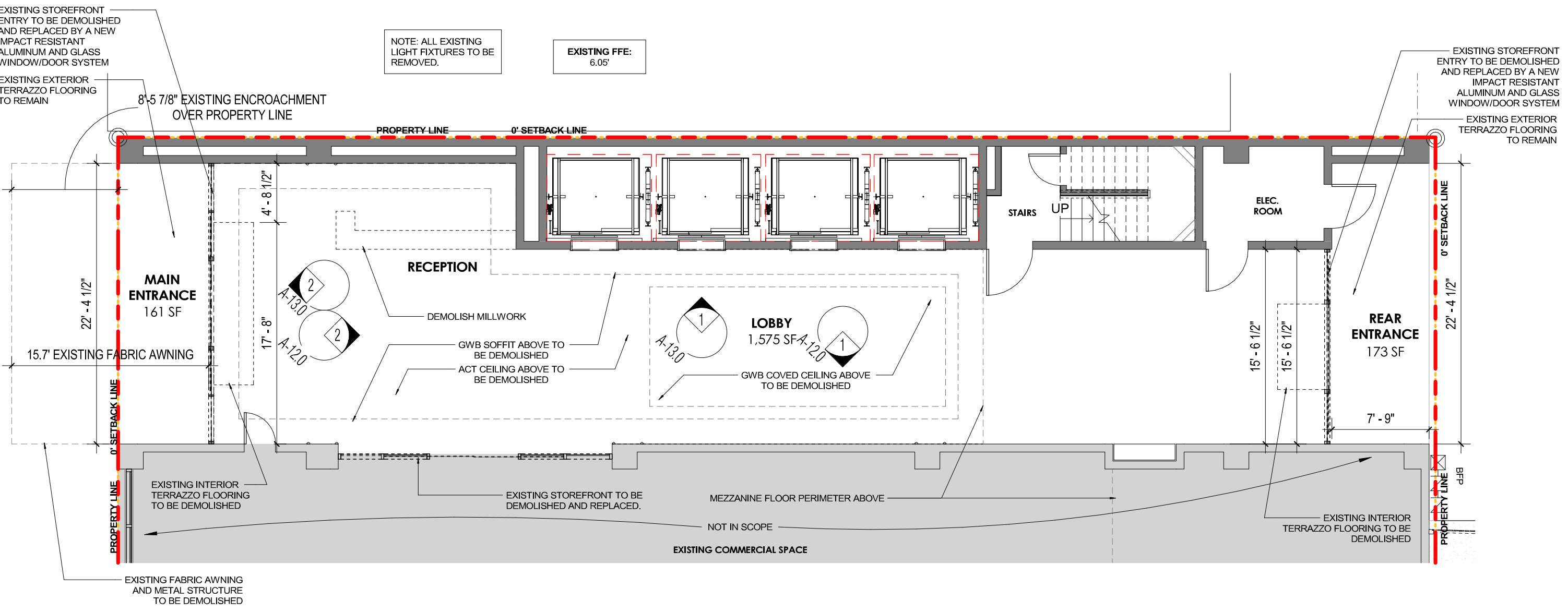
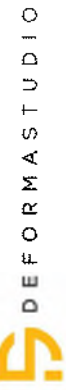
NOTE: ALL DIMENSIONS TO BE VERIFIED ON SITE.

NOTE: ALL EXISTING LIGHT FIXTURES TO BE REMOVED.



A-11.0 DEMOLITION ENLRGD FLOOR PLANS

305.639.2053 | www.deformastudio.com
info@deformastudio.com
5555 Biscayne Blvd, Ste. 2-SW, Miami, FL 33137



1 | **Demolition - Enlarged Floor Plan @ Lobby**
A-11.0 | Scale: 1/8" = 1'-0"

- LEGEND**
- PROPERTY LINE
 - SETBACKS
 - TO BE DEMOLISHED
 - NOT IN SCOPE

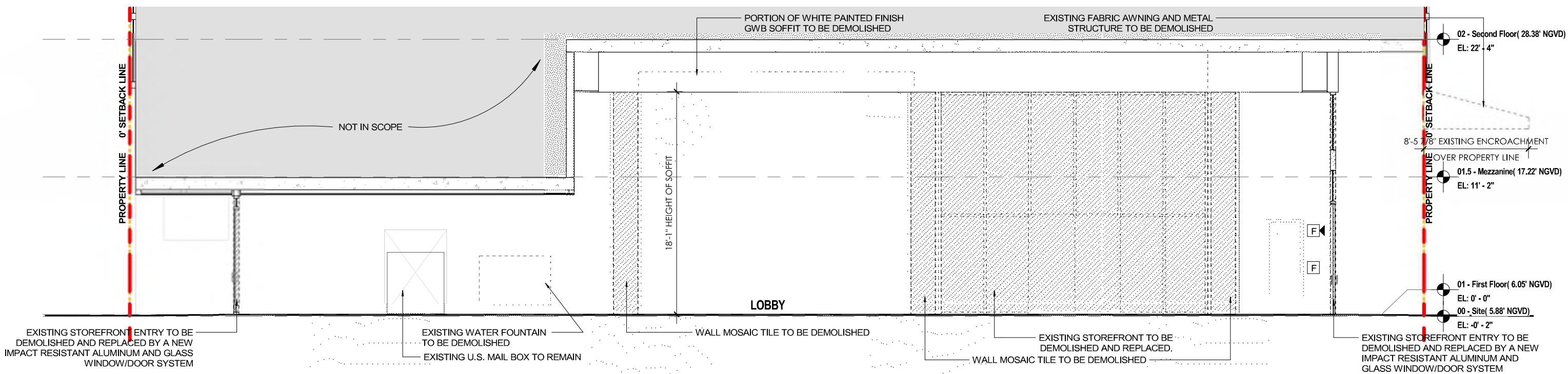
LIFE SAFETY LEGEND

	ILLUMINATED EXIT LIGHT (WALL MOUNTED) (> DIRECTION OF TRAVEL)		HEAT DETECTOR		FIRE ALARM PANEL		EMERGENCY DISCONNECT
	ILLUMINATED EXIT LIGHT (CEILING MOUNTED) (> DIRECTION OF TRAVEL)		SMOKE DETECTOR		KNOX BOX		FIRE SIAMESE CONNECTION (WALL OR HYDRANT)
	FIRE ALARM HORN / STROBE		FIRE SPRINKLER HEAD		REMOTE ANNUNCIATOR		FIRE ALARM CONTROL PANEL
	FIRE ALARM HORN ONLY		SERVICE BREAKER PANEL		FIRE EXTINGUISHER-WALL MOUNTED		
	FIRE ALARM STROBE LIGHT ONLY		AUTOMATIC DOOR SENSOR CLOSER		FIRE EXTINGUISHER CABINET		
	FIRE ALARM PULL STATION						

LEGEND

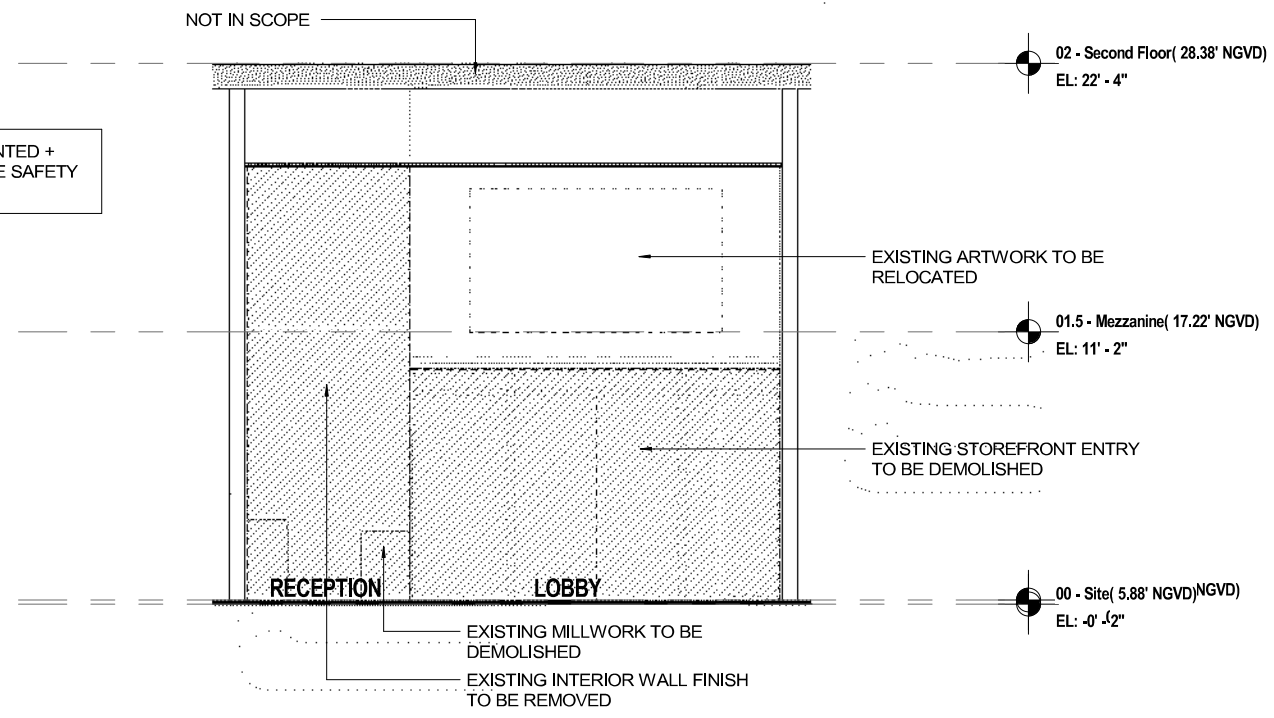
	PROPERTY LINE
	SETBACKS
	TO BE DEMOLISHED
	NOT IN SCOPE

NOTE: ALL WALL-MOUNTED + CEILING MOUNTED LIFE SAFETY TO REMAIN.



1 Demolition - Int. Enlrgd Elevation A
A-12.0 Scale: 1/8" = 1'-0"

NOTE: ALL WALL-MOUNTED + CEILING MOUNTED LIFE SAFETY TO REMAIN.



2 Demolition - Int. Enlrgd Elevation C
A-12.0 Scale: 1/8" = 1'-0"

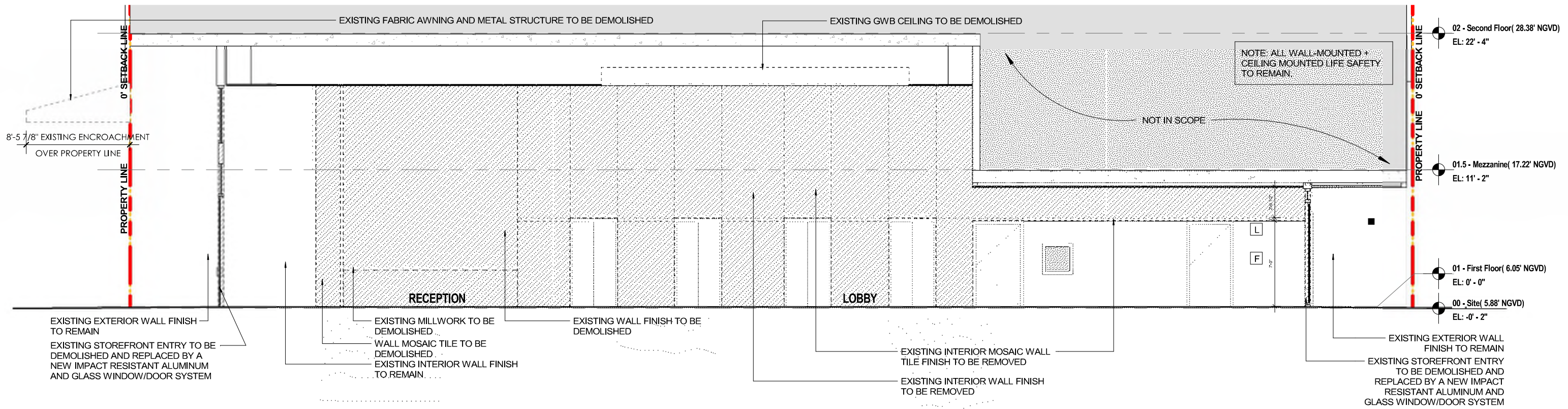
NOTE: ALL DIMENSIONS TO BE VERIFIED ON SITE.

LIFE SAFETY LEGEND

	ILLUMINATED EXIT LIGHT (WALL MOUNTED) (> DIRECTION OF TRAVEL)		HEAT DETECTOR		FIRE ALARM PANEL		EMERGENCY DISCONNECT
	ILLUMINATED EXIT LIGHT (CEILING MOUNTED) (> DIRECTION OF TRAVEL)		SMOKE DETECTOR		KNOX BOX		FIRE SIAMESE CONNECTION (WALL OR HYDRANT)
	FIRE ALARM HORN / STROBE		FIRE SPRINKLER HEAD		REMOTE ANNUNCIATOR		FIRE ALARM CONTROL PANEL
	FIRE ALARM HORN ONLY		SERVICE BREAKER PANEL		FIRE EXTINGUISHER-WALL MOUNTED		
	FIRE ALARM STROBE LIGHT ONLY		AUTOMATIC DOOR SENSOR CLOSER		FIRE EXTINGUISHER-WALL MOUNTED		
	FIRE ALARM PULL STATION				SEMI-RECESSED FIRE EXTINGUISHER CABINET		

LEGEND

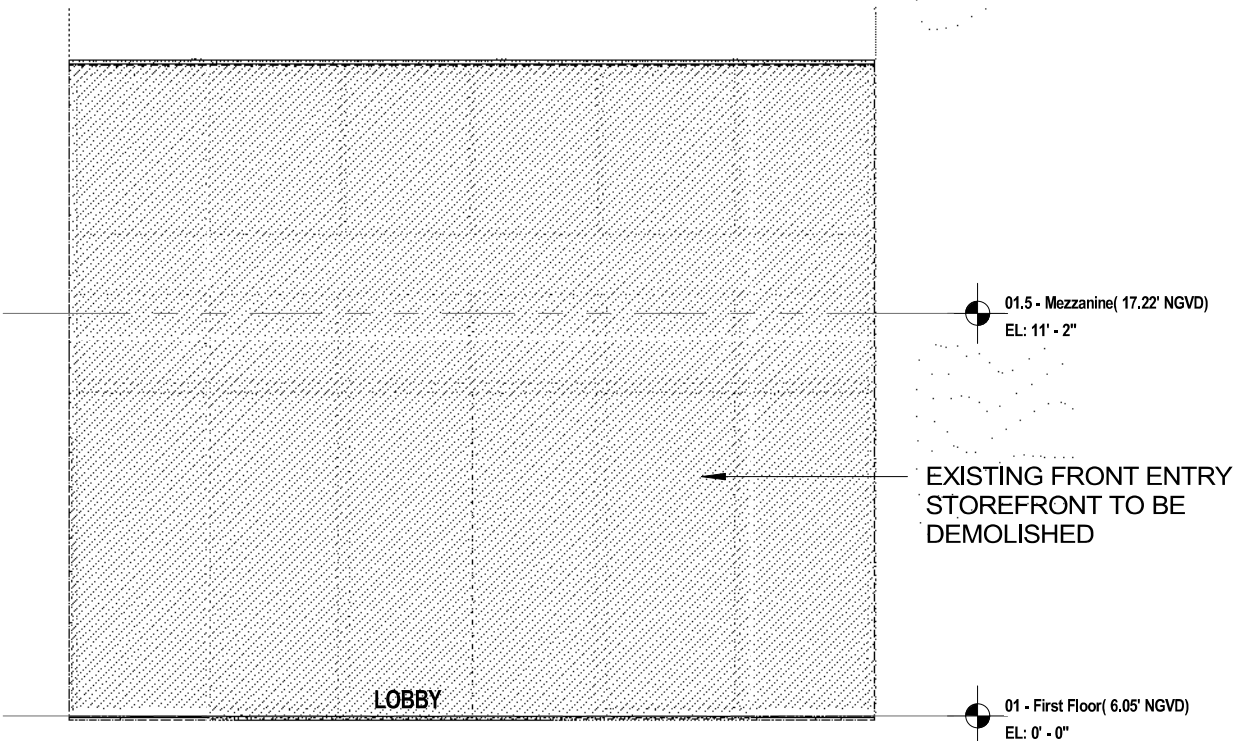
	PROPERTY LINE
	SETBACKS
	TO BE DEMOLISHED
	NOT IN SCOPE



1 Demolition - Int. Enlrgd Elevation B

A-13.0 Scale: 1/8" = 1'-0"

NOTE: ALL WALL-MOUNTED + CEILING MOUNTED LIFE SAFETY TO REMAIN.





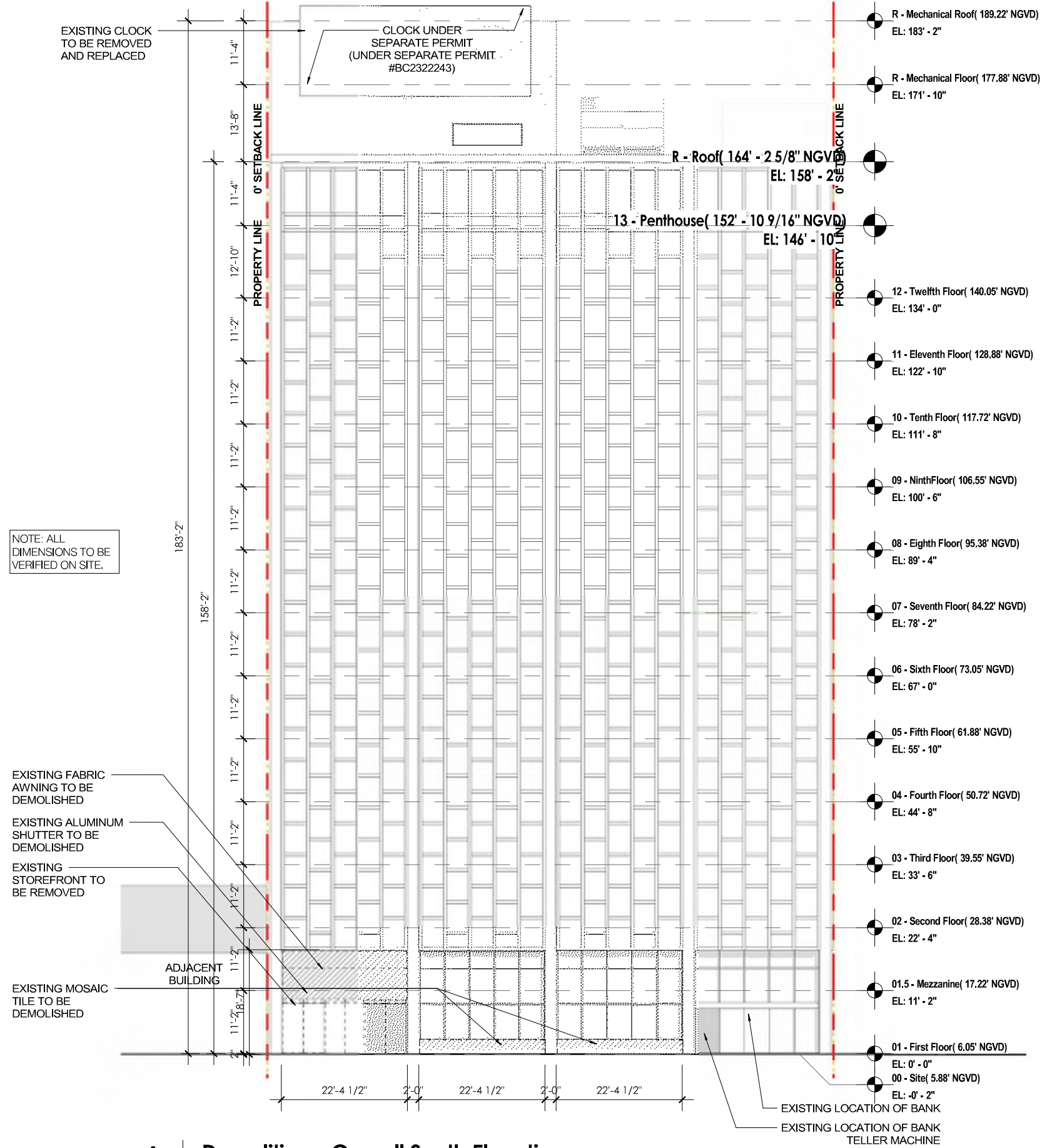
2 Demolition - Int. Enlrgd Elevation D

A-13.0 Scale: 3/16" = 1'-0"

NOTE: ALL DIMENSIONS TO BE VERIFIED ON SITE.

LEGEND

-  TO BE DEMOLISHED
-  TO BE DEMOLISHED



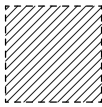
NOTE: ALL DIMENSIONS TO BE VERIFIED ON SITE.

1 Demolition - Overall South Elevation

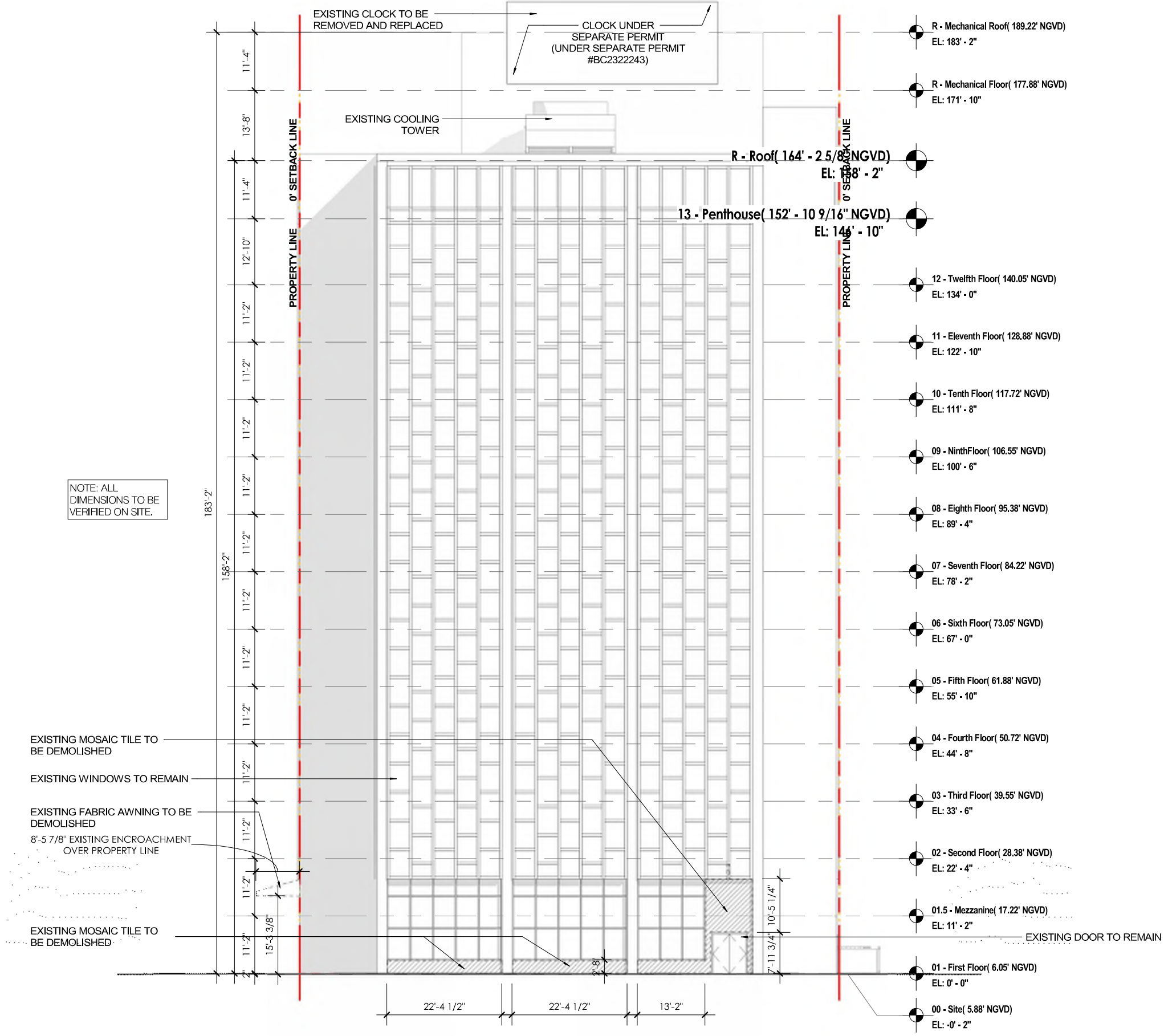
A-14.0 Scale: 3/64" = 1'-0"

LEGEND

----- TO BE DEMOLISHED

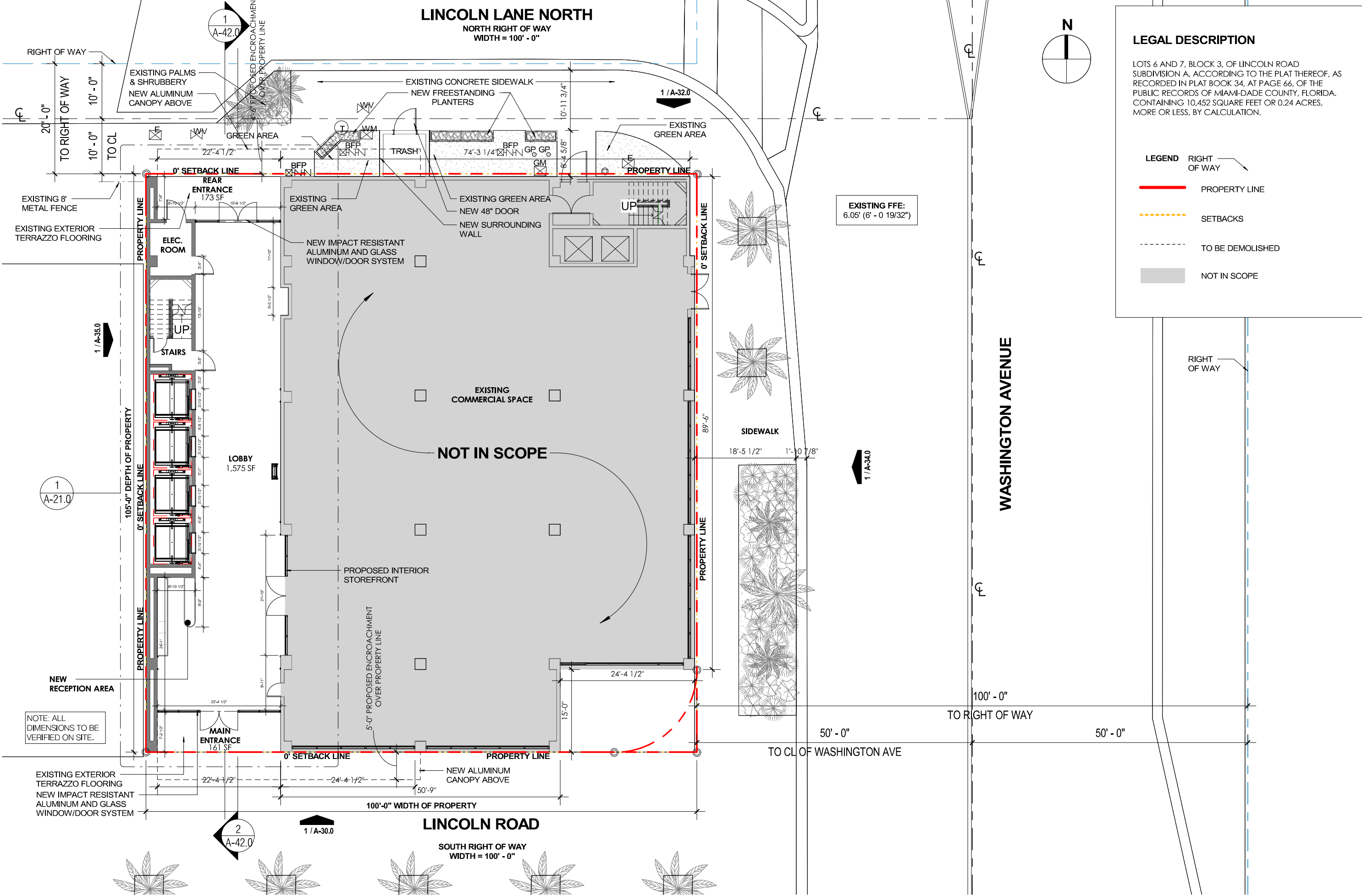
 TO BE DEMOLISHED

NOTE: ALL DIMENSIONS TO BE VERIFIED ON SITE.



1 | **Demolition - Overall East Elevation**
A-16.0 | Scale: 3/64" = 1'-0"

A-16.0 DEMOLITION EAST ELEVATION



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.

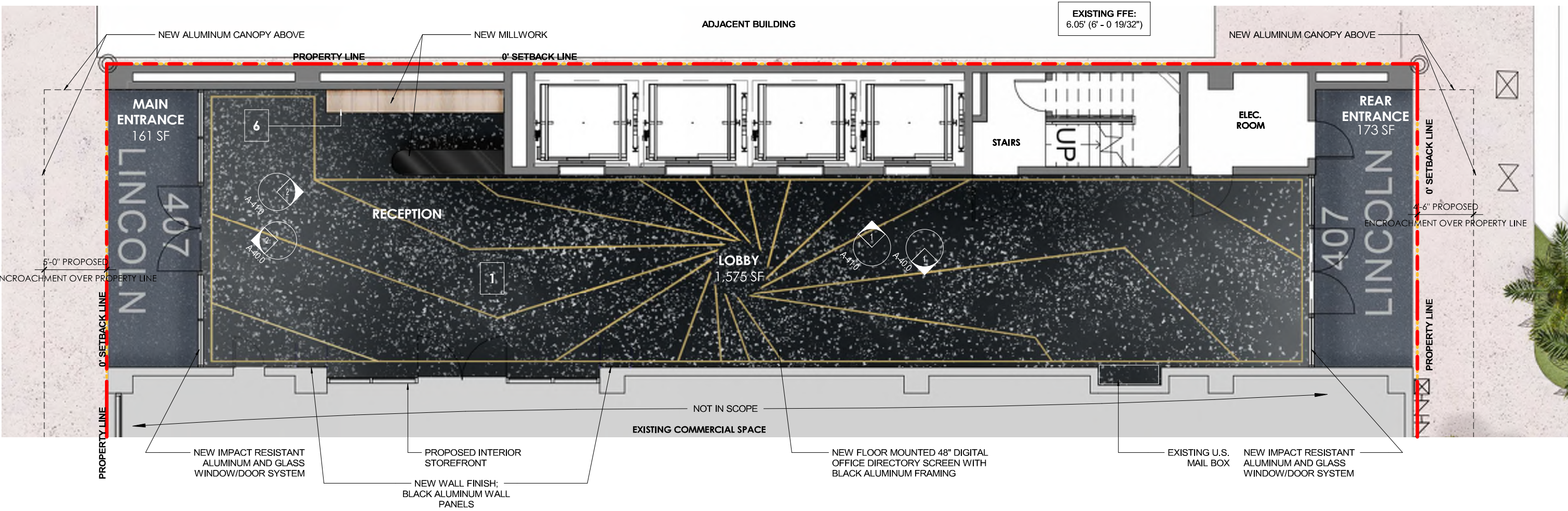
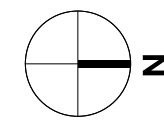
LEGEND

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

1 Proposed - Site/Ground Floor Plan
 A-20.0 Scale: 1/16" = 1'-0"

MATERIALS LEGEND

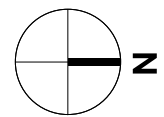
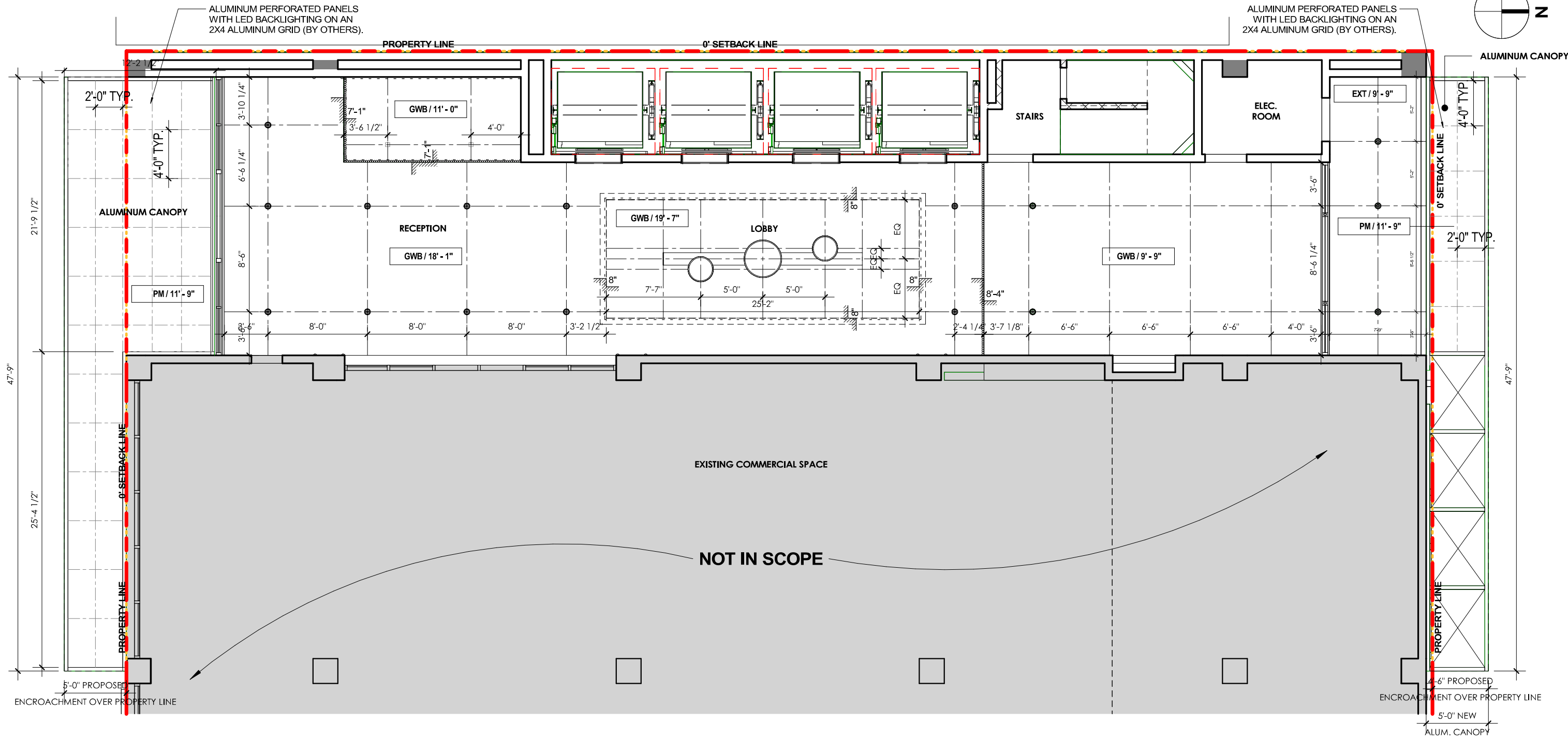
<p>1. FLOOR TYPE FLOORING - TERRAZZO FMG - VENICE VILLA VENICE GRAPHITE</p> <p>PRECISION SQUARE LINER - BRASS 0.38 X 0.38 X 70 INCHES</p>	<p>2. FLOOR TYPE FLOORING - PORCELAIN TILE FMG - VENICE VILLA VENICE GRAPHITE</p> <p>PRECISION SQUARE LINER - BRASS 0.38 X 0.38 X 70 INCHES</p>	<p>3. WALL FINISH TYPE 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>
--	--	---	---	---	--	--	---



1 | Proposed - Enlarged Floor Plan @ Lobby-Rendered
A-21.0 | Scale: 1/8" = 1'-0"

NOTE: ALL DIMENSIONS TO BE VERIFIED ON SITE.

NOT IN SCOPE






1 Proposed - Enlarged Ground Floor RCP

A-22.0 Scale: 1/8" = 1'-0"








NOTE: ALL DIMENSIONS TO BE VERIFIED ON SITE.

NOT IN SCOPE

RCP KEY PLAN

-  PERFORATED METAL (PM) CEILING W/ LED LIGHTING
-  PAINTED GYPSUM WALL (GWB) BOARD FLAT CEILING
-  EXTERIOR CEILING (EXT)

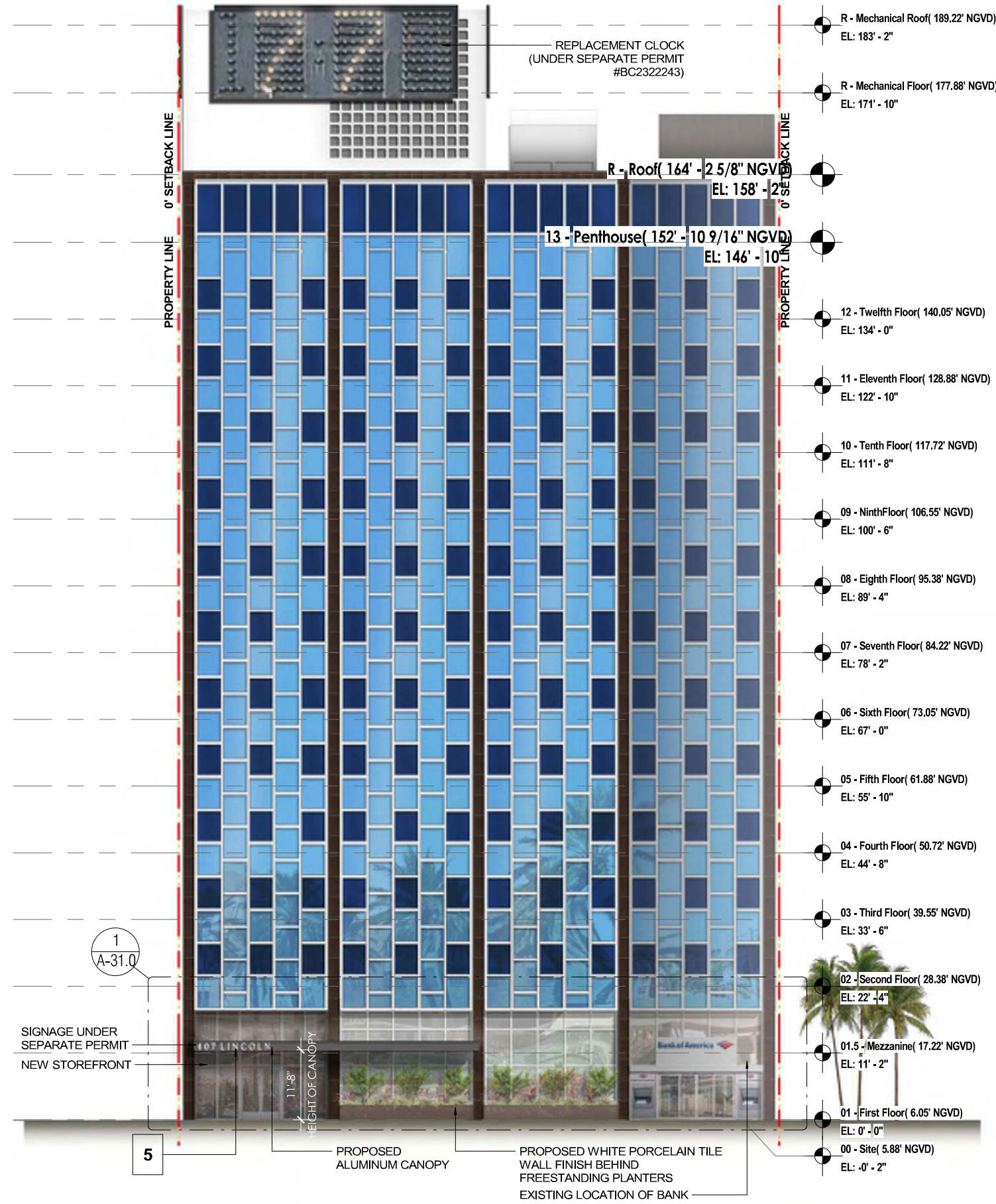
RCP LEGEND

-  2" ROUND LED RECESSED LIGHT FIXTURE
-  3" SURFACE MOUNTED DOWNLIGHT - EXTERIOR
-  INTERIOR WALL WASHER LIGHT FIXTURE
-  INTERIOR PENDANT LIGHT FIXTURE - LOBBY
-  INTERIOR PENDANT LIGHT FIXTURE - ELEVATOR LOBBY
-  LED STRIP LIGHTING. TO BE SELECTED BY OWNER/ ARCHITECT.
-  NEW J BOX CONNECTION FOR CEILING MOUNTED LIGHTING FIXTURE

MATERIALS LEGEND

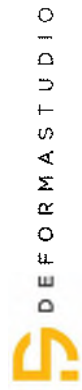
<p>5. WALL FINISH TYPE ARCHITECTURAL METAL (EXTERIOR + INTERIOR USE)</p> <p>CHEMETAL 625 EXISTENTIAL ALUMINUM</p>	<p>4. WALL FINISH TYPE CERAMIC TILE WOW STRIPES MATT - ICE WHITE</p>
--	---

NOTE: ALL DIMENSIONS TO BE VERIFIED ON SITE.



1 Proposed - Overall South Elevation-Rendered
A-30.0 Scale: 3/64" = 1'-0"

A-30.0 PROPOSED - OVERALL SOUTH ELEVATION



305.639.2053 | www.deformastudio.com
info@deformastudio.com
5555 Biscayne Blvd, Ste. 2-SW, Miami, FL, 33137

407 LINCOLN ROAD, MIAMI BEACH, FL 33139 - INTERIOR RENOVATION - PERMIT SET

11/2/2023

MATERIALS LEGEND

	1. FLOOR TYPE FLOORING - TERRAZZO FMG - VENICE VILLA VENICE GRAPHITE		2. FLOOR TYPE FLOORING - PORCELAIN TILE FMG - VENICE VILLA VENICE GRAPHITE		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
--	--	--	--	--	---	--	--	--	--	--	---	--	--	--	--



1 Proposed - Enlarged Elevation @ Exterior Front Canopy-Rendered
A-31.0 Scale: 1/8" = 1'-0"

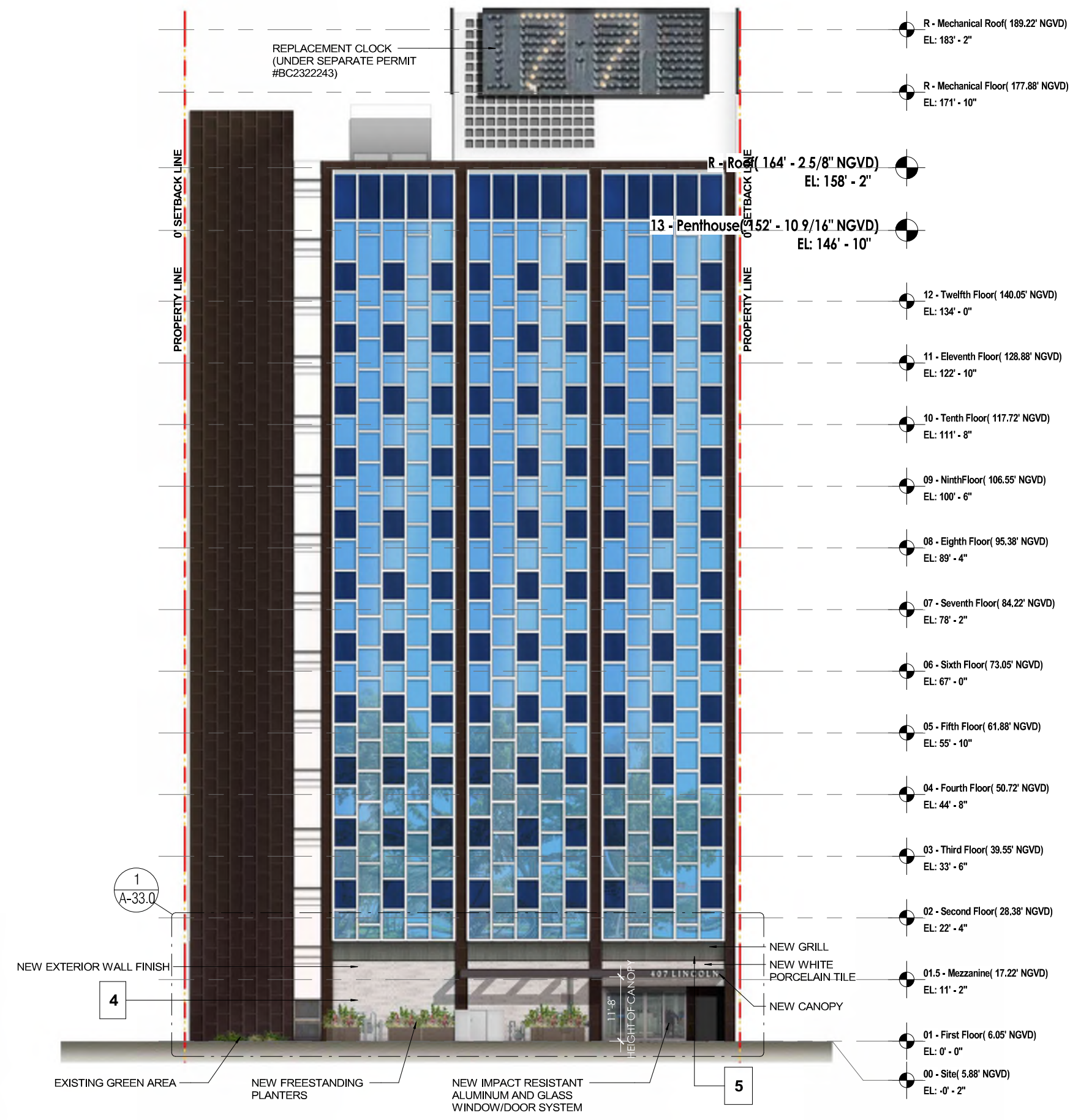
NOTE: ALL DIMENSIONS TO BE VERIFIED ON SITE.



*IMAGE OF WHITE CERAMIC TILE

MATERIALS LEGEND

<p>5. WALL FINISH TYPE ARCHITECTURAL METAL (EXTERIOR + INTERIOR USE)</p> <p>CHEMETAL 625 EXISTENTIAL ALUMINUM</p>	<p>4. WALL FINISH TYPE CERAMIC TILE WOW STRIPES MATT - ICE WHITE</p>
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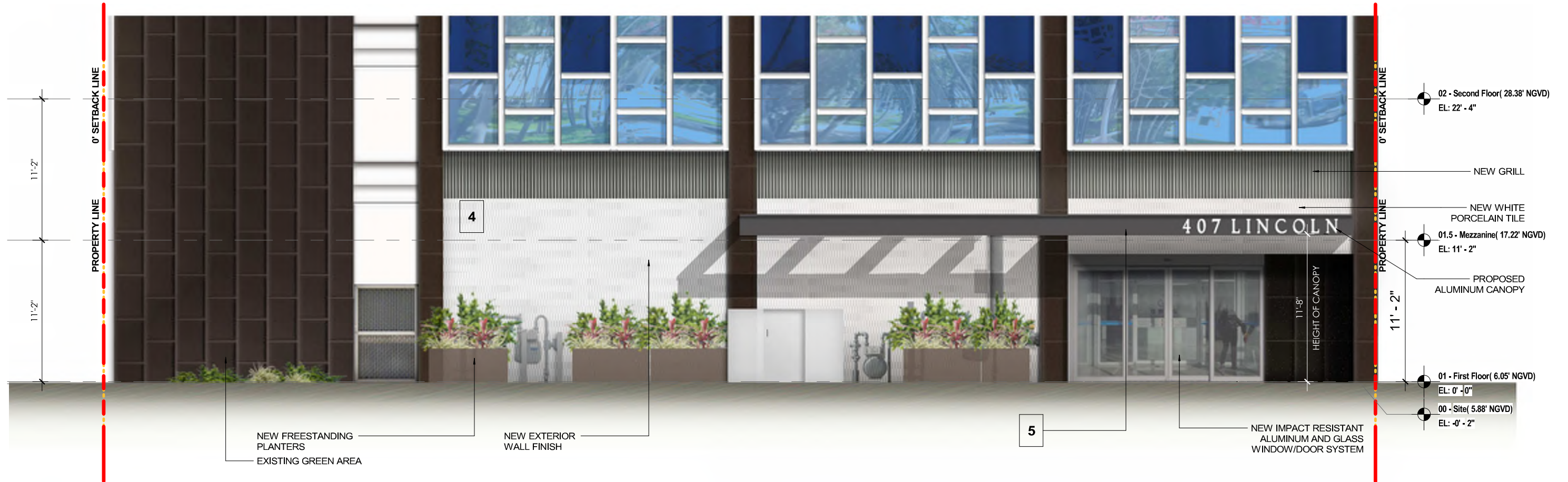
NOTE: ALL DIMENSIONS TO BE VERIFIED ON SITE.

1 | Proposed - Overall North Elevation-Rendered
A-32.0 | Scale: 3/64" = 1'-0"

A-32.0 PROPOSED - OVERALL NORTH ELEVATION

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
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1 | **Proposed - Enlarged Elevation @ Exterior Rear Canopy**
A-33.0 | Scale: 1/8" = 1'-0"

NOTE: ALL DIMENSIONS TO BE VERIFIED ON SITE.



*IMAGE OF WHITE CERAMIC TILE

MATERIALS LEGEND

<p>5. WALL FINISH TYPE ARCHITECTURAL METAL (EXTERIOR + INTERIOR USE)</p> <p>CHEMETAL 625 EXISTENTIAL ALUMINUM</p>	<p>4. WALL FINISH TYPE CERAMIC TILE WOW STRIPES MATT - ICE WHITE</p>
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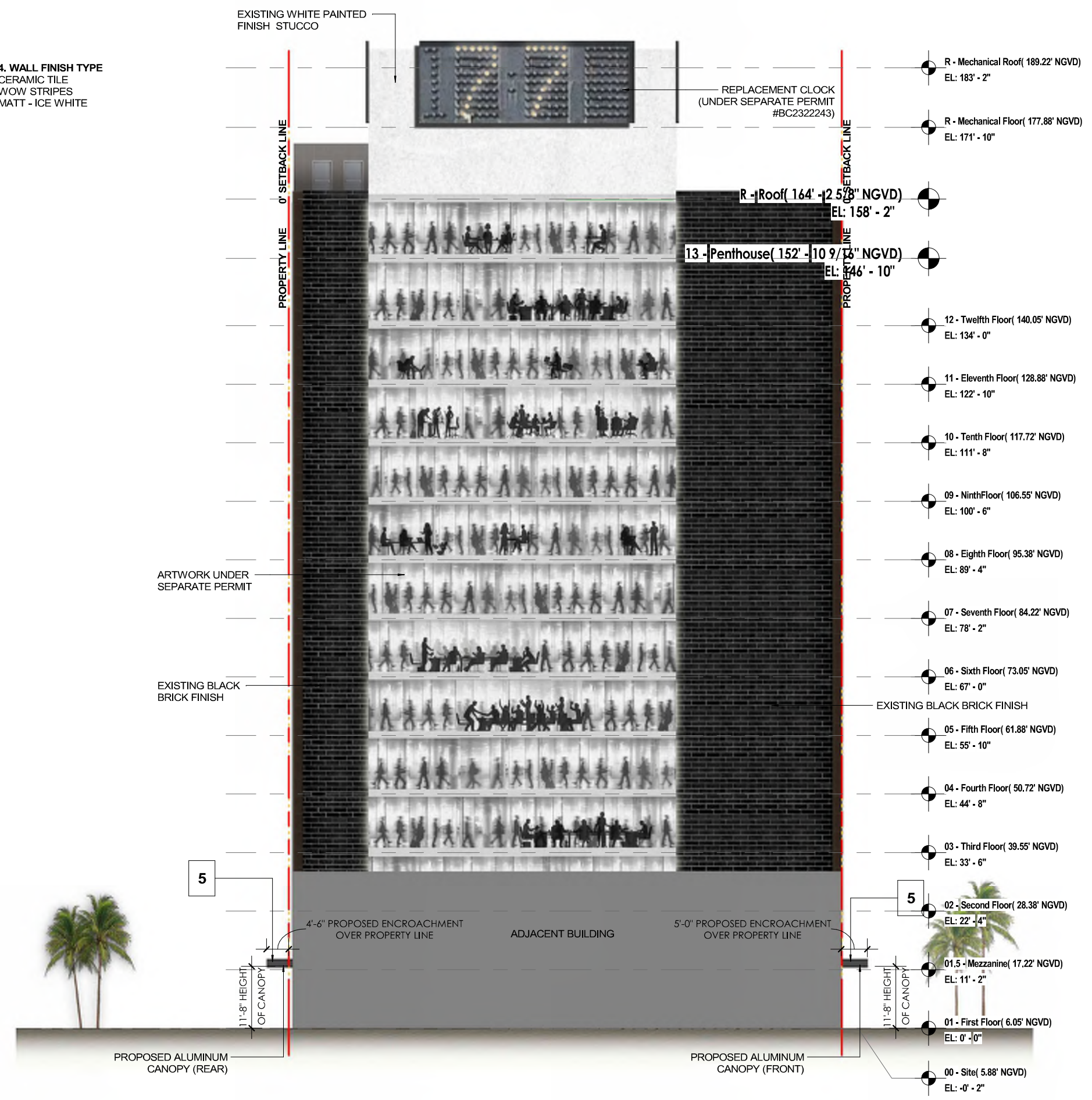
NOTE: ALL DIMENSIONS TO BE VERIFIED ON SITE.



1 Proposed - Overall East Elevation-Rendered
A-34.0 Scale: 3/64" = 1'-0"

MATERIALS LEGEND

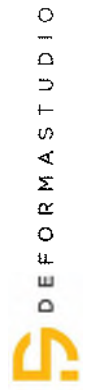
<p>5. WALL FINISH TYPE ARCHITECTURAL METAL (EXTERIOR + INTERIOR USE)</p> <p>CHEMETAL 625 EXISTENTIAL ALUMINUM</p>	<p>4. WALL FINISH TYPE CERAMIC TILE WOW STRIPES MATT - ICE WHITE</p>
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NOTE: ALL DIMENSIONS TO BE VERIFIED ON SITE.

1 Proposed - Overall West Elevation-Rendered
A-35.0 Scale: 3/64" = 1'-0"

A-35.0 PROPOSED - OVERALL WEST ELEVATION



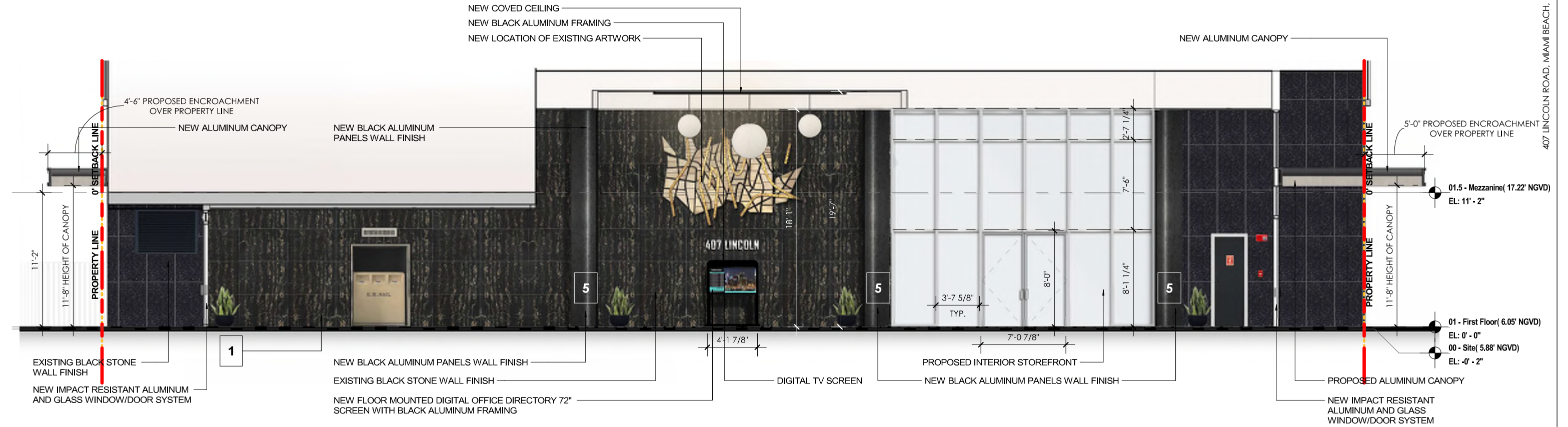
305.639.2053 | www.deformastudio.com
info@deformastudio.com
5555 Biscayne Blvd, Ste. 2-SW, Miami, FL, 33137

407 LINCOLN ROAD, MIAMI BEACH, FL 33139 - INTERIOR RENOVATION - PERMIT SET

11/2/2023

MATERIALS LEGEND

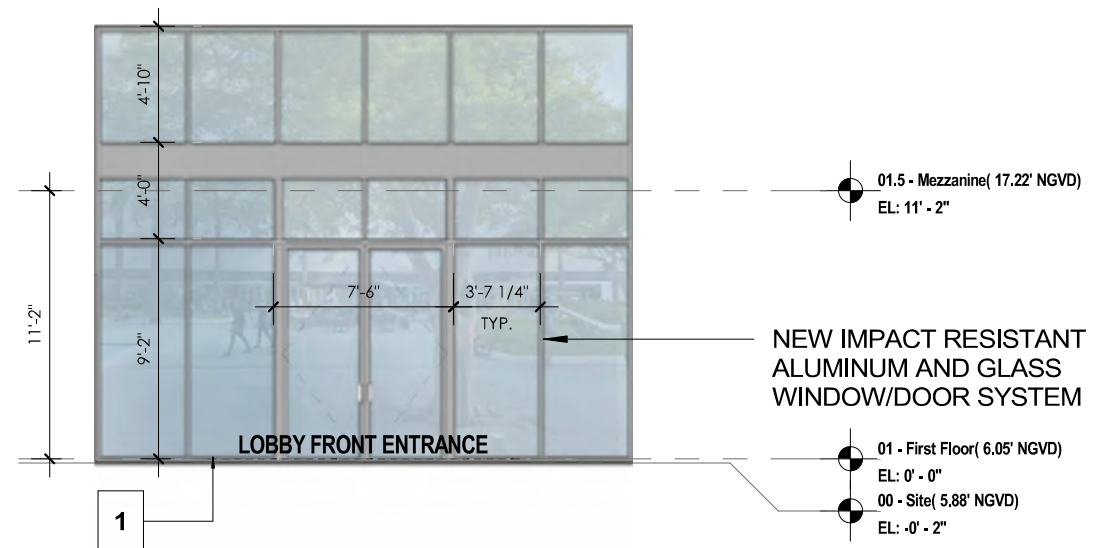
 <p>1. FLOOR TYPE FLOORING - TERRAZZO</p> <p>FMG - VENICE VILLA VENICE GRAPHITE</p>  <p>2. FLOOR TYPE FLOORING - PORCELAIN TILE</p> <p>FMG - VENICE VILLA VENICE GRAPHITE</p>	 <p>3. WALL FINISH TYPE WALLCOVERING WOLF GORDON - MILONE MLO 3512 - FOSSIL</p>	 <p>4. WALL FINISH TYPE CERAMIC TILE WOW STRIPES MATT - ICE WHITE</p>	 <p>5. WALL FINISH TYPE ARCHITECTURAL METAL (EXTERIOR + INTERIOR USE)</p> <p>CHEMETAL 625 EXISTENTIAL ALUMINUM</p>	 <p>6. MATERIAL/FINISH TYPE WOOD WALL FINISH</p> <p>TBD</p>	 <p>7. FLOORING TYPE CARPET TILES</p> <p>VENTURE - PUR 40229 PLACID-75222</p>	 <p>8. FEATURE WALL WHITE WASHED ROUNDED WOOD MEMBERS</p>
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1 Proposed - Int. Enlrgd Elevation A

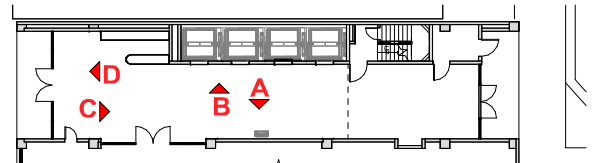
A-40.0 Scale: 1/8" = 1'-0"

NOTE: ALL DIMENSIONS TO BE VERIFIED ON SITE.



2 Proposed - Int. Enlrgd Elevation D - Rendered

A-40.0 Scale: 1/8" = 1'-0"



MATERIALS LEGEND

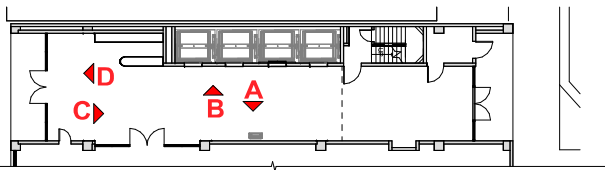
	1. FLOOR TYPE FLOORING - TERRAZZO FMG - VENICE VILLA VENICE GRAPHITE		2. FLOOR TYPE FLOORING - PORCELAIN TILE FMG - VENICE VILLA VENICE GRAPHITE		3. WALL FINISH TYPE WALLCOVERING WOLF GORDON - MILONE MLO 3512 - FOSSIL		4. WALL FINISH TYPE CERAMIC TILE WOW STRIPES MATT - ICE WHITE		5. WALL FINISH TYPE 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
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1 Proposed - Int. Enlrgd Elevation B

A-41.0 Scale: 1/8" = 1'-0"

NOTE: ALL DIMENSIONS TO BE VERIFIED ON SITE.



2 Proposed - Int. Enlrgd Elevation C - Rendered

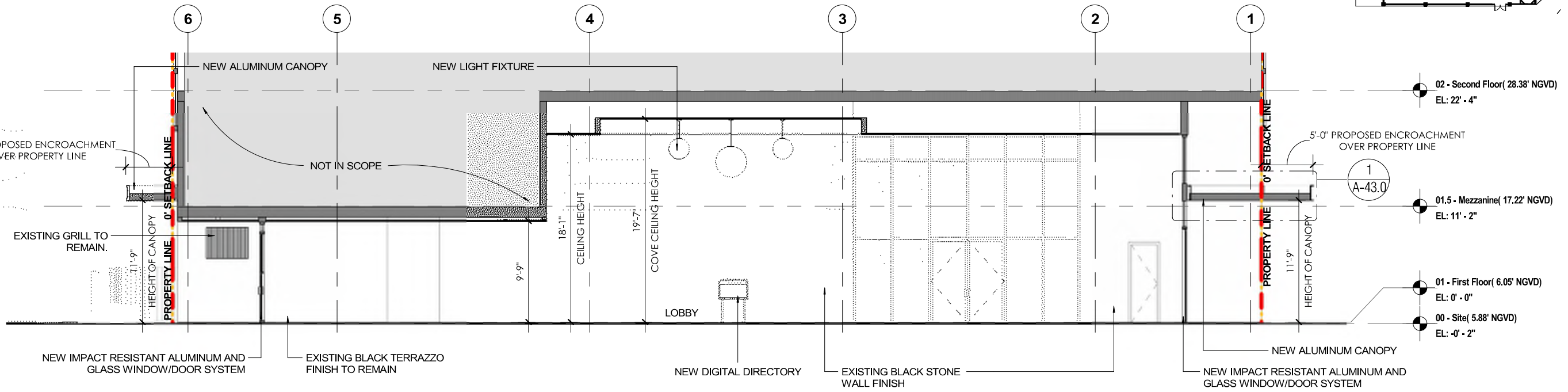
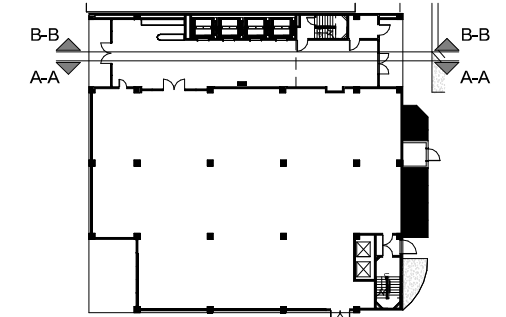
A-41.0 Scale: 1/8" = 1'-0"



*IMAGE OF WHITE CERAMIC TILE

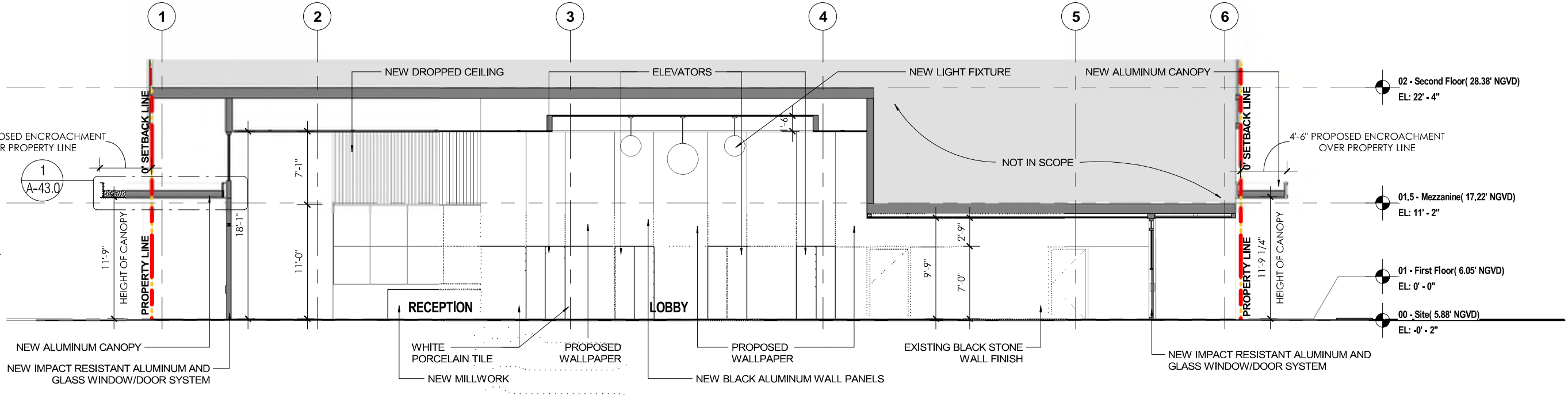
NOTE: ALL DIMENSIONS TO BE VERIFIED ON SITE.

NOT IN SCOPE



1 LOBBY SECTION A-A

A-42.0 Scale: 3/32" = 1'-0"



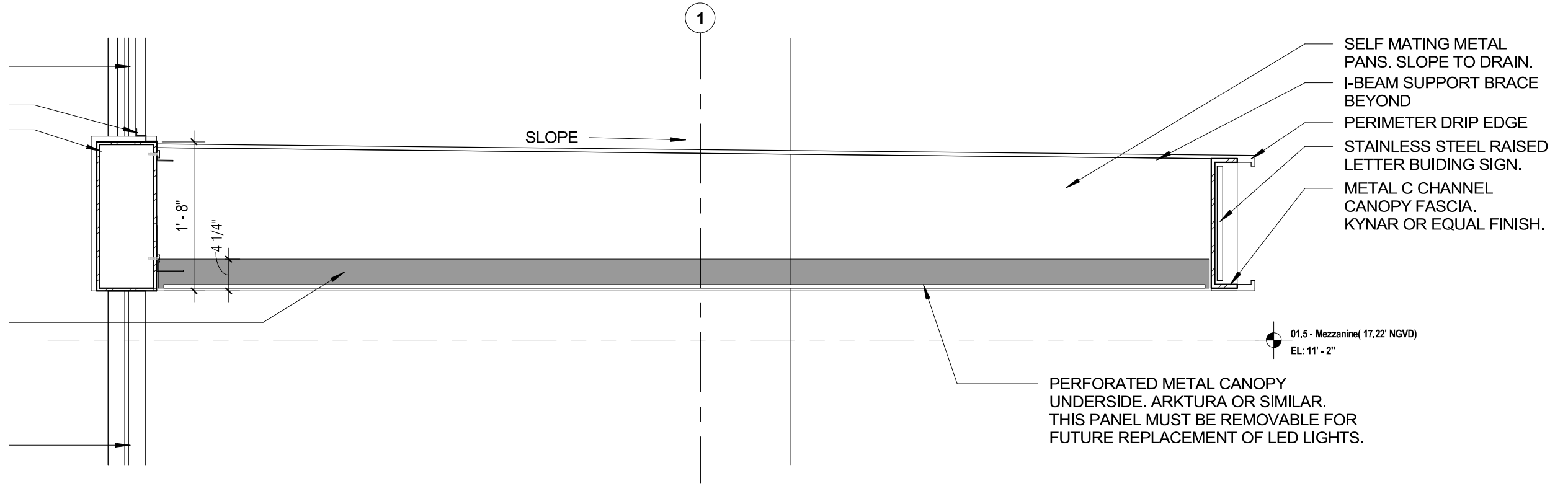
2 LOBBY SECTION B-B

A-42.0 Scale: 3/32" = 1'-0"

A-42.0 PROPOSED - LOBBY SECTIONS

NEW IMPACT RESISTANT ALUMINUM AND GLASS WINDOW/DOOR SYSTEM
METAL FLASHING
STRUCTURAL STEEL MEMBER.
PROVIDE SHOP DRAWINGS FOR STOREFRONT AND CANOPY SYSTEM.

POWDER-COATED ALUMINUM PERFORATED PANELS WITH LED BACKLIGHTING. THE ALUMINUM PANELS TO BE INSTALLED ON AN ALUMINUM GRID BY OTHERS. ARKTURA (VAPOR ELEMENT CEILING PANELS)
NEW IMPACT RESISTANT ALUMINUM AND GLASS WINDOW/DOOR SYSTEM.

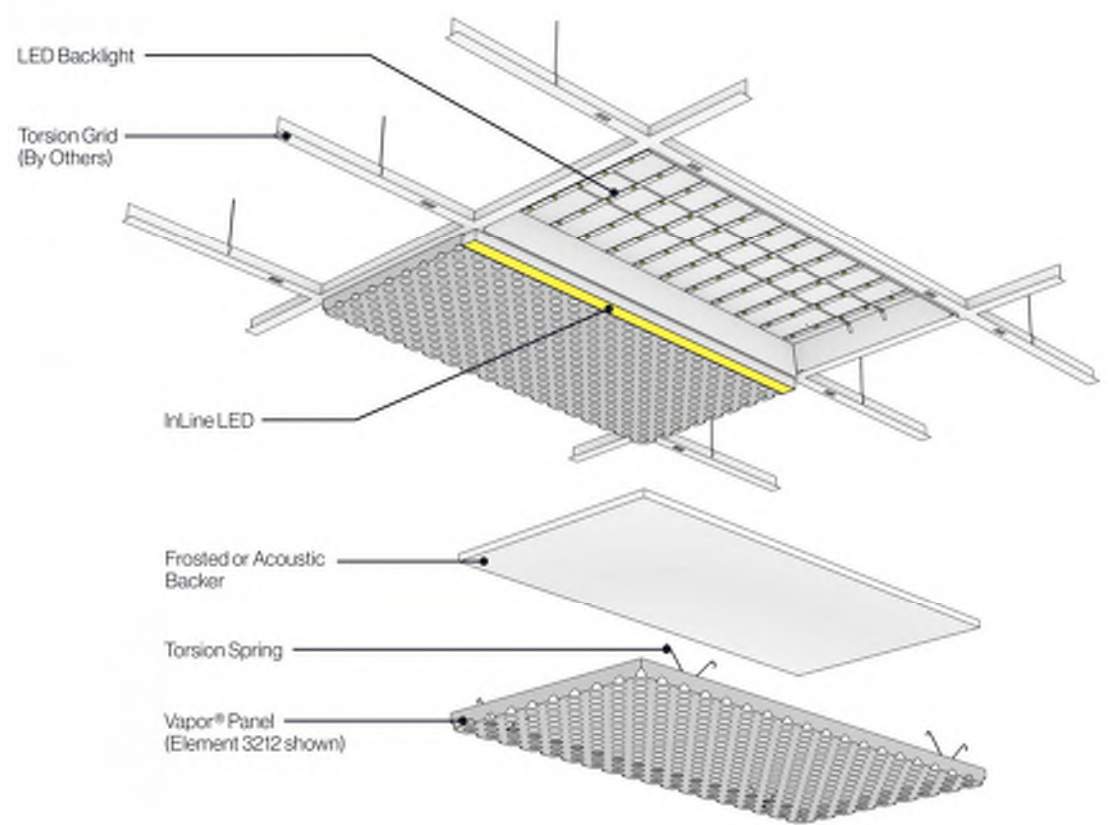


SELF MATING METAL PANS. SLOPE TO DRAIN.
I-BEAM SUPPORT BRACE BEYOND
PERIMETER DRIP EDGE
STAINLESS STEEL RAISED LETTER BUILDING SIGN.
METAL C CHANNEL CANOPY FASCIA.
KYNAR OR EQUAL FINISH.

NOTE: PROVIDE SHOP DRAWINGS FOR APPROVAL.

NOTE: CANOPY SYSTEM TO BE SUPPORTED FROM EXISTING STRUCTURE AND NEW STOREFRONT METAL BEAM. PROVIDE STRUCTURAL CALCULATIONS.

1 | **Detail Section @ Exterior Canopy**
A-43.0 | Scale: 3/4" = 1'-0"



AXONOMETRIC OF ARKTURA-VAPOR ELEMENT-CEILING PANELS



A-50.0 RENDERING 1







