

407 LINCOLN ROAD

407 Lincoln Road, Miami Beach, FL 33139

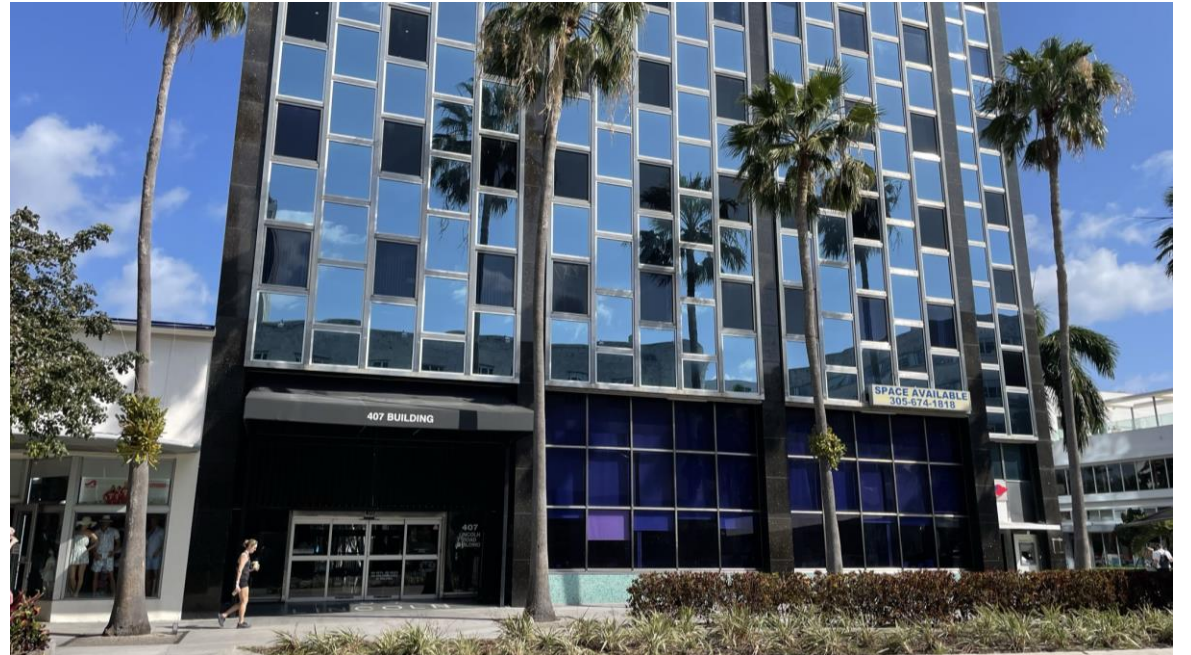
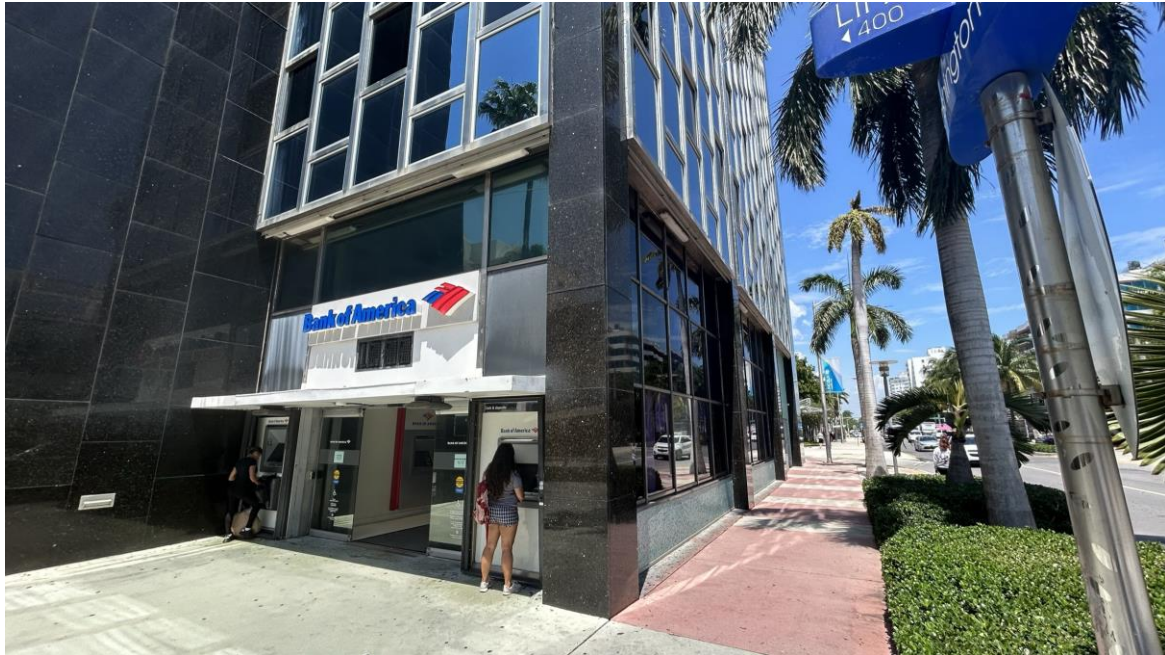
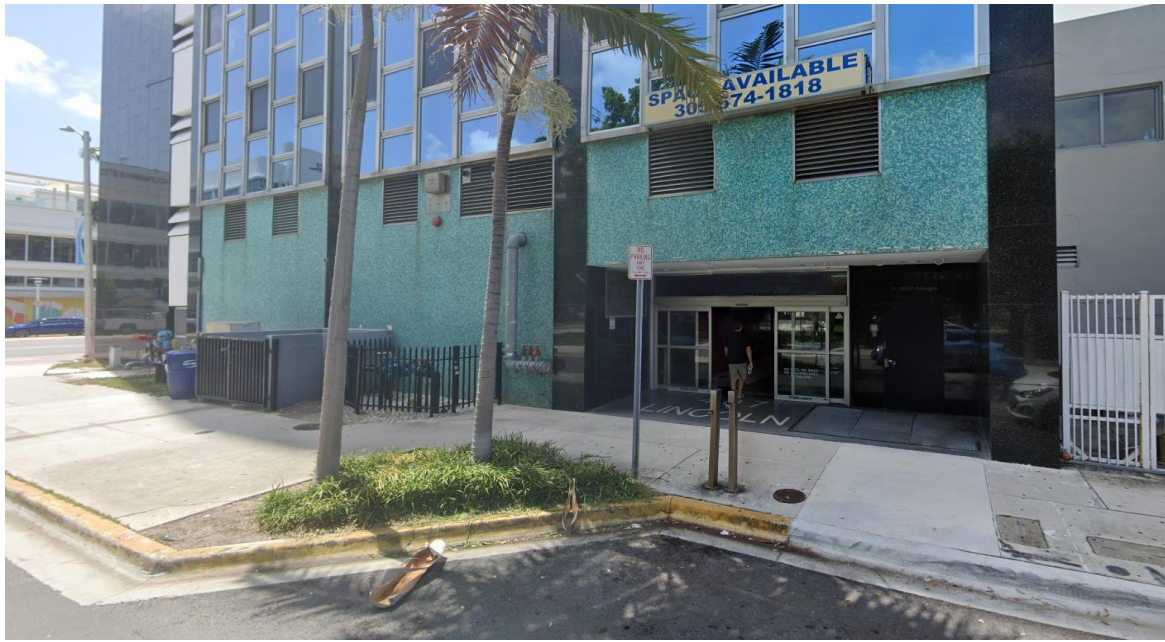
HISTORIC PRESERVATION BOARD

HPB23-0602

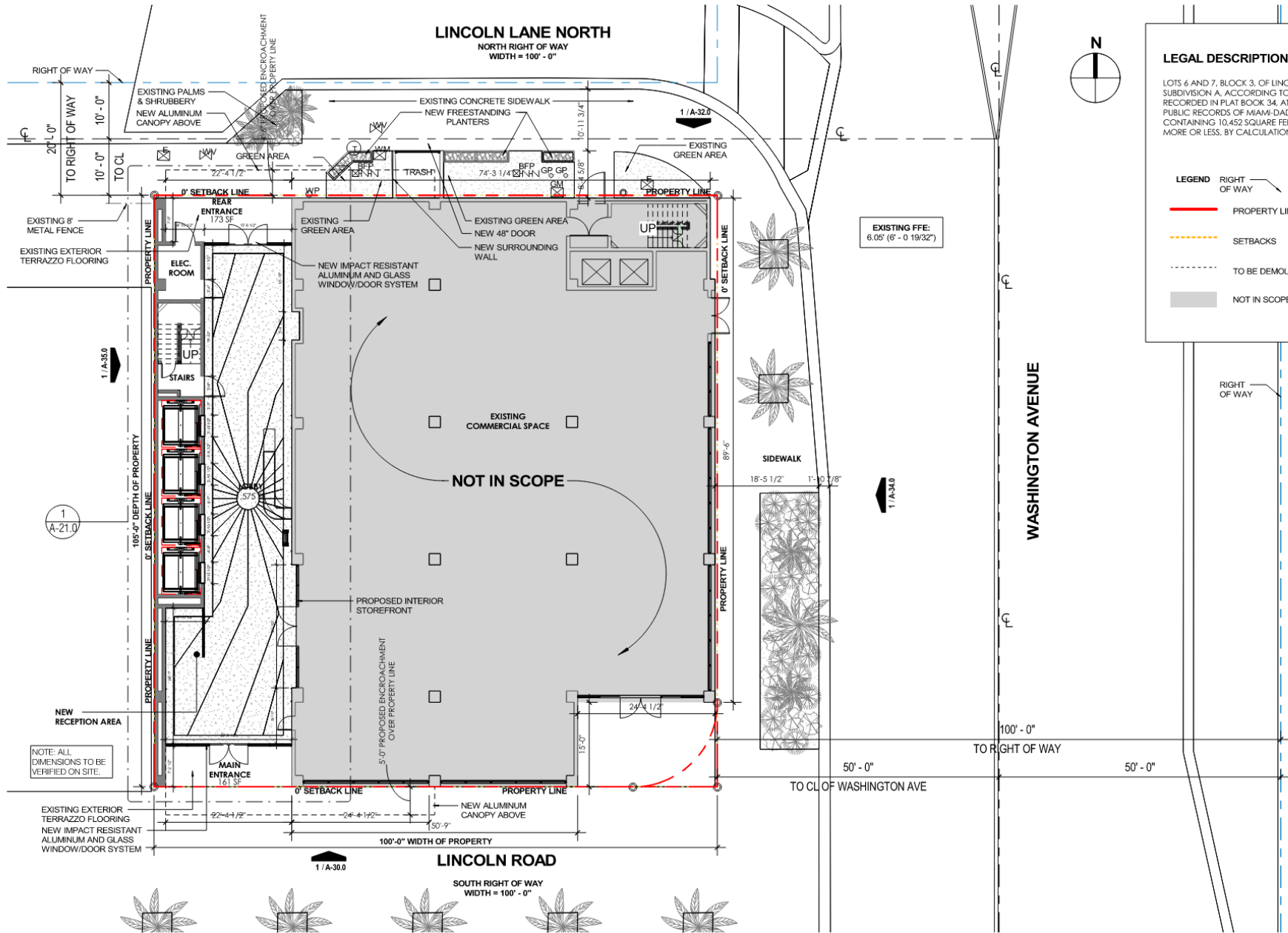
Certificate of Appropriateness (COA) for minor
modifications to existing non-contributing office building



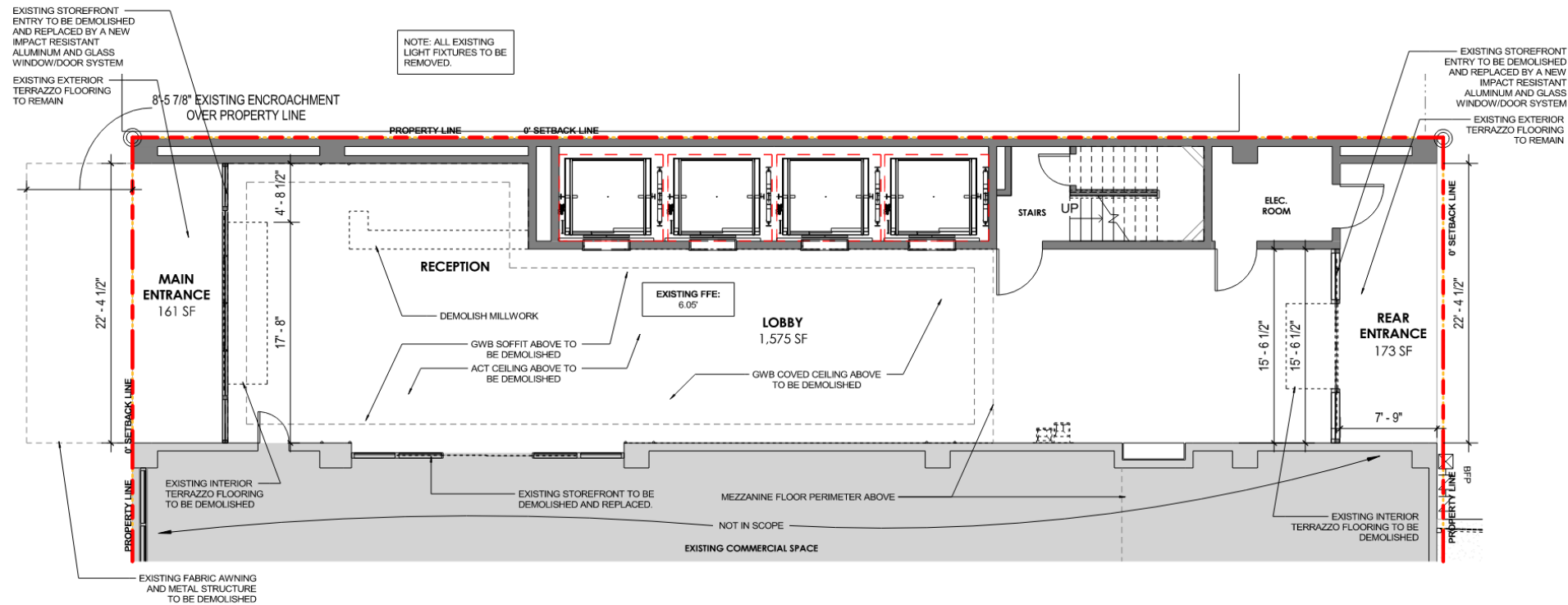
Existing Exterior Photos of Property



Existing Exterior Photos of Property



Proposed – Site / Ground Floor Plan

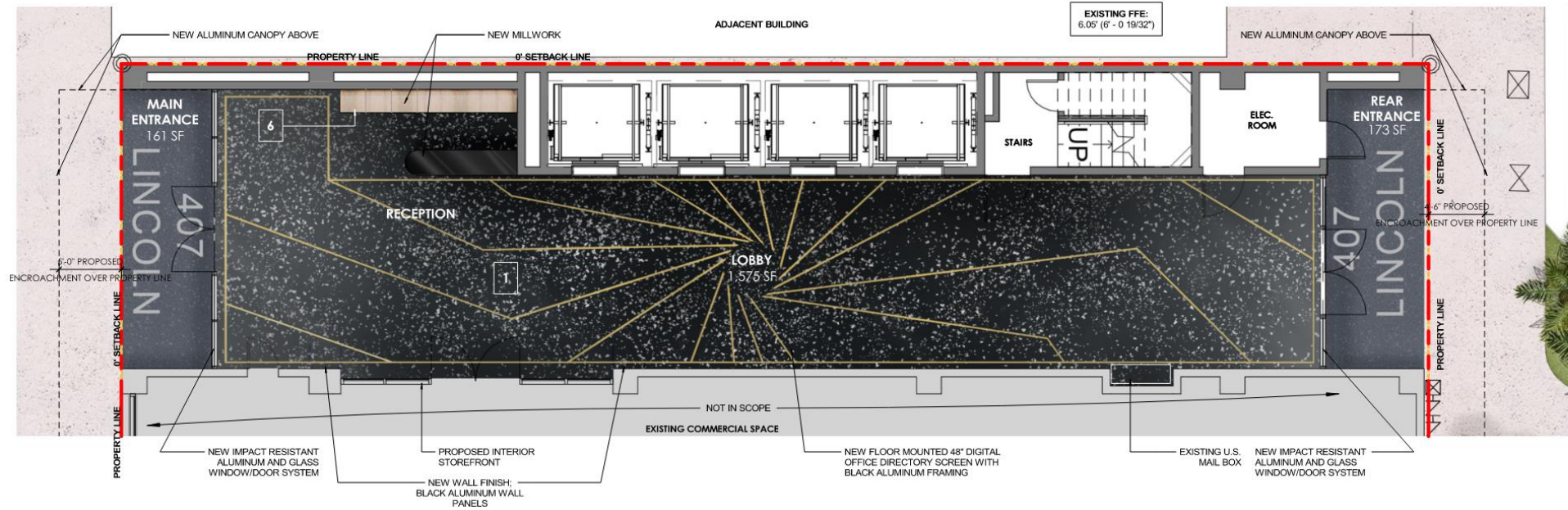
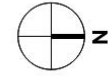


LEGEND

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

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
--	--	--	---	---	--	---	---



NOT IN SCOPE

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 South Elevation - Rendered

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
---	---	---	---	---	--	---	---	---	---	---	---	---	---	---	---



*IMAGE OF WHITE CERAMIC TILE

MATERIALS LEGEND

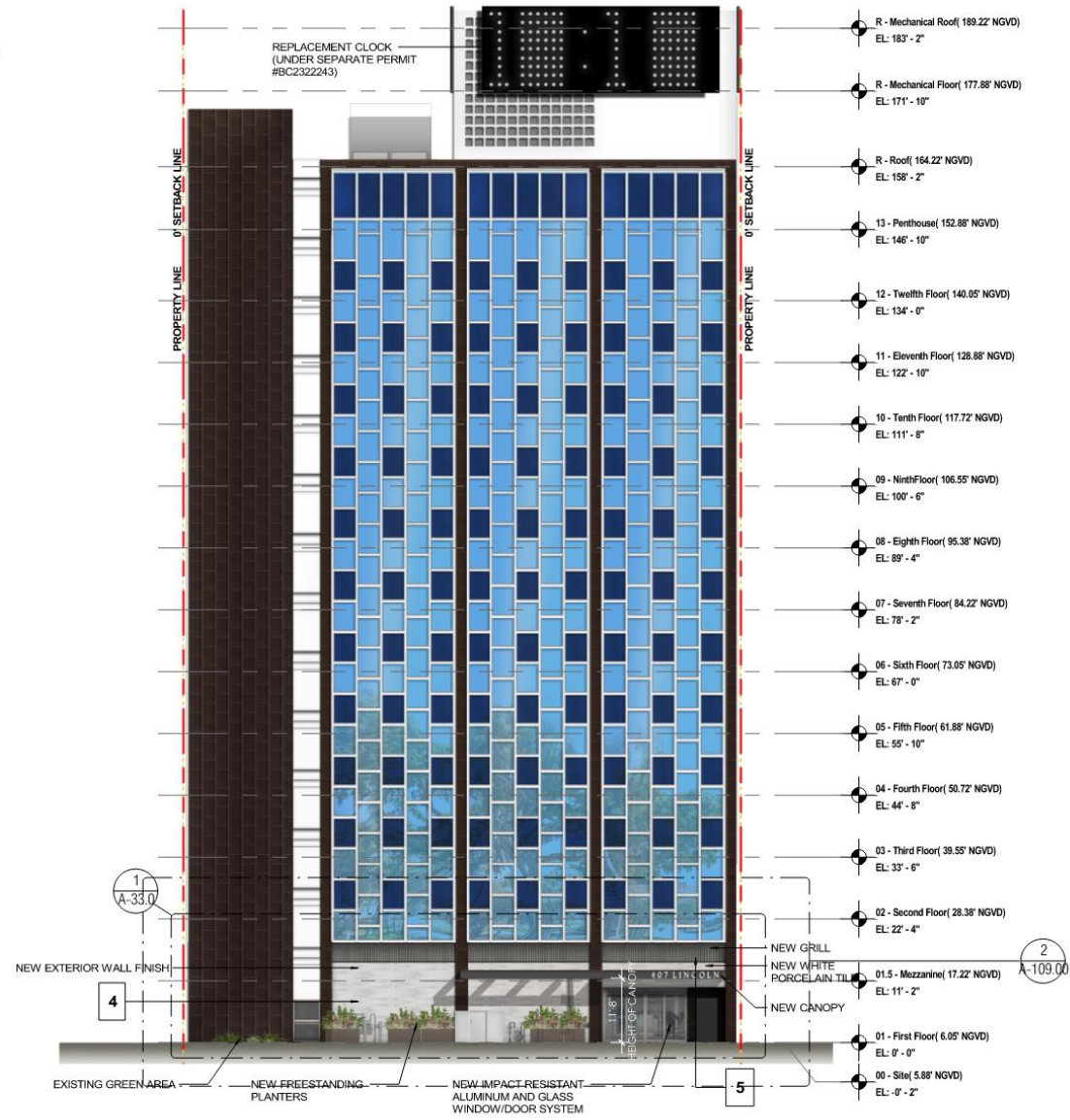


5. WALL FINISH TYPE
ARCHITECTURAL
METAL
(EXTERIOR +
INTERIOR USE)

CHEMETAL
625 EXISTENTIAL
ALUMINUM



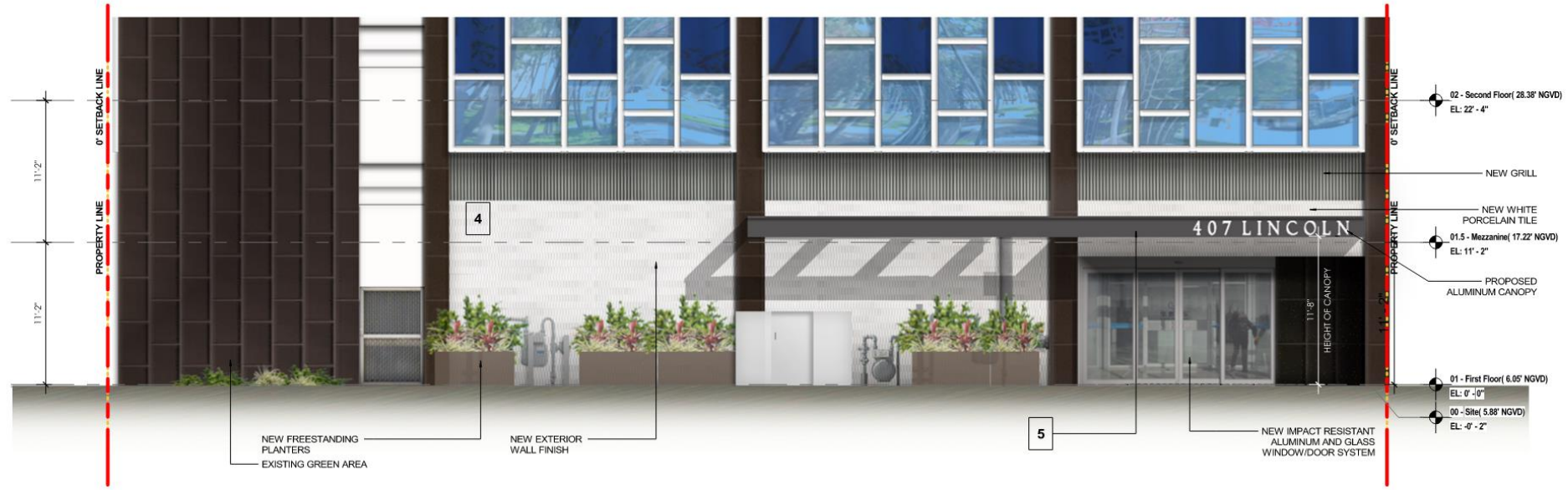
4. WALL FINISH TYPE
CERAMIC TILE
WOW STRIPES
MATT - ICE WHITE



Proposed – Overall North Elevation - Rendered

MATERIALS LEGEND

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



*IMAGE OF WHITE CERAMIC TILE

MATERIALS LEGEND

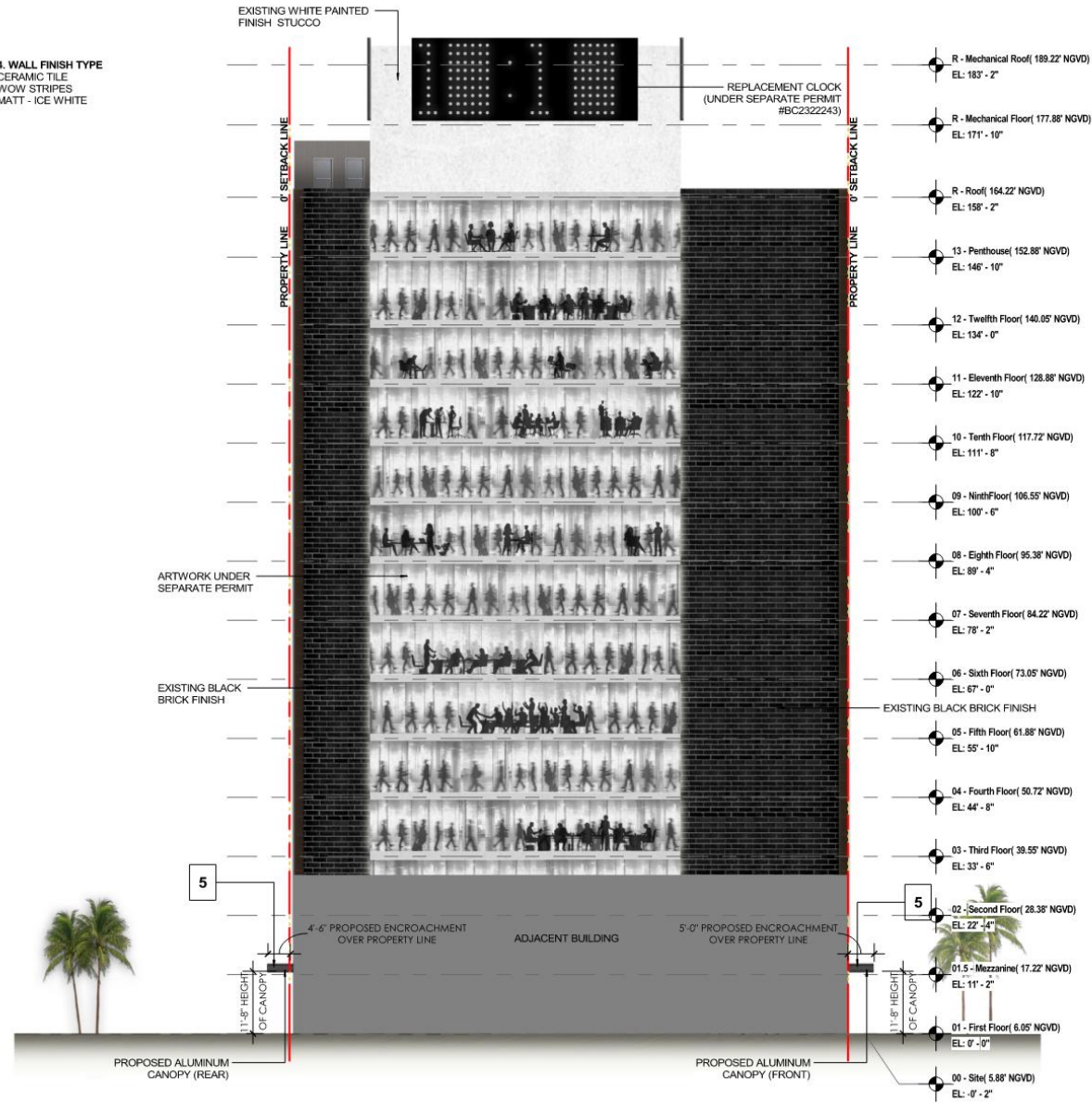
5. WALL FINISH TYPE ARCHITECTURAL METAL (EXTERIOR + INTERIOR USE) CHEMETAL 625 EXISTENTIAL ALUMINUM	4. WALL FINISH TYPE CERAMIC TILE WOW STRIPES MATT - ICE WHITE
---	--



Proposed – Overall East Elevation - Rendered

MATERIALS LEGEND

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



Proposed – Overall West Elevation - Rendered



Rendering – Exterior Washington Avenue



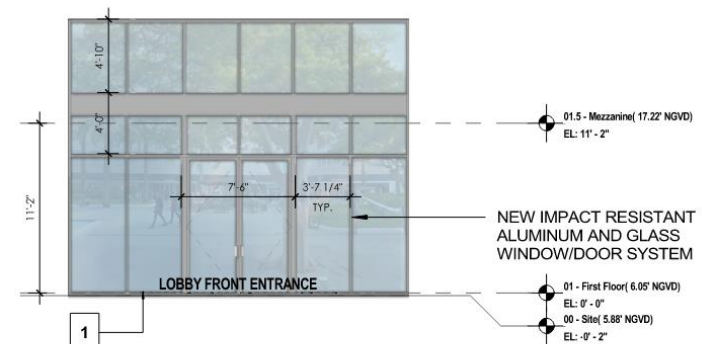
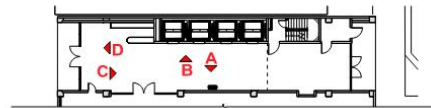
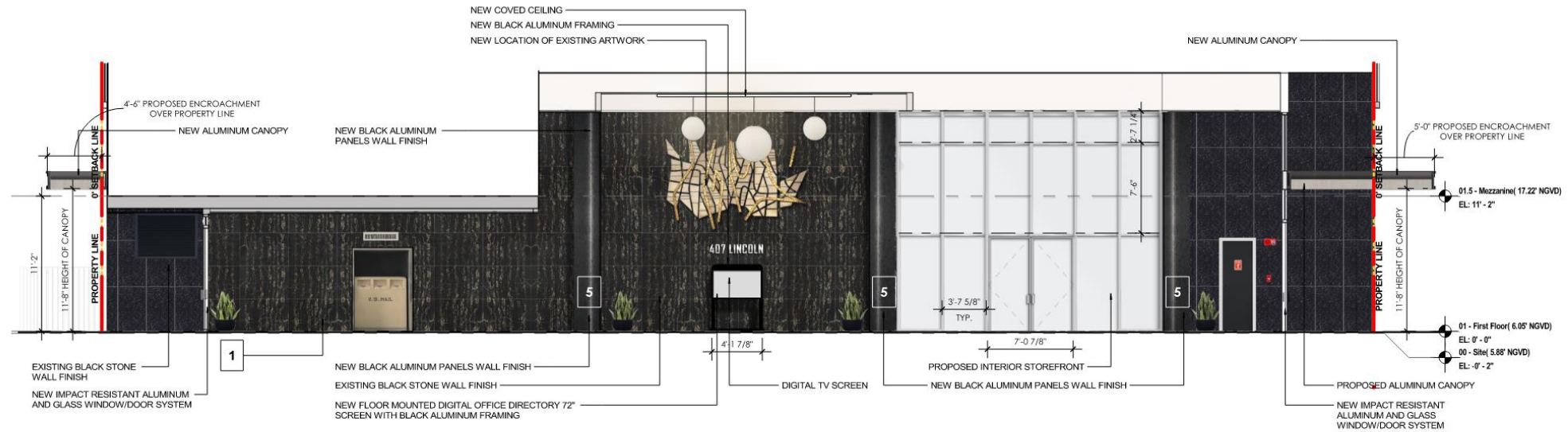
Rendering – Exterior Lincoln Road



Rendering – Exterior Lincoln Lane

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
PRECISION SQUARE LINER - BRASS 0.38 X 0.38 X 70 INCHES	PRECISION SQUARE LINER - BRASS 0.38 X 0.38 X 70 INCHES						



MATERIALS LEGEND

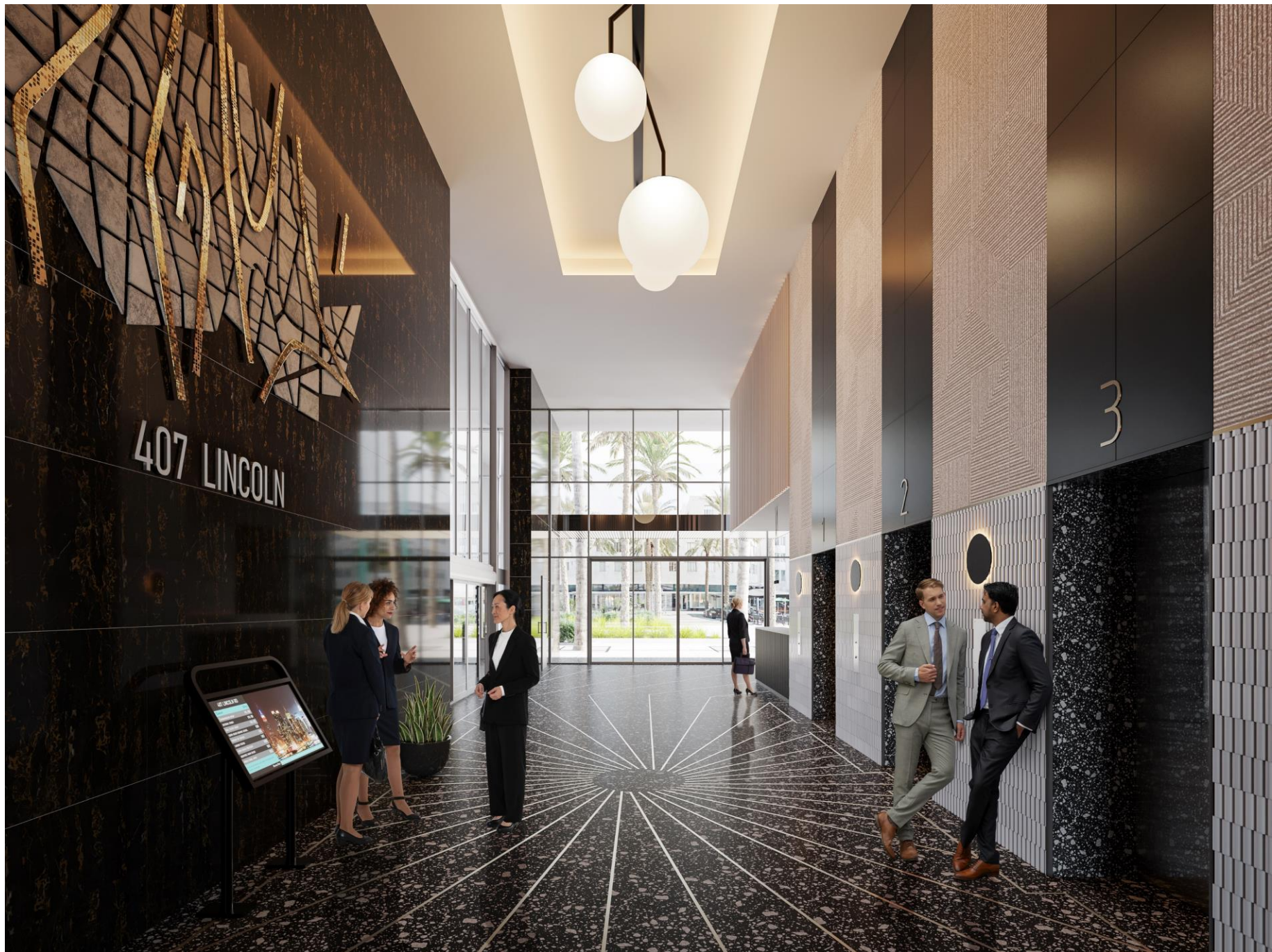
	1. FLOOR TYPE FLOORING - TERRAZZO FMG - VENICE VILLA VENICE GRAPHITE		2. FLOOR TYPE FLOORING - PORCELAIN TILE FMG - VENICE VILLA VENICE GRAPHITE		3. WALL FINISH TYPE WALLCOVERING WOLF GORDON - MILONE MLO 3512 - FOSSIL		4. WALL FINISH TYPE CERAMIC TILE WOW STRIPES MATT - ICE WHITE		5. WALL FINISH TYPE 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
	PRECISION SQUARE LINER - BRASS 0.38 X 0.38 X 70 INCHES		PRECISION SQUARE LINER - BRASS 0.38 X 0.38 X 70 INCHES												



*IMAGE OF WHITE CERAMIC TILE



Rendering - Lobby



Rendering - Lobby

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 Interior Photos