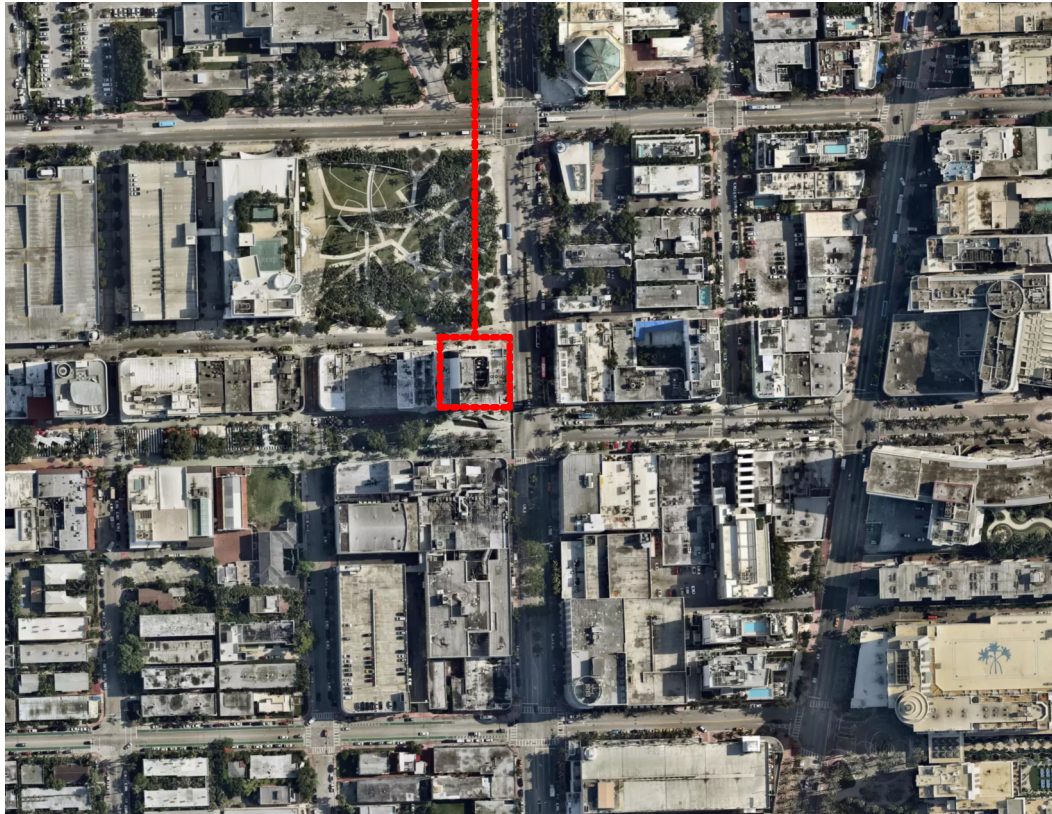


PROJECT LOCATION



407 LINCOLN ROAD

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

SCOPE OF WORK:

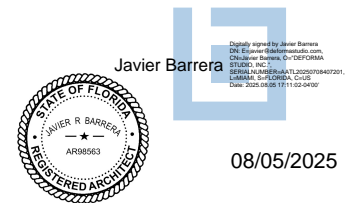
- ADDITION OF DECORATIVE ACCENT LIGHTS ON THE BUILDING'S EAST,NORTH AND SOUTH FACADES.

HISTORIC PRESERVATION BOARD

INDEX OF DRAWINGS - LIGHTING

SHEET #	SHEET NAME
GENERAL	
LI-0	COVER LIGHTING SUBMITTAL
LI-1	PROJECT DATA + ZONING MAPS
LI-2	LOCATION PLAN
LI-3	PROJECT SITE PHOTOS-DAY
LI-4	PROJECT PHOTOS - NIGHT
LI-5	SURROUNDING BUILDING PHOTOS - NIGHT
LI-6	BUILDING ELEVATIONS WITH PROPOSED LIGHTING
LI-7	BUILDING ELEVATIONS WITH PROPOSED LIGHTING
LI-8	PROPOSED BUILDING RENDERINGS
LI-9	PROPOSED BUILDING RENDERINGS

SUBMITTAL # : HPB SUBMITTAL-1
PROJECT # : 23041-L
DATE : June 15 2025



08/05/2025

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		
15	PROPOSED USE:	OFFICE		
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"	N/A
	ARCHITECTURAL DISTRICT-NEW CONSTRUCTION:	N/A	N/A	N/A
19	NUMBER OF STORIES:	-	13 STORIES	N/A
20	FAR #:	23,517 SF	132,603 SF	N/A
21	GROSS SQUARE FOOTAGE:	N/A	N/A	N/A
22	SQUARE FOOTAGE BY USE:	N/A	N/A	N/A
23	NUMBER OF UNITS RESIDENTIAL:	N/A	N/A	N/A
24	NUMBER OF UNITS HOTEL:	N/A	N/A	N/A
25	NUMBER OF SEATS:	N/A	N/A	N/A
26	OCCUPANCY LOAD:	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

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

NOTES: SEE SURVEY FOR EXISTING CONDITIONS

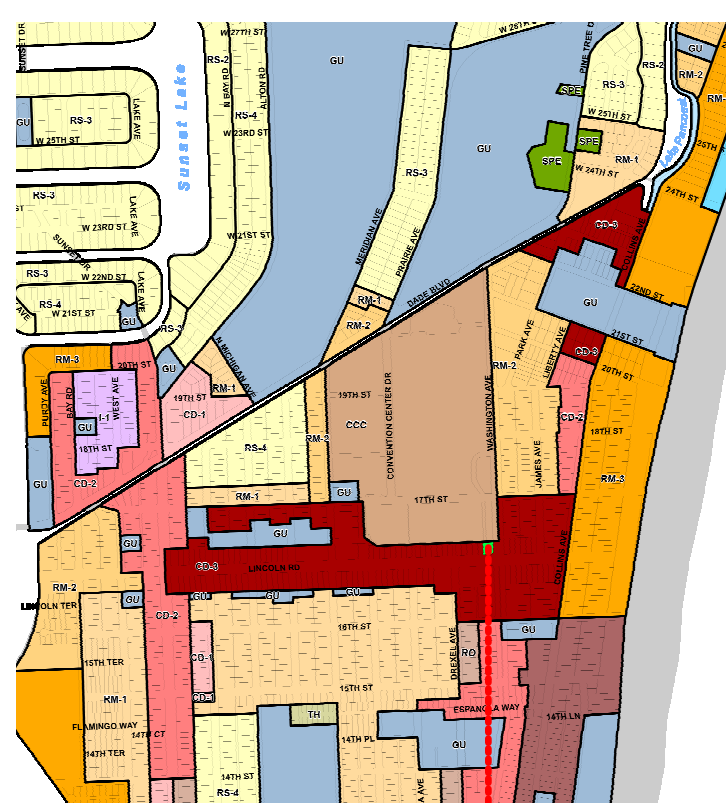
22	PARKING DISTRICT NO. 1	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
A	PARKING DISTRICT NO. 7:				
B	TOTAL NUMBER OF PARKING SPACES:	N/A	N/A	N/A	N/A
C	VALET DROP OFF AND PICK UP:	N/A	N/A	N/A	N/A
D	LOADING ZONES AND TRASH COLLECTION AREAS:	N/A	ON SITE / LINCOLN LN	N/A	N/A
E	BIKE RACKS:	N/A	N/A	N/A	N/A
F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

NOTES: IF NOT APPLICABLE WRITE N/A



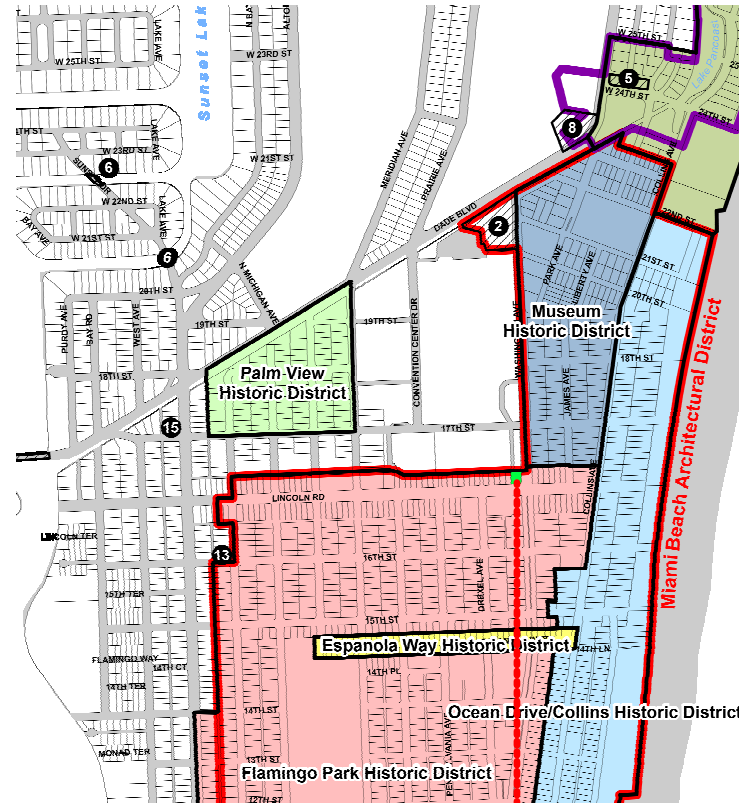
EXISTING SITE - CONTEXT PHOTO

PROJECT SITE

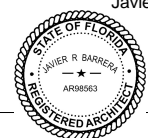


ZONING MAP (CD-3)

PROJECT SITE

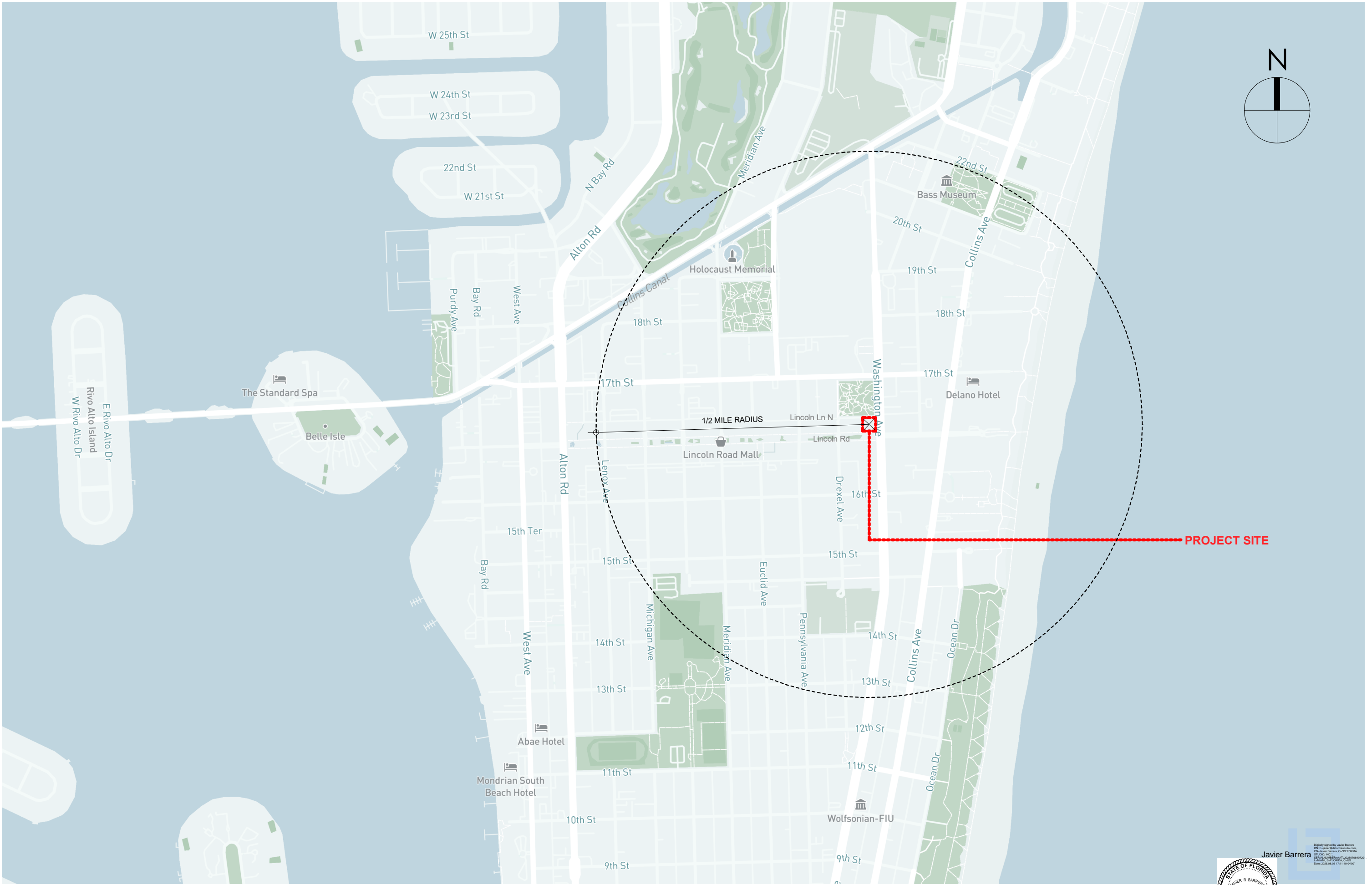


HISTORIC DISTRICT MAP (FLAMINGO PARK HISTORIC DISTRICT)



08/05/2025





Javier Barrera
Digitally signed by Javier Barrera
 DN: E=javier@deformastudio.com,
 OU=Deformastudio, CN=Professional Engineer,
 AR88563, c=US,
 o=Deformastudio, ou=Professional Engineer,
 email=javier@deformastudio.com,
 Date: 2025.08.08 17:11:10 -0400

08/05/2025

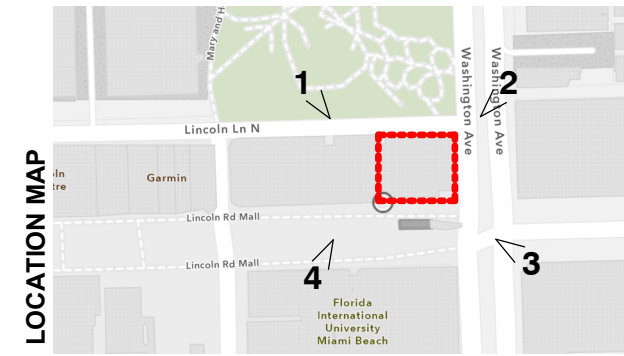
LI-2 LOCATION PLAN

D E F O R M A S T U D I O

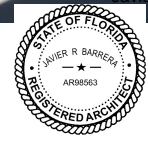
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407 LINCOLN ROAD MIAMI BEACH, FL 33139 - PERMIT SET

06/15/2025



PHOTOS TAKEN 9/1/23



08/05/2025

LI-3 PROJECT SITE PHOTOS-DAY

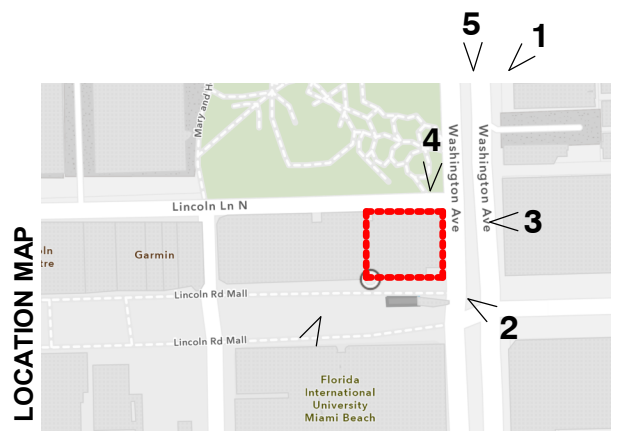


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LI-4 PROJECT PHOTOS - NIGHT



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Lincoln Rd & Alton Rd



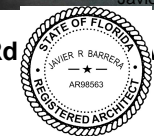
Lincoln Rd & Alton Rd



Lincoln Rd & Lennox Av.



Lincoln Rd & Lennox Av



08/05/2025

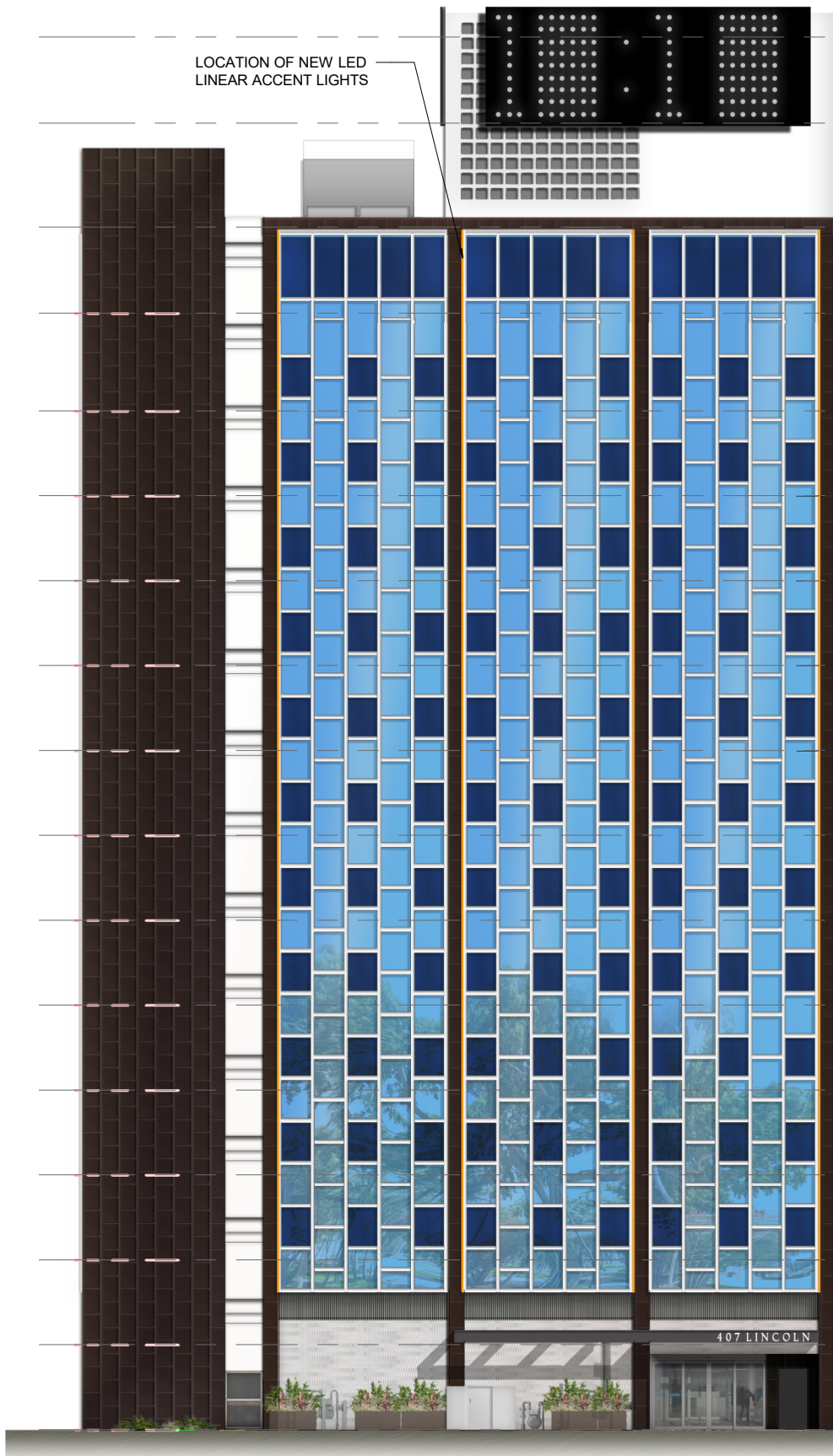
LI-5 SURROUNDING BUILDING PHOTOS - NIGHT

D E F O R M A S T U D I O

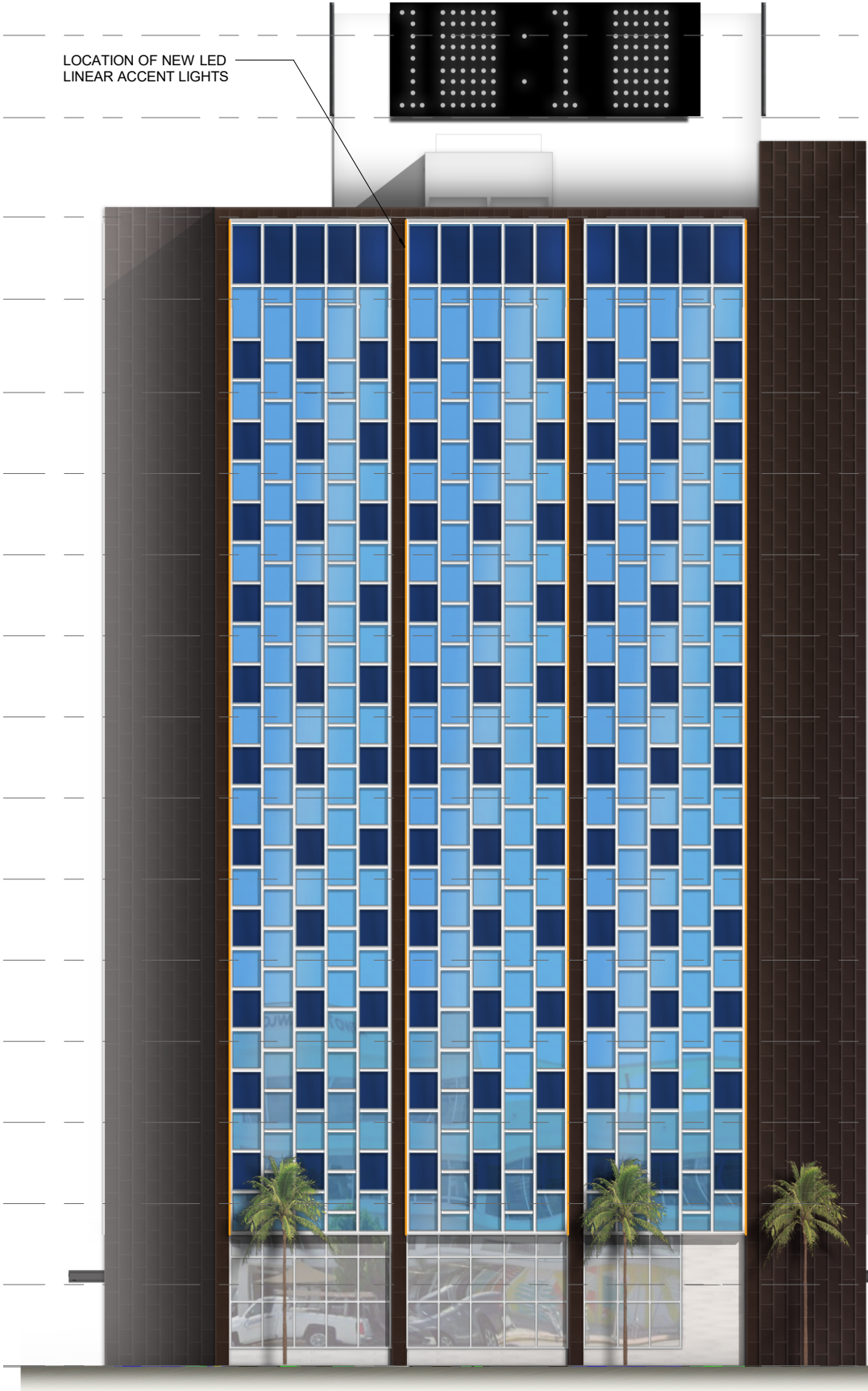
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- R - Mechanical Roof(189.22' NGVD)
EL: 183' - 2"
- R - Mechanical Floor(177.88' NGVD)
EL: 171' - 10"
- R - Roof(164.22' NGVD)
EL: 158' - 2"
- 13 - Penthouse(152.88' NGVD)
EL: 146' - 10"
- 12 - Twelfth Floor(140.05' NGVD)
EL: 134' - 0"
- 11 - Eleventh Floor(128.88' NGVD)
EL: 122' - 10"
- 10 - Tenth Floor(117.72' NGVD)
EL: 111' - 8"
- 09 - NinthFloor(106.55' NGVD)
EL: 100' - 6"
- 08 - Eighth Floor(95.38' NGVD)
EL: 89' - 4"
- 07 - Seventh Floor(84.22' NGVD)
EL: 78' - 2"
- 06 - Sixth Floor(73.05' NGVD)
EL: 67' - 0"
- 05 - Fifth Floor(61.88' NGVD)
EL: 55' - 10"
- 04 - Fourth Floor(50.72' NGVD)
EL: 44' - 8"
- 03 - Third Floor(39.55' NGVD)
EL: 33' - 6"
- 02 - Second Floor(28.38' NGVD)
EL: 22' - 4"
- 01.5 - Mezzanine(17.22' NGVD)
EL: 11' - 2"
- 01 - First Floor(6.05' NGVD)
EL: 0' - 0"
- 00 - Site(5.88' NGVD)
EL: -0' - 2"



- R - Mechanical Roof(189.22' NGVD)
EL: 183' - 2"
- R - Mechanical Floor(177.88' NGVD)
EL: 171' - 10"
- R - Roof(164.22' NGVD)
EL: 158' - 2"
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EL: 22' - 4"
- 01.5 - Mezzanine(17.22' NGVD)
EL: 11' - 2"
- 01 - First Floor(6.05' NGVD)
EL: 0' - 0"
- 00 - Site(5.88' NGVD)
EL: -0' - 2"

Javier Barrera

 08/05/2025

1 Proposed - Overall North Elevation-Lighting

LI-6 Scale: 3/64" = 1'-0"

2 Proposed - Overall East Elevation-Lighting

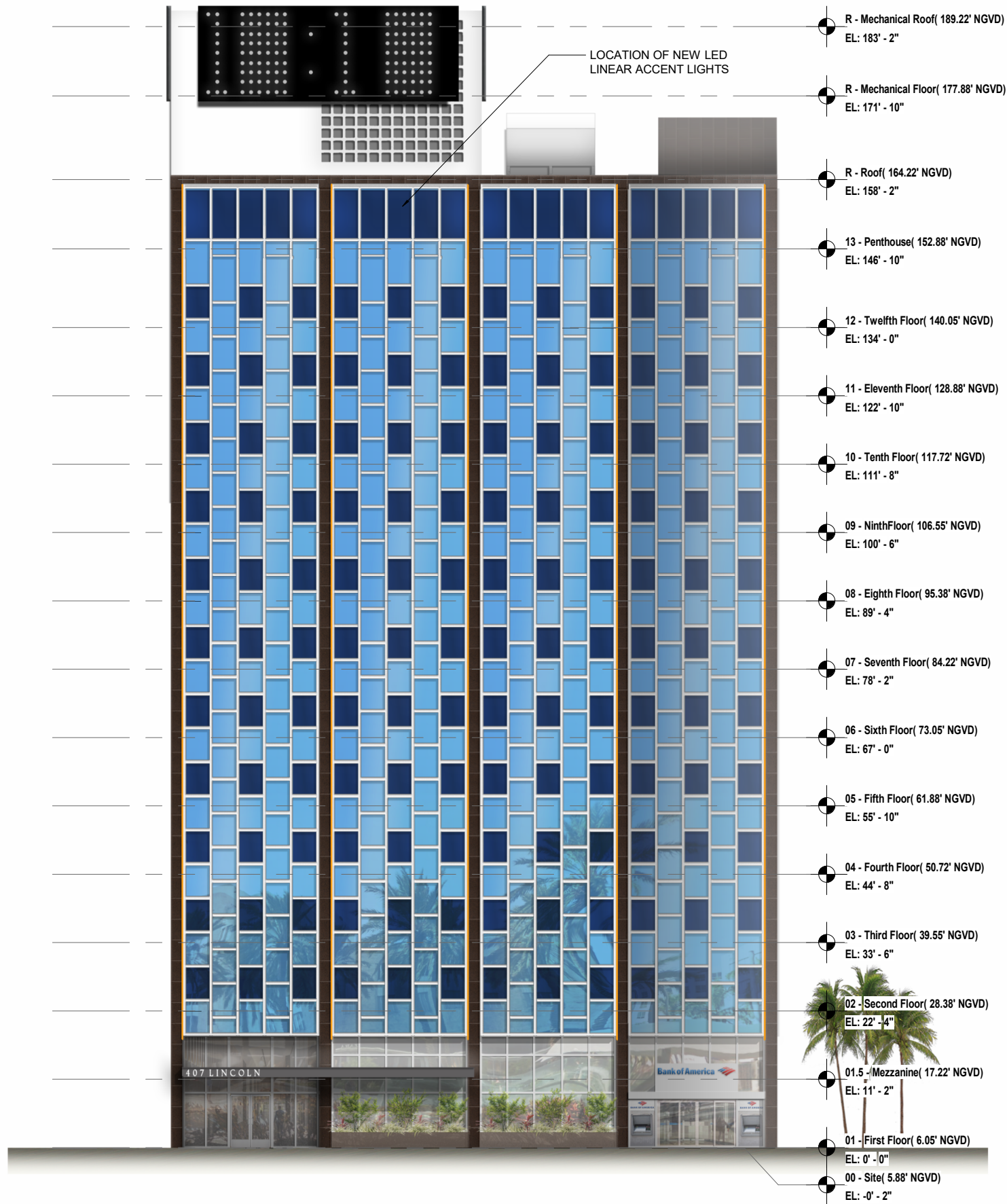
LI-6 Scale: 3/64" = 1'-0"

LI-6 BUILDING ELEVATIONS WITH PROPOSED LIGHTING

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1 Proposed - Overall South Elevation-Lighting

LI-7 Scale: 3/64" = 1'-0"

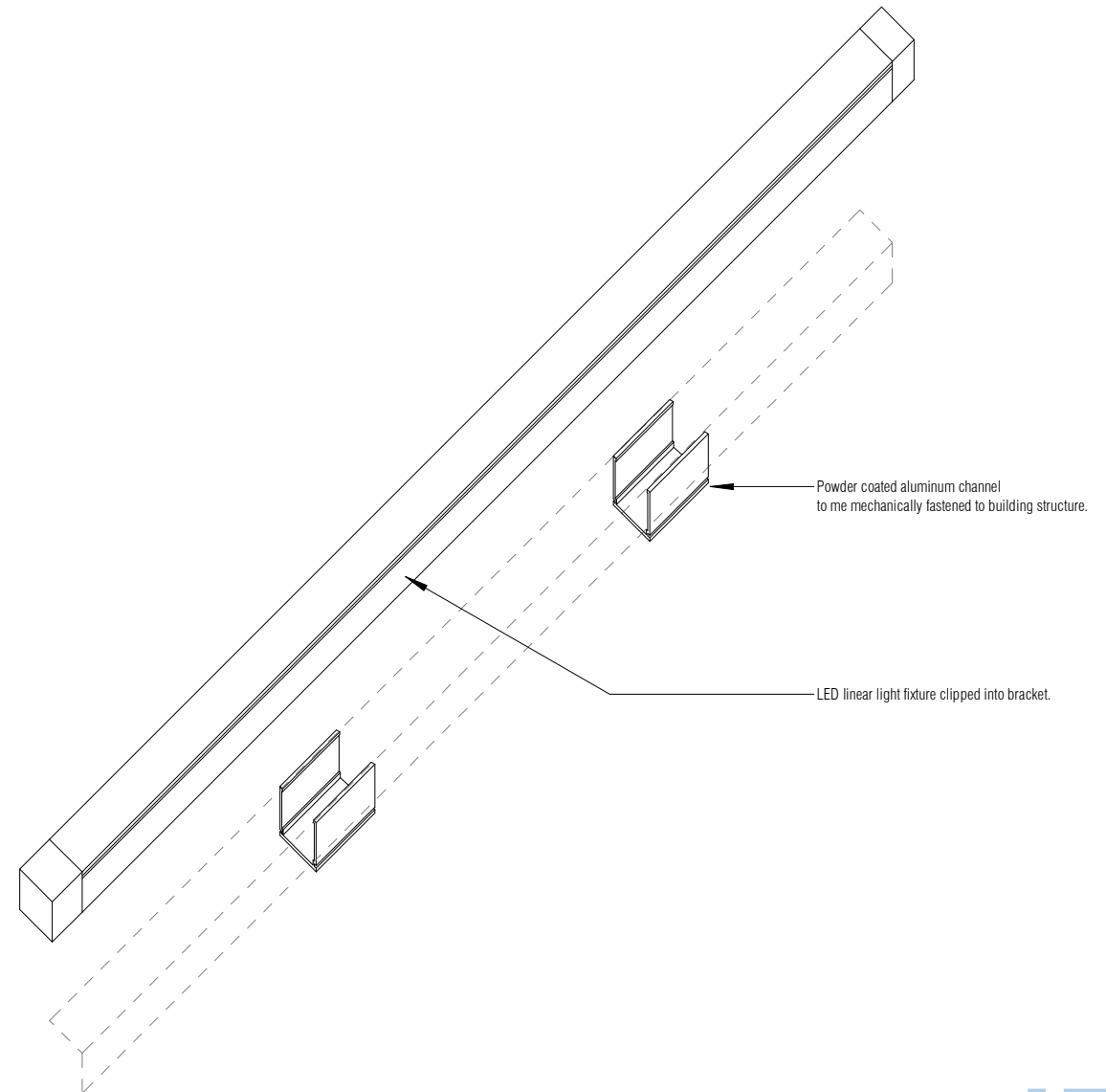
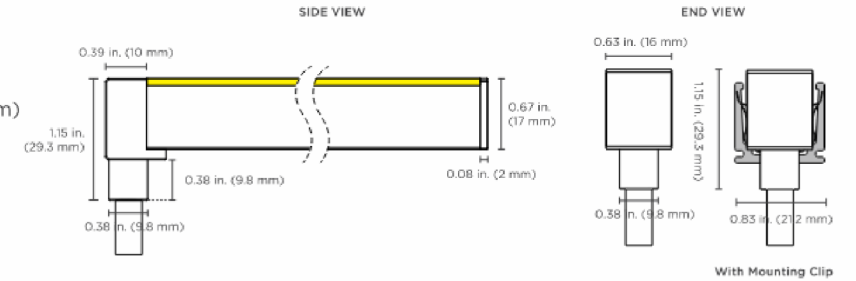
NO LIGHTING PROPOSED FOR WEST ELEVATION

LIGHT FIXTURE SPECIFICATION

NEON APEX

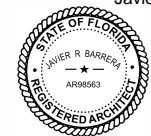
- Static White, Variable White, RGBW - 4.5 W/ft (14.76 W/m)
- RGBW Addressable - 5.3 W/ft (17.4 W/m) at 3500K

Dimension drawings show the bottom power feed with molded end caps. See spec sheet for end power feed.



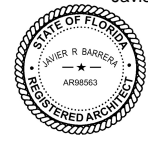
2 Installation Bracket

LI-7 Scale: 1/4" = 1'-0"



Javier Barrera

08/05/2025



Javier Barreira

08/05/2025



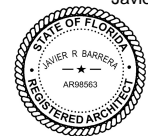
LI-8 PROPOSED BUILDING RENDERINGS

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LI-9

PROPOSED BUILDING RENDERINGS



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