

Norberto Rosenstein Architect, Inc.

Architects – Interior Designers – Planners A.I.A.

July 6, 2021

Miami Beach
Historic Preservation Board

Project Name: New Exterior Canopy on 2nd Floor Balcony
818 Lincoln Rd
Miami Beach FL, 33139

Plan Case Number: HPB21-0469

Final Review - Comment Response

HPB Plan Review -

1. Deficiencies in Presentation
 - a. Indicate in the LOI the approximate valuation of the proposed project.
A- Approx. project valuation added to LOI
 - b. Provide photos of the existing roof deck area
A- Existing roof deck photos added to Arch package sheet A-3.1
 - c. The elevation drawings do not seem to correspond with the sections. There appears to be a double parapet. Please clarify.
A- The proposed canopy is on the 2nd floor of a 3-story building. A-5.0, A-5.1, and A-6.0 revised to indicate the 2nd and 3rd floor.
 - d. The canopies in the renderings do not seem accurately scaled. Please revise.
A- Renderings are revised and properly scaled to match the altered height and construction.
 - e. The seating chart on sheet A-4.1 does not seem to be accurate.
A- Seating chart on sheet A-4.1 revised to indicate the correct number out outdoor seats.
 - f. Provide shop drawing style plans and elevations for the proposed canopy with dimensions, column and beam sizes etc. Show any proposed lighting, speakers, fans etc.
A- Canopy dimensions, column and beam sizes, and proposed lighting shown on sheets A-5.0, A-5.1, and A-6.0. These drawings indicate all the correct dimensions and member sizes. Speakers to be wall mounted and under separate permit for the restaurant build-out see sheet A-5.1 for future location.
2. Design/ Appropriateness Comments (Recommendations)
 - a. Staff recommends reducing the visibility of the canopy to the greatest extent possible which may include:
 1. Exploring a retractable awning system that does not require such a dramatic slope and would recommend
A. The retractable awning system has been revised. See A-6.0 for details from a precedent project.
 2. Lowering the height of the proposed canopy.
A. Canopy height has been lowered. See section on sheet A-5.1
 - b. Staff recommends exploring a free-standing system that is not attached to the building.

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- A. The new canopy system is free standing. The only connection to the existing building will be a waterproofing flashing. No structural connection to the building.**
- c. Staff recommends any lighting fixtures be integrated into the canopy structure.
- A. Lighting fixtures will be LED strips intergrated into the retractable mechanism. See precedent detail #4 on sheet A-6.0 for lighting intent. See sheet A-4.1 for lighting layout.**

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "N. Rosenstein", with a long horizontal flourish extending to the right.

Norberto Rosenstein Architect, AIA, NCARB
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