

818 LINCOLN RD. MIAMI BEACH, FL. 33139

NEW CANOPY CONSTRUCTION FOR NEW RESTAURANT UNDER SEPARATE PERMIT

FINAL SUBMITTAL - 7/06/2021



NORBERTO ROSENSTEIN  
ARCHITECT , INC.  
ARCHITECTURE - INTERIOR DESIGN - PLANNING

126 S. FEDERAL HIGHWAY  
SUITE # 202  
DANIA BEACH, FLORIDA 33004  
PH: (954) 922-6551

EMAIL: [nrosenstein@rosensteinarchitect.com](mailto:nrosenstein@rosensteinarchitect.com)  
WEB: [www.rosensteinarchitect.com](http://www.rosensteinarchitect.com)

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APPLICABLE CODES.

REVISIONS	
COMM.	DATE
2020-37	7/06/2021

PURA VIDA CANOPY  
MIAMI BEACH

818 LINCOLN RD  
MIAMI BEACH, FLORIDA  
33139

LOCATION PLAN  
BLDG DATA

LIST OF DRAWINGS

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| A-7.3 | PROPOSED CANOPY (RENDER)              |

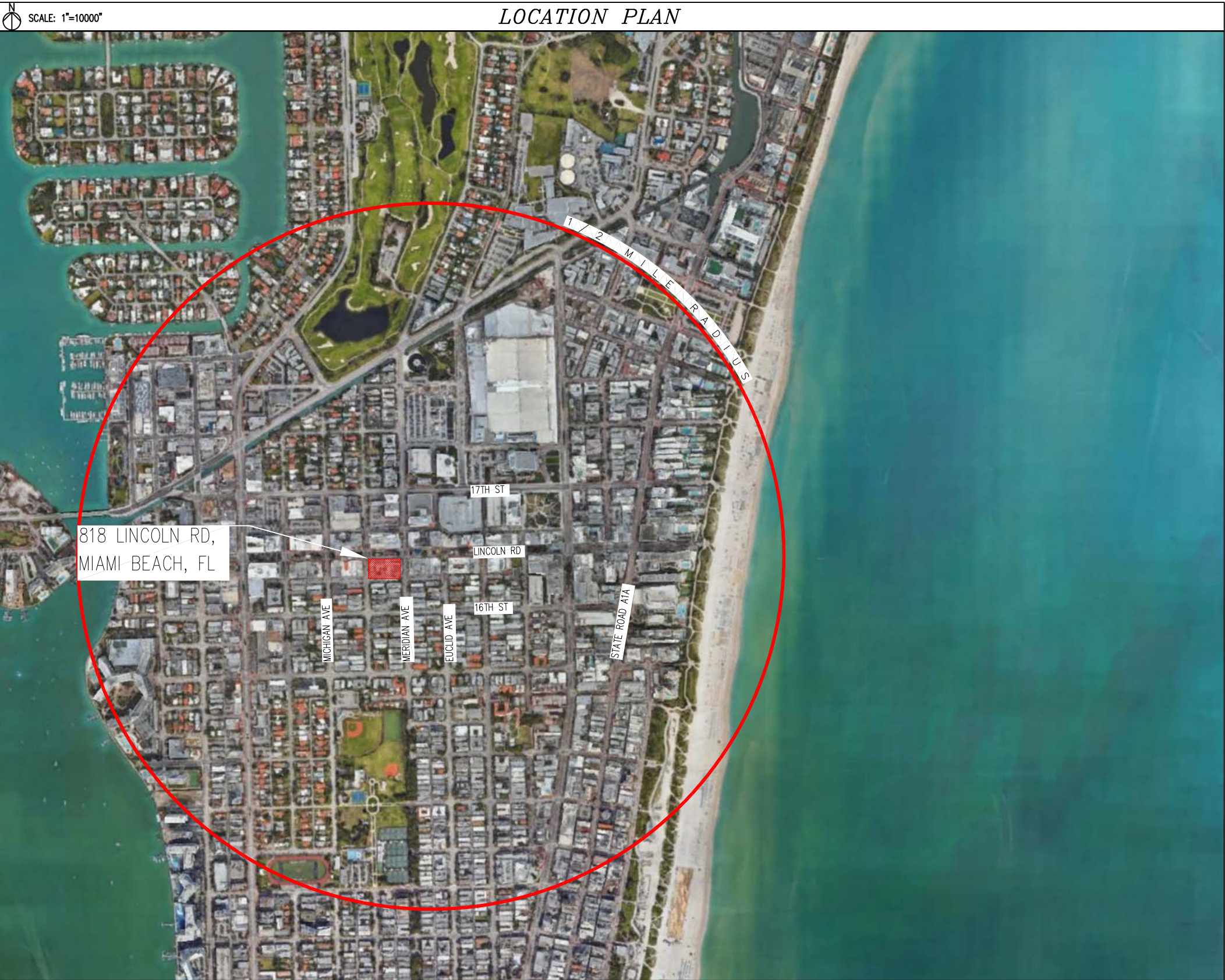
FULL LEGAL DESCRIPTION

LOT 9, BLOCK 49, LINCOLN SUBDIVISION, ACCORDING TO THE  
PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 69,  
OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.  
LYING AND BEING IN SECTION 34, TOWNSHIP 53 SOUTH,  
RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE  
COUNTY, FLORIDA.

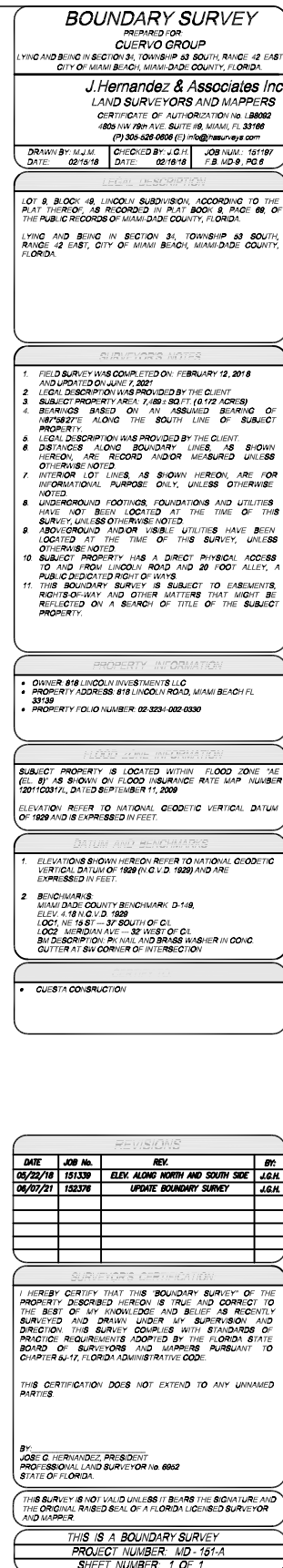
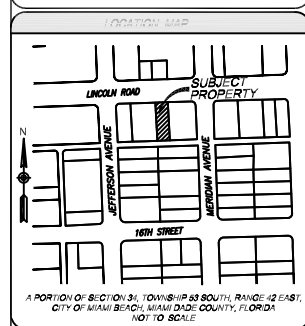
SCOPE OF WORK

- NEW CANOPY CONSTRUCTION FOR NEW RESTAURANT UNDER  
SEPARATE PERMIT

LOCATION PLAN







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COMM. 2020-37	DATE 7/06/2021

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MIAMI BEACH

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33139

## SURVEY



PIC #1:NORTH FACING VIEW: NORTH PERSPECTIVE OF PROJECT, SIDEWALK, RETAIL STORES.  
DATE: 05/22/2021



PIC #3:NORTH-WEST FACING VIEW: PARTIAL NORTH PERSPECTIVE OF THE PROJECT, WALKWAY, RETAIL STORES.  
DATE: 05/22/2021



PIC #4:NORTH-EAST VIEW: PARTIAL PERSPECTIVE OF THE PROJECT, RETAIL STORES, WALKWAY.  
DATE: 05/22/2021



PIC #6:NORTH FACING VIEW: NORTH ELEVATION OF THE PROJECT, WALKWAY.  
DATE: 05/22/2021



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EXISTING  
STRUCTURES

A-3.0 OF 7





PIC #1: SOUTH FACING VIEW: PARTIAL SOUTH PERSPECTIVE OF THE PROJECT, PARKING LOT.  
DATE: 05/22/2021



PIC #2: STREET VIEW FACING NORTH: PARTIAL SOUTH PERSPECTIVE FACING PROJECT.  
DATE: 05/22/2021



PIC #4: NORTH FACING VIEW: PARTIAL NORTH PERSPECTIVE OF THE PROJECT, ROOF DECK AREA.  
DATE: 05/22/2021



PIC #5: NORTH VIEW FACING NORTH: PARTIAL NORTH PERSPECTIVE OF THE PROJECT, ROOF DECK AREA.  
DATE: 05/22/2021



PIC #3: SOUTH ELEVATION: PARTIAL SOUTH ELEVATION OF THE PROJECT.  
DATE: 05/22/2021



PIC #6: NORTH PERSPECTIVE: PARTIAL NORTH PERSPECTIVE OF THE PROJECT, ROOF DECK AREA.  
DATE: 05/22/2021

**NR**  
architect

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EXISTING  
STRUCTURES

A-3.1 OF 7





PIC #1: NORTH FACING VIEW: PICTURE TAKEN ON LINCOLN ROAD FACING STOREFRONT AND ADJACENT BUILDING.  
DATE: 05/22/2021



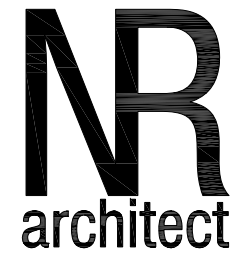
PIC #2: NORTH FACING VIEW: RETAIL ADJACENT TO PROJECT BUILDING. TAKEN FROM LINCOLN ROAD.  
DATE: 05/22/2021



PIC #3: EAST FACING VIEW: RETAIL ADJACENT TO PROJECT BUILDING. TAKEN FROM LINCOLN ROAD.  
DATE: 05/22/2021



PIC #4: SOUTH FACING VIEW: PICTURE TAKEN ON LINCOLN ROAD PROJECT WALKWAY.  
DATE: 05/22/2021



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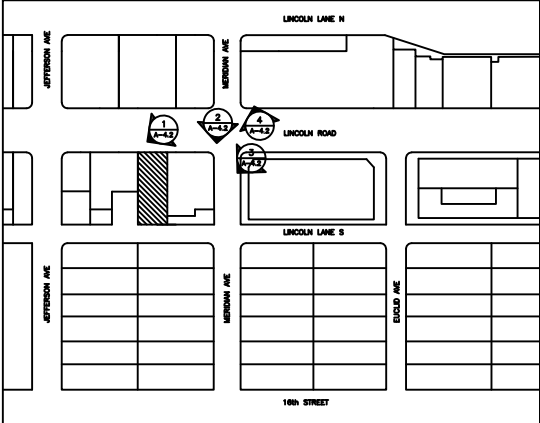

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MIAMI BEACH

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EXISTING  
SURROUNDINGS







PIC #1: ADJACENT BUILDING FACING SOUTH. PICTURE TAKEN ON LINCOLN ROAD  
DATE: 05/22/2021



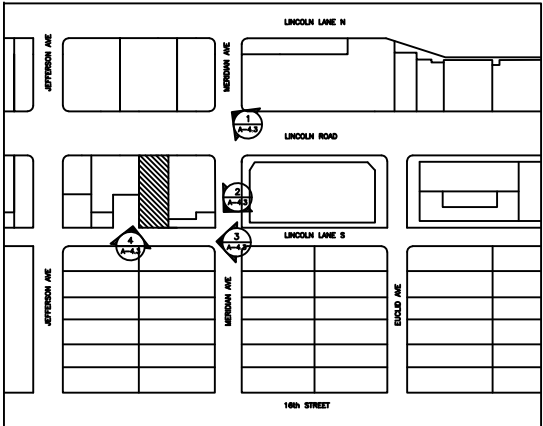
PIC #2: NORTH FACING VIEW OF RESIDENTIAL ACROSS THE STREET FROM PROJECT BUILDING. PICTURE TAKEN FROM MERIDIAN AVE  
DATE: 05/22/2021



PIC #3: WEST FACING VIEW OF ADJACENT PARKING LOT. PICTURE TAKEN FROM MERIDIAN AVE.  
DATE: 05/22/2021



PIC #4: SOUTH FACING VIEW OF RETAIL BEHIND PROJECT BUILDING. PICTURE TAKEN FROM LINCOLN LANE SOUTH.  
DATE: 05/22/2021



NR

architect

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PURA VIDA CANOPY MIAMI BEACH

818 LINCOLN RD

MIAMI BEACH, FLORIDA 33139

EXISTING SURROUNDINGS

A-3.3

OF

7

01 PROJECT SITE EXISTING SURROUNDINGS

02 KEY DIRECTIONAL PLAN





PIC #1: ADJACENT BUILDING FACING NORTH. PICTURE TAKEN ON JEFFERSON AVE  
DATE: 05/22/2021



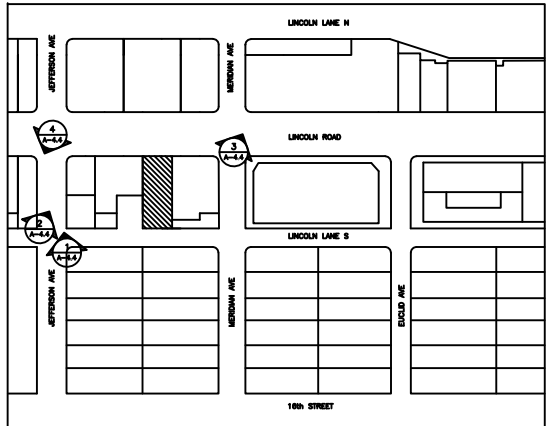
PIC #2: NORTH-EAST FACING VIEW OF RESIDENTIAL BUILDING ADJACENT TO PROJECT BUILDING.  
PICTURE TAKEN FROM JEFFERSON AVE  
DATE: 05/22/2021



PIC #3: SOUTH FACING VIEW OF ADJACENT BUILDING. PICTURE TAKEN FROM LINCOLN ROAD  
DATE: 05/22/2021



PIC #4: SOUTH FACING VIEW OF RETAIL ADJACENT TO PROJECT BUILDING. PICTURE TAKEN FROM LINCOLN ROAD.  
DATE: 05/22/2021



02 KEY DIRECTIONAL PLAN



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EXISTING  
SURROUNDINGS

A-3.4 OF 7

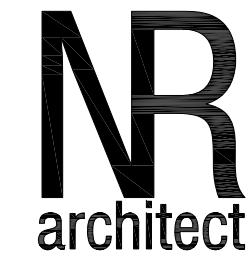
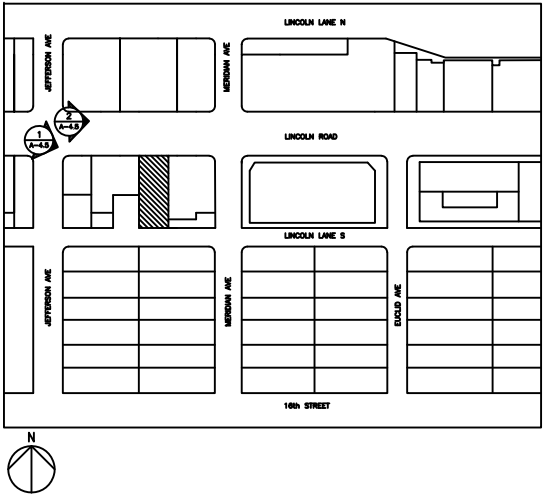




PIC #1: ADJACENT BUILDING FACING EAST. PICTURE TAKEN ON LINCOLN ROAD  
DATE: 05/22/2021



PIC #2: EAST FACING VIEW OF RETAIL ACROSS THE STREET FROM PROJECT BUILDING. PICTURE TAKEN FROM LINCOLN ROAD  
DATE: 05/22/2021



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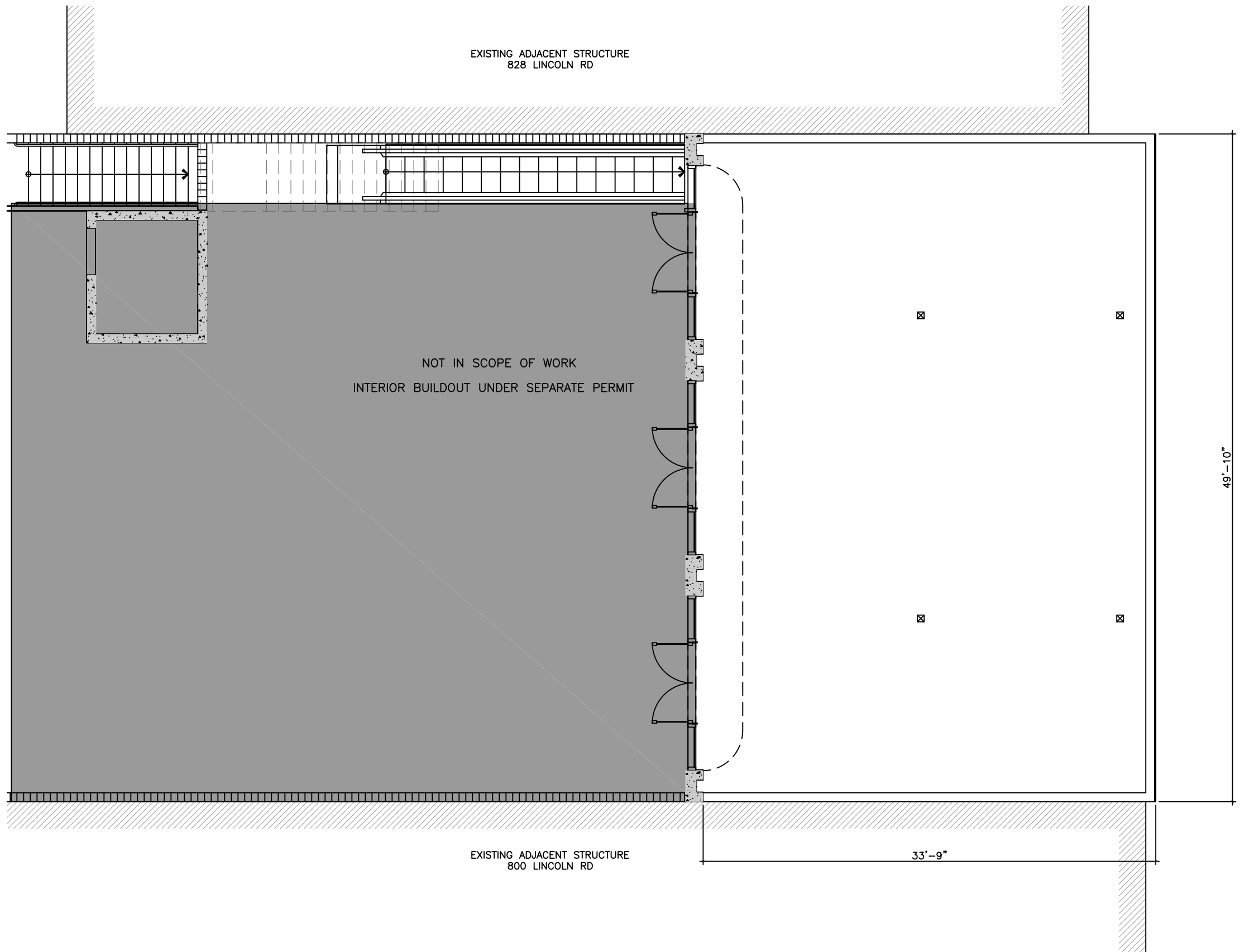
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EXISTING  
SURROUNDINGS

A-3.5 OF 7





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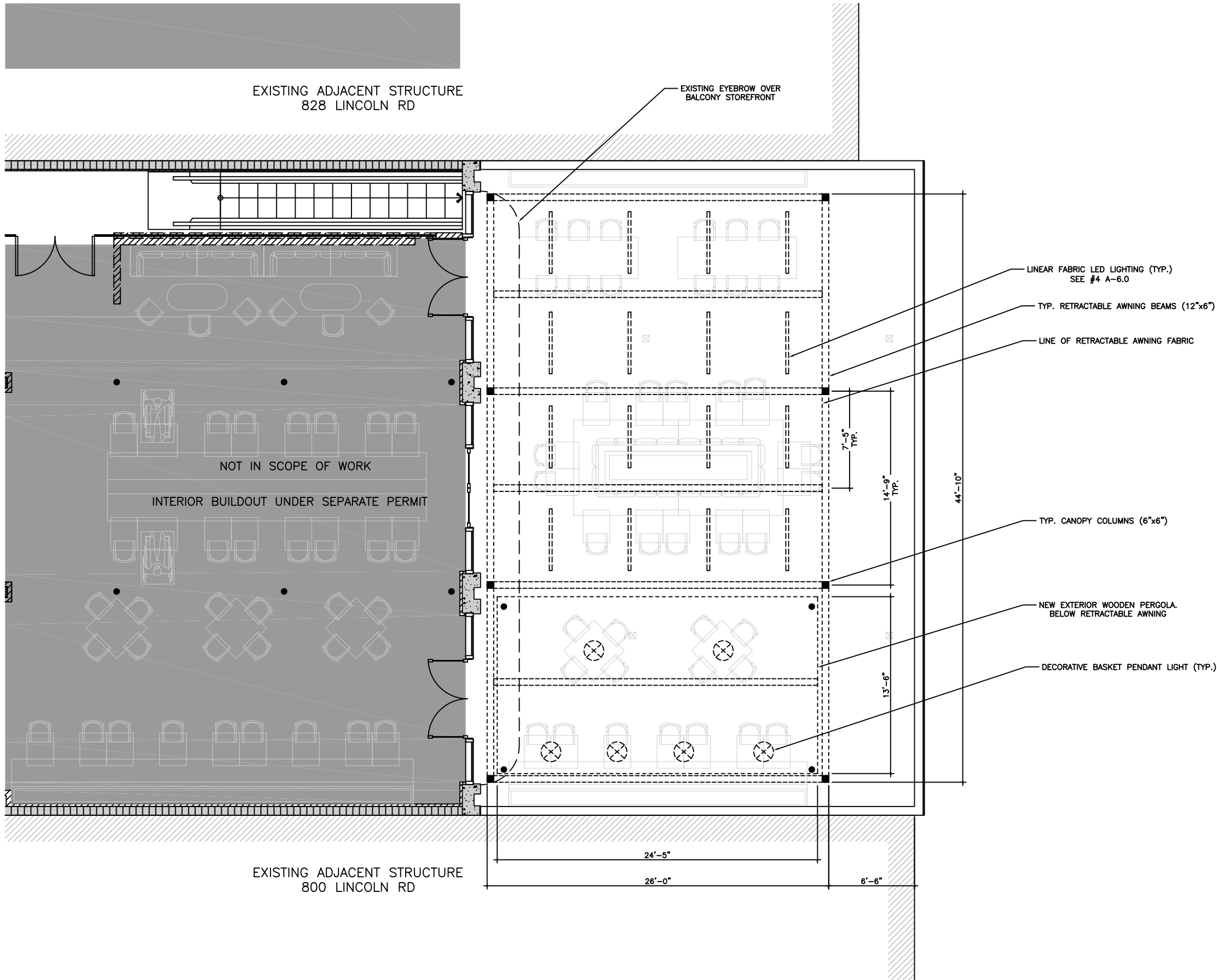
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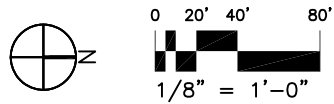
818 LINCOLN RD  
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EXISTING  
FLOOR PLAN





SEATING CHART	
AREA/USE	SEATS
INTERIOR	165
EXTERIOR	62
TOTAL:	227



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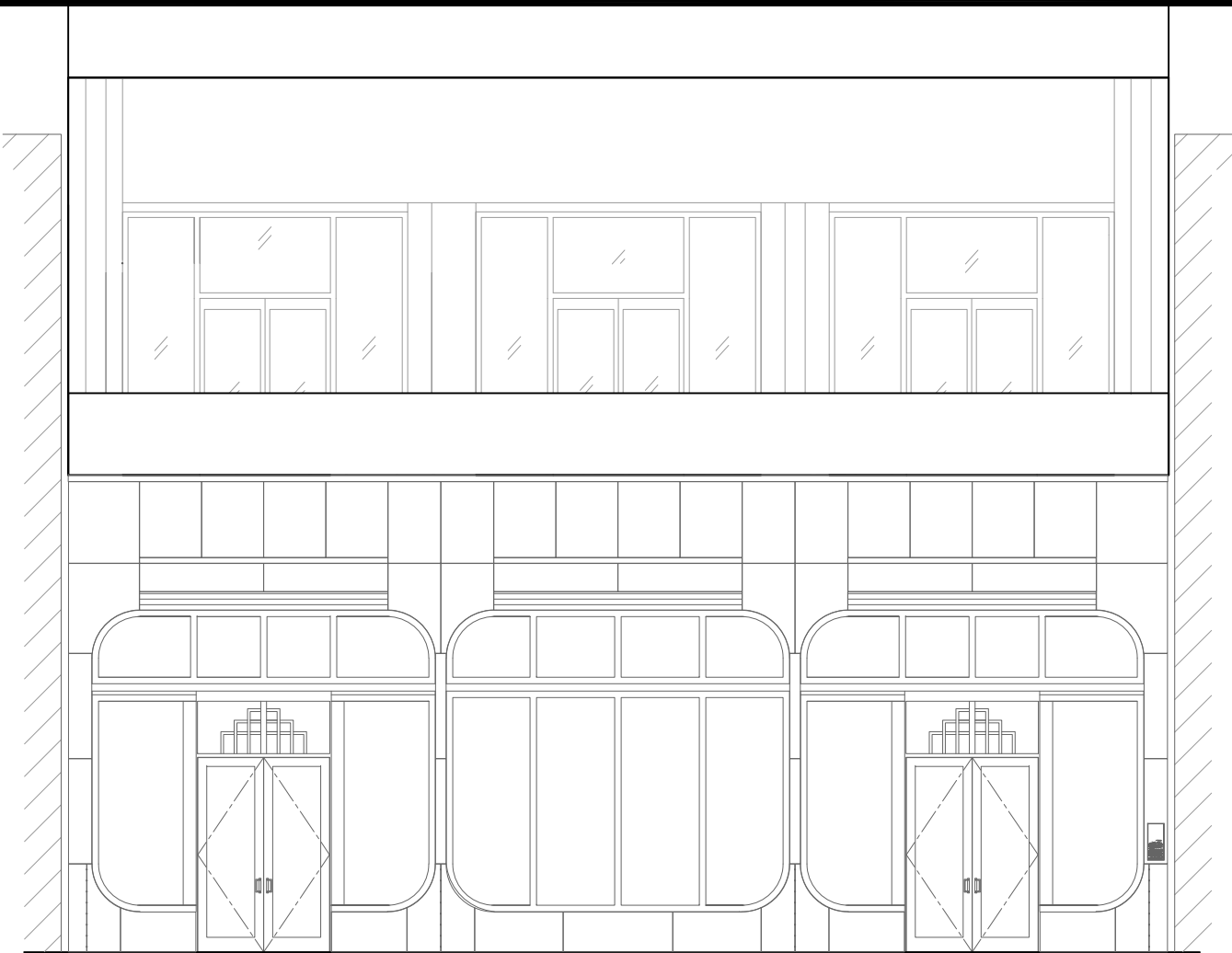
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PROPOSED  
FLOOR PLAN

A-4.1 OF 7

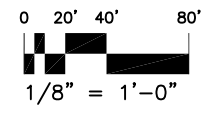




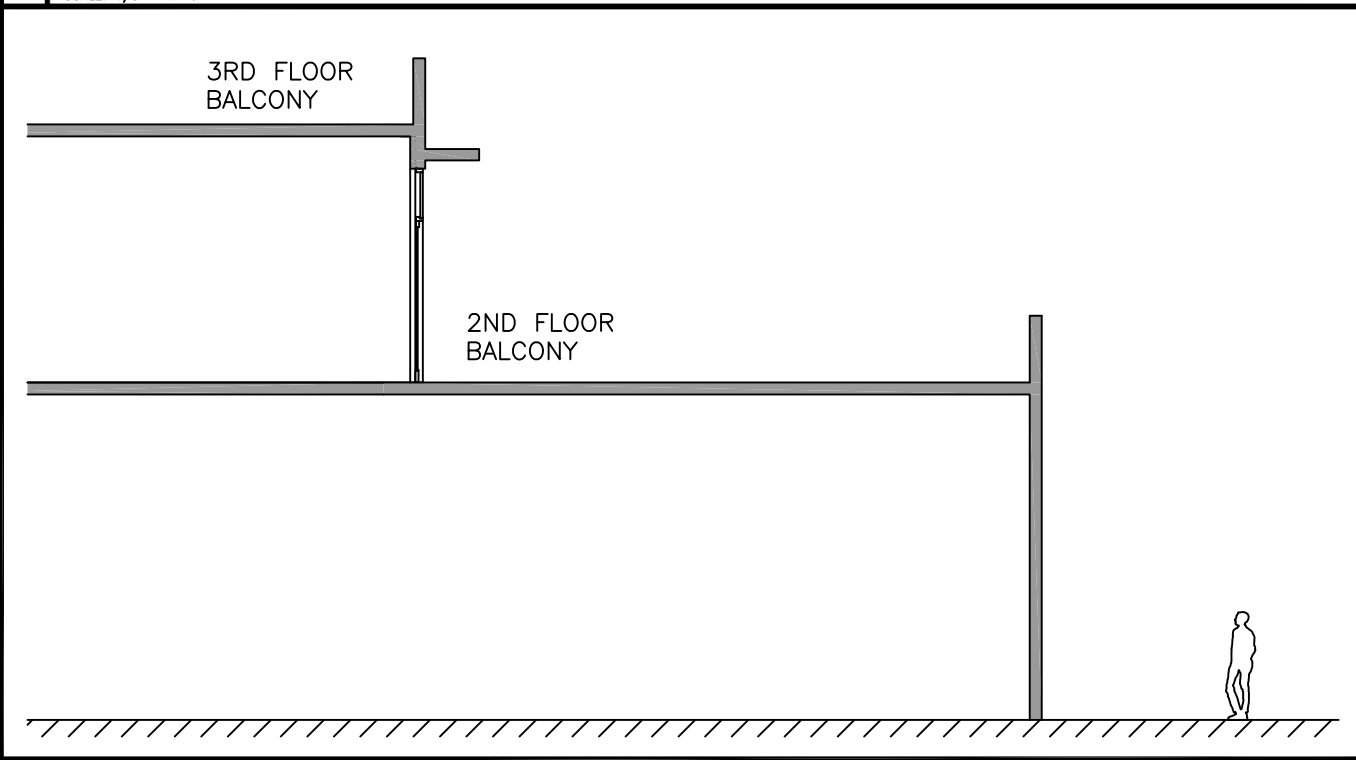
3'-8" A.F.F.  
LINE OF RAILING BEHIND

EXISTING  
ADJACENT  
STRUCTURE  
800  
LINCOLN RD

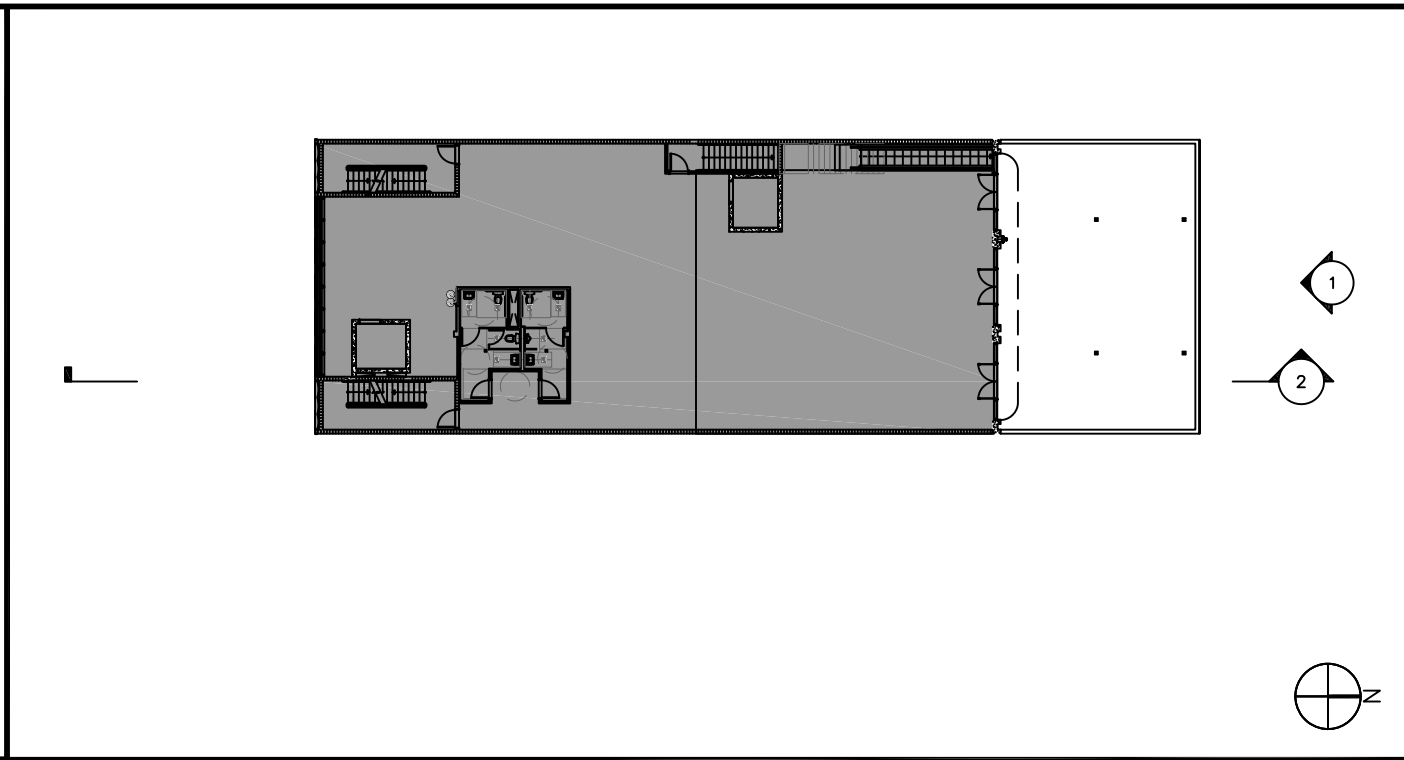
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STRUCTURE  
828  
LINCOLN RD



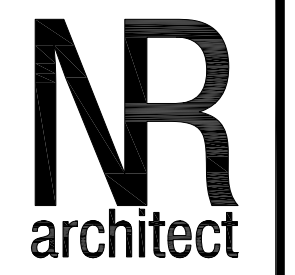
1 EXISTING ELEVATION CONDITION  
SCALE: 1/8" = 1'-0"



5 EXISTING SECTION CONDITION  
SCALE: 1/8" = 1'-0"



5 KEY PLAN  
SCALE: NTS



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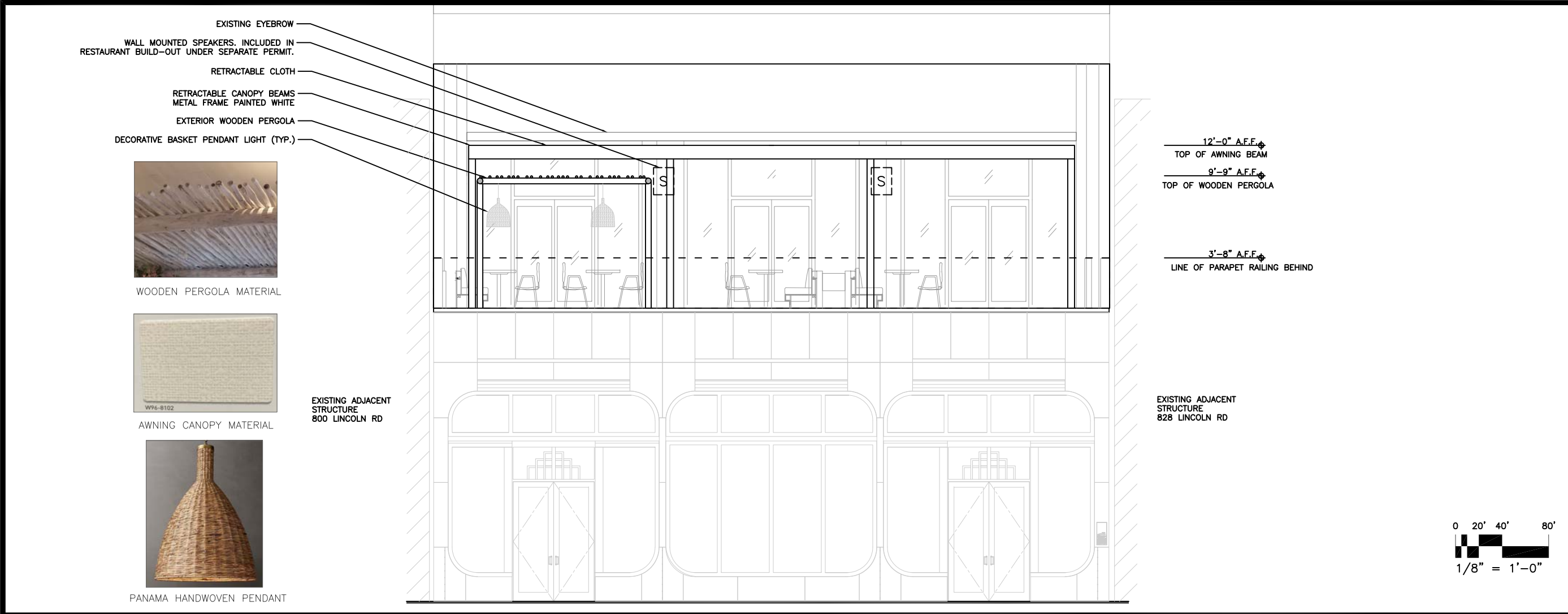
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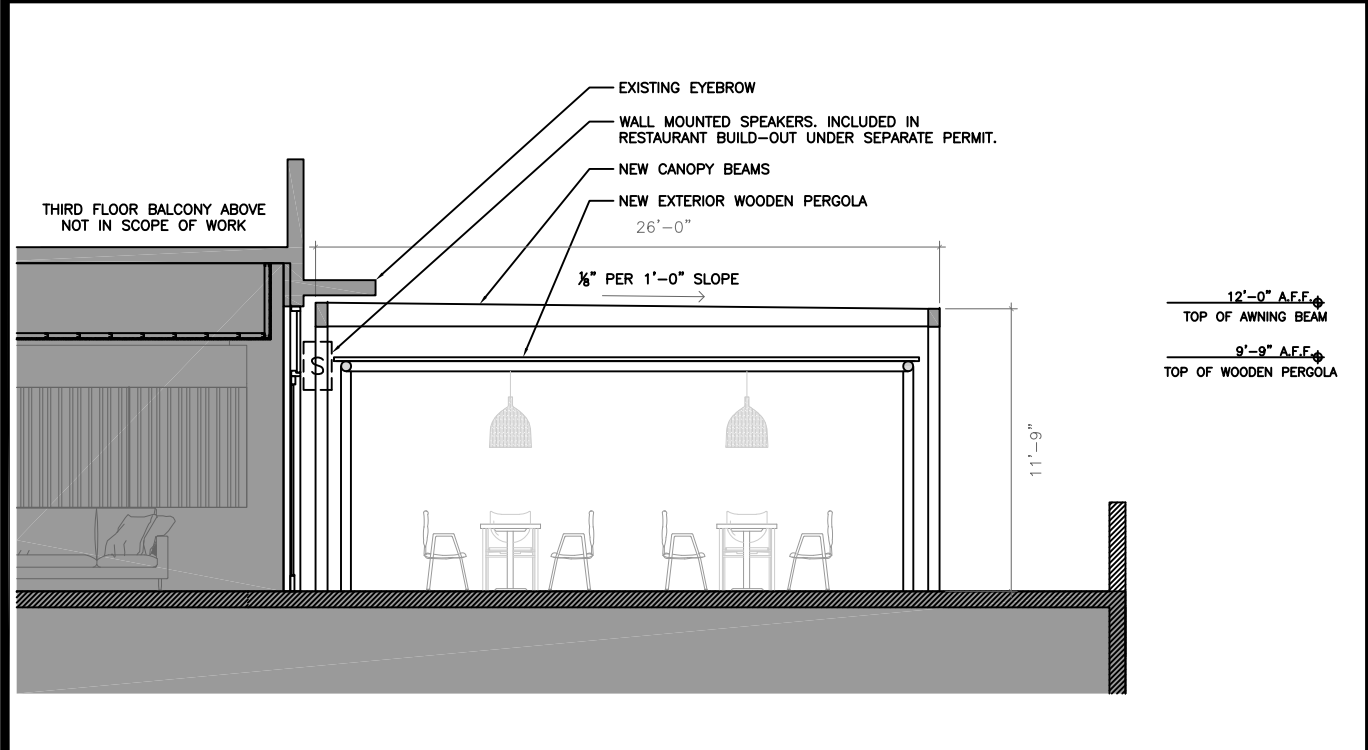
EXISTING  
ELEVATION +  
SECTION

A-5.0 OF 7

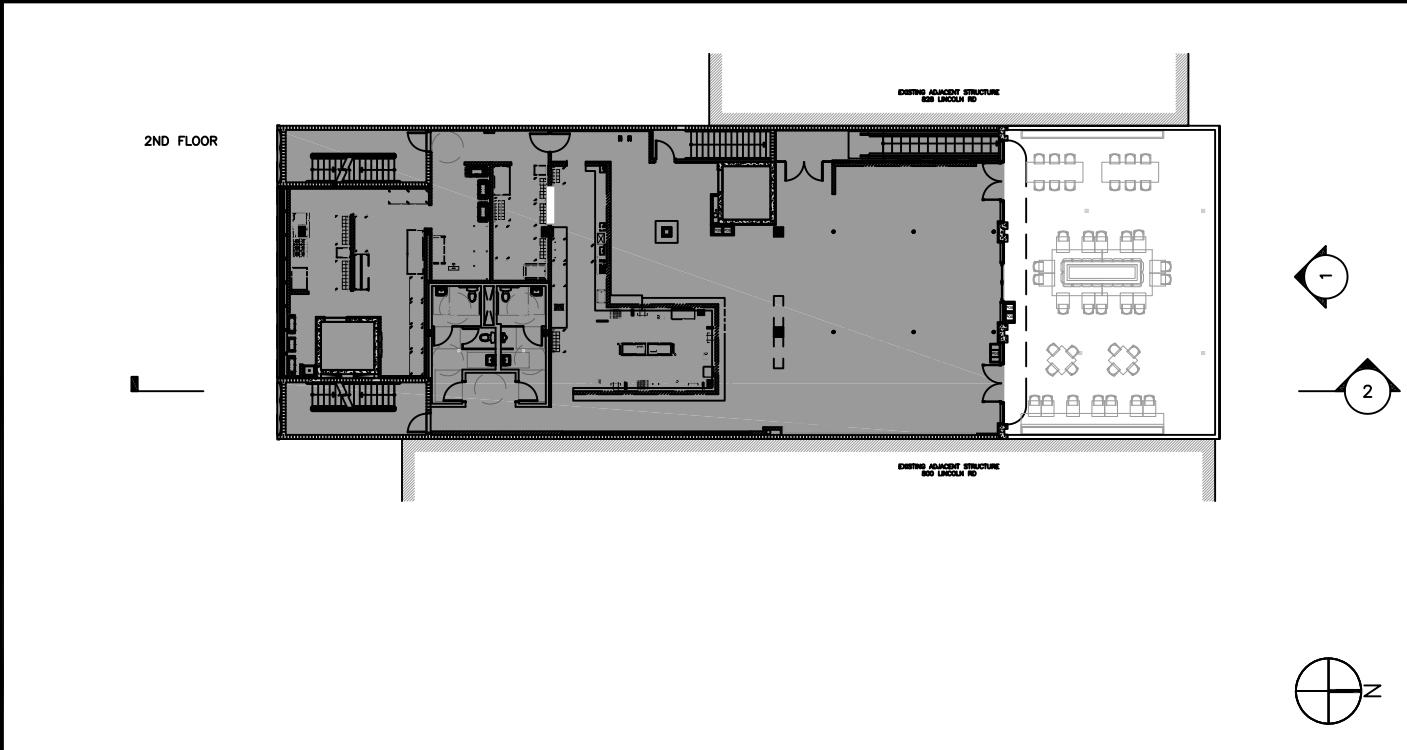




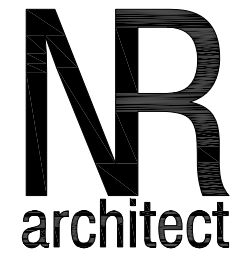
1 PROPOSED ELEVATION CONDITION  
SCALE: 1/8" = 1'-0"



5 PROPOSED CONDITION SECTION  
SCALE: 1/8" = 1'-0"



5 KEY PLAN  
SCALE: NTS



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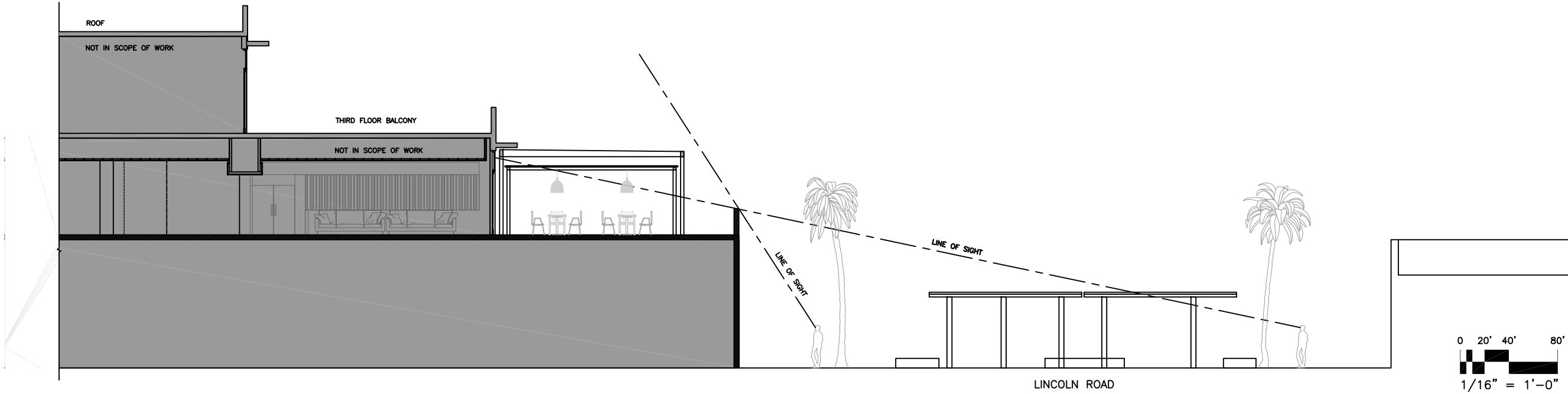
PURA VIDA CANOPY  
MIAMI BEACH

818 LINCOLN RD  
MIAMI BEACH, FLORIDA  
33139

PROPOSED  
ELEVATION +  
SECTION

A-5.1 OF 7



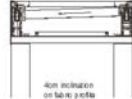


1 LINE OF SIGHT BAR SECTION  
SCALE: 1/16" = 1'-0"

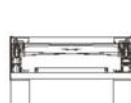
#### Water Flow

The fabric is equipped with invisible bilateral slope that enables one side or alternating drainage through rafters while keeping flat appearance.

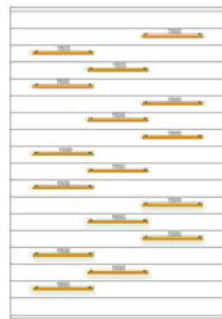
One Side Flow



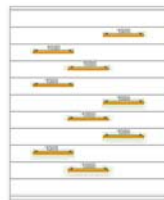
Alternating Flow



Symmetrical



(a) Width  
4000 mm > 5000 mm  
(b) Projection  
5000 mm > 8000 mm



(a) Width  
1500 mm > 4000 mm  
(b) Projection  
1500 mm > 5000 mm

Asymmetrical



(a) Width  
4000 mm > 5000 mm  
(b) Projection  
5000 mm > 8000 mm



(a) Width  
1500 mm > 4000 mm  
(b) Projection  
1500 mm > 5000 mm

2 DRAINAGE AND GUTTER SYSTEM  
SCALE: NTS

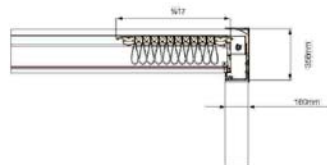
RGB Led-Hidden Stripe Lighting  
Led Stripe Dimmer Lighting  
Linear Fabric Dimmer Led



4 RETRACTABLE AWNING SYSTEM DETAIL  
SCALE: NTS

3 LED LIGHTING SYSTEM  
SCALE: NTS

Side Elevation

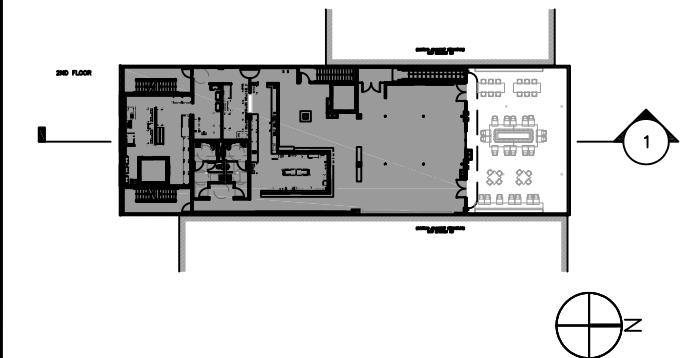


Support Column

Over 7000mm projection dimension support columns need to be used.



5 RETRACTABLE MECHANISM DETAIL  
SCALE: NTS



5 KEY PLAN  
SCALE: 1/64" = 1'-0"

**NR**  
architect

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LINE OF SIGHT  
SECTION +  
AWNING DETAIL

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EXISTING  
CONDITION

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