

# ORO RESTAURANT & ELIXIR LOUNGE

818 LINCOLN ROAD  
MIAMI BEACH, FL 33139

ARCHITECT OF RECORD:

drewtucker

1345 Lincoln Rd P  
Miami Beach, FL 33139  
cell 520.891.0173  
office 305.209.9595  
www.drewtucker.com

PROJECT:

**ORO RESTAURANT**

**ELIXIR LOUNGE**

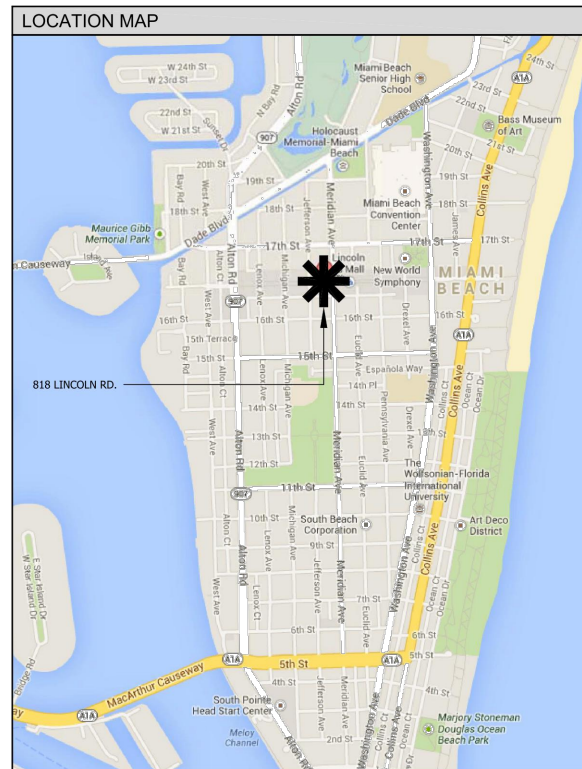
818 LINCOLN RD  
MIAMI BEACH, FL 33139

OWNER:

**GOLDEN ERA  
HOSPITALITY, LLC**

## REVISIONS

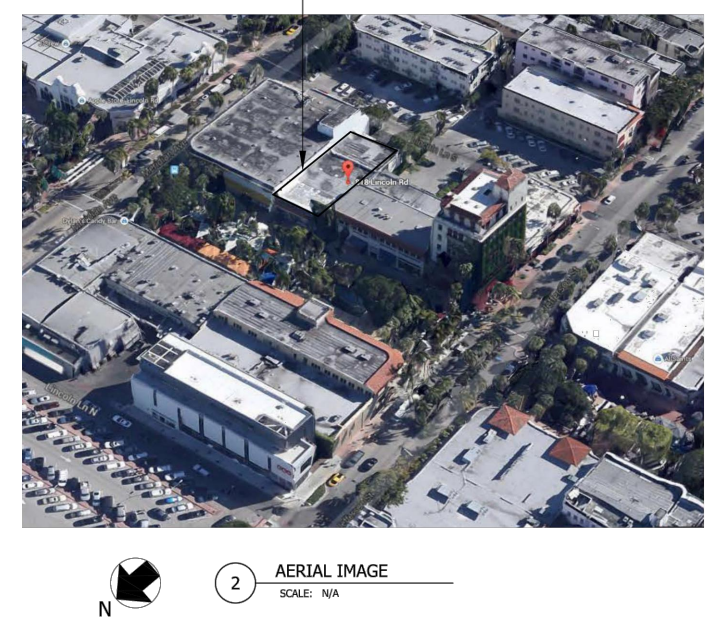
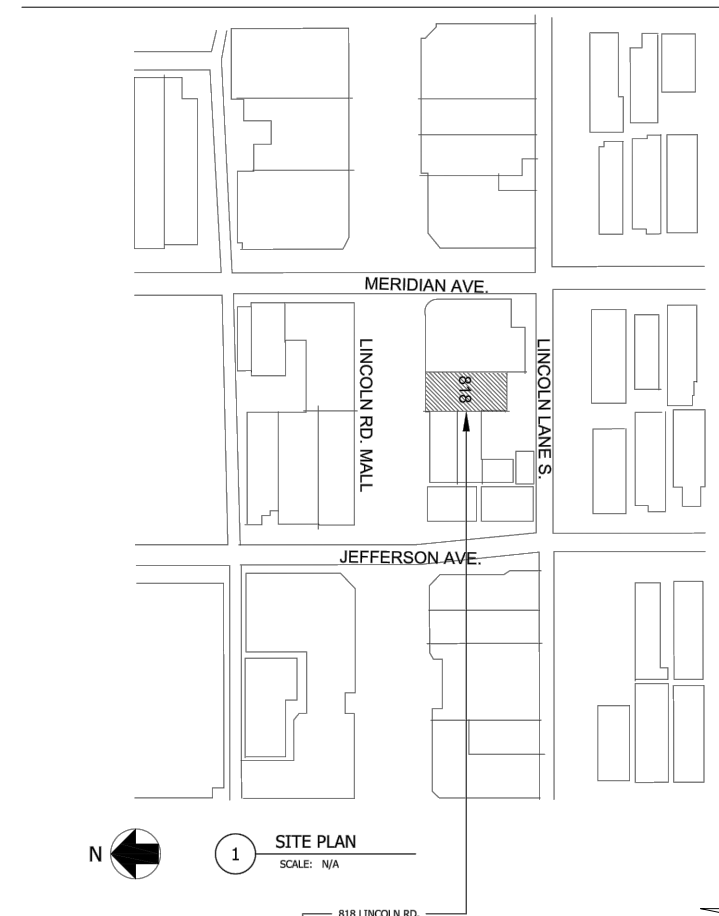
ISSUE	ISSUE DATE/FOR
△	NOV 07, 2022 CITY MIAMI BEACH REV.

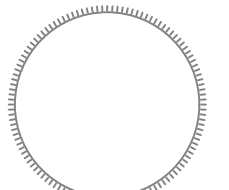


**ISSUED CHANGE**  
HPB22-0547 FINAL SUBMITTAL 11/07/22

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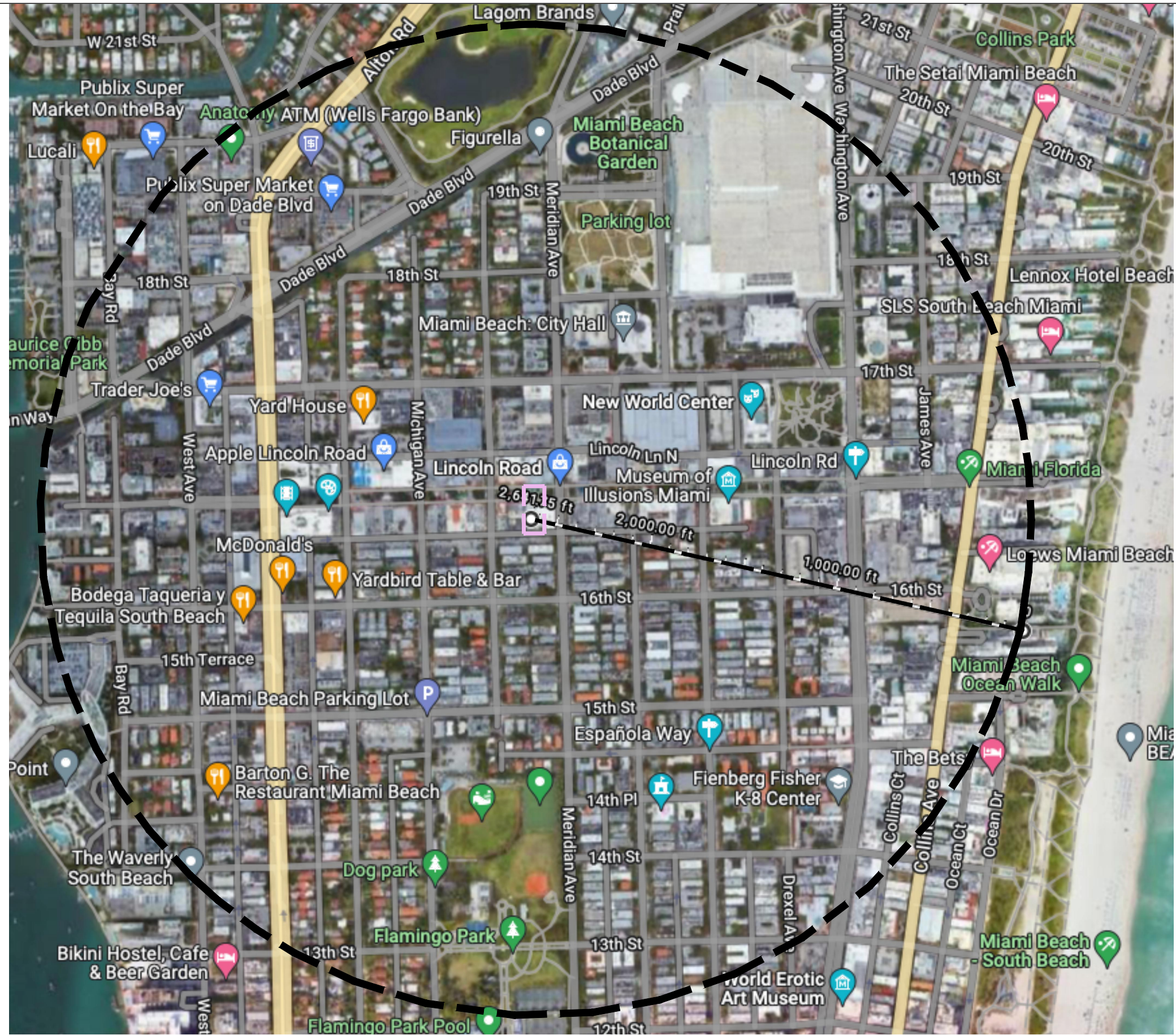
  
 Drew Tucker Architect  
 LIC#: AR98386

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PROJECT No: 2022-04 DRAWN BY: CAPU/PD  
SCALE: AS SHOWN CHECKED BY: CAPU/PD  
DATE: NOVEMBER 07, 2022  
DRAWING TITLE:

COVER SHEET

SHEET NO.:  
**A0.01**

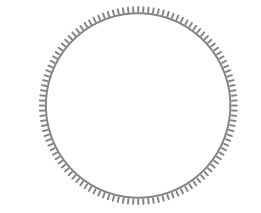


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 1345 Lincoln Rd. P  
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PROJECT:  
**ORO RESTAURANT  
 ELIXIR LOUNGE**  
 818 LINCOLN RD  
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OWNER:  
**GOLDEN ERA  
 HOSPITALITY, LLC**

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PROJECT No: 2022-04 DRAWN BY: CAPUIPD  
 SCALE: AS SHOWN CHECKED BY: CAPUIPD  
 DATE: NOVEMBER 07, 2022  
 DRAWING TITLE:  
 1/2 MILE AERIAL MAP  
 SHEET NO.: **A0.02**

**1 1/2 MILE AERIAL MAP**  
 SCALE: N.T.S.



Planning Department, 1700 Convention Center Drive  
Miami Beach, Florida 33139, www.miamibeachfl.gov  
305.673.7550

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	818 Lincoln Road Miami Beach FL 33139		
2	Board and file numbers :	HPB22-0547		
3	Folio number(s):	02-3234-002-0330		
4	Year constructed:	2018	Zoning District:	CD-3
5	Based Flood Elevation:	8.0' NGVD	Grade value in NGVD:	5.3' NGVD
6	Adjusted grade (Flood+Grade/2):	6.65' NGVD	Lot Area:	7,500 SF
7	Lot width:	50'-0"	Lot Depth:	150'-0"
8	Minimum Unit Size	n/a	Average Unit Size	N/A
9	Existing use:	Commercial Vacant	Proposed use:	Restaurant

		Maximum	Existing	Proposed	Deficiencies
10	Height	75'-0"	42'-0"	42'-0"	
11	Number of Stories	n/a	3	3	
12	FAR	16,875 SF	14,904 SF	14,904 SF	
13	Gross square footage		20,993		
14	Square Footage by use	N/A			
15	Number of units Residential	N/A	N/A	N/A	
16	Number of units Hotel	N/A	N/A	N/A	
17	Number of seats	N/A	0	399	
18	Occupancy load	N/A	0	592	

	Setbacks	Required	Existing	Proposed	Deficiencies
<b>Subterranean:</b>					
19	Front Setback:	0'-0"	N/A	N/A	
20	Side Setback:	0'-0"	N/A	N/A	
21	Side Setback:	0'-0"	N/A	N/A	
22	Side Setback facing street:	5'-0"	N/A	N/A	
23	Rear Setback:		N/A	N/A	
<b>At Grade Parking:</b>					
24	Front Setback:	5'-0"	N/A	N/A	
25	Side Setback:	5'-0"	N/A	N/A	
26	Side Setback:	5'-0"	N/A	N/A	
27	Side Setback facing street:	5'-0"	N/A	N/A	
28	Rear Setback:	0'-0"	N/A	N/A	
<b>Pedestal:</b>					
29	Front Setback:	0'-0"	0'-0"	0'-0"	
30	Side Setback:	0'-0"			
31	Side Setback:	0'-0"			
32	Side Setback facing street:	0'-0"			
33	Rear Setback:	5'-0"	5'-0"	5'-0"	
<b>Tower:</b>					
34	Front Setback:	0'-0"	N/A	N/A	
35	Side Setback:	0'-0"	N/A	N/A	



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305.673.7550

ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback:	0'-0"	N/A	N/A	
37	Side Setback facing street:	0'-0"	N/A	N/A	
38	Rear Setback:	5'-0"	N/A	N/A	

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district No.1	0	0	0	Valet Parking proposed
40	Total # of parking spaces	0	0	0	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	0	0	0	
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	0	0	0	
43	Parking Space Dimensions	N/A	N/A	N/A	
44	Parking Space configuration (45o,60o,90o,Parallel)	N/A	N/A	N/A	
45	ADA Spaces	N/A	N/A	N/A	
46	Tandem Spaces	N/A	N/A	N/A	
47	Drive aisle width	N/A	N/A	N/A	
48	Valet drop off and pick up	in accordance with Lincoln Road Valet Parking Concession Agreement			
49	Loading zones and Trash collection areas	offsite see LOI for details			
50	racks	N/A	N/A	N/A	

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use	n/a	Vacant	Restaurant & Lounge	
52	Number of seats located outside on private property			192	
53	Number of seats inside			207	
54	Total number of seats			399	
55	Total number of seats per venue (Provide a separate chart for a breakdown calculation)			REFER TO SHEETS A2.02 & A2.03	
56	Total occupant content			592	
57	Occupant content per venue (Provide a separate chart for a breakdown calculation)			REFER TO SHEETS A2.02 & A2.03	

58	Proposed hours of operation	AS APPROVED IN CUP			
59	Is this an NIE? (Neighboot Impact stablishment, see CMB 141-1361)	Yes			
60	Is dancing and/or entertainment proposed ? (see CMB 141-1361)	Yes			
61	Is this a contributing building?	Yes or No - NO			
62	Located within a Local Historic District?	Yes or No - YES			

Notes:

If not applicable write N/A

All other data information may be required and presented like the above format.

ARCHITECT OF RECORD:

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PROJECT:

ORO RESTAURANT

ELIXIR LOUNGE

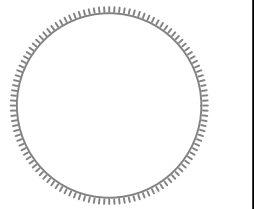
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MIAMI BEACH, FL 33139

OWNER:

GOLDEN ERA  
HOSPITALITY, LLC

REVISIONS

ISSUE DATE/FOR



Drew Tucker, Architect  
LIC #: AR98386

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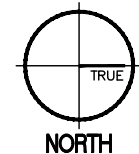
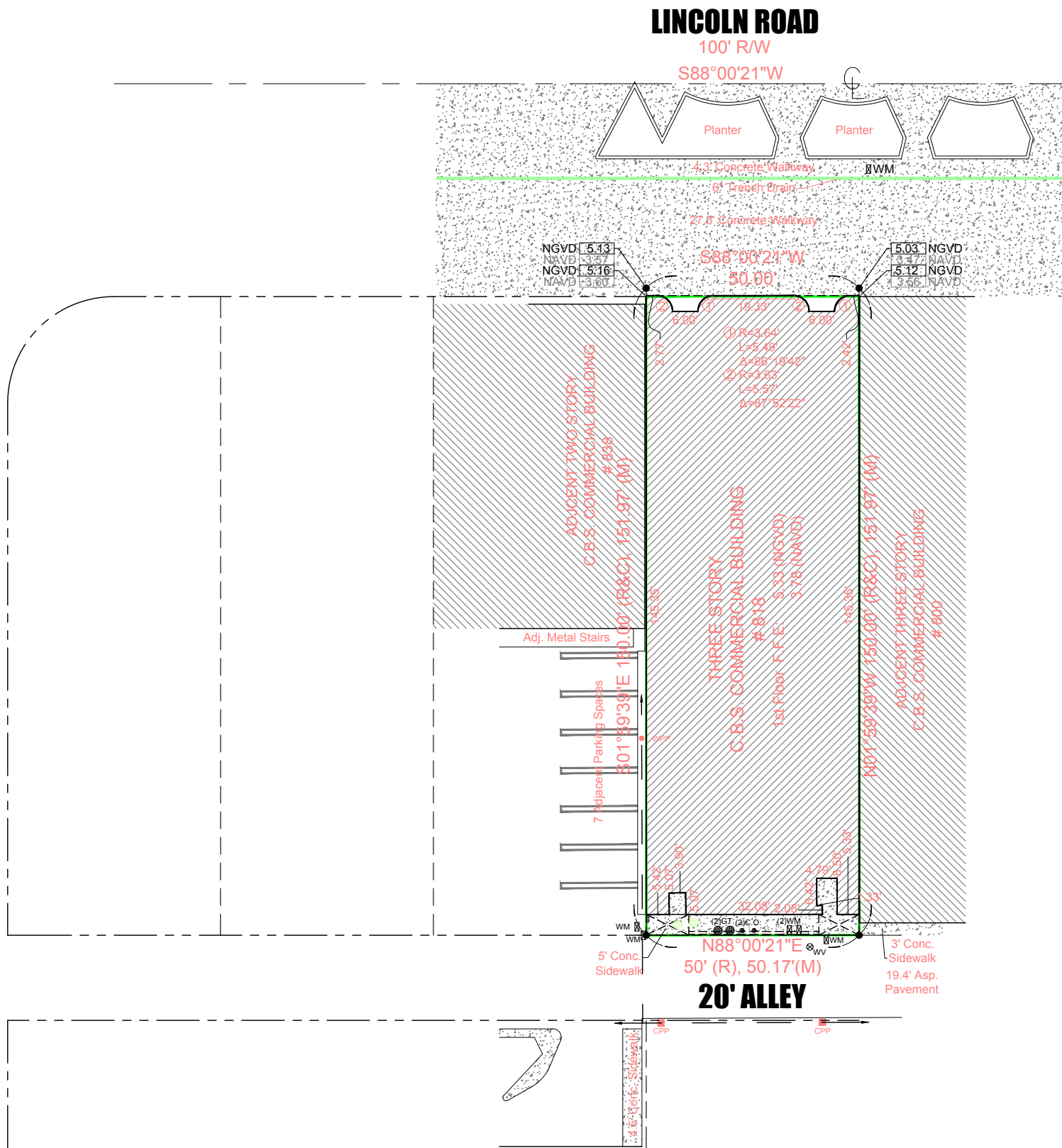
DATE: NOVEMBER 07, 2022

DRAWING TITLE:

ZONING DATA SHEET

SHEET NO.:

A0.03



**1 SITE PLAN/ SURVEY**  
SCALE: 1/32" = 1'-0"

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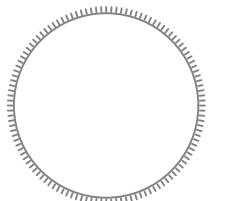
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PROJECT No: 2022-04 DRAWN BY: CAPU/PD

SCALE: AS SHOWN CHECKED BY: CAPU/PD

DATE: NOVEMBER 07, 2022

DRAWING TITLE: SITE PLAN/ SURVEY

SHEET NO.: **A0.04**

ARCHITECT OF RECORD:

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Miami Beach, FL 33  
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PROJECT:

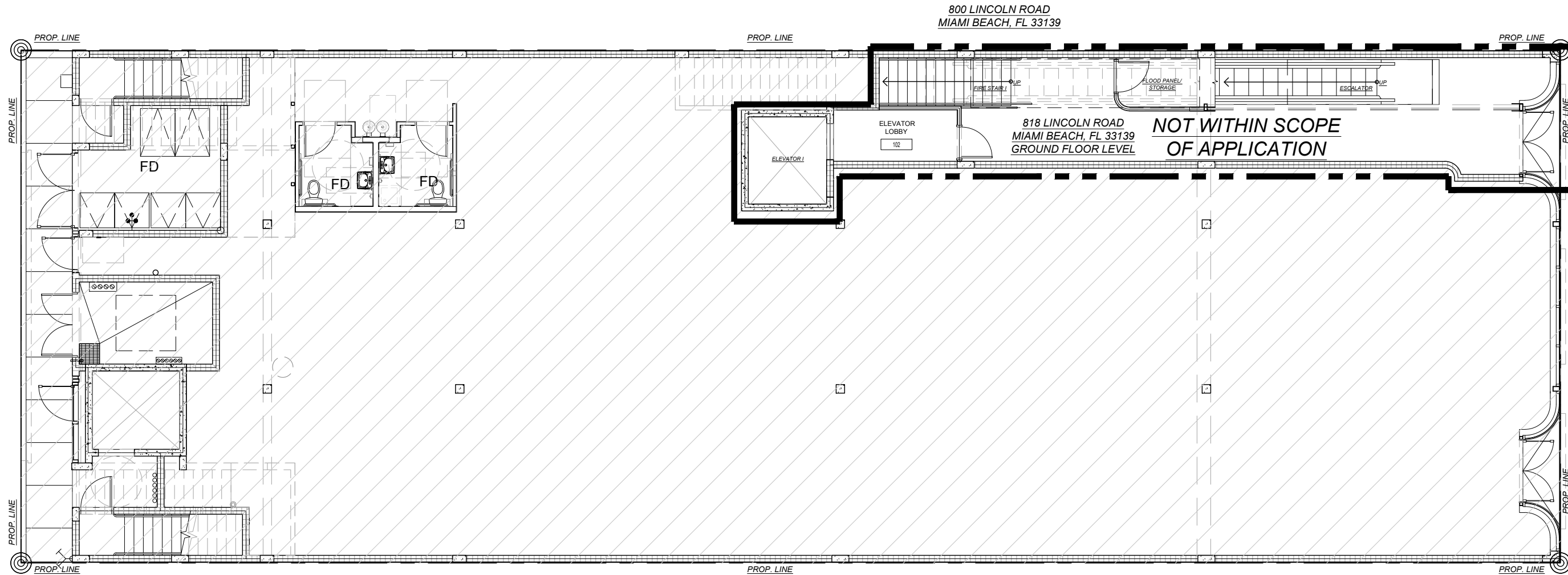
**ORO RESTAURANT**

**ELIXIR LOUNGE**

818 LINCOLN RD  
MIAMI BEACH, FL 33139

OWNER:

**GOLDEN ERA  
HOSPITALITY, LLC**



800 LINCOLN ROAD  
MIAMI BEACH, FL 33139

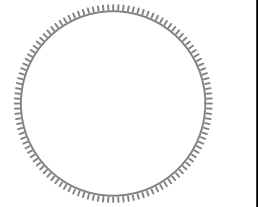
818 LINCOLN ROAD  
MIAMI BEACH, FL 33139  
GROUND FLOOR LEVEL

**NOT WITHIN SCOPE  
OF APPLICATION**

830 LINCOLN ROAD  
MIAMI BEACH, FL 33139

REVISIONS

ISSUE DATE/FOR



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PROJECT No: 2022-04 DRAWN BY: CAPUIPD

SCALE: AS SHOWN CHECKED BY: CAPUIPD

DATE: NOVEMBER 07, 2022

DRAWING TITLE:  
EXISTING  
GROUND FLOOR LEVEL

SHEET NO.:

**A1.01**



**1 EXISTING GROUND FLOOR LEVEL**  
SCALE: 3/32"=1'-0"

**GENERAL NOTE:**

-PATRON ACCESS WOULD BE FROM LINCOLN ROAD BOULEVARD SIDE ONLY, BACK ELEVATOR AND REAR AREAS OF THE BUILDING IS MEANT TO BE FOR SERVICE USE.

**GROUND FLOOR LEVEL**

AREA: 1,191 SQ.FT

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Miami Beach, FL 33133  
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**ELIXIR LOUNGE**

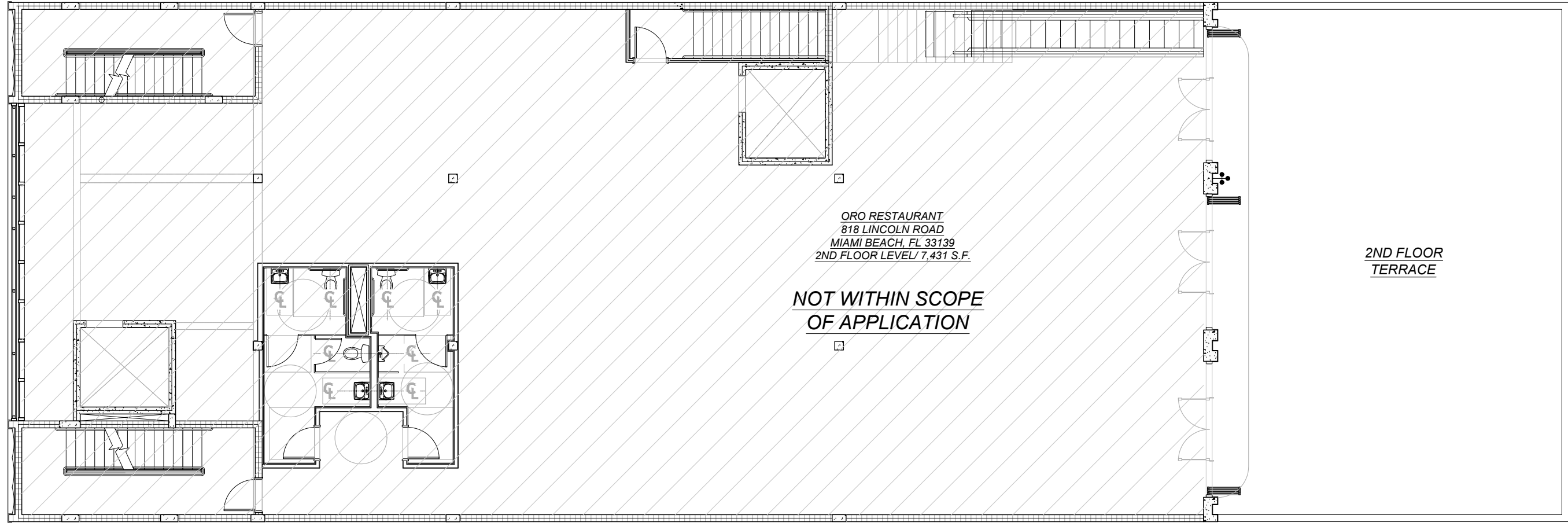
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HOSPITALITY, LLC**

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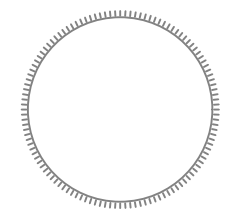
ISSUE	ISSUE DATE/FOR



ORO RESTAURANT  
818 LINCOLN ROAD  
MIAMI BEACH, FL 33139  
2ND FLOOR LEVEL/ 7,431 S.F.

**NOT WITHIN SCOPE  
OF APPLICATION**

2ND FLOOR  
TERRACE



Drew Tucker  
LIC #: AR98386

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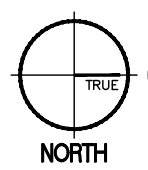
SCALE: AS SHOWN CHECKED BY: CAP/UPD

DATE: NOVEMBER 07, 2022

DRAWING TITLE:  
EXISTING  
SECOND FLOOR LEVEL

SHEET NO.:

**A1.02**



1

**EXISTING SECOND FLOOR LEVEL**

SCALE 3/32"=1'-0"

**SECOND FLOOR LEVEL**  
AREA: 7,431 SQ.FT

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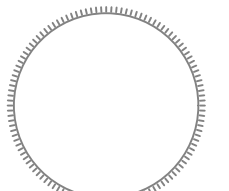
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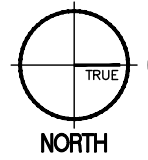
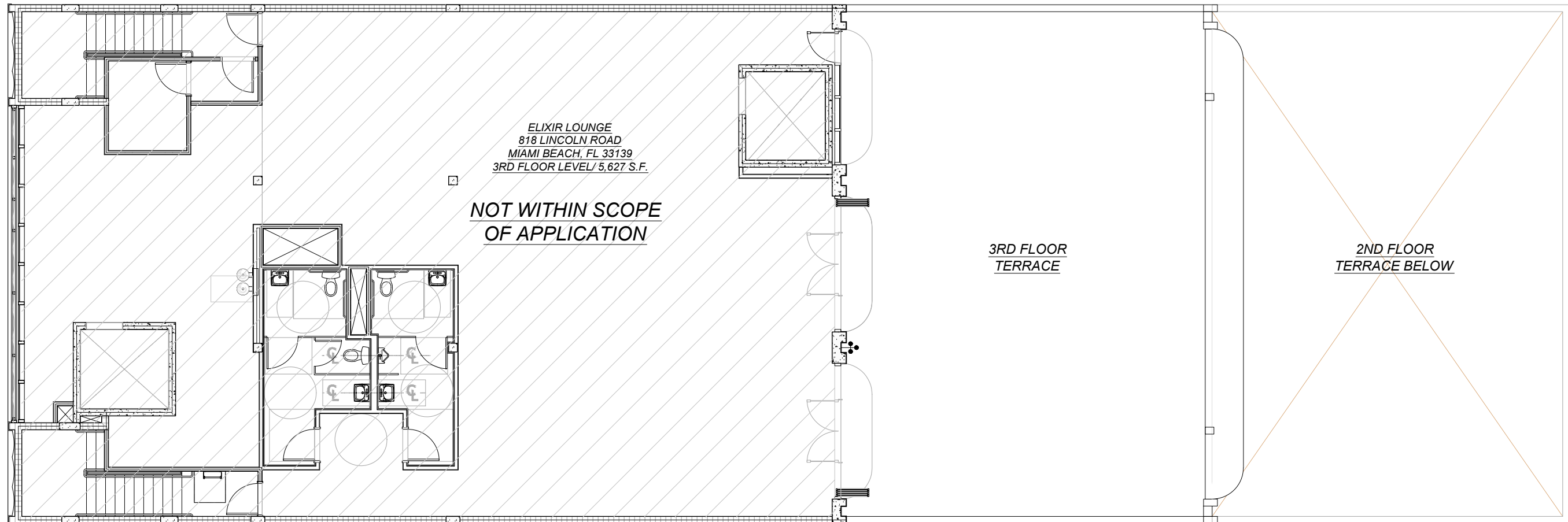
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SCALE: AS SHOWN CHECKED BY: CAP/UPD

DATE: NOVEMBER 07, 2022

DRAWING TITLE:  
EXISTING  
THIRD FLOOR LEVEL

SHEET NO.:  
**A1.03**



**1** EXISTING THIRD FLOOR LEVEL  
SCALE 3/32"=1'-0"

**THIRD FLOOR LEVEL**  
AREA: 5,627 SQ.FT

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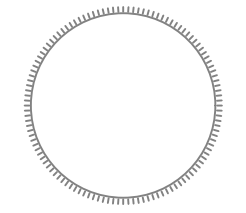
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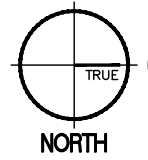
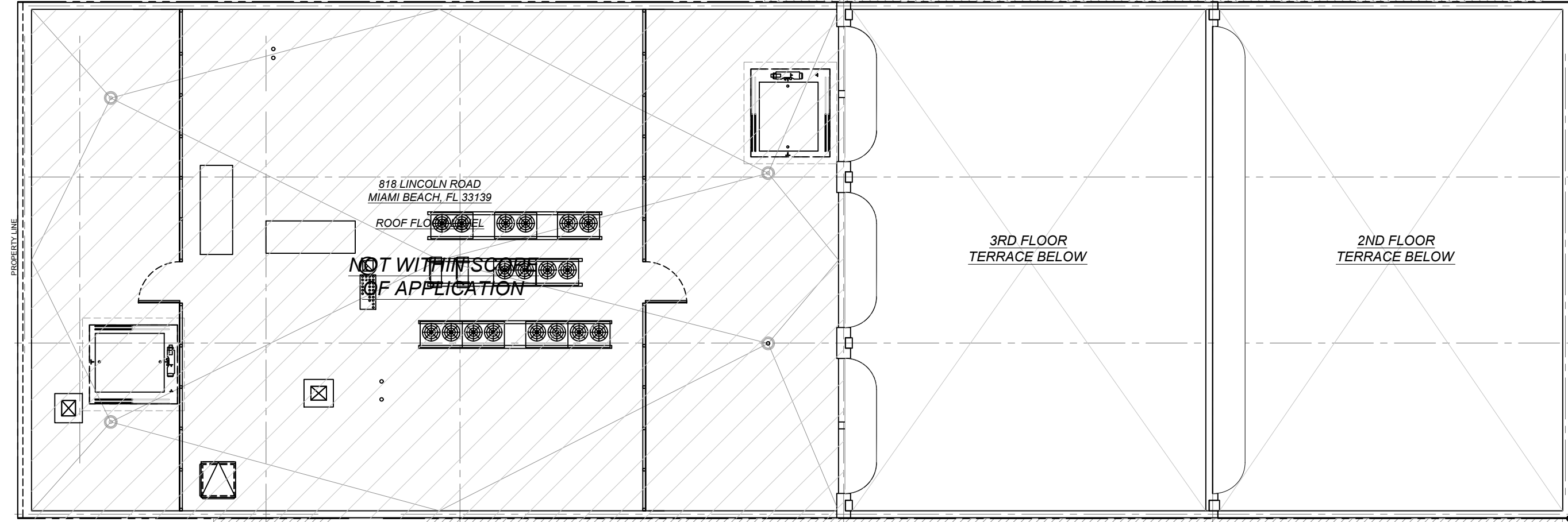
PROJECT NO: 2022-04 DRAWN BY: CAP/UPD

SCALE: AS SHOWN CHECKED BY: CAP/UPD

DATE: NOVEMBER 07, 2022

DRAWING TITLE:  
**EXISTING  
ROOF PLAN LEVEL**

SHEET NO.:  
**A1.04**



**1** **EXISTING ROOF FLOOR LEVEL**  
SCALE: 3/32"=1'-0"



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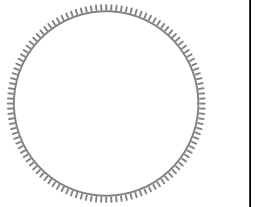
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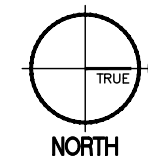
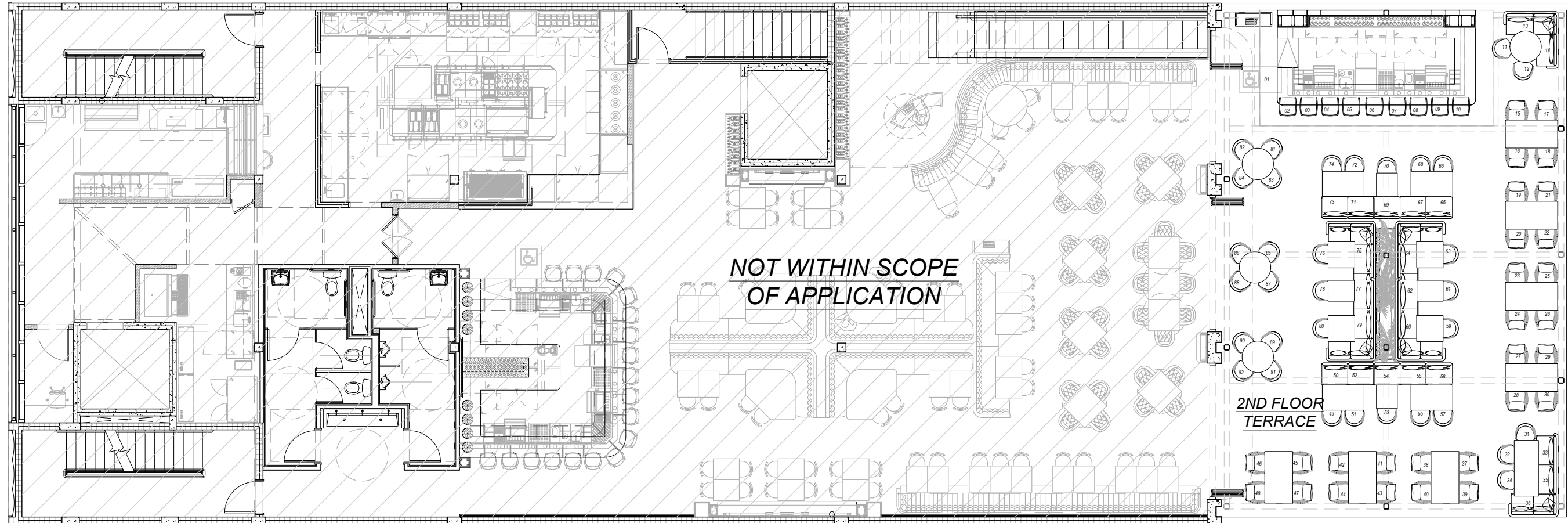
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PROJECT No: 2022-04 DRAWN BY: CAP/IPD  
SCALE: AS SHOWN CHECKED BY: CAP/IPD  
DATE: NOVEMBER 07, 2022

DRAWING TITLE:  
**PROPOSED SECOND FLOOR LEVEL**

SHEET NO.:  
**A2.01**

**2ND FLOOR LEVEL TERRACE SEATS**  
92 SEATS (ADA 5 SEATS)



**1 PROPOSED SECOND FLOOR LEVEL**  
SCALE 3/32"=1'-0"

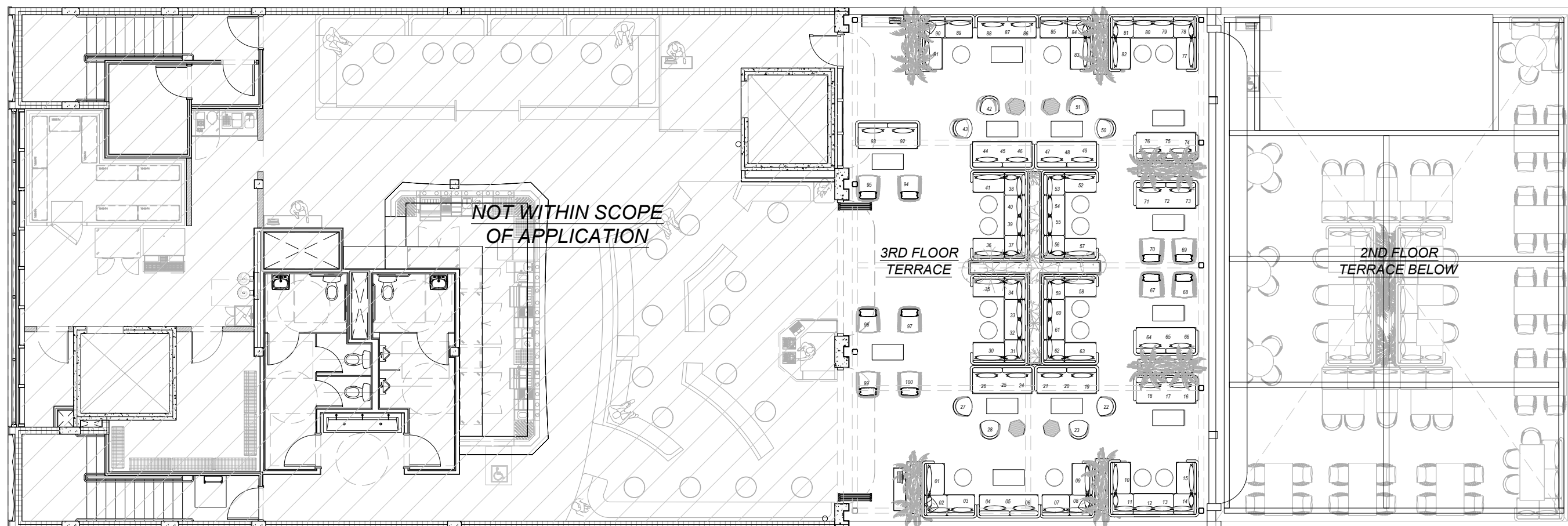
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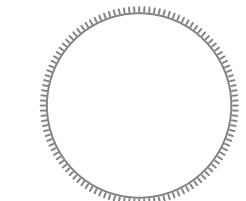
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**HOSPITALITY, LLC**

**3RD FLOOR LEVEL TERRACE SEATS**  
100 SEATS (ADA 5 SEATS)



REVISIONS

ISSUE	ISSUE DATE/FOR



Drew Tucker, Architect  
L.C. # AR98386

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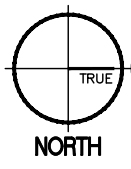
PROJECT No: 2022-04  
DRAWN BY: CAPUIPD

SCALE: AS SHOWN  
CHECKED BY: CAPUIPD

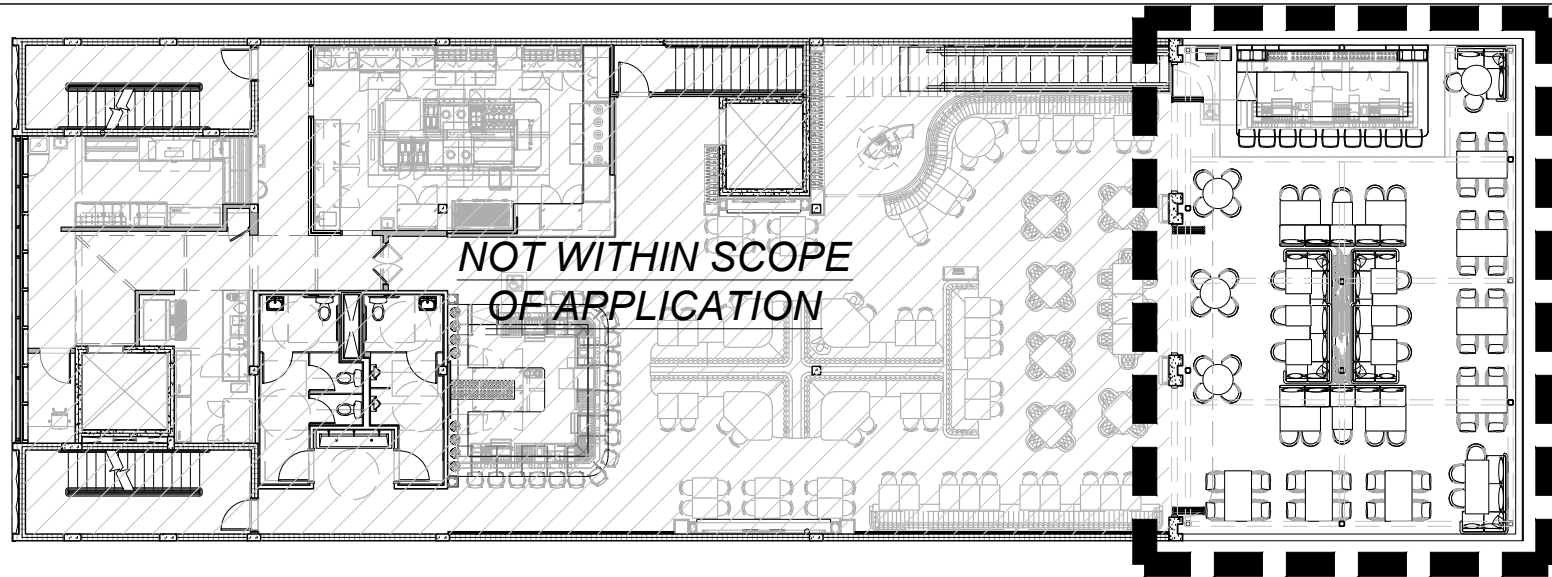
DATE: NOVEMBER 07, 2022

DRAWING TITLE:  
PROPOSED THIRD FLOOR LEVEL

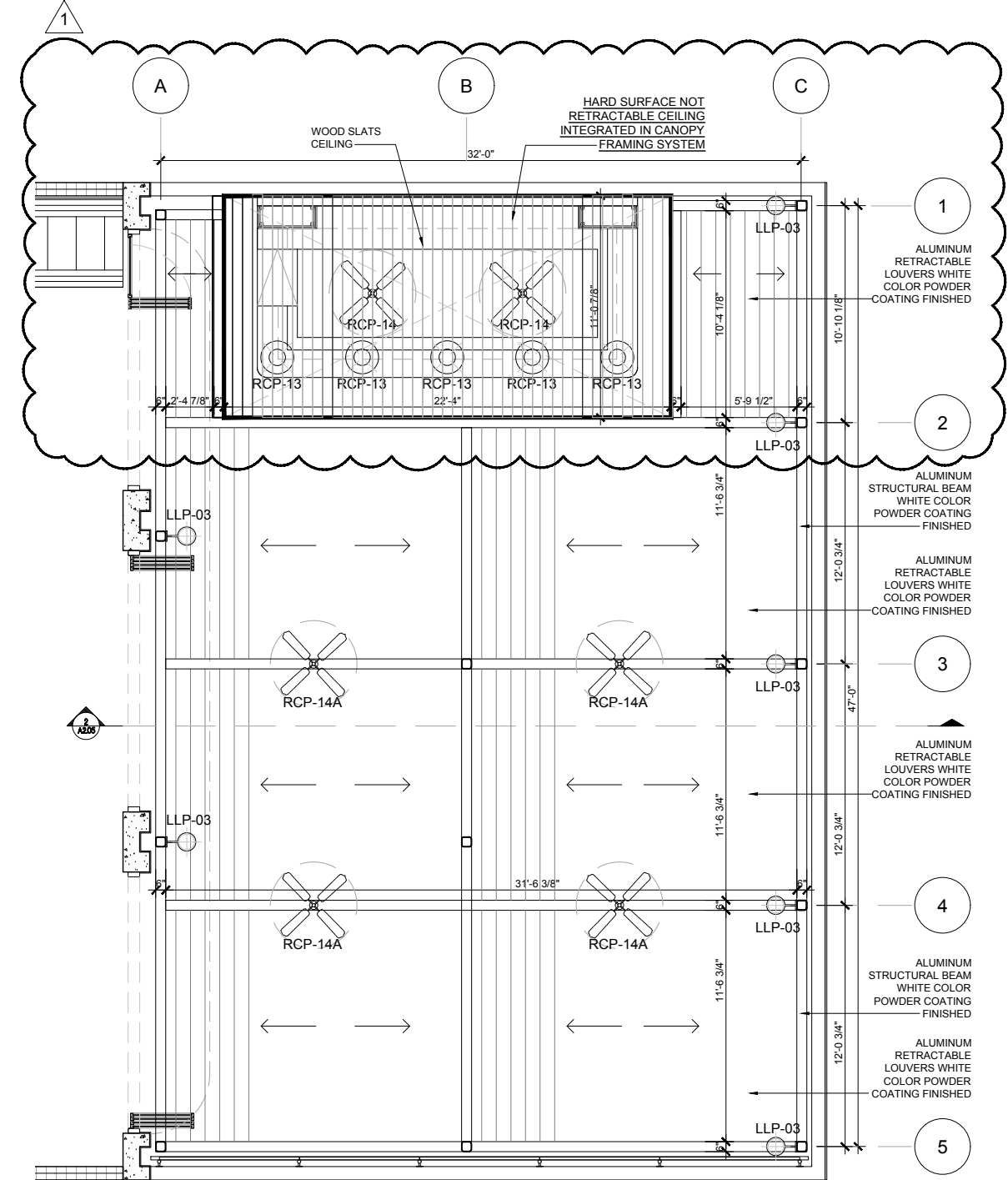
SHEET NO.:  
**A2.02**



**1** PROPOSED THIRD FLOOR LEVEL  
SCALE 3/32" = 1'-0"



**1 2ND FLOOR LEVEL-KEY PLAN**  
SCALE N.T.S



**2 RCP TRELLIS SYSTEM**  
SCALE 1/8" = 1'-0"  
NORTH

**RCP-LLP TERRACE LIGHTING SCHEDULE**

SYMBOL	TAG	TYPE	QUANTITY	DESCRIPTION	SYMBOL	TAG	TYPE	QUANTITY	DESCRIPTION
	LLP-03	OUTDOOR SCONCE	14	FLOS LIGHTING-OUTDOOR WALL SCONCE BRASS W/ WHITE SHADE 7.9W x 8.5H x 11" D 1 x JCD/ C9/5 W/ 120V LED/ 2700k MAX		RCP-14	OUTDOOR FAN W/ LIGHT	02	MODERN FORMS- ZEPHYR DC CEILING FAN W/ LIGHT-DISTRESSED KAO-MATTE BLACK 52 W x 14" H 1 X LED /20WATTS/ 120 V LED
	RCP-13	OUTDOOR PENDANT LAMP	05	ZANEEN LIGHTING-RALPH OUTDOOR PENDANT- 19.75" W x 13.25" H BROWN METALIZED SHADE 1 x LED A19/8WATTS/ 120 VOLT		RCP-14A	OUTDOOR FAN	10	MODERN FORMS- ZEPHYR DC CEILING FAN DISTRESSED KAO-MATTE BLACK 52 W x 14" H 1 X LED /20WATTS/ 120 V LED

**GENERAL NOTES:**

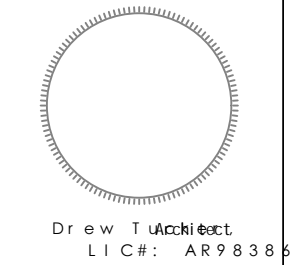
- ALL LIGHTING FIXTURES COLOR AND BULB SPECIFIC
- ALL DECORATIVE AND ARCHITECTURAL LIGHTING TYPES SHOULD BE DIMMABLE
- ALL LIGHTING TO BE WARMEST COLOR TEMP. POSSIBLE (2700 K MAX)
- ALL LINEAR LIGHTING TO PROVIDE A CONTINUOUS EVEN GLOW W/NO "SPOT REFLECTIONS" ON ADJ. SURFACES, TYP.
- G.C SHALL VERIFY ON SITE DIMENSIONS PRIOR STARTING ANY WORK.
- ANY CHANGES OR MODIFICATIONS SHALL BE NOTIFIED AND APPROVED BY JPC.
- G.C TO COORDINATE WITH MEP, ID DRAWINGS AND FIRE PROTECTION, ALL DROPPED FIXTURES.

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office 305.209.95  
www.drewtucker.com

PROJECT:  
**ORO RESTAURANT  
ELIXIR LOUNGE**  
818 LINCOLN RD  
MIAMI BEACH, FL 33139  
OWNER:  
**GOLDEN ERA  
HOSPITALITY, LLC**

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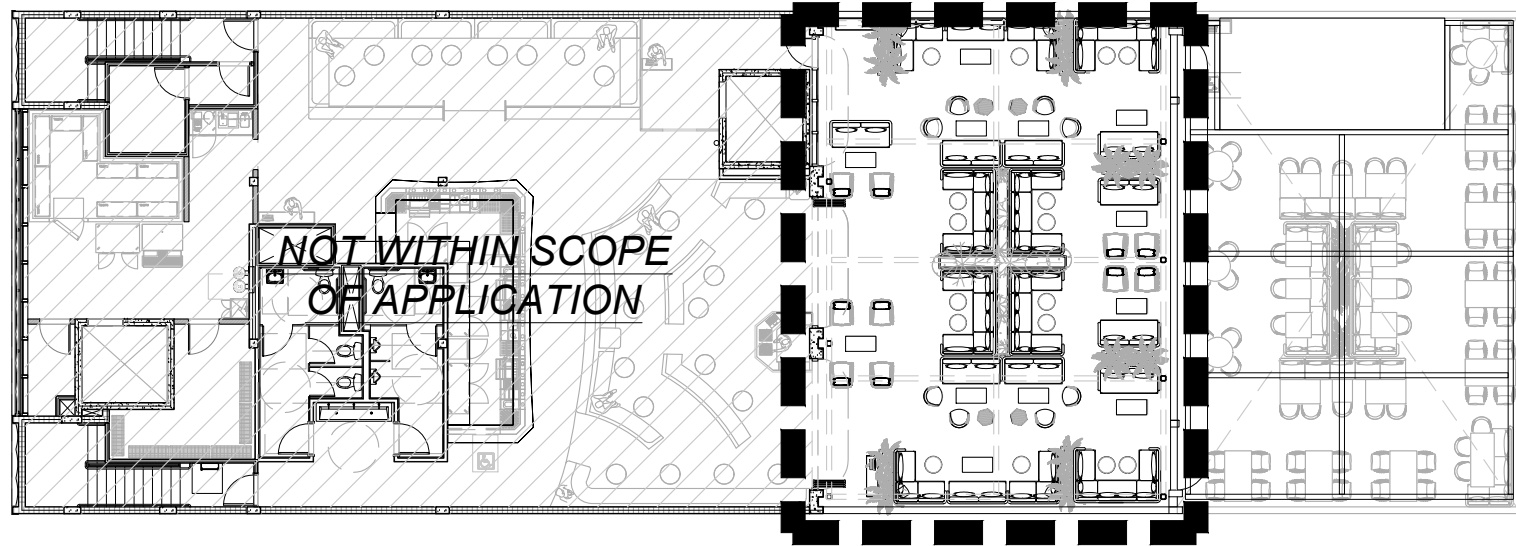


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DATE: NOVEMBER 07, 2022

DRAWING TITLE:  
**RETRACTABLE LOUVERED  
TRELLIS SYSTEM (2ND  
FLOOR LEVEL)**

SHEET NO.:  
**A2.03**



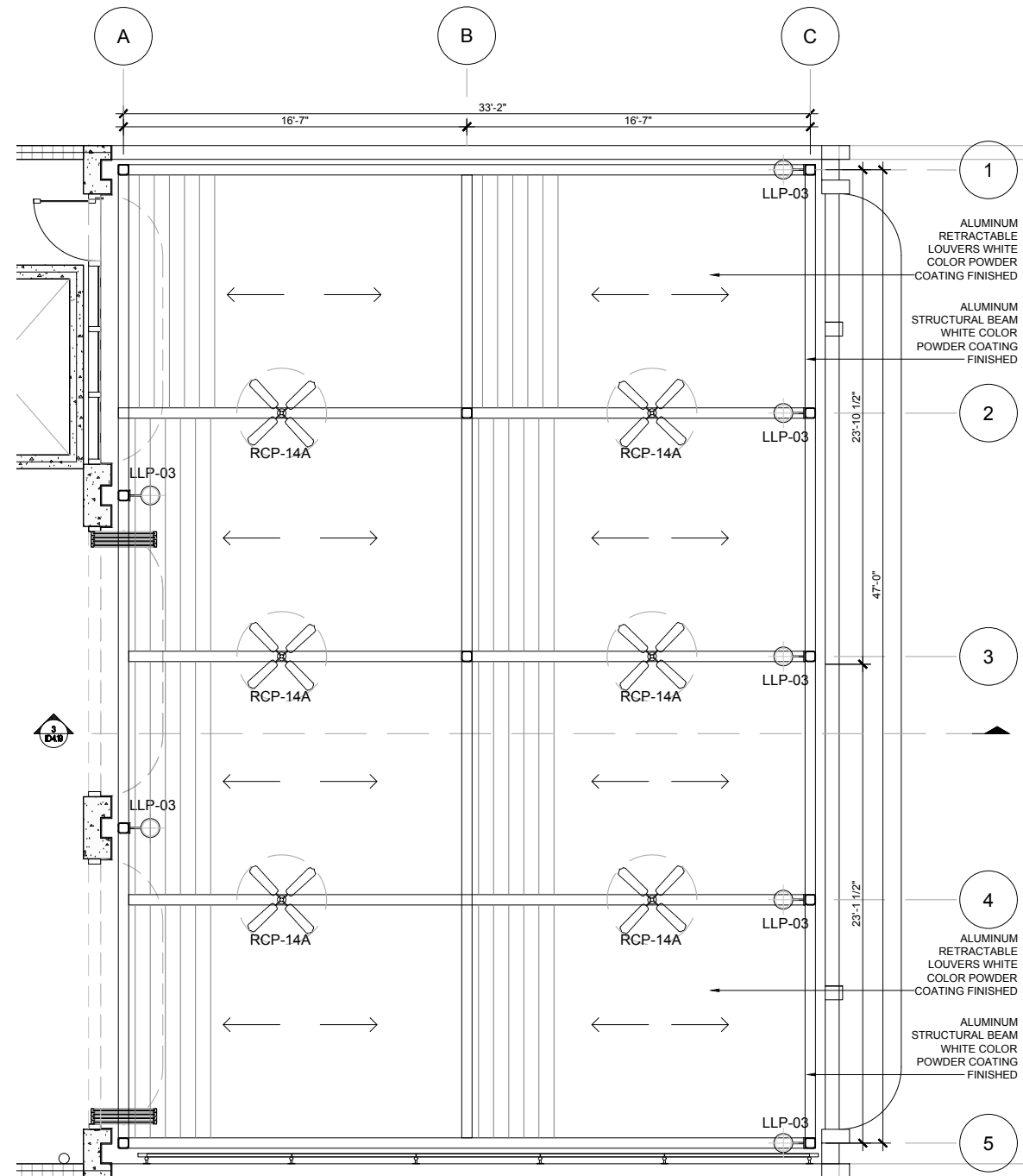
**1 3RD FLOOR LEVEL-KEY PLAN**  
SCALE N.T.S

**RCP-LLP TERRACE LIGHTING SCHEDULE**

SYMBOL	TAG	TYPE	QUANTITY	DESCRIPTION	SYMBOL	TAG	TYPE	QUANTITY	DESCRIPTION
	LLP-03	OUTDOOR SCONCE	14	FLOS LIGHTING-OUTDOOR WALL SCONCE BRASS W/ WHITE SHADE 7.9W x 8.5H x 11" D 1 x JCD/ C9/5 W/ 120V LED/ 2700k MAX		RCP-14	OUTDOOR FAN W/ LIGHT	02	MODERN FORMS- ZEPHYR DC CEILING FAN W/ LIGHT-DISTRESSED KAO-MATTE BLACK 52 W x 14" H 1 X LED /20WATTS/ 120 V LED
	RCP-13	OUTDOOR PENDANT LAMP	05	ZANEEN LIGHTING-RALPH OUTDOOR PENDANT- 19.75" W x 13.25" H BROWN METALIZED SHADE 1 x LED A19/8WATTS/ 120 VOLT		RCP-14A	OUTDOOR FAN	10	MODERN FORMS- ZEPHYR DC CEILING FAN DISTRESSED KAO-MATTE BLACK 52 W x 14" H 1 X LED /20WATTS/ 120 V LED

**GENERAL NOTES:**

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- ALL DECORATIVE AND ARCHITECTURAL LIGHTING TYPES SHOULD BE DIMMABLE
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- G.C TO COORDINATE WITH MEP, ID DRAWINGS AND FIRE PROTECTION,ALL DROPPED FIXTURES.



**2 RCP TRELLIS SYSTEM**  
SCALE 1/8"=1'-0"  
NORTH

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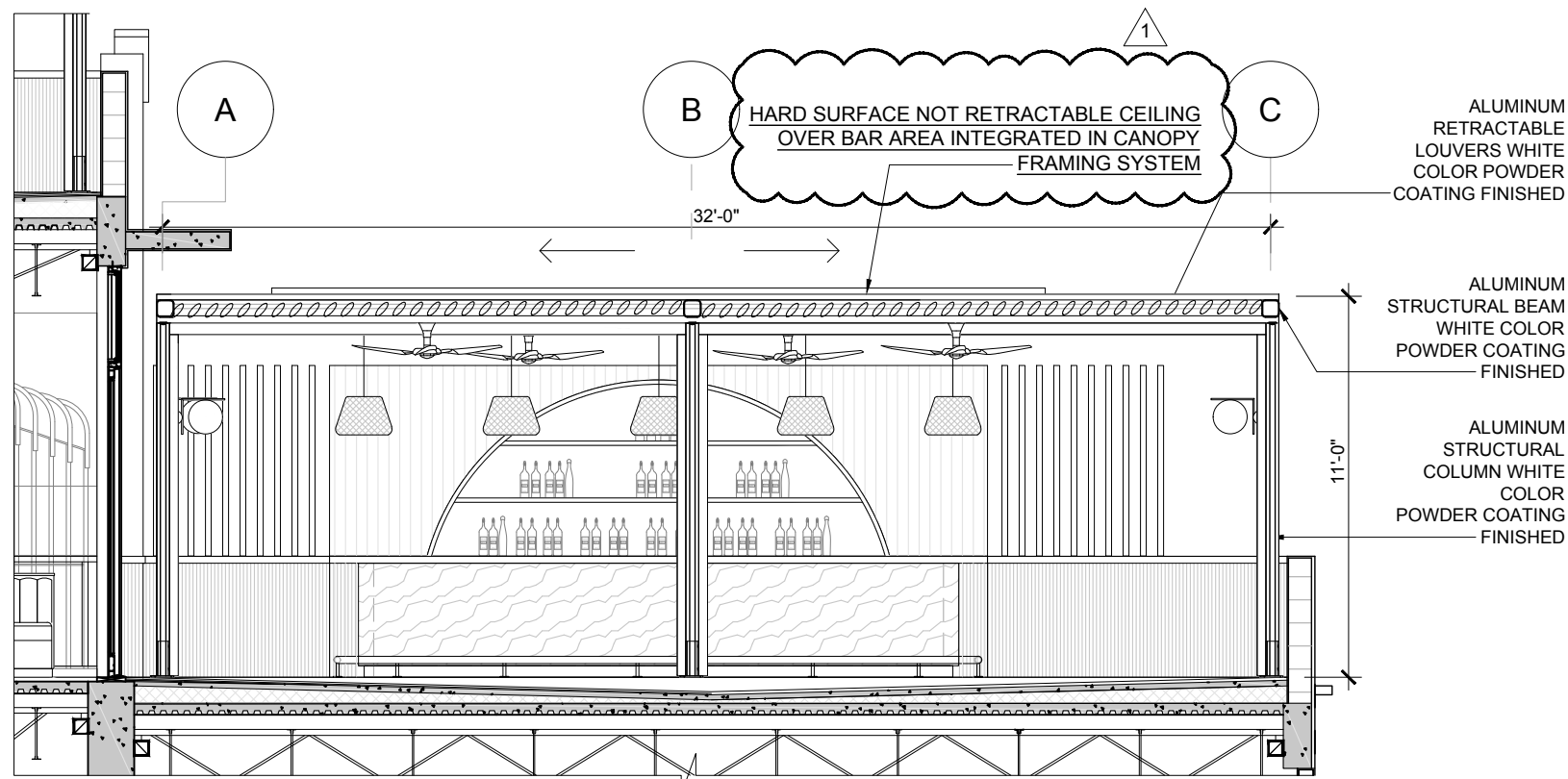
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LIC #: AR98386

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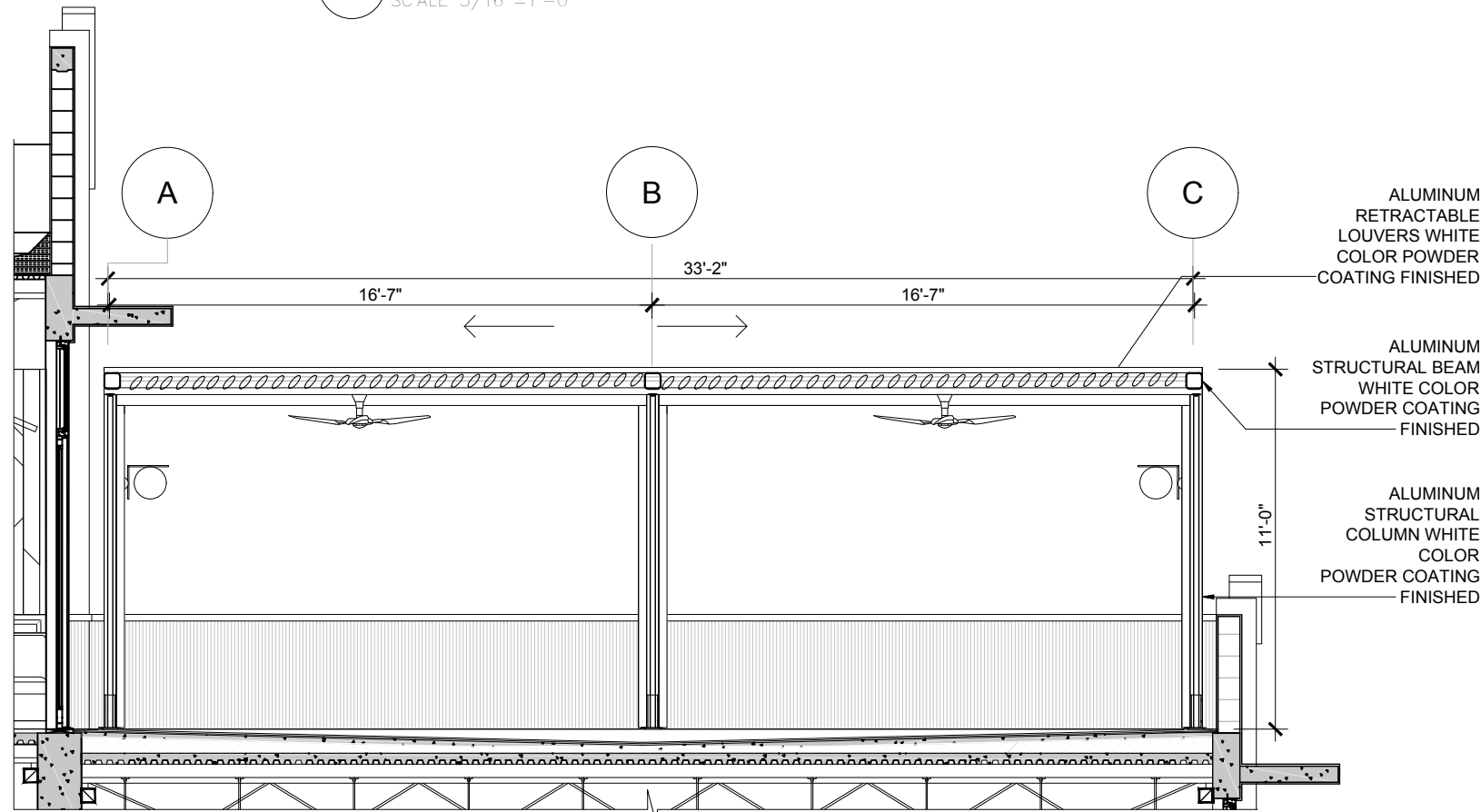
PROJECT No: 2022-04 DRAWN BY: CAP/UPD  
SCALE: AS SHOWN CHECKED BY: CAP/UPD  
DATE: NOVEMBER 07, 2022

DRAWING TITLE:  
**RETRACTABLE LOUVERED TRELLIS SYSTEM (3RD FLOOR LEVEL)**

SHEET NO.:  
**A2.04**



1 2ND FLOOR-TRELLIS SYSTEM TYPICAL SECTION  
SCALE 3/16"=1'-0"



3 3RD FLOOR-TRELLIS SYSTEM TYPICAL SECTION  
SCALE 3/16"=1'-0"



2 2ND FLOOR-TRELLIS SYSTEM-CONCEPT IMAGE  
SCALE N.T.S



4 3RD FLOOR-TRELLIS SYSTEM-CONCEPT IMAGE  
SCALE N.T.S

ARCHITECT OF RECORD:

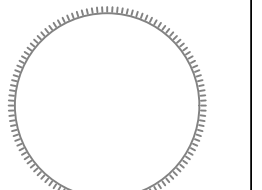
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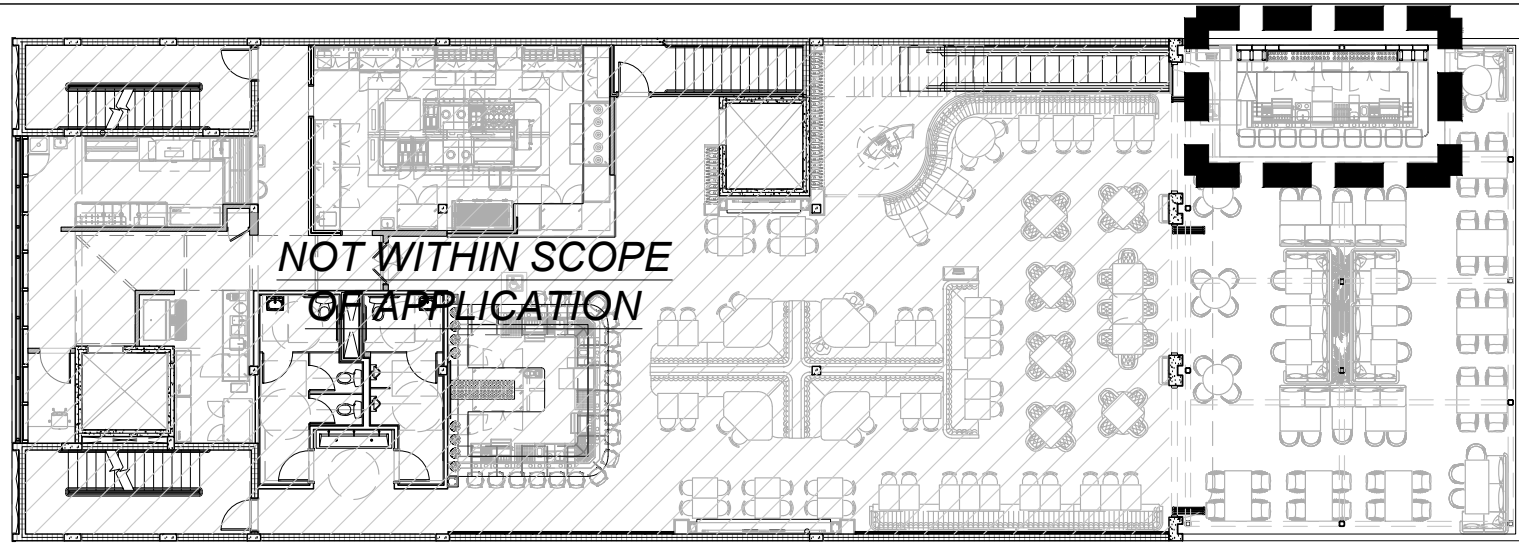
  
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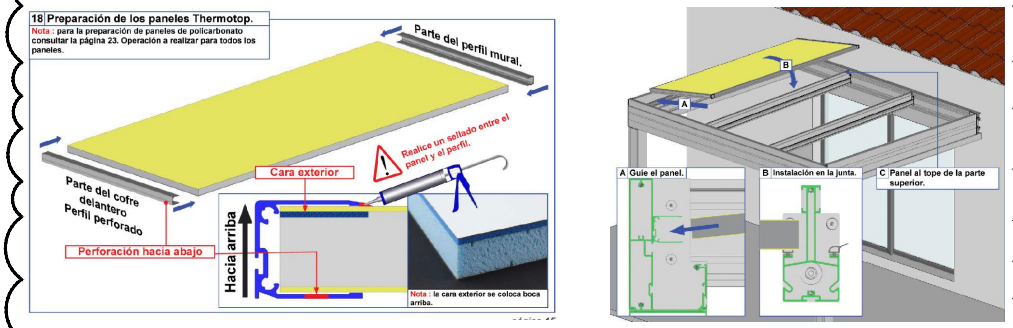
PROJECT No: 2022-04 DRAWN BY: CAP/UPD  
SCALE: AS SHOWN CHECKED BY: CAP/UPD  
DATE: NOVEMBER 07, 2022

DRAWING TITLE:  
RETRACTABLE LOUVERED  
TRELLIS SYSTEM  
SECTIONS & CONCEPT  
IMAGES

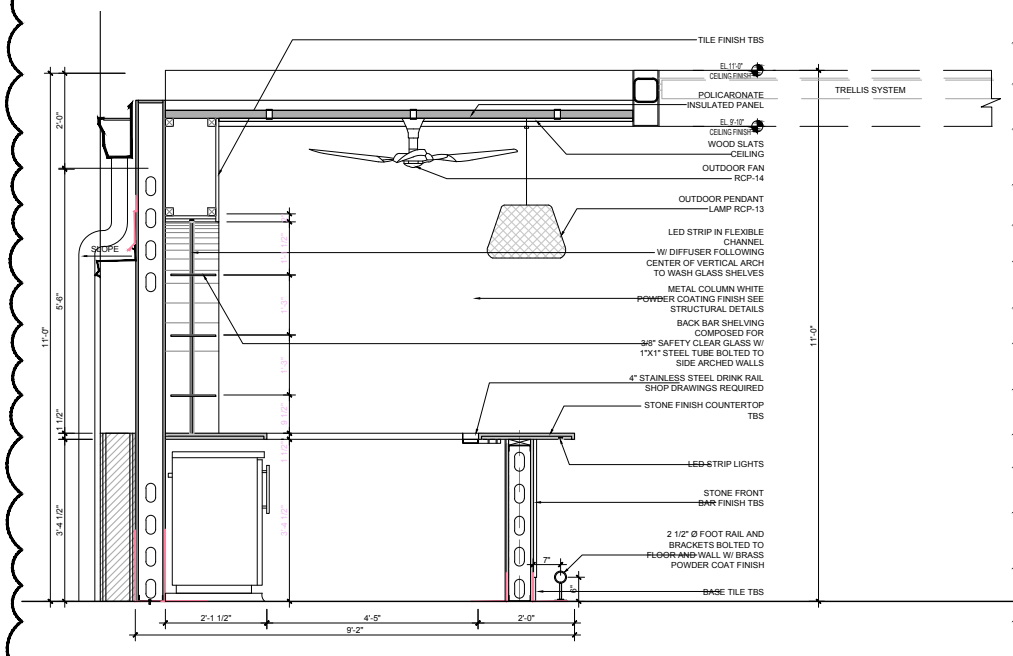
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**A2.05**



1 2ND FLOOR LEVEL-KEY PLAN  
SCALE: N.T.S.



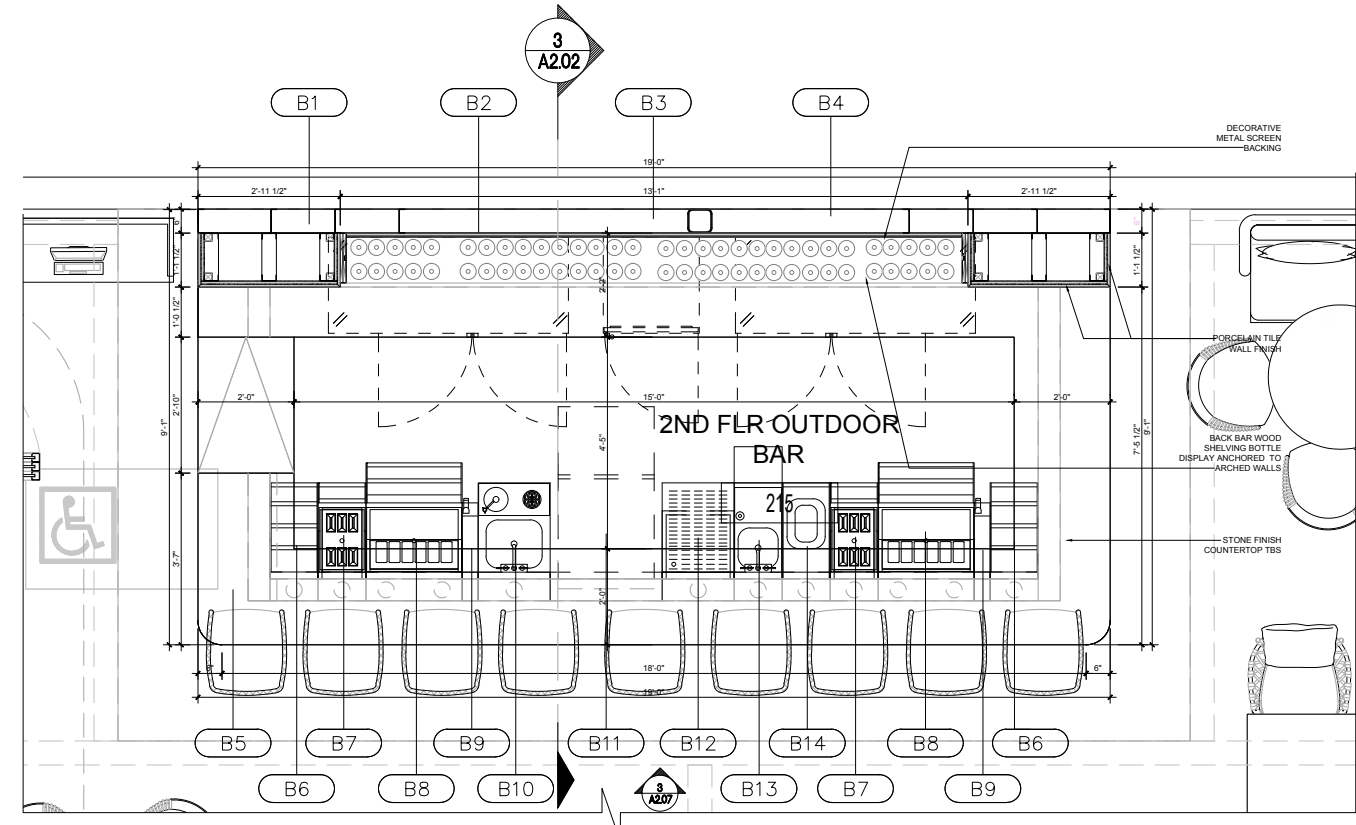
4 BAR ROOF DETAILS  
SCALE: N.T.S.



3 SECTION  
SCALE: 1/4" = 1'-0"

2ND FLOOR OUTDOOR BAR EQUIPMENT SCHEDULE

Item Number	Qty	Description	Comments
B1	1	Back Bar Counter	Millwork By G.C
B2	1	Back Bar Cooler	
B3	1	Mug Freezer	
B4	1	Back Bar Cooler	
B5	1	Front Bar Counter	Millwork By G.C
B6	2	Liquor Display	
B7	2	Underbar Ice Bin	
B8	2	Ice Bin	
B9	2	Soda Gun Holder	
B10	1	Mixology Station	
B11	1	Warewasher, Undercounter, High Temp	
B12	1	Storage Cabinet	
B13	1	Soap & Towel Hand Sink	
B14	1	Trash Station	



2 FLOOR PLAN  
SCALE: 1/4" = 1'-0"

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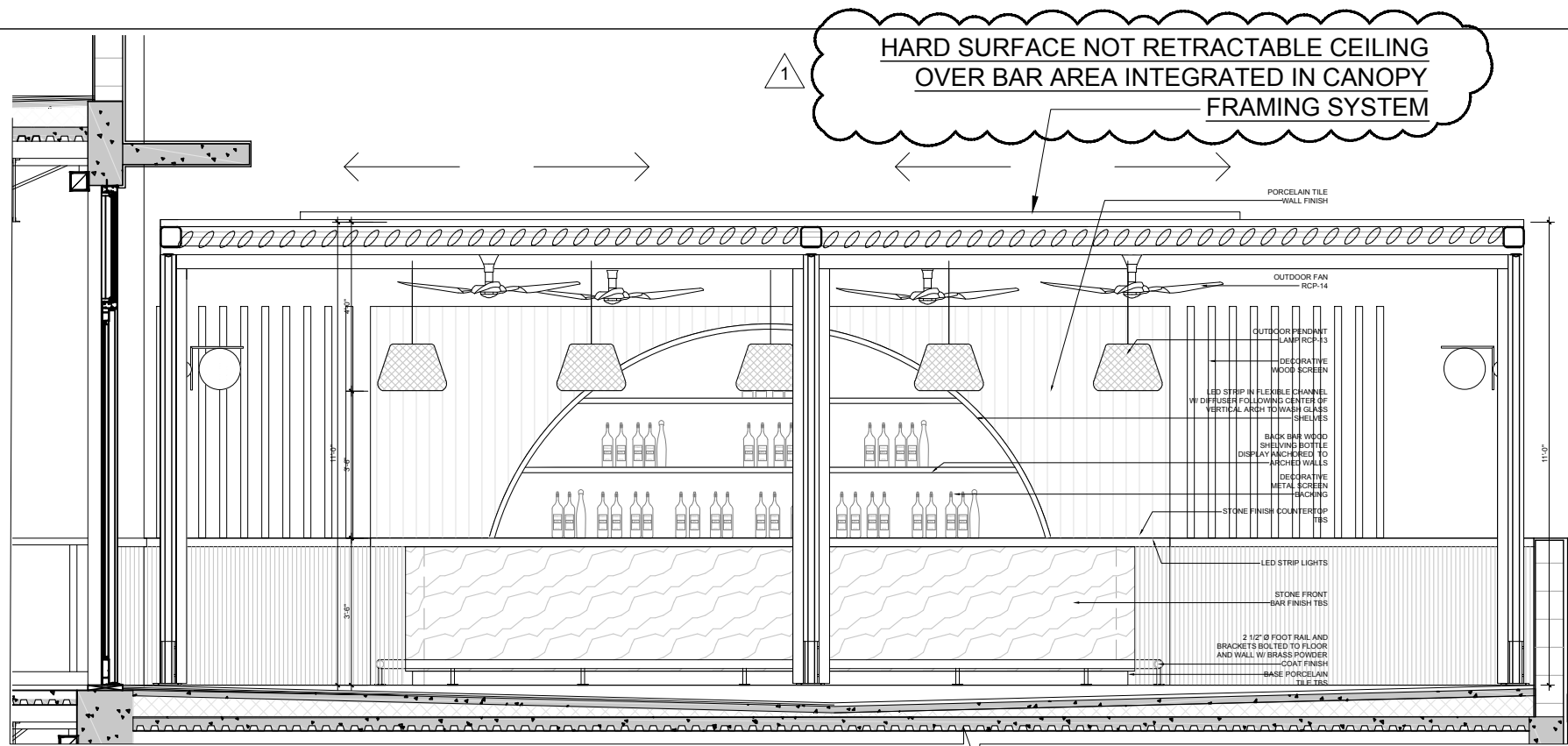
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SCALE: AS SHOWN  
DATE: NOVEMBER 07, 2022

DRAWN BY: CAPUI/PD  
CHECKED BY: CAPUI/PD

DRAWING TITLE:  
**OUTDOOR BAR (2ND FLOOR LEVEL)**

SHEET NO.:  
**A2.06**



**1 FRONT ELEVATION**  
SCALE 1/4" = 1'-0"



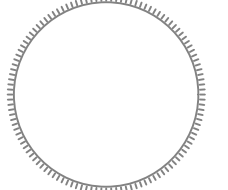
**2 OUTDOOR BAR-CONCEPT IDEA**  
SCALE N.T.S.

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DATE: NOVEMBER 07, 2022

DRAWING TITLE:  
**OUTDOOR BAR ELEVATION  
& CONCEPT IDEA (2ND  
FLOOR LEVEL)**

SHEET NO.:  
**A2.06.1**



**LED LIGHTNING KIT - 24V**

- Remote control
- Environment light projection
- Intensity variation
- White light 3500°k

**TELCO PISTON**

- 2500 N push
- 200 MM course
- Protection index of IP44
- Feeding tension 24 VDC
- Remote control



**TELCO AUTOMATIZATION**

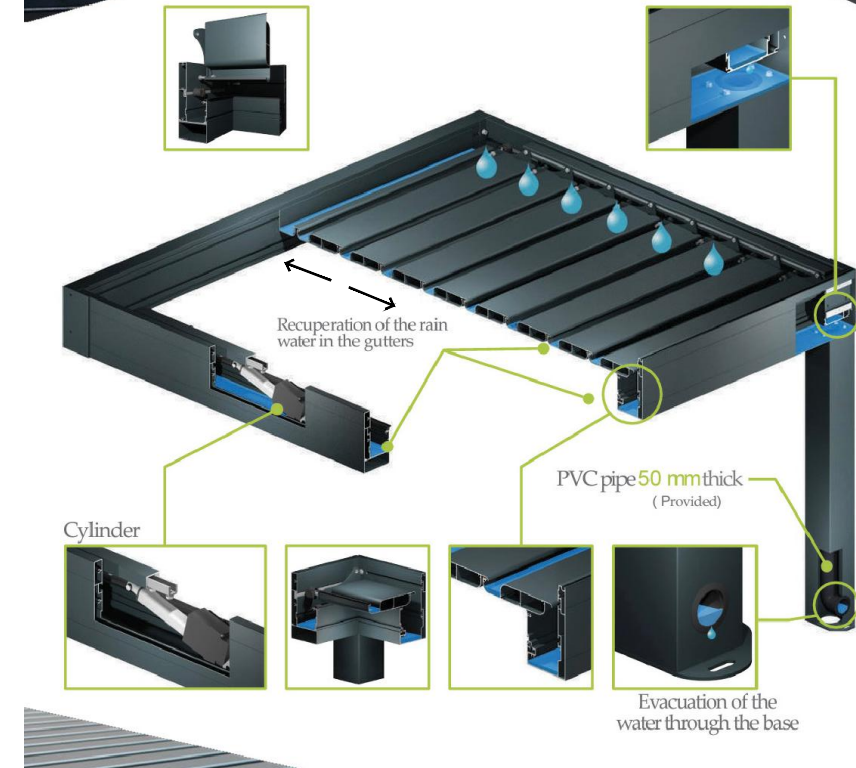
- Automatic open and close
- Preprogrammed sheet position
- Clarity intensity adjustment



**2 ILLUMINATION**  
SCALE N.T.S



100% SEALED SYSTEM

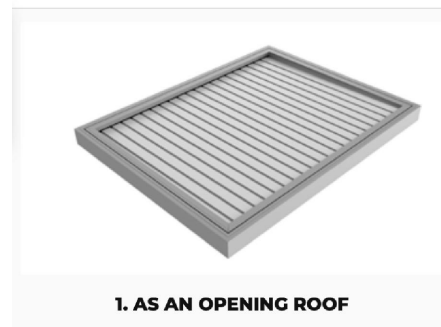


**1 WATER EVACUATION**  
SCALE N.T.S

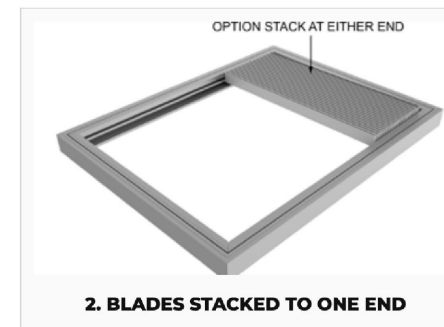


**Key Features**

- Blades open and rotate up to 135 degrees when used as an overhead opening roof system
- Retract Roof: Roof blades stacks neatly away leaving approximately 75% open space to enjoy the sky above
- Extend Back: Bring the roof blades back in place when shelter is required
- Louvretec also has a Retractable Sun Louvre system where the louvres retract back when not required.



**1. AS AN OPENING ROOF**



**2. BLADES STACKED TO ONE END**



**3. BLADES STACKED HALF TO EACH END**

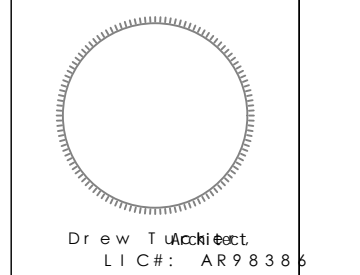
**3 RETRACTABLE LOUVER**  
SCALE N.T.S

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OWNER:  
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HOSPITALITY, LLC**

**REVISIONS**

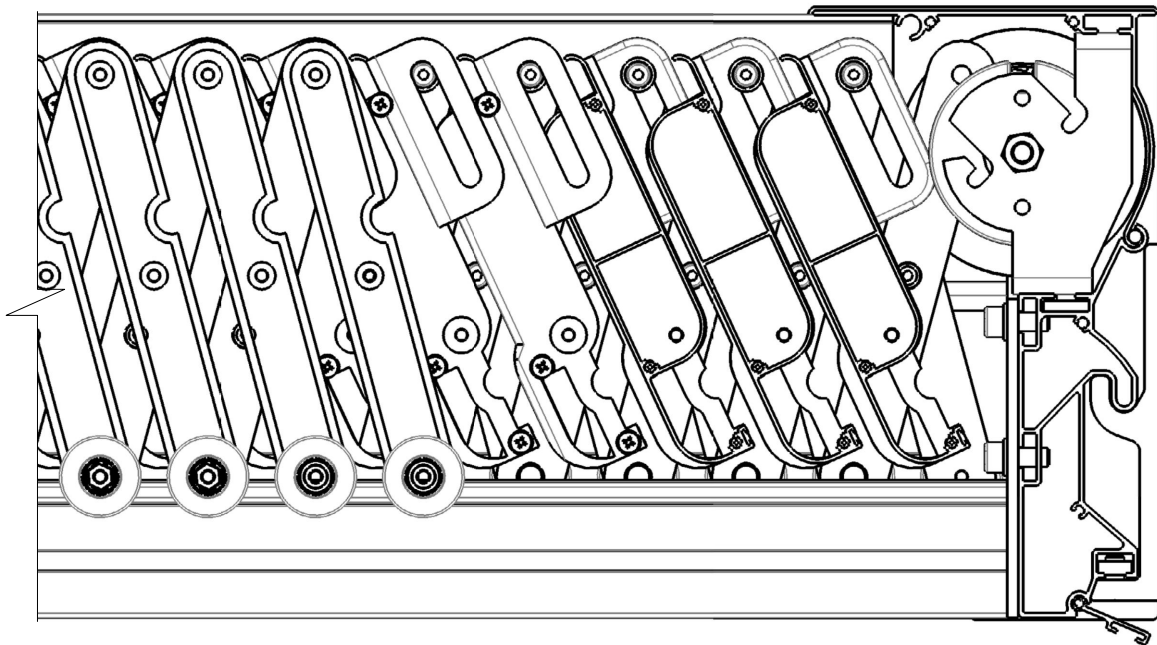
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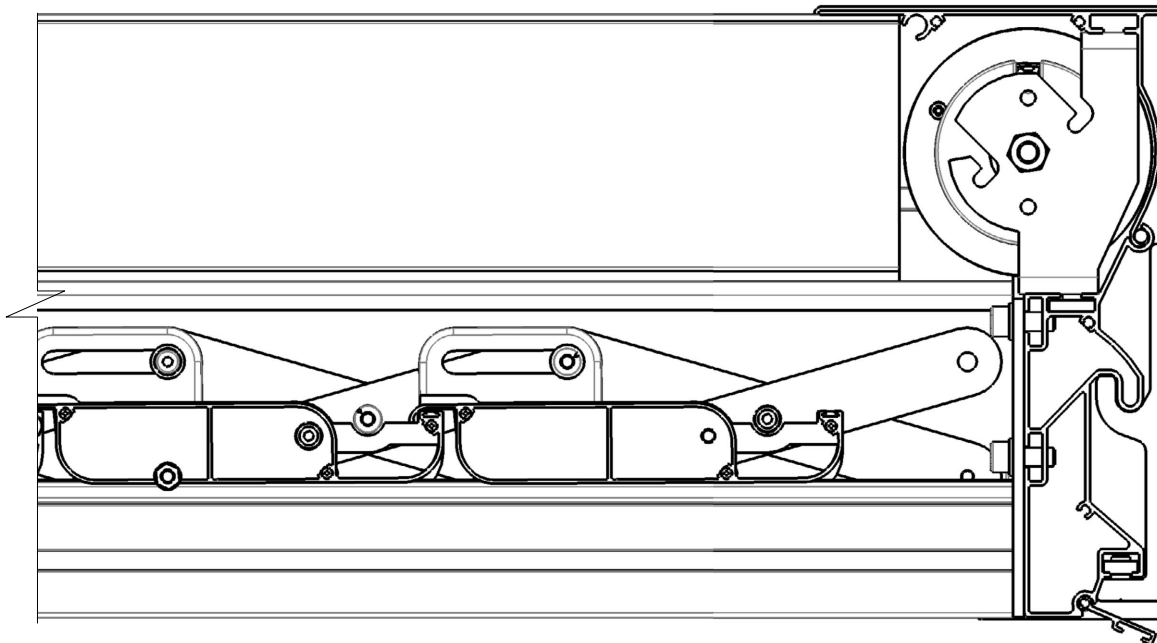
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DATE: NOVEMBER 07, 2022  
DRAWING TITLE:  
**RETRACTABLE LOUVERED SYSTEM**  
SHEET NO.:  
**A2.07**

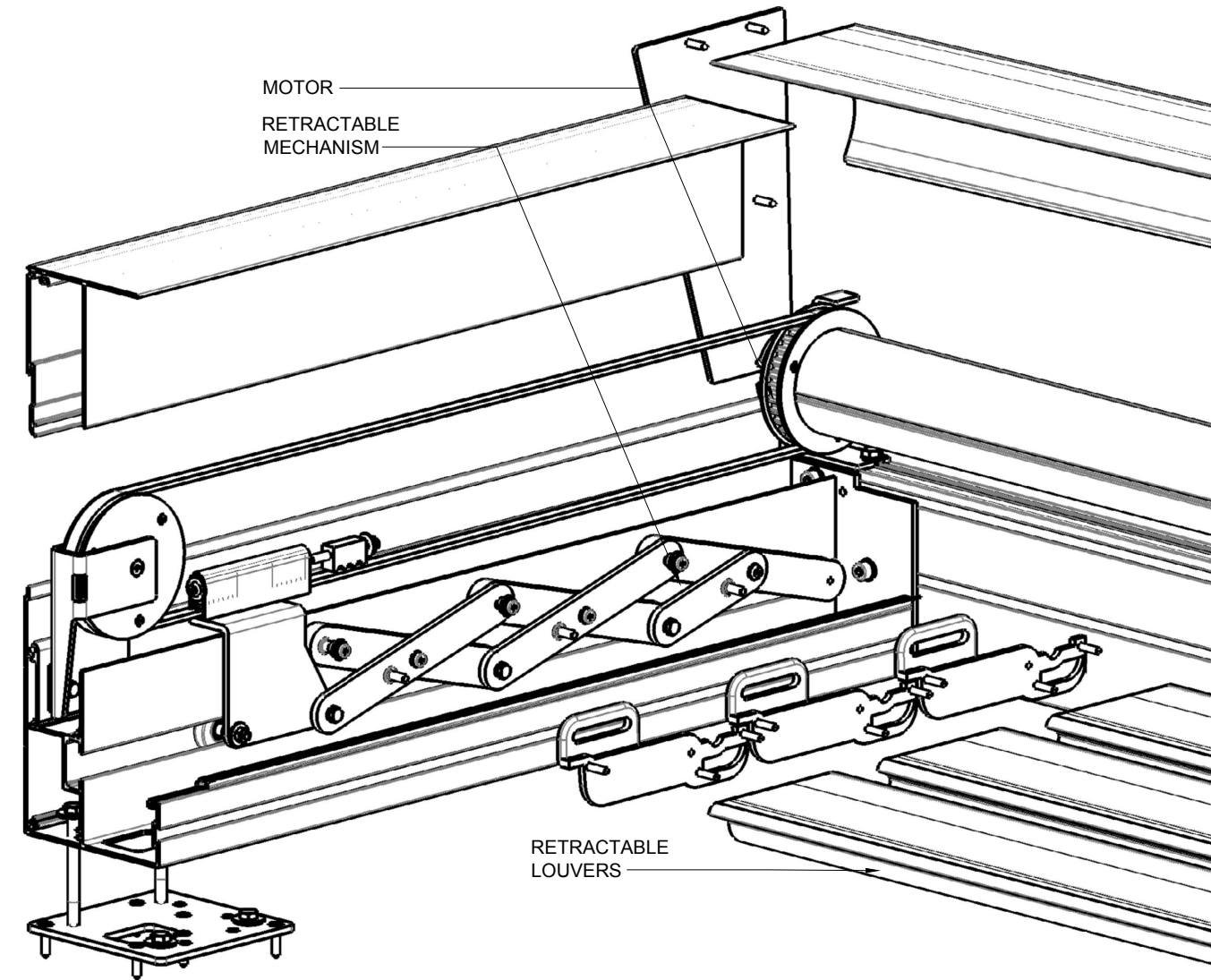




**3 SECTION DETAIL**  
SCALE: N.T.S.



**2 SECTION DETAIL**  
SCALE: N.T.S.



**1 ASSEMBLY DETAIL**  
SCALE: N.T.S.

MOTOR  
RETRACTABLE  
MECHANISM

RETRACTABLE  
LOUVERS

ARCHITECT OF RECORD:

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PROJECT:

**ORO RESTAURANT**

**ELIXIR LOUNGE**

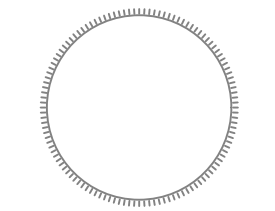
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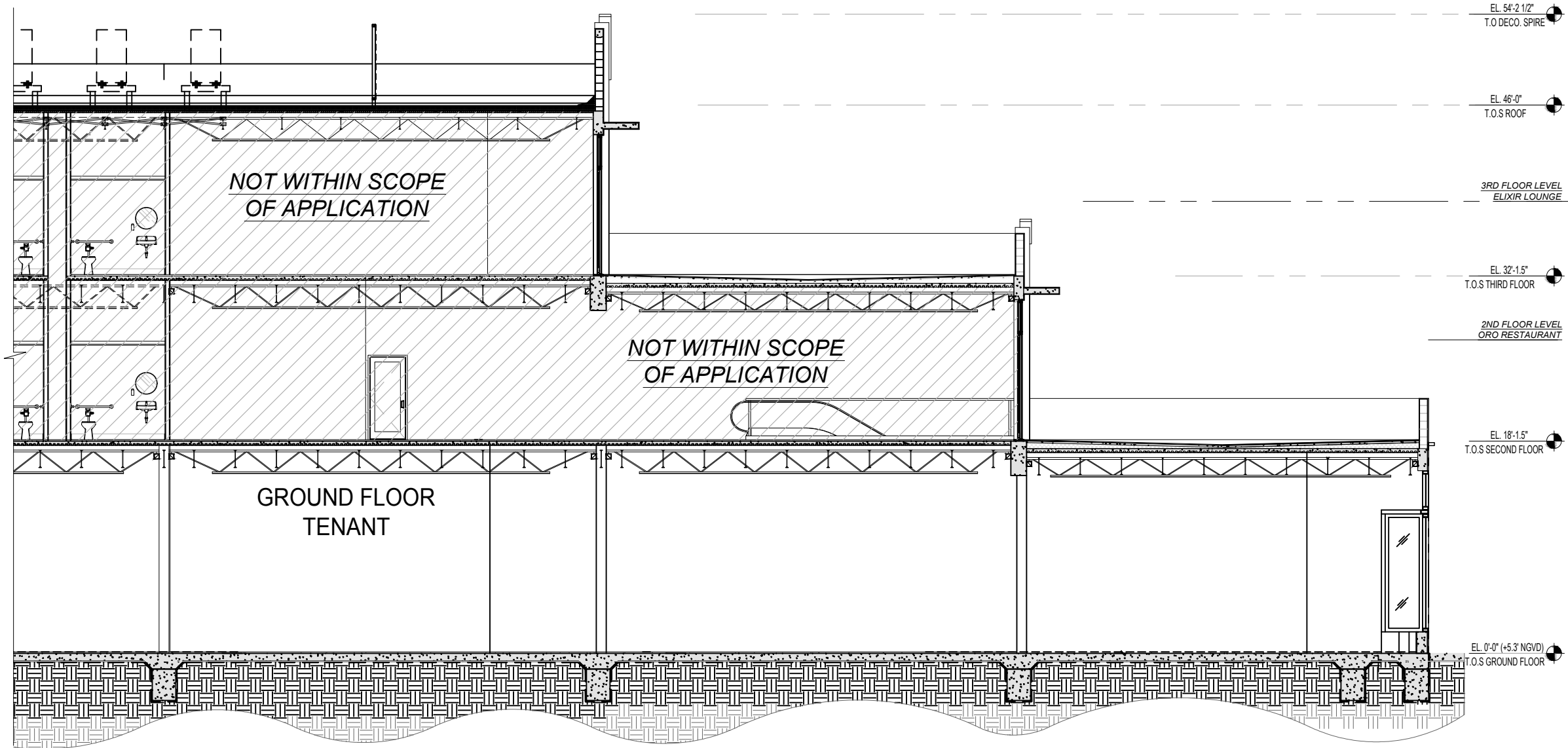
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DRAWING TITLE:

RETRACTABLE LOUVERED  
SYSTEM DETAILS

SHEET NO.:

**A2.07.1**



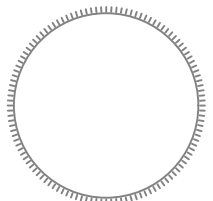
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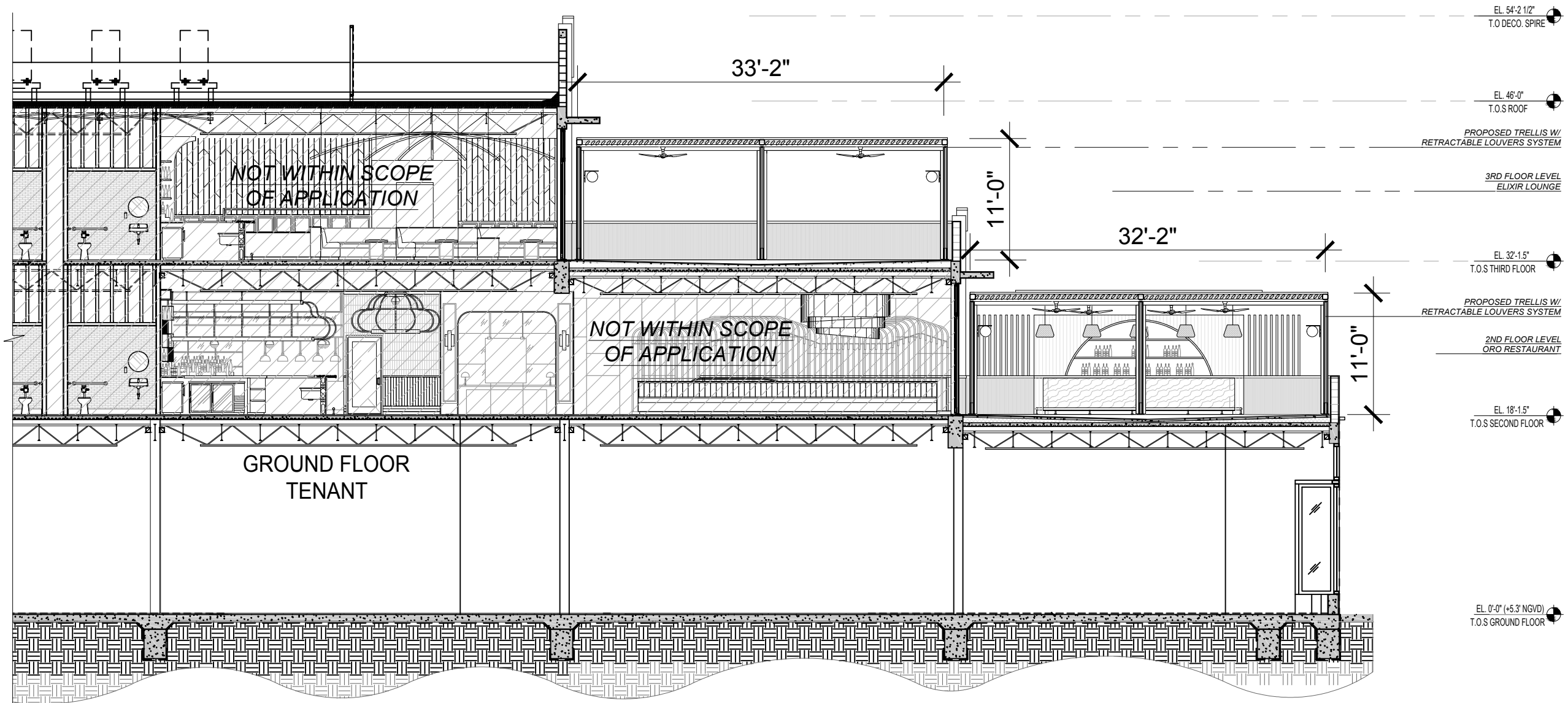
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DRAWING TITLE:  
**EXISTING SECTIONS**

SHEET NO.:  
**A3.01**

**1 EXISTING SECTION**  
 SCALE 3/32" = 1'-0"



**1 PROPOSED SECTION**  
SCALE 3/32"=1'-0"

ARCHITECT OF RECORD:

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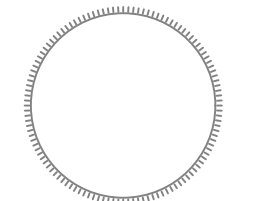
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DRAWING TITLE:  
PROPOSED SECTIONS

SHEET NO.:  
**A3.02**

ARCHITECT OF RECORD:

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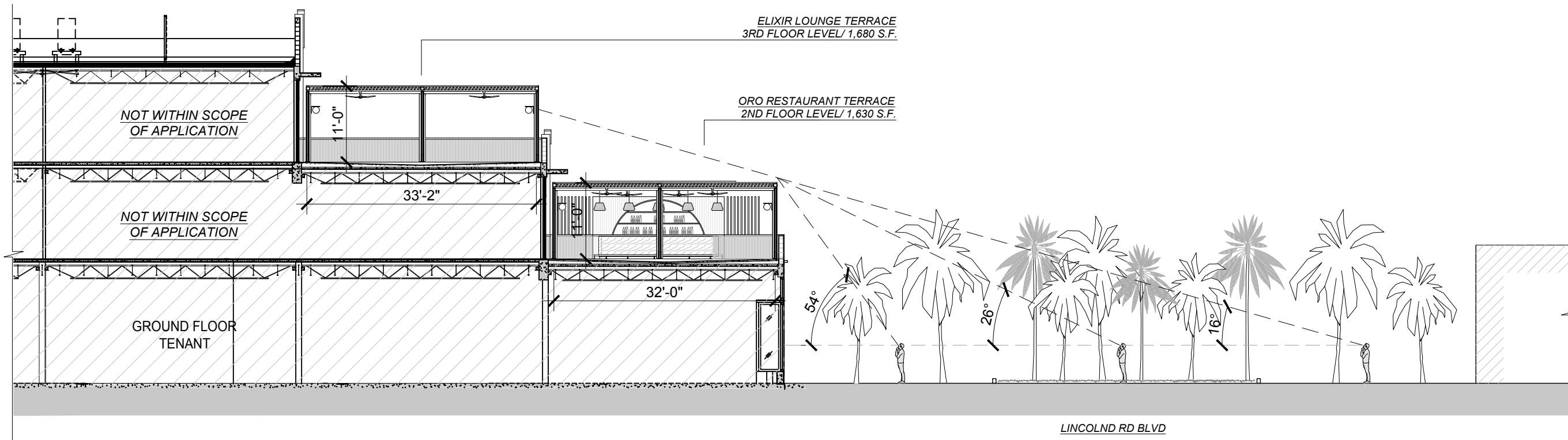
PROJECT:  
**ORO RESTAURANT  
ELIXIR LOUNGE**

818 LINCOLN RD  
MIAMI BEACH, FL 33139

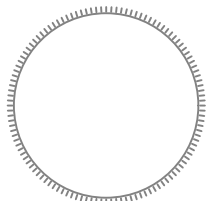
OWNER:  
**GOLDEN ERA  
HOSPITALITY, LLC**

REVISIONS

ISSUE	ISSUE DATE/FOR



1 PROPOSED SECTION  
SCALE 1/16"=1'-0"



Drew Tucker, Architect  
LIC#: AR98386

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PROJECT No: 2022-04 DRAWN BY: CAP/UPD

SCALE: AS SHOWN CHECKED BY: CAP/UPD

DATE: NOVEMBER 07, 2022

DRAWING TITLE:  
LINE OF SIGHT ANALYSIS

SHEET NO.:  
**A3.03**

ARCHITECT OF RECORD:

drewtuck

1345 Lincoln Rd P  
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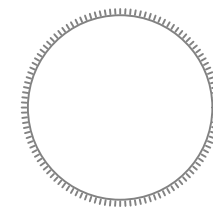
PROJECT:  
**ORO RESTAURANT**  
**ELIXIR LOUNGE**

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MIAMI BEACH, FL 33139

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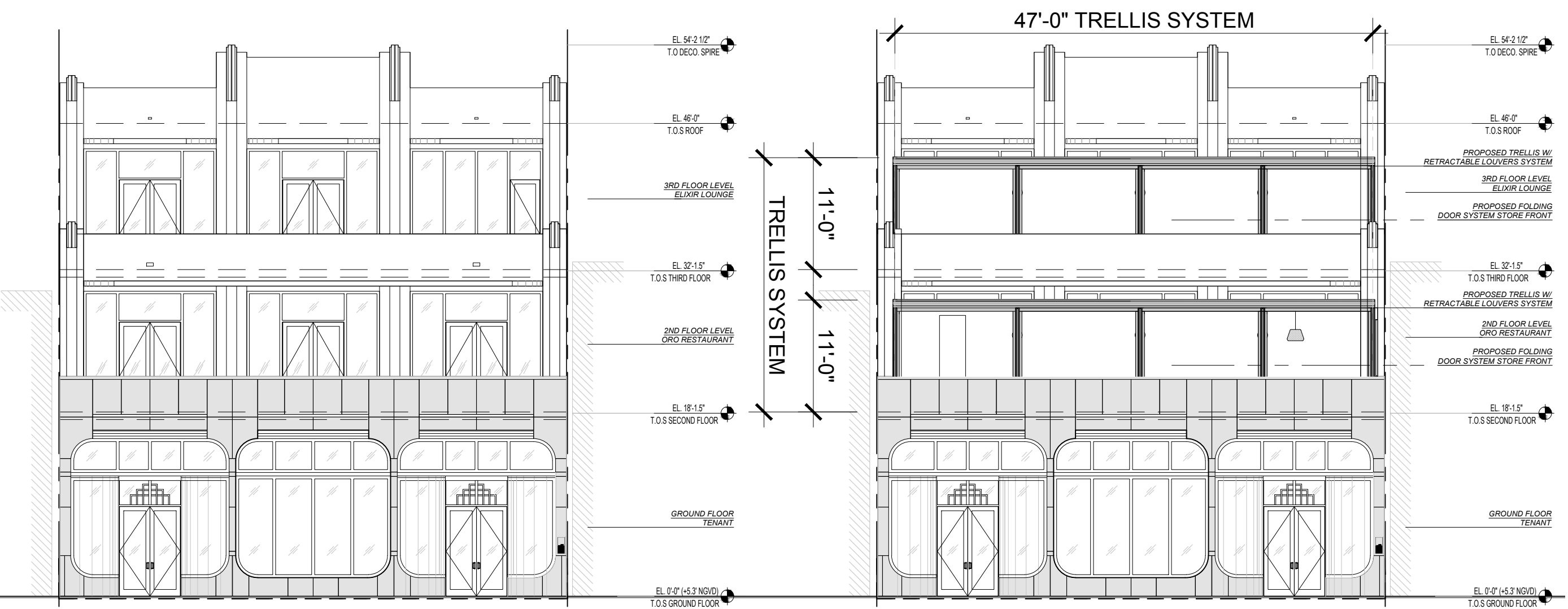
SCALE: AS SHOWN CHECKED BY: CAP/UPD

DATE: NOVEMBER 07, 2022

DRAWING TITLE:  
EXISTING & PROPOSED  
EXTERIOR ELEVATIONS

SHEET NO.:

A3.04



1 EXISTING EXTERIOR ELEVATION-NORTH  
SCALE 3/32" = 1'-0"

2 PROPOSED EXTERIOR ELEVATION-NORTH  
SCALE 3/32" = 1'-0"



1 818 LINCOLN RD. BUILDING  
NORTH FACADE



2 818 LINCOLN RD. BUILDING  
NORTH FACADE



3 818 LINCOLN RD. BUILDING  
NORTH FACADE



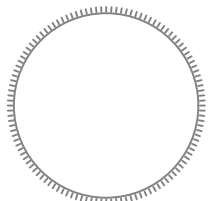
4 818 LINCOLN RD. BUILDING  
NORTH FACADE

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cell 520.891.0173  
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PROJECT:  
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ELIXIR LOUNGE**  
818 LINCOLN RD  
MIAMI BEACH, FL 33139  
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DATE: NOVEMBER 07, 2022  
DRAWING TITLE:

PICTURES  
NORTH FACADE

SHEET NO.:  
**A3.05**



1 818 LINCOLN RD. BUILDING  
2ND FLOOR LEVEL TERRACE



2 818 LINCOLN RD. BUILDING  
2ND FLOOR LEVEL TERRACE



3 818 LINCOLN RD. BUILDING  
2ND FLOOR LEVEL TERRACE



4 818 LINCOLN RD. BUILDING  
2ND FLOOR LEVEL TERRACE



5 818 LINCOLN RD. BUILDING  
2ND FLOOR LEVEL TERRACE

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PROJECT:

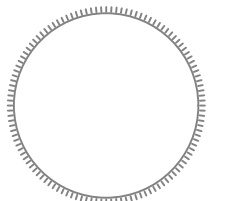
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MIAMI BEACH, FL 33139

OWNER:

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SCALE: AS SHOWN CHECKED BY: CAPUI/PD  
DATE: NOVEMBER 07, 2022

DRAWING TITLE:  
PICTURES  
2ND FLOOR LEVEL  
TERRACE

SHEET NO.:  
**A3.06**



1 818 LINCOLN RD. BUILDING  
3RD FLOOR LEVEL TERRACE



2 818 LINCOLN RD. BUILDING  
3RD FLOOR LEVEL TERRACE



3 818 LINCOLN RD. BUILDING  
3RD FLOOR LEVEL TERRACE



4 818 LINCOLN RD. BUILDING  
3RD FLOOR LEVEL TERRACE



5 818 LINCOLN RD. BUILDING  
3RD FLOOR LEVEL TERRACE

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PROJECT:

**ORO RESTAURANT**

**ELIXIR LOUNGE**

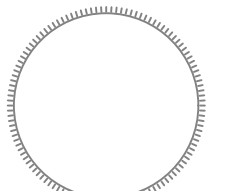
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MIAMI BEACH, FL 33139

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SCALE: AS SHOWN CHECKED BY: CAPUIPD

DATE: NOVEMBER 07, 2022

DRAWING TITLE:  
PICTURES  
3RD FLOOR LEVEL  
TERRACE

SHEET NO.:  
**A3.07**



ARCHITECT OF RECORD:  
**drewtucker**  
 1345 Lincoln Rd P  
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 www.drewtucker.c

PROJECT:  
**ORO RESTAURANT  
 ELIXIR LOUNGE**  
 818 LINCOLN RD  
 MIAMI BEACH, FL 33139

OWNER:  
**GOLDEN ERA  
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 SCALE: AS SHOWN CHECKED BY: CAPUI/PD  
 DATE: NOVEMBER 07, 2022  
 DRAWING TITLE:  
 RENDERINGS/  
 CONCEPT IDEA

SHEET NO.:  
**A3.08**



① 818 LINCOLN RD. BUILDING  
 NORTH FACADE- CONCEPT IMAGE



② 818 LINCOLN RD. BUILDING  
 2ND & 3RD FLOOR LEVEL TERRACE-CONCEPT IMAGE



1 RETRACTABLE LOUVERED SYSTEM INSTALLED IN DORAL CITY PLACE



2 RETRACTABLE LOUVERED SYSTEM INSTALLED IN DORAL CITY PLACE



3 RETRACTABLE LOUVERED SYSTEM SHOP PRODUCTION



4 RETRACTABLE LOUVERED SYSTEM SHOP PRODUCTION

ARCHITECT OF RECORD:

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PROJECT:  
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818 LINCOLN RD  
MIAMI BEACH, FL 33139

OWNER:  
**GOLDEN ERA  
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PROJECT No: 2022-04 DRAWN BY: CAPUIPD  
SCALE: AS SHOWN CHECKED BY: CAPUIPD

DATE: NOVEMBER 07, 2022

DRAWING TITLE:  
PICTURES SYSTEMS  
INSTALLED OTHER  
LOCATION

SHEET NO.:  
**A3.09**



1 RETRACTABLE LOUVERED SYSTEM  
SKYLINE HOTEL



2 RETRACTABLE LOUVERED SYSTEM  
SKYLINE HOTEL



3 RETRACTABLE LOUVERED SYSTEM  
SKYLINE HOTEL



4 RETRACTABLE LOUVERED SYSTEM  
SKYLINE HOTEL

ARCHITECT OF RECORD:

drewtucker

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Miami Beach, FL 33133  
cell 520.891.0173  
office 305.209.9511  
www.drewtucker.com

PROJECT:

**ORO RESTAURANT**

**ELIXIR LOUNGE**

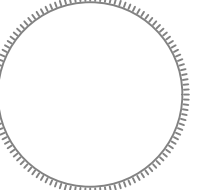
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OWNER:

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HOSPITALITY, LLC**

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SCALE: AS SHOWN CHECKED BY: CAPUIPD

DATE: NOVEMBER 07, 2022

DRAWING TITLE:  
PICTURES SYSTEMS  
INSTALLED OTHER  
LOCATION

SHEET NO.:  
**A3.09.1**