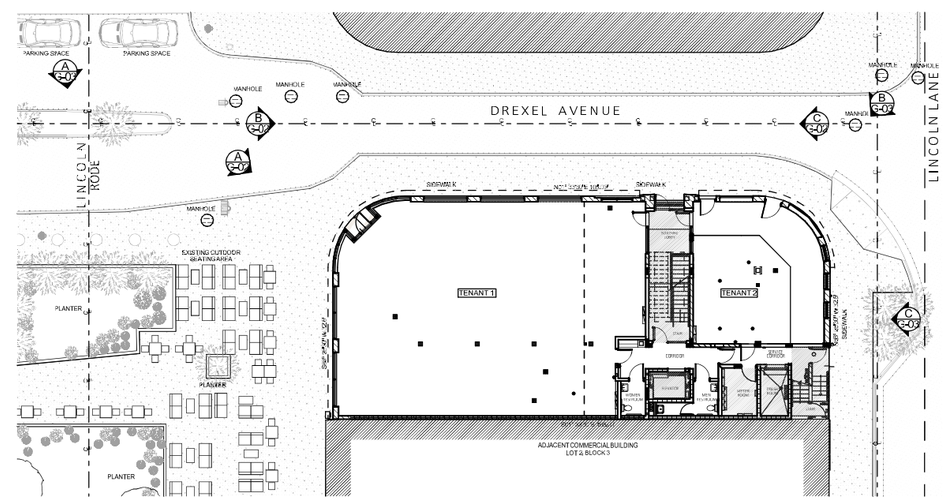
B STREET VIEW-DREXEL AVE
NOT TO SCALE

A STREET VIEW-LINCOLN RD & DREXEL AVE
NOT TO SCALE

C STREET VIEW ALONG DREXEL AVE
NOT TO SCALE



1 PLAN REFERENCE
SCALE: 1/32" = 1'-0"

OWNER:
LINCOLN DREXEL, LTD AND
LINCOLN DREXEL II, LTD.
3921 ALTON ROAD #463
MIAMI BEACH, FL 33140

DEVELOPER:

ARCHITECT:
FORM GROUP,INC
4300 SW 73 AVE, #106
MIAMI, FL, 33155

PH: 305-443-4244

INTERIOR DESIGNER:

PLANNING APPLICATION FOR:

ANDRÉS
CARNE DE RES

LINCOLN DREXEL BUILDING
455 LINCOLN ROAD
MIAMI BEACH, FL 33139

REVISIONS:
HPB SUBMITTAL 07-06-21

FORMGROUP
architecture ,planning

FORM GROUP, INC.
4300 SW 73 AVE, SUITE 106, MIAMI, FL 33155
TEL: 305.443.4244 FX: 305.443.3338
ARCHITECT OF RECORD: OMAR MORALES, AIA
AR0014855

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PROJECT NO. 19-1007
TITLE: CONTEXTUAL PHOTOGRAPH
DATE: DECEMBER 2, 2019
SCALE: AS SHOWN
DRAWING NO.: G-02

B STREET VIEW-LINCOLN LN & DREXEL AVE

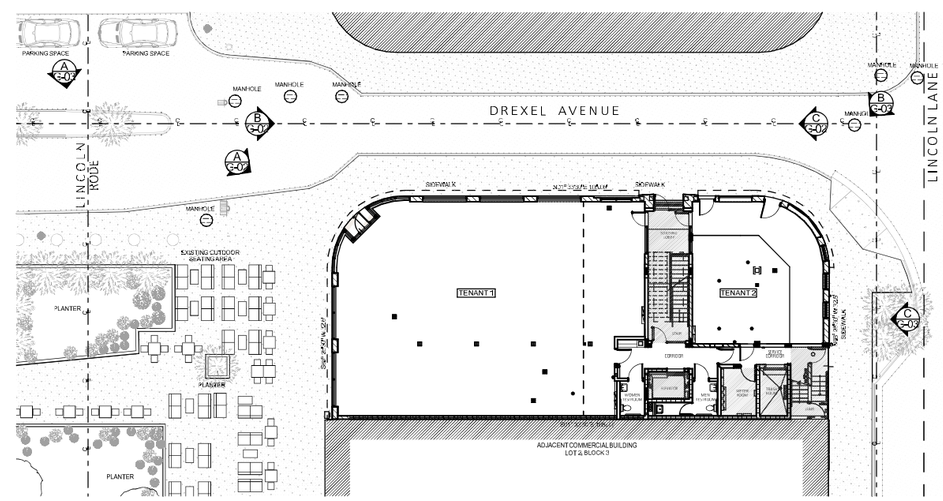
NOT TO SCALE

A STREET VIEW- DREXEL AVE

NOT TO SCALE

C STREET VIEW- LINCOLN LANE

NOT TO SCALE



1 PLAN REFERENCE

SCALE: 1/32" = 1'-0"

OWNER:
LINCOLN DREXEL, LTD AND
LINCOLN DREXEL II, LTD.
3921 ALTON ROAD #463
MIAMI BEACH, FL 33140

DEVELOPER:

ARCHITECT:
FORM GROUP,INC
4300 SW 73 AVE, #106
MIAMI, FL, 33155

PH: 305-443-4244

INTERIOR DESIGNER:

PLANNING APPLICATION FOR:

ANDRÉS
CARNE DE RES

LINCOLN DREXEL BUILDING
455 LINCOLN ROAD
MIAMI BEACH, FL 33139

REVISIONS:

HPB SUBMITTAL 07-06-21

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ARCHITECT OF RECORD: OMAR MORALES, AIA
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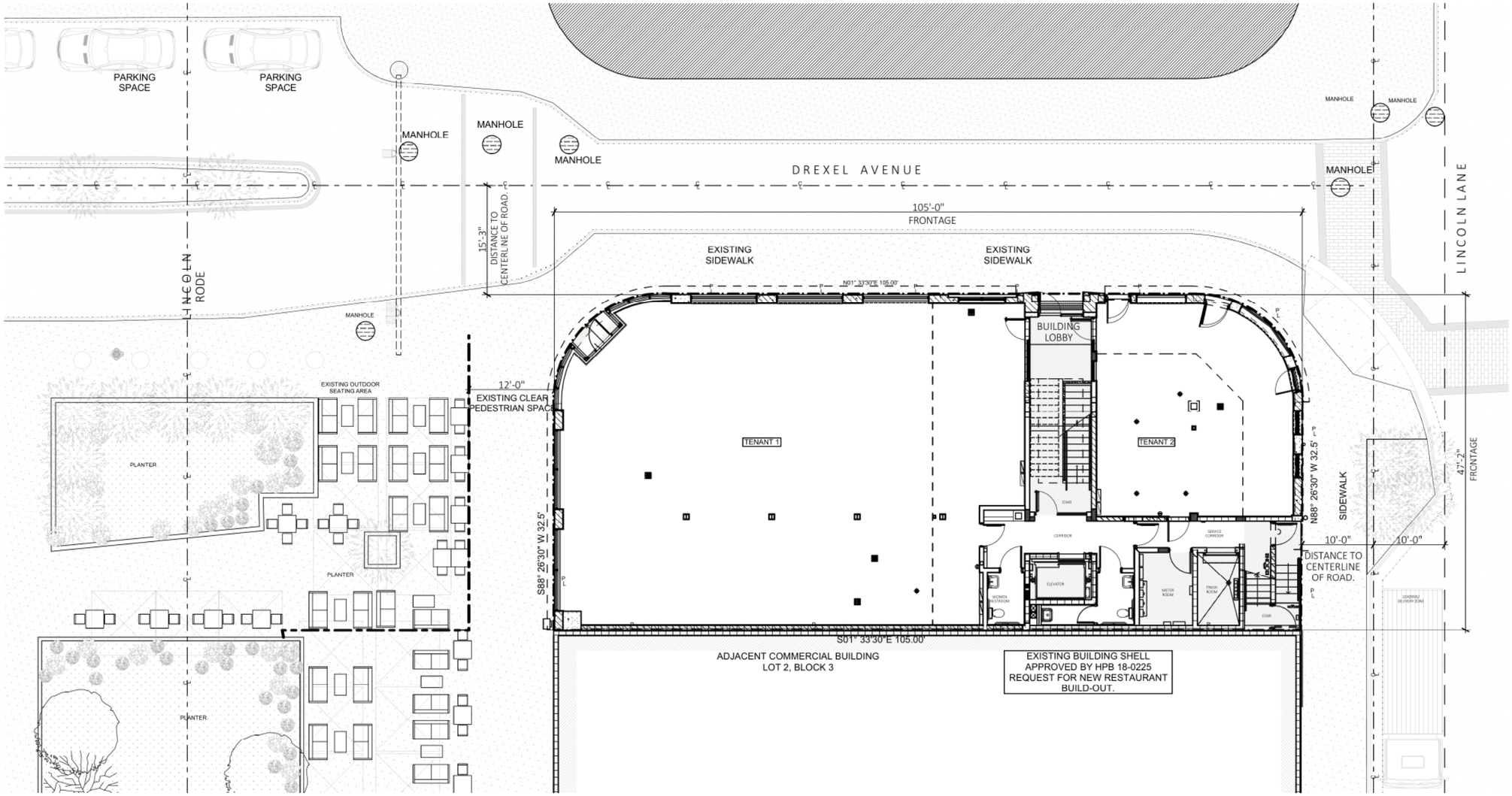
PROJECT NO. 19-1007

TITLE: CONTEXTUAL PHOTOGRAPH

DATE: DECEMBER 2, 2019

SCALE: AS SHOWN

DRAWING NO.: G-03



A SITE PLAN- EXISTING CONDITION
SCALE: 1/16" = 1'-0"

EXISTING BUILDING INFORMATION	
MUNICIPALITY:	CITY OF MIAMI BEACH
ZONING DESIGNATION:	CD-3
OCCUPANCY:	LEVEL 1&2 ASSEMBLY (EXISTING) LEVEL 3 ASSEMBLY (EXISTING) LEVEL 4 ROOF-ASSEMBLY (EXISTING)
LOT AREA:	4,890 SF
CONSTRUCTION TYPE:	EXISTING IIIA
EXISTING AREA CALCULATION:	GROUNG LEVEL ASSEMBLY: 4,589.26 S.F. MEZZANINE LEVEL ASSEMBLY: 1,698.22 S.F. THIRD LEVEL ASSEMBLY: 4,345.83 S.F. FOURTH LEVEL ASSEMBLY: 313.4 S.F.
	TOTALBUILDING: 10,946.71 S.F.

OWNER:
LINCOLN DREXEL. LTD AND
LINCOLN DREXEL II, LTD.
3921 ALTON ROAD #463
MIAMI BEACH, FL 33140

DEVELOPER:

ARCHITECT:
FORM GROUP,INC
4300 SW 73 AVE, #106
MIAMI, FL, 33155

PH: 305-443-4244

INTERIOR DESIGNER:

PLANNING APPLICATION FOR:

ANDRÉS
CARNE DE RES

LINCOLN DREXEL BUILDING
455 LINCOLN ROAD
MIAMI BEACH, FL 33139

REVISIONS:
HPB SUBMITTAL 07-06-21

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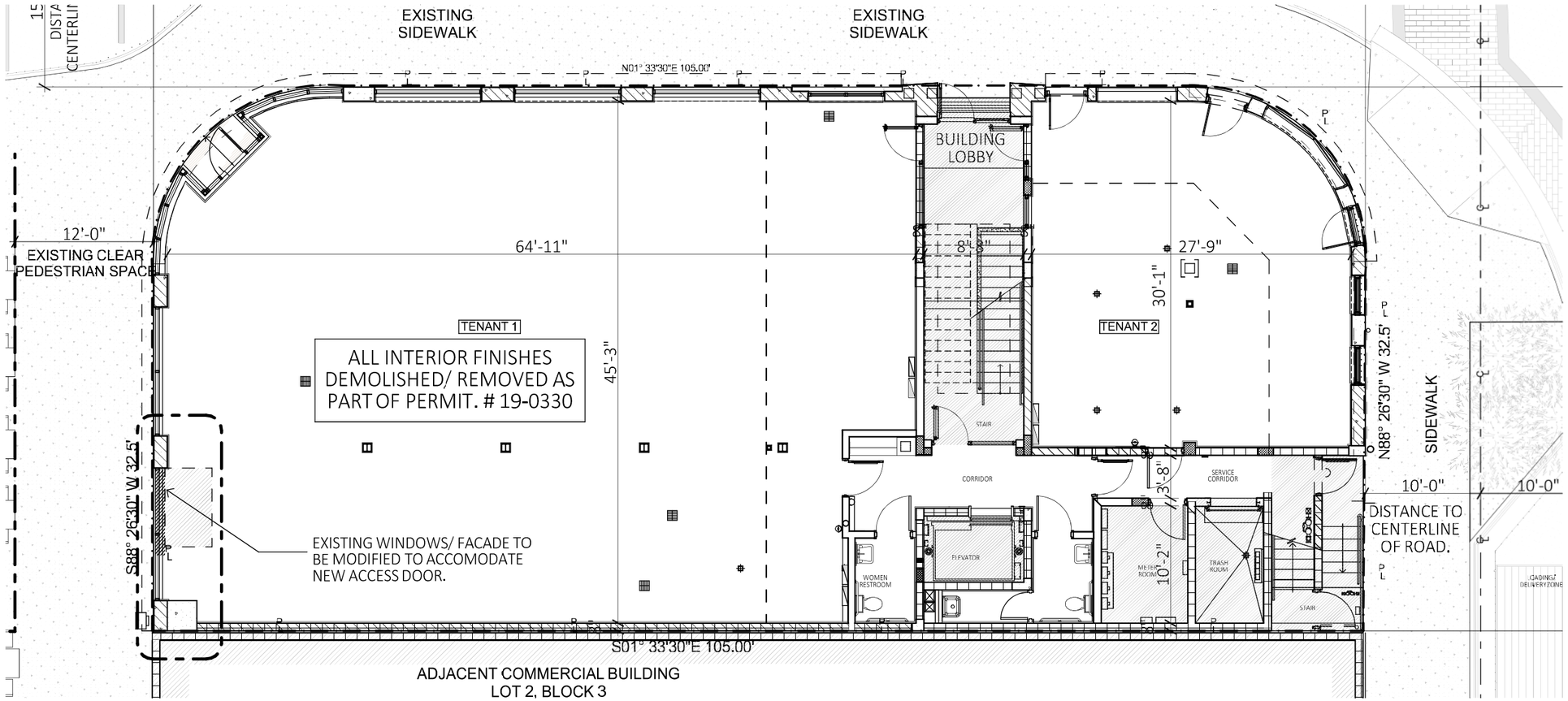
PROJECT NO. 19-1007
TITLE: EXISTING SITE PLAN
DATE: DECEMBER 2, 2019
SCALE: AS SHOWN
DRAWING NO.: A-100

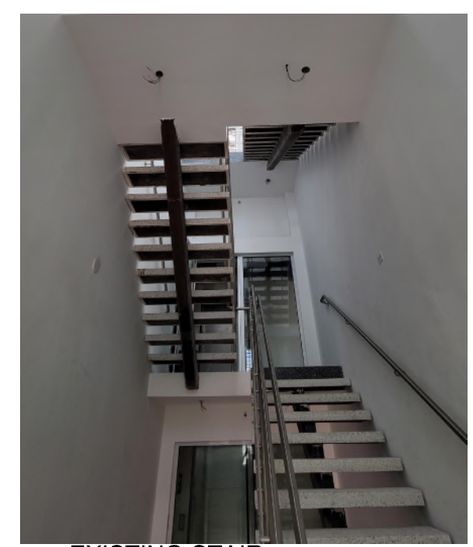


A GROUND FLOOR PLAN- EXISTING
SCALE: 3/32" = 1'-0"

APPROVED UNDER INTERIOR DEMOLITION PERMIT. # 19-0330

1 GROUND FLOOR- EXISTING CONDITION
NOT TO SCALE

2 GROUND FLOOR- EXISTING CONDITION
NOT TO SCALE



3 EXISTING STAIR
NOT TO SCALE

OWNER:
LINCOLN DREXEL, LTD AND
LINCOLN DREXEL II, LTD.
3921 ALTON ROAD #463
MIAMI BEACH, FL 33140

DEVELOPER:

ARCHITECT:
FORM GROUP,INC
4300 SW 73 AVE, #106
MIAMI, FL, 33155

PH: 305-443-4244

INTERIOR DESIGNER:

PLANNING APPLICATION FOR:

ANDRÉS
CARNE DE RES

LINCOLN DREXEL BUILDING
455 LINCOLN ROAD
MIAMI BEACH, FL 33139

REVISIONS:
HPB SUBMITTAL 07-06-21

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TEL: 305.443.4244 FX: 305.443.3338
ARCHITECT OF RECORD: OMAR MORALES, AIA
AA#0014851

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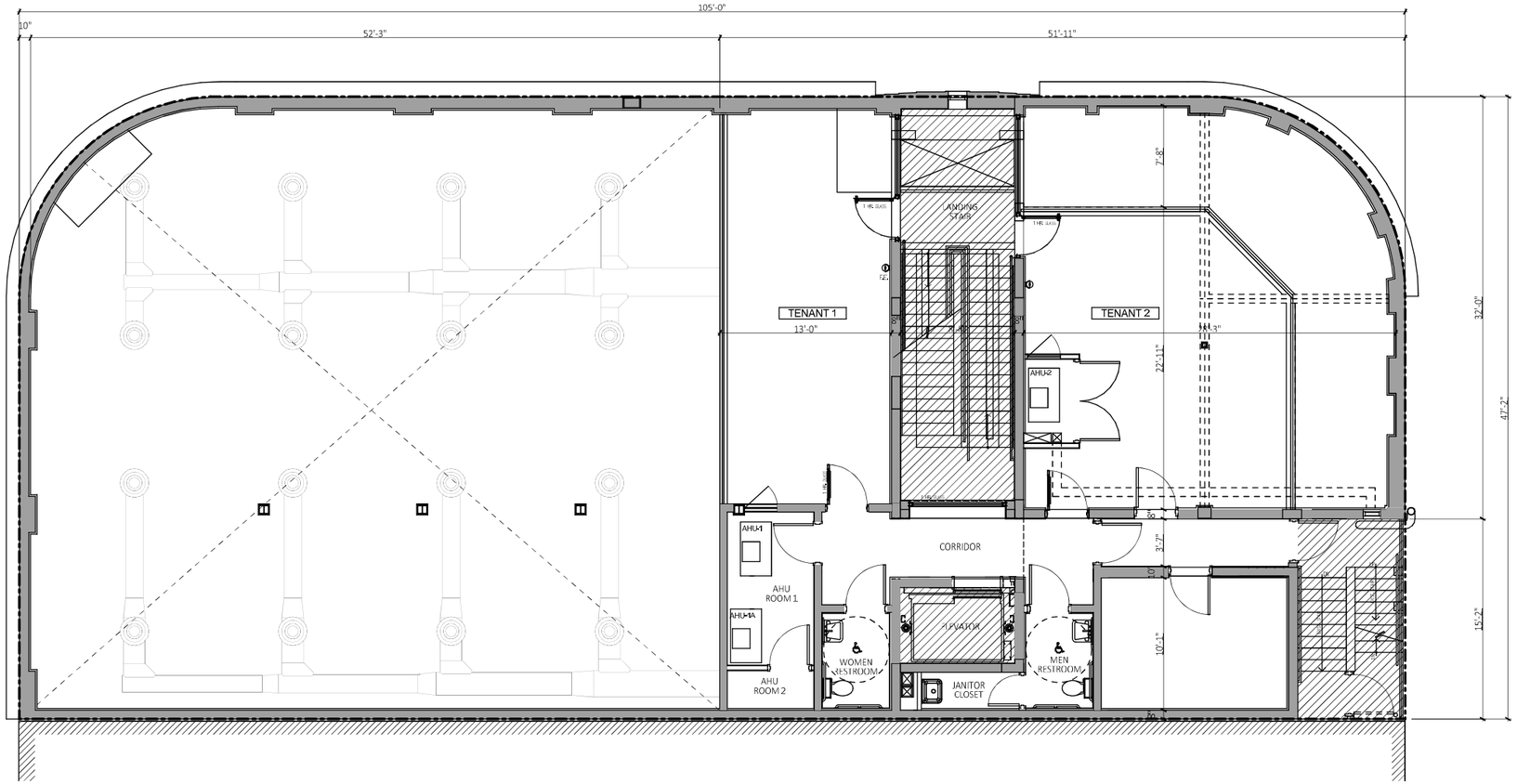
PROJECT NO. 19-1007
TITLE: EXISTING GROUND FLOOR PLAN
DATE: DECEMBER 2, 2019
SCALE: AS SHOWN
DRAWING NO.: A-101



A SECOND FLOOR PLAN- EXISTING
SCALE: 3/32" = 1'-0"

APPROVED UNDER INTERIOR DEMOLITION PERMIT. # 19-0330

1 MEZZANINE FLOOR- EXISTING CONDITION
NOT TO SCALE

2 MEZZANINE FLOOR- EXISTING CONDITION
NOT TO SCALE

3 MEZZANINE FLOOR- EXISTING CONDITION
NOT TO SCALE

OWNER:
LINCOLN DREXEL, LTD AND
LINCOLN DREXEL II, LTD.
3921 ALTON ROAD #463
MIAMI BEACH, FL 33140

DEVELOPER:

ARCHITECT:
FORM GROUP,INC
4300 SW 73 AVE, #106
MIAMI, FL, 33155

PH: 305-443-4244

INTERIOR DESIGNER:

PLANNING APPLICATION FOR:

ANDRÉS
CARNE DE RES

LINCOLN DREXEL BUILDING
455 LINCOLN ROAD
MIAMI BEACH, FL 33139

REVISIONS:
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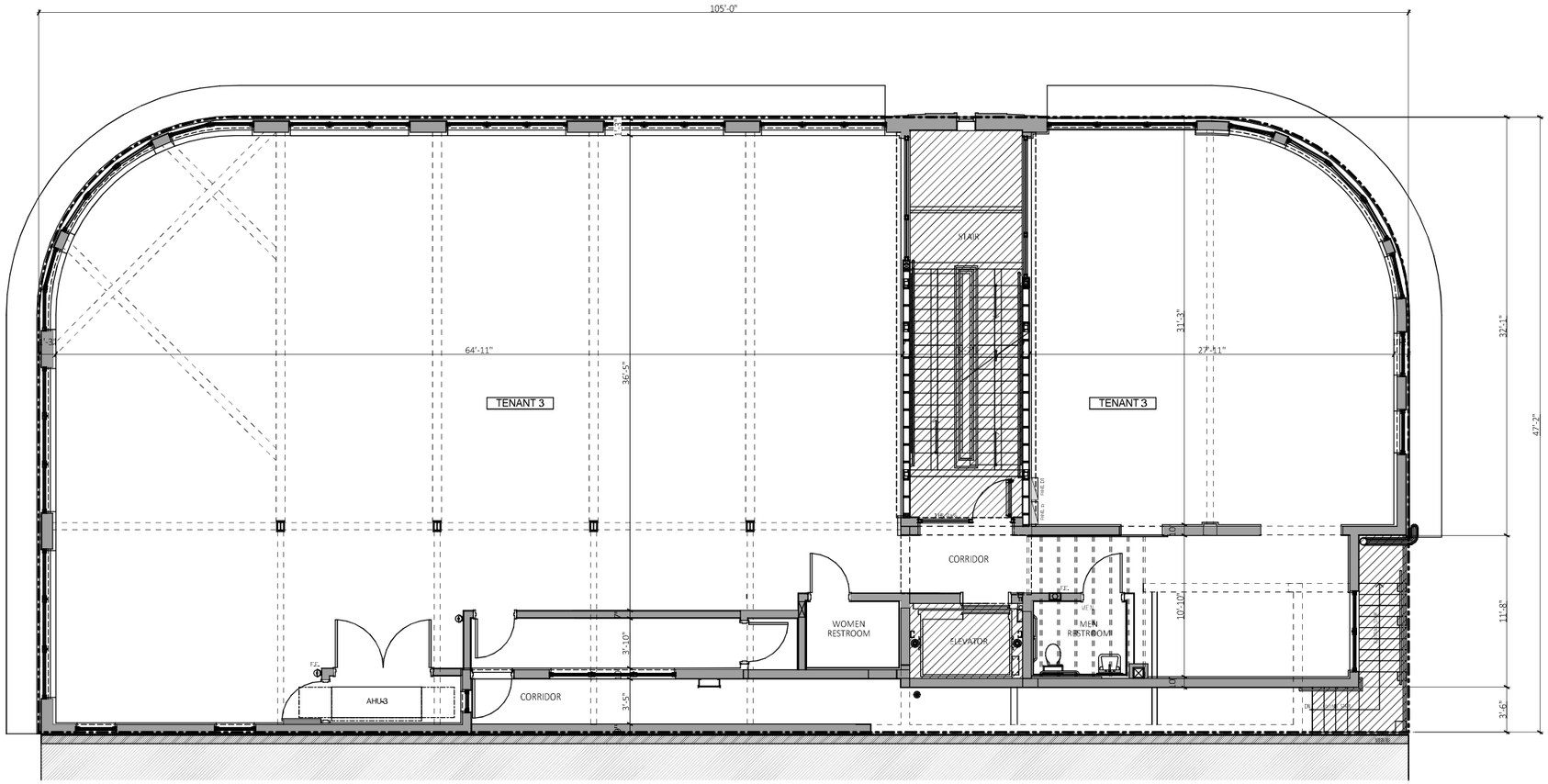
PROJECT NO. 19-1007
TITLE: EXISTING SECOND FLOOR PLAN
DATE: DECEMBER 2, 2019
SCALE: AS SHOWN
DRAWING NO.: A-102



A THIRD FLOOR PLAN- EXISTING
SCALE: 3/32" = 1'-0"

APPROVED UNDER INTERIOR DEMOLITION PERMIT. # 19-0330

1 THIRD FLOOR- EXISTING CONDITION
NOT TO SCALE

2 THIRD FLOOR- EXISTING CONDITION
NOT TO SCALE

3 THIRD FLOOR- EXISTING CONDITION
NOT TO SCALE

OWNER:
LINCOLN DREXEL, LTD AND
LINCOLN DREXEL II, LTD.
3921 ALTON ROAD #463
MIAMI BEACH, FL 33140

DEVELOPER:

ARCHITECT:
FORM GROUP,INC
4300 SW 73 AVE, #106
MIAMI, FL, 33155

PH: 305-443-4244

INTERIOR DESIGNER:

PLANNING APPLICATION FOR:

ANDRÉS
CARNE DE RES

LINCOLN DREXEL BUILDING
455 LINCOLN ROAD
MIAMI BEACH, FL 33139

REVISIONS:
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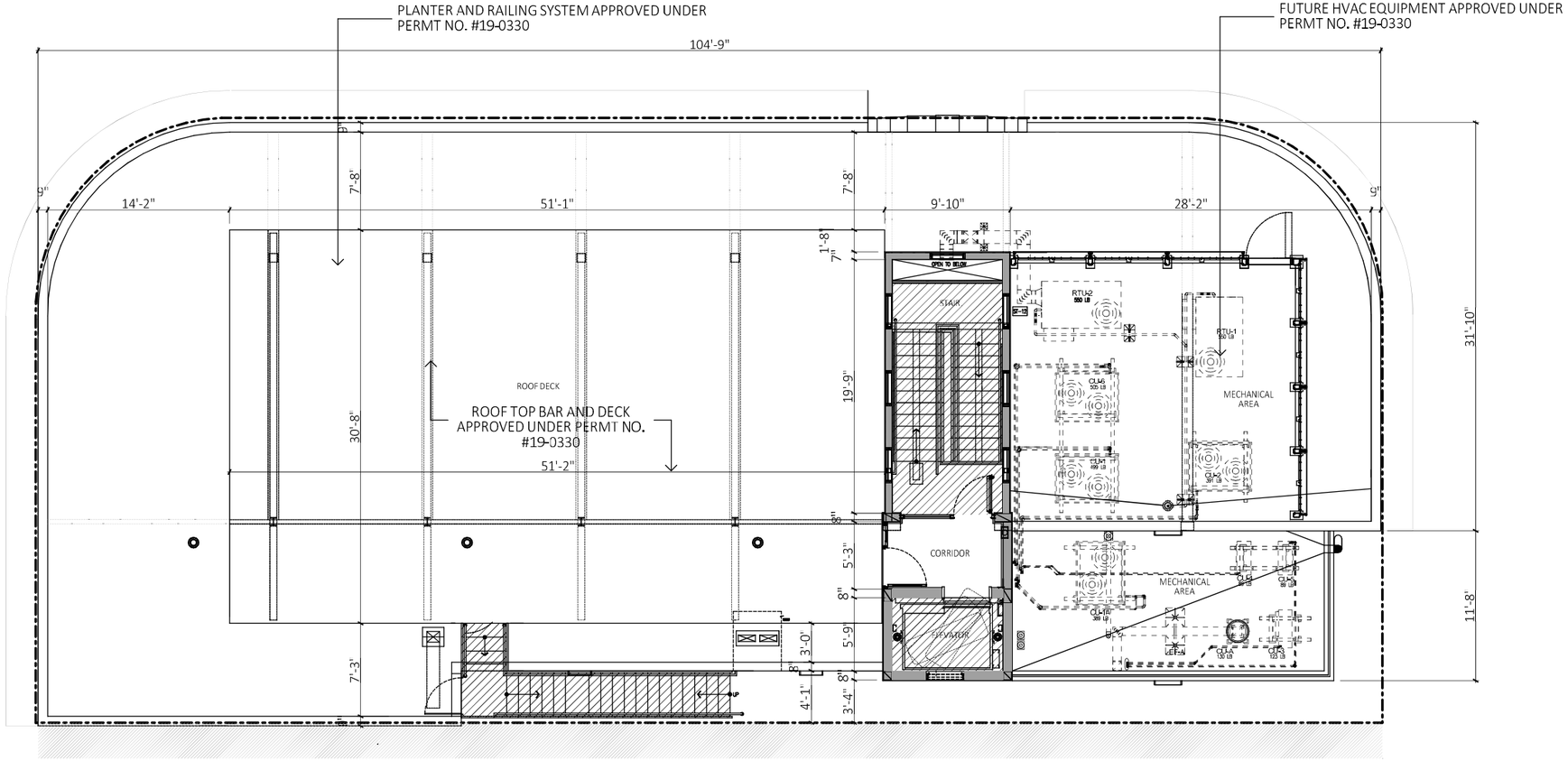
PROJECT NO. 19-1007
TITLE: EXISTING THIRD FLOOR PLAN
DATE: DECEMBER 2, 2019
SCALE: AS SHOWN
DRAWING NO.: A-103



A ROOF FLOOR PLAN- EXISTING
SCALE: 3/32" = 1'-0"

APPROVED UNDER INTERIOR DEMOLITION PERMIT. # 19-0330

1 ROOF FLOOR- EXISTING CONDITION
NOT TO SCALE

2 ROOF FLOOR- EXISTING ACCESS DOOR
NOT TO SCALE

3 EXISTING SECONDARY ACCESS STAIR
NOT TO SCALE

OWNER:
LINCOLN DREXEL, LTD AND
LINCOLN DREXEL II, LTD.
3921 ALTON ROAD #463
MIAMI BEACH, FL 33140

DEVELOPER:

ARCHITECT:
FORM GROUP,INC
4300 SW 73 AVE, #106
MIAMI, FL, 33155

PH: 305-443-4244

INTERIOR DESIGNER:

PLANNING APPLICATION FOR:

ANDRÉS
CARNE DE RES

LINCOLN DREXEL BUILDING
455 LINCOLN ROAD
MIAMI BEACH, FL 33139

REVISIONS:
HPB SUBMITTAL 07-06-21

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4300 SW 73 AVE, SUITE 106, MIAMI, FL 33155
TEL: 305.443.4244 FX: 305.443.3338
ARCHITECT OF RECORD: OMAR MORALES, AIA
AA#0014851

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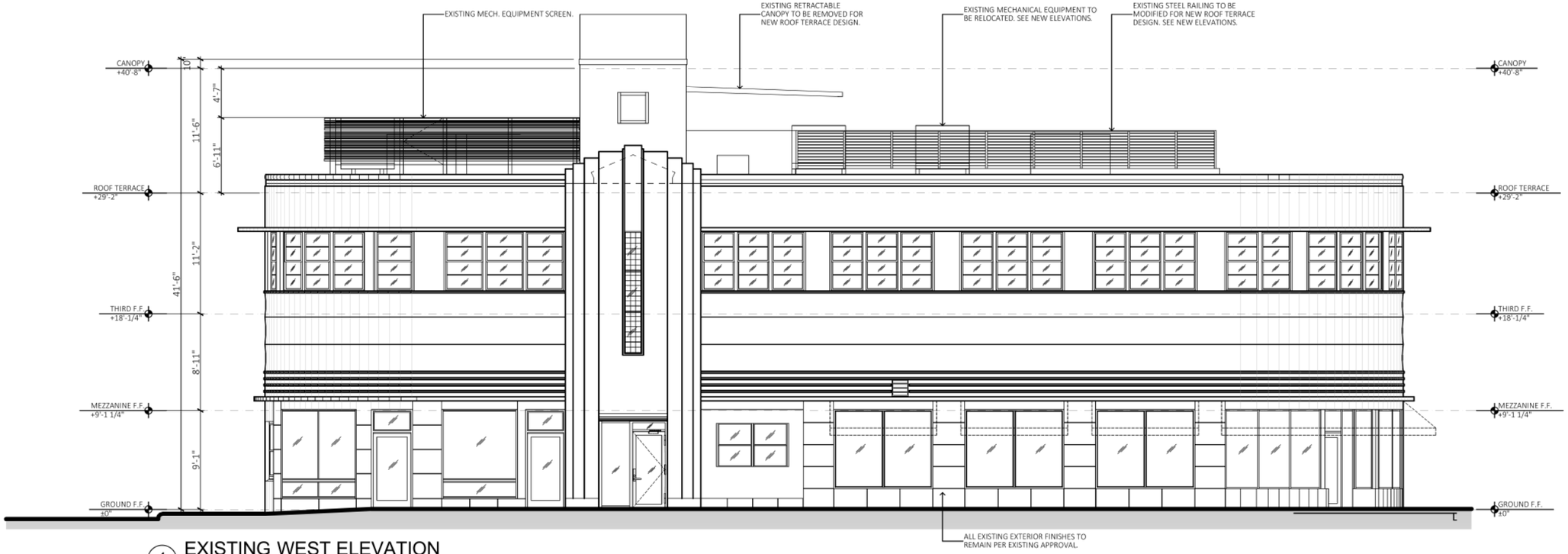
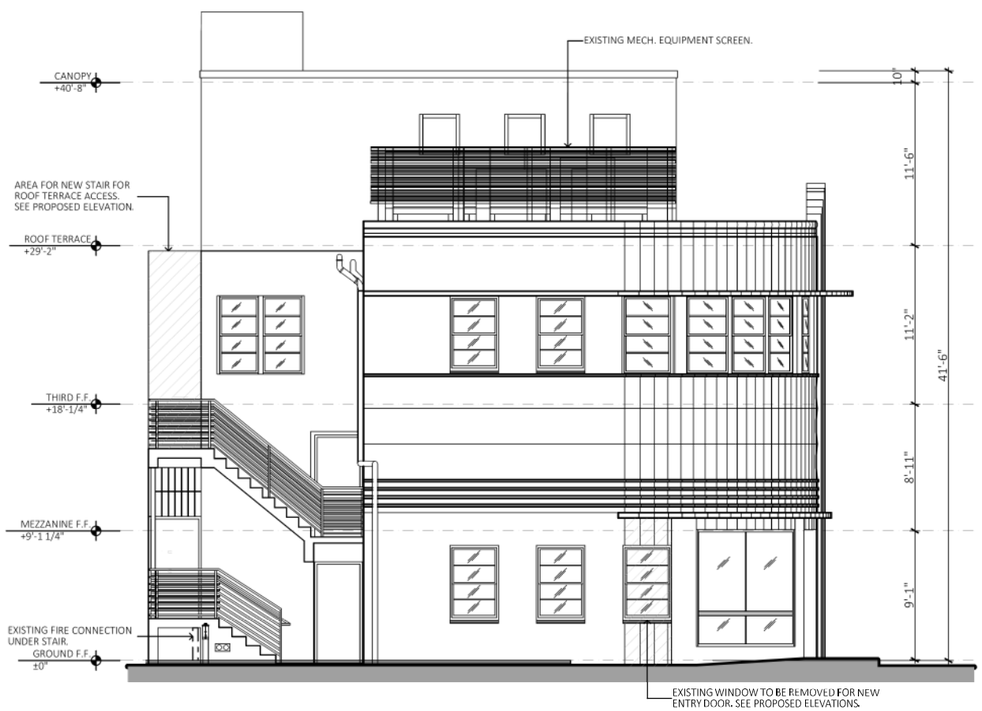
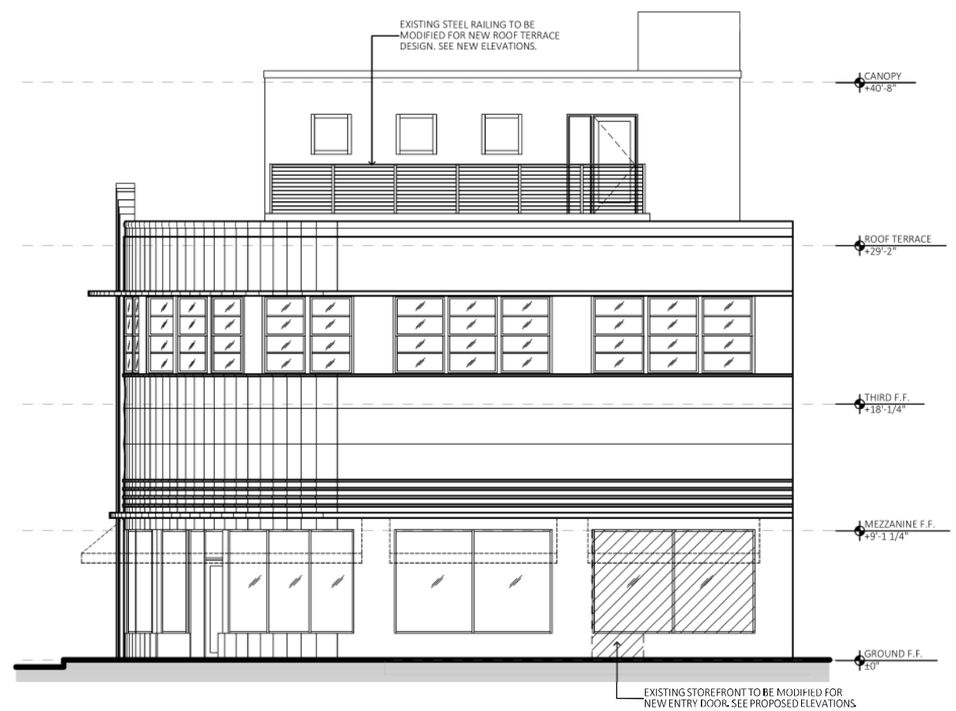
PROJECT NO. 19-1007
TITLE: EXISTING ROOF FLOOR PLAN
DATE: DECEMBER 2, 2019
SCALE: AS SHOWN
DRAWING NO.: A-104



1 EXISTING WEST ELEVATION
SCALE: 3/32" = 1'-0"



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



2 EXISTING SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

OWNER:
LINCOLN DREXEL, LTD AND
LINCOLN DREXEL II, LTD.
3921 ALTON ROAD #463
MIAMI BEACH, FL 33140

DEVELOPER:

ARCHITECT:
FORM GROUP,INC
4300 SW 73 AVE, #106
MIAMI, FL, 33155

PH: 305-443-4244

INTERIOR DESIGNER:

PLANNING APPLICATION FOR:

ANDRÉS
CARNE DE RES

LINCOLN DREXEL BUILDING
455 LINCOLN ROAD
MIAMI BEACH, FL 33139

REVISIONS:
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PROJECT NO. 19-1007
TITLE: EXISTING ELEVATION
DATE: DECEMBER 2, 2019
SCALE: AS SHOWN
DRAWING NO.: A-110