



(C) EXISTING RESTAURANT
NOT TO SCALE



(B) EXISTING RESTAURANT
NOT TO SCALE



(A) EXISTING RESTAURANT
NOT TO SCALE



(F) PROPOSED RESTAURANT
NOT TO SCALE



(E) PROPOSED RESTAURANT
NOT TO SCALE



(D) PROPOSED RESTAURANT
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
- 1. REV 1 (8-31-22)
PLANNING SUBMITTAL 9-2-22
- 2. REV 2 (9-26-22)
PLANNING SUBMITTAL 9-26-22

FORMGROUP
architecture .planning

FORM GROUP, INC.
4300 SW 73 AVE, SUITE 106, MIAMI, FL 33155
TEL: 305.443.4244 FAX: 305.443.3338
ARCHITECT OF RECORD: OMAR MORALES, AIA
AA0018851

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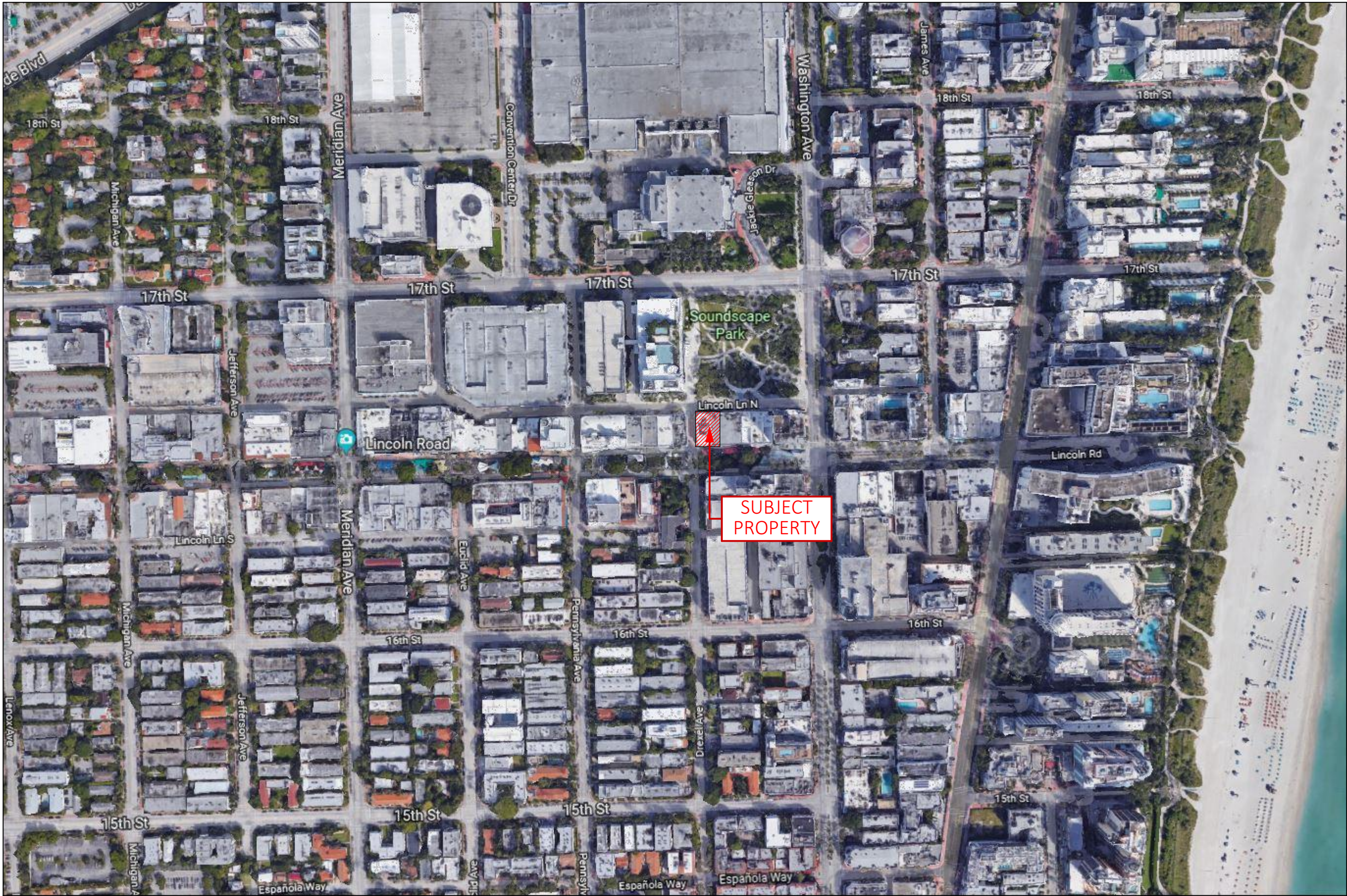
PROJECT NO.
19-1007

TITLE:
EXISTING & PROPOSED
RENDERING

DATE:
DECEMBER 2, 2019

SCALE:
AS SHOWN

DRAWING NO.:
G-04



A LOCATION MAP
NOT TO SCALE



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PROJECT NO.
19-1007
DATE:
DECEMBER 2, 2019
SCALE:
AS SHOWN

TITLE:
LOCATION MAP
DRAWING NO.:
G-05



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

DEVELOPER:

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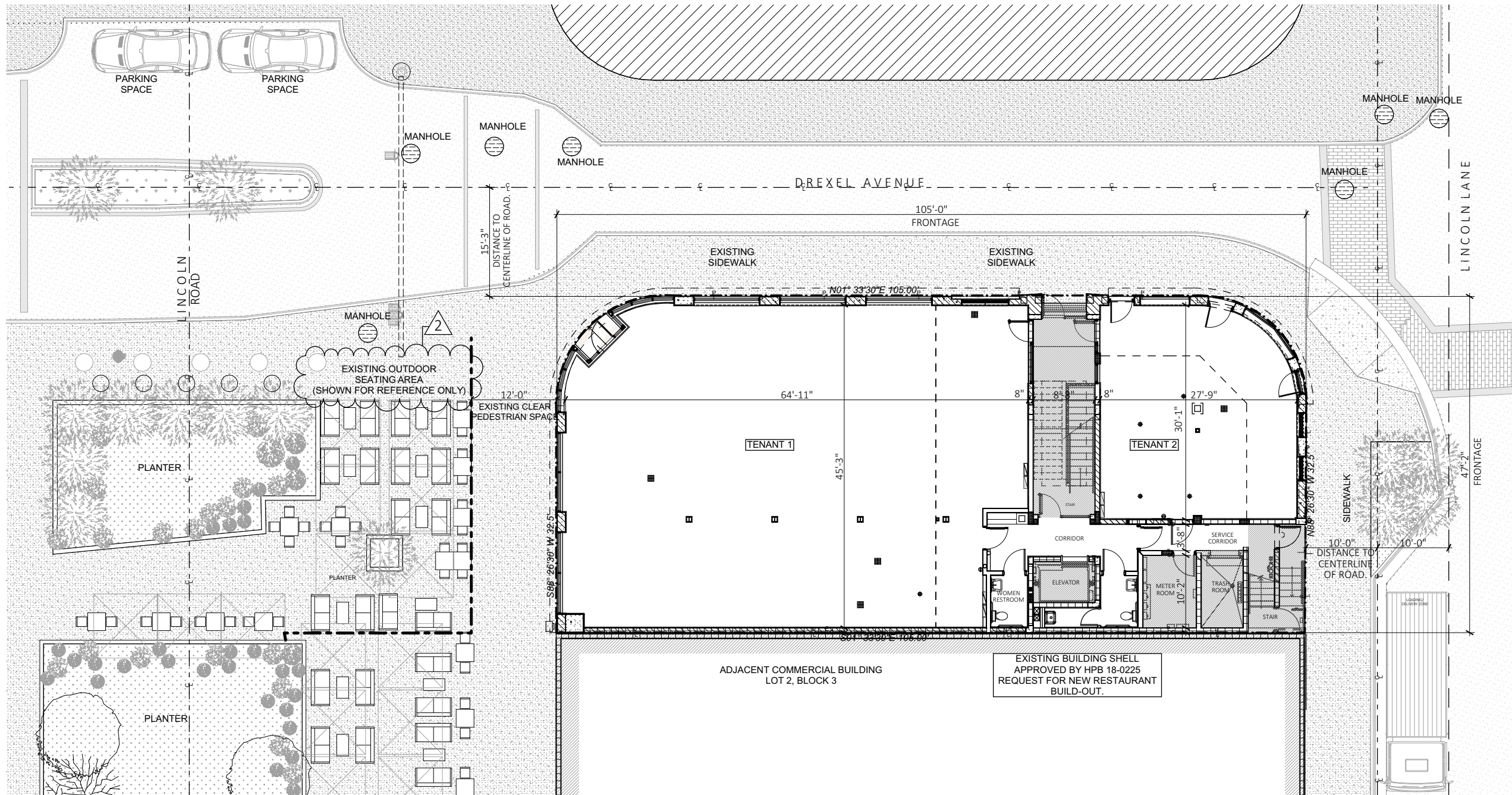
PROJECT NO. 19-1007 **TITLE:** EXISTING SITE PLAN

DATE:
DECEMBER 2, 2019

SCALE:
AS SHOWN

DRAWING NO.:

A-100



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:	GROUND 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. TOTAL BUILDING: 10,946.71 S.F.