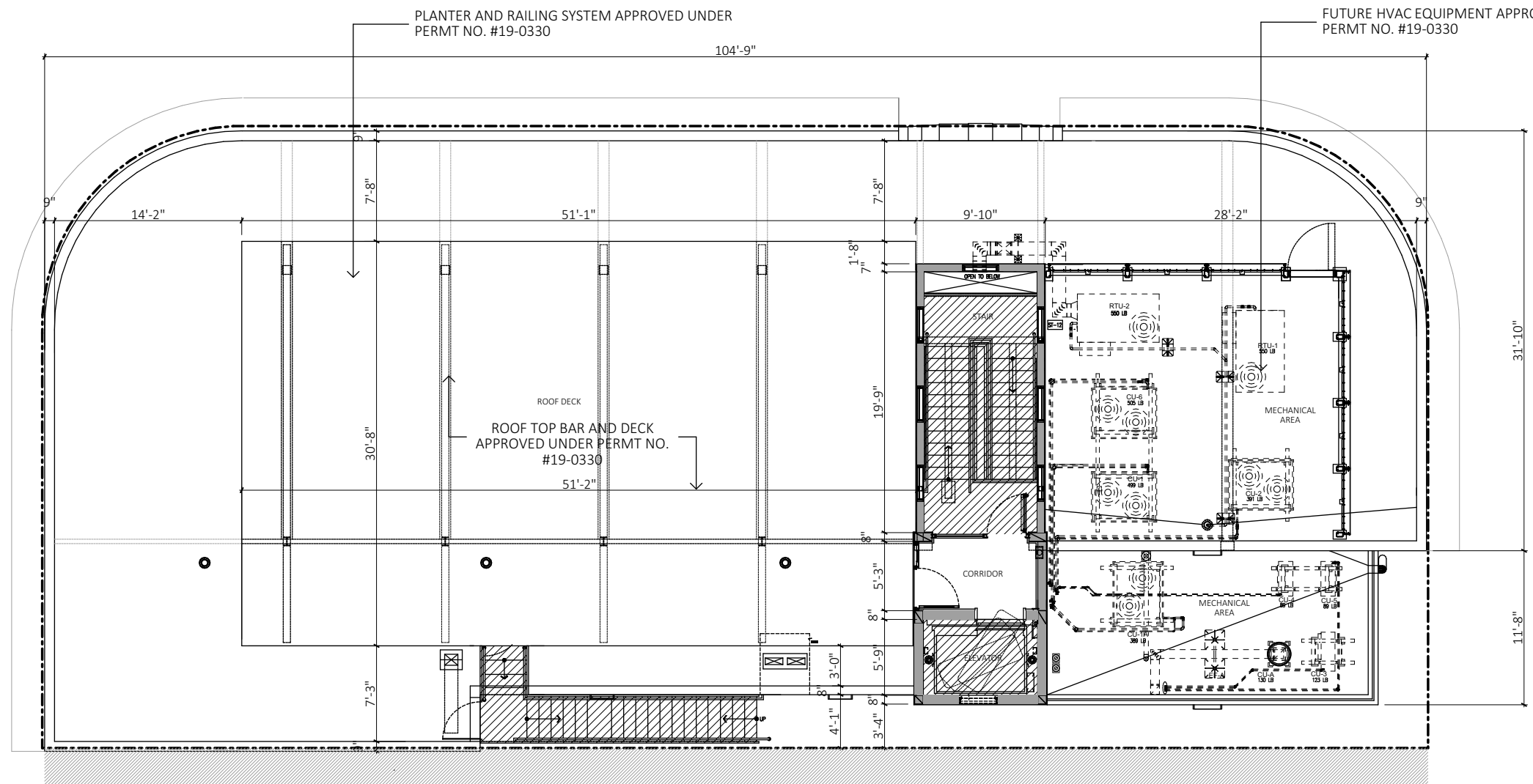




A ROOF FLOOR PLAN- EXISTING
SCALE: 3/32" = 1'-0"

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

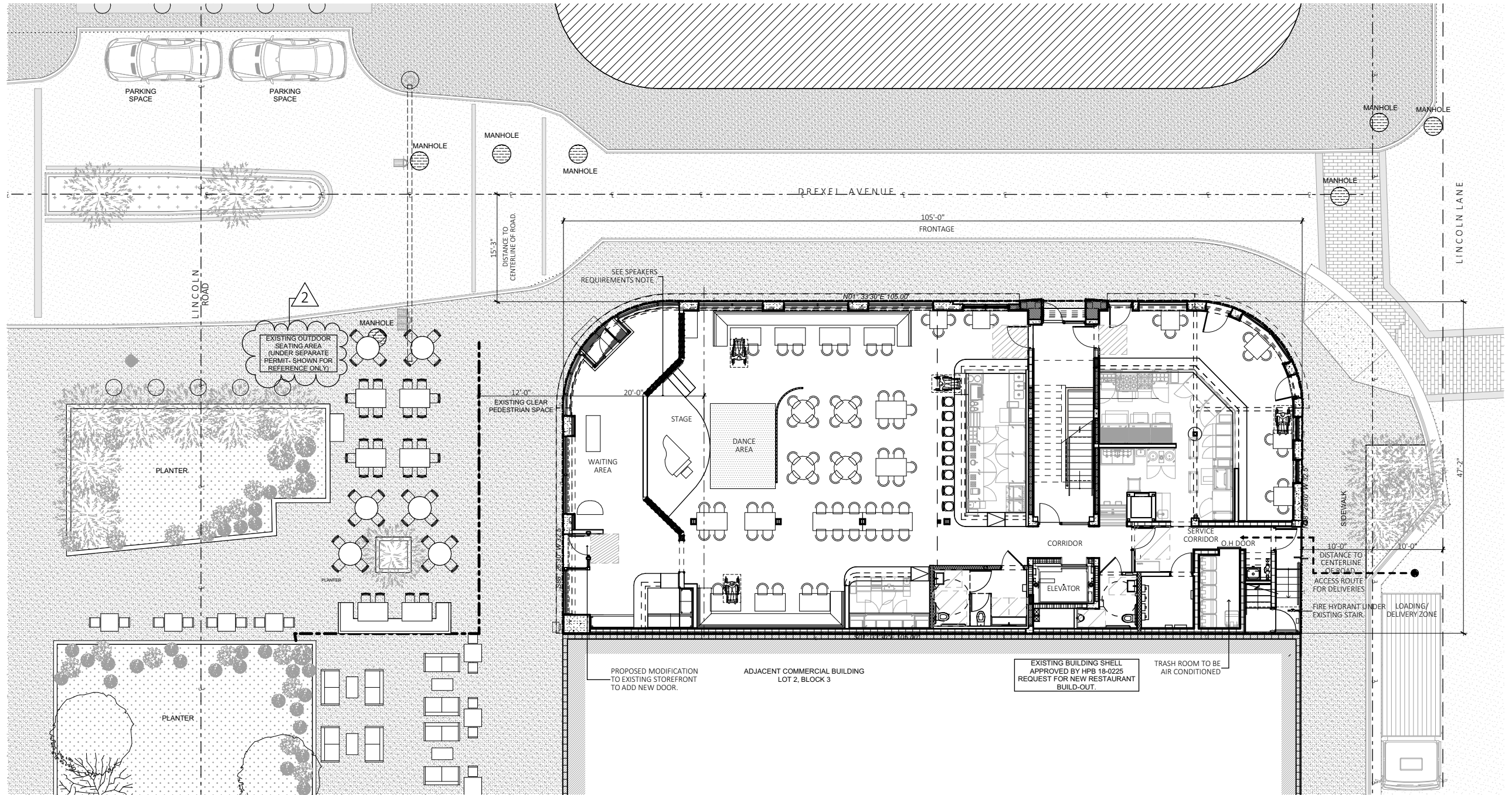
REVISIONS:
HPB SUBMITTAL 07-06-21
1. REV 1 (8-31-22)
PLANNING SUBMITTAL 9-2-22
2. REV 2 (9-26-22)
PLANNING SUBMITTAL 9-26-22



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 ROOF FLOOR PLAN
DATE: DECEMBER 2, 2019
SCALE: AS SHOWN **DRAWING NO.:** A-104



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

	SUMMARY OF	OCCUPANCY	SEATING
1	GROUND FLOOR:	234	104
2	MEZANINE LEVEL:	8	N/A
	THIRD FLOOR:	168	119
	ROOF LEVEL:	79	65
	TOTAL	489	288

PROPOSED 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
PROPOSED AREA CALCULATION:	GROUND LEVEL ASSEMBLY: 4,552 S.F. MEZANINE LEVEL - KITCHEN: 1,698.22 S.F. THIRD LEVEL ASSEMBLY: 4,345.83 S.F. FOURTH LEVEL ASSEMBLY: 313.4 S.F. TOTAL BUILDING: 10,909.45 S.F.



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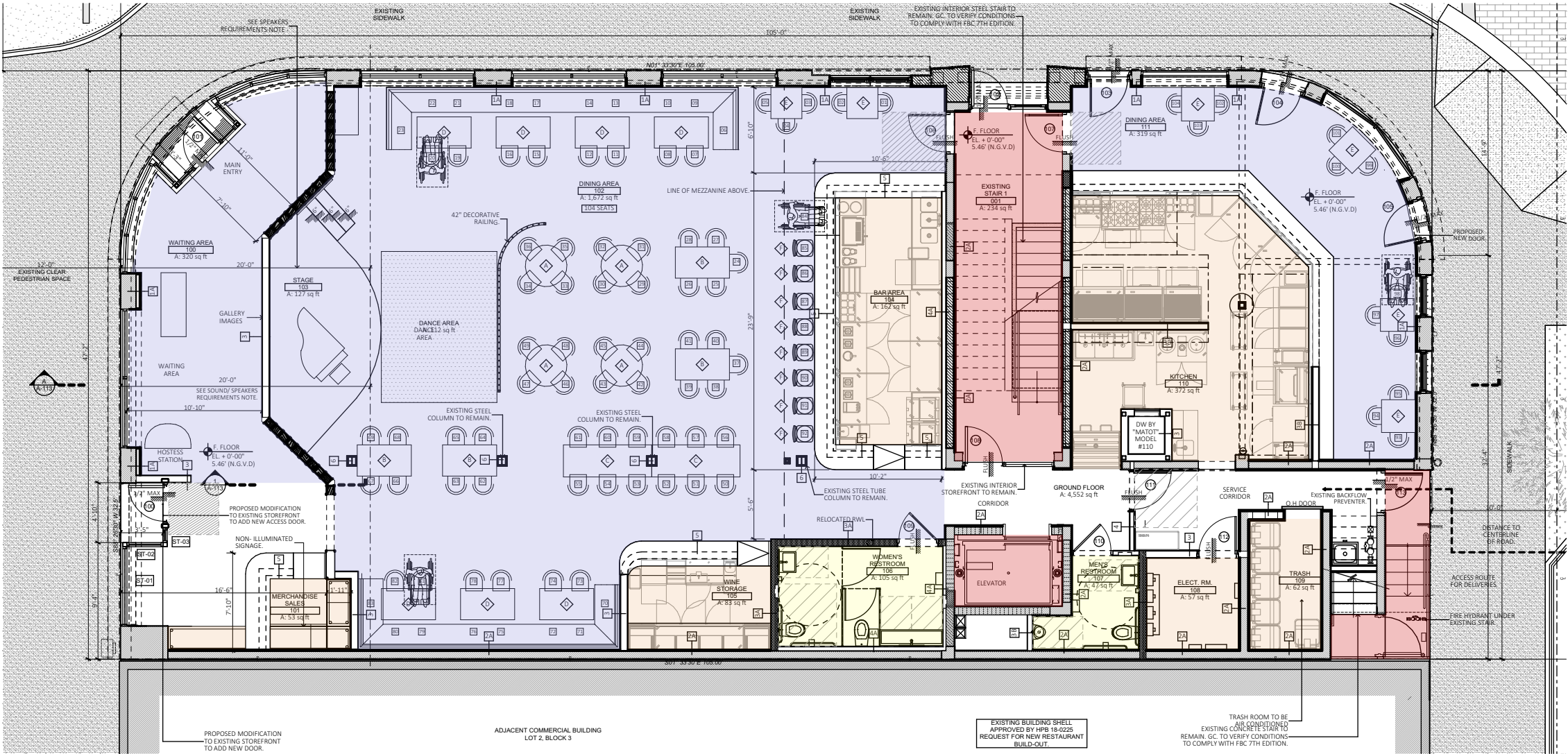
PROJECT NO.
19-1007

TITLE:
PROPOSED SITE PLAN

DATE:
DECEMBER 2, 2019

SCALE:
AS SHOWN

DRAWING NO.:
A-105



METHOD OF OPERATION

THE ESTABLISHMENT WILL BE OPERATING AS:
-RESTAURANT / BAR.
-ENTERTAINMENT VENUE

OCCUPANCY LOAD CALCULATIONS

GROUND FLOOR:

DINING:	2,002 S.F. / 15 NET	= 126 PERSONS
BAR AREA:	LENGHT x 4 / 7 GROSS	= 11 PERSONS
WAITING AREA:	295 S.F. / 7 NET	= 67 PERSONS
KITCHEN:	531 S.F. / 200 GROSS	= 2 PERSONS
STAGE AREA:	151 S.F. / 15 NET	= 11 PERSONS
DANCE AREA:	1/300 GROSS	= 16 PERSONS
STORAGE:	145 S.F. / 300 GROSS	= 1 PERSONS
TOTAL		= 234 PERSONS

TOTAL BUILDING OCCUPANTS: 489 PERSONS
NUMBER OF EXITS PROVIDED: 6

INTERIOR SEATING COUNT

QTY.	DESCRIPTION	LOCATION
9	BAR AREA	GROUND
95	DINING AREA	GROUND
104	TOTAL	

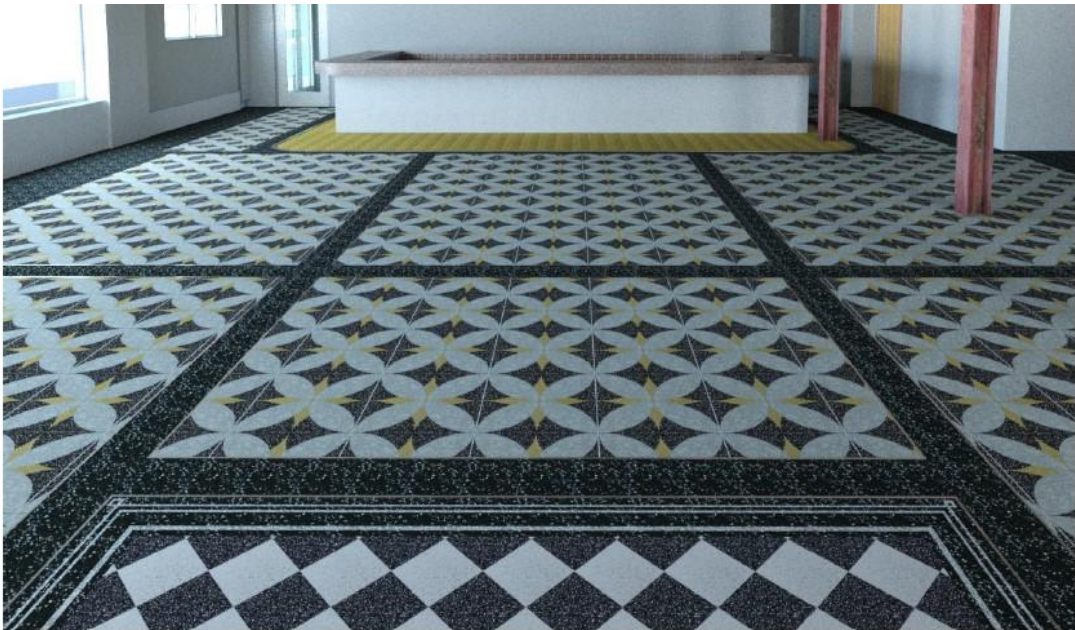
TABLE 221.2.1 WHEELCHAIR SPACES IN ASSEMBLY AREAS

51 TO 150	4
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PLAN LEGEND

- ASSEMBLY AREAS (DINING AREAS).
- KITCHEN / BAR AREAS.
- RESTROOMS.
- STAIR / ELEVATOR / CORRIDORS.

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



1 PROPOSED TERRAZZO TILE PATTERN- DINING ROOMS
NOT TO SCALE

FURNITURE LEGEND

A	ROUND TABLE (3'-4")- 4 PERSONS (MOBILE FURNITURE)
B	TABLE (2'-6"x4'-4")- 4-5 PERSONS (MOBILE FURNITURE)
C	TABLE (2'-6"x7'-0")- 6 PERSONS (MOBILE FURNITURE)
D	TABLE (2'-6"x4'-4") AND BANQUET. 4 PERSONS
E	TABLE (2'-6"x2'-6")- 2 PERSONS (MOBILE FURNITURE)
F	BARSTOOL (MOBILE FURNITURE)
G	SOFA- 2 PERSONS (MOBILE FURNITURE)

FLOOR FINISH SHCEDULE

- DINING AREAS: TERRAZZO TILE (SEE IMAGE)
- BAR / KITCHENS: EPOXY FLOORING
- RESTROOMS: PORCELAIN TILE
- BOH SPACES: EPOXY FLOORING



OWNER:
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LINCOLN DREXEL II, LTD.
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MIAMI BEACH, FL 33140

DEVELOPER:

ARCHITECT:
FORM GROUP, INC.
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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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PLANNING SUBMITTAL 9-26-22

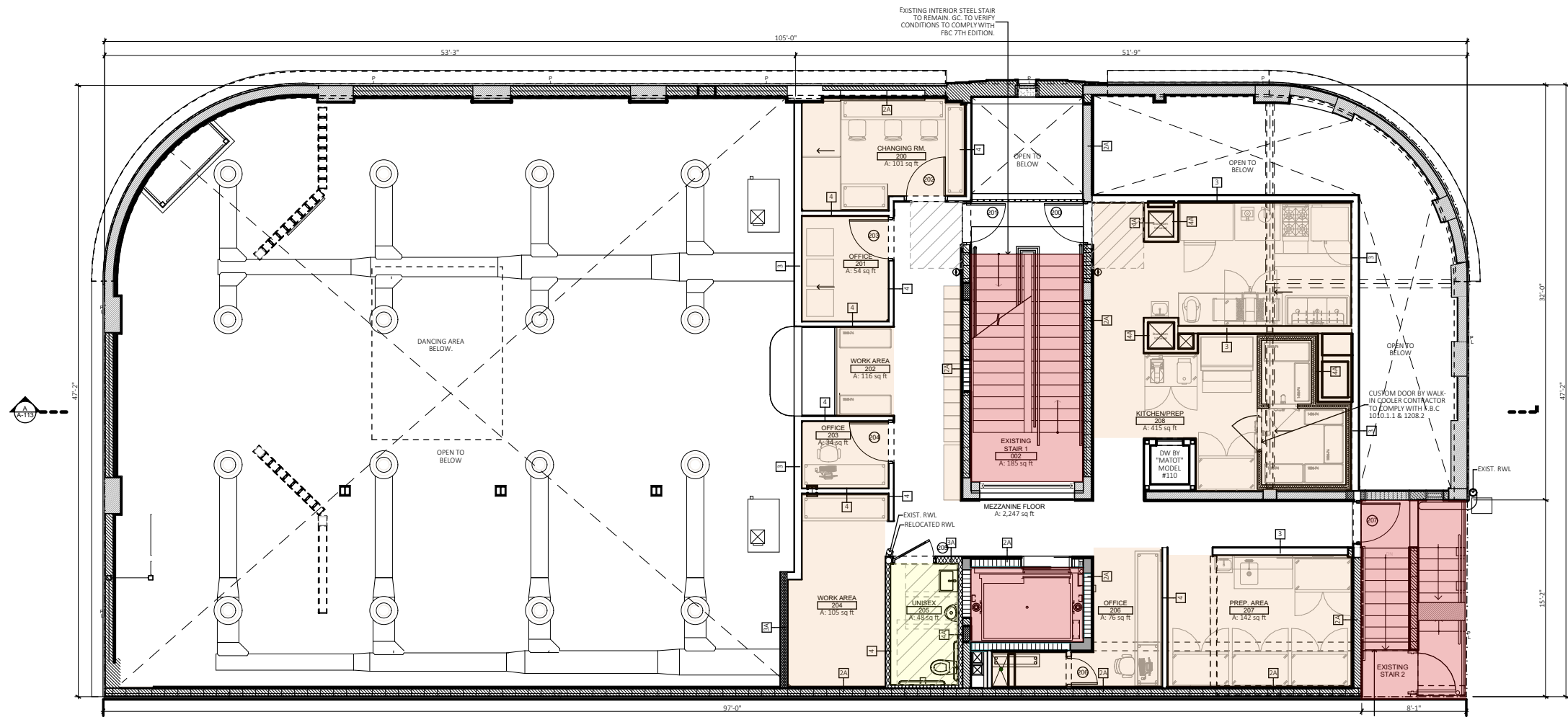
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ARCHITECT OF RECORD: OMAR MORALES, AIA
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PROJECT NO.
19-1007
DATE:
DECEMBER 2, 2019
SCALE:
AS SHOWN

TITLE:
PROPOSED GROUND
FLOOR PLAN
DRAWING NO.:
A-106



A PROPOSED MEZZANINE FLOOR PLAN
SCALE: 3/32" = 1'-0"

METHOD OF OPERATION

THE ESTABLISHMENT WILL BE OPERATING AS:
-RESTAURANT / BAR.
-ENTERTAINMENT VENUE

OCCUPANCY LOAD CALCULATIONS

MEZZANINE FLOOR:

OFFICE: 228 S.F. / 100 GROSS = 3 PERSONS
KITCHEN: 415 S.F. / 200 GROSS = 3 PERSONS
STORAGE: 387 S.F. / 300 GROSS = 2 PERSONS
TOTAL = 8 PERSONS

1 TOTAL BUILDING OCCUPANTS: 489 PERSONS
NUMBER OF EXITS PROVIDED: 6

PLAN LEGEND

- ASSEMBLY AREAS (DINING AREAS).
- KITCHEN / BAR AREAS.
- RESTROOMS.
- STAIR / ELEVATOR / CORRIDORS.

FURNITURE LEGEND

A	ROUND TABLE (3'-4")- 4 PERSONS (MOBILE FURNITURE)
B	TABLE (2'-6"x4'-4")- 4-5 PERSONS (MOBILE FURNITURE)
C	TABLE (2'-6"x7'-0")- 6 PERSONS (MOBILE FURNITURE)
D	TABLE (2'-6"x4'-4") AND BANQUET. 4 PERSONS
E	TABLE (2'-6"x2'-6")- 2 PERSONS (MOBILE FURNITURE)
F	BARSTOOL (MOBILE FURNITURE)
G	SOFA- 2 PERSONS (MOBILE FURNITURE)



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

DEVELOPER:

ARCHITECT:
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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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PLANNING SUBMITTAL 9-26-22

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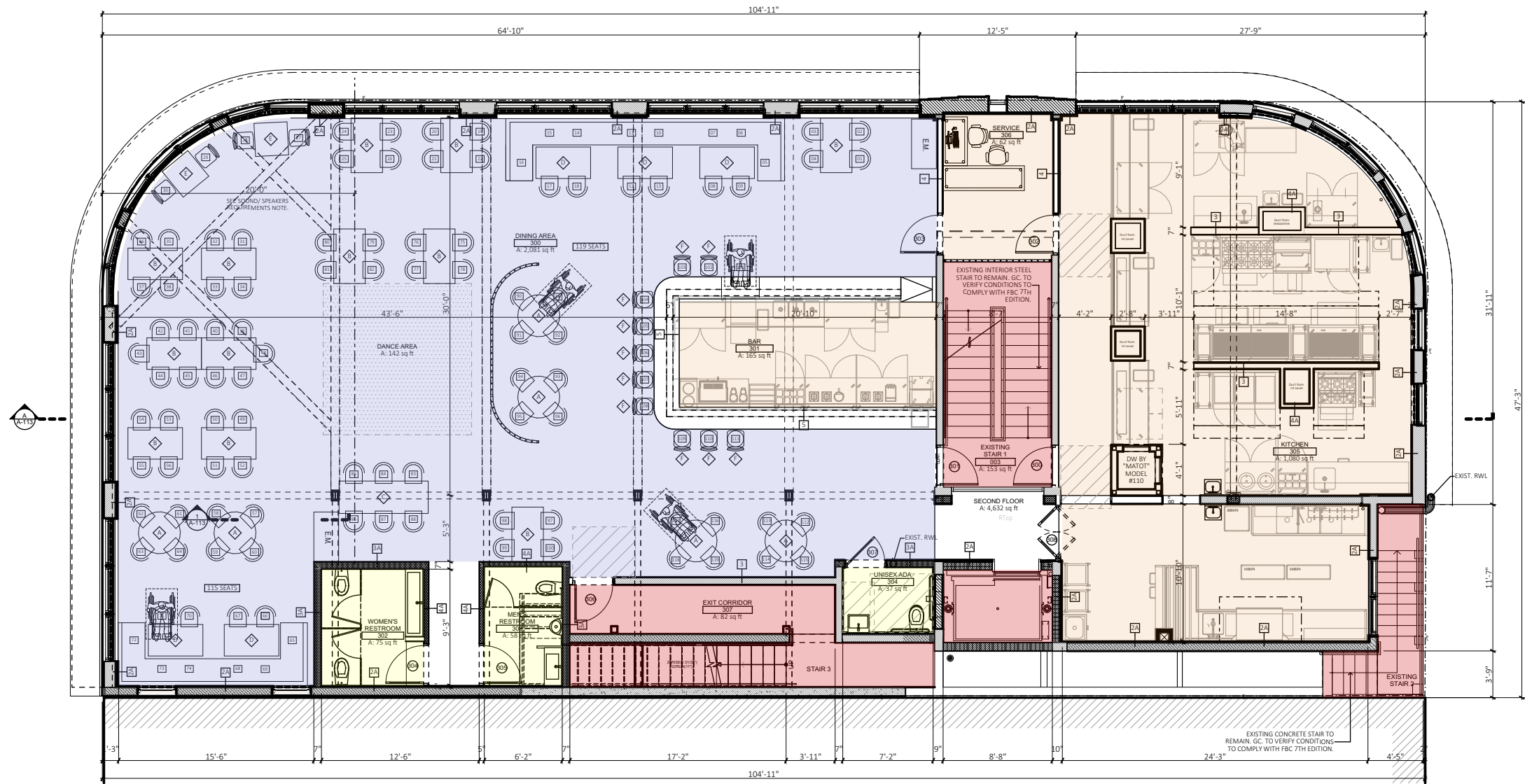
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PROJECT NO.
19-1007
DATE:
DECEMBER 2, 2019
SCALE:
AS SHOWN

TITLE:
PROPOSED MEZZANINE
FLOOR PLAN

DRAWING NO.:

A-107



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

METHOD OF OPERATION

THE ESTABLISHMENT WILL BE OPERATING AS:
-RESTAURANT / BAR.
-ENTERTAINMENT VENUE

OCCUPANCY LOAD CALCULATIONS

THIRD FLOOR:
DINING: 1,925 S.F. / 15 NET = 129 PERSONS
BAR AREA: LENGTH x 4 / 7 GROSS = 12 PERSONS
KITCHEN: 1,080 S.F. / 200 GROSS = 6 PERSONS
STORAGE: 102 S.F. / 300 GROSS = 1 PERSONS
DANCE AREA: 141 S.F. / 7 NET = 20 PERSONS
TOTAL = 168 PERSONS

TOTAL BUILDING OCCUPANTS: 489 PERSONS

INTERIOR SEATING COUNT

QTY.	DESCRIPTION	LOCATION
119	DINING AREA	THIRD
119	TOTAL	

TABLE 221.2.1 WHEELCHAIR SPACES IN ASSEMBLY AREAS

51 TO 150	4
TOTAL	4

PLAN LEGEND

- ASSEMBLY AREAS (DINING AREAS).
- KITCHEN / BAR AREAS.
- RESTROOMS.
- STAIR / ELEVATOR / CORRIDORS.

NOTE

NO ROOFTOP ENTERTAINMENT PROPOSED.
PROPOSED SOUND OR MUSIC PLAYED WILL NOT
INTERFERE WITH NO-ENTERTAINMENT AREAS.

FURNITURE LEGEND

A	ROUND TABLE (3'-4")- 4 PERSONS (MOBILE FURNITURE)
B	TABLE (2'-6"x4'-4")- 4-5 PERSONS (MOBILE FURNITURE)
C	TABLE (2'-6"x7'-0")- 6 PERSONS (MOBILE FURNITURE)
D	TABLE (2'-6"x4'-4") AND BANQUET. 4 PERSONS
E	TABLE (2'-6"x2'-6")- 2 PERSONS (MOBILE FURNITURE)
F	BARSTOOL (MOBILE FURNITURE)
G	SOFA- 2 PERSONS (MOBILE FURNITURE)



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
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PLANNING SUBMITTAL 9-26-22

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PROJECT NO. 19-1007 TITLE: PROPOSED THIRD FLOOR
PLAN
DATE: DECEMBER 2, 2019

SCALE:
AS SHOWN

DRAWING NO.:

A-108