



**OWNER:**  
LINCOLN DREXEL, LTD AND  
LINCOLN DREXEL II, LTD.  
3621 ALTON ROAD #463  
MIAMI BEACH, FL 33140

**DEVELOPER:**

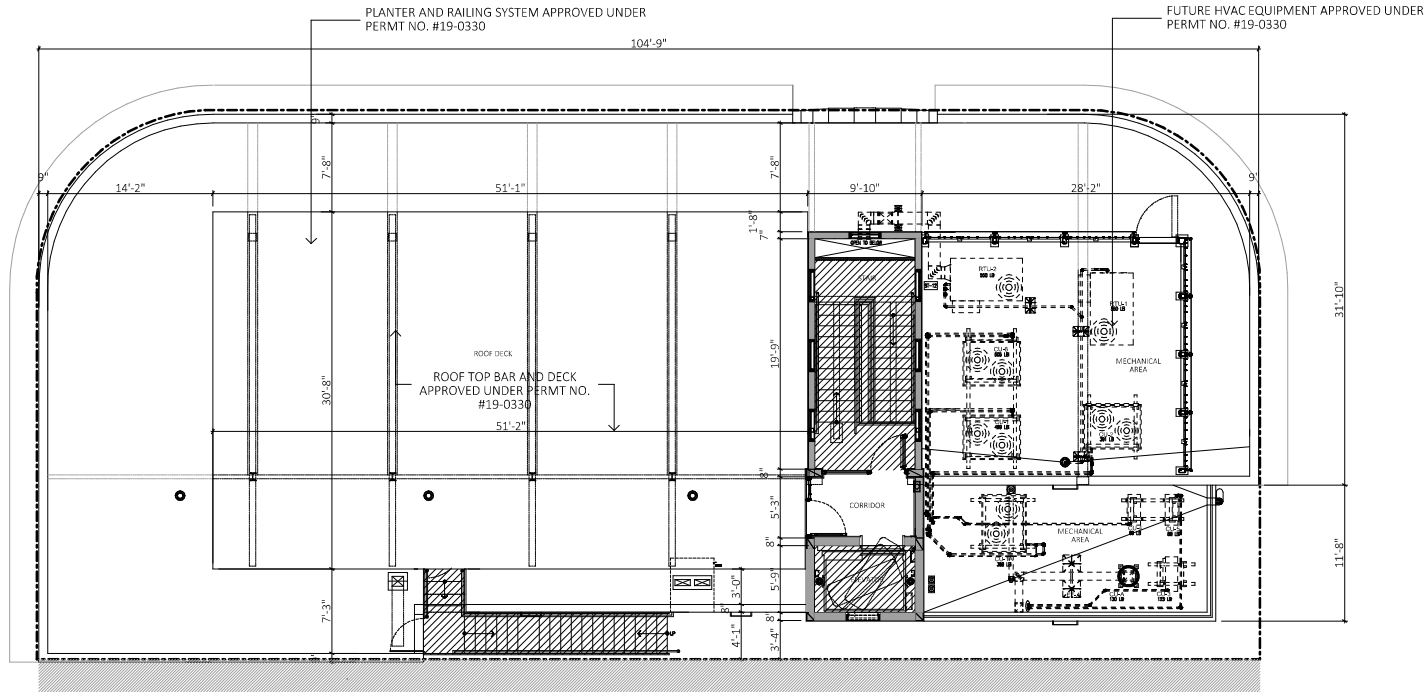
**ARCHITECT:**  
FORM GROUP, INC  
4300 SW 73 AVE, #106  
MIAMI, FL 33155  
PH: 305-443-4244

**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



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

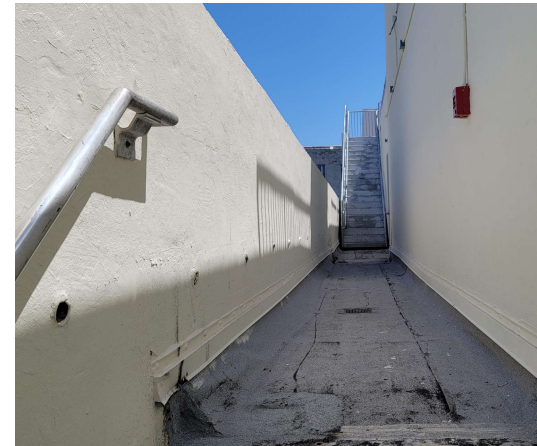
APPROVED UNDER INTERIOR  
DEMOLITION PERMIT. # 19-0330



**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

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FORM GROUP, INC.  
4300 SW 73 AVE, SUITE 106, MIAMI, FL 33155  
TEL: 305.443.4244 FAX: 305.443.4228  
ARCHITECT OF RECORD: GARY MONROE, AIA  
REGISTERED

PROJECT NO: 18-1057 DATE: DECEMBER 2, 2019  
TITLE: EXISTING ROOF FLOOR PLAN  
SCALE: AS SHOWN DRAWING NO: A-104



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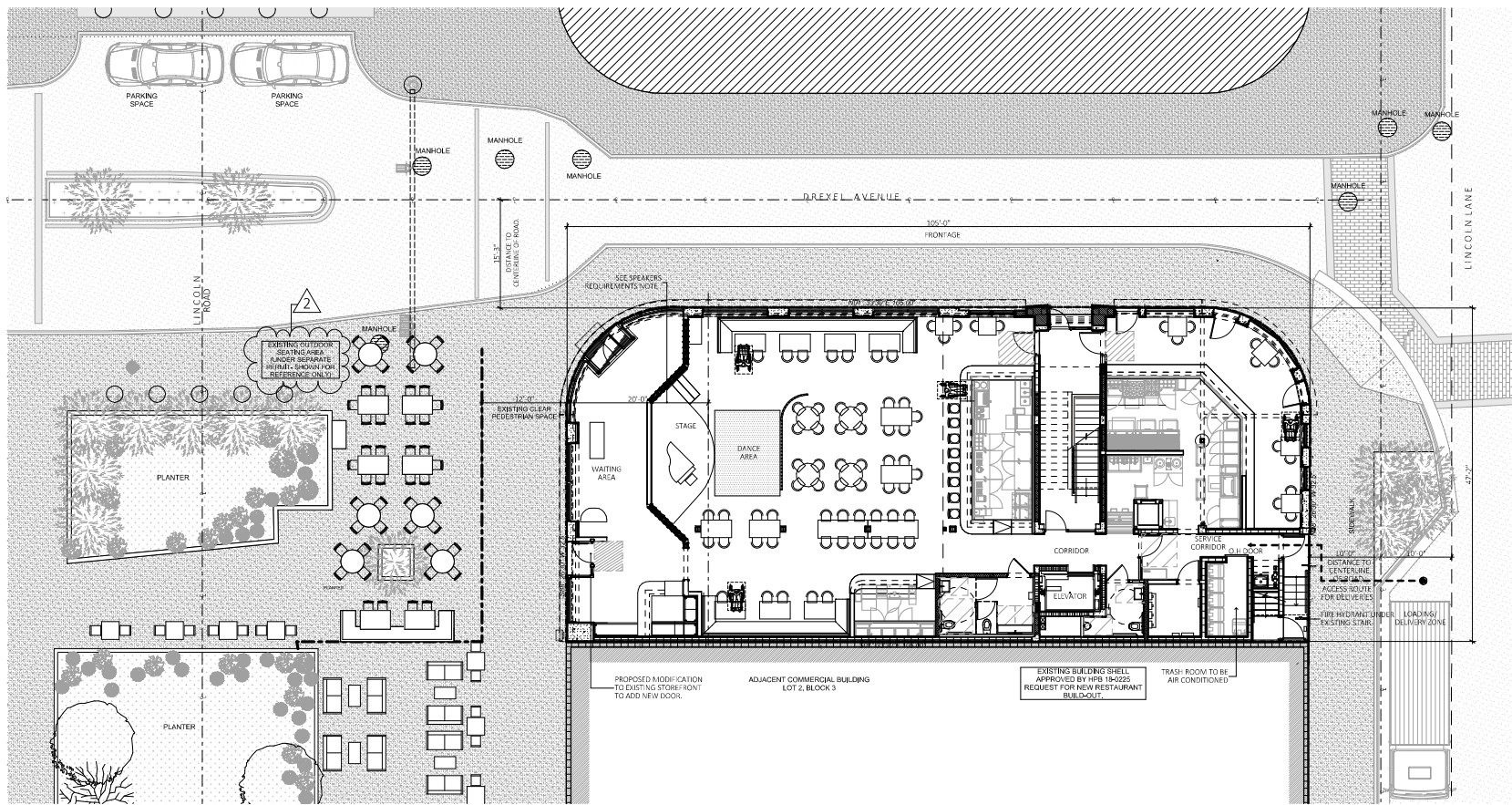
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**A** PROPOSED SITE PLAN  
 SCALE: 1/16" = 1'-0"

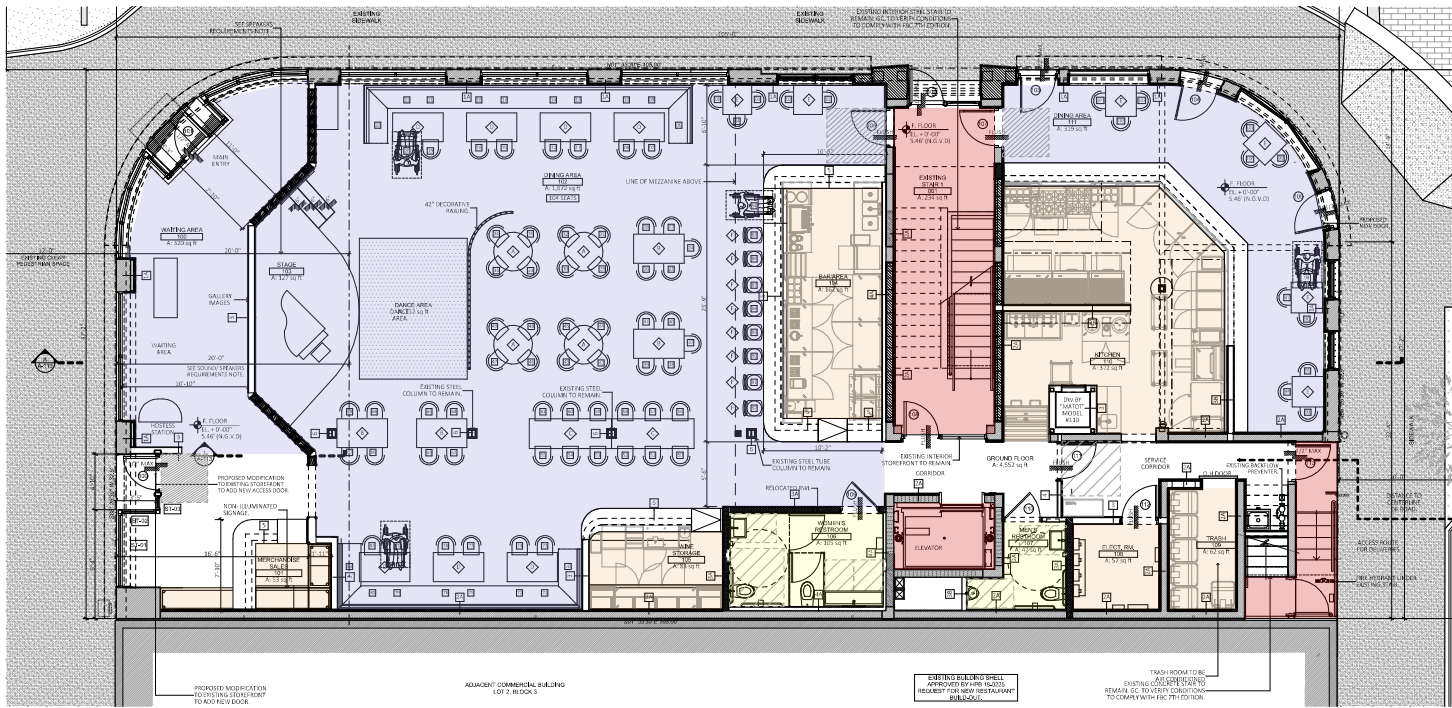
	SUMMARY OF	OCCUPANCY	SEATING
1	GROUND FLOOR:	234	104
2	MEZANINE LEVEL:	8	N/A
	THIRD FLOOR:	168	119
	ROOF LEVEL:	79	65
	<b>TOTAL</b>	<b>489</b>	<b>288</b>

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. <b>TOTAL BUILDING: 10,909.45 S.F.</b>

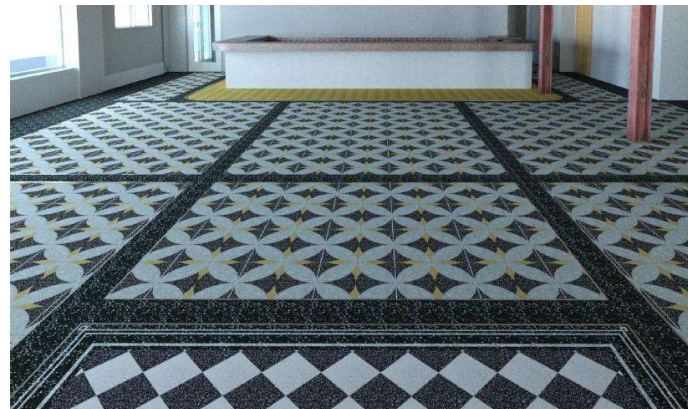


**FORM GROUP INC.**  
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 TEL: 305-443-4244 FAX: 305-443-2208  
 ARCHITECT OF RECORD/OWNER MEMBER AIA  
 REGISTERED

PROJECT NO: 18-1057 TITLE: PROPOSED SITE PLAN  
 DATE: DECEMBER 2, 2019  
 SCALE: AS SHOWN DRAWING NO: **A-105**



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



**1** PROPOSED TERRAZZO TILE PATTERN- DINING ROOMS  
NOT TO SCALE

**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: LENGTH 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.

**FURNITURE LEGEND**

- ROUND TABLE (3'-4")- 4 PERSONS (MOBILE FURNITURE)
- TABLE (2'-6"x4'-4")- 4-5 PERSONS (MOBILE FURNITURE)
- TABLE (2'-6"x7'-0")- 6 PERSONS (MOBILE FURNITURE)
- TABLE (2'-6"x4'-4") AND BANQUET, 4 PERSONS
- TABLE (2'-6"x2'-6")- 2 PERSONS (MOBILE FURNITURE)
- BARSTOOL (MOBILE FURNITURE)
- SOFA- 2 PERSONS (MOBILE FURNITURE)

**FLOOR FINISH SCHEDULE**

1. DINING AREAS: TERRAZZO TILE (SEE IMAGE)
2. BAR / KITCHENS: EPOXY FLOORING
3. RESTROOMS: PORCELAIN TILE
4. BOH SPACES: EPOXY FLOORING



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**ARCHITECT:**  
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**INTERIOR DESIGNER:**

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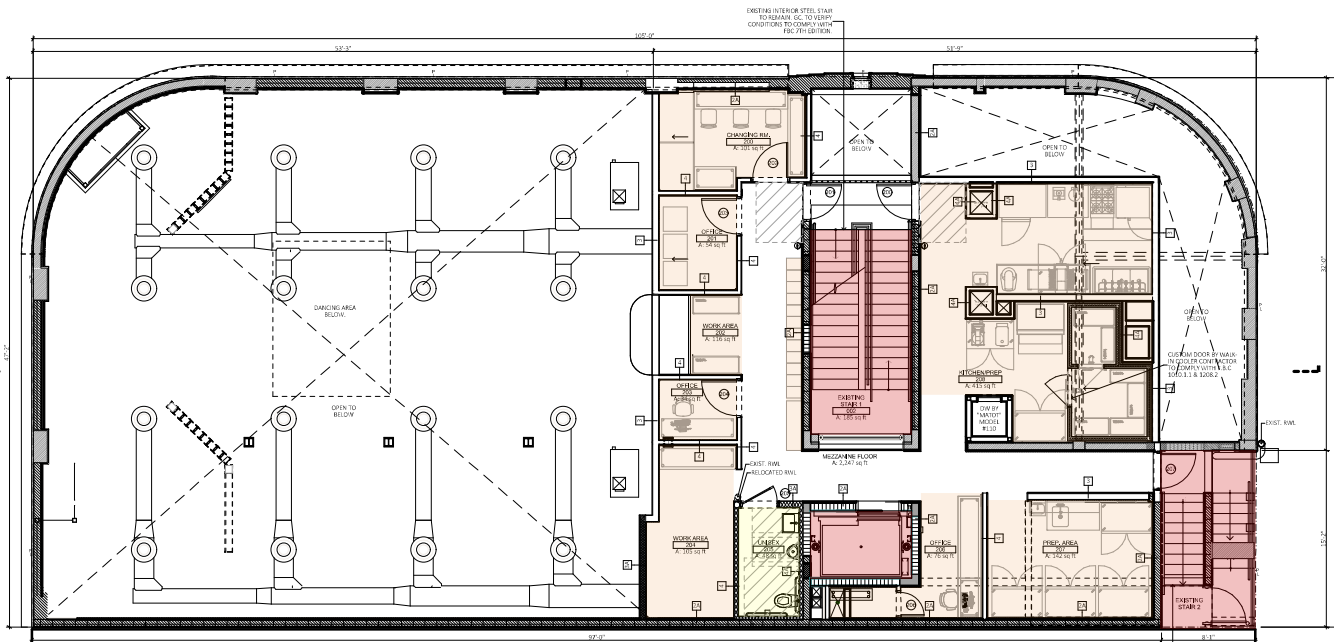
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TEL: 305.443.4244 FAX: 305.443.2208  
ARCHITECT OF RECORD: QUINN MORRIS & ASSOCIATES

PROJECT NO: 18-1057 TITLE: PROPOSED GROUND FLOOR PLAN  
DATE: DECEMBER 2, 2019  
SCALE: AS SHOWN 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
<b>TOTAL</b>		<b>= 8 PERSONS</b>

**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**

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



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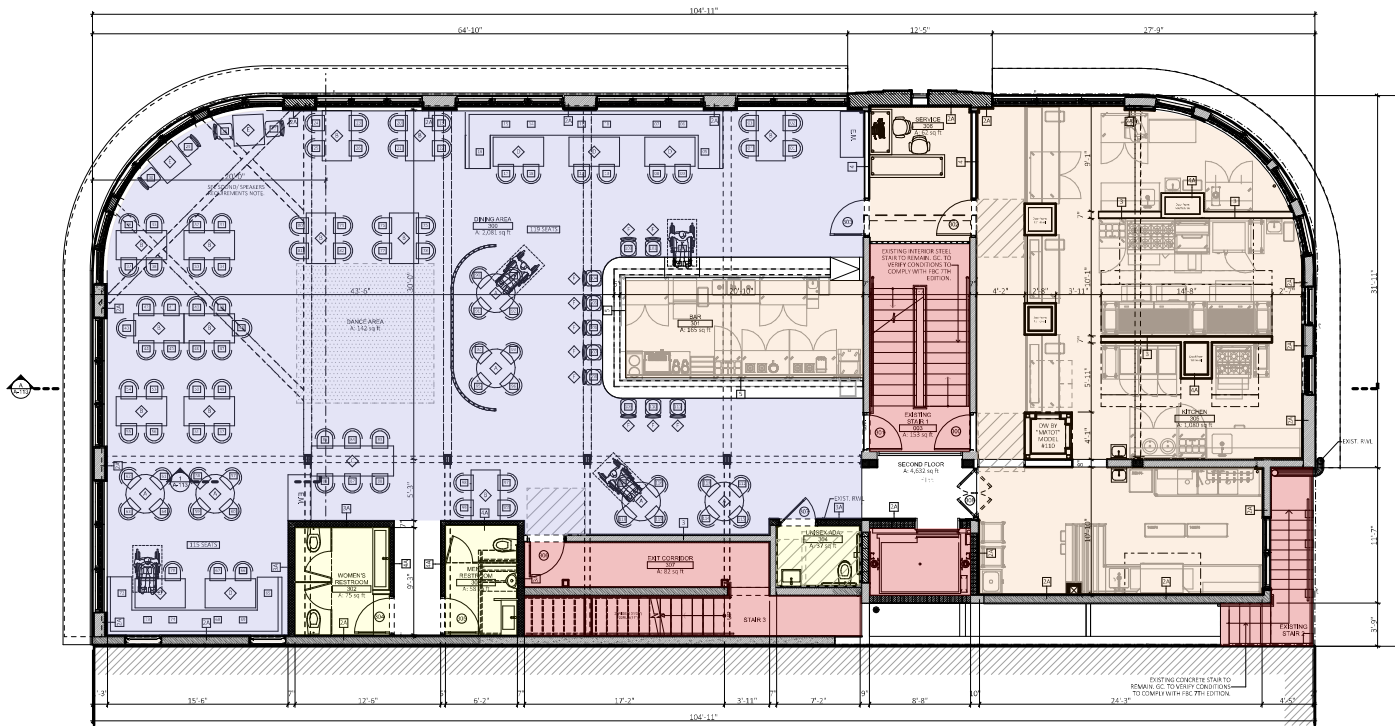
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ARCHITECT OF RECORD/OWNER MEMBER AIA

PROJECT NO: 18-1037 TITLE: PROPOSED MEZZANINE FLOOR PLAN  
DATE: DECEMBER 2, 2019  
SCALE: AS SHOWN 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**

- ROUND TABLE (3'-4")- 4 PERSONS (MOBILE FURNITURE)
- TABLE (2'-6"x4'-4")- 4-5 PERSONS (MOBILE FURNITURE)
- TABLE (2'-6"x7'-0")- 6 PERSONS (MOBILE FURNITURE)
- TABLE (2'-6"x4'-4") AND BANQUET, 4 PERSONS
- TABLE (2'-6"x2'-6")- 2 PERSONS (MOBILE FURNITURE)
- BARSTOOL (MOBILE FURNITURE)
- SOFA- 2 PERSONS (MOBILE FURNITURE)



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ARCHITECT OF RECORD: GARY MORRIS, AIA  
REGISTERED

PROJECT NO: 18-1057 TITLE: PROPOSED THIRD FLOOR PLAN  
DATE: DECEMBER 2, 2019  
SCALE: AS SHOWN DRAWING NO: **A-108**