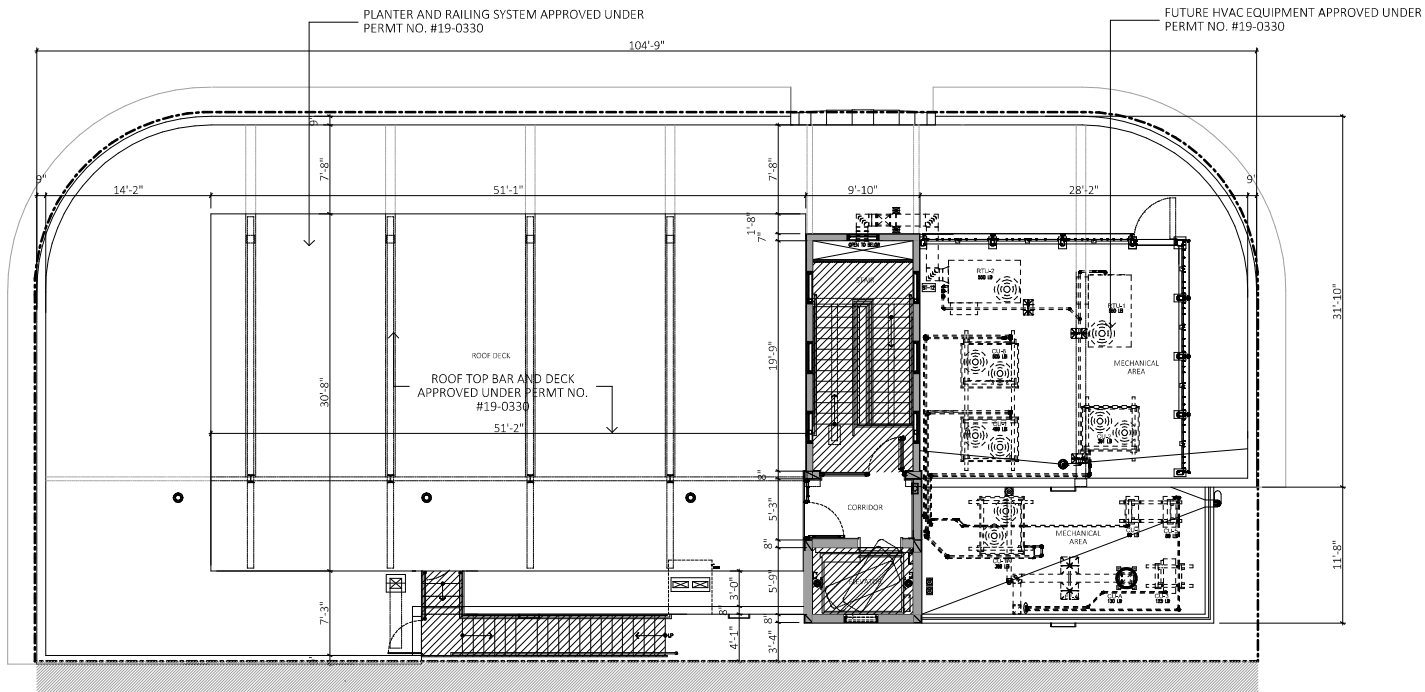


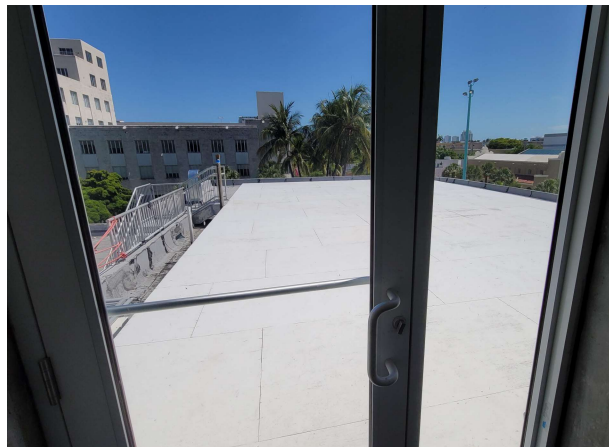


A ROOF FLOOR PLAN- EXISTING
SCALE: 3/32" = 1'-0"

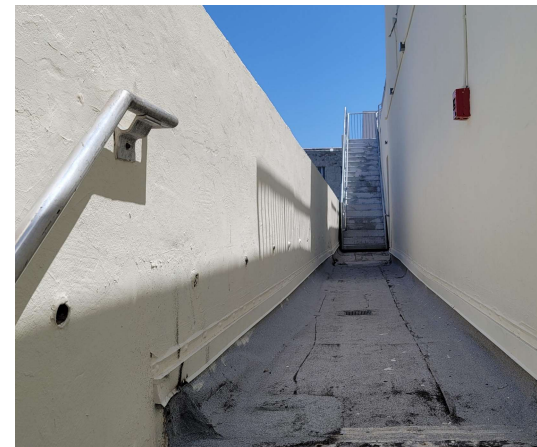
APPROVED UNDER INTERIOR
DEMOLITION PERMIT. # 19-0330



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, 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**

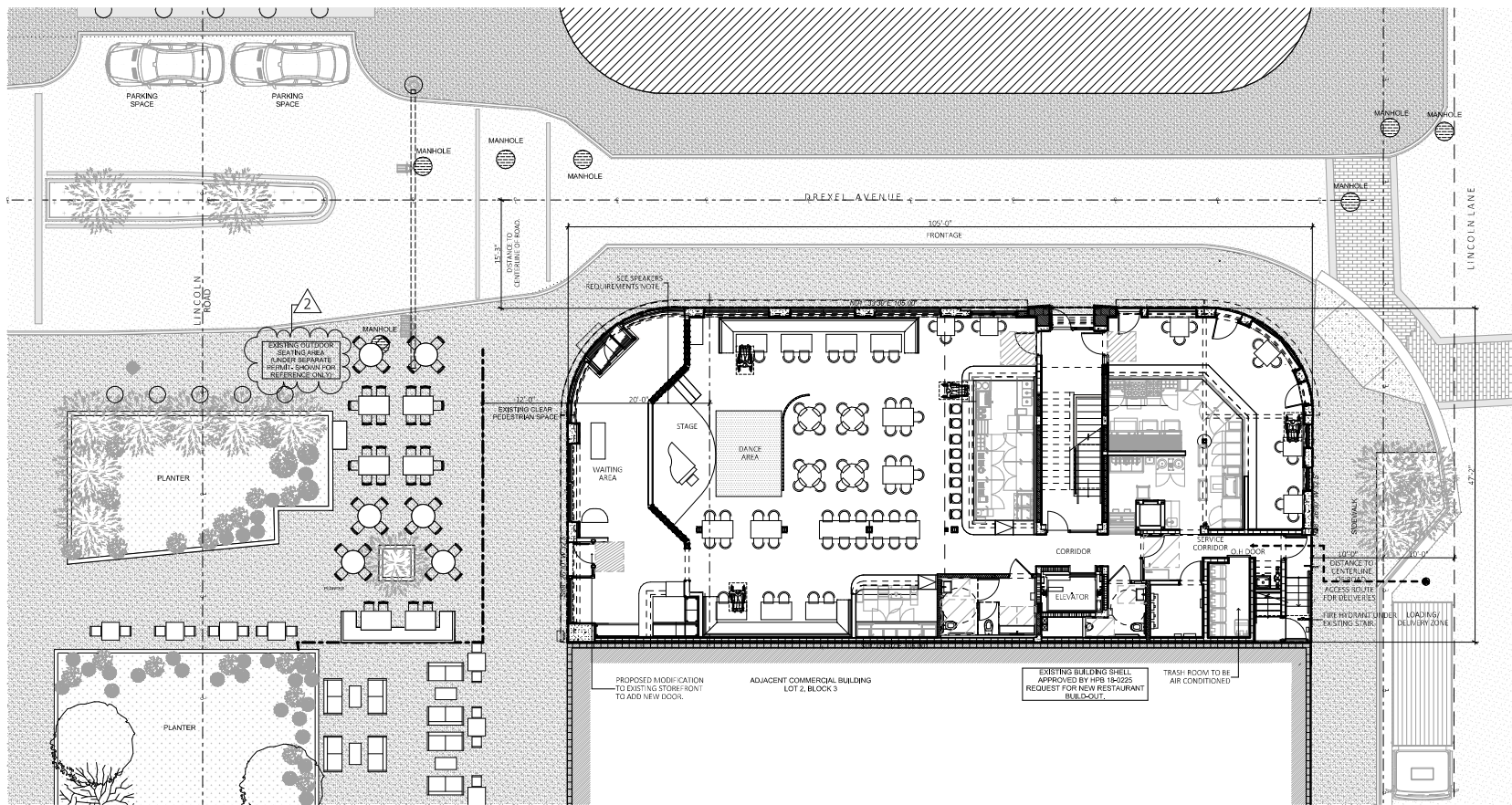
LINCOLN DREXEL BUILDING
455 LINCOLN ROAD
MIAMI BEACH, FL 33139

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

FORMGROUP
architecture . planning

FORM GROUP, INC.,
4300 SW 73 AVE. SUITE 106, MIAMI, FL 33155
TEL: 305-443-4244
ARCHITECT OF RECORD, CIVIL ENGINEER, AND
INTERIOR DESIGNER

PROJECT NO.: 19-1057
DATE: DECEMBER 2, 2019
SCALE: AS SHOWN
TITLE: EXISTING ROOF FLOOR
PLAN
DRAWING NO.: A-104



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

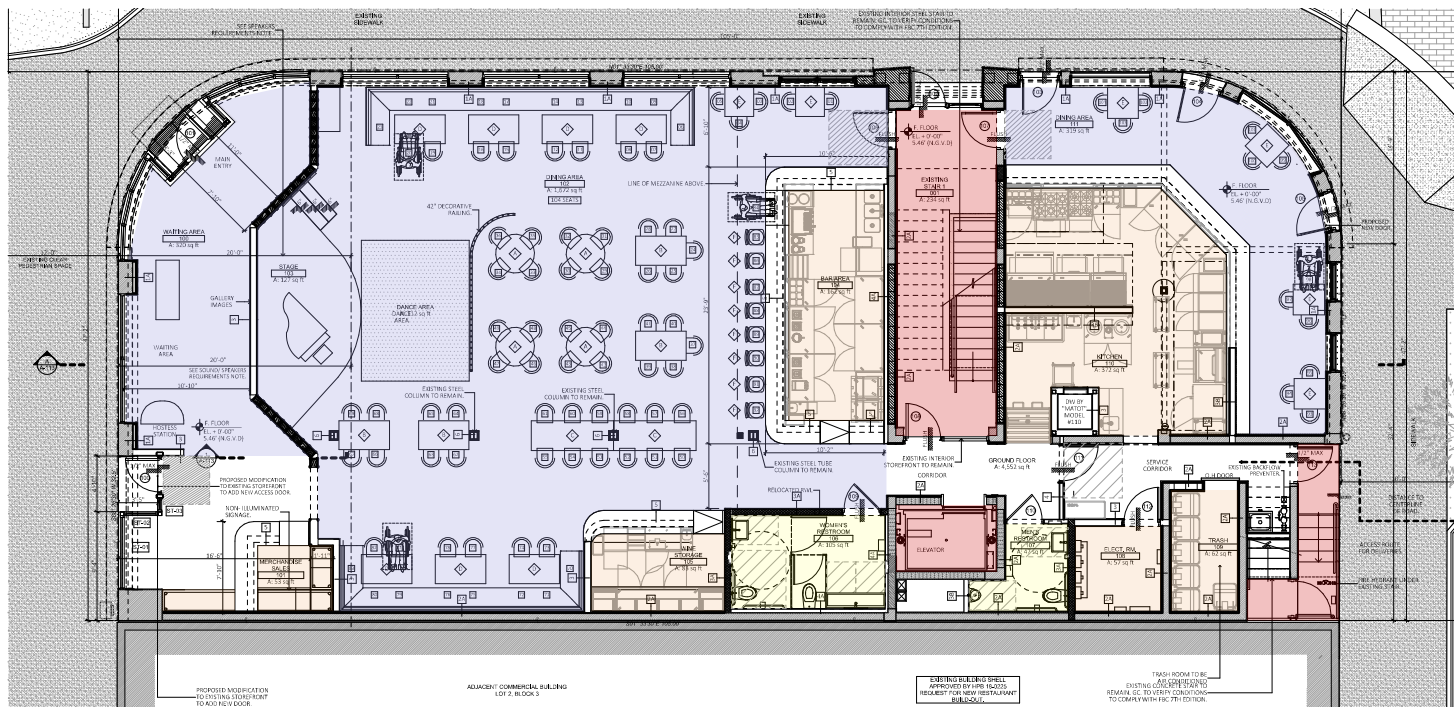
REVISIONS:

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

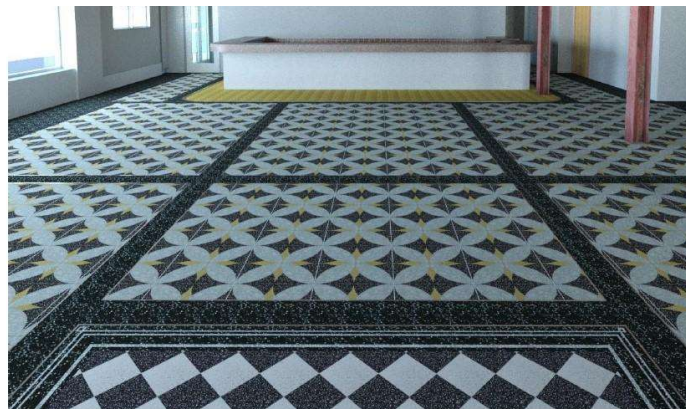
FORMGROUP
architecture . planning

FORM GROUP, INC.
4300 SW 73 AVE. SUITE 106, MIAMI, FL 33155
TEL: 305-443-4244
ARCHITECT OF RECORD/OWNER'S REPRESENTATIVE
ANDRÉS CARNE DE RES

PROJECT NO.: 18-1057
DATE: DECEMBER 2, 2019
SCALE: AS SHOWN
TITLE: PROPOSED SITE PLAN
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 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
-----------	---

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)

FLOOR FINISH SHCHEDULE

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



OWNER:
LINCOLN DREXEL LTD AND
LINCOLN DREXEL 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

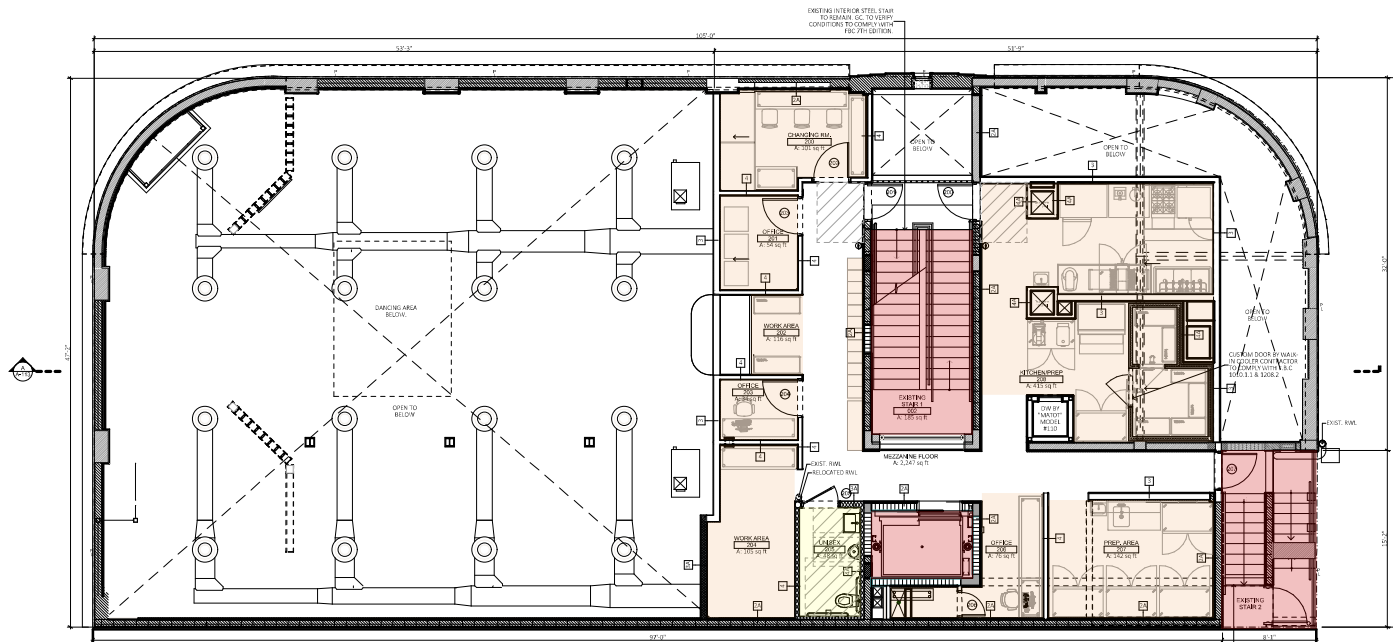
REVISONS:

- 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: 305-443-4248
ARCHITECT OF RECORD: CARMELO MORALES, AIA

PROJECT NO: 18-1057
DATE: DECEMBER 2, 2019
SCALE: AS SHOWN
FILE: 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, 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

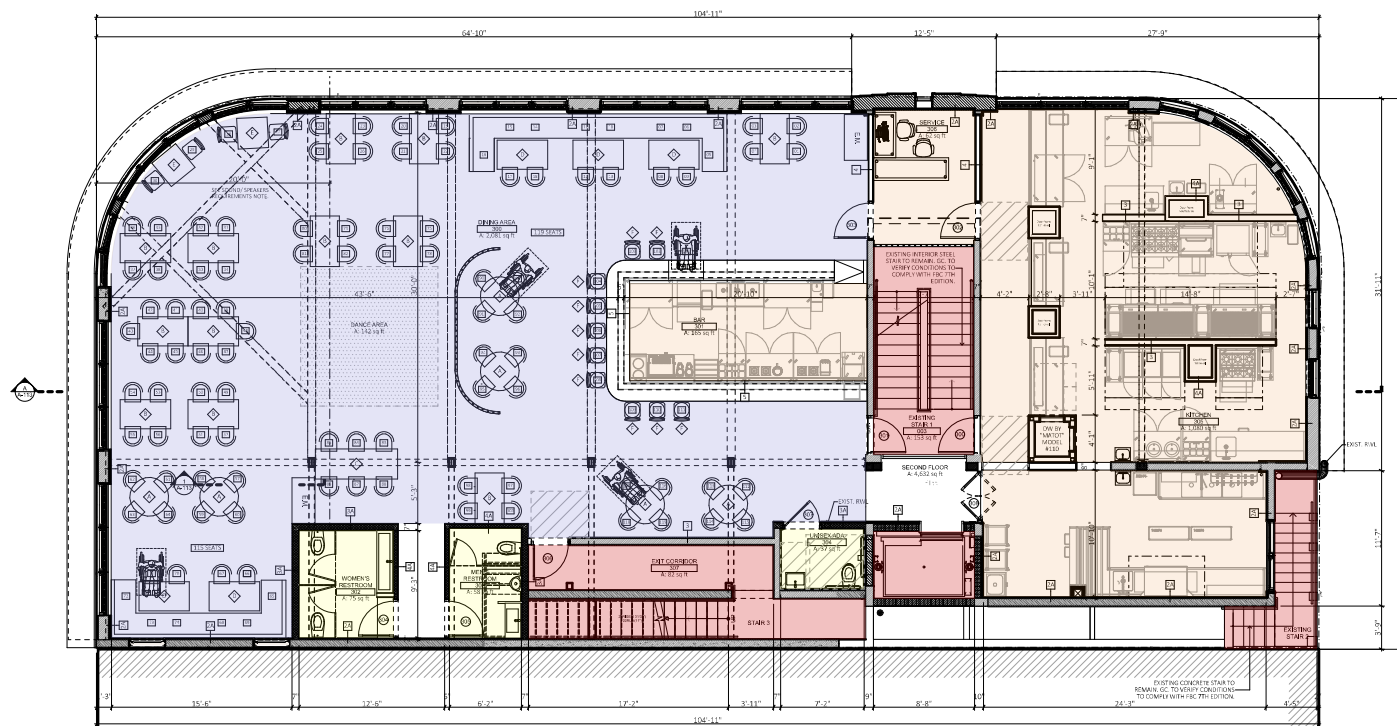
REVISIONS:

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

FORMGROUP
architecture .planning

FORM GROUP, INC.
4300 SW 73 AVE. SUITE 106, MIAMI, FL 33155
TEL: 305.443.4244 FAX: 305.443.4248
ARCHITECT OF RECORD, CARNE DE RES, AKA
ANDRÉS

PROJECT NO.: 18-1057 **DATE:** DECEMBER 2, 2019
SCALE: AS SHOWN **DRAWING NO.:** A-107



DRAWING NO.:
A-108