Andrés

455 LINCOLN ROAD, MIAMI BEACH, FL 33139

FIRST SUBMITTAL PB22-0553
SEPTEMBER 6, 2022

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SURVEY
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PROJECT INFORMATION

PROPERTY ADDRESS:
455 LINCOLN ROAD, MIAMI BEACH, FLORIDA 33139

LEGAL DESCRIPTION:
LOT 1, BLOCK 3, OF LINCOLN ROAD SUBDIVISION, ACCORDING TO THE PLOT THEREOF AS RECORDED IN PLAT BOOK 34, AT PAGE 66, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY.

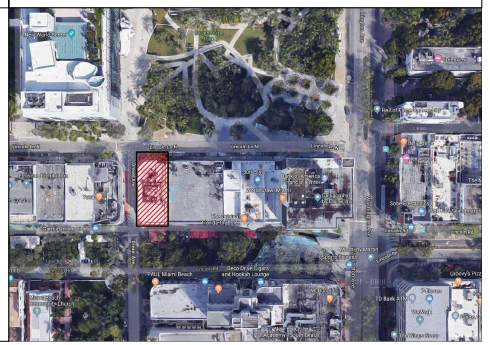
ZONING DISTRICT DESIGNATION: CITY OF MIAMI BEACH CD-3

LOT AREA: 4,890 S.F.

SCOPE OF WORK: LEVEL 3 OF ALTERATION. (SECTION 504, FBCE 2017)
1. INTERIOR MODIFICATIONS FOR NEW RESTAURANT.
2. MODIFICATION OF EXISTING ELECTRICAL SERVICES.
3. INTERIOR CONSTRUCTION OF NEW KITCHEN.

CLASSIFICATION OF REHABILITATION: PERSUANT TO NFPA 101 CHAPTER 43.1.1, THE PROPOSED PROJECT IS CLASSIFIED AS FOLLOWS:
(3) MODIFICATION.

LOCATION MAP



Andrés

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 (6-31-22)
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 FX: 305.443.3038
ARCHITECT OF RECORD: OMAR MORALES, AIA
AA0016031

PROJECT NO.: 19-1007
TITLE: COVER
DATE: DECEMBER 2, 2019
SCALE: AS SHOWN
DRAWING NO.: G-00

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	455 LINCOLN ROAD, MIAMI BEACH, FL 33139		
2	Board and file numbers :	HPB19-0367		
3	Folio number(s):			
4	Year constructed:	1937	Zoning District / Overlay:	CD-3
5	Based Flood Elevation:	8.0'	Grade value in NGVD:	5.46' NGVD
6	Lot Area:	**4,890 S.F**	Lot Depth:	47'-3"
7	Lot width:	104'-11"		
8	Minimum Unit Size	N/A	Average Unit Size:	N/A
9	Existing use:	ASSEMBLY	Proposed use:	ASSEMBLY

		Maximum	Existing	Proposed	Deficiencies
10	Height:	50' (1ST 50') THEN 100'	41'-6"	41'-6"	
11	Number of Stories:	N/A	4	4	
12	FAR:	13,447 S.F.	10,946.71 S.F.	10,909.45 S.F.	
13	Gross square footage:	N/A	10,946.71 S.F.	10,946.71 S.F.	
14	Square Footage by use:	N/A	10,946.71 S.F.(ASSEMBLY)	10,909.45 S.F. (ASSEMBLY)	
15	Number of units Residential:	N/A	N/A	N/A	
16	Number of units Hotel:	N/A	N/A	N/A	
17	Number of seats:	N/A		342	
18	Occupancy load:	N/A	388	413	
19	Density (per Comprehensive Plan):	N/A	N/A	N/A	

	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
20	Front Setback:	0'-0"	**N/A**	**N/A**	
21	Side Setback:	0'-0"	**N/A**	**N/A**	
22	Side Setback:	0'-0"	**N/A**	**N/A**	
23	Side Setback facing street:	0'-0"	**N/A**	**N/A**	
24	Rear Setback:	5'-0"	**N/A**	**N/A**	
	At Grade Parking:				
25	Front Setback:	0'-0"	**N/A**	**N/A**	
26	Side Setback:	0'-0"	**N/A**	**N/A**	
27	Side Setback:	0'-0"	**N/A**	**N/A**	
28	Side Setback facing street:	0'-0"	**N/A**	**N/A**	
29	Rear Setback:	5'-0"	**N/A**	**N/A**	
	Pedestal:				
30	Front Setback:	0'-0"	0.3'	**N/A**	
31	Side Setback:	0'-0"	N/A	**N/A**	
32	Side Setback:	0'-0"	N/A	**N/A**	
33	Side Setback facing street:	0'-0"	0.1'	**N/A**	
34	Rear Setback:	5'-0"	0.2'	**N/A**	
	Tower:				
35	Front Setback:	0'-0"	**N/A**	**N/A**	
36	Side Setback:	0'-0"	**N/A**	**N/A**	
37	Side Setback:	0'-0"	**N/A**	**N/A**	
38	Side Setback facing street:	0'-0"	**N/A**	**N/A**	
39	Rear Setback:	5'-0	**N/A**	**N/A**	

	Parking	Required	Existing	Proposed	Deficiencies
40	Parking district:	**N/A**			
41	Total number of parking spaces:	**N/A**	**N/A**	**N/A**	
42	Number of parking spaces per use (Provide a separate chart for a breakdown calculation):	**N/A**	**N/A**	**N/A**	
43	Number of parking spaces per level (Provide a separate chart for a breakdown calculation):	**N/A**	**N/A**	**N/A**	
44	Parking Space Dimensions:	**N/A**	**N/A**	**N/A**	
45	Parking Space configuration (45°,60°,90°,Parallel):	**N/A**	**N/A**	**N/A**	
46	ADA Spaces:	**N/A**	**N/A**	**N/A**	
47	Tandem Spaces:	**N/A**	**N/A**	**N/A**	
48	Drive aisle width:	**N/A**	**N/A**	**N/A**	
49	Valet drop off and pick up:	**N/A**	**N/A**	**N/A**	
50	Loading spaces:	**N/A**	**N/A**	**N/A**	
51	Trash collection area:	**N/A**	**N/A**	**INTERIOR TRASH ROOM**	
52	Short-term Bicycle Parking, location and Number of racks:	**N/A**	**N/A**	**NA**	
53	Long-Term Bicycle Parking, location and Number of racks	**N/A**	**N/A**	**N/A**	
	Restaurants, Cafes, Bars, Lounges, Nightclubs	**Required**	**Existing**	**Proposed**	**Deficiencies**
54	Type of use:	N/A	**ASSEMBLY**	**ASSEMBLY**	
55	Number of seats located outside on private property:	1/ 15 NET	50	54	
56	Number of seats inside:	_	_	288	
57	Total number of seats:	_	_	342	
58	Total number of seats per venue (Provide a separate chart for a breakdown calculation):	N/A	_	GROUND LEVEL: 104 EXTERIOR: 54 THIRD LEVEL: 119 ROOF LEVEL: 65	1
59	Total occupant content:	N/A	388	489	
60	Occupant content per venue (Provide a separate chart for a breakdown calculation):	N/A	GROUND LEVEL: 235 MEZZANINE: 66 THIRD LEVEL: 37 ROOF LEVEL: 50	GROUND LEVEL: 234 MEZZANINE: 8 THIRD LEVEL: 168 ROOF LEVEL: 79	
61	Proposed hours of operation:	N/A			
62	Is this an NIE? (Neighborhood Impact Establishment, see CMB 141-1361):				
63	Is dancing and/or entertainment proposed? (see CMB 141-1361):	Yes			
64	Is this a contributing building?:	N/A			
65	Located within a Local Historic District?:	Yes			

OWNER:
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LINCOLN DREXEL II, LTD.
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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
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LINCOLN DREXEL BUILDING
455 LINCOLN ROAD
MIAMI BEACH, FL 33139

REVISIONS:
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PLANNING SUBMITTAL 9-2-22
2. REV 2 (9-26-22)
PLANNING SUBMITTAL 9-26-22

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TEL: 305.443.4244 FX: 305.443.3338
ARCHITECT OF RECORD: OMAR MORALES, AIA
AA0016831

PROJECT NO.: 19-1007
TITLE: ZONING LEGEND
DATE: DECEMBER 2, 2019
SCALE: AS SHOWN
DRAWING NO.: G-01



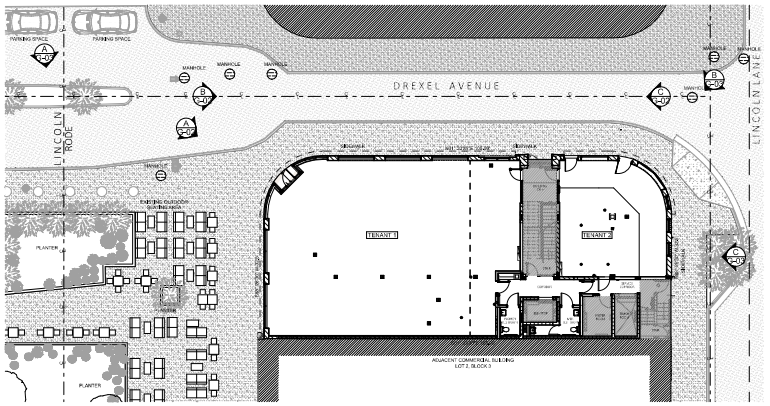
B STREET VIEW-DREXEL AVE
NOT TO SCALE



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"

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ARCHITECT OF RECORD: OMAR MORALES, AIA
AA0016831

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



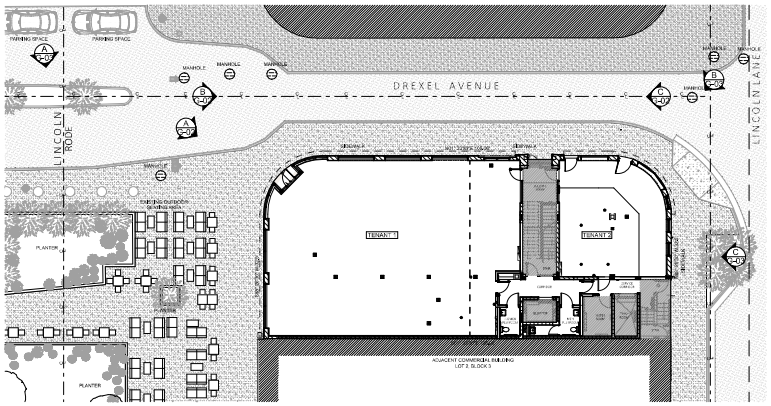
B STREET VIEW - LINCOLN LN & DREXEL AVE
NOT TO SCALE



A PROPOSED ROOF TERRACE PLAN
SCALE: 1:8.50



C STREET VIEW - LINCOLN LANE
NOT TO SCALE



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

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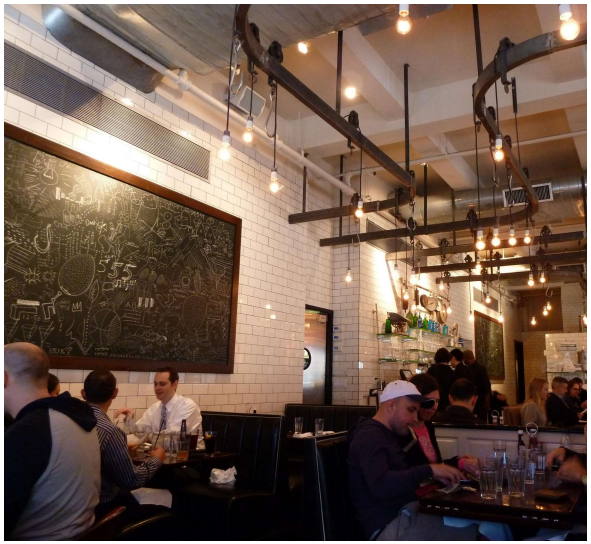
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AA0016831

PROJECT NO.: 19-1007
TITLE: CONTEXTUAL PHOTOGRAPH
DATE: DECEMBER 2, 2019
SCALE: AS SHOWN
DRAWING NO.: G-03



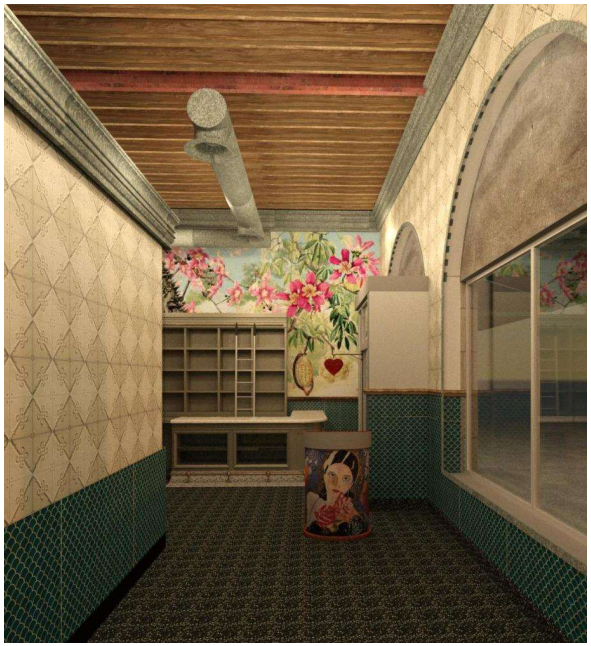
C EXISTING RESTAURANT
NOT TO SCALE



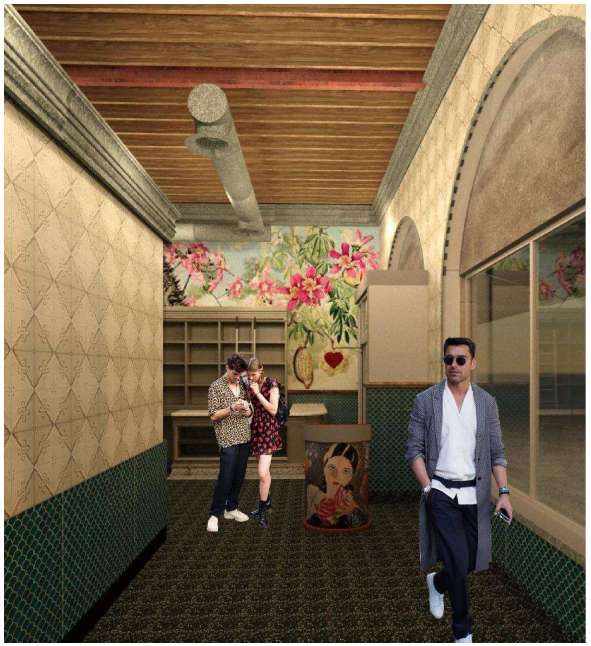
B EXISTING RESTAURANT
NOT TO SCALE



A EXISTING RESTAURANT
NOT TO SCALE



F PROPOSED RESTAURANT
NOT TO SCALE



E PROPOSED RESTAURANT
NOT TO SCALE



D PROPOSED RESTAURANT
NOT TO SCALE

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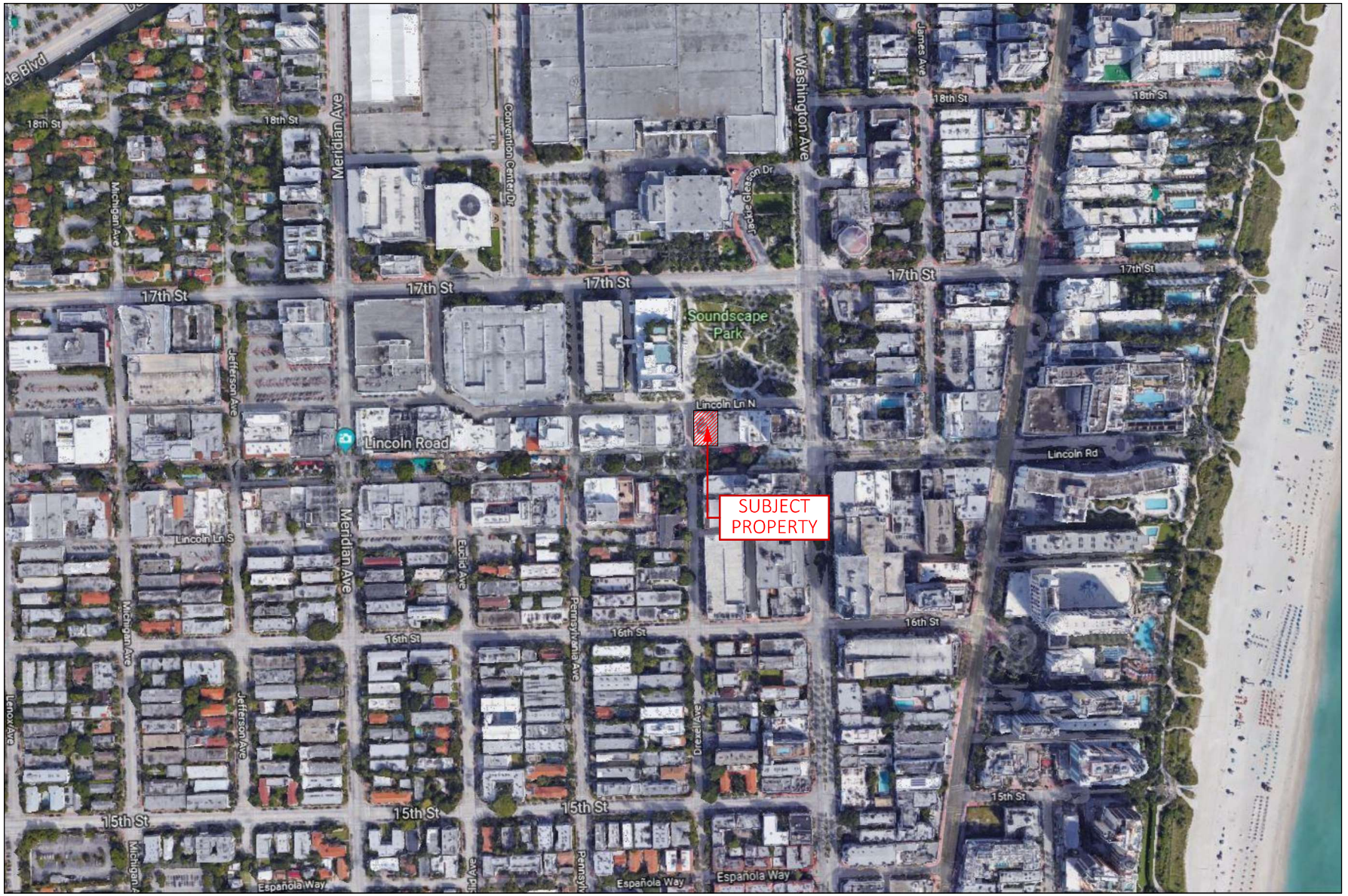
LINCOLN DREXEL BUILDING
455 LINCOLN ROAD
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REVISIONS:
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TEL: 305.443.4244 FX: 305.443.3338
ARCHITECT OF RECORD: OMAR MORALES, AIA
AA26016831

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

OWNER:
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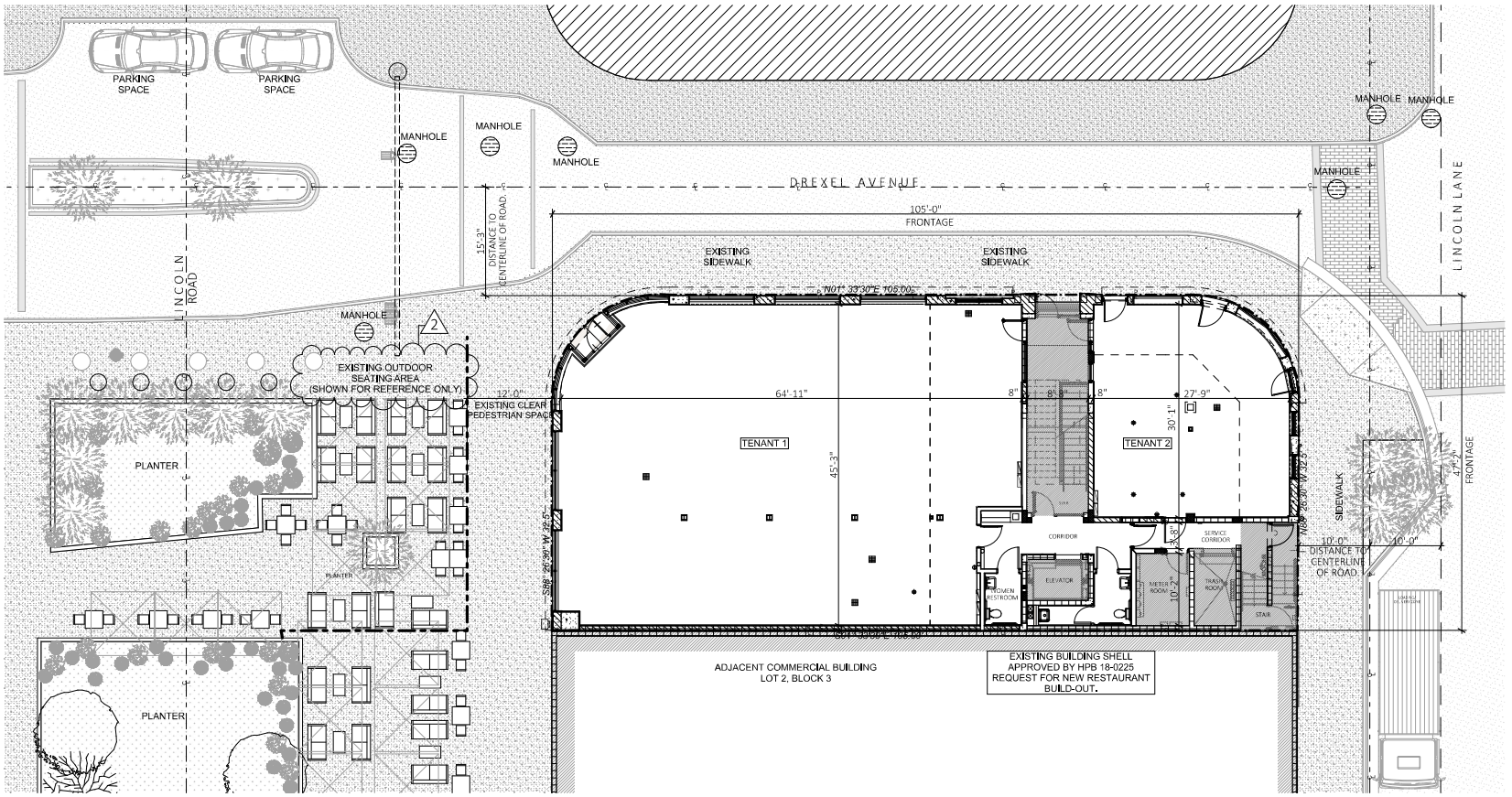
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ARCHITECT OF RECORD: OMAR MORALES, AIA
AA26016631

PROJECT NO. 19-1007
TITLE: LOCATION MAP
DATE: DECEMBER 2, 2019
SCALE: AS SHOWN
DRAWING NO.: G-05
2



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.
	TOTAL BUILDING: 10,946.71 S.F.

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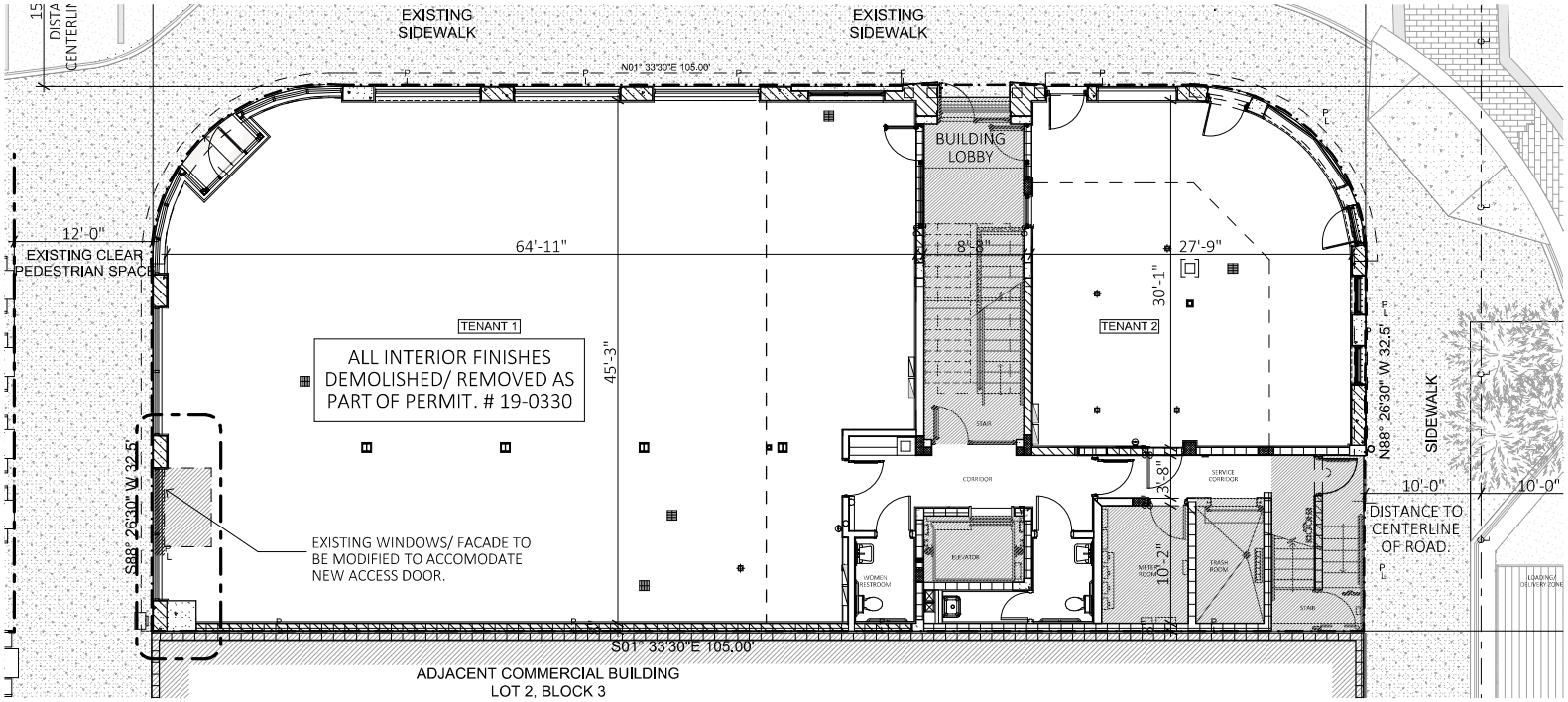
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PROJECT NO.: 19-1007
TITLE: EXISTING SITE PLAN
DATE: DECEMBER 2, 2019
SCALE: AS SHOWN
DRAWING NO.: A-100



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

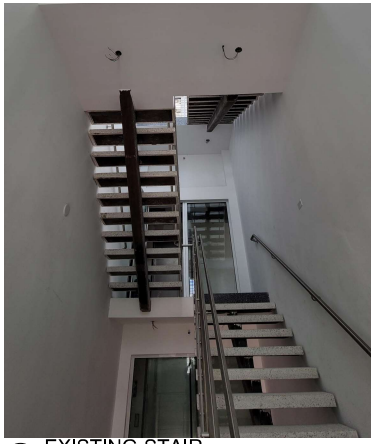
APPROVED UNDER INTERIOR DEMOLITION PERMIT. # 19-0330



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
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3921 ALTON ROAD #463
MIAMI BEACH, FL 33140

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INTERIOR DESIGNER:

PLANNING APPLICATION FOR:

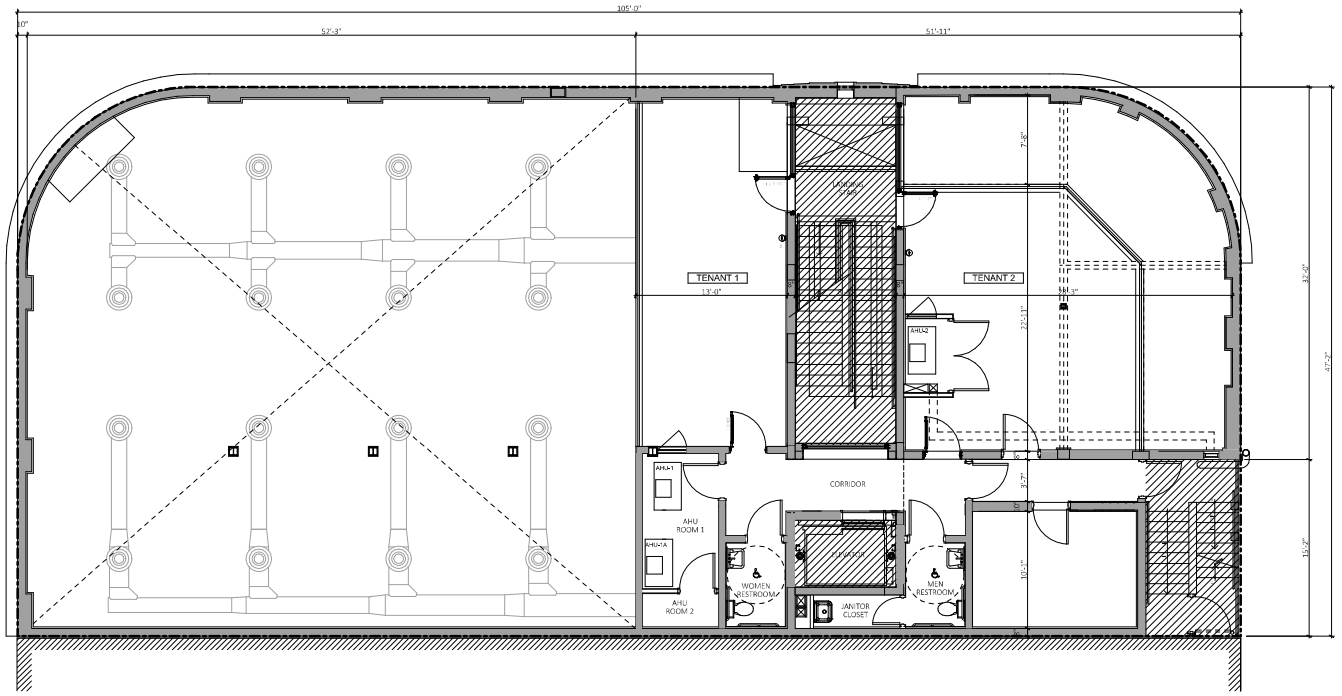
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455 LINCOLN ROAD
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AA0016031

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

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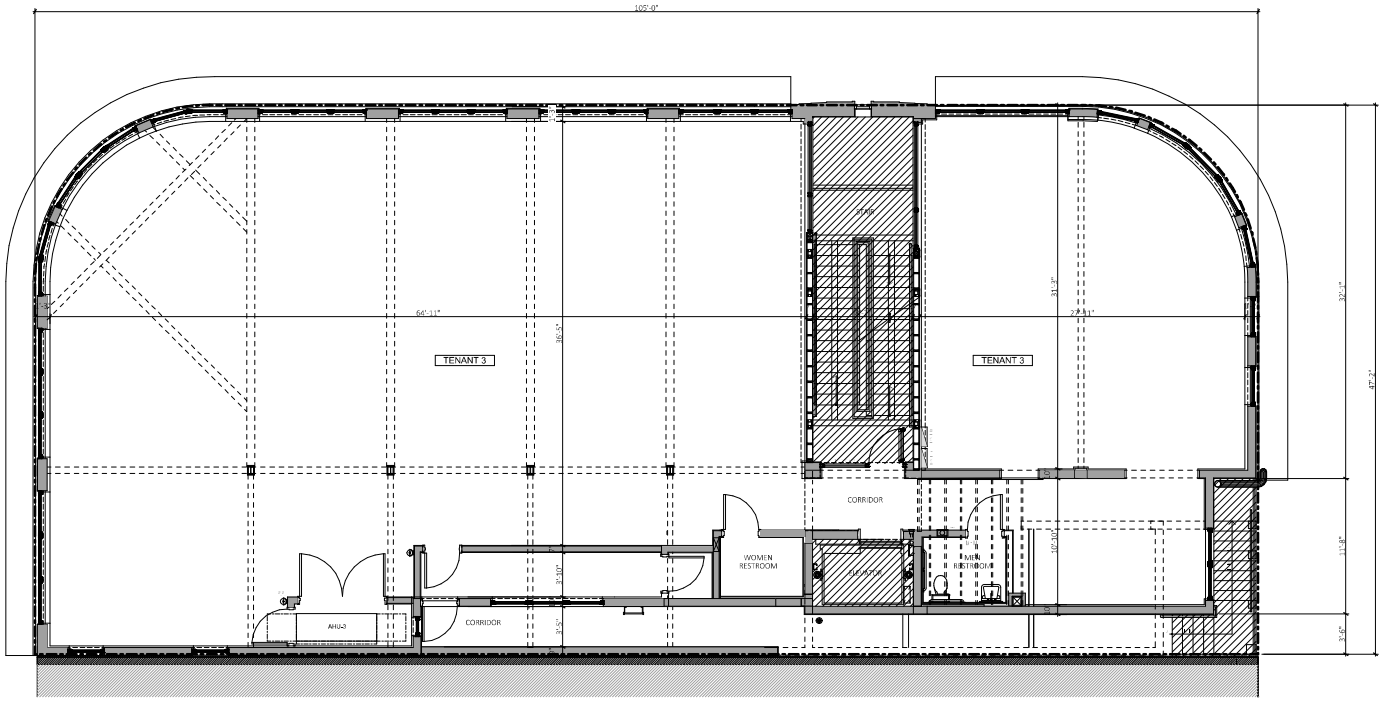
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PLANNING SUBMITTAL 9-26-22

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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
AA0016831

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:

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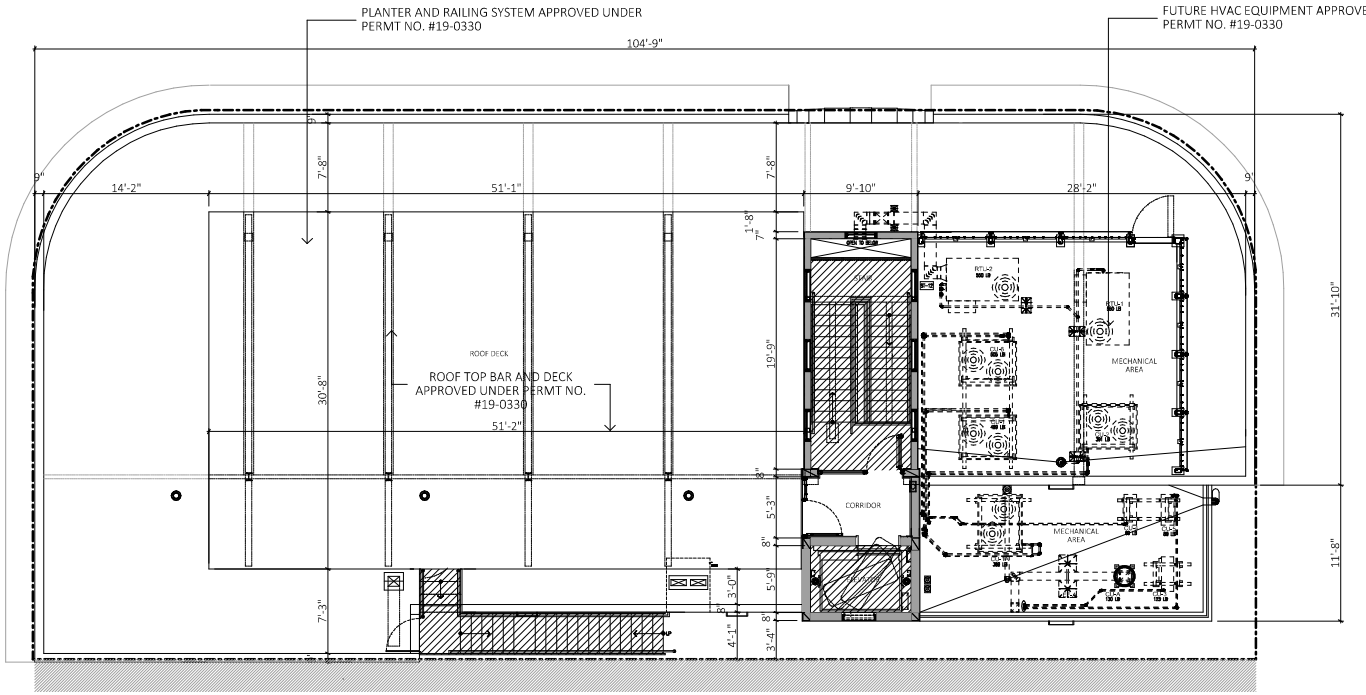
LINCOLN DREXEL BUILDING
455 LINCOLN ROAD
MIAMI BEACH, FL 33139

REVISIONS:
HPB SUBMITTAL 07-06-21
1. REV 1 (6-31-22)
PLANNING SUBMITTAL 9-2-22
2. REV 2 (9-26-22)
PLANNING SUBMITTAL 9-26-22

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ARCHITECT OF RECORD: OMAR MORALES, AIA
AA0016831

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

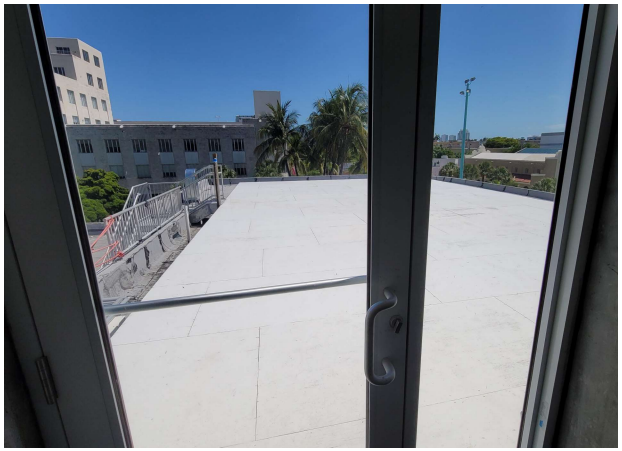


A ROOF FLOOR PLAN- EXISTING
SCALE: 3/32" = 1'-0"

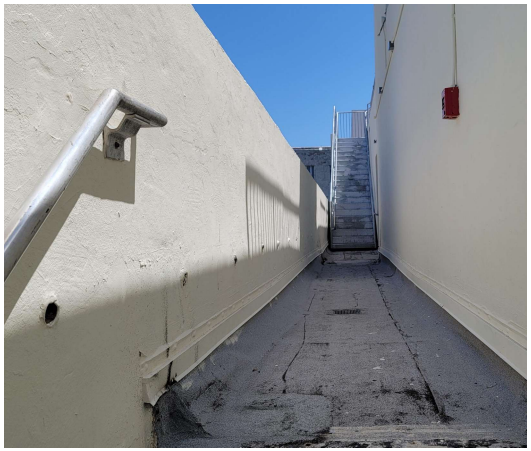
APPROVED UNDER INTERIOR DEMOLITION PERMIT. # 19-0330



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:

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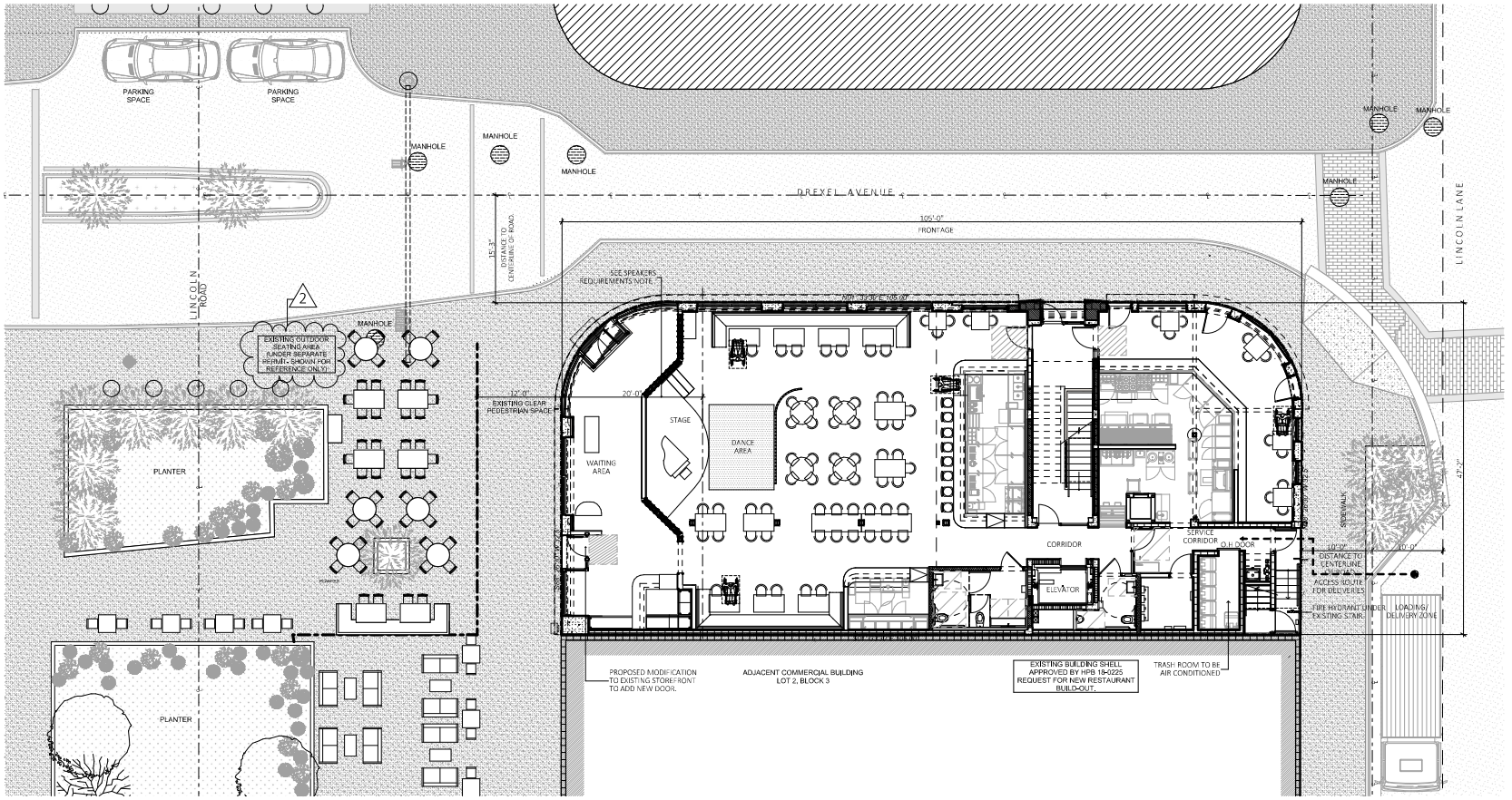
LINCOLN DREXEL BUILDING
455 LINCOLN ROAD
MIAMI BEACH, FL 33139

REVISIONS:
HPB SUBMITTAL 07-06-21
1. REV 1 (6-31-22)
PLANNING SUBMITTAL 9-2-22
2. REV 2 (9-26-22)
PLANNING SUBMITTAL 9-26-22

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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"

1
2

SUMMARY OF	OCCUPANCY	SEATING
GROUND FLOOR:	234	104
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:	GROUNG 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.

OWNER:
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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:

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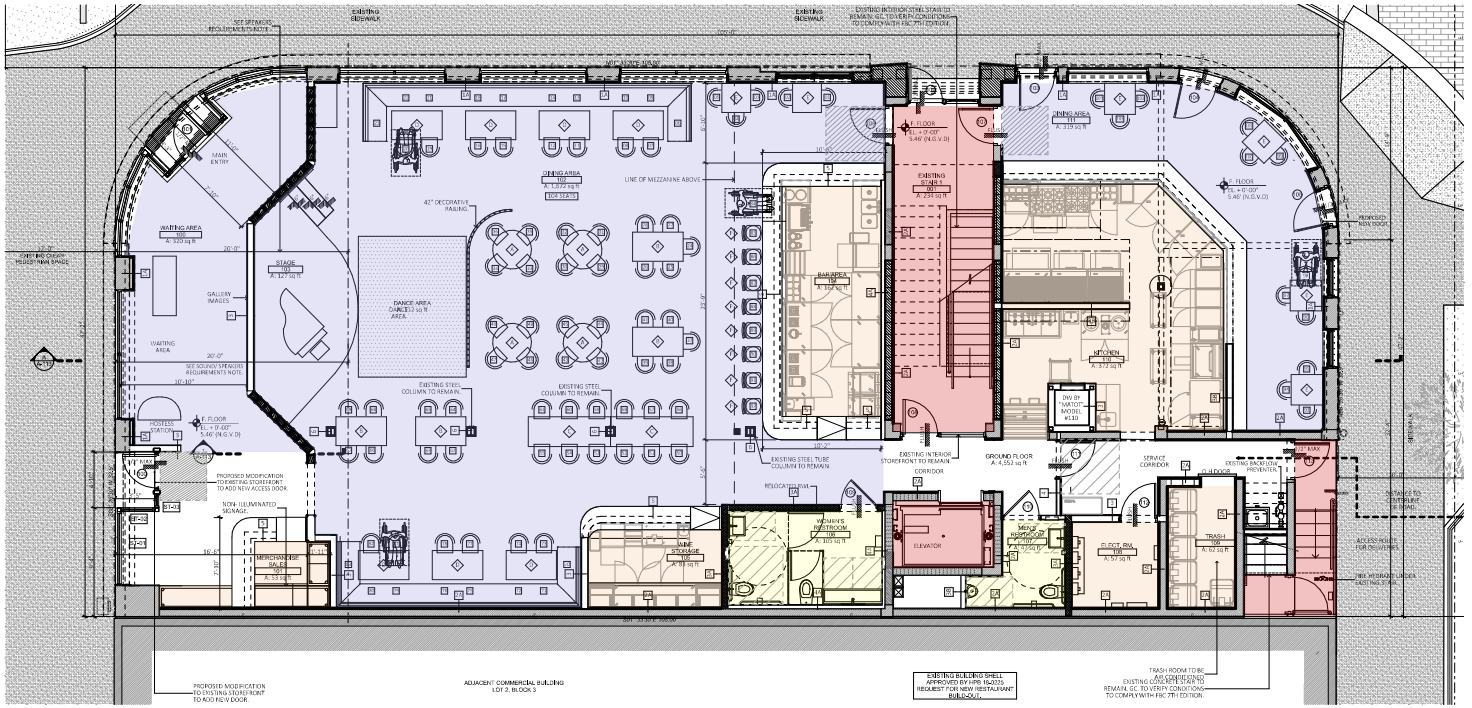
LINCOLN DREXEL BUILDING
455 LINCOLN ROAD
MIAMI BEACH, FL 33139

REVISIONS:
HPB SUBMITTAL 07-06-21
1. REV 1 (6-31-22)
PLANNING SUBMITTAL 9-2-22
2. REV 2 (9-26-22)
PLANNING SUBMITTAL 9-26-22

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ARCHITECT OF RECORD: OMAR MORALES, AIA
AA0016611

PROJECT NO. 19-1007
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"

METHOD OF OPERATION

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

1 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

PLAN LEGEND

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



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

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

OWNER:
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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:

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CARNE DE RES

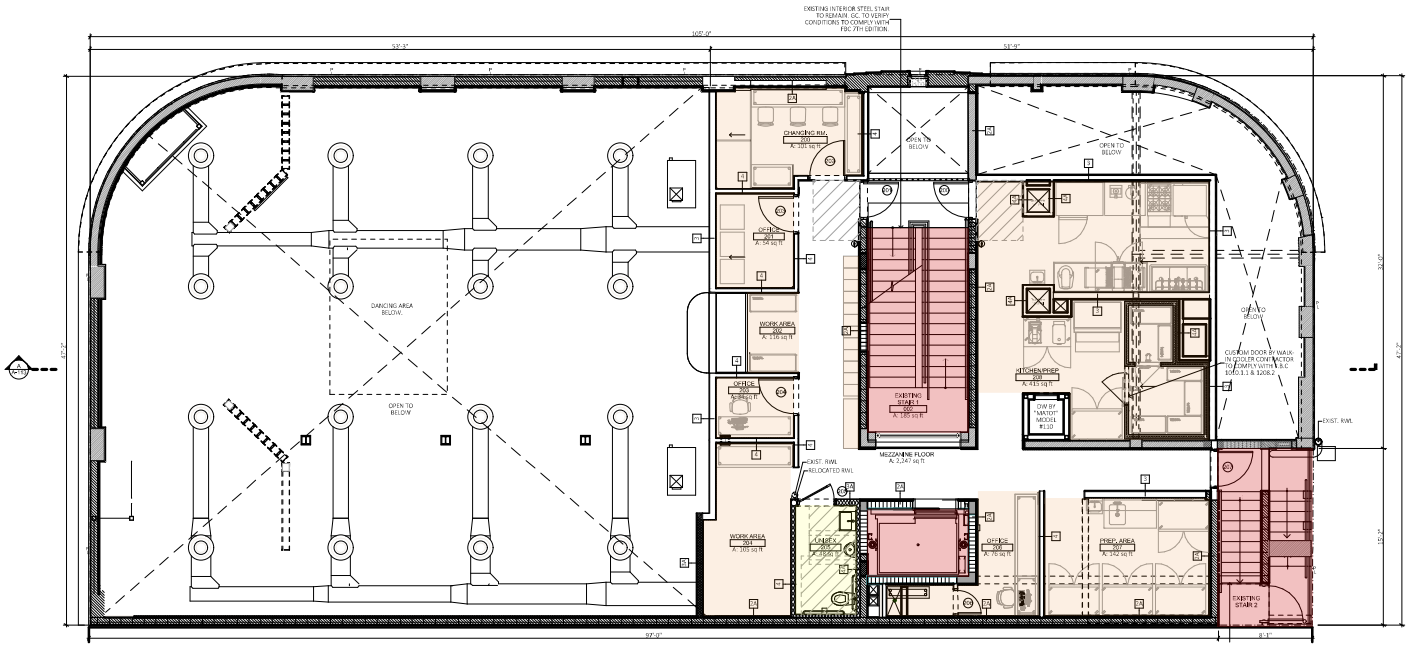
LINCOLN DREXEL BUILDING
455 LINCOLN ROAD
MIAMI BEACH, FL 33139

REVISIONS:
HPB SUBMITTAL 07-06-21
1. REV 1 (6-31-22) PLANNING SUBMITTAL 9-2-22
2. REV 2 (9-26-22) PLANNING SUBMITTAL 9-26-22

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AA#0016031

PROJECT NO. 19-1007
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
	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:
FORM GROUP,INC
4300 SW 73 AVE, #106
MIAMI, FL, 33155

PH: 305-443-4244

INTERIOR DESIGNER:

PLANNING APPLICATION FOR:

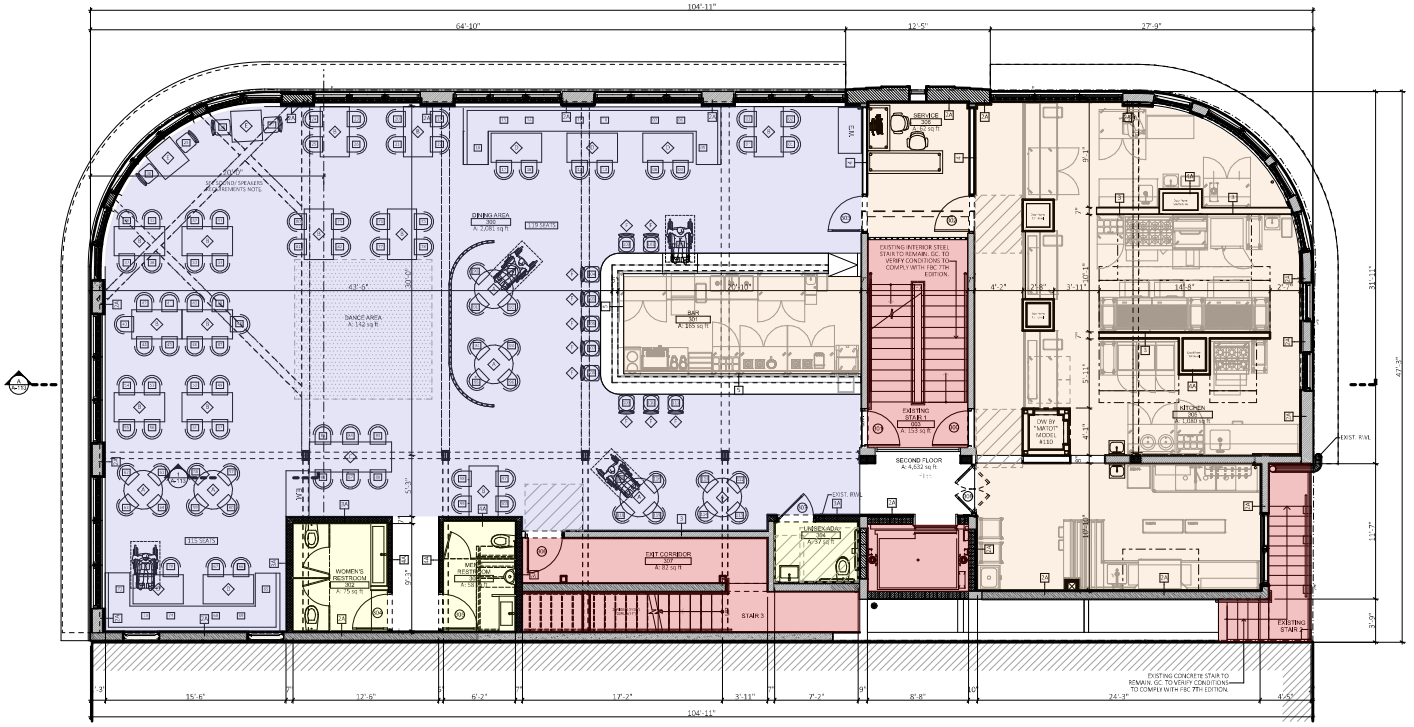
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LINCOLN DREXEL BUILDING
455 LINCOLN ROAD
MIAMI BEACH, FL 33139

REVISIONS:
HPB SUBMITTAL 07-06-21
1. REV 1 (6-31-22)
PLANNING SUBMITTAL 9-2-22
2. REV 2 (9-26-22)
PLANNING SUBMITTAL 9-26-22

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TEL: 305.443.4244 FX: 305.443.3338
ARCHITECT OF RECORD: OMAR MORALES, AIA
AA0016831

PROJECT NO.: 19-1007
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

1 OCCUPANCY LOAD CALCULATIONS

THIRD FLOOR:

DINING:	1,925 S.F. / 15 NET	= 129 PERSONS
BAR AREA:	LENGHT 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:

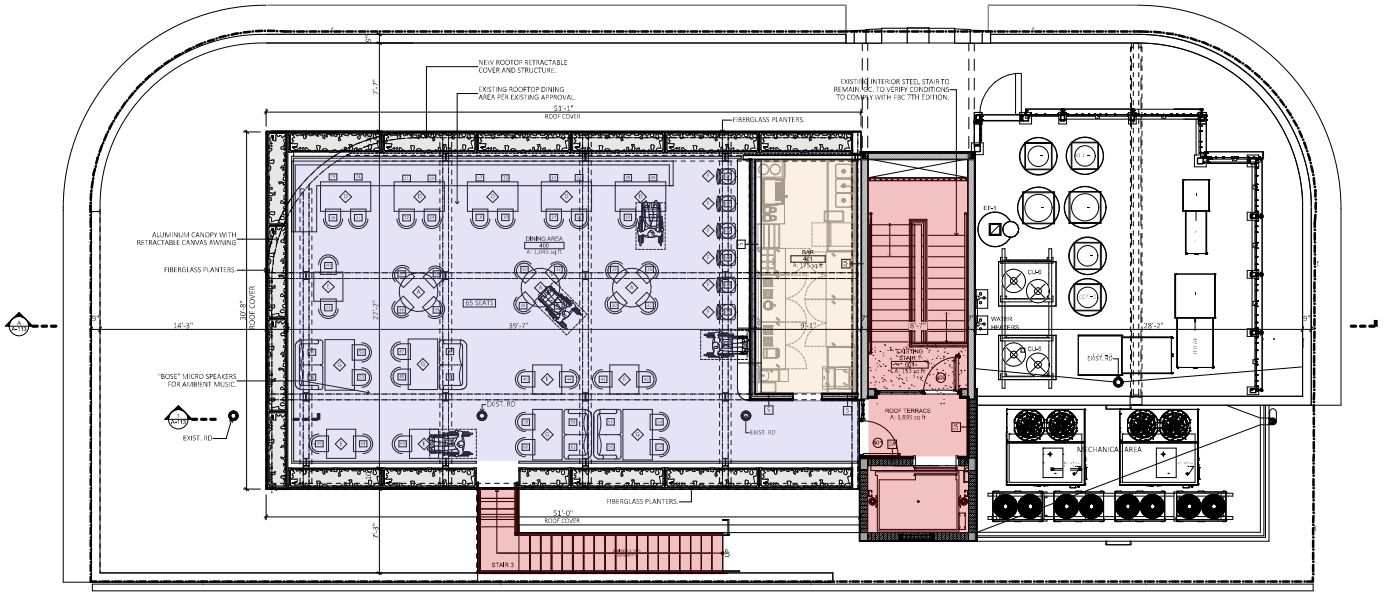
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LINCOLN DREXEL BUILDING
455 LINCOLN ROAD
MIAMI BEACH, FL 33139

REVISIONS:
HPB SUBMITTAL 07-06-21
1. REV 1 (6-31-22)
PLANNING SUBMITTAL 9-2-22
2. REV 2 (9-26-22)
PLANNING SUBMITTAL 9-26-22

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AA0016031

PROJECT NO.: 19-1007
TITLE: PROPOSED THIRD FLOOR PLAN
DATE: DECEMBER 2, 2019
SCALE: AS SHOWN
DRAWING NO.: A-108



A PROPOSED ROOF TERRACE PLAN
SCALE: 3/32" = 1'-0"

METHOD OF OPERATION

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

OCCUPANCY LOAD CALCULATIONS

ROOF TERRACE:

1

DINING:	1,046 S.F. / 15 NET	=	70 PERSONS
BAR:	LENGHT x 4 / 7 GROSS	=	9 PERSONS
	TOTAL	=	79 PERSONS

TOTAL BUILDING OCCUPANTS: 489 PERSONS

INTERIOR SEATING COUNT

QTY.	DESCRIPTION	LOCATION
65	DINING AREA	ROOF
65	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:

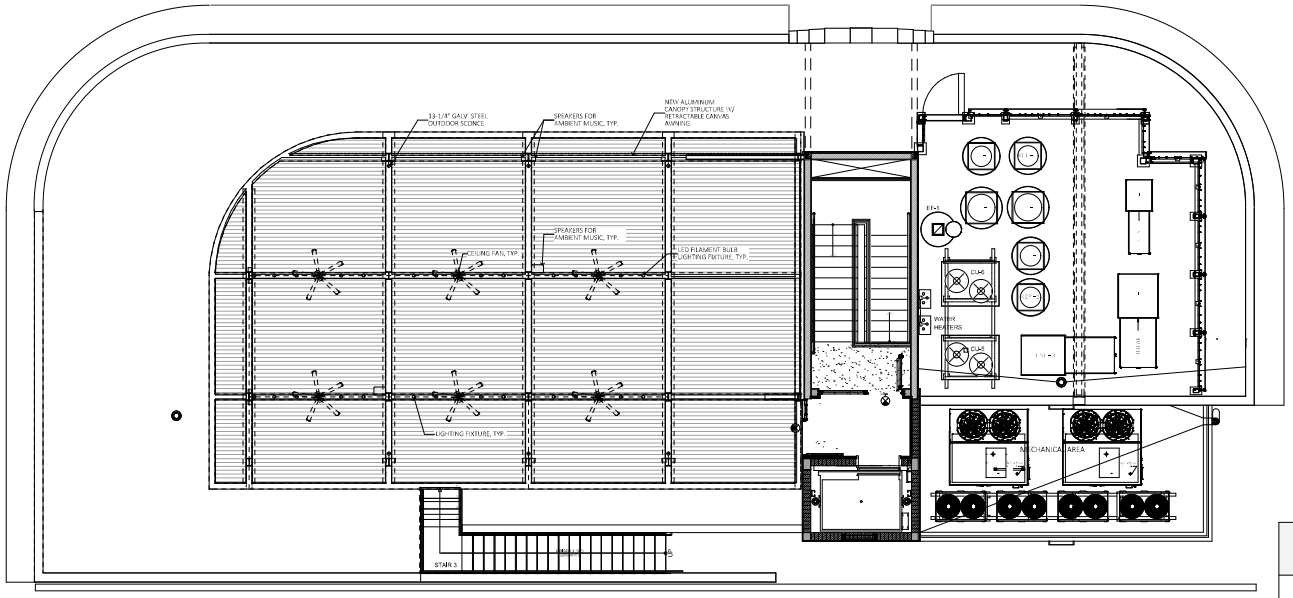
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455 LINCOLN ROAD
MIAMI BEACH, FL 33139

REVISIONS:
HPB SUBMITTAL 07-06-21
1. REV 1 (6-31-22) PLANNING SUBMITTAL 9-2-22
2. REV 2 (9-26-22) PLANNING SUBMITTAL 9-26-22

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ARCHITECT OF RECORD: OMAR MORALES, AIA
AA#0016831

PROJECT NO. 19-1007
TITLE: PROPOSED ROOF FLOOR PLAN
DATE: DECEMBER 2, 2019
SCALE: AS SHOWN
DRAWING NO.: A-109



A PROPOSED ROOF TERRACE CEILING PLAN
SCALE: 3/32" = 1'-0"

REFLECTED CEILING PLAN LEGEND

SYMBOL	REMARKS
L1	DANCE FLOOR LIGHT #1
L2	DANCE FLOOR LIGHT #2
L3	DANCE FLOOR LIGHT #3
L4	DANCE FLOOR LIGHT #4
L5	CUSTOM PENDANT LIGHT (DINING AREA)
L6	RECESSED DOWNLIGHT @ HALLWAYS.
L7	TYPICAL 4" RECESSED DOWNLIGHT. (RESTROOM)
L8	TYPICAL 6" RECESSED DOWNLIGHT. (KITCHEN)
2'x2' L9	TYPICAL 2'x2' LAY-IN FLUORESCENT LIGHT.
L10	CUSTOM PENDANT LIGHT (DINING AREA)
L11	WALL SCONCES.
L12	WALL SCONCES.
L13	CUSTOM PENDANT LIGHT (BAR AREA)
L14	RECESSED DOWNLIGHT. (BAR AREA)
L15	RIBBON LED LIGHT. (COVES AND BANQUETTE)
L16	RIBBON LED LIGHT. (SHELVES)
L17	OUTDOOR CEILING FAN
L18	STRING LIGHT AT ROOF AREA.
L19	CUSTOM PENDANT LIGHT (BAR AREA)
L20	DIRECTIONAL LIGHT AT PLANTERS.
EX	EMERGENCY EXIT LIGHT.

OWNER:
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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:

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CARNE DE RES

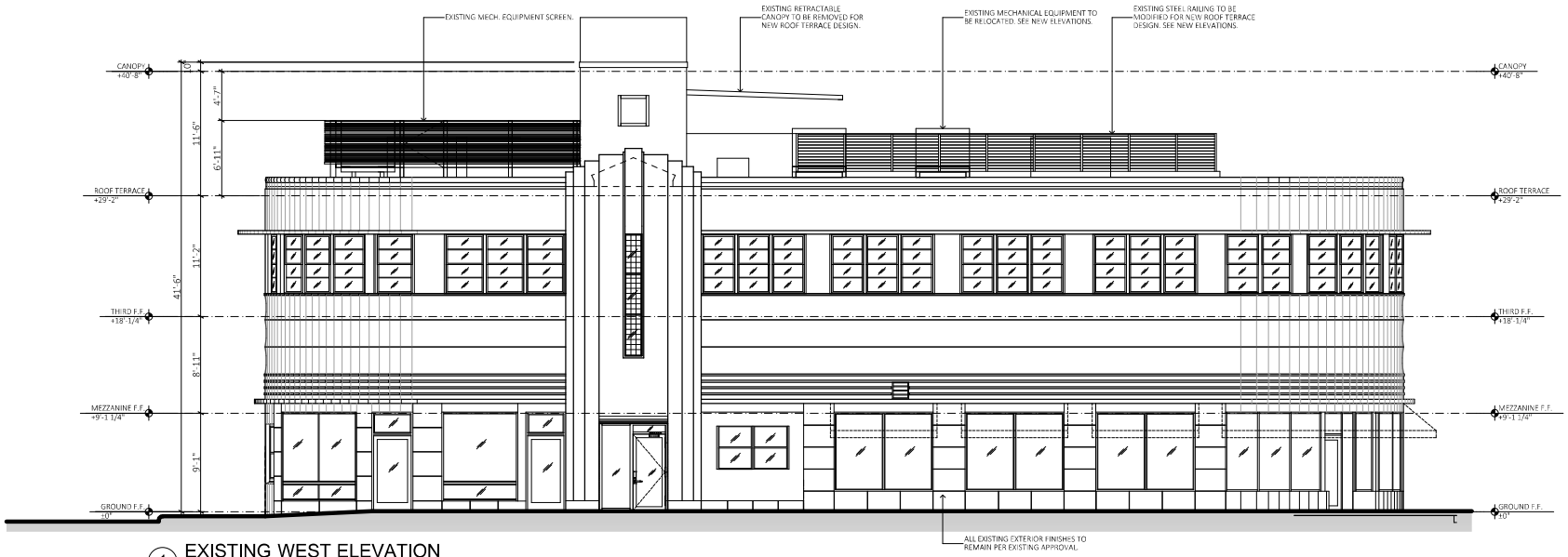
LINCOLN DREXEL BUILDING
455 LINCOLN ROAD
MIAMI BEACH, FL 33139

REVISIONS:
HPB SUBMITTAL 07-06-21
1. REV 1 (6-31-22)
PLANNING SUBMITTAL 9-2-22
2. REV 2 (9-26-22)
PLANNING SUBMITTAL 9-26-22

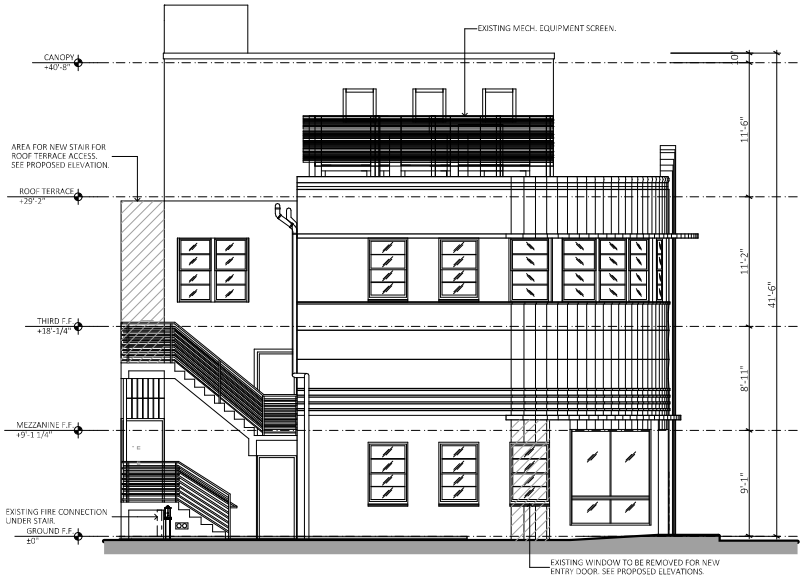
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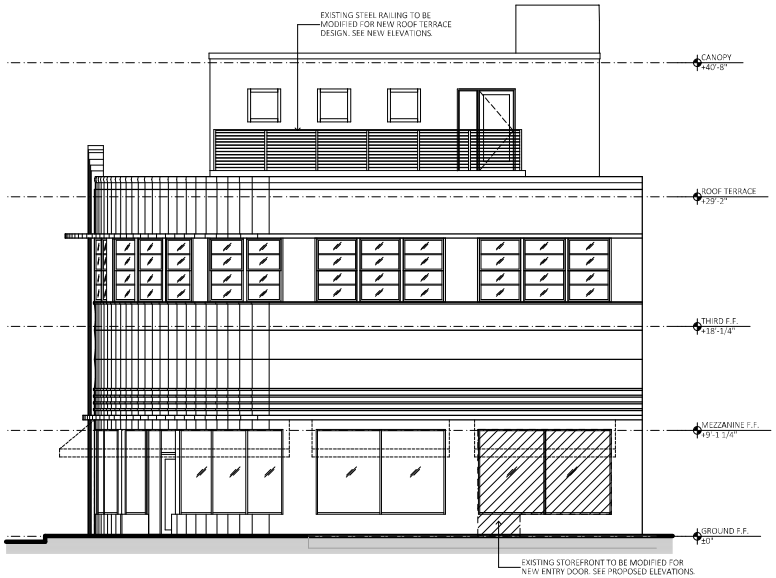
PROJECT NO. 19-1007
TITLE: PROPOSED ROOF-LIGHTING PLAN
DATE: DECEMBER 2, 2019
SCALE: AS SHOWN
DRAWING NO.: A-109.1



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

DEVELOPER:

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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 (6-31-22)
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 FX: 305.443.3338
ARCHITECT OF RECORD: OMAR MORALES, AIA
AA0016031

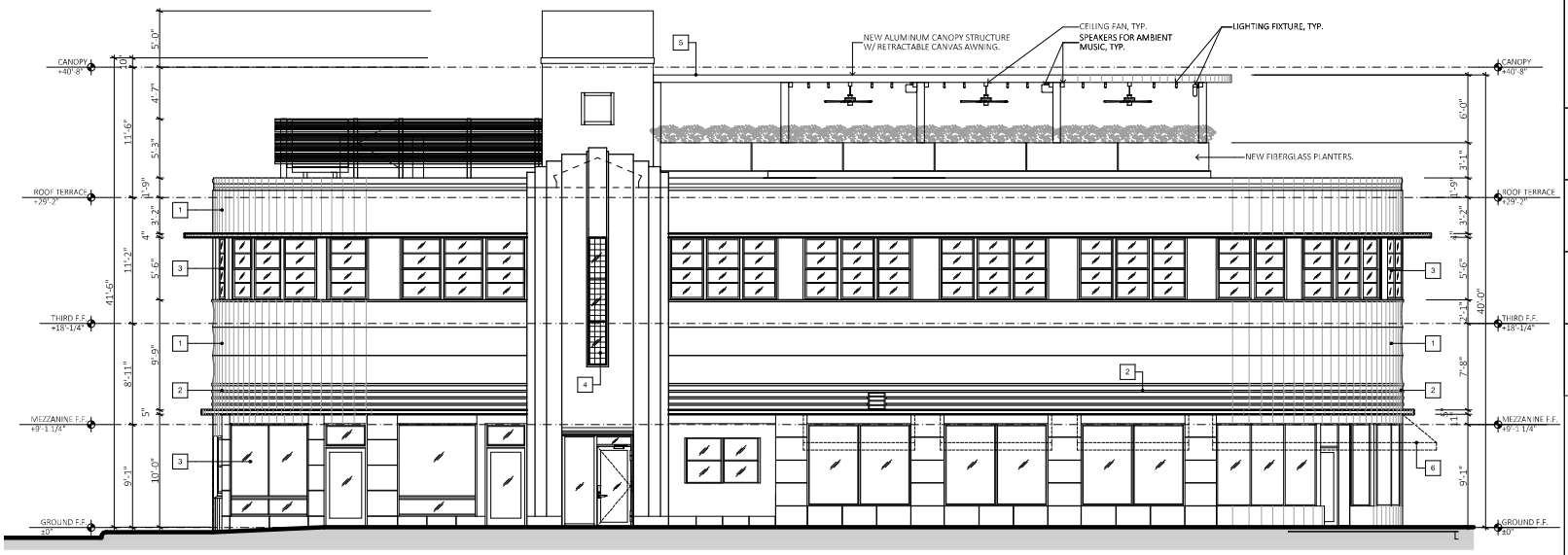
PROJECT NO. 19-1007
TITLE: EXISTING ELEVATION
DATE: DECEMBER 2, 2019
SCALE: AS SHOWN
DRAWING NO.: A-110

NOTES:

ALL LIGHTING FIXTURES, CEILING FANS, ETC. IN CANOPY STRUCTURE WILL BE PERMANENTLY AFFIXED TO THE STRUCTURE.

FINISH NOTES:

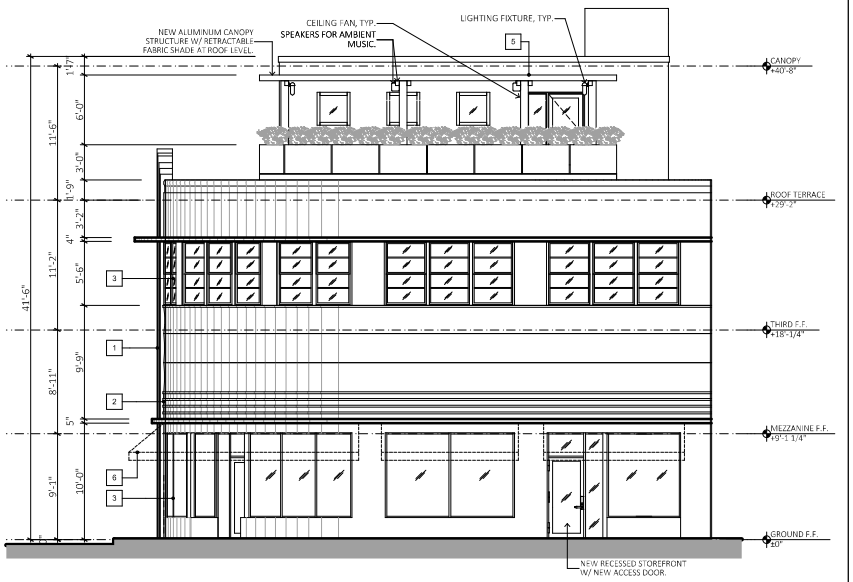
1. EXISTING STUCCO TO BE PATCHED AND REPAIRED. PAINTED.
2. EXISTING STUCCO BANDING TO REMAIN.
3. EXISTING WINDOWS TO REMAIN.
4. EXISTING GLASS BLOCK DETAIL TO REMAIN.
5. NEW ALUMINUM CANOPY WHITE ESP FINISH.
6. NEW CANVAS AWNINGS TO MATCH EXISTING.
7. EXISTING STAIR RAILINGS TO BE PAINTED WHITE.
8. NEW ALUMINUM/GLASS ENTRY DOOR TO MATCH EXISTING.



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



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



2 PROPOSED 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:

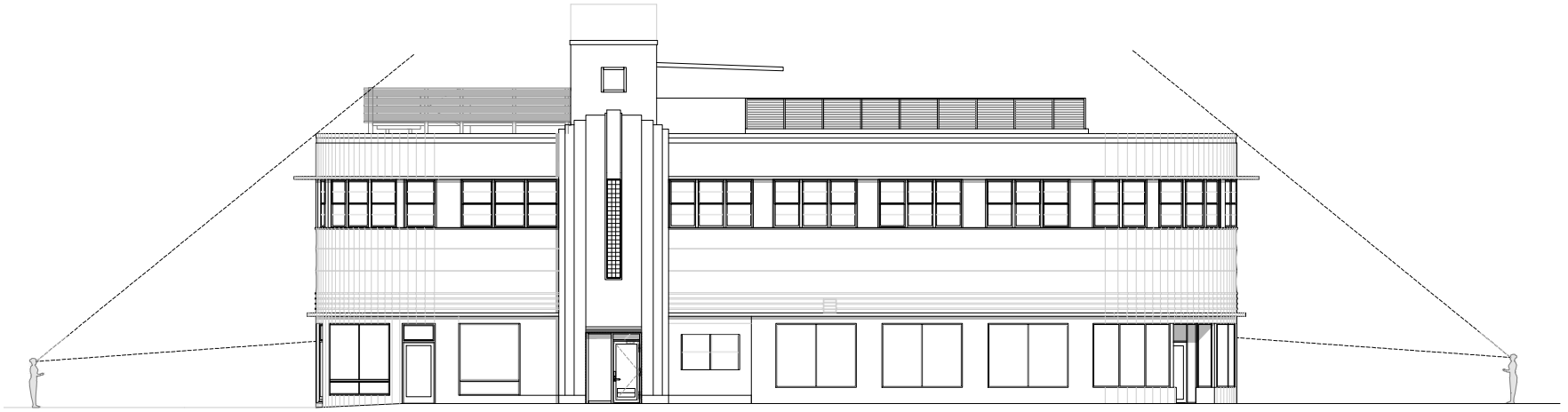
ANDRÉS
CARNE DE RES

LINCOLN DREXEL BUILDING
455 LINCOLN ROAD
MIAMI BEACH, FL 33139

REVISIONS:
HPB SUBMITTAL 07-06-21
1. REV 1 (6-31-22) 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 FX: 305.443.3038
ARCHITECT OF RECORD: OMAR MORALES, AIA
AA#0016031

PROJECT NO.: 19-1007
TITLE: PROPOSED ELEVATION
DATE: DECEMBER 2, 2019
SCALE: AS SHOWN
DRAWING NO.: A-111



1 WEST ELEVATION- VIEW ANGLE
SCALE: 1:1.80



2 LINCOLN ROAD AND DREXEL AVENUE- 3D VIEW
NOT TO SCALE



1 DREXEL AVENUE- 3D VIEW
SCALE: 1:8.88

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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PLANNING SUBMITTAL 9-2-22
2. REV 2 (9-26-22)
PLANNING SUBMITTAL 9-26-22

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ARCHITECT OF RECORD: OMAR MORALES, AIA
AA0016831

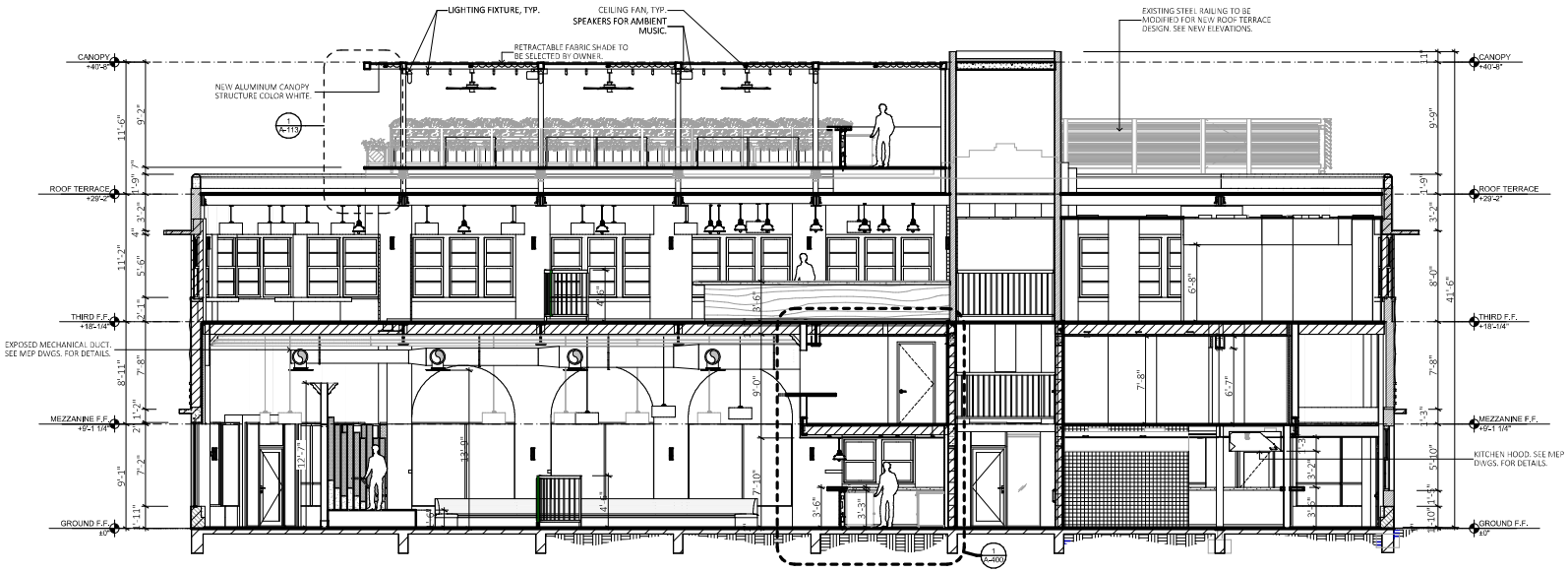
PROJECT NO. 19-1007
TITLE: VIEW ANGLES
DATE: DECEMBER 2, 2019
SCALE: AS SHOWN
DRAWING NO.: A-112

NOTES:

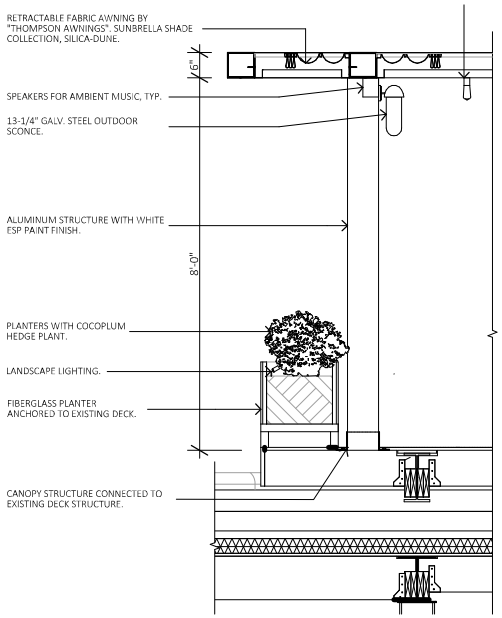
ALL LIGHTING FIXTURES, CEILING FANS, ETC. IN CANOPY STRUCTURE WILL BE PERMANENTLY AFFIXED TO THE STRUCTURE.

FINISH NOTES:

1. EXISTING STUCCO TO BE PATCHED AND REPAIRED. PAINTED.
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4. EXISTING GLASS BLOCK DETAIL TO REMAIN.
5. NEW ALUMINUM CANOPY WHITE ESP FINISH.
6. NEW CANVAS AWNINGS TO MATCH EXISTING.
7. EXISTING STAIR RAILINGS TO BE PAINTED WHITE.
8. NEW ALUMINUM/GLASS ENTRY DOOR TO MATCH EXISTING.



A PROPOSED BUILDING SECTION
SCALE: 3/32" = 1'-0"



1 ROOF CANOPY- SECTION DETAIL
SCALE: 3/8" = 1'-0"



B CANOPY @ ROOF TERRACE - 3D VIEW
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

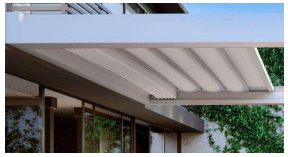
LINCOLN DREXEL BUILDING
455 LINCOLN ROAD
MIAMI BEACH, FL 33139

REVISIONS:
HPB SUBMITTAL 07-06-21
1. REV 1 (6-31-22) PLANNING SUBMITTAL 9-2-22
2. REV 2 (9-26-22) PLANNING SUBMITTAL 9-26-22

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ARCHITECT OF RECORD: OMAR MORALES, AIA
AA0016031

PROJECT NO. 19-1007
TITLE: PROPOSED SECTION
DATE: DECEMBER 2, 2019
SCALE: AS SHOWN
DRAWING NO.: A-113



CANOPY- CONCEPT.



RETRACTABLE AWNINGS FABRIC- SILICA DUNE.



LED FILAMENT BULB-TERRACE LIGHTING CONCEPT.



FIBERGLASS PLANTER- CONCEPT.

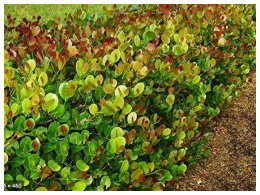




LIGHTING FOR PLANTER. CONCEPT.



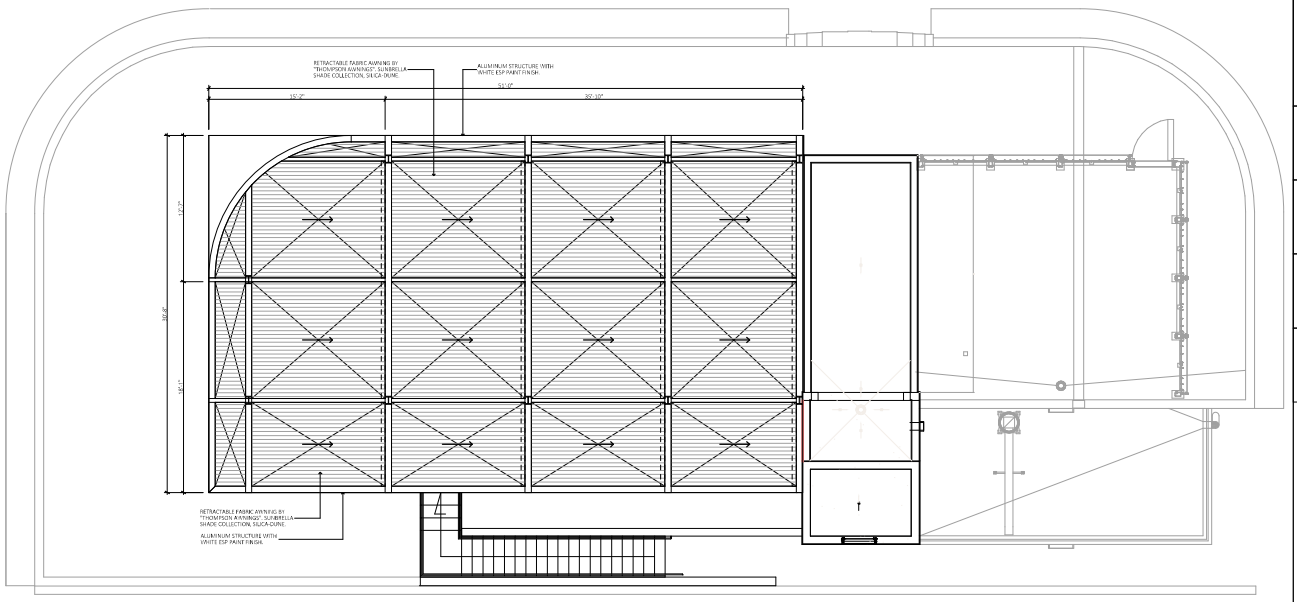
CEILING FANS- CONCEPT.



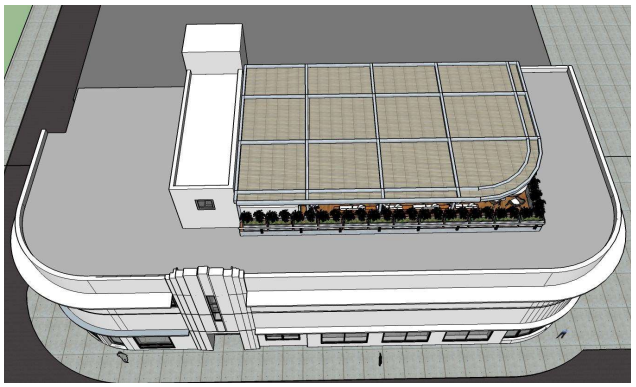
COCOPLUM EDGE- LANDSCAPING CONCEPT.



13-1/4" GALV. STEEL OUTDOOR SCONCE.-TERRACE LIGTHING CONCEPT.



A PROPOSED CANOPY @ ROOF TERRACE
SCALE: 3/32" = 1'-0"



2 CANOPY@ ROOF TERRACE- 3D VIEW
NOT TO SCALE



3 CANOPY@ ROOF TERRACE- 3D VIEW
NOT TO SCALE

OWNER:
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3921 ALTON ROAD #463
MIAMI BEACH, FL 33140

DEVELOPER:

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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:
HPB SUBMITTAL 07-06-21
1. REV 1 (6-31-22) PLANNING SUBMITTAL 9-2-22
2. REV 2 (9-26-22) PLANNING SUBMITTAL 9-26-22

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TEL: 305.443.4244 FX: 305.443.3338
ARCHITECT OF RECORD: OMAR MORALES, AIA
AA0016031

PROJECT NO. 19-1007
TITLE: PROPOSED CANOPY
DATE: DECEMBER 2, 2019
SCALE: AS SHOWN
DRAWING NO.: A-114



1 PROPOSED ROOFTOP CANOPY- 3D VIEW

NOT TO SCALE



2 PROPOSED ROOFTOP CANOPY- 3D VIEW

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 (6-31-22)
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 FX: 305.443.3338
ARCHITECT OF RECORD: OMAR MORALES, AIA
AA0016831

PROJECT NO.: 19-1007

TITLE: PROPOSED CANOPY- 3D VIEW

DATE: DECEMBER 2, 2019

SCALE: AS SHOWN

DRAWING NO.: A-114A



A PROPOSED ROOF TERRACE

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 (6-31-22)
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 FX: 305.443.3338
ARCHITECT OF RECORD: OMAR MORALES, AIA
AA0016831

PROJECT NO.: 19-1007

TITLE: PROPOSED CANOPY- 3D VIEW

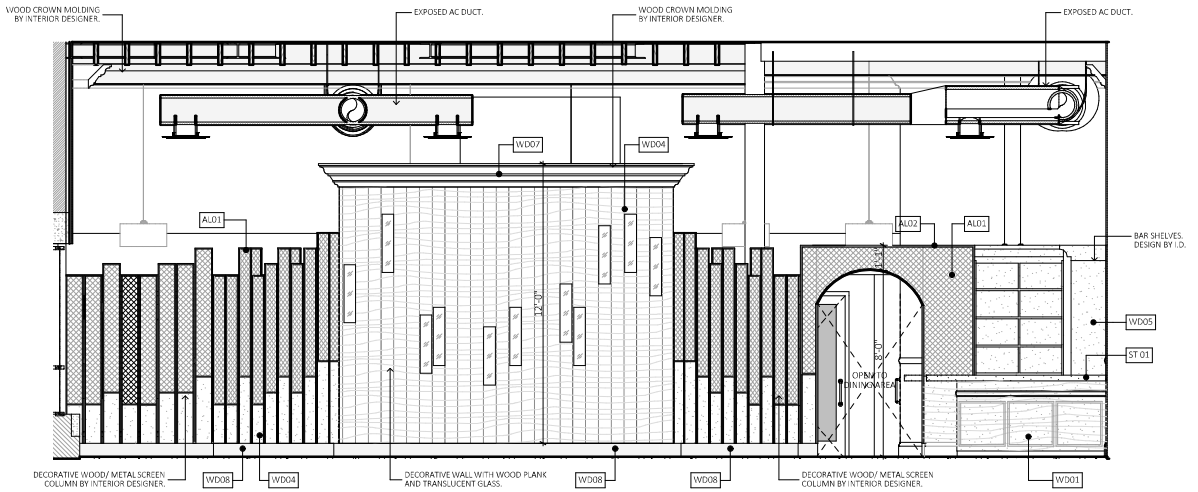
DATE: DECEMBER 2, 2019

SCALE: AS SHOWN

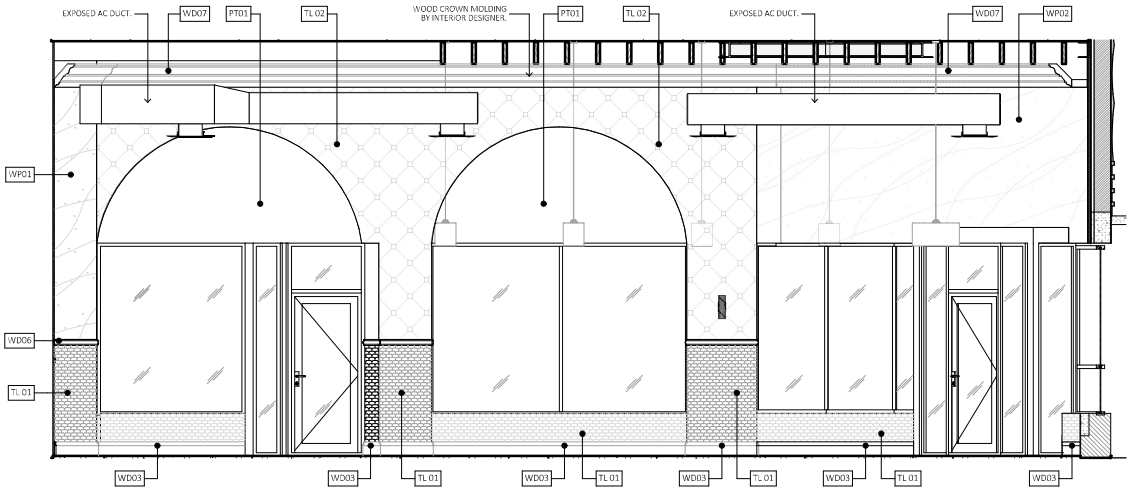
DRAWING NO.: A-114B

WALL FINISHES LEGEND

AL01	ALUMINUM WIRED SCREEN. METAL SCREEN TO BE PAINTED COLOR BLACK MATTE.
AL02	ALUMINUM MILLWORK CORNER. METAL SCREEN TO BE PAINTED COLOR BLACK MATTE.
FR01	FRP PANEL. COLOR BLACK
FR02	FRP PANEL. COLOR WHITE (KITCHEN AREAS)
FB01	EPOXY FLOOR BASE. COLOR WHITE
FB02	CERAMIC FLOOR BASE. COLOR DARK BLUE.
PT01	SMOOTH GYP. BD TO BE PAINTED. COLOR LIGHT GREY.
PT02	SMOOTH GYP. BD TO BE PAINTED (EPOXY @RESTROOMS). COLOR TO BE SELECTED BY INTERIOR DESIGNER.
SS01	STAINLESS STEEL PANELS. SEE WALL TYPES FOR DETAILS.
ST01	STONE. COUNTER MARBLE. CALACATTA LINCOLN MARBLE HONE BY STONE SOURCE, OVER PLYWOOD BACKER BOARD.
ST02	STONE. COUNTER QUARTZ. WHITE MATTE BY CAMBRIA QUARTZ, OVER PLYWOOD BACKER BOARD.
TL01	CERAMIC TILE. CUSTOM MOSAIC COLOR BLUE. SAMPLE TO BE PROVIDED BY I.D.
TL02	CERAMIC TILE. MARBLE TILE COLOR WHITE.
TL03	CERAMIC TILE. (@ RESTROOMS). COLOR AND SIZE TO BE SELECTED BY INTERIOR DESIGNER.
WD01	WOOD PANEL. CERUSED OAK WITH WALNUT ACCENTS. NATURAL MATTE FINISH.
WD02	WOOD BEAM. NATURAL MATTE FINISH.
WD03	6" WOOD BASE. CERUSED OAK WITH WALNUT ACCENTS. NATURAL MATTE FINISH.
WD04	WOOD PLANK. CERUSED OAK WITH WALNUT ACCENTS. NATURAL MATTE FINISH.
WD05	WOOD CABINET. CERUSED OAK WITH WALNUT ACCENTS. NATURAL MATTE FINISH.
WD06	3" WOOD TRIM. CERUSED OAK WITH WALNUT ACCENTS. NATURAL MATTE FINISH.
WD07	WOOD MOLDING. PAINTED COLOR LIGHT GREY.
WD08	4" WOOD BASE. PAINTED COLOR DARK GREY
WP01	WALLPAPER. CUSTOM WALLPAPER OVER A SMOOTH PLASTER FINISH. SAMPLE TO BE PROVIDED FOR INTERIOR DESIGNER.
WP02	WALLPAPER. CUSTOM WALLPAPER OVER A SMOOTH PLASTER FINISH. SAMPLE TO BE PROVIDED FOR INTERIOR DESIGNER.
WP03	WALLPAPER. CUSTOM WALLPAPER OVER A SMOOTH PLASTER FINISH. SAMPLE TO BE PROVIDED FOR INTERIOR DESIGNER.



A WAITING AREA- INTERIOR ELEVATION.
SCALE: 3/16" = 1'-0"



B WAITING AREA- INTERIOR ELEVATION.
SCALE: 3/16" = 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

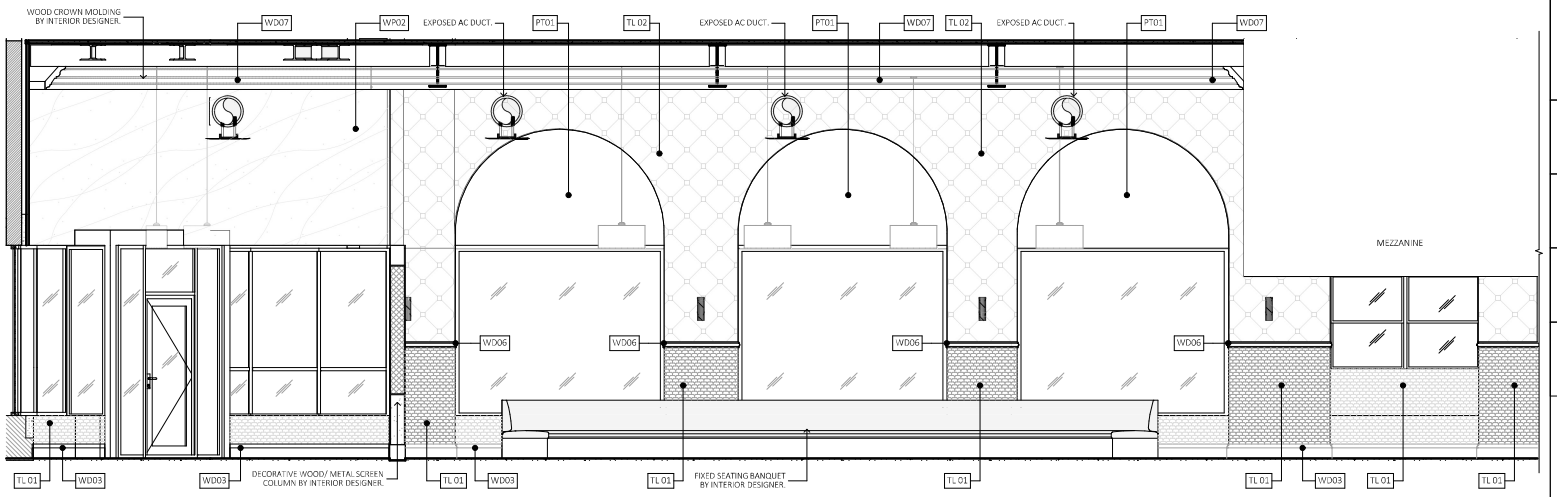
REVISIONS:
HPB SUBMITTAL 07-06-21
1. REV 1 (6-31-22) PLANNING SUBMITTAL 9-2-22
2. REV 2 (9-26-22) PLANNING SUBMITTAL 9-26-22

FORM GROUP, INC.
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TEL: 305.443.4244 FX: 305.443.3338
ARCHITECT OF RECORD: OMAR MORALES, AIA
AA26016831

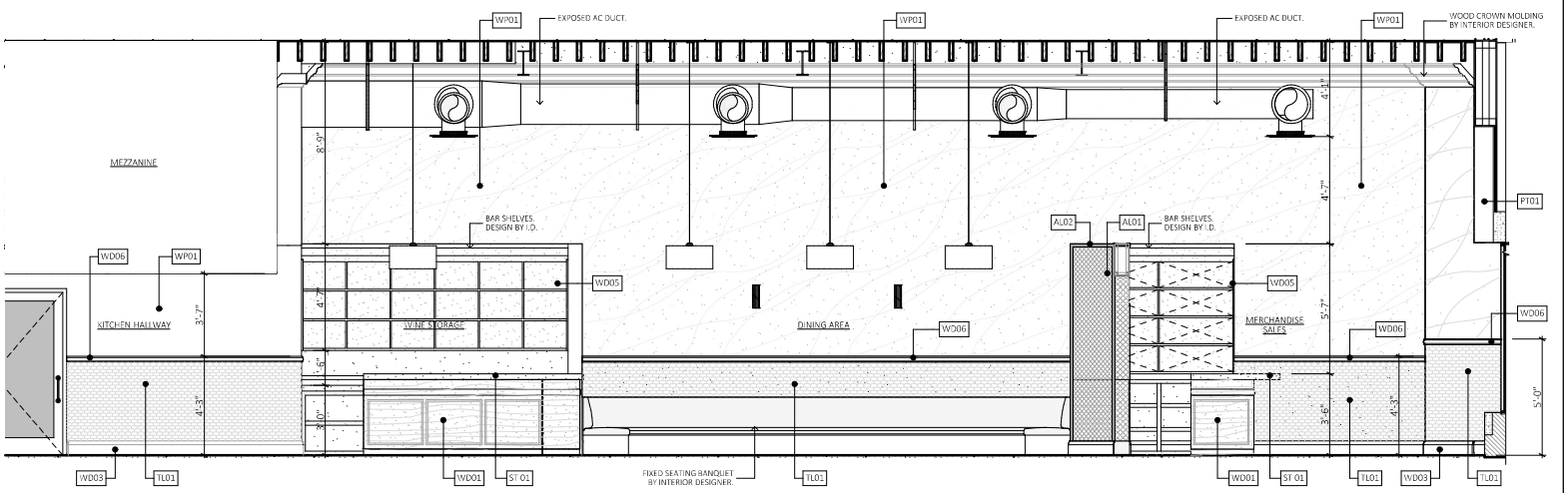
PROJECT NO.: 19-1007
TITLE: INTERIOR ELEVATION
DATE: DECEMBER 2, 2019
SCALE: AS SHOWN
DRAWING NO.: A-115

WALL FINISHES LEGEND

AL01	ALUMINUM WIRED SCREEN. METAL SCREEN TO BE PAINTED COLOR BLACK MATTE.
AL02	ALUMINUM MILLWORK CORNER. METAL SCREEN TO BE PAINTED COLOR BLACK MATTE.
FR01	FRP PANEL. COLOR BLACK
FR02	FRP PANEL. COLOR WHITE (KITCHEN AREAS)
FB01	EPOXY FLOOR BASE. COLOR WHITE
FB02	CERAMIC FLOOR BASE. COLOR DARK BLUE.
PT01	SMOOTH GYP. BD TO BE PAINTED. COLOR LIGHT GREY.
PT02	SMOOTH GYP. BD TO BE PAINTED (EPOXY @RESTROOMS). COLOR TO BE SELECTED BY INTERIOR DESIGNER.
SS01	STAINLESS STEEL PANELS. SEE WALL TYPES FOR DETAILS.
ST01	STONE. COUNTER MARBLE. CALACATTA LINCOLN MARBLE HONE BY STONE SOURCE, OVER PLYWOOD BACKER BOARD.
ST02	STONE. COUNTER QUARTZ. WHITE MATTE BY CAMBRIA QUARTZ, OVER PLYWOOD BACKER BOARD.
TL01	CERAMIC TILE. CUSTOM MOSAIC COLOR BLUE. SAMPLE TO BE PROVIDED BY I.D.
TL02	CERAMIC TILE. MARBLE TILE COLOR WHITE.
TL03	CERAMIC TILE. (@ RESTROOMS). COLOR AND SIZE TO BE SELECTED BY INTERIOR DESIGNER.
WD01	WOOD PANEL. CERUSED OAK WITH WALNUT ACCENTS. NATURAL MATTE FINISH.
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WD03	6" WOOD BASE. CERUSED OAK WITH WALNUT ACCENTS. NATURAL MATTE FINISH.
WD04	WOOD PLANK. CERUSED OAK WITH WALNUT ACCENTS. NATURAL MATTE FINISH.
WD05	WOOD CABINET. CERUSED OAK WITH WALNUT ACCENTS. NATURAL MATTE FINISH.
WD06	3" WOOD TRIM. CERUSED OAK WITH WALNUT ACCENTS. NATURAL MATTE FINISH.
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WP03	WALLPAPER. CUSTOM WALLPAPER OVER A SMOOTH PLASTER FINISH. SAMPLE TO BE PROVIDED FOR INTERIOR DESIGNER.



A WAITING & DINING AREA- INTERIOR ELEVATION.
SCALE: 3/16" = 1'-0"



B WAITING & DINING AREA- INTERIOR ELEVATION.
SCALE: 3/16" = 1'-0"

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

DEVELOPER:

ARCHITECT:
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PH: 305-443-4244

INTERIOR DESIGNER:

PLANNING APPLICATION FOR:

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CARNE DE RES

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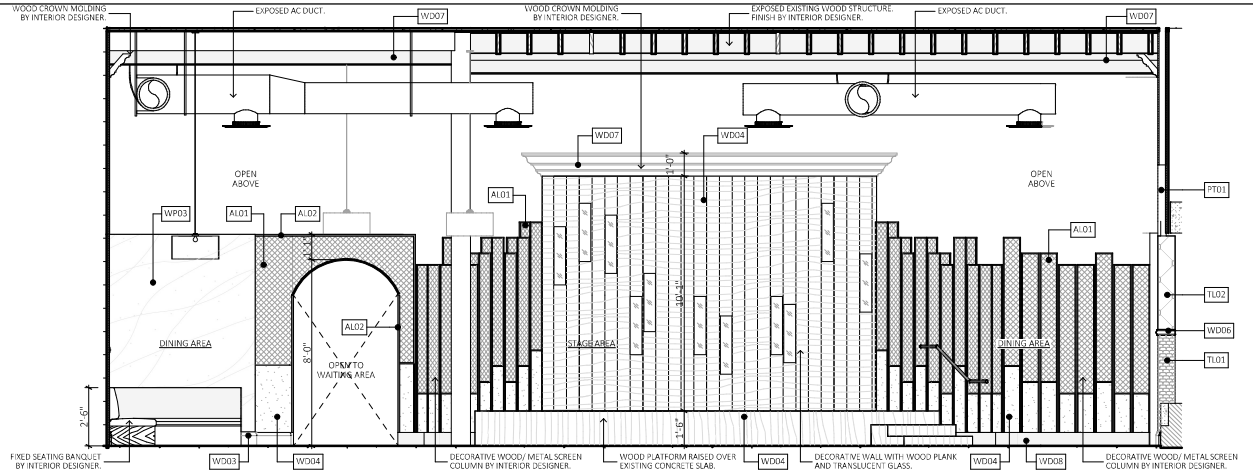
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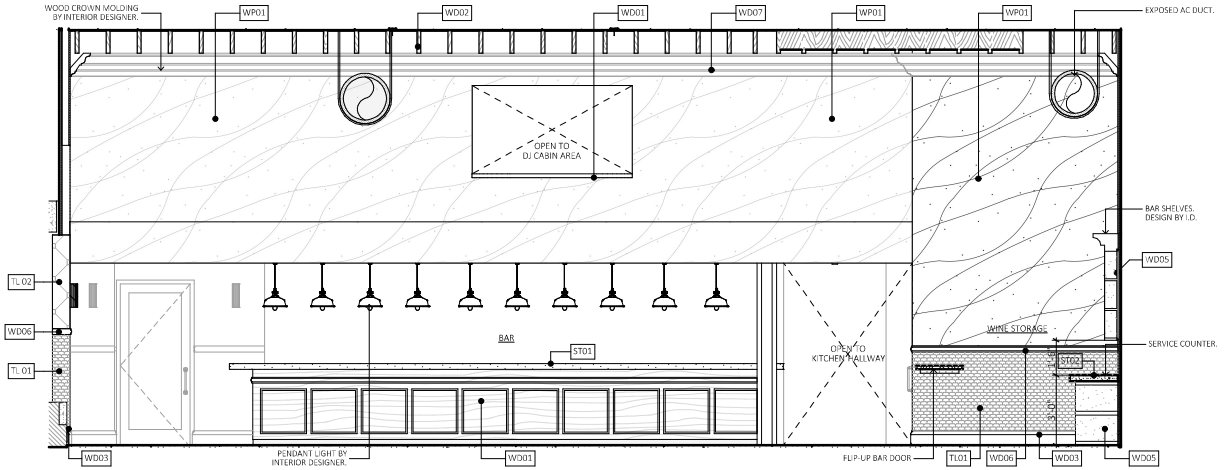
PROJECT NO. 19-1007
TITLE: INTERIOR ELEVATION
DATE: DECEMBER 2, 2019
SCALE: AS SHOWN
DRAWING NO.: A-116

WALL FINISHES LEGEND

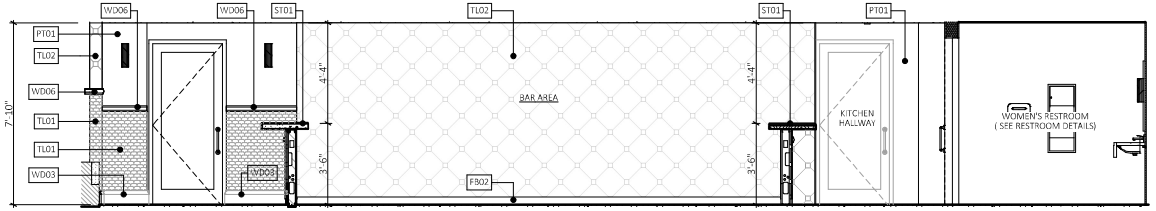
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SS01	STAINLESS STEEL PANELS. SEE WALL TYPES FOR DETAILS.
ST01	STONE. COUNTER MARBLE. CALACATTA LINCOLN MARBLE HONE BY STONE SOURCE, OVER PLYWOOD BACKER BOARD.
ST02	STONE. COUNTER QUARTZ. WHITE MATTE BY CAMBRIA QUARTZ, OVER PLYWOOD BACKER BOARD.
TL01	CERAMIC TILE. CUSTOM MOSAIC COLOR BLUE. SAMPLE TO BE PROVIDED BY I.D.
TL02	CERAMIC TILE. MARBLE TILE COLOR WHITE.
TL03	CERAMIC TILE. (@ RESTROOMS). COLOR AND SIZE TO BE SELECTED BY INTERIOR DESIGNER.
WD01	WOOD PANEL. CERUSED OAK WITH WALNUT ACCENTS. NATURAL MATTE FINISH.
WD02	WOOD BEAM. NATURAL MATTE FINISH.
WD03	6" WOOD BASE. CERUSED OAK WITH WALNUT ACCENTS. NATURAL MATTE FINISH.
WD04	WOOD PLANK. CERUSED OAK WITH WALNUT ACCENTS. NATURAL MATTE FINISH.
WD05	WOOD CABINET. CERUSED OAK WITH WALNUT ACCENTS. NATURAL MATTE FINISH.
WD06	3" WOOD TRIM. CERUSED OAK WITH WALNUT ACCENTS. NATURAL MATTE FINISH.
WD07	WOOD MOLDING. PAINTED COLOR LIGHT GREY.
WD08	4" WOOD BASE. PAINTED COLOR DARK GREY
WP01	WALLPAPER. CUSTOM WALLPAPER OVER A SMOOTH PLASTER FINISH. SAMPLE TO BE PROVIDED FOR INTERIOR DESIGNER.
WP02	WALLPAPER. CUSTOM WALLPAPER OVER A SMOOTH PLASTER FINISH. SAMPLE TO BE PROVIDED FOR INTERIOR DESIGNER.
WP03	WALLPAPER. CUSTOM WALLPAPER OVER A SMOOTH PLASTER FINISH. SAMPLE TO BE PROVIDED FOR INTERIOR DESIGNER.



A STAGE/ DANCING AREA
SCALE: 3/16" = 1'-0"



B DINING- BAR AREA ELEVATION
SCALE: 3/16" = 1'-0"



C BACK BAR ELEVATION
SCALE: 3/16" = 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

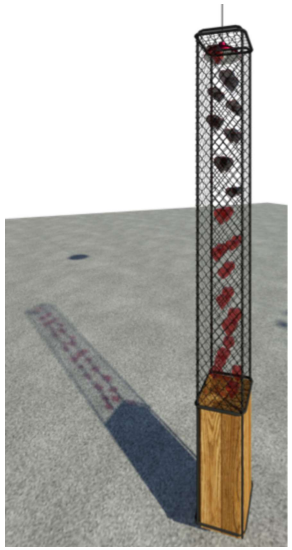
LINCOLN DREXEL BUILDING
455 LINCOLN ROAD
MIAMI BEACH, FL 33139

REVISIONS:
HPB SUBMITTAL 07-06-21
1. REV 1 (6-31-22) 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 FX: 305.443.3038
ARCHITECT OF RECORD: OMAR MORALES, AIA
AA0016031

PROJECT NO.: 19-1007
TITLE: INTERIOR ELEVATION
DATE: DECEMBER 2, 2019
SCALE: AS SHOWN
DRAWING NO.: A-117



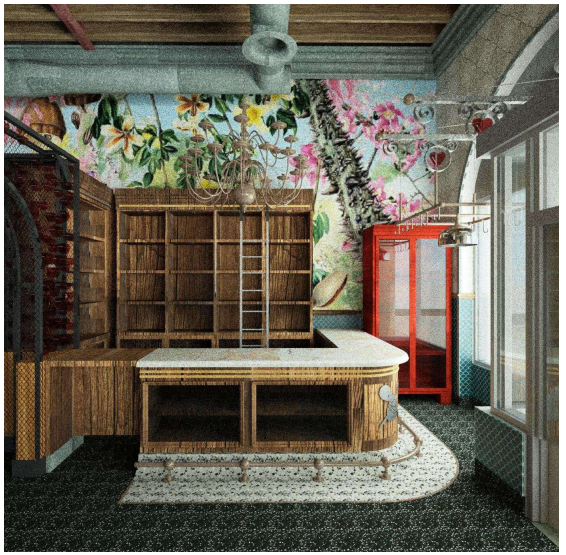
A DECORATIVE WOOD/ METAL SCREEN COLUMN- 3D VIEW

NOT TO SCALE



B ENTRY/ WAITING AREA- 3D VIEW

NOT TO SCALE



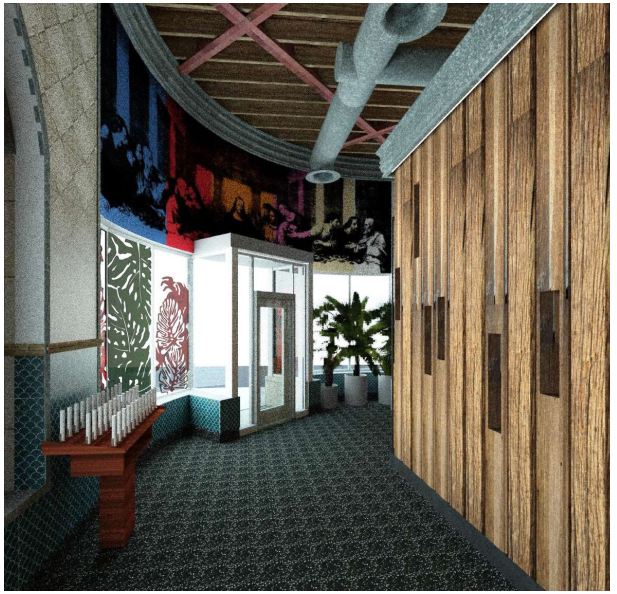
A ENTRY AREA- 3D VIEW.

NOT TO SCALE



E STAGE/ DINING AREA- 3D VIEW

NOT TO SCALE



D WAITING AREA- 3D VIEW.

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 (6-31-22)
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 FX: 305.443.3338
ARCHITECT OF RECORD: OMAR MORALES, AIA
AA0016831

PROJECT NO. 19-1007
TITLE: INTERIOR RENDERINGS
DATE: DECEMBER 2, 2019
SCALE: AS SHOWN
DRAWING NO.: A-118



B DREXEL AVENUE - EXTERIOR RENDERING

NOT TO SCALE



A DREXEL AVENUE - EXTERIOR RENDERING

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

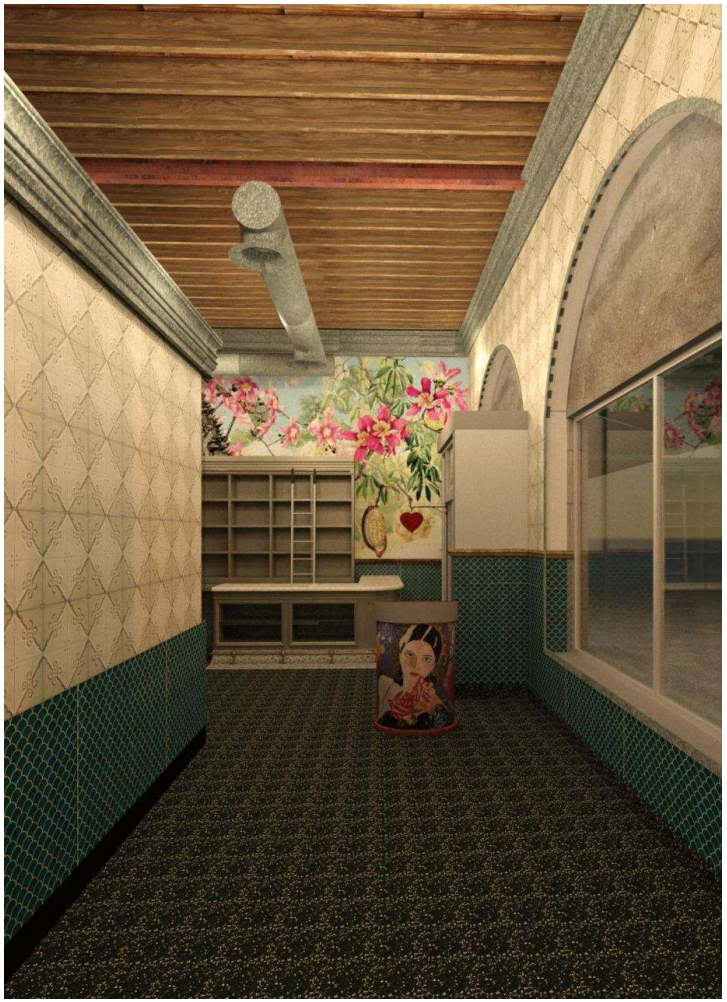
LINCOLN DREXEL BUILDING
455 LINCOLN ROAD
MIAMI BEACH, FL 33139

REVISIONS:
HPB SUBMITTAL 07-06-21
1. REV 1 (6-31-22)
PLANNING SUBMITTAL 9-2-22
2. REV 2 (9-26-22)
PLANNING SUBMITTAL 9-26-22

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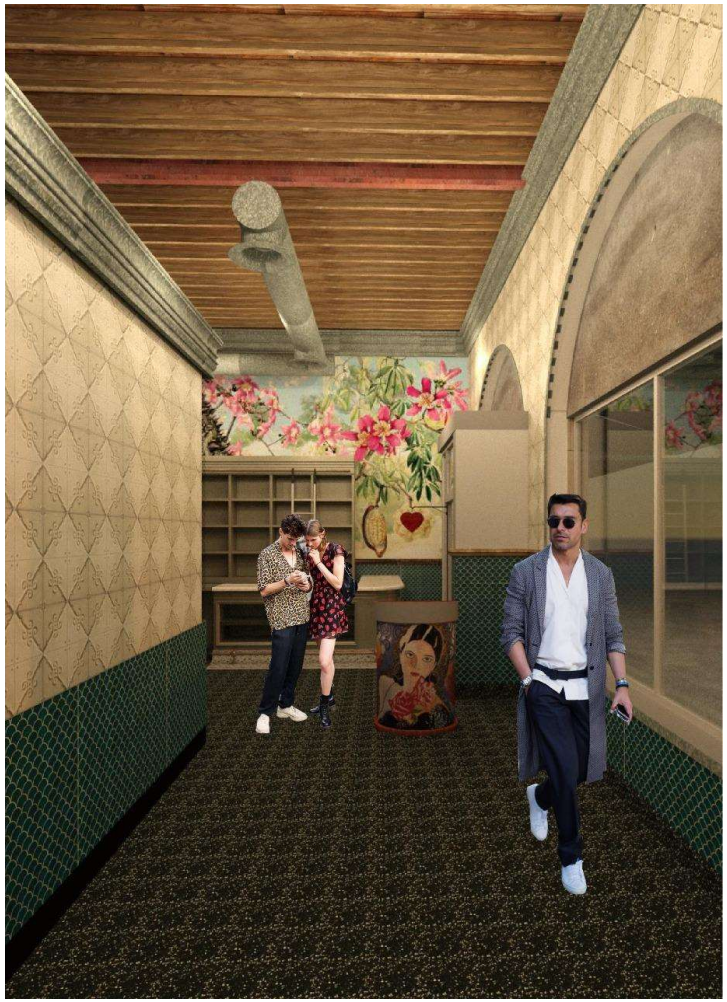
FORM GROUP, INC.
4300 SW 73 AVE, SUITE 106, Miami, FL 33155
TEL: 305.443.4244 FX: 305.443.3338
ARCHITECT OF RECORD: OMAR MORALES, AIA
AA0016831

PROJECT NO.: 19-1007
TITLE: EXTERIOR RENDERINGS
DATE: DECEMBER 2, 2019
SCALE: AS SHOWN
DRAWING NO.: A-119



B WAITING AREA - INTERIOR RENDERING

NOT TO SCALE



A WAITING AREA - INTERIOR RENDERING

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 (6-31-22)
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 FX: 305.443.3338
ARCHITECT OF RECORD: OMAR MORALES, AIA
AA26016831

PROJECT NO.: 19-1007

TITLE: INTERIOR RENDERINGS

DATE: DECEMBER 2, 2019

SCALE: AS SHOWN

DRAWING NO.: A-120