

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

APPROVED UNDER INTERIOR
DEMOLITION PERMIT. # 19-0330



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

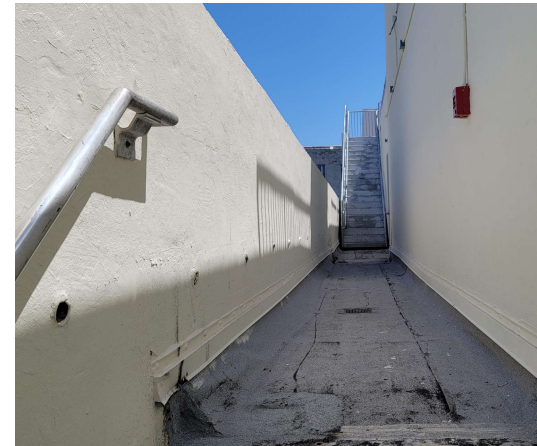
REVISIONS:
HPB SUBMITTAL 07-06-21
1, REV 1 (8-31-22)
PLANNING SUBMITTAL 9-2-22
2, REV 2 (9-26-22)
PLANNING SUBMITTAL 9-26-22



1 ROOF FLOOR- EXISTING CONDITION
NOT TO SCALE



2 ROOF FLOOR- EXISTING ACCESS DOOR
NOT TO SCALE

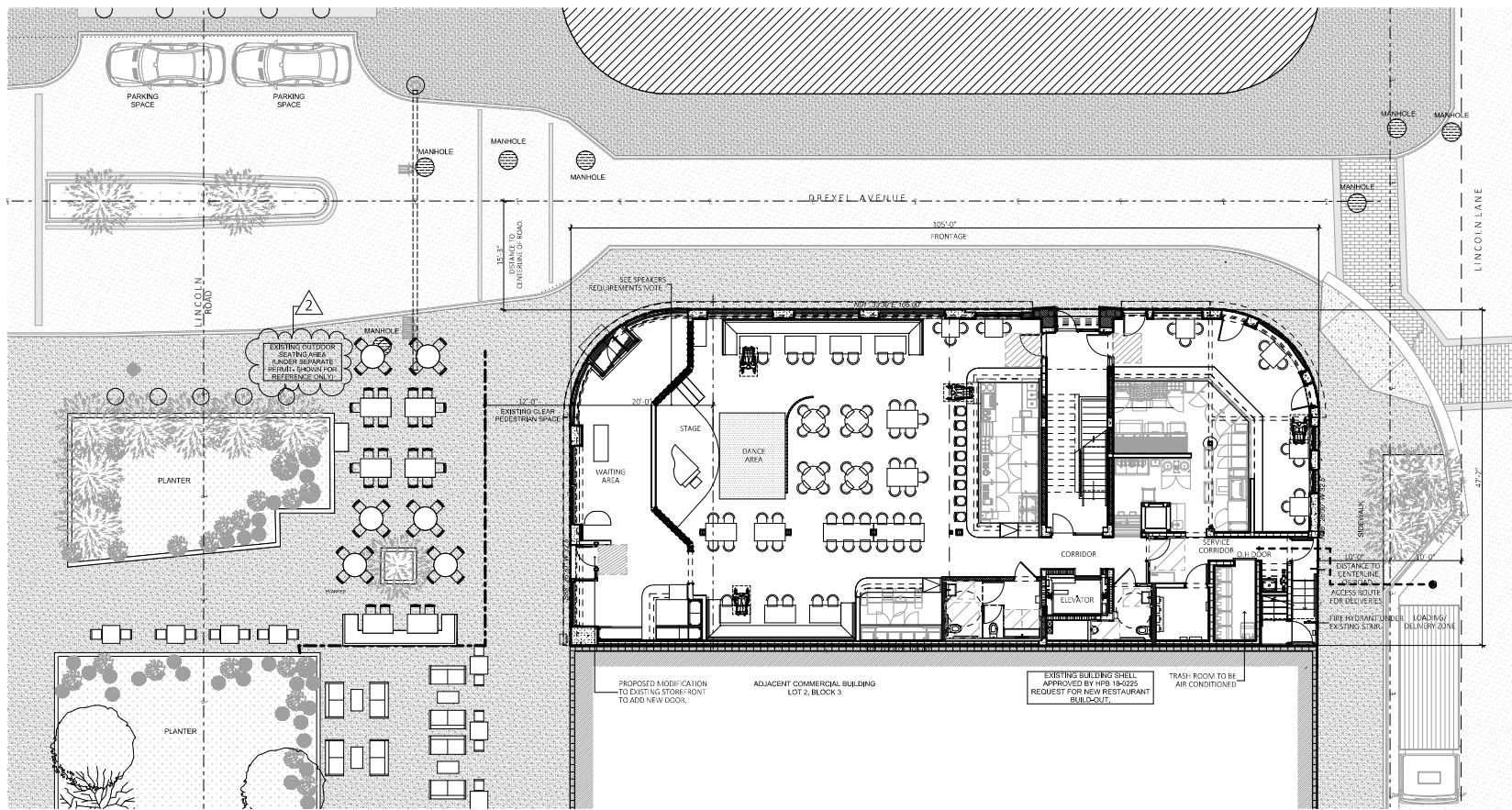


3 EXISTING SECONDARY ACCESS STAIR
NOT TO SCALE

FORMGROUP
architecture . planning

FORM GROUP, INC.
4300 SW 73 AVE, SUITE 106, MIAMI, FL 33155
TEL: 305.443.4244 FAX: 305.443.2208
ARCHITECT OF RECORD: QUINN MORRIS & ASSOCIATES

PROJECT NO.: 18-1057 **DATE:** DECEMBER 2, 2019
FILE: EXISTING ROOF FLOOR PLAN
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.



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

DEVELOPER:

ARCHITECT:
FORM GROUP INC
4360 SW 73 AVE, #106
MIAMI, FL 33155
PH: 305-443-4244

INTERIOR DESIGNER:

PLANNING APPLICATION FOR:

**ANDRÉS
CARNE DE RES**

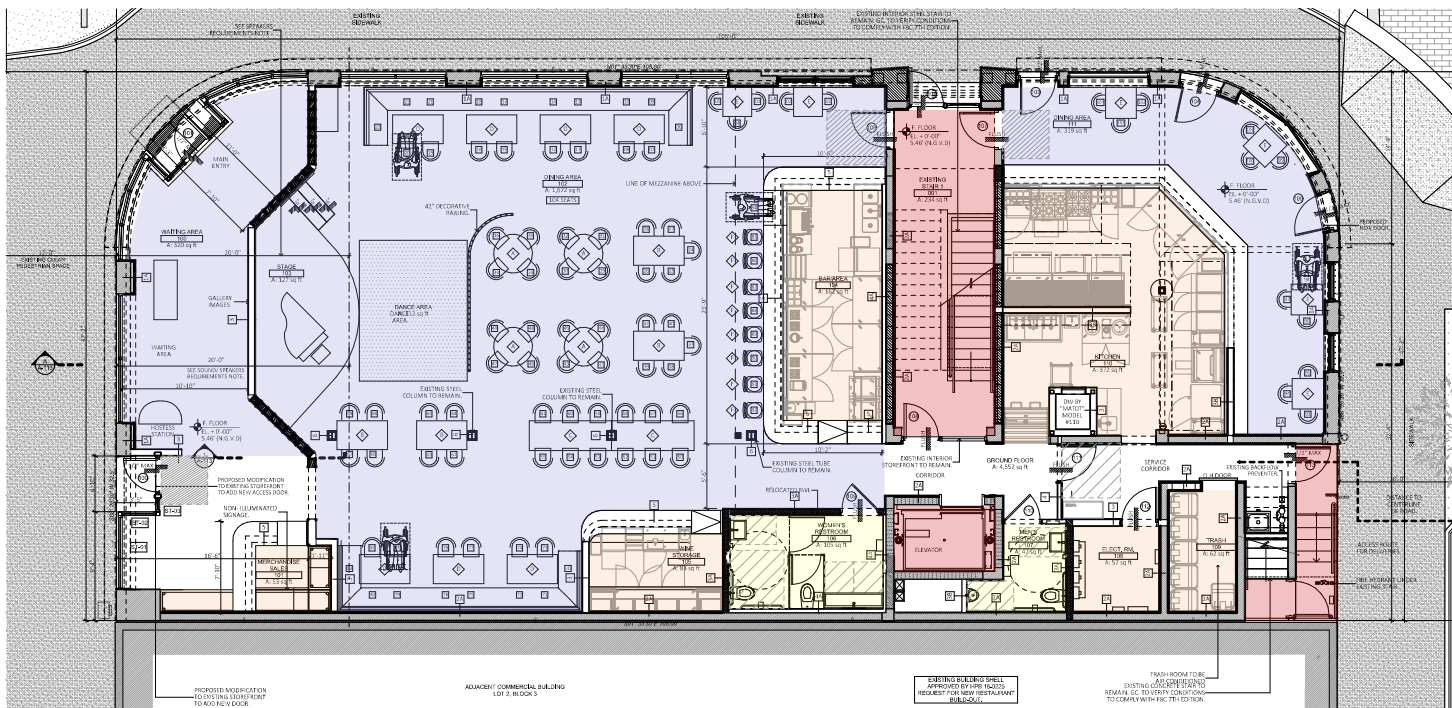
LINCOLN DREXEL BUILDING
455 LINCOLN ROAD
MIAMI BEACH, FL 33139

REVISONS:
HPS 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

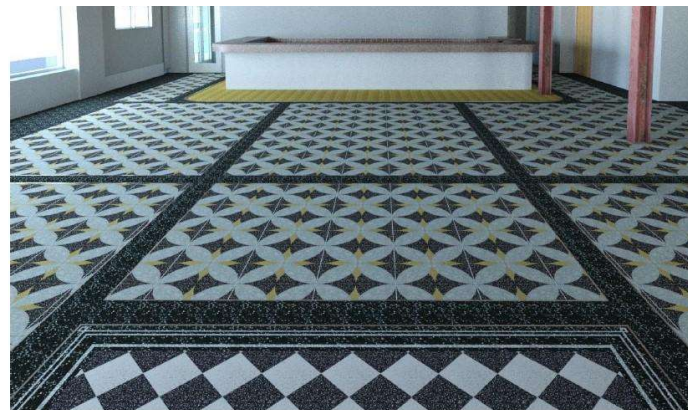


FORM GROUP INC.
4360 SW 73 AVE, SUITE 106, MIAMI, FL 33155
TEL: 305-443-4244 FAX: 305-443-2208
ARCHITECT OF RECORD/OWNER REPRESENTATIVE
REGISTERED

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
-----------	---

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



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:

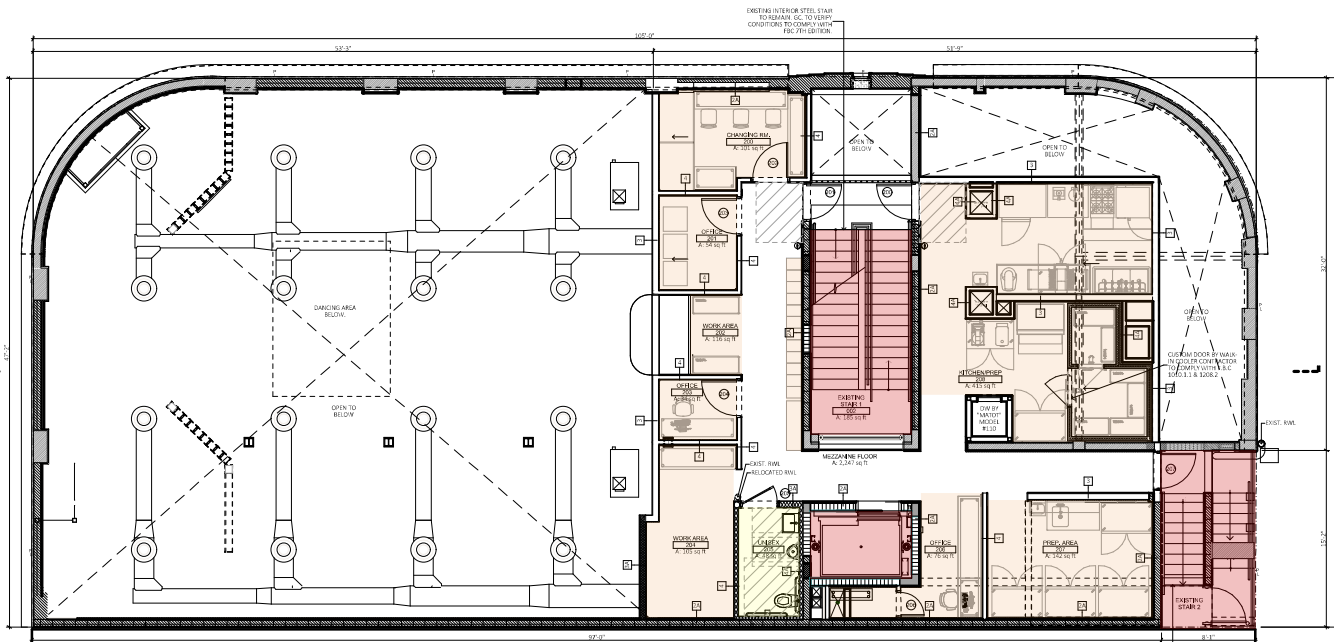
- HPB SUBMITTAL 07-06-21
- 1. REV 1 (8-31-22)
- PLANNING SUBMITTAL 9-2-22
- 2. REV 2 (9-26-22)
- PLANNING SUBMITTAL 9-26-22

FORMGROUP
architecture .planning

FORM GROUP, INC.
4300 SW 73 AVE. SUITE 106, MIAMI, FL 33155
TEL: 305.443.4244 FAX: 305.443.2208
ARCHITECT OF RECORD: QUINN MORRIS & ASSOCIATES

PROJECT NO.: 18-1057
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 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

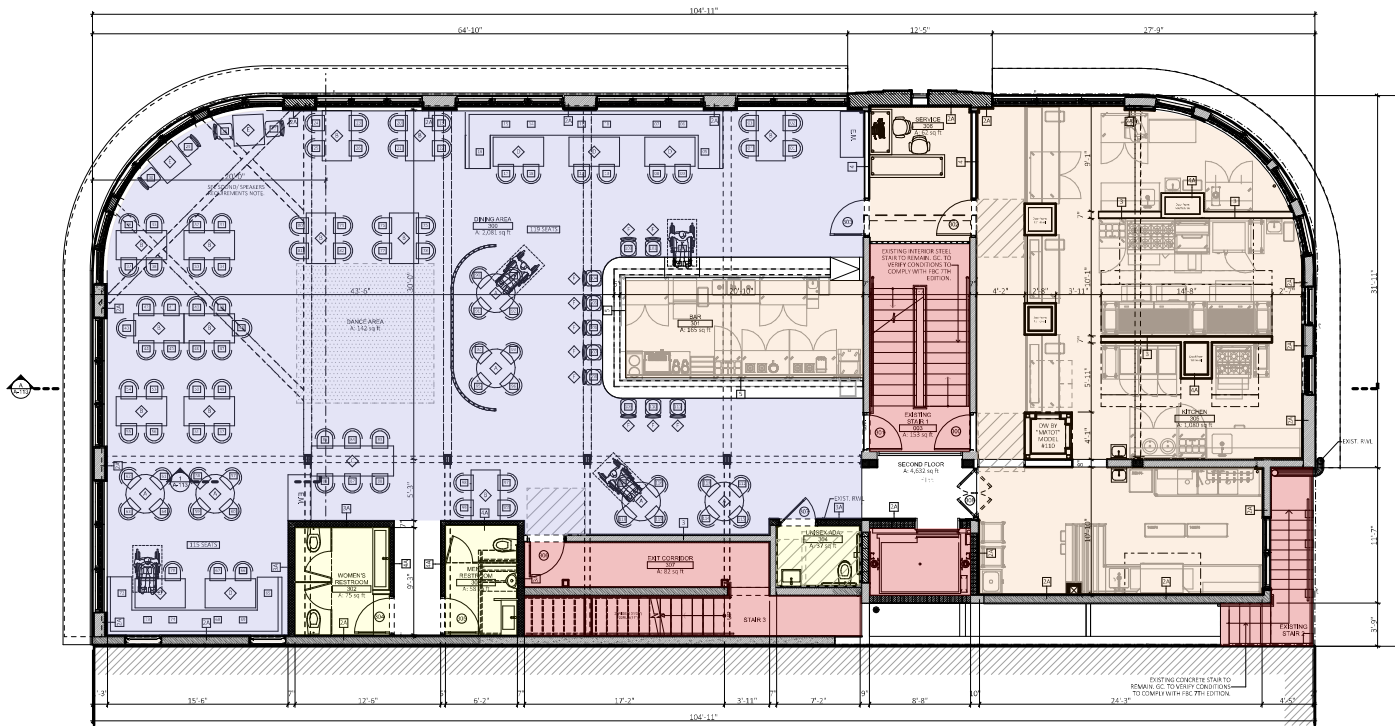
REVISIONS:

- 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: 305.443.2208
 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)



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



FORM GROUP, INC.
 4300 SW 73 AVE, SUITE 106, MIAMI, FL 33155
 TEL: 305-443-4244 FAX: 305-443-2208
 ARCHITECT OF RECORD: GARY MORRIS, AIA
 0000000000

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