



455 LINCOLN ROAD, MIAMI BEACH, FL 33139

FIRST SUBMITTAL PB22-0553  
SEPTEMBER 6, 2022



**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

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**FORM GROUP, INC.**  
4300 SW 73 AVE, SUITE 106, MIAMI, FL 33155  
TEL: 305.443.4244  
ARCHITECT OF RECORD: CARNE DE RES, LLC  
REGISTERED

**PROJECT NO:** 19-1057  
**FILE:** 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	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
<b>Subterranean:</b>				
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	
<b>At Grade Parking:</b>				
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	
<b>Pedestal:</b>				
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	
<b>Tower:</b>				
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	
<b>Restaurants, Cafes, Bars, Lounges, Nightclubs</b>		<b>Required</b>	<b>Existing ASSEMBLY</b>	<b>Proposed ASSEMBLY</b>	<b>Deficiencies</b>
54	Type of use:	N/A			
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		



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**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**

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**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

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**FORM GROUP, INC.,**  
4300 SW 73 AVE, SUITE 106, MIAMI, FL 33155  
TEL: 305.443.4244 FAX: 305.443.4208  
ARCHITECT OF RECORD, OWNER, INTERIOR DESIGNER, AND  
PLANNING

PROJECT NO.: 18-1057 TITLE: ZONING LEGEND  
DATE: DECEMBER 2, 2019  
SCALE: AS SHOWN DRAWING NO.: G-01





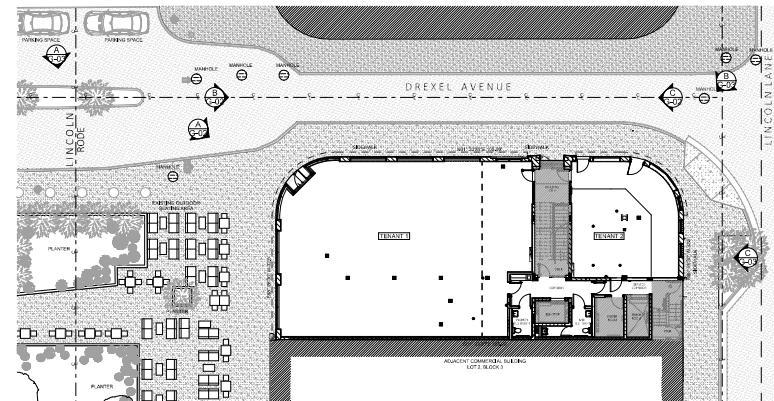
**(B)** STREET VIEW-DREXEL AVE  
NOT TO SCALE



**(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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PLANNING SUBMITTAL 9-26-22

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4300 SW 73 AVE, SUITE 106, MIAMI, FL 33155  
TEL: 305-443-4244 FAX: 305-443-4245  
ARCHITECT OF RECORD: CARNE DE RES, AIA  
REGISTERED

PROJECT NO: 19-1057  
DATE: DECEMBER 2, 2019  
SCALE: AS SHOWN  
DRAWING NO: G-02



1



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

1

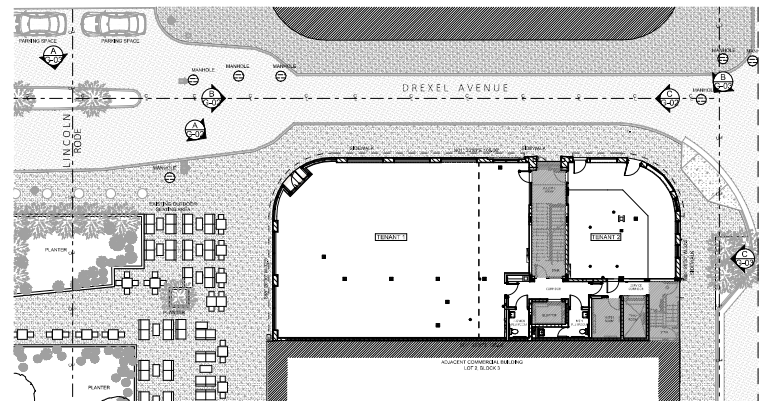


**A** PROPOSED ROOF TERRACE PLAN  
SCALE: 1:8.50

1



**C** STREET VIEW - LINCOLN LANE  
NOT TO SCALE



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



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PLANNING SUBMITTAL 9-26-22

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TEL: 305-443-4244 FAX: 305-443-4244  
ARCHITECT OF RECORD: CARNE DE RES, LLC  
REGISTERED

PROJECT NO.: 19-1057  
DATE: DECEMBER 2, 2019  
SCALE: AS SHOWN  
TITLE: CONTEXTUAL PHOTOGRAPH  
DRAWING NO.: G-03





**(C)** EXISTING RESTAURANT  
NOT TO SCALE



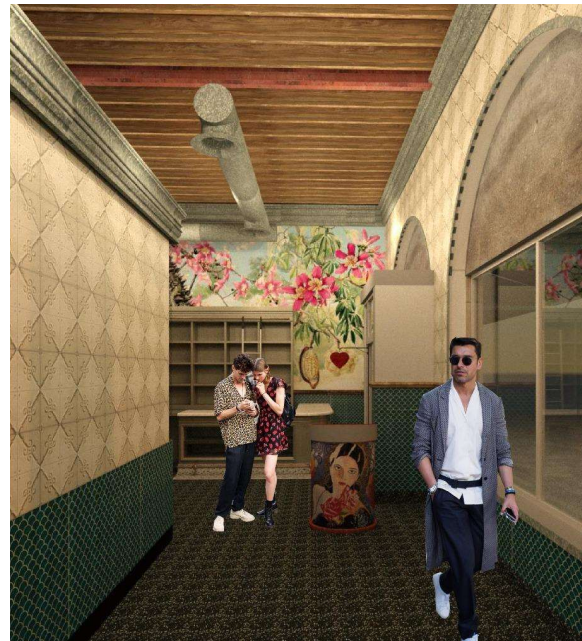
**(B)** EXISTING RESTAURANT  
NOT TO SCALE



**(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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**ANDRÉS  
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MIAMI BEACH, FL 33139

**REVISIONS:**

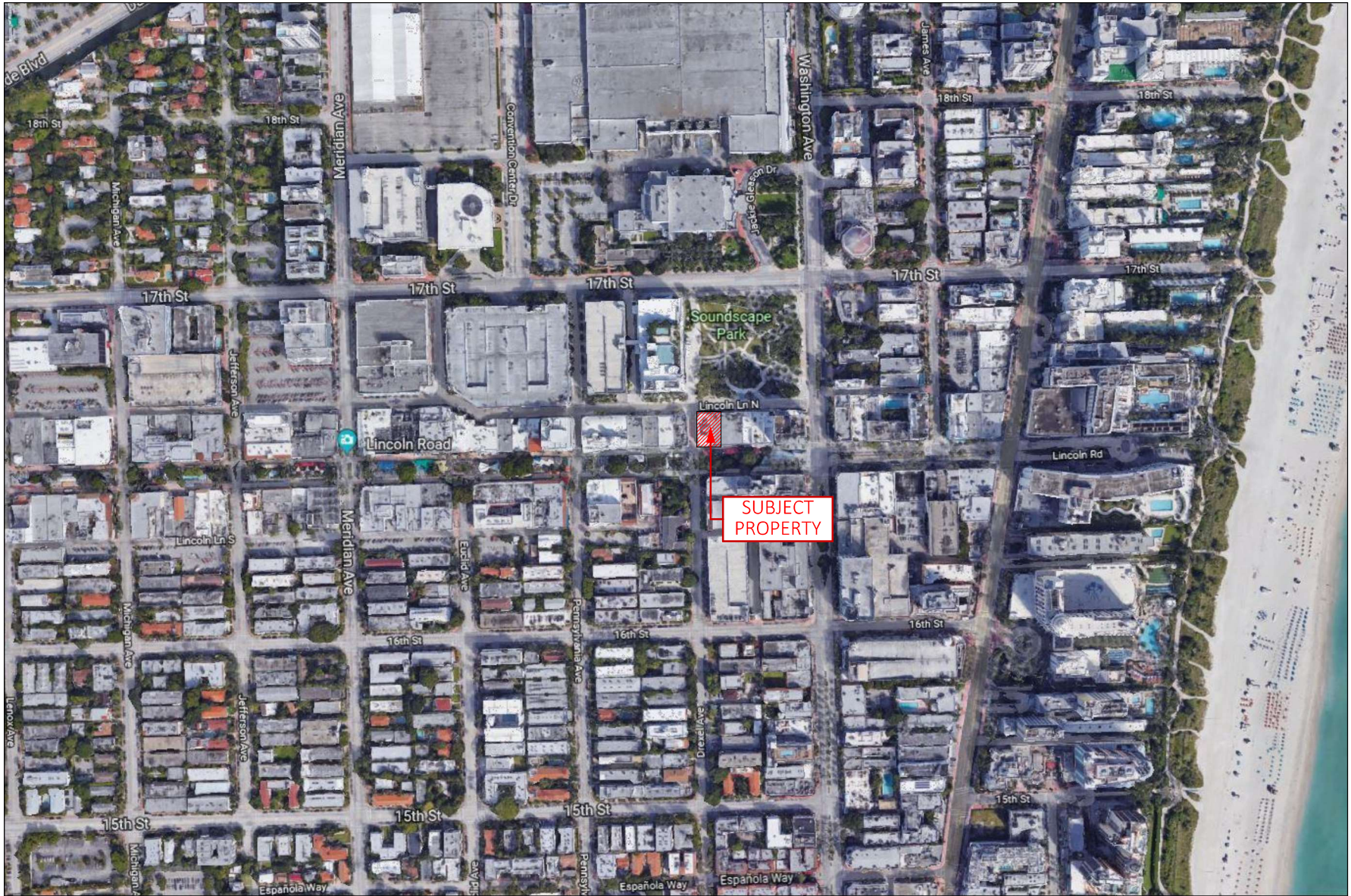
HPB SUBMITTAL 07-06-21  
1. REV 1 (8-31-22)  
PLANNING SUBMITTAL 9-2-22  
2. REV 2 (9-26-22)  
PLANNING SUBMITTAL 9-26-22

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FORM GROUP, INC.,  
4300 SW 73 AVE. SUITE 106, MIAMI, FL 33155  
TEL: 305.443.4244  
ARCHITECT OF RECORD: JAMES M. MURPHY, AIA  
REGISTERED

PROJECT NO.: 19-1057  
DATE: DECEMBER 2, 2019  
SCALE: AS SHOWN  
TITLE: EXISTING & PROPOSED RENDERING  
DRAWING NO.: **G-04**





**A** LOCATION MAP  
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:**

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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

**FORMGROUP**  
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FORM GROUP, INC.,  
4300 SW 73 AVE, SUITE 106, MIAMI, FL 33155  
TEL: 305.443.4244 FAX: 305.443.4248  
ARCHITECT OF RECORD: QUINN MORRIS, AIA  
REGISTERED

PROJECT NO.: 18-1057 TITLE: LOCATION MAP  
DATE: DECEMBER 2, 2018  
SCALE: AS SHOWN DRAWING NO.: **G-05**

2





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  
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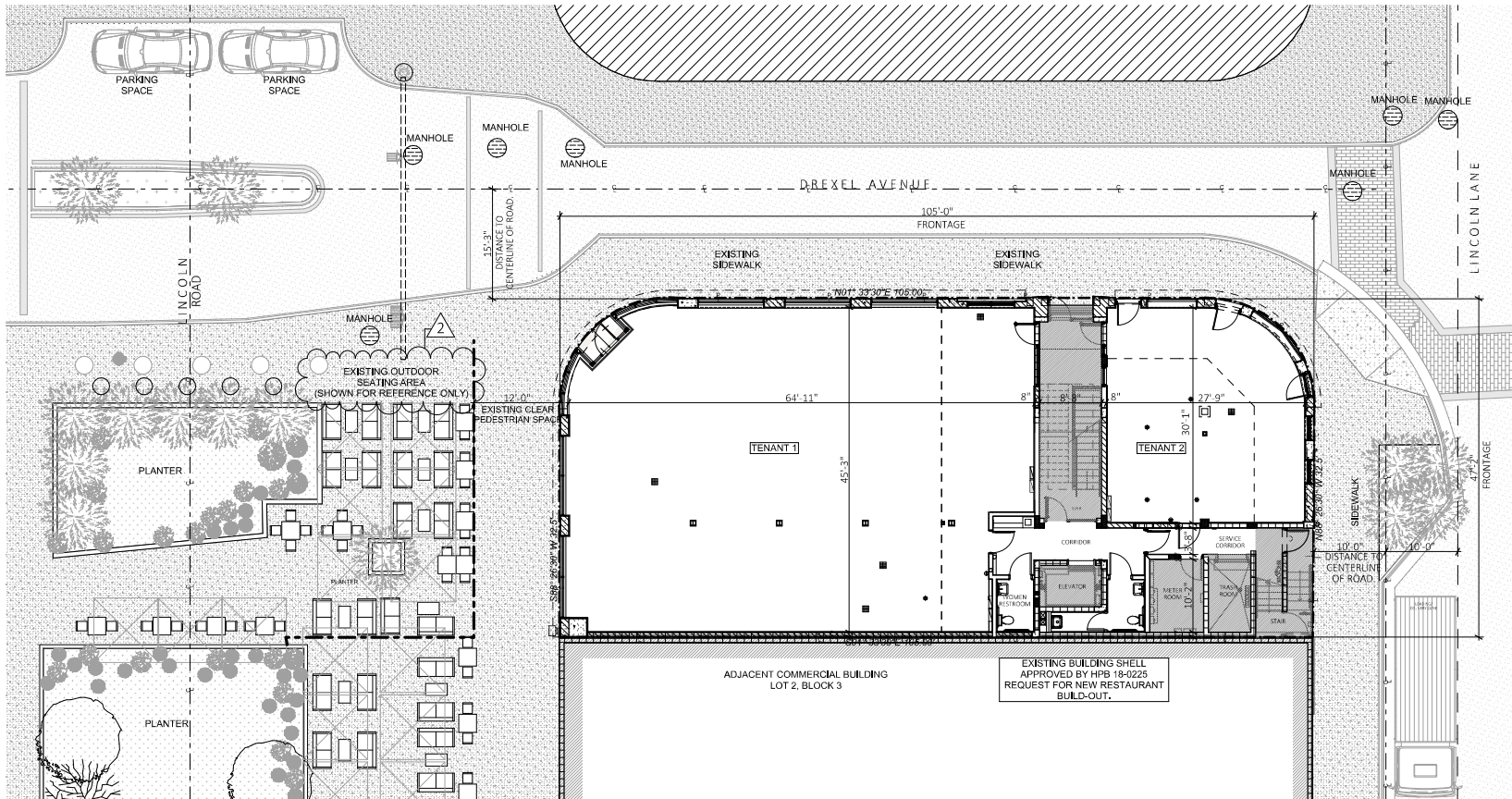
LINCOLN DREXEL BUILDING  
455 LINCOLN ROAD  
MIAMI BEACH, FL 33139

REVIEWS:  
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**  
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FORM GROUP INC.  
4300 SW 73 AVE SUITE 106 MIAMI, FL 33155  
TEL: 305-443-4244  
ARCHITECT OF RECORD/LEAD ARCHITECT  
REGISTERED ARCHITECT

PROJECT NO: 19-1057  
DATE: DECEMBER 2, 2019  
SCALE: AS SHOWN  
TITLE: EXISTING SITE PLAN  
DRAWING NO: A-100



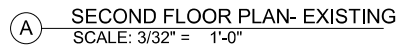
**A SITE PLAN-EXISTING CONDITION**  
SCALE: 1/16" = 1'-0"



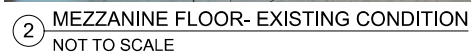
EXISTING BUILDING INFORMATION	
MUNICIPALITY:	CITY OF MIAMI BEACH
ZONING DESIGNATION:	CD-3
OCCUPANCY:	LEVEL 1&2 ASSEMBLY (EXISTING) LEVEL 3 ASSEMBLY (EXISTING) LEVEL 4 ROOF-ASSEMBLY (EXISTING)
LOT AREA:	4,890 SF
CONSTRUCTION TYPE:	EXISTING IIIA
EXISTING AREA CALCULATION:	GROUND LEVEL ASSEMBLY: 4,589.26 S.F. MEZZANINE LEVEL ASSEMBLY: 1,698.22 S.F. THIRD LEVEL ASSEMBLY: 4,345.83 S.F. FOURTH LEVEL ASSEMBLY: 333.4 S.F. TOTAL BUILDING: 10,946.71 S.F.



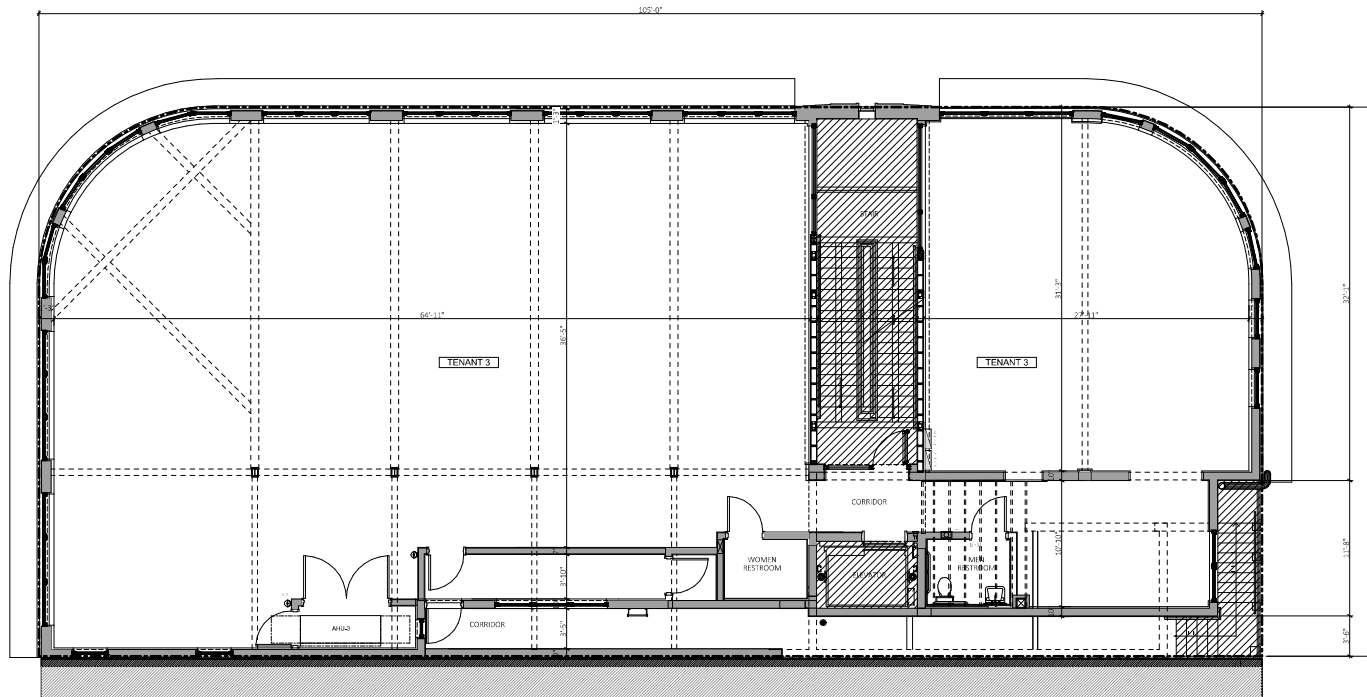




APPROVED UNDER INTERIOR  
DEMOLITION PERMIT. # 19-0330

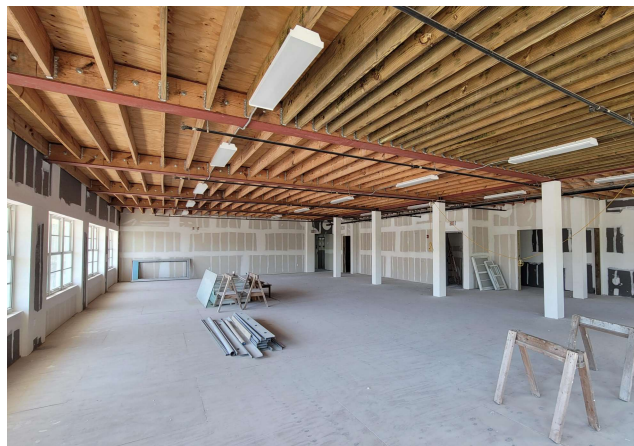






**A THIRD FLOOR PLAN- EXISTING**  
SCALE: 3/32" = 1'-0"

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



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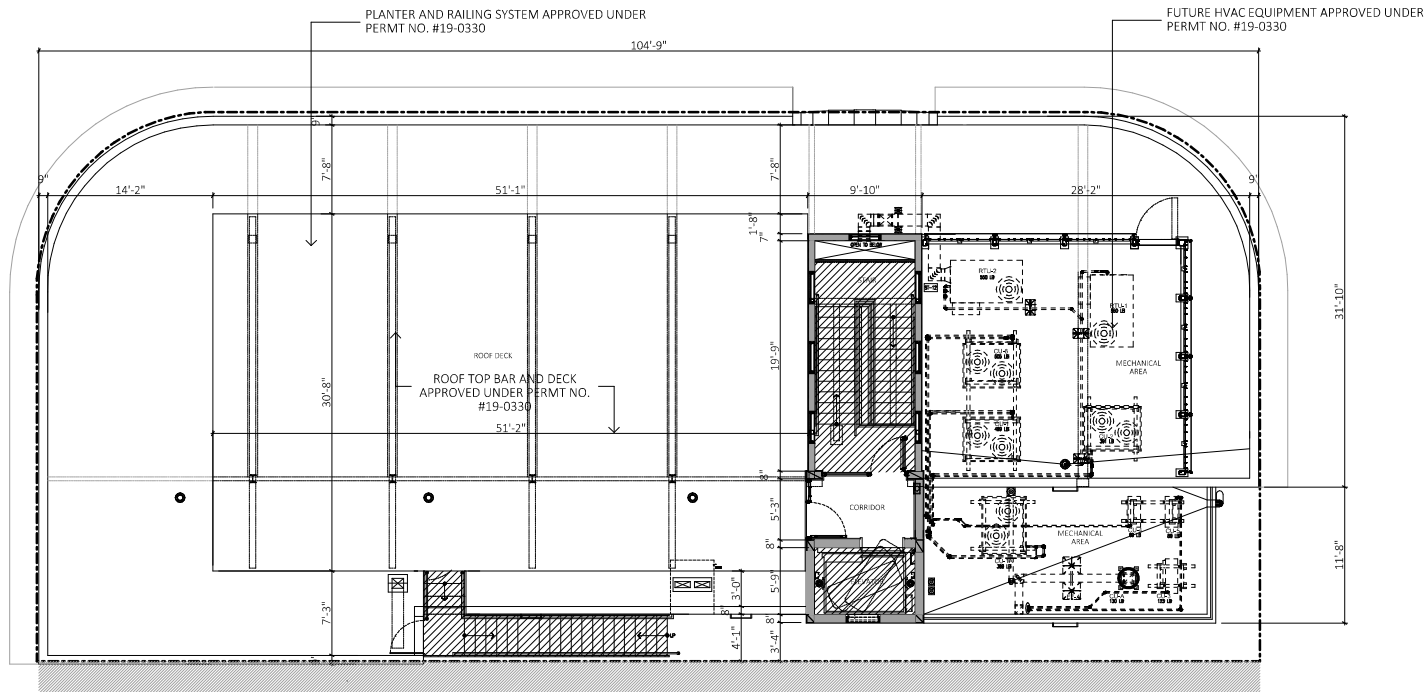
LINCOLN DREXEL BUILDING  
455 LINCOLN ROAD  
MIAMI BEACH, FL 33139

**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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4300 SW 73 AVE. SUITE 106, MIAMI, FL 33155  
TEL: 305-443-4244 FAX: 305-443-4244  
ARCHITECT OF RECORD, MIAMI BEACH, FL  
REGISTERED

**PROJECT NO.:** 19-1057 **FILE:** EXISTING THIRD FLOOR  
**DATE:** DECEMBER 2, 2019 **PLAN**  
**SCALE:** AS SHOWN **DRAWING NO.:** A-103

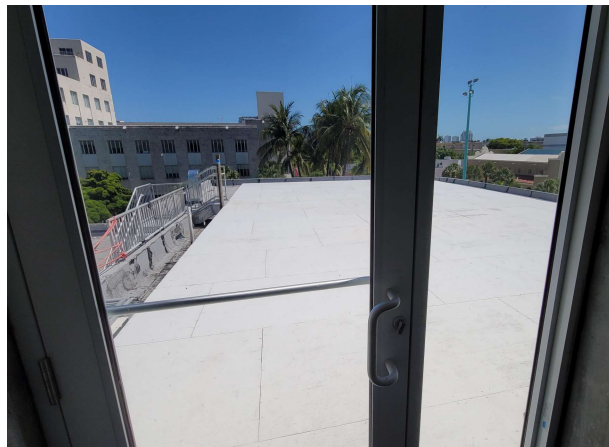


**A** ROOF FLOOR PLAN- EXISTING  
SCALE: 3/32" = 1'-0"

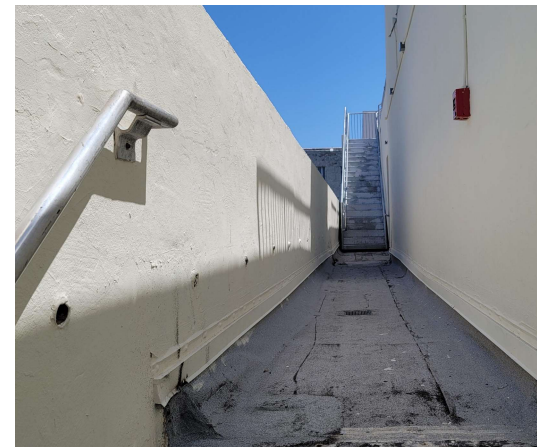
APPROVED UNDER INTERIOR  
DEMOLITION PERMIT. # 19-0330



**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



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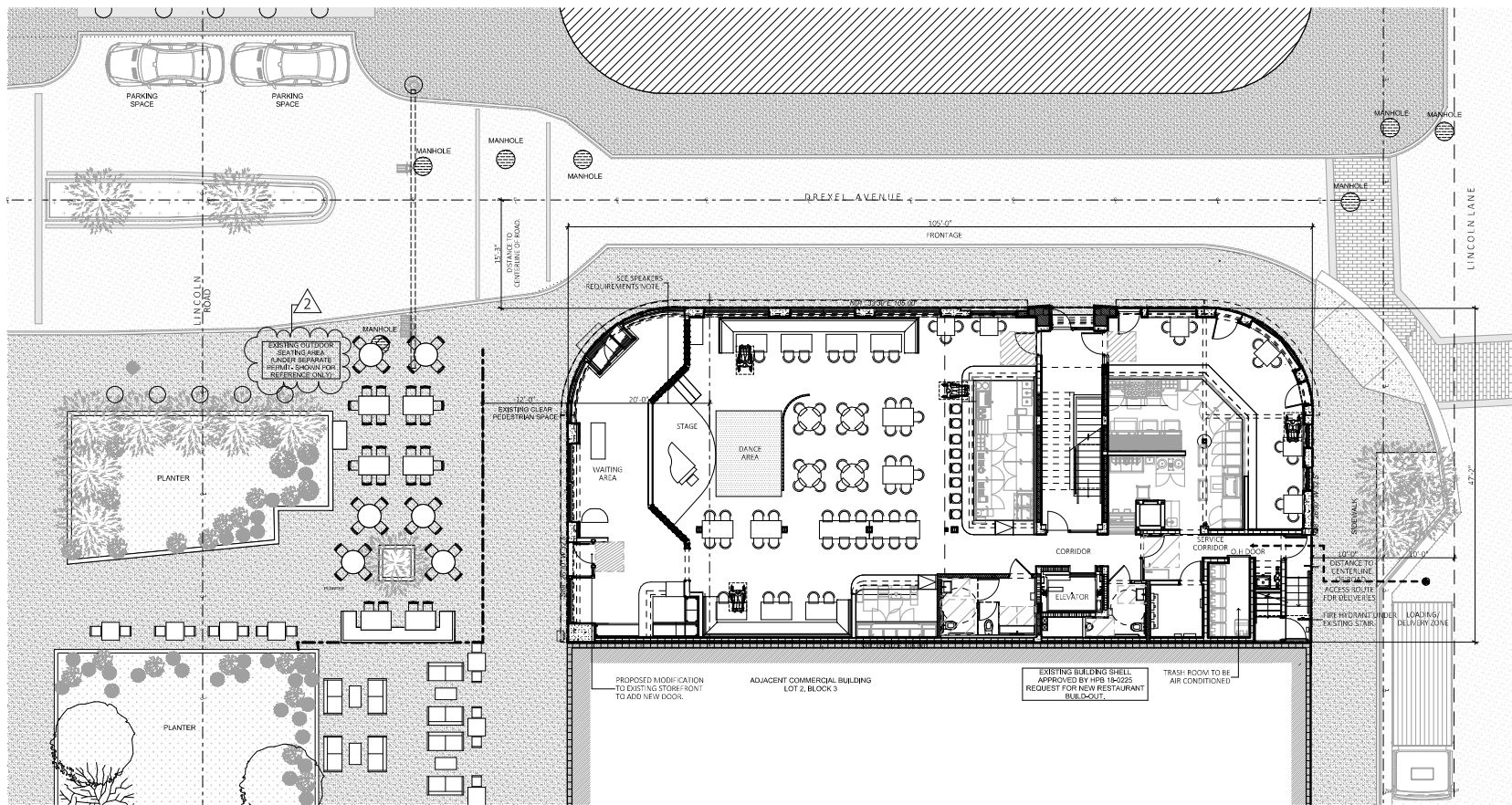
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TEL: 305-443-4244  
ARCHITECT OF RECORD, CIVIL ENGINEER, AIA  
REGISTERED

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





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LINCOLN DREXEL II, LTD  
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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 FAX: 305-443-4245  
ARCHITECT OF RECORD/LEAD ARCHITECT  
REGISTERED PROFESSIONAL ARCHITECT

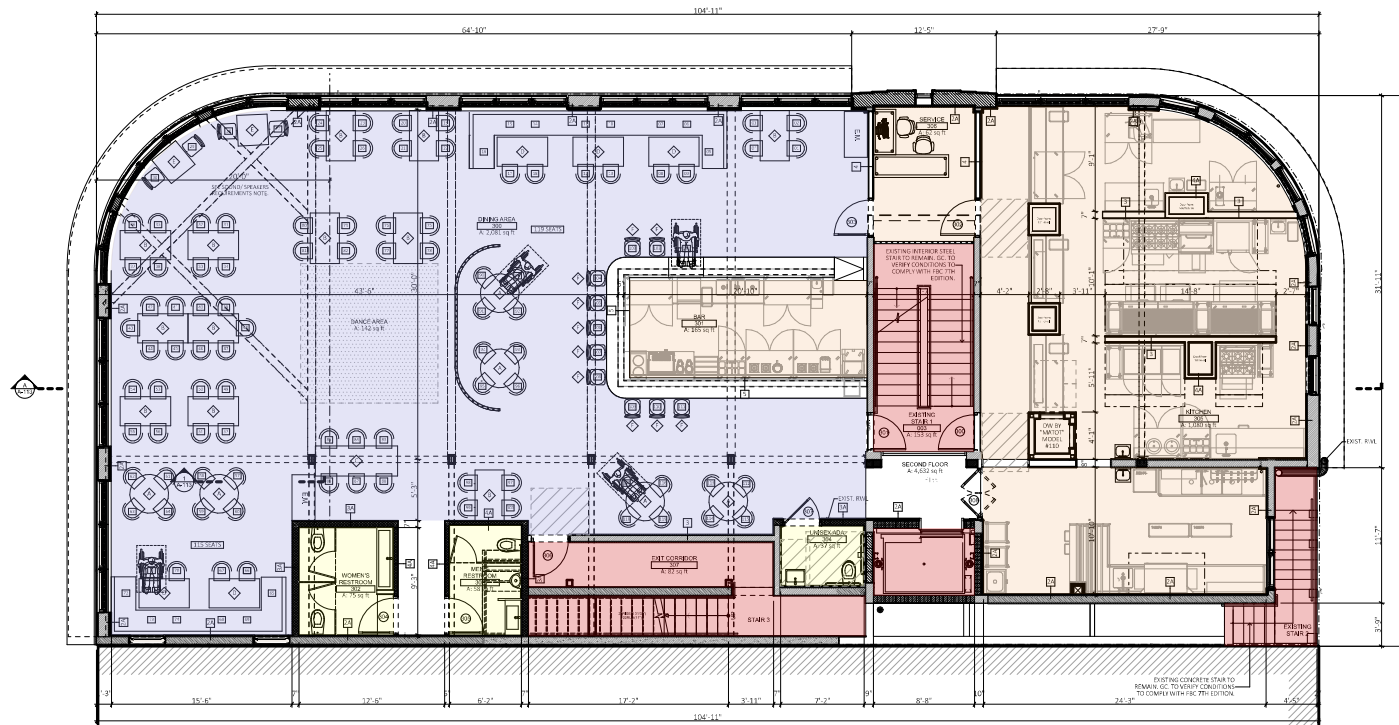
PROJECT NO.: 18-1057 TITLE: PROPOSED SITE PLAN  
DATE: DECEMBER 2, 2019  
SCALE: AS SHOWN DRAWING NO.: A-105







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

<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)



**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

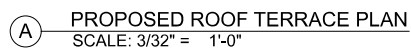
#### REVISIONS:

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

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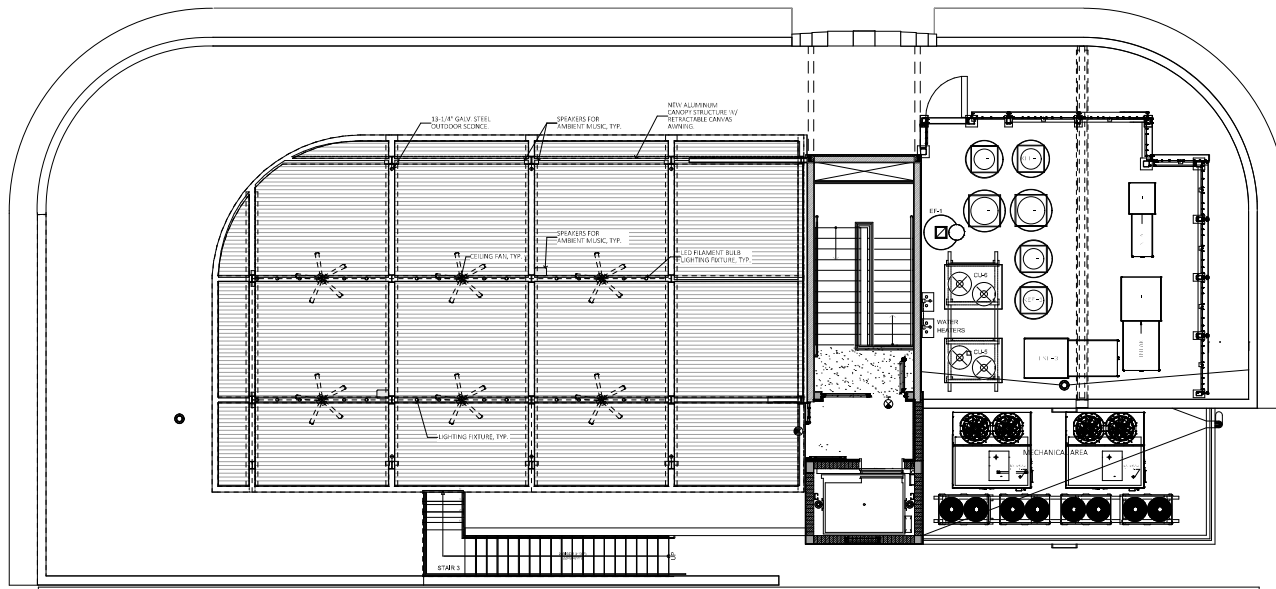
**FORM GROUP, INC.**  
4300 SW 73 AVE. SUITE 106, MIAMI, FL 33155  
TEL: 305-443-4244  
ARCHITECT OF RECORD: CARNE DE RES, INC.  
MIAMI, FL

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



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





**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)
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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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**

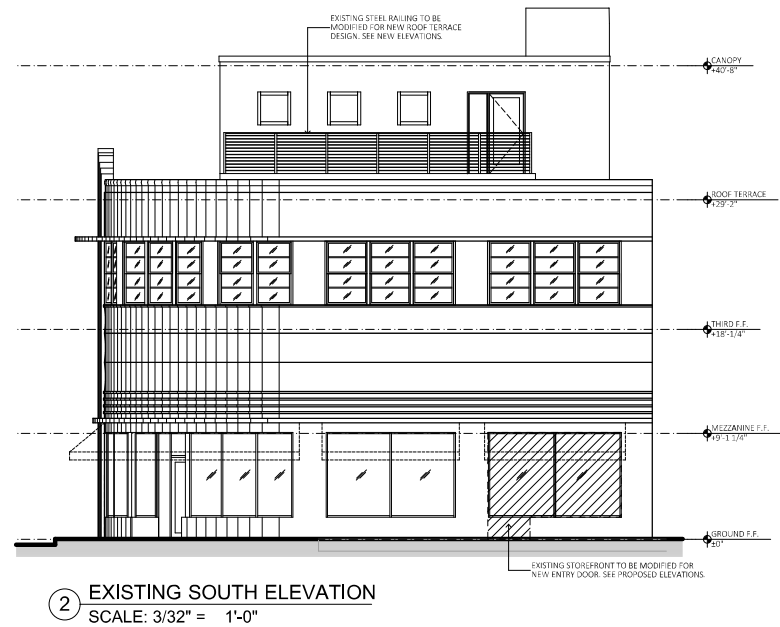
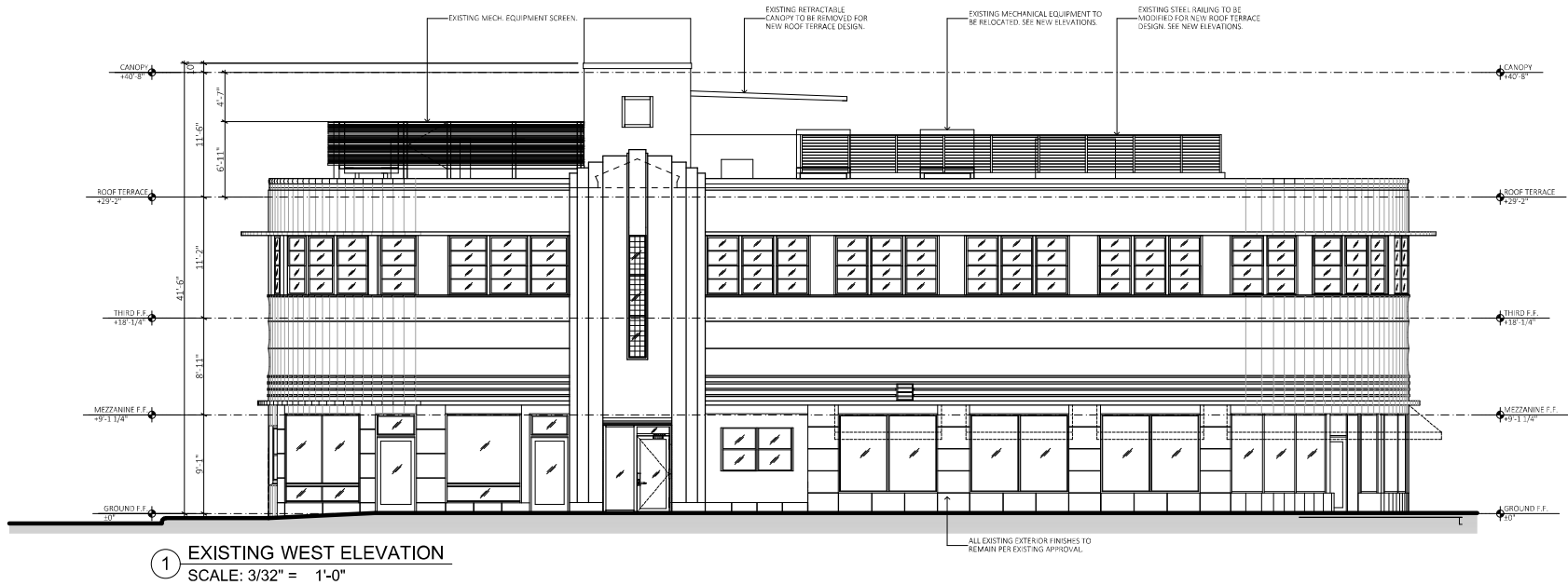
LINCOLN DREXEL BUILDING  
455 LINCOLN ROAD  
MIAMI BEACH, FL 33139

**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

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ARCHITECT OF RECORD: CARNE DE RES, INC.  
MIAMI, FL

**PROJECT NO.:** 18-1057  
**DATE:** DECEMBER 2, 2019  
**SCALE:** AS SHOWN  
**TITLE:** PROPOSED ROOF-  
LIGHTING PLAN  
**DRAWING NO.:** A-109.1



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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  
CARNE DE RES**

LINCOLN DREXEL BUILDING  
455 LINCOLN ROAD  
MIAMI BEACH, FL 33139

REVISIONS:

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1. REV 1 (8-31-22)  
PLANNING SUBMITTAL 9-2-22  
2. REV 2 (9-26-22)  
PLANNING SUBMITTAL 9-26-22

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ARCHITECT OF RECORD: CARNE DE RES, AIA  
REGISTERED

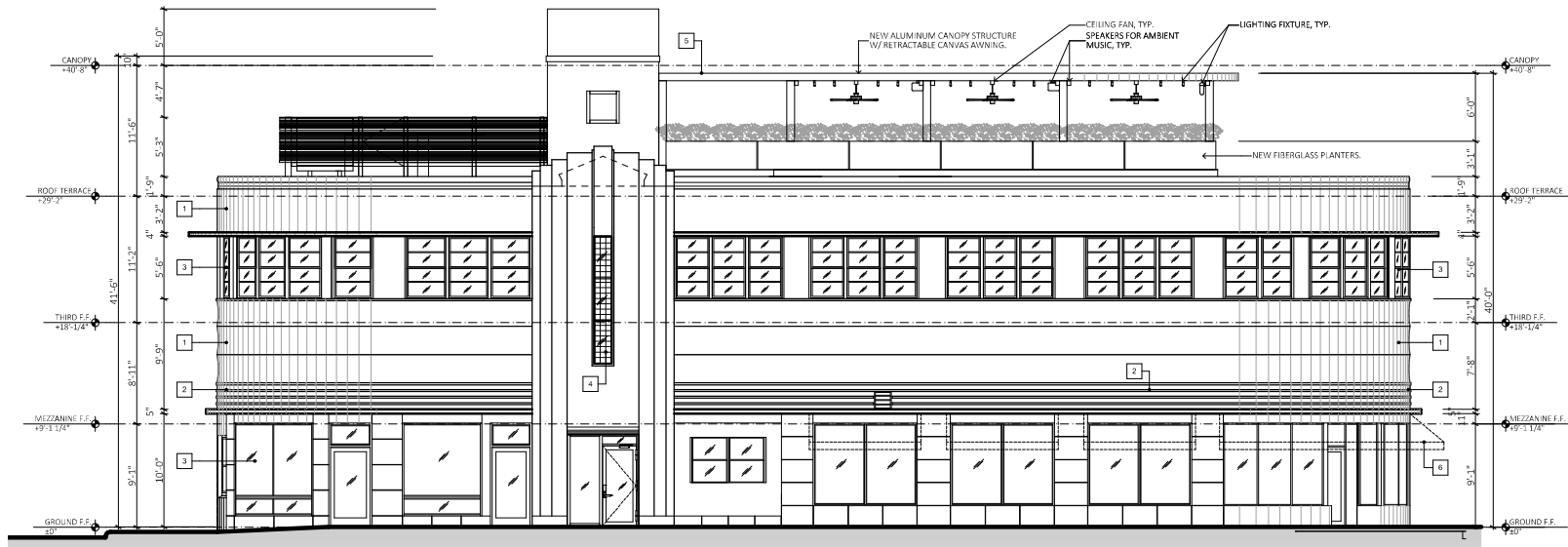
PROJECT NO.: 18-1057 TITLE: EXISTING ELEVATION  
DATE: DECEMBER 2, 2019  
SCALE: AS SHOWN DRAWING NO.: A-110

## NOTES:

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

## FINISH NOTES:

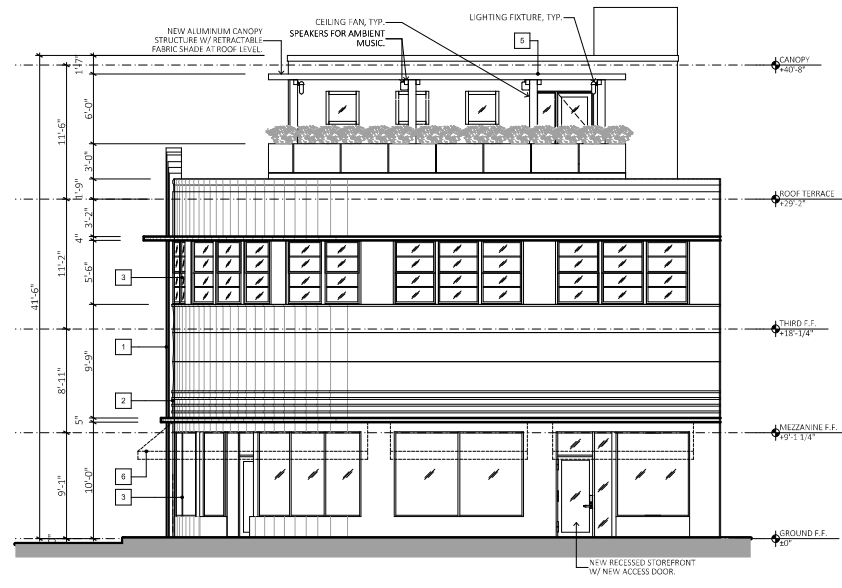
1. EXISTING STUCCO TO BE PATCHED AND REPAIRED. PAINTED.
2. EXISTING STUCCO BANDING TO REMAIN.
3. EXISTING WINDOWS TO REMAIN.
4. EXISTING GLASS BLOCK DETAIL TO REMAIN.
5. NEW ALUMINUM CANOPY WHITE ESP FINISH.
6. NEW CANVAS AWNINGS TO MATCH EXISTING.
7. EXISTING STAIR RAILINGS TO BE PAINTED WHITE.
8. NEW 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:  
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LINCOLN DREXEL LTD  
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MIAMI BEACH, FL 33140

DEVELOPER:

ARCHITECT:  
FORM GROUP INC  
4300 SW 73 AVE #106  
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PH: 305-443-4244

INTERIOR DESIGNER:

PLANNING APPLICATION FOR:

**ANDRÉS  
CARNE DE RES**

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MIAMI BEACH, FL 33139

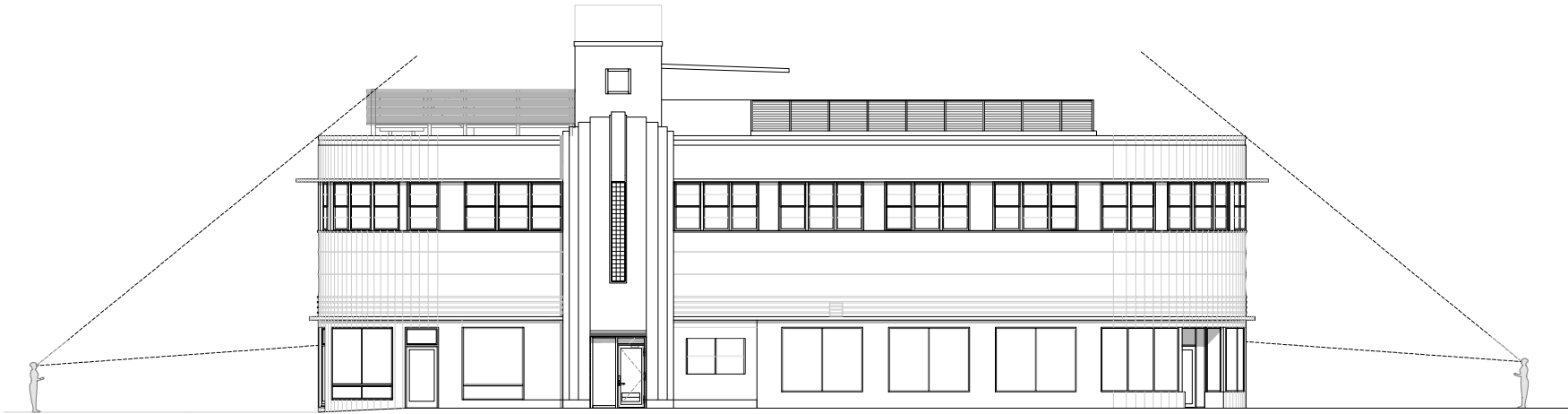
## REVISIONS:

- 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

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ARCHITECT OF RECORD: CARNE DE RES, LLC  
ARCHITECT

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

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TEL: 305-443-4244  
ARCHITECT OF RECORD: CARNE DE RES, LLC  
MIAMI, FL

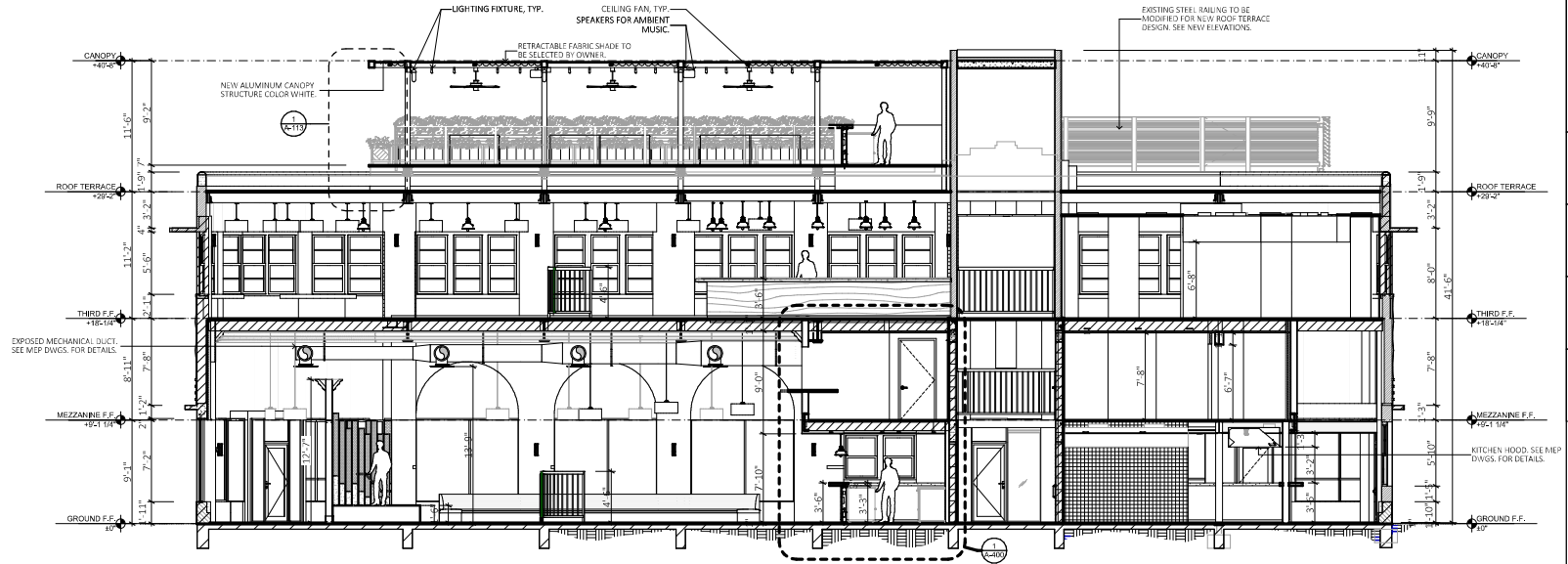
PROJECT NO.:  
154-1057  
DATE:  
DECEMBER 2, 2019  
SCALE:  
AS SHOWN  
TITLE:  
VIEW ANGLES  
DRAWING NO.:  
**A-112**

## NOTES:

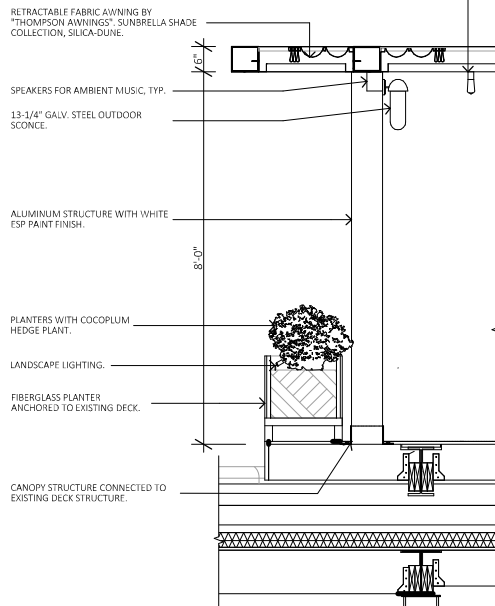
ALL LIGHTING FIXTURES, CEILING FANS, ETC. IN CANOPY STRUCTURE WILL BE PERMANENTLY AFFIXED TO THE STRUCTURE.

## FINISH NOTES:

1. EXISTING STUCCO TO BE PATCHED AND REPAIRED. PAINTED.
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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, 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

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ARCHITECT OF RECORD: CARNE DE RES, INC.  
MIAMI, FL

**PROJECT NO.:** 18-1057  
**DATE:** DECEMBER 2, 2019  
**SCALE:** AS SHOWN  
**TITLE:** PROPOSED SECTION  
**DRAWING NO.:** A-113





CANOPY- CONCEPT.



RETRACTABLE AWNINGS  
FABRIC- SILICA DUNE.



LED FILAMENT BULB-TERRACE  
LIGHTING CONCEPT.



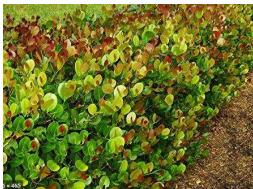
FIBERGLASS PLANTER- CONCEPT.



LIGHTING FOR PLANTER. CONCEPT.



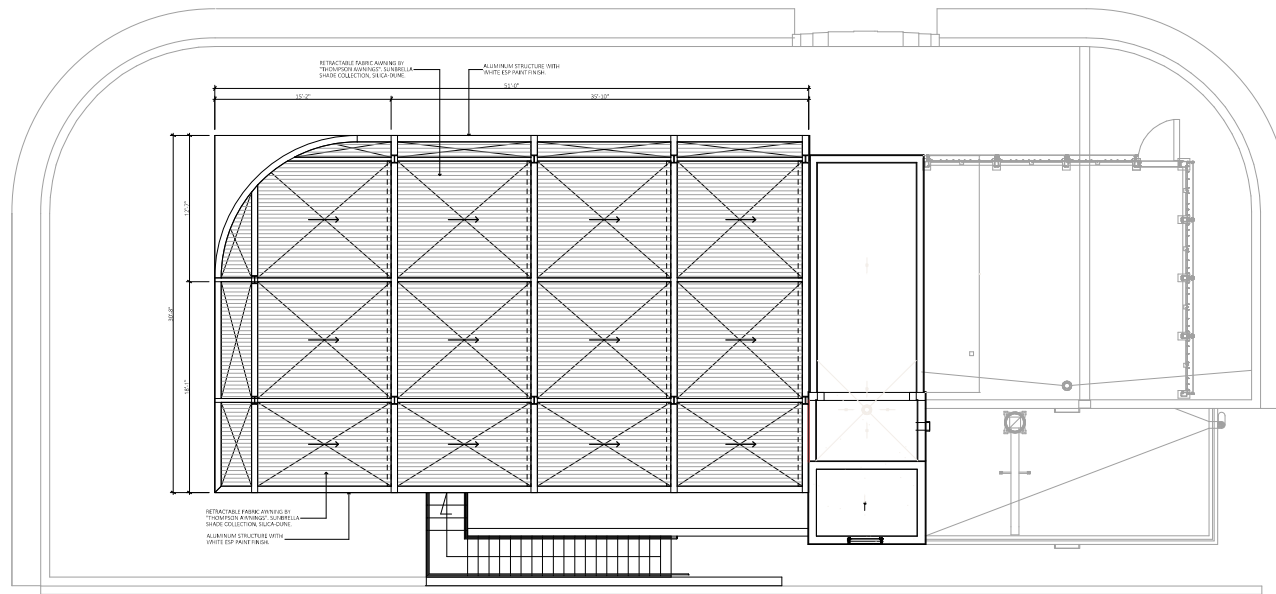
CEILING FANS- CONCEPT.



COCOPLUM EDGE-  
LANDSCAPING CONCEPT.



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



① 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:  
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

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4300 SW 73 AVE. SUITE 106, MIAMI, FL 33155  
TEL: 305-443-4244 FAX: 305-443-4245  
ARCHITECT OF RECORD: CARNE DE RES, INC.

PROJECT NO.: 15-1057 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, 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

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TEL: 305-443-4244  
ARCHITECT OF RECORD, CARNE DE RES, AKA  
ANDRÉS

**PROJECT NO.:** 19-1057  
**DATE:** DECEMBER 2, 2019  
**SCALE:** AS SHOWN  
**TITLE:** PROPOSED CANOPY- 3D VIEW  
**DRAWING NO.:** A-114A





**A** PROPOSED ROOF TERRACE  
NOT TO SCALE



OWNER:  
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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

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4300 SW 73 AVE, SUITE 106, MIAMI, FL 33155  
TEL: 305.443.4244 FAX: 305.443.4248  
ARCHITECT OF RECORD: CARMY MORRIS, AIA  
REGISTERED

PROJECT NO: 19-1037 TITLE: PROPOSED CANOPY-3D VIEW  
DATE: DECEMBER 2, 2019  
SCALE: AS SHOWN DRAWING NO: A-114B

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 HON. 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.

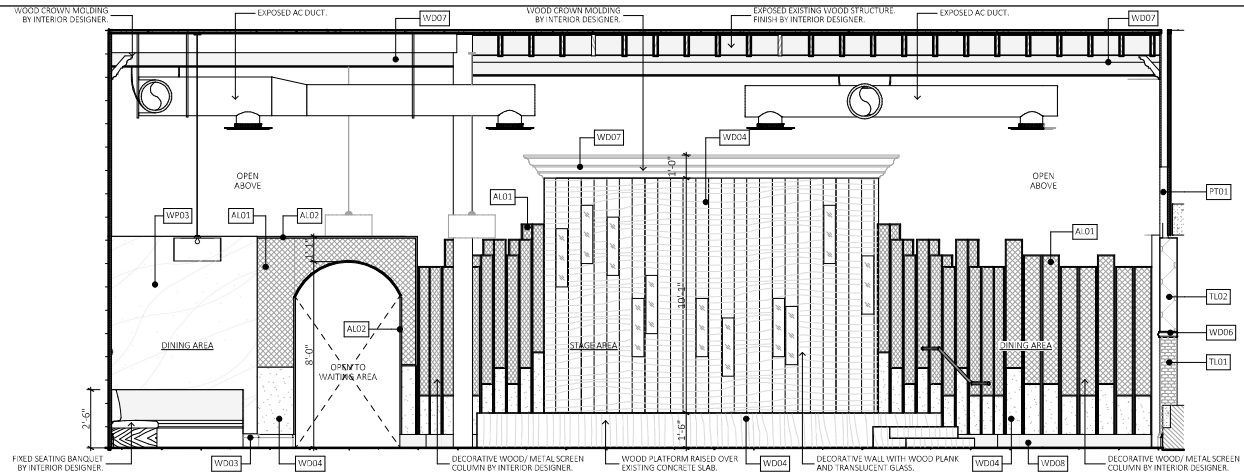


AL01	ALUMINUM WIRED SCREEN. METAL SCREEN TO BE PAINTED COLOR BLACK MATTE.
AL02	ALUMINUM MILLWORK CORNER. METAL SCREEN TO BE PAINTED COLOR BLACK MATTE.
FR01	FRP PANEL. COLOR BLACK
FR02	FRP PANEL. COLOR WHITE ( KITCHEN AREAS)
FB01	EPOXY FLOOR BASE. COLOR WHITE
FB02	CERAMIC FLOOR BASE. COLOR DARK BLUE.
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.
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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.
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.

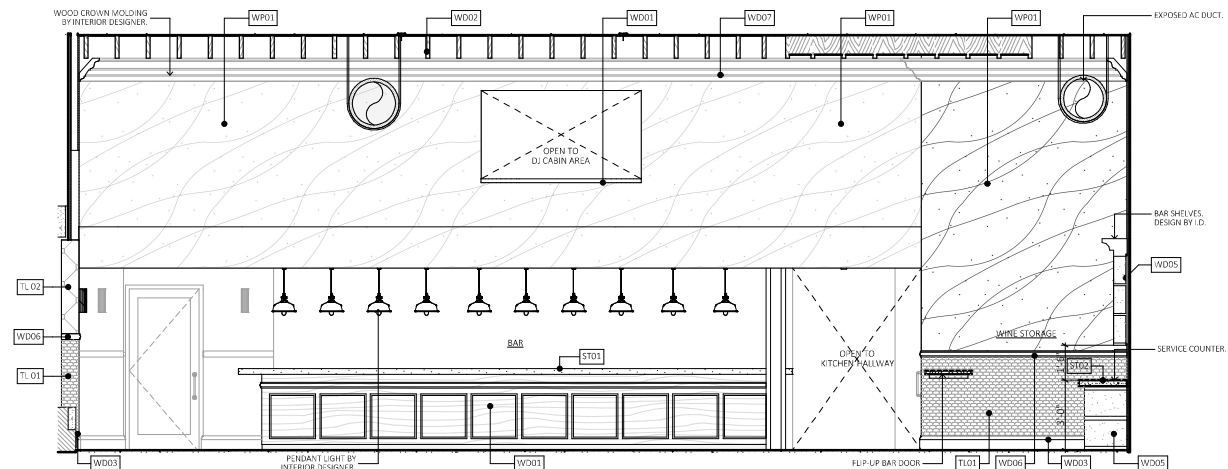


## WALL FINISHES LEGEND

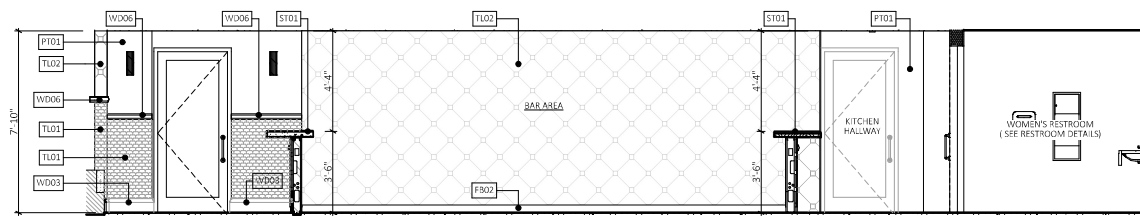
AL01	ALUMINUM WIRED SCREEN. METAL SCREEN TO BE PAINTED COLOR BLACK MATTE.
AL02	ALUMINUM MILLWORK CORNER. METAL SCREEN TO BE PAINTED COLOR BLACK MATTE.
FR01	FRP PANEL. COLOR BLACK
FR02	FRP PANEL. COLOR WHITE ( KITCHEN AREAS)
FB01	EPOXY FLOOR BASE. COLOR WHITE
FB02	CERAMIC FLOOR BASE. COLOR DARK BLUE.
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 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 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:**

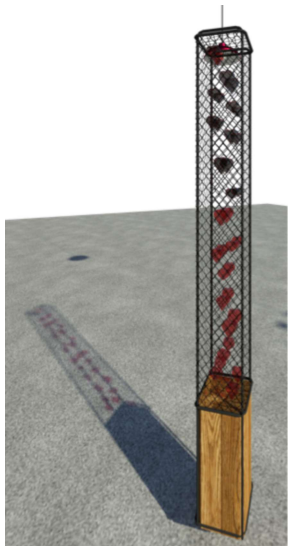
HPB SUBMITTAL 07-06-21  
1. REV 1 (8-31-22)  
PLANNING SUBMITTAL 9-2-22  
2. REV 2 (9-26-22)  
PLANNING SUBMITTAL 9-26-22

**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/OWNER'S REPRESENTATIVE  
REGISTERED PROFESSIONAL ARCHITECT

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





**DECORATIVE WOOD/ METAL  
SCREEN COLUMN- 3D VIEW**

**A**

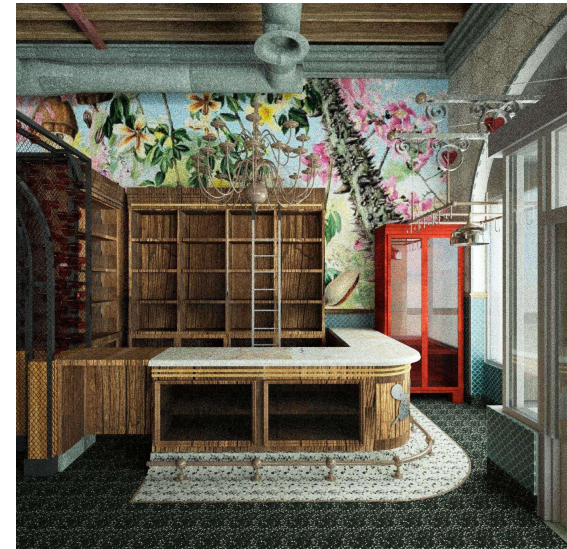
NOT TO SCALE



**B**

**ENTRY/ WAITING AREA- 3D VIEW**

NOT TO SCALE



**A**

**ENTRY AREA- 3D VIEW.**

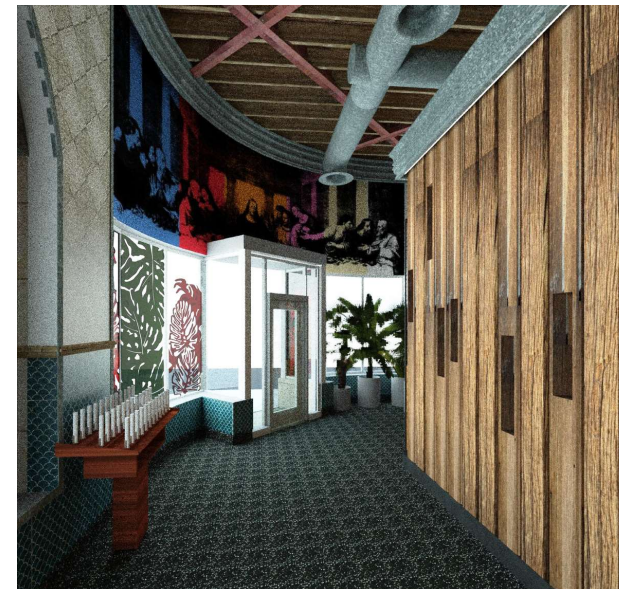
NOT TO SCALE



**E**

**STAGE/ DINING AREA- 3D VIEW**

NOT TO SCALE



**D**

**WAITING AREA- 3D VIEW.**

NOT TO SCALE



**OWNER:**  
LINCOLN DREXEL, LTD AND  
LINCOLN DREXEL, 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:**

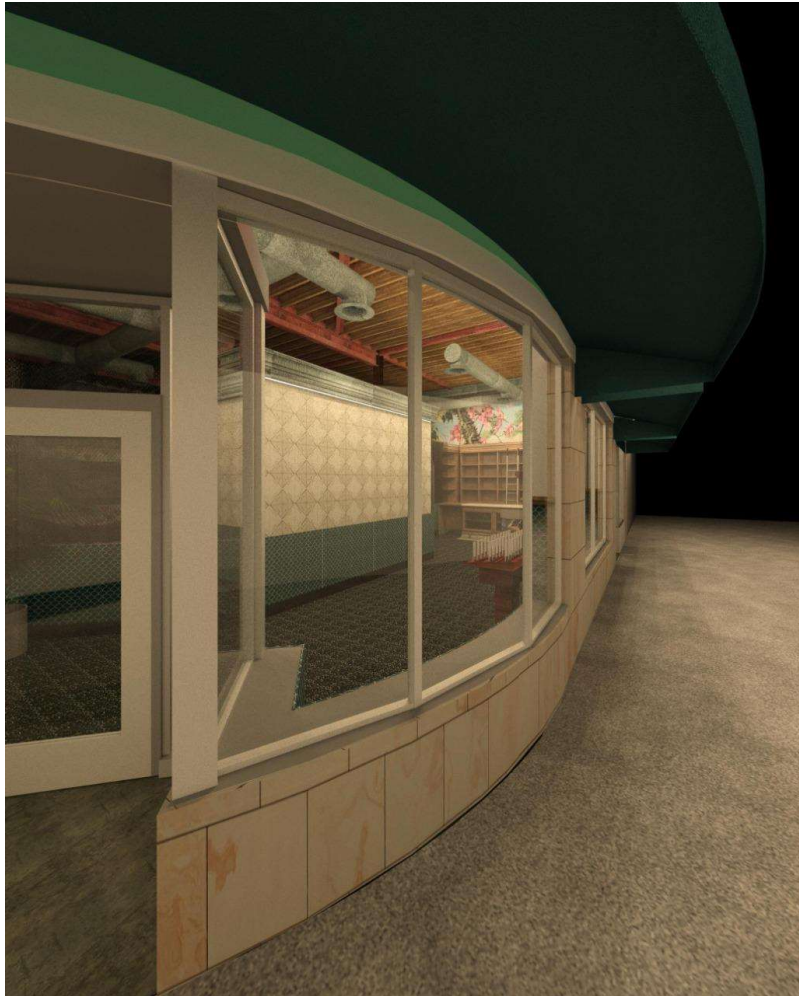
HPB SUBMITTAL 07-06-21  
1. REV 1 (8-31-22)  
PLANNING SUBMITTAL 9-2-22  
2. REV 2 (9-26-22)  
PLANNING SUBMITTAL 9-26-22

**FORMGROUP**  
architecture . planning

FORM GROUP, INC.,  
4300 SW 73 AVE. SUITE 106, MIAMI, FL 33155  
TEL: 305-443-4244  
ARCHITECT OF RECORD: CARNE DE RES, AIA  
REGISTERED

PROJECT NO.:  
18-1057  
DATE:  
DECEMBER 2, 2019  
SCALE:  
AS SHOWN  
TITLE:  
INTERIOR RENDERINGS  
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, 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

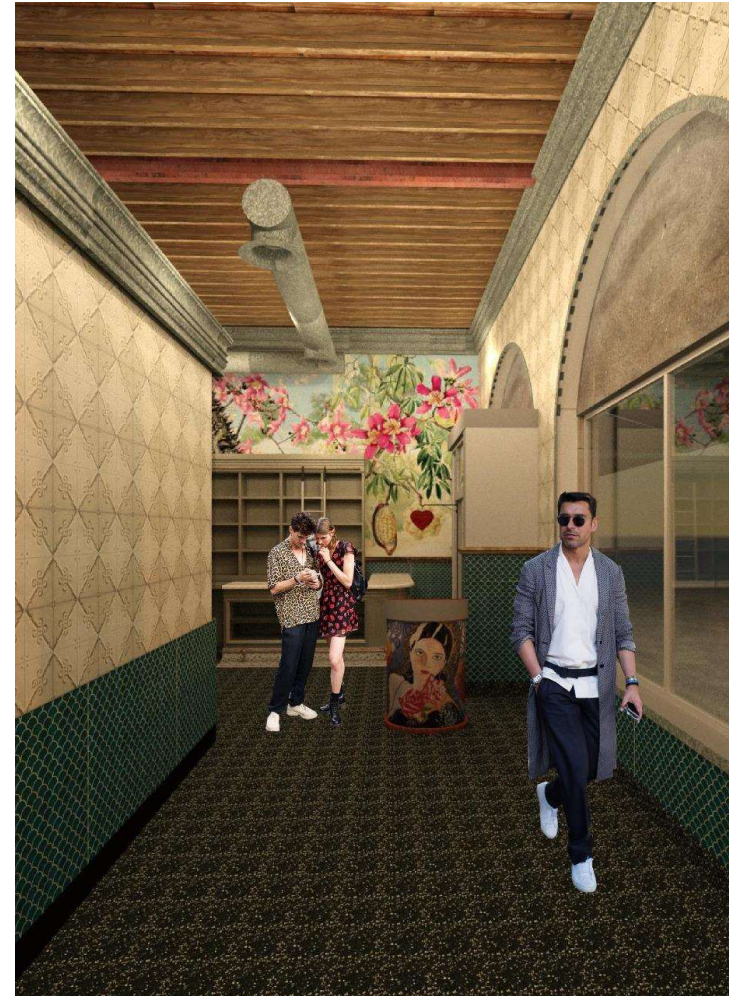
FORM GROUP, INC.,  
4300 SW 73 AVE, SUITE 106, MIAMI, FL 33155  
TEL: 305-443-4244  
ARCHITECT OF RECORD, MIAMI BEACH, FL 33139  
REGISTERED

PROJECT NO: 19-1037 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, 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

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4300 SW 73 AVE. SUITE 106, MIAMI, FL 33155  
TEL: 305-443-4244 FAX: 305-443-4244  
ARCHITECT OF RECORD: CARNE DE RES, AIA  
REGISTERED

PROJECT NO.: 19-1037 TITLE: INTERIOR RENDERINGS  
DATE: DECEMBER 2, 2019  
SCALE: AS SHOWN DRAWING NO.: A-120