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CRESCENT HEIGHTS
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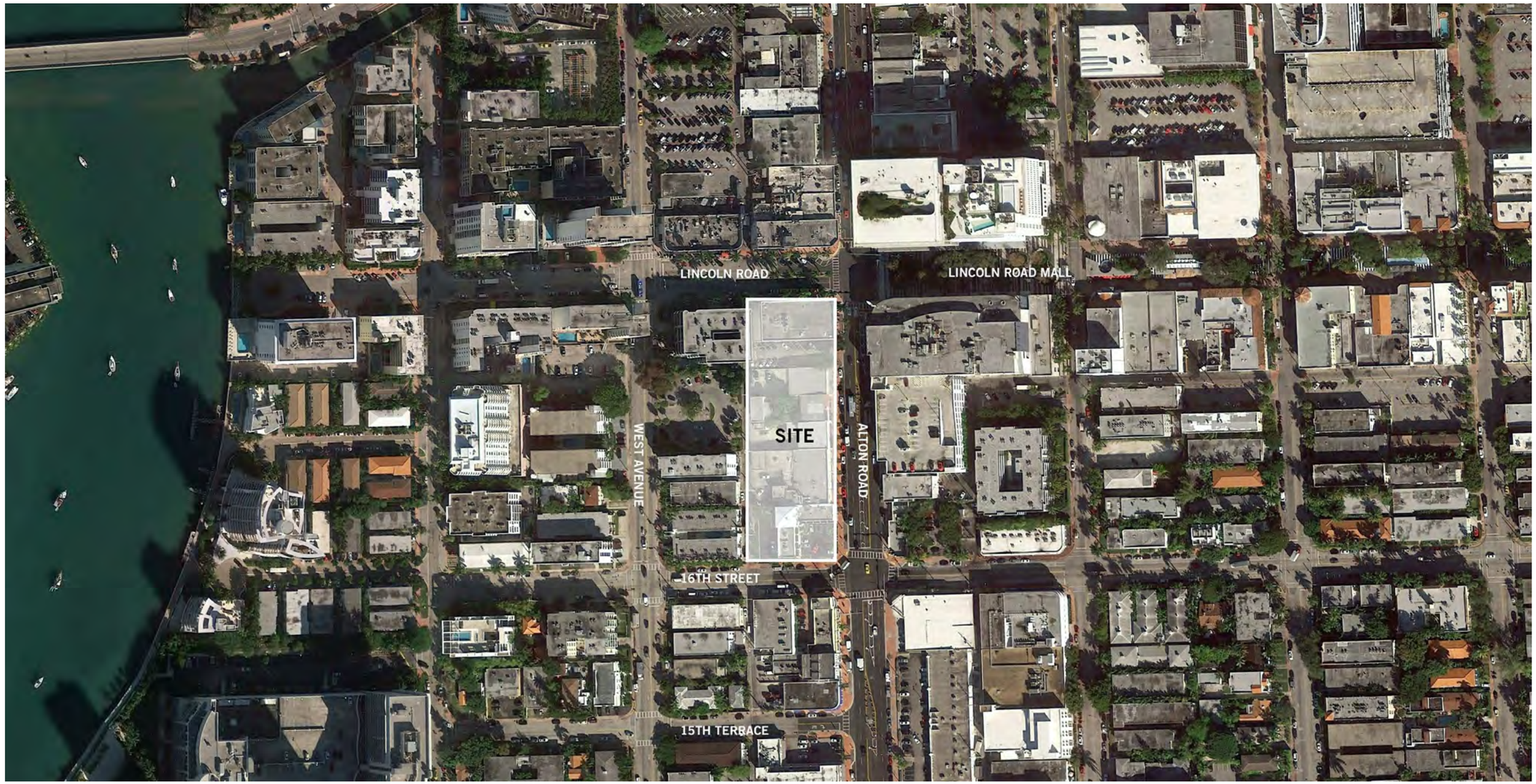
1212 LINCOLN

1212 LINCOLN ROAD
MIAMI BEACH, FLORIDA

PLANNING BOARD
FINAL SUBMITTAL
04-06-2016



1355 NW 97 AV SUITE 200
MIAMI, FLORIDA 33172
TELEPHONE: (305) 264-2660
FAX: (305) 264-0229

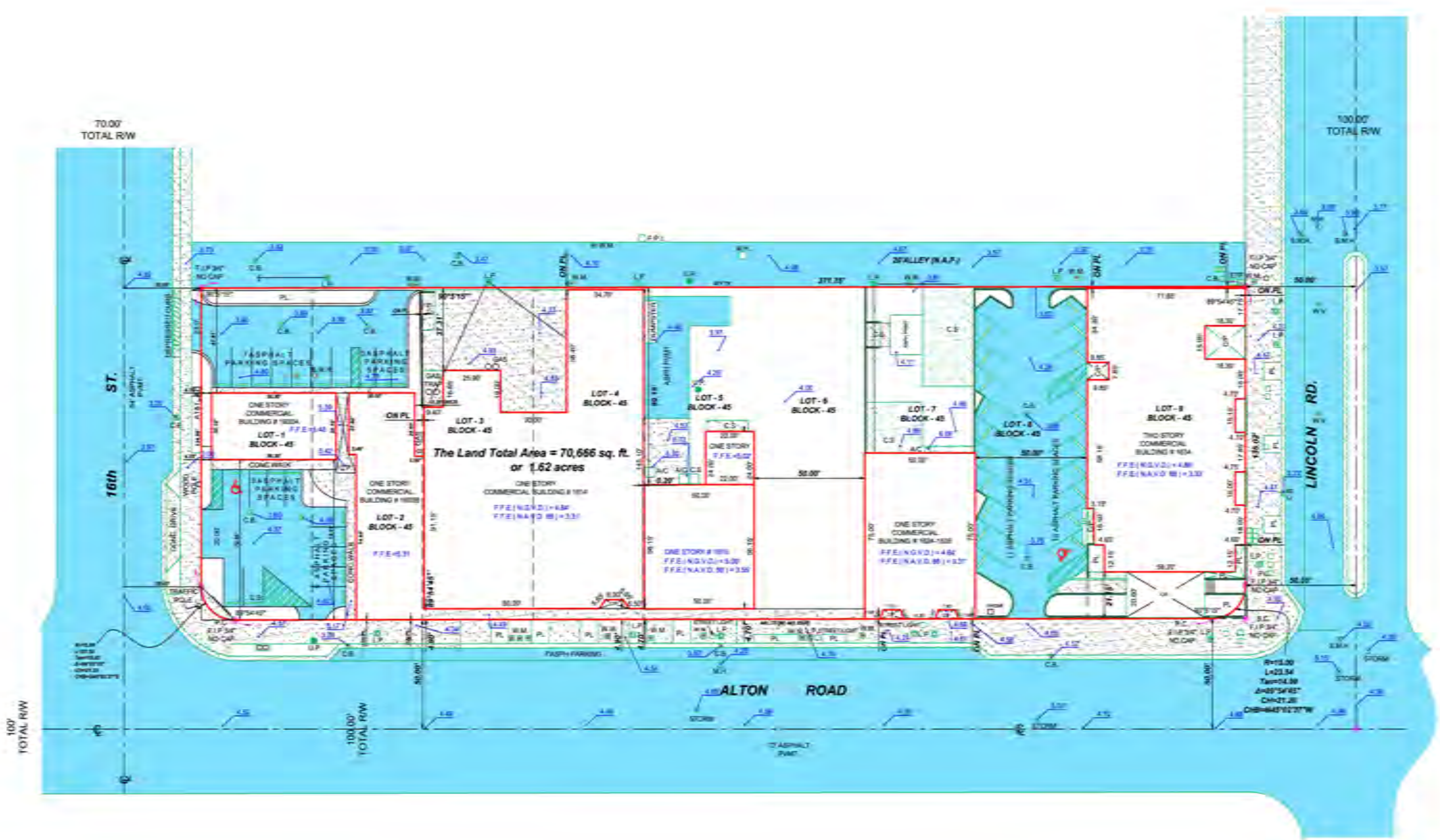
DRAWN BY: AL

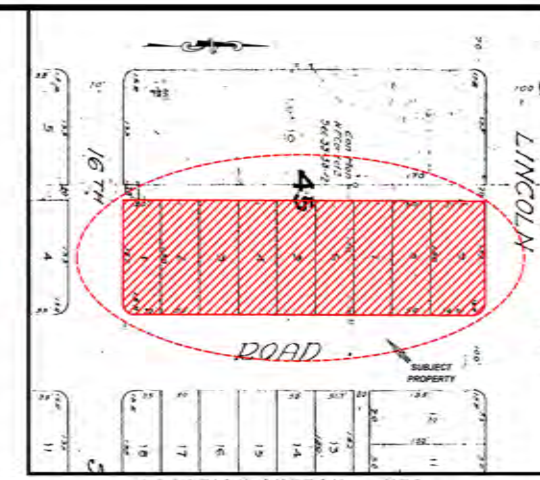
Nova Surveyors Inc.
LAND SURVEYORS

SURVEY No. 14-0000822-6
SHEET No. 1 OF 1

BOUNDARY SURVEY

GRAPHIC SCALE
(IN FEET)
1 INCH = 30 FEET





LOCATION SKETCH N.T.S.

LEGAL DESCRIPTION:

SURVEY OF LOT 1-9 , BLOCK 45, OF COMMERCIAL SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

1614-1634 ALTON RD
MIAMI BEACH, FL 33139

CERTIFICATIONS:

ARRP MIAMI, LLC
ARRP MIAMI II, LLC

SURVEYOR'S NOTES:

1). IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS.
1). NORTH ARROW BASED ON PLAT
2). ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 MIAMI-DADE COUNTY BENCH MARK # D-104 LOCATOR NO. 4230 N ELEVATION 3.04 FEET OF N.G.V.D. OF 1929
2a) FINISH FLOOR ELEVATIONS ALSO SHOWN IN NAVD 88
3). THIS IS A SPECIFIC PURPOSE SURVEY.
4). THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.

I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

LAND TOTAL AREA

70,666 SQ.FT. OR 1.62 ACRES

BY: ______________________ 03/10/2016
GEORGE IBARRA (DATE OF FIELD WORK)
PROFESSIONAL LAND SURVEYOR NO. : 2534
STATE OF FLORIDA
FIRM L.B. # 6044

(VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR).

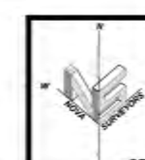
REVISED ON: ______________________

REVISED ON: ______________________

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEY):

- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTION PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND OR NOT TO SCALE.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE NOTED.
- THE TERM "ENCROACHMENT" MEANS VISIBLE ON AND ABOVE GROUND ENCROACHMENT.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE OF SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTIONS. UNLESS OTHERWISE NOTED; THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
- THE FNIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN ZONE: "AE" COMMUNITY/PANEL/SUFFIX: 12086C0317L DATE OF FIRM: 09/11/2009 BASE FLOOD ELEVATION: 8 FEET.

ABBREVIATIONS AND MEANINGS



SURVEY INCLUDED FOR REFERENCE ONLY

PERKINS + WILL
806 DOUGLAS ROAD
SUITE 300
CORAL GABLES, FLORIDA
33134

1212 LINCOLN ROAD

CRESCENT HEIGHTS
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SUITE 600
MIAMI BEACH, FLORIDA
URBANROBOT.NET
LA 6666853

MEP
BR+A
2600 S. DOUGLAS ROAD
SUITE 1100
CORAL GABLES, FLORIDA

STRUCTURAL
YHCE ENGINEERING
12151 SW 128TH CT
SUITE 104
MIAMI, FLORIDA

PLANNING BOARD FINAL SUBMITTAL
04-06-2016

MARK	ISSUE	DATE
Job Number		810414.000
Drawn		Author
Checked		Checker
Approved		Approver

TITLE

SURVEY

SHEET NUMBER

SUR-01

4/5/2016 11:24:10 AM c:\temp\1212 ALTON_alejandro.branger@perkinswill.com.rvt

ZONING DATA

ZONING DATA SUMMARY

SITE AREA = 70,666 SF

ZONING DESIGNATION: CD2 COMMERCIAL MEDIUM INTENSITY

142-306 DEVELOPMENT REGULATIONS

REGULATION	REQUIREMENT	PROPOSED
MAXIMUM FAR	2.0 (MIXED USE)	2.0
MAXIMUM BUILDABLE AREA	2.0 X 70,666 = 141,332 SF MAX	141,215 (139,210 NEW + 2,005 EXISTING)
MIN % OF AREA FOR HOTEL	25% =35,305 SF (141,215 x .25)	46,272 SF
MINIMUM LOT AREA	7,000 SF	70,666 SF
MINIMUM LOT WIDTH	50 FT	471'-9" FT
MAXIMUM BUILDING HEIGHT	60 FT	60 FT

142-307 SETBACK REGULATIONS (CD2 applicable to COMMERCIAL MED. INTENSITY)

REGULATION (PEDESTAL & TOWER)	REQUIREMENT	PROPOSED
FRONT	0 FT	VARIES; 0 FT TO 14'-5" FT
SIDE, INTERIOR	NA	NA
SIDE, FACING STREET	0 FT, 10 FT IF ABUTTING RESIDENTIAL	VARIES; 0 FT TO 58'-9" ON SOUTH, 0 FT TO 4'-9" ON NORTH
REAR	5 FT	10 FT AT GRADE AND 2ND FLOOR, 0 FT FOR ALL LEVELS ABOVE (VARIANCE REQUEST NO. 6)

142-218 SETBACK REGULATIONS (RM2 applicable to HOTEL)

PEDESTAL - FRONT	20 FT	VARIES; 0 FT TO 4'-9" (VARIANCE REQUEST NO. 4 FOR FLOORS ABOVE SECOND FLOOR)
PEDESTAL - SIDE, INTERIOR	NA	NA
PEDESTAL - SIDE, FACING STREET	75.5' (SUM OF SIDE YARDS = 16% OF LOT WIDTH)	VARIES; 0 FT TO 15'-7" HOTEL GROUND FLOOR & 2ND, 0 FT TO 4'-9" ABOVE 3RD (VARIANCE REQUEST NO. 3)
PEDESTAL - REAR	15 FT (10% OF LOT DEPTH)	VARIES; 10 FT AT HOTEL GROUND FLOOR & 2ND, 0' ABOVE THIRD FLOOR (VARIANCE REQUEST NO. 1A / 1B)
TOWER - FRONT	30 FT (20 FT + 1 FT FOR EVERY FT OVER 50 FT)	VARIES; 0 FT TO 4'-9" (VARIANCE REQUEST NO. 5)
TOWER - SIDE, INTERIOR	NA	NA
TOWER - SIDE, FACING STREET	75.5' (SUM OF SIDE YARDS = 16% OF LOT WIDTH)	VARIES; 0 FT TO 4'-9" (VARIANCE REQUEST NO. 3)
TOWER - REAR	22.5' (15% OF LOT DEPTH)	0 FT (VARIANCE REQUEST NO. 2)

130-33(c) OFF-STREET PARKING REQUIREMENTS FOR PARKING DISTRICTS 2, 3, 4, 5, AND 6

REGULATION	REQUIREMENT	PROPOSED
HOTEL	50 (1 SPACE PER 2 UNITS)	50
RETAIL, FOOD STORES, PERSONAL SERVICE	310 SPACES = 92,725 SF/300 (1 SPACE PER 300 SF)	310
ADDITIONAL ROOF PARKING (UNCOVERED)	0	87
BICYCLE FOR RETAIL	10 SHORT TERM (1 PER 10,000 SF OF RETAIL) + 10 LONG TERM	10 SHORT TERM / 10 LONG TERM
BICYCLE FOR HOTEL	11 SHORT TERM (1 PER 10 ROOMS) + 1 PER 10% OF EMPLOYEES	11 SHORT TERM / TBD LONG TERM (SEE LONG TERM BIKE STORAGE AREA ON 1ST FLOOR)

130-101 OFF-STREET LOADING

REGULATION	REQUIREMENT	PROPOSED
HOTEL	3 SPACES (3 SPACES FOR 101 - 200 UNITS)	3
RETAIL	5 SPACES (4 SPACES FOR 60,000 SF + 1 SPACE FOR NEXT 50,000 SF)	5

DRAWING LIST

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806 DOUGLAS ROAD
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04-06-2016

MARK	ISSUE	DATE

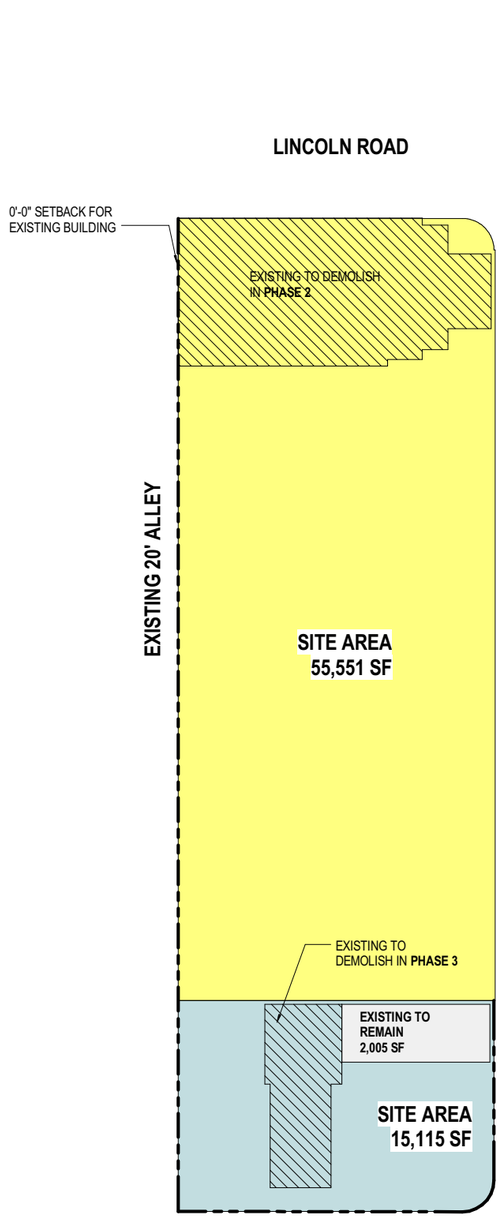
Job Number	810414.000
Drawn	Author
Checked	Checker
Approved	Approver

TITLE

ZONING DATA AND DRAWING LIST

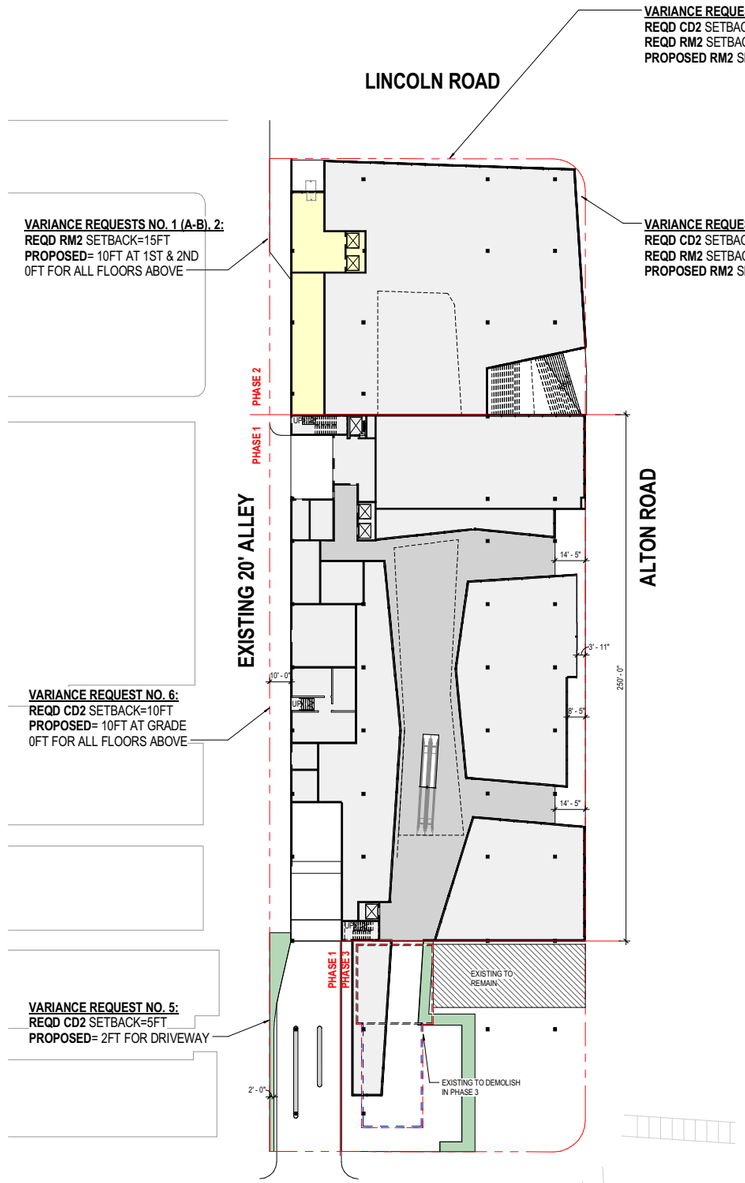
SHEET NUMBER

A00-00



EXISTING CD2 COMMERCIAL MEDIUM DENSITY

2 1" = 30'-0"



PROPOSED CD2 COMMERCIAL MEDIUM DENSITY

1 1" = 30'-0"

*REFER TO **SETBACK REGULATIONS** TABLE AND BUILDING SECTIONS ON SHEET **A00-01B**

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PLANNING BOARD FINAL SUBMITTAL 04-06-2016

MARK	ISSUE	DATE
Job Number		810414.000
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Checked		Checker
Approved		Approver

TITLE

ZONING AND VARIANCES

SHEET NUMBER

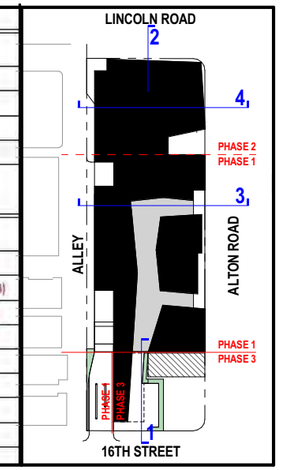
A00-01A

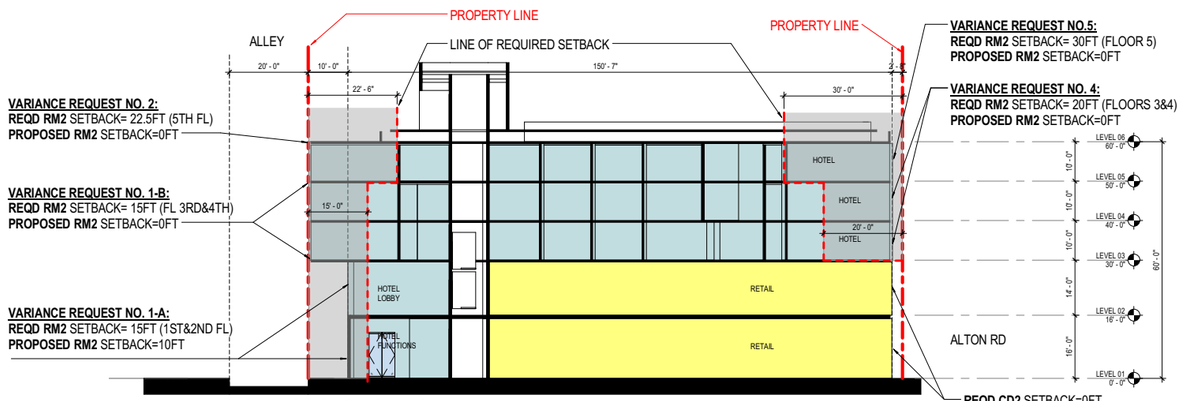
142-307 SETBACK REGULATIONS (CD2 applicable to COMMERCIAL MED. INTENSITY)

REGULATION (PEDESTAL & TOWER)	REQUIREMENT	PROPOSED
FRONT	0 FT	VARIES; 0 FT TO 14'-5" FT
SIDE, INTERIOR	NA	NA
SIDE, FACING STREET	0 FT; 10 FT IF ABUTTING RESIDENTIAL	VARIES; 0 FT TO 58'-9" ON SOUTH, 0 FT TO 4'-9" ON NORTH
REAR	5 FT	10 FT AT GRADE AND 2ND FLOOR, 0 FT FOR ALL LEVELS ABOVE (VARIANCE REQUEST NO. 6)

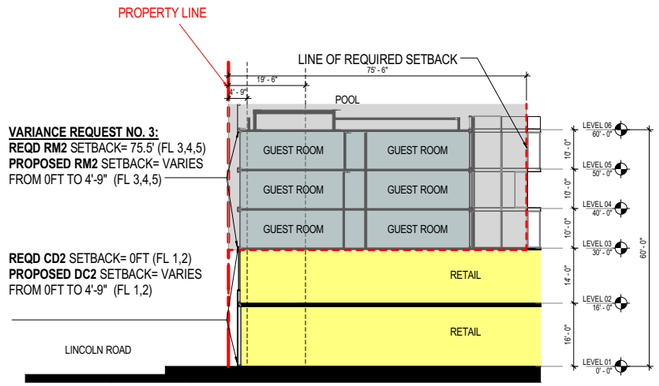
142-218 SETBACK REGULATIONS (RM2 applicable to HOTEL)

PEDESTAL - FRONT	20 FT	VARIES; 0 FT TO 4'-9" (VARIANCE REQUEST NO. 4 FOR FLOORS ABOVE SECOND FLOOR)
PEDESTAL - SIDE, INTERIOR	NA	NA
PEDESTAL - SIDE, FACING STREET	75.5' (SUM OF SIDE YARDS = 16% OF LOT WIDTH)	VARIES; 0 FT TO 15'-7" HOTEL GROUND FLOOR & 2ND, 0 FT TO 4'-9" ABOVE 3RD (VARIANCE REQUEST NO. 3)
PEDESTAL - REAR	15 FT (10% OF LOT DEPTH)	VARIES; 10 FT AT HOTEL GROUND FLOOR & 2ND, 0' ABOVE THIRD FLOOR (VARIANCE REQUEST NO. 1A /1B)
TOWER - FRONT	30 FT (20 FT + 1 FT FOR EVERY FT OVER 50 FT)	VARIES; 0 FT TO 4'-9" (VARIANCE REQUEST NO. 5)
TOWER - SIDE, INTERIOR	NA	NA
TOWER - SIDE, FACING STREET	75.5' (SUM OF SIDE YARDS = 16% OF LOT WIDTH)	VARIES; 0 FT TO 4'-9" (VARIANCE REQUEST NO. 3)
TOWER - REAR	22.5' (15% OF LOT DEPTH)	0 FT (VARIANCE REQUEST NO. 2)

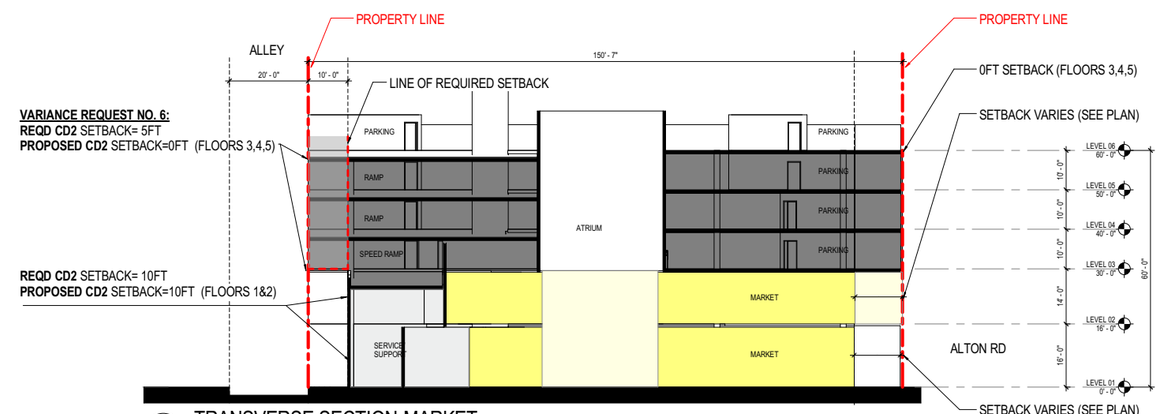




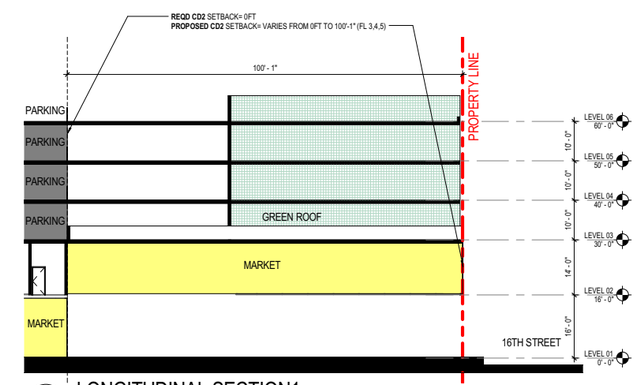
4 TRANSVERSE SECTION-HOTEL
1/16" = 1'-0"



2 LONGITUDINAL SECTION 2
1/16" = 1'-0"



3 TRANSVERSE SECTION-MARKET
1/16" = 1'-0"



1 LONGITUDINAL SECTION1
1/16" = 1'-0"

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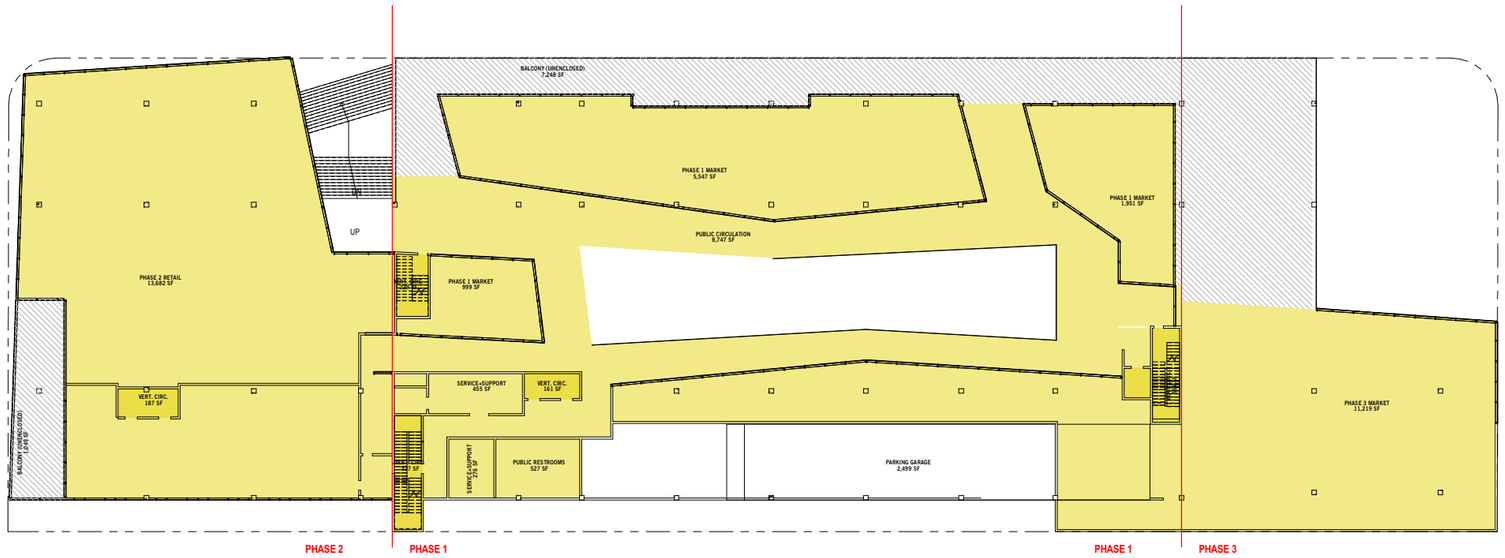
ZONING AND VARIANCES

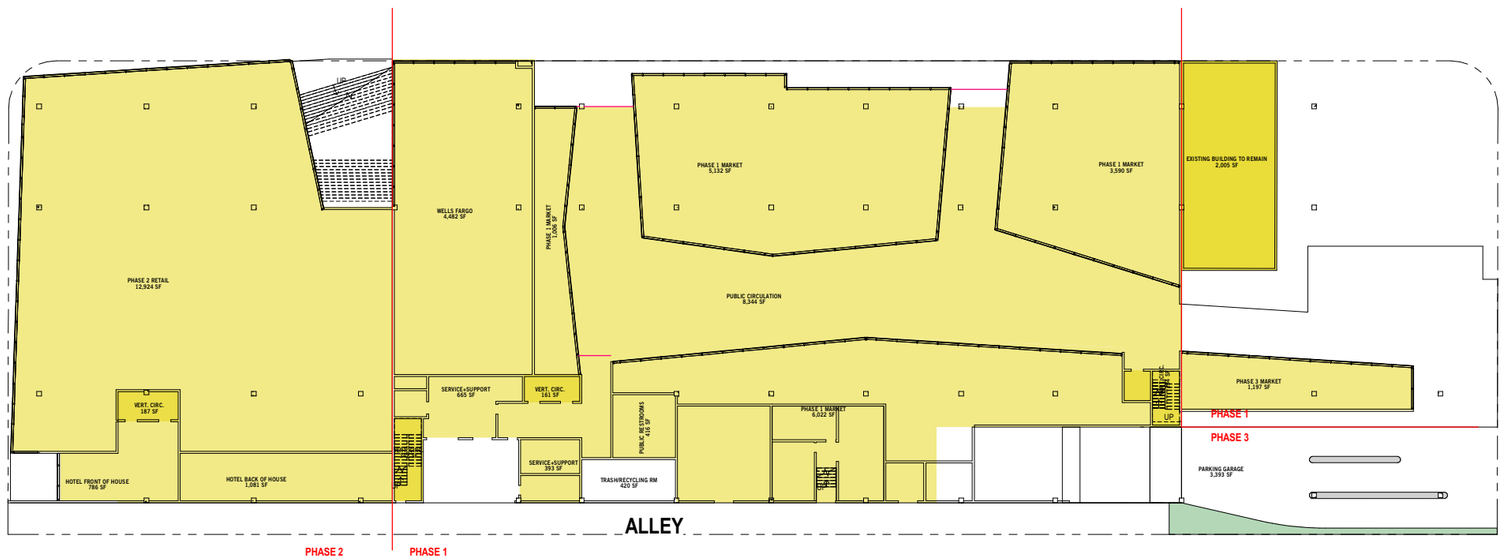
SHEET NUMBER

A00-01B



2 LEVEL 02

1" = 20'-0"



1 LEVEL 01

1" = 20'-0"

FAR AREA		
LEVEL	AREA NAME	AREA
LEVEL 01	PHASE 2 RETAIL	12,924 SF
LEVEL 01	WELLS FARGO	4,482 SF
LEVEL 01	PHASE 1 MARKET	1,006 SF
LEVEL 01	PHASE 1 MARKET	3,590 SF
LEVEL 01	HOTEL FRONT OF HOUSE	786 SF
LEVEL 01	HOTEL BACK OF HOUSE	1,081 SF
LEVEL 01	PHASE 3 MARKET	1,197 SF
LEVEL 01	PHASE 1 MARKET	6,022 SF
LEVEL 01	PHASE 1 MARKET	5,132 SF
LEVEL 01	PUBLIC CIRCULATION	8,344 SF
LEVEL 01	VERT. CIRC.	254 SF
LEVEL 01	VERT. CIRC.	187 SF
LEVEL 01	VERT. CIRC.	161 SF
LEVEL 01	SERVICE+SUPPORT	665 SF
LEVEL 01	PUBLIC RESTROOMS	416 SF
LEVEL 01	SERVICE+SUPPORT	393 SF
LEVEL 01	VERT. CIRC.	242 SF
LEVEL 01	EXISTING BUILDING TO REMAIN	2,005 SF
LEVEL 01: 18		48,888 SF

LEVEL 02	VERT. CIRC.	187 SF
LEVEL 02	VERT. CIRC.	161 SF
LEVEL 02	VERT. CIRC.	364 SF
LEVEL 02	PHASE 1 MARKET	999 SF
LEVEL 02	PHASE 1 MARKET	1,951 SF
LEVEL 02	PHASE 3 MARKET	11,219 SF
LEVEL 02	PHASE 2 RETAIL	13,682 SF
LEVEL 02	PHASE 1 MARKET	5,547 SF
LEVEL 02	PUBLIC CIRCULATION	8,747 SF
LEVEL 02	SERVICE+SUPPORT	276 SF
LEVEL 02	PUBLIC RESTROOMS	527 SF
LEVEL 02	VERT. CIRC.	229 SF
LEVEL 02	VERT. CIRC.	337 SF
LEVEL 02	SERVICE+SUPPORT	455 SF
LEVEL 02: 14		44,680 SF

LEVEL 03	VERT. CIRC.	160 SF
LEVEL 03	VERT. CIRC.	260 SF
LEVEL 03	VERT. CIRC.	183 SF
LEVEL 03	GUEST ROOM SUPPORT/CIRC.	2,154 SF
LEVEL 03	GUEST ROOMS	7,623 SF
LEVEL 03	VERT. CIRC.	260 SF
LEVEL 03	GUEST ROOMS	4,576 SF
LEVEL 03	VERT. CIRC.	516 SF
LEVEL 03: 8		15,731 SF

LEVEL 04	VERT. CIRC.	172 SF
LEVEL 04	VERT. CIRC.	260 SF
LEVEL 04	VERT. CIRC.	260 SF
LEVEL 04	VERT. CIRC.	183 SF
LEVEL 04	GUEST ROOM SUPPORT/CIRC.	6,731 SF
LEVEL 04	GUEST ROOMS	7,628 SF
LEVEL 04	GUEST ROOMS	Redundant Area
LEVEL 04	VERT. CIRC.	166 SF
LEVEL 04: 8		15,400 SF

LEVEL 05	VERT. CIRC.	172 SF
LEVEL 05	VERT. CIRC.	260 SF
LEVEL 05	VERT. CIRC.	257 SF
LEVEL 05	VERT. CIRC.	183 SF
LEVEL 05	GUEST ROOM SUPPORT/CIRC.	6,731 SF
LEVEL 05	GUEST ROOMS	7,628 SF
LEVEL 05	GUEST ROOMS	Redundant Area
LEVEL 05	VERT. CIRC.	285 SF
LEVEL 05: 8		15,516 SF

LEVEL 06	VERT. CIRC.	172 SF
LEVEL 06	VERT. CIRC.	260 SF
LEVEL 06	VERT. CIRC.	187 SF
LEVEL 06	VERT. CIRC.	167 SF
LEVEL 06	VERT. CIRC.	245 SF
LEVEL 06: 5		1,031 SF
		141,247 SF

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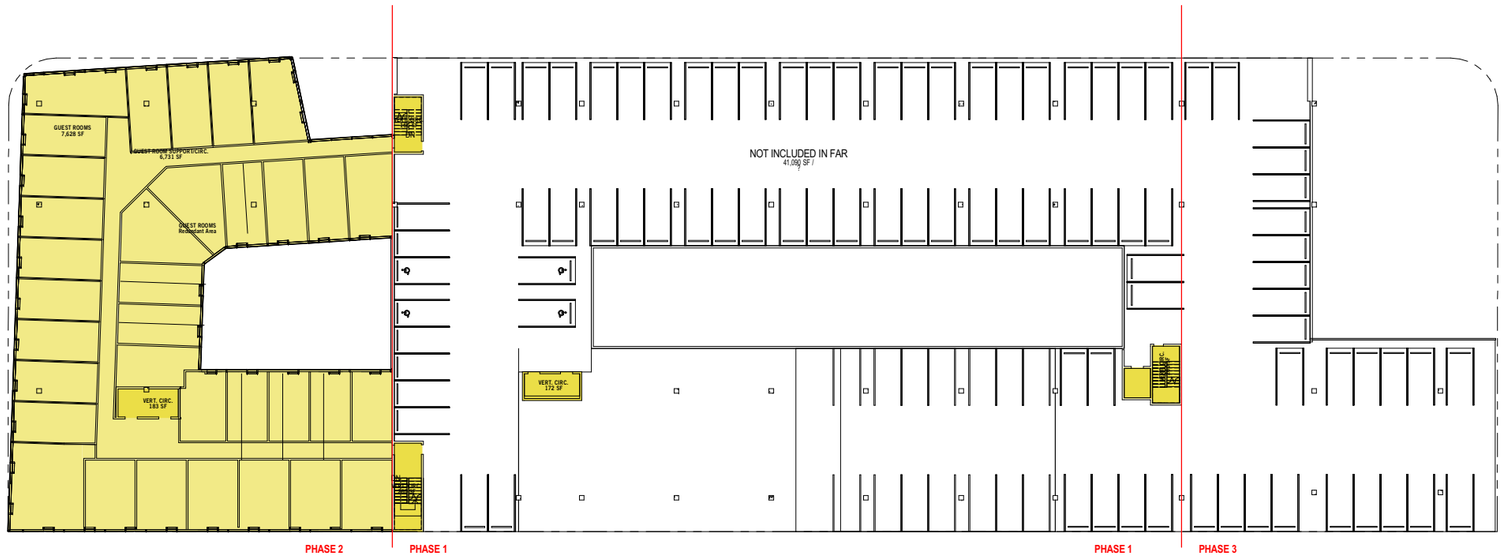
FAR DIAGRAMS

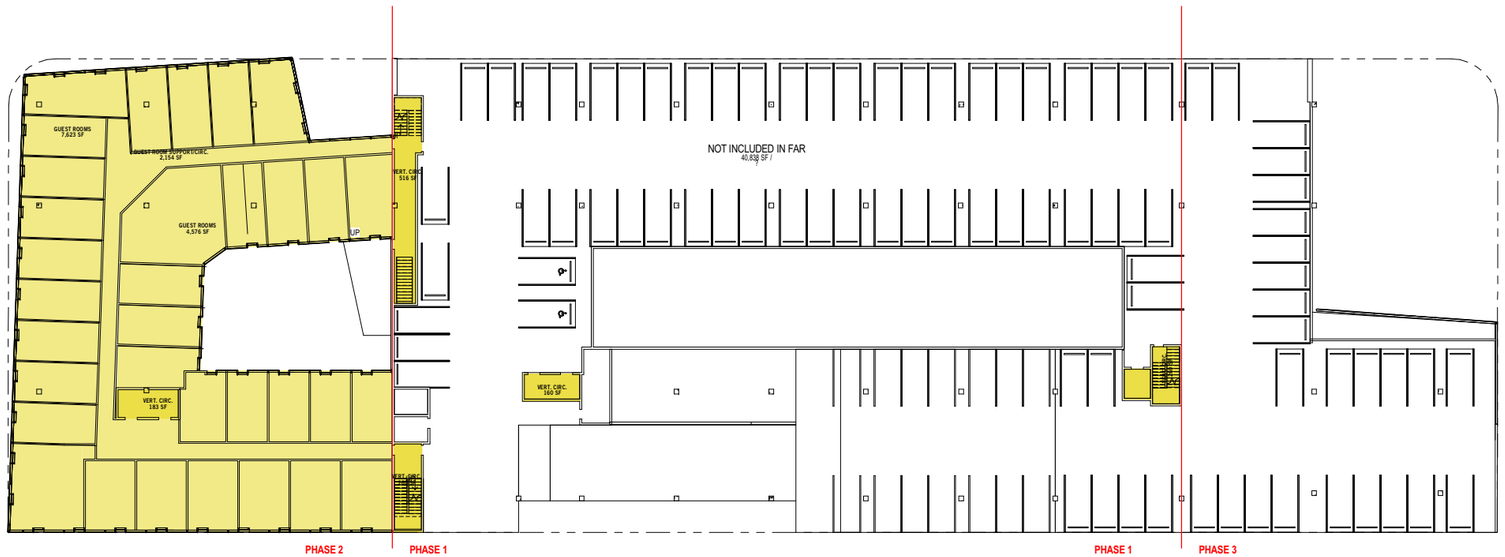
SHEET NUMBER

A00-01C

4/5/2016 11:24:27 AM C:\temp\1212 ALTON_alejandro.blanco@perkinswill.com.rvt



2 LEVEL 04
1" = 20'-0"



1 LEVEL 03
1" = 20'-0"

FAR AREA		
LEVEL	AREA NAME	AREA
LEVEL 01	PHASE 2 RETAIL	12,924 SF
LEVEL 01	WELLS FARGO	4,482 SF
LEVEL 01	PHASE 1 MARKET	1,006 SF
LEVEL 01	PHASE 1 MARKET	3,590 SF
LEVEL 01	HOTEL FRONT OF HOUSE	786 SF
LEVEL 01	HOTEL BACK OF HOUSE	1,081 SF
LEVEL 01	PHASE 3 MARKET	1,197 SF
LEVEL 01	PHASE 1 MARKET	6,022 SF
LEVEL 01	PHASE 1 MARKET	5,132 SF
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LEVEL 01	VERT. CIRC.	254 SF
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LEVEL 02	PHASE 1 MARKET	999 SF
LEVEL 02	PHASE 1 MARKET	1,951 SF
LEVEL 02	PHASE 3 MARKET	11,219 SF
LEVEL 02	PHASE 2 RETAIL	13,682 SF
LEVEL 02	PHASE 1 MARKET	5,547 SF
LEVEL 02	PUBLIC CIRCULATION	8,747 SF
LEVEL 02	SERVICE+SUPPORT	276 SF
LEVEL 02	PUBLIC RESTROOMS	527 SF
LEVEL 02	VERT. CIRC.	229 SF
LEVEL 02	VERT. CIRC.	337 SF
LEVEL 02	SERVICE+SUPPORT	455 SF
LEVEL 02: 14		44,680 SF
LEVEL 03	VERT. CIRC.	160 SF
LEVEL 03	VERT. CIRC.	260 SF
LEVEL 03	VERT. CIRC.	183 SF
LEVEL 03	GUEST ROOM SUPPORT/CIRC.	2,154 SF
LEVEL 03	GUEST ROOMS	7,623 SF
LEVEL 03	VERT. CIRC.	260 SF
LEVEL 03	GUEST ROOMS	4,576 SF
LEVEL 03	VERT. CIRC.	516 SF
LEVEL 03: 8		15,731 SF
LEVEL 04	VERT. CIRC.	172 SF
LEVEL 04	VERT. CIRC.	260 SF
LEVEL 04	VERT. CIRC.	260 SF
LEVEL 04	VERT. CIRC.	183 SF
LEVEL 04	GUEST ROOM SUPPORT/CIRC.	6,731 SF
LEVEL 04	GUEST ROOMS	7,628 SF
LEVEL 04	GUEST ROOMS	Redundant Area
LEVEL 04	VERT. CIRC.	166 SF
LEVEL 04: 8		15,400 SF
LEVEL 05	VERT. CIRC.	172 SF
LEVEL 05	VERT. CIRC.	260 SF
LEVEL 05	VERT. CIRC.	257 SF
LEVEL 05	VERT. CIRC.	183 SF
LEVEL 05	GUEST ROOM SUPPORT/CIRC.	6,731 SF
LEVEL 05	GUEST ROOMS	7,628 SF
LEVEL 05	GUEST ROOMS	Redundant Area
LEVEL 05	VERT. CIRC.	285 SF
LEVEL 05: 8		15,516 SF
LEVEL 06	VERT. CIRC.	172 SF
LEVEL 06	VERT. CIRC.	260 SF
LEVEL 06	VERT. CIRC.	187 SF
LEVEL 06	VERT. CIRC.	167 SF
LEVEL 06	VERT. CIRC.	245 SF
LEVEL 06: 5		1,031 SF
		141,247 SF

PERKINS + WILL
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SUITE 300
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33134

1212 LINCOLN ROAD

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LANDSCAPE ARCHITECT
URBAN ROBOT LLC
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MIAMI BEACH, FLORIDA
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BR+A
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STRUCTURAL
YHCE ENGINEERING
12151 SW 128TH CT
SUITE 104
MIAMI, FLORIDA

PLANNING BOARD
FINAL SUBMITTAL
04-06-2016

MARK	ISSUE	DATE
Job Number		810414.000
Drawn		Author
Checked		Checker
Approved		Approver

TITLE

FAR DIAGRAMS

SHEET NUMBER

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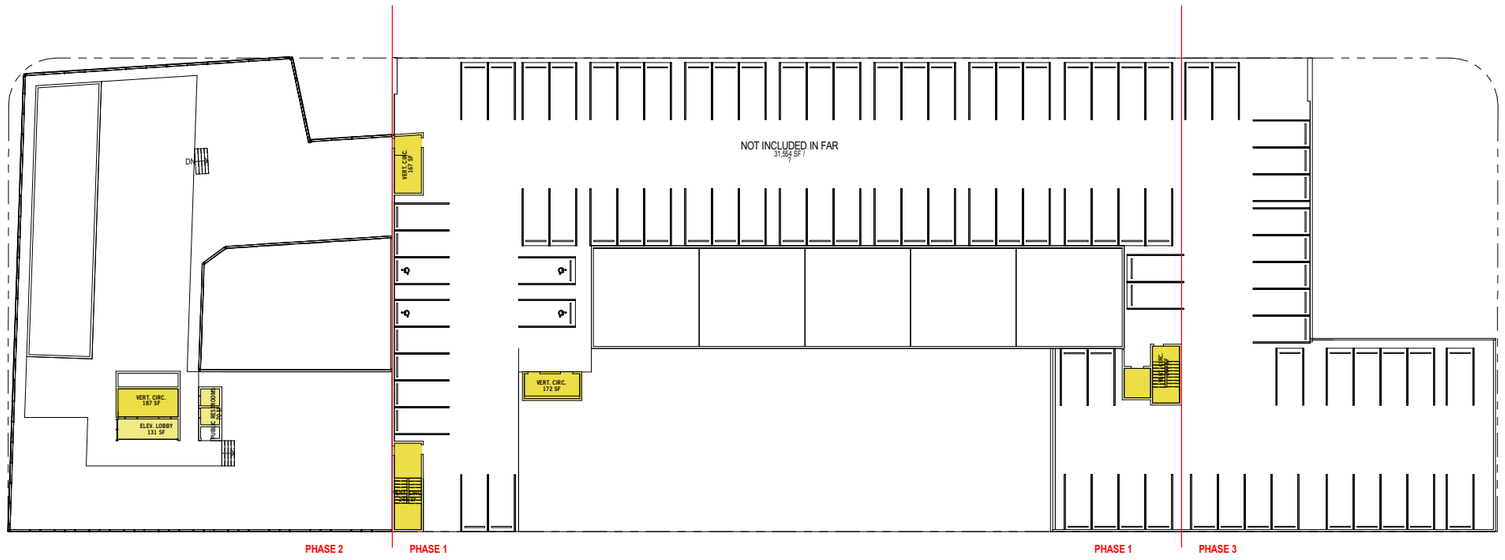
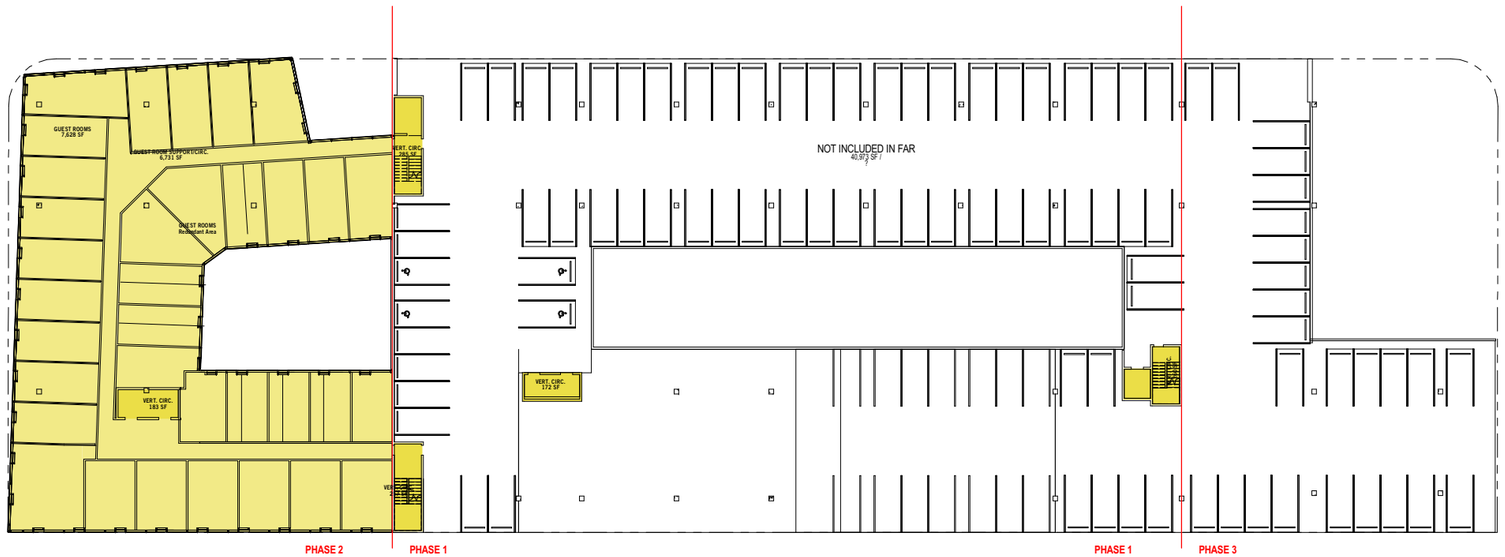


2 LEVEL 06
1" = 20'-0"



1 LEVEL 05
1" = 20'-0"

FAR AREA		
LEVEL	AREA NAME	AREA
LEVEL 01	PHASE 2 RETAIL	12,924 SF
LEVEL 01	WELLS FARGO	4,482 SF
LEVEL 01	PHASE 1 MARKET	1,006 SF
LEVEL 01	PHASE 1 MARKET	3,590 SF
LEVEL 01	HOTEL FRONT OF HOUSE	786 SF
LEVEL 01	HOTEL BACK OF HOUSE	1,081 SF
LEVEL 01	PHASE 3 MARKET	1,197 SF
LEVEL 01	PHASE 1 MARKET	6,022 SF
LEVEL 01	PHASE 1 MARKET	5,132 SF
LEVEL 01	PUBLIC CIRCULATION	8,344 SF
LEVEL 01	VERT. CIRC.	254 SF
LEVEL 01	VERT. CIRC.	187 SF
LEVEL 01	VERT. CIRC.	161 SF
LEVEL 01	SERVICE+SUPPORT	665 SF
LEVEL 01	PUBLIC RESTROOMS	416 SF
LEVEL 01	SERVICE+SUPPORT	393 SF
LEVEL 01	VERT. CIRC.	242 SF
LEVEL 01	EXISTING BUILDING TO REMAIN	2,005 SF
LEVEL 01: 18		48,888 SF

LEVEL 02	VERT. CIRC.	187 SF
LEVEL 02	VERT. CIRC.	161 SF
LEVEL 02	VERT. CIRC.	364 SF
LEVEL 02	PHASE 1 MARKET	999 SF
LEVEL 02	PHASE 1 MARKET	1,951 SF
LEVEL 02	PHASE 3 MARKET	11,219 SF
LEVEL 02	PHASE 2 RETAIL	13,682 SF
LEVEL 02	PHASE 1 MARKET	5,547 SF
LEVEL 02	PUBLIC CIRCULATION	8,747 SF
LEVEL 02	SERVICE+SUPPORT	276 SF
LEVEL 02	PUBLIC RESTROOMS	527 SF
LEVEL 02	VERT. CIRC.	229 SF
LEVEL 02	VERT. CIRC.	337 SF
LEVEL 02	SERVICE+SUPPORT	455 SF
LEVEL 02: 14		44,680 SF

LEVEL 03	VERT. CIRC.	160 SF
LEVEL 03	VERT. CIRC.	260 SF
LEVEL 03	VERT. CIRC.	183 SF
LEVEL 03	GUEST ROOM SUPPORT/CIRC.	2,154 SF
LEVEL 03	GUEST ROOMS	7,623 SF
LEVEL 03	VERT. CIRC.	260 SF
LEVEL 03	GUEST ROOMS	4,576 SF
LEVEL 03	VERT. CIRC.	516 SF
LEVEL 03: 8		15,731 SF

LEVEL 04	VERT. CIRC.	172 SF
LEVEL 04	VERT. CIRC.	260 SF
LEVEL 04	VERT. CIRC.	260 SF
LEVEL 04	VERT. CIRC.	183 SF
LEVEL 04	GUEST ROOM SUPPORT/CIRC.	6,731 SF
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LEVEL 04	GUEST ROOMS	Redundant Area
LEVEL 04	VERT. CIRC.	166 SF
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LEVEL 05	GUEST ROOMS	Redundant Area
LEVEL 05	VERT. CIRC.	285 SF
LEVEL 05: 8		15,516 SF

LEVEL 06	VERT. CIRC.	172 SF
LEVEL 06	VERT. CIRC.	260 SF
LEVEL 06	VERT. CIRC.	187 SF
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LEVEL 06	VERT. CIRC.	245 SF
LEVEL 06: 5		1,031 SF
		141,247 SF

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MARK	ISSUE	DATE
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Checked		Checker
Approved		Approver

TITLE

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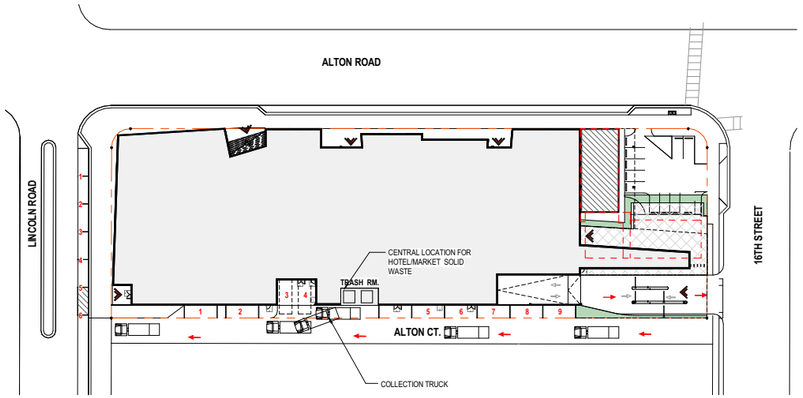
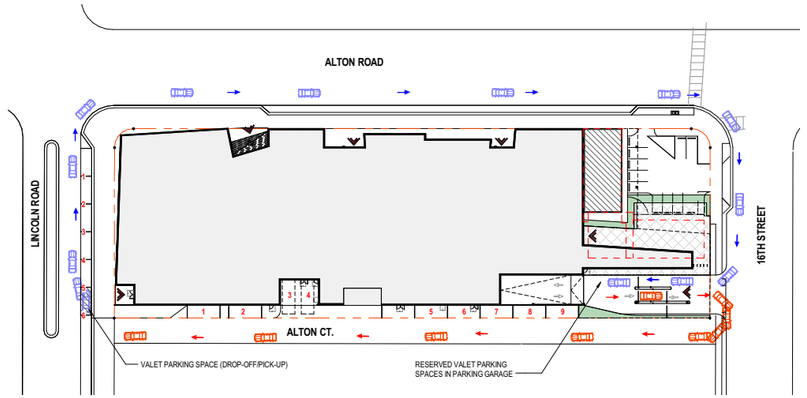
SHEET NUMBER

A00-01E

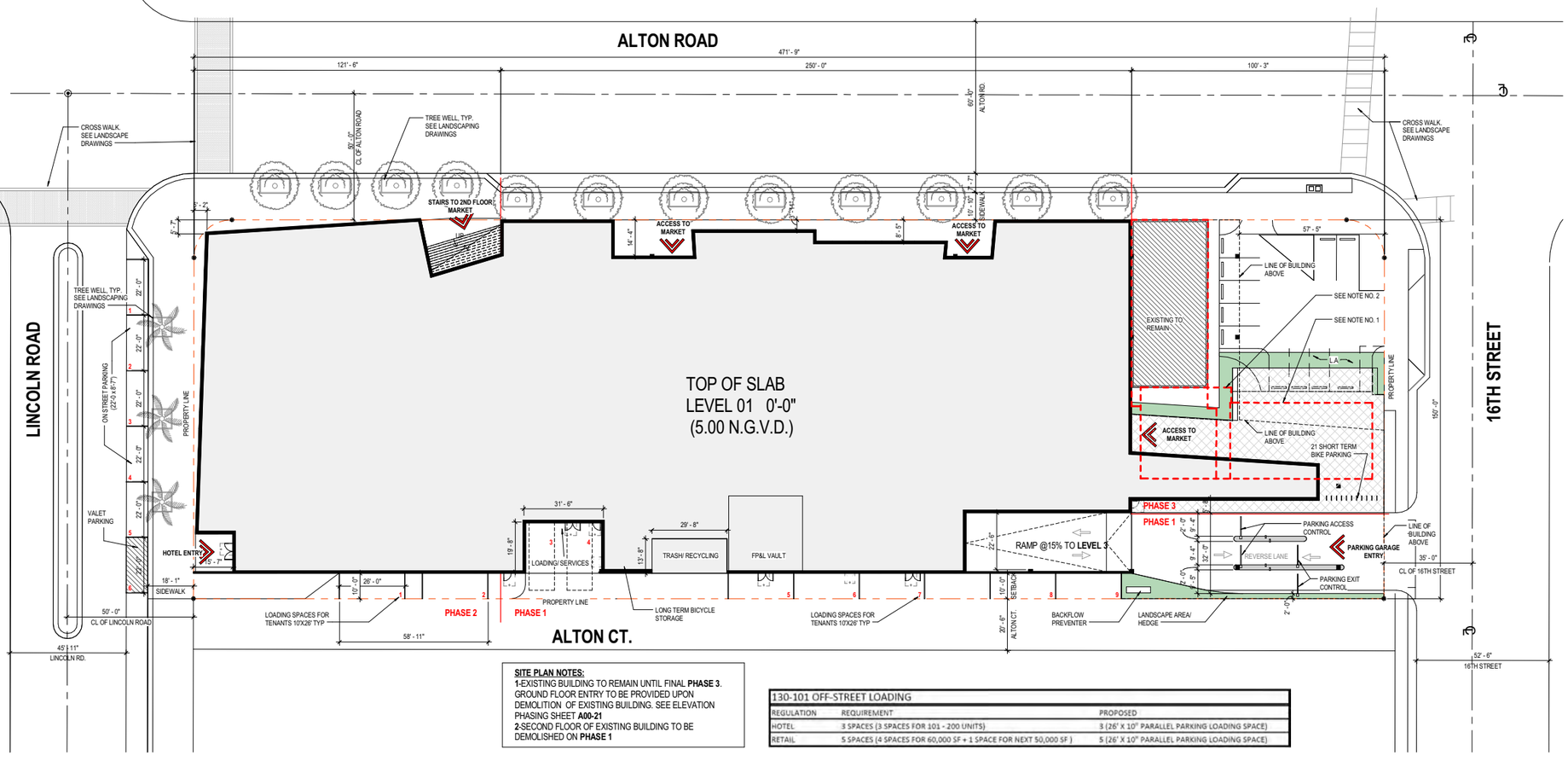
4/5/2016 11:24:41 AM C:\temp\1212 ALTON_alejandro.blanco@perkinswill.com.rvt



3 WASTE MANAGEMENT OPERATION
1" = 50'-0"



2 VALET OPERATION
1" = 50'-0"



SITE PLAN NOTES:
1-EXISTING BUILDING TO REMAIN UNTIL FINAL **PHASE 3**. GROUND FLOOR ENTRY TO BE PROVIDED UPON DEMOLITION OF EXISTING BUILDING. SEE ELEVATION PHASING SHEET **A00-21**
2-SECOND FLOOR OF EXISTING BUILDING TO BE DEMOLISHED ON **PHASE 1**

130-101 OFF-STREET LOADING		
REGULATION	REQUIREMENT	PROPOSED
HOTEL	3 SPACES (3 SPACES FOR 101 - 200 UNITS)	3 (26' X 10" PARALLEL PARKING LOADING SPACE)
RETAIL	5 SPACES (4 SPACES FOR 60,000 SF + 1 SPACE FOR NEXT 50,000 SF)	5 (26' X 10" PARALLEL PARKING LOADING SPACE)

1 SITE PLAN
3/64" = 1'-0"

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MIAMI, FLORIDA

PLANNING BOARD
FINAL SUBMITTAL
04-06-2016

MARK	ISSUE	DATE
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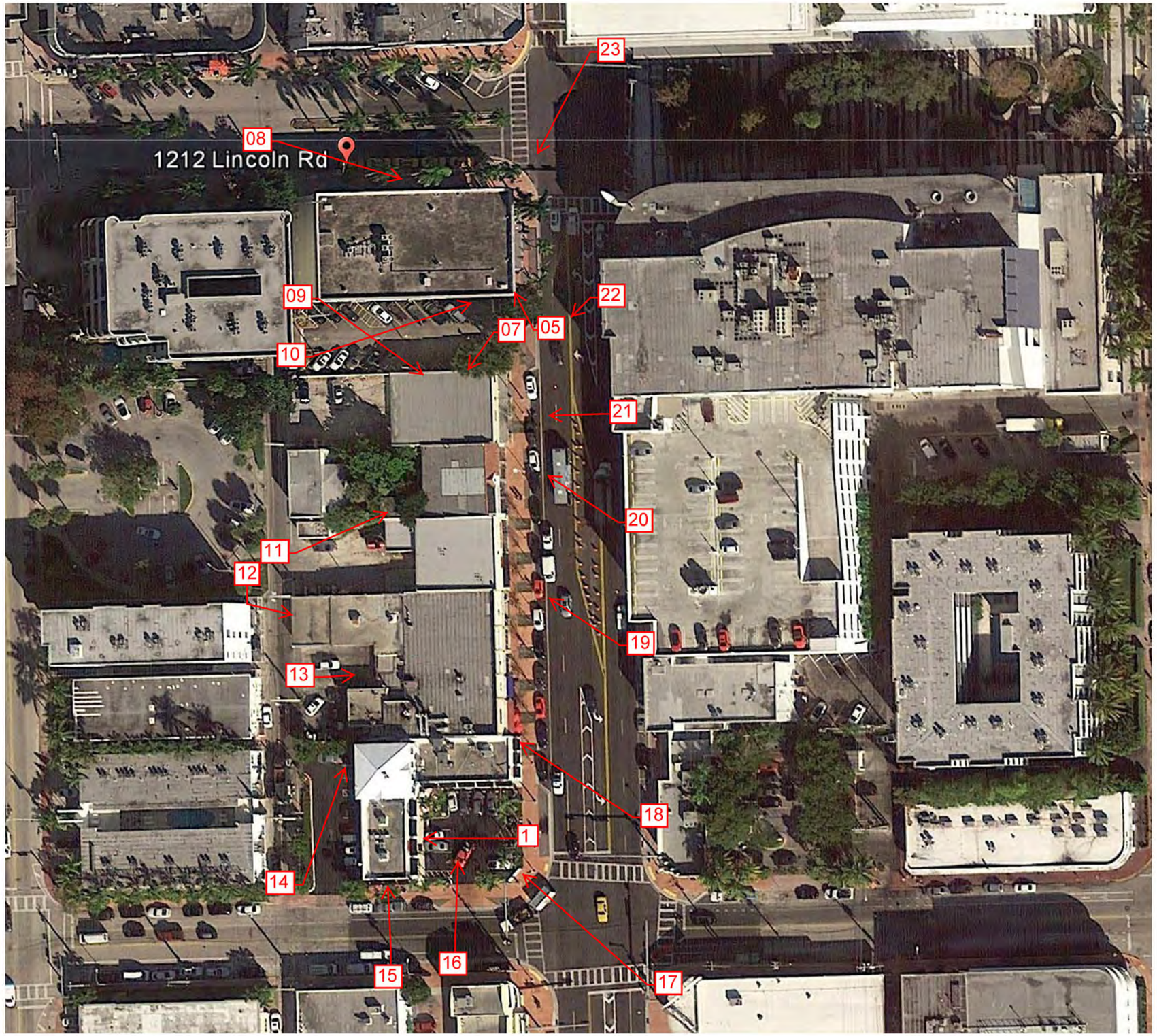
Drawn		Author
Checked		Checker
Approved		Approver

TITLE

SITE PLAN

SHEET NUMBER

A00-02



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04-06-2016

issue	date
Job Number	160414.000
Drawn	Author
Checked	Checker
Approved	Approver

TITLE

EXISTING BUILDING KEY DIRECTIONAL PLAN

SHEET NUMBER

A00-03

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INSPIRATIONAL LIVING

1212 LINCOLN

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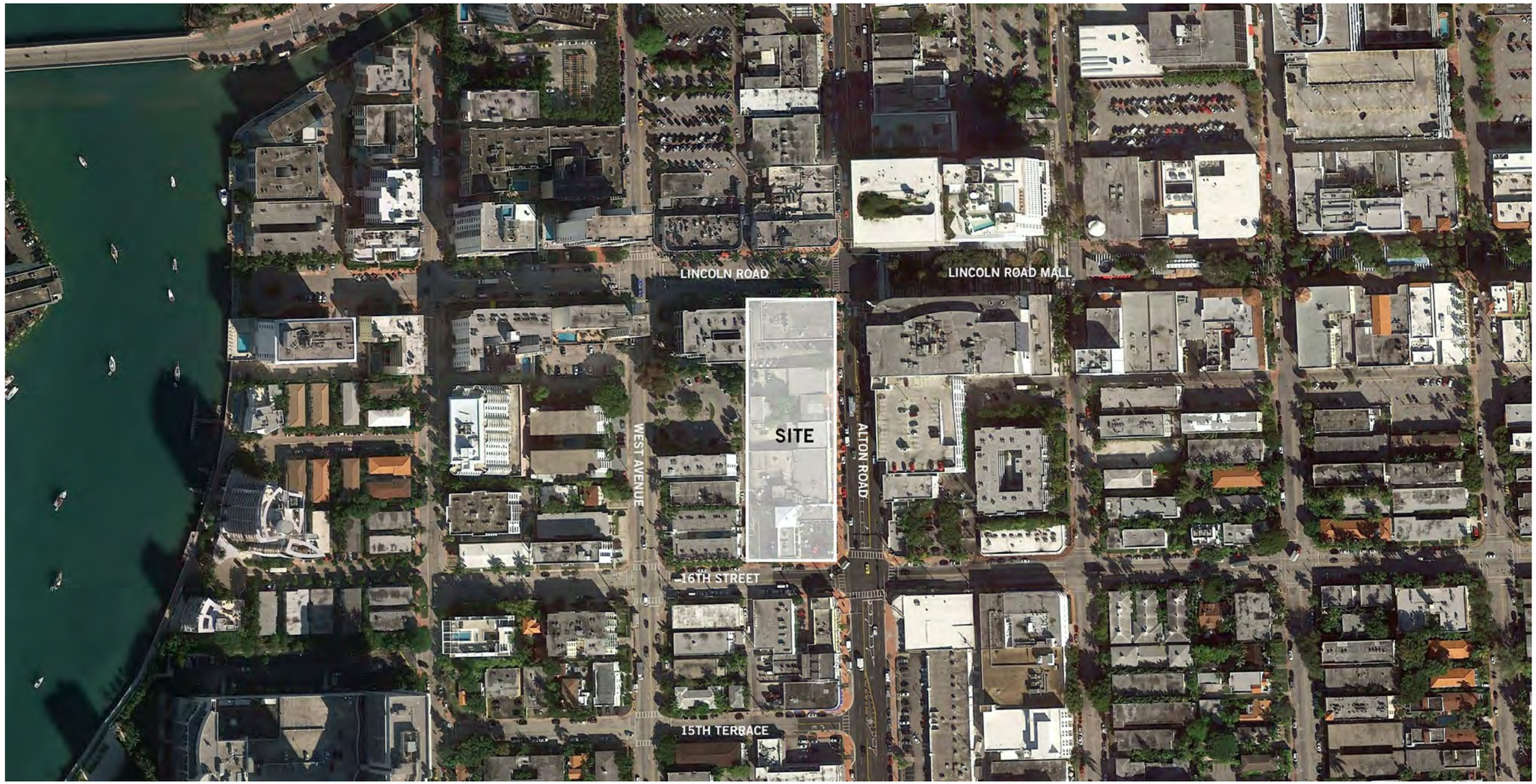
MIAMI BEACH, FLORIDA

PLANNING BOARD
FINAL SUBMITTAL
04-06-2016



1355 NW 97 AV SUITE 200
MIAMI, FLORIDA 33172
TELEPHONE: (305) 264-2660
FAX: (305) 264-0229

DRAWN BY: AL

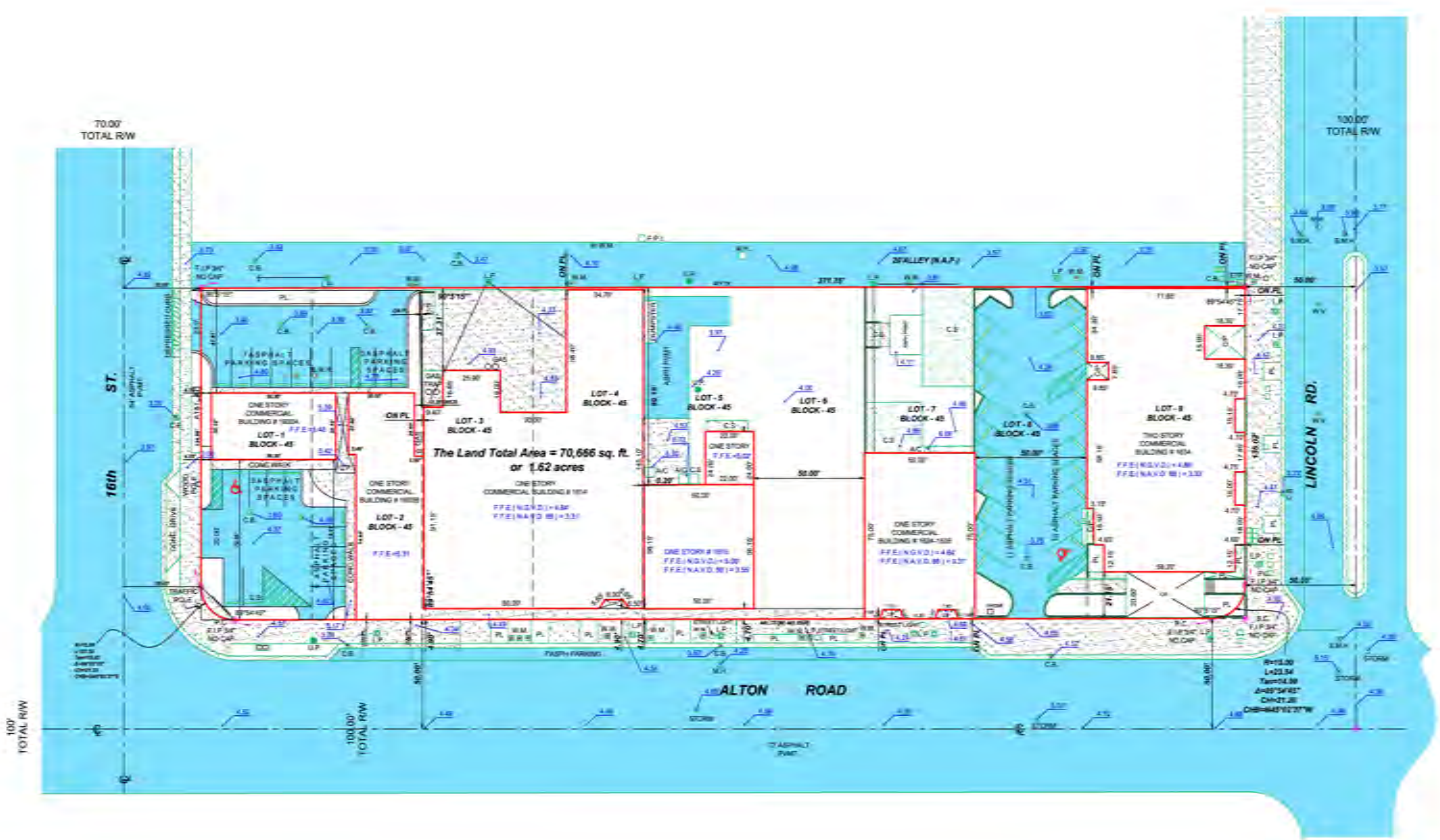
Nova Surveyors Inc.
LAND SURVEYORS

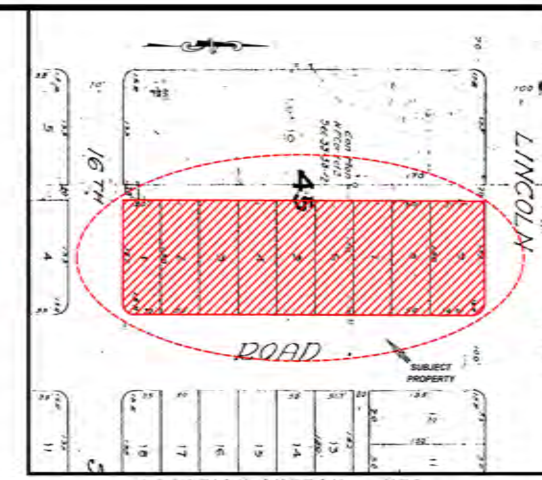
SURVEY No. 14-0000022-6

SHEET No. 1 OF 1

BOUNDARY SURVEY

GRAPHIC SCALE
-30 0 15 30 60 120
(IN FEET)
1 INCH = 30 FEET





LOCATION SKETCH N.T.S.

LEGAL DESCRIPTION:

SURVEY OF LOT 1-9 , BLOCK 45, OF COMMERCIAL SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

1614-1634 ALTON RD
MIAMI BEACH, FL 33139

CERTIFICATIONS:

ARRP MIAMI, LLC
ARRP MIAMI II, LLC

SURVEYOR'S NOTES:

1). IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS.
1). NORTH ARROW BASED ON PLAT
2). ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 MIAMI-DADE COUNTY BENCH MARK # D-104 LOCATOR NO. 4230 N ELEVATION 3.04 FEET OF N.G.V.D. OF 1929
2a) FINISH FLOOR ELEVATIONS ALSO SHOWN IN NAVD 88
3). THIS IS A SPECIFIC PURPOSE SURVEY.
4). THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.

I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

LAND TOTAL AREA

70,666 SQ.FT. OR 1.62 ACRES

BY: ______________________ 03/10/2016
GEORGE IBARRA (DATE OF FIELD WORK)
PROFESSIONAL LAND SURVEYOR NO. : 2534
STATE OF FLORIDA
FIRM L.B. # 6044

(VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR).

REVISED ON: ______________________

REVISED ON: ______________________

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEY):

- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE REDORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
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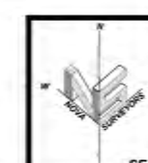
- LEGAL DESCRIPTION PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD; COULD BE DRAWN AT A SHOWN SCALE AND OR NOT TO SCALE.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE NOTED.
- THE TERM "ENCROACHMENT" MEANS VISIBLE ON AND ABOVE GROUND ENCROACHMENT.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE OF SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTIONS. UNLESS OTHERWISE NOTED; THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
- THE FNIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN ZONE "AE" COMMUNITY/PANEL/SUFFIX: 12086C0317L DATE OF FIRM: 09/11/2009 BASE FLOOD ELEVATION: 8 FEET.

ABBREVIATIONS AND MEANINGS



SURVEY INCLUDED FOR REFERENCE ONLY

PERKINS +WILL
806 DOUGLAS ROAD
SUITE 300
CORAL GABLES, FLORIDA
33134

1212 LINCOLN ROAD

CRESCENT HEIGHTS®
INSPIRATIONAL LIVING
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STRUCTURAL
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12151 SW 128TH CT
SUITE 104
MIAMI, FLORIDA

PLANNING BOARD FINAL SUBMITTAL 04-06-2016

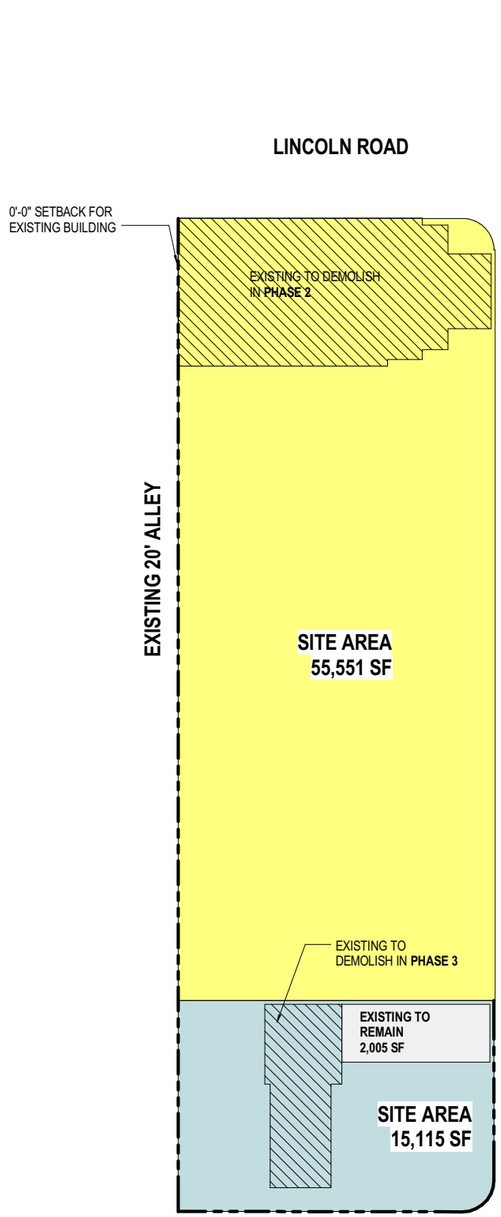
MARK	ISSUE	DATE
Job Number		810414.000
Drawn		Author
Checked		Checker
Approved		Approver

TITLE

SURVEY

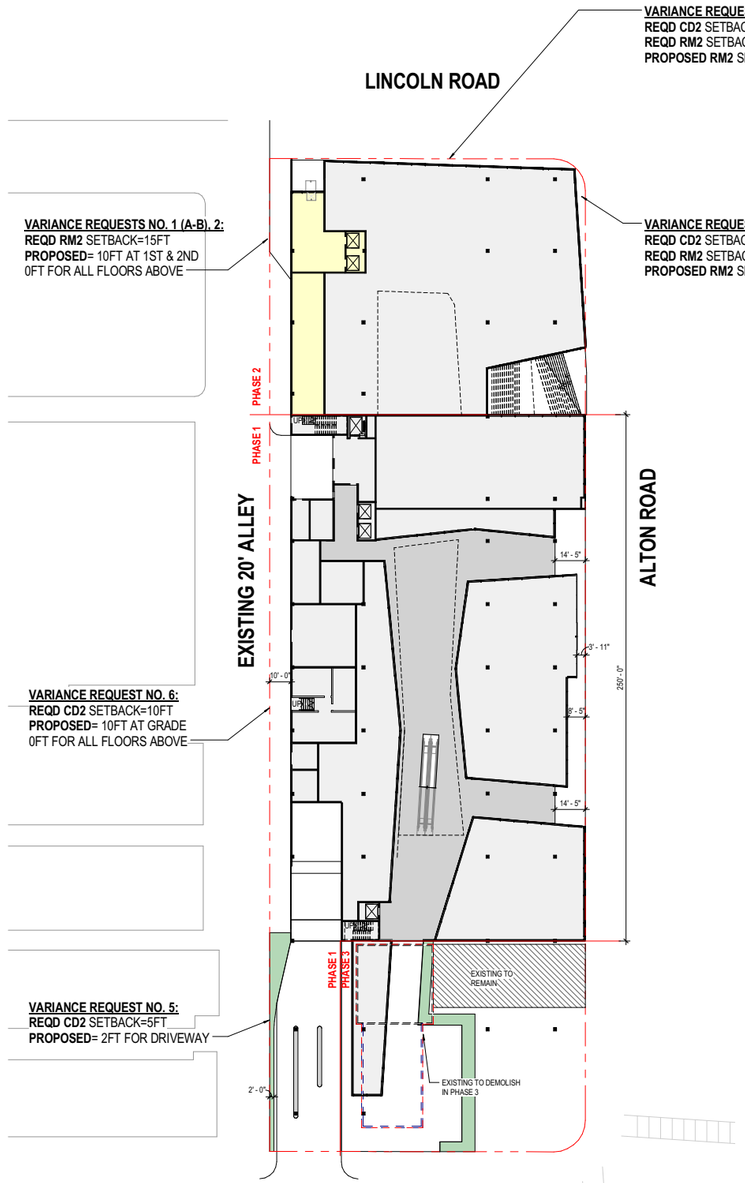
SHEET NUMBER

SUR-01



EXISTING CD2 COMMERCIAL MEDIUM DENSITY

2 1" = 30'-0"



PROPOSED CD2 COMMERCIAL MEDIUM DENSITY

1 1" = 30'-0"

*REFER TO **SETBACK REGULATIONS** TABLE AND BUILDING SECTIONS ON SHEET **A00-01B**

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SHEET NUMBER

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PERKINS + WILL

CRESCENT HEIGHTS
INSPIRATIONAL LIVING

1212 LINCOLN

1212 LINCOLN ROAD
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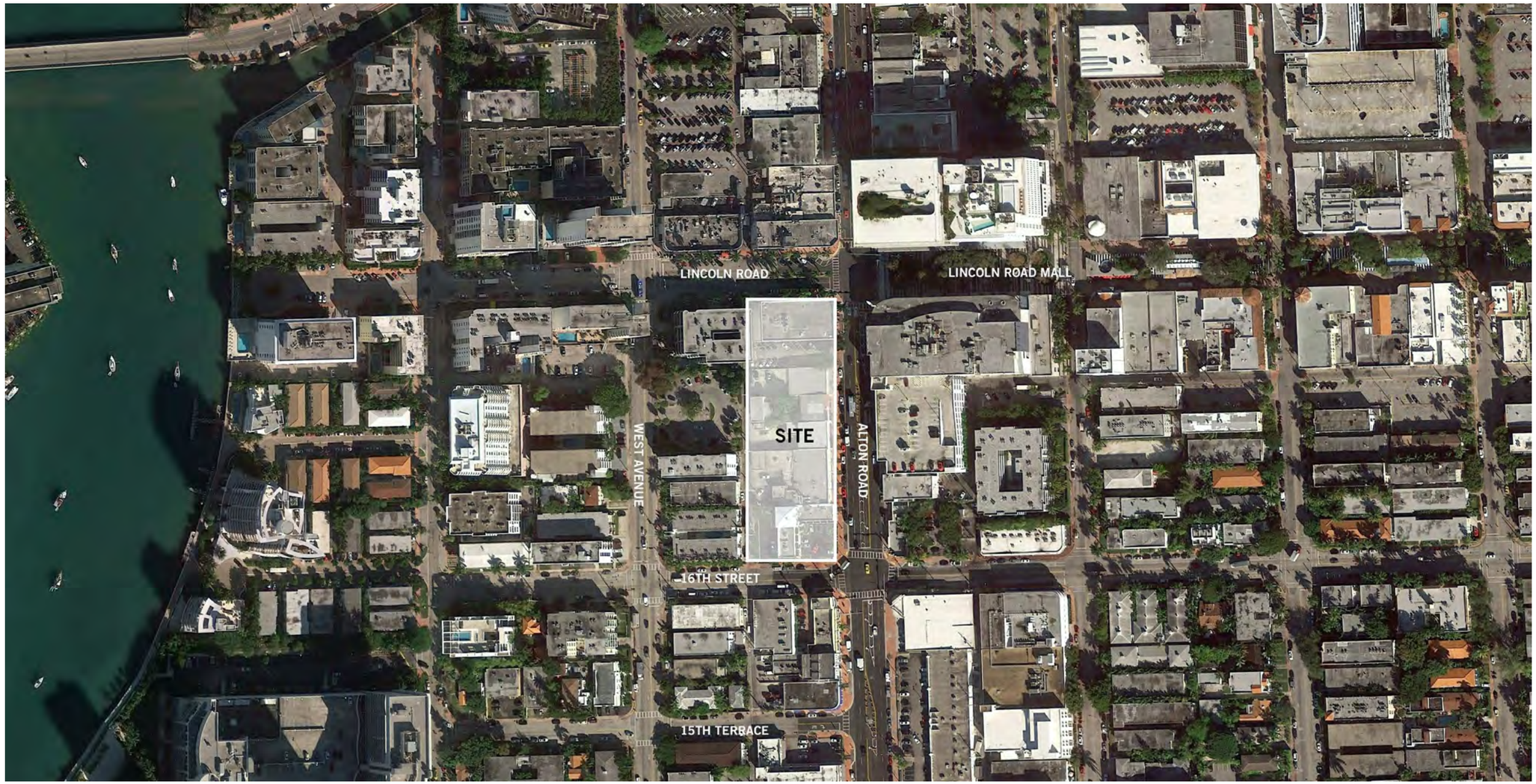

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FAX: (305) 264-0229

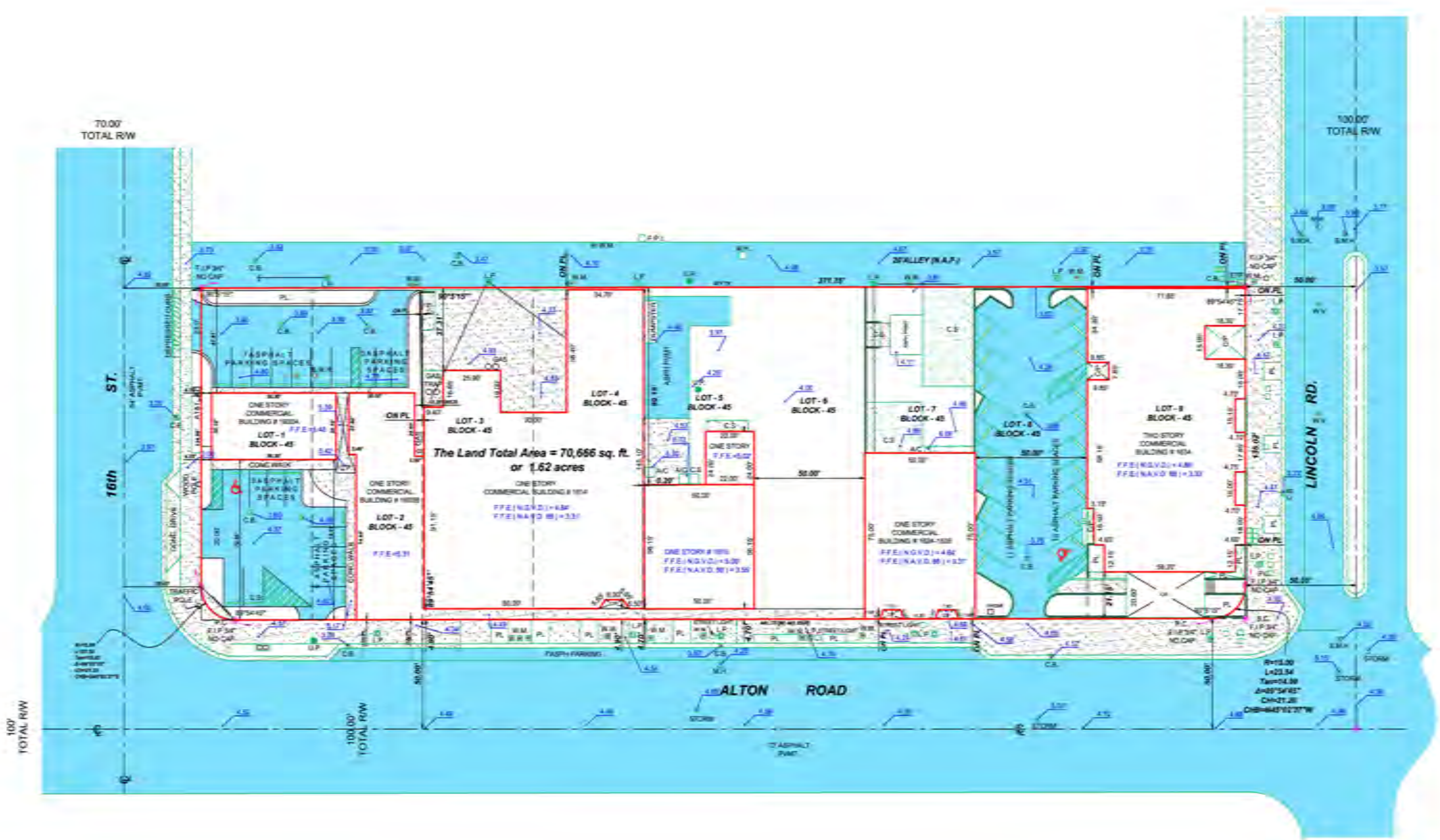
DRAWN BY: AL

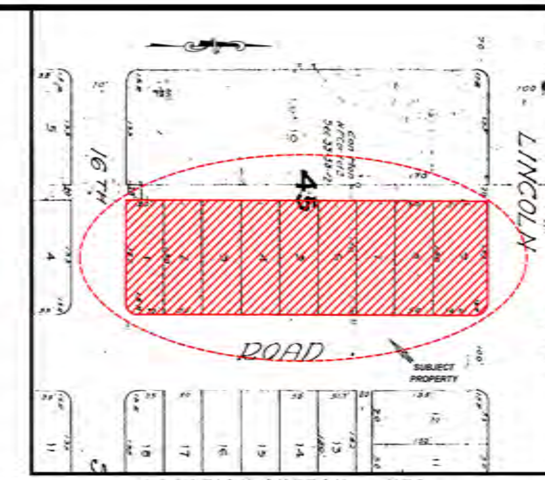
Nova Surveyors Inc.
LAND SURVEYORS

SURVEY No. 14-0000022-6
SHEET No. 1 OF 1

BOUNDARY SURVEY

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 INCH = 30 FEET





LOCATION SKETCH N.T.S.

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CERTIFICATIONS:

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ARRP MIAMI II, LLC

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(VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR).

REVISED ON: ______________________

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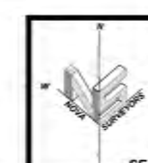
- THE FNIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN ZONE "AE" COMMUNITY/PANEL/SUFFIX: 12086C0317L DATE OF FIRM: 09/11/2009 BASE FLOOD ELEVATION: 8 FEET.

ABBREVIATIONS AND MEANINGS



SEAL

SURVEY INCLUDED FOR REFERENCE ONLY

PERKINS + WILL
806 DOUGLAS ROAD
SUITE 300
CORAL GABLES, FLORIDA
33134

1212 LINCOLN ROAD

CRESCENT HEIGHTS
INSPIRATIONAL LIVING
2200 BISCAYNE BLVD.
MIAMI , FLORIDA 33137

LANDSCAPE ARCHITECT
URBAN ROBOT LLC
420 LINCOLN ROAD
SUITE 600
MIAMI BEACH, FLORIDA
URBANROBOT.NET
LA 6666853

MEP
BR+A
2600 S. DOUGLAS ROAD
SUITE 1100
CORAL GABLES, FLORIDA

STRUCTURAL
YHCE ENGINEERING
12151 SW 128TH CT
SUITE 104
MIAMI, FLORIDA

PLANNING BOARD FINAL SUBMITTAL
04-06-2016

MARK	ISSUE	DATE
Job Number		810414.000
Drawn		Author
Checked		Checker
Approved		Approver

TITLE

SURVEY

SHEET NUMBER

SUR-01

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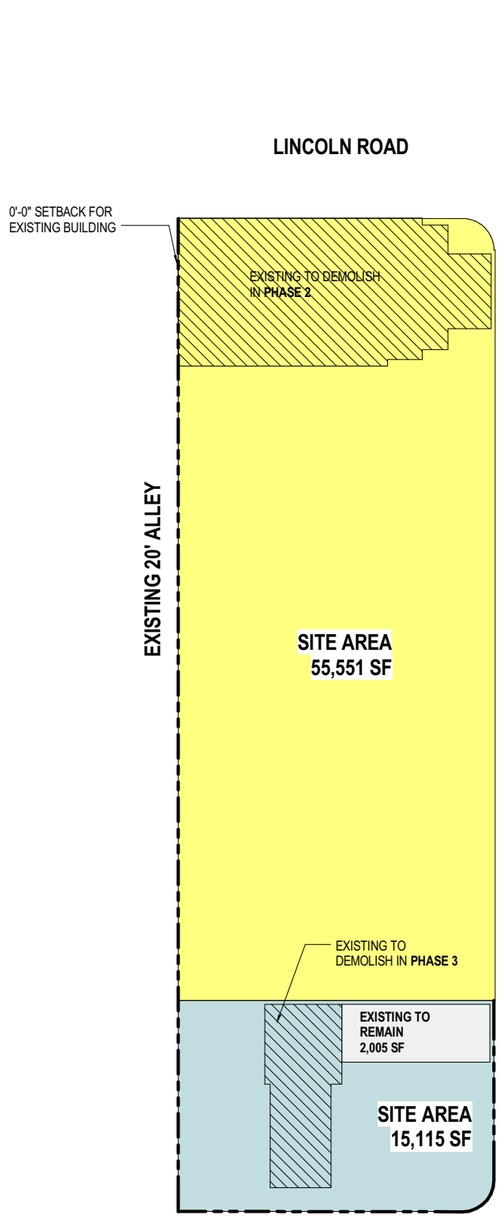
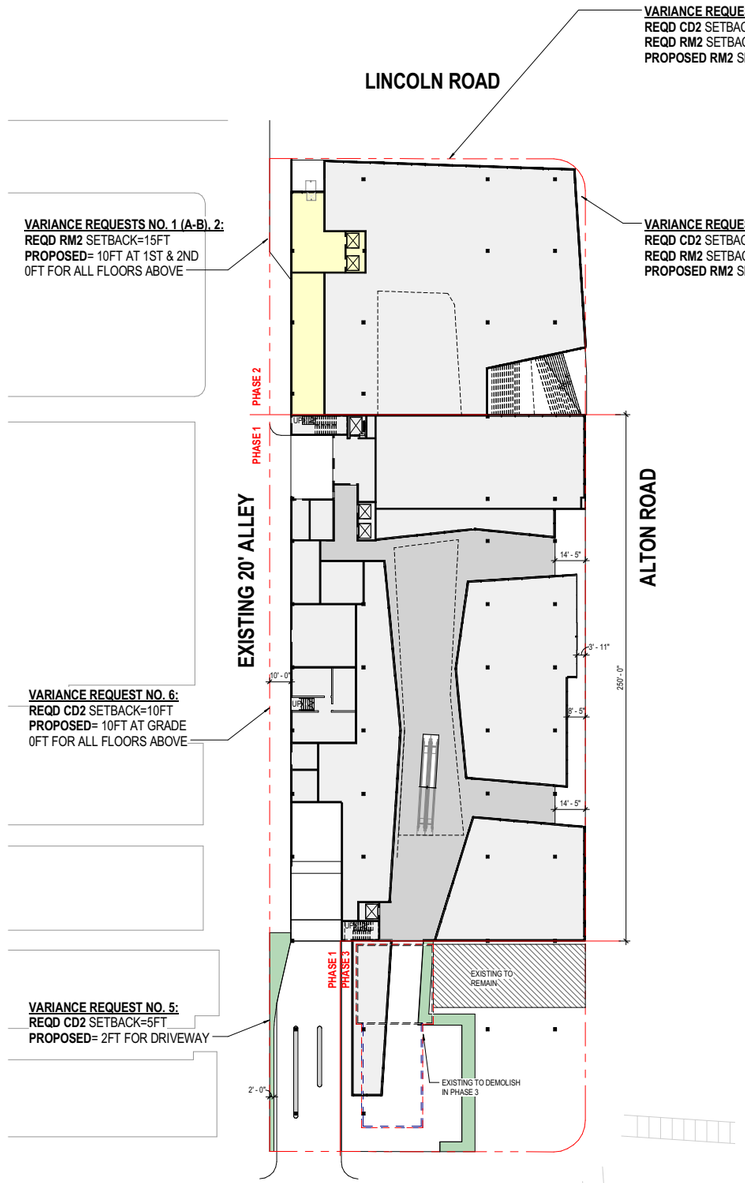


EXISTING CD2 COMMERCIAL MEDIUM DENSITY

2 1" = 30'-0"



PROPOSED CD2 COMMERCIAL MEDIUM DENSITY

1 1" = 30'-0"

*REFER TO **SETBACK REGULATIONS** TABLE AND BUILDING SECTIONS ON SHEET **A00-01B**

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MIAMI , FLORIDA 33137

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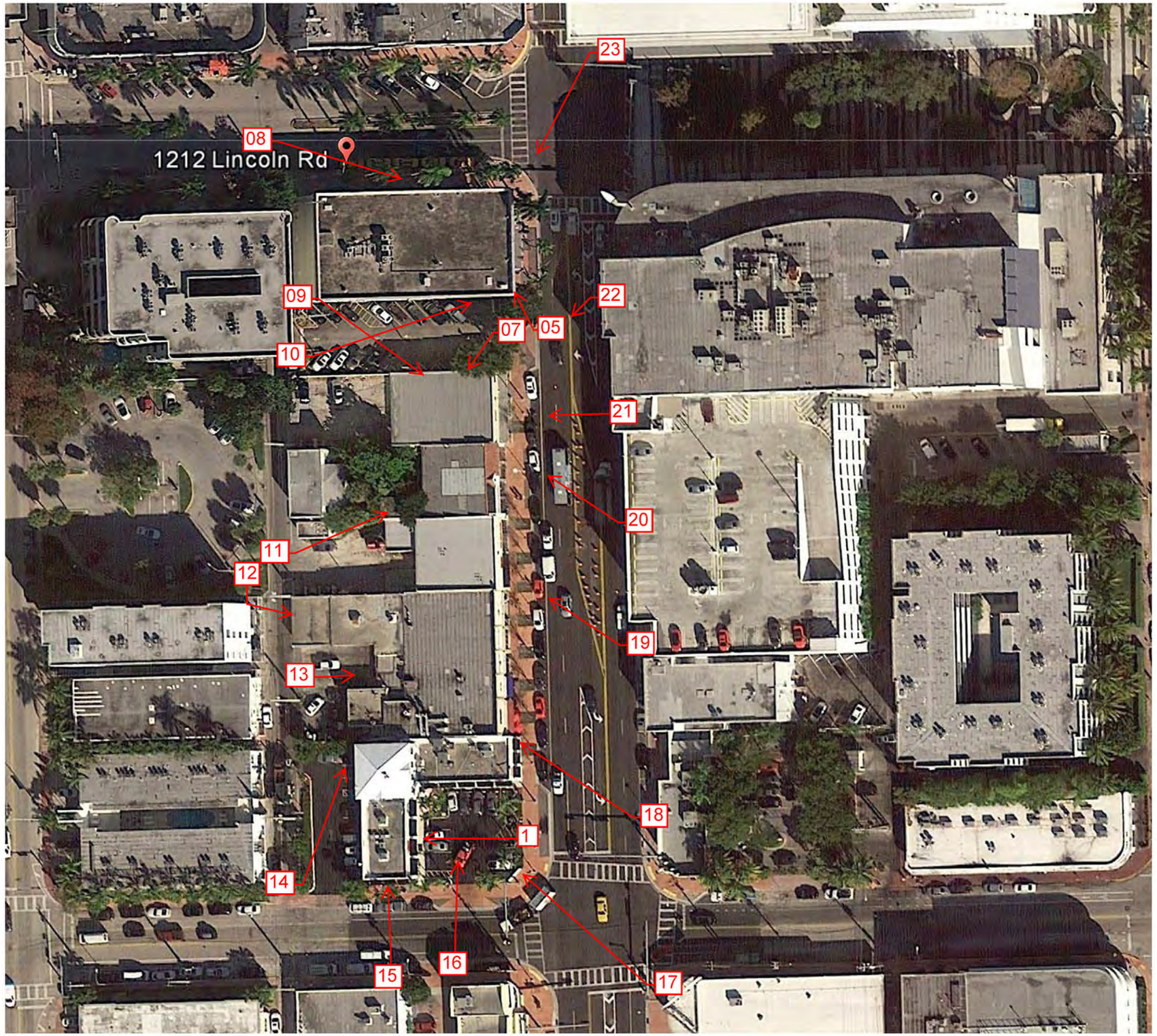
TITLE

ZONING AND VARIANCES

SHEET NUMBER

A00-01A



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04-06-2016

issue	date
Job Number	160414.000
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Checked	Checker
Approved	Approver

TITLE

EXISTING BUILDING KEY DIRECTIONAL PLAN

SHEET NUMBER

A00-03

3/29/2016 10:33:15 AM C:\Temp\1212ALTON_portsonM

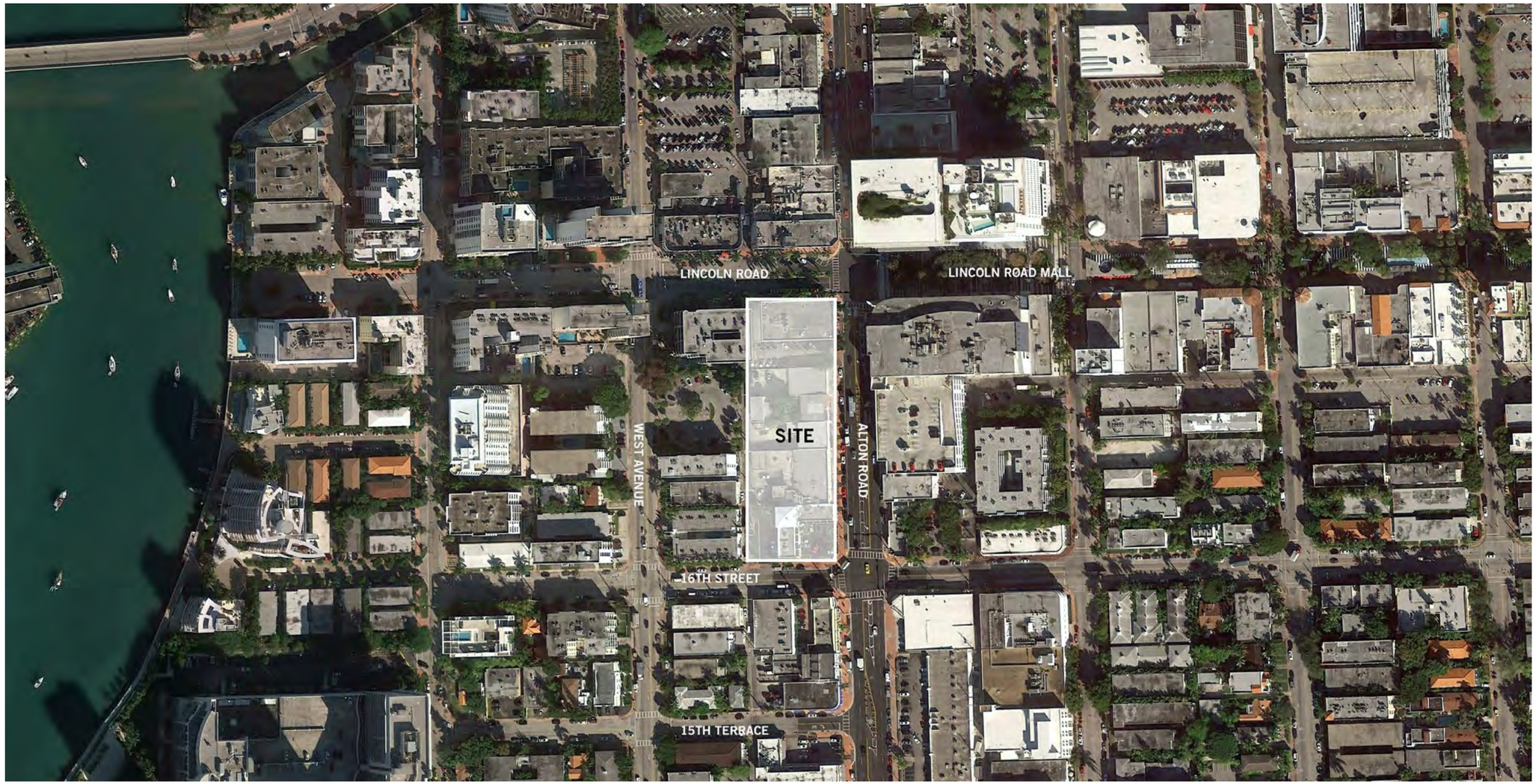
PERKINS + WILL

CRESCENT HEIGHTS
INSPIRATIONAL LIVING

1212 LINCOLN

1212 LINCOLN ROAD
MIAMI BEACH, FLORIDA

PLANNING BOARD
FINAL SUBMITTAL
04-06-2016



1355 NW 97 AV SUITE 200
MIAMI, FLORIDA 33172
TELEPHONE: (305) 264-2660
FAX: (305) 264-0229

DRAWN BY: AL

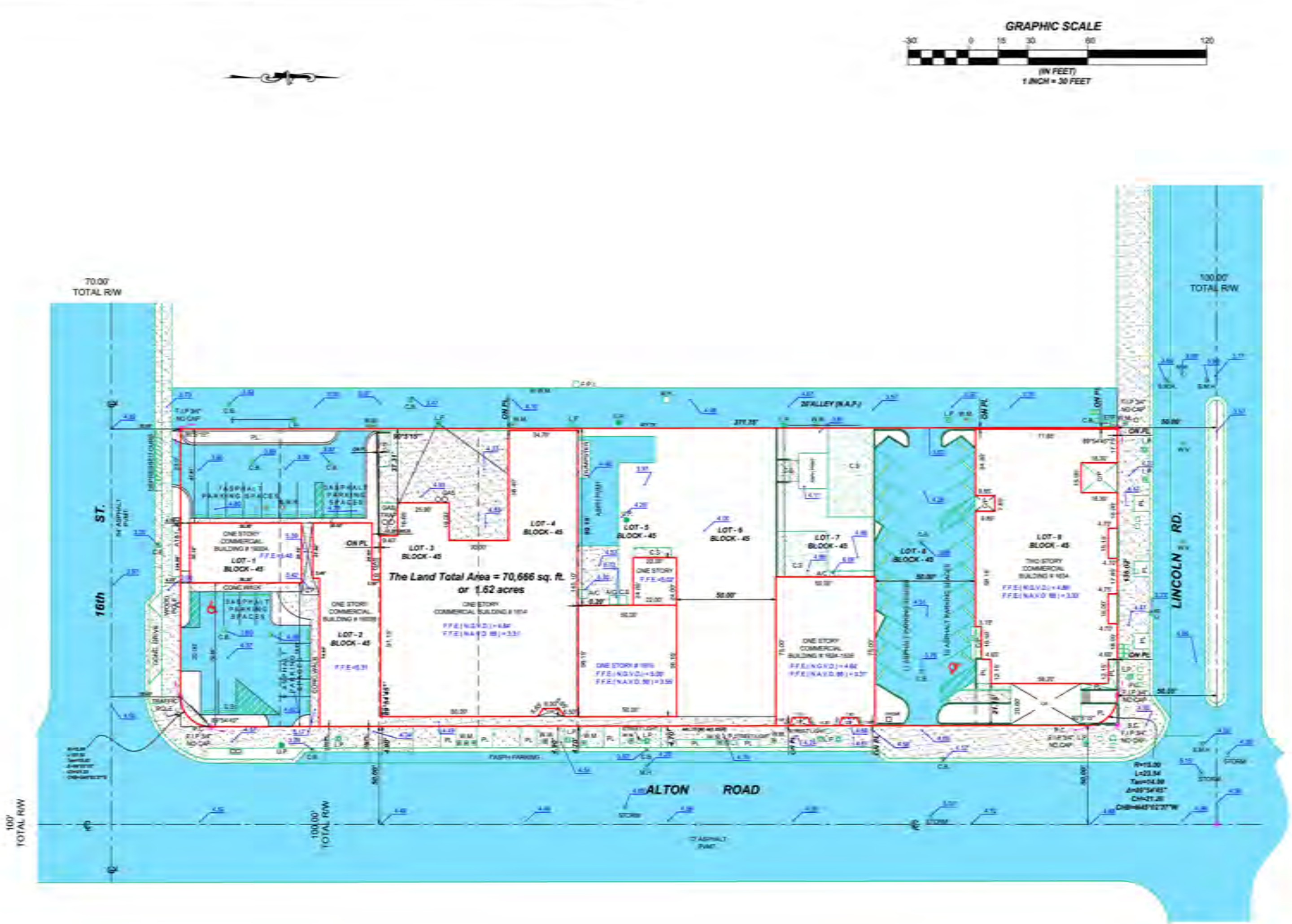
Nova Surveyors Inc.

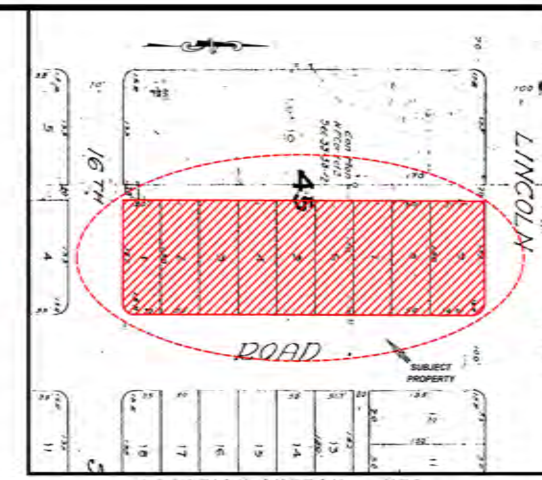
LAND SURVEYORS

SURVEY No. 14-0000022-6

SHEET No. 1 OF 1

BOUNDARY SURVEY





LOCATION SKETCH N.T.S.

LEGAL DESCRIPTION:

SURVEY OF LOT 1-9 , BLOCK 45, OF COMMERCIAL SUBDIVISION
ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 6,
PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

1614-1634 ALTON RD
MIAMI BEACH, FL 33139

CERTIFICATIONS:

ARRP MIAMI, LLC
ARRP MIAMI II, LLC

SURVEYOR'S NOTES:

1). IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS.
1). NORTH ARROW BASED ON PLAT
2). ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 MIAMI-DADE COUNTY BENCH MARK # D-104 LOCATOR NO. 4230 N ELEVATION 3.04 FEET OF N.G.V.D. OF 1929
2a) FINISH FLOOR ELEVATIONS ALSO SHOWN IN NAVD 88
3). THIS IS A SPECIFIC PURPOSE SURVEY.
4). THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.

I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

LAND TOTAL AREA

70,666 SQ.FT. OR 1.62 ACRES

BY: ______________________ 03/10/2016
GEORGE IBARRA (DATE OF FIELD WORK)
PROFESSIONAL LAND SURVEYOR NO. : 2534
STATE OF FLORIDA
FIRM L.B. # 6044

(VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR).

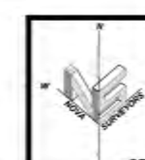
REVISED ON: ______________________

REVISED ON: ______________________

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEY):

- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTION PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND OR NOT TO SCALE.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE NOTED.
- THE TERM "ENCROACHMENT" MEANS VISIBLE ON AND ABOVE GROUND ENCROACHMENT.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE OF SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTIONS. UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
- THE FNIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN ZONE: "AE" COMMUNITY/PANEL/SUFFIX: [illegible] DATE OF FIRM: [illegible] BASE FLOOD ELEVATION: 8 FEET.

ABBREVIATIONS AND MEANINGS



SURVEY INCLUDED FOR REFERENCE ONLY

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806 DOUGLAS ROAD
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33134

1212 LINCOLN ROAD

CRESCENT HEIGHTS
INSPIRATIONAL LIVING
2200 BISCAYNE BLVD.
MIAMI , FLORIDA 33137

LANDSCAPE ARCHITECT

URBAN ROBOT LLC
420 LINCOLN ROAD
SUITE 600
MIAMI BEACH, FLORIDA
URBANROBOT.NET
LA 6666853

MEP

BR+A
2600 S. DOUGLAS ROAD
SUITE 1100
CORAL GABLES, FLORIDA

STRUCTURAL

YHCE ENGINEERING
12151 SW 128TH CT
SUITE 104
MIAMI, FLORIDA

PLANNING BOARD FINAL SUBMITTAL 04-06-2016

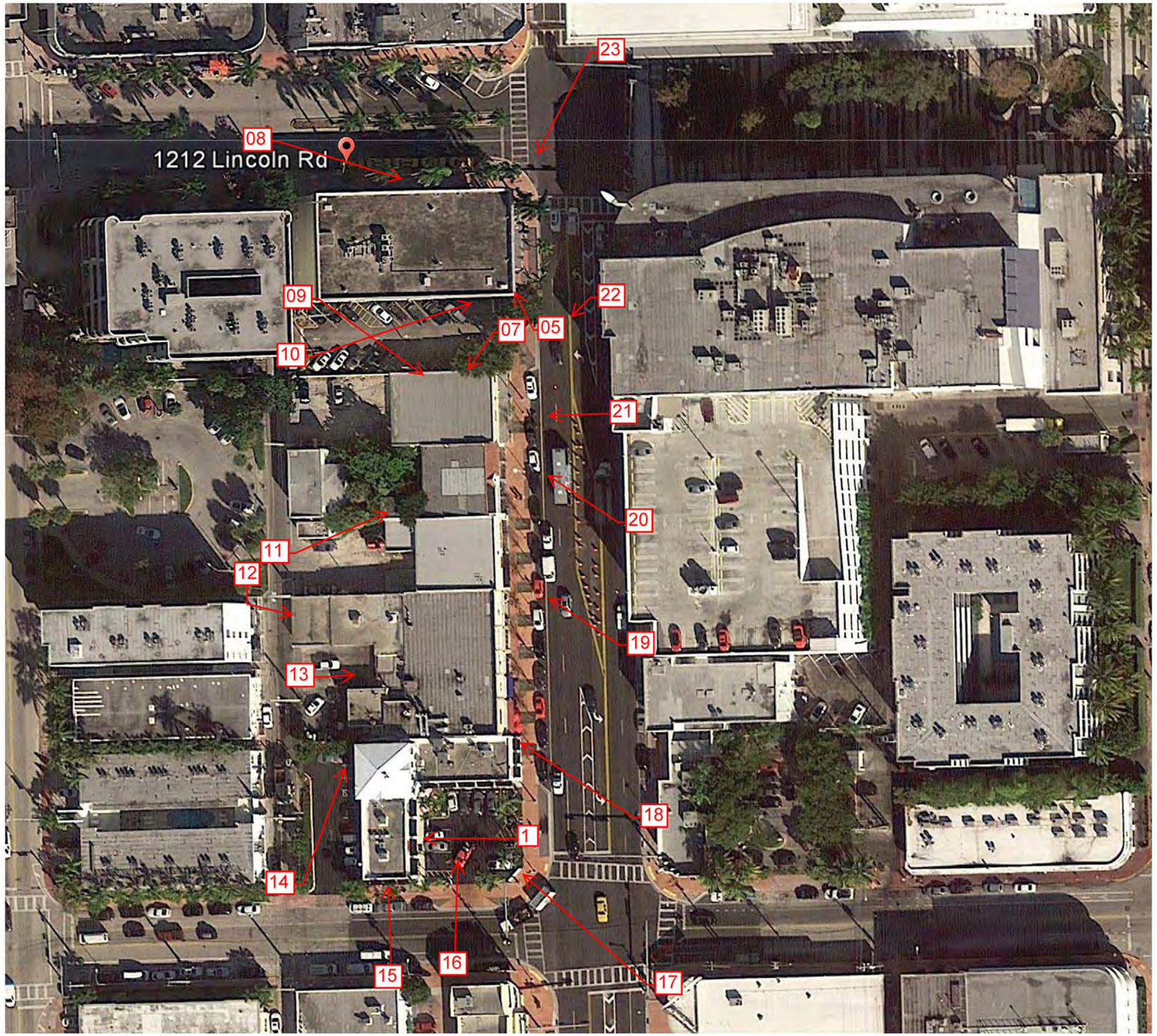
MARK	ISSUE	DATE
Job Number		810414.000
Drawn		Author
Checked		Checker
Approved		Approver

TITLE

SURVEY

SHEET NUMBER

SUR-01



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Checked	Checker
Approved	Approver

TITLE

EXISTING BUILDING KEY DIRECTIONAL PLAN

SHEET NUMBER

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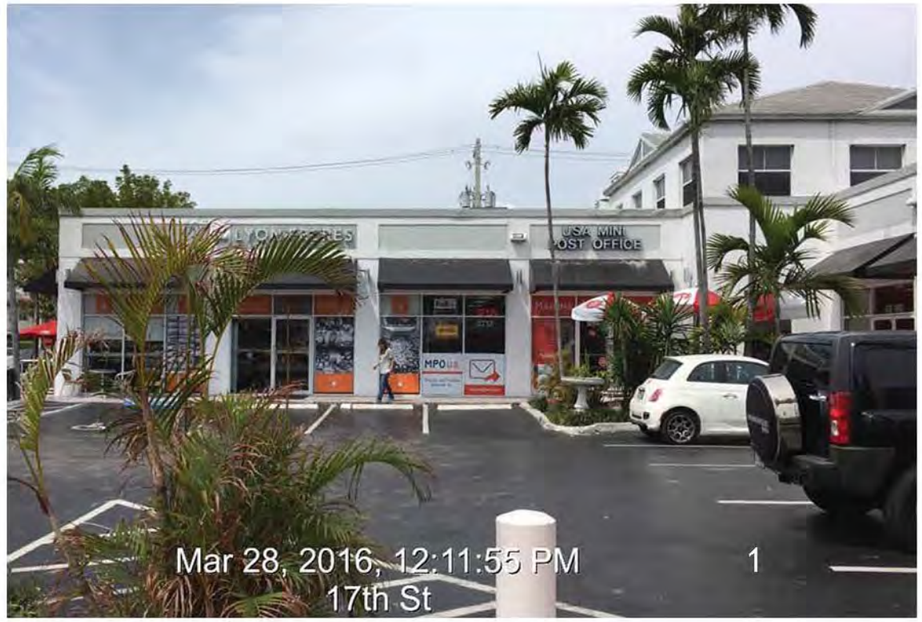
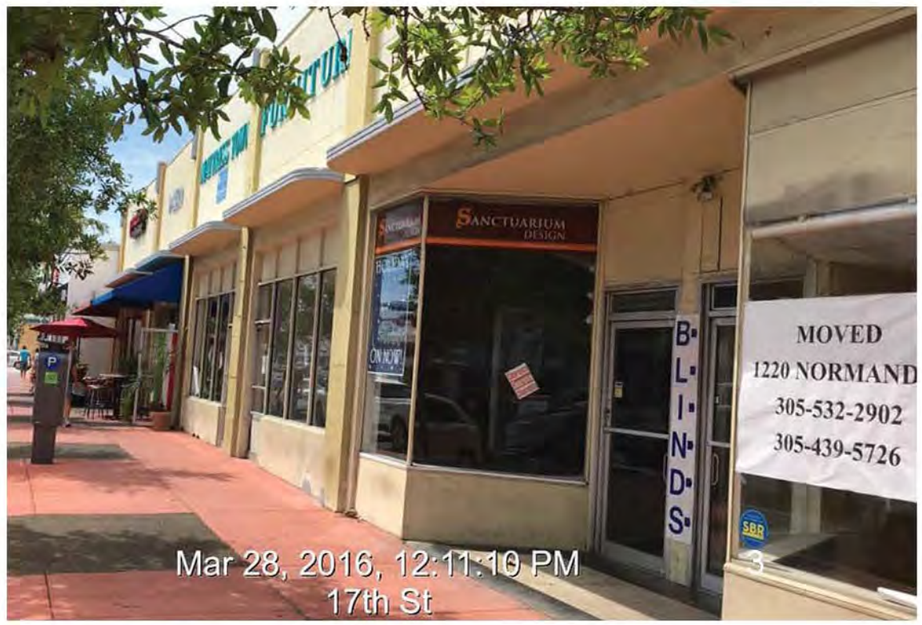


ALTON ROAD

ALTON ROAD



ALTON ROAD

ALTON ROAD

PERKINS
+WILL
806 DOUGLAS ROAD
SUITE 300
CORAL GABLES, FLORIDA
33134

1212 LINCOLN ROAD

CRESCENT HEIGHTS
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URBANROBOT.NET
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SUITE 104
MIAMI, FLORIDA

PLANNING BOARD
FINAL SUBMITTAL
04-06-2016

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Approved		Approver

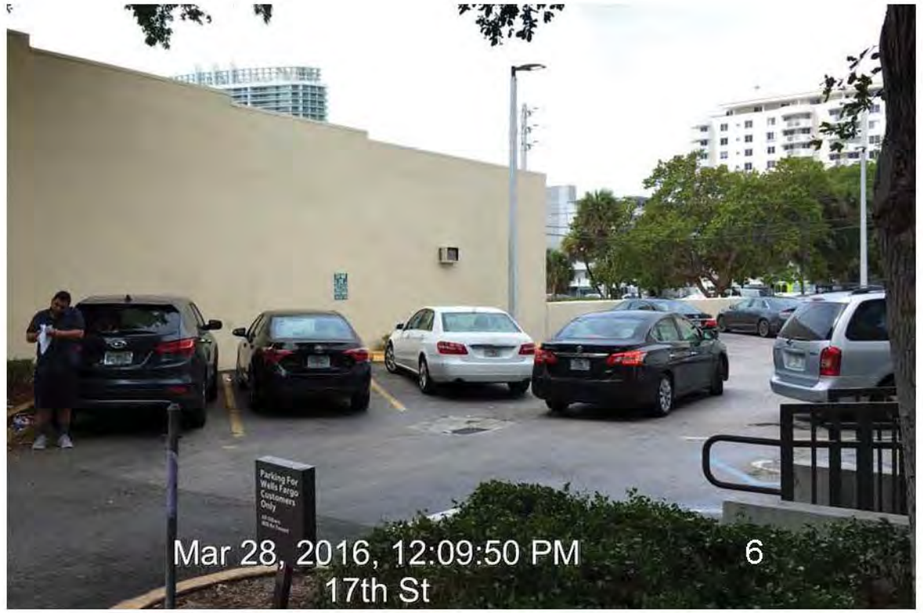
TITLE

EXISTING BUILDING SITE PHOTOS

SHEET NUMBER

A00-03A

ALTON ROAD



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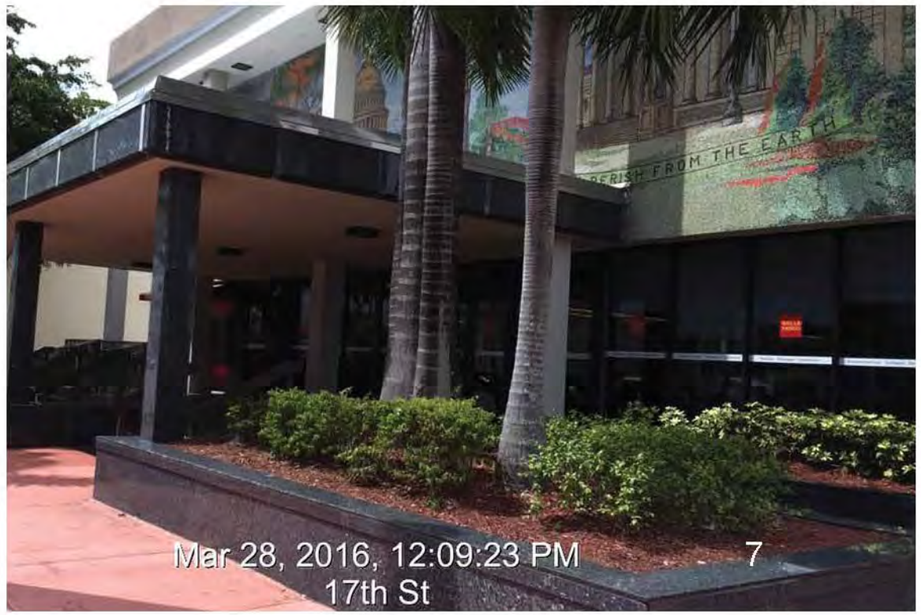

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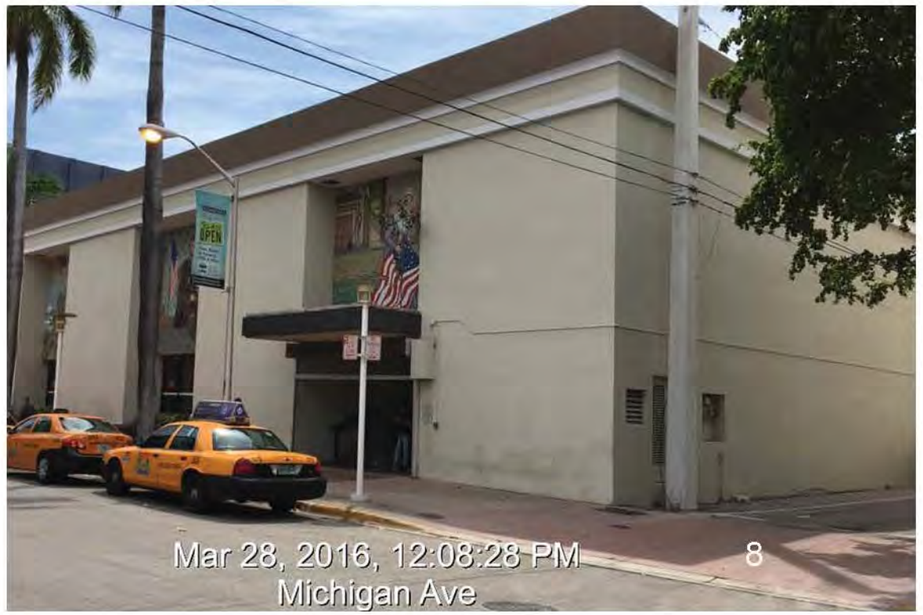

LINCOLN ROAD (WEST OF ALTON RD)

PERKINS
+WILL
806 DOUGLAS ROAD
SUITE 300
CORAL GABLES, FLORIDA
33134

1212 LINCOLN ROAD

CRESCENT HEIGHTS
INSPIRATIONAL LIVING
2200 BISCAYNE BLVD.
MIAMI , FLORIDA 33137

LANDSCAPE ARCHITECT

URBAN ROBOT LLC
420 LINCOLN ROAD
SUITE 600
MIAMI BEACH, FLORIDA
URBANROBOT.NET
LA 6666853

MEP

BR+A
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CORAL GABLES, FLORIDA

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PLANNING BOARD
FINAL SUBMITTAL
04-06-2016

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Approved	Approver

TITLE

EXISTING BUILDING SITE PHOTOS

SHEET NUMBER

A00-03B

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ALTON COURT

ALTON COURT

ALTON COURT

ALTON COURT

PERKINS
+WILL
806 DOUGLAS ROAD
SUITE 300
CORAL GABLES, FLORIDA
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PLANNING BOARD
FINAL SUBMITTAL
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Approved	Approver

TITLE

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SHEET NUMBER

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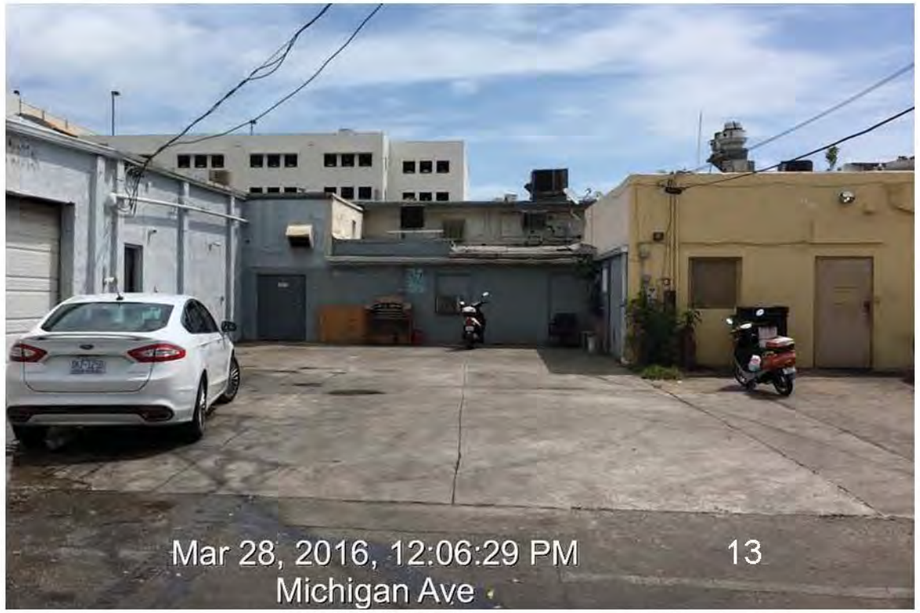

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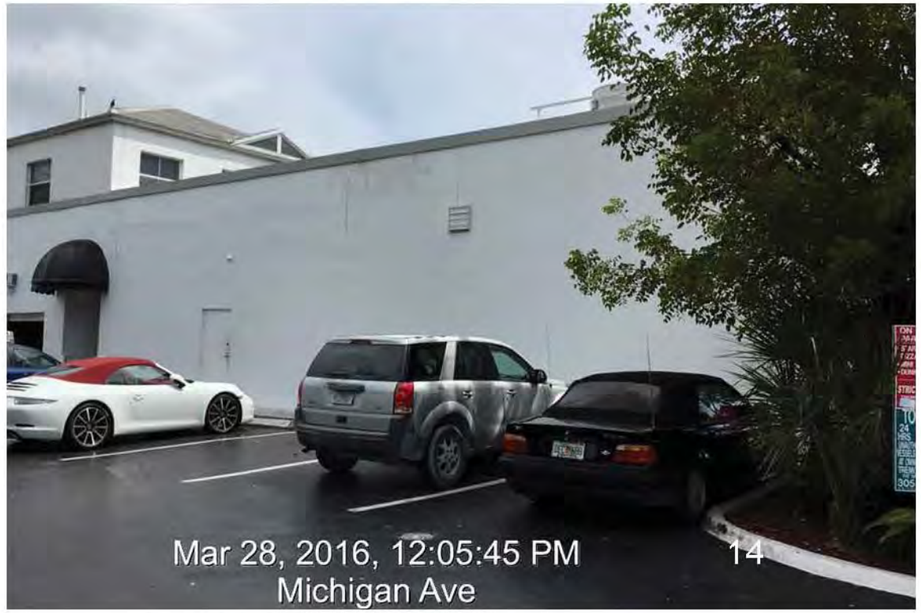

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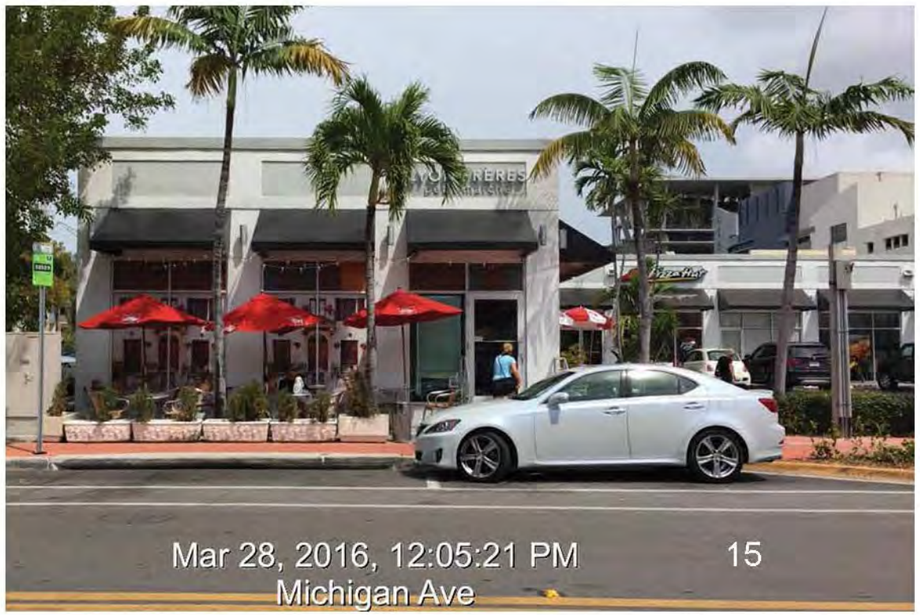
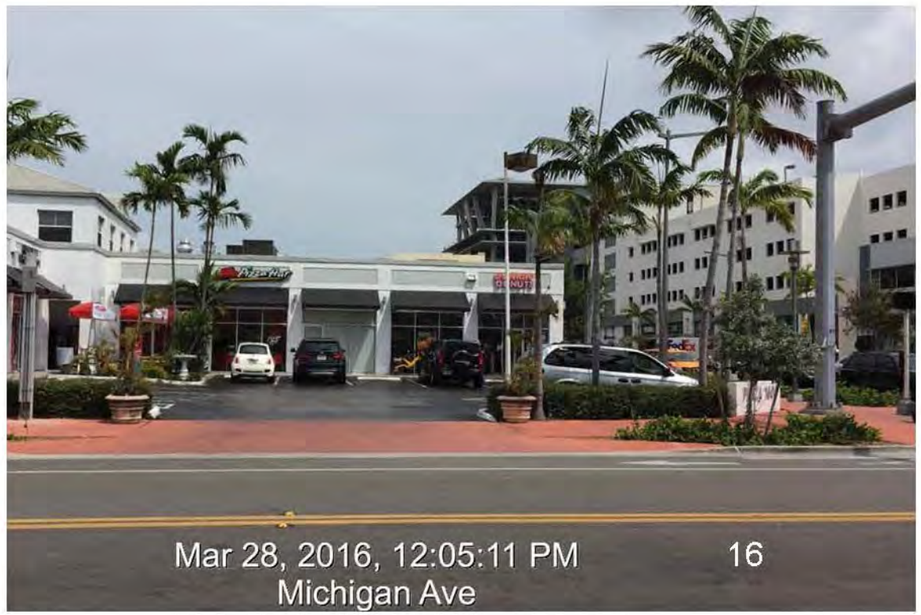


ALTON COURT



ALTON COURT

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Approved	Approver

TITLE

EXISTING BUILDING SITE PHOTOS

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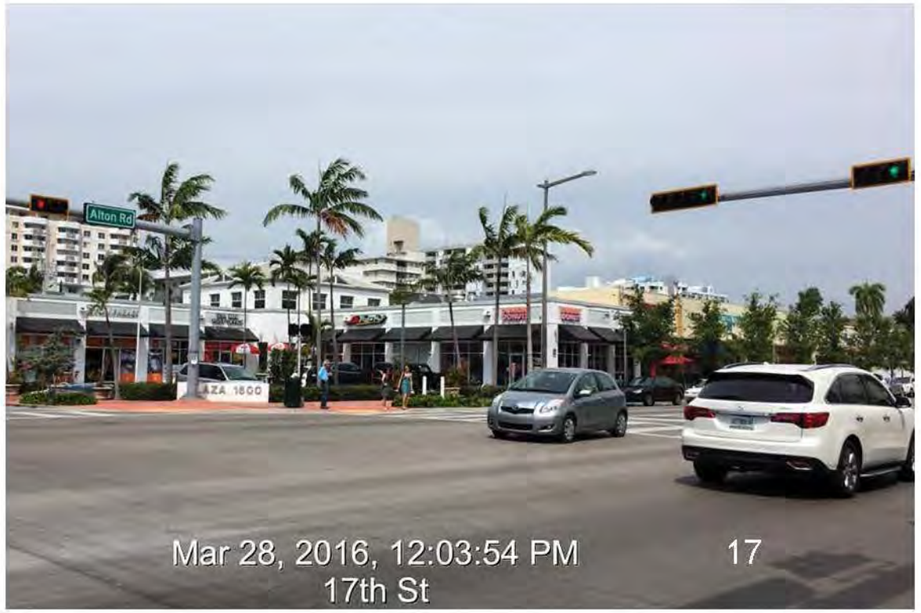

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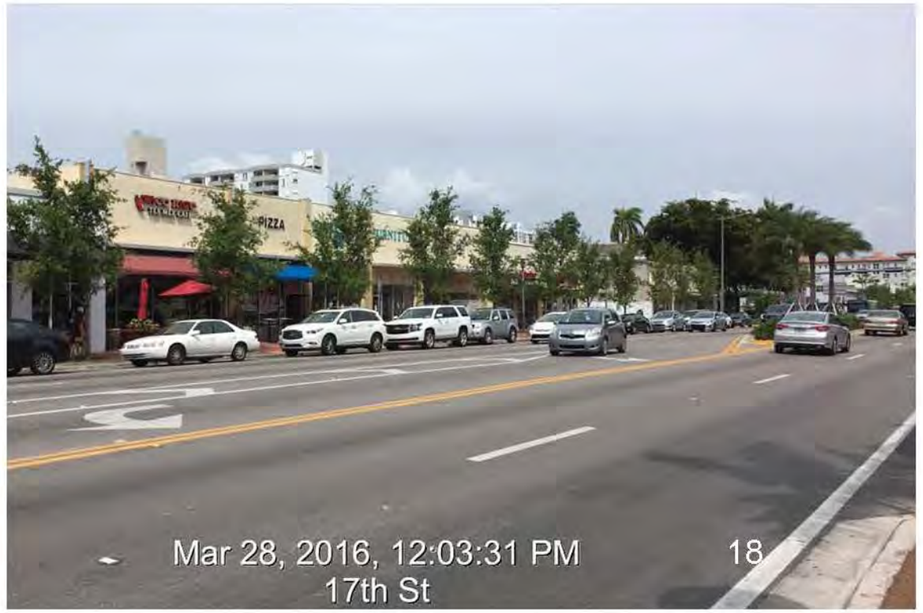

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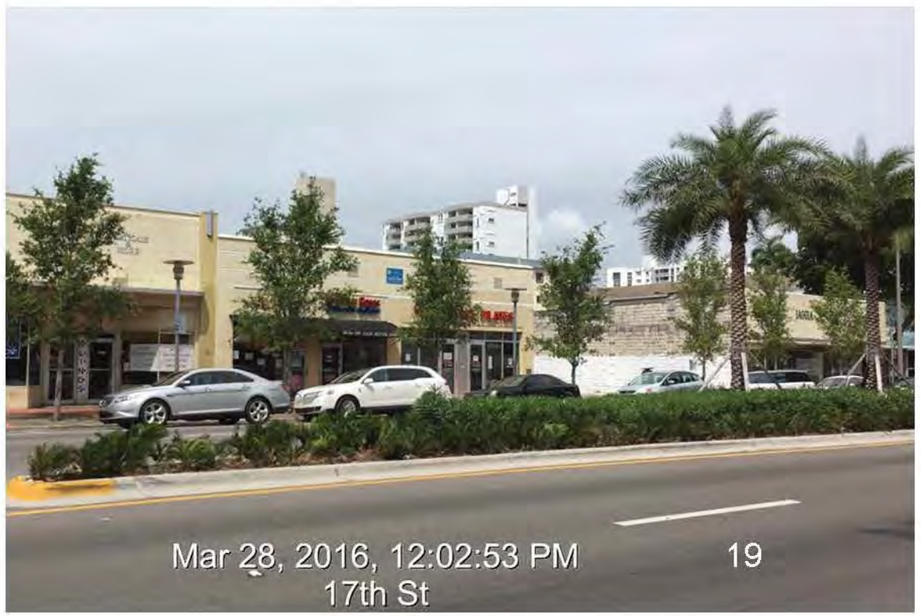

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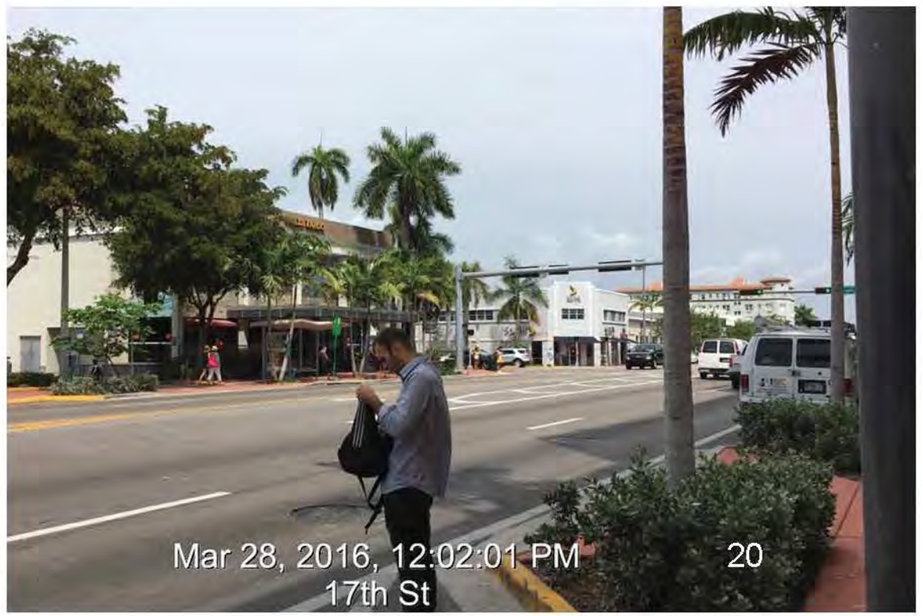

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EXISTING BUILDING SITE PHOTOS

SHEET NUMBER

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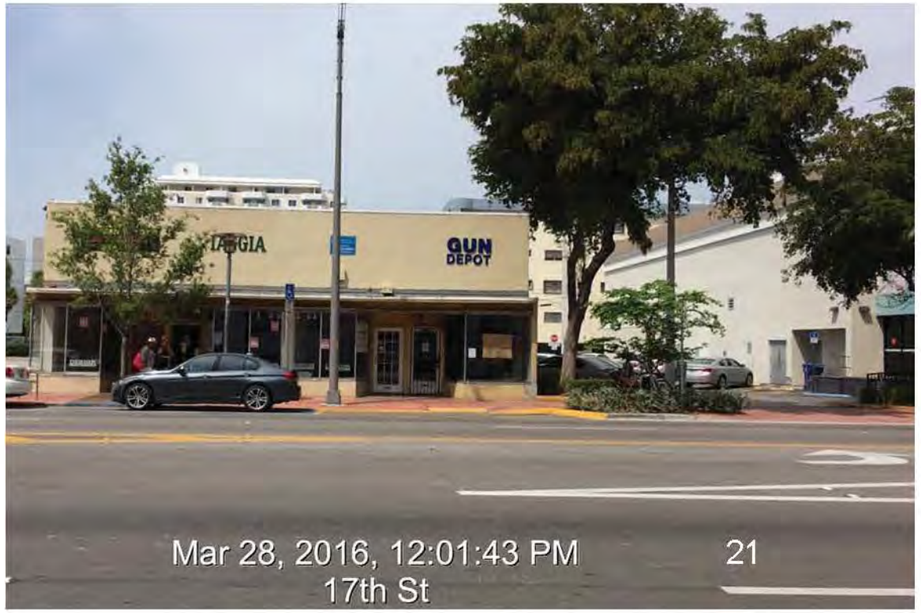
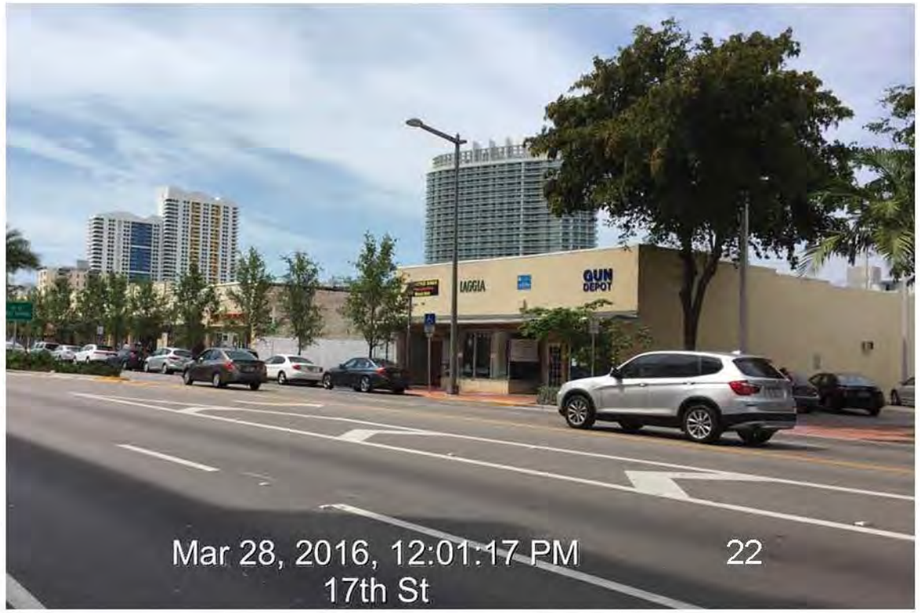


ALTON ROAD



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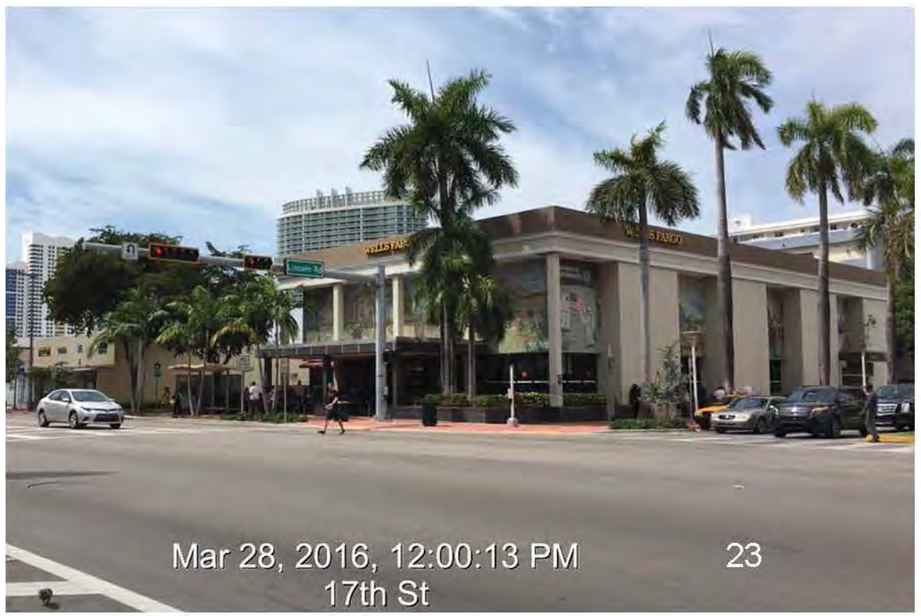

ALTON ROAD

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LANDSCAPE ARCHITECT

URBAN ROBOT LLC
420 LINCOLN ROAD
SUITE 600
MIAMI BEACH, FLORIDA
URBANROBOT.NET
LA 6666853

MEP

BR+A
2600 S. DOUGLAS ROAD
SUITE 1100
CORAL GABLES, FLORIDA

STRUCTURAL

YHCE ENGINEERING
12151 SW 128TH CT
SUITE 104
MIAMI, FLORIDA

PLANNING BOARD
FINAL SUBMITTAL
04-06-2016

Issue	Date
Job Number	810414.000
Drawn	Author
Checked	Checker
Approved	Approver

TITLE

EXISTING BUILDING SITE PHOTOS

SHEET NUMBER

A00-03F

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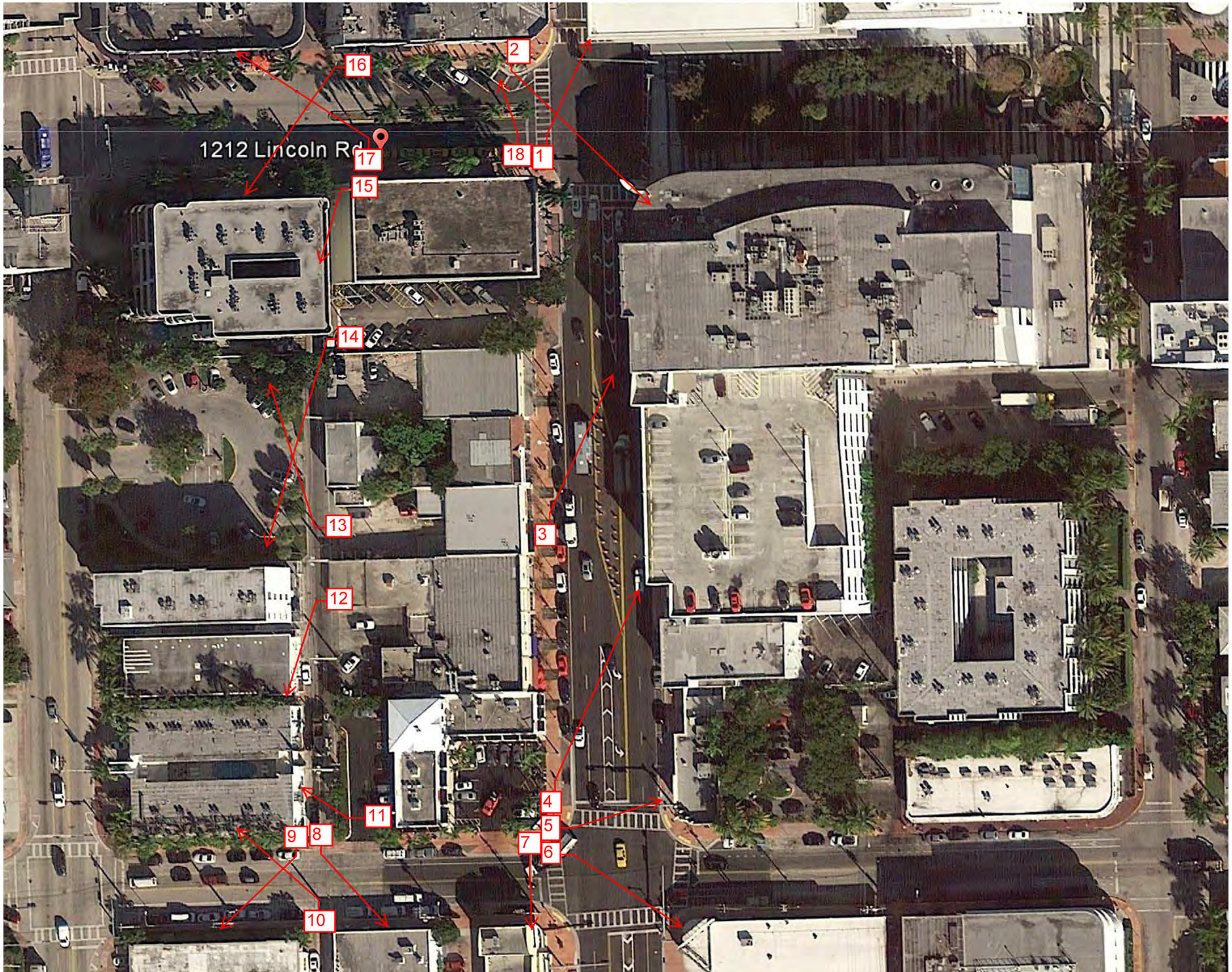

PERKINS + WILL

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CORAL GABLES, FLORIDA
33134

1212 LINCOLN ROAD

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MIAMI, FLORIDA 33137

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04-06-2016

MARK	ISSUE	DATE
Job Number		810414.000
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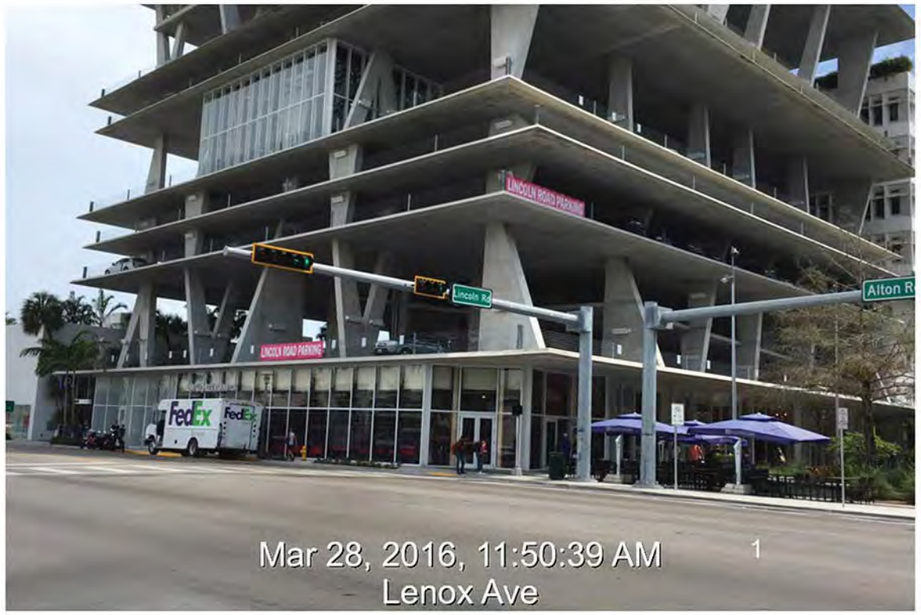
Approved		Approver

TITLE

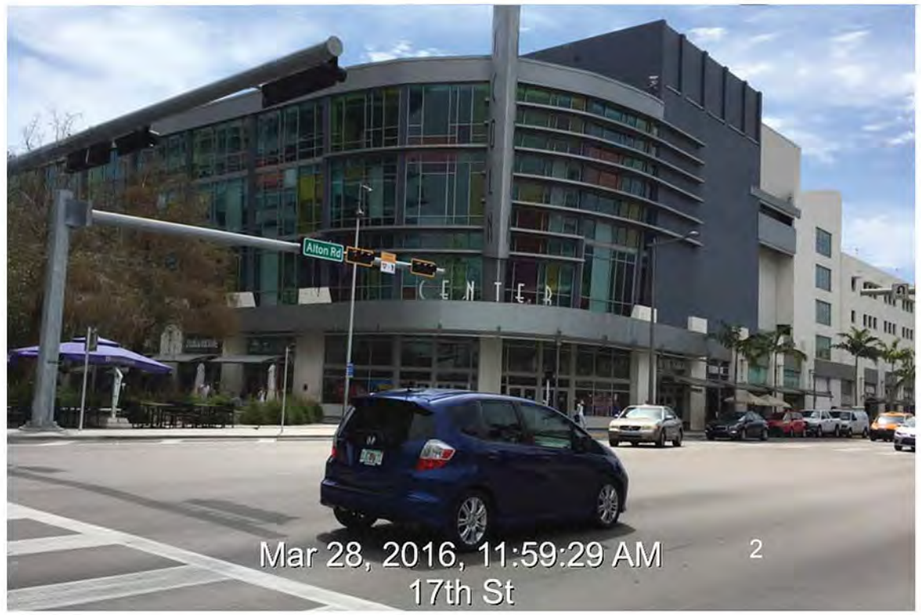
EXISTING CONTEXT KEY DIRECTIONAL PLAN

SHEET NUMBER

A00-04



ALTON ROAD



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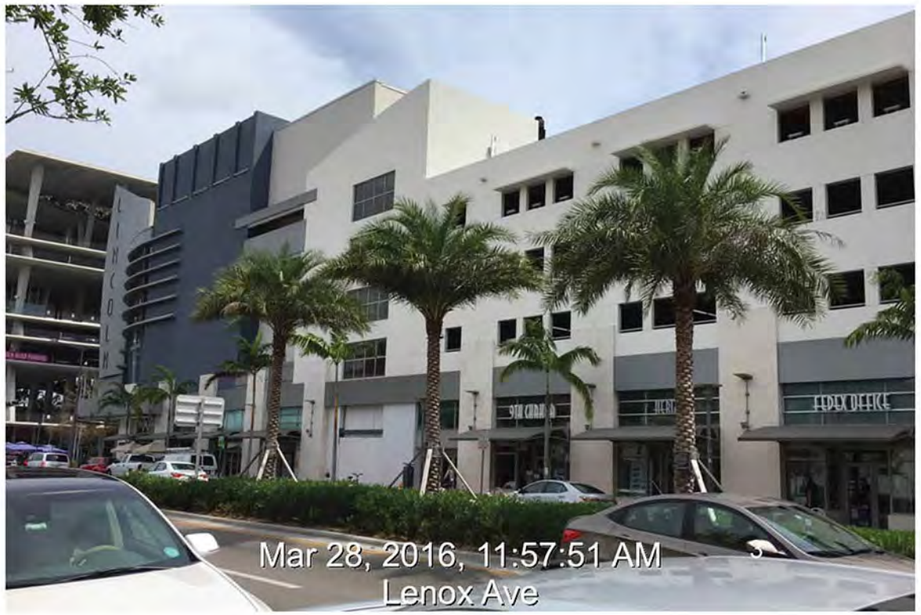

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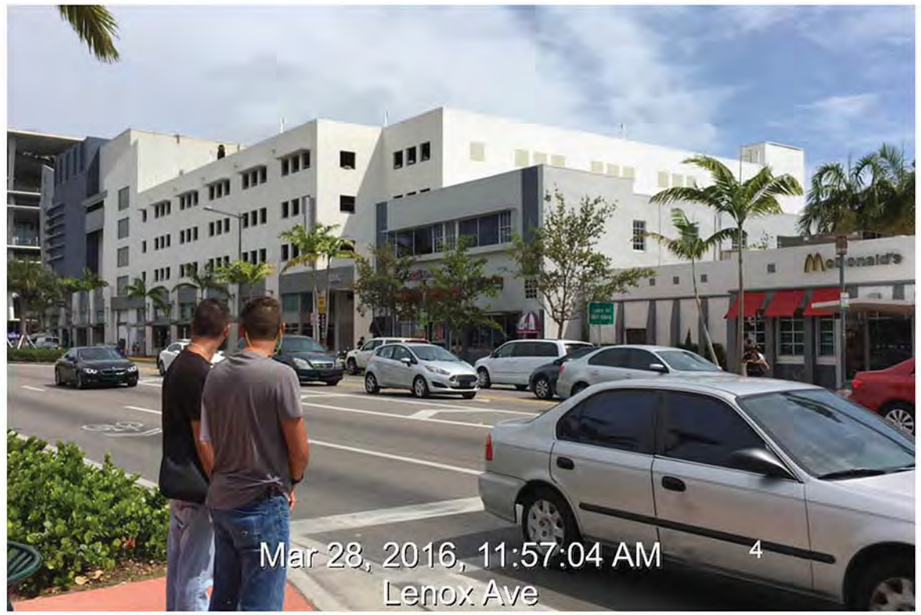

ALTON ROAD

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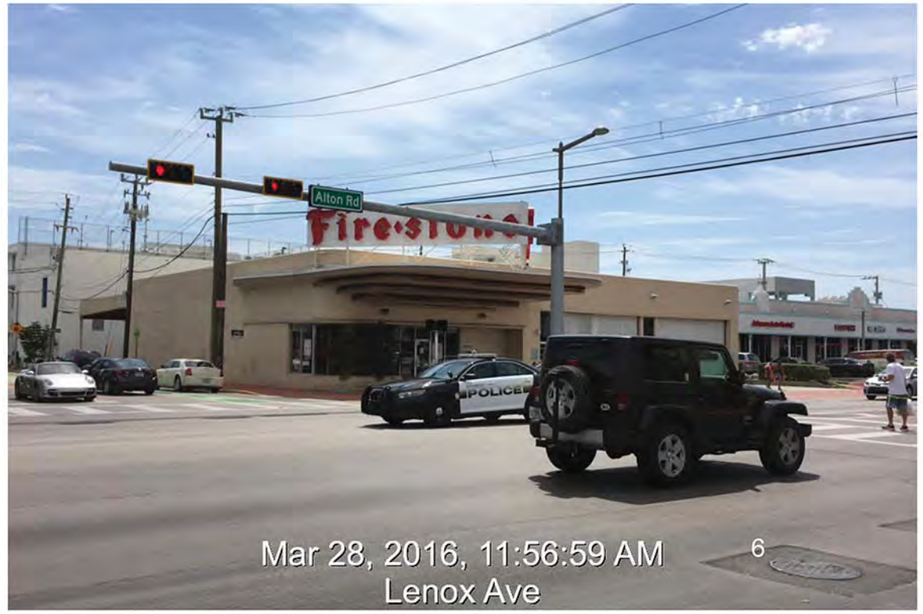
EXISTING CONTEXT SITE PHOTOS

SHEET NUMBER

A00-04A

ALTON/16TH STREET



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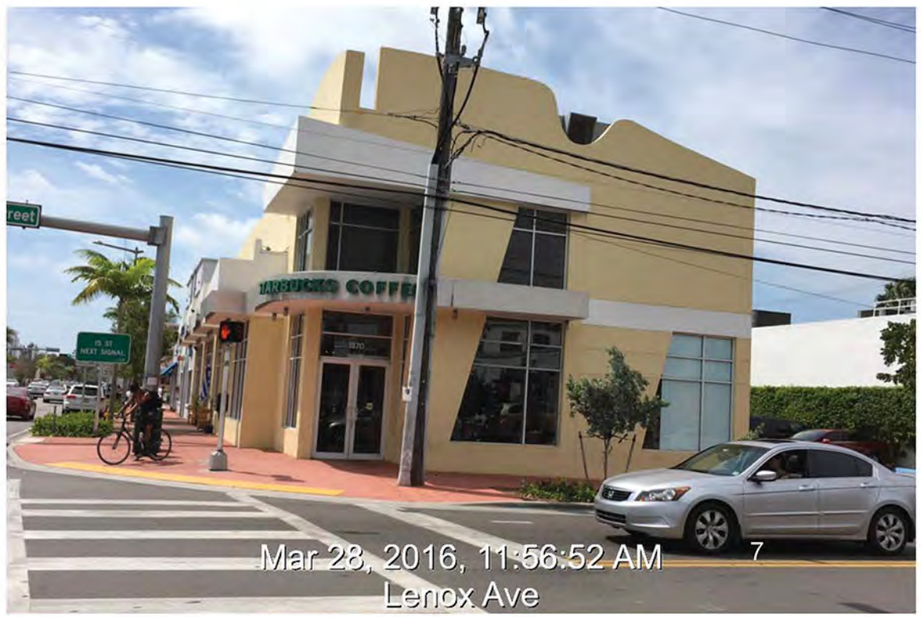
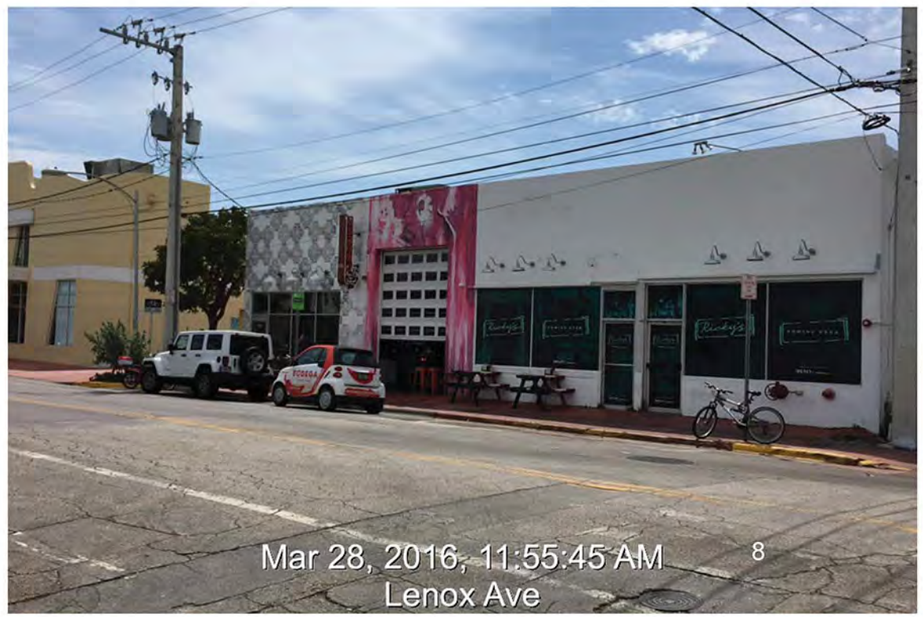


ALTON/16TH STREET



16TH STREET

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1212 LINCOLN ROAD

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Job Number	810414.000
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TITLE

EXISTING CONTEXT SITE PHOTOS

SHEET NUMBER

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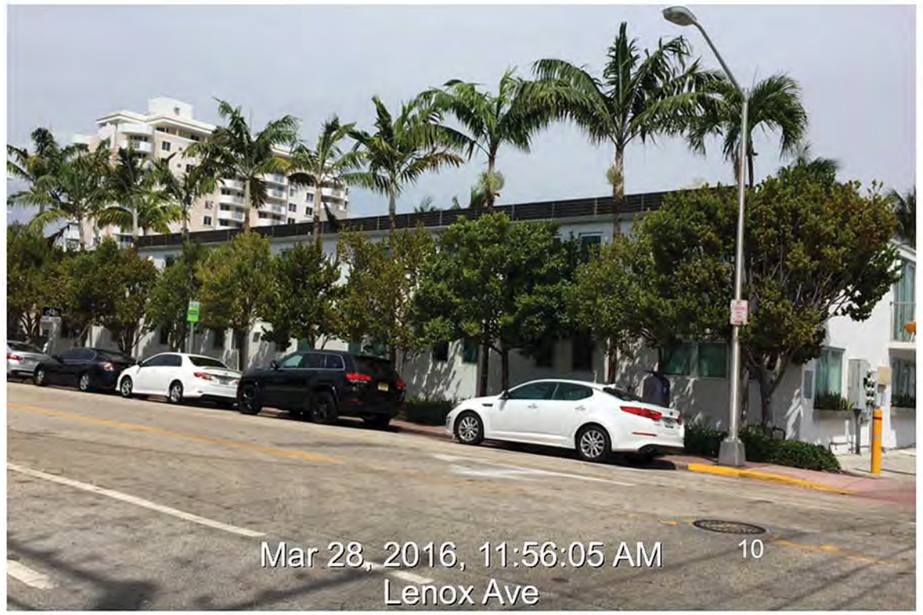
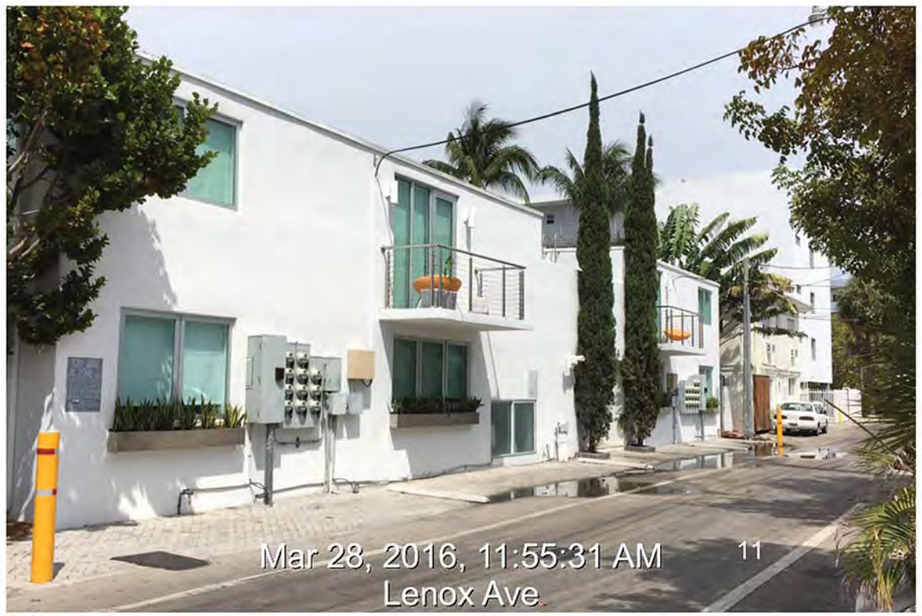
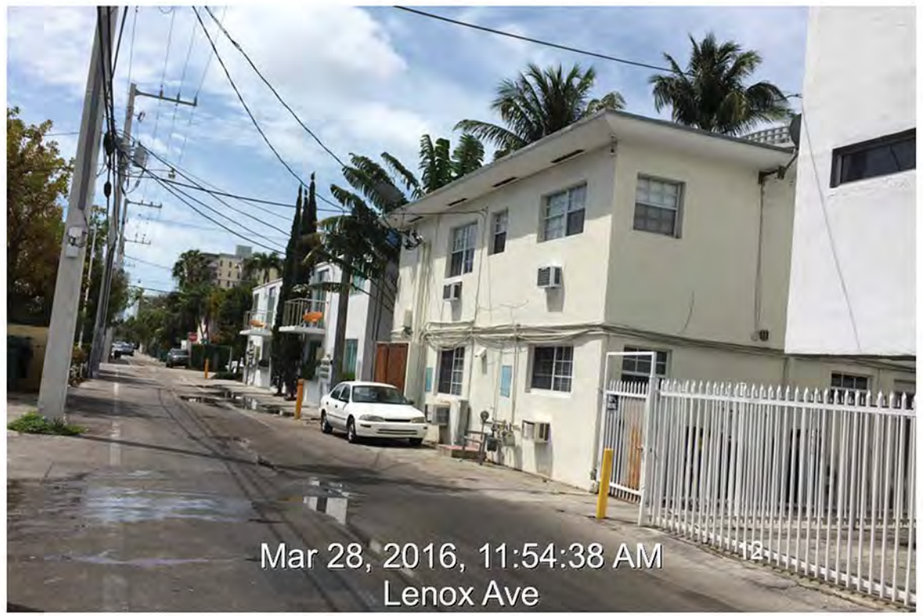
16TH STREET



16TH STREET



ALTON COURT



ALTON COURT LOOKING NORTH

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+WILL
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SUITE 300
CORAL GABLES, FLORIDA
33134

1212 LINCOLN ROAD

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INSPIRATIONAL LIVING
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MIAMI , FLORIDA 33137

LANDSCAPE ARCHITECT

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SUITE 1100
CORAL GABLES, FLORIDA

STRUCTURAL

YHCE ENGINEERING
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SUITE 104
MIAMI, FLORIDA

PLANNING BOARD
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TITLE

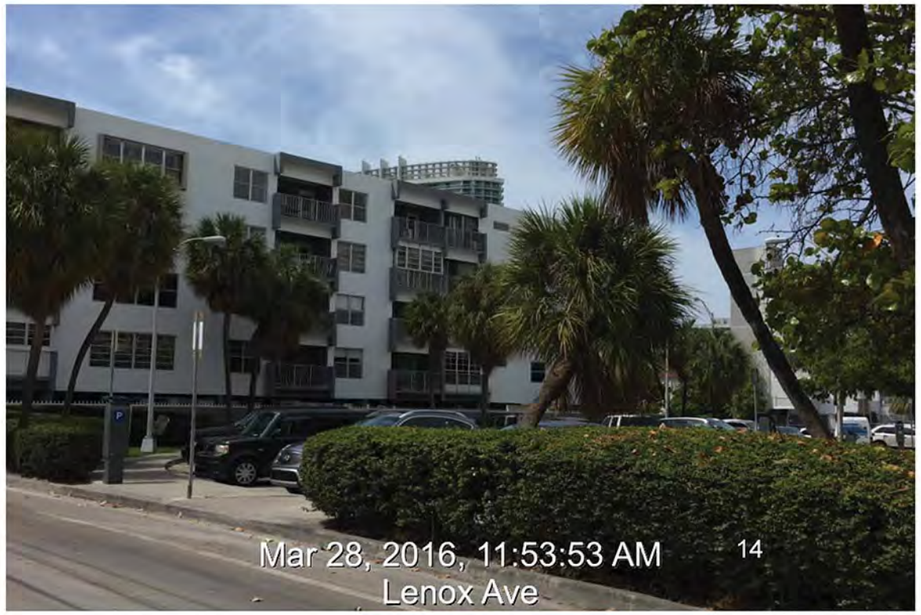
EXISTING CONTEXT SITE PHOTOS

SHEET NUMBER

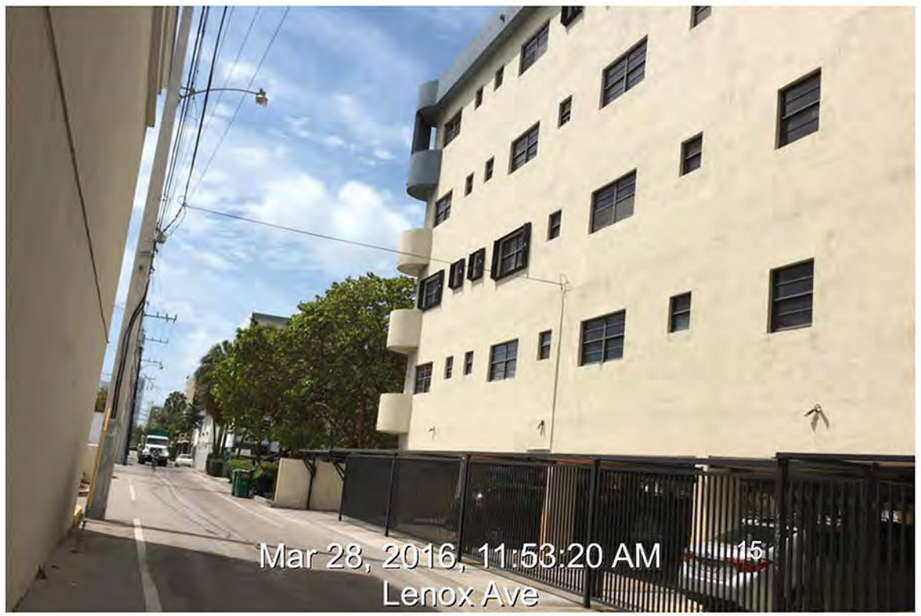
A00-04C

3/29/2016 10:48:04 AM C:\Temp\1212LINCOLN_portland.rvt

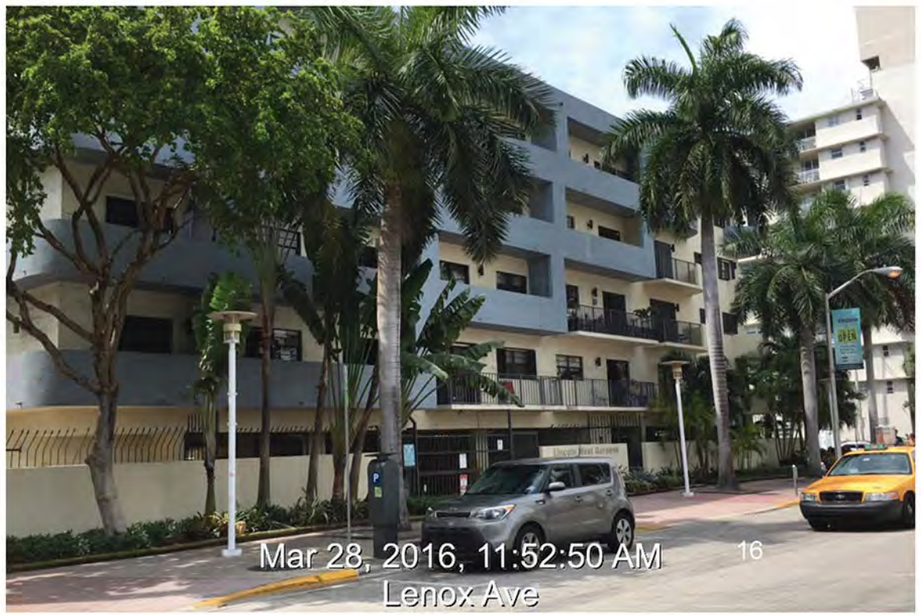
ALTON COURT



ALTON COURT



ALTON COURT



LINCOLN ROAD

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12151 SW 128TH CT
SUITE 104
MIAMI, FLORIDA

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TITLE

EXISTING CONTEXT SITE PHOTOS

SHEET NUMBER

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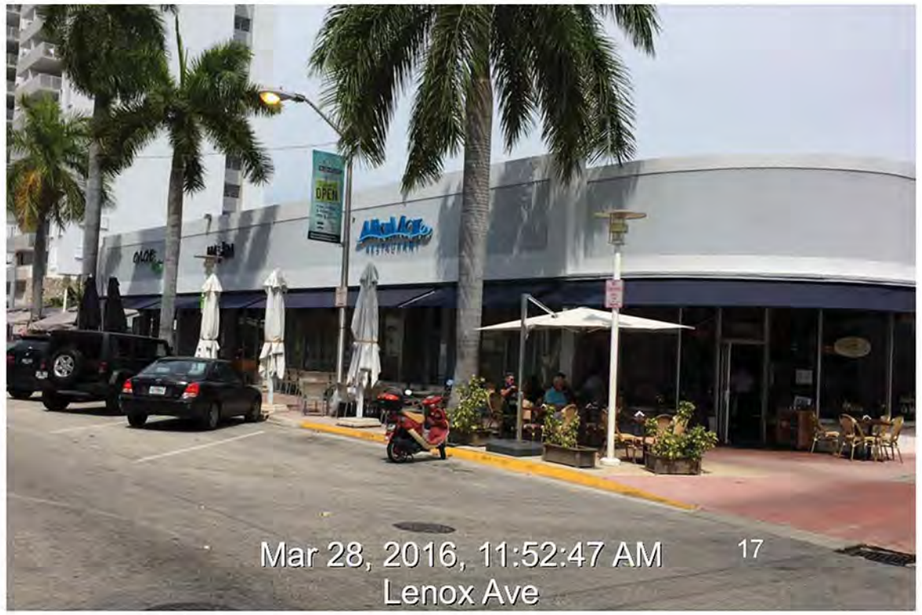
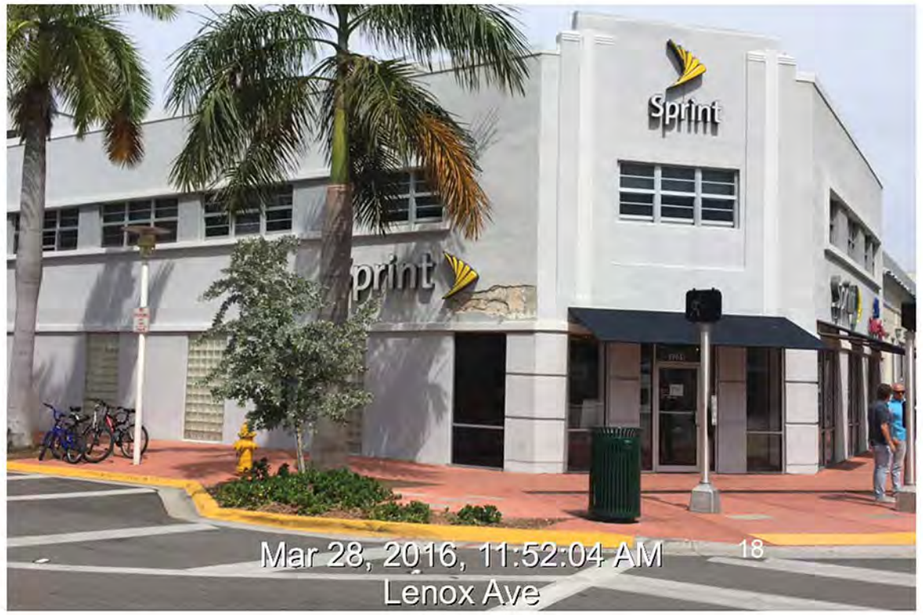


LINCOLN ROAD WEST OF ALTON ROAD



LINCOLN ROAD WEST OF ALTON ROAD

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33134

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LANDSCAPE ARCHITECT

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SUITE 104
MIAMI, FLORIDA

PLANNING BOARD
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04-06-2016

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Job Number		810414.000
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Approved		Approver

TITLE

EXISTING CONTEXT SITE PHOTOS

SHEET NUMBER

A00-04E

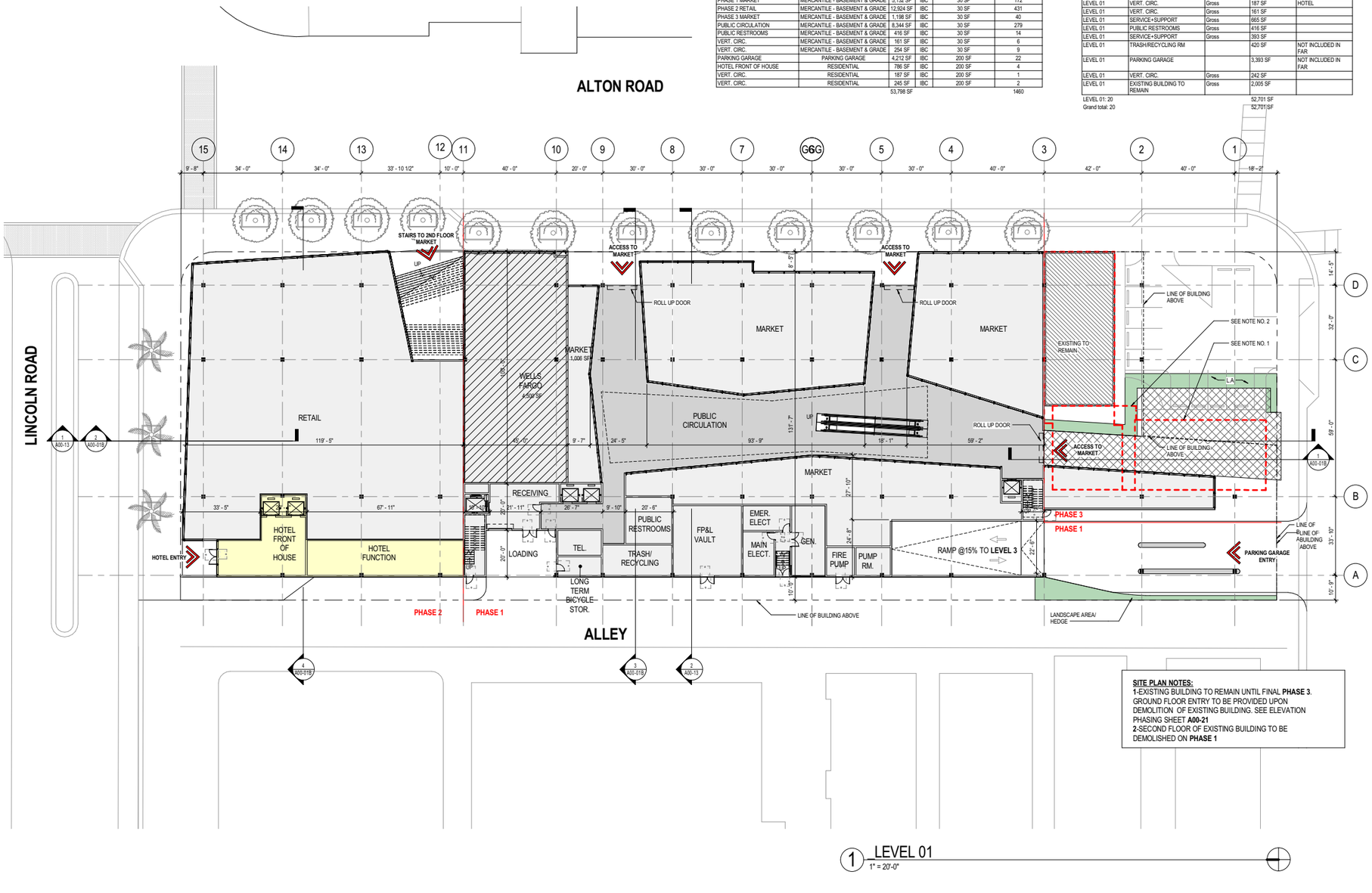
3/29/2016 10:50:04 AM C:\Revit\1212LINCOLN_centralrvt

CC - Occupant Load & Min. Egress Width Calcs - Level 1 (Areas)

OCCUPANCY NAME	OCCUPANCY	SQ. FTG.	CODE	OCC. LOAD FACTOR	OCC. LOAD
WELLS FARGO	BUSINESS	4,482 SF	IBC	100 SF	45
HOTEL BACK OF HOUSE	MECH / EQUIP / STOR.	1,081 SF	IBC	300 SF	4
SERVICE+SUPPORT	MECH / EQUIP / STOR.	665 SF	IBC	300 SF	3
SERVICE+SUPPORT	MECH / EQUIP / STOR.	393 SF	IBC	300 SF	2
SERVICE+SUPPORT	MECH / EQUIP / STOR.	272 SF	IBC	300 SF	1
TRASH/RECYCLING RM	MECH / EQUIP / STOR.	420 SF	IBC	300 SF	2
EXISTING BUILDING TO REMAIN	MERCANTILE - BASEMENT & GRADE	2,007 SF	IBC	30 SF	67
PHASE 1 MARKET	MERCANTILE - BASEMENT & GRADE	1,006 SF	IBC	30 SF	34
PHASE 1 MARKET	MERCANTILE - BASEMENT & GRADE	6,022 SF	IBC	30 SF	201
PHASE 1 MARKET	MERCANTILE - BASEMENT & GRADE	3,590 SF	IBC	30 SF	120
PHASE 1 MARKET	MERCANTILE - BASEMENT & GRADE	5,132 SF	IBC	30 SF	172
PHASE 2 RETAIL	MERCANTILE - BASEMENT & GRADE	12,924 SF	IBC	30 SF	431
PHASE 3 MARKET	MERCANTILE - BASEMENT & GRADE	1,198 SF	IBC	30 SF	40
PUBLIC CIRCULATION	MERCANTILE - BASEMENT & GRADE	8,344 SF	IBC	30 SF	279
PUBLIC RESTROOMS	MERCANTILE - BASEMENT & GRADE	416 SF	IBC	30 SF	14
VERT. CIRC.	MERCANTILE - BASEMENT & GRADE	161 SF	IBC	30 SF	6
VERT. CIRC.	MERCANTILE - BASEMENT & GRADE	254 SF	IBC	30 SF	9
PARKING GARAGE	PARKING GARAGE	4,212 SF	IBC	200 SF	22
HOTEL FRONT OF HOUSE	RESIDENTIAL	786 SF	IBC	200 SF	4
VERT. CIRC.	RESIDENTIAL	187 SF	IBC	200 SF	1
VERT. CIRC.	RESIDENTIAL	245 SF	IBC	200 SF	2
		53,798 SF			1460

Area Schedule Level 01

Level	Name	CC_NetOrGross_PWProj	Area	Comments
LEVEL 01	PHASE 2 RETAIL	Gross	12,924 SF	LEASABLE AREA
LEVEL 01	WELLS FARGO	Gross	4,482 SF	LEASABLE AREA
LEVEL 01	PHASE 1 MARKET	Gross	1,006 SF	LEASABLE AREA
LEVEL 01	PHASE 1 MARKET	Gross	3,590 SF	LEASABLE AREA
LEVEL 01	HOTEL FRONT OF HOUSE	Gross	786 SF	HOTEL
LEVEL 01	HOTEL BACK OF HOUSE	Gross	1,081 SF	HOTEL
LEVEL 01	PHASE 3 MARKET	Gross	1,197 SF	LEASABLE AREA
LEVEL 01	PHASE 1 MARKET	Gross	6,022 SF	LEASABLE AREA
LEVEL 01	PHASE 1 MARKET	Gross	5,132 SF	LEASABLE AREA
LEVEL 01	PUBLIC CIRCULATION	Gross	8,344 SF	
LEVEL 01	VERT. CIRC.	Gross	254 SF	
LEVEL 01	VERT. CIRC.	Gross	187 SF	HOTEL
LEVEL 01	VERT. CIRC.	Gross	161 SF	
LEVEL 01	SERVICE+SUPPORT	Gross	665 SF	
LEVEL 01	PUBLIC RESTROOMS	Gross	416 SF	
LEVEL 01	SERVICE+SUPPORT	Gross	393 SF	
LEVEL 01	TRASH/RECYCLING RM		420 SF	NOT INCLUDED IN FAR
LEVEL 01	PARKING GARAGE		3,393 SF	NOT INCLUDED IN FAR
LEVEL 01	VERT. CIRC.	Gross	242 SF	
LEVEL 01	EXISTING BUILDING TO REMAIN	Gross	2,005 SF	
LEVEL 01: 20			52,701 SF	
Grand total: 20			52,701 SF	



SITE PLAN NOTES:
1-EXISTING BUILDING TO REMAIN UNTIL FINAL **PHASE 3**. GROUND FLOOR ENTRY TO BE PROVIDED UPON DEMOLITION OF EXISTING BUILDING. SEE ELEVATION PHASING SHEET **A00-21**
2-SECOND FLOOR OF EXISTING BUILDING TO BE DEMOLISHED ON **PHASE 1**

1 LEVEL 01
1" = 20'-0"

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STRUCTURAL
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MIAMI, FLORIDA

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Approved		Approver

TITLE

LEVEL 01 PLAN

SHEET NUMBER

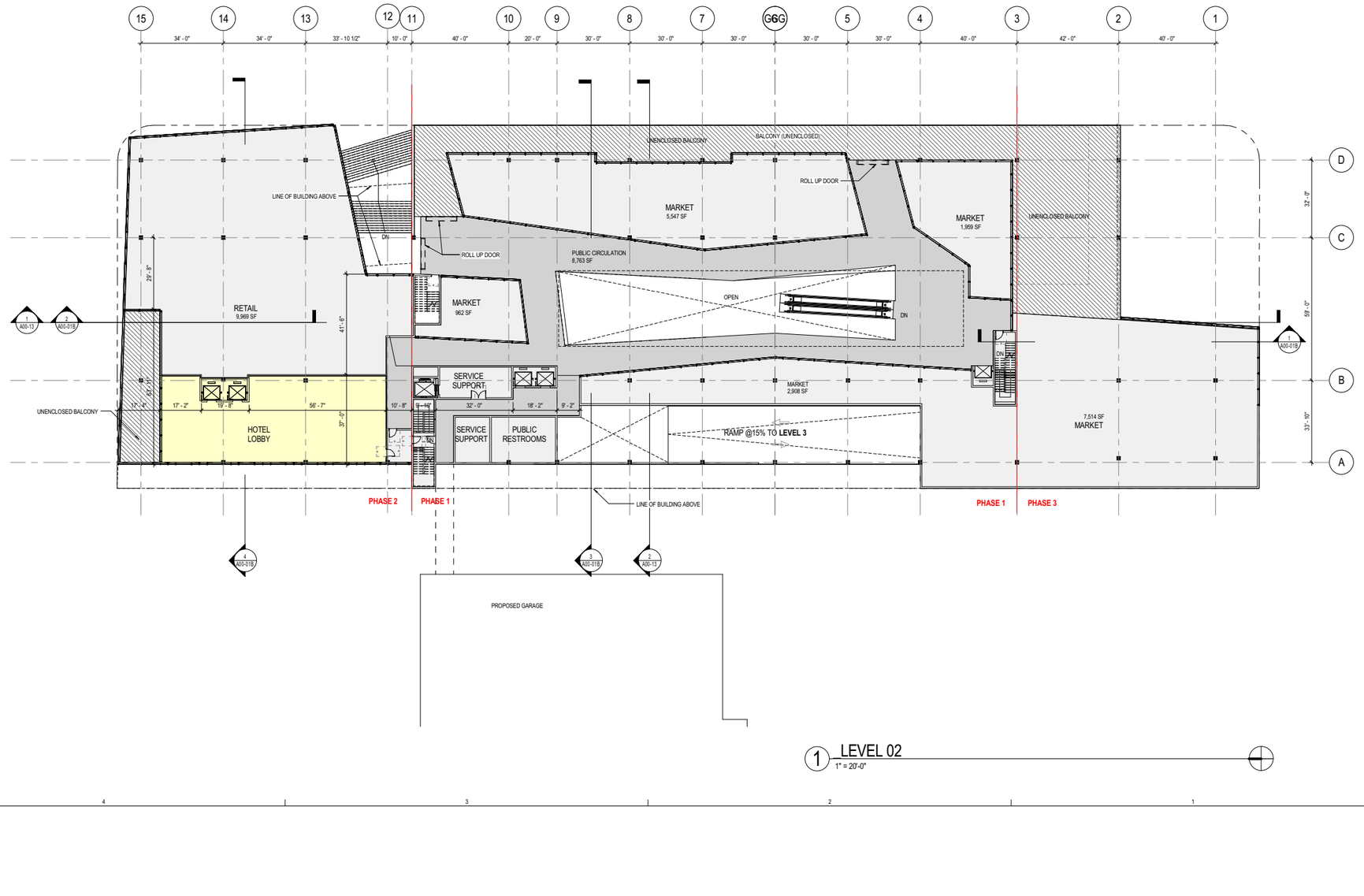
A00-05

CC - Occupant Load & Min. Egress Width Calcs - Level 2 (Areas)

OCCUPANCY NAME	OCCUPANCY	SQ. FTG.	CODE	OCC. LOAD FACTOR	OCC. LOAD
BALCONY UNENCLOSED	ASSEMBLY - UNCONC. TABLES & CHAIRS	3,841 SF	IBC	15 SF	257
BALCONY UNENCLOSED	ASSEMBLY - UNCONC. TABLES & CHAIRS	1,049 SF	IBC	15 SF	70
SERVICE+SUPPORT	MECH / EQUIP / STOR.	535 SF	IBC	300 SF	2
SERVICE+SUPPORT	MECH / EQUIP / STOR.	276 SF	IBC	300 SF	1
PHASE 1 MARKET	MERCANTILE - OTHER	5,547 SF	IBC	60 SF	93
PHASE 1 MARKET	MERCANTILE - OTHER	1,958 SF	IBC	60 SF	33
PHASE 1 MARKET	MERCANTILE - OTHER	8,780 SF	IBC	60 SF	147
PHASE 1 MARKET	MERCANTILE - OTHER	999 SF	IBC	60 SF	17
PHASE 1 MARKET	MERCANTILE - OTHER	1,368 SF	IBC	60 SF	23
PHASE 1 MARKET	MERCANTILE - OTHER	2,768 SF	IBC	60 SF	47
PHASE 2 RETAIL	MERCANTILE - OTHER	13,682 SF	IBC	60 SF	229
PHASE 3 MARKET	MERCANTILE - OTHER	6,968 SF	IBC	60 SF	117
PUBLIC RESTROOMS	MERCANTILE - OTHER	527 SF	IBC	60 SF	9
VERT. CIRC.	MERCANTILE - OTHER	229 SF	IBC	60 SF	4
VERT. CIRC.	MERCANTILE - OTHER	161 SF	IBC	60 SF	3
VERT. CIRC.	MERCANTILE - OTHER	364 SF	IBC	60 SF	7
PARKING GARAGE	PARKING GARAGE	2,499 SF	IBC	200 SF	13
VERT. CIRC.	RESIDENTIAL	187 SF	IBC	200 SF	1
VERT. CIRC.	RESIDENTIAL	337 SF	IBC	200 SF	2
		52,073 SF			1076

Area Schedule Level 02

Level	Name	CC_NetOrGross_PWProj	Area	Comments
LEVEL 02	VERT. CIRC.	Gross	187 SF	HOTEL
LEVEL 02	VERT. CIRC.	Gross	161 SF	
LEVEL 02	VERT. CIRC.	Gross	364 SF	
LEVEL 02	PHASE 1 MARKET	Gross	999 SF	LEASABLE AREA
LEVEL 02	PHASE 1 MARKET	Gross	1,951 SF	LEASABLE AREA
LEVEL 02	PHASE 3 MARKET	Gross	11,219 SF	LEASABLE AREA
LEVEL 02	PHASE 2 RETAIL	Gross	13,682 SF	LEASABLE AREA
LEVEL 02	PHASE 1 MARKET	Gross	5,547 SF	LEASABLE AREA
LEVEL 02	PUBLIC CIRCULATION	Gross	8,747 SF	
LEVEL 02	BALCONY (UNENCLOSED)		7,248 SF	
LEVEL 02	BALCONY (UNENCLOSED)		1,049 SF	
LEVEL 02	SERVICE+SUPPORT	Gross	276 SF	
LEVEL 02	PUBLIC RESTROOMS	Gross	527 SF	
LEVEL 02	PARKING GARAGE		2,499 SF	NOT INCLUDED IN FAR
LEVEL 02	VERT. CIRC.	Gross	229 SF	
LEVEL 02	VERT. CIRC.	Gross	337 SF	
LEVEL 02	SERVICE+SUPPORT	Gross	455 SF	
LEVEL 02: 17			55,476 SF	
Grand total: 17			55,476 SF	



1 LEVEL 02
1" = 20'-0"

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CORAL GABLES, FLORIDA

STRUCTURAL

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12151 SW 128TH CT
SUITE 104
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04-06-2016

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Job Number		810414.000
Drawn		Author
Checked		Checker
Approved		Approver

TITLE

LEVEL 02 PLAN

SHEET NUMBER

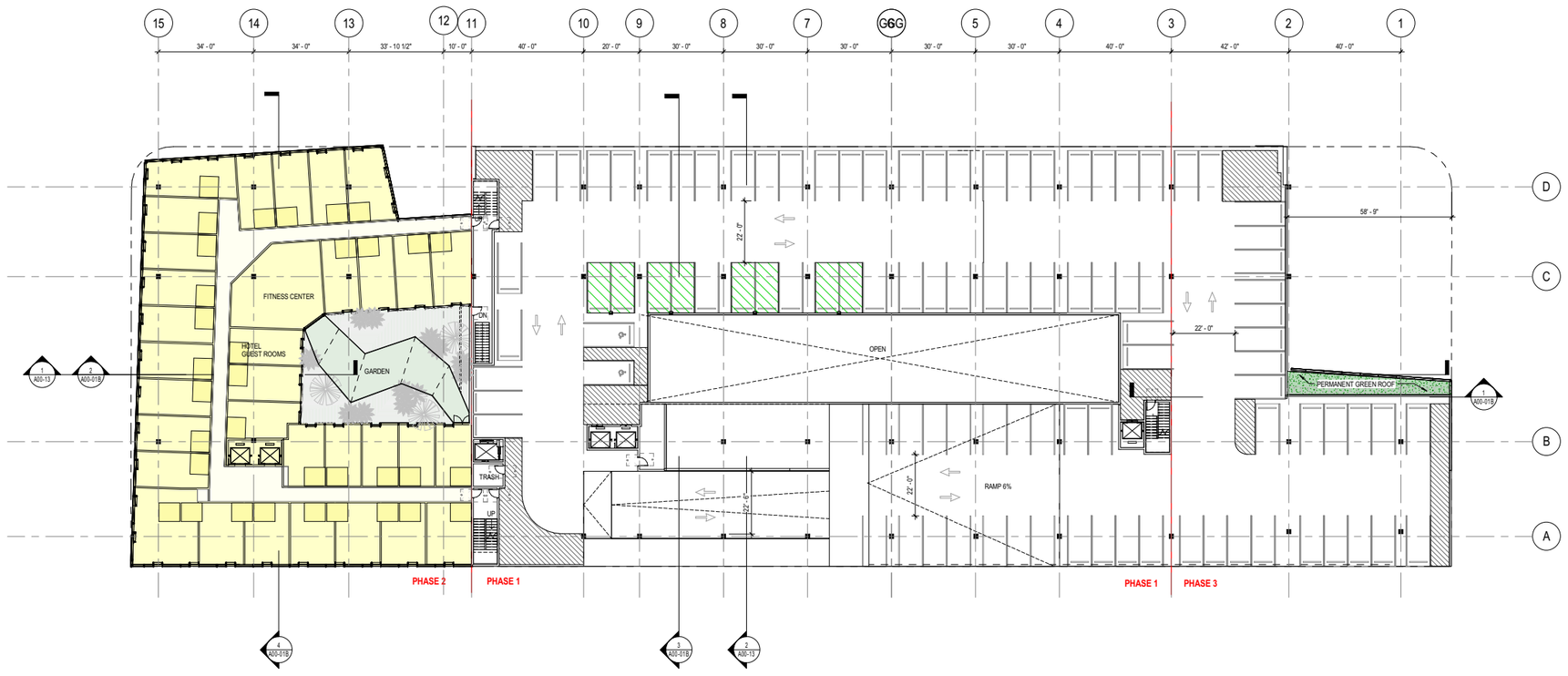
A00-06

CC - Occupant Load & Min. Egress Width Calcs - Level 3 (Areas)

OCCUPANCY NAME	OCCUPANCY	SQ. FTG.	CODE	OCC. LOAD FACTOR	OCC. LOAD
PARKING GARAGE	PARKING GARAGE	40,838 SF	IBC	200 SF	205
VERT. CIRC.	PARKING GARAGE	160 SF	IBC	200 SF	1
VERT. CIRC.	PARKING GARAGE	260 SF	IBC	200 SF	2
HOTEL	RESIDENTIAL	7,628 SF	IBC	200 SF	39
HOTEL	RESIDENTIAL	6,731 SF	IBC	200 SF	34
HOTEL	RESIDENTIAL	Redundant Area	IBC	200 SF	
VERT. CIRC.	RESIDENTIAL	183 SF	IBC	200 SF	1
VERT. CIRC.	RESIDENTIAL	260 SF	IBC	200 SF	2
VERT. CIRC.	RESIDENTIAL	516 SF	IBC	200 SF	3
		56,576 SF			287

Area Schedule Level 03

Level	Name	CC_NetOrGross_PWProj	Area	Comments
LEVEL 03	VERT. CIRC.	Gross	160 SF	
LEVEL 03	VERT. CIRC.	Gross	260 SF	
LEVEL 03	VERT. CIRC.	Gross	183 SF	HOTEL
LEVEL 03	GUEST ROOM SUPPORT/CIRC.	Gross	2,154 SF	HOTEL
LEVEL 03	GUEST ROOMS	Gross	7,623 SF	HOTEL
LEVEL 03	VERT. CIRC.	Gross	260 SF	
LEVEL 03	GUEST ROOMS	Gross	4,576 SF	HOTEL
LEVEL 03	VERT. CIRC.	Gross	516 SF	
LEVEL 03	PARKING GARAGE		40,838 SF	NOT INCLUDED IN FAR
LEVEL 03: 9			56,569 SF	
Grand total: 9			56,569 SF	



1 LEVEL 03
1" = 20'-0"

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1212 LINCOLN ROAD

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LANDSCAPE ARCHITECT

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URBANROBOT.NET
LA 6666853

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LEVEL 03 PLAN

SHEET NUMBER

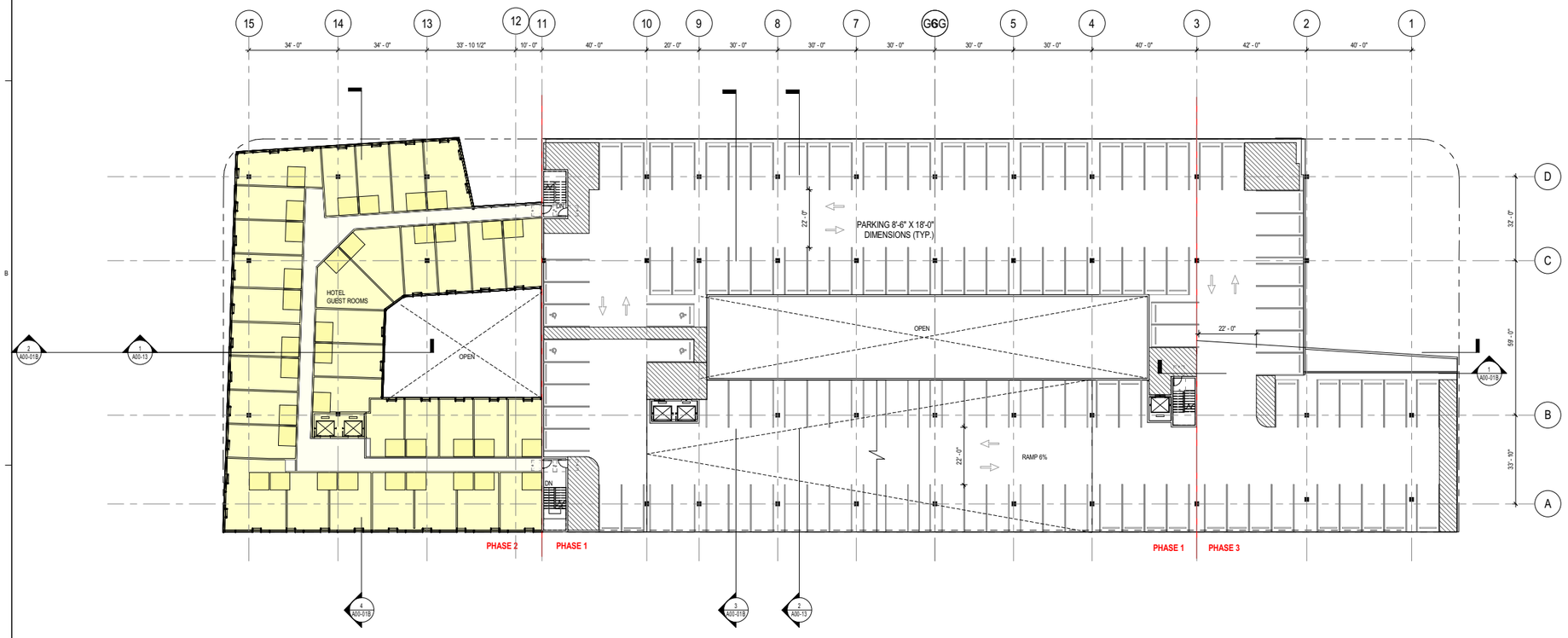
A00-07

CC - Occupant Load & Min. Egress Width Calcs - Level 4 (Areas)

OCCUPANCY NAME	OCCUPANCY	SQ. FTG.	CODE	OCC. LOAD FACTOR	OCC. LOAD
PARKING GARAGE	PARKING GARAGE	41,090 SF	IBC	200 SF	206
VERT. CIRC.	PARKING GARAGE	172 SF	IBC	200 SF	1
VERT. CIRC.	PARKING GARAGE	260 SF	IBC	200 SF	2
HOTEL	RESIDENTIAL	7,628 SF	IBC	200 SF	39
HOTEL	RESIDENTIAL	6,731 SF	IBC	200 SF	34
HOTEL	RESIDENTIAL	Redundant Area	IBC	200 SF	
VERT. CIRC.	RESIDENTIAL	183 SF	IBC	200 SF	1
VERT. CIRC.	RESIDENTIAL	260 SF	IBC	200 SF	2
VERT. CIRC.	RESIDENTIAL	166 SF	IBC	200 SF	1
		56,489 SF			286

Area Schedule Level 04

Level	Name	CC_NetOrGross_PWProj	Area	Comments
LEVEL 04	VERT. CIRC.	Gross	172 SF	
LEVEL 04	VERT. CIRC.	Gross	260 SF	
LEVEL 04	VERT. CIRC.	Gross	260 SF	
LEVEL 04	VERT. CIRC.	Gross	183 SF	HOTEL
LEVEL 04	GUEST ROOM SUPPORT/CIRC.	Gross	6,731 SF	HOTEL
LEVEL 04	GUEST ROOMS	Gross	7,628 SF	HOTEL
LEVEL 04	GUEST ROOMS	Gross	Redundant Area	HOTEL
LEVEL 04	VERT. CIRC.	Gross	166 SF	
LEVEL 04	PARKING GARAGE		41,090 SF	NOT INCLUDED IN FAR
LEVEL 04: 9			56,489 SF	
Grand total: 9			56,489 SF	



1 LEVEL 04
1" = 20'-0"

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LEVEL 04 PLAN

SHEET NUMBER

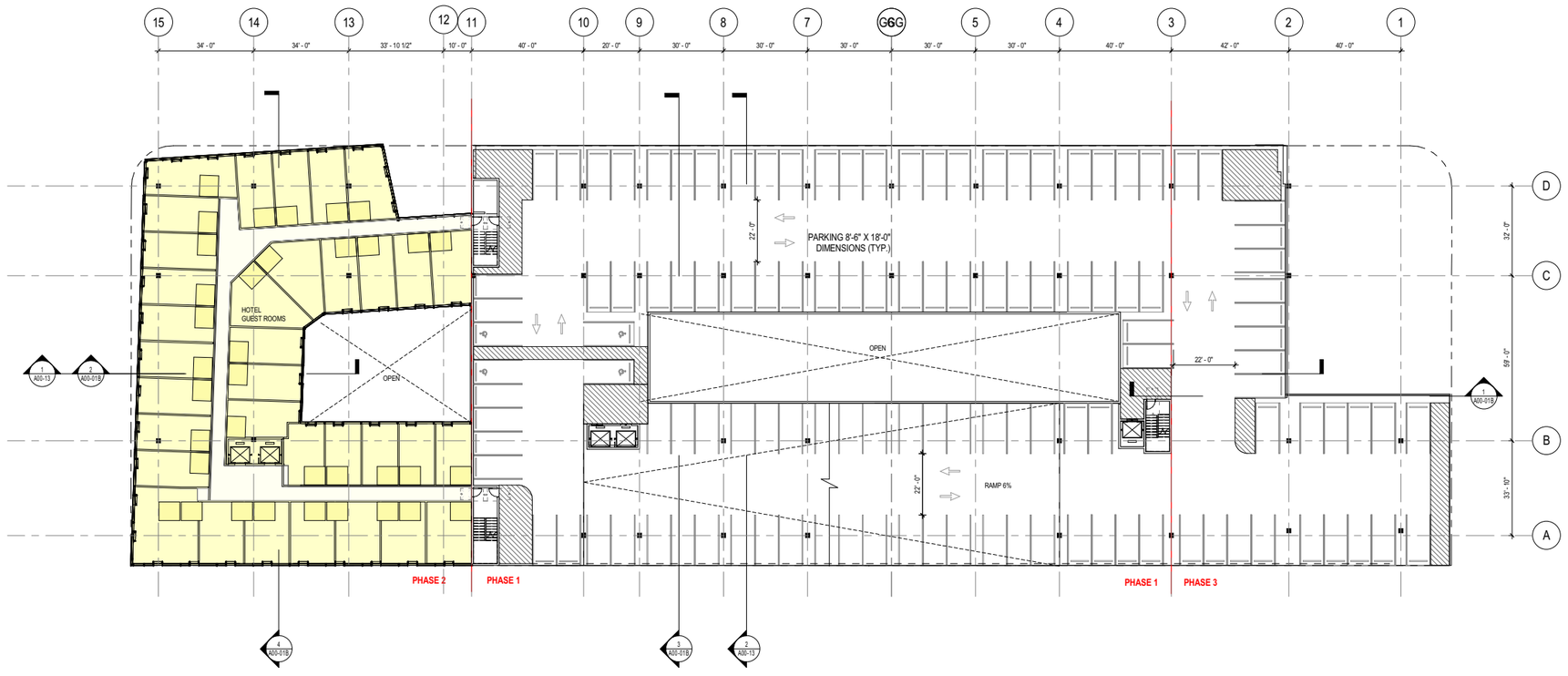
A00-08

CC - Occupant Load & Min. Egress Width Calcs - Level 5 (Areas)

OCCUPANCY NAME	OCCUPANCY	SQ. FTG.	CO DE	OCC. LOAD FACTOR	OCC. LOAD
PARKING GARAGE	PARKING GARAGE	40,973 SF	IBC	200 SF	205
VERT. CIRC.	PARKING GARAGE	172 SF	IBC	200 SF	1
VERT. CIRC.	PARKING GARAGE	260 SF	IBC	200 SF	2
HOTEL	RESIDENTIAL	7,628 SF	IBC	200 SF	39
HOTEL	RESIDENTIAL	6,731 SF	IBC	200 SF	34
HOTEL	RESIDENTIAL	Redundant Area	IBC	200 SF	
VERT. CIRC.	RESIDENTIAL	183 SF	IBC	200 SF	1
VERT. CIRC.	RESIDENTIAL	285 SF	IBC	200 SF	2
VERT. CIRC.	RESIDENTIAL	257 SF	IBC	200 SF	2
		56,489 SF			286

Area Schedule Level 05

Level	Name	CC_NetOrGross_PWProj	Area	Comments
LEVEL 05	VERT. CIRC.	Gross	172 SF	
LEVEL 05	VERT. CIRC.	Gross	260 SF	
LEVEL 05	VERT. CIRC.	Gross	257 SF	
LEVEL 05	VERT. CIRC.	Gross	183 SF	HOTEL
LEVEL 05	GUEST ROOM SUPPORT/CIRC.	Gross	6,731 SF	HOTEL
LEVEL 05	GUEST ROOMS	Gross	7,628 SF	HOTEL
LEVEL 05	GUEST ROOMS	Gross	Redundant Area	HOTEL
LEVEL 05	VERT. CIRC.	Gross	285 SF	
LEVEL 05	PARKING GARAGE		40,973 SF	NOT INCLUDED IN FAR
LEVEL 05: 9			56,489 SF	
Grand total: 9			56,489 SF	



1 LEVEL 05
1" = 20'-0"

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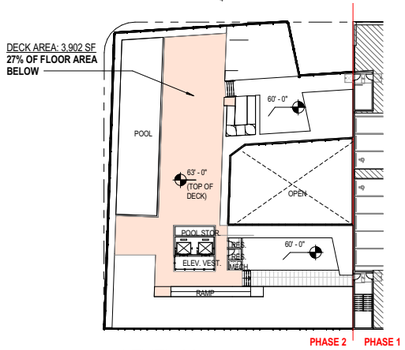
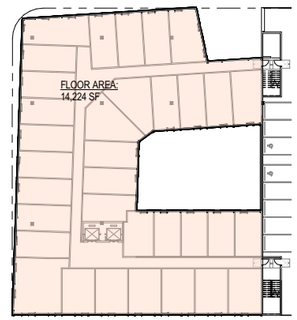
LEVEL 05 PLAN

SHEET NUMBER

A00-09



2 LEVEL 06
NOT TO SCALE



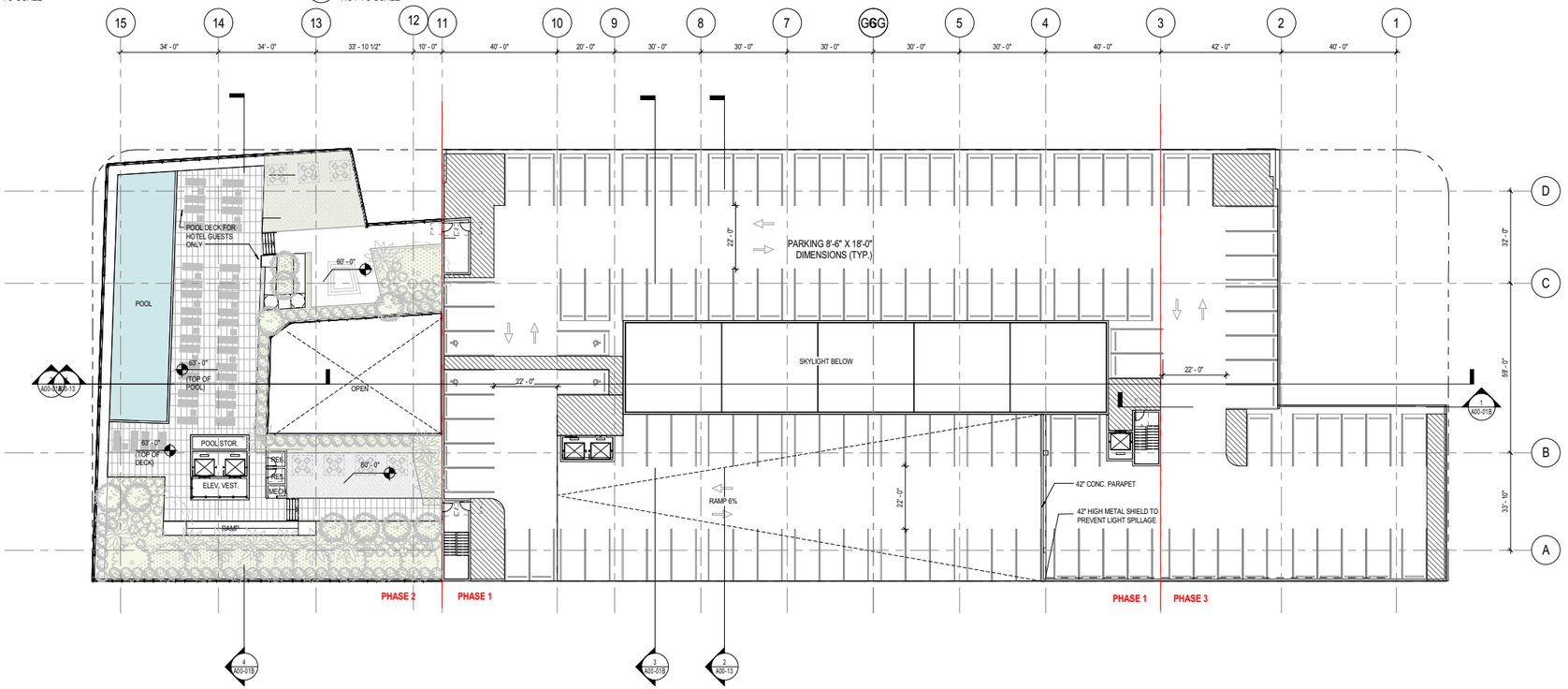
3 LEVEL 05
NOT TO SCALE

CC - Occupant Load & Min. Egress Width Calcs - Level 6 (Areas)

OCCUPANCY NAME	OCCUPANCY	SQ. FTG.	CO DE	OCC. LOAD FACTOR	OCC. LOAD
PARKING GARAGE	PARKING GARAGE	172 SF	IBC	200 SF	1
PARKING GARAGE	PARKING GARAGE	260 SF	IBC	200 SF	2
PARKING GARAGE	PARKING GARAGE	31,554 SF	IBC	200 SF	158
PUBLIC RESTROOMS	RESIDENTIAL	72 SF	IBC	200 SF	1
VERT. CIRC.	RESIDENTIAL	187 SF	IBC	200 SF	1
VERT. CIRC.	RESIDENTIAL	167 SF	IBC	200 SF	1
VERT. CIRC.	RESIDENTIAL	248 SF	IBC	200 SF	2
ROOF TOP POOL DECK	SWIMMING POOL	1,794 SF	IBC	50 SF	36
ROOF TOP POOL DECK	SWIMMING POOL DECK	5,609 SF	IBC	15 SF	374
		40,062 SF			577

Area Schedule Level 06

Level	Name	CC_NetOrGross_PWProj	Area	Comments
LEVEL 06	VERT. CIRC.	Gross	172 SF	
LEVEL 06	VERT. CIRC.	Gross	260 SF	
LEVEL 06	VERT. CIRC.	Gross	187 SF	HOTEL
LEVEL 06	VERT. CIRC.	Gross	167 SF	
LEVEL 06	VERT. CIRC.	Gross	245 SF	
LEVEL 06	ELEV. LOBBY		131 SF	HOTEL
LEVEL 06	PUBLIC RESTROOMS		70 SF	HOTEL
LEVEL 06	PARKING GARAGE		31,554 SF	NOT INCLUDED IN FAR
LEVEL 06: 8			32,786 SF	
Grand total: 8			32,786 SF	



1 LEVEL 06
1" = 20'-0"

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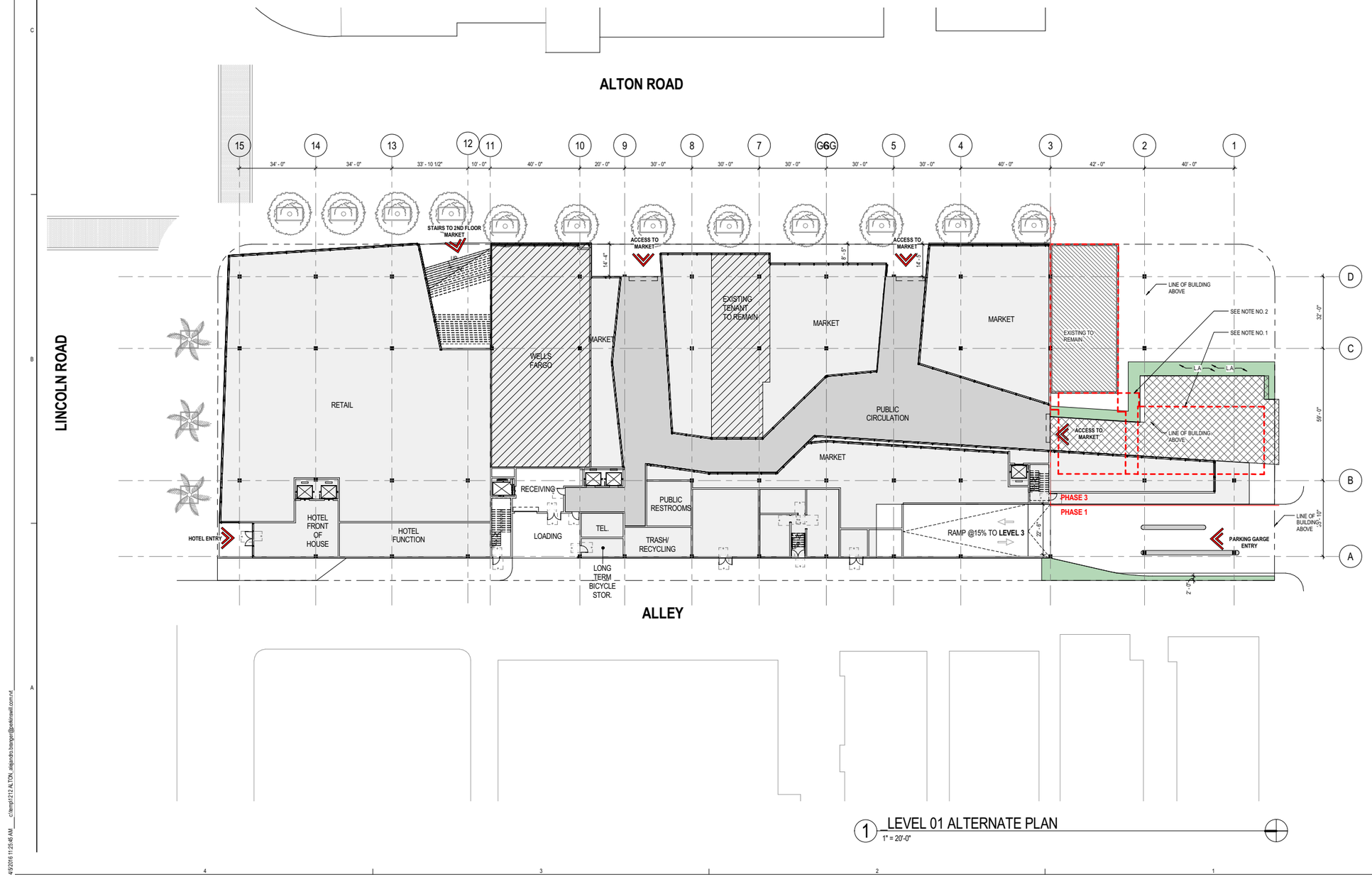
ROOF PLAN

SHEET NUMBER

A00-10



1 LEVEL 01 ALTERNATE PLAN
1" = 20'-0"

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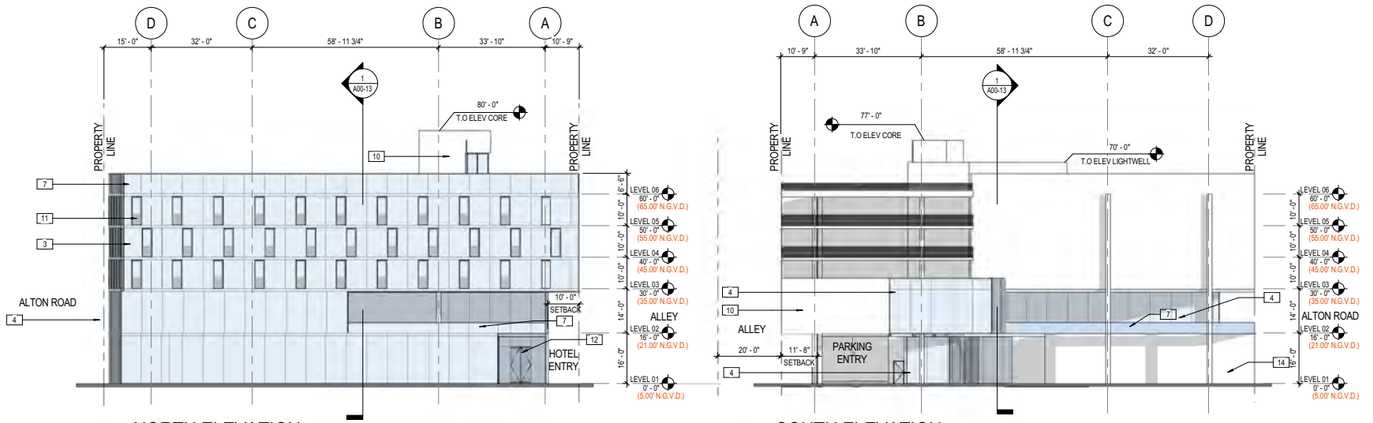
LEVEL 01 ALTERNATE PLAN

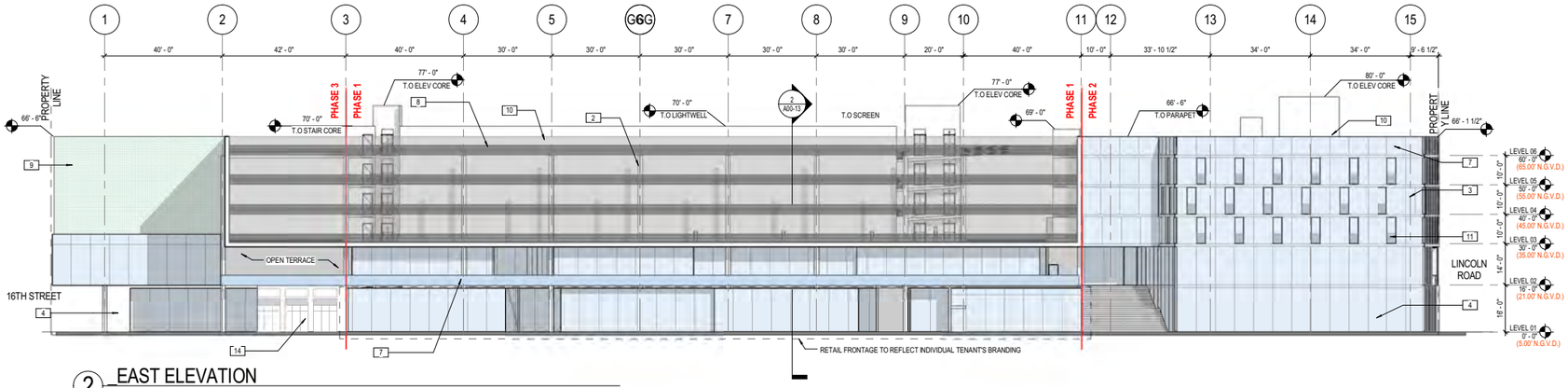
SHEET NUMBER

A00-11

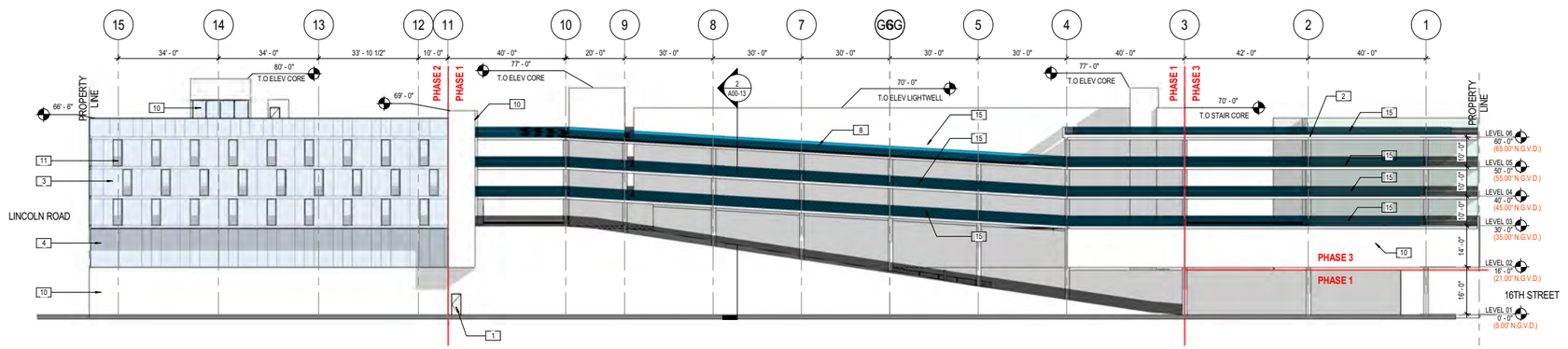


4 NORTH ELEVATION
1" = 20'-0"

3 SOUTH ELEVATION
1" = 20'-0"



2 EAST ELEVATION
1" = 20'-0"



1 WEST ELEVATION
1" = 20'-0"

LEGEND	
	DESCRIPTION
1	HOLLOW METAL DOOR WITH PAINTED FINISH
2	ARCHITECTURAL CIP WHITE CONCRETE
3	STRUCT. SEALANT GLAZED ALUM. WINDOW WALL. CAPLESS/ZERO SIGHTLINE WITH INSULATING LAMINATED COLORED/COLOR LIT VISION GLAZING
4	STRUCT. SEALANT GLAZED ALUM. WINDOW WALL. CAPLESS/ZERO SIGHTLINE WITH INSULATING LAMINATED VISION GLAZING
7	GLAZED DECORATIVE METAL RAILING
8	STAINLESS STEEL CABLE RAILING
9	GREENSCREEN TRELLIS PANELS
10	METAL SCREEN
11	SLIDING GLASS DOOR WITH STAINLESS STEEL CABLE RAILING ON INTERIOR SIDE
12	ALUMIGLASS DOOR. INTEGRATED WITH ALUM. WINDOW WALL
14	EXISTING BUILDING TO REMAIN
15	42" HIGH METAL SHIELD TO PREVENT LIGHT SPILLAGE

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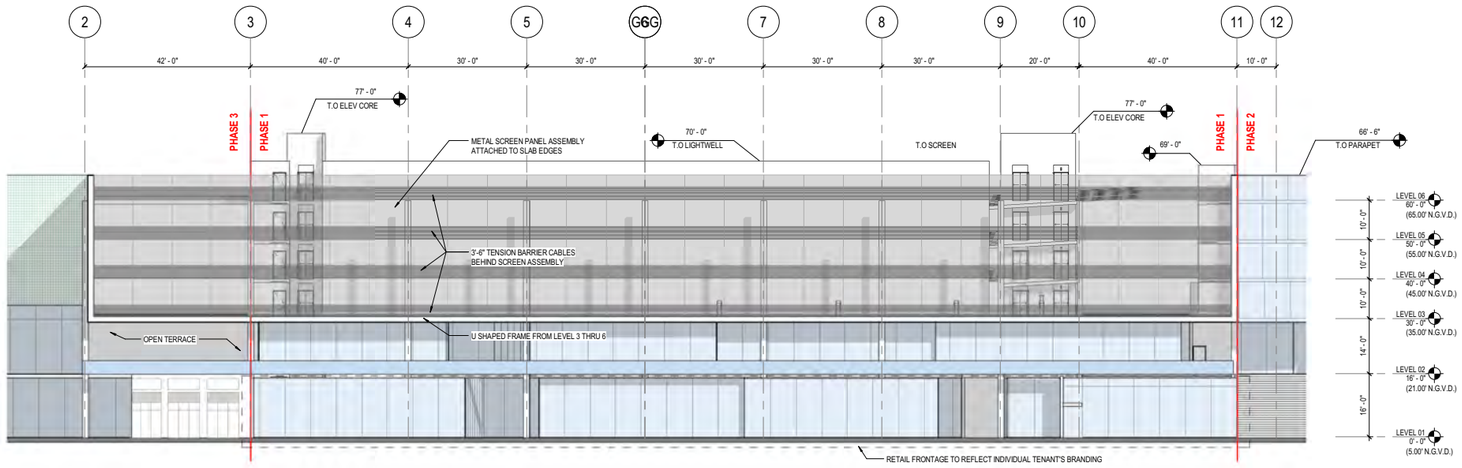
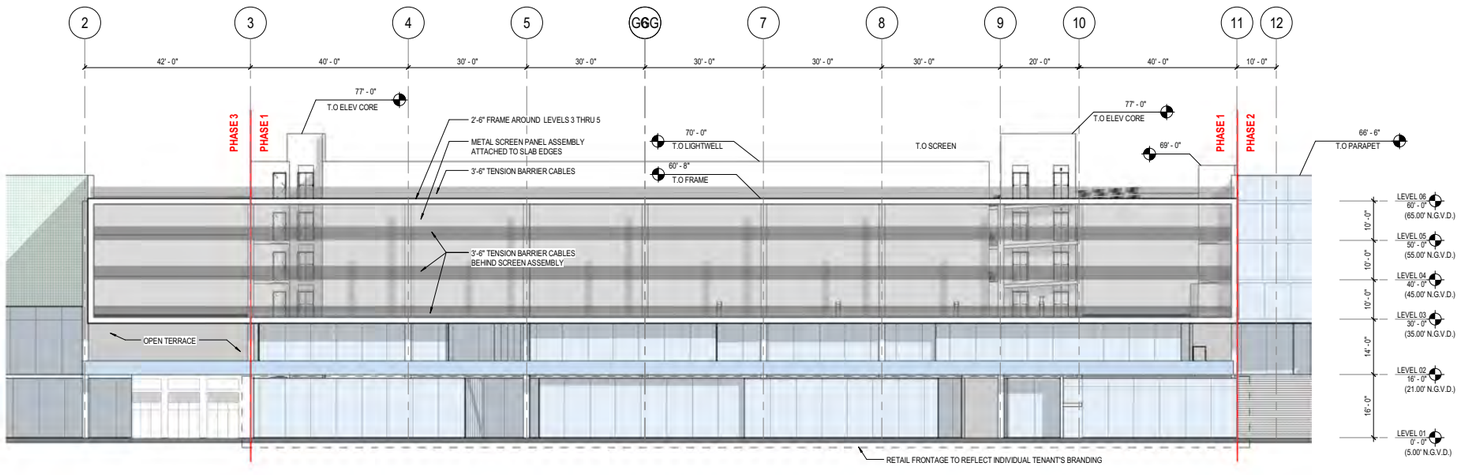
EXTERIOR ELEVATIONS

SHEET NUMBER

A00-12A



1 PARKING GARAGE ELEVATION OPTION A
1/16" = 1'-0"



2 PARKING GARAGE ELEVATION OPTION B
1/16" = 1'-0"

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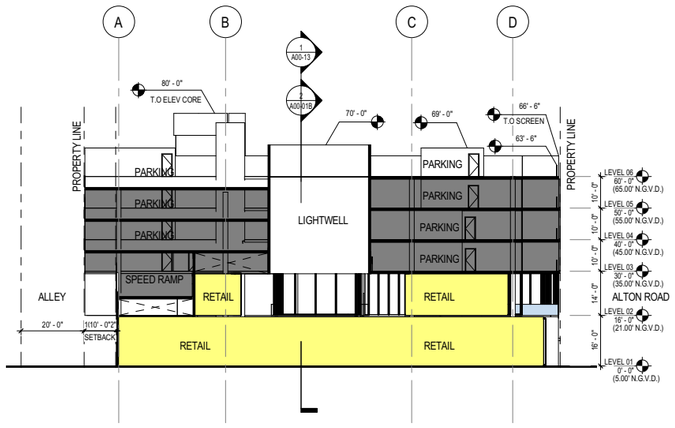
PARKING GARAGE ELEVATIONS

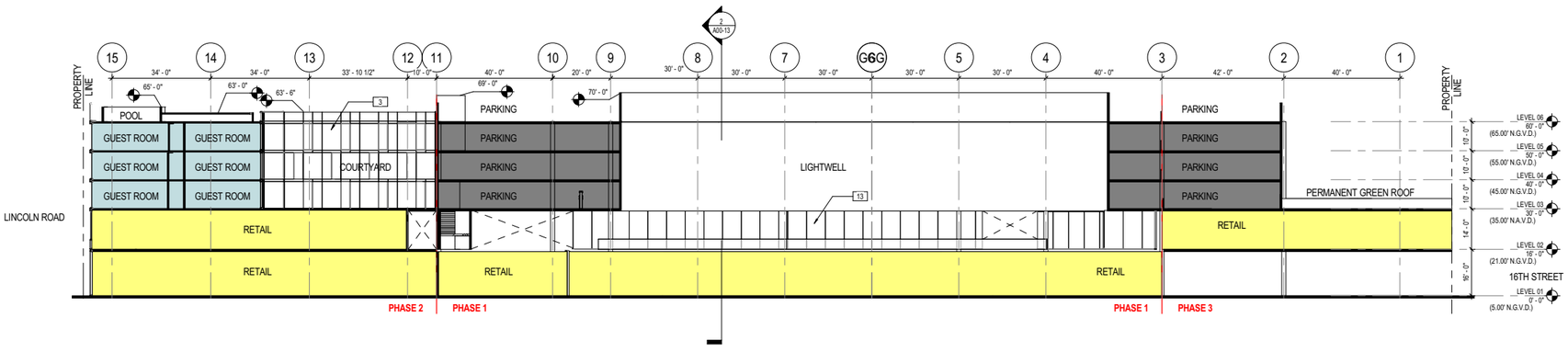
SHEET NUMBER

A00-012B

LEGEND	
	DESCRIPTION
3	STRUCT. SEALANT GLAZED ALUM. WINDOW WALL. CAPLESS/ZERO SIGHTLINE WITH INSULATING LAMINATED COLORED/COLOR LIT VISION GLAZING
13	GLAZED ALUMINUM INTERIOR STOREFRONT, BUTT JOINT VERTICALS



2 TRANSVERSE SECTION
1" = 20'-0"



1 LONGITUDINAL SECTION
1" = 20'-0"

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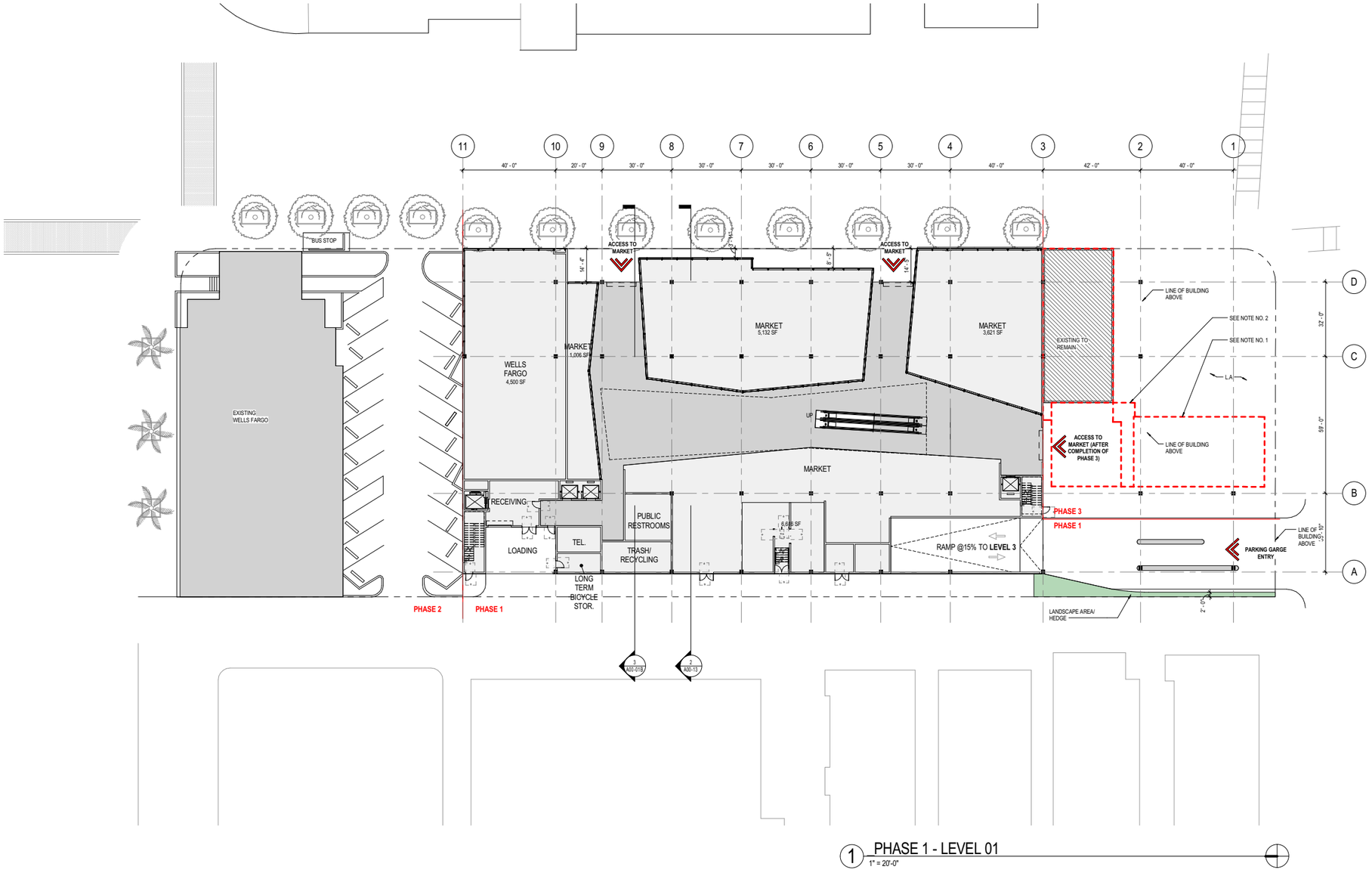
BUILDING SECTIONS

SHEET NUMBER

A00-13

4/5/2016 11:26:29 AM C:\temp\1212 ALTON_alejandro.blanger@perkinswill.com.rvt



1 PHASE 1 - LEVEL 01
1" = 20'-0"

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LEVEL 01 PLAN - PHASE 1

SHEET NUMBER

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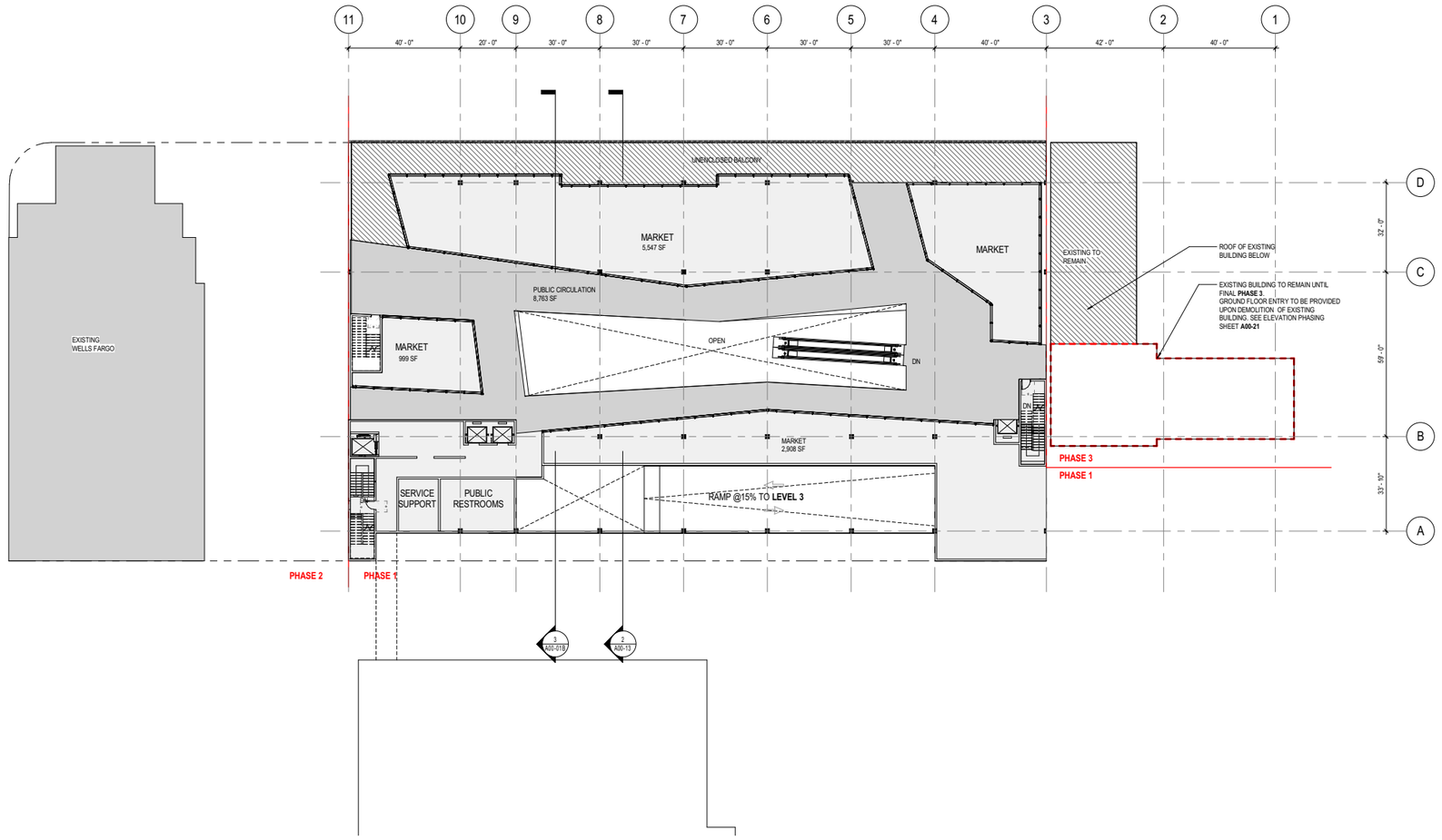

1 PHASE 1 - LEVEL 02
1" = 20'-0"

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LEVEL 02 PLAN - PHASE 1

SHEET NUMBER

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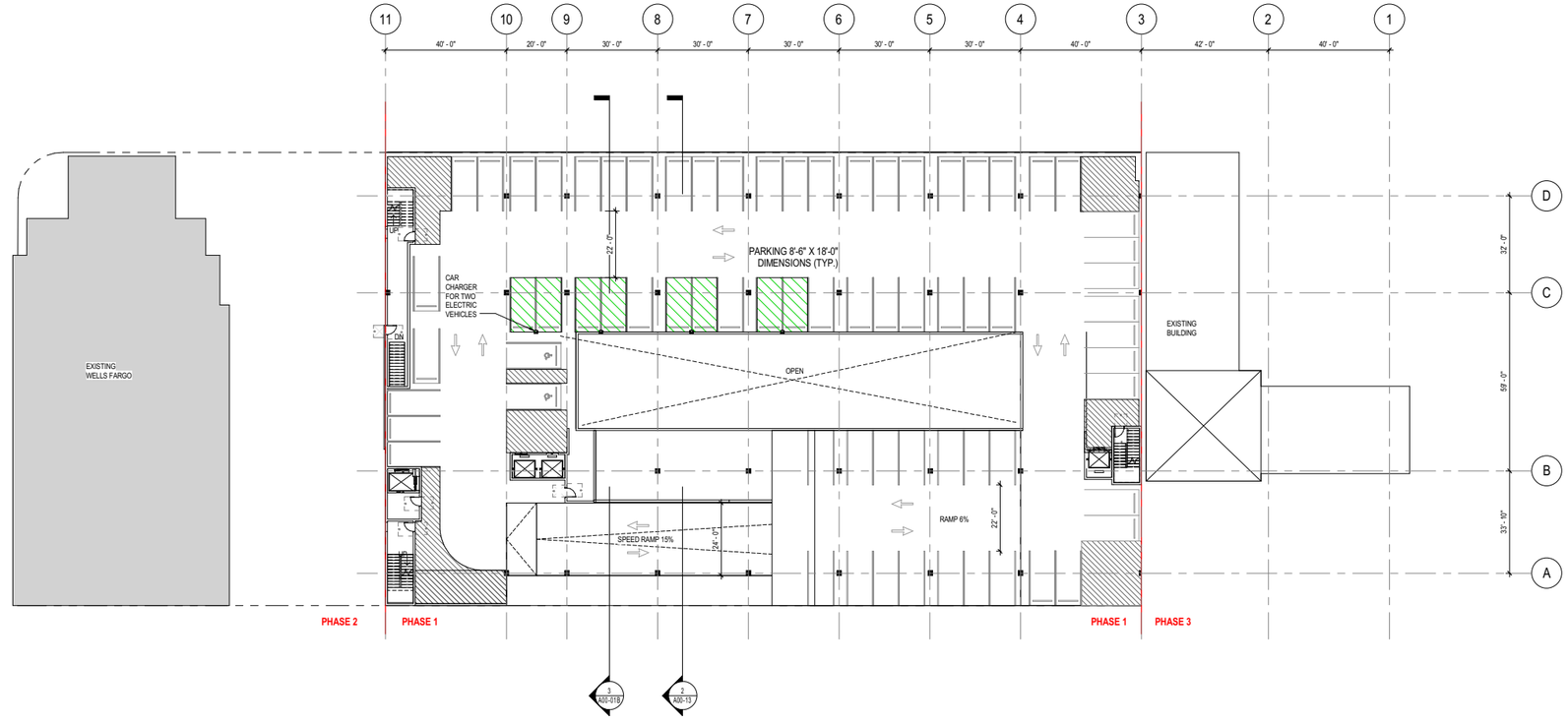

1 PHASE 1 - LEVEL 03

1" = 20'-0"

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+WILL

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LEVEL 03 PLAN - PHASE 1

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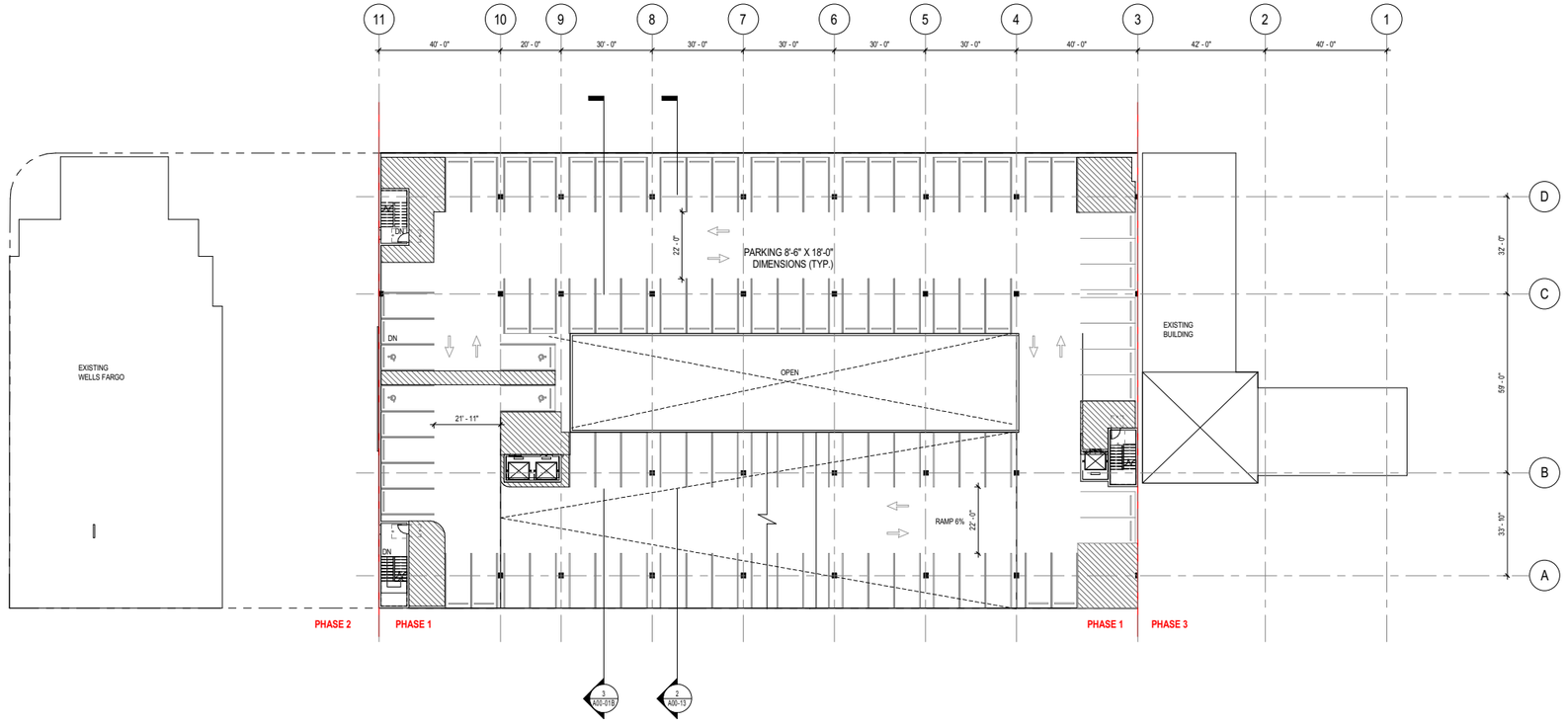

1 PHASE 1 - LEVEL 04
1" = 20'-0"

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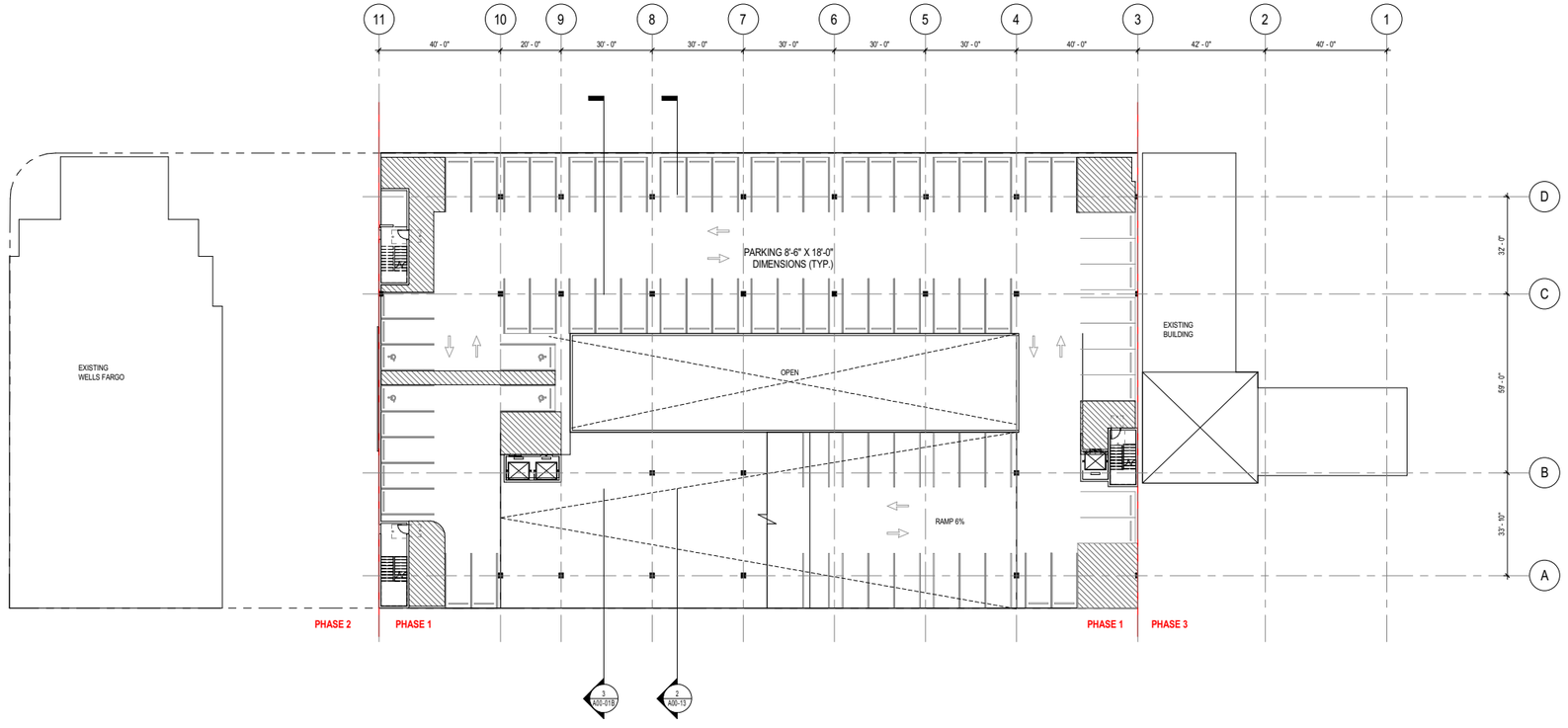
LEVEL 04 PLAN - PHASE 1

SHEET NUMBER

A00-17



1 PHASE 1 - LEVEL 05
1" = 20'-0"

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806 DOUGLAS ROAD
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URBAN ROBOT LLC
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URBANROBOT.NET
LA 6666853

MEP

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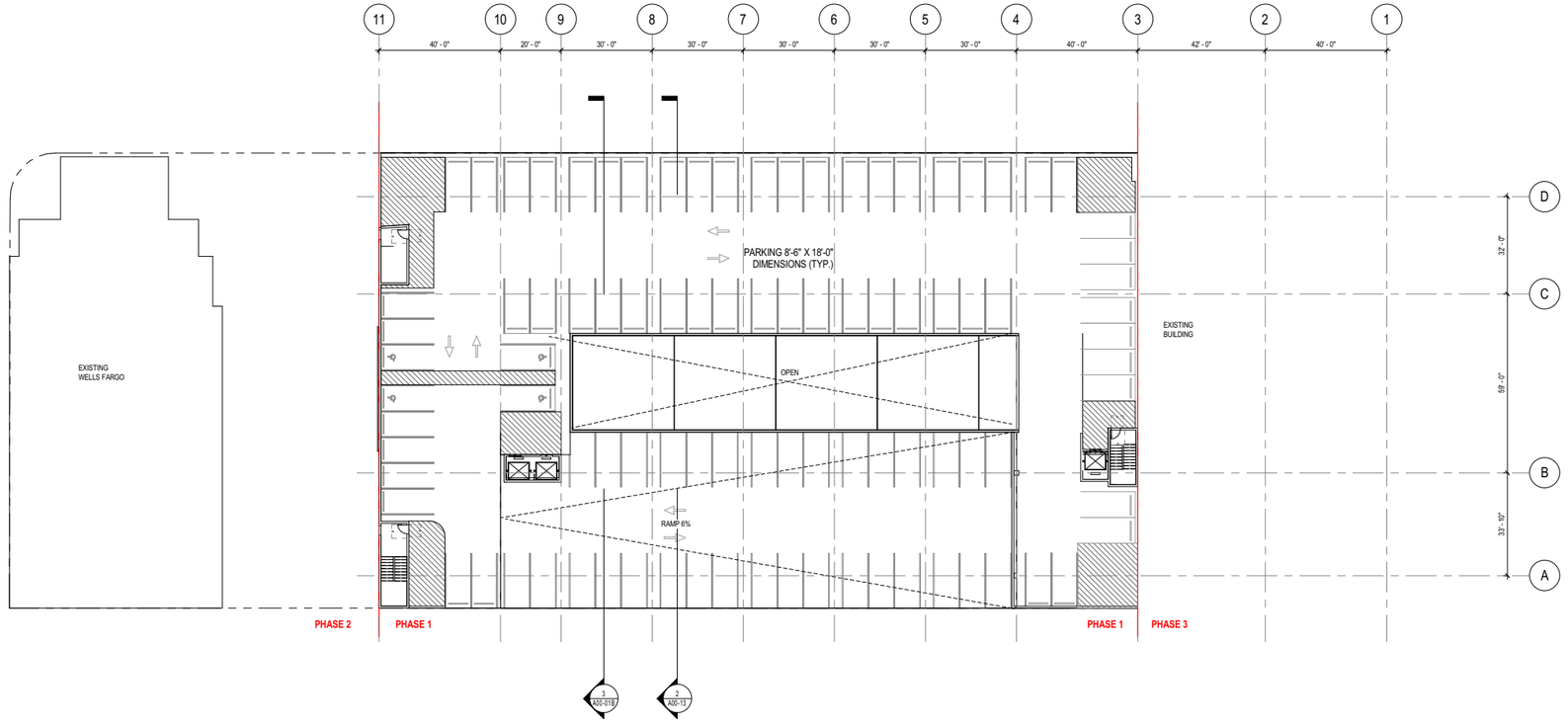
LEVEL 05 PLAN - PHASE 1

SHEET NUMBER

A00-18



1 PHASE 1 - LEVEL 06
1" = 20'-0"

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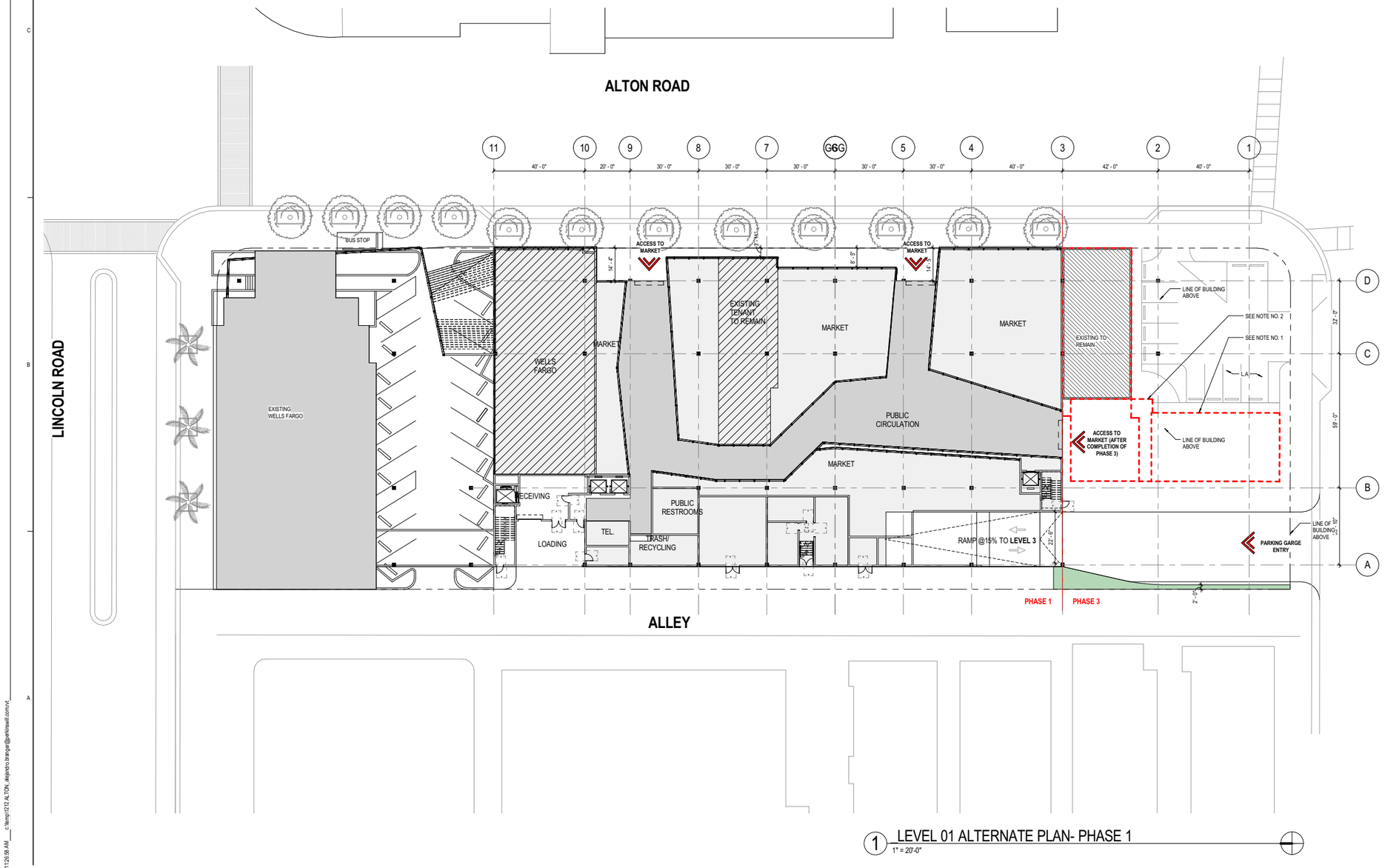
ROOF PLAN - PHASE 1

SHEET NUMBER

A00-19



1 LEVEL 01 ALTERNATE PLAN- PHASE 1
1" = 20'-0"

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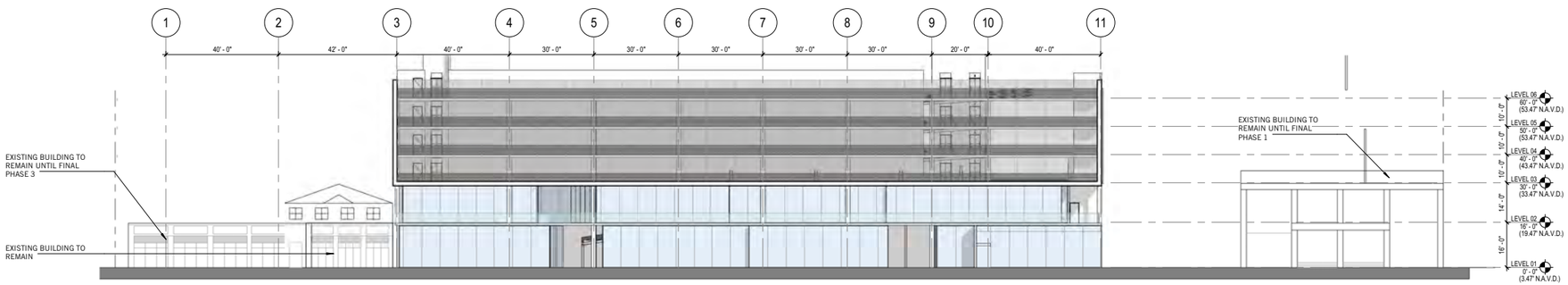
LEVEL 01 ALTERNATE PLAN - PHASE 1

SHEET NUMBER

A00-20

PHASE 1

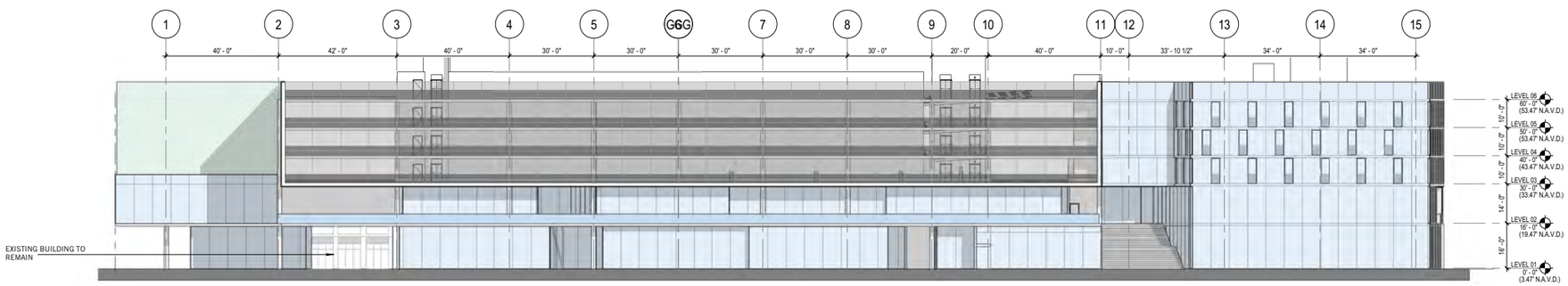


1 EAST ELEVATION_PHASE 1
1" = 20'-0"

PHASE 2

2 EAST ELEVATION_PHASE 2
1" = 20'-0"

PHASE 3



3 EAST ELEVATION_PHASE 3
1" = 20'-0"

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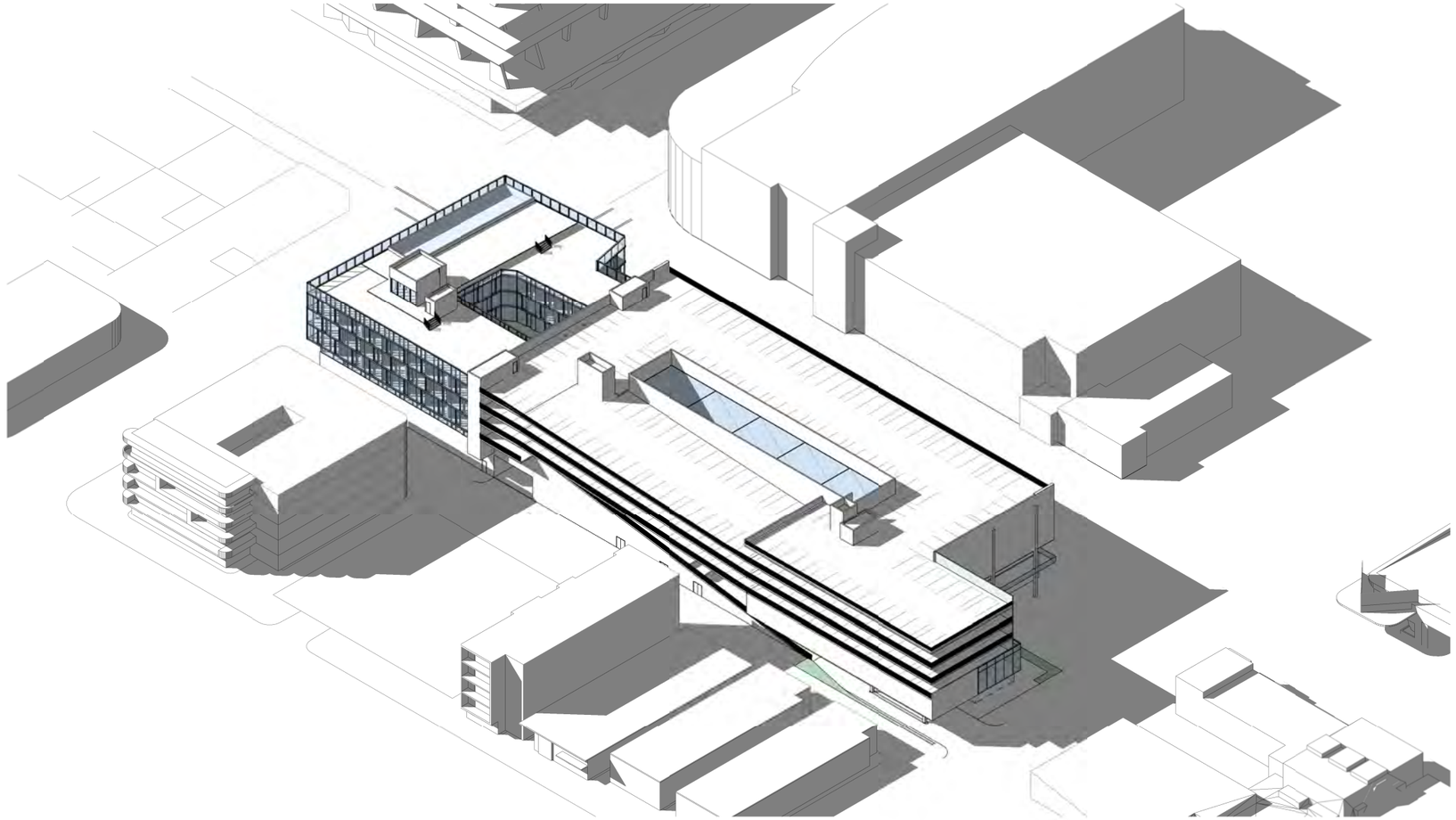
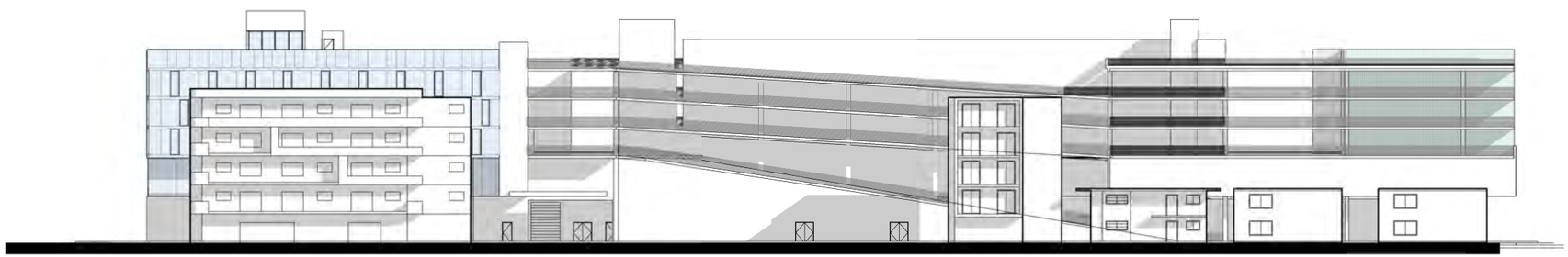
ELEVATION PHASING

SHEET NUMBER

A00-21



1 WEST AVENUE AXONOMETRIC



2 WEST AVENUE CONTEXT ELEVATION
1" = 20'-0"

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WEST AVENUE ELEVATION AXO

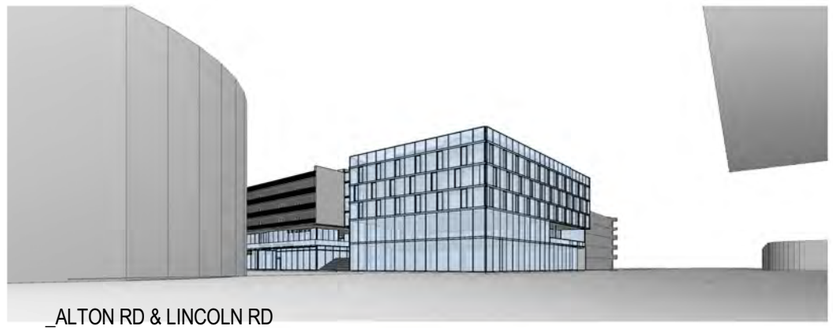
SHEET NUMBER

A00-22

4/5/2016 11:27:48 AM C:\temp\1212 ALTON_alejandro.blanger@perkinswill.com.rvt

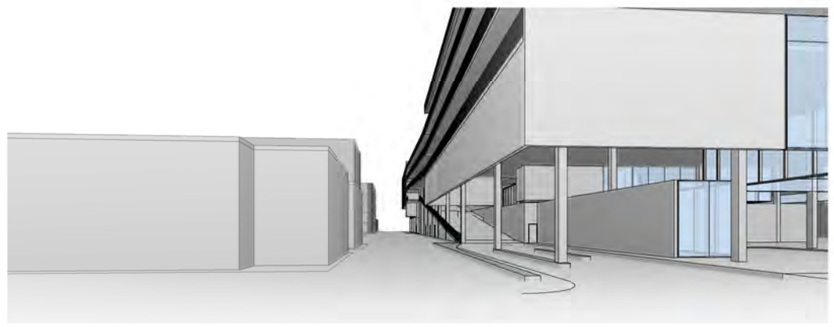
6 _16TH & ALTON CT. (ALLEY VIEW)

3 _16TH & ALTON (ALLEY VIEW)

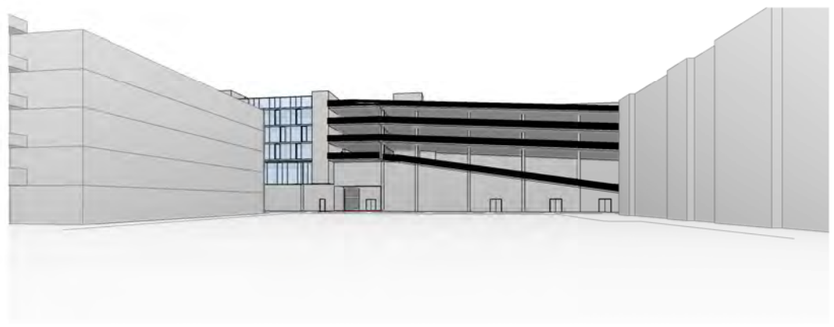


5 _ALTON RD & LINCOLN RD INTERSECTION

2 _ALTON ROAD & 16TH INTERSECTION



4 3D View 1



1 _WEST AVENUE

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PERSPECTIVE VIEWS

SHEET NUMBER

A00-23

RENDERING

DEPICTING OPTION A FOR PARKING GARAGE SCREEN

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RENDERING

SHEET NUMBER

A00-24

RENDERING

DEPICTING OPTION B FOR PARKING GARAGE SCREEN

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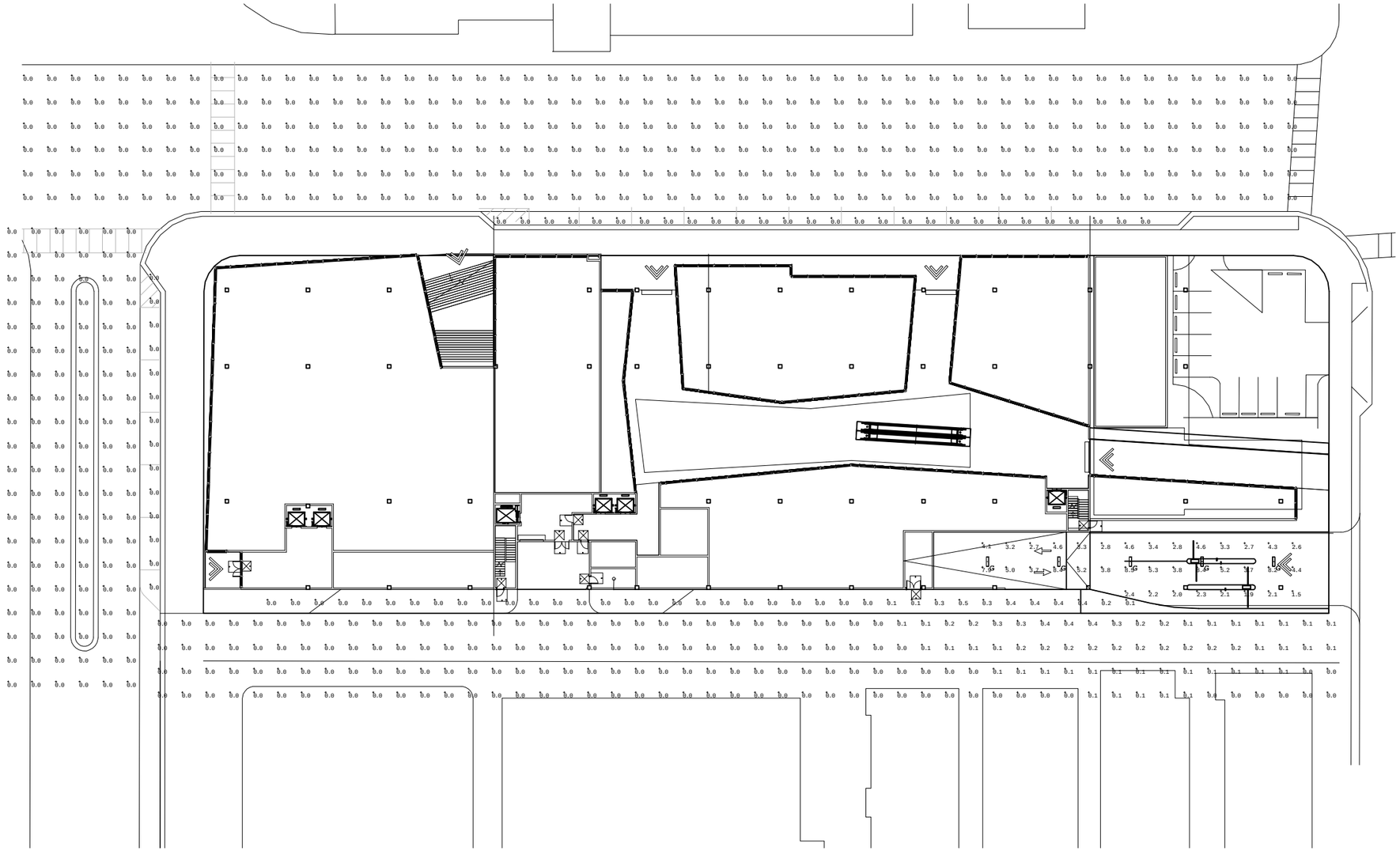
RENDERING

SHEET NUMBER

A00-25



Luminaire Schedule									
Project: 1212 ALTON ROAD GND REV3									
Symbol	Qty	Label	Description	Lumens/Lamp	LLD	LDD	LLF	Lum. Watts	Total Watts
▭	3	G	BEGHELLI BS100LCEEBL04HT20VV14S20-277V	N.A.	1.000	1.000	0.850	47.86	239.3

Calculation Summary					
Project: 1212 ALTON ROAD GND REV3					
Label	Avg	Max	Min	Avg/Min	Max/Min
ALLEY PARKING_Planar	0.29	0.5	0.0	N.A.	N.A.
GND LEVEL_Planar	4.08	8.5	1.3	3.72	7.67
PARKING AT ALTON RD_Planar	0.00	0.0	0.0	N.A.	N.A.
PARKING AT LINCOLN RD_Planar	0.00	0.0	0.0	N.A.	N.A.
SPIL ALTON RD_Planar	0.00	0.0	0.0	N.A.	N.A.
SPILL ALLEY_Planar	0.04	0.4	0.0	N.A.	N.A.
SPILL LINCOLN RD_Planar	0.00	0.0	0.0	N.A.	N.A.

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CRESCENT HEIGHTS' INSPIRATIONAL LIVING
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LANDSCAPE ARCHITECT
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SUITE 1100
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LEVEL 01 PHOTOMETRIC PLAN

SHEET NUMBER

E00-01

File Path
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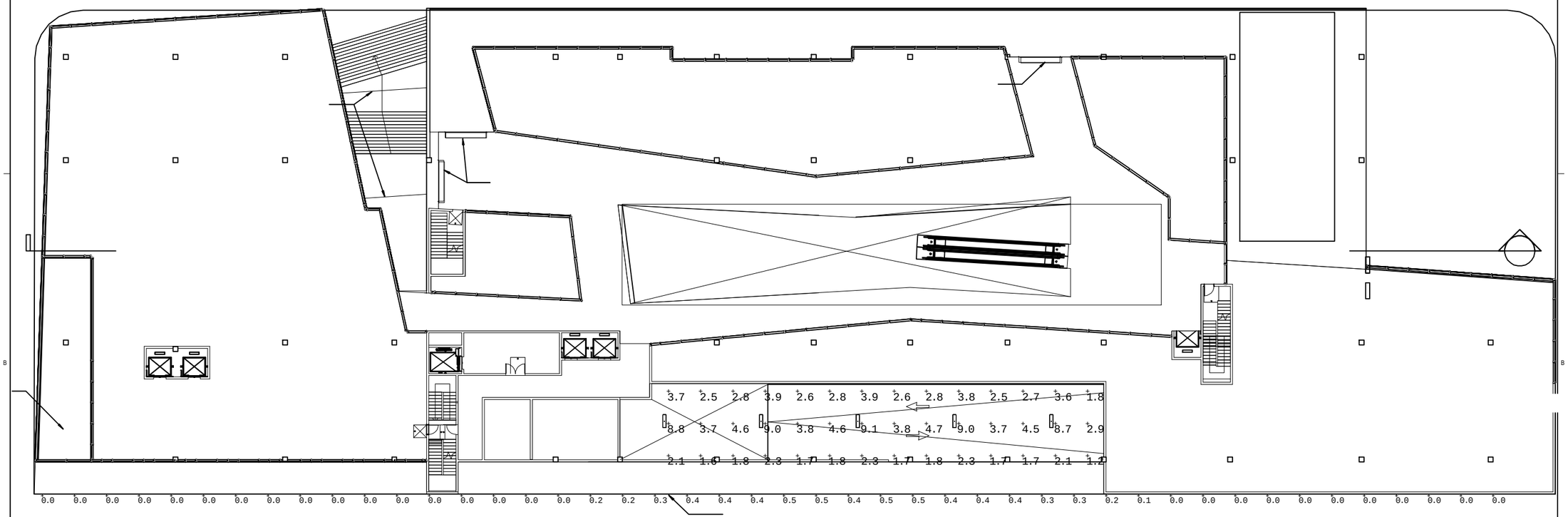

Luminaire Schedule									
Project: 1212 ALTON ROAD RAMP TO 3RD LEVEL REV3									
Symbol	Qty	Label	Description	Lumens/Lamp	LLD	LDD	LLF	Lum. Watts	Total Watts
	5	G	BEGHELLI BS100LEDDLC4HT50WWT41120-277V	N.A.	1.000	1.000	0.850	47.86	239.3

Calculation Summary					
Project: 1212 ALTON ROAD RAMP TO 3RD LEVEL REV3					
Label	Avg	Max	Min	Avg/Min	Max/Min
Room_Floor	3.55	9.1	1.2	2.96	7.58
SPILL	0.14	0.5	0.0	N.A.	N.A.

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LEVEL 02 PHOTOMETRIC PLAN

SHEET NUMBER

E00-02

File Path
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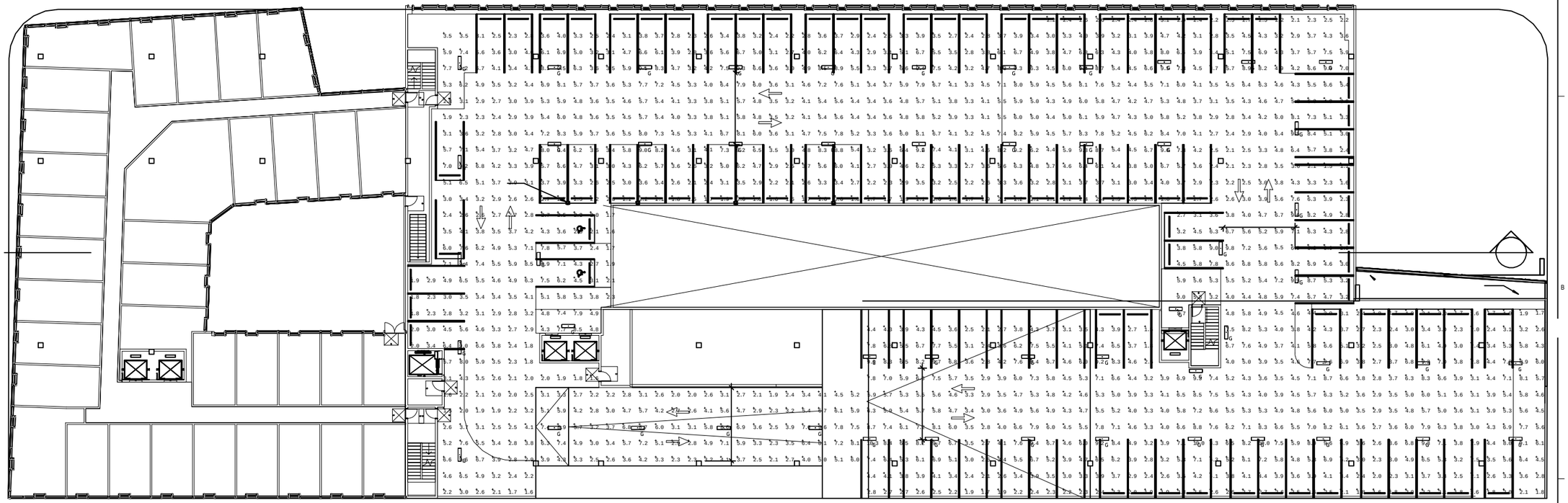

Luminaire Schedule								
Project: 1212 ALTON ROAD 3RD REV3								
Symbol	Qty	Label	Description	Lumens/Lamp	LLD	LDD	LLF	Lum. Watts	Total Watts
▭	52	G	BEGHELLI BS100LEDDLC4HT50WWT4112O-277V	N.A.	1.000	1.000	0.850	47.86	2488.72

Calculation Summary					
Project: 1212 ALTON ROAD 3RD REV3					
Label	Avg	Max	Min	Avg/Min	Max/Min
LEVEL 3_Floor	4.56	10.3	1.1	4.15	9.36

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LEVEL 03 PHOTOMETRIC PLAN

SHEET NUMBER

E00-03

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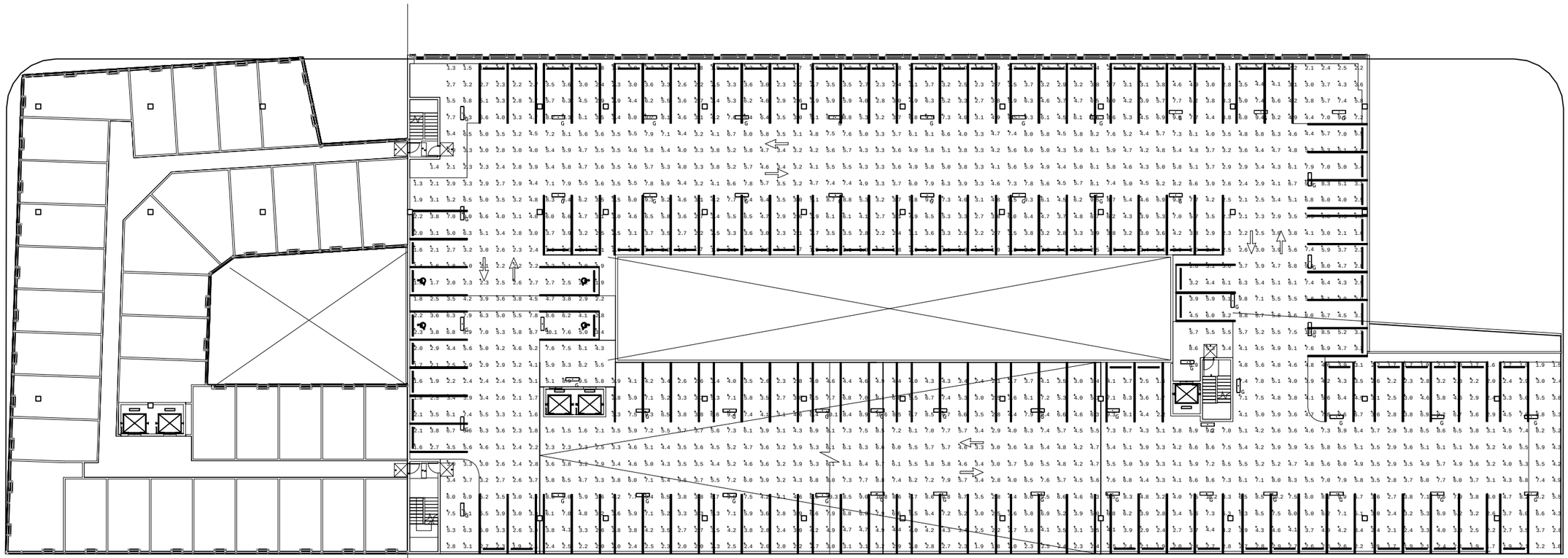

Luminaire Schedule								
Project: 1212 ALTON ROAD 4TH REV3								
Symbol	Qty	Label	Description	Lumens/Lamp	LLD	LDD	LLF	Lum. Watts	Total Watts
▭	55	G	BEGHELLI BS100LEDDLC4HTSDWWT41120-277V	N.A.	1.000	1.000	0.850	47.86	2632.3

Calculation Summary					
Project: 1212 ALTON ROAD 4TH REV3					
Label	Avg	Max	Min	Avg/Min	Max/Min
Room_Floor	4.51	10.8	1.0	4.51	10.80

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LEVEL 04 PHOTOMETRIC PLAN

SHEET NUMBER

E00-04

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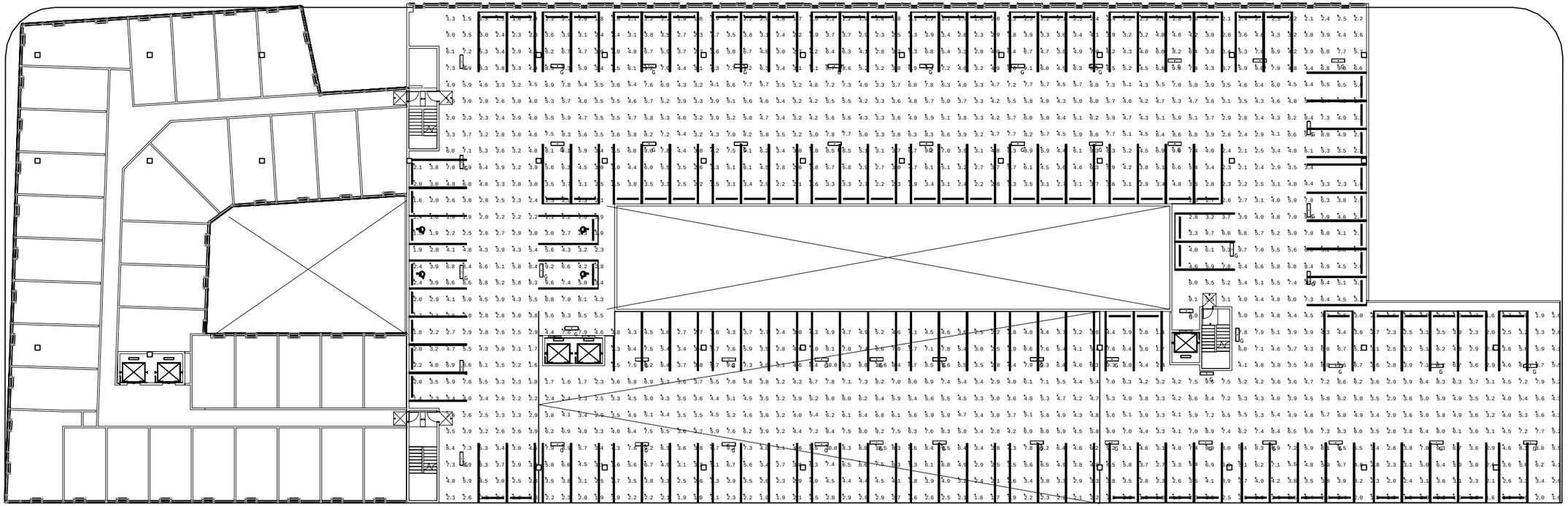

Luminaire Schedule								
Project: 1212 ALTON ROAD 5TH REV3								
Symbol	Qty	Label	Description	Lumens/Lamp	LLD	LDD	LLF	Lum. Watts	Total Watts
•	55	G	BEGHELLI BS100LEDILC4HT50WWT4120-277V	N.A.	1.000	1.000	0.850	47.86	2632.3

Calculation Summary					
Project: 1212 ALTON ROAD 5TH REV3					
Label	Avg	Max	Min	Avg/Min	Max/Min
Room_Floor	4.56	10.6	1.3	3.51	8.15

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LEVEL 05 PHOTOMETRIC PLAN

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E00-05

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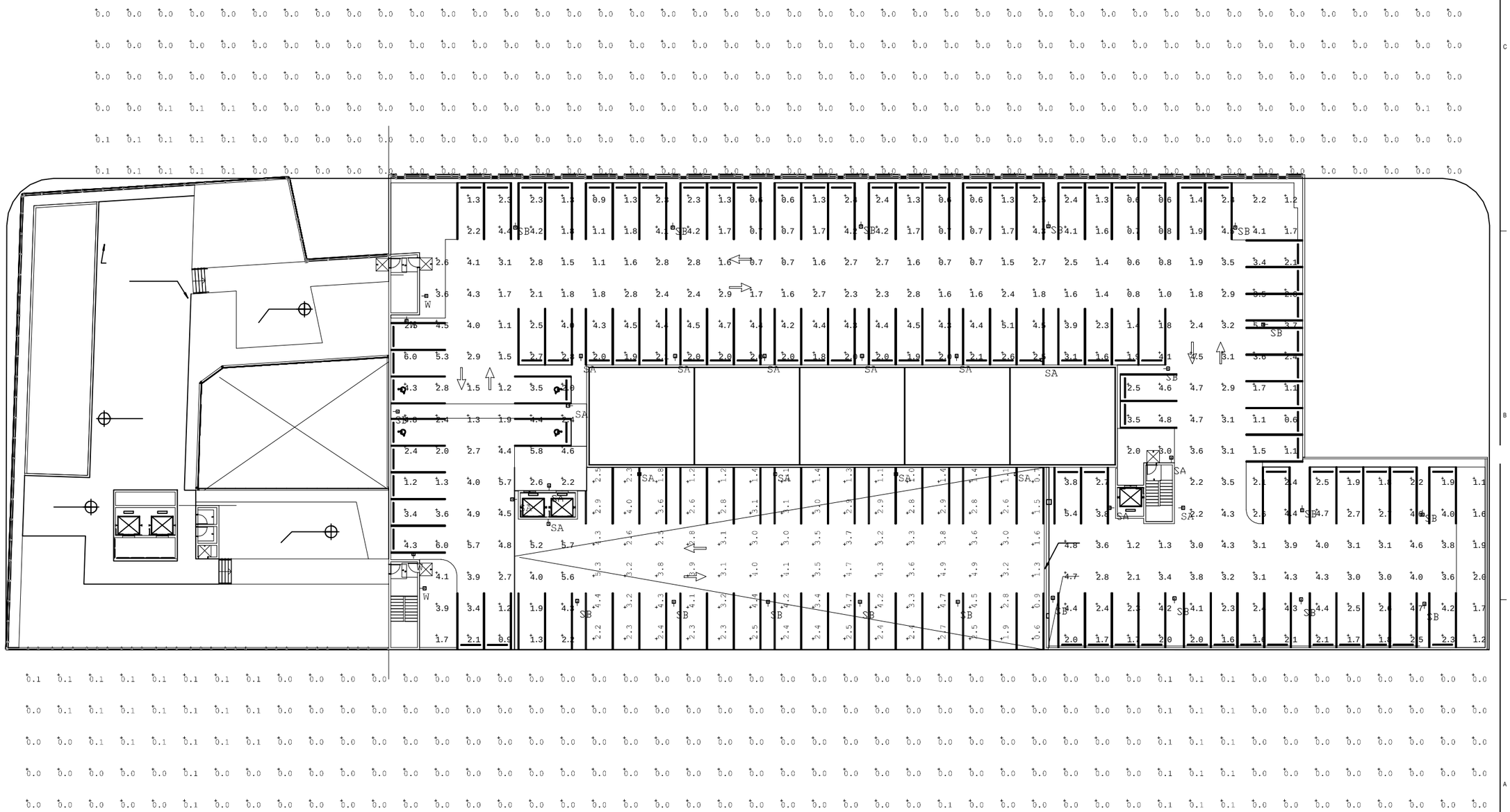

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ROOF LEVEL PHOTOMETRIC PLAN

SHEET NUMBER

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File Path
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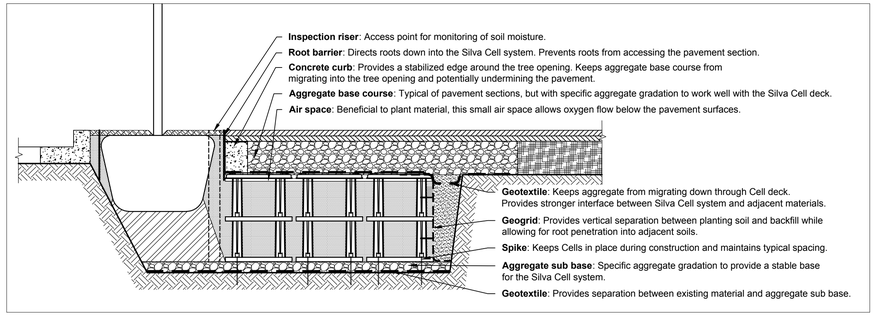
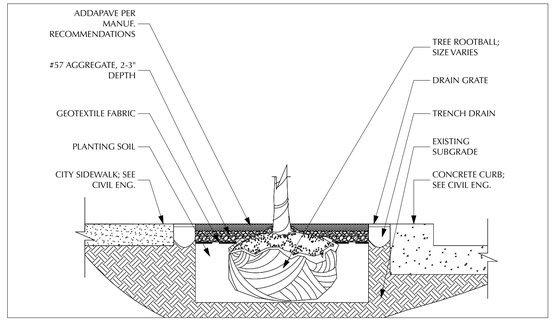


3 SILVA CELL COMPONENTS

NOT TO SCALE



2 HEALTHY TREE PIT / ADDAPAVE DETAIL

NOT TO SCALE

SYMBOL LEGEND

ADDAPAVE

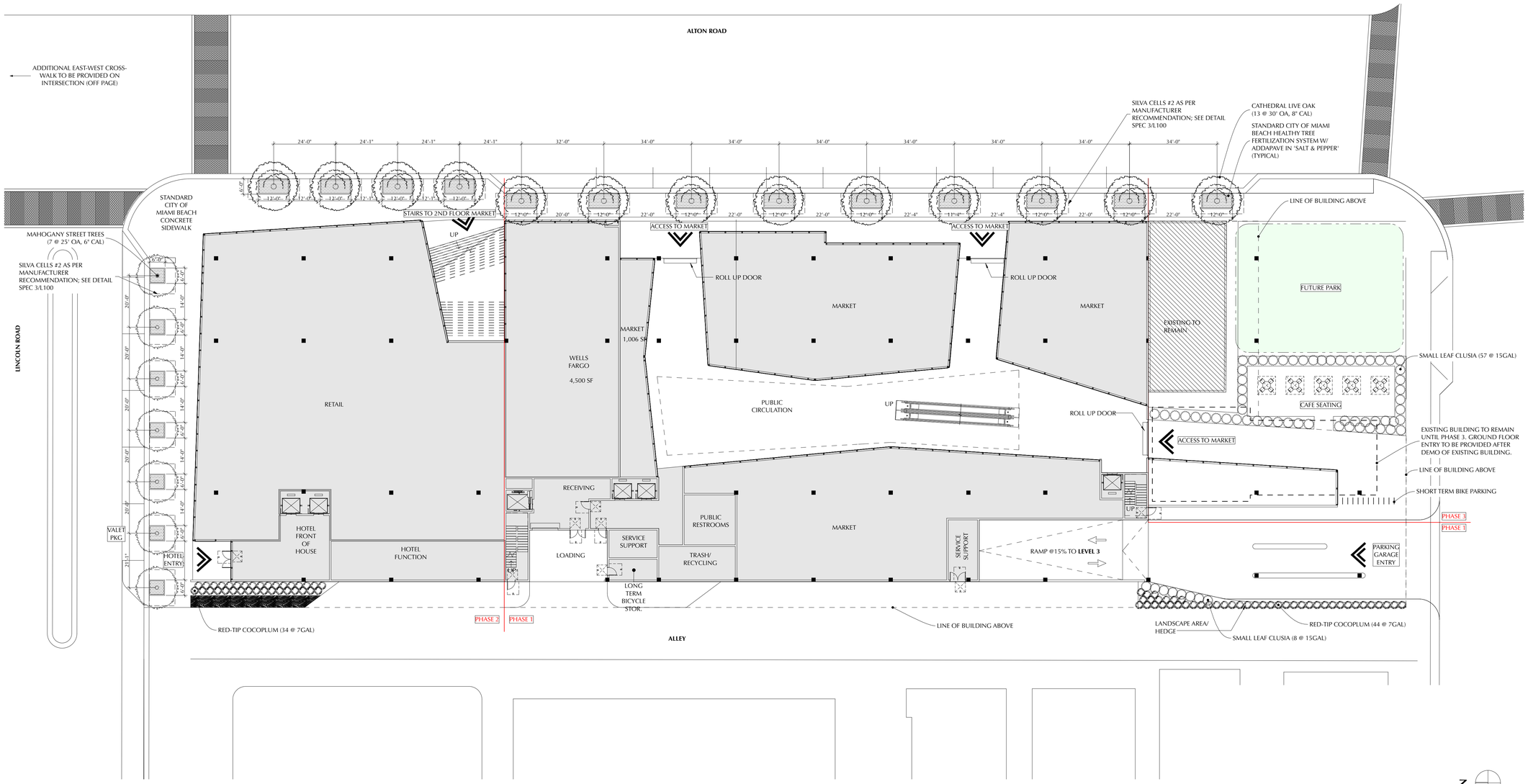
NOTES

PROJECT INFORMATION
REFER TO ARCHITECTURE FOR SITE, BUILDING & ZONING INFORMATION.

PLANTING
ALL PLANT MATERIAL SHALL MEET OR EXCEED THE MINIMUM STANDARDS FOR FLORIDA NUMBER ONE AS PROVIDED IN THE MOST CURRENT EDITION OF "GRADES AND STANDARDS FOR NURSERY PLANTS, PART I AND II".

STREET TREES
STREET TREES SHALL BE COORDINATED WITH FDOT AND CMB TO MATCH NEW ALTON ROAD MASTER PLAN.

PUBLIC WORKS
REMOVE AND REPLACE SIDEWALK. RECONSTRUCT SWALE. MILL AND RESURFACE 2 IN. AVG. USING TYPE S-III ASPHALT MIX DESIGN ON THE DRIVING LANE. ANY WORK AND/OR IMPROVEMENTS TO THE RIGHT OF WAY INCLUDING LANDSCAPING AND IRRIGATION REQUIRE A SEPARATE CMB PUBLIC WORKS DEPT. ROW CONSTRUCTION PERMIT.



1 GROUND FLOOR LANDSCAPE PLAN

1" = 20'-0"

PERKINS + WILL
806 DOUGLAS ROAD
SUITE 300
CORAL GABLES, FLORIDA
33134

1212 LINCOLN ROAD

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LANDSCAPE ARCHITECT
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MIAMI BEACH, FLORIDA
URBANROBOT.NET
LA 6666853

MEP
BR+A
2600 S. DOUGLAS ROAD
SUITE 1100
CORAL GABLES, FLORIDA

STRUCTURAL
YHCE ENGINEERING
12151 SW 128TH CT
SUITE 104
MIAMI, FLORIDA

PLANNING BOARD
FINAL SUBMITTAL
04-06-2016

MARK	ISSUE	DATE
Job Number		810414
Drawn		Author
Checked		Author
Approved		Approver

TITLE

GROUND FLOOR LANDSCAPE PLAN

SHEET NUMBER

L100

NOTES

PROJECT INFORMATION
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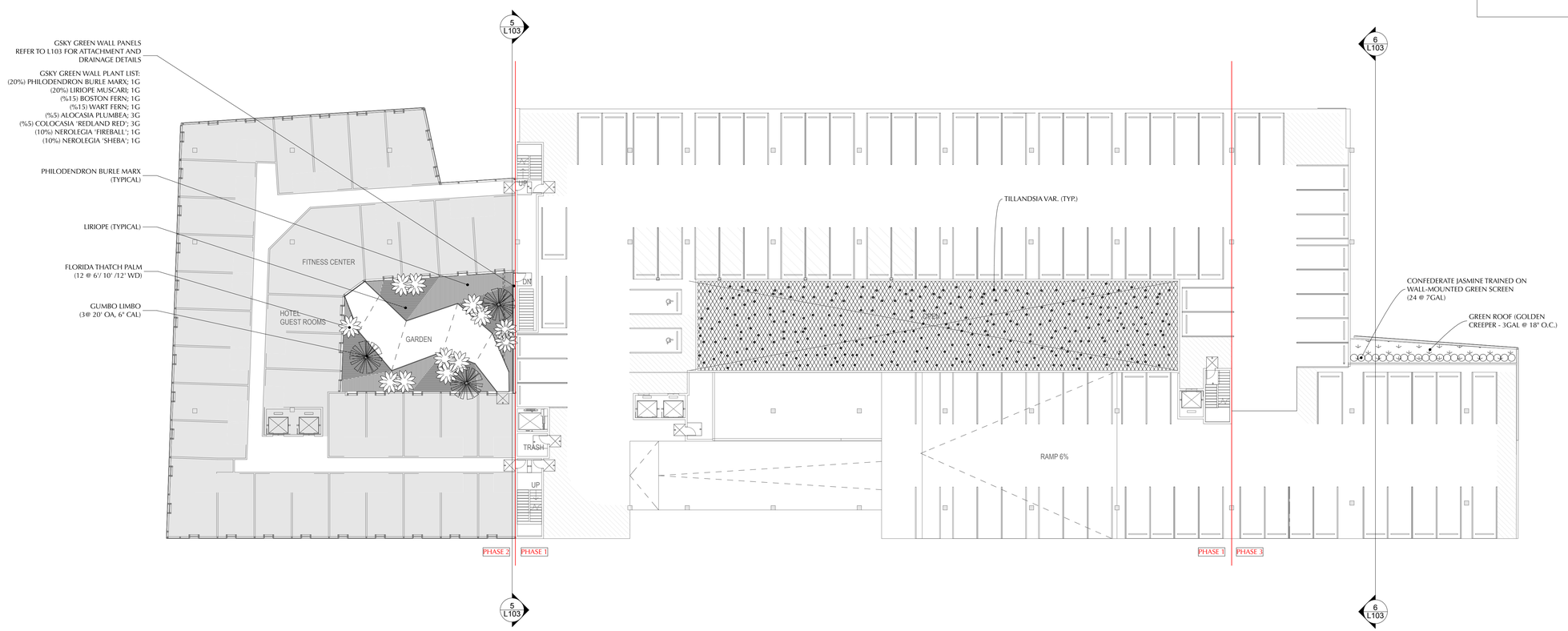
SYMBOL LEGEND

- WIRE MESH
- GOLDEN CREEPER
- LIRIOPE
- PHILODENDRON BURLE MARX



N

1 3RD LEVEL LANDSCAPE PLAN

1" = 20'-0"

PERKINS + WILL
806 DOUGLAS ROAD
SUITE 300
CORAL GABLES,
FLORIDA
33134

1212 LINCOLN ROAD

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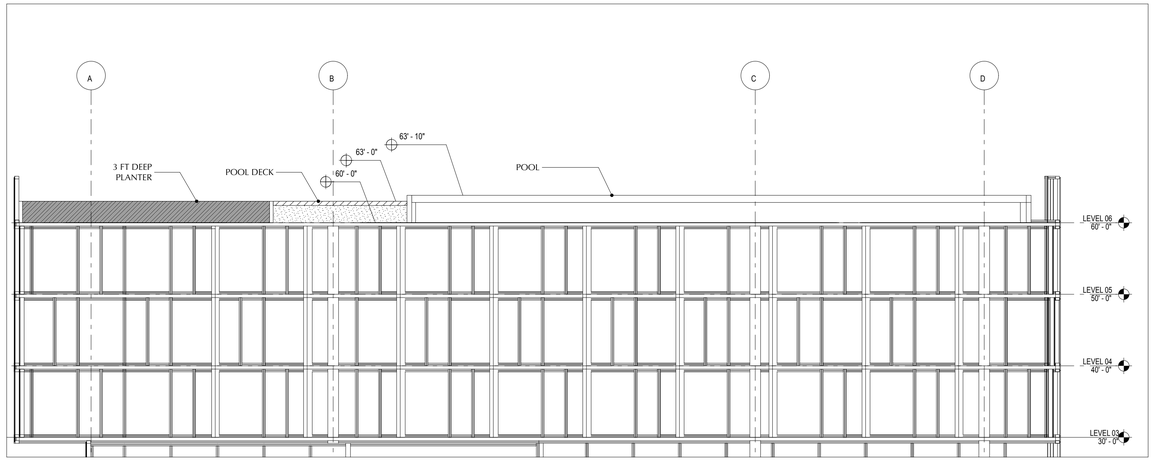
Approved		Approver

TITLE

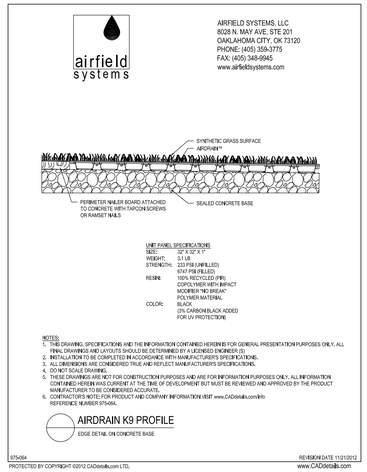
3RD LEVEL LANDSCAPE PLAN

SHEET NUMBER

L101



3 ROOF SECTION THROUGH POOL & WEST PLANTER
SCALE: 1" = 10'



2 AIRDRAIN ARTIFICIAL TURF DETAIL

SYMBOL LEGEND

ARTIFICAL TURF

GOLDEN CREEPER

NOTES

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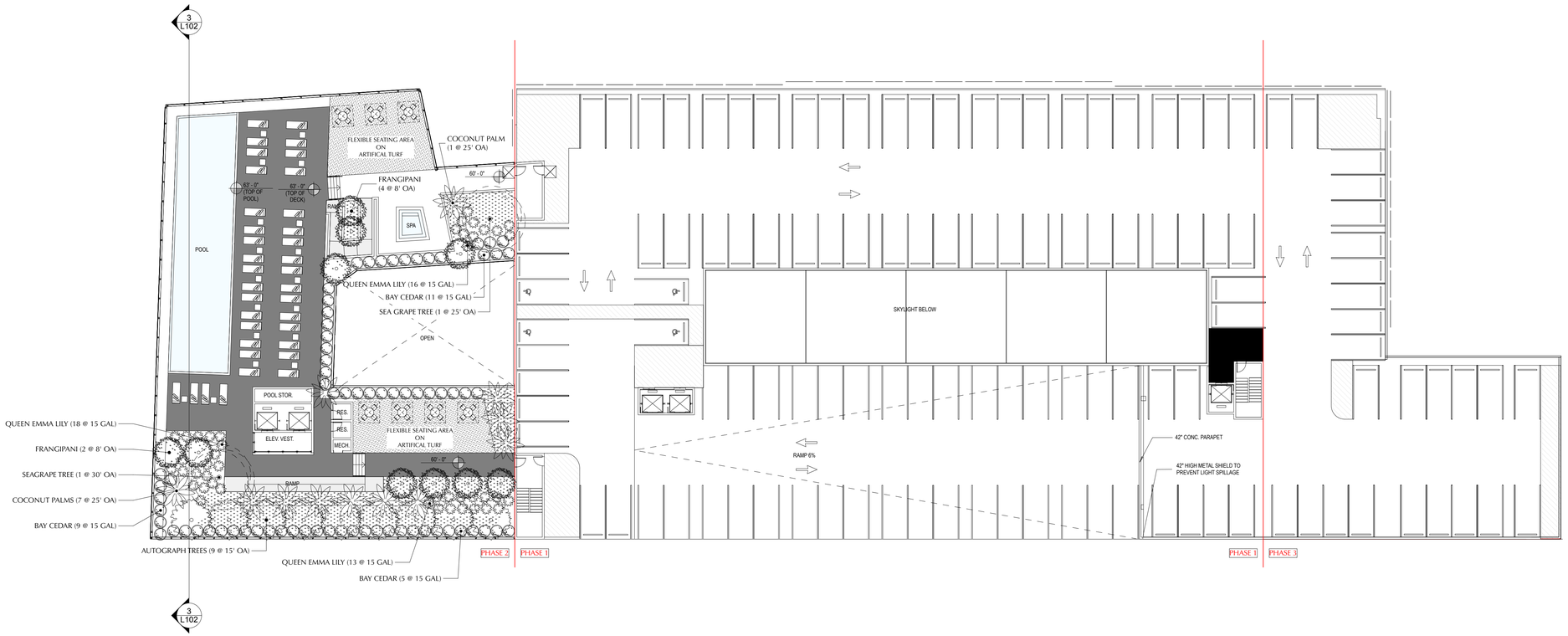

1 ROOF LANDSCAPE PLAN
1" = 20'-0"

N

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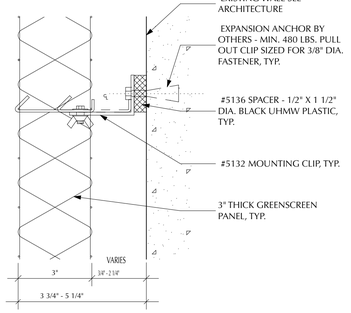
Approved		Approver

TITLE

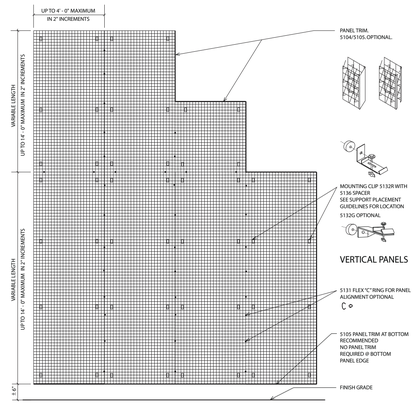
ROOF LANDSCAPE PLAN

SHEET NUMBER

L102

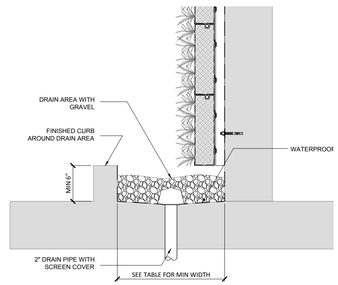


4 GREENSCREEN WALL MOUNTING DETAIL
NOT TO SCALE

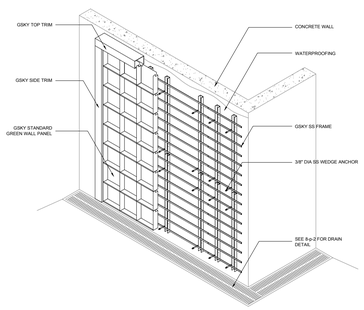


greenscreen® 1743 S. La Cienega Blvd. Los Angeles CA 90035 T - 800.450.3494 www.greenscreen.com

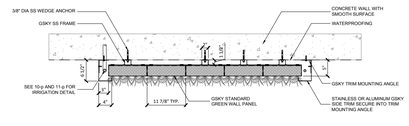
3 GREENSCREEN TRELLIS PANELS
NOT TO SCALE



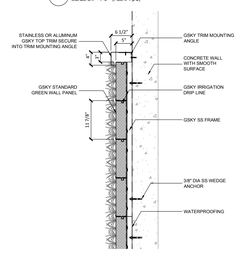
2 GSKY GREEN WALL DRAINAGE SYSTEM
NOT TO SCALE



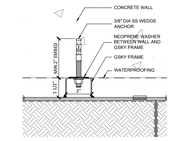
1 3D VIEW / CONCRETE WALL
SCALE 3/8" - 1'-0" (FILE # 1-p-1)



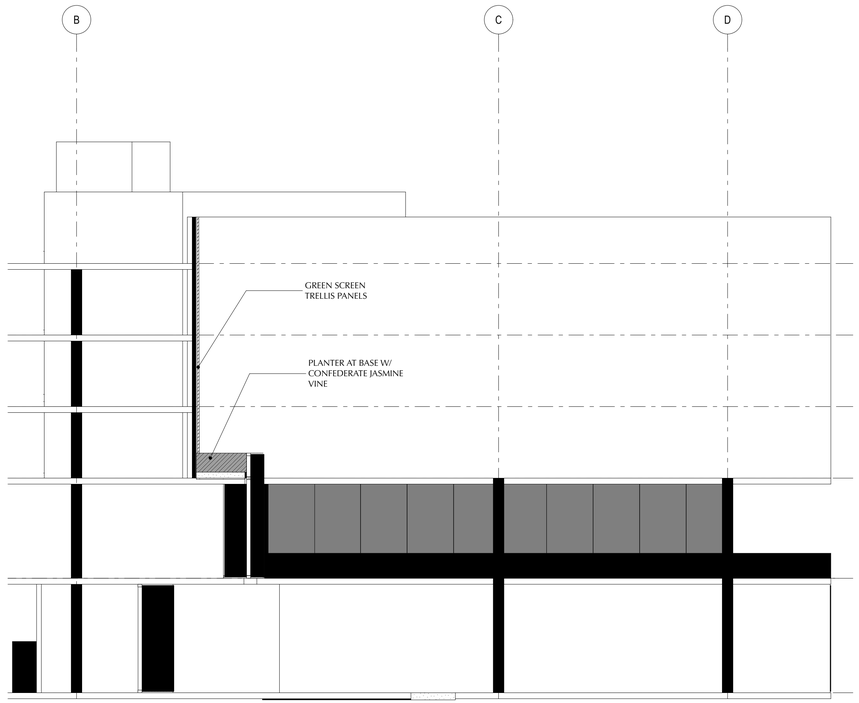
2 PLAN DETAIL / CONCRETE WALL
SCALE 3/4" - 1'-0" (FILE # 1-p-2)



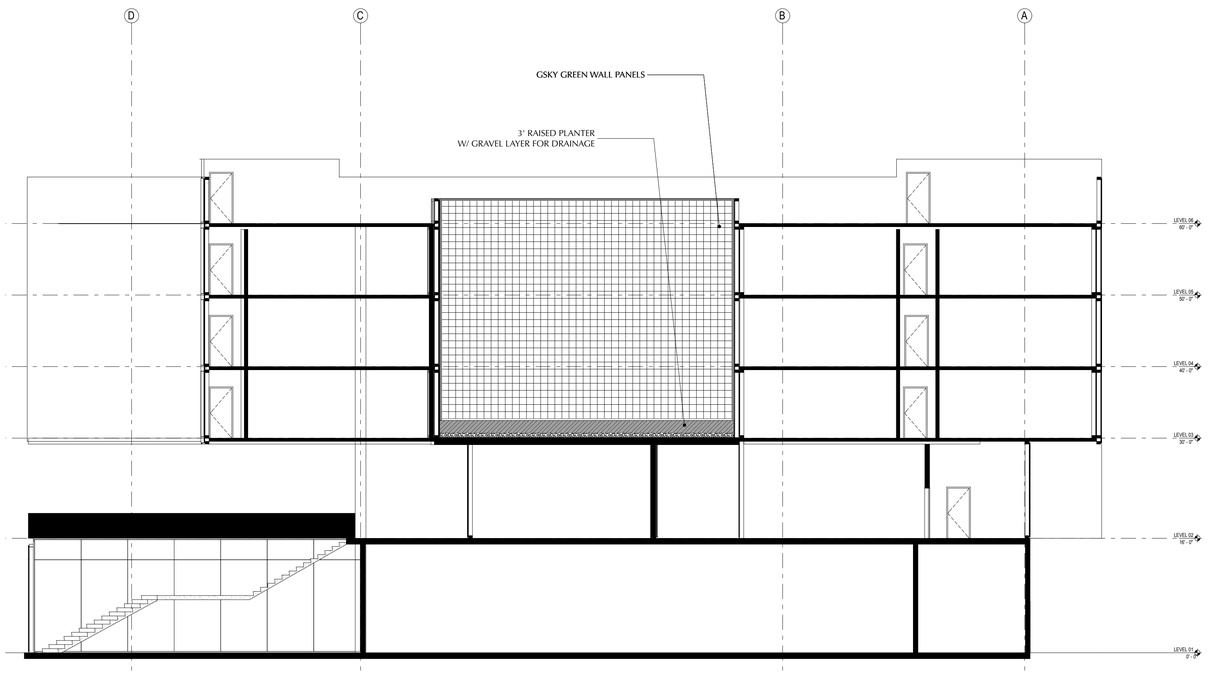
3 SECTION DETAIL / CONCRETE WALL
SCALE 3/4" - 1'-0" (FILE # 1-p-3)



4 FASTENER DETAIL / CONCRETE WALL
SCALE 3" - 1'-0" (FILE # 1-p-4)



6 EAST-WEST BUILDING SECTION THROUGH LV03 EXTERIOR PLANTER
SCALE: 1" = 10'



5 EAST-WEST BUILDING SECTION THROUGH COURTYARD
SCALE: 1" = 10'

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12151 SW 128TH CT
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PLANNING BOARD
FINAL SUBMITTAL
04-06-2016

MARK	ISSUE	DATE
Job Number		810414
Drawn		Author
Checked		Author
Approved		Approver

TITLE

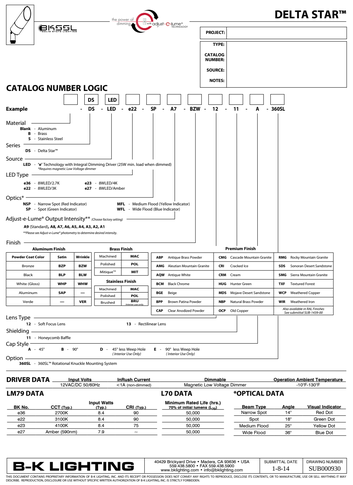
GREEN WALL DETAILS

SHEET NUMBER

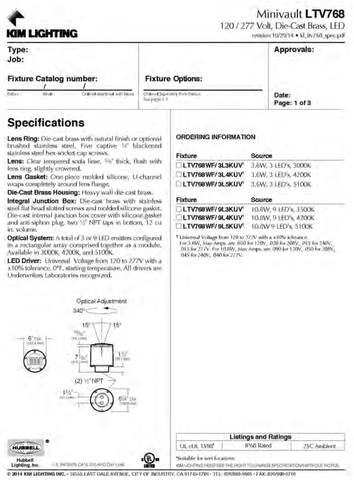
L103

FIXTURE LEGEND

QUANTITY	SYMBOL	FIXTURE TYPE
18		SPOT LIGHT
38		CMB STANDARD WELL LIGHT
0		RECESSED WALL LIGHT
0		LINEAR LED
0		TWINKLE LIGHT



3 Spot Light



2 Standard CMB Well Light

LANDSCAPE LIGHTING SPECIFICATIONS

1. All work shall comply with these drawings, the latest version of the Florida Building Code, and all Applicable Codes and Regulations. Code Compliance is the complete responsibility of the Contractor and any modifications required shall be performed at no additional charge.

2. The Contractor is to familiarize himself with and confirm all Drawings, Specifications, and existing materials and conditions prior to Bid and commencing the work. Notify the Landscape Architect immediately of any discrepancies. The contractor shall include in his Bid all costs necessary for a complete and operational installation and shall visit the job site prior to bid date.

3. All materials furnished on the job site shall be new and stored in such a manner as to protect them from the elements.

4. Lighting plans are schematic in nature. Fixture symbols are not to scale. Verify exact location and orientation of each fixture in the field with Landscape Architect (L.A.). Verify all quantities, dimensions, and conditions in the field. Confirm fixture finishes & specs with Landscape Architect before purchase.

5. All Contractors are to keep the job site clean and free of debris at all times.

6. Do not scale drawings. Dimensions and/or existing conditions govern. Notify the Landscape Architect immediately of any discrepancies. Stop work in areas of discrepancy until all issues are resolved.

7. All work shall be in strict accordance with the best practices of the construction trade.

8. Contractor to coordinate programming, controls, and electrical with MEP & L.A.

9. All details, sections, diagrams, etc. are intended to be typical and shall be construed to apply to any similar situation elsewhere in the project.

10. The Contractor shall verify all utilities and placement locations of pipe, conduit, equipment, ductwork, etc., prior to submitting Bid to the Owner.

11. Where conflicts and/or variances exist in the Drawings or Specifications, the arrangement of better quality, greater quantity, and higher cost shall be included in the Bid price. The Landscape Architect will have the final decision regarding item and manner in which work shall be installed.

12. All fixtures to be UL-listed and wet-rated.

13. Owner cannot guarantee that internal changes have not occurred since these Drawings have been prepared. It is the responsibility of the Contractor to field check all dimensions and conditions.

14. Any penetrations or modifications to structural steel or concrete must be coordinated with the project's Structural Engineer. All lumber in contact with concrete or masonry shall be pressure treated.

15. The Contractor shall check in with the on-site Construction Manager prior to start of work. During construction, the Contractor shall coordinate all work with the Owner and the on-site Construction Manager.

16. The Contractor shall verify the locations of site utilities prior to the commencement of work. Existing utilities shall be protected or rerouted as required to accommodate the new work.

17. The Contractor shall inspect the surfaces and substrate conditions on/in which the work shall be performed. Beginning of work means acceptance of existing surfaces, substrates and conditions.

18. Prior to final acceptance, Contractor shall adjust all lighting to Owner's satisfaction.

19. The Landscape Architect shall have final decision as to whether work of poor quality and/or substandard workmanship shall be repaired or replaced.

20. The Contractor shall arrange for all building permits and inspections by the building authorities. Cost of all permits, fees, and special inspections shall be in the Bid wherever necessary.

21. The Contractor shall provide proof of insurance and shall not send or employ for this project any laborers or subcontractors. Insurance shall provide protection against public liability and property damage for duration of work.

22. The Contractor shall provide a minimum of one full year warranty for any and all labor and materials they provide, install, or apply.

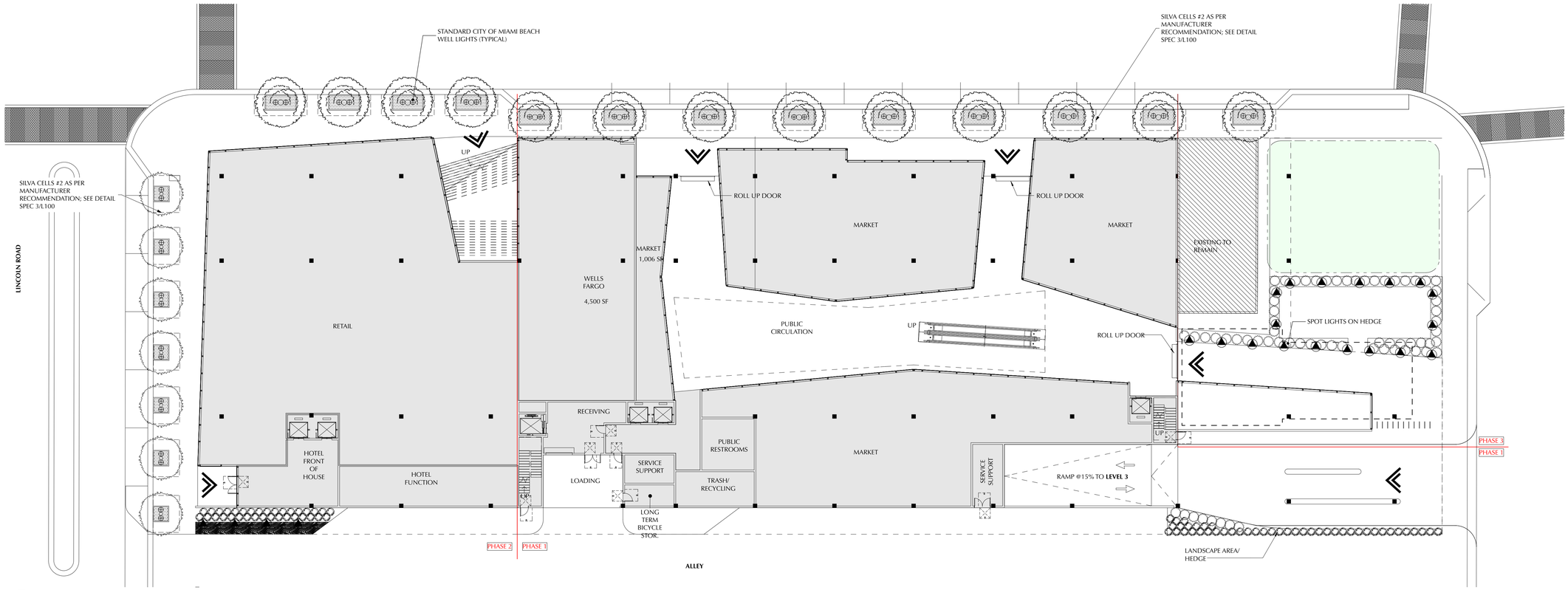
23. The Contractor shall verify the condition of all existing materials, system, or devices prior to reuse or connection to such materials, systems or devices. Contractor shall bear the full responsibility for reuse of such items and shall provide a minimum 1 year guarantee for all work, materials, and system.

24. These drawings and documents, as instruments of service, are the property of the Landscape Architect and may not be used or reproduced in any manner without his/her express consent.

25. It shall not be the intent of these plans and/or specifications to show every minor detail of construction. The Contractor shall be expected to furnish and install all items for a complete system and provide all requirements necessary for equipment to be placed in proper working order.

26. All conduit runs are shown diagrammatically. Exact routing shall be determined in the field, unless otherwise noted.

27. As-Built drawings shall be furnished to the Owner upon completion of work.



1 GROUND FLOOR LIGHTING PLAN

SCALE: 1" = 20'

PERKINS + WILL
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PLANNING BOARD
FINAL SUBMITTAL
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MARK	ISSUE	DATE
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Drawn		Author
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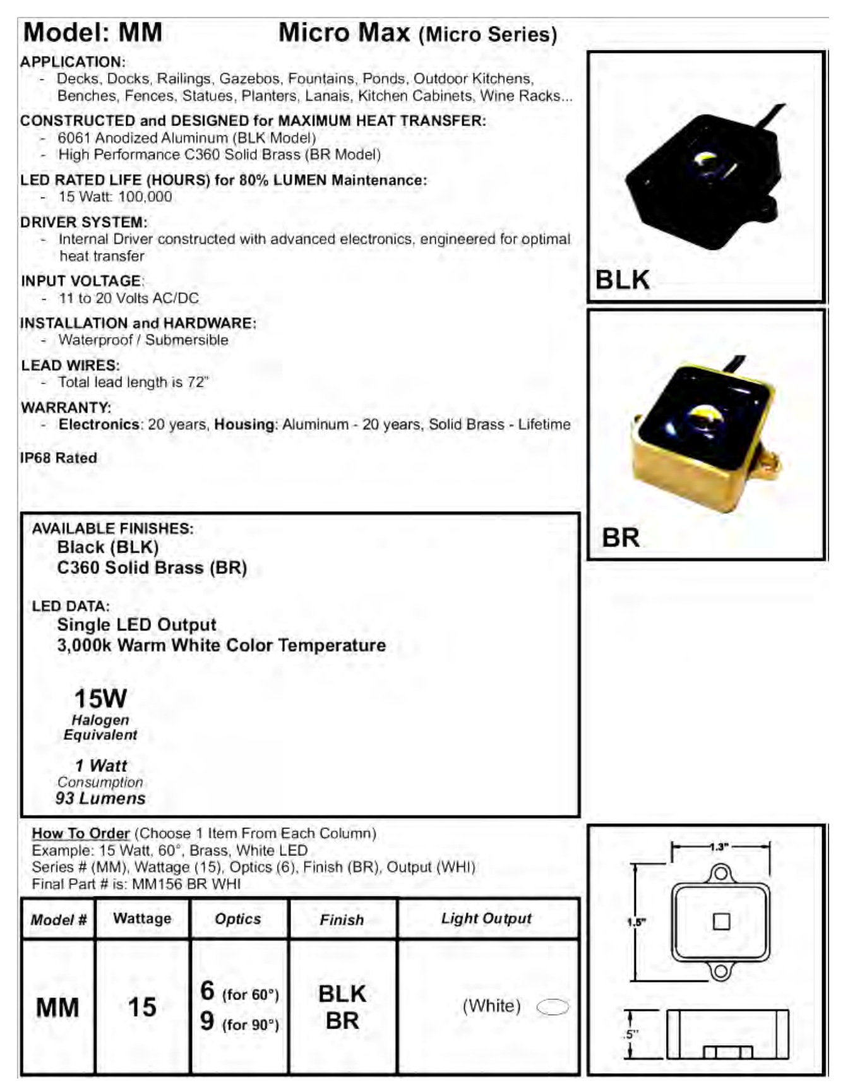
Approved		Approver

TITLE

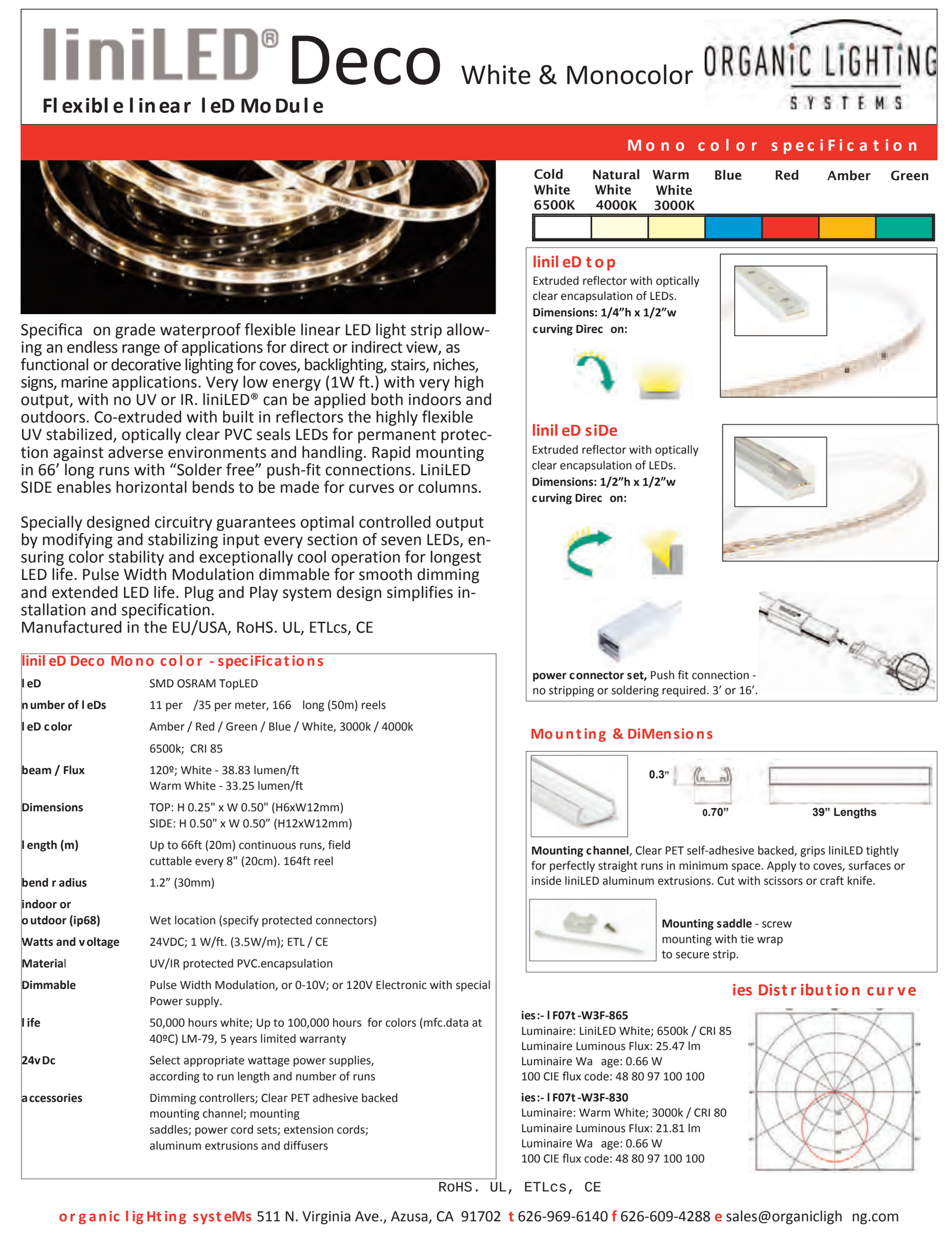
GROUND FLOOR LIGHTING PLAN

SHEET NUMBER

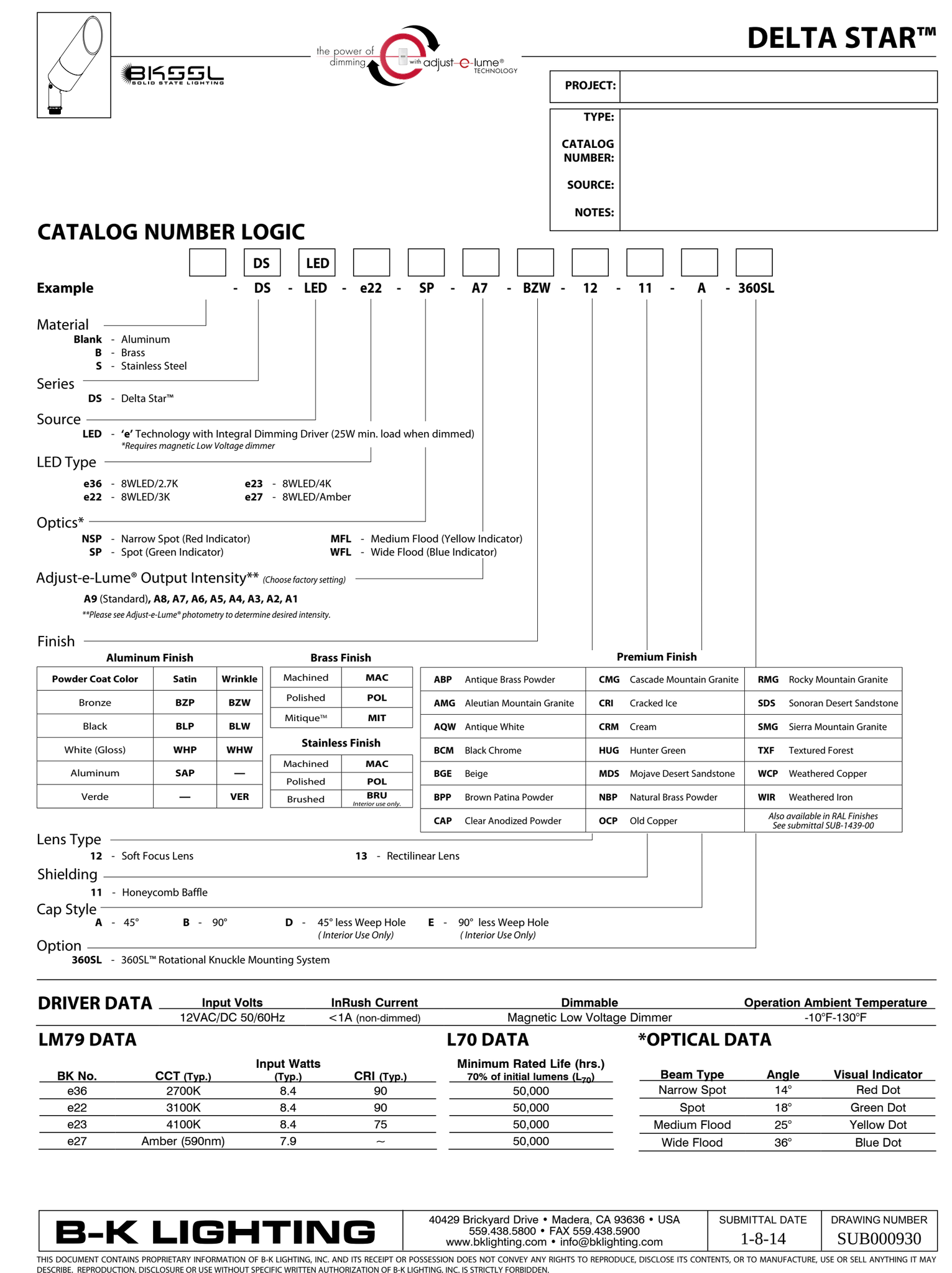
L200



4 Twinkle Light



3 Linear LED



2 Spot Light

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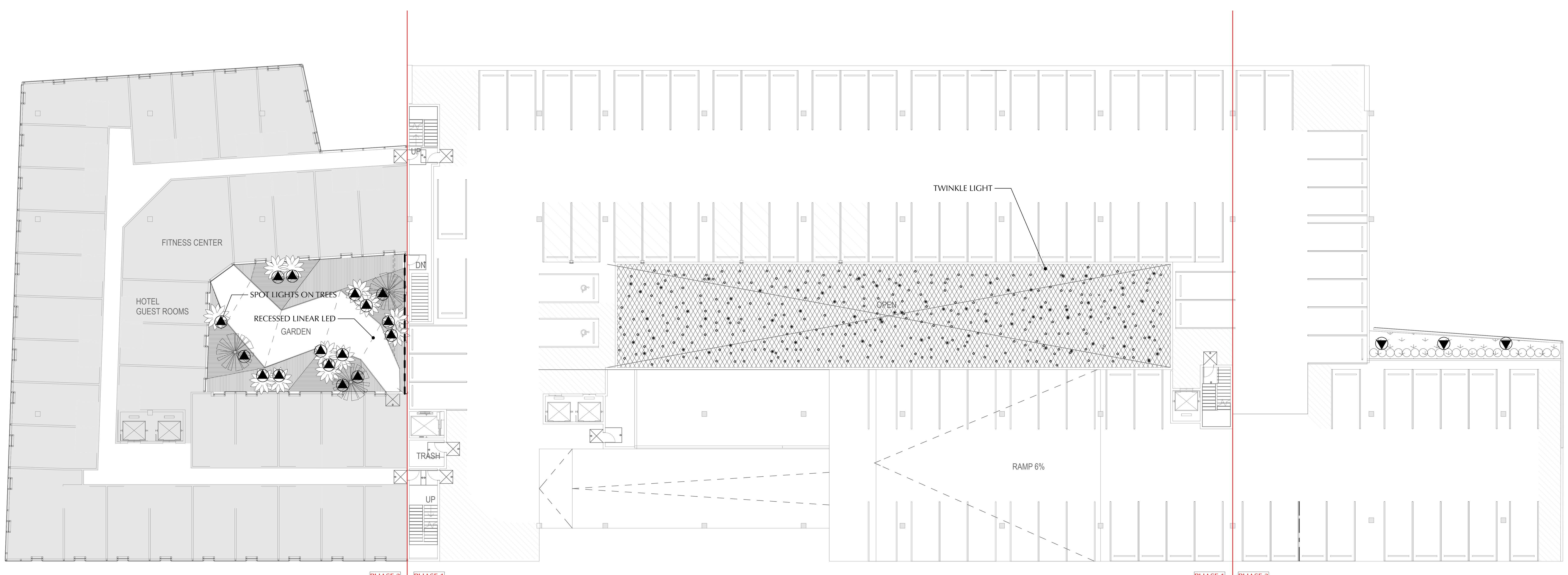
FIXTURE LEGEND

QUANTITY	SYMBOL	FIXTURE TYPE
16	▲	SPOT LIGHT
0	⊕	CMB STANDARD WALL LIGHT
0	▭	RECESSED WALL LIGHT
80 ft	— —	LINEAR LED
60	✳	TWINKLE LIGHT



1 3RD LEVEL LIGHTING PLAN

1" = 20'-0"

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33134

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MIAMI, FLORIDA

PLANNING BOARD FINAL SUBMITTAL 04-06-2016

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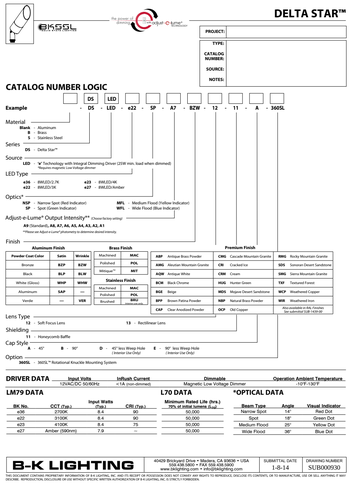
Approved		Approver

TITLE

3RD LEVEL LIGHTING PLAN

SHEET NUMBER

L201



2 Spot Light

LANDSCAPE LIGHTING SPECIFICATIONS

1. All work shall comply with these drawings, the latest version of the Florida Building Code, and all Applicable Codes and Regulations. Code Compliance is the complete responsibility of the Contractor and any modifications required shall be performed at no additional charge.

2. The Contractor is to familiarize himself with and confirm all Drawings, Specifications, and existing materials and conditions prior to Bid and commencing the work. Notify the Landscape Architect immediately of any discrepancies. The contractor shall include in his Bid all costs necessary for a complete and operational installation and shall visit the job site prior to bid date.

3. All materials furnished on the job site shall be new and stored in such a manner as to protect them from the elements.

4. Lighting plans are schematic in nature. Fixture symbols are not to scale. Verify exact location and orientation of each fixture in the field with Landscape Architect (L.A.). Verify all quantities, dimensions, and conditions in the field. Confirm fixture finishes & specs with Landscape Architect before purchase.

5. All Contractors are to keep the job site clean and free of debris at all times.

6. Do not scale drawings. Dimensions and/or existing conditions govern. Notify the Landscape Architect immediately of any discrepancies. Stop work in areas of discrepancy until all issues are resolved.

7. All work shall be in strict accordance with the best practices of the construction trade.

8. Contractor to coordinate programming, controls, and electrical with MEP & L.A.

9. All details, sections, diagrams, etc. are intended to be typical and shall be construed to apply to any similar situation elsewhere in the project.

10. The Contractor shall verify all utilities and placement locations of pipe, conduit, equipment, ductwork, etc., prior to submitting Bid to the Owner.

11. Where conflicts and/or variances exist in the Drawings or Specifications, the arrangement of better quality, greater quantity, and higher cost shall be included in the Bid price. The Landscape Architect will have the final decision regarding item and manner in which work shall be installed.

12. All fixtures to be UL-listed and wet-rated.

13. Owner cannot guarantee that internal changes have not occurred since these Drawings have been prepared. It is the responsibility of the Contractor to field check all dimensions and conditions.

14. Any penetrations or modifications to structural steel or concrete must be coordinated with the project's Structural Engineer. All lumber in contact with concrete or masonry shall be pressure treated.

15. The Contractor shall check in with the on-site Construction Manager prior to start of work. During construction, the Contractor shall coordinate all work with the Owner and the on-site Construction Manager.

16. The Contractor shall verify the locations of site utilities prior to the commencement of work. Existing utilities shall be protected or rerouted as required to accommodate the new work.

17. The Contractor shall inspect the surfaces and substrate conditions on/in which the work shall be performed. Beginning of work means acceptance of existing surfaces, substrates and conditions.

18. Prior to final acceptance, Contractor shall adjust all lighting to Owner's satisfaction.

19. The Landscape Architect shall have final decision as to whether work of poor quality and/or substandard workmanship shall be repaired or replaced.

20. The Contractor shall arrange for all building permits and inspections by the building authorities. Cost of all permits, fees, and special inspections shall be in the Bid wherever necessary.

21. The Contractor shall provide proof of insurance and shall not send or employ for this project any laborers or subcontractors. Insurance shall provide protection against public liability and property damage for duration of work.

22. The Contractor shall provide a minimum of one full year warranty for any and all labor and materials they provide, install, or apply.

23. The Contractor shall verify the condition of all existing materials, system, or devices prior to reuse or connection to such materials, systems or devices. Contractor shall bear the full responsibility for reuse of such items and shall provide a minimum 1 year guarantee for all work, materials, and system.

24. These drawings and documents, as instruments of service, are the property of the Landscape Architect and may not be used or reproduced in any manner without his/her express consent.

25. It shall not be the intent of these plans and/or specifications to show every minor detail of construction. The Contractor shall be expected to furnish and install all items for a complete system and provide all requirements necessary for equipment to be placed in proper working order.

26. All conduit runs are shown diagrammatically. Exact routing shall be determined in the field, unless otherwise noted.

27. As-Built drawings shall be furnished to the Owner upon completion of work.

FIXTURE LEGEND

QUANTITY	SYMBOL	FIXTURE TYPE
28	▲	SPOT LIGHT
0	⊕	CMB STANDARD WELL LIGHT
0	▭	RECESSED WALL LIGHT
0	— —	LINEAR LED
0	✳	TWINKLE LIGHT

1 ROOF LIGHTING PLAN

1" = 20'-0"

PERKINS + WILL
806 DOUGLAS ROAD
SUITE 300
CORAL GABLES,
FLORIDA
33134

1212 LINCOLN ROAD

CRESCENT HEIGHTS®
INSPIRATIONAL LIVING

2200 BISCAYNE BLVD.
MIAMI , FLORIDA 33137

LANDSCAPE ARCHITECT

URBAN ROBOT LLC
420 LINCOLN ROAD
SUITE 600
MIAMI BEACH, FLORIDA
URBANROBOT.NET
LA 6666853

MEP

BR+A
2600 S. DOUGLAS ROAD
SUITE 1100
CORAL GABLES, FLORIDA

STRUCTURAL

YHCE ENGINEERING
12151 SW 128TH CT
SUITE 104
MIAMI, FLORIDA

PLANNING BOARD
FINAL SUBMITTAL
04-06-2016

MARK	ISSUE	DATE
Job Number		810414
Drawn		Author
Checked		Author
Approved		Approver

TITLE

ROOF LIGHTING PLAN

SHEET NUMBER

L202