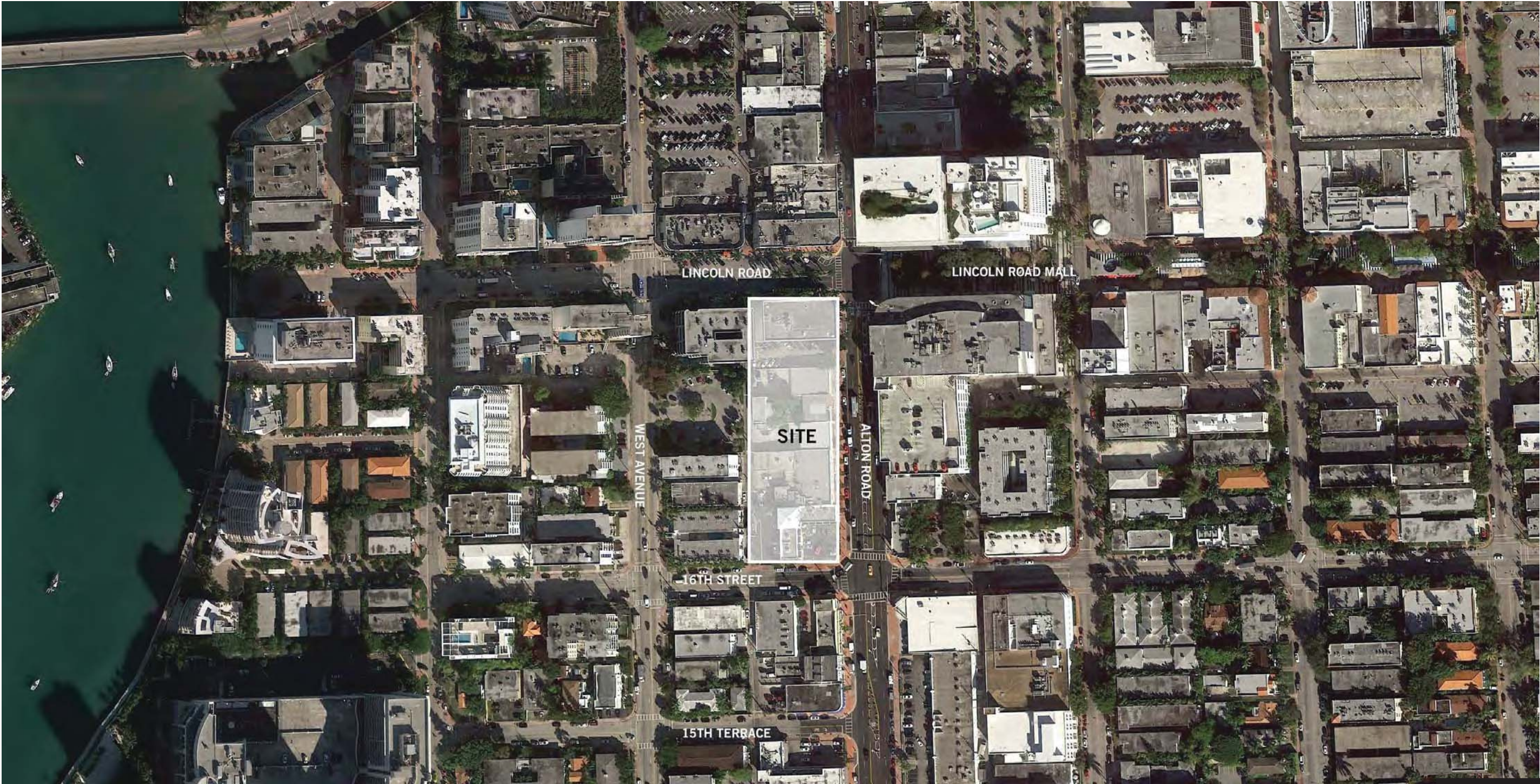


1212 LINCOLN

1212 LINCOLN ROAD
MIAMI BEACH, FLORIDA

DESIGN REVIEW BOARD
SIGNAGE AND GRAPHICS FINAL SUBMITTAL - APRIL 8, 2019



CURRENT ZONING VARIANCE REQUESTS - SIGNAGE

138-13 GENERAL SIGN REQUIREMENTS AND DESIGN STANDARDS		
REGULATION (.6) QTY OF SIGNS PER FRONTAGE	REQUIREMENT 1 WALL, PROJECTING, OR DETACHED SIGN PER ALLOWED FRONTAGE	PROPOSED VARIANCE REQUESTED TO ALLOW 2 PROJECTING SIGNS PER TENANT ON FLOORS 1 AND 2
138-16 WALL SIGN		
REGULATION MAX AREA PERCENTAGE MAX AREA HEIGHT RESTRICTIONS SUPPLEMENTAL STANDARD	REQUIREMENT SEE SUPPLEMENTAL STANDARD (1% OF 24,467 SF WALL AREA= 245 SF) MIN = 15 SF; MAX = 100 SF SHALL NOT BE LOCATED ABOVE GROUND FLOOR ONE BUILDING ID SIGN ABOVE THE ROOFLINE NOT TO EXCEED 1% OF WALL AREA	PROPOSED 245 SF SEE SUPPLEMENTAL STANDARD VARIANCE REQUESTED TO BE PLACE ON ROOF OF RETAIL FLOORS (AT LOWEST LEVEL OF GARAGE)
138-16 PROJECTING SIGN		
REGULATION MAX AREA	REQUIREMENT 15 SF	PROPOSED 191 SF PARKING SIGN; VARIANCES REQUESTED (#60-63); SEE APPENDIX B; REVOCABLE PERMIT TO BE SOUGHT 141 SF PARKING SIGN; VARIANCES REQUESTED (#64-66); SEE APPENDIX B VARIANCE REQUESTED TO ALLOW TENANTS' PROJECTING SIGNS TO BE 25 SF EACH ON GROUND FLOOR VARIANCE REQUESTED TO ALLOW TENANTS' PROJECTING SIGNS TO BE 20 SF EACH ON SECOND FLOOR VARIANCE REQUESTED TO ALLOW AGGREGATE TO EXCEED ALLOWABLE FOR FIRST FLOOR TENANTS VARIANCE REQUESTED TO ALLOW PROJECTING SIGNS ABOVE THE FIRST FLOOR WITHOUT DIRECT ACCESS FROM THE STREET.

NOTE

REVOCABLE PERMIT WILL BE SOUGHT FOR EACH OF THREE SIGNS:

1. PARKING SIGN AT SE CORNER ON ALTON ROAD
2. PARKING SIGN AT SW CORNER ON 16TH STREET
3. WELLS FARGO TENANT SIGN

SHEET NUMBER	SHEET NAME
PAGE 2	SURVEY
PAGE 3	LOCATION PLAN
PAGE 4	ZONING DATA AND DRAWING LIST
PAGE 5	BUILDING PLANS - FIRST LEVEL
PAGE 6	BUILDING PLANS - SECOND LEVEL
PAGE 6a	LANDSCAPE PLANS
PAGE 7	ZONING AND VARIANCES SUMMARY
PAGE 8	SIGNAGE LOCATIONS AND VARIANCES - PLANS
PAGE 9	SIGNAGE LOCATIONS AND VARIANCES - ELEVS
PAGE 9a	ELEVATIONS: LANDSCAPE AND SIGNAGE
PAGE 10	EXISTING BUILDING KEY PLAN
PAGE 11	EXISTING BUILDING SITE PHOTOS
PAGE 12	EXISTING BUILDING SITE PHOTOS
PAGE 13	EXISTING BUILDING SITE PHOTOS
PAGE 14	EXISTING BUILDING SITE PHOTOS
PAGE 15	APPENDIX B - PKG SIGNS AND SCREEN BY LEONG LEONG
PAGE 32	APPENDIX C - TENANT AND DIRECTIONAL SIGNAGE
PAGE 37	APPENDIX D - DIGITAL SCREEN
PAGE 39	APPENDIX E - BUILDING ID SIGN

(NOTE: APPENDIX A IS NOT USED)

P E R K I N S
+ W I L L

806 DOUGLAS ROAD
SUITE 300
CORAL GABLES, FLORIDA
33134

1212
LINCOLN ROAD



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

DESIGN REVIEW
BOARD
GRAPHICS AND
SIGNAGE
02-18-2019

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

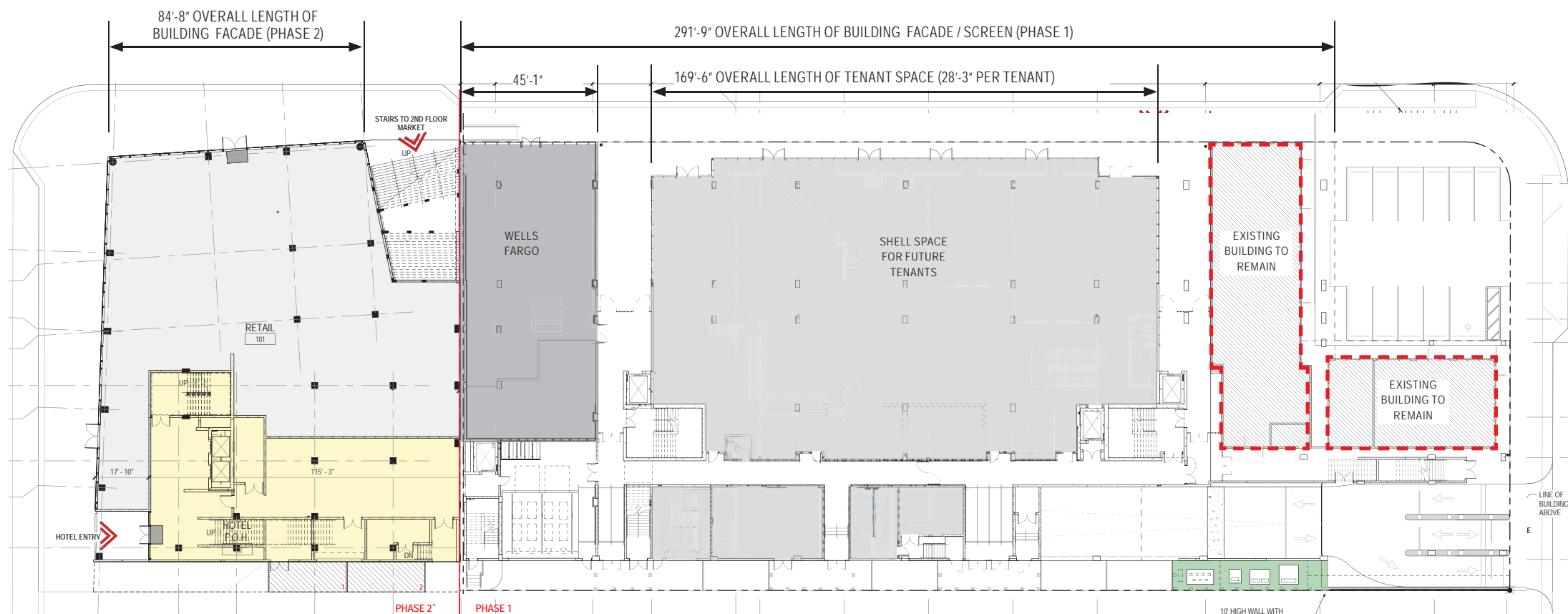
ZONING DATA AND
DRAWING LIST

SHEET NUMBER

P.4



FIRST FLOOR PLAN - PREVIOUS DRB SUBMITTAL



*NOTE THAT PHASE 2 IS NOT PART OF PERMIT SUBMITTAL B1505070, BUT IS STILL PART OF THE DRB PACKAGE. PHASE 2 IS TO BE SUBMITTED UNDER SEPARATE PERMIT

FIRST FLOOR PLAN- PER PERMIT SUBMITTAL B1505070

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

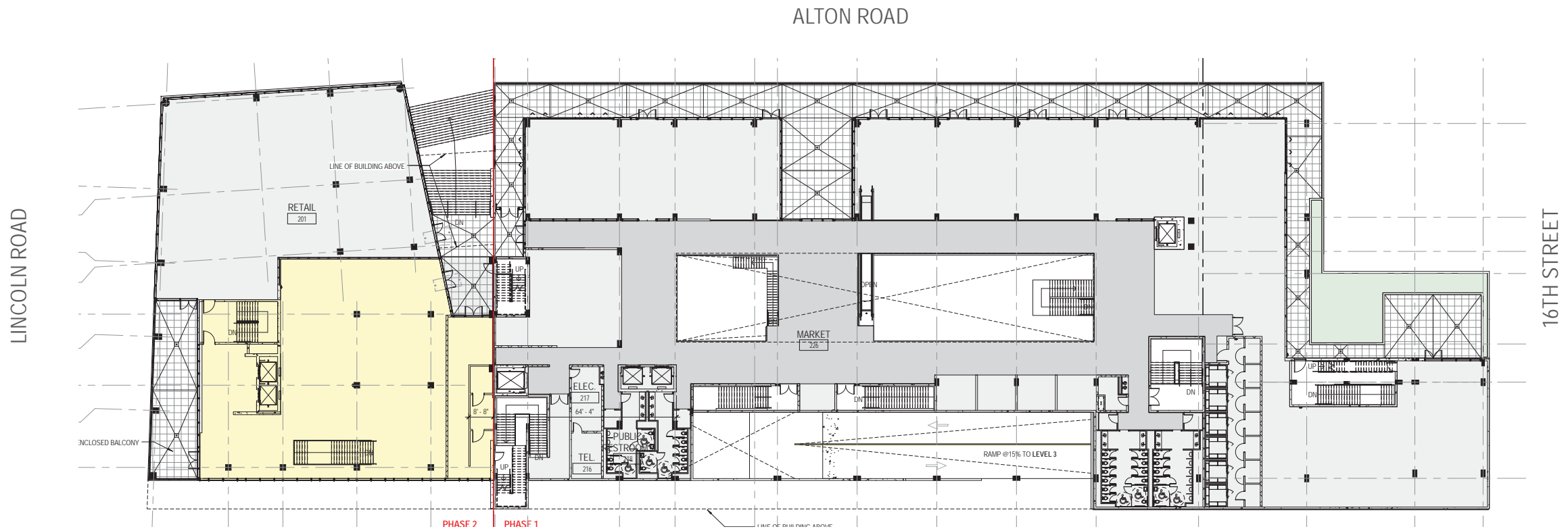
DESIGN REVIEW
BOARD
GRAPHICS AND
SIGNAGE
03-11-2019

DATE	ISSUE	DATE
03-11-2019	1	810414.000
Drawn	Author	
Checked	Checker	
Approved	Approver	
	TITLE	

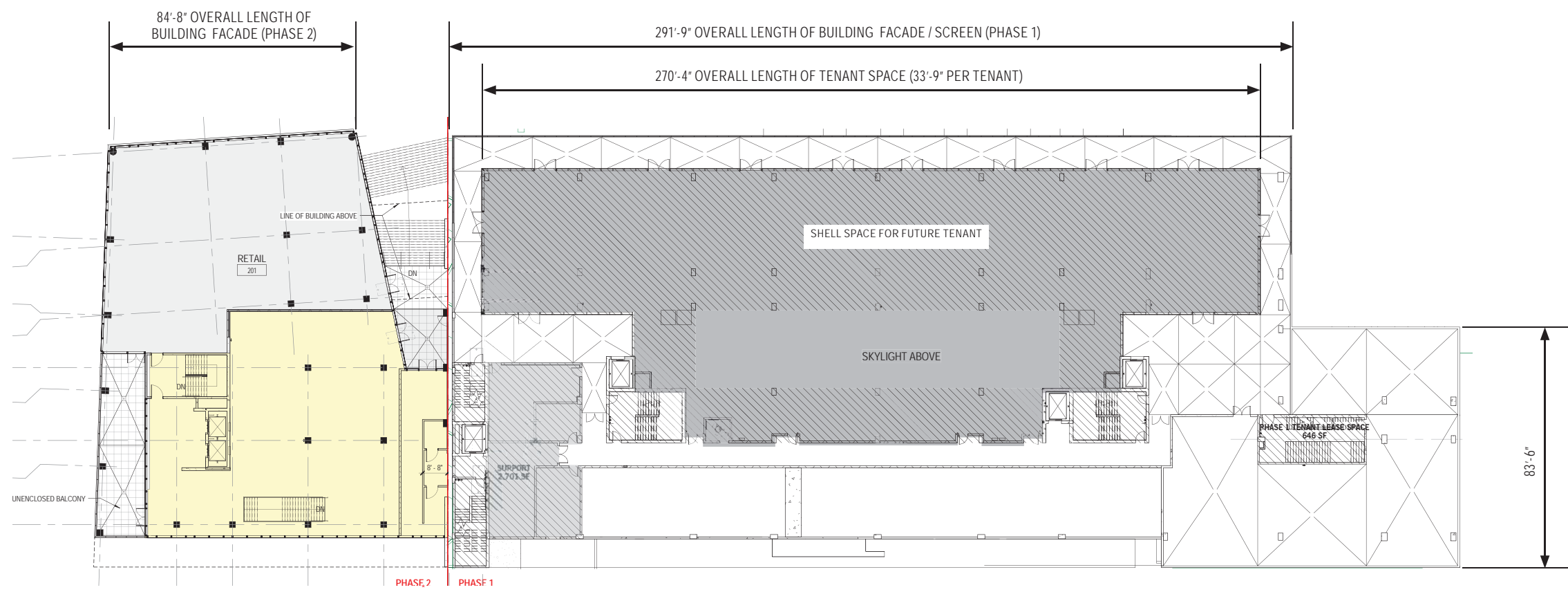
BUILDING PLANS

SHEET NUMBER

P.5



SECOND FLOOR PLAN - PREVIOUS DRB SUBMITTAL



*NOTE THAT PHASE 2 IS NOT PART OF PERMIT SUBMITTAL B1505070, BUT IS STILL PART OF THE DRB PACKAGE. PHASE 2 IS TO BE SUBMITTED UNDER SEPARATE PERMIT

SECOND FLOOR PLAN- PER PERMIT SUBMITTAL B1505070

**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

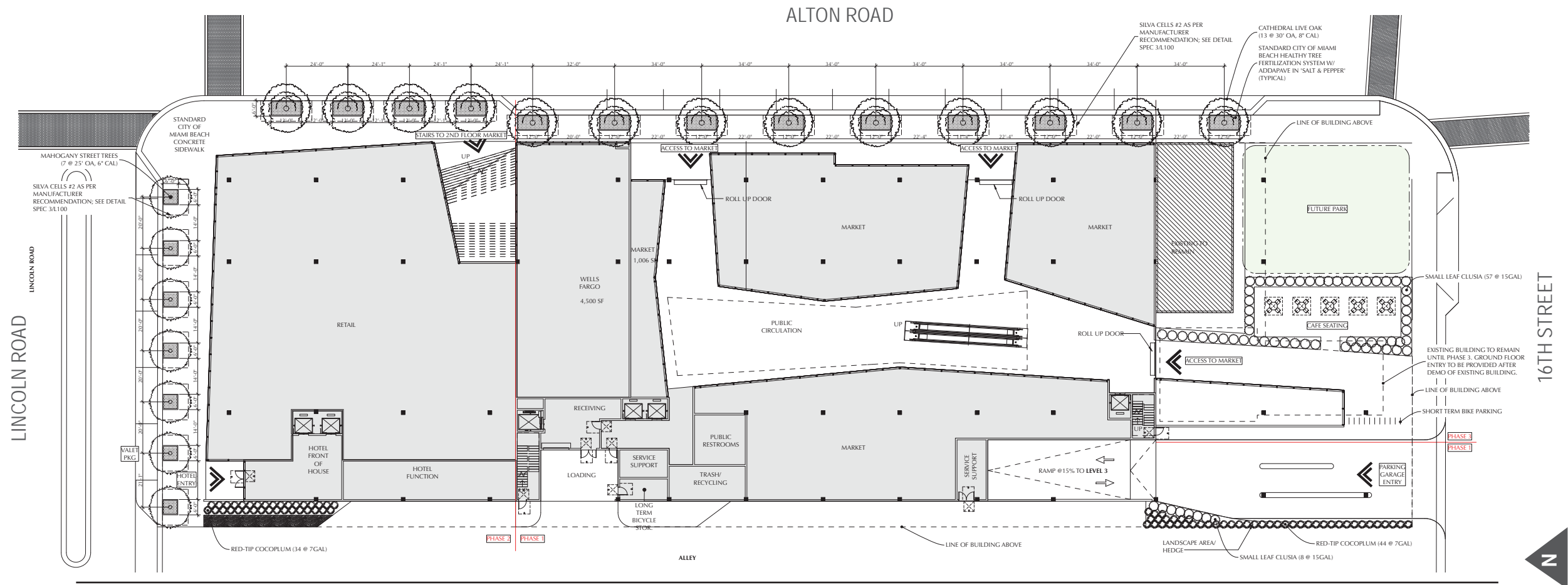
**DESIGN REVIEW
BOARD
GRAPHICS AND
SIGNAGE
03-11-2019**

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














BUILDING PLANS

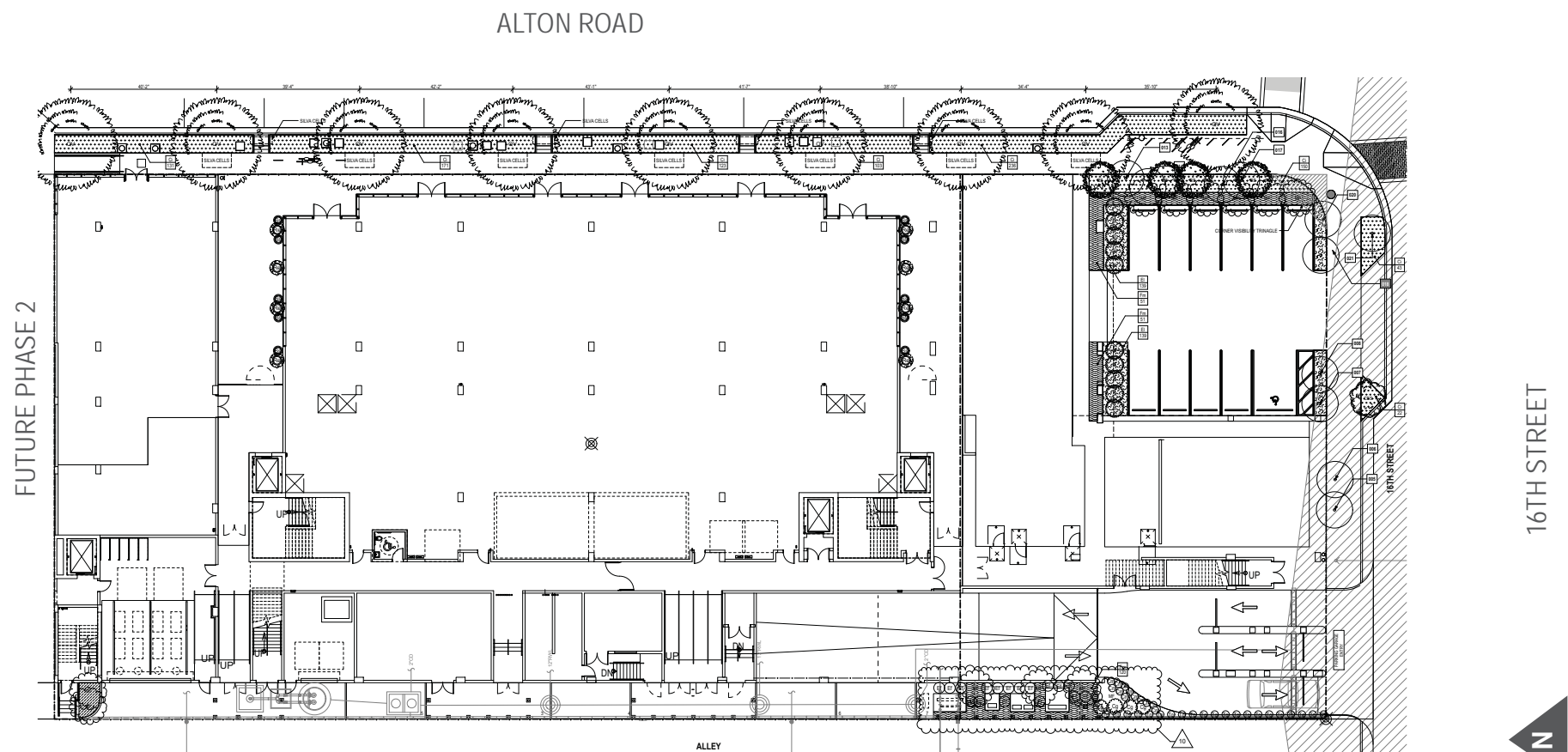
SHEET NUMBER

P.6



LANDSCAPE PLAN - PREVIOUS DRB SUBMITTAL

Tree Schedule											
Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks		
	BS	4	Bursaria sinarubra	Gumbo Limbo	4" min	16'	10'	Y	Collected Specimen; 6' CT		
	CES	1	Conocarpus erectus 'sericea'	Silver Buttonwood	2" min	16'	10'	Y	10' CT		
	MF	12	Myrcianthes fragrans	Simpson's Stopper	4" min	14'	10'	Y	Single Trunk		
	QV	9	Quercus virginiana	Live Oak	12"-14"	30'	25'	Y	Collected Specimen; 6' CT		
Shrub Schedule											
Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Remarks	
	Cg	4	Clusia guttifera	Small-leaf Clusia	15 gal	6'	4'	48"	N		
	Cm	12	Carissa macrocarpa	Natal Plum	7 gal	14"	24"	18"	Y		
	Ef	18	Eugenia foetida	Spanish Stopper	15 gal	6'	30"	30"	Y		
	J	10	Jatropha integririma	Jatropha	25 gal	6'	5'	48"	N	Low Branching	
	Re	8	Rhipis excolta	Lady Palm	15 gal	5'	4'		N		
	Ss	10	Spathiphyllum 'Sensation'	Peace Lily	3 gal	3'	3'		N		
	TB	21	Thunbergia grandiflora	Sky Vine	7 gal	48"	24"	36"	N		
Shrub/Groundcover Schedule											
Symbol	ID	QTY	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Area (sf)	Remarks
	CI	978	Chrysobalanus icaco 'horizontal'	Horizontal Cocoplum	3g	18"	18"	18"	Y	1,905	
	EI		Emodia littoralis	Golden Creeper	3g	18"	18"	12"	Y	119	
	EI	300	Emodia littoralis	Golden Creeper	3g	18"	18"	12"	Y	260	
	Fm	296	Ficus microcarpa 'green island'	Green Island Ficus	3g	18"	24"	30"	N	579	
	Zp	18	Zamia pumila	Coontie	3g	12"	12"	18"	Y	49	



SITE PLANTING PLAN- PER PERMIT SUBMITTAL B1505070

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

DESIGN REVIEW BOARD
GRAPHICS AND SIGNAGE
03-11-2019

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

LANDSCAPE PLANS

SHEET NUMBER

P.6a

PERKINS
+ WILL

806 DOUGLAS ROAD
SUITE 300
CORAL GABLES, FLORIDA
33134

1212
LINCOLN ROAD



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

DESIGN REVIEW
BOARD
GRAPHICS AND
SIGNAGE
03-11-2019

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

TITLE

ZONING AND
VARIANCES

SHEET NUMBER

P.7

Copyright © 2014 Perkins+Will

VARIANCES GRANTED JULY 05, 2016

- VARIANCE**
A side street setback pedestal variance to permit the hotel use to locate from 0 feet to 15'7" from the north property line.
- VARIANCE**
A side street setback tower variance to permit the hotel use 0 feet from the north property line.
- VARIANCE**
A front setback pedestal variance to permit the hotel use to locate from 0 feet to 4'9" from the east property line above second floor.
- VARIANCE**
A front setback tower variance to permit the hotel use to locate from 0 feet to 4'9" from the east property line.

VARIANCES GRANTED OCT. 28, 2016

- VARIANCE**
Roof variance request to allow deck at 5'-0".

VARIANCE GRANTED OCT. 03, 2017

- VARIANCE**
Minimum unit size variance.

SIGNAGE VARIANCE REQUEST SUMMARY: SEE P.8 FOR MORE DETAIL

- SIGNAGE VARIANCE REQUEST**
Request for Building ID Sign to be located vertically on the garage, above tenant spaces; seeking revocable permit; see Appendix E
- SIGNAGE VARIANCE REQUEST**
Request for 15 sf hanging directional sign; see Appendix C
- SIGNAGE VARIANCE REQUEST**
Request for 2 signs per tenant (one parallel, hanging and one blade, projecting); see Appendix C
- SIGNAGE VARIANCE REQUEST**
Request for second floor tenants to have multiple signs without direct access from the street (typ.); see Appendix C
- SIGNAGE VARIANCE REQUEST**
Request hanging tenant signs to exceed aggregate area; see Appendix C
- SIGNAGE VARIANCE REQUEST**
Request for 2 projecting parking signs; seeking revocable permit; see Appendix B
- SIGNAGE VARIANCE REQUEST**
Request for projecting parking signs to exceed allowable size; seeking revocable permit; see Appendix B

Note: Phase 1 floor plan has been updated to match the plan submitted for permit.

VARIANCES GRANTED JULY 05, 2016

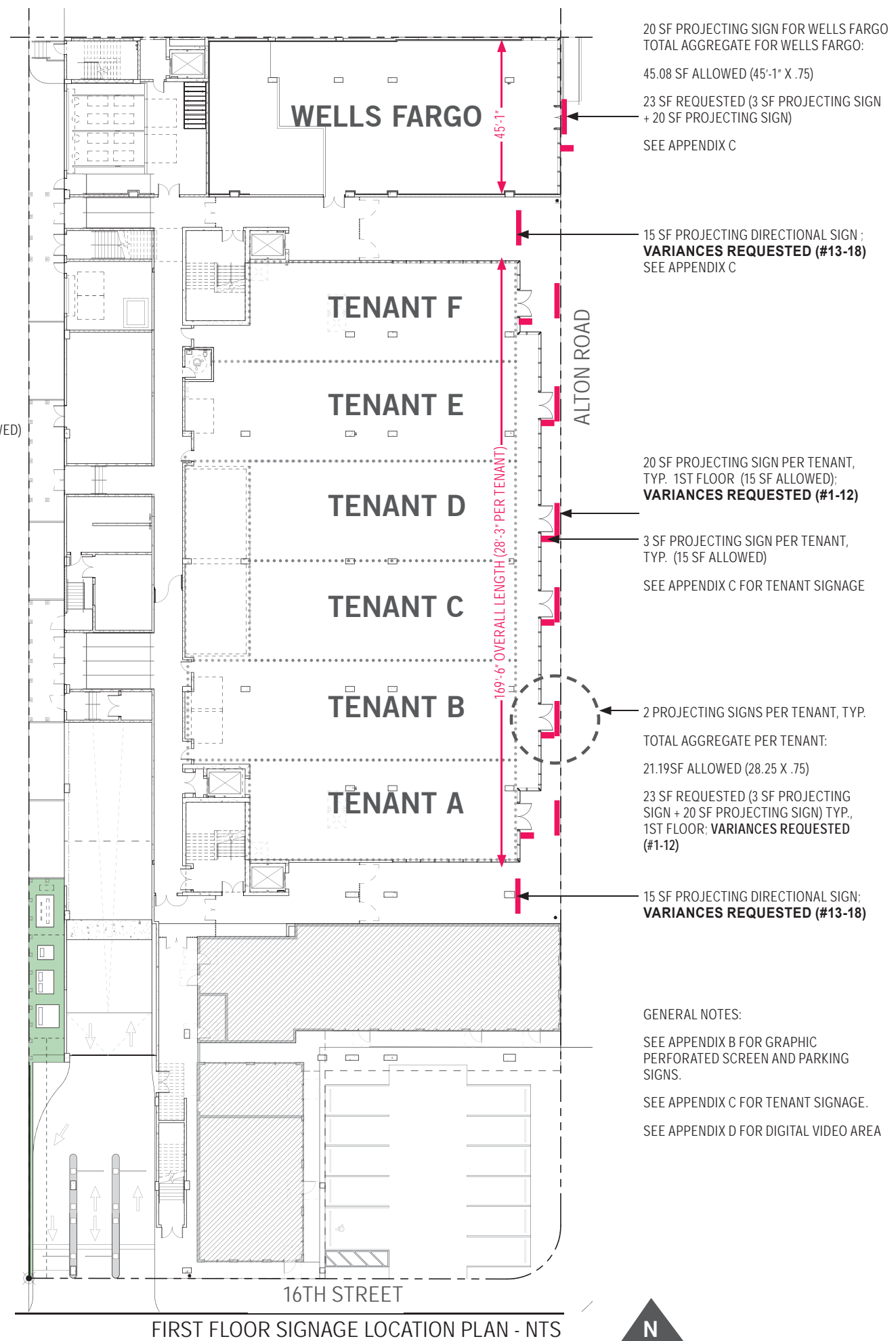
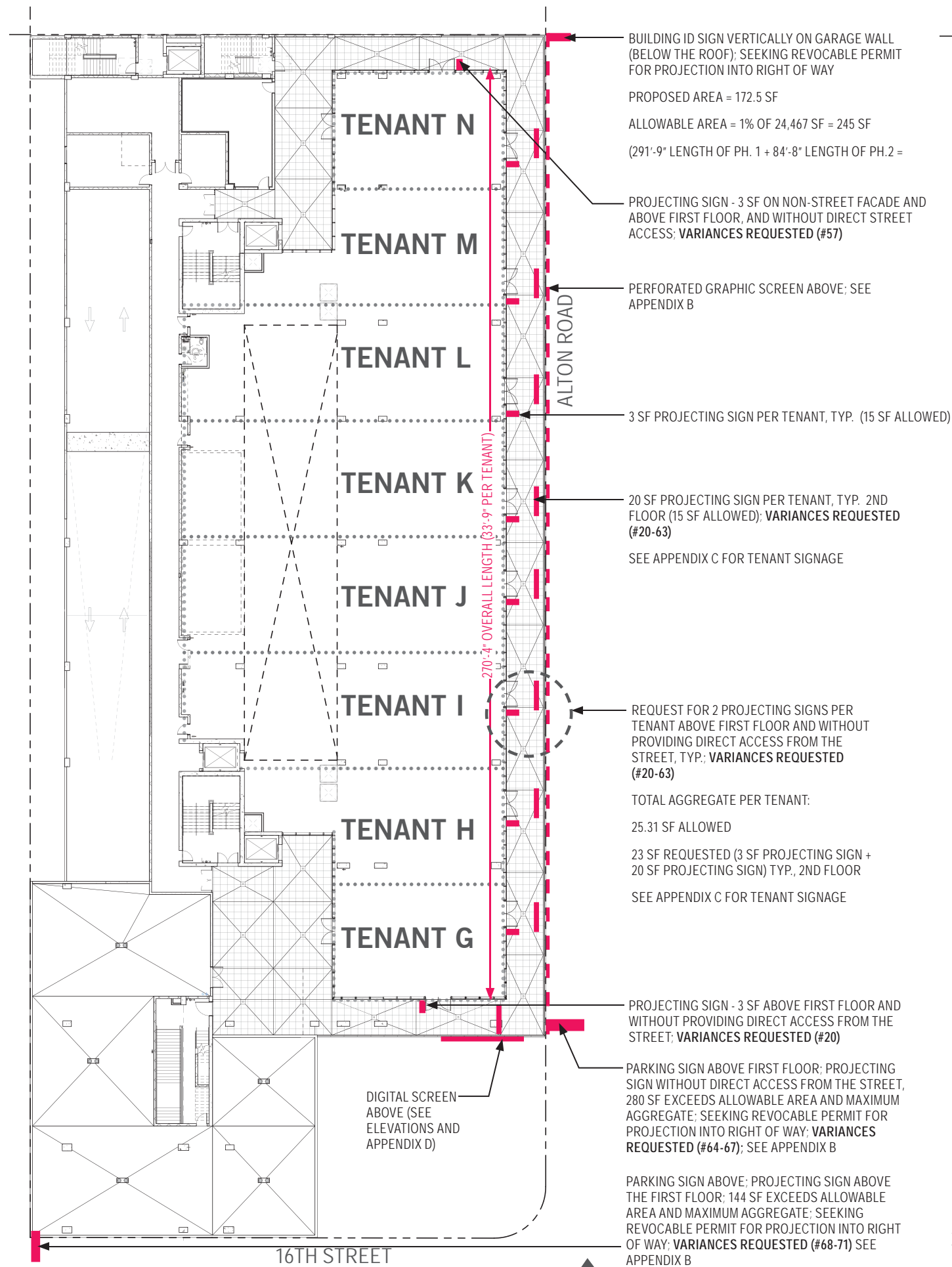
- VARIANCE**
A rear pedestal setback variance to permit the hotel use to be located 10 feet from the rear on the first and second floors.
- VARIANCE**
A rear setback pedestal variance to permit the hotel use to be located 0 feet from the rear on the third floor and above.
- VARIANCE**
A rear setback tower variance to permit the hotel use to be located 0 feet from the rear.

- VARIANCE**
A rear setback pedestal variance to permit the commercial floors (second and above) to be located at 0 feet where 5 feet would be required.
- VARIANCE**
A rear setback tower variance to permit the commercial floors (second and above) to be located at 0 feet where 5 feet would be required.

2 EXISTING CD2 COMMERCIAL MEDIUM DENSITY
1" = 30'-0"

1 PROPOSED CD2 COMMERCIAL MEDIUM DENSITY
1" = 30'-0"

8/2/2017 10:41:26 AM c:\temp\1212 LINCOLN_along.mxd



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

**DESIGN REVIEW
BOARD
GRAPHICS AND
SIGNAGE
03-11-2019**

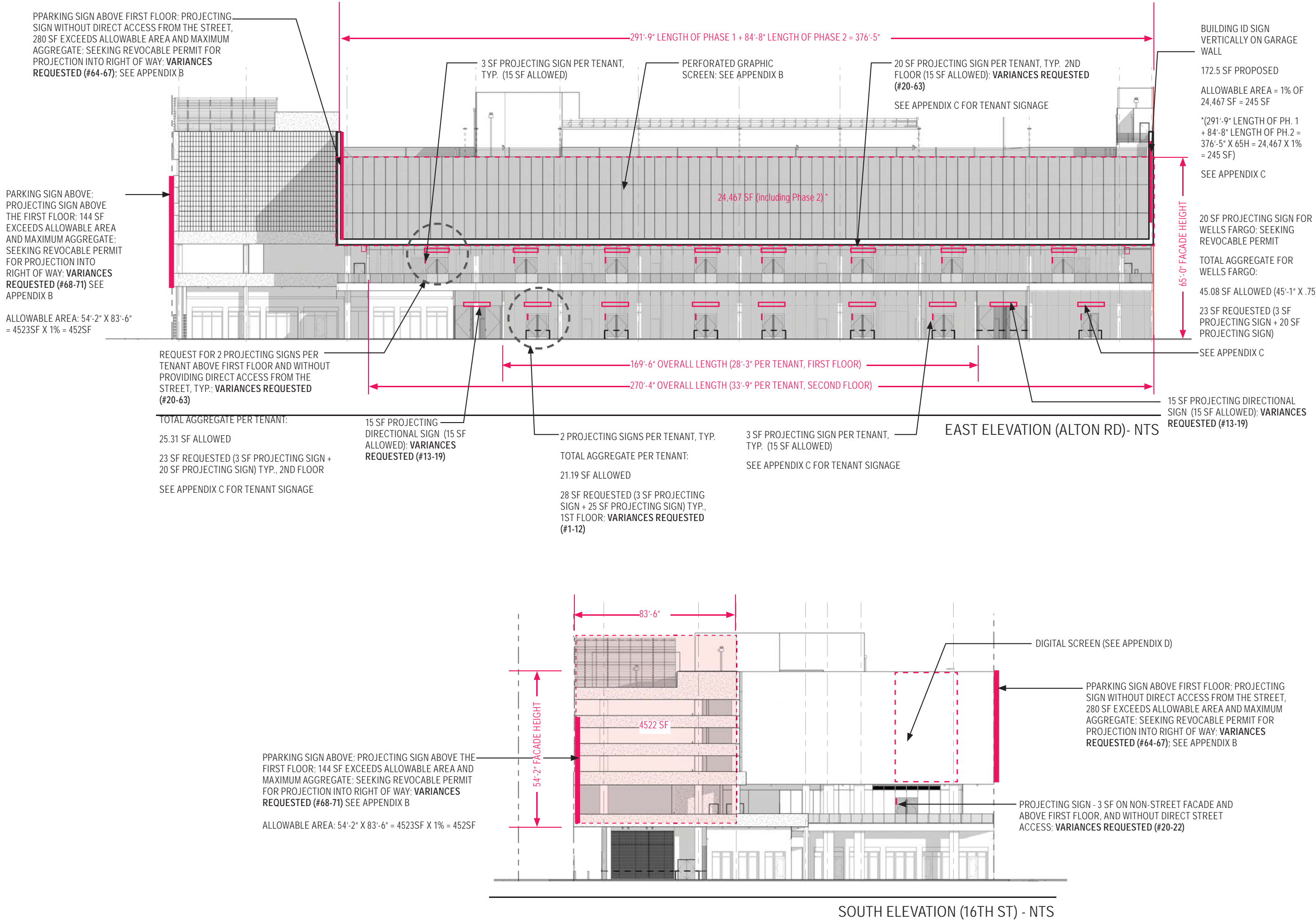
DATE	ISSUE	DATE
Job Number	810414.000	
Drawn	Author	
Checked	Checker	
Approved	Approver	
TITLE		

**SIGNAGE LOCATIONS
AND VARIANCES**

SHEET NUMBER

P.8

Copyright © 2014 Perkins+Will



PERKINS + WILL

806 DOUGLAS ROAD
SUITE 300
CORAL GABLES, FLORIDA
33134

1212 LINCOLN ROAD



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

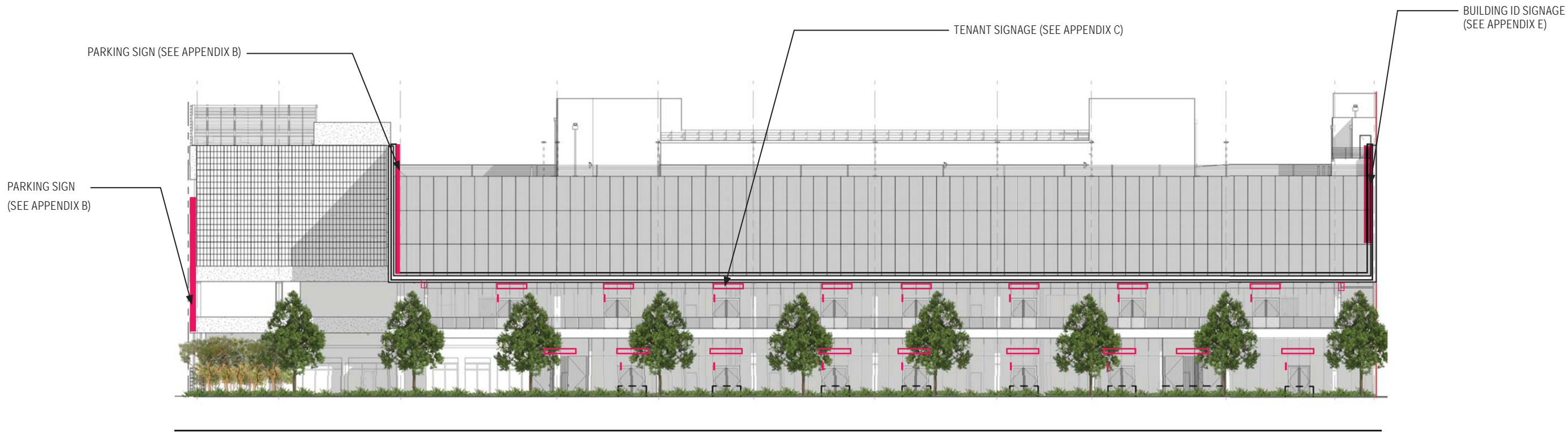
12151 SW 128TH CT
SUITE 104
MIAMI, FLORIDA

DESIGN REVIEW BOARD GRAPHICS AND SIGNAGE 02-18-2019

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

SIGNAGE LOCATIONS AND VARIANCES

SHEET NUMBER



EAST ELEVATION (ALTON RD)- NTS



SOUTH ELEVATION (16TH ST) - NTS

**PERKINS
+ WILL**

806 DOUGLAS ROAD
SUITE 300
CORAL GABLES, FLORIDA
33134

**1212
LINCOLN ROAD**



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

**DESIGN REVIEW
BOARD
GRAPHICS AND
SIGNAGE
02-18-2019**

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

**ELEVATIONS WITH
LANDSCAPE**

SHEET NUMBER

P.9a



APPENDIX B: PARKING SIGNAGE AND PARKING SCREEN



DESIGN ARCHITECT

LEONG LEONG
187 BOWERY ST.
NEW YORK, NY 10002
CHRIS LEUNG
TEL.: 212-693-7221
OWNER / CLIENT
CRESCENT HEIGHTS
2200 BECATINE BLVD.
MAMI, FL 33137

ARCHITECT
FERROUS + VELL
806 DOUGLAS ROAD, SUITE 300
CORAL GABLES, FL 33134

STRUCTURAL ENGINEER
VICKS ENGINEERING
12101 SW 128TH CT., SUITE 104
MIAMI, FL 33186

Crescent Heights
1212 LINCOLN ROAD
1600 - 1B34 ALTON RD. MIAMI BEACH, FL 33139

SEAL & SIGNATURE

This drawings are INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS OR COMPLETION OF THIS PROJECT BY OTHERS.

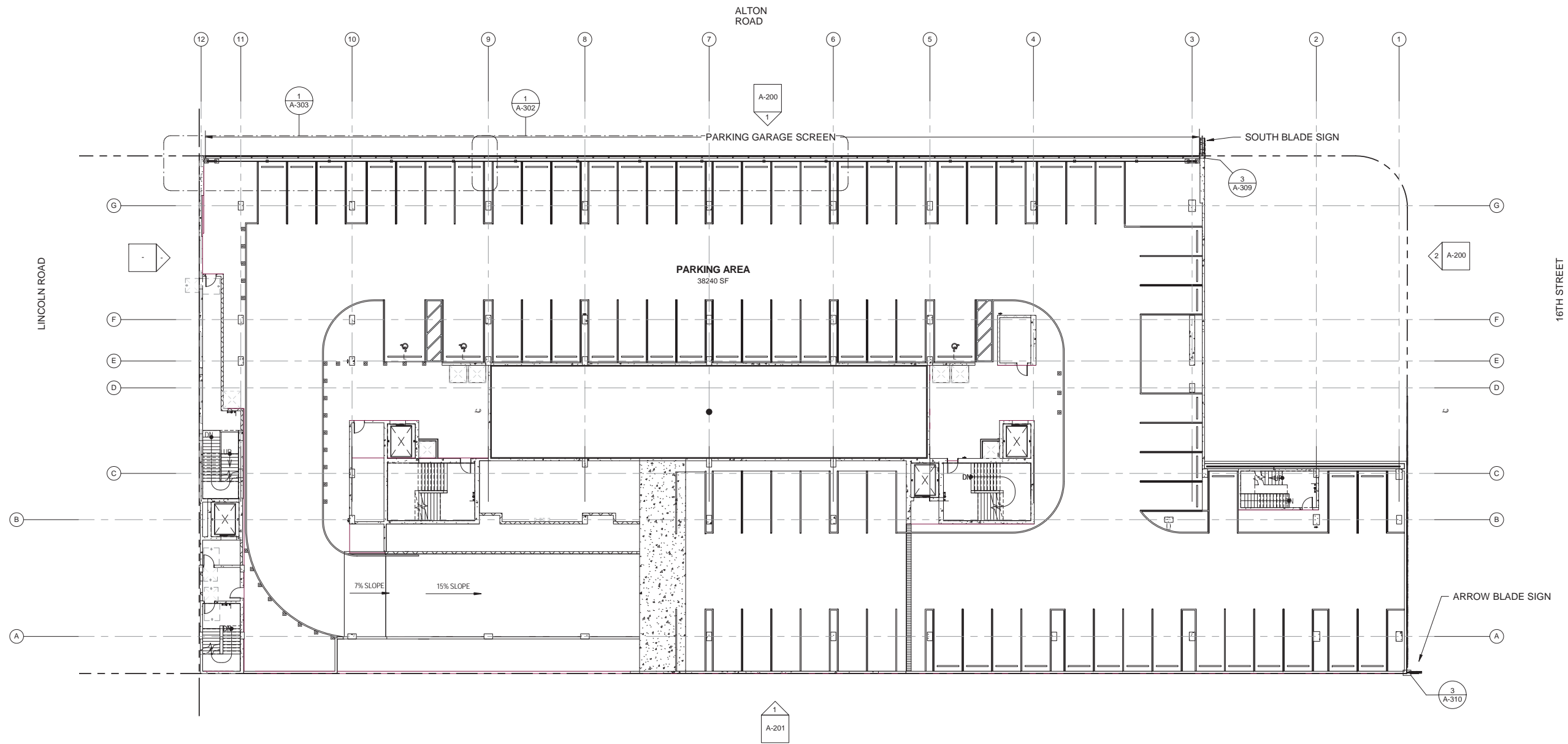
Date	Issue / Revision
03/27/19	-75% CD SET-
5/12/19	-CD PART I
6/08/19	-CD PART II
04/09/19	-CD PART I REVISION
DOE NO.	--
PROJECT NO.	181204
DRAWN	02/15/19
DATE BY	Author
CHECKED BY	Checker

NOT FOR CONSTRUCTION

DRAWING TITLECOVER SHEET

DRAWING NUMBERA-000

PAGE NUMBERSHEET OF



DESIGN ARCHITECT

LEONG LEONG

LEONG LEONG
187 BOWERY ST
NEW YORK, NY 10002
CHRIS LEONG
TEL: (212) 807-7521

OWNER / CLIENT

CRESCENT HEIGHTS
2200 BISCAYNE BLVD.
MIAMI, FL 33137

ARCHITECT

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

STRUCTURAL ENGINEER

TYNCE ENGINEERING
12151 SW 128TH CT, SUITE 104
MIAMI, FL 33186

CRESCENT HEIGHTS
1212 LINCOLN ROAD
1800 - 1634 ALTON RD. MIAMI BEACH, FL 33139

SEAL & SIGNATURE

THESE DRAWINGS ARE
INSTRUMENTS OF SERVICE AND AS
SUCH MAY NOT BE USED FOR OTHER
PROJECTS. FOR ADDITIONS TO THIS
PROJECT OR COMPLETION OF THIS
PROJECT BY OTHERS.

Date	Issue / Revision
01/17/19	75% DD SET
01/28/19	DD PART I
03/06/19	DD PART A
04/03/19	DD PART II REV 1

DOB NO. ---

PROJECT NO. 181204

DATE 02/15/19

DRAWN BY Author

CHECKED BY Checker

NOT FOR
CONSTRUCTION

DRAWING TITLE

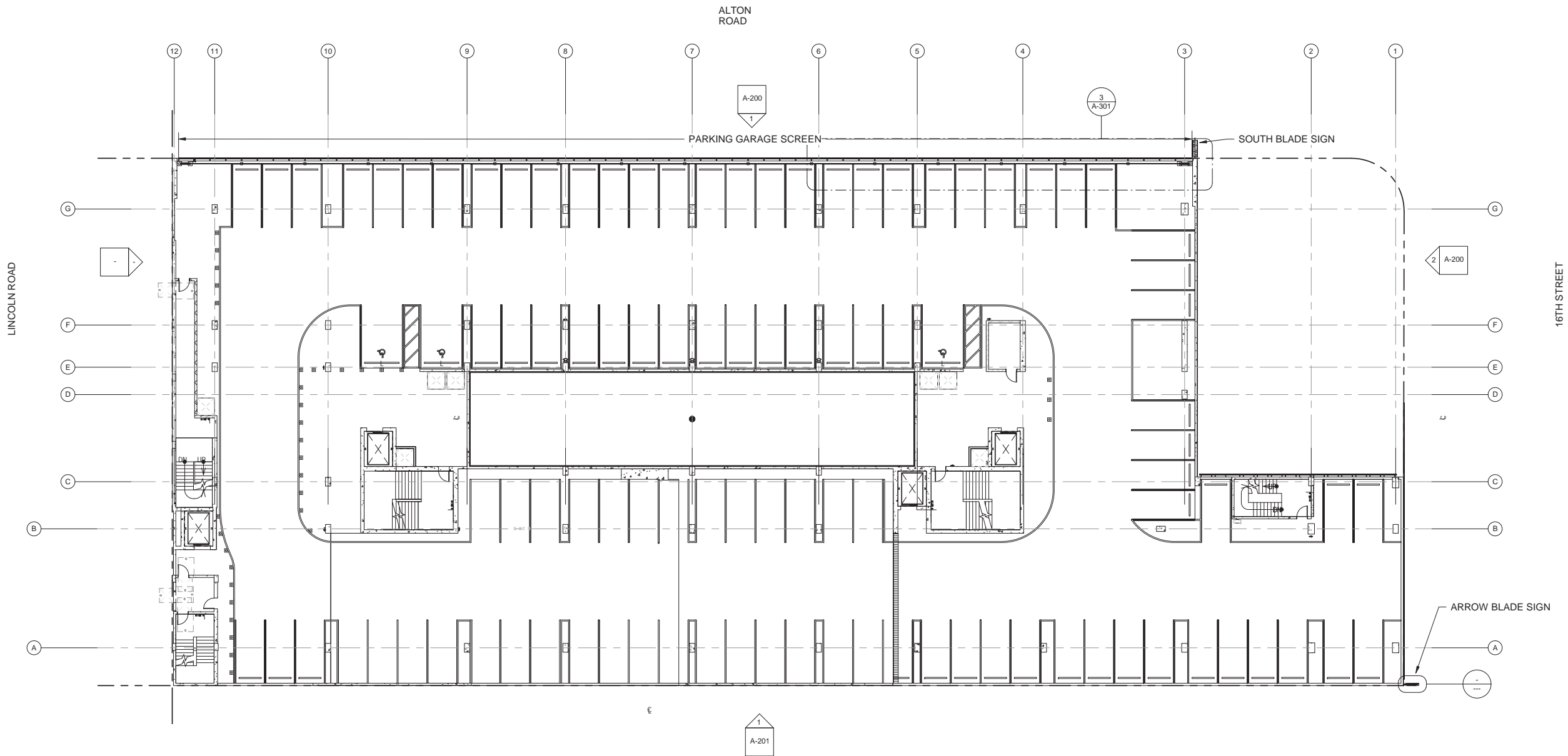
LEVEL 3

DRAWING NUMBER

A-100

PAGE NUMBER OF ---

LEVEL 3 | 1/32" =



DESIGN ARCHITECT

LEONG LEONG

LEONG LEONG
187 BOWERY, 2F
NEW YORK, NY 10002
CHINLEONG
TEL (212) 920-7221

OWNER / CLIENT

CRESCENT HEIGHTS
200 BISCAYNE BLVD.
MIAMI, FL 33137

ARCHITECT

PERKINS + WILL
800 DOUGLAS ROAD, SUITE 300
CORAL GABLES, FL 33134

STRUCTURAL ENGINEER

YHCE ENGINEERING
12151 SW 128TH CT, SUITE 104
MIAMI, FL 33186

CRESCENT HEIGHTS
1212 LINCOLN ROAD
1600 - 1634 ALTON RD, MIAMI BEACH, FL 33139

SEAL & SIGNATURE

THESE DRAWINGS ARE
INSTRUMENTS OF SERVICE AND AS
SUCH MAY NOT BE USED FOR OTHER
PROJECTS FOR ADDITION TO THIS
PROJECT OR COMPLETION OF THIS
PROJECT BY OTHERS.

Date	Issue / Revision
01/17/19	70% DD SET
01/23/19	DD PART I
03/08/19	DD PART II
05/03/19	DD PART II REV 1

DOB NO.	---
PROJECT NO.	181204
DATE	02/15/19
DRAWN BY	Author
CHECKED BY	Checker

NOT FOR
CONSTRUCTION

DRAWING TITLE

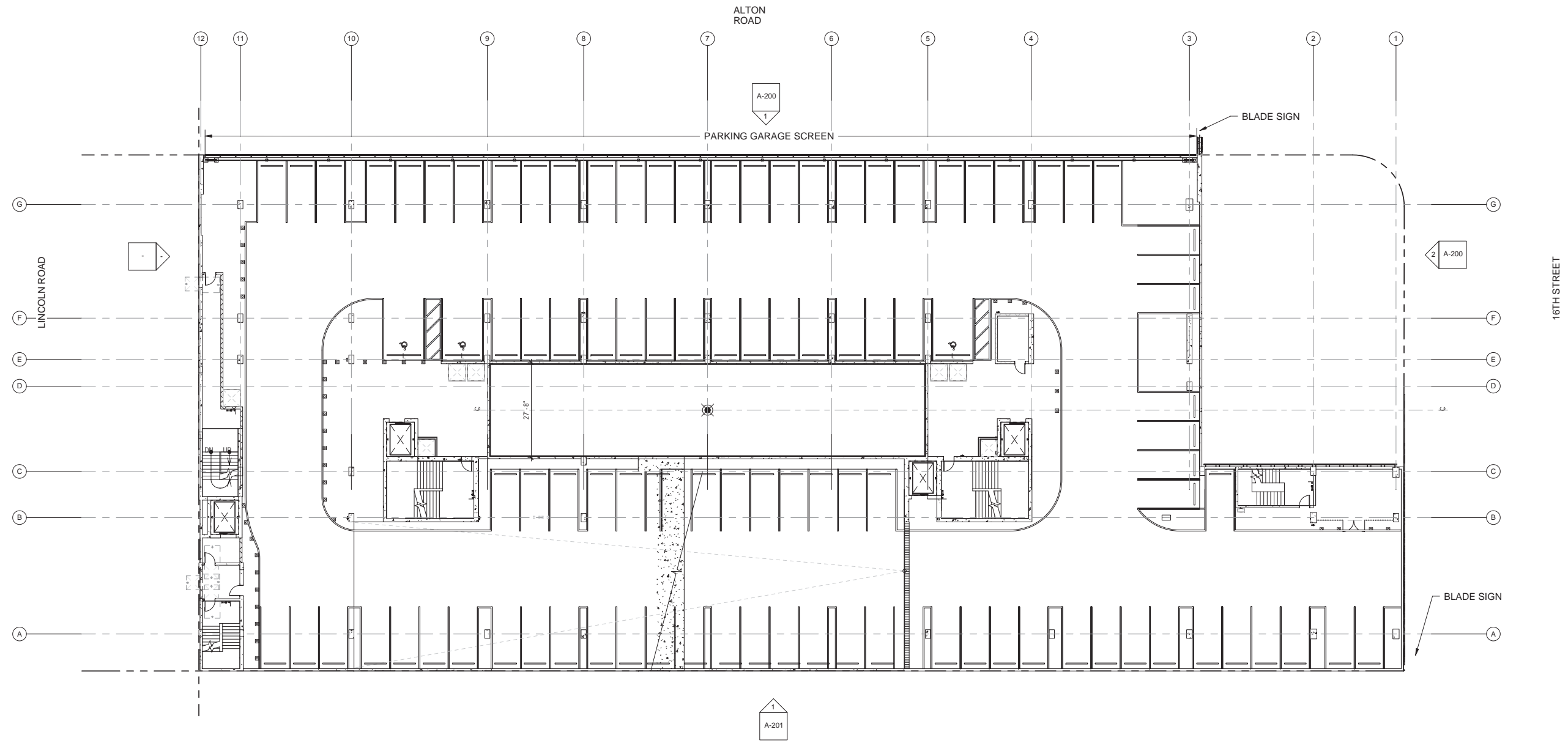
LEVEL 4

DRAWING NUMBER

A-101

PAGE NUMBER OF --

LEVEL 4 | 1/32" = 1'



DESIGN ARCHITECT

**LEONG
LEONG**

LEONG LEONG
167 BOVERY ST.
NEW YORK, NY 10002
CHRIS LEONG
TEL (212) 929-7221

OWNER / CLIENT

CRESCENT HEIGHTS
200 BISCAYNE BLVD.
MIAMI, FL 33137

ARCHITECT

PERONE + WILL
800 DOUGLAS ROAD, SUITE 300
CORAL GABLES, FL 33134

STRUCTURAL ENGINEER

TYCE ENGINEERING
12151 SW 10TH CT, SUITE 104
MIAMI, FL 33186

CRESCENT HEIGHTS
1212 LINCOLN ROAD
1600+ 1634 ALTON RD. MIAMI BEACH, FL 33139

SEAL & SIGNATURE

THESE DRAWINGS ARE
INSTRUMENTS OF SERVICE AND AS
SUCH MAY NOT BE USED FOR OTHER
PROJECTS. FOR ADDITIONS TO THIS
PROJECT OR COMPLETION OF THIS
PROJECT BY OTHERS.

Date	Issue / Revision
01/11/19	75% DD SET
01/29/19	DD PART I
03/06/19	DD PART II
04/09/19	DD PART II REV.1

DOB NO. ...

PROJECT NO. 181204

DATE 03/16/19

DRAWN BY Author

CHECKED BY Checker

NOT FOR
CONSTRUCTION

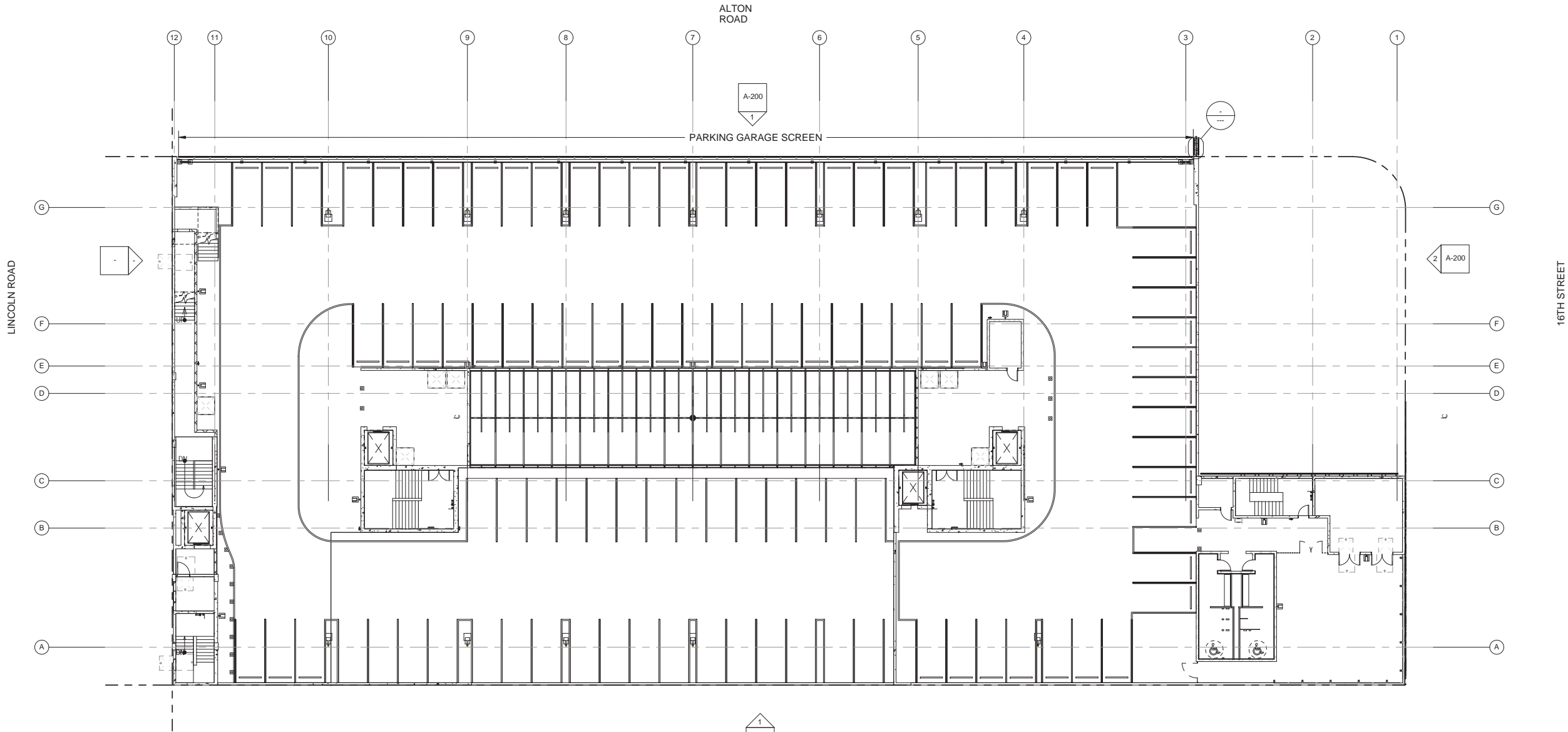
DRAWING TITLE

LEVEL 5

DRAWING NUMBER

A-102

PAGE NUMBER OF



DESIGN ARCHITECT

LEONG LEONG
LEONG LEONG
187 BOWERY ST
NEW YORK, NY 10002
CHRIS LEONG
TEL: (212) 645-7221

OWNER / CLIENT
CRESCENT HEIGHTS
200 BISCAYNE BLVD
MIAMI, FL 33137

ARCHITECT
PERKINS + WILL
860 DOUGLAS ROAD, SUITE 300
CORAL GABLES, FL 33134

STRUCTURAL ENGINEER
YHCE ENGINEERING
12101 SW 128TH CT, SUITE 104
MIAMI, FL 33186

CRESCENT HEIGHTS
1212 LINCOLN ROAD
1600 - 1634 ALTON RD. MIAMI BEACH, FL 33139

SEAL & SIGNATURE

THESE DRAWINGS ARE
INSTRUMENTS OF SERVICE AND AS
SUCH MAY NOT BE USED FOR OTHER
PROJECTS FOR ADDITIONS TO THIS
PROJECT OR COMPLETION OF THIS
PROJECT BY OTHERS.

Date	Issue / Revision
01/11/19	775 DO SET
01/23/19	DO PART I
02/05/19	DO PART II
03/05/19	DO PART I (REV.)

DOB NO. ---

PROJECT NO. 181204

DATE 02/15/19

DRAWN BY Author

CHECKED BY Checker

NOT FOR
CONSTRUCTION

DRAWING TITLE

ROOF LEVEL

DRAWING NUMBER

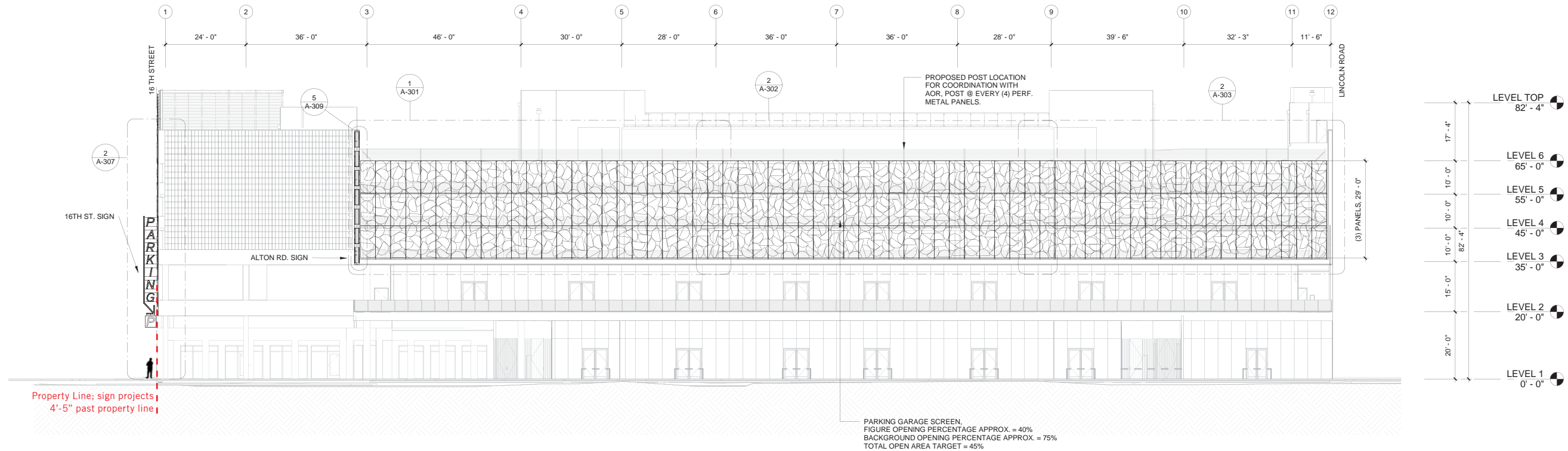
A-104

PAGE NUMBER OF --

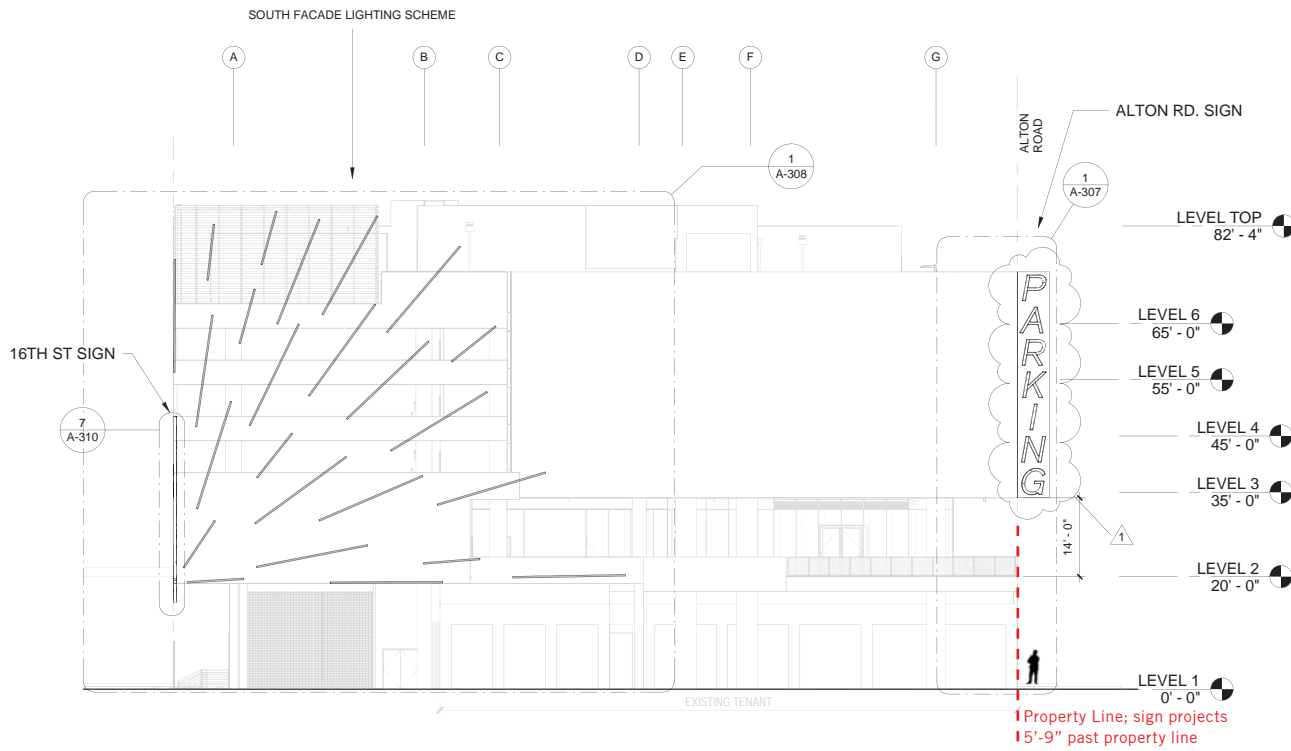
LEVEL ROOF

1/32"

P.20



EAST FACADE ELEVATION | 1/32" = 1'



SOUTH FACADE ELEVATION | 1/32" = 1'

DESIGN ARCHITECT

LEONG
LEONG

LEONG LEONG
161 BOWERY ST.
NEW YORK, NY 10002
CHIEF ARCHITECT
TEL (212) 520-7221
OWNER / CLIENT
CRESCENT HEIGHTS
2200 BISCAYNE BLVD.
MIAMI, FL 33137
ARCHITECT
PERRINS + WILL
1800 DUNLAP ROAD, SUITE 300
CORAL GABLES, FL 33134
STRUCTURAL ENGINEER
YHCE ENGINEERING
1215 SW 10TH CT, SUITE 104
MIAMI, FL 33136

CRESCENT HEIGHTS
1212 LINCOLN ROAD
1800 - 1634 ALTON RD. MIAMI BEACH, FL 33139

SEAL & SIGNATURE

THESE DRAWINGS ARE
INSTRUMENTS OF SERVICE AND AS
SUCH MAY NOT BE USED FOR OTHER
PROJECTS. FOR ADDITIONS TO THIS
PROJECT OR COMPLETION OF THIS
PROJECT BY OTHERS.

Date	Issue / Revision
02/01/19	Issue 1: 100% DD DET.
02/01/19	Issue 2: DD PART I
02/01/19	DD PART II
04/03/19	DD PART II REV 1

DOB NO.	---
PROJECT NO.	181204
DATE	02/15/19
DRAWN BY	Author
CHECKED BY	Checker

NOT FOR
CONSTRUCTION

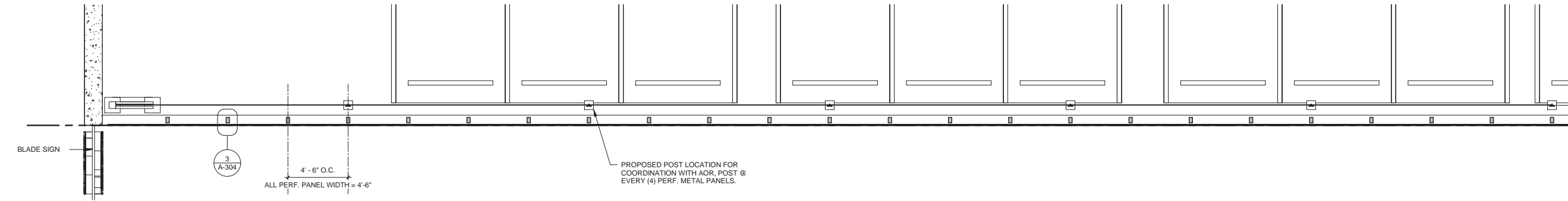
DRAWING TITLE

EXTERIOR
ELEVATIONS

DRAWING NUMBER

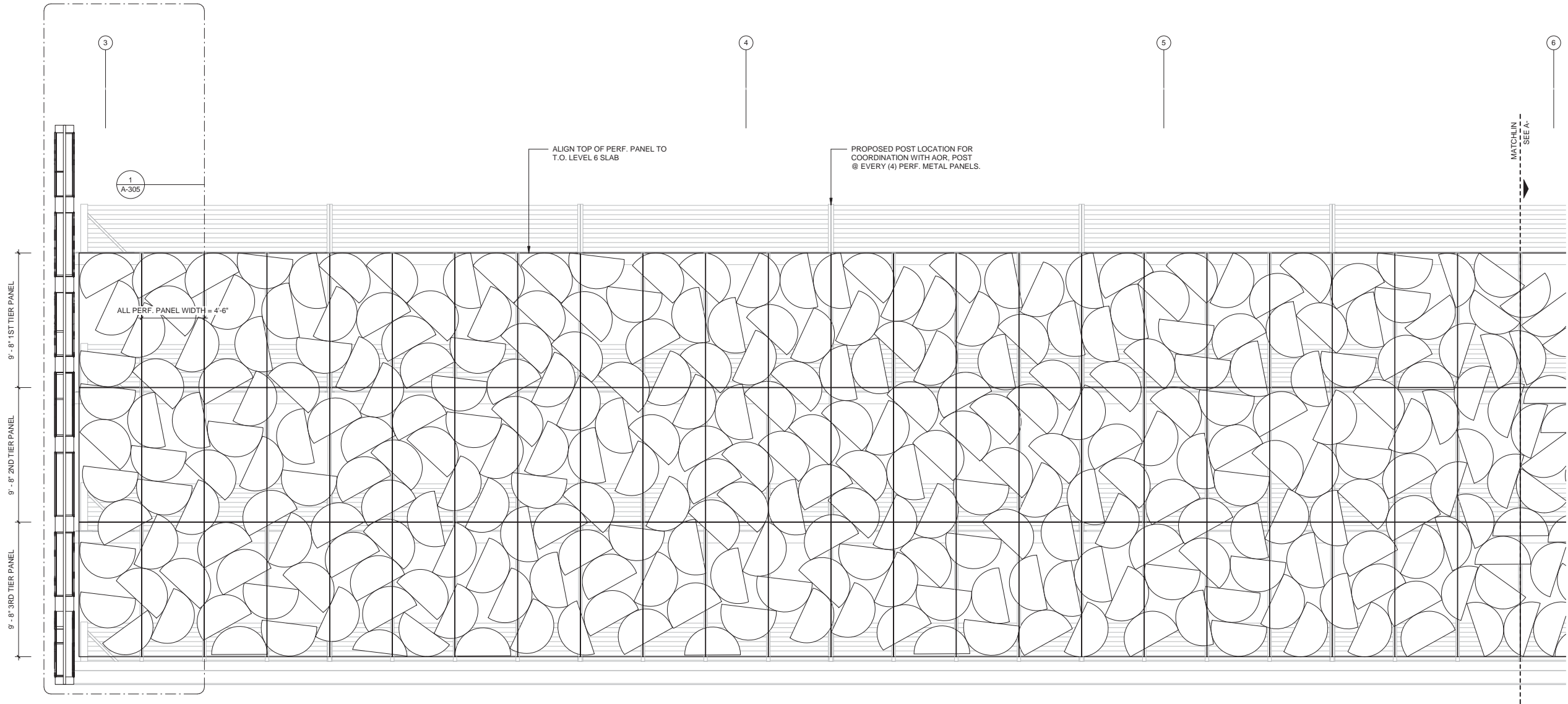
A-200

PAGE NUMBER	OF
-------------	----



ENLARGE PLAN @ LEVEL 3 (01/03)

1/8" = 1'



ENLARGE ELEVATION @ EAST ELEVATION (01/03)

1/8" =

DESIGN ARCHITECT

LEONG
LEONG

LEONG LEONG
187 BOVERY ST
NEW YORK, NY 10002
CHRIS LEONG
TEL (212) 850-7221

OWNER / CLIENT
CRESCENT HEIGHTS
2200 BISCAYNE BLVD
MIAMI, FL 33137

ARCHITECT
PERKINS + WELLS
800 DOUGLAS ROAD, SUITE 300
CORAL GABLES, FL 33134

STRUCTURAL ENGINEER
YIYCE ENGINEERING
12151 SW 103TH CT, SUITE 104
MIAMI, FL 33186

CRESCENT HEIGHTS
1212 LINCOLN ROAD
1800 - 1834 ALTON RD. MIAMI BEACH, FL 33139

SEAL & SIGNATURE

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS. FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

Date	Issue / Revision
01/17/19	70% DD SET
01/23/19	DD PART 1
02/08/19	DD PART 1
02/08/19	DD PART 1 (REV 1)

DOB NO.

PROJECT NO.

DATE

DRAWN BY

CHECKED BY

181204

02/15/19

Author

Checker

NOT FOR CONSTRUCTION

DRAWING TITLE

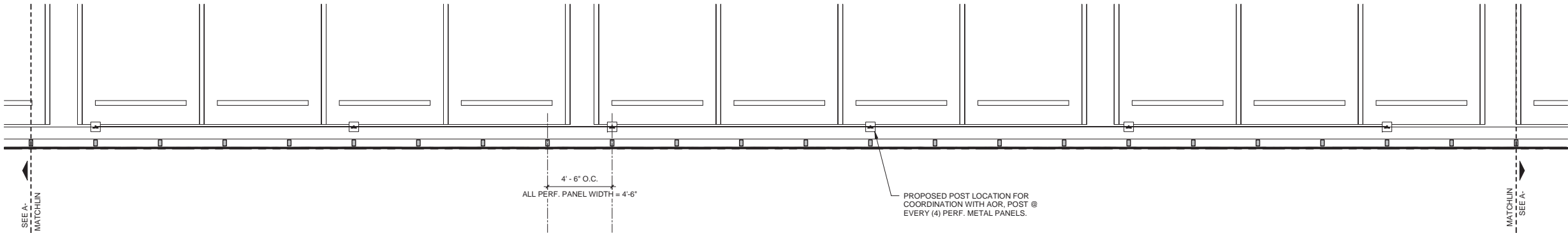
ENLARG PLAN & ELEV (01/03)

DRAWING NUMBER

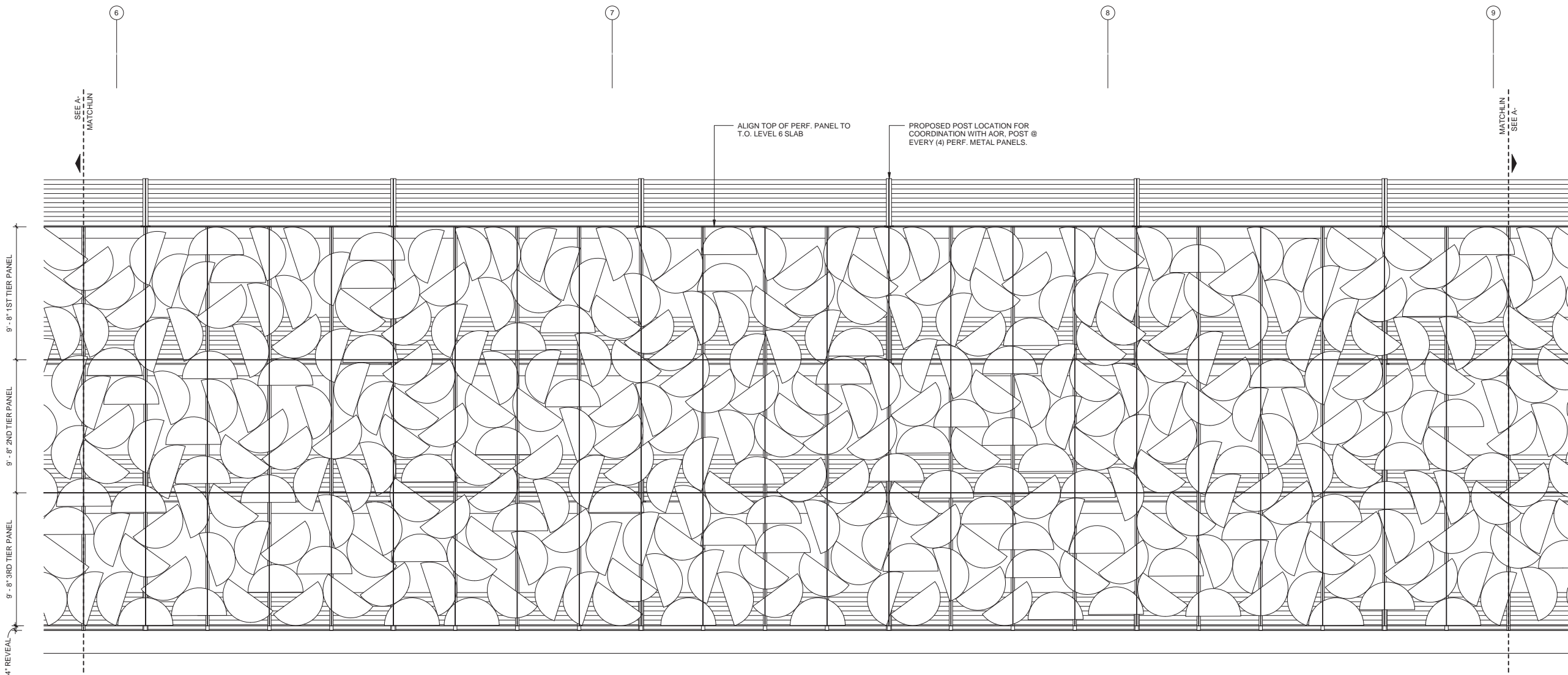
A-301

PAGE NUMBER

OF



ENLARGE PLAN @ LEVEL 3 (02/03) 1/8" = 1'



ENLARGE ELEVATION @ EAST ELEVATION (02/03) 1/8" = 1'

DESIGN ARCHITECT

LEONG
LEONG

LEONG LEONG
167 BOWERY 3F
NEW YORK, NY 10002
CHRIS LEONG
TEL: (212) 699-7201

OWNER / CLIENT

CRESCENT HEIGHTS
2200 BISCAYNE BLVD.
MIAMI, FL 33137

ARCHITECT

PERKINS + WILL
180 DOUGLASS ROAD, SUITE 300
CORAL GABLES, FL 33134

STRUCTURAL ENGINEER

YACE ENGINEERING
12555 SW 128TH CT, SUITE 104
MIAMI, FL 33186

CRESCENT HEIGHTS
1212 LINCOLN ROAD
1600 - 1634 ALTON RD. MIAMI BEACH, FL 33139

SEAL & SIGNATURE

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS

Date	Issue / Revision
01/11/19	10% DD SET
01/23/19	DD PART I
03/06/19	DD PART II
04/03/19	DD PART II REV I

DOB NO. _____

PROJECT NO. 191204

DATE 02/15/19

DRAWN BY Author

CHECKED BY Checker

NOT FOR CONSTRUCTION

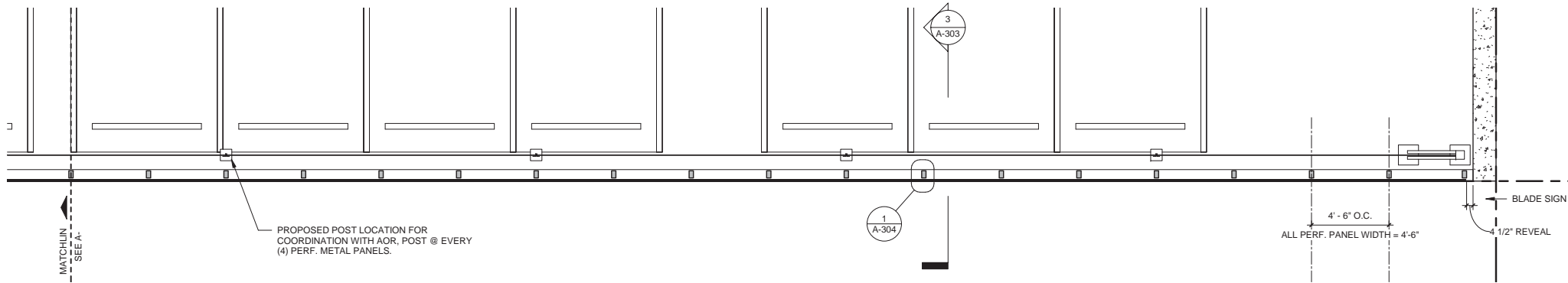
DRAWING TITLE

ENLARG PLAN & ELEV (02/03)

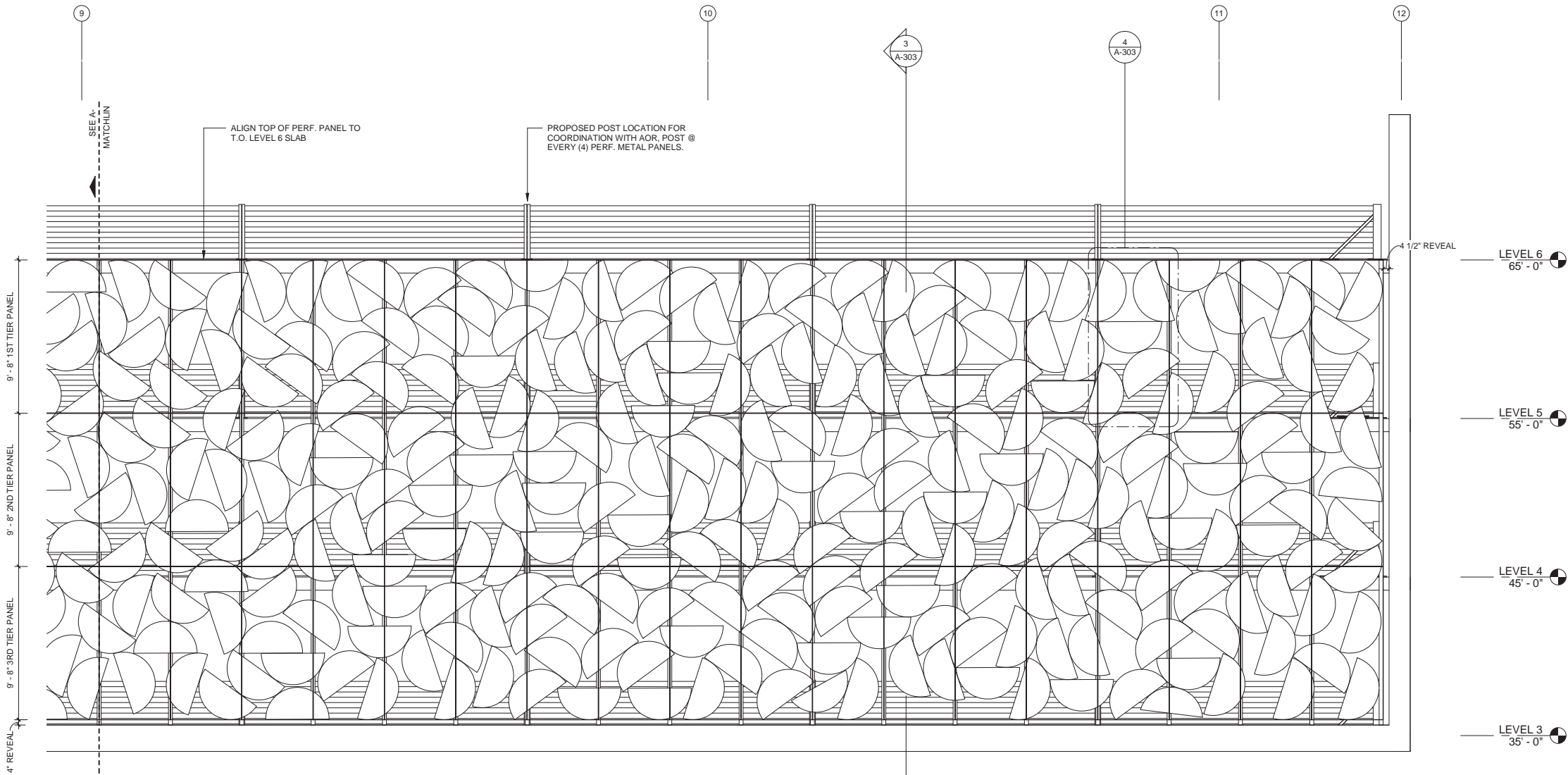
DRAWING NUMBER

A-302

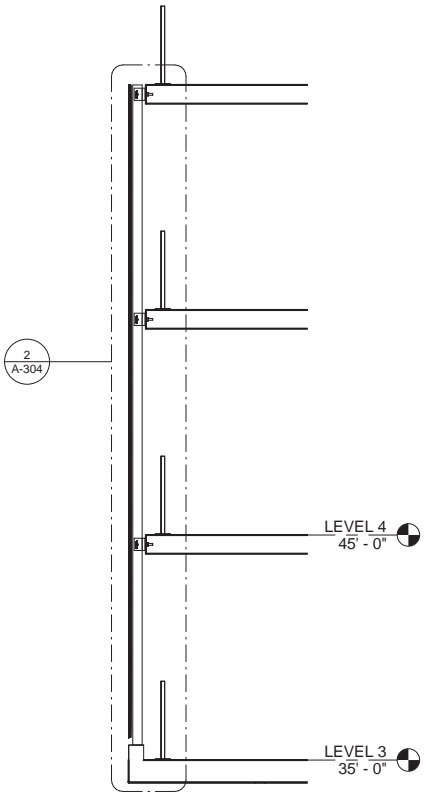
PAGE NUMBER



ENLARGE PLAN @ LEVEL 3 (03/03) 1/8" = 1'



ENLARGE ELEVATION @ EAST ELEVATION (03/03) 1/8" = 1'



ENLARGE SECTION 1/8" = 1'

DESIGN ARCHITECT

LEONG
LEONG

LEONG LEONG
167 BOWERY ST
NEW YORK, NY 10002
CHRIS LEONG
TEL: (212) 963-7221

OWNER / CLIENT
CRESCENT HEIGHTS
2205 BRICAYNE BLVD.
MIAMI, FL 33137

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

STRUCTURAL ENGINEER
THCE ENGINEERING
12151 SW 128TH CT, SUITE 104
MIAMI, FL 33186

CRESCENT HEIGHTS
1212 LINCOLN ROAD
1800 - 1834 ALTON RD. MIAMI BEACH, FL 33139

LEVEL 6
65' - 0"

SEAL & SIGNATURE

LEVEL 5
55' - 0"

THESE DRAWINGS ARE
INSTRUMENTS OF SERVICE AND AS
SUCH MAY NOT BE USED FOR OTHER
PROJECTS. FOR ADDITIONS TO THIS
PROJECT OR COMPLETION OF THIS
PROJECT BY OTHERS.

Date	Issue / Revision
01/17/19	72% CD SET
01/29/19	CD PART I
03/06/19	CD PART II
04/03/19	CD PART II REV 1

DOB NO. _____

PROJECT NO. 181204

DATE 02/15/19

DRAWN BY Author

CHECKED BY Checker

NOT FOR
CONSTRUCTION

DRAWING TITLE
ENLARG PLAN &
ELEV (03/03)

DRAWING NUMBER
A-303

PAGE NUMBER OF

ATTACHMENT TO BE COORDINATED WITH
BASE BUILDING ARCHITECT AND SIGNAGE
FABRICATOR. _____

A vertical strip of a parking sign. It features the word "PARKING" in a stylized, outlined font, with each letter in its own rectangular box. Below the text is a downward-pointing arrow and a "P" symbol, also in a box. The sign is white with a black border.

LEVEL 1
0' - 0" 

$$\frac{1}{8}'' = 1'$$

(4)
A-309

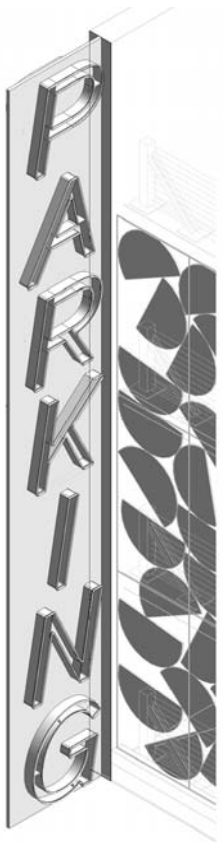
ATTACHMENT TO BE COORDINATED WITH BASE
BUILDING ARCHITECT AND SIGNAGE
FABRICATOR.

LEVEL 1
0' - 0"

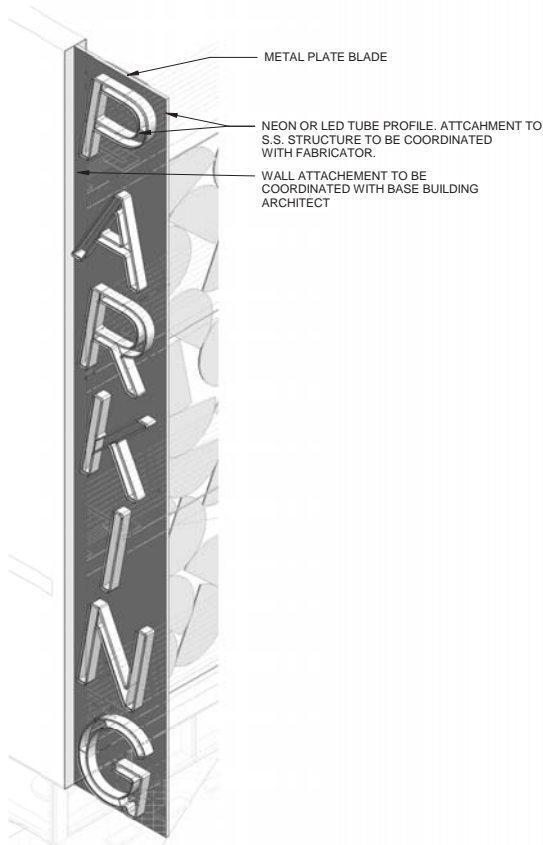
$$1/8'' = 1'$$

CRESCENT HEIGHTS
1212 LINCOLN ROAD
1600 - 1634 ALTON RD. MIAMI BEACH, FL 33131

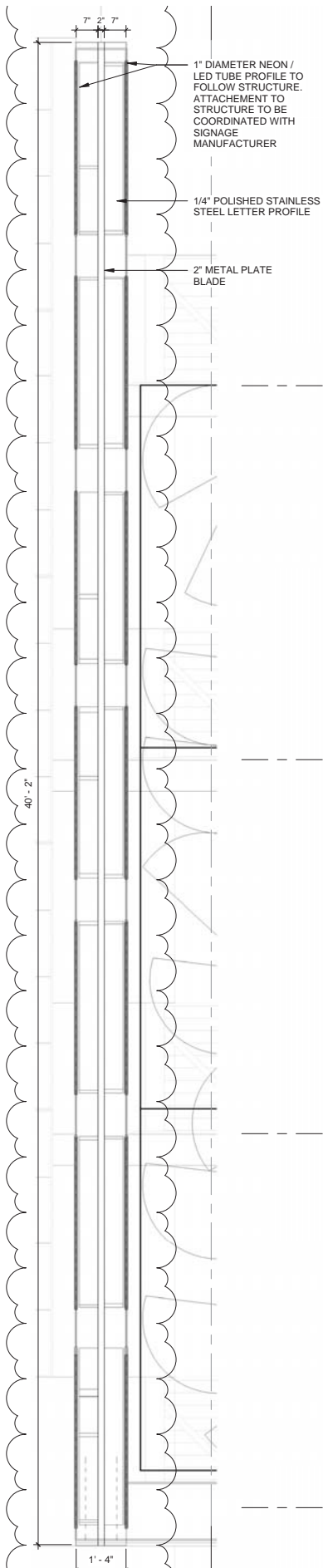
PAGE NUMBER OF —



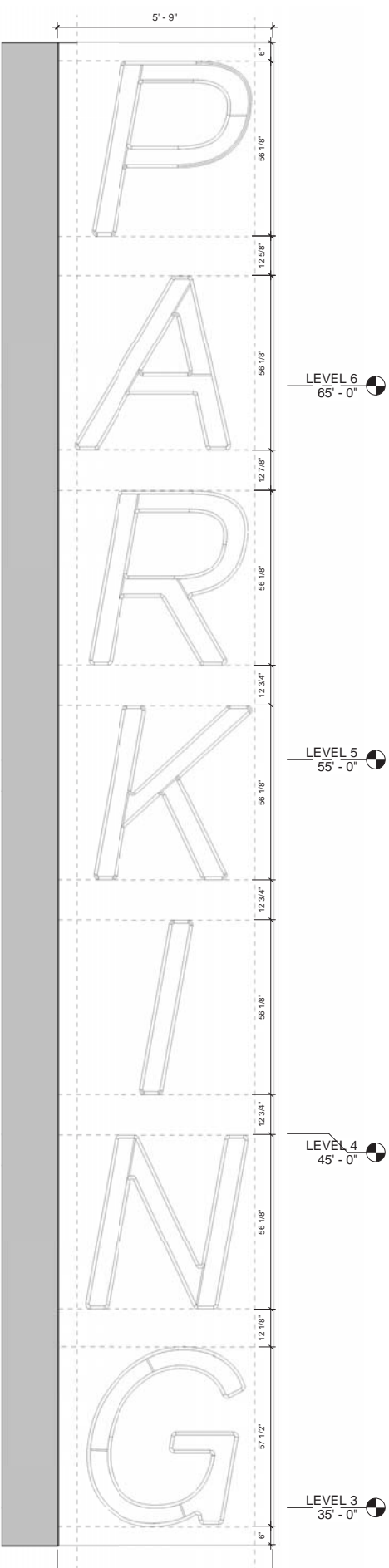
NE ISOMETRIC @ 16TH ST SIGN



SE ISOMETRIC @ 16TH ST SIGN



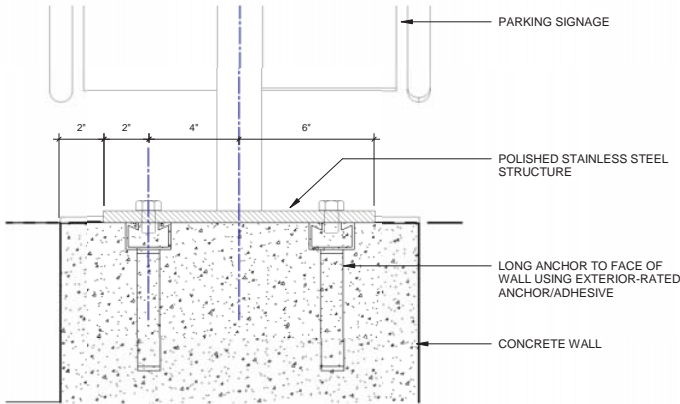
SIDE ELEVATION SIGN 1/4" = 1'



ELEVATION @ 16TH ST. SIGN 1/4" = 1'



IMAGE REFERENCE



WALL ATTACHMENT DETAIL @AL TON RD. SIGN 1 1/2" :

DESIGN ARCHITECT

LEONG LEONG

LEONG LEONG
187 BOVERY ST
NEW YORK, NY 10002
CHRIS LEONG
TEL: (212) 850-7221

OWNER / CLIENT
CRESCENT HEIGHTS
2200 BISCAYNE BLVD.
MIAMI, FL 33137

ARCHITECT
PERKINS + WEL
806 DOUGLAS ROAD, SUITE 300
CORAL GABLES, FL 33134

STRUCTURAL ENGINEER
YKICE ENGINEERING
12151 SW 128TH CT, SUITE 104
MIAMI, FL 33186

CRESCENT HEIGHTS
1212 LINCOLN ROAD
1800 - 1834 ALTON RD. MIAMI BEACH, FL 33139

SEAL & SIGNATURE

THESE DRAWINGS ARE
INSTRUMENTS OF SERVICE AND AS
SUCH MAY NOT BE USED FOR OTHER
PROJECTS. FOR ADDITIONS TO THIS
PROJECT OR COMPLETION OF THIS
PROJECT BY OTHERS.

Date	Issue / Revision
02/08/19	Issue 100% CD SET
02/08/19	Issue 4 CD PART I
04/03/19	CD PART II
04/03/19	CD PART II REV I

DOB NO. ---

PROJECT NO. 181204

DATE 02/15/19

DRAWN BY Author

CHECKED BY Checker

NOT FOR CONSTRUCTION

DRAWING TITLE
ENLARGE
ELEVATION - ALTON
RD. SIGN

DRAWING NUMBER
A-309

PAGE NUMBER OF --

POLISHED
STAINLESS STEEL
STRUCTURE AND
LETTER PROFILE
CAPPED TOWARDS
WEST SIDE

PARKING 'P'
LIGHTBOX VISIBLE
TO THE WEST SIDE

NE ISOMETRIC @ 16TH ST SIGN

WALL ATTACHEMENT TO BE
COORDINATED WITH BASE
BUILDING ARCHITECT

STAINLESS STEEL
PROFILE STRUCTURE

NEON OR LED TUBE PROFILE. ATTCAHMENT TO
S.S. STRUCTURE TO BE ATTACHED TO THE
INTERIOR OF THE LETTER PROFILE FINAL
ATACHEMENT TO BE COORDINATED
WITH FABRICATOR.

PARKING 'P' LIGHT BOX

NEON OR LED FACADE LIGHTING ELEMENTS, MOUNTED
ON SS FIXTURE BASE.
ATTACHMENT TO FACADE TO BE COORDINATED WITH
BASE BUILDING ARCHITECT AND FABRICATOR. FINAL
SIZE AND ARRANGMENT TBD UPON DESIGN REVIEW
BOARD.

SE ISOMETRIC @ 16TH ST SIGN

LEVEL 4
45' - 0"

LEVEL 3
35' - 0"

LEVEL 2
20' - 0"

1/2" DIAMETER NEON OR LED
STRIPE ENCASED IN VAPOR
TIGHT ACRYLIC SLEEVE OR
SIMILAR MOUNTED ON INSIDE
OF LETTER PROFILE FACING
WEST.

ATTACHMENT AND
SPECIFICATION TO BE
COORDINATED WITH BASE
BUILDING ARCHITECT AND
FABRICATOR.

'P' SIGN LIGHT BOX, DOUBLE
SIDED LIGHT BOX.

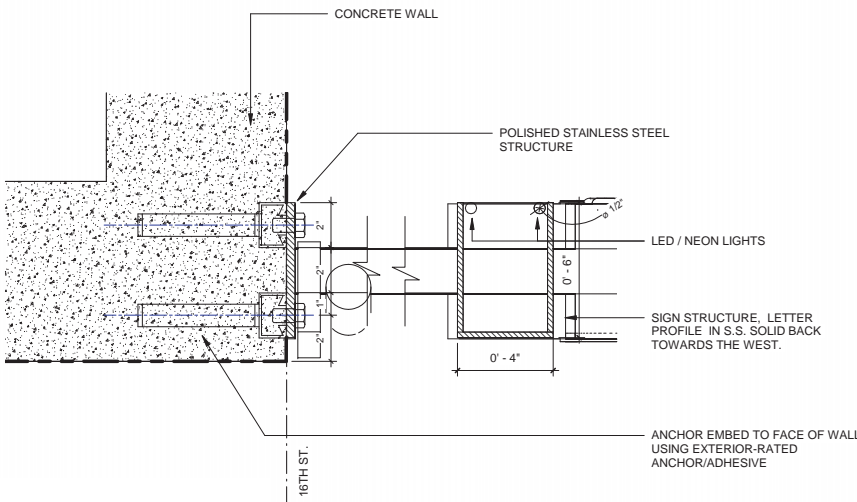
TRANSLUCENT PINK ACRYLIC
OR SIMILAR ON BACKGROUND.
STAINLESS STEEL 'P' AND BOX

ELEVATION AND SIDE @ 16TH ST. SIGN

1/4" = 1'

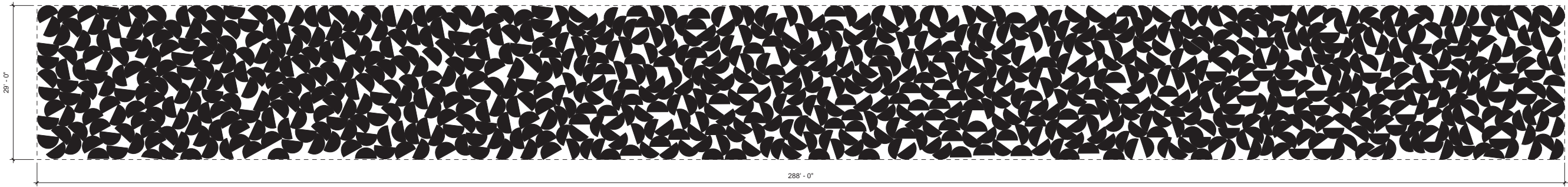


IMAGE REFERENCE



WALL ATTACHMENT DETAIL @ 16TH ST. SIGN

1 1/2" =



DESIGN ARCHITECT

LEONG LEONG
LEONG LEONG
167 BOWERY ST
NEW YORK, NY 10002
CHRIS LEONG
TEL (212) 940-7221

OWNER / CLIENT

CRESCENT HEIGHTS
200 BISCAYNE BLVD.
MIAMI, FL 33137

ARCHITECT

PERKINS + WEL
606 DOUGLASS ROAD, SUITE 300
CORAL GABLES, FL 33134

STRUCTURAL ENGINEER

YIYCE ENGINEERING
12101 SW 128TH CT, SUITE 104
MIAMI, FL 33186

CRESCENT HEIGHTS
1212 LINCOLN ROAD
1800 - 1834 ALTON RD. MIAMI BEACH, FL 33139

SEAL & SIGNATURE

THESE DRAWINGS ARE
INSTRUMENTS OF SERVICE AND AS
SUCH MAY NOT BE USED FOR OTHER
PROJECTS FOR ADDITIONS TO THIS
PROJECT OR COMPLETION OF THIS
PROJECT BY OTHERS.

Date	Issue / Revision
01/17/19	ISSUE SET
01/23/19	DD PART I
02/08/19	DD PART II
04/01/19	DD PART II REV1

DOB NO.	---
PROJECT NO.	181204
DATE	02/15/19
DRAWN BY	Author
CHECKED BY	Checker

NOT FOR
CONSTRUCTION

DRAWING TITLE

DETAIL - SCREEN
ALPHA

DRAWING NUMBER

A-311

PAGE NUMBER OF --



APPENDIX C: TENANT AND DIRECTIONAL SIGNAGE



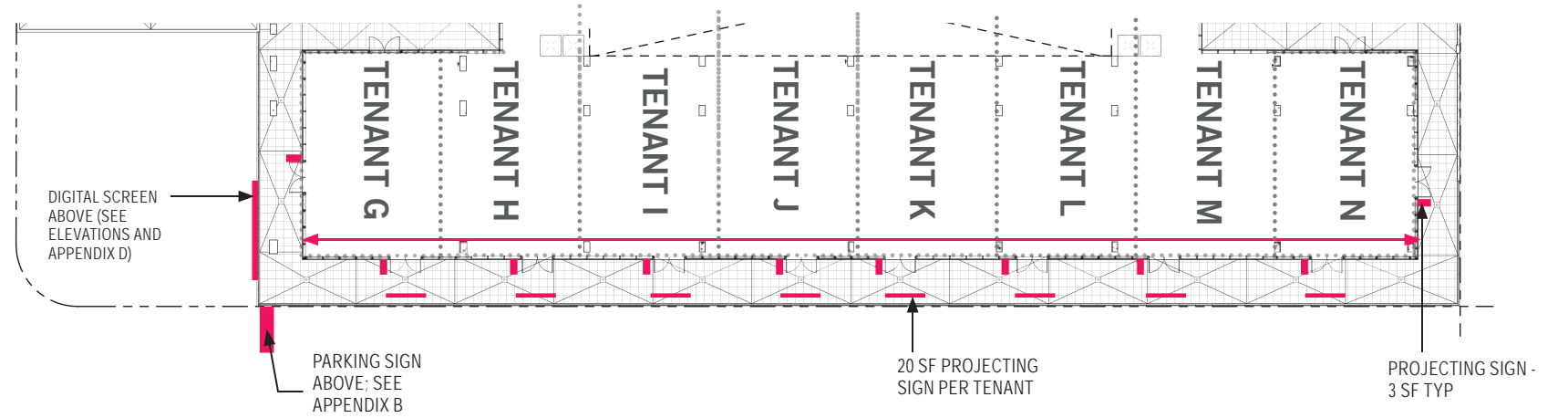
PARTIAL AXONOMETRIC - NTS

3 SF PROJECTING SIGN PER TENANT, TYP.

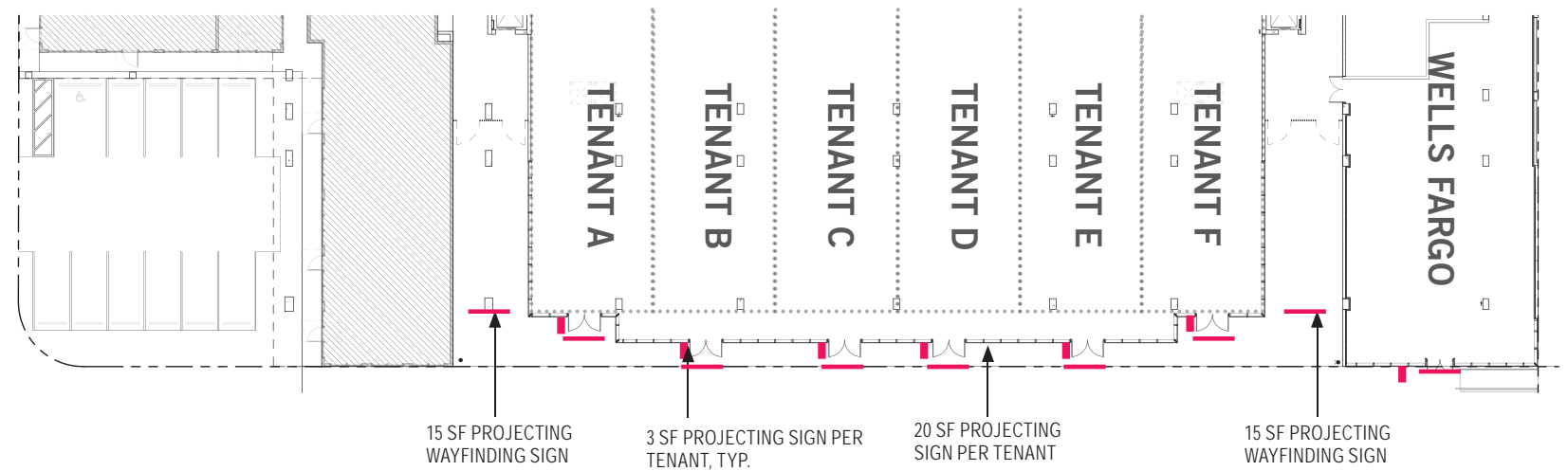
20 SF PROJECTING SIGN PER TENANT, SECOND FLOOR

20 SF PROJECTING SIGN PER TENANT, FIRST FLOOR

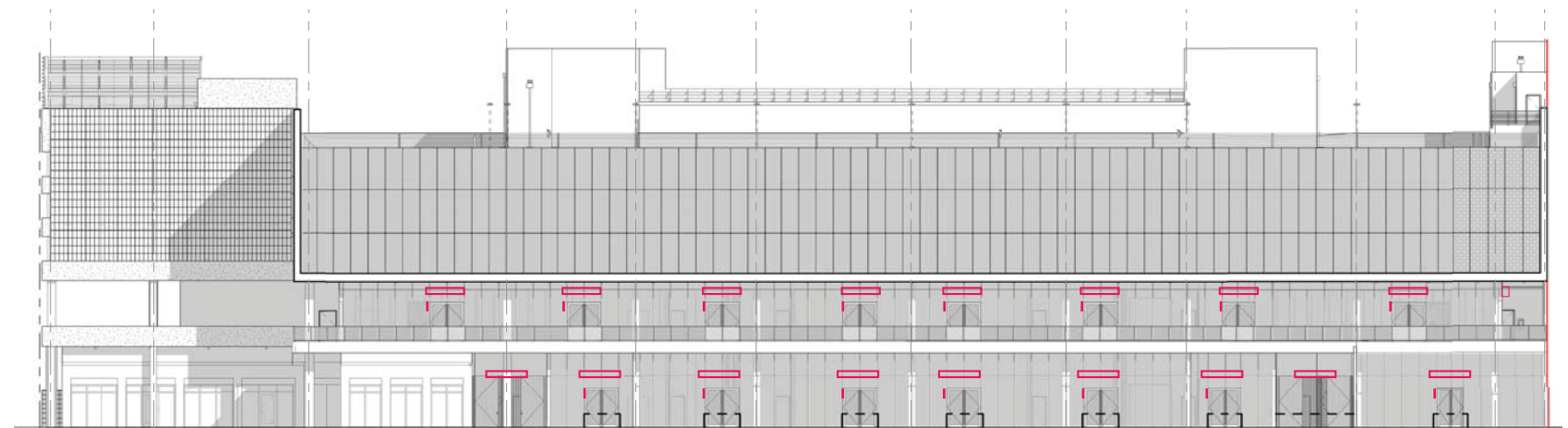
3 SF PROJECTING SIGN PER TENANT, TYP.



SECOND FLOOR RETAIL SIGNAGE PLAN



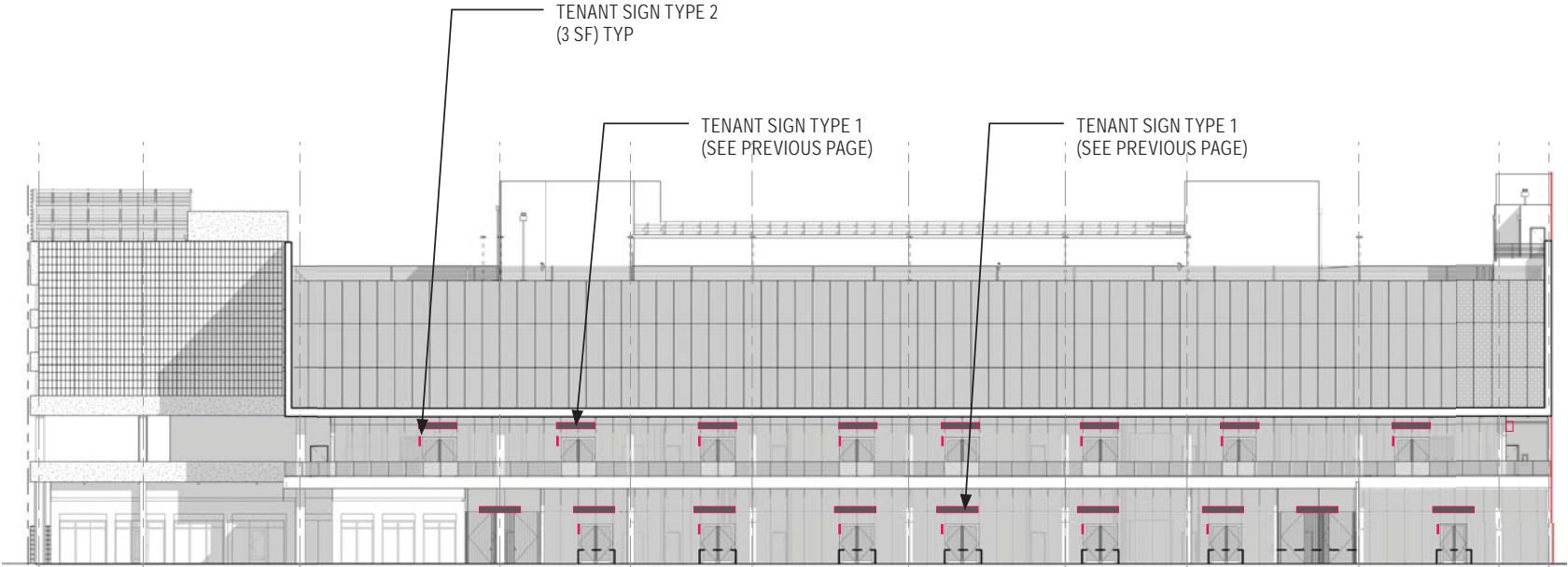
FIRST FLOOR RETAIL SIGNAGE PLAN



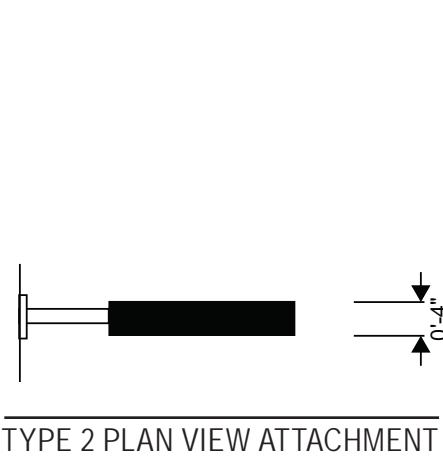
EAST ELEVATION - NTS

NOTES:

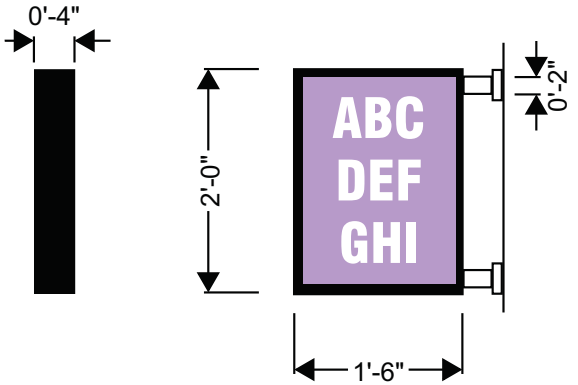
- 1. THREE VARIATIONS SHOWN FOR EACH RETAILER TO HAVE UNIQUE IDENTITY
- 2. MAXIMUM AREA = 3 SF
- 3. NON-LIT BOX SIGNS
- 4. WELLS FARGO SIGN EXAMPLES SHOWN FROM GUIDELINES



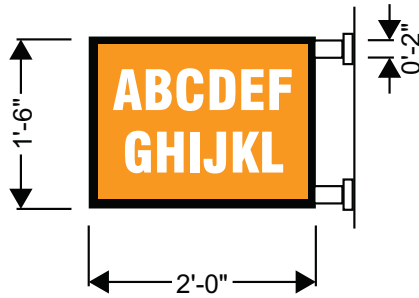
EAST ELEVATION - NTS



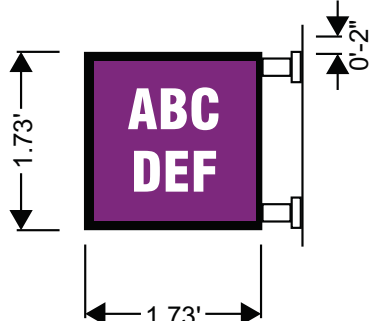
TYPE 2 PLAN VIEW ATTACHMENT



TENANT SIGN TYPE 2C - 3SF



TENANT SIGN TYPE 2B - 3SF

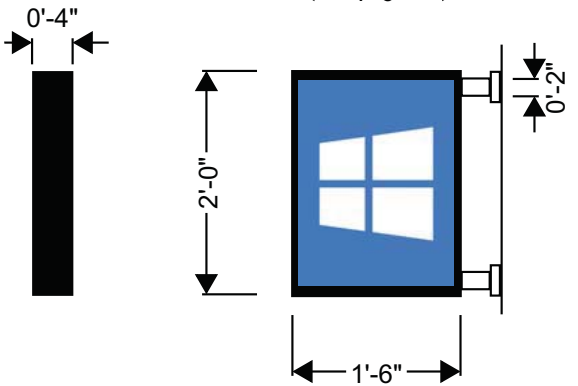


TENANT SIGN TYPE 2A - 3SF

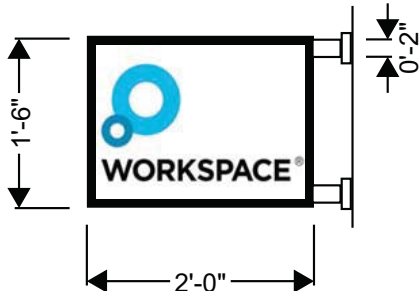


2b Channel Letters on Staging Panel (halo and facelit)
Low Profile Letters on Staging Panel (halo and facelit)

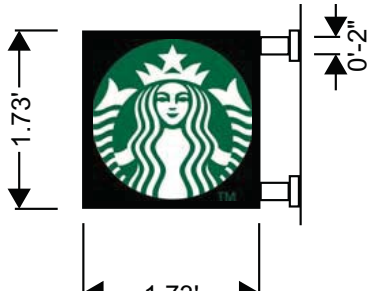
WELLS FARGO SIGNAGE



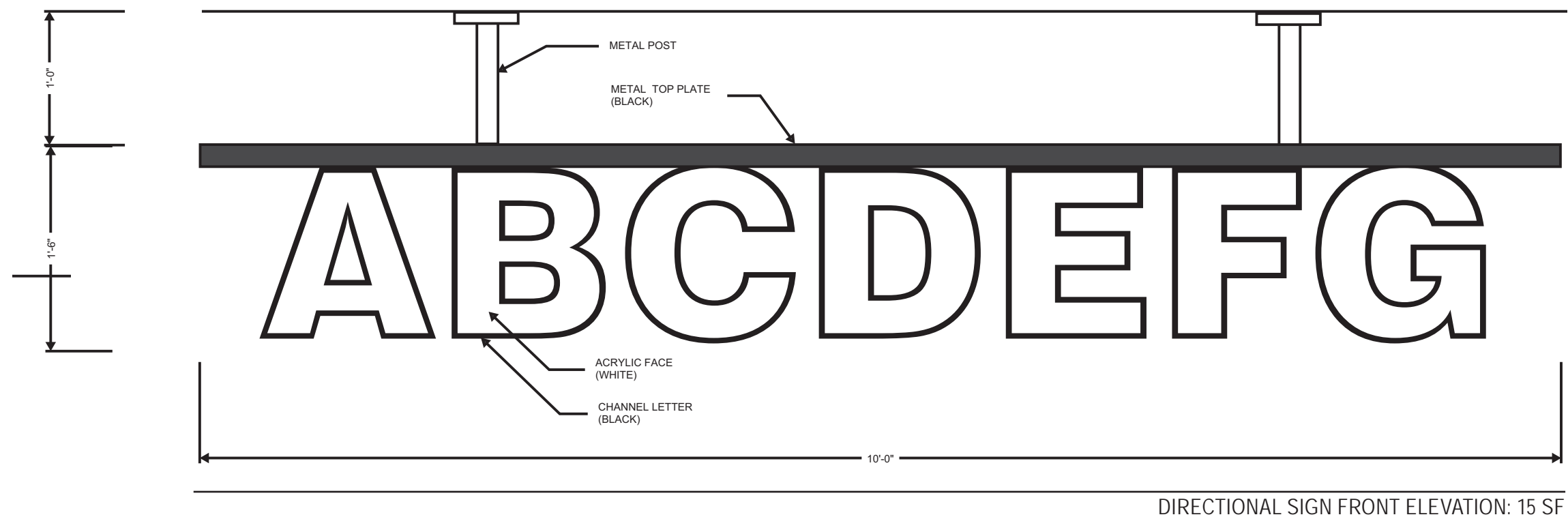
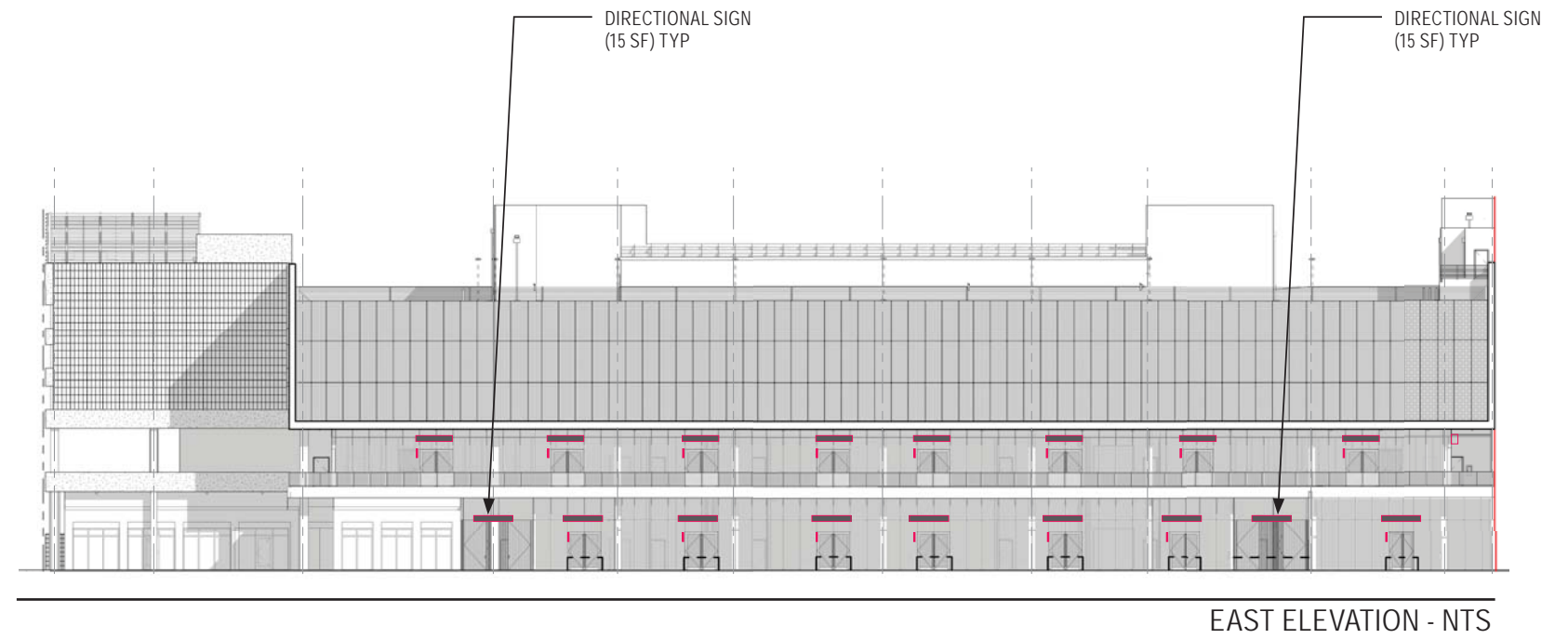
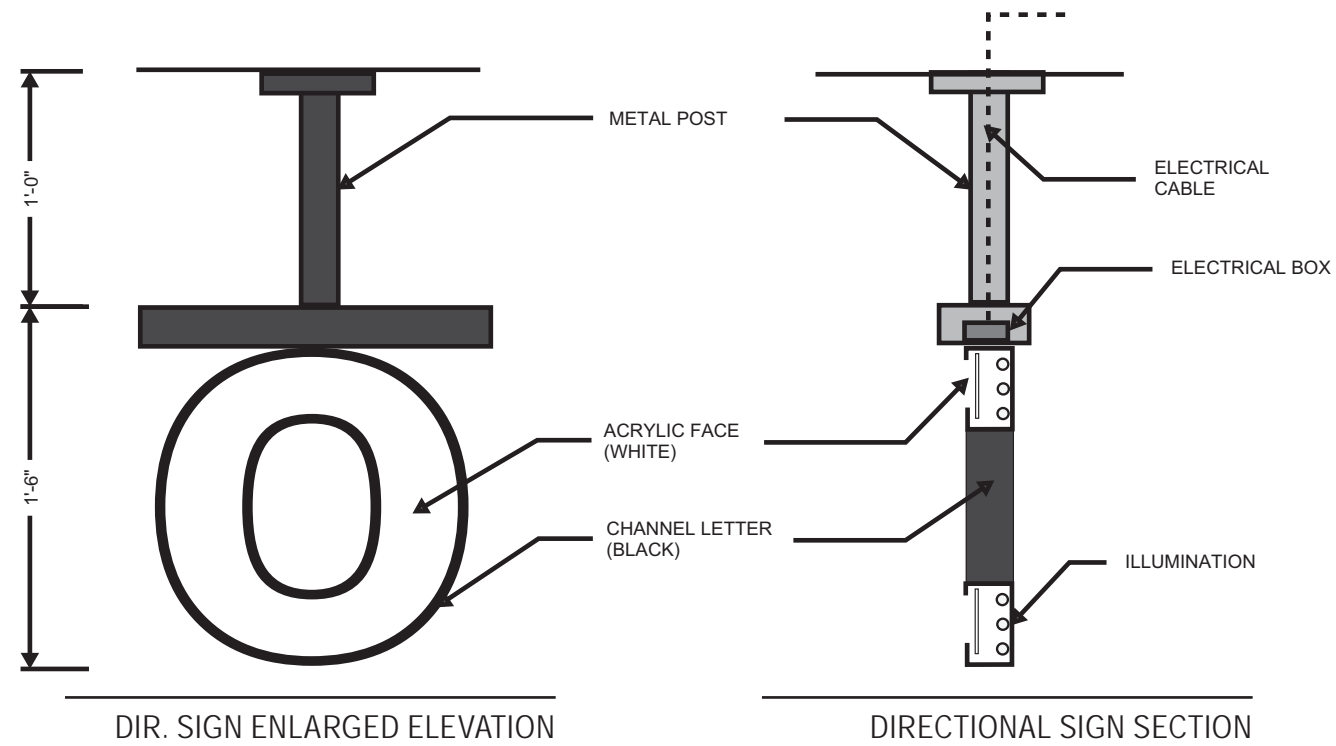
TYPE 2C SAMPLE



TYPE 2B SAMPLE



TYPE 2A SAMPLE



DIRECTIONAL SIGN FRONT ELEVATION: 15 SF

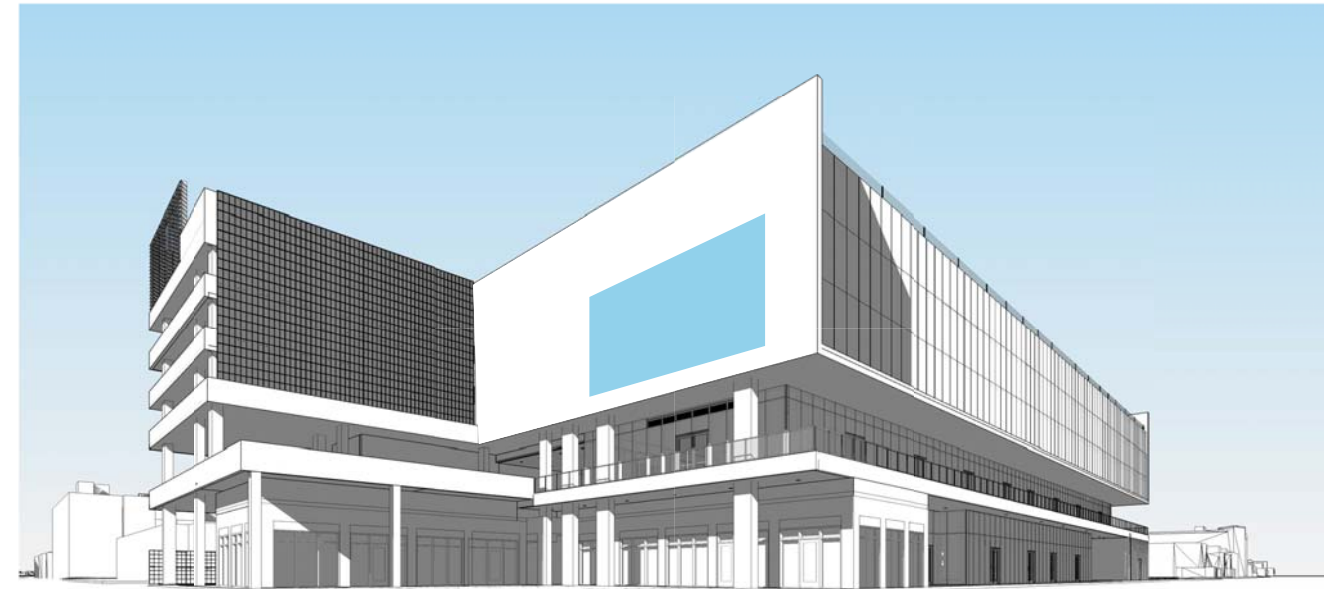




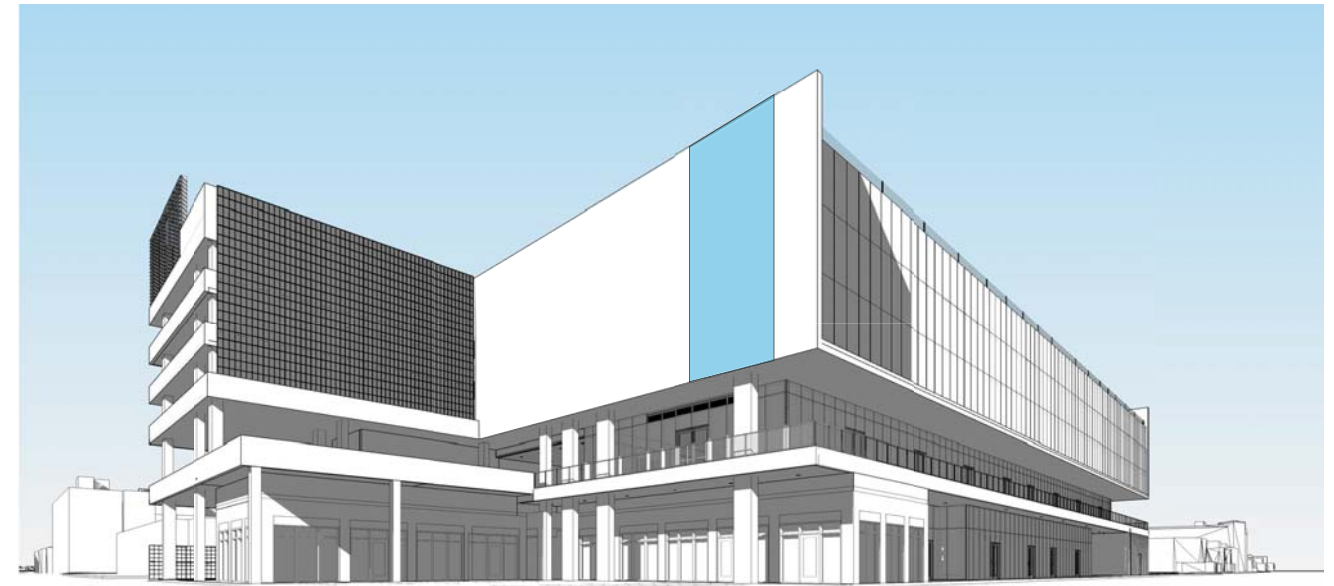
APPENDIX D: DIGITAL SCREEN

DIGITAL SCREEN

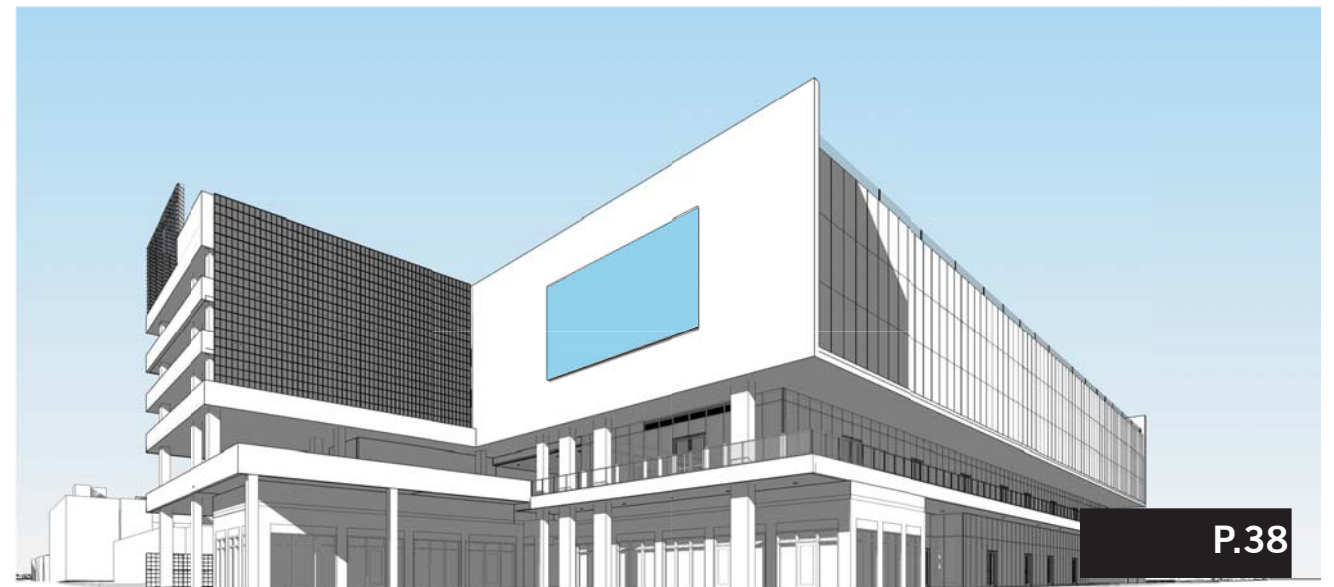
- Screen size: 800 sf
- Flexible location on south wall - See options



OPTION A



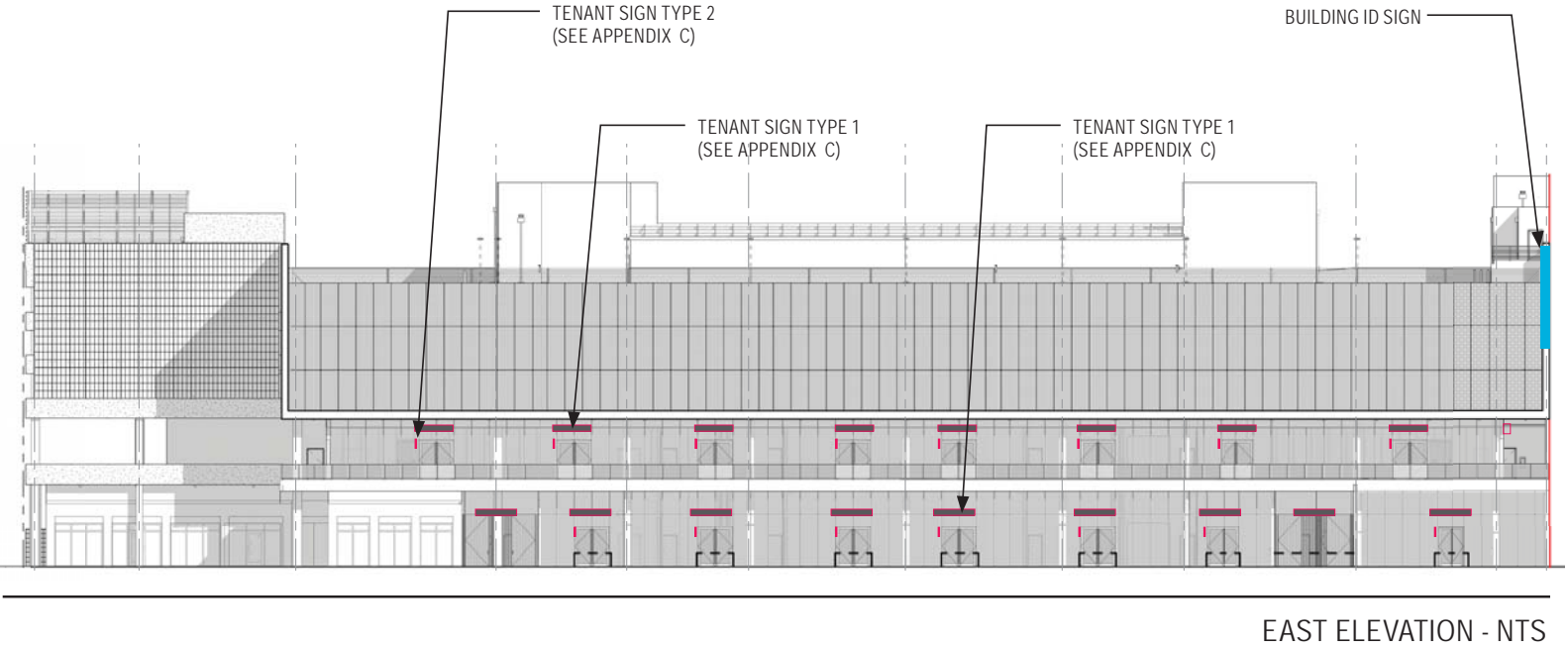
OPTION B



OPTION C



APPENDIX E: BUILDING ID SIGN



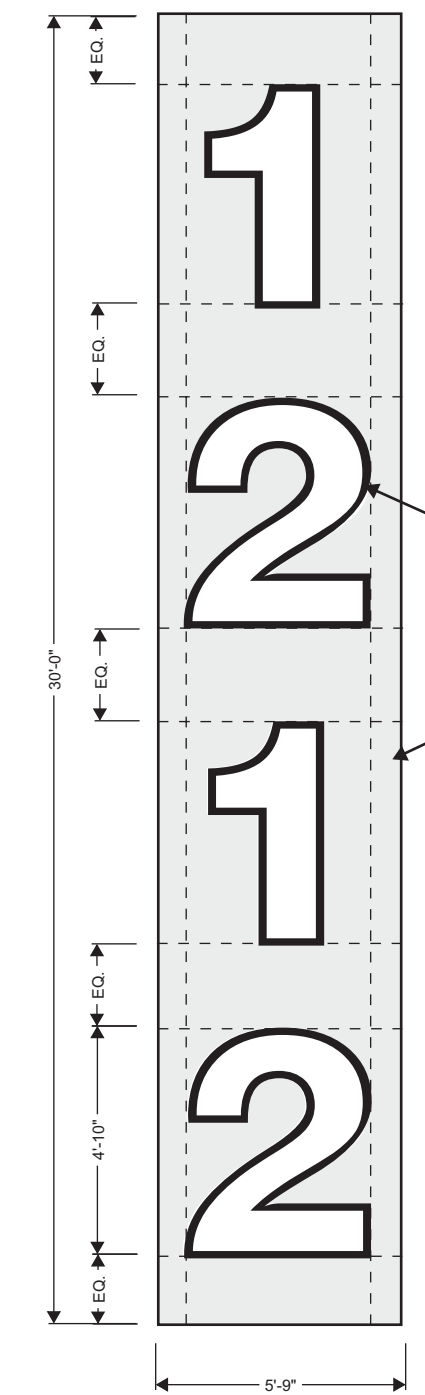
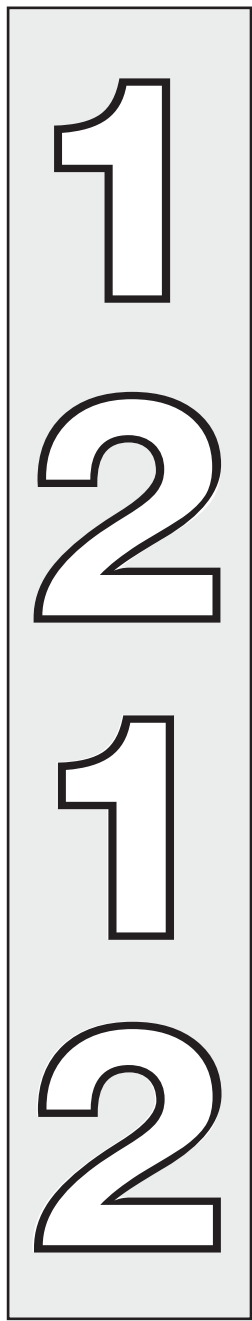
1212 LINCOLN ROAD BUILDING IDENTIFICATION

ALLOWABLE AREA = 1% OF 24,467 SF = 244.6 SF

(291'-9" LENGTH OF PH. 1 + 84'-8" LENGTH OF PH.2 = 376'-5" X 65H = 24,467 X 1% = 245 SF)

PROPOSED AREA: 172.5 SF

GENERAL NOTES:
SIGN IS NOT ILLUMINATED
CONSISTS OF WHITE PIN LETTERS ON METAL PLATE (DOUBLE SIDED)



REVERSE CHANNEL LETTER (WHITE) PIN MOUNTED

METAL BACKPLATE (SILVER)

