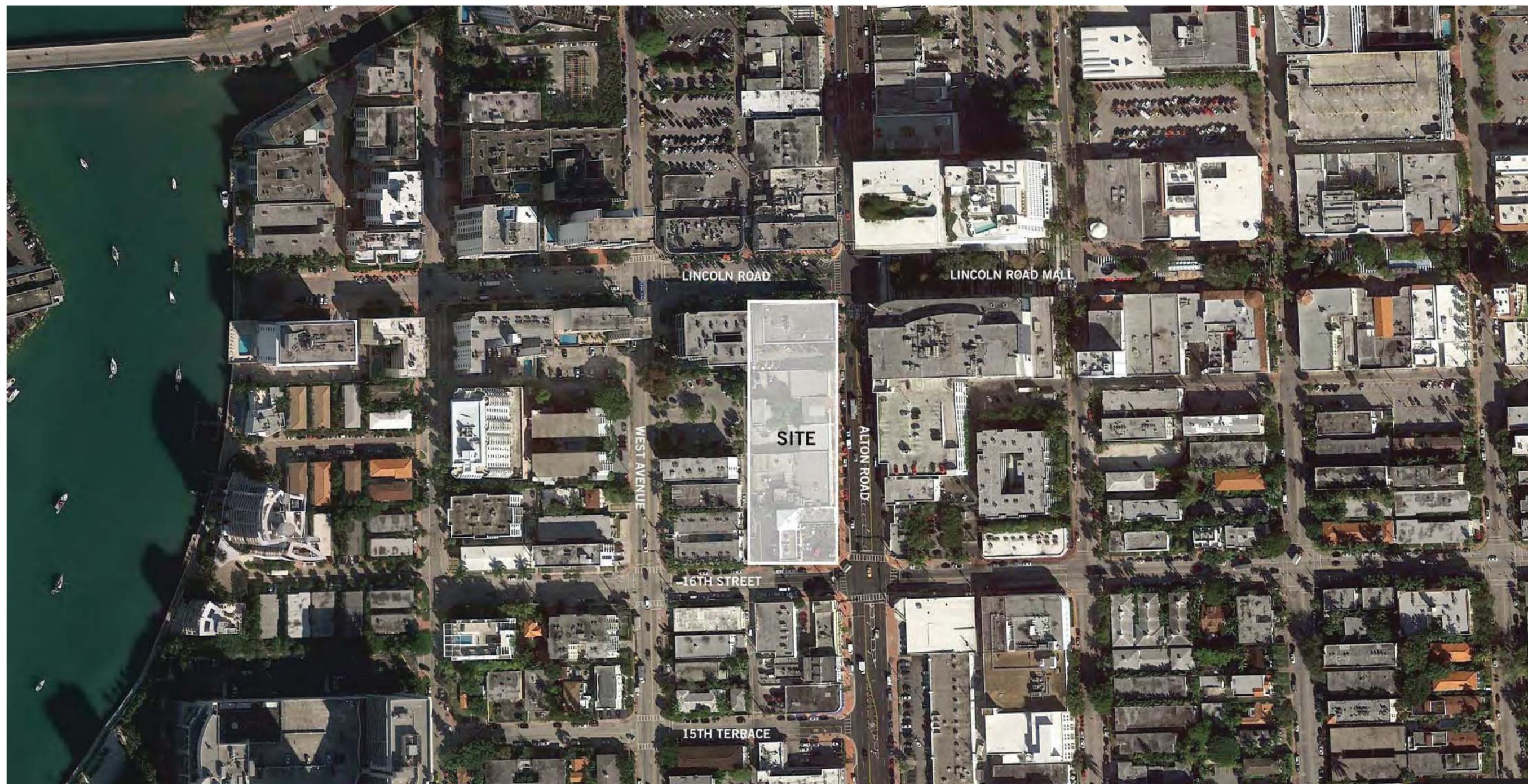


# 1212 LINCOLN

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		
<b>REGULATION</b> (.6) QTY OF SIGNS PER FRONTAGE	<b>REQUIREMENT</b> 1 WALL, PROJECTING, OR DETACHED SIGN PER ALLOWED FRONTAGE	<b>PROPOSED</b> VARIANCE REQUESTED TO ALLOW 2 PROJECTING SIGNS PER TENANT ON FLOORS 1 AND 2
138-16 WALL SIGN		
<b>REGULATION</b> MAX AREA PERCENTAGE MAX AREA HEIGHT RESTRICTIONS SUPPLEMENTAL STANDARD	<b>REQUIREMENT</b> 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	<b>PROPOSED</b> 245 SF  SEE SUPPLEMENTAL STANDARD VARIANCE REQUESTED TO BE PLACE ON ROOF OF RETAIL FLOORS (AT LOWEST LEVEL OF GARAGE)
138-16 PROJECTING SIGN		
<b>REGULATION</b> MAX AREA	<b>REQUIREMENT</b> 15 SF	<b>PROPOSED</b> 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)

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LINCOLN ROAD**



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**YHCE ENGINEERING**

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BOARD  
GRAPHICS AND  
SIGNAGE  
02-18-2019**

ISSUE	DATE
Job Number	810414.000
Drawn	Author
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Approved	Approver
TITLE	

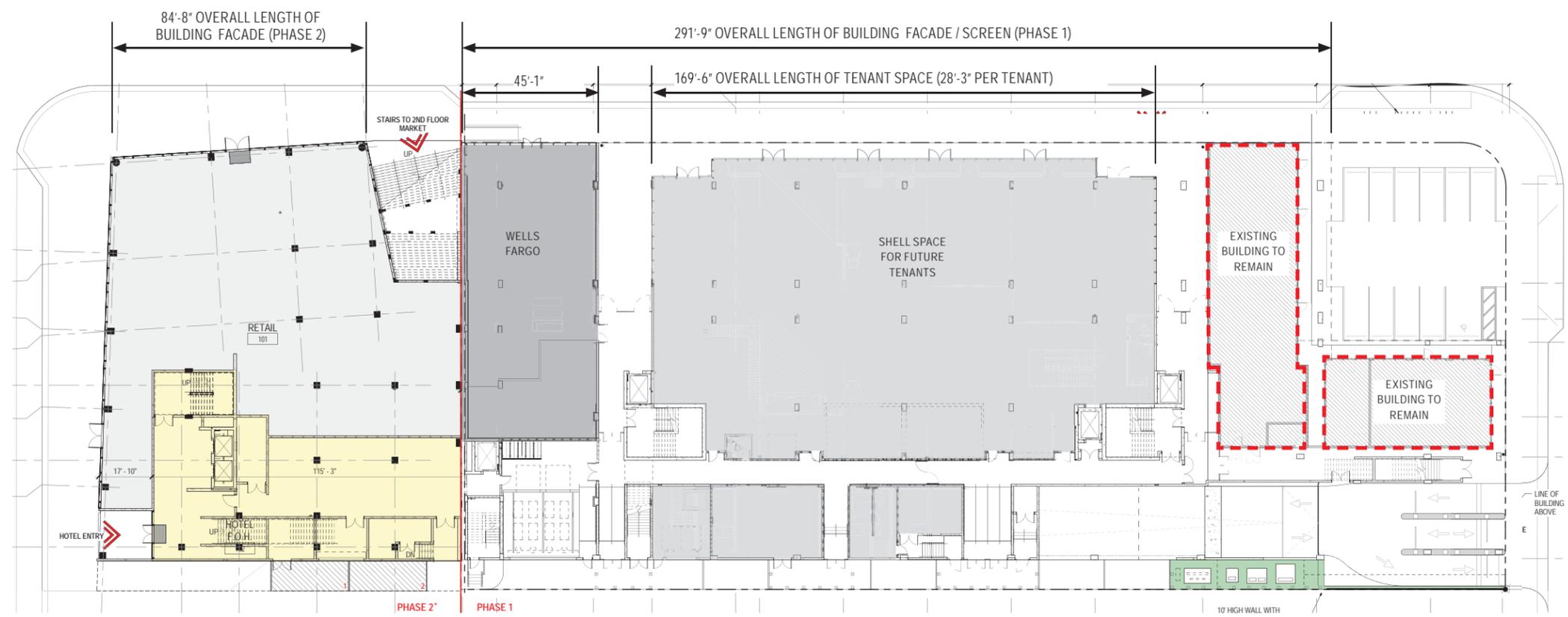
**ZONING DATA AND  
DRAWING LIST**

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

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**1212 LINCOLN ROAD**

**CRESCENT HEIGHTS**  
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 2200 BISCAYNE BLVD.  
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LANDSCAPE ARCHITECT

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

DATE	ISSUE	DATE
8/10/14	000	8/10/14

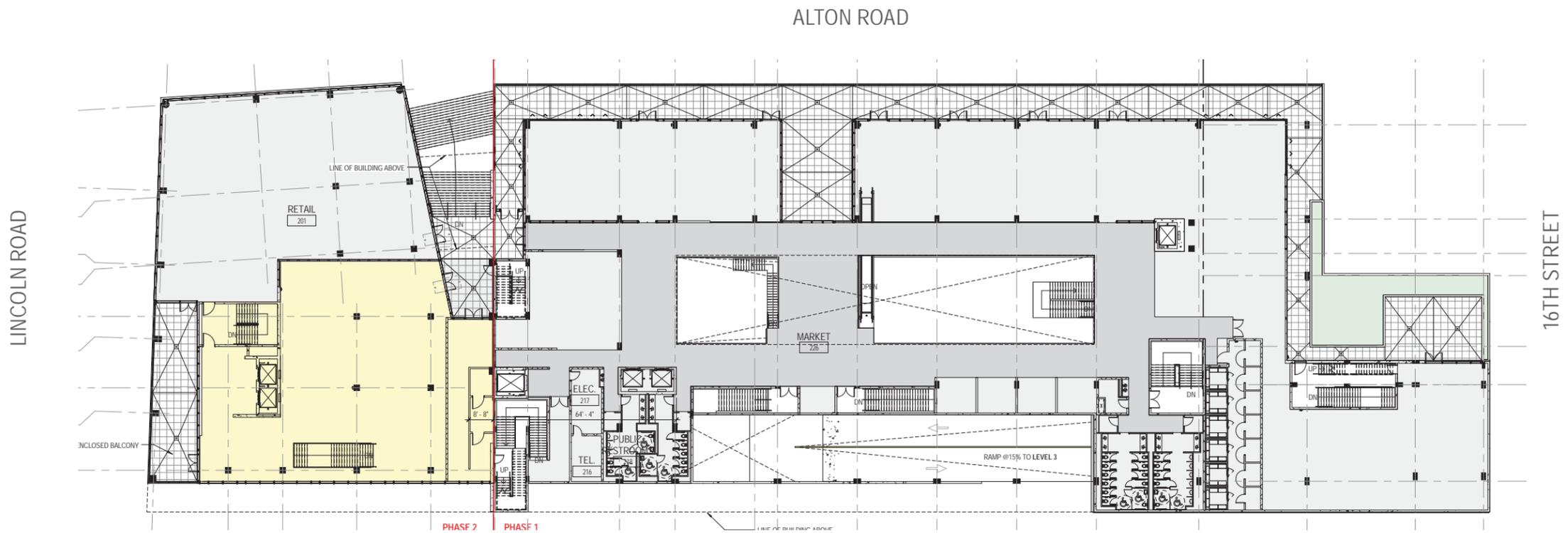
Drawn \_\_\_\_\_ Author \_\_\_\_\_  
 Checked \_\_\_\_\_ Checker \_\_\_\_\_  
 Approved \_\_\_\_\_ Approver \_\_\_\_\_

BUILDING PLANS

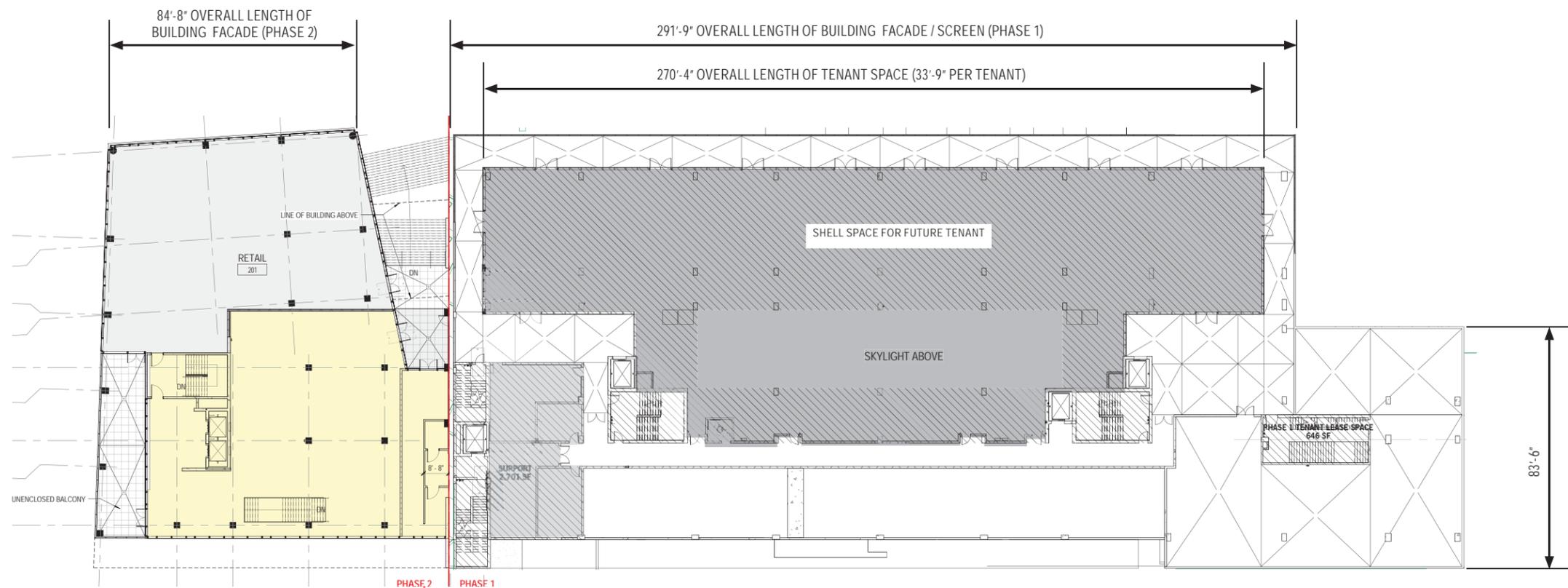
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**P.5**

ISSUE	DATE
Job Number	810414.000
Drawn	Author
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Approved	Approver
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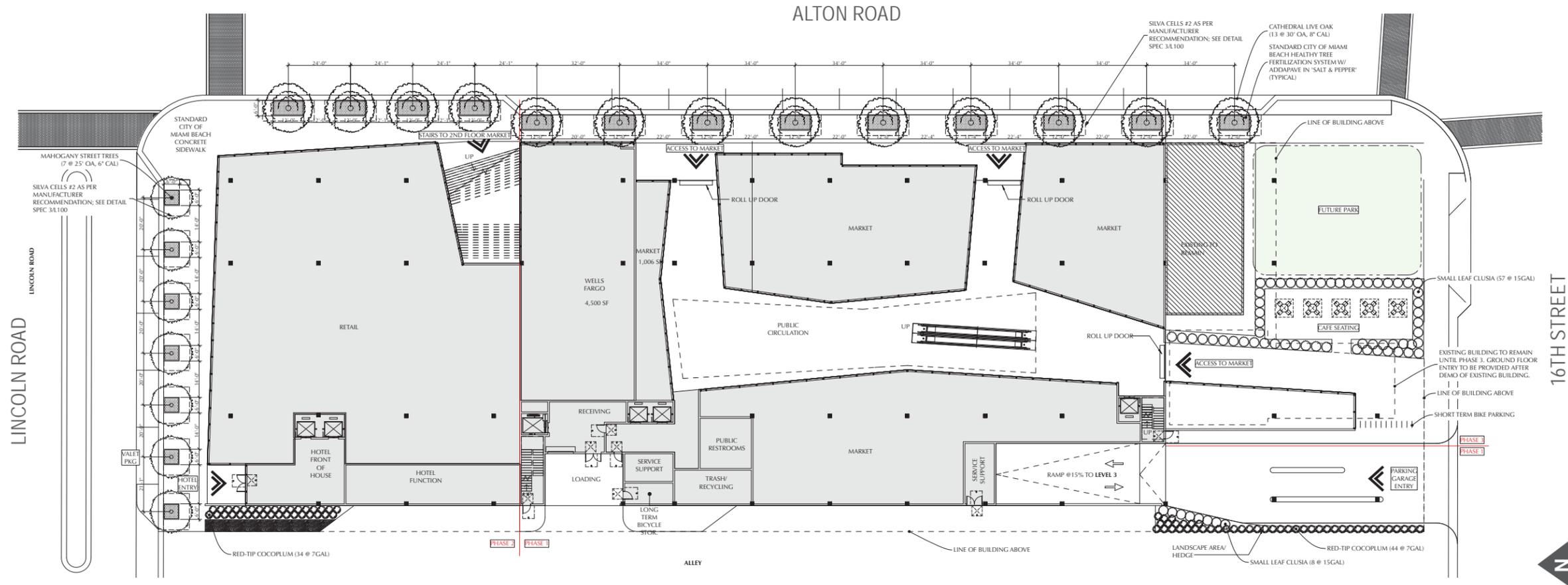


SECOND FLOOR PLAN - PREVIOUS DRB SUBMITTAL

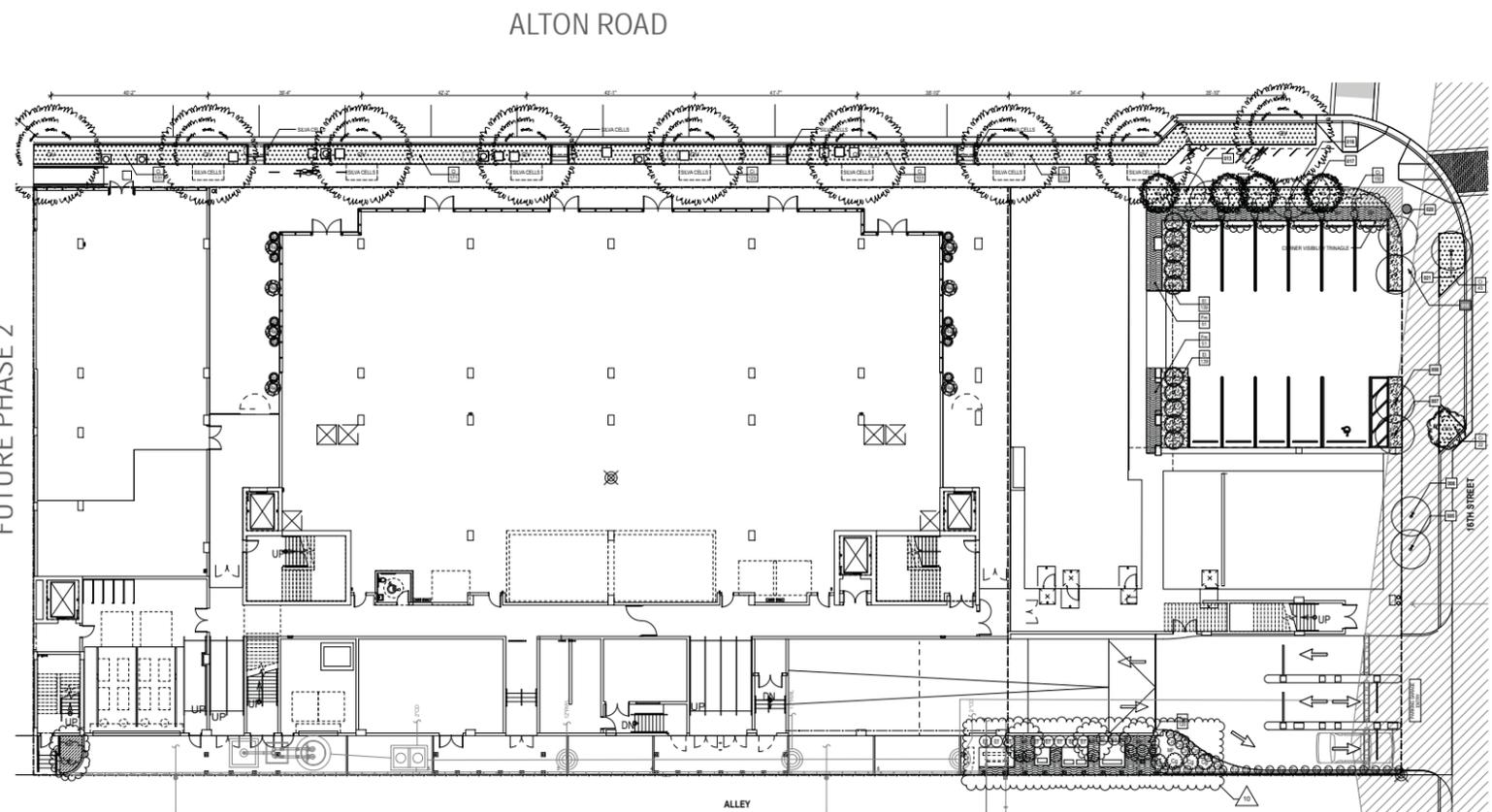


\*NOTE THAT PHASE 2 IS NOT PART OF PERMIT SUBMITTAL B1505070, BUT IS STILL PART OF THE DRB PACKAGE. PHASE 2 IS TO BE SUBMITTED UNDER SEPARATE PERMIT

SECOND FLOOR PLAN - PER PERMIT SUBMITTAL B1505070

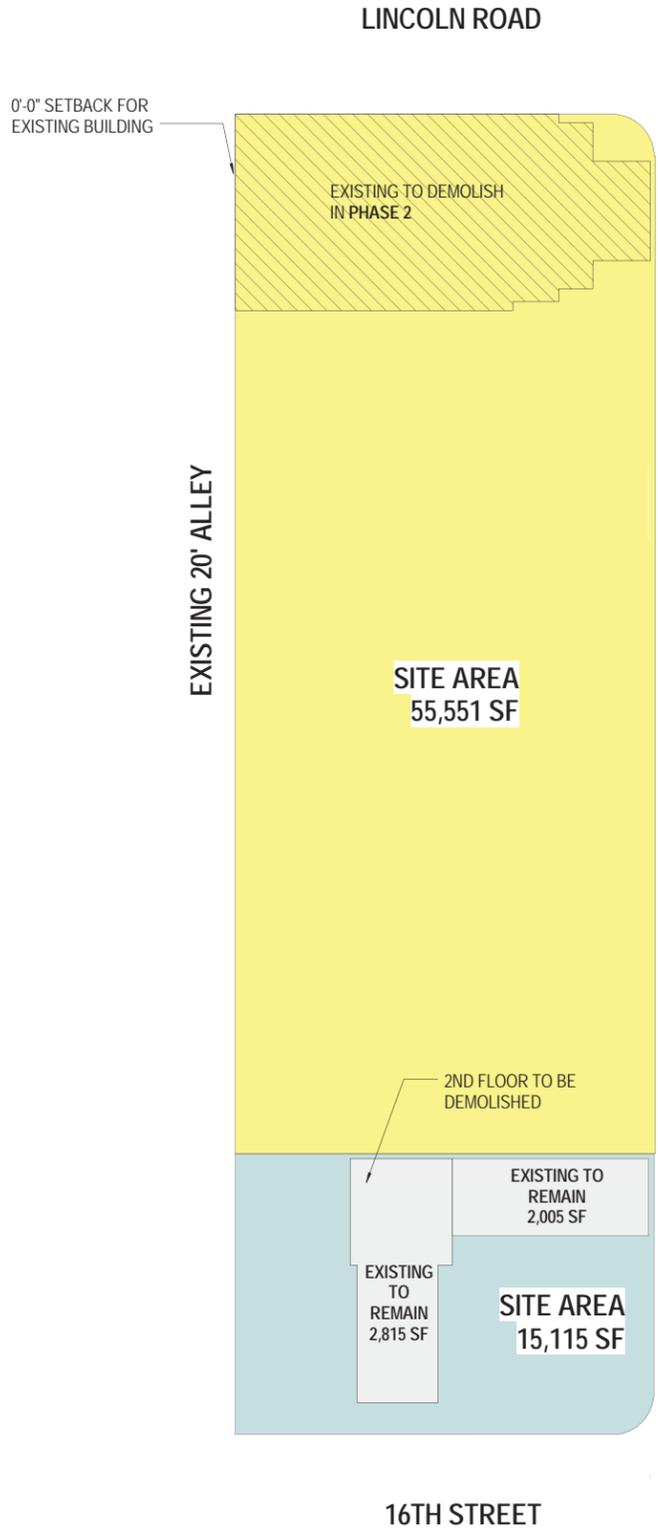


LANDSCAPE PLAN - PREVIOUS DRB SUBMITTAL



SITE PLANTING PLAN - PER PERMIT SUBMITTAL B1505070

Tree Schedule											
Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks		
BS	4		Bursaria sinaruba	Gumbo Limbo	4" min	16'	10'	Y	Collected Specimen; 6' CT		
CES	1		Conocarpus erectus 'varica'	Silver Buttonwood	2" min	16'	10'	Y	19' 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 integrinima	Jatropha	25 gal	6'	5'	48"	N	Low Branching	
Re	8		Rhapis excelsa	Lady Palm	15 gal	5'	4'		N		
Sa	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 (sq)	Remarks
Cl	978		Chrysobalanus icaco 'Horizontal'	Horizontal Cocoplum	3g	18"	18"	18"	Y	1,905	
El			Erodia littoralis	Golden Creeper	3g	18"	18"	12"	Y	119	
El	300		Erodia littoralis	Golden Creeper	3g	18"	18"	12"	Y	260	
Fm	296		Ficus microcarpa 'green island'	Green Island Ficus	3g	18"	24"	30"	Y	579	
Zp	18		Zamia pumila	Cootie	3g	12"	12"	18"	Y	49	



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

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.

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.

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

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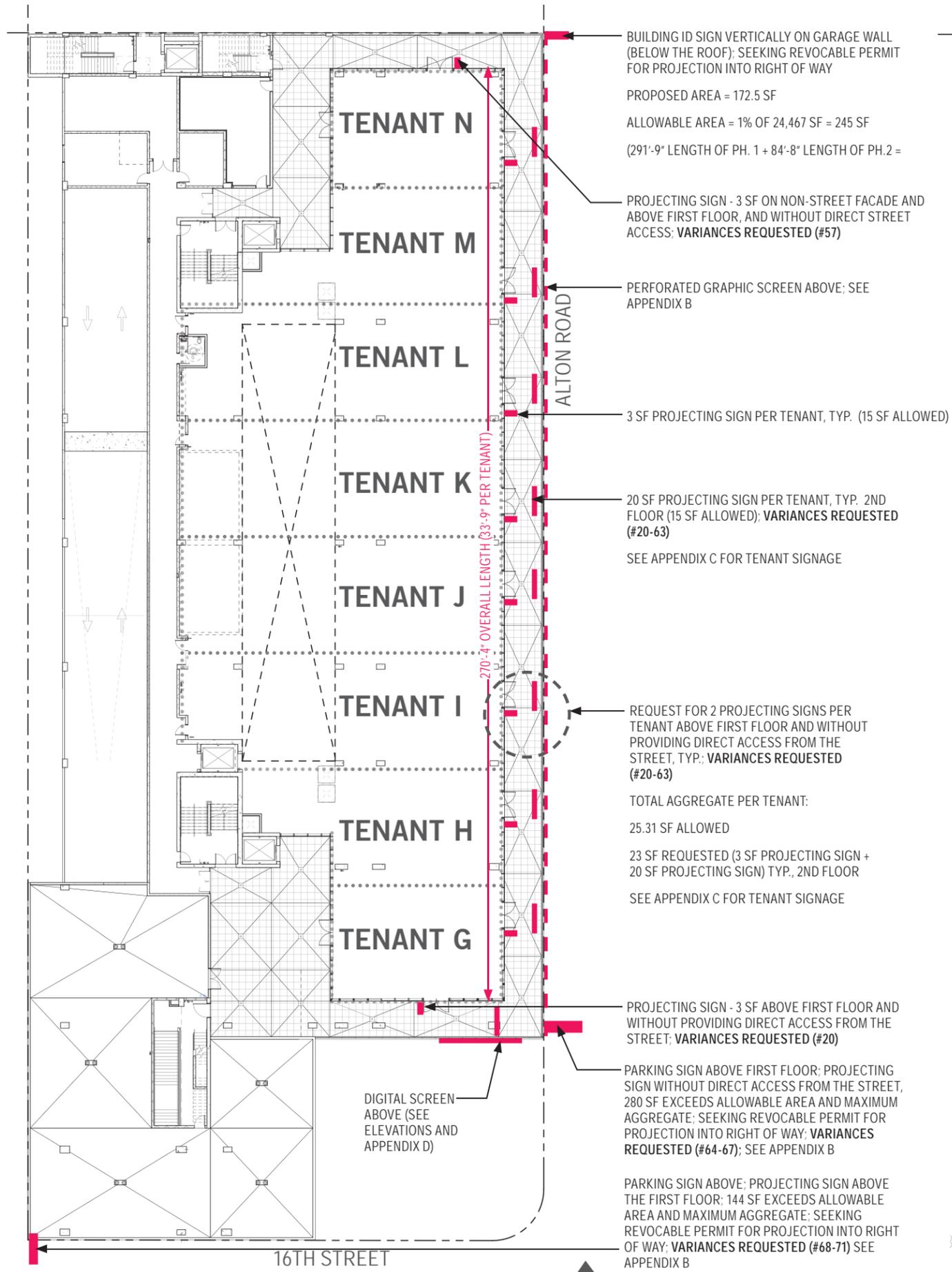
DESIGN REVIEW BOARD  
GRAPHICS AND SIGNAGE  
03-11-2019

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Drawn	Author	
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TITLE		

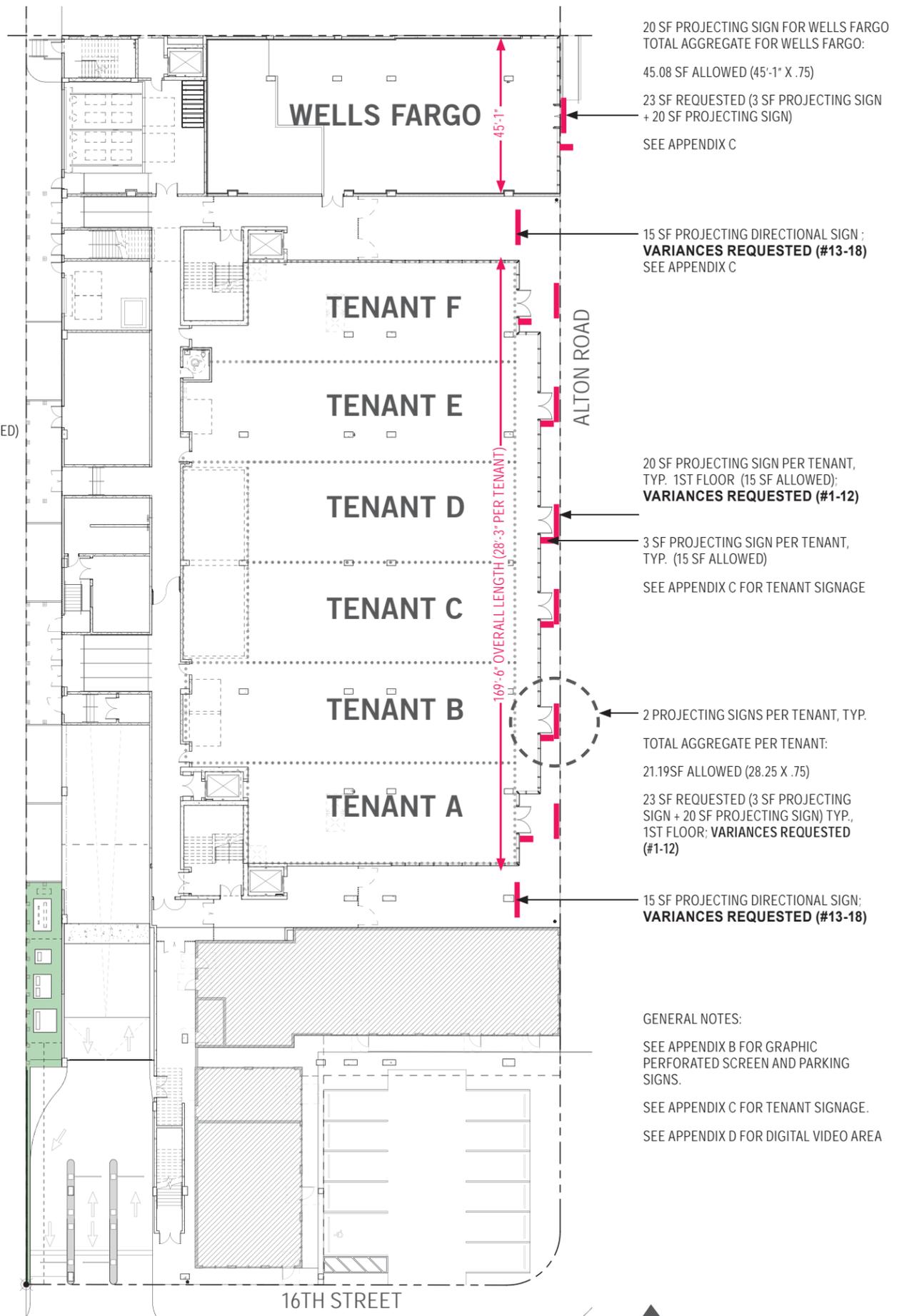
ZONING AND VARIANCES

SHEET NUMBER

P.7



SECOND FLOOR SIGNAGE LOCATION PLAN - NTS



FIRST FLOOR SIGNAGE LOCATION PLAN - NTS

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03-11-2019

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SIGNAGE LOCATIONS AND VARIANCES

SHEET NUMBER

**P.8**

PPARKING SIGN ABOVE FIRST FLOOR; PROJECTING SIGN WITHOUT DIRECT ACCESS FROM THE STREET, 280 SF EXCEEDS ALLOWABLE AREA AND MAXIMUM AGGREGATE; SEEKING REVOCABLE PERMIT FOR PROJECTION INTO RIGHT OF WAY; **VARIANCES REQUESTED (#64-67); SEE APPENDIX B**

PARKING SIGN ABOVE; PROJECTING SIGN ABOVE THE FIRST FLOOR; 144 SF EXCEEDS ALLOWABLE AREA AND MAXIMUM AGGREGATE; SEEKING REVOCABLE PERMIT FOR PROJECTION INTO RIGHT OF WAY; **VARIANCES REQUESTED (#68-71) SEE APPENDIX B**

ALLOWABLE AREA: 54'-2" X 83'-6" = 4523SF X 1% = 452SF

REQUEST FOR 2 PROJECTING SIGNS PER TENANT ABOVE FIRST FLOOR AND WITHOUT PROVIDING DIRECT ACCESS FROM THE STREET, TYP.; **VARIANCES REQUESTED (#20-63)**

TOTAL AGGREGATE PER TENANT:  
25.31 SF ALLOWED  
23 SF REQUESTED (3 SF PROJECTING SIGN + 20 SF PROJECTING SIGN) TYP., 2ND FLOOR  
SEE APPENDIX C FOR TENANT SIGNAGE

15 SF PROJECTING DIRECTIONAL SIGN (15 SF ALLOWED); **VARIANCES REQUESTED (#13-19)**

2 PROJECTING SIGNS PER TENANT, TYP.  
TOTAL AGGREGATE PER TENANT:  
21.19 SF ALLOWED  
28 SF REQUESTED (3 SF PROJECTING SIGN + 25 SF PROJECTING SIGN) TYP., 1ST FLOOR; **VARIANCES REQUESTED (#1-12)**

3 SF PROJECTING SIGN PER TENANT, TYP. (15 SF ALLOWED)  
SEE APPENDIX C FOR TENANT SIGNAGE

**EAST ELEVATION (ALTON RD)- NTS**

BUILDING ID SIGN VERTICALLY ON GARAGE WALL  
172.5 SF PROPOSED  
ALLOWABLE AREA = 1% OF 24,467 SF = 245 SF  
\*(291'-9" LENGTH OF PH. 1 + 84'-8" LENGTH OF PH. 2 = 376'-5" X 65H = 24,467 X 1% = 245 SF)  
SEE APPENDIX C

20 SF PROJECTING SIGN FOR WELLS FARGO; SEEKING REVOCABLE PERMIT  
TOTAL AGGREGATE FOR WELLS FARGO:  
45.08 SF ALLOWED (45'-1" X .75)

23 SF REQUESTED (3 SF PROJECTING SIGN + 20 SF PROJECTING SIGN)  
SEE APPENDIX C

15 SF PROJECTING DIRECTIONAL SIGN (15 SF ALLOWED); **VARIANCES REQUESTED (#13-19)**

291'-9" LENGTH OF PHASE 1 + 84'-8" LENGTH OF PHASE 2 = 376'-5"

3 SF PROJECTING SIGN PER TENANT, TYP. (15 SF ALLOWED)

PERFORATED GRAPHIC SCREEN; SEE APPENDIX B

20 SF PROJECTING SIGN PER TENANT, TYP. 2ND FLOOR (15 SF ALLOWED); **VARIANCES REQUESTED (#20-63)**  
SEE APPENDIX C FOR TENANT SIGNAGE

24,467 SF (including Phase 2)\*

65'-0" FACADE HEIGHT

169'-6" OVERALL LENGTH (28'-3" PER TENANT, FIRST FLOOR)

270'-4" OVERALL LENGTH (33'-9" PER TENANT, SECOND FLOOR)

83'-6"

54'-2" FACADE HEIGHT

4522 SF

DIGITAL SCREEN (SEE APPENDIX D)

PPARKING SIGN ABOVE FIRST FLOOR; PROJECTING SIGN WITHOUT DIRECT ACCESS FROM THE STREET, 280 SF EXCEEDS ALLOWABLE AREA AND MAXIMUM AGGREGATE; SEEKING REVOCABLE PERMIT FOR PROJECTION INTO RIGHT OF WAY; **VARIANCES REQUESTED (#64-67); SEE APPENDIX B**

PROJECTING SIGN - 3 SF ON NON-STREET FACADE AND ABOVE FIRST FLOOR, AND WITHOUT DIRECT STREET ACCESS; **VARIANCES REQUESTED (#20-22)**

PPARKING SIGN ABOVE; PROJECTING SIGN ABOVE THE FIRST FLOOR; 144 SF EXCEEDS ALLOWABLE AREA AND MAXIMUM AGGREGATE; SEEKING REVOCABLE PERMIT FOR PROJECTION INTO RIGHT OF WAY; **VARIANCES REQUESTED (#68-71) SEE APPENDIX B**  
ALLOWABLE AREA: 54'-2" X 83'-6" = 4523SF X 1% = 452SF

**SOUTH ELEVATION (16TH ST) - NTS**

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**SIGNAGE LOCATIONS AND VARIANCES**

SHEET NUMBER

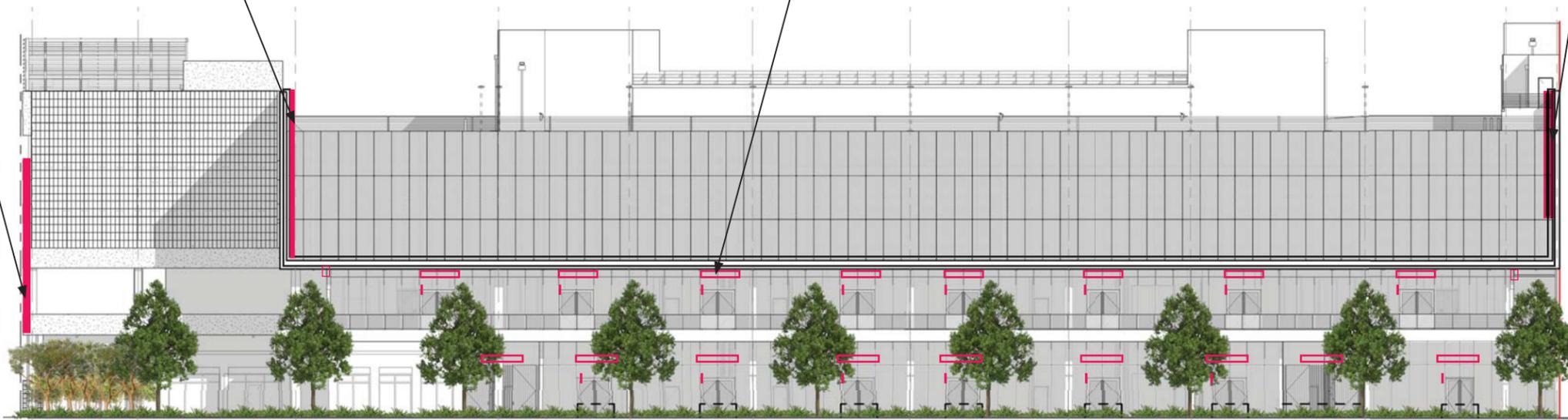
**P.9**

PARKING SIGN (SEE APPENDIX B)

TENANT SIGNAGE (SEE APPENDIX C)

BUILDING ID SIGNAGE (SEE APPENDIX E)

PARKING SIGN (SEE APPENDIX B)



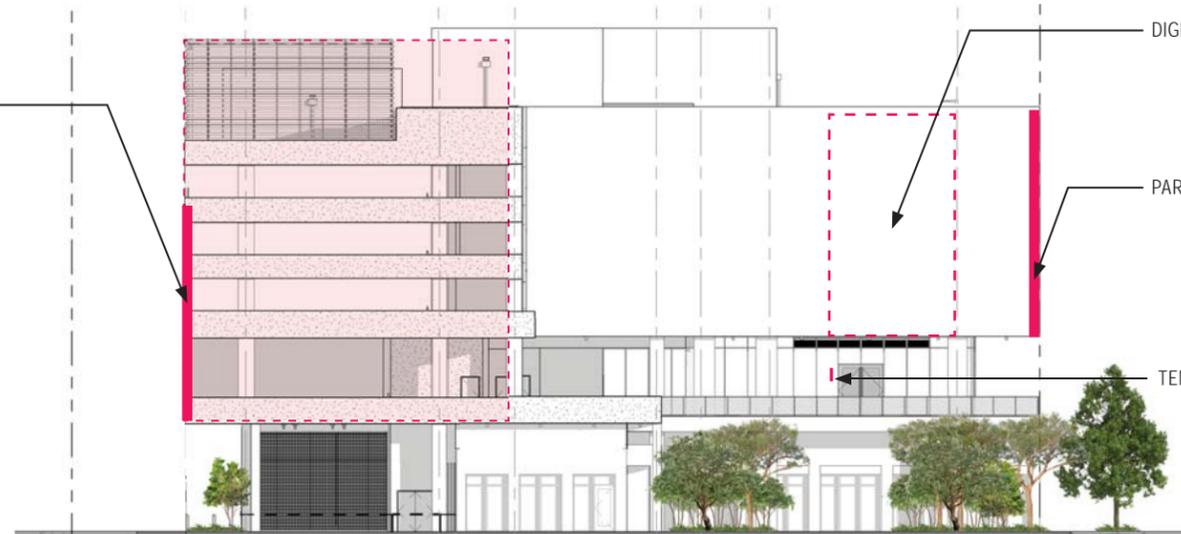
EAST ELEVATION (ALTON RD)- NTS

PARKING SIGN (SEE APPENDIX B)

DIGITAL SCREEN (SEE APPENDIX D)

PARKING SIGN (SEE APPENDIX B)

TENANT SIGNAGE (SEE APPENDIX C)



SOUTH ELEVATION (16TH ST) - NTS

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ELEVATIONS WITH  
LANDSCAPE

SHEET NUMBER

P.9a



# APPENDIX B: PARKING SIGNAGE AND PARKING SCREEN



1212 LINCOLN ROAD, 190403 DESIGN DEVELOPMENT PART II SUBMISSION REVISION I

DESIGN ARCHITECT

**LEONG  
LEONG**

LEONG LEONG  
167 BOWERY ST  
NEW YORK, NY 10002  
CHRIS LEONG  
TEL: (212) 605-7221

OWNER / CLIENT  
CRESCENT HEIGHTS  
200 BISCAYNE BLVD  
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ARCHITECT

PERKINS + WILL  
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STRUCTURAL ENGINEER

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

SEAL & SIGNATURE

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Date	Issue / Revision
01/15/19	75% DD SET
01/23/19	DD PART I
02/08/19	DD PART II
03/01/19	DD PART II REV I

DOB NO. \_\_\_\_\_  
PROJECT NO. 181204  
DATE 02/15/19  
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CONSTRUCTION**

DRAWING TITLE

COVER SHEET

DRAWING NUMBER

**A-000**

PAGE NUMBER OF --

SHEET NUMBER	SHEET NAME	75 % DD PART I	DD PART I	DD PART II	DD PART II REV I	Issue5 Title	Issue6 Title	Issue7 Title	Issue8 Title	Issue9 Title	Issue10 Title
A-100	LEVEL 3	○	○	○	○						
A-101	LEVEL 4	○	○	○	○						
A-102	LEVEL 5	○	○	○	○						
A-104	ROOF LEVEL	○	○	○	○						
A-200	EXTERIOR ELEVATIONS	○	○	○	○						
A-301	ENLARG PLAN & ELEV (01/03)	○	○	○	○						
A-302	ENLARG PLAN & ELEV (02/03)	○	○	○	○						
A-303	ENLARG PLAN & ELEV (03/03)	○	○	○	○						
A-304	FACADE DETAILS	○	○	○	○						
A-305	FACADE DETAILS	○	○	○	○						
A-307	ENLARGE ELEVATIONS - SIGNAGE	○	○	○	○						
A-308	ENLARGE ELEVATION - SOUTH FACADE LIGHTING	○	○	○	○						
A-309	ENLARGE ELEVATION - ALTON RD. SIGN	○	○	○	○						
A-310	ENLARGE ELEVATION - 16TH ST. SIGN	○	○	○	○						
A-311	DETAIL - SCREEN ALPHA	○	○	○	○						

Date	Issue / Revision
01/12/19	7% DO SET
01/23/19	DO PART I
04/03/19	DO PART I REV 1

DOB NO.	
PROJECT NO.	181204
DATE	02/15/19
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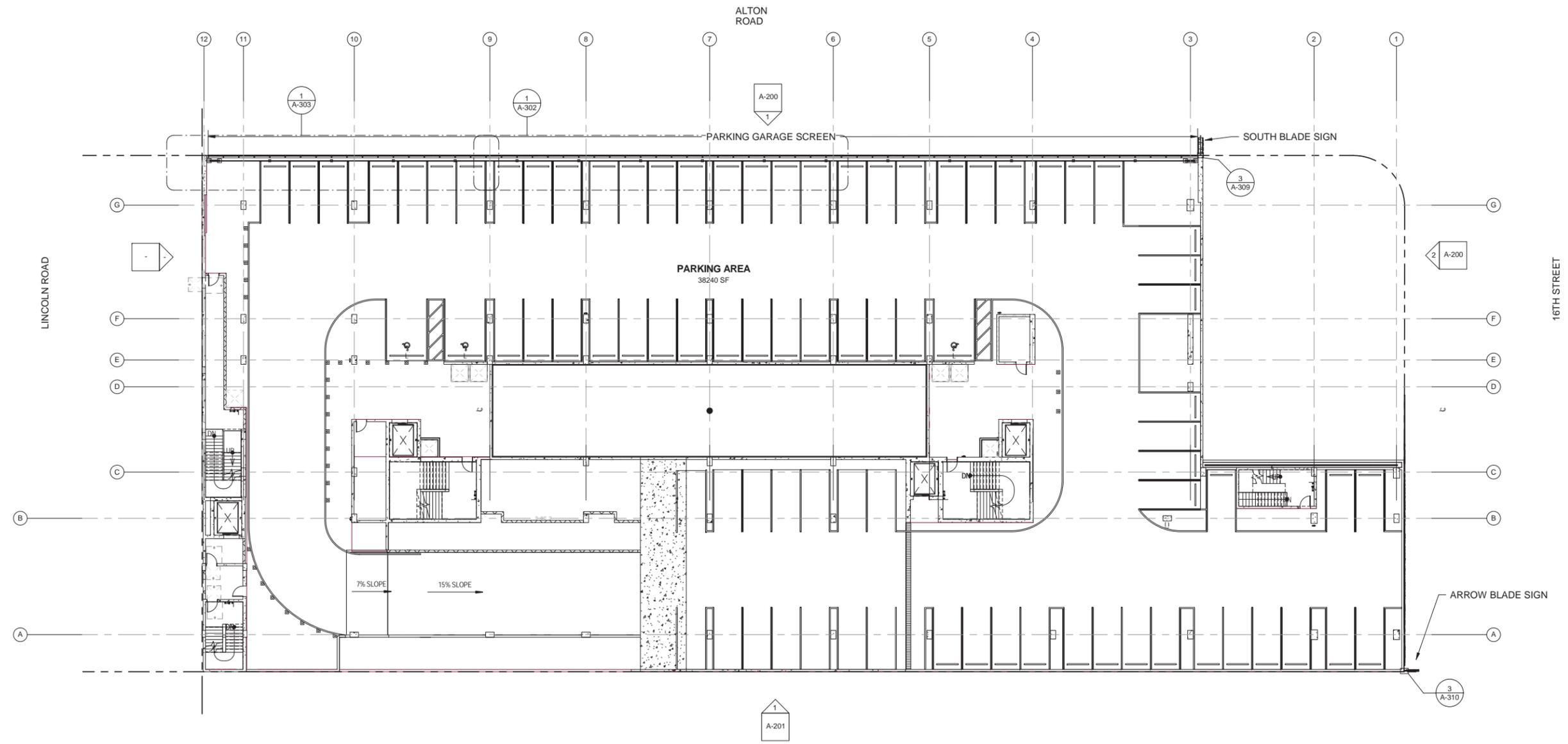
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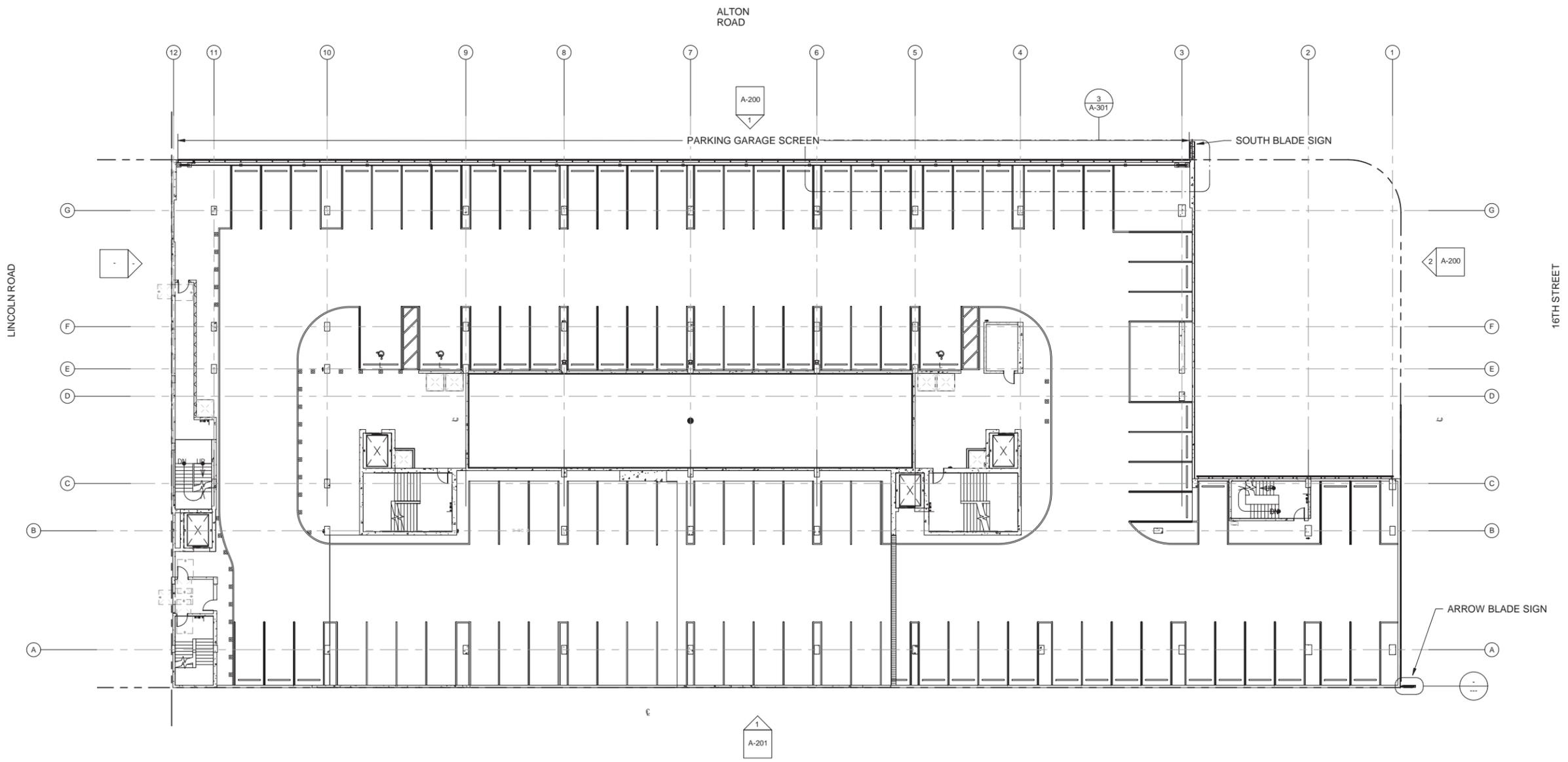
LEVEL 3

DRAWING NUMBER

A-100

PAGE NUMBER OF





DESIGN ARCHITECT  
**LEONG LEONG**  
 LEONG LEONG  
 187 BOWERY #2  
 NEW YORK, NY 10002  
 CHRIS@LEONG.COM  
 TEL: (212) 625-7221  
 OWNER / CLIENT  
 CRESCENT HEIGHTS  
 200 WICKHAM BLVD.  
 MIAMI, FL 33137  
 ARCHITECT  
 PERKINS+WILL  
 800 DRUMMOND ROAD, SUITE 300  
 CORAL GABLES, FL 33134  
 STRUCTURAL ENGINEER  
 YHCE ENGINEERING  
 12151 SW 106TH AVE, SUITE 104  
 MIAMI, FL 33186

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

SEAL & SIGNATURE

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Date	Issue / Revision
01/17/19	20% DD SET
01/22/19	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  
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DRAWING TITLE  
 LEVEL 4

DRAWING NUMBER  
 A-101

PAGE NUMBER OF ---

LEVEL 4 1/32" =

DESIGN ARCHITECT  
**LEONG LEONG**  
 LEONG LEONG  
 187 BOVERY ST  
 NEW YORK, NY 10002  
 CHRIS LEONG  
 TEL (212) 829-7221  
 OWNER / CLIENT  
 CRESCENT HEIGHTS  
 2200 BISCAYNE BLVD  
 MIAMI, FL 33137  
 ARCHITECT  
 PERKINS + WILL  
 800 DOUGLASS ROAD, SUITE 300  
 CORAL GABLES, FL 33134  
 STRUCTURAL ENGINEER  
 TYICE ENGINEERING  
 12115 SW 50TH CT, SUITE 104  
 MIAMI, FL 33186

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

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Date	Issue / Revision
01/11/19	70% CD SET
01/29/19	DD PART 1
02/08/19	DD PART 1
02/08/19	DD PART 1 REV 1

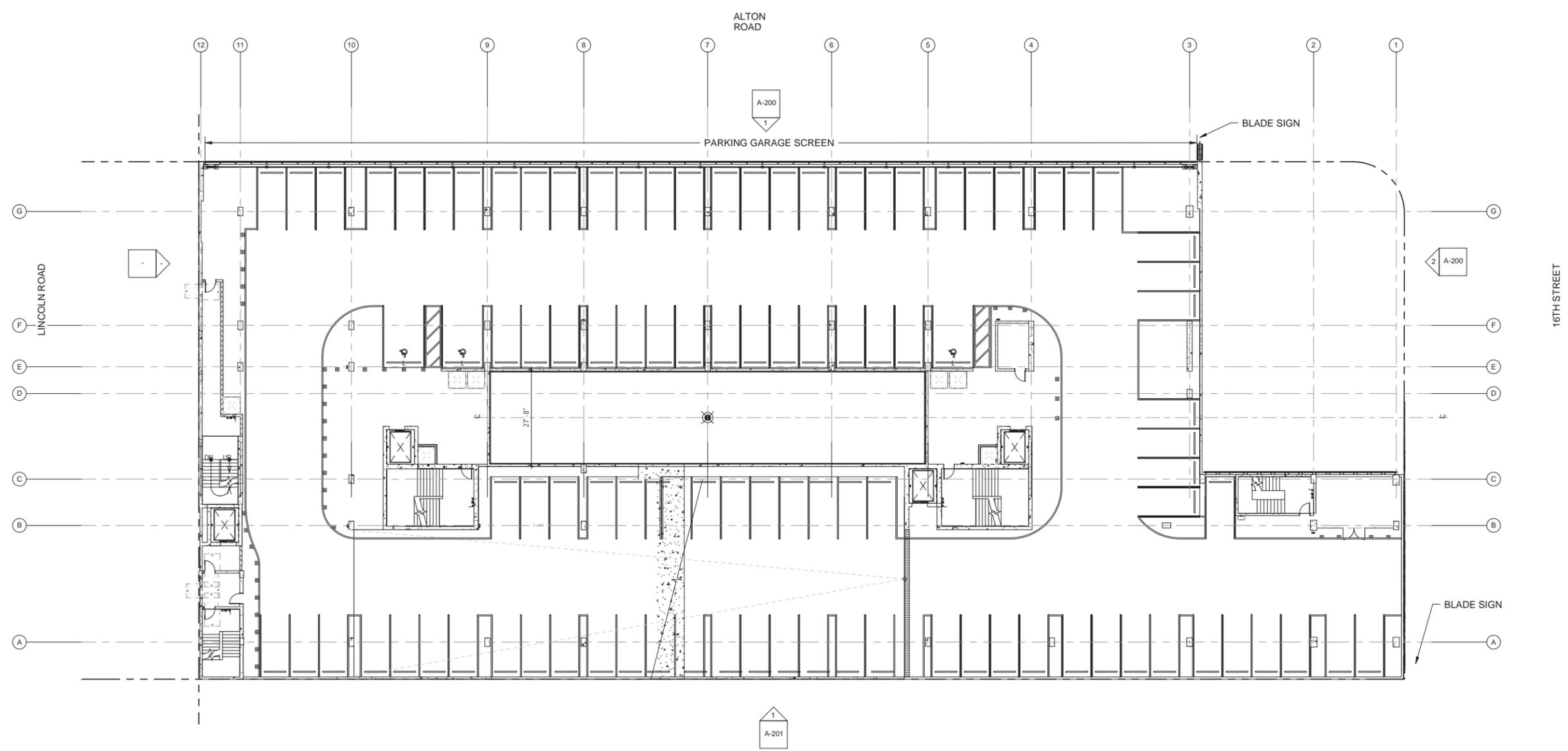
DOB NO.	
PROJECT NO.	181204
DATE	02/15/19
DRAWN BY	Author
CHECKED BY	Checker

**NOT FOR CONSTRUCTION**

DRAWING TITLE  
 LEVEL 5

DRAWING NUMBER  
 A-102

PAGE NUMBER OF



LEVEL 5 1/32" =

Date	Issue / Revision
01/15/19	75% DD SET
01/23/19	DD PART I
02/05/19	DD PART II
02/05/19	DD PART II REV 1

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

NOT FOR CONSTRUCTION

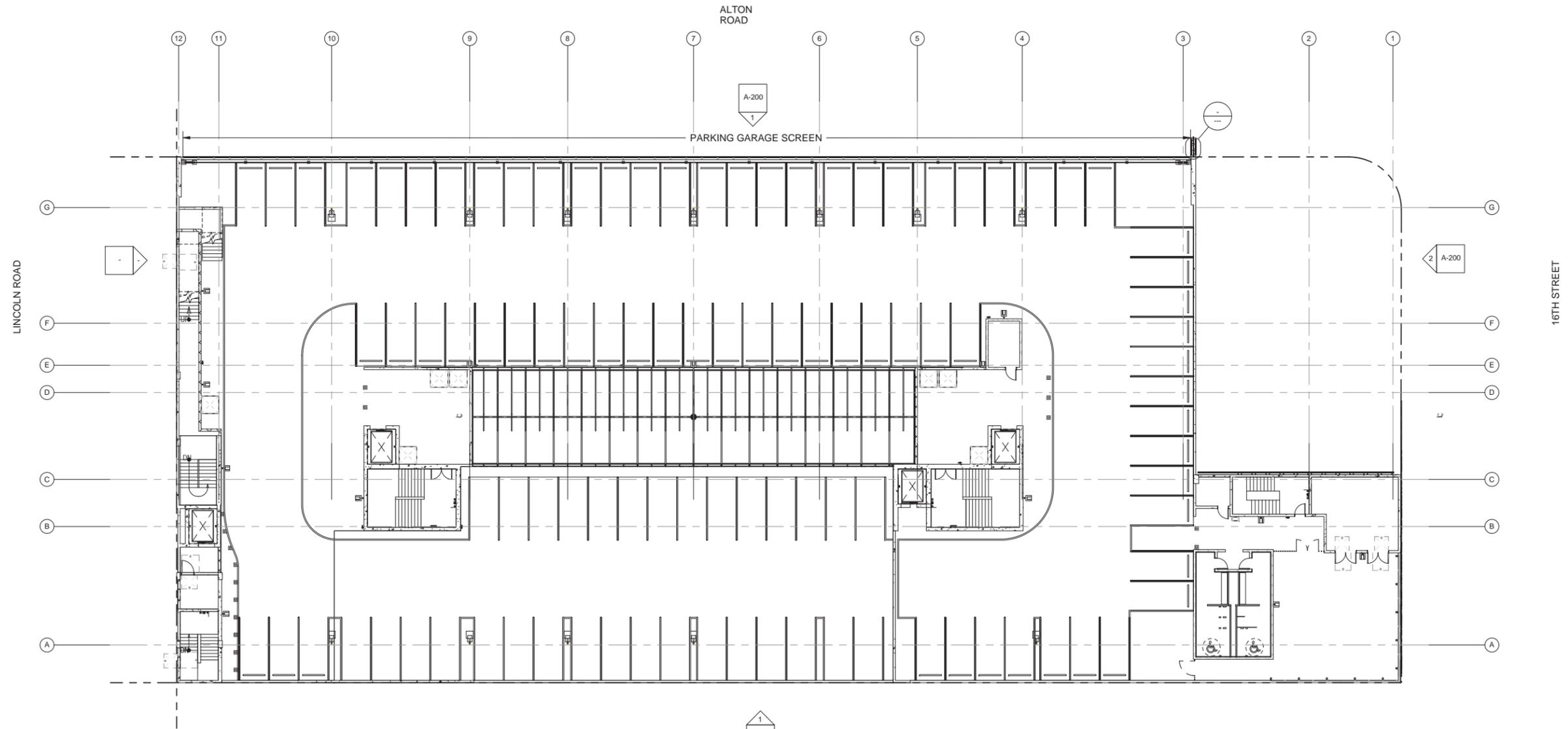
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ROOF LEVEL

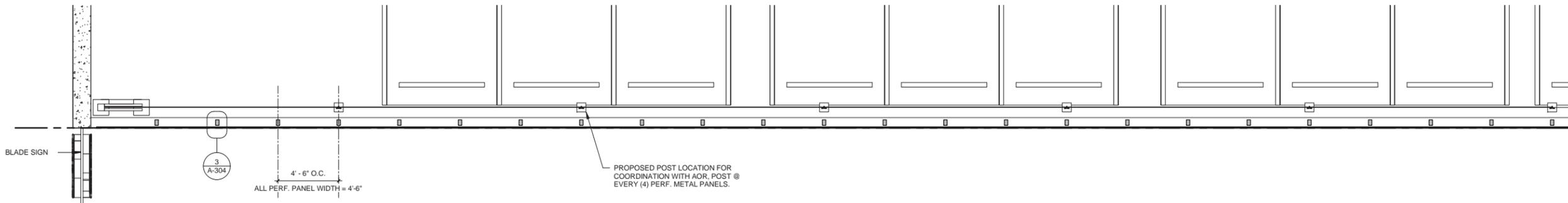
DRAWING NUMBER

A-104

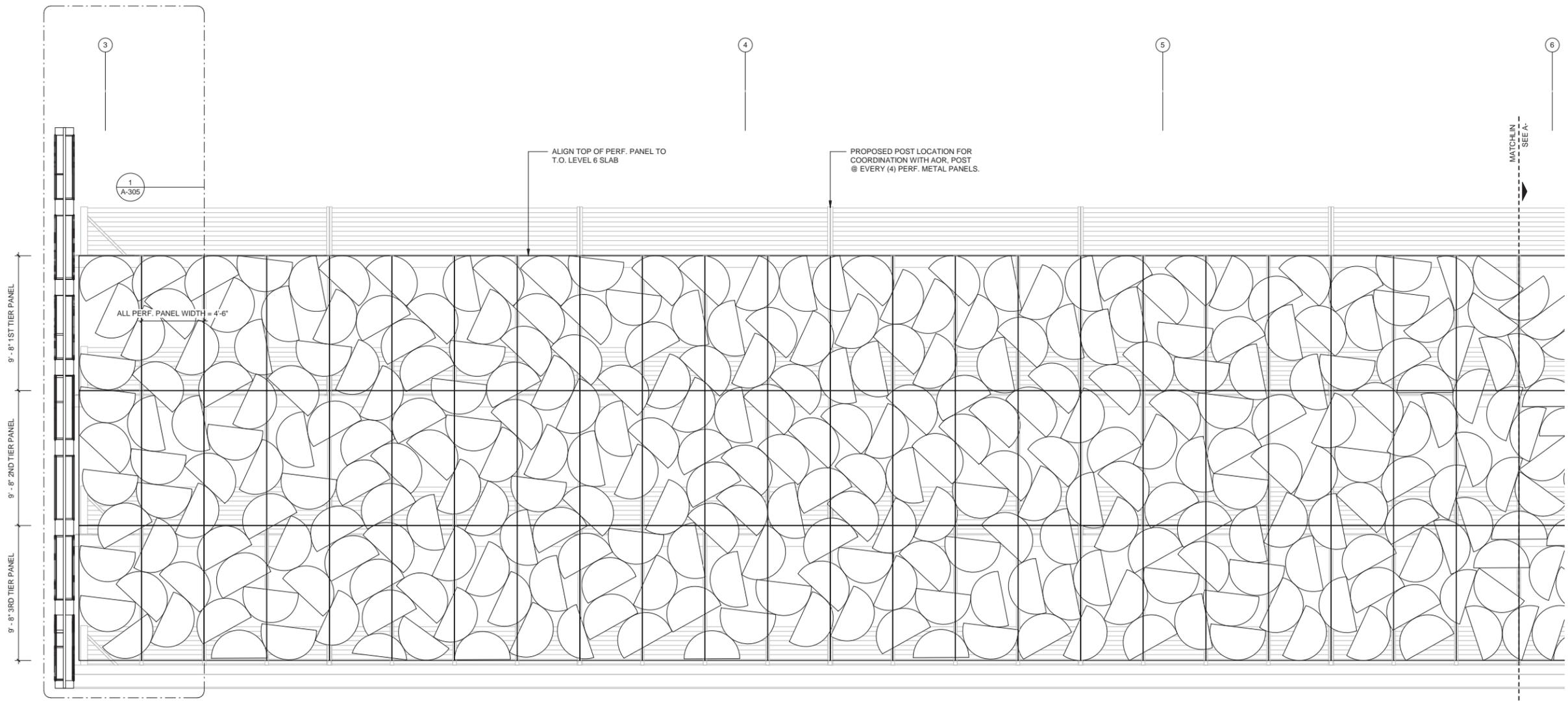
PAGE NUMBER OF







ENLARGE PLAN @ LEVEL 3 (01/03) 1/8" = 1'



ENLARGE ELEVATION @ EAST ELEVATION (01/03) 1/8" = 1'

DESIGN ARCHITECT  
**LEONG LEONG**  
 LEONG LEONG  
 167 BOVERY ST  
 NEW YORK, NY 10002  
 CHRIS LEONG  
 TEL: (212) 882-7221  
 OWNER / CLIENT  
 CRESCENT HEIGHTS  
 220 BISCAYNE BLVD  
 MIAMI, FL 33137  
 ARCHITECT  
 PERKINS+WILL  
 800 DOUGLASS ROAD, SUITE 300  
 CORAL GABLES, FL 33134  
 STRUCTURAL ENGINEER  
 THYCE ENGINEERING  
 12151 SW 10TH CT, SUITE 104  
 MIAMI, FL 33186

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

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Date	Issue / Revision
01/15/19	20% DD SET
01/23/19	DD PART 1
01/28/19	DD PART 2
02/01/19	DD PART 3 REV 1

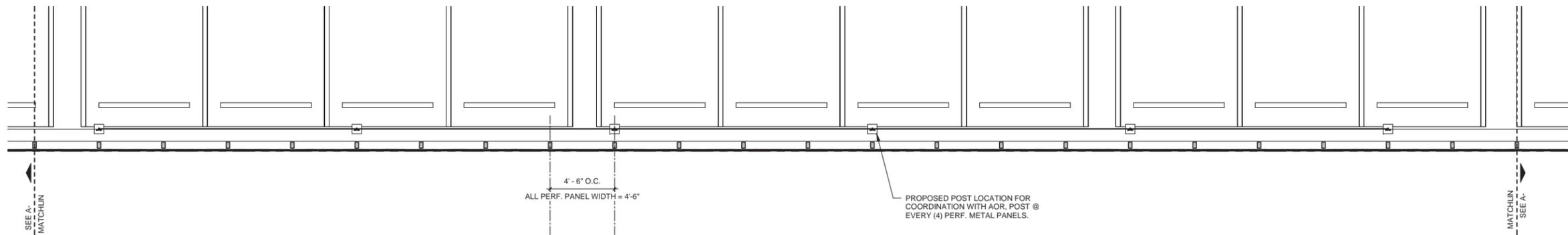
DOB NO. \_\_\_\_\_  
 PROJECT NO. 181204  
 DATE 02/15/19  
 DRAWN BY Author  
 CHECKED BY Checker

NOT FOR CONSTRUCTION

DRAWING TITLE  
 ENLARGE PLAN & ELEV (01/03)

DRAWING NUMBER  
**A-301**

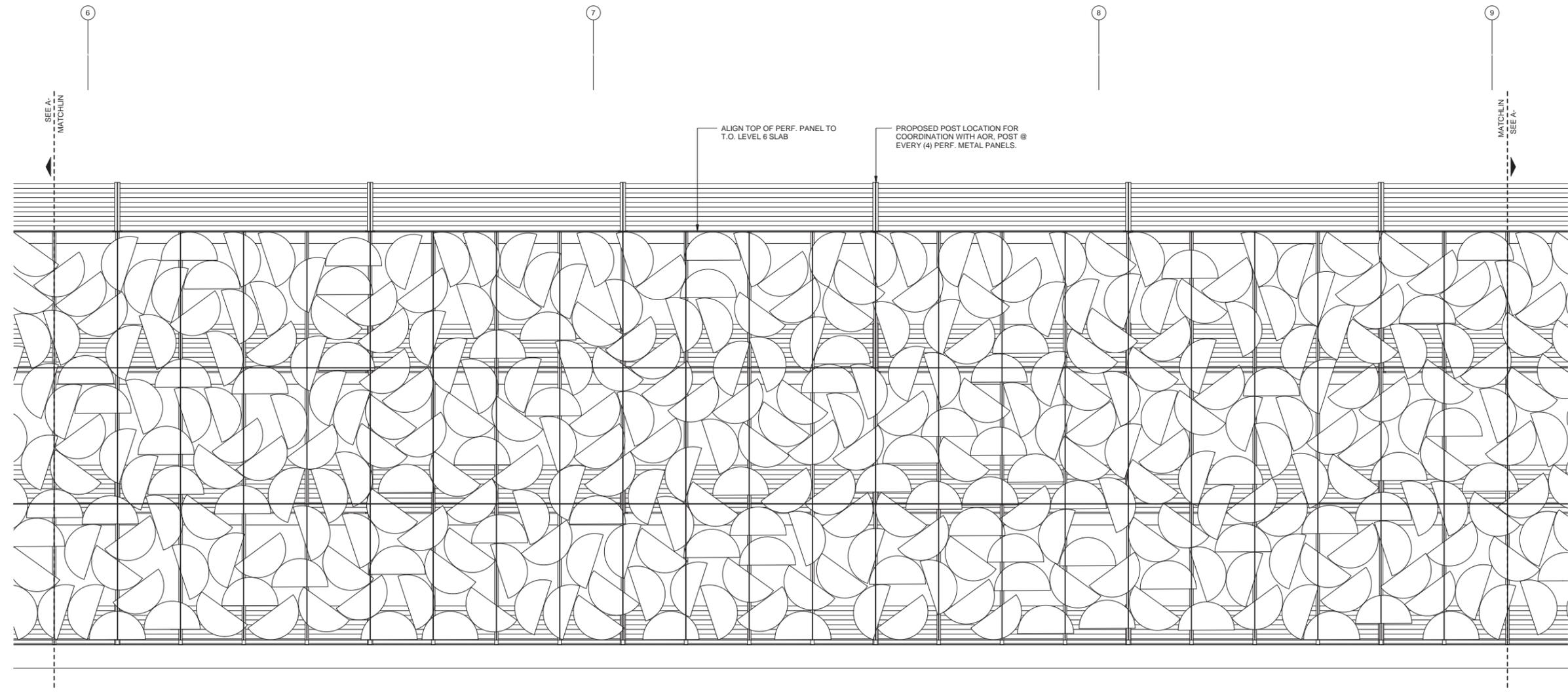
PAGE NUMBER OF



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

DESIGN ARCHITECT  
**LEONG LEONG**  
 LEONG LEONG  
 167 BOWERY ST  
 NEW YORK, NY 10002  
 CHRIS LEONG  
 TEL: (212) 399-7221  
 OWNER / CLIENT  
 CRESCENT HEIGHTS  
 2200 BISCAYNE BLVD.  
 MIAMI, FL 33137  
 ARCHITECT  
 PERKINS + WILL  
 100 DOUGLAS ROAD, SUITE 300  
 CORAL GABLES, FL 33134  
 STRUCTURAL ENGINEER  
 YNCE ENGINEERING  
 1251 SW 128TH CT, SUITE 104  
 MIAMI, FL 33186

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



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

SEAL & SIGNATURE

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Date	Issue / Revision
02/15/19	20% DD SET
02/23/19	DD PART 1
03/06/19	DD PART 2
04/03/19	DD PART 2 REV 1

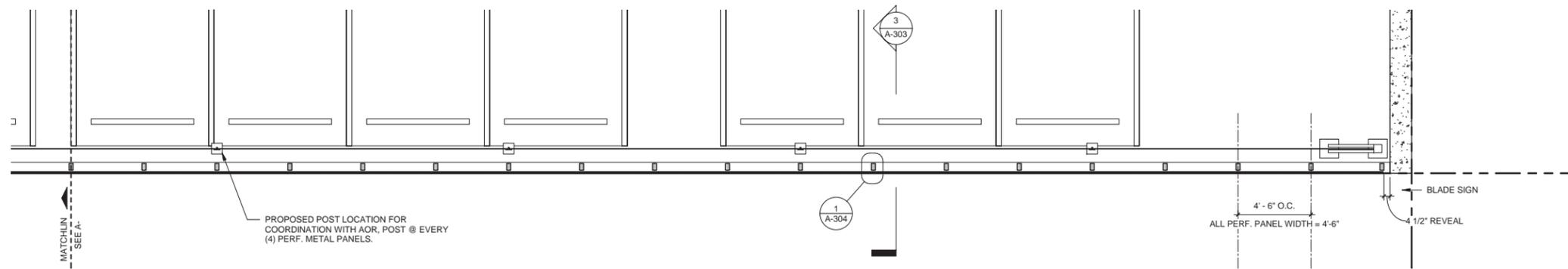
DOB NO. \_\_\_\_\_  
 PROJECT NO. 181204  
 DATE 02/15/19  
 DRAWN BY Author  
 CHECKED BY Checker

**NOT FOR CONSTRUCTION**

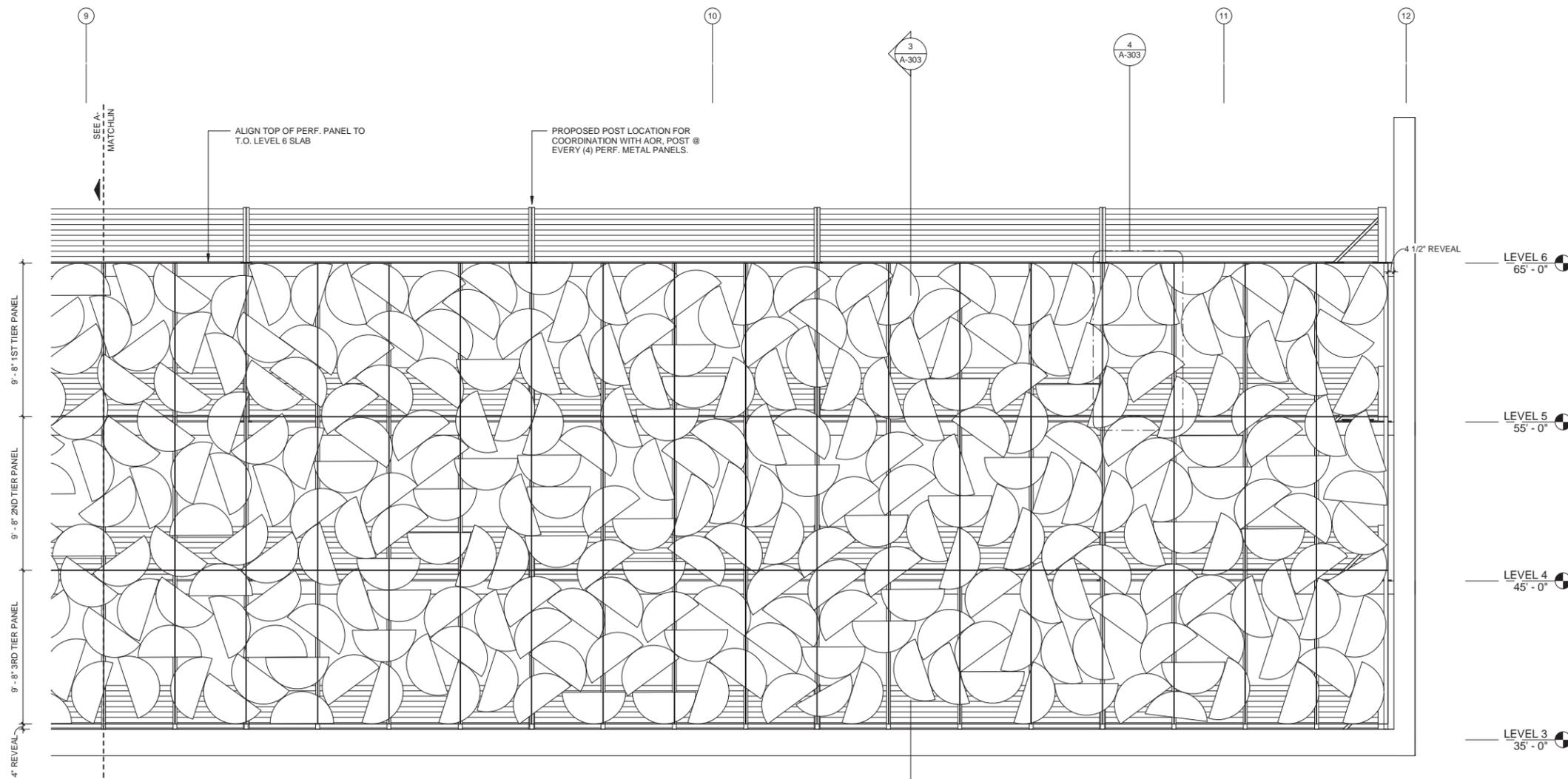
DRAWING TITLE  
**ENLARG PLAN & ELEV (02/03)**

DRAWING NUMBER  
**A-302**

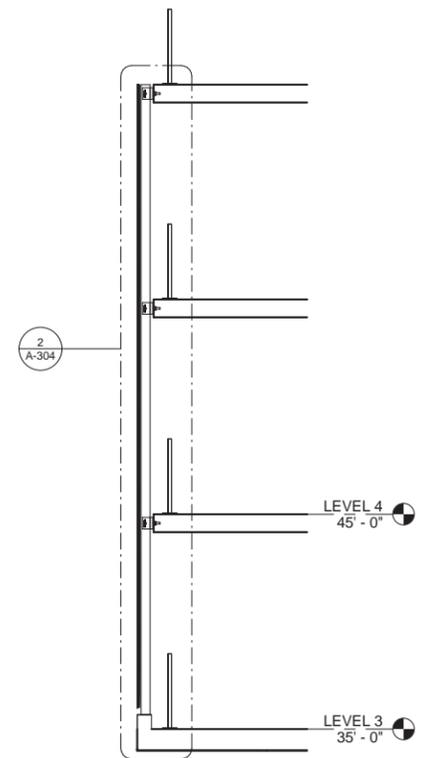
PAGE NUMBER



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 BOVARY ST  
 NEW YORK, NY 10022  
 CHRIS LEONG  
 TEL: (212) 902-7221  
 OWNER / CLIENT  
 CRESCENT HEIGHTS  
 2005 BISCAYNE BLVD.  
 MIAMI, FL 33137  
 ARCHITECT  
 PERKINS + WILL  
 800 DOUGLAS ROAD, SUITE 300  
 CORAL GABLES, FL 33134  
 STRUCTURAL ENGINEER  
 TYCHE 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"

LEVEL 5  
 55' - 0"

LEVEL 4  
 45' - 0"

LEVEL 3  
 35' - 0"

SEAL & SIGNATURE

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Date	Issue / Revision
01/12/19	72% CD SET
01/23/19	DD PART 1
03/06/19	DD PART 2
04/03/19	DD PART 3 REV 1

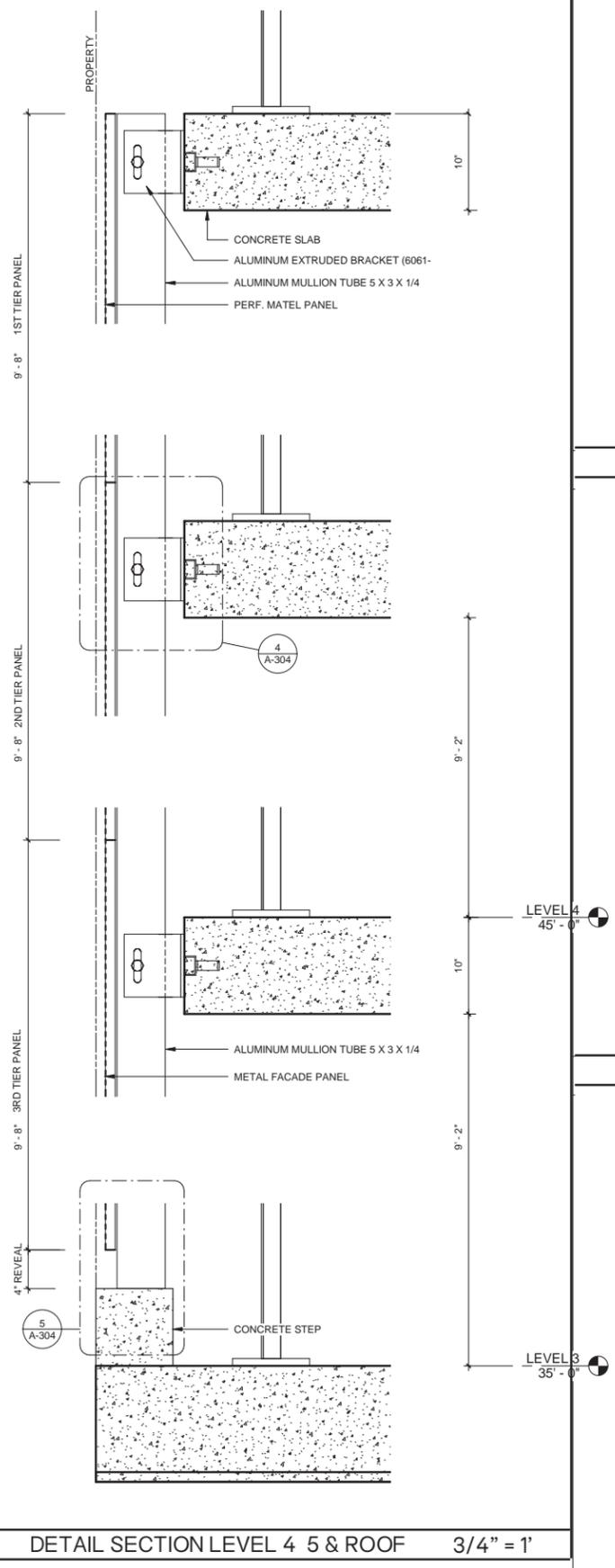
DOB NO.  
 PROJECT NO. 181204  
 DATE 02/15/19  
 DRAWN BY Author  
 CHECKED BY Checker

NOT FOR CONSTRUCTION

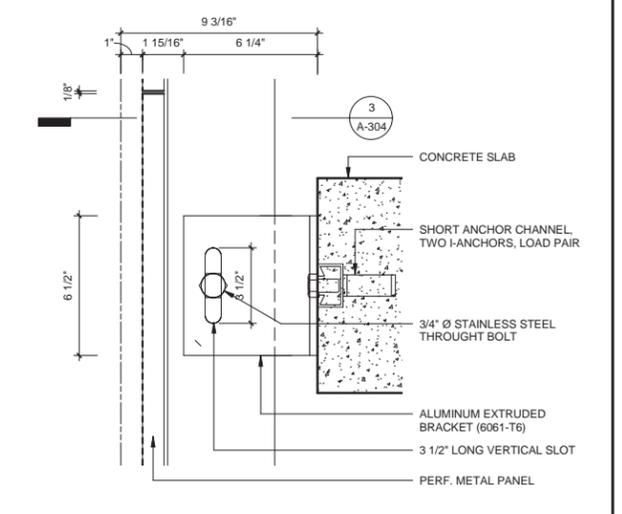
DRAWING TITLE  
 ENLARG PLAN & ELEV (03/03)

DRAWING NUMBER  
 A-303

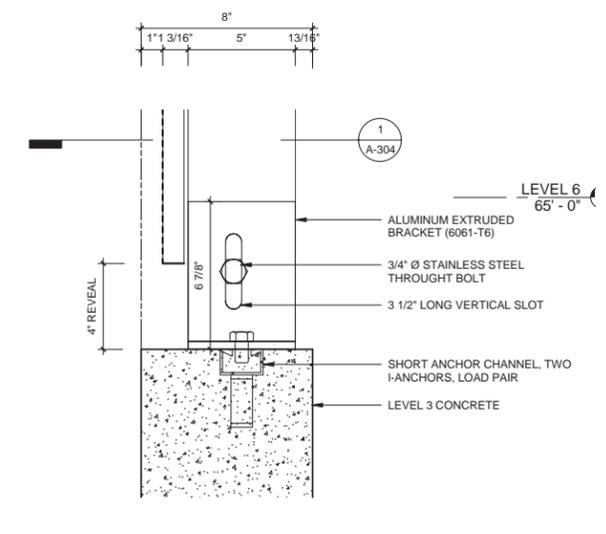
PAGE NUMBER OF



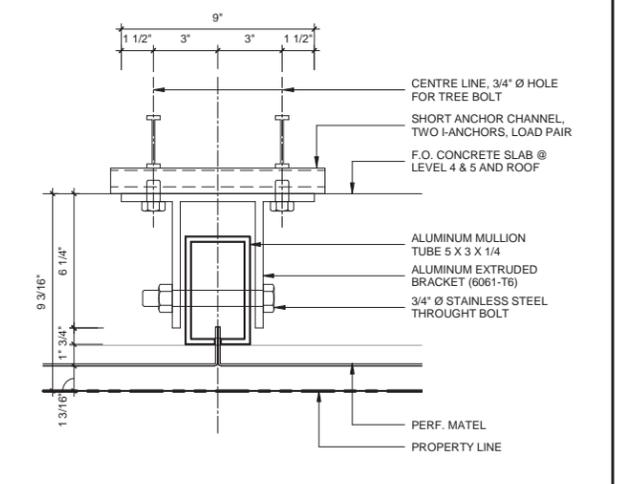
DETAIL SECTION LEVEL 4 5 & ROOF 3/4" = 1'



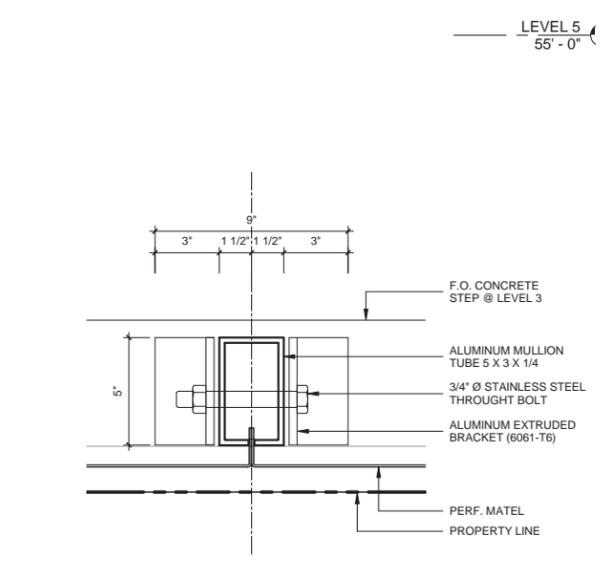
DETAIL SECTION @ SIDE ATTACHED 1 1/2" = 1'



DETAIL SECTION LEVEL 3 1 1/2" = 1'



DETAIL PLAN LEVEL 4, 5 & 6 1 1/2" = 1'



DETAIL PLAN LEVEL 3 1 1/2" = 1'

DESIGN ARCHITECT  
**LEONG LEONG**  
 LEONG LEONG  
 167 BOWERY ST  
 NEW YORK, NY 10002  
 CHRIS LEONG  
 TEL (212) 620-7221

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

ARCHITECT  
 PERKINS + WILL  
 800 DODD ST. SUITE 300  
 CORAL GABLES, FL 33134

STRUCTURAL ENGINEER  
 YHCE ENGINEERING  
 12151 SW 107TH CT, SUITE 104  
 MIAMI, FL 33186

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

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Date	Issue / Revision
02/17/19	20% DD SET
02/23/19	50% DD SET
04/08/19	100% DD SET
06/03/19	100% DD SET REV 1

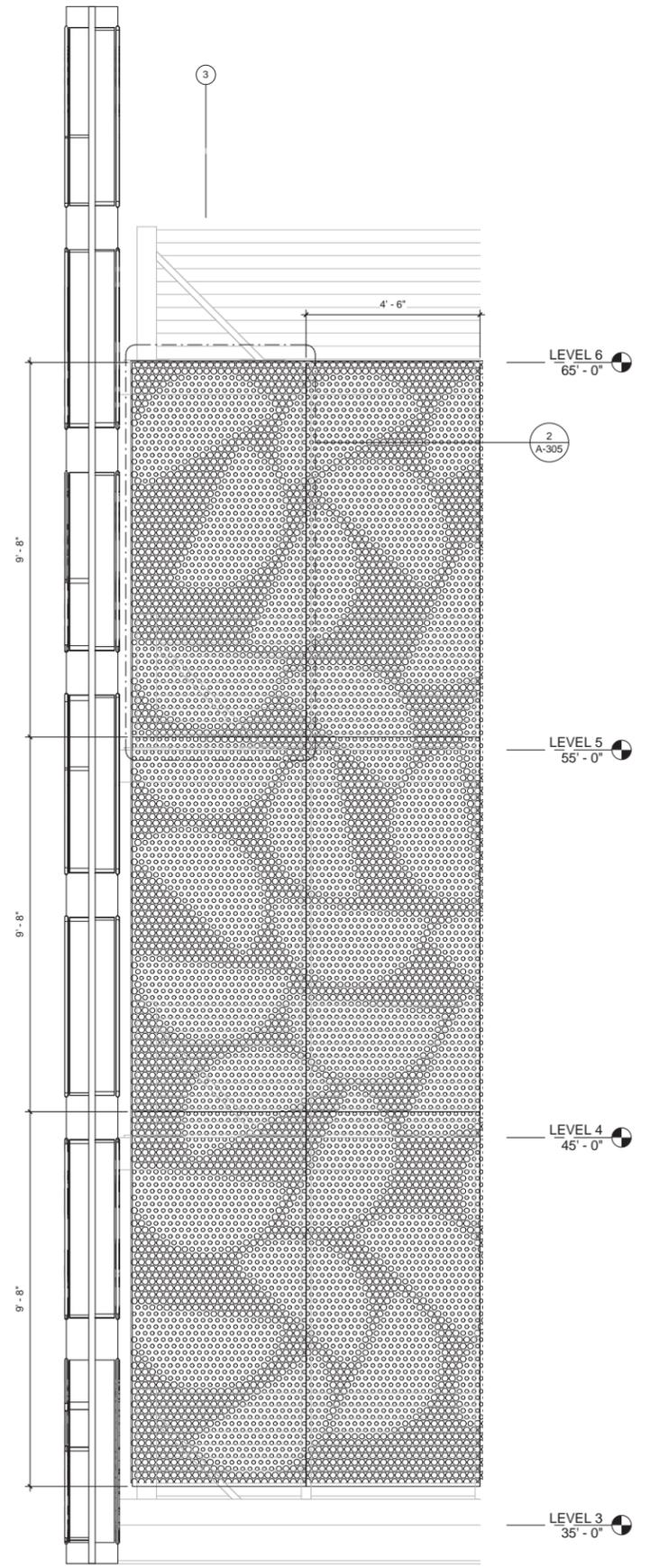
DOB NO. \_\_\_\_\_  
 PROJECT NO. 191204  
 DATE 02/15/19  
 DRAWN BY \_\_\_\_\_ Author  
 CHECKED BY \_\_\_\_\_ Checker

NOT FOR CONSTRUCTION

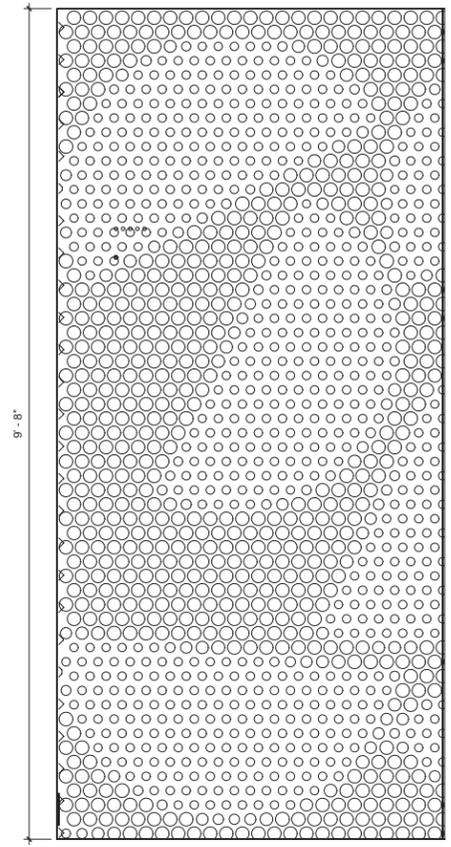
DRAWING TITLE  
 FACADE DETAILS

DRAWING NUMBER  
**A-304**

PAGE NUMBER OF \_\_\_\_\_



DETAIL ELEV. @ METAL PERF PANEL 1/4" = 1'



DET. METAL PANEL 1/2" = 1'

**DESIGN ARCHITECT**

**LEONG LEONG**

LEONG LEONG  
187 BOWERY ST  
NEW YORK, NY 10002  
CAREY LEONG  
TEL: (212) 600-7221

**OWNER / CLIENT**

CRESCENT HEIGHTS  
2300 BISCAYNE BLVD.  
MIAMI, FL 33132

**ARCHITECT**

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

**STRUCTURAL ENGINEER**

YICSE ENGINEERING  
1215 SW 128TH CT, SUITE 104  
MIAMI, FL 33186

---

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

---

**SEAL & SIGNATURE**

---

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Date	Issue / Revision
01/17/19	75% DD SET
01/22/19	DD PRELIMINARY
03/06/19	DD PART II
05/09/19	DD PART II REV 1

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DOB NO. —

PROJECT NO. 181204

DATE 02/15/19

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**NOT FOR CONSTRUCTION**

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DRAWING TITLE

FAÇADE DETAILS

---

DRAWING NUMBER

**A-305**

---

PAGE NUMBER OF

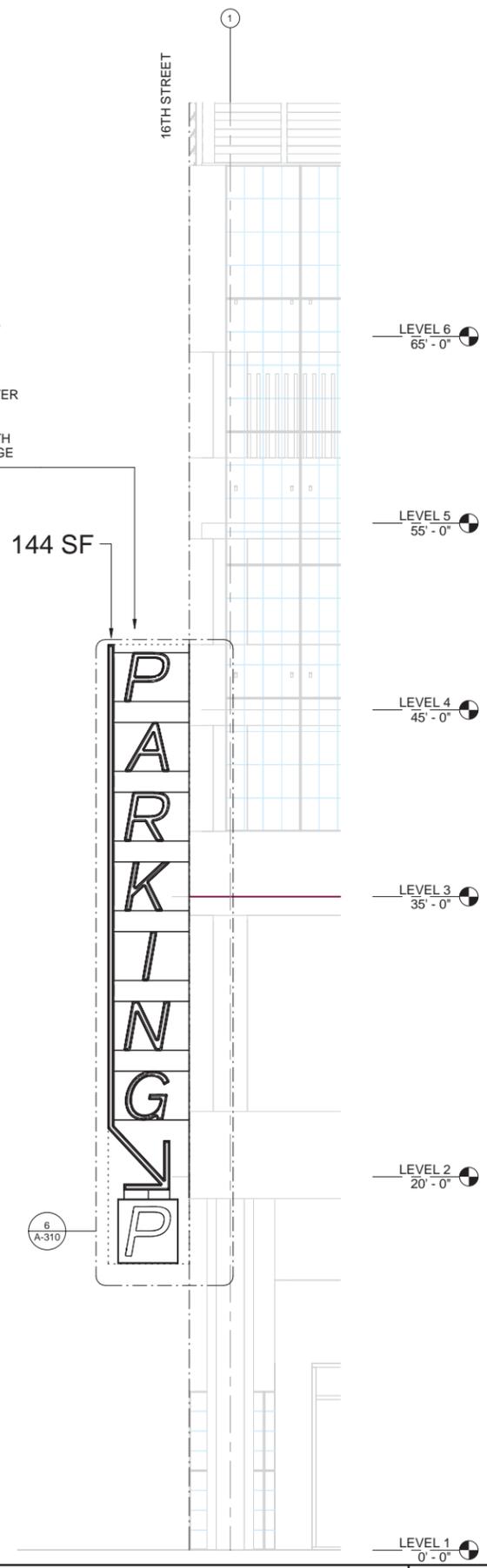
**NEON TUBE ARROW SIGNAGE**

STAINLESS STEEL CHANEL STRUCTURE CLOSED ON THE EAST FACING SIDE.

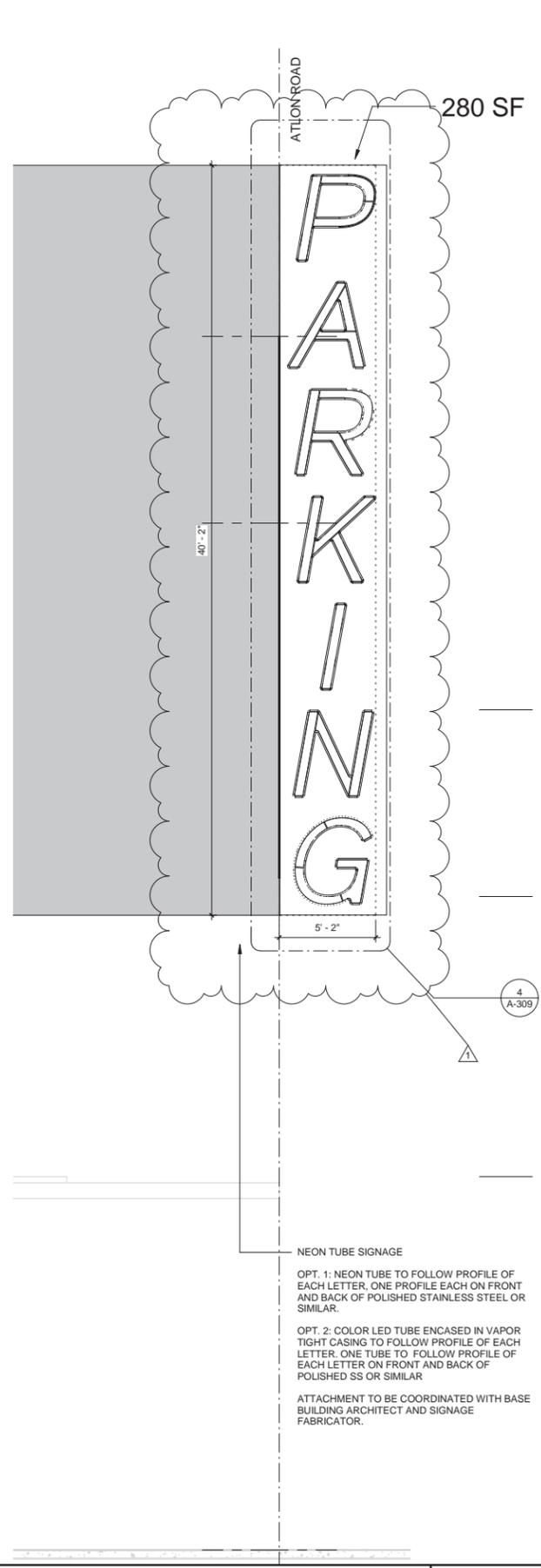
OPT. 1: NEON TUBE TO FOLLOW INSIDE PROFILE OF EACH LETTER AND ARROW, FACING WEST.

OPT. 2: COLOR LED TUBE ENCASED IN VAPOR TIGHT CASING OR SIMILAR TO FOLLOW INSIDE PROFILE OF EACH LETTER FACING WEST.

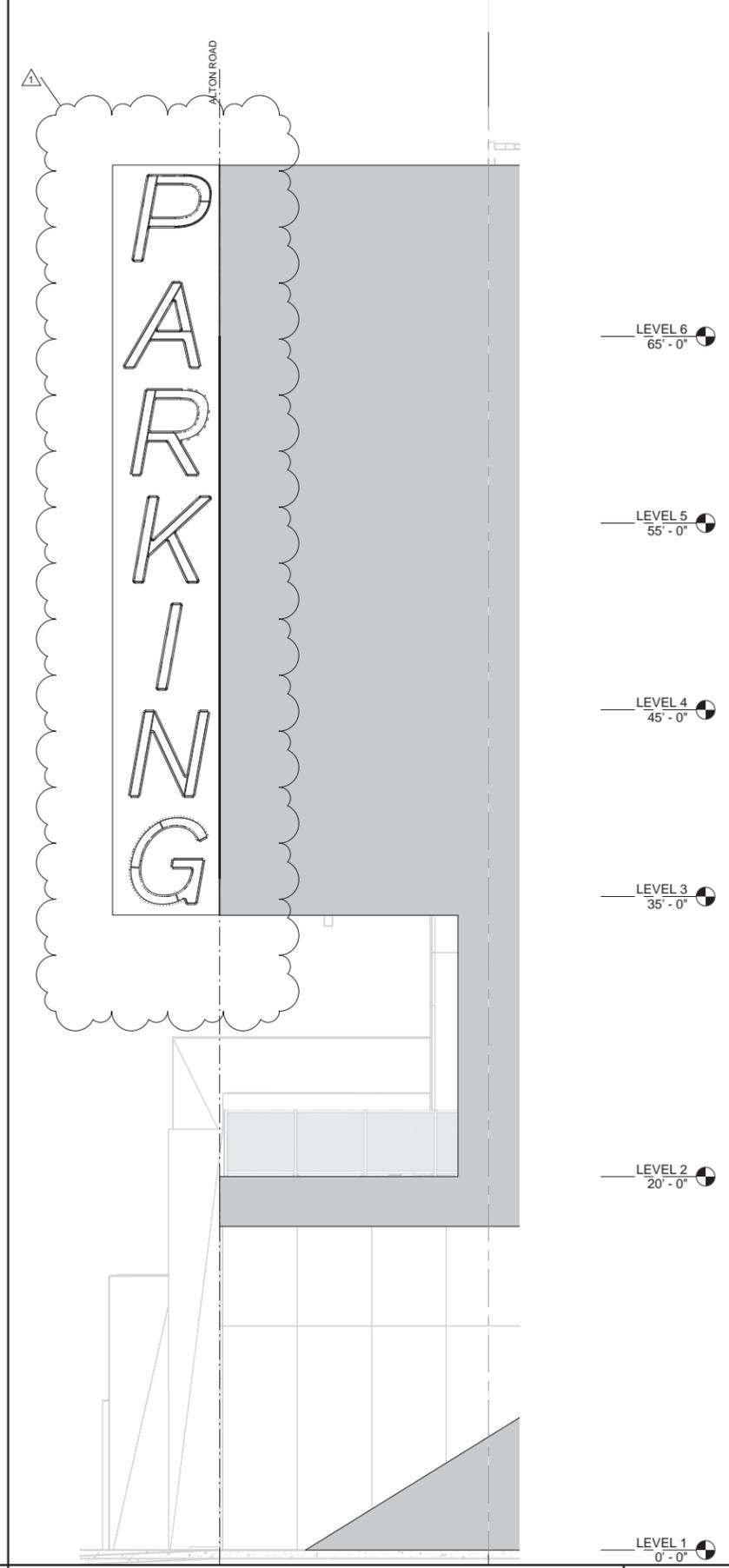
ATTACHMENT TO BE COORDINATED WITH BASE BUILDING ARCHITECT AND SIGNAGE FABRICATOR.



ELEVATION @ SIGNAGE 16TH ST 1/8" = 1'



SOUTH ELEVATION @ ALTON RD 1/8" = 1'



NORTH ELEVATION @ SIGNAGE ALTON RD. 1/8" = 1'

NEON TUBE SIGNAGE  
 OPT. 1: NEON TUBE TO FOLLOW PROFILE OF EACH LETTER, ONE PROFILE EACH ON FRONT AND BACK OF POLISHED STAINLESS STEEL OR SIMILAR.  
 OPT. 2: COLOR LED TUBE ENCASED IN VAPOR TIGHT CASING TO FOLLOW PROFILE OF EACH LETTER, ONE TUBE TO FOLLOW PROFILE OF EACH LETTER ON FRONT AND BACK OF POLISHED SS OR SIMILAR  
 ATTACHMENT TO BE COORDINATED WITH BASE BUILDING ARCHITECT AND SIGNAGE FABRICATOR.

**LEONG LEONG**  
 LEONG LEONG  
 167 BOWERY ST  
 NEW YORK, NY 10002  
 CHRIS LEONG  
 TEL: (212) 850-7221

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

ARCHITECT  
 PERKINS + WELLS  
 600 DOUGLASS 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  
 16001 - 1634 ALTON RD. MIAMI BEACH, FL 33139

SEAL & SIGNATURE

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Date	Issue / Revision
02/15/19	ISSUE 0001 DO SET
02/15/19	ISSUE 01 DO PART I
02/15/19	DO PART I
02/15/19	DO PART I REV1

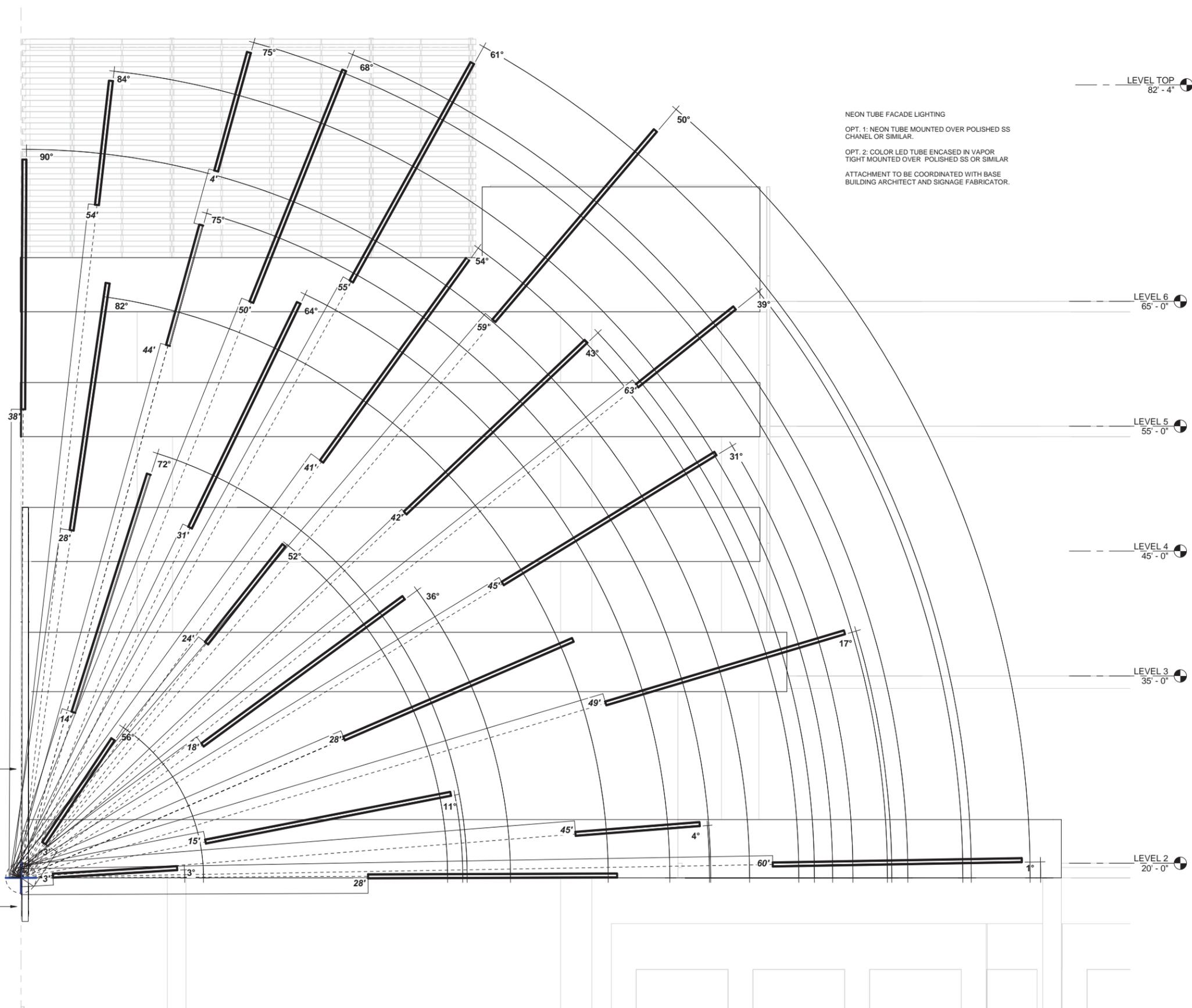
DOB NO. \_\_\_\_\_  
 PROJECT NO. 181204  
 DATE 02/15/19  
 DRAWN BY Author  
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**NOT FOR CONSTRUCTION**

DRAWING TITLE  
**ENLARGE ELEVATIONS - SIGNAGE**

DRAWING NUMBER  
**A-307**

PAGE NUMBER OF



NEON TUBE FACADE LIGHTING  
 OPT. 1: NEON TUBE MOUNTED OVER POLISHED SS CHANEL OR SIMILAR.  
 OPT. 2: COLOR LED TUBE ENCASED IN VAPOR TIGHT MOUNTED OVER POLISHED SS OR SIMILAR  
 ATTACHMENT TO BE COORDINATED WITH BASE BUILDING ARCHITECT AND SIGNAGE FABRICATOR.

LEVEL TOP 82' - 4"

LEVEL 6 65' - 0"

LEVEL 5 55' - 0"

LEVEL 4 45' - 0"

LEVEL 3 35' - 0"

LEVEL 2 20' - 0"

LINE ARROW BLADE SIGN

CENTER POINT

'P' BOX SIGN

DESIGN ARCHITECT

**LEONG LEONG**

LEONG LEONG  
 187 MOOREY ST  
 NEW YORK, NY 10002  
 CHRIS LEONG  
 TEL (212) 629-7221

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

ARCHITECT  
 PERONS + WILL  
 856 DOUGLASS ROAD, SUITE 300  
 CORAL GABLES, FL 33134

STRUCTURAL ENGINEER  
 TYCE ENGINEERING  
 12115 SW 50TH CT, SUITE 104  
 MIAMI, FL 33186

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

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Date	Issue / Revision
01/11/19	75% CD SET
01/29/19	DD PART 1
02/08/19	DD PART 2
02/08/19	DD PART 3 REV 1

DOB NO. \_\_\_\_\_

PROJECT NO. 181204

DATE 02/15/19

DRAWN BY \_\_\_\_\_ Author

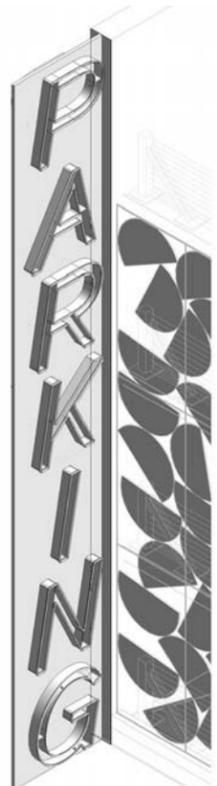
CHECKED BY \_\_\_\_\_ Checker

**NOT FOR CONSTRUCTION**

DRAWING TITLE  
 ENLARGE ELEVATION - SOUTH FACADE LIGHTING

DRAWING NUMBER  
**A-308**

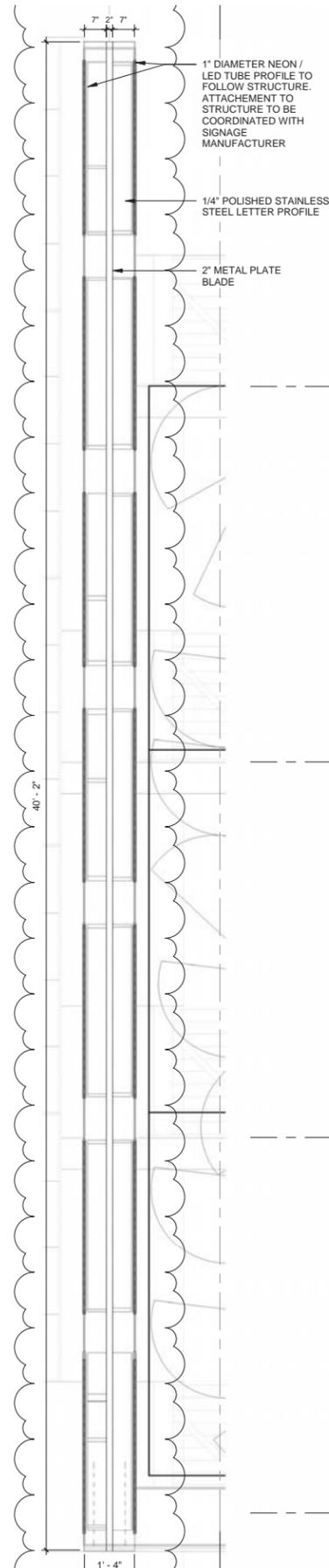
PAGE NUMBER \_\_\_\_\_ OF \_\_\_\_\_



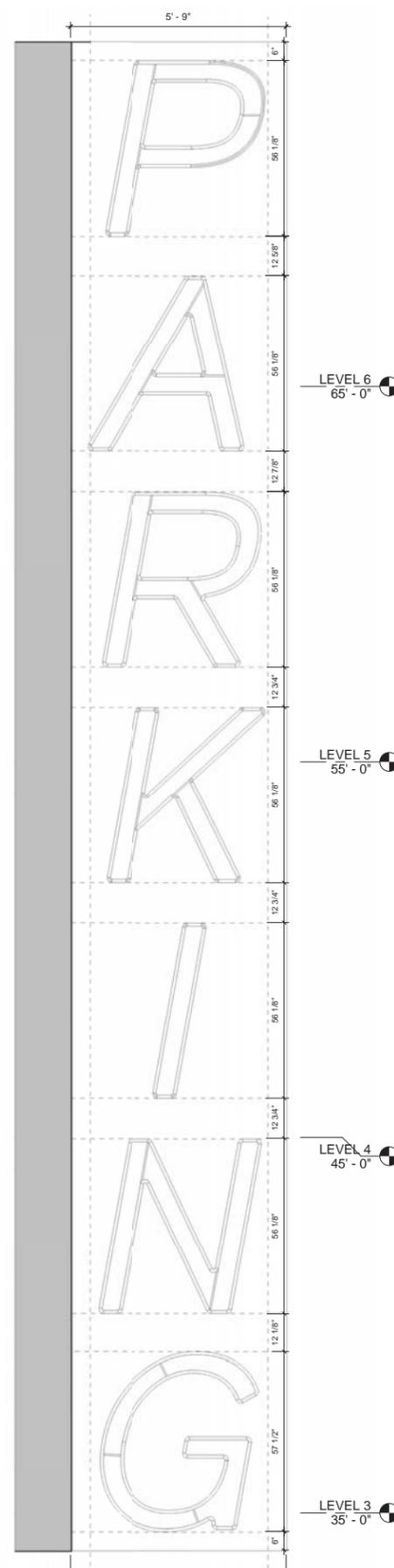
NE ISOMETRIC @ 16TH ST SIGN



SE ISOMETRIC @ 16TH ST SIGN



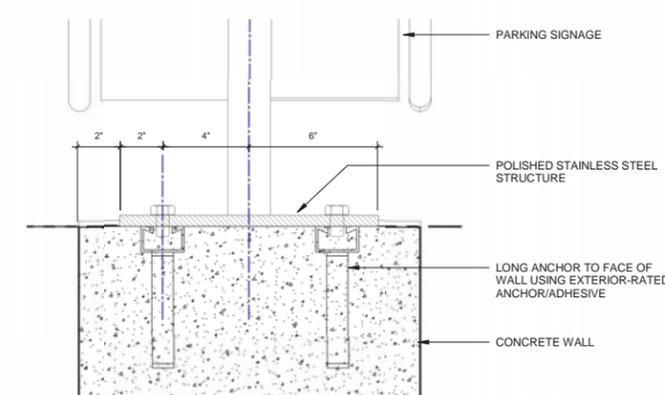
SIDE ELEVATION SIGN 1/4" = 1'



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



IMAGE REFERENCE



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

DESIGN ARCHITECT  
**LEONG LEONG**  
 LEONG LEONG  
 167 BOWERY #F  
 NEW YORK, NY 10002  
 CHRIS LEONG  
 TEL: (212) 687-7221  
 OWNER / CLIENT  
 CRESCENT HEIGHTS  
 220 BISCAYNE BLVD.  
 MIAMI, FL 33137  
 ARCHITECT  
 PERKINS + WILL  
 806 DOUGLAS ROAD, SUITE 300  
 CORAL GABLES, FL 33134  
 STRUCTURAL ENGINEER  
 YNCE ENGINEERING  
 12155 SW 128TH CT, SUITE 104  
 MIAMI, FL 33186

CRESCENT HEIGHTS  
 1212 LINCOLN ROAD  
 1000 - 1034 ALTON RD. MIAMI BEACH, FL 33139

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Date	Issue / Revision
05/15/19	Issue 100% (CD SET)
05/15/19	Issue 4 (CD PART I)
05/15/19	Issue 5 (CD PART I)
05/15/19	Issue 6 (CD PART I)
05/15/19	Issue 7 (CD PART I)
05/15/19	Issue 8 (CD PART I)
05/15/19	Issue 9 (CD PART I)
05/15/19	Issue 10 (CD PART I)
05/15/19	Issue 11 (CD PART I)
05/15/19	Issue 12 (CD PART I)
05/15/19	Issue 13 (CD PART I)
05/15/19	Issue 14 (CD PART I)
05/15/19	Issue 15 (CD PART I)
05/15/19	Issue 16 (CD PART I)
05/15/19	Issue 17 (CD PART I)
05/15/19	Issue 18 (CD PART I)
05/15/19	Issue 19 (CD PART I)
05/15/19	Issue 20 (CD PART I)
05/15/19	Issue 21 (CD PART I)
05/15/19	Issue 22 (CD PART I)
05/15/19	Issue 23 (CD PART I)
05/15/19	Issue 24 (CD PART I)
05/15/19	Issue 25 (CD PART I)
05/15/19	Issue 26 (CD PART I)
05/15/19	Issue 27 (CD PART I)
05/15/19	Issue 28 (CD PART I)
05/15/19	Issue 29 (CD PART I)
05/15/19	Issue 30 (CD PART I)
05/15/19	Issue 31 (CD PART I)
05/15/19	Issue 32 (CD PART I)
05/15/19	Issue 33 (CD PART I)
05/15/19	Issue 34 (CD PART I)
05/15/19	Issue 35 (CD PART I)
05/15/19	Issue 36 (CD PART I)
05/15/19	Issue 37 (CD PART I)
05/15/19	Issue 38 (CD PART I)
05/15/19	Issue 39 (CD PART I)
05/15/19	Issue 40 (CD PART I)
05/15/19	Issue 41 (CD PART I)
05/15/19	Issue 42 (CD PART I)
05/15/19	Issue 43 (CD PART I)
05/15/19	Issue 44 (CD PART I)
05/15/19	Issue 45 (CD PART I)
05/15/19	Issue 46 (CD PART I)
05/15/19	Issue 47 (CD PART I)
05/15/19	Issue 48 (CD PART I)
05/15/19	Issue 49 (CD PART I)
05/15/19	Issue 50 (CD PART I)
05/15/19	Issue 51 (CD PART I)
05/15/19	Issue 52 (CD PART I)
05/15/19	Issue 53 (CD PART I)
05/15/19	Issue 54 (CD PART I)
05/15/19	Issue 55 (CD PART I)
05/15/19	Issue 56 (CD PART I)
05/15/19	Issue 57 (CD PART I)
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05/15/19	Issue 60 (CD PART I)
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05/15/19	Issue 62 (CD PART I)
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05/15/19	Issue 73 (CD PART I)
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05/15/19	Issue 89 (CD PART I)
05/15/19	Issue 90 (CD PART I)
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05/15/19	Issue 92 (CD PART I)
05/15/19	Issue 93 (CD PART I)
05/15/19	Issue 94 (CD PART I)
05/15/19	Issue 95 (CD PART I)
05/15/19	Issue 96 (CD PART I)
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05/15/19	Issue 98 (CD PART I)
05/15/19	Issue 99 (CD PART I)
05/15/19	Issue 100 (CD PART I)

 DOB NO. ---  
 PROJECT NO. 191204  
 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 ---



DESIGN ARCHITECT

LEONG  
LEONG

LEONG LEONG  
167 BOWERY ST  
NEW YORK, NY 10002  
CHRIS LEONG  
TEL: (212) 605-7221

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

ARCHITECT  
PERKINS + WILL  
600 DOUGLASS 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  
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 THE PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

Date	Issue / Revision
01/15/19	75% DD SET
01/23/19	DD PART I
03/05/19	DD PART II
03/05/19	DD PART II REV1

DOB NO. ---

PROJECT NO. 181204

DATE 02/15/19

DRAWN BY Author

CHECKED BY Checker

NOT FOR CONSTRUCTION

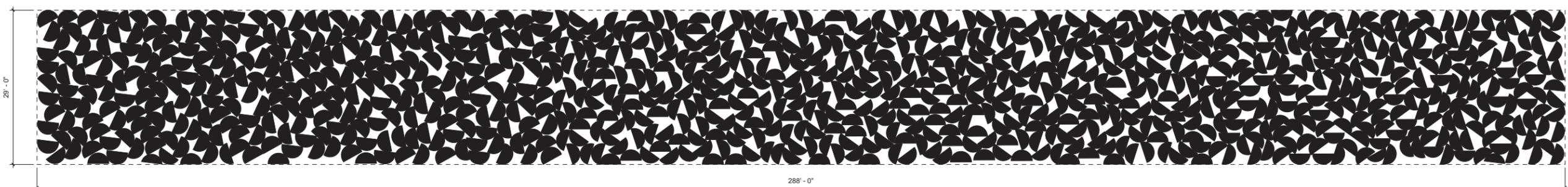
DRAWING TITLE

DETAIL - SCREEN ALPHA

DRAWING NUMBER

A-311

PAGE NUMBER OF --





# APPENDIX C: TENANT AND DIRECTIONAL SIGNAGE



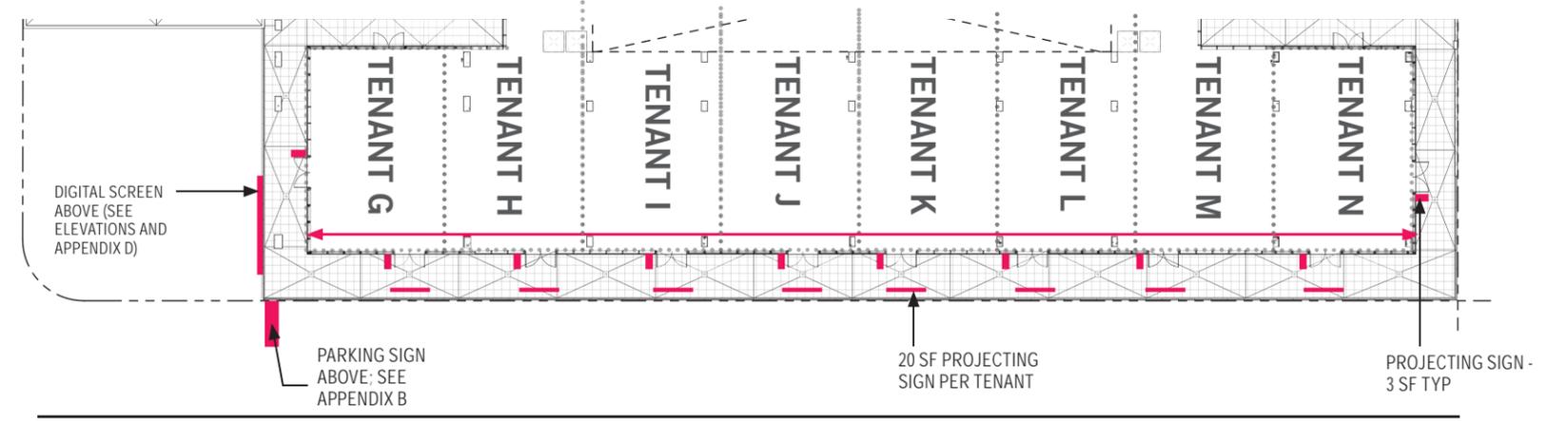
PARTIAL AXONOMETRIC - NTS

3 SF PROJECTING SIGN PER TENANT, TYP.

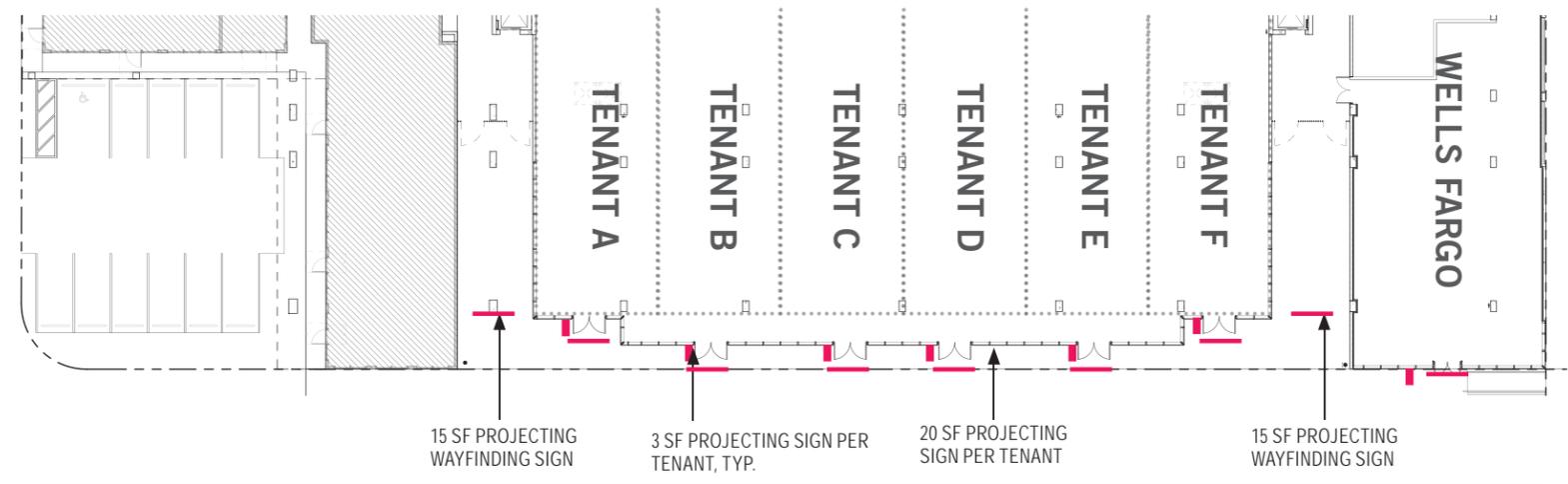
20 SF PROJECTING SIGN PER TENANT, SECOND FLOOR

20 SF PROJECTING SIGN PER TENANT, FIRST FLOOR

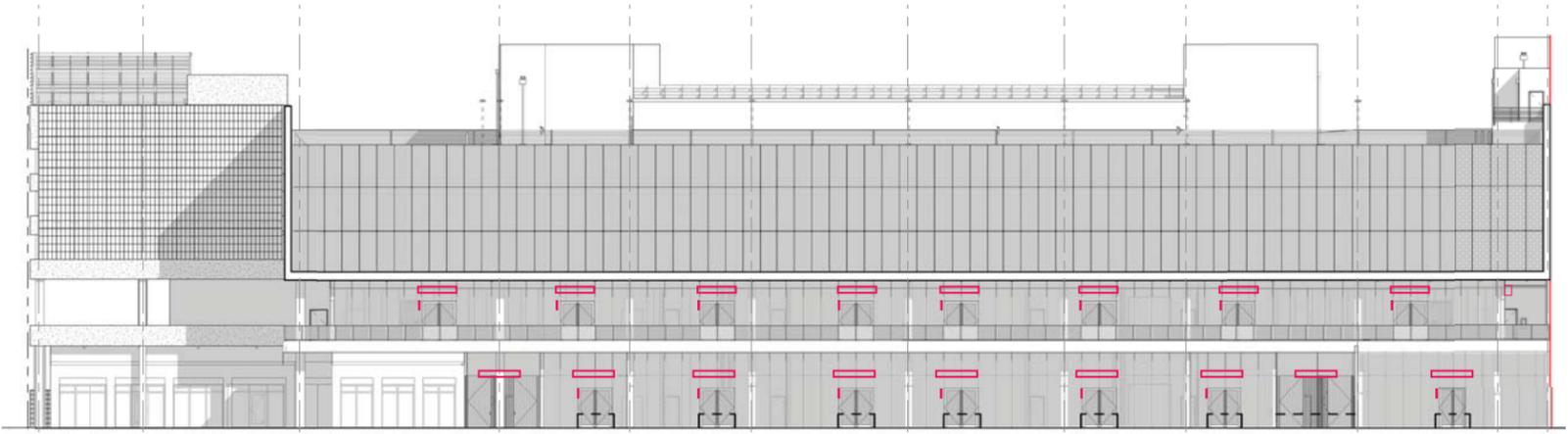
3 SF PROJECTING SIGN PER TENANT, TYP.



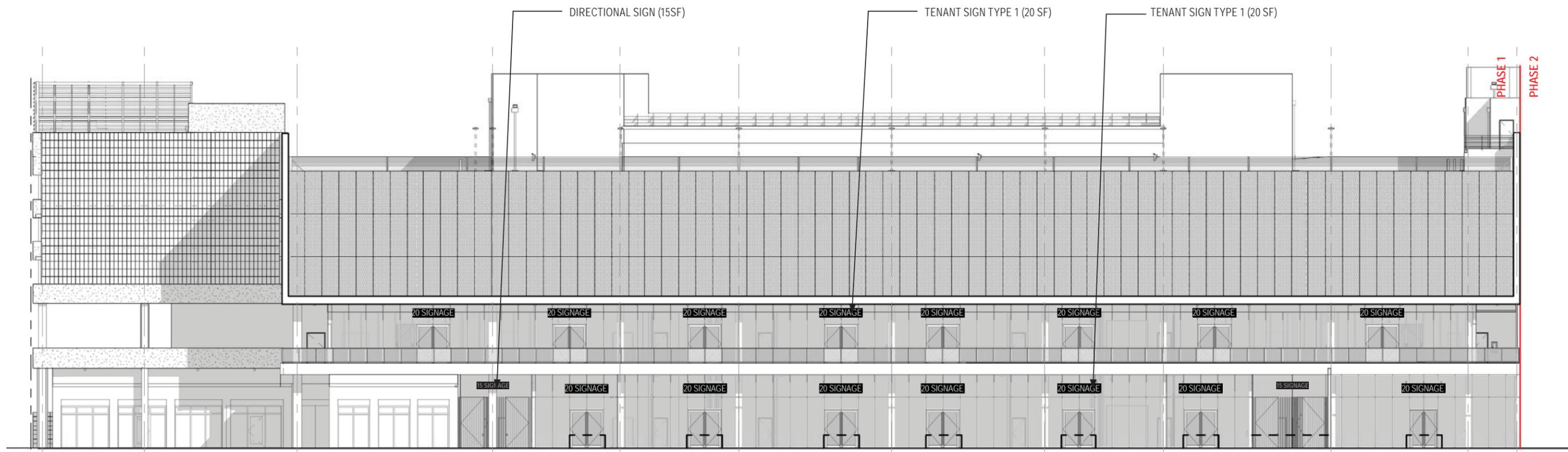
SECOND FLOOR RETAIL SIGNAGE PLAN



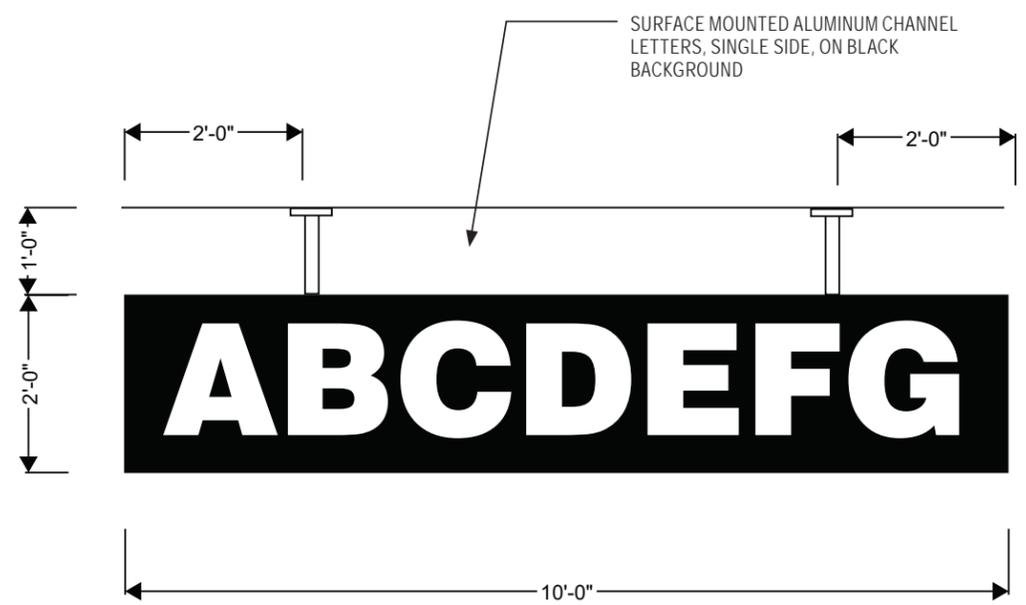
FIRST FLOOR RETAIL SIGNAGE PLAN



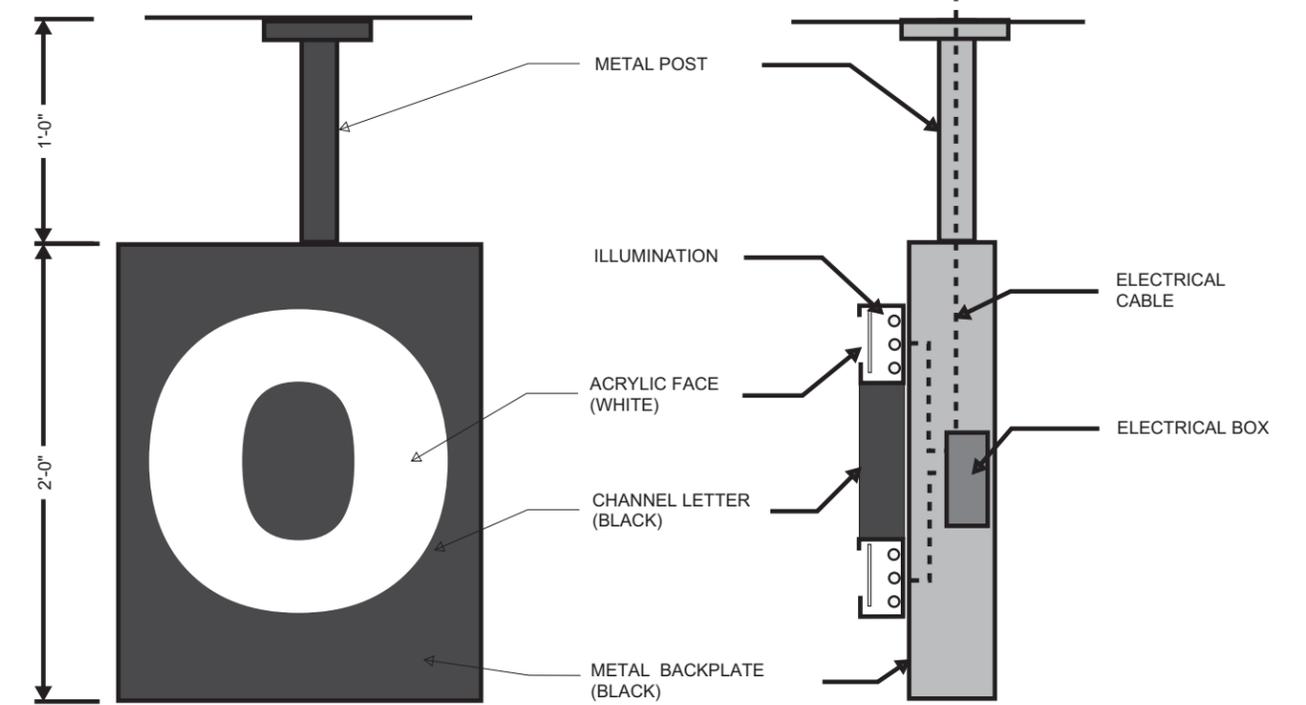
EAST ELEVATION - NTS



TENANT SIGN TYPE 1 - 20 SF ON 2ND FLOOR; 25 SF ON 1ST FLOOR



TENANT SIGN TYPE 1 ELEVATION: 20 SF

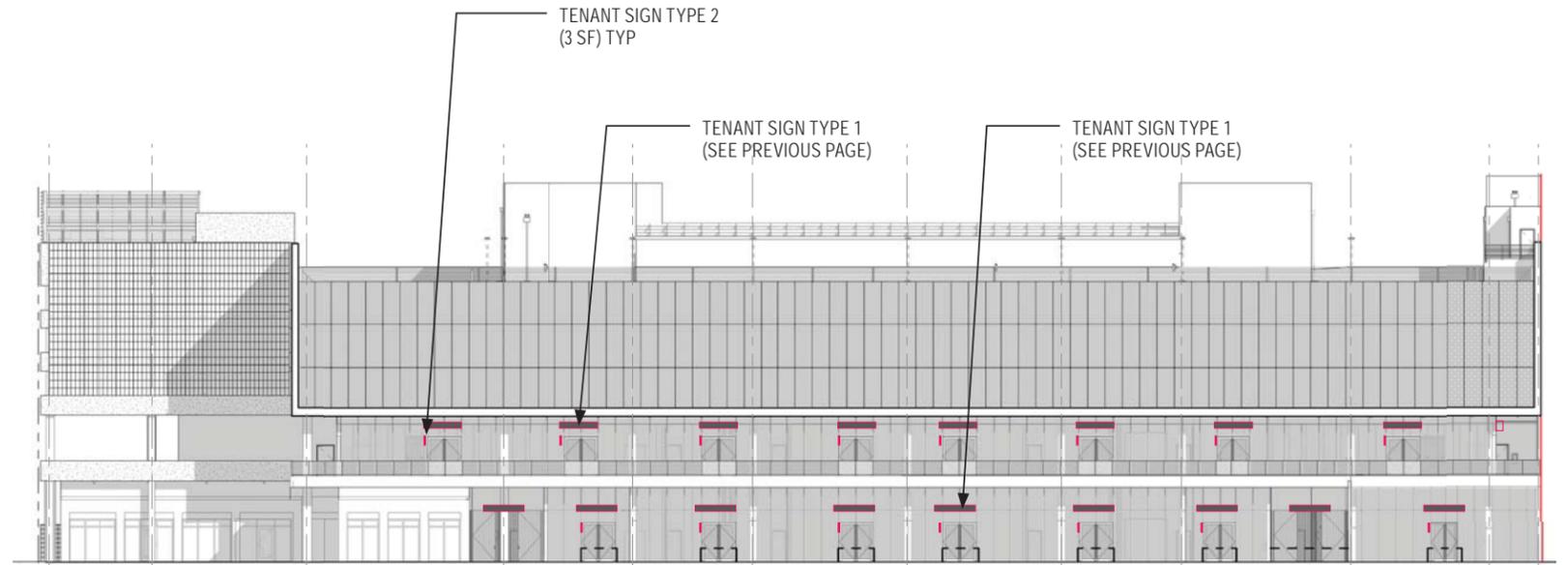


TENANT SIGN TYPE 1 ENLARGED ELEVATION

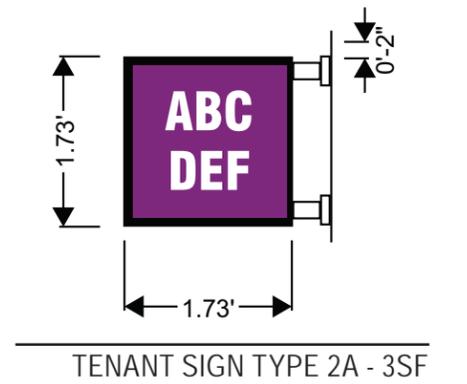
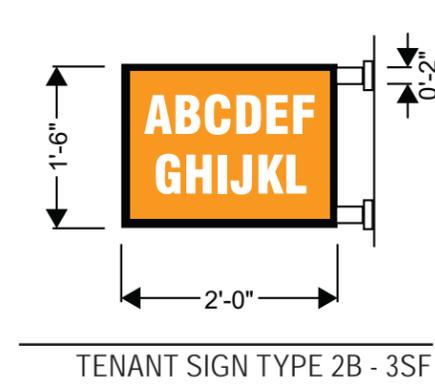
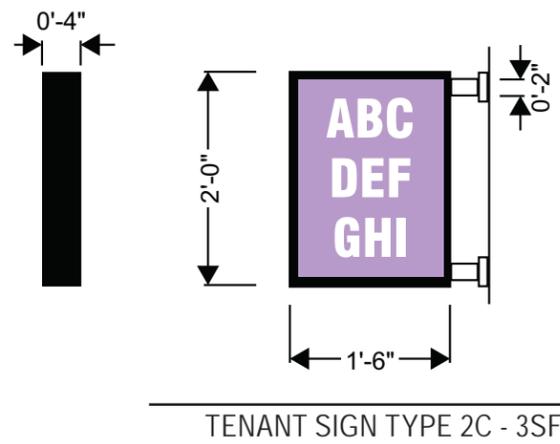
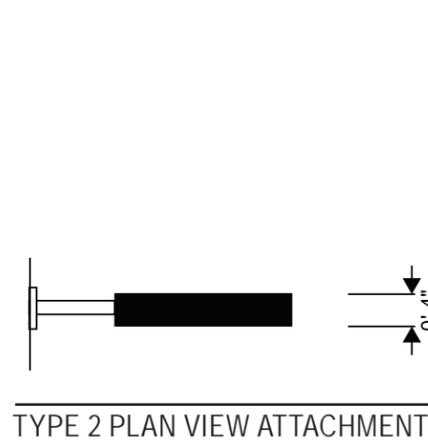
TENANT SIGN TYPE 1 SECTION

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

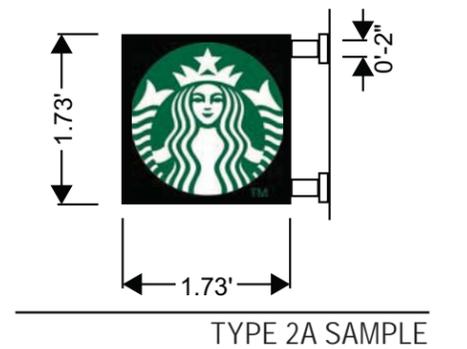
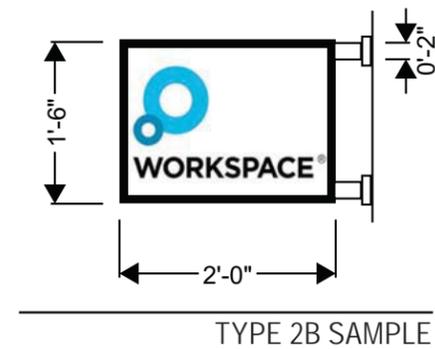
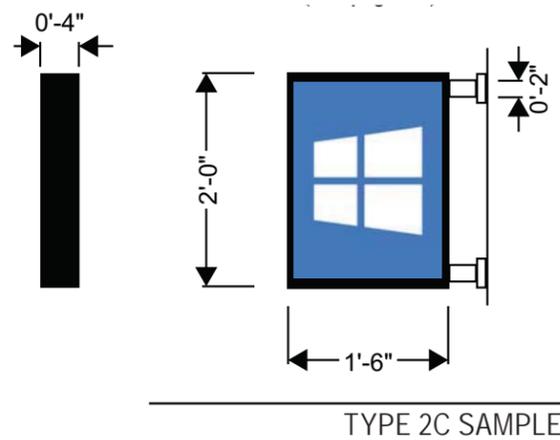


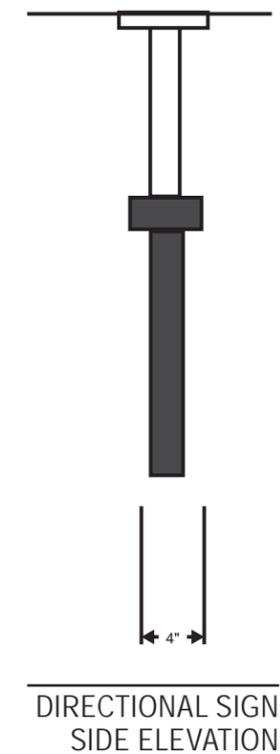
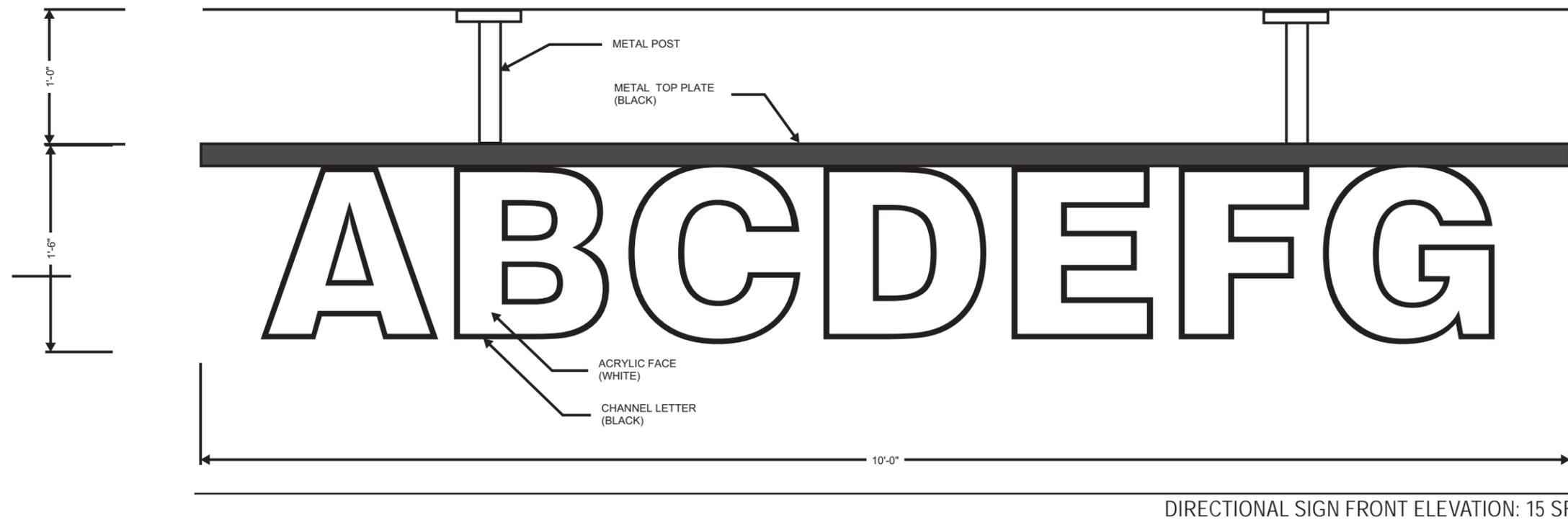
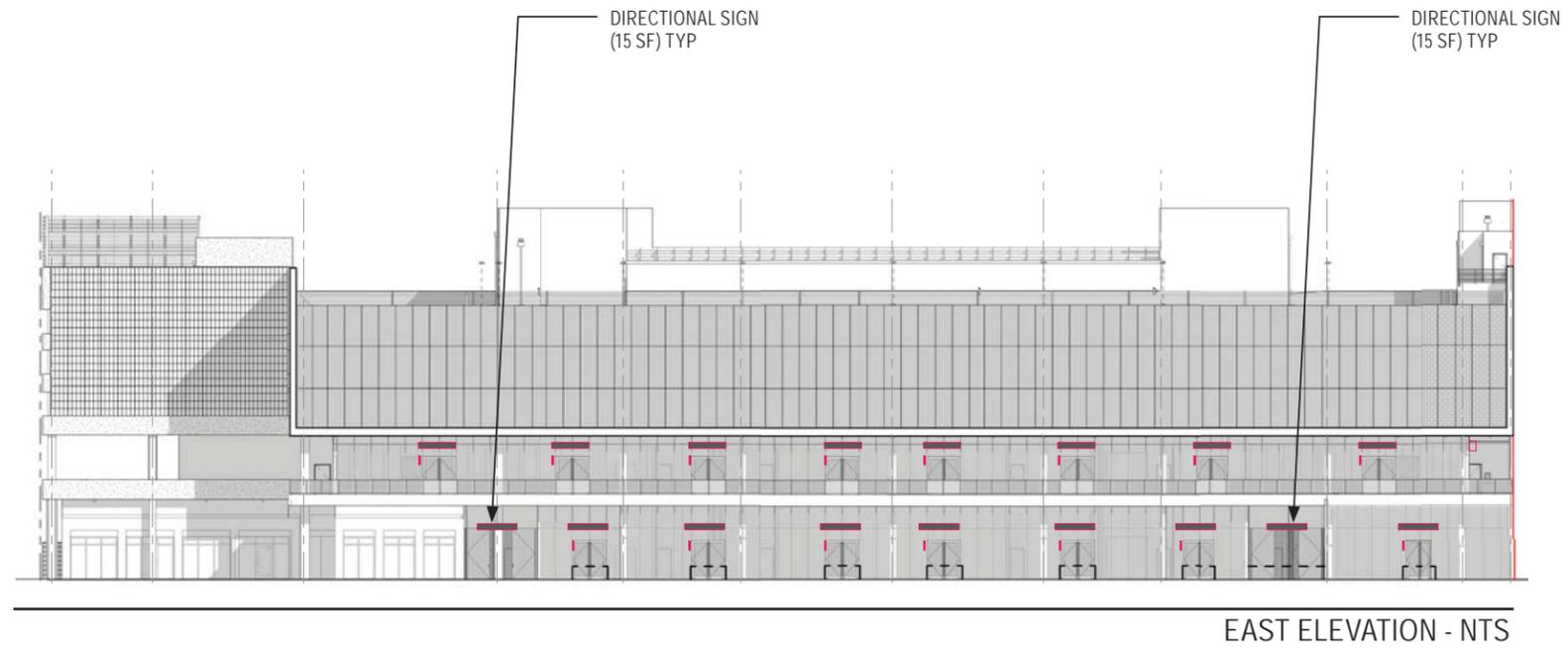
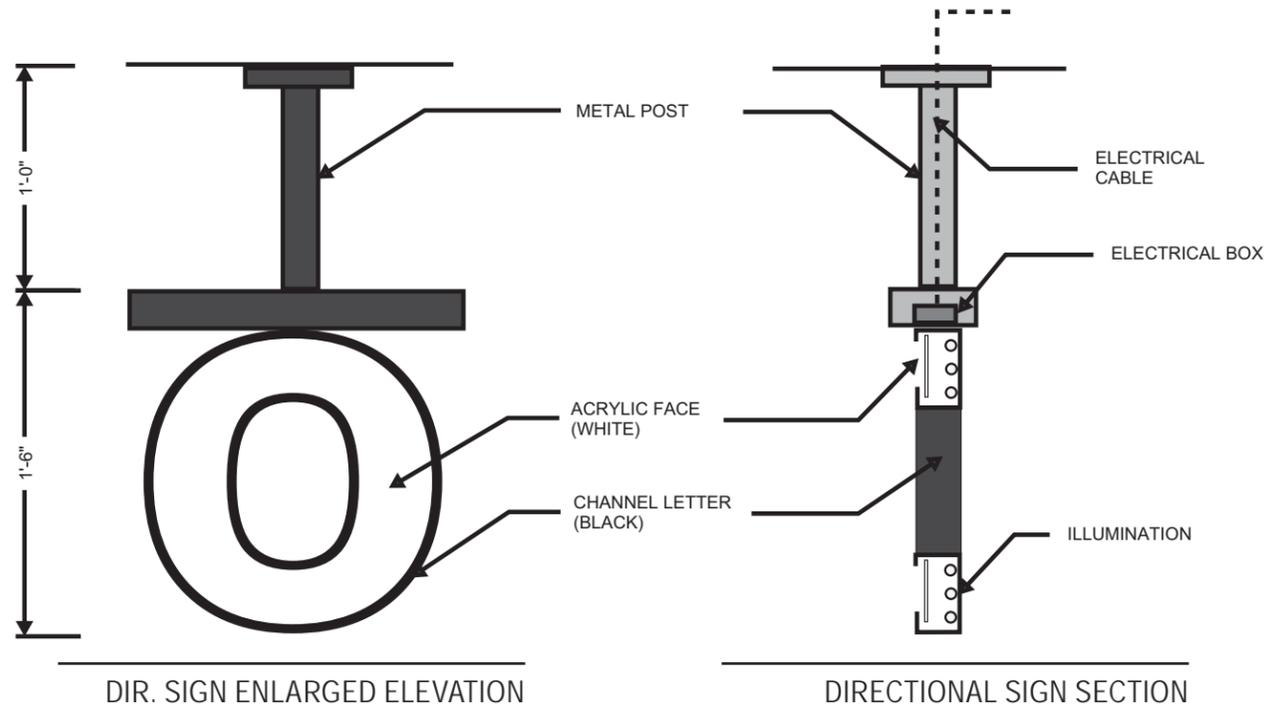
EAST ELEVATION - NTS



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

WELLS FARGO SIGNAGE



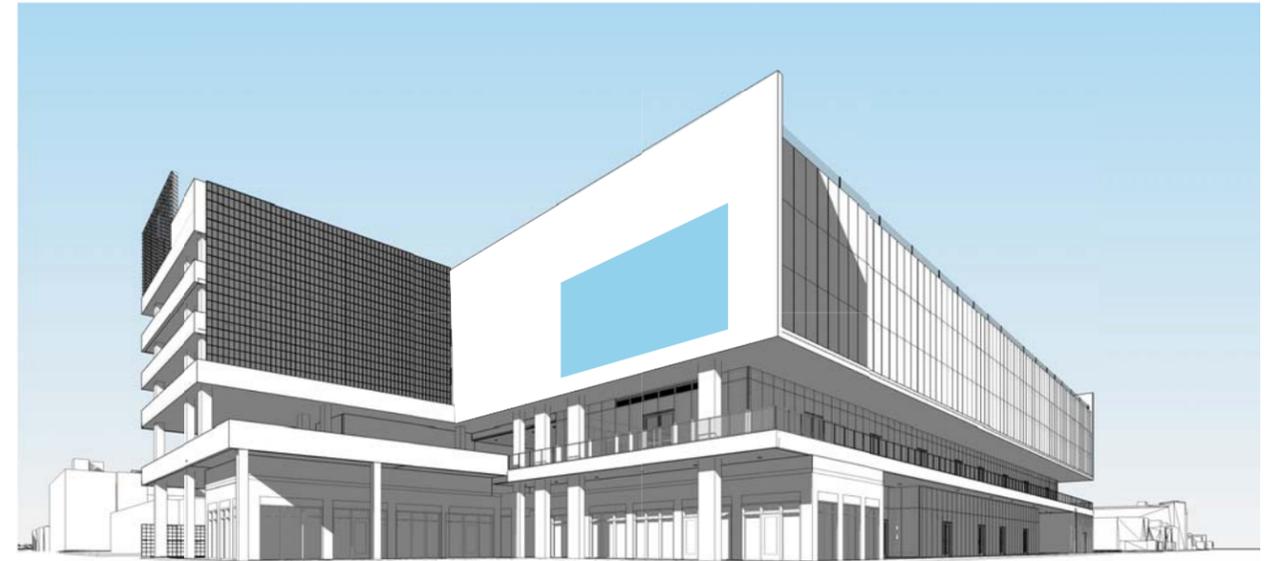




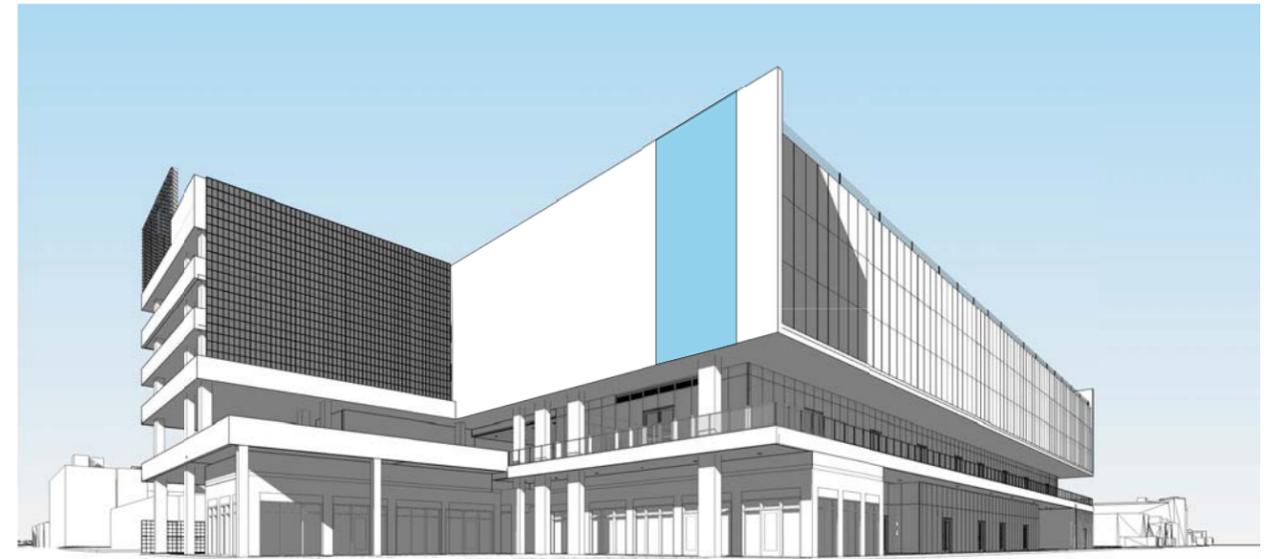
# APPENDIX D: DIGITAL SCREEN

## DIGITAL SCREEN

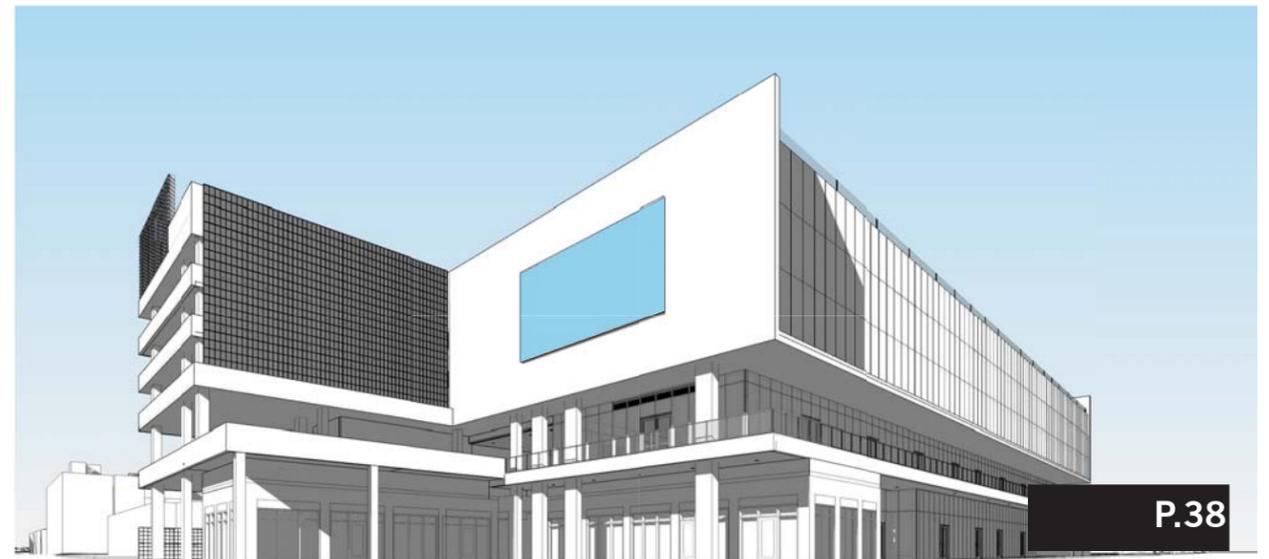
- Screen size: 800 sf
- Flexible location on south wall - See options



OPTION A



OPTION B



OPTION C



# APPENDIX E: BUILDING ID SIGN

