

LEGEND



P.D.C. = 1' IRRIGATION METER CAPABLE OF 20 GPM AT 55 PSI
METER LOSS AT 20 GPM = 2.2 PSI LOSS
1 1/4" GATE VALVE AT 20 GPM = 0.03 PSI LOSS
WILKENS RPA-125 BACKFLOW PREVENTER AT 20 GPM = 12.0 PSI
700' OF 1 1/2" MAINLINE AT 20 GPM = (0.71X7) = 4.97 PSI LOSS
50 FEET ELEVATION LOSS = 21.65 PSI LOSS
1' ELECTRIC VALVE AT 20 GPM = 2.5 PSI LOSS
LATERAL PIPE AND FITTINGS = 2.0 PSI LOSS
TOTAL LOSS = 45.35 PSI
DESIGN PRESSURE AT BASE OF DISTAL SPRINKLER = 30 PSI
SYSTEM REQUIREMENT = 20 GPM AT 54 PSI 1ST FLOOR--76 PSI FOR 5TH FLOOR
BOOSTER PUMP FOR 5TH FLOOR TO PROVIDE 20 GPM AT 30 PSI (2' GALV RISER)



RAINBIRD PEB-100-S 1' 200 PSI SELF SCRUBBING ELECTRIC VALVE
WITH FLOW CONTROL



HUNTER I-CORE-1600-PL 16 STATION OUTDOOR CONTROLLER WITH ICR KIT AND
DYNAMAX IL200-MC MOISTURE CLICK WITH SM200 MOISTURE SENSOR

	NOZZLE		PSI	GPM	RAD	SPAC	PRECIPITATION RATE
F	RAINBIRD	15F	30	3.7	15'	15'	1.6 INCHES/HOUR
TQ	RAINBIRD	15TQ	30	2.8	15'	15'	1.6 INCHES/HOUR
H	RAINBIRD	15H	30	1.7	15'	15'	1.6 INCHES/HOUR
Q	RAINBIRD	15Q	30	1.0	15'	15'	1.6 INCHES/HOUR
A	RAINBIRD	15A	30	--	15'	15'	1.6 INCHES/HOUR
9	RAINBIRD	9SST	30	1.2	9'x18'	10'	1.4 INCHES/HOUR
S	RAINBIRD	4SST	30	1.2	4'x30'	15'	1.4 INCHES/HOUR
C	RAINBIRD	4CST	30	1.2	4'x30'	15'	1.4 INCHES/HOUR
E	RAINBIRD	4EST	30	0.6	4'x15'	15'	1.4 INCHES/HOUR
12F	RAINBIRD	12F	30	2.6	12'	12'	1.7 INCHES/HOUR
12TQ	RAINBIRD	12TQ	30	2.0	12'	12'	1.7 INCHES/HOUR
12H	RAINBIRD	12H	30	1.3	12'	12'	1.7 INCHES/HOUR
12Q	RAINBIRD	12Q	30	0.7	12'	12'	1.7 INCHES/HOUR
12A	RAINBIRD	12A	30	--	12'	12'	1.7 INCHES/HOUR
10F	RAINBIRD	10F	30	1.6	10'	10'	1.5 INCHES/HOUR
10H	RAINBIRD	10H	30	0.8	10'	10'	1.5 INCHES/HOUR
10T	RAINBIRD	10T	30	0.6	10'	10'	1.5 INCHES/HOUR
10Q	RAINBIRD	10Q	30	0.4	10'	10'	1.5 INCHES/HOUR
C	RAINBIRD	B-5C	30	0.5	5'	5'	1.2 INCHES/HOUR
4	RAINBIRD	B1404	30	1.0	--	--	40 GAL/DAY
2	RAINBIRD	B1402	30	0.5	--	--	14 GAL/DAY
1	RAINBIRD	B1401	30	0.25	--	--	14 GAL/DAY
D	DRAMM	DTS-24	15	0.042	--	--	0.68 CUPS/DAY

BODY TYPE

12" POP-UP SPRAY IN PLACE OF 4" POP UP IN GROUND COVER AREAS



4' PRESSURE REGULATING POP-UP SPRAY



BUBBLER MOUNTED ON 4' PRESSURE REGULATING POP-UP BODY



DRIBBLE TUBE FOR PLANTERS INSTALLED PER WWW.DRAMM.COM

ADJUST TUBING LENGTH FOR FIELD CONDITIONS

1 1/2" PR-160 PVC MAINLINE, INSTALLED IN SOIL AREAS

3' SCHEDULE 40 SLEEVING

WATERING SCHEDULE

ZONE	GPM	PRECIP. RATE	TIMING	MIN. WATER @ 75% EFFICIENCY
G-1	20	1.5 INCHES/HR	28 MIN	14 GAL/DAY
G-2A+B	19	1.5 INCHES/HR	50 MIN	50 GAL/DAY
G-3	19	1.5 INCHES/HR	50 MIN	50 GAL/DAY
G-4	20	1.5 INCHES/HR	50 MIN	50 GAL/DAY
G-5	18	1.5 INCHES/HR	50 MIN	50 GAL/DAY
G-6	20	1.5 INCHES/HR	50 MIN	50 GAL/DAY
F-1	20	1.5 INCHES/HR	28 MIN	1/2 INCH
F-2	19	1.5 INCHES/HR	28 MIN	1/2 INCH
F-3	20	1.5 INCHES/HR	28 MIN	1/2 INCH
F-4	20	1.5 INCHES/HR	28 MIN	1/2 INCH
F-5	20	1.5 INCHES/HR	28 MIN	1/2 INCH
F-6	20	1.5 INCHES/HR	28 MIN	1/2 INCH
F-7	16	1.5 INCHES/HR	28 MIN	1/2 INCH
F-8	20	1.5 INCHES/HR	28 MIN	1/2 INCH
D	03	5.4 DUNCES/MIN	02 MIN	0.68 CUPS
16	--	--	--	--

TOTAL WATERING TIME: 8 HOURS 24 MINUTES

UNDER NO RAIN CONDITIONS, WATER

NOV - FEB = 1 DAY/WEEK

MAR - APR & SEP - OCT = 2 DAYS/WEEK

MAY - AUG = 3 DAYS/WEEK

RECOMMENDED WATERING TIME: 1000 PM - 6:44 AM

THE DESIGNER IS NOT RESPONSIBLE FOR ANY LANDSCAPE MATERIAL

LOST WHEN LESS WATER IS APPLIED THAN THE ABOVE SCHEDULE

IRRIGATION COVERAGE = 100%

IRRIGATION UNIFORMITY APPROXIMATELY 75%

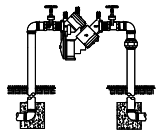
THIS IRRIGATION PLAN HAS BEEN DESIGNED BY A CERTIFIED IRRIGATION
DESIGNER, AND COMPLIES WITH THE STANDARDS AND SPECIFICATIONS OF
THE IRRIGATION ASSOCIATION AND THE FLORIDA IRRIGATION SOCIETY



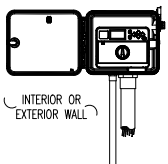
DRAMM DRIBBLE TUBE



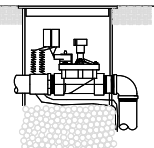
DYNAMAX IL200-MC MOISTURE CLICK
WITH SM200 MOISTURE SENSOR



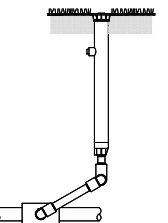
REDUCED PRESSURE
BACKFLOW PREVENTER



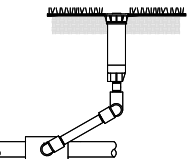
CONTROLLER



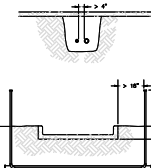
ELECTRIC VALVE



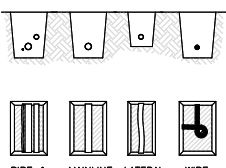
12" POP-UP SPRAY



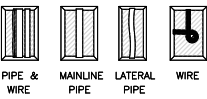
4" POP-UP SPRAY



SLEEVING



TRENCHING



PIPE & WIRE
MAINLINE PIPE
LATERAL PIPE
WIRE

PERMIT
SET

Revisions

NO	REVISIONS	DATE
1	REVISED PERMIT COMMENTS	11/09/2014
2	REVISED PERMIT COMMENTS	11/09/2014
3	REVISED PERMIT COMMENTS	11/09/2014
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Checked	BW Checker
Approved	BM Approver

Title

IRRIGATION
DETAILS AND
NOTES

Sheet

LI-2

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Revisions

18	PERMIT COMMENTS & FIELD COORDINATION	7/21/2017
13	CITY OF MIAMI BEACH PERMIT COMMENTS	10/21/2016
11	CITY OF MIAMI BEACH PERMIT COMMENTS	08/26/2016
10	UNDERGROUND UTILITIES AND COLUMN RELOCATION	7/30/2016
8	DRAINING & GENERAL REVISIONS	11/12/2015
7	VE CHANGES	8/14/2015
6	FDOT COMMENTS	7/13/2015
3	CITY OF MIAMI BEACH REVISIONS	11/26/2014
2	QA & QC REVISIONS	11/26/2014
1	REVISED PERMIT COMMENTS	11/26/2014
NO	ISSUE	DATE

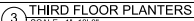
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PLANTING PLAN GROUND LEVEL AND ROOF DECK

Sheet

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KEY	QTY.	BOTANICAL/COMMON NAME	SIZE
TREES AND PALMS			
AVC	18	<i>Acrocalyptus argentea</i> / Pauahe Palm ALT. <i>Coccotheca diversifolia</i> / Pigeon Palm	12'-14" OA Ht., multi-trunk, B&B 10'-12" H x 6"-7" Spr. B&B
COES	8	<i>Cordyline erecta</i> 'serotina' / Silver Buttonwood	10'-12" H x 6"-7" Spr. B&B, Tree Form
QLV	11	<i>Quercus virginiana</i> / Live Oak	20'-24" OA Ht., 16"-18" SPR. Fl. Fancy 9'-10" Caliper
SAP	16	<i>Sabal palmetto</i> / Sabal Palm	10'-18" cl. Bordered, Hurricane Cut Staggered
TAH	7	<i>Tabeaia heterophylla</i> / Pink Trumpet Tree	14'-18" H x 5'-6" Spr. B&B 3'-4" Caliper
SHRUBS			
CHI	821	<i>Chrysobalanus</i> (casc. Horizontal)	18'-24" OA 3 gal. Full, 24" OC
FM	133	Horizontal <i>Coccolup</i> <i>Ficus macleodii</i> 'Green Island' / Ficus Green Isle	18'-24" H. 3g. Full, 24" OC
SEM	86	<i>Serenoa minor</i> 'champanoi' / Bahama Cassia / ALT. <i>Scaevola taccada</i> (lilyberry)	30" - 36" OA, 3 gal, 36" OC
SRS	59	<i>Serenoa repens</i> Silver Silver Saw Palmetto	12'-18" OA 3 gal, 36" OC
VINES			
FP	12	<i>Ficus pumila</i> / Creeping Fig	12'-18" OA 3 gal, 24" OC
THG	112	<i>Thunbergia grandiflora</i> / Sky Vine	3 gal. Trellised
GROUNDCOVERS			
FU	228	<i>Phlox paniculata</i> / Yellow Top	8"-12" OA 1 gal, 18" OC
GAP	123	<i>Gaillardia puchella</i> / Indian Blanket Flower	9"-12" OA 1 gal, 15" OC
HED	212	<i>Heuchera debilis</i> / Dune Saurower	12"-15" OA 1 gal, 18" OC
MUC	431	<i>Muhlenbergia capillaris</i> / Hairy Muffin Grass	18"-24" Ht., Flid 3 gal, 36" OC
NEE	563	<i>Nepenthes exaltata</i> / Boston Fern	12"-18" OA 1 gal, 18" OC
SPB	330	<i>Spartina patens</i> / Sand Cordgrass	18"-24" Ht. Flid 3 gal, 36" OC
PEV	784	<i>Pennisetum viviparum</i> / Feathertop White Fountain Grass	12"-18" Ht. Full 1 gal, 18" OC
VEMa	234	<i>Verbena maritima</i> / Beach Verbena	1 gal, 18" OC
GRAVEL			
GRA	8.5 CY	Eggrock 3" Thick	

PERMIT
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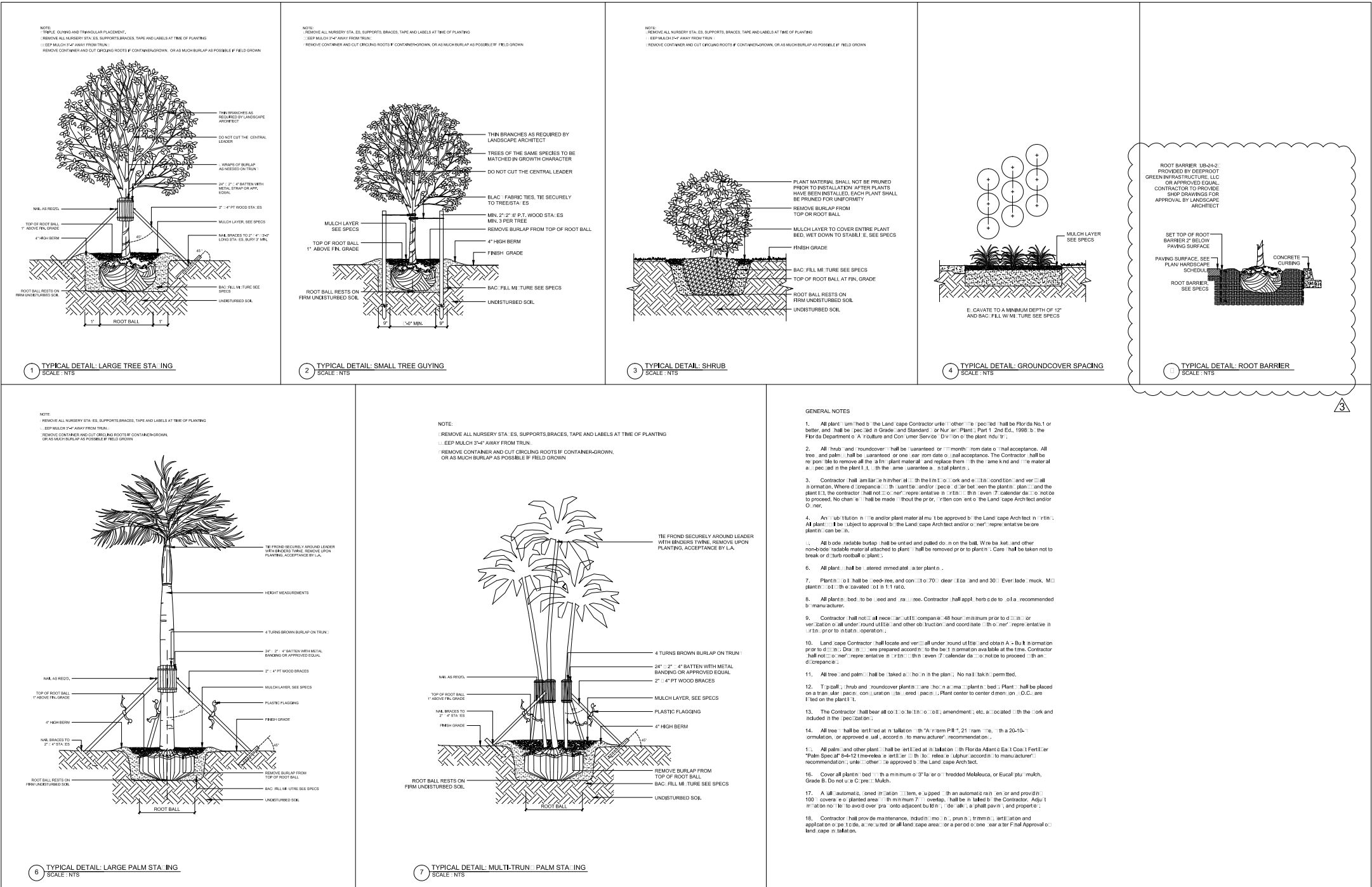
Revisions

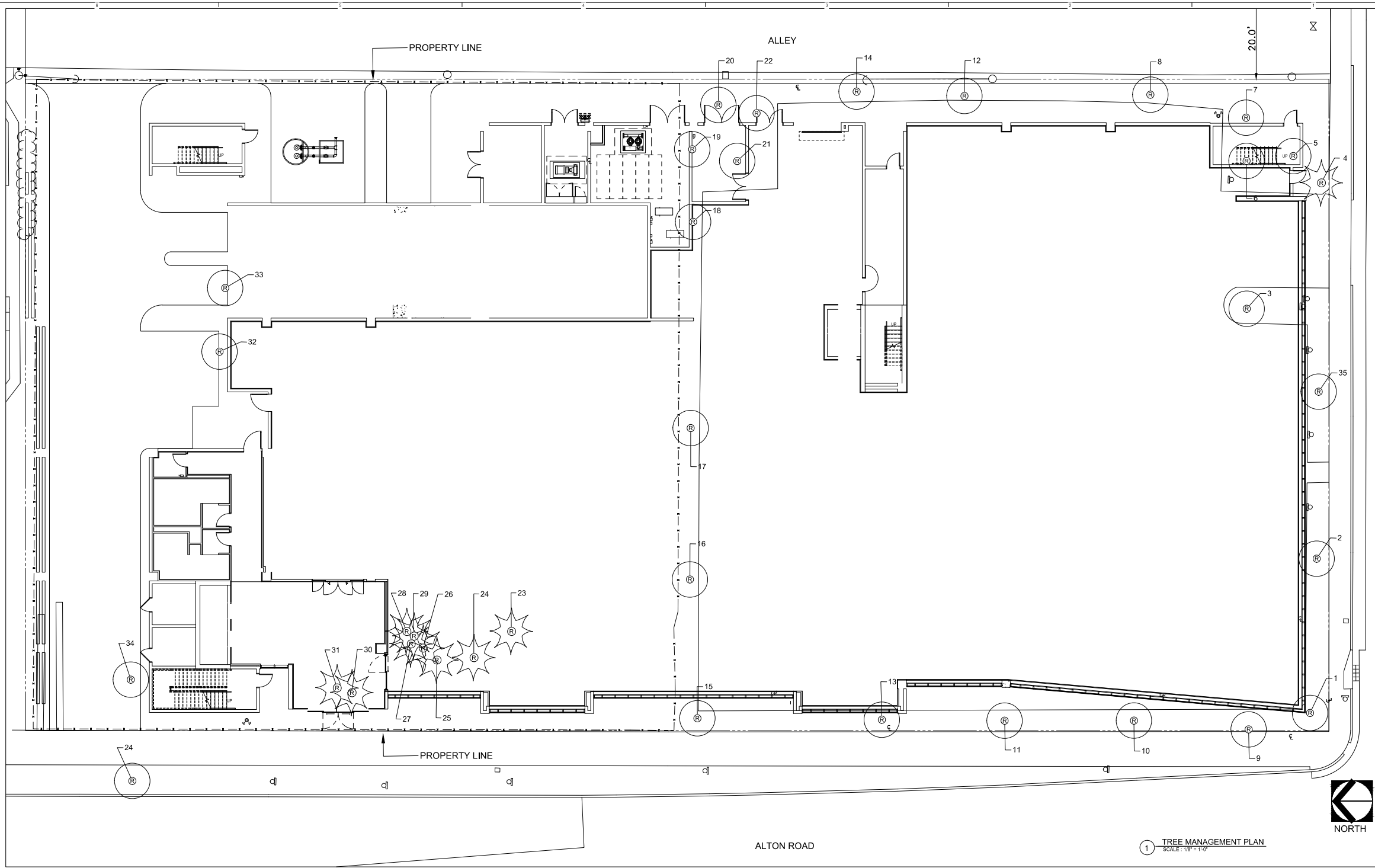
7	REV REVISIONS	8/14/2014
6	CITY OF MIAMI BEACH REVISIONS	11/26/2014
5	QA & QC REVISIONS	11/26/2014
4	REVISED PERMIT COMMENTS	11/26/2014
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PLANTING DETAILS
AND NOTES

Sheet
LP-2





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PERMIT
SET

Revisions

1	CITY OF MIAMI BEACH	11/09/2014
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TREE
MANAGEMENT
PLAN

Sheet

LT-1

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TREE NO. ON SURVEY	SPECIES		PRESERVE	TRANSPLANT	REMOVE	TRUNK DIA. AT BREAST HEIGHT	# OF TRUNKS	TREE HEIGHT	CANOPY SPREAD
	COMMON NAME	SCIENTIFIC NAME				INCHES	FEET	FT2	
1	PONGAM	Pongamia pinnata			1	6	1	14	12
2	PONGAM	Pongamia pinnata			1	16	1	16	25
3	PONGAM	Pongamia pinnata			1	8	1	15	15
4	PALM				1	15	1	40	8
5	PONGAM	Pongamia pinnata			1	12	1	20	15
6	PONGAM	Pongamia pinnata			1	24	1	20	20
7	PONGAM	Pongamia pinnata			1	24	1	20	20
8	PONGAM	Pongamia pinnata			1	8	1	18	15
9	PALM				1	15	1	40	7
10	PONGAM	Pongamia pinnata			1	8	1	14	20
11	PONGAM	Pongamia pinnata			1	8	1	17	20
12	PONGAM	Pongamia pinnata			1	8	1	24	25
13	PONGAM	Pongamia pinnata			1	8	1	24	25
14	PONGAM	Pongamia pinnata			1	14	1	26	20
15	PONGAM	Pongamia pinnata			1	8	1	17	17
16	PONGAM	Pongamia pinnata			1	14	1	25	30
17	PONGAM	Pongamia pinnata			1	6	1	20	15
18	PONGAM	Pongamia pinnata			1	24	1	20	26
19	MONAGANT	Swietenia macrophylla			1	24	1	30	33
20	PONGAM	Pongamia pinnata			1	8	1	25	10
21	PONGAM	Pongamia pinnata			1	6	1	6	6
22	PONGAM	Pongamia pinnata			1	8	1	15	8
23	SABAL PALM				1	6	1	21	6
24	SABAL PALM				1	10	1	16	8
25	SABAL PALM				1	6	1	27	6
26	SABAL PALM				1	6	1	25	6
27	SABAL PALM				1	6	1	27	6
28	SABAL PALM				1	6	1	27	6
29	SABAL PALM				1	6	1	24	7
30	WASHINGTON PALM	Washingtonia robusta			1	24	1	40	10
31	SABAL PALM				1	24	1	11	15
32	JAMBOLAN PLUM	Syzygium cumini			1	60	1	40	35
33	JAMBOLAN PLUM	Syzygium cumini			1	48	1	40	20
34	PALM				1	22	1	24	10
35	PONGAM	Pongamia pinnata			1	6	1		
TOTAL OF TREES					35				

1. GENERAL PROJECT INFORMATION

PROJECT TEAM		
OWNER		ARCHITECT
Company	Crescent Heights	Perkins + Will
Contact	Victor Nieves	Jose Galaber-Navia
Title	Construction and Design Manager	Principal, Architect of Record
Address	2200 Biscayne Blvd., Miami, Florida 33137	806 Douglas Rd., Suite 300 Coral Gables, FL 33143
Phone	305.374.5700 ext 7355	305.569.1385
E-mail	VNieves@CrescentHeights.com	Jose.Galaber-Navia@PerkinsWill.com

AUTHORITY HAVING JURISDICTION

BUILDING OFFICIAL	
FIRE PROTECTION PLANNING AND ZONING	
Jurisdiction	City of Miami Beach
Contact	
Address	1700 Convention Center Drive, Miami Beach, FL 33139
Phone	305.673.7000
E-mail	

APPLICABLE CODES

	CODE	YEAR	AUTHORITY HAVING JURISDICTION
Building	Florida Building Code	2010	City of Miami Beach Building Department
Accessibility	Florida Building Code Accessibility ADA-Americans w/Disabilities Act	2010	City of Miami Beach Building Department
Life Safety	NFPA 101, Life Safety Code NFPA 101	2009 2010	City of Miami Beach Building Department City of Miami Beach Fire Department
Fire Prevention	Florida Fire Prevention Code	2010	City of Miami Beach Fire Department
Energy	Florida Building Code	2010	City of Miami Beach Building Department
Electrical	Florida Building Code	2010	City of Miami Beach Building Department
Mechanical	Florida Building Code	2010	City of Miami Beach Building Department
Plumbing	Florida Building Code	2010	City of Miami Beach Building Department
Gas	Florida Building Code	2010	City of Miami Beach Building Department
Zoning	City Of Miami Beach Code of Ordinances	2014	City of Miami Beach Planning & Zoning Department
Flood	ACSE / SEI 24-05		City of Miami Beach / Engineering / Flood

LAND DESCRIPTION

LOTS 9 THROUGH 14, INCLUSIVE, BLOCK 108 OF "OCEAN BEACH ADDITION NO. 3," ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 AT PAGE 81 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ZONING DATA SUMMARY

SITE AREA: 45,000 SF
ZONING DESIGNATION : CD-2 COMMERCIAL MEDIUM INTENSITY DISTRICT

142-306 DEVELOPMENT REGULATIONS

REGULATION	REQUIREMENT	PROPOSED
Maximum Area	1.5 1,5x45,000= 67,500 sf	63,500sf FAR / 122,000 GSF Total Area
Minimum Lot Area	7,000 sf	45,000 sf
Minimum Lot Width	50 Feet	300 Feet
Maximum Building Height	50 Feet	30'-0" Main Roof Line, 51'-0" Top of Roof Deck

142-307 DEVELOPMENT REGULATIONS

REGULATION	REQUIREMENT	PROPOSED
Front Setback	0 Feet	4 Feet at pedestal, 0 Feet proposed above
Side-Interior setback	10 Feet if abutting Residential District 0 Feet at All Other Districts	CD-2 District to the North, 0 Feet proposed 0 Feet at All Other Districts
Side Facing Street Setback	10 Feet if abutting Residential District 0 Feet at All Other Districts	CD-2 District to the South, 5'-3" setback at pedestal, 0 Feet proposed above
Rear	5 Feet	Residential District to the rear, 10 Feet proposed
	10 Feet if abutting Residential District	

PARKING AS PER ORDINANCE 2013-3812

USE	FLOOR AREA	RATIO	REQUIREMENT	PROPOSED
RETAIL/OFFICE, GROUND LEVEL	29,058 SQ. FT.	1 Car : 300 SQ. FT.	97	PROVIDED: 171 SPACES (INCLUDES ACCESSIBLE SPACES)
OFFICE, 3rd FLOOR	8,106 SQ. FT.	1 Car : 400 SQ. FT.	21	REQUIRED: 178 X 0.80=143 SPACES (PER COVENANT, 20% REDUCTION)
OFFICE, 4th FLOOR	23,808 SQ. FT.	1 Car : 400 SQ. FT.	60	+ 5 LOADING PARKING SPACES
SHORT TERM BIKE PARKING				
LONG TERM BIKE PARKING				
7 SPACES				
10 SPACES				

Note: As per Sec. 130-33.7(C),
* Vehicular parking shall be reduced by one space for every 10 short term bicycle parking spaces.
12 short term bicycle parking spaces provided = 1 vehicular parking spaces reduced
Note: As per Sec. * 130-33 (5)
**The minimum parking requirements for office uses may be reduced by up to 20 percent in cases where the developer voluntarily proffers a restrictive covenant running with the land, form approved by the City Attorney, ensuring that the required office parking spaces shall be shared by all users in the building and shall not be reserved for individual persons or tenants.

LOCATION MAP



2. OCCUPANCY CLASSIFICATION

	BUILDING CODE	NFPA
Occupancy Classification(s)	Business Group (Symphony) and S2 Open Parking Garage Note: non separated use	New Business
Code Reference	Florida Building Code	NFPA 101, Life Safety Code Florida Edition
Section Reference(s)	Section 304.1 Section 311.3	Chapter 38 (B.1.11), Section A.20.1.2.2 & A.5.1.6.1

NOTES:

3. CONSTRUCTION TYPE

	BUILDING CODE	NFPA
Construction Type	II-A	per FBC, Type II(111)
Code Reference	Florida Building Code	NFPA 101
Section Reference(s)	Table 503 and Section 406.3.3	NFPA 101 Section 8.2.1.2 & NFPA 5000 Table A.7.2.1.1

NOTES:

4. FIRE PROTECTION SYSTEMS

	BUILDING CODE	NFPA
Requirements	SECTION 903.3.1.1 NFPA 13 SPRINKLER SYSTEMS, WHERE THE PROVISIONS OF THIS CODE REQUIRE THAT A BUILDING OR PORTION THEREOF BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH THIS SECTION SPRINKLERS SHALL BE INSTALLED THROUGHOUT IN ACCORDANCE WITH NFPA 13 SECTION 903.2.11.3- ANY BUILDING WHICH IS OF THREE STORES OR MORE IN HEIGHT SHALL BE EQUIPPED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.1 SECTION 905.2 - STANDPIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THIS SECTION AND NFPA 14	NFPA 101, SECTION 8.7.1.1, EACH AUTOMATIC SPRINKLER SYSTEM SHALL BE IN ACCORDANCE WITH NFPA 13, STANDARD OF THE INSTALLATION OF SPRINKLER SYSTEMS. SECTION 903.2.11.3- ANY BUILDING WHICH IS OF THREE STORES OR MORE IN HEIGHT SHALL BE EQUIPPED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.1 SECTION 905.2 - STANDPIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THIS SECTION AND NFPA 14
Code Reference	Florida Building Code	Florida Fire Prevention Code
Section Reference(s)	SECTIONS 903.3.1.1; 903.2.11.3; 905.2	NFPA 101, SECTION 8.7.1.1

NOTES:

5. FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

BUILDING ELEMENT	FIRE-RESISTANCE RATING REQUIREMENTS (HOURS)
PRIMARY STRUCTURAL FRAME*	1
EXTERIOR BEARING WALL	1
INTERIOR BEARING WALL	1*
FLOOR CONSTRUCTION (INC. SUPPORTING BEAMS AND JOISTS)	1*
ROOF CONSTRUCTION (INC. SUPPORTING BEAMS AND JOISTS)	1**
NONBEARING WALLS EXTERIOR	See Note F
NONBEARING WALLS INTERIOR *	0
SHAFT ENCLOSURES	2
EXIT STAIR ENCLOSURES 4 STORES OR MORE	2
CORRIDORS	0
Code Reference	Florida Building Code
Section Reference(s)	Table 601, Table 602, Section 708 (Shafts), Section 1022.1 (Stairs), Table 1018.1 (Corridors)

NOTES:

- THE STRUCTURAL FRAME SHALL BE CONSIDERED TO BE THE COLUMNS AND THE GIRDERS, BEAM, TRUSSES AND SPANDRILS HAVING DIRECT CONNECTION TO THE COLUMNS AND BRACING MEMBERS DESIGNED TO CARRY GRAVITY LOADS. THE MEMBERS OF FLOOR OR ROOF PANELS WHICH HAVE NO CONNECTION TO THE COLUMNS SHALL BE CONSIDERED SECONDARY MEMBERS AND NOT A PART OF THE STRUCTURAL FRAME.
- FIRE-RESISTANCE RATINGS OF STRUCTURAL FRAME AND BEARING WALLS ARE PERMITTED TO BE REDUCED BY 1 HOUR WHERE SUPPORTING ONE FLOOR OR ONE ROOF ONLY.
- FIRE PROTECTION OF STRUCTURAL MEMBERS SHALL NOT BE REQUIRED, INCLUDING PROTECTION OF ROOF FRAMING AND DECKING WHERE EVERY PART OF THE ROOF CONSTRUCTION IS 20 FEET OR MORE ABOVE ANY FLOOR IMMEDIATELY BELOW. FIRE-RETARDANT-TREATED WOOD MEMBERS SHALL BE ALLOWED TO BE USED FOR SUCH UNPROTECTED MEMBERS.
- IN ALL OCCUPANCIES, HEAVY TIMBER SHALL BE ALLOWED WHERE A 1-HOUR OR LESS FIRE-RESISTANCE RATING IS REQUIRED.
- NOT LESS THAN THE FIRE-RESISTANCE RATING REQUIRED BY OTHER SECTIONS OF THIS CODE
- FIRE RESISTANCE < 10 FEET= 1 HOUR, 10 ≤ X < 20=1 HOUR (OPEN PARKING GARAGES COMPLYING WITH SECTION 408 SHALL NOT BE REQUIRED TO HAVE A FIRE RESISTANCE RATING) AND 20 ≤ X < 30=1 HOUR

6. ALLOWABLE HEIGHT AND BUILDING AREAS

	BUILDING CODE	MUNICIPAL
Code Reference	Florida Building Code	City Of Miami Beach Code of Ordinances
Section Reference(s)	TABLE 503 AND SECTION 504.1	Chapter 142, Zoning Districts and Regulations

HEIGHT LIMITATION ABOVE GRADE PLANE

	BUILDING CODE	MUNICIPAL
Height (Ft)	65	50
Height (Stories)	5	5

ALLOWABLE BUILDING AREA BY LEVEL

Level	Area	Maximum Allowable Area (Building Code)	Maximum Allowable Area (Building Construction and Safety Code)
RETAIL - LEV 01	27807 SF		
LEVEL 02	30221 SF		
OFFICE / PARKING - LEV 03	33276 SF		
OFFICE - LEV 04	22542 SF		
ROOF DECK - LEV 05	4467 SF		

7. BUILDING OCCUPANCY

	BUILDING CODE	NFPA
Code Reference	Florida Building Code	NFPA 101, Life Safety Code Florida Edition
Section Reference(s)	Table 1004.1.1	Table 7.3.1.2
BUILDING OCCUPANT LOAD BY LEVEL		

Level	Room Name	Area By Occupancy Type	Occupancy Type	Occupant Load Factor	Occupant Load
RETAIL - LEV 01	RETAIL	24,039 SF	Business Areas	100	241
RETAIL - LEV 01	MAIN ELEVATOR LOBBY	988 SF	Business Areas	100	10
RETAIL - LEV 01	TRASH	717 SF	Accessory storage areas, mechanical equipment room	300	3
RETAIL - LEV 01	RETAIL B.O.H	811 SF	Accessory storage areas, mechanical equipment room	300	3
RETAIL - LEV 01	CHILLER ROOM	556 SF	Accessory storage areas, mechanical equipment room	300	2
RETAIL - LEV 01	STORAGE	111 SF	Accessory storage areas, mechanical equipment room	300	1
RETAIL - LEV 01	TELE ROOM	105 SF	Accessory storage areas, mechanical equipment room	300	1
RETAIL - LEV 01	FLOOD PANEL STORAGE	275 SF	Accessory storage areas, mechanical equipment room	300	1
RETAIL - LEV 01	FIRE PUMP ROOM	204 SF	Accessory storage areas, mechanical equipment room	300	1
RETAIL - LEV 01: 9		27,807 SF			264
		27,807 SF			264

Level	Name	Area By Occupancy Type	Occupancy Type	Occupant Load Factor	Occupant Load
LEVEL 02	EMERGENCY ELECTRICAL ROOM	179 SF	Accessory storage areas, mechanical equipment room	300	1
LEVEL 02	ELEVATOR MACHINE ROOM	63 SF	Accessory storage areas, mechanical equipment room	300	1
LEVEL 02	MAIN ELECTRICAL	302 SF	Accessory storage areas, mechanical equipment room	300	1
LEVEL 02	TENANT ELECTRICAL ROOM	192 SF	Accessory storage areas, mechanical equipment room	300	1
LEVEL 02	PARKING GARAGE	28,486 SF	Parking Garages	200	148
LEVEL 02: 5		30,221 SF			152
		30,221 SF			152

Level	Name	Area By Occupancy Type	Occupancy Type	Occupant Load Factor	Occupant Load
OFFICE / PARKING - LEV 03	PARKING GARAGE	26,281 SF	Parking Garages	200	132
OFFICE / PARKING - LEV 03	OFFICES	6,335 SF	Business Areas	100	64
OFFICE / PARKING - LEV 03	ELEV. LOBBY	394 SF	Business Areas	100	4
OFFICE / PARKING - LEV 03	TELE ROOM	88 SF	Accessory storage areas, mechanical equipment room	300	1
OFFICE / PARKING - LEV 03	ELECT. ROOM	102 SF	Accessory storage areas, mechanical equipment room	300	1
OFFICE / PARKING - LEV 03	JANITORIAL	76 SF	Accessory storage areas, mechanical equipment room	300	1
OFFICE / PARKING - LEV 03: 6		33,276 SF			203
		33,276 SF			203

Level	Name	Area By Occupancy Type	Occupancy Type	Occupant Load Factor	Occupant Load
OFFICE - LEV 04	OFFICES	22,355 SF	Business Areas	100	224
OFFICE - LEV 04	ELECT. ROOM	100 SF	Accessory storage areas, mechanical equipment room	300	1
OFFICE - LEV 04	TELE ROOM	86 SF	Accessory storage areas, mechanical equipment room	300	1
OFFICE - LEV 04: 3		22,542 SF			226
		22,542 SF			226

Level	Name	Area By Occupancy Type	Occupancy Type	Occupant Load Factor	Occupant Load
ROOF DECK - LEV 05	ROOF TERRACE AMENITY	3,896 SF	Assembly - Unconcentrated (tables and chairs)	15	260
ROOF DECK - LEV 05	OPEN VESTIBULE/ELEVATOR CONTROL ROOM/MECHANICAL ROOM	572 SF	Accessory storage areas, mechanical equipment room	300	2
ROOF DECK - LEV 05: 2		4,467 SF			263
		4,467 SF			263

8. EGRESS REQUIREMENTS- EGRESS WIDTH / NUMBER OF EXITS

	BUILDING CODE	NFPA
Code Reference	Florida Building Code	NFPA 101, Life Safety Code Florida Edition
Section Reference(s)	Table 1021.1	Section 8.2.4.1
ALTON ROAD BUILDING OCCUPANT LOAD BY LEVEL		
Level	Occupant Load	Number of Exits Provided
RETAIL - LEV 01	264	4
LEVEL 02	152	3
OFFICE / PARKING - LEV 03	203	3
OFFICE - LEV 04	226	3
ROOF DECK - LEV 05	263	2

BUILDING CODE				NFPA			
Code Reference	Florida Building Code			NFPA 101, Life Safety Code Florida Edition			
Section Reference(s)	Sections: 1005.1, 1019.1, 1018.2, 1015.1			Table 7.3.3.1, Section 7.2.2.1.2, 38.2.3.2			
Level		Area By Occupancy Type	Occ. Load	Level Components (2) Per Occ. = Req. Width (inches)	Stairway (3) Per Occ. = Req. Width (inches)	Provided	
RETAIL - LEV 01		27,807 SF	264	53	260"	79	N/A
LEVEL 02		30,221 SF	152	30	102"	46	152"
OFFICE / PARKING - LEV 03		33,276 SF	203	40	102"	61	152"
OFFICE - LEV 04		22,542 SF	226	45	68"	68	100"
ROOF DECK - LEV 05		4,467 SF	263	52	68"	79	100"

9. EGRESS REQUIREMENTS - TRAVEL DISTANCE / COMMON PATH / DEAD-END

	TRAVEL DISTANCE			COMMON PATH			DEAD-END		
	FBC 2010	NFPA 101	MAX. PROVIDED	FBC 2010	NFPA 101	MAX. PROVIDED	FBC 2010	NFPA 101	MAX. PROVIDED
OCCUPANCY	TABLE 1016.1	38.2.3	SEE PLANS.	TABLE 1030.4	38.2.3.1	SEE PLANS.	TABLE 1018.4 EXCEPTION 2	38.2.3.2	SEE PLANS.
BUSINESS OCCUPANCY	300 FT. SPL.	300 FT. SPL.	SEE PLANS.	100FT.	100FT.	SEE PLANS.	50FT.	50FT.	SEE PLANS.
PARKING GARAGE-S2 ORDINARY HAZARD STORAGE	400 FT. SPL.	400 FT. SPL.	SEE PLANS.			SEE PLANS.			SEE PLANS.

NOTES: REFER TO SHEETS A00-11, A00-12, A00-13, AND A00-14 FOR INDIVIDUAL TRAVEL DISTANCES, COMMON PATHS OF TRAVEL, AND DEAD END CORRIDORS ON PLANS

10. MINIMUM PLUMBING FIXTURE COUNT REQUIREMENTS

		BUILDING CODE												
Code Reference		Florida Building Code												
Section Reference(s)		Plumbing Section 403.1												
Total Business Occ. Occupant Load		Male Occupants	Female Occupants	Water Closets						Lavatories			Drinking Fountains	
		Male Required	Female Required	Female Provided	Male Required	Male Provided	Female Required	Female Provided	Male Required	Male Provided	Female Required	Female Provided	Required	Provided
580		290	290	7	7	7	7	7	5	7	5	7	6	3 at shell and core, 3 at future tenant build-out

11. FIRE AND SMOKE PROTECTION GENERAL NOTES:

- FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING. SUCH IDENTIFICATION SHALL:
 - BE LOCATED IN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACES.
 - BE REPEATED AT INTERVALS NOT EXCEEDING 30 FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION.
 - INCLUDE LETTERING NOT LESS THAN 0.2 INCH IN HEIGHT, INCORPORATING THE SUGGESTED WORDING "FIRE AND/OR SMOKE BARRIER. PROTECT ALL OPENING OR OTHER WORKING."
- INTERIOR WALL AND CEILING FINISH MATERIAL REQUIREMENTS FOR SPRINKLERED BUSINESS OCCUPANCY PER FBC 2010 TABLE 803.3, AS FOLLOWS:
 - EXIT ENCLOSURES AND PASSAGEWAYS SHALL BE CLASSIFIED AS "CLASS B - FLAME SPREAD INDEX 26-75; SMOKE DEVELOPED INDEX 0-450"
 - CORRIDORS/ROOMS AND ENCLOSED SPACES SHALL BE CLASSIFIED AS "CLASS C - FLAME SPREAD INDEX 76-200; SMOKE DEVELOPED INDEX 0-450"

12. FLOOD RESISTANT DESIGN AND CONSTRUCTION NOTES:

- DESIGN FLOOD ELEVATION IS 9'-4" NGVD, (8'-4" NGVD + 1'-4")
- STRUCTURE CATEGORY CLASSIFICATION IS II, BASED ON ASCE 24-05 TABLE 1.1.
- A FLOOD EMERGENCY OPERATION PLAN SHALL BE SUBMITTED AS PER FEMA TECHNICAL BULLETIN 3-03 AND ASCE 24 SECTION 6.2.2. (PLEASE NOTE ON FOP THAT WARNING TIME SHALL BE LESS THAN 12 HOURS. THE BUILDING SHALL BE EVACUATED SAFELY AND FLOOD BARRIERS SHALL BE INSTALLED IN LESS THAN 12 HOURS DURING A FLOOD EVENT.)
- ALL CONSTRUCTION MATERIALS BELOW BFE+1, +9.0 FT NGVD, SHALL BE FLOOD RESISTANT IN ACCORDANCE WITH ASCE 24-05 SECTION 5.0 AND FEMA TECHNICAL BULLETIN 2-2008
- ALL ELECTRICAL, ELEVATOR, MECHANICAL, PLUMBING, HEATING, VENTILATION, AIR CONDITIONING EQUIPMENT AND OTHER SERVICE FACILITIES, INCLUDING ELECTRICAL PANELS AND DUCT WORK OUTSIDE THE DRY-FLOOD PROOFED AREA SHALL BE ELEVATED AT OR ABOVE BFE+1 (+9.0 FT NGVD) ACCORDING TO ASCE 24-05 SECTION 7.0.
- ELEVATOR MUST BE DESIGNED AND INSTALLED ACCORDING TO ASCE 24-05 SECTION 7.5 AND FEMA TECHNICAL BULLETIN 4-2016.
- THIS BUILDING WILL NOT BE DESIGNATED AS AN ESSENTIAL FACILITIES STRUCTURE AS CLASSIFICATION ON ASCE TABLE 1-1

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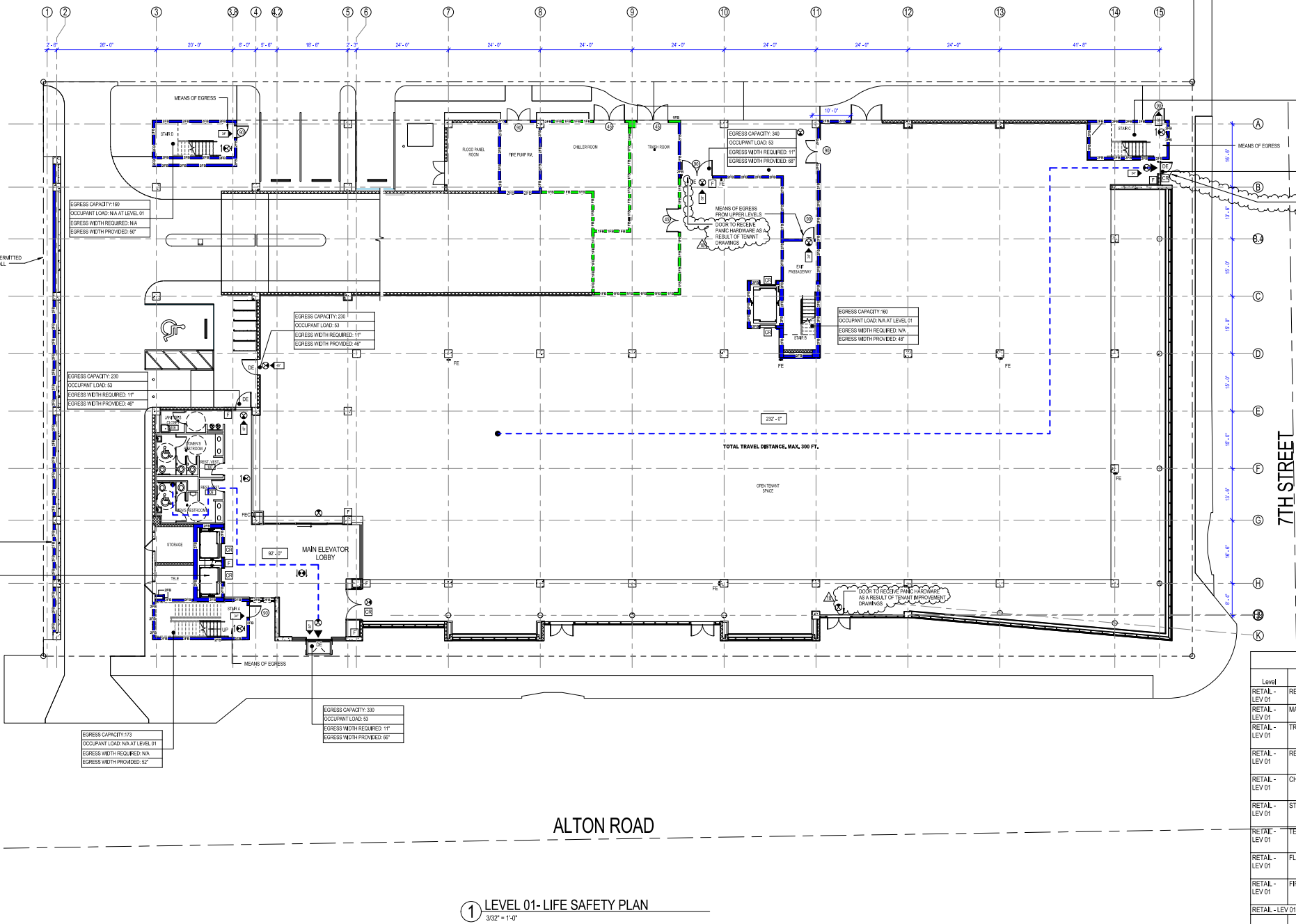
SAVINO MILLER DESIGN STUDIO

12345 NE 9th Avenue Suite A
North Miami, FL 3316

E
D
C
B
A

OPENINGS ARE NOT PERMITTED ON THIS EXTERIOR WALL.

2 ACCESSIBLE MEANS OF EGRESS FROM UPPER LEVELS ELEVATORS CONNECTED TO EMERGENCY POWER



1 LEVEL 01- LIFE SAFETY PLAN
3/32" = 1'-0"

FIRE SAFETY LEGEND

PARTITION RATINGS DESIGNATIONS

2-HOUR FIRE BARRIER

2-HOUR FIRE WALL

1-HOUR FIRE BARRIER

1-HOUR FIRE PARTITION

1-HOUR SMOKE BARRIER

SMOKE PARTITION

NON RATED

EXIT SYMBOLS

MANUAL PULL STATIONS. REFER TO ELECTRICAL.

CARD READERS

DIRECT EXIT

LIFE SAFETY EGRESS SYMBOL

EXIT DIMENSION SYMBOL

LIFE SAFETY GENERAL NOTES

1. SEE CODE ANALYSIS SHEET A010

2. SEE ELECTRICAL, FIRE ALARM AND FIRE PROTECTION DWGS

3. WALKING SURFACES FOR SHELL AND CORE BUILDING ARE UNFINISHED CONCRETE. FUTURE TENANTS TO PROVIDE FINISH. WALKING SURFACES OF THE MEANS OF EGRESS SHALL HAVE A SLIP-RESISTANT SURFACE AND BE SECURELY ATTACHED.

4. DOOR IN RATED WALLS SHALL BE FIRE RATED AS REQUIRED BY DESIGN OR BY APPLICABLE BUILDING CODES. REFER TO DOOR SCHEDULE FOR FIRE DOORS.

5. REFER TO DOOR SCHEDULE ON SHEET A00-00 FOR DOOR TYPES, FRAMES, HARDWARE AND ADA ACCESSORIES.

6. REFER TO SPECIFICATIONS FOR FINISH.

EGRESS CAPACITY: 180
OCCUPANT LOAD: N/A AT LEVEL 01
EGRESS WIDTH REQUIRED: N/A
EGRESS WIDTH PROVIDED: 47'

EGRESS CAPACITY: 170
OCCUPANT LOAD: 50
EGRESS WIDTH REQUIRED: 11"
EGRESS WIDTH PROVIDED: 34"

EGRESS CAPACITY: 180
OCCUPANT LOAD: N/A AT LEVEL 01
EGRESS WIDTH REQUIRED: N/A
EGRESS WIDTH PROVIDED: 46'

EGRESS CAPACITY: 230
OCCUPANT LOAD: 53
EGRESS WIDTH REQUIRED: 11"
EGRESS WIDTH PROVIDED: 46'

EGRESS CAPACITY: 330
OCCUPANT LOAD: 53
EGRESS WIDTH REQUIRED: 11"
EGRESS WIDTH PROVIDED: 46'

ALTON ROAD BUILDING OCCUPANT LOAD LEVEL 01						
Level	Room Name	Area By	Occupancy Type	Occupancy Type	Occupant Load Factor	Occupant Load
RETAIL - LEV 01	RETAIL	24,039 SF	Business Areas		100	241
RETAIL - LEV 01	MAIN ELEVATOR LOBBY	988 SF	Business Areas		100	10
RETAIL - LEV 01	TRASH	717 SF	Accessory storage areas, mechanical equipment room		300	3
RETAIL - LEV 01	RETAIL B.O.H	811 SF	Accessory storage areas, mechanical equipment room		300	3
RETAIL - LEV 01	CHILLER ROOM	556 SF	Accessory storage areas, mechanical equipment room		300	2
RETAIL - LEV 01	STORAGE	111 SF	Accessory storage areas, mechanical equipment room		300	1
RETAIL - LEV 01	TELE ROOM	105 SF	Accessory storage areas, mechanical equipment room		300	1
RETAIL - LEV 01	FLOOD PANEL STORAGE	275 SF	Accessory storage areas, mechanical equipment room		300	1
RETAIL - LEV 01	FIRE PUMP ROOM	204 SF	Accessory storage areas, mechanical equipment room		300	1
RETAIL - LEV 01: 9		27,807 SF				284
		27,807 SF				284

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PERMIT SET

Revisions

18 PERMIT COMMENTS & FIELD COORDINATION

11 CITY OF MIAMI BEACH PERMIT COMMENTS

8 CITY OF MIAMI BEACH PERMIT COMMENTS

7 CITY OF MIAMI BEACH PERMIT COMMENTS

7 CITY OF MIAMI BEACH PERMIT COMMENTS

4 PERMIT COMMENTS

2 CITY OF MIAMI BEACH PERMIT COMMENTS

1 CITY OF MIAMI BEACH PERMIT COMMENTS

NO

DATE

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LEVEL 01 LIFE SAFETY PLAN

Sheet

A00-13

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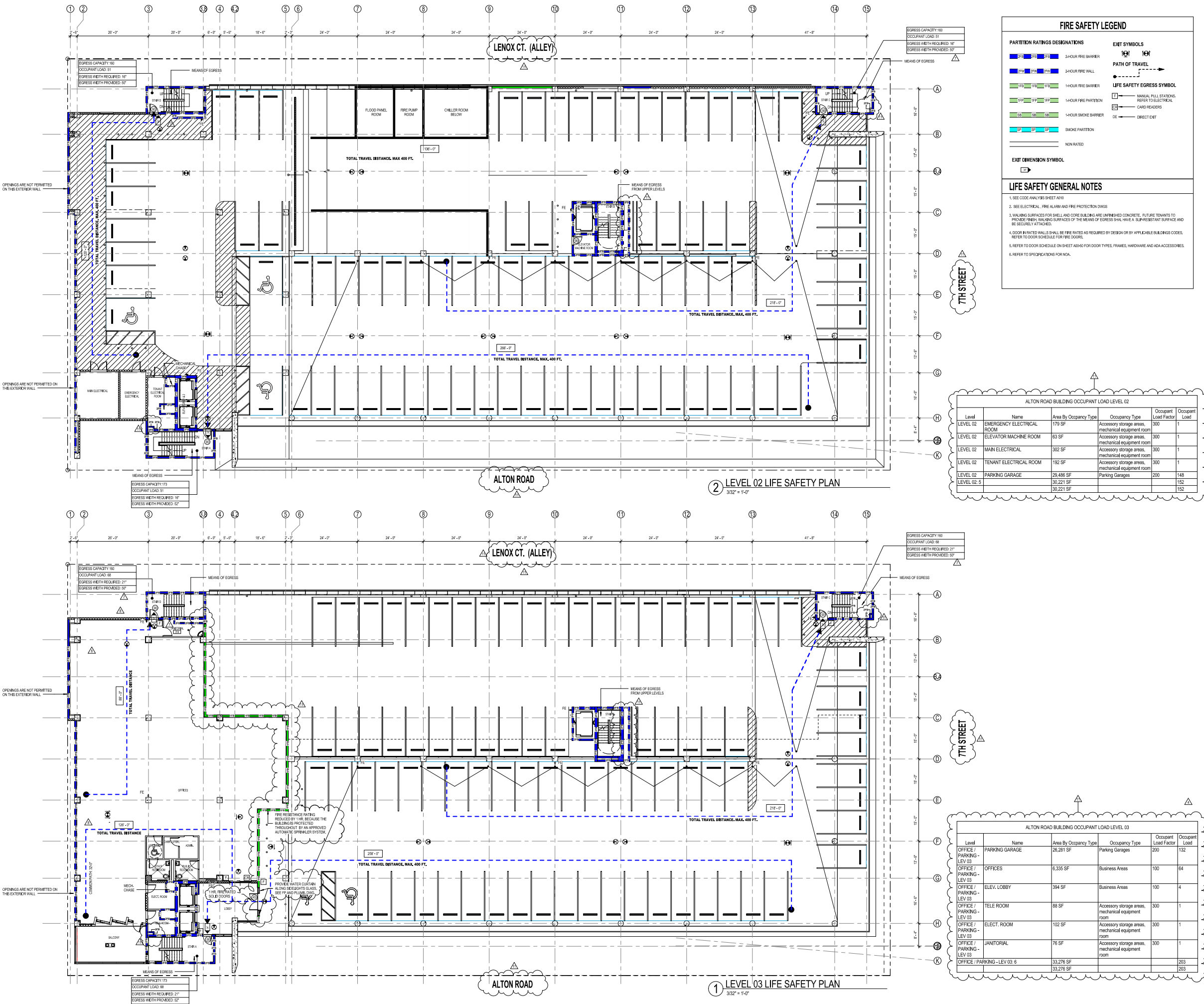
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8	LOADING & GENERAL REVISIONS	11/12/20
7	VE CHANGES	09/14/20
4	PERMIT COMMENTS	02/18/20
2	QA & QC REVISIONS	11/26/20
1	REVISED PERMIT COMMENTS	11/26/20

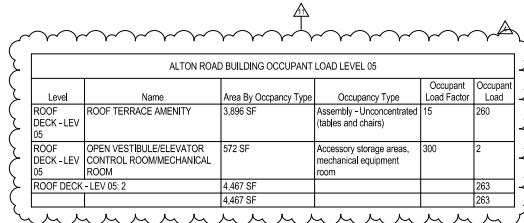
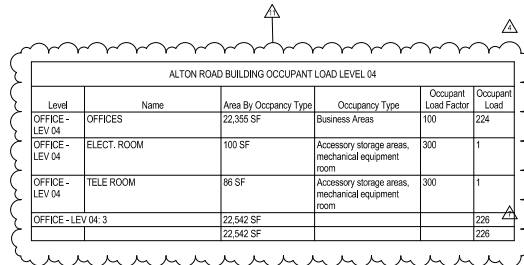
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LEVEL 02/LEVEL 03
LIFE SAFETY PLANS

Sheet

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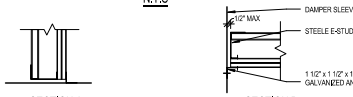
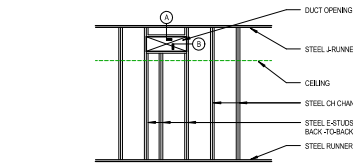


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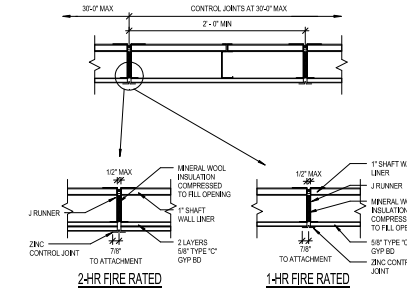
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Approved	Approver	
Title		

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DETAILS

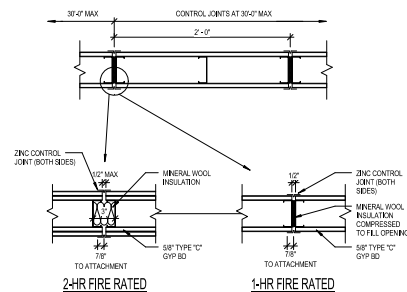
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4 SHAFT WALL PARTITION CONTROL JOINT DETAILS
1 1/2" = 1'-0"

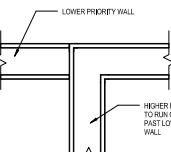


3 SHAFT WALL PARTITION CONTROL JOINT DETAILS
1 1/2" = 1'-0"

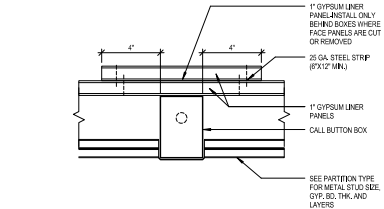


2 GYP.BD PARTITION CONTROL JOINT DETAILS
1 1/2" = 1'-0"

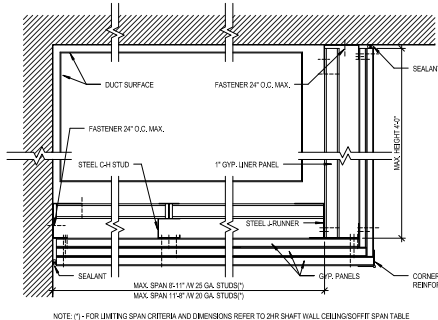
PARTITION PRIORITY LEGEND	
TWO-HOUR RATED FIRE AND SMOKE PARTITION	PRIORITY 1 - HIGHEST
TWO-HOUR RATED SHAFT WALL	PRIORITY 2
TWO-HOUR RATED PARTITION	PRIORITY 3
ONE-HOUR SMOKE PARTITION	PRIORITY 4
PARTITION TO SMOKE	PRIORITY 5
PARTITION TO 4' MIN ABOVE CEILING	PRIORITY 6 - LOWEST



1 PARTITION PRIORITY LEGEND
1 1/2" = 1'-0"



8 CALL BUTTON PLAN DETAIL
3" = 1'-0"



2 2 HR FIRE-RATED METAL DUCT ENCLOSURE
3" = 1'-0"

ROTATED SECTION				SECTION			
PARTITION TAG	STUD SIZE	STUD SPACING	MAX. HORIZONTAL SPAN	FIRE RATING TEST NO.	ACOUSTIC PROPERTIES		
	2-1/2" CH	24" OC	6'-0"	-	2 HR	38	-
	2" CH	24" OC	8'-2"	-	2 HR	38	-
	2-1/2" CH	24" OC	7'-0"	-	2 HR	38	-
	2" CH	24" OC	13'-2"	-	2 HR	38	-
	2" CH	24" OC	15'-10"	-	2 HR	38	-

6 2 HR SHAFT WALL CEILING /SOFFIT
3" = 1'-0"

1" SHAFT
WALL LINER

MTL. CH. STUD.

1 LAYER 1/2"
TYPE C GYP. BD.

ROTATED SECTION

MTL. RUNNER

FASTENED TO
ADJACENT WALL

CONC.

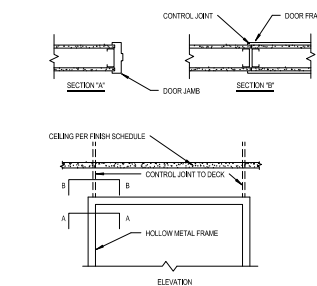
COAT SEALANT

FACE OF ADJACENT
FIRE-RATED CONSTRUCTION

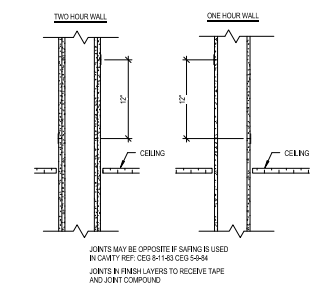
SECTION

PARTITION TAG	STUD SIZE	STUD SPACING	MAX. HORIZONTAL SPAN	FIRE RATING	ACOUSTIC PROPERTIES	WALL THK.
					TEST NO.	TEST
2-1/2" CH	24" OC	8" S	8'-0"	1 HR	38	-
2" CH	24" OC	8" S	8'-0"	1 HR	38	-
2-1/2" CH	24" OC	7-1/2" S	7'-0"	1 HR	38	-
2" CH	24" OC	7-1/2" S	7'-0"	1 HR	38	-
2" CH	24" OC	12" S	12'-0"	1 HR	38	-
2" CH	24" OC	16" S	16'-0"	1 HR	38	-

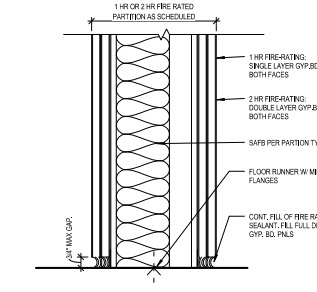
5 1 HR SHAFT WALL CEILING /SOFFIT
3" = 1'-0"



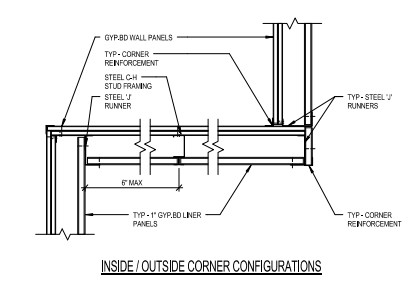
12 JOINT DETAIL
1" = 1'-0"



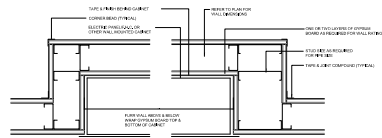
11 JOINT REQUIREMENTS OFFSETS
1" = 1'-0"



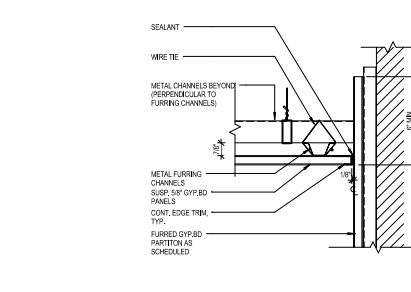
10 FIRE RATED ASSEMBLY BOTTOM OF PARTITION DETAIL
3" = 1'-0"



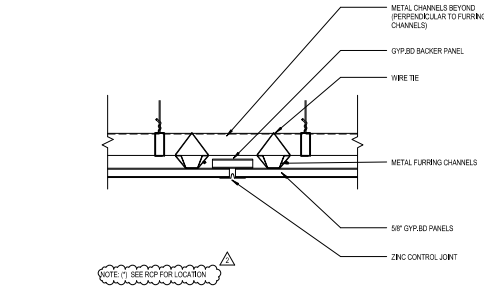
9 CORNER CONFIGURATIONS AT SHAFT WALL PTN FRAMING
1 1/2" = 1'-0"



15 RECESSED WALL CABINET DETAIL
1 1/2" = 1'-0"



14 PERIMETER EDGE DETAIL STL FRAMED GYP.BD CEILING
3" = 1'-0"



13 CONTROL JOINT DETAIL STL. FRAMED GYP. BD CEILING
3" = 1'-0"

DOOR GENERAL NOTES

- GLASS DOORS SHALL BE OF CATEGORY II SAFETY GLASS.
- GLASS DOOR PANELS ADJACENT TO DOORS SHALL BE OF CATEGORY II SAFETY GLASS.
- EXTERIOR DOOR GLASS COLOR: TO MATCH CURTAIN WALL AND STOREFRONT GLAZING COLOR.
- SEE DOOR SCHEDULE FOR HARDWARE GROUP AND REFER TO SPECIFICATIONS FOR MORE INFORMATION.
- ALL FIRE RATED DOORS SHALL BE EQUIPPED WITH SEL-CLOSER AND BE SELF-LATCHING HARDWARE.
- ALL DOORS SHALL SWING IN THE DIRECTION OF EGRESS.
- ALL DOORS SERVING 100 MORE OCCUPANTS SHALL BE PROVIDED WITH PANIC HARDWARE.
- ALL EGRESS DOORS SHALL NOT REQUIRE A KEY OR SPECIAL KNOWLEDGE TO OPEN.

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PERMIT
SET

Revisions

NO.	REVISION	DATE
18	PERMIT COMMENTS & FIELD COORDINATION	7/21/17
17	PERMIT COMMENTS & FIELD COORDINATION	4/19/17
16	CS AND TT FIELD COORDINATION	3/5/17
15	PERMIT COMMENTS	06/25/16
14	REVISIONS	11/12/15
13	REVISIONS	04/14/15
12	REVISIONS	11/26/14
11	REVISIONS	11/26/14
10	REVISIONS	11/26/14

Sheet Information

Date	Issued: September 4, 2014
Job Number	810409.000
Drawn	Author
Checked	Checker
Approved	Approver
	Title

DOOR SCHEDULE
& DETAILS

Sheet

A00-50

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DOOR SCHEDULE																			
RM NUM	TAG	OPENING	RM NAME	RTG	OPENING SIZE		TYPE	DOOR	GL TYPE		TYPE	MTL	FN	JAMB	HEAD	S&L	HDWR	REMARKS	
					WIDTH	HEIGHT		MTL	FN										
101	101A	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	EXTERIOR CARD READER W PANIC HARDWARE	
101	101B	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101C	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101D	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	EXTERIOR CARD READER GLASS COLOR TO MATCH STOREROOM CARD READER	
101	101E	OPEN TENANT SPACE	OPEN TENANT SPACE	50 MNL	2'-0"	7'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	EXTERIOR CARD READER	
101	101F	OPEN TENANT SPACE	OPEN TENANT SPACE	45 MNL	2'-0"	7'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101G	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101H	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101I	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101J	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101K	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101L	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101M	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101N	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101O	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101P	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101Q	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101R	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101S	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101T	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101U	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101V	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101W	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101X	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101Y	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101Z	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101AA	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101AB	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101AC	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101AD	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101AE	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101AF	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101AG	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101AH	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101AI	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101AJ	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101AK	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101AL	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101AM	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101AN	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101AO	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101AP	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101AQ	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101AR	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101AS	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101AT	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101AU	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101AV	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101AW	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101AX	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101AY	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101AZ	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101BA	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101BB	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101BC	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101BD	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101BE	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101BF	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101BG	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101BH	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101BI	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101BJ	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101BK	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101BL	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101BM	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101BN	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101BO	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101BP	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101BQ	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101BR	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101BS	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101BT	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101BU	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101BV	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART OF EXTERIOR GLAZING SYSTEM	
101	101BW	OPEN TENANT SPACE	OPEN TENANT SPACE		2'-0"	8'-0"	C	HM	PTD	PTDGLASS	CRYSTAL GRAY LAMINATED GLASS	3	HM	PTD	10	9	BL1	DOOR COMPONENT PART	

AL: 63,489 SF.

Technical drawing of a building facade showing a section through a wall and roof. The drawing includes structural elements like beams, trusses, and insulation. A label "OPEN TO BELOW" points to a gap in the roof structure. A small inset shows a detail of a window or door frame.



1. REFER TO CIVIL DRAWINGS FOR SITE GRADING, MUNICIPAL & FIRE WATER SUPPLY INFORMATION.
2. REFER TO ELECTRICAL DRAWINGS FOR ALL SITE LIGHTING INFORMATION.
3. REFER TO LANDSCAPE DRAWINGS FOR LOCATION OF PLANTING AREAS AND HARDSCAPE AREA FINISHES.
4. REFER TO STRUCTURAL DRAWINGS FOR SITE WALL REINFORCING DETAILS.

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CIVIL

MILLER LEGG
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1954/436,7000

LANDSCAPE

SAVINO MILLER DESIGN STUDIO
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North Miami, FL 33161
1 305.895.9082
1 305.895.9083

STRUCTURE

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Miami, FL 33155
1 305.866.0711
1 800.850.6000

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1954.215.3999

Revisions

18	PERMIT COMMENTS & FIELD COORDINATION	7/21/17
17	PERMIT COMMENTS & FIELD COORDINATION	4/10/17
11	CITY OF MIAMI BEACH PERMIT COMMENTS	08/28/16
8	ZONING & GENERAL REVISIONS	11/12/15
7	VE CHANGES	8/14/15
2	QA & QC REVISIONS	11/26/14
NO	ISSUE	DATE

Date	Issued: September 4, 2014
Job Number	810408.000
Drawn	Author
Checked	Checker
Approved	Approver
	Title

SITE PLAN

Sheet
A01-01

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PERMIT
SET



Revisions

NO.	REVISION	DATE
18	PERMIT COMMENTS & FIELD COORDINATION	7/21/17
17	PERMIT COMMENTS & FIELD COORDINATION	4/10/17
16	CS AND T FIELD COORDINATION	3/3/17
15	CITY OF MIAMI BEACH PERMIT COMMENTS	01/05/17
14	CITY OF MIAMI BEACH PERMIT COMMENTS	10/21/16
13	CITY OF MIAMI BEACH PERMIT COMMENTS	09/26/16
12	UNDERGROUND UTILITIES AND COLUMN RELOCATION	5/30/16
11	CONING & GENERAL REVISIONS	11/12/15
10	VE CHANGES	8/14/15
9	FOOT COMMENTS	7/13/15
8	CITY OF MIAMI BEACH REVISIONS	11/26/14
7	SA & QC REVISIONS	11/26/14
6	REVISED PERMIT COMMENTS	11/26/14
5	ISSUE	
4	DATE	

Sheet Information

Date: Issued: September 4, 2014

Job Number: 810409.000

Drawn: Author

Checked: Checker

Approved: Approver

Title

LEVEL 01 FLOOR
PLAN

--- PERIMETER OF ALL AREAS
THAT WILL BE DRY FLOOD
PROOFED. 9'-0" NGVD HEIGHT
OF FLOOD PROOFING

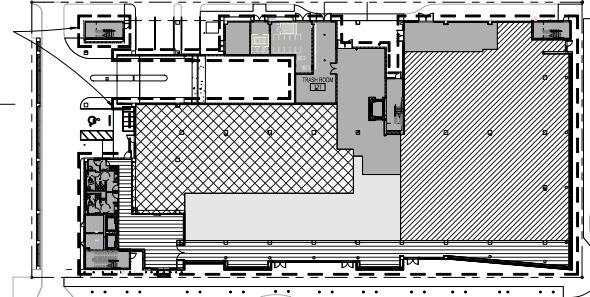
RETAIL: 3,354 SF.

OFFICES: 5,909 SF.

OFFICES: 9,878 SF.

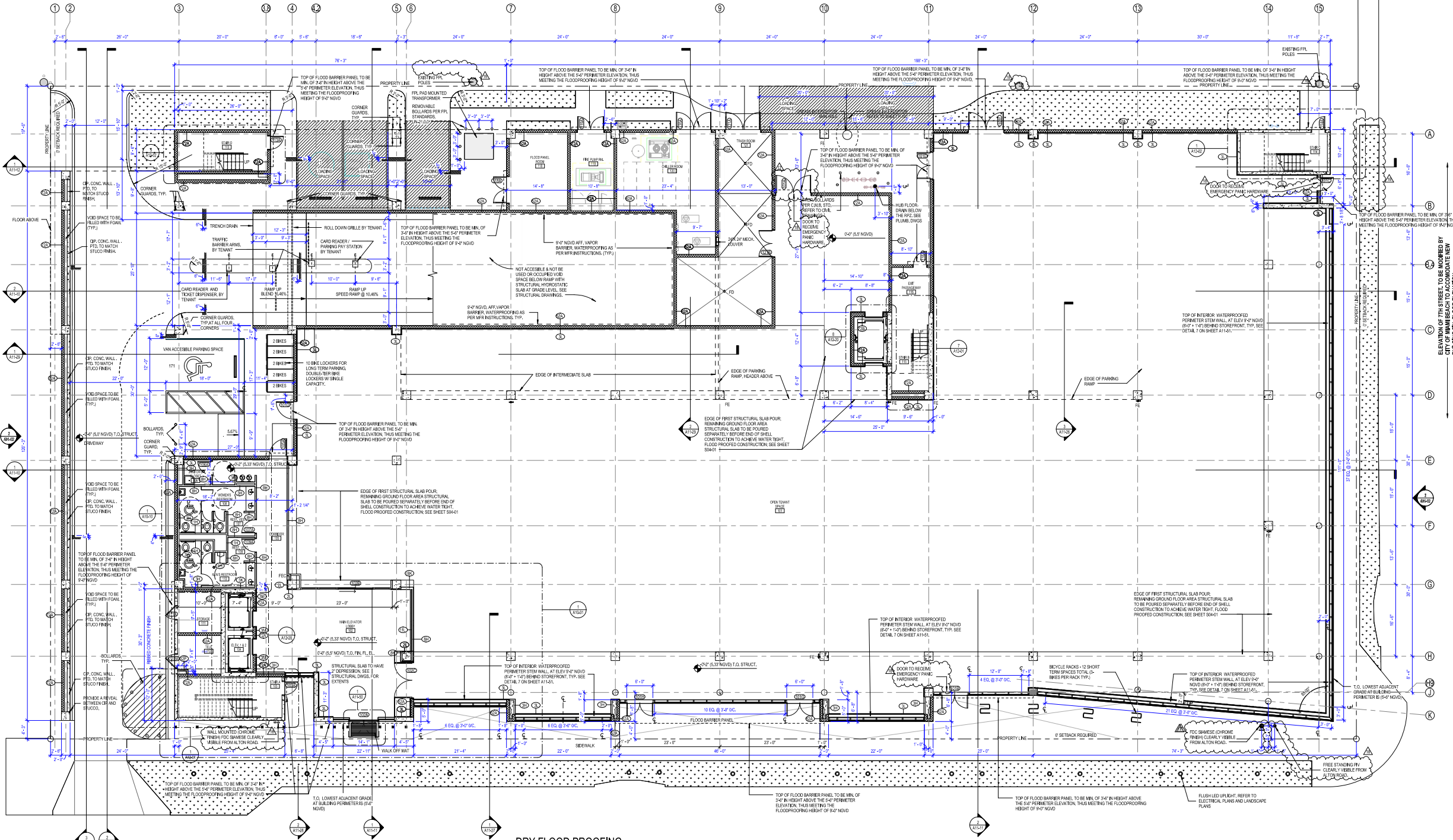
LOBBY: 3,616 SF.

BUILDING SUPPORT: 6,075 SF.



2 GROUND LEVEL SEPARATION OF USES DIAGRAM
1/32" = 1'-0"

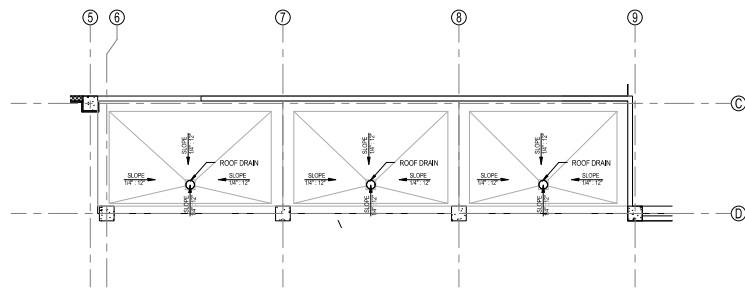
ELEVATION OF LENOX CT. TO BE RAISED
0.75 BY CITY OF MIAMI BEACH



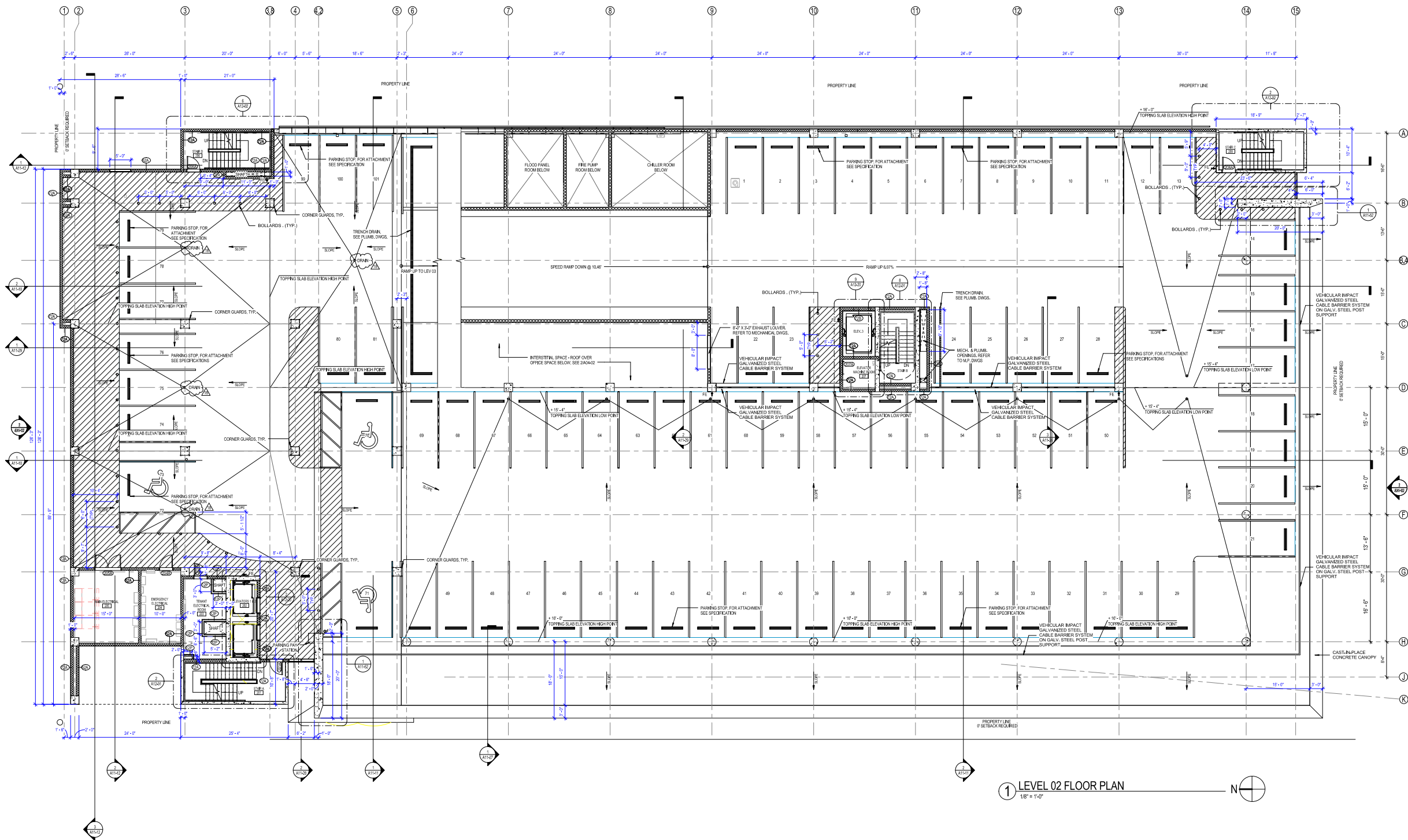
DRY FLOOD PROOFING:
1. DESIGN FLOOR ELEVATION IS 9'-0" NGVD, [8'-0" + 1'-0"]

1 LEVEL 01- GROUND FLOOR PLAN
1/8" = 1'-0"





2 INTERMEDIATE ROOF SLAB AT LEVEL 02 FLOOR PLAN
1/8" = 1'-0"



1 LEVEL 02 FLOOR PLAN
1/8" = 1'-0"

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PERMIT
SET



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1	PREPARED PERMIT COMMENTS	11/20/14

LEVEL 02 FLOOR
PLAN

Sheet

A04-02

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