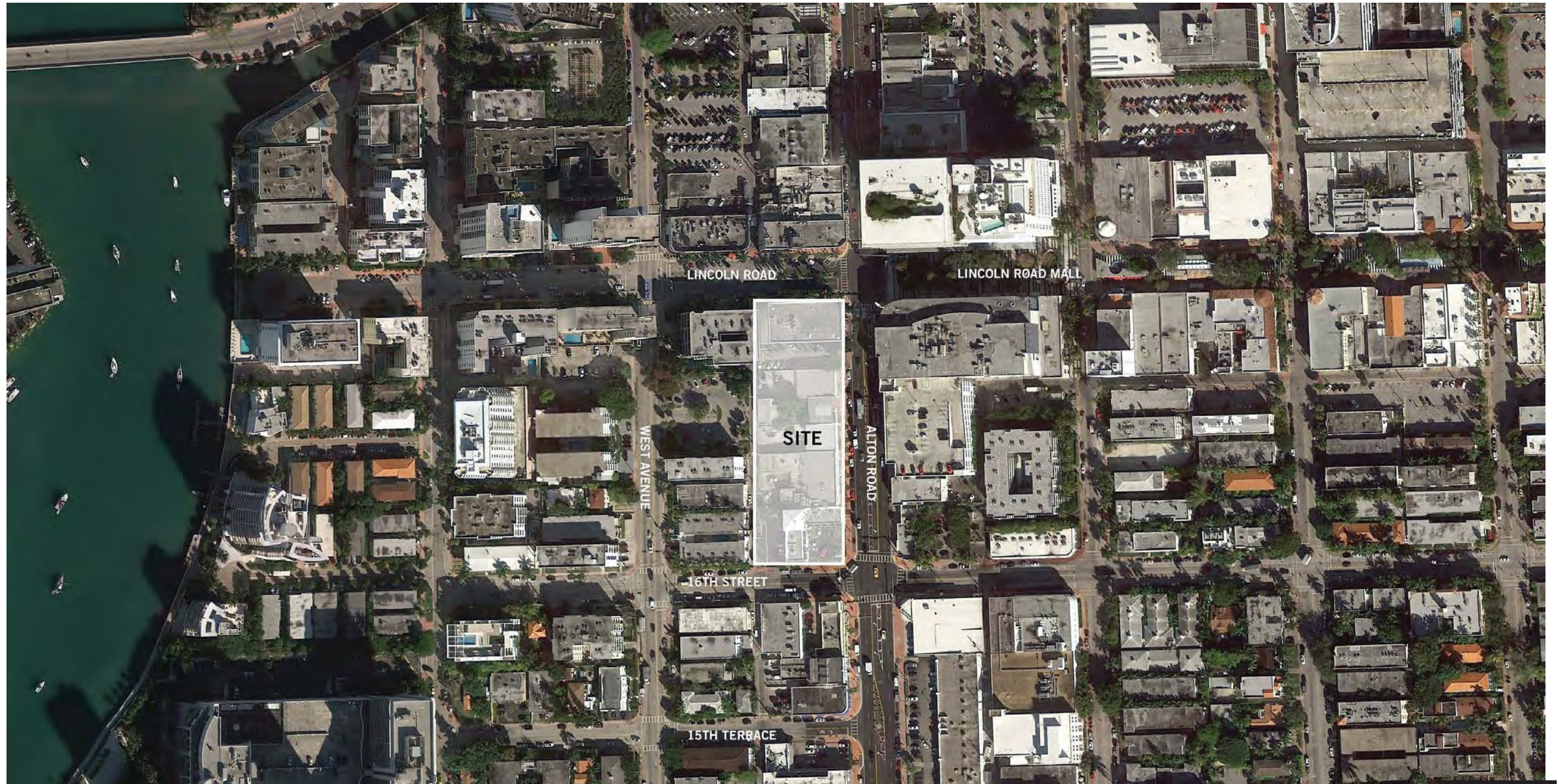


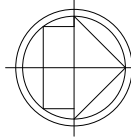
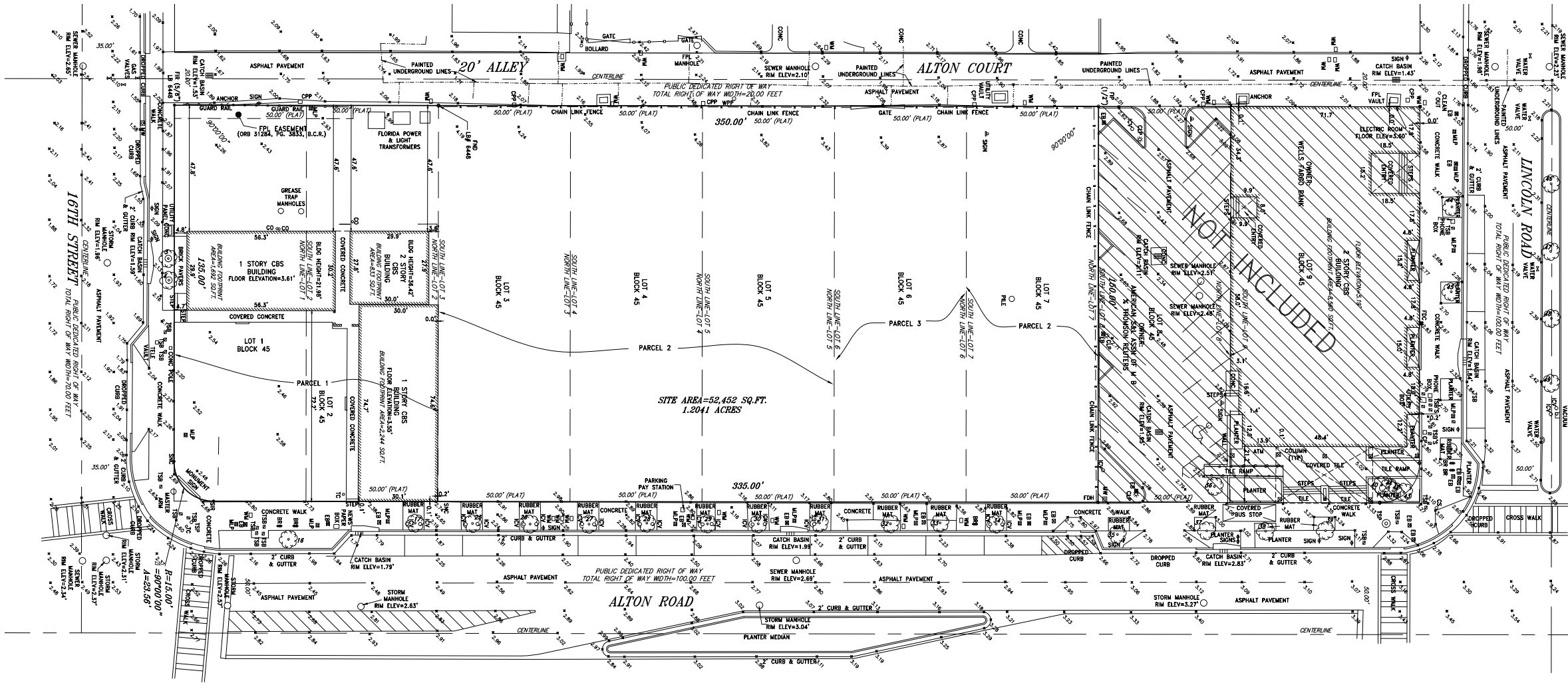
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1212 LINCOLN ROAD
MIAMI BEACH, FLORIDA

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SIGNAGE AND GRAPHICS SUBMITTAL - July 8, 2019



ALTA/NSPS LAND TITLE SURVEY



TREE NO. ON SURVEY	SPECIES		TRUNK DIA. AT BREAST HEIGHT	# OF TRUNKS	TREE HEIGHT	CANOPY SPREAD	CANOPY (SF)	CONDITION
	COMMON NAME	SCIENTIFIC NAME	INCHES		FEET	FEET		
1	REMOVED							
2	REMOVED							
3	PALM		6	1	25	12		
4	PALM		6	1	16	10		
5	REMOVED							
6	REMOVED							
7	REMOVED							
8	REMOVED							
9	REMOVED							
10	REMOVED							
11	REMOVED							
12	REMOVED							
13	REMOVED							
14	REMOVED							
15	REMOVED							
16	PALM		6	1	24	12		
17	OAK		6	1	17	13		
18	REMOVED							
19	REMOVED							
20	REMOVED							
21	REMOVED							
22	REMOVED							
23	REMOVED							
24	REMOVED							
25	OAK		6	1	18	7		
26	OAK		6	1	18	7		
27	OAK		6	1	18	7		
28	OAK		6	1	18	7		
29	OAK		6	1	18	7		
30	OAK		6	1	18	7		
31	OAK		6	1	18	7		
32	OAK		6	1	18	7		
33	OAK		6	1	18	7		
34	OAK		6	1	18	7		
35	OAK		6	1	18	7		
36	BLACK OLIVE		14	1	27	30		
37	PALM		8	2	20	20		
38	PALM		8	2	17	18		
39	PALM		8	2	17	18		
40	PALM		12	1	20	15		
41	PALM		22	1	34	18		
42	PALM		10	1	22	12		

TREE NO. ON SURVEY	SPECIES		TRUNK DIA. AT BREAST HEIGHT	# OF TRUNKS	TREE HEIGHT	CANOPY SPREAD	CANOPY (SF)	CONDITION
	COMMON NAME	SCIENTIFIC NAME	INCHES		FEET	FEET		
43	PALM		6	1	18	12		
44	PALM		21	1				
45	PALM		22	1				
46	PALM		22	1				
47	PALM		22	1				
48	PALM		20	1				
49	PALM		18	1				
50								
51								

- LEGEND:

 - CKD CHECKED BY
 - CONC CONCRETE
 - DWN DRAWN BY
 - FB/PG FIELD BOOK AND PAGE
 - SIR SET IRON ROD & CAP #6448
 - SNC SET NAIL AND CAP #6448
 - FIR FOUND IRON ROD
 - FIP FOUND IRON PIPE
 - FNC FOUND NAIL AND CAP
 - FND FOUND NAIL & DISC
 - P.B. PLAT BOOK
 - M/D.C.R. MIAMI/DADE COUNTY RECORDS
 - CBS CONCRETE BLOCK STRUCTURE
 - A/C AIR CONDITIONER
 - WM WATER METER
 - WV WATER VALVE
 - CO CLEAN OUT
 - TSB TRAFFIC SIGNAL BOX
 - SQ.FT SQUARE FEET
- TSP
 - PM PARKING METER
 - MLP METAL LIGHT POLE
 - EB ELECTRIC BOX
 - 5.40 ELEVATIONS
 - ALTA AMERICAN LAND TITLE ASSOCIATION
 - NSPS NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
 - TC TRASH CAN
 - FDC FIRE DEPARTMENT CONNECTION
 - MW MONITORING WELL
 - CP CONCRETE POLE
 - FPL FLORIDA POWER & LIGHT
 - CPP CONCRETE POWER POLE
 - CLP CONCRETE LIGHT POLE
 - BR BIKE RACK
 - ICV IRRIGATION CONTROL VALVE
 - R RADIUS
 - A ARC DISTANCE
 - Δ CENTRAL ANGLE
 - ⦿ HANDICAP PARKING SPACE

1600 ALTON ROAD
MIAMI BEACH, FL 33139
1614 ALTON ROAD
MIAMI BEACH, FL 33139
1616 ALTON ROAD
MIAMI BEACH, FL 33139
1620 ALTON ROAD
MIAMI BEACH, FL 33139
1624 ALTON ROAD
MIAMI BEACH, FL 33139

COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :
CRESCENT HEIGHTS
MIAMI/BEACH FLORIDA

ALTA/NSPS LAND TITLE SURVEY

REVISIONS				DATE	FB/PG	DWN	CKD
ALTA/NSPS LAND TITLE SURVEY				10/18/18	SKETCH	AM	REC
REVISED PER COMMENTS				12/17/18	----	AM	REC
ADDED UNDERGROUND UTILITY EASEMENT				12/18/18	----	AM	REC
REVISED PER NEW TITLE COMMITMENT				01/10/19	----	AM	REC
REVISED PER NEW TITLE COMMITMENT				01/29/19	----	AM	REC
ADDITIONAL TOPO ON SOUTH AND WEST SIDE OF SITE				02/07/19	----	JD	REC

PROJECT NUMBER : 8101-16
SCALE : 1" = 20'
SHEET 2 OF 2 SHEETS

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LINCOLN ROAD

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LANDSCAPE ARCHITECT
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LLC
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SUITE 600
MIAMI BEACH, FLORIDA
URBANROBOT.NET
LA 6666853

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CORAL GABLES, FLORIDA

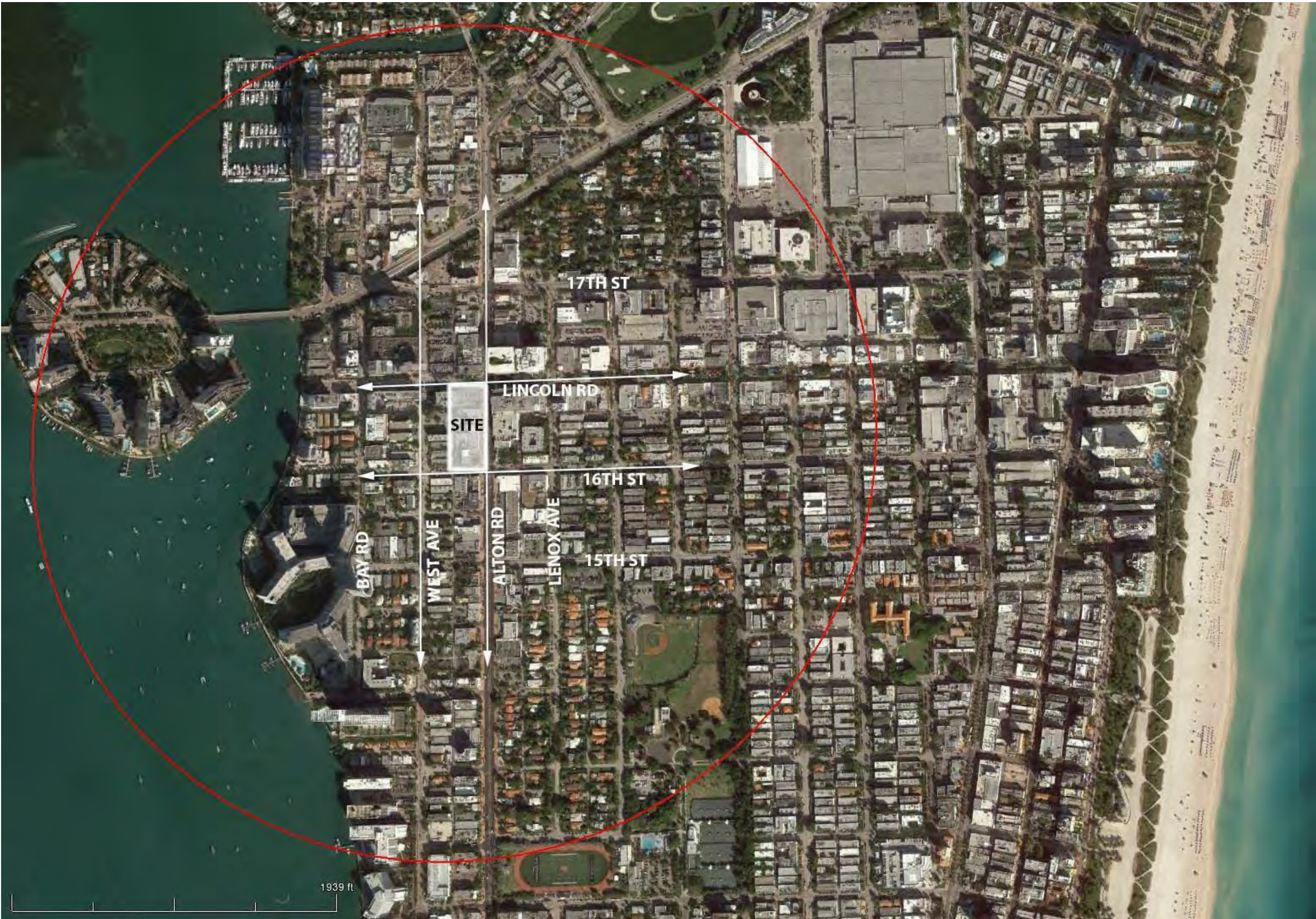
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SURVEY

SHEET NUMBER

P.2



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LOCATION PLAN

SHEET NUMBER

P.3

CURRENT ZONING VARIANCE REQUESTS - SIGNAGE

138-16 PROJECTING SIGN		
REGULATION	REQUIREMENT	PROPOSED
MAX AREA	15 SF	16th ST PARKING SIGN; VARIANCES REQUESTED (#68-71); SEE APPENDIX B; REVOCABLE PERMIT TO BE SOUGHT ALTON PARKING SIGN; VARIANCES REQUESTED (#64-67); SEE APPENDIX B; REVOCABLE PERMIT TO BE SOUGHT

NOTE

REVOCABLE PERMIT WILL BE SOUGHT FOR EACH OF TWO SIGNS:

1. PARKING SIGN AT SE CORNER ON ALTON ROAD
2. PARKING SIGN AT SW CORNER ON 16TH STREET

SHEET NUMBER	SHEET NAME
PAGE 2	SURVEY
PAGE 3	LOCATION PLAN
PAGE 4	ZONING DATA AND DRAWING LIST
PAGE 5	BUILDING PLANS
PAGE 6	LANDSCAPE PLANS
PAGE 7	ZONING AND VARIANCES SUMMARY
PAGE 8	SIGNAGE LOCATIONS AND VARIANCES - PLANS
PAGE 9	SIGNAGE LOCATIONS AND VARIANCES - ELEVS
PAGE 10	ELEVATIONS: LANDSCAPE AND SIGNAGE
PAGE 11	EXISTING BUILDING KEY PLAN
PAGE 12	EXISTING BUILDING SITE PHOTOS
PAGE 13	EXISTING BUILDING SITE PHOTOS
PAGE 14	EXISTING BUILDING SITE PHOTOS
PAGE 15	EXISTING BUILDING SITE PHOTOS
PAGE 16	APPENDIX B - PARKING SIGNS
PAGE 20	APPENDIX C - DIRECTIONAL SIGNAGE

(NOTE: APPENDIX A IS NOT USED)

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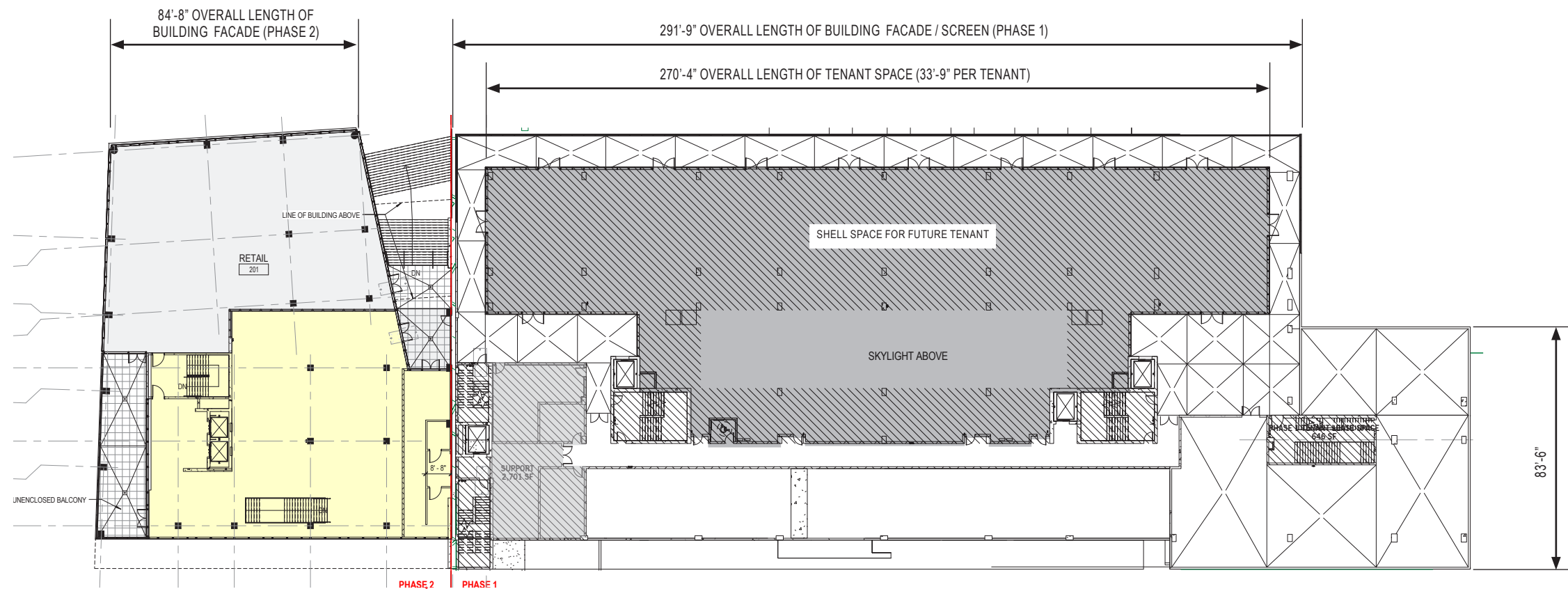
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Approved	Approver	
TITLE		

ZONING DATA AND
DRAWING LIST

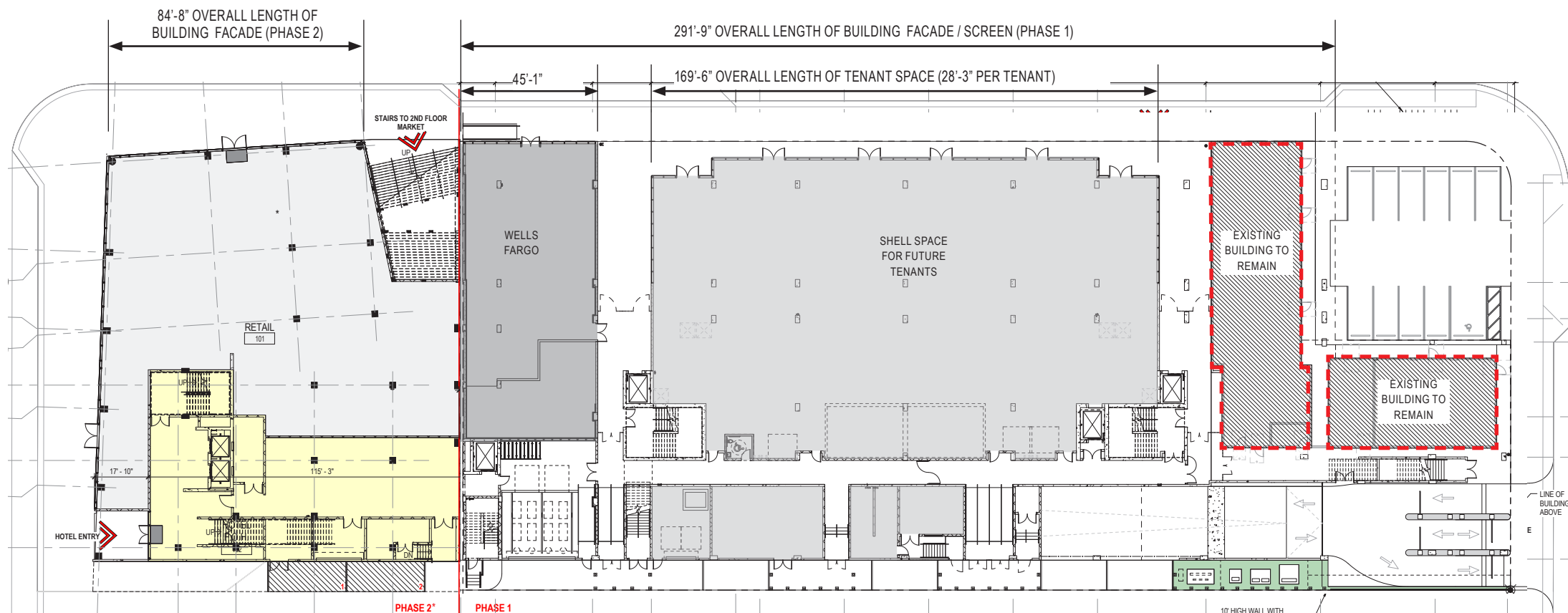
SHEET NUMBER

P.4



*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



*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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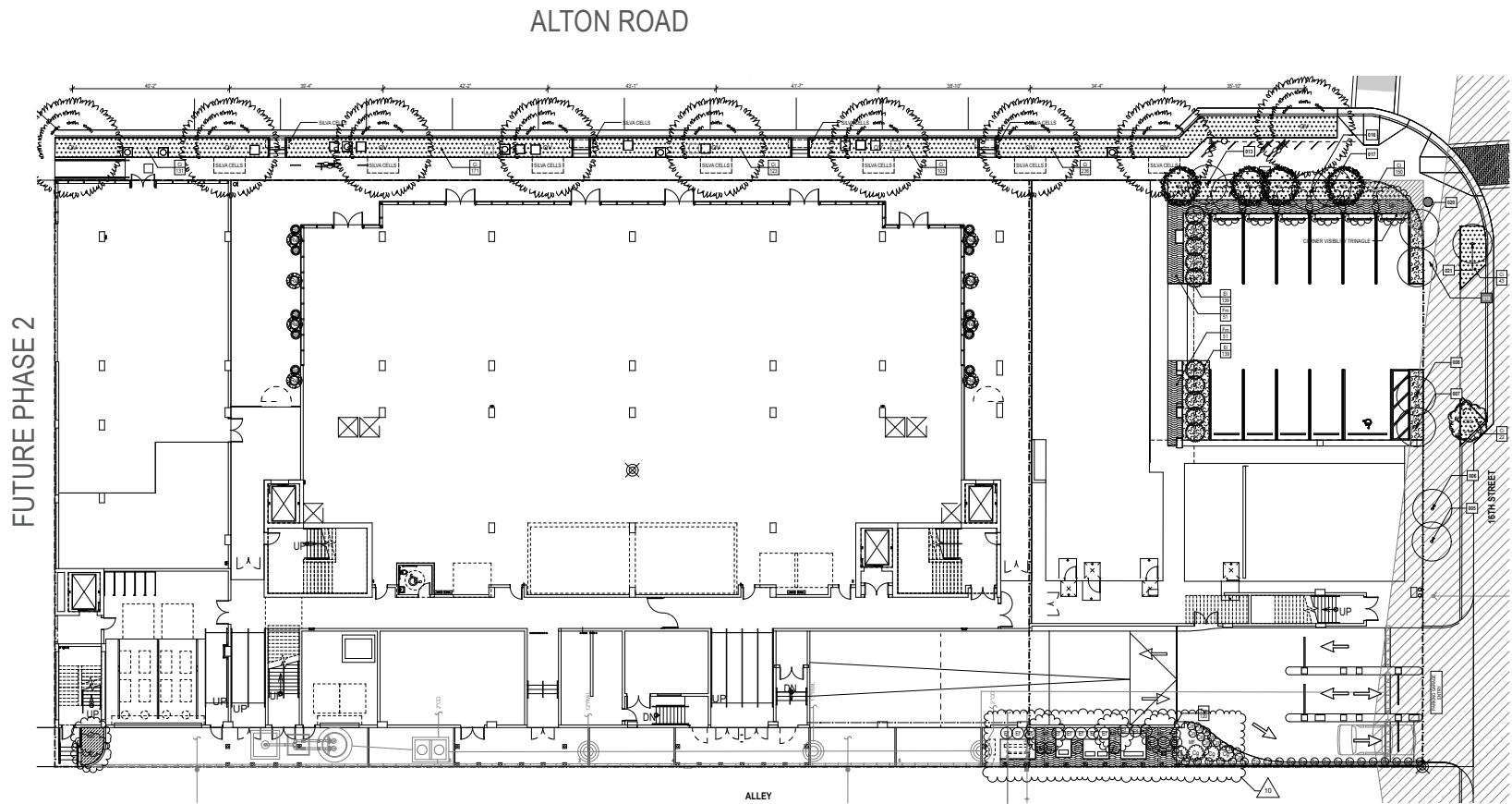
BUILDING PLANS

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P.5

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Tree Schedule											
Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks		
	BS	4	Bursera simaruba	Gumbo Limbo	4" min	16'	10'	Y	Collected Specimen; 6' CT		
	CES	1	Conocarpus erectus 'sericea'	Silver Buttonwood	2" min	16'	10'	Y	10' CT		
	MF	12	Myrcianthes fragrans	Simpson's Stopper	4" min	14'	10'	Y	Single Trunk		
	QV	9	Quercus Virginiana	Live Oak	12"-14"	30'	25'	Y	Collected Specimen; 6' CT		
Shrub Schedule											
Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Remarks	
	Cg	4	Clusia guttifera	Small-leaf Clusia	15 gal	6'	4'	48"	N		
	Cm	12	Carissa macrocarpa	Natal Plum	7 gal	14"	24"	18"	Y		
	Ef	18	Eugenia foetida	Spanish Stopper	15 gal	6'	30"	30"	Y		
	Ji	10	Jatropha integrifolia	Jatropha	25 gal	6'	5'	48"	N	Low Branching	
	Re	8	Rhipis excolisa	Lady Palm	15 gal	5'	4'		N		
	Ss	10	Spathiphyllum 'Sensation'	Peace Lily	3 gal	3'	3'		N		
	TB	21	Thunbergia grandiflora	Sky Vine	7 gal	48"	24"	36"	N		
Shrub/Groundcover Schedule											
Symbol	ID	QTY	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Area (sf)	Remarks
	Ci	978	Chrysobalanus icaco 'Horizontal'	Horizontal Cocoplum	3g	18"	18"	18"	Y	1,905	
	Ei		Emodia littoralis	Golden Creeper	3g	18"	18"	12"	Y	119	
	Ei	300	Emodia littoralis	Golden Creeper	3g	18"	16"	12"	Y	260	
	Fm	266	Ficus microcarpa 'green island'	Green Island Ficus	3g	18"	24"	30"	N	579	
	Zp	18	Zamia pumila	Coontie	3g	12"	12"	18"	Y	49	



SITE PLANTING PLAN- PER PERMIT SUBMITTAL B1505070

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LANDSCAPE PLANS

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ZONING AND
VARIANCES

SHEET NUMBER

P.7

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LINCOLN ROAD

0'-0" SETBACK FOR
EXISTING BUILDING

EXISTING TO DEMOLISH
IN PHASE 2

EXISTING 20' ALLEY

SITE AREA
55,551 SF

ALTON ROAD

2ND FLOOR TO BE
DEMOLISHED

EXISTING TO
REMAIN
2,005 SF

EXISTING
TO
REMAIN
2,815 SF

SITE AREA
15,115 SF

16TH STREET

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

N

LINCOLN ROAD

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.

EXISTING 20' ALLEY

PHASE 1
PHASE 2

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.

VARIANCE GRANTED JULY 02, 2019

SIGNAGE VARIANCE REQUEST

Request for Building ID Sign to be located vertically on the garage, above tenant spaces

VARIANCES GRANTED JULY 02, 2019

SIGNAGE VARIANCE REQUEST

Request for 2 signs per tenant

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 SUMMARY
(SEE P.8 FOR MORE DETAIL)

SIGNAGE VARIANCE REQUEST

Request for 10 sf hanging directional sign; see Appendix C

SIGNAGE VARIANCE REQUEST

Request for 2 projecting parking signs; seeking revocable permit; see Appendix B

SIGNAGE VARIANCE REQUEST

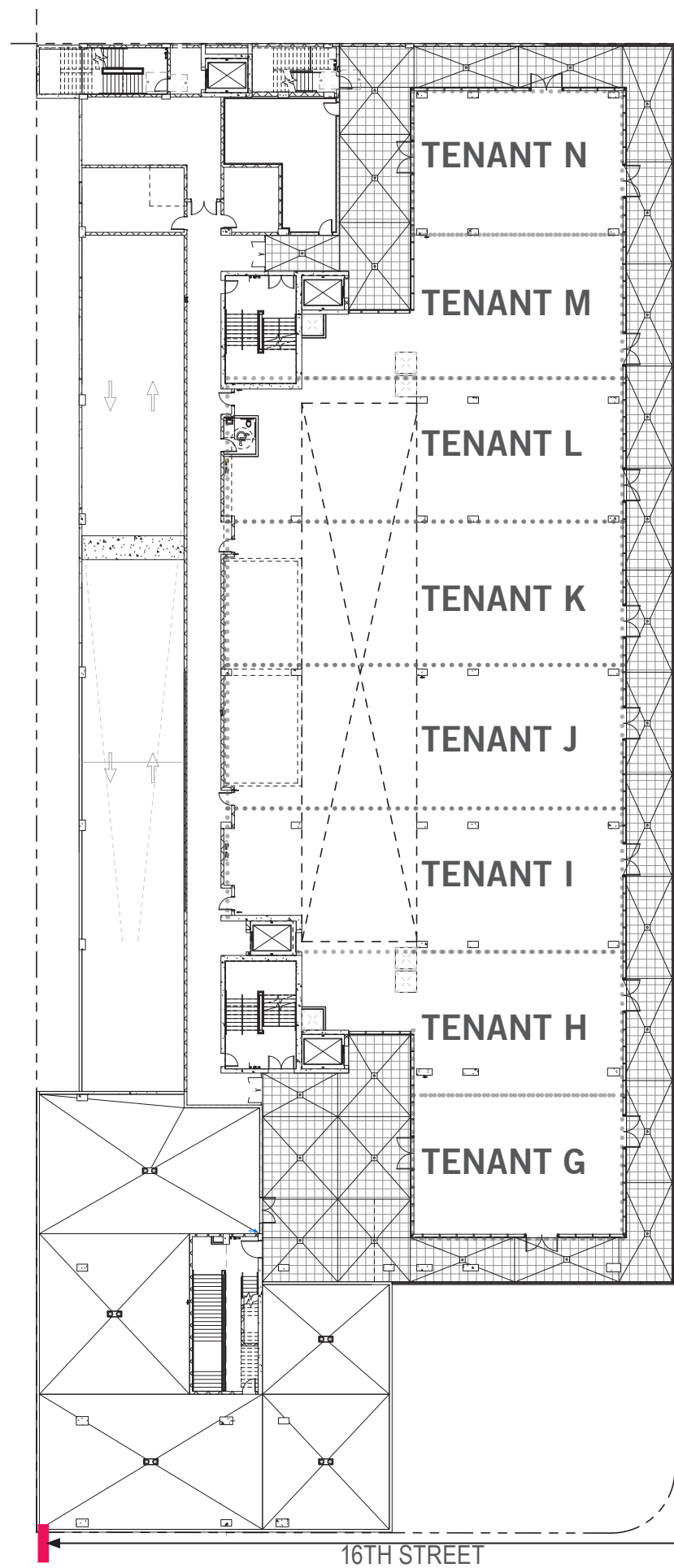
Request for projecting parking signs to exceed allowable size; seeking revocable permit; see Appendix B

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

16TH STREET

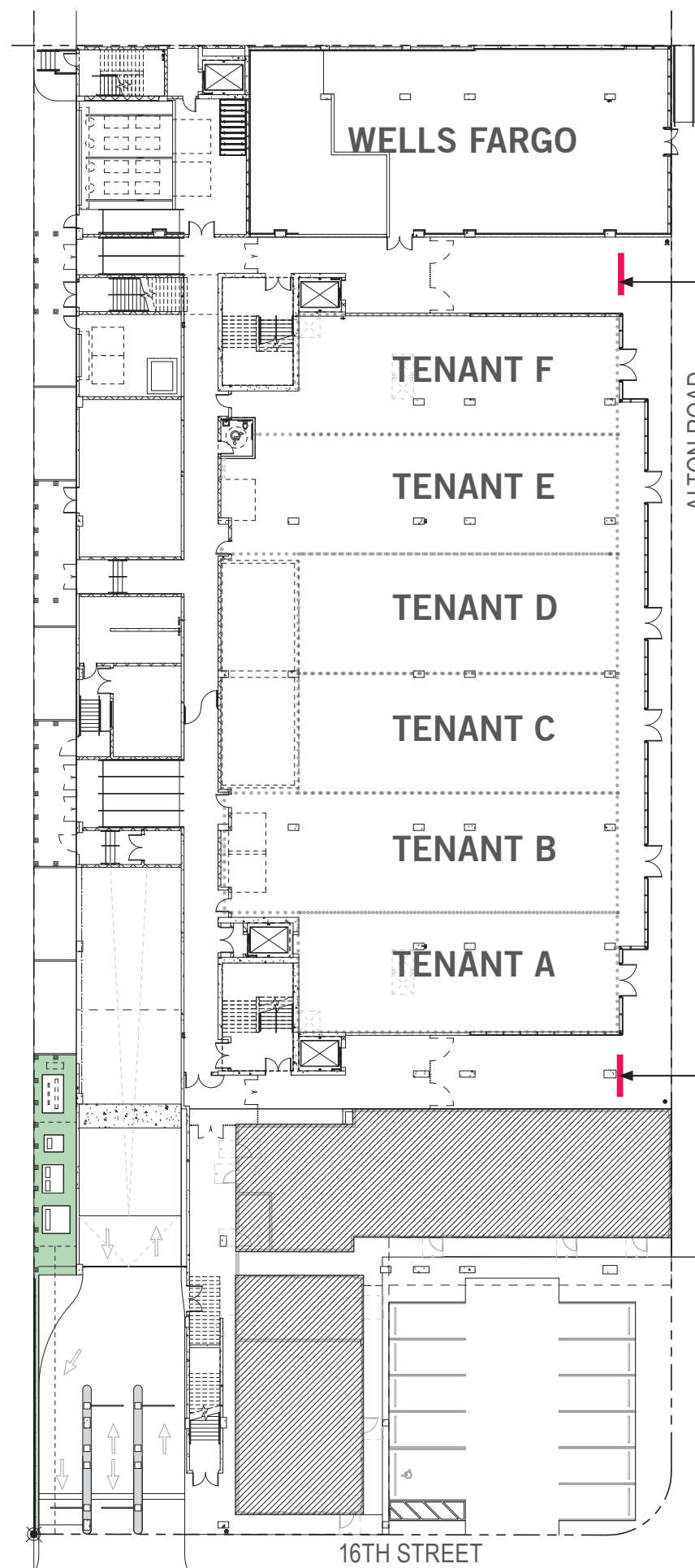
① PROPOSED CD2 COMMERCIAL MEDIUM DENSITY
1" = 30'-0"

N



SECOND FLOOR SIGNAGE LOCATION PLAN - NTS

N



FIRST FLOOR SIGNAGE LOCATION PLAN - NTS

N

10 SF PROJECTING DIRECTIONAL SIGN;
VARIANCES REQUESTED (#13-19)
SEE APPENDIX C

10 SF PROJECTING DIRECTIONAL SIGN;
VARIANCES REQUESTED (#13-19)

GENERAL NOTES:
SEE APPENDIX B FOR PARKING SIGNS.
SEE APPENDIX C FOR DIRECTIONAL SIGNAGE.

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**SIGNAGE LOCATIONS
AND VARIANCES**

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P.8

PARKING SIGN ABOVE FIRST FLOOR; PROJECTING SIGN WITHOUT DIRECT ACCESS FROM THE STREET, 25 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; SEEKING REVOCABLE PERMIT FOR PROJECTION INTO RIGHT OF WAY; **VARIANCES REQUESTED (#68-71)** SEE APPENDIX B

29 SF REQUESTED

ALLOWABLE AREA: 54'-2" X 83'-6"
= 4523SF X 1% = 45.22SF

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

65'-0" FACADE HEIGHT

10 SF PROJECTING DIRECTIONAL SIGN

EAST ELEVATION (ALTON RD)- NTS

PARKING SIGN ABOVE; PROJECTING SIGN ABOVE THE FIRST FLOOR; SEEKING REVOCABLE PERMIT FOR PROJECTION INTO RIGHT OF WAY; **VARIANCES REQUESTED (#68-71)** SEE APPENDIX B

29 SF REQUESTED

ALLOWABLE AREA: 54'-2" X 83'-6" = 4523SF X 1% = 45.22SF

83'-6"

54'-2" FACADE HEIGHT

4522 SF

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

SOUTH ELEVATION (16TH ST) - NTS

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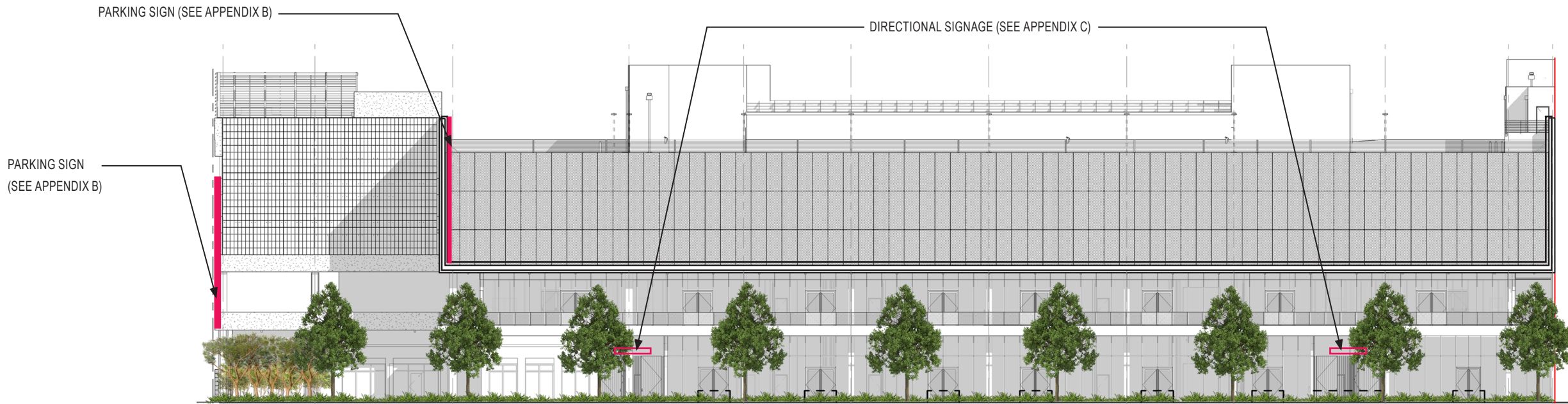
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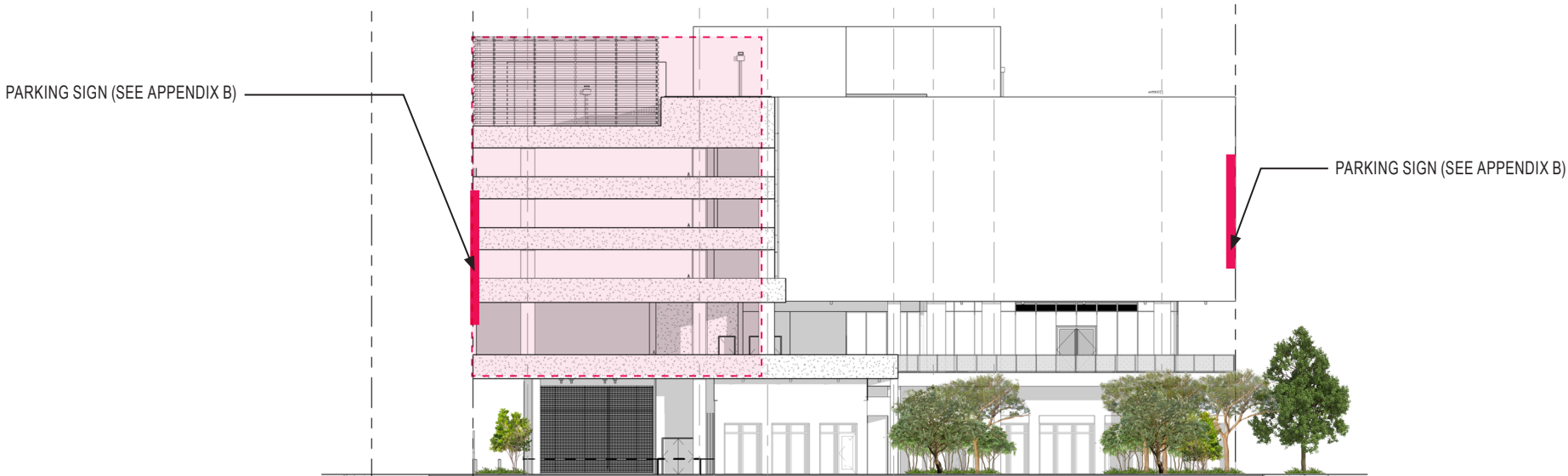
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TITLE		

SIGNAGE LOCATIONS
AND VARIANCES

SHEET NUMBER



EAST ELEVATION (ALTON RD)- NTS



SOUTH ELEVATION (16TH ST) - NTS

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SUITE 104
MIAMI, FLORIDA

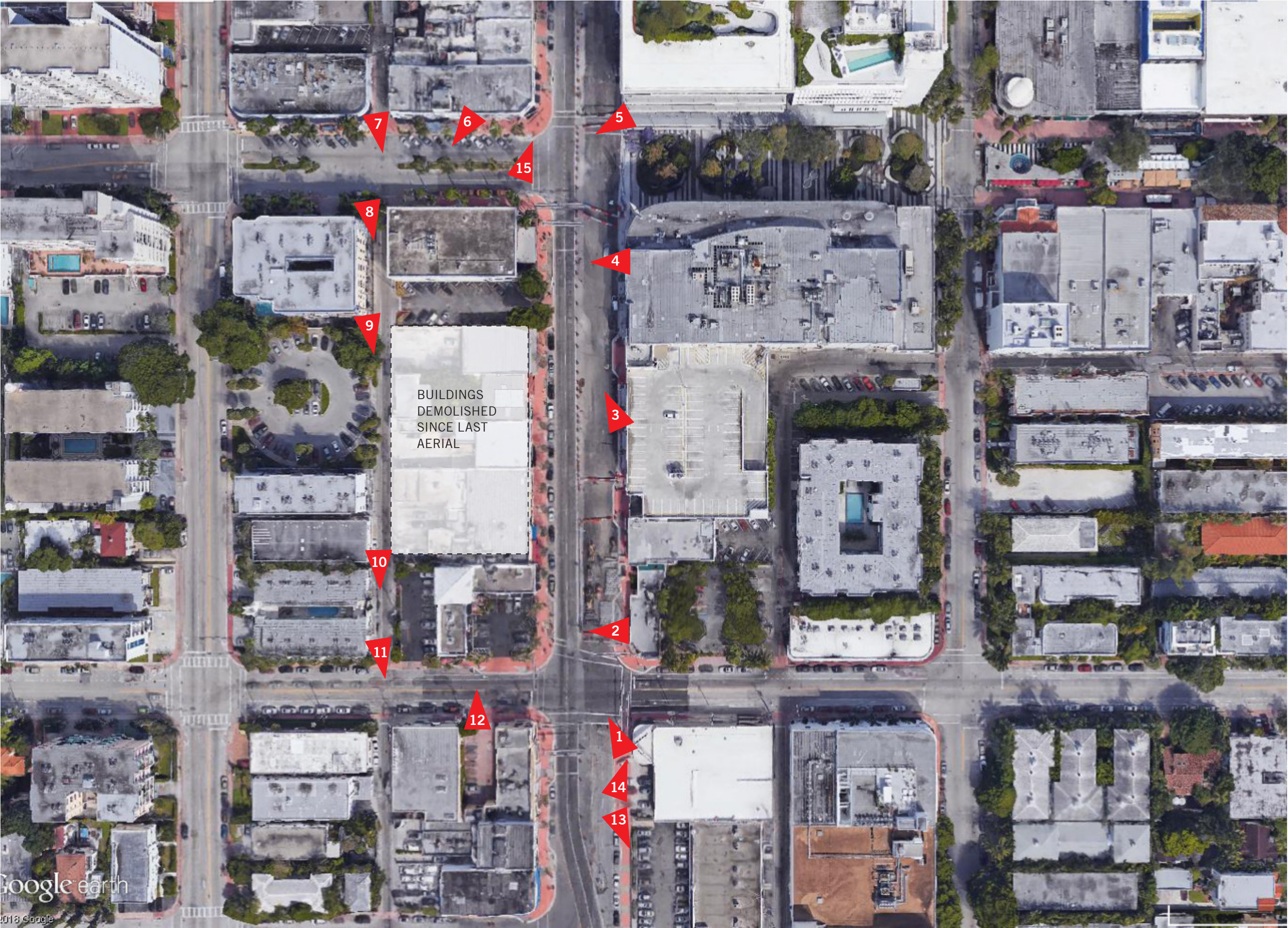
DESIGN REVIEW
BOARD
GRAPHICS AND
SIGNAGE
07-08-2019

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

ELEVATIONS WITH
LANDSCAPE

SHEET NUMBER

P.10



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

**1212
LINCOLN ROAD**

**C
CRESCENT HEIGHTS[®]**
INSPIRATIONAL LIVING
2200 BISCAYNE BLVD.
MIAMI, FLORIDA 33137

LANDSCAPE ARCHITECT

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

MEP

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

**B
STRUCTURAL**

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

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**EXISTING BUILDING
KEY DIRECTIONAL
PLAN**

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P.11



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SUITE 104
MIAMI, FLORIDA

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**EXISTING BUILDING
SITE PHOTOS**

SHEET NUMBER

P.12



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**EXISTING BUILDING
SITE PHOTOS**

SHEET NUMBER

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**EXISTING BUILDING
SITE PHOTOS**

SHEET NUMBER

P.14



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LINCOLN ROAD**

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INSPIRATIONAL LIVING
2200 BISCAYNE BLVD.
MIAMI, FLORIDA 33137

LANDSCAPE ARCHITECT

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LA 6666853

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**EXISTING BUILDING
SITE PHOTOS**

SHEET NUMBER

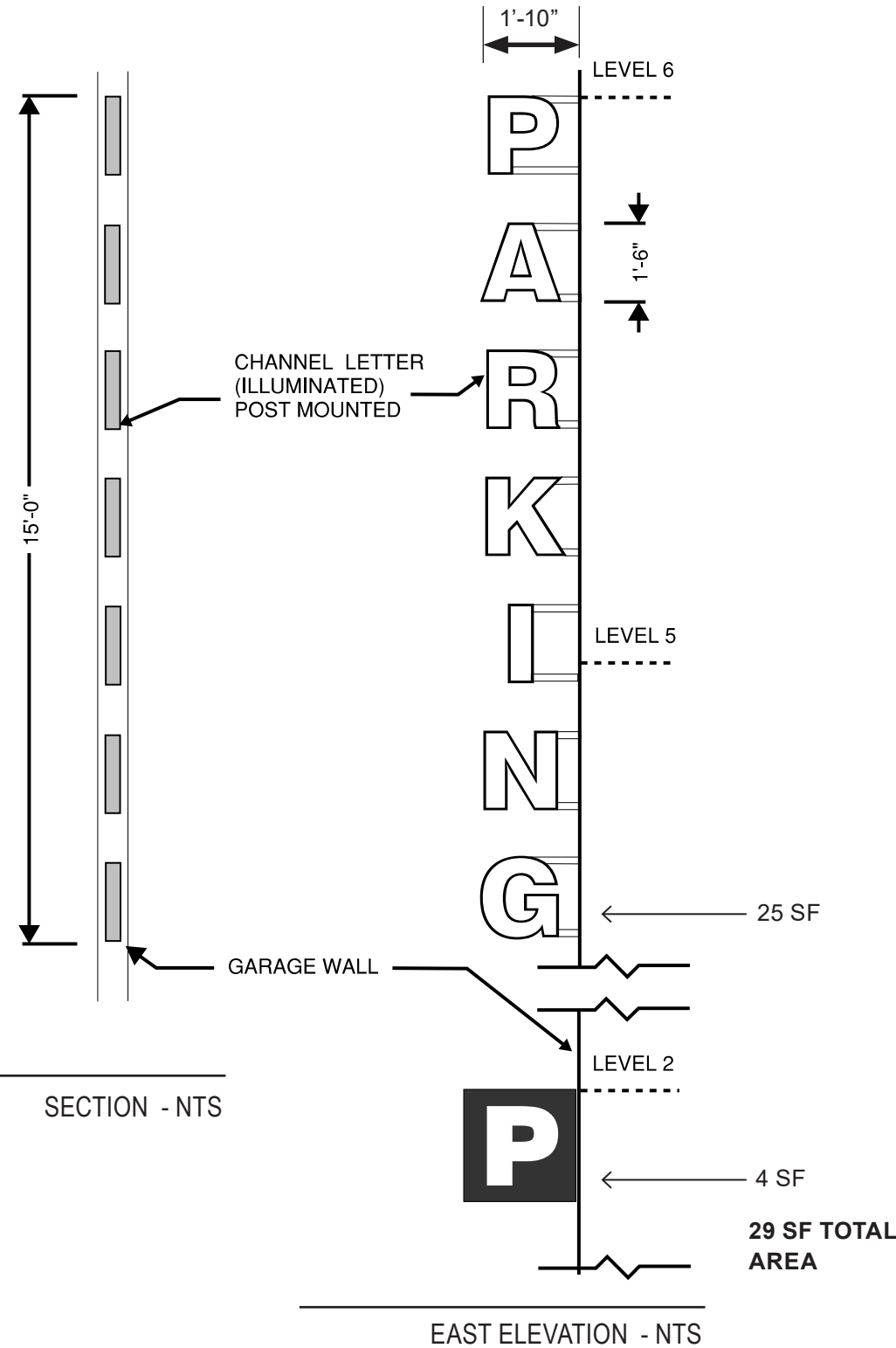
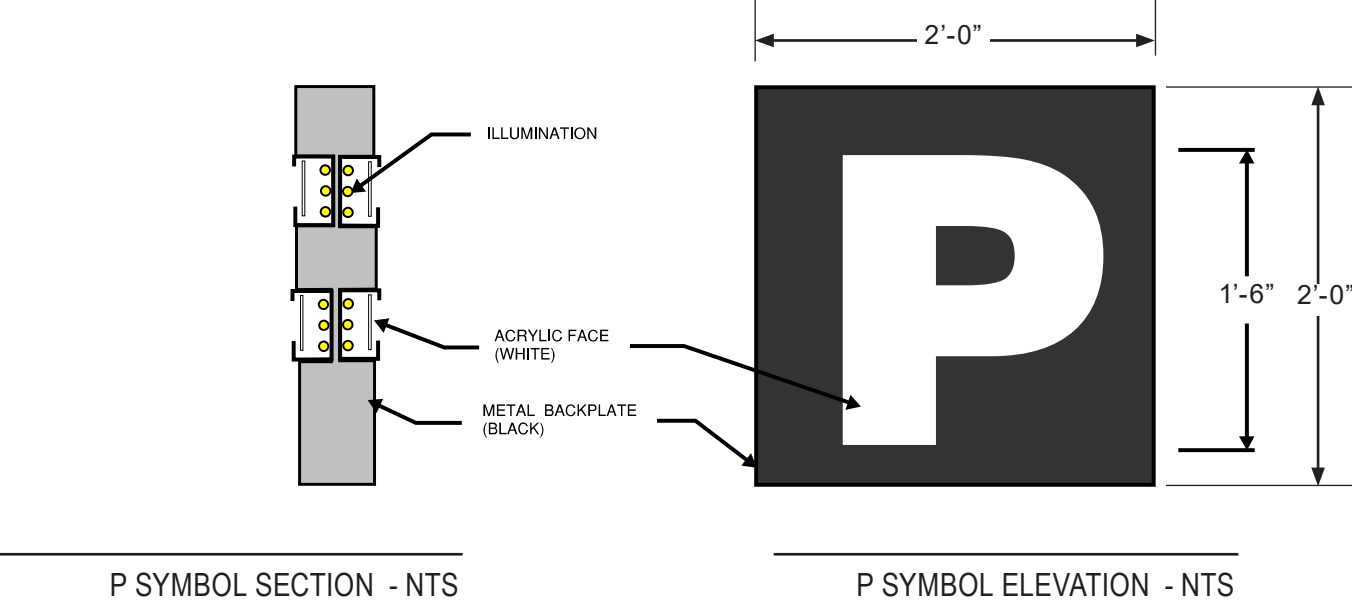
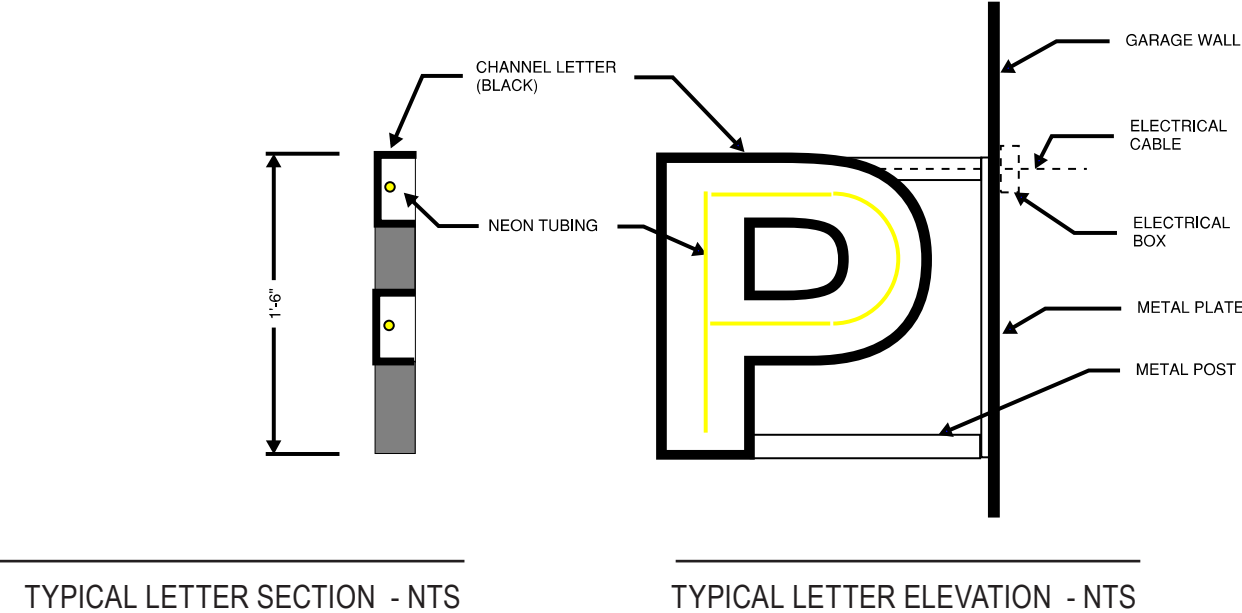
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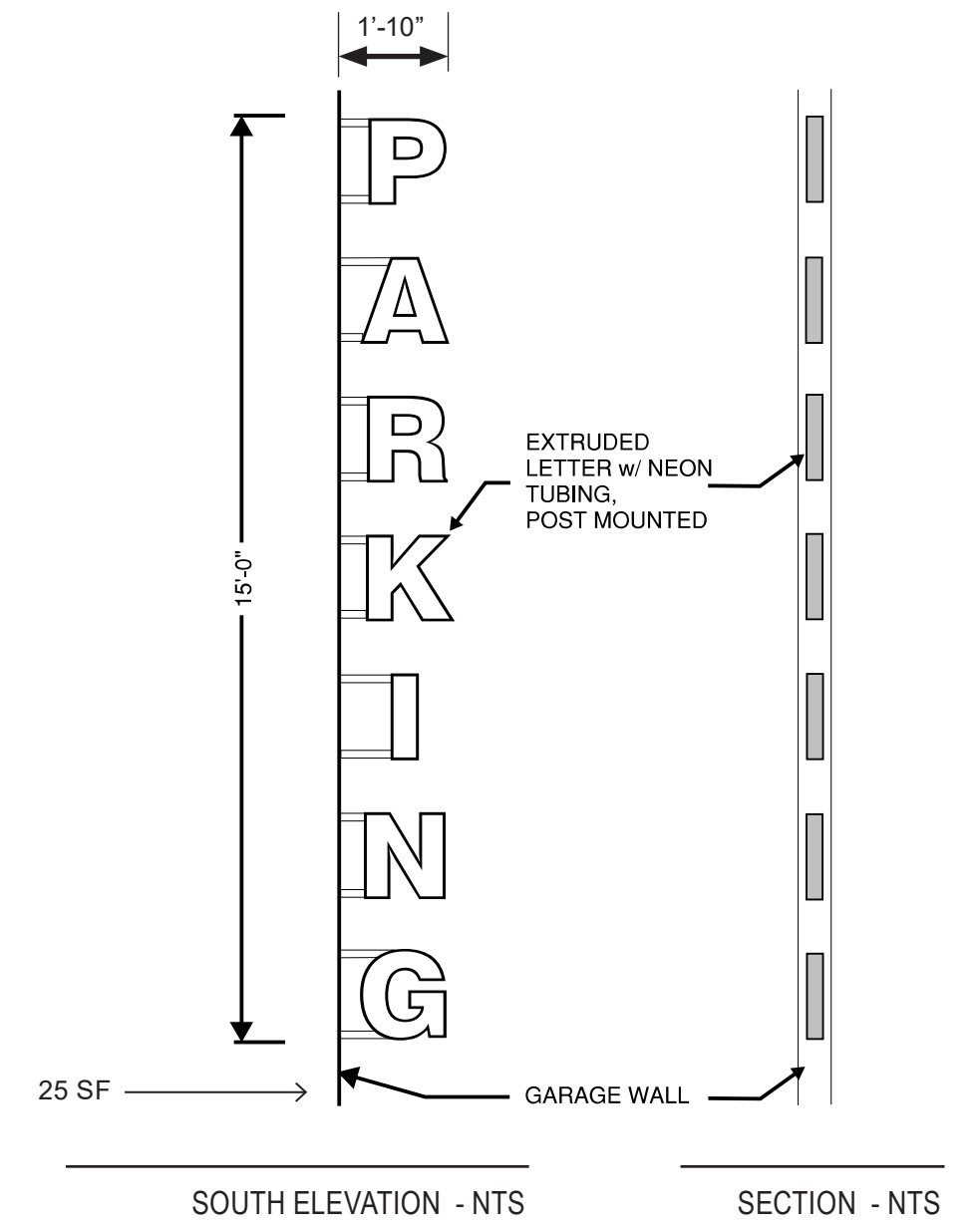
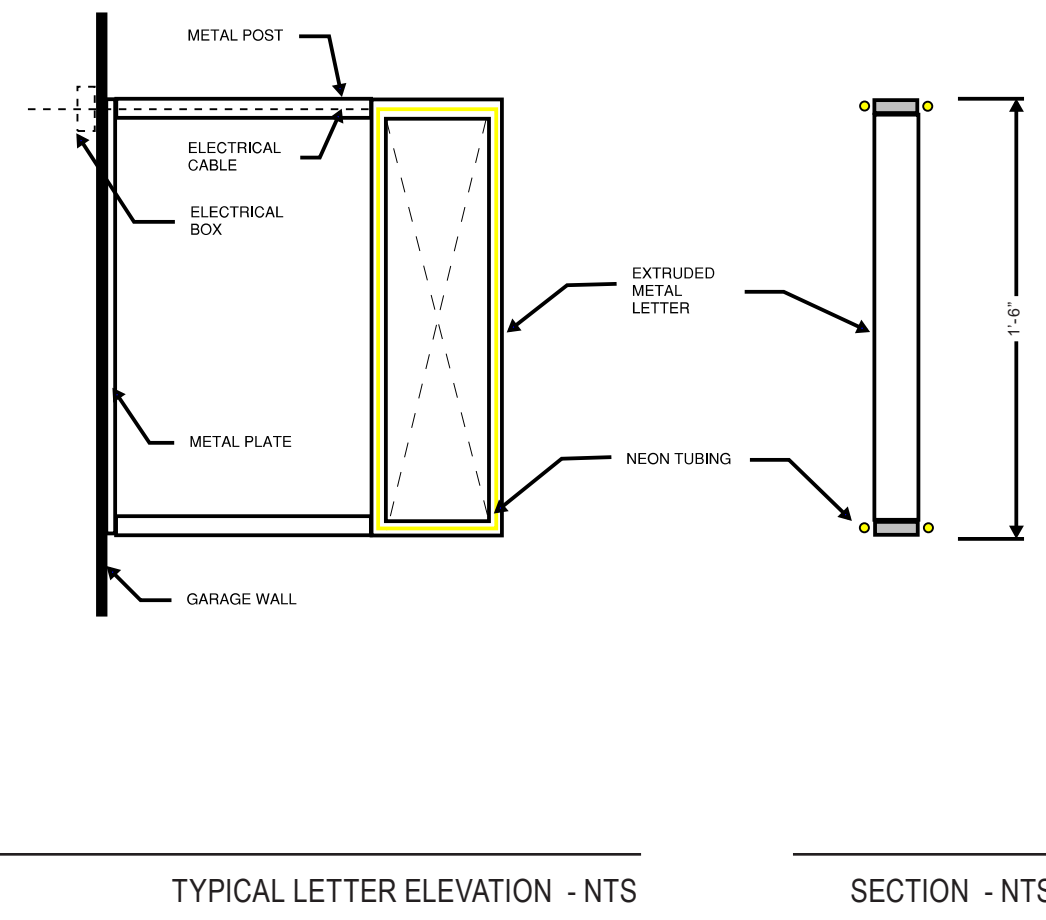


APPENDIX B: PARKING SIGNAGE



NOTE: CHANNEL LETTERS ARE ILLUMINATED TO THE EAST ONLY; THE WEST SIDE IS OPAQUE





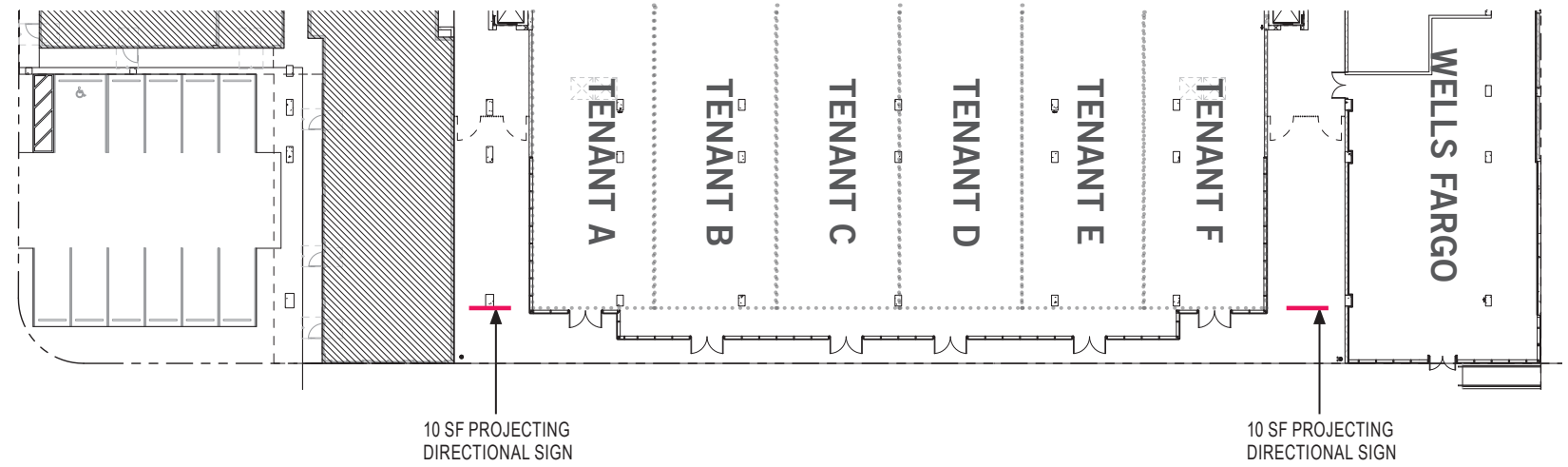


APPENDIX C: DIRECTIONAL SIGNAGE

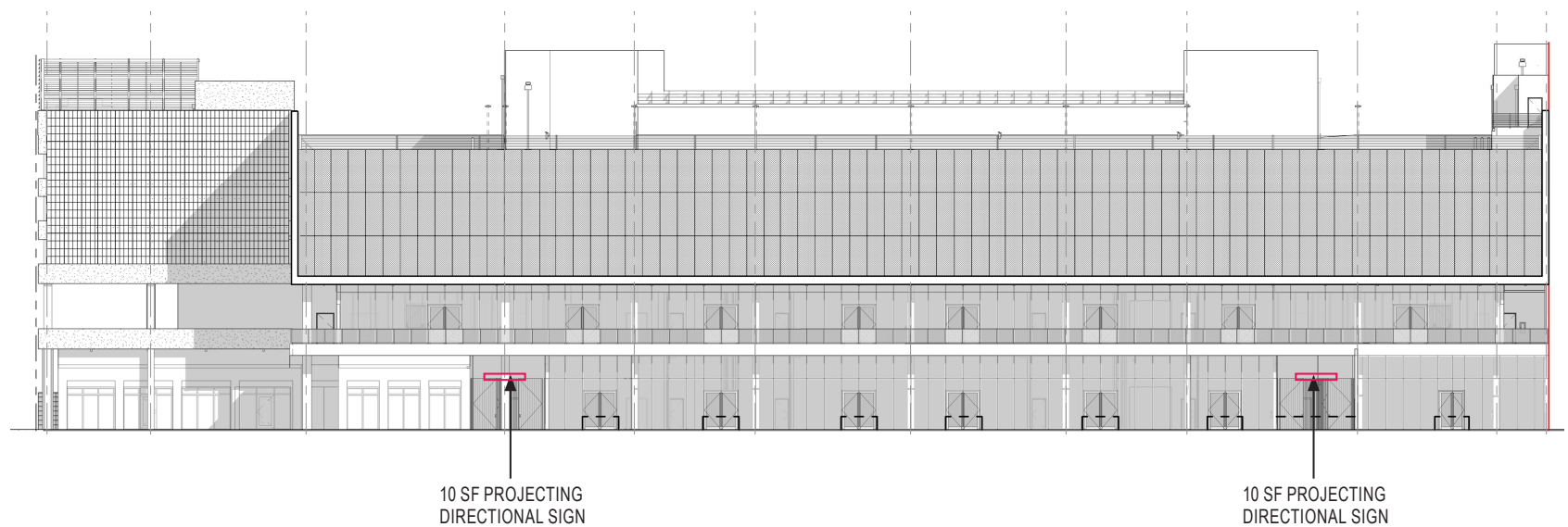


PARTIAL AXONOMETRIC - NTS

10 SF DIRECTIONAL SIGN
(X2)



FIRST FLOOR RETAIL SIGNAGE PLAN



EAST ELEVATION - NTS

