

ROOF PLAN

SCALE: 1/16" = 1'0"

N

PERKINS  
+ WILL

806 Douglas Rd.  
Suite 300  
Coral Gables, FL 33134  
t 305.569.1333  
f 305.569.1334  
www.perkinswill.com

709 ALTON  
ROAD

Crescent  
Heights

2200 BISCAYNE BLVD.  
MIAMI, FL 33137

February 10, 2014 Revisions

NO	ISSUE	DATE
Sheet Information		
Date	October 11, 2013	
Job Number	816000.137	
Drawn	GJS	
Checked	CAC	
Approved	CAC	
Title		

ROOF PLAN

Sheet  
A00-5a

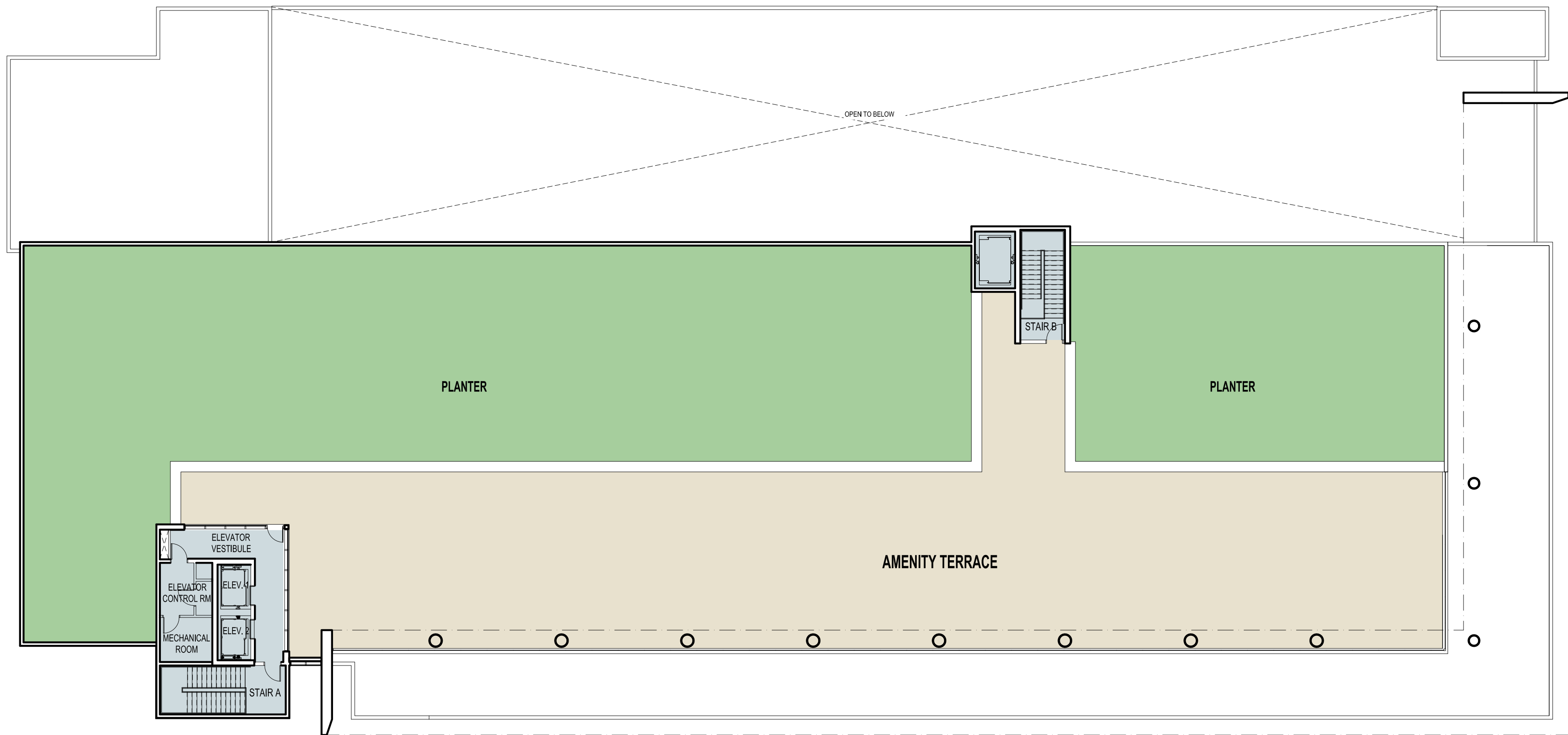




C

B

A



PERKINS  
+ WILL

C

B

A

Revisions

Sheet Information

Date DECEMBER 9, 2014  
Job Number 810408.000  
Drawn  
Checked  
Approved

Title

ALTERNATIVE  
ROOF PLAN

Sheet

ALT-A00-5

Copyright © 2013 Perkins+Will

1

ALTERNATIVE ROOF PLAN

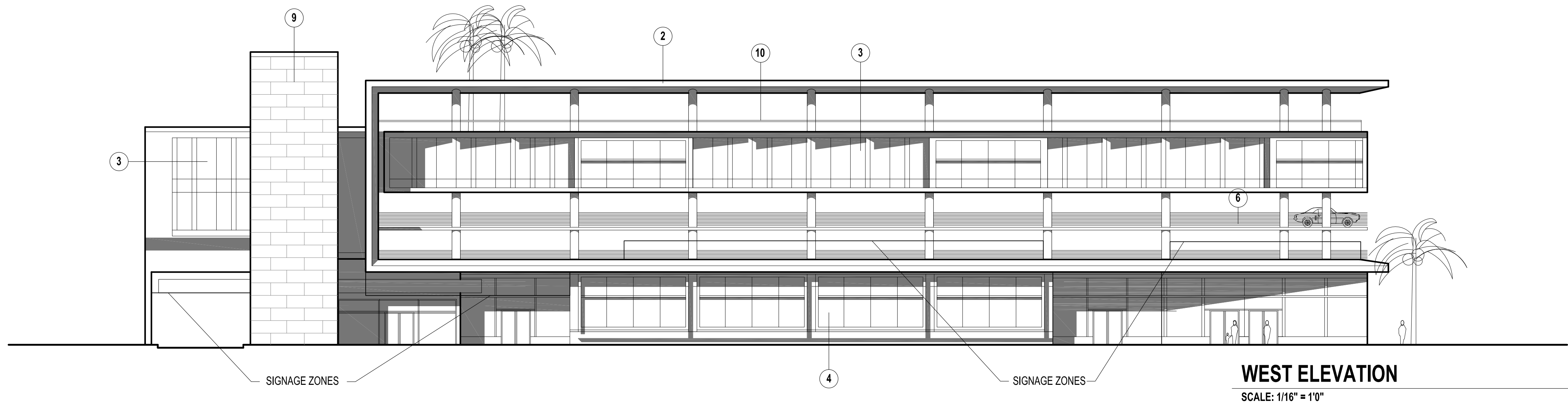
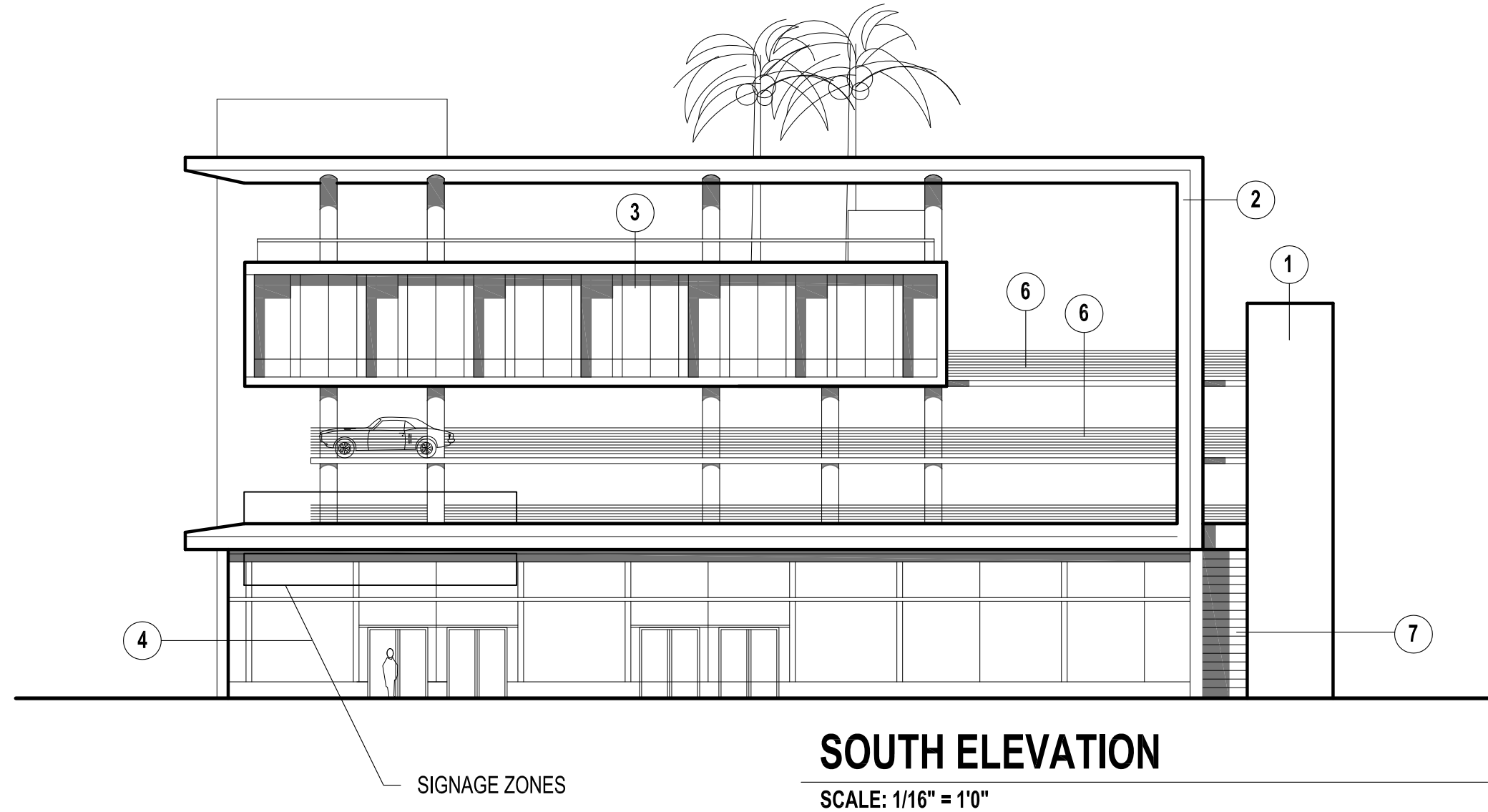
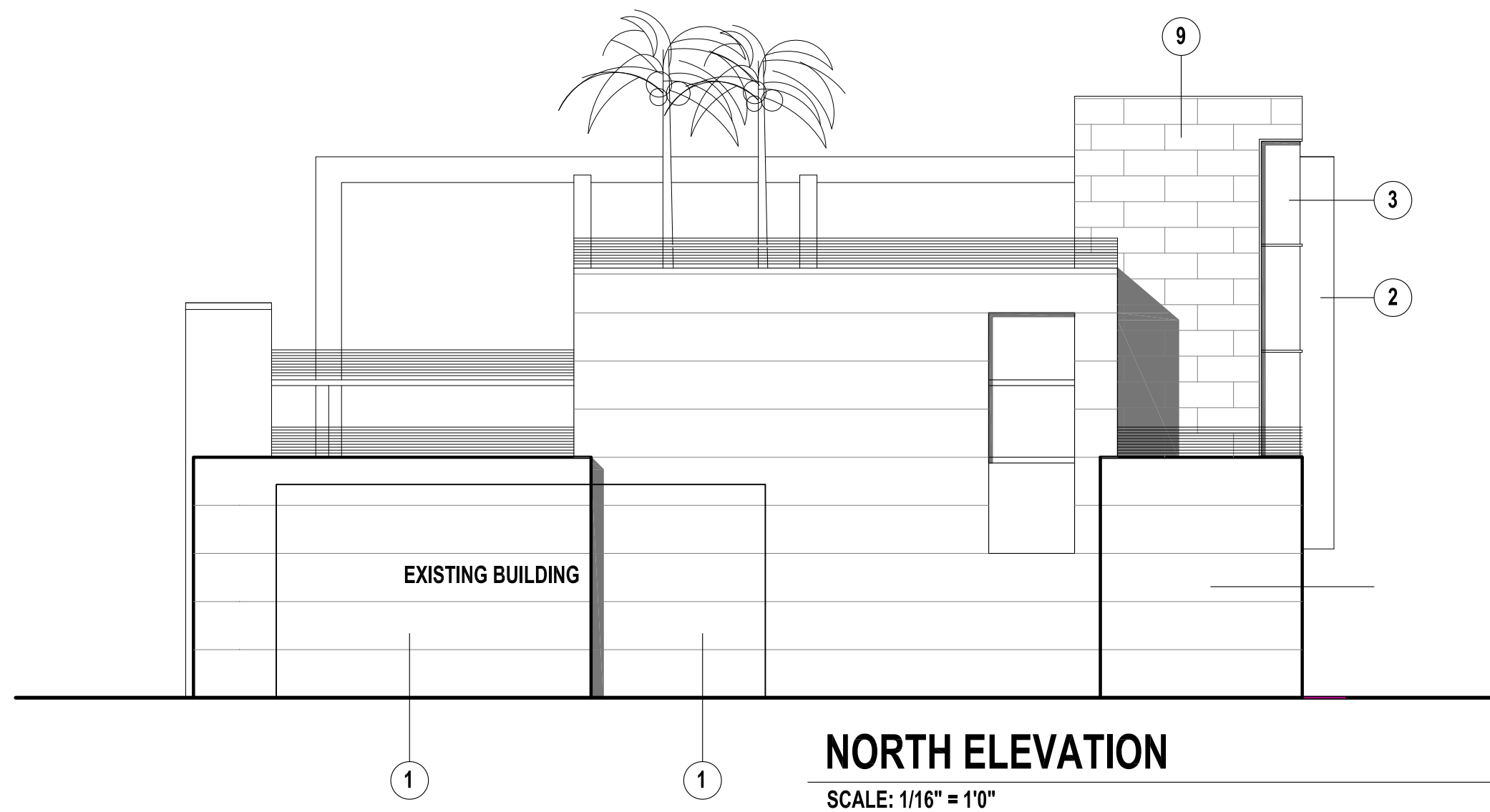
SCALE: 1/16" = 1'0"





LEGEND

- 1. INTEGRAL COLORED SMOOTH FINISH STUCCO SYSTEM
- 2. ANODIZED ALUMINUM COMPOSITE CANOPY
- 3. ANODIZED ALUMINUM AND GLASS WINDOW WALL SYSTEM
- 4. ANODIZED ALUMINUM AND GLASS STOREFRONT SYSTEM
- 5. PAINTED ALUMINUM GREEN SCREEN TRELLIS PANELS WITH INTEGRAL PLANTER BOX
- 6. COATED STEEL BARRIER CABLE SYSTEM
- 7. ANODIZED ALUMINUM SITE-PROOF LOUVER
- 8. CLEAR SEALED EXPOSED CONCRETE FINISH
- 9. NATURAL STONE CLADDING
- 10. ALUMINUM AND GLASS GUARDRAIL



T/ ROOF 50'-0"  
FOURTH FLOOR 36'-0"  
THIRD FLOOR 26'-0"  
SECOND FLOOR 16'-0"  
FIRST FLOOR 0'-0"

T/ ROOF 50'-0"  
FOURTH FLOOR 36'-0"  
THIRD FLOOR 26'-0"  
SECOND FLOOR 16'-0"  
FIRST FLOOR 0'-0"

T/ ROOF 50'-0"  
FOURTH FLOOR 36'-0"  
THIRD FLOOR 26'-0"  
SECOND FLOOR 16'-0"  
FIRST FLOOR 0'-0"

PERKINS  
+ WILL

806 Douglas Rd.  
Suite 300  
Coral Gables, FL 33134  
t 305.569.1333  
f 305.569.1334  
www.perkinswill.com

709 ALTON  
ROAD

Crescent  
Heights

2200 BISCAYNE BLVD.  
MIAMI, FL 33137

Revisions

NO	ISSUE	DATE
Sheet Information		
Date	October 11, 2013	
Job Number	816000.137	
Drawn	GJS	
Checked	CAC	
Approved	CAC	

Title

ELEVATIONS

Sheet

A00-6





PERKINS  
+ WILL

806 Douglas Rd.  
Suite 300  
Coral Gables, FL 33134  
t 305.569.1333  
f 305.569.1334  
www.perkinswill.com

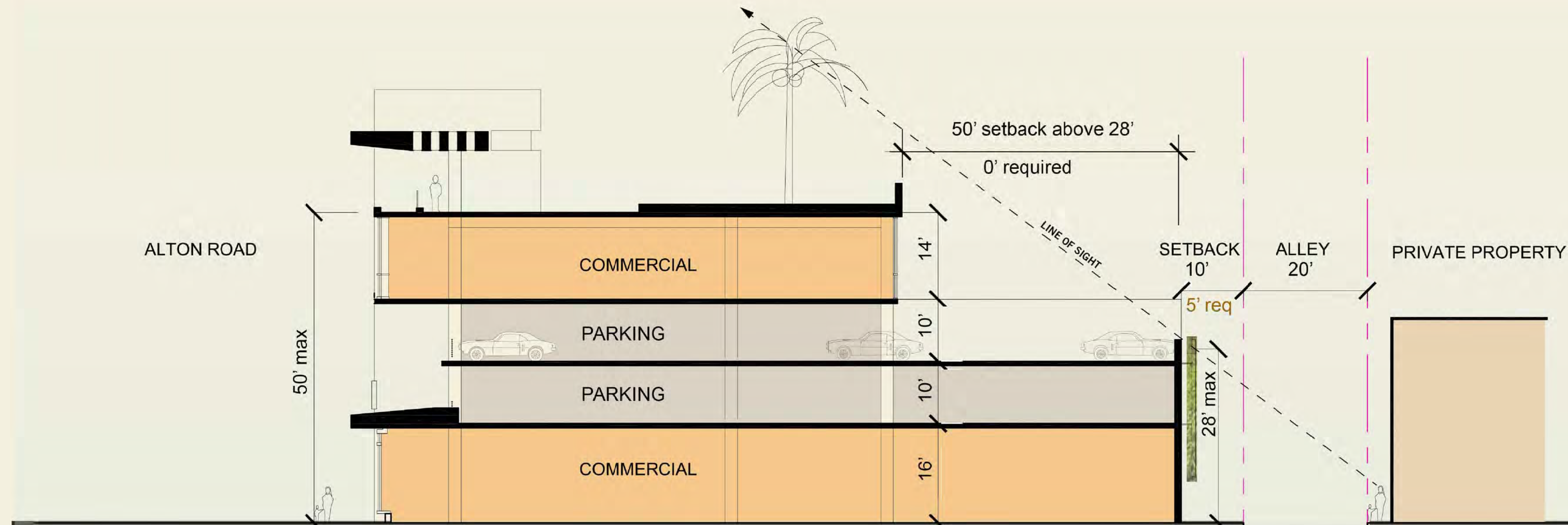
709 ALTON  
ROAD

Crescent  
Heights

2200 BISCAYNE BLVD.  
MIAMI, FL 33137



GREEN WALL SYSTEMS



section thru center-block



LIVING WALL PANELS  
OVER WALL VINE TRELLIS

east building elevation

709 ALTON ROAD

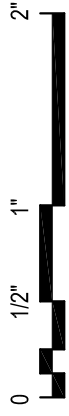
Revisions

NO	ISSUE	DATE
Sheet Information		
Date	October 11, 2013	
Job Number	816000.137	
Drawn	GJS	
Checked	CAC	
Approved	CAC	
Title		

SECTION /  
ELEVATION

Sheet  
A00-7

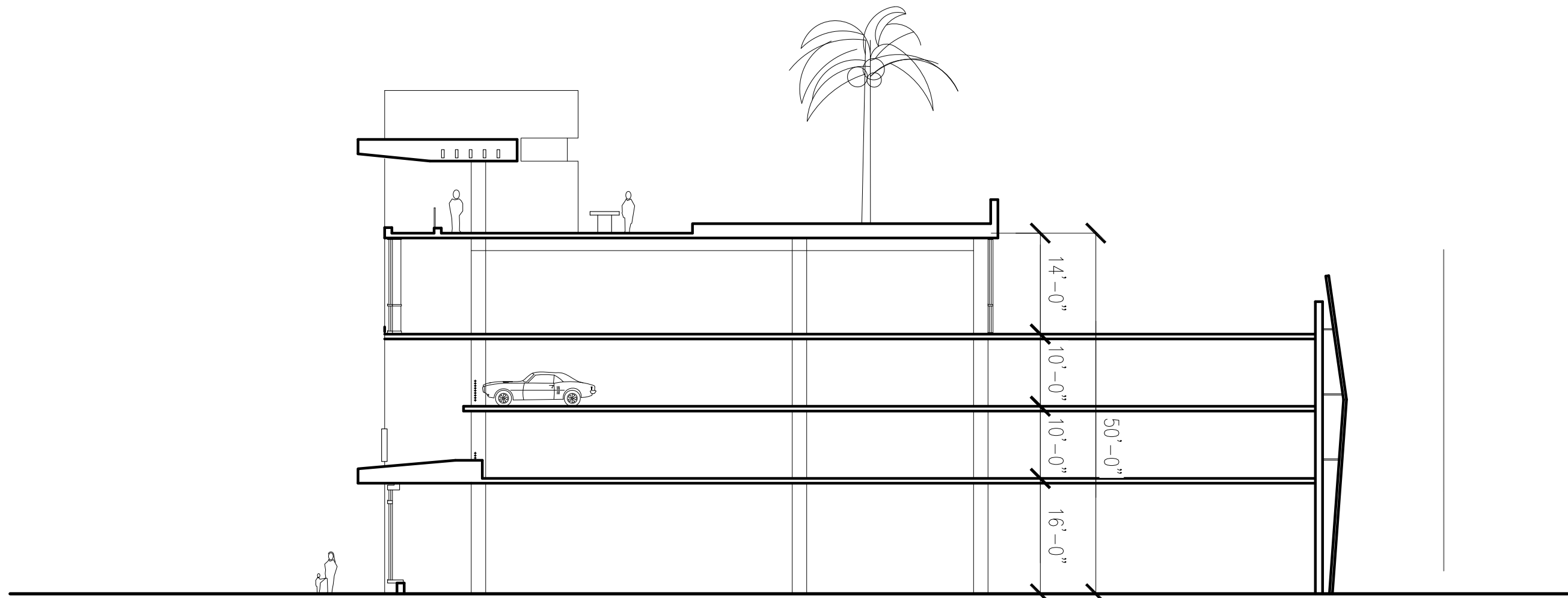




C

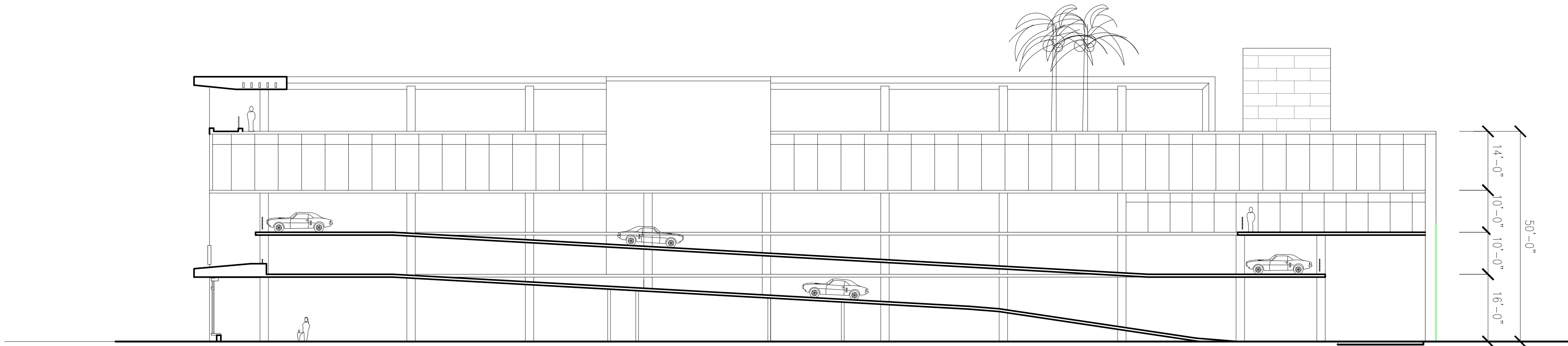
B

A



TRANSVERSE SECTION

SCALE: 1/16" = 1'0"



LONGITUDINAL SECTION

SCALE: 1/16" = 1'0"

PERKINS  
+ WILL

806 Douglas Rd.  
Suite 300  
Coral Gables, FL 33134  
t 305.569.1333  
f 305.569.1334  
www.perkinswill.com

709 ALTON  
ROAD

Crescent  
Heights

2200 BISCAYNE BLVD.  
MIAMI, FL 33137

Revisions

NO	ISSUE	DATE
Sheet Information		
Date	October 11, 2013	
Job Number	816000.137	
Drawn	GJS	
Checked	CAC	
Approved	CAC	
Title		

SECTIONS

Sheet

A00-8

Copyright © 2013 Perkins+Will



2  
1  
0 1/2"



PERKINS  
+ WILL

806 Douglas Rd.  
Suite 300  
Coral Gables, FL 33134  
t 305.569.1333  
f 305.569.1334  
www.perkinswill.com

709 ALTON  
ROAD

Crescent  
Heights

2200 BISCAYNE BLVD.  
MIAMI, FL 33137

Revisions

NO	ISSUE	DATE
Sheet Information		
Date	October 11, 2013	
Job Number	816000.137	
Drawn	GJS	
Checked	CAC	
Approved	CAC	
Title		

ALTON ROAD  
NIGHT VIEW

Sheet

A00-9



2  
1  
0 1/2"

C

B

A



PERKINS  
+ WILL

806 Douglas Rd.  
Suite 300  
Coral Gables, FL 33134  
t 305.569.1333  
f 305.569.1334  
www.perkinswill.com

709 ALTON  
ROAD

Crescent  
Heights

2200 BISCAYNE BLVD.  
MIAMI, FL 33137

C

B

A

February 10, 2014      Revisions

NO	ISSUE	DATE
Sheet Information		
Date	October 11, 2013	
Job Number	816000.137	
Drawn	GJS	
Checked	CAC	
Approved	CAC	
Title		

ALTON ROAD  
NIGHT VIEW

Sheet

A00-9a





PERKINS  
+ WILL

806 Douglas Rd.  
Suite 300  
Coral Gables, FL 33134  
1 305.569.1333  
f 305.569.1334  
www.perkinswill.com

709 ALTON  
ROAD

Crescent  
Heights

2200 BISCAYNE BLVD.  
MIAMI, FL 33137

Revisions

NO	ISSUE	DATE
Sheet Information		
Date	DECEMBER 9, 2014	
Job Number	810408.000	
Drawn		
Checked		
Approved		

Title

ALTERNATIVE  
ALTON ROAD  
NIGHT VIEW

Sheet

ALT-A00-9



2  
1  
0 1/2"



PERKINS  
+ WILL

806 Douglas Rd.  
Suite 300  
Coral Gables, FL 33134  
t 305.569.1333  
f 305.569.1334  
www.perkinswill.com

709 ALTON  
ROAD

Crescent  
Heights

2200 BISCAYNE BLVD.  
MIAMI, FL 33137

Revisions

NO	ISSUE	DATE
Sheet Information		
Date	October 11, 2013	
Job Number	816000.137	
Drawn	GJS	
Checked	CAC	
Approved	CAC	
Title		

ALTON ROAD  
DAY VIEW

Sheet

A00-10



2  
1  
0  
1/2"

C

B

A



PERKINS  
+ WILL

806 Douglas Rd.  
Suite 300  
Coral Gables, FL 33134  
t 305.569.1333  
f 305.569.1334  
www.perkinswill.com

709 ALTON  
ROAD

Crescent  
Heights

2200 BISCAYNE BLVD.  
MIAMI, FL 33137

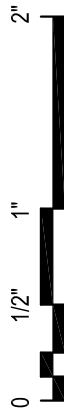
February 10, 2014      Revisions

NO	ISSUE	DATE
Sheet Information		
Date	October 11, 2013	
Job Number	816000.137	
Drawn	GJS	
Checked	CAC	
Approved	CAC	
Title		

ALTON ROAD  
DAY VIEW

Sheet  
A00-10a





PERKINS  
+ WILL

806 Douglas Rd.  
Suite 300  
Coral Gables, FL 33134  
1 305.569.1333  
1 305.569.1334  
www.perkinswill.com

709 ALTON  
ROAD

Crescent  
Heights

2200 BISCAYNE BLVD.  
MIAMI, FL 33137

Revisions

NO	ISSUE	DATE
Sheet Information		
Date	DECEMBER 9, 2014	
Job Number	810408.000	
Drawn		
Checked		
Approved		

Title

ALTERNATIVE  
ALTON ROAD  
DAY VIEW

Sheet

ALT-A00-10

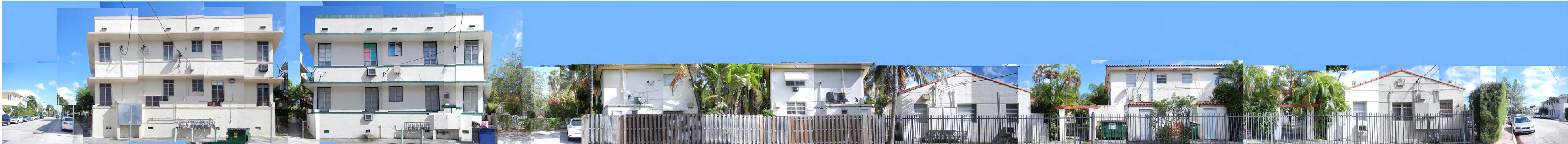




C

B

A



ELEVATION ALONG LENOX CT.

PERKINS  
+ WILL

806 Douglas Rd.  
Suite 300  
Coral Gables, FL 33134  
t 305.569.1333  
f 305.569.1334  
www.perkinswill.com

709 ALTON  
ROAD

Crescent  
Heights

2200 BISCAYNE BLVD.  
MIAMI, FL 33137

Revisions

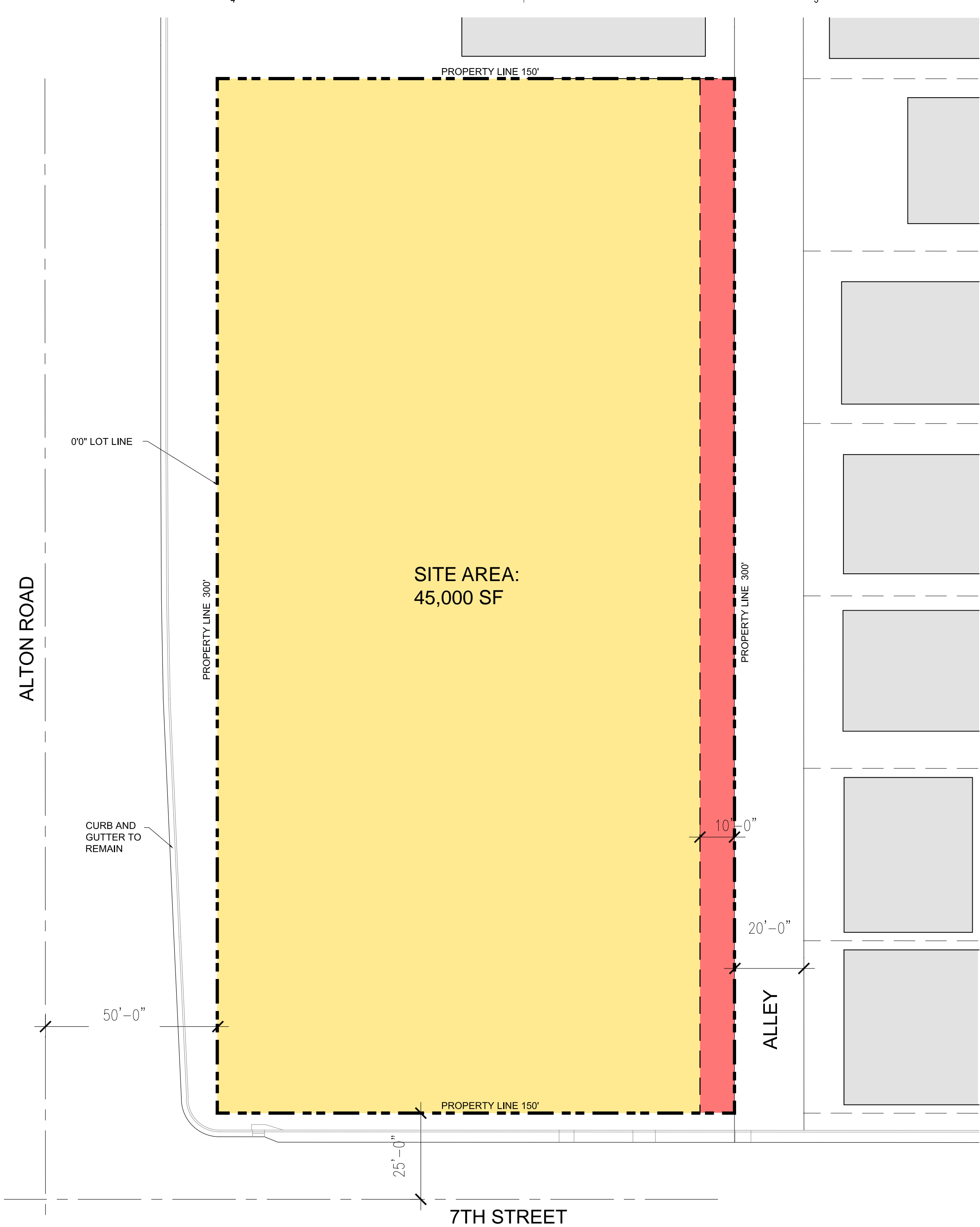
NO	ISSUE	DATE
Sheet Information		
Date	October 11, 2013	
Job Number	816000.137	
Drawn	GJS	
Checked	CAC	
Approved	CAC	
Title		

CONTEXT  
ELEVATION

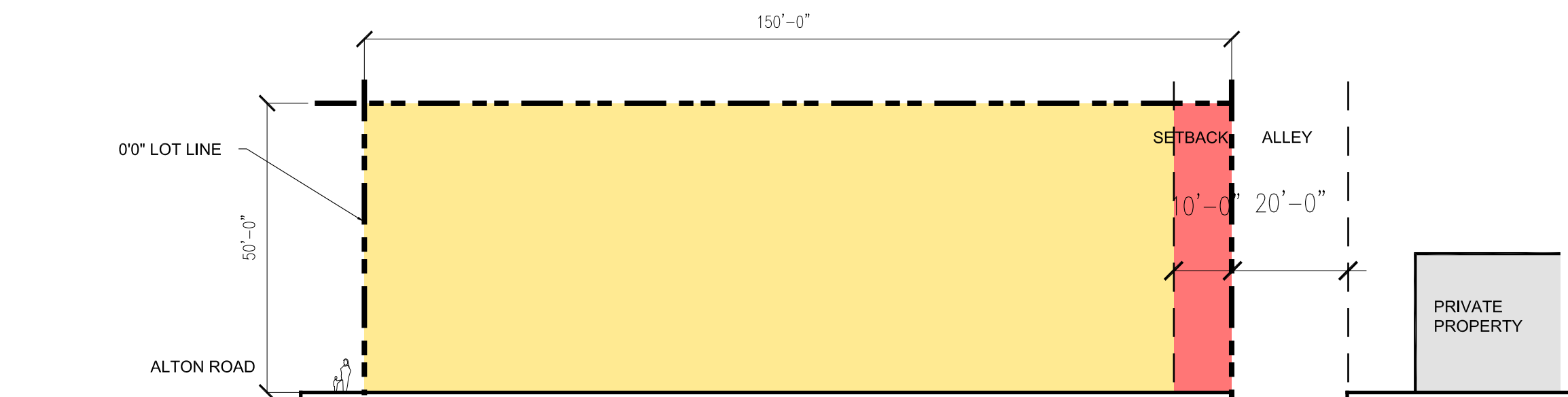
Sheet

A00-11

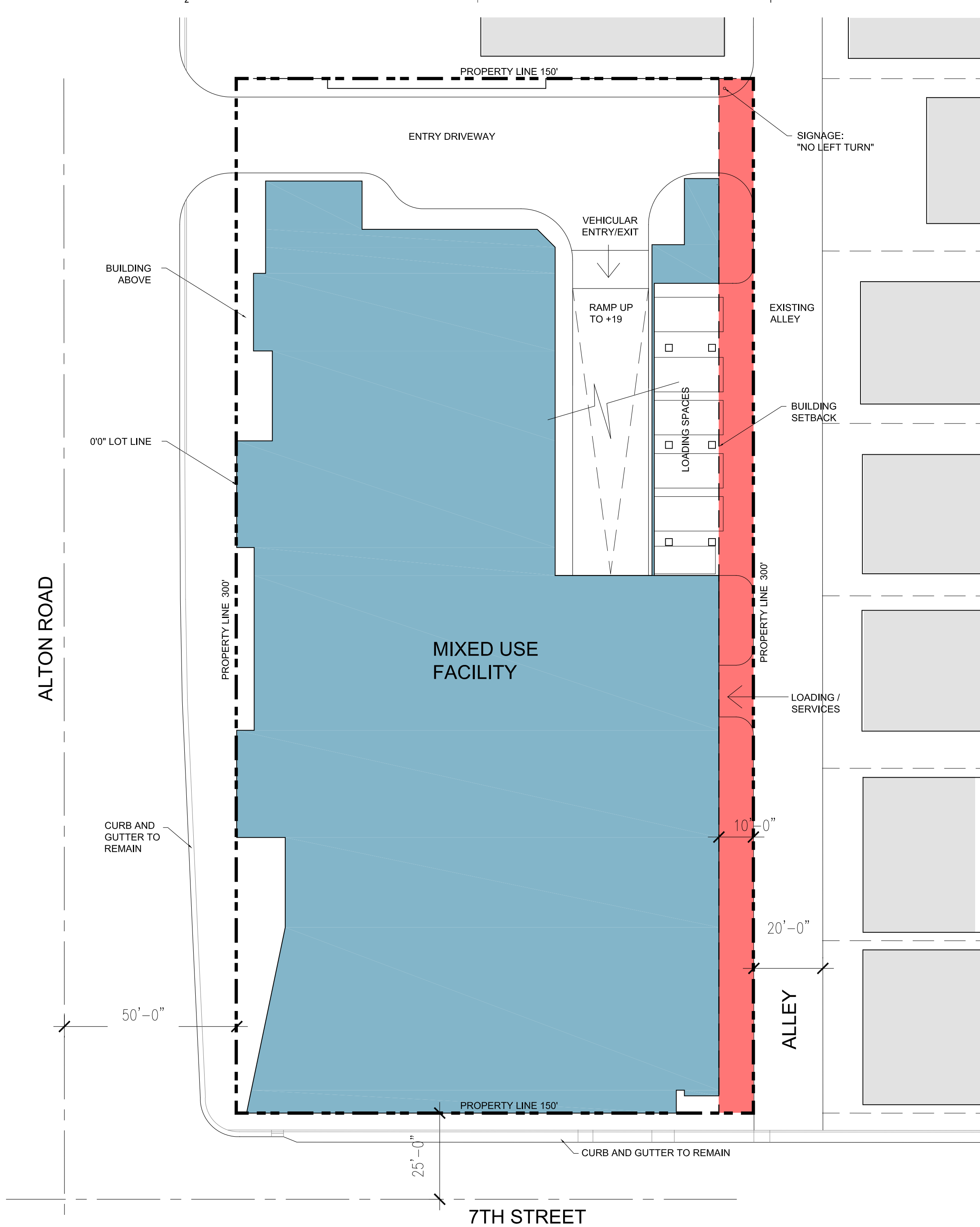




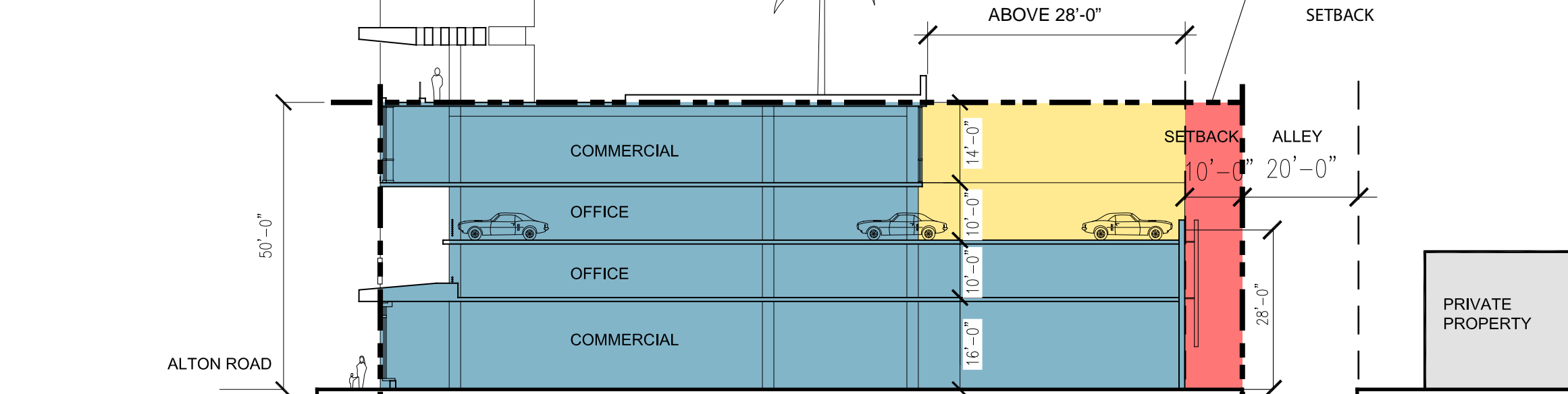
142-306 DEVELOPMENT REGULATIONS  
142-307 SETBACK REGULATIONS



**EXISTING**  
CD-2 COMMERCIAL MEDIUM DENSITY



142-306 DEVELOPMENT REGULATIONS  
142-307 SETBACK REGULATIONS



**PROPOSED**  
CD-2 COMMERCIAL MEDIUM DENSITY

**PERKINS  
+ WILL**

806 Douglas Rd.  
Suite 300  
Coral Gables, FL 33134  
1 305.569.1333  
1 305.569.1334  
www.perkinswill.com

**709 ALTON  
ROAD**

**Crescent  
Heights**

**2200 BISCAYNE BLVD.  
MIAMI, FL 33137**

<b>REQUIRED:</b>	
<b>142-306 DEVELOPMENT REGULATIONS</b>	
MAXIMUM FAR:	1.5
MINIMUM LOT AREA:	1.5 X 45,000SF = 67,000SF
MINIMUM LOT WIDTH:	7,000SF
MINIMUM LOT DEPTH:	50 FEET
MAXIMUM BUILDING HEIGHT:	50 FEET
<b>142-307 SETBACK REGULATIONS</b>	
PEDESTAL AND TOWER	
FRONT:	0 FEET
SIDE-INTERIOR:	10 FEET IF ABUTTING RES DISTRICT
SIDE-FACING STREET:	NONE
REAR:	10 FEET IF ABUTTING RES DISTRICT
<b>PROPOSED:</b>	
<b>142-306 DEVELOPMENT REGULATIONS</b>	
MAXIMUM FAR:	63,500 SF FAR / 122,000 GSF TOTAL AREA
MINIMUM LOT AREA:	45,000SF
MINIMUM LOT WIDTH:	300 FEET
MINIMUM LOT DEPTH:	300 FEET
MAXIMUM BUILDING HEIGHT:	50 FEET
<b>142-307 SETBACK REGULATIONS</b>	
PEDESTAL AND TOWER	
FRONT:	0 FEET
SIDE-INTERIOR:	10 FEET IF ABUTTING RES DISTRICT
SIDE-FACING STREET:	NONE PROVIDED, CD-2 AT NORTH
REAR:	10 FEET IF ABUTTING RES DISTRICT
<b>PARKING:</b>	
180 SPACES / 4HC SPACES	
58,500 GSF PARKING	

Revisions

NO	ISSUE	DATE
<b>Sheet Information</b>		
Date	October 11, 2013	
Job Number	816000.137	
Drawn	GJS	
Checked	CAC	
Approved	CAC	

Title

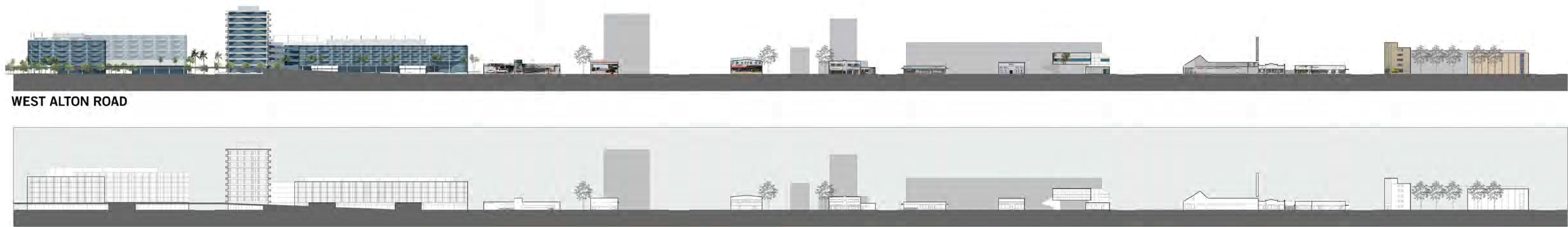
**AS-OF-RIGHT**

Sheet

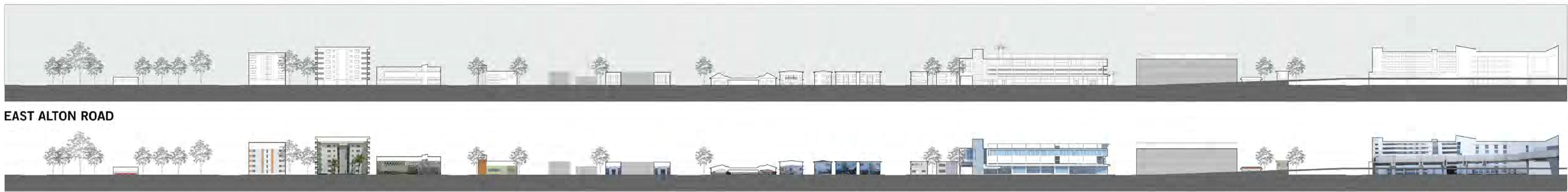
**A00-12**

Copyright © 2013 Perkins+Will





WEST ALTON ROAD



EAST ALTON ROAD

PERKINS  
+ WILL

806 Douglas Rd.  
Suite 300  
Coral Gables, FL 33134  
t 305.569.1333  
f 305.569.1334  
www.perkinswill.com

709 ALTON  
ROAD

Crescent  
Heights

2200 BISCAYNE BLVD.  
MIAMI, FL 33137

Revisions

NO	ISSUE	DATE
Sheet Information		
Date	October 11, 2013	
Job Number	816000.137	
Drawn	GJS	
Checked	CAC	
Approved	CAC	
Title		

SITE  
ELEVATIONS

Sheet  
A00-13

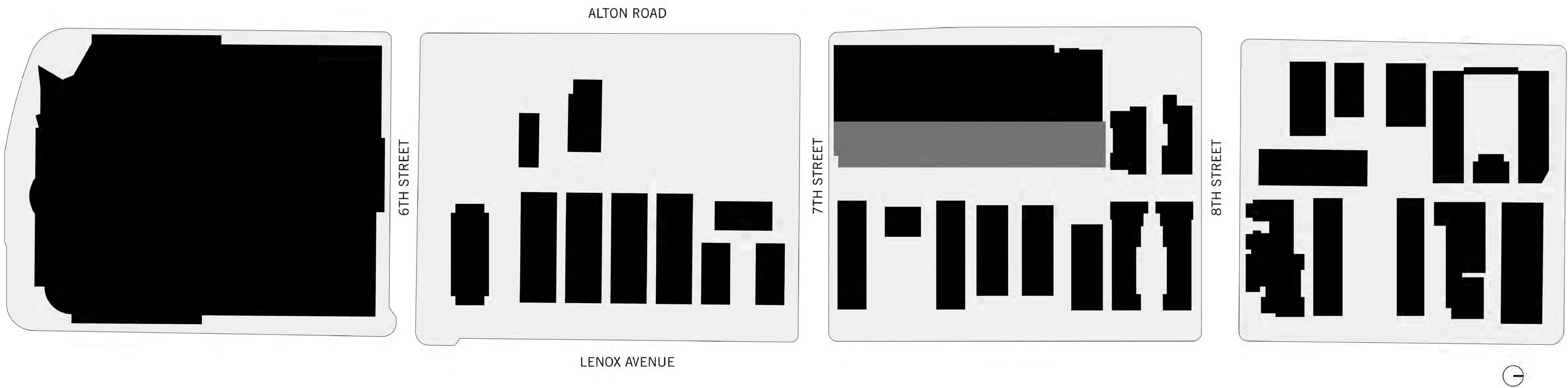




C

B

A



WEST LENOX AVENUE



PERKINS  
+ WILL

806 Douglas Rd.  
Suite 300  
Coral Gables, FL 33134  
t 305.569.1333  
f 305.569.1334  
www.perkinswill.com

709 ALTON  
ROAD

Crescent  
Heights

2200 BISCAYNE BLVD.  
MIAMI, FL 33137

Revisions

NO	ISSUE	DATE
Sheet Information		
Date	October 11, 2013	
Job Number	816000.137	
Drawn	GJS	
Checked	CAC	
Approved	CAC	
Title		

WEST LENOX  
AVENUE  
ELEVATION

Sheet

A00-14





PERKINS  
+ WILL

806 Douglas Rd.  
Suite 300  
Coral Gables, FL 33134  
t 305.569.1333  
f 305.569.1334  
www.perkinswill.com

709 ALTON  
ROAD

Crescent  
Heights

2200 BISCAYNE BLVD.  
MIAMI, FL 33137

Revisions

NO	ISSUE	DATE
Sheet Information		
Date	October 11, 2013	
Job Number	816000.137	
Drawn	GJS	
Checked	CAC	
Approved	CAC	
Title		

AERIAL VIEW

Sheet

A00-15





ALTON ROAD LOOKING SOUTH



SW CORNER LOOKING NORTH



7TH STREET LOOKING EAST



ALTON ROAD LOOKING NORTH



ALTON ROAD FACADE



FIRST FLOOR INTERIOR LOBBY

PERKINS  
+ WILL

Revisions

Sheet Information

Date	APRIL 20, 2022
Job Number	810408.000
Drawn	KS
Checked	KS
Approved	KS

Title

SITE PHOTOS

Sheet

A00-16





KEY	QTY.	NATIVE	BOTANICAL/COMMON NAME	SIZE
			<b>PALMS</b>	
ACW	19	N	Acoelorrhaphe wrightii / Paurotis Palm	16' -18' OA Ht., multi-trunk, B&B
QUV	10	N	Quercus virginiana Live Oak	20' -22' OA Ht. 6' GW, FLA Fancy Straight Central Leader, 9" - 10" CA
			<b>SHRUBS</b>	
NEE	170	N	Nephrolepis exaltata / Boston Fern	12"-18" OA, 1 gal., 2' OC
THG	4		Thunbergia grandiflora / Sky Vine	15 gal. 8' Ht. Trellised

