

PERMIT
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Revisions

16	CS AND IT FIELD COORDINATION	3/3/17
15	CITY OF MIAMI BEACH PERMIT COMMENTS	10/21/16
14	CITY OF MIAMI BEACH PERMIT COMMENTS	08/26/16
13	CITY OF MIAMI BEACH PERMIT COMMENTS	5/3/16
12	UNDERGROUND UTILITIES AND COLUMN RELOCATION	
11	ZONING & GENERAL REVISIONS	11/12/15
10	REV. CHANGES	8/14/15
9	SA & GC REVISIONS	11/26/14
8	ISSUE DATE	

Sheet Information

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Approved	Approver
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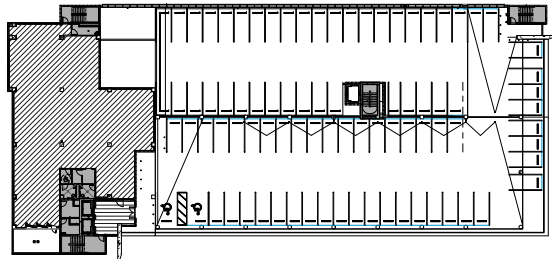
LEVEL 03 FLOOR PLAN

PLAN

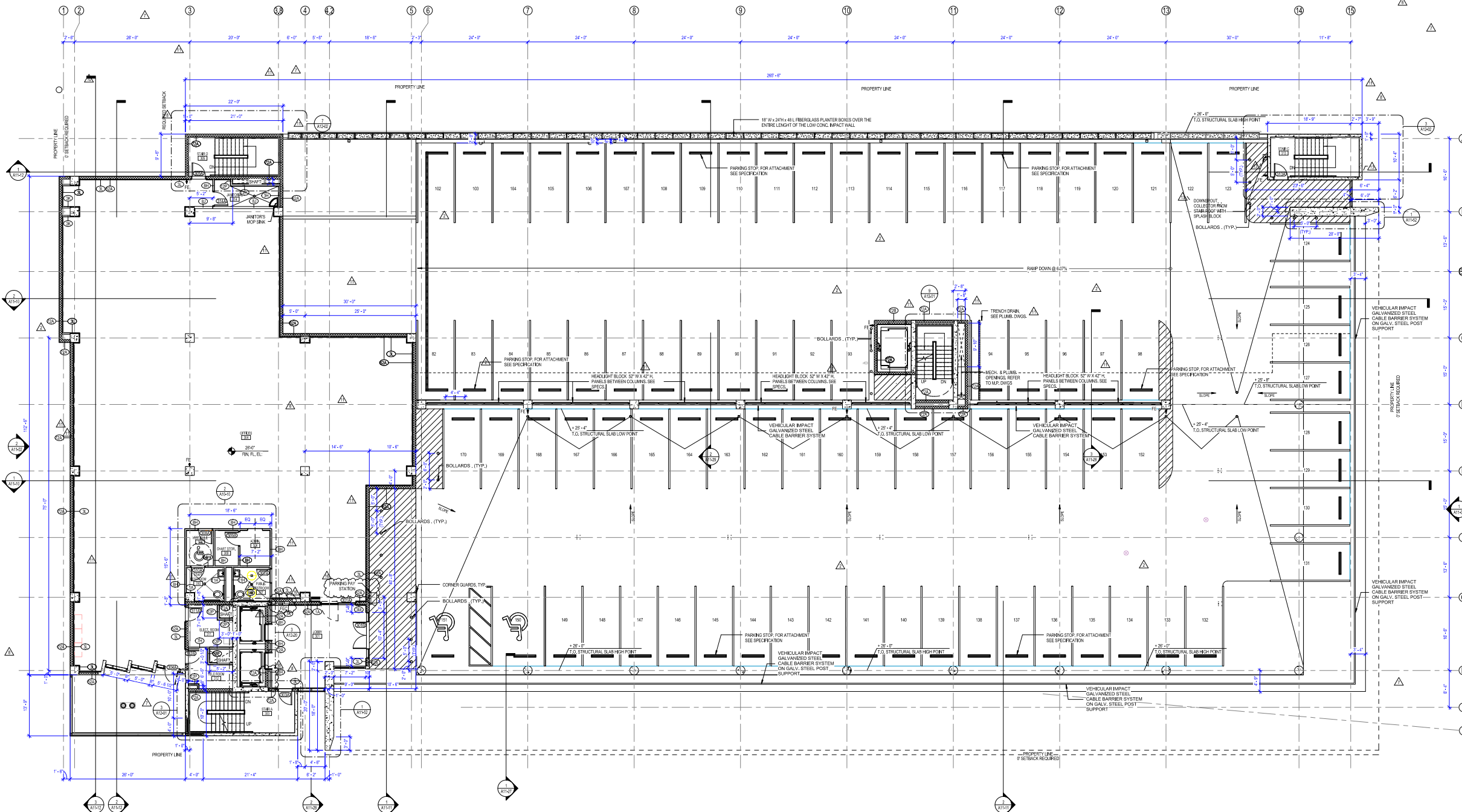
Sheet

A04-03

OFFICES: 6,004 SF.
LOBBY: 377 SF.
BUILDING SUPPORT: 1,626 SF.



LEVEL 03 FLOOR PLAN SEPARATION OF USES DIAGRAM
1/32" = 1'-0"



LEVEL 03 FLOOR PLAN
1/8" = 1'-0"



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Revisions

16	CS AND T1 FIELD COORDINATION	3/3/17
15	CITY OF MIAMI BEACH PERMIT COMMENTS	10/25/16
14	CITY OF MIAMI BEACH PERMIT COMMENTS	08/29/16
13	UNDERGROUND UTILITIES AND COLUMN RELOCATION	5/30/16
12	STAGING & GENERAL REVISIONS	11/12/15
11	REV CHANGES	8/14/15
10	DESIGN COMMENTS	7/20/15
9	DESIGN COMMENTS	11/26/14
8	ISSUE DATE	

Sheet Information

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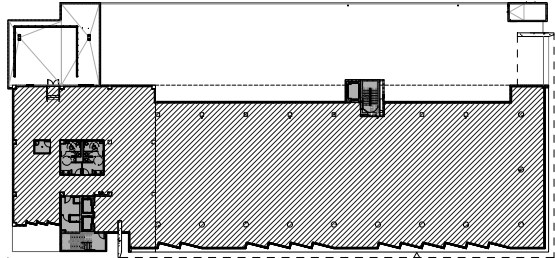
LEVEL 04 FLOOR
PLAN

Sheet

A04-04

OFFICES: 21,770 SF.

BUILDING SUPPORT: 1,462 SF.



2 LEVEL 04 - FLOOR PLAN SEPARATION OF USES DIAGRAM
1/32" = 1'-0"

1 LEVEL 04 - FLOOR PLAN
1/8" = 1'-0"



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Revisions

13	CITY OF MIAMI BEACH PERMIT COMMENTS	10/21/20
8	ZONING & GENERAL REVISIONS	11/12/20
7	VE CHANGES	8/14/20
2	SA & GC REVISIONS	11/26/20
NO	ISSUE	DATE

Sheet Information

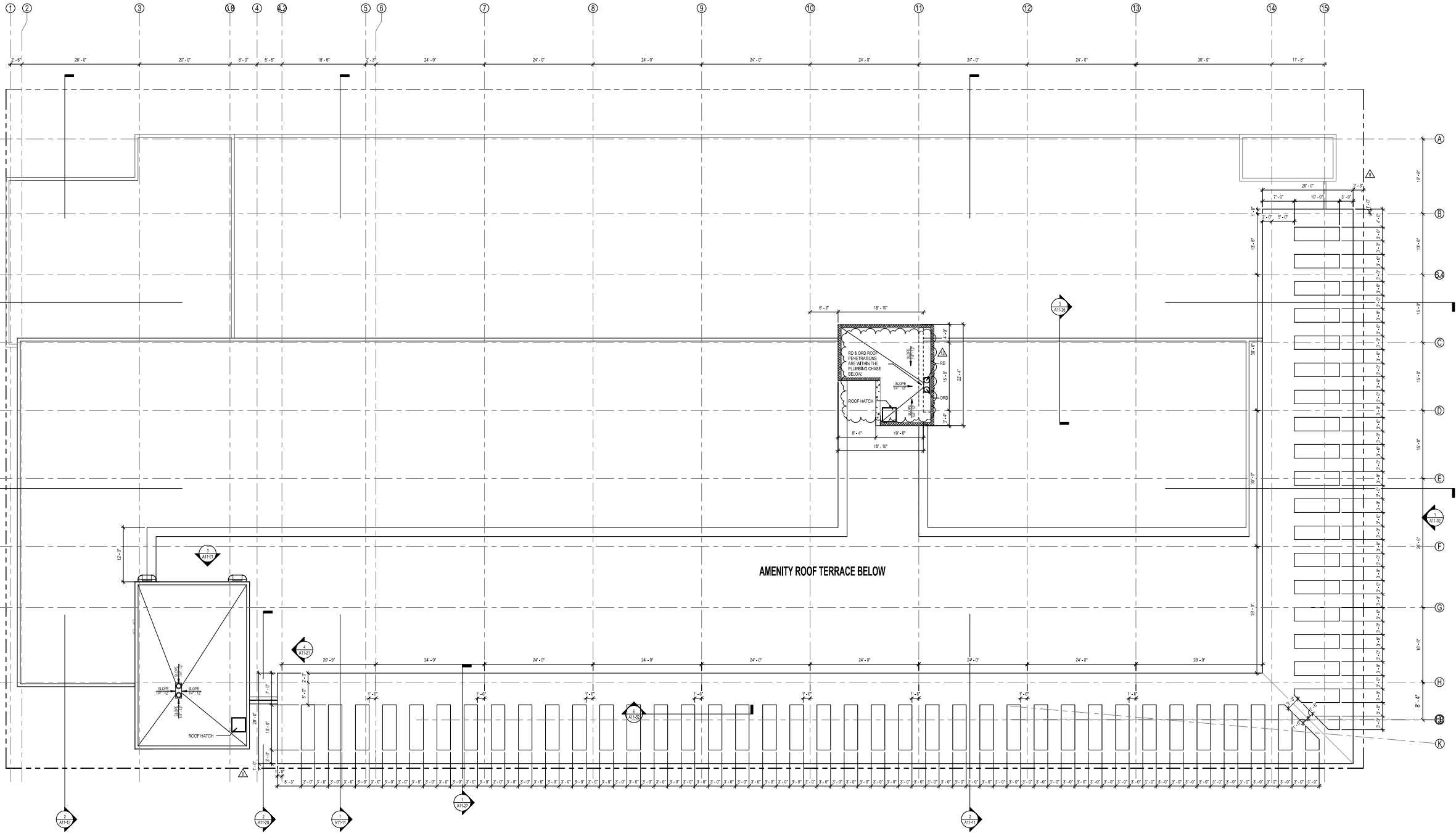
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CANOPY PLAN

Sheet

A04-06

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Revisions

16	CS AND TI FIELD COORDINATION	3/3
11	CITY OF MIAMI BEACH PERMIT COMMENTS	08/20
10	UNDERGROUND UTILITIES AND COLUMN RELOCATION	5/30
8	ZONING & GENERAL REVISIONS	11/12
7	VE CHANGES	8/14
2	QA & QC REVISIONS	11/26
NO	ISSUE	DATE

Sheet Information

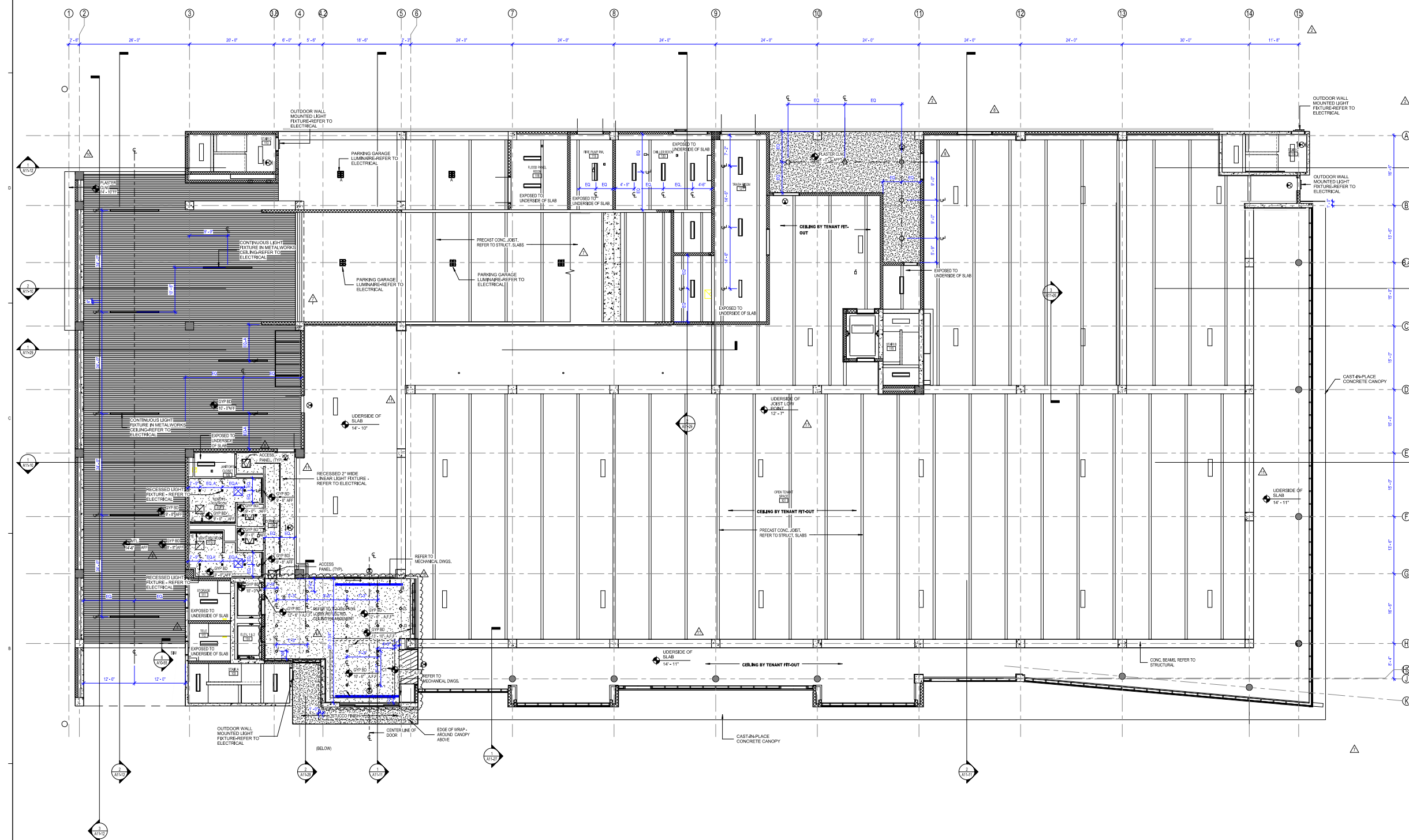
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LEVEL 01
REFLECTED
CEILING PLAN

Sheet

A05-01

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1 LEVEL 01 REFLECTED CEILING PLAN
1/8" = 1'-0"



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Revisions

11	CITY OF MIAMI BEACH PERMIT COMMENTS	08/28/20
8	ZONING & GENERAL REVISIONS	11/12/20
7	VE CHANGES	07/42/20
2	SA & GC REVISIONS	11/08/20
NO	ISSUE	DATE

Sheet Information

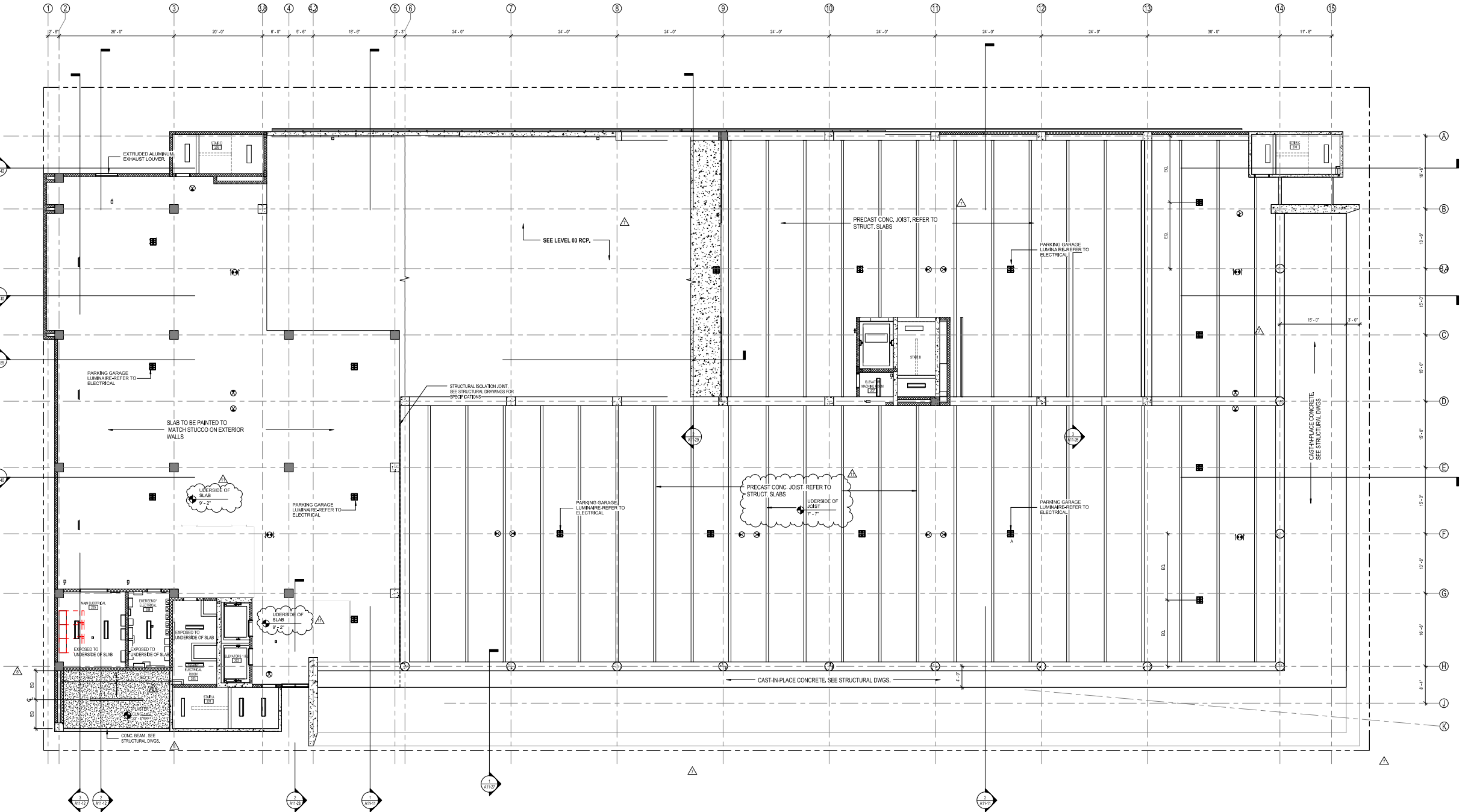
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LEVEL 02
REFLECTED
CEILING PLAN

Sheet

A05-02

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1 LEVEL 02 REFLECTED CEILING PLAN
1/8" = 1'-0"



PERMIT
SET



Revisions

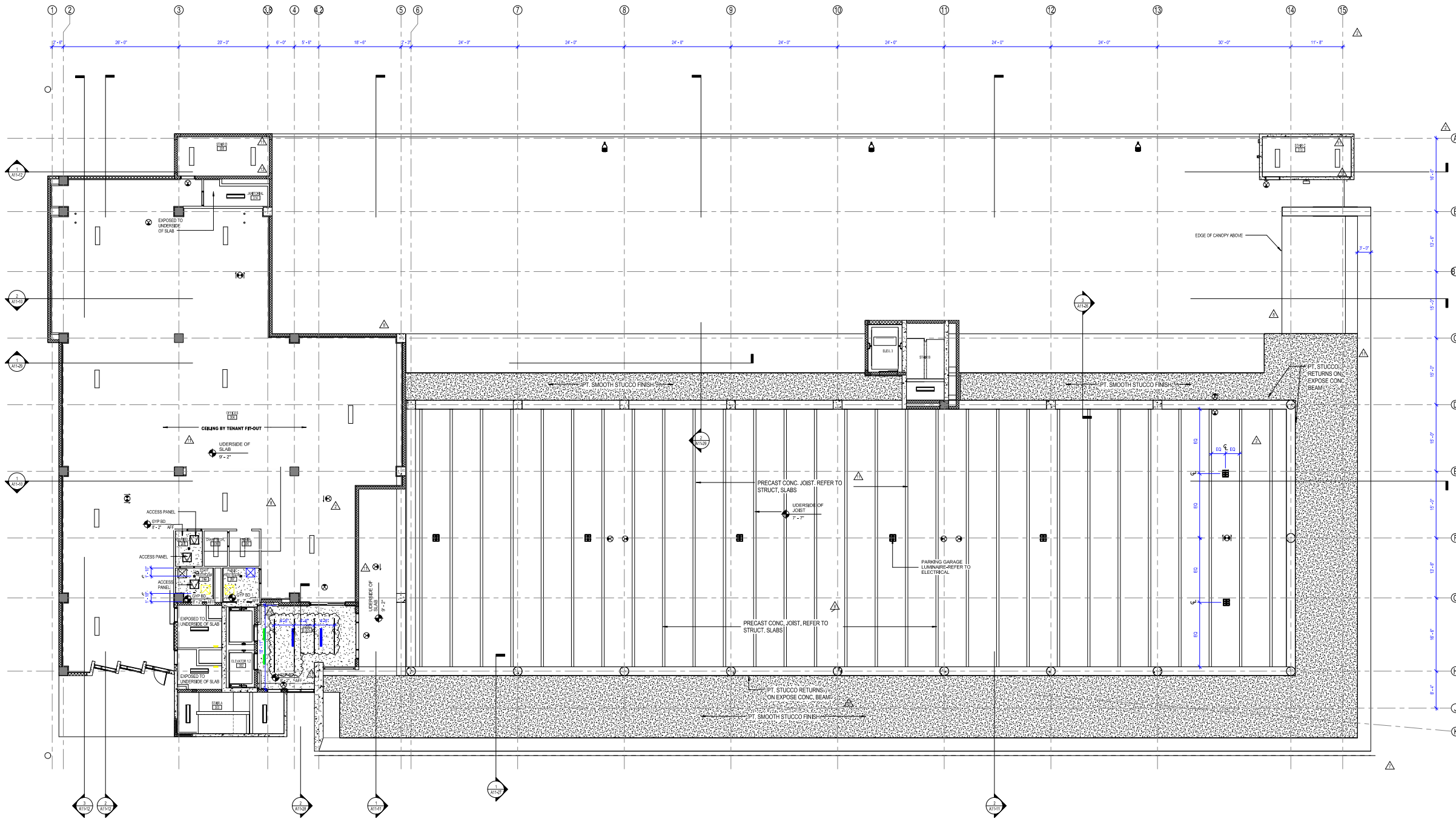
16	CS AND T1 FIELD COORDINATION	3/3/17
13	CITY OF MIAMI BEACH PERMIT COMMENTS	10/21/16
11	CITY OF MIAMI BEACH PERMIT COMMENTS	08/25/16
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7	VIR. CHANGES	8/14/15
2	GA & GC REVISIONS	11/26/14
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LEVEL 03
REFLECTED
CEILING PLAN

Sheet
A05-03



1 LEVEL 03 REFLECTED CEILING PLAN
1/8" = 1'-0"



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Revisions

11	CITY OF MIAMI BEACH PERMIT COMMENTS	09/09/20
8	CONTRACT GENERAL REVISIONS	11/12/20
7	RE CHANGES	8/14/2017
5	DESIGN COMMENTS	7/26/2015
2	CONTRACT REVISIONS	11/09/20
NO.	ISSUE	DATE

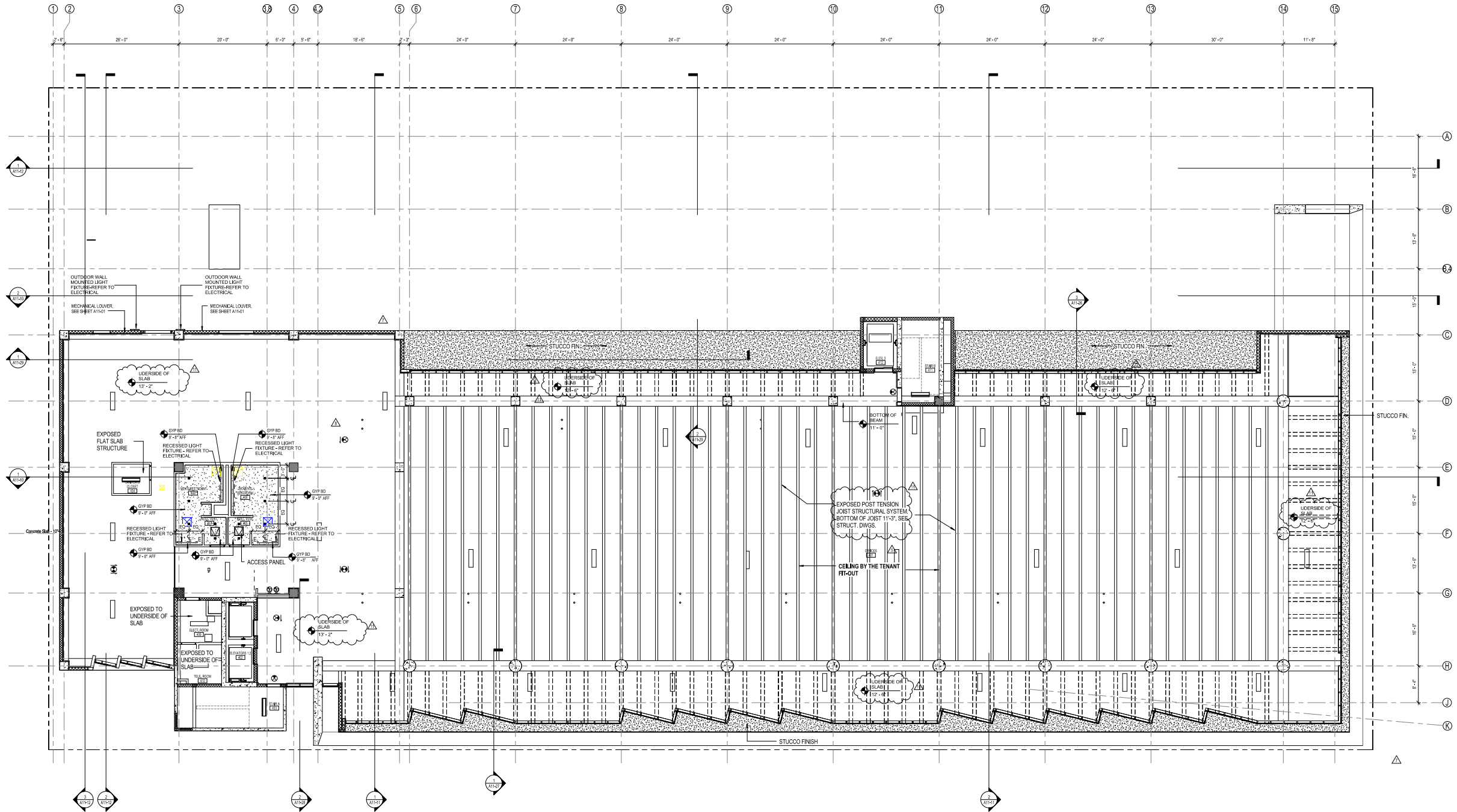
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LEVEL 04
REFLECTED
CEILING PLAN

Sheet

A05-04



1 LEVEL 04 REFLECTED CEILING PLAN
1/8" = 1'-0"



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2	SA & GC REVISIONS	11/26/20
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LEVEL 05
REFLECTED
CEILING PLAN

Sheet

A05-05

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1 LEVEL 05 REFLECTED CEILING PLAN
1/8" = 1'-0"



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Revisions

7	VE CHANGES	8/14/20
2	QA & QC REVISIONS	11/26/20
NO	ISSUE	DATE

Sheet Information

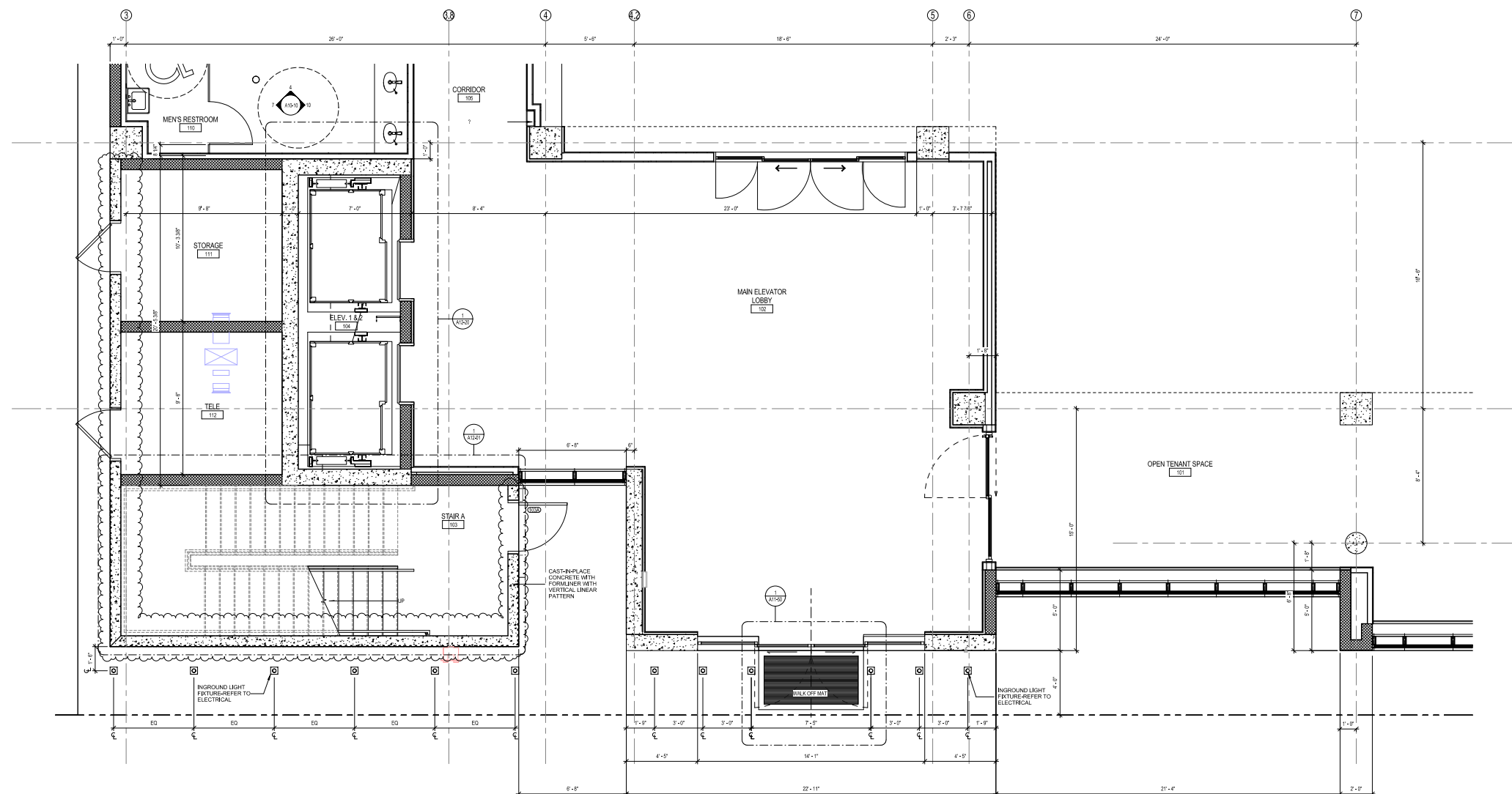
Date	Issued: September 4, 2014
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Title	

ENLARGED
PARTIAL PLANS

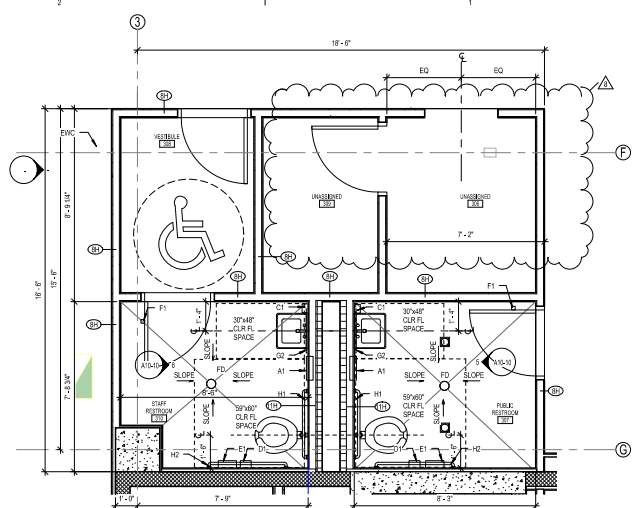
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A10-01

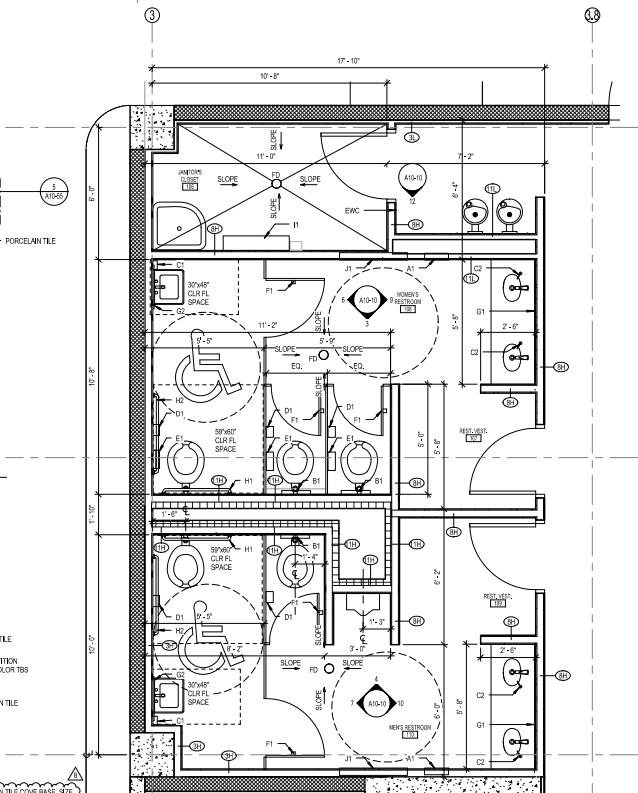
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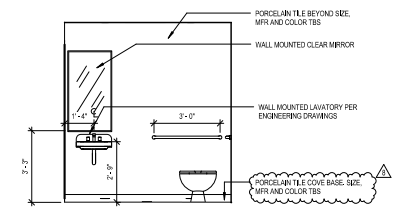
1 ENLARGED LEVEL 01 FLOOR PLAN
3/8" = 1'-0"



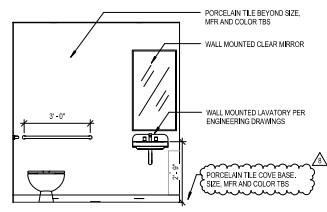
2 ENLARGED PLAN - RESTROOM LEVEL 3
3/8" = 1'-0"



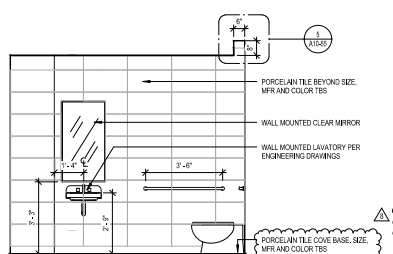
1 ENLARGED PLAN - RESTROOM LEVEL 1 & LEVEL 4 (TYP.)
3/8" = 1'-0"



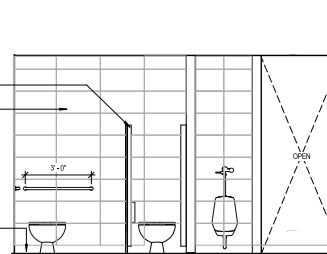
8 MEN - SOUTH ELEVATION LVL 3
3/8" = 1'-0"



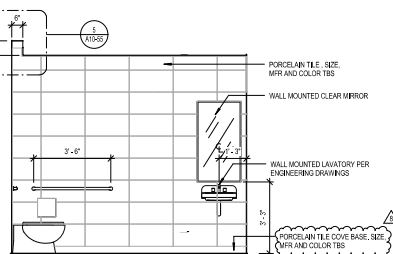
5 WOMEN - NORTH ELEVATION LVL 3
3/8" = 1'-0"



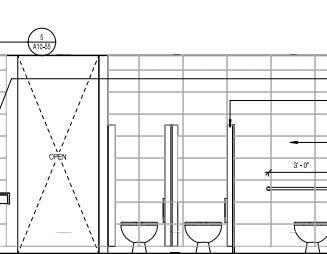
7 MEN - NORTH ELEVATION ADA LVL 1 & 4
3/8" = 1'-0"



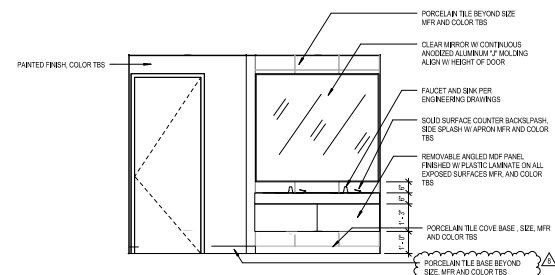
4 MEN - EAST ELEVATION LVL 1 & 4
3/8" = 1'-0"



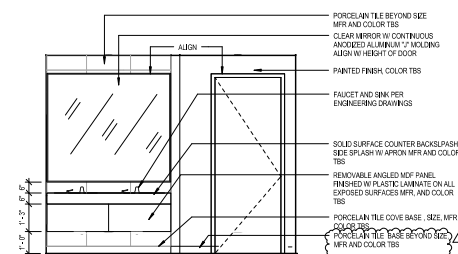
6 WOMEN - NORTH ELEVATION ADA LVL 1 & 4
3/8" = 1'-0"



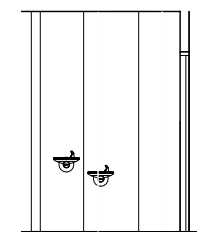
3 WOMEN - WEST ELEVATION LVL 1 & 4
3/8" = 1'-0"



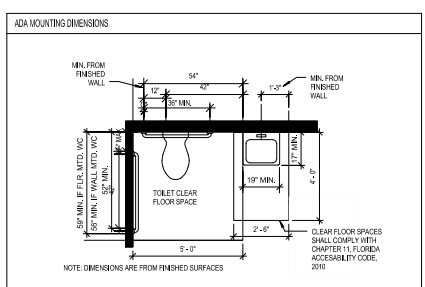
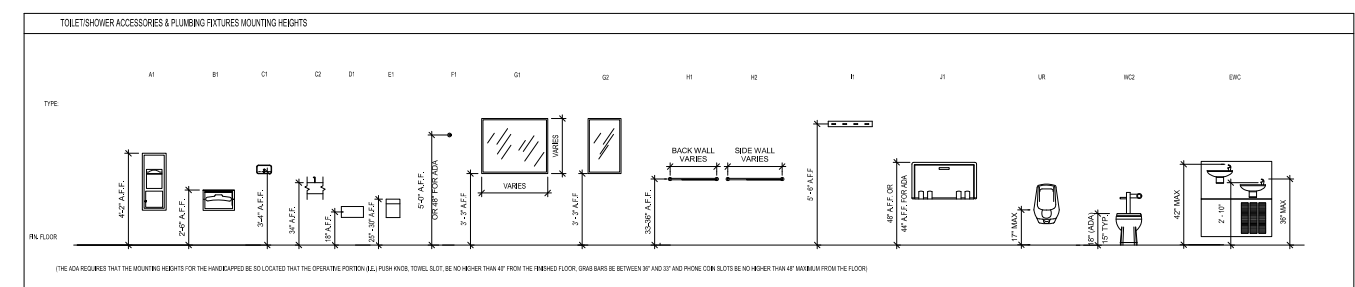
10 MEN - SOUTH ELEVATION SINK LVL 1 & 4
3/8" = 1'-0"



9 WOMEN - SOUTH ELEVATION SINK LVL 1 & 4
3/8" = 1'-0"



12 DRINKING FOUNTAIN LVL 1 & 4
3/8" = 1'-0"



TOILET ACCESSORIES LEGEND			
TAG	ABBREV	TILE CATEGORY	SPECIFICATION
A1	PTD/WH	PAPER TOWEL / WASTE RECEPTACLE	BOBBROCK #B-3000 TOWELLINE SERIES RECESSED PAPER TOWEL DISPENSER AND WASTE RECEPTACLE
B1	TPD	TOILET PAPER DISPENSER	BOBBROCK #B-221 CLASSIC SERIES SURFACE-MOUNTED SEAT-COVER DISPENSER
C1	SD	SOAP DISPENSER	BOBBROCK #B-2111 CLASSIC SERIES SURFACE-MOUNTED SOAP DISPENSER
C2	SD	SOAP DISPENSER	BOBBROCK #B-428 AUTOMATIC LAVATORY-MOUNTED SOAP DISPENSER
D1	TPD	TOILET TISSUE DISPENSER	BOBBROCK #B-409 RECESSED DUAL-ROLL TOILET TISSUE DISPENSER WITH HOOKS
E1	TPD	SANITARY NAPKIN WASTE RECEPTACLE	BOBBROCK #B-201 CONTURA SERIES SURFACE-MOUNTED SANITARY NAPKIN DISPOSAL
F1	RH	ROBE HOOK	BOBBROCK #B-471 CLASSIC SERIES SURFACE-MOUNTED SINGLE ROBE HOOK
G1	MR	MIRROR (WITH ANODIZED ALUMINUM 1/2" MOLDING)	CLEAR MIRROR W/ CONTINUOUS ANODIZED ALUMINUM 1/2" MOLDING
G2	MR	MIRROR	BOBBROCK #B-101 MIRROR WITH STAINLESS STEEL CHANNEL FRAME
H1	GB	GRAB BAR (BACK)	BOBBROCK #B-600 X 36 1-1/2" DIAMETER STAINLESS STEEL GRAB BAR W/ SNAP FLANGE
H2	GB	GRAB BAR (SIDE)	BOBBROCK #B-600 X 42 1-1/2" DIAMETER STAINLESS STEEL GRAB BAR W/ SNAP FLANGE
I1	BH	BROOM HOLDER	BOBBROCK #B-224 UTILITY SHELF WITH HOOKS/BROOM HOLDERS AND RAG HOOKS
J1	CS	CHANGING STATION	KOALA KARE #K10-SSBIE HORIZONTAL SURFACE-MOUNTED STAINLESS STEEL FINISH BABY CHANGING STATION

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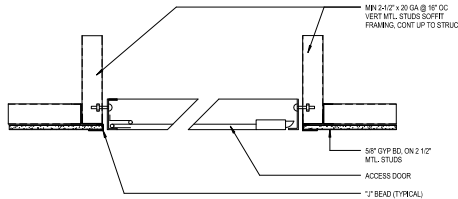
NO.	REVISIONS	DATE
1	ISSUE	11/12/20
2	REVISIONS	11/09/20
3	REVISIONS	11/09/20

RESTROOMS
ENLARGED PLANS
& INTERIOR
ELEVATIONS

Sheet
A10-10

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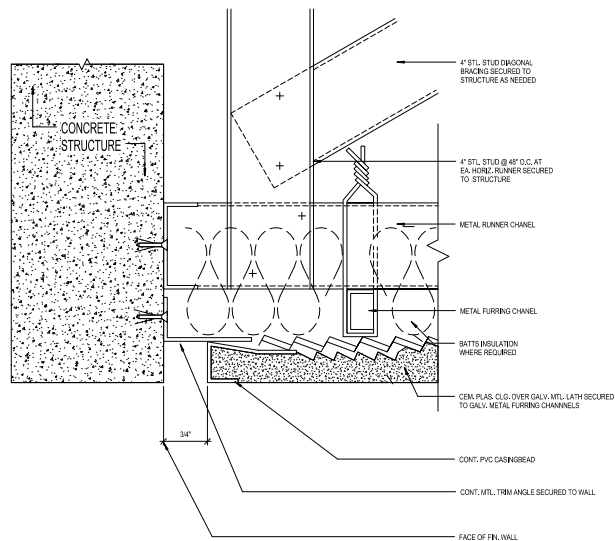
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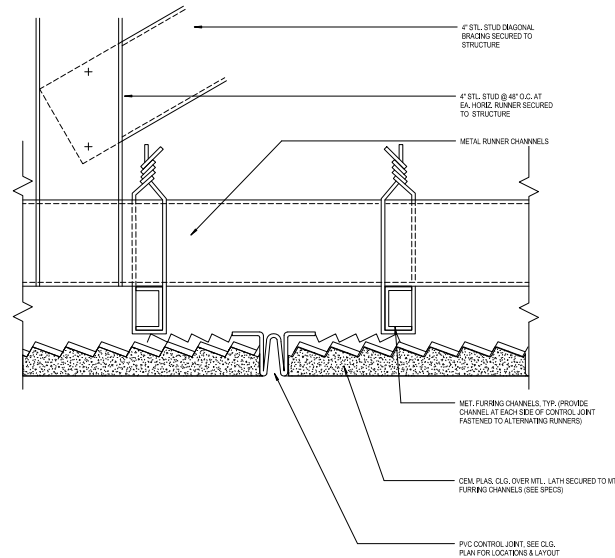
NOTE: (1) SEE RCP FOR LOCATION

NOTE: MILDOR #1204024 USED AS BASIS OF DESIGN

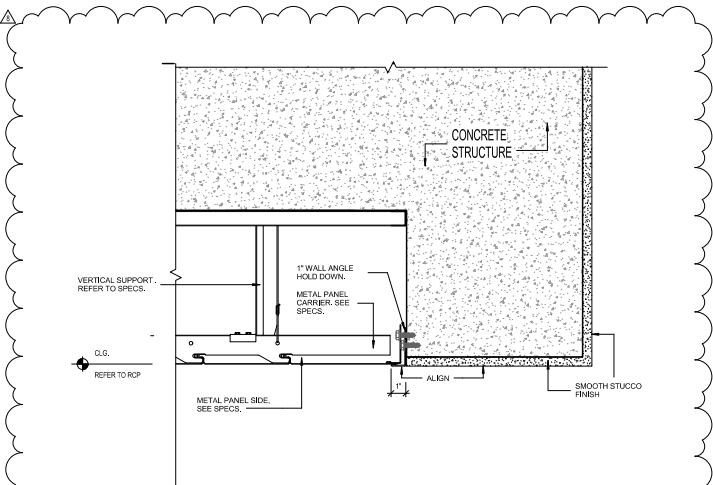
③ ACCESS PANEL DETAIL
1 1/2" x 1'-0"



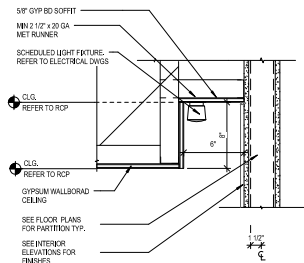
② CEMENT PLASTER REVEAL DETAIL
12" x 1'-0"



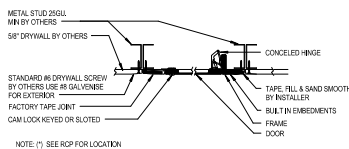
① CEMENT PLASTER REVEAL DETAIL
12" x 1'-0"



⑥ CEMENT PLASTER REVEAL DETAIL
3" x 1'-0"



⑤ GRAZER DETAIL
1 1/2" x 1'-0"



NOTE: (1) SEE RCP FOR LOCATION

④ ACCESS PANEL DETAIL
1 1/2" x 1'-0"

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Revisions

NO.	ISSUE	DATE
0	ZONING & GENERAL REVISIONS	11/11/2020
1	DATE & DC REVISIONS	11/09/2020
2	DATE & DC REVISIONS	11/09/2020
3	DATE & DC REVISIONS	11/09/2020
4	DATE & DC REVISIONS	11/09/2020

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CEILING DETAILS

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A10-55

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Revisions

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11	REVISIONS	11/12/15
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7	REVISIONS	11/12/15
6	REVISIONS	11/12/15
5	REVISIONS	11/12/15
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3	REVISIONS	11/12/15
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1	REVISIONS	11/12/15

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EXTERIOR
BUILDING
ELEVATIONS

2 WEST ELEVATION
1/8" = 1'-0"

1 EAST ELEVATION
1/8" = 1'-0"

General Notes:

1. General Contractor to coordinate the locations of block out panels for future mechanical louvers with the interior build-out permit set.

OPEN GARAGE CALCULATION			
	LEVEL 2 TOTAL AREA OF FACADE ELEVATION	LEVEL 2 AREA OF OPEN FACADE ELEVATION	LEVEL 2 TOTAL OPEN PERCENTAGE
NORTH ELEVATION	946 SQ. FT.	0 SQ. FT.	
EAST ELEVATION	2,188 SQ. FT.	1,487 SQ. FT.	
SOUTH ELEVATION	1,155 SQ. FT.	885 SQ. FT.	
WEST ELEVATION	2,860 SQ. FT.	1,560 SQ. FT.	
TOTAL	6,349 SQ. FT.	3,912 SQ. FT.	61 % OPEN

	LEVEL 3 TOTAL AREA OF FACADE ELEVATION	LEVEL 3 AREA OF OPEN FACADE ELEVATION	LEVEL 3 TOTAL OPEN PERCENTAGE
NORTH ELEVATION	655 SQ. FT.	0 SQ. FT.	
EAST ELEVATION	1,521 SQ. FT.	1,303 SQ. FT.	
SOUTH ELEVATION	1,155 SQ. FT.	885 SQ. FT.	
WEST ELEVATION	1,910 SQ. FT.	1,500 SQ. FT.	
TOTAL	5,241 SQ. FT.	3,688 SQ. FT.	70 % OPEN

Crescent Heights

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316

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Revisions

16	CS AND TI FIELD COORDINATION	3/3/17
13	CITY OF MIAMI BEACH PERMIT COMMENTS	10/21/16
11	CITY OF MIAMI BEACH PERMIT COMMENTS	08/26/16
10	UNDERGROUND UTILITIES AND COLUMN RELOCATION	5/30/16
8	ZONING & GENERAL REVISIONS	11/12/15
7	VE CHANGES	8/14/15
2	QA & GC REVISIONS	11/26/14
1	REVISED PERMIT COMMENTS	11/26/14
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EXTERIOR BUILDING ELEVATIONS

Sheet

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General Notes:

1. General Contractor to coordinate the locations of block out panels for future mechanical louvers with the interior build-out permit set.

OPEN GARAGE CALCULATION			
	LEVEL 2 TOTAL AREA OF FACADE ELEVATION	LEVEL 2 AREA OF OPEN FACADE ELEVATION	LEVEL 2 TOTAL OPEN PERCENTAGE
NORTH ELEVATION	946 SQ. FT.	0 SQ. FT.	
EAST ELEVATION	2,188 SQ. FT.	1,487 SQ. FT.	
SOUTH ELEVATION	1,155 SQ. FT.	865 SQ. FT.	
WEST ELEVATION	2,060 SQ. FT.	1,560 SQ. FT.	
TOTAL	6,349 SQ. FT.	3,912 SQ. FT.	61 % OPEN

	LEVEL 3 TOTAL AREA OF FACADE ELEVATION	LEVEL 3 AREA OF OPEN FACADE ELEVATION	LEVEL 3 TOTAL OPEN PERCENTAGE
NORTH ELEVATION	655 SQ. FT.	0 SQ. FT.	
EAST ELEVATION	1,521 SQ. FT.	1,303 SQ. FT.	
SOUTH ELEVATION	1,155 SQ. FT.	865 SQ. FT.	
WEST ELEVATION	1,910 SQ. FT.	1,500 SQ. FT.	
TOTAL	5,241 SQ. FT.	3,668 SQ. FT.	70 % OPEN

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Revisions

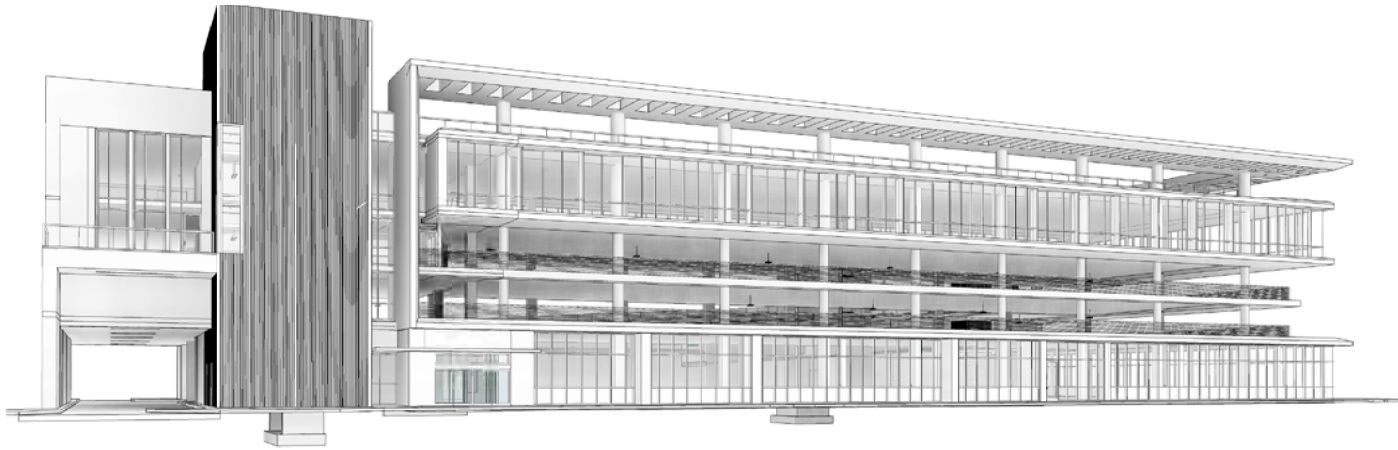
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Title		

EXTERIOR
BUILDING
PERSPECTIVES

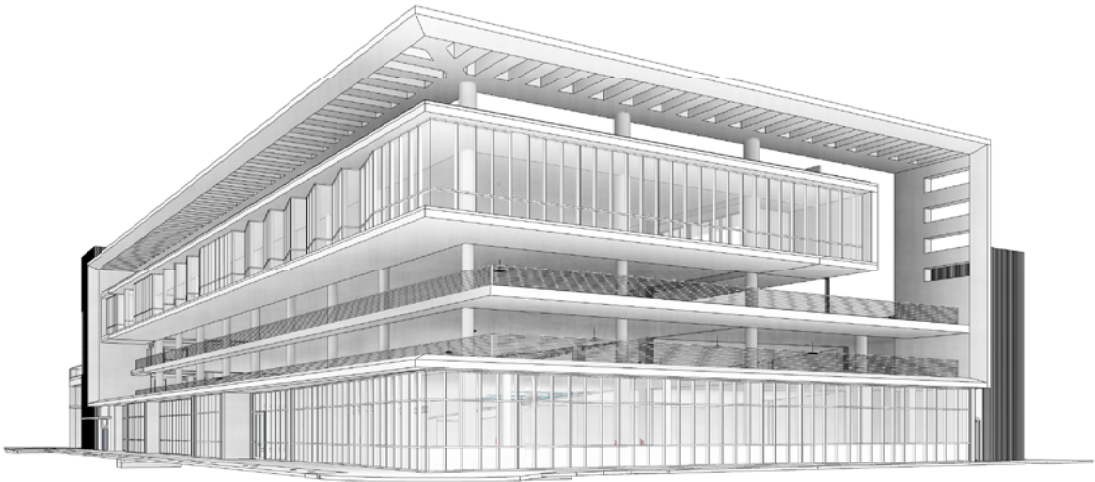
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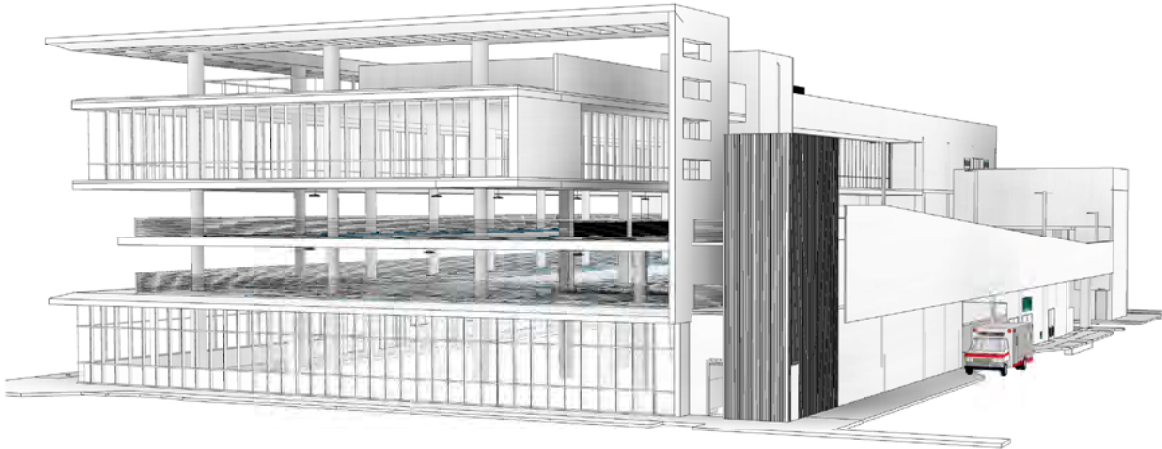
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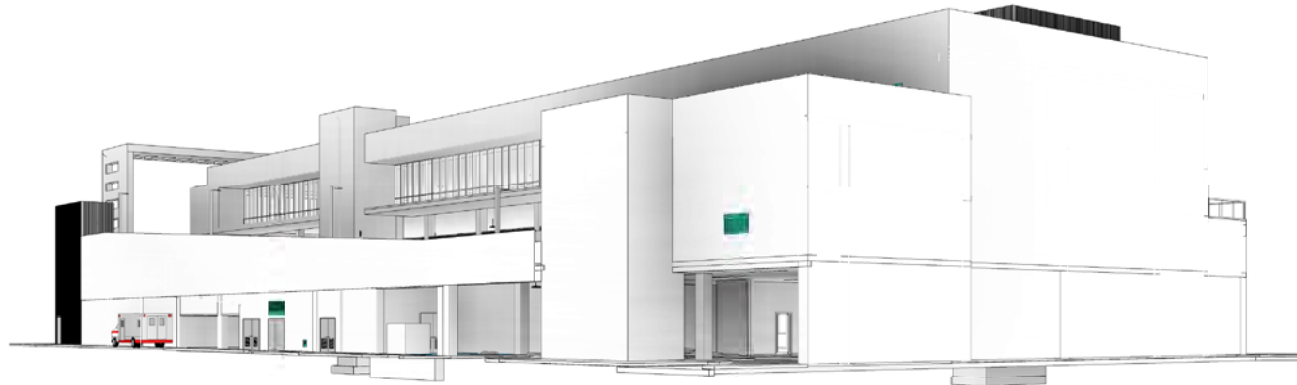
③ ALTON ROAD PERSPECTIVE VIEW



④ ALTON ROAD & 7th STREET VIEW



② SOUTH EAST VIEW



① NORTH EAST VIEW

FOR REFERENCE ONLY

PERMIT
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Revisions

16	ISSUED TO FIELD COORDINATION	3/3/17
13	CITY OF MIAMI BEACH PERMIT COMMENTS	10/21/16
11	CITY OF MIAMI BEACH PERMIT COMMENTS	08/25/16
9	ZONING & GENERAL REVISIONS	11/12/15
7	MECHANICAL CHANGES	8/14/15
2	ISA & GC REVISIONS	11/26/14
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BUILDING
SECTIONS

2 BUILDING LONGITUDINAL SECTION 1
1/8" = 1'-0"

1 BUILDING LONGITUDINAL SECTION 2
1/8" = 1'-0"

PERMIT
SET



Revisions

11	CITY OF MIAMI BEACH PERMIT COMMENTS	08/25/20
8	ZONING & GENERAL REVISIONS	11/12/20
7	VE CHANGES	07/14/20
2	QA & QC REVISIONS	11/26/20
1	REVISED PERMIT COMMENTS	11/26/20
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	DATE	

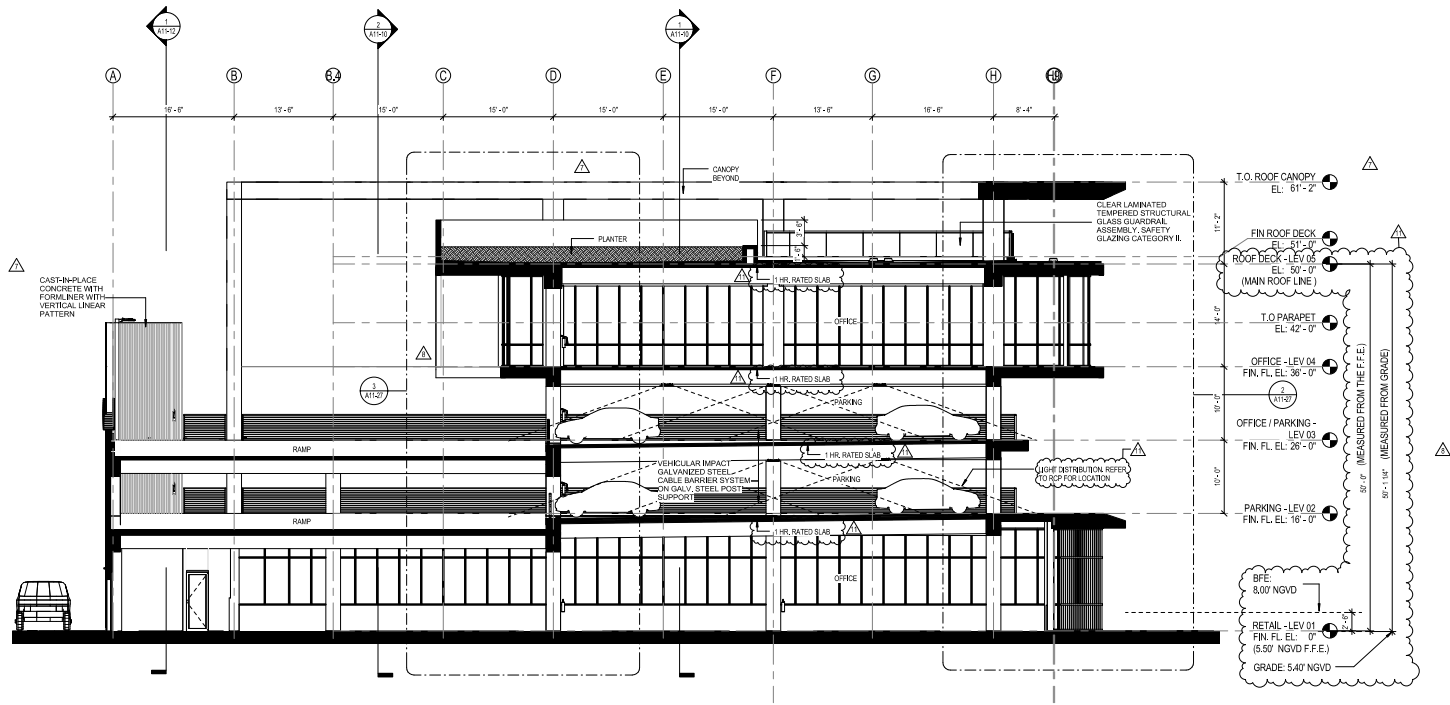
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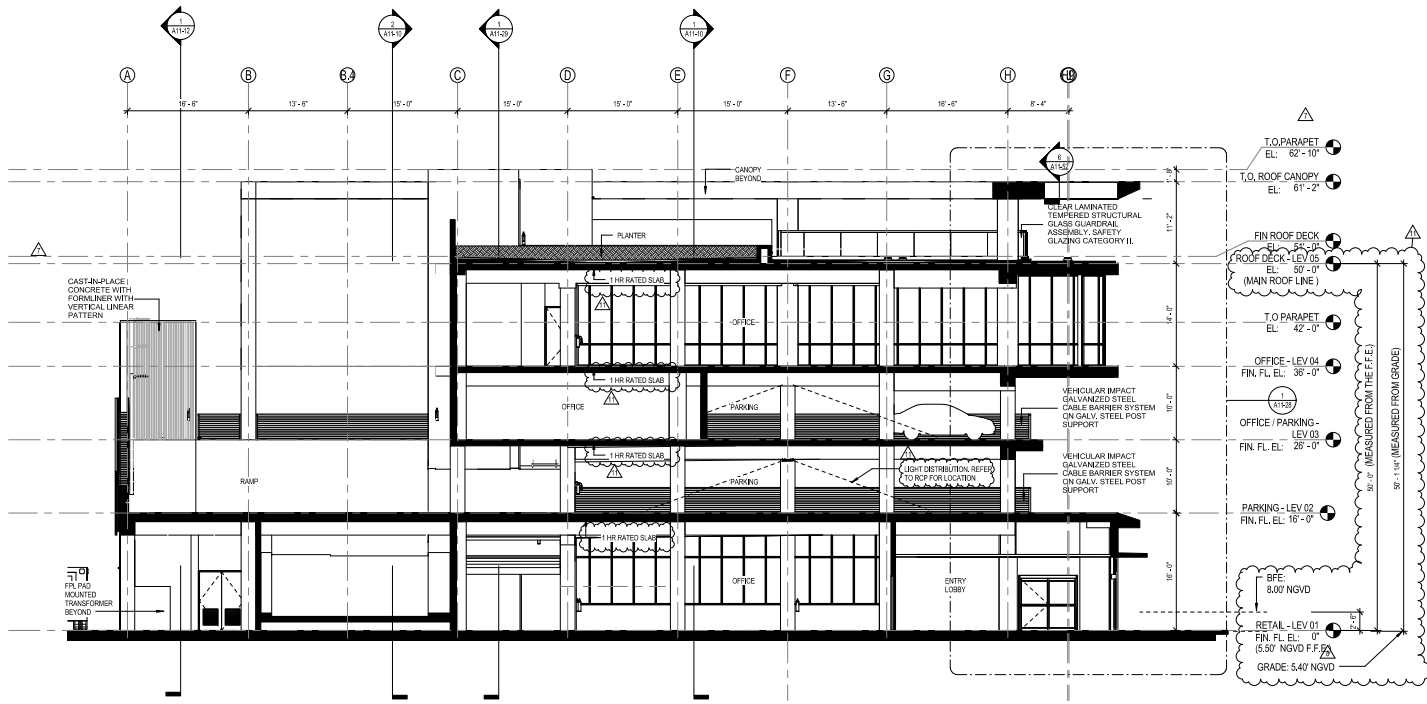
BUILDING
SECTIONS

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2 BUILDING CROSS SECTION 1
1/8" = 1'-0"



1 BUILDING CROSS SECTION 2
1/8" = 1'-0"

PERMIT
SET



Revisions

16	CS AND TI FIELD COORDINATION	3/9/17
12	PERMIT COMMENTS	10/11/16
11	CITY OF MIAMI BEACH PERMIT COMMENTS	08/25/16
8	ZONING & GENERAL REVISIONS	11/12/15
7	REV. CHANGES	8/14/15
2	ISA & GC REVISIONS	11/26/14
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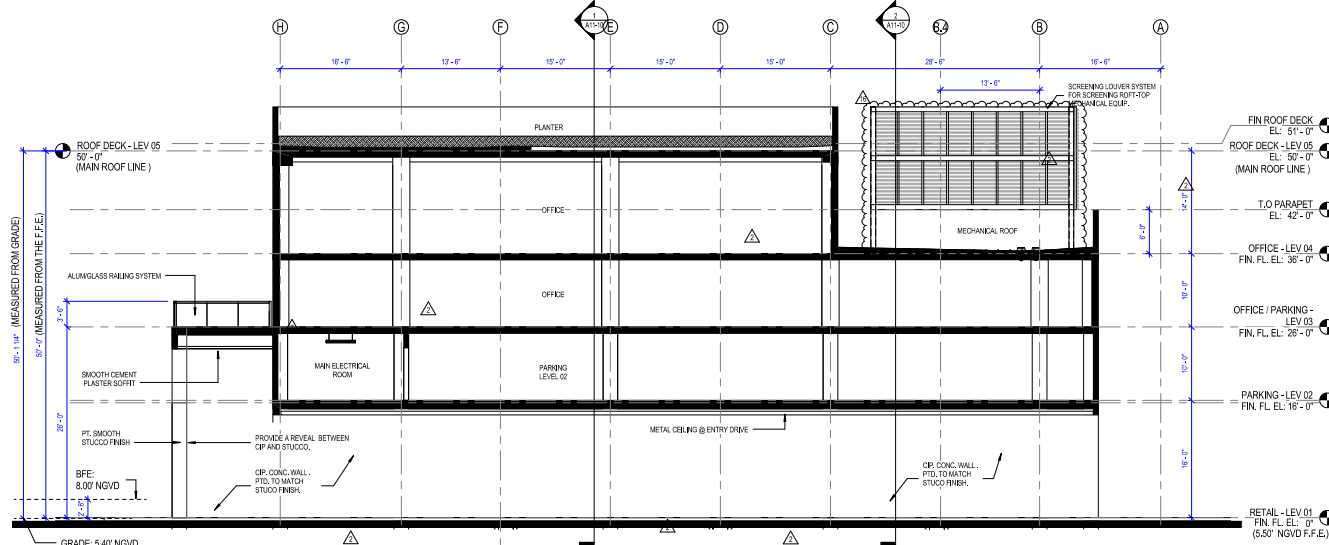
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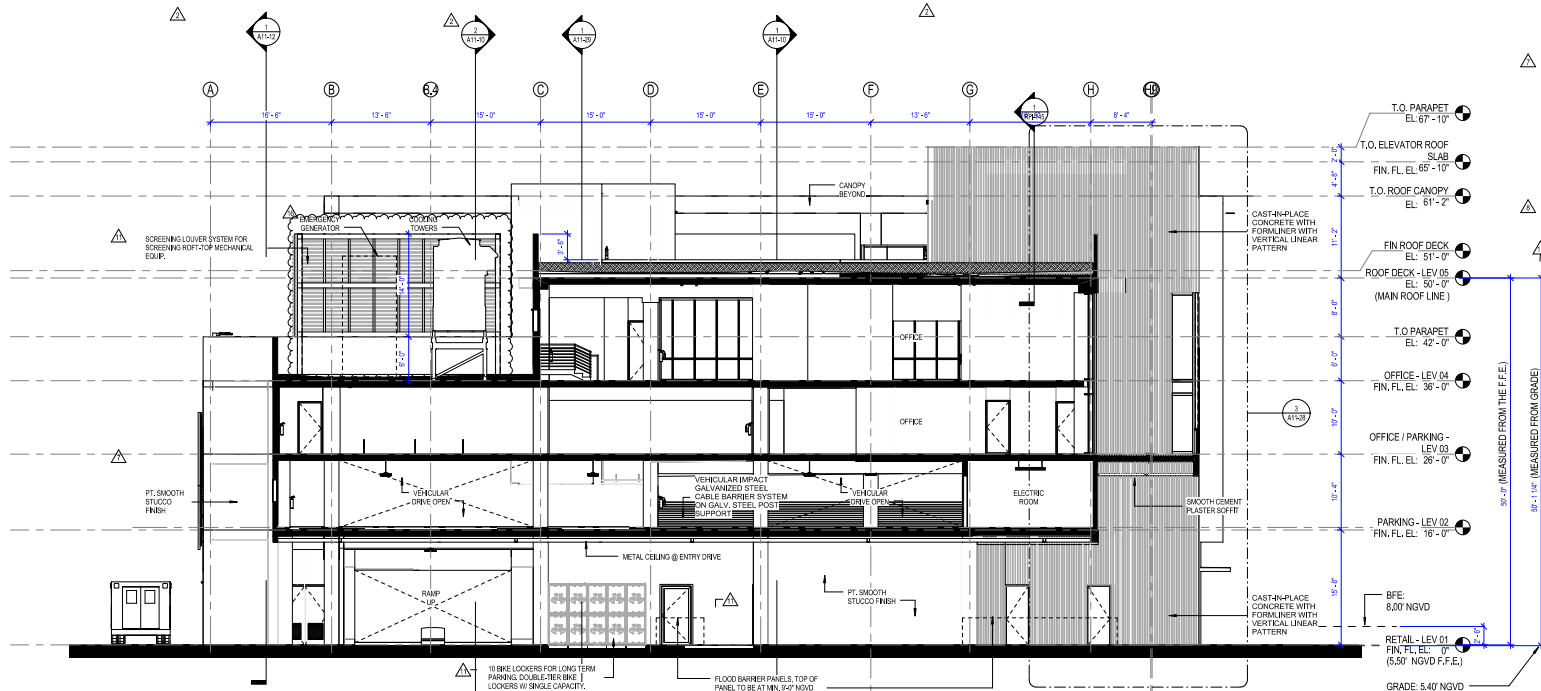
BUILDING
SECTIONS

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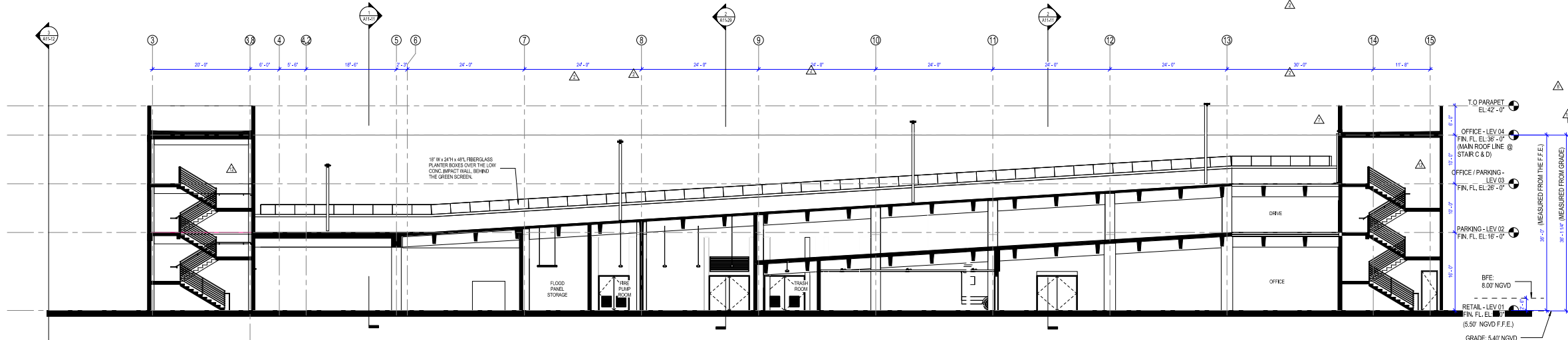
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3 BUILDING CROSS SECTION 4
1/8" = 1'-0"



2 BUILDING CROSS SECTION 3
1/8" = 1'-0"



1 BUILDING LONGITUDINAL SECTION 3
1/8" = 1'-0"

PERMIT
SET



Revisions

11	CITY OF MIAMI BEACH	08/28/20
7	VE CHANGES	8/14/2021
2	QA & QC REVISIONS	11/26/20
1	REVISED PERMIT	11/26/20
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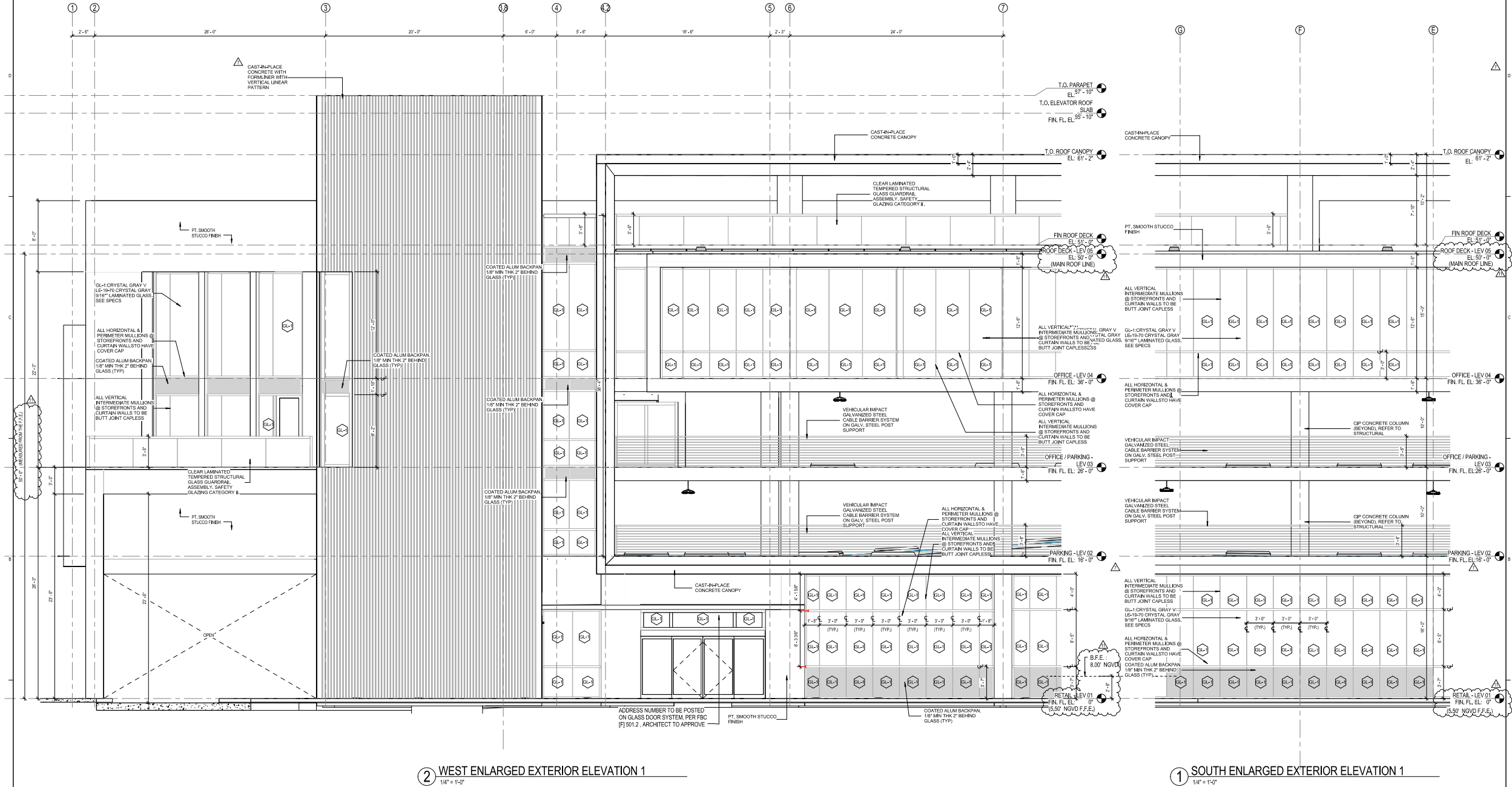
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ENLARGED
EXTERIOR
BUILDING
ELEVATIONS

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② WEST ENLARGED EXTERIOR ELEVATION 1
1/4" = 1'-0"

① SOUTH ENLARGED EXTERIOR ELEVATION 1
1/4" = 1'-0"

PERMIT
SET



Revisions

NO.	REVISION	DATE
11	CITY OF MIAMI BEACH PERMIT COMMENTS	08/26/20
7	VE CHANGES	8/14/20
2	QA & QC REVISIONS	11/26/20
1	REVISED PERMIT COMMENTS	11/26/20
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ENLARGED
EXTERIOR
BUILDING
ELEVATIONS

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