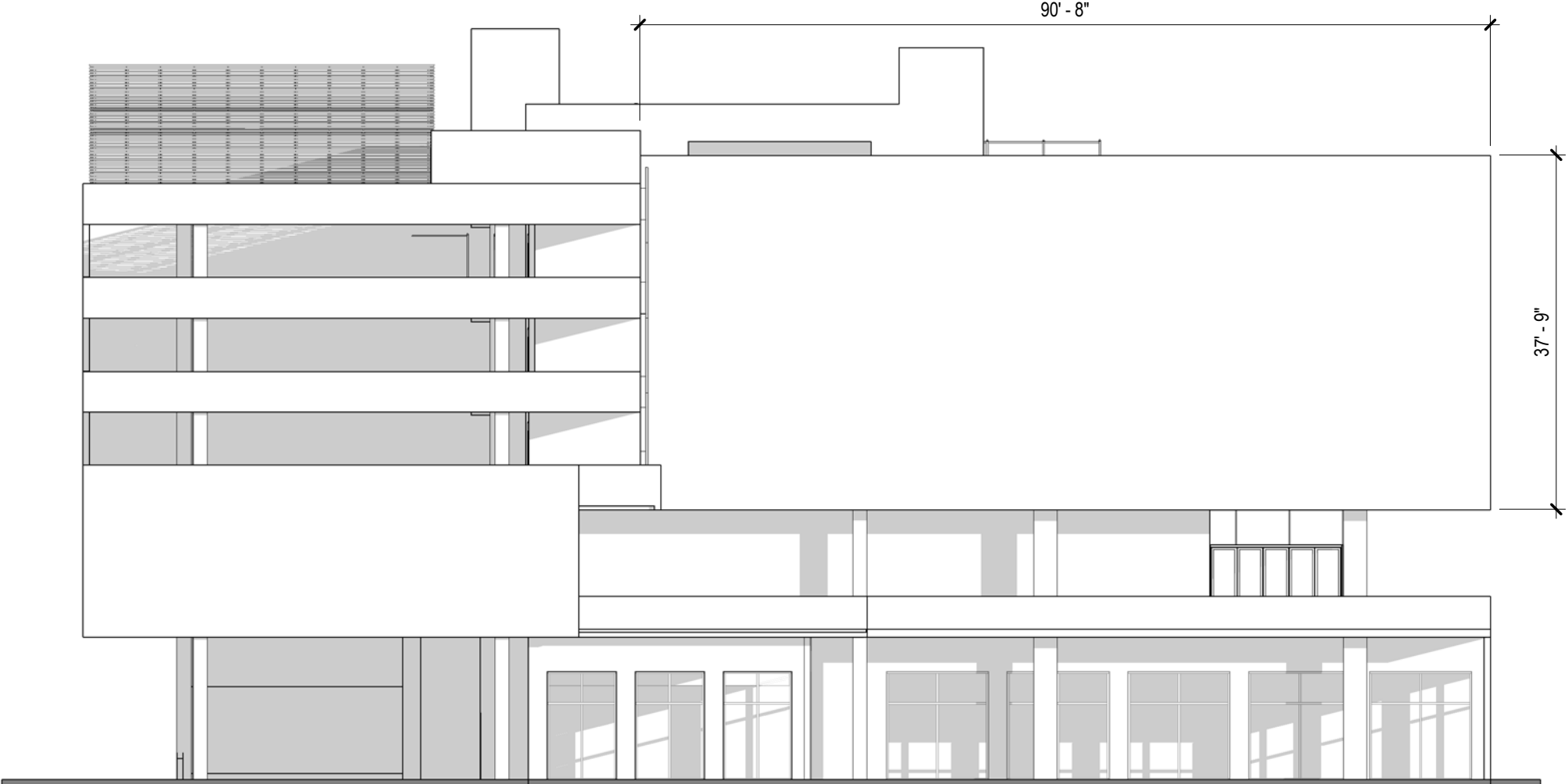
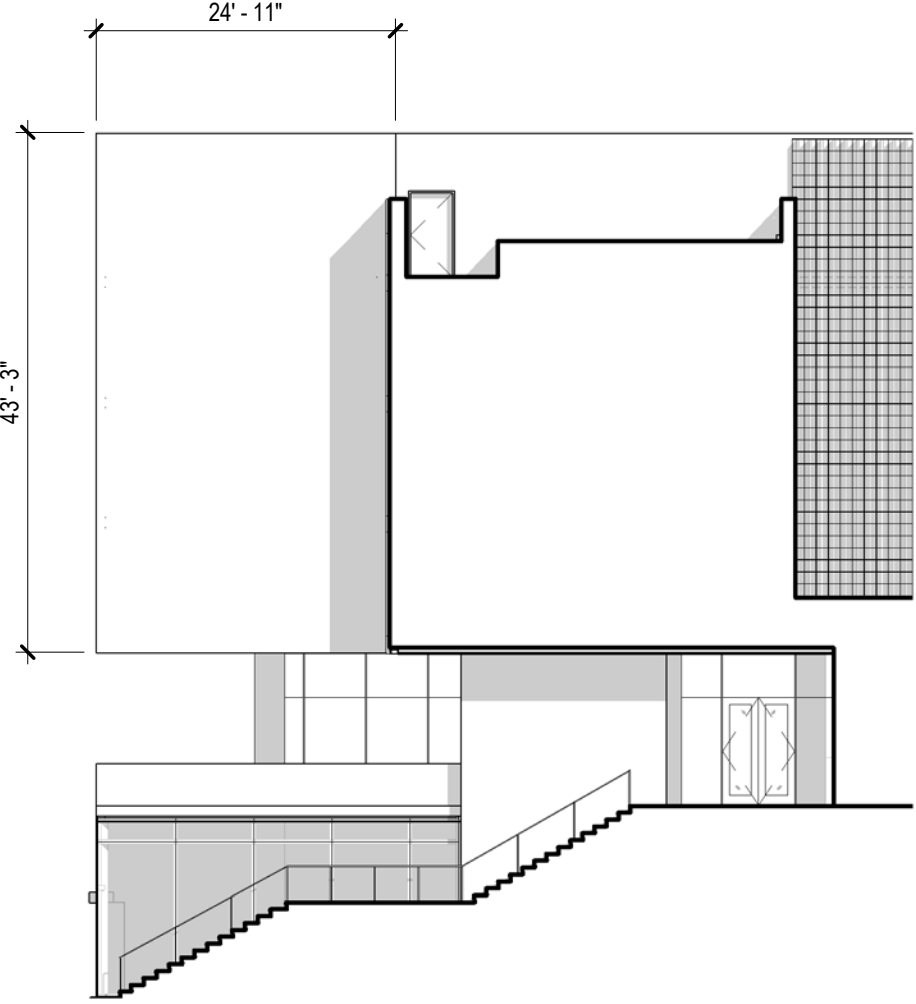




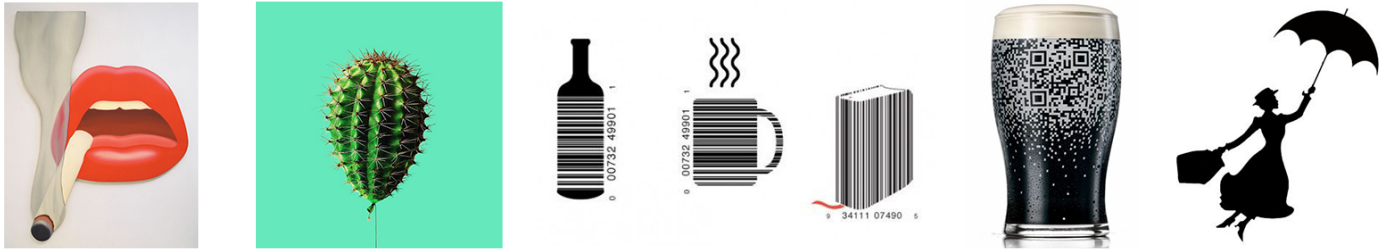
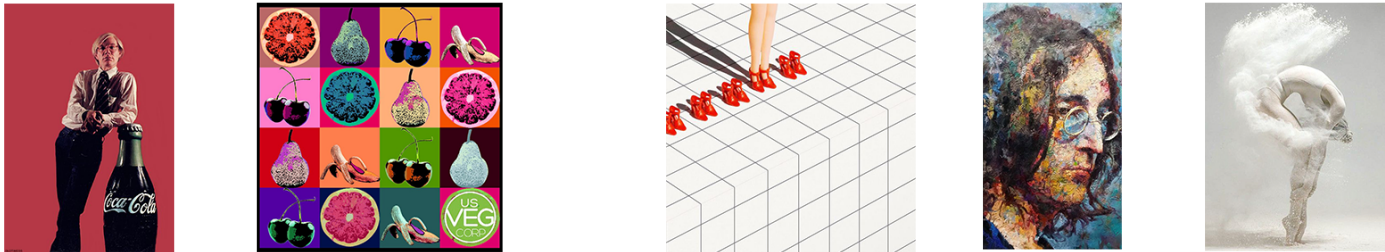


SOUTH ELEVATION VIEW

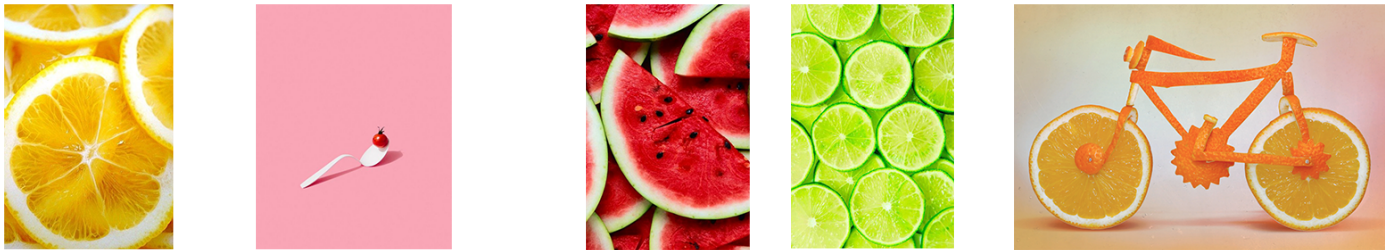


STAIR VIEW

CULTURE



FOOD



HOLIDAY

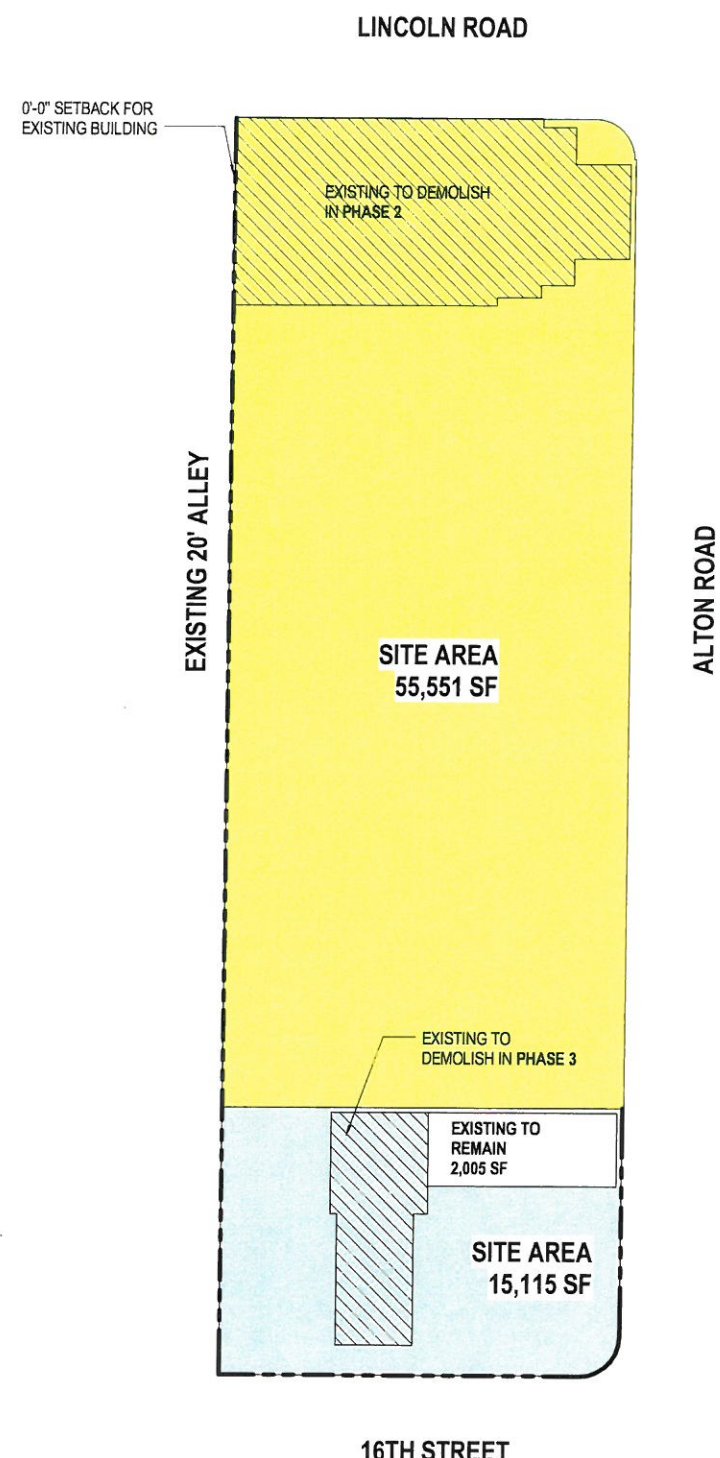


ZONING DATA

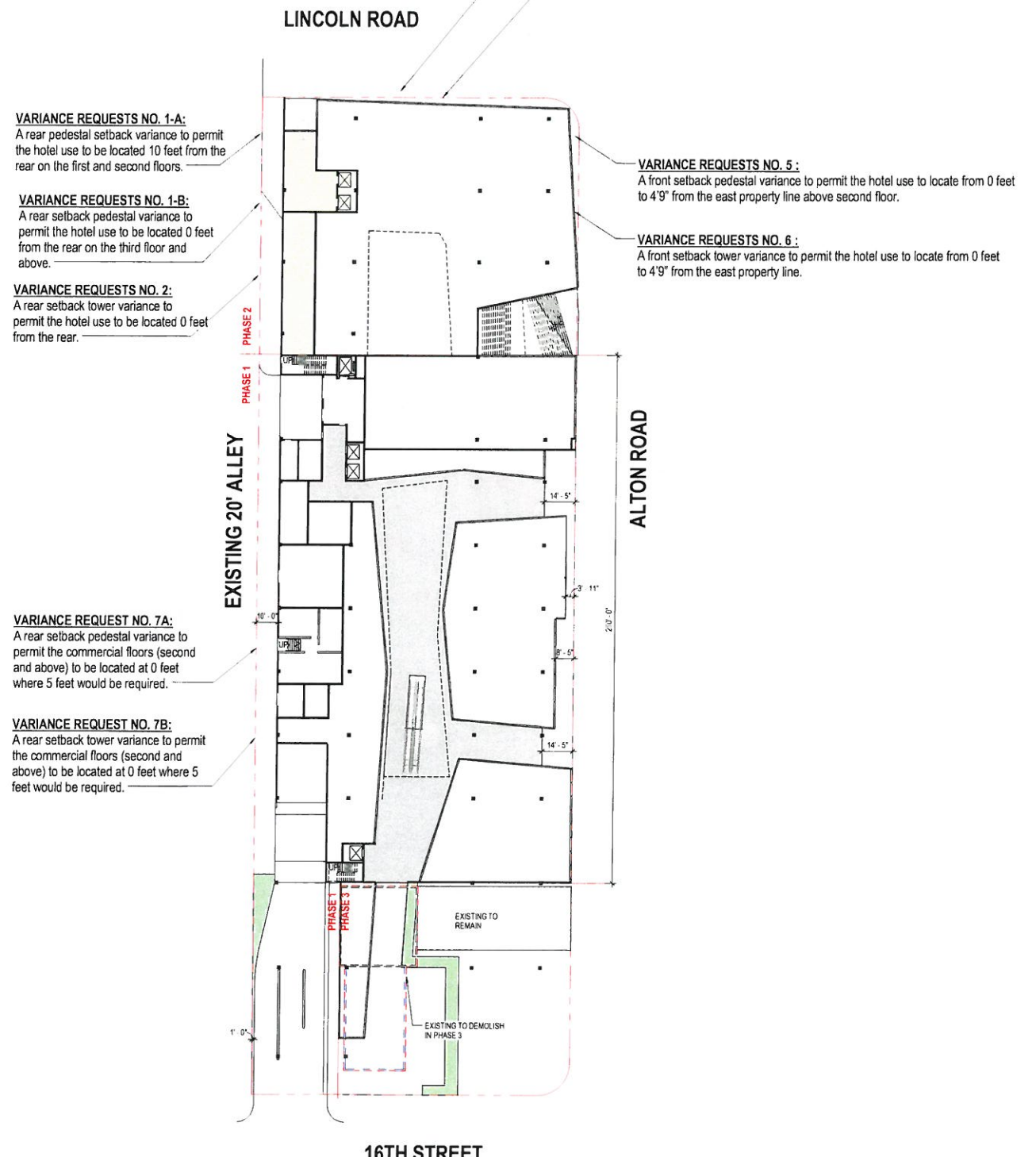
ZONING DATA SUMMARY		
SITE AREA = 70,666 SF		
ZONING DESIGNATION: CD2 COMMERCIAL MEDIUM INTENSITY		
142-306 DEVELOPMENT REGULATIONS		
REGULATION	REQUIREMENT	PROPOSED
MAXIMUM FAR	2.0 (MIXED USE)	2.0
MAXIMUM BUILDABLE AREA	2.0 X 70,666 = 141,332 SF MAX	141,215 (139,210 NEW + 2,005 EXISTING)
MIN % OF AREA FOR HOTEL	25% =35,305 SF (141,215 x .25)	49,480 SF
MINIMUM LOT AREA	7,000 SF	70,666 SF
MINIMUM LOT WIDTH	50 FT	471'-9" FT
MAXIMUM BUILDING HEIGHT	60 FT	60 FT
142-307 SETBACK REGULATIONS (CD2 applicable to COMMERCIAL MED. INTENSITY)		
REGULATION (PEDESTAL & TOWER)	REQUIREMENT	PROPOSED
FRONT	0 FT	VARIES; 0 FT TO 14'-5" FT
SIDE, INTERIOR	NA	NA
SIDE, FACING STREET	0 FT; 10 FT IF ABUTTING RESIDENTIAL	VARIES; 0 FT TO 58'-9" ON SOUTH, 0 FT TO 4'-9" ON NORTH
REAR	5 FT	10 FT AT GRADE AND 2ND FLOOR, 0 FT FOR ALL LEVELS ABOVE (VARIANCE REQUESTS NO. 7A AND 7B)
142-218 SETBACK REGULATIONS (RM2 applicable to HOTEL)		
PEDESTAL - FRONT	20 FT	VARIES; 0 FT TO 4'-9" (VARIANCE REQUEST NO. 5 FOR FLOORS ABOVE SECOND FLOOR)
PEDESTAL - SIDE, INTERIOR	NA	NA
PEDESTAL - SIDE, FACING STREET	37'-9" (SUM OF SIDE YARDS = 8% OF LOT WIDTH)	VARIES; 0 FT TO 15'-7" (VARIANCE REQUEST NO. 3)
PEDESTAL - REAR	15 FT (10% OF LOT DEPTH)	VARIES; 10 FT AT HOTEL GROUND FLOOR & 2ND, 0' ABOVE THIRD FLOOR (VARIANCE REQUEST NO. 1A /1B)
TOWER - FRONT	30 FT (20 FT + 1 FT FOR EVERY FT OVER 50 FT)	VARIES; 0 FT TO 4'-9" (VARIANCE REQUEST NO. 6)
TOWER - SIDE, INTERIOR	NA	NA
TOWER - SIDE, FACING STREET	37' 9" (8% OF LOT WIDTH)	0 FT (VARIANCE REQUEST NO. 4)
TOWER - REAR	22.5' (15% OF LOT DEPTH)	0 FT (VARIANCE REQUEST NO. 2)
130-33(c) OFF-STREET PARKING REQUIREMENTS FOR PARKING DISTRICTS 2, 3, 4, 5, AND 6		
REGULATION	REQUIREMENT	PROPOSED
HOTEL	50 (1 SPACE PER 2 UNITS)	50
RETAIL, FOOD STORES, PERSONAL SERVICE	310 SPACES = 92,725 SF/300 (1 SPACE PER 300 SF)	310
ADDITIONAL ROOF PARKING (UNCOVERED)	0	87
BICYCLE FOR RETAIL	10 SHORT TERM (1 PER 10,000 SF OF RETAIL) + 10 LONG TERM	10 SHORT TERM / 10 LONG TERM
BICYCLE FOR HOTEL	11 SHORT TERM (1 PER 10 ROOMS) + 1 PER 10% OF EMPLOYEES	11 SHORT TERM / TBD LONG TERM (SEE LONG TERM BIKE STORAGE AREA ON 1ST FLOOR)
130-101 OFF-STREET LOADING		
REGULATION	REQUIREMENT	PROPOSED
HOTEL	3 SPACES (3 SPACES FOR 101 - 200 UNITS)	3
RETAIL	5 SPACES (4 SPACES FOR 60,000 SF + 1 SPACE FOR NEXT 50,000 SF)	5

DRAWING LIST

Sheet Name	Sheet Number
SURVEY	SUR-01
ZONING DATA AND DRAWING LIST	A00-00
LOCATION PLAN	A00-00A
ZONING AND VARIANCES	A00-01A
ZONING AND VARIANCES	A00-01B
FAR DIAGRAMS	A00-01C
FAR DIAGRAMS	A00-01D
FAR DIAGRAMS	A00-01E
HOTEL UNITS	A00-01G
HOTEL AREA DIAGRAMS	A00-01H
HOTEL AREA DIAGRAMS	A00-01I
HOTEL AREA DIAGRAMS	A00-01J
SITE PLAN	A00-02
EXISTING BUILDING KEY DIRECTIONAL PLAN	A00-03
EXISTING BUILDING SITE PHOTOS	A00-03A
EXISTING BUILDING SITE PHOTOS	A00-03B
EXISTING BUILDING SITE PHOTOS	A00-03C
EXISTING BUILDING SITE PHOTOS	A00-03D
EXISTING BUILDING SITE PHOTOS	A00-03E
EXISTING BUILDING SITE PHOTOS	A00-03F
EXISTING CONTEXT KEY DIRECTIONAL PLAN	A00-04
EXISTING CONTEXT SITE PHOTOS	A00-04A
EXISTING CONTEXT SITE PHOTOS	A00-04B
EXISTING CONTEXT SITE PHOTOS	A00-04C
EXISTING CONTEXT SITE PHOTOS	A00-04D
EXISTING CONTEXT SITE PHOTOS	A00-04E
EXISTING CONTEXT SITE PHOTOS	A00-04F
LEVEL 01 PLAN	A00-05
LEVEL 02 PLAN	A00-06
LEVEL 03 PLAN	A00-07
LEVEL 04 PLAN	A00-08
LEVEL 05 PLAN	A00-09
ROOF PLAN	A00-10
ROOF PAVING PATTERN	A00-10A
LEVEL 01 ALTERNATE PLAN	A00-11
EXTERIOR ELEVATIONS	A00-12A
NORTH ELEVATION	A00-012B
SOUTH ELEVATION	A00-012C
WEST ELEVATION	



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



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

*REFER TO SETBACK REGULATIONS TABLE AND BUILDING SECTIONS ON SHEET A00-01B

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

1212
LINCOLN ROAD

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 666853

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

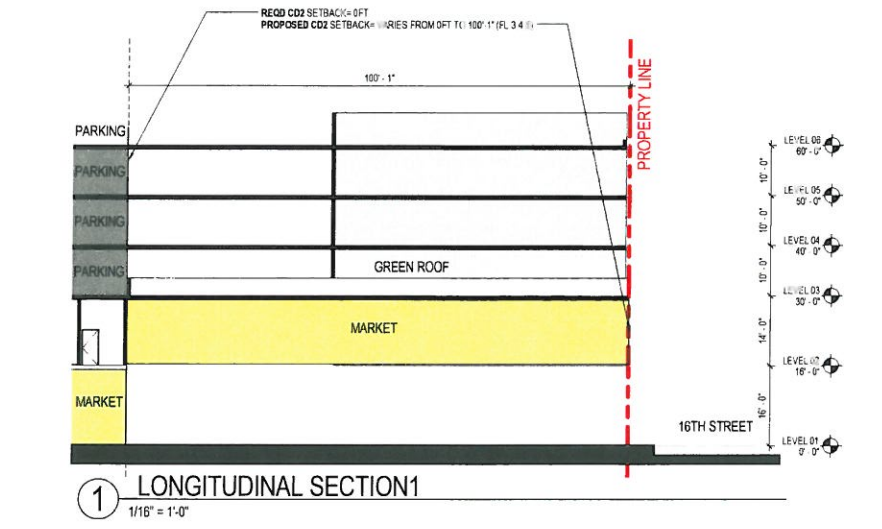
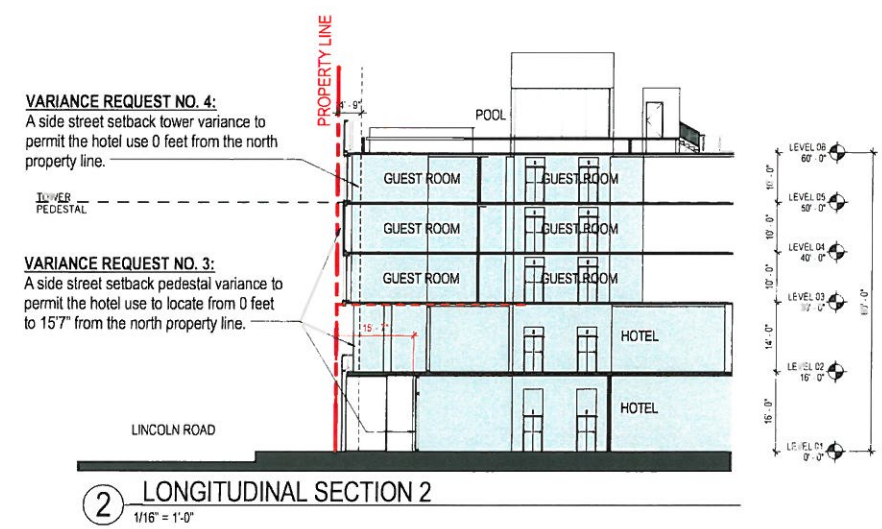
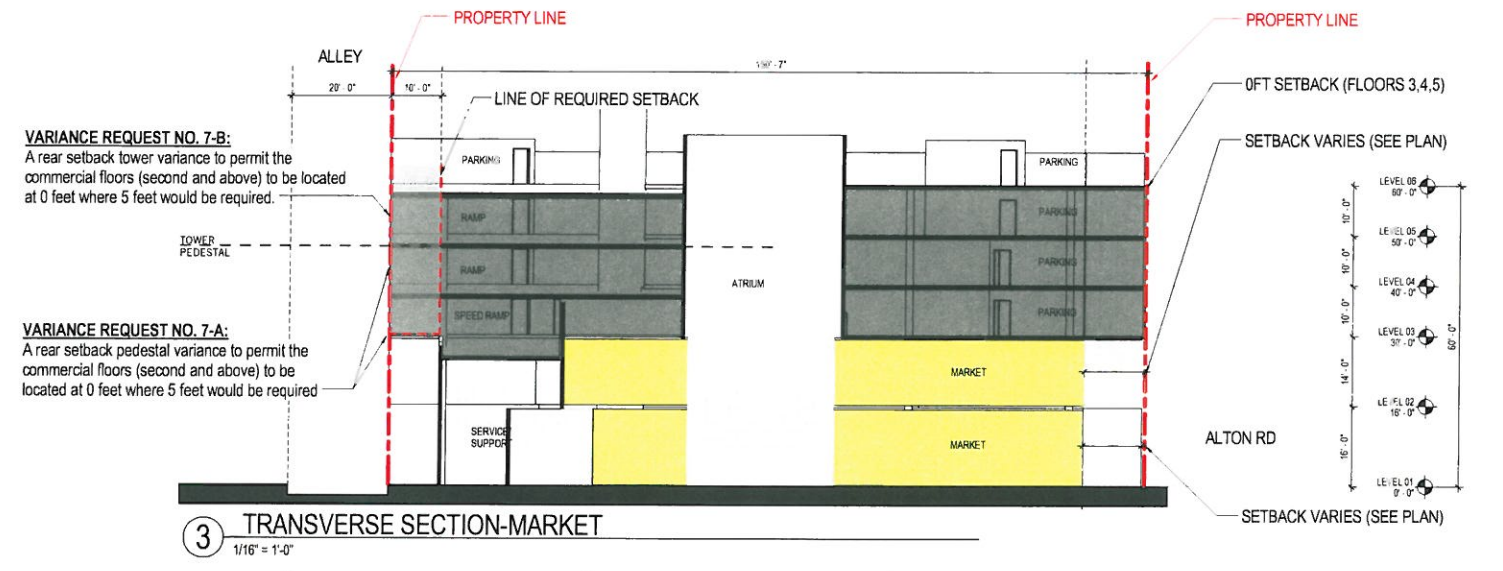
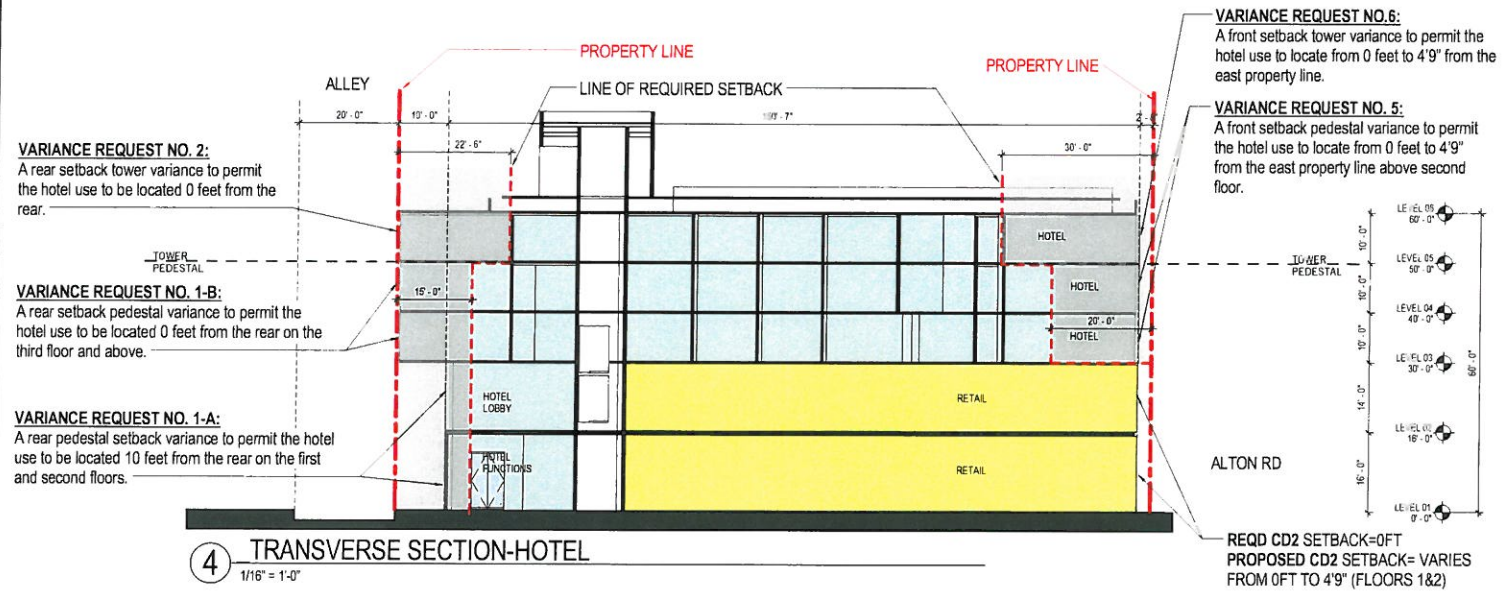
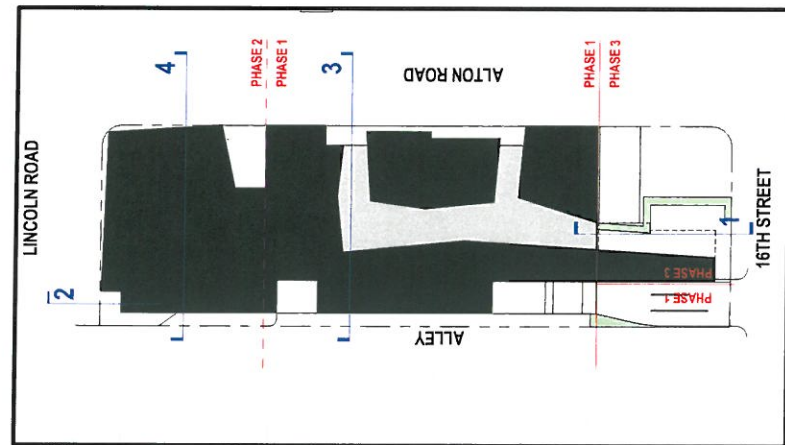
STRUCTURAL
YHCE ENGINEERING
12151 SW 128TH CT
SUITE 104
MIAMI, FLORIDA

DESIGN REVIEW BOARD FINAL SUBMITTAL 04-15-2016

QUALITY	ISSUE	DATE
Job Number	910414	100
Drawn	Author	
Checked	Checker	
Approved	Approver	
TITLE		

ZONING AND VARIANCES

SHEET NUMBER
A00-01A



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

1212 LINCOLN ROAD

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

STRUCTURAL

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

DESIGN REVIEW BOARD FINAL SUBMITTAL 04-15-2016

ISSUE	DATE
Job Number	818414 (9/1)
Drawn	Author
Checked	Checker
Approved	Appr/er
TITLE	

ZONING AND VARIANCES

SHEET NUMBER

A00-01B

Copyright © 2014 Perkins+Will

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

1212
LINCOLN ROAD

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 666853

MEP

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

STRUCTURAL

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

DESIGN REVIEW
BOARD FINAL
SUBMITTAL
04-15-2016

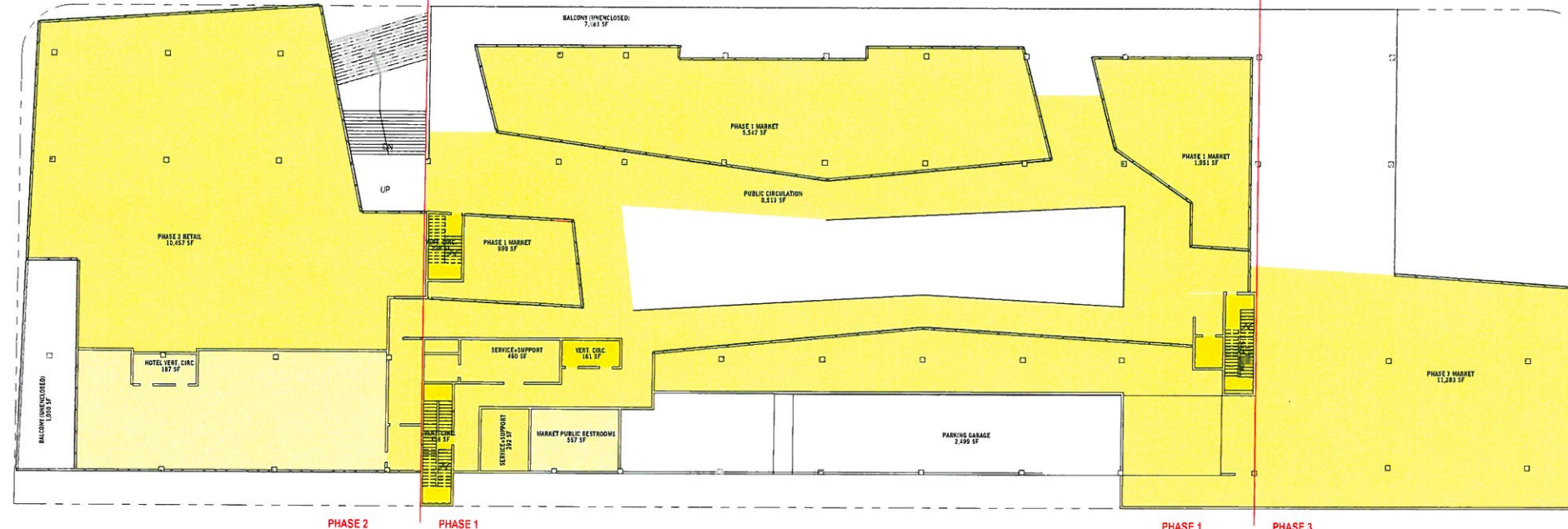
ISSUED	ISSUE	DATE
Job Number	Author	8/10/14 1000
Drawn	Author	
Checked	Checker	
Approved	Approver	
TITLE		

FAR DIAGRAMS

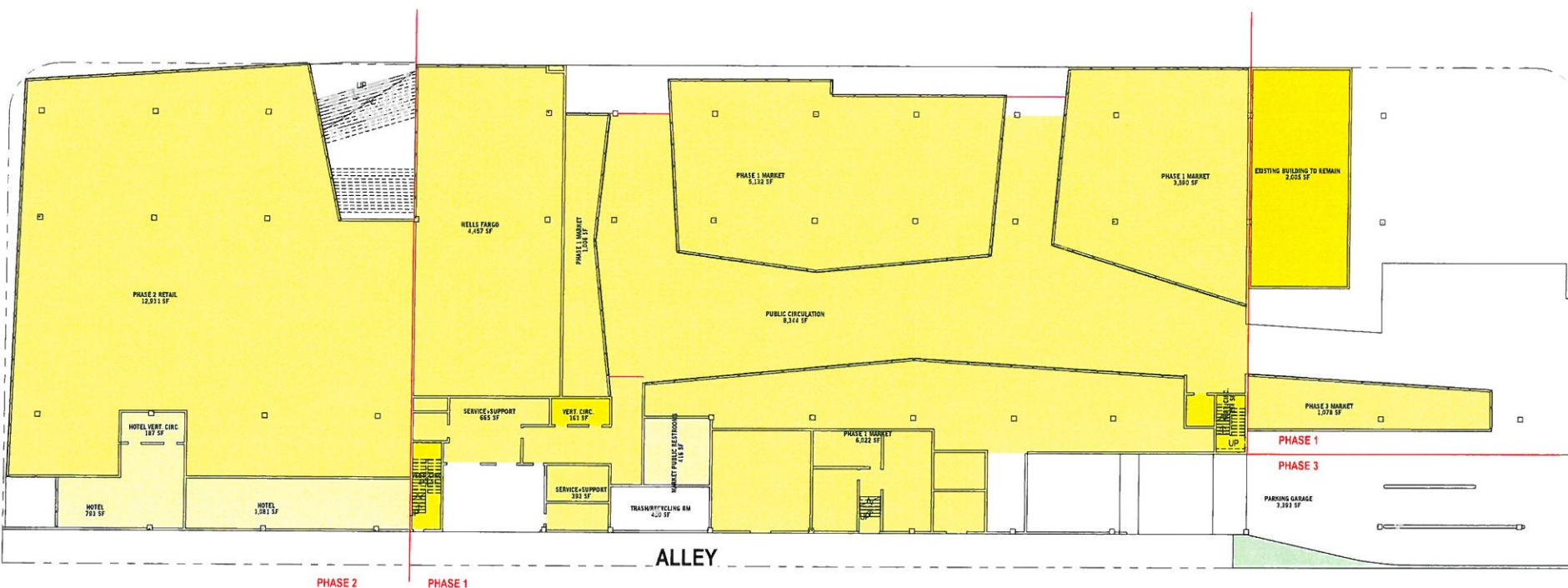
SHEET NUMBER

A00-01C

Copyright © 2014 Perkins+Will



2 LEVEL 02
1" = 20'-0"

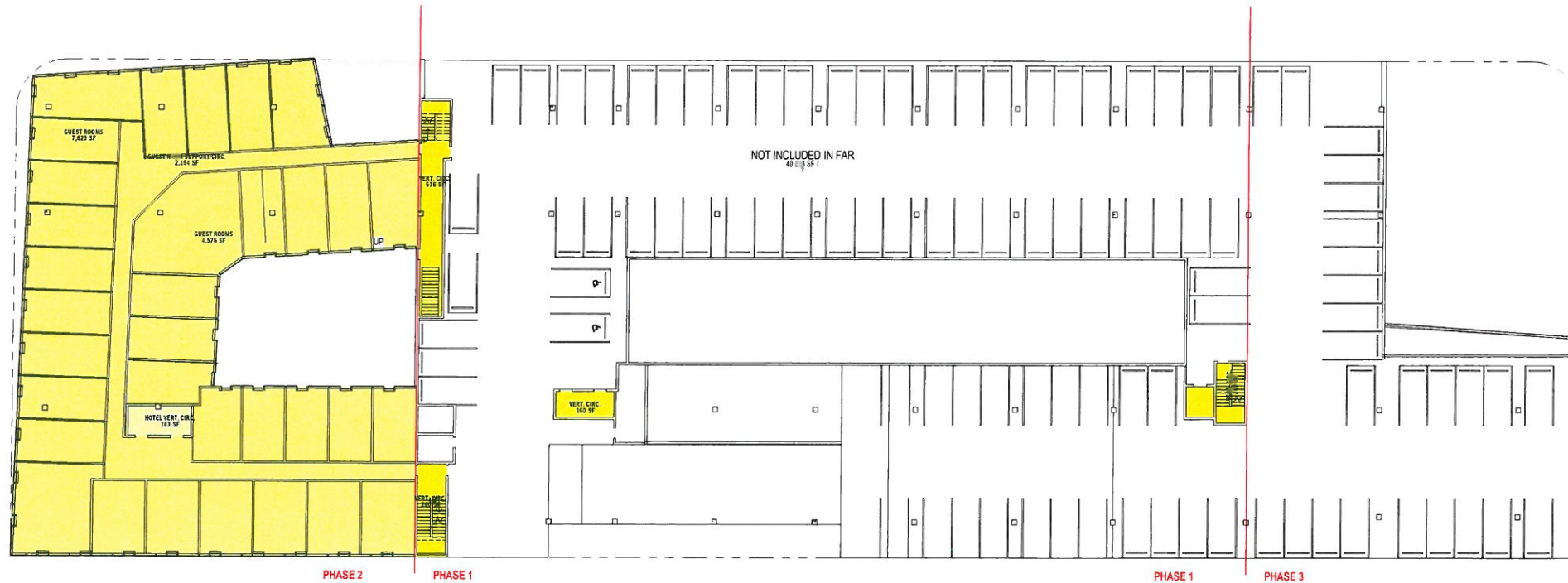


1 LEVEL 01
1" = 20'-0"

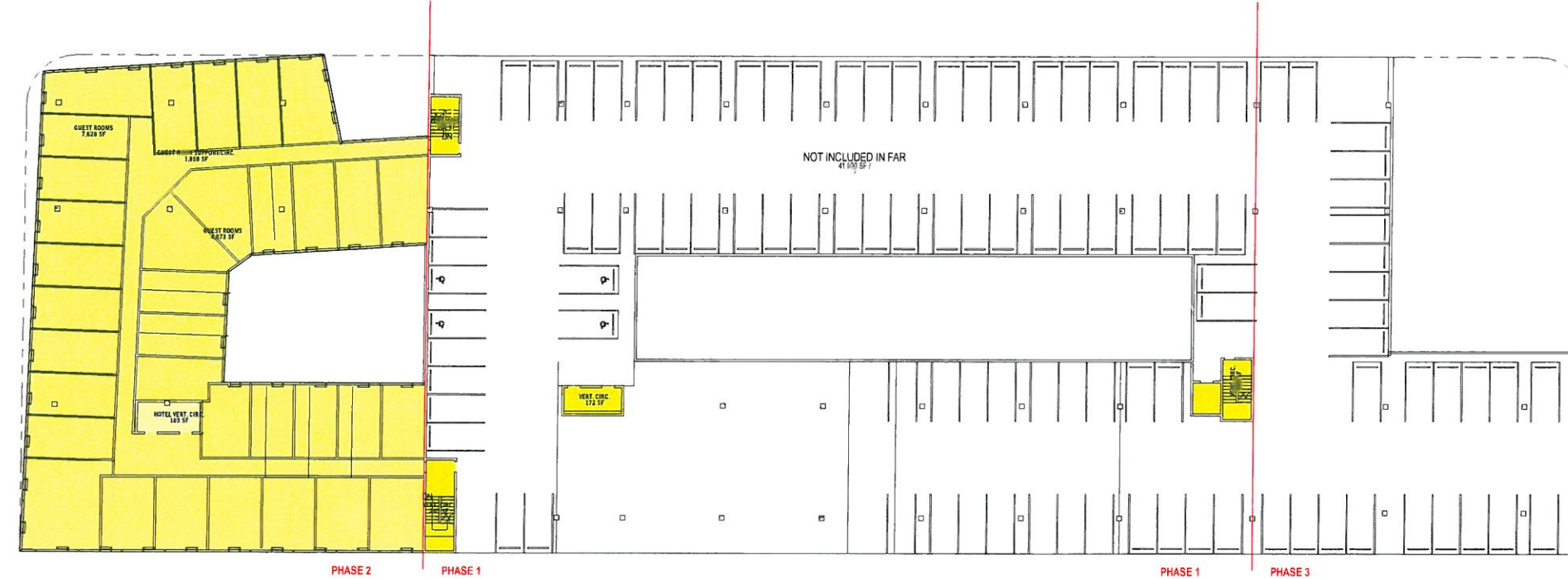
FAR AREA Copy 1		
LEVEL	AREA NAME	AREA
LEVEL 01	PHASE 2 RETAIL	12,437 SF
LEVEL 01	WELLS FARGO	4,457 SF
LEVEL 01	PHASE 1 MARKET	1,006 SF
LEVEL 01	PHASE 1 MARKET	3,599 SF
LEVEL 01	HOTEL	1,081 SF
LEVEL 01	HOTEL	1,078 SF
LEVEL 01	PHASE 1 MARKET	6,012 SF
LEVEL 01	PHASE 1 MARKET	5,132 SF
LEVEL 01	PUBLIC CIRCULATION	8,312 SF
LEVEL 01	VERT CIRC	187 SF
LEVEL 01	HOTEL VERT CIRC	187 SF
LEVEL 01	VERT CIRC	161 SF
LEVEL 01	SERVICE-SUPPORT	480 SF
LEVEL 01	MARKET PUBLIC RESTROOMS	416 SF
LEVEL 01	SERVICE-SUPPORT	393 SF
LEVEL 01	VERT CIRC	242 SF
LEVEL 01	EXISTING BUILDING TO REMAIN	2,005 SF
LEVEL 01		48,750 SF
LEVEL 02	HOTEL VERT CIRC	187 SF
LEVEL 02	VERT CIRC	161 SF
LEVEL 02	VERT CIRC	364 SF
LEVEL 02	PHASE 1 MARKET	999 SF
LEVEL 02	PHASE 1 MARKET	1,951 SF
LEVEL 02	PHASE 3 MARKET	11,213 SF
LEVEL 02	PHASE 2 RETAIL	10,457 SF
LEVEL 02	PHASE 1 MARKET	5,547 SF
LEVEL 02	PUBLIC CIRCULATION	8,512 SF
LEVEL 02	SERVICE-SUPPORT	282 SF
LEVEL 02	MARKET PUBLIC RESTROOMS	977 SF
LEVEL 02	VERT CIRC	229 SF
LEVEL 02	VERT CIRC	356 SF
LEVEL 02	SERVICE-SUPPORT	460 SF
LEVEL 02	HOTEL	3,224 SF
LEVEL 02		64,174 SF
LEVEL 03	VERT CIRC	160 SF
LEVEL 03</		

426:/16.8.18.25 AM c:\temp\1212 AL CON_dwg\dwg\braggs@perkinswill.com 14

1 LEVEL 03
1" = 20'-0"



2 LEVEL 04
1" = 20'-0"



FAR AREA C (1) 1		
LEVEL	AREA NAME	AREA
LEVEL 01	PHASE 2 RETAIL	12,001 SF
LEVEL 01	WELLS FARGO	4,457 SF
LEVEL 01	PHASE 1 MARKET	1,006 SF
LEVEL 01	PHASE 1 MARKET	3,590 SF
LEVEL 01	HOTEL	793 SF
LEVEL 01	HOTEL	1,281 SF
LEVEL 01	PHASE 3 MARKET	1,078 SF
LEVEL 01	PHASE 1 MARKET	6,022 SF
LEVEL 01	PHASE 1 MARKET	5,132 SF
LEVEL 01	PUBLIC CIRCULATION	8,344 SF
LEVEL 01	VERT. CIRC.	214 SF
LEVEL 01	HOTEL VERT. CIRC.	187 SF
LEVEL 01	VERT. CIRC.	161 SF
LEVEL 01	SER. CIRC. SUPPORT	657 SF
LEVEL 01	MARKET PUBLIC RESTROOMS	411 SF
LEVEL 01	SERVICE SUPPORT	243 SF
LEVEL 01	VERT. CIRC.	242 SF
LEVEL 01	EXISTING BUILDING TO REMAIN	2,005 SF
LEVEL 01	TOTAL	46,758 SF

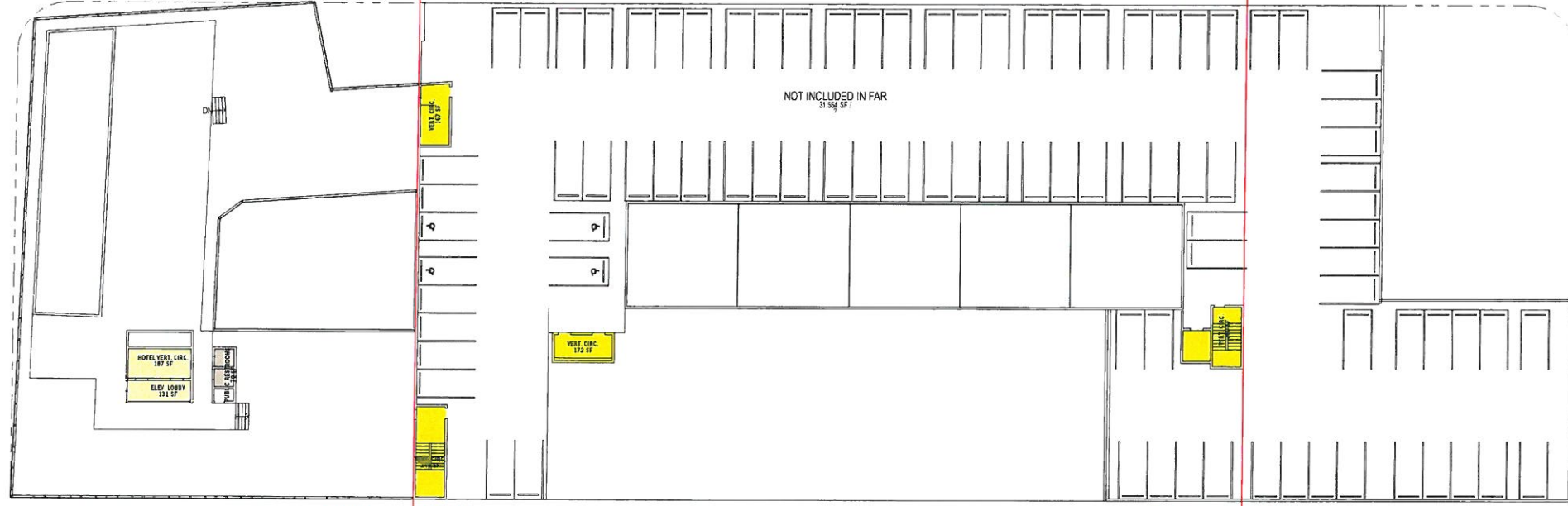
LEVEL 02	HOTEL VERT. CIRC.	117 SF
LEVEL 02	VERT. CIRC.	161 SF
LEVEL 02	VERT. CIRC.	384 SF
LEVEL 02	PHASE 1 MARKET	997 SF
LEVEL 02	PHASE 1 MARKET	1,151 SF
LEVEL 02	PHASE 3 MARKET	11,283 SF
LEVEL 02	PHASE 2 RETAIL	10,457 SF
LEVEL 02	PHASE 1 MARKET	5,517 SF
LEVEL 02	PUBLIC CIRCULATION	8,517 SF
LEVEL 02	SERVICE SUPPORT	292 SF
LEVEL 02	MARKET PUBLIC RESTROOMS	553 SF
LEVEL 02	VERT. CIRC.	229 SF
LEVEL 02	VERT. CIRC.	718 SF
LEVEL 02	SERVICE SUPPORT	460 SF
LEVEL 02	HOTEL	3,224 SF
LEVEL 02	TOTAL	44,571 SF

LEVEL 03	VERT. CIRC.	160 SF
LEVEL 03	VERT. CIRC.	260 SF
LEVEL 03	HOTEL VERT. CIRC.	183 SF
LEVEL 03	QUEST ROOM SUPPORT CIRC.	2,114 SF
LEVEL 03	QUEST ROOMS	7,123 SF
LEVEL 03	VERT. CIRC.	260 SF
LEVEL 03	QUEST ROOMS	4,516 SF
LEVEL 03	VERT. CIRC.	516 SF
LEVEL 03	TOTAL	17,731 SF

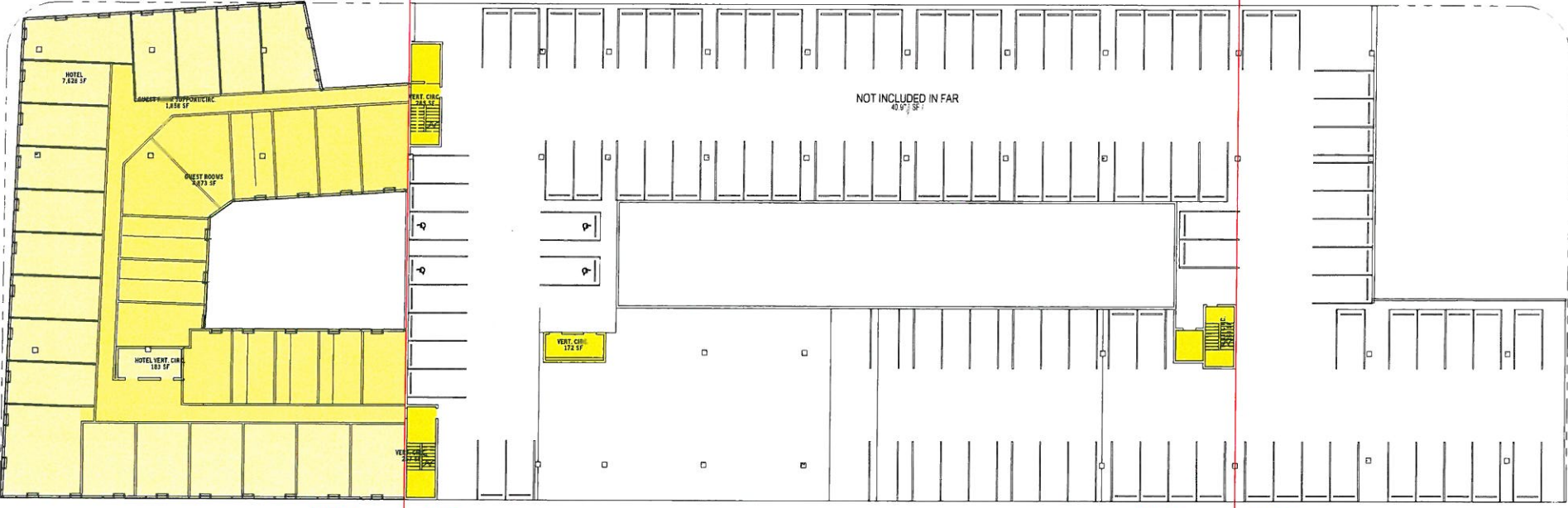
LEVEL 04	VERT. CIRC.	172 SF
LEVEL 04	VERT. CIRC.	260 SF
LEVEL 04	VERT. CIRC.	260 SF
LEVEL 04	HOTEL VERT. CIRC.	183 SF
LEVEL 04	QUEST ROOM SUPPORT CIRC.	1,858 SF
LEVEL 04	QUEST ROOMS	7,628 SF
LEVEL 04	QUEST ROOMS	4,873 SF
LEVEL 04	VERT. CIRC.	166 SF
LEVEL 04	TOTAL	15,400 SF

LEVEL 05	VERT. CIRC.	172 SF
LEVEL 05	VERT. CIRC.	260 SF
LEVEL 05	VERT. CIRC.	217 SF
LEVEL 05	HOTEL VERT. CIRC.	183 SF
LEVEL 05	QUEST ROOM SUPPORT CIRC.	1,188 SF
LEVEL 05	HOTEL	7,228 SF
LEVEL 05	QUEST ROOMS	4,871 SF
LEVEL 05	VERT. CIRC.	210 SF
LEVEL 05	TOTAL	12,516 SF

LEVEL 06	VERT. CIRC.	172 SF
LEVEL 06		



2 LEVEL 06
1" = 20'-0"



1 LEVEL 05
1" = 20'-0"

FAR AREA C01111		
LEVEL	AREA NAME	AREA
LEVEL 01	PHASE 2 RETAIL	12,101 SF
LEVEL 01	WELLS FARGO	4,457 SF
LEVEL 01	PHASE 1 MARKET	1,000 SF
LEVEL 01	PHASE 1 MARKET	1,000 SF
LEVEL 01	HOTEL	750 SF
LEVEL 01	HOTEL	1,000 SF
LEVEL 01	PHASE 3 MARKET	1,078 SF
LEVEL 01	PHASE 1 MARKET	1,022 SF
LEVEL 01	PHASE 1 MARKET	5,132 SF
LEVEL 01	PUBLIC CIRCULATION	8,241 SF
LEVEL 01	VERT. CIRC.	254 SF
LEVEL 01	HOTEL VERT. CIRC.	167 SF
LEVEL 01	VERT. CIRC.	161 SF
LEVEL 01	SERVICE+SUPPORT	665 SF
LEVEL 01	MARKET PUBLIC RESTROOMS	416 SF
LEVEL 01	SERVICE+SUPPORT	400 SF
LEVEL 01	VERT. CIRC.	242 SF
LEVEL 01	EXISTING BUILDING TO REMAIN	2,005 SF
LEVEL 01	REMAIN	48,758 SF
LEVEL 02	HOTEL VERT. CIRC.	117 SF
LEVEL 02	VERT. CIRC.	161 SF
LEVEL 02	VERT. CIRC.	304 SF
LEVEL 02	PHASE 1 MARKET	967 SF
LEVEL 02	PHASE 1 MARKET	1,107 SF
LEVEL 02	PHASE 3 MARKET	1,128 SF
LEVEL 02	PHASE 2 RETAIL	10,457 SF
LEVEL 02	PHASE 1 MARKET	5,547 SF
LEVEL 02	PUBLIC CIRCULATION	8,111 SF
LEVEL 02	SERVICE+SUPPORT	2,222 SF
LEVEL 02	MARKET PUBLIC RESTROOMS	1,657 SF
LEVEL 02	VERT. CIRC.	229 SF
LEVEL 02	VERT. CIRC.	356 SF
LEVEL 02	SERVICE+SUPPORT	460 SF
LEVEL 02	HOTEL	1,224 SF
LEVEL 02	REMAIN	44,578 SF
LEVEL 03	VERT. CIRC.	180 SF
LEVEL 03	VERT. CIRC.	260 SF
LEVEL 03	HOTEL VERT. CIRC.	161 SF
LEVEL 03	GUEST ROOM SUPPORT/CIRC.	2,154 SF
LEVEL 03	GUEST ROOMS	7,413 SF
LEVEL 03	VERT. CIRC.	280 SF
LEVEL 03	GUEST ROOMS	4,676 SF
LEVEL 03	VERT. CIRC.	516 SF
LEVEL 03	REMAIN	15,714 SF
LEVEL 04	VERT. CIRC.	172 SF
LEVEL 04	VERT. CIRC.	260 SF
LEVEL 04	VERT. CIRC.	260 SF
LEVEL 04	HOTEL VERT. CIRC.	183 SF
LEVEL 04	GUEST ROOM SUPPORT/CIRC.	1,858 SF
LEVEL 04	GUEST ROOMS	7,428 SF
LEVEL 04	GUEST ROOMS	4,873 SF
LEVEL 04	VERT. CIRC.	180 SF
LEVEL 04	REMAIN	15,400 SF
LEVEL 05	VERT. CIRC.	172 SF
LEVEL 05	VERT. CIRC.	260 SF
LEVEL 05	VERT. CIRC.	257 SF
LEVEL 05	HOTEL VERT. CIRC.	183 SF
LEVEL 05	GUEST ROOM SUPPORT/CIRC.	1,858 SF
LEVEL 05	HOTEL	7,628 SF
LEVEL 05	GUEST ROOMS	4,873 SF
LEVEL 05	VERT. CIRC.	215 SF
LEVEL 05	REMAIN	15,516 SF
LEVEL 06	VERT. CIRC.	172 SF
LEVEL 06	VERT. CIRC.	260 SF
LEVEL 06	HOTEL VERT. CIRC.	187 SF
LEVEL 06	VERT. CIRC.	167 SF
LEVEL 06	VERT. CIRC.	245 SF
LEVEL 06	ELEV. LOBBY	131 SF
LEVEL 06	PUBLIC RESTROOMS	70 SF
LEVEL 06	REMAIN	1,232 SF
LEVEL 06	REMAIN	141,215 SF

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

1212 LINCOLN ROAD

CRESCENT HEIGHTS[®]
INSPIRATIONAL LIVING
2200 BISCAYNE BLVD.
MI

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

1212
LINCOLN ROAD

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 666853

MEP

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

STRUCTURAL

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

DESIGN REVIEW
BOARD FINAL
SUBMITTAL
04-15-2016

DATE	ISSUE	DATE
04/15/16	1	04/15/16
04/15/16	2	04/15/16
04/15/16	3	04/15/16
04/15/16	4	04/15/16
04/15/16	5	04/15/16
04/15/16	6	04/15/16
04/15/16	7	04/15/16
04/15/16	8	04/15/16
04/15/16	9	04/15/16
04/15/16	10	04/15/16
04/15/16	11	04/15/16
04/15/16	12	04/15/16
04/15/16	13	04/15/16
04/15/16	14	04/15/16
04/15/16	15	04/15/16
04/15/16	16	04/15/16
04/15/16	17	04/15/16
04/15/16	18	04/15/16
04/15/16	19	04/15/16
04/15/16	20	04/15/16
04/15/16	21	04/15/16
04/15/16	22	04/15/16
04/15/16	23	04/15/16
04/15/16	24	04/15/16
04/15/16	25	04/15/16
04/15/16	26	04/15/16
04/15/16	27	04/15/16
04/15/16	28	04/15/16
04/15/16	29	04/15/16
04/15/16	30	04/15/16
04/15/16	31	04/15/16
04/15/16	32	04/15/16
04/15/16	33	04/15/16
04/15/16	34	04/15/16
04/15/16	35	04/15/16
04/15/16	36	04/15/16
04/15/16	37	04/15/16
04/15/16	38	04/15/16
04/15/16	39	04/15/16
04/15/16	40	04/15/16
04/15/16	41	04/15/16
04/15/16	42	04/15/16
04/15/16	43	04/15/16
04/15/16	44	04/15/16
04/15/16	45	04/15/16
04/15/16	46	04/15/16
04/15/16	47	04/15/16
04/15/16	48	04/15/16
04/15/16	49	04/15/16
04/15/16	50	04/15/16
04/15/16	51	04/15/16
04/15/16	52	04/15/16
04/15/16	53	04/15/16
04/15/16	54	04/15/16
04/15/16	55	04/15/16
04/15/16	56	04/15/16
04/15/16	57	04/15/16
04/15/16	58	04/15/16
04/15/16	59	04/15/16
04/15/16	60	04/15/16
04/15/16	61	04/15/16
04/15/16	62	

PERKINS
+ WILL

806 DOUGLAS ROAD
SUITE 300
CORAL GABLES, FLORIDA
33134

1212
LINCOLN ROAD

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

STRUCTURAL

YHCE ENGINEERING

12151 SW 128TH CT
SUITE 104
MIAMI, FLORIDA

DESIGN REVIEW
BOARD FINAL
SUBMITTAL
04-15-2016

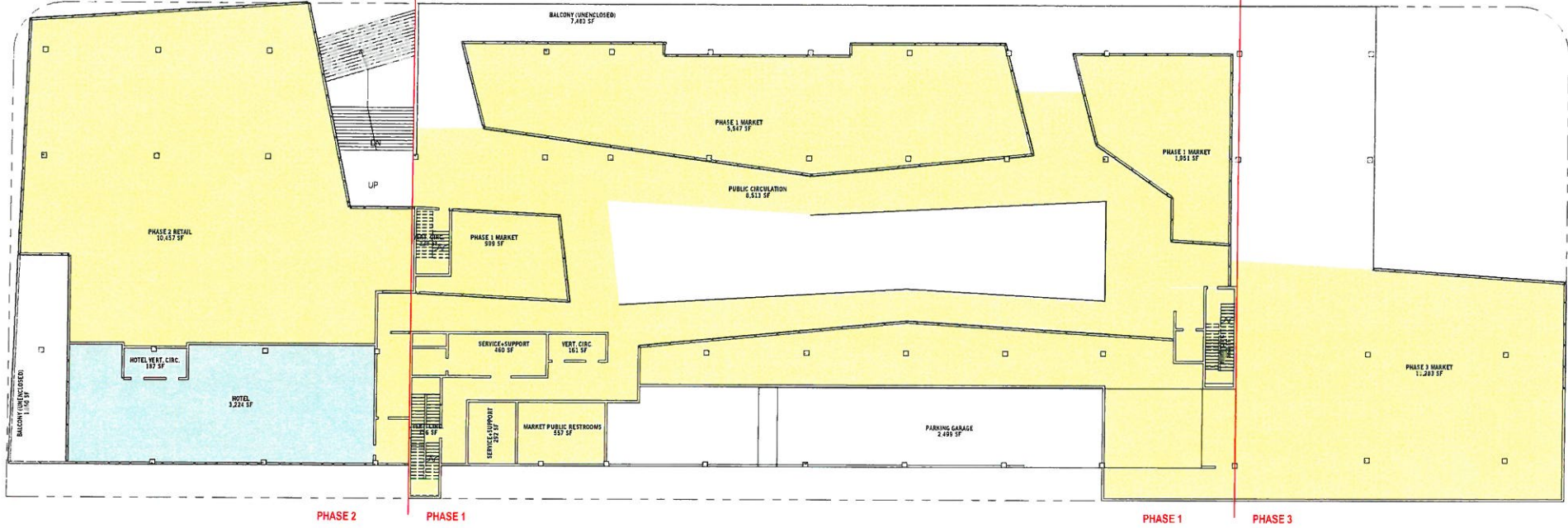
ISSUE	DATE
Job Number	810414-000
Drawn	Author
Checked	Checker
Approved	Approver
TITLE	

HOTEL AREA
DIAGRAMS

SHEET NUMBER

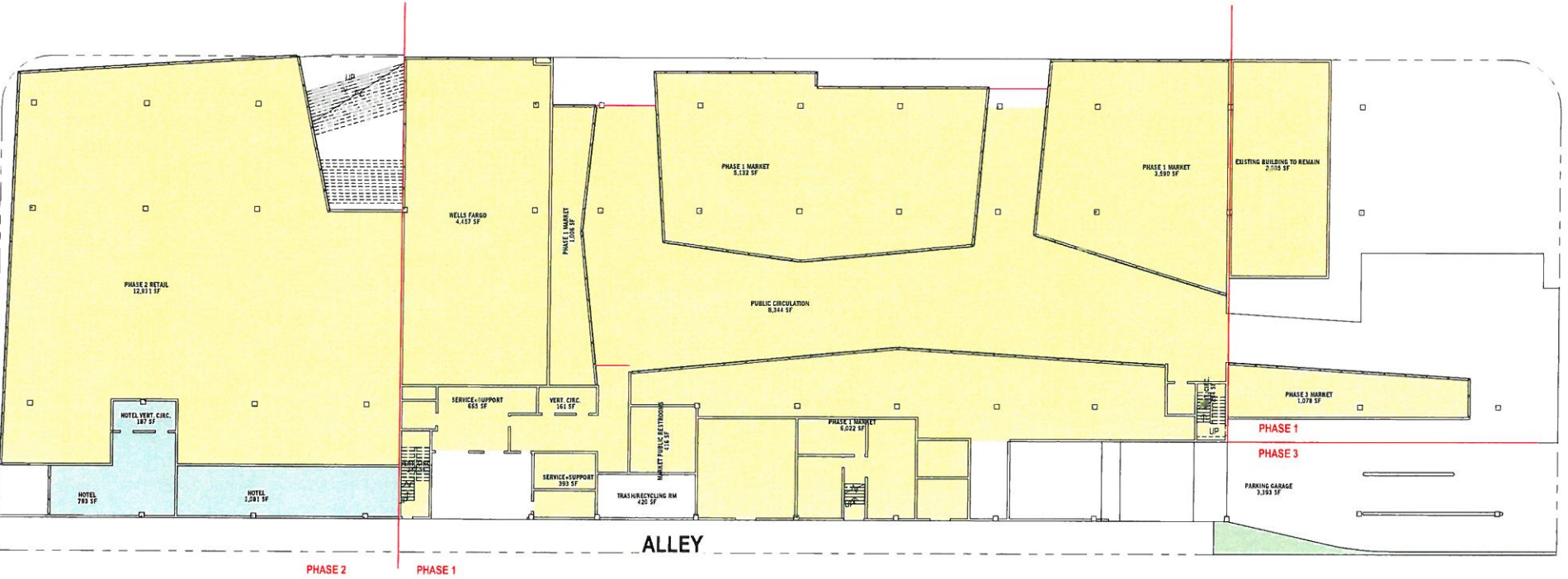
A00-01H

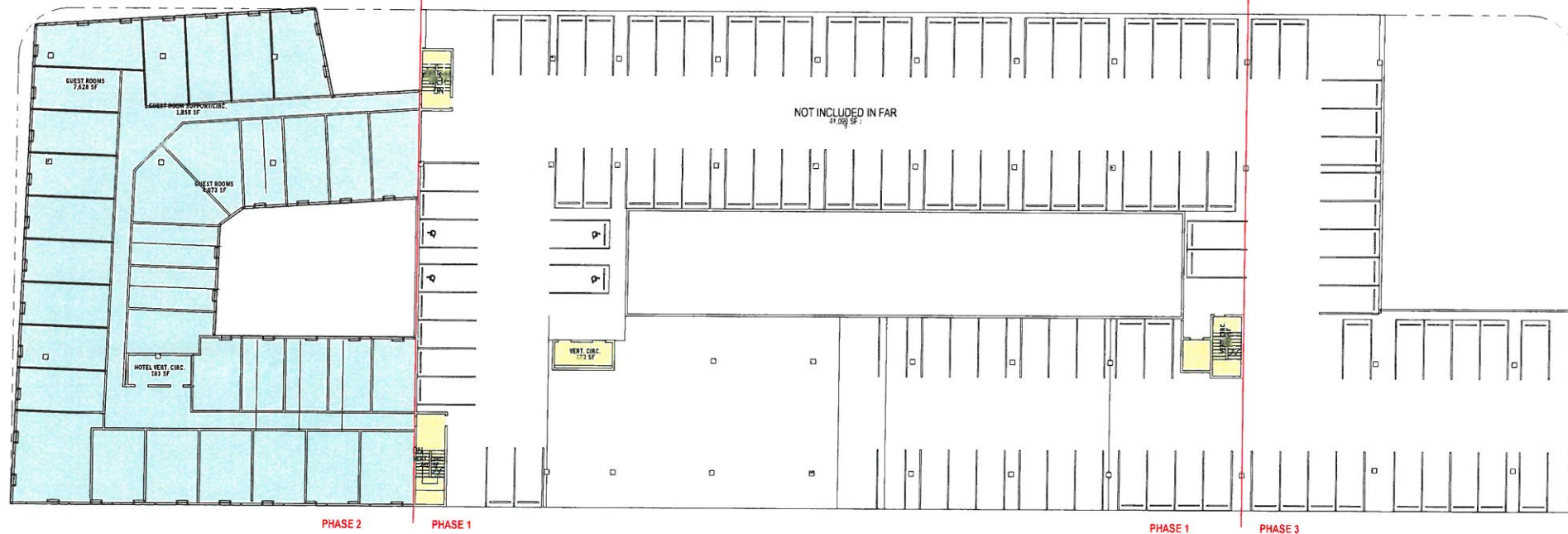
Copyright © 2014 Perkins+Will



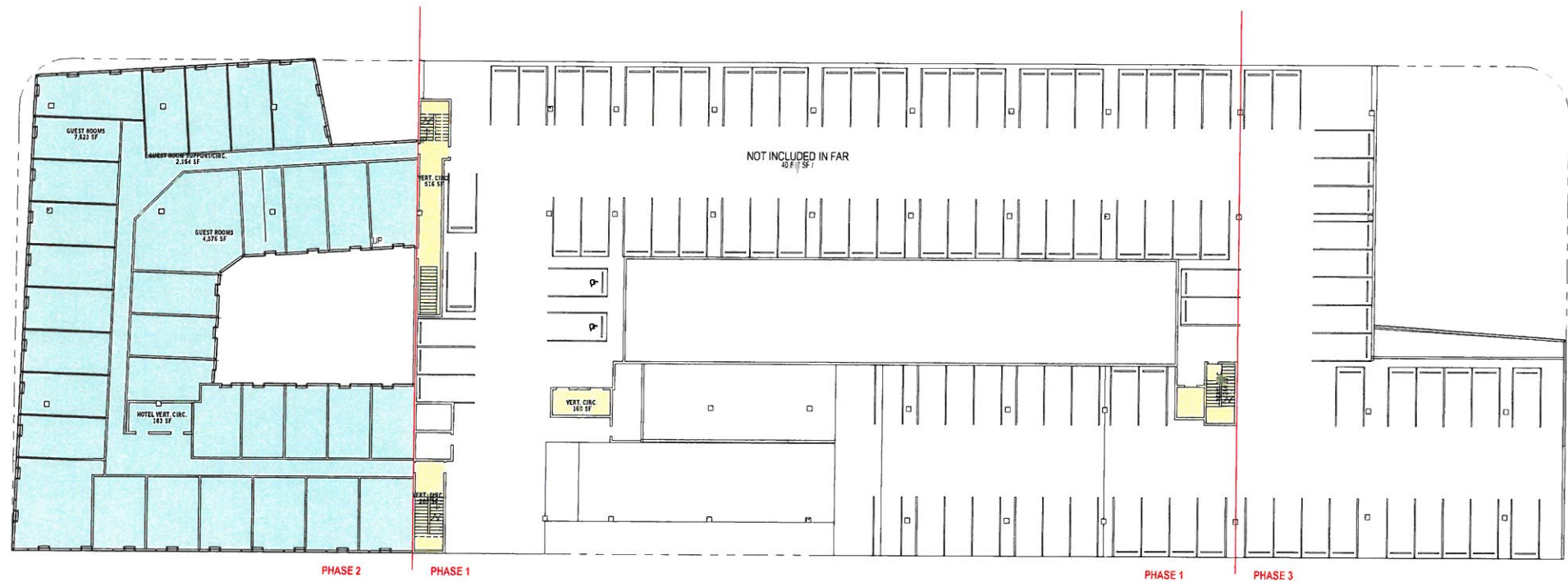
2 LEVEL 02 HOTEL FLOOR DIAGRAM
1" = 20'-0"

FAR AREA			
LEVEL	AREA NAME	AREA	Comments
LE-EL 01	HOTEL	750 SF	HOTEL
LE-EL 01	HOTEL	1,081 SF	HOTEL
LE-EL 01	HOTEL VERT. CIRC.	187 SF	HOTEL
LE-EL 01		2,061 SF	
LE-EL 02	HOTEL VERT. CIRC.	187 SF	HOTEL
LE-EL 02	HOTEL	3,224 SF	HOTEL
LE-EL 02		3,411 SF	
LE-EL 03	HOTEL VERT. CIRC.	187 SF	HOTEL
LE-EL 03	QUEST ROOM SUPPORT/CIRC	2,154 SF	HOTEL
LE-EL 03	QUEST ROOMS	7,323 SF	HOTEL
LE-EL 03	QUEST ROOMS	4,479 SF	HOTEL
LE-EL 03		14,536 SF	
LE-EL 04	HOTEL VERT. CIRC.	187 SF	HOTEL
LE-EL 04	QUEST ROOM SUPPORT/CIRC	1,147 SF	HOTEL
LE-EL 04	QUEST ROOMS	7,428 SF	HOTEL
LE-EL 04	QUEST ROOMS	4,873 SF	HOTEL
LE-EL 04		14,542 SF	
LE-EL 05	HOTEL VERT. CIRC.	187 SF	HOTEL
LE-EL 05	QUEST ROOM SUPPORT/CIRC	1,858 SF	HOTEL
LE-EL 05	HOTEL	7,179 SF	HOTEL
LE-EL 05	QUEST ROOMS	4,873 SF	HOTEL
LE-EL 05		14,542 SF	
LE-EL 06	HOTEL VERT. CIRC.	187 SF	HOTEL
LE-EL 06	ELEV. LOBBY	131 SF	HOTEL
LE-EL 06	PUBLIC RESTROOMS	70 SF	HOTEL
LE-EL 06		218 SF	
LE-EL 06		40,480 SF	





2 LEVEL 04 HOTEL FLOOR DIAGRAM
1" = 20'-0"



1 LEVEL 03 HOTEL FLOOR DIAGRAM
1" = 20'-0"

FAR AREA			
LEVEL	AREANAME	AREA	Comments
LE-EL 01	HOTEL	793 SF	HOTEL
LE-EL 01	HOTEL	1,081 SF	HOTEL
LEVEL 01	HOTEL VERT. CIRC.	187 SF	HOTEL
LE-EL 01		2,061 SF	
LE-EL 02	HOTEL VERT. CIRC.	187 SF	HOTEL
LEVEL 02	HOTEL	3,274 SF	HOTEL
LEVEL 02		3,411 SF	
LE-EL 03	HOTEL VERT. CIRC.	187 SF	HOTEL
LEVEL 03	GUEST ROOM SUPPORT/CIRC.	2,154 SF	HOTEL
LE-EL 03	GUEST ROOMS	2,153 SF	HOTEL
LE-EL 03	GUEST ROOMS	4,671 SF	HOTEL
LE-EL 03		14,542 SF	
LEVEL 04	HOTEL VERT. CIRC.	187 SF	HOTEL
LEVEL 04	GUEST ROOM SUPPORT/CIRC.	2,154 SF	HOTEL
LE-EL 04	GUEST ROOMS	7,628 SF	HOTEL
LEVEL 04	GUEST ROOMS	4,671 SF	HOTEL
LEVEL 04		14,542 SF	
LE-EL 05	HOTEL VERT. CIRC.	187 SF	HOTEL
LE-EL 05	GUEST ROOM SUPPORT/CIRC.	1,858 SF	HOTEL
LE-EL 05	HOTEL	7,628 SF	HOTEL
LEVEL 05	GUEST ROOMS	4,671 SF	HOTEL
LE-EL 05		14,542 SF	
LEVEL 06	HOTEL VERT. CIRC.	187 SF	HOTEL
LE-EL 06	ELE. LOBBY	171 SF	HOTEL
LE-EL 06	PUBLIC RESTROOMS	11 SF	HOTEL
LE-EL 06		288 SF	
LE-EL 06		49,493 SF	

- GUEST ROOM SUPPORT/CIRC.
- GUEST ROOMS
- HOTEL VERT. CIRC.
- PARKING GARAGE
- VERT. CIRC.
- Calculating...

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

1212 LINCOLN ROAD

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

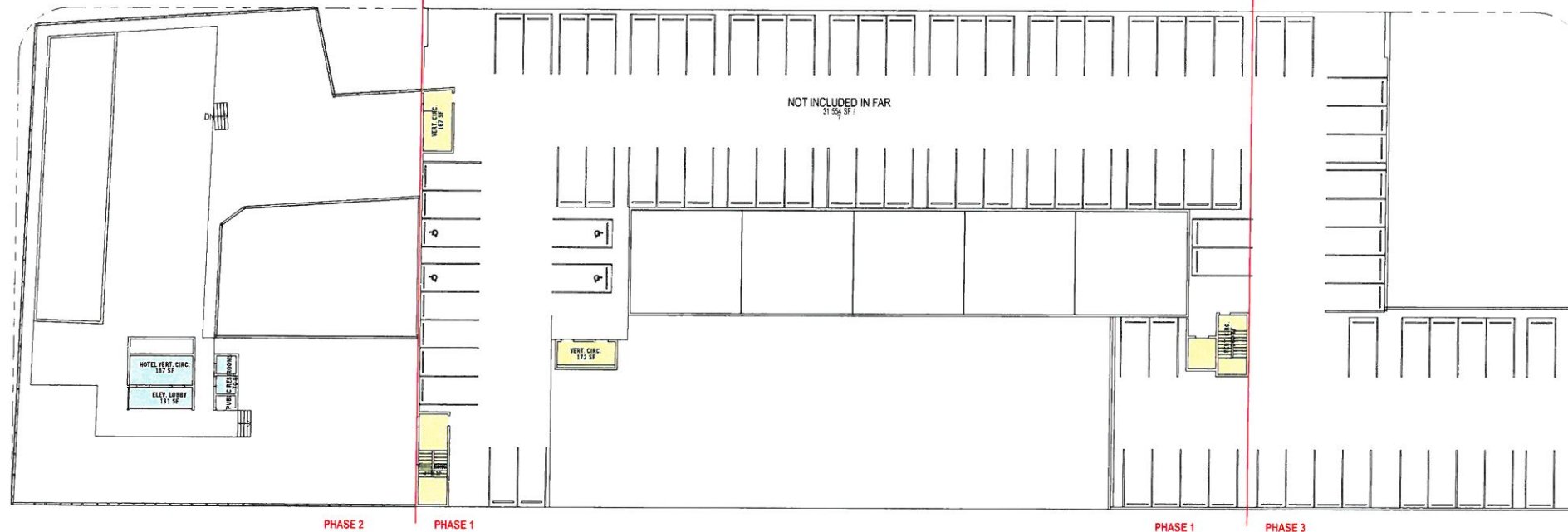
MEP
BR+A
2600 S. DOUGLAS ROAD
SUITE 1100
CORAL GABLES, FLORIDA

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

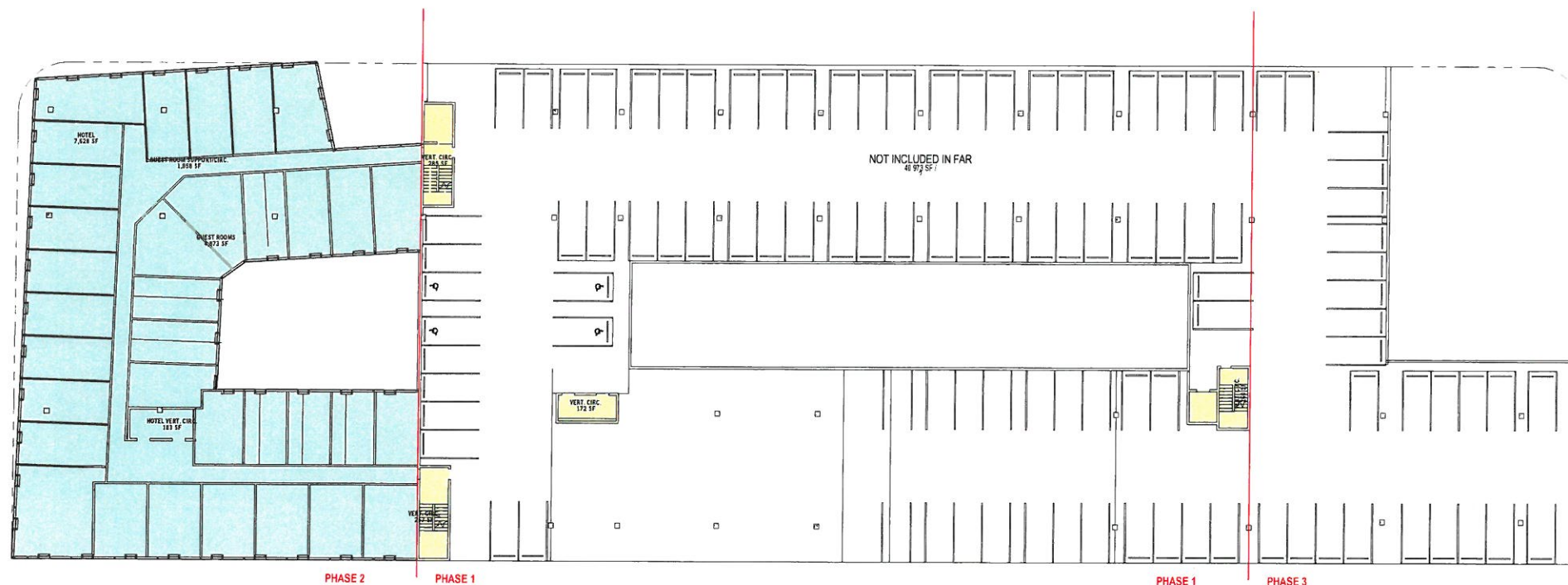
DESIGN REVIEW BOARD FINAL SUBMITTAL 04-15-2016

DESIGNER	ISSUE	DATE
Job Number	8104 14 1110	
Drawn	Author	
Checked	Checker	
Approved	Approver	
TITLE		

HOTEL AREA DIAGRAMS
SHEET NUMBER
A00-011



2 LEVEL 06 HOTEL FLOOR DIAGRAM
1" = 20'-0"



1 LEVEL 05 HOTEL FLOOR DIAGRAM
1" = 20'-0"

HOTEL AREA			
LE-EL	AREA NAME	AREA	Comments
LE-EL 01	HOTEL	793 SF	HOTEL
LE-EL 01	HOTEL	1,081 SF	HOTEL
LE-EL 01	HOTEL VERT. CIRC.	187 SF	HOTEL
LEVEL 01 3		2,061 SF	
LEVEL 02	HOTEL VERT. CIRC.	187 SF	HOTEL
LE-EL 02	HOTEL	3,224 SF	HOTEL
LE-EL 02 2		7,411 SF	
LEVEL 03	HOTEL VERT. CIRC.	183 SF	HOTEL
LE-EL 03	GUEST ROOM SUPPORT/CIRC.	2,154 SF	HOTEL
LE-EL 03	GUEST ROOMS	7,423 SF	HOTEL
LE-EL 03	GUEST ROOMS	4,576 SF	HOTEL
LEVEL 03 4		14,512 SF	
LE-EL 04	HOTEL VERT. CIRC.	183 SF	HOTEL
LE-EL 04	GUEST ROOM SUPPORT/CIRC.	1,151 SF	HOTEL
LEVEL 04	GUEST ROOMS	7,426 SF	HOTEL
LE-EL 04	GUEST ROOMS	4,871 SF	HOTEL
LEVEL 04 4		14,512 SF	
LEVEL 05	HOTEL VERT. CIRC.	187 SF	HOTEL
LE-EL 05	GUEST ROOM SUPPORT/CIRC.	1,858 SF	HOTEL
LE-EL 05	HOTEL	7,628 SF	HOTEL
LE-EL 05	GUEST ROOMS	4,871 SF	HOTEL
LE-EL 05 4		14,542 SF	
LE-EL 06	HOTEL VERT. CIRC.	187 SF	HOTEL
LEVEL 06	ELEV. LOBBY	131 SF	HOTEL
LE-EL 06	PUBLIC RESTROOM	79 SF	HOTEL
LE-EL 06 3		388 SF	
		49,480 SF	

- GUEST ROOM SUPPORT/CIRC.
- GUEST ROOMS
- HOTEL
- HOTEL VERT. CIRC.
- PARKING GARAGE
- VERT. CIRC.
- Calculating...

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

**1212
LINCOLN ROAD**

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

STRUCTURAL

YHCE ENGINEERING
12151 SW 128TH CT

PERKINS
+ WILL

806 DOUGLAS ROAD
SUITE 300
CORAL GABLES, FLORIDA
33134

1212
LINCOLN ROAD

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

STRUCTURAL

YHCE ENGINEERING

12151 SW 128TH CT
SUITE 104
MIAMI, FLORIDA

DESIGN REVIEW
BOARD FINAL
SUBMITTAL
04-15-2016

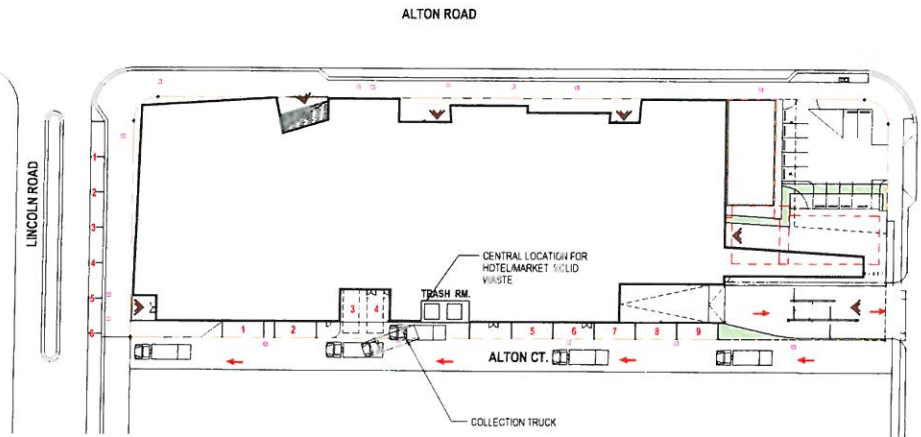
ISSUE	DATE
Job Number	913414.020
Drawn	Author
Checked	Checker
Approved	Approver
TITLE	

SITE PLAN

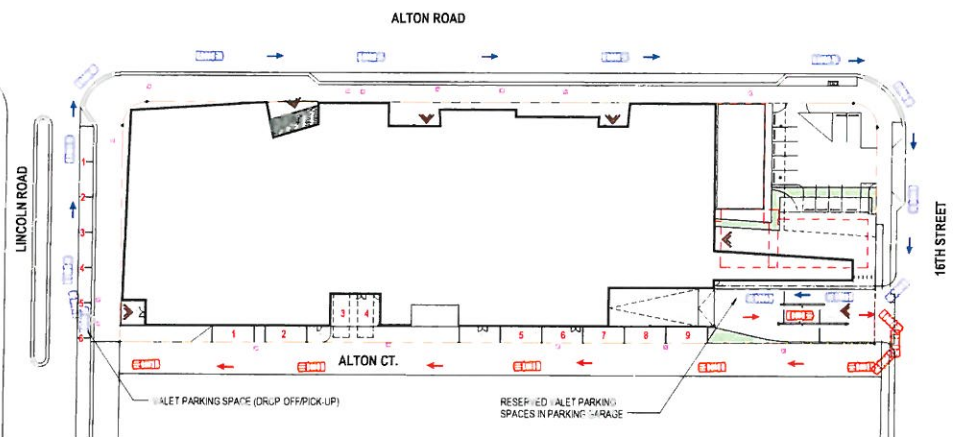
SHEET NUMBER

A00-02

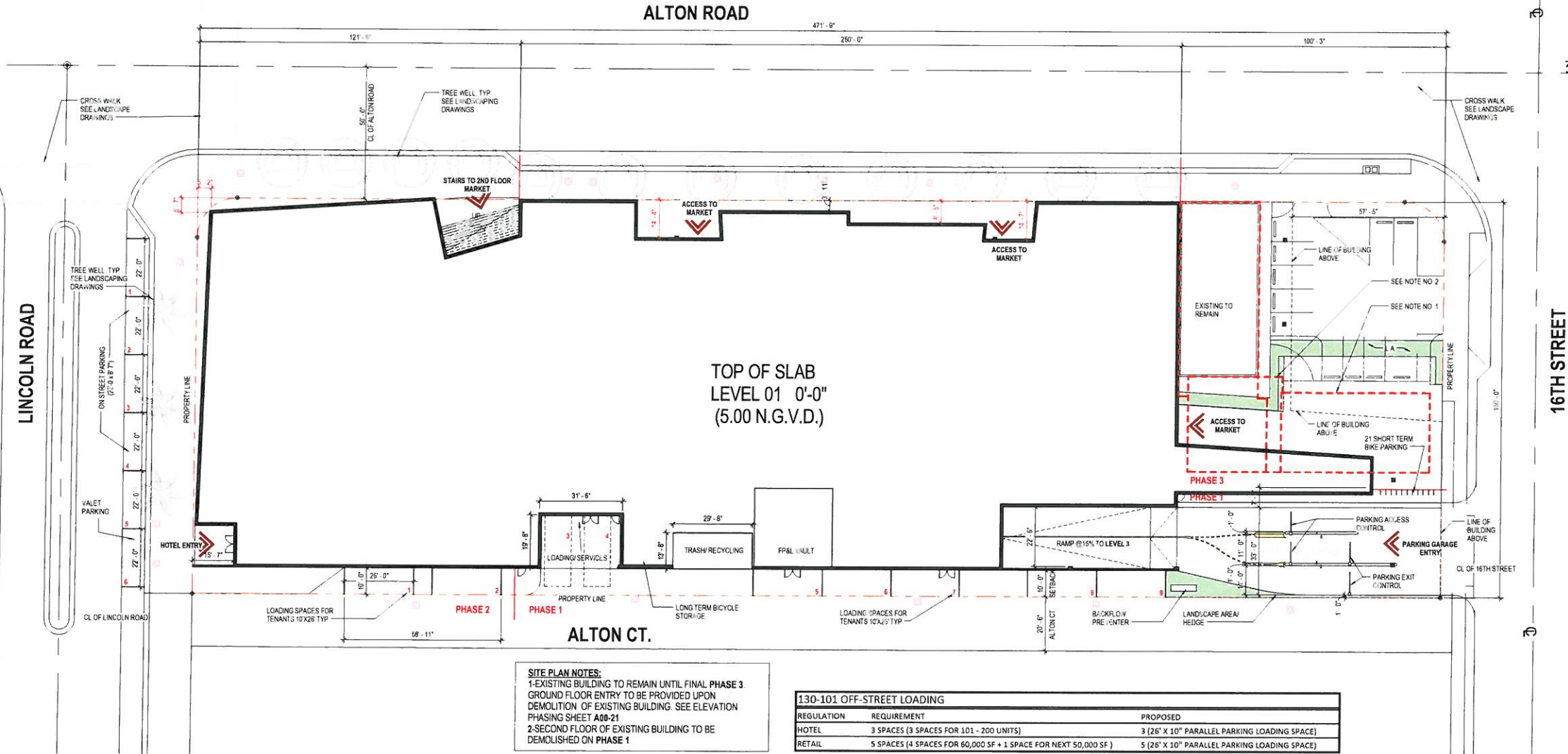
Copyright © 2014 Perkins+Will



3 WASTE MANAGEMENT OPERATION
1" = 50'-0"



2 VALET OPERATION
1" = 50'-0"



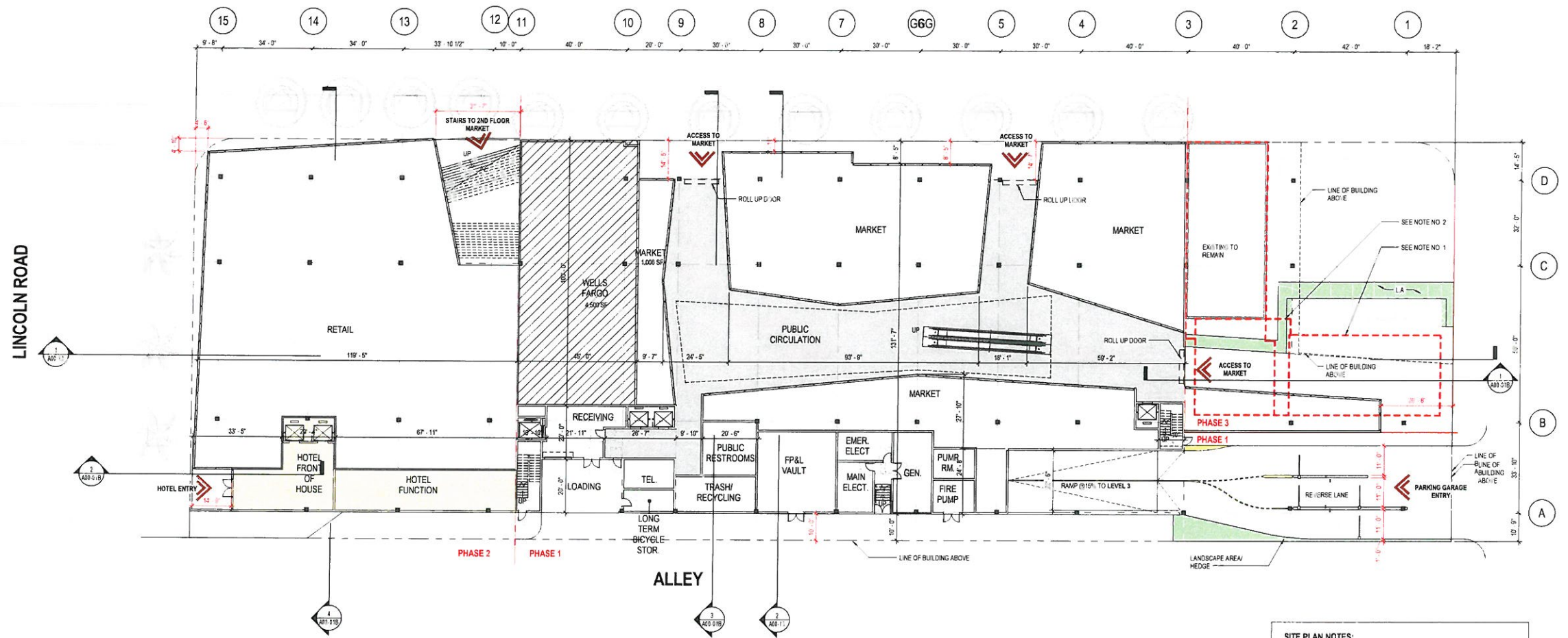
1 SITE PLAN
3/16" = 1'-0"

SITE PLAN NOTES:
1-EXISTING BUILDING TO REMAIN UNTIL FINAL PHASE 3.
GROUND FLOOR ENTRY TO BE PROVIDED UPON
DEMOLITION OF EXISTING BUILDING. SEE ELEVATION
PHASING SHEET A00-21
2-SECOND FLOOR OF EXISTING BUILDING TO BE
DEMOLISHED ON PHASE 1

130-101 OFF-STREET LOADING		
REGULATION	REQUIREMENT	PROPOSED
HOTEL	3 SPACES (3 SPACES FOR 101 - 200 UNITS)	3 (28' X 10" PARALLEL PARKING LOADING SPACE)
RETAIL	5 SPACES (4 SPACES FOR 60,000 SF + 1 SPACE FOR NEXT 50,000 SF)	5 (28' X 10" PARALLEL PARKING LOADING SPACE)

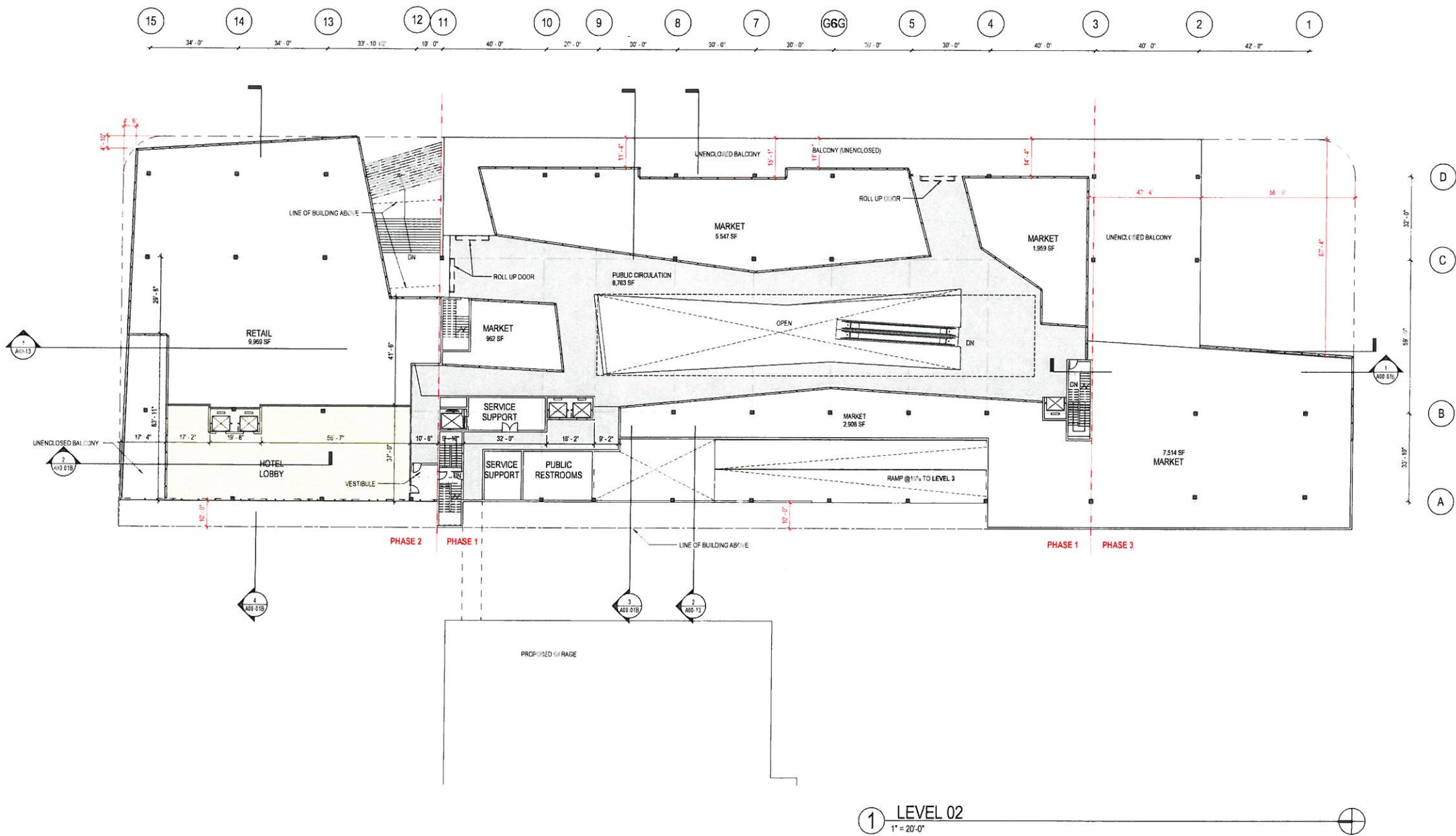
CC - Occupant Load & Min. Egress Width Calcs - Level 1 (Areas)					
OCCUPANCY NAME	OCCUPANCY	SQ. FTG.	CO. DE.	OCC. LOAD FACTOR	OCC. LOAD
WELLS FARGO	BUSINESS	4,482 SF	IBC	100 SF	45
HOTEL BACK OF HOUSE	MEDH/EQUIP/STOR	1,081 SF	IBC	300 SF	4
SERVICE/SUPPORT	MEDH/EQUIP/STOR	819 SF	IBC	300 SF	3
SERVICE/SUPPORT	MEDH/EQUIP/STOR	517 SF	IBC	300 SF	2
SERVICE/SUPPORT	MEDH/EQUIP/STOR	212 SF	IBC	300 SF	1
TRASH/RECYCLING RM	MEDH/EQUIP/STOR	420 SF	IBC	300 SF	2
EXISTING BUILDING TO REMAIN	MERCANTILE - BASEMENT & GRADE	2,007 SF	IBC	30 SF	67
PHASE 1 MARKET	MERCANTILE - BASEMENT & GRADE	1,048 SF	IBC	30 SF	34
PHASE 1 MARKET	MERCANTILE - BASEMENT & GRADE	8,022 SF	IBC	30 SF	201
PHASE 1 MARKET	MERCANTILE - BASEMENT & GRADE	3,541 SF	IBC	30 SF	120
PHASE 1 MARKET	MERCANTILE - BASEMENT & GRADE	5,132 SF	IBC	30 SF	172
PHASE 2 RETAIL	MERCANTILE - BASEMENT & GRADE	12,124 SF	IBC	30 SF	431
PHASE 3 MARKET	MERCANTILE - BASEMENT & GRADE	1,054 SF	IBC	30 SF	34
PUBLIC CIRCULATION	MERCANTILE - BASEMENT & GRADE	8,344 SF	IBC	30 SF	219
PUBLIC RESTROOMS	MERCANTILE - BASEMENT & GRADE	416 SF	IBC	30 SF	14
VERT. CIRC.	MERCANTILE - BASEMENT & GRADE	161 SF	IBC	30 SF	6
VERT. CIRC.	MERCANTILE - BASEMENT & GRADE	254 SF	IBC	30 SF	9
PARKING GARAGE	PARKING GARAGE	4,212 SF	IBC	200 SF	22
HOTEL FRONT OF HOUSE	RESIDENTIAL	786 SF	IBC	200 SF	4
VERT. CIRC.	RESIDENTIAL	151 SF	IBC	200 SF	1
VERT. CIRC.	RESIDENTIAL	245 SF	IBC	200 SF	2
		53,664 SF			1465

Area Schedule Level 01					
Level	Name	CO. No.	Gross Area	Net Area	Comments
LEVEL 01	PHASE 2 RETAIL	Gross	12,124 SF		LEASEABLE AREA
LEVEL 01	WELLS FARGO	Gross	4,482 SF		LEASEABLE AREA
LEVEL 01	PHASE 1 MARKET	Gross	10,070 SF		LEASEABLE AREA
LEVEL 01	PHASE 1 MARKET	Gross	7,900 SF		LEASEABLE AREA
LEVEL 01	HOTEL	Gross	786 SF		HOTEL
LEVEL 01	HOTEL	Gross	1,081 SF		HOTEL
LEVEL 01	PHASE 3 MARKET	Gross	1,076 SF		LEASEABLE AREA
LEVEL 01	PHASE 1 MARKET	Gross	6,022 SF		LEASEABLE AREA
LEVEL 01	PHASE 1 MARKET	Gross	5,132 SF		LEASEABLE AREA
LEVEL 01	PUBLIC CIRCULATION	Gross	8,344 SF		
LEVEL 01	VERT. CIRC.	Gross	254 SF		
LEVEL 01	HOTEL VERT. CIRC.	Gross	161 SF		HOTEL
LEVEL 01	VERT. CIRC.	Gross	611 SF		
LEVEL 01	MARKET PUBLIC RESTROOMS	Gross	416 SF		
LEVEL 01	VERT. CIRC.	Gross	703 SF		
LEVEL 01	TRASH/RECYCLING RM	Gross	420 SF		NOT INCLUDED IN FAR
LEVEL 01	PARKING GARAGE	Gross	5,110 SF		NOT INCLUDED IN FAR
LEVEL 01	VERT. CIRC.	Gross	242 SF		
LEVEL 01	EXISTING BUILDING TO REMAIN	Gross	2,007 SF		
LEVEL 01: 20			52,571 SF		
Grand total: 20			57,011 SF		



CC - Occupant Load & Min. Egress Width Calcs - Level 2 (Areas)					
OCCUPANCY NAME	OCCUPANCY	SQ. FTG.	CO DE	OCC. LOAD FACTOR	OCC. LOAD
BALCONY UNENCLOSED	ASSEMBLY UNENC. TABLES & CHAIRS	3,841 SF	IBC	15 SF	257
BALCONY UNENCLOSED	ASSEMBLY UNENC. TABLES & CHAIRS	1,049 SF	IBC	15 SF	70
SERVICE-SUPPORT	MED./EQUIP. STOR.	213 SF	IBC	200 SF	2
SERVICE-SUPPORT	MED./EQUIP. STOR.	276 SF	IBC	300 SF	1
PHASE 1 MARKET	MERCANTILE - OTHER	5,547 SF	IBC	60 SF	93
PHASE 1 MARKET	MERCANTILE - OTHER	1,558 SF	IBC	60 SF	33
PHASE 1 MARKET	MERCANTILE - OTHER	8,780 SF	IBC	60 SF	147
PHASE 1 MARKET	MERCANTILE - OTHER	999 SF	IBC	60 SF	17
PHASE 1 MARKET	MERCANTILE - OTHER	1,244 SF	IBC	60 SF	21
PHASE 1 MARKET	MERCANTILE - OTHER	1,188 SF	IBC	60 SF	20
PHASE 2 RETAIL	MERCANTILE - OTHER	13,682 SF	IBC	60 SF	228
PHASE 3 MARKET	MERCANTILE - OTHER	8,968 SF	IBC	60 SF	149
PUBLIC RESTROOMS	MERCANTILE - OTHER	517 SF	IBC	60 SF	9
VERT. CIRC.	MERCANTILE - OTHER	249 SF	IBC	60 SF	4
VERT. CIRC.	MERCANTILE - OTHER	151 SF	IBC	60 SF	3
VERT. CIRC.	MERCANTILE - OTHER	354 SF	IBC	60 SF	6
PARKING GARAGE	PARKING GARAGE	2,499 SF	IBC	200 SF	13
VERT. CIRC.	RESIDENTIAL	187 SF	IBC	200 SF	1
VERT. CIRC.	RESIDENTIAL	117 SF	IBC	200 SF	1
		52,073 SF			10-3

Area Schedule Level 02				
Level	Name	Net/Gross, P/W/Prq	Area	Comments
LEVEL 02	HOTEL VERT. CIRC.	Gross	187 SF	HOTEL
LEVEL 02	VERT. CIRC.	Gross	181 SF	
LEVEL 02	VERT. CIRC.	Gross	214 SF	
LEVEL 02	PHASE 1 MARKET	Gross	999 SF	LEASABLE AREA
LEVEL 02	PHASE 2 MARKET	Gross	11,283 SF	LEASABLE AREA
LEVEL 02	PHASE 3 MARKET	Gross	10,457 SF	LEASABLE AREA
LEVEL 02	PHASE 1 MARKET	Gross	5,547 SF	LEASABLE AREA
LEVEL 02	PUBLIC CIRCULATION	Gross	7,113 SF	
LEVEL 02	BALCONY (UNENCLOSED)	Gross	7,483 SF	
LEVEL 02	BALCONY (UNENCLOSED)	Gross	1,049 SF	
LEVEL 02	SERVICE-SUPPORT	Gross	292 SF	
LEVEL 02	MARKET PUBLIC RESTROOMS	Gross	557 SF	
LEVEL 02	PARKING GARAGE	Gross	2,499 SF	NOT INCLUDED IN FAR
LEVEL 02	VERT. CIRC.	Gross	229 SF	
LEVEL 02	VERT. CIRC.	Gross	355 SF	
LEVEL 02	SERVICE-SUPPORT	Gross	460 SF	
LEVEL 02	HOTEL	Gross	1,724 SF	HOTEL
Grand Total 18			51,409 SF	
			55,609 SF	



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

1212 LINCOLN ROAD

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

1212
LINCOLN ROAD

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 6668853

MEP

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

STRUCTURAL

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

DESIGN REVIEW
BOARD FINAL
SUBMITTAL
04-15-2016

DATE	ISSUE	DATE
Job Number	819414.000	
Drawn	Author	
Checked	Checker	
Approved	Approver	
TITLE		

LEVEL 03 PLAN

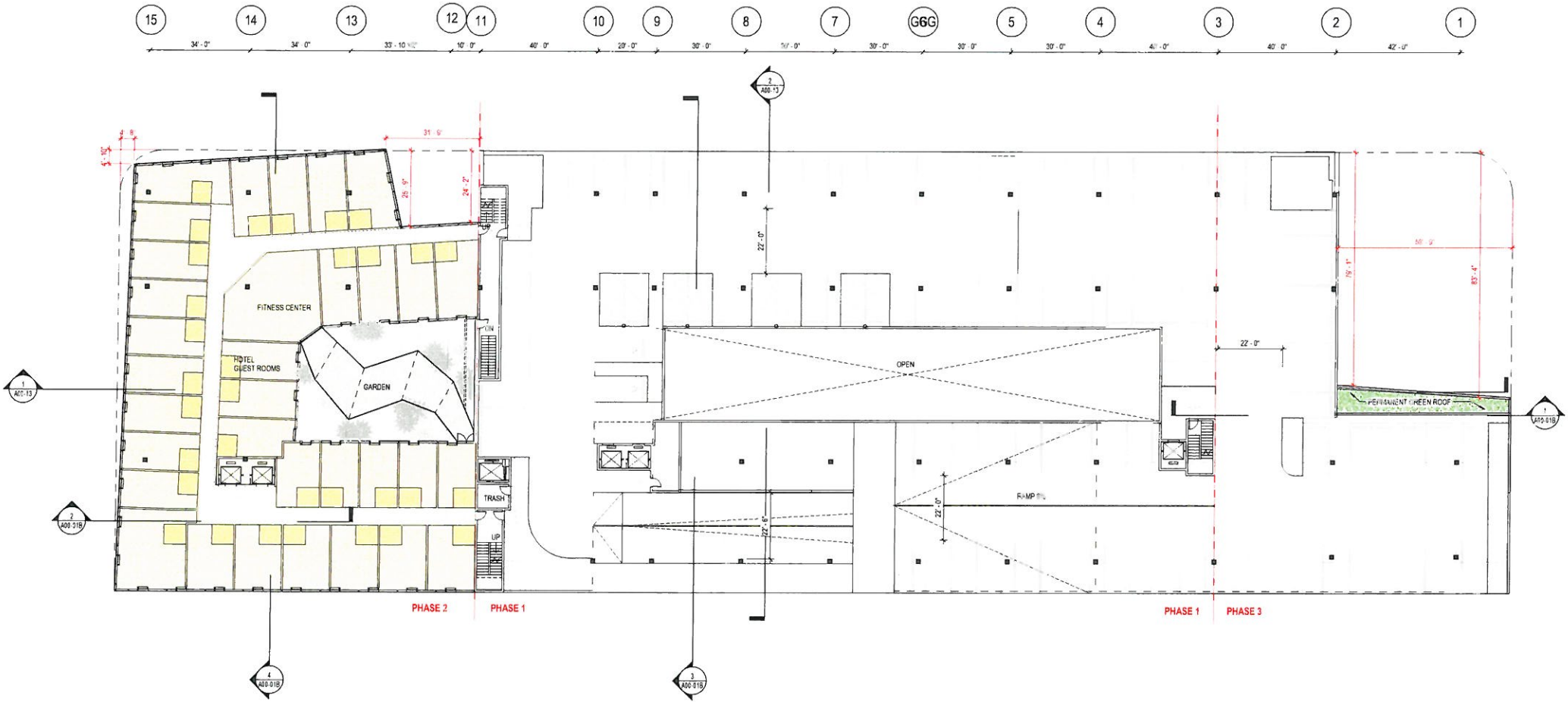
SHEET NUMBER

A00-07

Copyright © 2014 Perkins+Will

CC - Occupant Load & Min. Egress Width Calcs - Level 3 (Areas)					
OCCUPANCY NAME	OCCUPANCY	SO FTG.	CO DE	OCC LOAD FACTOR	OCC LOAD
PARKING GARAGE	PARKING GARAGE	45,838 SF	IBC	200 SF	205
VERT CIRC	PARKING GARAGE	160 SF	IBC	200 SF	1
VERT CIRC	PARKING GARAGE	200 SF	IBC	200 SF	2
HOTEL	RESIDENTIAL	7,028 SF	IBC	200 SF	39
HOTEL	RESIDENTIAL	6,731 SF	IBC	200 SF	34
HOTEL	RESIDENTIAL	Redundant Area	IBC	200 SF	
VERT CIRC	RESIDENTIAL	163 SF	IBC	200 SF	1
VERT CIRC	RESIDENTIAL	260 SF	IBC	200 SF	2
VERT CIRC	RESIDENTIAL	516 SF	IBC	200 SF	3
		50,516 SF			117

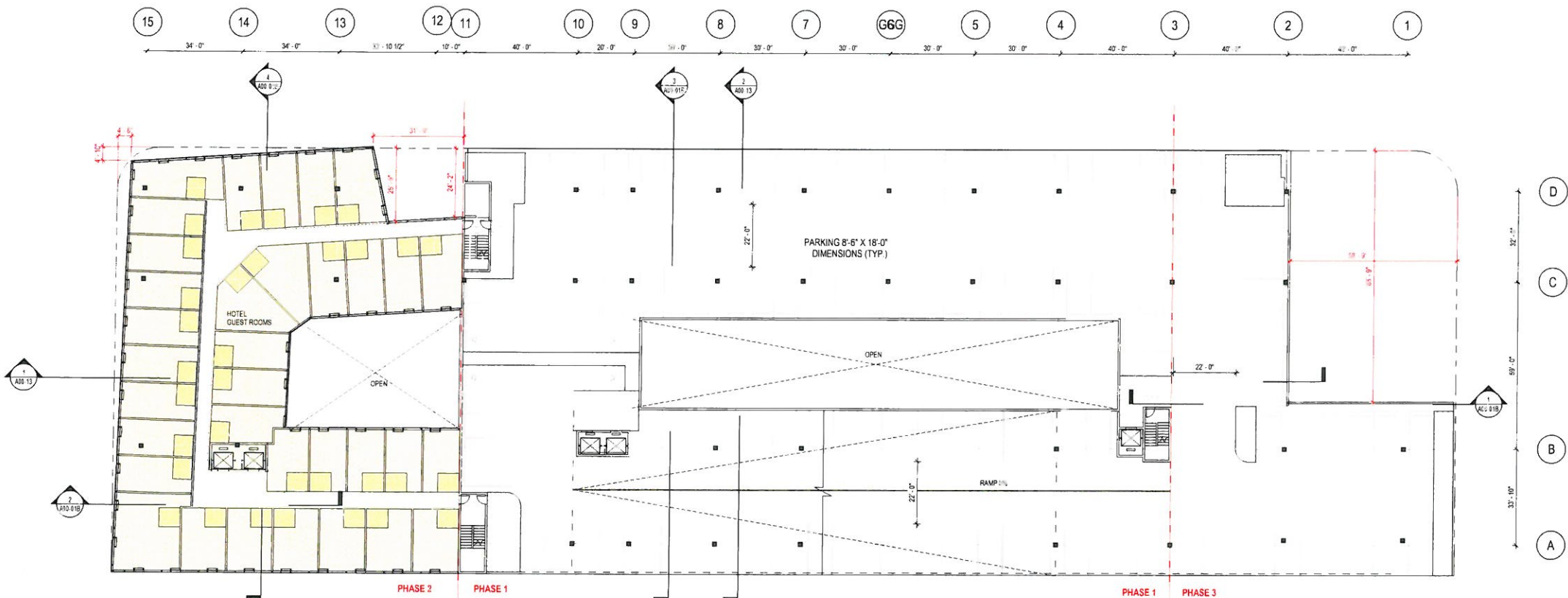
Area Schedule Level 03				
Level	Name	Gross Area	Net Area	Comments
LEVEL 03	VERT CIRC	Gross	160 SF	
LEVEL 03	VERT CIRC	Gross	200 SF	
LEVEL 03	HOTEL VERT CIRC	Gross	163 SF	HOTEL
LEVEL 03	GUEST ROOM SUPPLY VERT CIRC	Gross	154 SF	HOTEL
LEVEL 03	GUEST ROOMS	Gross	7,028 SF	
LEVEL 03	VERT CIRC	Gross	260 SF	
LEVEL 03	GUEST ROOMS	Gross	4,516 SF	HOTEL
LEVEL 03	VERT CIRC	Gross	516 SF	
LEVEL 03	PARKING GARAGE	Gross	45,838 SF	NOT INCLUDED IN PAR
LEVEL 03			56,569 SF	
Grand Total			56,521 SF	



1 LEVEL 03
1" = 20'-0"

CC - Occupant Load & Min. Egress Width Calcs - Level 5 (Areas)					
OCCUPANCY NAME	OCCUPANCY	SQ FTG	CO DE	OCC. LOAD FACTOR	OCC. LOAD
PARKING GARAGE	PARKING GARAGE	40,973 SF	IBC	200 SF	205
VERT. CIRC.	PARKING GARAGE	172 SF	IBC	200 SF	1
VERT. CIRC.	PARKING GARAGE	260 SF	IBC	200 SF	2
HOTEL	RESIDENTIAL	7,818 SF	IBC	200 SF	39
HOTEL	RESIDENTIAL	6,731 SF	IBC	200 SF	34
HOTEL	RESIDENTIAL	Redundant Area	IBC	200 SF	
VERT. CIRC.	RESIDENTIAL	183 SF	IBC	200 SF	1
VERT. CIRC.	RESIDENTIAL	285 SF	IBC	200 SF	2
VERT. CIRC.	RESIDENTIAL	277 SF	IBC	200 SF	2
		56,489 SF			209

Area Schedule Level 05				
Level	Name	CC, Net/Gross, P (WP)	Area	Comments
LEVEL 05	VERT. CIRC.	Gross	172 SF	
LEVEL 05	VERT. CIRC.	Gross	260 SF	
LEVEL 05	VERT. CIRC.	Gross	257 SF	
LEVEL 05	HOTEL VERT. CIRC.	Gross	183 SF	HOTEL
LEVEL 05	GUEST ROOM SUPPORT AREA	Gross	1,959 SF	HOTEL
LEVEL 05	HOTEL	Gross	7,626 SF	HOTEL
LEVEL 05	GUEST ROOMS	Gross	4,613 SF	HOTEL
LEVEL 05	VERT. CIRC.	Gross	285 SF	
LEVEL 05	PARKING GARAGE		40,973 SF	NOT INCLUDED IN P&R
LEVEL 05			56,489 SF	
Grand Total:			56,489 SF	



1 LEVEL 05
1" = 20'-0"

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

1212
LINCOLN ROAD

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

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

DESIGN REVIEW
BOARD FINAL
SUBMITTAL
04-15-2016

DATE	BY
Job Number	910414 000
Drawn	Author
Checked	Checker
Approved	Approver
TITLE	

LEVEL 05 PLAN

SHEET NUMBER

A00-09

Copyright © 2014 Perkins+Will

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

1212
LINCOLN ROAD

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

STRUCTURAL

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

DESIGN REVIEW
BOARD FINAL
SUBMITTAL
04-15-2016

ISSUED	DATE
Job Number	810414 000
Drawn	Author
Checked	Checker
Approved	Approver

TITLE

ROOF PAVING
PATTERN

SHEET NUMBER

A00-10A

Copyright © 2014 Perkins+Will



1 ROOF PAVING PATTERN
NOT TO SCALE

c:\temp\1212 ALTON.altdwg
c:\temp\1212 ALTON.altdwg
c:\temp\1212 ALTON.altdwg

LINCOLN ROAD

ALTON ROAD

ALLEY

44,498 SF (IDENTICAL
GROSS FLOOR AREA AS
BASE SCHEME)

② LEVEL 02 ALTERNATIVE PLAN
1" = 40'-0"

① LEVEL 01 ALTERNATE PLAN
1" = 20'-0"

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

**1212
LINCOLN ROAD**

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 6668853

MEP

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

STRUCTURAL

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

**DESIGN REVIEW
BOARD FINAL
SUBMITTAL
04-15-2016**

ISSUED	REVISION	DATE
Job Number	Author	8/10/14 3:00
Drawn	Checker	
Checked	Approver	
Approved		
TITLE		

**LEVEL 01 ALTERNATE
PLAN**

SHEET NUMBER

A00-11

Copyright © 2014 Perkins + Will

LEGEND	
	DESCRIPTION
2	ARCHITECTURAL CIP WHITE CONCRETE
3	STRUCT. SEALANT GLAZED ALUM. WINDOW WALL, CAPLESS SIGHTLINE WITH INSULATING LAMINATED GLAZING
4	STRUCT. SEALANT GLAZED ALUM. WINDOW WALL, CAPLESS SIGHTLINE WITH INSULATING LAMINATED GLAZING
7	GLAZED OPERATIVE METAL RAILING
8	STAINLESS STEEL CABLE RAILING
9	GREENSCREEN TRELLIS PANELS
10	METAL SCREEN
11	SLIDING GLASS DOOR WITH STAINLESS STEEL CABLE RAILING ON INTERIOR SIDE
14	EXISTING BUILDING TO REMAIN

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

**1212
LINCOLN ROAD**

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

STRUCTURAL

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

**DESIGN REVIEW
BOARD FINAL
SUBMITTAL
04-15-2016**

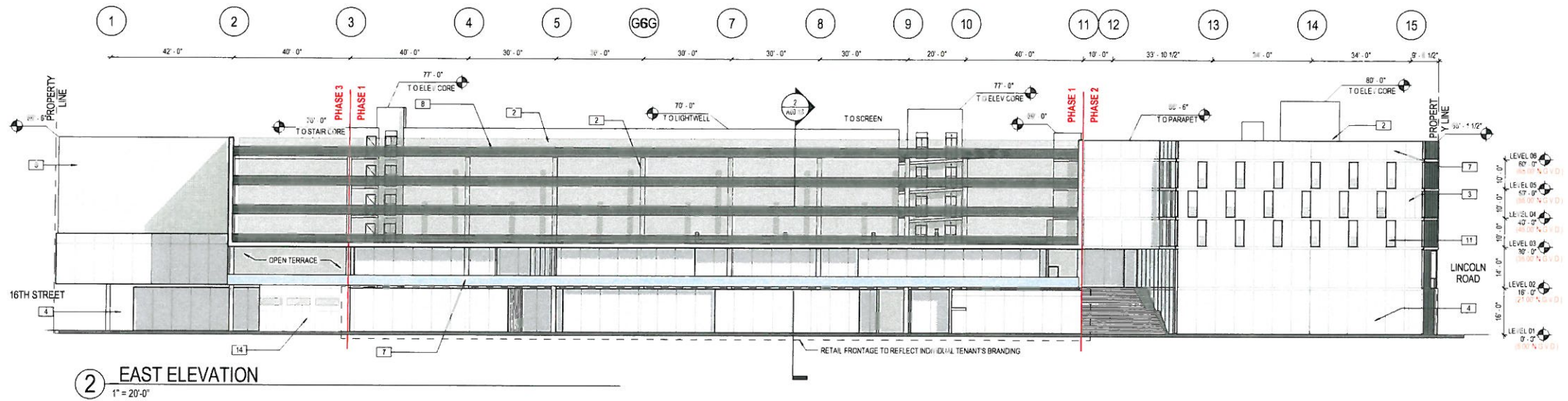
DATE	ISSUE	DATE
Job Number	913414.000	
Drawn	Author	
Checked	Checker	
Approved	Approver	
TITLE		

**EXTERIOR
ELEVATIONS**

SHEET NUMBER

A00-12A

Copyright © 2014 Perkins + Will



LEGEND	
	DESCRIPTION
2	ARCHITECTURAL DIP WHITE CONCRETE
3	STRUCT. SEALANT GLAZED ALUM. WINDOW WALL, CARLESS ZERO SIGHTLINE WITH INSULATING LAMINATED POLYURETHANE GLAZING
4	STRUCT. SEALANT GLAZED ALUM. WINDOW WALL, CARLESS ZERO SIGHTLINE WITH INSULATING LAMINATED VISION GLAZING
7	GLAZED DEEPRAIL® METAL RAILING
11	SLIDING GLASS DOOR WITH STAINLESS STEEL CABLE RAILING ON INTERIOR SIDE
12	ALUM. GLASS DOOR INTEGRATED WITH ALUM. WINDOW WALL

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

**1212
LINCOLN ROAD**

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

STRUCTURAL

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

**DESIGN REVIEW
BOARD FINAL
SUBMITTAL
04-15-2016**

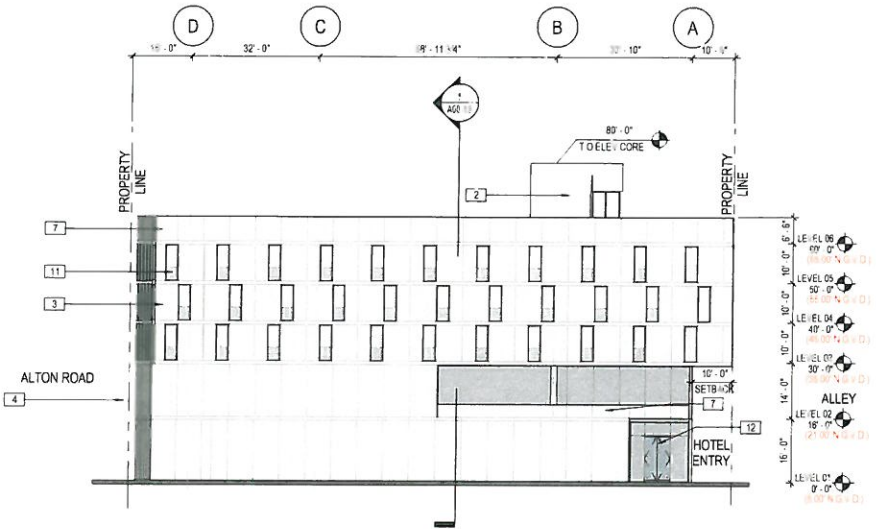
NAME	ISSUE	DATE
Job Number	810414.010	
Drawn	Author	
Checked	Checker	
Approved	Approver	
TITLE		

NORTH ELEVATION

SHEET NUMBER

A00-012B

Copyright © 2014 Perkins+Will



1 NORTH ELEVATION
1" = 20'-0"

LEGEND	DESCRIPTION
1	METAL DOOR WITH PAINTED FINISH
2	ARCHITECTURAL CP WHITE CONCRETE
3	STRUCT SEALANT GLAZED ALUM WINDOW WALL CAPLESS ZERO SIGHTLINE WITH INSULATING LAMINATED GLAZING
4	STRUCT SEALANT GLAZED ALUM WINDOW WALL CAPLESS ZERO SIGHTLINE WITH INSULATING LAMINATED GLAZING
8	STAINLESS STEEL CABLE RAILING
10	METAL GREEN
11	SLIDING GLASS DOOR WITH STAINLESS STEEL CABLE RAILING ON INTERIOR SIDE
15	42" HIGH METAL SHIELD TO PREVENT LIGHT SPILLAGE

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

**1212
LINCOLN ROAD**

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

STRUCTURAL

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

**DESIGN REVIEW
BOARD FINAL
SUBMITTAL
04-15-2016**

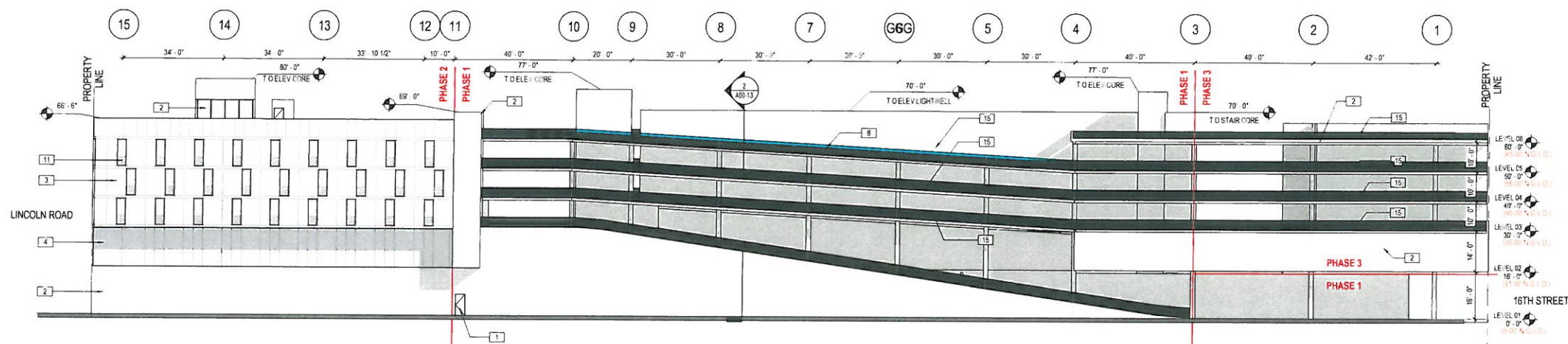
NO.	ISSUE	DATE
Job Number	810414 000	
Drawn	Author	
Checked	Checker	
Approved	Approver	
TITLE		

WEST ELEVATION

SHEET NUMBER

A00-012D

Copyright © 2014 Perkins+Will



1 WEST ELEVATION
1" = 20'-0"

4/27/2016 9:00:33 AM \\server212\A\TCH\design\margaret@perkinswill.com.plt