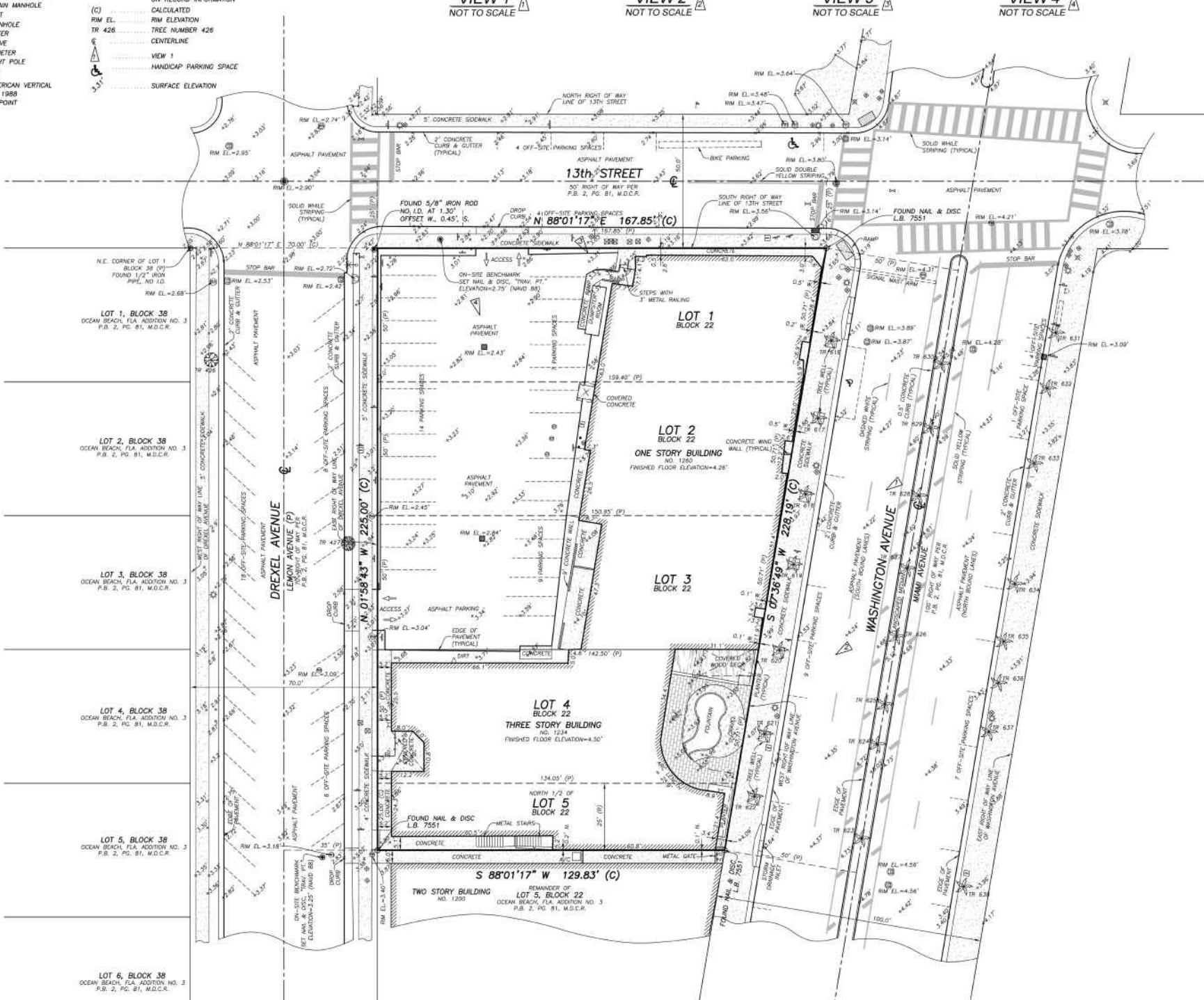
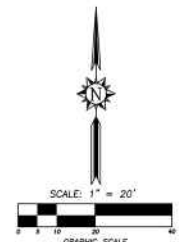


SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY OF: **1234 & 1260 WASHINGTON AVE., MIAMI BEACH, FL**

- LEGEND:
- CABLE TV RISER
  - GAS METER
  - GREASE TRAP MANHOLE
  - STREET METAL LIGHT POLE
  - WIRE PULL BOX
  - FIRE DEPARTMENT CONNECTION
  - METAL BOLLARD
  - SIGN
  - CATCH BASIN
  - SANITARY SEWER MANHOLE
  - STORM DRAIN MANHOLE
  - CURB INLET
  - UTILITY MANHOLE
  - WATER METER
  - WATER VALVE
  - PARKING METER
  - METAL LIGHT POLE
  - FLAG POLE
  - NAVD 88
  - TRAV. PT.

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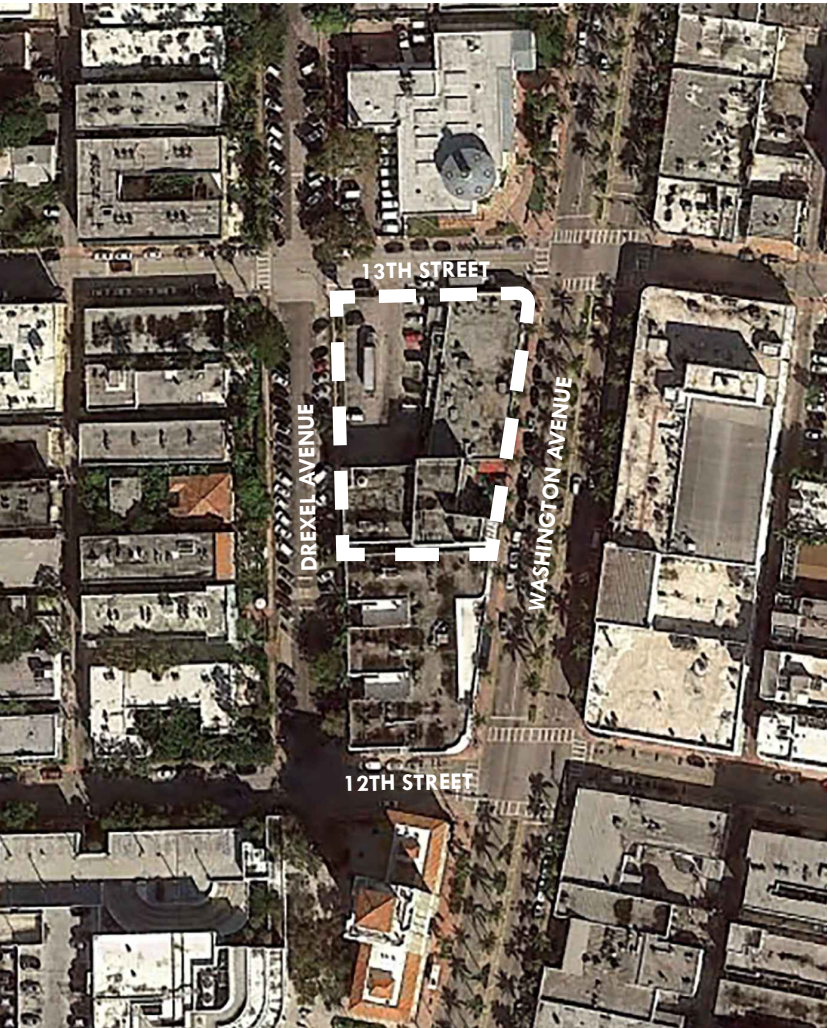
TREE NUMBER	TREE TYPE	DIAMETER AT BREAST	CANOPY HEIGHT	TOTAL HEIGHT	CLEARWOOD
426	FLAMBOYANT	18"	32'	28'	
427	POINCIANA	12"	17'	24'	
616	PALM	11"	17'	33'	29'
617	PALM	8"	10'	20'	20'
618	PALM	10"	10'	24'	20'
619	PALM	10"	10'	24'	20'
620	PALM	13"	13'	25'	16'
621	PALM	8"	10'	20'	20'
622	PALM	12"	12'	23'	18'
623	PALM	7"	10'	20'	20'
624	PALM	7"	10'	20'	20'
625	PALM	7"	10'	20'	20'
626	PALM	7"	10'	20'	20'
627	PALM	7"	10'	20'	20'
628	PALM	7"	10'	20'	20'
629	PALM	7"	10'	20'	20'
630	PALM	8"	10'	20'	20'
631	PALM	9"	10'	20'	20'
632	PALM	9"	10'	20'	20'
633	PALM	10"	10'	20'	20'
634	PALM	8"	10'	20'	20'
635	PALM	8"	10'	20'	20'
636	PALM	8"	10'	20'	20'
637	PALM	8"	10'	20'	20'
638	PALM	8"	10'	20'	20'

LEGAL DESCRIPTION:  
LOTS 1, 2, 3, 4 AND THE NORTH 1/2 OF LOT 5, IN BLOCK 22, OF OCEAN BEACH ADDITION NO. THREE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 81 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.





LOCATION MAP



AREA MAP



URBIN RETREAT  
1234 WASHINGTON AVENUE \_ MIAMI BEACH \_ FLORIDA

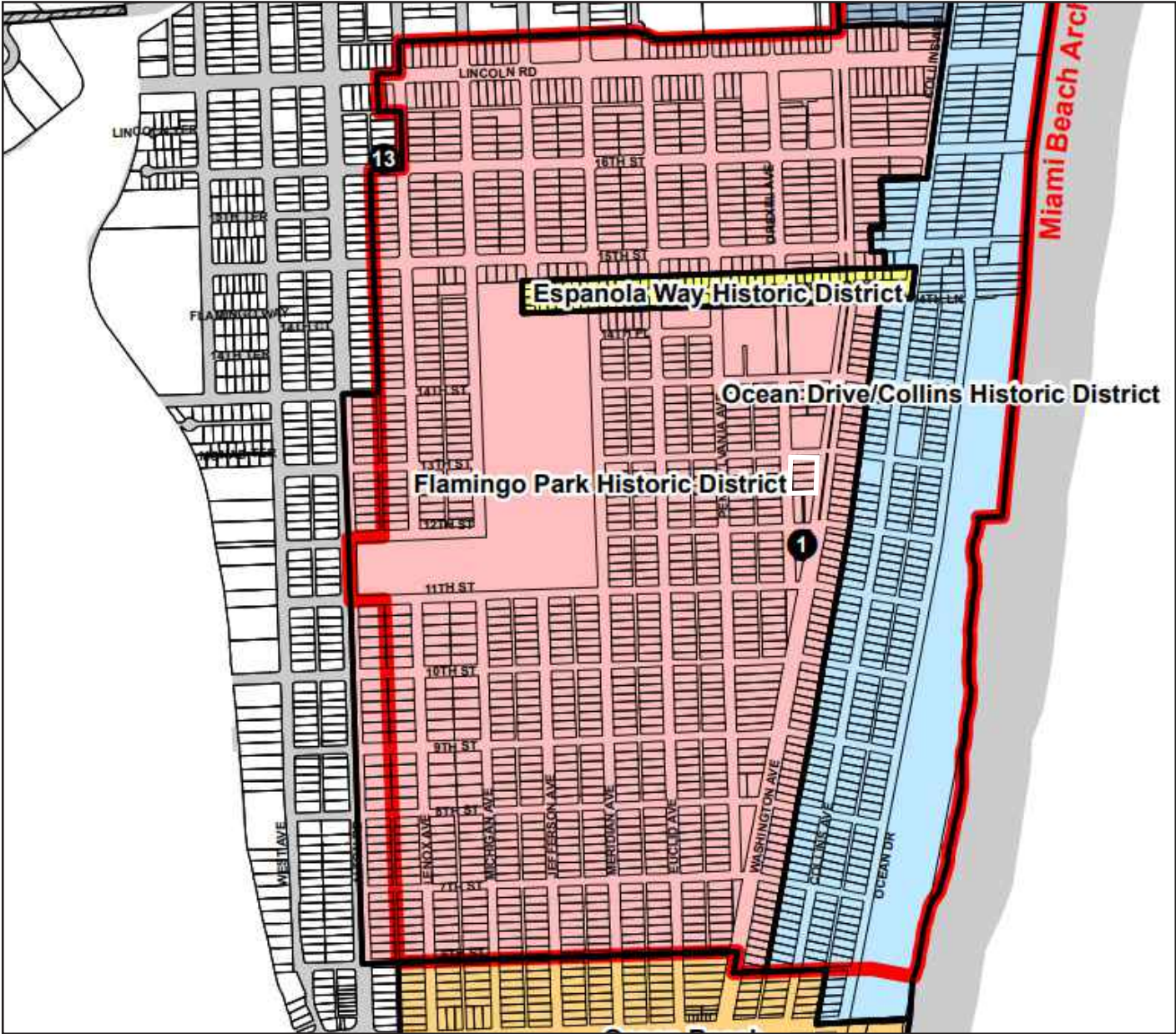


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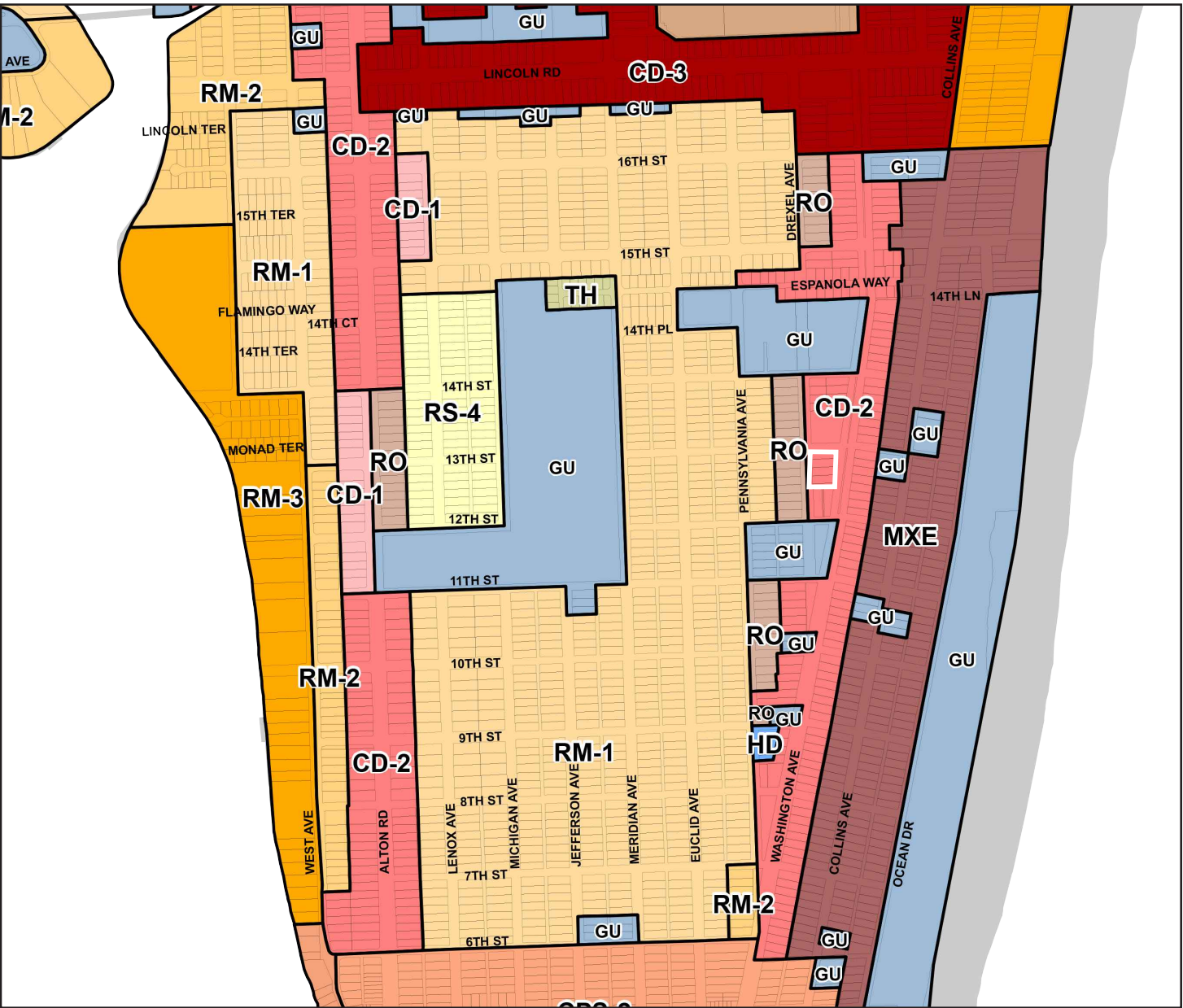


AERIALS





HISTORIC DISTRICTS MAP



ZONING MAP



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ZONING MAPS

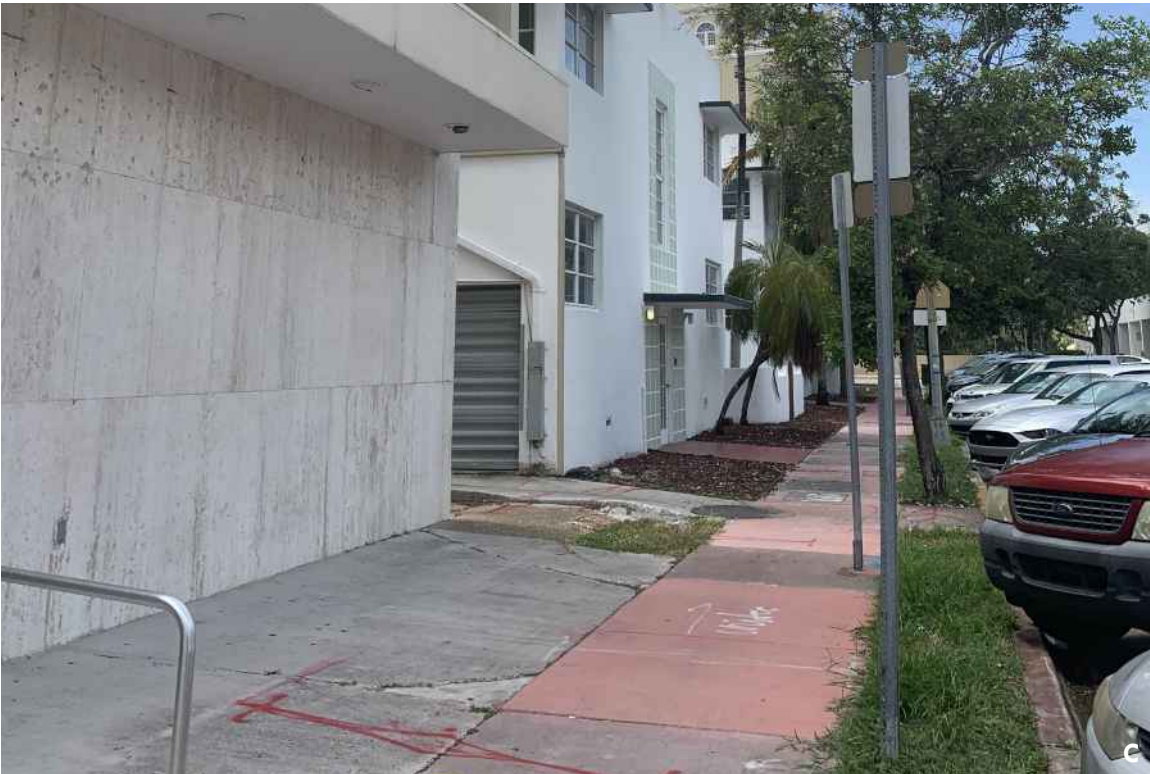




JULY 18, 2019



JULY 18, 2019



JULY 18, 2019



JULY 18, 2019



KEY MAP



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JULY 18, 2019



JULY 18, 2019



JULY 18, 2019



JULY 18, 2019



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AUGUST 4, 2019



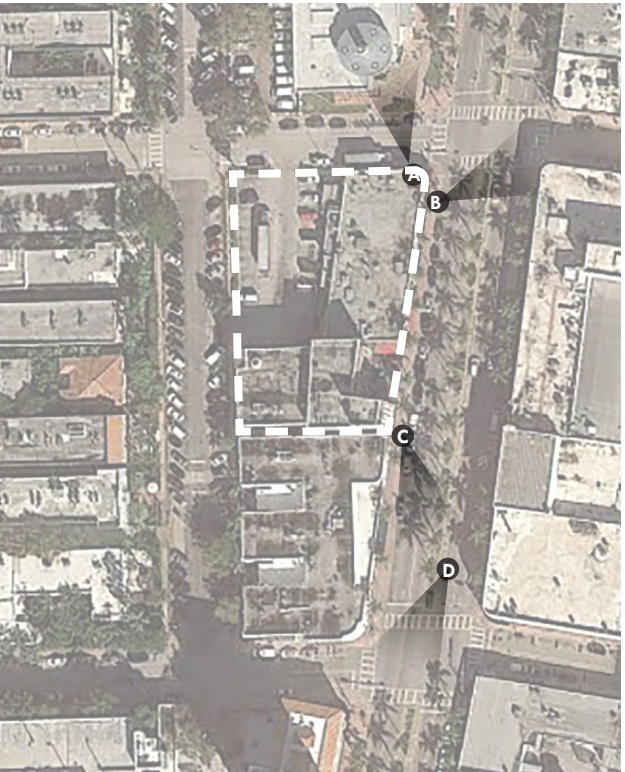
NOVEMBER 6, 2019



NOVEMBER 6, 2019



NOVEMBER 6, 2019



KEY MAP



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SITE VIEWS





AUGUST 4, 2019



JULY 18, 2019



NOVEMBER 6, 2019



NOVEMBER 6, 2019



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EXISTING AERIAL FROM DREXEL AVENUE

A-8

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EXISTING AERIAL FROM WASHINGTON AVENUE

A-9

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EXISTING CONDITION - WASHINGTON AVENUE



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EXISTING CONDITIONS : WASHINGTON AVENUE  
SCALE: 1/32" = 1'-0"





EXISTING CONDITION - DREXEL AVENUE



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0' 5' 10' 25' 50'

EXISTING CONDITIONS : DREXEL AVENUE  
SCALE: 1/32" = 1'-0"





EXISTING CONDITION - 13TH STREET



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EXISTING CONDITIONS: 13TH STREET  
SCALE: 1/32" = 1'-0"

A-11.1



# HISTORIC CONTEXT

---



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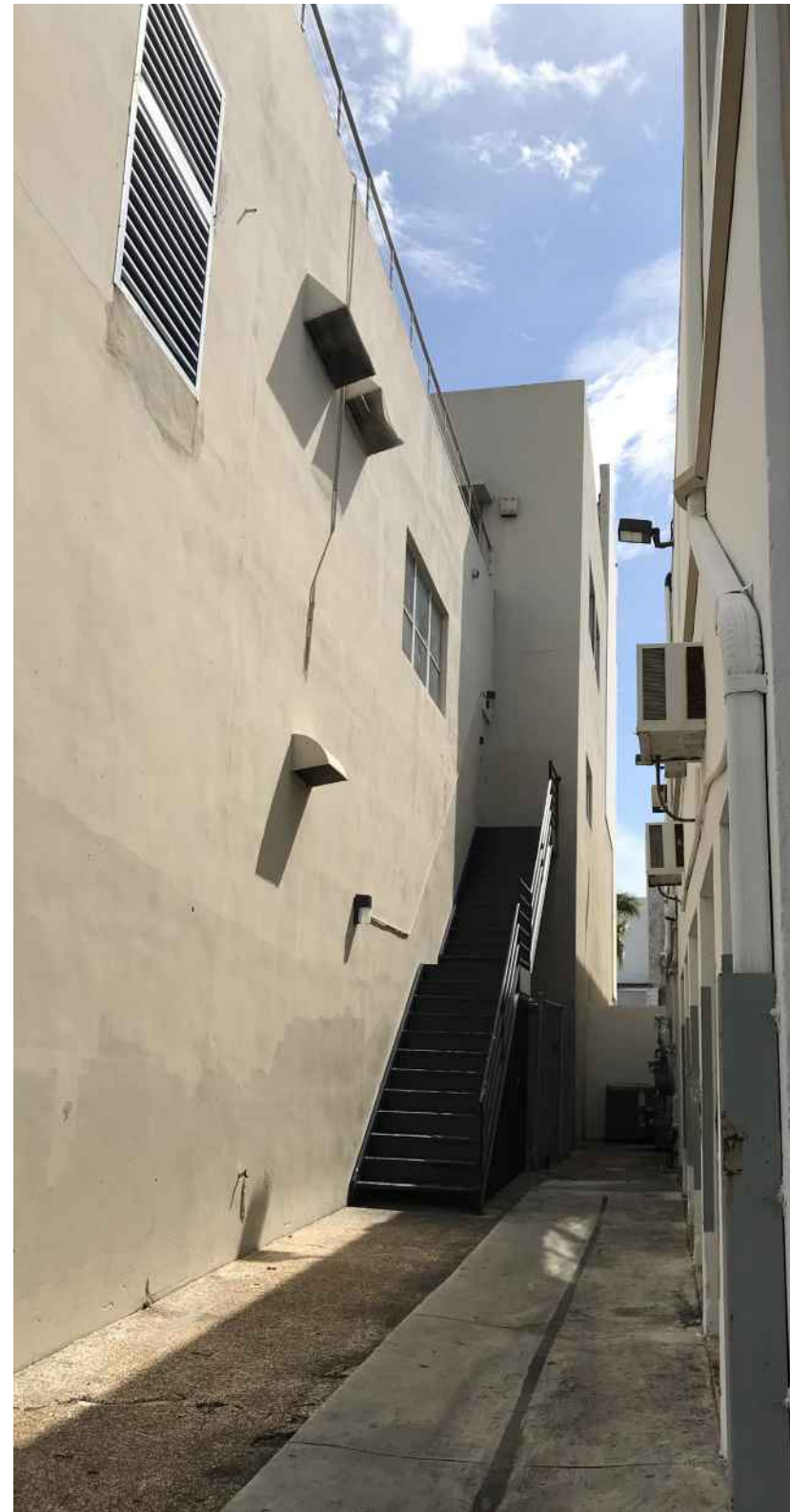
A-12.3

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AUGUST 4, 2019



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AUGUST 4, 2019



AUGUST 4, 2019



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AUGUST 4, 2019



AUGUST 4, 2019



VIEW OF WASHINGTON AVENUE FROM OFFICE ROOF

AUGUST 4, 2019



AUGUST 4, 2019



JULY 11, 2019



AUGUST 4, 2019



URBIN RETREAT  
1234 WASHINGTON AVENUE \_ MIAMI BEACH \_ FLORIDA



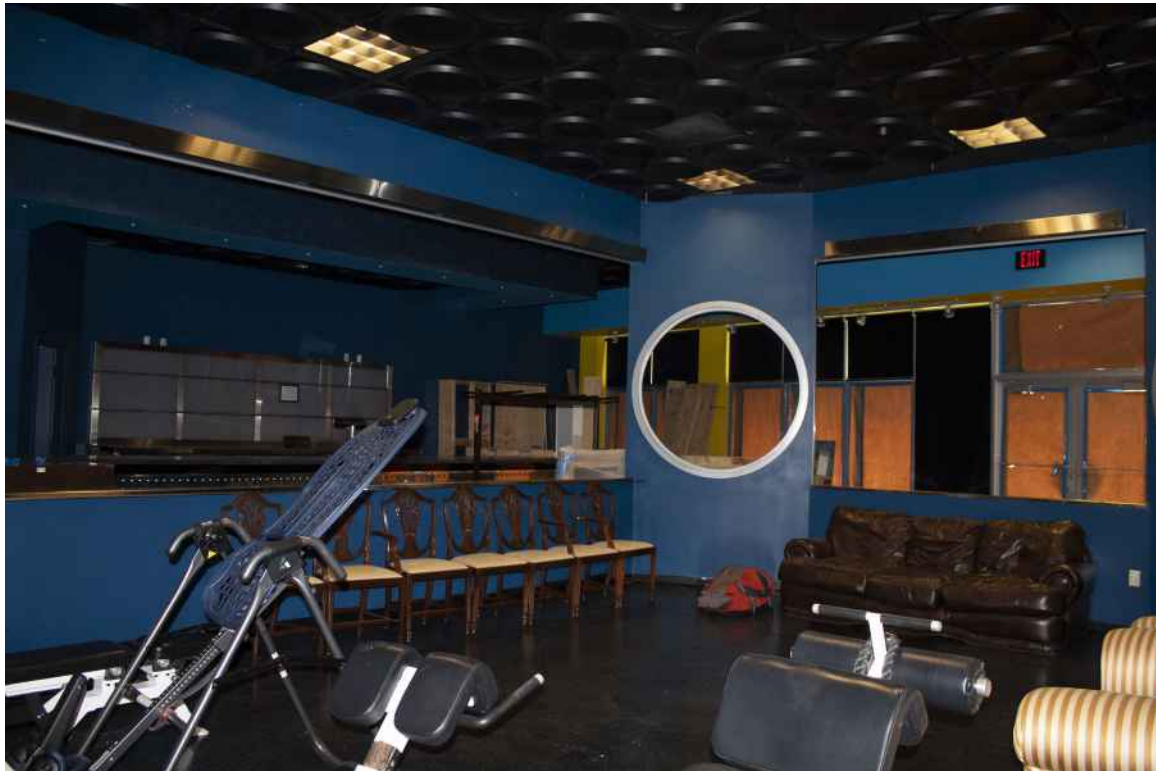
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AUGUST 4, 2019

GROUND FLOOR



AUGUST 4, 2019

GROUND FLOOR RESTROOM



AUGUST 4, 2019

GROUND FLOOR VAULT



AUGUST 4, 2019

GROUND FLOOR POND



AUGUST 4, 2019

GROUND FLOOR



AUGUST 4, 2019

GROUND FLOOR VAULT



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A-12.6

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AUGUST 4, 2019

2ND FLOOR CORRIDOR



AUGUST 4, 2019

2ND FLOOR OFFICE



AUGUST 4, 2019

STORAGE SPACE



AUGUST 4, 2019

2ND FLOOR



AUGUST 4, 2019

2ND FLOOR RESTROOM



AUGUST 4, 2019

SKYLIGHT



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WASHINGTON AVENUE - EXISTING CONDITIONS  
SCALE: 1/16" = 1'-0"

A-12.8





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DREXEL AVENUE - EXISTING CONDITIONS

SCALE: 1/16" = 1'-0"

A-12.9

PLANNING BOARD - FINAL SUBMITTAL - 2 DECEMBER 2019





URBIN RETREAT  
 1234 WASHINGTON AVENUE \_ MIAMI BEACH \_ FLORIDA

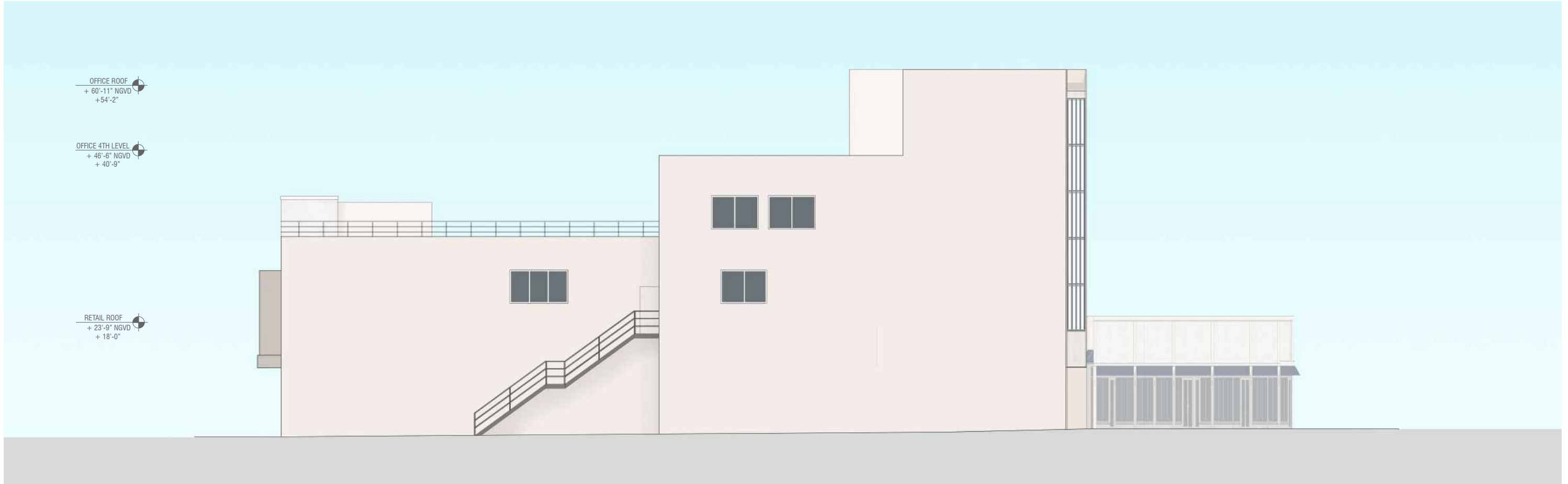


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13TH STREET - EXISTING CONDITIONS  
 SCALE: 1/16" = 1'-0"

A-12.10





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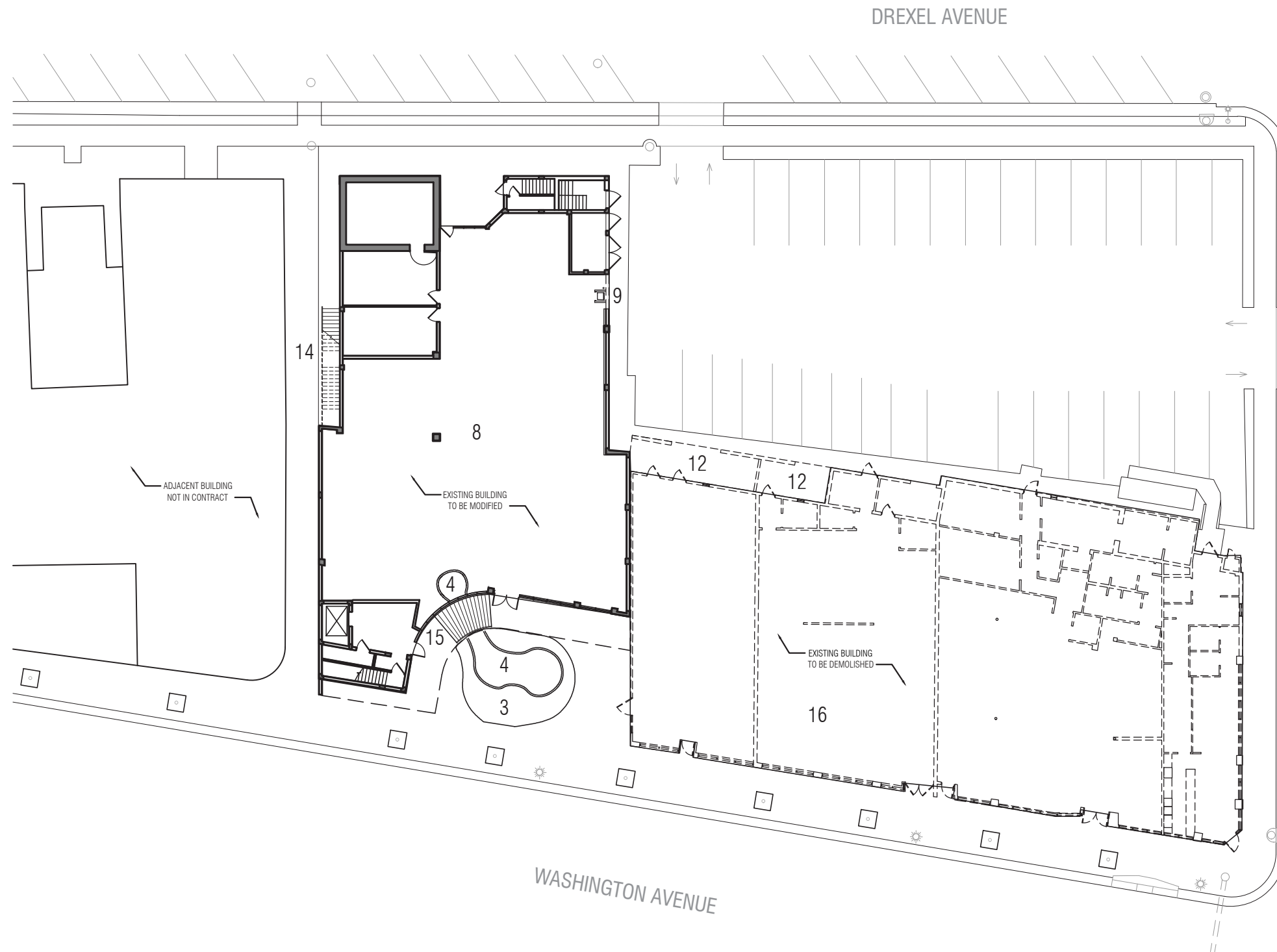


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SOUTH ALLEY - EXISTING CONDITIONS  
SCALE: 1/16" = 1'-0"

A-12.11





13TH STREET

#### DEMOLITION LEGEND

- 1 HISTORIC METAL BRISE SOLEIL TO BE RESTORED
- 2 EXISTING GLAZING TO BE REPLACED WITH CODE COMPLIANT SYSTEM WHILE MAINTAINING ORIGINAL DESIGN INTENT
- 3 NON-HISTORIC HARDSCAPE AND LANDSCAPE TO BE REDESIGNED. WATER FEATURE TO MAINTAIN ORIGINAL SHAPE (SEE LANDSCAPE DRAWINGS)
- 4 EXISTING WATER FEATURE TO REMAIN AND BE RESTORED
- 5 BATHROOMS TO BE DEMOLISHED AS REQUIRED AND BROUGHT UP TO CODE
- 6 ORIGINAL HISTORIC RIBBED GLASS TO REMAIN AND BE RESTORED, CODE COMPLIANT GLAZING TO BE INSTALLED BEHIND
- 7 ORIGINAL HISTORIC RAIN SCREEN TO REMAIN AND BE RESTORED, CODE COMPLIANT GLAZING TO BE INSTALLED BEHIND
- 8 NON HISTORIC FLOOR FINISH TO BE MODIFIED OR REMOVED
- 9 EXISTING PORTION OF WALL TO BE DEMOLISHED (SEE ELEVATION)
- 10 EXISTING OPENING TO BE FILLED
- 11 EXISTING EQUIPMENT, TO BE REPAIRED AS REQUIRED
- 12 EXISTING TRASH ENCLOSURE TO BE REMOVED AND SERVICE TO BE RELOCATED
- 13 EXISTING STONE PANELS TO BE REPAIRED AS NEEDED
- 14 EXISTING NON-ORIGINAL STAIR TO BE DEMOLISHED
- 15 EXISTING NON-HISTORIC BRIDGE AND GUARDRAIL TO BE DEMOLISHED (SEE LANDSCAPE DRAWINGS FOR REDESIGN)
- 16 EXISTING BUILDING TO BE DEMOLISHED
- 17 EYEBROW TO BE EXTENDED



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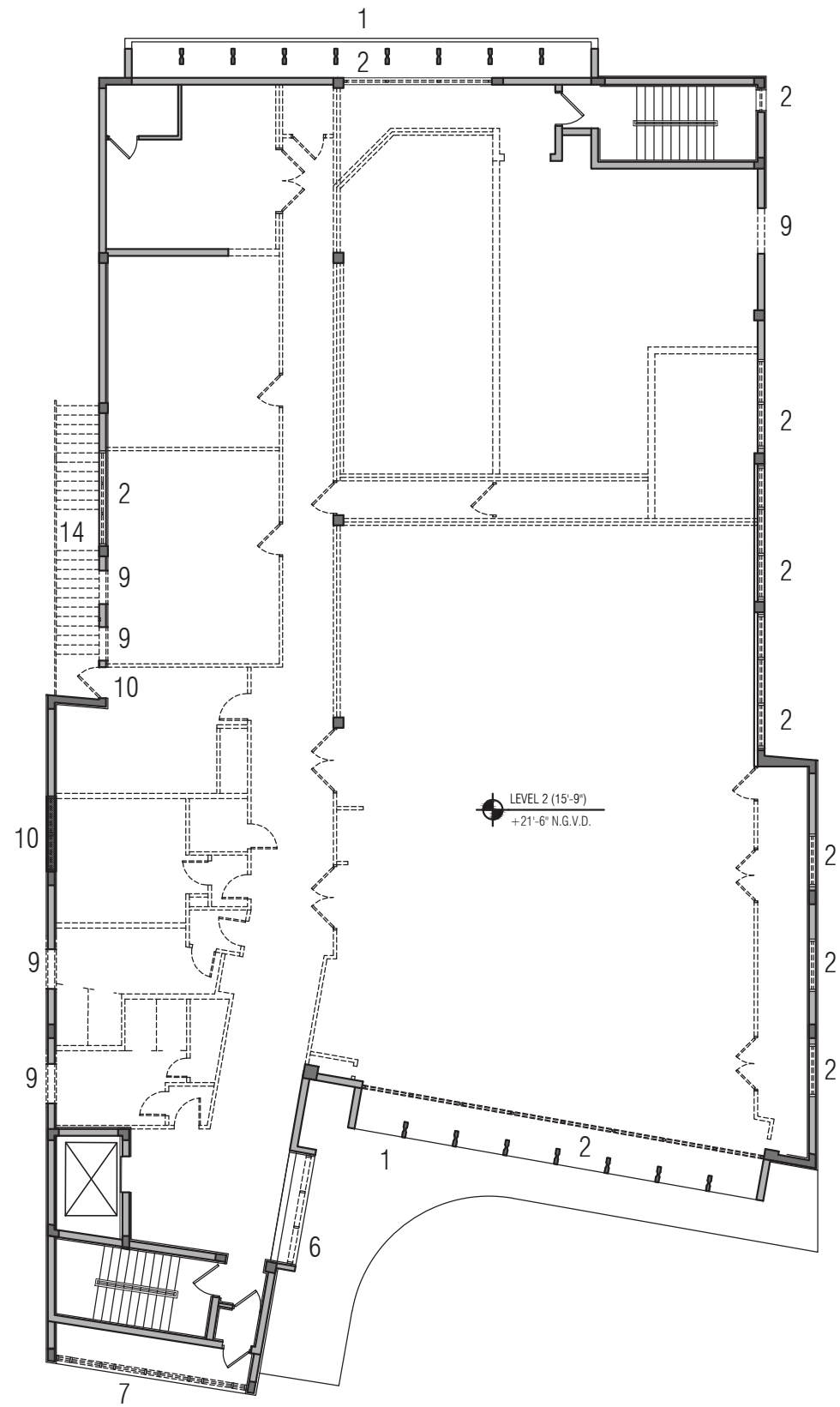
DEMOLITION PLAN: GROUND FLOOR

SCALE: 1:30

A-12.12

PLANNING BOARD - FINAL SUBMITTAL - 2 DECEMBER 2019





#### DEMOLITION LEGEND

- |    |                                                                                                                          |
|----|--------------------------------------------------------------------------------------------------------------------------|
| 1  | HISTORIC METAL BRISE SOLEIL TO BE RESTORED                                                                               |
| 2  | EXISTING GLAZING TO BE REPLACED WITH CODE COMPLIANT SYSTEM WHILE MAINTAINING ORIGINAL DESIGN INTENT                      |
| 3  | NON-HISTORIC HARDSCAPE AND LANDSCAPE TO BE REDESIGNED. WATER FEATURE TO MAINTAIN ORIGINAL SHAPE (SEE LANDSCAPE DRAWINGS) |
| 4  | EXISTING WATER FEATURE TO REMAIN AND BE RESTORED                                                                         |
| 5  | BATHROOMS TO BE DEMOLISHED AS REQUIRED AND BROUGHT UP TO CODE                                                            |
| 6  | ORIGINAL HISTORIC RIBBED GLASS TO REMAIN AND BE RESTORED, CODE COMPLIANT GLAZING TO BE INSTALLED BEHIND                  |
| 7  | ORIGINAL HISTORIC RAIN SCREEN TO REMAIN AND BE RESTORED, CODE COMPLIANT GLAZING TO BE INSTALLED BEHIND                   |
| 8  | NON HISTORIC FLOOR FINISH TO BE MODIFIED OR REMOVED                                                                      |
| 9  | EXISTING PORTION OF WALL TO BE DEMOLISHED (SEE ELEVATION)                                                                |
| 10 | EXISTING OPENING TO BE FILLED                                                                                            |
| 11 | EXISTING EQUIPMENT, TO BE REPAIRED AS REQUIRED                                                                           |
| 12 | EXISTING TRASH ENCLOSURE TO BE REMOVED AND SERVICE TO BE RELOCATED                                                       |
| 13 | EXISTING STONE PANELS TO BE REPAIRED AS NEEDED                                                                           |
| 14 | EXISTING NON-ORIGINAL STAIR TO BE DEMOLISHED                                                                             |
| 15 | EXISTING NON-HISTORIC BRIDGE AND GUARDRAIL TO BE DEMOLISHED (SEE LANDSCAPE DRAWINGS FOR REDESIGN)                        |
| 16 | EXISTING BUILDING TO BE DEMOLISHED                                                                                       |
| 17 | EYEBROW TO BE EXTENDED                                                                                                   |



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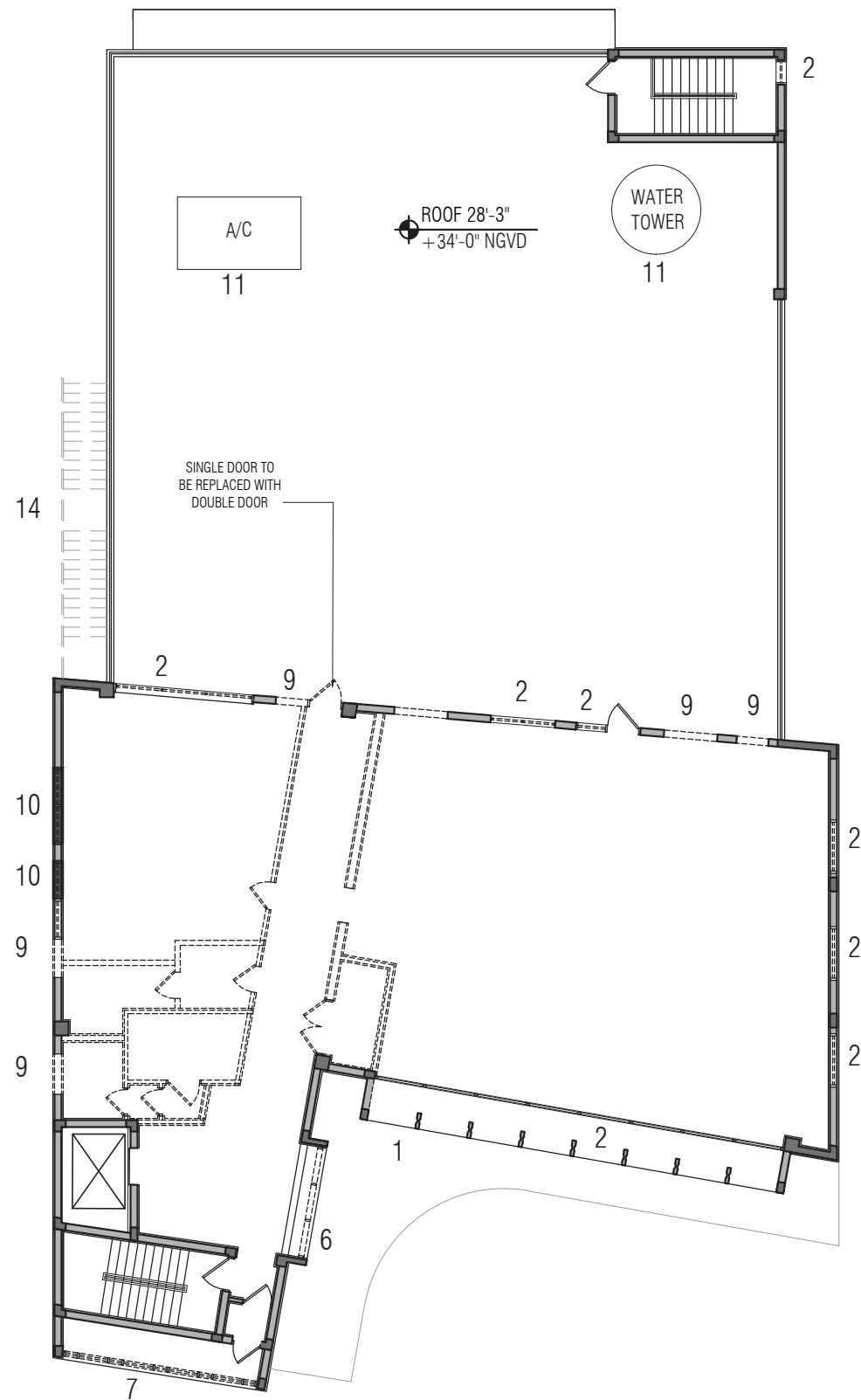


DEMOLITION PLAN: OFFICE LEVEL 2 ENLARGED

SCALE: 1/16" = 1'-0"

A-12.13





LEVEL 3 DEMO PLAN

DEMOLITION LEGEND

- 1 HISTORIC METAL BRISE SOLEIL TO BE RESTORED
- 2 EXISTING GLAZING TO BE REPLACED WITH CODE COMPLIANT SYSTEM WHILE MAINTAINING ORIGINAL DESIGN INTENT
- 3 NON-HISTORIC HARDSCAPE AND LANDSCAPE TO BE REDESIGNED. WATER FEATURE TO MAINTAIN ORIGINAL SHAPE (SEE LANDSCAPE DRAWINGS)
- 4 EXISTING WATER FEATURE TO REMAIN AND BE RESTORED
- 5 BATHROOMS TO BE DEMOLISHED AS REQUIRED AND BROUGHT UP TO CODE
- 6 ORIGINAL HISTORIC RIBBED GLASS TO REMAIN AND BE RESTORED, CODE COMPLIANT GLAZING TO BE INSTALLED BEHIND
- 7 ORIGINAL HISTORIC RAIN SCREEN TO REMAIN AND BE RESTORED, CODE COMPLIANT GLAZING TO BE INSTALLED BEHIND
- 8 NON HISTORIC FLOOR FINISH TO BE MODIFIED OR REMOVED
- 9 EXISTING PORTION OF WALL TO BE DEMOLISHED (SEE ELEVATION)
- 10 EXISTING OPENING TO BE FILLED
- 11 EXISTING EQUIPMENT, TO BE REPAIRED AS REQUIRED
- 12 EXISTING TRASH ENCLOSURE TO BE REMOVED AND SERVICE TO BE RELOCATED
- 13 EXISTING STONE PANELS TO BE REPAIRED AS NEEDED
- 14 EXISTING NON-ORIGINAL STAIR TO BE DEMOLISHED
- 15 EXISTING NON-HISTORIC BRIDGE AND GUARDRAIL TO BE DEMOLISHED (SEE LANDSCAPE DRAWINGS FOR REDESIGN)
- 16 EXISTING BUILDING TO BE DEMOLISHED
- 17 EYEBROW TO BE EXTENDED



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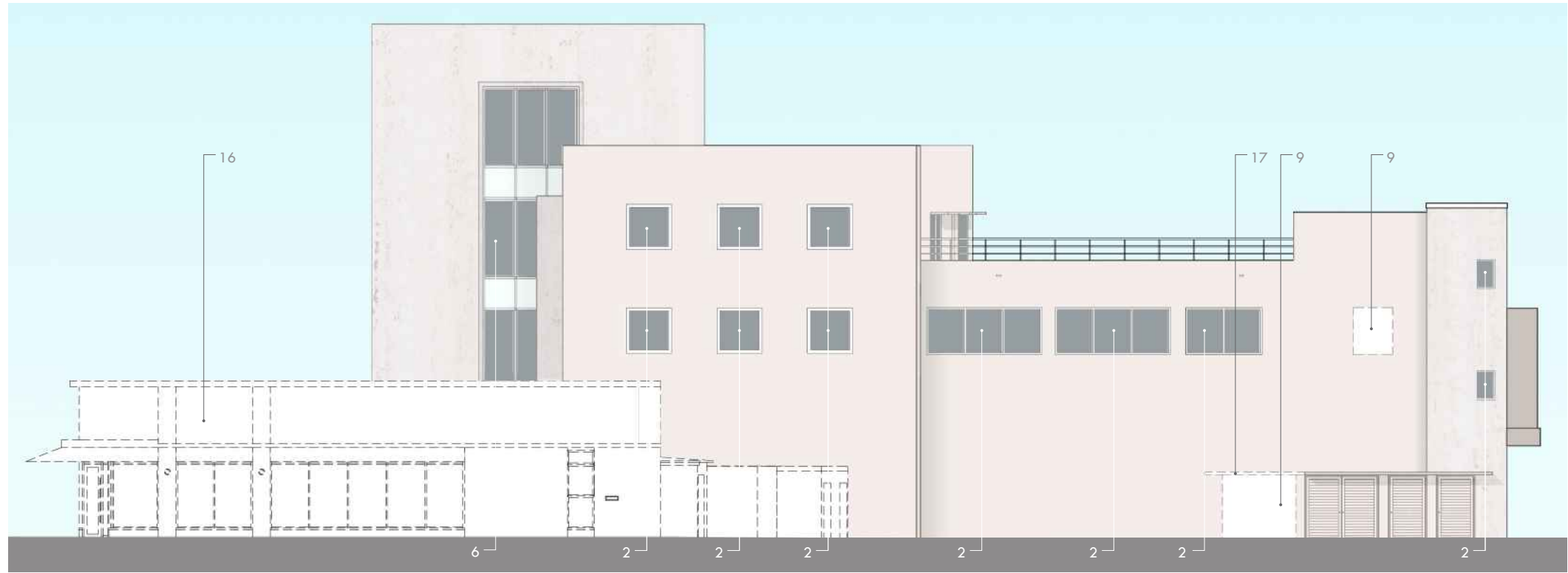


DEMOLITION PLAN: OFFICE LEVEL 3 ENLARGED

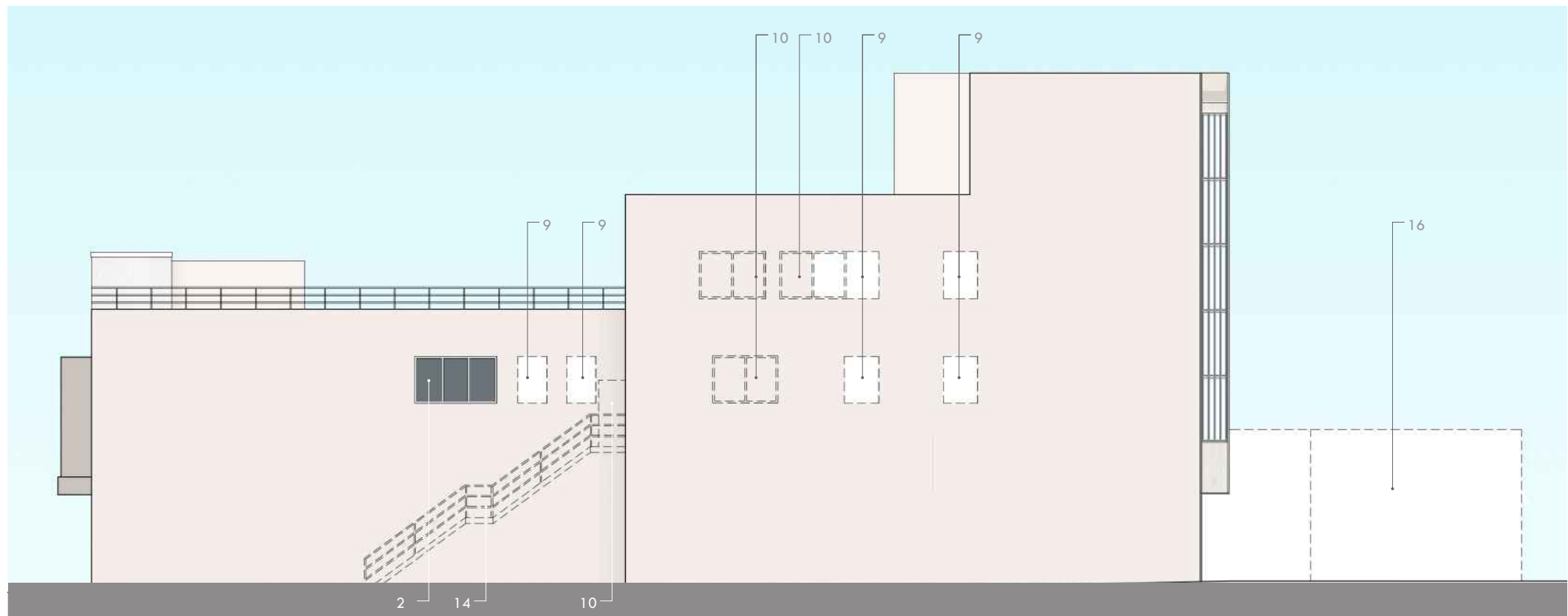
SCALE: 1/16" = 1'-0"

A-12.14





DEMOLITION ELEVATION: NORTH



DEMOLITION ELEVATION: SOUTH

### DEMOLITION LEGEND

- 1 HISTORIC METAL BRISE SOLEIL TO BE RESTORED
- 2 EXISTING GLAZING TO BE REPLACED WITH CODE COMPLIANT SYSTEM WHILE MAINTAINING  
ORIGINAL DESIGN INTENT
- 3 NON-HISTORIC HARDSCAPE AND LANDSCAPE TO BE REDESIGNED. WATER FEATURE TO  
MAINTAIN ORIGINAL SHAPE (SEE LANDSCAPE DRAWINGS)
- 4 EXISTING WATER FEATURE TO REMAIN AND BE RESTORED
- 5 BATHROOMS TO BE DEMOLISHED AS REQUIRED AND BROUGHT UP TO CODE
- 6 ORIGINAL HISTORIC RIBBED GLASS TO REMAIN AND BE RESTORED, CODE COMPLIANT  
GLAZING TO BE INSTALLED BEHIND
- 7 ORIGINAL HISTORIC RAIN SCREEN TO REMAIN AND BE RESTORED, CODE COMPLIANT GLAZING  
TO BE INSTALLED BEHIND
- 8 NON HISTORIC FLOOR FINISH TO BE MODIFIED OR REMOVED
- 9 EXISTING PORTION OF WALL TO BE DEMOLISHED (SEE ELEVATION)
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- 13 EXISTING STONE PANELS TO BE REPAIRED AS NEEDED
- 14 EXISTING NON-ORIGINAL STAIR TO BE DEMOLISHED
- 15 EXISTING NON-HISTORIC BRIDGE AND GUARDRAIL TO BE DEMOLISHED (SEE LANDSCAPE  
DRAWINGS FOR REDESIGN)
- 16 EXISTING BUILDING TO BE DEMOLISHED
- 17 EYEBROW TO BE EXTENDED



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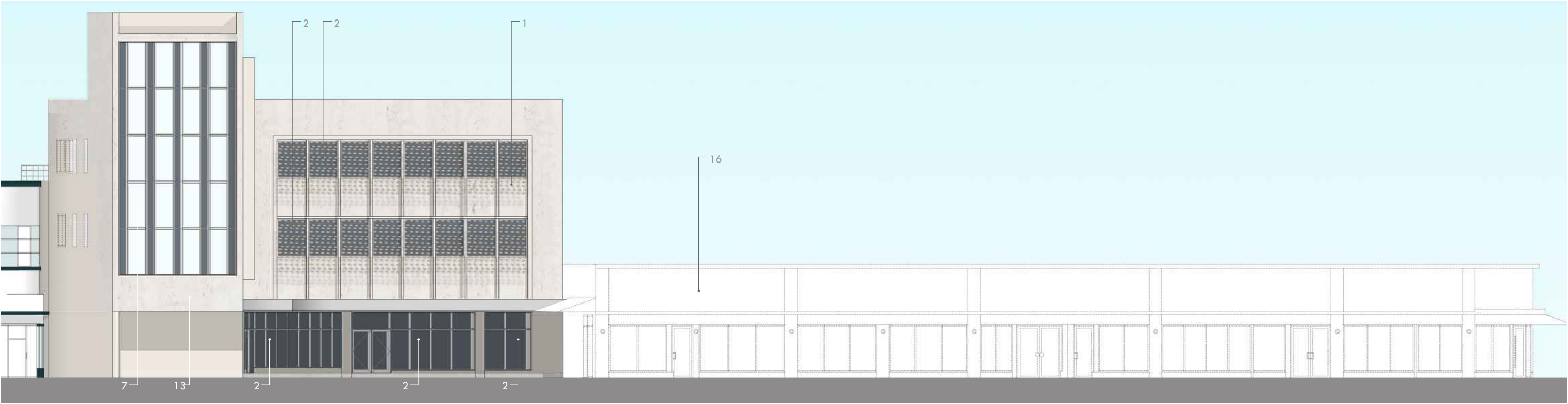
## DEMOLITION ELEVATIONS

SCALE: 1/16" = 1'-0"

A-12.15



DEMOLITION LEGEND	
1	HISTORIC METAL BRISE SOLEIL TO BE RESTORED
2	EXISTING GLAZING TO BE REPLACED WITH CODE COMPLIANT SYSTEM WHILE MAINTAINING ORIGINAL DESIGN INTENT
3	NON-HISTORIC HARDSCAPE AND LANDSCAPE TO BE REDESIGNED. WATER FEATURE TO MAINTAIN ORIGINAL SHAPE (SEE LANDSCAPE DRAWINGS)
4	EXISTING WATER FEATURE TO REMAIN AND BE RESTORED
5	BATHROOMS TO BE DEMOLISHED AS REQUIRED AND BROUGHT UP TO CODE
6	ORIGINAL HISTORIC RIBBED GLASS TO REMAIN AND BE RESTORED, CODE COMPLIANT GLAZING TO BE INSTALLED BEHIND
7	ORIGINAL HISTORIC RAIN SCREEN TO REMAIN AND BE RESTORED, CODE COMPLIANT GLAZING TO BE INSTALLED BEHIND
8	NON HISTORIC FLOOR FINISH TO BE MODIFIED OR REMOVED
9	EXISTING PORTION OF WALL TO BE DEMOLISHED (SEE ELEVATION)
10	EXISTING OPENING TO BE FILLED
11	EXISTING EQUIPMENT, TO BE REPAIRED AS REQUIRED
12	EXISTING TRASH ENCLOSURE TO BE REMOVED AND SERVICE TO BE RELOCATED
13	EXISTING STONE PANELS TO BE REPAIRED AS NEEDED
14	EXISTING NON-ORIGINAL STAIR TO BE DEMOLISHED
15	EXISTING NON-HISTORIC BRIDGE AND GUARDRAIL TO BE DEMOLISHED (SEE LANDSCAPE DRAWINGS FOR REDESIGN)
16	EXISTING BUILDING TO BE DEMOLISHED
17	EYEBROW TO BE EXTENDED



DEMOLITION ELEVATION: EAST



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DEMOLITION ELEVATIONS  
SCALE: 1/16" = 1'-0"

A-12.16



DEMOLITION LEGEND	
1	HISTORIC METAL BRISE SOLEIL TO BE RESTORED
2	EXISTING GLAZING TO BE REPLACED WITH CODE COMPLIANT SYSTEM WHILE MAINTAINING ORIGINAL DESIGN INTENT
3	NON-HISTORIC HARDSCAPE AND LANDSCAPE TO BE REDESIGNED. WATER FEATURE TO MAINTAIN ORIGINAL SHAPE (SEE LANDSCAPE DRAWINGS)
4	EXISTING WATER FEATURE TO REMAIN AND BE RESTORED
5	BATHROOMS TO BE DEMOLISHED AS REQUIRED AND BROUGHT UP TO CODE
6	ORIGINAL HISTORIC RIBBED GLASS TO REMAIN AND BE RESTORED, CODE COMPLIANT GLAZING TO BE INSTALLED BEHIND
7	ORIGINAL HISTORIC RAIN SCREEN TO REMAIN AND BE RESTORED, CODE COMPLIANT GLAZING TO BE INSTALLED BEHIND
8	NON HISTORIC FLOOR FINISH TO BE MODIFIED OR REMOVED
9	EXISTING PORTION OF WALL TO BE DEMOLISHED (SEE ELEVATION)
10	EXISTING OPENING TO BE FILLED
11	EXISTING EQUIPMENT, TO BE REPAIRED AS REQUIRED
12	EXISTING TRASH ENCLOSURE TO BE REMOVED AND SERVICE TO BE RELOCATED
13	EXISTING STONE PANELS TO BE REPAIRED AS NEEDED
14	EXISTING NON-ORIGINAL STAIR TO BE DEMOLISHED
15	EXISTING NON-HISTORIC BRIDGE AND GUARDRAIL TO BE DEMOLISHED (SEE LANDSCAPE DRAWINGS FOR REDESIGN)
16	EXISTING BUILDING TO BE DEMOLISHED
17	EYEBROW TO BE EXTENDED



DEMOLITION ELEVATION: WEST



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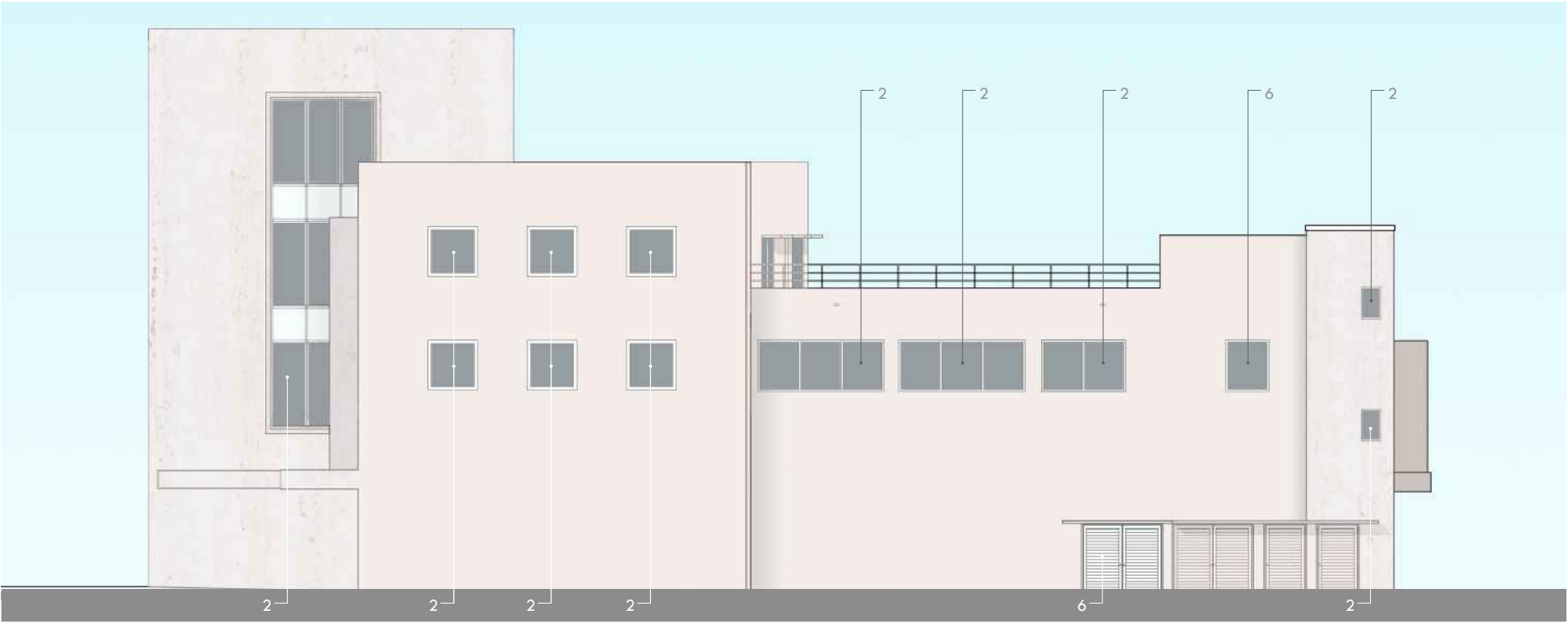
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DEMOLITION ELEVATIONS

SCALE: 1/16" = 1'-0"

A-12.17





PROPOSED ELEVATION: NORTH



PROPOSED ELEVATION: SOUTH

HISTORIC BUILDING LEGEND	
1	HISTORIC METAL BRISE SOLEIL TO BE RESTORED
2	EXISTING GLAZING TO BE REPLACED WITH CODE COMPLIANT SYSTEM WHILE MAINTAINING ORIGINAL DESIGN INTENT
3	ORIGINAL HISTORIC RAIN SCREEN TO REMAIN AND BE RESTORED, CODE COMPLIANT GLAZING TO BE INSTALLED BEHIND
4	EXISTING STONE PANELS TO BE REPAIRED AS NEEDED
5	RESTORE ORIGINAL CANOPY
6	NEW GLASS OPENING TO MATCH EXISTING WINDOWS AND DOORS
7	NEW TOP RAILING TO ACHIEVE MIN. HEIGHT REQUIRED BY CODE



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PROPOSED OFFICE ELEVATIONS

SCALE: 1/16" = 1'-0"

A-12.18





PROPOSED ELEVATION: EAST



PROPOSED ELEVATION: WEST

HISTORIC BUILDING LEGEND	
1	HISTORIC METAL BRISE SOLEIL TO BE RESTORED
2	EXISTING GLAZING TO BE REPLACED WITH CODE COMPLIANT SYSTEM WHILE MAINTAINING ORIGINAL DESIGN INTENT
3	ORIGINAL HISTORIC RAIN SCREEN TO REMAIN AND BE RESTORED, CODE COMPLIANT GLAZING TO BE INSTALLED BEHIND
4	EXISTING STONE PANELS TO BE REPAIRED AS NEEDED
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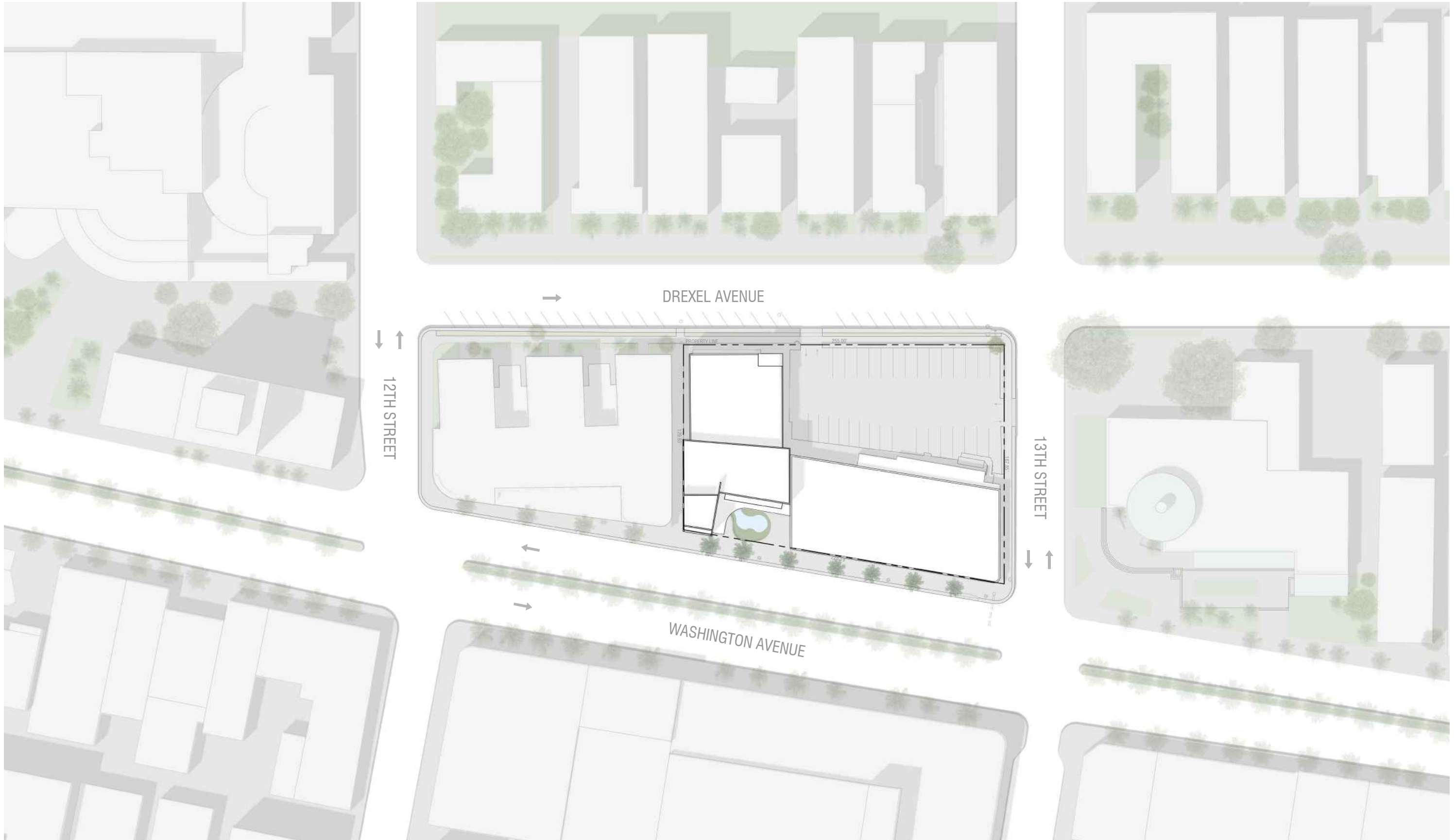
PROPOSED OFFICE ELEVATIONS

SCALE: 1/16" = 1'-0"

A-12.19

PLANNING BOARD - FINAL SUBMITTAL - 2 DECEMBER 2019





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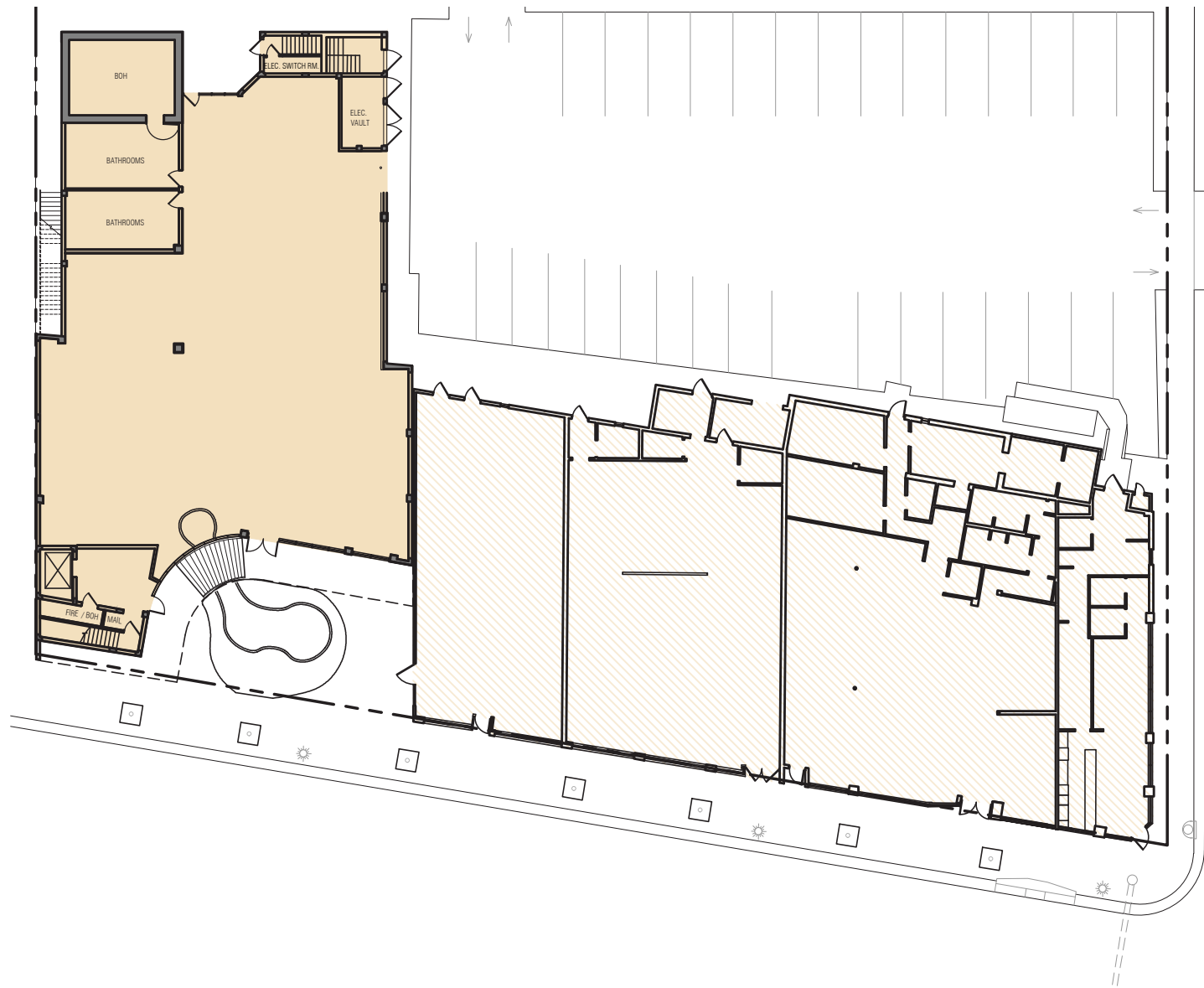
EXISTING CONTEXT PLAN

SCALE: 1/64" = 1'-0"

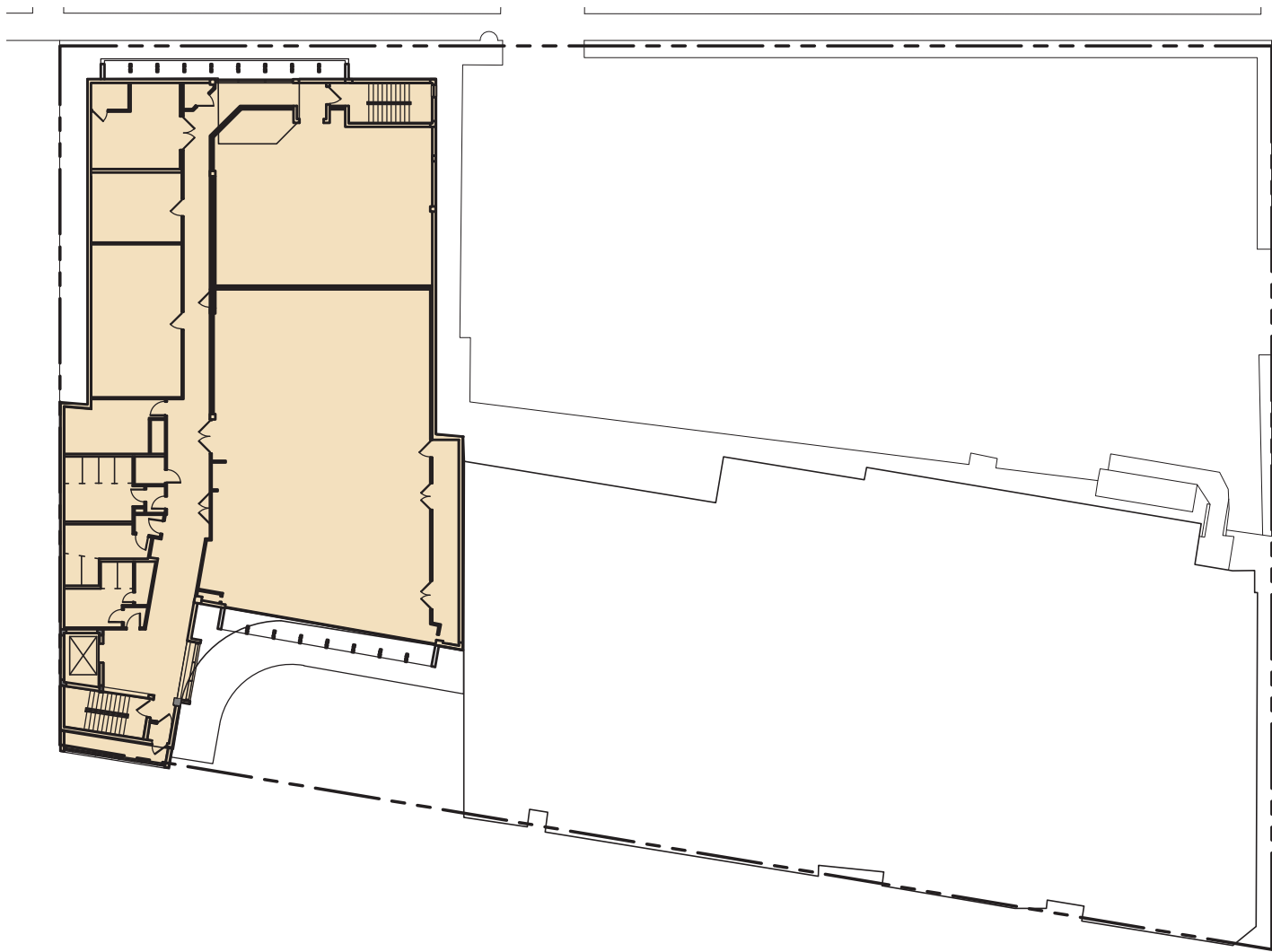
A-12.20

PLANNING BOARD - FINAL SUBMITTAL - 2 DECEMBER 2019





GROUND LEVEL FAR 18,033 SF



SECOND LEVEL FAR 7,530 SF

EXISTING FAR	OFFICE TO REMAIN	RETAIL TO BE DEMOLISHED	EXISTING TOTAL FAR
GROUND LEVEL	7,338 SF	10,645 SF	17,983 SF
SECOND LEVEL	7,530 SF		
THIRD LEVEL	3,597 SF		
FOURTH LEVEL	470 SF		
TOTAL FAR	18,935 SF	10,645 SF	29,580
DEMOLITION FAR			10,645 SF
TOTAL REMAINING FAR			18,935 SF



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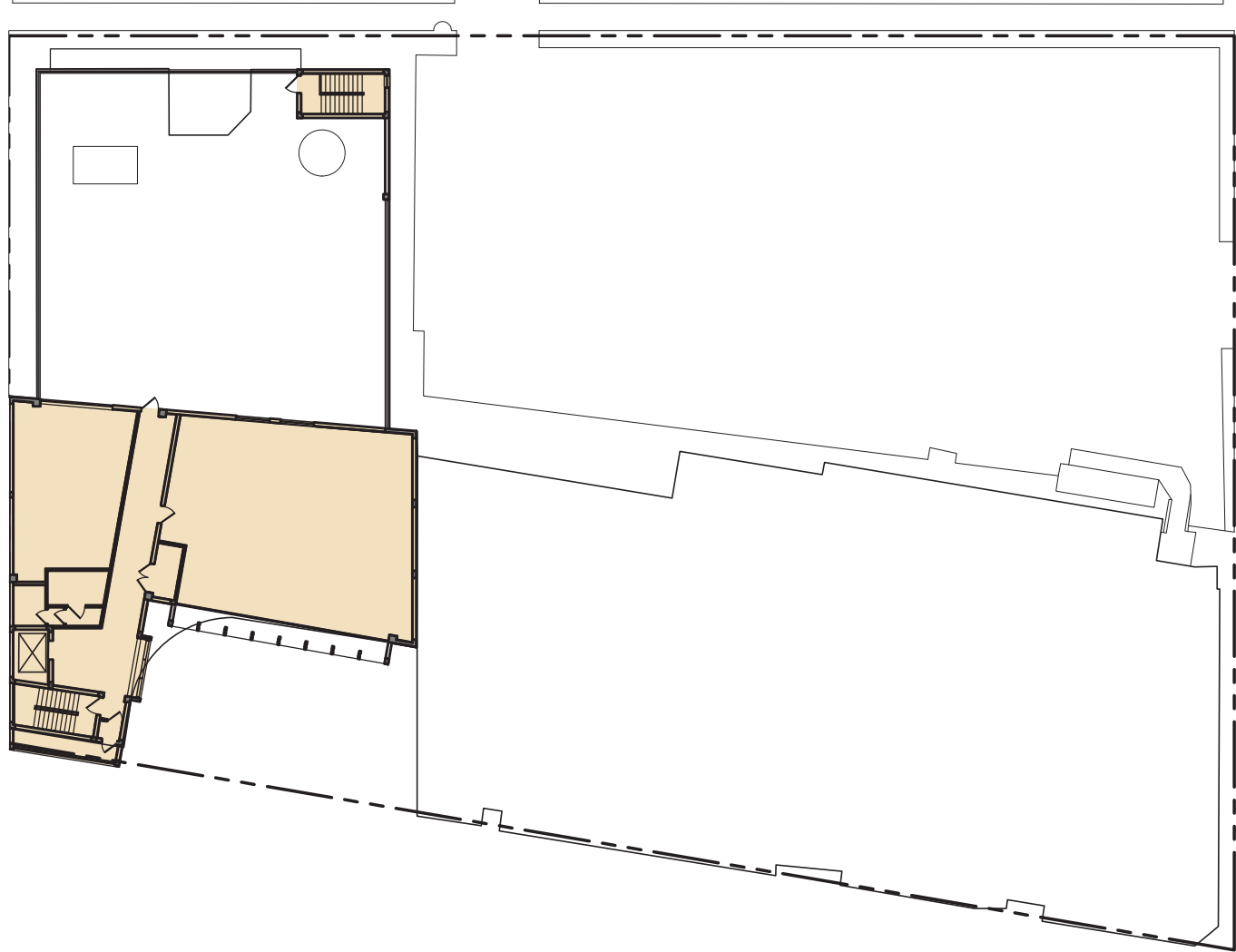


EXISTING F.A.R. DIAGRAMS

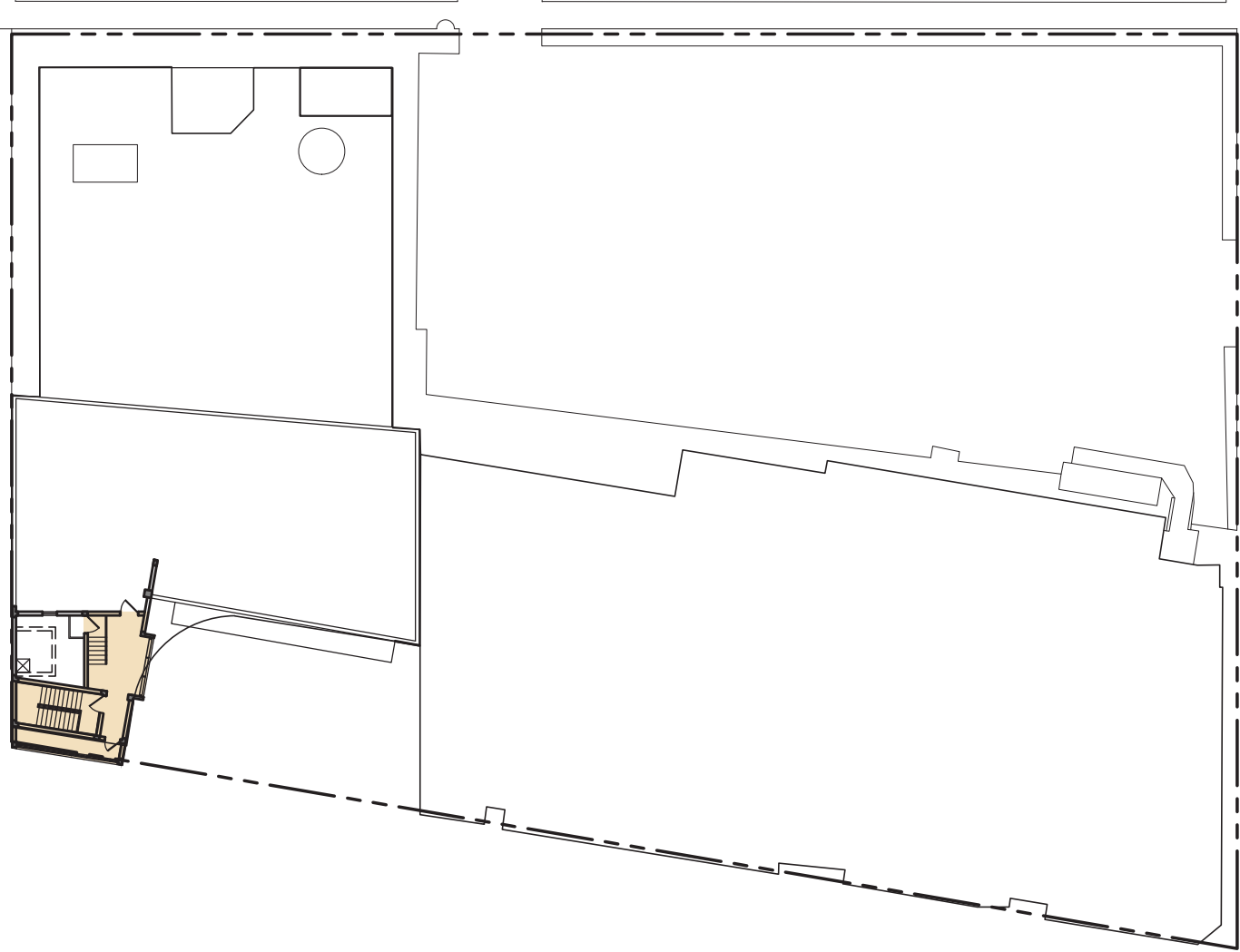
SCALE: 1/32" = 1'-0"

A-12.22





THIRD LEVEL FAR 3,597 SF



FOURTH LEVEL FAR 470 SF

EXISTING FAR	OFFICE TO REMAIN	RETAIL TO BE DEMOLISHED	EXISTING TOTAL FAR
GROUND LEVEL	7,338 SF	10,645 SF	17,983 SF
SECOND LEVEL	7,530 SF		
THIRD LEVEL	3,597 SF		
FOURTH LEVEL	470 SF		
TOTAL FAR	18,935 SF	10,645 SF	29,580
DEMOLITION FAR			10,645 SF
TOTAL REMAINING FAR			18,935 SF



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EXISTING F.A.R. DIAGRAMS

SCALE: 1/32" = 1'-0"

A-12.22.A