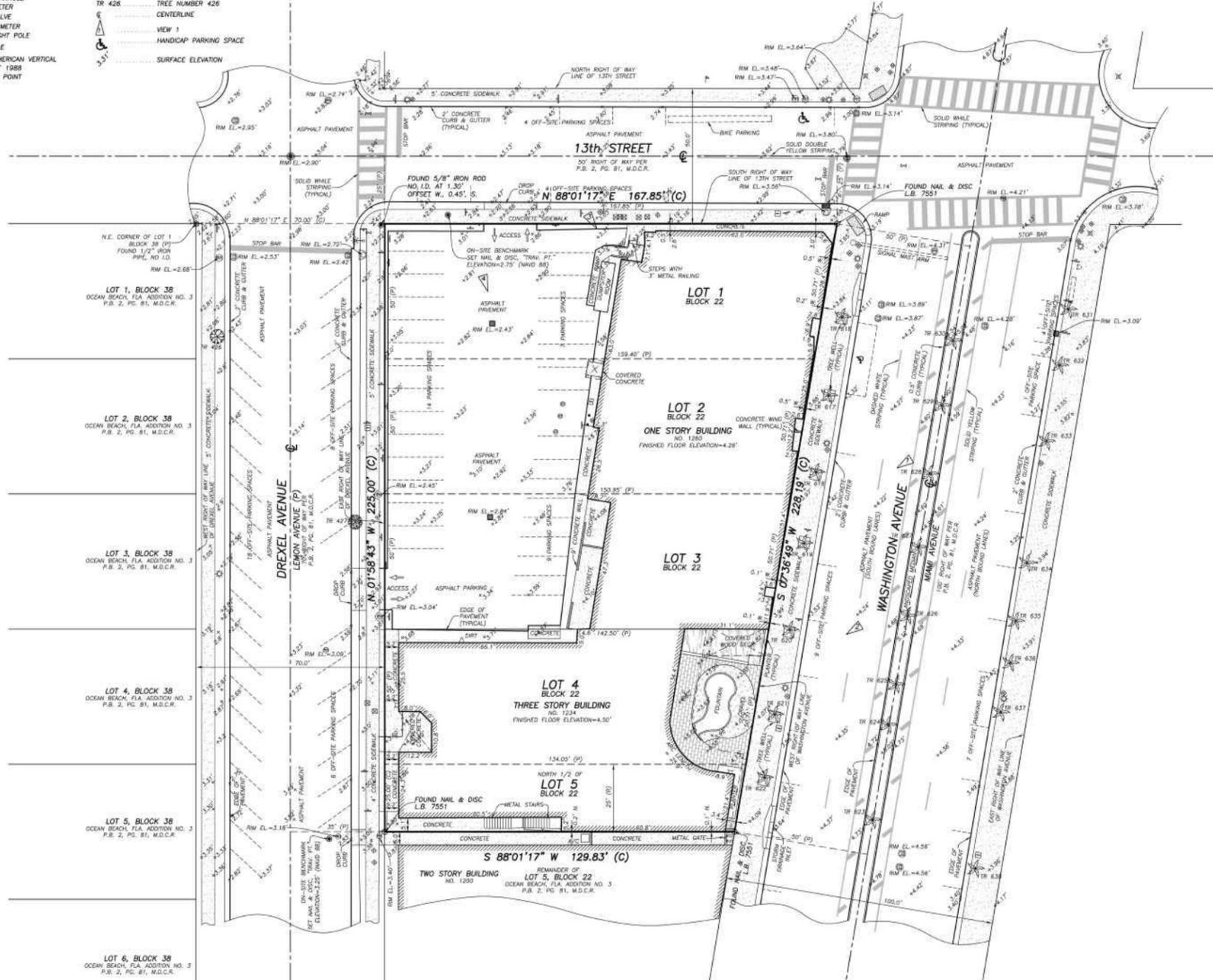
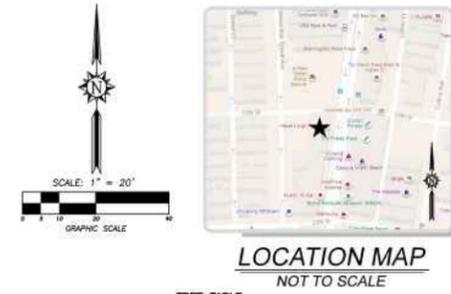


SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY OF: 1234 & 1260 WASHINGTON AVE., MIAMI BEACH, FL

- 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
 - NAV D 88 NORTH AMERICAN VERTICAL DATUM OF 1988
 - TRAV. PT. TRAVERSE POINT
- LEGEND:**
- M.D.C.R. MIAMI-DADE COUNTY RECORDS
 - L.B. LICENSED BUSINESS
 - P.B. PLAT BOOK
 - PAGE PAGE
 - ID. IDENTIFICATION
 - A/C AIR CONDITIONING UNIT
 - (P) DENOTES INFORMATION BASED ON PLATS OF RECORDS
 - (R) DENOTES DISTANCE BASED ON RECORD INFORMATION
 - (C) CALCULATED
 - RM EL. RM ELEVATION
 - TR 426 TREE NUMBER 426
 - CL CENTERLINE
 - VIEW 1 VIEW 1
 - HANDICAP PARKING SPACE HANDICAP PARKING SPACE
 - VIEW 1 SURFACE ELEVATION



TREE TABLE

TREE NUMBER	TREE TYPE	DIAMETER AT BREAST HEIGHT	CANOPY HEIGHT	TOTAL HEIGHT	CLEARWOOD
426	FLAMBOYANT	18"	32'	28'	
427	FLAME	19"	17'	22'	
616	PALM	11"	17'	33'	29'
617	PALM	8"	25'	25'	
618	PALM	10"	24'	20'	
619	PALM	10"	24'	20'	
620	PALM	13"	23'	22'	
621	PALM	8"	23'	18'	
622	PALM	12"	23'	18'	
623	PALM	9"	23'	24'	
624	PALM	7"	24'	20'	
625	PALM	7"	23'	24'	
626	PALM	7"	23'	24'	
627	PALM	7"	23'	24'	
628	PALM	7"	23'	24'	
629	PALM	7"	23'	24'	
630	PALM	8"	23'	23'	
631	PALM	9"	23'	23'	
632	PALM	9"	23'	23'	
633	PALM	10"	23'	24'	
634	PALM	8"	23'	24'	
635	PALM	8"	23'	24'	
636	PALM	8"	23'	24'	
637	PALM	8"	23'	24'	
638	PALM	8"	23'	24'	

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 PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 81 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

- SURVEY NOTES:**
- THIS SURVEY REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N 88°01'17"E, ALONG THE SOUTH RIGHT OF WAY LINE OF 13TH STREET ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, 1983 (1990) ADJUSTMENT.
 - THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE AE, ELEVATION 6' (NATIONAL GEODETIC VERTICAL DATUM OF 1929) OR 6.45' (NORTH AMERICAN VERTICAL DATUM OF 1988), AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12088C 0317 L, COMMUNITY NUMBER 120651, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA, MAP EFFECTIVE DATE: SEPTEMBER 11, 2009.
 - THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
 - THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
 - THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS. OWNERSHIP OF WELLS OR FENCES WAS NOT DETERMINED.
 - BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.
 - OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.
 - THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL IF APPLICABLE) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. ECS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT ECS DIRECTLY FOR VERIFICATION OF ACCURACY.
 - SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION OR EXCAVATION, CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (1-800-432-4770) AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.
 - THE PROPERTY SHOWN HEREON CONTAINS AN AREA OF 0.77 ACRES (33,488 SQUARE FEET), MORE OR LESS.
 - ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - HEDGES, ORNAMENTAL PLANTS, IRRIGATION LINES AND SPRINKLER HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.
 - THIS FIRM HAS IDENTIFIED VARIOUS TYPES OF TREES LOCATED ON THIS SITE BASED ON COMMON KNOWLEDGE OF TREE SPECIES. A QUALIFIED LANDSCAPE ARCHITECT SHOULD BE EMPLOYED FOR POSITIVE IDENTIFICATION OF TREE SPECIES. TREE DIAMETERS ARE APPROXIMATE AND WERE MEASURED AT BREAST HEIGHT. ONLY TREES 4 CALIPER INCHES IN DIAMETER OR LARGER WERE LOCATED AND SHOWN ON THE SURVEY. DEAD TREES, HEDGES AND GROUND COVER WERE NOT LOCATED AND ARE NOT SHOWN HEREON. EXOTIC TREES SUCH AS MELALEUCA, BRAZILIAN PEPPER AND AUSTRALIAN PINE WERE NOT LOCATED OR SHOWN HEREON.
 - THE ELEVATIONS SHOWN HEREON ARE BASED ON A CITY OF MIAMI BEACH BENCHMARK "12 02 06" AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV D 88). THE MARK IS LOCATED AT THE NORTH MEDIAN OF THE INTERSECTION OF 12TH STREET AND WASHINGTON AVENUE. ELEVATION=5.31'

THIS SURVEY IS CERTIFIED TO:
 LOCATION VENTURES.

CERTIFICATE:
 THIS IS TO CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAVIER DE LA ROCHA
 PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
 STATE OF FLORIDA

Digitally signed by
 Javier De La Rocha
 Date: 2019.11.11
 08:31:36 -05'00'

TELEPHONE NO. 561-314-0766 FAX NO. 561-314-0770
 3460 FAIRLANE FARMS ROAD, SUITE 6, WELLSINGTON, FL 33414

ECS LAND SURVEYORS, INC.

SEAL NOT VALID UNLESS SEALED HERE WITH AN EMBOSSED SURVEYOR'S SEAL

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY
 LOTS 1, 2, 3, 4, AND THE N. 1/2 OF LOT 5, IN BLOCK 22 OCEAN BEACH ADDITION NO. THREE PLAT BOOK 2, PAGE 81, M.D.C.R.

DATE: 11/09/19
 DRAWN BY: J.E.C.
 CHECKED BY: J.D.L.R.
 LAST FIELD DATE: 11/09/19

REVISIONS:

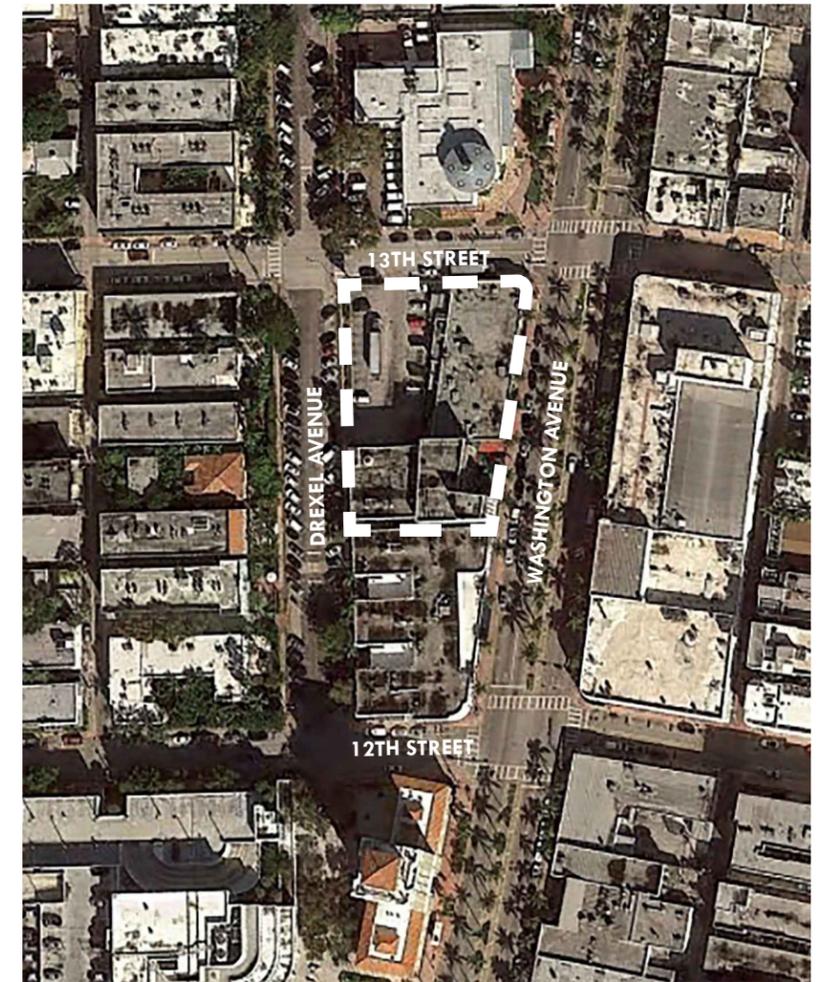
JOB NO. ECS2058
 SHEET NO. 01 OF 01



CONTEXT



LOCATION MAP



AREA MAP



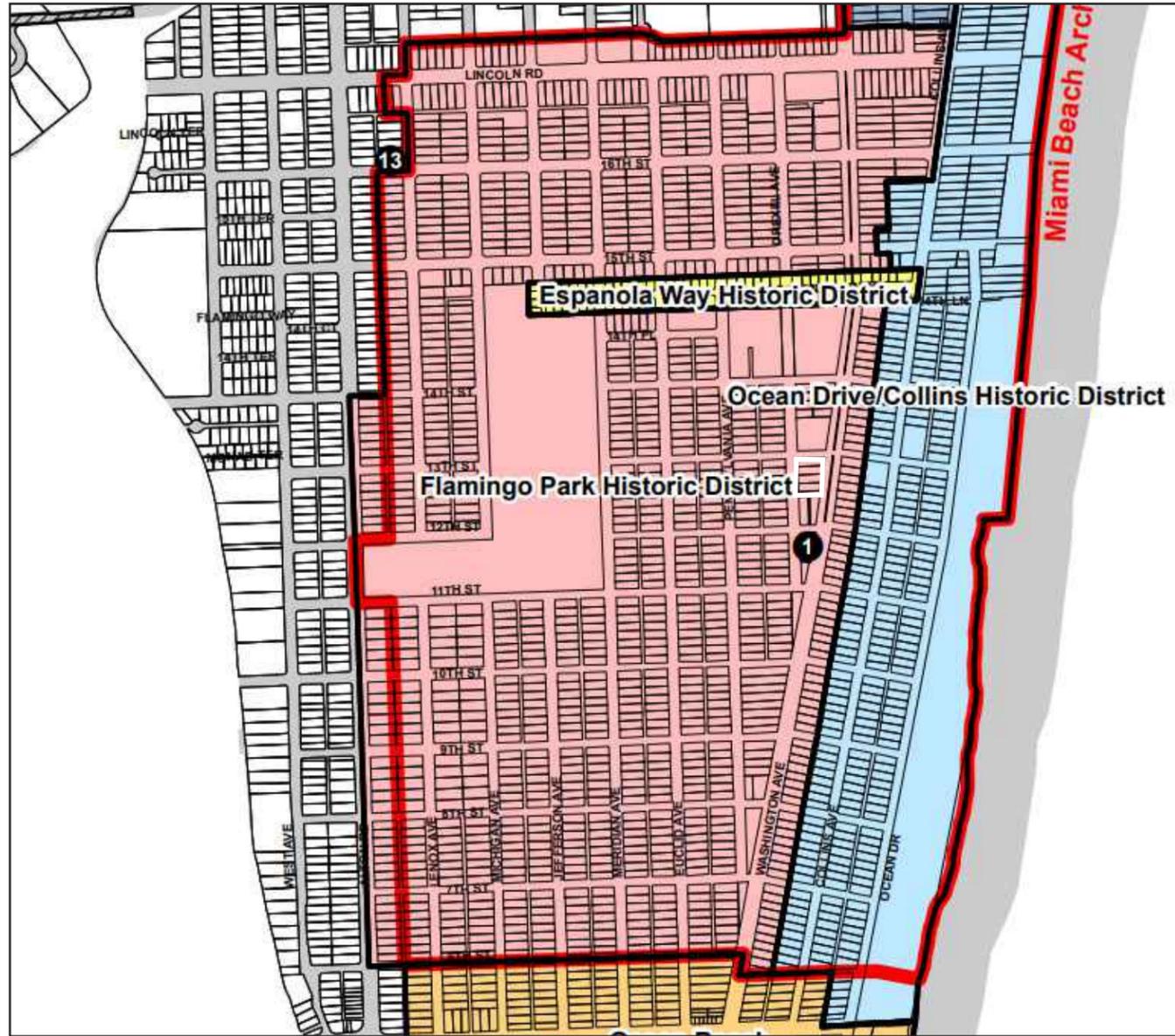
AERIALS



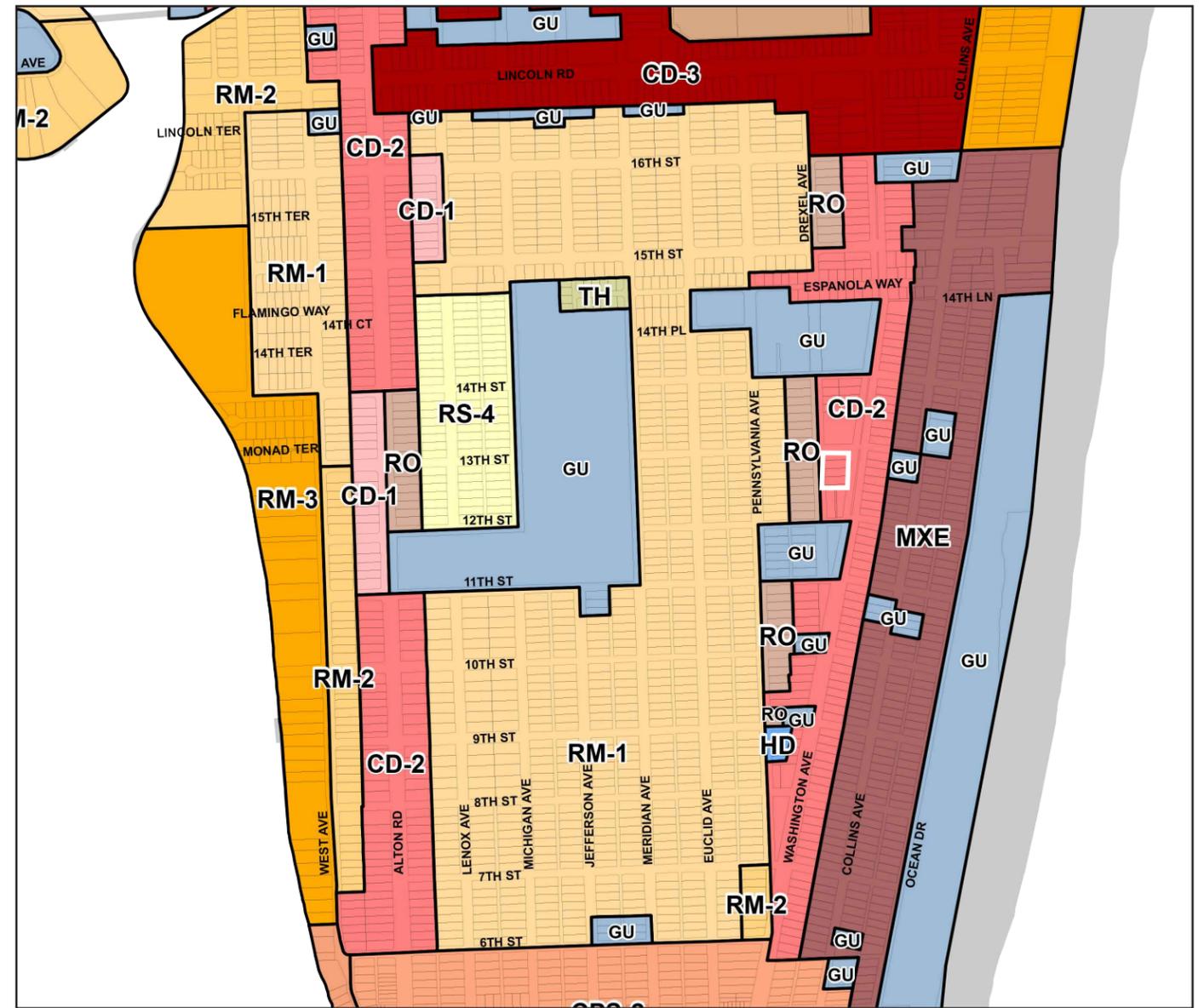
URBIN RETREAT
1234 WASHINGTON AVENUE _ MIAMI BEACH _ FLORIDA



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HISTORIC DISTRICTS MAP



ZONING MAP



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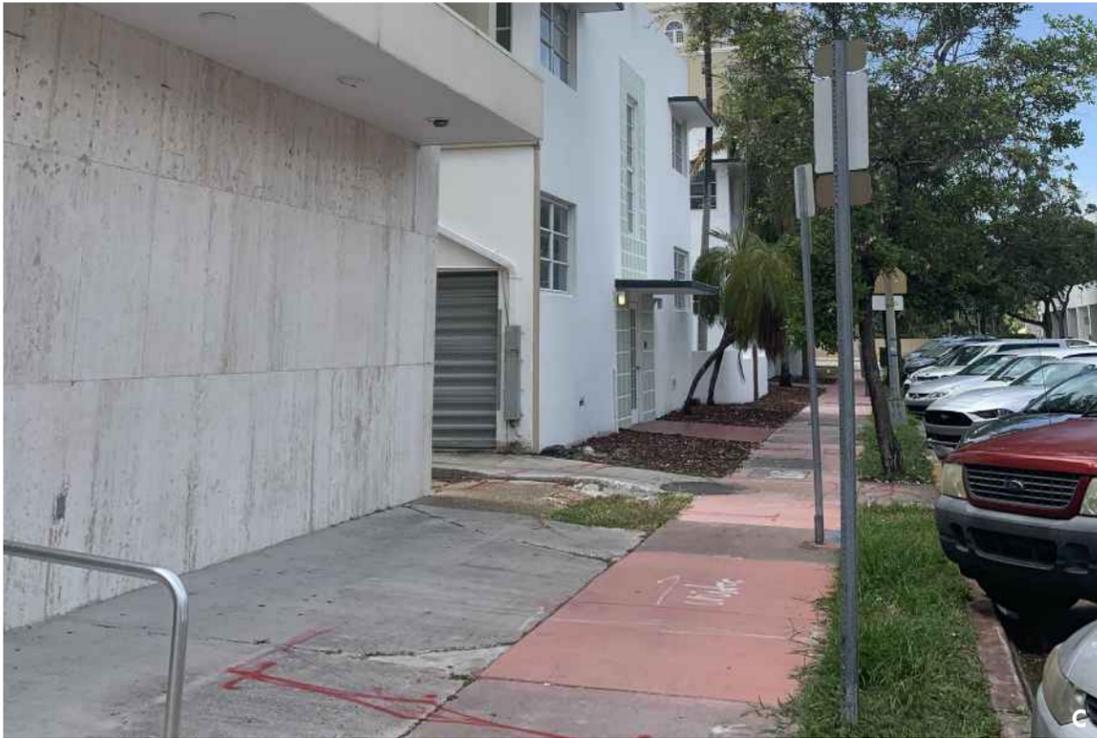
ZONING MAPS



JULY 18, 2019



JULY 18, 2019



JULY 18, 2019



JULY 18, 2019



KEY MAP



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SITE VIEWS

A-7.1



JULY 18, 2019



JULY 18, 2019



JULY 18, 2019



JULY 18, 2019



KEY MAP



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AUGUST 4, 2019



NOVEMBER 6, 2019



NOVEMBER 6, 2019



NOVEMBER 6, 2019



KEY MAP



URBIN RETREAT
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SITE VIEWS

A-7.3



AUGUST 4, 2019



JULY 18, 2019



NOVEMBER 6, 2019



NOVEMBER 6, 2019



KEY MAP

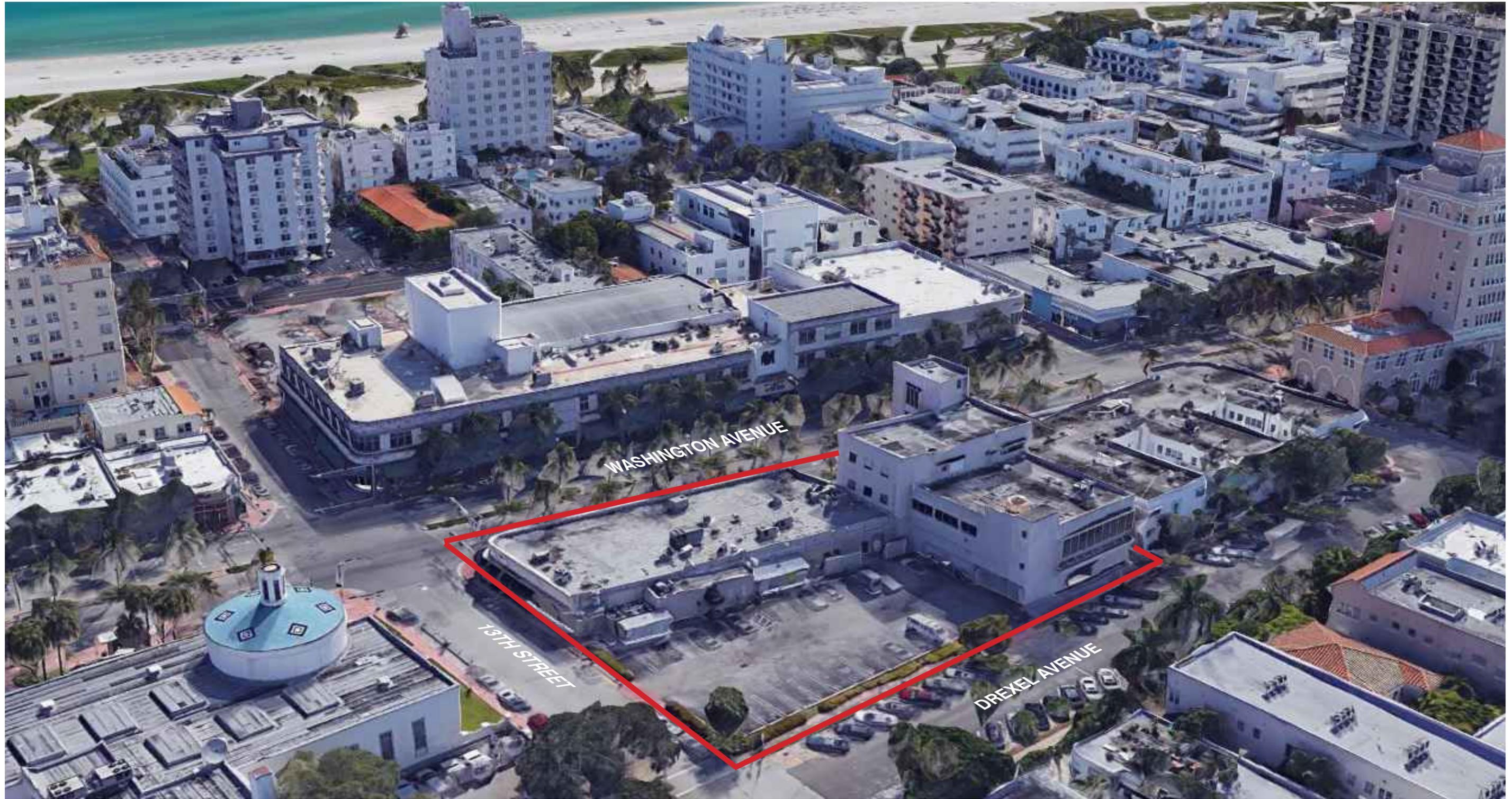


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URBIN RETREAT
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EXISTING AERIAL FROM DREXEL AVENUE



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EXISTING AERIAL FROM WASHINGTON AVENUE



EXISTING CONDITION - WASHINGTON AVENUE


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



EXISTING CONDITION - DREXEL AVENUE




URBIN RETREAT
 1234 WASHINGTON AVENUE _ MIAMI BEACH _ FLORIDA

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


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EXISTING CONDITION - 13TH STREET



EXISTING CONDITIONS: 13TH STREET

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

A-11.1



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HISTORIC CONTEXT



POST OFFICE CIRCA 1950



1956 MIAMI BEACH MICRO RETAIL



1956



URBIN RETREAT
1234 WASHINGTON AVENUE _ MIAMI BEACH _ FLORIDA



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HISTORIC CONTEXT: MIAMI BEACH



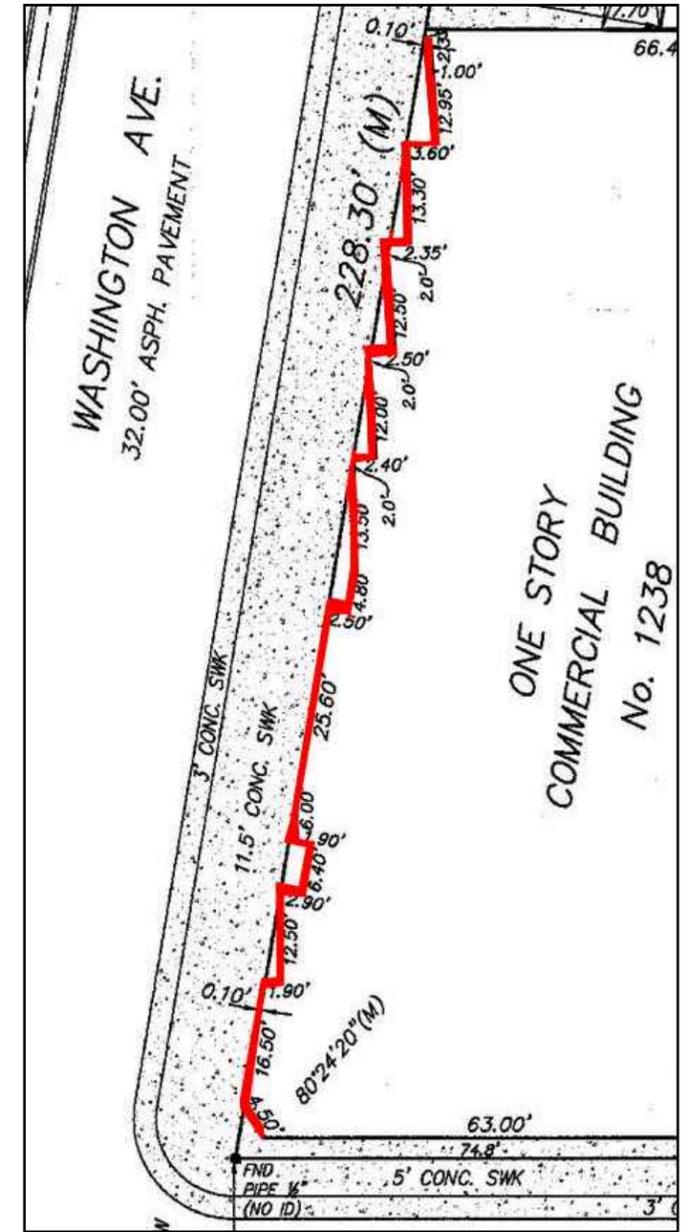
1970 WASHINGTON AVENUE FACADE SHOWING ORIGINAL CONFIGURATION AND MATERIALS



1963



RETAIL WAS ANGLED AND SMALLER SCALED - THIS BUILDING HAS BEEN SUBSTANTIALLY MODIFIED FROM ORIGINAL DESIGN - IT APPEARS THAT NO ORIGINAL GEOMETRY OR MATERIALS WERE KEPT IN EXISTING FACADE.



2004 HISTORIC SURVEY - ORIGINAL STOREFRONT PLAN



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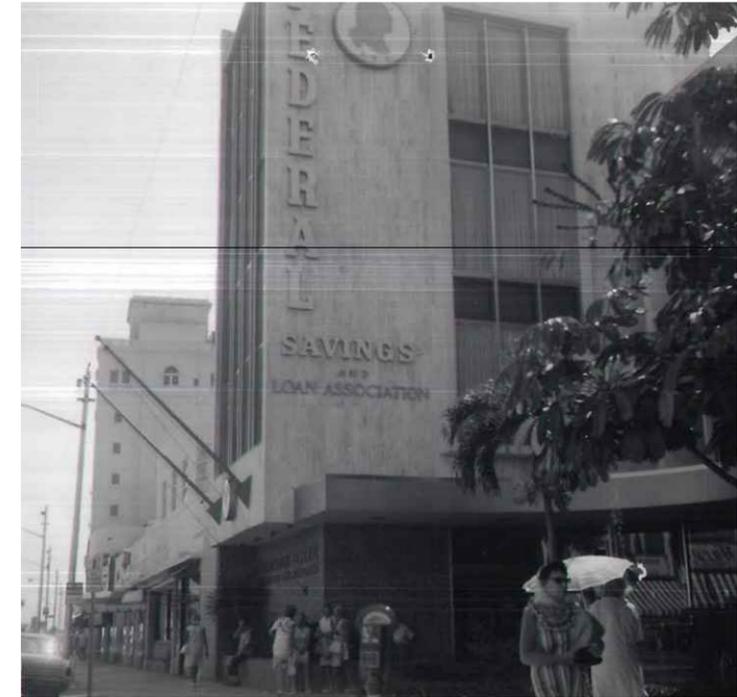
HISTORIC CONTEXT: FACADE OF EXISTING RETAIL BUILDING

A-12.1

HISTORIC PRESERVATION BOARD - FINAL SUBMITTAL - 9 DECEMBER 2019



STRONG GEOMETRIC FORMS WITH ICONIC MIMO SIGNAGE AND PLAYFUL SWOOPING EYEBROW



ICONIC MIMO BRISE SOLEIL



URBIN RETREAT
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HISTORIC CONTEXT: 1960s OFFICE BUILDING

A-12.2

HISTORIC PRESERVATION BOARD - FINAL SUBMITTAL - 9 DECEMBER 2019



AUGUST 4, 2019



AUGUST 4, 2019



AUGUST 4, 2019



AUGUST 4, 2019



AUGUST 4, 2019



URBIN RETREAT
1234 WASHINGTON AVENUE _ MIAMI BEACH _ FLORIDA

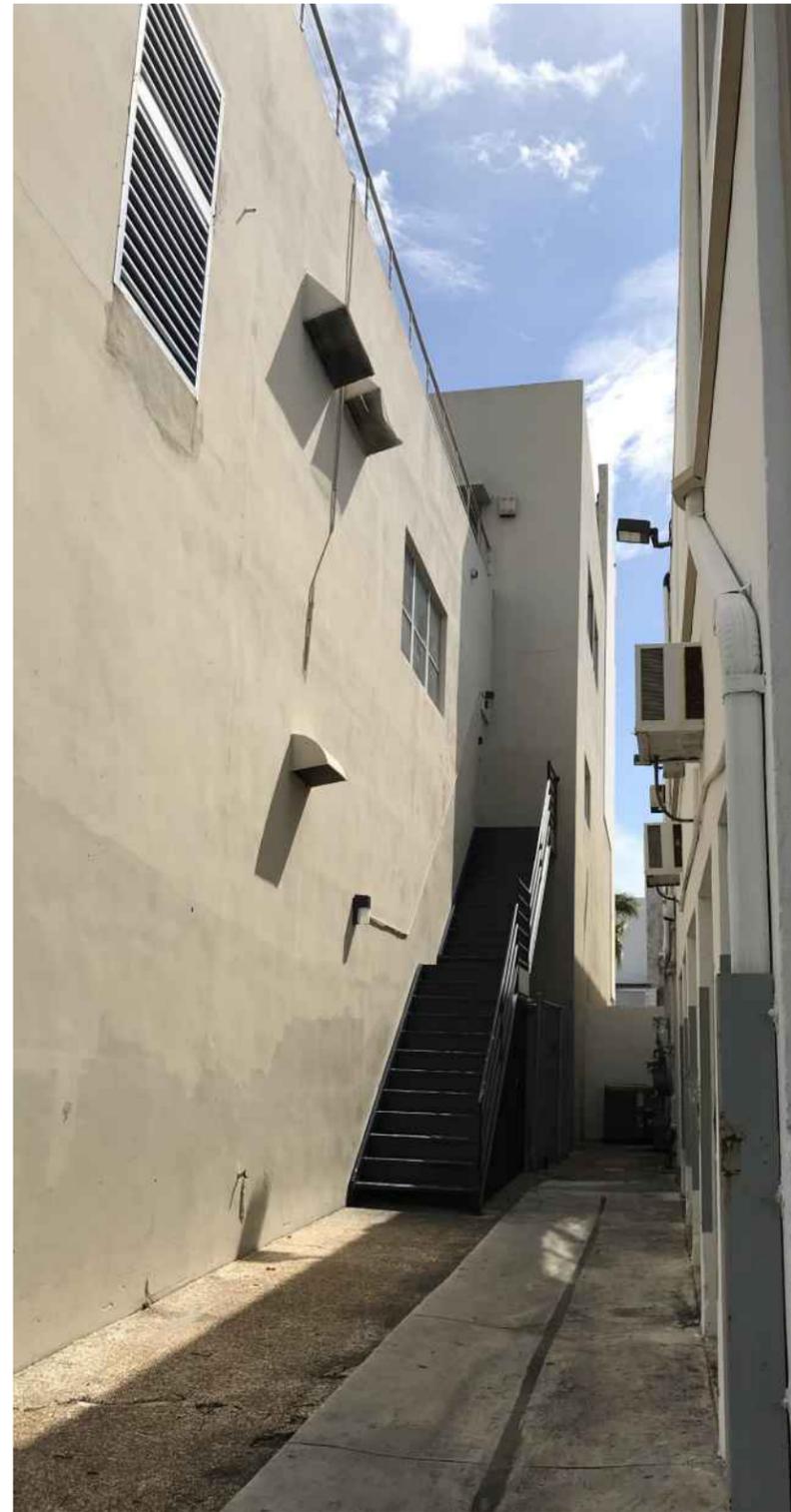


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AUGUST 4, 2019



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AUGUST 4, 2019



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A-12.4



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

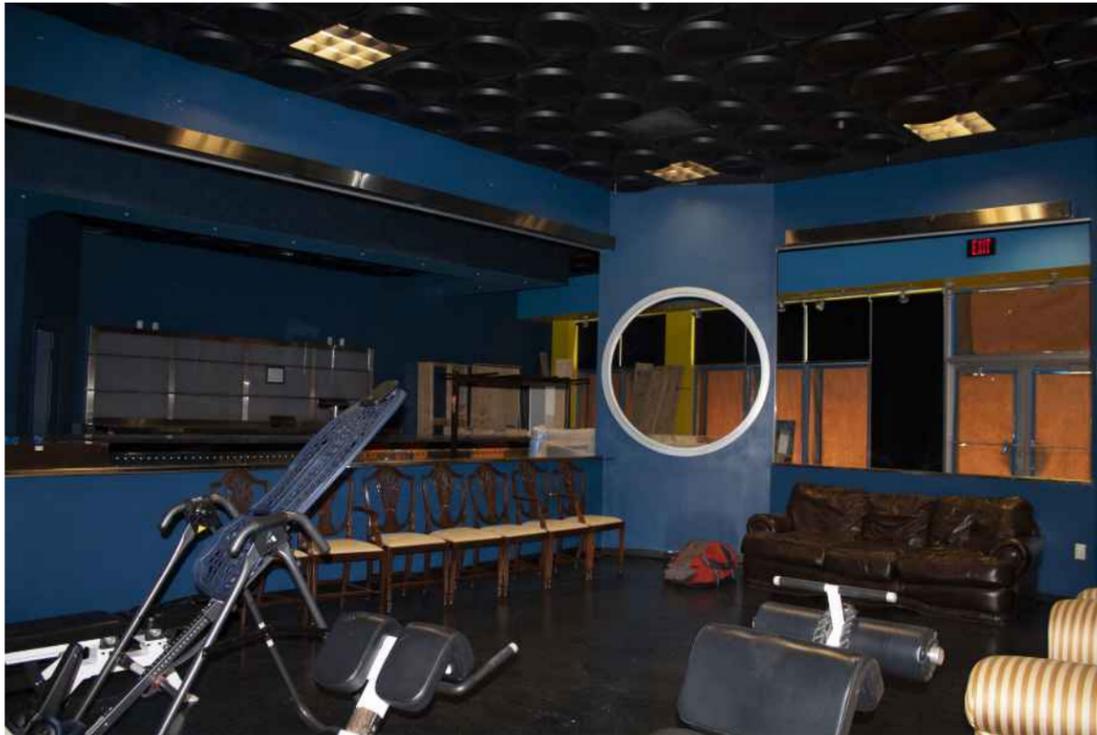


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A-12.5

HISTORIC PRESERVATION BOARD - FINAL SUBMITTAL - 9 DECEMBER 2019



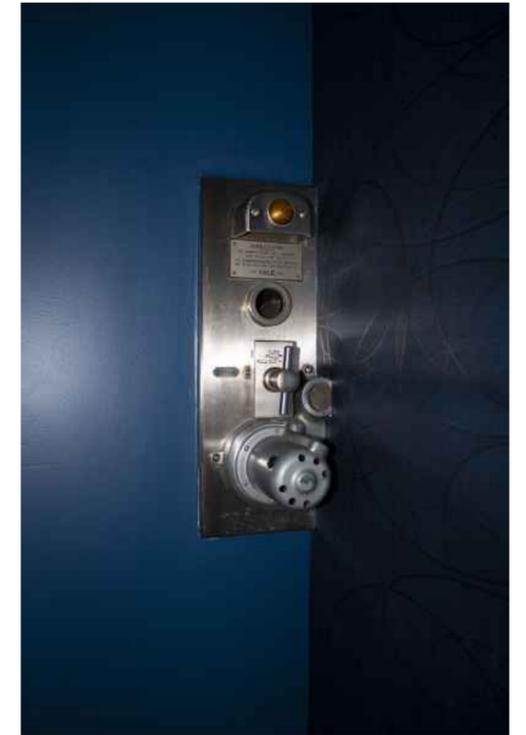
AUGUST 4, 2019

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



URBIN RETREAT
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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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A-12.7



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WASHINGTON AVENUE - EXISTING CONDITIONS

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

A-12.8



URBIN RETREAT
 1234 WASHINGTON AVENUE _ MIAMI BEACH _ FLORIDA



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DREXEL AVENUE - EXISTING CONDITIONS

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

A-12.9



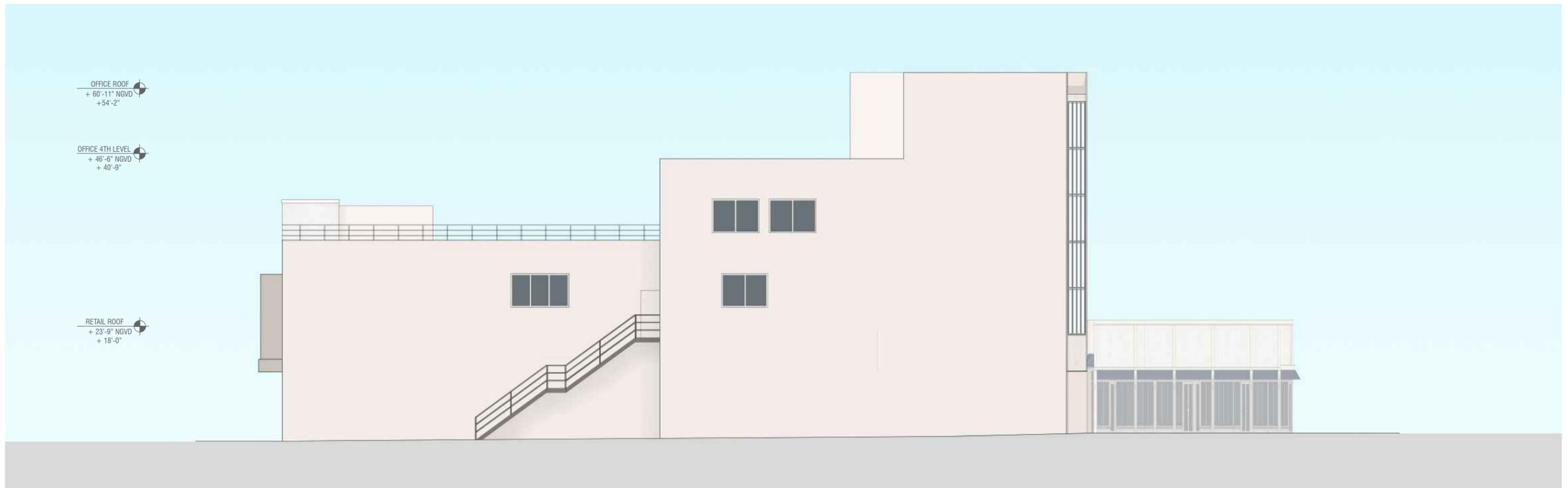
URBIN RETREAT
 1234 WASHINGTON AVENUE _ MIAMI BEACH _ FLORIDA

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



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A-12.10



URBIN RETREAT
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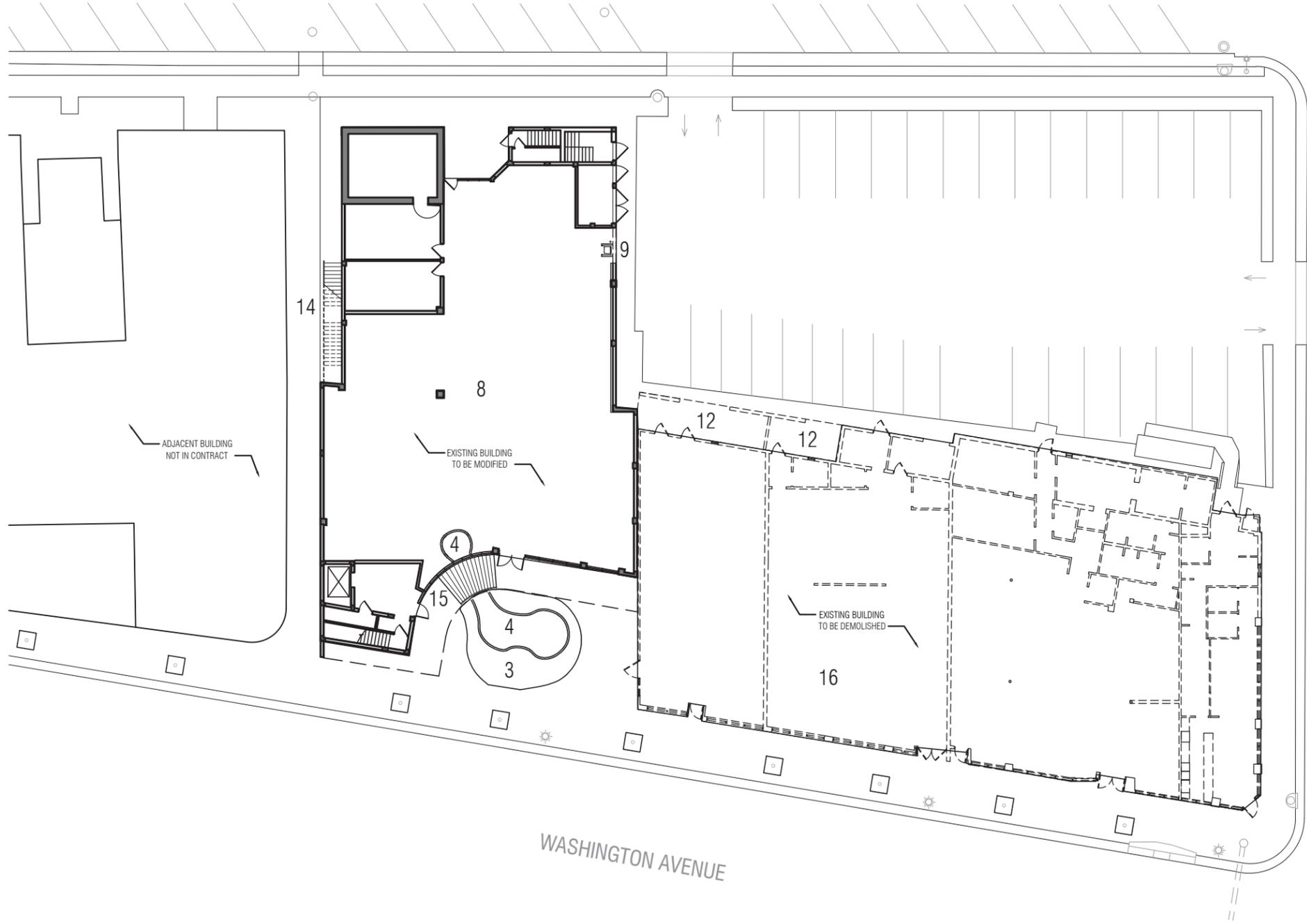
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SOUTH ALLEY - EXISTING CONDITIONS

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

A-12.11

DREXEL AVENUE



13TH STREET

WASHINGTON AVENUE

DEMOLITION LEGEND

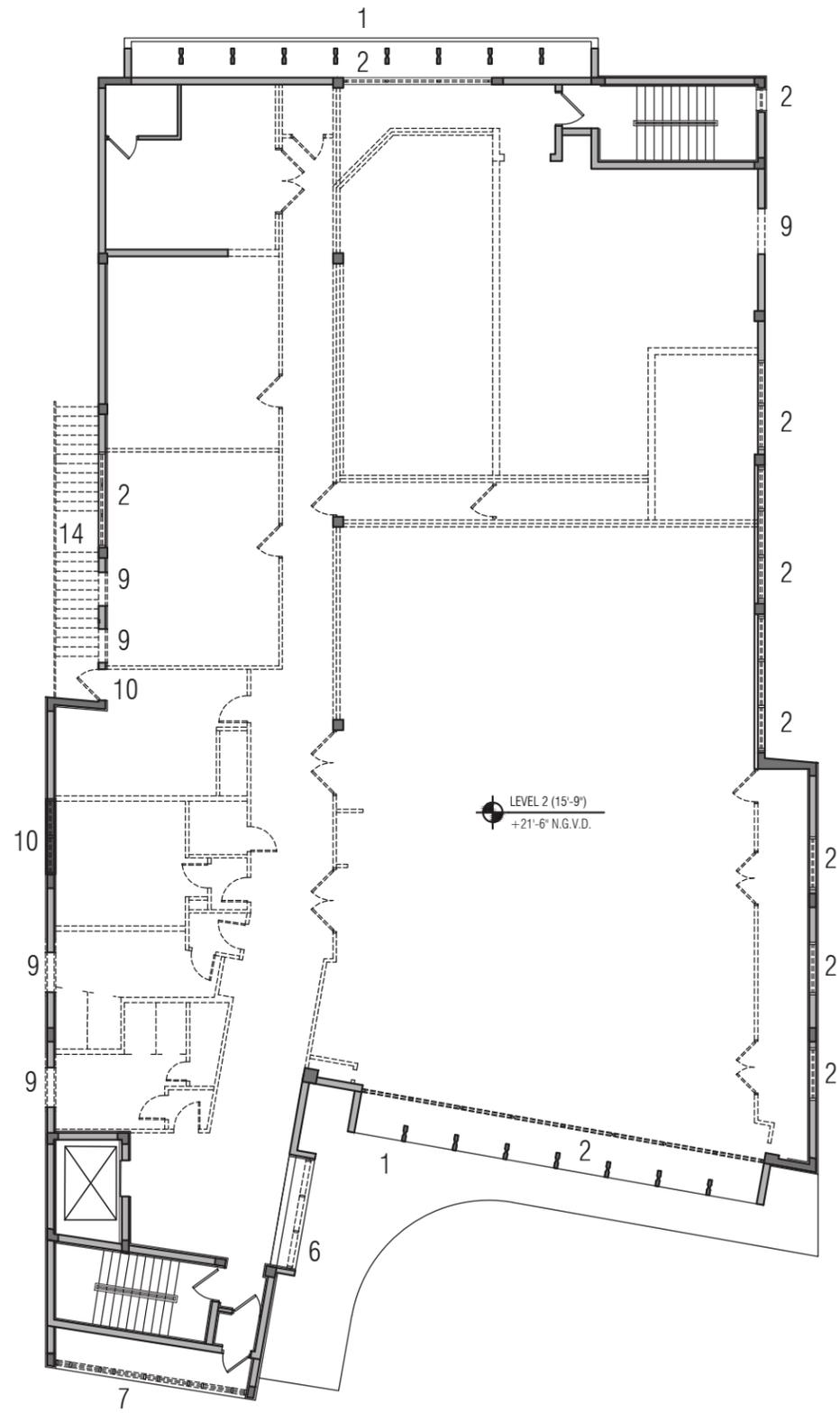
- 1 HISTORIC METAL BRISE SOLEIL TO BE RESTORED
- 2 EXISTING GLAZING TO BE REPLACED WITH CODE COMPLIANT SYSTEM WHILE MAINTAINING ORIGINAL DESIGN INTENT
- 3 NON-HISTORIC HARDSCAPE AND LANDSCAPE TO BE REDESIGNED. WATER FEATURE TO MAINTAIN ORIGINAL SHAPE (SEE LANDSCAPE DRAWINGS)
- 4 EXISTING WATER FEATURE 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


URBIN RETREAT
 1234 WASHINGTON AVENUE _ MIAMI BEACH _ FLORIDA


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DEMOLITION PLAN: GROUND FLOOR
 SCALE: 1:30

A-12.12



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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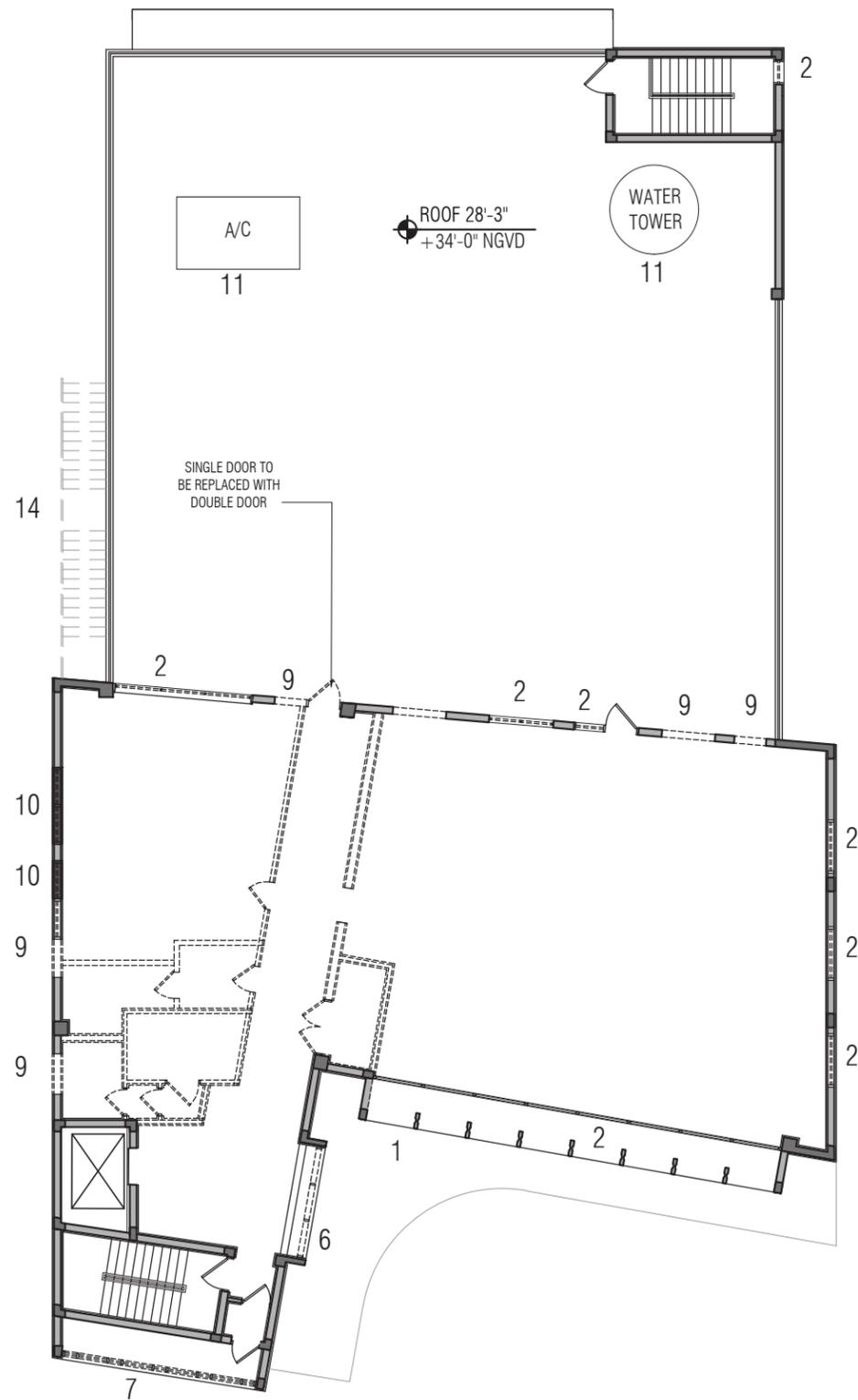
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DEMOLITION PLAN: OFFICE LEVEL 2 ENLARGED

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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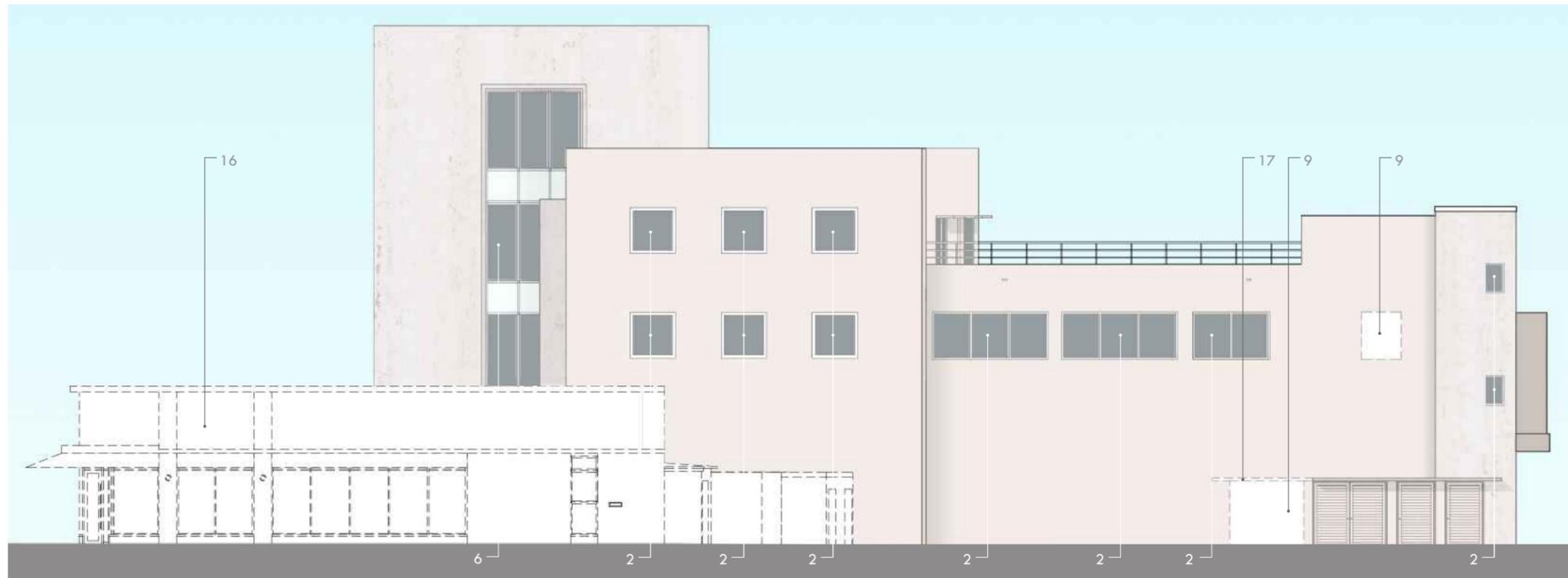
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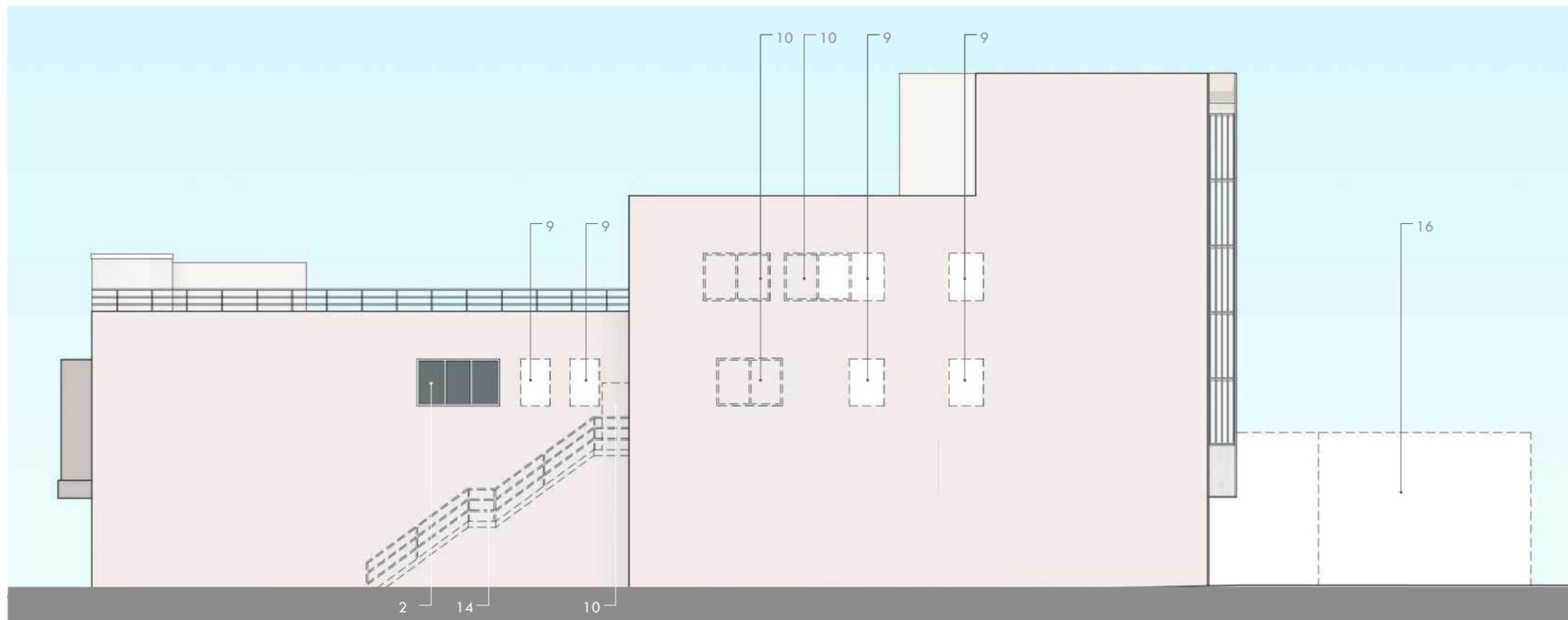
DEMOLITION PLAN: OFFICE LEVEL 3 ENLARGED

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)
- 10 EXISTING OPENING TO BE FILLED
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- 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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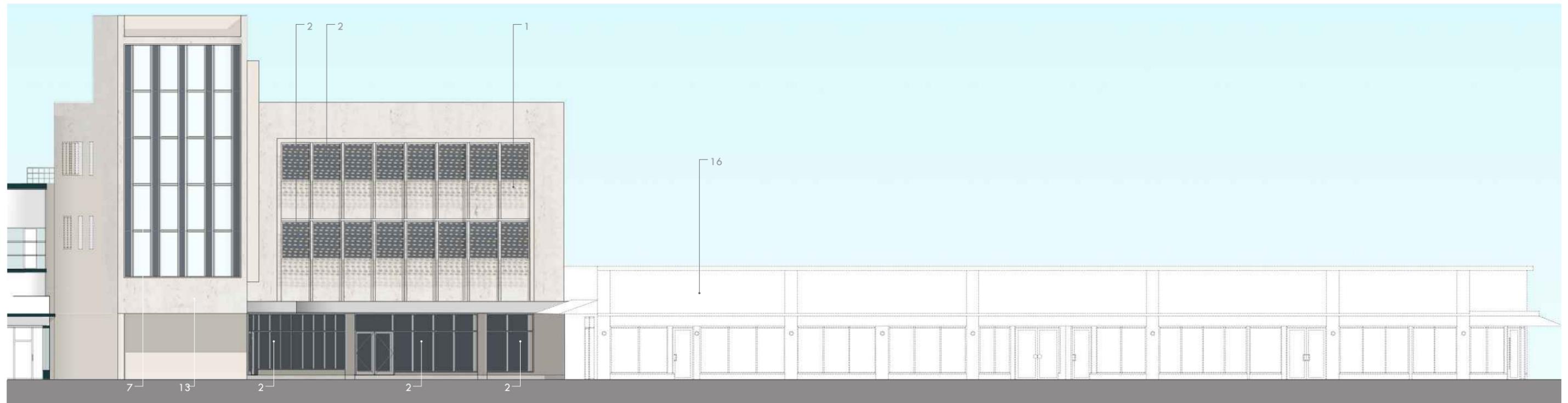
DEMOLITION ELEVATIONS

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
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- 9 EXISTING PORTION OF WALL TO BE DEMOLISHED (SEE ELEVATION)
- 10 EXISTING OPENING TO BE FILLED
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- 12 EXISTING TRASH ENCLOSURE TO BE REMOVED AND SERVICE TO BE RELOCATED
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- 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
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- 9 EXISTING PORTION OF WALL TO BE DEMOLISHED (SEE ELEVATION)
- 10 EXISTING OPENING TO BE FILLED
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- 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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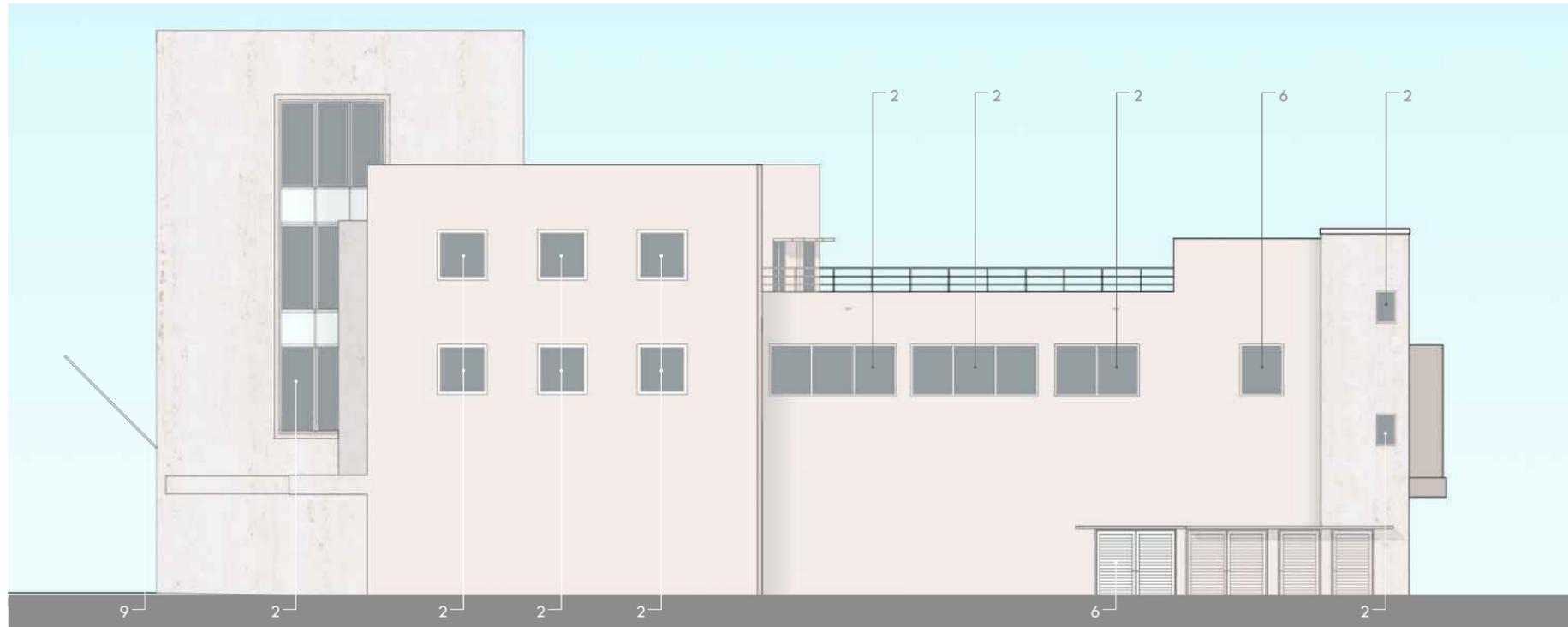


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DEMOLITION ELEVATIONS

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
- 4 EXISTING STONE PANELS TO BE REPAIRED AS NEEDED
- 5 RESTORE ORIGINAL CANOPY
- 6 NEW GLASS OPENING TO MATCH EXISTING WINDOWS
- 7 NEW TOP RAILING TO ACHIEVE MIN. HEIGHT REQUIRED BY CODE
- 8 NEW RETRACTABLE ROOF
- 9 HISTORIC FLAG POLES TO BE RESTORED



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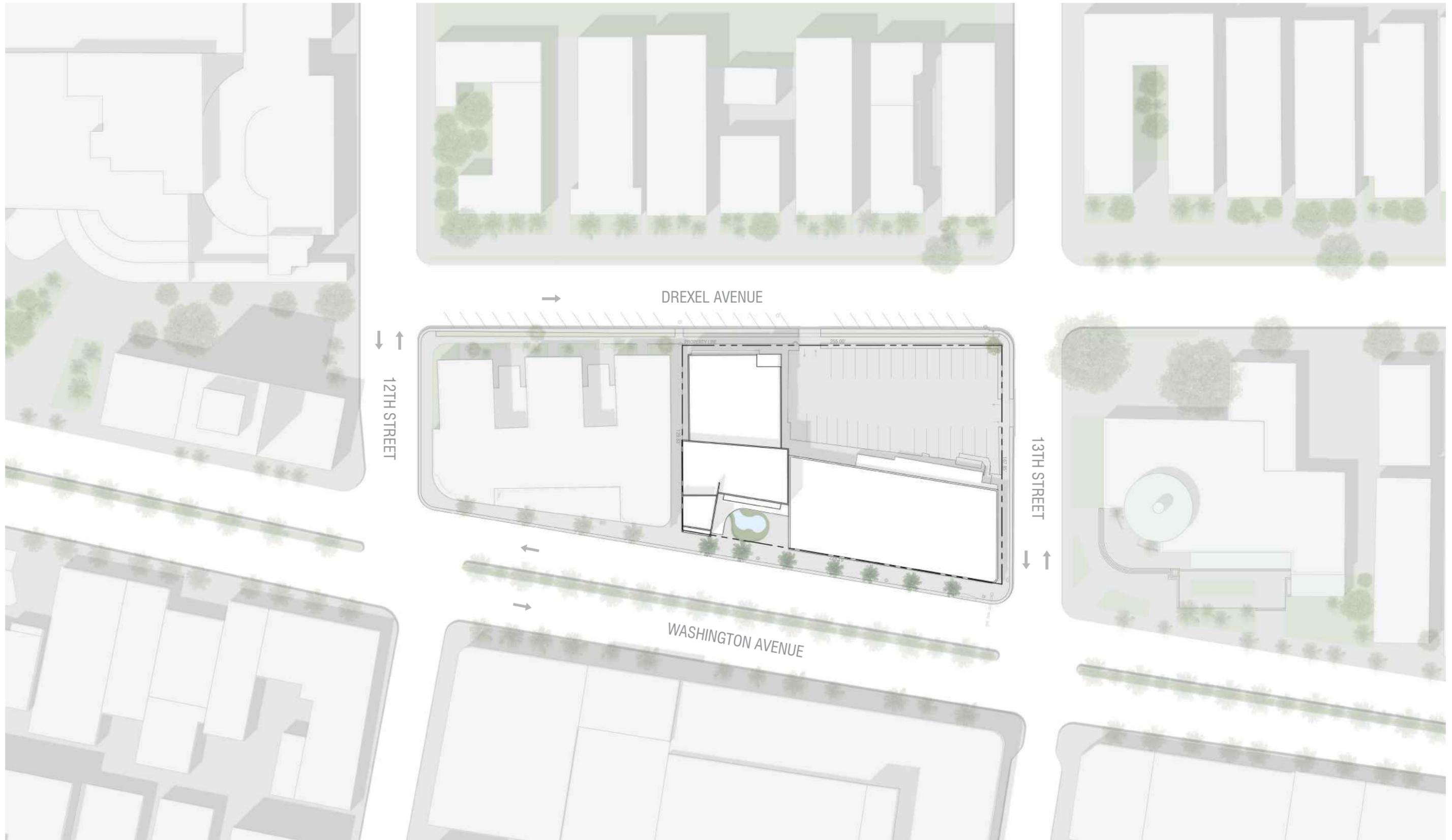


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PROPOSED OFFICE ELEVATIONS

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

A-12.18



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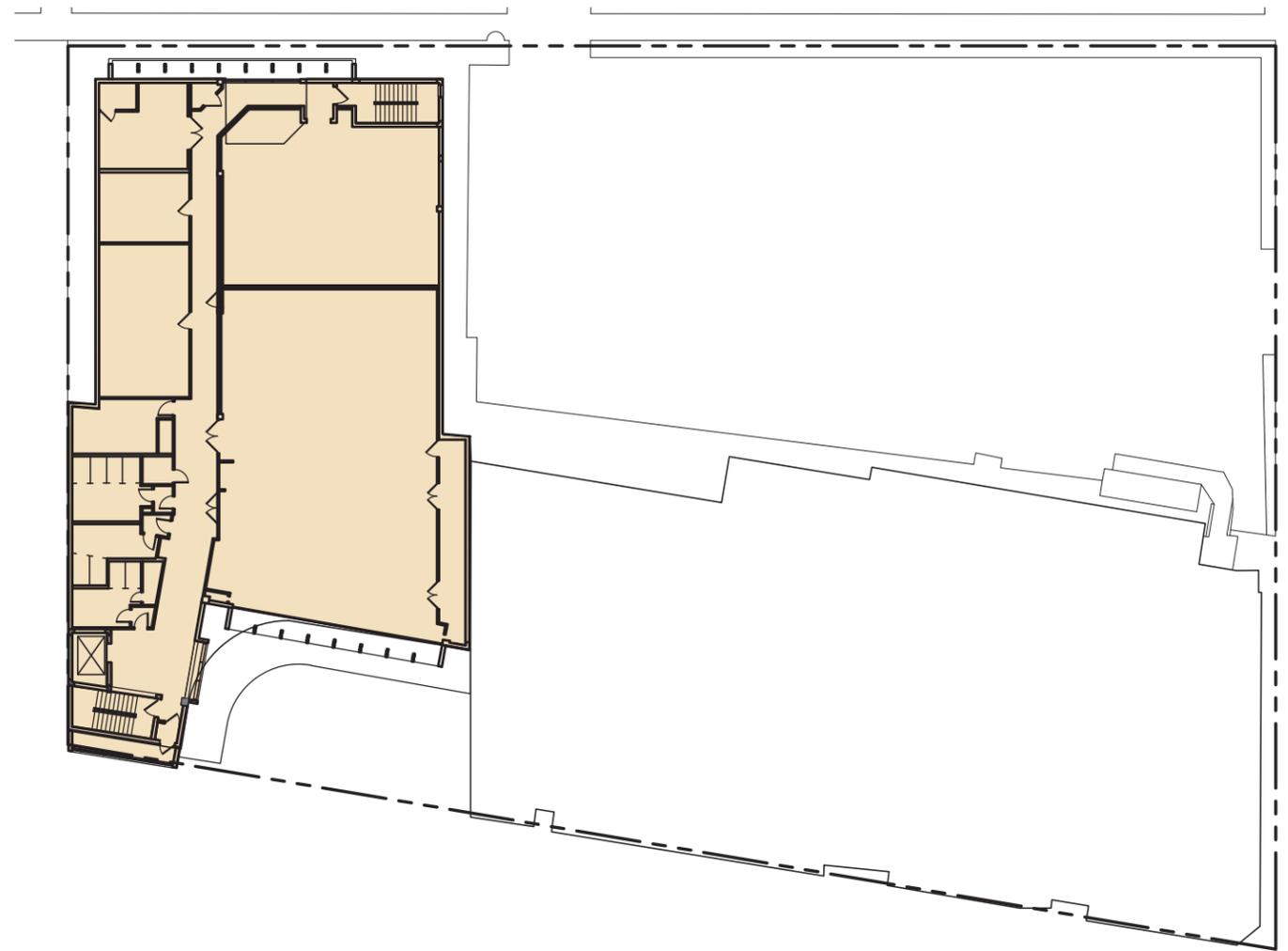
EXISTING CONTEXT PLAN

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

A-12.20



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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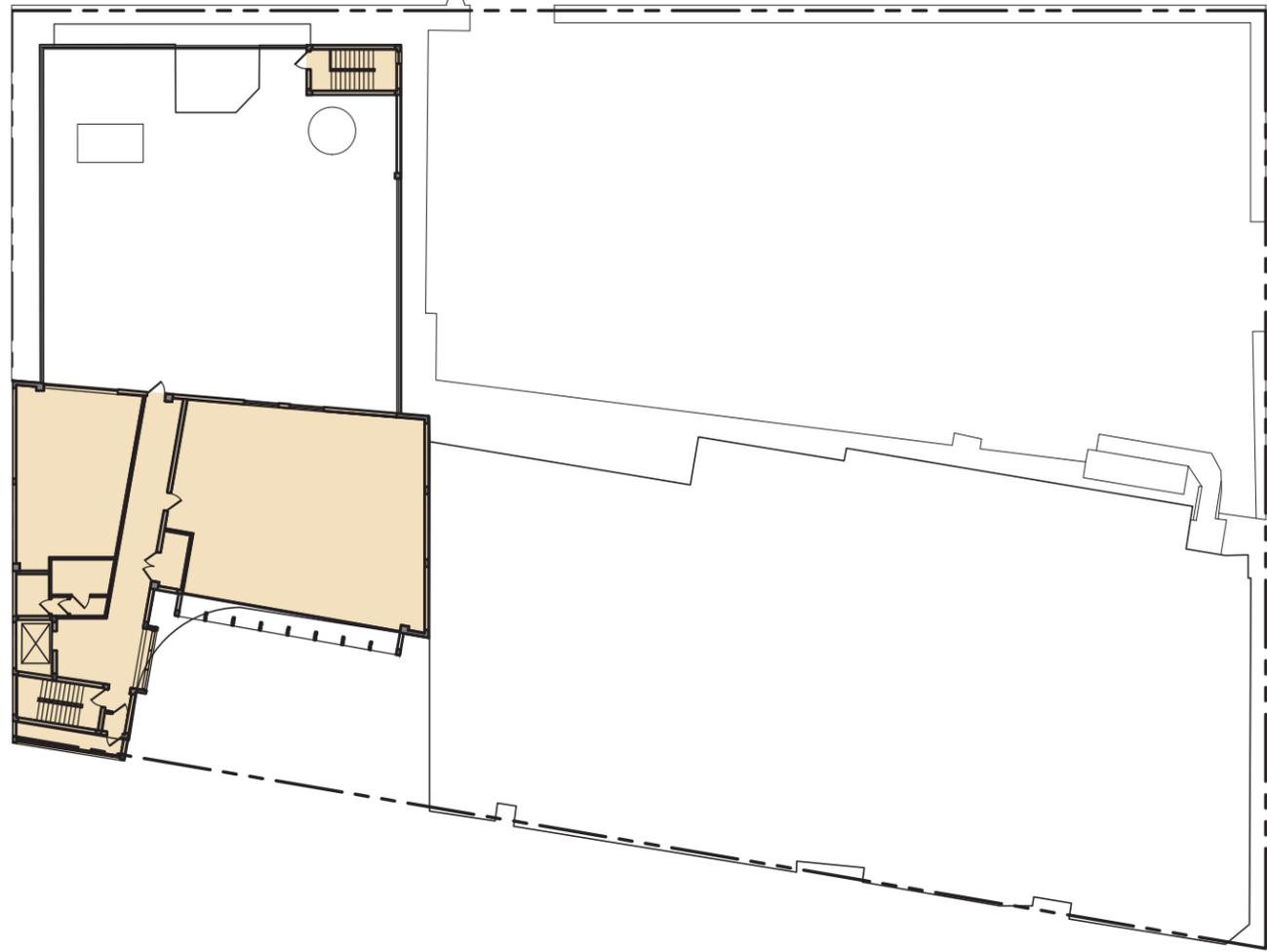
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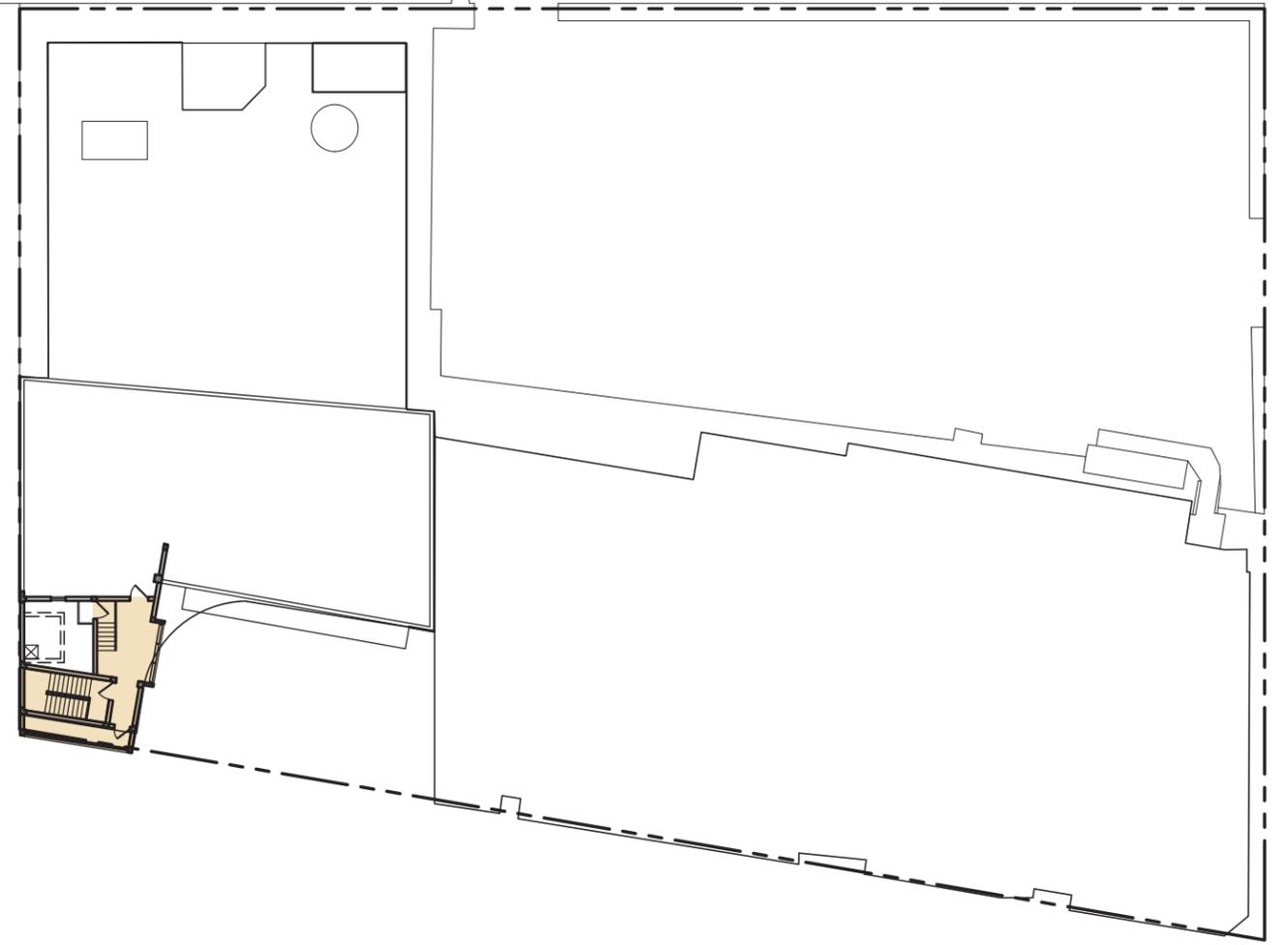
EXISTING F.A.R. DIAGRAMS

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