

URBIN RETREAT
MIAMI BEACH

**HISTORIC PRESERVATION BOARD
FINAL SUBMITTAL
DECEMBER 9, 2019**

1234 WASHINGTON AVENUE
MIAMI BEACH

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SHEET INDEX

A-2

PROJECT DATA

I. SITE DATA SUMMARY

ZONING CLASSIFICATION:	CD-2 COMMERCIAL, MEDIUM INTENSITY DISTRICT
HISTORIC DISTRICT	FLAMINGO PARK HISTORIC DISTRICT
FEMA ZONE	AE (EL. + 8.00' NGVD)
GROSS LOT AREA (2.0):	33,489 SF (0.7688 ACRE)
MAXIMUM F.A.R.	66,978 SF (2.0)

II. SETBACKS & YARD REQUIREMENTS	REQUIRED	PROVIDED	VARIANCE
FRONT (Washington Ave):	up to 35' height 15'-0" above 35' height 30'-0"	15'-0" 30'-0"	
FRONT (Drexel Ave):	up to 35' height 15'-0" above 35' height 30'-0"	15'-0" 30'-0"	
SIDE STREET (13th Street):	7'-6"	7'-6"*	
SIDE INTERIOR (South Interior):	12'-6"	0'-0" EXISTING**	CODE SECTION 142-309 (2)(e) TO PERMIT THE SUM OF SIDE SETBACKS AT 7'-6" CODE SECTION 142-308 (a)(1) TO PERMIT PARKING SPACES ALONG DREXEL AVE WITHOUT A LINER OF RESIDENTIAL COMMERCIAL USES ON THE GROUND FLOOR

III. F.A.R. SUMMARY	ALLOWED	EXISTING	NEW CONSTRUCTION	PROVIDED
EXISTING OFFICE BUILDING:	NA	18,985 SF	NA	18,762 SF
NEW HOTEL AND CO-LIVE:	NA	NA	48,207 SF	48,207 SF
TOTAL F.A.R.:	66,978 SF	18,762 SF	48,207 SF	66,969 SF

IV. BUILDING STATISTICS	ALLOWED	PROVIDED
NUMBER OF STORIES:	7	6
BUILDING HEIGHT (TOP OF ROOF SLAB)	75'-0" + 5'-0" FREEBOARD	72'-8" FROM BFE+FREEBOARD 77'-8"
BASE FLOOD ELEVATION	+8'-0"	
DESIGN BASE ELEVATION		+9'-0"

V. PROJECT GROSS AREA	EXISTING	NEW CONSTRUCTION	PROVIDED
	18,762 SF	48,207 SF	66,969 SF

VI. PARKING	REQUIRED	PROVIDED
	NA	16 SPACES WITH VALET SERVICE

VII. LOADING	REQUIRED	PROVIDED	WAIVER
	4 (105 UNITS - 3 SPACES) (1618 SF - 1 SPACE)	1 OFF STREET 3 EXIST. ON STREET	CODE SECTION 130-101(D) TO REDUCE BY 3 THE OFF-STREET LOADING

*SUM OF THE SIDE SETBACKS SHALL EQUAL 16 % OF LOT WIDTH OR A MIN. OF SEVEN AND ONE HALF FEET UP TO 20 FEET

** RESIDENTIAL AND HOTEL USES: SUM OF THE SIDE SETBACKS SHALL EQUAL 16 % OF LOT WIDTH OR A MIN. OF SEVEN AND ONE-HALF FEET OR EIGHT % OF LOT WIDTH, WHICHEVER IS GREATER. WHEN ABUTTING A NONRESIDENTIAL OR NON-HOTEL USE, THE MIN. INTERIOR SIDE SETBACK SHALL BE SEVEN AND ONE-HALF FEET, AND THE MIN. SUM OF THE SIDE SETBACKS SHALL EQUAL 16% OF THE LOT WIDTH, UP TO 20 FEET.

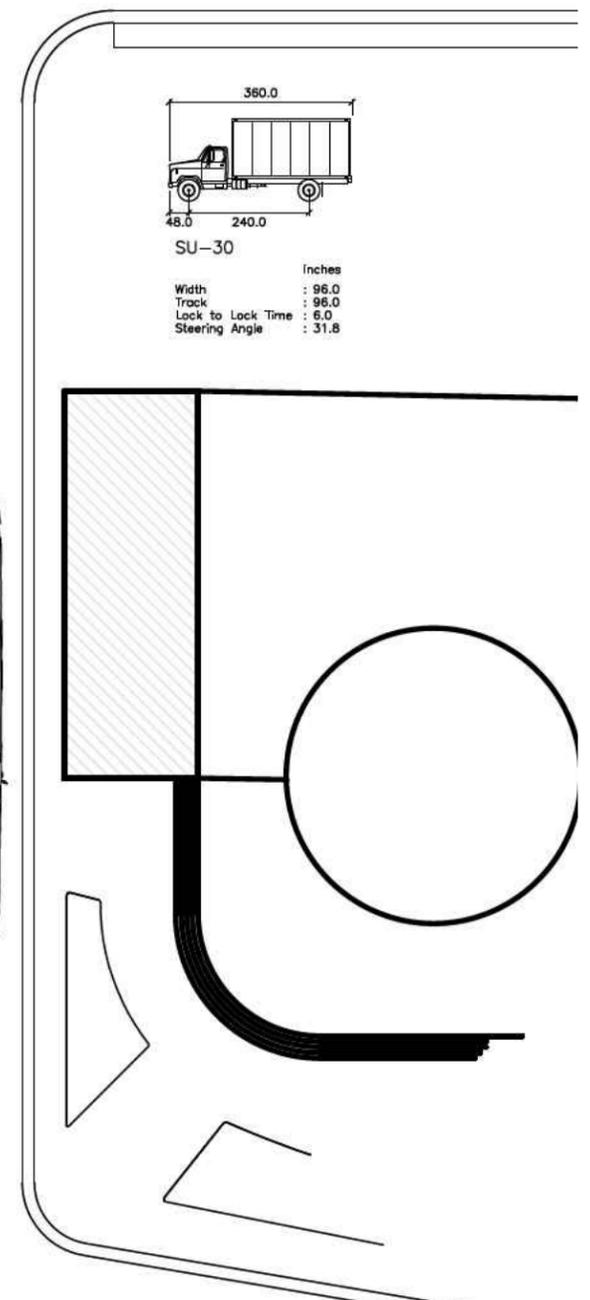
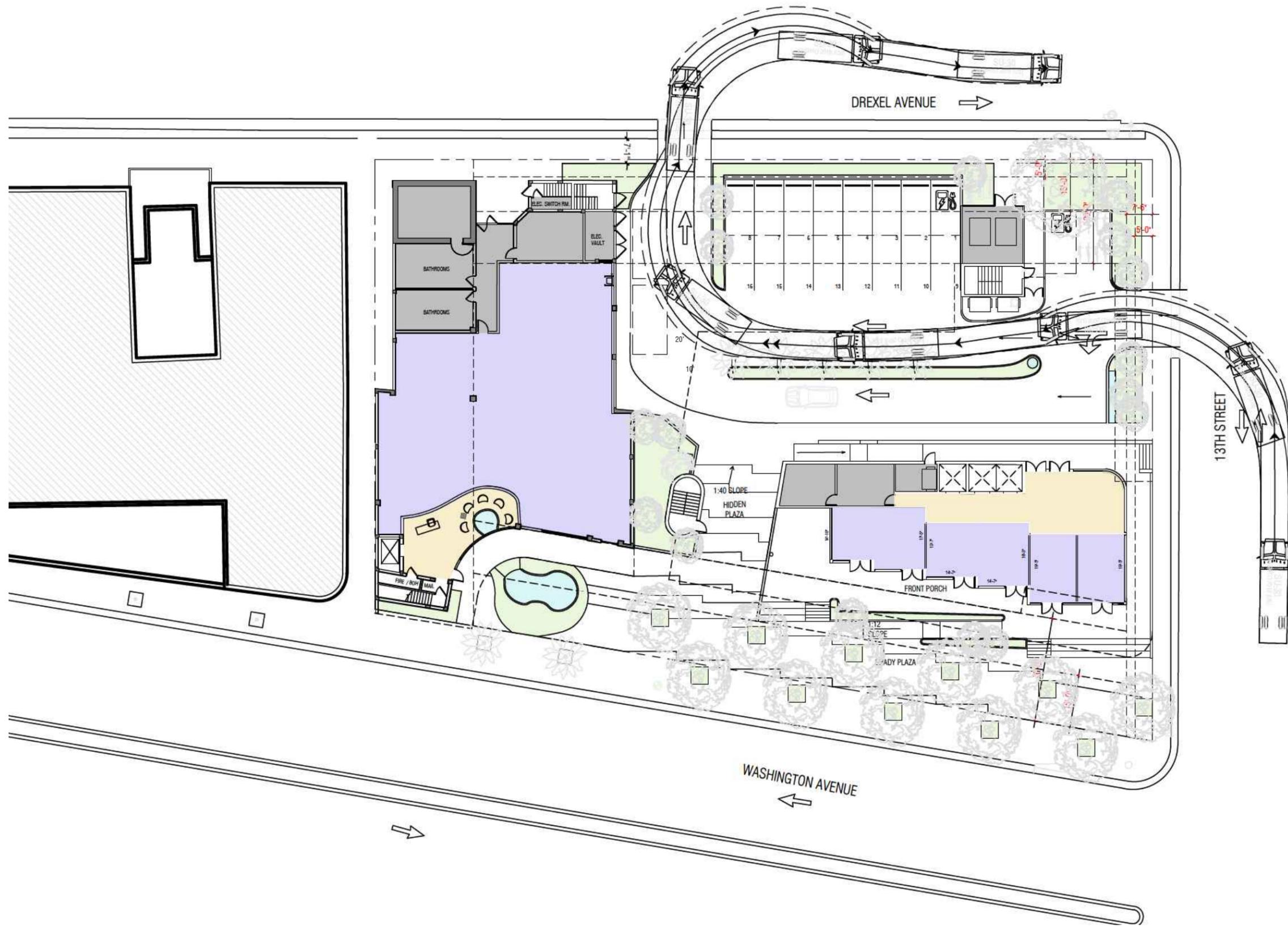


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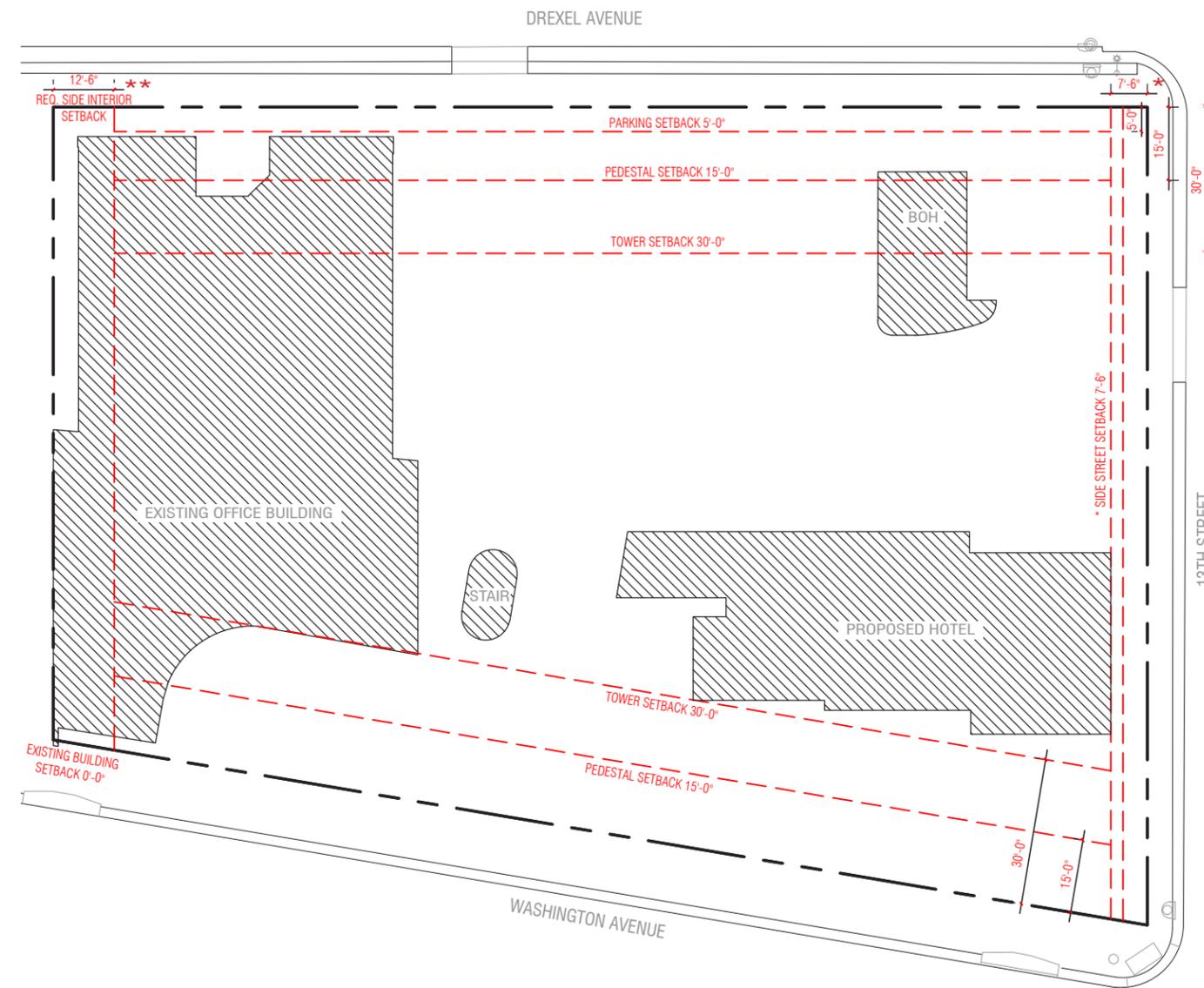


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Traf Tech
 ENGINEERING, INC.

TRAFFIC MANEUVERABILITY DIAGRAM



* SUM OF THE SIDE SETBACKS SHALL EQUAL 16 % OF LOT WIDTH OR A MIN. OF SEVEN AND ONE HALF FEET UP TO 20 FEET

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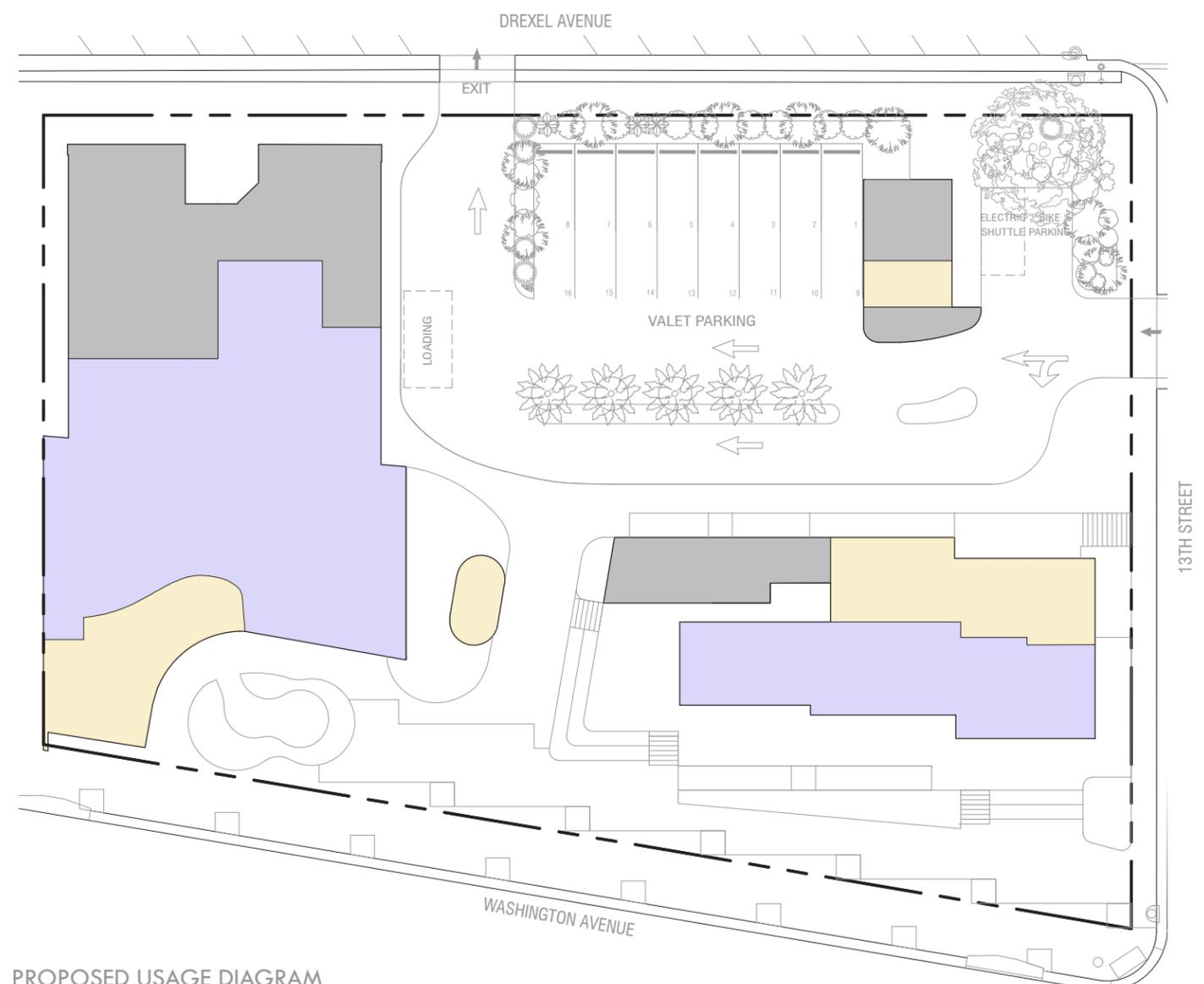
SETBACK VARIANCE DIAGRAM

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

A-4.2



EXISTING USAGE DIAGRAM



PROPOSED USAGE DIAGRAM

- LOBBY
- RETAIL
- BOH

**VARIANCE OF RESIDENTIAL OR COMMERCIAL USES AT THE FIRST LEVEL ALONG EVERY FACADE FACING A STREET (SECTION 142-308(A))



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VARIANCE DIAGRAMS

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

A-4.3



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
- 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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PROPOSED OFFICE ELEVATIONS

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

A-12.19



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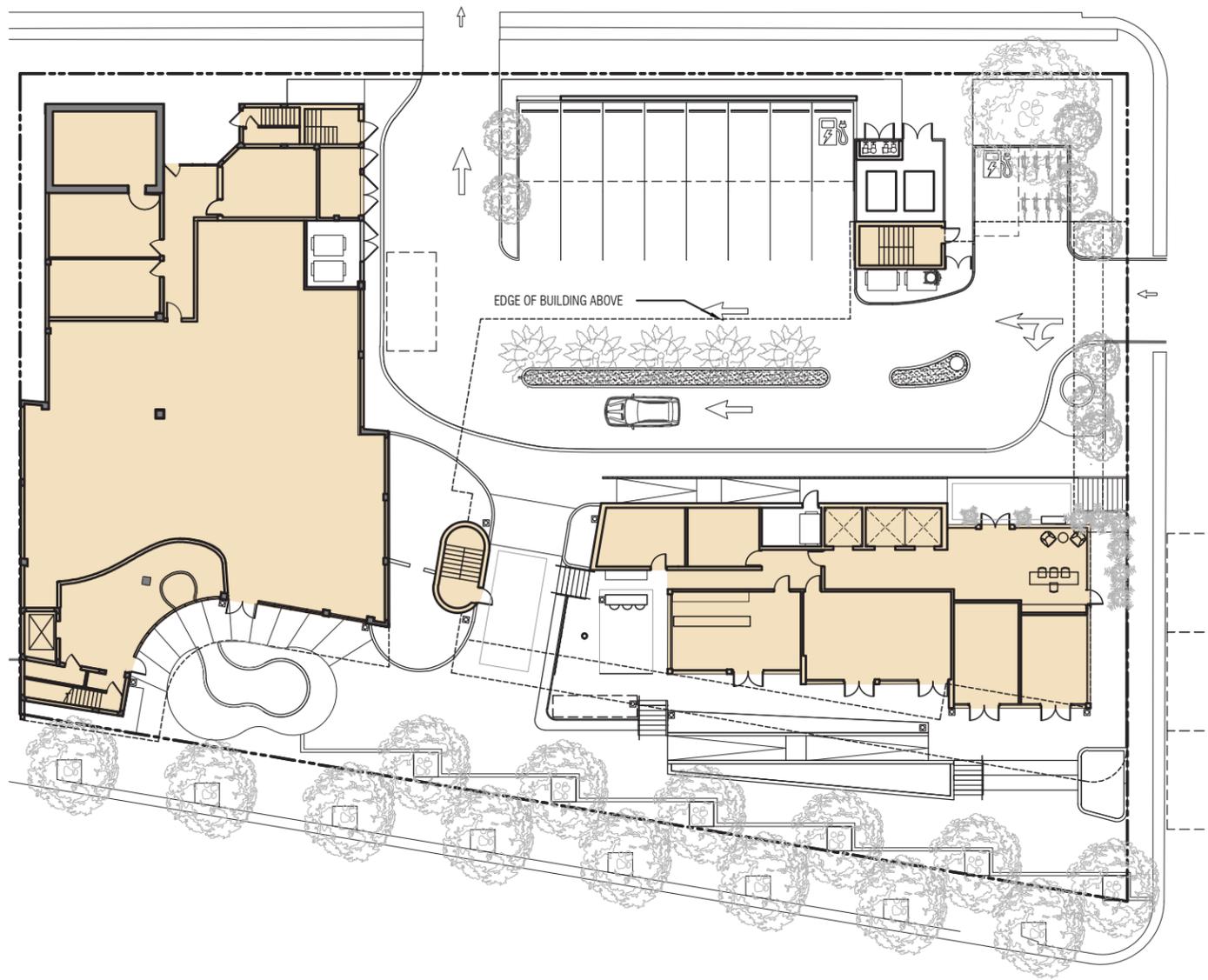
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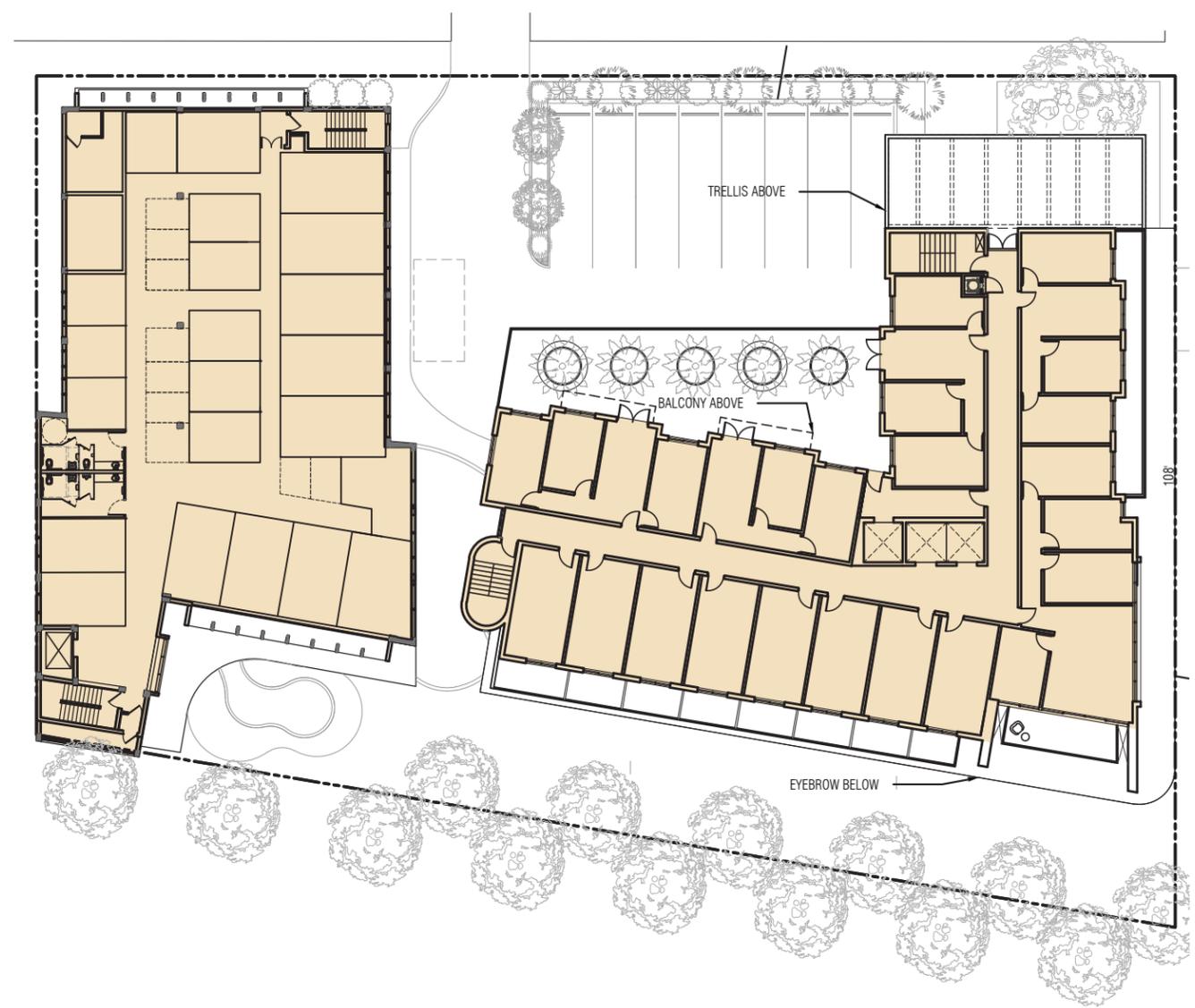
PROPOSED CONTEXT PLAN

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

A-12.21



GROUND LEVEL FAR 10,669 SF



SECOND LEVEL FAR 16,204 SF

PROPOSED FAR	EXISTING	NEW CONSTRUCTION	PROVIDED
GROUND LEVEL	7,165 SF	3,504 SF	10,669 SF
SECOND LEVEL	7,530 SF	8,674 SF	16,204 SF
THIRD LEVEL	3,597 SF	8,674 SF	12,271 SF
FOURTH LEVEL	470 SF	9,276 SF	9,746 SF
FIFTH LEVEL		8,660 SF	8,660 SF
SIXTH LEVEL		8,660 SF	8,660 SF
ROOF LEVEL		759 SF	759 SF
TOTAL FAR	18,762 SF	48,207 SF	66,969 SF
	CO-LIVE FAR	% OF DEVELOPMENT	
SECOND LEVEL	8,674 SF	12.95 %	
THIRD LEVEL	8,674 SF	12.95 %	
FOURTH LEVEL	9,276 SF	13.85 %	
TOTAL CO-LIVE FAR	26,624 SF	39.75 %	



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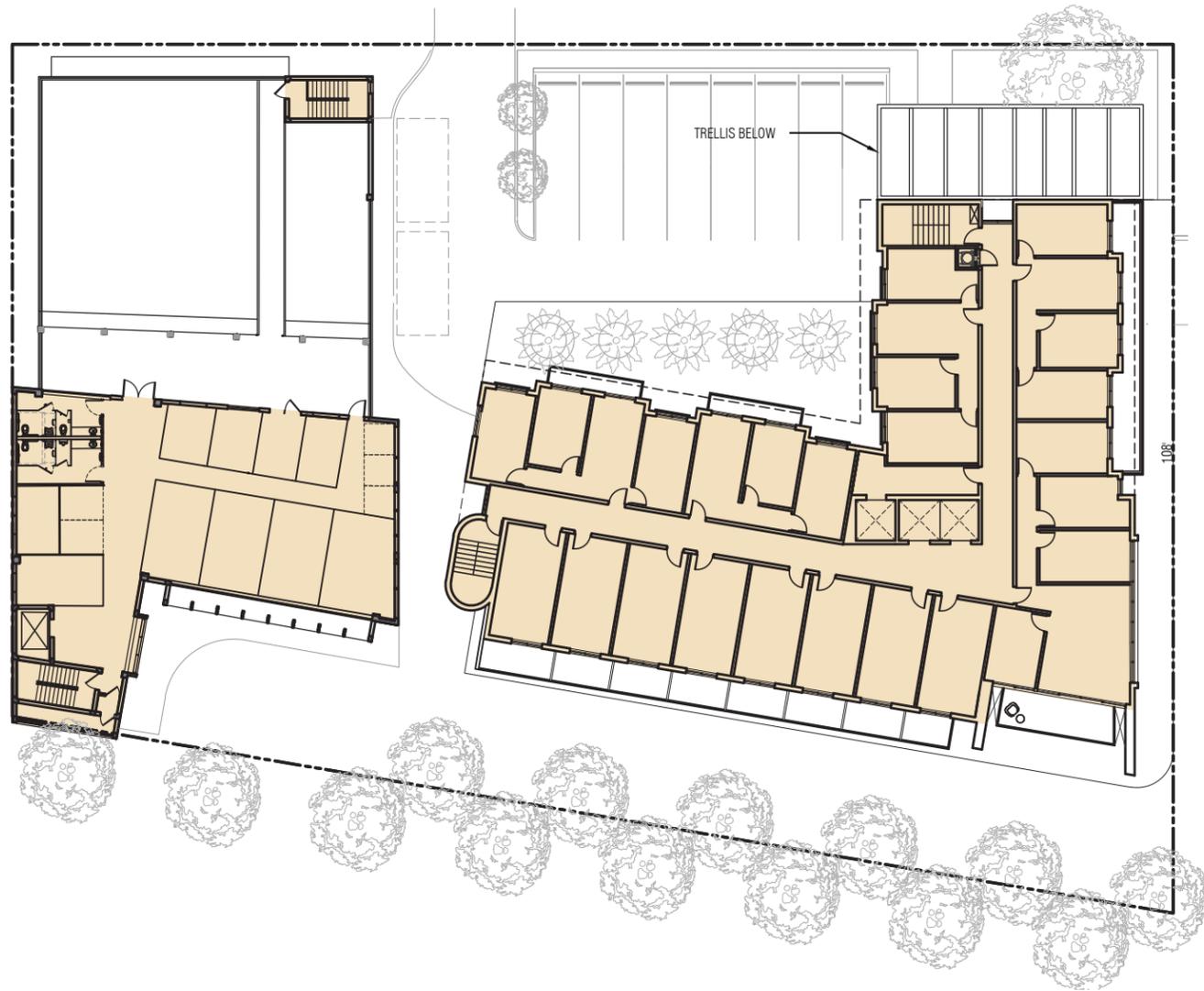
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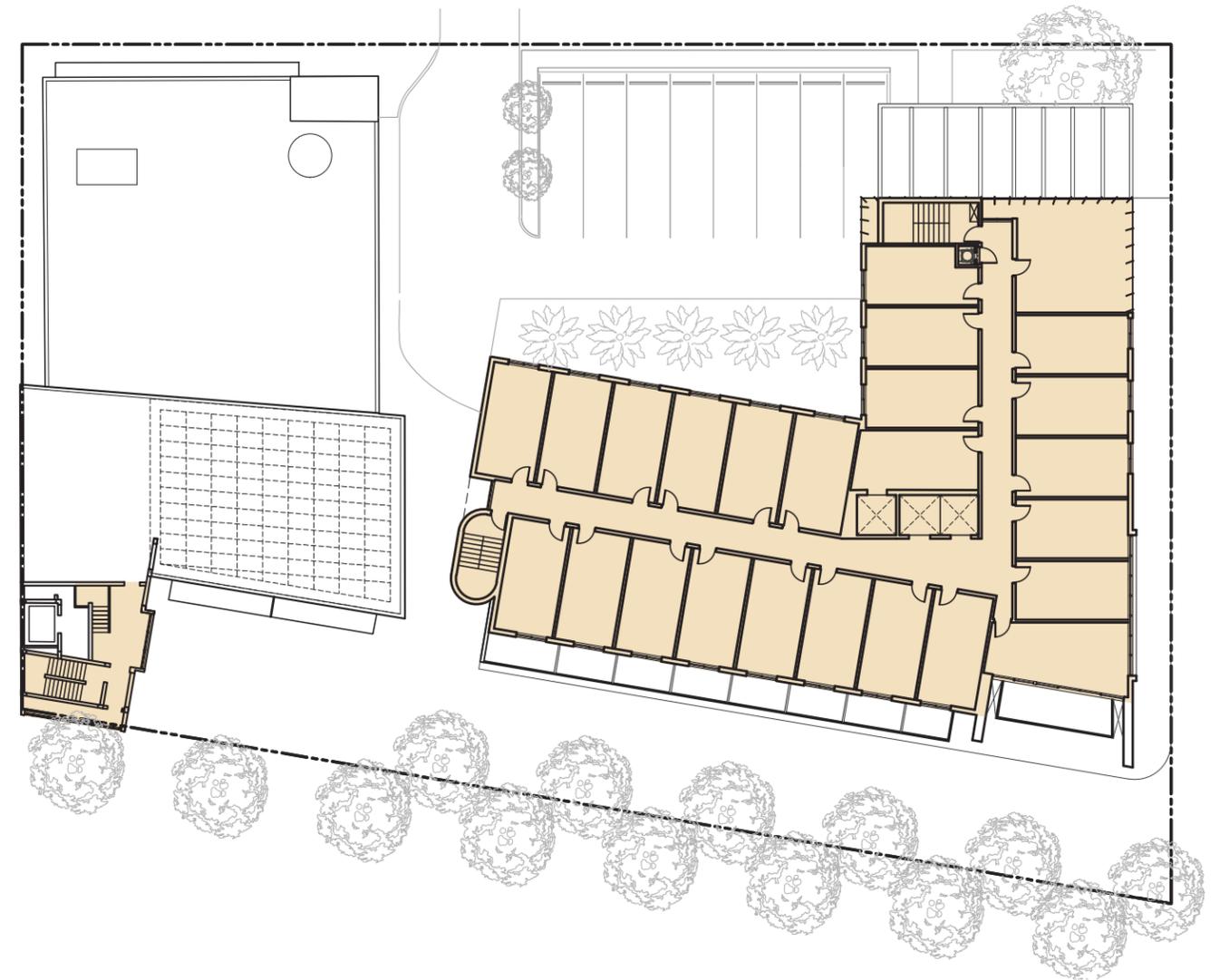
PROPOSED F.A.R. DIAGRAMS

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

A-12.23



THIRD LEVEL FAR 12,271 SF



FOURTH LEVEL FAR 9,746 SF

PROPOSED FAR	EXISTING	NEW CONSTRUCTION	PROVIDED
GROUND LEVEL	7,165 SF	3,504 SF	10,669 SF
SECOND LEVEL	7,530 SF	8,674 SF	16,204 SF
THIRD LEVEL	3,597 SF	8,674 SF	12,271 SF
FOURTH LEVEL	470 SF	9,276 SF	9,746 SF
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	CO-LIVE FAR	% OF DEVELOPMENT	
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TOTAL CO-LIVE FAR	26,624 SF	39.75 %	



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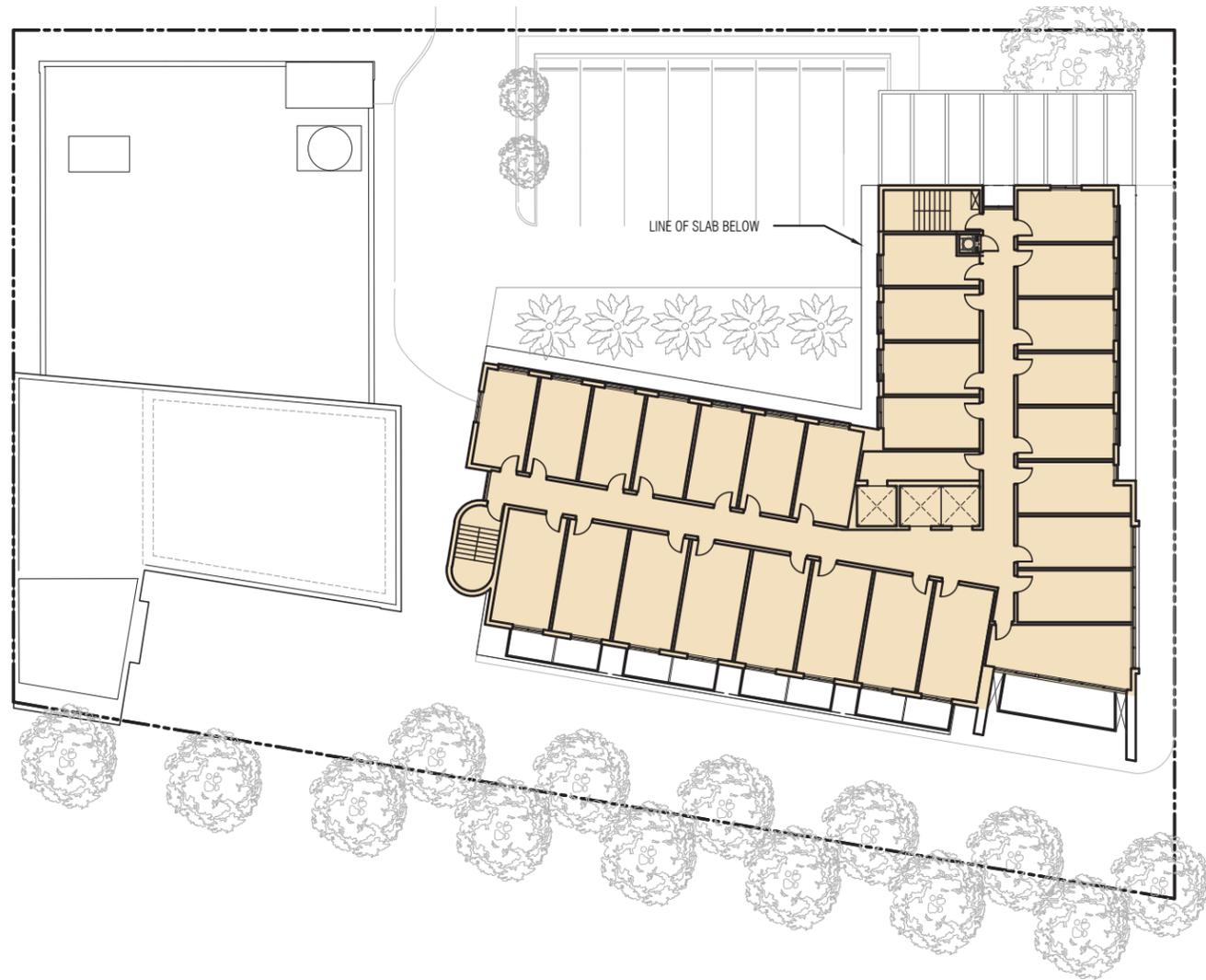
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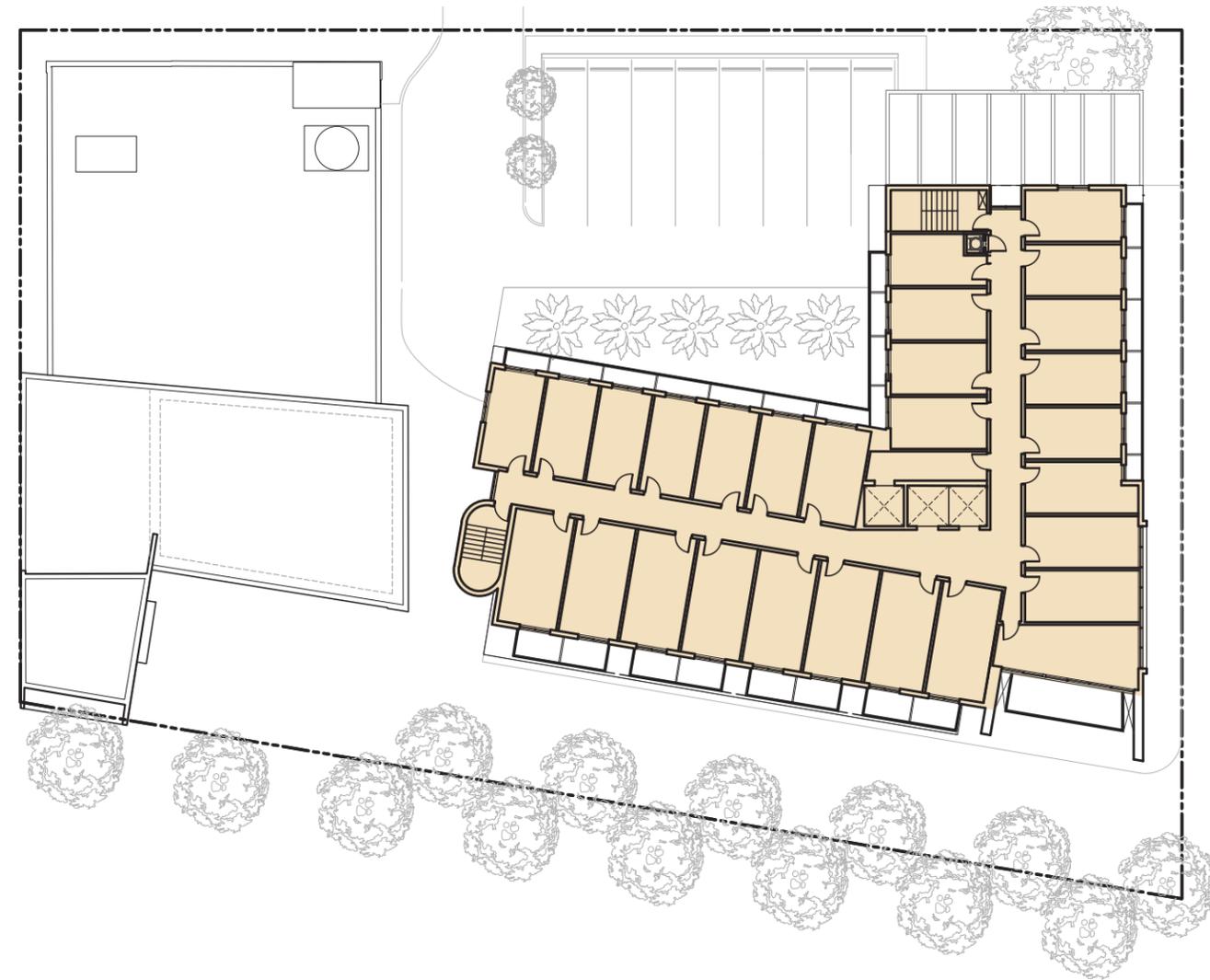
PROPOSED F.A.R. DIAGRAMS

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

A-12.23.A



FIFTH LEVEL FAR 8,660 SF



SIXTH LEVEL FAR 8,660 SF

PROPOSED FAR	EXISTING	NEW CONSTRUCTION	PROVIDED
GROUND LEVEL	7,165 SF	3,504 SF	10,669 SF
SECOND LEVEL	7,530 SF	8,674 SF	16,204 SF
THIRD LEVEL	3,597 SF	8,674 SF	12,271 SF
FOURTH LEVEL	470 SF	9,276 SF	9,746 SF
FIFTH LEVEL		8,660 SF	8,660 SF
SIXTH LEVEL		8,660 SF	8,660 SF
ROOF LEVEL		759 SF	759 SF
TOTAL FAR	18,762 SF	48,207 SF	66,969 SF
	HOTEL FAR	% OF DEVELOPMENT	
FIFTH LEVEL	8,660 SF	12.93 %	
SIXTH LEVEL	8,660 SF	12.93 %	
ROOF LEVEL	470 SF	0.7 %	
TOTAL HOTEL FAR	17,790 SF	26.56 %	



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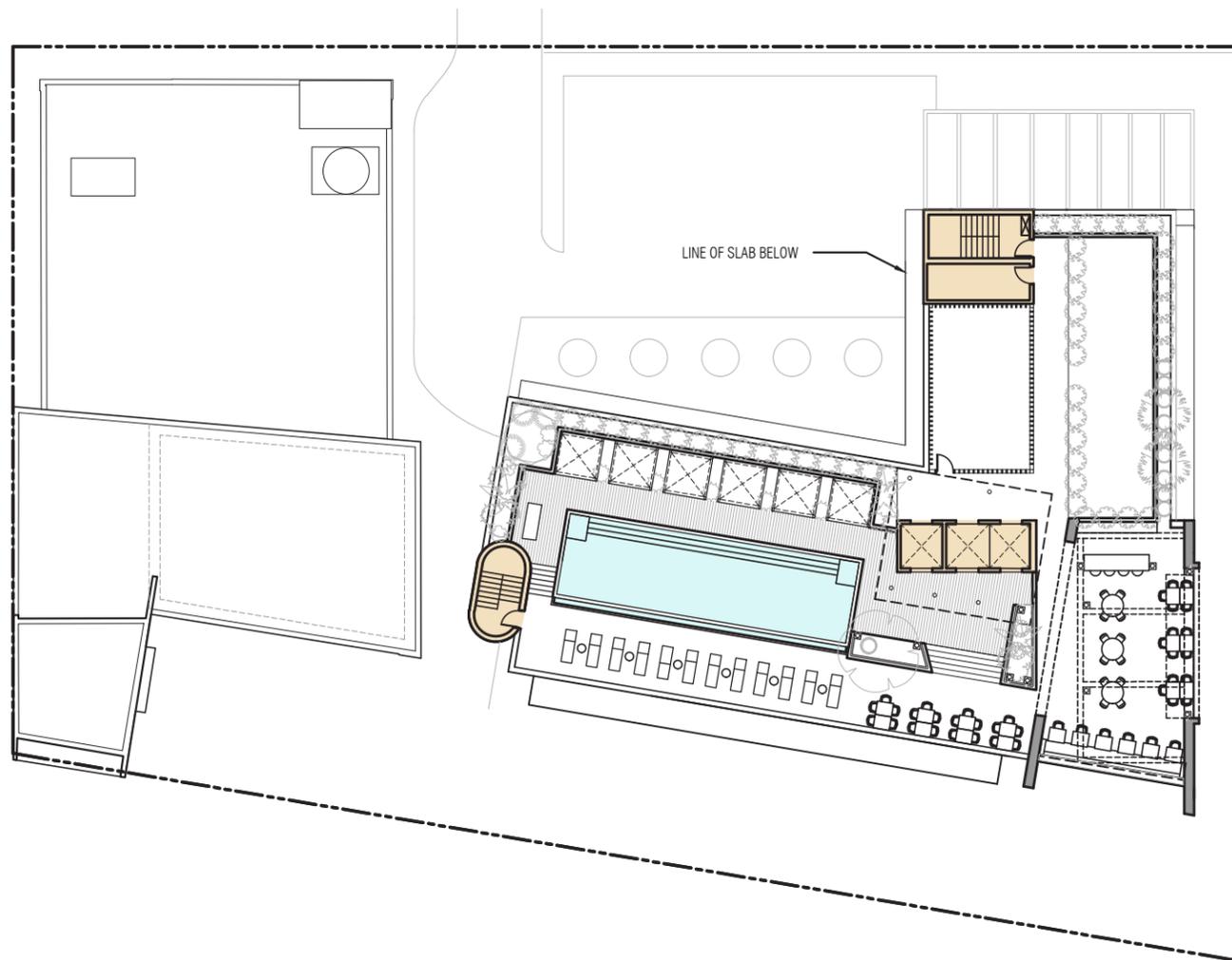
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PROPOSED F.A.R. DIAGRAMS

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

A-12.23.B



ROOF LEVEL FAR 759 SF

PROPOSED FAR	EXISTING	NEW CONSTRUCTION	PROVIDED
GROUND LEVEL	7,165 SF	3,504 SF	10,669 SF
SECOND LEVEL	7,530 SF	8,674 SF	16,204 SF
THIRD LEVEL	3,597 SF	8,674 SF	12,271 SF
FOURTH LEVEL	470 SF	9,276 SF	9,746 SF
FIFTH LEVEL		8,660 SF	8,660 SF
SIXTH LEVEL		8,660 SF	8,660 SF
ROOF LEVEL		759 SF	759 SF
TOTAL FAR	18,762 SF	48,207 SF	66,969 SF
	HOTEL FAR	% OF DEVELOPMENT	
FIFTH LEVEL	8,660 SF	12.93 %	
SIXTH LEVEL	8,660 SF	12.93 %	
ROOF LEVEL	470 SF	0.7 %	
TOTAL HOTEL FAR	17,790 SF	26.56 %	



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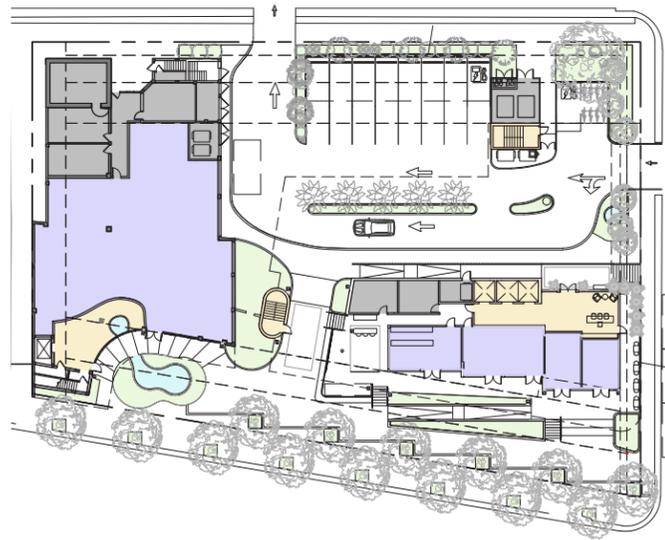
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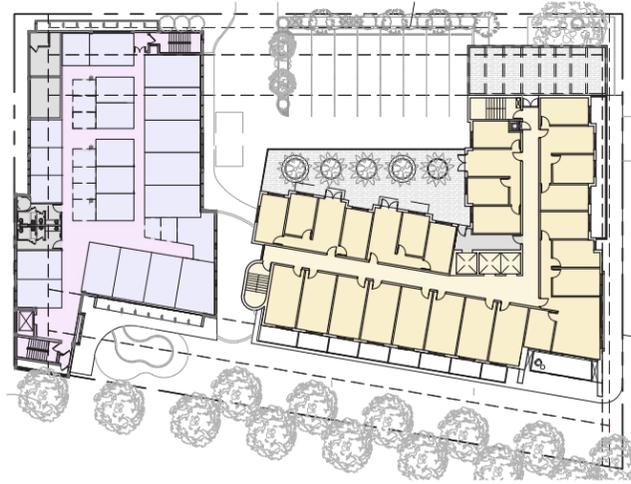
PROPOSED F.A.R. DIAGRAMS

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

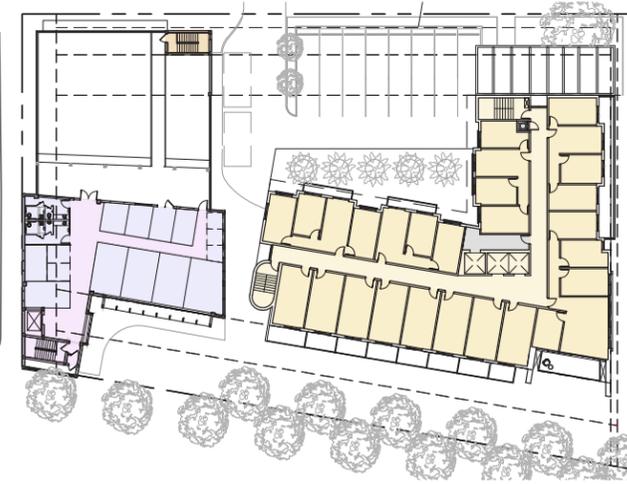
A-12.23.C



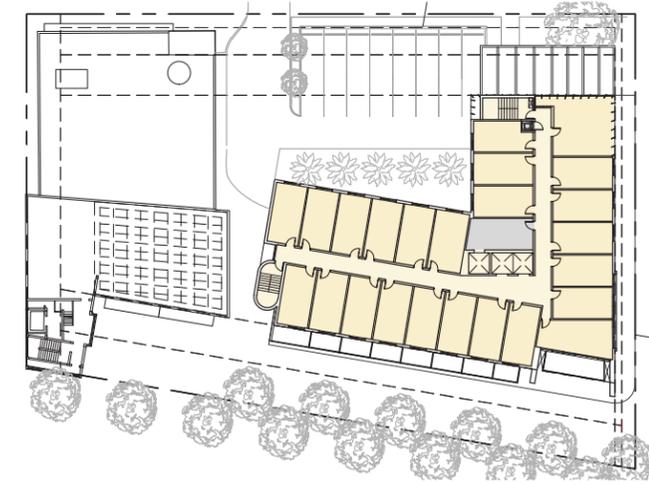
GROUND LEVEL GSF 10,572 SF



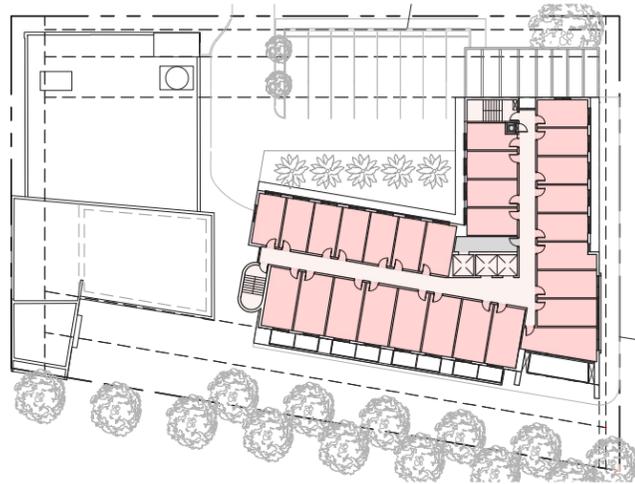
SECOND LEVEL GSF 16,218 SF



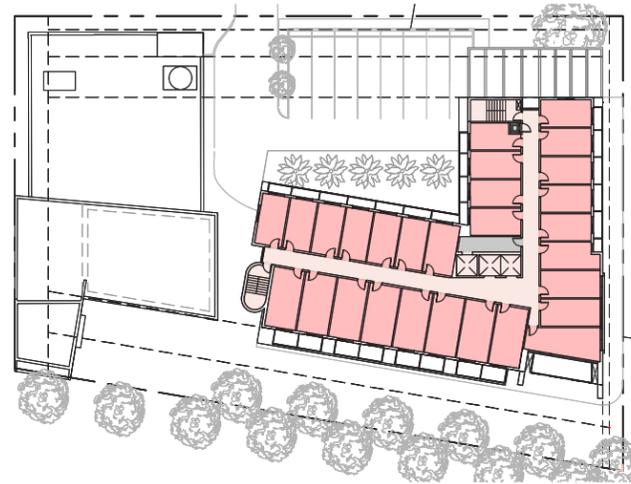
THIRD LEVEL GSF 12,289 SF



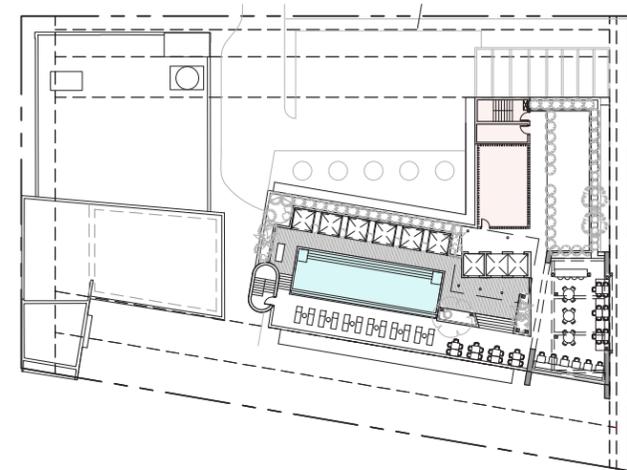
FOURTH LEVEL GSF 9,637 SF



FIFTH LEVEL GSF 8,660 SF



SIXTH LEVEL GSF 8,660 SF



ROOF LEVEL GSF 758 SF

PROPOSED GSF	EXISTING	NEW CONSTRUCTION	PROVIDED
GROUND LEVEL	6,953 GSF	3,619 GSF	10,572 GSF
SECOND LEVEL	7,544 GSF	8,674 GSF	16,218 GSF
THIRD LEVEL	3,615 GSF	8,674 GSF	12,289 GSF
FOURTH LEVEL	654 GSF	8,983 GSF	9,637 GSF
FIFTH LEVEL		8,660 GSF	8,660 GSF
SIXTH LEVEL		8,660 GSF	8,660 GSF
ROOF LEVEL		758 GSF	758 GSF
TOTAL GSF	18,766 GSF	48,028 GSF	66,794 GSF

PROPOSED OFFICE

SECOND LEVEL	7,133 GSF
THIRD LEVEL	3,615 GSF
TOTAL OFFICE GSF	10,748 GSF

PROPOSED UNITS

	COLIVE UNIT TYPES			HOTEL KEYS		
	2BR 636 SF	3BR 815-855 SF	4BR 1,283 SF	JUNIOR STUDIO 275 SF	STANDARD 209-275 SF	SUITE 332-388 SF
2ND	1	3	1	8		
3RD	1	3	1	8		
4TH				23		
5TH					27	1
6TH					27	1
TOTAL COLIVE UNITS	2	6	2	39		
TOTAL HOTEL KEYS	56				54	2
TOTAL KEYS + UNITS	105					

AMENITY GSF	OFFICE BUILDING	NEW CONSTRUCTION	PROVIDED
WELLNESS CENTER	5,125 GSF		
RETAIL		570 GSF	
MARKET		571 GSF	
CAFE		475 GSF	
HOTEL LOBBY		648 GSF	
URBIN LOBBY	476 GSF		
FRONT PORCH		981 GSF	
OUTDOOR BAR		627 GSF	
OUTDOOR TERRACE		970 GSF	
OUTDOOR LIVING ROOM		550 GSF	
OFFICE COVERED TERRACE	880 GSF		
ROOF DECK AND POOL		3,719 GSF	
ROOF BAR / LOUNGE		1,104 GSF	
TOTAL GSF	6,481 GSF	10,215 GSF	16,696 GSF (25% TOTAL GSF)
GROUND LEVEL RESTAURANT/ BAR /CAFE			2,206 GSF (13% OF AMENITY GSF)



URBIN RETREAT
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PROJECT SCHEDULE OF AREAS

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



A-12.24

URBIN RETREAT NEW CONSTRUCTION		URBIN RETREAT EXISTING BUILDING		URBIN RETREAT TOTAL GSF	
GROUND FLOOR					
Retail GSF	1,618 SF	Retail GSF	5,125 SF	Retail GSF	6,743 SF
Office GSF		Office GSF	455 SF	Office GSF	455 SF
Residential GSF	1,263 SF	Residential GSF		Residential GSF	1,263
BOH GSF	623 SF	BOH GSF	1,373 SF	BOH GSF	1,996 SF
Lodging GSF		Lodging GSF		Lodging GSF	0
SUB-TOTAL	3,504 SF	SUB-TOTAL	6,953 SF	SUB-TOTAL	10,457 SF
2ND FLOOR					
Office GSF		Office GSF	7,130 SF	Office GSF	7,130 SF
Residential GSF	8,477 SF	Residential GSF		Residential GSF	8,477
BOH GSF	197 SF	BOH GSF	411 SF	BOH GSF	608 SF
Lodging GSF		Lodging GSF		Lodging GSF	0
SUB-TOTAL	8,674 SF	SUB-TOTAL	7,541 SF	SUB-TOTAL	16,215 SF
3RD FLOOR					
Office GSF		Office GSF	3,615 SF	Office GSF	3,615 SF
Residential GSF	8,477 SF	Residential GSF		Residential GSF	8,477
BOH GSF	197 SF	BOH GSF		BOH GSF	197
Lodging GSF		Lodging GSF		Lodging GSF	0
SUB-TOTAL	8,674 SF	SUB-TOTAL	3,615 SF	SUB-TOTAL	12,289 SF
4TH FLOOR					
Office GSF		Office GSF	455 SF	Office GSF	455 SF
Residential GSF		Residential GSF		Residential GSF	0
BOH GSF	330 SF	BOH GSF	198 SF	BOH GSF	528 SF
Lodging GSF	8,947 SF	Lodging GSF		Lodging GSF	8,947
SUB-TOTAL	9,277 SF	SUB-TOTAL	653 SF	SUB-TOTAL	9,930 SF
5TH FLOOR					
Office GSF		Office GSF		Office GSF	0
Residential GSF		Residential GSF		Residential GSF	0
BOH GSF	172 SF	BOH GSF		BOH GSF	172
Lodging GSF	8,488 SF	Lodging GSF		Lodging GSF	8,488
SUB-TOTAL	8,660 SF	SUB-TOTAL		SUB-TOTAL	8,660
6TH FLOOR					
Office GSF		Office GSF		Office GSF	0
Residential GSF		Residential GSF		Residential GSF	0
BOH GSF	172 SF	BOH GSF		BOH GSF	172
Lodging GSF	8,488 SF	Lodging GSF		Lodging GSF	8,488
SUB-TOTAL	8,660 SF	SUB-TOTAL		SUB-TOTAL	8,660
ROOF					
Office GSF		Office GSF		Office GSF	0
Residential GSF		Residential GSF		Residential GSF	0
BOH GSF		BOH GSF		BOH GSF	0
Lodging GSF	758 SF	Lodging GSF		Lodging GSF	758
SUB-TOTAL	758 SF	SUB-TOTAL		SUB-TOTAL	758
SUB-TOTAL					
Retail GSF	1,618 SF	Retail GSF	5,125 SF	Retail GSF	6,743 SF
Office GSF	0 SF	Office GSF	11,655 SF	Office GSF	11,655 SF
Residential GSF	18,217 SF	Residential GSF	0 SF	Residential GSF	18,217 SF
BOH GSF	1,519 SF	BOH GSF	1,982 SF	BOH GSF	3,501 SF
Lodging GSF	18,193 SF	Lodging GSF	0 SF	Lodging GSF	26,853 SF
TOTAL GROSS SF	48,207 SF	TOTAL GROSS SF	18,762 SF	TOTAL GROSS SF	66,969 SF



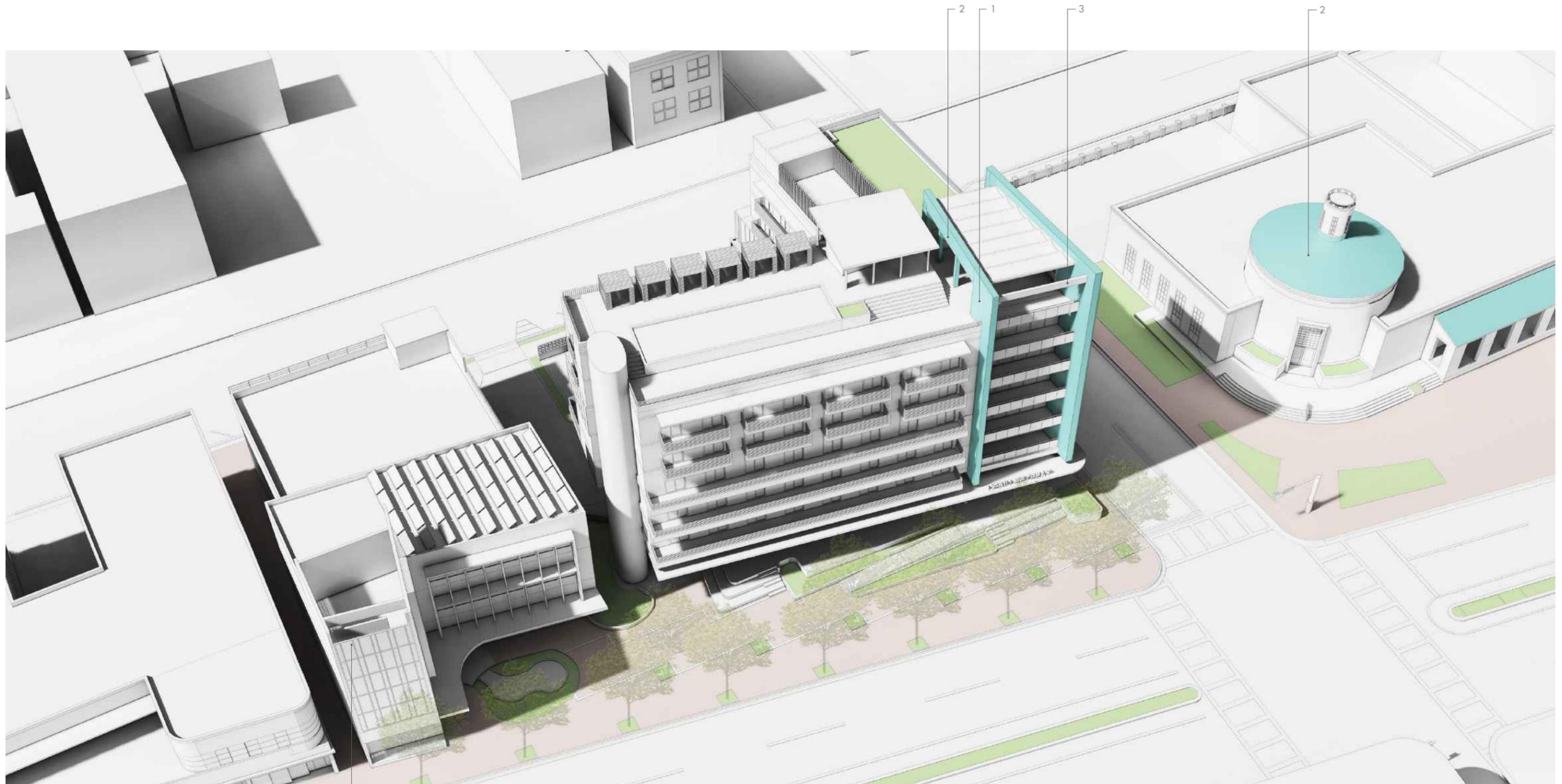
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AREA CALCULATIONS

A-12.25



NOTES LEGEND

- 1 COPPER FRAME WALLS ON CORNER OF NEW BUILDING IS A CONNECTION TO THE HISTORIC OFFICE BUILDING WHICH HAS A SIMILAR ARCHITECTURAL FORM AND FRAME.
- 2 COPPER CLADDING ON CORNER IS A CONNECTION TO THE HISTORIC POST OFFICE COPPER ROOF.
- 3 METAL BEAM IS A STRUCTURAL TIE FOR THE COPPER FRAME WALLS.



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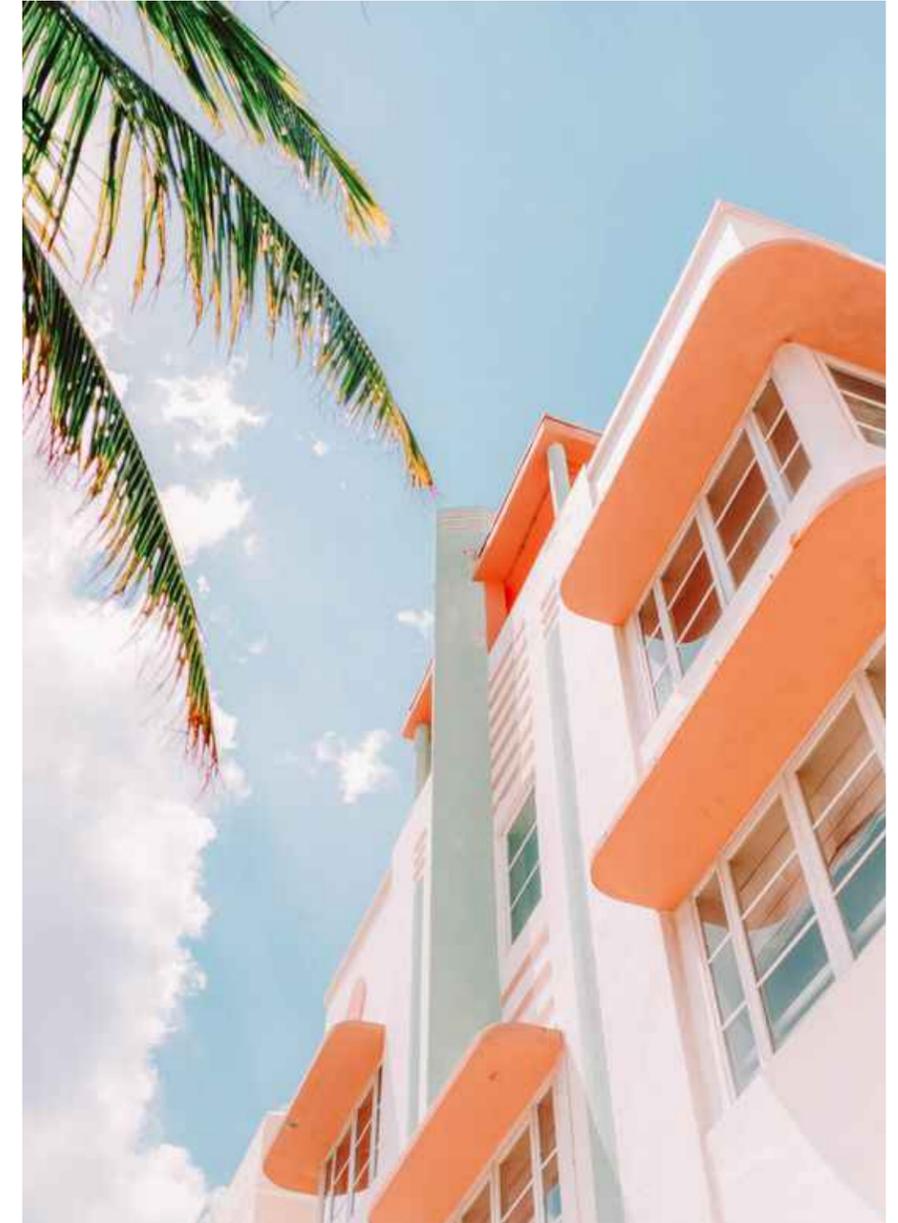
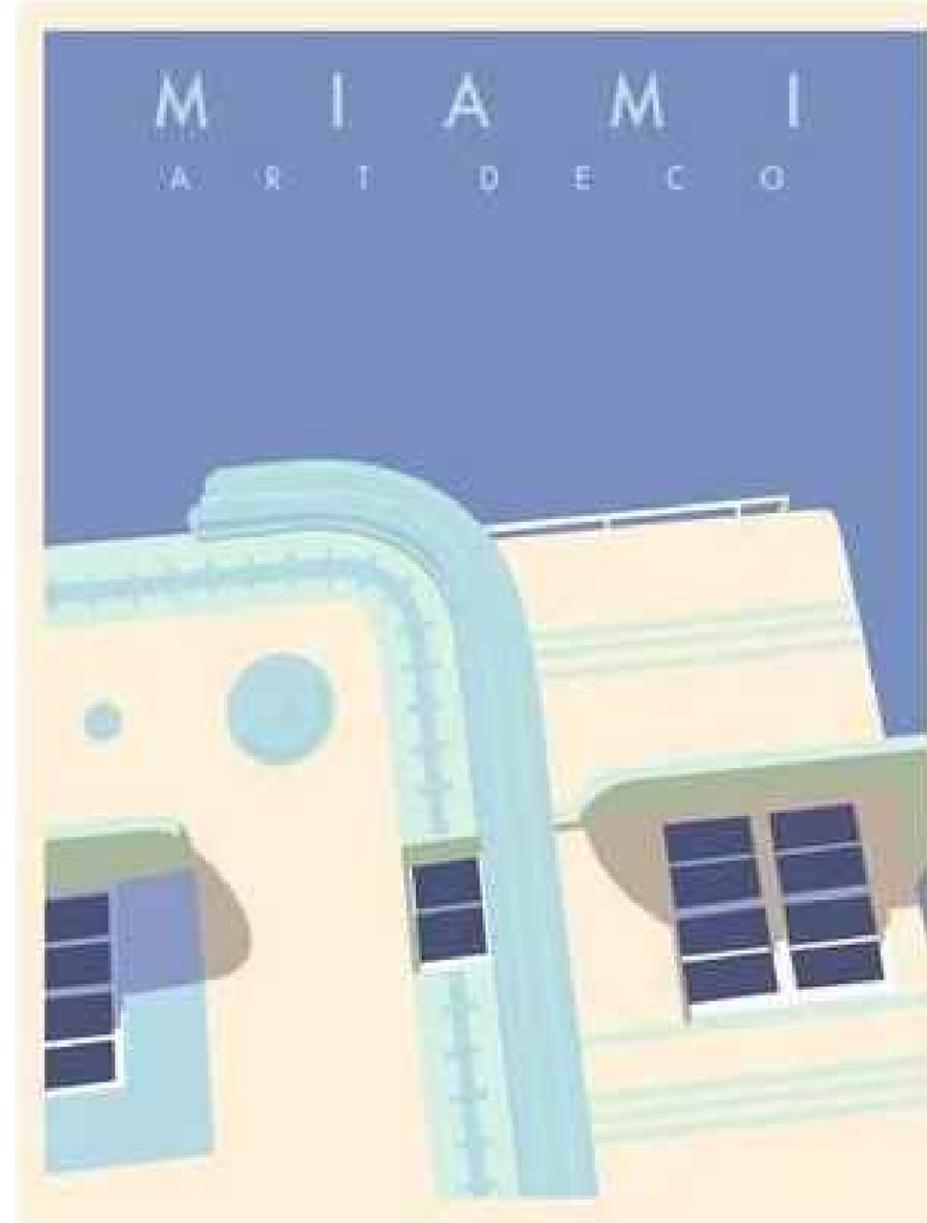
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PROPOSED AXONOMETRIC

A-12.26

CONCEPT

MIAMI BEACH - Joyful, Playful architecture inspired by tropical natural environment

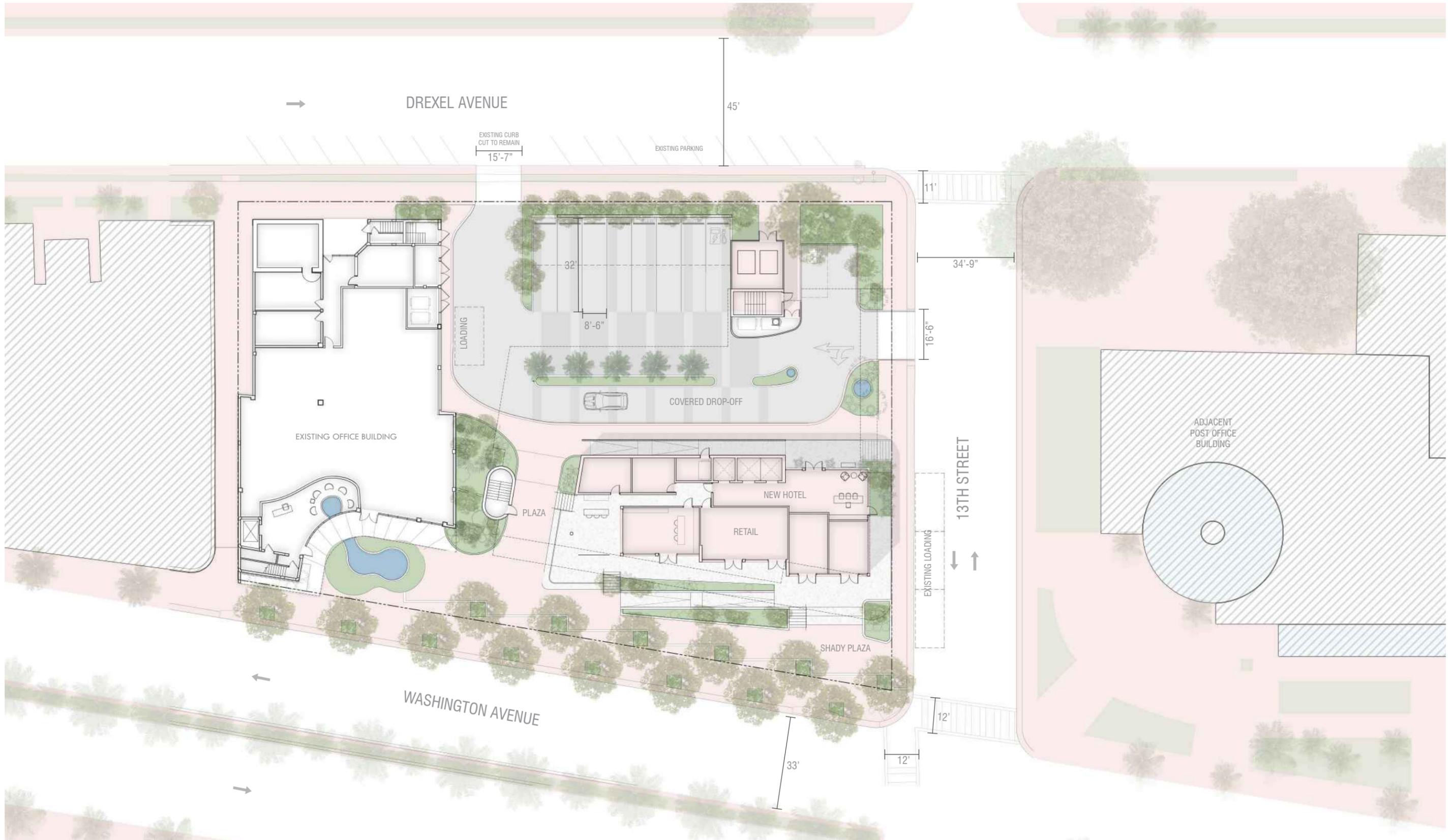


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MIAMI BEACH INSPIRATION



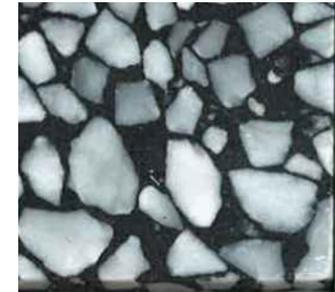
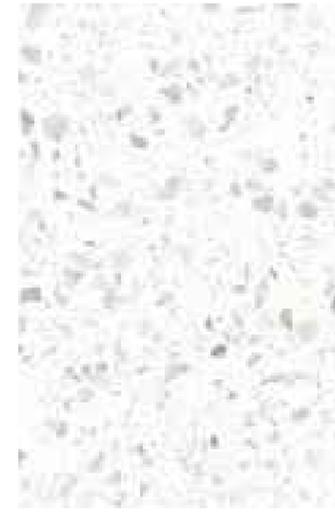

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URBAN DIAGRAM
 SCALE: 1/32" = 1'-0"

A-14.1

MIAMI BEACH INSPIRED



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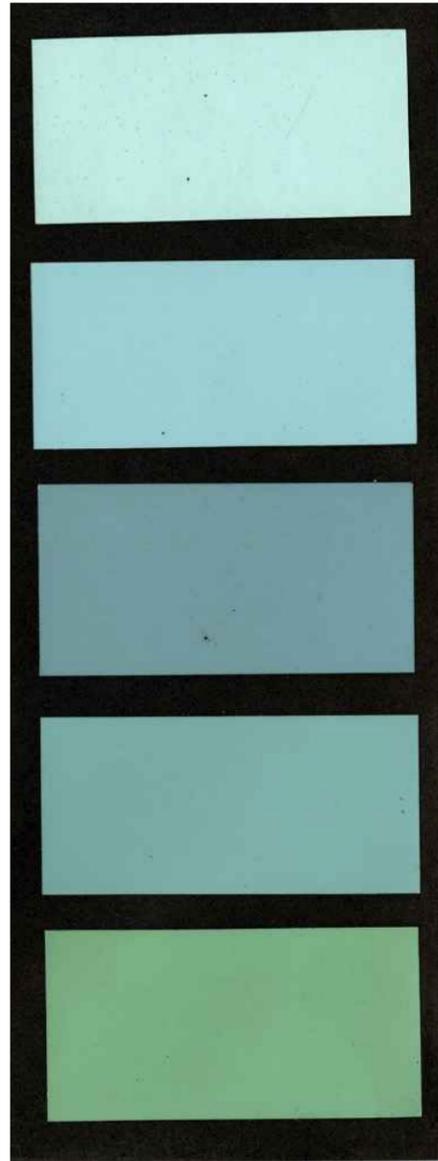


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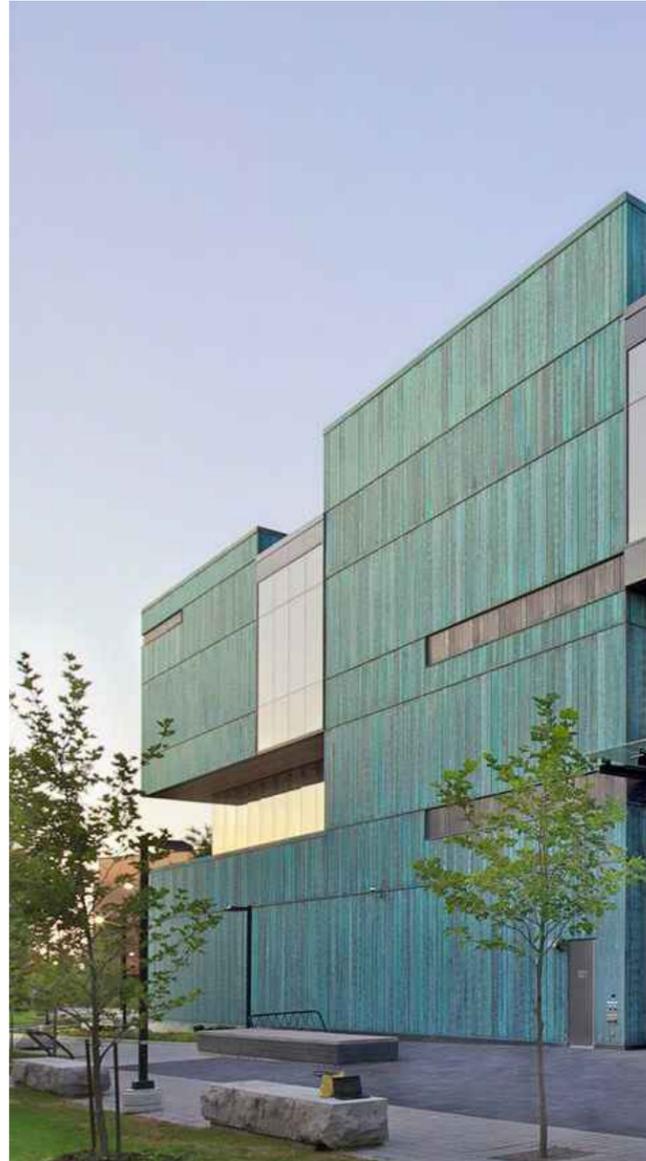
MIAMI BEACH INSPIRATION

PALETTE:

COLOR EVOLUTION comes from Materials themselves. Still colorful and playful, but pared down.



MIAMI BEACH HISTORIC PALETTE



COPPER CLADDING

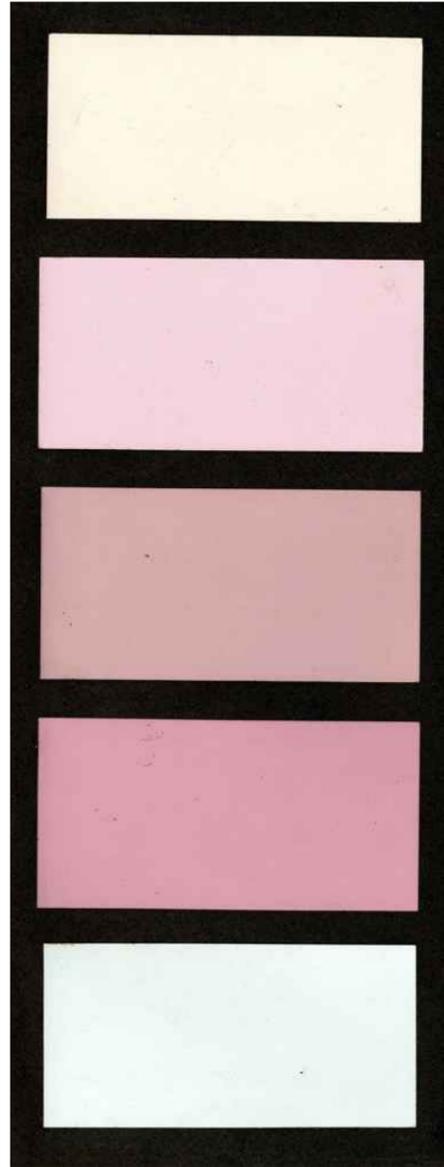


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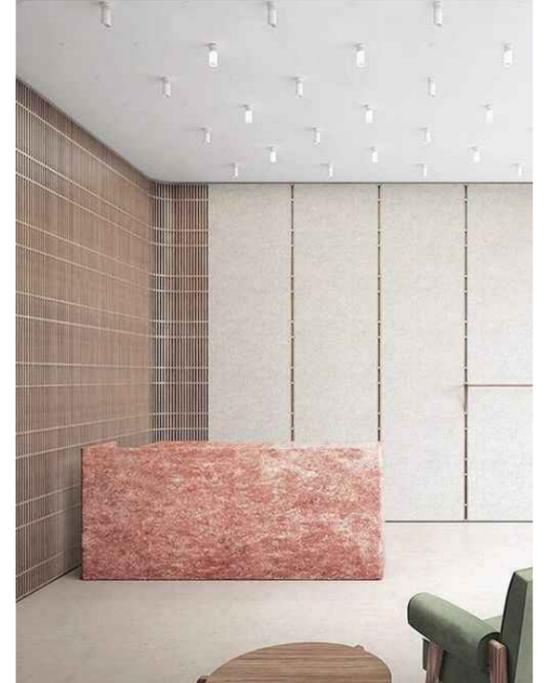


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INSPIRATION IMAGES - MIAMI BEACH HISTORIC PALETTE - REINTERPRETED



MIAMI BEACH HISTORIC PALETTE





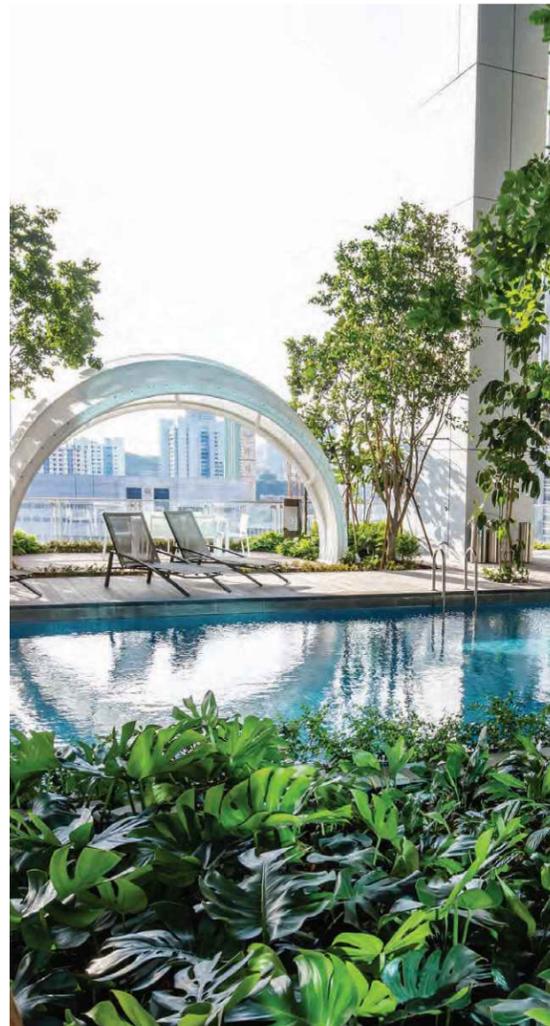
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FACADE INSPIRATION

URBIN RETREAT



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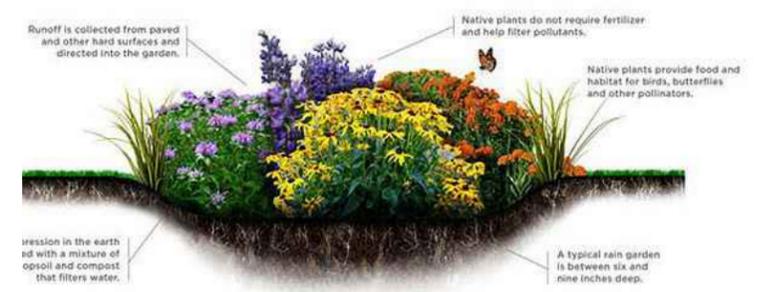
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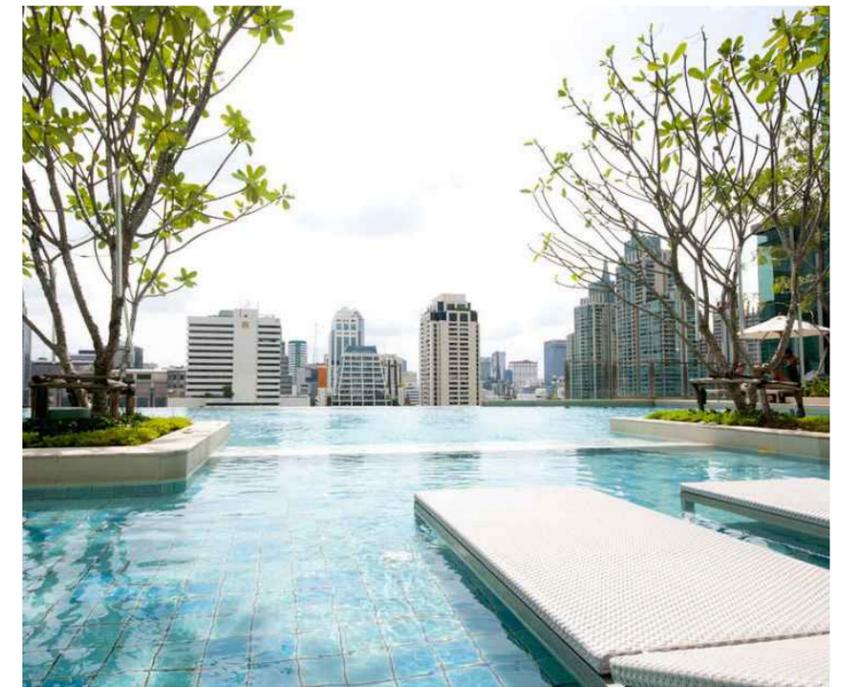
LANDSCAPE INSPIRATION



What is a Rain Garden?

Nature's Water Filter: Rain gardens are shallow landscaped depressions that capture, clean and absorb stormwater runoff from roofs, parking lots and roads.





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INSPIRATION IMAGES: ROOFTOP POOL

URBIN LIFE



URBIN RETREAT
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INSPIRATION IMAGES: LOCAL / MICRO RETAIL & MARKET

UNITS: INSPIRATION IMAGES



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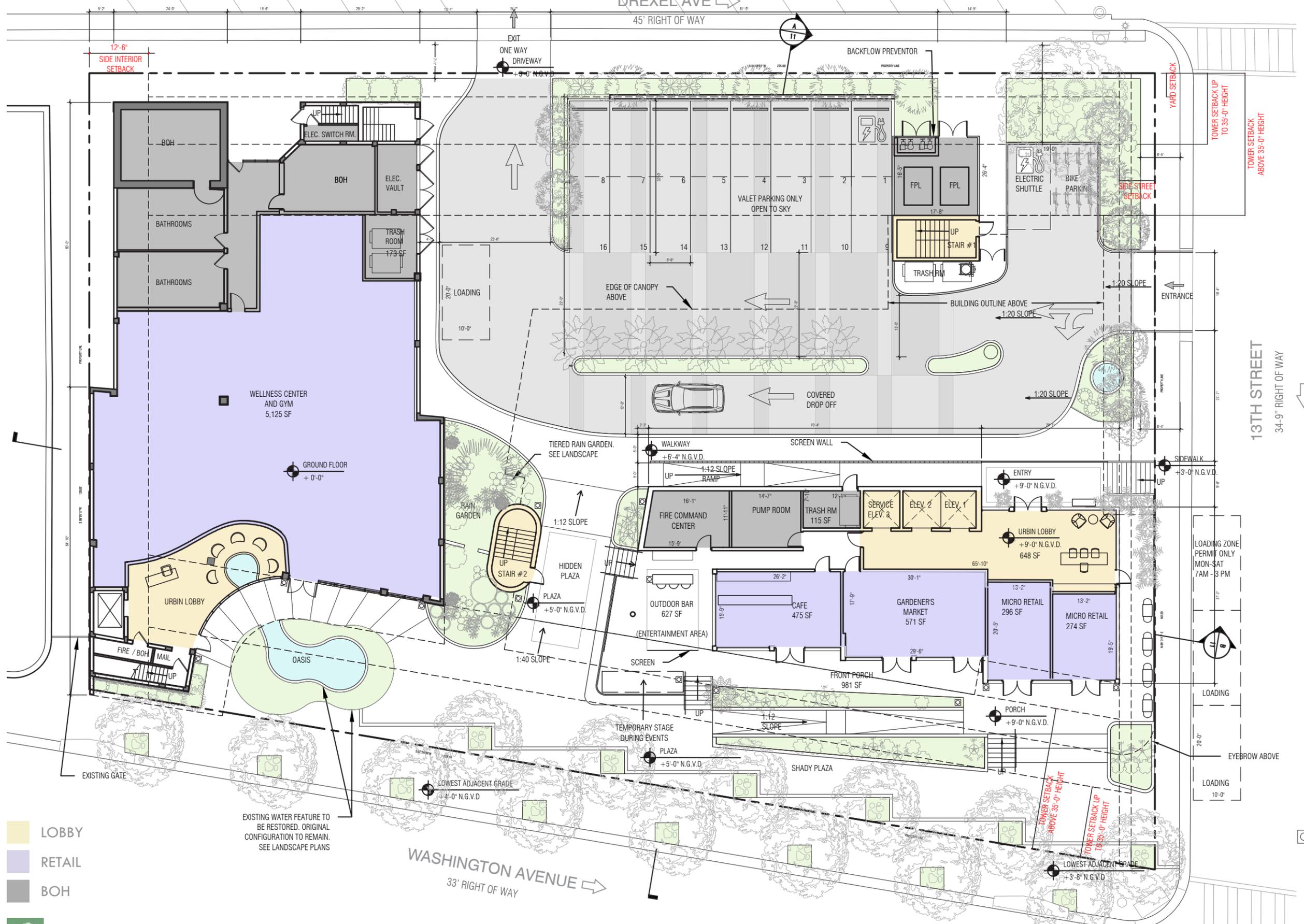
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INTERIOR INSPIRATION

PLANS

DREXEL AVE

45' RIGHT OF WAY



- LOBBY
- RETAIL
- BOH

EXISTING WATER FEATURE TO BE RESTORED. ORIGINAL CONFIGURATION TO REMAIN. SEE LANDSCAPE PLANS

WASHINGTON AVENUE
33' RIGHT OF WAY

13TH STREET
34-9" RIGHT OF WAY

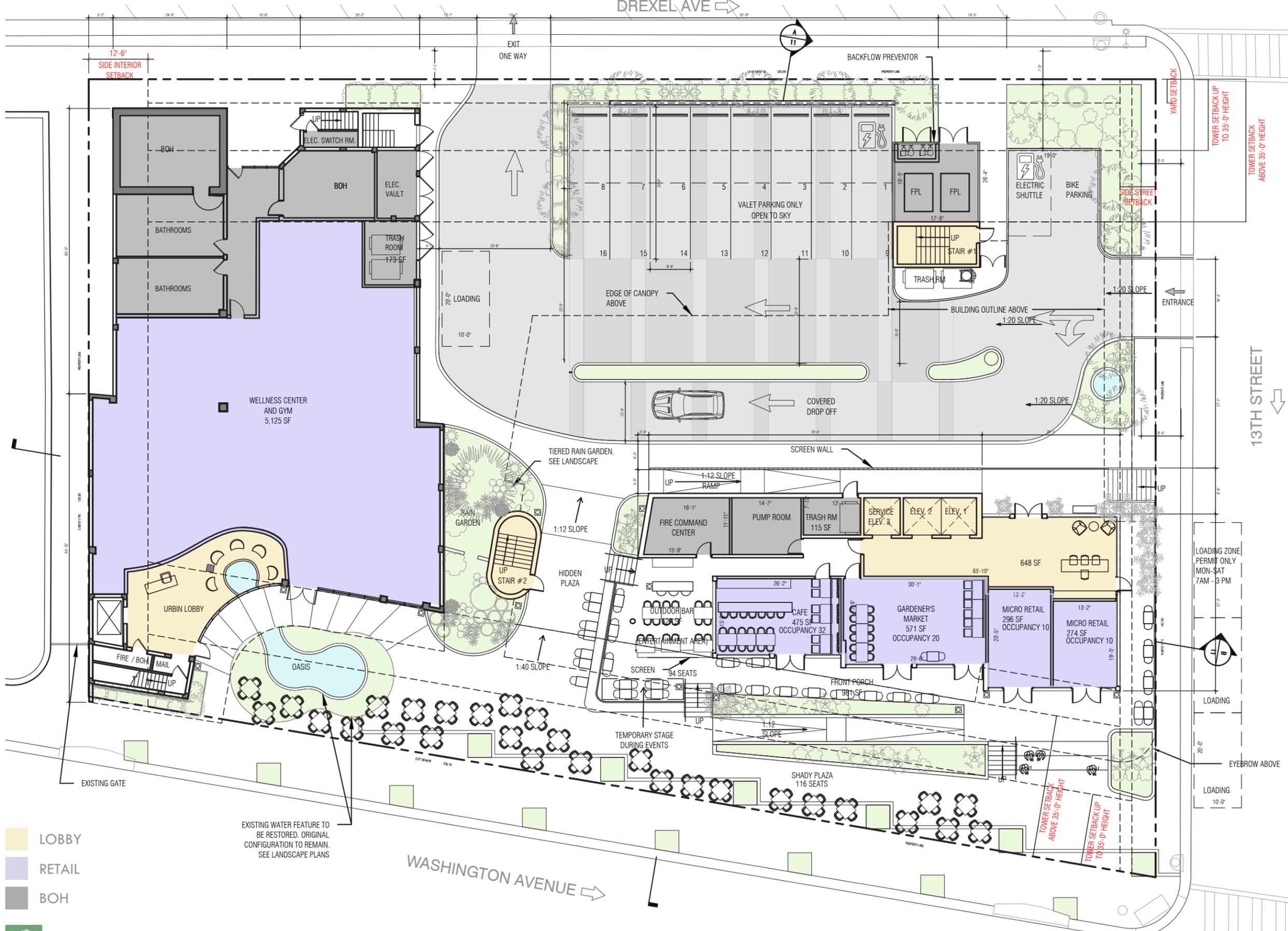
⊗ - 12 SPEAKERS TOTAL

URBIN RETREAT
1234 WASHINGTON AVENUE _ MIAMI BEACH _ FLORIDA

PROPOSED GROUND FLOOR PLAN

0' 5' 10' 25' 50' SCALE: 1:20

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13TH STREET

OCCUPANCY COUNT

MARKET	20
CAFE	32
MICRO RETAIL 1	10
MICRO RETAIL 2	10
TOTAL	72

*BASED ON CODE OCCUPANCY PER SF

SEATING COUNT

MARKET	20
CAFE	32
OUTDOOR BAR	94
SHADY PLAZA	116
MICRO RETAIL 1	0
MICRO RETAIL 2	0
TOTAL	262 SEATS

⊗ - 12 SPEAKERS TOTAL

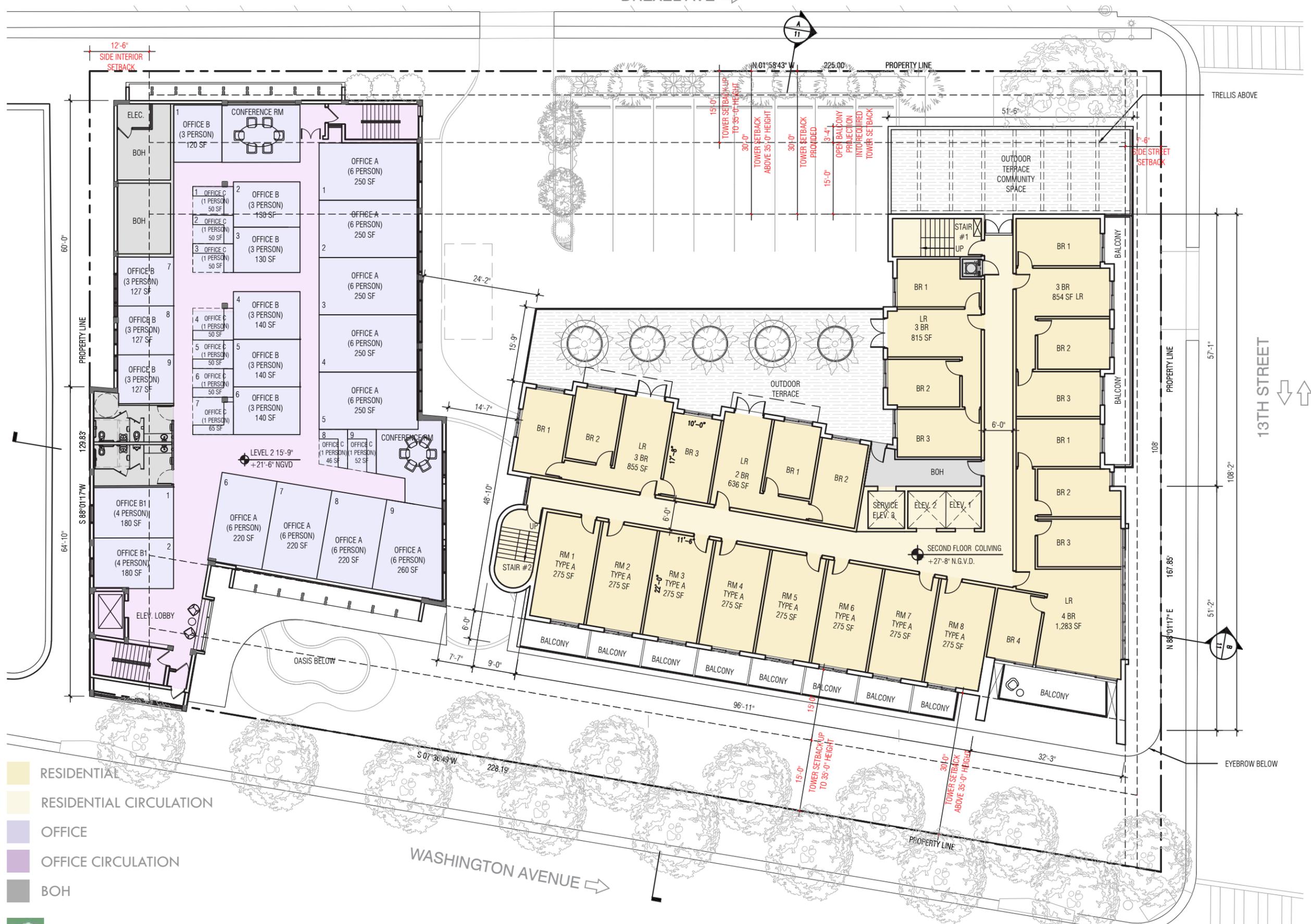
- LOBBY
- RETAIL
- BOH

EXISTING WATER FEATURE TO BE RESTORED. ORIGINAL CONFIGURATION TO REMAIN. SEE LANDSCAPE PLANS

URBIN RETREAT
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PROPOSED GROUND FLOOR PLAN - F.F.E.

0' 5' 10' 25' 50' SCALE: 1:20



- RESIDENTIAL
- RESIDENTIAL CIRCULATION
- OFFICE
- OFFICE CIRCULATION
- BOH

URBIN RETREAT
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PROPOSED SECOND FLOOR: OFFICE & CO-LIVING

0' 5' 10' 25' 50' SCALE: 1:20

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DREXEL AVE



- RESIDENTIAL
- RESIDENTIAL CIRCULATION
- OFFICE
- OFFICE CIRCULATION
- BOH

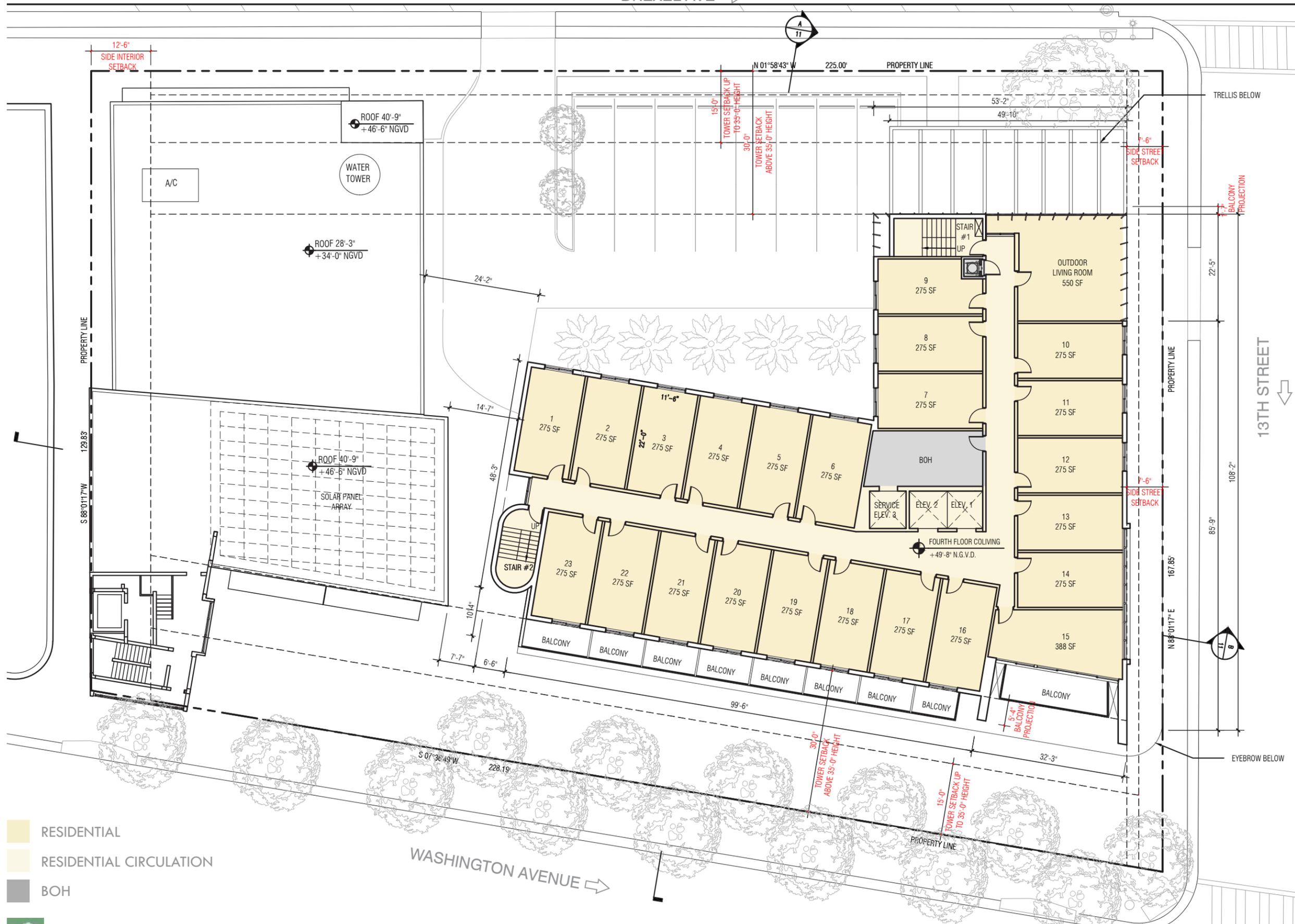
URBIN RETREAT
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PROPOSED THIRD FLOOR: OFFICE & CO-LIVING

0' 5' 10' 25' 50' SCALE: 1:20

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- RESIDENTIAL
- RESIDENTIAL CIRCULATION
- BOH

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PROPOSED FOURTH FLOOR: CO-LIVING
 0' 5' 10' 25' 50' SCALE: 1:20



DREXEL AVE



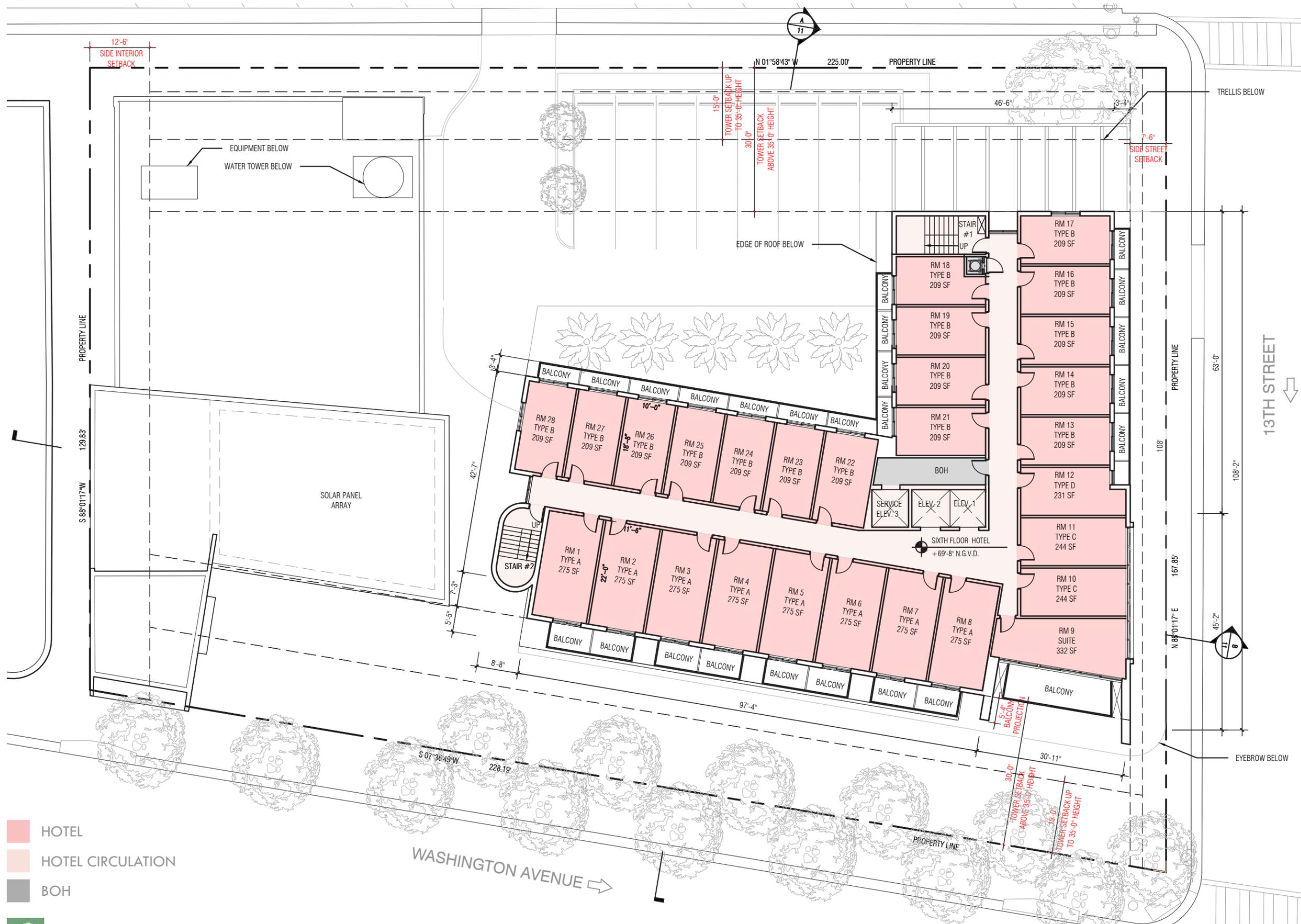
- HOTEL
- HOTEL CIRCULATION
- BOH

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PROPOSED FIFTH FLOOR - HOTEL
 SCALE: 1:20

DREXEL AVE



- HOTEL
- HOTEL CIRCULATION
- BOH

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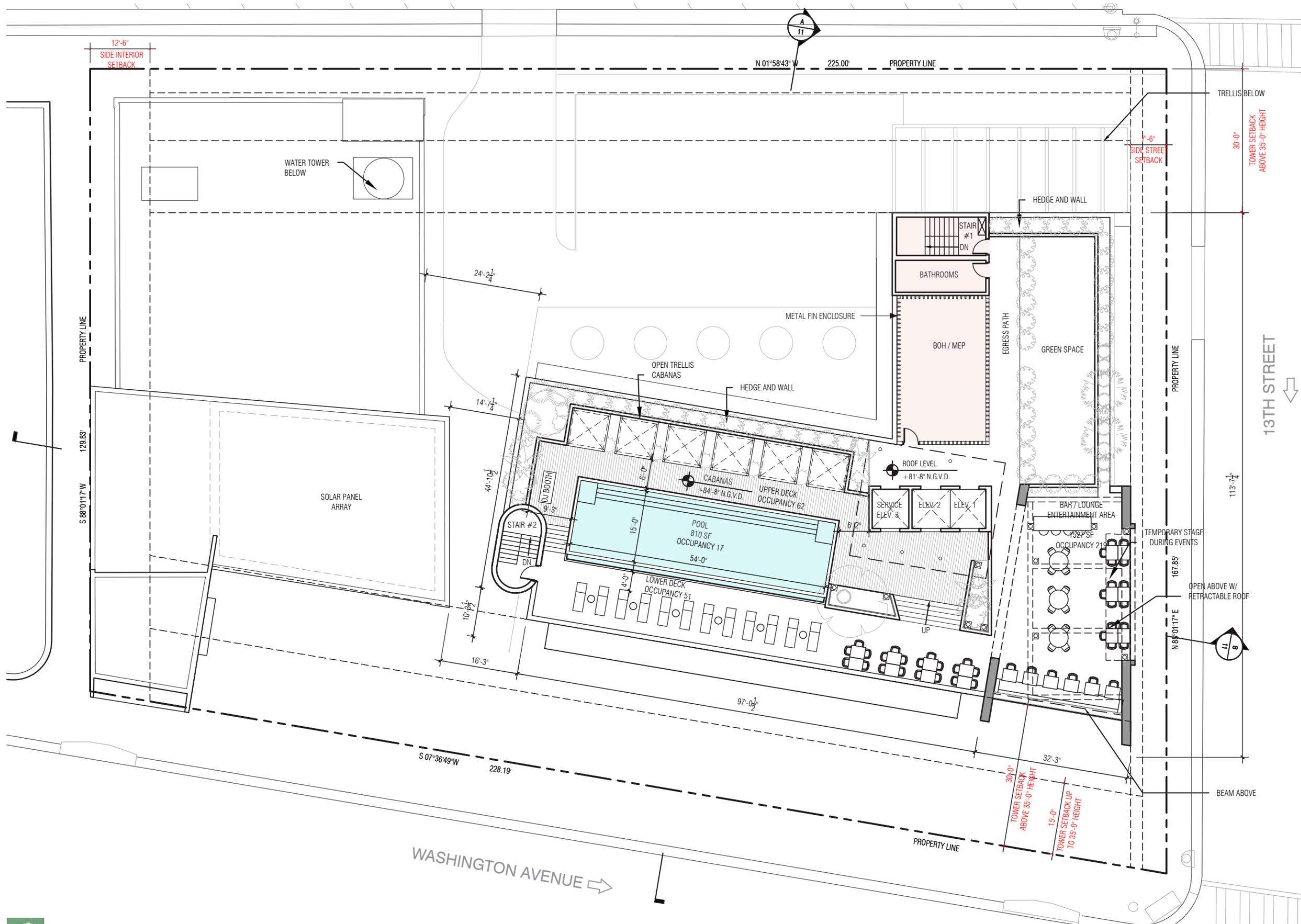
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PROPOSED SIXTH FLOOR - HOTEL

0' 5' 10' 25' 50' SCALE: 1:20

A-29.1

DREXEL AVE



OCCUPANCY COUNT

UPPER DECK	62
LOWER DECK	51
POOL	17
BAR LOUNGE	219
TOTAL	349

*BASED ON CODE OCCUPANCY PER SF

SEATING COUNT

UPPER DECK	12 (2 PER CABANA)
LOWER DECK	12
POOL	0
BAR LOUNGE	63
TOTAL	87 SEATS

11 SPEAKERS TOTAL

PROPOSED ROOF PLAN AND F.F.E.

0' 5' 10' 25' 50' SCALE: 1:20

URBIN RETREAT
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