

URBIN RETREAT MIAMI BEACH

**PLANNING BOARD
FINAL SUBMITTAL
FEBRUARY 4, 2020**

1234 WASHINGTON AVENUE
MIAMI BEACH

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URBIN RETREAT
1234 WASHINGTON AVENUE _ MIAMI BEACH _ FLORIDA



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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"	15'-0"	
	above 35' height 30'-0"	30'-0"	
FRONT (Drexel Ave):	up to 35' height 15'-0"	15'-0"	
	above 35' height 30'-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	48,160 SF	48,160 SF
TOTAL F.A.R.:	66,978 SF	18,762 SF	48,160 SF	66,922 SF

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

V. PROJECT GROSS AREA	EXISTING	NEW CONSTRUCTION
	19,182 SF	82,486 SF

VI. PARKING	REQUIRED	PROVIDED
	NA	16 SPACES WITH VALET SERVICE

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

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

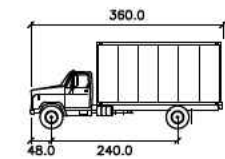
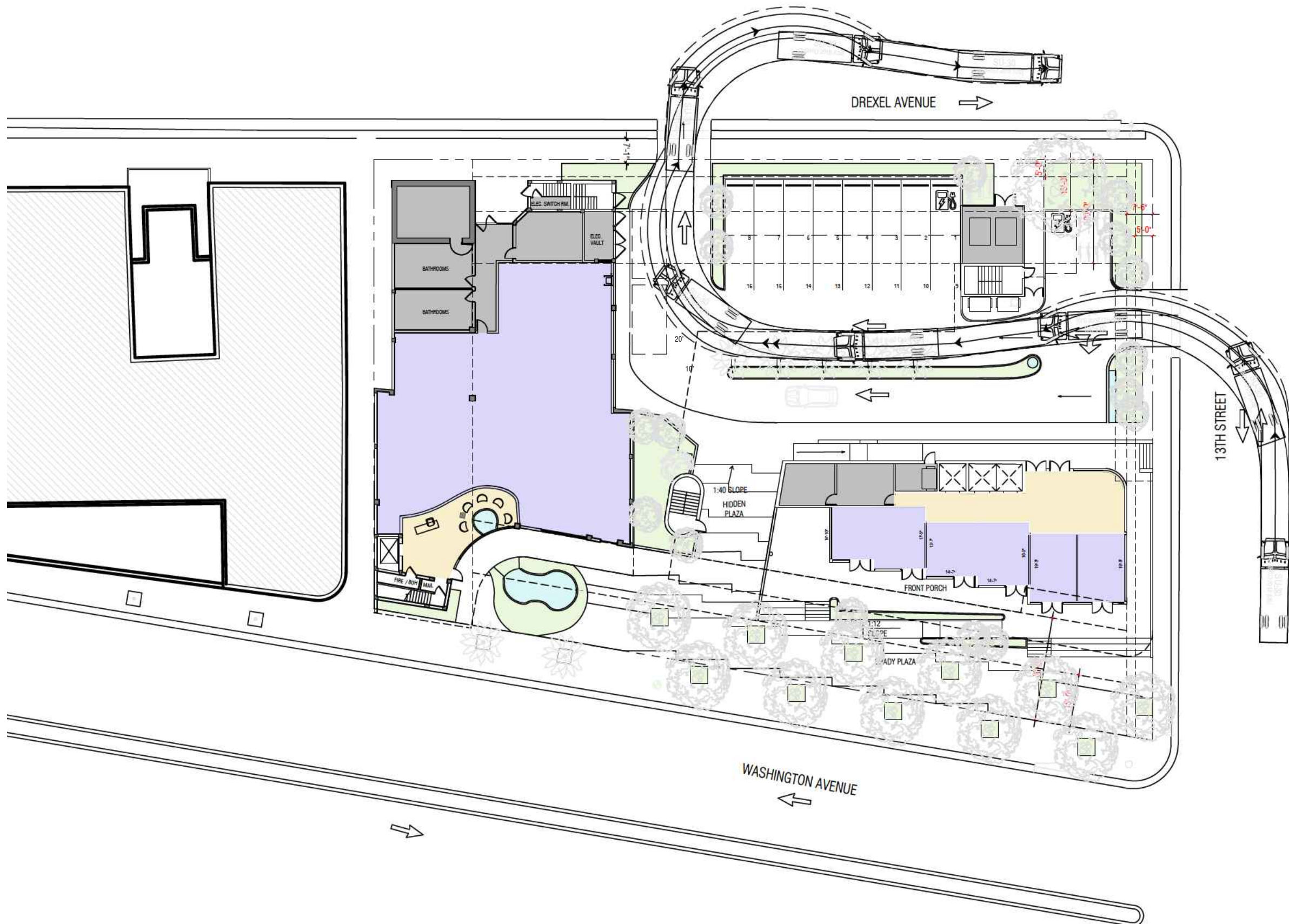
** RESIDENTIAL AND HOTEL USES: SUM OF THE SIDE SETBACKS SHALL EQUAL 16 % OF LOT WIDTH OR A MIN. OF SEVEN AND ONE-HALF FEET OR EIGHT % OF LOT WIDTH, WHICHEVER IS GREATER. WHEN ABUTTING A NONRESIDENTIAL OR NON-HOTEL USE, THE MIN. INTERIOR SIDE SETBACK SHALL BE SEVEN AND ONE-HALF FEET, AND THE MIN. SUM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



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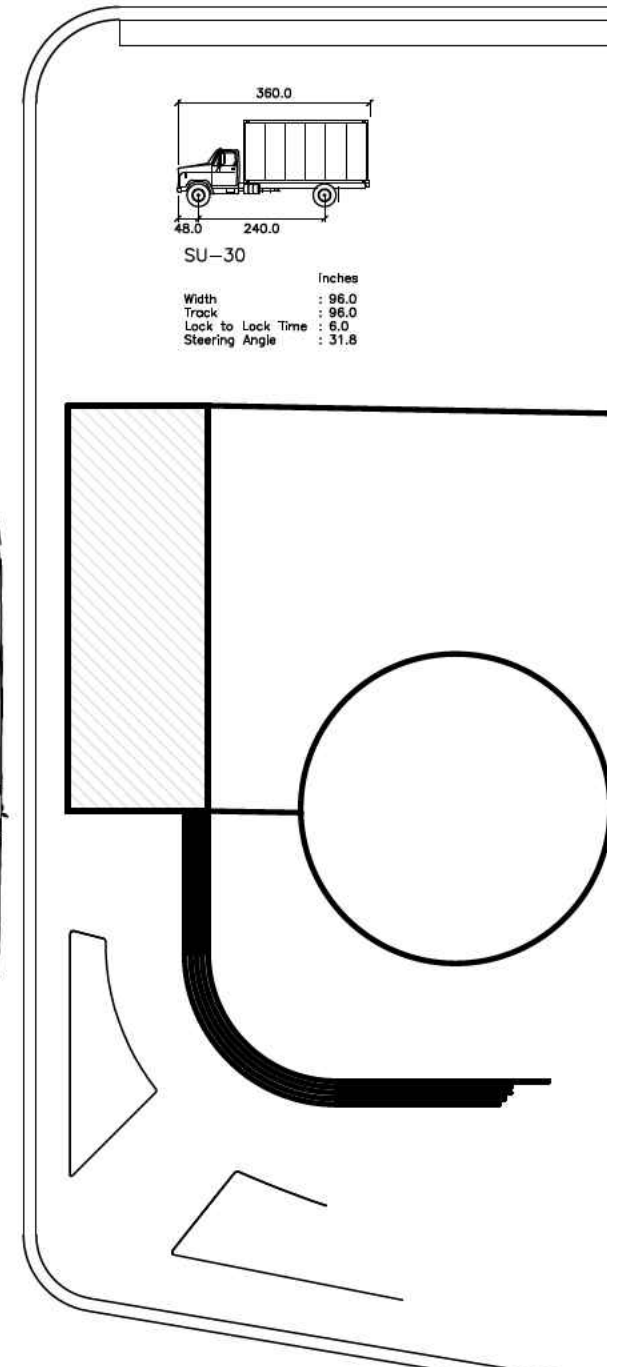


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SU-30

	Inches
Width	: 96.0
Track	: 96.0
Lock to Lock Time	: 6.0
Steering Angle	: 31.8



Traf Tech
ENGINEERING, INC.



TRAFFIC MANEUVERABILITY DIAGRAM



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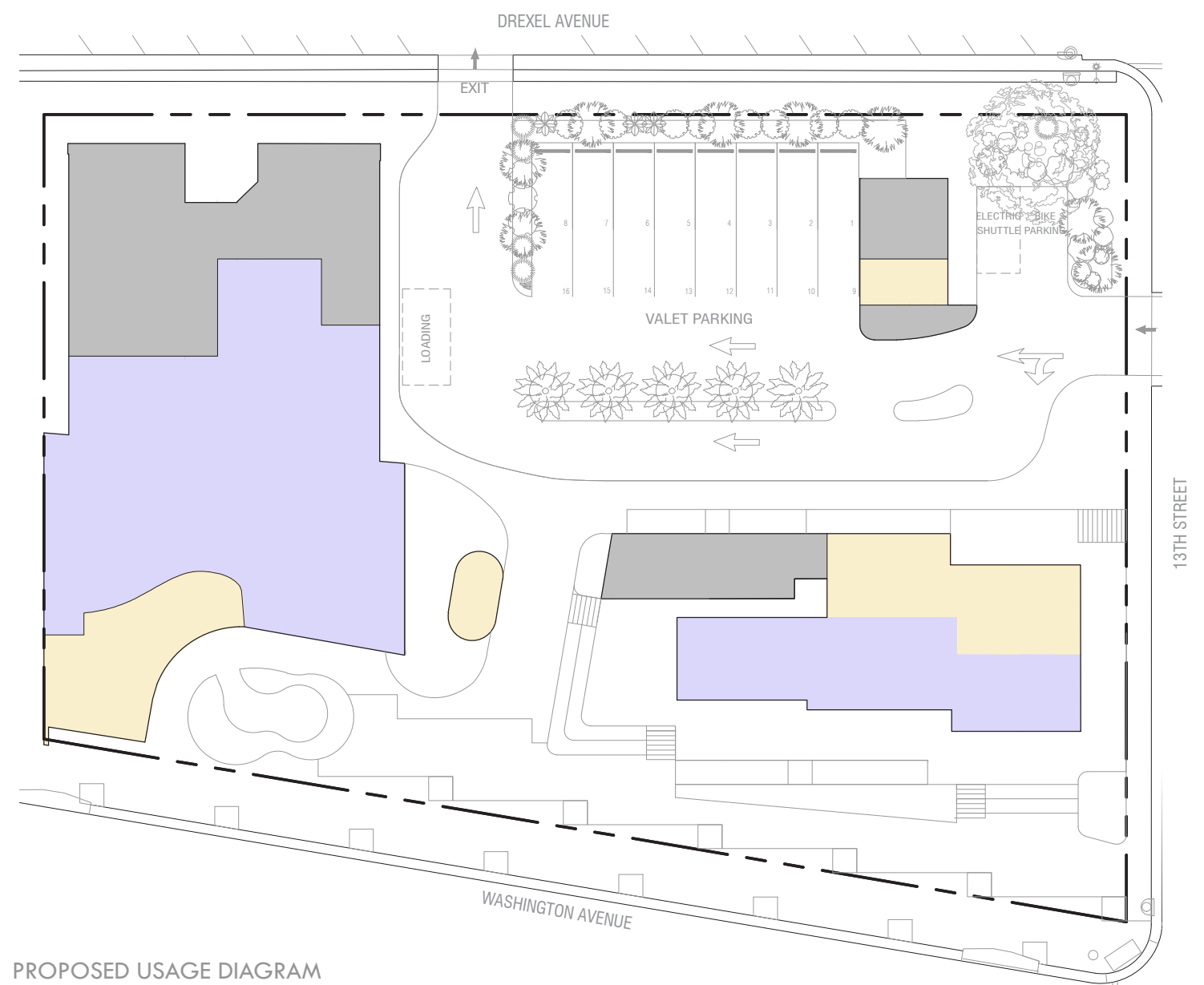
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A-4.1

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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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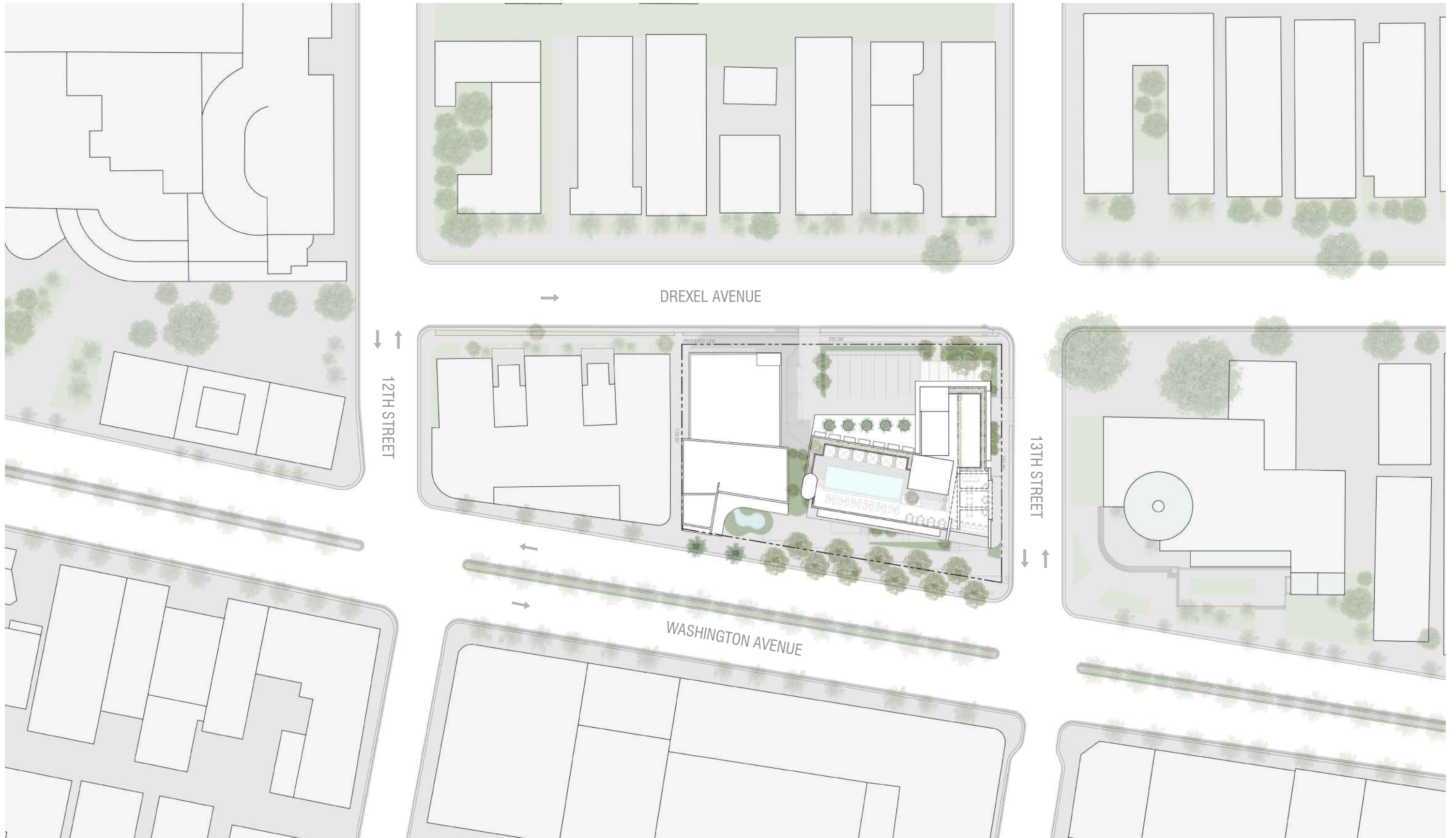


VARIANCE DIAGRAMS

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

A-4.3

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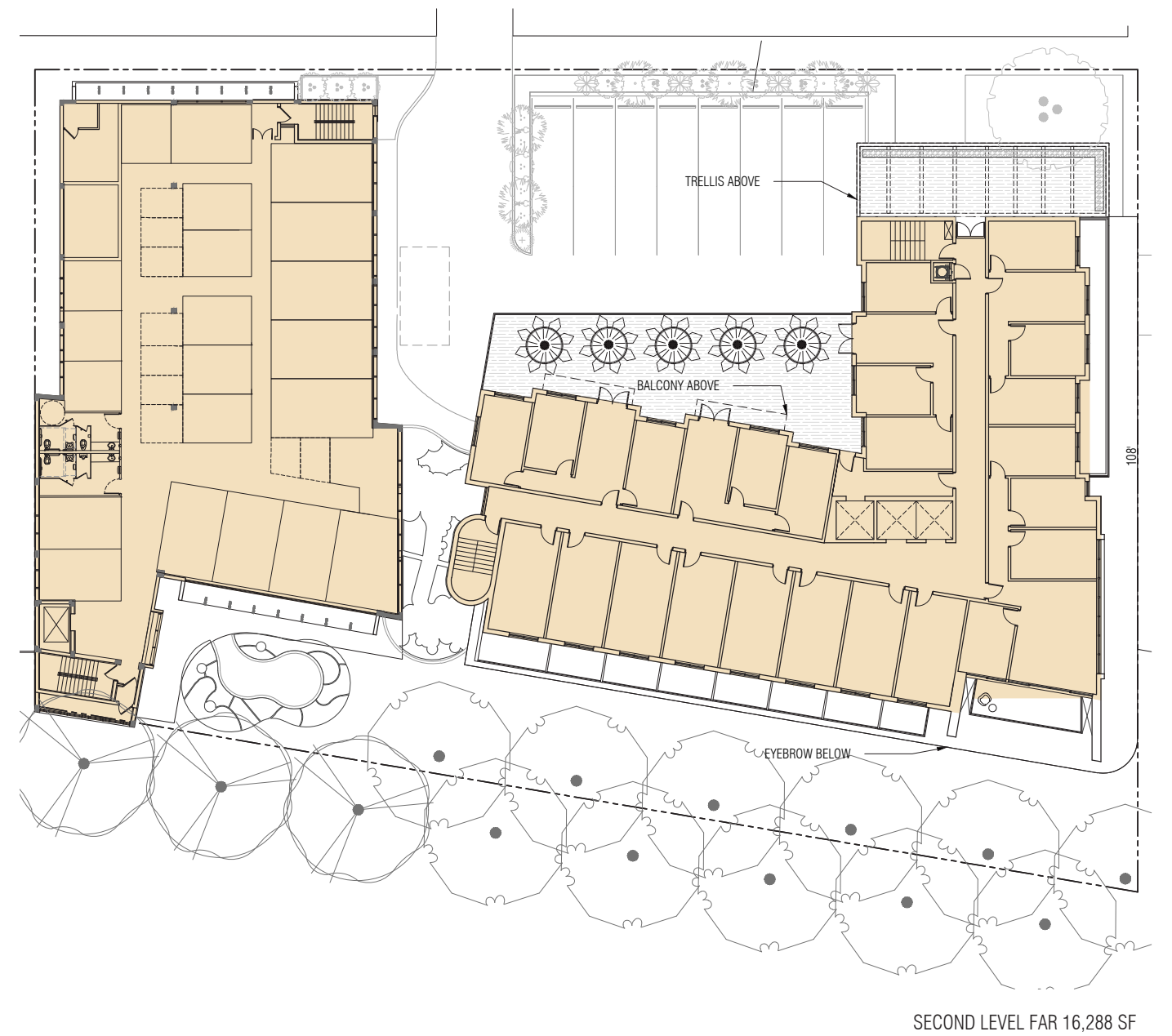
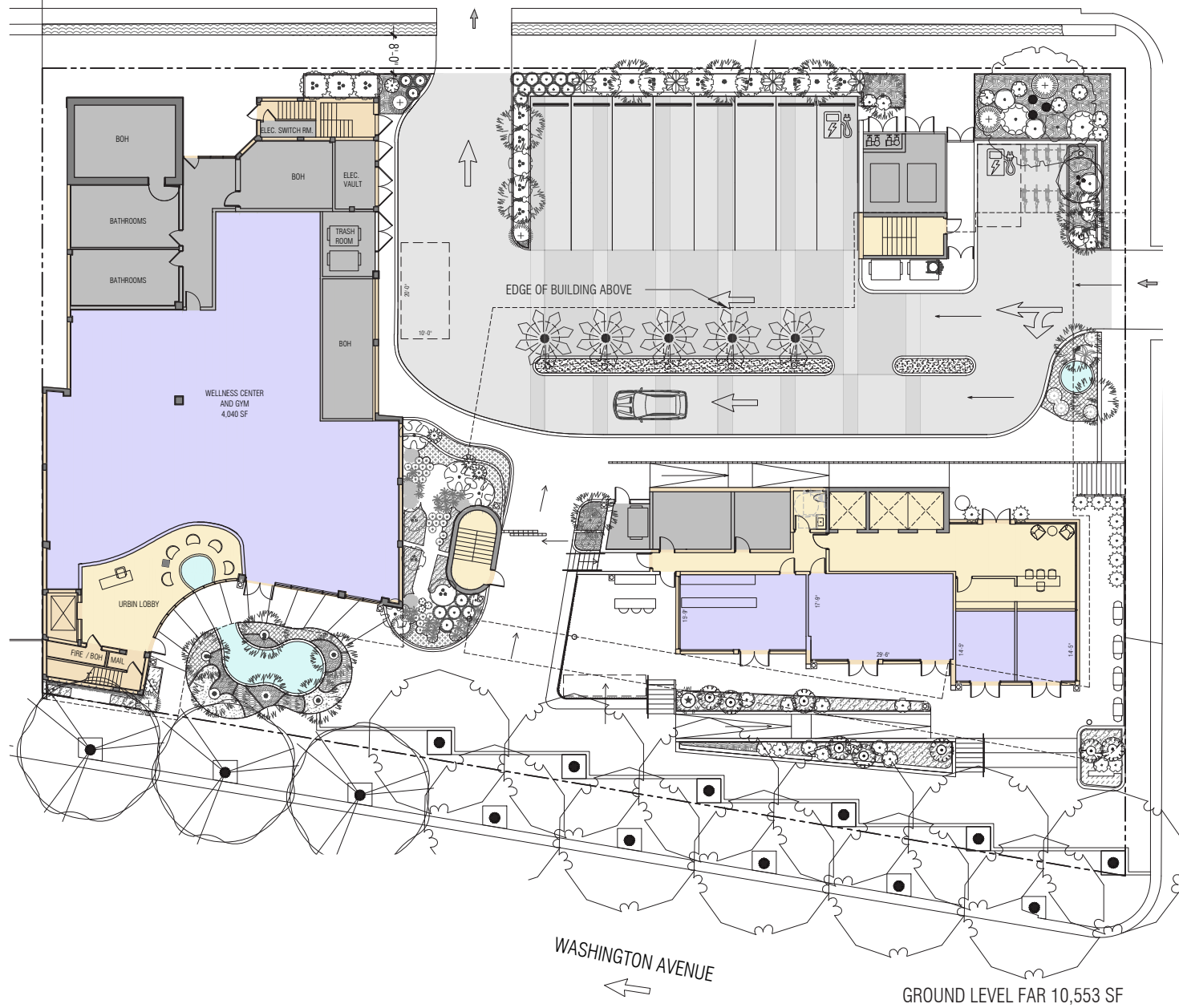


PROPOSED CONTEXT PLAN

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

A-12.21

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PROPOSED FAR	EXISTING	NEW CONSTRUCTION	PROVIDED
GROUND LEVEL	7,165 SF	3,388 SF	10,553 SF
SECOND LEVEL	7,530 SF	8,758 SF	16,288 SF
THIRD LEVEL	3,597 SF	8,712 SF	12,309 SF
FOURTH LEVEL	470 SF	9,224 SF	9,694 SF
FIFTH LEVEL		8,660 SF	8,660 SF
SIXTH LEVEL		8,660 SF	8,660 SF
ROOF LEVEL		758 SF	758 SF
TOTAL FAR	18,762 SF	48,160 SF	66,922 SF
	CO-LIVE FAR	% OF DEVELOPMENT	
SECOND LEVEL	8,758 SF	13.10 %	
THIRD LEVEL	8,712 SF	13.00 %	
FOURTH LEVEL	9,224 SF	13.78 %	
TOTAL CO-LIVE FAR	26,694 SF	39.88 %	



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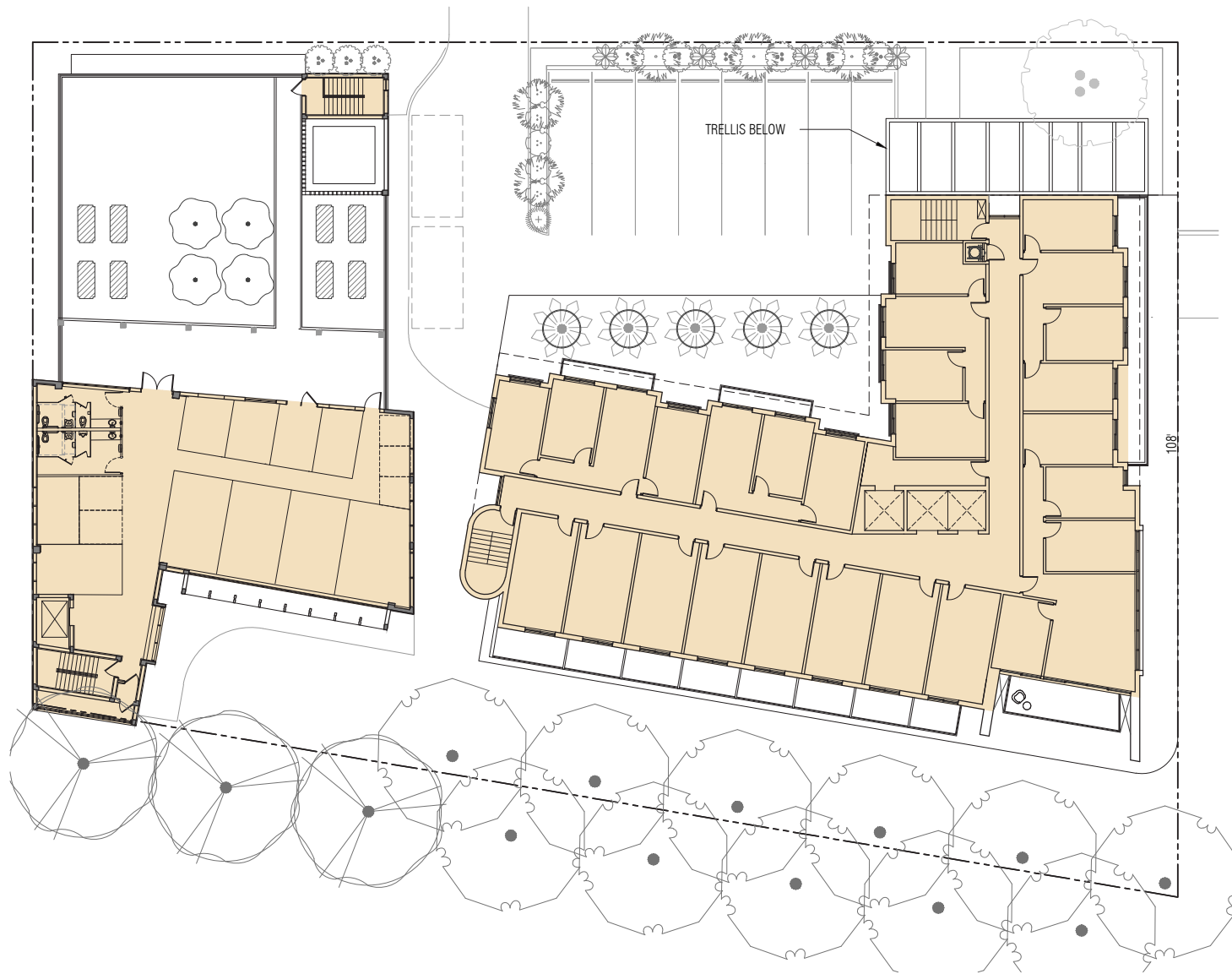


PROPOSED F.A.R. DIAGRAMS

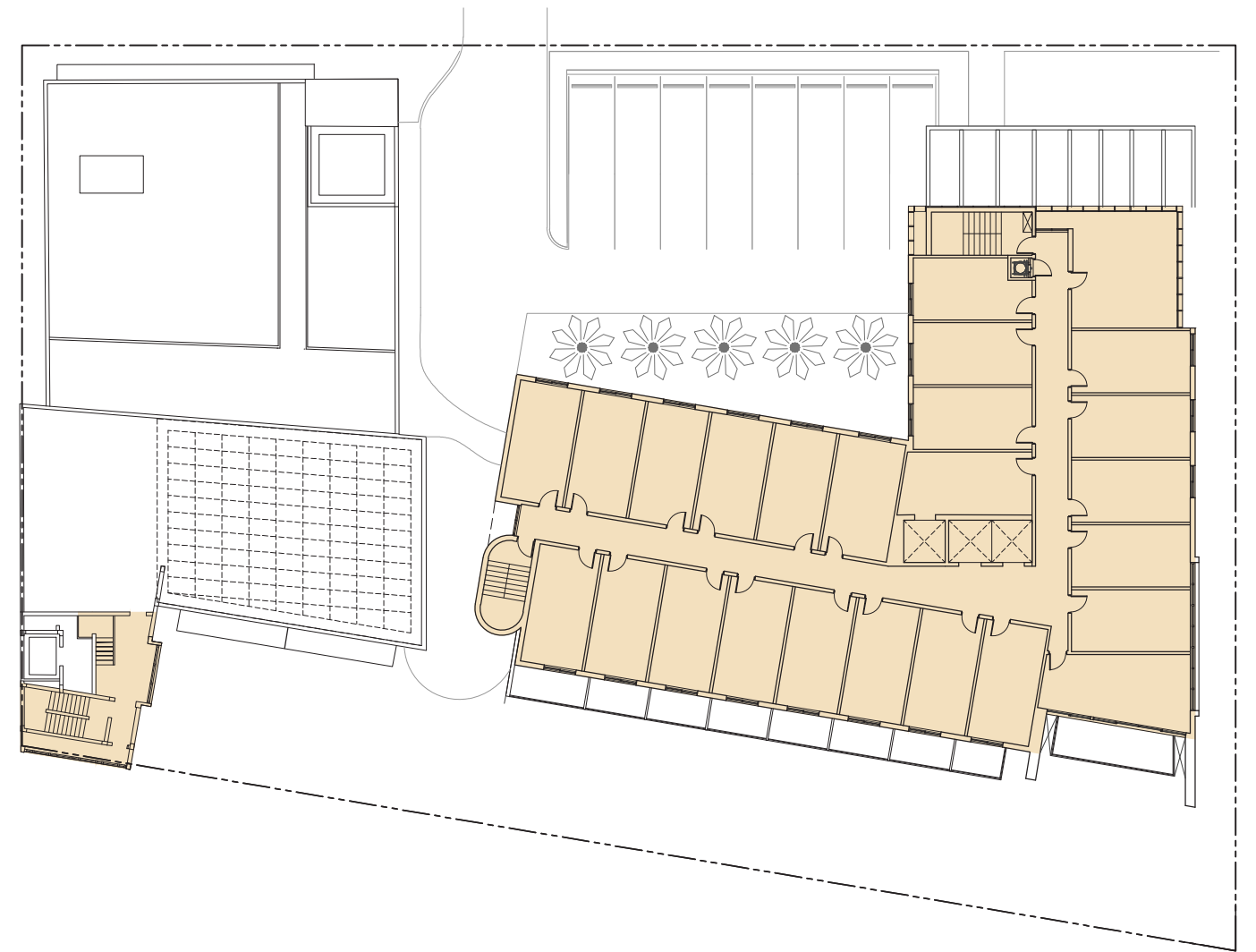
SCALE: 1/32" = 1'-0"

A-12.23

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THIRD LEVEL FAR 12,309 SF



FOURTH LEVEL FAR 9,694 SF

PROPOSED FAR	EXISTING	NEW CONSTRUCTION	PROVIDED
GROUND LEVEL	7,165 SF	3,388 SF	10,553 SF
SECOND LEVEL	7,530 SF	8,758 SF	16,288 SF
THIRD LEVEL	3,597 SF	8,712 SF	12,309 SF
FOURTH LEVEL	470 SF	9,224 SF	9,694 SF
FIFTH LEVEL		8,660 SF	8,660 SF
SIXTH LEVEL		8,660 SF	8,660 SF
ROOF LEVEL		758 SF	758 SF
TOTAL FAR	18,762 SF	48,160 SF	66,922 SF



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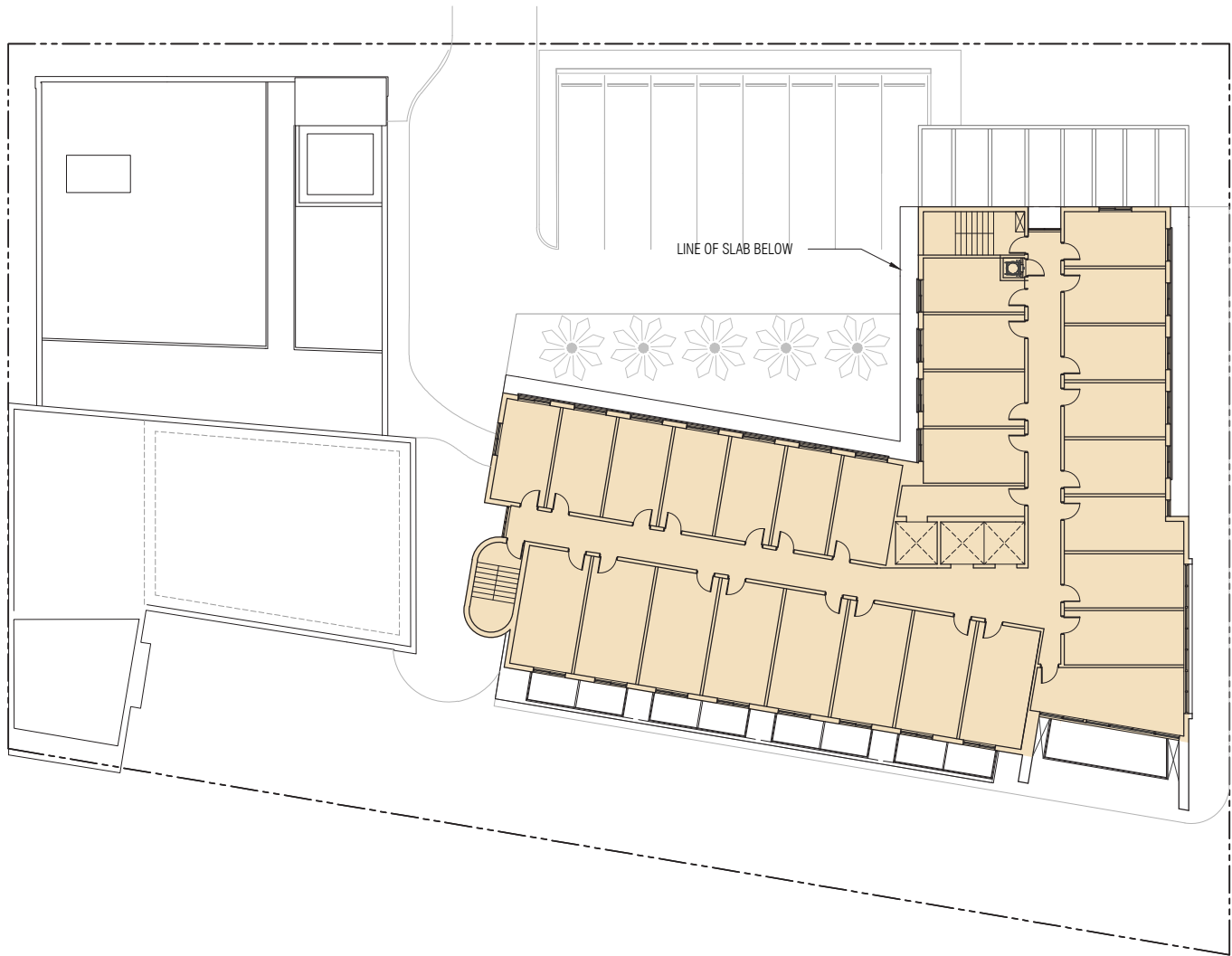


PROPOSED F.A.R. DIAGRAMS

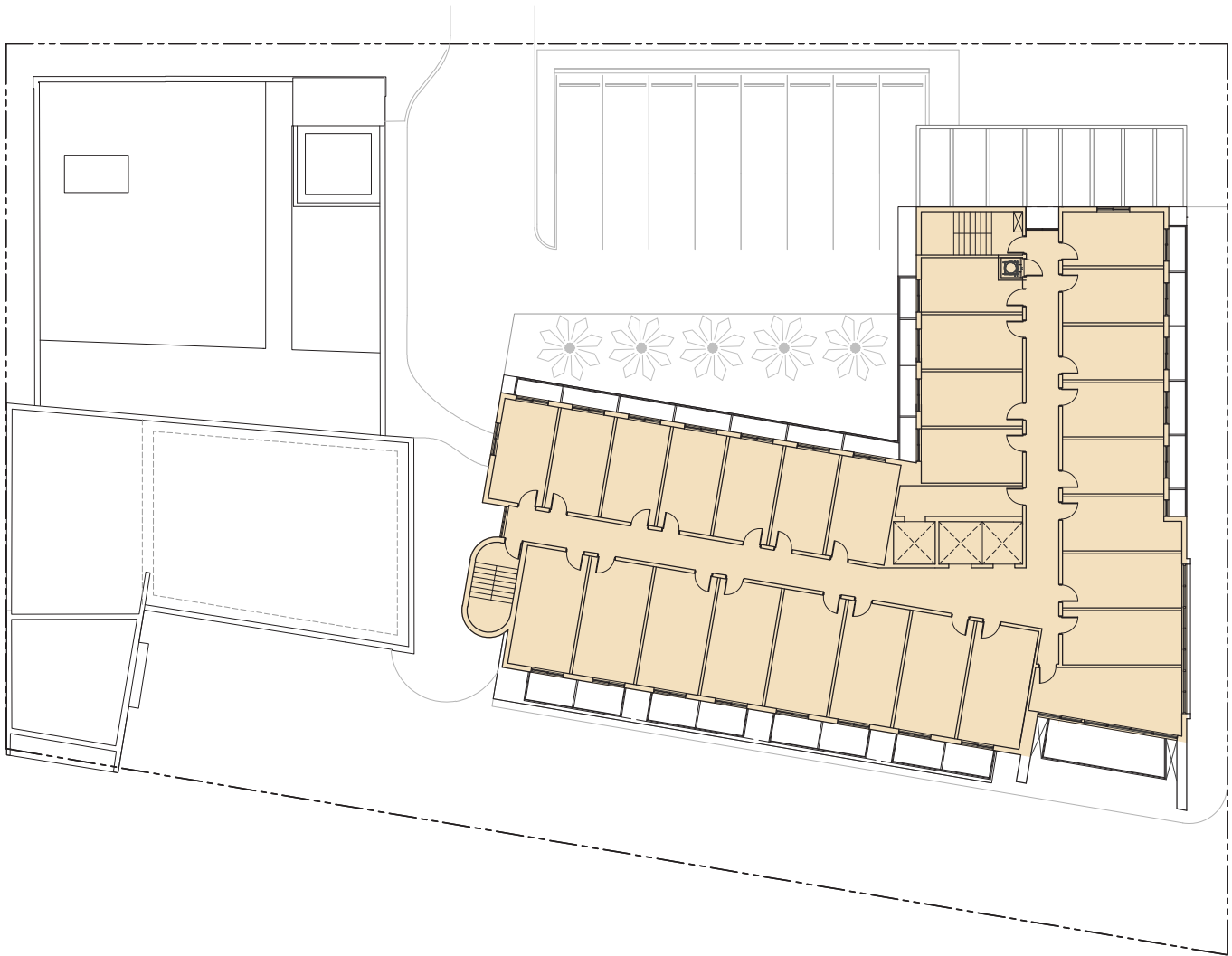
SCALE: 1/32" = 1'-0"

A-12.23.A

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FIFTH LEVEL FAR 8,660 SF



SIXTH LEVEL FAR 8,660 SF

PROPOSED FAR	EXISTING	NEW CONSTRUCTION	PROVIDED
GROUND LEVEL	7,165 SF	3,388 SF	10,553 SF
SECOND LEVEL	7,530 SF	8,758 SF	16,288 SF
THIRD LEVEL	3,597 SF	8,712 SF	12,309 SF
FOURTH LEVEL	470 SF	9,224 SF	9,694 SF
FIFTH LEVEL		8,660 SF	8,660 SF
SIXTH LEVEL		8,660 SF	8,660 SF
ROOF LEVEL		758 SF	758 SF
TOTAL FAR	18,762 SF	48,160 SF	66,922 SF



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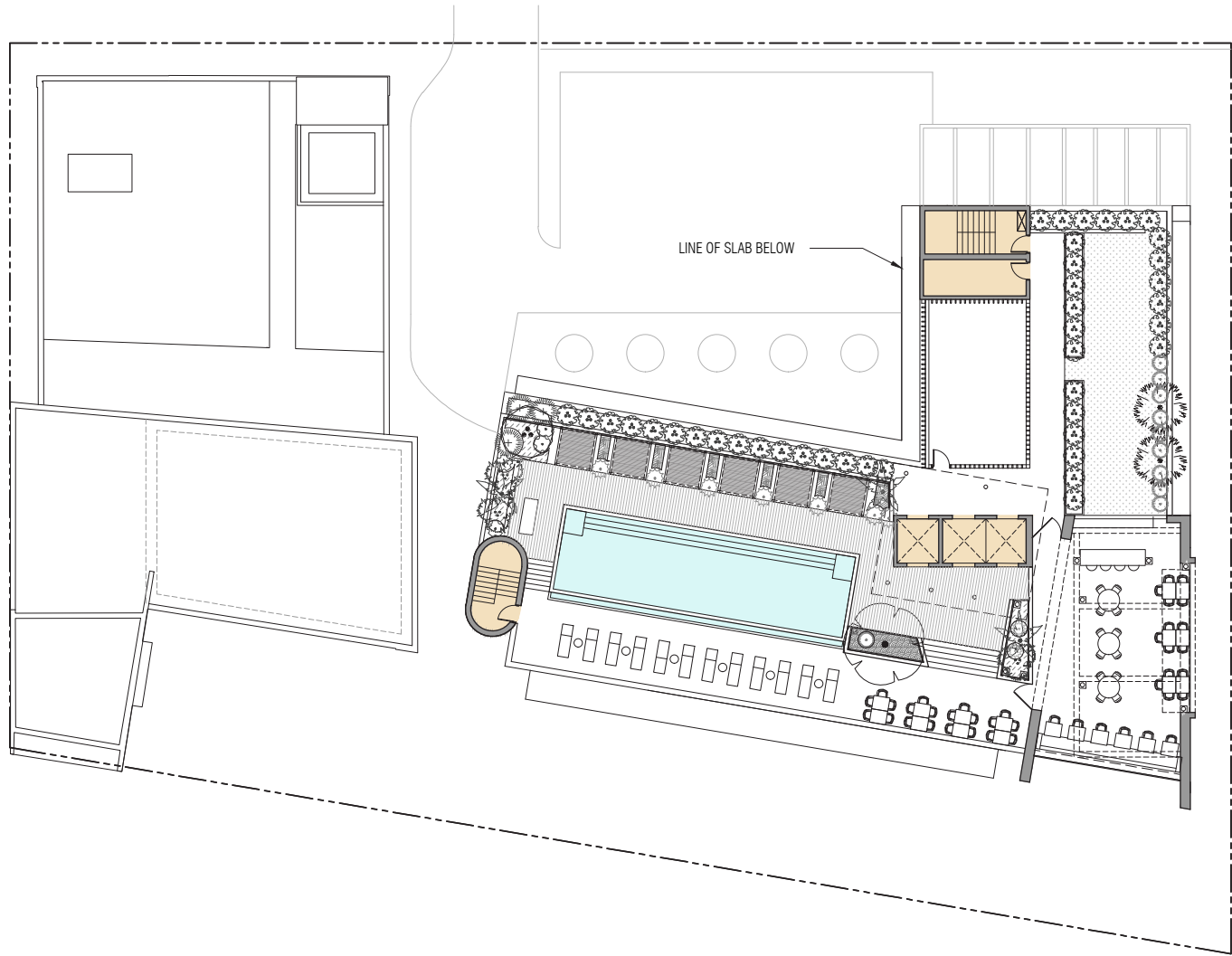
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PROPOSED F.A.R. DIAGRAMS

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

A-12.23.B



ROOF LEVEL FAR 758 SF

PROPOSED FAR	EXISTING	NEW CONSTRUCTION	PROVIDED
GROUND LEVEL	7,165 SF	3,388 SF	10,553 SF
SECOND LEVEL	7,530 SF	8,758 SF	16,288 SF
THIRD LEVEL	3,597 SF	8,712 SF	12,309 SF
FOURTH LEVEL	470 SF	9,224 SF	9,694 SF
FIFTH LEVEL		8,660 SF	8,660 SF
SIXTH LEVEL		8,660 SF	8,660 SF
ROOF LEVEL		758 SF	758 SF
TOTAL FAR	18,762 SF	48,160 SF	66,922 SF



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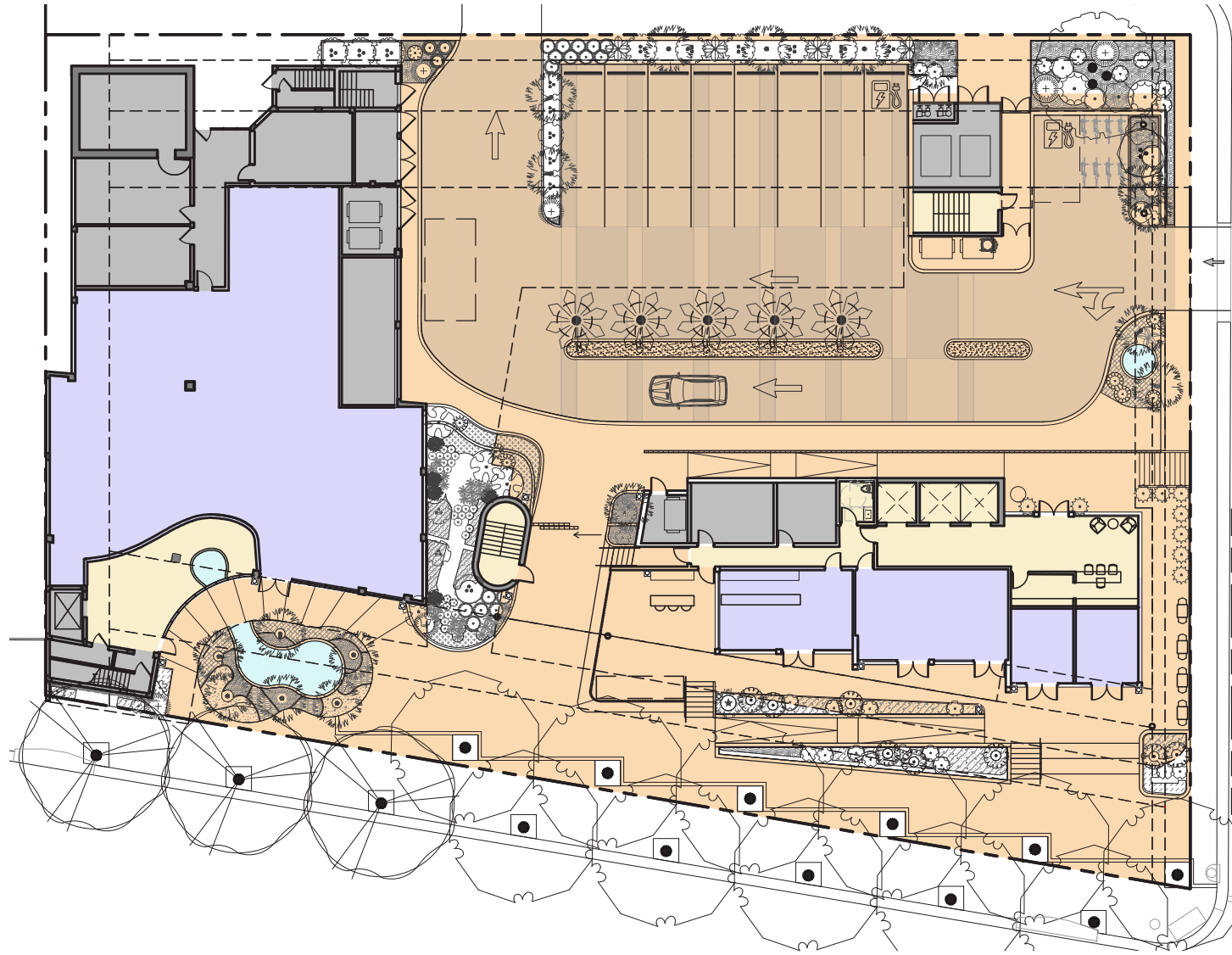


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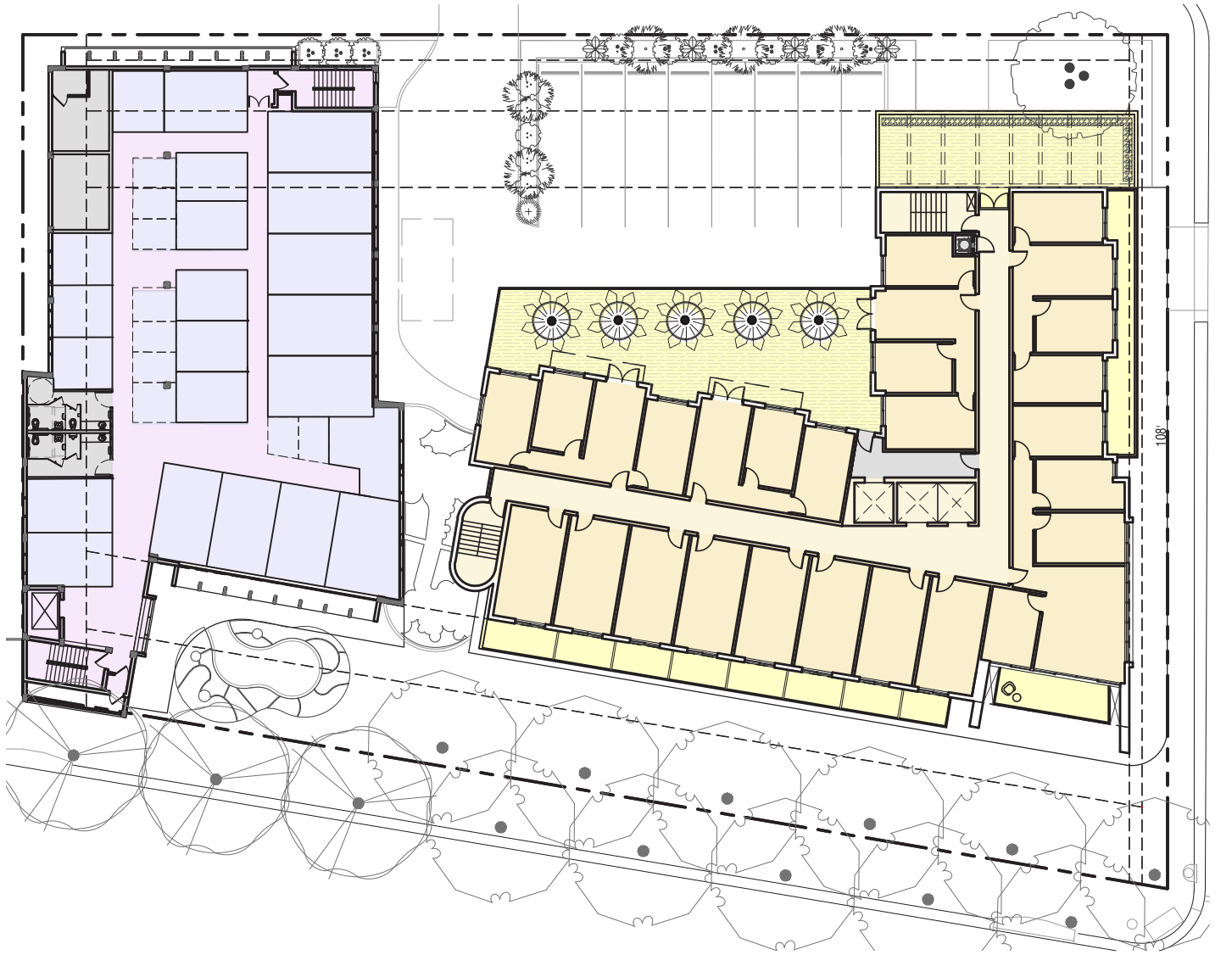


PROPOSED F.A.R. DIAGRAMS
SCALE: 1/32" = 1'-0"

A-12.23.C



GROUND LEVEL



SECOND LEVEL

PROPOSED GSF	EXISTING	NEW ENCLOSED AREAS	DRIVEWAYS, PARKING AND PORCHES	BALCONIES	TOTAL NEW
GROUND LEVEL	7,383 SF	3,496 SF	19,988 SF		23,484 SF
SECOND LEVEL	7,530 SF	8,674 SF		2,206 SF	11,050 SF
THIRD LEVEL	3,615 SF	8,674 SF		2,029 SF	9,796 SF
FOURTH LEVEL	654 SF	9,229 SF		727 SF	9,956 SF
FIFTH LEVEL		8,660 SF		737 SF	9,397 SF
SIXTH LEVEL		8,660 SF		1,267 SF	9,927 SF
ROOF LEVEL		758 SF		7,381 SF	8,139 SF
TOTAL GSF	19,182 SF	48,151 SF	19,988 SF	14,347 SF	82,486 SF
TOTAL NEW BUILDING AND SITE GSF		48,151 SF	19,988 SF	14,347 SF	82,486 SF
PROPOSED OFFICE					
SECOND LEVEL	7,530 GSF				
THIRD LEVEL	4,522 GSF				
TOTAL OFFICE GSF	12,052 GSF				

PROPOSED UNITS						
	COLIVE UNIT TYPES				HOTEL KEYS	
	2BR 636 SF	3BR 827-855 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		
					54	2
TOTAL HOTEL KEYS	56					
TOTAL KEYS + UNITS	105					



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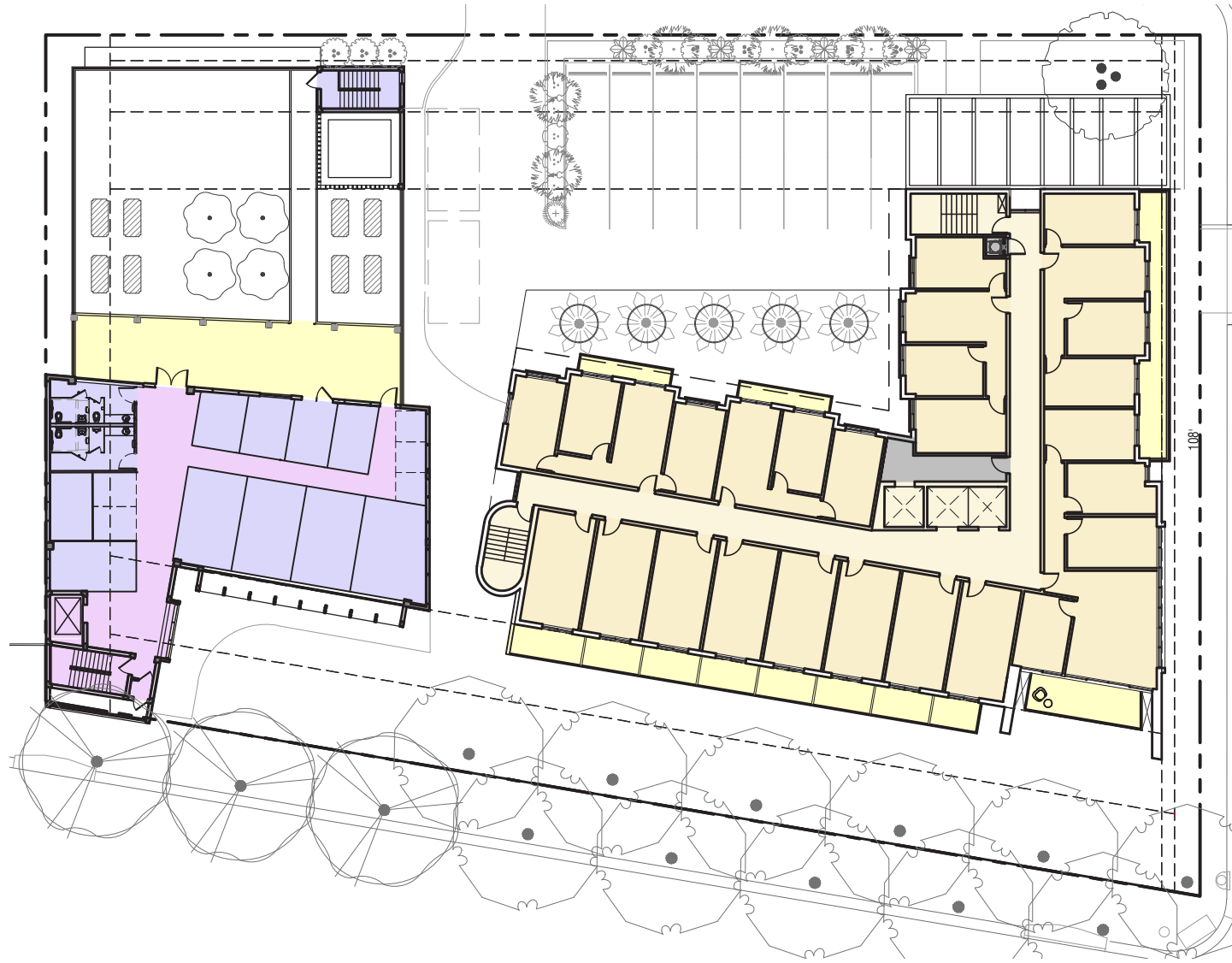


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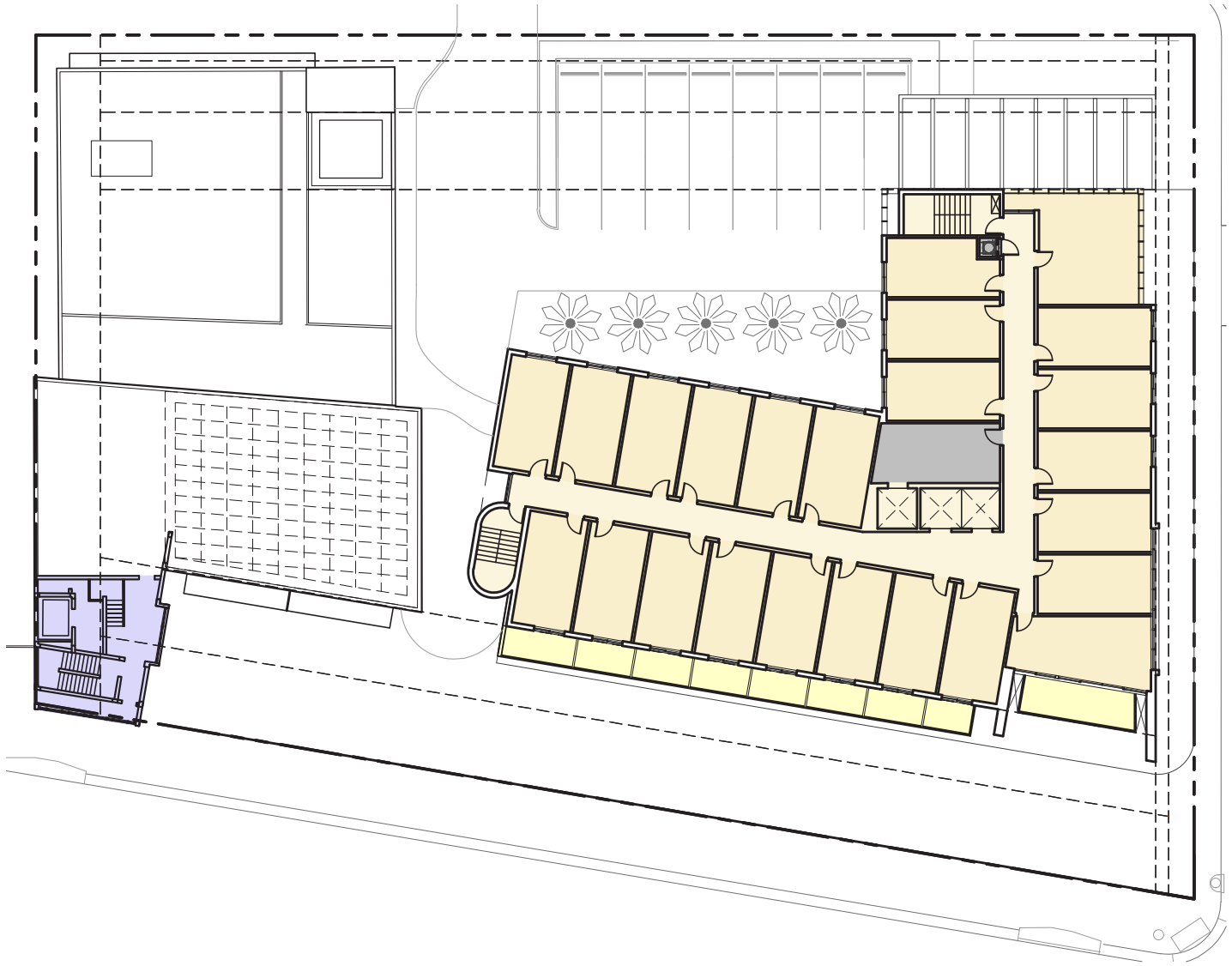
PROJECT SCHEDULE OF AREAS
SCALE: 1/32" = 1'-0"

A-12.24



THIRD LEVEL

PROPOSED GSF	EXISTING	NEW ENCLOSED AREAS	DRIVEWAYS, PARKING AND PORCHES	BALCONIES	TOTAL NEW
GROUND LEVEL	7,383 SF	3,496 SF	19,988 SF		23,484 SF
SECOND LEVEL	7,530 SF	8,674 SF		2,206 SF	11,050 SF
THIRD LEVEL	3,615 SF	8,674 SF		2,029 SF	9,796 SF
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TOTAL GSF	19,182 SF	48,151 SF	19,988 SF	14,347 SF	82,486 SF
TOTAL NEW BUILDING AND SITE GSF		48,151 SF	19,988 SF	14,347 SF	82,486 SF
PROPOSED OFFICE					
SECOND LEVEL	7,530 GSF				
THIRD LEVEL	4,522 GSF				
TOTAL OFFICE GSF	12,052 GSF				



FOURTH LEVEL

PROPOSED UNITS						
	COLIVE UNIT TYPES				HOTEL KEYS	
	2BR 636 SF	3BR 827-855 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		
					54	2
TOTAL HOTEL KEYS	56					
TOTAL KEYS + UNITS	105					



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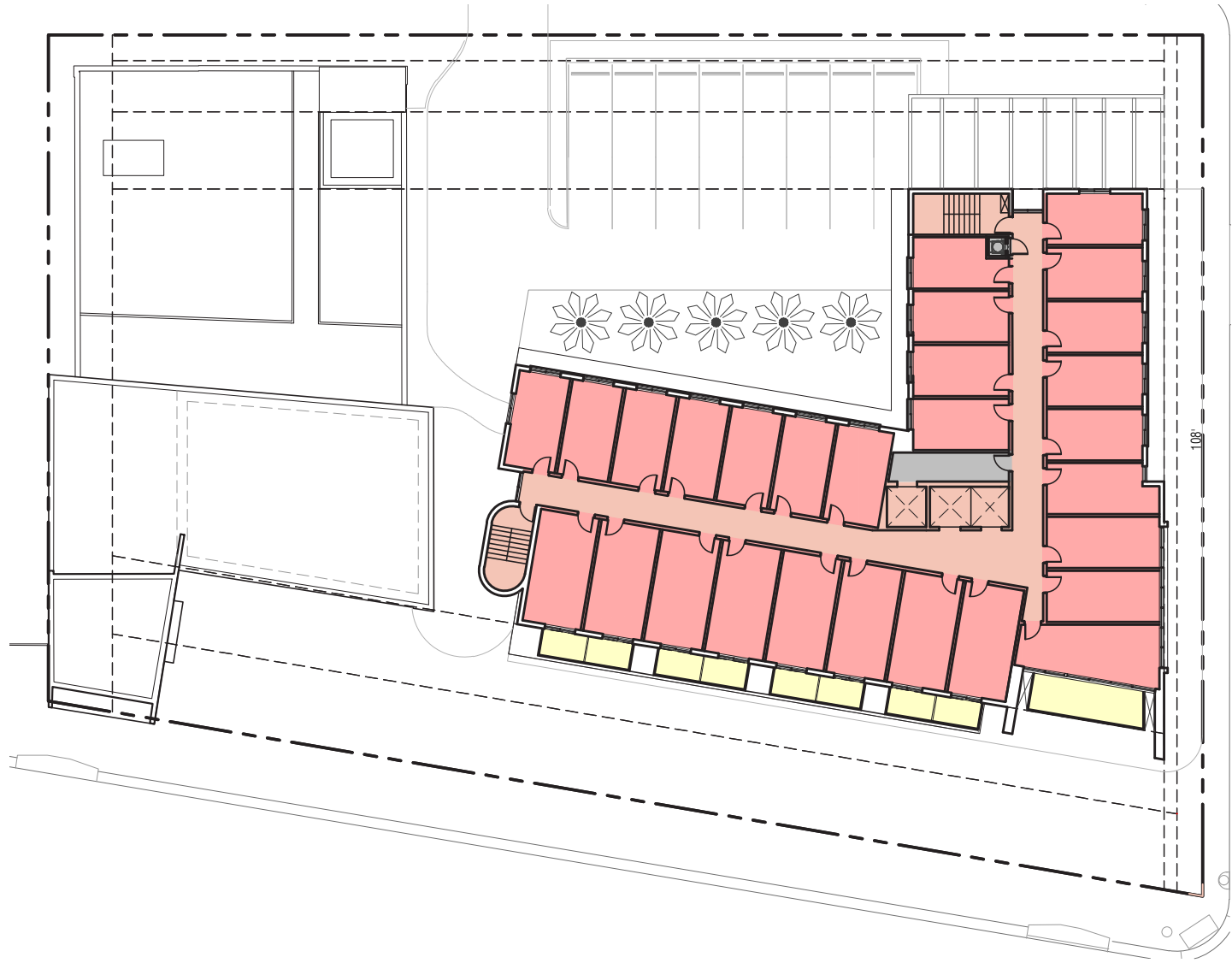


PROJECT SCHEDULE OF AREAS

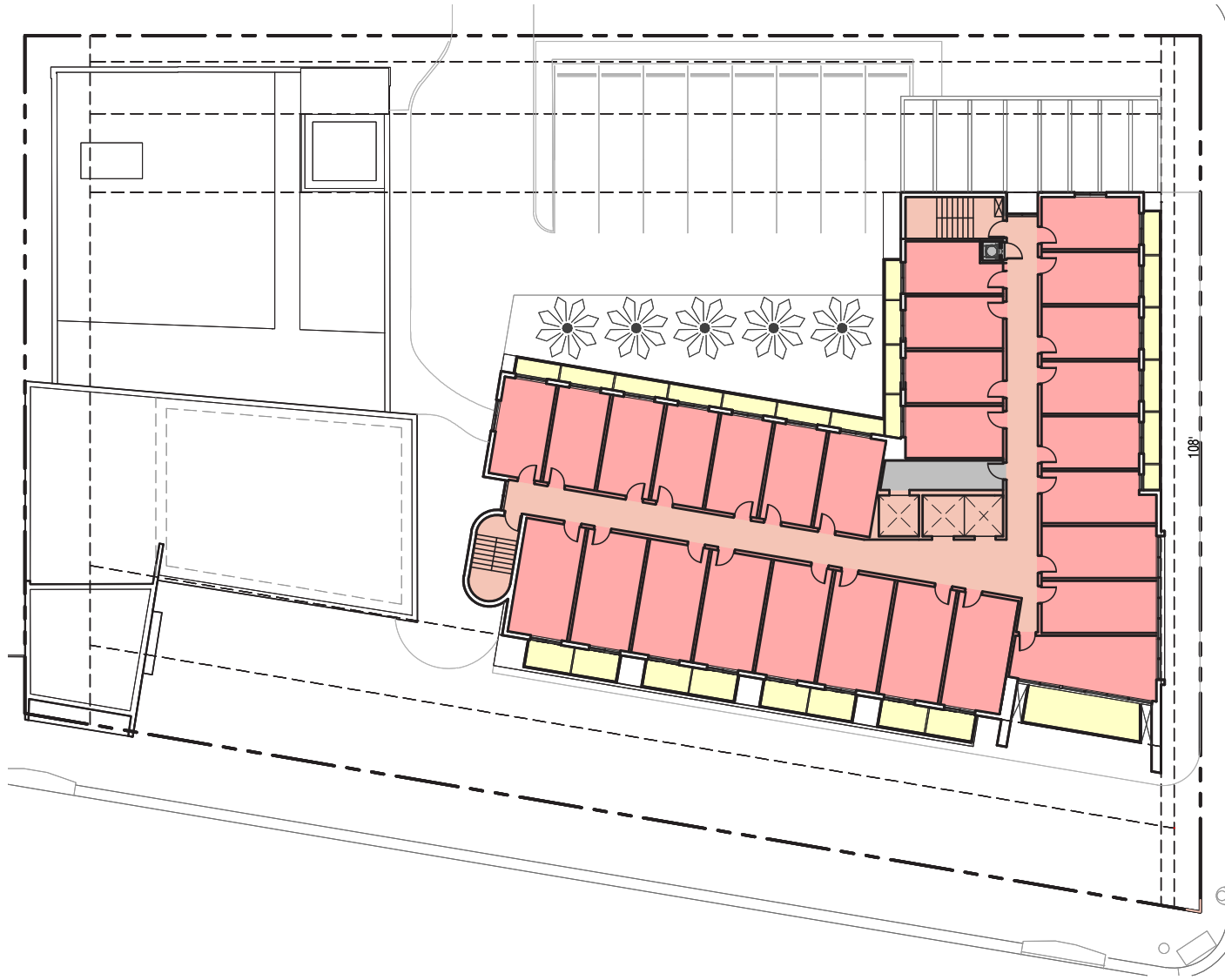
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A-12.24.A

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FIFTH LEVEL



SIXTH LEVEL

PROPOSED GSF	EXISTING	NEW ENCLOSED AREAS	DRIVEWAYS, PARKING AND PORCHES	BALCONIES	TOTAL NEW
GROUND LEVEL	7,383 SF	3,496 SF	19,988 SF		23,484 SF
SECOND LEVEL	7,530 SF	8,674 SF		2,206 SF	11,050 SF
THIRD LEVEL	3,615 SF	8,674 SF		2,029 SF	9,796 SF
FOURTH LEVEL	654 SF	9,229 SF		727 SF	9,956 SF
FIFTH LEVEL		8,660 SF		737 SF	9,397 SF
SIXTH LEVEL		8,660 SF		1,267 SF	9,927 SF
ROOF LEVEL		758 SF		7,381 SF	8,139 SF
TOTAL GSF	19,182 SF	48,151 SF	19,988 SF	14,347 SF	82,486 SF
TOTAL NEW BUILDING AND SITE GSF		48,151 SF	19,988 SF	14,347 SF	82,486 SF
PROPOSED OFFICE					
SECOND LEVEL	7,530 GSF				
THIRD LEVEL	4,522 GSF				
TOTAL OFFICE GSF	12,052 GSF				

PROPOSED UNITS						
	COLIVE UNIT TYPES				HOTEL KEYS	
	2BR 636 SF	3BR 827-855 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		
					54	2
TOTAL HOTEL KEYS	56					
TOTAL KEYS + UNITS	105					



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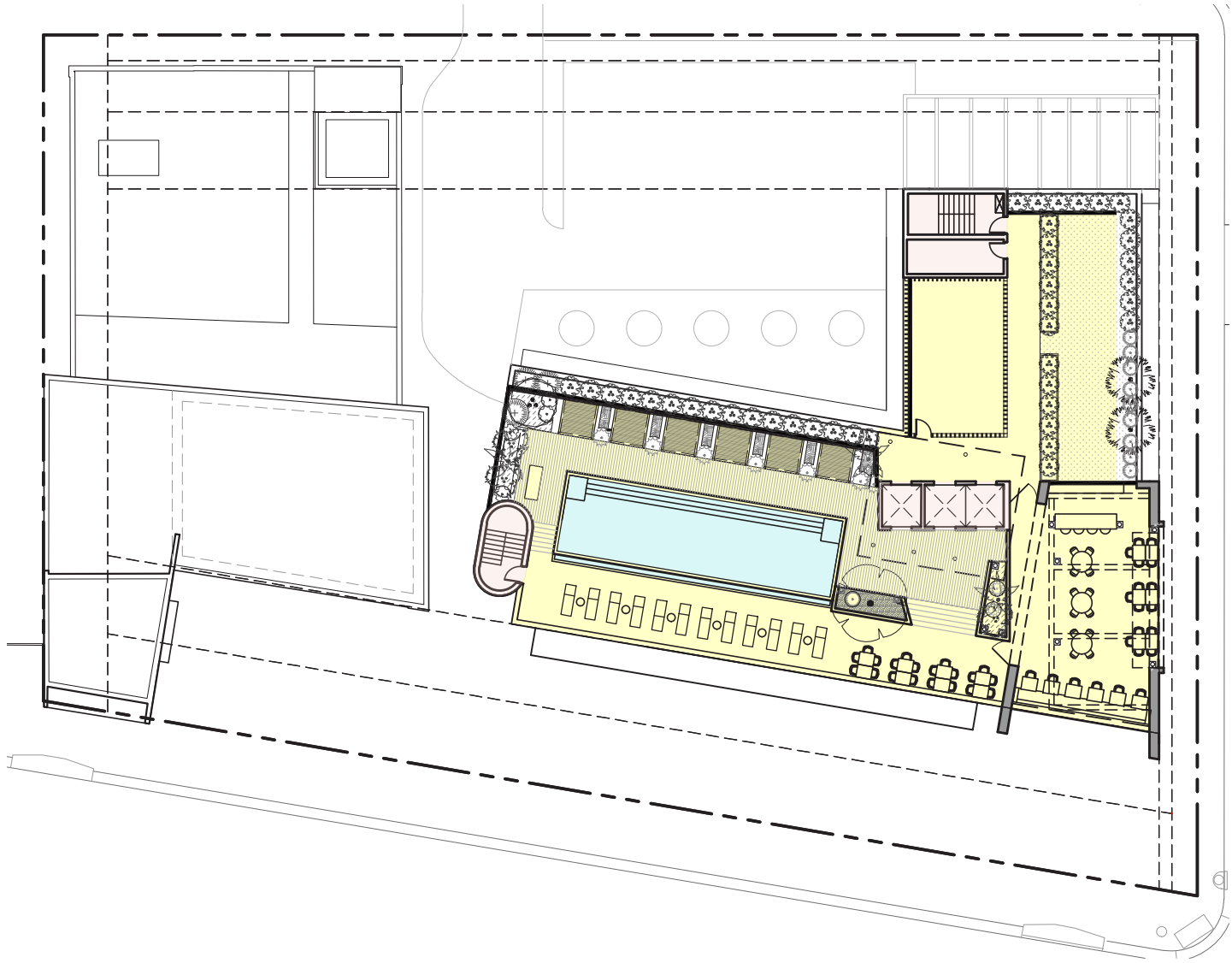
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PROJECT SCHEDULE OF AREAS

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

A-12.24.B



ROOF LEVEL

PROPOSED GSF	EXISTING	NEW ENCLOSED AREAS	DRIVEWAYS, PARKING AND PORCHES	BALCONIES	TOTAL NEW
GROUND LEVEL	7,383 SF	3,496 SF	19,988 SF		23,484 SF
SECOND LEVEL	7,530 SF	8,674 SF		2,206 SF	11,050 SF
THIRD LEVEL	3,615 SF	8,674 SF		2,029 SF	9,796 SF
FOURTH LEVEL	654 SF	9,229 SF		727 SF	9,956 SF
FIFTH LEVEL		8,660 SF		737 SF	9,397 SF
SIXTH LEVEL		8,660 SF		1,267 SF	9,927 SF
ROOF LEVEL		758 SF		7,381 SF	8,139 SF
TOTAL GSF	19,182 SF	48,151 SF	19,988 SF	14,347 SF	82,486 SF
TOTAL NEW BUILDING AND SITE GSF		48,151 SF	19,988 SF	14,347 SF	82,486 SF
PROPOSED OFFICE					
SECOND LEVEL	7,530 GSF				
THIRD LEVEL	4,522 GSF				
TOTAL OFFICE GSF	12,052 GSF				

PROPOSED UNITS

	COLIVE UNIT TYPES			HOTEL KEYS		
	2BR 636 SF	3BR 827-855 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		
					54	2
TOTAL HOTEL KEYS	56					
TOTAL KEYS + UNITS	105					



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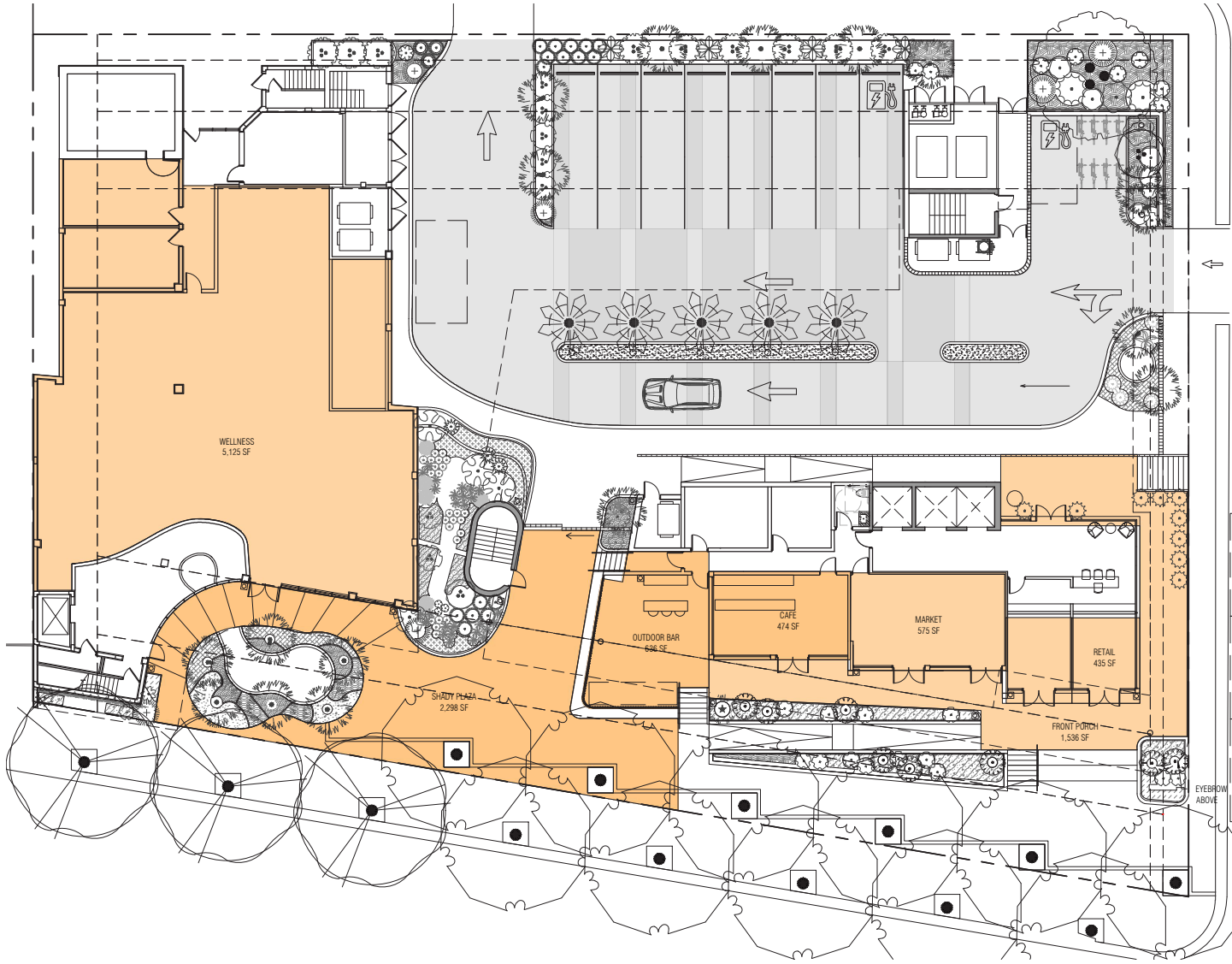
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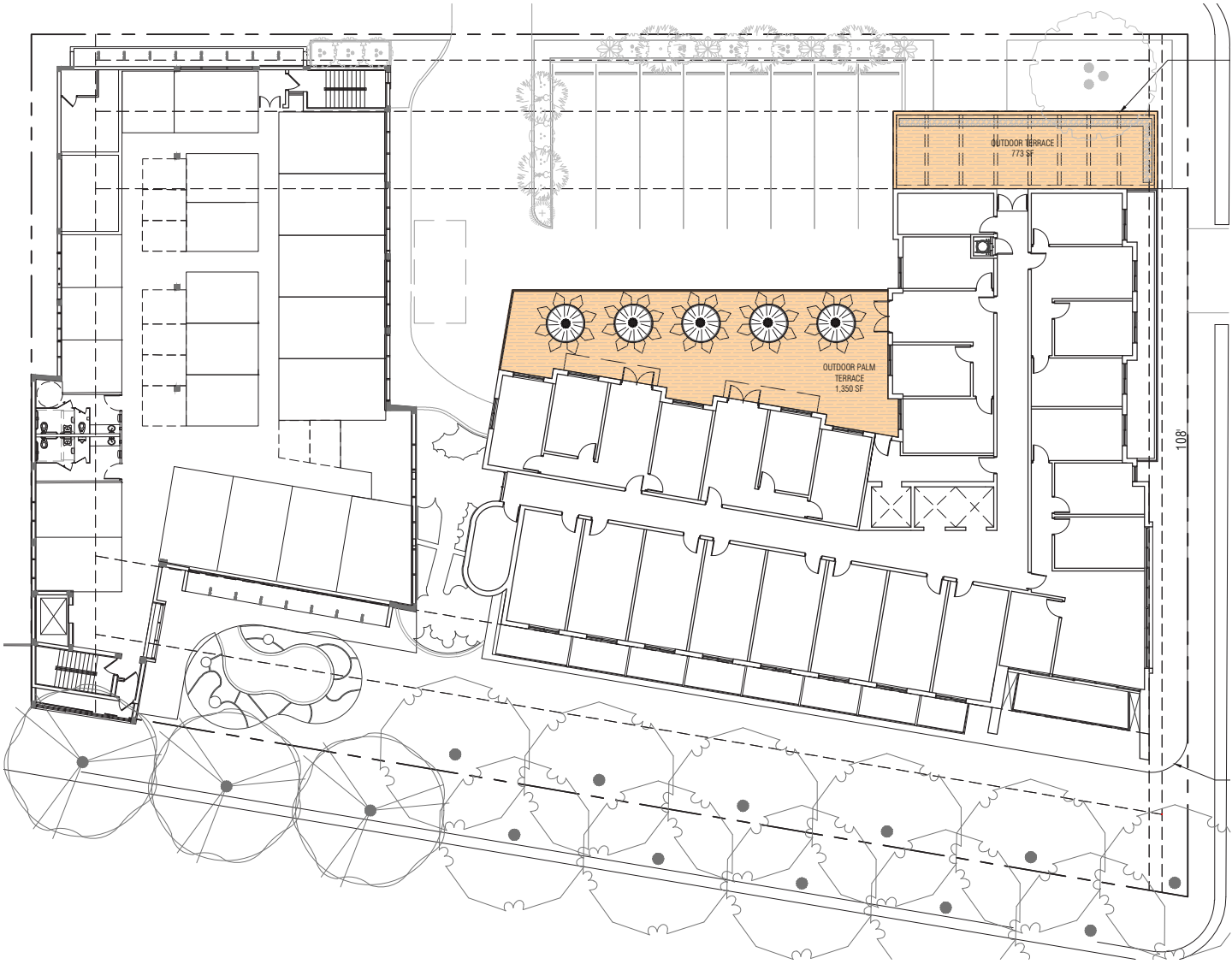
PROJECT SCHEDULE OF AREAS

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

A-12.24.C

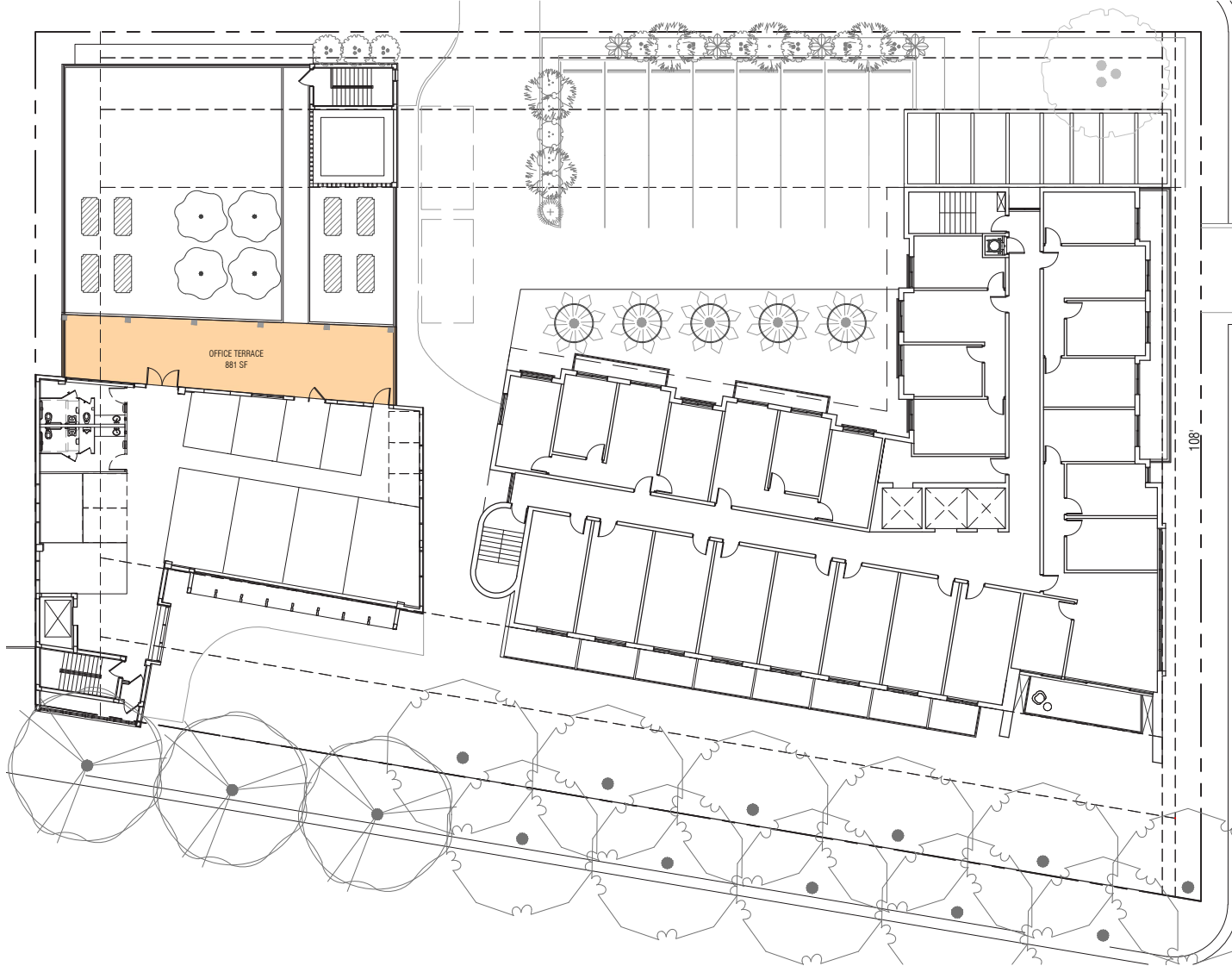


GROUND LEVEL 11,079 GSF

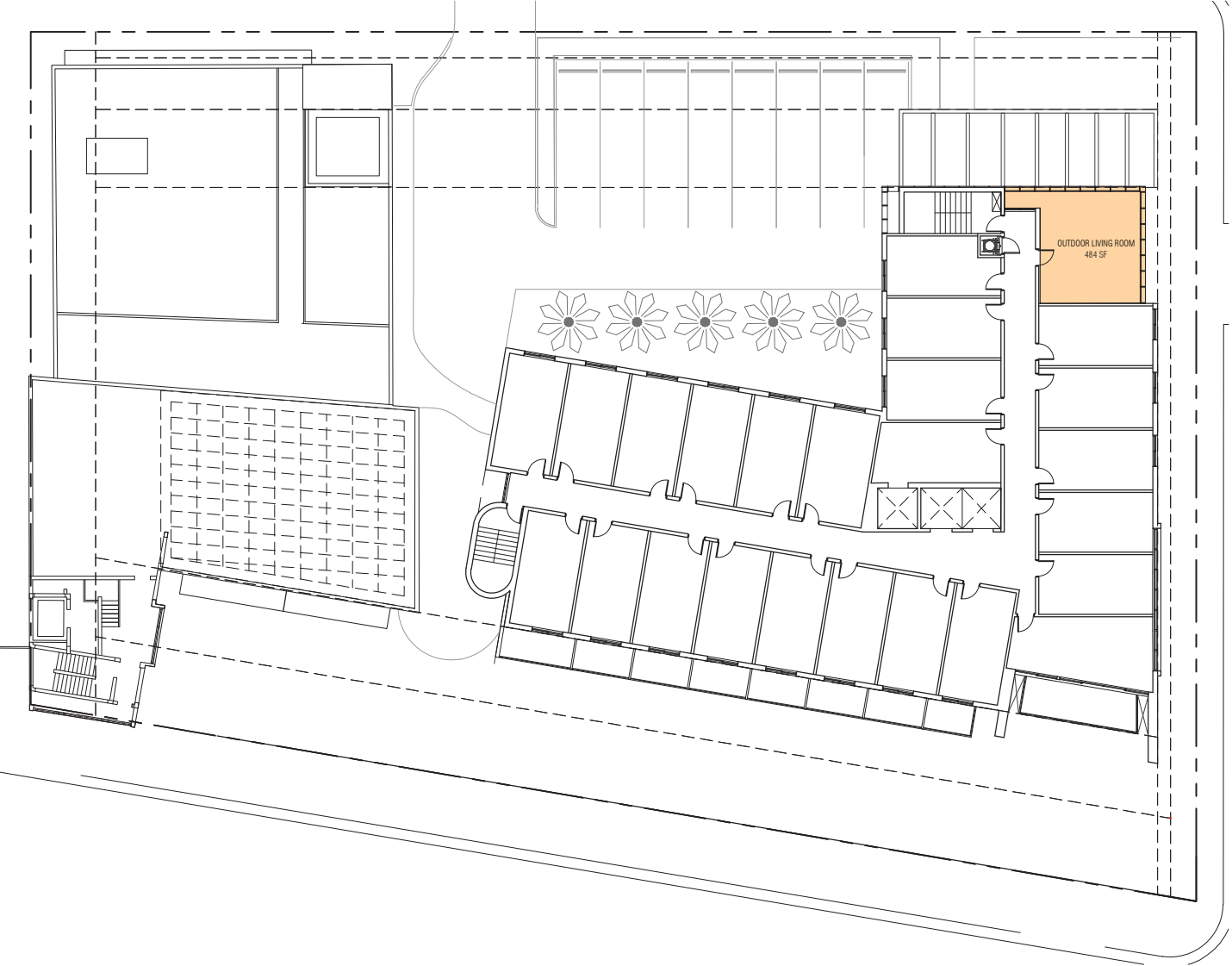


SECOND LEVEL 2,123 GSF

AMENITY GSF	OFFICE BUILDING	NEW CONSTRUCTION	
WELLNESS CENTER	5,125 GSF		
RETAIL		435 GSF	
MARKET		575 GSF	
CAFE		474 GSF	
FRONT PORCH		1,536 GSF	
OUTDOOR BAR		636 GSF	
SHADY PLAZA		2,298 GSF	
OUTDOOR TERRACE		773 GSF	
OUTDOOR PALM TERRACE		1,350 GSF	
OUTDOOR LIVING ROOM		484 GSF	
OFFICE COVERED TERRACE	881 GSF		
ROOF DECK AND POOL		3,955 GSF	
ROOF BAR / LOUNGE		1,277 GSF	
GREEN AREA		814 GSF	
TOTAL GSF	6,006 GSF	14,607 GSF	20,613 GSF (20.27% TOTAL GSF)
GROUND LEVEL RESTAURANT/ BAR /CAFE			1,110 GSF (5.38% OF AMENITY GSF)



THIRD LEVEL 881 GSF



FOURTH LEVEL 484 GSF

AMENITY GSF	OFFICE BUILDING	NEW CONSTRUCTION	
WELLNESS CENTER	5,125 GSF		
RETAIL		435 GSF	
MARKET		575 GSF	
CAFE		474 GSF	
FRONT PORCH		1,536 GSF	
OUTDOOR BAR		636 GSF	
SHADY PLAZA		2,298 GSF	
OUTDOOR TERRACE		773 GSF	
OUTDOOR PALM TERRACE		1,350 GSF	
OUTDOOR LIVING ROOM		484 GSF	
OFFICE COVERED TERRACE	881 GSF		
ROOF DECK AND POOL		3,955 GSF	
ROOF BAR / LOUNGE		1,277 GSF	
GREEN AREA		814 GSF	
TOTAL GSF	6,006 GSF	14,607 GSF	20,613 GSF (20.27% TOTAL GSF)
GROUND LEVEL RESTAURANT/ BAR /CAFE			1,110 GSF (5.38% OF AMENITY GSF)



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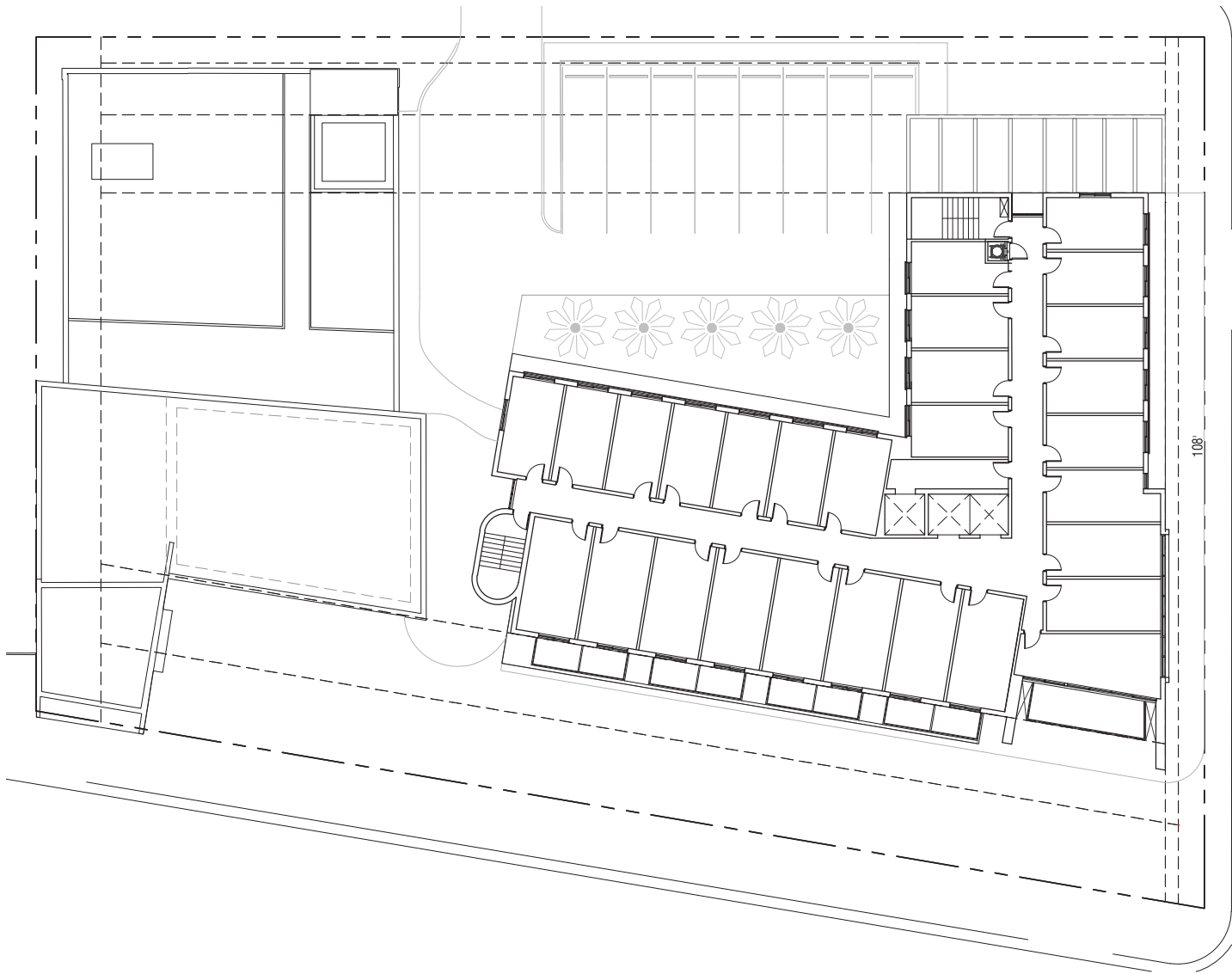


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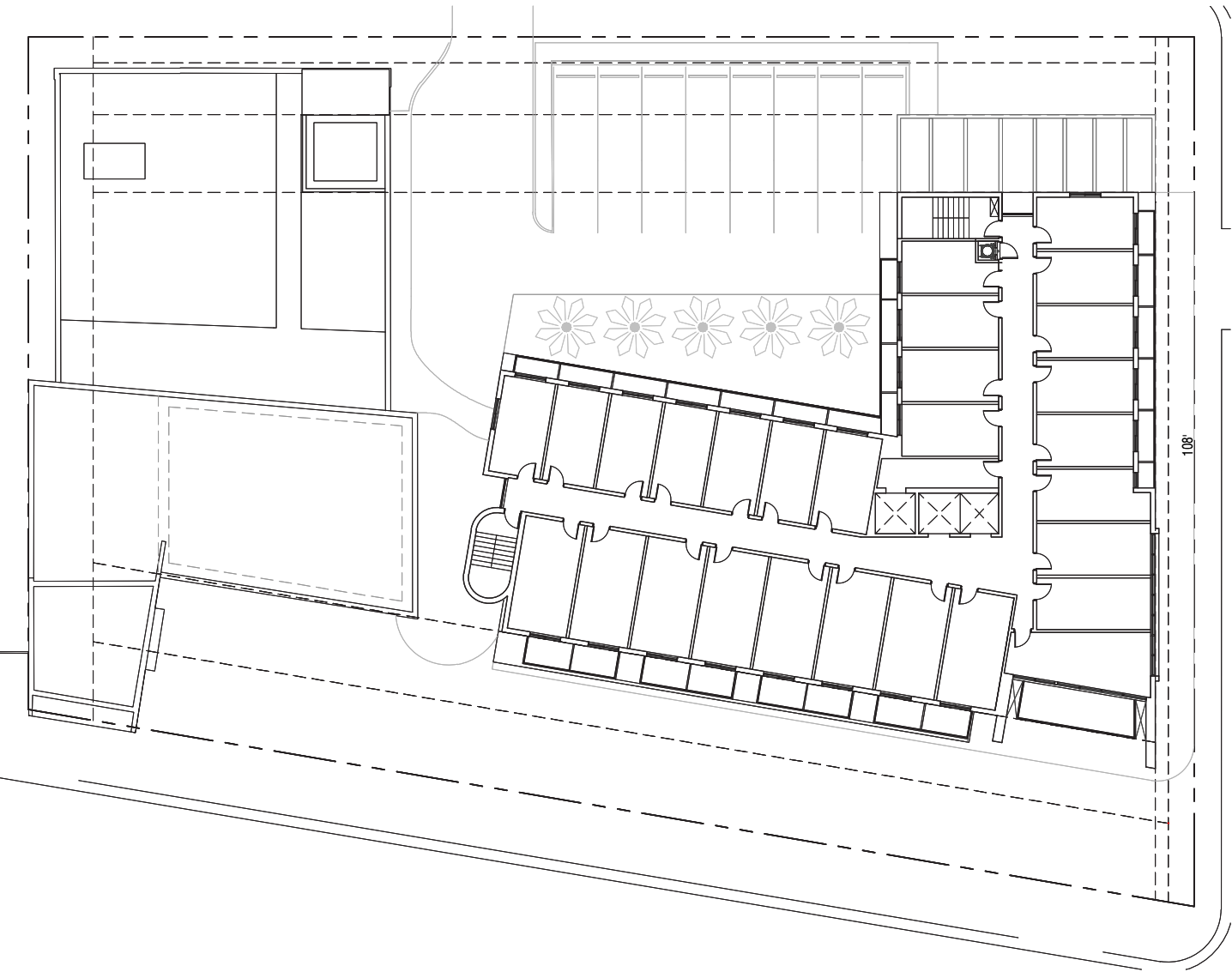


PROJECT SCHEDULE OF AREAS - AMENITIES
SCALE: 1/32" = 1'-0"

A-12.24.E



FIFTH LEVEL 0 GSF



SIXTH LEVEL 0 GSF

AMENITY GSF	OFFICE BUILDING	NEW CONSTRUCTION	
WELLNESS CENTER	5,125 GSF		
RETAIL		435 GSF	
MARKET		575 GSF	
CAFE		474 GSF	
FRONT PORCH		1,536 GSF	
OUTDOOR BAR		636 GSF	
SHADY PLAZA		2,298 GSF	
OUTDOOR TERRACE		773 GSF	
OUTDOOR PALM TERRACE		1,350 GSF	
OUTDOOR LIVING ROOM		484 GSF	
OFFICE COVERED TERRACE	881 GSF		
ROOF DECK AND POOL		3,955 GSF	
ROOF BAR / LOUNGE		1,277 GSF	
GREEN AREA		814 GSF	
TOTAL GSF	6,006 GSF	14,607 GSF	20,613 GSF (20.27% TOTAL GSF)
GROUND LEVEL RESTAURANT/ BAR /CAFE			1,110 GSF (5.38% OF AMENITY GSF)



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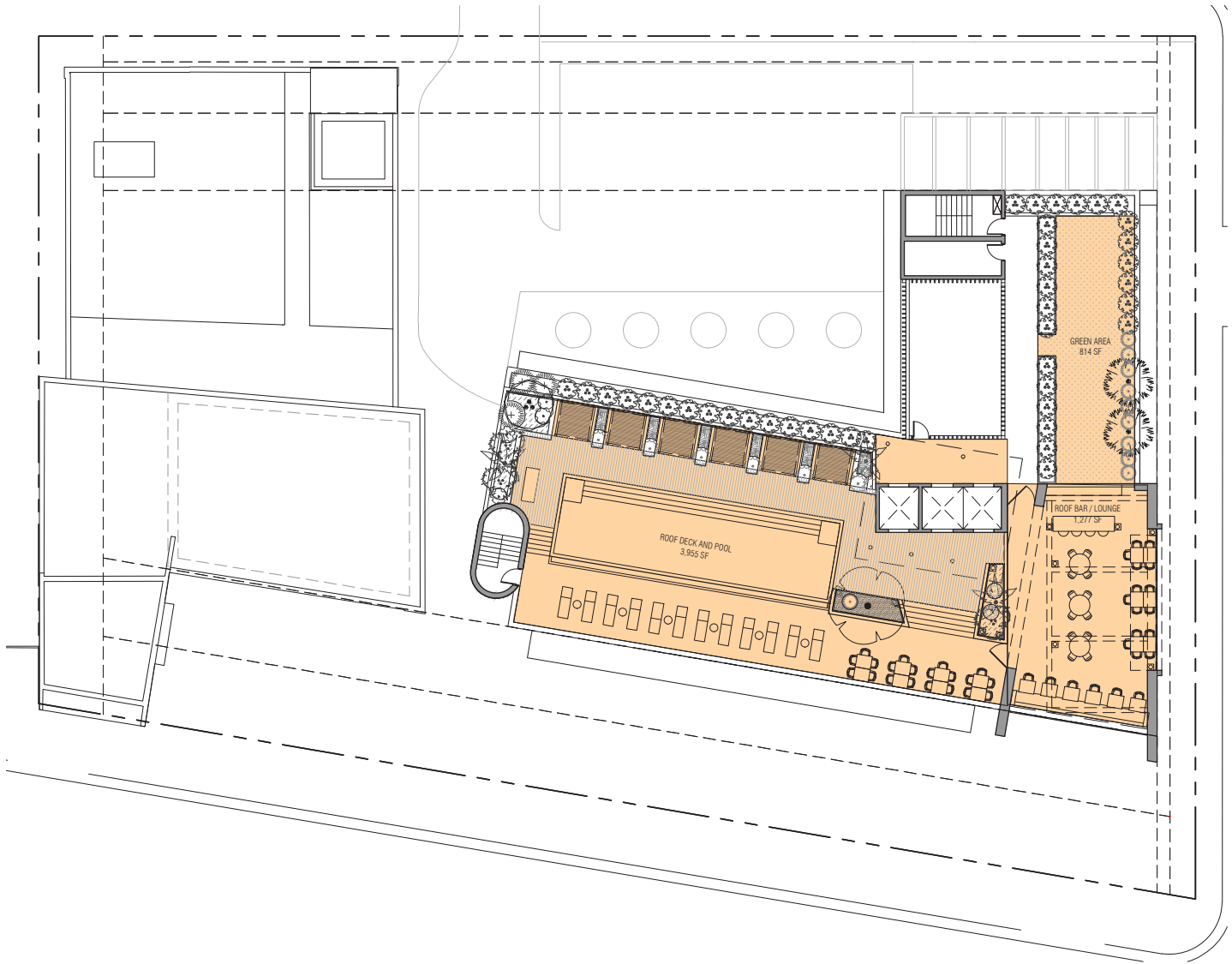
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PROJECT SCHEDULE OF AREAS - AMENITIES

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

A-12.24.F



ROOF LEVEL 6,046 GSF

AMENITY GSF	OFFICE BUILDING	NEW CONSTRUCTION	
WELLNESS CENTER	5,125 GSF		
RETAIL		435 GSF	
MARKET		575 GSF	
CAFE		474 GSF	
FRONT PORCH		1,536 GSF	
OUTDOOR BAR		636 GSF	
SHADY PLAZA		2,298 GSF	
OUTDOOR TERRACE		773 GSF	
OUTDOOR PALM TERRACE		1,350 GSF	
OUTDOOR LIVING ROOM		484 GSF	
OFFICE COVERED TERRACE	881 GSF		
ROOF DECK AND POOL		3,955 GSF	
ROOF BAR / LOUNGE		1,277 GSF	
GREEN AREA		814 GSF	
TOTAL GSF	6,006 GSF	14,607 GSF	20,613 GSF (20.27% TOTAL GSF)
GROUND LEVEL RESTAURANT/ BAR /CAFE			1,110 GSF (5.38% OF AMENITY GSF)



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PROJECT SCHEDULE OF AREAS - AMENITIES
SCALE: 1/32" = 1'-0"

A-12.24.G

URBIN RETREAT NEW CONSTRUCTION	URBIN RETREAT NEW CONSTRUCTION - balconies and site	URBIN RETREAT EXISTING BUILDING
GROUND FLOOR	GROUND FLOOR	GROUND FLOOR
Retail GSF1,461 SF	Retail outdoor bar GSF565 SF	Retail GSF5,125 SF
Office GSF		Office GSF455 SF
Residential GSF1,552 SF	Residential porche GSF981 SF	Residential GSF
BOH GSF483 SF	Site gross area (exterior paved)18,442 SF	BOH GSF1,803 SF
Lodging GSF		Lodging GSF
SUB-TOTAL3,496 SF	SUB-TOTAL19,988 SF	SUB-TOTAL7,383 SF
2ND FLOOR	2ND FLOOR	2ND FLOOR
Office GSF		Office GSF7,119 SF
Residential GSF8,516 SF	Residential balconies GSF2,206 SF	Residential GSF
BOH GSF158 SF		BOH GSF411 SF
Lodging GSF		Lodging GSF
SUB-TOTAL8,674 SF	SUB-TOTAL2,206 SF	SUB-TOTAL7,530 SF
3RD FLOOR	3RD FLOOR	3RD FLOOR
Office GSF		Office GSF3615 SF
Residential GSF8,507 SF	Residential balconies GSF1,122 SF	Residential GSF
BOH GSF167 SF	Office activated terrace GSF907 SF	BOH GSF
Lodging GSF		Lodging GSF
SUB-TOTAL8,674 SF	SUB-TOTAL2,029 SF	SUB-TOTAL3,615 SF
4TH FLOOR	4TH FLOOR	4TH FLOOR
Office GSF		Office GSF455 SF
Residential GSF	Residential balconies GSF727 SF	Residential GSF
BOH GSF302 SF		BOH GSF199 SF
Lodging GSF8,927 SF		Lodging GSF
SUB-TOTAL9,229 SF	SUB-TOTAL727 SF	SUB-TOTAL654 SF
5TH FLOOR	5TH FLOOR	5TH FLOOR
Office GSF		Office GSF
Residential GSF		Residential GSF
BOH GSF172 SF		BOH GSF
Lodging GSF8,488 SF	Lodging balconies GSF737 SF	Lodging GSF
SUB-TOTAL8,660 SF	SUB-TOTAL737 SF	SUB-TOTAL
6TH FLOOR	6TH FLOOR	6TH FLOOR
Office GSF		Office GSF
Residential GSF		Residential GSF
BOH GSF172 SF		BOH GSF
Lodging GSF8,488 SF	Lodging balconies GSF1,267 SF	Lodging GSF
SUB-TOTAL8,660 SF	SUB-TOTAL1,267 SF	SUB-TOTAL
ROOF	ROOF	ROOF
Office GSF		Office GSF
Residential GSF		Residential GSF
BOH GSF		BOH GSF
Lodging GSF758 SF	Roof open deck and pool SF7,381 SF	Lodging GSF
SUB-TOTAL758 SF	SUB-TOTAL7,381 SF	SUB-TOTAL
SUB-TOTAL	SUB-TOTAL	SUB-TOTAL
Retail GSF1,461 SF	Retail outdoor bar GSF565 SF	Retail GSF5,125 SF
Office GSF0 SF	Outdoor porche GSF	Office GSF11,644 SF
Residential GSF18,575 SF	Residential balconies and terraces GSF5,036 SF	Residential GSF0 SF
BOH GSF1,282 SF	Site GSF19,349 SF	BOH GSF2,413 SF
Lodging GSF18,173 SF	Lodging balconies and roof deck GSF8,118 SF	Lodging GSF0 SF
TOTAL GROSS SF48,151 SF	TOTAL GROSS SF34,335 SF	TOTAL GROSS EXISTING SF19,182 SF
	TOTAL GROSS NEW CONSTRUCTION SF82,486 SF	



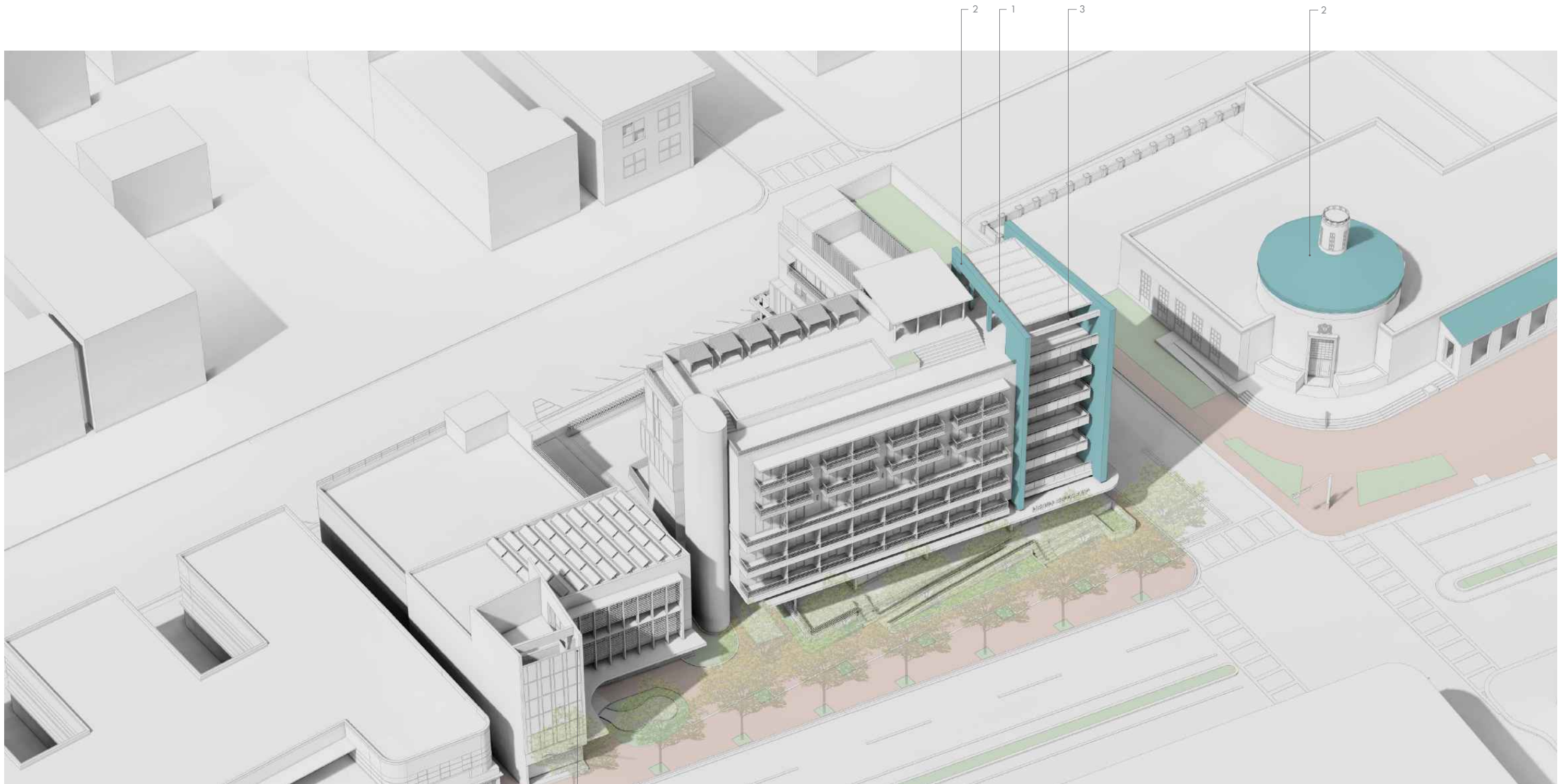
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AREA CALCULATIONS

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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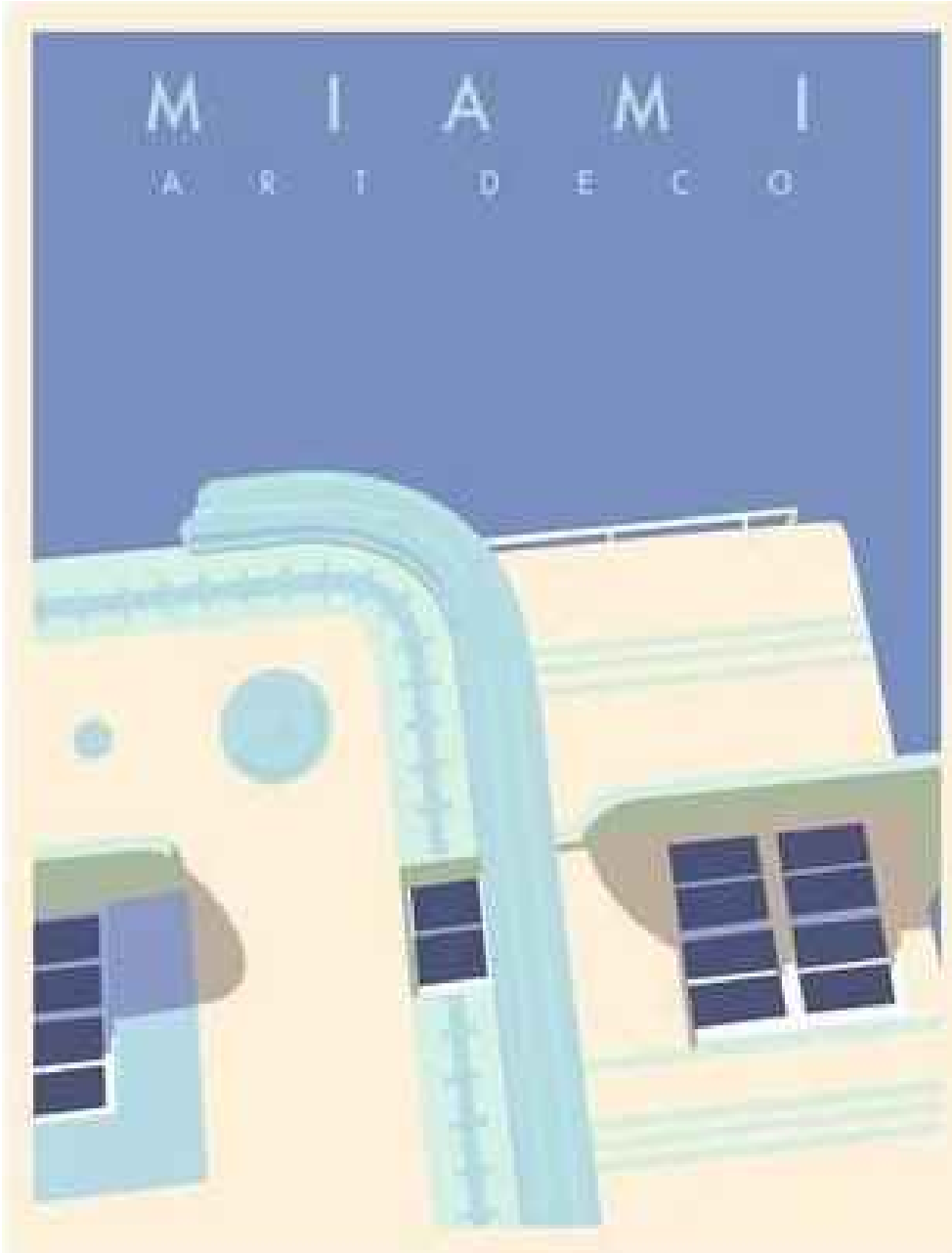
PROPOSED AXONOMETRIC

A-12.26

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CONCEPT

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

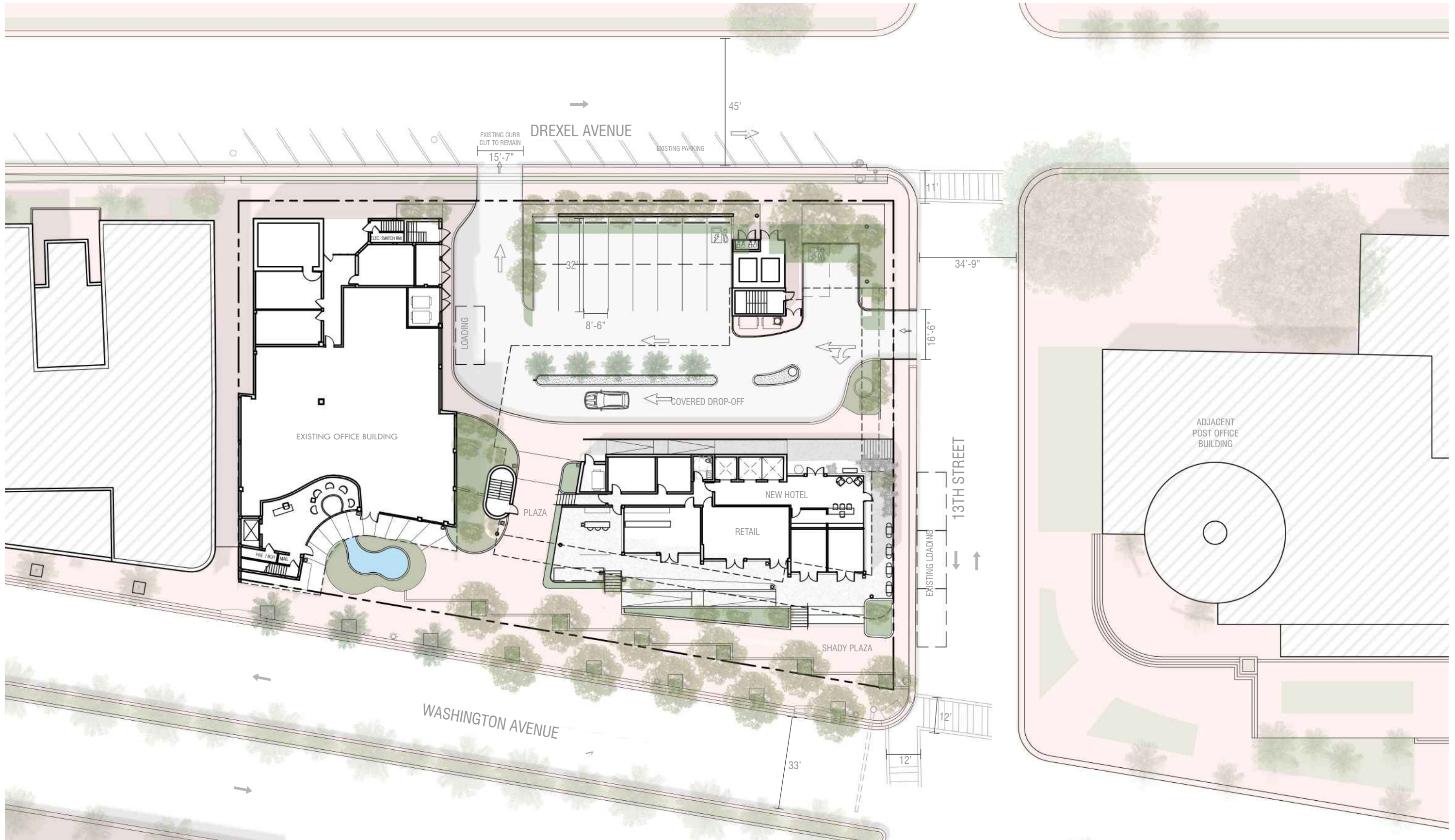


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MIAMI BEACH INSPIRATION



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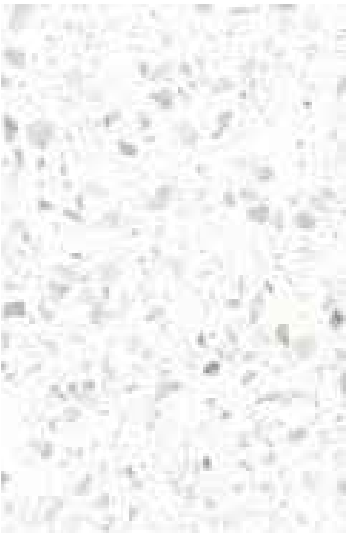
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URBAN DIAGRAM
SCALE: 1/32" = 1'-0"

A-14.1

MIAMI BEACH INSPIRED



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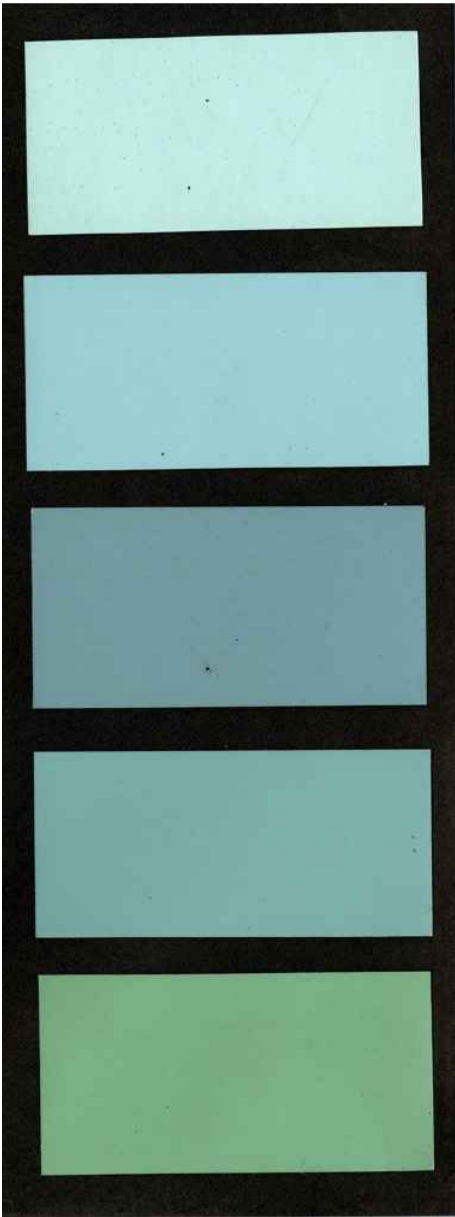


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MIAMI BEACH INSPIRATION

PALETTE:

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



MIAMI BEACH HISTORIC PALETTE



COPPER CLADDING

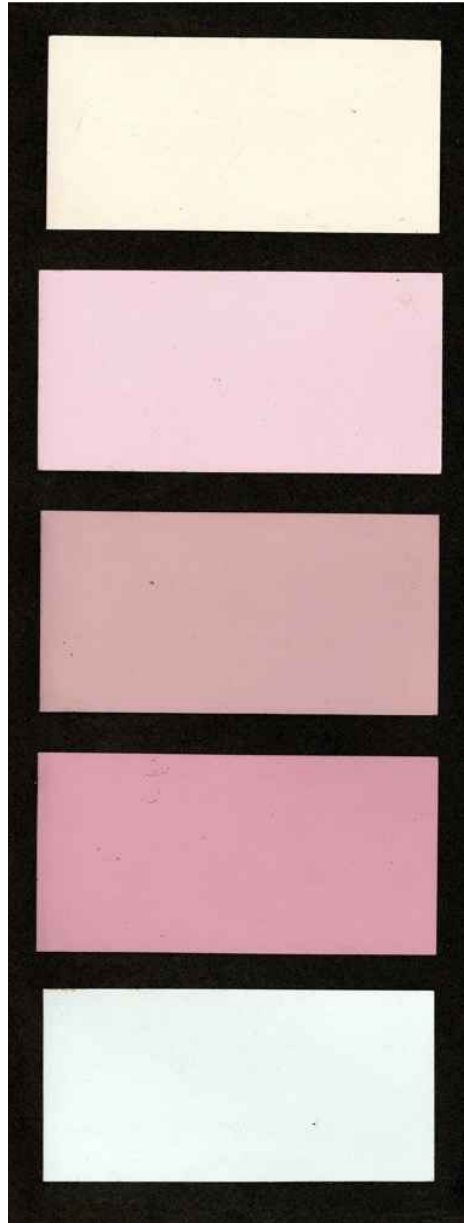


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INSPIRATION IMAGES - MIAMI BEACH HISTORIC PALETTE - REINTERPRETED



MIAMI BEACH HISTORIC PALETTE

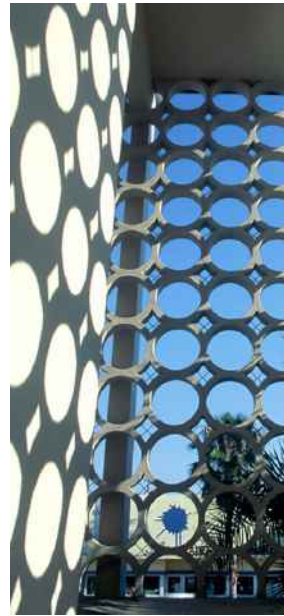


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INSPIRATION IMAGES - MIAMI BEACH HISTORIC PALETTE - REINTERPRETED



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FACADE INSPIRATION

A-18

URBIN RETREAT



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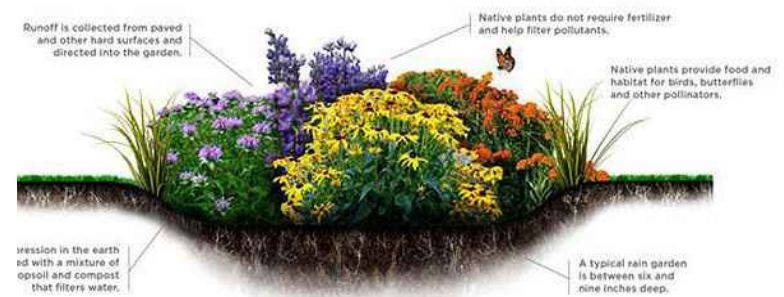
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LANDSCAPE INSPIRATION



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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RESILIENCY INSPIRATION



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INSPIRATION IMAGES: ROOFTOP POOL

URBIN LIFE



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INSPIRATION IMAGES: LOCAL / MICRO RETAIL & MARKET

UNITS: INSPIRATION IMAGES



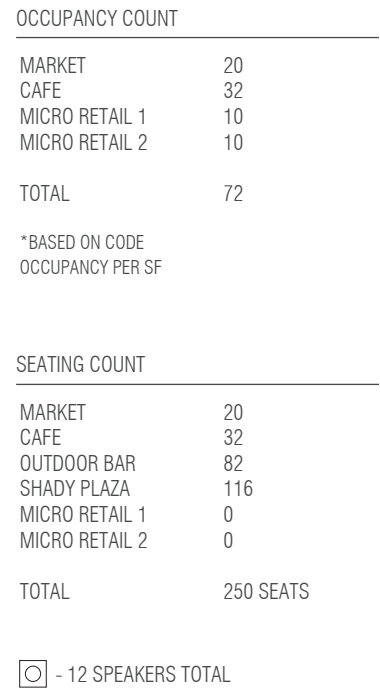
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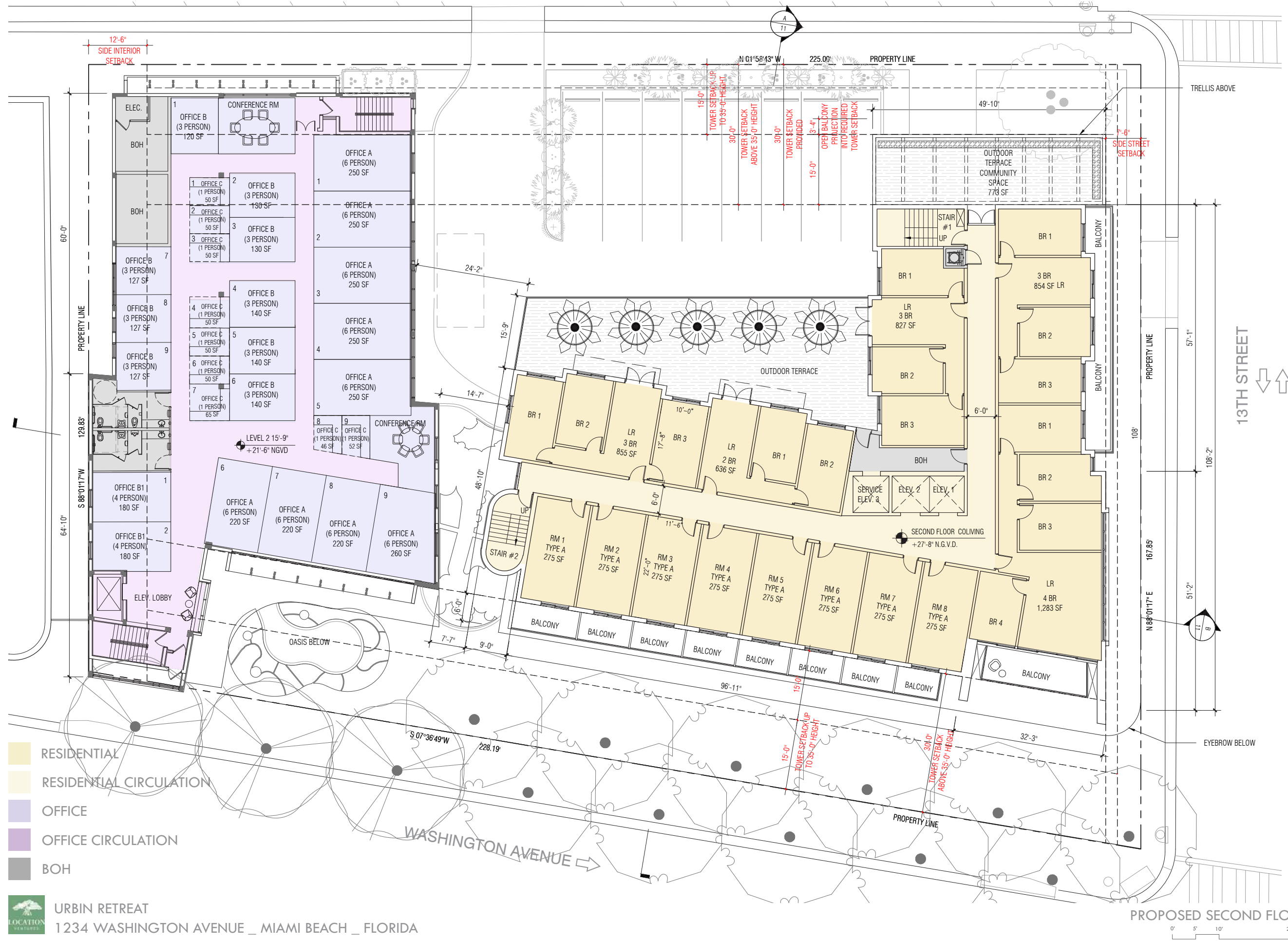


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INTERIOR INSPIRATION

PLANS





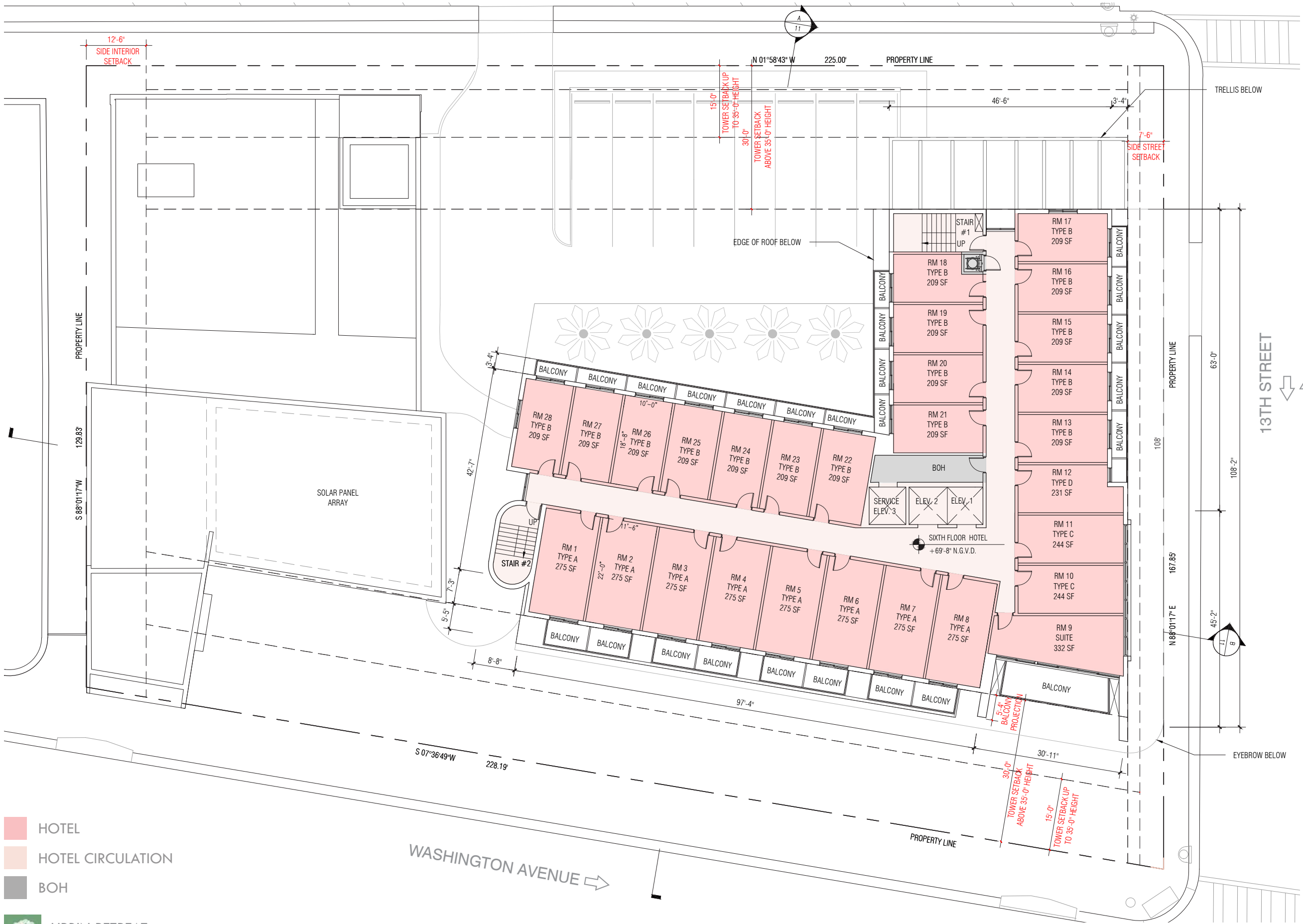




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DREXEL AVE →



- HOTEL
- HOTEL CIRCULATION
- BOH



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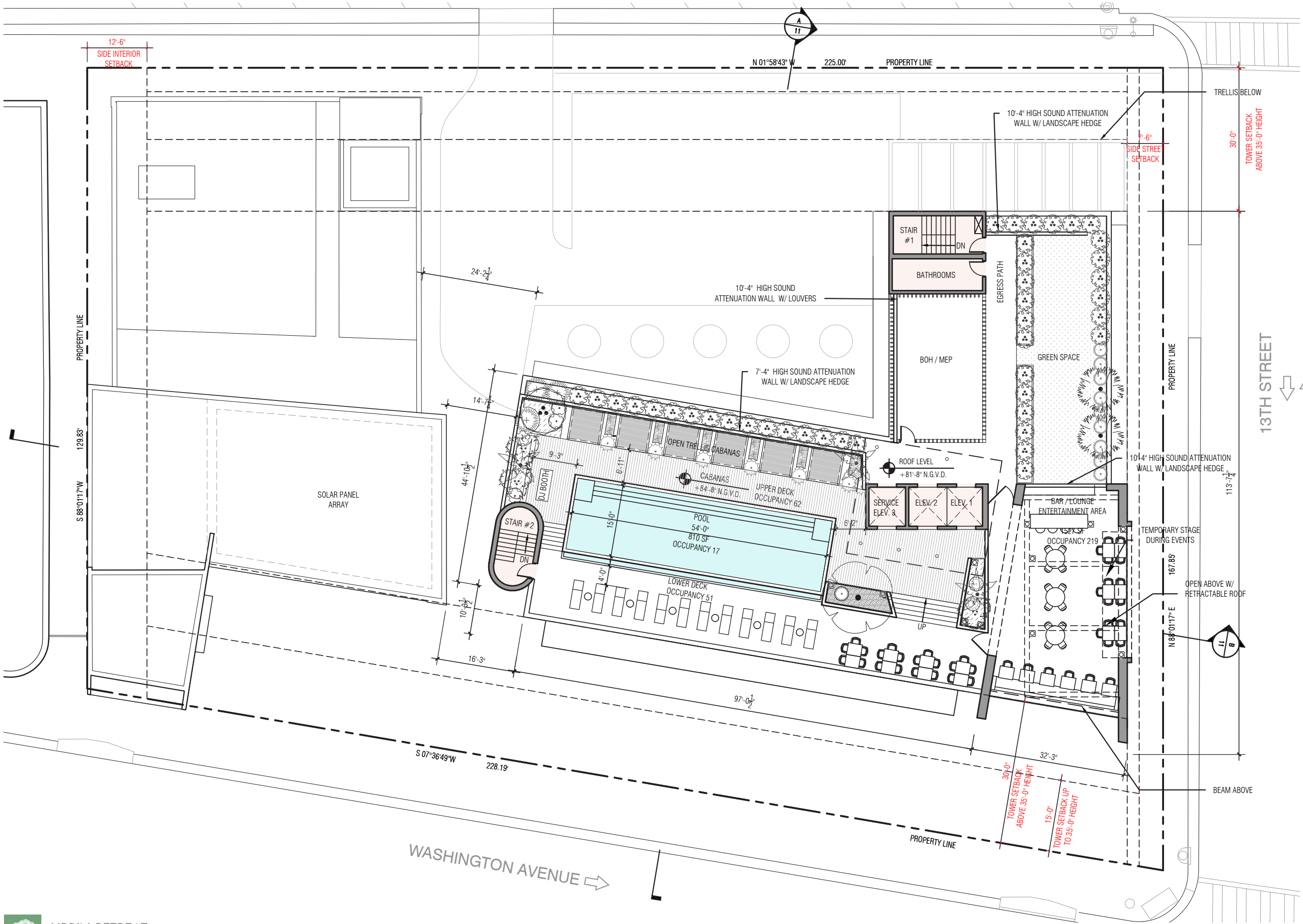


PROPOSED SIXTH FLOOR - HOTEL

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

A-29.1

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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