

URBIN RETREAT MIAMI BEACH

**PLANNING BOARD
PRESENTATION
JUNE 23, 2020**

1234 WASHINGTON AVENUE
MIAMI BEACH

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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LOCATION MAP



AREA MAP



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AERIALS



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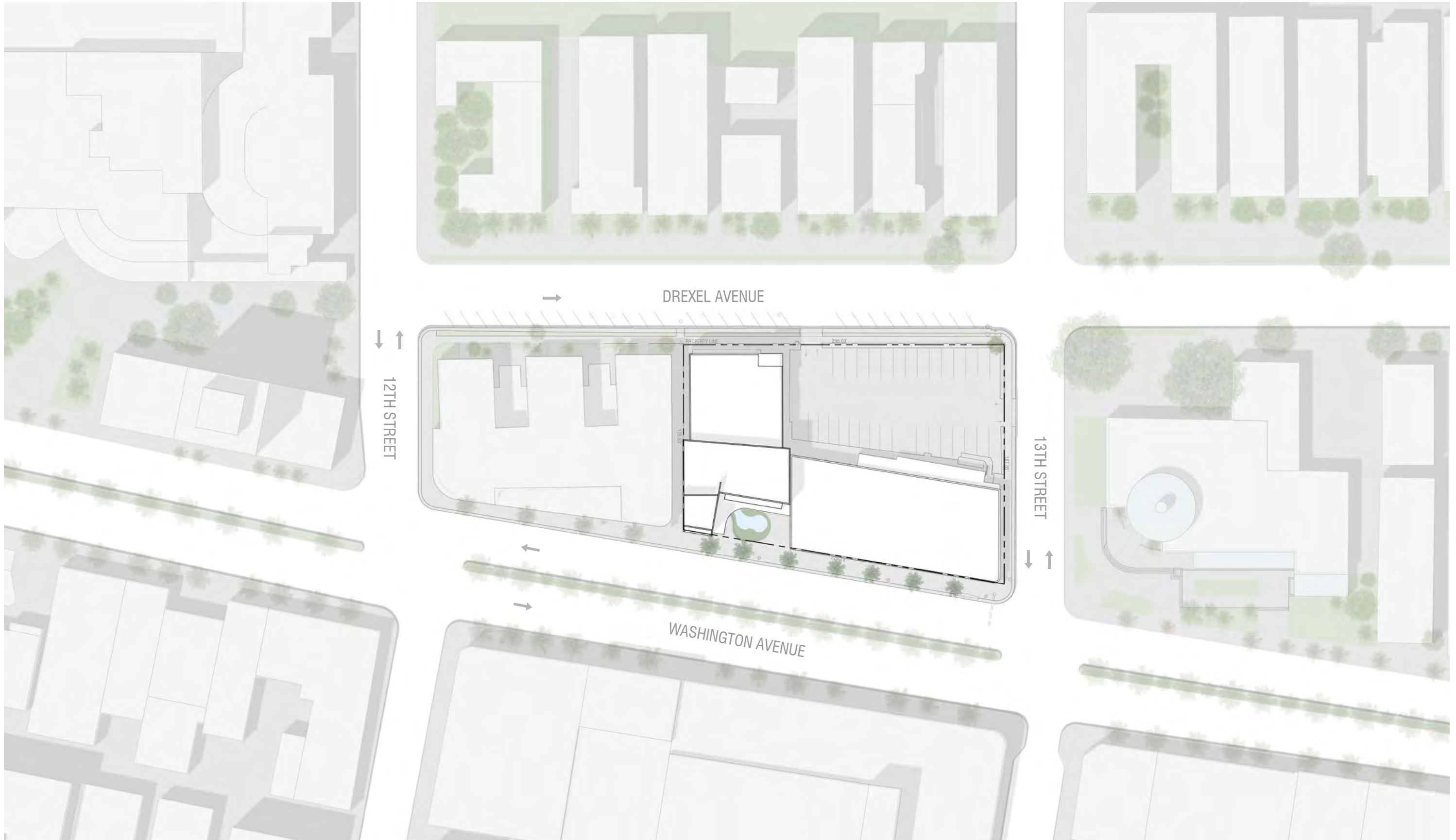


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EXISTING AERIAL FROM WASHINGTON AVENUE

A-9

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EXISTING CONTEXT PLAN

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

A-12.20

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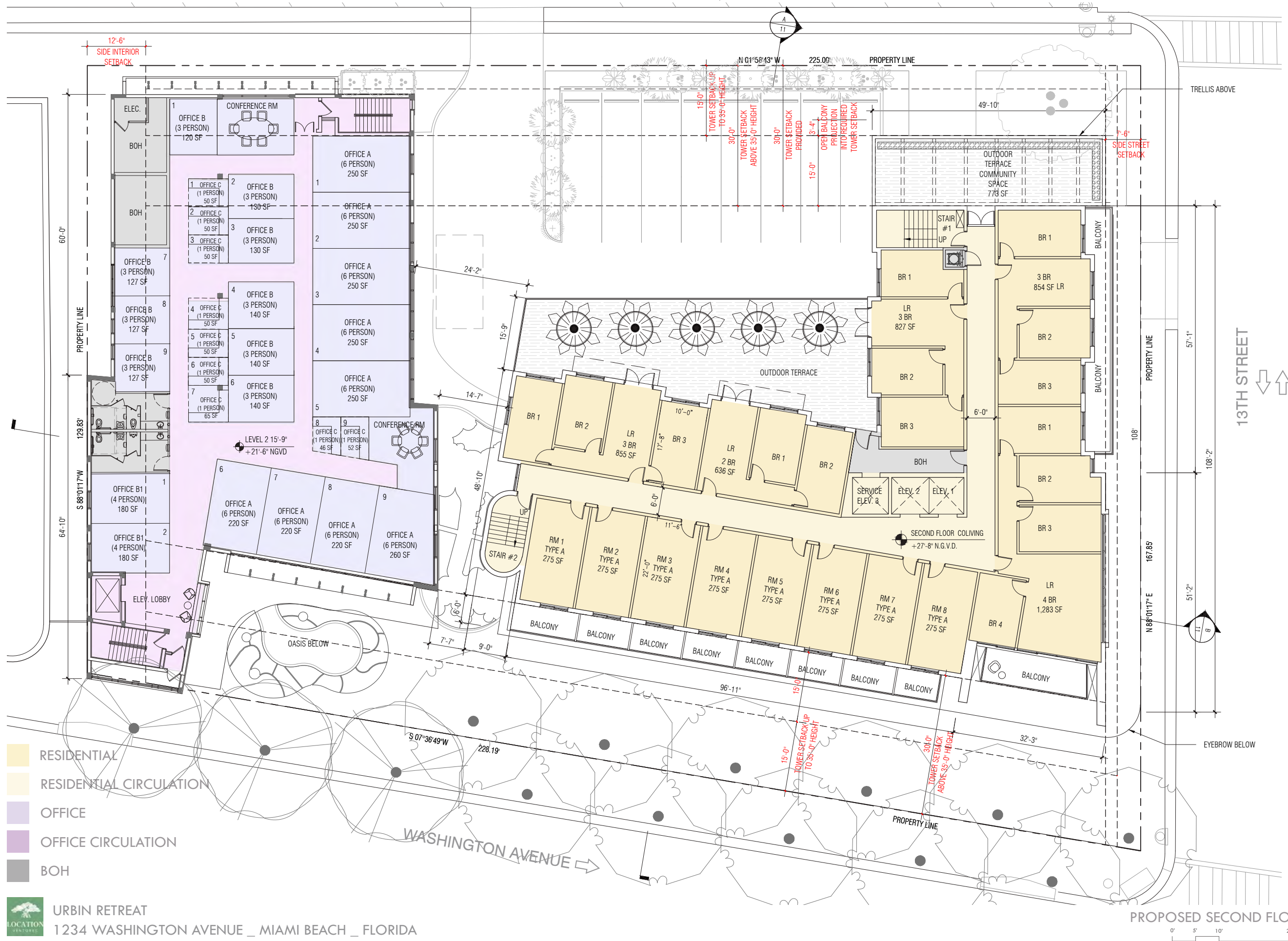
PROPOSED CONTEXT PLAN

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

A-12.21

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PLANS



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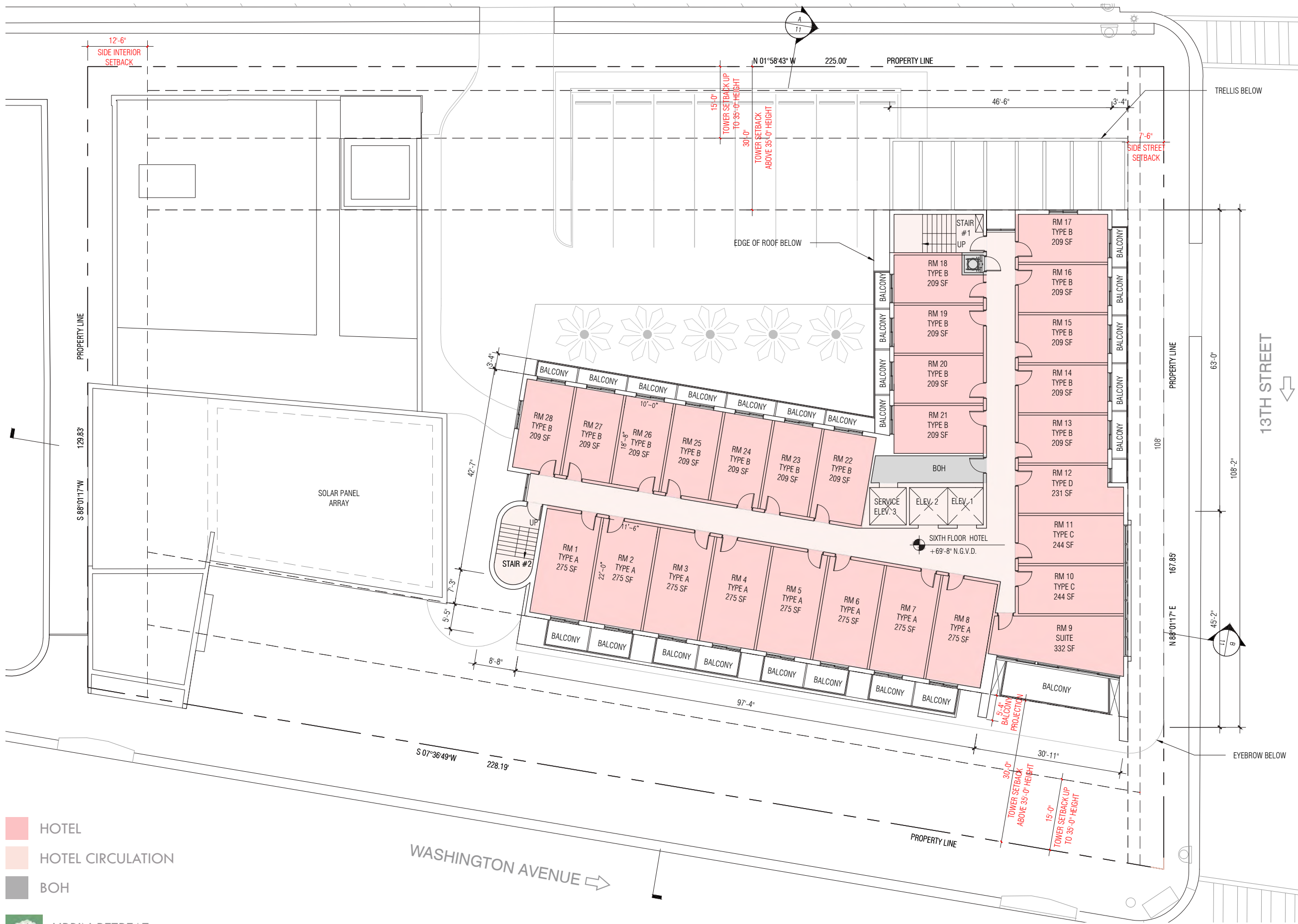
PROPOSED SECOND FLOOR: OFFICE & CO-LIVING

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



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DREXEL AVE →



- HOTEL
- HOTEL CIRCULATION
- BOH

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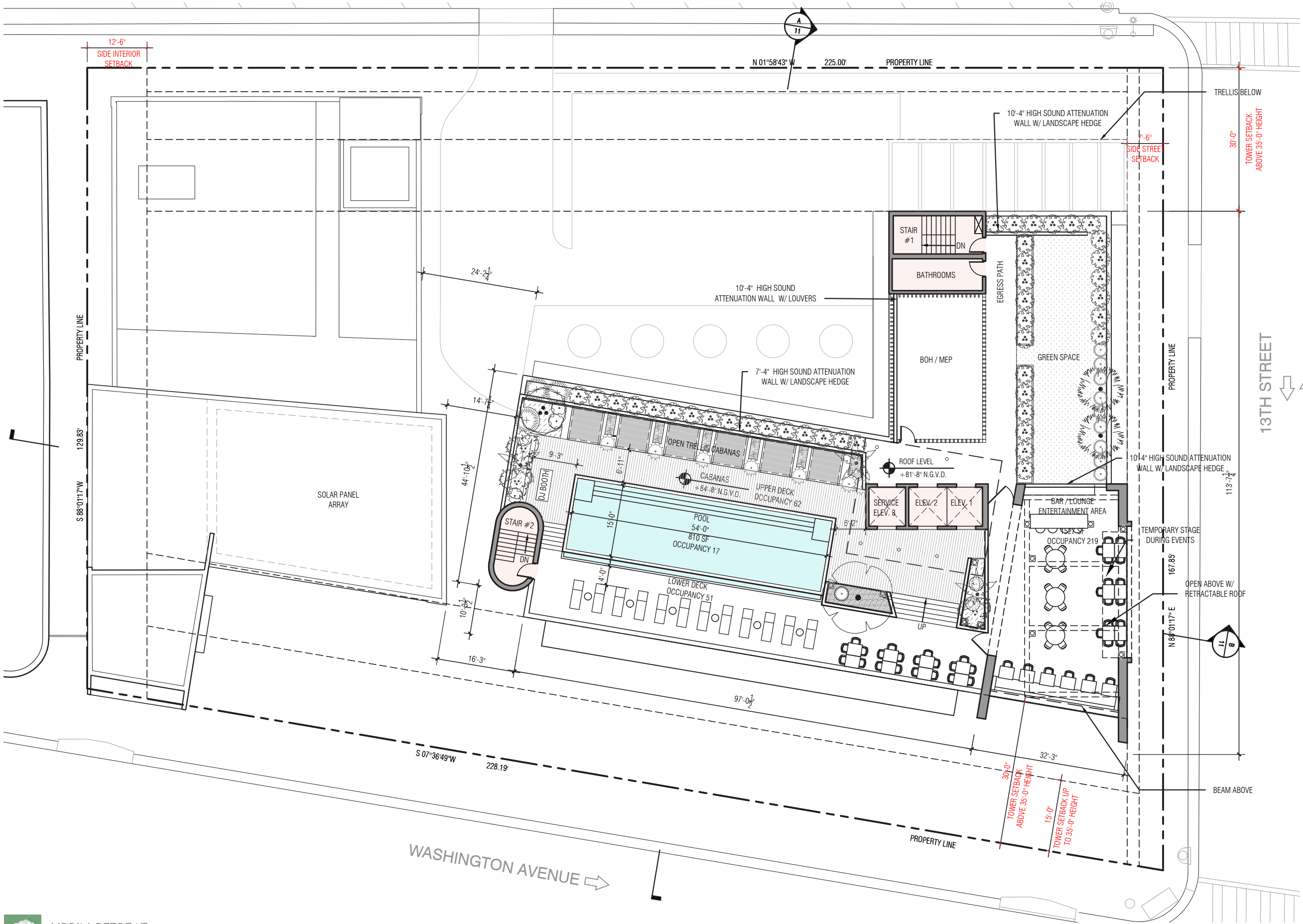
NOUZEI STUDIO
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PROPOSED SIXTH FLOOR - HOTEL

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

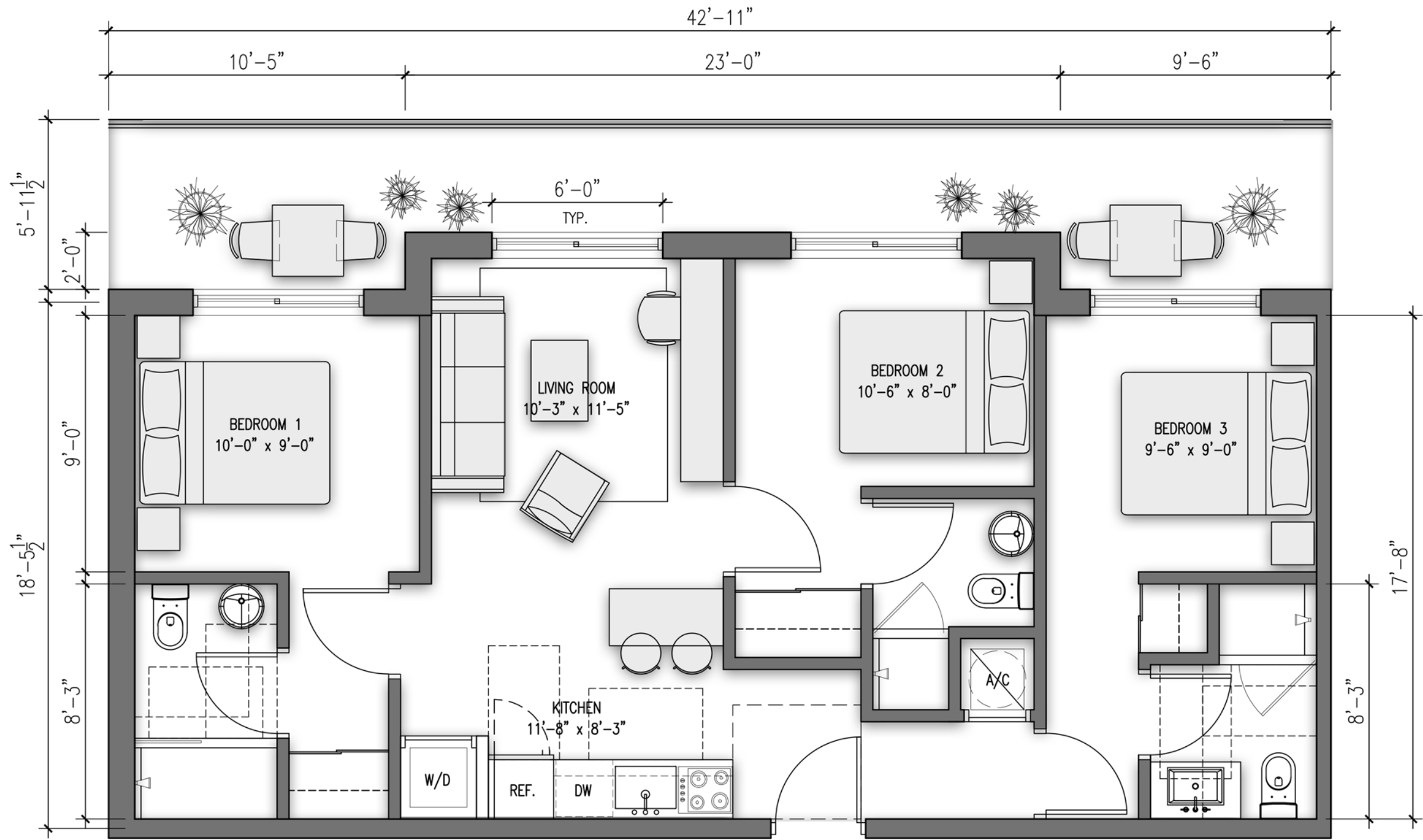
*BASED ON CODE
OCCUPANCY PER SF

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



855 SQUARE FEET



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CO-LIVING : 3 BEDROOM

SCALE: 1/4" = 1'-0"

A-41

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METAL BRISE SOLEL



ALUMINUM PRE-PATINA PANELS



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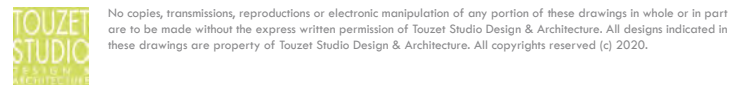
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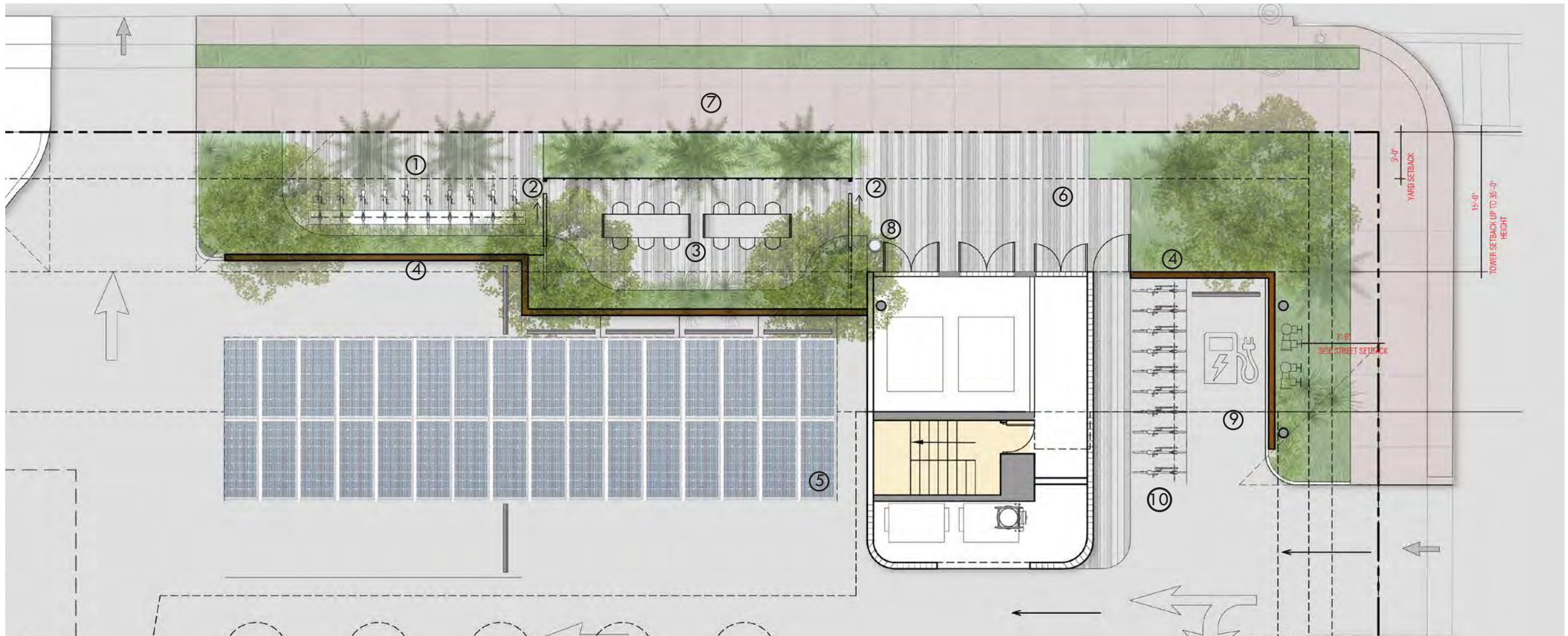
OLD - VIEW FROM WASHINGTON AVENUE

A-35

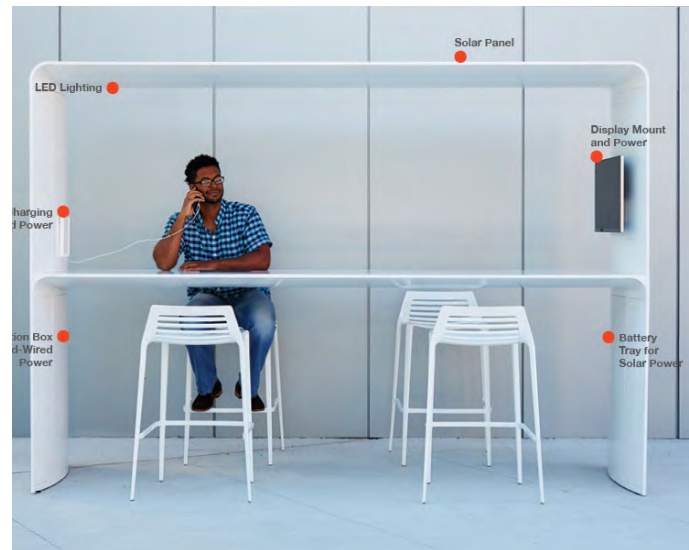
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EXHIBIT A





③ CHARGING DESK



③ CHARGING DESK



① BICYCLE DESK



⑧ WATER FILLING STATION

NOTE CHANGE:

REVISED GROUND FLOOR PLAN REMOVES 5 PARKING SPOTS

LEGEND

1. 10 SHORT TERM PARKING - BICYCLE DESK
2. 5' HIGH GATE
3. CHARGING DESK (OUTDOOR CONFERENCE ROOM)
4. 7' HIGH SOUND ATTENUATION WALL
5. SOLAR CANOPY
6. PERMEABLE PAVERS
7. MIAMI BEACH PINK SIDEWALK
8. COMMUNITY WATER FILLING STATION
9. ELECTRIC SHUTTLE
10. 10 LONG TERM BIKE PARKING



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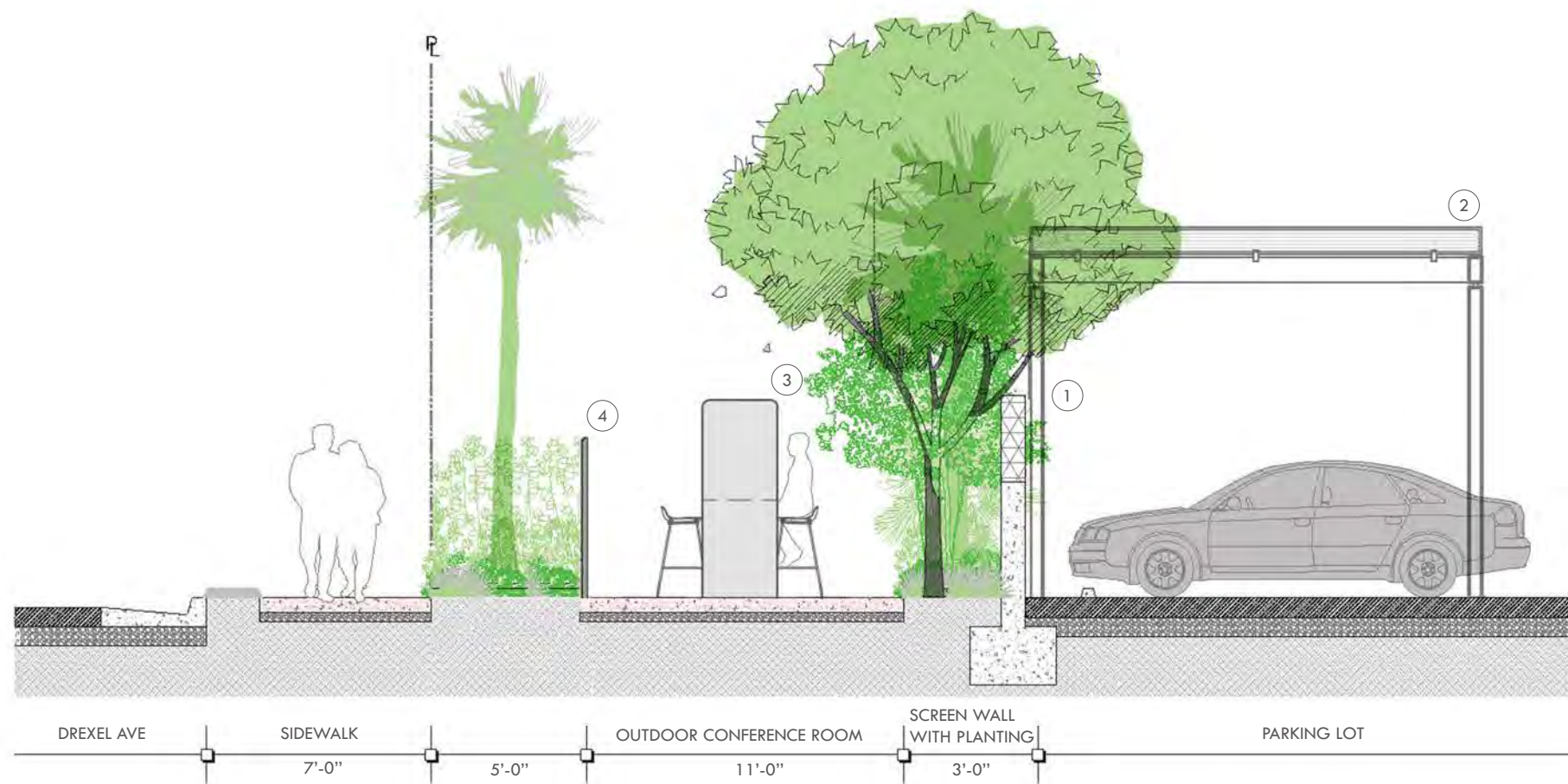
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URBAN ACTIVATION ON DREXEL AVENUE

SCALE: N/A

E-2

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- LEGEND
- 1. 7' SOUND ATTENUATION WALL
 - 2. SOLAR CARPORT
 - 3. OUTDOOR TABLE W/ SOLAR PHONE CHARGING STATION
 - 4. 5' FENCE



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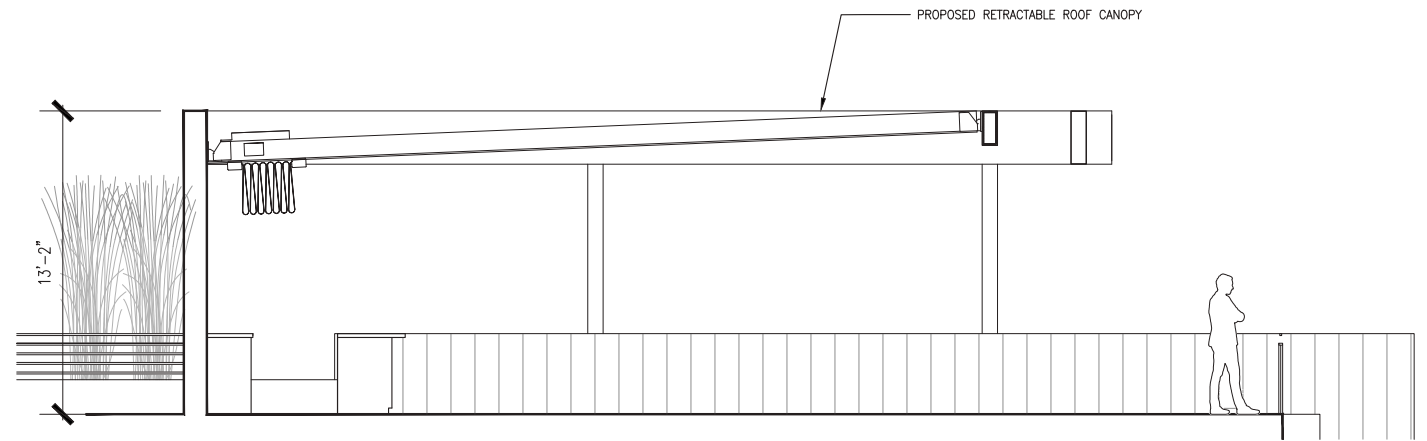
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DREXEL AVENUE - SECTION DETAIL
SCALE: N/A

E-3

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ROOFTOP LEVEL - RETRACTABLE CANOPY DETAIL

SCALE: 1:20

E-5

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PROPOSED VIEW FROM WASHINGTON AVENUE



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PROPOSED AERIAL VIEW

E-7

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PROPOSED VIEW FROM SHADY PLAZA



VIEW FROM OUTDOOR CONFERENCE ROOM ON DREXEL



VIEW FROM DREXEL AVENUE



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PROPOSED SITE VIEWS ON DREXEL AVENUE



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PROPOSED VIEWS FROM WASHINGTON AVENUE

E-10

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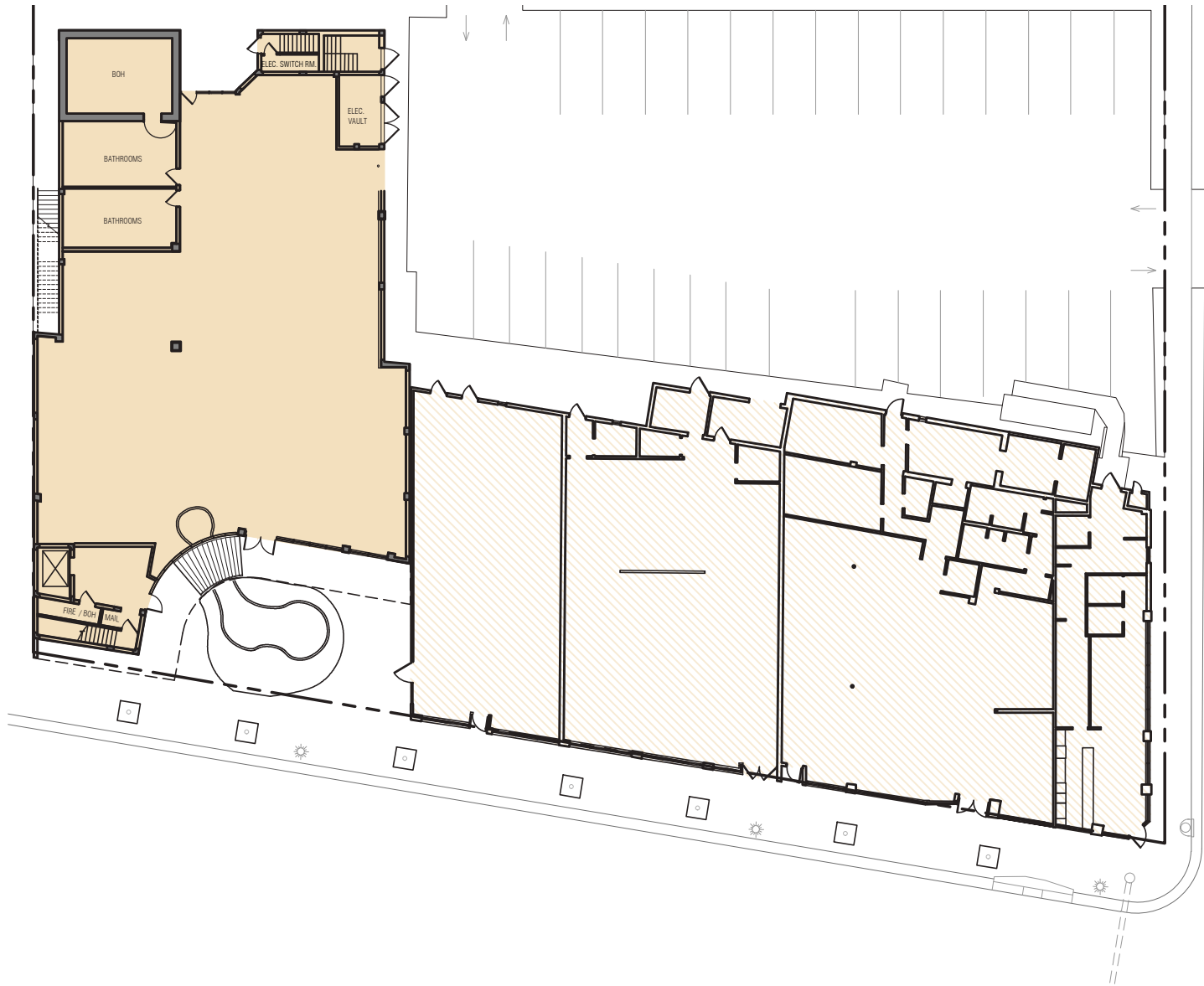


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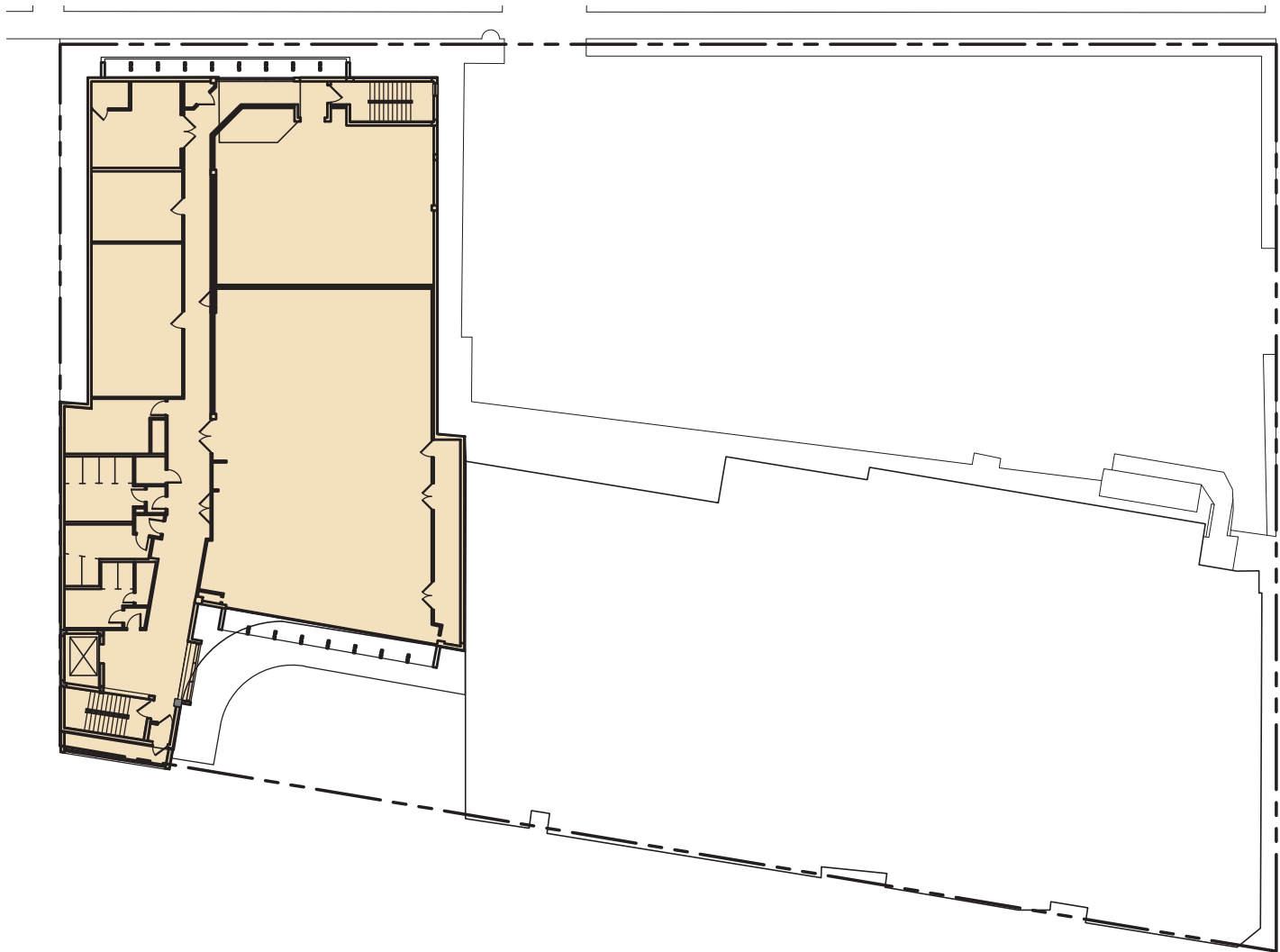
PROPOSED VIEW FROM ROOF

E-11

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GROUND LEVEL FAR 17,810 SF



SECOND LEVEL FAR 7,530 SF

EXISTING FAR	OFFICE TO REMAIN	RETAIL TO BE DEMOLISHED	EXISTING TOTAL FAR
GROUND LEVEL	7,165 SF	10,645 SF	17,810 SF
SECOND LEVEL	7,530 SF		
THIRD LEVEL	3,597 SF		
FOURTH LEVEL	470 SF		
TOTAL FAR	18,762 SF	10,645 SF	29,407
DEMOLITION FAR			10,645 SF
TOTAL REMAINING FAR			18,762 SF



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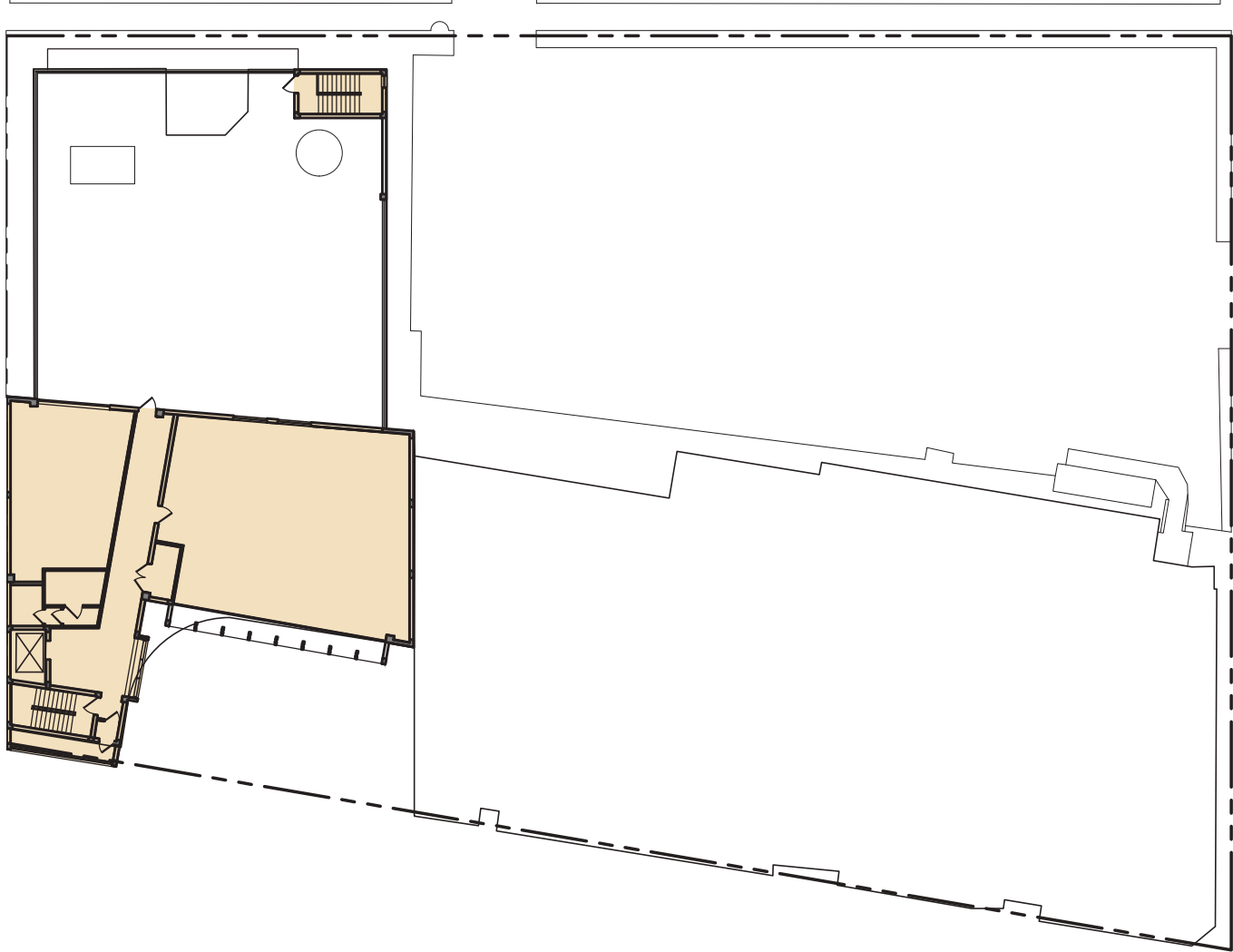


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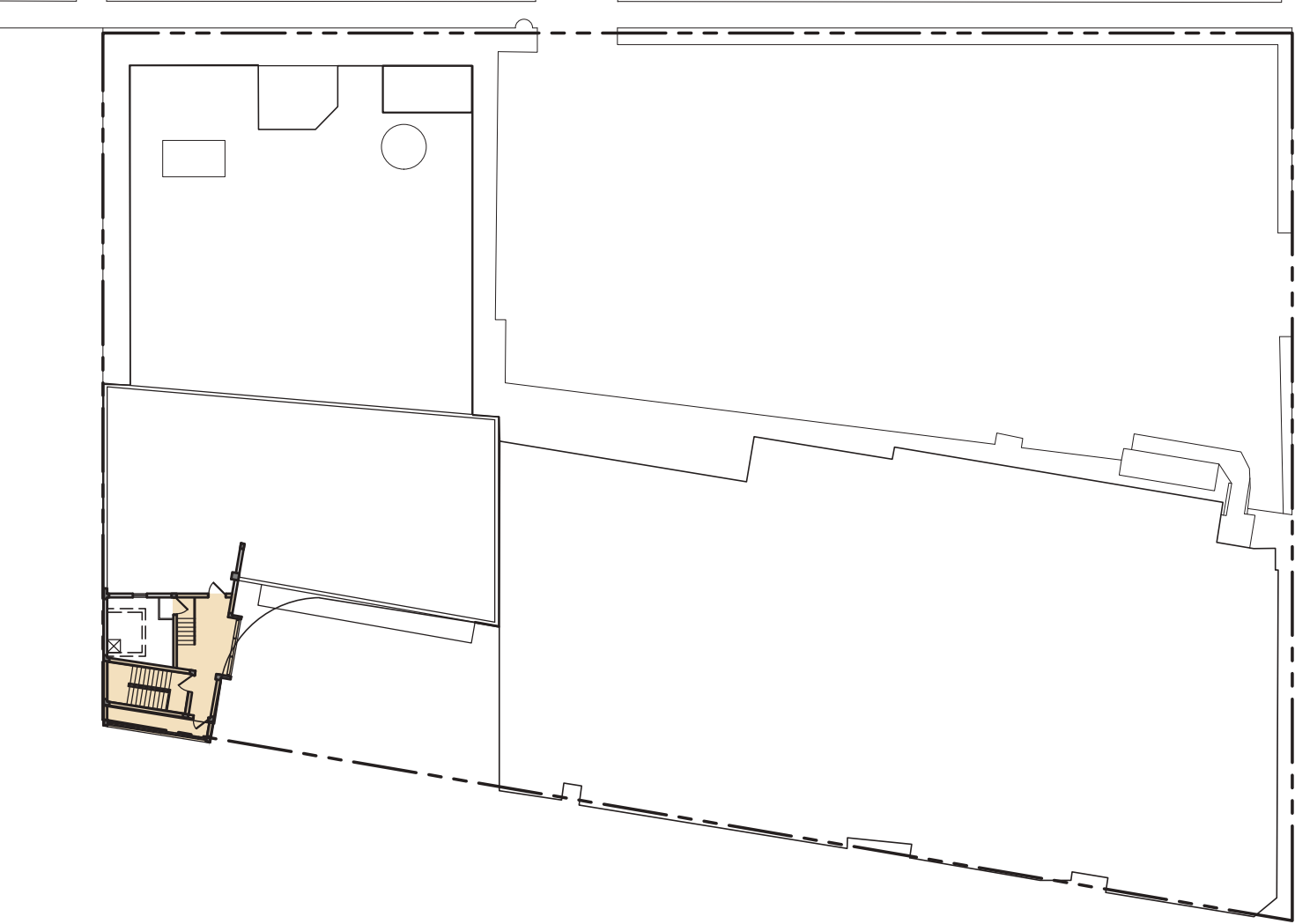


EXISTING F.A.R. DIAGRAMS
SCALE: 1/32" = 1'-0"

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	7,165 SF	10,645 SF	17,810 SF
SECOND LEVEL	7,530 SF		
THIRD LEVEL	3,597 SF		
FOURTH LEVEL	470 SF		
TOTAL FAR	18,762 SF	10,645 SF	29,407
DEMOLITION FAR			10,645 SF
TOTAL REMAINING FAR			18,762 SF



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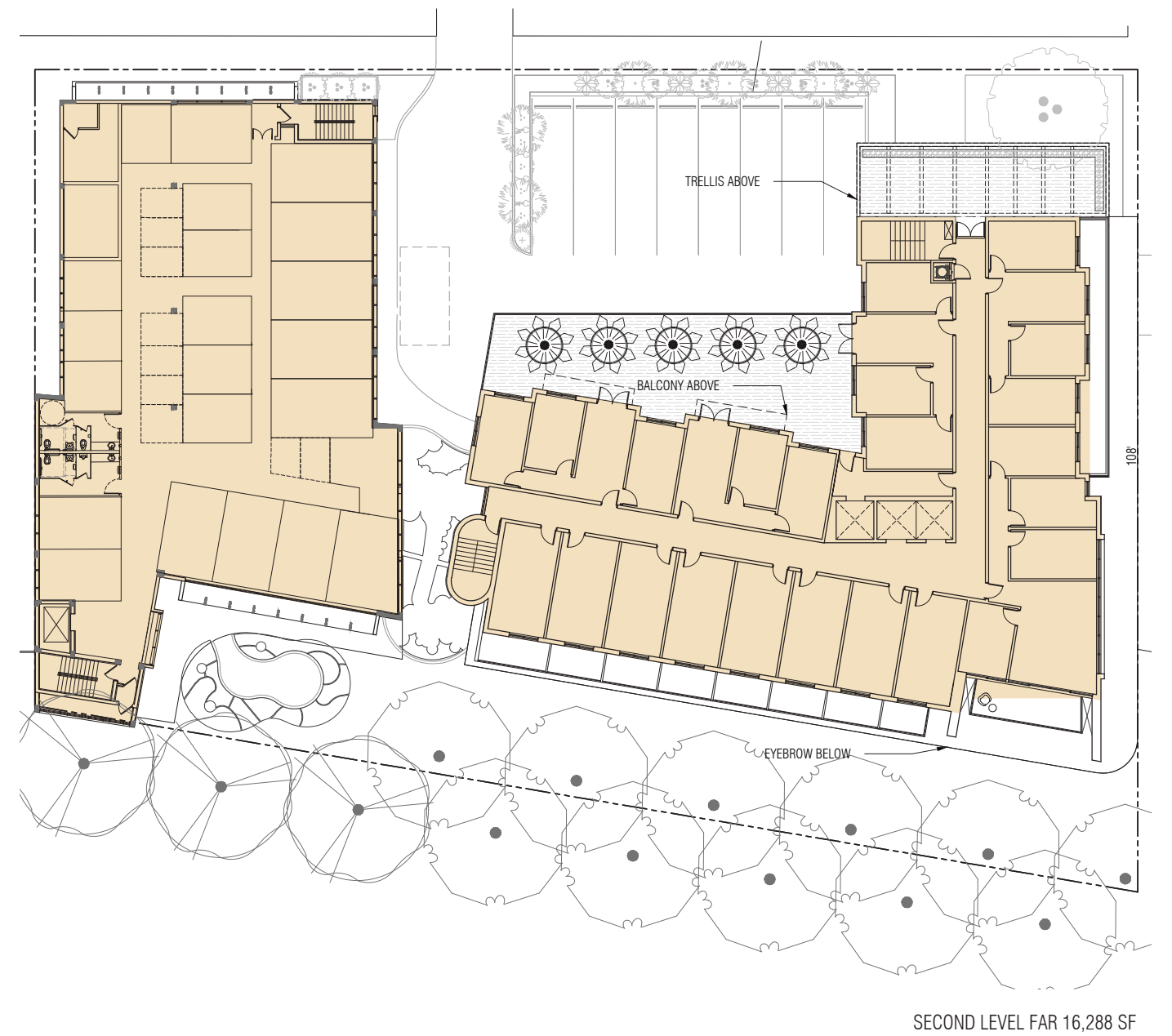
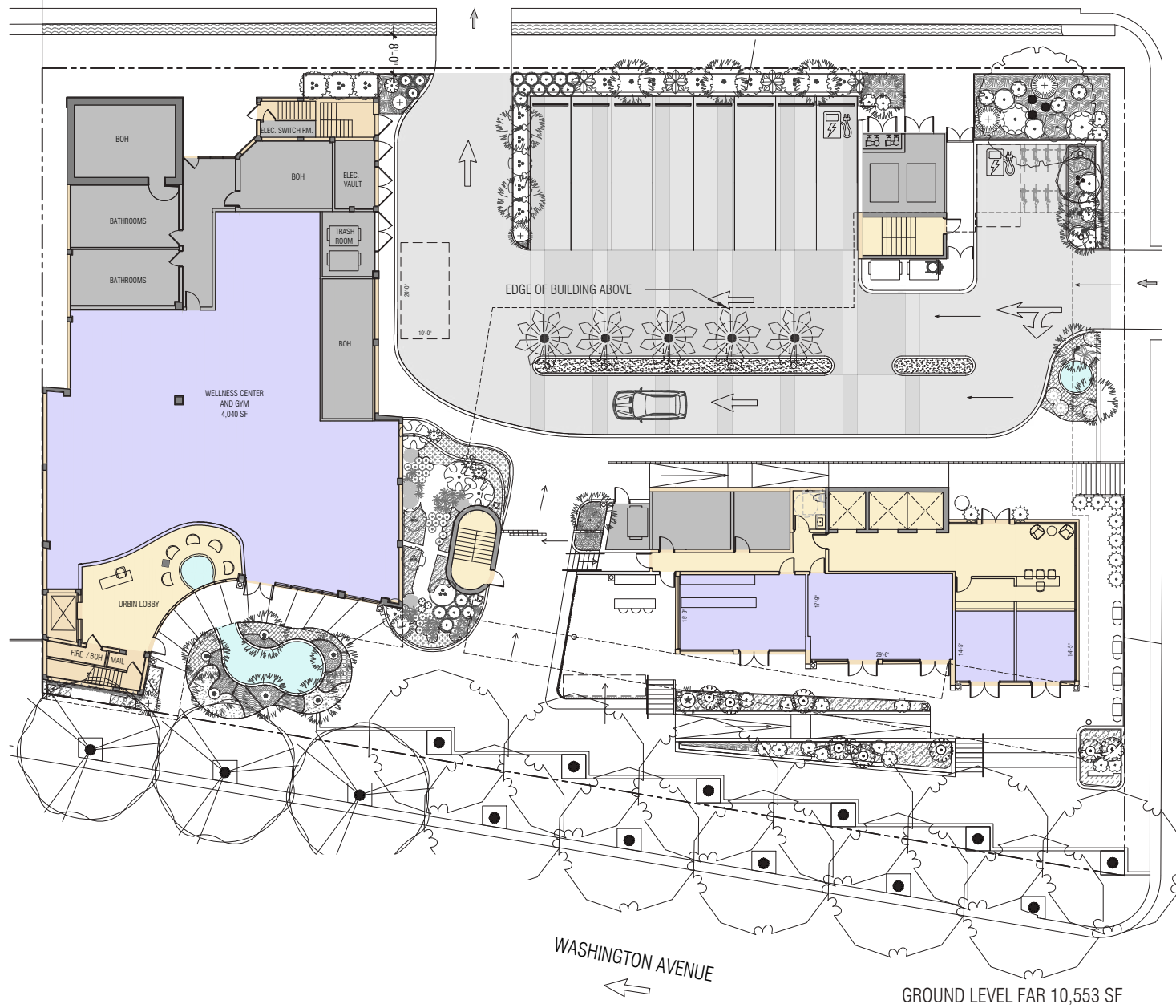
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EXISTING F.A.R. DIAGRAMS

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

A-12.22.A



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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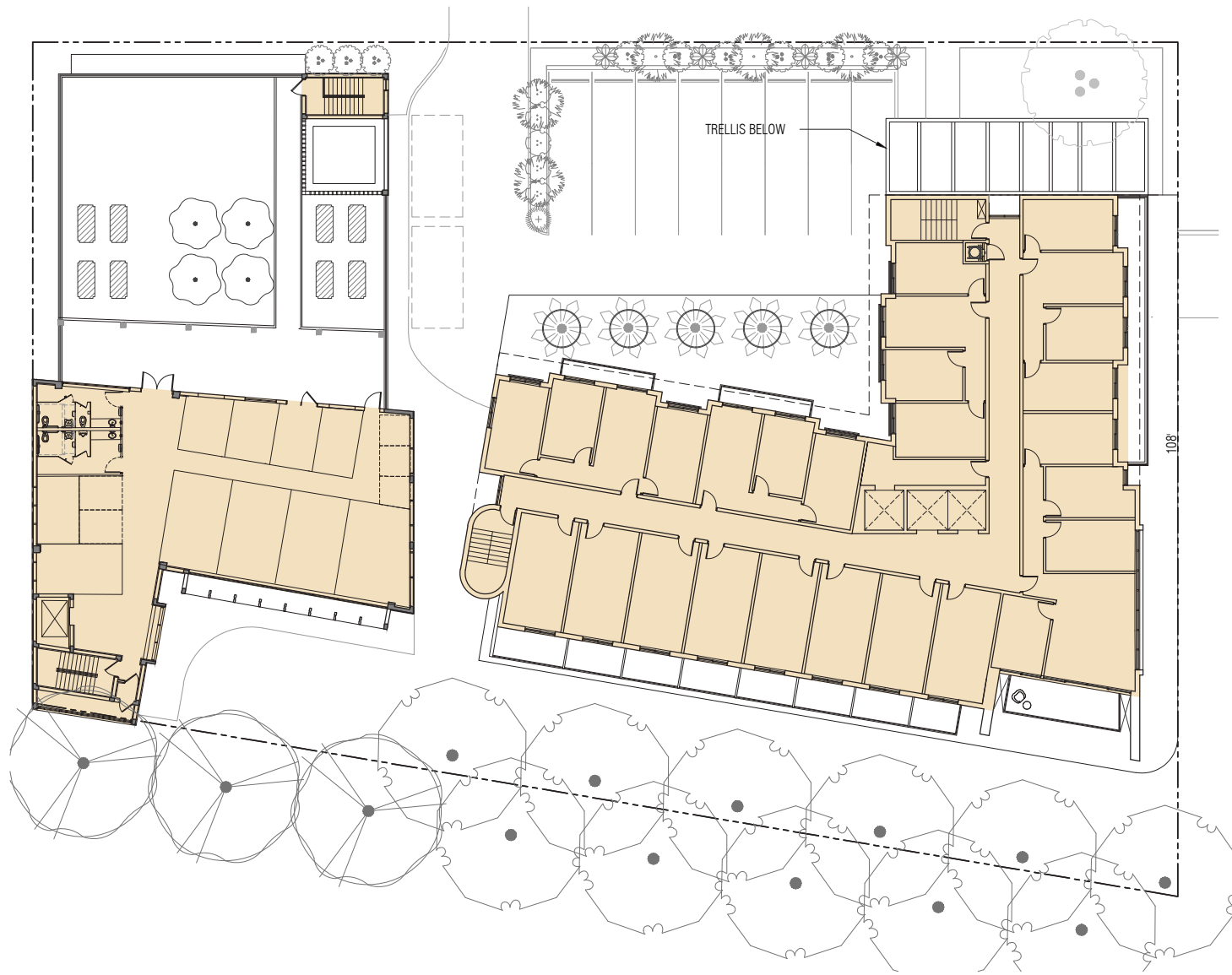
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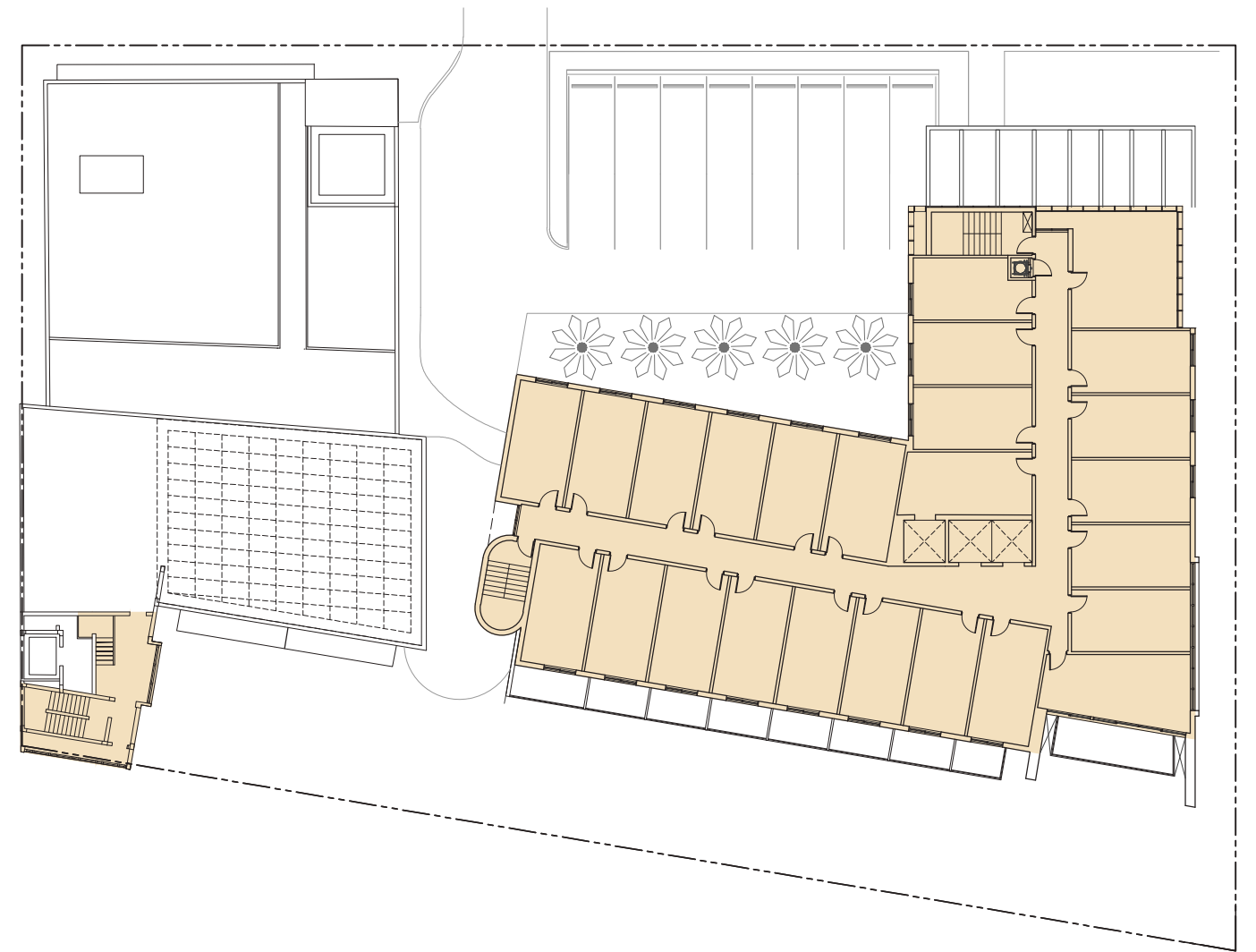
PROPOSED F.A.R. DIAGRAMS

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

A-12.23



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
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FIFTH LEVEL		8,660 SF	8,660 SF
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TOTAL FAR	18,762 SF	48,160 SF	66,922 SF



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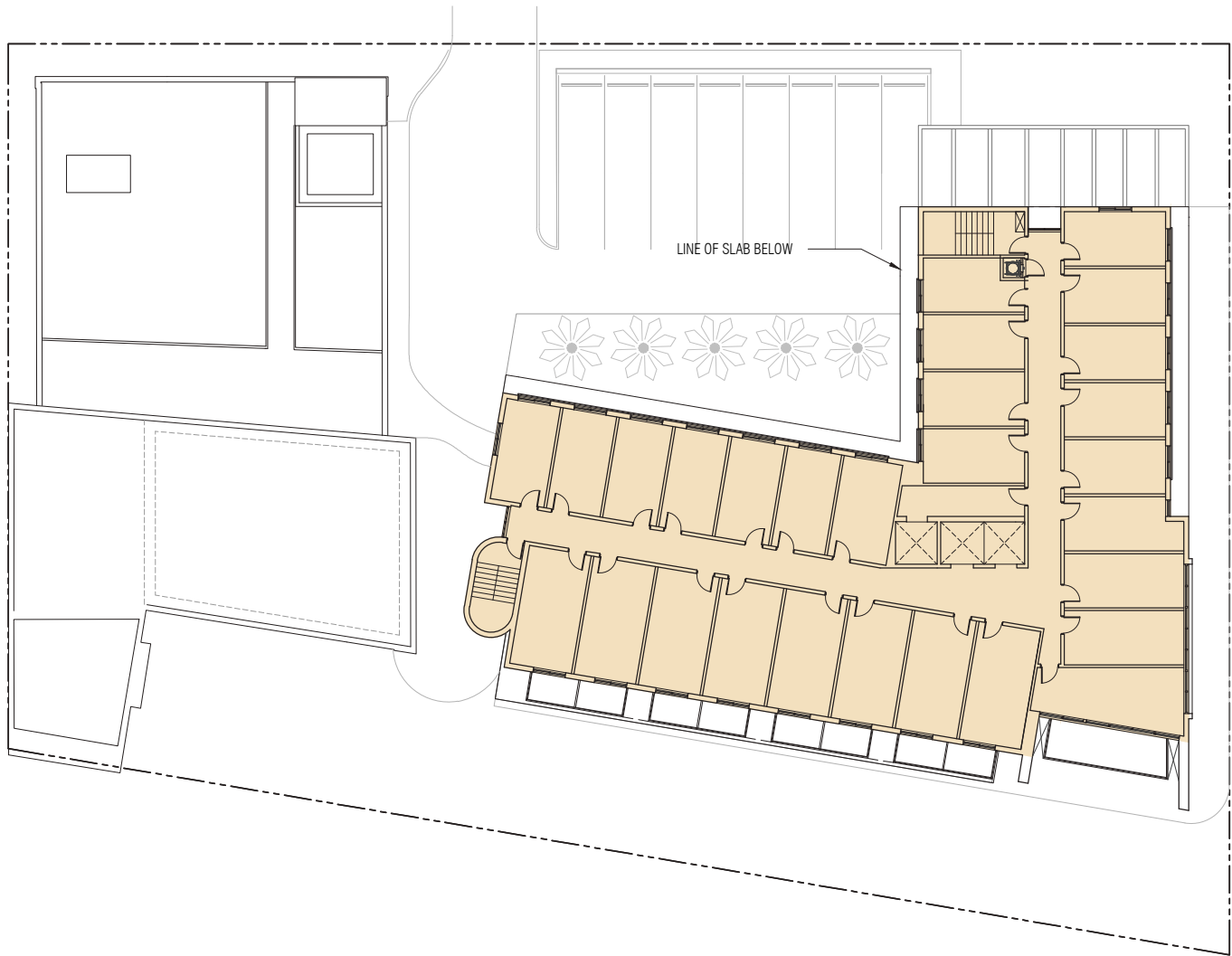


PROPOSED F.A.R. DIAGRAMS

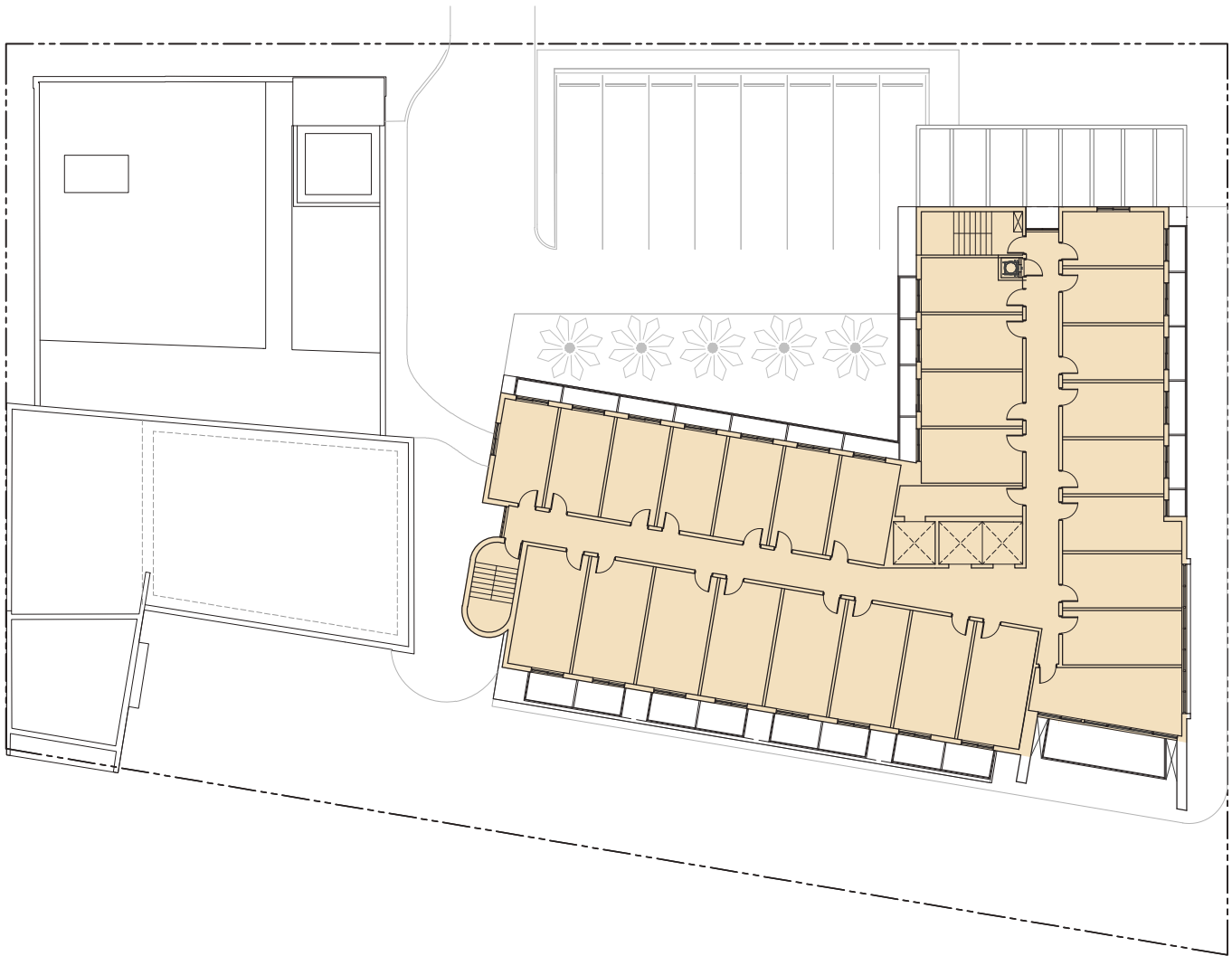
SCALE: 1/32" = 1'-0"

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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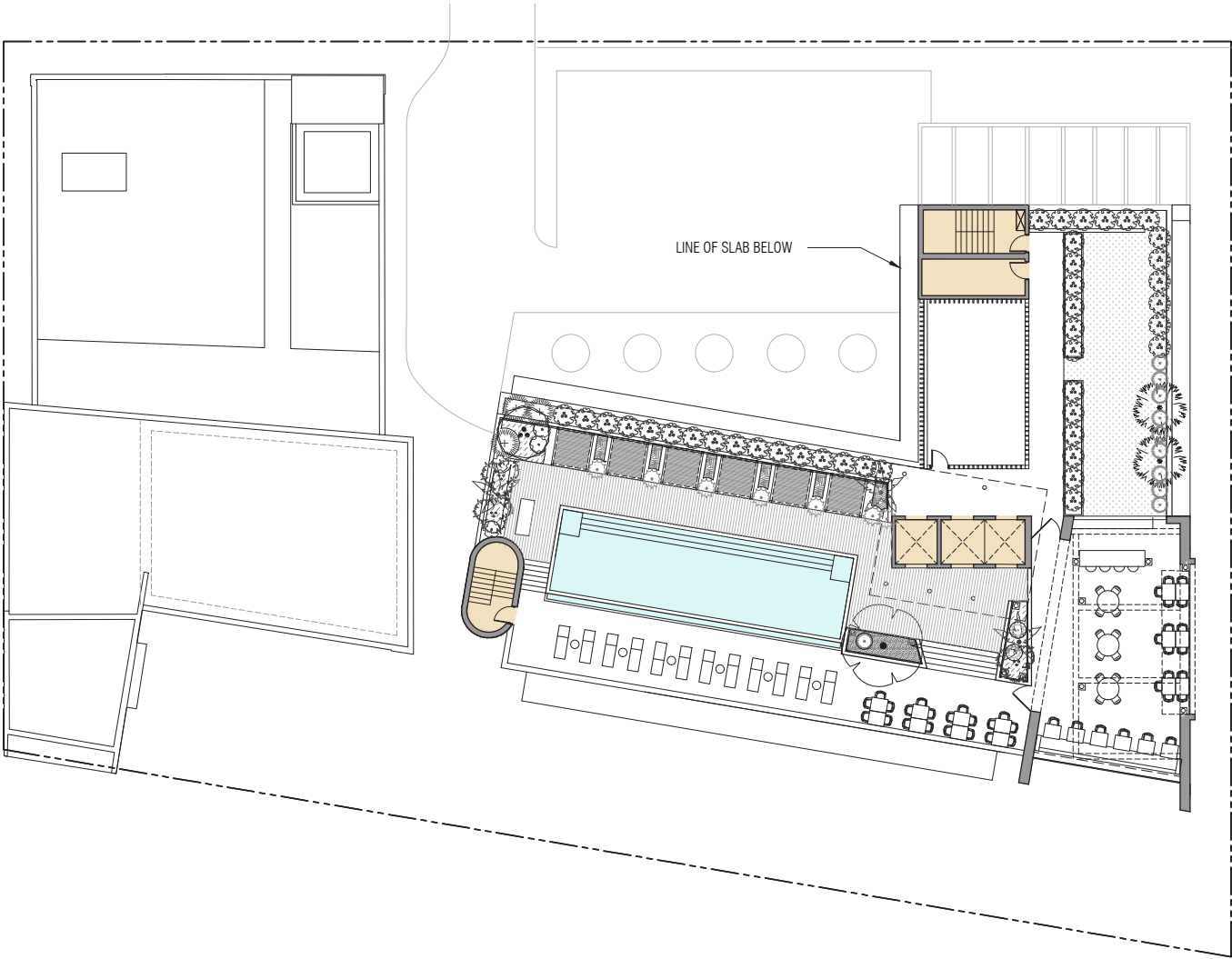


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PROPOSED F.A.R. DIAGRAMS
SCALE: 1/32" = 1'-0"

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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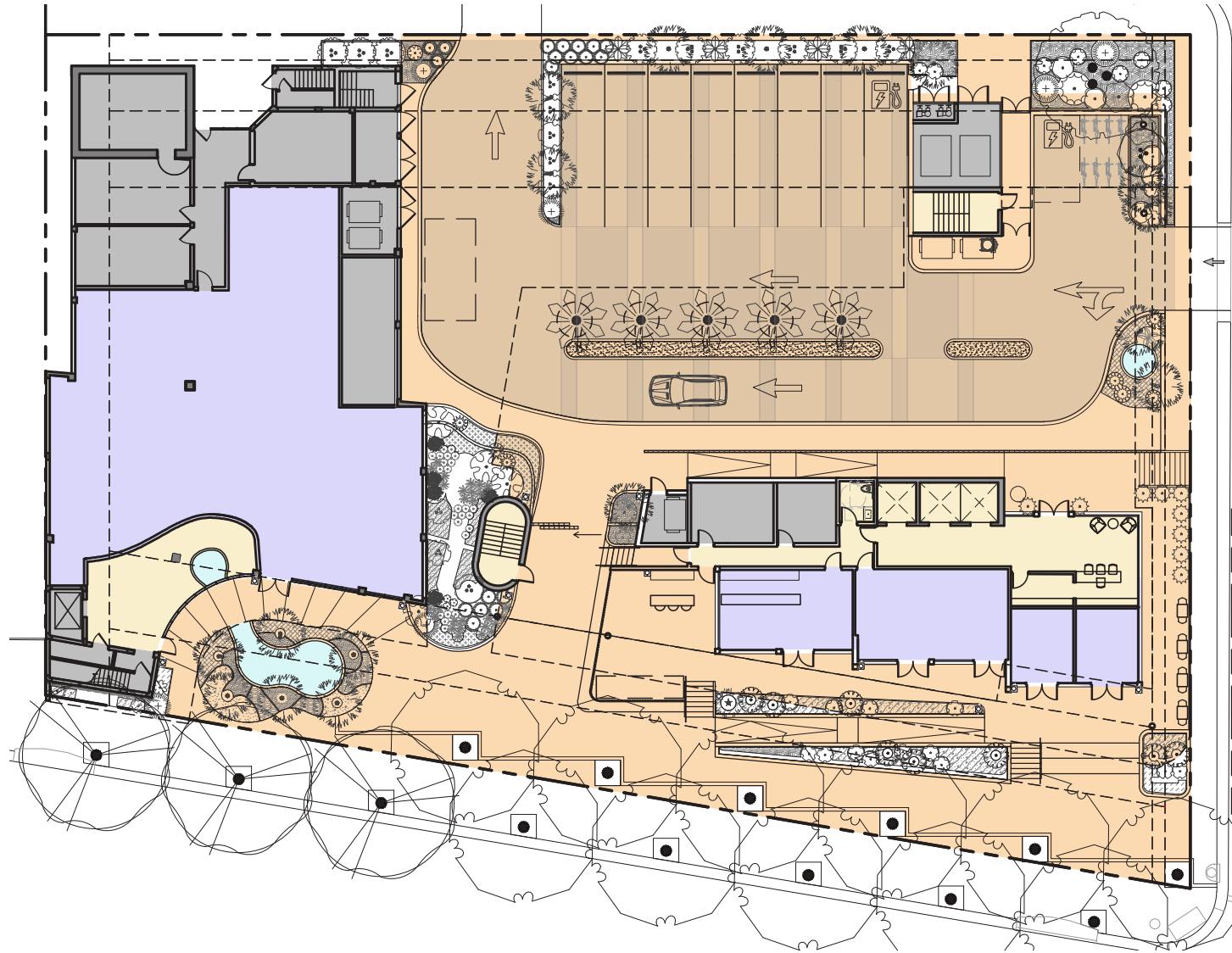


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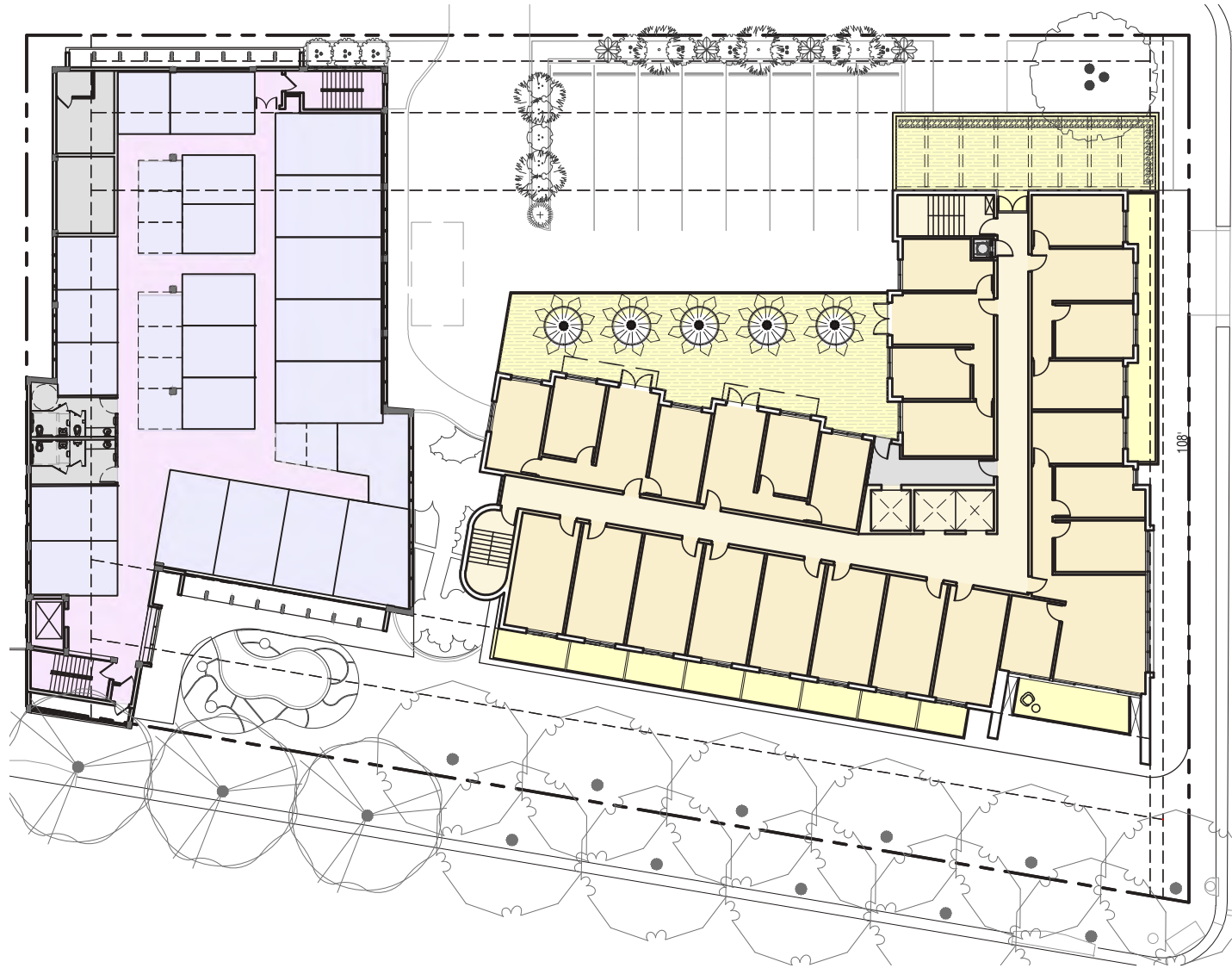
PROPOSED F.A.R. DIAGRAMS
SCALE: 1/32" = 1'-0"

A-12.23.C



GROUND LEVEL

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				



SECOND 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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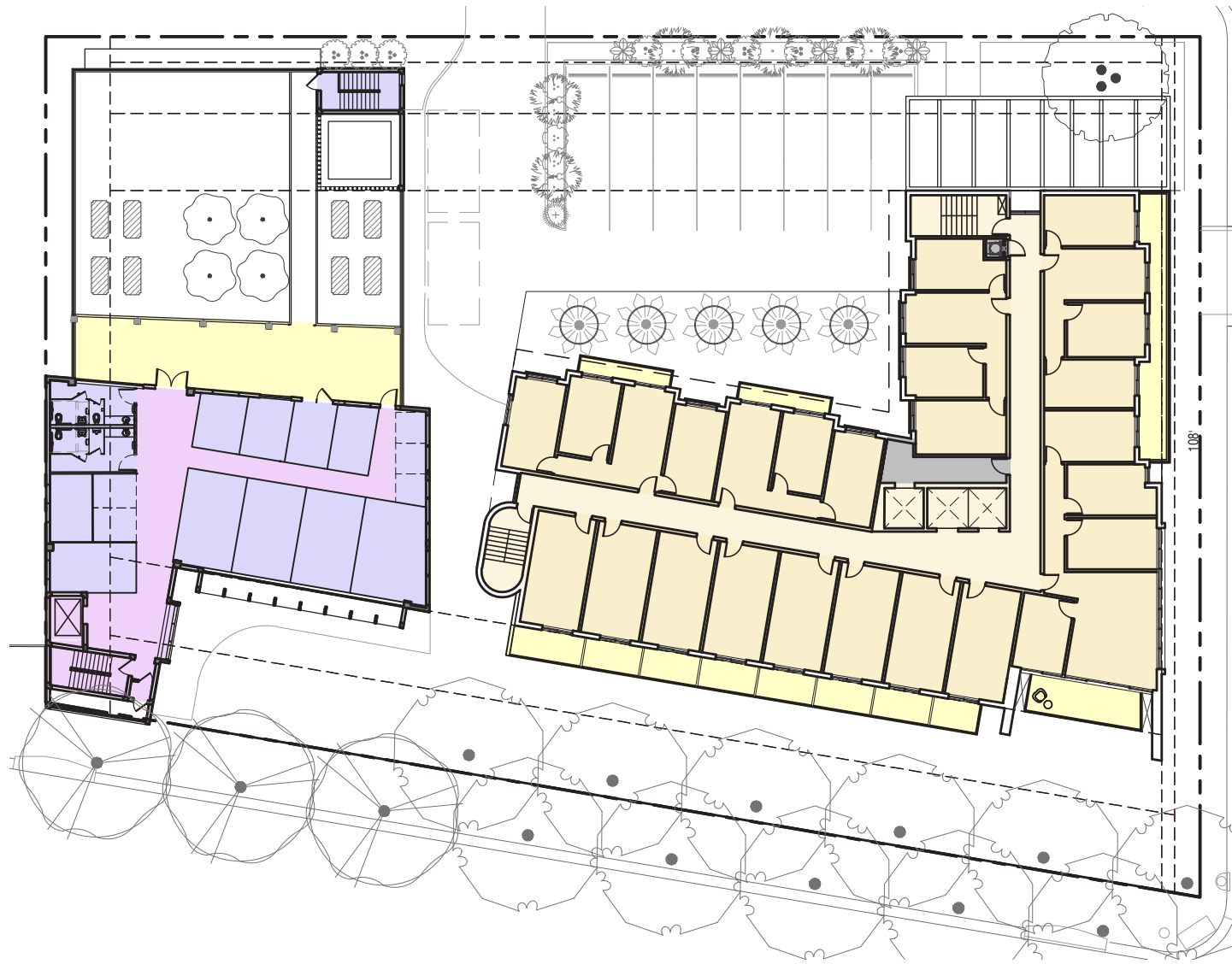


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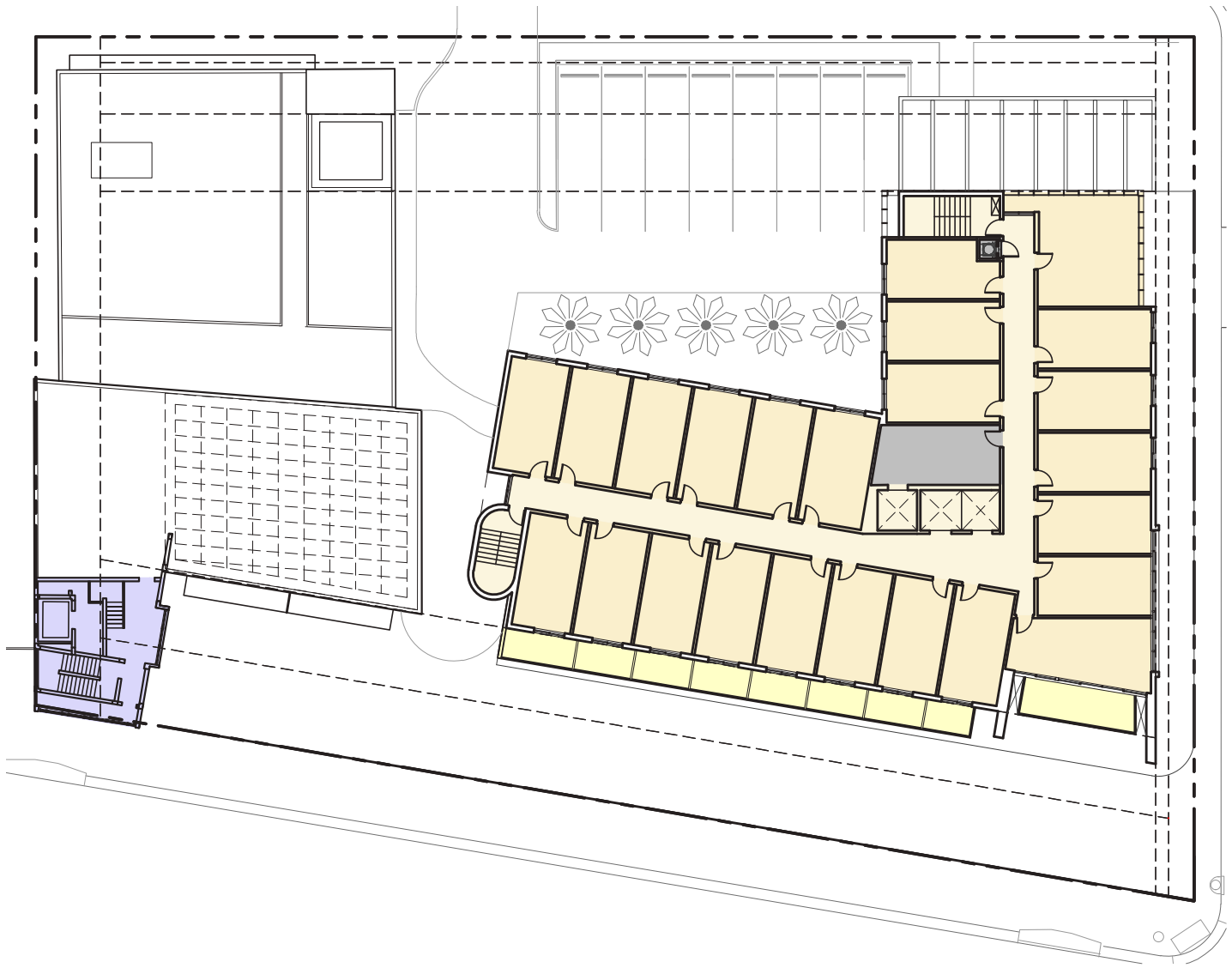
PROJECT SCHEDULE OF AREAS
SCALE: 1/32" = 1'-0"

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
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				



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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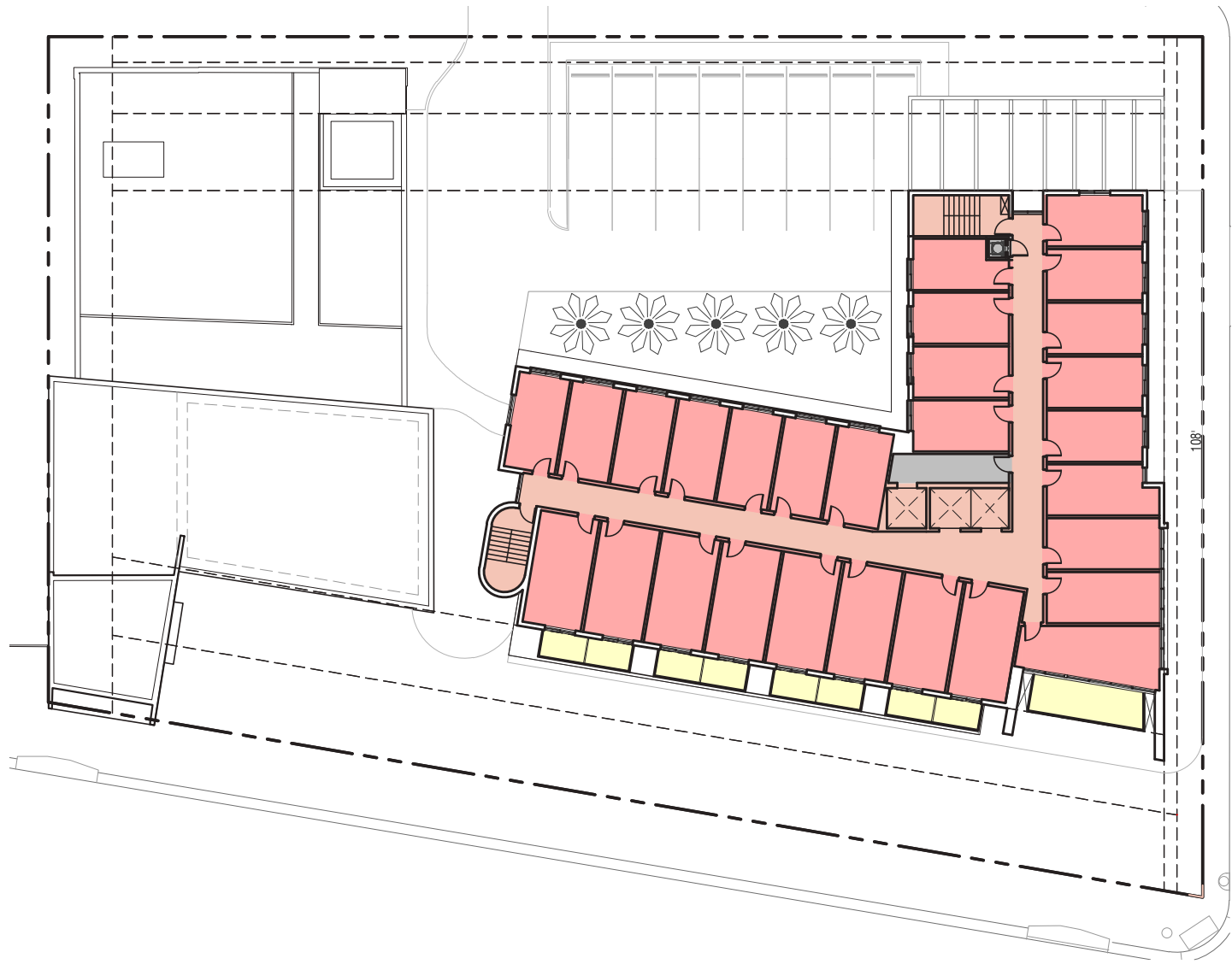
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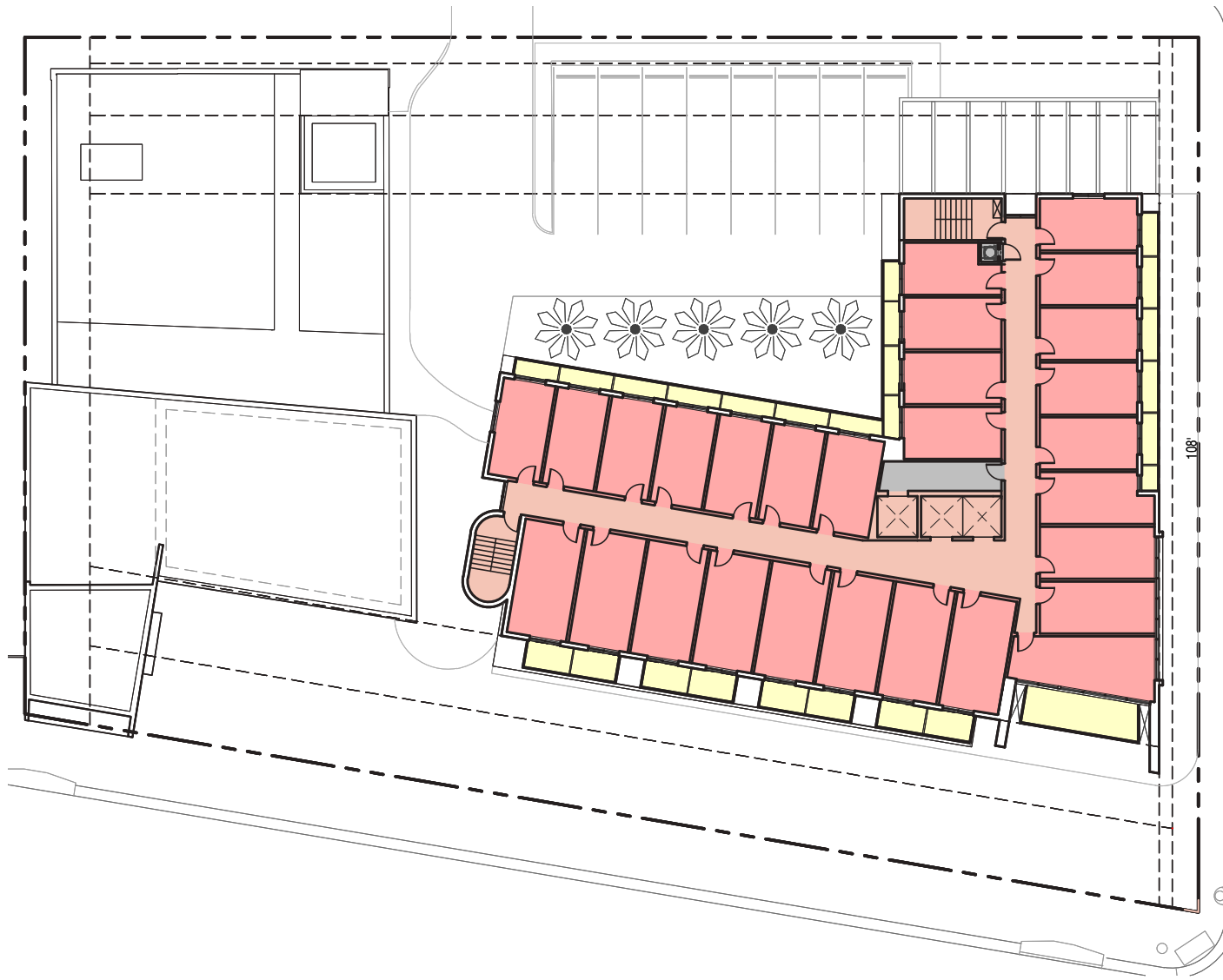
PROJECT SCHEDULE OF AREAS

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

A-12.24.A



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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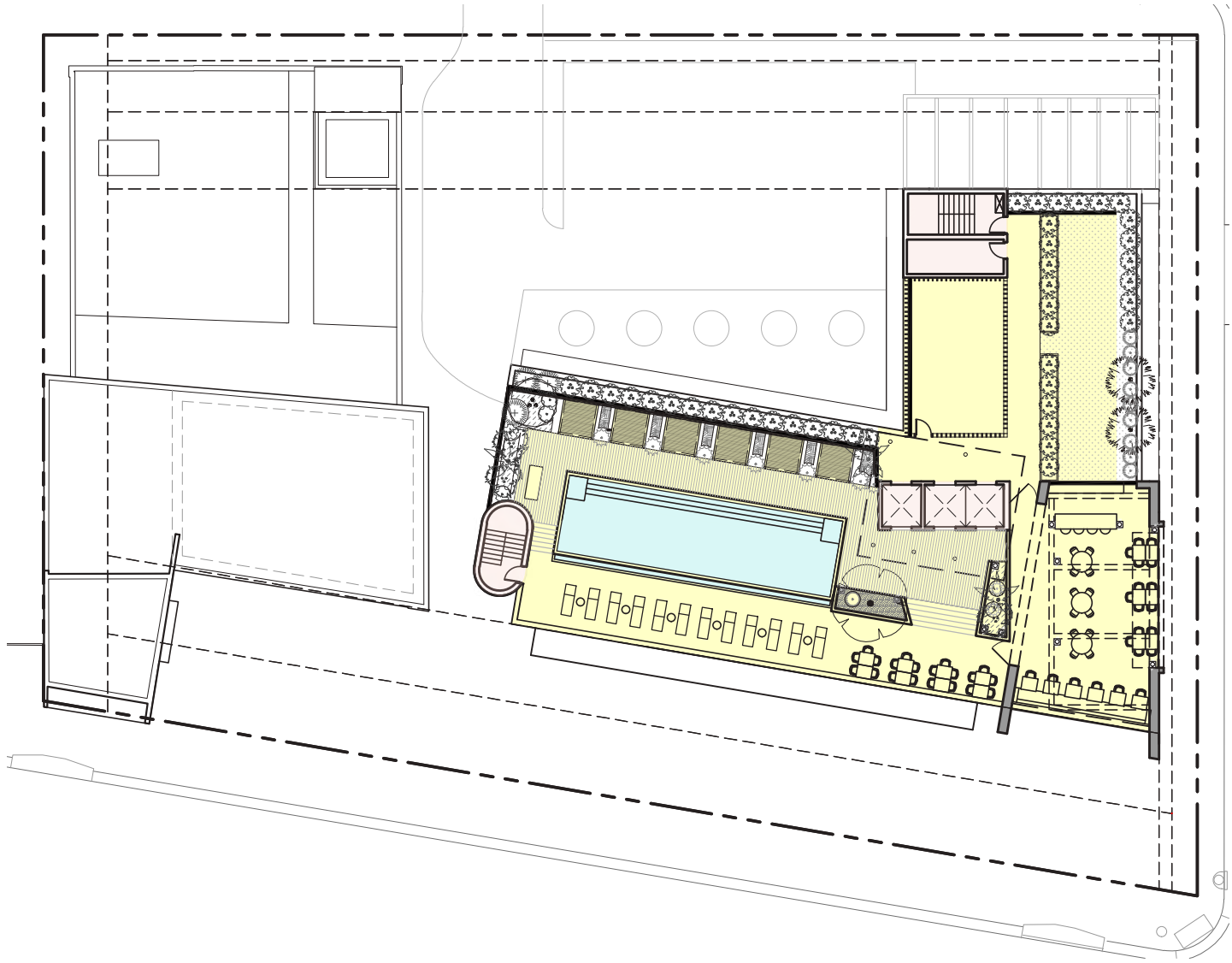
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PROJECT SCHEDULE OF AREAS

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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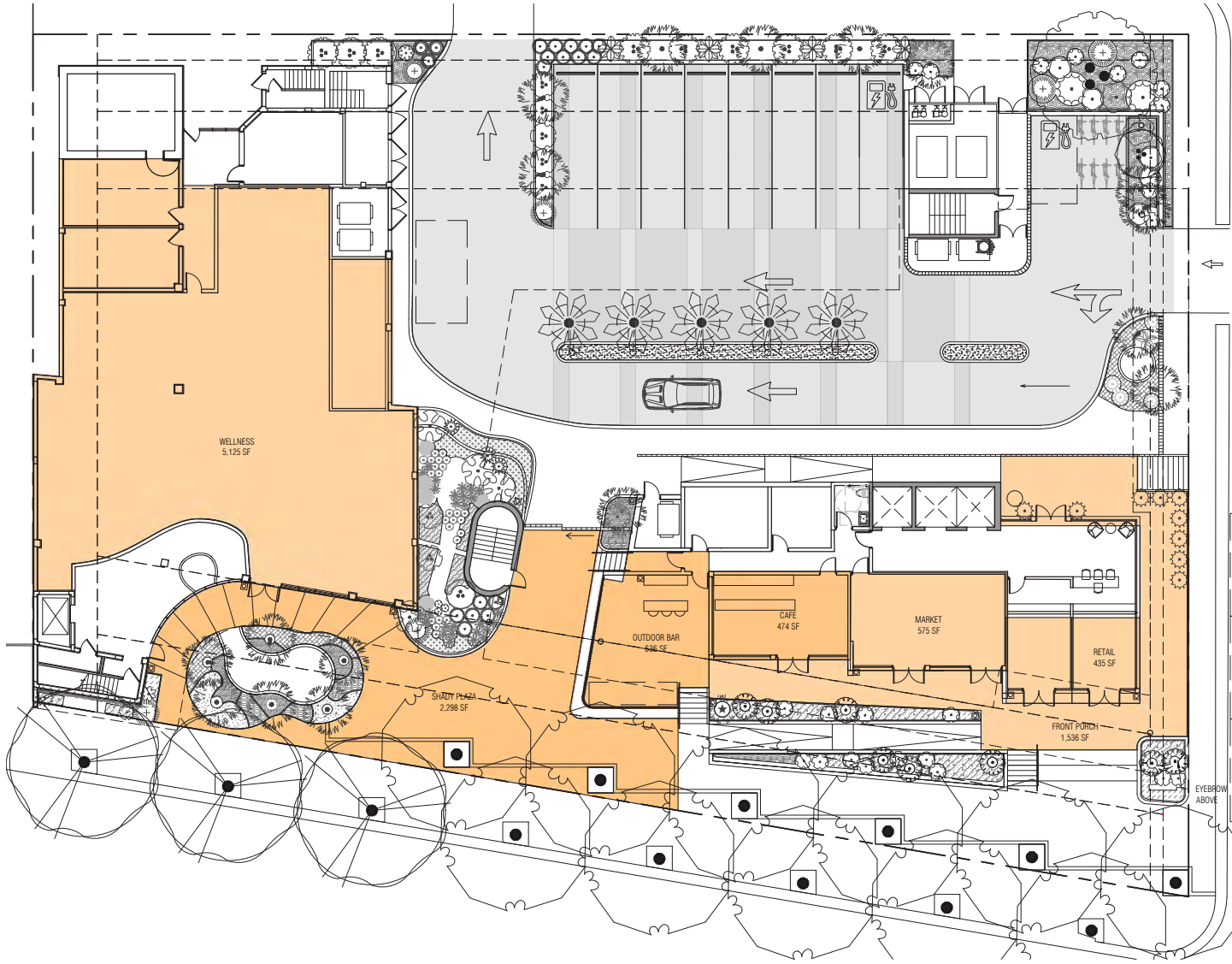
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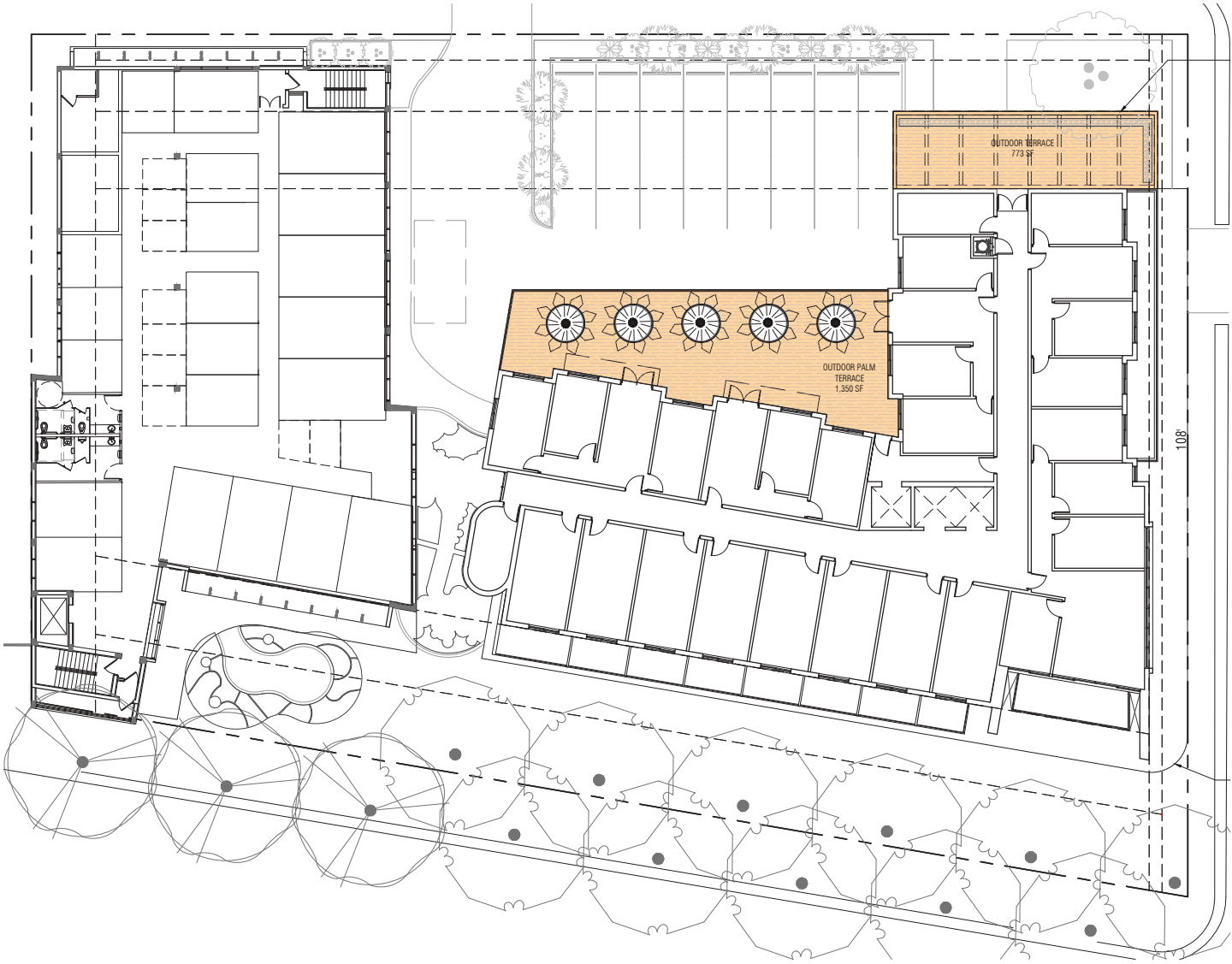
PROJECT SCHEDULE OF AREAS

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

A-12.24.C

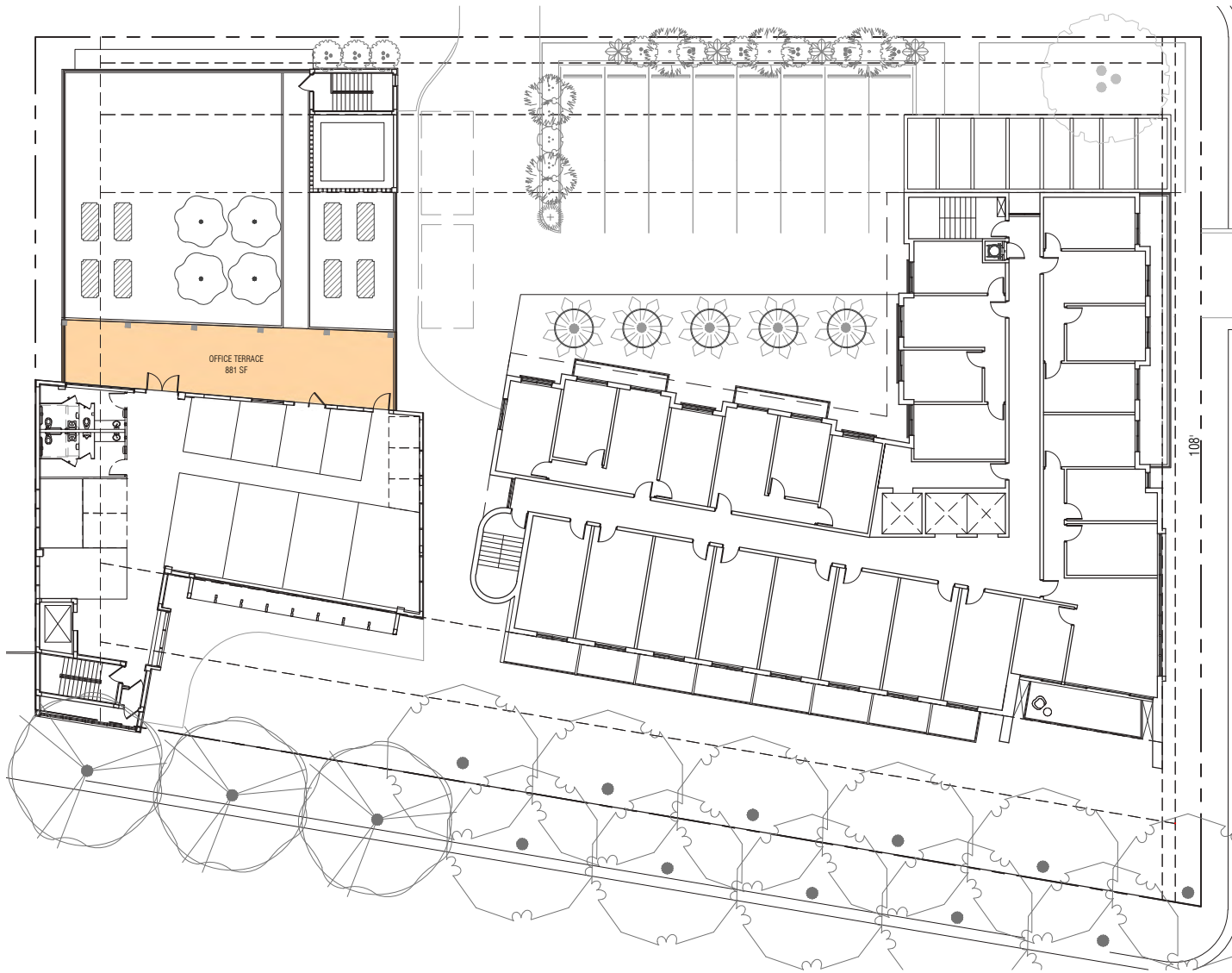


GROUND LEVEL 11,079 GSF

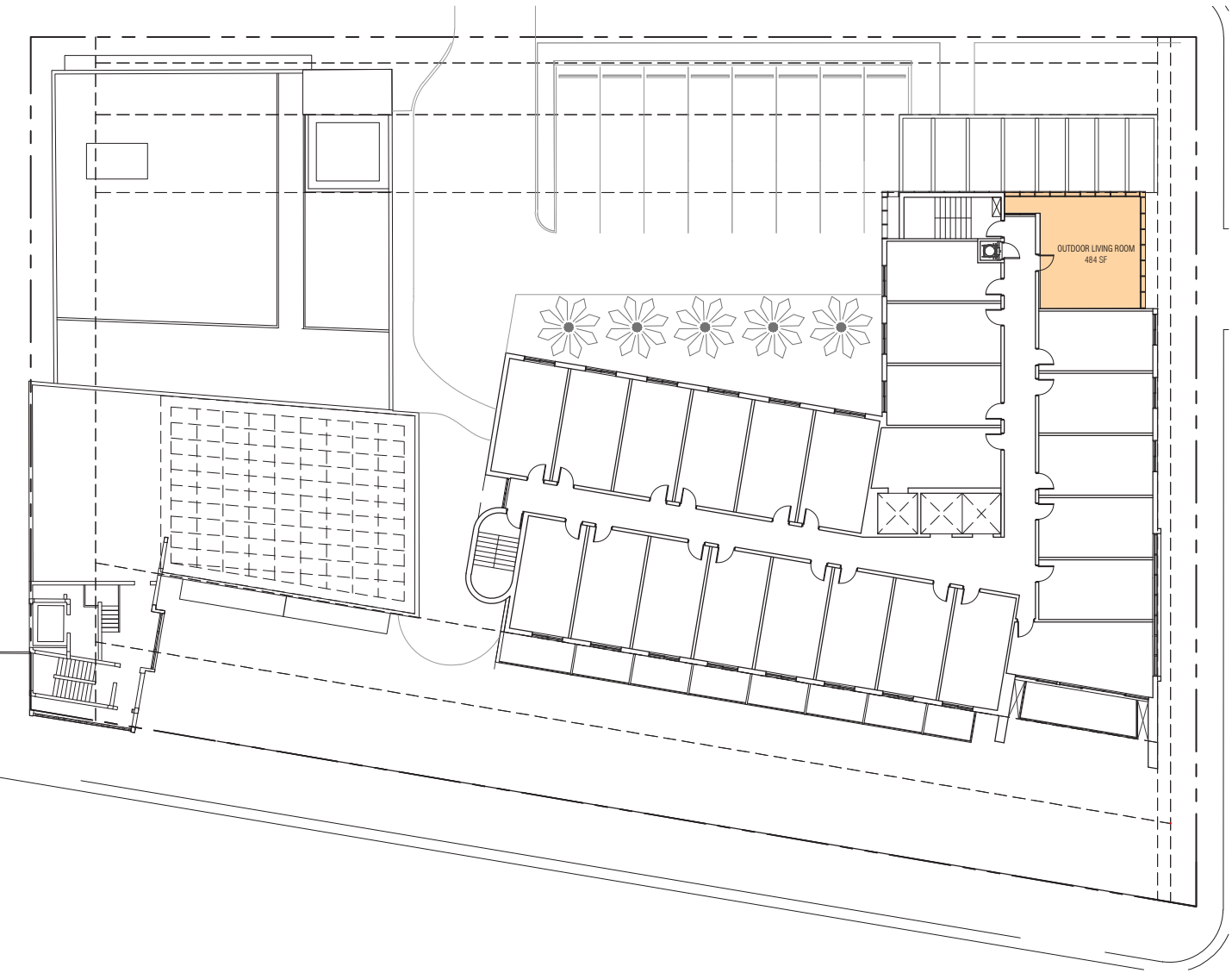


SECOND LEVEL 2,123 GSF

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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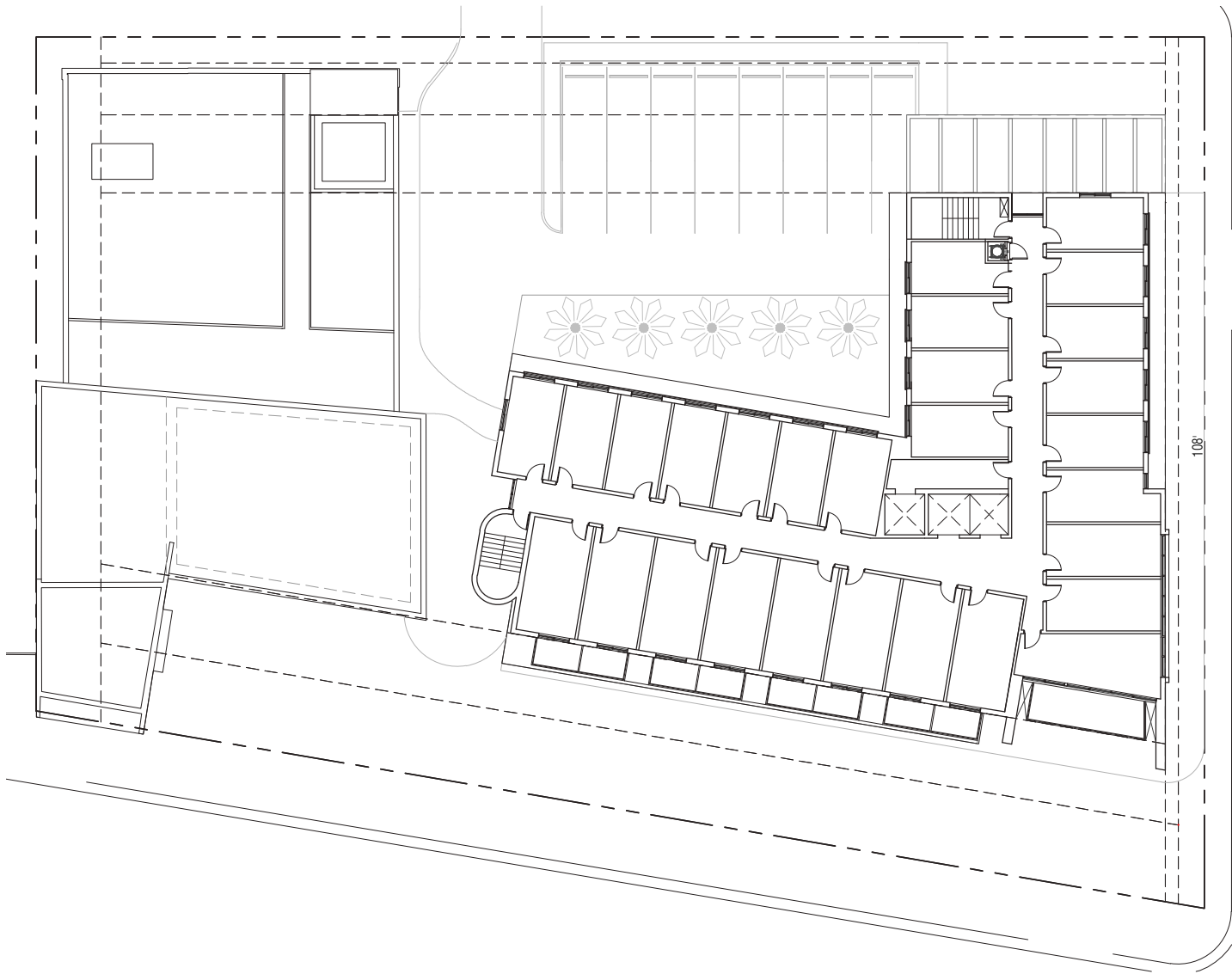
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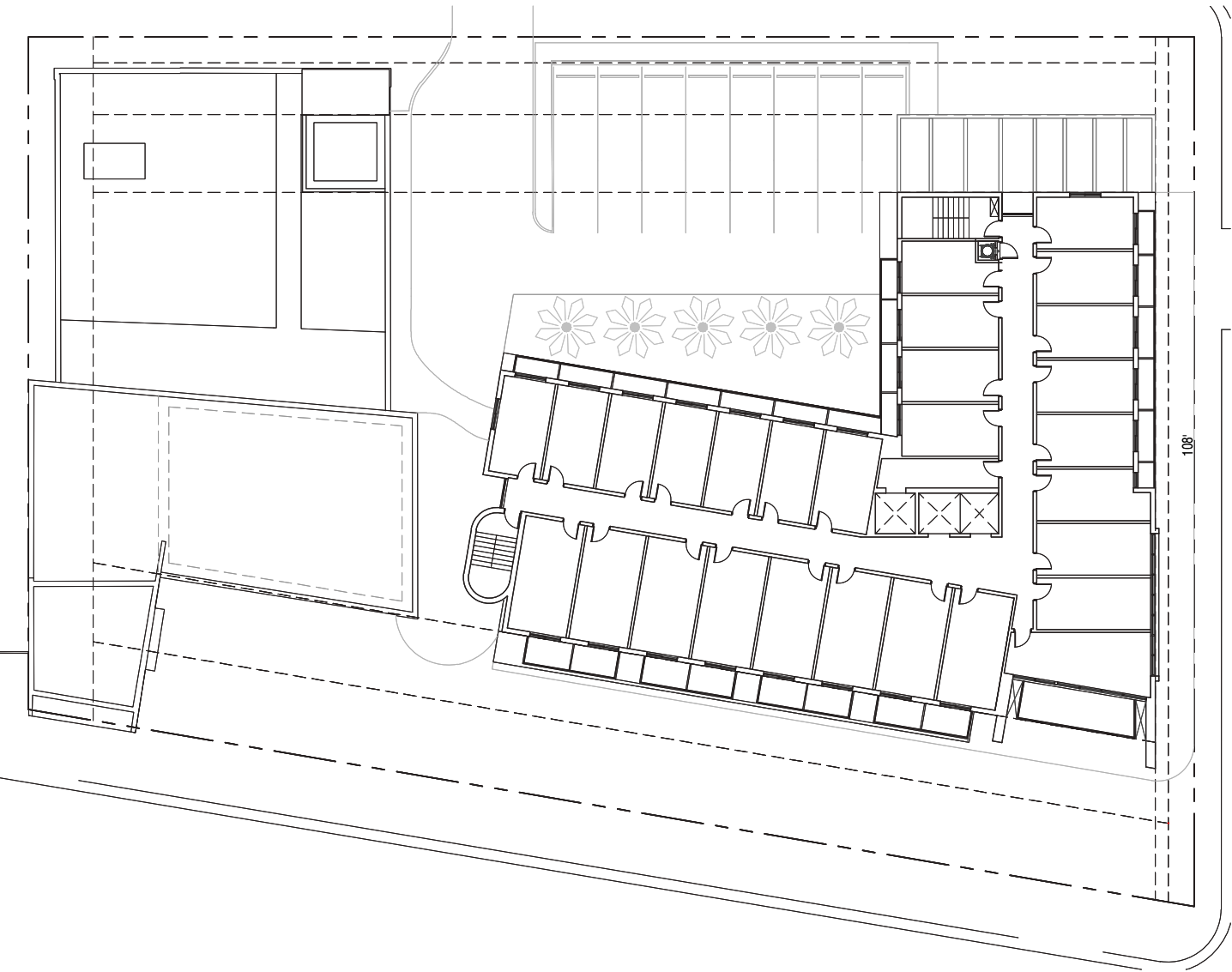
PROJECT SCHEDULE OF AREAS - AMENITIES

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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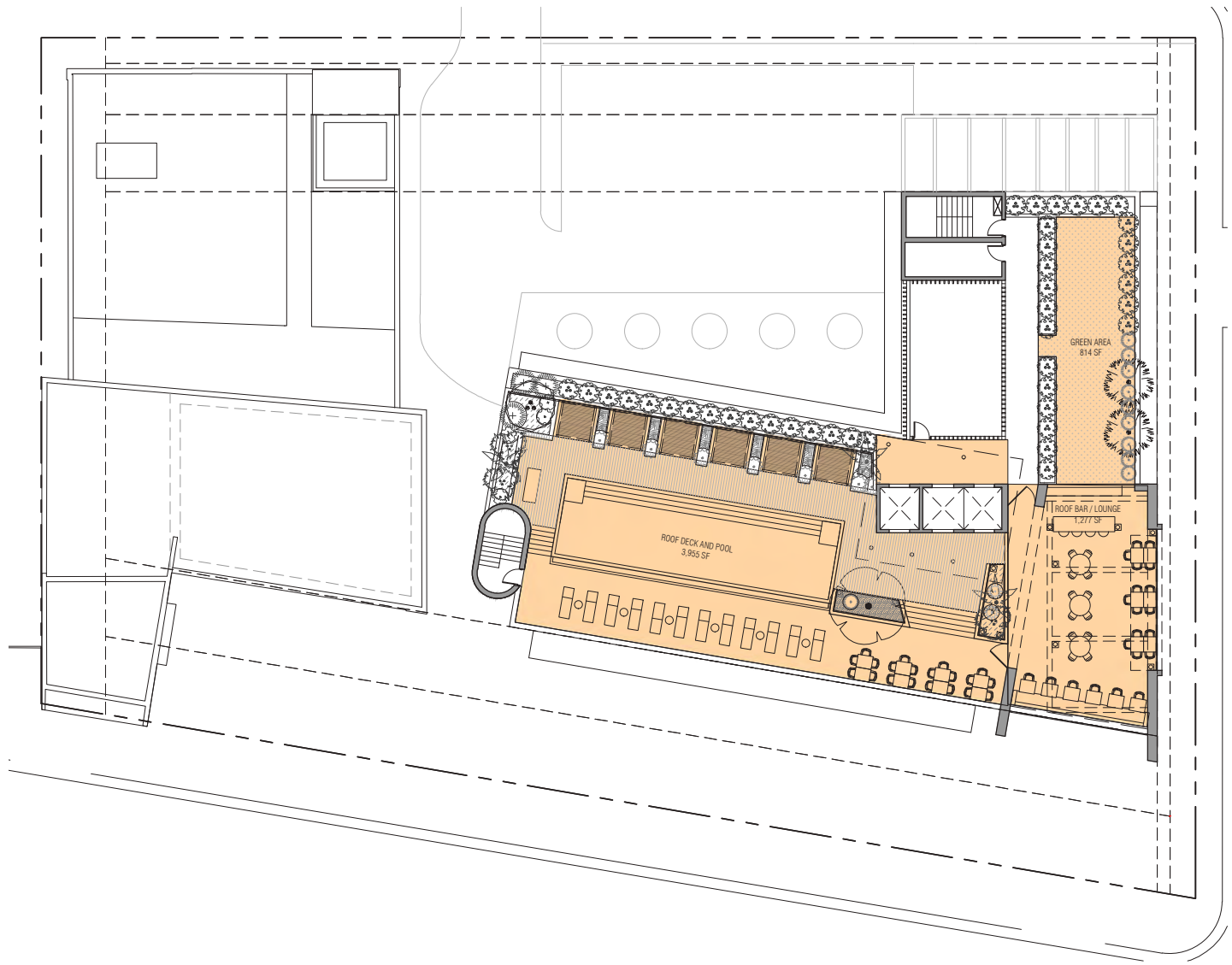
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PROJECT SCHEDULE OF AREAS - AMENITIES

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 GSF	1,461	SF	Retail outdoor bar GSF	565	SF	Retail GSF	5,125	SF
Office GSF						Office GSF	455	SF
Residential GSF	1,552	SF	Residential porche GSF	981	SF	Residential GSF		
BOH GSF	483	SF	Site gross area (exterior paved)	18,442	SF	BOH GSF	1,803	SF
Lodging GSF						Lodging GSF		
SUB-TOTAL	3,496	SF	SUB-TOTAL	19,988	SF	SUB-TOTAL	7,383	SF
2ND FLOOR			2ND FLOOR			2ND FLOOR		
Office GSF						Office GSF	7,119	SF
Residential GSF	8,516	SF	Residential balconies GSF	2,206	SF	Residential GSF		
BOH GSF	158	SF				BOH GSF	411	SF
Lodging GSF						Lodging GSF		
SUB-TOTAL	8,674	SF	SUB-TOTAL	2,206	SF	SUB-TOTAL	7,530	SF
3RD FLOOR			3RD FLOOR			3RD FLOOR		
Office GSF						Office GSF	3615	SF
Residential GSF	8,507	SF	Residential balconies GSF	1,122	SF	Residential GSF		
BOH GSF	167	SF	Office activated terrace GSF	907	SF	BOH GSF		
Lodging GSF						Lodging GSF		
SUB-TOTAL	8,674	SF	SUB-TOTAL	2,029	SF	SUB-TOTAL	3,615	SF
4TH FLOOR			4TH FLOOR			4TH FLOOR		
Office GSF						Office GSF	455	SF
Residential GSF			Residential balconies GSF	727	SF	Residential GSF		
BOH GSF	302	SF				BOH GSF	199	SF
Lodging GSF	8,927	SF				Lodging GSF		
SUB-TOTAL	9,229	SF	SUB-TOTAL	727	SF	SUB-TOTAL	654	SF
5TH FLOOR			5TH FLOOR			5TH FLOOR		
Office GSF						Office GSF		
Residential GSF						Residential GSF		
BOH GSF	172	SF				BOH GSF		
Lodging GSF	8,488	SF	Lodging balconies GSF	737	SF	Lodging GSF		
SUB-TOTAL	8,660	SF	SUB-TOTAL	737	SF	SUB-TOTAL		
6TH FLOOR			6TH FLOOR			6TH FLOOR		
Office GSF						Office GSF		
Residential GSF						Residential GSF		
BOH GSF	172	SF				BOH GSF		
Lodging GSF	8,488	SF	Lodging balconies GSF	1,267	SF	Lodging GSF		
SUB-TOTAL	8,660	SF	SUB-TOTAL	1,267	SF	SUB-TOTAL		
ROOF			ROOF			ROOF		
Office GSF						Office GSF		
Residential GSF						Residential GSF		
BOH GSF						BOH GSF		
Lodging GSF	758	SF	Roof open deck and pool SF	7,381	SF	Lodging GSF		
SUB-TOTAL	758	SF	SUB-TOTAL	7,381	SF	SUB-TOTAL		
SUB-TOTAL			SUB-TOTAL			SUB-TOTAL		
Retail GSF	1,461	SF	Retail outdoor bar GSF	565	SF	Retail GSF	5,125	SF
Office GSF	0	SF	Outdoor porche GSF			Office GSF	11,644	SF
Residential GSF	18,575	SF	Residential balconies and terraces GSF	5,036	SF	Residential GSF	0	SF
BOH GSF	1,282	SF	Site GSF	19,349	SF	BOH GSF	2,413	SF
Lodging GSF	18,173	SF	Lodging balconies and roof deck GSF	8,118	SF	Lodging GSF	0	SF
TOTAL GROSS SF			TOTAL GROSS SF			TOTAL GROSS EXISTING SF		
		48,151 SF			34,335 SF			19,182 SF
			TOTAL GROSS NEW CONSTRUCTION SF					
					82,486 SF			



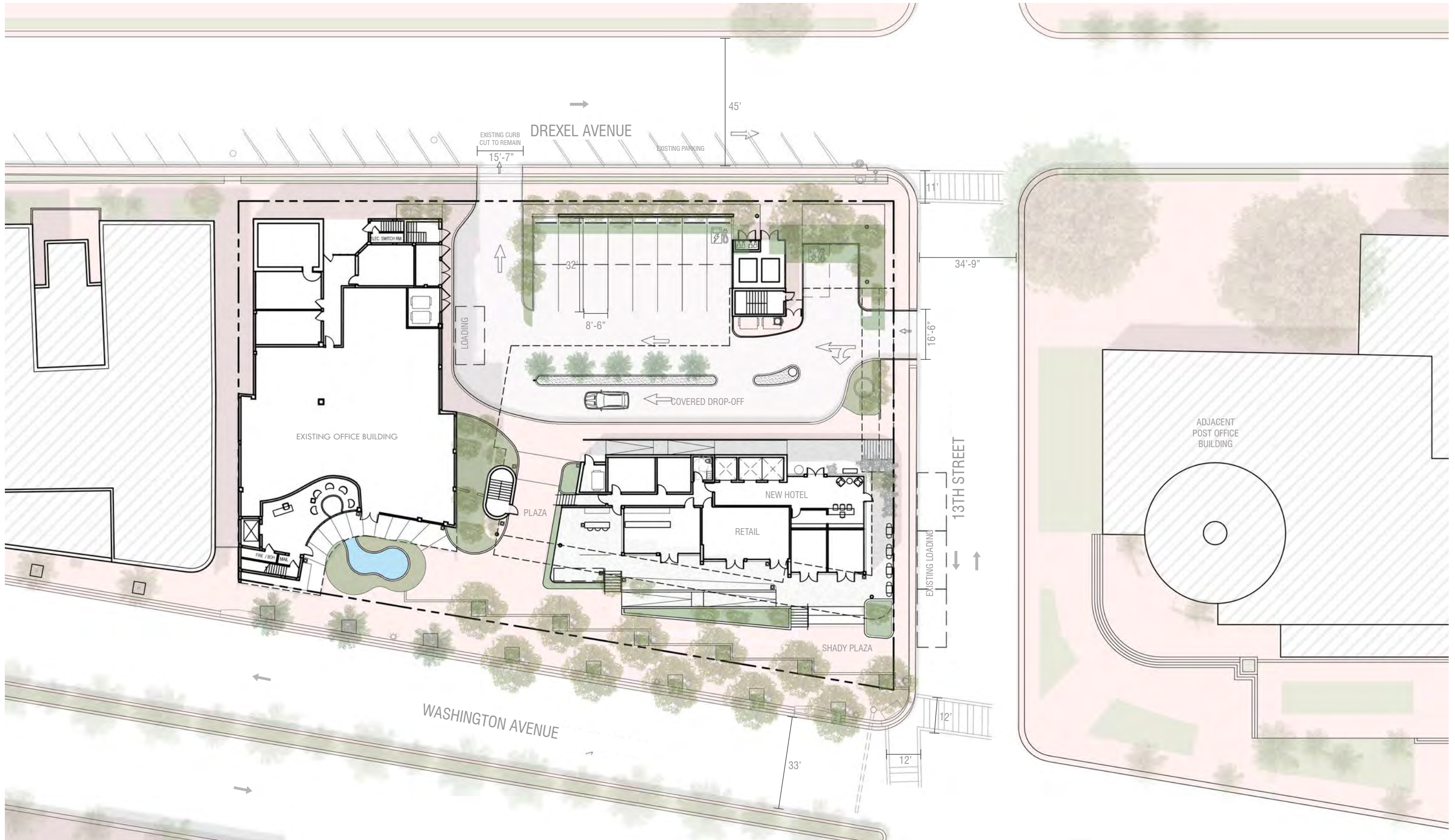
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AREA CALCULATIONS

A-12.25



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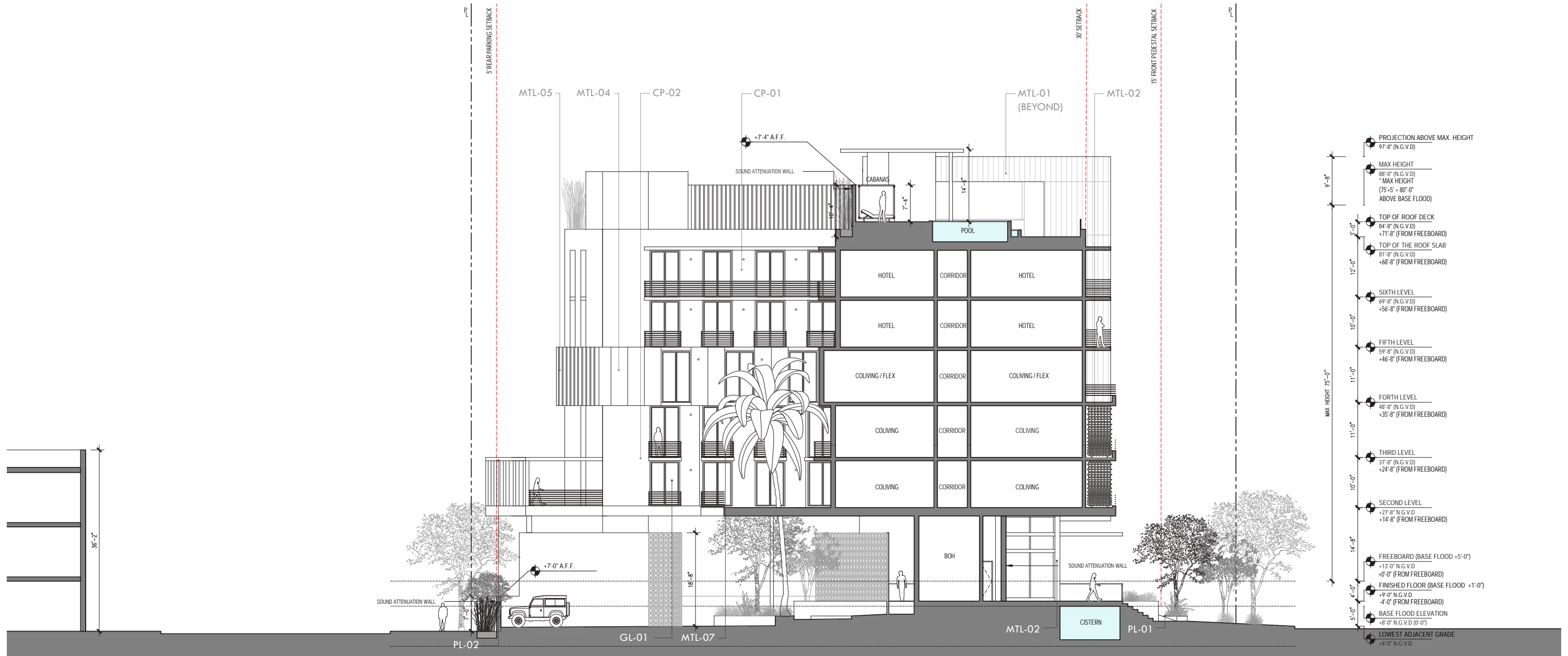


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URBAN DIAGRAM
SCALE: 1/32" = 1'-0"

A-14.1



MATERIAL LEGEND

GL-01	LAMINATED TINTED GLASS UNITS WITH LARGE MISSILE IMPACT CLEAR INTERLAYER DARK GRAY KYNAR FINISH ON METAL FRAME
GL-02	TEMPERED FRITTED GLASS
CP-01	5/8" EXTERIOR CEMENT PLASTER SMOOTH FINISH DARK GRAY
CP-02	5/8" EXTERIOR CEMENT PLASTER SMOOTH FINISH LIGHT GRAY
CP-03	5/8" EXTERIOR CEMENT PLASTER SMOOTH FINISH. COLOR TBD
MTL-01	ARCHITECTURAL METAL, BLUE COPPER
MTL-02	DECORATIVE METAL SCREEN DIVIDER - PATTERN TBD
MTL-03	METAL CANOPY. COLOR DARK GRAY TO MATCH GLAZING FRAMES
MTL-04	ALUMINUM PANELS (COLOR ALTERNATING DARK AND LIGHT SHADES OF GREEN AND BLUE)

MTL-05	ALUMINUM FINIS
MTL-06	STRUCTURAL STEEL MEMBERS CLADDED IN ALUMINUM BREAK METAL FINISH TO MATCH STOREFRONT FRAMES
MTL-07	METAL HANDRAIL/TOP RAIL
CNP-01	RETRACTABLE CANOPY
CNC-01	BREEZE BLOCK - PATTERN TBD
CNC-02	CONCRETE EYEBROW W/ 5/8" EXTERIOR CEMENT PLASTER SMOOTH FINISH
PL-01	LANDSCAPE FEATURE
PL-02	PLANTED TRELLIS STRUCTURE
TS-01	TENANT SIGNAGE (UNDER SEPARATE SUBMITTAL)



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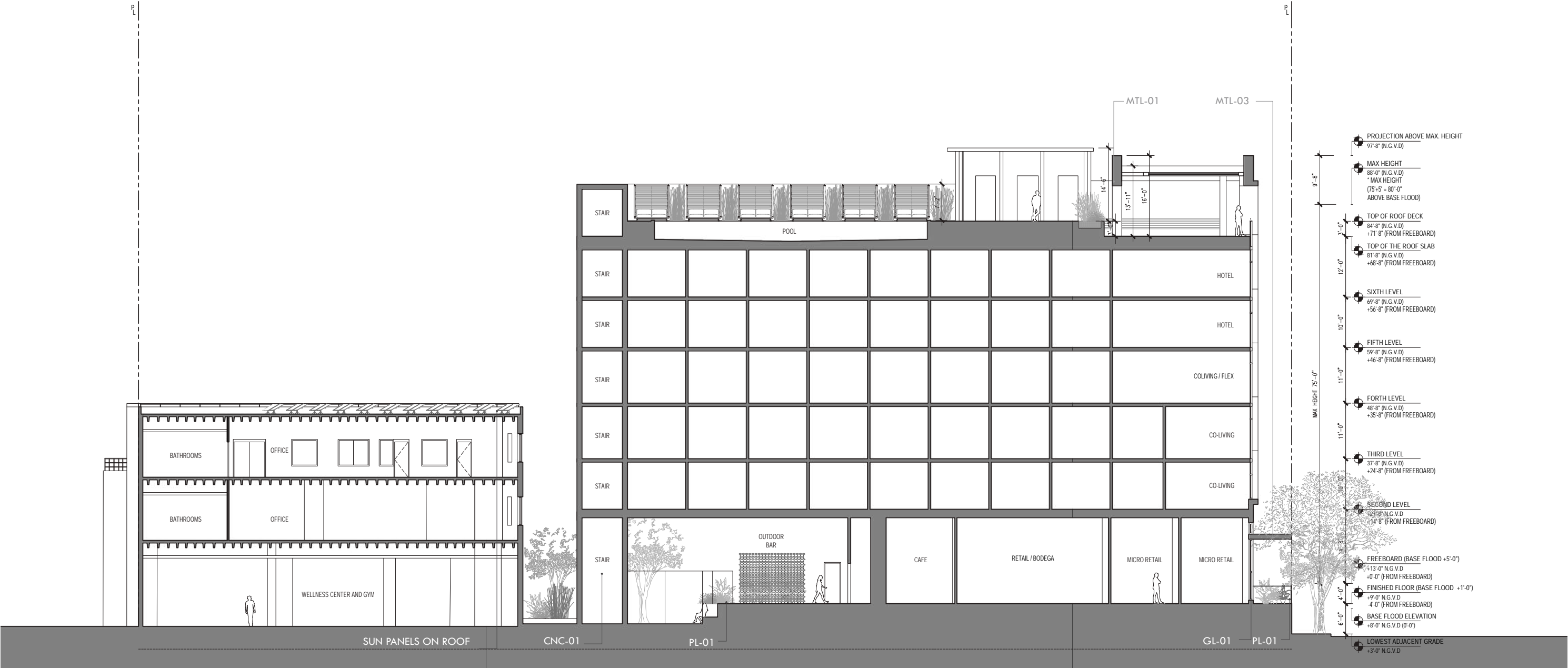


PROPOSED SECTION LOOKING NORTH

SCALE: 1:20

A-31

PLANNING BOARD - PRESENTATION - 23 JUNE 2020



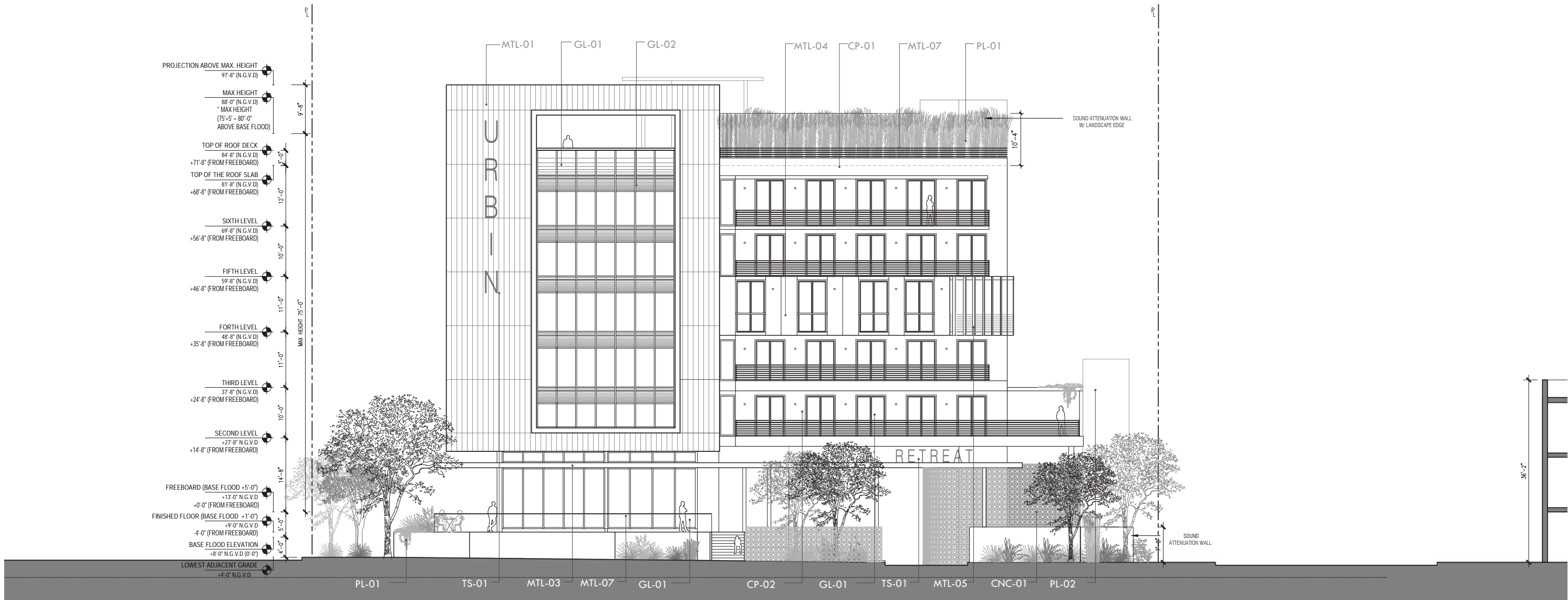
MATERIAL LEGEND			
GL-01	LAMINATED TINTED GLASS UNITS WITH LARGE MISSILE IMPACT CLEAR INTERLAYER DARK GRAY KYNAR FINISH ON METAL FRAME	MTL-05	ALUMINUM FINIS
GL-02	TEMPERED FRITTED GLASS	MTL-06	STRUCTURAL STEEL MEMBERS CLADDED IN ALUMINUM BREAK METAL FINISH TO MATCH STOREFRONT FRAMES
CP-01	5/8" EXTERIOR CEMENT PLASTER SMOOTH FINISH DARK GRAY	MTL-07	METAL HANDRAIL/TOP RAIL
CP-02	5/8" EXTERIOR CEMENT PLASTER SMOOTH FINISH LIGHT GRAY	CNP-01	RETRACTABLE CANOPY
CP-03	5/8" EXTERIOR CEMENT PLASTER SMOOTH FINISH. COLOR TBD	CNC-01	BREEZE BLOCK - PATTERN TBD
MTL-01	ARCHITECTURAL METAL, BLUE COPPER	CNC-02	CONCRETE EYEBROW W/ 5/8" EXTERIOR CEMENT PLASTER SMOOTH FINISH
MTL-02	DECORATIVE METAL SCREEN DIVIDER - PATTERN TBD	PL-01	LANDSCAPE FEATURE
MTL-03	METAL CANOPY. COLOR DARK GRAY TO MATCH GLAZING FRAMES	PL-02	PLANTED TRELLIS STRUCTURE
MTL-04	ALUMINUM PANELS (COLOR ALTERNATING DARK AND LIGHT SHADES OF GREEN AND BLUE)	TS-01	TENANT SIGNAGE (UNDER SEPARATE SUBMITTAL)

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MATERIAL LEGEND			HISTORIC BUILDING LEGEND		
GL-01	LAMINATED TINTED GLASS UNITS WITH LARGE MISSILE IMPACT CLEAR INTERLAYER DARK GRAY KYNAR FINISH ON METAL FRAME	MTL-05	ALUMINUM FINIS	1	HISTORIC METAL BRISE SOLEIL TO BE RESTORED
GL-02	TEMPERED FRITTED GLASS	MTL-06	STRUCTURAL STEEL MEMBERS CLADDED IN ALUMINUM BREAK METAL FINISH TO MATCH STOREFRONT FRAMES	2	EXISTING GLAZING TO BE REPLACED WITH CODE COMPLIANT SYSTEM WHILE MAINTAINING ORIGINAL DESIGN INTENT
CP-01	5/8" EXTERIOR CEMENT PLASTER SMOOTH FINISH DARK GRAY	MTL-07	METAL HANDRAIL/TOP RAIL	3	ORIGINAL HISTORIC RAIN SCREEN TO REMAIN AND BE RESTORED, CODE COMPLIANT GLAZING TO BE INSTALLED
CP-02	5/8" EXTERIOR CEMENT PLASTER SMOOTH FINISH LIGHT GRAY	CNP-01	RETRACTABLE CANOPY	4	EXISTING STONE PANELS TO BE REPAIRED AS NEEDED
CP-03	5/8" EXTERIOR CEMENT PLASTER SMOOTH FINISH. COLOR TBD	CNC-01	BREEZE BLOCK - PATTERN TBD	5	RESTORE ORIGINAL CANOPY
MTL-01	ARCHITECTURAL METAL, BLUE COPPER	CNC-02	CONCRETE EYEBROW W/ 5/8" EXTERIOR CEMENT PLASTER SMOOTH FINISH	6	NEW GLASS OPENING TO MATCH EXISTING WINDOWS
MTL-02	DECORATIVE METAL SCREEN DIVIDER - PATTERN TBD	PL-01	LANDSCAPE FEATURE	7	NEW TOP RAILING TO ACHIEVE MIN. HEIGHT REQUIRED BY CODE
MTL-03	METAL CANOPY. COLOR DARK GRAY TO MATCH GLAZING FRAMES	PL-02	PLANTED TRELLIS STRUCTURE	8	NEW RETRACTABLE ROOF
MTL-04	ALUMINUM PANELS (COLOR ALTERNATING DARK AND LIGHT SHADES OF GREEN AND BLUE)	TS-01	TENANT SIGNAGE (UNDER SEPARATE SUBMITTAL)	9	HISTORIC FLAG POLES TO BE RESTORED

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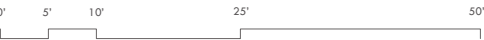
MATERIAL LEGEND			
GL-01	LAMINATED TINTED GLASS UNITS WITH LARGE MISSILE IMPACT CLEAR INTERLAYER DARK GRAY KYNAR FINISH ON METAL FRAME	MTL-05	ALUMINUM FINIS
GL-02	TEMPERED FRITTED GLASS	MTL-06	STRUCTURAL STEEL MEMBERS CLADDED IN ALUMINUM BREAK METAL FINISH TO MATCH STOREFRONT FRAMES
CP-01	5/8" EXTERIOR CEMENT PLASTER SMOOTH FINISH DARK GRAY	MTL-07	METAL HANDRAIL/TOP RAIL
CP-02	5/8" EXTERIOR CEMENT PLASTER SMOOTH FINISH LIGHT GRAY	CNP-01	RETRACTABLE CANOPY
CP-03	5/8" EXTERIOR CEMENT PLASTER SMOOTH FINISH. COLOR TBD	CNC-01	BREEZE BLOCK - PATTERN TBD
MTL-01	ARCHITECTURAL METAL, BLUE COPPER	CNC-02	CONCRETE EYEBROW W/ 5/8" EXTERIOR CEMENT PLASTER SMOOTH FINISH
MTL-02	DECORATIVE METAL SCREEN DIVIDER - PATTERN TBD	PL-01	LANDSCAPE FEATURE
MTL-03	METAL CANOPY. COLOR DARK GRAY TO MATCH GLAZING FRAMES	PL-02	PLANTED TRELLIS STRUCTURE
MTL-04	ALUMINUM PANELS (COLOR ALTERNATING DARK AND LIGHT SHADES OF GREEN AND BLUE)	TS-01	TENANT SIGNAGE (UNDER SEPARATE SUBMITTAL)



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PROPOSED ELEVATION: 13TH STREET

SCALE: 1:20

A-33



MATERIAL LEGEND

GL-01	LAMINATED TINTED GLASS UNITS WITH LARGE MISSILE IMPACT CLEAR INTERLAYER DARK GRAY KYNAR FINISH ON METAL FRAME
GL-02	TEMPERED FRITTED GLASS
CP-01	5/8" EXTERIOR CEMENT PLASTER SMOOTH FINISH DARK GRAY
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CP-03	5/8" EXTERIOR CEMENT PLASTER SMOOTH FINISH. COLOR TBD
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MTL-07	METAL HANDRAIL/TOP RAIL
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CNC-01	BREEZE BLOCK - PATTERN TBD
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PL-01	LANDSCAPE FEATURE
PL-02	PLANTED TRELLIS STRUCTURE
TS-01	TENANT SIGNAGE (UNDER SEPARATE SUBMITTAL)

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 ELEVATION: DREXEL AVENUE

SCALE: 1:20



MATERIAL LEGEND

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PROPOSED SOUTH ELEVATION

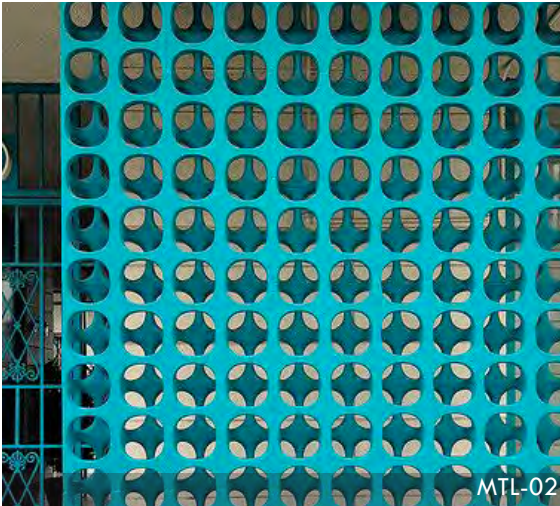
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A-34-0

PLANNING BOARD - PRESENTATION - 23 JUNE 2020



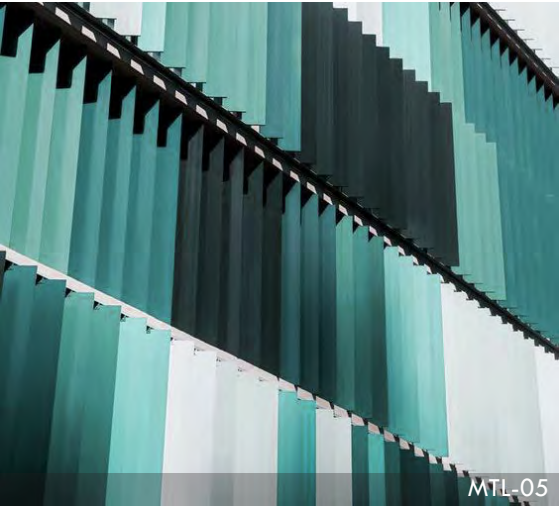
MTL-01



MTL-02



MTL-04



MTL-05



CNC-01



CP-01



CP-02



MTL-03 / MTL-6 / MTL-07



GL-01

MATERIAL LEGEND

GL-01	LAMINATED TINTED GLASS UNITS WITH LARGE MISSILE IMPACT CLEAR INTERLAYER DARK GRAY KYNAR FINISH ON METAL FRAME
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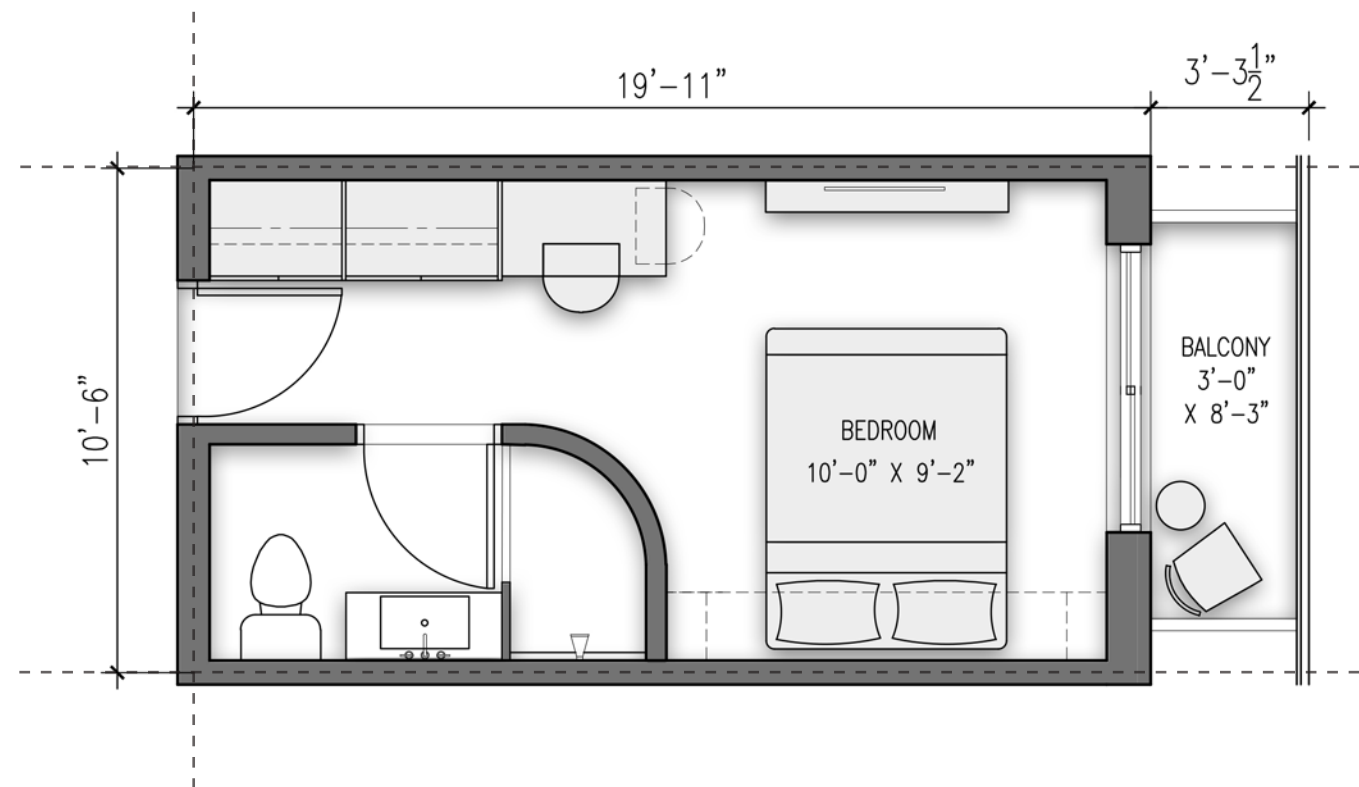


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PROPOSED MATERIAL PALETTE



209 SQUARE FEET



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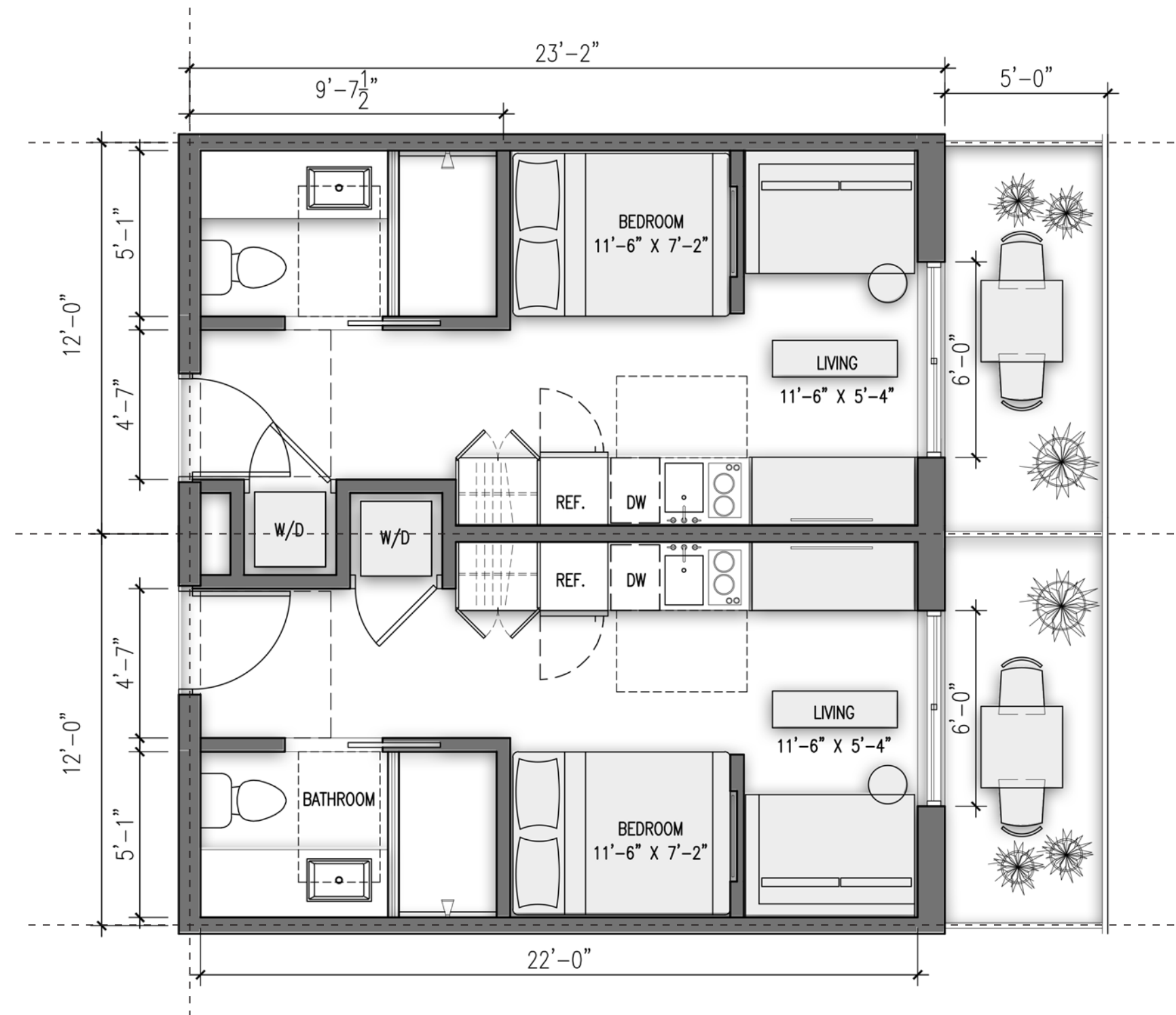
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TYPICAL HOTEL ROOM

SCALE: 1/4" = 1'-0"

A-39

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275 SQUARE FEET



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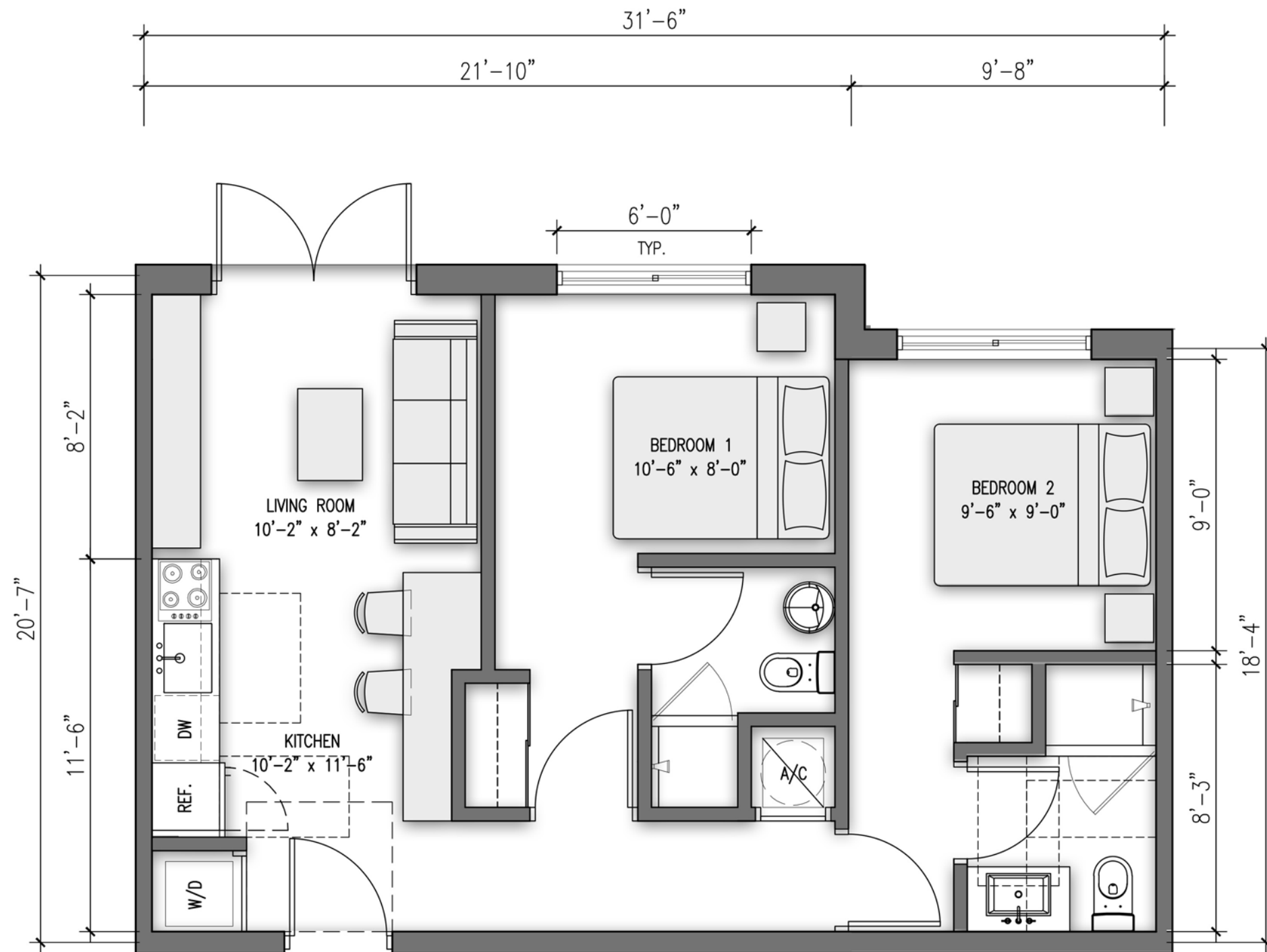


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CO-LIVING: 1 BEDBROOM
SCALE: 1/4" = 1'-0"

A-40

PLANNING BOARD - PRESENTATION - 23 JUNE 2020



636 SQUARE FEET



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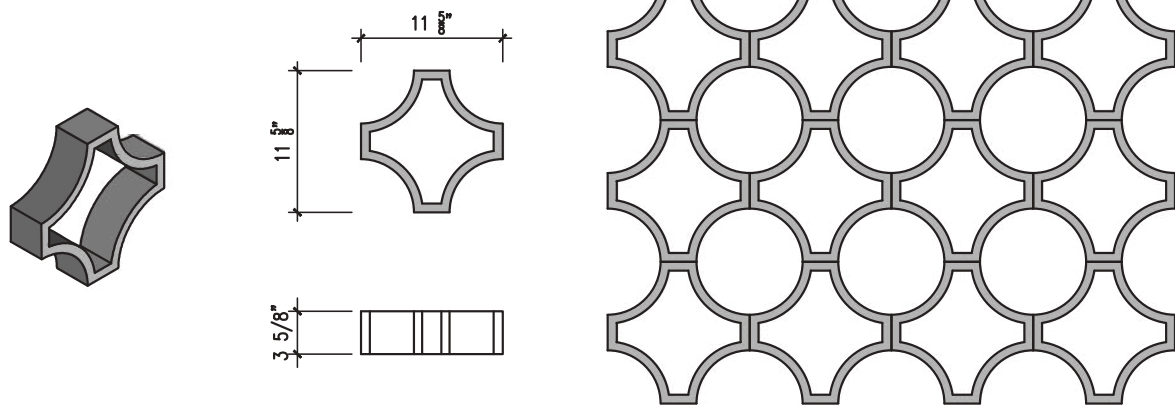
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CO-LIVING: 2 BEDROOM

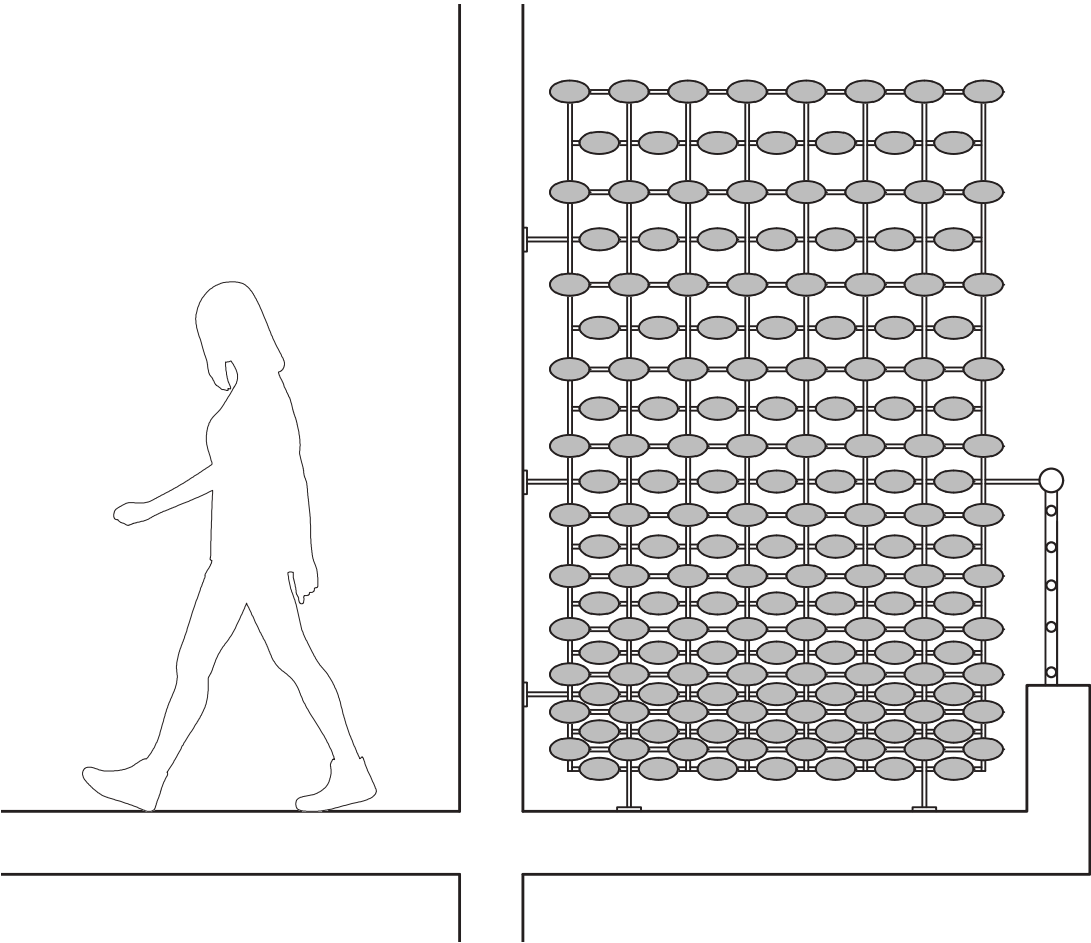
SCALE: 1/4" = 1'-0"

A-40.1

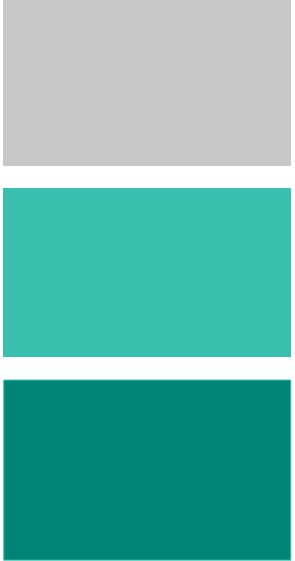
PLANNING BOARD - PRESENTATION - 23 JUNE 2020



BREEZE BLOCK SCREEN ON GROUND FLOOR
SCALE: 3/4"-1'0"



METAL SCREEN ON WASHINGTON AVENUE BALCONIES
SCALE: 1/2"-1'0"



PANTONE COLOR OPTIONS

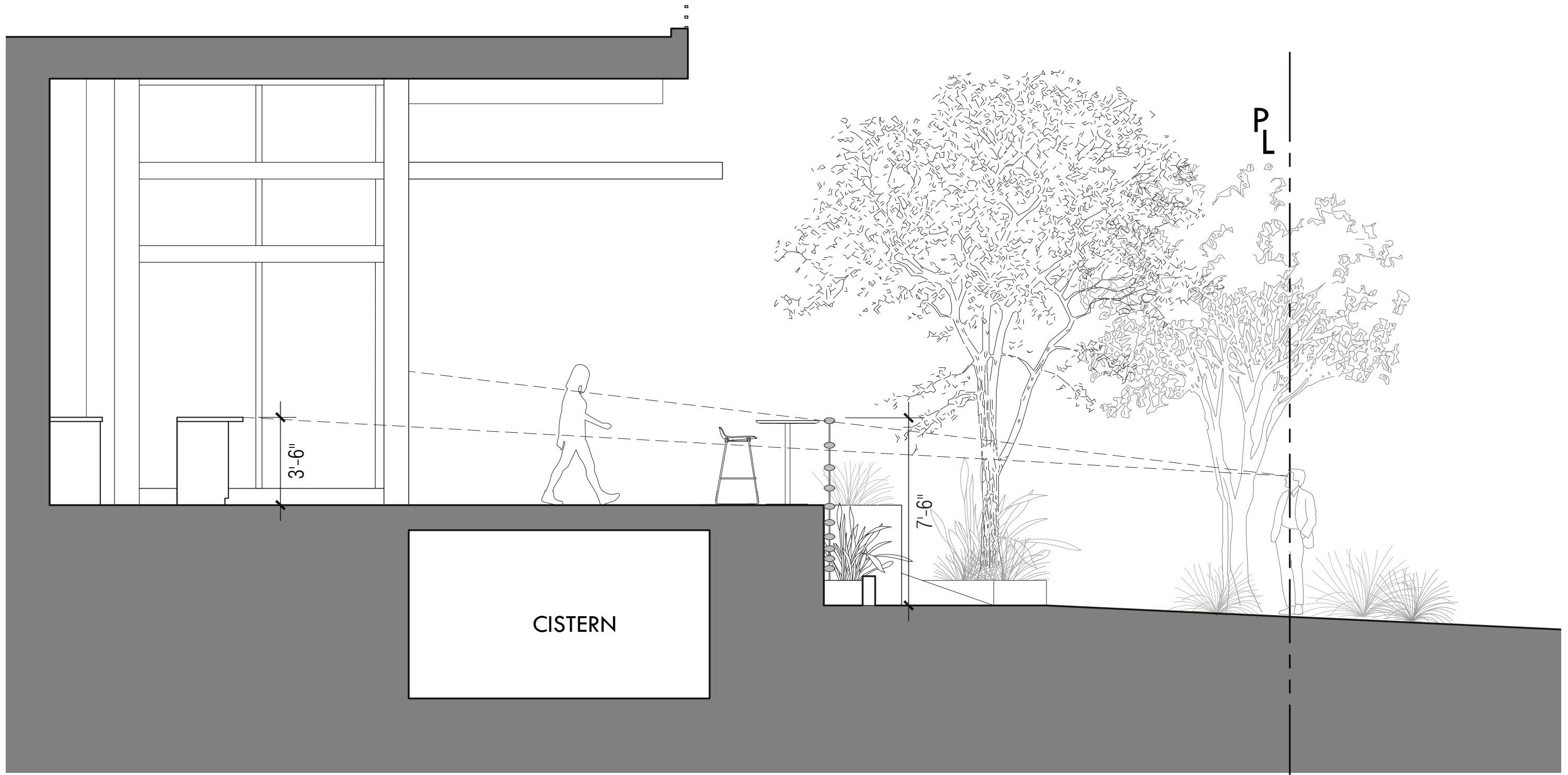


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SCREEN DETAILS
SCALE: N/A



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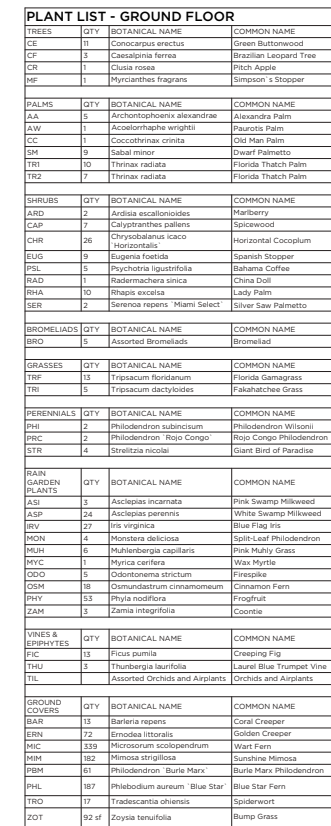
GROUND FLOOR BAR SCREEN - SECTION DETAIL

SCALE: 1/4"=1'0"

A-44.1

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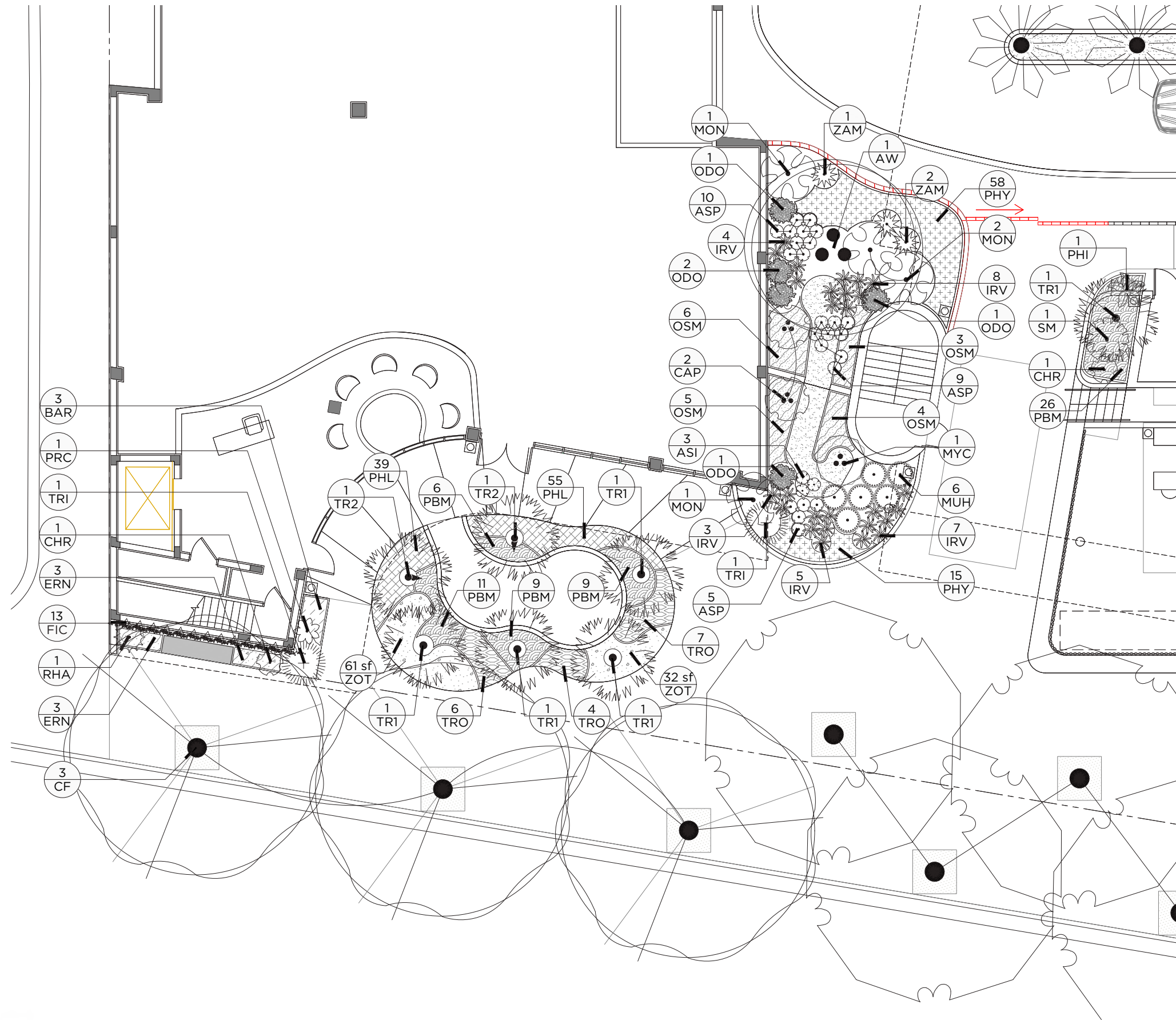
LANDSCAPE



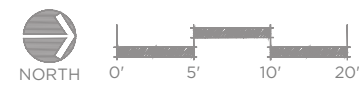
cādence

L-5

07 FEBRUARY 2020



PLANT LIST - GROUND FLOOR		
TREES	QTY	BOTANICAL NAME
CE	11	Conocarpus erectus
CF	1	Cassipouira ferrea
CR	1	Clusia rosea
MF	1	Myrciathus fragrans
PALMS	QTY	BOTANICAL NAME
AA	5	Archontophoenix alexandrae
AW	1	Acrotyrhophe wrightii
CC	1	Coccothrinax crinita
SM	9	Sabal minor
TRI	10	Thrinax radiata
TR2	7	Thrinax radiata
SHRUBS	QTY	BOTANICAL NAME
ARD	2	Ardisia escallonioides
CAP	7	Calyptranthes pallens
CHR	26	Chrysobalanus icaco
ELUG	9	Eugenia foetida
PSL	5	Psychotria ligustrifolia
RAD	1	Radarmachera sinica
RHA	10	Rhaphis excelsa
SER	2	Sebania repens
BROMELIADS	QTY	BOTANICAL NAME
BRO	5	Assorted Bromeliads
GRASSES	QTY	BOTANICAL NAME
TRP	18	Tripasacum horridum
TRI	5	Tripasacum dactyloides
PERENNIALS	QTY	BOTANICAL NAME
PHI	2	Philodendron subpinnatum
PRC	2	Philodendron 'Rip Congo'
STR	4	Streptocarpus
RAIN GARDEN PLANTS	QTY	BOTANICAL NAME
ASI	3	Asclepias incarnata
ASP	24	Asclepias perennis
IRV	27	Iris virginica
MON	4	Monarda didyma
MUH	6	Muhlenbergia capillaris
MYC	1	Myrica caribaea
ODO	5	Ocotea ovata
OSM	18	Osmunda cinnamomea
PHY	15	Phyllanthus nodiflorus
ZAM	3	Zamia integrifolia
VINES & EPiphyTES	QTY	BOTANICAL NAME
FIC	13	Ficus pumila
THU	3	Thunbergia laurifolia
ITL	1	Assorted Orchids and Airplants
GROUND COVERS	QTY	BOTANICAL NAME
BAR	13	Barleria repens
ERN	72	Erinacea littoralis
HEC	139	Hemizonia scopulorum
PHI	182	Philodendron 'Blue Star'
PBM	61	Philodendron 'Blue Star'
PHL	187	Phlox subulata
TRO	17	Tradescantia virginiana
ZOT	92 sf	Zoysia tenuifolia





Resiliency Diagram

Resiliency: working together as an ecosystem



Water

Cisterns (Water Harvesting)
Rain Gardens (Water Collection)
Underground Drainage System (Water Management)
Sustainable Irrigation Design (Water Conservation)
Silva Cells (Water Re-use)



Culture / Community

Community Gardens and Productive Landscapes
Historical Miami (Celebrating Cultural Context)
Flexible Outdoor Environments



Climate / Energy Costs

Solar Panels (Capture Clean Energy)
Canopy Trees (Reduce Heat Island Effect + Sequester Carbon)
Canopy and Understory Trees (Improve Air Quality)
Silva Cells (Increased Longevity of Street Trees)



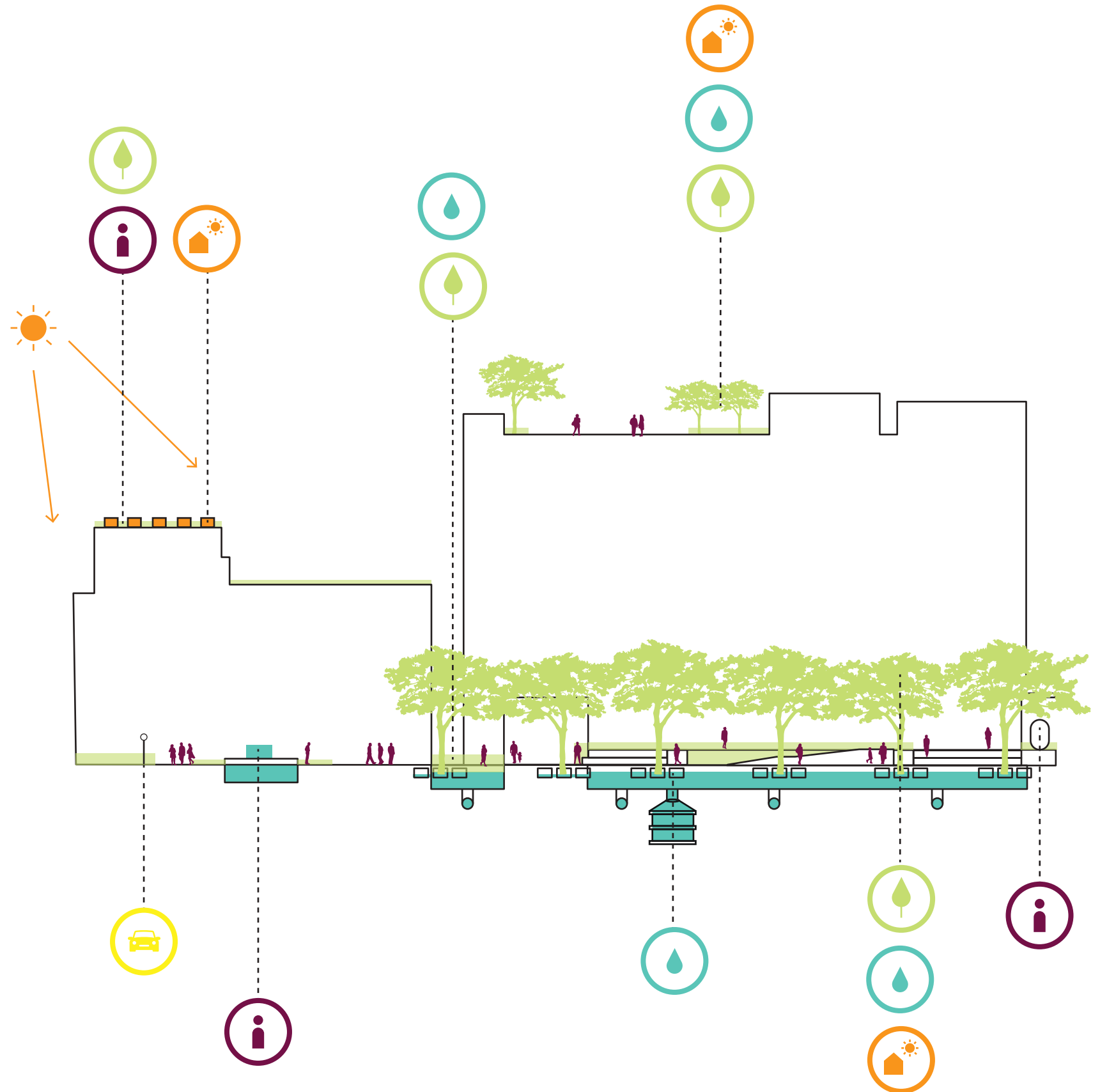
Vegetation

Pollinator Species (Increase Biodiversity)
Florida Friendly Landscaping
Florida Native Plants (Natural Habitat Restoration)
Silva Cells (Healthy Tree Growth and Roots' System)



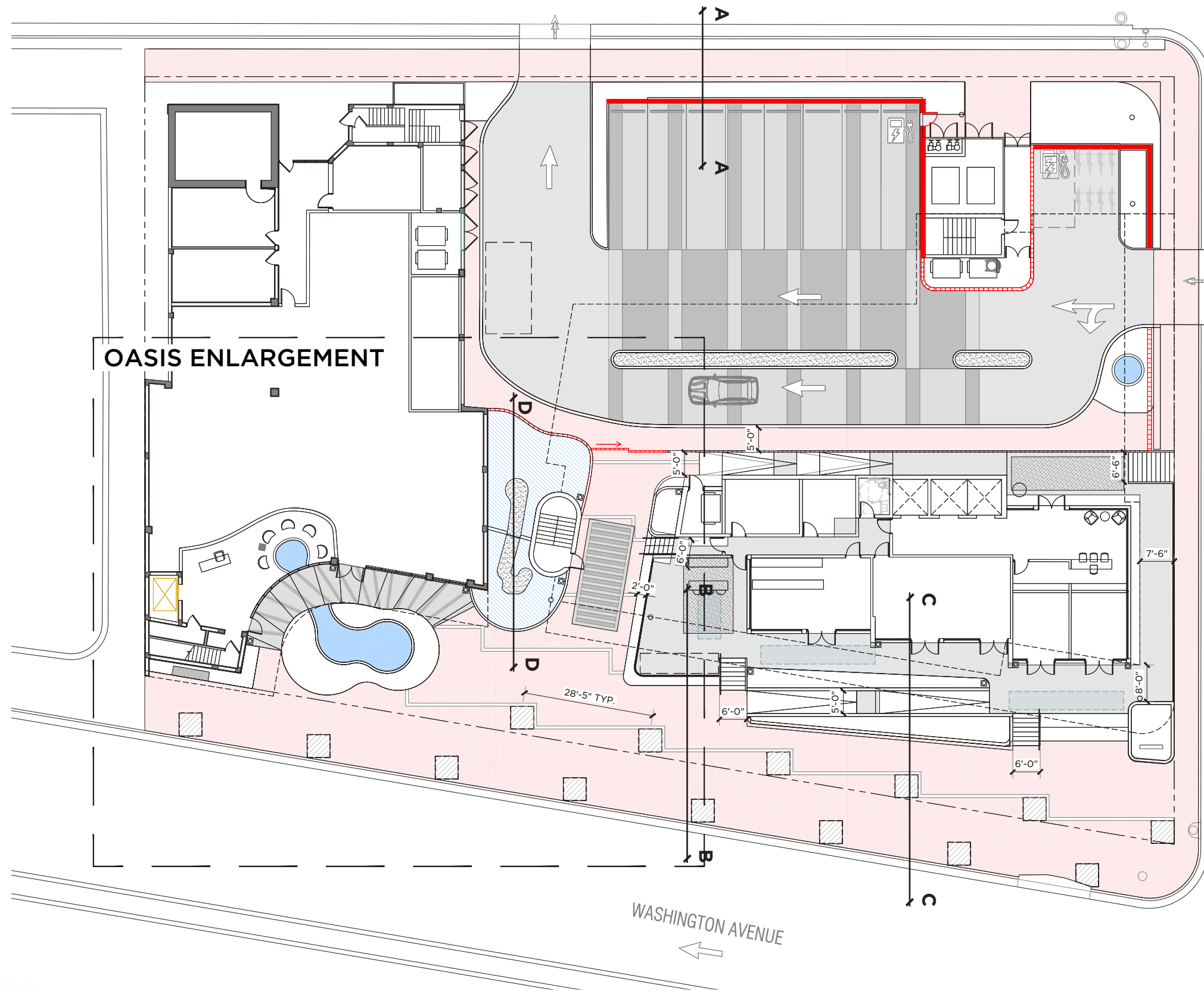
Transportation

Walkability
Bicycle Share Station
Vehicles (Autonomous and non)
Ride Share
Micromobility



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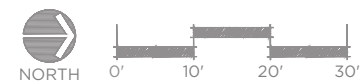
HARDSCAPE LEGEND	
Symbol	Definition
	"Miami Beach Red" Concrete
	Textured Concrete Banding
	Concrete
	Textured Concrete
	Terrazzo
	Terrazzo Tiles inlaid in Concrete
	Crushed Stone
	Silva Cell Suspended Pavement System
	Water Harvesting Cistern
	Rain Garden

HARDSCAPE NOTES:

- Information provided on this plan is general in nature; dimensions, areas, and distances are approximate and should be field verified prior to bidding. discrepancies shall be reported to the landscape architect for resolution prior to starting work.
- The contractor is to thoroughly familiarize him/herself with all plans, specifications and the site prior to bidding. failure to do so will not reduce the contractor's obligation to perform the work as described for the price bid.
- The contractor shall locate and verify the existence of all improvements and utilities (including those proposed with this project), i.e. irrigation, wastewater, water storm sewer, gas, underground electric, lighting conduit, pavement, etc. prior to starting work.
- The contractor is responsible for coordinating installation of material, equipment, irrigation sleeving, and lighting sleeving with other trades.
- No substitutions of material, equipment, furnishings, locations, etc. will be allowed without prior approval from the landscape architect.
- All materials, equipment, and furnishings shall be installed as per details.
- All materials, equipment, and furnishings shall be set plumb unless otherwise specified.
- The contractor to layout hardscape elements and verify layout with landscape architect prior to construction. any discrepancies or conflicts or conflicts with existing conditions or other drawings shall be reported to the landscape architect immediately for proper clarification or adjustment.

WATER EFFICIENCY NOTES:

- Recommended bioswale depth 6 to 18 inches. Civil to determine final depth. Drainage soil beneath swale shall be 18 inch minimum depth. Underneath drainage soil there should be a 12 inch depth of clean gravel/aggregate for water to infiltrate into preforated pipe, which will direct water to a storm drain and/or cistern(s). A 4 inch level of pea gravel shall be placed over clean gravel to filter additional pollutants and keep from clogging from soil above.
- Stormwater directed to cisterns will then drain to Silva Cells (Suspended Paver System) and be reused to irrigate raised planters.
- Rain water collection/Irrigation Systems shall supplement irrigation for new landscaping. New structures to include rainwater cistern(s) and system to provide at least 50 percent of exterior irrigation during the normal rainfall year.
- All sites utilizing a reuse water system shall install and maintain a backflow prevention device as required by water distribution system operator that will be supplying water to site.
- Civil to confirm and engineer detail of bioswale and cistern locations for final Construction Documentation.



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cadence

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HARDSCAPE PLAN AND SECTION KEY - GROUND FLOOR