

URBIN RETREAT MIAMI BEACH

**PLANNING BOARD
FINAL SUBMITTAL
DECEMBER 2, 2019**

1234 WASHINGTON AVENUE
MIAMI BEACH

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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	48,207 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	7
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	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	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

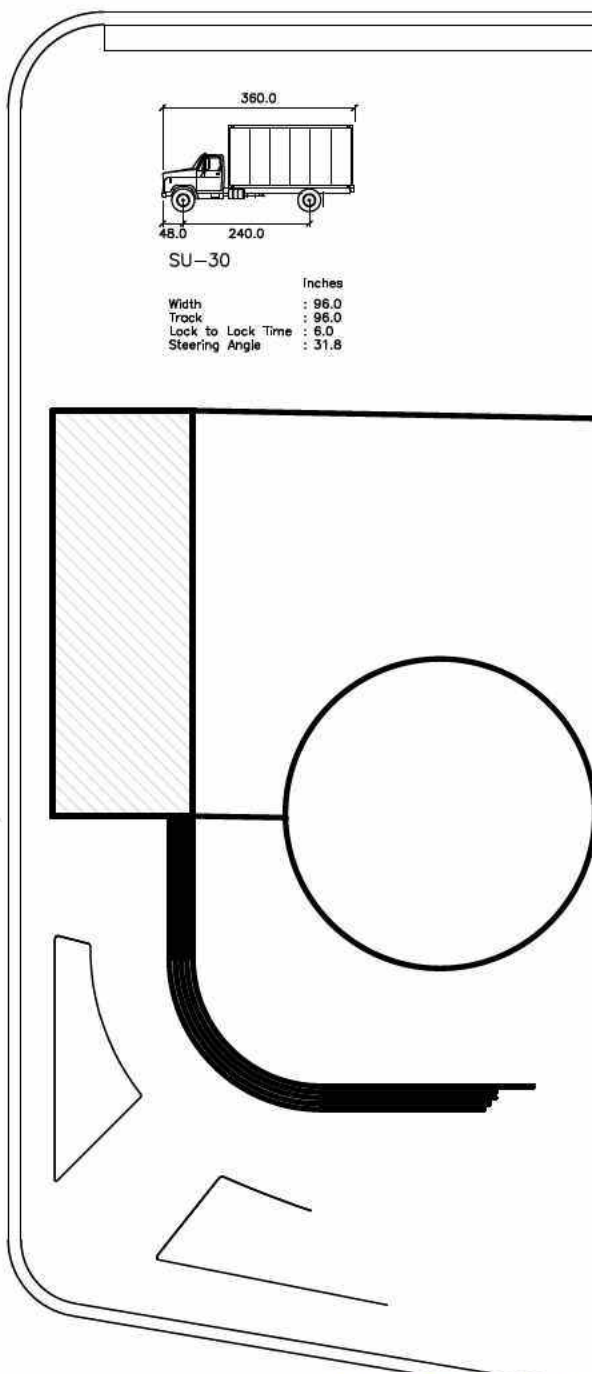
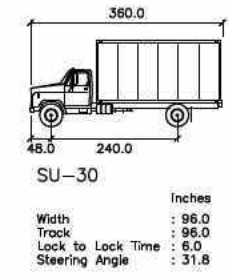
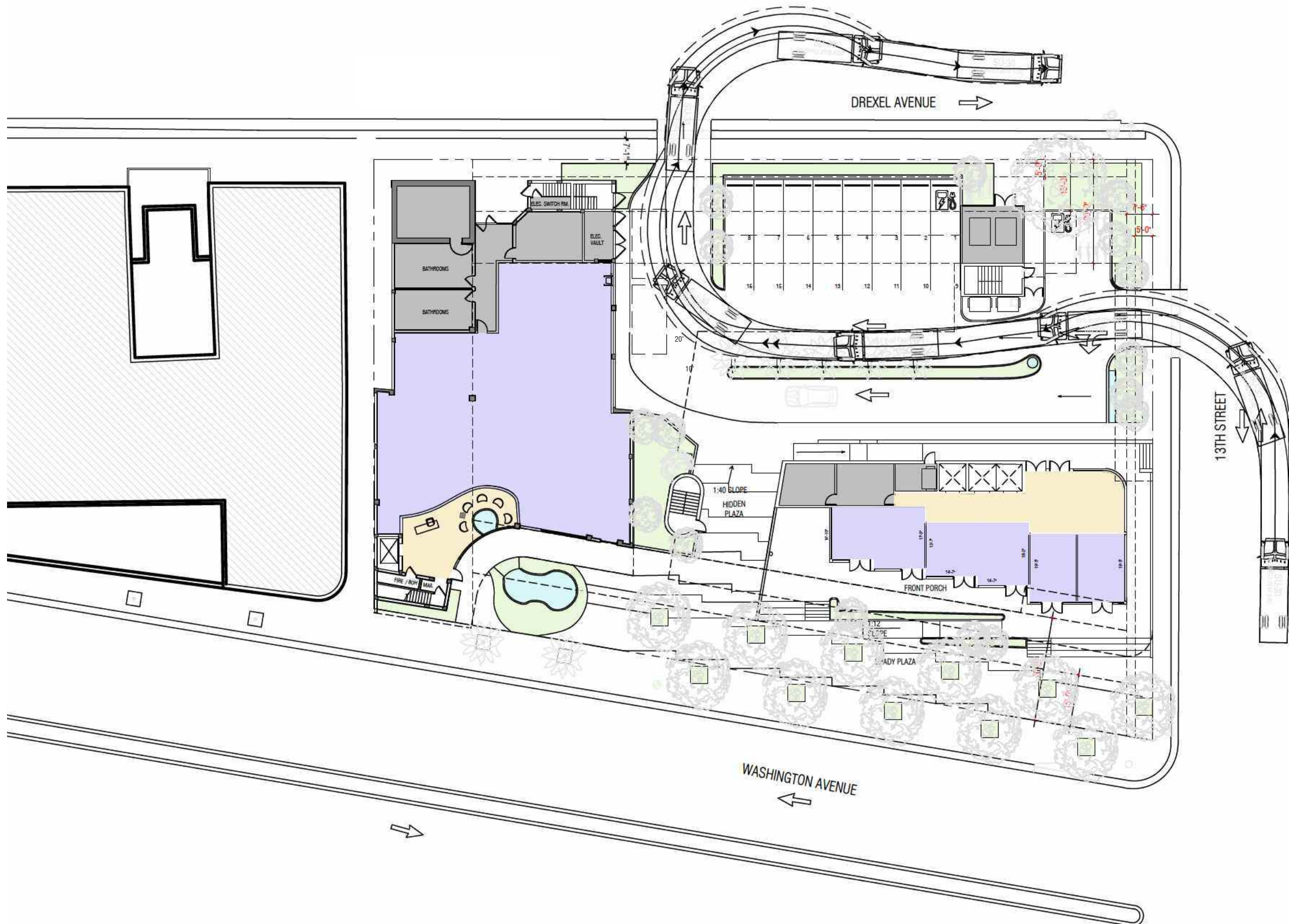
** RESIDENTIAL AND HOTEL USES: SUM OF THE SIDE SETBACKS SHALL EQUAL 16 % OF LOT WIDTH OR A MIN. OF SEVEN AND ONE-HALF FEET OR EIGHT % OF LOT WIDTH, WHICHEVER IS GREATER. WHEN ABUTTING A NONRESIDENTIAL OR NON-HOTEL USE, THE MIN. INTERIOR SIDE SETBACK SHALL BE SEVEN AND ONE-HALF FEET, AND THE MIN. SUM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



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Traf Tech
ENGINEERING, INC.



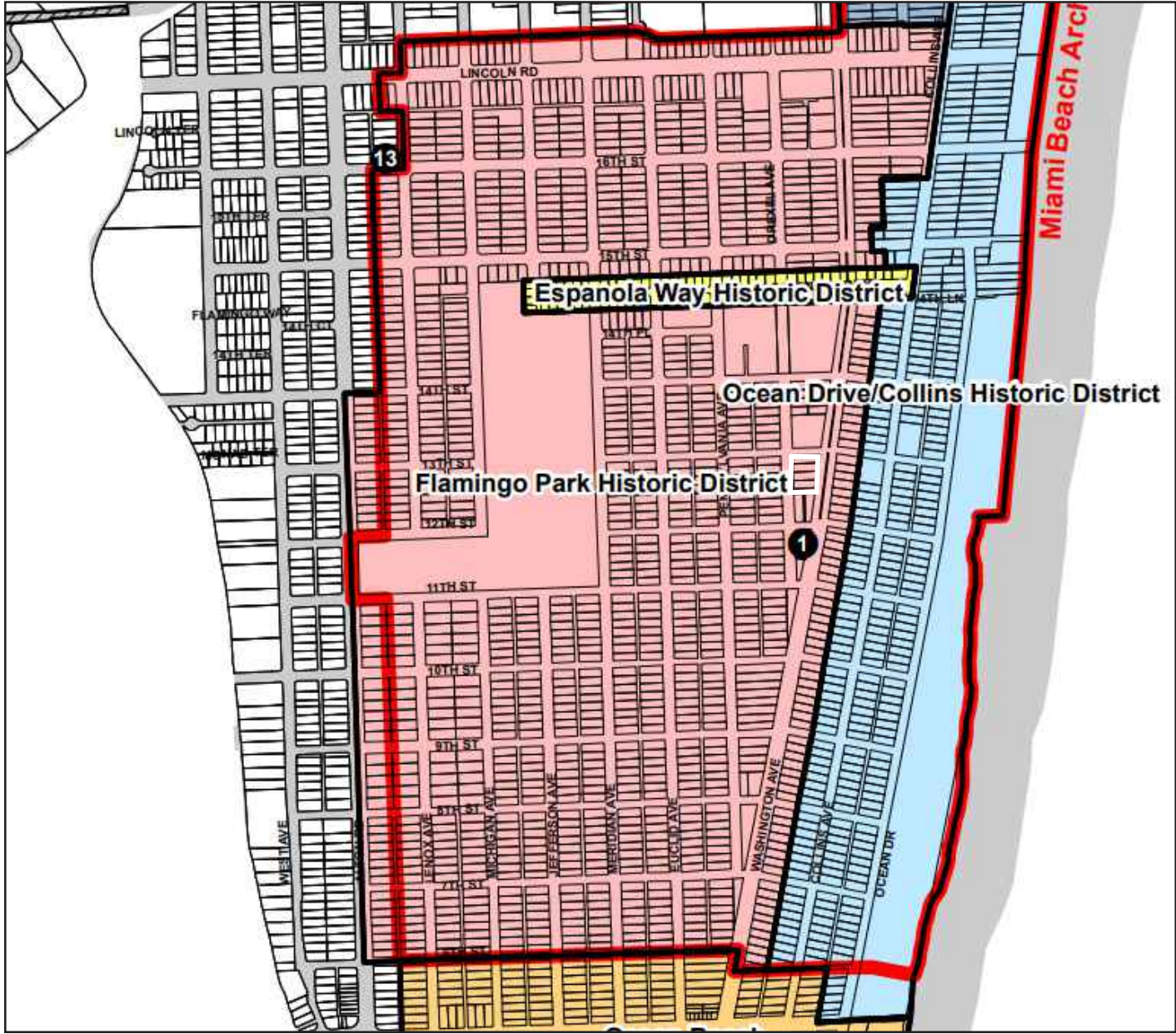
TRAFFIC MANEUVERABILITY DIAGRAM



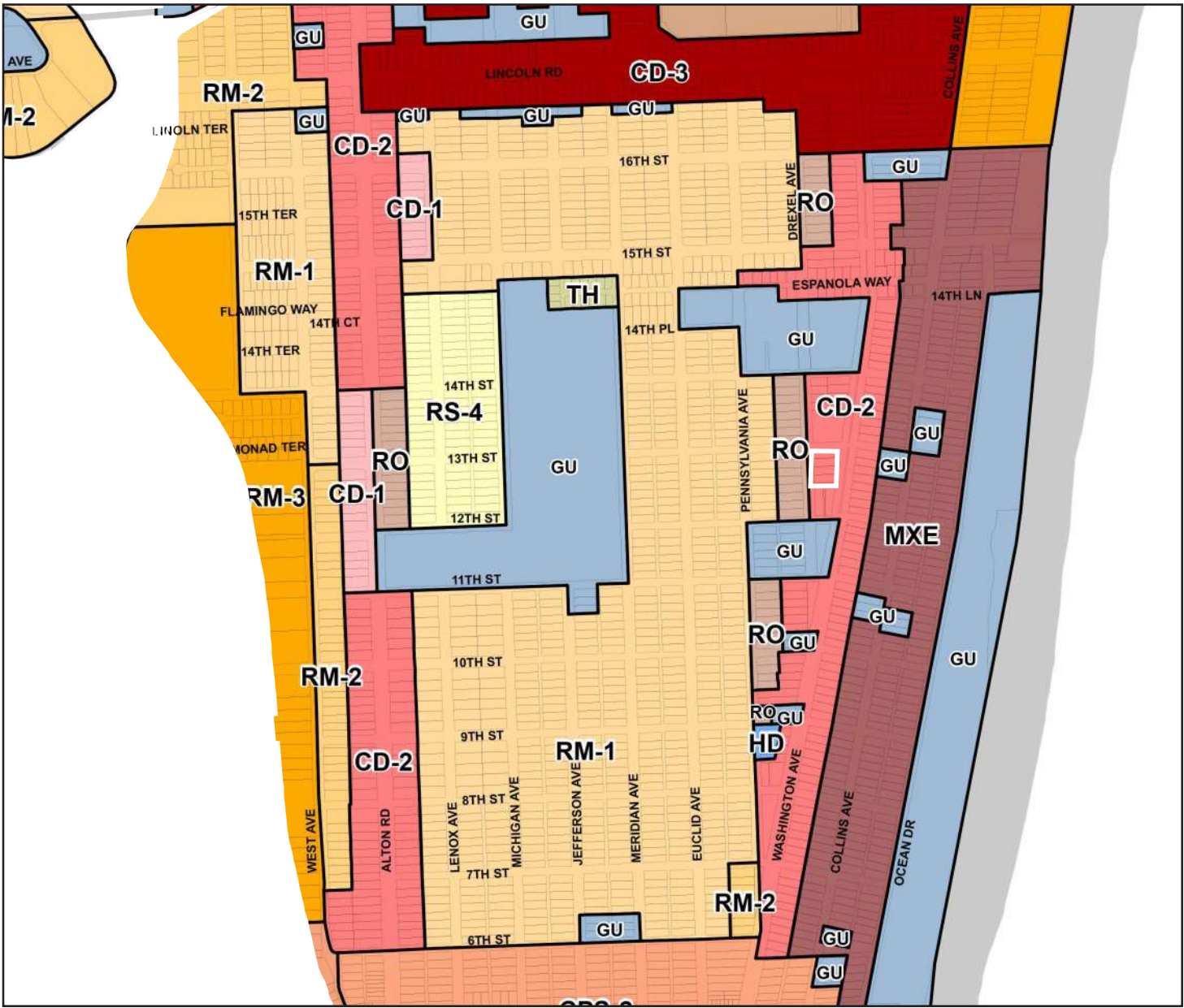
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HISTORIC DISTRICTS MAP



ZONING MAP



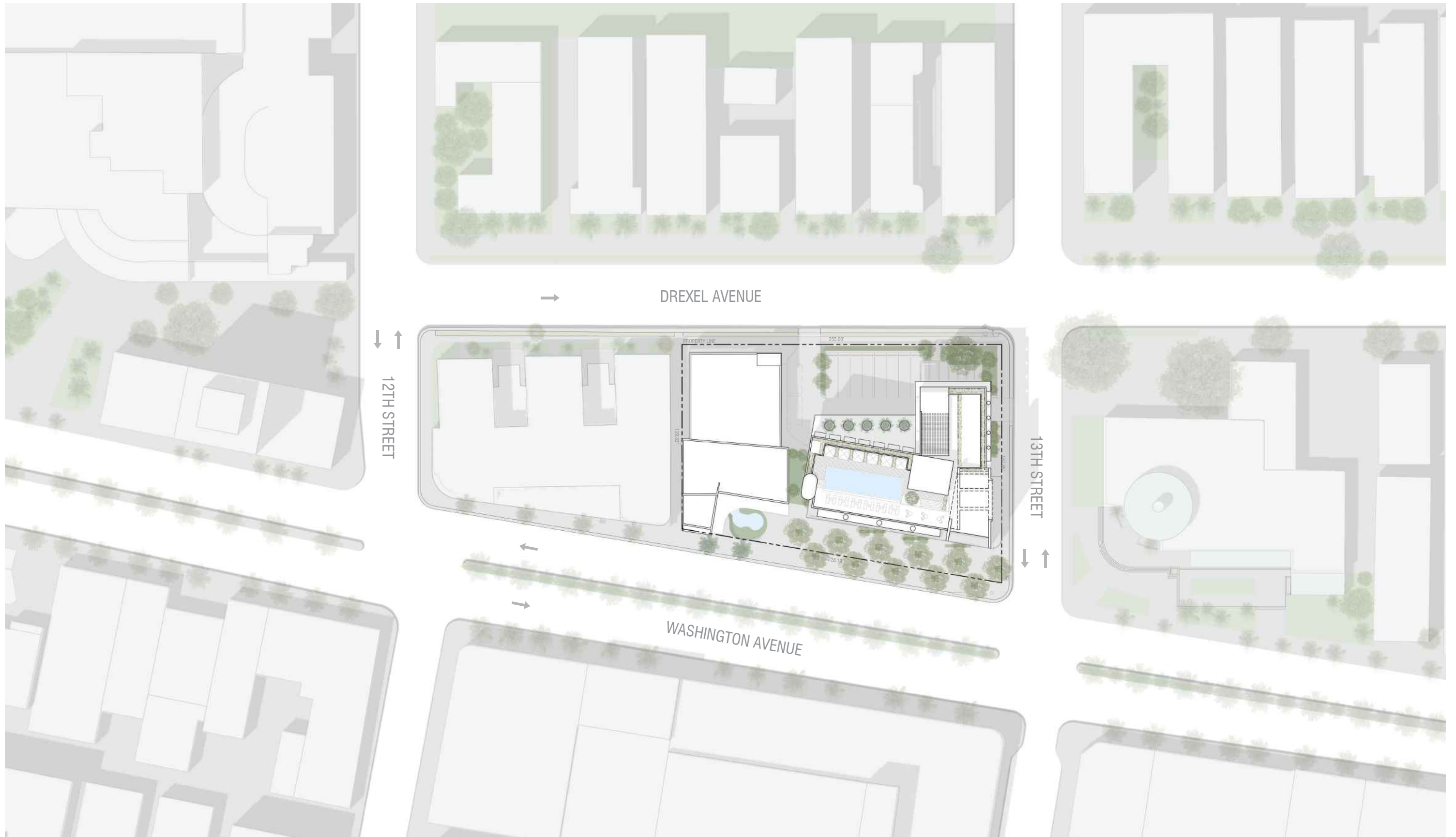
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ZONING MAPS



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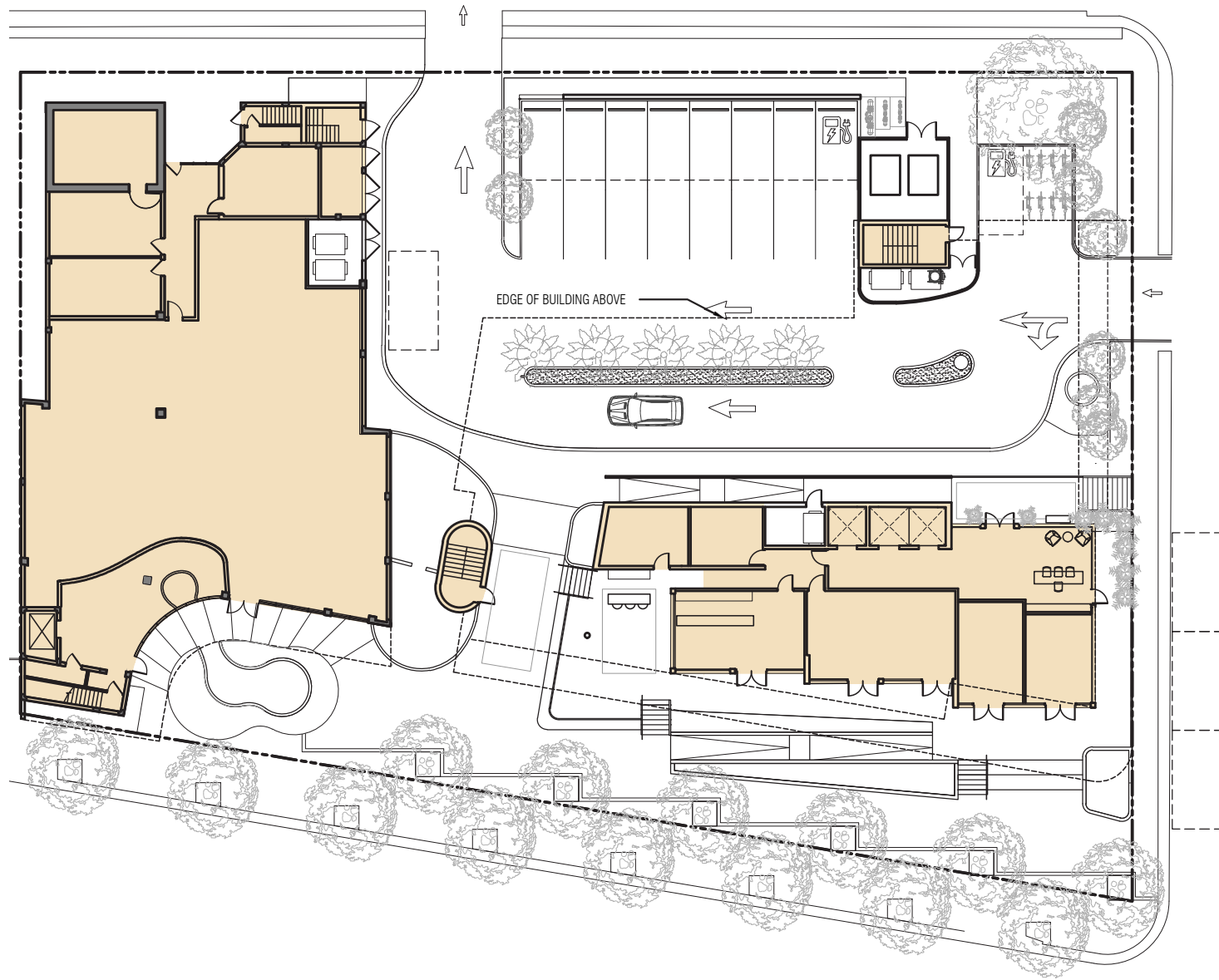


PROPOSED CONTEXT PLAN

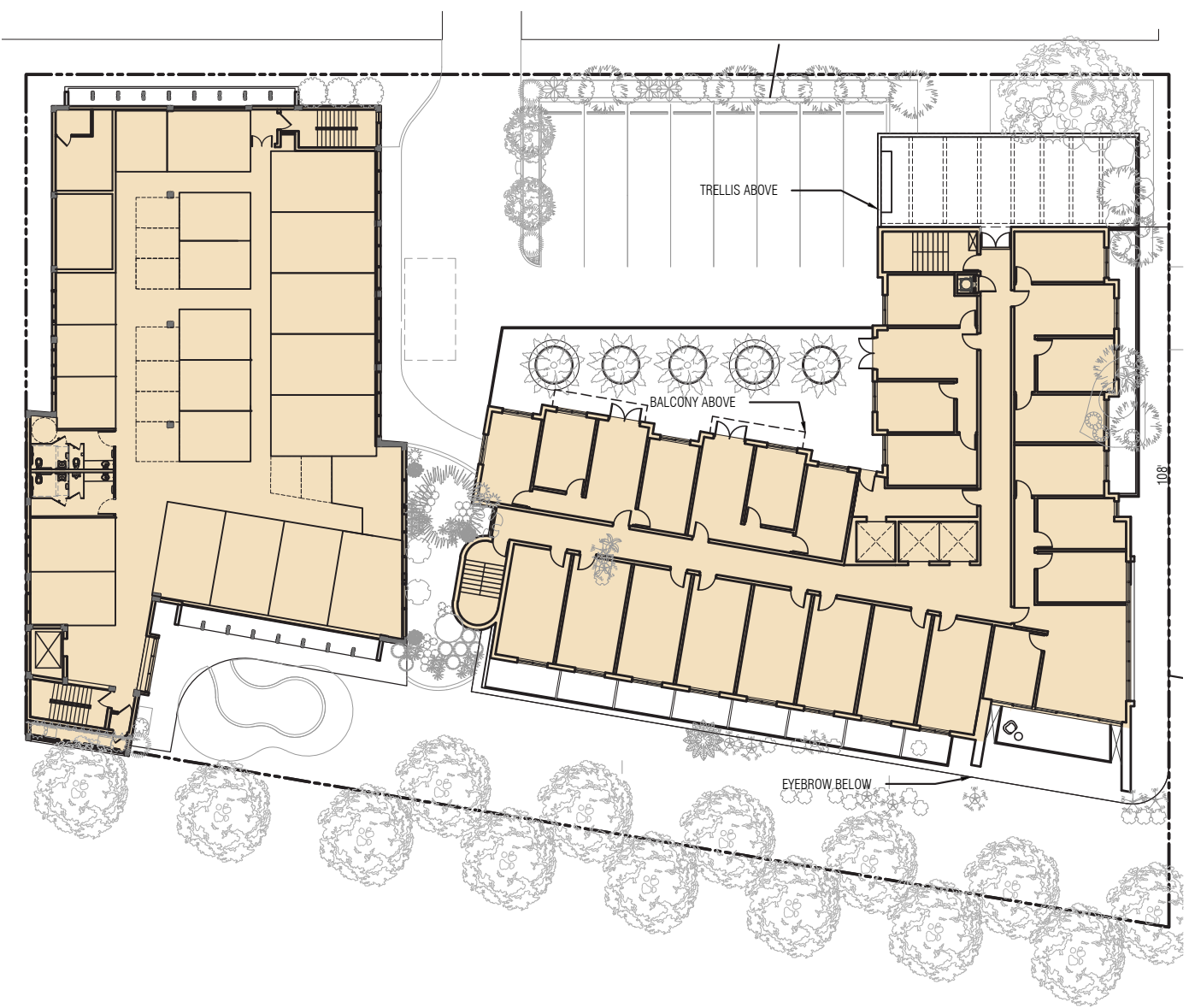
SCALE: 1/64" = 1'-0"

A-12.21

PLANNING BOARD - FINAL SUBMITTAL - 2 DECEMBER 2019



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



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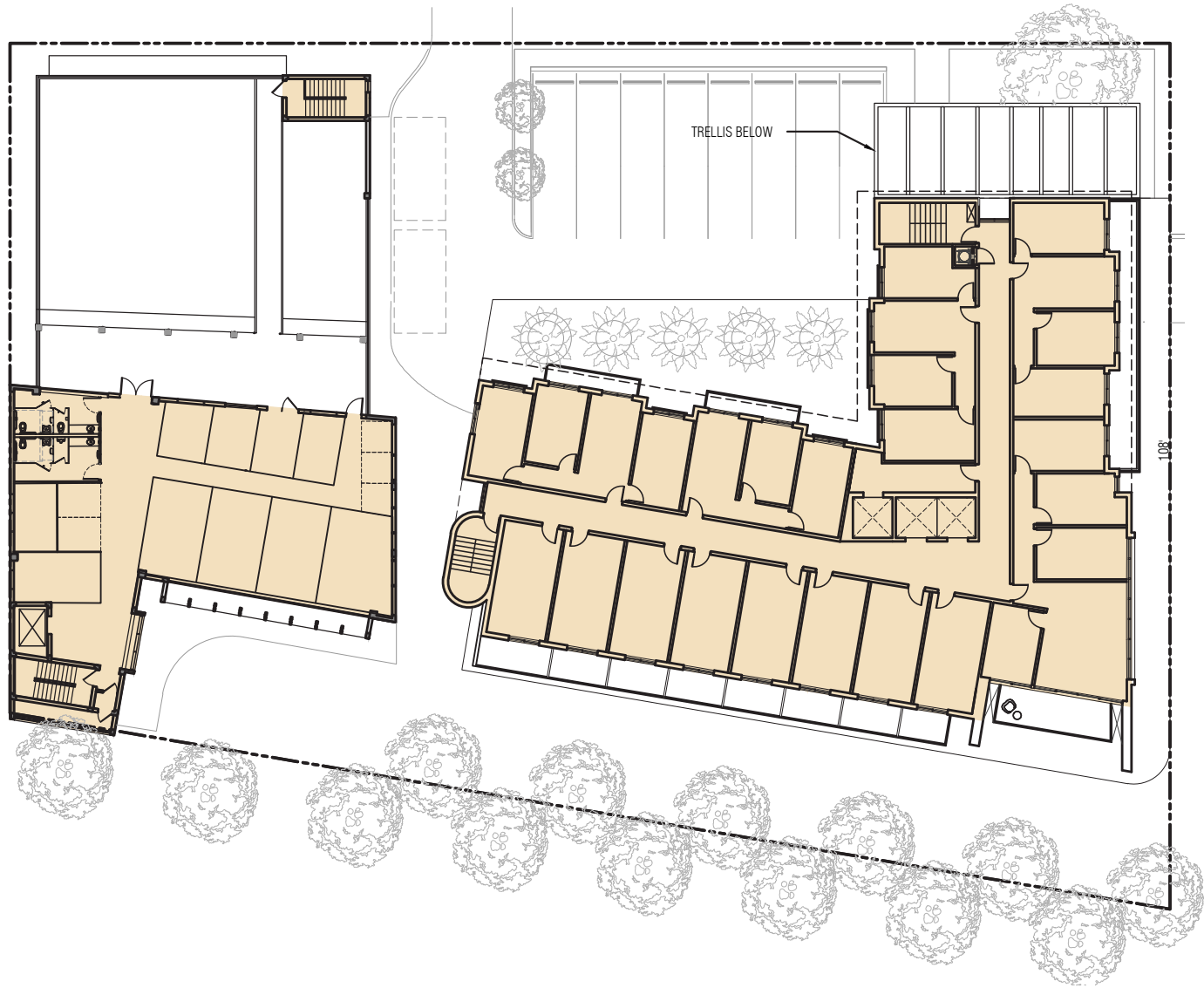
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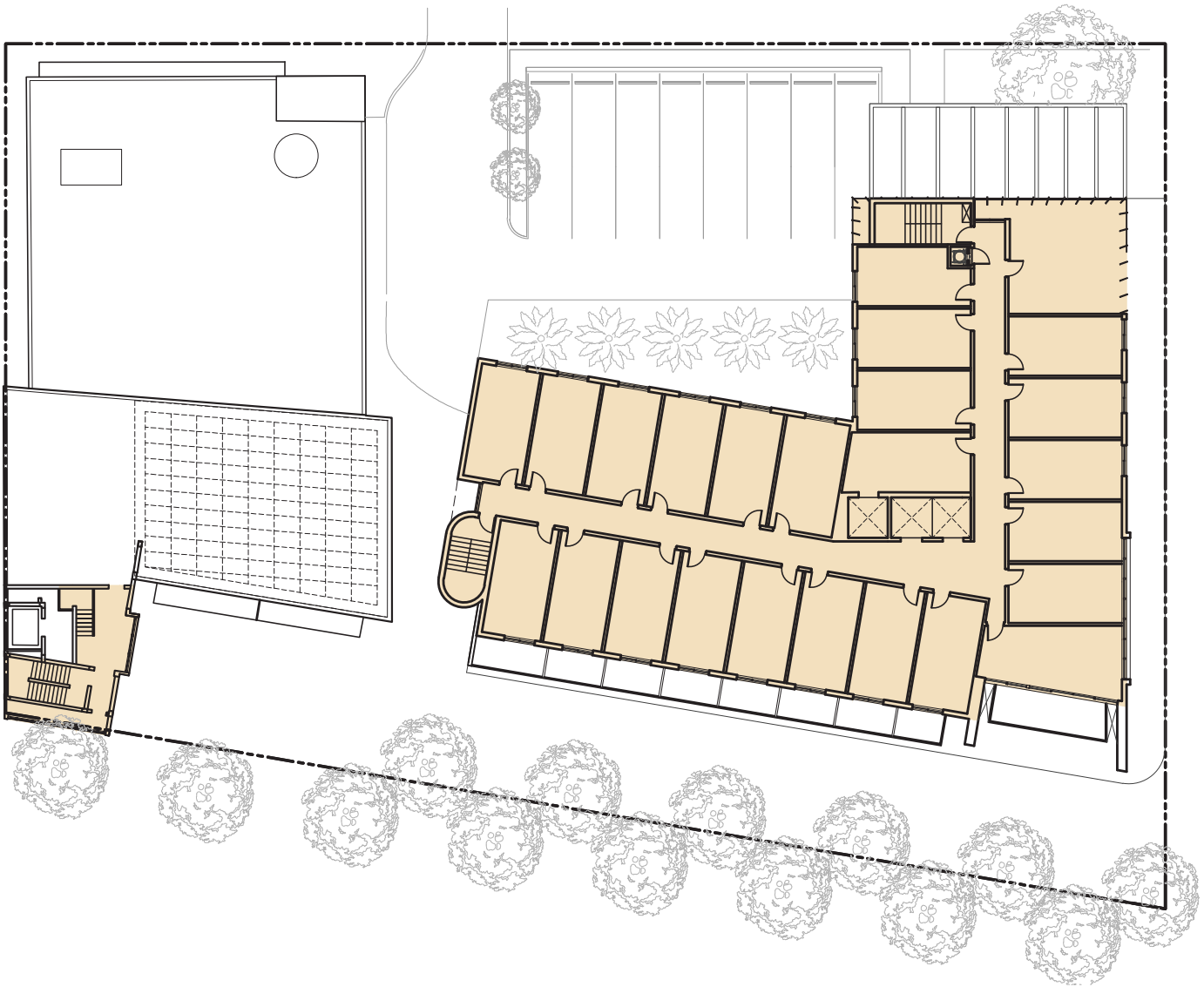
EXISTING F.A.R. DIAGRAMS

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
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



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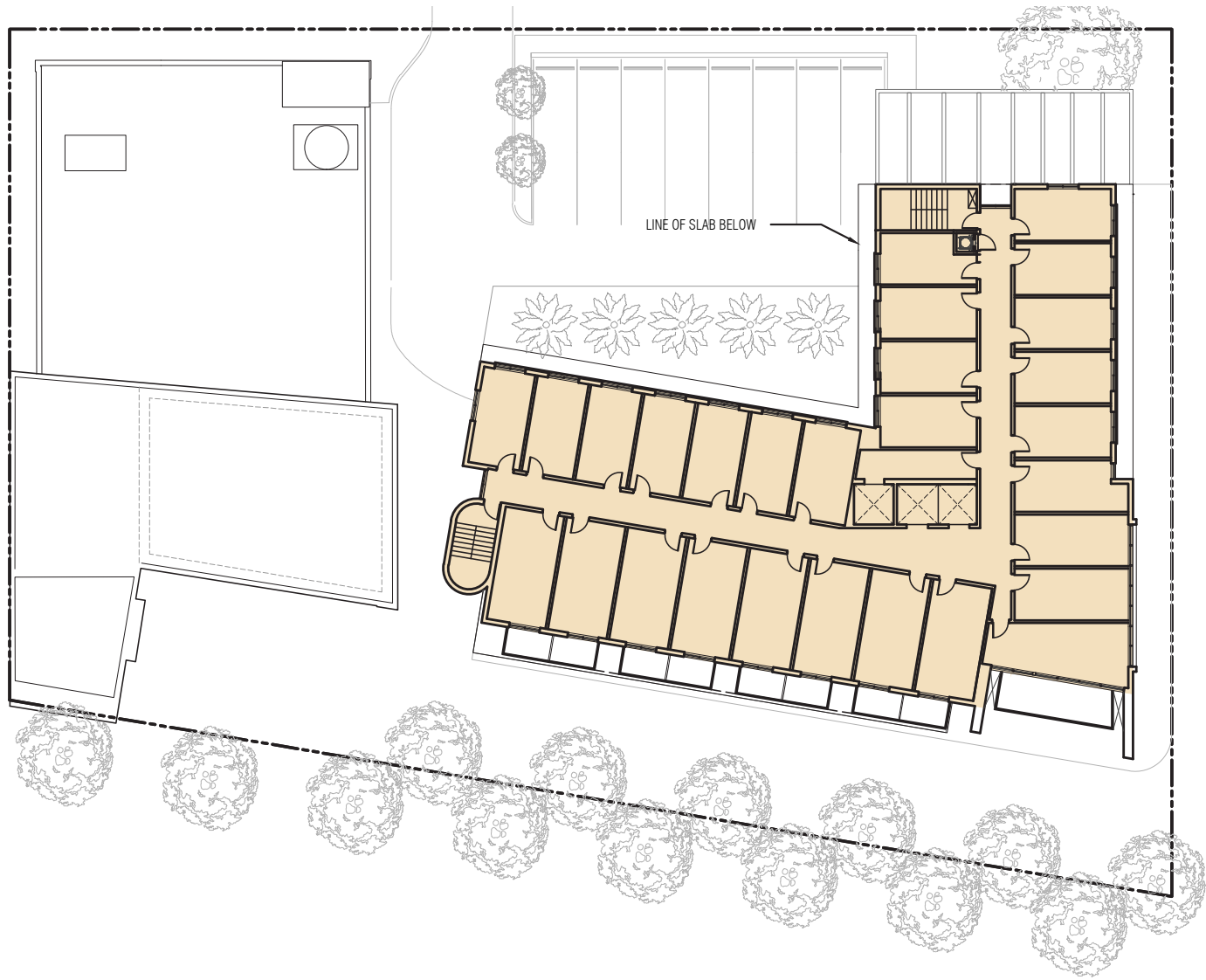
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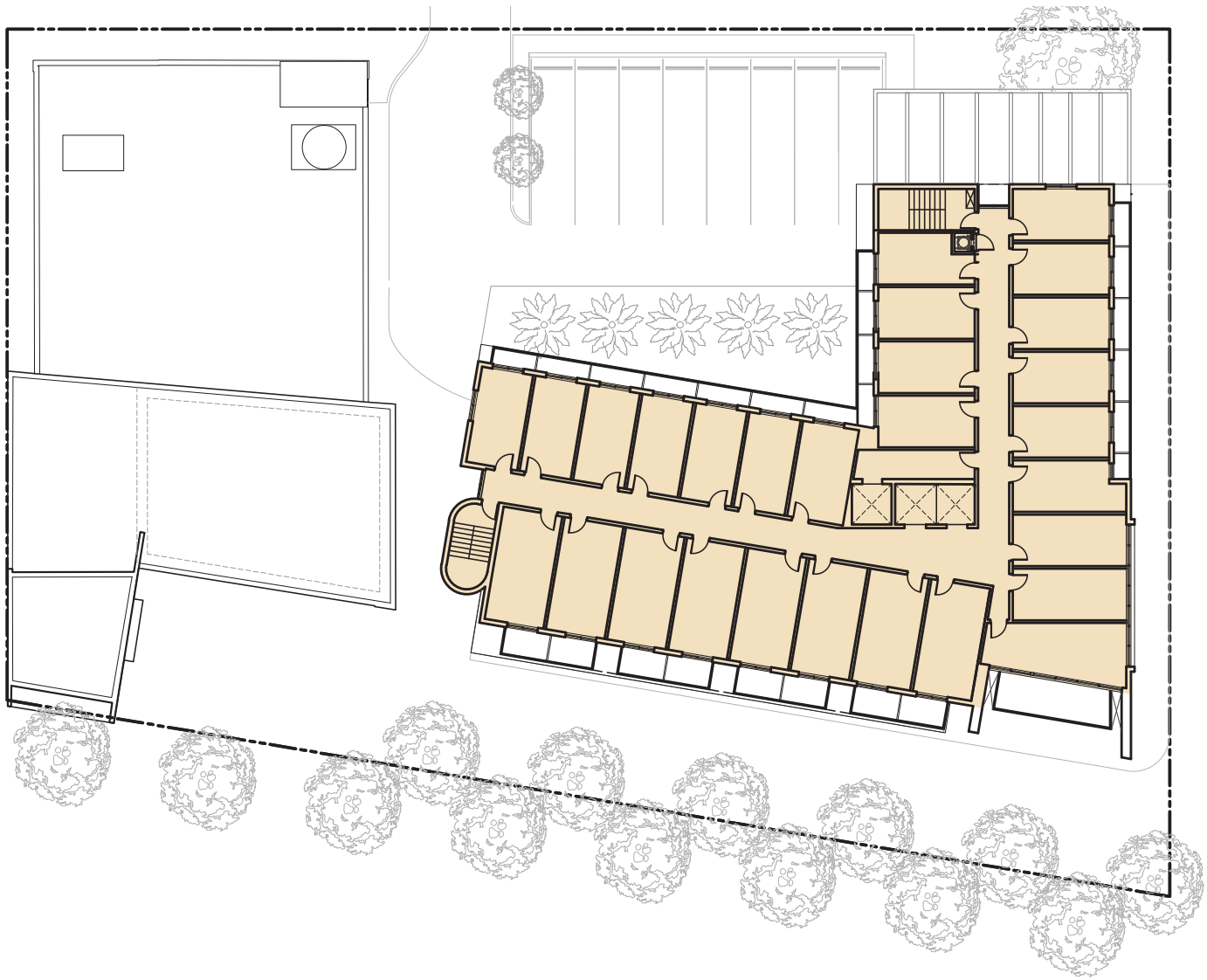
PROPOSED F.A.R. DIAGRAMS

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



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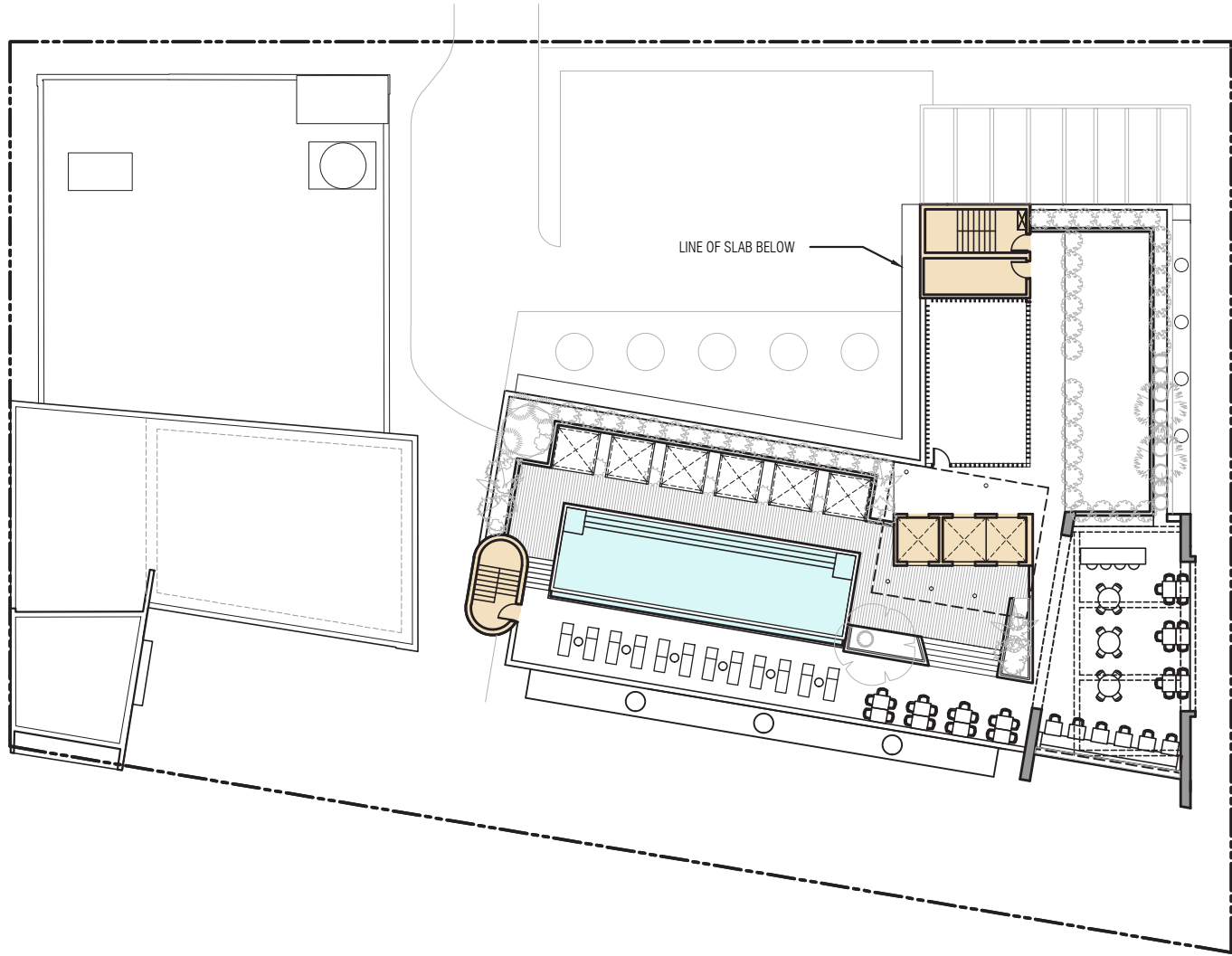
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PROPOSED F.A.R. DIAGRAMS

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



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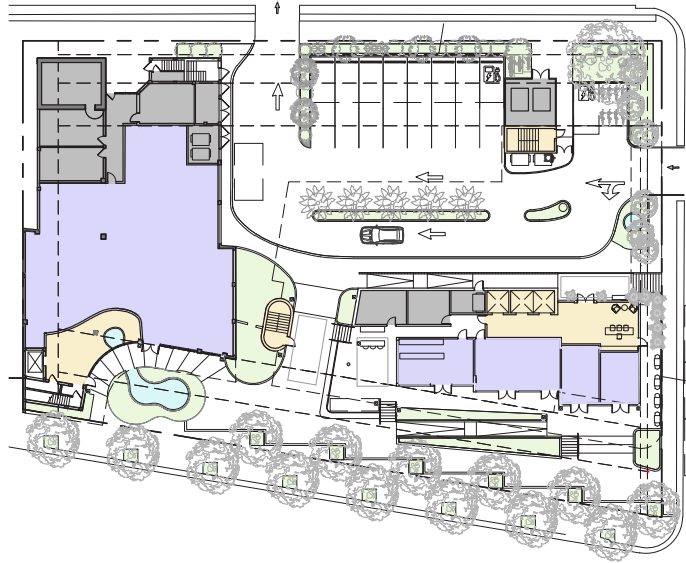
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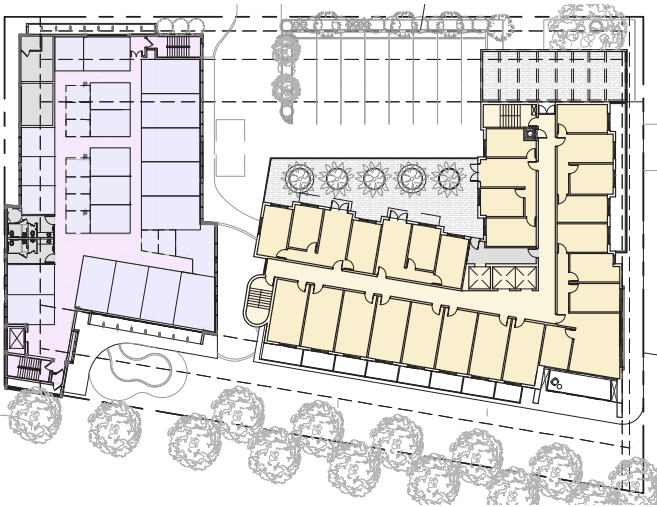
PROPOSED F.A.R. DIAGRAMS

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

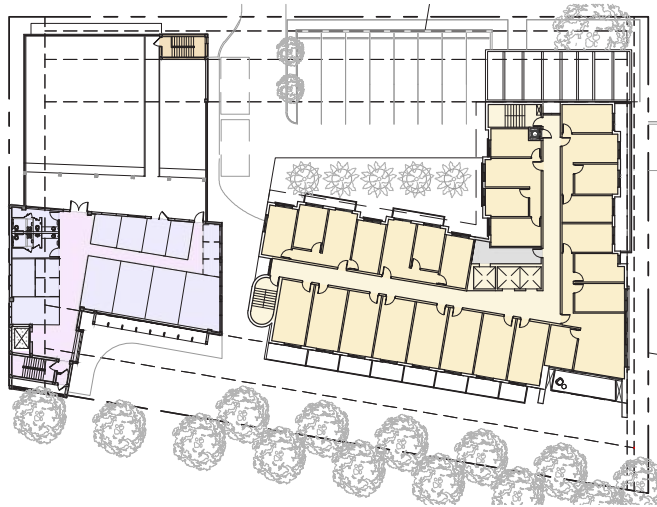
A-12.23.C



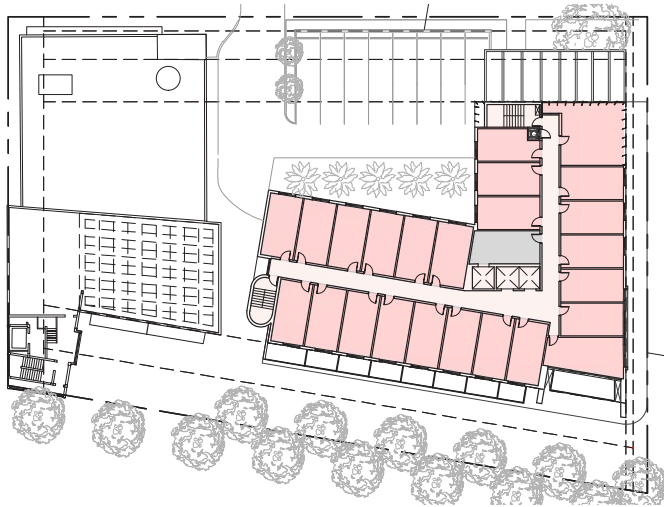
GROUND LEVEL GSF 10,572 SF



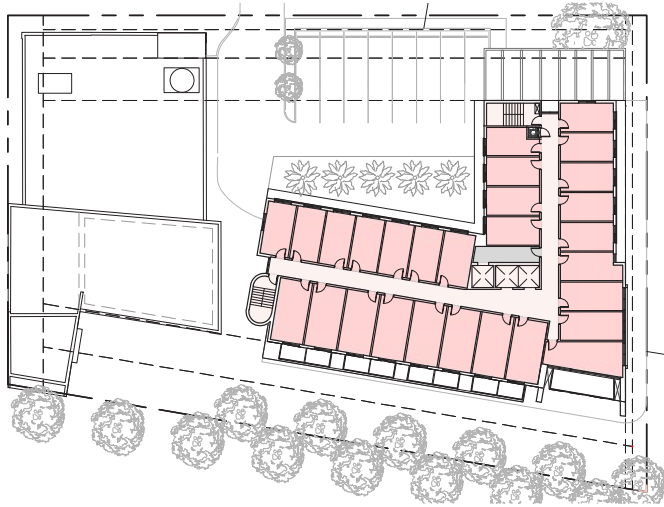
SECOND LEVEL GSF 16,218 SF



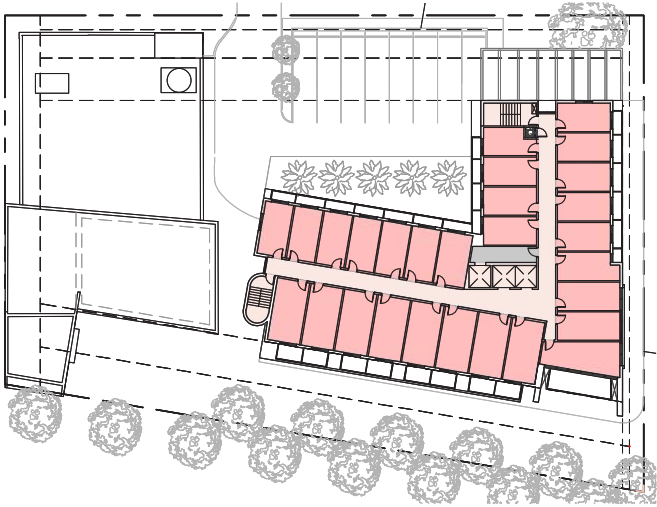
THIRD LEVEL GSF 12,289 SF



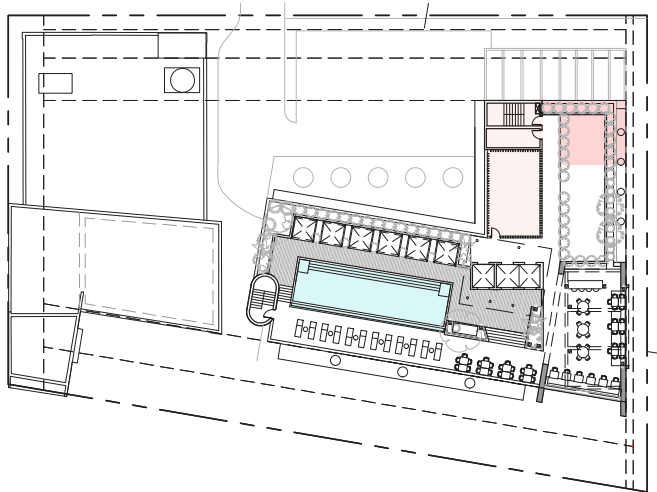
FOURTH LEVEL GSF 9,637 SF



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 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		
					54	2
TOTAL HOTEL KEYS	56					
TOTAL KEYS + UNITS	105					



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PROJECT SCHEDULE OF AREAS
SCALE: 1/64" = 1'-0"

URBIN RETREAT NEW CONSTRUCTION	URBIN RETREAT EXISTING BUILDING	URBIN RETREAT TOTAL GSF
GROUND FLOOR	GROUND FLOOR	GROUND FLOOR
Retail GSF1,618 SF	Retail GSF5,125 SF	Retail GSF6,743 SF
Office GSF	Office GSF455 SF	Office GSF455 SF
Residential GSF1,263 SF	Residential GSF	Residential GSF1,263
BOH GSF623 SF	BOH GSF1,373 SF	BOH GSF1,996 SF
Lodging GSF	Lodging GSF	Lodging GSF0
SUB-TOTAL3,504 SF	SUB-TOTAL6,953 SF	SUB-TOTAL10,457 SF
2ND FLOOR	2ND FLOOR	2ND FLOOR
Office GSF	Office GSF7,130 SF	Office GSF7,130 SF
Residential GSF8,477 SF	Residential GSF	Residential GSF8,477
BOH GSF197 SF	BOH GSF411 SF	BOH GSF608 SF
Lodging GSF	Lodging GSF	Lodging GSF0
SUB-TOTAL8,674 SF	SUB-TOTAL7,541 SF	SUB-TOTAL16,215 SF
3RD FLOOR	3RD FLOOR	3RD FLOOR
Office GSF	Office GSF3615 SF	Office GSF3,615 SF
Residential GSF8,477 SF	Residential GSF	Residential GSF8,477
BOH GSF197 SF	BOH GSF	BOH GSF197
Lodging GSF	Lodging GSF	Lodging GSF0
SUB-TOTAL8,674 SF	SUB-TOTAL3,615 SF	SUB-TOTAL12,289 SF
4TH FLOOR	4TH FLOOR	4TH FLOOR
Office GSF	Office GSF455 SF	Office GSF455 SF
Residential GSF	Residential GSF	Residential GSF0
BOH GSF330 SF	BOH GSF198 SF	BOH GSF528 SF
Lodging GSF8,947 SF	Lodging GSF	Lodging GSF8,947
SUB-TOTAL9,277 SF	SUB-TOTAL653 SF	SUB-TOTAL9,930 SF
5TH FLOOR	5TH FLOOR	5TH FLOOR
Office GSF	Office GSF	Office GSF0
Residential GSF	Residential GSF	Residential GSF0
BOH GSF172 SF	BOH GSF	BOH GSF172
Lodging GSF8,488 SF	Lodging GSF	Lodging GSF8,488
SUB-TOTAL8,660 SF	SUB-TOTAL	SUB-TOTAL8,660
6TH FLOOR	6TH FLOOR	6TH FLOOR
Office GSF	Office GSF	Office GSF0
Residential GSF	Residential GSF	Residential GSF0
BOH GSF172 SF	BOH GSF	BOH GSF172
Lodging GSF8,488 SF	Lodging GSF	Lodging GSF8,488
SUB-TOTAL8,660 SF	SUB-TOTAL	SUB-TOTAL8,660
ROOF	ROOF	ROOF
Office GSF	Office GSF	Office GSF0
Residential GSF	Residential GSF	Residential GSF0
BOH GSF	BOH GSF	BOH GSF0
Lodging GSF758 SF	Lodging GSF	Lodging GSF758
SUB-TOTAL758 SF	SUB-TOTAL	SUB-TOTAL758
SUB-TOTAL	SUB-TOTAL	SUB-TOTAL
Retail GSF1,618 SF	Retail GSF5,125 SF	Retail GSF6,743 SF
Office GSF0 SF	Office GSF11,655 SF	Office GSF11,655 SF
Residential GSF18,217 SF	Residential GSF0 SF	Residential GSF18,217 SF
BOH GSF1,519 SF	BOH GSF1,982 SF	BOH GSF3,501 SF
Lodging GSF18,193 SF	Lodging GSF0 SF	Lodging GSF26,853 SF
TOTAL GROSS SF48,207 SF	TOTAL GROSS SF18,762 SF	TOTAL GROSS SF66,969 SF



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AREA CALCULATIONS

A-12.25



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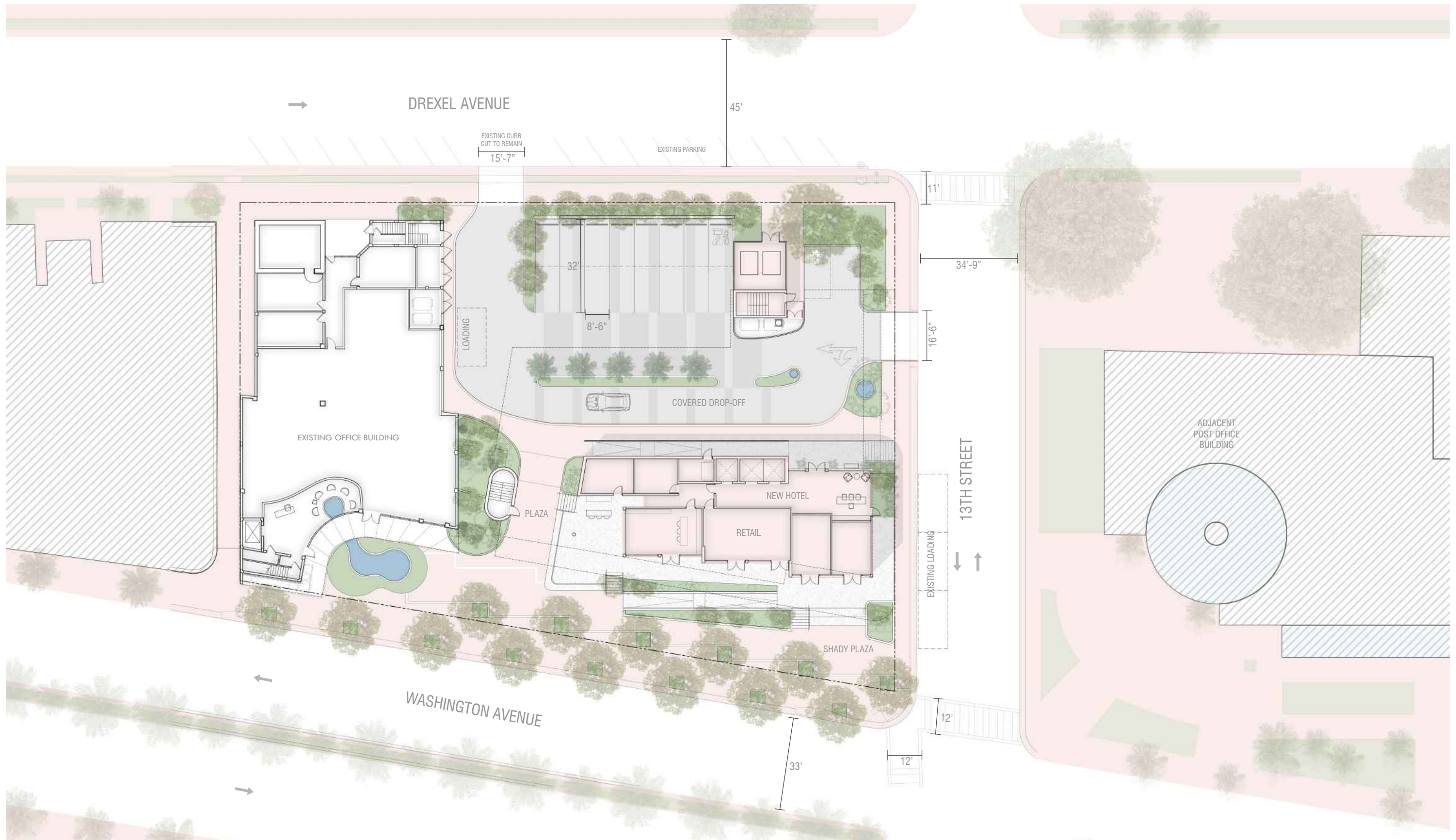
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PROPOSED AXONOMETRIC

A-12.26

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CONCEPT



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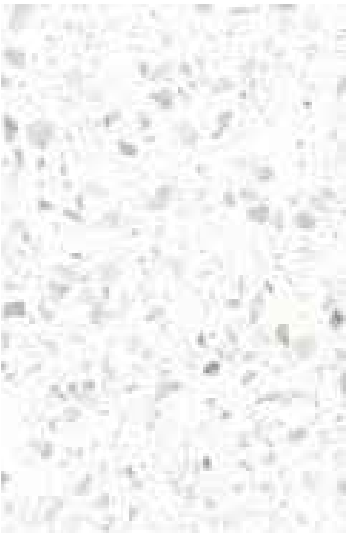
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URBAN DIAGRAM
SCALE: 1/32" = 1'-0"

A-14.1

MIAMI BEACH INSPIRED

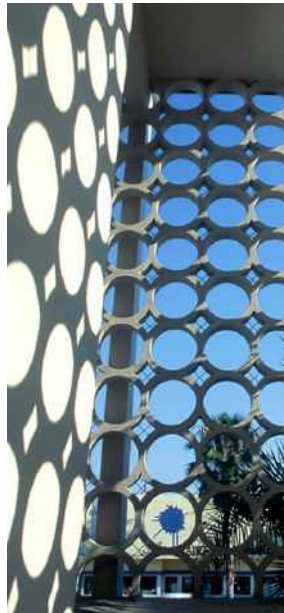


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MIAMI BEACH INSPIRATION



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FACADE INSPIRATION

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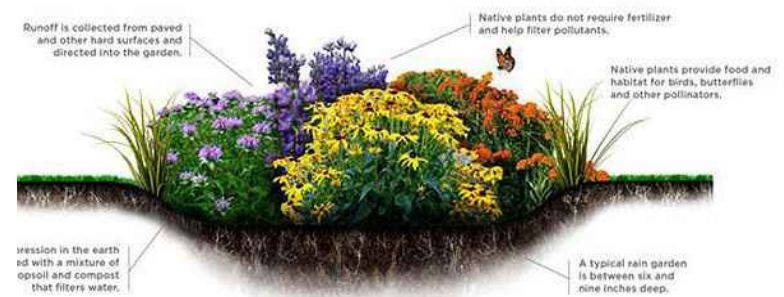
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LANDSCAPE INSPIRATION



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

URBIN LIFE



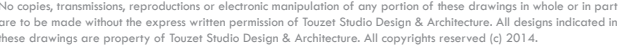
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INSPIRATION IMAGES: LOCAL / MICRO RETAIL & MARKET

PLANS





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	104
SHADY PLAZA	120
MICRO RETAIL 1	0
MICRO RETAIL 2	0
TOTAL	276 SEATS

□ - 12 SPEAKERS TOTAL

DREXEL AVE



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PROPOSED SECOND FLOOR: OFFICE & CO-LIVING

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



A-26

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DREXEL AVE



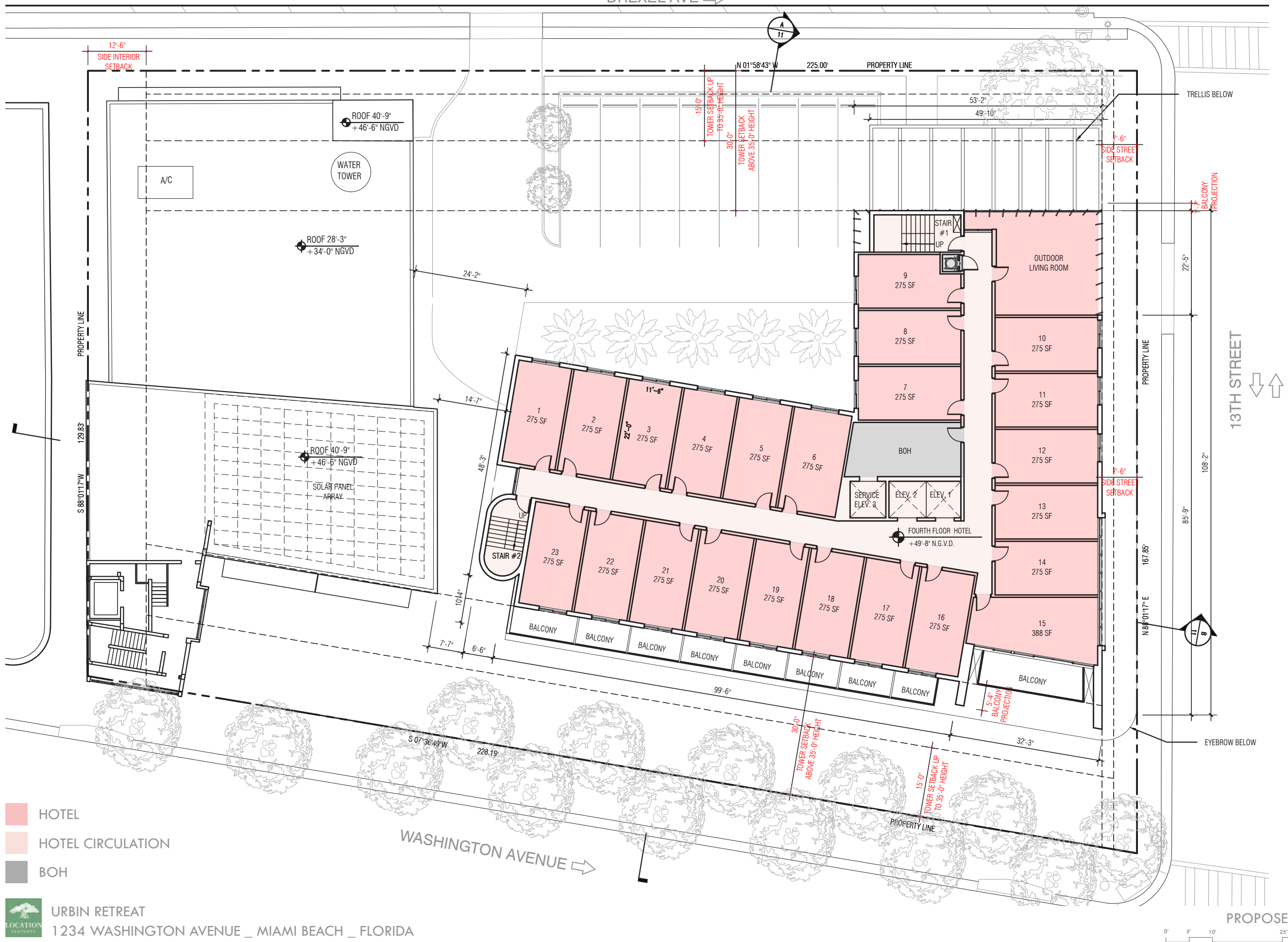
- RESIDENTIAL
- RESIDENTIAL CIRCULATION
- OFFICE
- OFFICE CIRCULATION
- BOH

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PROPOSED THIRD FLOOR: OFFICE & CO-LIVING
0' 5' 10' 25' 50' SCALE: 1:20





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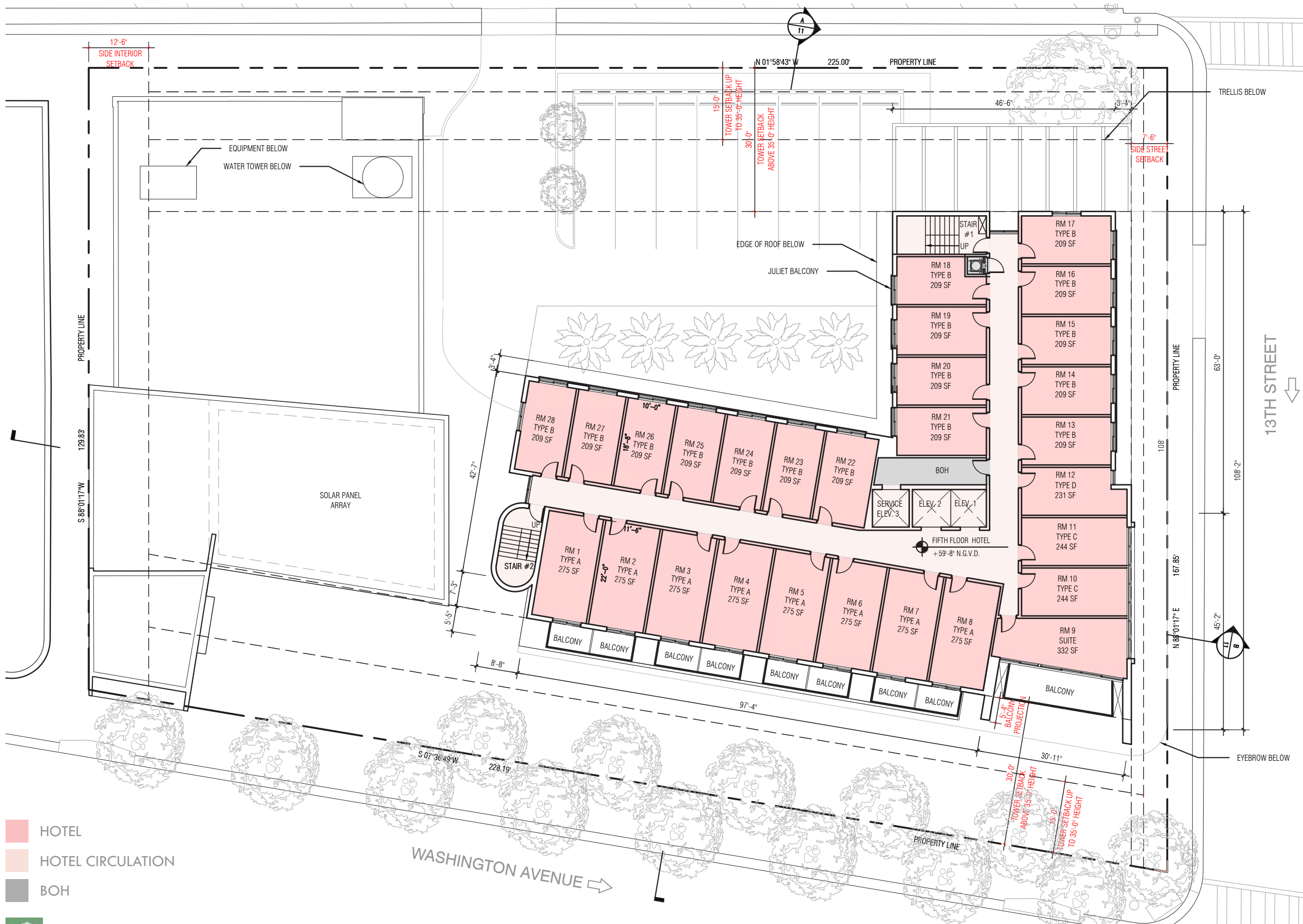


PROPOSED FOURTH FLOOR: HOTEL

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

A-28

DREXEL AVE



- HOTEL
- HOTEL CIRCULATION
- BOH

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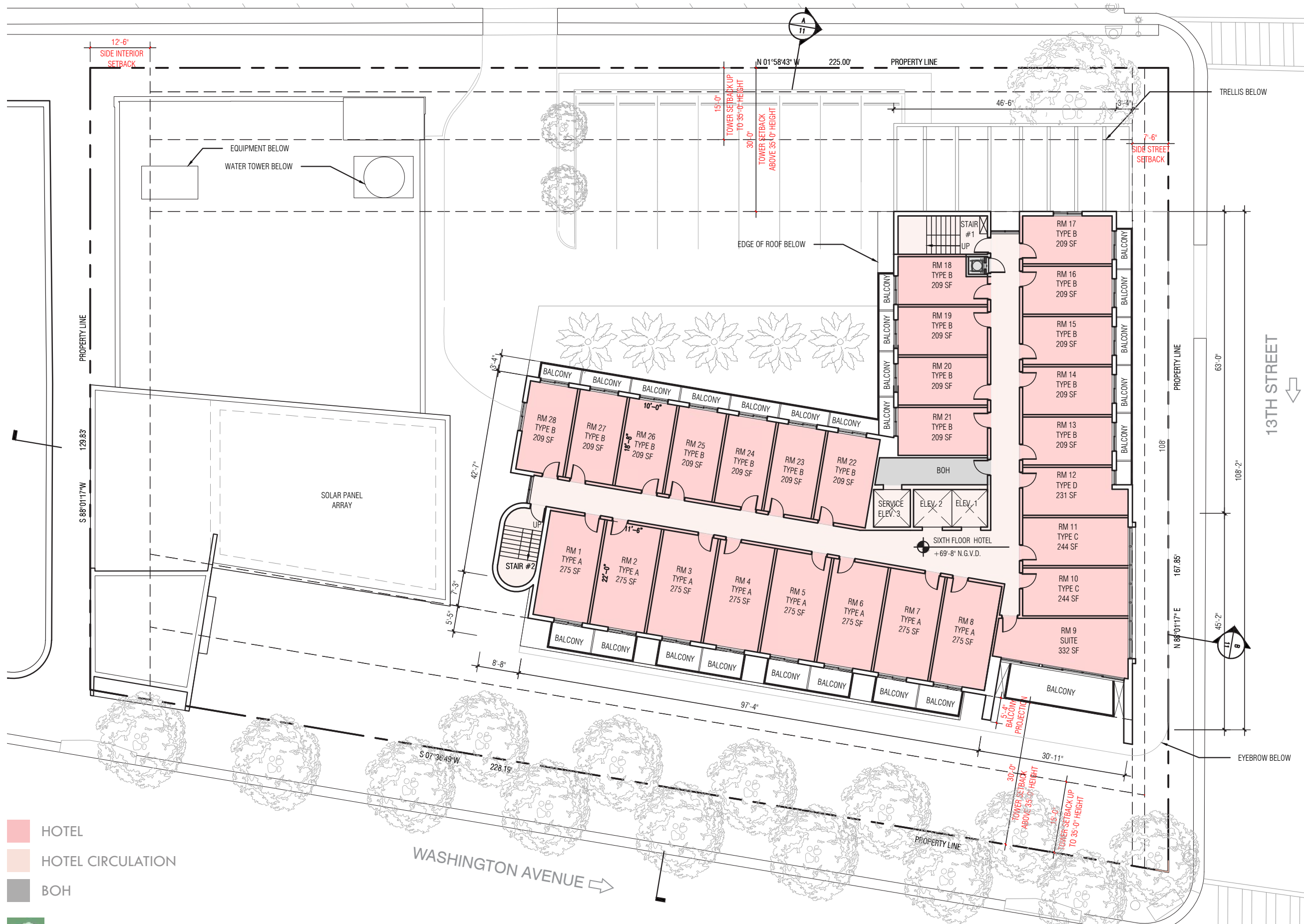
PROPOSED FLOORS 5 - HOTEL

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

A-29

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DREXEL AVE →



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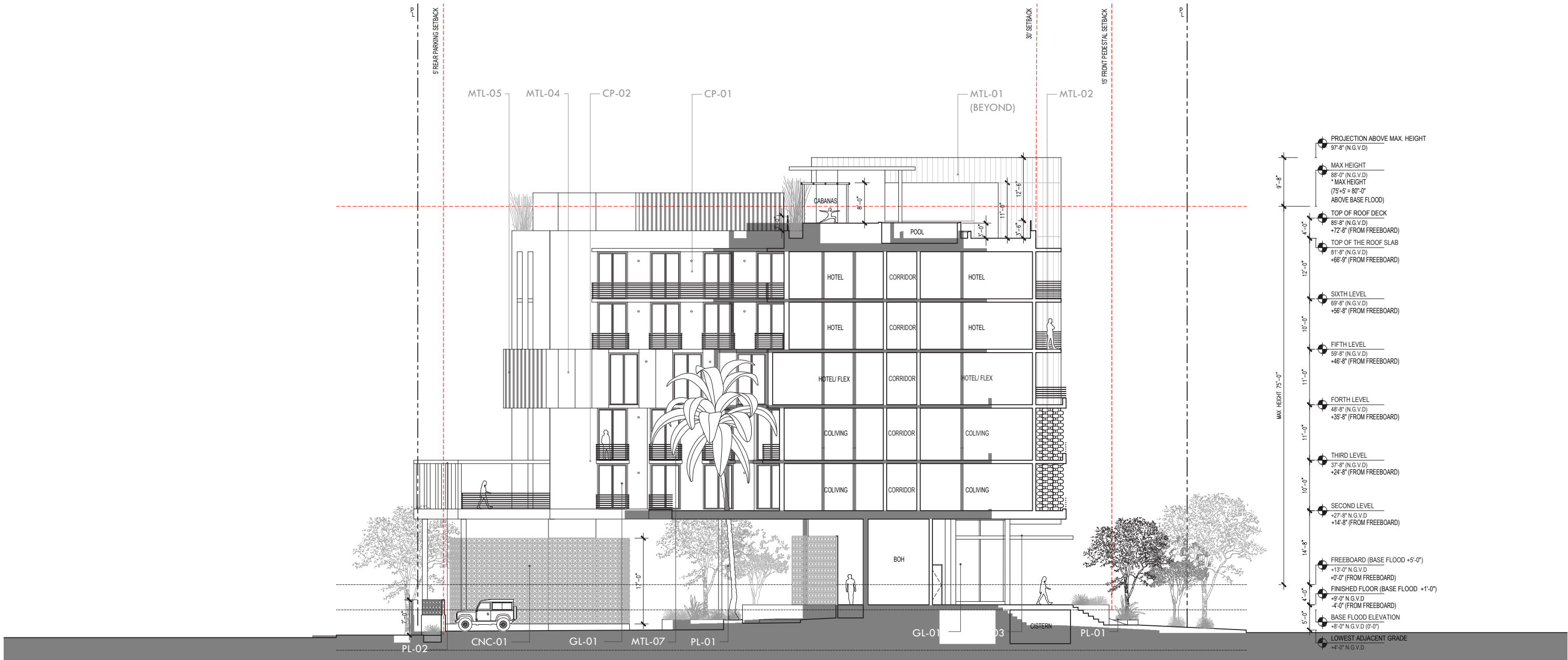
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PROPOSED FLOORS 6 - HOTEL
SCALE: 1:20

A-29.1

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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 SEPERATE SUBMITTAL)



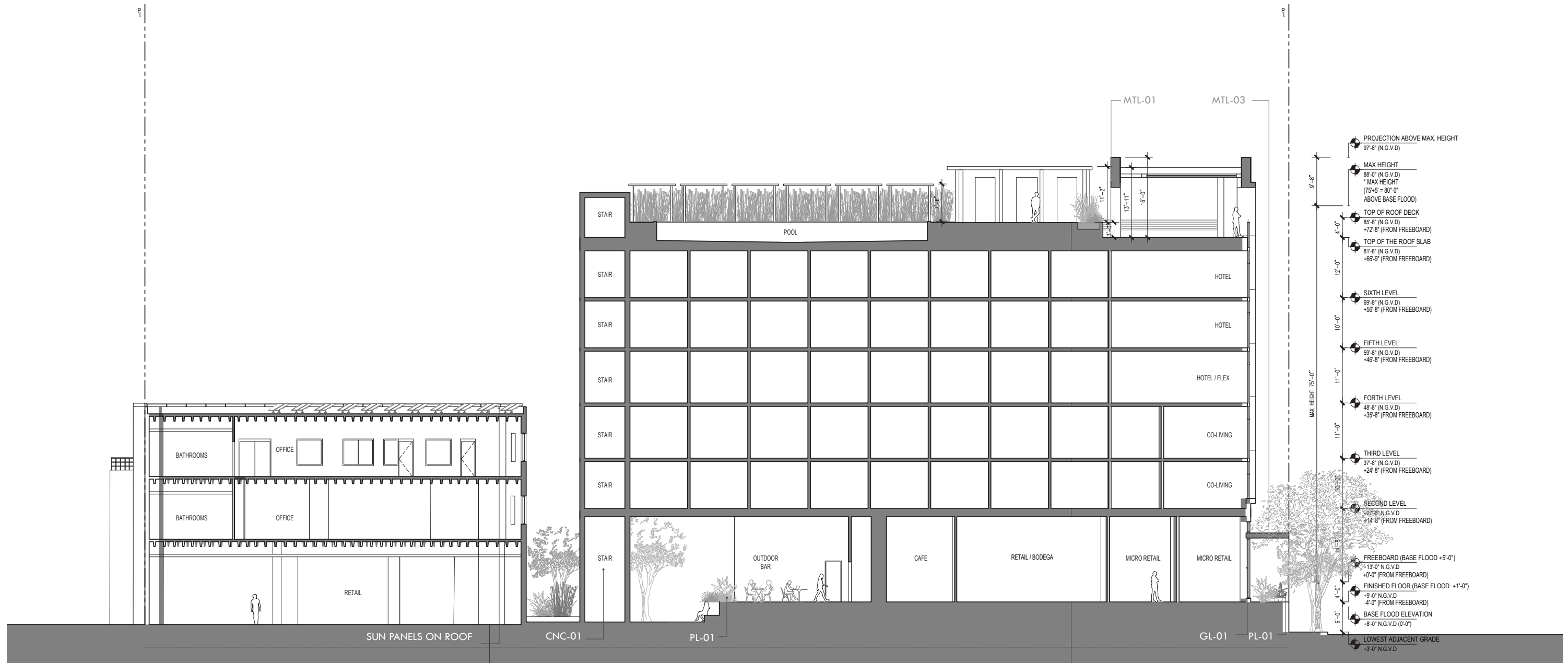
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PROPOSED SECTION LOOKING NORTH
SCALE: 1/16" = 1'-0"



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 SEPERATE SUBMITTAL)



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PROPOSED SECTION LOOKING WEST

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


A-31.1

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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	1	HISTORIC METAL BRISE SOLEIL TO BE RESTORED
GL-02	TEMPERED FRITTED GLASS	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	3	ORIGINAL HISTORIC RAIN SCREEN TO REMAIN AND BE RESTORED, CODE COMPLIANT GLAZING TO BE INSTALLED BEHIND
CP-02	5/8" EXTERIOR CEMENT PLASTER SMOOTH FINISH LIGHT GRAY	4	EXISTING STONE PANELS TO BE REPAIRED AS NEEDED
CP-03	5/8" EXTERIOR CEMENT PLASTER SMOOTH FINISH. COLOR TBD	5	RESTORE ORIGINAL CANOPY
MTL-01	ARCHITECTURAL METAL, BLUE COPPER	6	NEW GLASS DOORS TO MATCH EXISTING WINDOWS
MTL-02	DECORATIVE METAL SCREEN DIVIDER - PATTERN TBD	7	NEW TOP RAILING TO ACHIEVE MIN. HEIGHT REQUIRED BY CODE
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 SEPERATE SUBMITTAL)		

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PROPOSED ELEVATION: WASHINGTON AVENUE
SCALE: 1:20



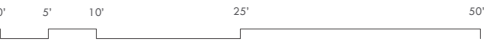
MATERIAL LEGEND			
GL-01	LAMINATED TINTED GLASS UNITS WITH LARGE MISSILE IMPACT CLEAR INTERLAYER DARK GRAY KYNAR FINISH ON METAL FRAME	MTL-05	ALUMINUM FINIS
GL-02	TEMPERED FRITTED GLASS	MTL-06	STRUCTURAL STEEL MEMBERS CLADDED IN ALUMINUM BREAK METAL FINISH TO MATCH STOREFRONT FRAMES
CP-01	5/8" EXTERIOR 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 SEPERATE SUBMITTAL)



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PROPOSED ELEVATION: 13TH STREET

SCALE: 1:20




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 SEPERATE 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 BEHIND
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



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PROPOSED ELEVATION: DREXEL AVENUE
SCALE: 1:20



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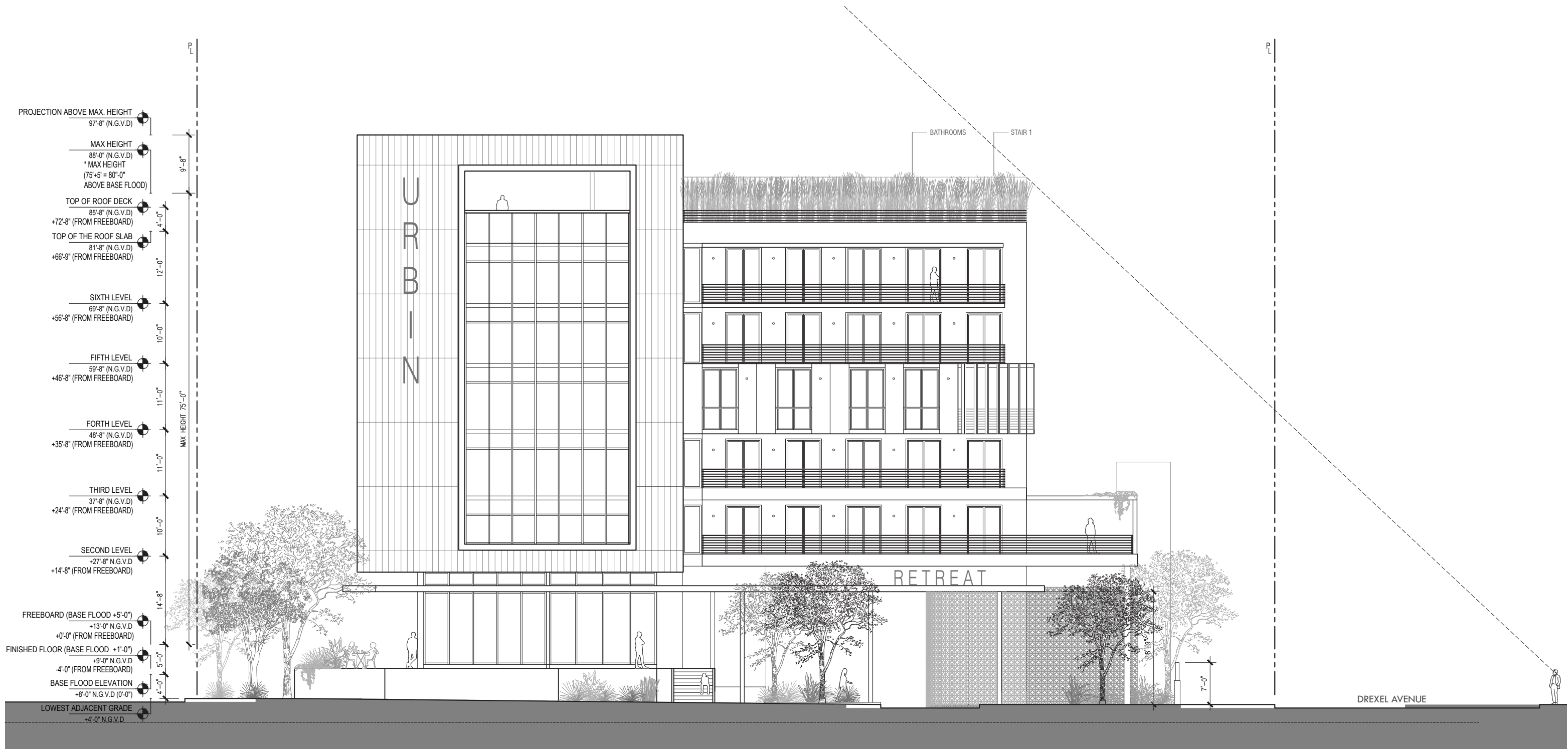
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LINE OF SIGHT DIAGRAM - DREXEL AVENUE

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

A-34.1

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LINE OF SIGHT DIAGRAM - 13TH STREET

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

A-34.2



METAL BRISE SOLEL



ALUMINUM PRE-PATINA PANELS



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VIEW FROM WASHINGTON AVENUE

A-35

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VIEW FROM DREXEL AVENUE

A-36

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VIEW FROM DREXEL AVENUE



VIEW FROM SHADY PLAZA ON WASHINGTON AVENUE



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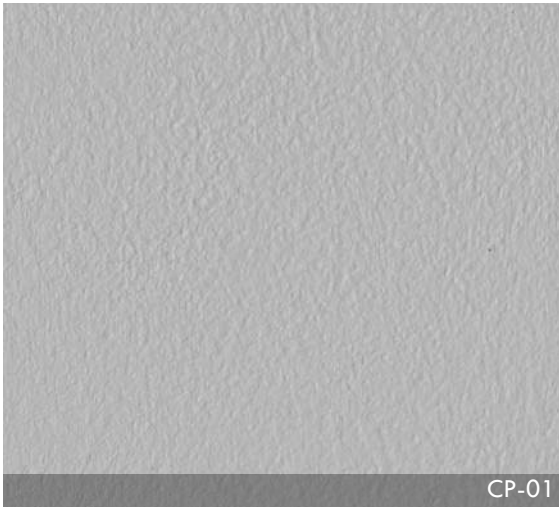


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PROPOSED SITE VIEWS

A-37

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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
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 SEPERATE SUBMITTAL)



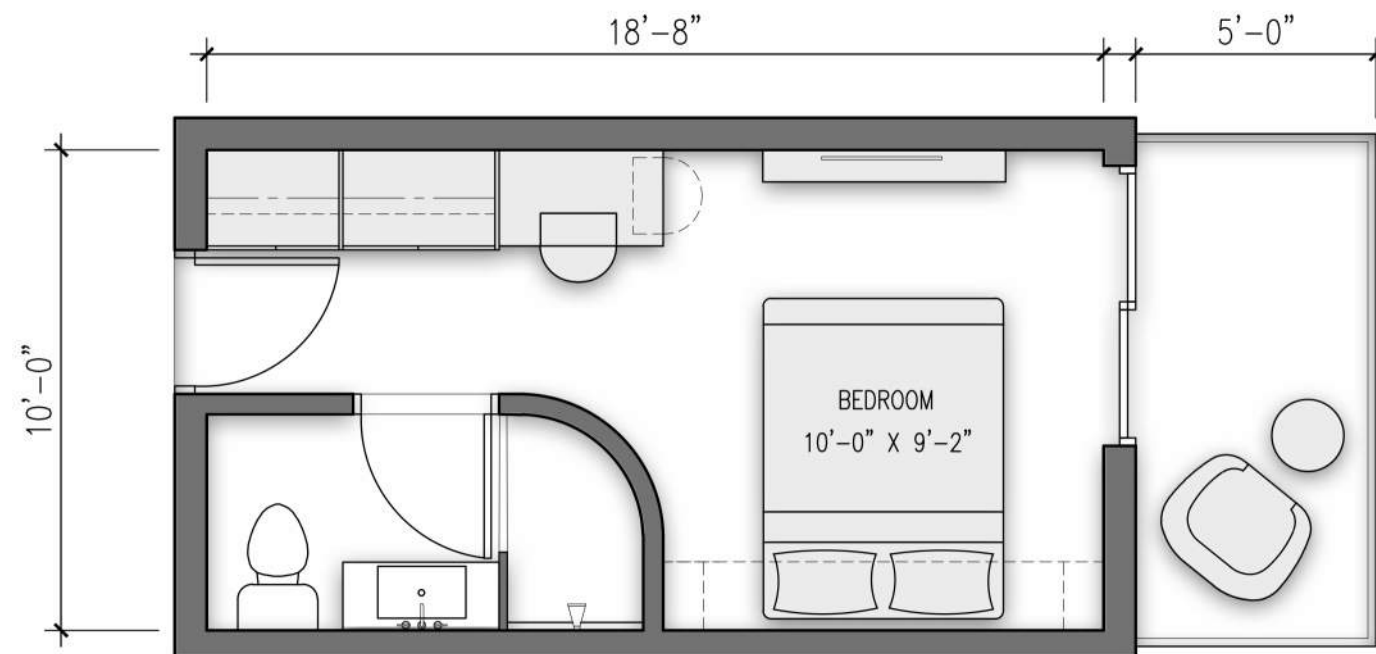
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PROPOSED MATERIAL PALETTE

BLOW-UP UNIT PLANS



208 SQUARE FEET



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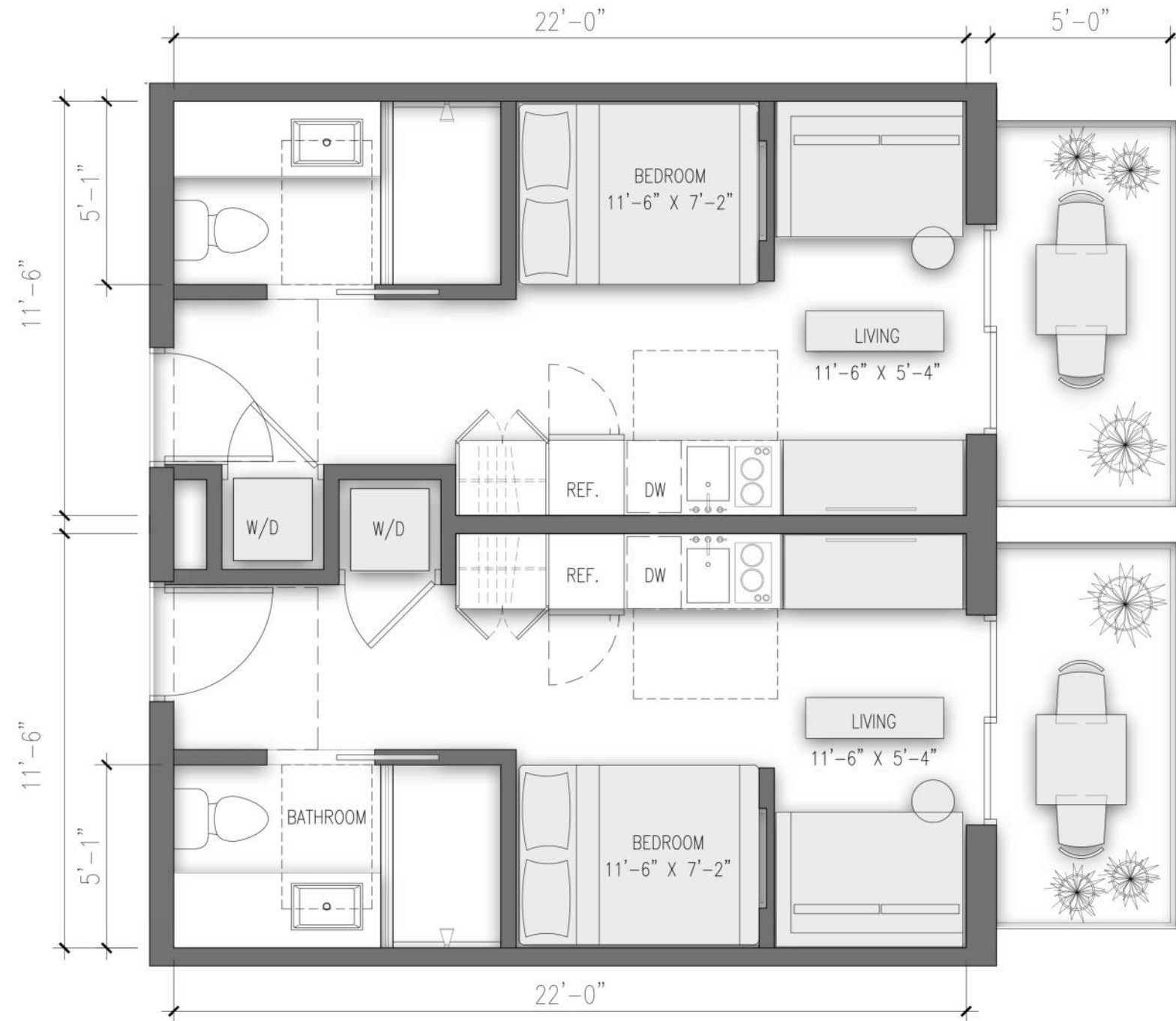
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TYPICAL HOTEL ROOM

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

A-39

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275 SQUARE FEET



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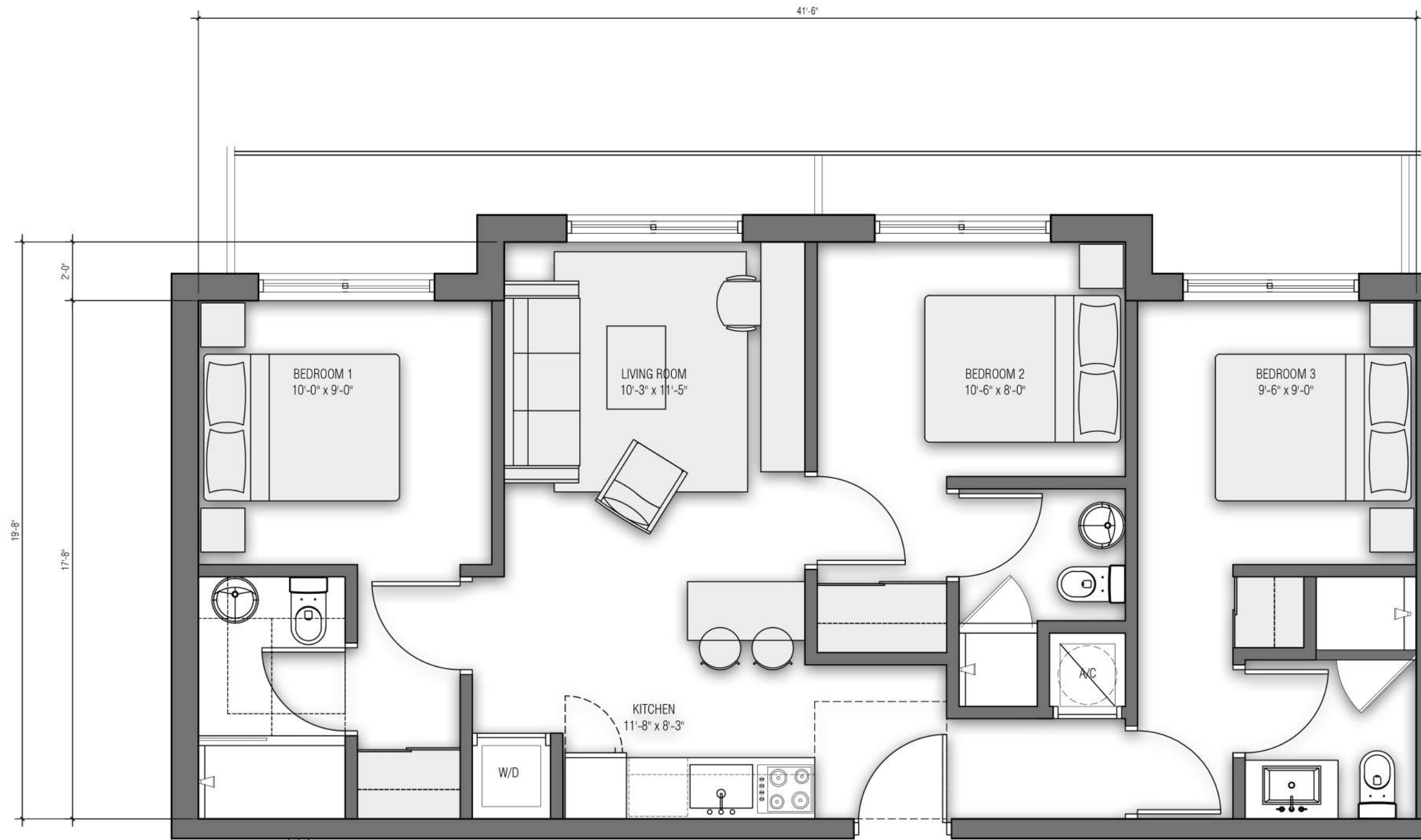
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COLIVING: JUNIOR SUITE PLAN

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

A-40

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3 BR COLIVING UNIT PLAN

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

A-41

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