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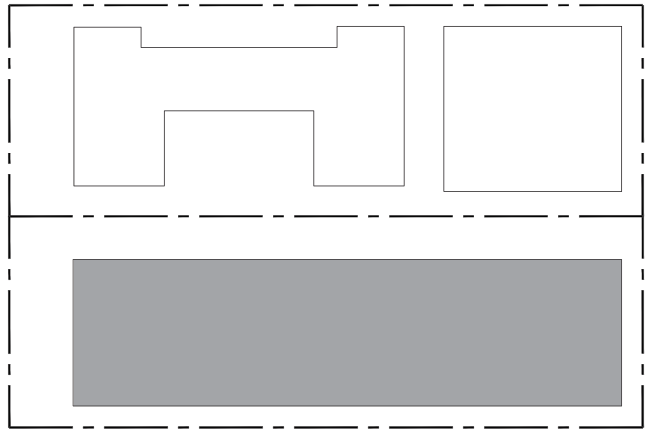
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Key Plan



ARCHITECT:

URBAN ROBOT LLC
420 LINCOLN ROAD, S. 406
MIAMI BEACH, FL 33139
(786) 246-4857
(786) 768-2537, F

STRUCTURAL ENGINEER:

M.E.P. ENGINEERS:

CIVIL ENGINEERS:

GENERAL CONTRACTOR:

29 INDIAN CREEK
2911 INDIAN CREEK DRIVE :: MIAMI BEACH, FL 33139

SEAL

URBAN ROBOT LLC
A268002760 R26001534 LC26000510

REVISIONS

2002
PROJECT NO.

11/10/20
DATE

SV / JJ / AB
DRAWN / CHECKED

ARCHITECTURAL
FEATURES
(EXISTING
BUILDING)

DEMOLITION GENERAL NOTES

- | | | | | | |
|----|---|-----|---|-----|---|
| 1. | THE CONTRACT DOCUMENTS FOR THIS PROJECT CONSIST OF ALL DRAWINGS AND SPECIFICATIONS INCLUDED IN THIS SET. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE REVIEW OF ALL PARTS OF THE CONTRACT DOCUMENTS AS A REQUIREMENT OF THIS PROJECT. | 7. | ALL WORK MATERIAL AND INSTALLATION SHALL BE IN FULL CONFORMANCE WITH THE LATEST FEDERAL, STATE AND LOCAL CODES, LAW AND ORDINANCES, INCLUDING THE MOST RECENT REVISIONS, ADDITIONS, AMENDMENTS, AND INTERPRETATIONS. | 13. | ALL CLEAR DIMENSIONS ARE TO BE WITHIN 1/8" (+/-) AROUND PLUS HEIGHTS AND WIDTH OF WALLS. THE CONTRACTOR SHALL NOT ADJUST ANY DIMENSION MARKED "CLEAR" WITHOUT WRITTEN INSTRUCTION FROM THE ARCHITECT. |
| 2. | THE COMPLETE SCOPE OF WORK FOR THIS PROJECT IS NOT LIMITED TO THE INFORMATION INDICATED IN THE ARCHITECT'S DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND COORDINATING THE WORK OF OTHERS INCLUDING, BUT NOT LIMITED TO FIRE PROTECTION, STRUCTURAL, ELECTRICAL, PLUMBING AND MECHANICAL DRAWINGS IN CONNECTION WITH DEMOLITION OF EXISTING APPLICABLE SYSTEMS. | 8. | THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT FOR IMMEDIATE RESOLUTION ANY CONDITIONS, VIOLATIONS, INCORRECT CONSTRUCTION, OR SAFETY PROBLEMS THAT ARE EXISTING FIELD CONDITIONS. | 14. | THE CONTRACTOR SHALL SCHEDULE ALL WORK IN COMPLIANCE WITH LOCAL ORDINANCES AND REQUIREMENTS. |
| 3. | THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING BUILDING SYSTEMS INCLUDING STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING PRIOR TO COMMENCEMENT OF WORK. | 9. | THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL SAFETY ITEMS REQUIRED TO PROTECT THE SAFETY OF WORKERS INCLUDING FIRE EXTINGUISHERS, EXIT SIGNS AND EMERGENCY EVACUATION DEVICES IN THE CORRECT LOCATION REQUIRED BY CODE AND LOCAL AGENCIES. | 15. | REMOVE AND LAWFULLY DISPOSE OFF SITE ALL RUBBISH AND DEBRIS RESULTING FROM CONTRACTOR'S OPERATION DAILY. KEEP PROJECT AREA BROOM CLEAN. |
| 4. | THE CONTRACTOR SHALL REMOVE ALL FINISHES PRIOR TO DEMOLITION OF ANY PARTITIONS, CEILINGS, FLOORING ROOFS ETC., AND REQUEST AN INSPECTION FORM THE ARCHITECT, STRUCTURAL ENGINEER, AND ELECTRICAL ENGINEER PRIOR TO FURTHER DEMOLITION. | 10. | ALL EXISTING HAZARDOUS MATERIALS SHALL BE REPORTED TO OWNER/LANDLORD AND DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATES CODES. NO NEW OR EXISTING CONSTRUCTION SHALL CONTAIN HAZARDOUS OR PROHIBITED MATERIAL OF ANY KIND. | 16. | THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT AREAS ADJACENT TO DEMOLITION AND NEW CONSTRUCTION FROM NOISE, DEBRIS AND DUST THROUGHOUT THE PERFORMANCE OF THE WORK. |
| 5. | THE CONTRACTOR SHALL COORDINATE THE TRADES OF OTHERS WITH EXISTING CONDITIONS AND DEMOLITION REQUIREMENTS. | 11. | ALL DIMENSIONS ARE TO BE AS INDICATED ON THE DRAWINGS OR AS CLARIFIED BY THE ARCHITECT. UNDER NO CIRCUMSTANCES SHALL DIMENSIONS BE DETERMINED BY SCALING THE DRAWINGS. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES FOUND IN THE DRAWINGS OR PART OF AN EXISTING FIELD CONDITION. | 17. | THE CONTRACTOR SHALL PROVIDE PROTECTION FOR ALL EXISTING FINISHES TO REMAIN, AND REPAIR ANY DAMAGES THAT OCCURS. PATCH AND FINISH DISTURBED AREAS TO MATCH ADJACENT MATERIALS AND FINISHES. EXTEND PATCH TO THE NEAREST NATURAL BREAK POINT, INSIDE CORNER, EXISTING JOINT OR LOCATION APPROVED BY ARCHITECT. REPAIR FIREPROOFING ON FIRE RATED ASSEMBLIES TO MATCH EXISTING REQUIREMENTS. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN THE FOLLOWING: ALL SCAFFOLDING, STOP BARRIERS, BARRICADES, BRACING, SHORING, AND STRUCTURAL SYSTEMS REQUIRED FOR THE INSTALLATION OF THE WORK. |
| 6. | THE CONTRACTOR SHALL REVIEW THE DRAWINGS AND SPECIFICATIONS TO COORDINATE WITH EXISTING BUILDING CONDITIONS. ANY VARIANCE OR DISCREPANCIES THAT ARISE FROM THE ABOVE REVIEW SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY FOR RESOLUTION. | 12. | DIMENSIONS ARE TO FACE OF FINISH, FACE OF COLUMN OR CENTERLINE OF WINDOW UNLESS OTHERWISE NOTED. ALL NEW FINISH IS TO ALIGN FLUSH WITH EXISTING FINISHES WITHOUT EVIDENCE OF ADDITION. | | |

DEMOLITION KEY LEGEND

PLAN SYMBOLS


 TO REMAIN

[] ABOVE TO REMAIN

☐ DEMOLISH

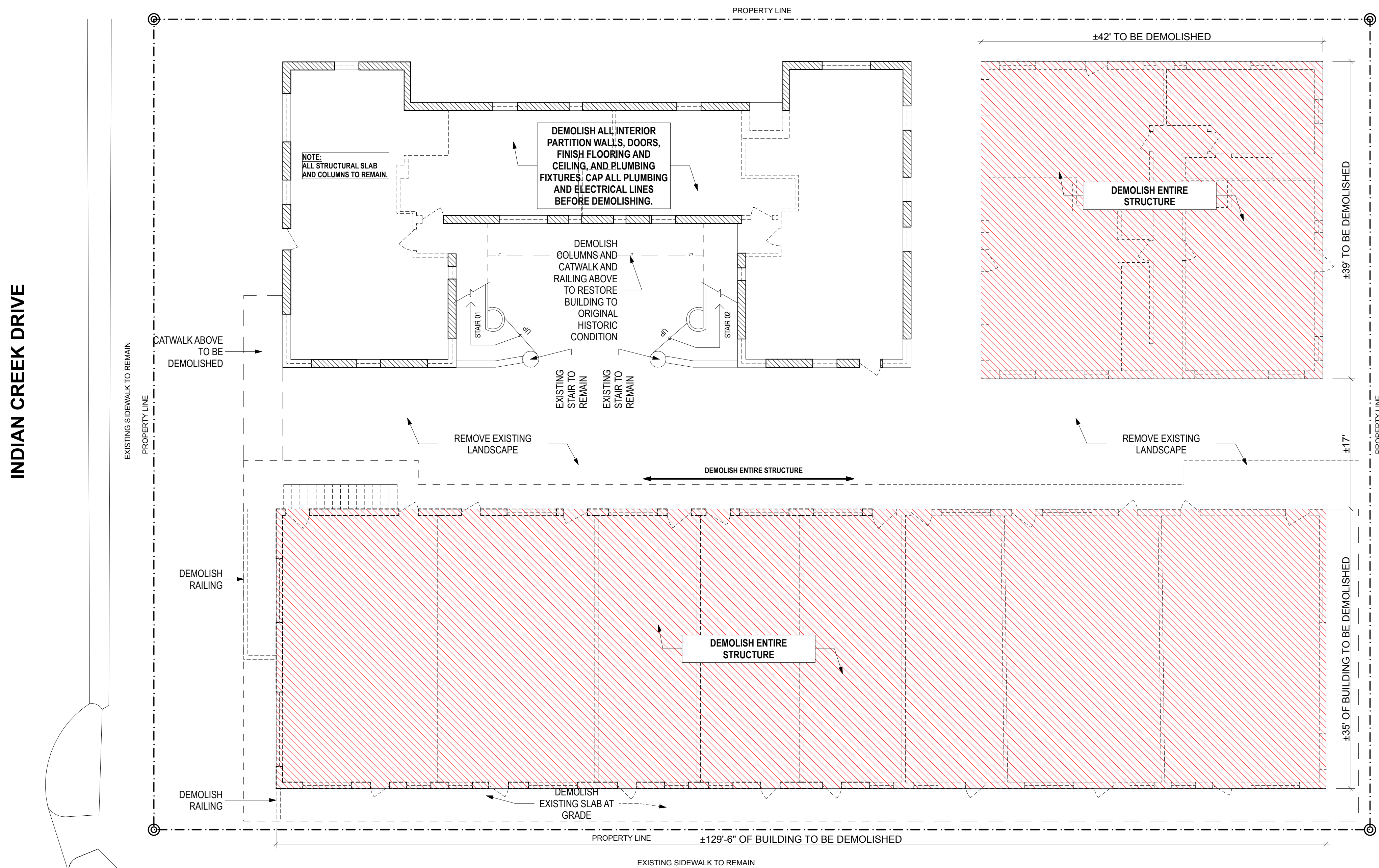
 ABOVE TO DEMOLISH

ELEVATION SYMBOLS

 TO REMAIN

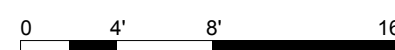
 DEMOLISH

NOTE: CONTRACTOR TO PROVIDE 10' HIGH CONSTRUCTION FENCE AND SECURE JOB SITE AT ALL TIMES.



1 DEMOLITION GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

29 STREET



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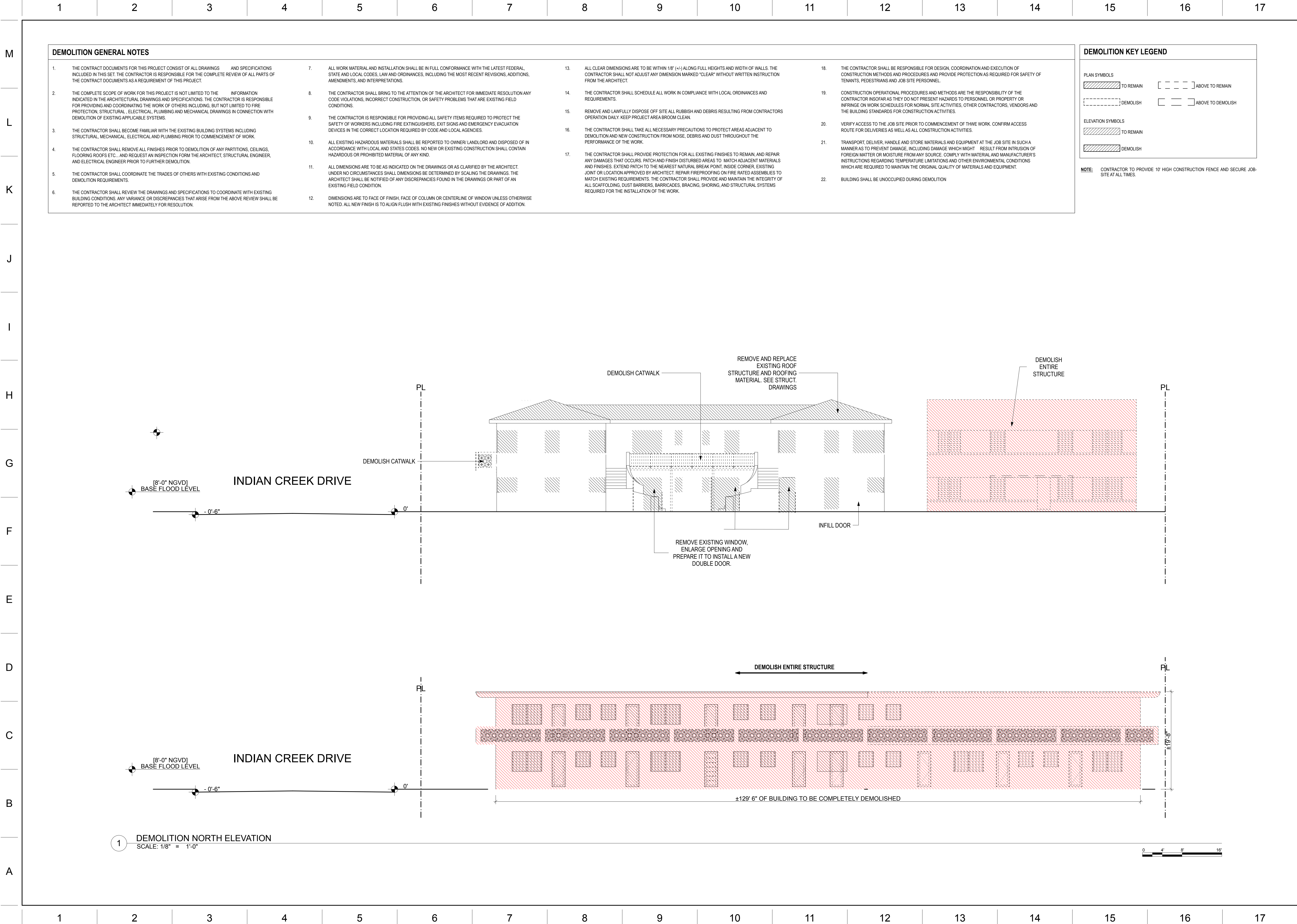
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URBAN ROBOT LLC
AA26002760 IB26001534 LC2600051

2002
PROJECT NO.SV / JJ / AB
DRAWN / CHECKED

A-16





DEMOLITION GENERAL NOTES

- | | | | | | | | |
|----|---|-----|---|-----|---|-----|---|
| 1. | THE CONTRACTOR DOCUMENTS FOR THIS PROJECT CONSIST OF ALL DRAWINGS AND SPECIFICATIONS INCLUDED IN THIS SET. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE REVIEW OF ALL PARTS OF THE CONTRACT DOCUMENTS AS A REQUIREMENT OF THIS PROJECT. | 7. | ALL WORK MATERIAL AND INSTALLATION SHALL BE IN FULL CONFORMANCE WITH THE LATEST FEDERAL, STATE AND LOCAL CODES, LAW AND ORDINANCES, INCLUDING THE MOST RECENT REVISIONS, ADDITIONS, AMENDMENTS, AND INTERPRETATIONS. | 13. | ALL CLEAR DIMENSIONS ARE TO BE WITHIN 1/8" (+/-) ALONG FULL HEIGHTS AND WIDTH OF WALLS. THE CONTRACTOR SHALL NOT ADJUST ANY DIMENSION MARKED "CLEAR" WITHOUT WRITTEN INSTRUCTION FROM THE ARCHITECT. | 18. | THE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN, COORDINATION AND EXECUTION OF CONSTRUCTION METHODS AND PROCEDURES AND PROVIDE PROTECTION AS REQUIRED FOR SAFETY OF TENANTS, PEDESTRIANS AND JOB SITE PERSONNEL. |
| 2. | THE COMPLETE SCOPE OF WORK FOR THIS PROJECT IS NOT LIMITED TO THE INFORMATION INDICATED IN THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND COORDINATING THE WORK OF OTHERS INCLUDING, BUT NOT LIMITED TO FIRE PROTECTION, STRUCTURAL, ELECTRICAL, PLUMBING AND MECHANICAL DRAWINGS IN CONNECTION WITH DEMOLITION OF EXISTING APPLICABLE SYSTEMS. | 8. | THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT FOR IMMEDIATE RESOLUTION ANY CODE VIOLATIONS, INCORRECT CONSTRUCTION, OR SAFETY PROBLEMS THAT ARE EXISTING FIELD CONDITIONS. | 14. | THE CONTRACTOR SHALL SCHEDULE ALL WORK IN COMPLIANCE WITH LOCAL ORDINANCES AND REQUIREMENTS. | 19. | CONSTRUCTION OPERATIONAL PROCEDURES AND METHODS ARE THE RESPONSIBILITY OF THE CONTRACTOR INsofar AS THEY DO NOT PRESENT HAZARDS TO PERSONNEL OR PROPERTY OR INFRINGE ON WORK SCHEDULES FOR NORMAL SITE ACTIVITIES, OTHER CONTRACTORS, VENDORS AND THE BUILDING STANDARDS FOR CONSTRUCTION ACTIVITIES. |
| 3. | THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING BUILDING SYSTEMS INCLUDING STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING PRIOR TO COMMENCEMENT OF WORK. | 9. | THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL SAFETY ITEMS REQUIRED TO PROTECT THE SAFETY OF WORKERS INCLUDING FIRE EXTINGUISHERS, EXIT SIGNS AND EMERGENCY EVACUATION DEVICES IN THE CORRECT LOCATION REQUIRED BY CODE AND LOCAL AGENCIES. | 15. | REMOVE AND LAWFULLY DISPOSE OFF SITE ALL RUBBISH AND DEBRIS RESULTING FROM CONTRACTORS OPERATION DAILY. KEEP PROJECT AREA BROOM CLEAN. | 20. | VERIFY ACCESS TO THE JOB SITE PRIOR TO COMMENCEMENT OF THWE WORK. CONFIRM ACCESS ROUTE FOR DELIVERIES AS WELL AS ALL CONSTRUCTION ACTIVITIES. |
| 4. | THE CONTRACTOR SHALL REMOVE ALL FINISHES PRIOR TO DEMOLITION OF ANY PARTITIONS, CEILINGS, FLOORING ROOFS ETC., AND REQUEST AN INSPECTION FORM THE ARCHITECT, STRUCTURAL ENGINEER, AND ELECTRICAL ENGINEER PRIOR TO FURTHER DEMOLITION. | 10. | ALL EXISTING HAZARDOUS MATERIALS SHALL BE REPORTED TO OWNER/LANDLORD AND DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATES CODES. NO NEW OR EXISTING CONSTRUCTION SHALL CONTAIN HAZARDOUS OR PROHIBITED MATERIAL OF ANY KIND. | 16. | THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT AREAS ADJACENT TO DEMOLITION AND NEW CONSTRUCTION FROM NOISE, DEBRIS AND DUST THROUGHOUT THE PERFORMANCE OF THE WORK. | 21. | TRANSPORT, DELIVER, HANDLE AND STORE MATERIALS AND EQUIPMENT AT THE JOB SITE IN SUCH A MANNER AS TO PREVENT DAMAGE, INCLUDING DAMAGE WHICH MIGHT RESULT FROM INTRUSION OF FOREIGN MATTER OR MOISTURE FROM ANY SOURCE. COMPLY WITH MATERIAL AND MANUFACTURER'S INSTRUCTIONS REGARDING TEMPERATURE LIMITATIONS AND OTHER ENVIRONMENTAL CONDITIONS WHICH ARE REQUIRED TO MAINTAIN THE ORIGINAL QUALITY OF MATERIALS AND EQUIPMENT. |
| 5. | THE CONTRACTOR SHALL COORDINATE THE TRADES OF OTHERS WITH EXISTING CONDITIONS AND DEMOLITION REQUIREMENTS. | 11. | ALL DIMENSIONS ARE TO BE AS INDICATED ON THE DRAWINGS OR AS CLARIFIED BY THE ARCHITECT. UNDER NO CIRCUMSTANCES SHALL DIMENSIONS BE DETERMINED BY SCALING THE DRAWINGS. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES FOUND IN THE DRAWINGS OR PART OF AN EXISTING FIELD CONDITION. | 17. | THE CONTRACTOR SHALL PROVIDE PROTECTION FOR ALL EXISTING FINISHES TO REMAIN, AND REPAIR ANY DAMAGES THAT OCCURS. PATCH AND FINISH DISTURBED AREAS TO MATCH ADJACENT MATERIALS AND FINISHES. EXTEND PATCH TO THE NEAREST NATURAL BREAK POINT. INSIDE CORNER, EXISTING JOINT OR LOCATION APPROVED BY ARCHITECT. REPAIR FIREPROOFINGS ON FIRE RATED ASSEMBLIES TO MATCH EXISTING REQUIREMENTS. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN THE PROTECTION OF ALL SCAFFOLDING, DUST BARRIERS, BARRICADES, BRACING, SHORING, AND STRUCTURAL SYSTEMS REQUIRED FOR THE INSTALLATION OF THE WORK. | 22. | BUILDING SHALL BE UNOCCUPIED DURING DEMOLITION |
| 6. | THE CONTRACTOR SHALL REVIEW THE DRAWINGS AND SPECIFICATIONS TO COORDINATE WITH EXISTING BUILDING CONDITIONS. ANY VARIANCE OR DISCREPANCIES THAT ARISE FROM THE ABOVE REVIEW SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY FOR RESOLUTION. | 12. | DIMENSIONS ARE TO FACE OF FINISH, FACE OF COLUMN OR CENTERLINE OF WINDOW UNLESS OTHERWISE NOTED. ALL NEW FINISH IS TO ALIGN FLUSH WITH EXISTING FINISHES WITHOUT EVIDENCE OF ADDITION. | | | | |

DEMOLITION KEY LEGEND

PLAN SYMBOLS


 TO REMAIN

[] ABOVE TO REMAIN

[] DEMOLISH

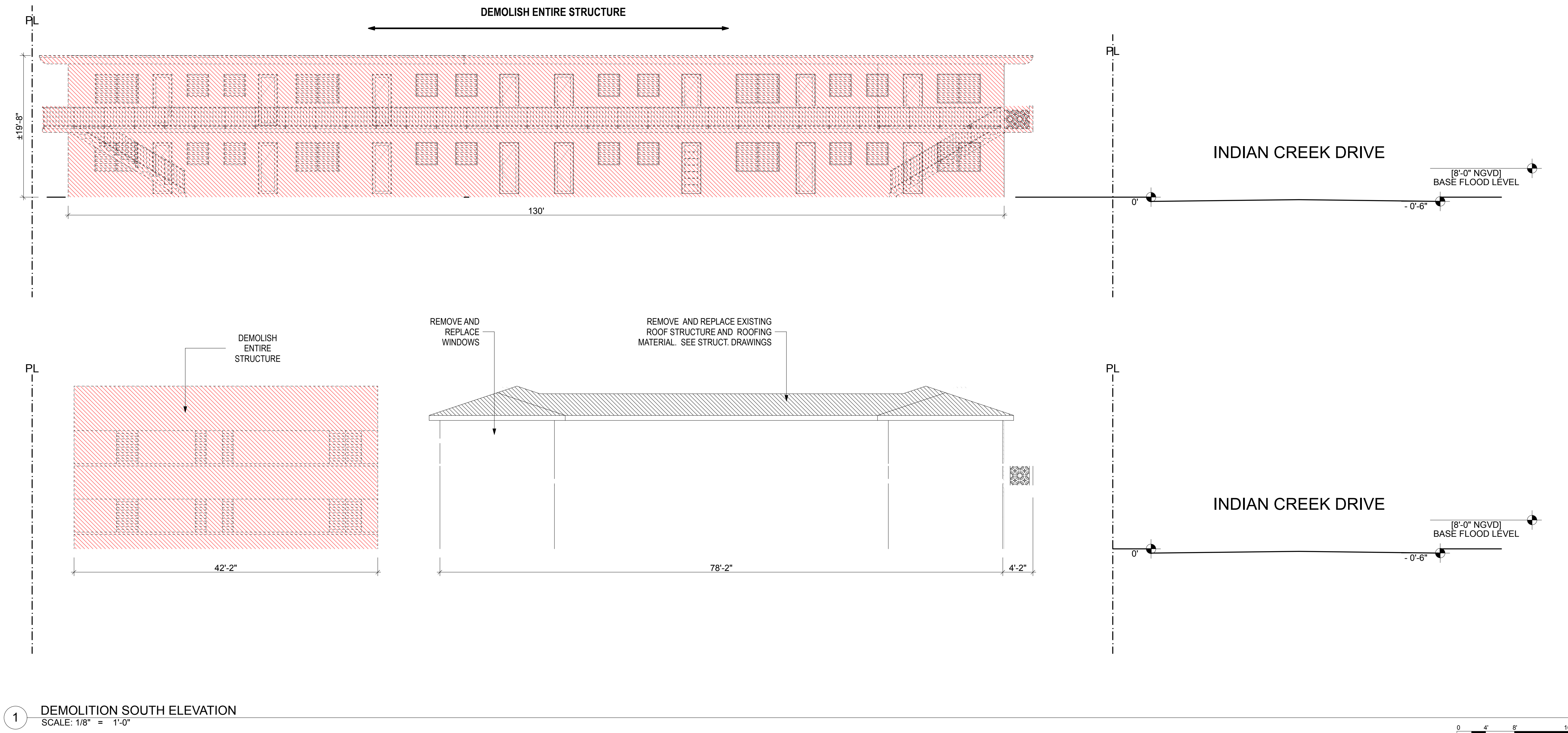
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ELEVATION SYMBOLS





 TO REMAIN

 DEMOLISH

NOTE: CONTRACTOR TO PROVIDE 10' HIGH CONSTRUCTION FENCE AND SECURE JOB SITE AT ALL TIMES.



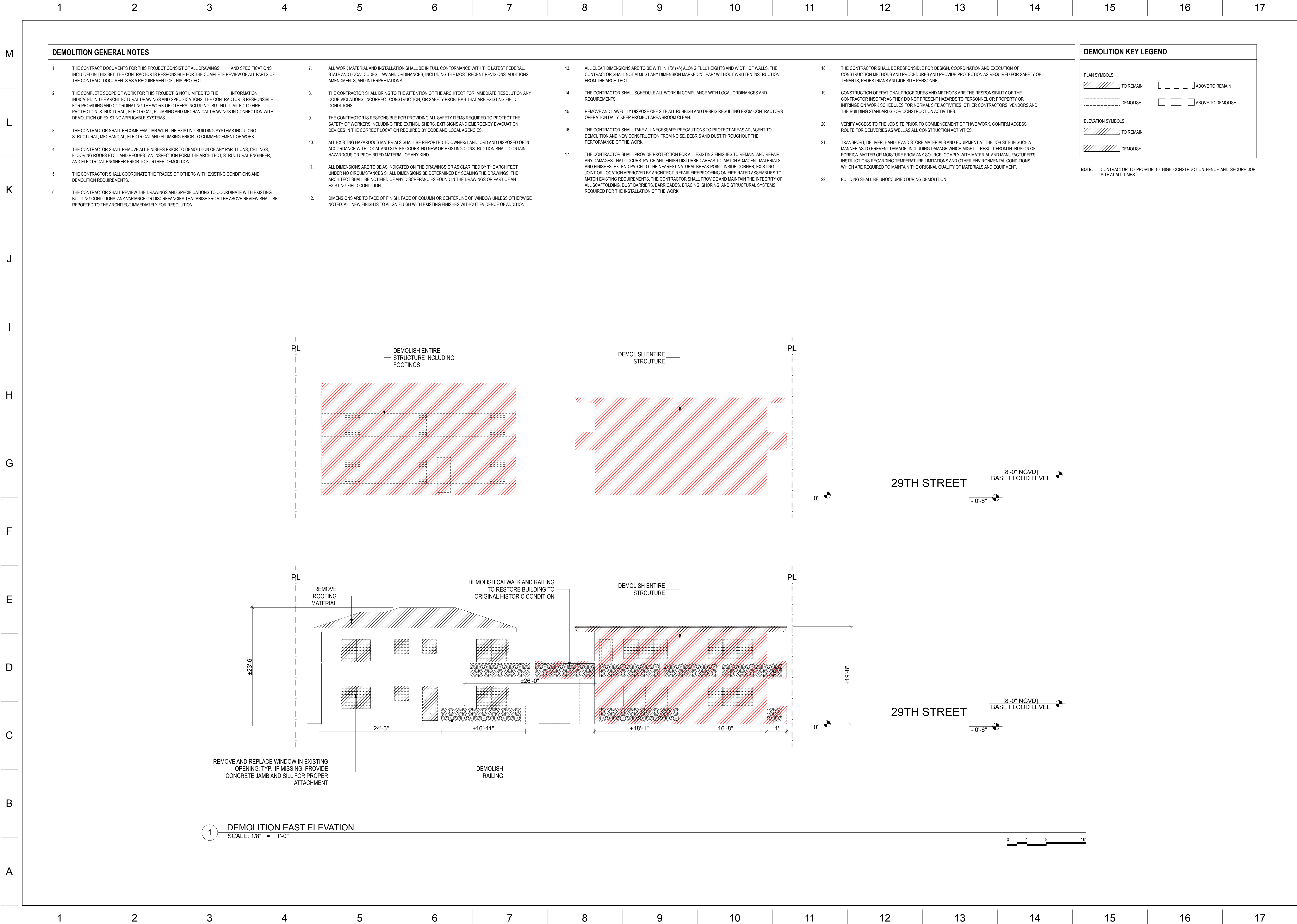
DEMOLITION KEY LEGEND

PLAN SYMBOLS	
	TO REMAIN
	DEMOLISH
ELEVATION SYMBOLS	
	TO REMAIN
	DEMOLISH

NOTE: CONTRACTOR TO PROVIDE 10' HIGH CONSTRUCTION FENCE AND SECURE JOB-SITE AT ALL TIMES.

A-19





ARCHITECT:

URBAN ROBOT LLC
4230 LINCOLN ROAD, S. 406
MIAMI BEACH, FL 33139
(786) 246-4857
(786) 768-2537, F

STRUCTURAL ENGINEER:

M.E.P. ENGINEERS:

CIVIL ENGINEERS:

GENERAL CONTRACTOR:

29 INDIAN CREEK
2911 INDIAN CREEK DRIVE :: MIAMI BEACH, FL 33139

SEAL

URBAN ROBOT LLC
A268002760 E268001534 LC268000510

REVISIONS

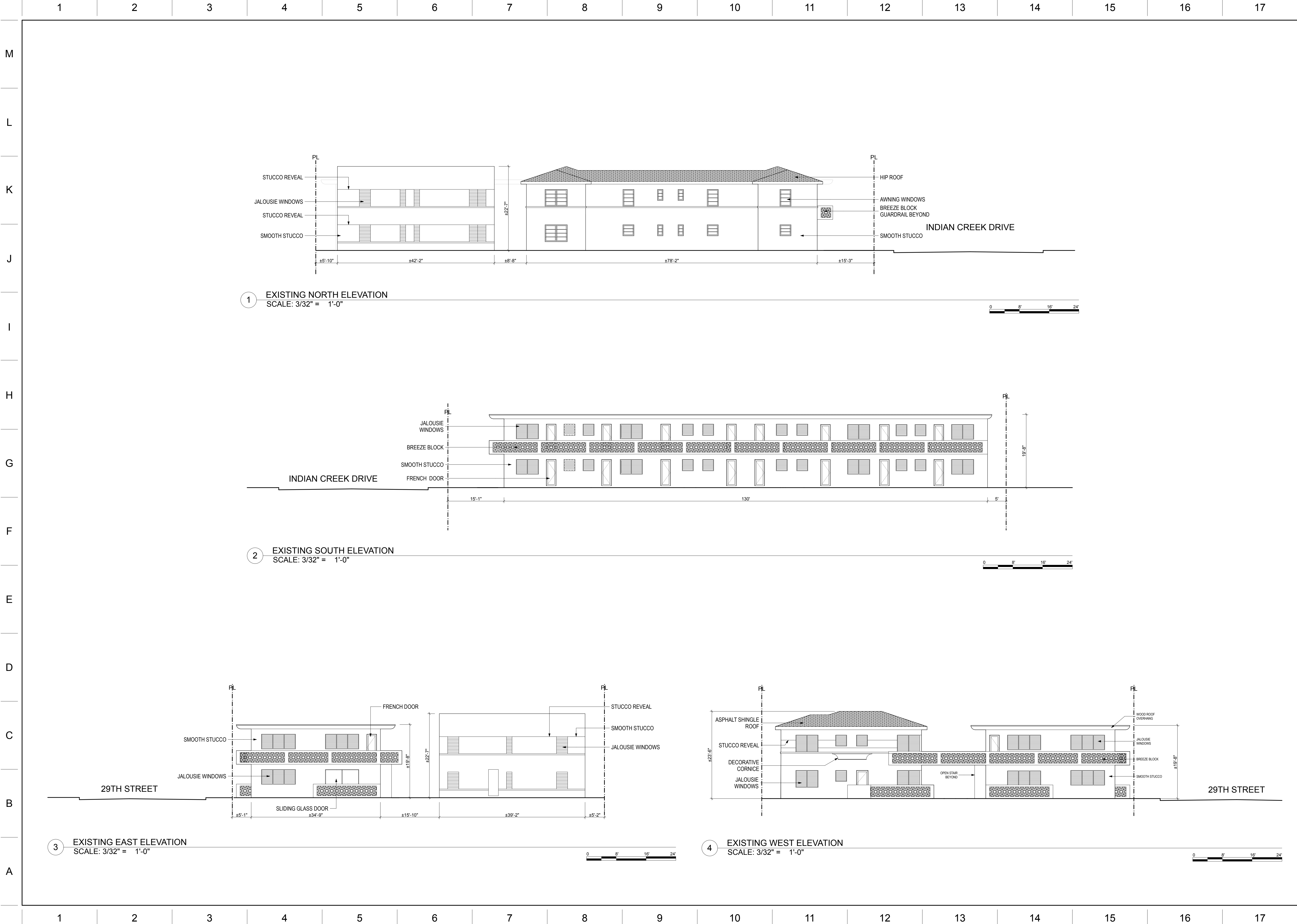
2002
PROJECT NO.

11/10/20
DATE

SV / JJ / AB
DRAWN / CHECKED

DEMOLITION EAST
ELEVATION

A-20



ARCHITECT:

URBAN ROBOT LLC
420 LINCOLN ROAD, S. 406
MIAMI BEACH, FL 33139
(786) 246-4857
(786) 768-2537, F

STRUCTURAL ENGINEER:

M.E.P. ENGINEERS:

CIVIL ENGINEERS:

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29 INDIAN CREEK
2911 INDIAN CREEK DRIVE :: MIAMI BEACH, FL 33139

SEAL

URBAN ROBOT LLC
A426002760 B26001534 LC26000510

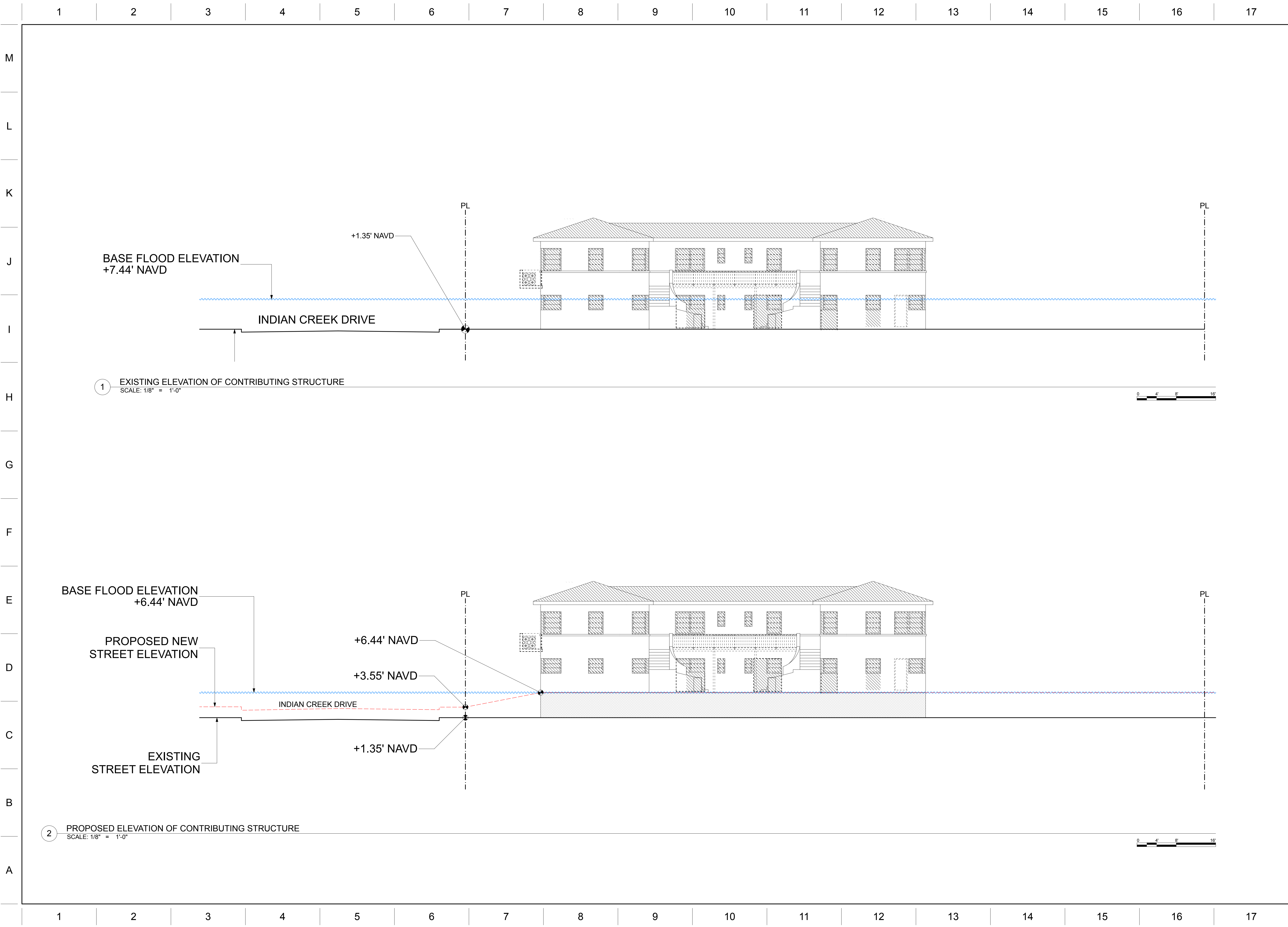
REVISIONS

2002
PROJECT NO.
11/10/20
DATE

SV / JJ / AB
DRAWN / CHECKED

EXISTING
BUILDINGS
ELEVATIONS

A-21



ARCHITECT:

URBAN ROBOT LLC
420 LINCOLN ROAD, S. 406
MIAMI BEACH, FL 33139
(786) 246-4857
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STRUCTURAL ENGINEER:

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29 INDIAN CREEK
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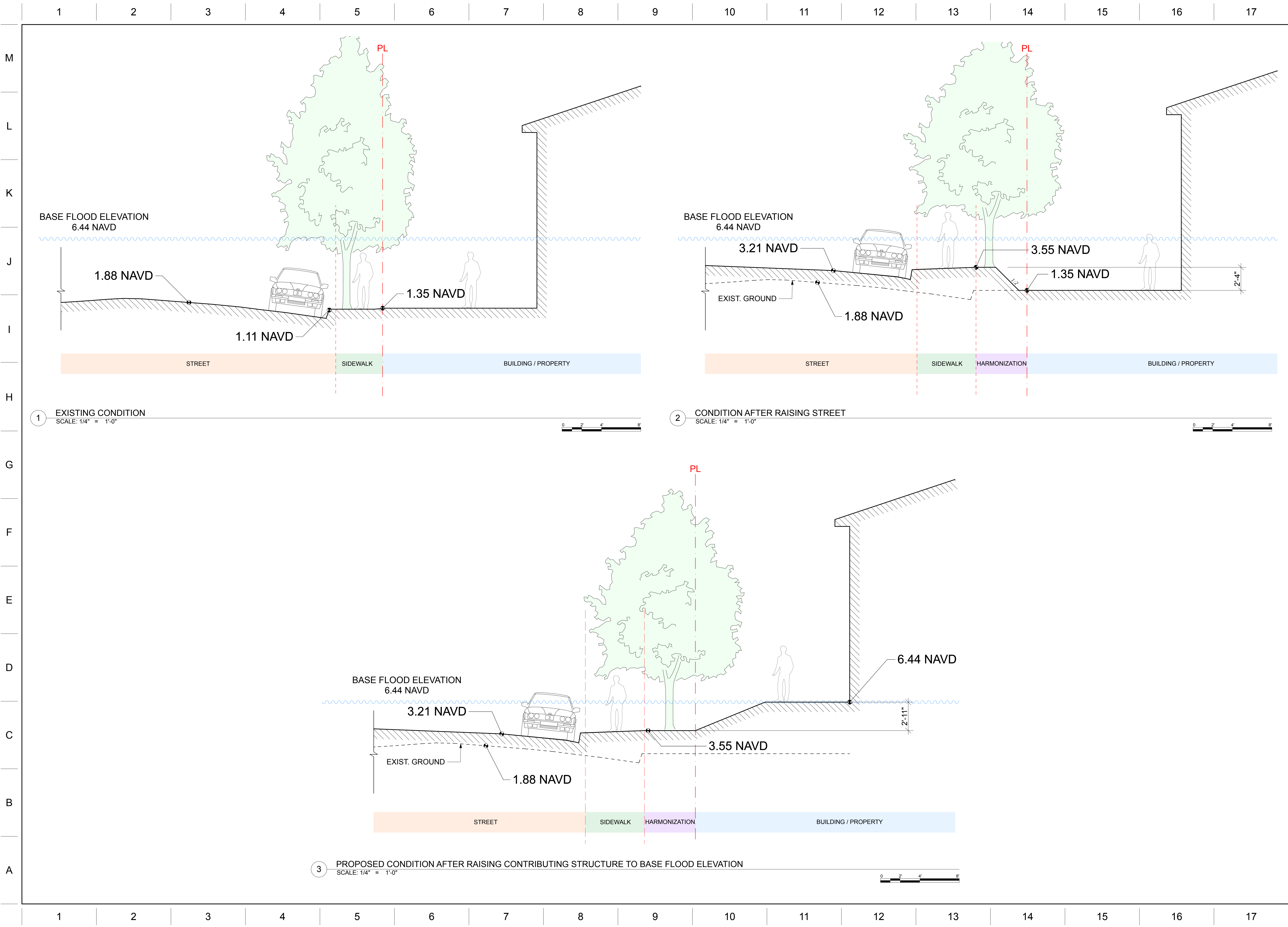
2002
PROJECT NO.

11/10/20
DATE

SV / JJ / AB
DRAWN / CHECKED

PROPOSED
ELEVATION OF
CONTRIBUTING
STRUCTURE

A-22



ARCHITECT:

URBAN ROBOT LLC
420 LINCOLN ROAD, S. 406
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2911 INDIAN CREEK DRIVE :: MIAMI BEACH, FL 33139

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REVISIONS

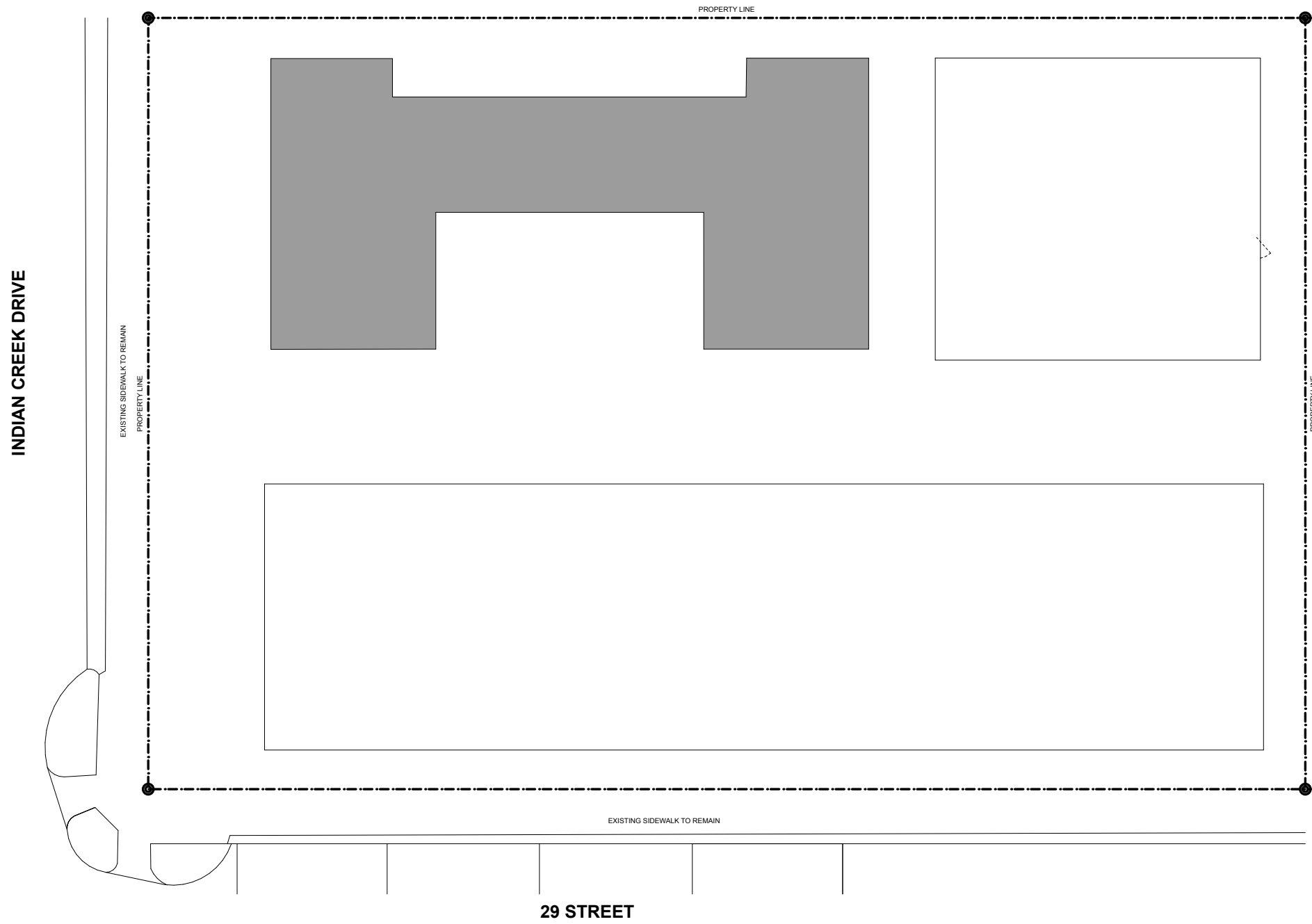
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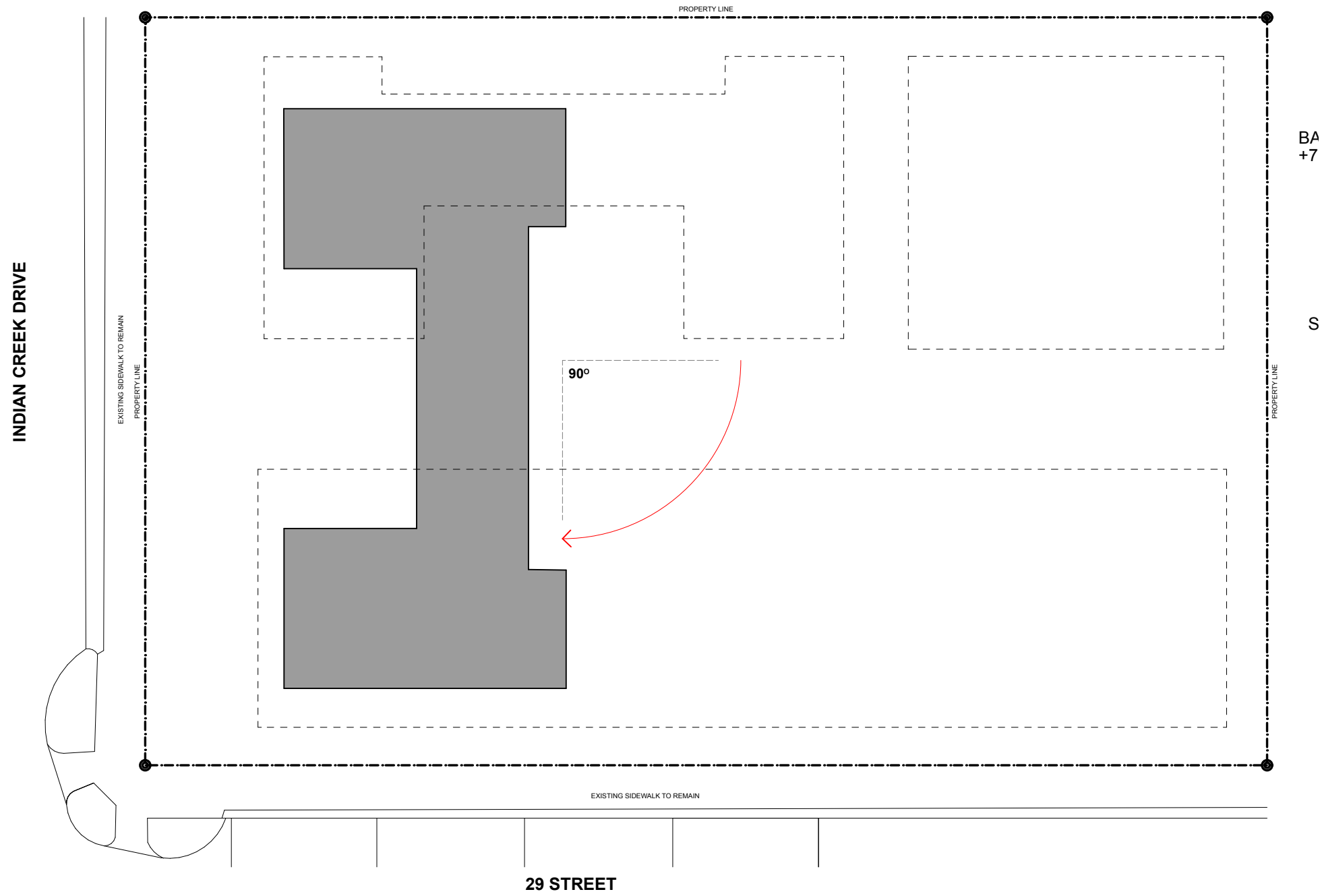
SV / JJ / AB
DRAWN / CHECKED

PROPOSED
ELEVATION CROSS
SECTIONS

A-23



1 EXISTING LOCATION OF CONTRIBUTING STRUCTURE
SCALE: 1:207.77



2 PROPOSED RELOCATION OF CONTRIBUTING STRUCTURE
SCALE: 1:207.77



Jackson House on Barge in 1916, Miami, FL



Hydraulically powered dollies move a historic 19th-century brick church in Salem, Massachusetts.



DeGarmo House. Star Island, Miami Beach. 2015



Belleview-Biltmore Hotel. Belleair, Florida. 2016

The narrow urban profile of the Collins Waterfront Study Area is poorly suited for Adapt in Place strategies. The long western flank of the area (Indian Creek Drive) is currently being raised by the City. Here, contributing buildings should be raised to protect them from higher water levels, and the proximity of possible wave action from both the Atlantic Ocean and Indian Creek. Green space should also be increased.

Buoyant City, p.47

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29 INDIAN CREEK
2911 INDIAN CREEK DRIVE :: MIAMI BEACH, FL 33139

SEAL

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REVISIONS

2002 PROJECT NO.

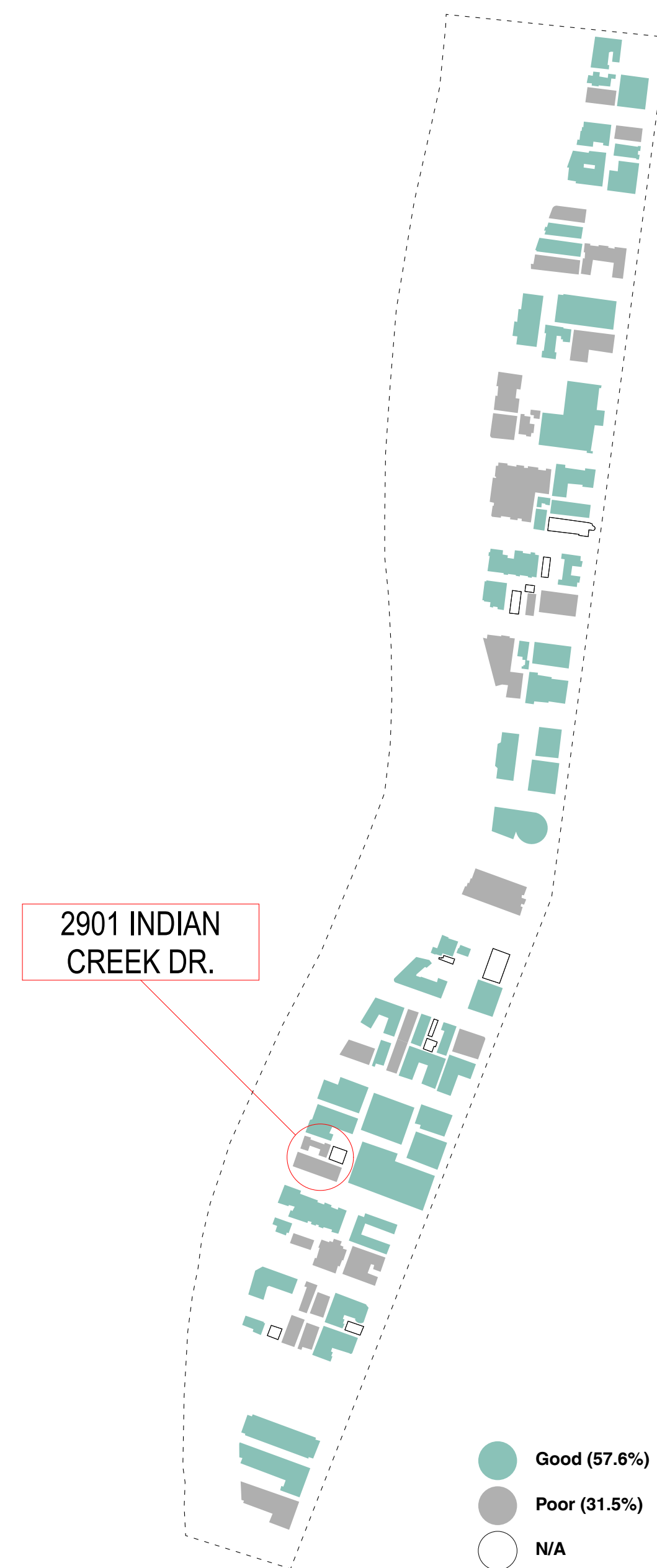
11/10/20 DATE

SV / JJ / AB DRAWN / CHECKED

HISTORIC BUILDINGS RELOCATION

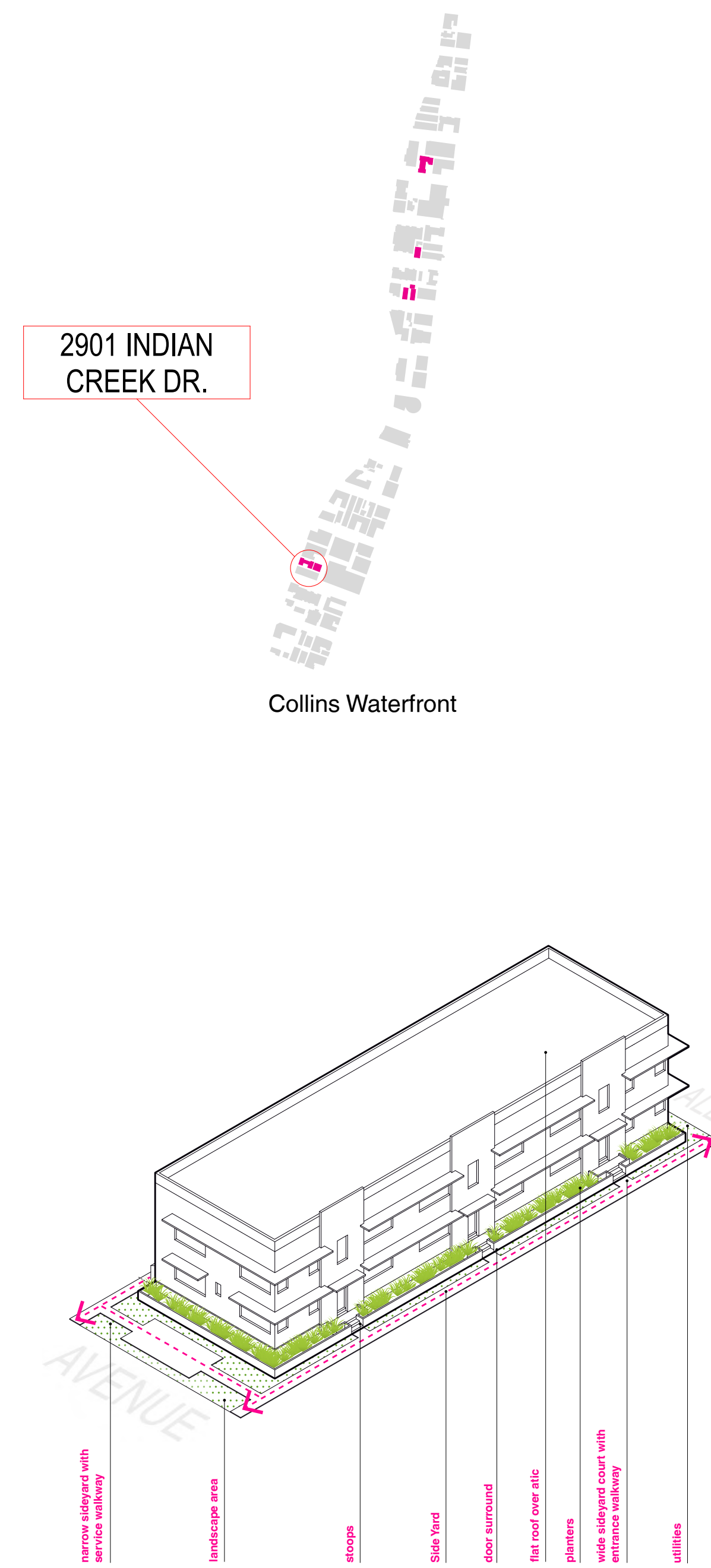
In order to preserve the historic character of the two districts, and in consideration of their low-lying landscape, the City of Miami Beach should consider a flexible standard of application of anticipated flood elevation. Adaptation of historic buildings should be divided into two categories: Resistance and Resilience. In order to preserve these historic districts, a combination of both resistance and resilience strategies will need to be implemented and a phased approach may need to be taken.

Based on YHCE Structural Resiliency Assessment 2018.



WU Building Typology | Walk Up

Walk-up type apartments are low-density residential buildings based on the housing elements of the Zeilenbau (interwar German worker housing estates). They were introduced to the US and Miami through the active interwar discussion of urban housing issues in American architectural periodicals (writers and architects such as Catherine Bauer and Henry Wright), ignited by a national housing shortage and Roosevelt's reform programs. In Miami Beach, these mainly two-story buildings with flat roofs feature space-saving arrangements that eliminate lobbies and corridors. Instead, a limited number of units are served by a common entry stair; they feature two-room-deep units with multiple exposures. Most importantly, the transverse building thickness is reduced from forty feet to about thirty five feet, allowing enough space on a single lot for a side yard garden court in which each stair hall is identified by a stoop and articulated door surround. The formal articulation of the building mass in relationship to both the front and side yards defines an expanded public realm, made even more rich on double lots where more complex courtyards are developed. Many were built originally as 'apartment-hotels' to accommodate seasonal modest-income tourists. Walk-up type buildings generally require open circulation along both (long) sides of the building.



1. 950 9th St; Architect N/A, 1940 | 2. 505 15th St; Architect: Anton Skislewicz, 1940 | 3. 1005 Meridian Ave; Architect: Gene E. Baylis, 1939

ARCHITECT:

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CIVIL ENGINEERS:

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INDIAN CREEK DRIVE :: MIAMI BEACH, FL 33139

SEAL

URBAN ROBOT LLC
AA26002760 IB26001534 LC26000510

REVISIONS

PROJECT NO. 002

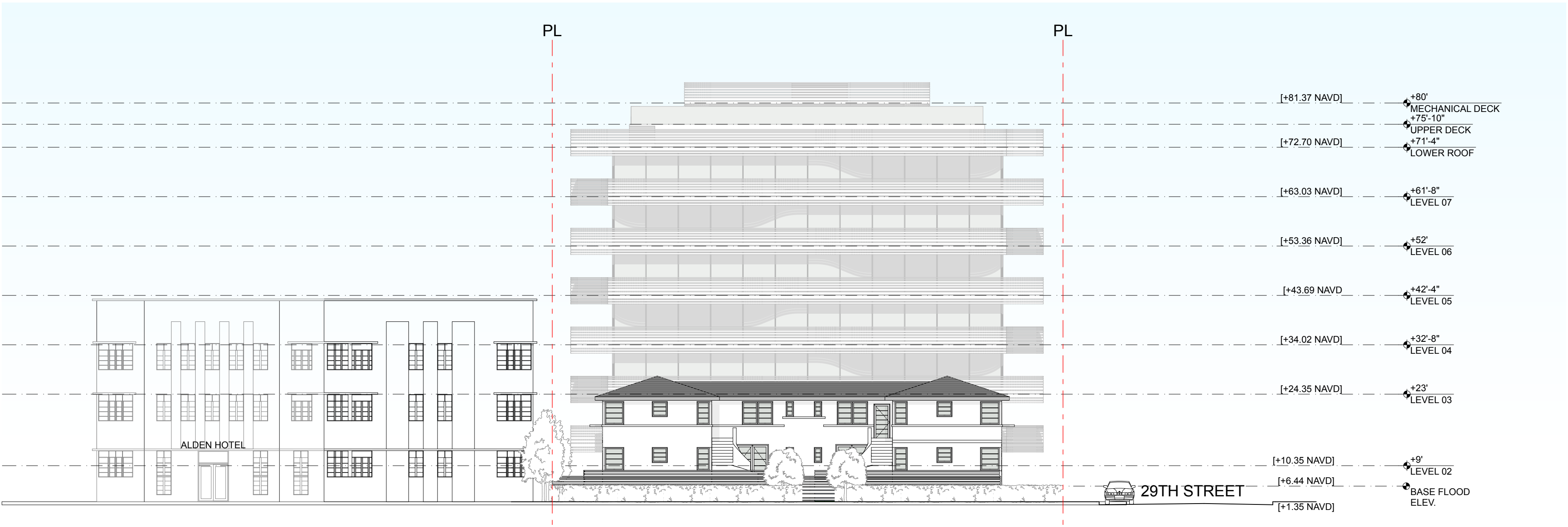
1/10/20

SV / JJ / AB

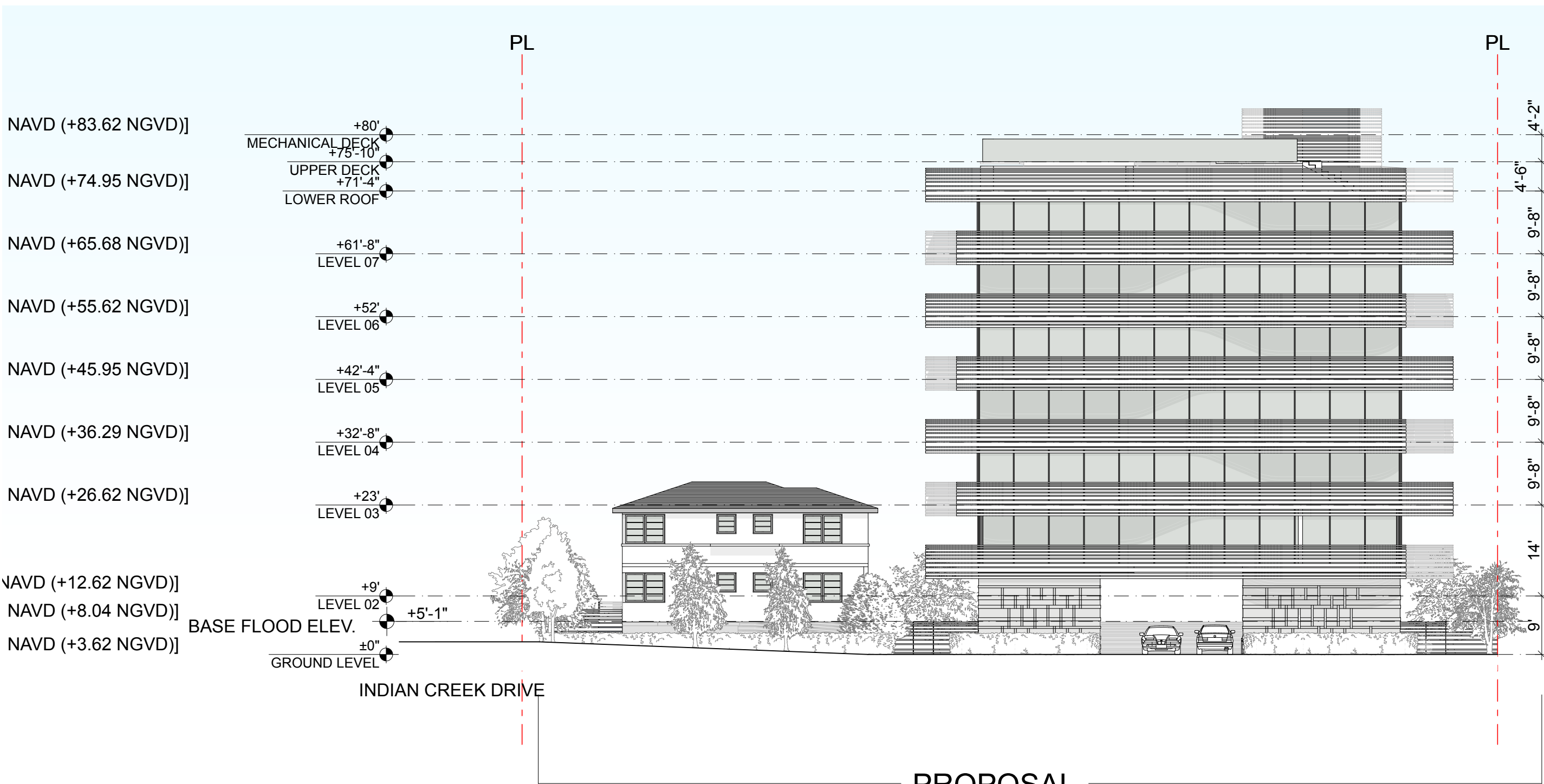
EXCERPTS FROM
BUOYANT CITY

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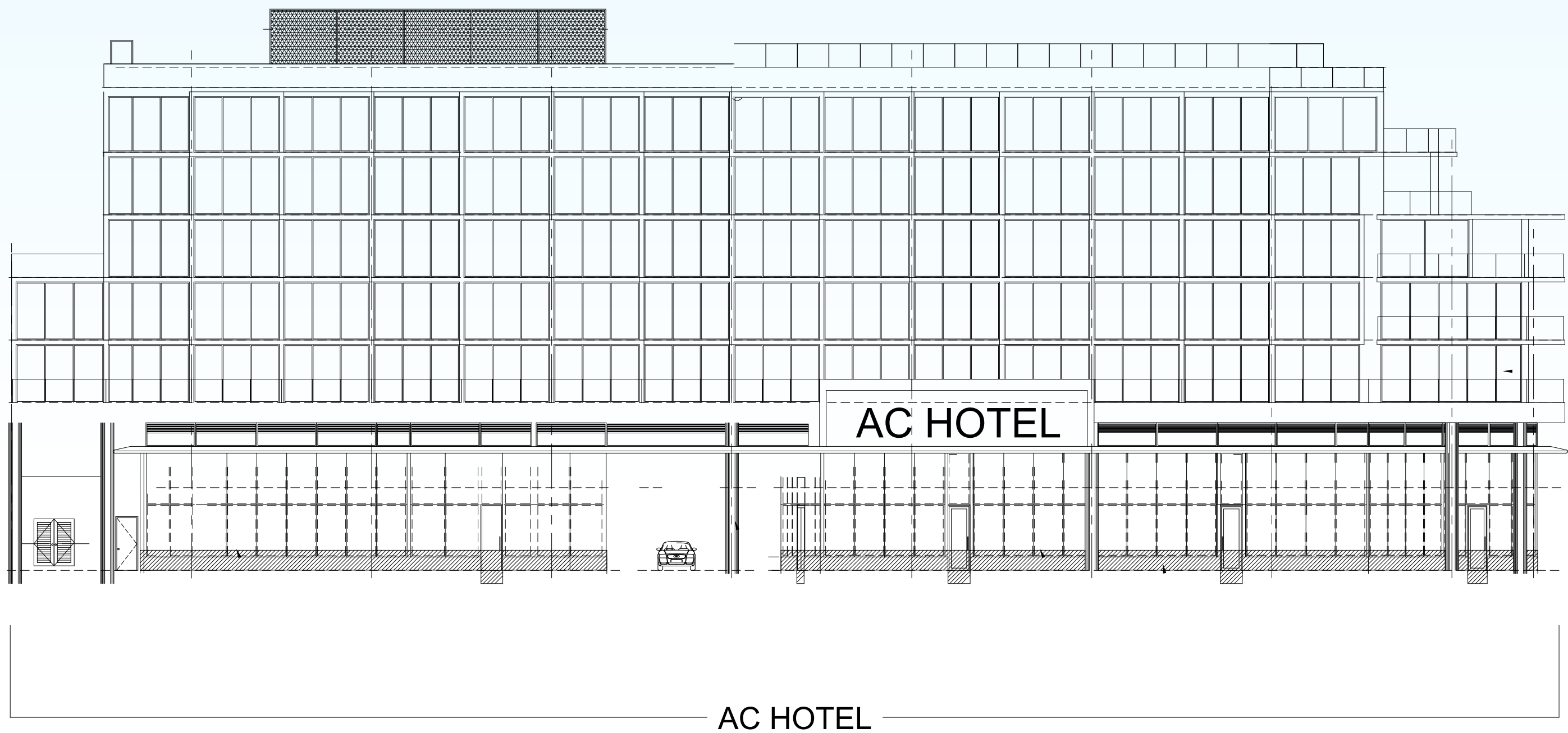
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1 CONTEXT ELEVATION - INDIAN CREEK DR
SCALE: 1/16" = 1'-0"



2 CONTEXT ELEVATION - 29TH STREET
SCALE: 1/16" = 1'-0"



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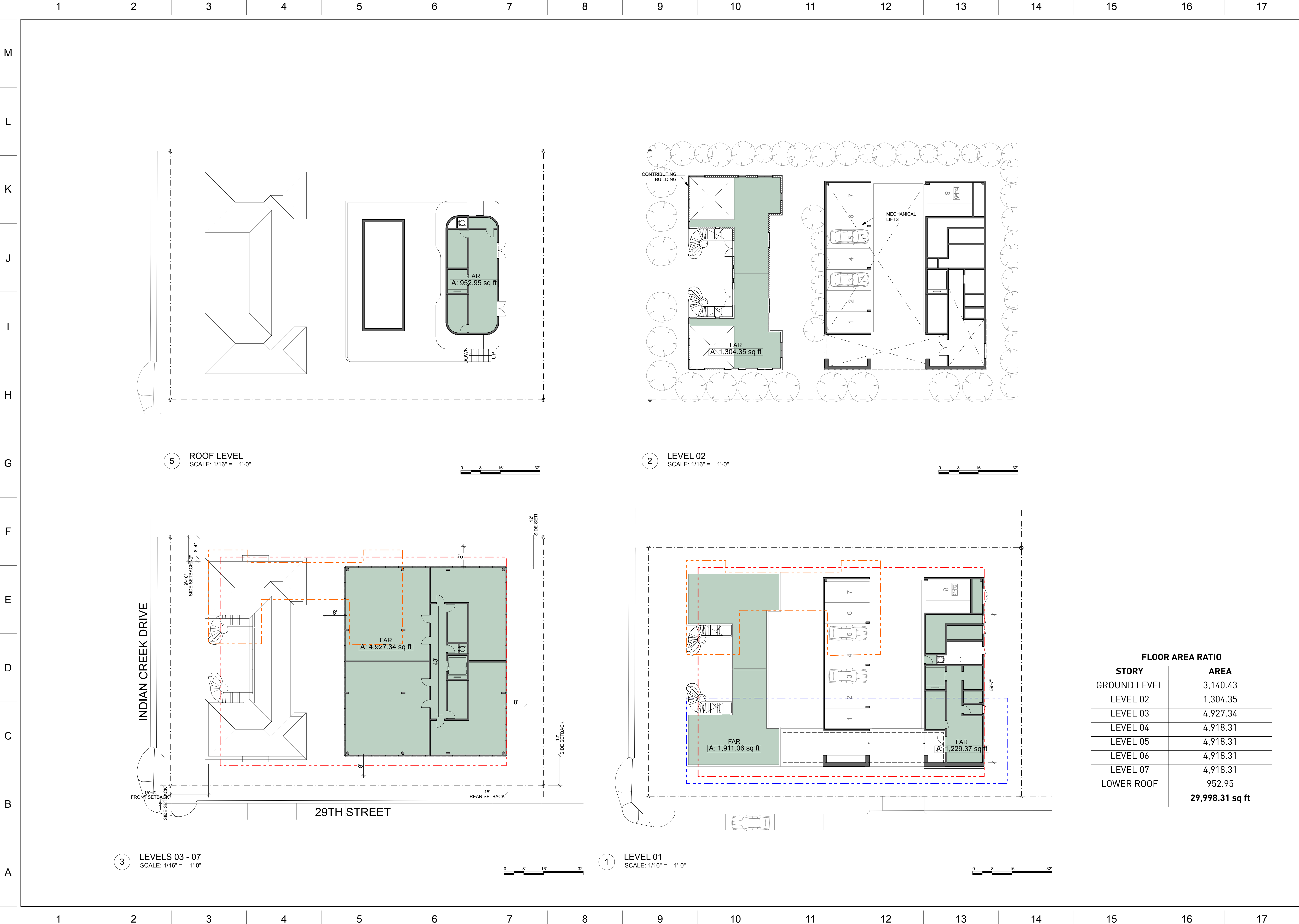
11/10/20
DATE

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CONTEXT
ELEVATIONS

A-27

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17



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FAR ANALYSIS

A-28



ARCHITECT:

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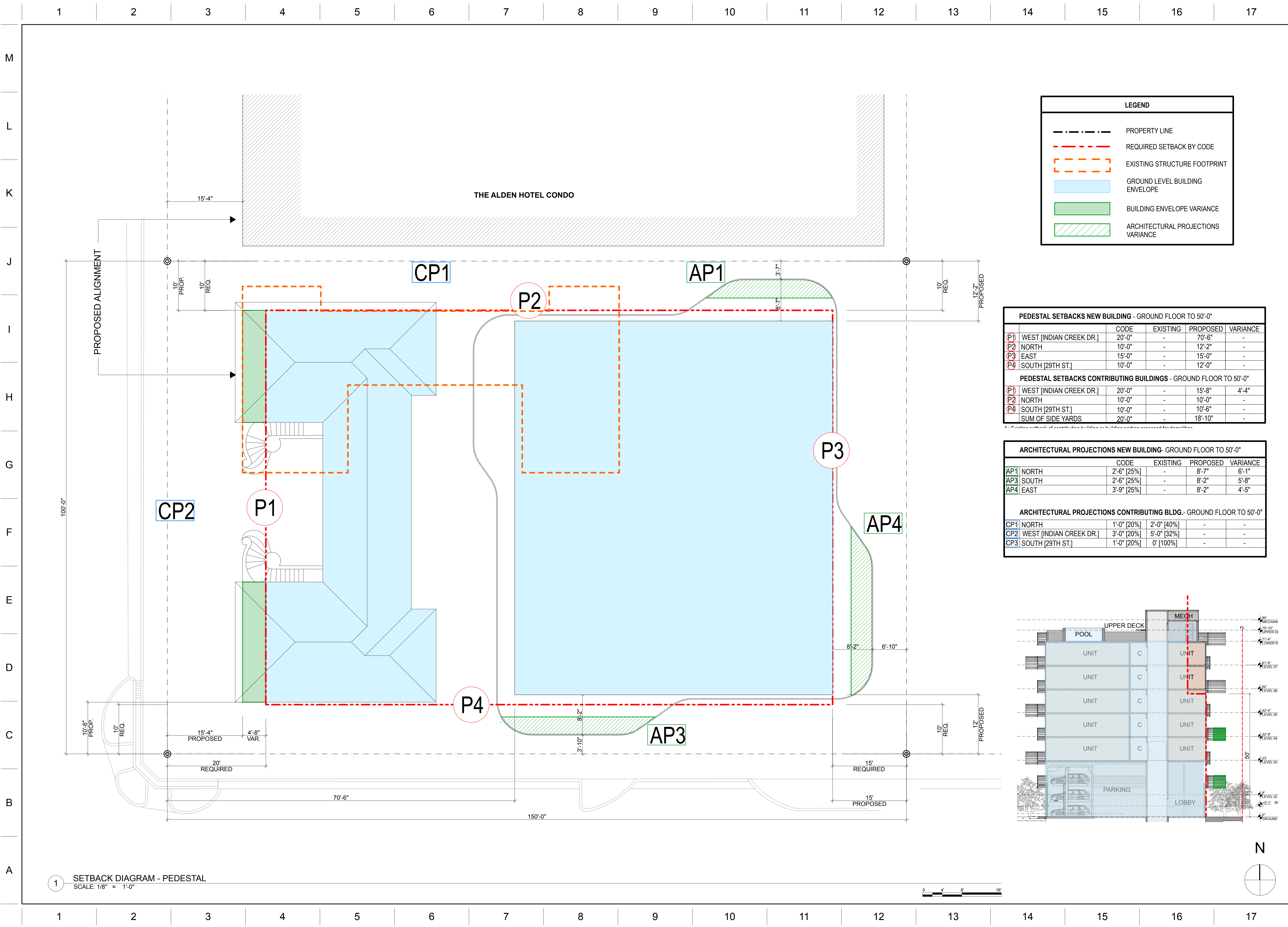
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GSF ANALYSIS

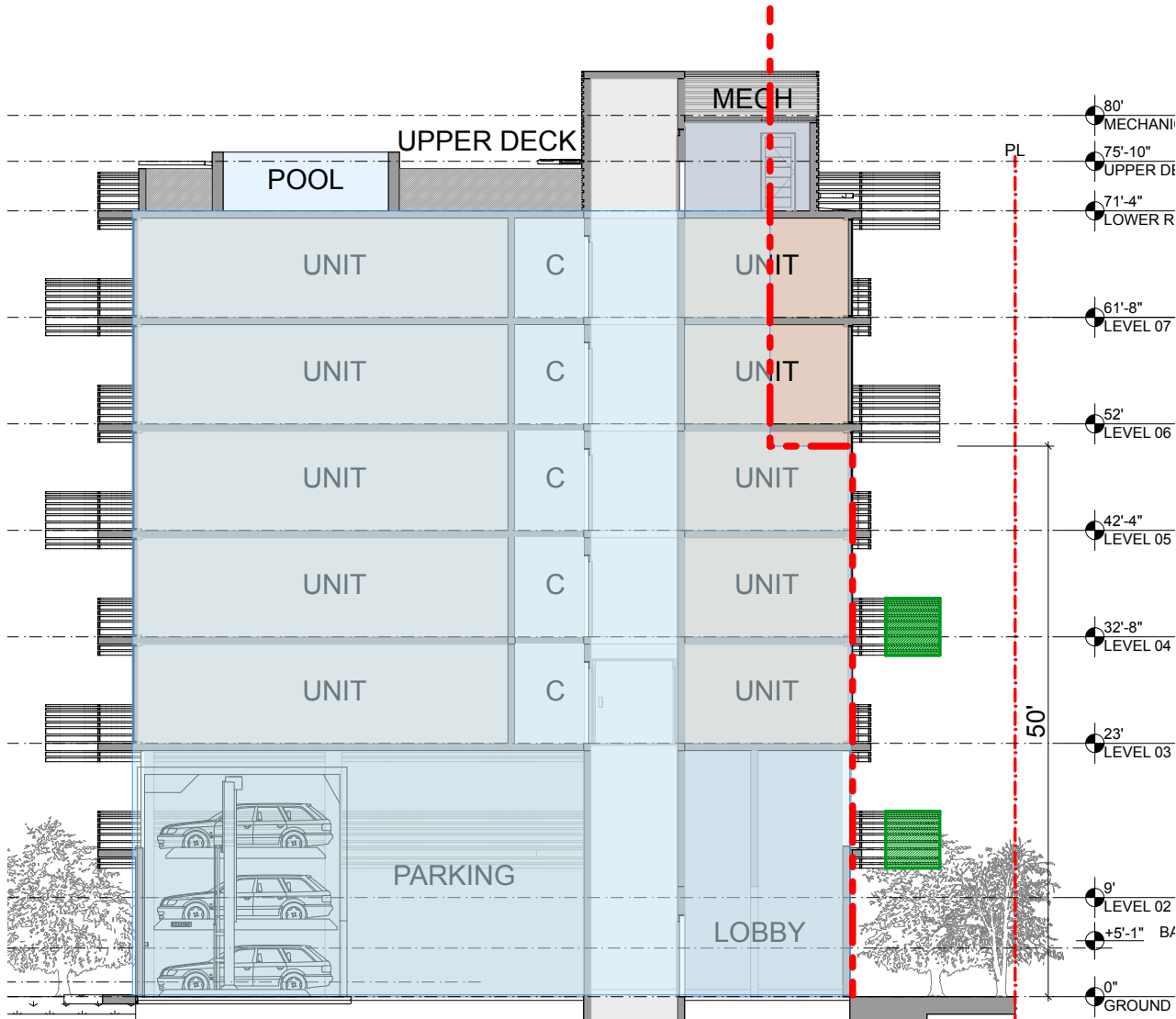
A-29



LEGEND	
	PROPERTY LINE
	REQUIRED SETBACK BY CODE
	EXISTING STRUCTURE FOOTPRINT
	GROUND LEVEL BUILDING ENVELOPE
	BUILDING ENVELOPE VARIANCE
	ARCHITECTURAL PROJECTIONS VARIANCE

PEDESTAL SETBACKS NEW BUILDING - GROUND FLOOR TO 50'-0"					
		CODE	EXISTING	PROPOSED	VARIANCE
P1	WEST [INDIAN CREEK DR.]	20'-0"	-	70'-6"	-
P2	NORTH	10'-0"	-	12'-2"	-
P3	EAST	15'-0"	-	15'-0"	-
P4	SOUTH [29TH ST.]	10'-0"	-	12'-0"	-
PEDESTAL SETBACKS CONTRIBUTING BUILDINGS - GROUND FLOOR TO 50'-0"					
P1	WEST [INDIAN CREEK DR.]	20'-0"	-	15'-8"	4'-4"
P2	NORTH	10'-0"	-	10'-0"	-
P4	SOUTH [29TH ST.]	10'-0"	-	10'-6"	-
	SUM OF SIDE YARDS	20'-0"	-	18'-10"	-

ARCHITECTURAL PROJECTIONS NEW BUILDING- GROUND FLOOR TO 50'-0"					
		CODE	EXISTING	PROPOSED	VARIANCE
AP1	NORTH	2'-6" [25%]	-	8'-7"	6'-1"
AP3	SOUTH	2'-6" [25%]	-	8'-2"	5'-8"
AP4	EAST	3'-9" [25%]	-	8'-2"	4'-5"
ARCHITECTURAL PROJECTIONS CONTRIBUTING BLDG.- GROUND FLOOR TO 50'-0"					
CP1	NORTH	1'-0" [20%]	2'-0" [40%]	-	-
CP2	WEST [INDIAN CREEK DR.]	3'-0" [20%]	5'-0" [32%]	-	-
CP3	SOUTH [29TH ST.]	1'-0" [20%]	0' [100%]	-	-



ARCHITECT:

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STRUCTURAL ENGINEER:

M.E.P. ENGINEERS:

CIVIL ENGINEERS:

GENERAL CONTRACTOR:

29 INDIAN CREEK

2911 INDIAN CREEK DRIVE :: MIAMI BEACH, FL 33139

SEAL

URBAN ROBOT LLC
A208002760 R24001534 LC26000510

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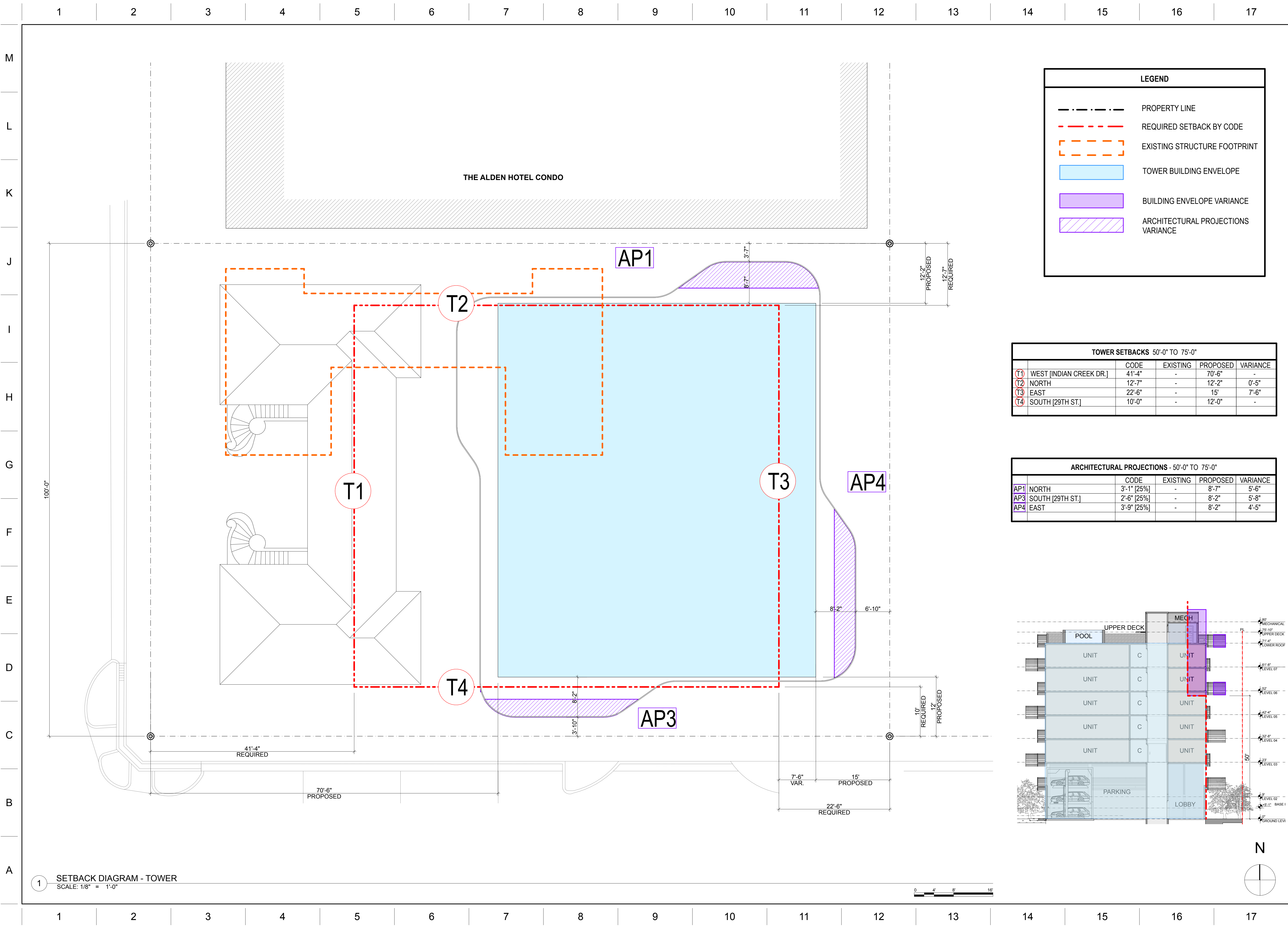
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11/10/20
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SETBACK
DIAGRAM
PEDESTAL

A-30



LEGEND

PROPERTY LINE

REQUIRED SETBACK BY CODE

EXISTING STRUCTURE FOOTPRINT

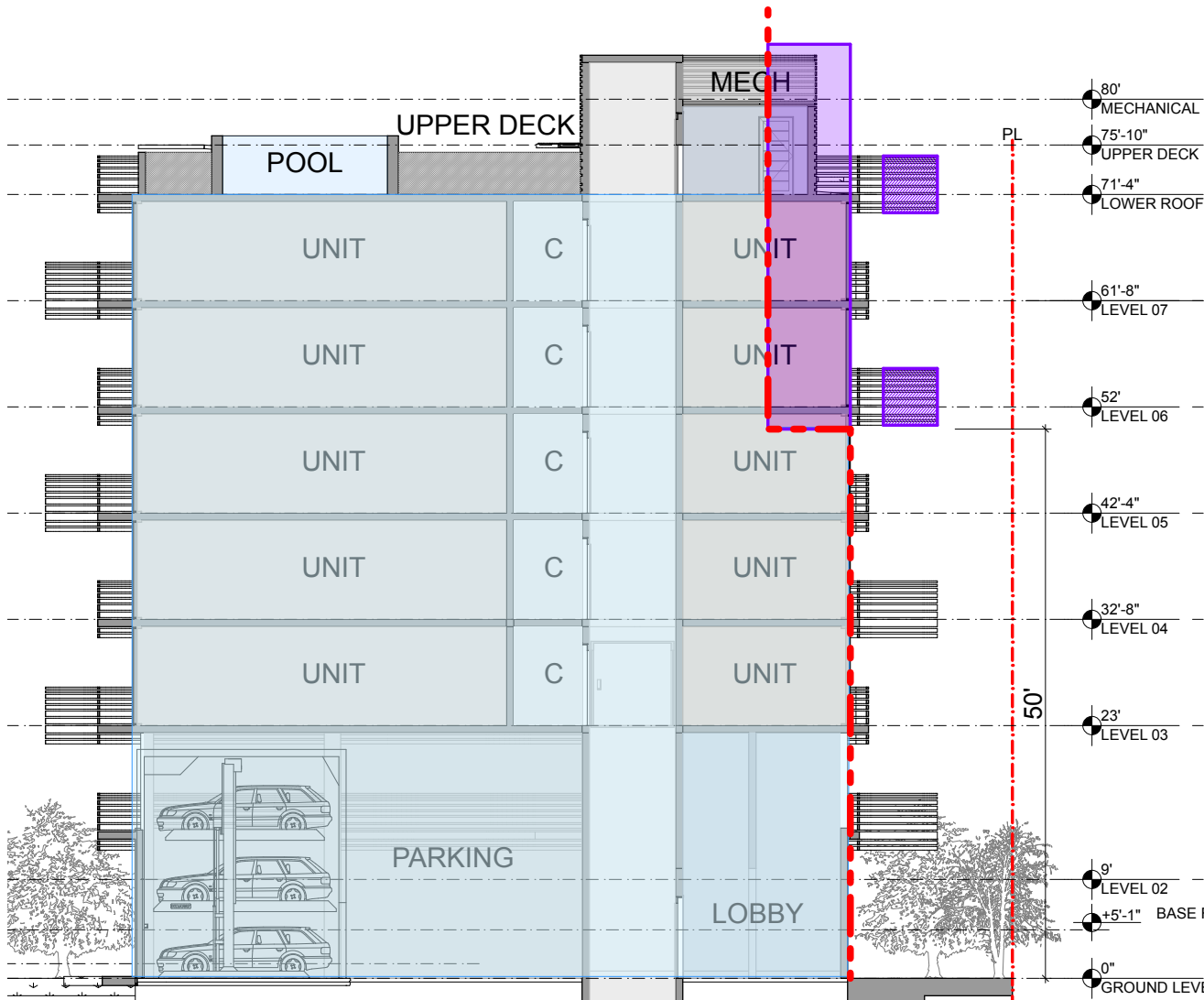
TOWER BUILDING ENVELOPE

BUILDING ENVELOPE VARIANCE

ARCHITECTURAL PROJECTIONS VARIANCE

TOWER SETBACKS 50'-0" TO 75'-0"					
		CODE	EXISTING	PROPOSED	VARIANCE
T1	WEST [INDIAN CREEK DR.]	41'-4"	-	70'-6"	-
T2	NORTH	12'-7"	-	12'-2"	0'-5"
T3	EAST	22'-6"	-	15'	7'-6"
T4	SOUTH [29TH ST.]	10'-0"	-	12'-0"	-

ARCHITECTURAL PROJECTIONS - 50'-0" TO 75'-0"					
		CODE	EXISTING	PROPOSED	VARIANCE
AP1	NORTH	3'-1" [25%]	-	8'-7"	5'-6"
AP3	SOUTH [29TH ST.]	2'-6" [25%]	-	8'-2"	5'-8"
AP4	EAST	3'-9" [25%]	-	8'-2"	4'-5"



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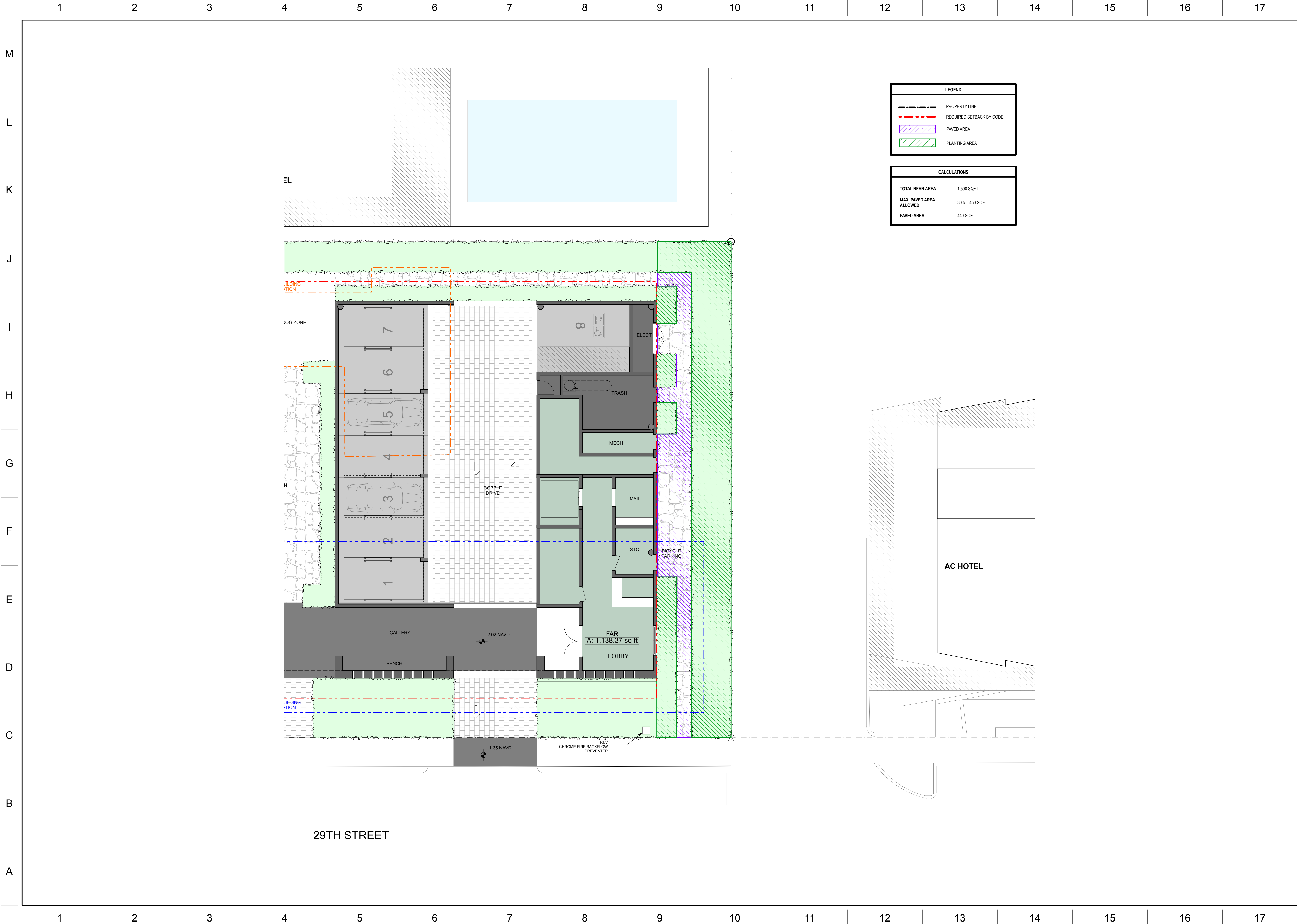
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SETBACK
DIAGRAM TOWER

A-31



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CIVIL ENGINEERS:

GENERAL CONTRACTOR:

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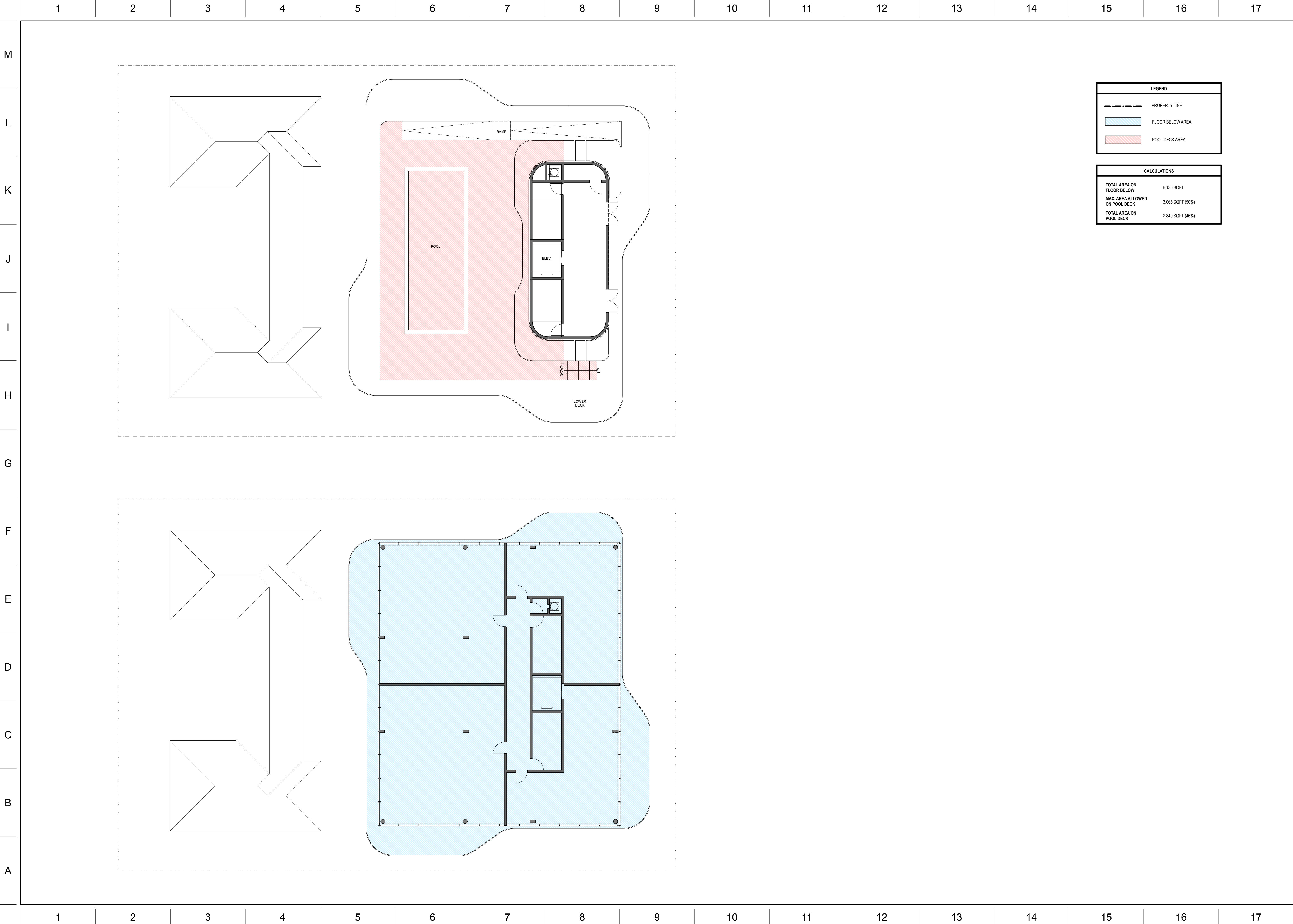
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REAR YARD PAVED
AREA DIAGRAM

A-32



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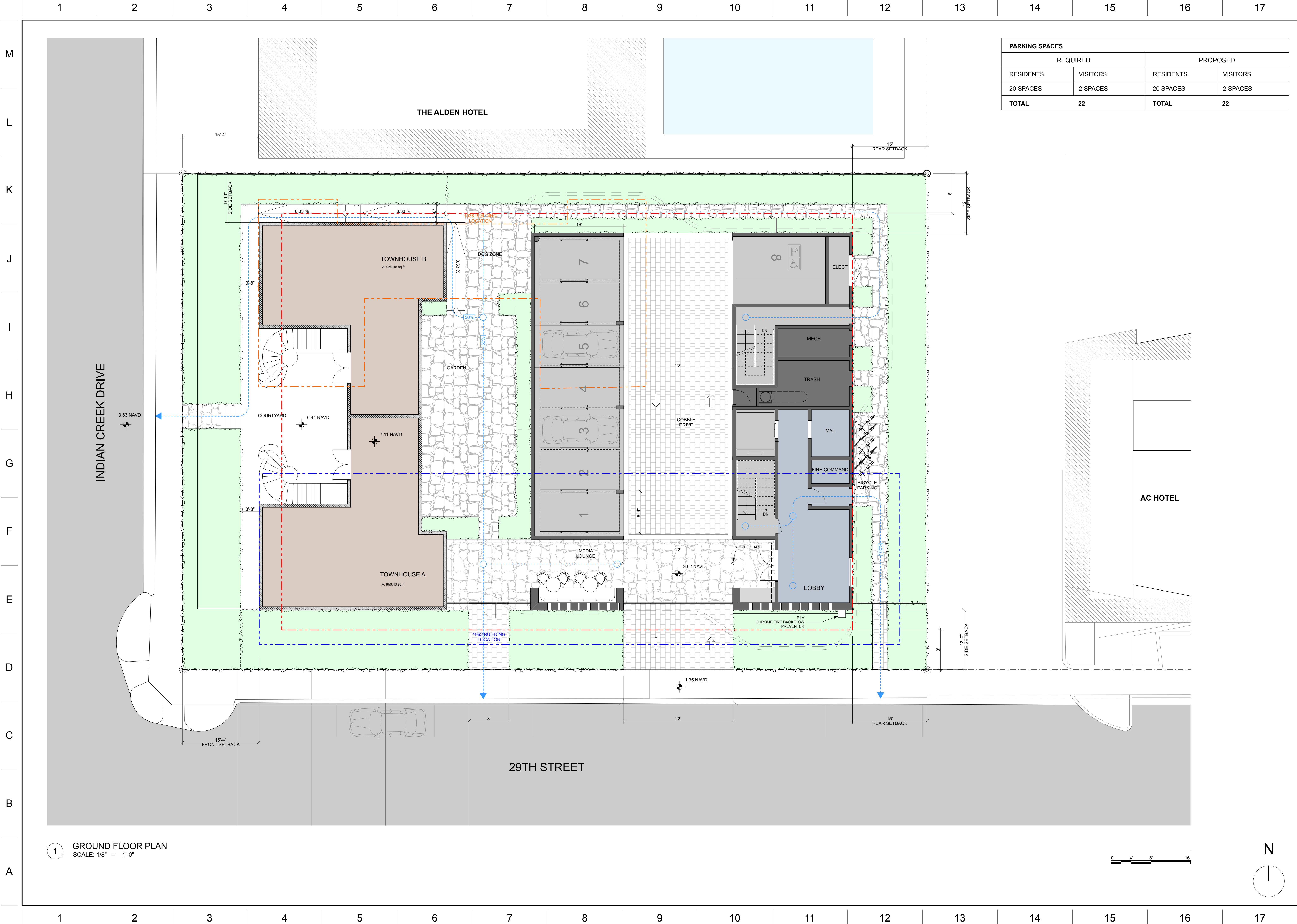
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POOL DECK AREA
DIAGRAM

A-33



PARKING SPACES			
REQUIRED		PROPOSED	
RESIDENTS	VISITORS	RESIDENTS	VISITORS
20 SPACES	2 SPACES	20 SPACES	2 SPACES
TOTAL		TOTAL	22

ARCHITECT:

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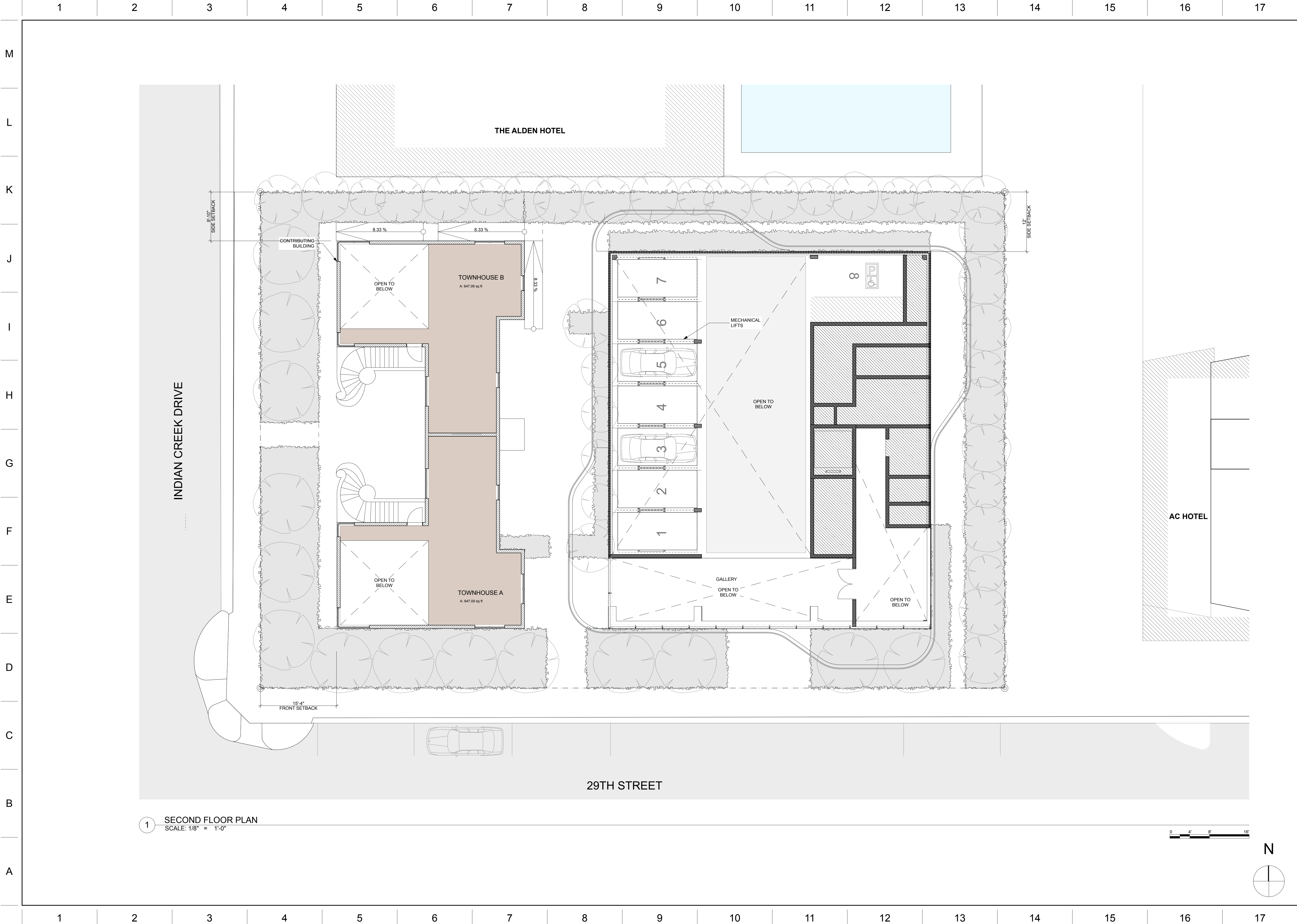
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GROUND FLOOR

N

A-34



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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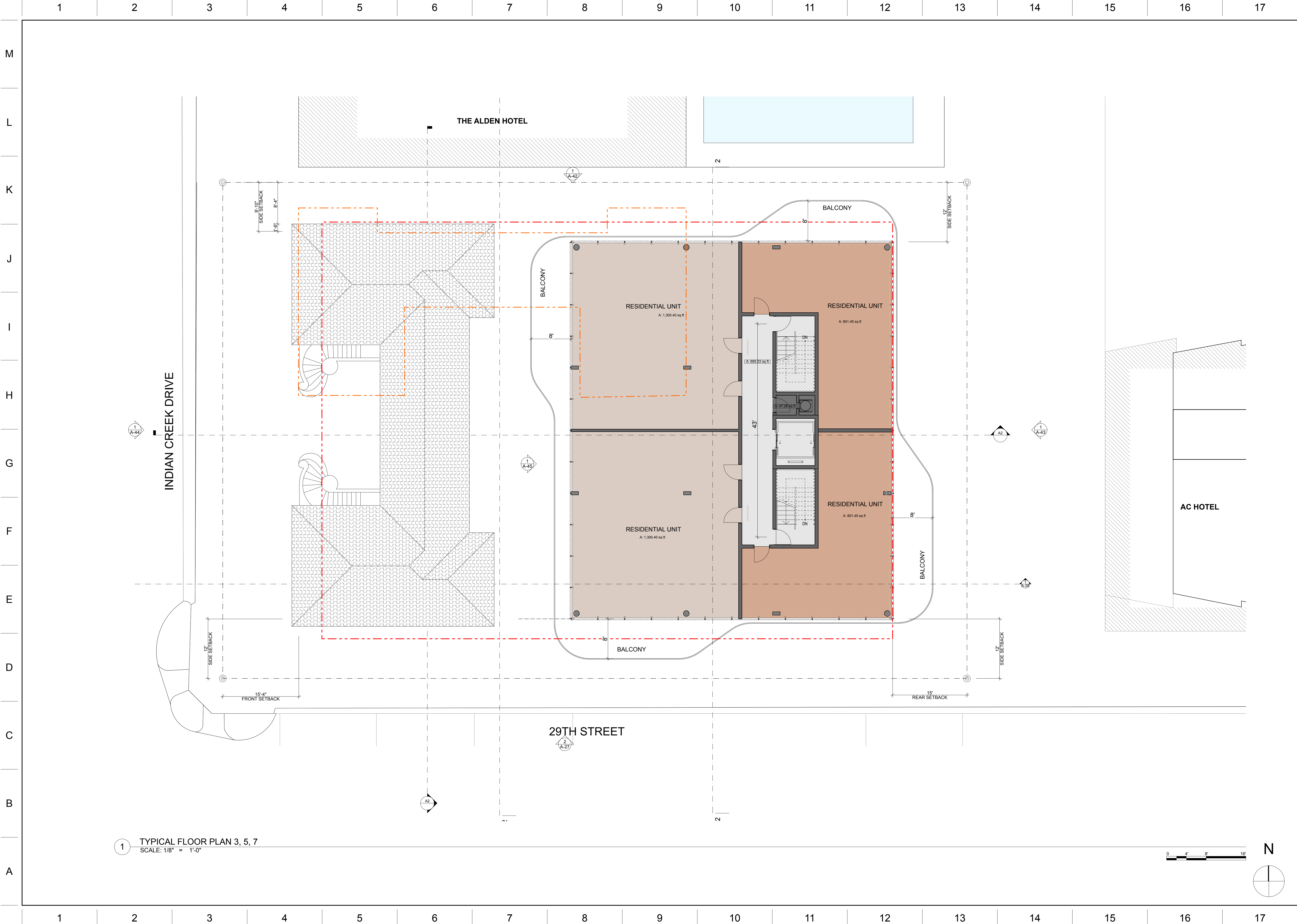
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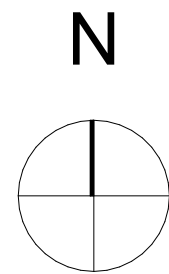
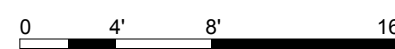
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SECOND FLOOR

A-35



1 TYPICAL FLOOR PLAN 3, 5, 7
SCALE: 1/8" = 1'-0"



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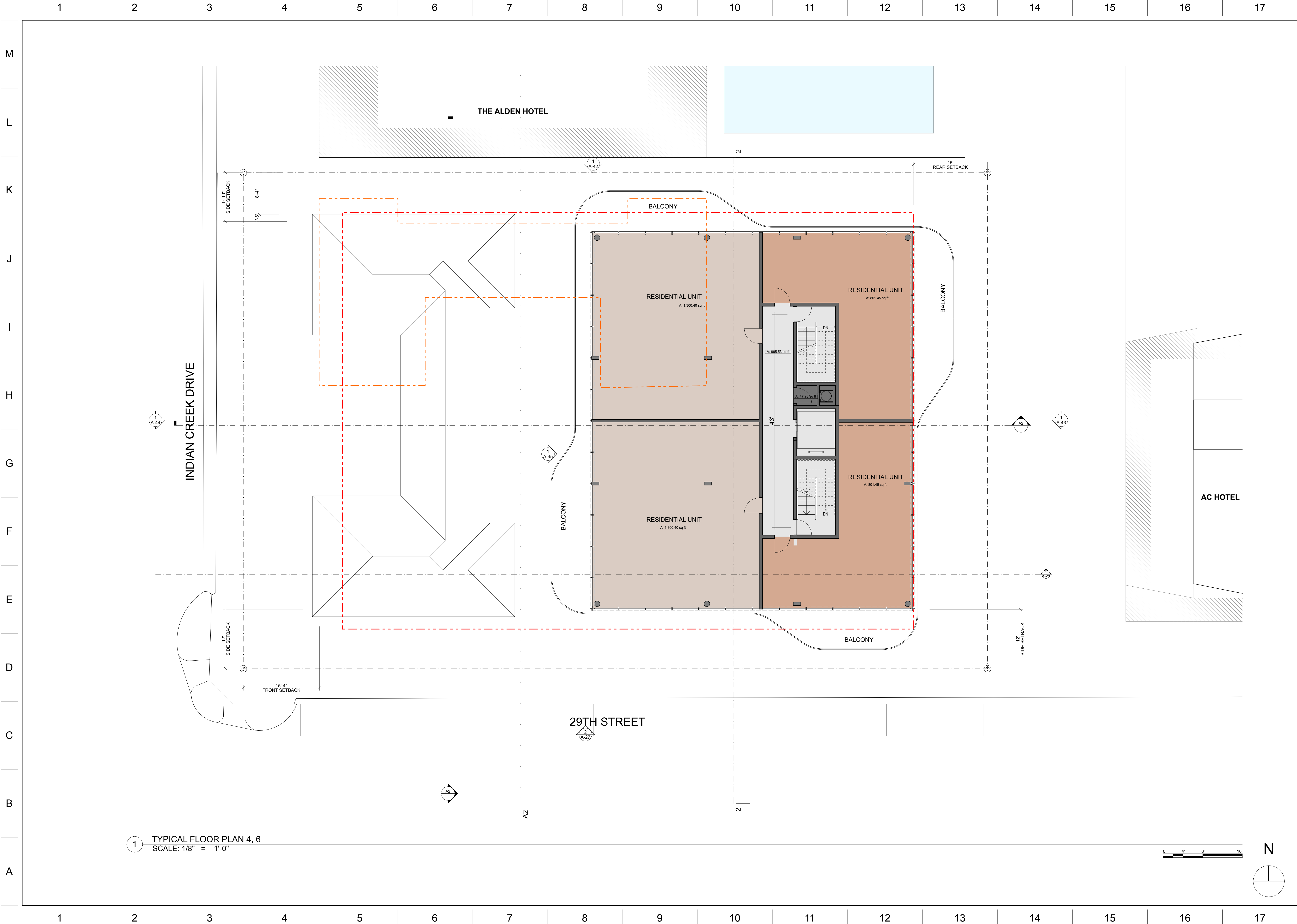
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TYPICAL FLOOR 3,
5, 7

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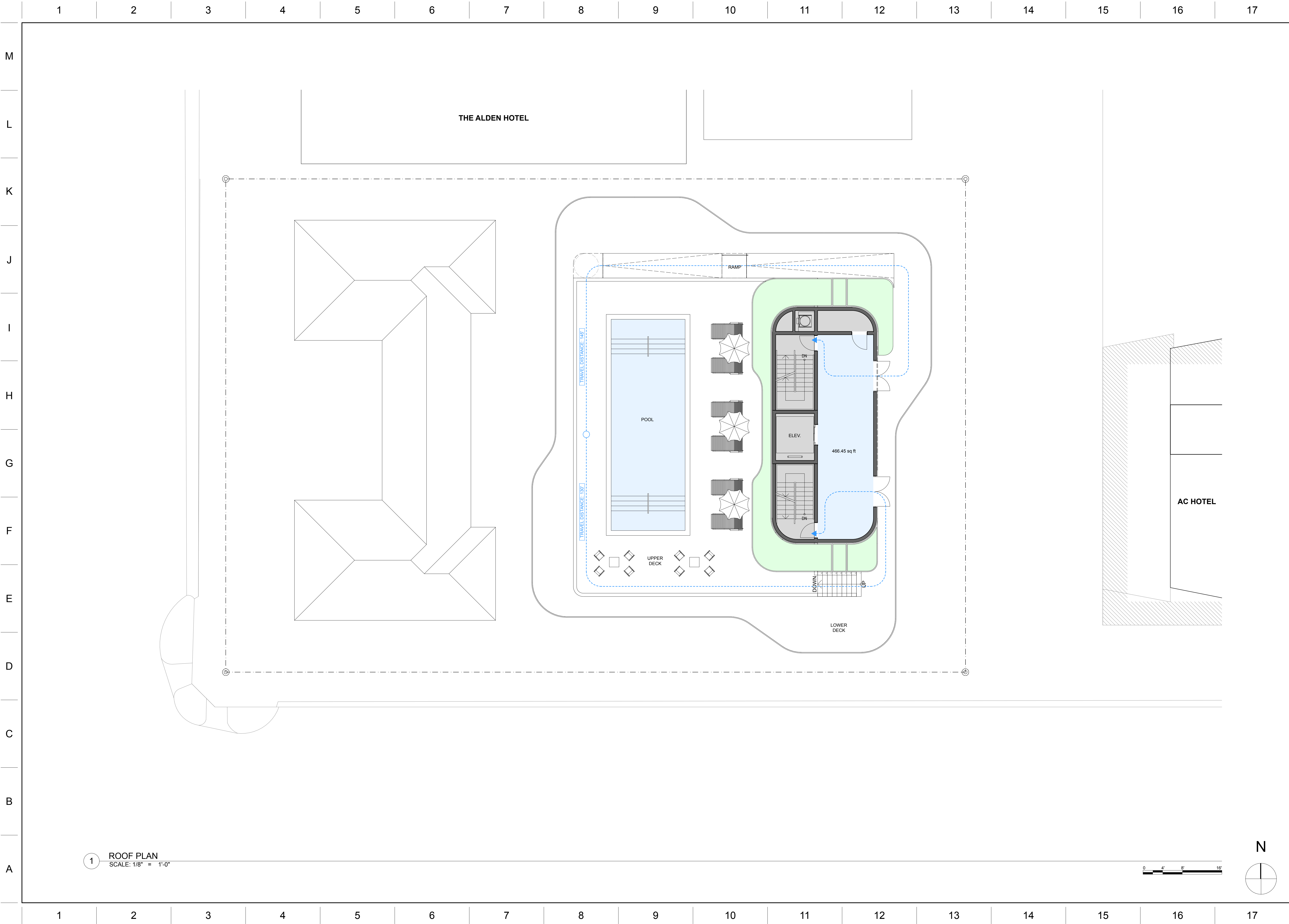
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TYPICAL FLOOR 4,
6

A-37



1 ROOF PLAN
SCALE: 1/8" = 1'-0"

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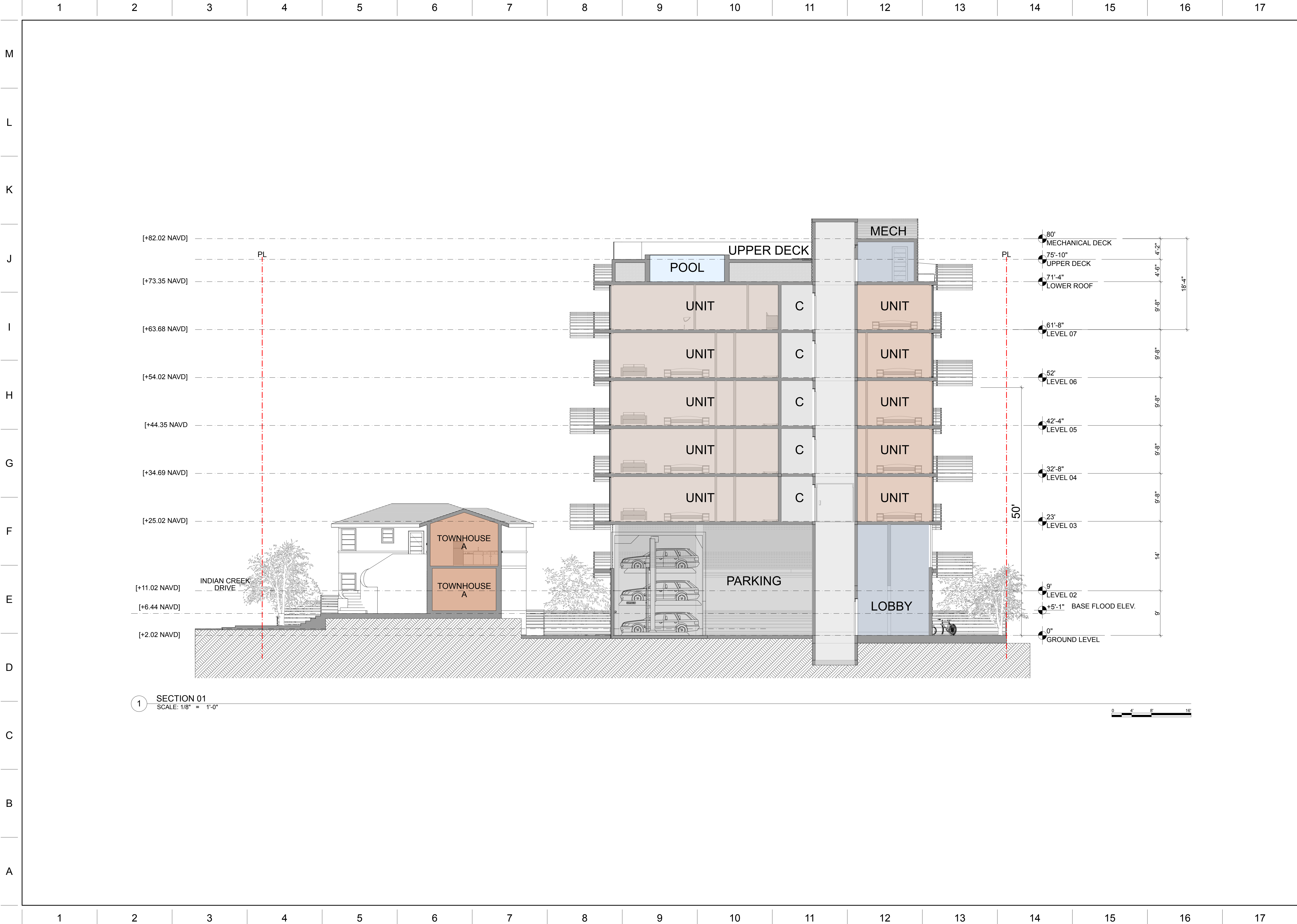
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ROOF PLAN

A-38



1 SECTION 01
SCALE: 1/8" = 1'-0"

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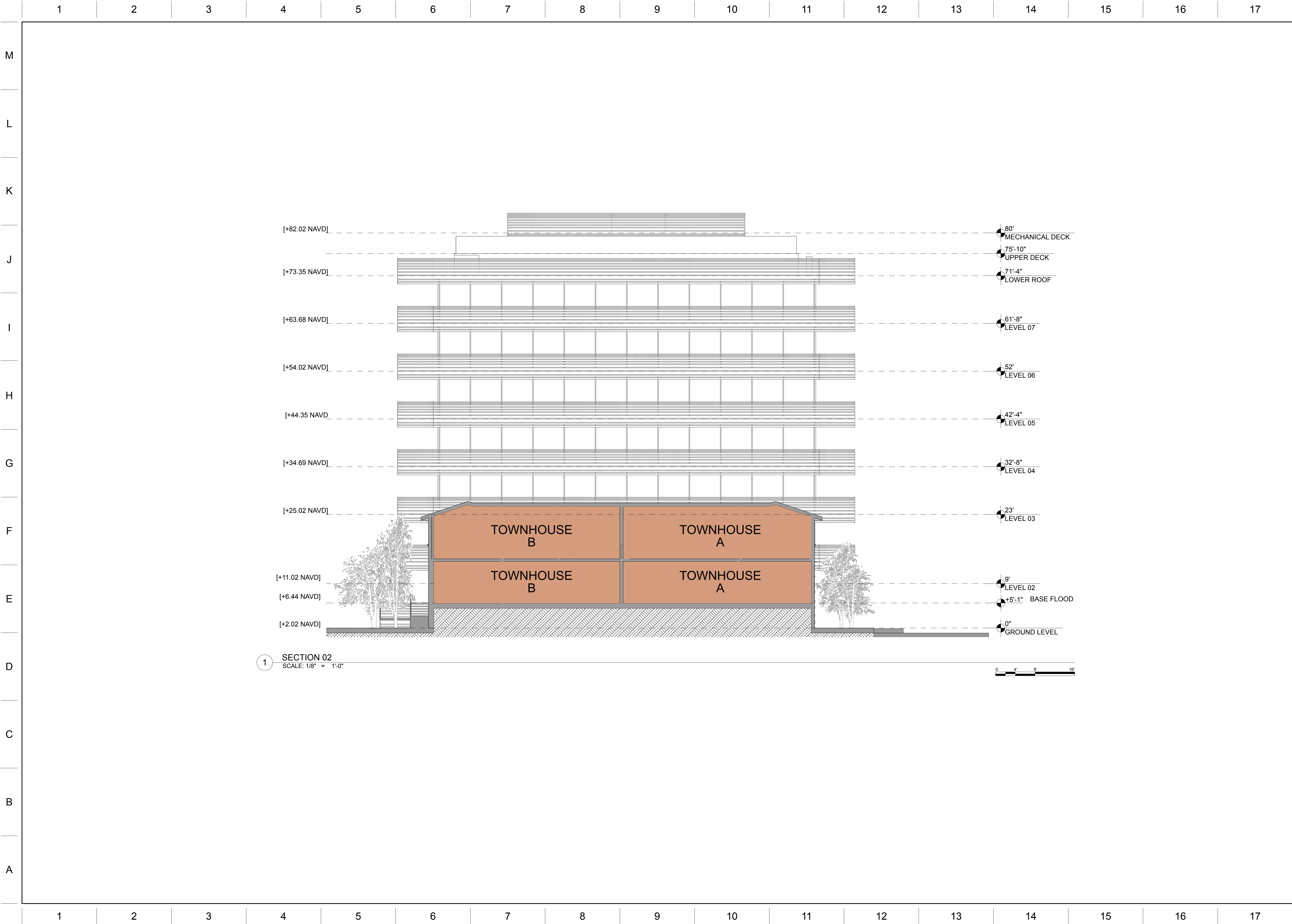
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SECTION 01



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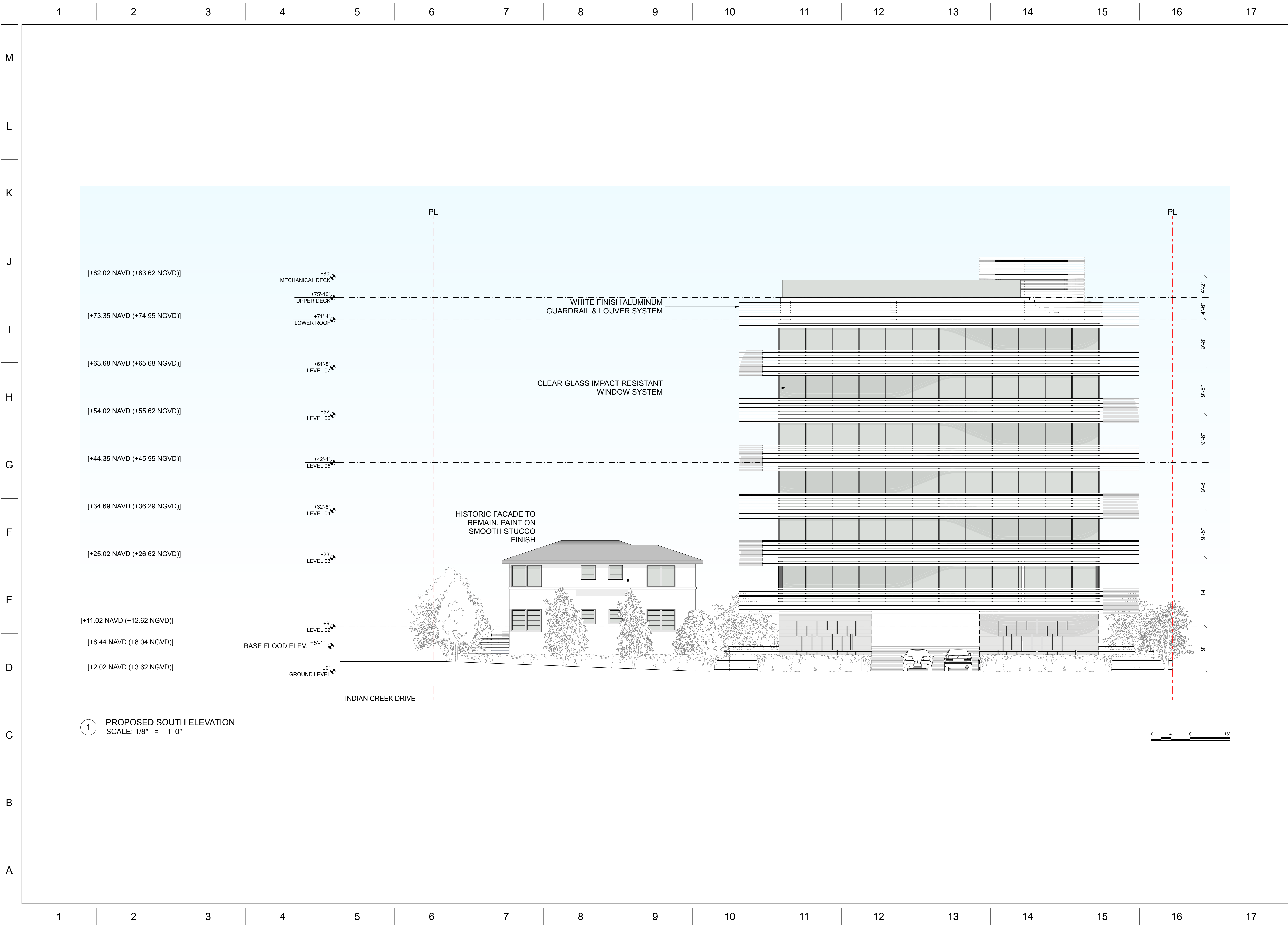
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SECTION 02

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CIVIL ENGINEERS:

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REVISIONS

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SOUTH ELEVATION

A-41