420 LINCOLN ROAD 6TH FLOOR | MIAMI BEACH, FL 33139 T.786.246.4857 | INFO@URBANROBOT.NET HTTP: // WWW.URBANROBOT.NET **URBAN ROBOT ASSOCIATES**



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SCOPE OF WORK :

PROPOSAL FOR NEW CONSTRUCTION OF MULTI-FAMILY RESIDENTIAL PROJECT WITHIN EXISTING CONTRIBUTING STRUCTURES

PLANNING BOARD

FINAL SUBMITTAL: JANUARY 18, 2021

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DEMOLITION GENERAL NOTES						сти с 19	
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.	ALL WORK MATERIAL AND INSTALLATION SHALL BE IN FOLL OF STATE AND LOCAL CODES, LAW AND ORDINANCES, INCLUDING AMENDMENTS, AND INTERPRETATIONS.	B THE MOST RECENT REVISIONS, ADDITIONS,	13. ALL CLEAR DIMENS CONTRACTOR SHAI FROM THE ARCHITE	LINOT ADJUST ANY DIMENSION MAF	RKED "CLEAR" WITHOUT WRITTEN INSTRU) 19.	CONSTRUCTION METHODS AND PROC TENANTS, PEDESTRIANS AND JOB SIT
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. 9.	CODE VIOLATIONS, INCORRECT CONSTRUCTION, OR SAFETY CONDITIONS. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL SAF	PROBLEMS THAT ARE EXISTING FIELD	15. REMOVE AND LAWF	ULLY DISPOSE OFF SITE ALL RUBBIS	SH AND DEBRIS RESULTING FROM CONTF	RACTORS	CONTRACTOR INSOFAR AS THEY DO N INFRINGE ON WORK SCHEDULES FOR THE BUILDING STANDARDS FOR CONS
CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING BUILDING SYSTEMS INCLUDING JCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING PRIOR TO COMMENCEMENT OF WORK. 10.	SAFETY OF WORKERS INCLUDING FIRE EXTINGUISHERS, EXIT DEVICES IN THE CORRECT LOCATION REQUIRED BY CODE AN ALL EXISTING HAZARDOUS MATERIALS SHALL BE REPORTED	SIGNS AND EMERGENCY EVACUATION D LOCAL AGENCIES. TO OWNER/ LANDLORD AND DISPOSED OF IN	16. THE CONTRACTOR DEMOLITION AND N PERFORMANCE OF	SHALL TAKE ALL NECESSARY PRECA EW CONSTRUCTION FROM NOISE, D THE WORK.	AUTIONS TO PROTECT AREAS ADJACENT DEBRIS AND DUST THROUGHOUT THE	20. TO 21.	VERIFY ACCESS TO THE JOB SITE PRI ROUTE FOR DELIVERIES AS WELL AS / TRANSPORT, DELIVER, HANDLE AND S
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					GENERAL CONTRACTOR:
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GENERAL CONTRACTOR:

URBAN ROBOT LLC AA26002760 IB26001534 LC26000510 REVISIONS

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												<u>16'</u>	<b>2911 INDIAN CREEK</b>
PL       	- [ [ [] []										P          	_	SEAL
												~~~	URBAN ROBOT LLC AA26002760 IB26001534 LC26000510 REVISIONS
													2002 PROJECT NO. 1/18/21 DATE SV / JJ / AB DRAWN / CHECKED
											0 4' 8'	16'	PROPOSED ELEVATION OF CONTRIBUTING STRUCTURE
	7	8	9	1	0	11	12	13	14	15	16	17	A-∠∠

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	7	8	9	10	11	12	
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5 Farts Farts	PL Fr				ARCHITECT: URBAN ROBOT LLC 420 LINCOLN ROAD, S. 406 MIAMI BEACH, FL 33139 (786) 246-4857 (786) 768-2537, F STRUCTURAL ENGINEER:
	Por Por Por				M.E.P. ENGINEERS:
		NAVD 35 NAVD		2 <mark>.4</mark> .	CIVIL ENGINEERS:
WALK HARM	ONIZATION		BUILDING / PROPERT	Ŷ	
					2911 INDIAN CREEK SEAL
D					URBAN ROBOT LLC AA26002760 IB26001534 LC26000510
\sim					REVISIONS
8'					2002 PROJECT NO. 1/18/21 DATE SV / JJ / AB DRAWN / CHECKED PROPOSED ELEVATION CROSSS SECTIONS
					A-23
13	14	15	16	17	

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16 17	16	15	14	13	12	11	10	9	8	7
ARCHITECT URBAN ROBC 420 LINCOLN MIAMI BEACH (786) 246-4857 (786) 768-2537 STRUCTUF										
• M.E.P. ENG BA +7	BA +7									
S GENERAL (S			90°	Property Links	INDIAN CREEK DRIVE				PROPERTY LINE
				29 STREET	OCATION OF CO	PROPOSED REL SCALE: 1:207.77	2			
SEAL URBAN ROBOT L AA2002760 187 REVISIONS			RS WOLFE HOUSE & BUI							
2002 PROJECT NO. 1/18/21 DATE SV / JJ / AE DRAWN / CHECKED HISTORIC BUILDING RELOCAT t City, p.47	rategies. The long g buildings should n both the Atlantic Buoyant City, p.47	orida. 2016 r Adapt in Place s y. Here, contributir e wave action froi	Hotel. Belleair, Flo poorly suited for raised by the City ximity of possible	Belleview-Biltmore H rfront Study Area is) is currently being h levels, and the pro- l also be increased.	Beach. the Collins Wate dian Creek Driv om higher wate een space shoul	Star Island, Miami w urban profile of a ank of the area (Ind to protect them fro I Indian Creek. Gre	DeGarmo House. 2015 The narrow western fla be raised Ocean and	storic 19th- usetts.	llies move a histo alem, Massachus	ally powered do rick church in S
16 17	16	15	14	13	12	11	10	9	8	7

EXCERPTS FROM "BUOYANT CITY" - HISTORIC DISTRICT RESILIENCY + ADAPTATION GUIDELINES SHULMAN ASSOCIATES

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 twostory 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 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

7	8	9	10	11	12	

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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

URBAN ROBO AA26002760	OT LLC IB26001534	LC260005
REVISIO	NS	

SEAL

2002	
PROJECT NO.	

1/18/21

SV / JJ / AB

EXCERPTS FROM BUOYANT CITY

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						DESCRIPTION	02-3226-001 1170				ARCHITECT: URBAN ROBOT LLC 420 LINCOLN ROAD, S. 406 MIAMI REACH EL 33139
					LOTS 16 AN	ND 17, IN BLOCK 12, C	DF OCEAN FRONT AMENDED,	ACCORDING TO	THE PLAT THER	EOF, AS RECORDED	(786) 246-4857 (786) 768-2537, F
						ΟΚ 5, ΑΤ PAGES 7 AN	D 8, OF THE PUBLIC RECORE	DS OF MIAMI-DAE	DE COUNTY, FLOI	RIDA.	STRUCTURAL ENGINEER
					CODE OF TH						
					LOCATION:		2901 & 2911 INDIAN CREEK DI	RIVE			
					SITE DATA ZONING DIST HISTORIC DIS USES & OCC	RICT STRICT UPANCY CLASSIFICATION	CRITERIA RM-2 / 4000 MULTIFAMILY COLLINS WATERFRONT HIST N RESIDENTIAL (R-2)	ORIC DISTRICT			M.E.F. ENGINEERS.
						TA	REQUIRED/ALLOWED	EXISTING	PRC	POSED	
					TOTAL LOT A DEVELOPABI	REA LE AREA	15,000 SQ FT (MIN.) 15,000 SQ FT (MIN.)	15,000 SQ FT 30,000 SQ FT	2.0 15,0 29,9	00 SQ FT 98 SQFT	CIVIL ENGINEERS:
					SETBACKS:						
					AT GRADE PA FRONT (INDIA SIDE, INTERI SIDE, INTERI REAR (EAST)	ARKING LOT AN CREEK): OR (SOUTH): OR (NORTH): :	20'-0" 5'-0" 5'-0" 5'-0"	N/A N/A N/A N/A	N/A N/A N/A N/A		GENERAL CONTRACTOR
					PEDESTAL FRONT (INDIA SIDE, INTERI SIDE, INTERI REAR (EAST)	AN CREEK): OR (SOUTH): OR (NORTH): :	20'-0" 10'-0" 10'-0" 10% LOT DEPTH (15'-0")	15.16' 5'-0" 5'-0" 4.63'	15'-8 12' 12'-2 15'	3" <u>2</u> "	
					TOWER FRONT (INDI, SIDE, INTERI SIDE, INTERI REAR (EAST) REAR ARCH.	AN CREEK): OR (SOUTH): OR (NORTH): : PROJECTION	20'-0" +1'/FT ABV 50' (41'-4") 8%LOT WDTH IF GRTR (10'-0" PED.STBK +10% BLD HT (12'-7 15% LOT DEPTH (22'-6") 20% REAR STBK (4'-6")	N/A) N/A 7") N/A N/A N/A	70'-6 12' 12'-2 15' 5'-0"	2" 2"	CH, FL 33139
					BUILDING HE	EIGHT:	75'-0" (8 STORIES)	22.7' (2 STORIES	S) 71'-4	I" (6 STORIES)	
					UNITS: TOTAL		N/A	32	22		
					PARKING		RESIDENTIAL 1 SP/UNIT = 20 SPACES	0			
	AC H	OTEL					VISITOR: 10% REQ. SPCS = 2 SPACES TOTAL PARKING = 22 SPACES		TOT/ 22 S	AL PARKING SPACES = PACES	2911 INDIAN CREE
											SEAL
											URBAN ROBOT LLC AA26002760 IB26001534 LC26000510 REVISIONS
											2002 PROJECT NO. 1/18/21 DATE

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RACTOR: LC26000510 SV / JJ / AB SITE DATA A-26

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I							
н	· · · ·						
G	1 CON SCALE	NTEXT ELEVATION -	INDIAN CREEK DR				
F	[+8	2.02 NAVD (+83.62 NGVD) 3 35 NAVD (+74 95 NGVD)	PL	- 			
E	[+7 [+6 [+5	3.68 NAVD (+74.95 NGVD) 3.68 NAVD (+65.68 NGVD) 4.02 NAVD (+55.62 NGVD)	$\frac{+71^{-4^{\circ}}}{\text{LOWER ROOF}}$	· · · · · · · ·			
D	[+4 [+3 [+2	4.35 NAVD (+45.95 NGVD) 4.69 NAVD (+36.29 NGVD) 5.02 NAVD (+26.62 NGVD)	$\frac{+42'-4''}{LEVEL\ 05}$				
С	[+11 [+ [+	.02 NAVD (+12.62 NGVD)] 6.44 NAVD (+8.04 NGVD)] 2.02 NAVD (+3.62 NGVD)]		É			
В					F	PROPOSAL —	
 A	2 CON SCAL	NTEXT ELEVATION - E: 1/16" = 1'-0"	29TH STREET				
	1	2	3	4	5	6	

7 8 9 10 11	12
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	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
PL	
[+81.37 NAVD] +80' MECHANICAL DECK +75'-10" UPPER DECK	CIVIL ENGINEERS:
[+72.70 NAVD] +71-4" LOWER ROOF	
[+63.03 NAVD]+ ^{+61'-8"} LEVEL 07	
[+53.36 NAVD] +52' LEVEL 06	GENERAL CONTRACTOR:
[+43.69 NAVD	
[+34.02 NAVD] +32'-8" LEVEL 04	
[+24.35 NAVD] +23' LEVEL 03	
	333
	MIAM VIA
PL	
	100 3
	SEAL
	URBAN ROBOT LLC A256002760 IR26001534 L C26000510
	REVISIONS
	2002 PROJECT NO. 1/18/21
ACTICITE	DATE SV / JJ / AB DRAWN / CHECKED
0 8' 16'	
	A-27
7 8 9 10 11 12 13 14 15 16 17	7

@			ARCHITECT: URBAN ROBOT LLC 420 LINCOLN ROAD, S. 406 MIAMI BEACH, FL 33139 (786) 246-4857 (786) 768-2537, F STRUCTURAL ENGIN
NP 95 sq ft	CONTRIBUTING BUILDING UFTS T FAR A: 1,304.35 sq ft		M.E.P. ENGINEERS:
8' 16' 32' 	2 LEVEL 02 SCALE: 1/16" = 1'-0"		2911 INDIAN CREEK DRIVE :: MIAMI BEACH, I
		FLOOR AREA RATIO STORY AREA GROUND LEVEL 3,140.43 LEVEL 02 1,304.35 LEVEL 03 4,927.34 LEVEL 04 4,918.31	SEAL URBAN ROBOT LLC AA26002760 IB26001534 LC260 REVISIONS
0 8' 16' 32'	1 LEVEL 01 SCALE: 1/16" = 1'-0"	LEVEL 04 4,710.31 LEVEL 05 4,918.31 LEVEL 06 4,918.31 LEVEL 07 4,918.31 LOWER ROOF 952.95 29,998.31 sq ft	2002 PROJECT NO. 1/18/21 DATE SV / JJ / AB DRAWN / CHECKED FAR ANALYSIS
			A-28

			ARC URB 4201 MIAN (786 (786) STF	CHITECT: BAN ROBOT LLC LINCOLN ROAD, S. 406 (MI BEACH, FL 33139 3) 246-4857 6) 768-2537, F RUCTURAL ENGINE
	sq ft		M.E CIV GET	E.P. ENGINEERS: /IL ENGINEERS:
		2 <u>LEVEL 02</u> SCALE: 1/16" = 1'0"	32	29 INDIAN CREEK 1 INDIAN CREEK MAMI BEACH, FL 33139
Image: FAR mark to the second seco			FLOOR AREA RATIO SEA STORY AREA GROUND LEVEL 3,140.43 LEVEL 02 1,304.35 LEVEL 03 4,927.34 LEVEL 04 4,918.31	AL BAN ROBOT LLC 26002760 IB26001534 LC26000 VISIONS
0 8' 16' 32'		EVEL 01 CALE: 1/16" = 1'-0"	LEVEL 05 4,918.31 LEVEL 06 4,918.31 LEVEL 07 4,918.31 LOWER ROOF 952.95 1/18 29,998.31 sq ft FAI	D2 ECT NO. 8/21 ' / JJ / AB N / CHECKED R ANALYSIS

13	14	15	16	17	
					ARCHITECT:
					URBAN ROBOT LLC 420 LINCOLN ROAD, S. 406 MIAMI BEACH, FL 33139 (786) 246-4857 (786) 768-2537, F
					STRUCTURAL ENGINEER:
	<u> </u>				
					M.E.P. ENGINEERS:
					CIVIL ENGINEERS:
					GENERAL CONTRACTOR:
. •					
					<u> </u> [<u>5</u>]
	· · _@				CH, FL 33
0 8'	16' 32'				
					XEEK DI
		STORY	GSF	AREA	
		GROUND L	EVEL 4	,927.39	
)3 6	,131.83	
		LEVEL)4 0)5 6	,131.83	
		LEVEL ()6 6	,131.83	SEAL
)7 6 DOF 6	,131.83	
			41,7	18.37 sq ft	
MAIL					URBAN ROBOT LLC AA26002760 IB26001534 LC26000510
					REVISIONS
· · _ · _ · _	' - · · · · · · ·				2002
					1/18/21 DATE
					SV / JJ / AB
					GSF ANALYSIS
([) <u>8' 16' 32'</u>				
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						0 4'
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LEGEND

PROPERTY LINE

ENVELOPE

REQUIRED SETBACK BY CODE

GROUND LEVEL BUILDING

EXISTING STRUCTURE FOOTPRINT

BUILDING ENVELOPE VARIANCE

ARCHITECTURAL PROJECTIONS VARIANCE

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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:

2911 INDIAN CREEK DRIVE :: MAMI BEACH, FL 33139	
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	PEDESTAL SETBACKS NEW BUILDING - GROUND FLOOR TO 50'-0"						
		CODE	EXISTING	PROPOSED	VARIANCE		
1	WEST [INDIAN CREEK DR.]	20'-0"	-	70'-6"	-		
2	NORTH	10'-0"	-	12'-2"	-		
3	EAST	15'-0"	-	15'-0"	-		
4	SOUTH [29TH ST.]	10'-0"	-	12'-0"	-		
PEDESTAL SETBACKS CONTRIBUTING BUILDINGS - GROUND FLOOR TO 50'-0"							
1	WEST [INDIAN CREEK DR.]	20'-0"	-	15'-8"	4'-4"		
2	NORTH	10'-0"	-	10'-0"	-		
4	SOUTH [29TH ST.]	10'-0"	-	10'-6"	-		
	SUM OF SIDE YARDS	20'-0"	-	18'-10"	-		

* : Existing setback of contributing building or building portion proposed for demolition

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%]	-	-	

SETBACK DIAGRAM

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