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URBAN ROBOT ASSOCIATES

29

INDIAN CREEK

2901 - 2911 INDIAN CREEK DRIVE :: MIAMI BEACH, FL 33139

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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

COVER

A-01

DEMOLITION GENERAL NOTES

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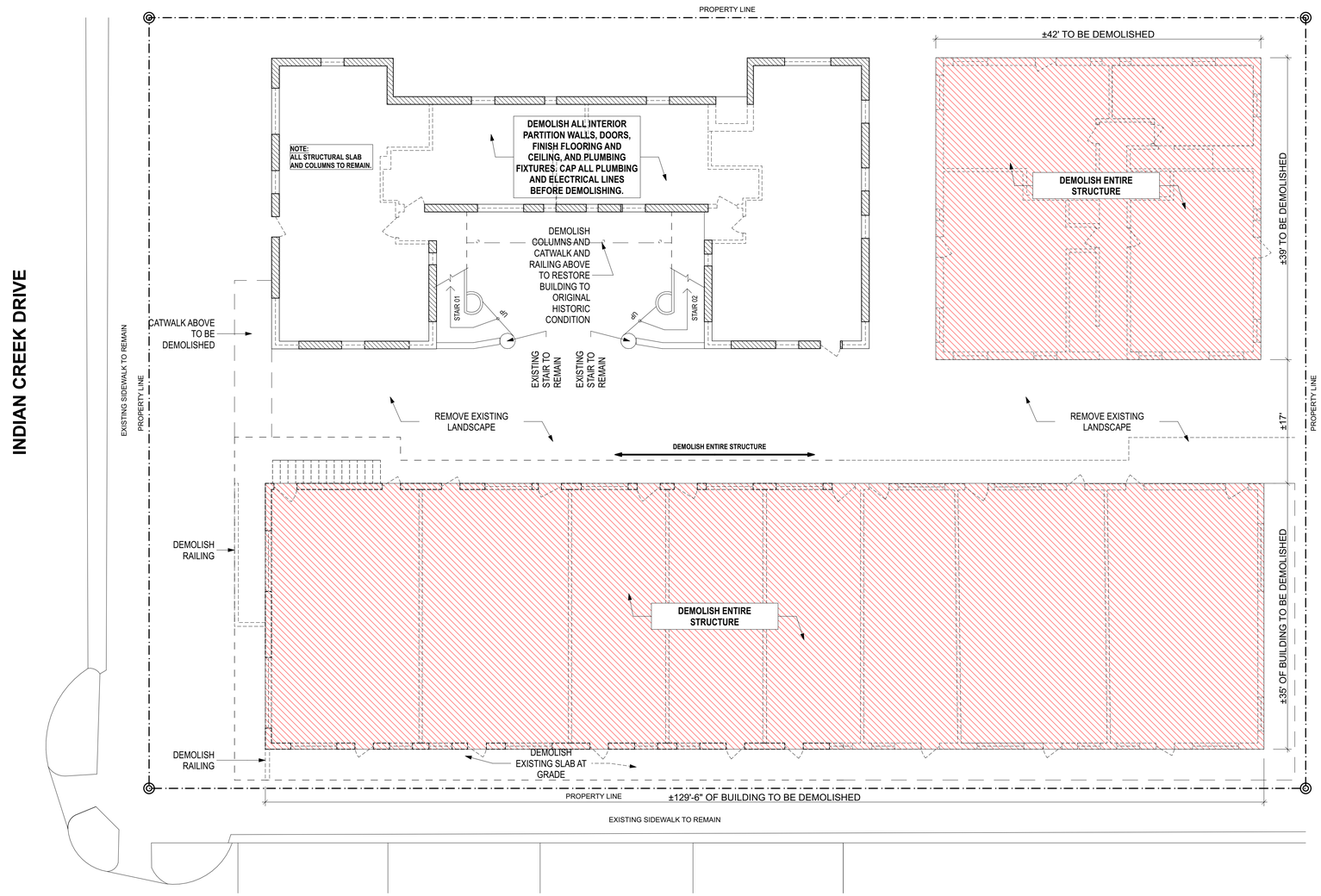

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SEAL

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AA26002760 IB26001534 LC26000510

REVISIONS

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SV / JJ / AB
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DEMOLITION GROUND FLOOR PLAM

A-15

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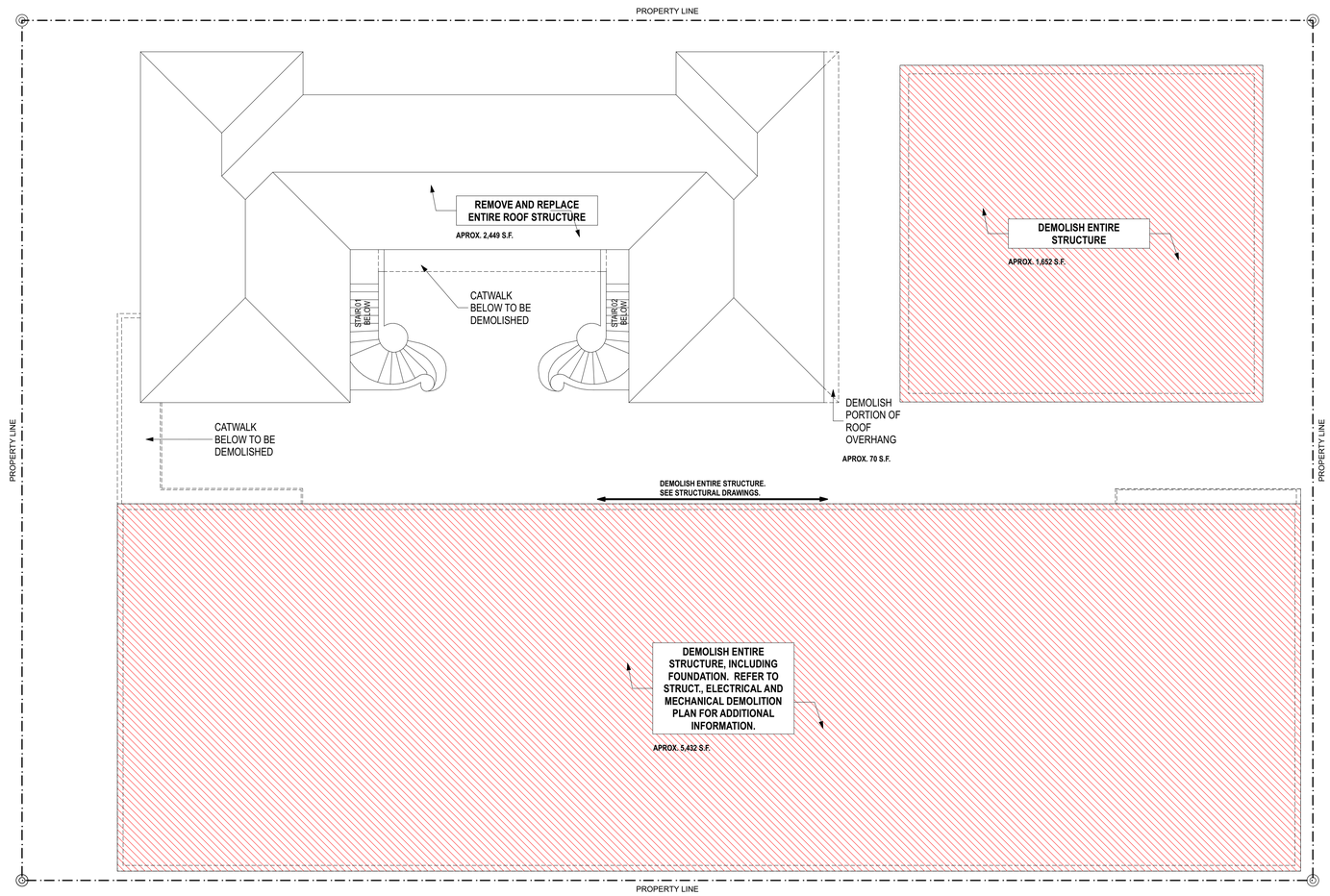

1 DEMOLITION ROOF PLAN
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

ARCHITECT:

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SEAL

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AA26002760 IB26001534 LC26000510

REVISIONS

2002
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DEMOLITION ROOF PLAN

A-16

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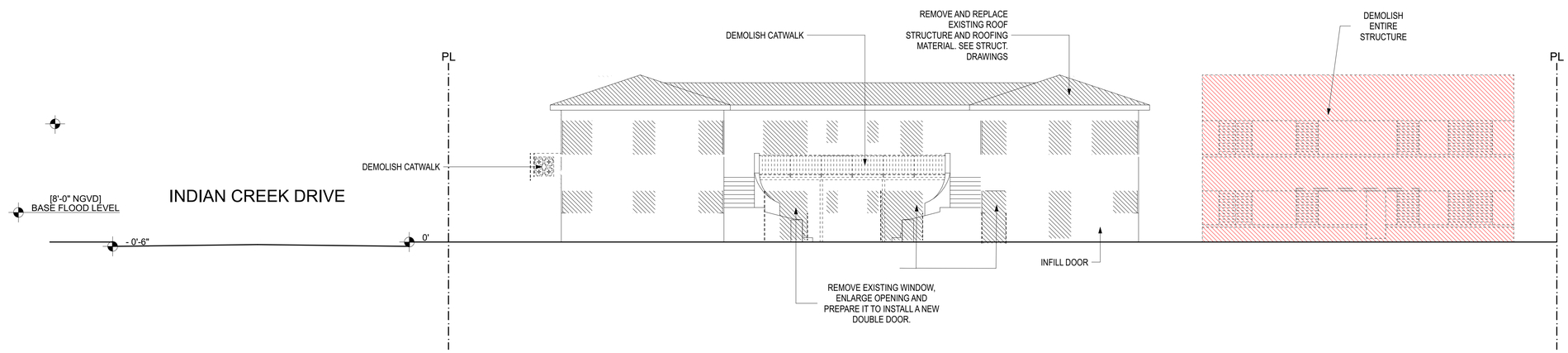

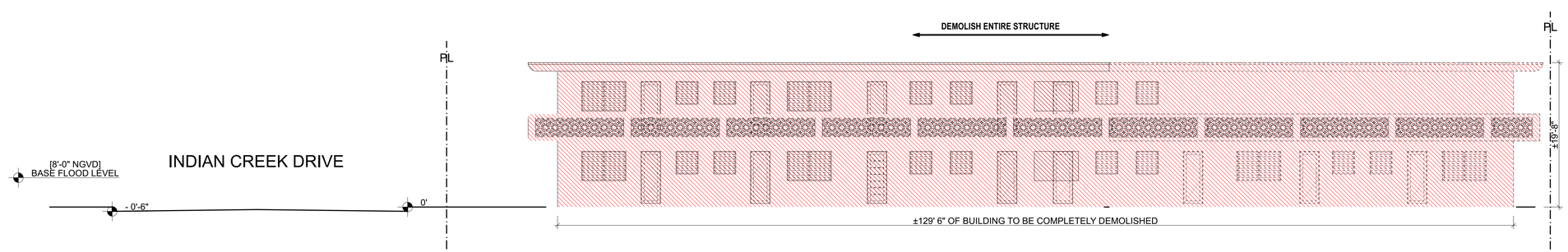

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DEMOLITION NORTH ELEVATION

A-17

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- DEMOLISH
- ABOVE TO REMAIN
- ABOVE TO DEMOLISH

ELEVATION SYMBOLS

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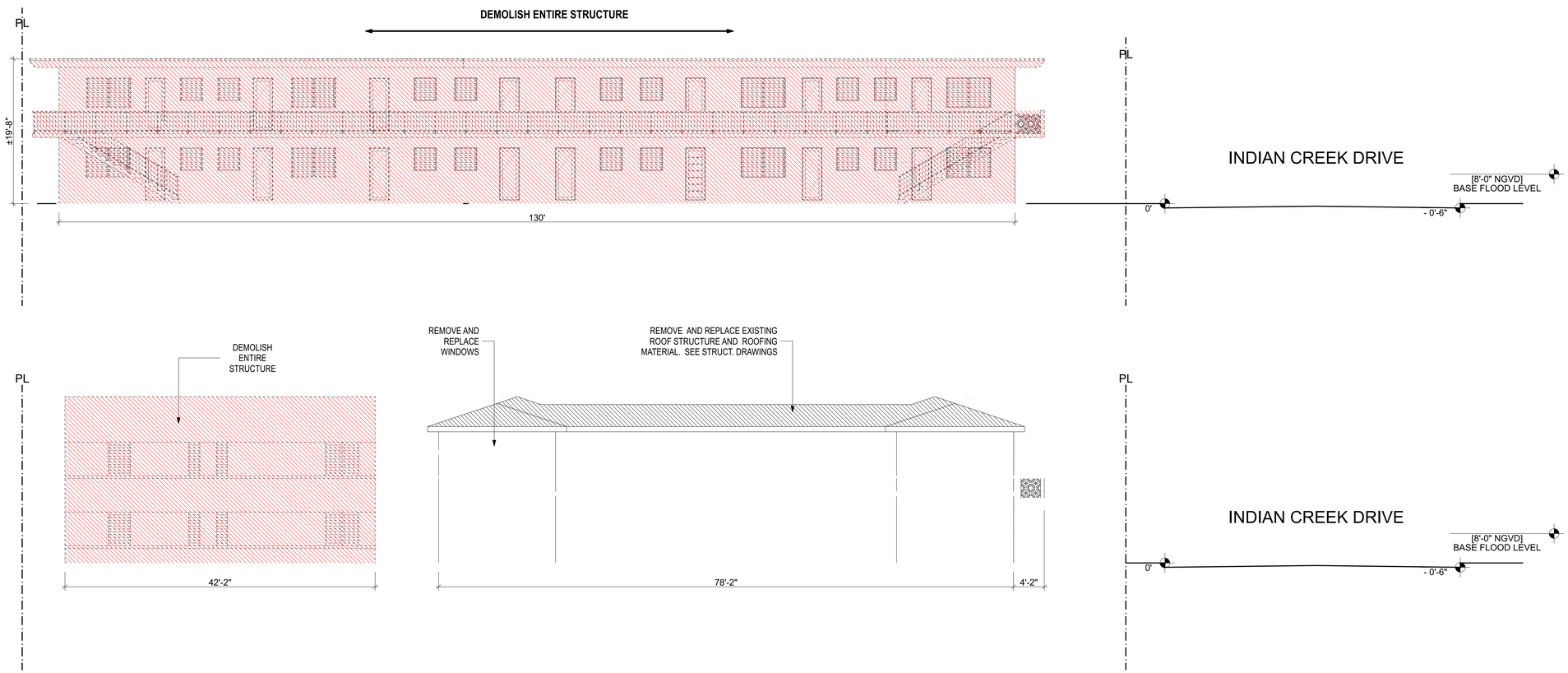
- DEMOLISH

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



1 DEMOLITION SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

ARCHITECT:

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420 LINCOLN ROAD, S. 406
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DEMOLITION SOUTH ELEVATION

A-18

DEMOLITION GENERAL NOTES

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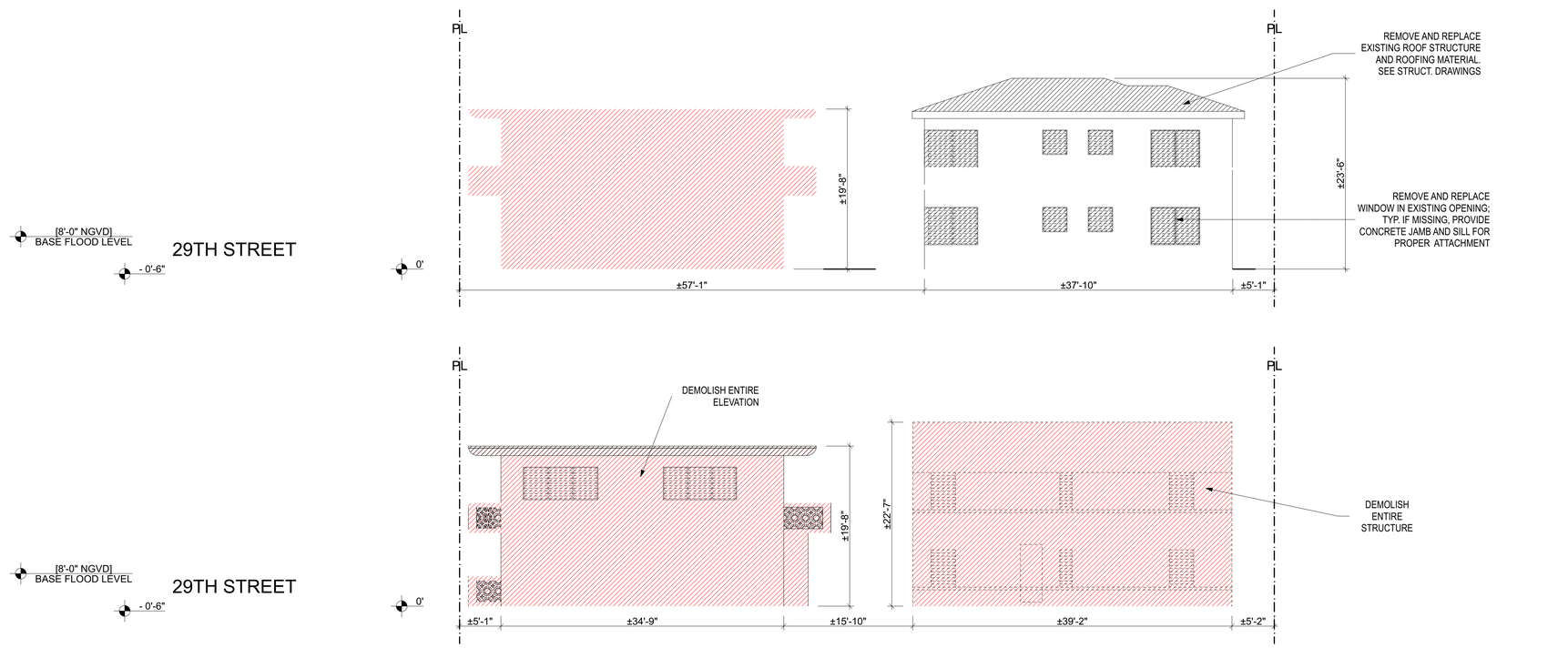

1 DEMOLITION WEST ELEVATION
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

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DEMOLITION WEST ELEVATION

A-19

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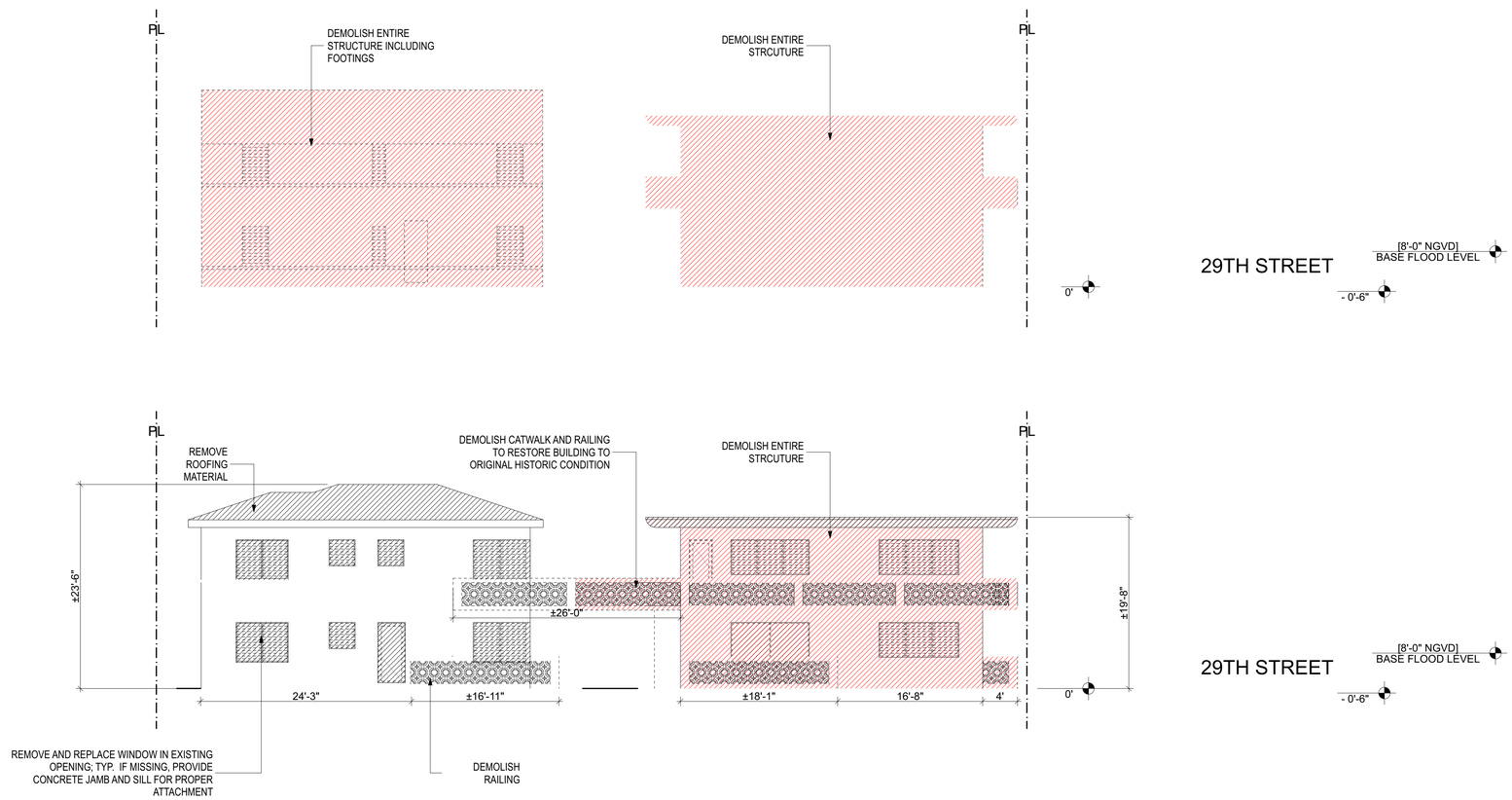

1 DEMOLITION EAST ELEVATION
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

ARCHITECT:

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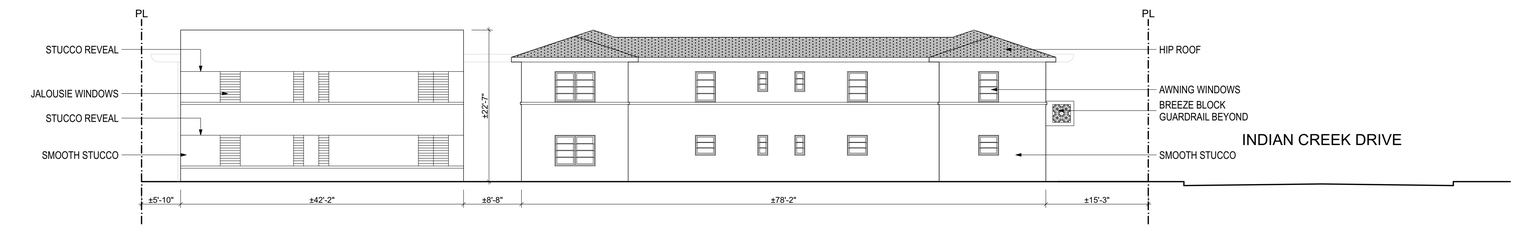
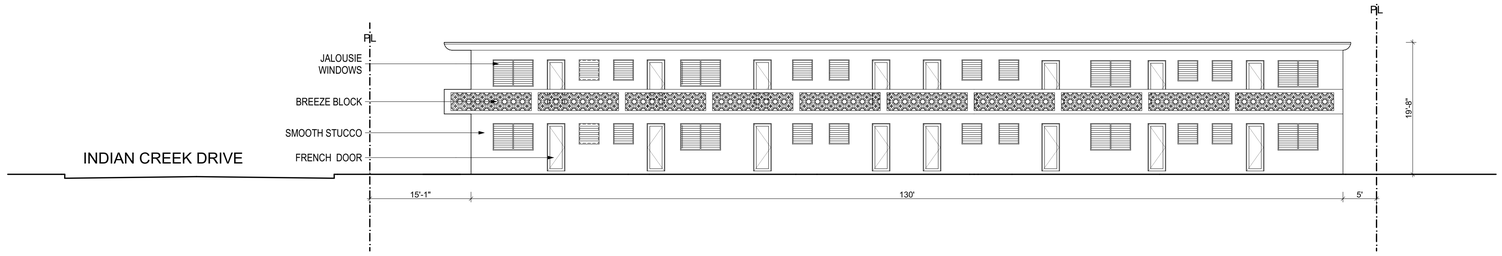
DEMOLITION EAST ELEVATION

A-20



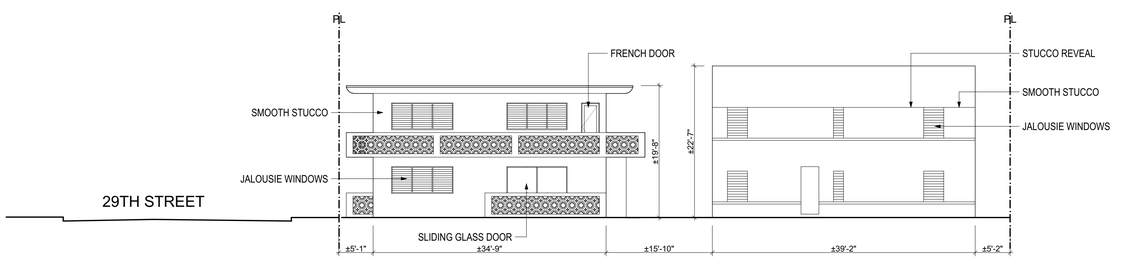
1 EXISTING NORTH ELEVATION
SCALE: 3/32" = 1'-0"

0 8' 16' 24'



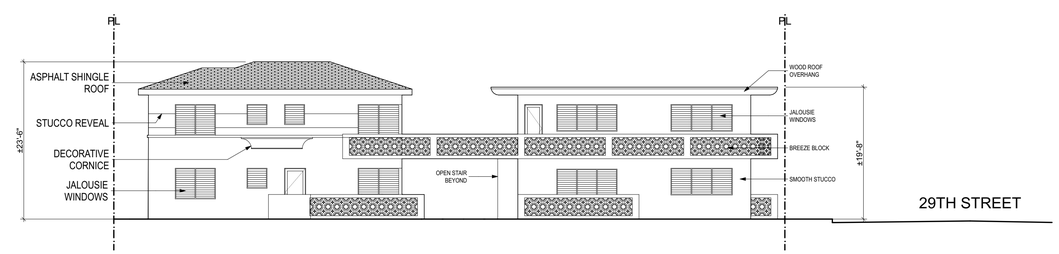
2 EXISTING SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

0 8' 16' 24'



3 EXISTING EAST ELEVATION
SCALE: 3/32" = 1'-0"

0 8' 16' 24'



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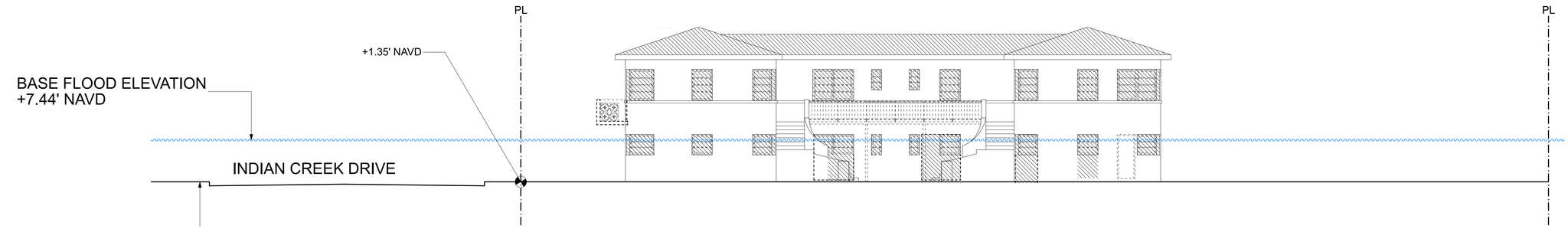
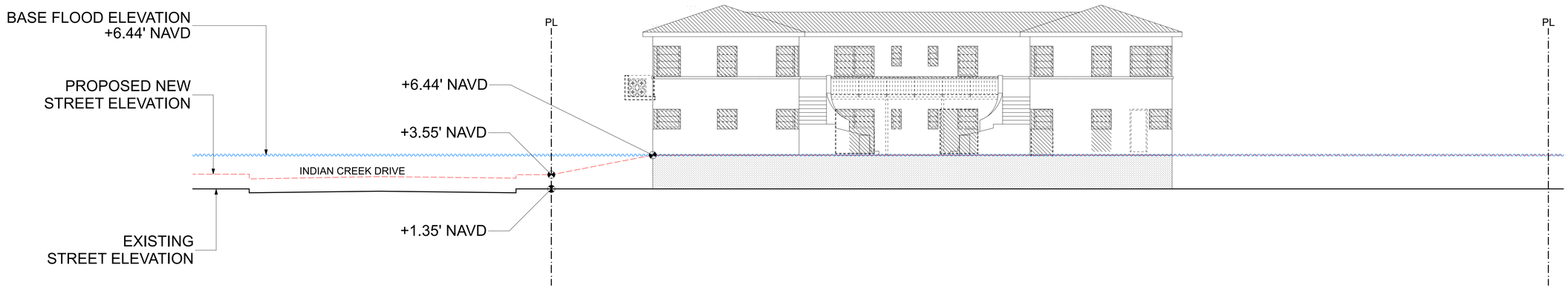
EXISTING BUILDINGS ELEVATIONS

A-21



1 EXISTING ELEVATION OF CONTRIBUTING STRUCTURE
SCALE: 1/8" = 1'-0"

0 4' 8' 16'



2 PROPOSED ELEVATION OF CONTRIBUTING STRUCTURE
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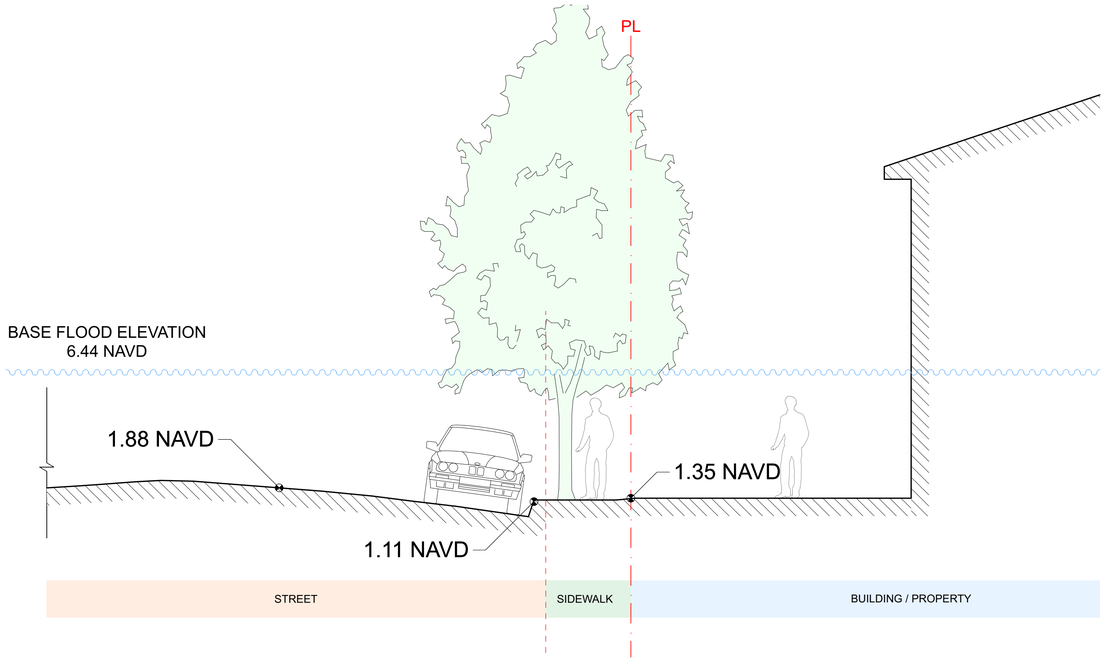
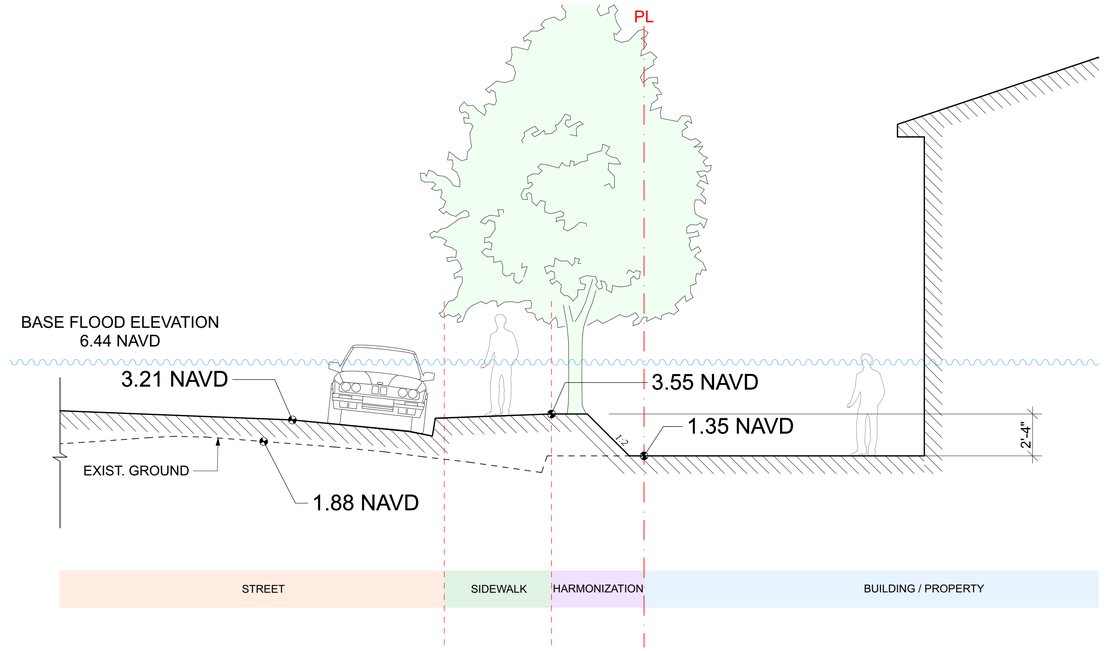
PROPOSED ELEVATION OF CONTRIBUTING STRUCTURE

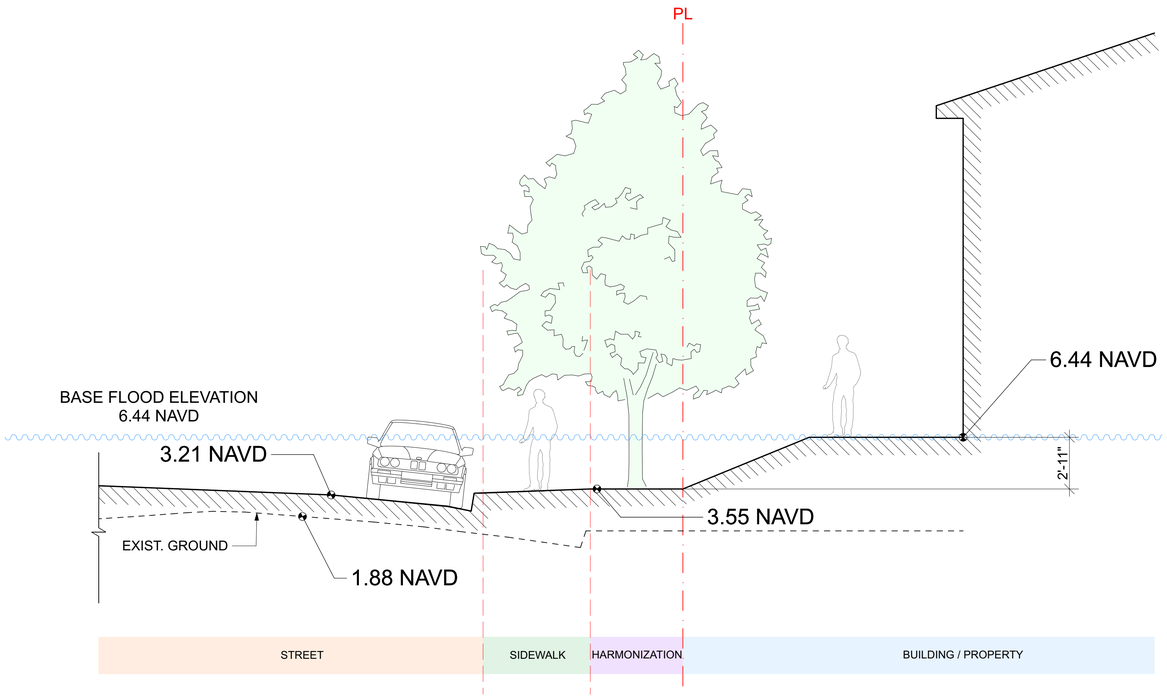
A-22



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



2 CONDITION AFTER RAISING STREET
SCALE: 1/4" = 1'-0"



3 PROPOSED CONDITION AFTER RAISING CONTRIBUTING STRUCTURE TO BASE FLOOD ELEVATION
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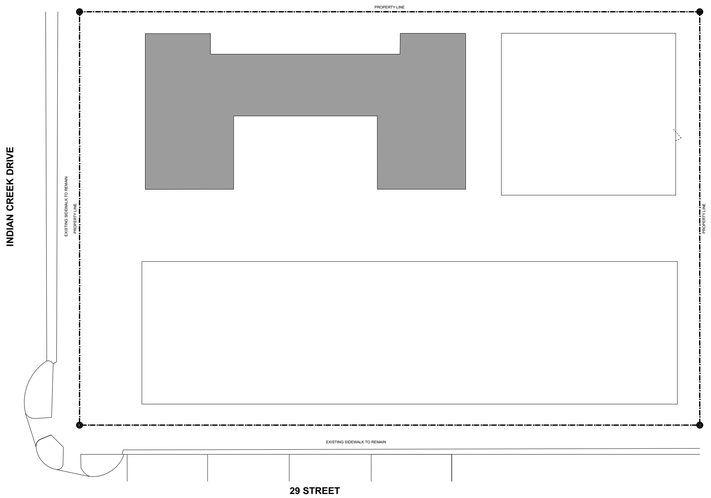
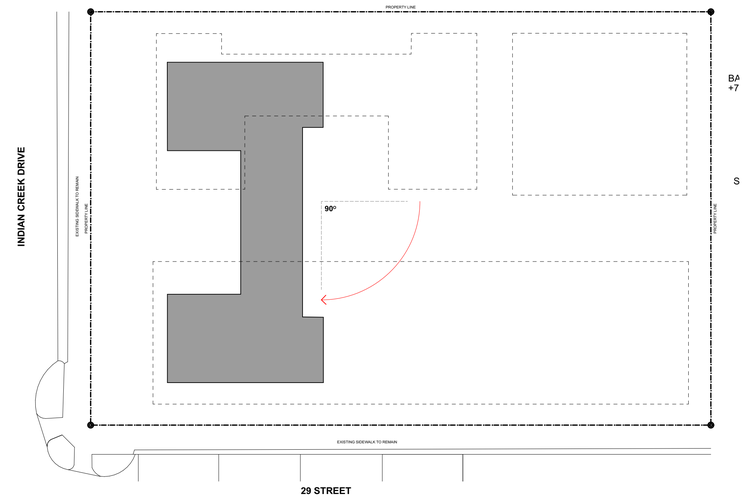
PROPOSED ELEVATION CROSS SECTIONS

A-23



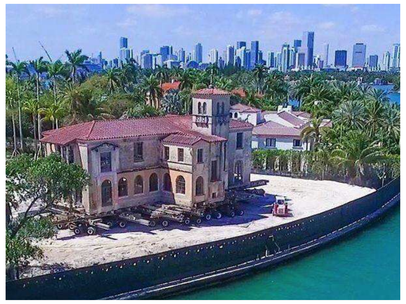
1 EXISTING LOCATION OF CONTRIBUTING STRUCTURE
SCALE: 1:207.77



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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HISTORIC BUILDINGS RELOCATION

A-24

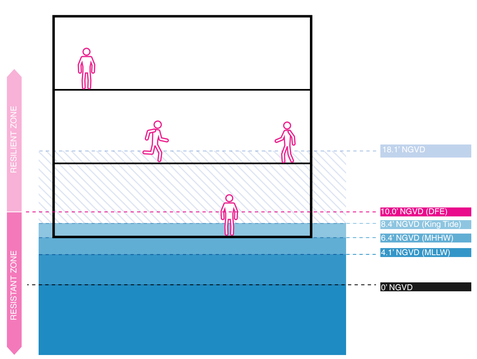
EXCERPTS FROM "BUOYANT CITY" - HISTORIC DISTRICT RESILIENCY + ADAPTATION GUIDELINES

SHULMAN ASSOCIATES

Lidar Study Elevations

The maps at right show the existing road elevations of Miami Beach roads. The City plans to elevate selected low roads to 3.2 NAVD.

4.6' Sea Level Rise



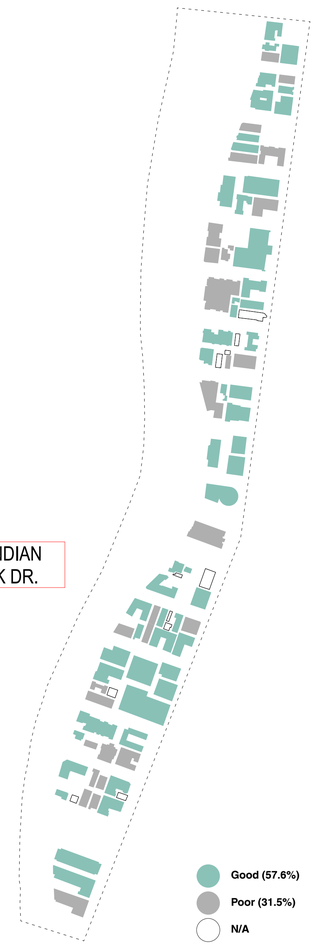
(2080, according to the Southeast Florida Regional Climate Change Compact, 2015)

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.

Raisability

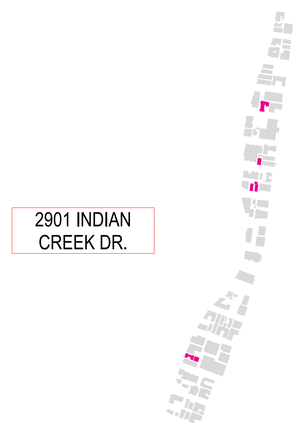
Raisability predicts the ability of a building to be successfully raised. 57.6% of buildings in the Collins Waterfront Study Area have been projected to have a good possibility to be raised.

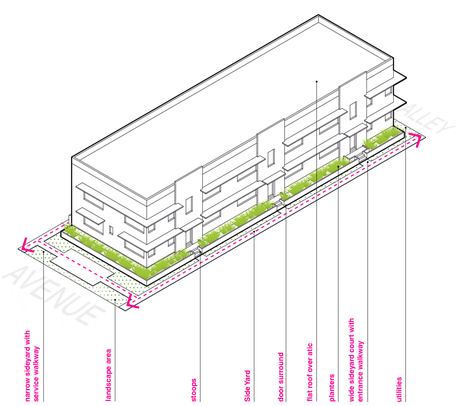
Based on YHCE Structural Resiliency Assessment 2018.



(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

2

3

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

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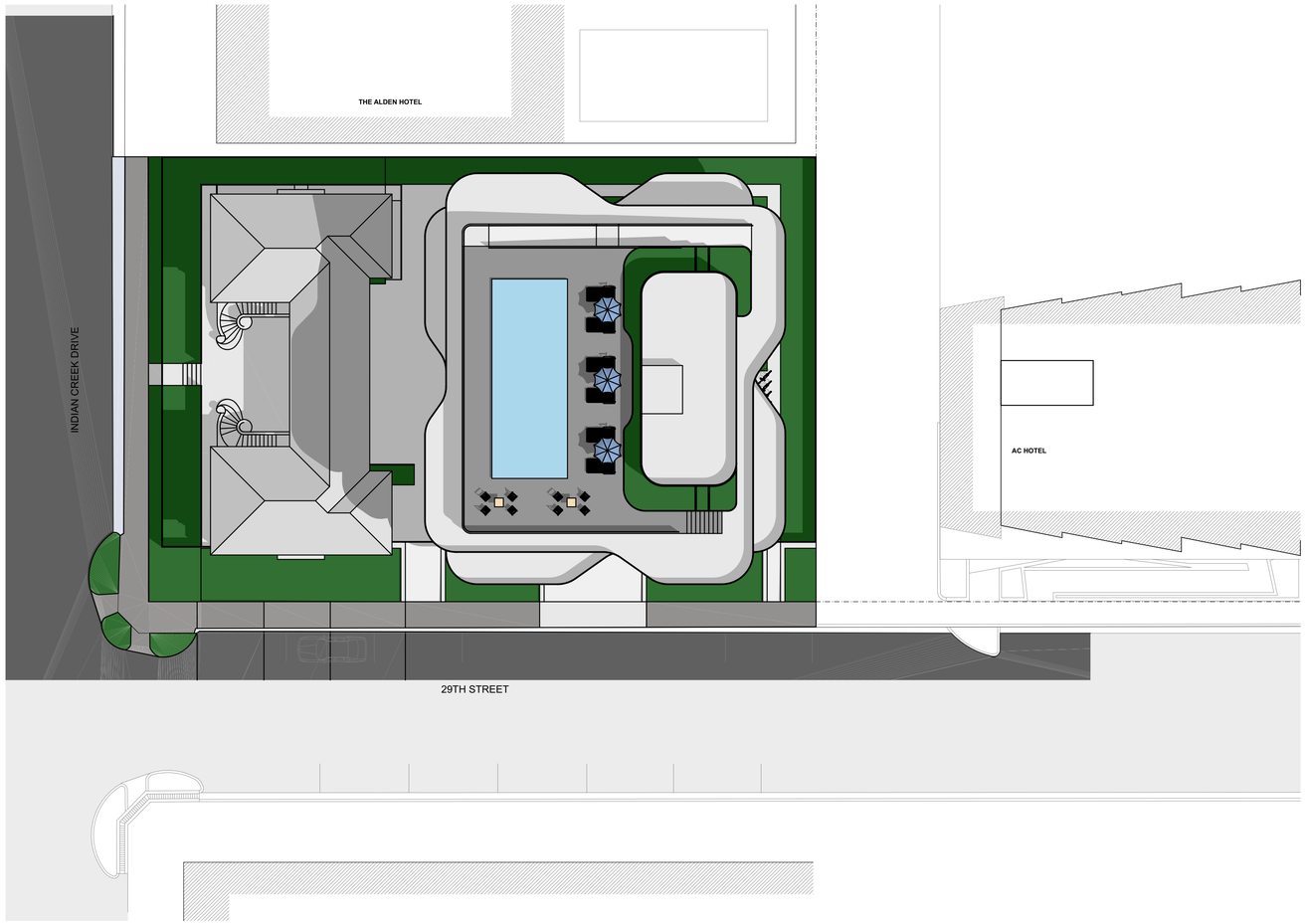
EXCERPTS FROM BUOYANT CITY

A-25

LOCATION MAP



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

LEGAL DESCRIPTION

FOLIO: 02-3226-001-1180, 02-3226-001-1170

LOTS 16 AND 17, IN BLOCK 12, OF OCEAN FRONT AMENDED, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ZONING DATA

CODE OF THE CITY OF MIAMI BEACH

LOCATION:	2901 & 2911 INDIAN CREEK DRIVE		
SITE DATA ZONING DISTRICT HISTORIC DISTRICT USES & OCCUPANCY CLASSIFICATION	**CRITERIA** RM-2 / 4000 MULTIFAMILY COLLINS WATERFRONT HISTORIC DISTRICT RESIDENTIAL (R-2)		
BUILDING DATA FAR TOTAL LOT AREA DEVELOPABLE AREA	**REQUIRED/ALLOWED** 2.00 15,000 SQ FT (MIN.) 15,000 SQ FT (MIN.)	**EXISTING** 0.95 15,000 SQ FT 30,000 SQ FT	**PROPOSED** 2.0 15,000 SQ FT 29,998 SQFT
SETBACKS:			
AT GRADE PARKING LOT			
FRONT (INDIAN CREEK):	20'-0"	N/A	N/A
SIDE, INTERIOR (SOUTH):	5'-0"	N/A	N/A
SIDE, INTERIOR (NORTH):	5'-0"	N/A	N/A
REAR (EAST):	5'-0"	N/A	N/A
PEDESTAL			
FRONT (INDIAN CREEK):	20'-0"	15.16'	15'-8"
SIDE, INTERIOR (SOUTH):	10'-0"	5'-0"	12'
SIDE, INTERIOR (NORTH):	10'-0"	5'-0"	12'-2"
REAR (EAST):	10% LOT DEPTH (15'-0")	4.63'	15'
TOWER			
FRONT (INDIAN CREEK):	20'-0" +1'/FT ABV 50' (41'-4")	N/A	70'-6"
SIDE, INTERIOR (SOUTH):	8%LOT WDTH IF GRTR (10'-0")	N/A	12'
SIDE, INTERIOR (NORTH):	PED.STBK +10% BLD HT (12'-7")	N/A	12'-2"
REAR (EAST):	15% LOT DEPTH (22'-6")	N/A	15'
REAR ARCH. PROJECTION	20% REAR STBK (4'-6")	N/A	5'-0"
BUILDING HEIGHT: ALLOWABLE:	75'-0" (8 STORIES)	22.7' (2 STORIES)	71'-4" (6 STORIES)
UNITS: TOTAL	N/A	32	22
PARKING	RESIDENTIAL 1 SP/UNIT = 20 SPACES VISITOR: 10% REQ. SPCS = 2 SPACES TOTAL PARKING = 22 SPACES	0	TOTAL PARKING SPACES = 22 SPACES

N

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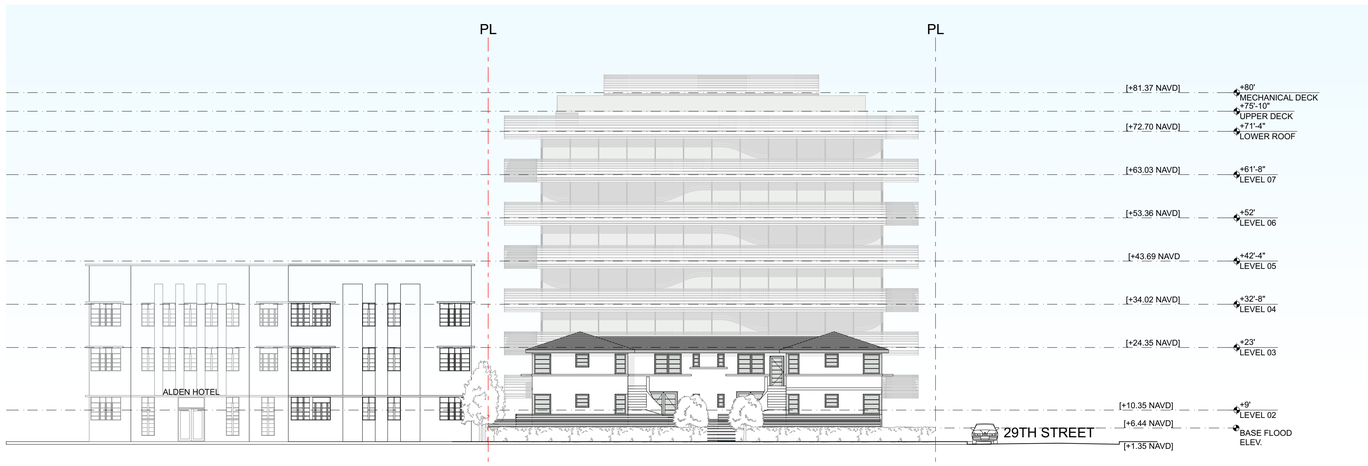
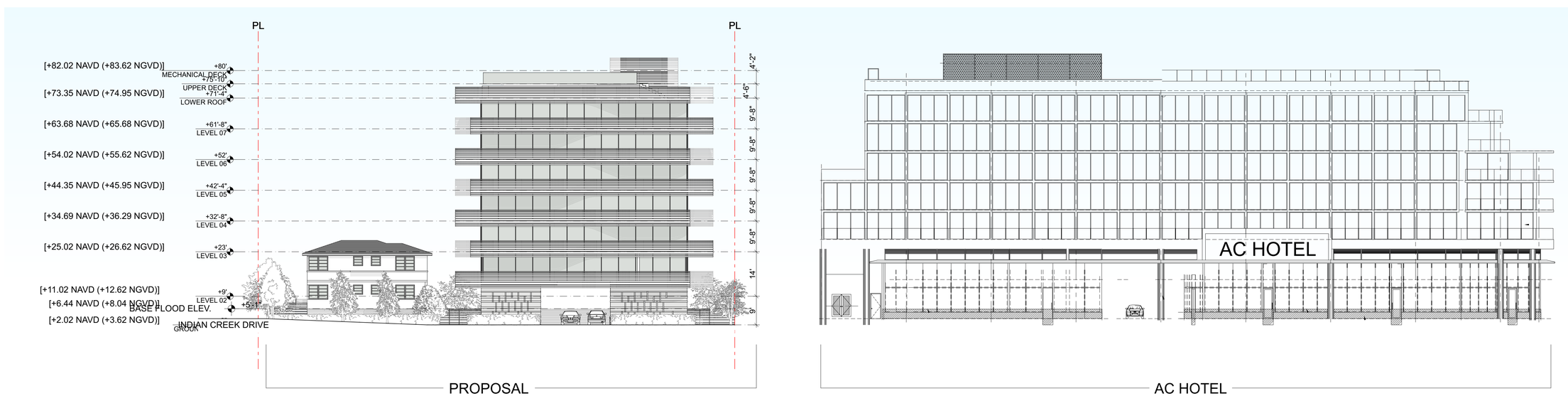
SITE DATA

A-26



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



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

0 8' 16' 32'

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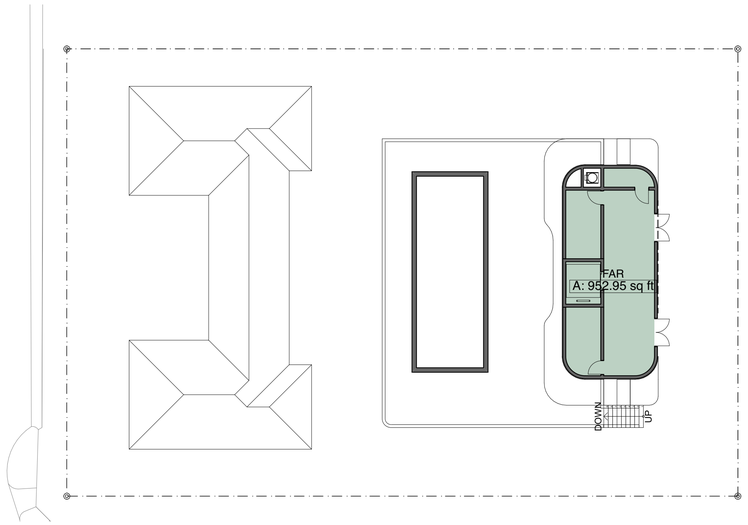
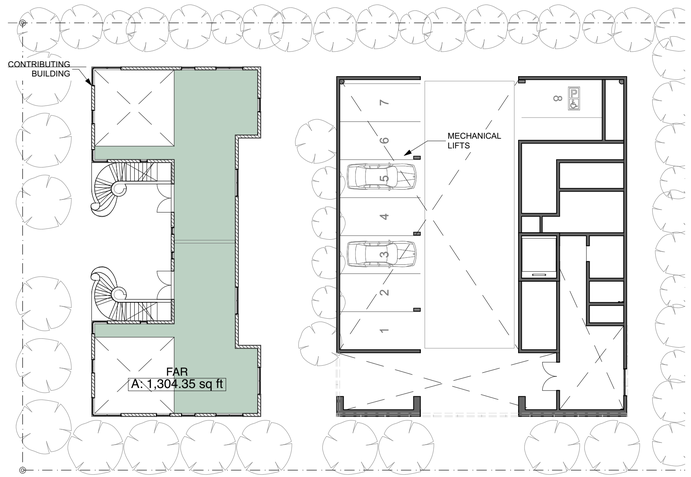
CONTEXT ELEVATIONS

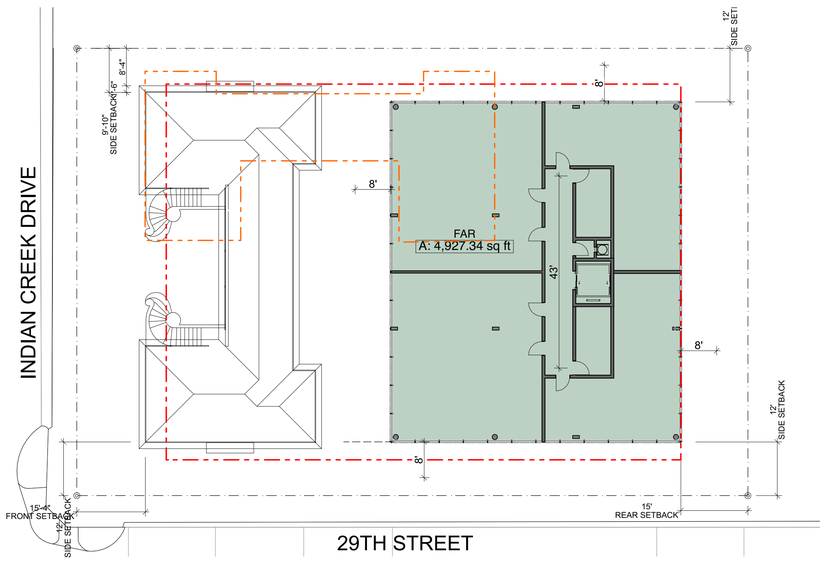
A-27



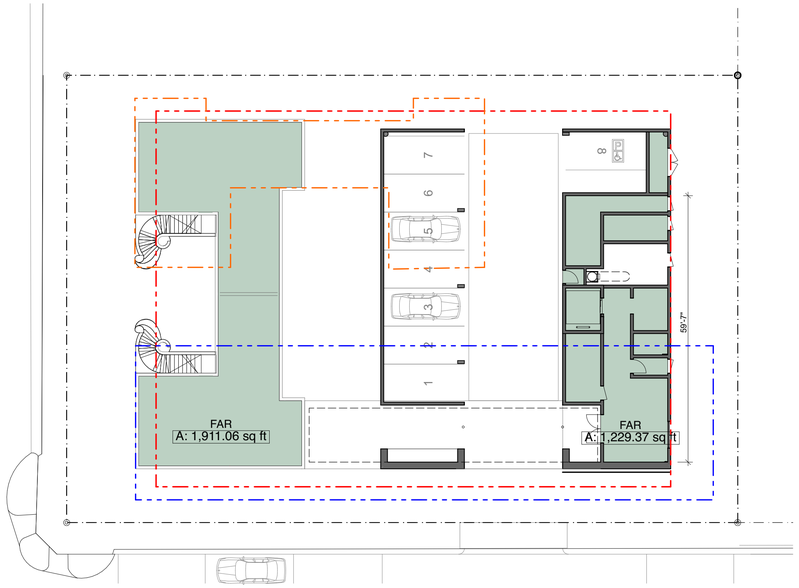
5 ROOF LEVEL
SCALE: 1/16" = 1'-0"



2 LEVEL 02
SCALE: 1/16" = 1'-0"



3 LEVELS 03 - 07
SCALE: 1/16" = 1'-0"



1 LEVEL 01
SCALE: 1/16" = 1'-0"

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
LEVEL 05	4,918.31
LEVEL 06	4,918.31
LEVEL 07	4,918.31
LOWER ROOF	952.95
	29,998.31 sq ft

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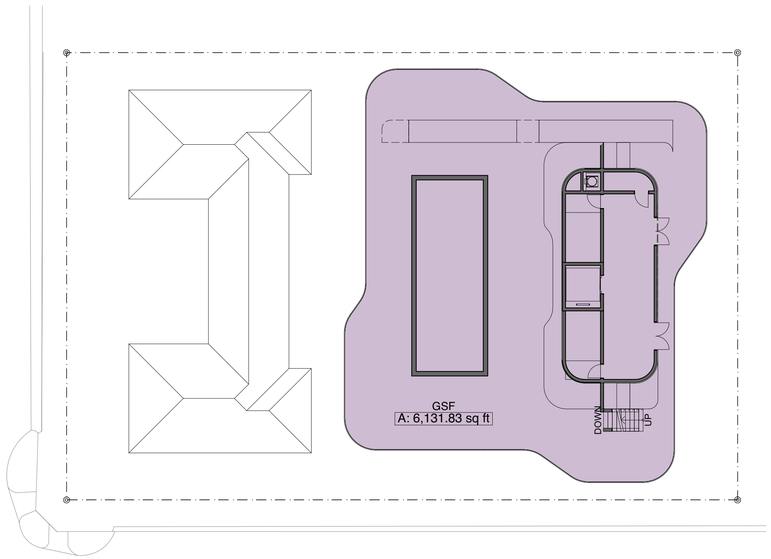
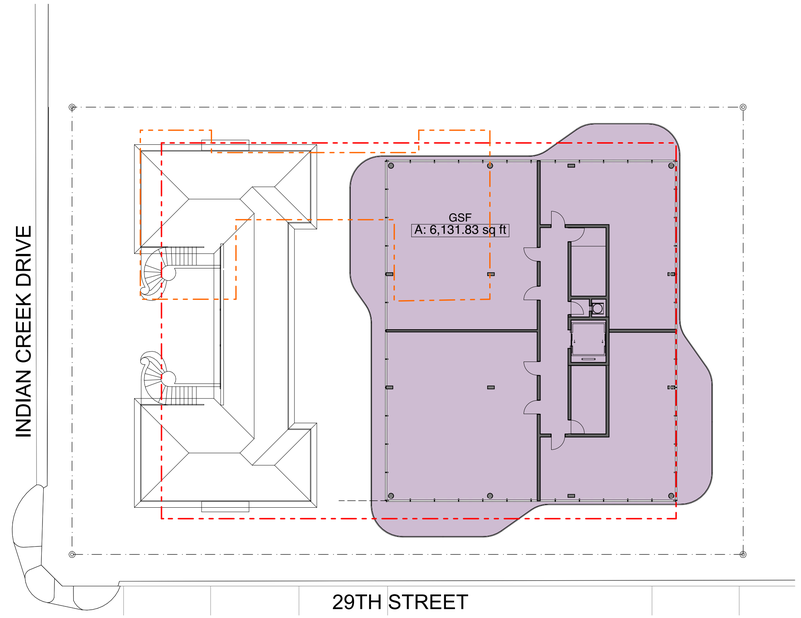
FAR ANALYSIS

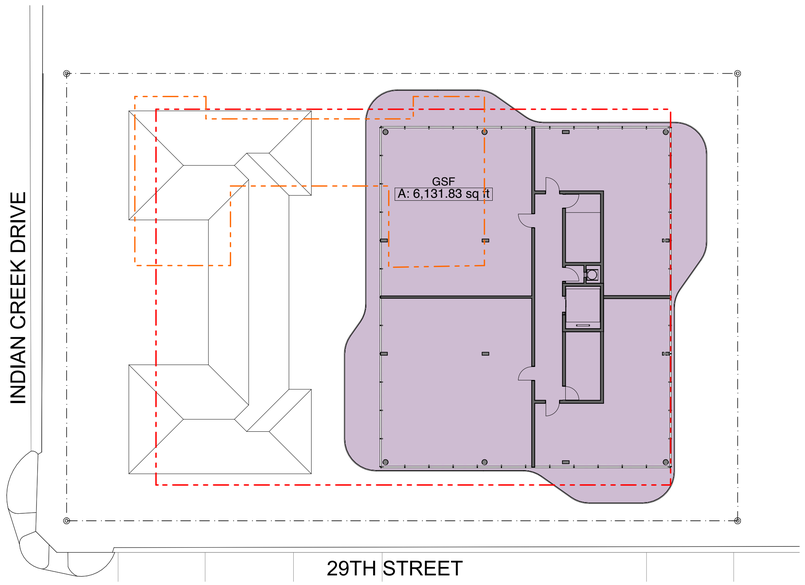
A-28



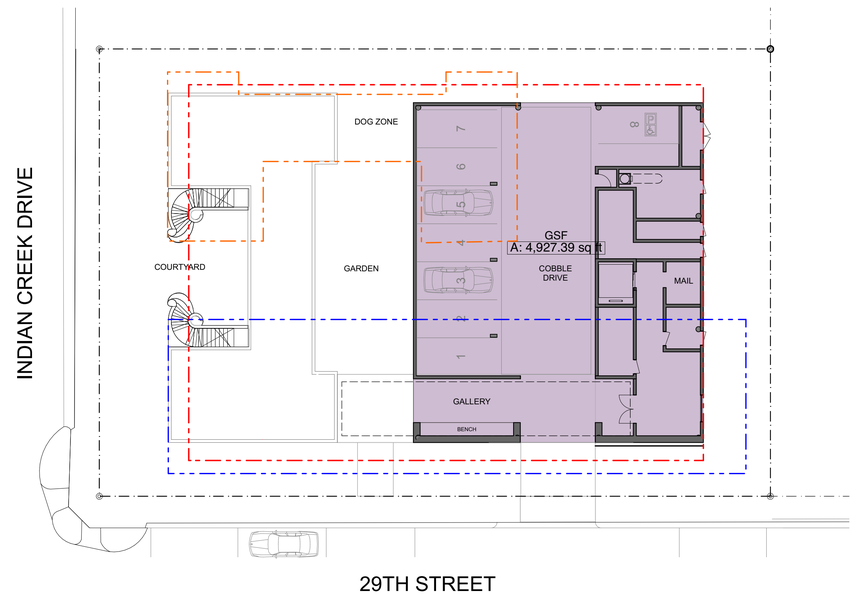
4 ROOF LEVEL
SCALE: 1/16" = 1'-0"



2 LEVELS 03, 05, 07
SCALE: 1/16" = 1'-0"



3 LEVELS 04, 06
SCALE: 1/16" = 1'-0"



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

GSF	
STORY	AREA
GROUND LEVEL	4,927.39
LEVEL 03	6,131.83
LEVEL 04	6,131.83
LEVEL 05	6,131.83
LEVEL 06	6,131.83
LEVEL 07	6,131.83
LOWER ROOF	6,131.83
	41,718.37 sq ft

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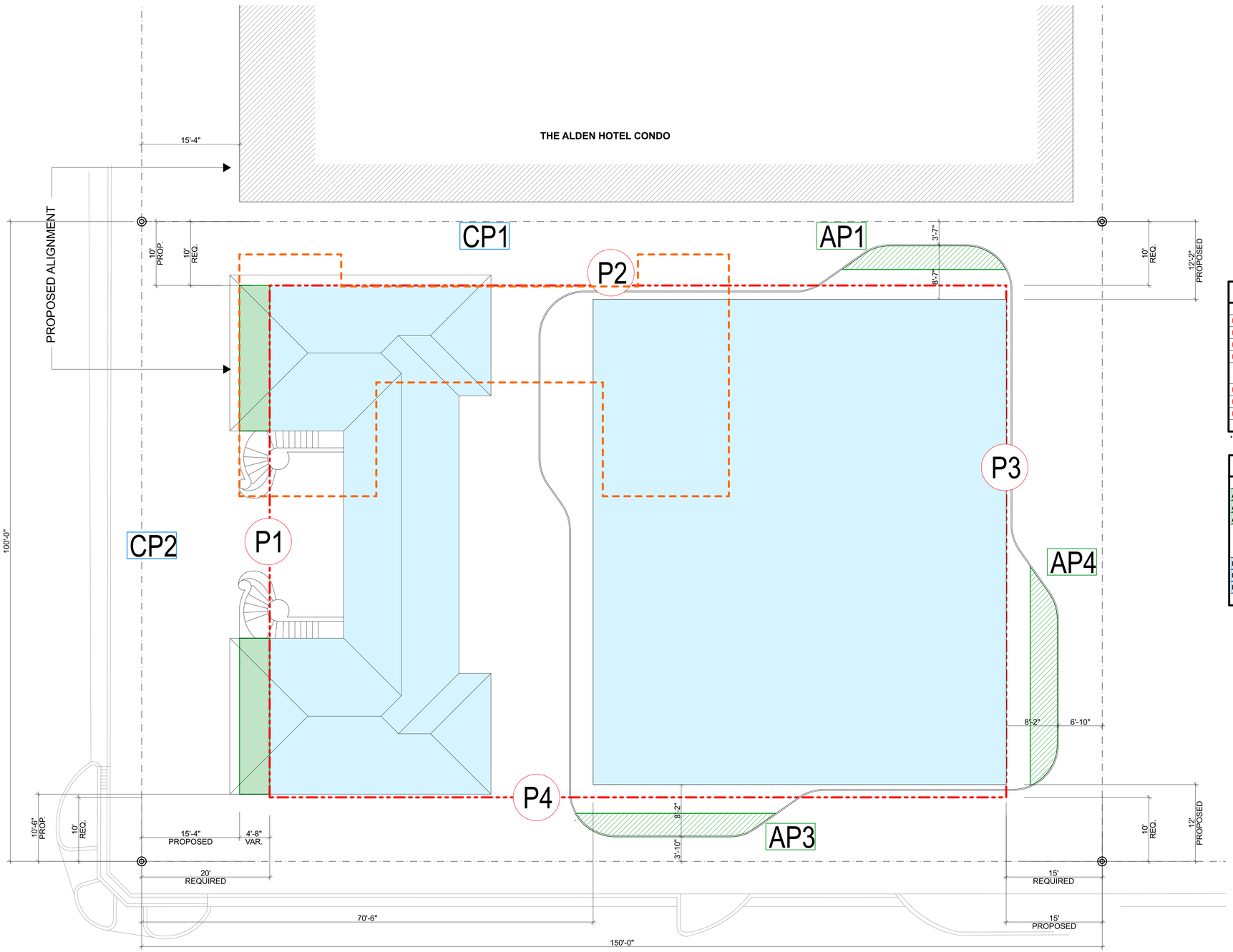
GSF ANALYSIS

A-29



1 SETBACK DIAGRAM - PEDESTAL
SCALE: 1/8" = 1'-0"

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"	-

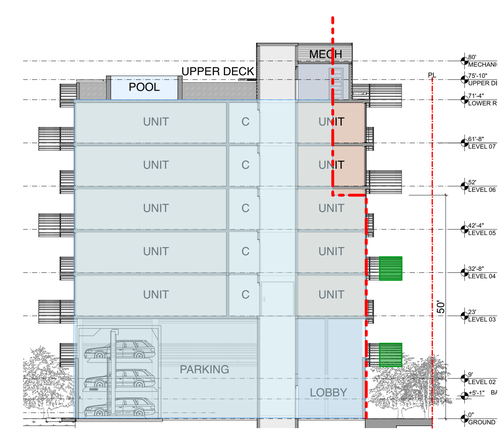
* : Existing setback of contributing building or building portion proposed for demolition

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%]	-	-



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SETBACK DIAGRAM PEDESTAL

A-30