



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

29

INDIAN CREEK

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

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SCOPE OF WORK :

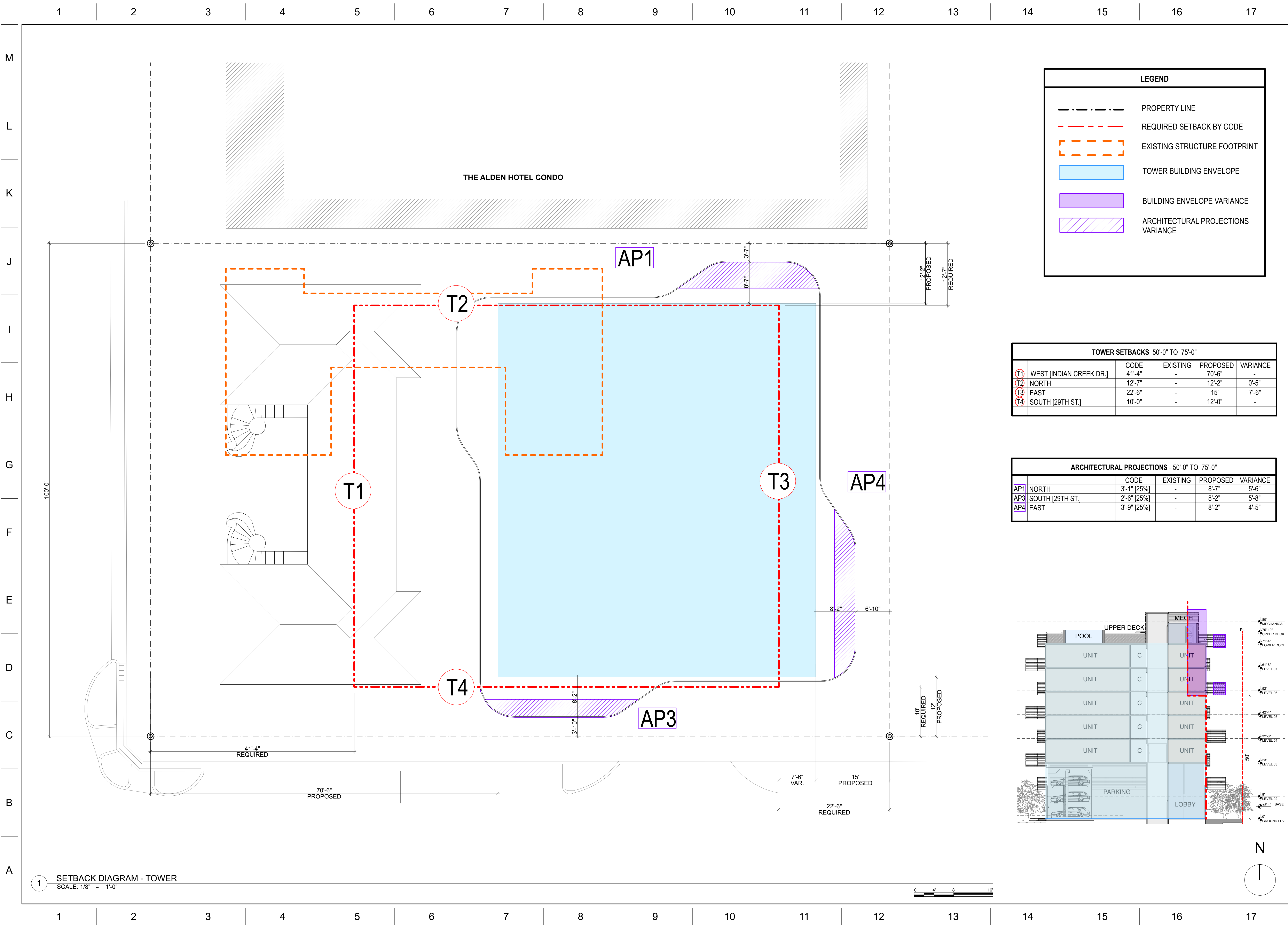
PROPOSAL FOR NEW CONSTRUCTION OF MULTI-FAMILY RESIDENTIAL PROJECT WITHIN EXISTING CONTRIBUTING STRUCTURES

PLANNING BOARD

FINAL SUBMITTAL: JANUARY 18, 2021

COVER

A-01



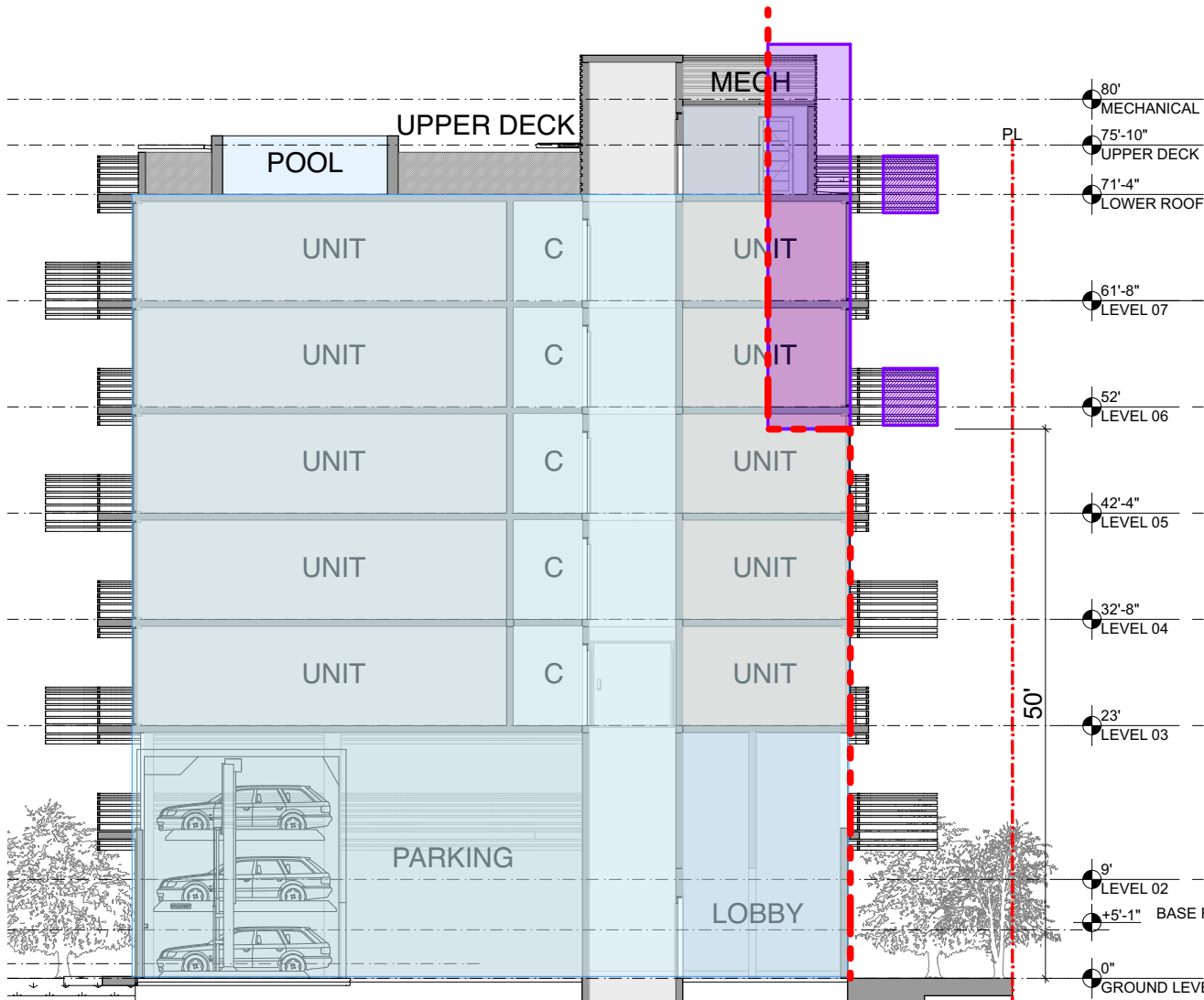
LEGEND

PROPERTY LINE

REQUIRED SETBACK BY CODE

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"



ARCHITECT:

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M.E.P. ENGINEERS:

CIVIL ENGINEERS:

GENERAL CONTRACTOR:

29 INDIAN CREEK

2911 INDIAN CREEK DRIVE :: MIAMI BEACH, FL 33139

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A208002760 B26001534 LC26000510

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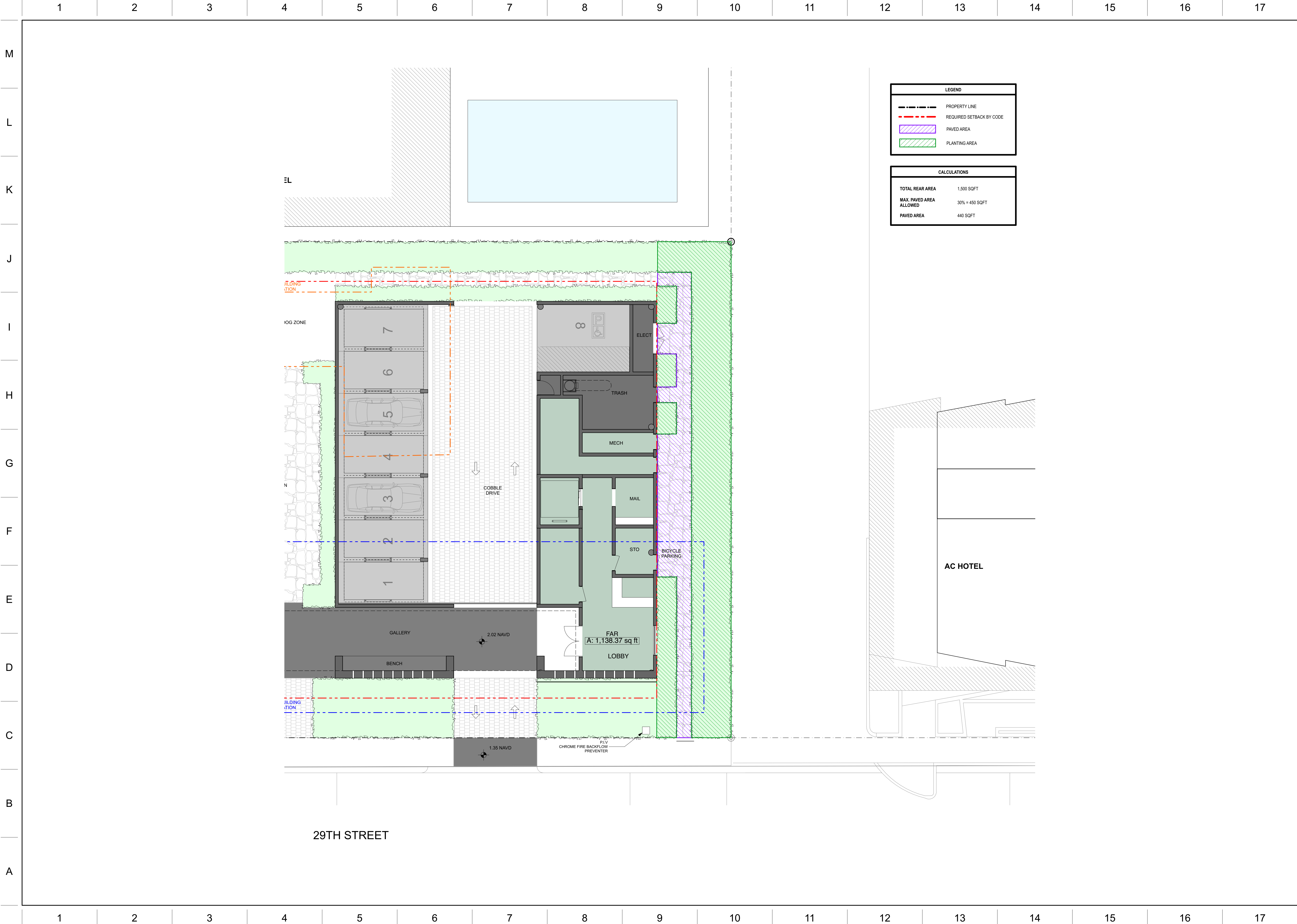
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SETBACK
DIAGRAM TOWER

A-31



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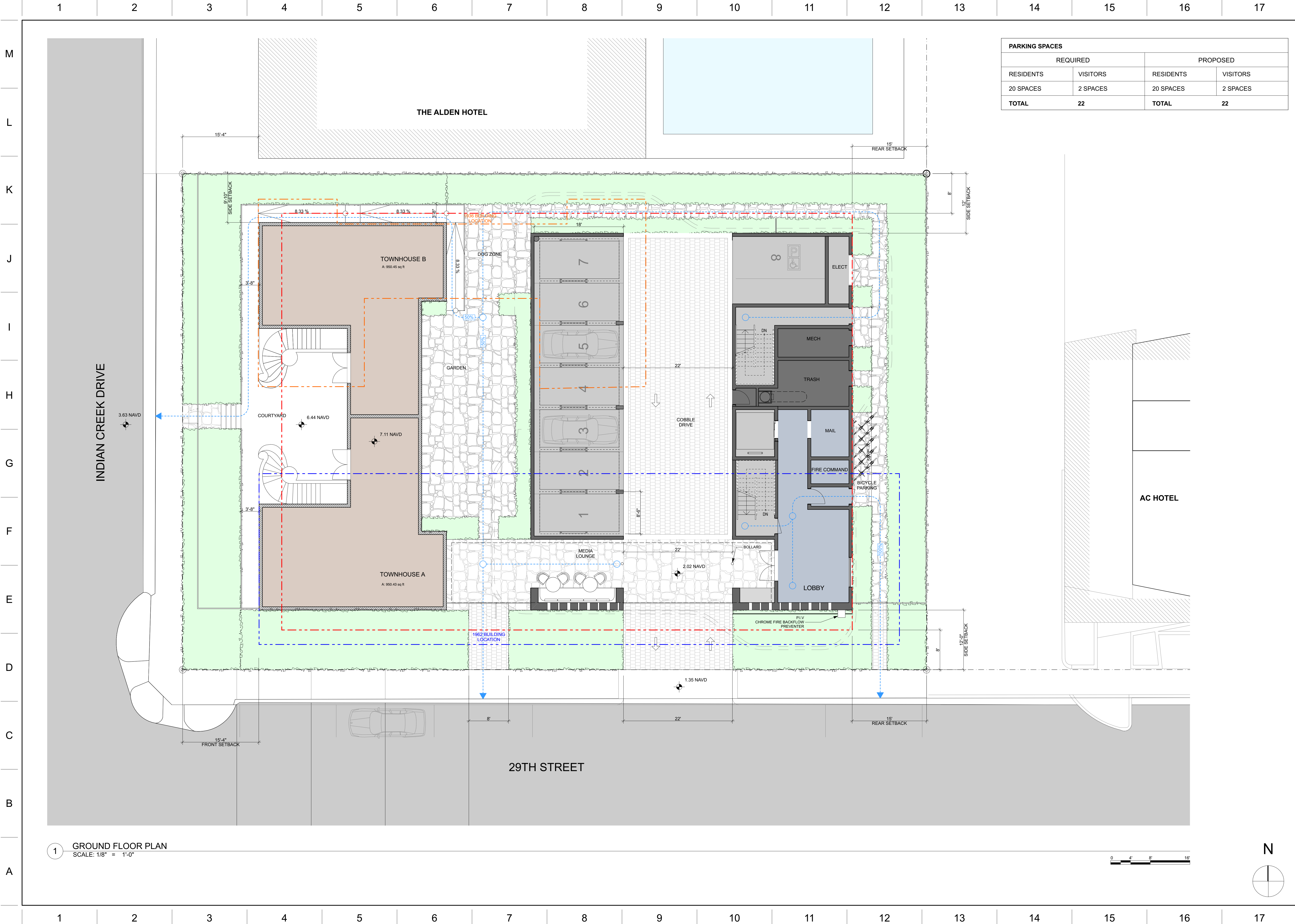
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REAR YARD PAVED
AREA DIAGRAM

A-32



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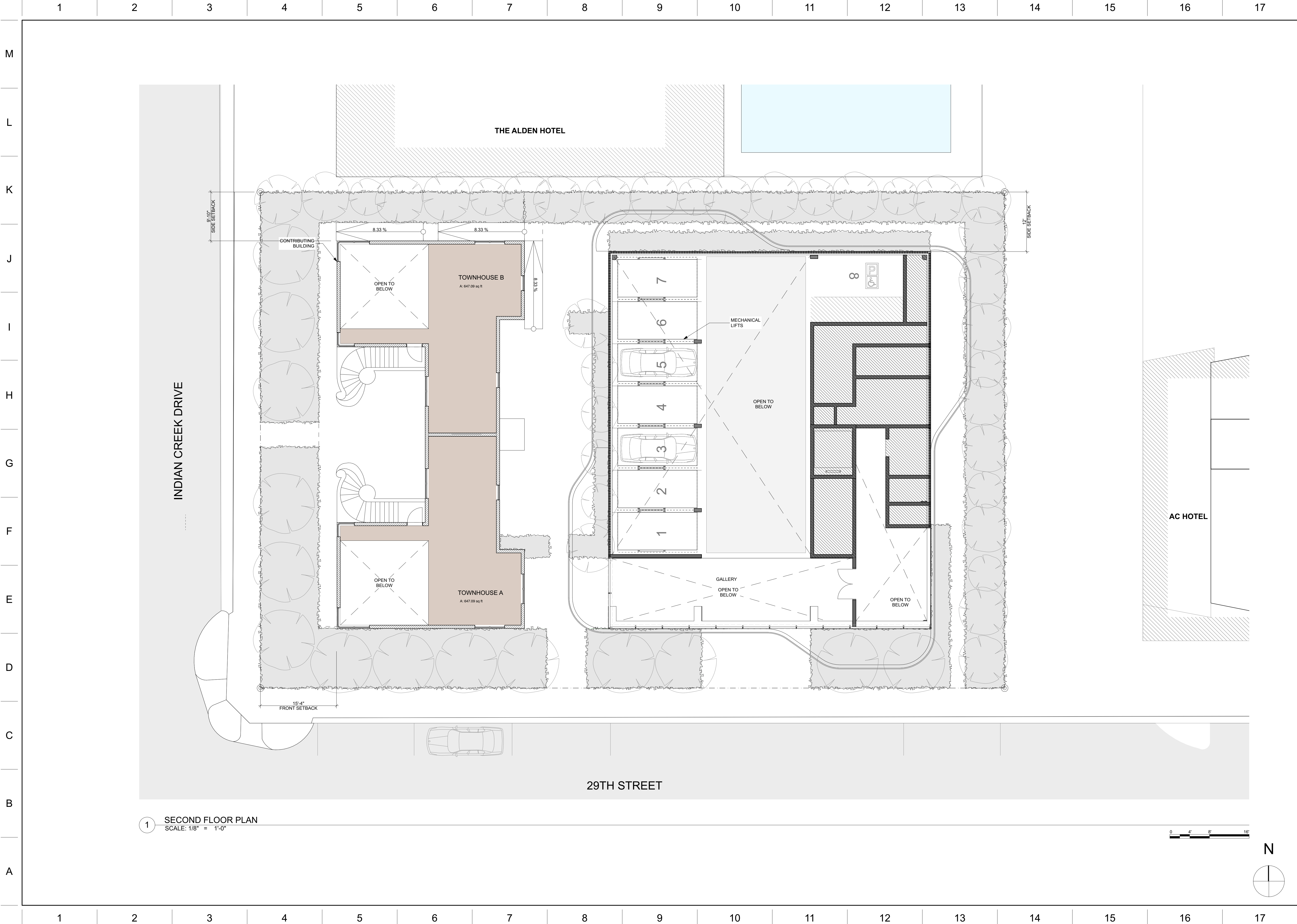
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GROUND FLOOR

A-34



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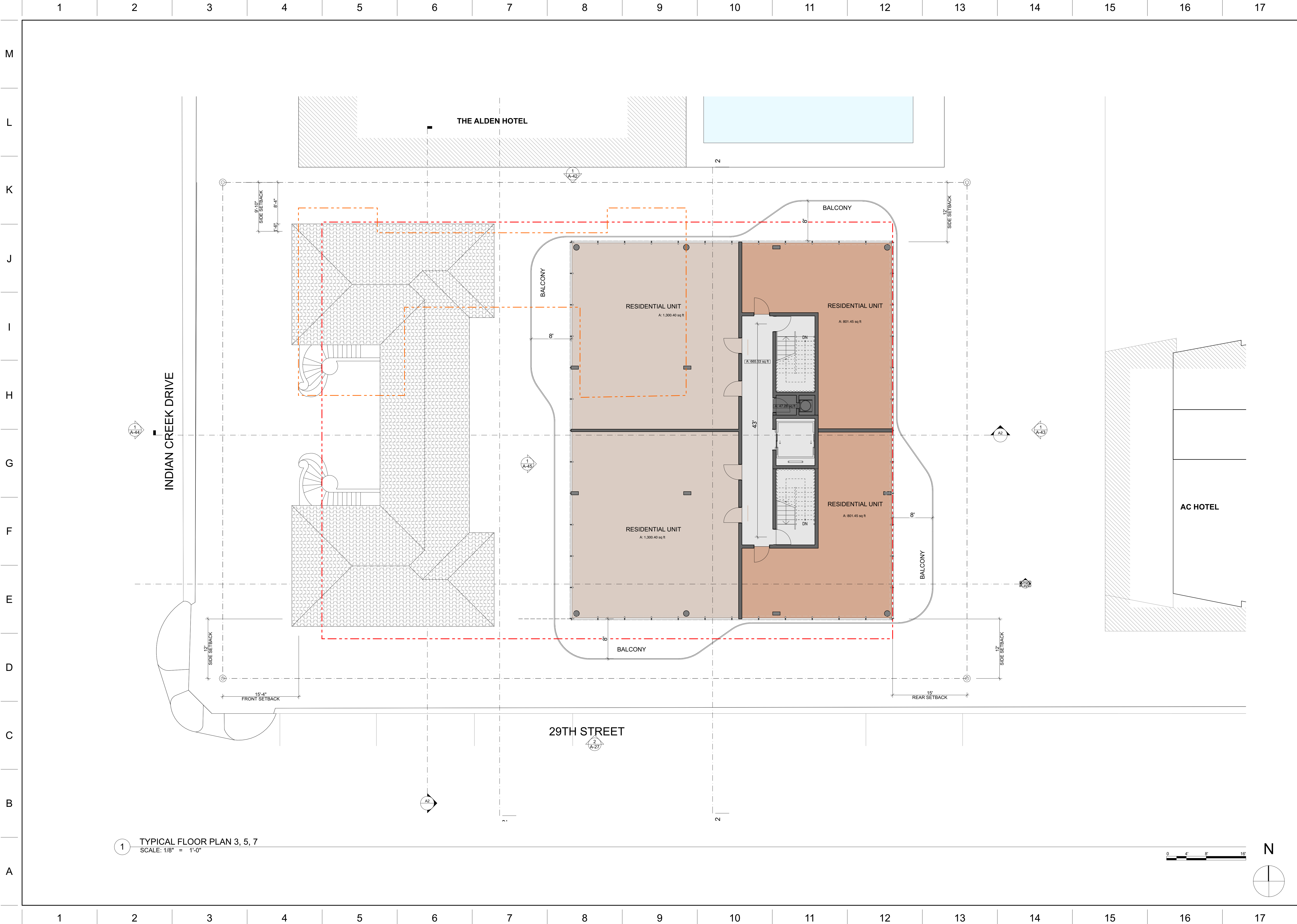
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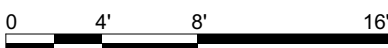
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SECOND FLOOR

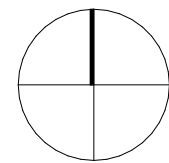
A-35



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



N



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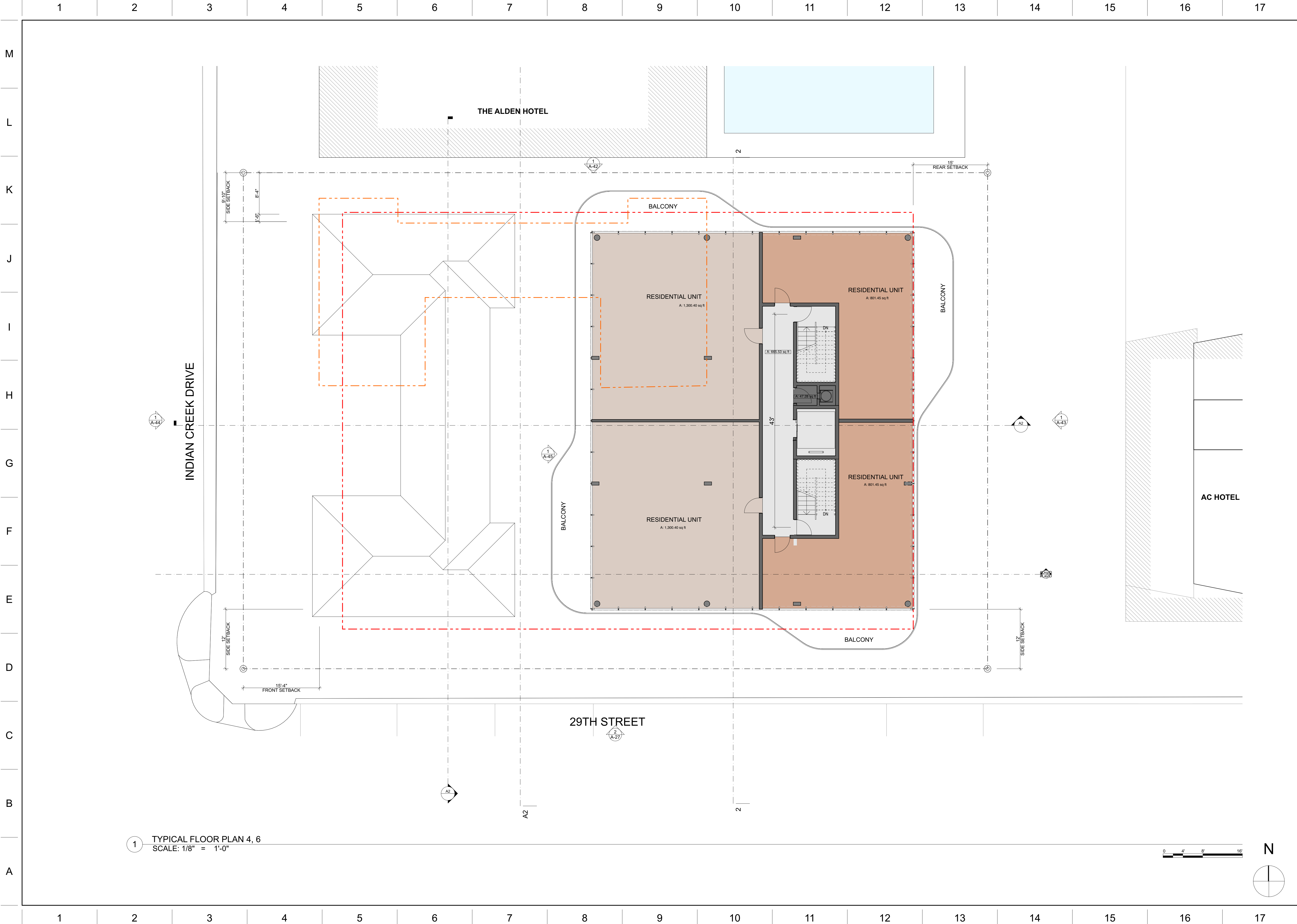
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TYPICAL FLOOR 3,
5, 7

A-36



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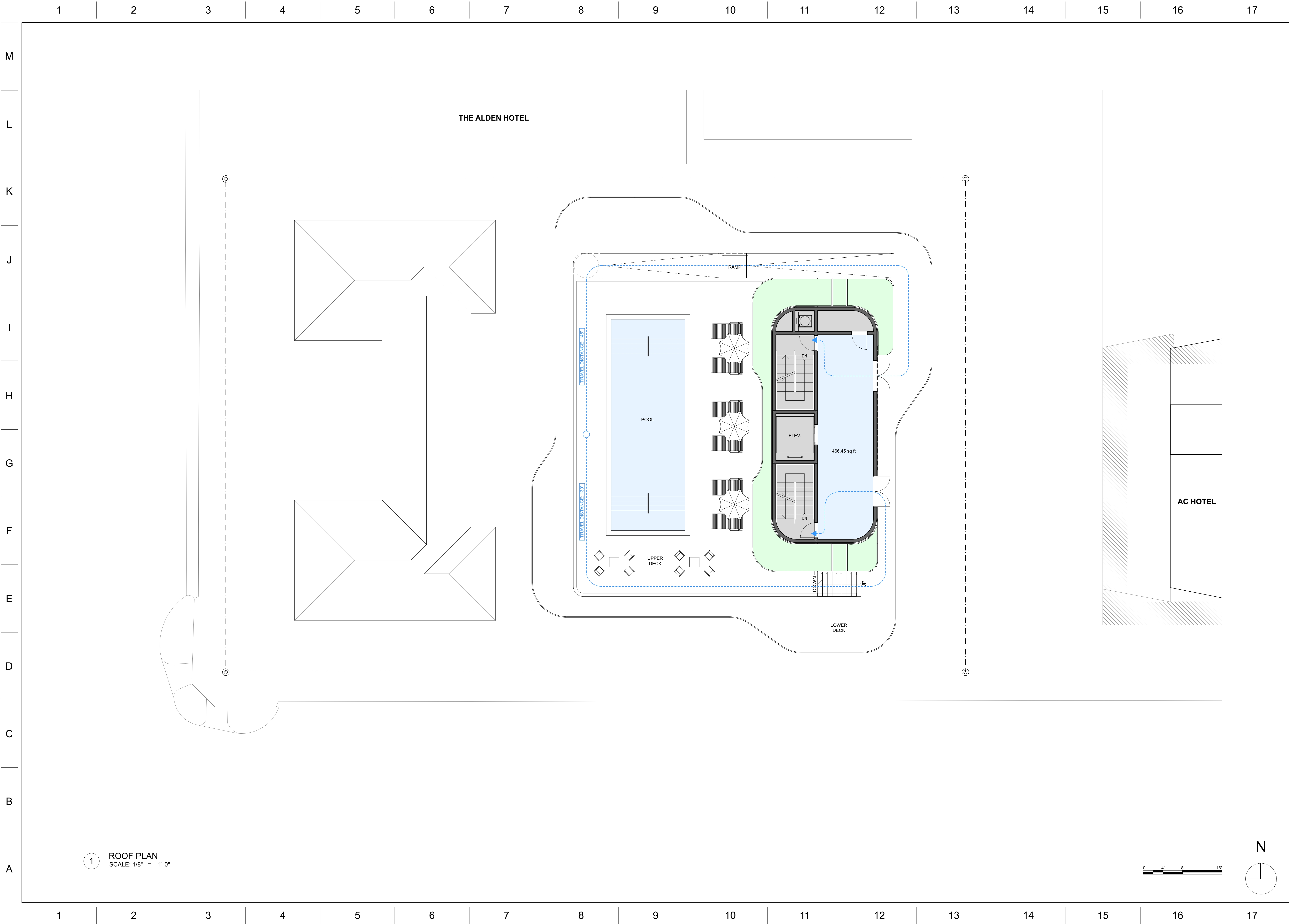
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TYPICAL FLOOR 4,
6

0 4' 8' 16'

N

A-37



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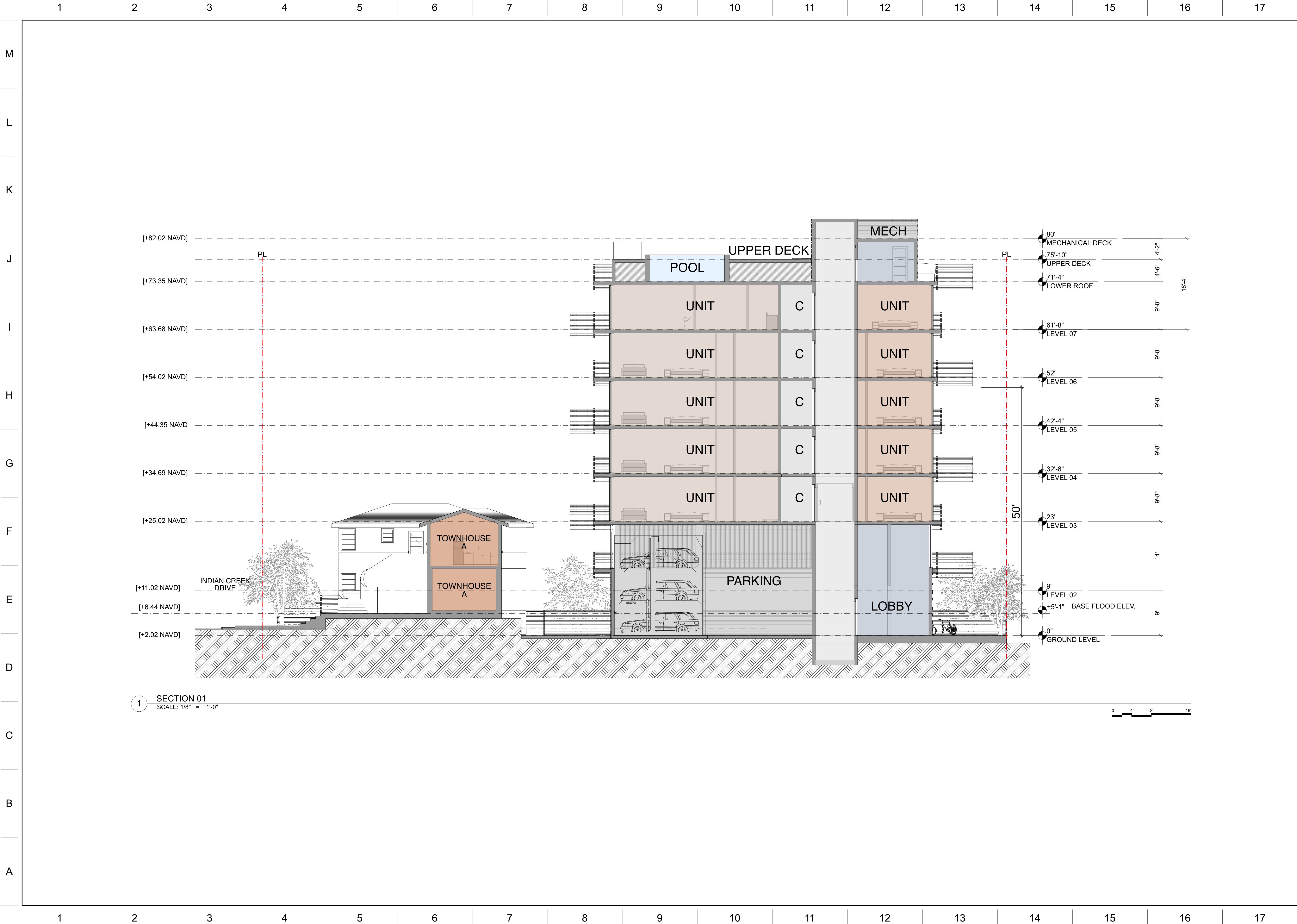
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ROOF PLAN

A-38



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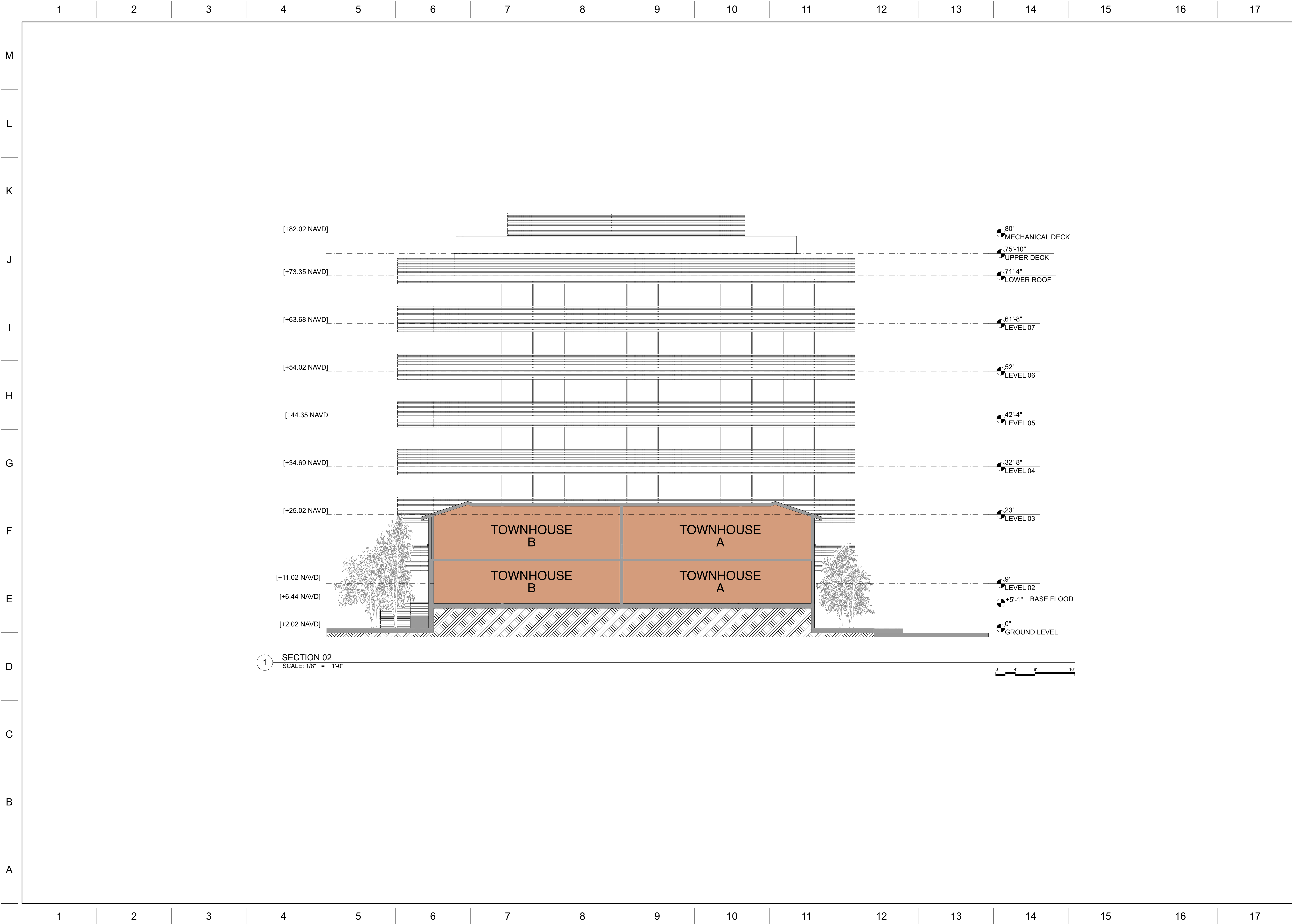
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SECTION 01

A-39



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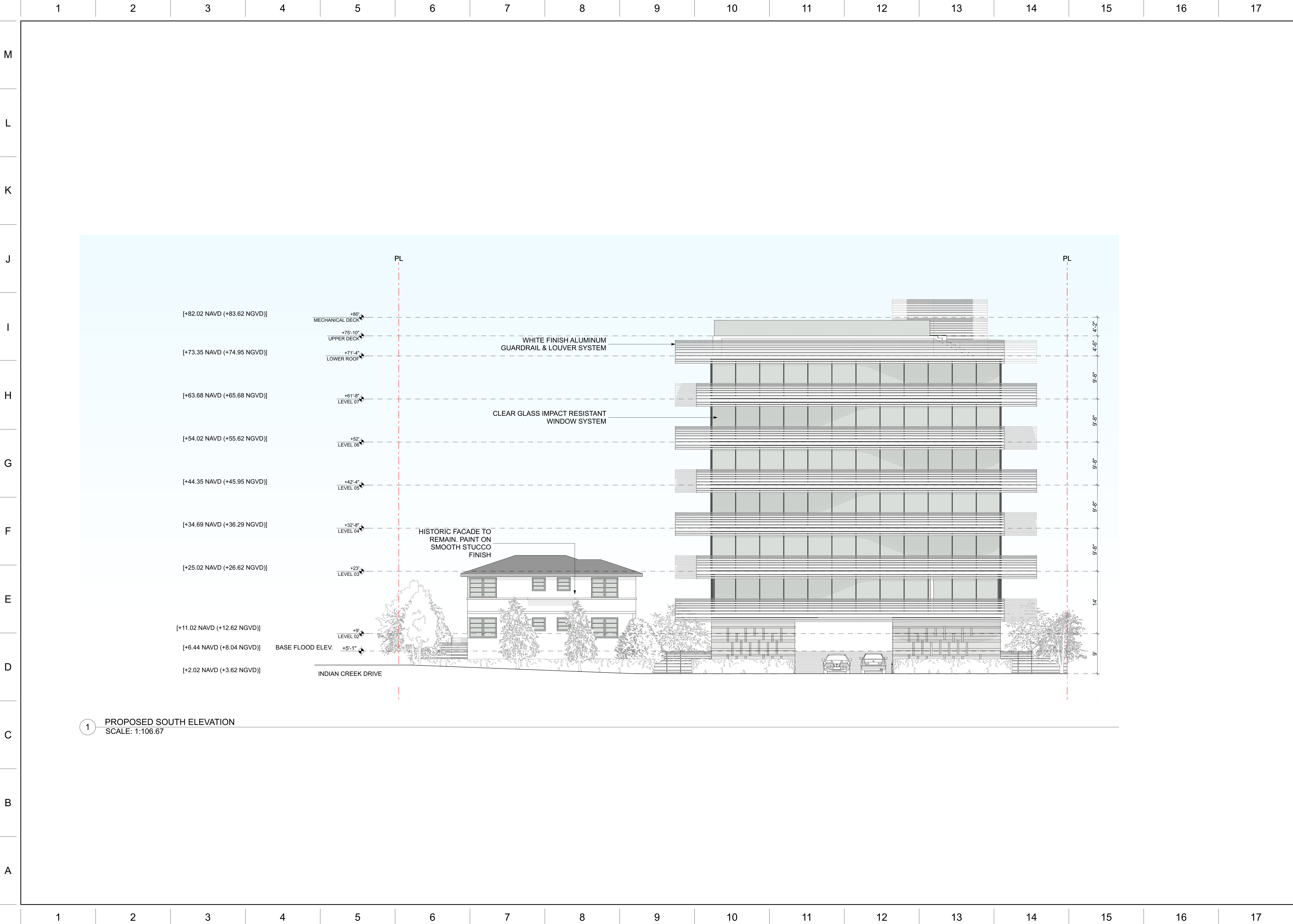
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SECTION 02

A-40



1 PROPOSED SOUTH ELEVATION
SCALE: 1:106.67

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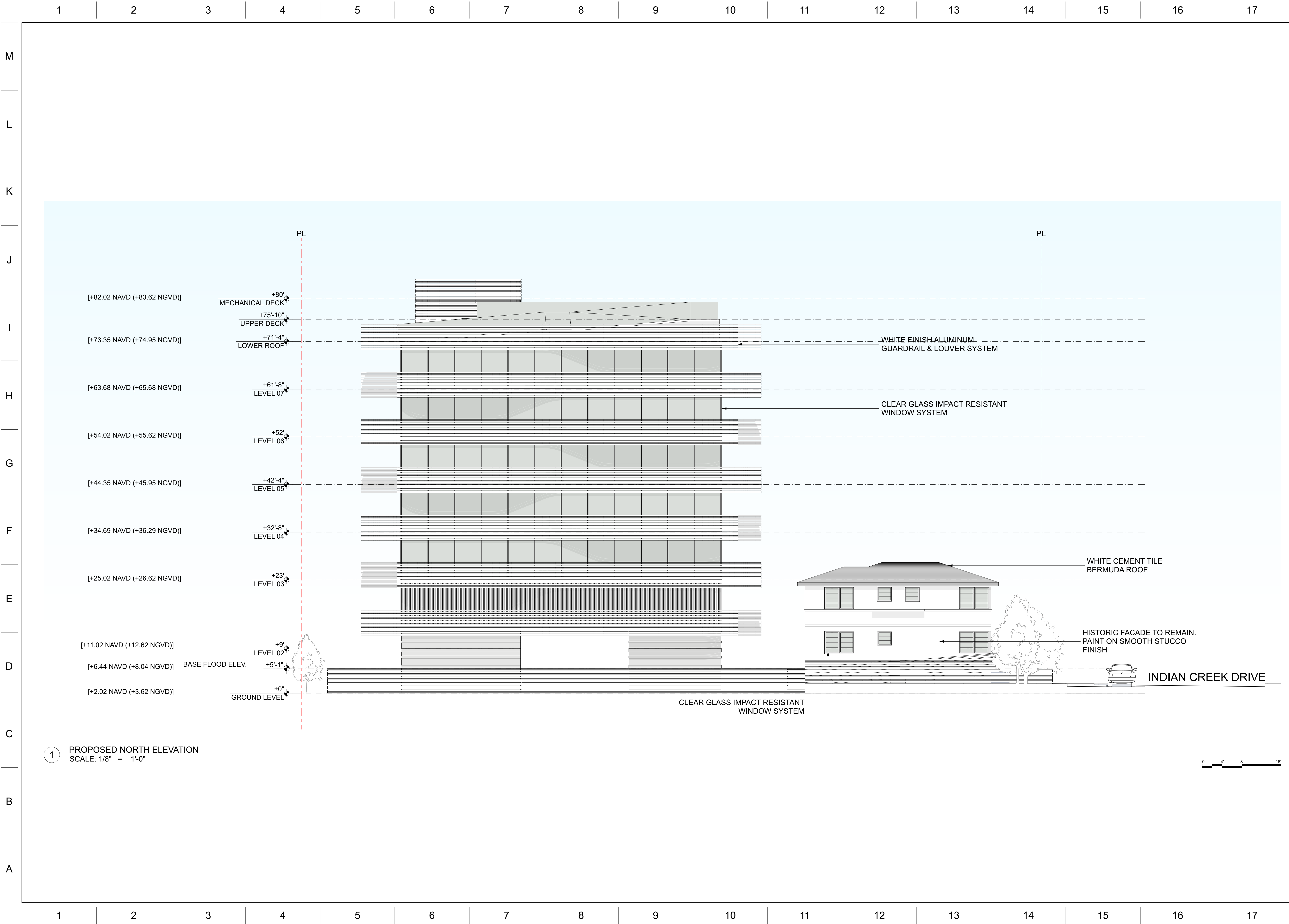
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SOUTH ELEVATION

A-41



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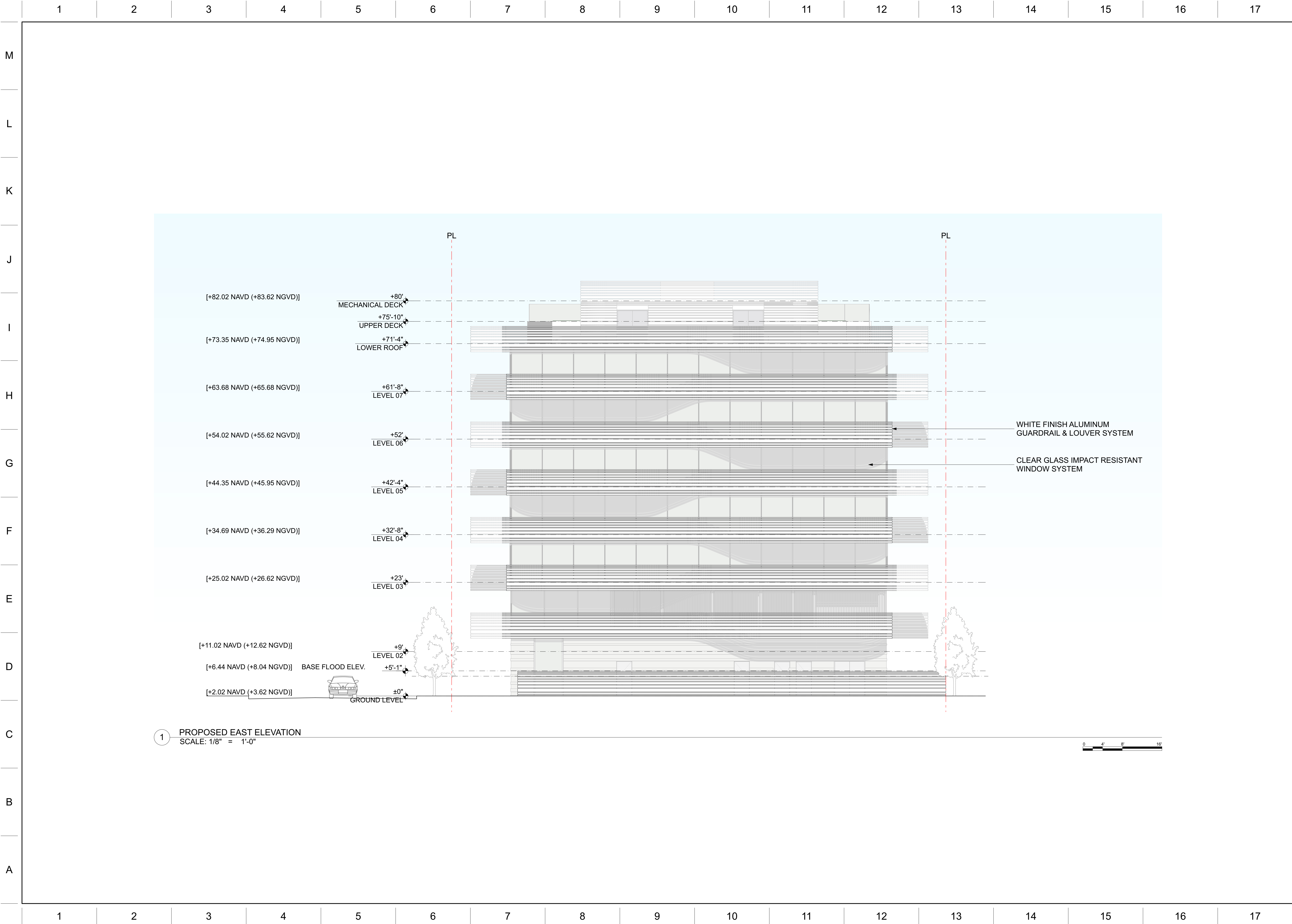
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NORTH ELEVATION

A-42



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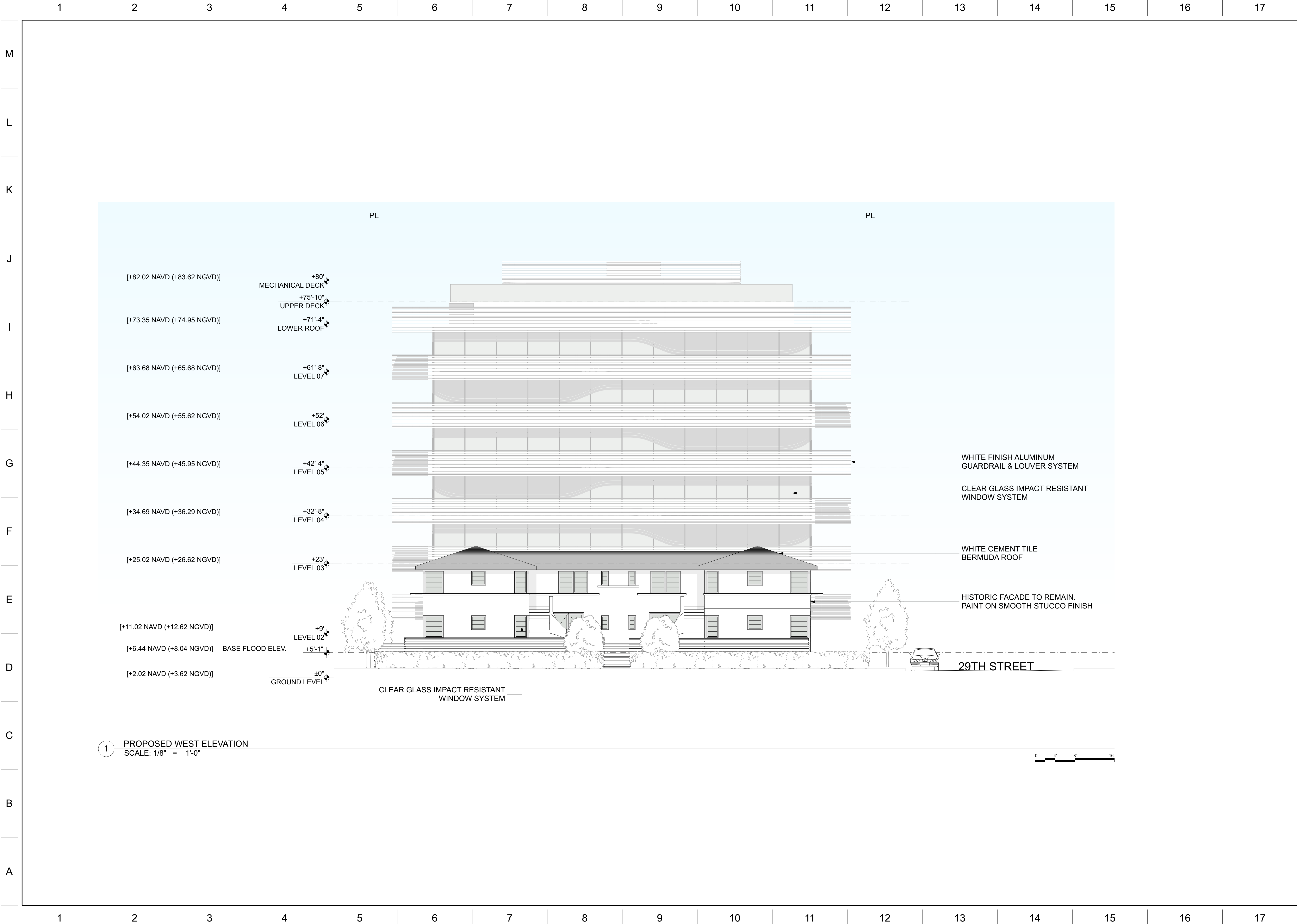
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EAST ELEVATION

A-43



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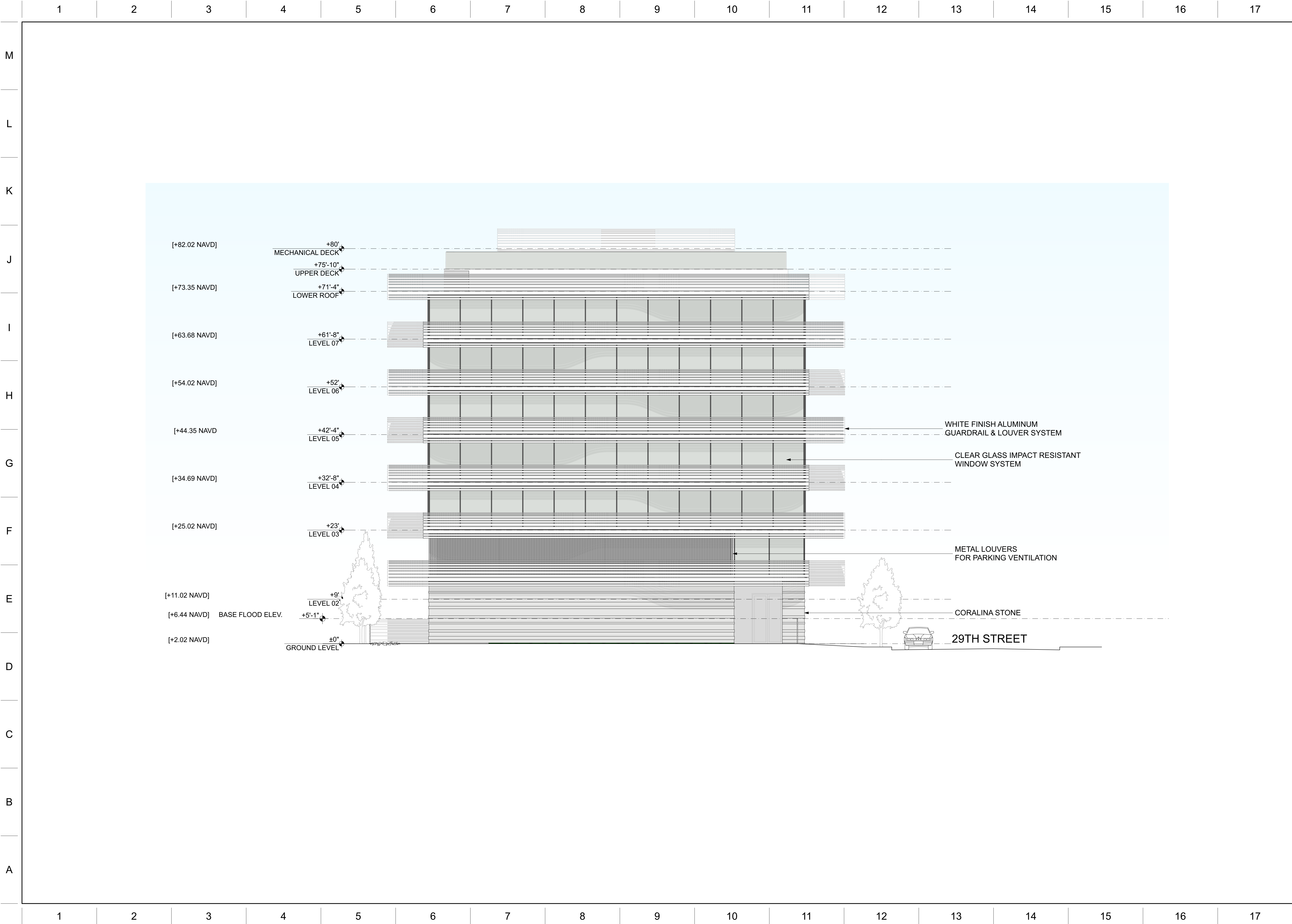
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A208002760 02/20/2015 LC20000510

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WEST ELEVATION

A-44



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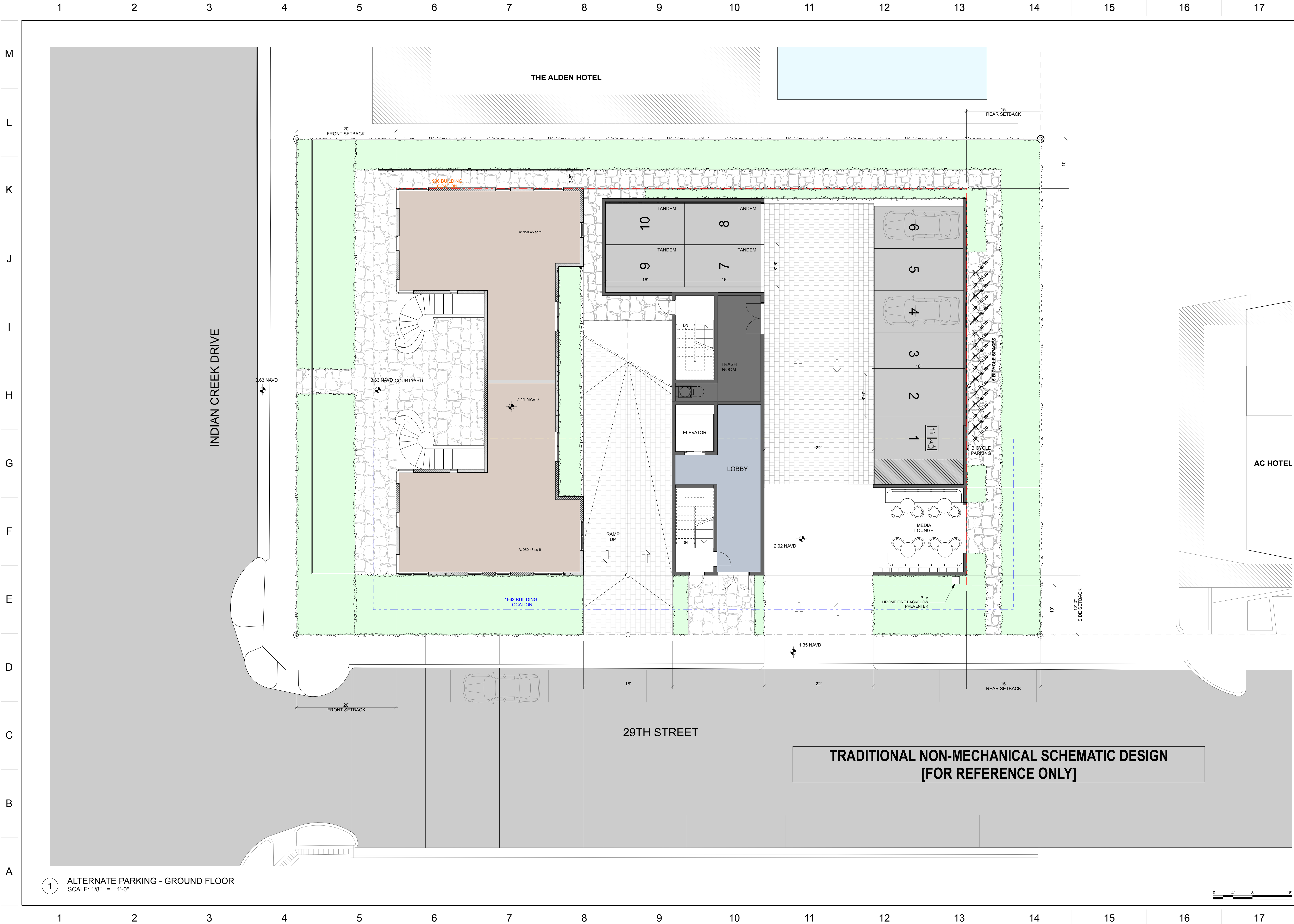
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NEW BUILDING
WEST ELEVATION

A-45



1 ALTERNATE PARKING - GROUND FLOOR

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



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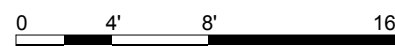
ALT PARKING -

GROUND FLOOR

A-46



1 ALTERNATE PARKING - 2ND LEVEL
SCALE: 1/8" = 1'-0"



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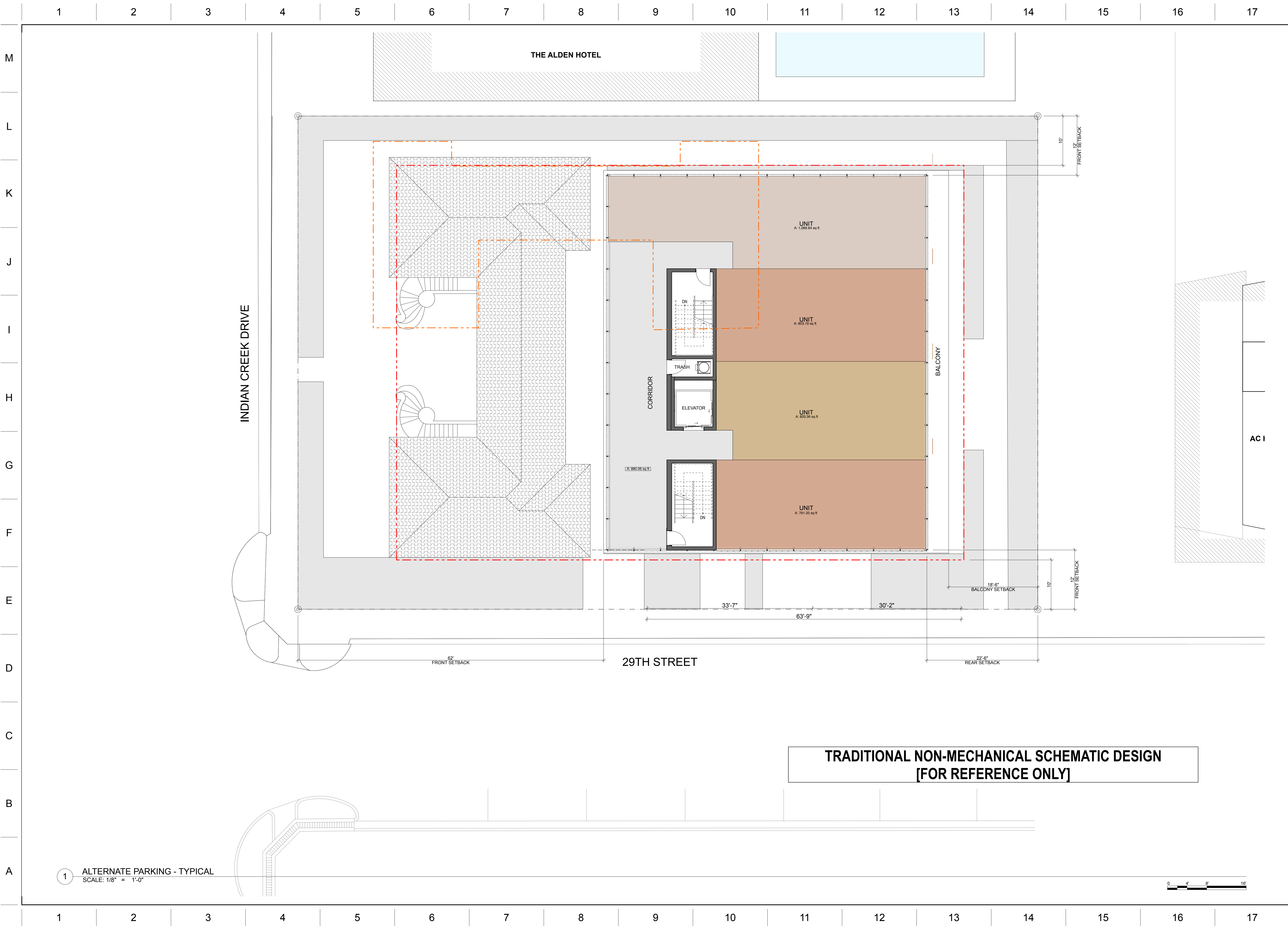
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ALT PARKING -
2ND LEVEL



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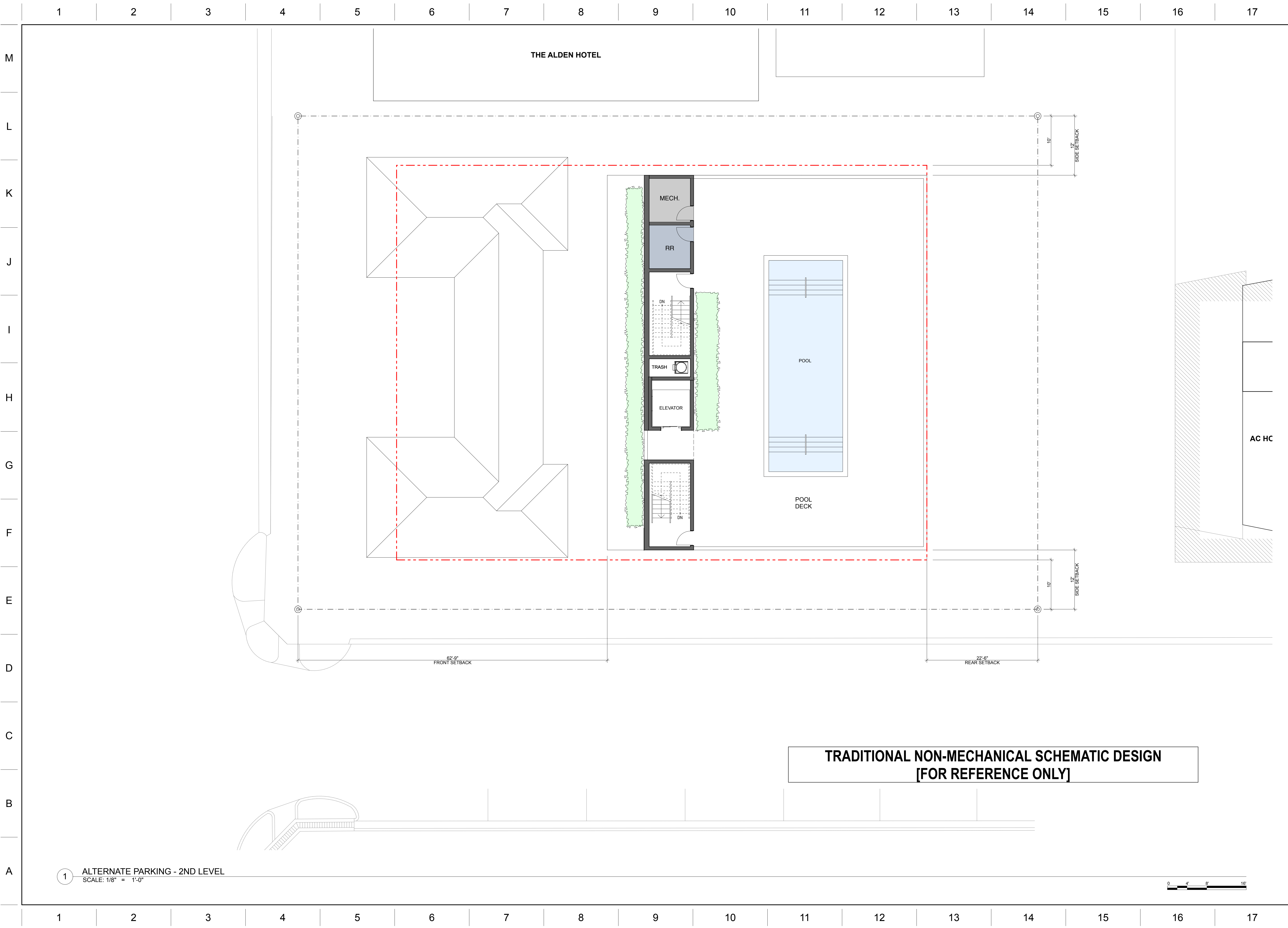
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ALT PARKING -
TYPICAL

A-48



1 ALTERNATE PARKING - 2ND LEVEL
SCALE: 1/8" = 1'-0"



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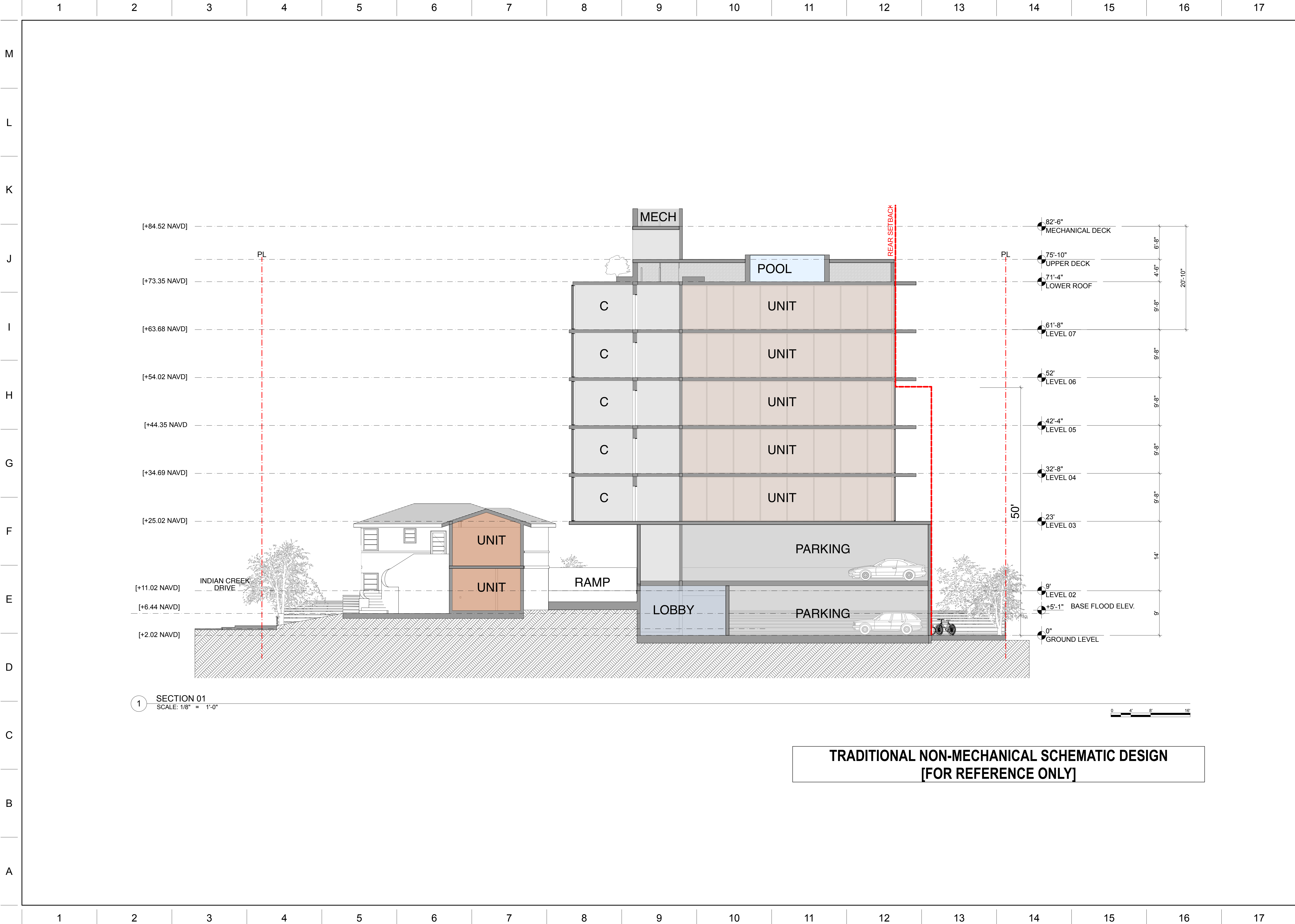
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ALT PARKING -
ROOF

A-49



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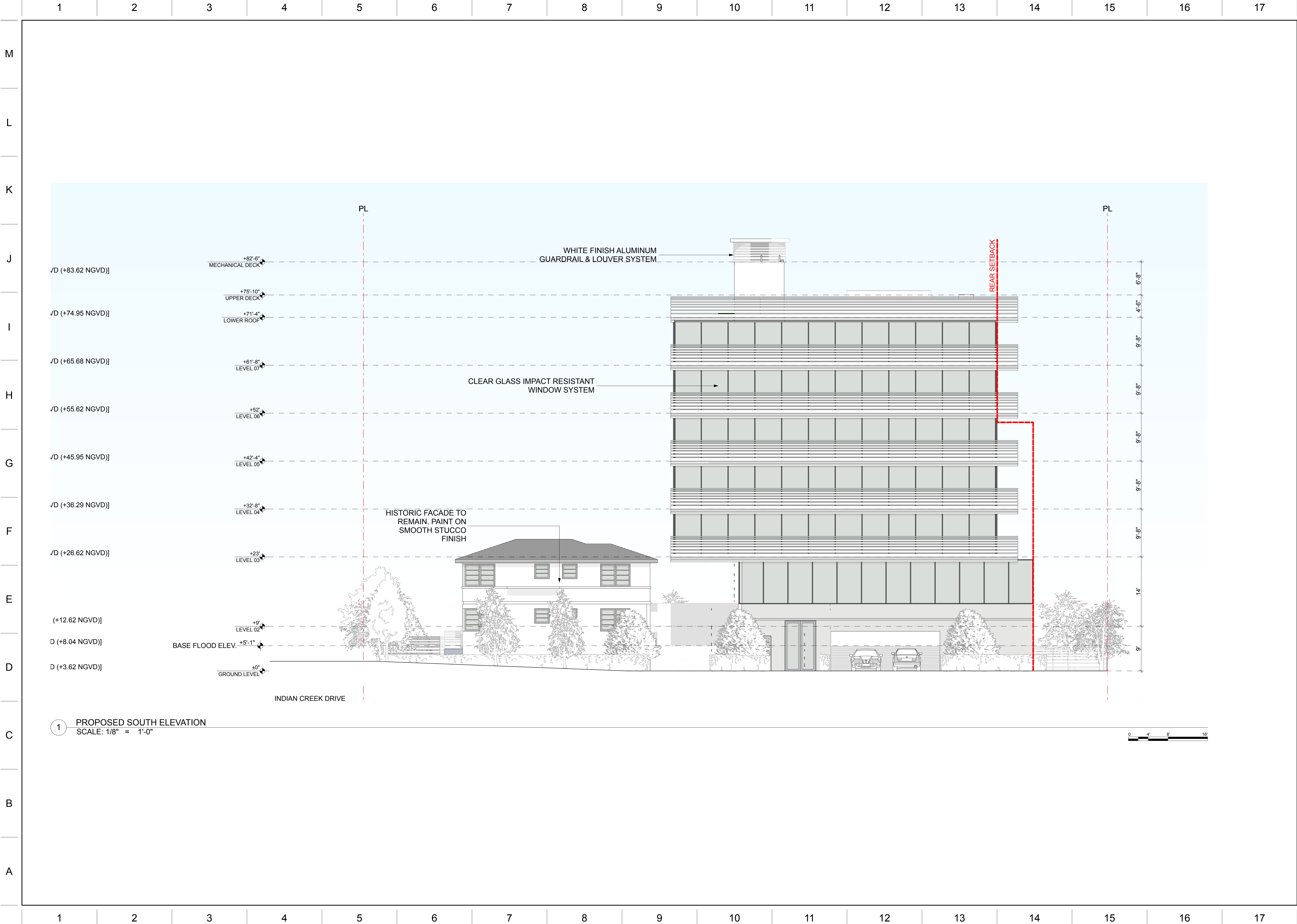
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SECTION 01

A-50



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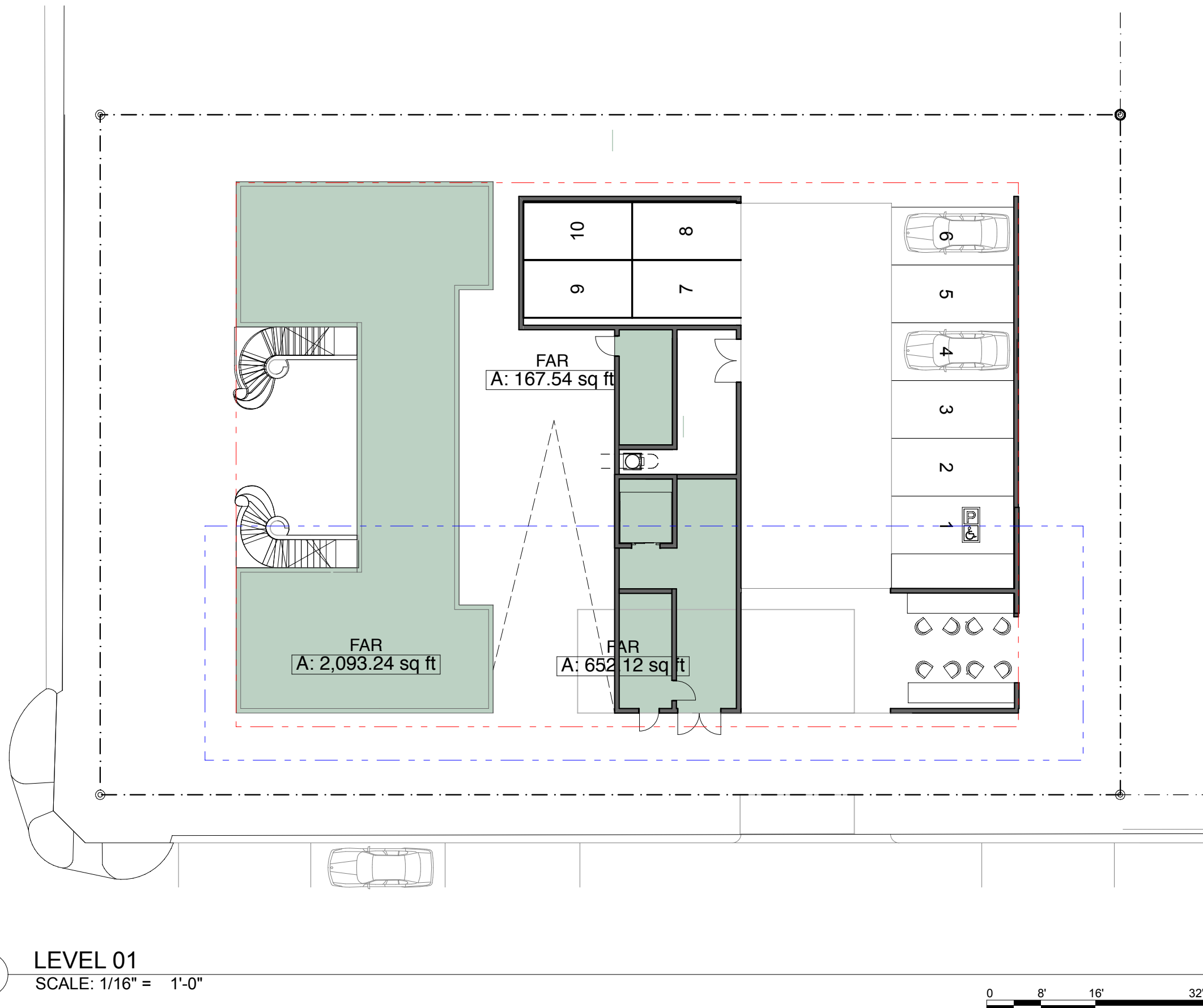
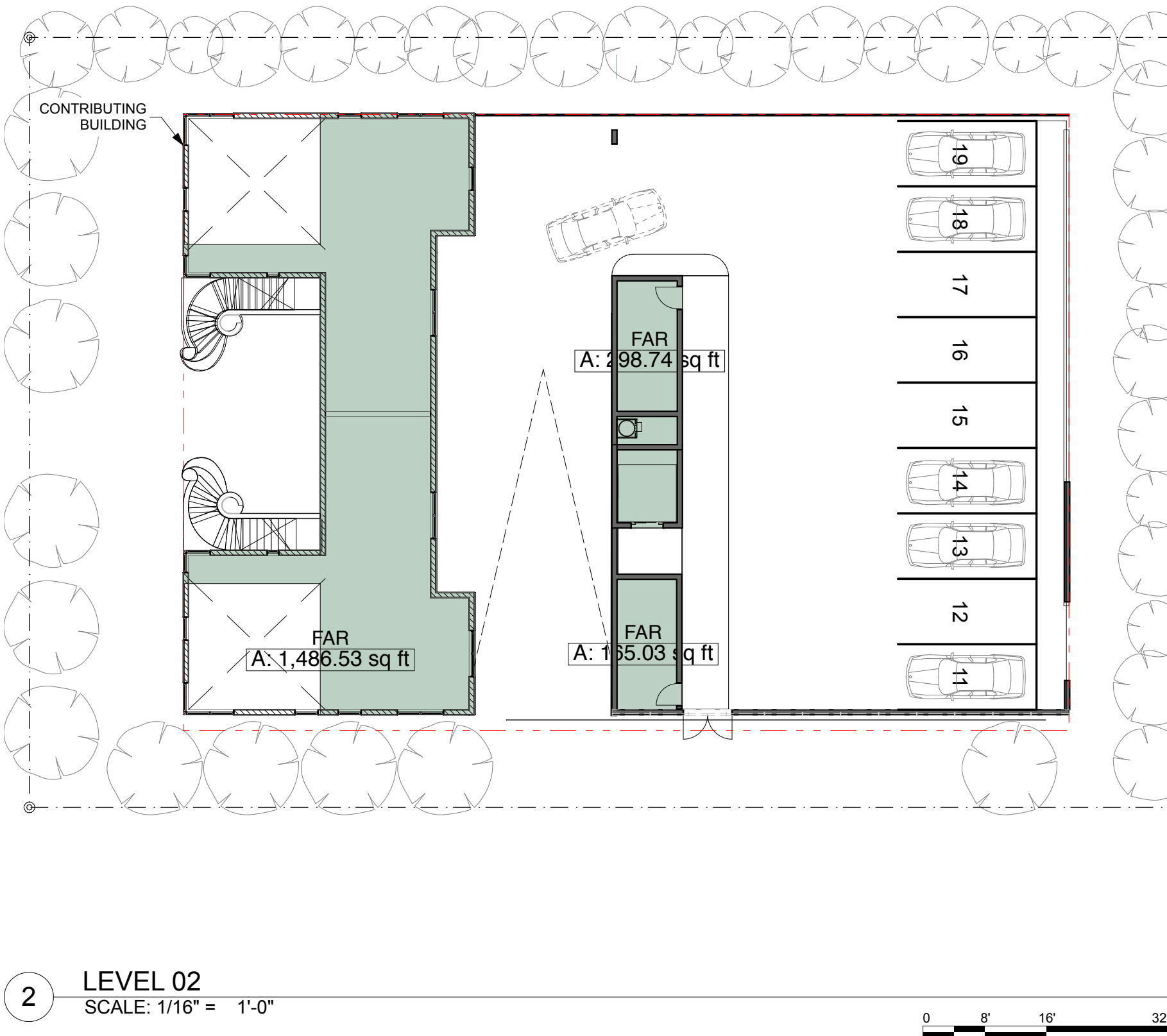
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SOUTH ELEVATION

A-51



ZONING DATA - ALTERNATE SCHEMATIC OPTION		
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.)	ALTERNATE 2.0 15,000 SQ FT 29,999 SQFT
SETBACKS: PEDESTAL FRONT (INDIAN CREEK): SIDE, STREET (SOUTH): SIDE, INTERIOR (NORTH): REAR (EAST): TOWER FRONT (INDIAN CREEK): SIDE, STREET (SOUTH): SIDE, INTERIOR (NORTH): REAR (EAST): REAR ARCH. PROJECTION BUILDING HEIGHT: ALLOWABLE: UNITS: TOTAL	20'-0" 10'-0" 10'-0" 15'-0" 41'-4" 15'-6" 10'-0" 22'-6" 4'-6" 75'-0" (8 STORIES) N/A	20'-0" 12'-0" 10'-0" 15'-0" 70'-6" 15'-6" 12'-0" 22'-6" 4'-6" 75'-0" (7 STORIES) 22

PARKING - PARKING DISTRICT 1
<u>RESIDENTIAL</u> 1 SP/UNIT = 20 SPACES <u>VISITOR:</u> 10% REQ. SPACES = 2 SPACES <u>BICYCLE SPACES:</u> 15 SPACES PROVIDED REDUCTION OF 1SP/5 BICYCLES (3 SPACES) 22 REQ - 3 BICYCLE REDUCTION = 19
TOTAL PARKING = 19 SPACES

FLOOR AREA RATIO	
STORY	AREA
GROUND LEVEL	2,912.90
LEVEL 02	1,950.30
LEVEL 03	4,880.30
LEVEL 04	4,880.30
LEVEL 05	4,880.30
LEVEL 06	4,880.30
LEVEL 07	4,880.30
UPPER DECK	702.31
	29,967.01 sq ft

A-52

WALK-UP TYPOLOGY

Symmetrical, rectilinear shapes with low rise elevation



4015 Indian Creek Dr.



4001 Indian Creek Dr.

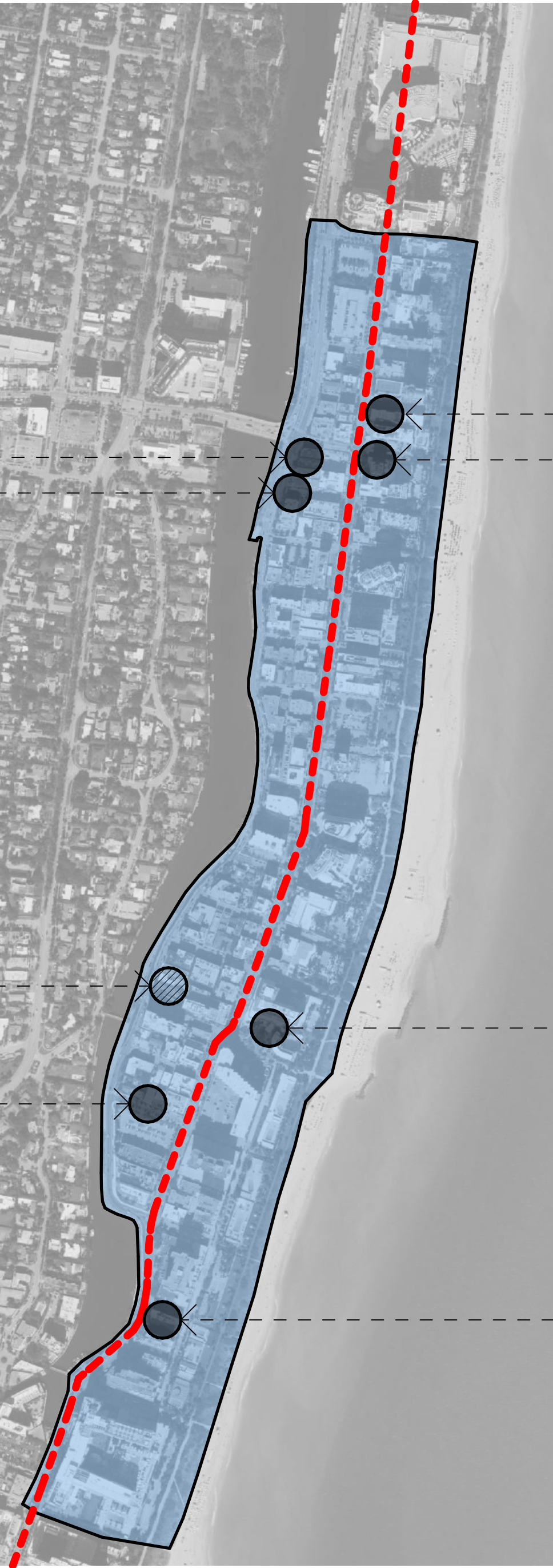


Contributing Building
2911 Indian Creek Dr.



233 27th St.

Collins Waterfront Historic District



NAUTICAL MODERNE

Smooth, curving shapes and long horizontal lines



The Confidante Hotel
4041 Collins Ave.



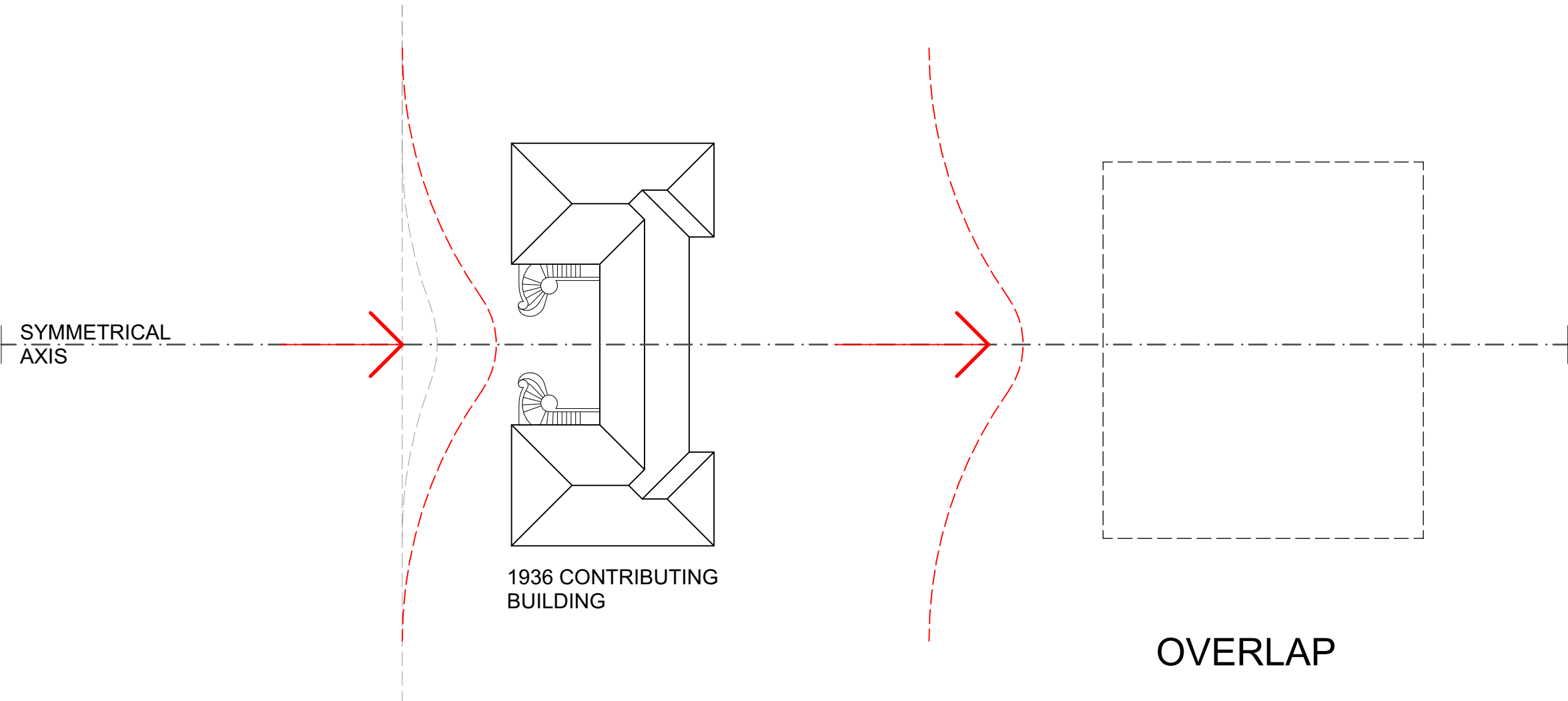
Lexington Hotel
4299 Collins Ave.



2469 Collins Ave.



Edition Hotel
2901 Collins Ave.



=



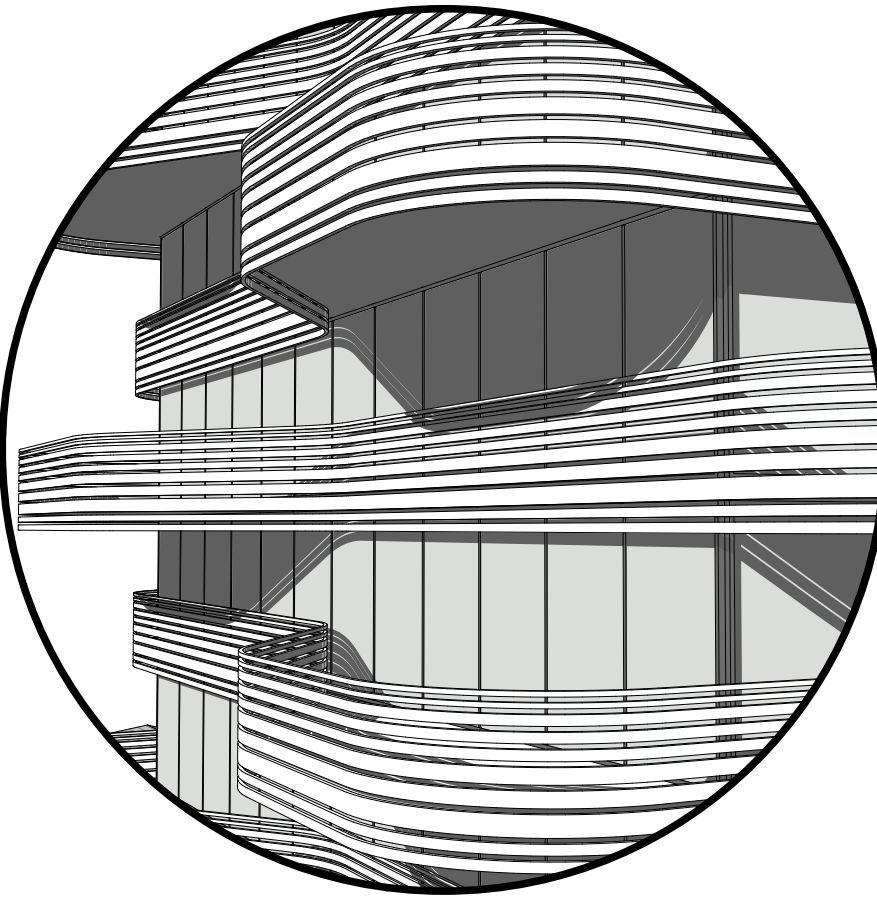
FLOORPLATE A

MIRRORING
AXIS

+



FLOORPLATE B



Proposed Building

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
AA26002760 RB26001534 LC26000510

REVISIONS

2002

PROJECT NO.

1/18/21

DATE

SV / JJ / AB

DRAWN / CHECKED

RAILING DESIGN

A-54

M

L

K

J

1

H

G

F

E

D

C

B

A



ARCHITECT:

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29 INDIAN CREEK

2911 INDIAN CREEK DRIVE :: MIAMI BEACH, FL 33139

SEAL

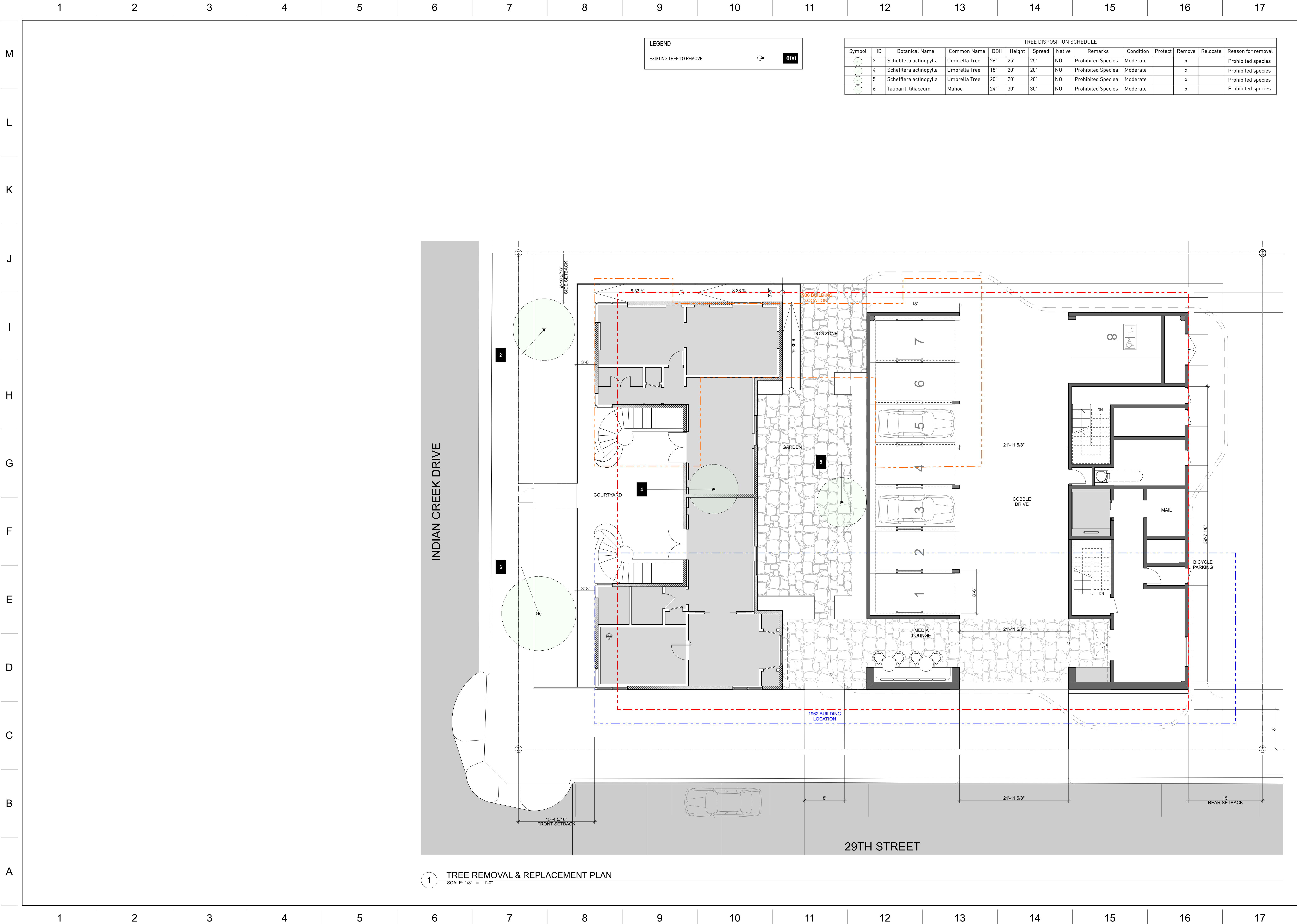
URBAN ROBOT LLC
AA26002760 IB26001534 LC26000510

REVISIONS

2002
PROJECT N1/18/21
DATESV / JJ / AB
DRAWN / CHECKED

RENDERING

A-57



ARCHITECT:

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M.E.P. ENGINEERS:

CIVIL ENGINEERS:

GENERAL CONTRACTOR:

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REVISIONS

2002
PROJECT NO.

1/18/21
DATE

SV / JJ / AB
DRAWN / CHECKED

TREE REMOVAL & REPLACEMENT PLAN

L-002

[illegible]

SKU Builder	DI					
		Voltage	Model	Color Temp	Length (in.)	
		12V	BLX1	20 35		(Custom)
		24V	BLX2	24 42	SP16	(Spool)
			BLX3	27 50	SP100	(Spool)
				30 63		

NOTES: 1. Universal Ingress (UOI) is standard on all qualifying Phenom-based (R1U or R1V) 1000i systems. 2. Specify for PCI slot only. 3. Custom and S&L value matching available upon request. Consult factory for further information. 4. All field heights are nominal (shown in inches). 5. Add value in the order shown. 6. Multi-specify voltage when ordering. 7. Without specifying L&E option the author bolts and template need to be ordered separately 7981-89PK. 8. *DesignLights Consortium™ Qualified and/or Classified for DLE Standard. Refer to www.dlc.com for details on exact qualified LED 200-80-0202 product as not all configurations are DLC classified.



L-300