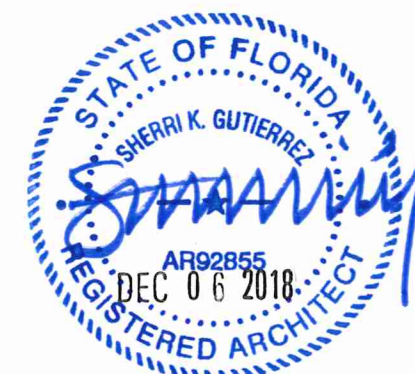


6800 INDIAN CREEK

MIAMI BEACH FL



I. SITE DATA SUMMARY

	REQUIRED	PROVIDED
ZONING CLASSIFICATION	RM-2	-
FLOOD ZONE	AE	-
LOT AREA	7,000 SF MIN	47,859.78 SF
LOT WIDTH	50' MIN	259'-3" (172'-11 1/2"+86'-5 1/2")
LOT DEPTH (AVERAGE)	-	217'-0 1/4" (227'-3"+206'-9 1/2":2)
FLOOR AREA RATIO	2	2
MAXIMUM ALLOWABLE AREA	95,719.56 SF	95,450 SF
MAXIMUM HEIGHT	140'	140'
MAXIMUM NUMBER OF STORIES	15	12
UNITS	-	30

II. SETBACKS & YARDS REQUIREMENTS

	REQUIRED	PROVIDED
<u>PEDESTAL</u> [PORTION OF BUILDING LESS THAN 50' ABOVE SIDEWALK ELEVATION (+6')]		
FRONT	20'	20'
SIDE	sum of side yards=16% lot width. Min 7.5' or 8% lot width	20'-9" (16% of 259'-3"=41'-6"/2)
REAR	10% lot depth	21'-9" (10% of 217')
<u>TOWER SETBACKS</u> [PORTION OF BUILDING EXCEEDING 50' ABOVE FLOOD ELEVATION (8')]		
FRONT	20'+(1'x each 1' in ht) above 50'=70' above 100'	70' (20'+50')
SIDE	pedestal + 0.10 of ht of tower portion above 50' of bldg.	29'-9" (20'-9"+(90'x0.10)
REAR	15% lot depth	32'-7" (15% of 217')

*=whichever is greater

III. PARKING REQUIREMENTS

	REQUIRED	PROVIDED
<u>RESIDENTIAL</u> 1.5 PER 550-999 SF UNIT 1.75 PER 1,000-1200 SF UNIT 2 PER UNITS ABOVE 1,200 SF	2 X 30 UNITS=60 SPACES	60 SPACES
<u>GUEST</u> 10% TOTAL RESIDENTIAL SPACES	10% OF 60=6 SPACES	6 SPACES
TOTAL	66 SPACES	66 SPACES
<u>ACCESSIBLE SPACES:</u> 3 PER 51 TO 75 TOTAL SPACES PER FBC - ACCESSIBILITY 2010 TABLE 208.2 PARKING SPACES	3	3

IV. LOADING REQUIREMENTS

	REQUIRED	PROVIDED
<u>RESIDENTIAL</u> ARTICLE IV. - OFF-STREET LOADING SEC. 130 - 101 - SPACE REQUIREMENTS	NOT REQUIRED FOR BUILDINGS WITH LESS THAN 37 UNITS	0

V. BICYCLE PARKING

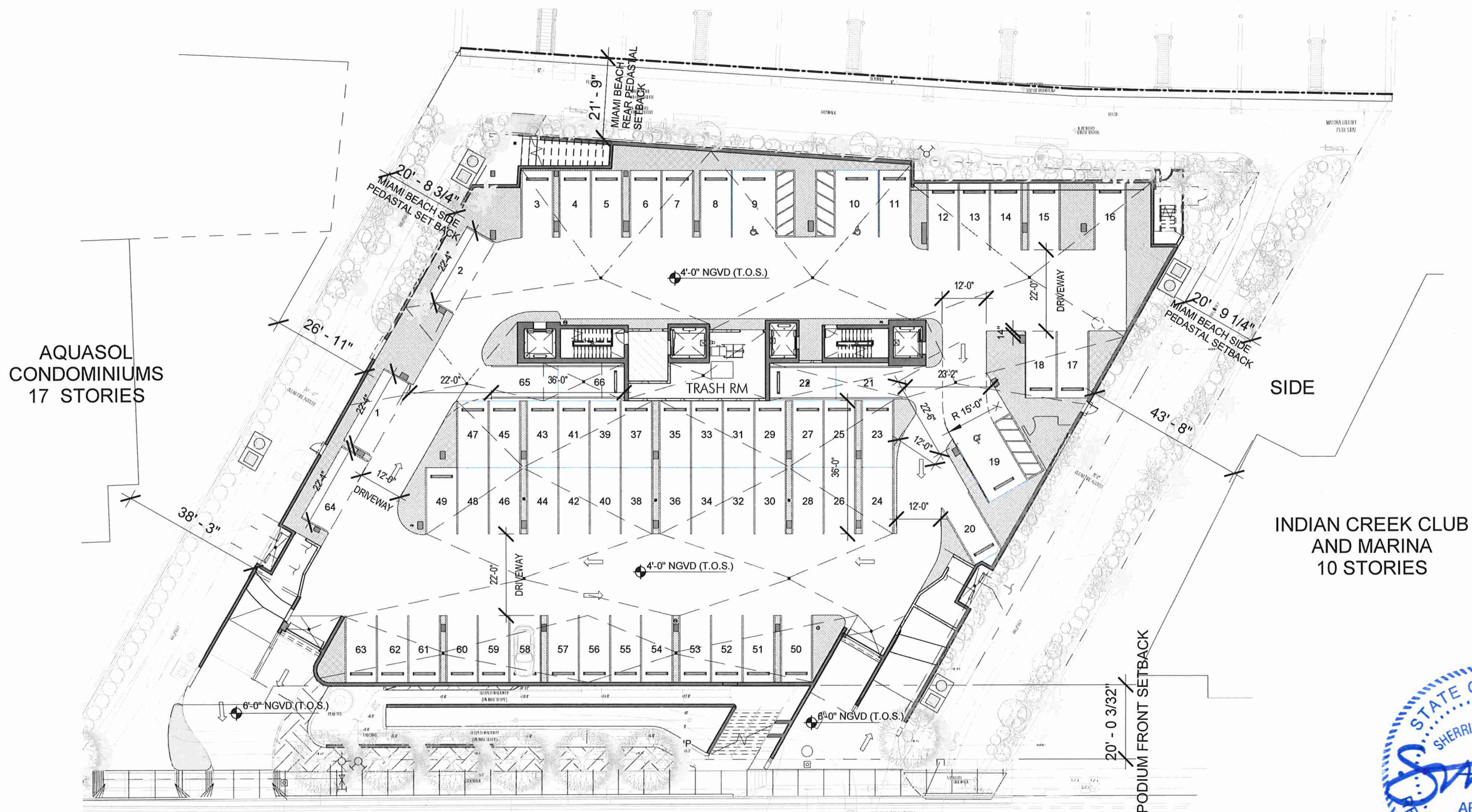
	REQUIRED	PROVIDED
<u>MULTI FAMILY RESIDENTIAL</u> SHORT - TERM (BICYCLE RACKS)	4 SPACES	4
LONG - TERM	1 PER UNIT	30
TOTAL	-	34



DRB APPROVED

PROPOSED





AQUASOL
CONDOMINIUMS
17 STORIES

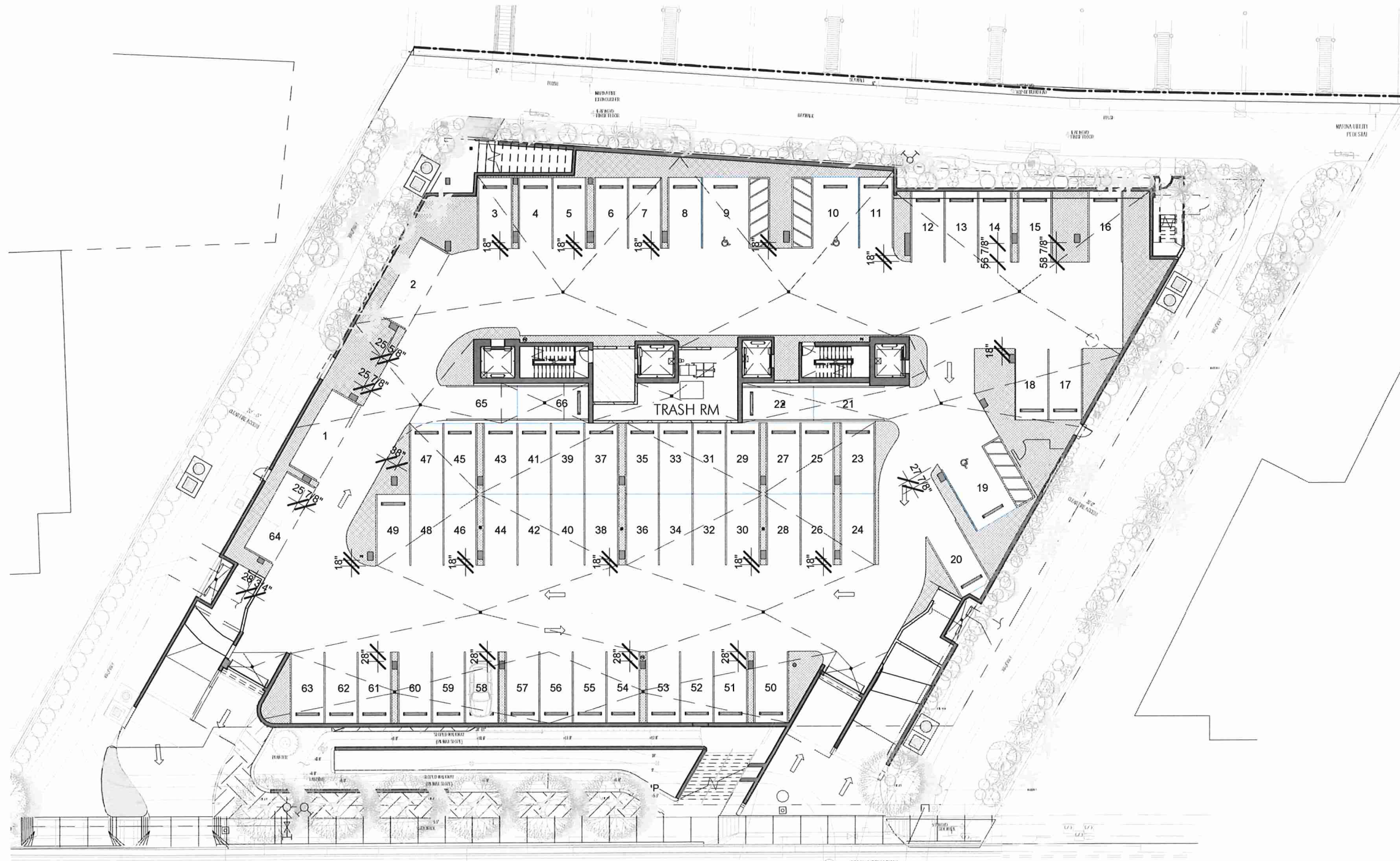
SIDE

INDIAN CREEK CLUB
AND MARINA
10 STORIES

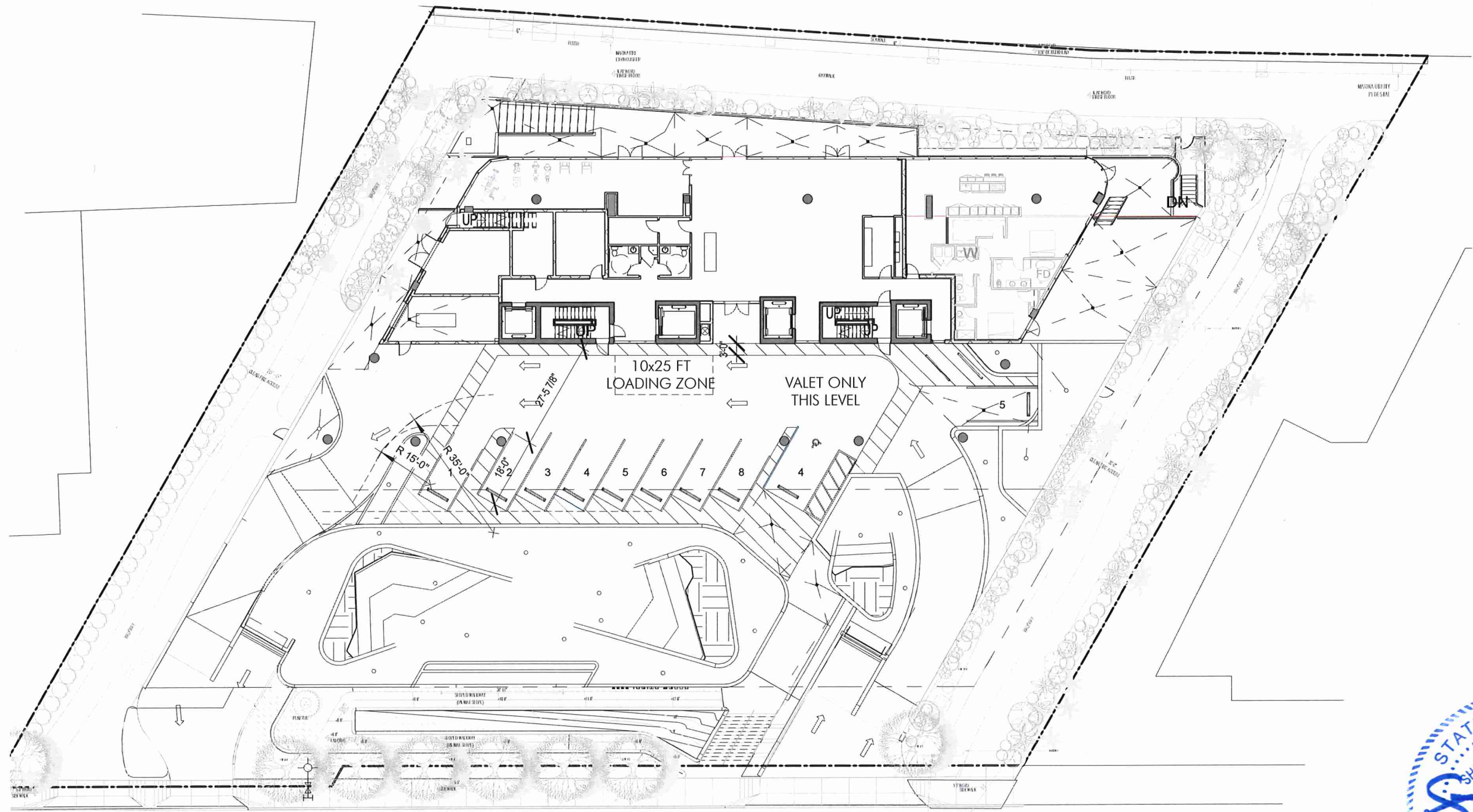
PODIUM FRONT SETBACK

① LEVEL 00 - BASEMENT
1" = 30'-0"



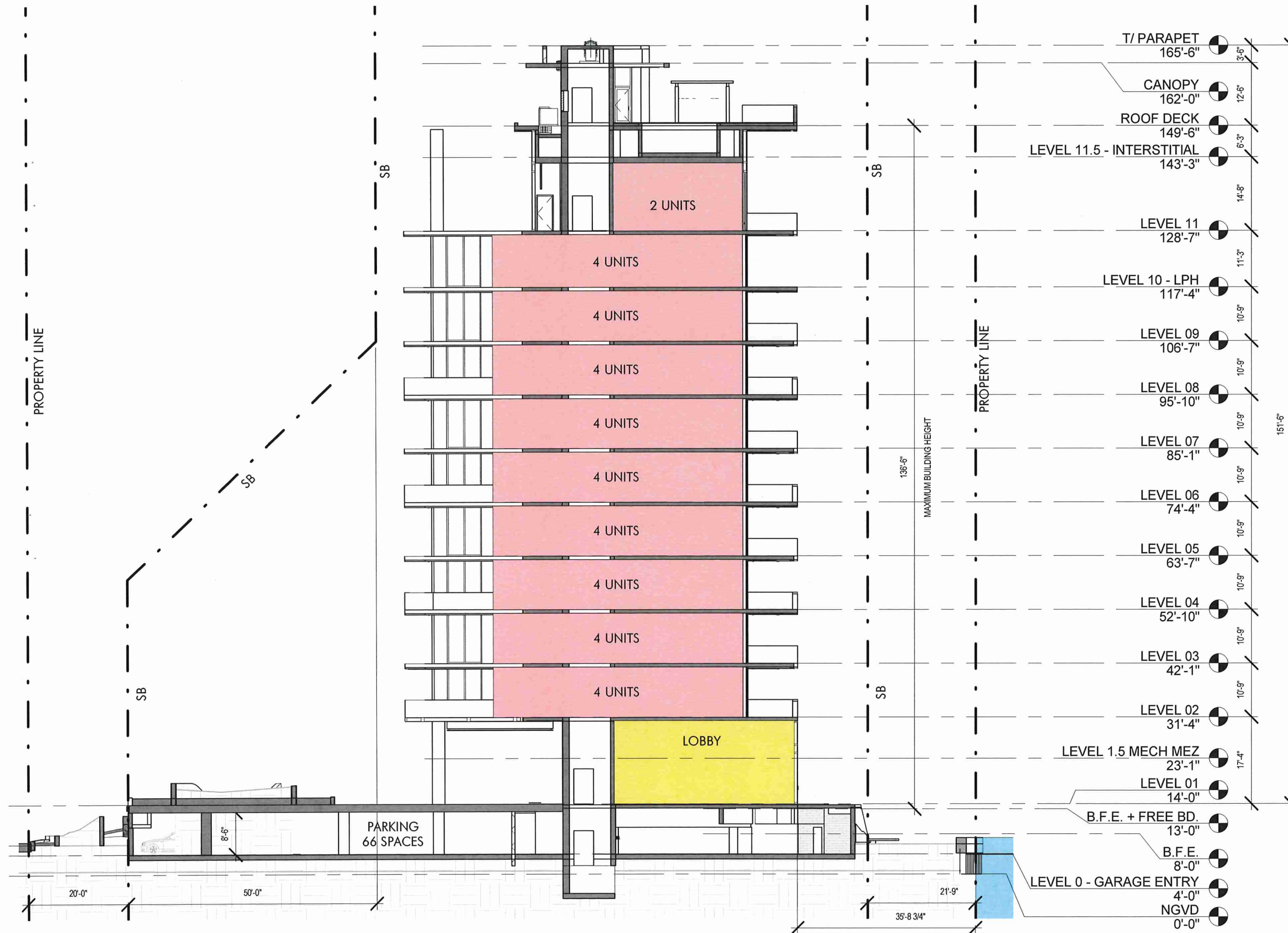


1 BASEMENT - COLUMN DRIVE CLEARANCE
1" = 30'-0"

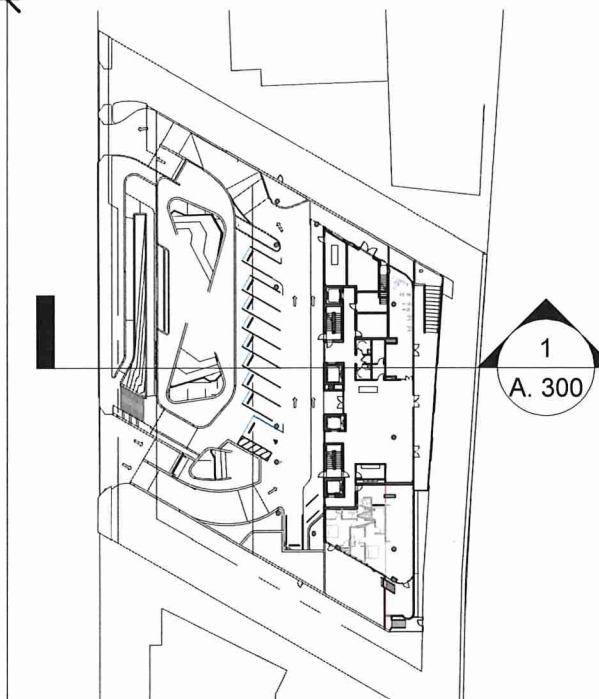


① LEVEL 01 - OVERALL PLAN
1" = 30'-0"



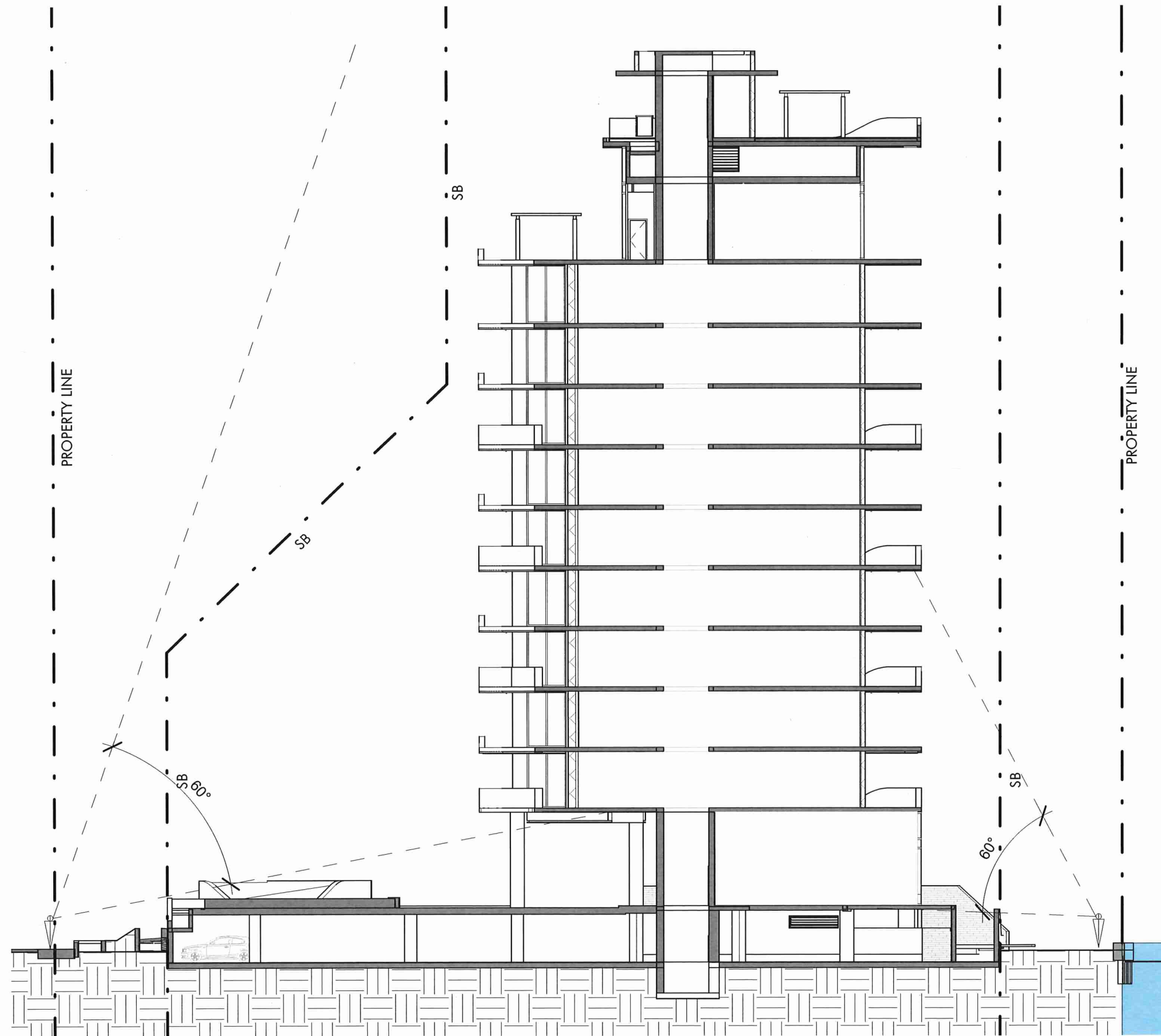


1 BUILDING SECTION
1" = 20'-0"



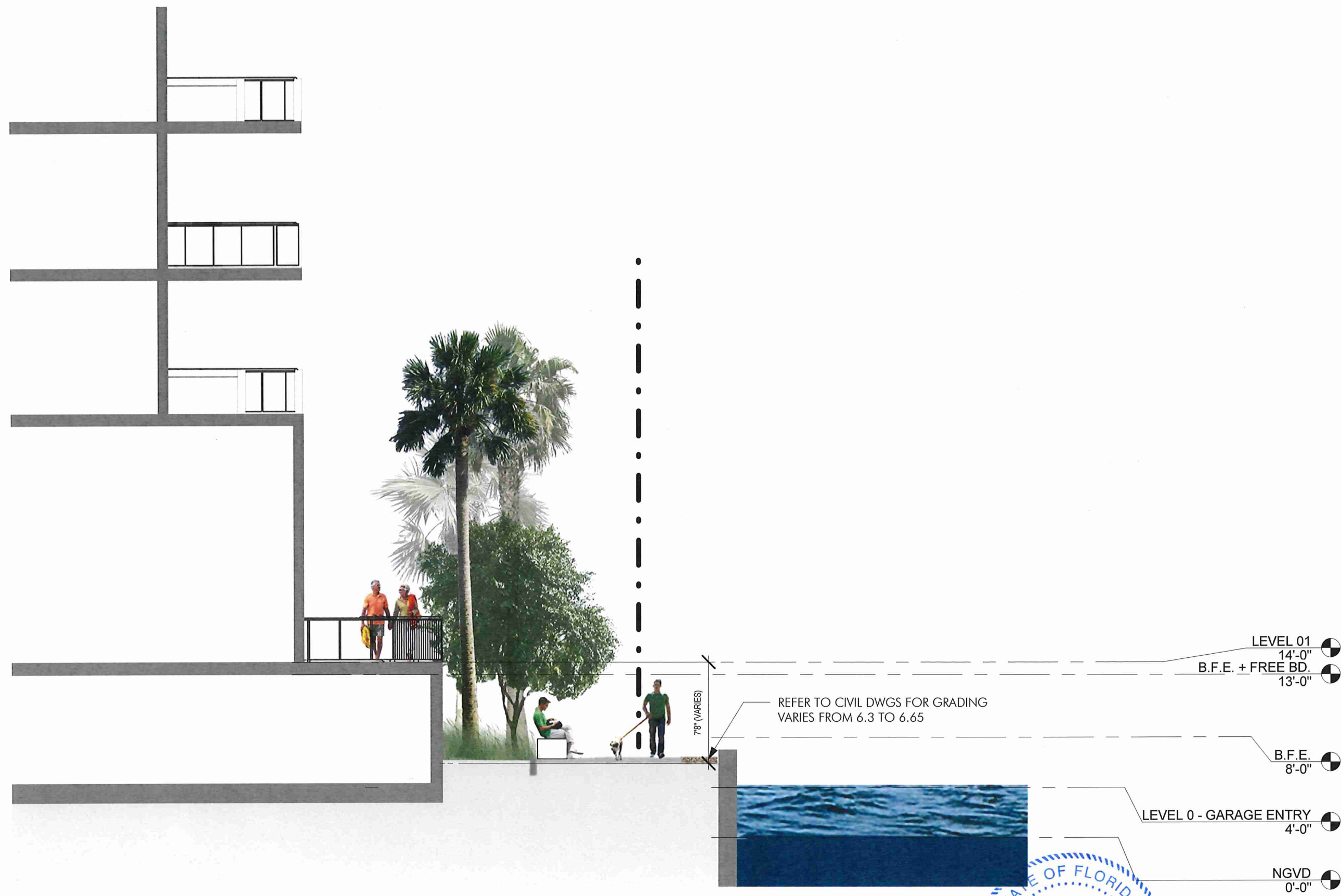
2 KEYPLAN
1" = 100'-0"





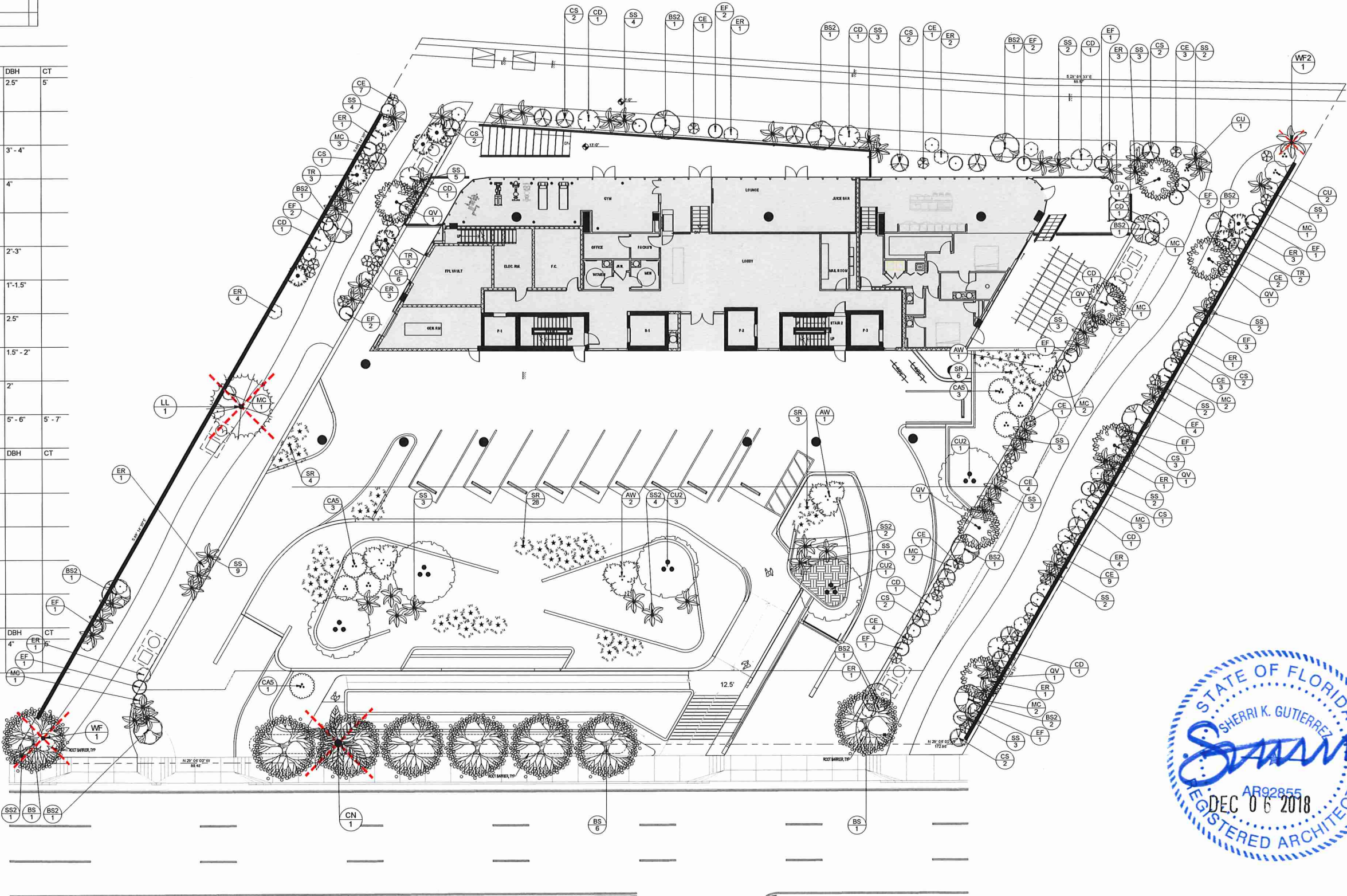
① LINE OF SIGHT
1" = 20'-0"





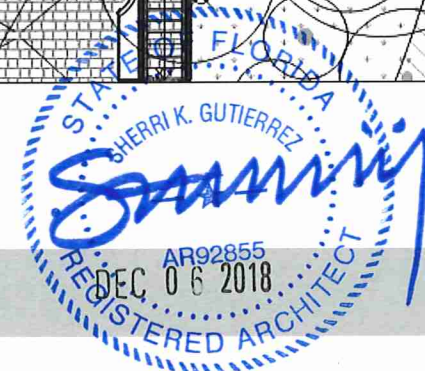
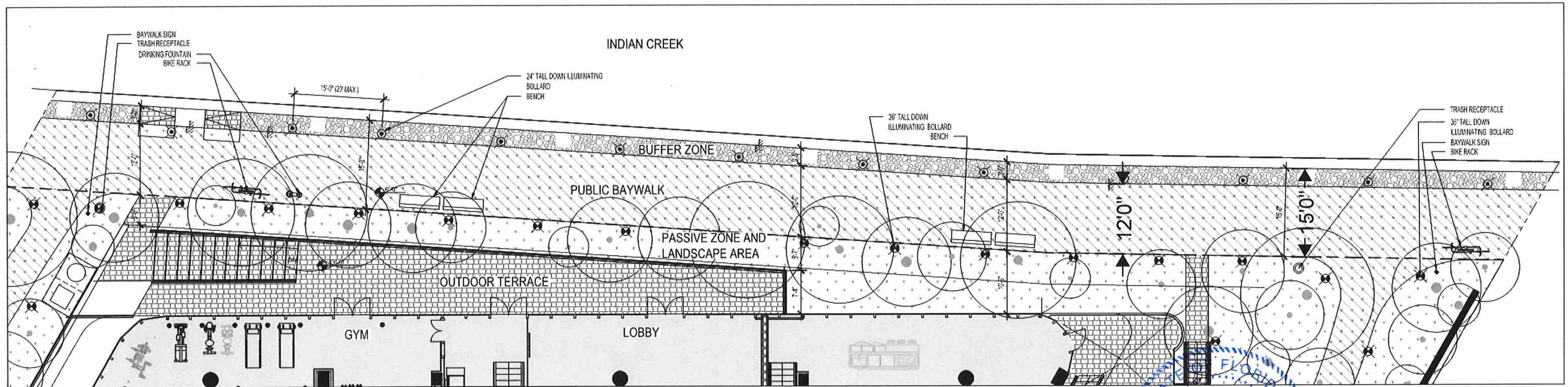
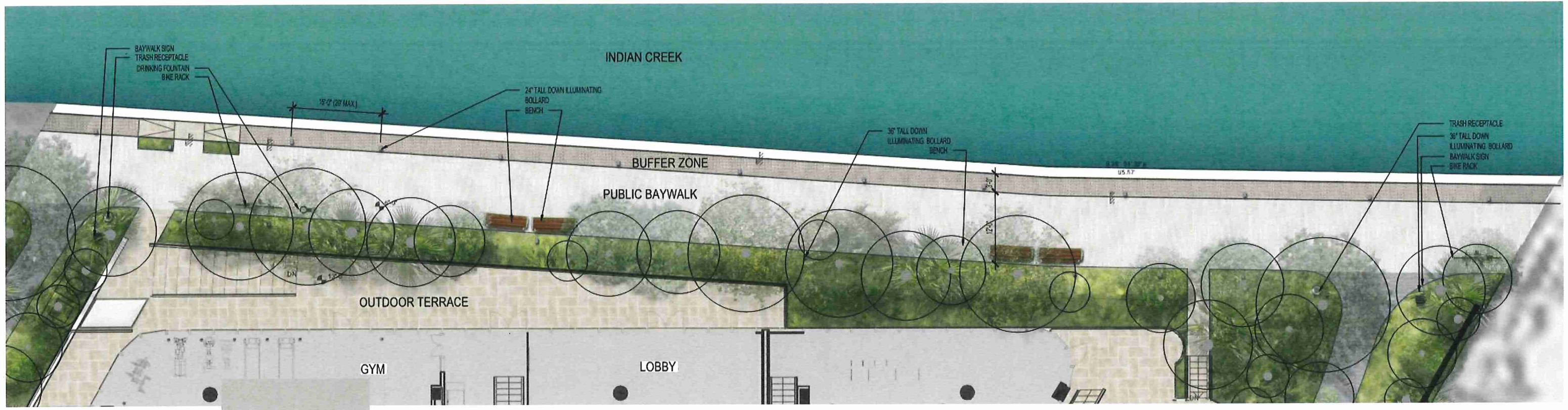
CANOPY CALCULATION										
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	CANOPY (SQ.FT.)	CONDITION	STATUS
	CN	1	Cocos nucifera	Coconut Palm	30'	20'	8"	314	GOOD	REMOVE
	LL	1	Leucaena leucocephala	Horse Tamarind	18'	18'	16"	254	INVASIVE	REMOVE
	WF	1	Washingtonia filifera	California Fan Palm	30'	15'	12"	177	GOOD	REMOVE
	WF2	1	Washingtonia filifera	California Fan Palm	9'	9'	3"	64	GOOD	REMOVE
TOTAL CANOPY SQ. FT. REMOVED								809		

PLANT SCHEDULE									
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	CT	
	BS2	12	Bursera simaruba	Gumbo Limbo	12' - 14'	8' - 10'	2.5"	5'	
	CAS	7	Clusia rosea 65 gal, Multi-trunk	Autograph Tree	8' - 10'	6' - 8'			
	CD	10	Coccoloba diversifolia 65 gal, Standard	Pigeon Plum	14' - 16'	5' - 7'	3" - 4"		
	CU2	5	Coccoloba uvifera 200 gal	Sea Grape	16' - 18'	15' - 20'	4"		
	CU	3	Coccoloba uvifera 30 gal Multi-Trunk	Sea Grape	6' - 8'	5' - 6'			
	CE	44	Conocarpus erectus 25 gal, Bush	Buttonwood	6' - 8'	3' - 4'	2" - 3"		
	CS	19	Conocarpus erectus 'Sericeus' 45 gal, Multi, Bush	Silver Buttonwood	9' - 10'	5' - 6'	1" - 1.5"		
	EF	25	Eugenia foetida 25 gal, Bush	Spanish Stopper	8' - 10'	4' - 5'	2.5"		
	ER	27	Eugenia rhombea 25 gal, Bush	Red Stopper	6' - 8'	3' - 4'	1.5" - 2"		
	MC	19	Myrcianthes fragrans 45 gal, Bush	Simpson's Stopper	10' - 12'	4' - 6'	2"		
	QV	7	Quercus virginiana 100 gal	Southern Live Oak	14' - 18'	10' - 12'	5" - 6"	5' - 7'	
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	CT	
	AW	4	Acoelorrhaphes wrightii 45 gal	Paurois Palm	6' - 8'	6' - 10'			
	SS	57	Sabal palmetto	Cabbage Palmetto	10' - 20' W				
	SS2	7	Sabal palmetto Character, Collected, C/S-Curved	Cabbage Palmetto	14' - 18'	5' - 7'			
	SR	41	Serenoa repens 65 gal	Saw Palmetto	5' - 6'	5'			
	TR	8	Thrinax radiata 30 gal	Florida Thatch Palm	5' - 6'	6'			
STREET TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	CT	
	BS	8	Bursera simaruba	Gumbo Limbo	15' OA	15'	4"		



CANOPY CREDIT FORMULA		
REPLACEMENT CANOPY TYPE	MIN. HEIGHT AT PLANTING	CANOPY CREDIT (SQ.FT.)
SHADE TREE 1	12" OAH*	500
SHADE TREE 2	8" OAH	300
PALM 1	10" CT	300
PALM 2	3" CT	100
SMALL TREE	6" OAH	200
*OAH: OVER ALL HEIGHT CT: CLEAR TRUNK		







PROPOSED

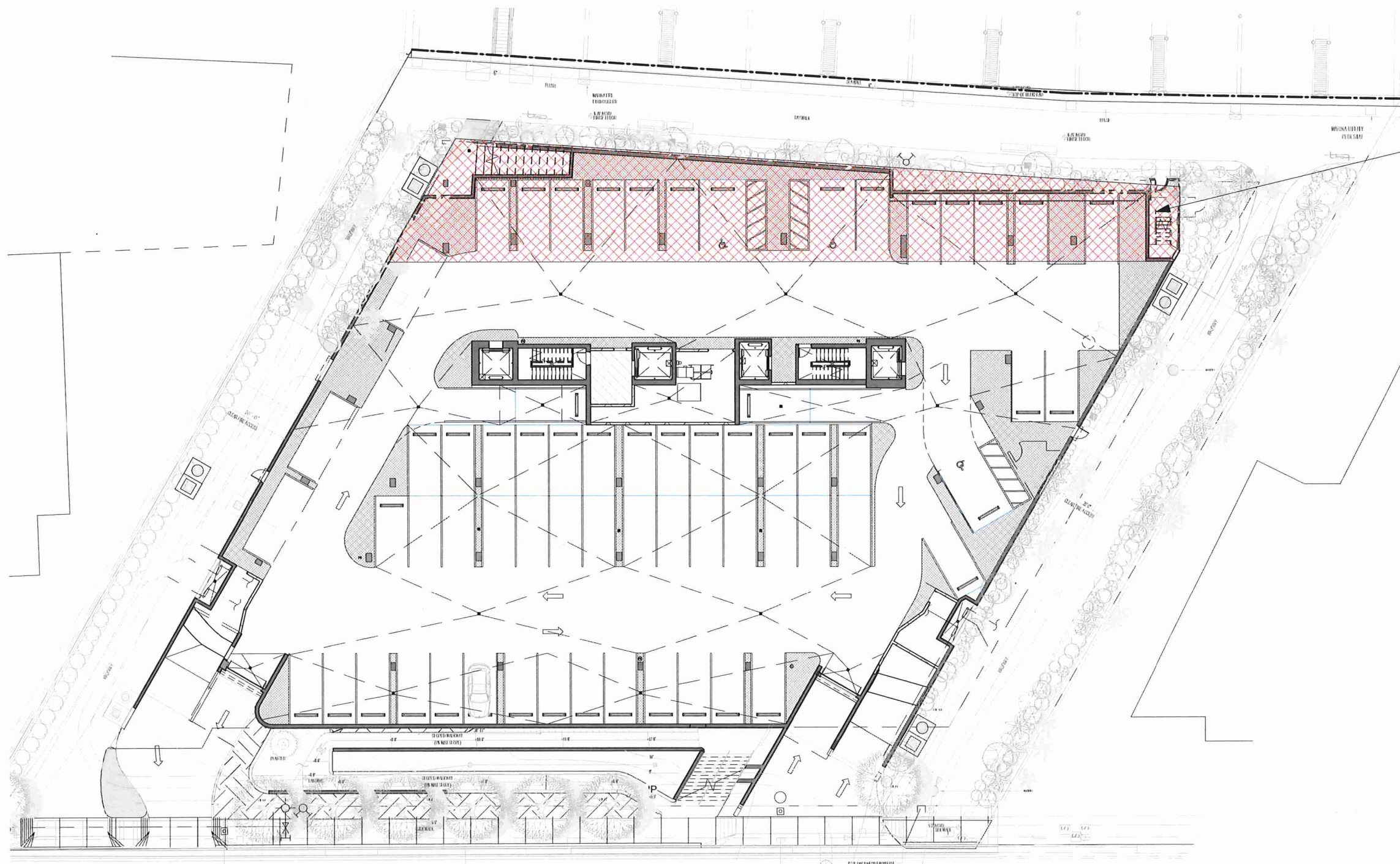
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INDIAN CREEK, LLC

RENDERING

DATE: 11/29/2018

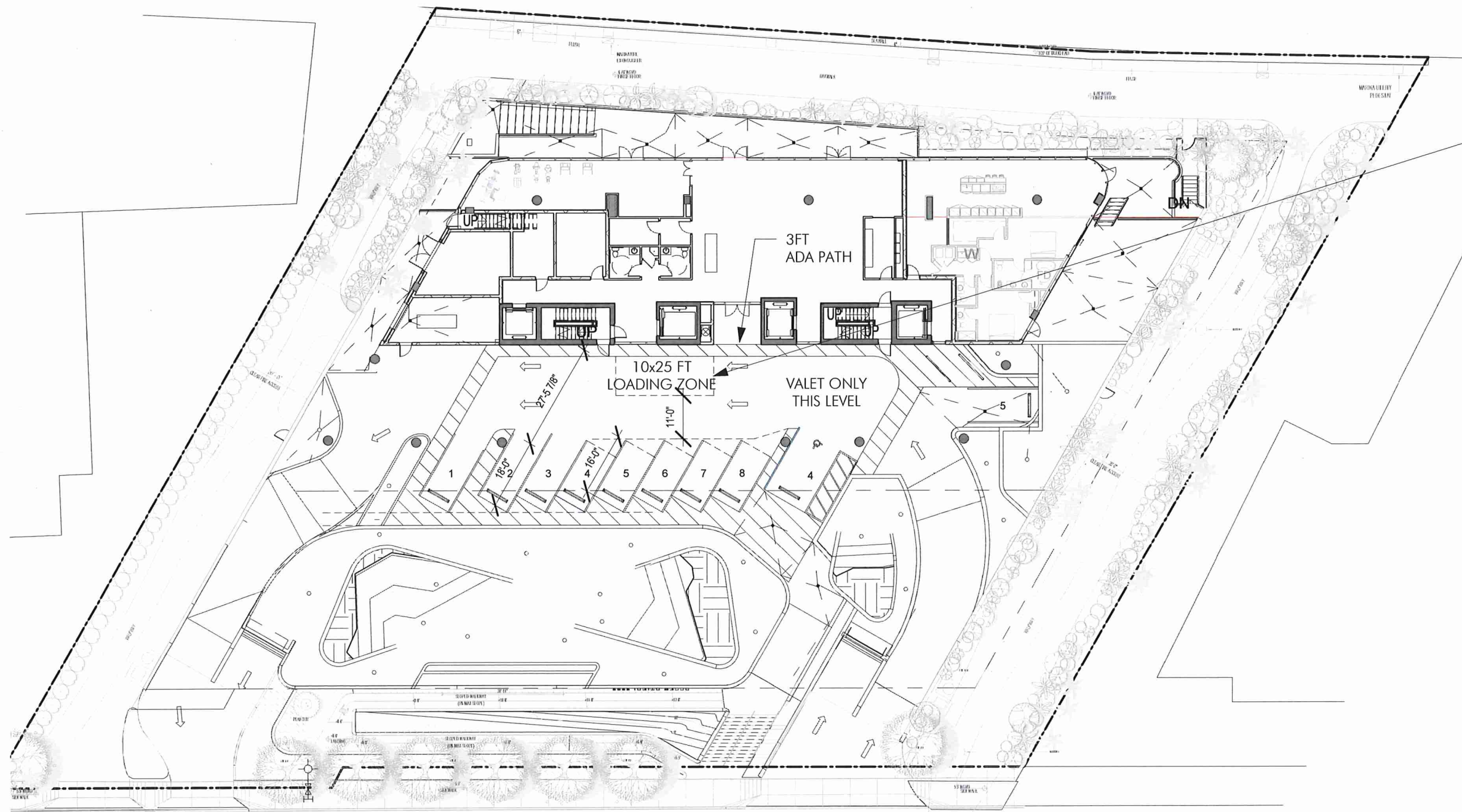
A.901



VARIANCE 01
ELIMINATE
HABITABLE LINER

1 VARIANCE - RESIDENTIAL LINER
1" = 30'-0"





VARIANCE 02
ELIMINATE REQUIREMENT
THAT LOADING MUST BE
ENCLOSED

ALL GROUND FLOOR
PARKING SPACES ARE VALET

1 VARIANCE - LOADING
1" = 30'-0"

