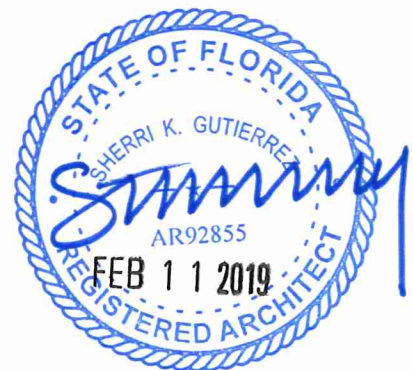
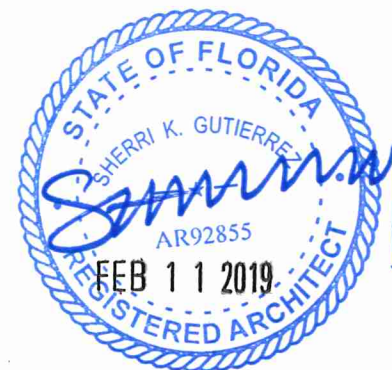


6800 INDIAN CREEK

MIAMI BEACH FL



DRB APPROVED



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

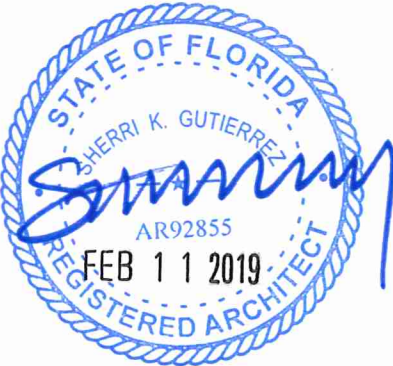
	REQUIRED	PROVIDED
<u>RESIDENTIAL</u> 1.5 PER 550-999 SF UNIT 1.75 PER 1,000-1200 SF UNIT 2 PER UNITS ABOVE 1,200 SF	2 X 30 UNITS=60 SPACES	60 SPACES
<u>GUEST</u> 10% TOTAL RESIDENTIAL SPACES	10% OF 60=6 SPACES	6 SPACES
TOTAL	66 SPACES	66 SPACES
<u>ACCESSIBLE SPACES:</u> 3 PER 51 TO 75 TOTAL SPACES PER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

IV. LOADING REQUIREMENTS

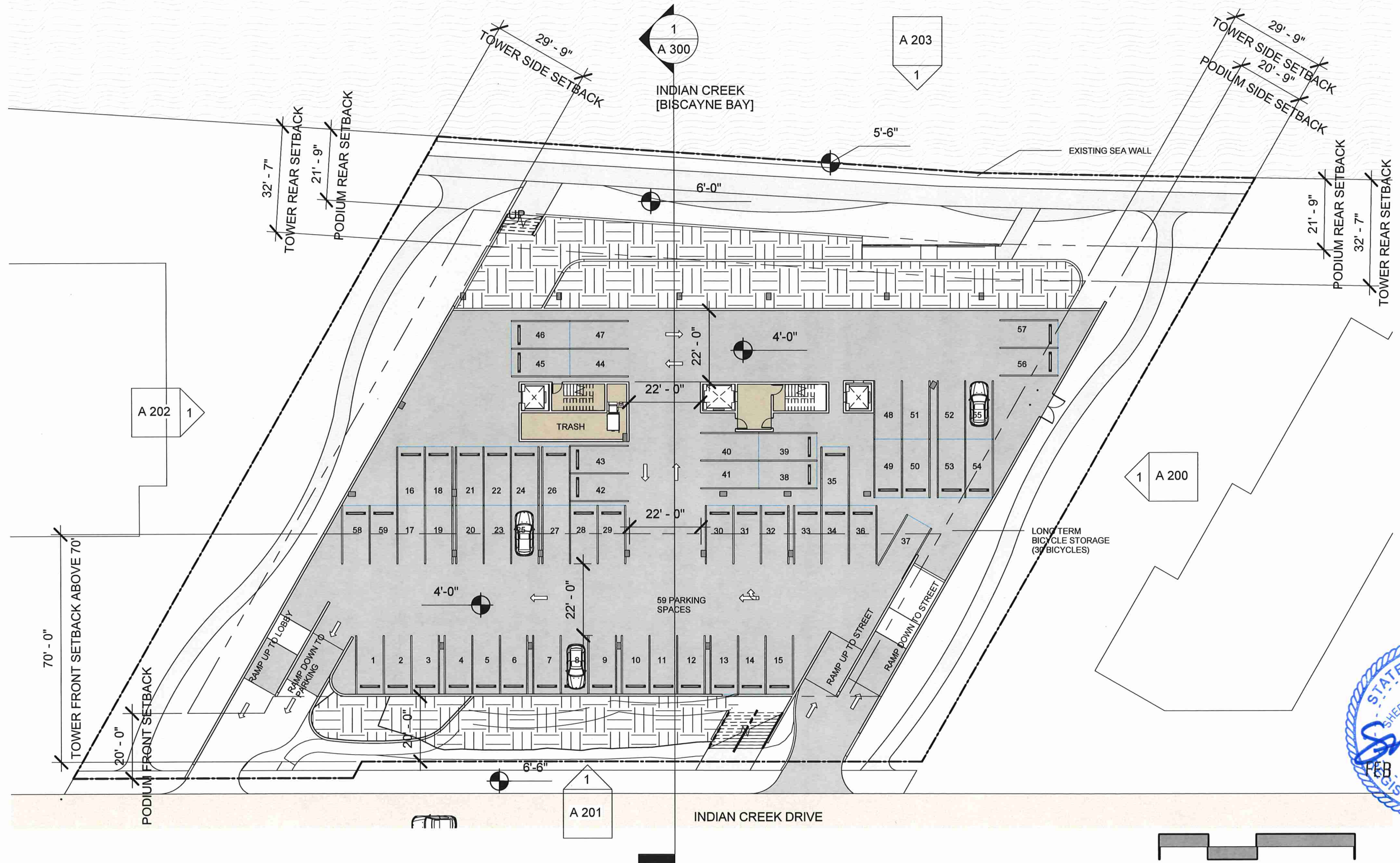
	REQUIRED	PROVIDED
<u>RESIDENTIAL</u> ARTICLE IV. - OFF-STREET LOADING SEC. 130 - 101 - SPACE REQUIREMENTS	NOT REQUIRED FOR BUILDINGS WITH LESS THAN 37 UNITS	0

V. BICYCLE PARKING

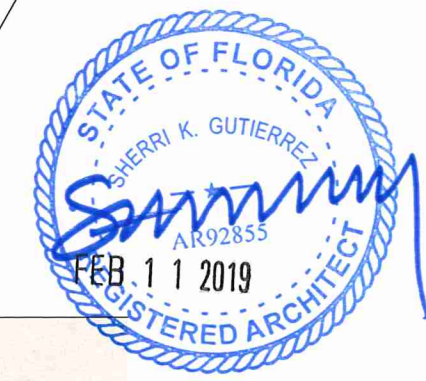
	REQUIRED	PROVIDED
<u>MULTI FAMILY RESIDENTIAL</u> SHORT - TERM (BICYCLE RACKS)	4 SPACES	4
LONG - TERM	1 PER UNIT	30
TOTAL	-	34



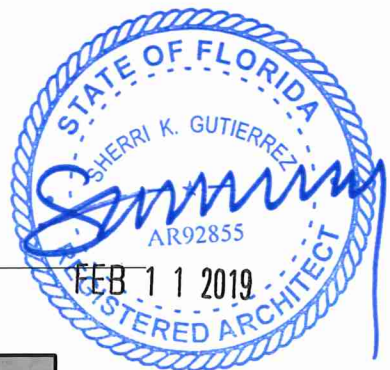
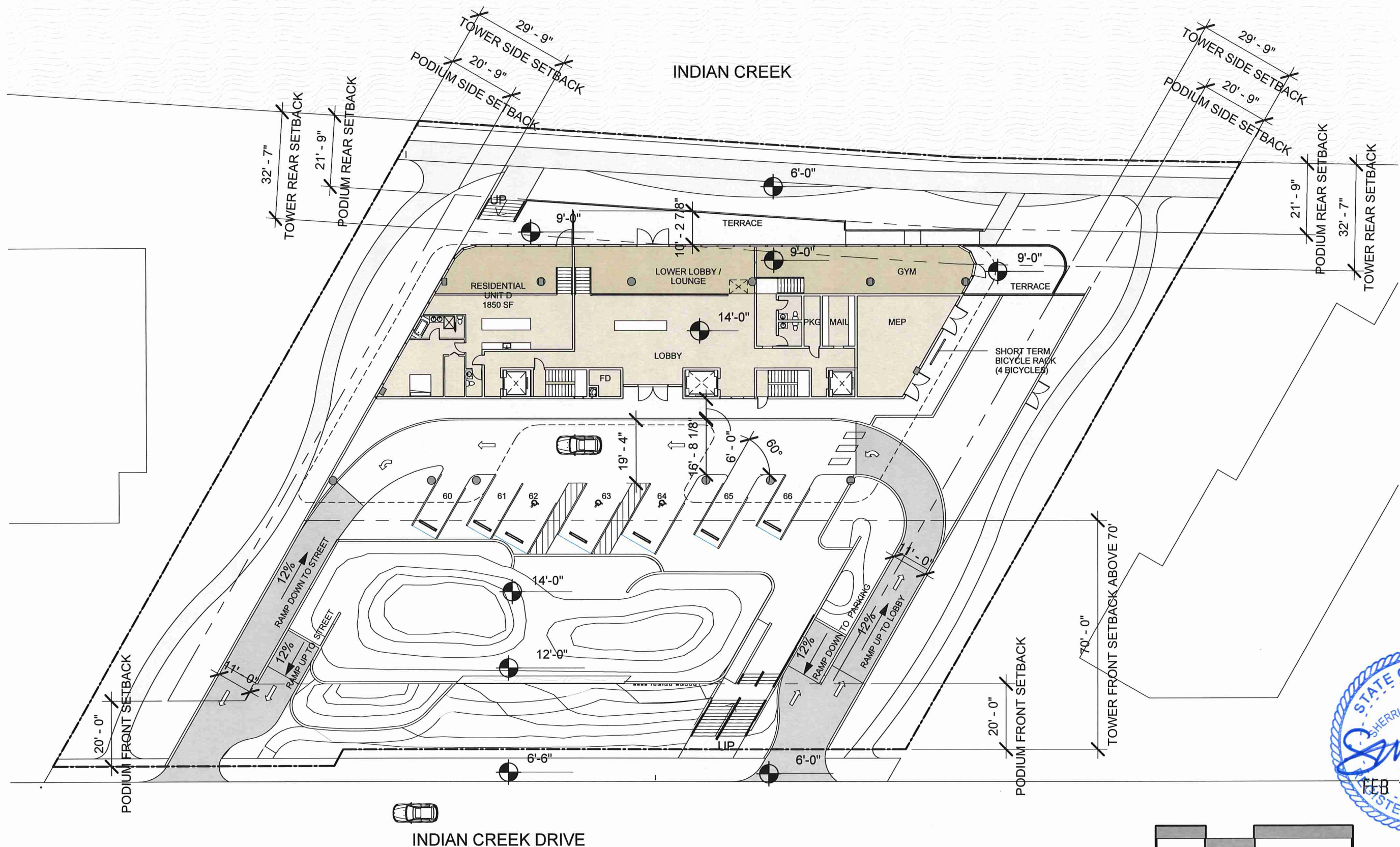
DRB APPROVED

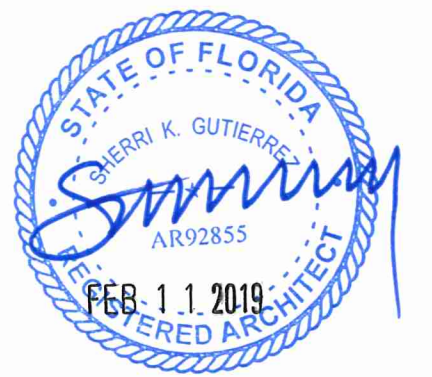
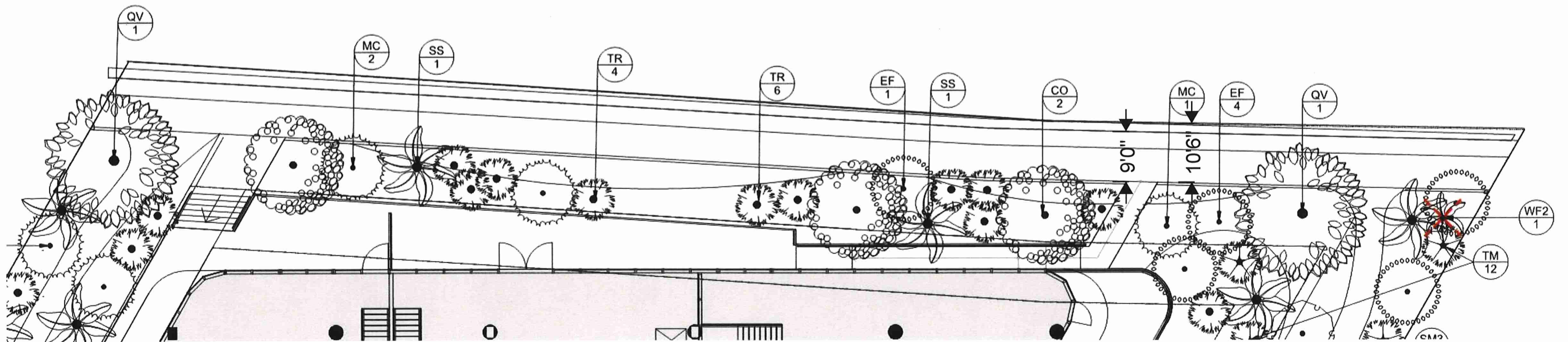


① Level 0 BASEMENT
1" = 30'-0"



DRB APPROVED







① WEST
1" = 20'-0"

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6800 INDIAN CREEK

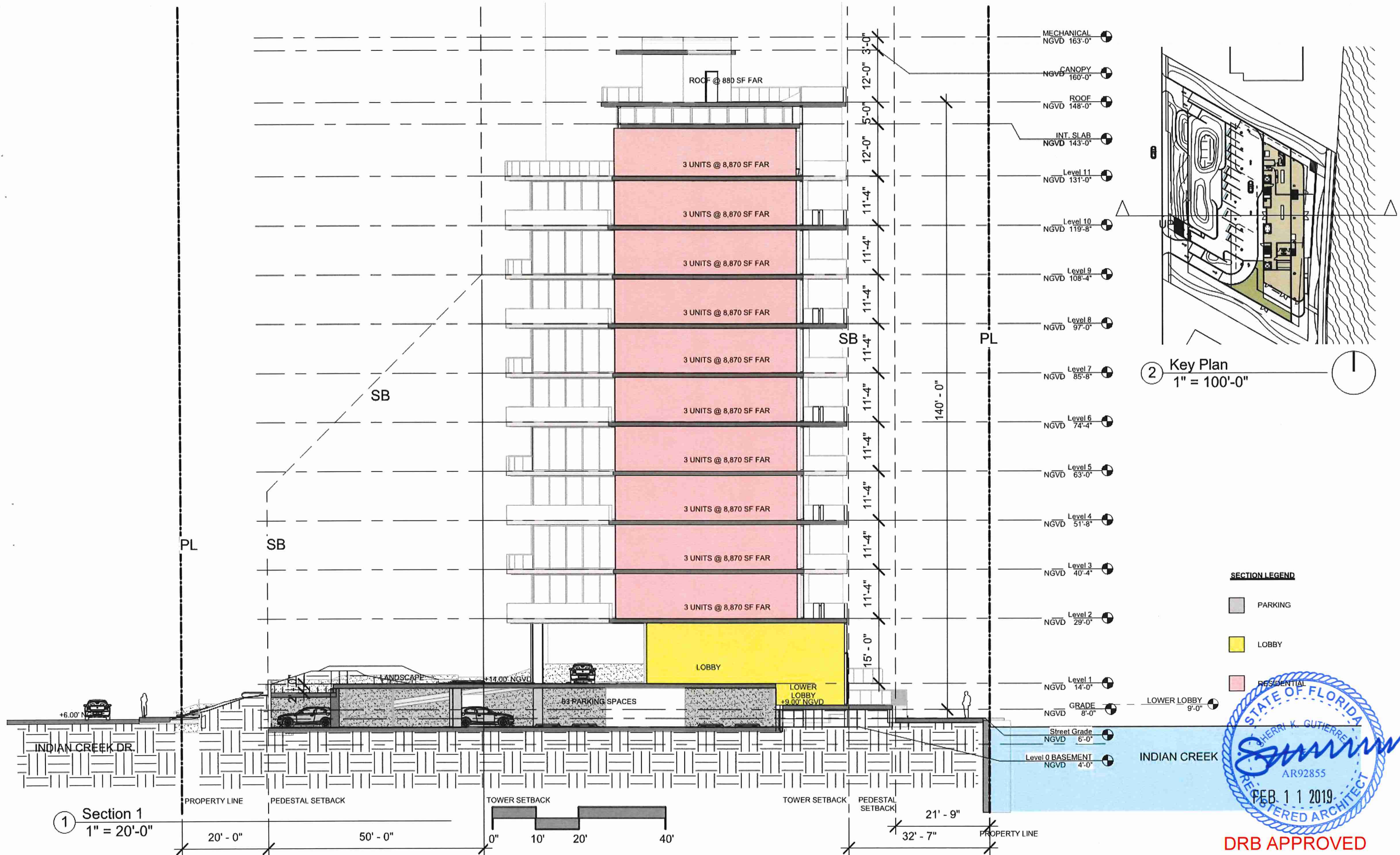
WEST ELEVATION



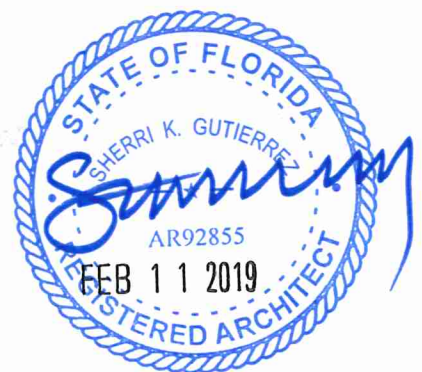
DRB APPROVED

DATE: 12.28.2015

A 203



PROPOSED



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	-	-
TYPE A	- 2,845 SF	9
TYPE B	- 1,386 SF	9
TYPE C	- 918 SF	9
TYPE D	- 2,422 SF	9
TYPE E	- 1,799 SF	1
TYPE PH-1	- 2,540 SF	1
TYPE PH-2	- 2,279SF	1
TOTAL	- 74,757 SF	39 UNITS

II. SETBACKS & YARDS REQUIREMENTS

	REQUIRED	PROVIDED
PEDESTAL [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')
TOWER SETBACKS [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

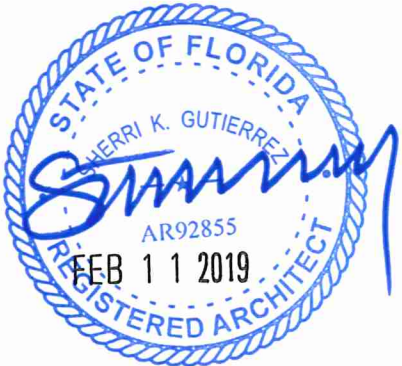
	REQUIRED PARK'G SPACES	PROVIDED
RESIDENTIAL		
UNIT TYPE A	- 2,845 SF	2 / UNIT * 9 = 18
UNIT TYPE B	- 1,386 SF	1 / UNIT * 9 = 9
UNIT TYPE C	- 918 SF	1 / UNIT * 9 = 9
UNIT TYPE D	- 2,422 SF	2 / UNIT * 9 = 18
UNIT TYPE E	- 1,799 SF	2 / UNIT * 1 = 2
UNIT TYPE PH-1	- 2,540 SF	2 / UNIT * 1 = 2
UNIT TYPE PH-2	- 2,279 SF	2 / UNIT * 1 = 2
TOTAL		60.....60 SPACES
GUEST PARKING 10%		60 * 10% = 6.....6 SPACES
TOTAL REQUIRED	66 SPACES	70 SPACES
ACCESSIBLE SPACES: 3 PER 51 TO 75 TOTAL SPACES PER FBC - ACCESSIBILITY 2010 TABLE 208.2 PARKING SPACES	3 SPACES	3 SPACES WITHIN THE TOTAL 70 SPACES

IV. LOADING REQUIREMENTS

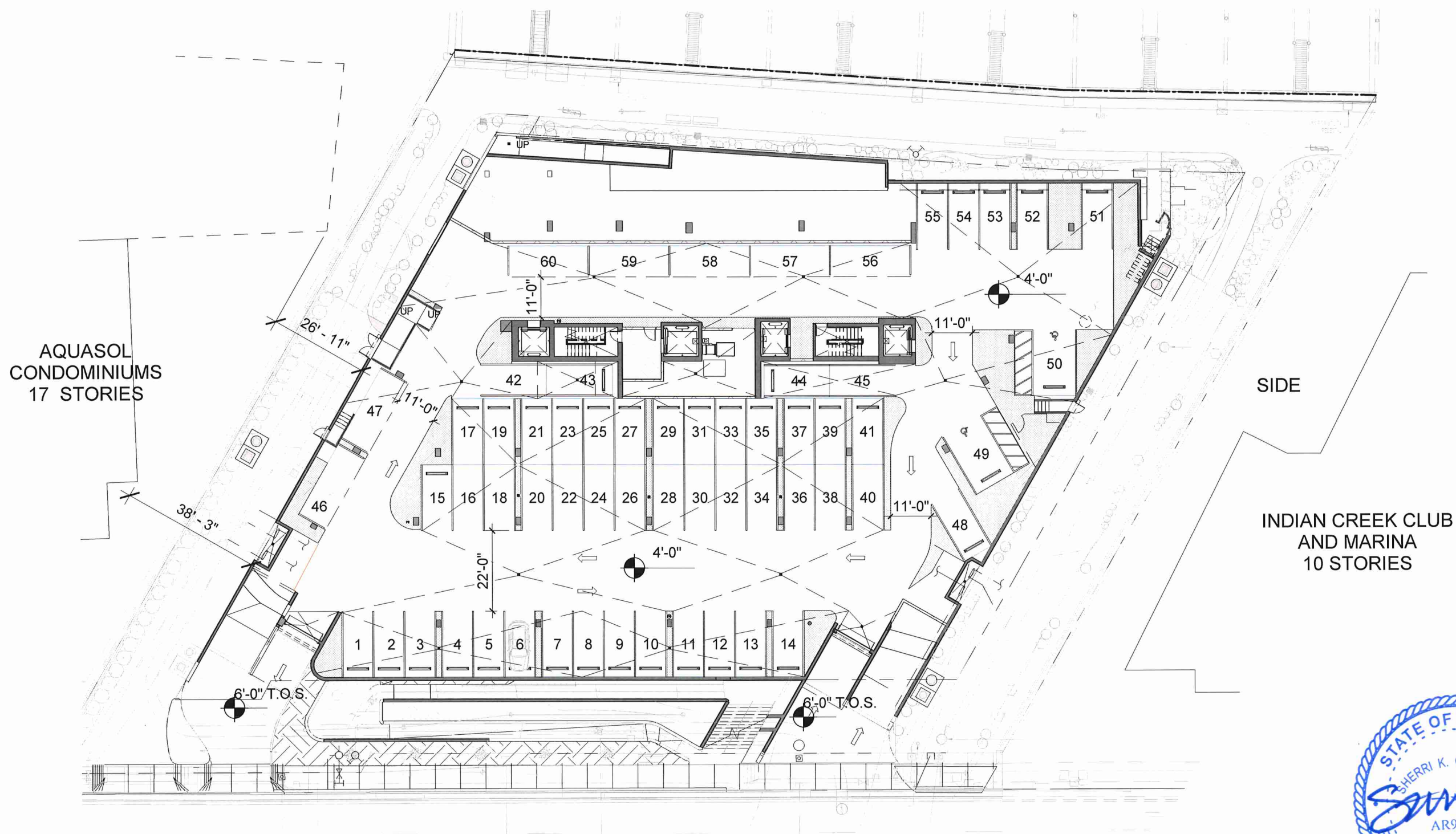
	REQUIRED	PROVIDED
RESIDENTIAL ARTICLE IV. - OFF-STREET LOADING SEC. 130 - 101 - SPACE REQUIREMENTS JANUARY 2016	0	0 VARIANCE APPROVED 02/06/2019

V. BICYCLE PARKING

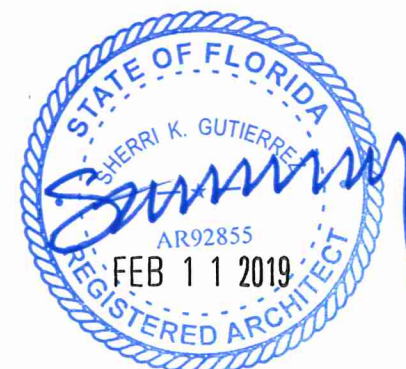
	REQUIRED	PROVIDED
MULTI FAMILY RESIDENTIAL SHORT - TERM (BICYCLE RACKS)	4 SPACES	4
LONG - TERM	1 PER UNIT	39
TOTAL	-	43



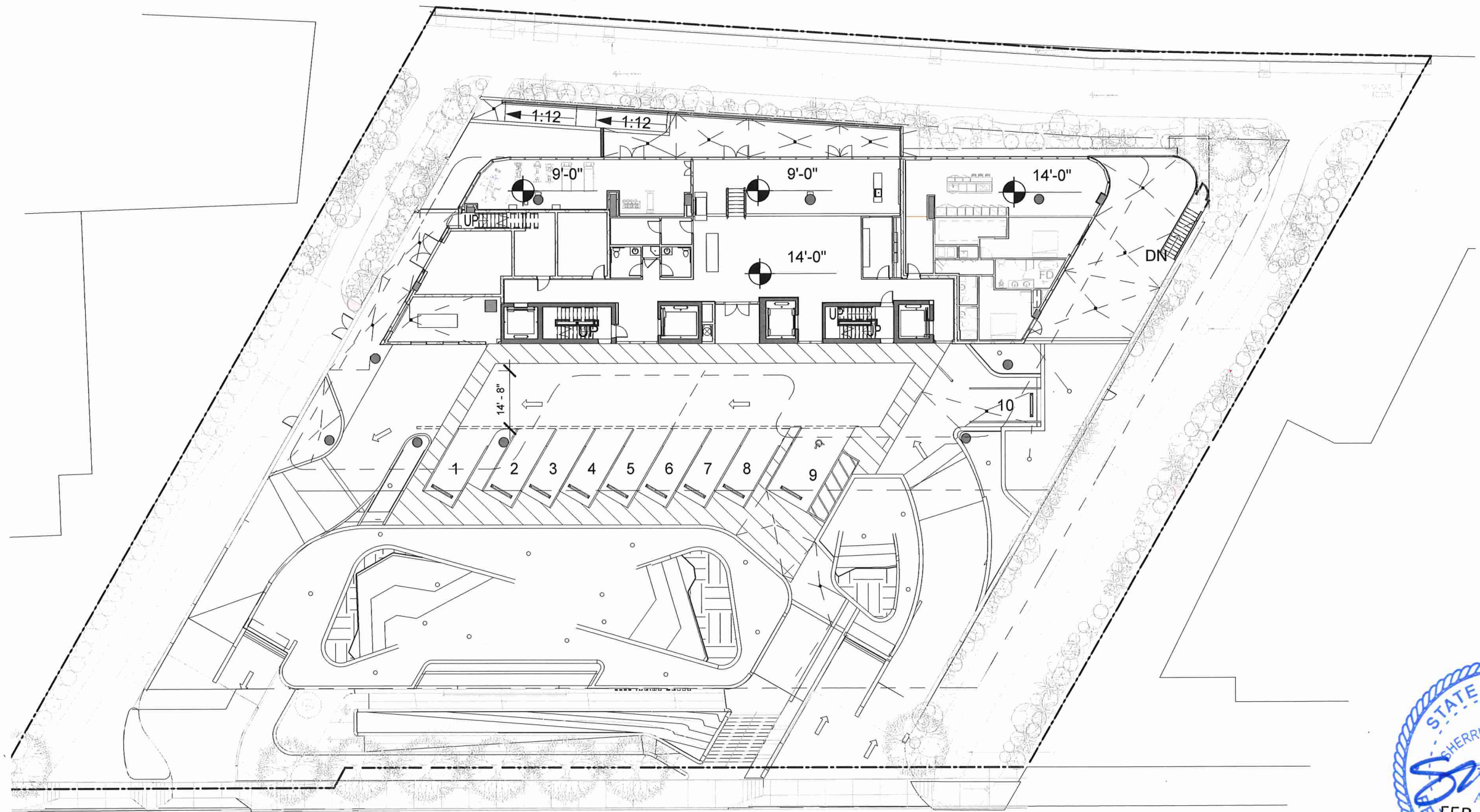
PROPOSED



① LEVEL 00 - BASEMENT
1" = 30'-0"



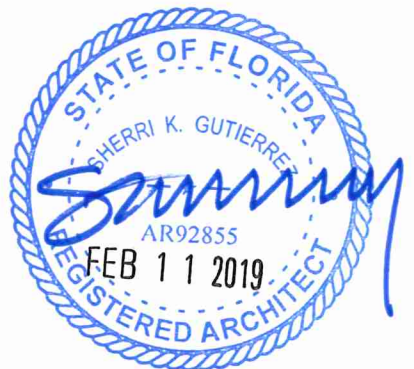
PROPOSED

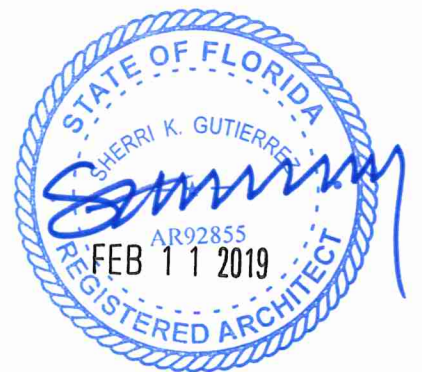
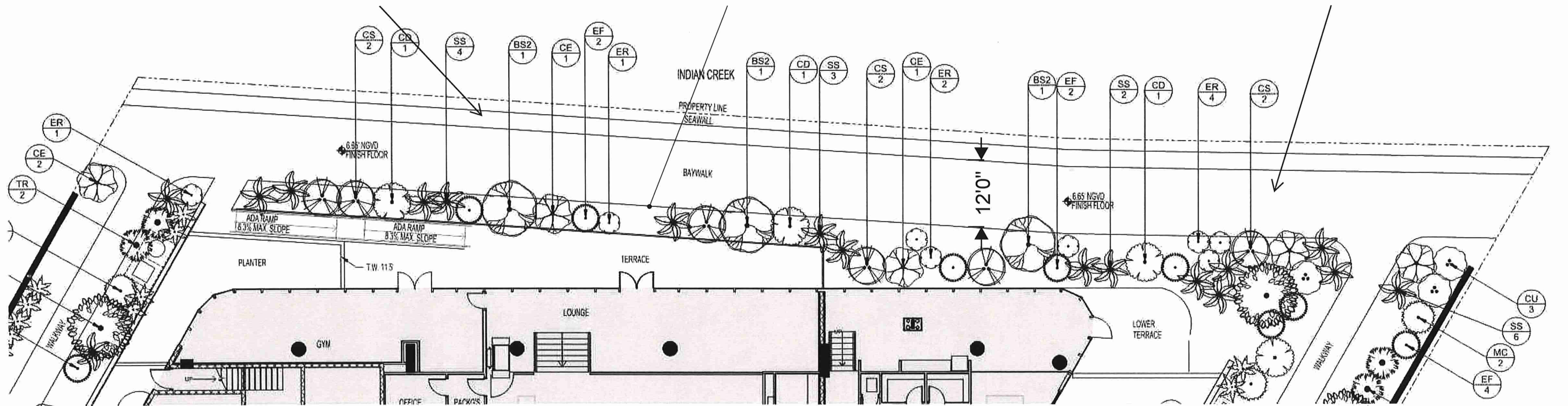


① LEVEL 01 - OVERALL PLAN
1" = 30'-0"

LOBBY FLOOR ELEVATION:

APPROVED: +9.00' NGVD (BFE +1' FB) LOWER | +14.00' NGVD (BFE +5' FB+ 1') UPPER
 PROPOSED +9.00' NGVD (BFE +1' FB) LOWER | +14.00' NGVD (BFE +5' FB+ 1') UPPER
 +14 NGVD (BFE +5' FB+1') UNIT E







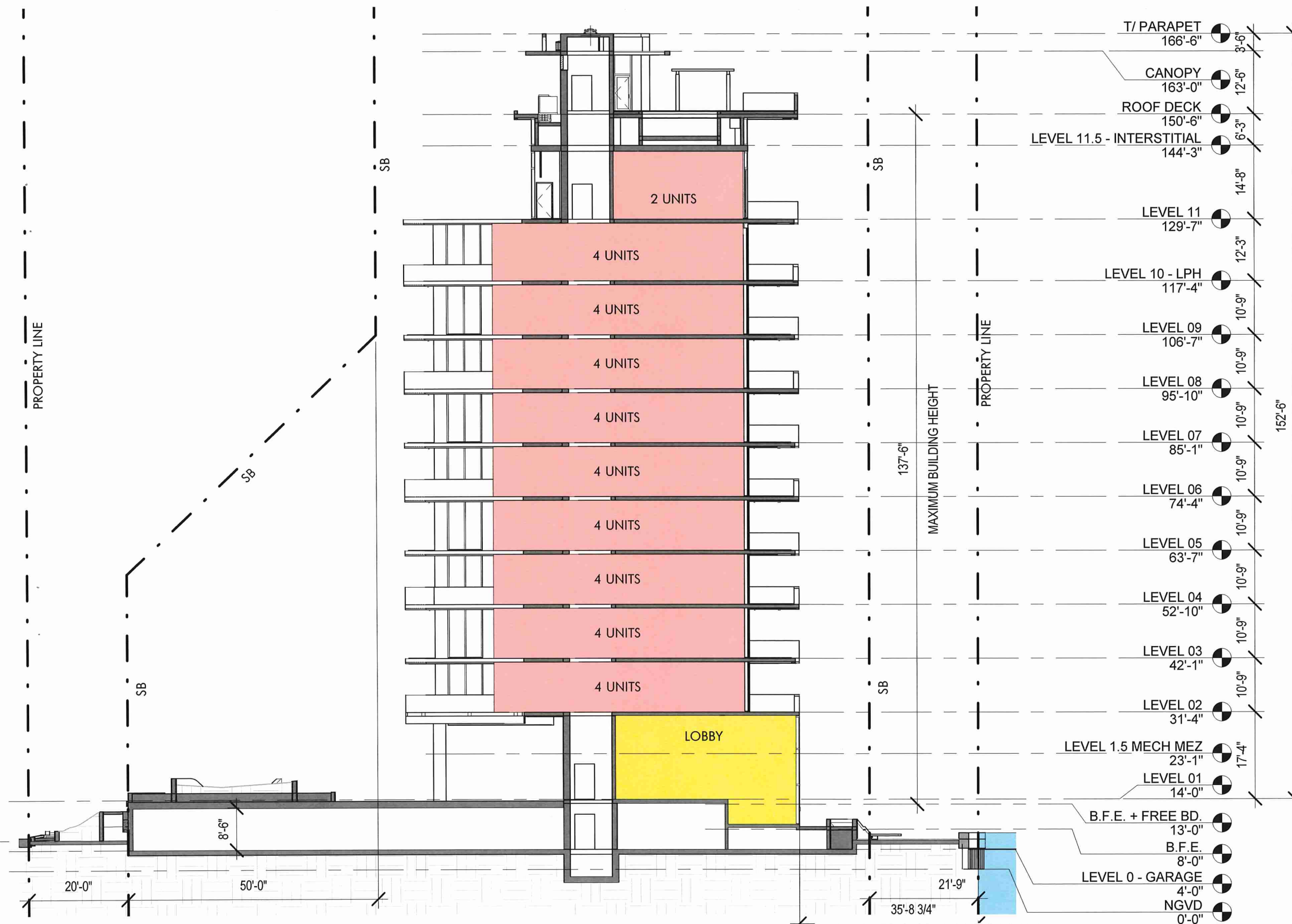
① WEST ELEVATION
1" = 20'-0"

STATE OF FLORIDA
CHERRI K. GUTIERREZ
ARCHITECT
AR92855
FEB 11 2019

LOBBY FLOOR ELEVATION:

APPROVED: +9.00' NGVD (BFE +1' FB) LOWER | +14.00' NGVD (BFE +5' FB+ 1') UPPER
PROPOSED +9.00' NGVD (BFE +1' FB) LOWER | +14.00' NGVD (BFE +5' FB+ 1') UPPER
+14 NGVD (BFE +5' FB+1') UNIT E

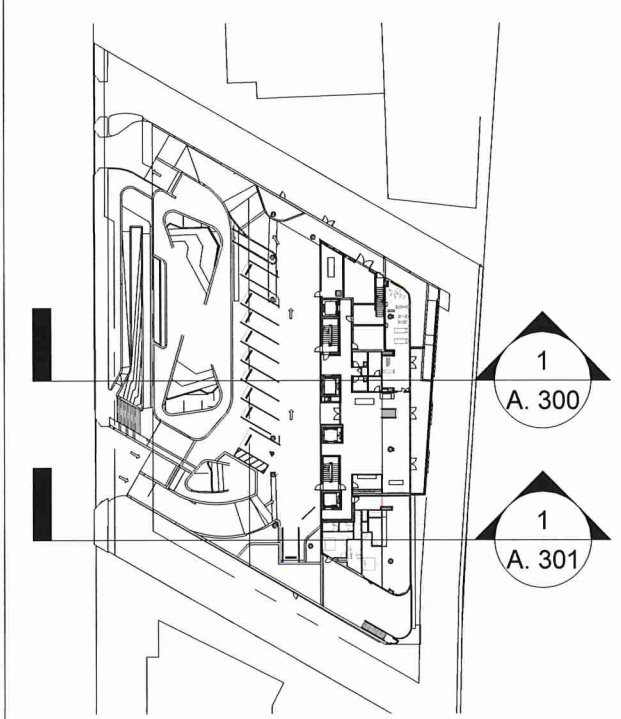
PROPOSED



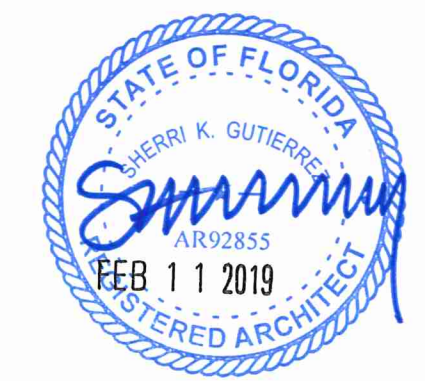
1 BUILDING SECTION AT LOBBY
1" = 20'-0"

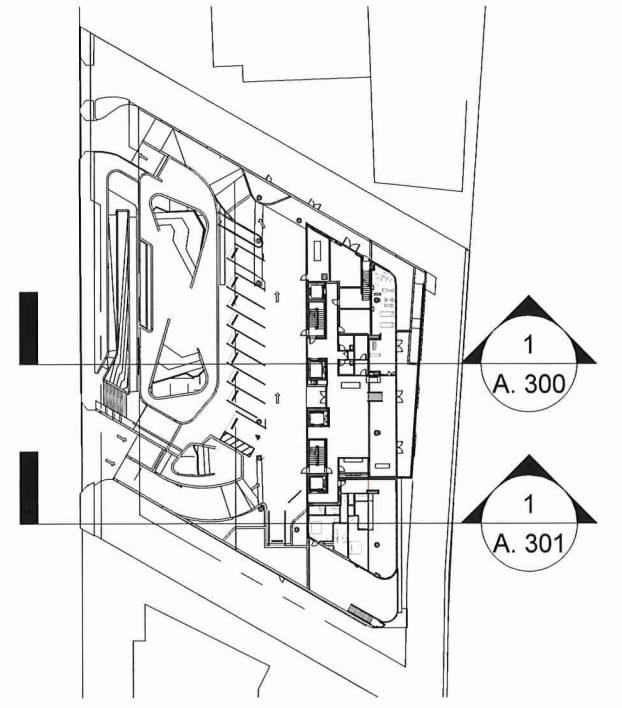
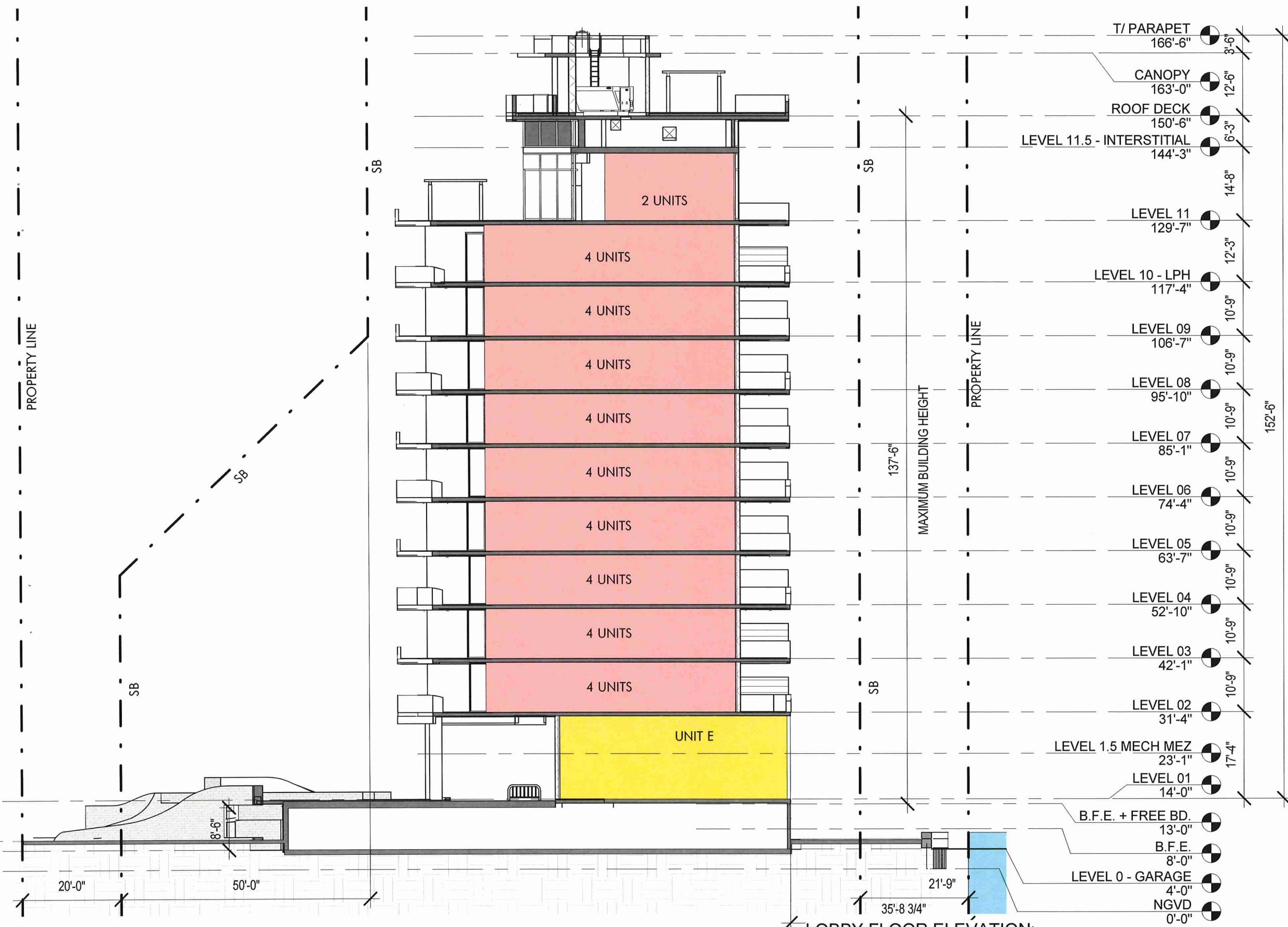
T/ PARAPET	166'-6"	3'-6"
CANOPY	163'-0"	12'-6"
ROOF DECK	150'-6"	6'-3"
LEVEL 11.5 - INTERSTITIAL	144'-3"	14'-8"
LEVEL 11	129'-7"	12'-3"
LEVEL 10 - LPH	117'-4"	10'-9"
LEVEL 09	106'-7"	10'-9"
LEVEL 08	95'-10"	10'-9"
LEVEL 07	85'-1"	10'-9"
LEVEL 06	74'-4"	10'-9"
LEVEL 05	63'-7"	10'-9"
LEVEL 04	52'-10"	10'-9"
LEVEL 03	42'-1"	10'-9"
LEVEL 02	31'-4"	10'-9"
LEVEL 1.5 MECH MEZ	23'-1"	17'-4"
LEVEL 01	14'-0"	
B.F.E. + FREE BD.	13'-0"	
B.F.E.	8'-0"	
LEVEL 0 - GARAGE	4'-0"	
NGVD	0'-0"	

LOBBY FLOOR ELEVATION:
 APPROVED: +9.00' NGVD (BFE +1' FB) LOWER | +14.00' NGVD (BFE +5' FB+ 1') UPPER
 PROPOSED +9.00' NGVD (BFE +1' FB) LOWER | +14.00' NGVD (BFE +5' FB+ 1') UPPER
 +14 NGVD (BFE +5' FB+1') UNIT E

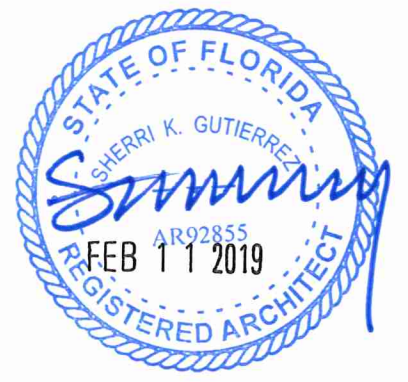


2 KEYPLAN
1" = 100'-0"



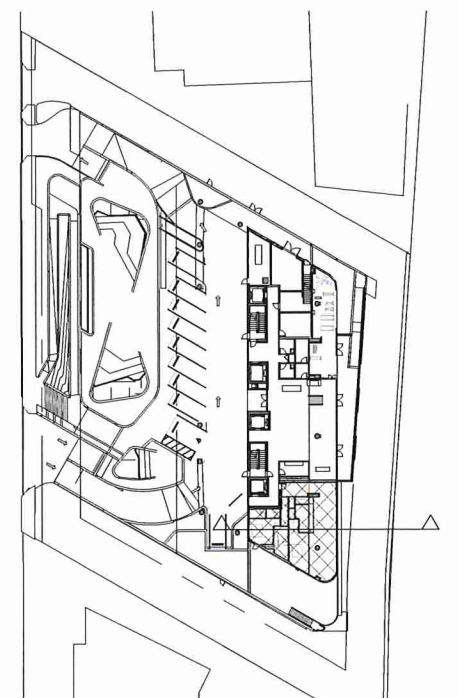
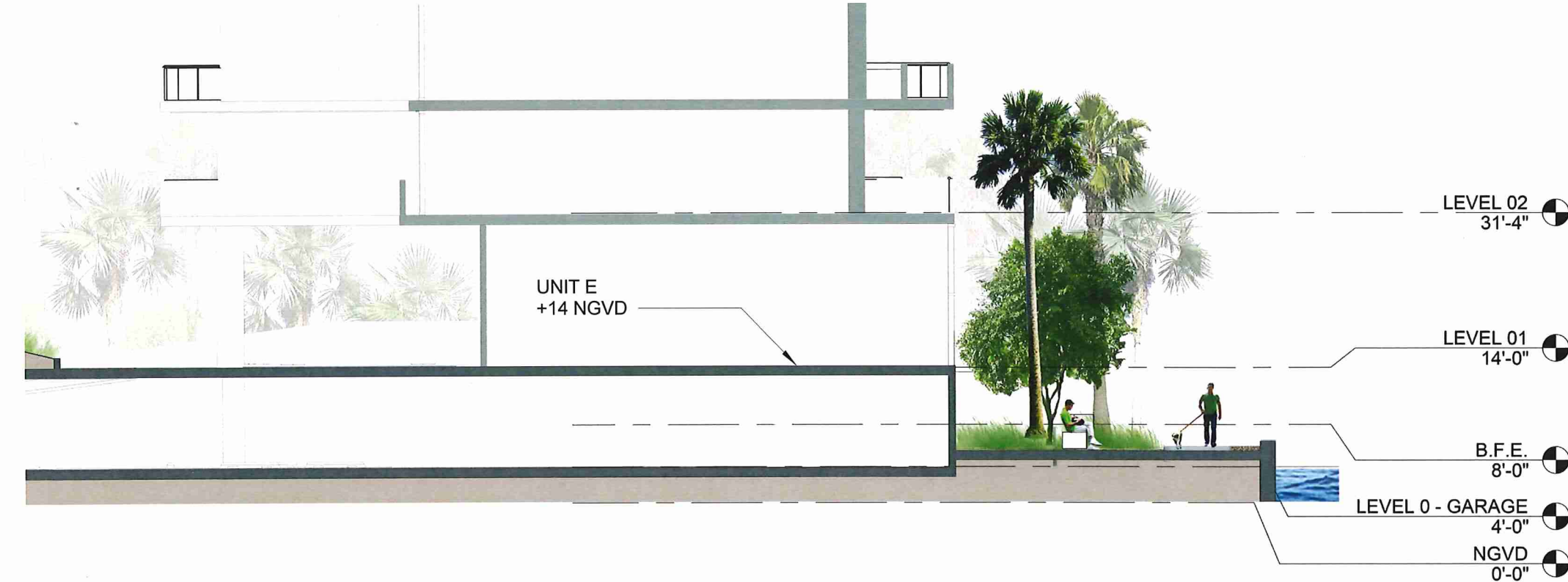
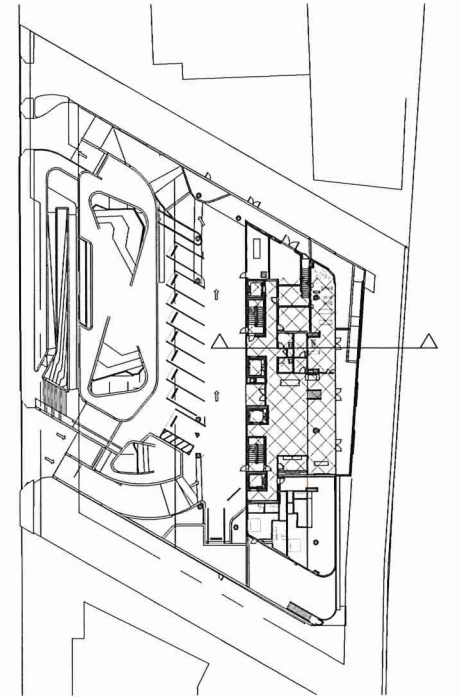
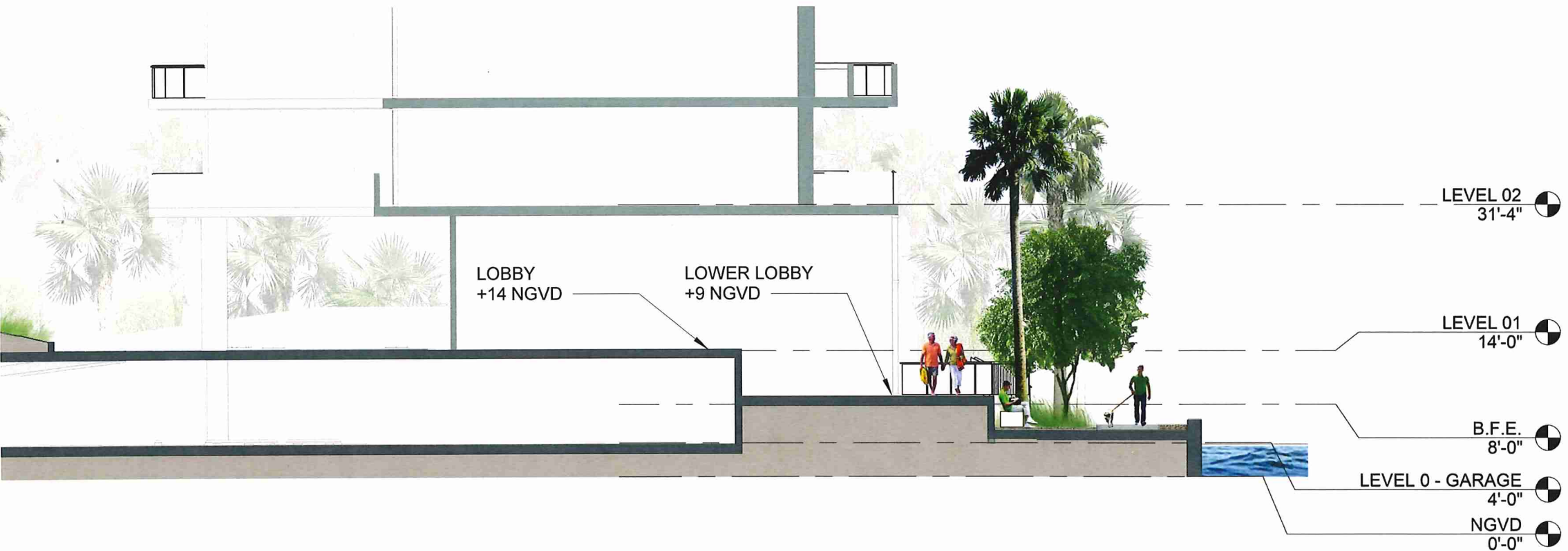


2 KEYPLAN
1" = 100'-0"



1 BUILDING SECTION AT UNIT E
1" = 20'-0"

LOBBY FLOOR ELEVATION:
APPROVED: +9.00' NGVD (BFE +1' FB) LOWER | +14.00' NGVD (BFE +5' FB+ 1') UPPER
PROPOSED +9.00' NGVD (BFE +1' FB) LOWER | +14.00' NGVD (BFE +5' FB+ 1') UPPER
+14 NGVD (BFE +5' FB+1') UNIT E



LOBBY FLOOR ELEVATION:

APPROVED: +9.00' NGVD (BFE +1' FB) LOWER | +14.00' NGVD (BFE +5' FB+ 1') UPPER
 PROPOSED +9.00' NGVD (BFE +1' FB) LOWER | +14.00' NGVD (BFE +5' FB+ 1') UPPER
 +14 NGVD (BFE +5 ' FB+1') UNIT E