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**DEMOLITION NOTES**

AT DEMOLITION STAGE ELECTRICAL CONTRACTOR WILL BE RESPONSIBLE FOR IDENTIFYING, TAGGING AND LOCKING ALL AFFECTED CIRCUITS PRIOR TO BEGINNING DEMOLITION WORK. CONTRACTOR WILL ALSO BE REQUIRED TO REMOVE ALL UNUSED CONDUITS AND CONDUCTORS, AND PROPERLY SUPPORT ALL EXISTING CONDUITS AND CONDUCTORS THAT WILL REMAIN PRIOR TO START OF NEW WORK.

AT DEMOLITION STAGE PLUMBING CONTRACTOR WILL BE RESPONSIBLE FOR CAPPING OFF ALL PIPING OF WATER AFFECTED PRIOR TO DEMOLITION WORK BEGINNING. CONTRACTOR WILL ALSO BE REQUIRED TO REMOVE ALL UNUSED PIPING AND FIXTURES.

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  - BUILDING SHALL BE UNOCCUPIED DURING DEMOLITION.

**DEMOLITION KEY LEGEND**

**PLAN SYMBOLS**

[Hatched Box] TO REMAIN [Dashed Box] TO BE SALVAGED

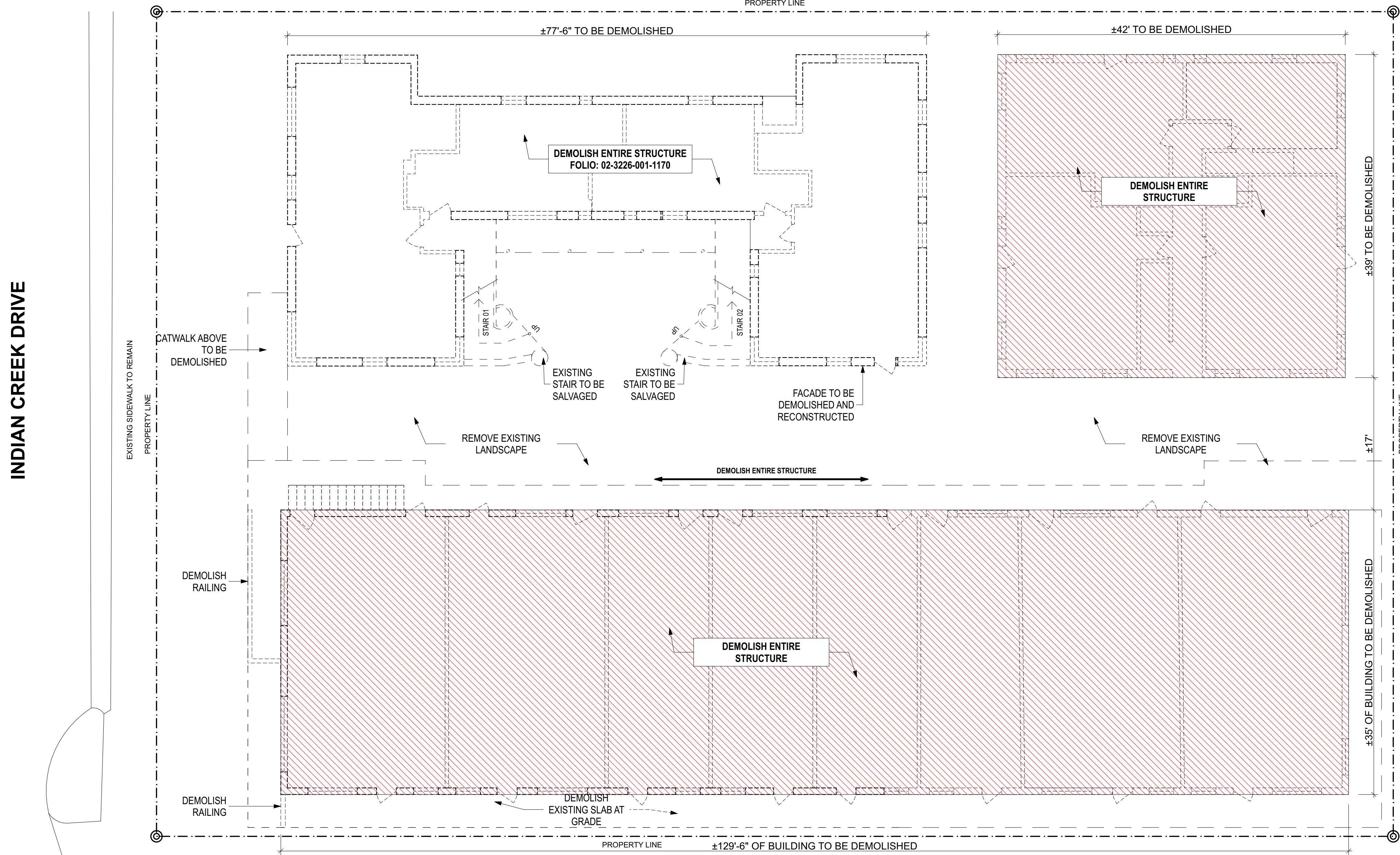
[Dotted Box] DEMOLISH [Solid Box] ABOVE TO DEMOLISH

**ELEVATION SYMBOLS**

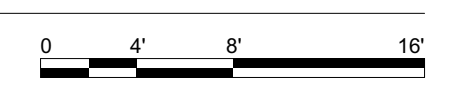
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[Dotted Box] DEMOLISH

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



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



ARCHITECT:  
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M.E.P. ENGINEERS:

CIVIL ENGINEERS:

GENERAL CONTRACTOR:

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2911 INDIAN CREEK DRIVE :: MIAMI BEACH, FL 33139

SEAL

URBAN ROBOT LLC  
A26002760 I26001534 LC26000510

REVISIONS

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PROJECT NO.

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**DEMOLITION  
GROUND FLOOR  
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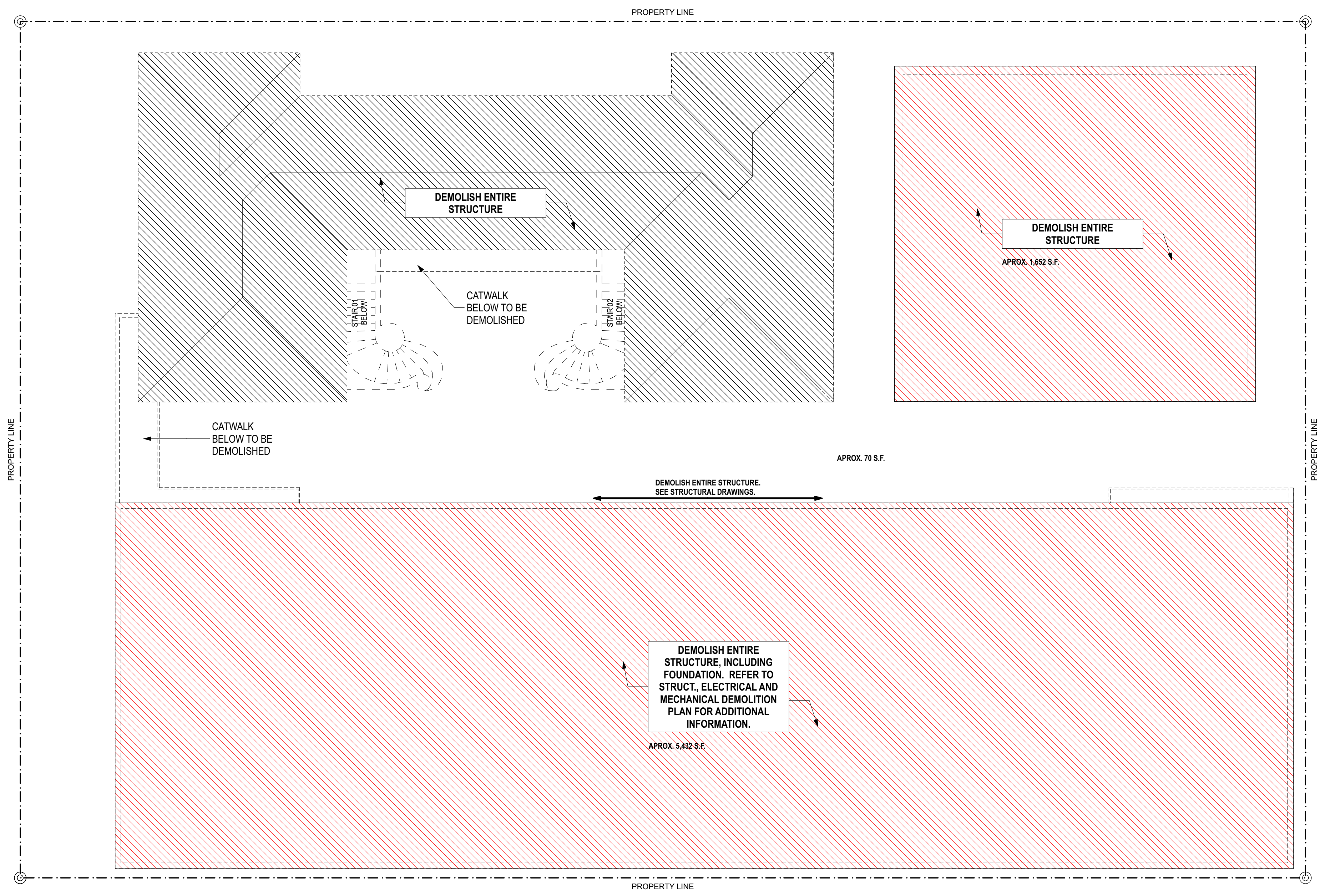
[Dashed Box] DEMOLISH [Dashed Box] ABOVE TO DEMOLISH

**ELEVATION SYMBOLS**

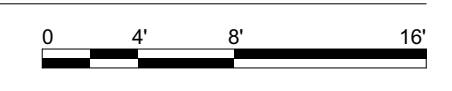
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1 DEMOLITION ROOF PLAN  
SCALE: 1/8" = 1'-0"



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STRUCTURAL ENGINEER:  
[Redacted]

M.E.P. ENGINEERS:  
[Redacted]

CIVIL ENGINEERS:  
[Redacted]

GENERAL CONTRACTOR:  
[Redacted]

**29 INDIAN CREEK**  
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SEAL

URBAN ROBOT LLC  
A26802769 026001534 LC20000510

REVISIONS

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**DEMOLITION ROOF PLAN**

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PLAN SYMBOLS

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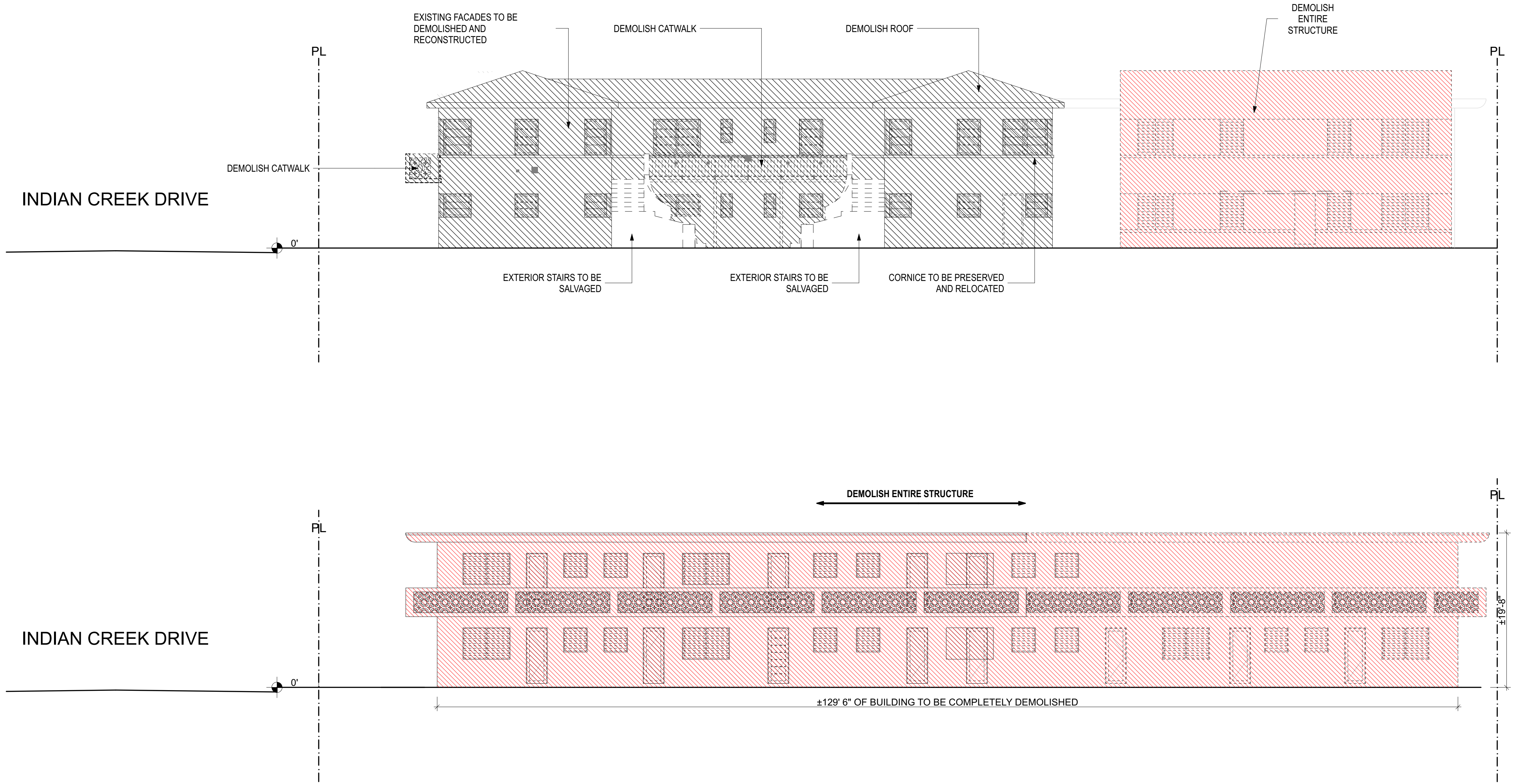
[Dotted Line] DEMOLISH      [Red Hatching] ABOVE TO DEMOLISH

ELEVATION SYMBOLS

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DEMOLITION  
NORTH ELEVATION

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**DEMOLITION KEY LEGEND**

**PLAN SYMBOLS**

[Hatched Box] TO REMAIN [Dashed Box] TO BE SALVAGED

[Dotted Box] DEMOLISH [Solid Box] ABOVE TO DEMOLISH

**ELEVATION SYMBOLS**

[Hatched Box] TO REMAIN [Solid Box] TO BE PRESERVED

[Dotted Box] DEMOLISH

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



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A26002769 026001534 LC20000510

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DEMOLITION  
SOUTH ELEVATION

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**DEMOLITION NOTES**

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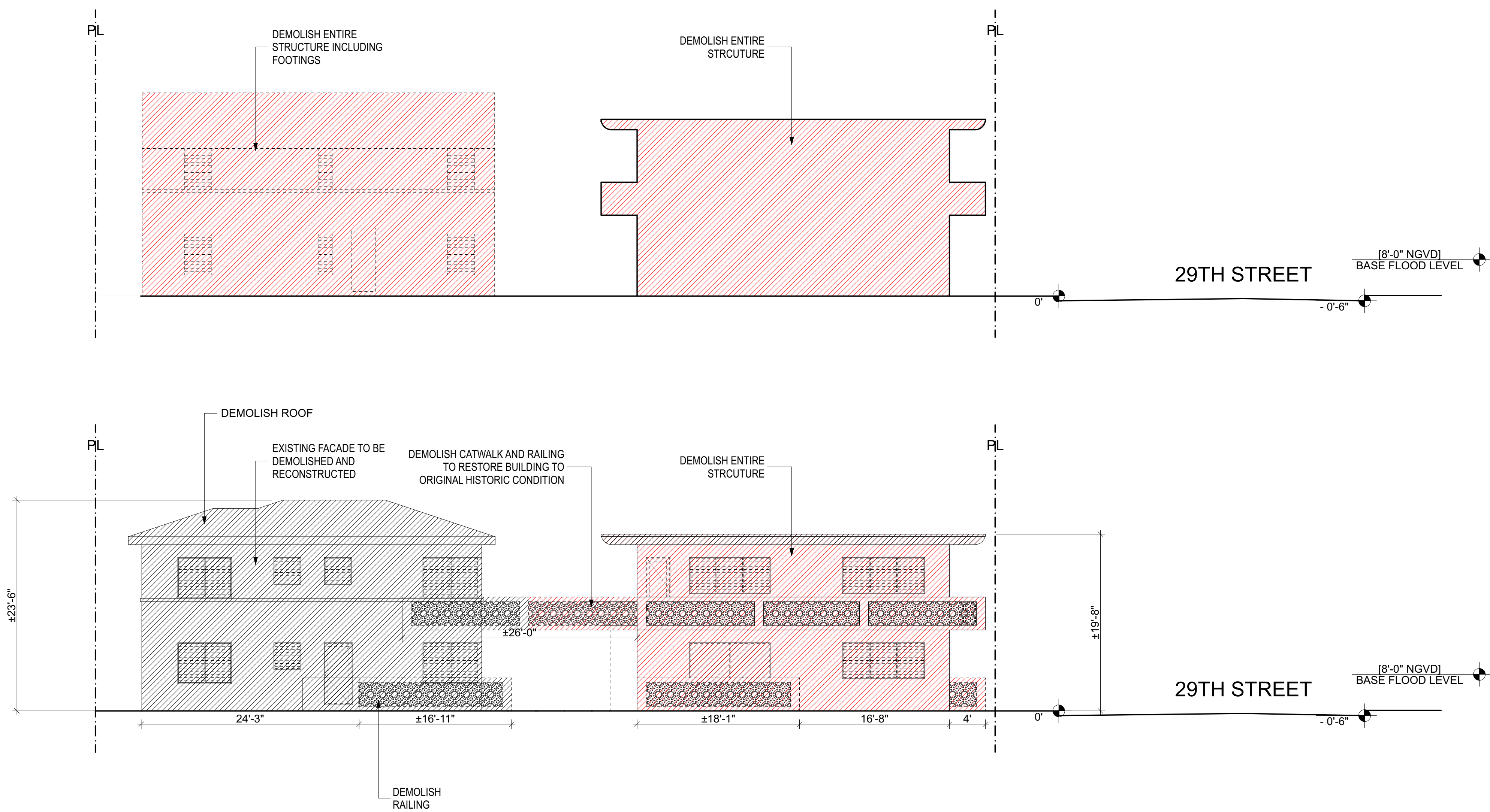
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**DEMOLITION WEST ELEVATION**

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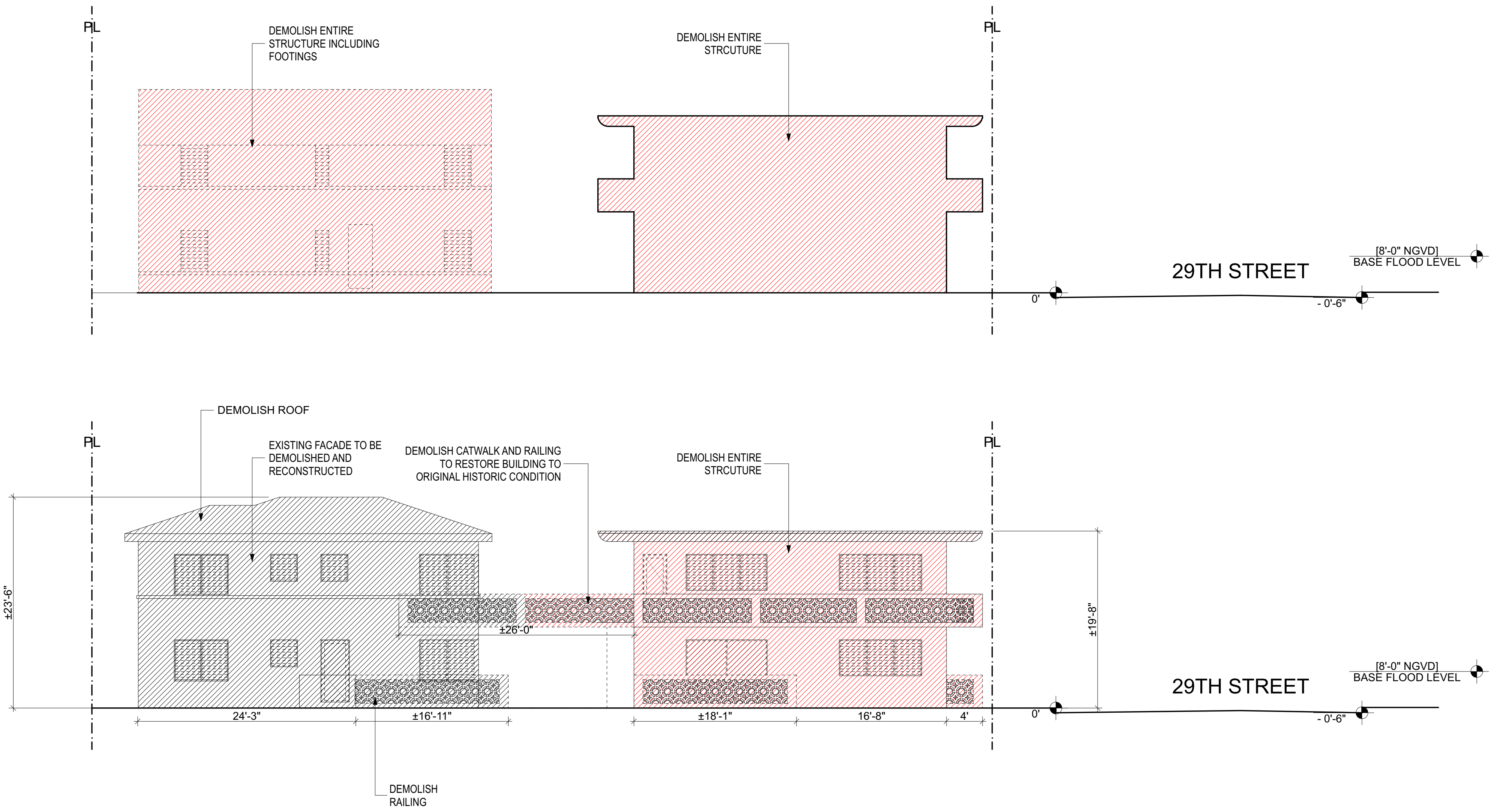
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**DEMOLITION EAST ELEVATION**

BASE FLOOD ELEVATION  
+7.44' NAVD

+1.35' NAVD

INDIAN CREEK DRIVE

PL

PL

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



BASE FLOOD ELEVATION  
+6.44' NAVD

PROPOSED NEW  
STREET ELEVATION

+7.44' NAVD  
DFE

+3.55' NAVD

INDIAN CREEK DRIVE

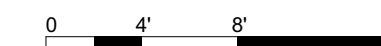
+1.35' NAVD

EXISTING  
STREET ELEVATION

PL

PL

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



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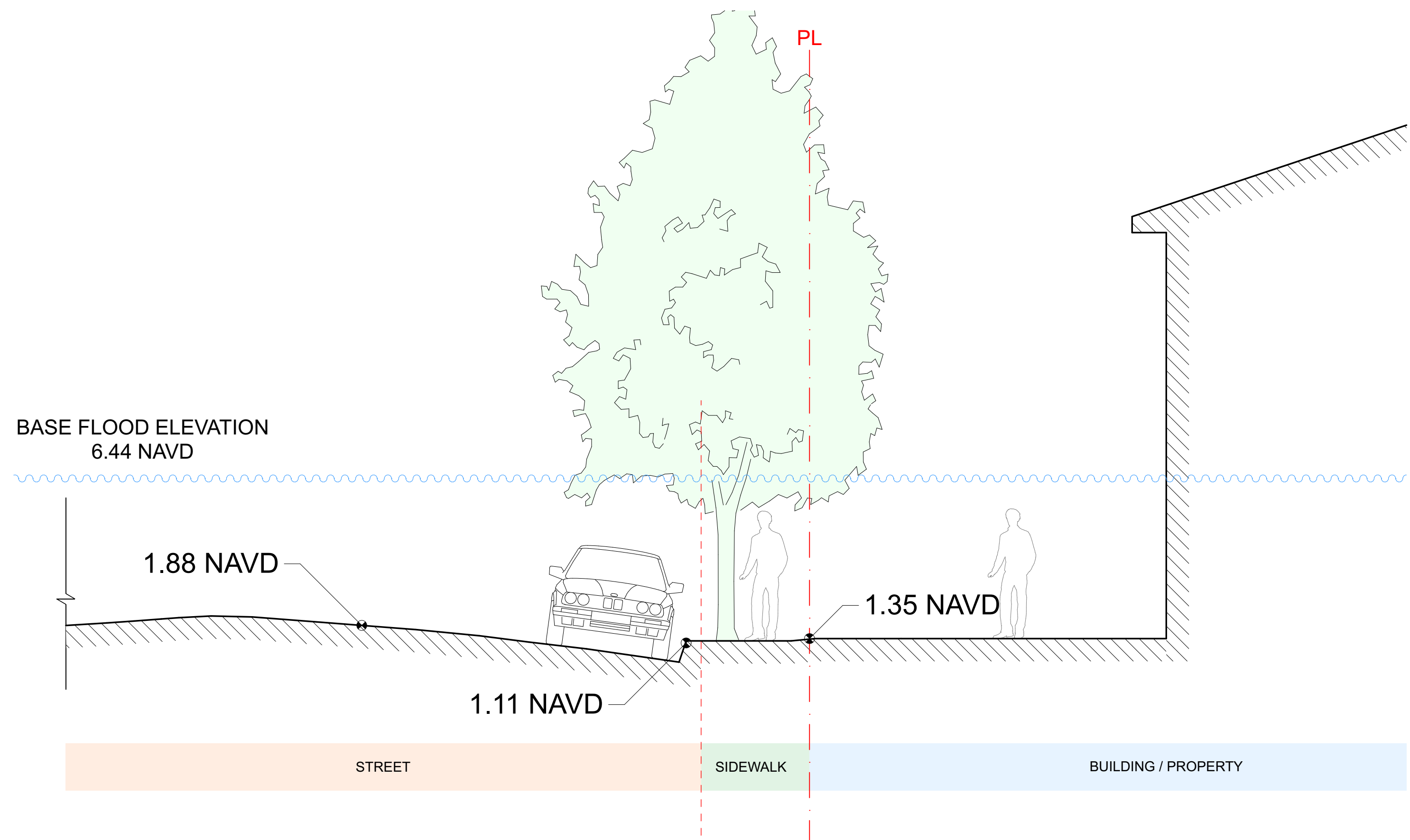
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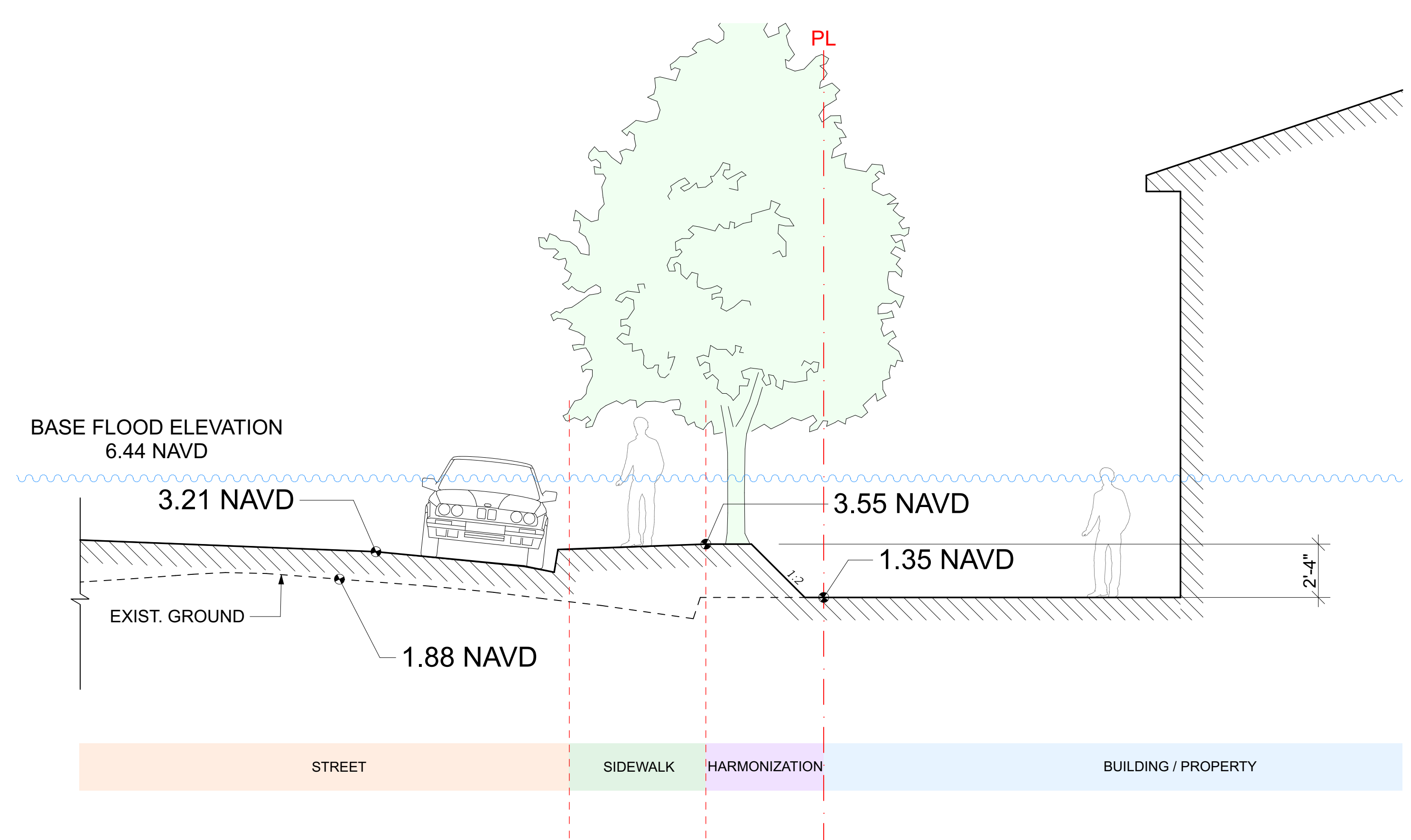
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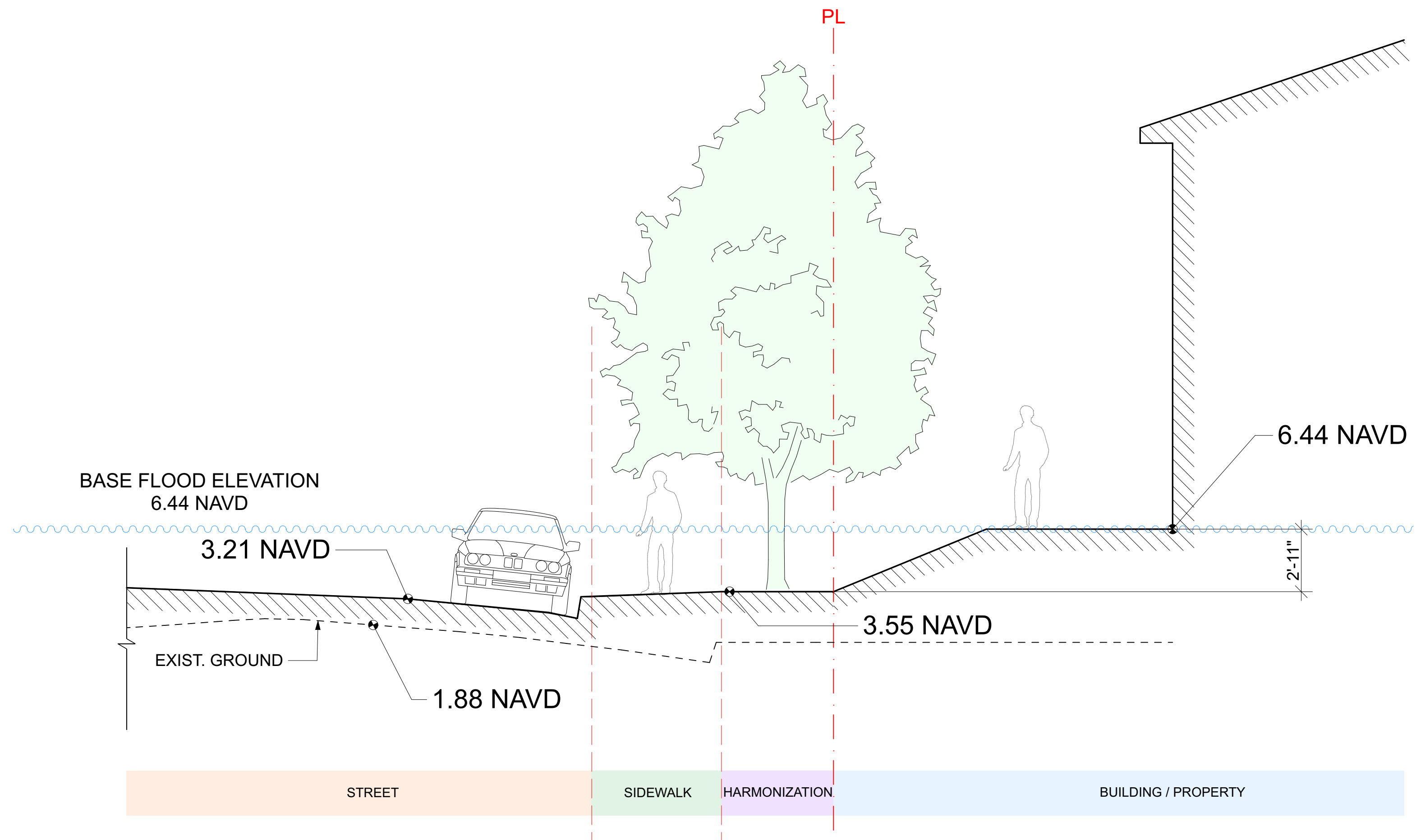
PROPOSED  
ELEVATION OF  
CONTRIBUTING  
STRUCTURE



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

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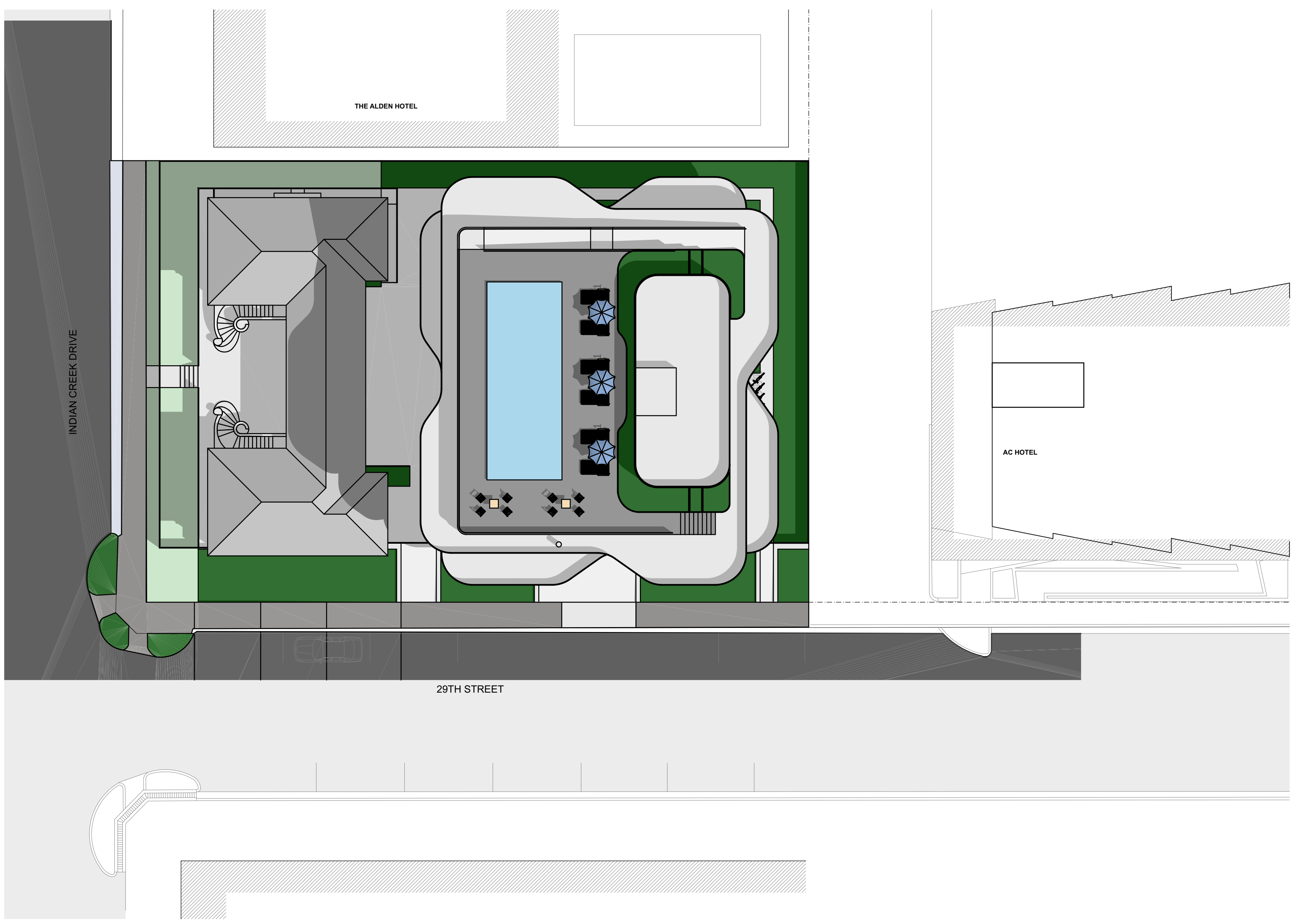
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PROPOSED  
ELEVATION CROSS  
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1 SITE PLAN  
SCALE: 1/16" = 1'-0"

LEGAL DESCRIPTION			
<b>FOLIO:</b> 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		CRITERIA	
ZONING DISTRICT		RM-2 / 4000 MULTIFAMILY	
HISTORIC DISTRICT		COLLINS WATERFRONT HISTORIC DISTRICT	
USES & OCCUPANCY CLASSIFICATION		RESIDENTIAL (R-2)	
BUILDING DATA	REQUIRED/ALLOWED	EXISTING	PROPOSED
FAR	2.00	0.95	2.0
TOTAL LOT AREA	15,000 SQ. FT. (MIN.)	15,000 SQ. FT.	15,000 SQ. FT.
DEVELOPABLE AREA	15,000 SQ. FT. (MIN.)	30,000 SQ. FT.	29,998 SQ. FT.
SETBACKS:			
<b>AT GRADE PARKING LOT</b>			
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
<b>PEDESTAL</b>			
FRONT (INDIAN CREEK):	20'-0"	15'-6"	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'
<b>TOWER</b>			
FRONT (INDIAN CREEK):	20'-0" + 1/16" ABV 50' (41'-4")	N/A	70'-6"
SIDE, INTERIOR (SOUTH):	8% LOT W/TH 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"
<b>BUILDING HEIGHT:</b>			
ALLOWABLE:	75'-0" (8 STORIES)	22.7' (2 STORIES)	71'-4" (6 STORIES)
<b>UNITS:</b>			
TOTAL	N/A	32	22
<b>PARKING</b>			
RESIDENTIAL 1 SP/UNIT = 20 SPACES		0	
VISITOR: 10% REQ. SPCS = 2 SPACES			
TOTAL PARKING = 22 SPACES		TOTAL PARKING SPACES = 22 SPACES	

ARCHITECT:  
URBAN ROBOT LLC  
423 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  
A26802769 B26801534 LC26800510

REVISIONS

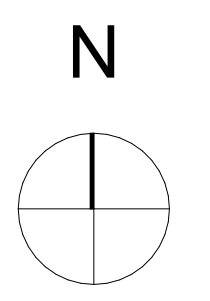
2002  
PROJECT NO.

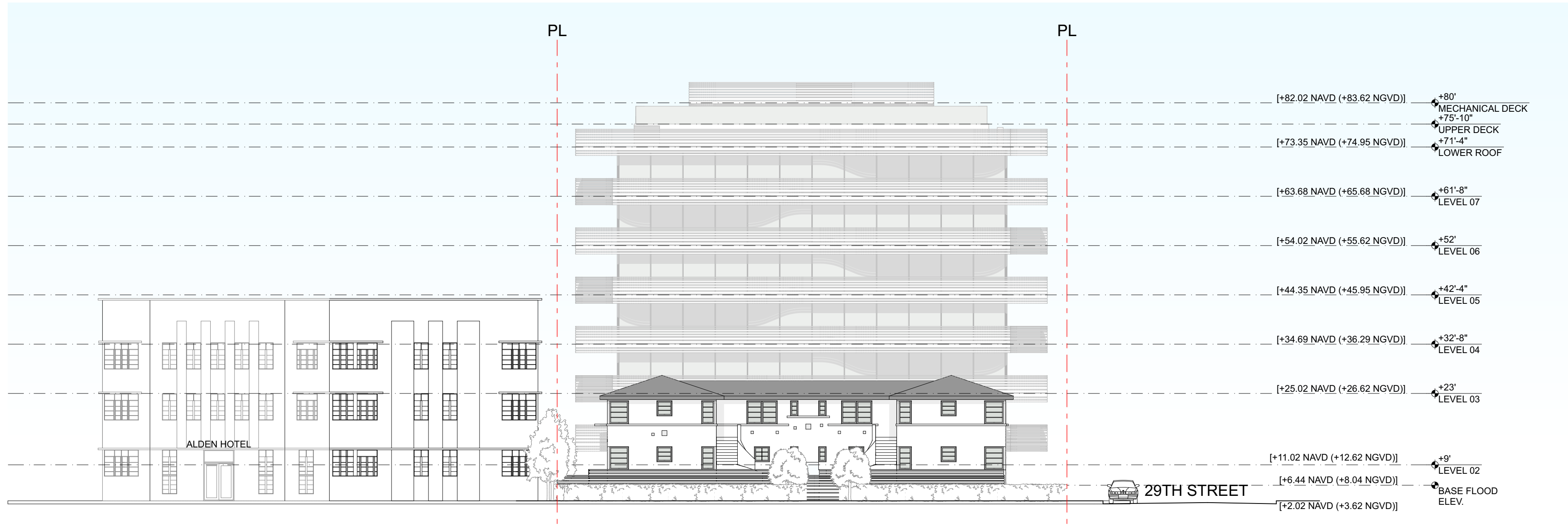
8/2/24  
DATE

SV / JJ / AB  
DRAWN / CHECKED

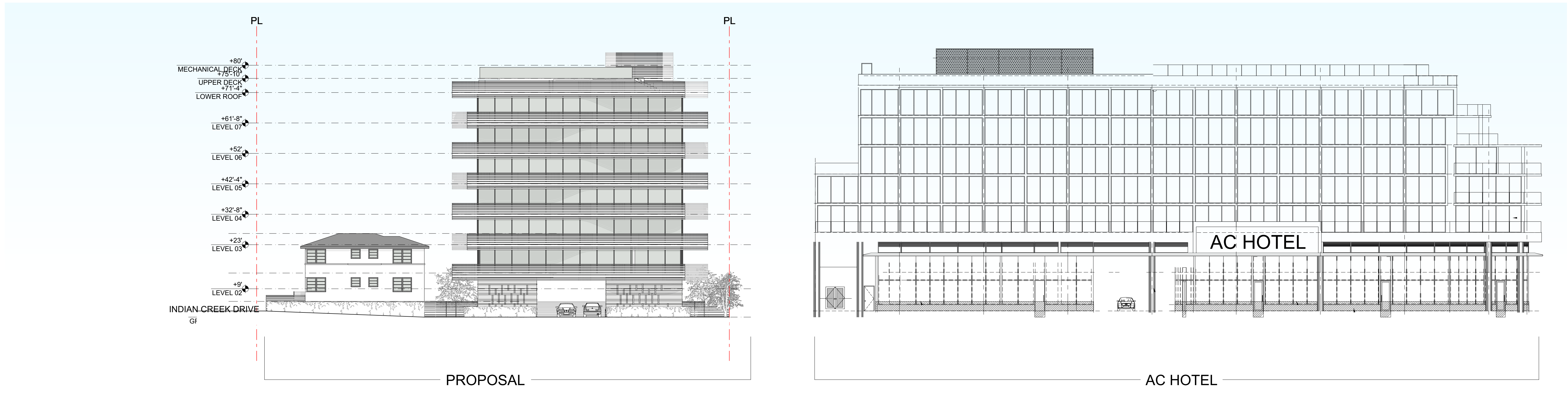
SITE DATA

A-28

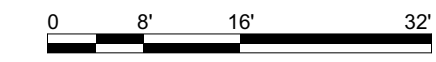




1 CONTEXT ELEVATION - INDIAN CREEK DR  
SCALE: 1/16" = 1'-0"



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



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