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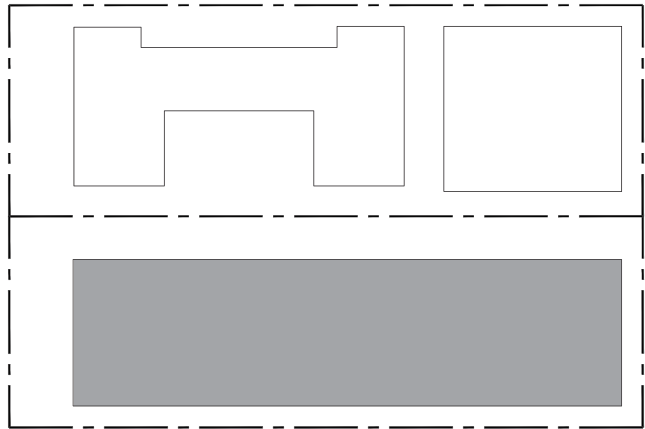
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Key Plan



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
A26002760 R26001534 LC26000510

REVISIONS

2002
PROJECT NO.

11/10/20
DATE

SV / JJ / AB
DRAWN / CHECKED

ARCHITECTURAL
FEATURES
(EXISTING
BUILDING)

DEMOLITION GENERAL NOTES

- | | | | | | |
|----|---|-----|---|-----|---|
| 1. | THE CONTRACT DOCUMENTS FOR THIS PROJECT CONSIST OF ALL DRAWINGS AND SPECIFICATIONS INCLUDED IN THIS SET. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE REVIEW OF ALL PARTS OF THE CONTRACT DOCUMENTS AS A REQUIREMENT OF THIS PROJECT. | 7. | ALL WORK MATERIAL AND INSTALLATION SHALL BE IN FULL CONFORMANCE WITH THE LATEST FEDERAL, STATE AND LOCAL CODES, LAW AND ORDINANCES, INCLUDING THE MOST RECENT REVISIONS, ADDITIONS, AMENDMENTS, AND INTERPRETATIONS. | 13. | ALL CLEAR DIMENSIONS ARE TO BE WITHIN 1/8" (+/-) AROUND PLUS HEIGHTS AND WIDTH OF WALLS. THE CONTRACTOR SHALL NOT ADJUST ANY DIMENSION MARKED "CLEAR" WITHOUT WRITTEN INSTRUCTION FROM THE ARCHITECT. |
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| 3. | THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING BUILDING SYSTEMS INCLUDING STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING PRIOR TO COMMENCEMENT OF WORK. | 9. | THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL SAFETY ITEMS REQUIRED TO PROTECT THE SAFETY OF WORKERS INCLUDING FIRE EXTINGUISHERS, EXIT SIGNS AND EMERGENCY EVACUATION DEVICES IN THE CORRECT LOCATION REQUIRED BY CODE AND LOCAL AGENCIES. | 15. | REMOVE AND LAWFULLY DISPOSE OFF SITE ALL RUBBISH AND DEBRIS RESULTING FROM CONTRACTOR'S OPERATION DAILY. KEEP PROJECT AREA BROOM CLEAN. |
| 4. | THE CONTRACTOR SHALL REMOVE ALL FINISHES PRIOR TO DEMOLITION OF ANY PARTITIONS, CEILINGS, FLOORING ROOFS ETC., AND REQUEST AN INSPECTION FORM THE ARCHITECT, STRUCTURAL ENGINEER, AND ELECTRICAL ENGINEER PRIOR TO FURTHER DEMOLITION. | 10. | ALL EXISTING HAZARDOUS MATERIALS SHALL BE REPORTED TO OWNER/LANDLORD AND DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATES CODES. NO NEW OR EXISTING CONSTRUCTION SHALL CONTAIN HAZARDOUS OR PROHIBITED MATERIAL OF ANY KIND. | 16. | THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT AREAS ADJACENT TO DEMOLITION AND NEW CONSTRUCTION FROM NOISE, DEBRIS AND DUST THROUGHOUT THE PERFORMANCE OF THE WORK. |
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DEMOLITION KEY LEGEND

PLAN SYMBOLS

 TO REMAIN

[] ABOVE TO REMAIN

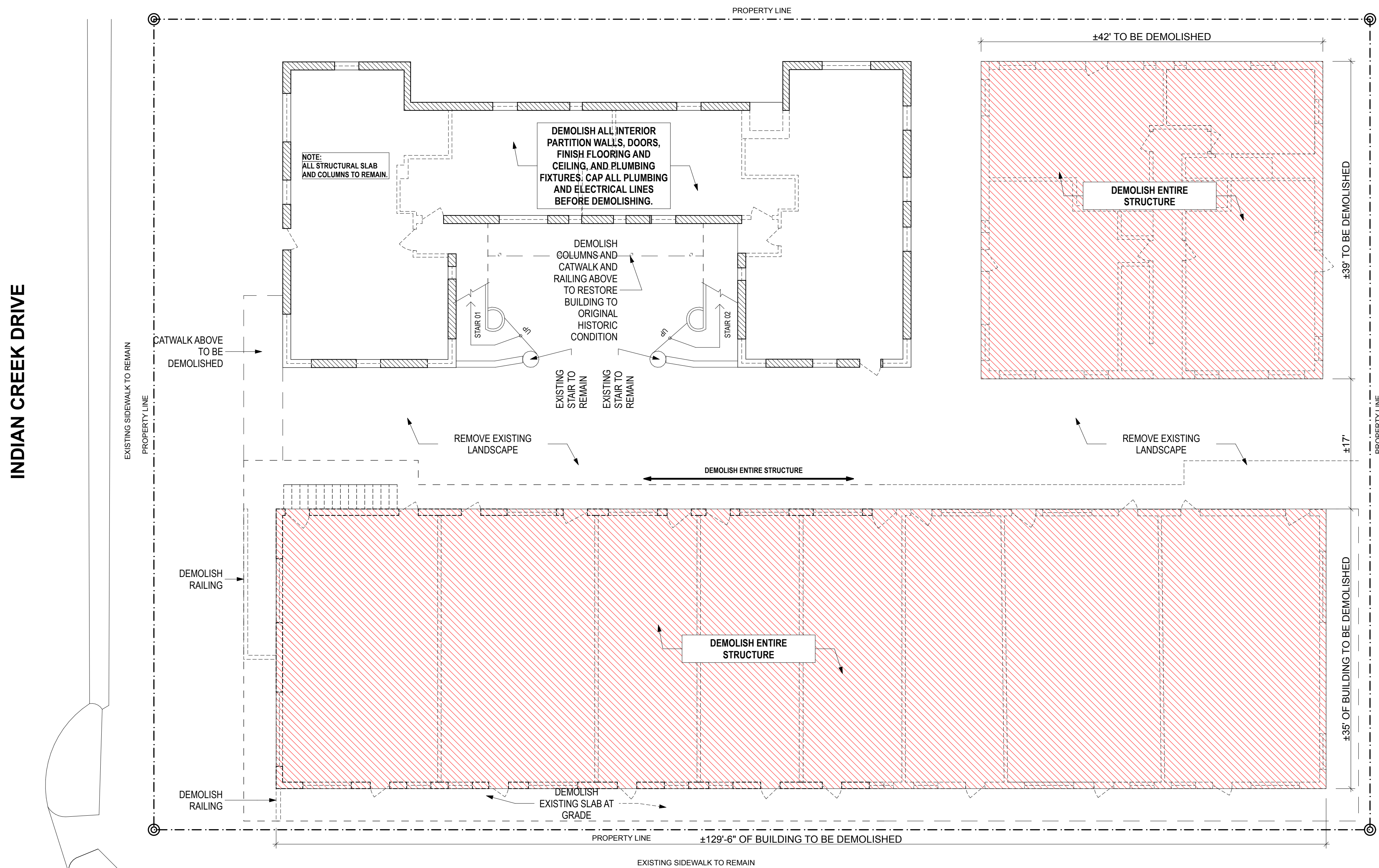
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ELEVATION SYMBOLS

 TO REMAIN

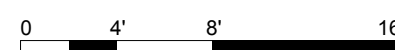
 DEMOLISH

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



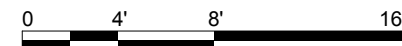
1 DEMOLITION GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

29 STREET



18.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN, COORDINATION AND EXECUTION OF CONSTRUCTION METHODS AND PROCEDURES AND PROVIDE PROTECTION AS REQUIRED FOR SAFETY OF TENANTS, PEDESTRIANS AND JOB SITE PERSONNEL.
19.	CONSTRUCTION OPERATIONAL PROCEDURES AND METHODS ARE THE RESPONSIBILITY OF THE CONTRACTOR INsofar AS THEY DO NOT PRESENT HAZARDS TO PERSONNEL, OR PROPERTY OR INFRINGE ON WORK SCHEDULES FOR NORMAL SITE ACTIVITIES. OTHER CONTRACTORS, VENDORS AND THE BUILDING STANDARDS FOR CONSTRUCTION ACTIVITIES.
20.	VERIFY ACCESS TO THE JOB SITE PRIOR TO COMMENCEMENT OF THW WORK. CONFIRM ACCESS ROUTE FOR DELIVERIES AS WELL AS ALL CONSTRUCTION ACTIVITIES.
21.	TRANSPORT, DELIVER, HANDLE AND STORE MATERIALS AND EQUIPMENT AT THE JOB SITE IN SUCH A MANNER AS TO PREVENT DAMAGE, INCLUDING DAMAGE WHICH MIGHT RESULT FROM INTRUSION OF FOREIGN MATTER OR MOISTURE FROM ANY SOURCE. COMPLY WITH MATERIAL AND MANUFACTURER'S INSTRUCTIONS REGARDING TEMPERATURE LIMITATIONS AND OTHER ENVIRONMENTAL CONDITIONS WHICH ARE REQUIRED TO MAINTAIN THE ORIGINAL QUALITY OF MATERIALS AND EQUIPMENT.
22.	BUILDING SHALL BE UNOCCUPIED DURING DEMOLITION

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



A-16

DEMOLITION GENERAL NOTES

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DEMOLITION KEY LEGEND

PLAN SYMBOLS

 TO REMAIN

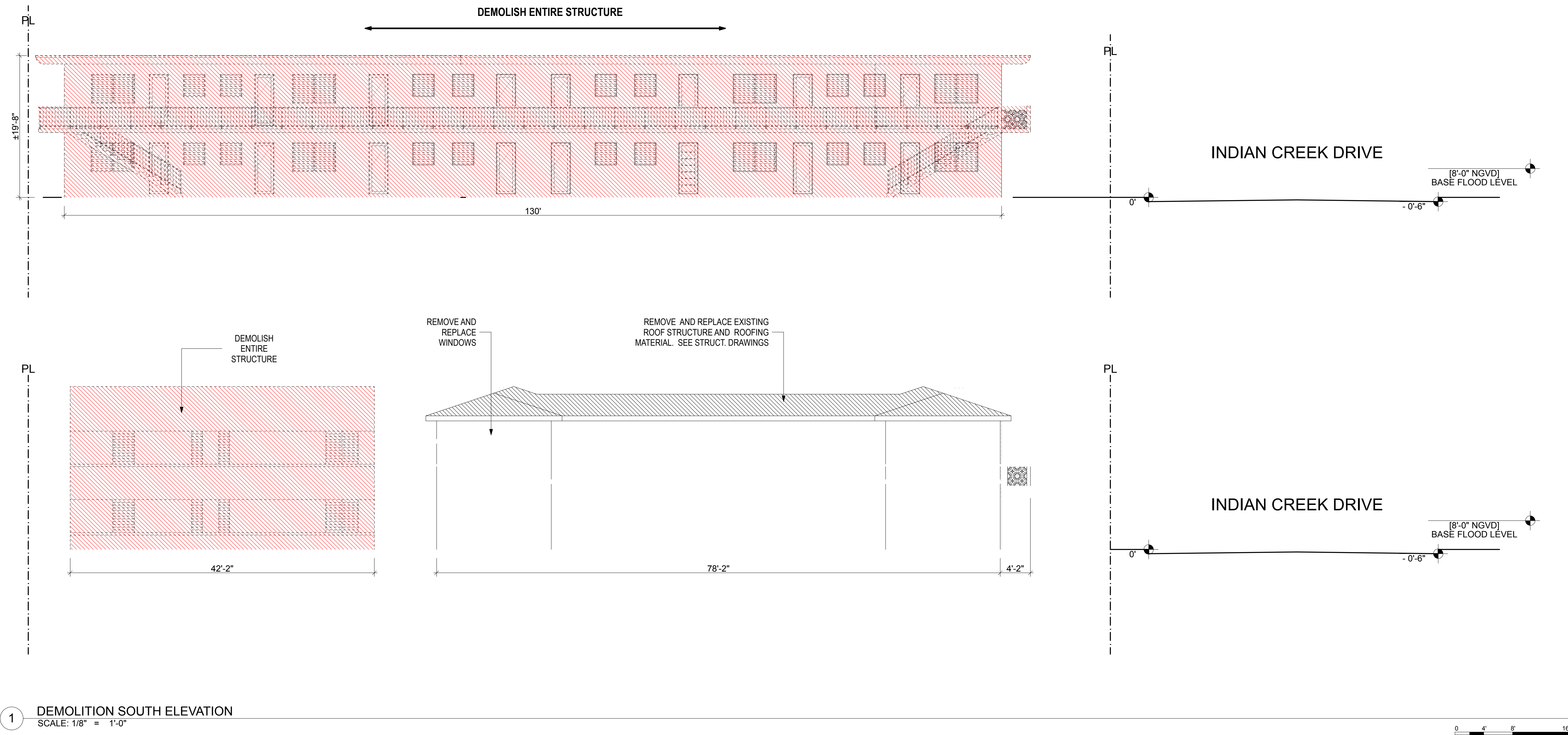
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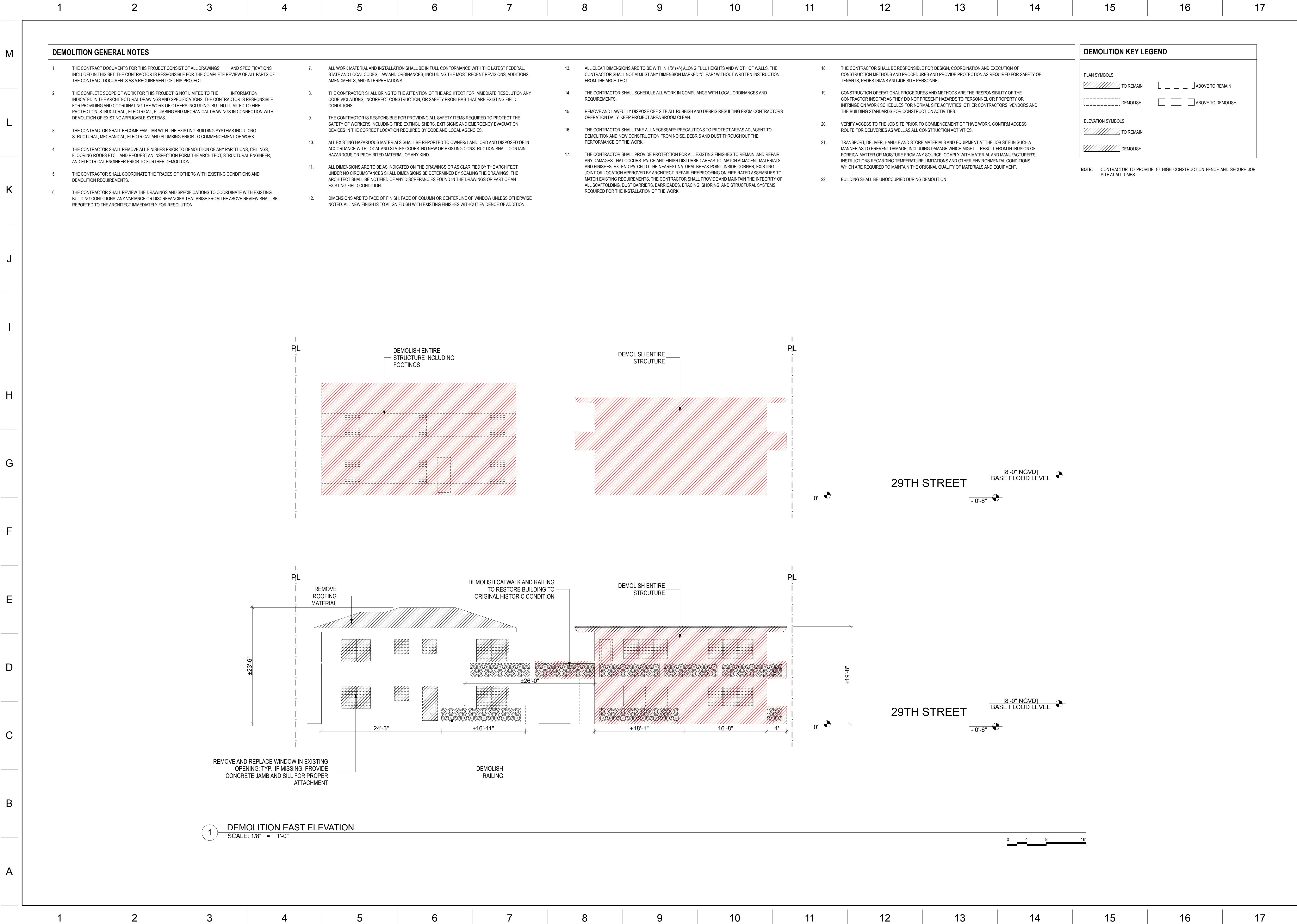
ELEVATION SYMBOL

 TO REMAIN

 DEMOLISH

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





ARCHITECT:

URBAN ROBOT LLC
4230 LINCOLN ROAD, S. 406
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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
A268002760 E268001534 LC268000510

REVISIONS

2002

PROJECT NO.

11/10/20

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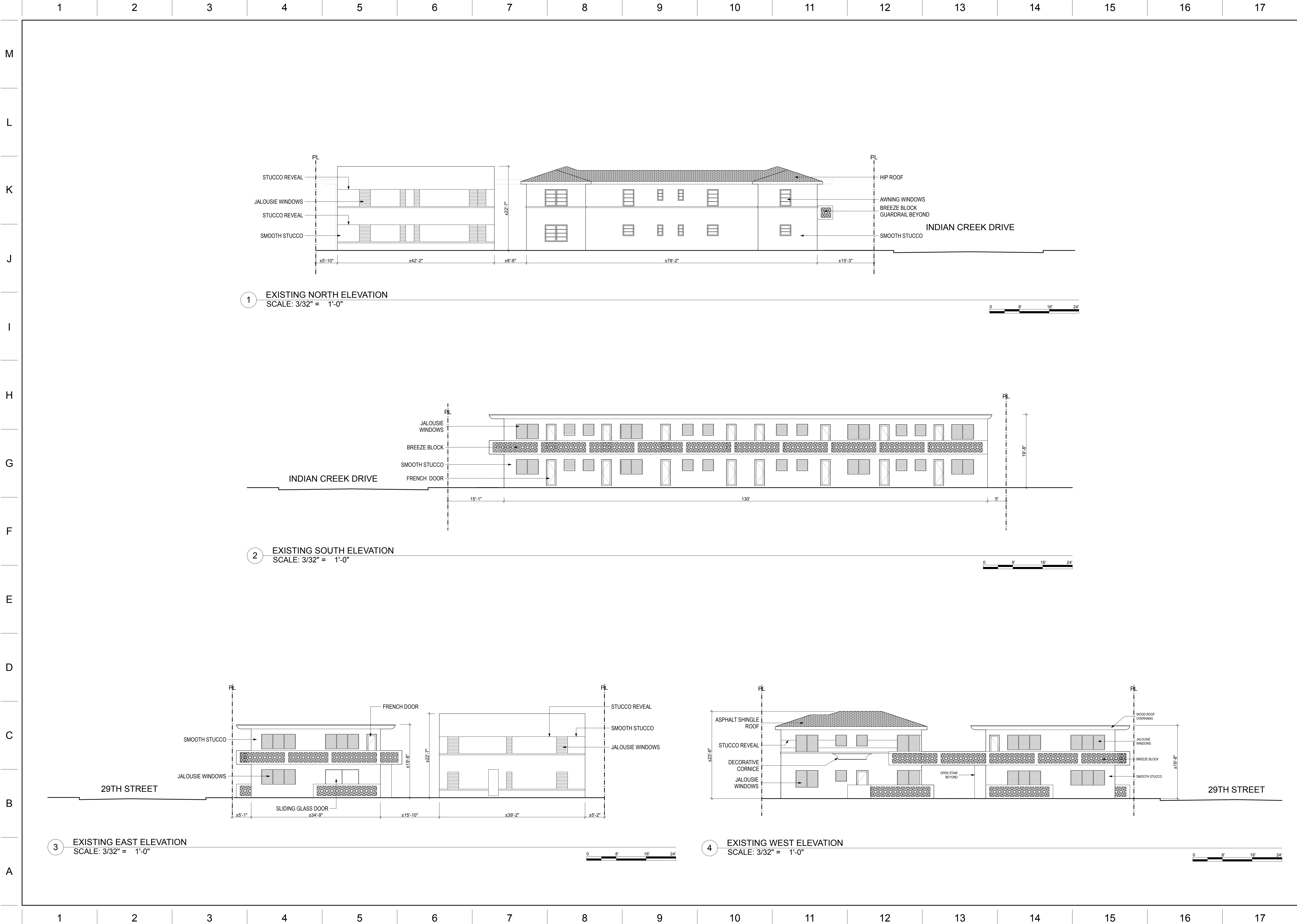
SV / JJ / AB

DRAWN / CHECKED

DEMOLITION EAST

ELEVATION

A-20



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URBAN ROBOT LLC
420 LINCOLN ROAD, S. 406
MIAMI BEACH, FL 33139
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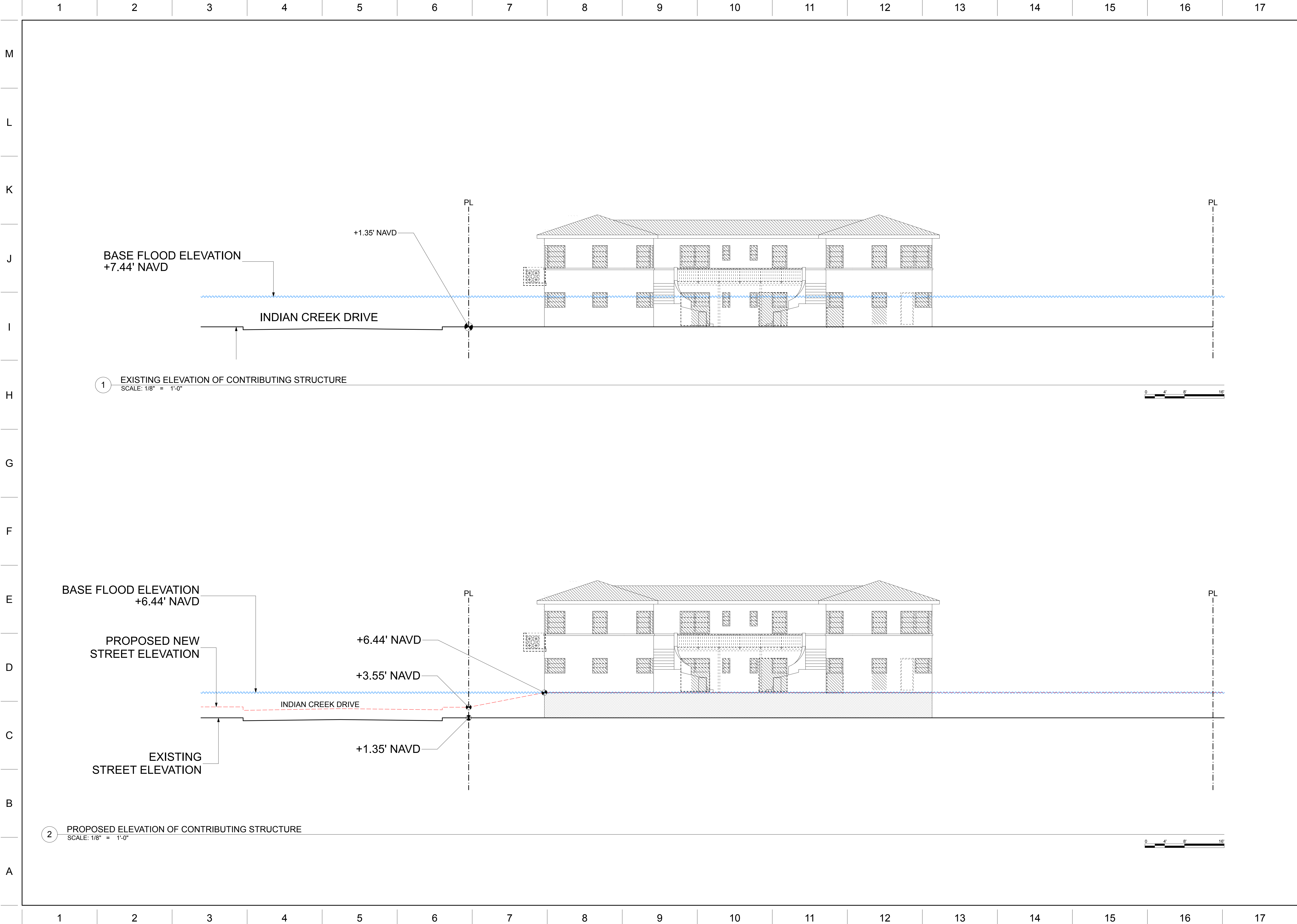
REVISIONS

2002
PROJECT NO.
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SV / JJ / AB
DRAWN / CHECKED

EXISTING
BUILDINGS
ELEVATIONS

A-21



ARCHITECT:

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420 LINCOLN ROAD, S. 406
MIAMI BEACH, FL 33139
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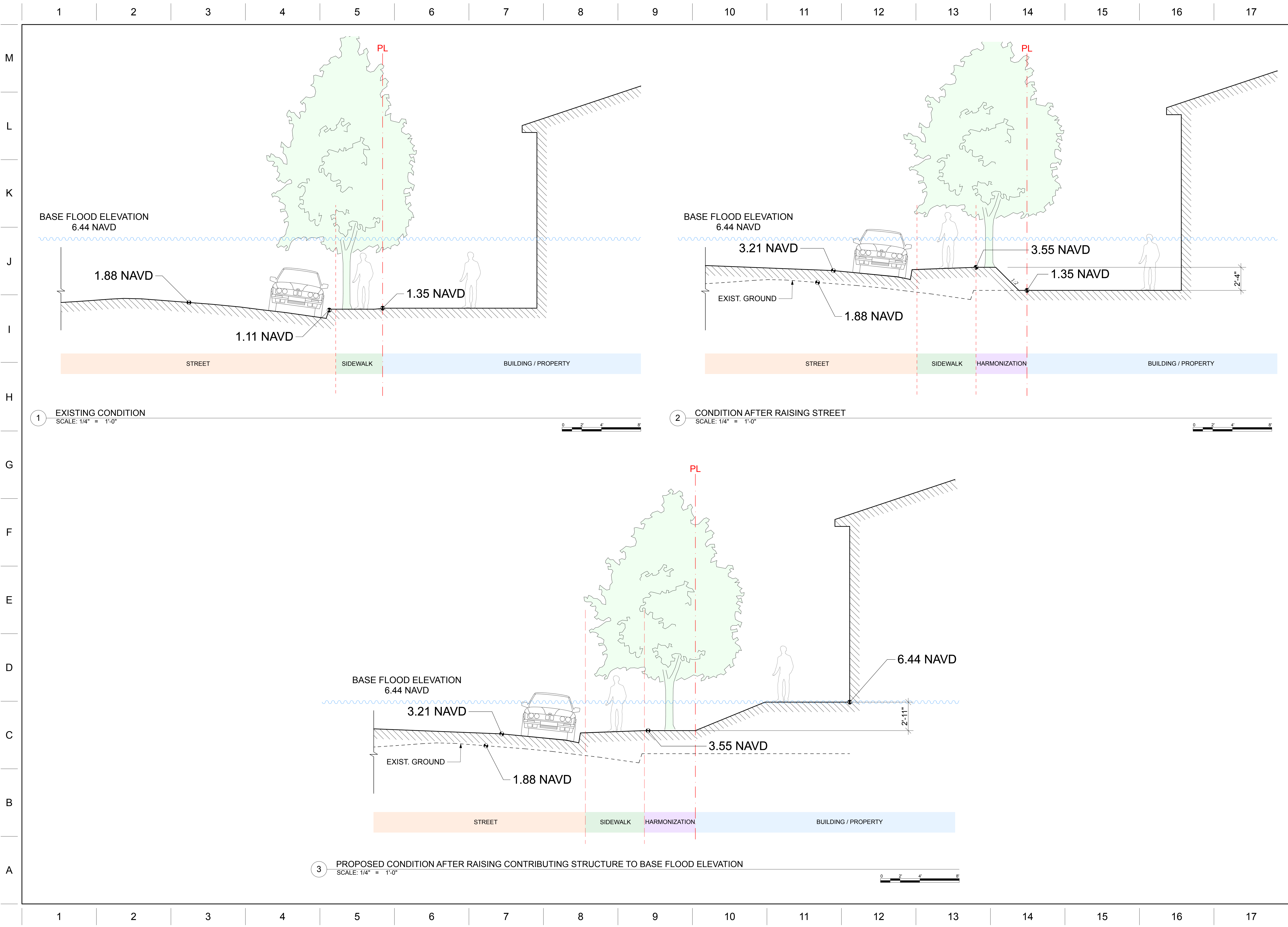
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PROPOSED
ELEVATION OF
CONTRIBUTING
STRUCTURE

A-22



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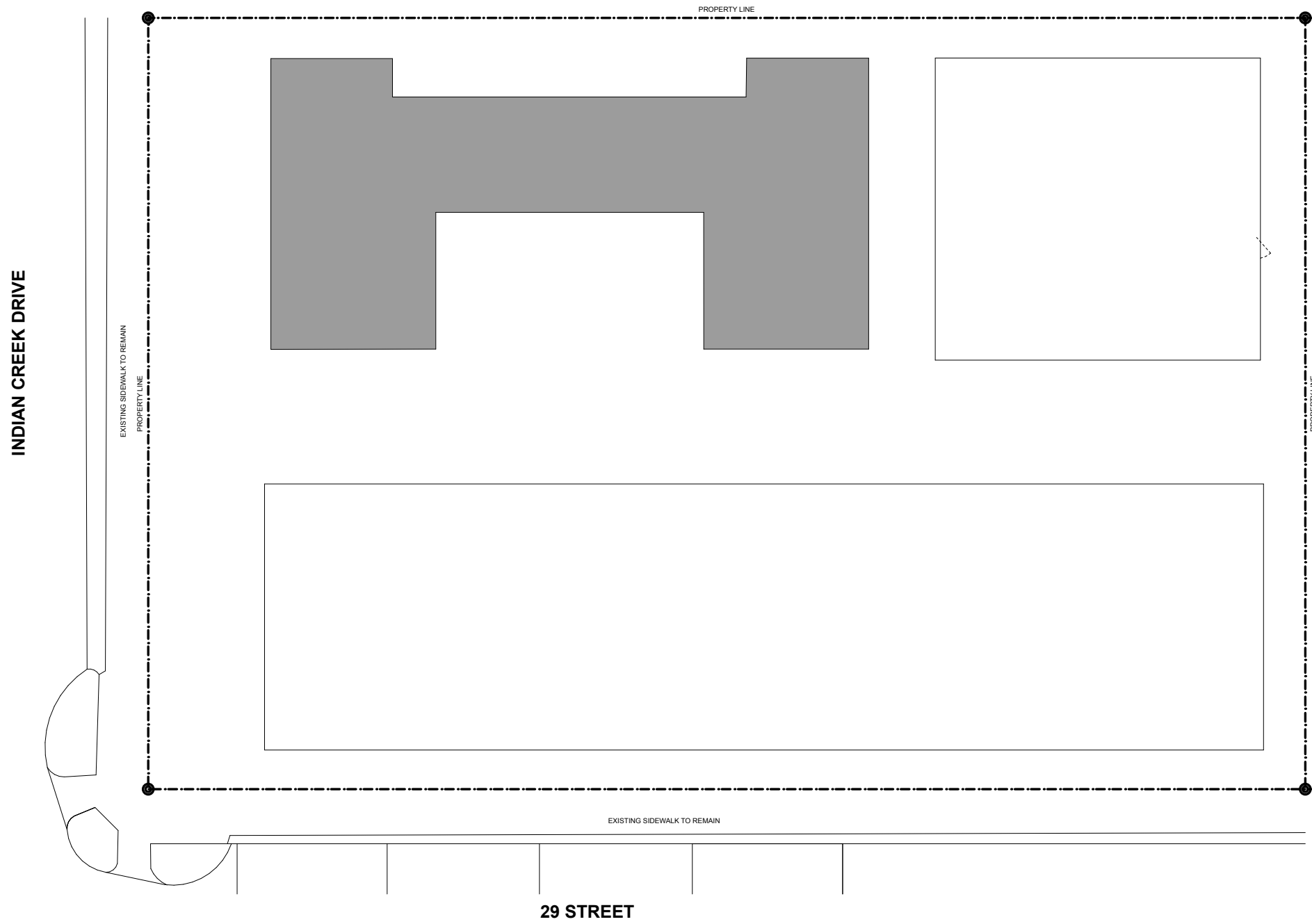
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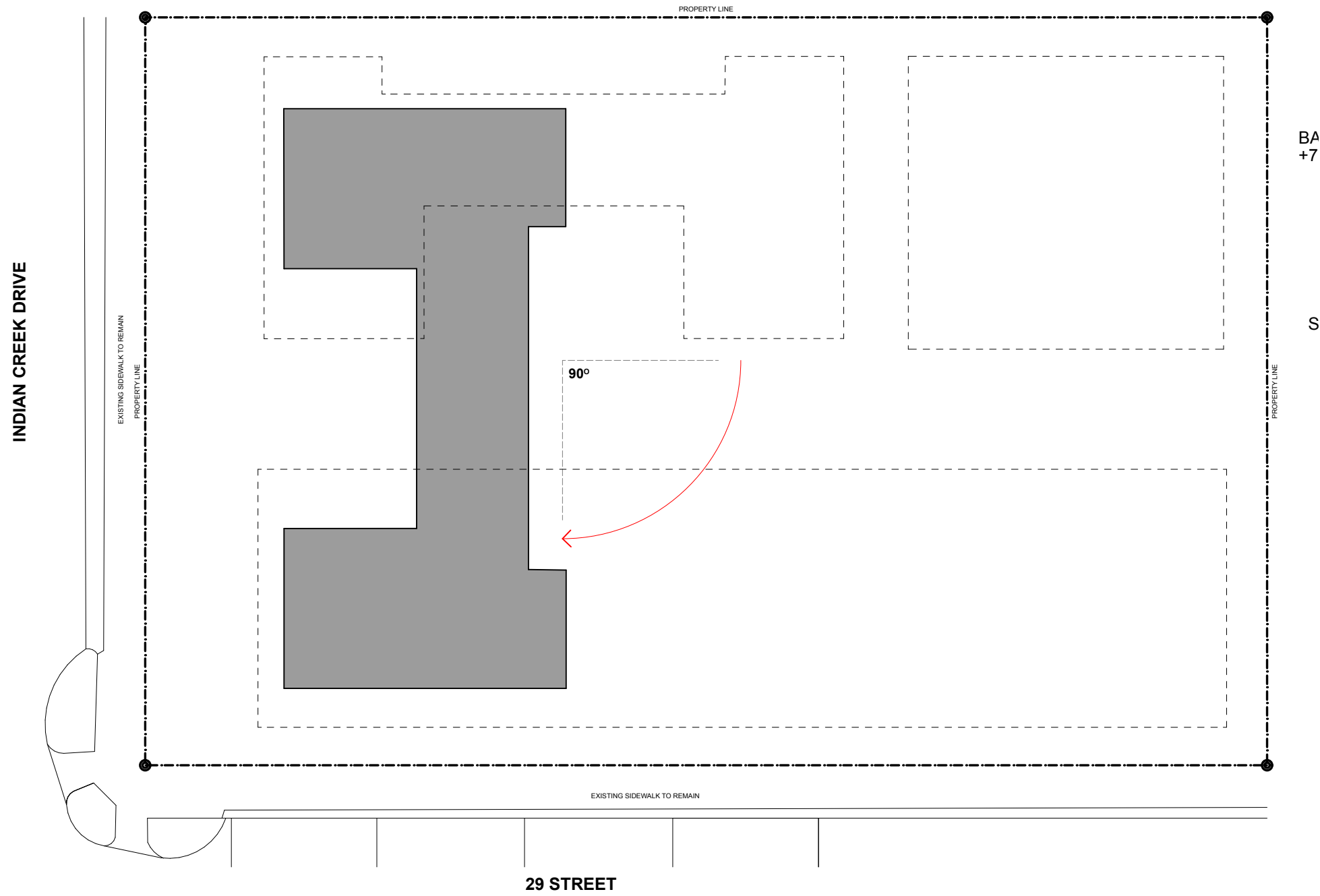
PROPOSED
ELEVATION CROSS
SECTIONS

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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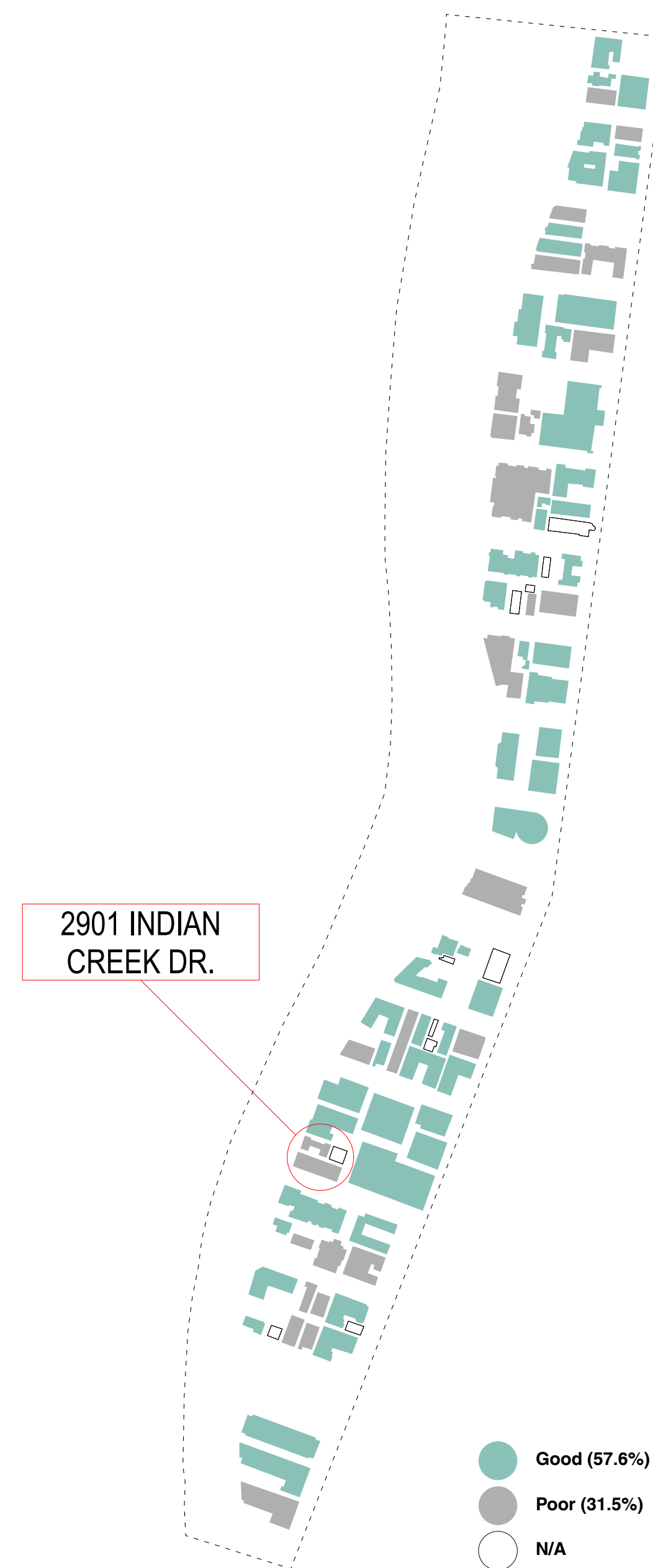
11/10/20
DATE

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HISTORIC
BUILDINGS
RELOCATION

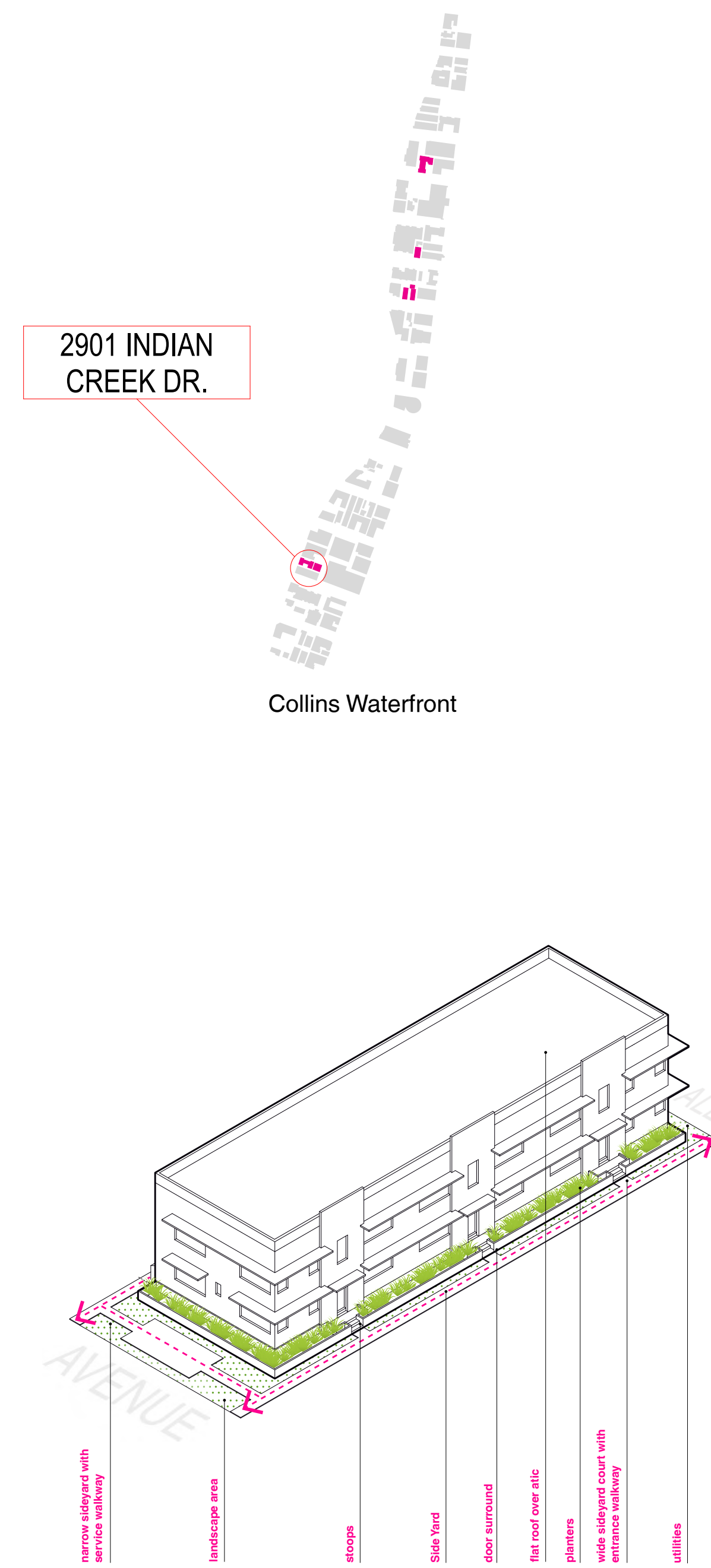
In order to preserve the historic character of the two districts, and in consideration of their low-lying landscape, the City of Miami Beach should consider a flexible standard of application of anticipated flood elevation. Adaptation of historic buildings should be divided into two categories: Resistance 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.

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. 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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LA000003700 ID00004504 LG00000510

REVISIONS

002

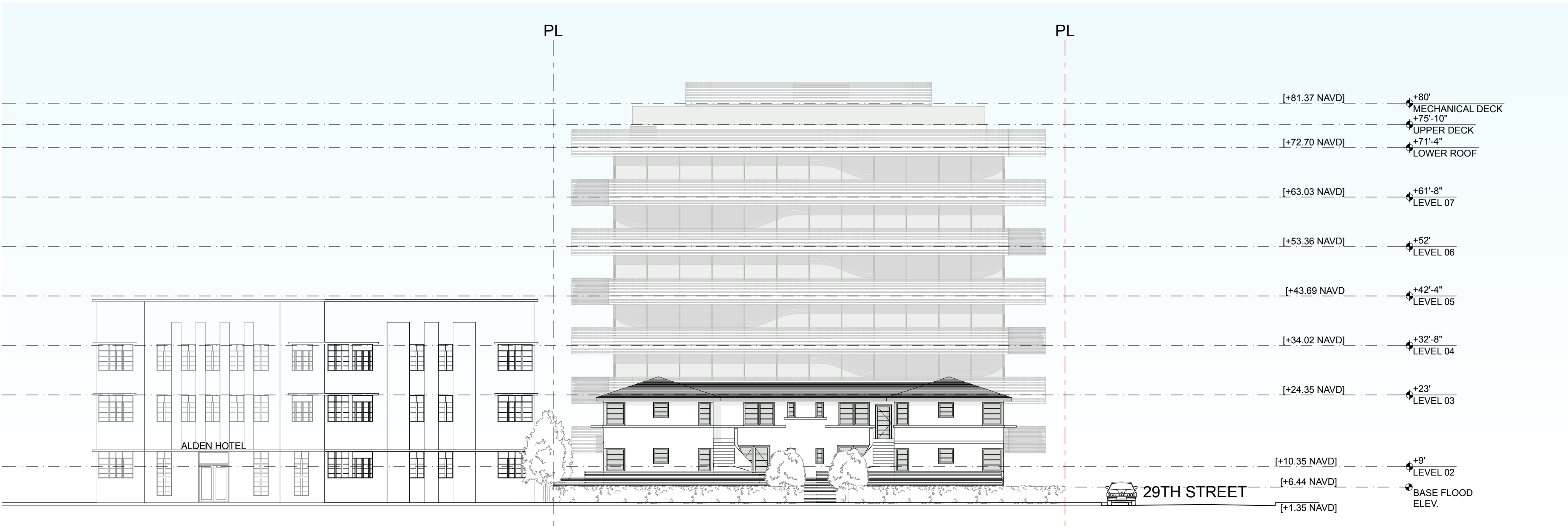
1/10/20

CELLULAR

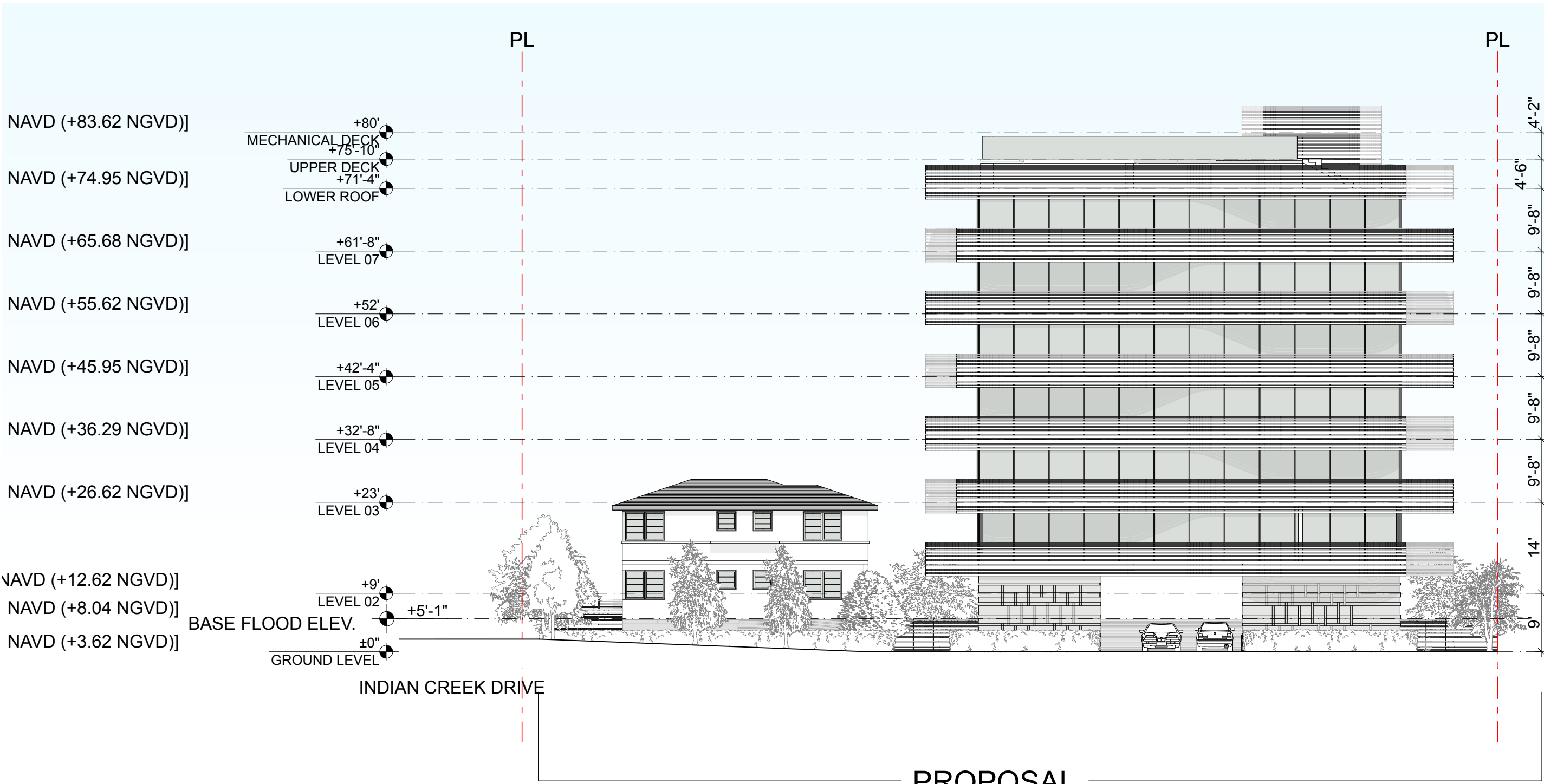
EXCERPTS FROM
BUOYANT CITY

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17

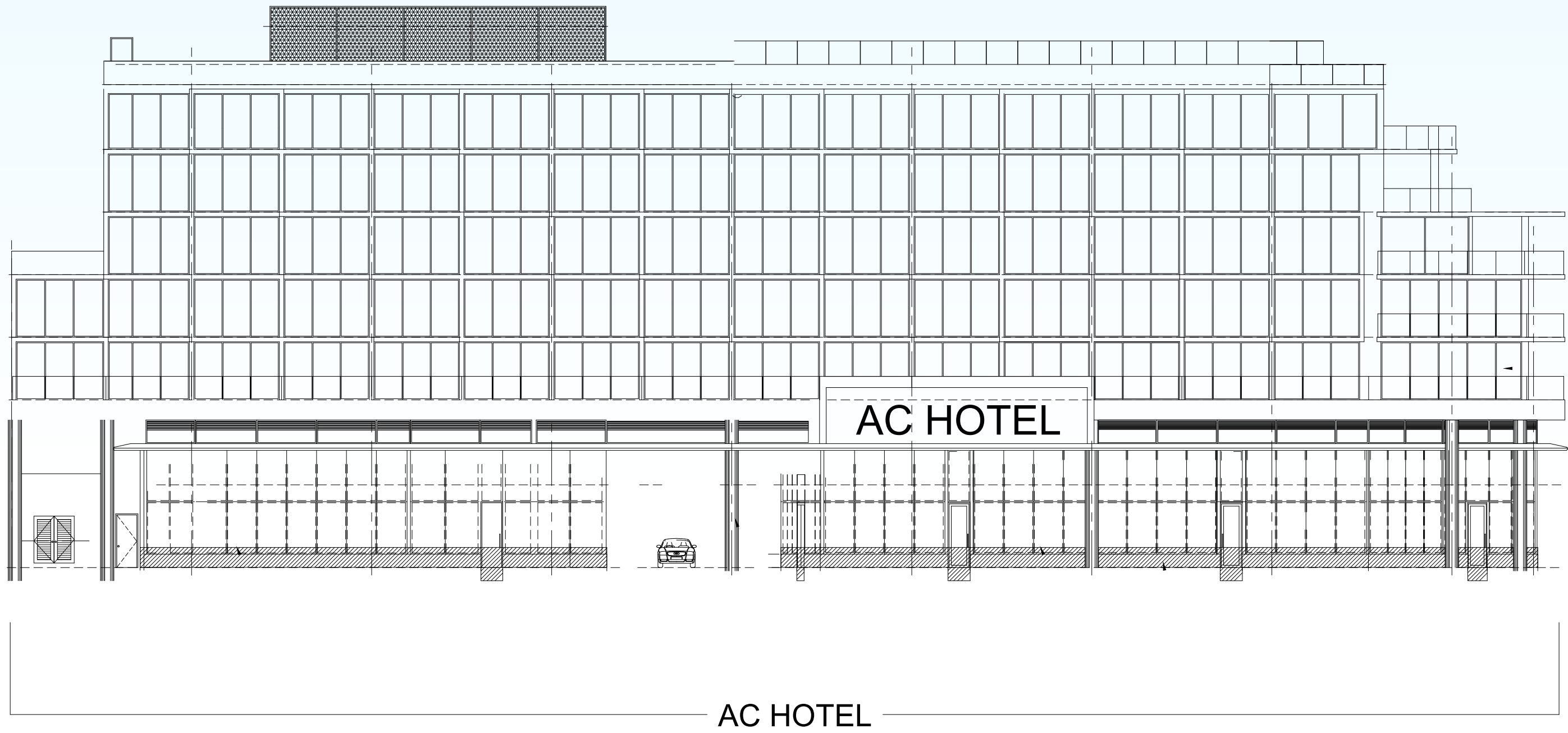
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1 CONTEXT ELEVATION - INDIAN CREEK DR
SCALE: 1/16" = 1'-0"



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



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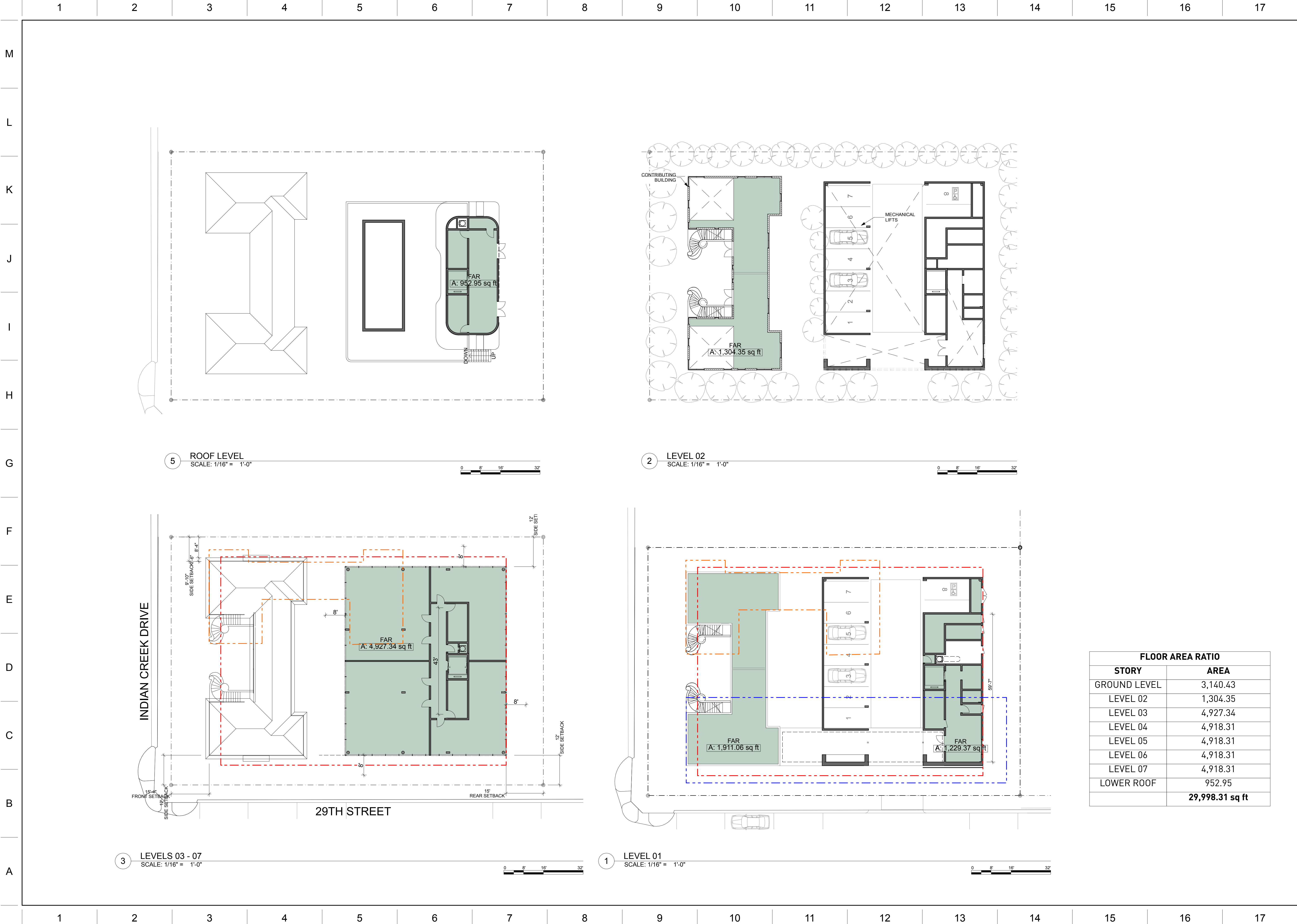
DRAWN / CHECKED

CONTEXT

ELEVATIONS

A-27

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17



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FAR ANALYSIS

A-28



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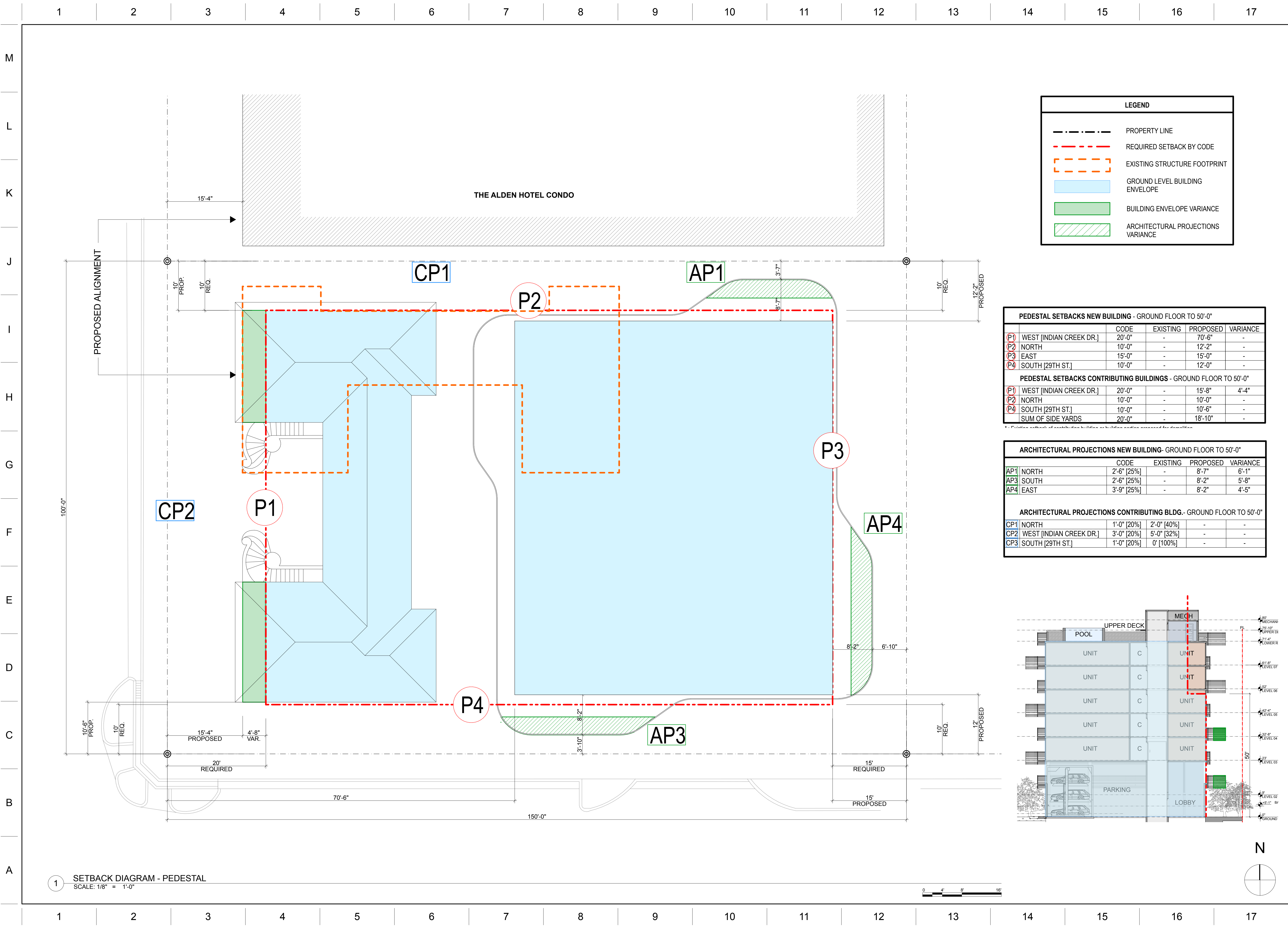
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GSF ANALYSIS

A-29



LEGEND

PROPERTY LINE

REQUIRED SETBACK BY CODE

EXISTING STRUCTURE FOOTPRINT

GROUND LEVEL BUILDING ENVELOPE

BUILDING ENVELOPE VARIANCE

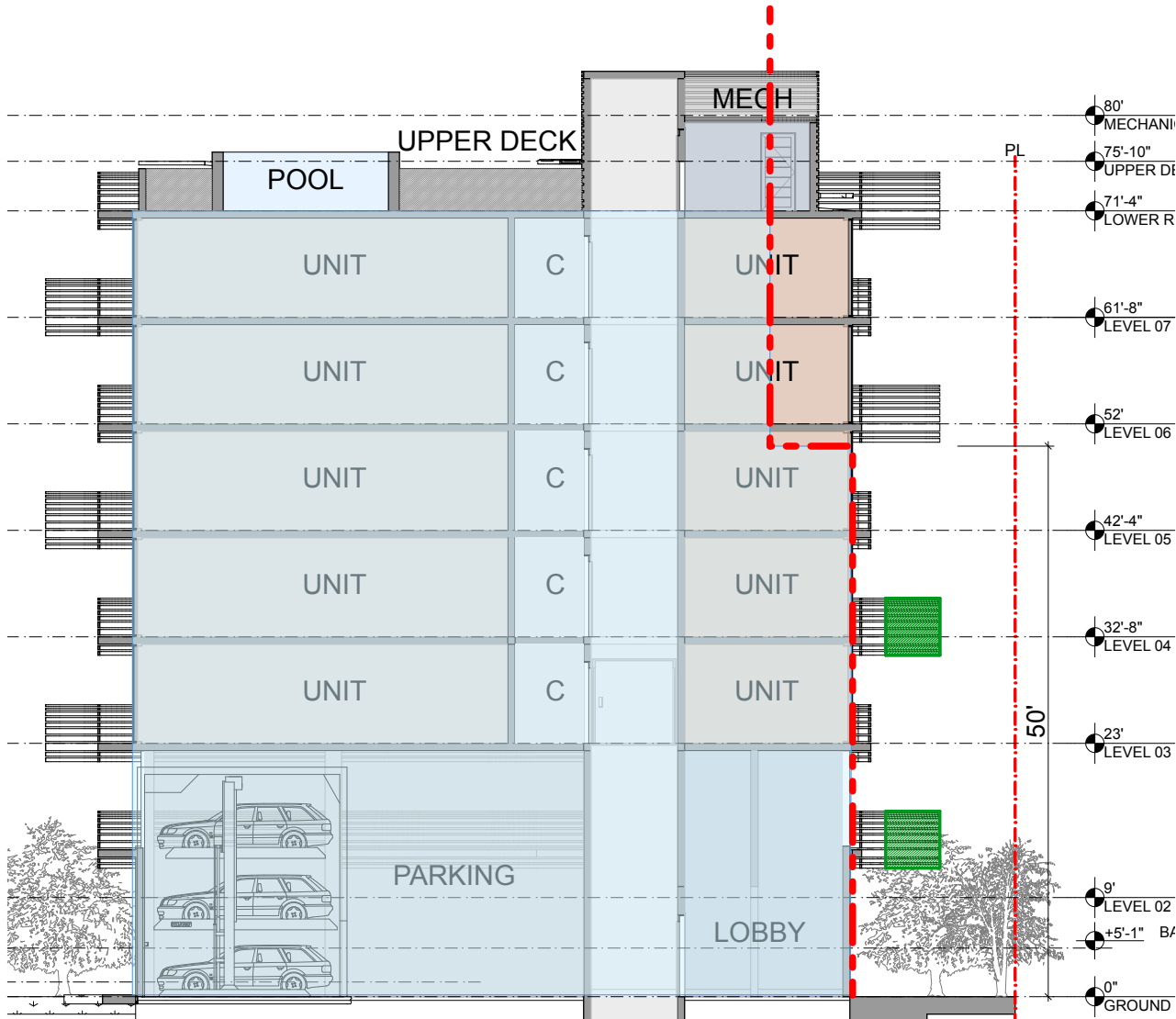
ARCHITECTURAL PROJECTIONS VARIANCE

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"	-

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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M.E.P. ENGINEERS:

CIVIL ENGINEERS:

GENERAL CONTRACTOR:

29 INDIAN CREEK

2911 INDIAN CREEK DRIVE :: MIAMI BEACH, FL 33139

SEAL

URBAN ROBOT LLC
A208002760 R20001534 LC20000510

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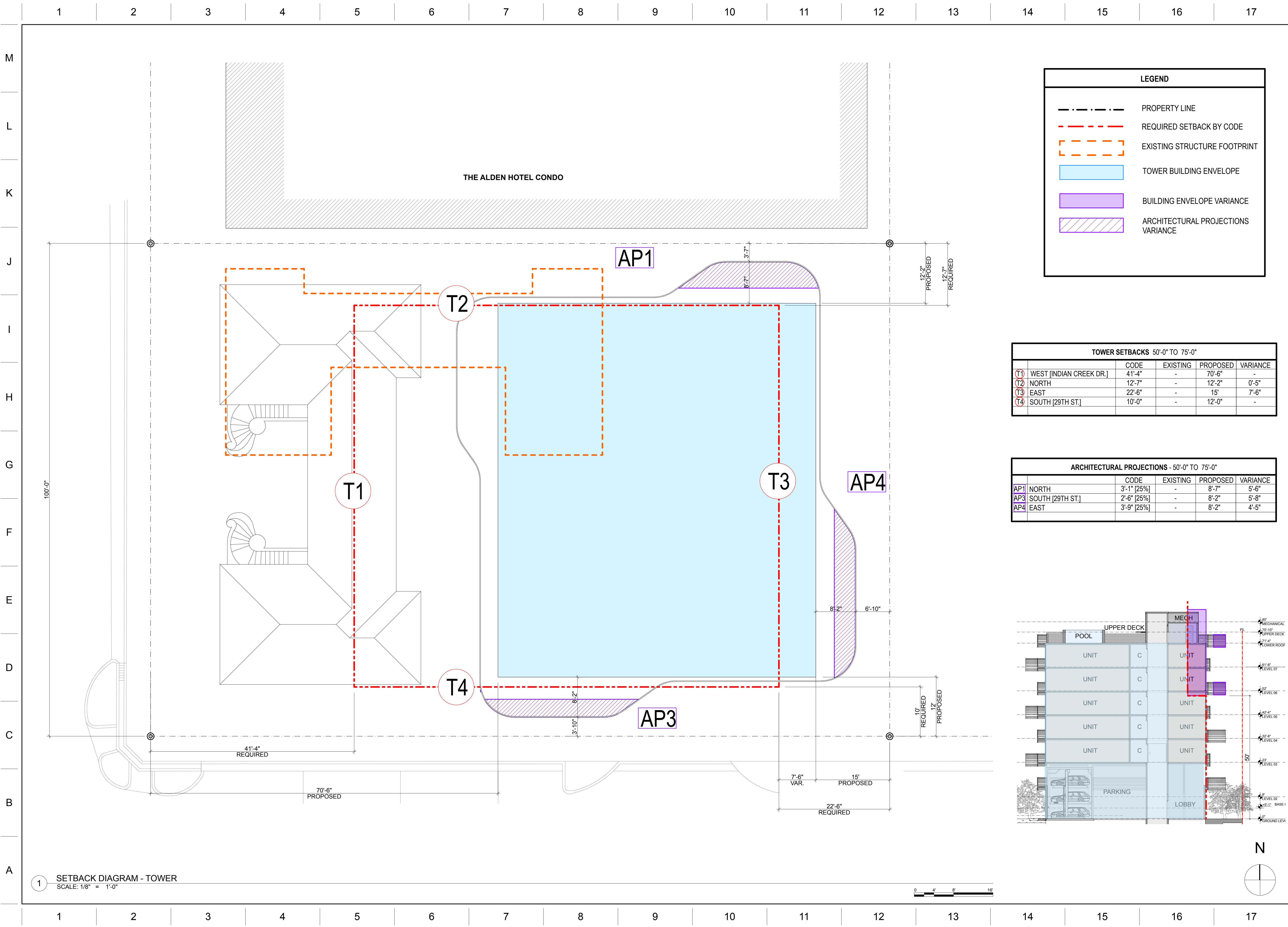
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SETBACK
DIAGRAM
PEDESTAL

A-30



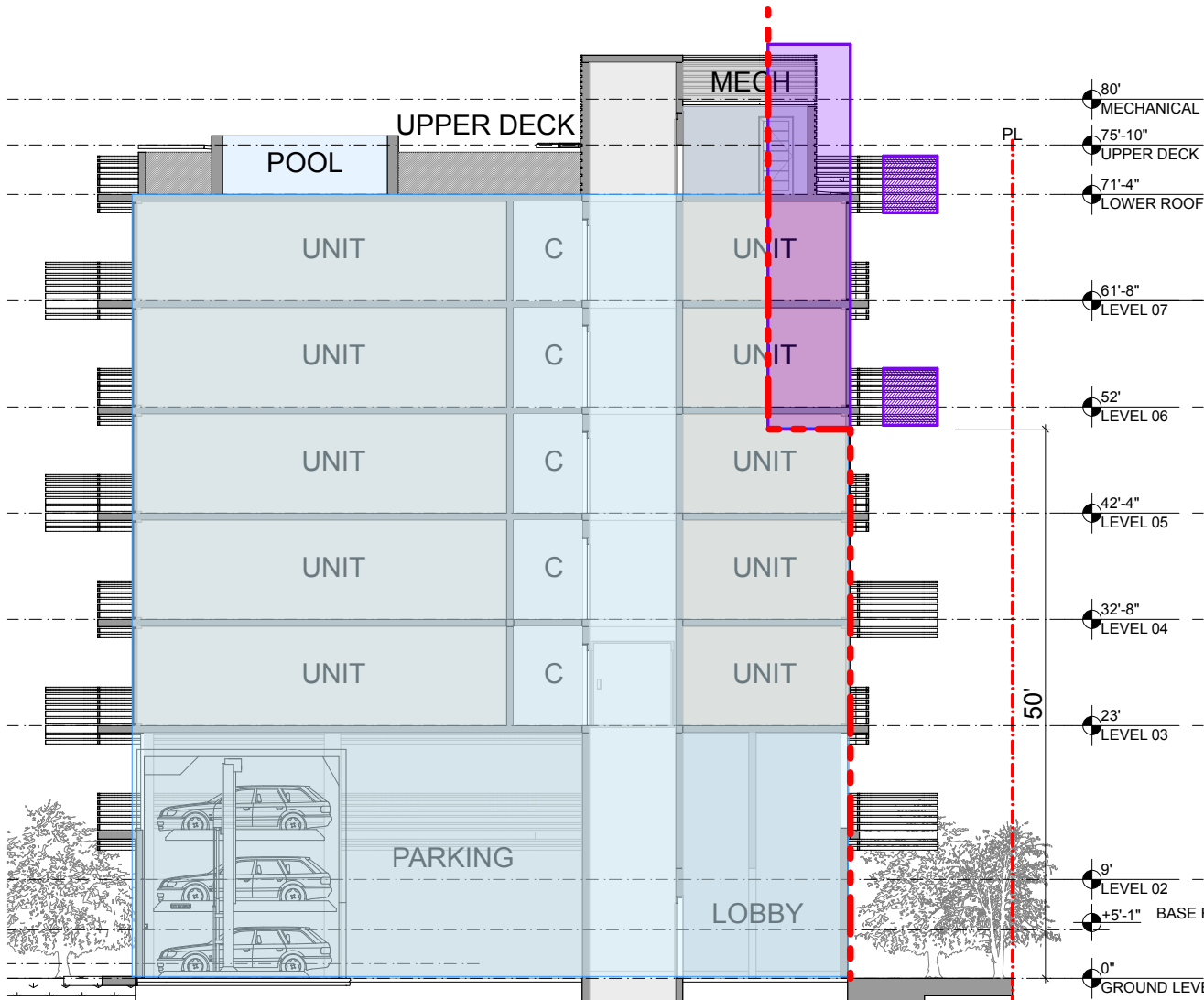
LEGEND

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"



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



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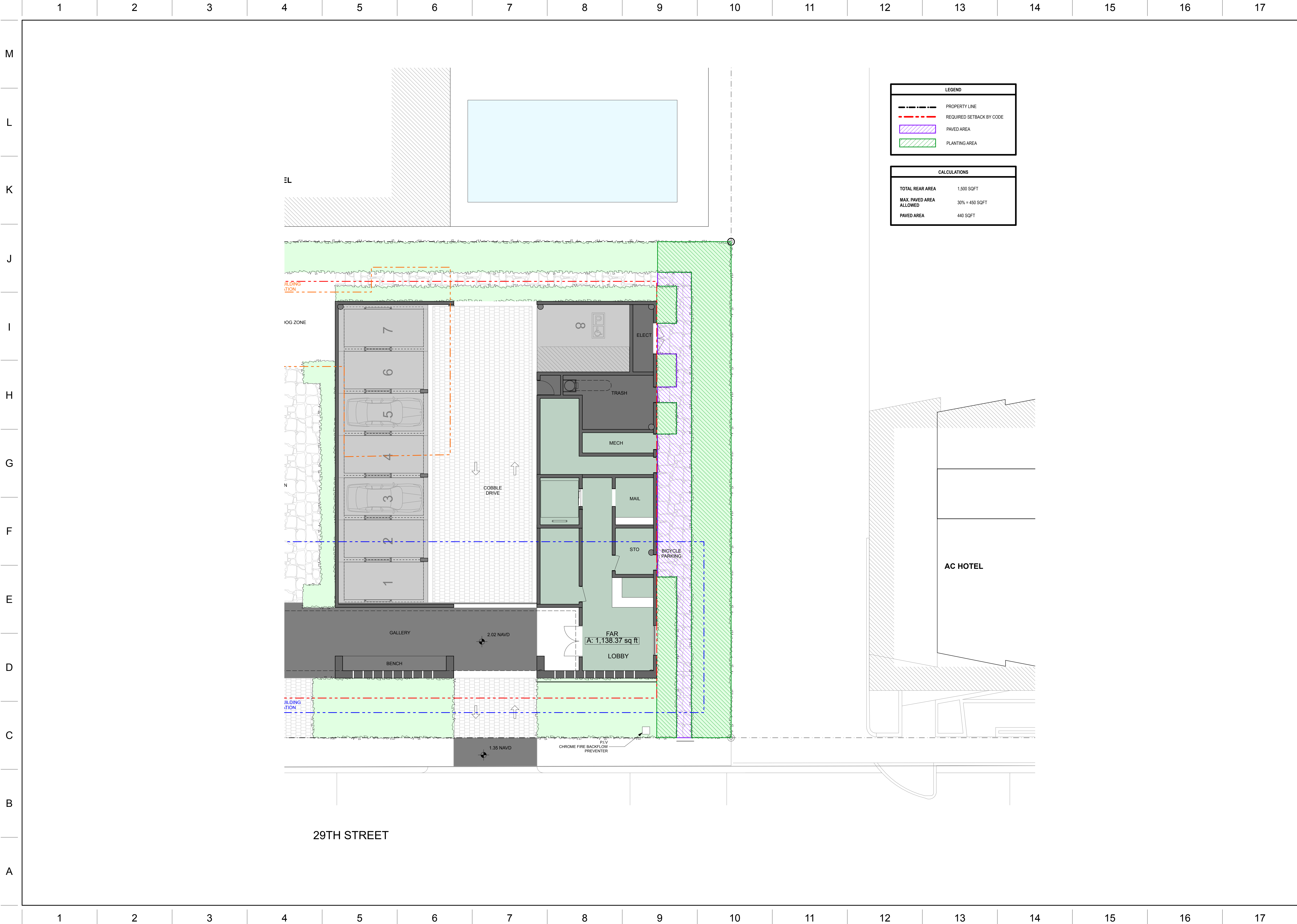
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SETBACK

DIAGRAM TOWER

A-31



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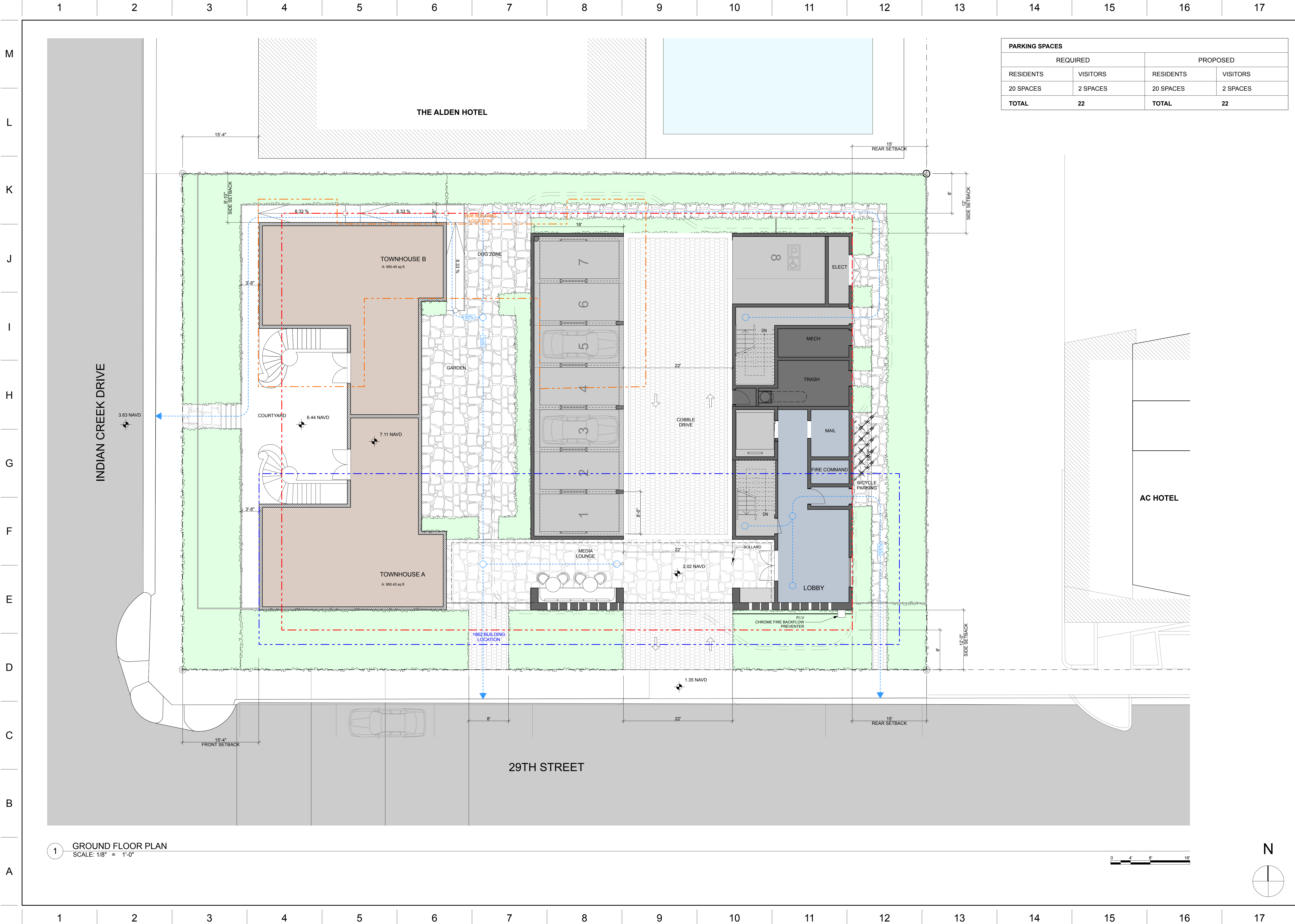
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REAR YARD PAVED
AREA DIAGRAM

A-32



PARKING SPACES			
REQUIRED		PROPOSED	
RESIDENTS	VISITORS	RESIDENTS	VISITORS
20 SPACES	2 SPACES	20 SPACES	2 SPACES
TOTAL		TOTAL	22

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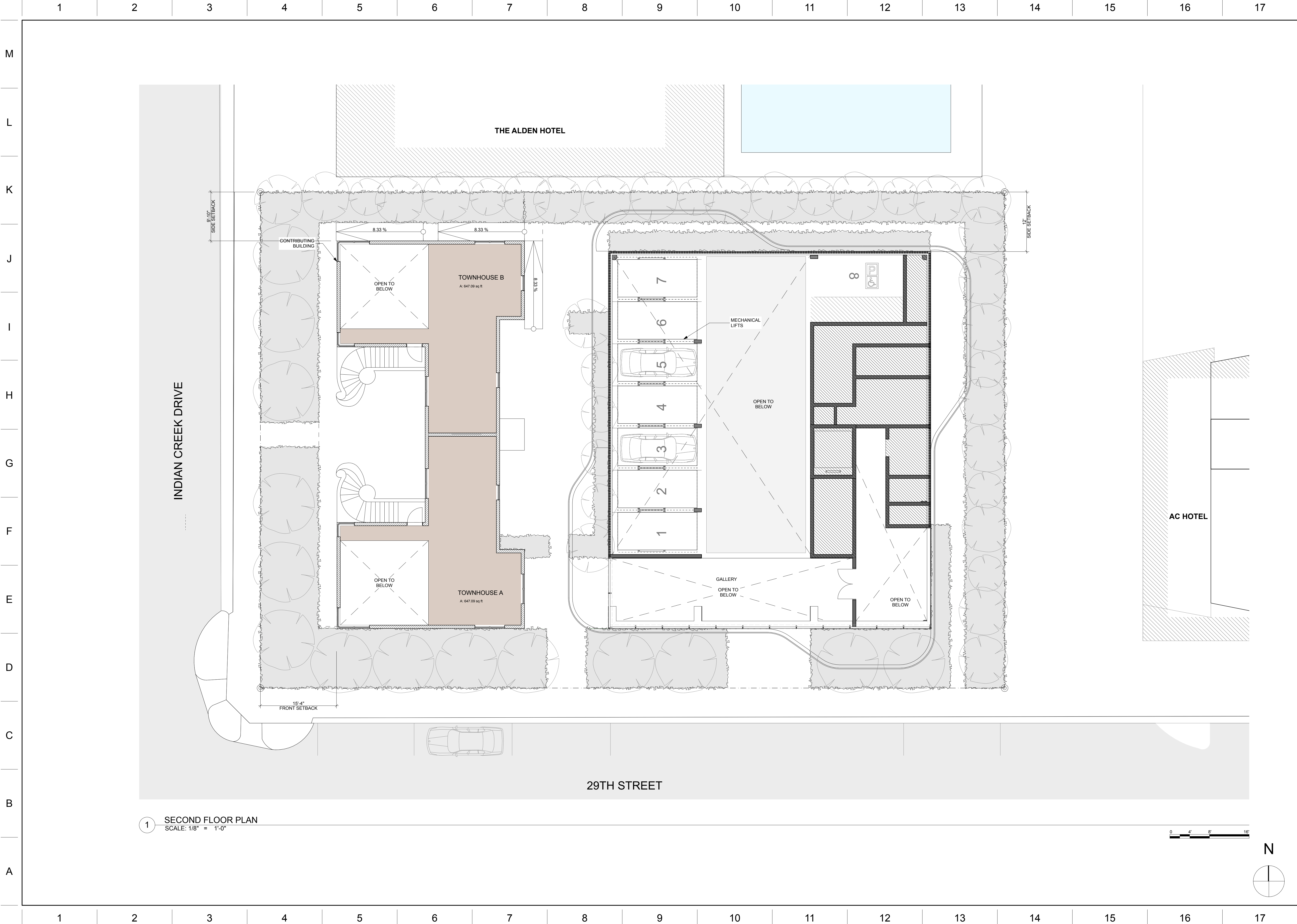
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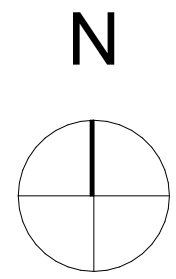
GROUND FLOOR

N

A-34



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



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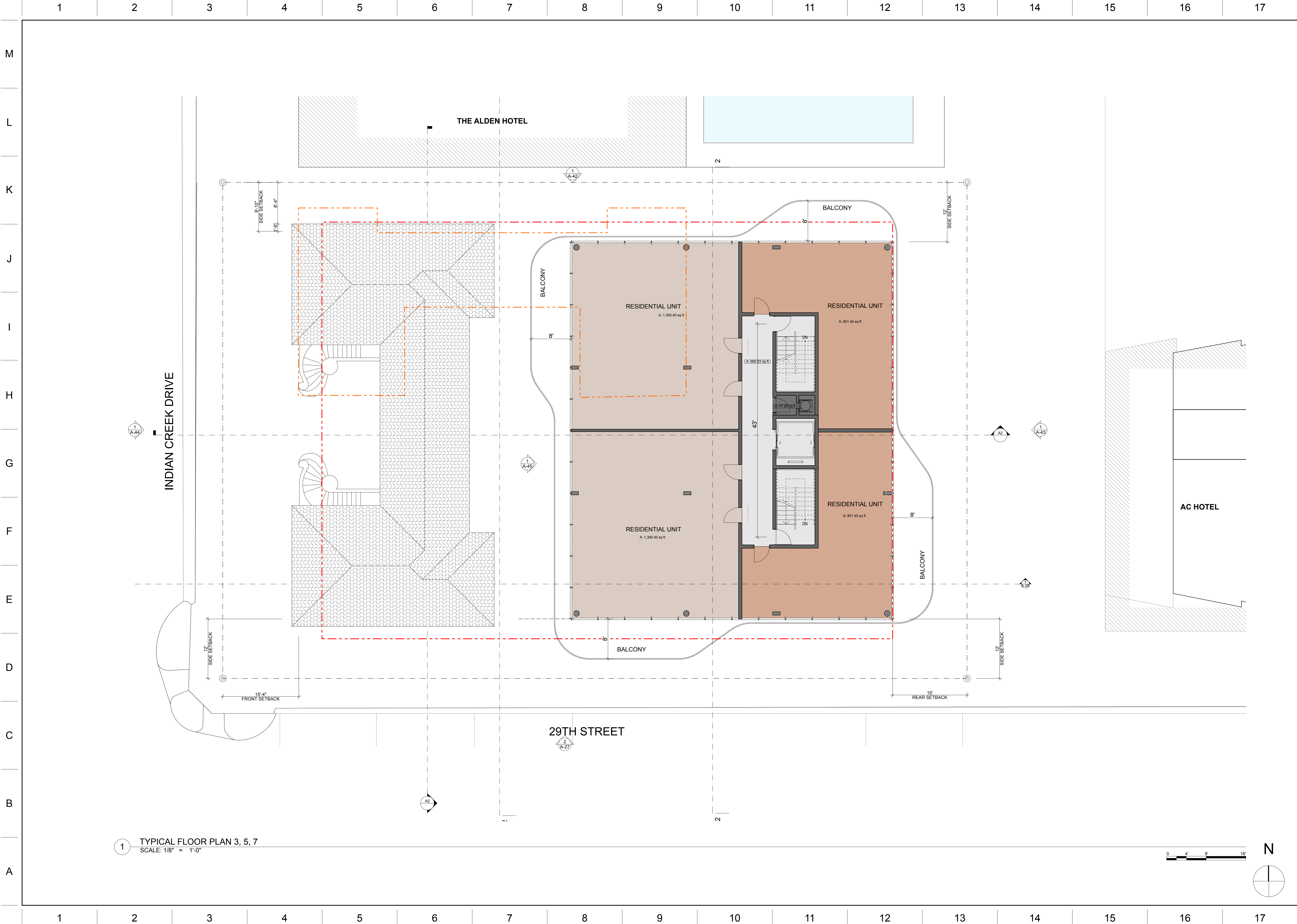
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SECOND FLOOR

A-35



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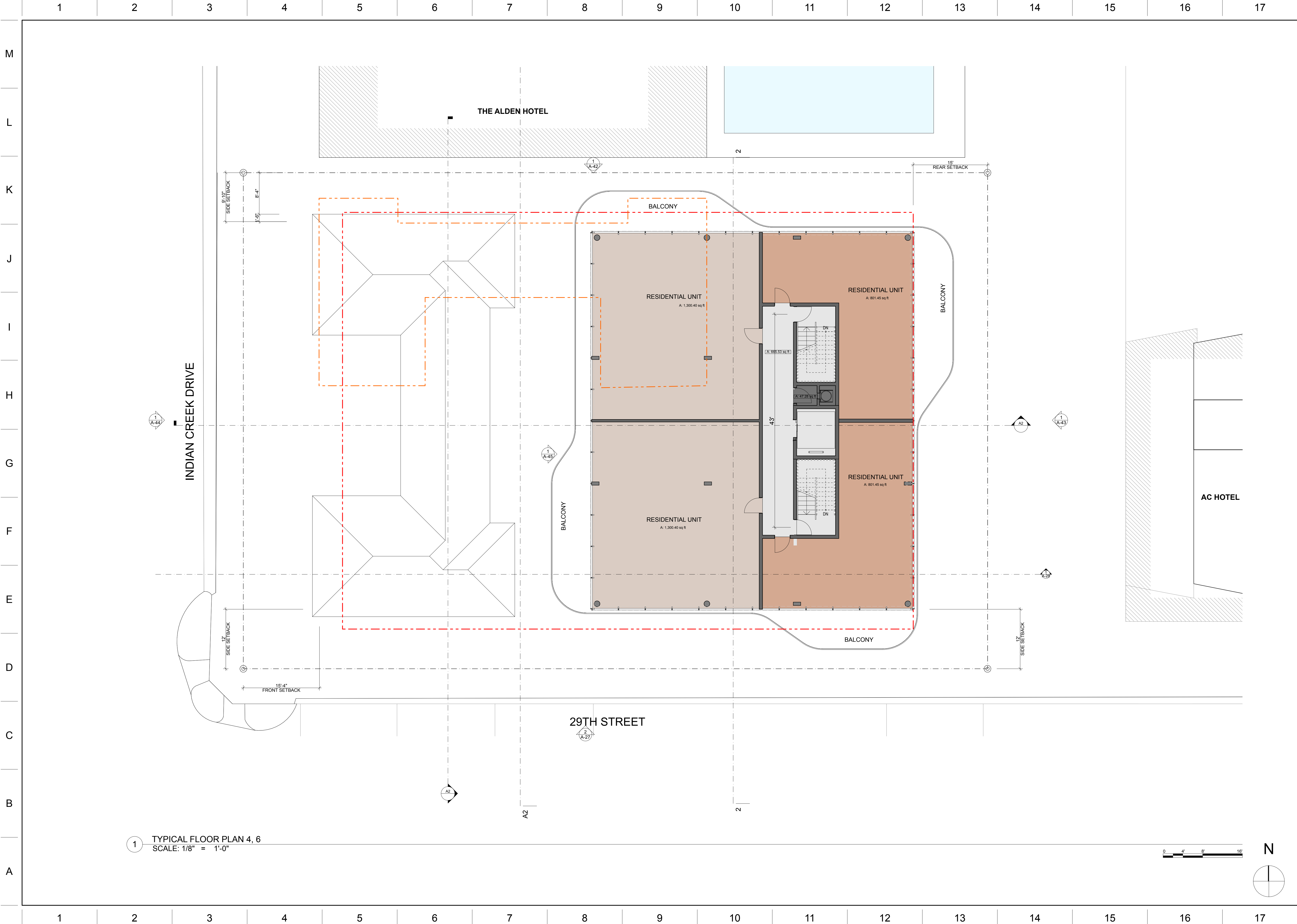
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DRAWN / CHECKED
TYPICAL FLOOR 3,
5, 7

0 4' 8' 16'

N

A-36



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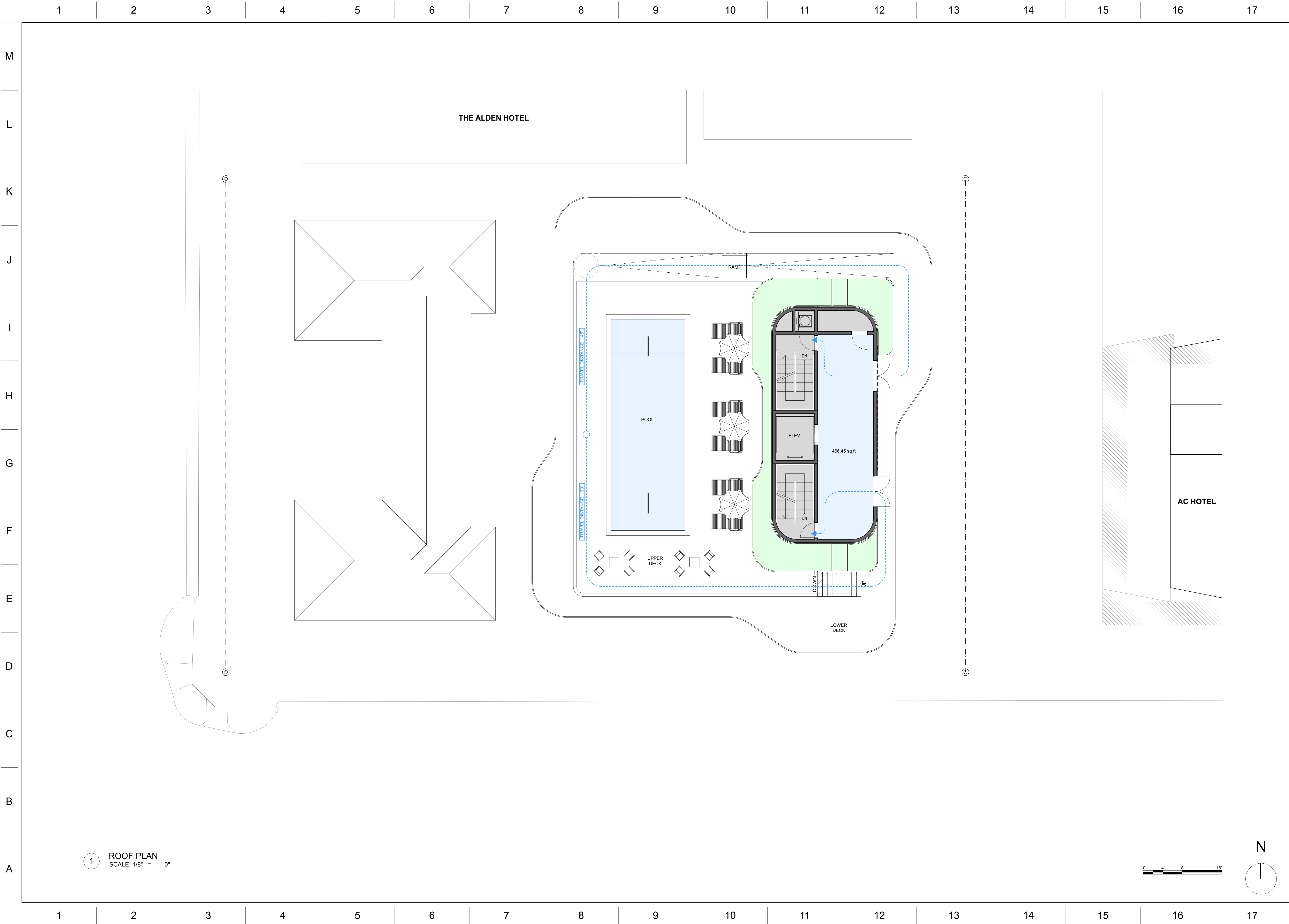
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TYPICAL FLOOR 4,
6

A-37



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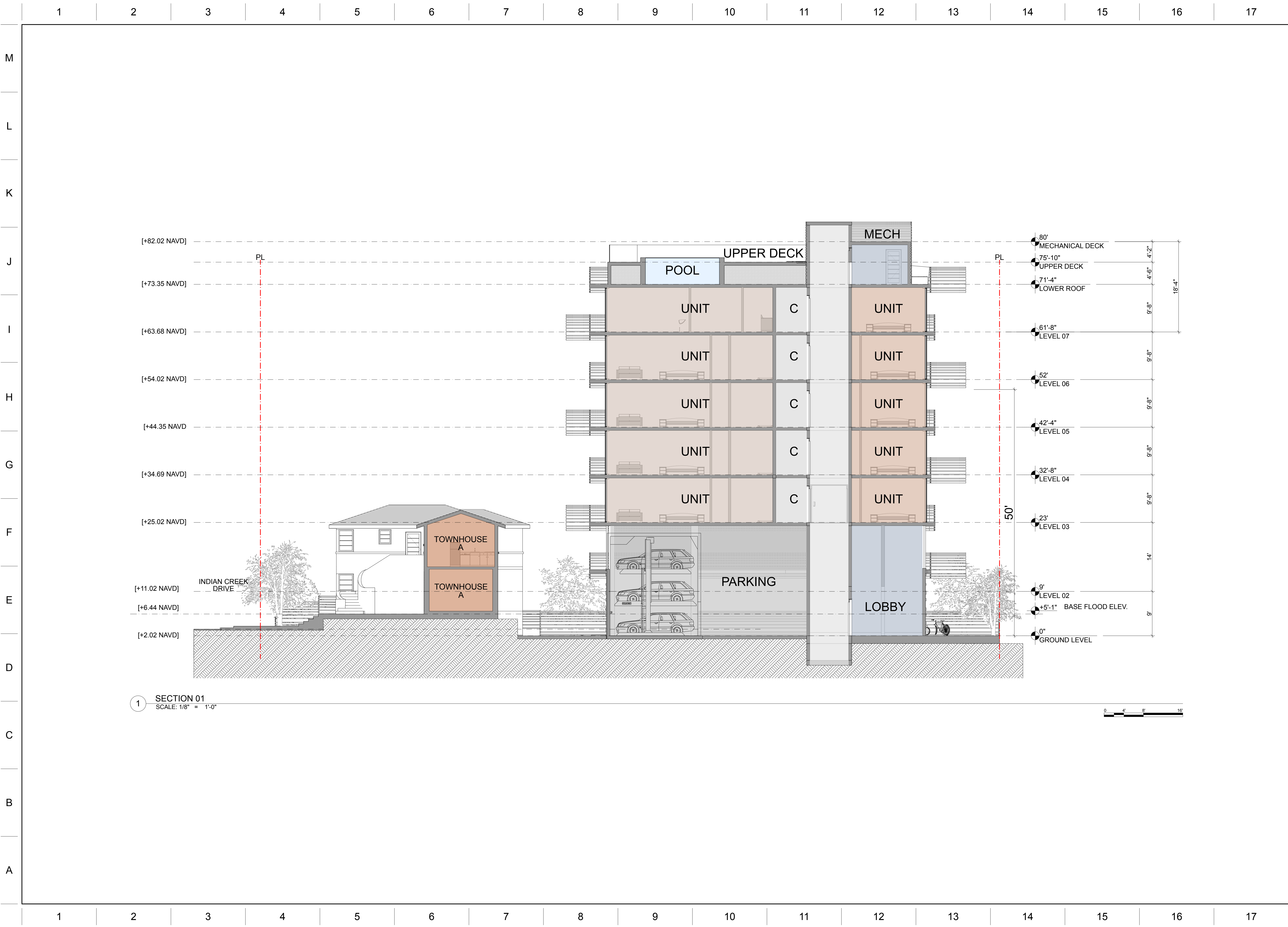
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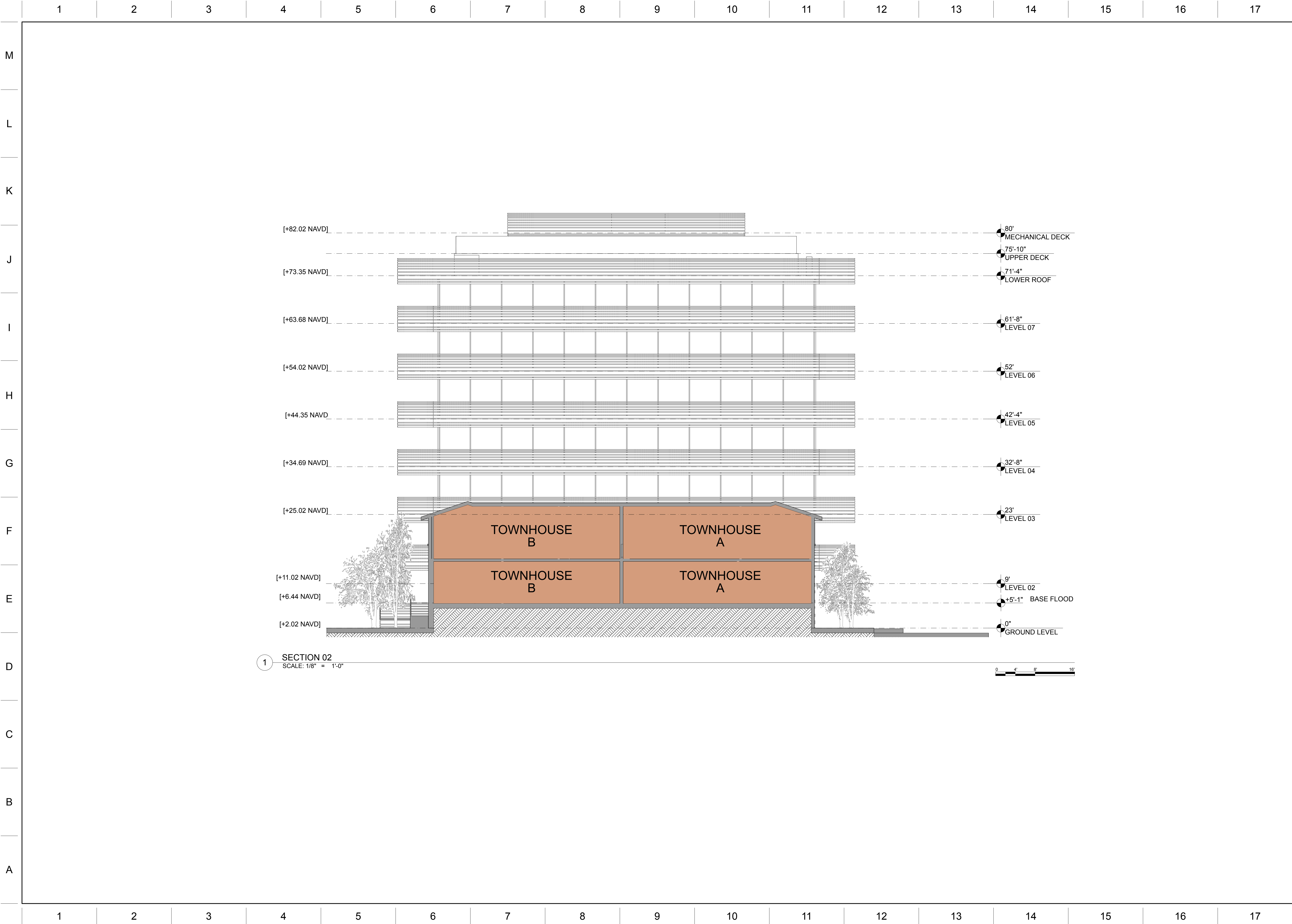
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ROOF PLAN

A-38





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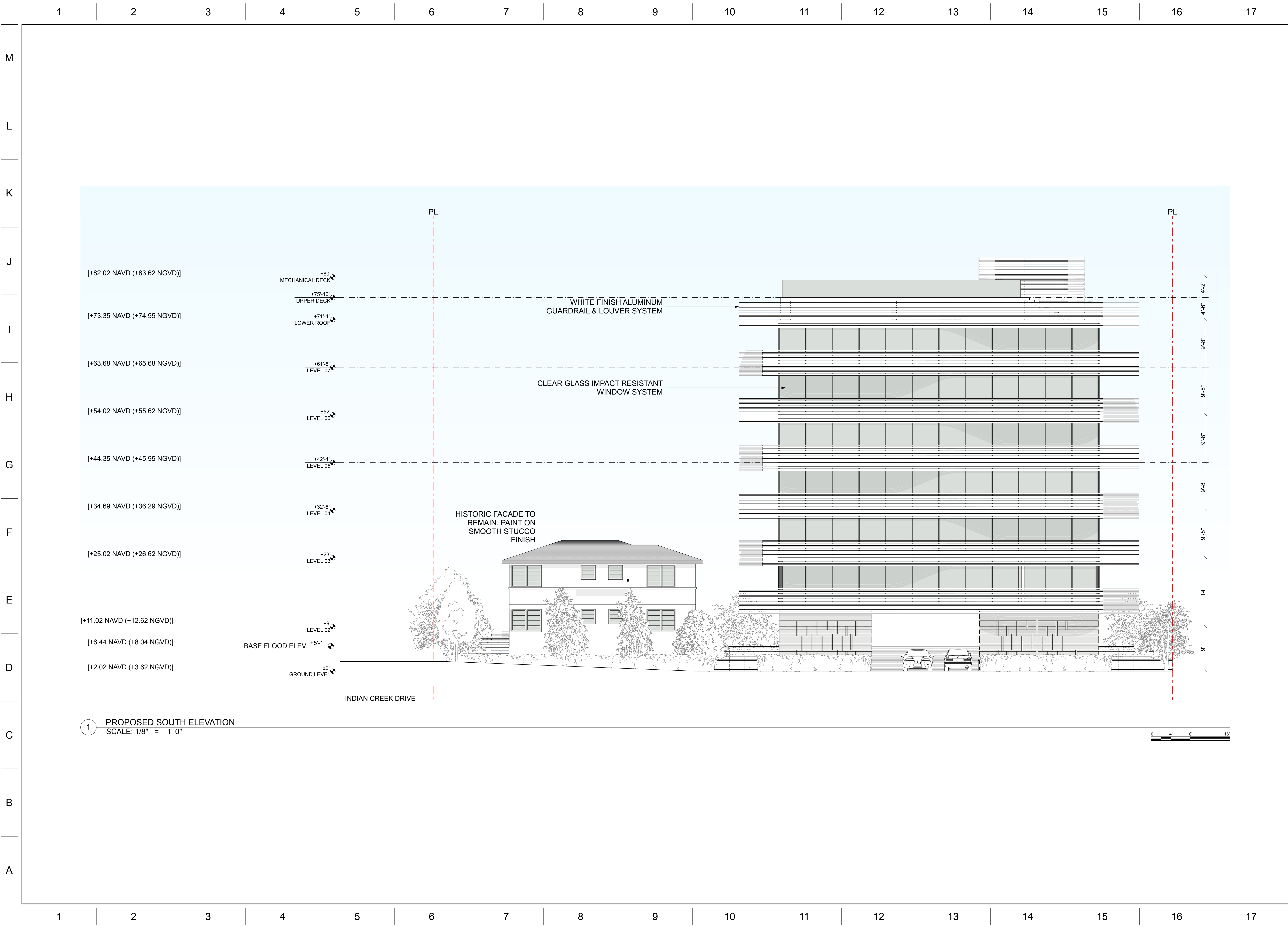
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SECTION 02

A-40



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SOUTH ELEVATION

A-41