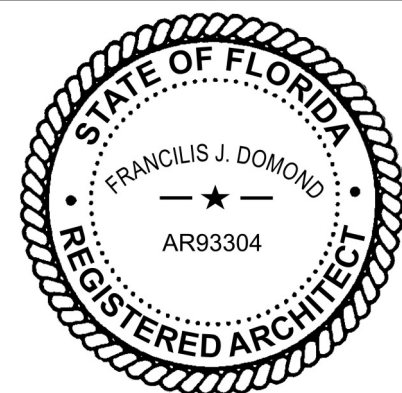




VILLAS AT INDIAN CREEK

6881 INDIAN CREEK
MIAMI BEACH , FLORIDA 33141



OWNER
6881 INDIAN CREEK, LLC
2020 PONCE DE LEON, SUITE 1103
CORAL GABLES, FLORIDA 33134

DNB
DESIGN GROUP

2020 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33134
MAIN: 305.444.5545
FAX: 305.444.5509

PROJECT CRITERIA - ZONING / SETBACKS / OVERVIEW	
ADDRESS	
6881 INDIAN CREEK MIAMI BEACH, FL	
ZONING CLASSIFICATION	
RESIDENTIAL MULTIFAMILY, LOW INTENSITY (TC-3)	
BUILDING CLASSIFICATION	
OCCUPANCY GROUP	GROUP "R-2" APARTMENT HOUSES (FBC)
TYPE OF CONSTRUCTION: TYPE IIIB	
LOT SIZE: 12,062 SQFT	
MAX F.A.R. 1.25 OR 15,077 S.F.	
FLORIDA BUILDING CODE ERESIDENTIAL 2020 USE FOR DESIGN STANDARDS	
FLORIDA BUILDING CODE2020 USE FOR DESIGN STANDARDS	
FLORIDA FIRE PREVENTION CODE 7th EDITION USE FOR DESIGN STANDARDS	

SETBACKS	ALLOWED	PROPOSED
FRONT (69 STREET)	15'-0"	15'-0"
SIDE STREET (INDIAN CREEK)	10'-0"	8'-2"
SIDE STREET (BYRON ROAD)	10'-0"	7'-10"
BUILDING HEIGHT	ALLOWED	PROPOSED
STORIES	45'-0"	37'-6"

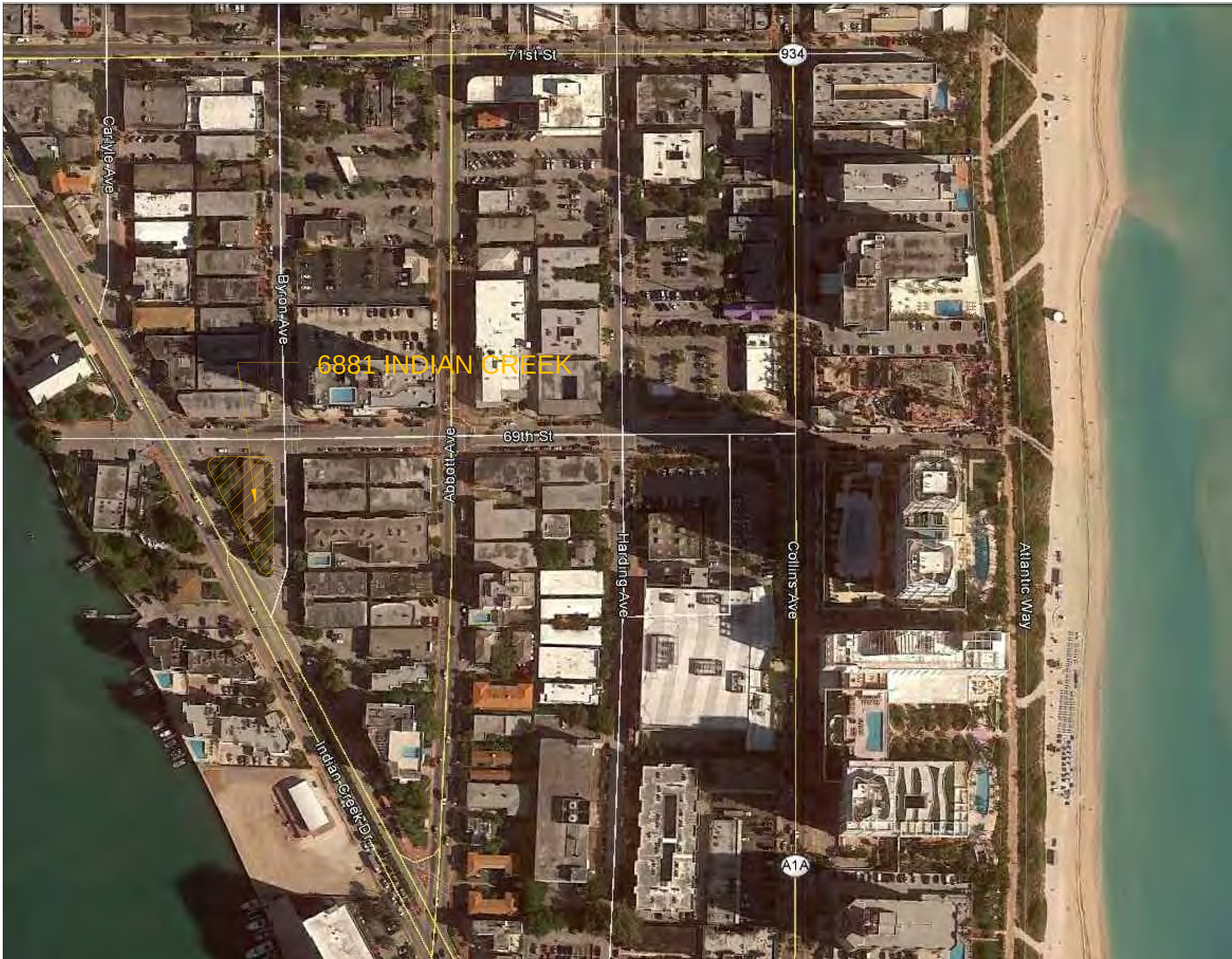
FLOOD MANAGEMENT INFORMATION	
FLOOD ZONE	AE
BASE FLOOD ELEVATION	8.0'
LOWEST FFE OF HABITABLE SPACE	5.35'
LOWEST GRADE ELEVATION ADJECENT TO BUILDING	4.40'
HIGHEST GRADE ELEVATION ADJECENT TO BUILDING	4.10'
LOWEST ELEVATION OF EQUIPMENT SERVICING THE BUILDING	12.27'
FIRM MAP NUMBER	12086C0326
ALL ELEVATIONS REFERRED TO NGVD 1929	
Classification of Structure for Flood-Resistant Design and Construction	CATEGORY II

NEW CONSTRUCTION (MULTI-FAMILY AND/OR NON-RESIDENTIAL), HYDRAULIC MODELS WILL BE REQUIRED ON WATER AND SEWER SYSTEM TO DETERMINE THE IMPACT FROM THE PROPOSED DEVELOPMENT. THIS IS REQUIRED PRIOR TO ALLOWING ANY WATER AND SEWER SERVICE CONNECTIONS.

ALL STORMWATER RUNOFF MUST BE RETAINED WITHIN YOUR PRIVATE PROPERTY AND THE ANY PROPOSED ON-SITE STORMWATER SYSTEM MUST HOLD A 10-YEAR, 24-HOUR RAINFALL EVENT WITH AN INTENSITY OF 8.75 INCHES OF RAINFALL.

F.A.R. FLOOR

GROUND FLOOR	1,144 S.F. of F.A.R.
SECOND FLOOR	4,764 S.F. of F.A.R.
THIRD FLOOR	3,720 S.F. of F.A.R.
FOURTH FLOOR	4,830 S.F. of F.A.R.
ROOF TERRACE	0 S.F. of F.A.R.
Total	14,458 S.F



LOCATION MAP

SCALE: N.T.S.

VILLAS AT INDIAN CREEK

6881 INDIAN CREEK
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LOCATION MAP A-01

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VILLAS AT INDIAN CREEK

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EXISTING ELEVATION A-05

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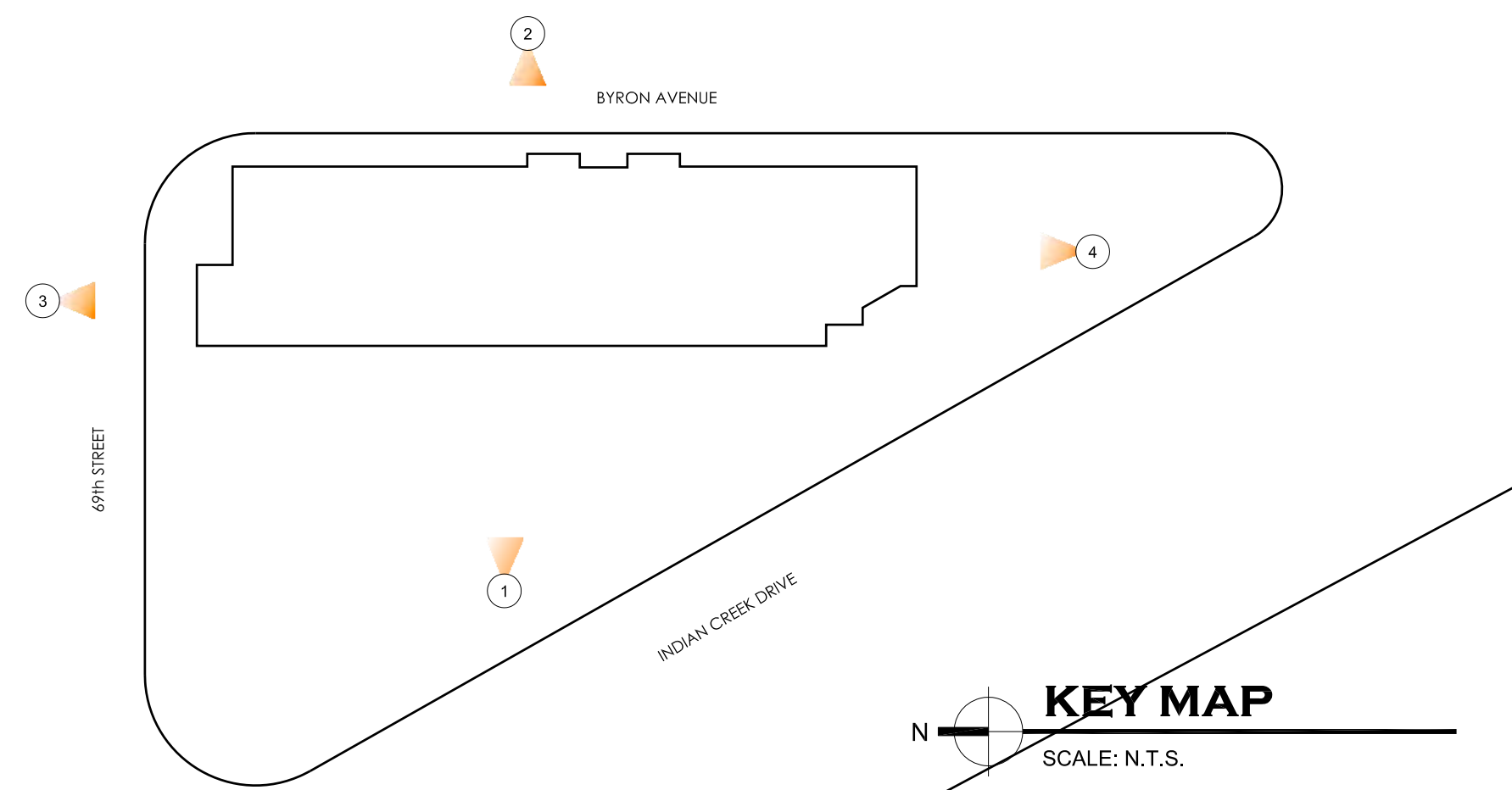
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1 WEST VIEW



2 EAST VIEW



3 NORTH VIEW



4 SOUTH VIEW

VILLAS AT INDIAN CREEK

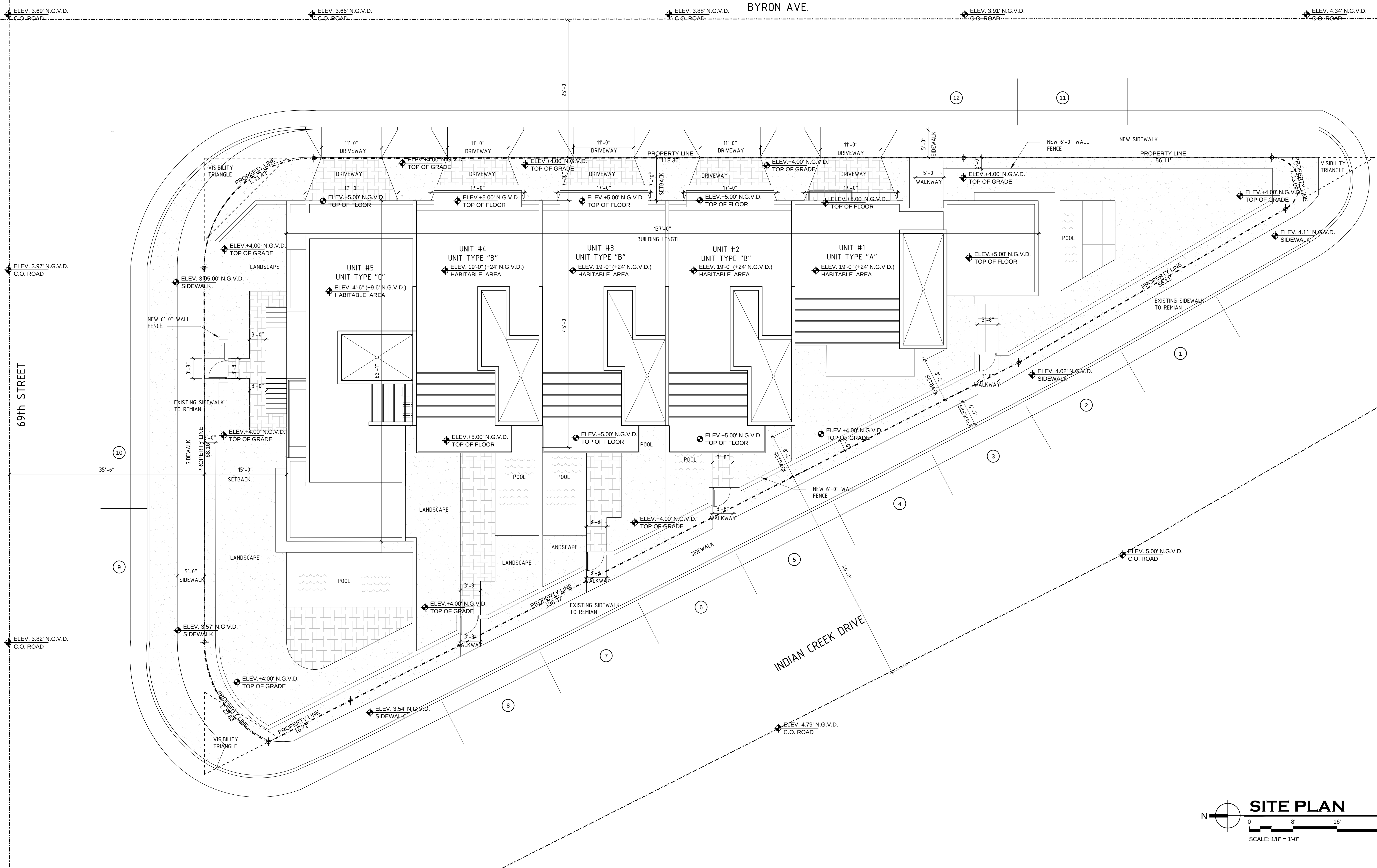
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EXISTING CONDITIONS A-06

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VILLAS AT INDIAN CREEK

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SITE PLAN A-09

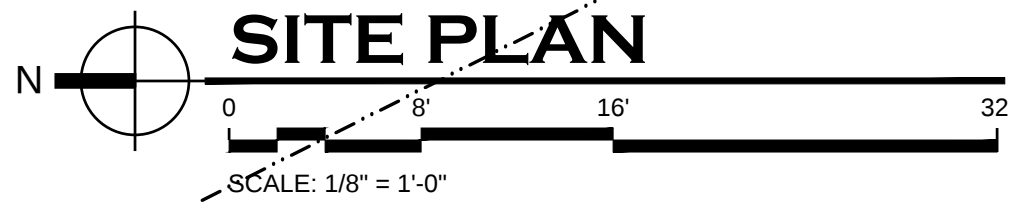
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BYRON AVE.

69th STREET

INDIAN CREEK DRIVE



ZONING SETBACK VARIANCE

VARIANCES FROM THE REQUIRED BUILDING SETBACKS BELOW 23'-0" IN HEIGHT (1) VARIANCE BYRON AVE. AND (1) INDIAN CREEK:

VARIANCE #1 REQUIRED SIDE SETBACK (BYRON AVE) 10'-0" - PROPOSED: 7'-10"
VARIANCE #2 REQUIRED SIDE SETBACK (INDIAN CREEK) 10'-0" - PROPOSED: 8'-2"

VARIANCES FROM THE REQUIRED BUILDING SETBACKS AND ABOVE 23 FEET IN HEIGHT OF ADDITIONAL 1 FOOT FOR EVERY 1 FOOT IN HEIGHT ABOVE 23 FEET (1) VARIANCE FROM 69th STREET, (1) VARIANCE FROM BYRON AVE, (1) VARIANCE FROM INDIAN CREEK:

VARIANCE #3 REQUIRED FRONT SETBACK (69th STREET) @ ELEV. +24'-6" (34.0' NGVD) 4th FLOOR - 16'-6" PROPOSED 15'-0"
REQUIRED FRONT SETBACK (69th STREET) @ ELEV. +34'-6" (44.0' NGVD) ROOF TERRACE - 26'-6" PROPOSED 18'-6"
VARIANCE #4 REQUIRED SIDE SETBACK (BYRON AVE) @ ELEV. +24'-6" (34.0' NGVD) 4th FLOOR - 11'-6" PROPOSED 7'-10"
REQUIRED SIDE SETBACK (BYRON AVE) @ ELEV. +34'-6" (44.0' NGVD) ROOF TERRACE - 23'-2" PROPOSED 7'-10"
VARIANCE #5 REQUIRED SIDE SETBACK (INDIAN CREEK) @ ELEV. +24'-6" (34.0' NGVD) 4th FLOOR - 11'-6" PROPOSED 8'-2"
REQUIRED SIDE SETBACK (INDIAN CREEK) @ ELEV. +34'-6" (44.0' NGVD) ROOF TERRACE - 23'-2" PROPOSED 8'-2"

VARIANCES FROM THE REQUIRED ROOFTOP FEATURES IN THE TC-3 DISTRICT. STAIRWELL AND ELEVATOR BULKHEADS AND OTHER ROOF TOP FEATURES PERMISSIBLE IN SECTION 142-1161 EXTENDING ABOVE THE ROOFLINE OF A BUILDING SHALL BE REQUIRED TO BE SET BACK FROM THE MAIN BUILDING ONE FOOT FOR EVERY ONE FOOT IN HEIGHT ABOVE THE TOP OF THE ROOF DECK OF EACH LEVEL, WITH THE EXCEPTION OF PARAPET WALLS WHICH SHALL NOT EXCEED 3.5 FEET IN HEIGHT. (1) VARIANCE FROM 69th STREET, (1) VARIANCE FROM BYRON AVE, (1) VARIANCE FROM INDIAN CREEK:

VARIANCE #6 REQUIRED 8'-0" HIGH BULKHEAD SETBACK (69 STREET) REQUIRED 8'-0" PROPOSED 5'-10"
VARIANCE #7 REQUIRED 8'-0" HIGH BULKHEAD SETBACK (BYRON AVE) REQUIRED 8'-0" PROPOSED 5'-4"
VARIANCE #8 REQUIRED 8'-0" HIGH BULKHEAD SETBACK (INDIAN CREEK) REQUIRED 8'-0" PROPOSED 0'-0"

VILLAS AT INDIAN CREEK

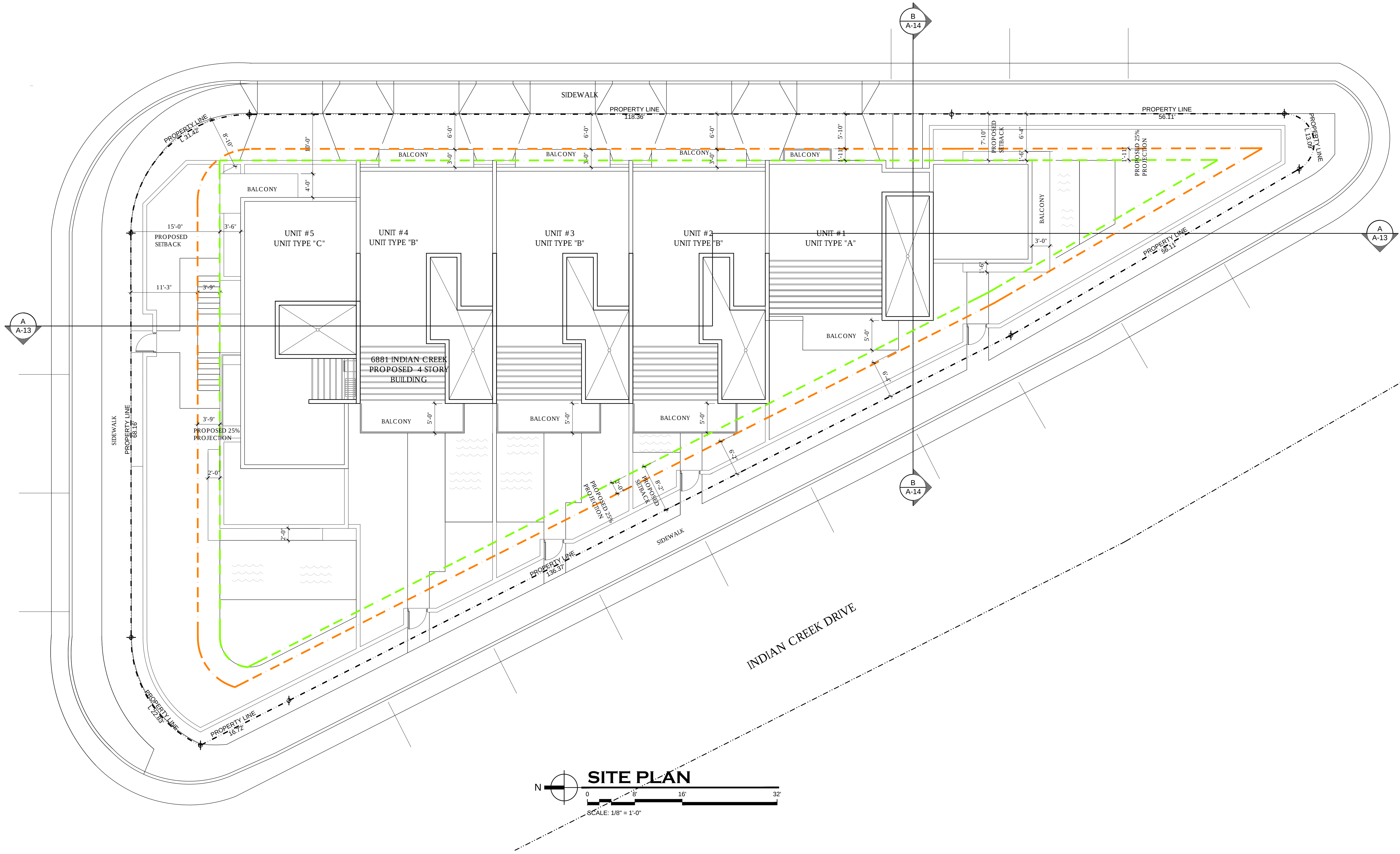
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SITE PLAN SETBACK VARIANCES A-10

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BYRON AVE.



N
SITE PLAN
0 8 16 32
SCALE: 1/8" = 1'-0"

VILLAS AT INDIAN CREEK

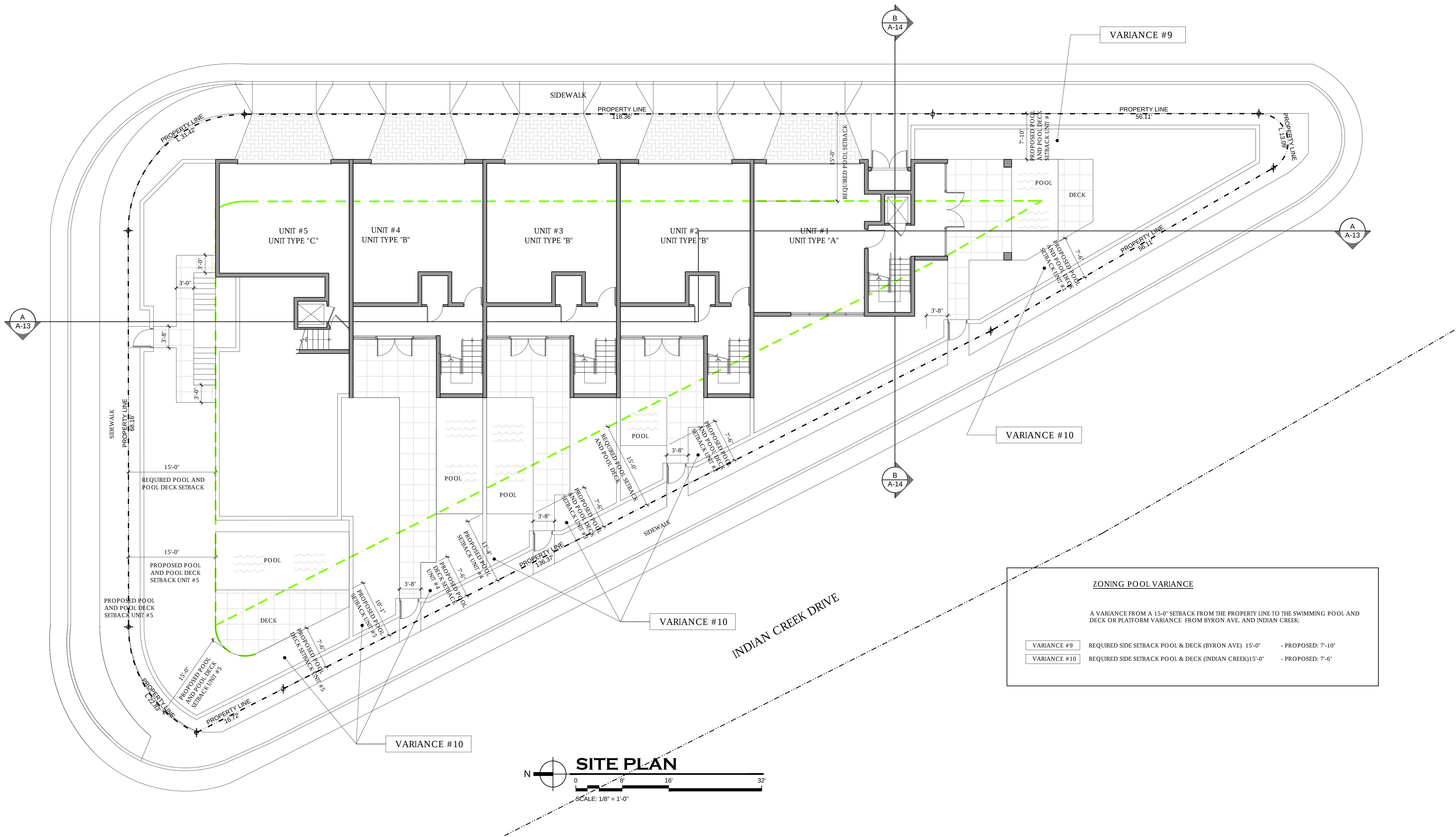
6881 INDIAN CREEK
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SITE PLAN PROJECTIONS A-11

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BYRON AVE.



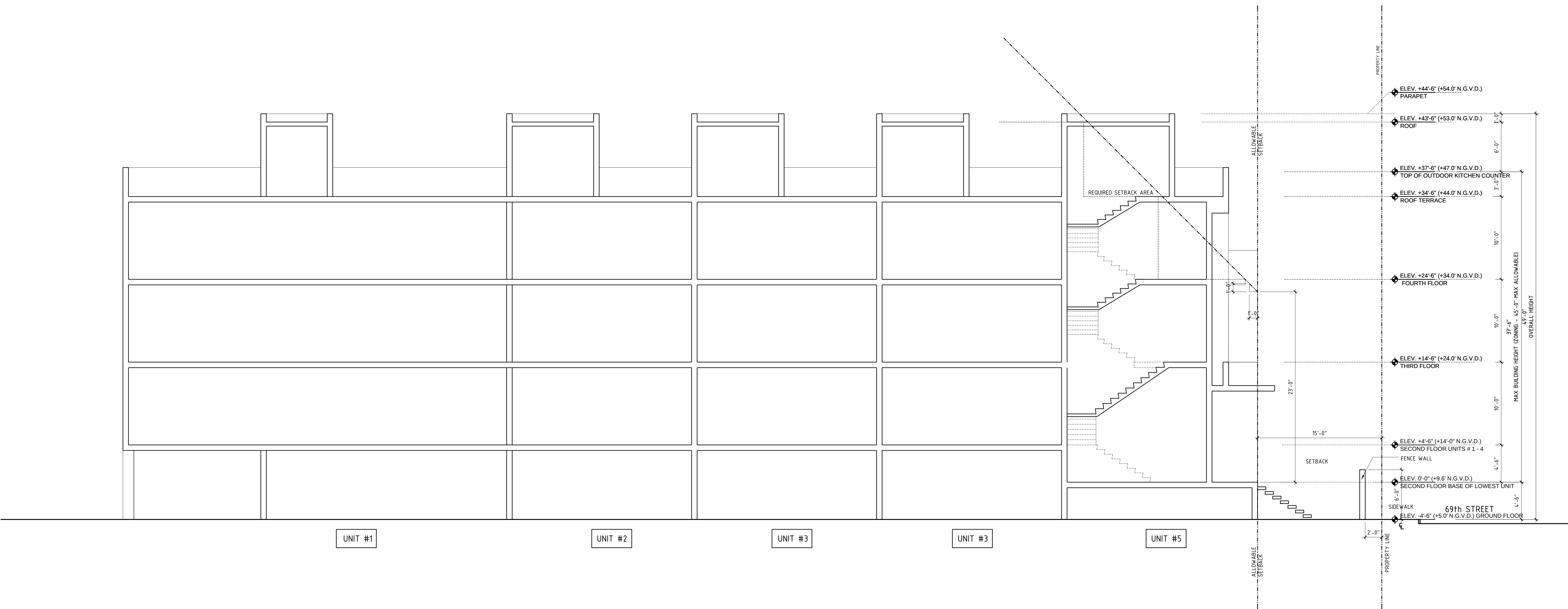
VILLAS AT INDIAN CREEK

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MIAMI BEACH , FLORIDA 33141

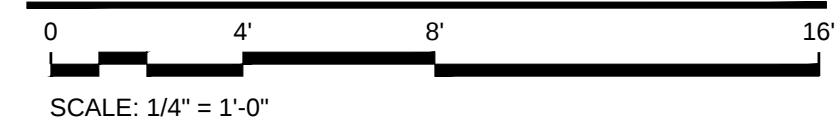
SITE PLAN POOL VARIANCES A-12

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SECTION A-A



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

VILLAS AT INDIAN CREEK

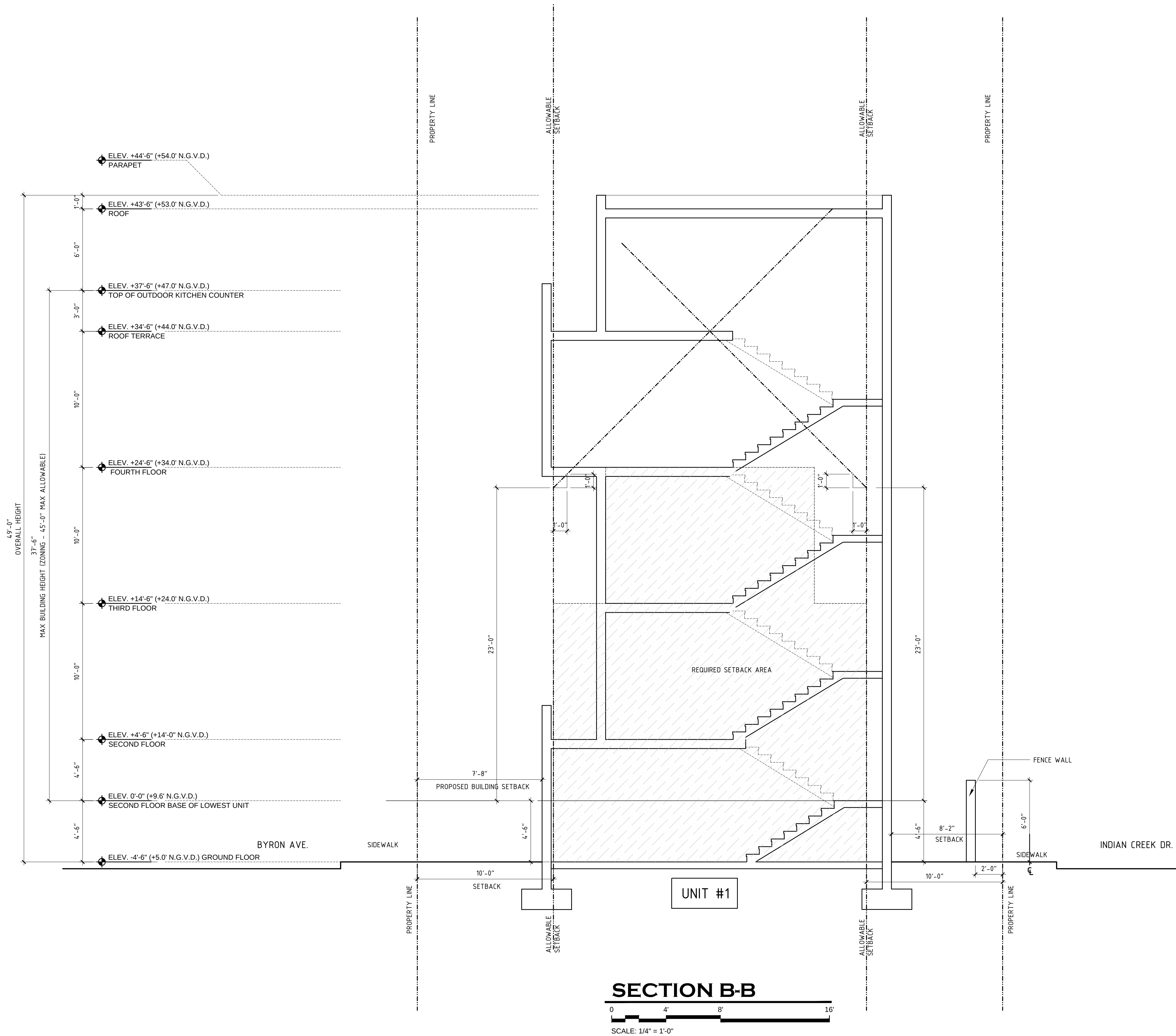
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ELEVATION VARIENCES A-13

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VILLAS AT INDIAN CREEK

6881 INDIAN CREEK
MIAMI BEACH , FLORIDA 33141

ELEVATION VARIANCES A-14

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SOUTH WEST VIEW
 0 8' 16' 32'
 SCALE: N.T.S.

VILLAS AT INDIAN CREEK

6881 INDIAN CREEK
 MIAMI BEACH , FLORIDA 33141

RENDERING A-31

OWNER
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 CORAL GABLES, FLORIDA 33134

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 CORAL GABLES, FLORIDA 33134
 MAIN: 305.444.5545
 FAX: 305.444.5509



SOUTH WEST VIEW
 0 8' 16' 32'
 SCALE: N.T.S.

VILLAS AT INDIAN CREEK

6881 INDIAN CREEK
 MIAMI BEACH , FLORIDA 33141

RENDERING A-32

OWNER
 6881 INDIAN CREEK, LLC
 2020 PONCE DE LEON, SUITE 1103
 CORAL GABLES, FLORIDA 33134

DNB
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SOUTH WEST AERIAL
 0 8' 16' 32'
 SCALE: N.T.S.

VILLAS AT INDIAN CREEK

6881 INDIAN CREEK
 MIAMI BEACH , FLORIDA 33141

RENDERING A-33

OWNER
 6881INDIAN CREEK, LLC
 2020 PONCE DE LEON. SUITE 1103
 CORAL GABLES, FLORIDA 33134

DNB
 DESIGN GROUP

2020 PONCE DE LEON BOULEVARD
 CORAL GABLES, FLORIDA 33134
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SOUTH WEST AERIAL
0 8' 16' 32'
SCALE: N.T.S.

VILLAS AT INDIAN CREEK

6881 INDIAN CREEK
MIAMI BEACH , FLORIDA 33141

RENDERING A-34

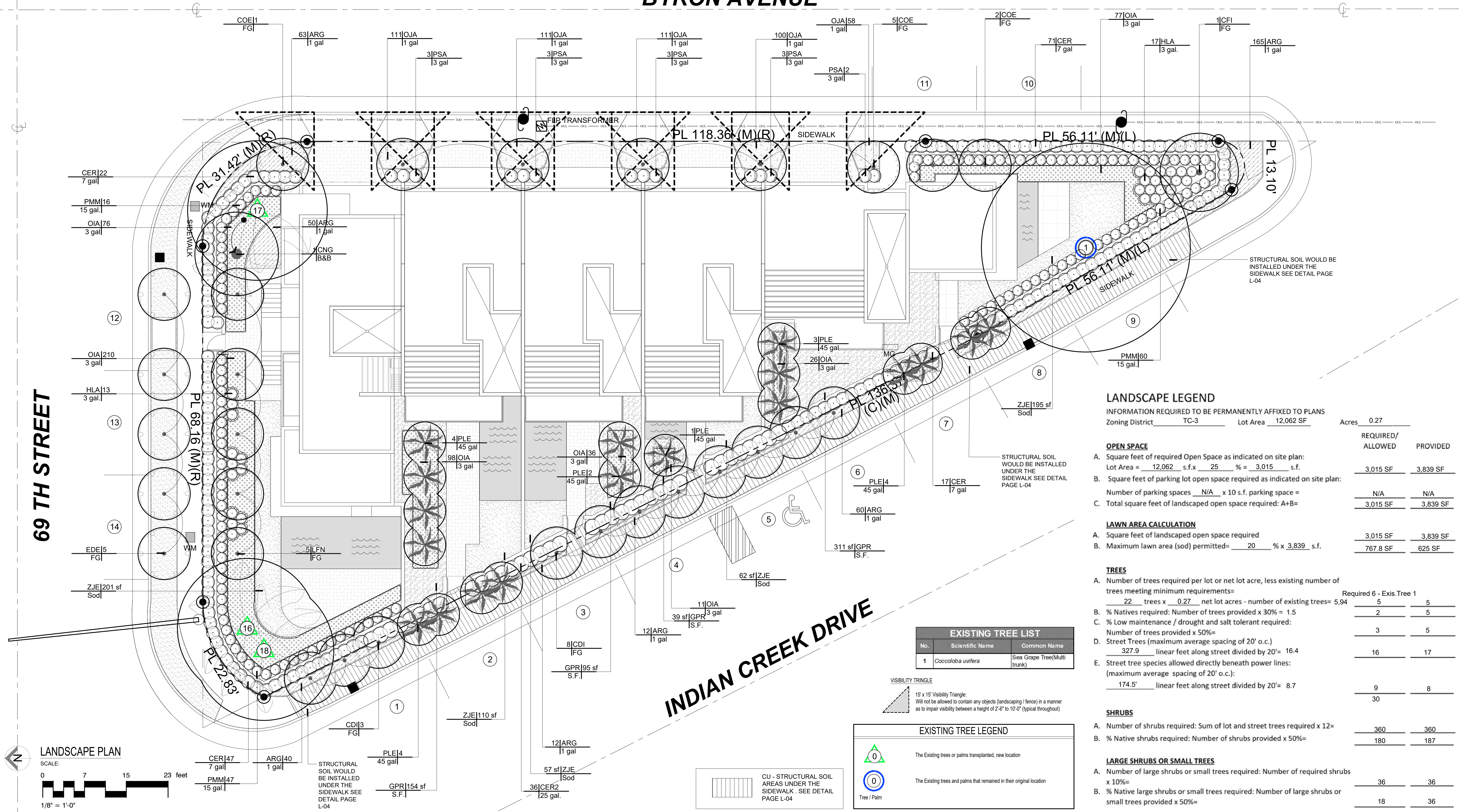
OWNER
6881INDIAN CREEK, LLC
2020 PONCE DE LEON. SUITE 1103
CORAL GABLES, FLORIDA 33134

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DESIGN GROUP
2020 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33134
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BYRON AVENUE

69 TH STREET

INDIAN CREEK DRIVE



LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS
Zoning District TC-3 Lot Area 12,062 SF Acres 0.27

OPEN SPACE

A. Square feet of required Open Space as indicated on site plan: Lot Area = 12,062 s.f. x 25 % = 3,015 s.f.	REQUIRED/ ALLOWED	PROVIDED
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces N/A x 10 s.f. parking space =	N/A	N/A
C. Total square feet of landscaped open space required: A+B=	3,015 SF	3,839 SF

LAWN AREA CALCULATION

A. Square feet of landscaped open space required	3,015 SF	3,839 SF
B. Maximum lawn area (sod) permitted= 20 % x 3,839 s.f.	767.8 SF	625 SF

TREES

A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= 22 trees x 0.27 net lot acres - number of existing trees= 5.94	Required 6 - Exis. Tree 1	5	5
B. % Natives required: Number of trees provided x 30% = 1.5		2	5
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%= 3		3	5
D. Street Trees (maximum average spacing of 20' o.c.) 327.9 linear feet along street divided by 20' = 16.4		16	17
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): 174.5' linear feet along street divided by 20' = 8.7		9	8
		30	

SHRUBS

A. Number of shrubs required: Sum of lot and street trees required x 12=	360	360
B. % Native shrubs required: Number of shrubs provided x 50%=	180	187

LARGE SHRUBS OR SMALL TREES

A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	36	36
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	18	36

EXISTING TREE LIST		
No.	Scientific Name	Common Name
1	Coccoloba uvifera	Sea Grape Tree(Multi trunk)

VISIBILITY TRIANGLE
15' x 15' Visibility Triangle:
Will not be allowed to contain any objects (landscaping / fence) in a manner as to impair visibility between a height of 2'-6" to 10'-0" (typical throughout)

EXISTING TREE LEGEND

	The Existing trees or palms transplanted, new location
	The Existing trees and palms that remained in their original location
	Tree / Palm

CU - STRUCTURAL SOIL AREAS UNDER THE SIDEWALK - SEE DETAIL PAGE L-04

LANDSCAPE PLAN

SCALE:
0 7 15 23 feet
1/8" = 1'-0"

STRUCTURAL SOIL WOULD BE INSTALLED UNDER THE SIDEWALK SEE DETAIL PAGE L-04

VILLAS AT INDIAN CREEK

6881 INDIAN CREEK
MIAMI BEACH , FLORIDA 33141

LANDSCAPE PLAN L-02

OWNER
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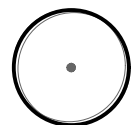
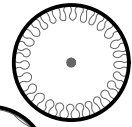
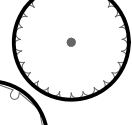
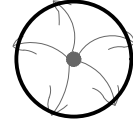
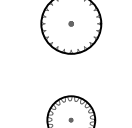
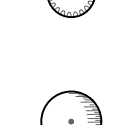
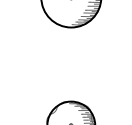
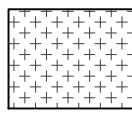
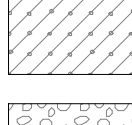
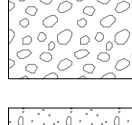
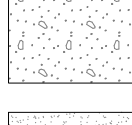
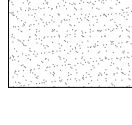


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PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	HGT	SRD	REMARKS
	LFN	5	Lagerstroemia x 'Natchez'	White Crape Myrtle	FG	4"	16' OA	6'-8'	Standard - Drought Tolerant - Listed in the Miami Dade Landscape Manual - Standard - 4' CT -
STREET TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	HGT	SRD	REMARKS
	CFI	1	Cassia fistula	Golden Shower Tree	FG	4"	16' OA	8'-10'	
	CDI	11	Coccoloba diversifolia	Pigeon Plum	FG	4"	16' OA	6'	STD - Florida Native - Drought Tolerant
	COE	8	Conocarpus erectus sericeus	Silver Buttonwood	FG	4"	16' OA	6'	Miami-Dade Landscape Manual
	EDE	5	Elaeocarpus decipiens	Japanese Blueberry Tree	FG	4"	16' OA	6'-8'	
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	HGT	SRD	REMARKS
	PLE	18	Archontophoenix alexandrae	Alexander Palm	45 gal	3"	14'-16' OA	8'	Miami-Dade Landscape Manual - Single
	CNG	1	Cocos nucifera 'Green Malayan'	Coconut Palm	B&B	10"	14'-16' GW	18'	Curved, Jamaican Certified
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD	SPACING	REMARKS
	CER	157	Conocarpus erectus	Green Buttonwood	7 gal	4' OA	3'		Florida Native
	HLA	30	Hymenocallis latifolia	Spider Lily	3 gal.	1.5 OA	1.5'		Florida Native - Miami-Dade Landscape Manual
	PSA	14	Pennisetum setaceum 'Alba'	White Leaved Fountain Grass	3 gal	2'	2'		Drought Tolerant - Miami-Dade Landscape Manual
	PMM	123	Podocarpus macrophyllus 'Maki'	Maki Podocarpus	15 gal.	4'-5'	2'		
LARGE SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD	SPACING	REMARKS
	CER2	36	Conocarpus erectus	Buttonwood	25 gal.	6' OA	4'		
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD	SPACING	
	OIA	534	Liriope muscari 'Variegata'	Variegated Lilyturf	3 gal	1.5'	1'	15" o.c.	Drought Tolerant - Miami-Dade County Landscape Manual
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD	SPACING	
	ARG	402	Arachis glabrata	Perennial Peanut	1 gal	6" OA	6"	12" o.c.	
	GPR	599 sf	Gravel Pea Rock 3/8"	3/8" Pea Rock	S.F.				3" Layer
	OJA	491	Ophiopogon japonicus	Mondo Grass	1 gal	6" OA	12"	8" o.c.	
	ZJE	625 sf	Zoysia japonica 'Empire'	Korean Grass	Sod				

VILLAS AT INDIAN CREEK

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LANDSCAPE IMAGES L-03

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