



BOUTIQUE HOTEL ON INDIAN CREEK DRIVE
7128 INDIAN CREEK DRIVE | PLANNING BOARD | FINAL SUBMITTAL
August 14, 2017

DESIGN ARCHITECT

LAURE TIROUFLET ARCHITECTURE | CIC
ARCHITECT OF RECORD JOSE R. CARLO . FI LICENSE N° AR-16566
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OWNER

PROPERTY CAPITAL INC.
MICHAEL METTOUDY & PIERRE MATTOUT
7128 INDIAN CREEK DR. MIAMI BEACH, FL 33141

LANDSCAPE ARCHITECT

BUILDING CENTER N°3
JASON TAPIA
223 EAST FLAGER ST. #614 MIAMI, FL 33131

TRAFFIC STUDY

RICHARD GARCIA & ASSOCIATES INC.
RICHARD GARCIA P.E.
8065 NW 98th ST. HIALEAH GARDENS, FI 33016

INDEX OF PAGES

01-25	LOCATION MAP & ZONING INFORMATION
02-25	EXISTING FAR DIAGRAMS
03-25	PROPOSED FAR DIAGRAMS
04-25	SITE PLAN
05-25	STREET ELEVATION
06-25	PICTURES OF SURROUNDING AREA
07-25	VIEWS FROM THE SITE TOWARD THE SURROUNDING AREA
08-25	VIEWS OF THE EXISTING BUILDING
09-25	PICTURES OF THE ADJACENT PROPERTIES
10-25	DEMOLITION PLANS
11-25	PROPOSED FLOOR PLANS LEVELS 1 - 2 - 3
12-25	PROPOSED FLOOR PLANS LEVELS 4 - ROOF TERRACE
13-25	PROPOSED EAST ELEVATION STREET VIEW
14-25	PROPOSED SOUTH ELEVATION
15-25	PROPOSED WEST ELEVATION
16-25	PROPOSED NORTH ELEVATION
17-25	PROPOSED SHORT SECTION
18-23	PROPOSED LONG SECTION
18A-25	PROPOSED SECTION PERPENDICULAR TO FRONTAGE
19-25	PROPOSED SOUTH YARD DIAGRAMS
19A-25	PROPOSED NORTH YARD DIAGRAMS
20-25	THREE DIMENSIONAL PERSPECTIVE STREET VIEW
21-25	PROPOSED MATERIALS & FINISHES
21A-25	VARIANCE DIAGRAMS
22-25	COLOR RENDERING OF THE EAST FACADE
23-25	COLOR RENDERING OF THE SOUTH FACADE
24-25	COLOR RENDERING OF THE WEST FACADE
25-25	COLOR RENDERING OF THE NORTH FACADE

Attached	LETTER OF INTENT
Attached	SURVEY
Attached	PLAN TREE DISPOSITION
Attached	LANDSCAPE PLANS
Attached	TRAFFIC STUDY
Attached	COPY BUILDING PERMIT CARD & EXISTING CONDITION

PROJECT INTRODUCTION

THE NEW HOTEL AT 7128 INDIAN CREEK DRIVE OBSERVES THE RESIDENTIAL SCALE OF THE STREET AND THE NEIGHBORHOOD WHILE INJECTING A NOVEL, DYNAMIC DESIGN THAT WILL HELP TO MODERNIZE AND RENOVATE THE NORTH BEACH TOWN CENTER DISTRICT.

ITS DESIGN ECHOES ELEMENTS NATIVE TO SOUTH FLORIDA, ITS NATURAL SPLENDOR, AND ITS ARCHITECTURAL PARAGONS.

THE BLUE AND WHITE MOSAICS WASHING UP THE SIDE OF THE ELEVATOR WALL, THE BASE OF THE STREET FACADE, THE CURVED WALL ON THE ROOF TOP, ALL EMULATE MIAMI'S TROPICAL VEGETATION AND BLUE OCEAN. THEY SERVE AS LANDMARKS VISIBLE FROM INDIAN CREEK DRIVE, 71 STREET, AND DICKENS AVENUE.

ITS TRACTABLE, CUTTING-EDGE BRISE-SOLEIL OPENS AND CLOSES TO LET GUESTS ENJOY SUNLIGHT OR PRIVACY AT WILL, WHILE MEETING MODERN ENERGY PERFORMANCE STANDARDS.

ON ONE SIDE, THE MASSING OF THE NEW BUILDING EXTENDS THE EXISTING ROOFLINE OF ITS NEIGHBOR TO THE SOUTH; ON THE OTHER, IT SCALES UP TO ITS NEIGHBOR TO THE NORTH, ACTING AS AN INTERMEDIATE BENCHMARK IN BETWEEN THE TWO.

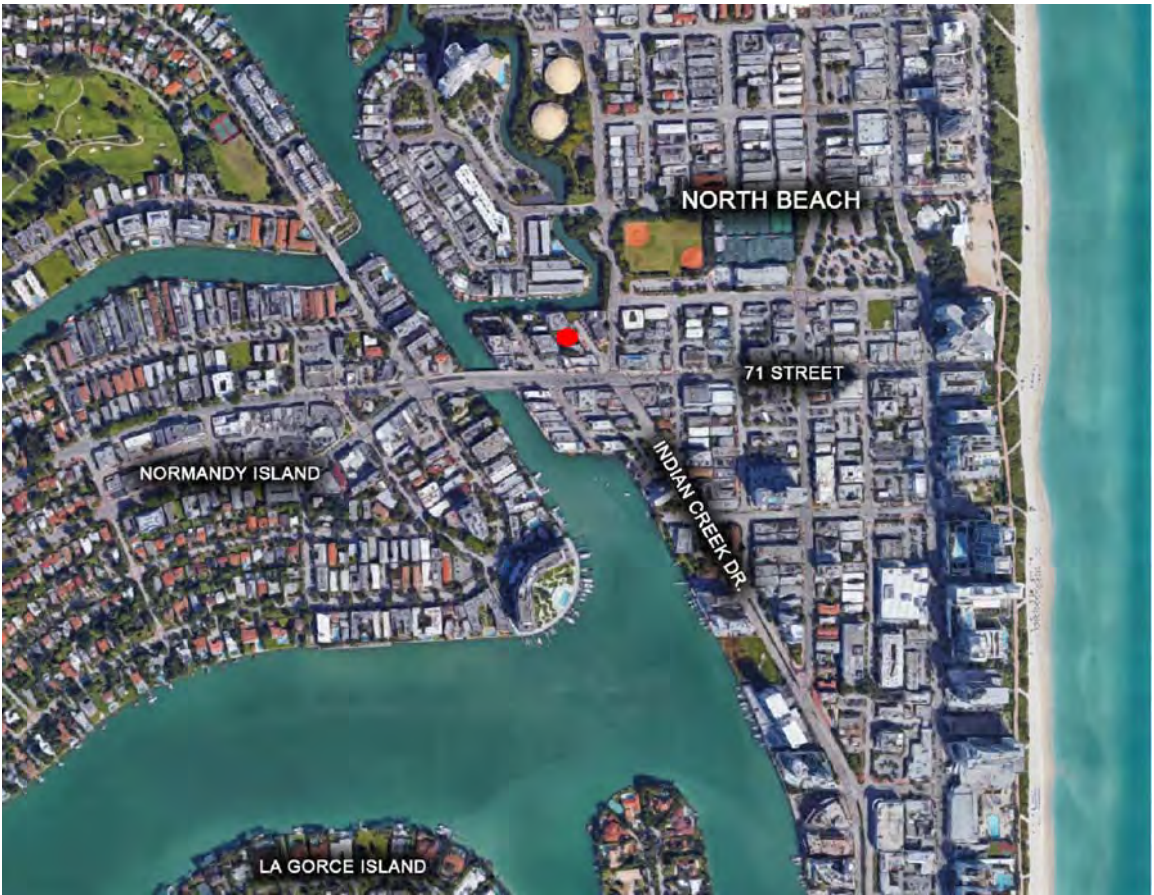
LOOKING TO THE FUTURE, THE NEW HOTEL RELATES TO THE NEW, RAISED STREET ELEVATION ALREADY PLANNED BY THE CMB PUBLIC WORKS DEPARTMENT.

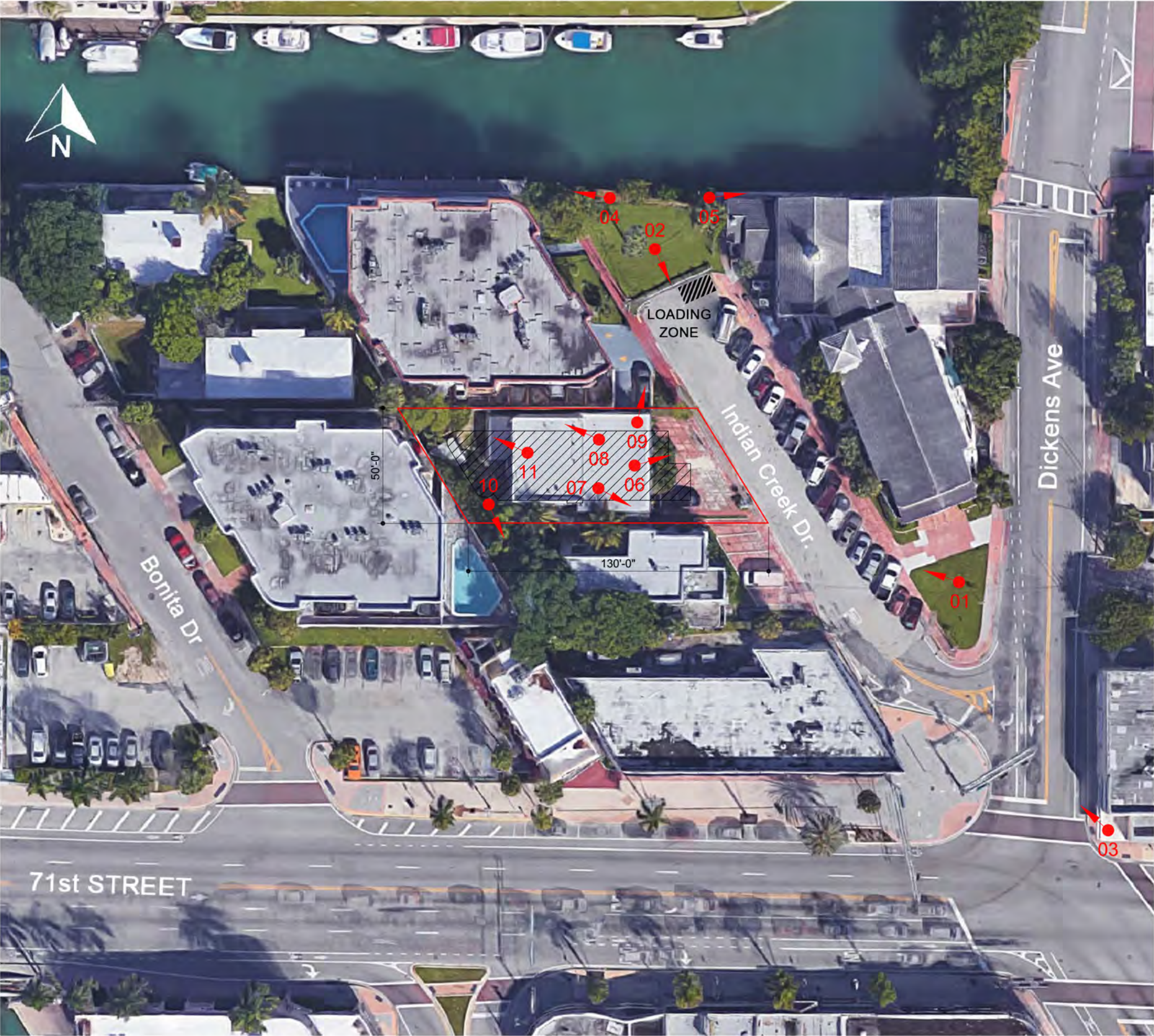
IT'S PURPOSELY VEILED AND PARTIALLY SUNK PARKING REPLACES THE EXISTING HAZARDOUS OFF-STREET SPACES THAT BACK UP INTO THE STREET.

EXTENSIVE LANDSCAPE AND HARDSCAPE AT THE STREET LEVEL AND AT THE ROOF LEVEL SERVE BOTH AESTHETIC PURPOSES AND ENVIRONMENTAL GOALS.

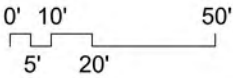
SCOPE OF WORK

- DEMOLITION OF EXISTING MULTI-FAMILY TWO-STORY APARTMENT WITH 08 RESIDENTIAL UNIT
- NEW CONSTRUCTION OF FOUR-STORY HOTEL BUILDING WITH 16 ROOMS





* Please see pictures pages 06-25 & 07-25

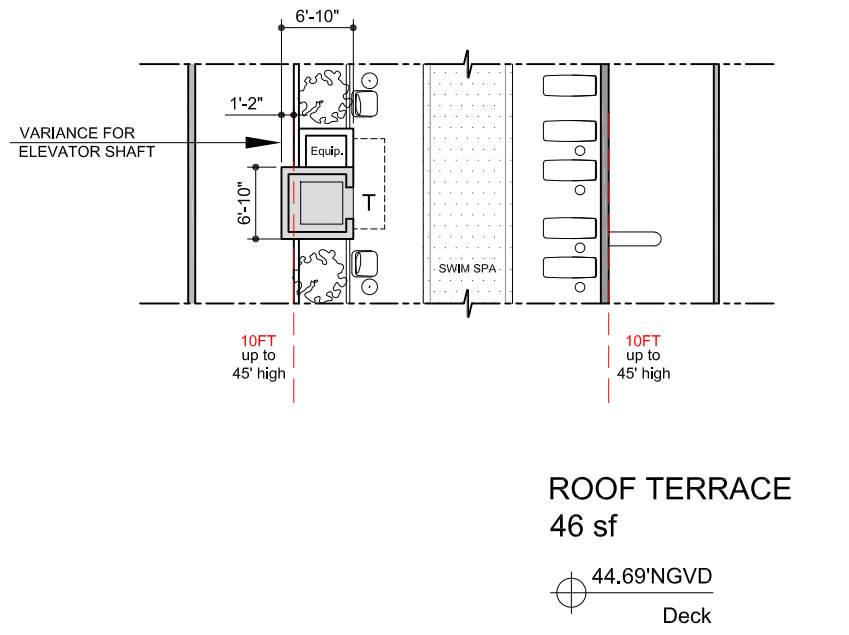
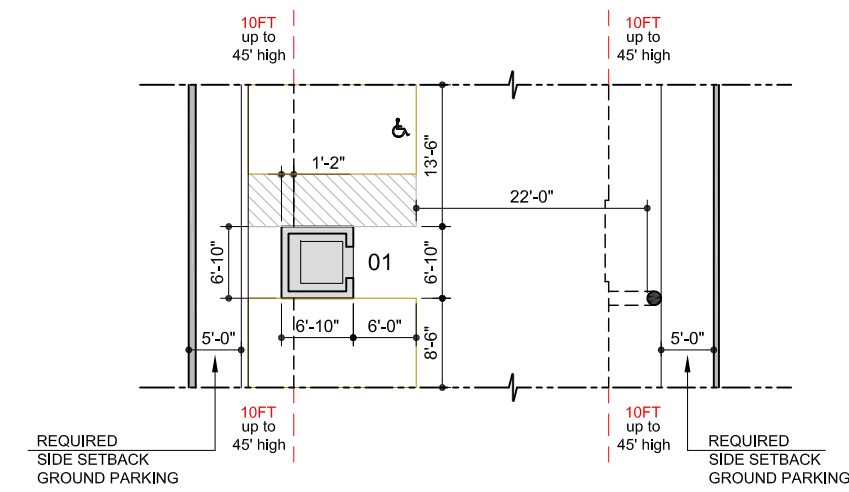
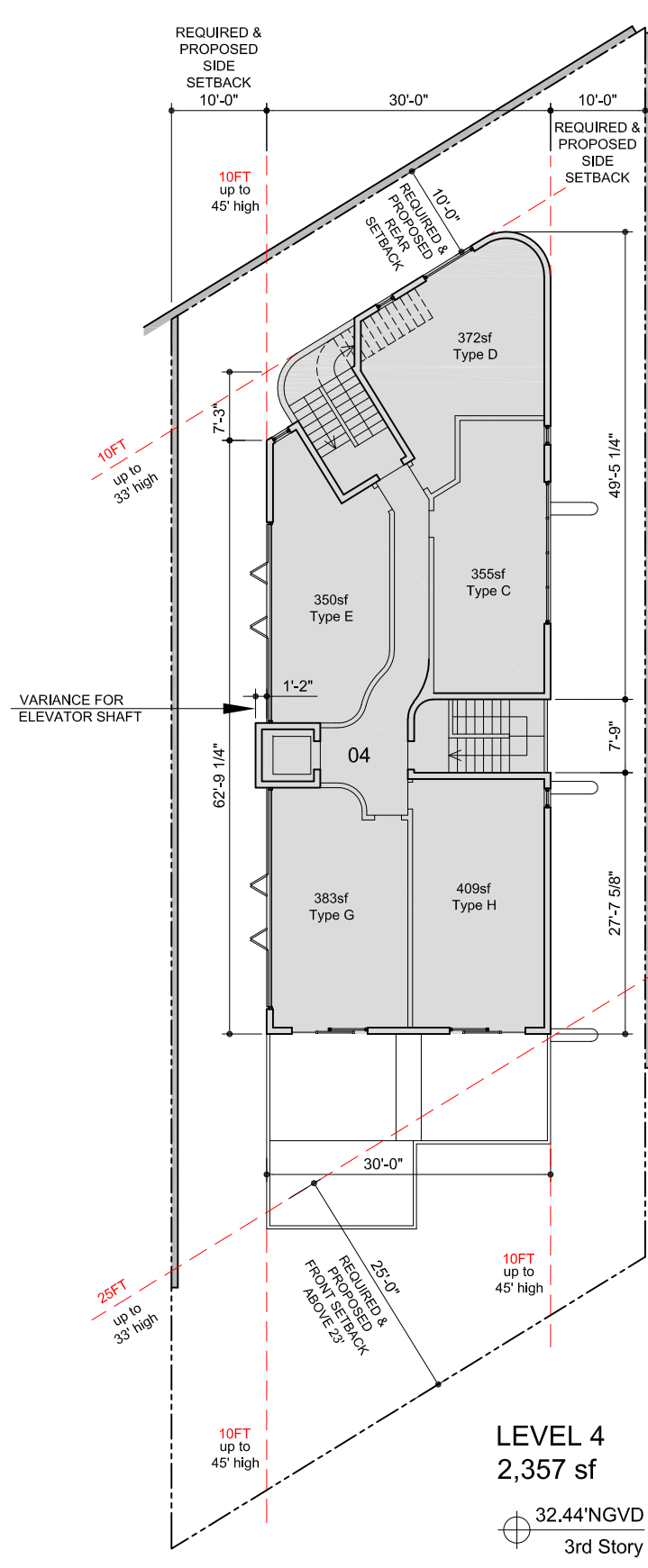
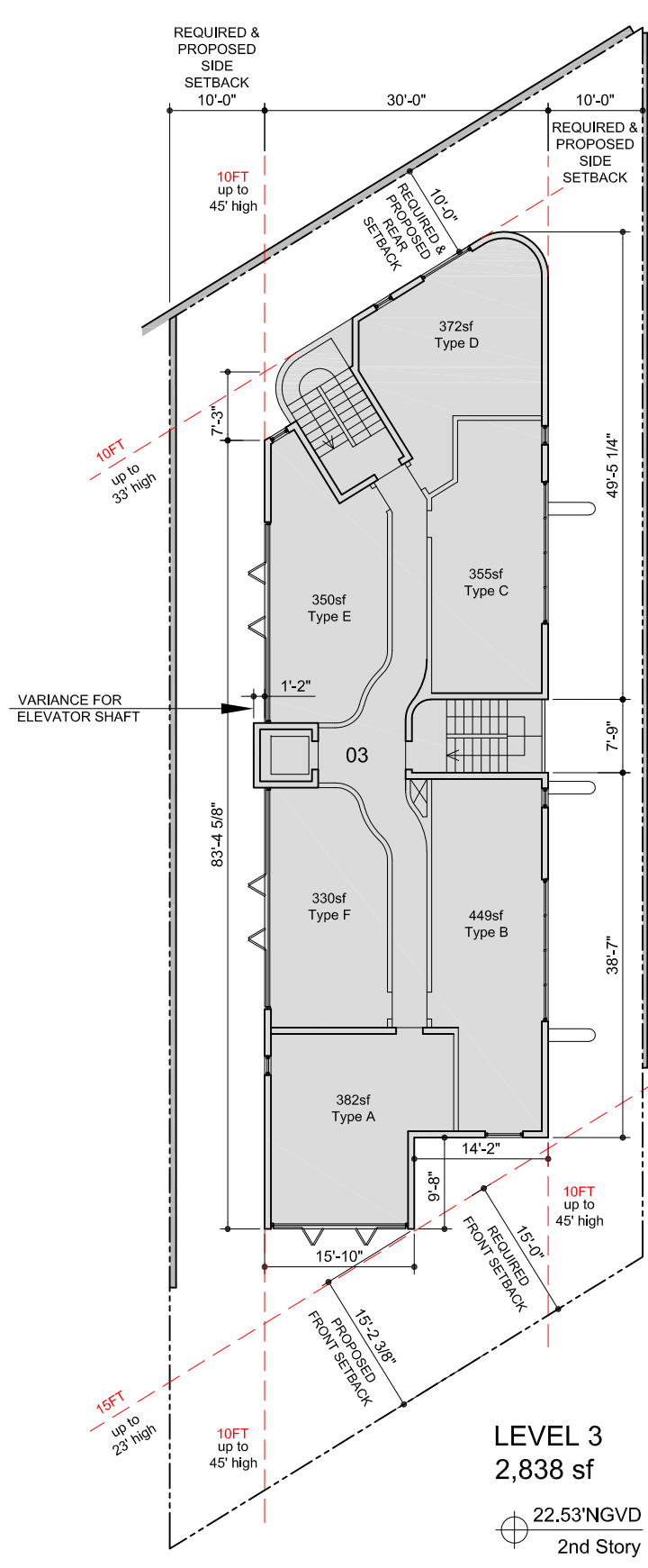
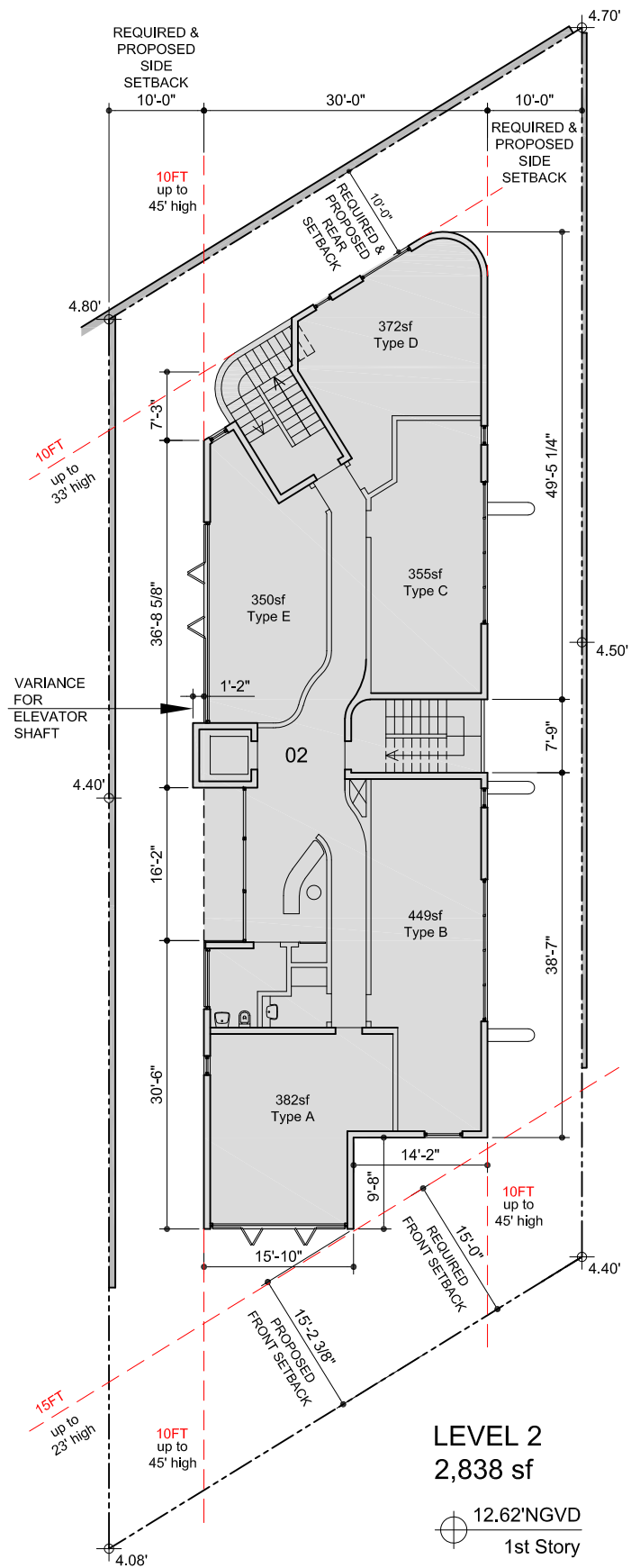


7128 INDIAN CREEK DRIVE | PLANNING BOARD | FINAL SUBMITTAL
August 14, 2017

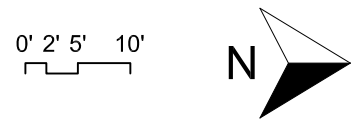
ITEM #	Zoning Information	MULTIFAMILY - COMMERCIAL - ZONING SHEET			
1	Address:	7128 INDIAN CREEK DRIVE			
2	Board and file numbers :	PLANNING BOARD PB17-0115			
3	Folio number(s):	02-3211-002-0130			
4	Year constructed:	1946	Zoning District:	TC-3 NORTH BEACH TOWN CENTER	
5	Based Flood Elevation:	+8.00' NGVD	Grade value in NGVD:	+4.24' NGVD	
6	Adjusted grade (Flood+Grade/2):	+6.63' NGVD	Lot Area:	6,500SF	
7	Lot width:	58'-0"	Lot Depth:	130'-0"	
8	Minimum Unit Size	330 SF (1 UNIT)	Average Unit Size	376 SF	
9	Existing use:	R-2 RESIDENTIAL	Proposed use:	HOTEL	
		Maximum	Existing	Proposed	Deficiencies
10	Height	45'-0"	24'-2"	40'-1"	
11	Number of Stories	4	2	4	
12	FAR	1.25	0.68	1.25	
13	Gross square footage	8,125 SF	4,421 SF	8,125 SF	
14	Square Footage by use	N/A	N/A	N/A	
15	Number of units Residential	N/A	8	0	
16	Number of units Hotel	N/A	0	16	
17	Number of seats	N/A	N/A	N/A	
18	Occupancy load	N/A	22	41	
		Required	Existing	Proposed	Deficiencies
Setbacks					
Subterranean:					
19	Front Setback:	N/A	N/A	N/A	
20	Side Setback:	N/A	N/A	N/A	
21	Side Setback:	N/A	N/A	N/A	
22	Side Setback facing street:	N/A	N/A	N/A	
23	Rear Setback:	N/A	N/A	N/A	
At Grade Parking:					
24	Front Setback:	15'-0"	17'-2"	15'-2"	
25	Side Setback:	10'-0"	5'-1"	10'-0"/ 5'-0" AT PEDESTAL	
26	Side Setback:	10'-0"	5'-2"	10'-0"/ 5'-0" AT PEDESTAL	
27	Side Setback facing street:	N/A	N/A	N/A	
28	Rear Setback:	10'-0"	24'-4"	10'-0"	
Pedestal:					
29	Front Setback:	15'-0"	17'-2"	15'-2"	
30	Side Setback:	10'-0"	5'-1"	10'-0"/ 5'-0" AT PEDESTAL	
31	Side Setback:	10'-0"	5'-2"	10'-0"/ 5'-0" AT PEDESTAL	
32	Side Setback facing street:	N/A	N/A	N/A	
33	Rear Setback:	10'-0"	24'-4"	10'-0"	
Tower:					
34	Front Setback:	N/A	N/A	N/A	
35	Side Setback:	N/A	N/A	N/A	
ITEM #		Required	Existing	Proposed	Deficiencies
36	Side Setback:	N/A	N/A	N/A	
37	Side Setback facing street:	N/A	N/A	N/A	
38	Rear Setback:	N/A	N/A	N/A	
		Required	Existing	Proposed	Deficiencies
Parking					
39	Parking district	NO. 1	NO.1	NO.1	
40	Total # of parking spaces	8	5	8	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	0.5 / HOTEL ROOM	1.5 / RESIDENTIAL UNIT	0.5 / HOTEL ROOM	
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	
43	Parking Space Dimensions	18'-0" x 8'-6"	17'-0" x 8'-6"	18'-0" x 8'-6"	
44	Parking Space configuration (45o,60o,90o,Parallel)	90 DEG	45 DEG	90 DEG	
45	ADA Spaces	1	0	1	
46	Tandem Spaces	0	0	0	
47	Drive aisle width	22'-0"	N/A	20'-0"	
48	Valet drop off and pick up	N/A	N/A	0	
49	Loading zones and Trash collection areas	0	0	0	
50	racks	0	0	0	
		Required	Existing	Proposed	Deficiencies
Restaurants, Cafes, Bars, Lounges, Nightclubs					
51	Type of use	N/A	N/A	N/A	
52	Total # of seats	N/A	N/A	N/A	
53	Total # of seats per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	
54	Total occupant content	N/A	N/A	N/A	
55	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	
56	Is this a contributing building?	NO	Yes or no		
57	Located within a Local Historic District?	NO	Yes or no		

01|25

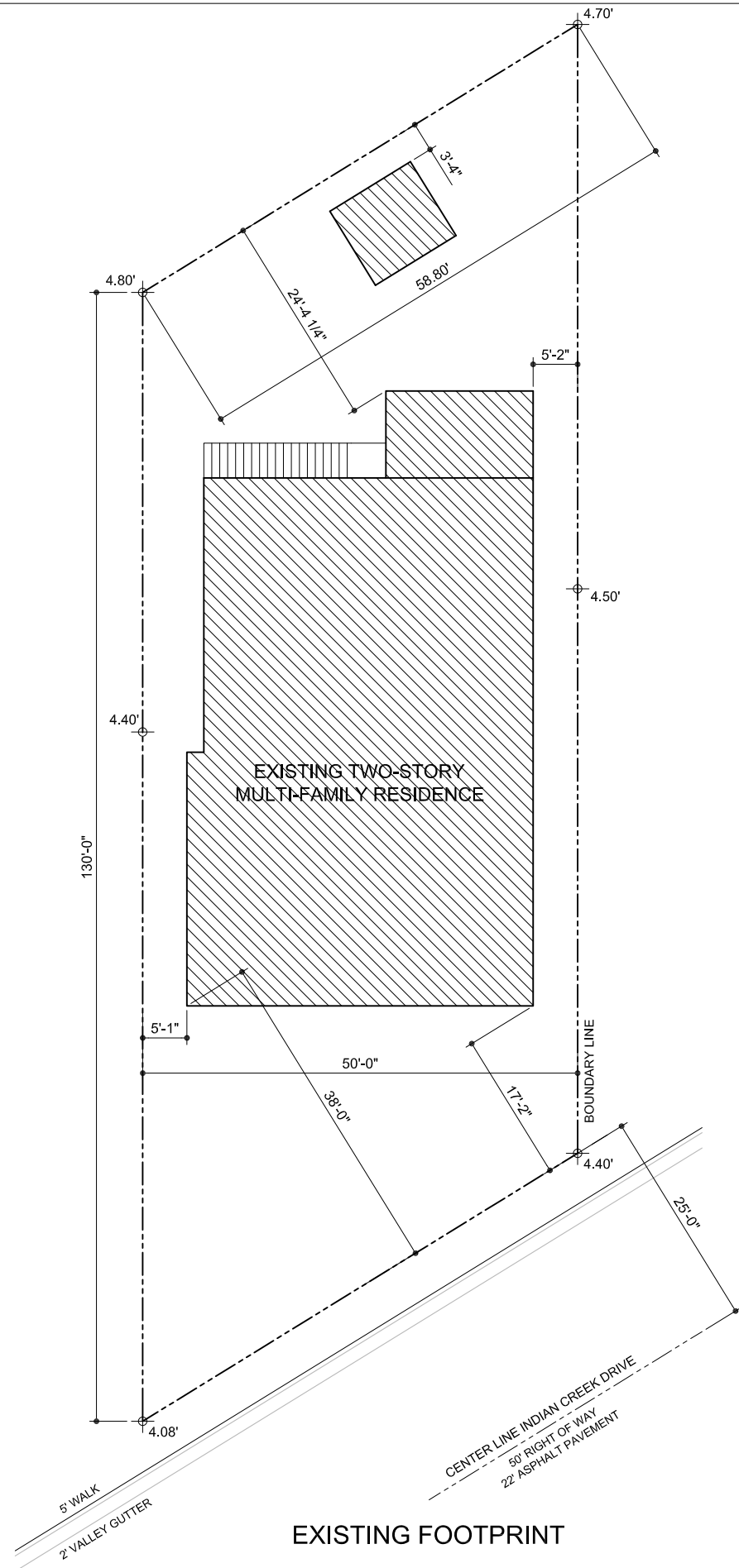
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Architect of Record Jose R Carlo . FI License N° AR-16566
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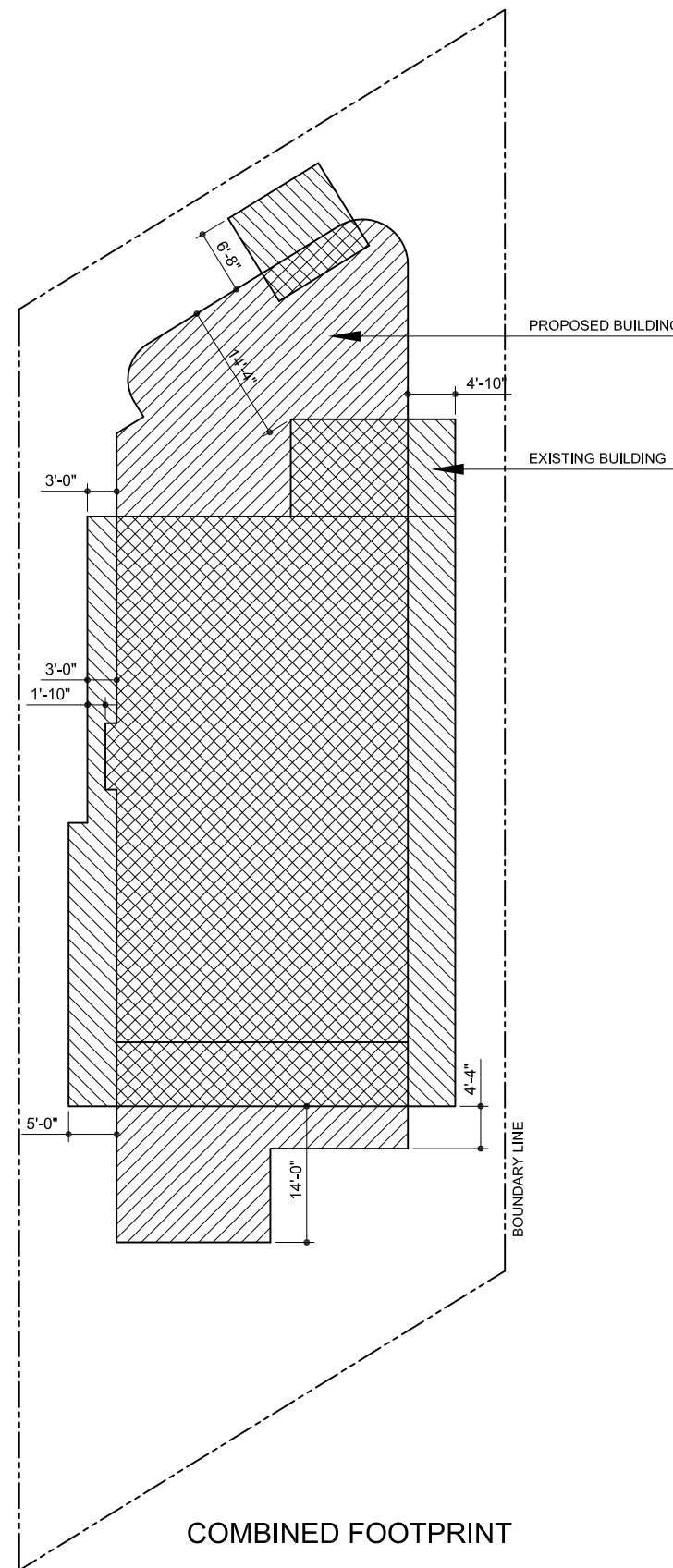
16 ROOMS
TOTAL const. area 8,125 sf
Plot size 6,500 sf
FAR 1.25
Max built 8,125 sf



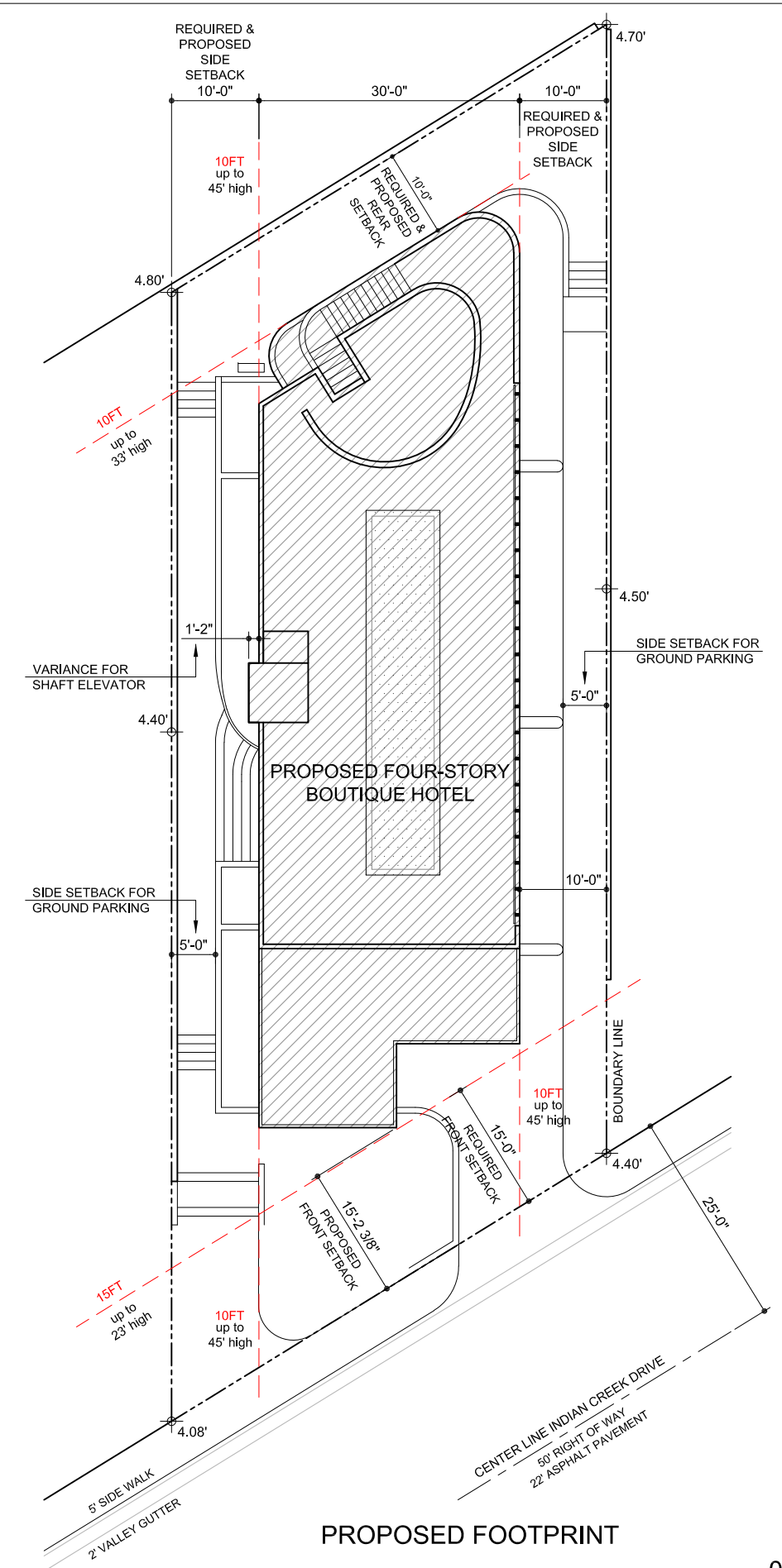
PROPOSED FAR 7128 INDIAN CREEK DRIVE | PLANNING BOARD | FINAL SUBMITTAL August 14, 2017



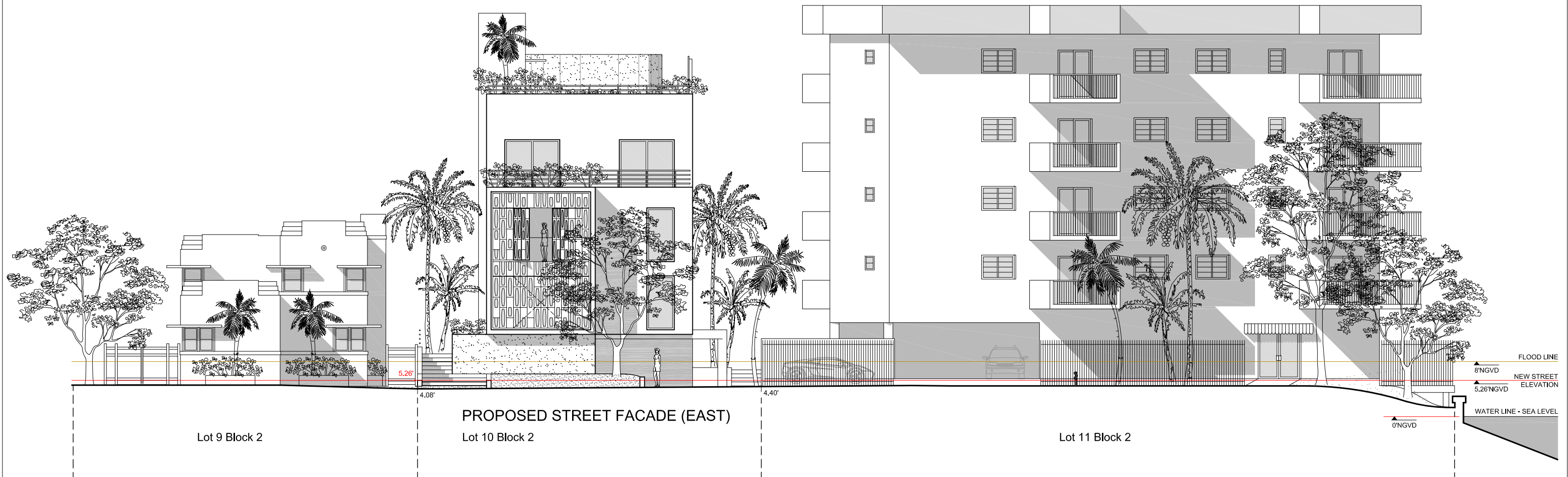
EXISTING FOOTPRINT



COMBINED FOOTPRINT



PROPOSED FOOTPRINT



PROPOSED STREET FACADE (EAST)

Lot 9 Block 2

Lot 10 Block 2

Lot 11 Block 2

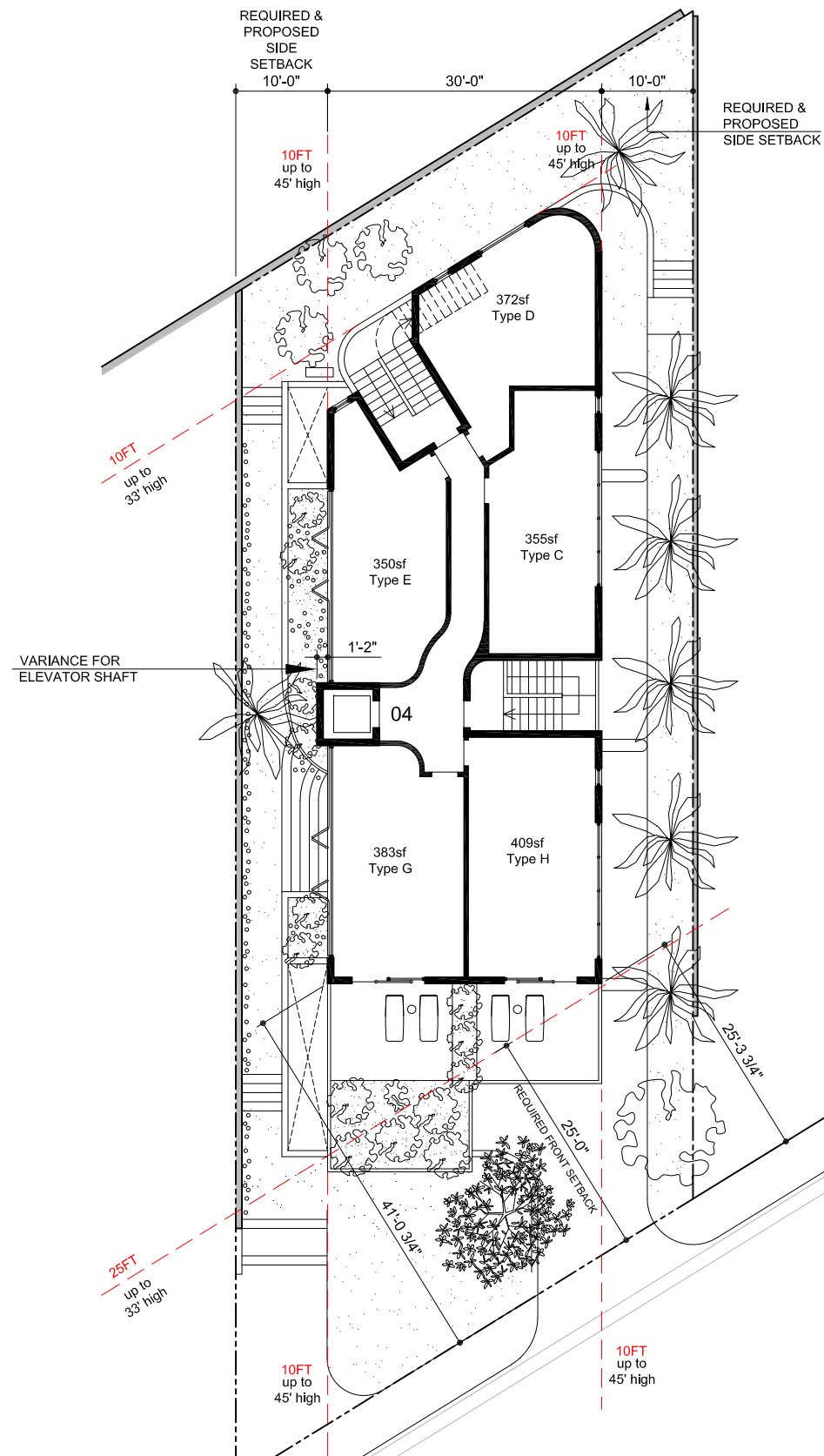
0' 2' 5' 10'

7128 INDIAN CREEK DRIVE | PLANNING BOARD | FINAL SUBMITTAL
August 14, 2017

05|25

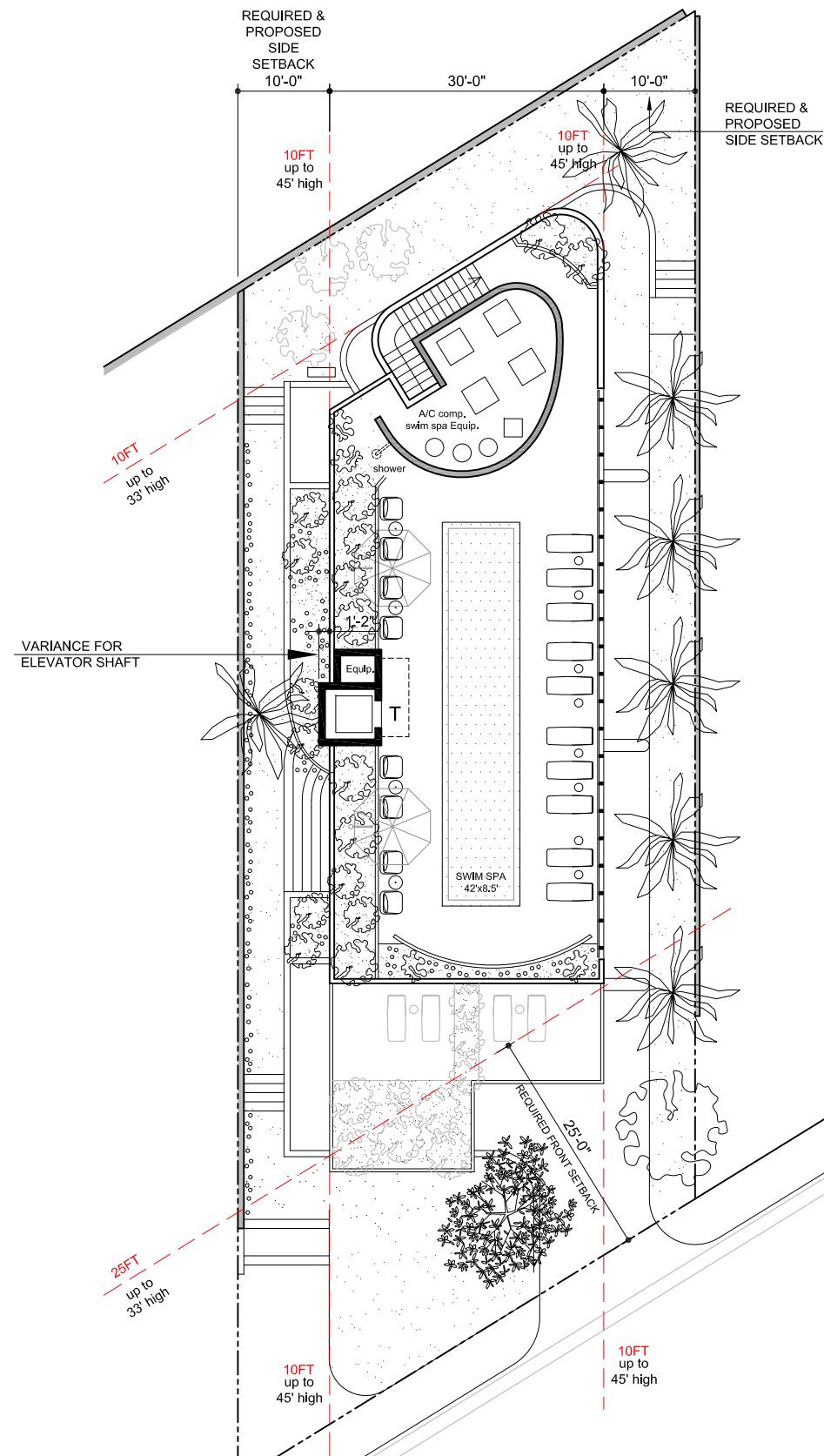
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LEVEL 4
2,357 sf

32.44'NGVD
3rd Story



ROOF TERRACE
46 sf

44.69'NGVD
Deck

Plot size 6,500 sf
FAR 1.25
Max built 8,125 sf

Building Area 8,125 sf
16 ROOMS

0' 2' 5' 10'



7128 INDIAN CREEK DRIVE | PLANNING BOARD | FINAL SUBMITTAL
August 14, 2017

12|25

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PER BRUCE MOWRY, CITY ENGINEER
AT THE CMB PUBLIC WORKS, FUTURE CROWN OF ROAD
WILL BE +5.26'NGVD = +3.70'NAVD

$$\frac{\text{NEW CROWN OF ROAD + FLOOD}}{2} = \frac{5.26' + 8.00'}{2} = 6.63' \text{ NGVD}$$

MATERIALS LEGEND

MOSAIC INLAY OF 1"x1" GLASS & CERAMIC MOSAIC
IN WHITE AND SHADES OF BLUE ON THE FACADE
SEE PAGE 21-25 FOR CONCEPT IDEAS

1. SEE PAGE 22-25 FOR COLORED ELEVATION

METAL FOLDING SUNSCREEN W/ POWDER COAT WHITE FINISH

2. SEE PAGE 21-25 FOR CONCEPT IDEAS

5. PAINTED WHITE STUCCO

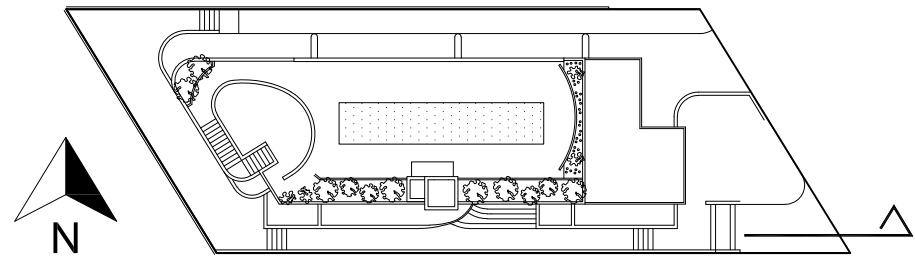
INSULAR CLEAR GLASS

F. HIGH IMPACT WINDOW

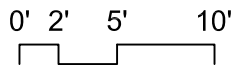
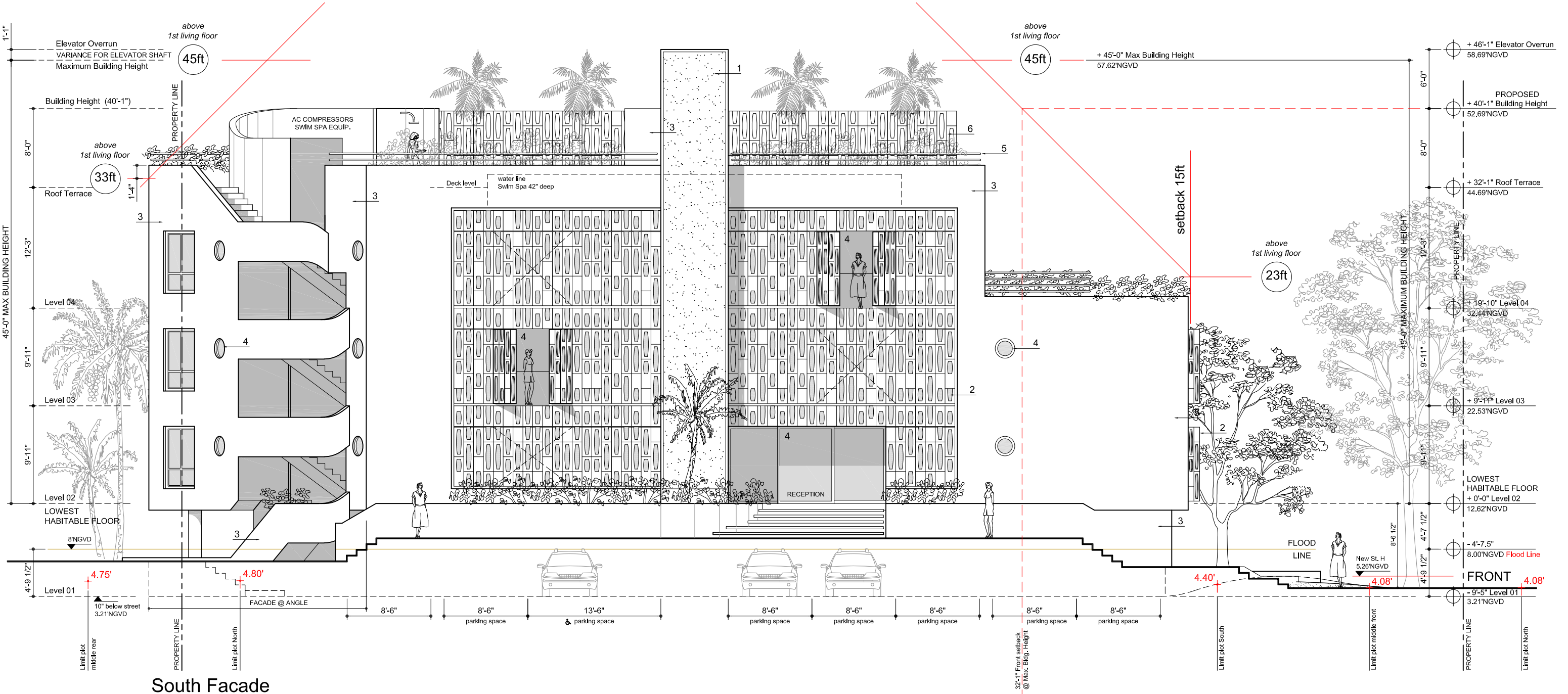
5. METAL TUBULAR RAILING PAINTED WHITE

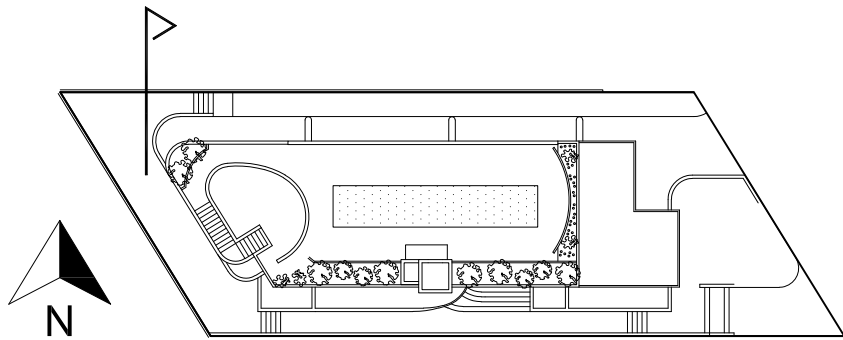
6. FIXED METAL SUNSCREEN W/ POWDER COAT WHITE FINISH

7128 INDIAN CREEK DRIVE | PLANNING BOARD | FINAL SUBMITTAL
August 14, 2017



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3. PAINTED WHITE STUCCO
 - INSULAR CLEAR GLASS
 4. HIGH IMPACT WINDOW
 5. METAL TUBULAR RAILING PAINTED WHITE
 6. FIXED METAL SUNSCREEN W/ POWDER COAT WHITE FINISH

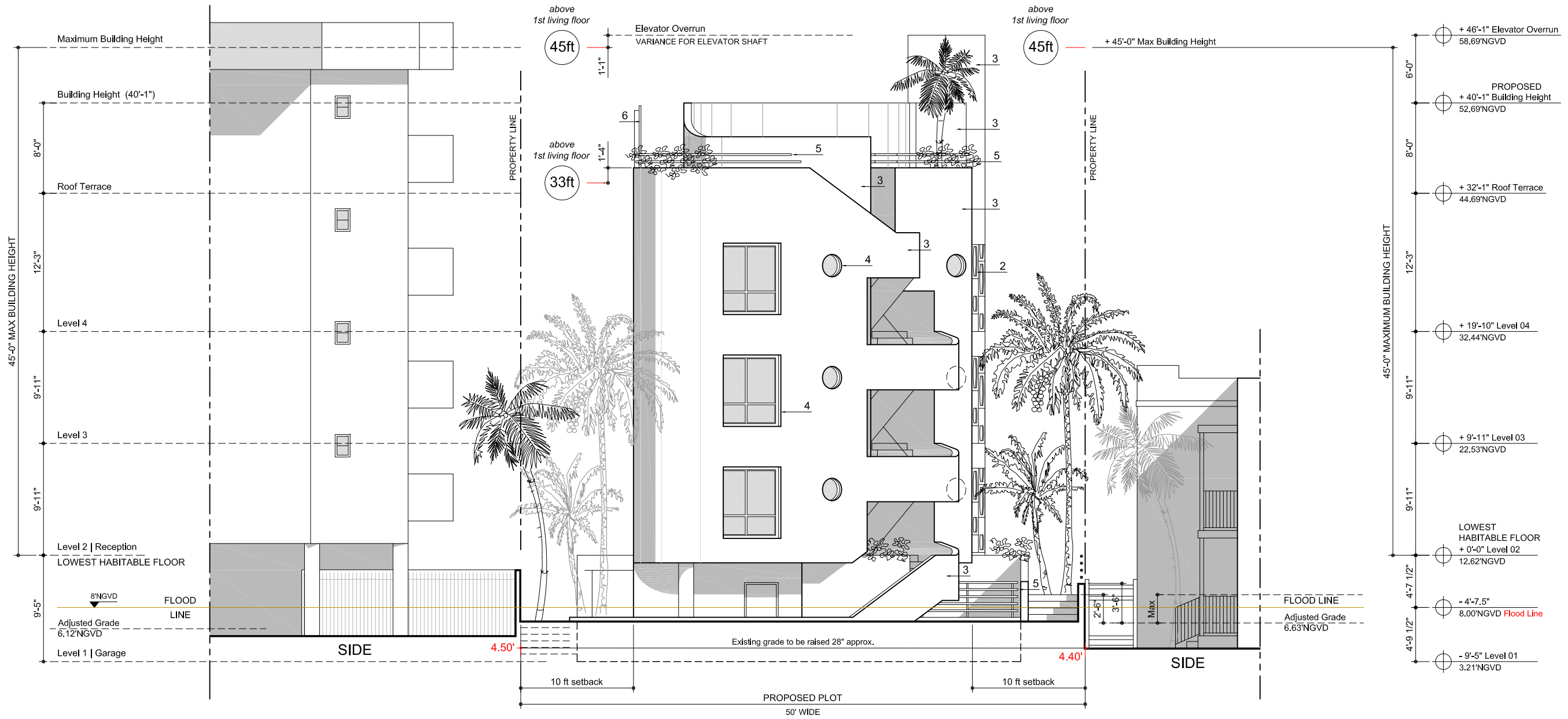




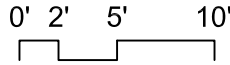
ADJUSTED GRADE CALCULATION
PER BRUCE MOWRY, CITY ENGINEER
AT THE CMB PUBLIC WORKS, FUTURE CROWN OF ROAD
WILL BE +5.26'NGVD = +3.70'NAVD

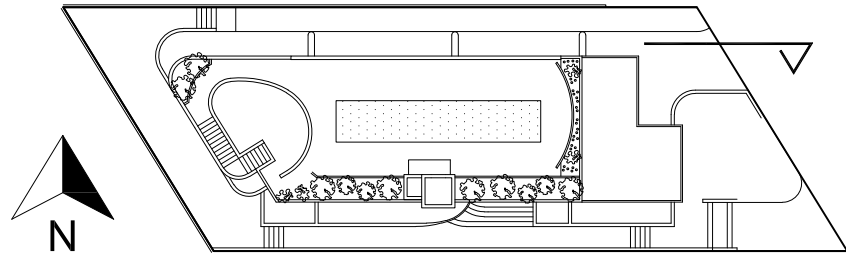
$$\frac{\text{NEW CROWN OF ROAD} + \text{FLOOD}}{2} = \frac{5.26' + 8.00'}{2} = 6.63'\text{NGVD}$$

- MATERIALS LEGEND
- MOSAIC INLAY OF 1"x1" GLASS & CERAMIC MOSAIC IN WHITE AND SHADES OF BLUE ON THE FACADE
 - 1. SEE PAGE 21-25 FOR CONCEPT IDEAS
 - METAL FOLDING SUNSCREEN W/ POWDER COAT WHITE FINISH
 - 2. SEE PAGE 21-25 FOR CONCEPT IDEAS
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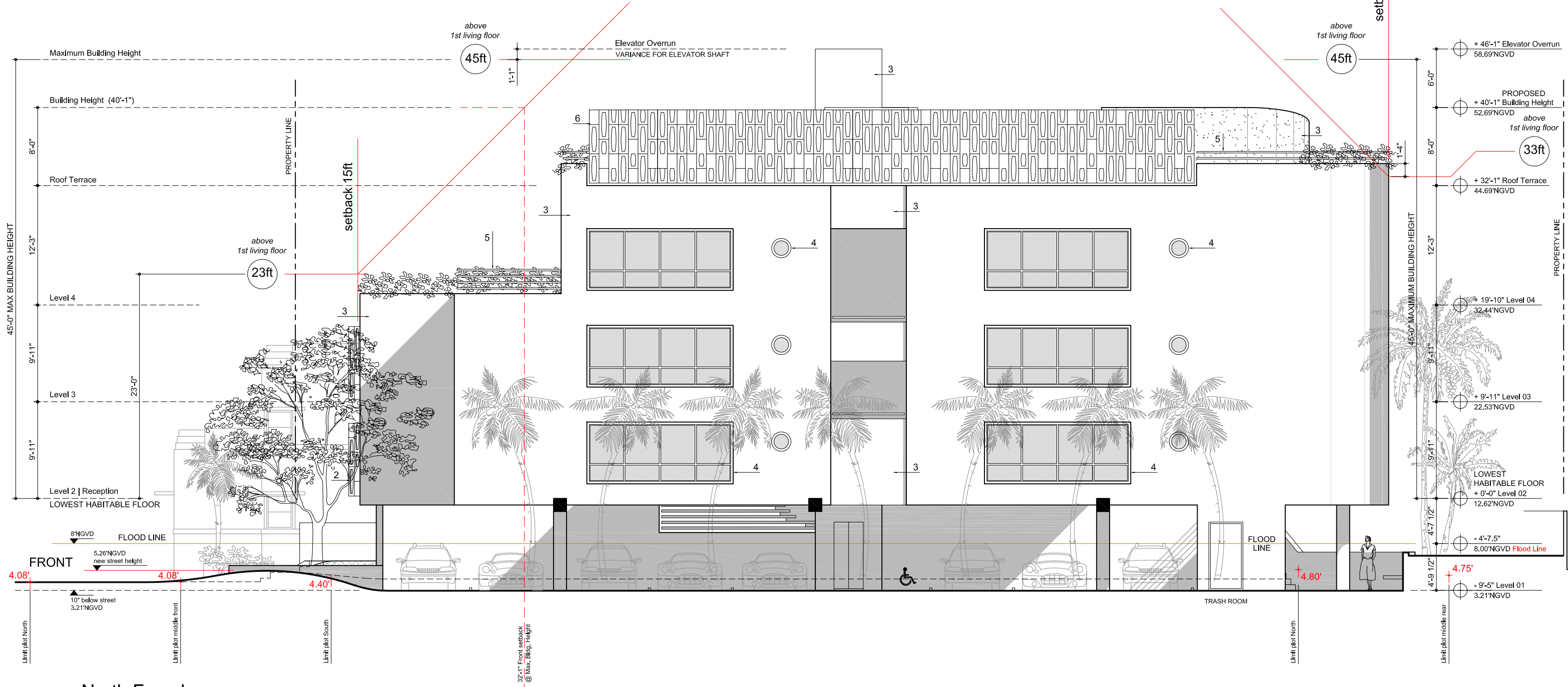


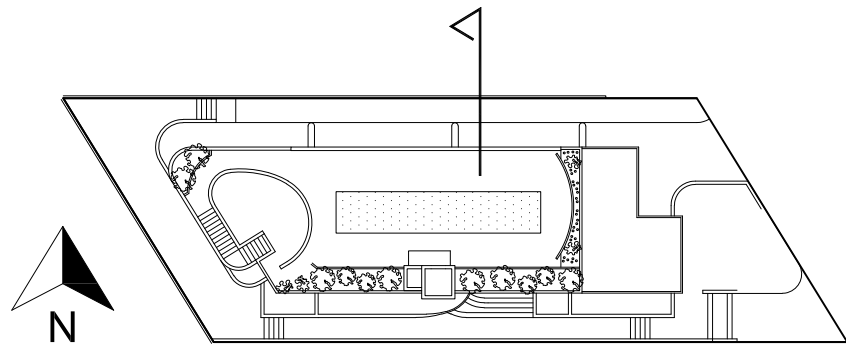
West Facade | Rear View





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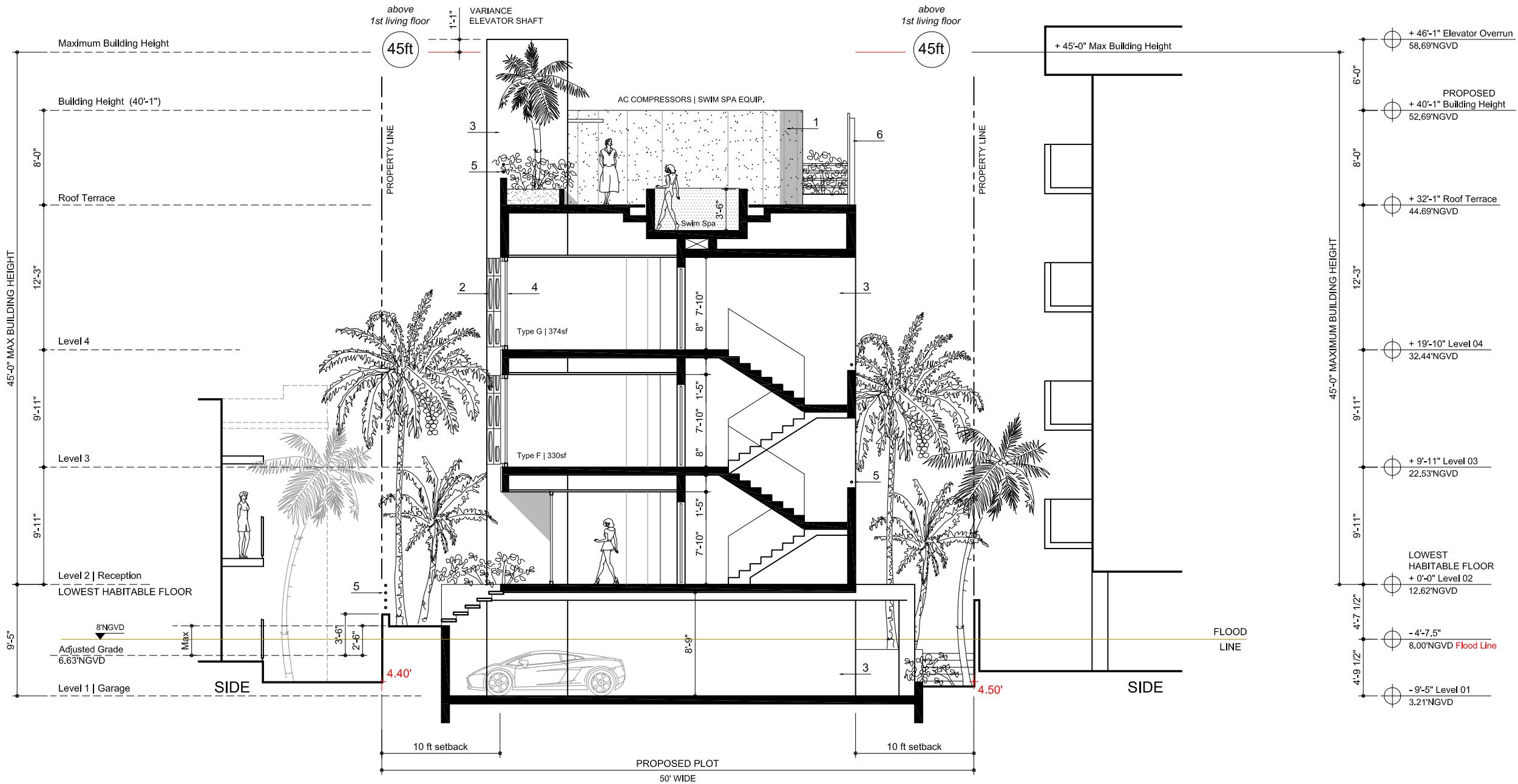
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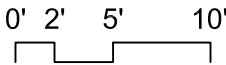
$$\frac{\text{NEW CROWN OF ROAD} + \text{FLOOD}}{2} = \frac{5.26' + 8.00'}{2} = 6.63'\text{NGVD}$$

MATERIALS LEGEND

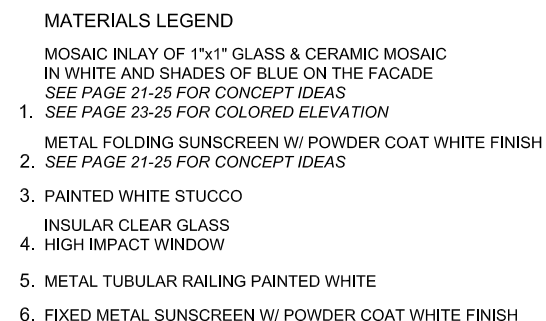
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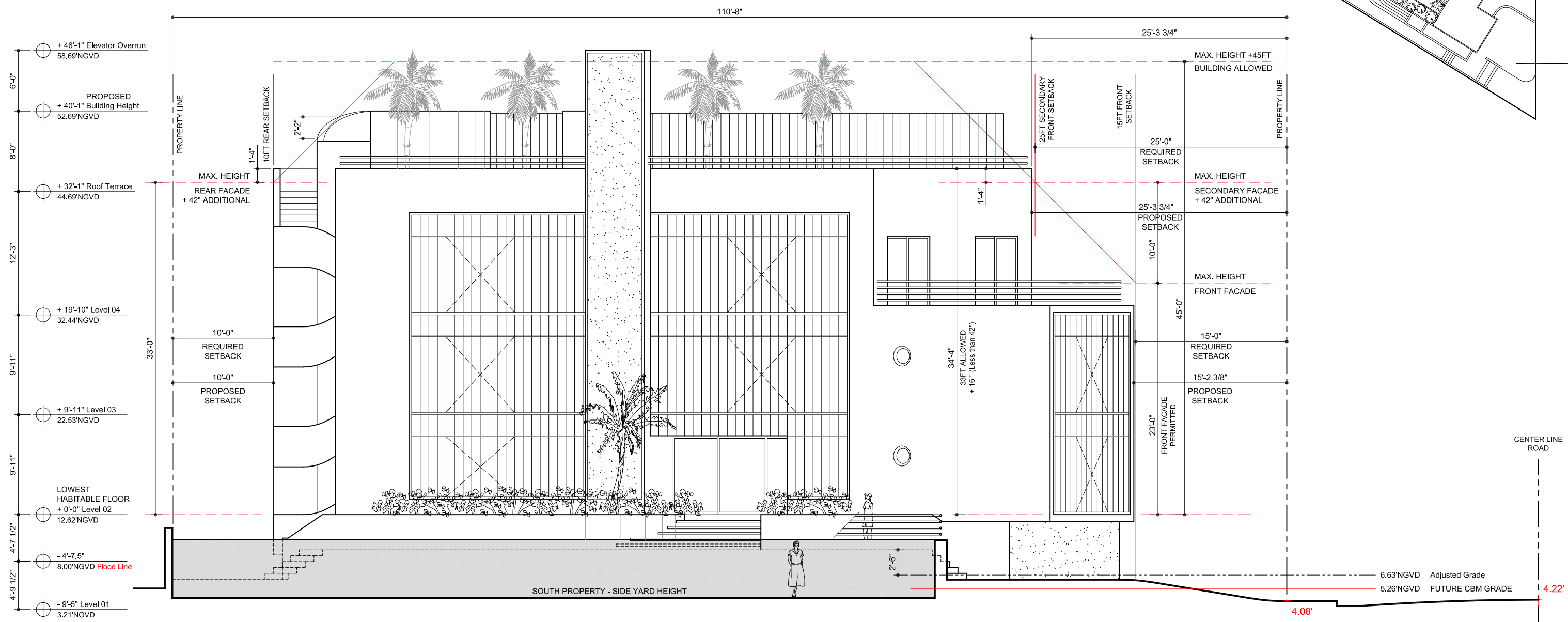
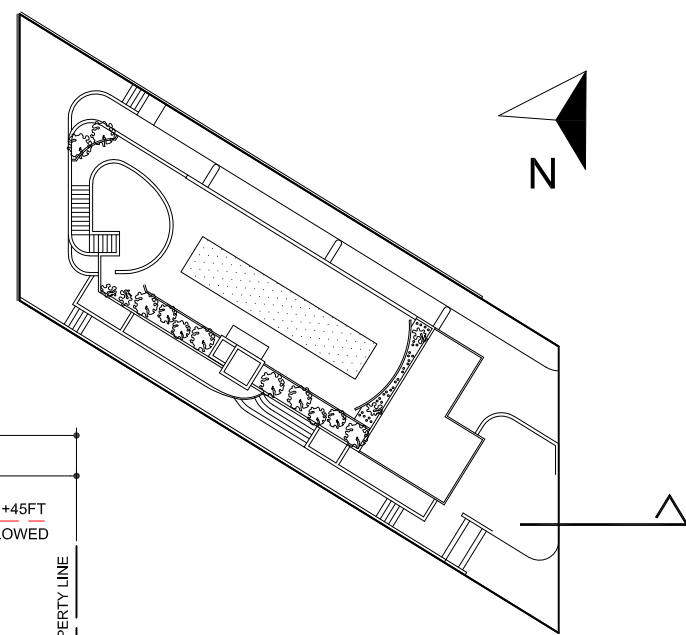


Short Section



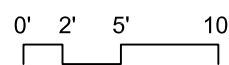
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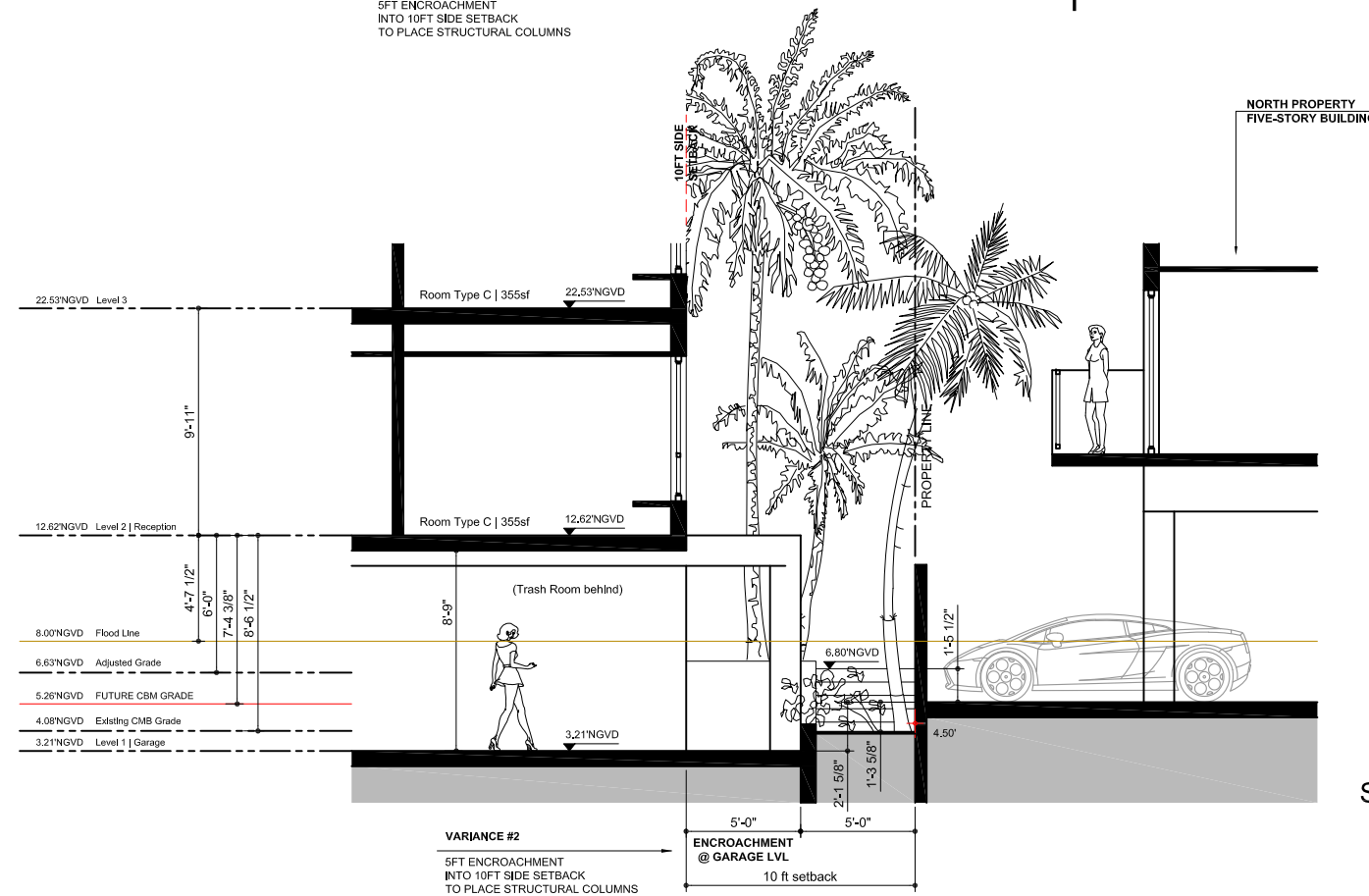
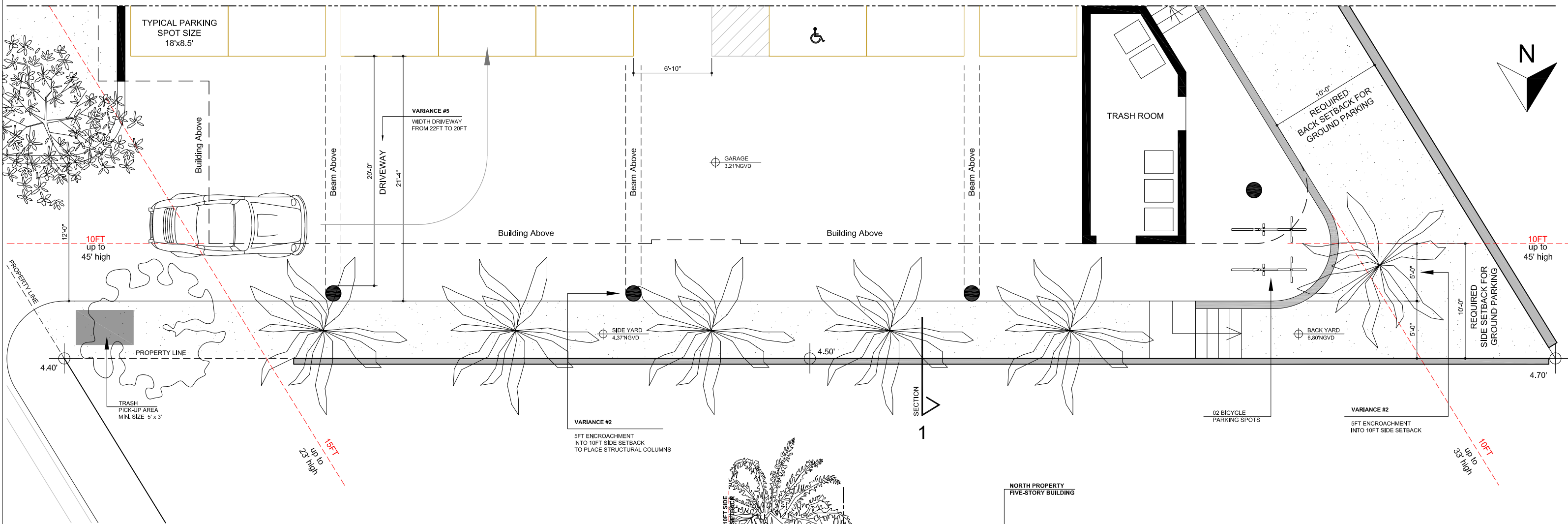




SECTION PERPENDICULAR TO THE FRONTAGE (PROPERTY LINE ALONG THE STREET)

ADJUSTED GRADE CALCULATION
PER **BRUCE MOWRY**, CITY ENGINEER
AT THE CMB PUBLIC WORKS, FUTURE CROWN OF ROAD
WILL BE +5.26'NGVD = +3.70'NAVD
$$\frac{\text{NEW CROWN OF ROAD} + \text{FLOOD}}{2} = \frac{5.26' + 8.00'}{2} = 6.63'\text{NGVD}$$





Section 1

NORTH YARD DIAGRAMS

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9A|25

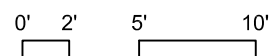
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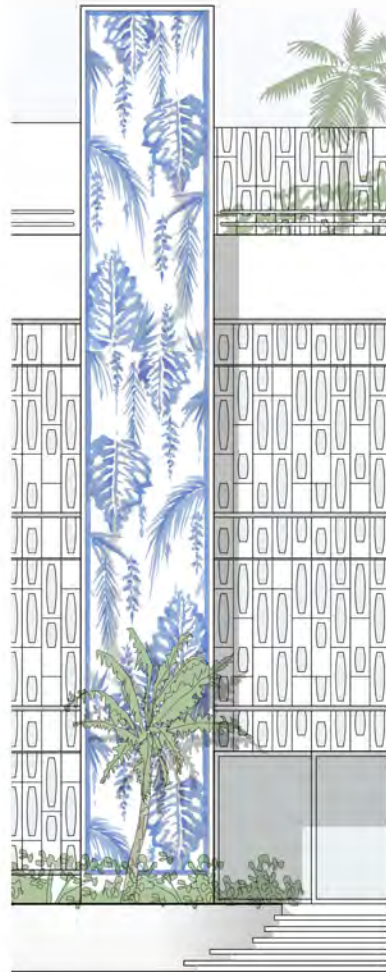
PERSPECTIVE | STREET VIEW
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 August 14, 2017



2.



FOLDING SUNSCREEN INSPIRED BY THE EMILIANO HOTEL IN RIO DE JANEIRO



1.

1. TROPICAL LEAVES

DIRECTLY INSPIRED FROM MIAMI NATIVE FLORA, THESE STYLIZED LEAVES MADE OF A COMBINATION OF GLASS & CERAMIC MOSAICS WILL BE APPLIED ON THE ELEVATOR TOWER. DIFFERENT TONES OF BLUE AND WHITE PLAY WITH THE GLOSSY AND MATTE TEXTURE OF THE MOSAICS TO GIVE DEPTH AND RICHNESS TO THE DESIGN. BEING VISIBLE FROM THE 71 STREET AND DICKENS AVENUE, IT WILL ALSO SERVE AS A LANDMARK

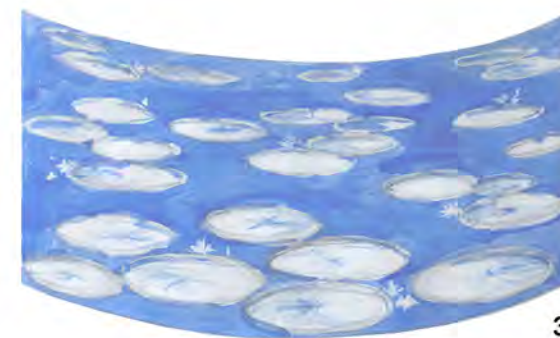
2. ALLEGORY OF THE OCEAN

THE ABSTRACT DESIGN OF THE WAVES AND THE OCEAN AMPLIFIES THE FLOATING EFFECT OF THE CANTILEVER ABOVE GIVING A SENSE OF LIGHTNESS TO THE BUILDING

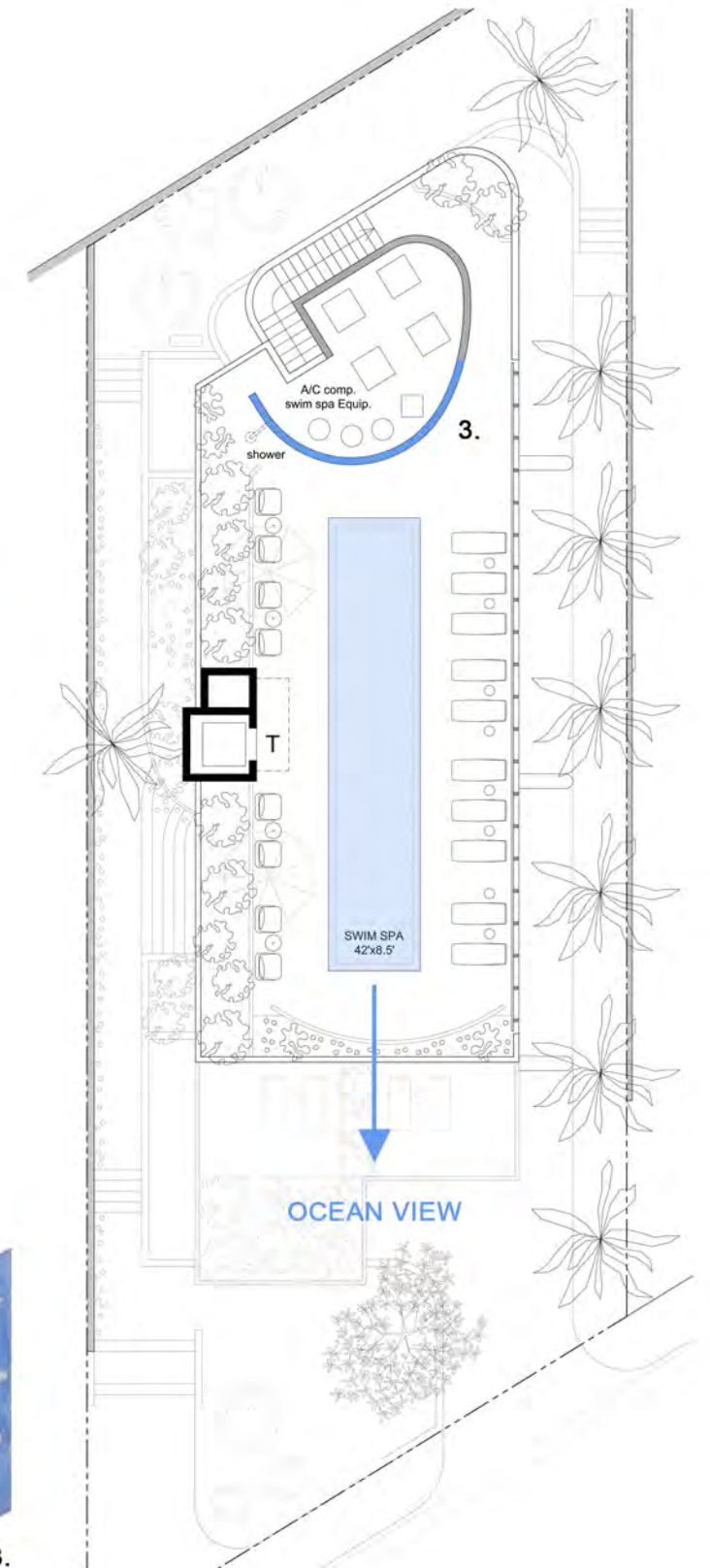
3. LILY PADS

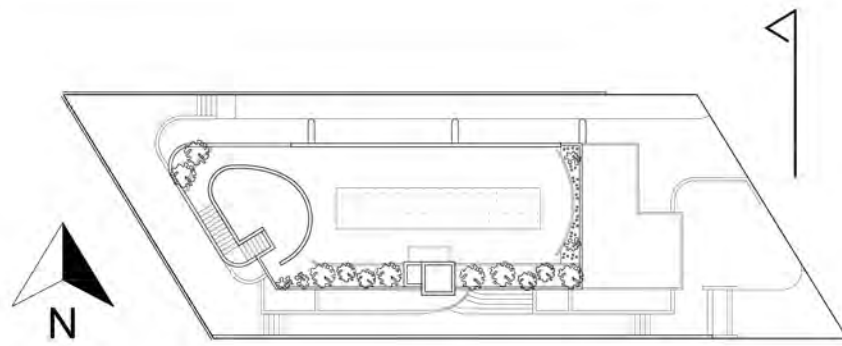
THE LILY PADS AND THE CURVED NATURE OF THE WALL ON THE ROOFTOP CREATE DEPTH OF FIELD GIVING THE GUESTS A SENSE OF RELAXED OPENNESS

ALL 03 MOSAICS CONSISTENTLY KEEP THE SAME PALETTE OF WHITE AND BLUE AND ARE MADE OF GLASS & CERAMIC



3.





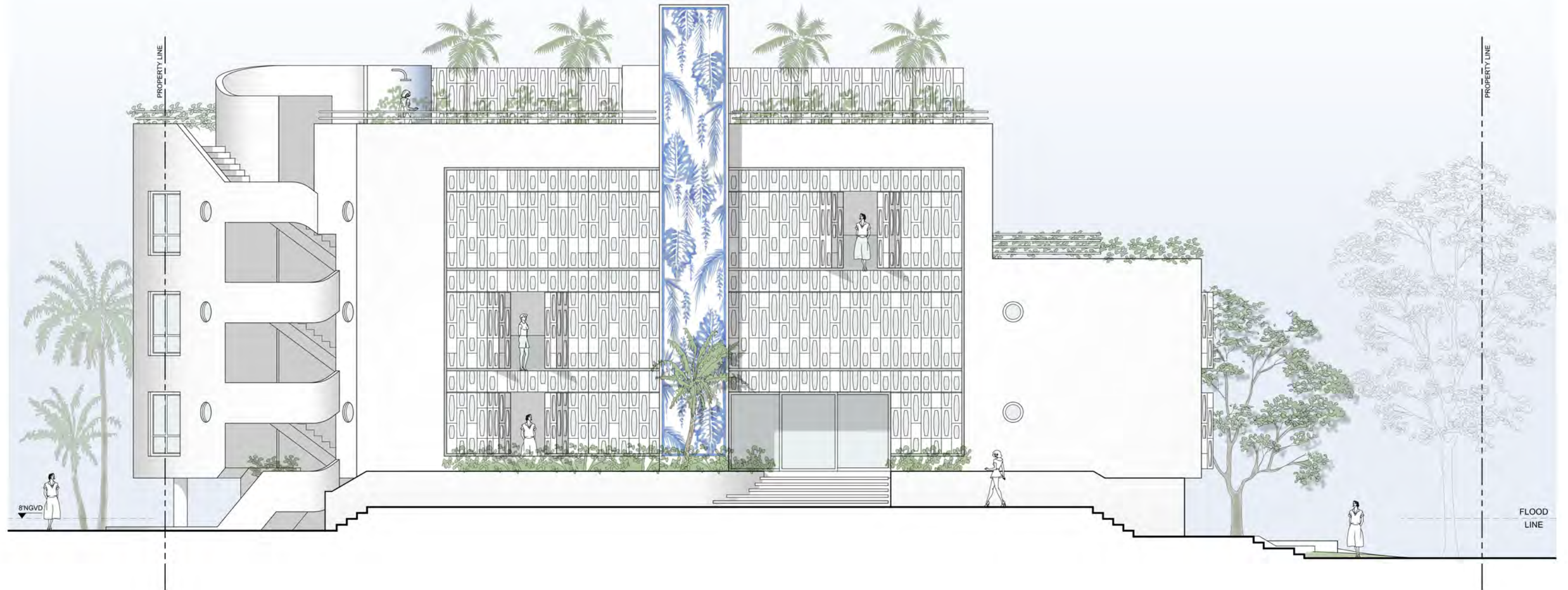
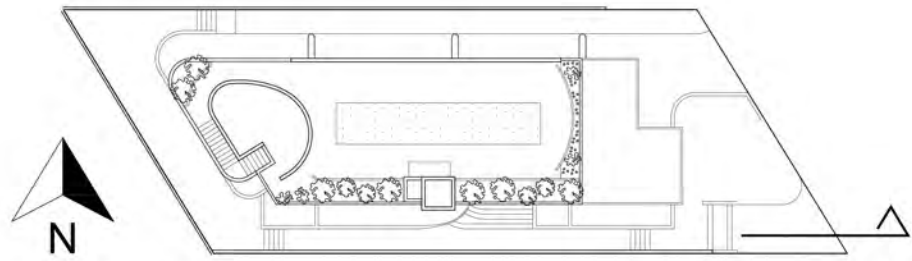
East Facade | Street View

0' 2' 5' 10'

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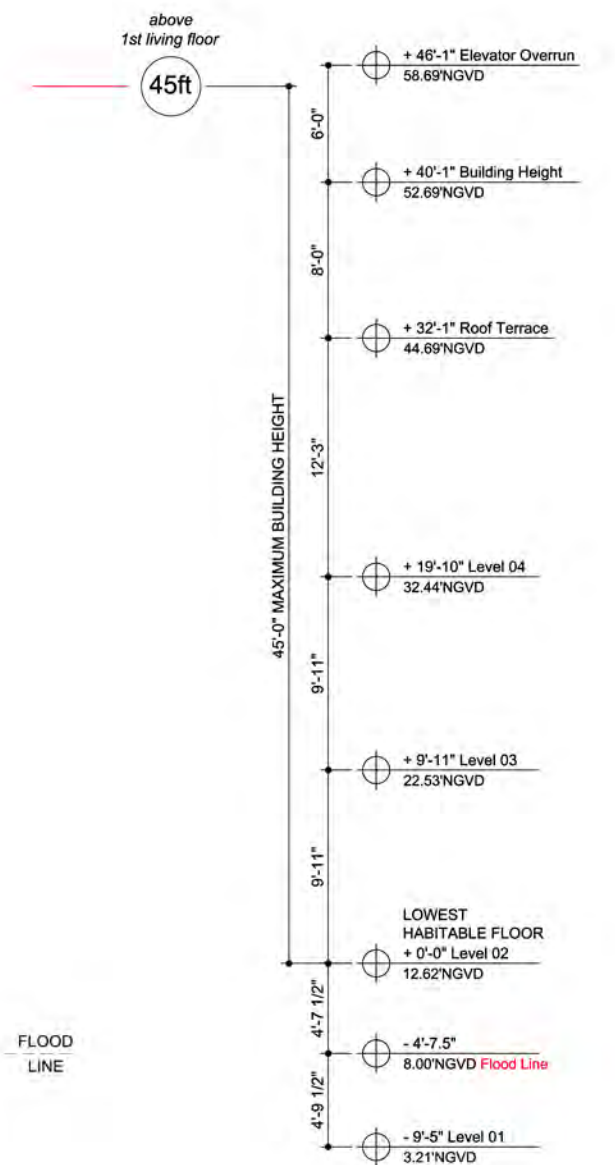
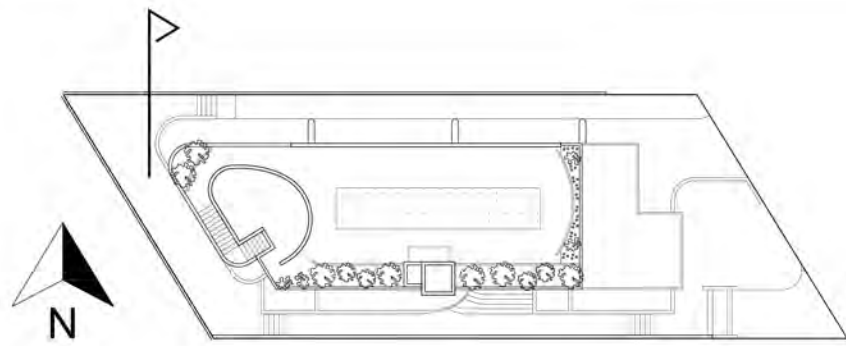
South Facade

0' 2' 5' 10'

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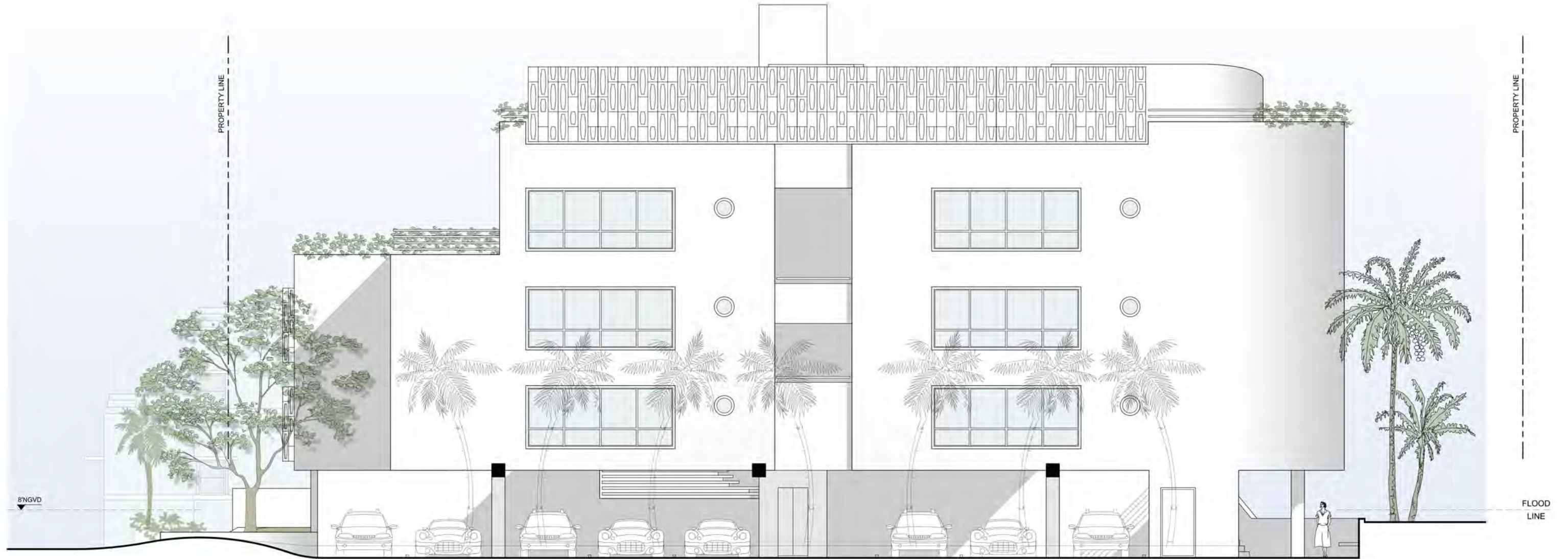
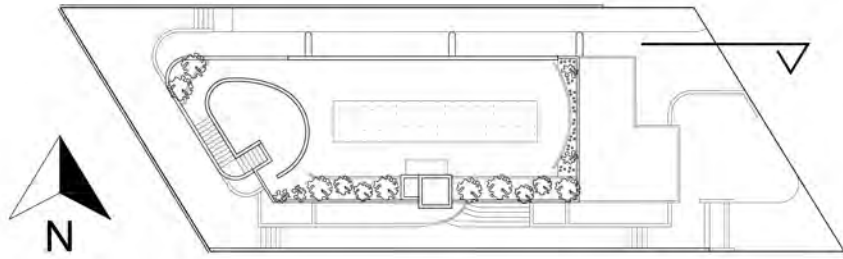
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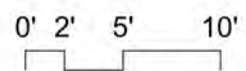
West Facade | Rear View

0' 2' 5' 10'

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North Facade



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