

**2901-11 Indian
Creek Drive
(HPB20-0379)**

Team:

- Sebastian Velez and JJ Wood, Architects
- Youssef Hachem, Structural Engineer



3200 Collins Avenue (1982)
14 stories

3120 Collins Avenue (1940)
2 stories

3101 Indian Creek Drive (1940)
4 stories

3025 Indian Creek Drive (1935)
3 stories

3003 Indian Creek Drive (1949)
3 stories

2939 Indian Creek Drive (1981)
5 stories

2925 Indian Creek Drive (1936)
3 stories

2911 Indian Creek Drive (1936)
2 stories

2901 Indian Creek Drive (1962)
2 stories

2882 Indian Creek Drive (1968)
14 stories

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
A23002780 B26011534 LC2800610

REVISIONS

2002

PROJECT NO.

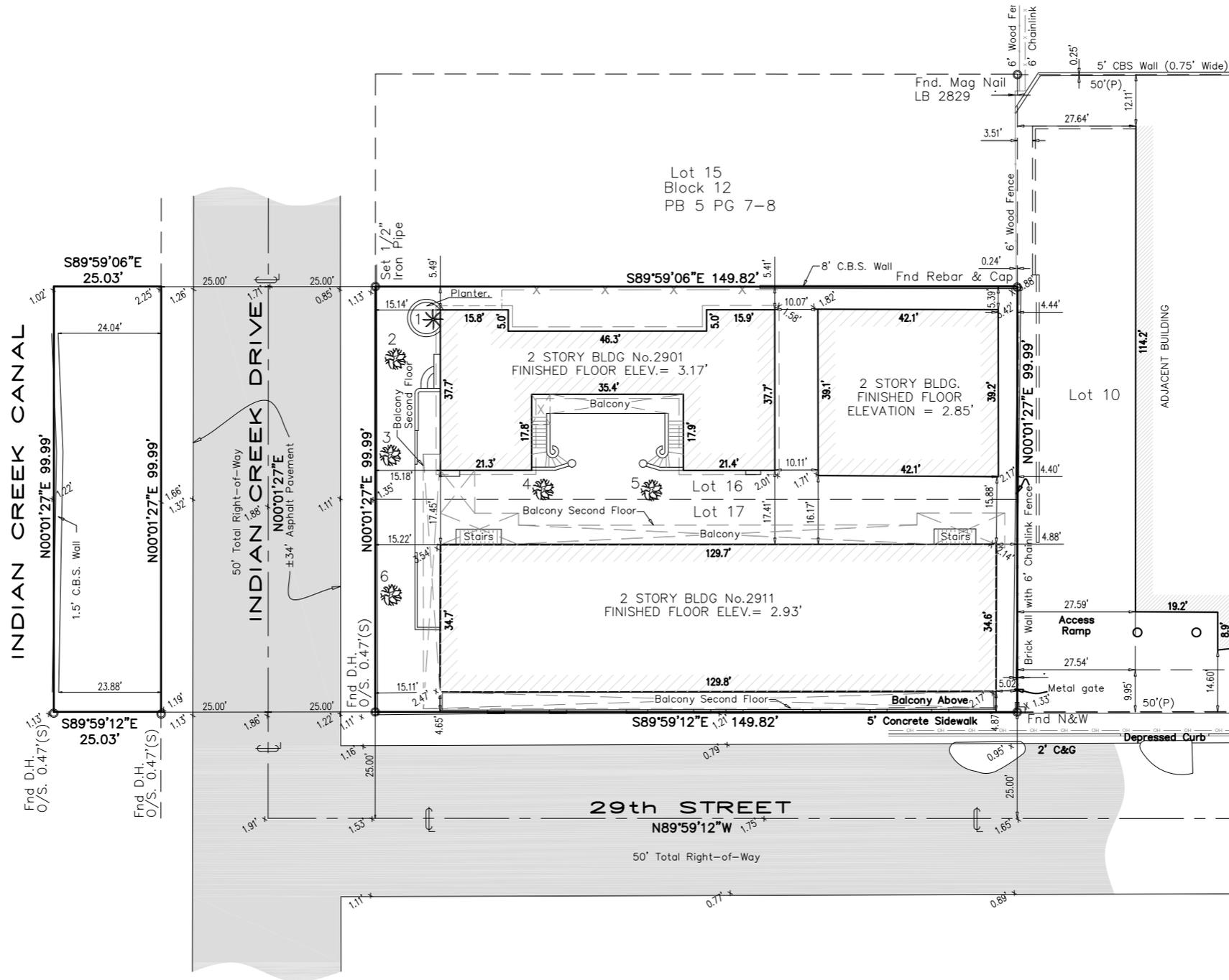
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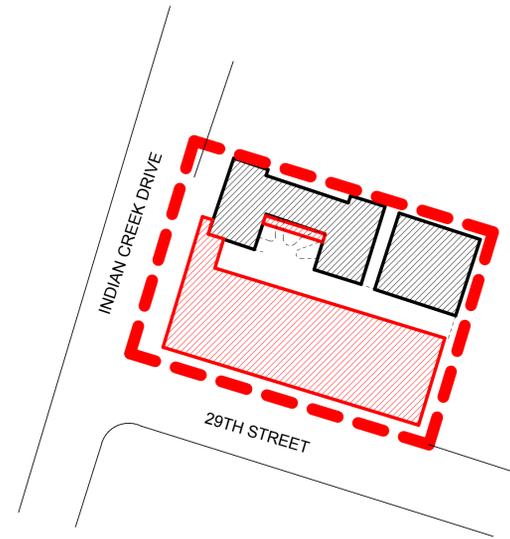
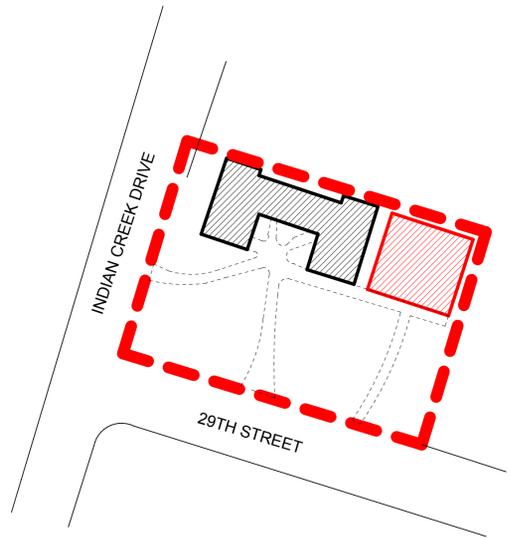
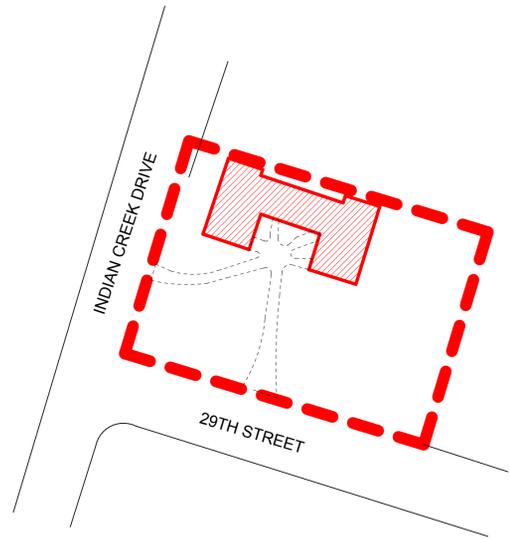
Subject Property



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SITE TIMELINE

PRE-WAR POST-WAR



PRE-WAR WALK UP
FOUR UNIT APARTMENT HOUSE DESIGNED BY ARCHITECTS SCHOEPPL & SOUTHWELL FOR ROBERT H. MORTON. THE LAYOUT FAVORS FRONT YARD CONFIGURATION THAT FACES 29TH STREET.



PRE-WAR ANNEX
TWO YEARS LATER CAME THIS ADDITIONAL BUILDING WITH A MUCH MORE RESTRAINED AND LESS DECORATIVE STYLE THAT ALSO FRONTED THE SOUTHERN PORTION TO THE SITE.



POST-WAR GARDEN APTS.
THE POST WAR ERA BROUGHT A FEW CHANGES OF OWNERSHIP TO THE SITE. IN 1962 A NEW BUILDING ON THE SOUTHERN PORTION OF THE PROPERTY WAS BUILT WHICH RECONFIGURED THE SITE INTO A GARDEN APARTMENT ARRANGEMENT.

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HISTORIC SITE

2015 Approval

- Demolition of 1938 Building and Partial Demolition of 1962 Building.
- New Residential Tower

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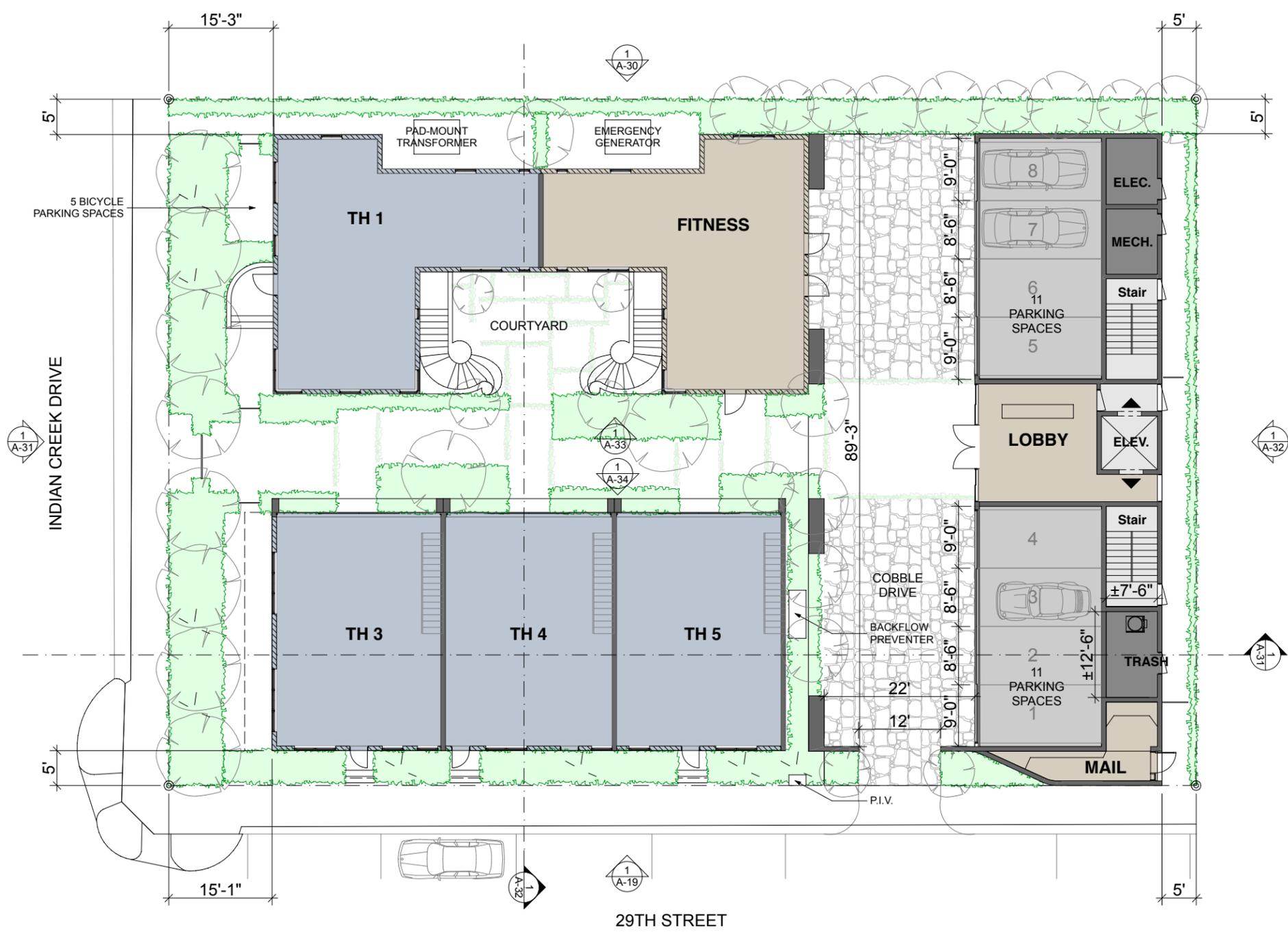
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A28002706 02/23/2015
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PROJECT NO.
02/23/2015
DATE
AR / CMA / SV / JJ / FM /
FV / ML
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GROUND FLOOR

A-23



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

2015 Site Plan

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2015 Approval

- **Permit Application:
B160208**
- **Issues Raised with
Subterranean Parking**
- **Road Raising Proposed in
Middle of Permit Process**

Indian Creek Road Raising



Indian Creek Road Raising



Indian Creek Road Raising



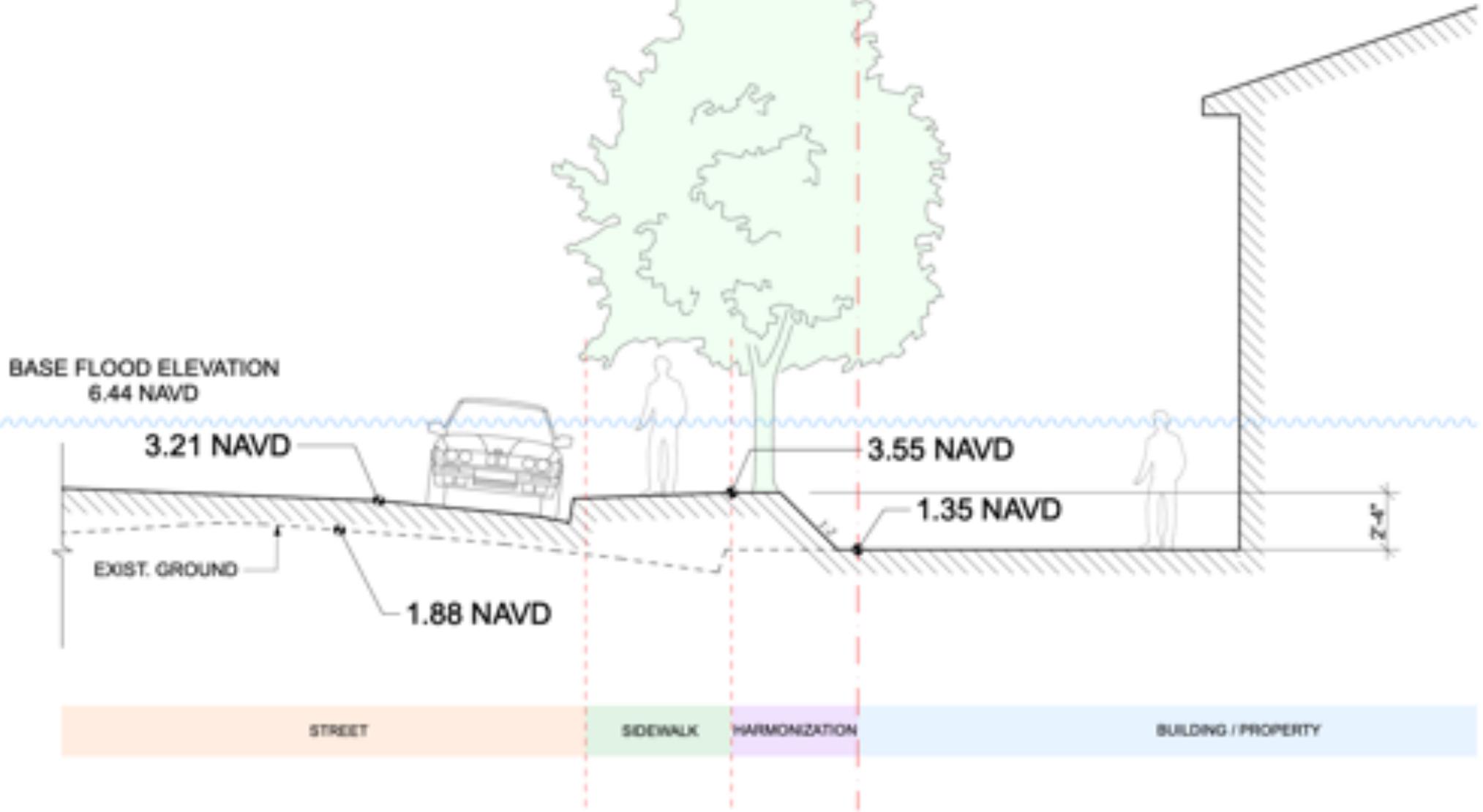
Impact of Road Raising



Impact of Road Raising



Impact of Road Raising



2 CONDITION AFTER RAISING STREET

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



New Sidewalk Elevation



Base Flood Elevation





BUOYANTcity

Historic District Resiliency & Adaptation Guidelines

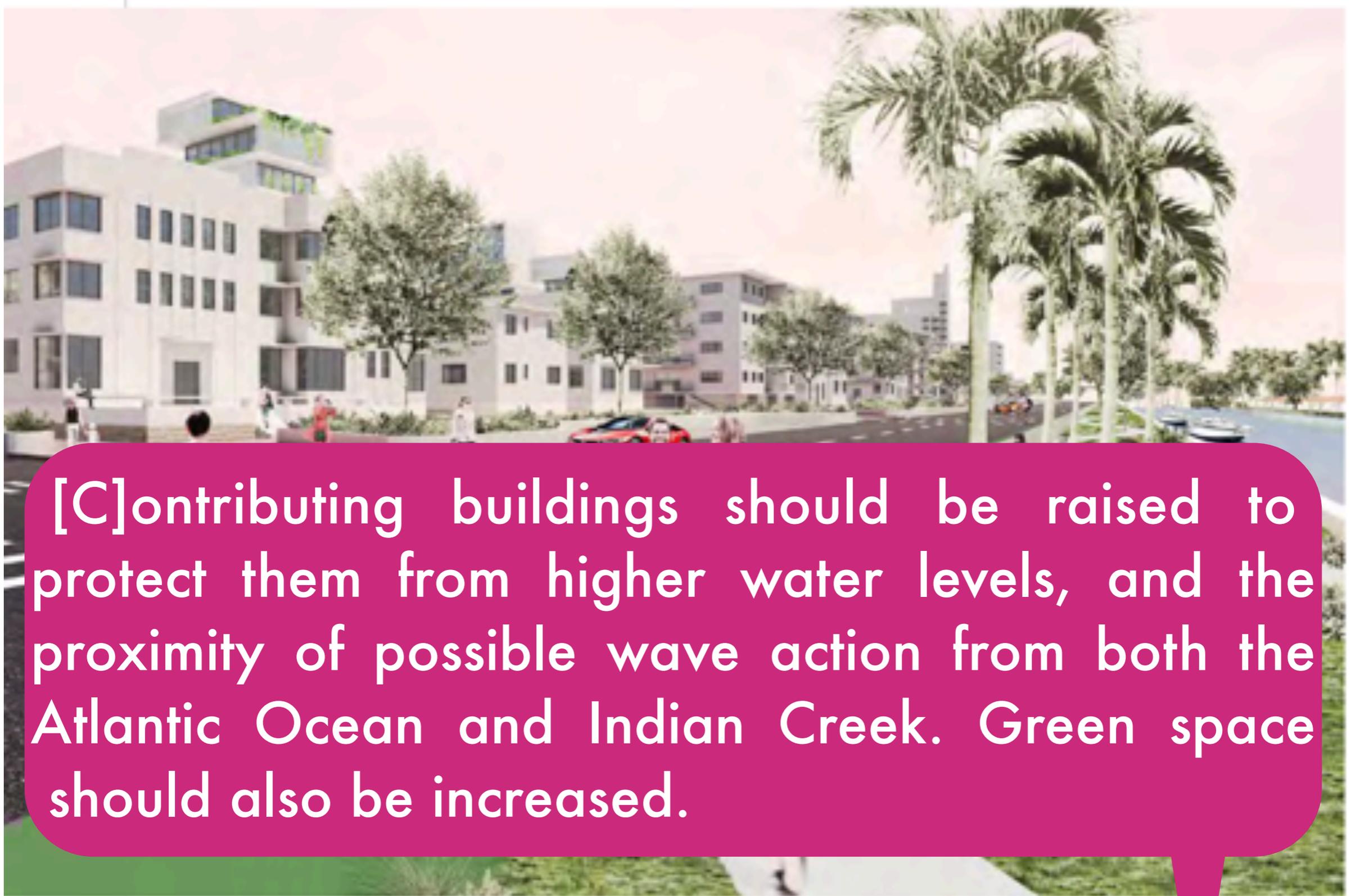
Miami Beach
Final Draft, March 2020

1.2 // STUDY AREAS

Collins Waterfront Study Area

John S. Collins Waterfront Historic District





[C]ontributing 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.

Collins Waterfront Study Area | Recommendation: Raise

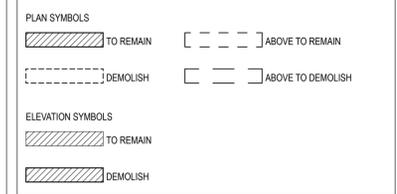
The narrow urban profile of the Collins Waterfront Study Area is poorly suited for Adapt in Place strategies. The long western flank of the area (Indian Creek Drive) is currently being raised by the City. Here, contributing buildings should be raised to protect them from higher water levels, and the proximity of possible wave action from both the Atlantic Ocean and Indian Creek. Green space should also be increased.

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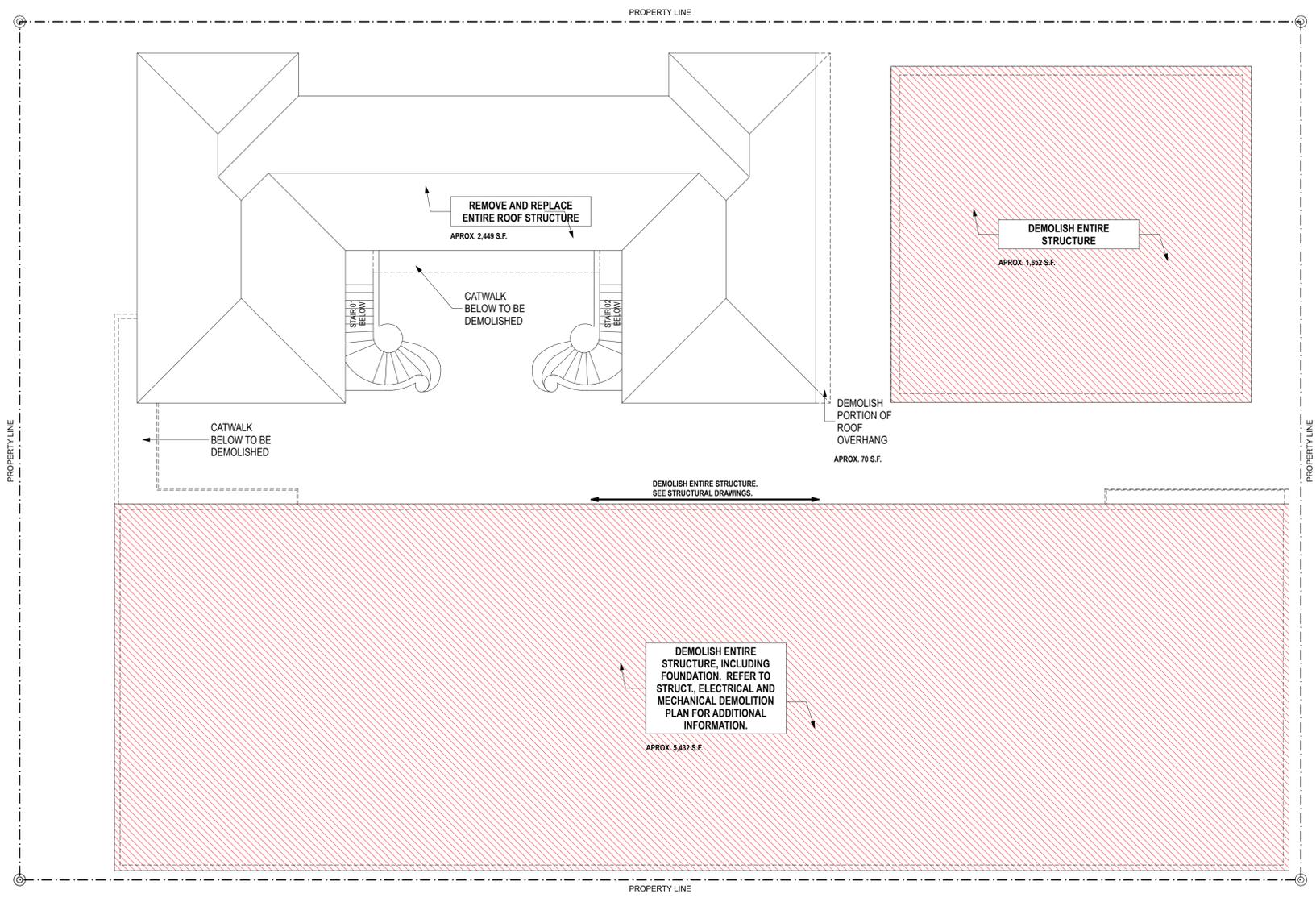
DEMOLITION GENERAL NOTES

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.
2. THE COMPLETE SCOPE OF WORK FOR THIS PROJECT IS NOT LIMITED TO THE INFORMATION INDICATED IN THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND COORDINATING THE WORK OF OTHERS INCLUDING, BUT NOT LIMITED TO FIRE PROTECTION, STRUCTURAL, ELECTRICAL, PLUMBING AND MECHANICAL DRAWINGS IN CONNECTION WITH DEMOLITION OF EXISTING APPLICABLE SYSTEMS.
3. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING BUILDING SYSTEMS INCLUDING STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING PRIOR TO COMMENCEMENT OF WORK.
4. THE CONTRACTOR SHALL REMOVE ALL FINISHES PRIOR TO DEMOLITION OF ANY PARTITIONS, CEILINGS, FLOORING ROOFS ETC., AND REQUEST AN INSPECTION FROM THE ARCHITECT, STRUCTURAL ENGINEER, AND ELECTRICAL ENGINEER PRIOR TO FURTHER DEMOLITION.
5. THE CONTRACTOR SHALL COORDINATE THE TRADES OF OTHERS WITH EXISTING CONDITIONS AND DEMOLITION REQUIREMENTS.
6. THE CONTRACTOR SHALL REVIEW THE DRAWINGS AND SPECIFICATIONS TO COORDINATE WITH EXISTING BUILDING CONDITIONS. ANY VARIANCE OR DISCREPANCIES THAT ARISE FROM THE ABOVE REVIEW SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY FOR RESOLUTION.
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.
8. THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT FOR IMMEDIATE RESOLUTION ANY CODE VIOLATIONS, INCORRECT CONSTRUCTION, OR SAFETY PROBLEMS THAT ARE EXISTING FIELD CONDITIONS.
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.
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.
11. ALL DIMENSIONS ARE TO BE AS INDICATED ON THE DRAWINGS OR AS CLARIFIED BY THE ARCHITECT. UNDER NO CIRCUMSTANCES SHALL DIMENSIONS BE DETERMINED BY SCALING THE DRAWINGS. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES FOUND IN THE DRAWINGS OR PART OF AN EXISTING FIELD CONDITION.
12. DIMENSIONS ARE TO FACE OF FINISH, FACE OF COLUMN OR CENTERLINE OF WINDOW UNLESS OTHERWISE NOTED. ALL NEW FINISH IS TO ALIGN FLUSH WITH EXISTING FINISHES WITHOUT EVIDENCE OF ADDITION.
13. ALL CLEAR DIMENSIONS ARE TO BE WITHIN 1/8" (+/-) ALONG FULL HEIGHTS AND WIDTH OF WALLS. THE CONTRACTOR SHALL NOT ADJUST ANY DIMENSION MARKED "CLEAR" WITHOUT WRITTEN INSTRUCTION FROM THE ARCHITECT.
14. THE CONTRACTOR SHALL SCHEDULE ALL WORK IN COMPLIANCE WITH LOCAL ORDINANCES AND REQUIREMENTS.
15. REMOVE AND LAWFULLY DISPOSE OFF SITE ALL RUBBISH AND DEBRIS RESULTING FROM CONTRACTORS OPERATION DAILY. KEEP PROJECT AREA BROOM CLEAN.
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.
17. THE CONTRACTOR SHALL PROVIDE PROTECTION FOR ALL EXISTING FINISHES TO REMAIN, AND REPAIR ANY DAMAGES THAT OCCURS. PATCH AND FINISH DISTURBED AREAS TO MATCH ADJACENT MATERIALS AND FINISHES. EXTEND PATCH TO THE NEAREST NATURAL BREAK POINT. INSIDE CORNER EXISTING JOINT OR LOCATION APPROVED BY ARCHITECT. REPAIR FIREPROOFING ON FIRE RATED ASSEMBLIES TO MATCH EXISTING REQUIREMENTS. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN THE INTEGRITY OF ALL SCAFFOLDING, DUST BARRIERS, BARRICADES, BRACING, SHORING, AND STRUCTURAL SYSTEMS REQUIRED FOR THE INSTALLATION OF THE WORK.
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 THWE 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 MANUFACTURERS 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

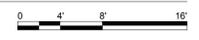
DEMOLITION KEY LEGEND



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



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



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2911 INDIAN CREEK DRIVE :: MIAMI BEACH, FL 33139

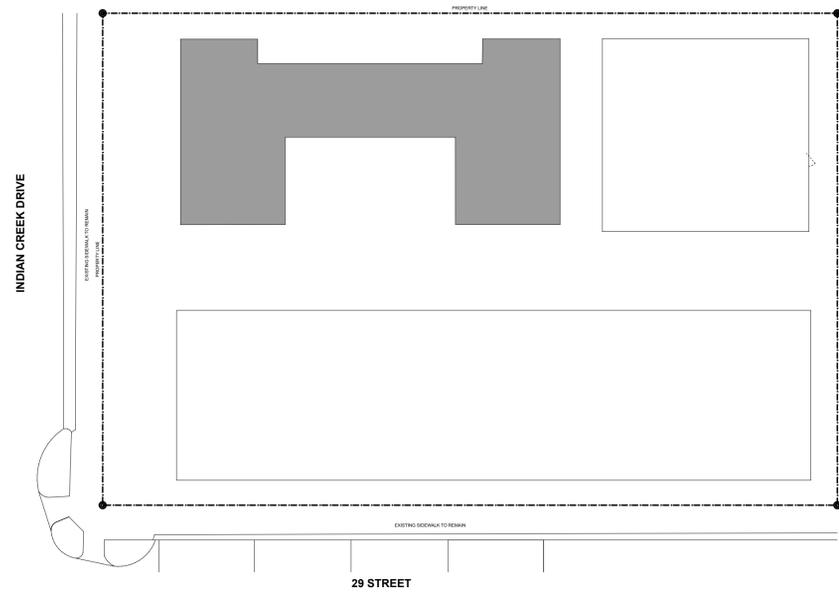
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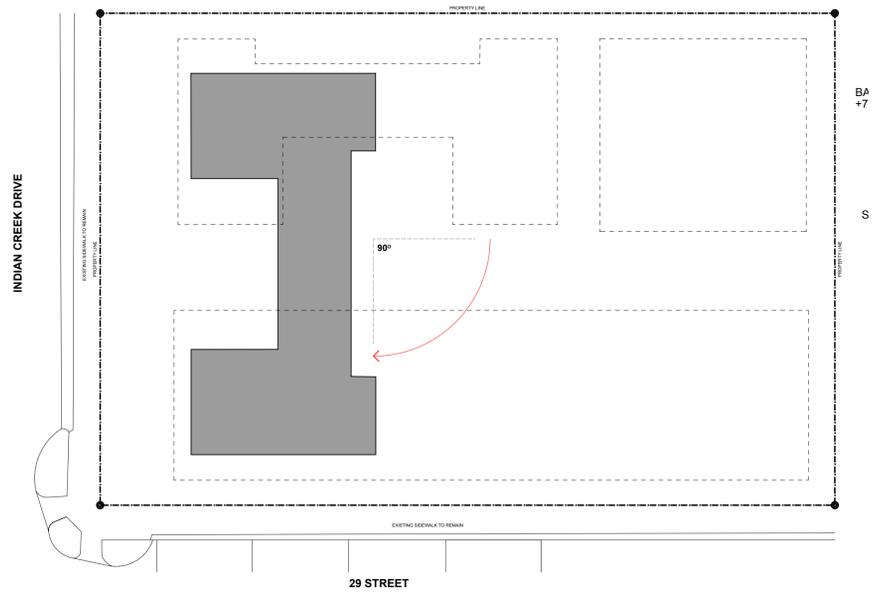
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DEMOLITION ROOF PLAN



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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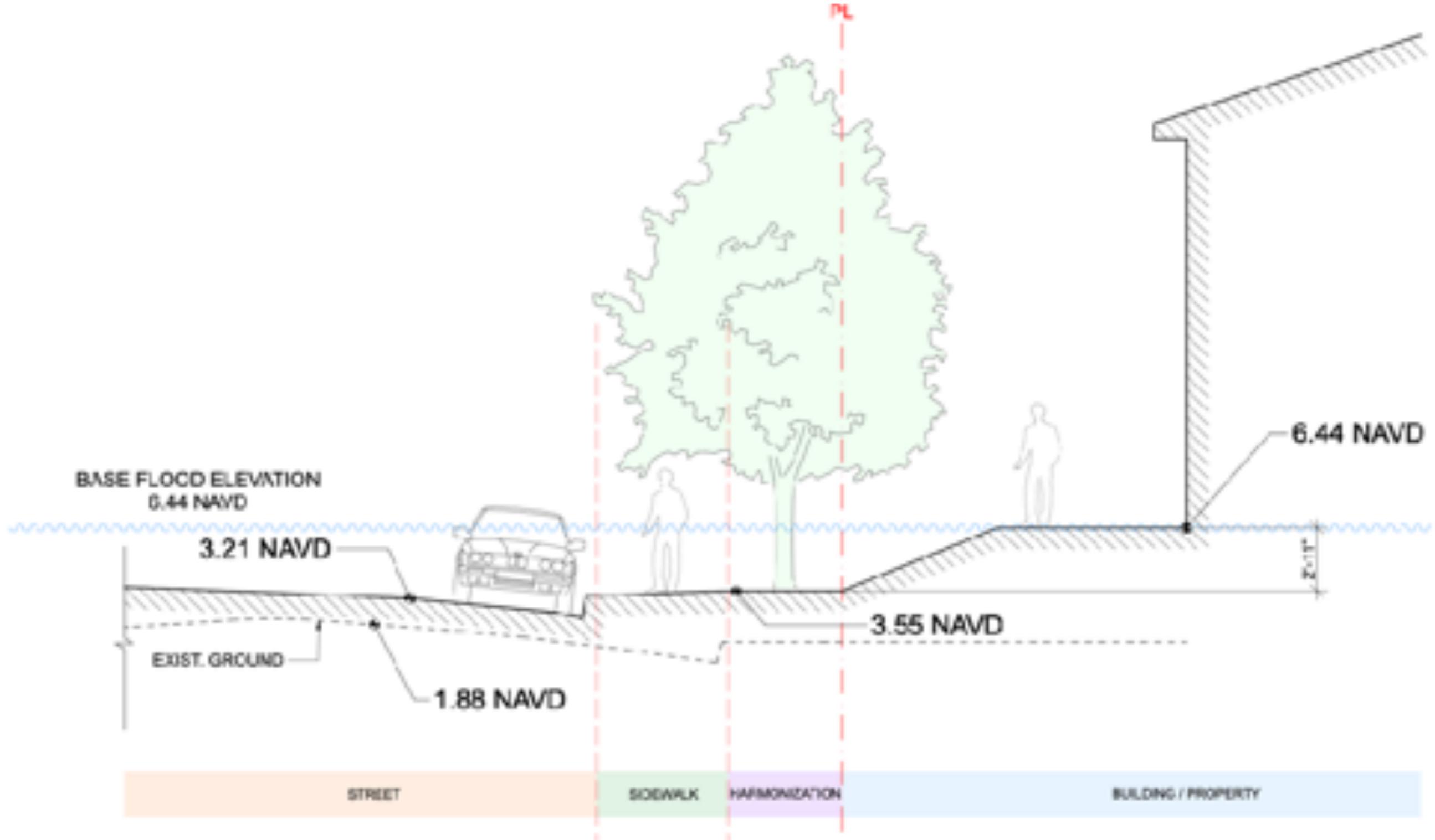
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HISTORIC BUILDINGS RELOCATION

Results of Raising 1936 Structure



3 PROPOSED CONDITION AFTER RAISING CONTRIBUTING STRUCTURE TO BASE FLOOD ELEVATION
SCALE: 1/4" = 1'-0"





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RENDERING



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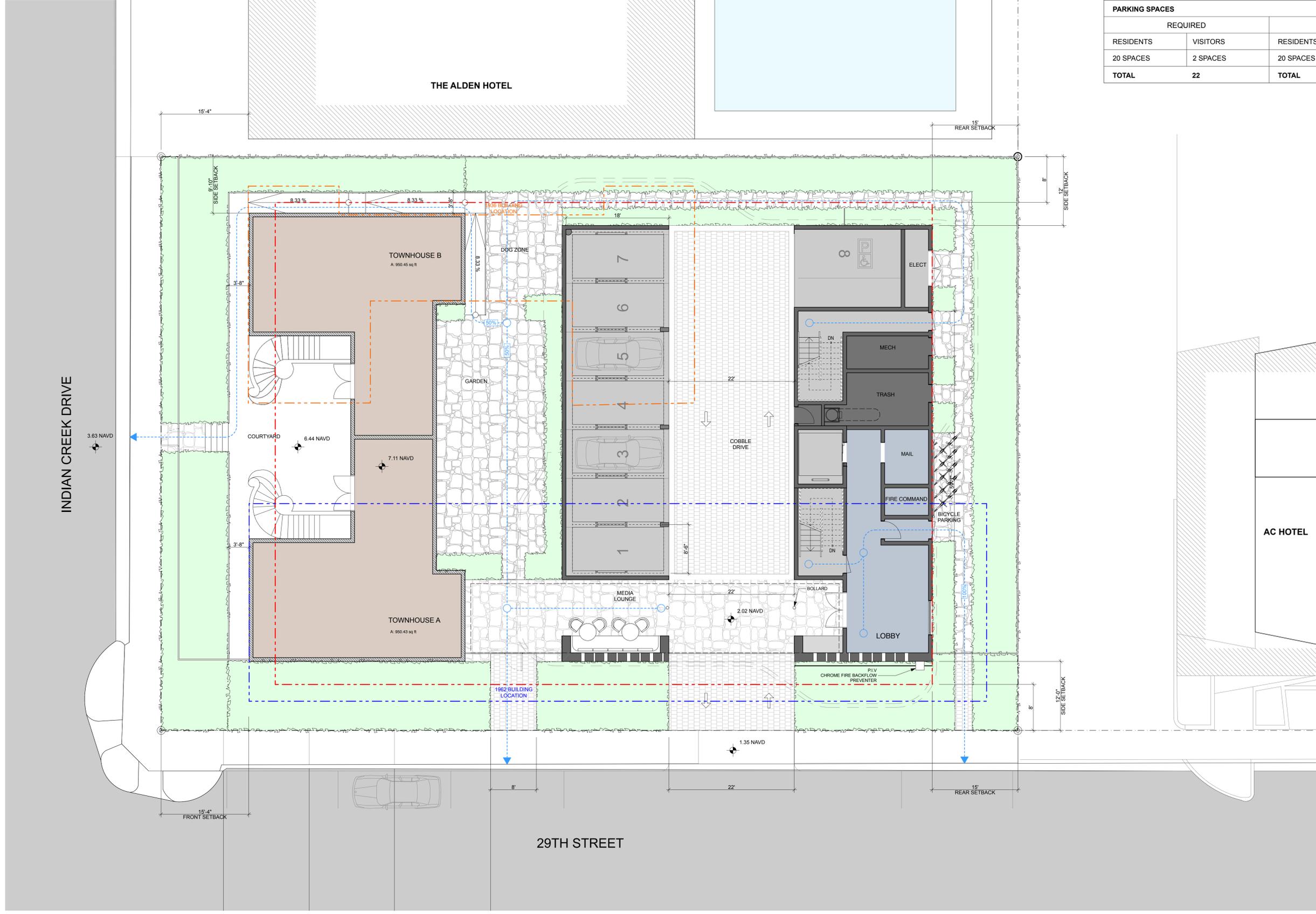
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RENDERING

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

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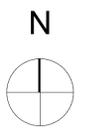
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GROUND FLOOR

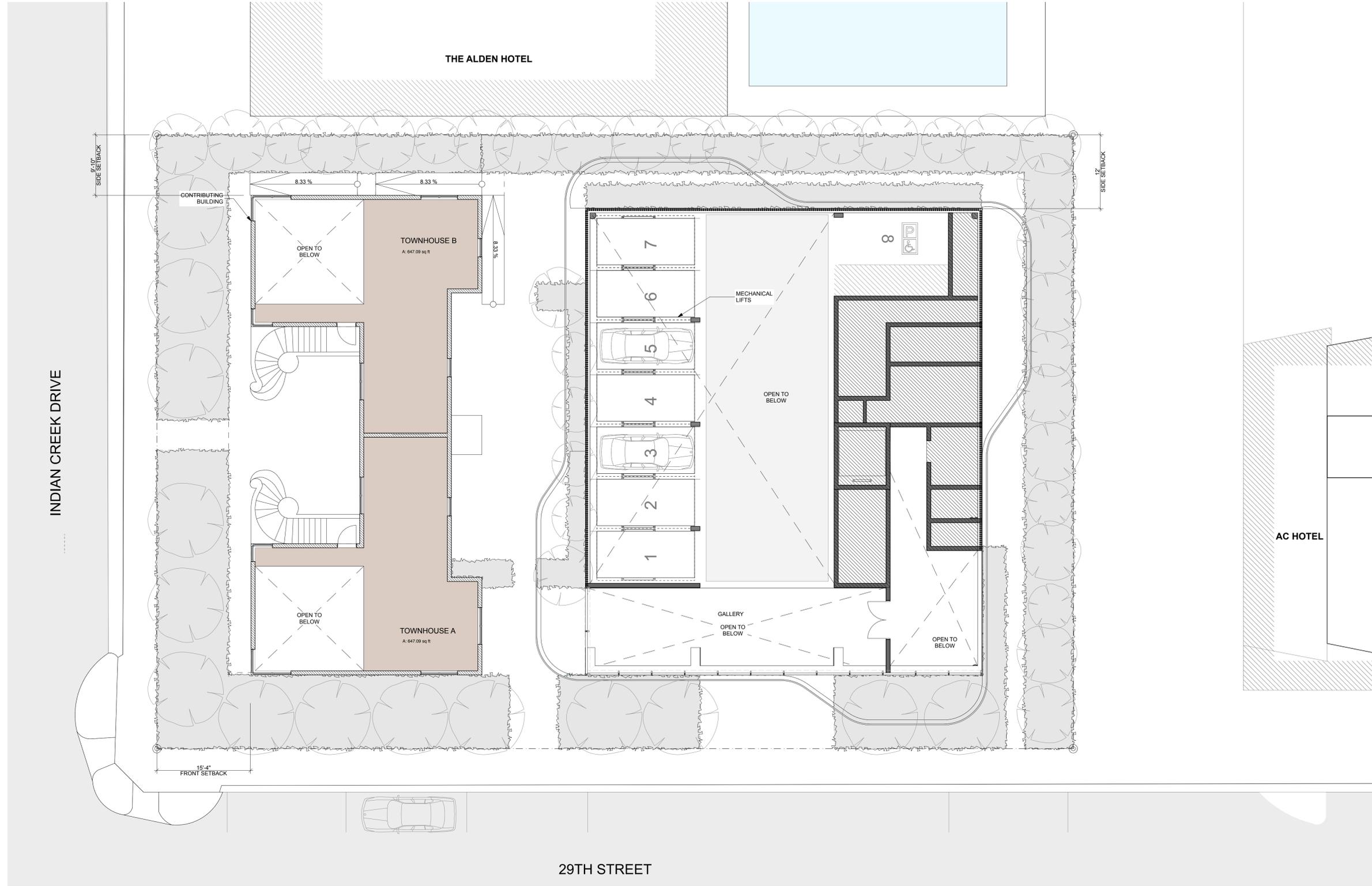
1 GROUND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



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



N



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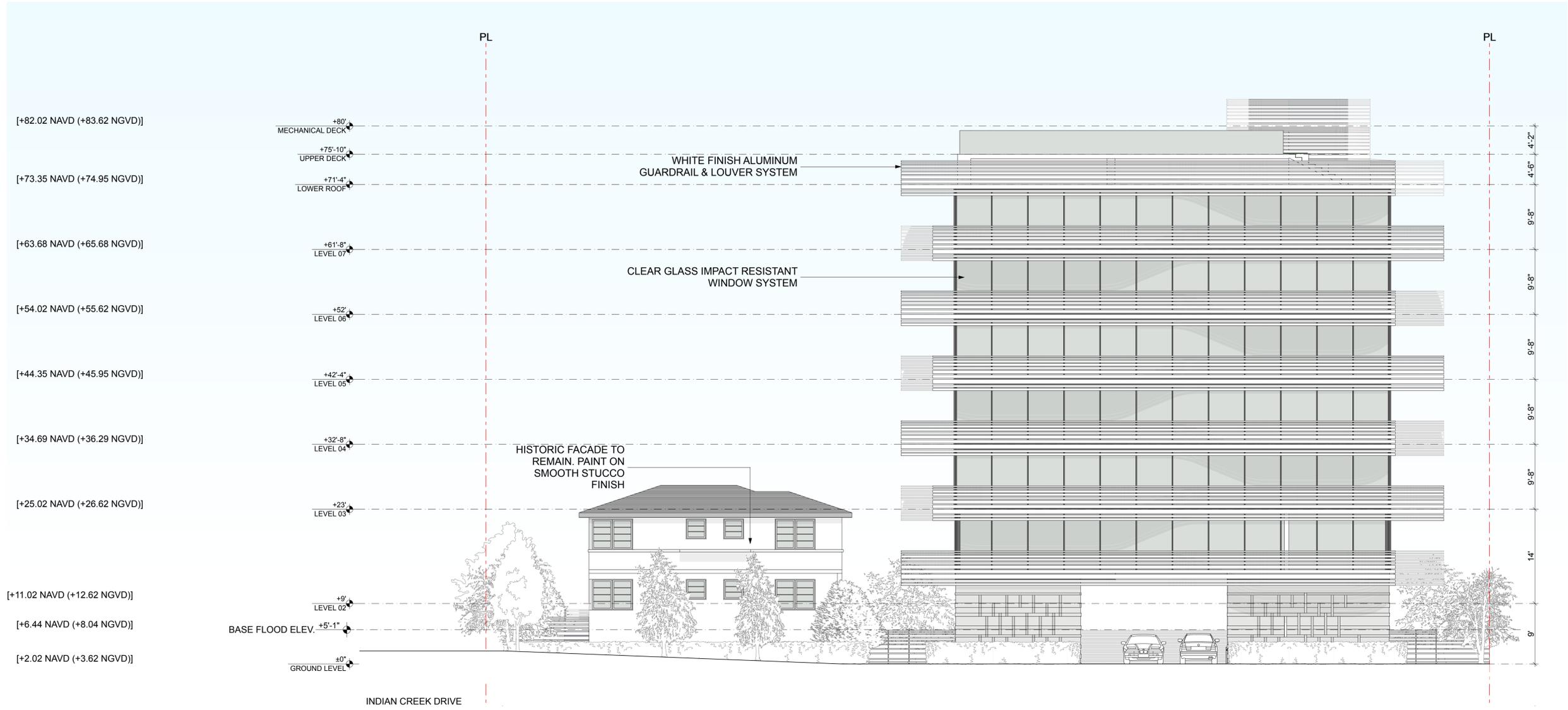
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SECOND FLOOR

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1 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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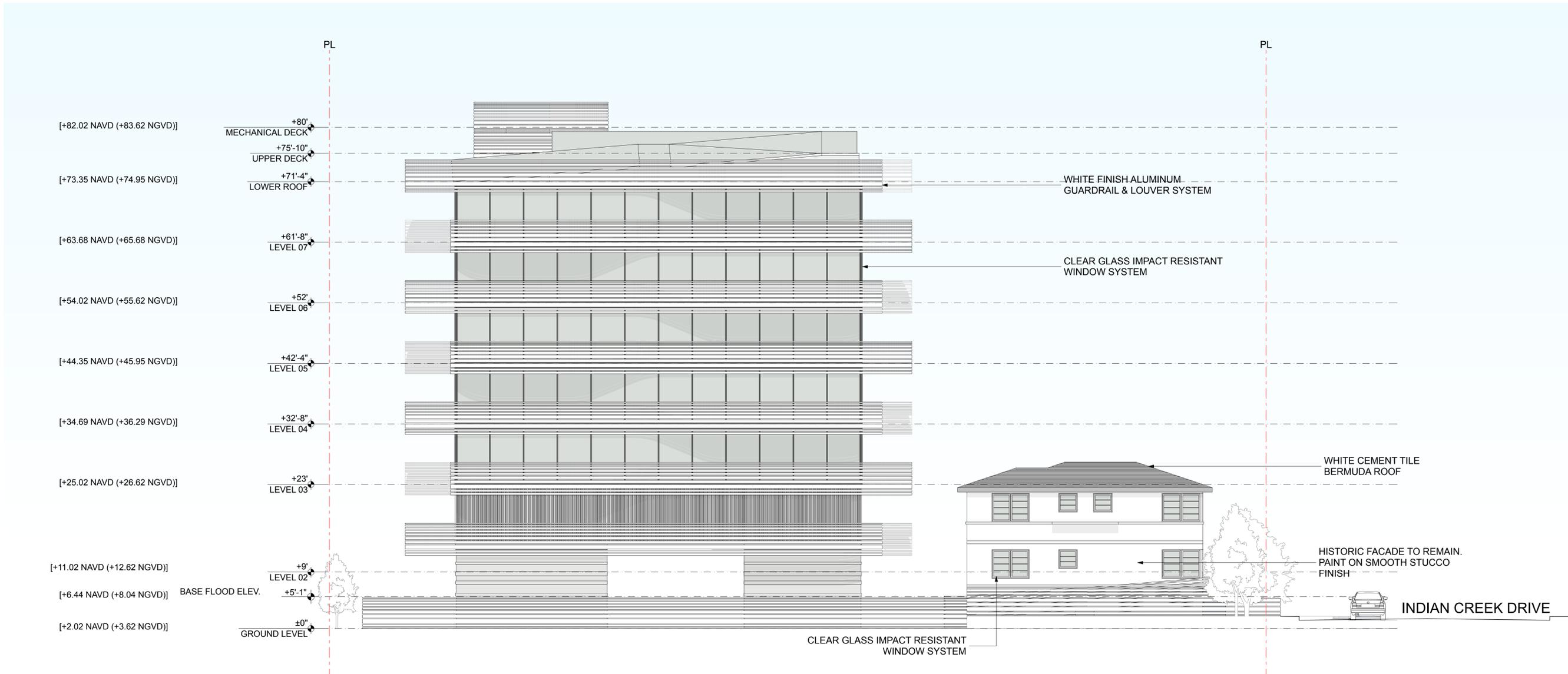
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SOUTH ELEVATION

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1 PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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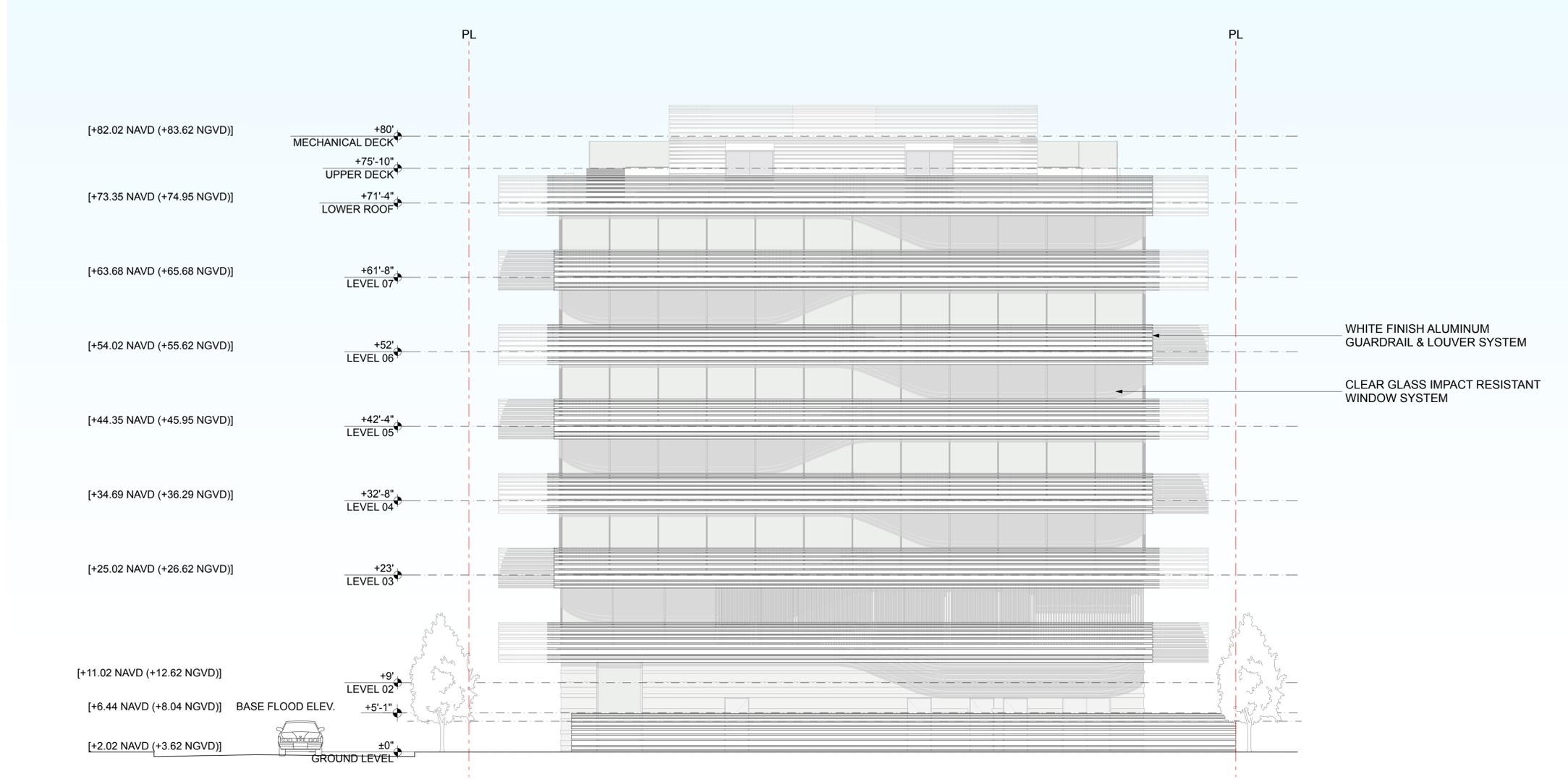
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NORTH ELEVATION

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1 PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"



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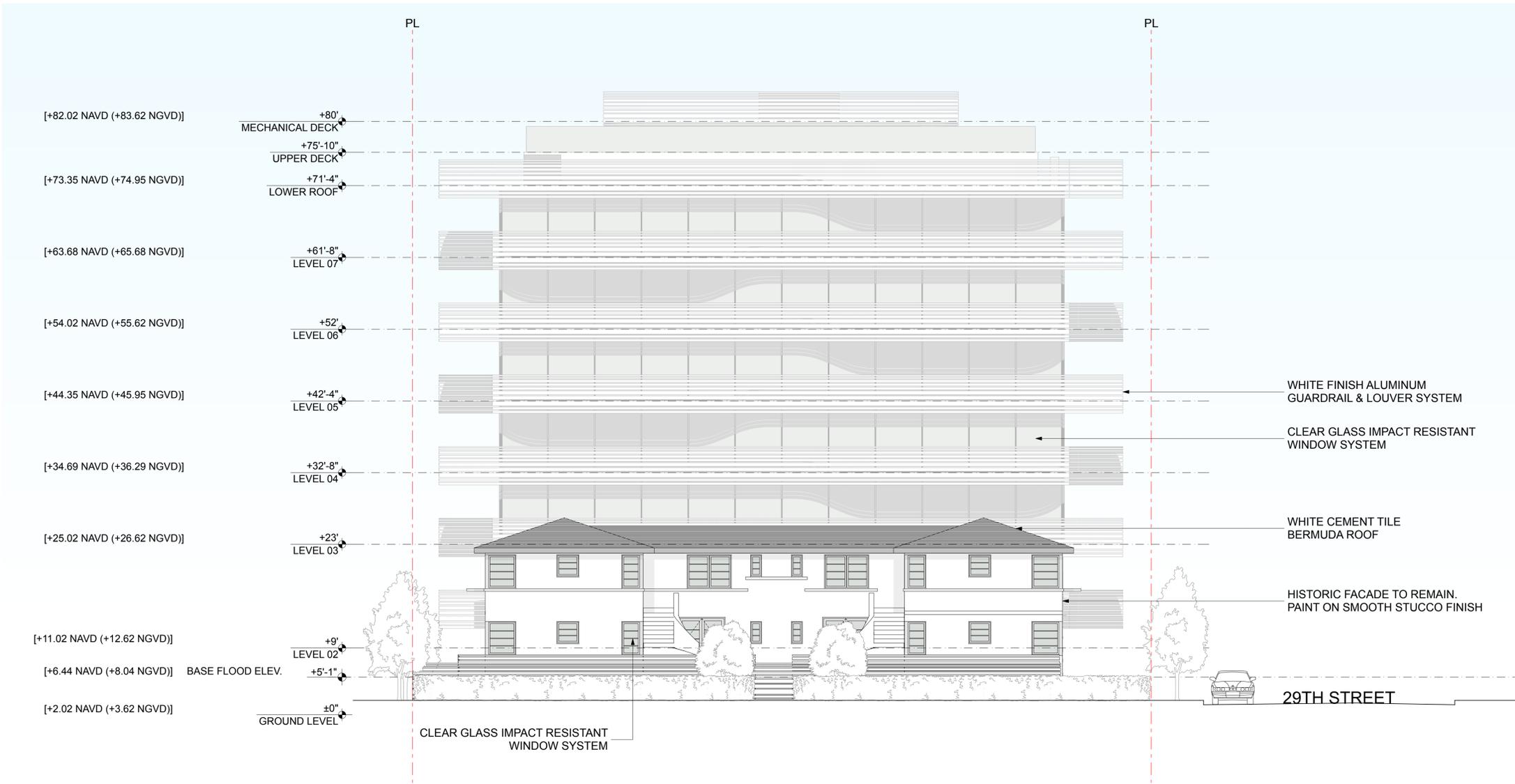
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EAST ELEVATION



1 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"



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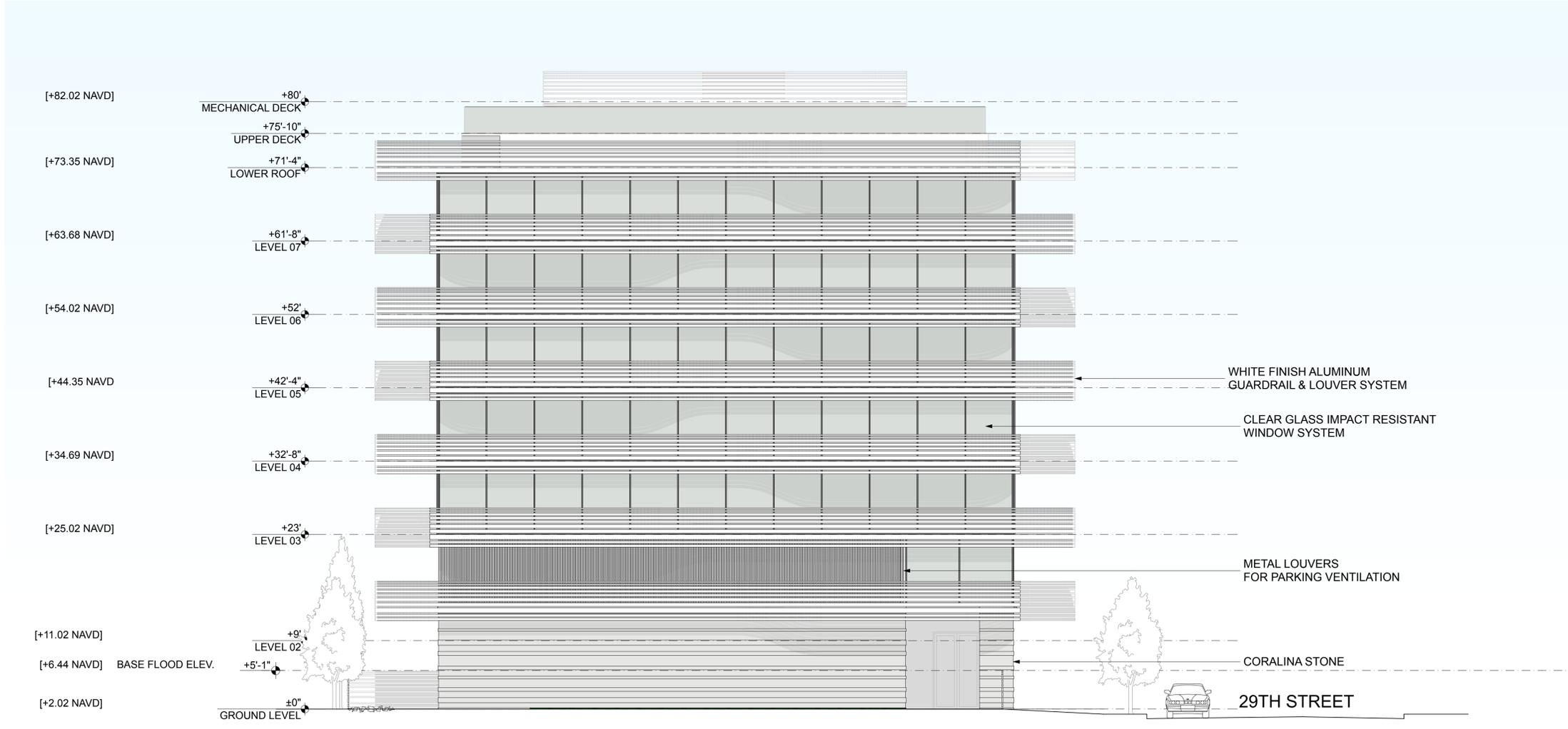
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WEST ELEVATION



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NEW BUILDING

WEST ELEVATION

A-45

WALK-UP TYPOLOGY

Symmetrical, rectilinear shapes with low rise elevation



4015 Indian Creek Dr.



4001 Indian Creek Dr.



Contributing Building
2911 Indian Creek Dr.



233 27th St.

Collins Waterfront Historic District



NAUTICAL MODERNE

Smooth, curving shapes and long horizontal lines



The Confidante Hotel
4041 Collins Ave.



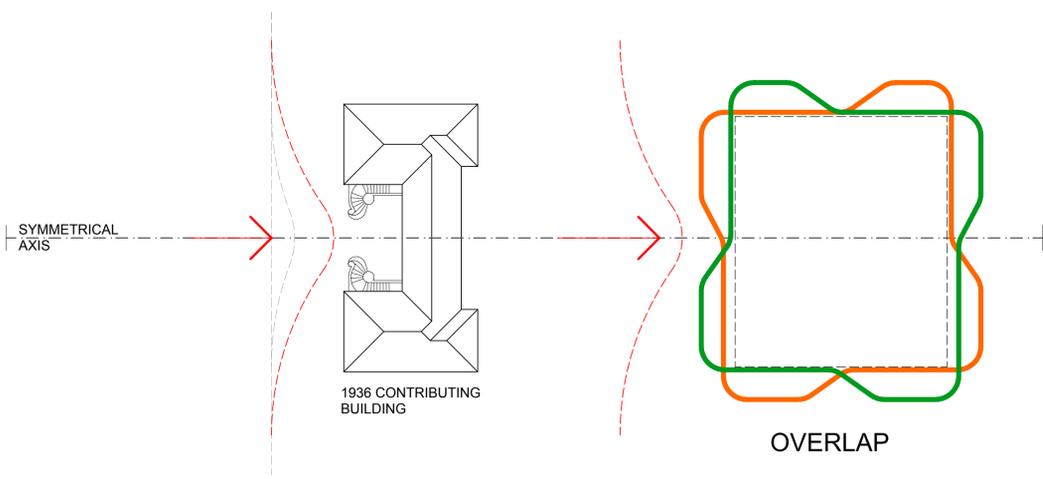
Lexington Hotel
4299 Collins Ave.



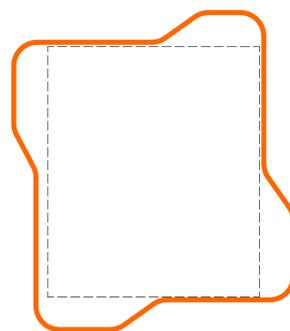
2469 Collins Ave.



Edition Hotel
2901 Collins Ave.

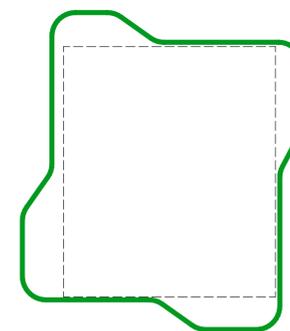


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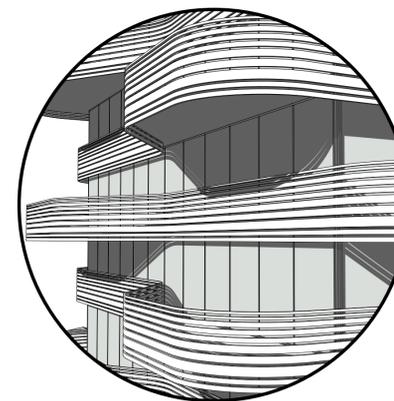


FLOORPLATE A

MIRRORING AXIS



FLOORPLATE B



Proposed Building

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
A23002780 B26011534 LC2000610

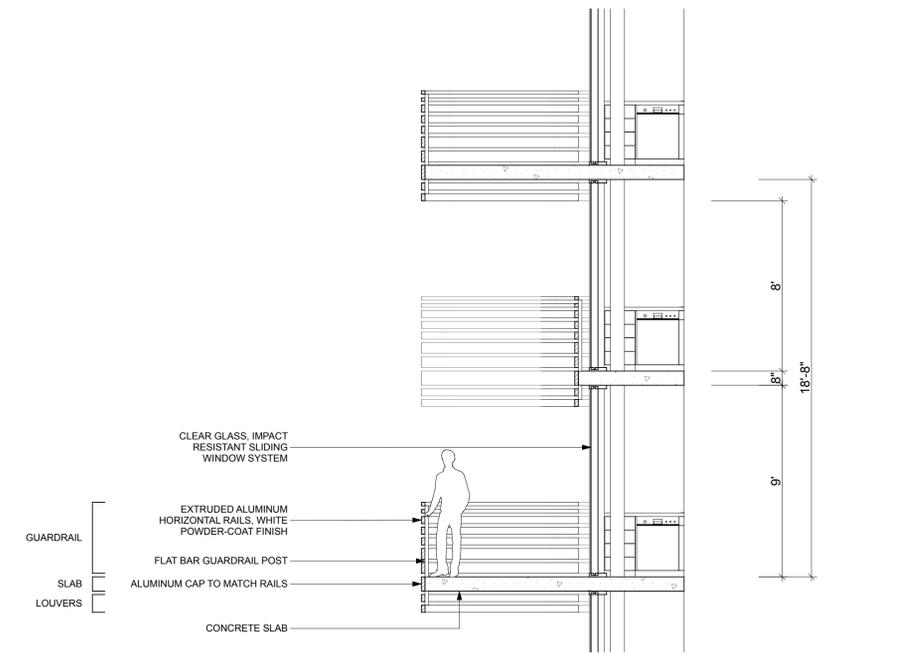
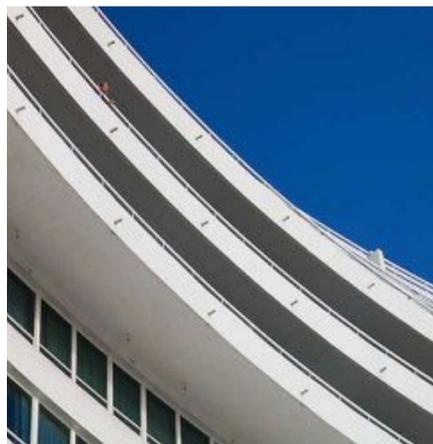
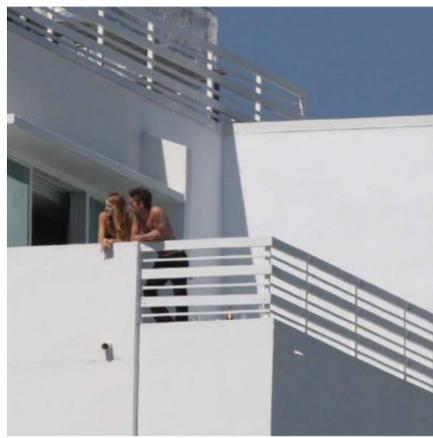
REVISIONS

2002 PROJECT NO.

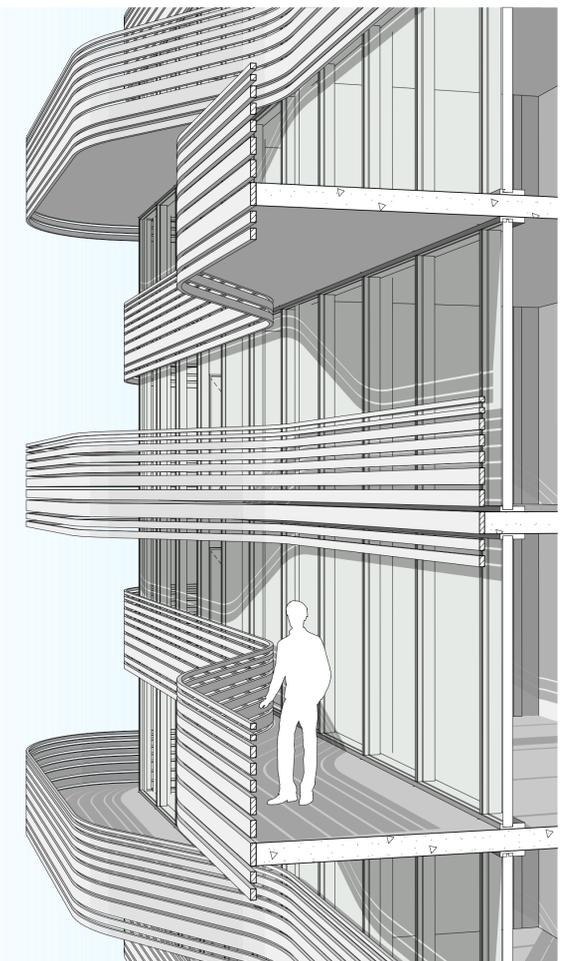
12/23/20 DATE

SV / JJ / AB DRAWN / CHECKED

RAILING DESIGN



1 RAILING DETAIL CROSS SECTION
SCALE: 1/4" = 1'-0"



2 RAILING PERSPECTIVE SECTION

ARCHITECT:
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420 LINCOLN ROAD, S. 406
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SEAL

URBAN ROBOT LLC
A23002780 B26011534 LC2800610

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2002 PROJECT NO.
12/23/20 DATE
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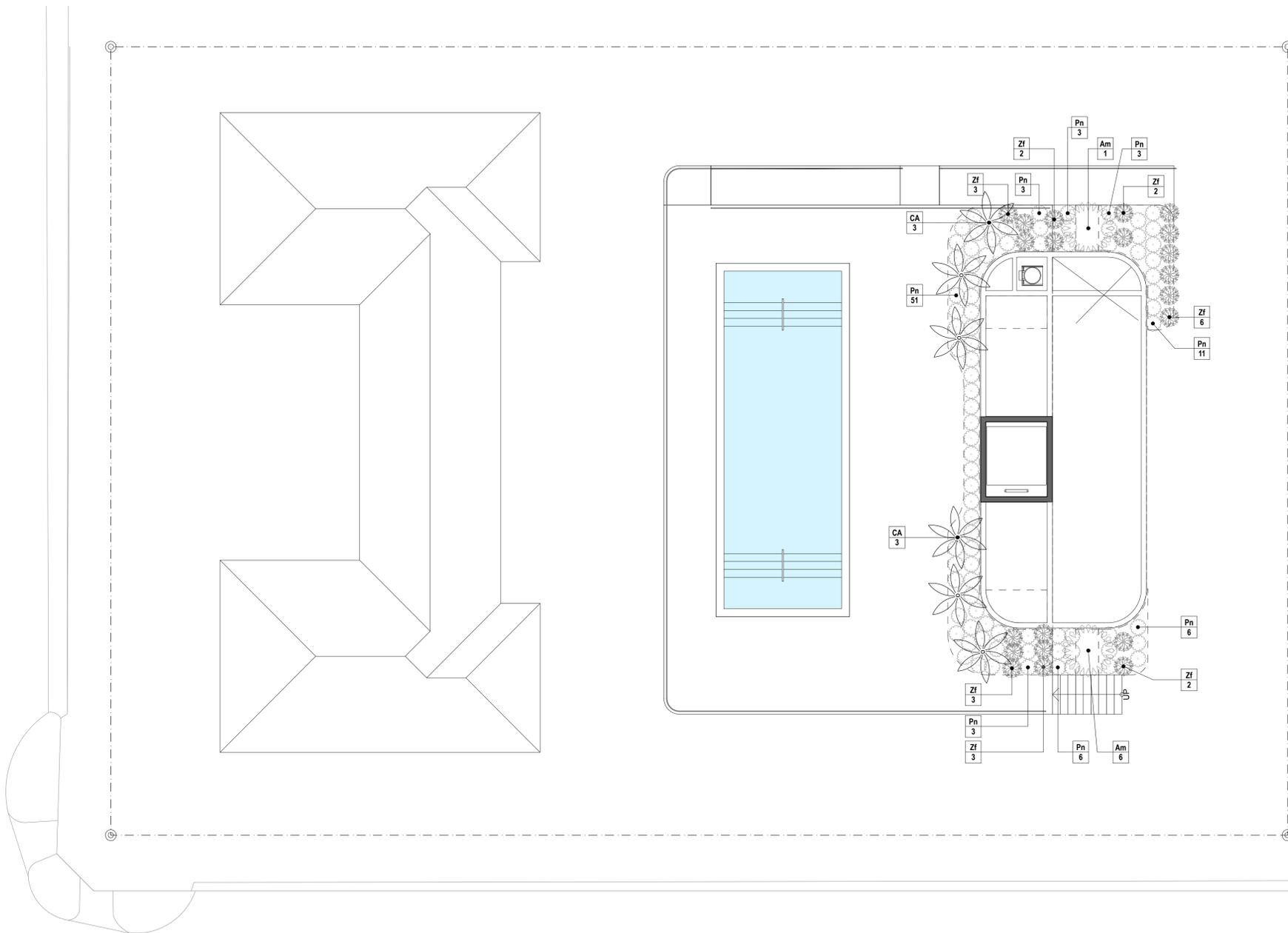
RAILING DETAIL AND INSPIRATION

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

M
L
K
J
I
H
G
F
E
D
C
B
A

TREE & PALM SCHEDULE UPPER DECK									
Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks
	CA	6	Coccothrinax alta	Silver Palm	3"	14' OA	12'	N	Intact burflap on trunk

SHRUB SCHEDULE UPPER DECK									
Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native
	Am	2	Alocasia macrorrhiza 'Black Stem'	Elephant Ear	7GAL	6'	6'	-	N
	Pn	86	Psychotria nervosa	Wild Coffee	3GAL	1'	2'	2'	Y
	Zf	21	Zamia floridana	Coontie	7GAL	2'	3'	Plan	Y



1 UPPER DECK PLANTING PLAN
SCALE: 1/8" = 1'-0"

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UPPER DECK
PLANTING PLAN

L-201

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

Lighting Schedule											
Symbol	Light fixture	Manufacturer	Model	Voltage	Lamp	Watts	Color Temp	Optics	Material	Finish	Notes
	Spot Light	Garden Light	V2	12V	LED	8 Watts	3000K	-	Solid Brass	Brass	
	Bollard	Lumiere	EON	120V	LED	15.5 Watts	3000K	-	Aluminum Alloy	Brass	

diode led
BLAZE™ X 100/200/300 LED Strip Light

SPECIFICATION SHEET

Voltage	12V-BLX1			12V-BLX2			24V-BLX1			24V-BLX2			24V-BLX3		
	1.54W/ft	3.1W/ft	4.5W/ft												
2000K	N/A	N/A	N/A	62ft	181ft	261ft									
2400K	110ft	220ft	315ft	114ft	228ft	327ft									
2700K	100ft	200ft	285ft	112ft	224ft	318ft									
3000K	120ft	240ft	330ft	126ft	252ft	360ft									
3500K	120ft	241ft	332ft	131ft	262ft	367ft									
4200K	127ft	254ft	349ft	133ft	266ft	369ft									
5000K	128ft	256ft	358ft	135ft	268ft	374ft									
6300K	121ft	242ft	338ft	123ft	246ft	349ft									

OPERATION FEATURES

CONSTRUCTION

INSTALLATION

WARRANTY

SKU Builder: DI | Voltage: 12V | Model: BLX1 | Color Temp: 20 35 | Length (ft.): 20 35 | Length (ft.): 20 35 | Length (ft.): 20 35

Lumiere

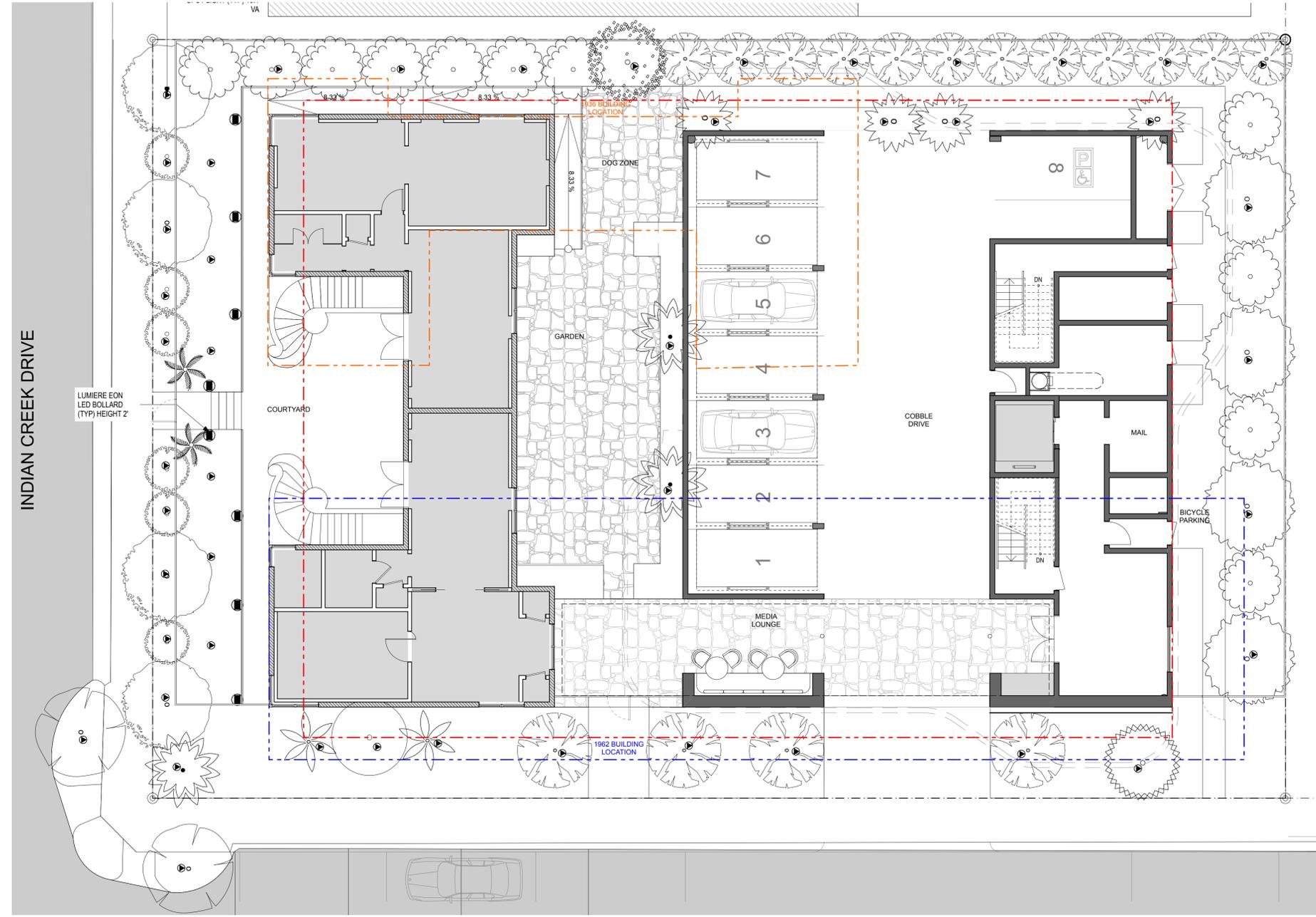
303-B1-LEDBZ
EON LED

APPLICATIONS

CERTIFICATION DATA

TECHNICAL DATA

REVISIONS



1 LIGHTING PLAN
SCALE: 1/8" = 1'-0"

ARCHITECT:
URBAN ROBOT LLC
423 LINCOLN ROAD, S. 408
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URBAN ROBOT LLC
A33002780 | B260191534 | LC28000610

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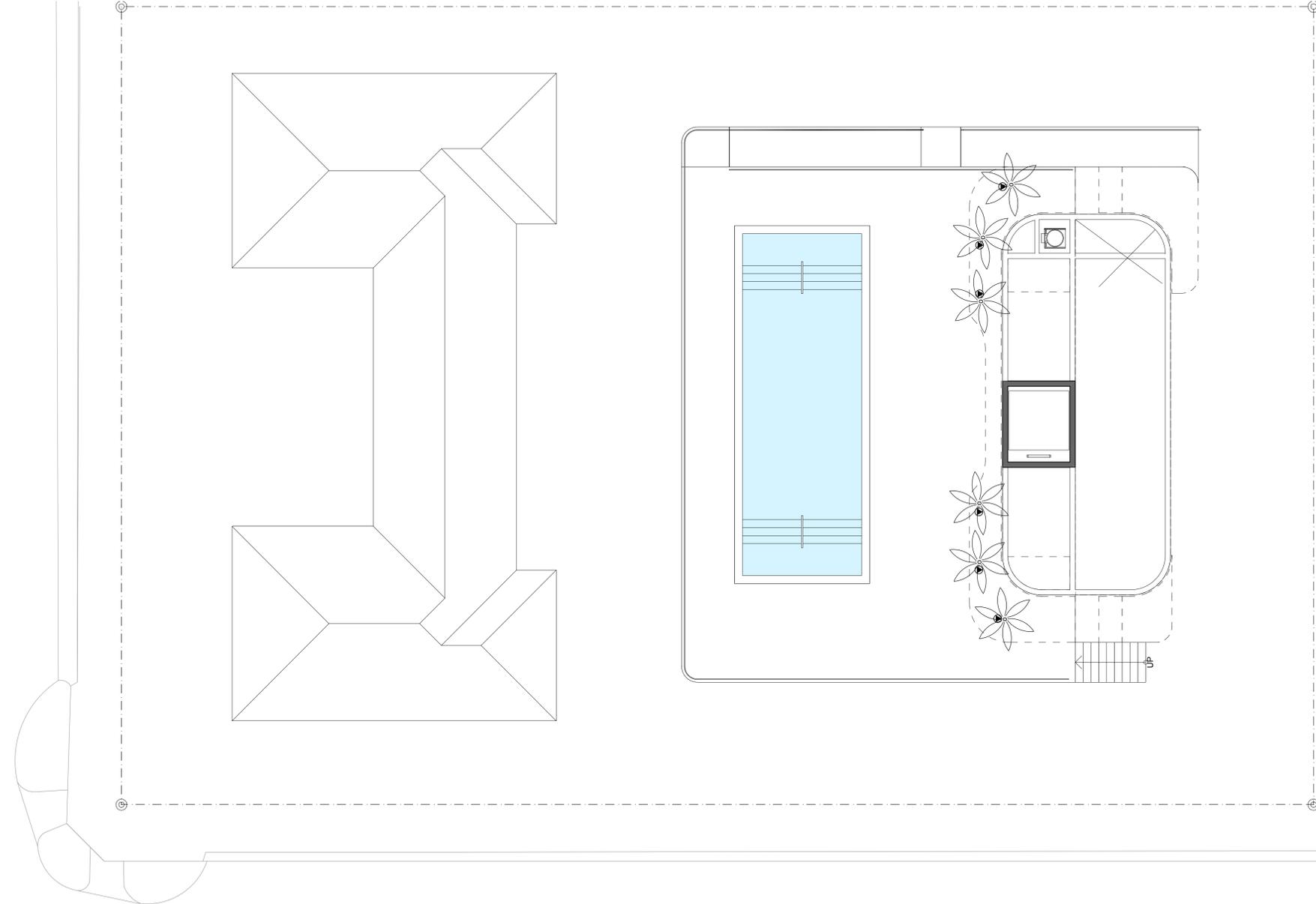
SITE LIGHTING PLAN

Lighting Schedule											
Symbol	Light fixture	Manufacturer	Model	Voltage	Lamp	Watts	Color Temp	Optics	Material	Finish	Notes
☀	Spot Light	Garden Light	V2	12V	LED	8 Watts	3000K	-	Solid Brass	Brass	

diode led
BLAZE™ X 100/200/300 LED Strip Light
SPECIFICATION SHEET

	12V-BLX1			12V-BLX2			12V-BLX3			24V-BLX1			24V-BLX2			24V-BLX3		
	1.54W/ft	3.1W/ft	4.3W/ft	1.54W/ft	3.1W/ft	4.3W/ft	1.54W/ft	3.1W/ft	4.3W/ft	3.1W/ft	6.2W/ft	8.6W/ft	11.4W/ft	15.1W/ft	20.1W/ft	27.1W/ft	36.1W/ft	
Voltage	12VDC			12VDC			12VDC			24VDC			24VDC			24VDC		
Power	1.54W/ft			3.1W/ft			4.3W/ft			3.1W/ft			6.2W/ft			8.6W/ft		
Lumens	110lm			220lm			290lm			220lm			440lm			590lm		
Color Temp	2700K			3000K			3000K			3000K			3000K			3000K		
Beam Angle	120°			120°			120°			120°			120°			120°		
LED Chips	36/ft			72/ft			96/ft			36/ft			72/ft			96/ft		
Color Temperature	2700K, 3000K, 3500K, 4000K, 5000K, 6000K			2700K, 3000K, 3500K, 4000K, 5000K, 6000K			2700K, 3000K, 3500K, 4000K, 5000K, 6000K			2700K, 3000K, 3500K, 4000K, 5000K, 6000K			2700K, 3000K, 3500K, 4000K, 5000K, 6000K			2700K, 3000K, 3500K, 4000K, 5000K, 6000K		
CR	95+			95+			95+			95+			95+			95+		
Dimmable	Yes			Yes			Yes			Yes			Yes			Yes		
Dimensions	0.32 x 0.1 in. (W x H)			0.32 x 0.1 in. (W x H)			0.32 x 0.1 in. (W x H)			0.32 x 0.1 in. (W x H)			0.32 x 0.1 in. (W x H)			0.32 x 0.1 in. (W x H)		
Environment	Indoor / Damp Location			Indoor / Damp Location			Indoor / Damp Location											
Certification	UL Listed ENEC			UL Listed ENEC			UL Listed ENEC											
Warranty	12-Year Warranty			12-Year Warranty			12-Year Warranty											

SKU Builder	DI	Voltage	Model	Color Temp	Length (ft.)
	<input type="checkbox"/>	12V	BLX1	27	35
	<input type="checkbox"/>	24V	BLX2	24	42
	<input type="checkbox"/>		BLX3	27	80
	<input type="checkbox"/>			28	83



1 UPPER DECK LIGHTING PLAN
SCALE: 1/8" = 1'-0"

ARCHITECT:
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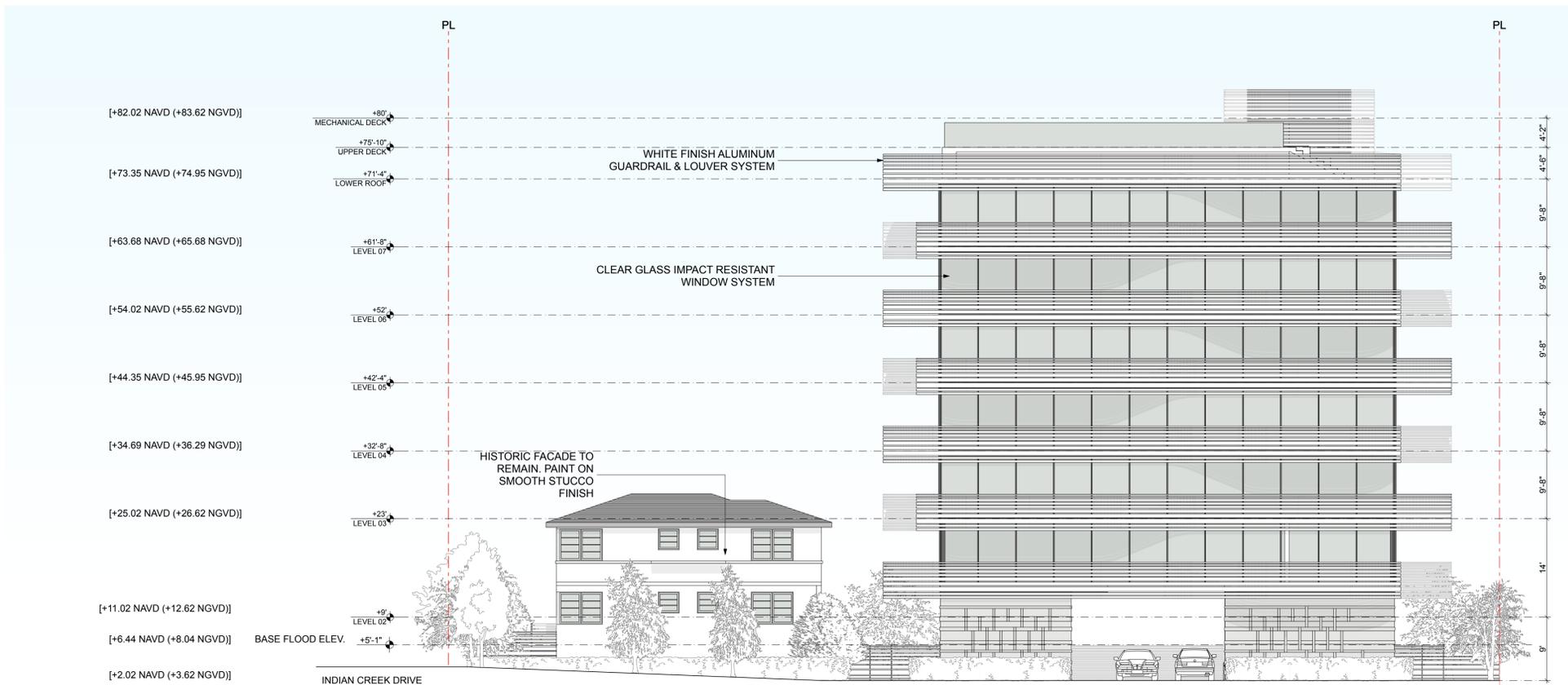
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12/23/20
DATE

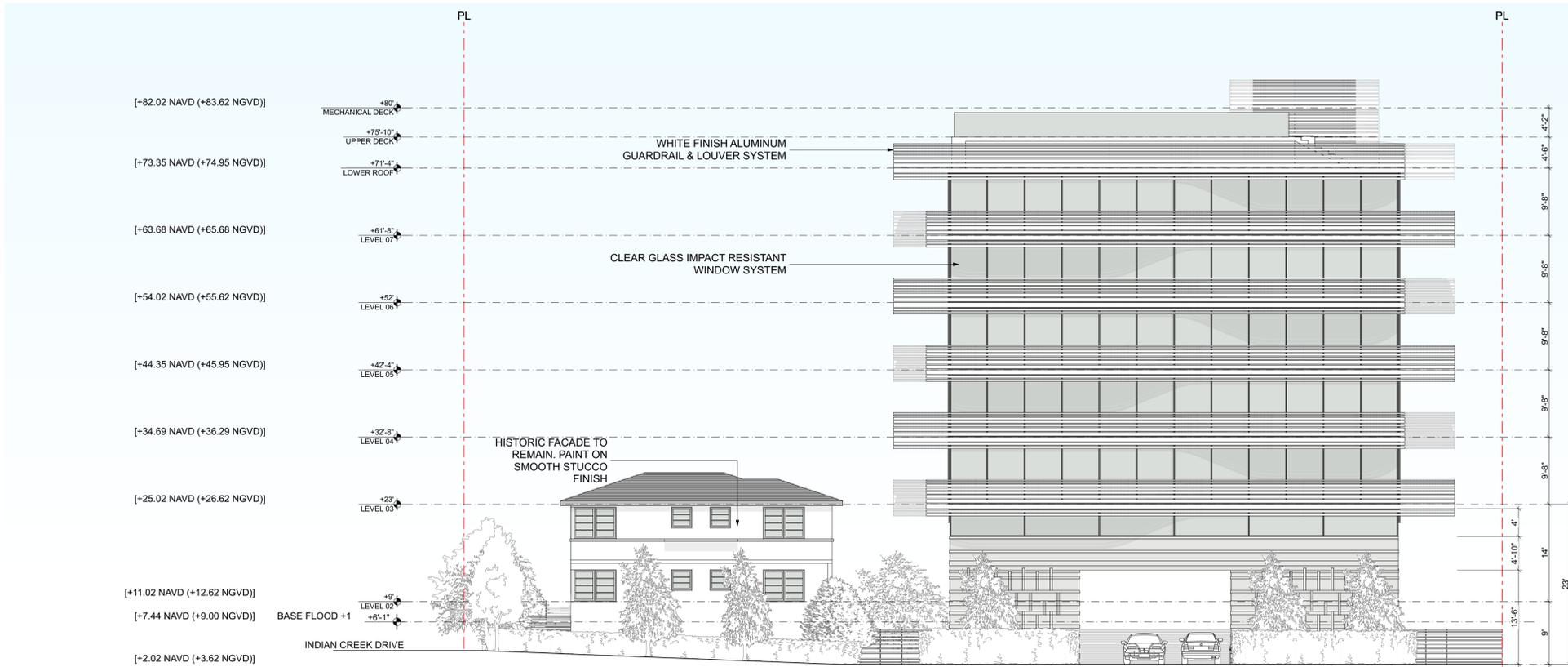
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UPPER DECK
LIGHTING PLAN

PROPOSED SOUTH ELEVATION



ALTERNATE PEDESTAL DESIGN (CLERESTORY)



ARCHITECT:

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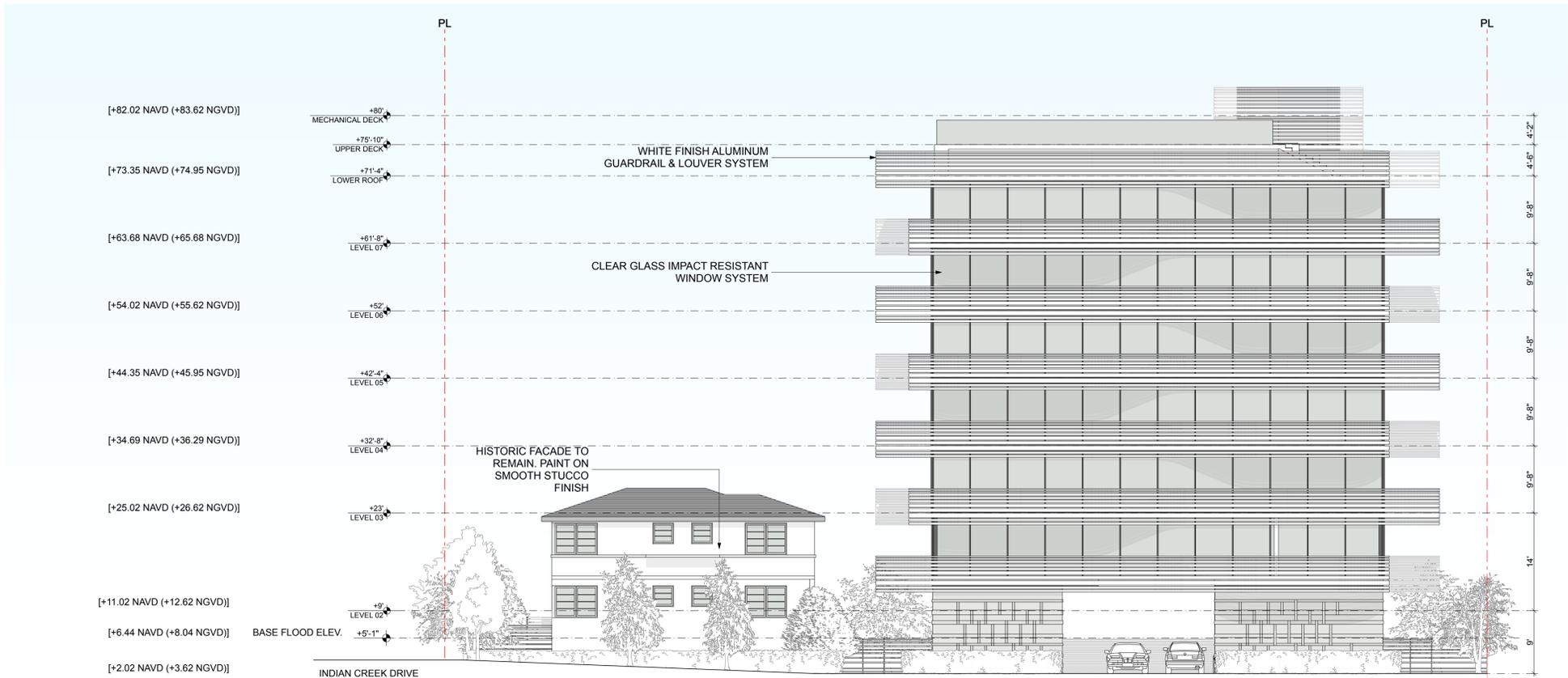
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PROJECT NO.

1/5/21
DATE

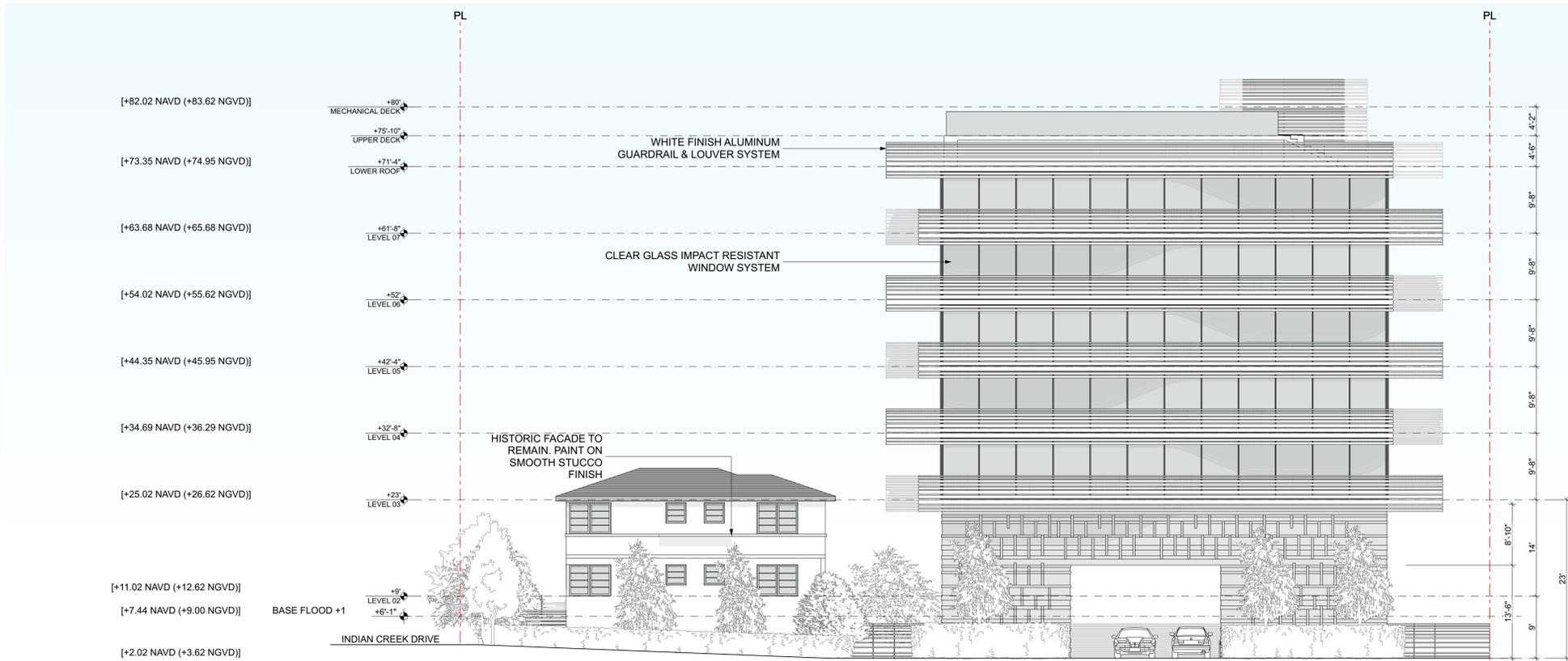
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SOUTH ELEVATION

PROPOSED SOUTH ELEVATION



ALTERNATE PEDESTAL DESIGN



ARCHITECT:
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2911 INDIAN CREEK DRIVE :: MIAMI BEACH, FL 33139

SEAL

REVISIONS

2002
PROJECT NO.

1/5/21
DATE

SV / JJ / AB
DRAWN / CHECKED

SOUTH ELEVATION

**2901-11 Indian
Creek Drive
(HPB20-0379)**