

M E D U Z A

1620 DREXEL AVENUE
Miami Beach, FL 33146

SCOPE OF WORK

- Level of Alteration: 2 Tenant Improvements.
Interior Tenant improvement in an approved building's undeveloped space for restaurant on Ground floor, Second floor, and Rooftop: All new finishes and equipment for bar, kitchen, dining areas and restrooms including mechanical, electrical, structural & plumbing as required.



PLANNING BOARD FINAL SUBMITTAL - PB24-0660

August 24, 2025
STA Project #4401

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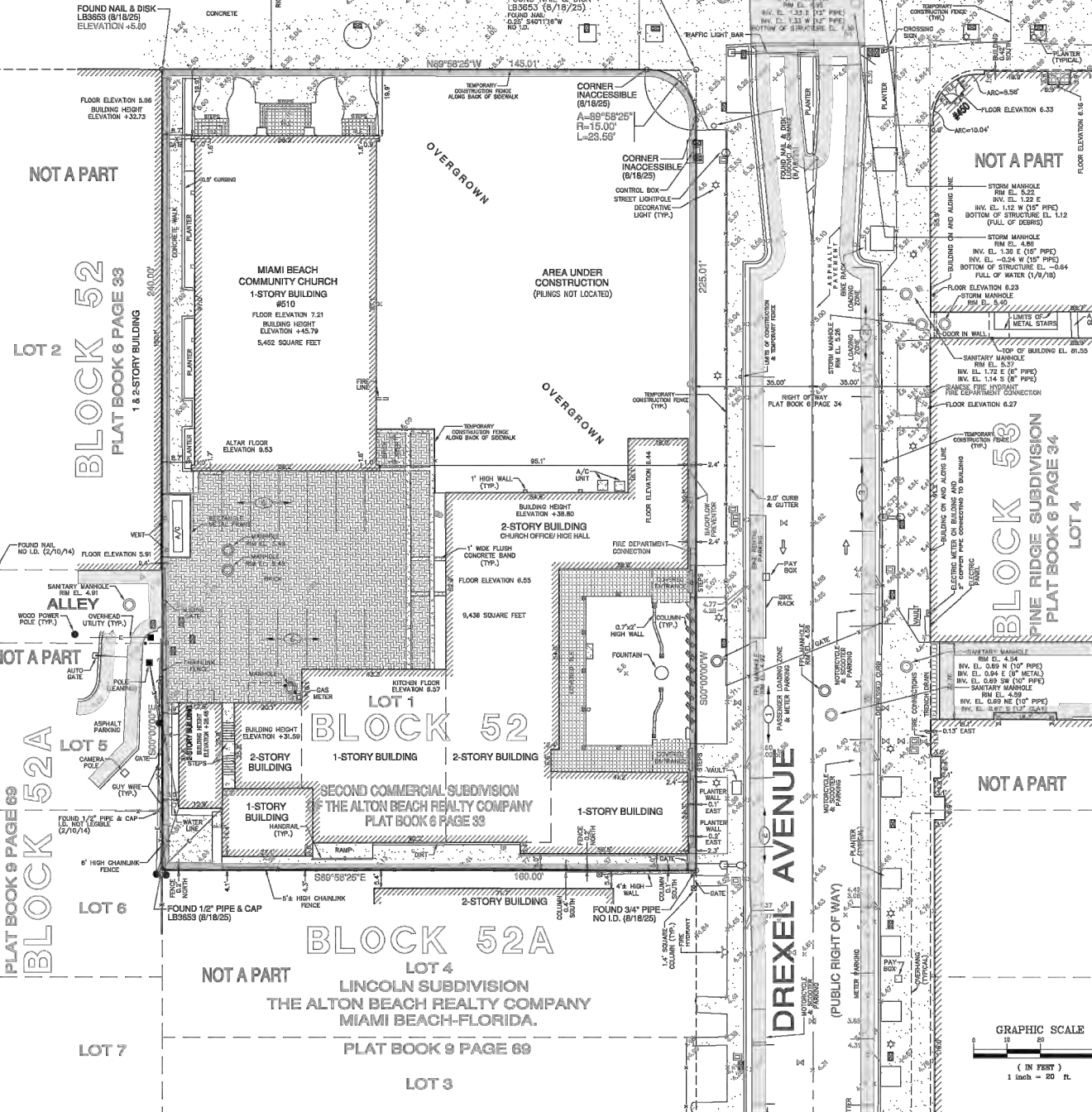
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Todd B. Tragash Digitally signed
by Todd B. Tragash
Date: 2025.08.23
18:17:42 -04'00'

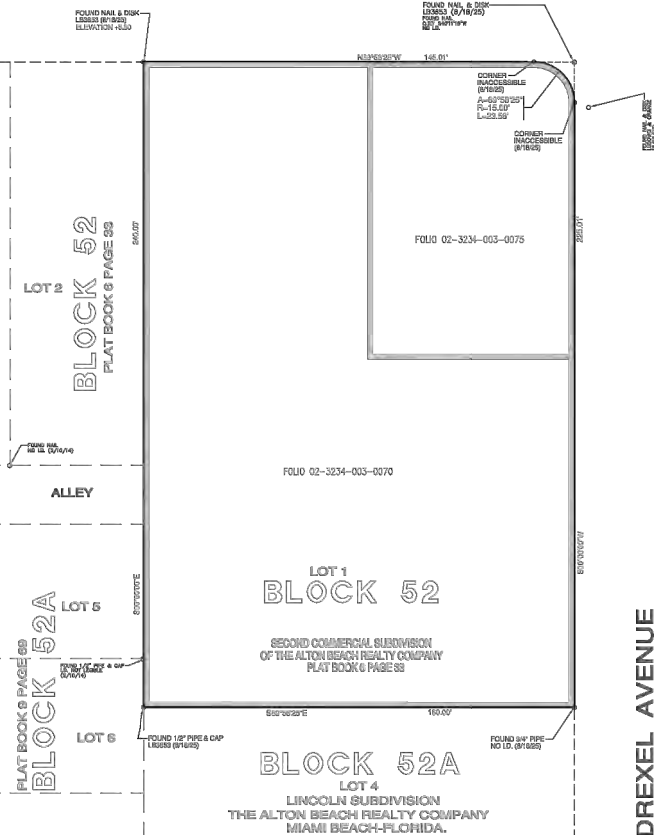
LINCOLN MALL ROAD

(100' PUBLIC RIGHT OF WAY)
LANDSCAPED & PEDESTRIAN AREA
(NO VEHICULAR TRAFFIC)



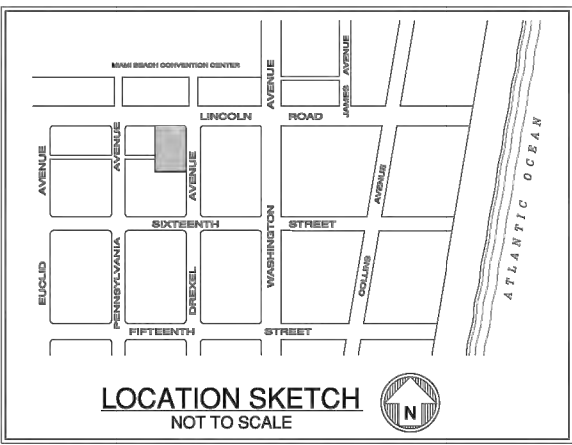
LINCOLN MALL ROAD

(100' PUBLIC RIGHT OF WAY)
LANDSCAPED & PEDESTRIAN AREA
(NO VEHICULAR TRAFFIC)



LEGEND

▬	0.5' CURB	▬	2.00' CURB & GUTTER
○	MANHOLE	▬	CHAIN LINK FENCE
⊙	LIGHT POLE	⊙	GRADE ELEVATION
⊙	WATER METER	⊙	EL. = ELEVATION
⊙	WATER VALVE	⊙	INV. = INVERT
⊙	CATCH BASIN INLET	⊙	SAN = SANITARY
⊙	UTILITY POLE	⊙	ORF = OFFICIAL RECORDS BOOK
⊙	RISER	⊙	DB = DEED BOOK
⊙	FIRE HYDRANT	⊙	P.R.M. = PERMANENT REFERENCE MONUMENT
⊙	HANDHOLE	⊙	CONCRETE
⊙	SIGN	⊙	ASPHALT PAVEMENT



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LEGAL DESCRIPTION:
Lot 1, Block 52, SECOND COMMERCIAL SUBDIVISION OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6 at Page 33 of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:
- This site lies in Section 34, Township 53 South, Range 42 East, City of Miami, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
- Lands shown hereon were abstracted for restrictions, easements and/or rights-of-way of records per First American Title Insurance Company FAST File No. 1062-3050425 with an effective date of December 3, 2013. Easements and/or rights of way of record per title commitment that are not shown on this 'ALTA/NSPS Land Title Survey'.

- SCHEDULE B II PART II**
- Standard Exceptions
 - Covenants and Restrictions in Warranty Deed recorded in Deed Book 899, Page 184. Covenants & Restrictions affect the South 70 feet of parcel but not subject to location. Blanket in nature. Not a survey matter.
 - Covenants and Restrictions in Warranty Deed recorded in Deed Book 899, Page 187. Covenants & Restrictions affect the North 170 feet of parcel but not subject to location. Blanket in nature. Not a survey matter.
 - Memorandum of Lease recorded in O.R.B. 28890, Page 183. Affects parcel but not subject to location. Blanket in nature. Not a survey matter.
 - Agreement concerning an encroachment or encroachments by the structure located on Lot 2, Block 52 upon Lot 1, Block 51 affects parcel but not subject to location. Blanket in nature. Not a survey matter.
 - Rights of tenants in possession under unrecorded leases. Standard exception. Document not provided. Not a survey matter.

- Bearings hereon are referred to an assumed value of N 89°59'25" W for the South right-of-way line of Lincoln Road and evidenced by (2) found nail & disk.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Bench Mark National Resource Monument No. A-371, Elevation +5.35, Located September 8, 2011, at 17th Street and Washington Avenue.
- Lands shown hereon are located within an area having a Zone Designation AE (EL 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0317L for Community No. 120851, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 38,352 square feet, or 0.880 acres, more or less.
- All control measurements are within a precision of 1:10,000 by redundant measurements.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Improvements shown beyond the limits of this Boundary Survey may not be current or located.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- The locations of overhead utility lines are graphically shown to indicate the approximate connection points and do not reflect the actual location, number or type of wires.
- This firm recommends that the client obtain a certified zoning verification letter from the city, county or agency responsible for zoning classification for the parcel.
- Total striped parking spaces within legal description: 12 Regular and 0 Handicap. Parking spaces were not verified for any applicable requirements.
- Legal description shown hereon per title commitment furnished by client and no claims as to ownership are made or implied.
- Miami-Dade Tax Folio Numbers: 02-3234-003-0070 & 02-3234-003-0075

SURVEYOR'S CERTIFICATION:
I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on February 10, 2014, and last updated on August 18, 2025 in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The fieldwork was completed on August 18, 2025.

Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below
FORTIN, LEAVY, SKILES, INC. LB3653
 Daniel C. Fortin, Jr., Professional Surveyor and Mapper, L56435
 State of Florida.

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express Written Permission of Same.

MAP	DATE	DESCRIPTION
6	250229	UPDATE SURVEY (6/18/25) GC
5	240334	UPDATE SURVEY (5/20/24)
4	230279	UPDATE SURVEY (4/22/23) SID
3	160423	UPDATE SURVEY (4/14/16) TC
2	151203	UPDATE SURVEY (6/18/15) RLL
No.	O.N.	Revision Description

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00009653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-563-4493 / Email dl@flsurvey.com

ALTANSPS LAND TITLE SURVEY
MIAMI BEACH COMMUNITY CHURCH - 1620 DREXEL AVENUE
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	2/4/14
Scale	1"=20'
Drawn By	MAP
CAD No.	000249
Plotted	8/20/25 2:32p
Ref. Dwg.	2011-127
Field Book	626/2-3&FLD.SHT.RLL
Job No.	140001
Dwg. No.	2014-002
Sheet	1 of 1

COMMERCIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY RESULT IN A FAILED REVIEW

ITEM #	Project Information				
1	Address: 1620 DREXEL AVENUE, MIAMI BEACH, FL 33139	Folio number(s):	02-3234-003-0070 02-3234-003-0075	Year built:	EXIST. PROPOSAL
2	Board file number(s), Determination of Architectural Significance:	PB24-0660		Lot Area:	38,352 SQFT
3	Located within a Local Historic District (Yes or No): <input checked="" type="checkbox"/> Yes	Zoning District:	CD-3	Lot width:	160'
4	Individual Historic Site (Yes or No):	Yes		Lot Depth:	240'
5	Base Flood Elevation:	8'	Grade value in NGVD:	5.35'	
6	Adjusted grade (BFE+Grade / 2):	6.675'	Free board:	- 2.35'	
7	Proposed Use:	ASSEMBLY A-2			
8	Proposed Accessory Use:	N/A			
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):				
ZONING INFORMATION / CALCULATION		Required	Existing	Proposed	Deficiencies
13	Floor Area Ratio (02-3234-003-0070)	67,218 SF	19,635 SF	19,635 SF	N/A
	Floor Area Ratio (02-3234-003-0075)	19,074 SF	15,975 SF	18,677 SF	N/A
	Floor Area Ratio (TOTAL FAR)	86,292 SF	35,610 SF	38,312 SF	N/A
14	Building Height	50'-0"	49'-10"	48'-10" (NO CHANGE*)	N/A
15	At grade parking lot on the same lot				
a	Front setbacks	N/A	N/A	N/A	N/A
b	Side interior setback	N/A	N/A	N/A	N/A
c	Side facing street setback	N/A	N/A	N/A	N/A
d	Rear setback	N/A	N/A	N/A	N/A
16	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	0'-0"	0'-0"	0'-0" (NO CHANGE*)	N/A
b	Side interior setback	0'-0"	N/A	N/A	N/A
c	Side facing street setback	0'-0"	0'-0"	0'-0" (NO CHANGE*)	N/A
d	Rear setback	10'-0"	N/A	N/A	N/A
17	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	N/A	N/A	N/A	N/A
b	Side interior setback	N/A	N/A	N/A	N/A
c	Side facing street setback	N/A	N/A	N/A	N/A
d	Rear setback	N/A	N/A	N/A	N/A
18	Minimum Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A	N/A	N/A	N/A
b	Rehabilitated Buildings	N/A	N/A	N/A	N/A
c	Hotel Unit	N/A	N/A	N/A	N/A
19	Average Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A	N/A	N/A	N/A
b	Rehabilitated Buildings	N/A	N/A	N/A	N/A
c	Hotel Unit	N/A	N/A	N/A	N/A
20	Required Open-space ratio (RPS, CPS)	N/A	N/A	N/A	N/A
21	Parking	N/A	N/A	N/A	N/A
22	Loading	2 SPACES	N/A	ON STREET WAIVER	N/A

Notes: Indicate N/A if not applicable.

OCCUPANCY CALCULATIONS:

LEVEL 1

ASSEMBLY CONCENTRATED (1 OCCUPANT PER 7 SF):
INTERIOR 187 SF 27 OCCUPANTS

ASSEMBLY UNCONCENTRATED (1 OCCUPANT PER 15 SF):
INTERIOR 2,777 SF 186 OCCUPANTS

KITCHEN AREA (1 OCCUPANT PER 100 SF):
1,558 SF 16 OCCUPANTS

STORAGE AREA (1 OCCUPANT PER 300 SF):
690 SF 3 OCCUPANTS

TOTAL OCCUPANTS LEVEL 1: 232 PERSONS

LEVEL 1.5

STORAGE AREA (1 OCCUPANT PER 300 SF):
365 SF 2 OCCUPANTS

TOTAL OCCUPANTS LEVEL 1.5: 2 PERSONS

LEVEL 2

ASSEMBLY UNCONCENTRATED (1 OCCUPANT PER 15 SF):
INTERIOR 3,542 SF 237 OCCUPANTS

KITCHEN AREA (1 OCCUPANT PER 100 SF):
1,306 SF 14 OCCUPANTS

STORAGE AREA (1 OCCUPANT PER 300 SF):
127 SF 1 OCCUPANTS

TOTAL OCCUPANTS LEVEL 2: 252 PERSONS

ROOFTOP

ASSEMBLY CONCENTRATED (1 OCCUPANT PER 7 SF):
OUTDOOR 204 SF 30 OCCUPANTS

ASSEMBLY UNCONCENTRATED (1 OCCUPANT PER 15 SF):
3,038 SF 203 OCCUPANTS

KITCHEN AREA (1 OCCUPANT PER 100 SF):
205 SF 3 OCCUPANTS

KITCHEN AREA (1 OCCUPANT PER 100 SF):
INDOOR 164 SF 2 OCCUPANTS

OFFICE AREA (1 OCCUPANT PER 150 SF):
190 SF 2 OCCUPANTS

STORAGE AREA (1 OCCUPANT PER 300 SF):
26 SF 1 OCCUPANTS

TOTAL OCCUPANTS ROOFTOP: 241 PERSONS

TOTAL OCCUPANCY: 727 PERSONS

SEATING CHART

LEVEL 1:

INTERIOR 107 SEATS
EXTERIOR 0 SEATS

TOTAL SEATS LEVEL 1: 107 SEATS

LEVEL 2:

INTERIOR 147 SEATS
EXTERIOR 0 SEATS

TOTAL SEATS LEVEL 2: 147 SEATS

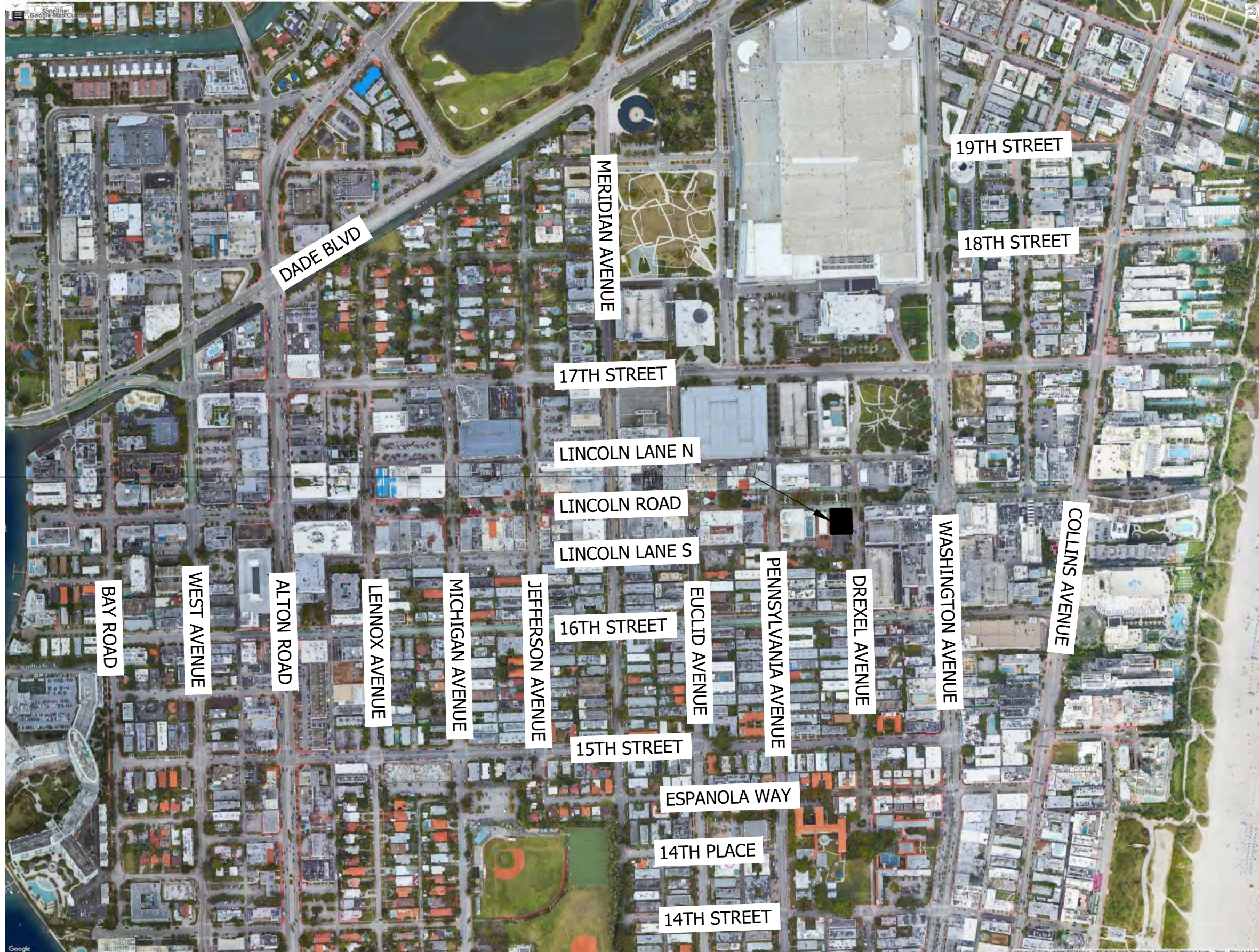
ROOFTOP:

INTERIOR 0 SEATS
EXTERIOR 206 SEATS

TOTAL SEATS ROOFTOP: 206 SEATS

TOTAL SEATS: 460 SEATS





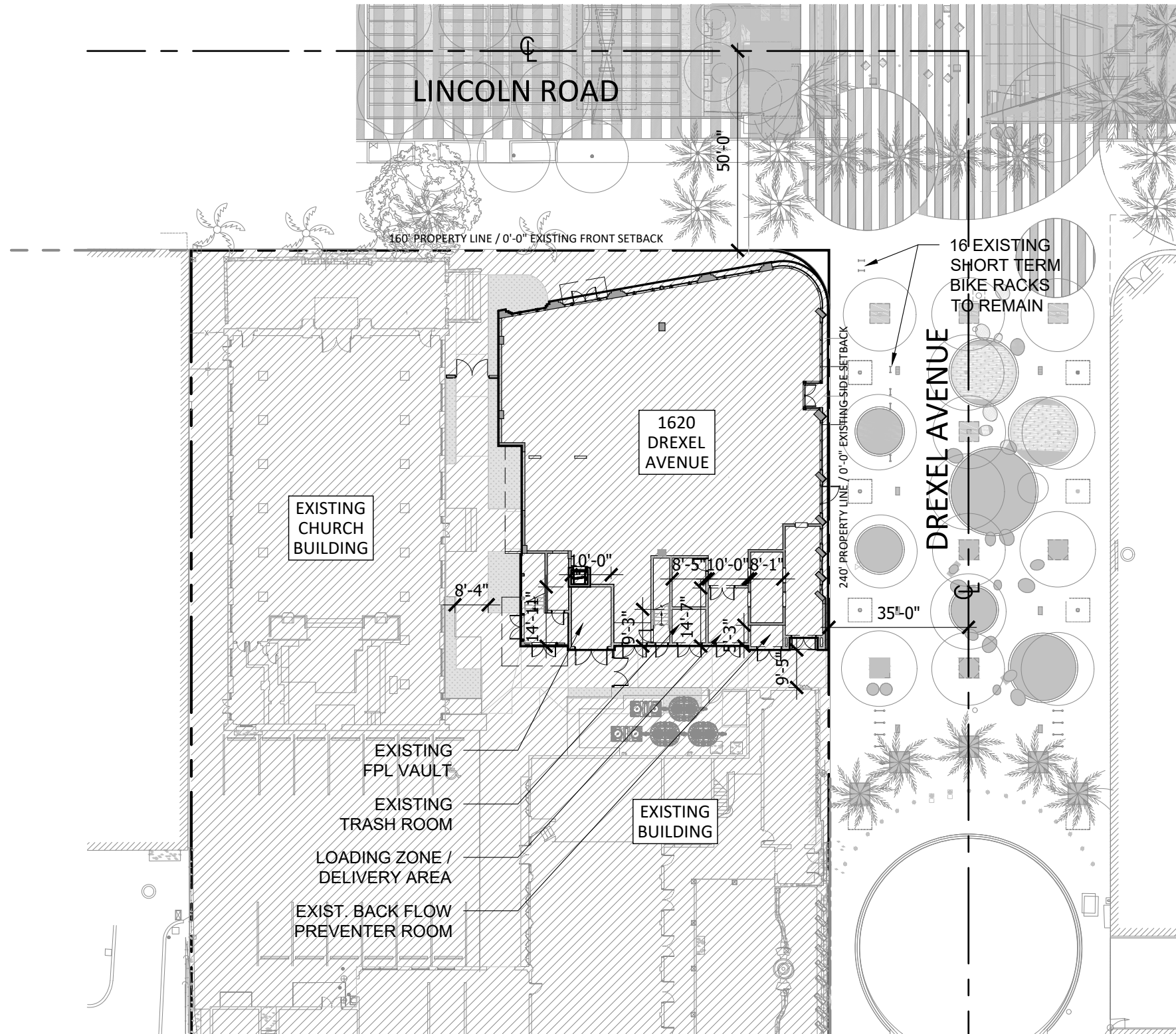
1620 DREXEL AVENUE

1

1/2 MILE RADIUS VICINITY PLAN

SCALE: N.T.S.





LEGEND

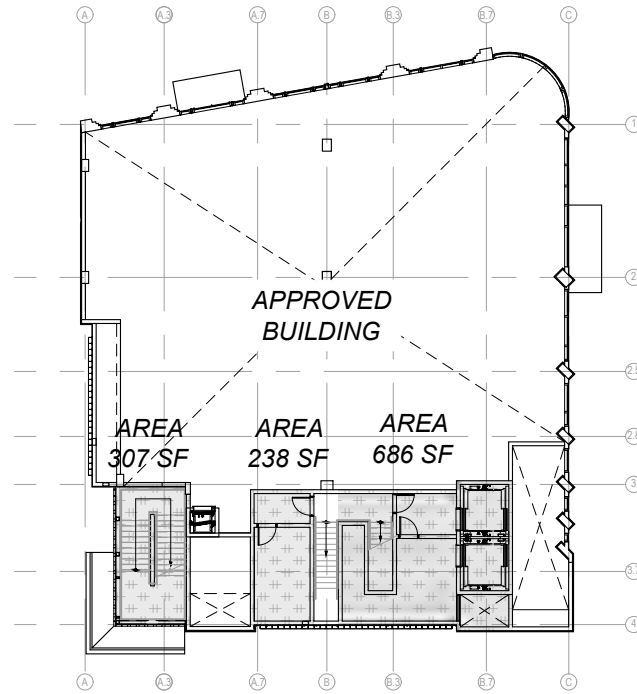
- PROPERTY LINE
- SET BACK LINE

1

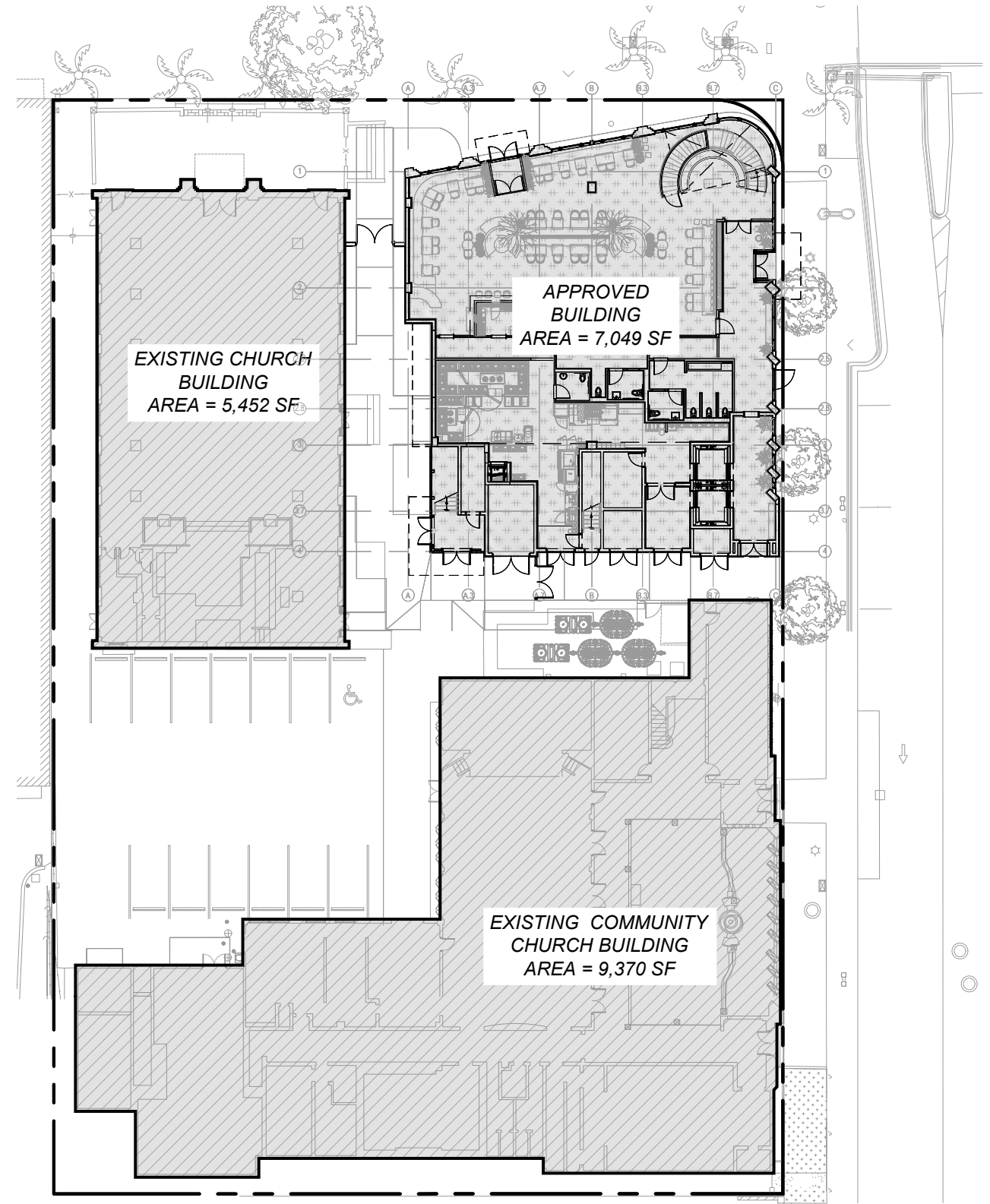
EXISTING SITE PLAN (NO CHANGES - PER HPB ORDER No 7424)

SCALE: 1/32" = 1'-0"





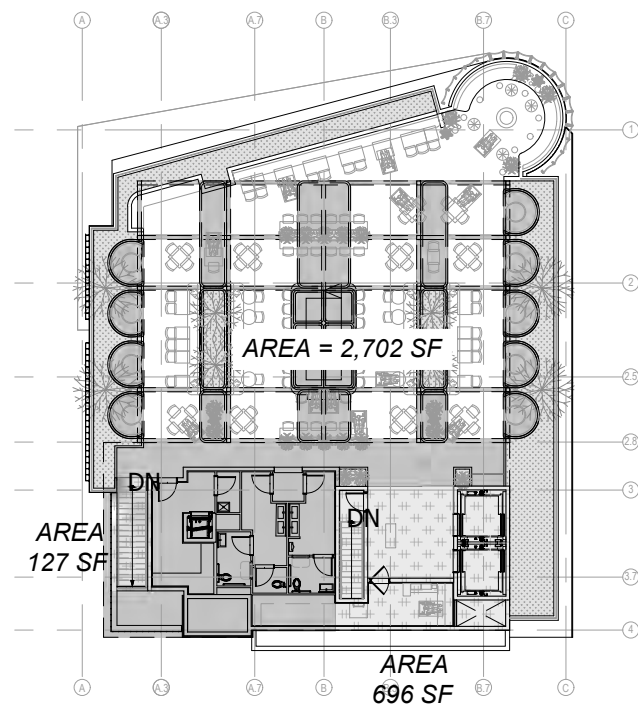
2 FAR DIAGRAM: MEZZANINE FLOOR
SCALE: 1/32"=1'-0"



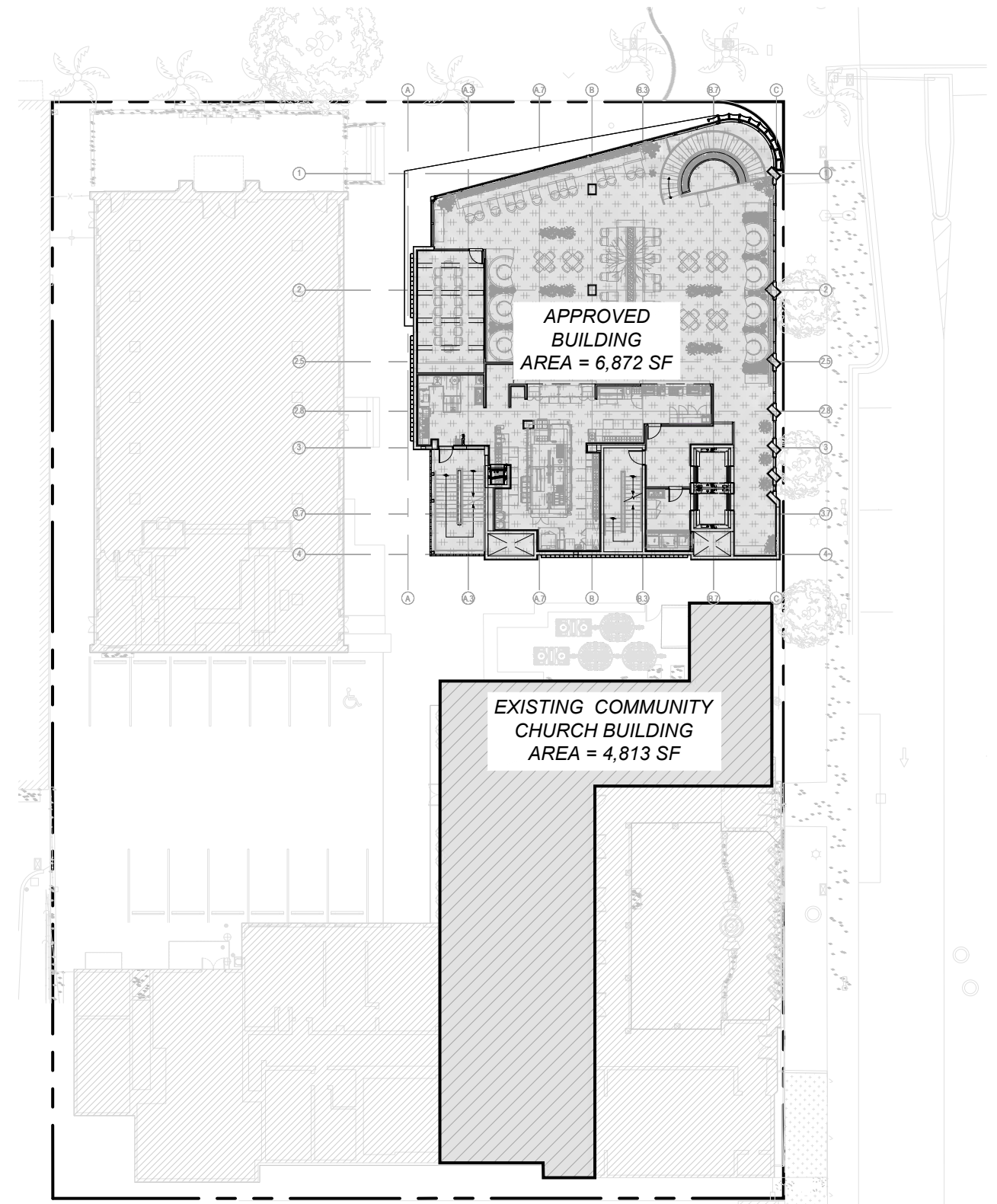
1 FAR DIAGRAM: FIRST FLOOR
SCALE: 1/32"=1'-0"

FLOOR AREA* SUMMARY (Square Feet)				
FLOOR	CHURCH -EXISTING-	COMMUNITY CHURCH -EXISTING-	COMMERCIAL BUILDING -APPROVED-	COMMERCIAL BUILDING -PROPOSED-
FIRST	5,452 SF	9,370 SF	7,049 SF	
MEZZANINE			1,231 SF	
SECOND		4,813 SF	6,872 SF	
ROOFTOP			823 SF	2,702 SF
TOTAL	5,452 SF	14,183 SF	15,975 SF	2,702 SF
TOTAL EXISTING FAR				19,635 SF
TOTAL EXISTING + APPROVED FAR				35,610 SF
TOTAL ADDITIONAL FAR				2,702 SF
TOTAL PROPOSED FAR				38,312 SF
MAXIMUM FAR	38,352 SF (Lot Area) x 2.25 = 86,292 SF			



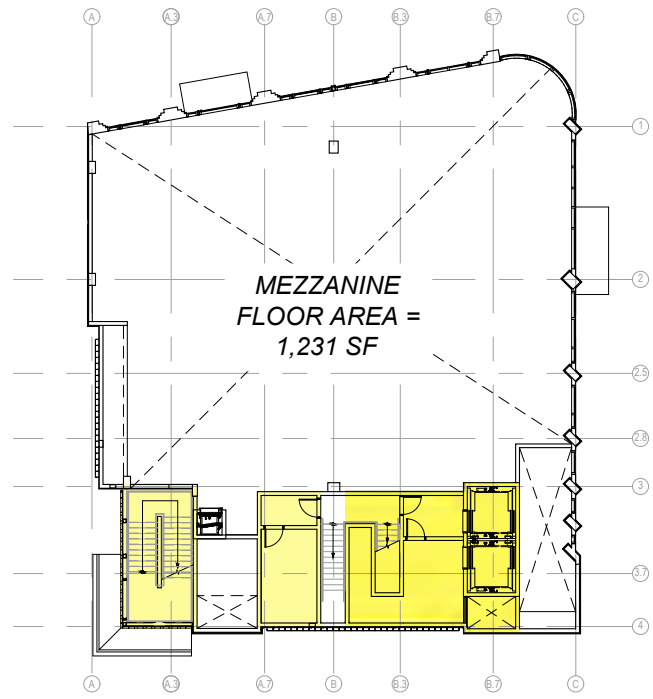
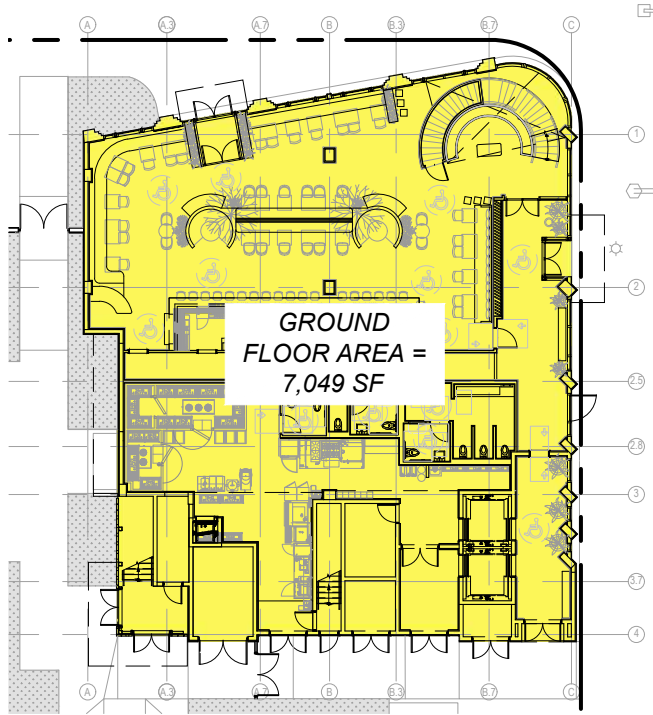


2 FAR DIAGRAM: ROOFTOP
SCALE: 1/32"=1'-0"



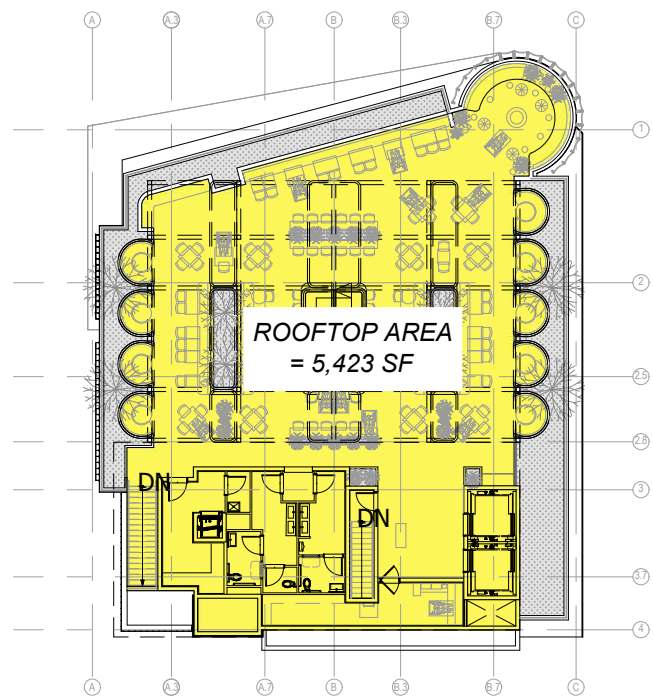
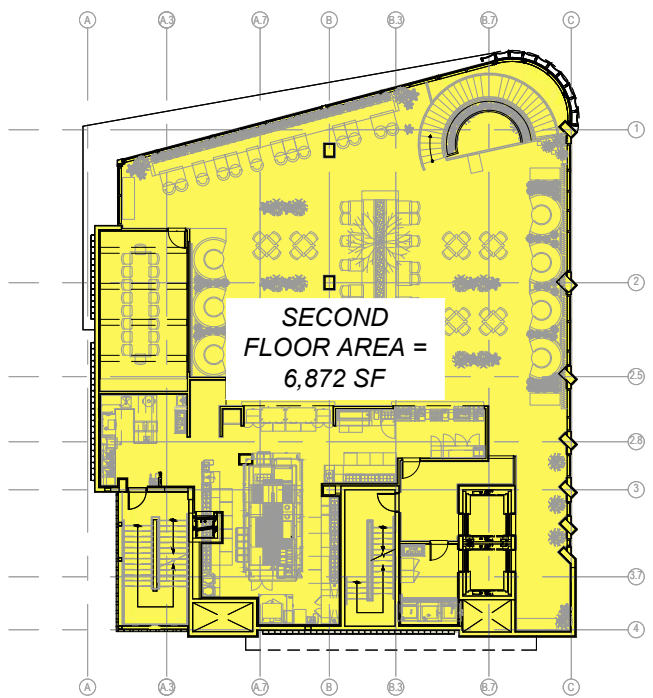
1 FAR DIAGRAM: SECOND FLOOR
SCALE: 1/32"=1'-0"

FLOOR AREA* SUMMARY (Square Feet)				
FLOOR	CHURCH -EXISTING-	COMMUNITY CHURCH -EXISTING-	COMMERCIAL BUILDING -APPROVED-	COMMERCIAL BUILDING -PROPOSED-
FIRST	5,452 SF	9,370 SF	7,049 SF	
MEZZANINE			1,231 SF	
SECOND		4,813 SF	6,872 SF	
ROOFTOP			823 SF	2,702 SF
TOTAL	5,452 SF	14,183 SF	15,975 SF	2,702 SF
TOTAL EXISTING FAR				19,635 SF
TOTAL EXISTING + APPROVED FAR				35,610 SF
TOTAL ADDITIONAL FAR				2,702 SF
TOTAL PROPOSED FAR				38,312 SF
MAXIMUM FAR	38,352 SF (Lot Area) x 2.25 = 86,292 SF			



1 RESTAURANT AREA: GROUND FLOOR
SCALE: 1/32"=1'-0"

2 RESTAURANT AREA: MEZZANINE FLOOR
SCALE: 1/32"=1'-0"



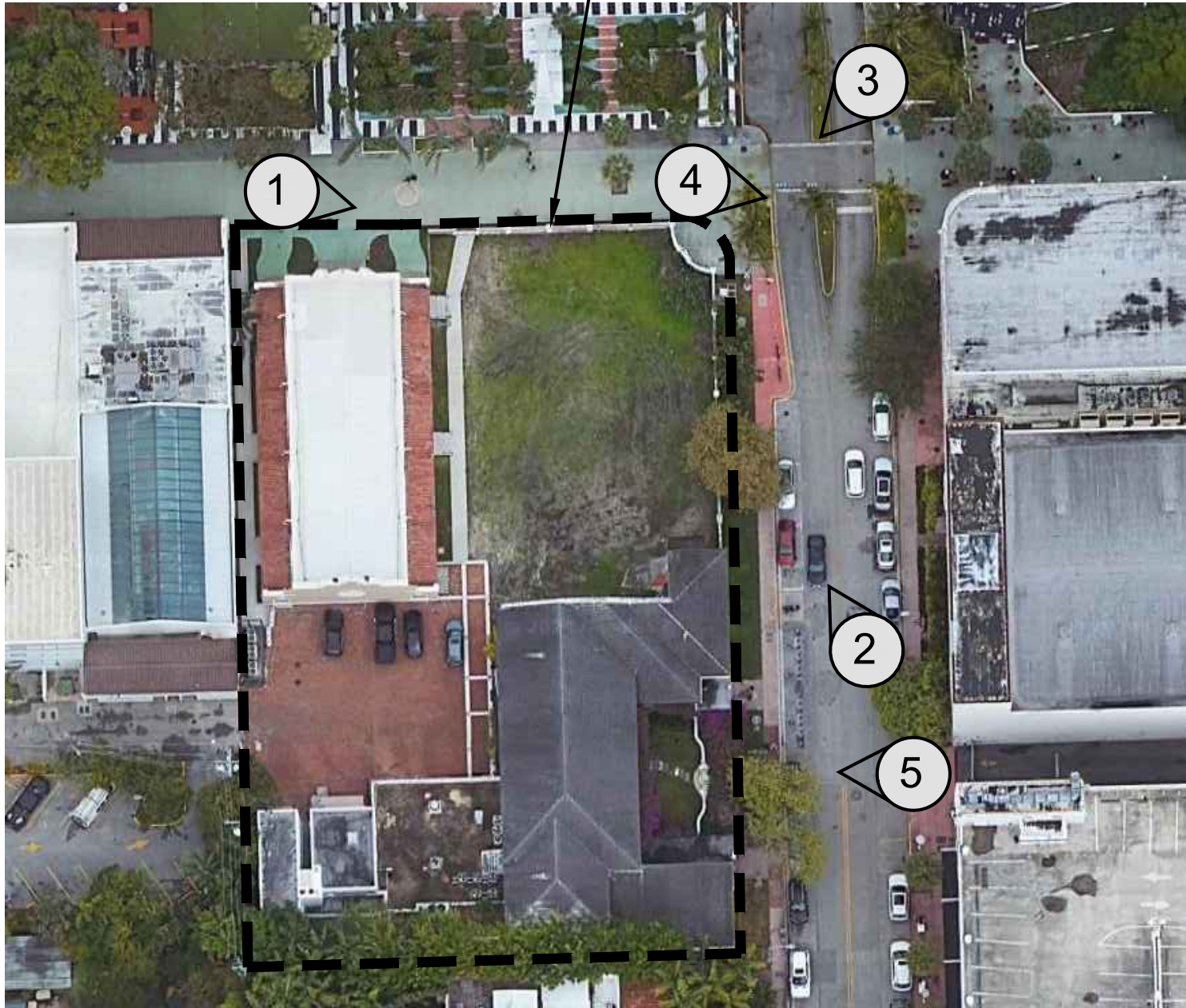
3 RESTAURANT AREA: SECOND FLOOR
SCALE: 1/32"=1'-0"

4 RESTAURANT AREA: ROOFTOP
SCALE: 1/32"=1'-0"

FLOOR AREA* SUMMARY (Square Feet)	
FLOOR	AREA (SQ.FT.)
GROUND	7,049 SF
MEZZANINE	1,231 SF
SECOND	6,872 SF
ROOFTOP	5,423 SF
TOTAL	20,075 SF



1620 DREXEL AVENUE



AERIAL VIEW / PHOTO KEY PLAN
SCALE: N.T.S.



1 LINCOLN ROAD (NORTH) FACADE
SCALE: N.T.S.





2 DREXEL AVE: FACING NW
SCALE: N.T.S.



3 DREXEL AVE: FACING SW
SCALE: N.T.S.



4 DREXEL AVE: FACING SE
SCALE: N.T.S.



5 DREXEL AVE: FACING WEST
SCALE: N.T.S.



1 LINCOLN RD & DREXEL AVE: FACING NORTH
SCALE: N.T.S.

2 530 LINCOLN RD: FACING SOUTH
SCALE: N.T.S.



3 1620 DREXEL AVENUE: FACING SOUTH
SCALE: N.T.S.

4 532 LINCOLN RD: FACING WEST
SCALE: N.T.S.





5 DREXEL AVE: FACING NORTH
SCALE: N.T.S.

6 LINCOLN RD & DREXEL AVE: FACING NE
SCALE: N.T.S.

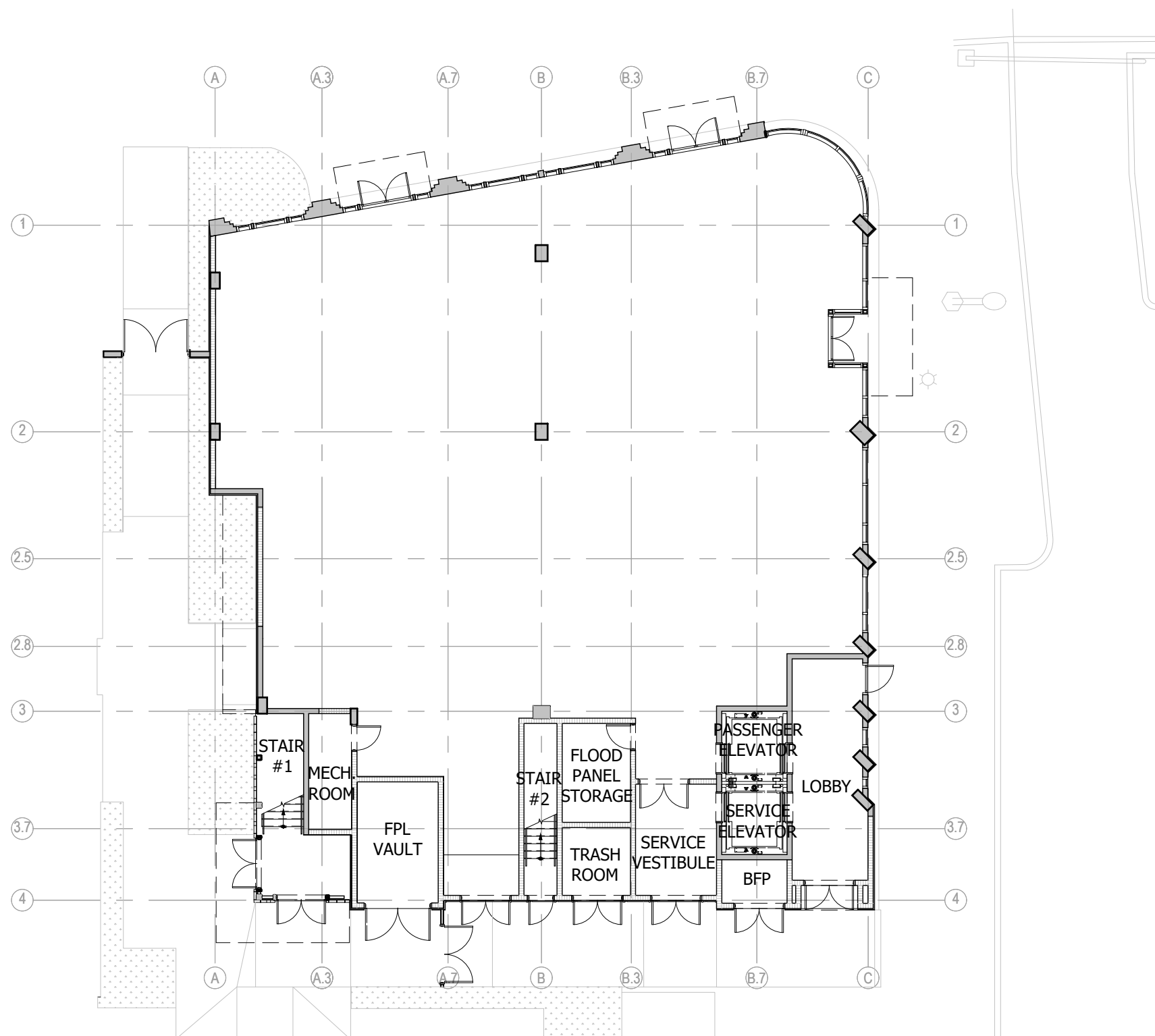


7 DREXEL AVE: FACING EAST
SCALE: N.T.S.

8 LINCOLN RD & DREXEL AVE: FACING NW
SCALE: N.T.S.



UNDER CONSTRUCTION

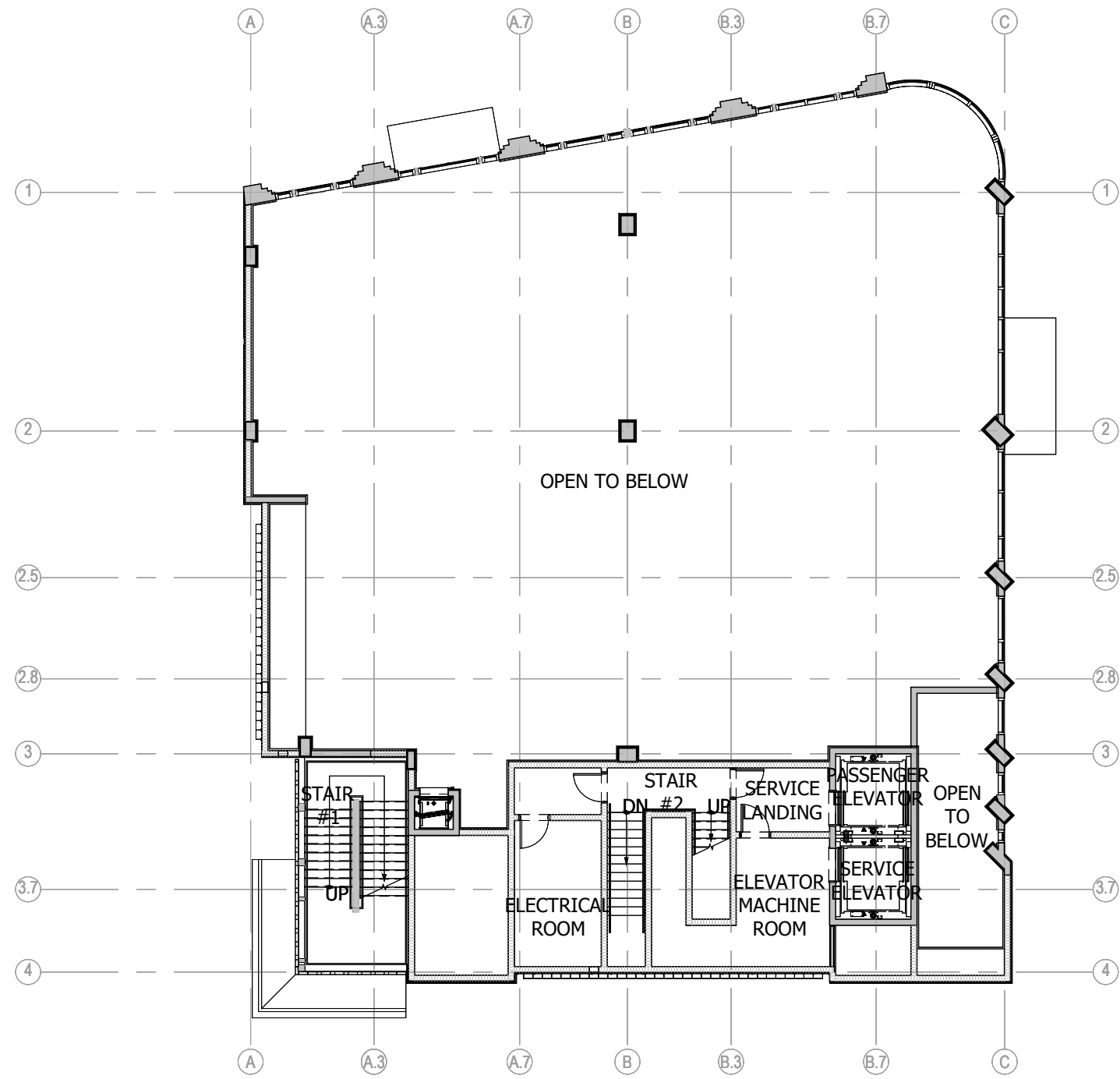


1 APPROVED GROUND FLOOR PLAN

SCALE: 1/16"=1'-0"



UNDER CONSTRUCTION

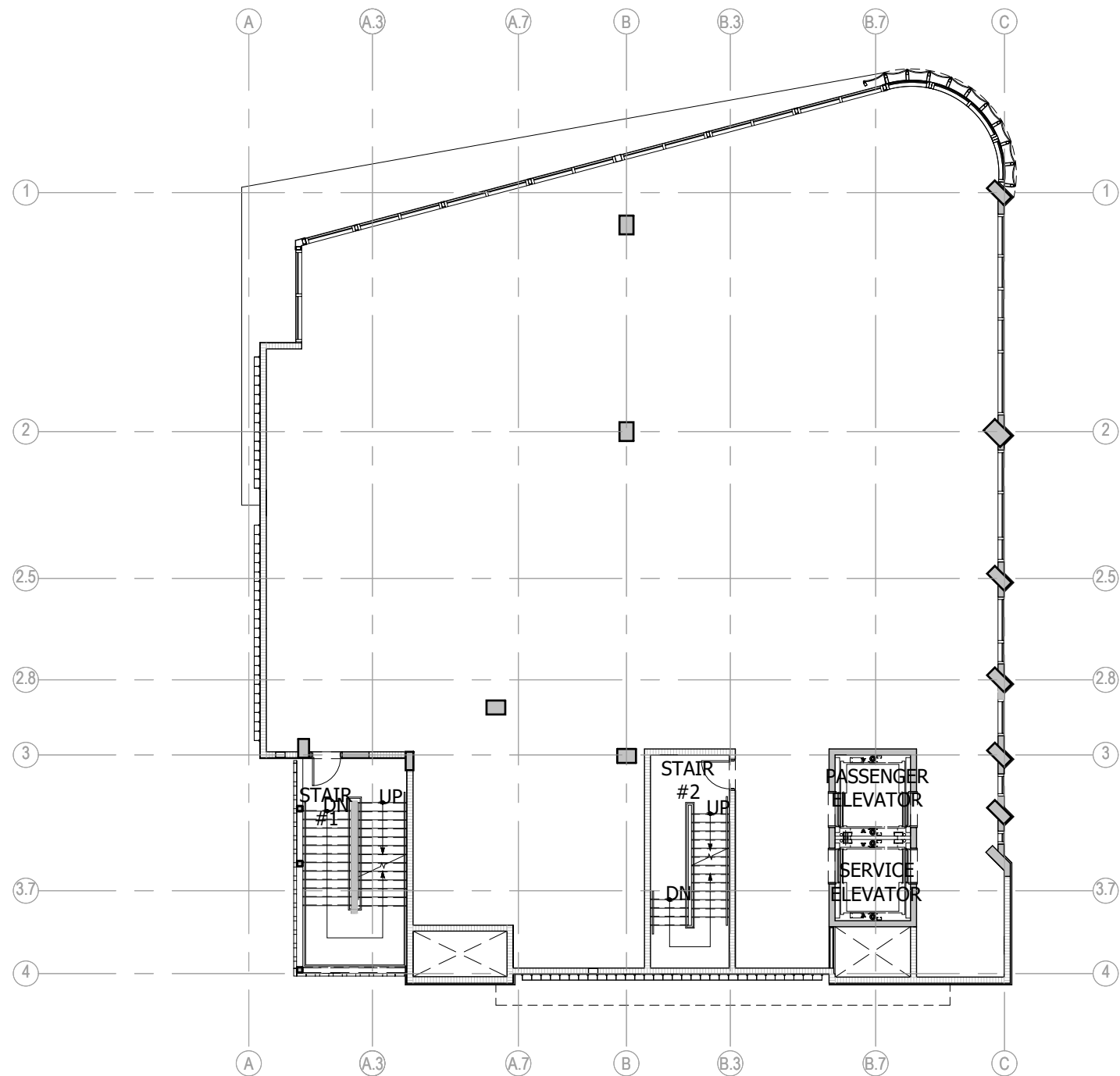


1 APPROVED MEZZANINE FLOOR PLAN (NO CHANGES)

SCALE: 1/16"=1'-0"



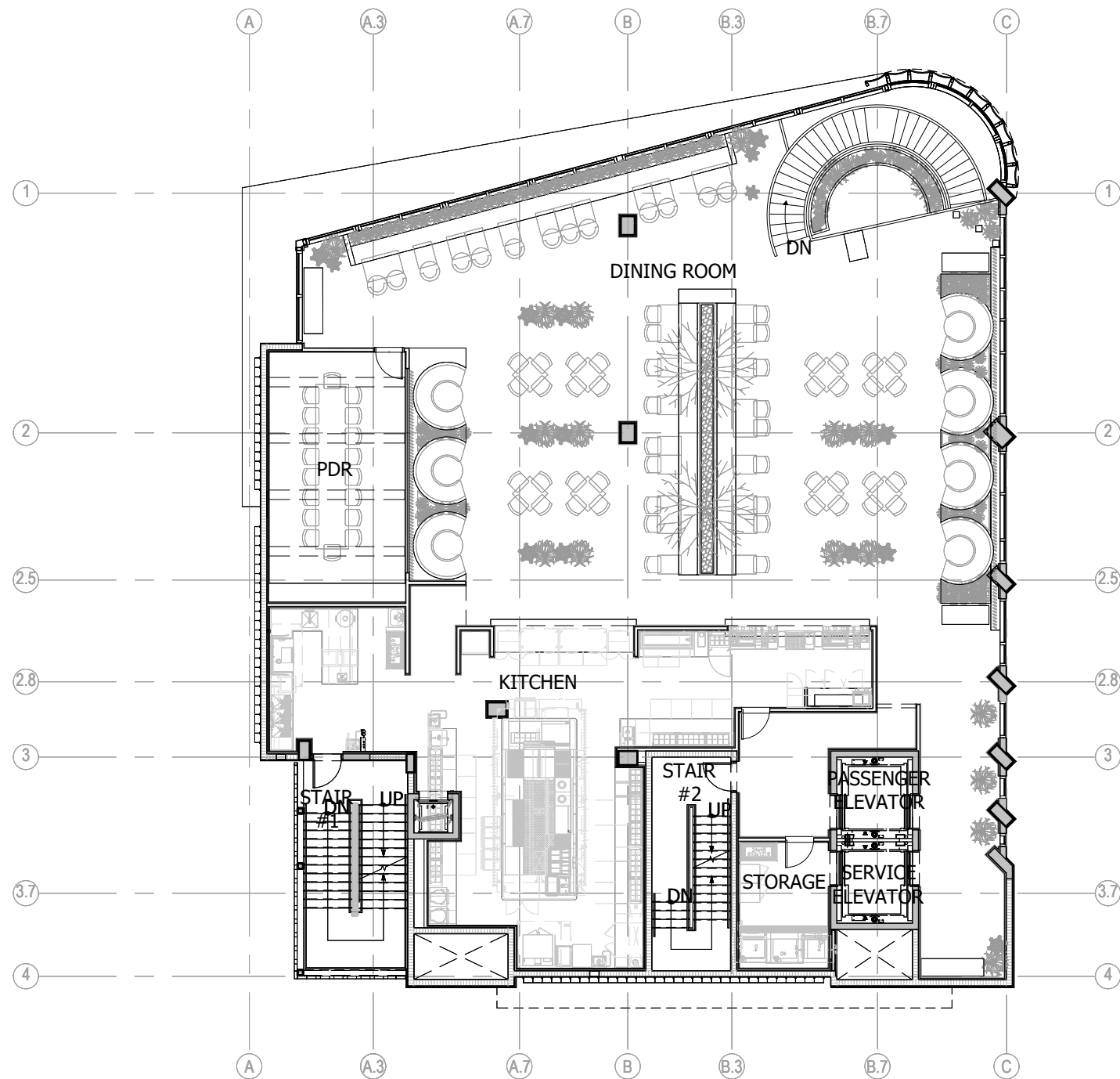
UNDER CONSTRUCTION



1 APPROVED SECOND FLOOR PLAN

SCALE: 1/16"=1'-0"



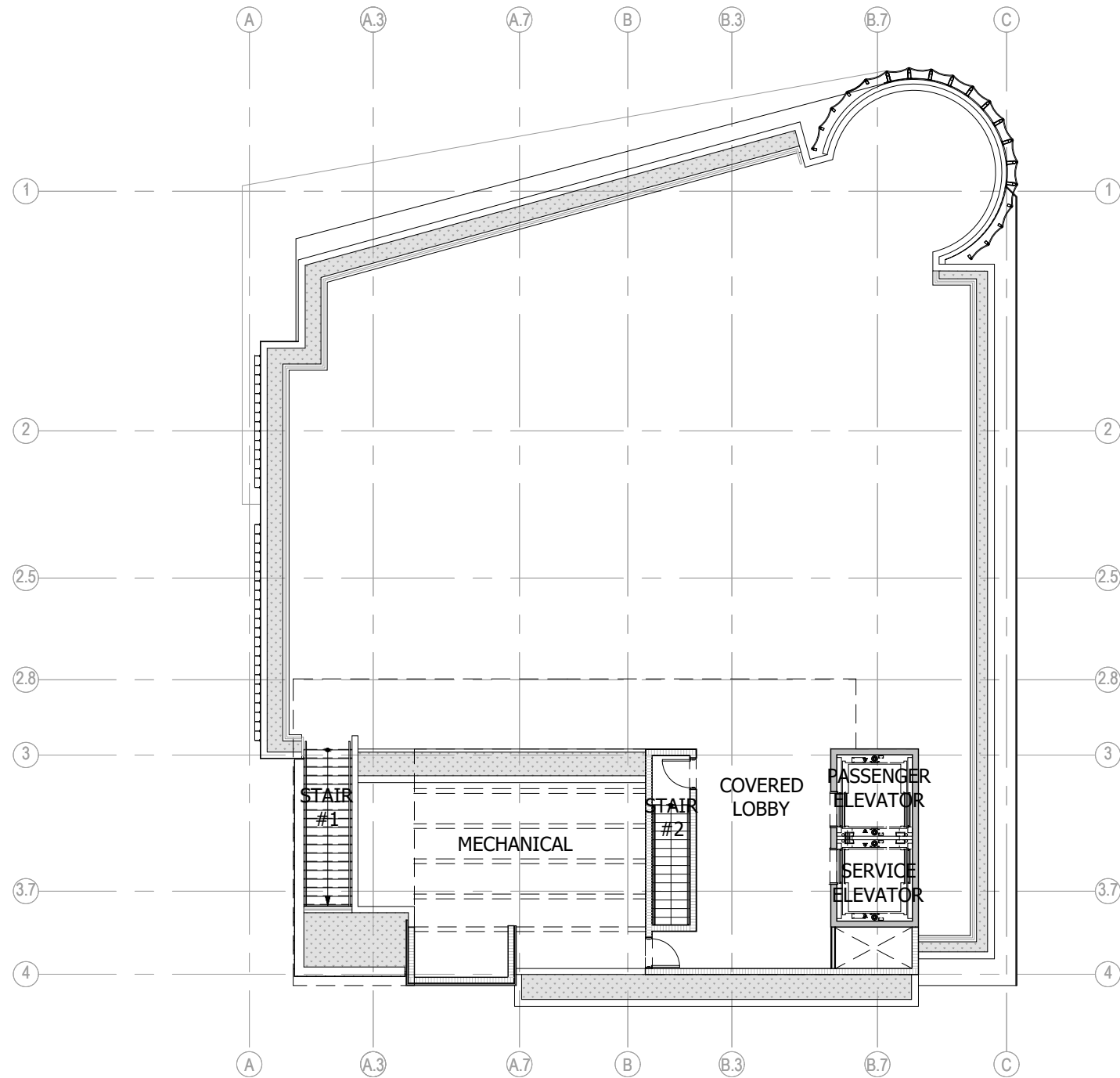


* NO DJ BOOTH AT THIS LEVEL. HOWEVER, DJ AT GROUND LEVEL CAN BE CONNECTED TO OVERALL SOUND SYSTEM

1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/16"=1'-0"



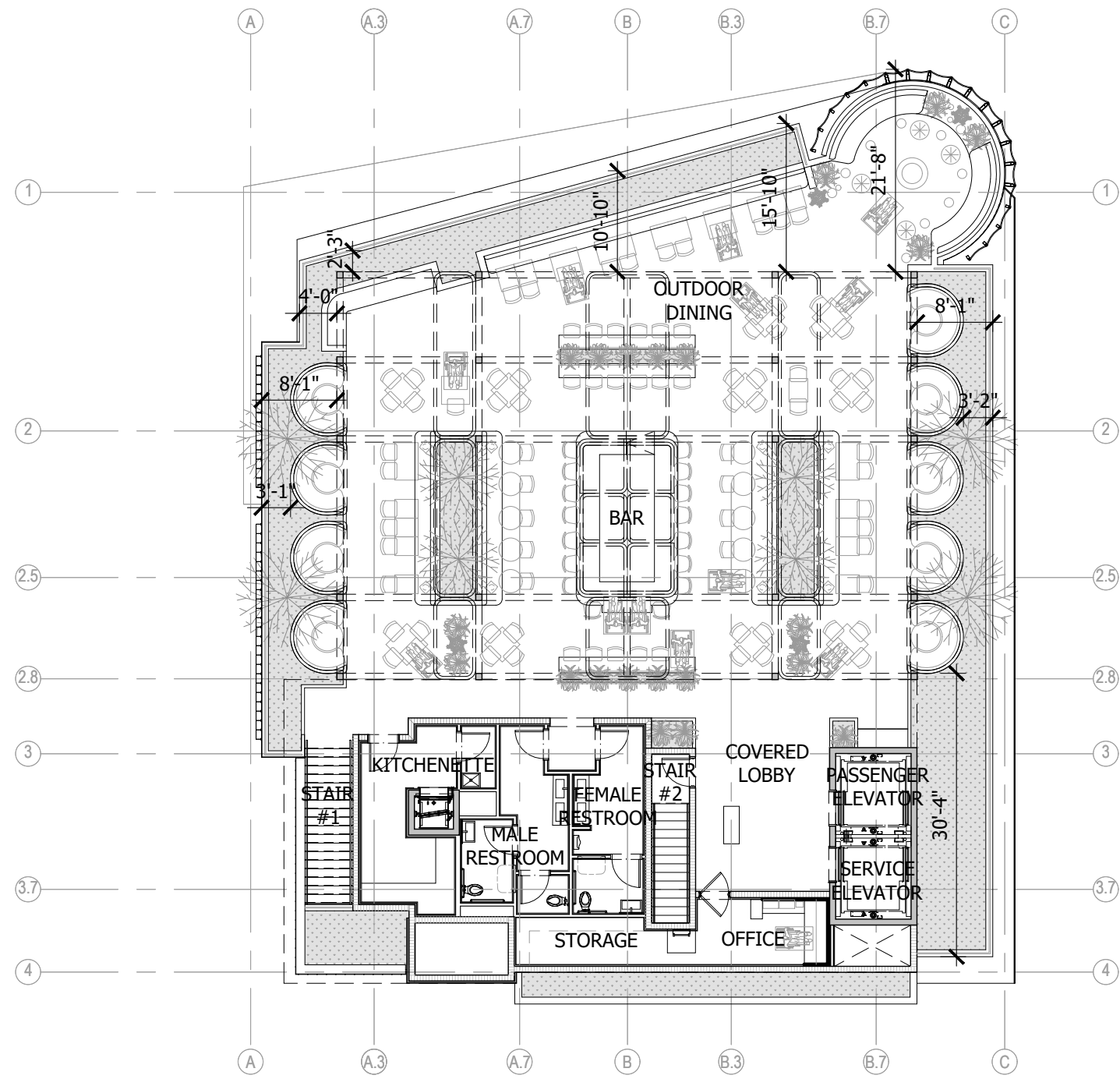
UNDER CONSTRUCTION



1 APPROVED ROOFTOP PLAN

SCALE: N.T.S





LEGEND

LANDSCAPE

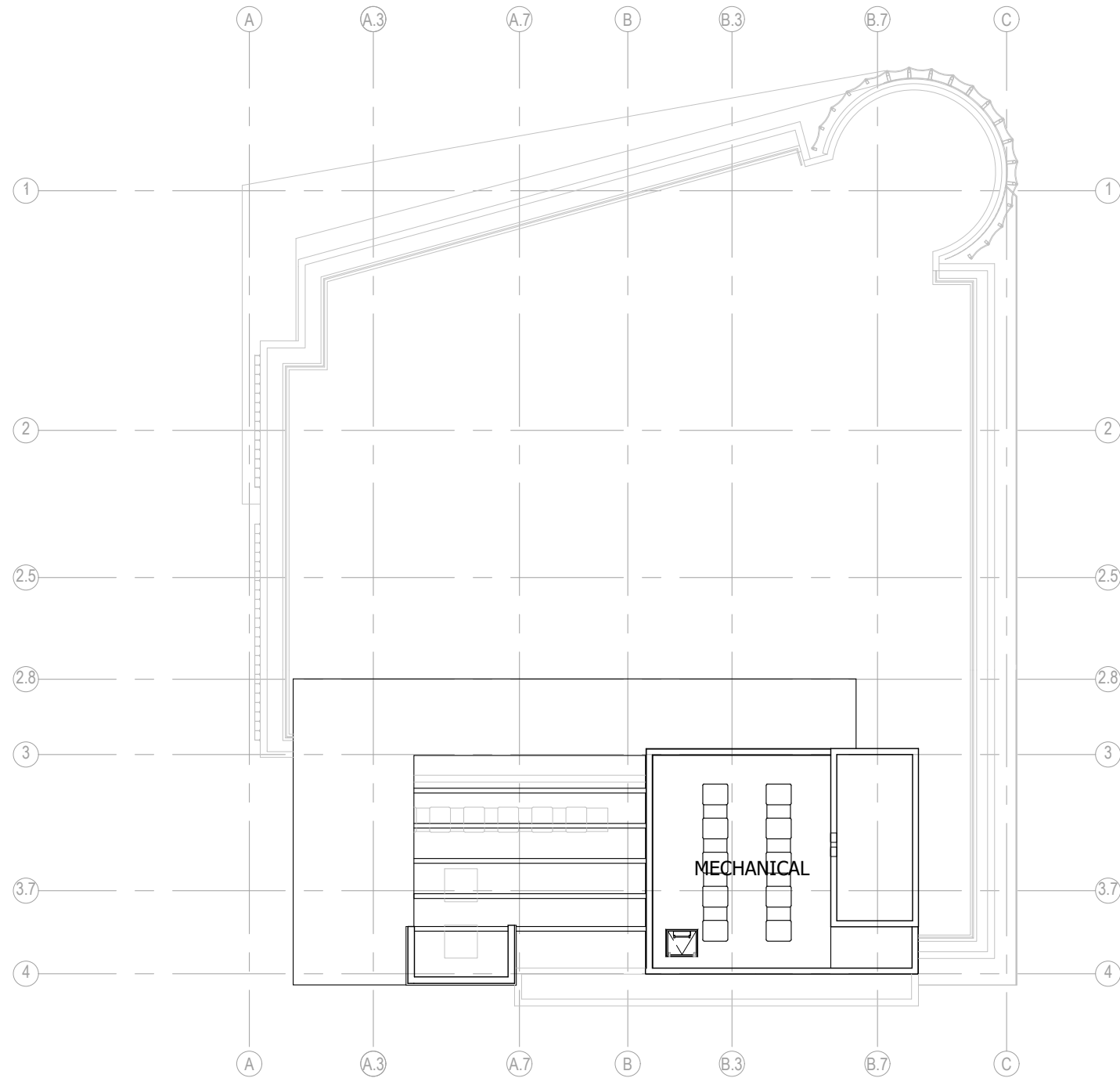
* NO DJ BOOTH AT THIS LEVEL. HOWEVER, DJ AT GROUND LEVEL CAN BE CONNECTED TO OVERALL SOUND SYSTEM

1 PROPOSED ROOFTOP PLAN

SCALE: 1/16"=1'-0"



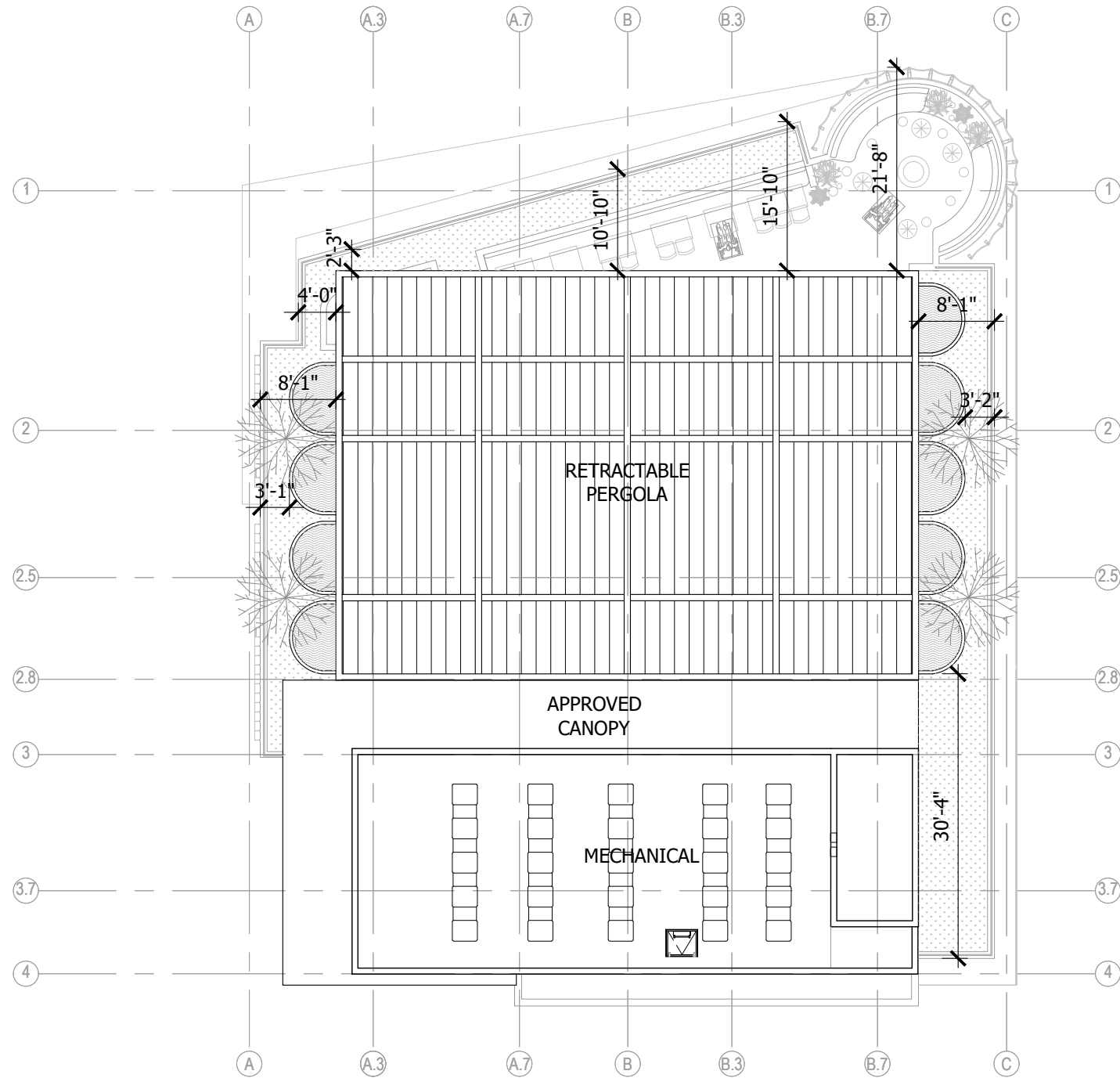
UNDER CONSTRUCTION



1 APPROVED ROOF PLAN

SCALE: N.T.S.

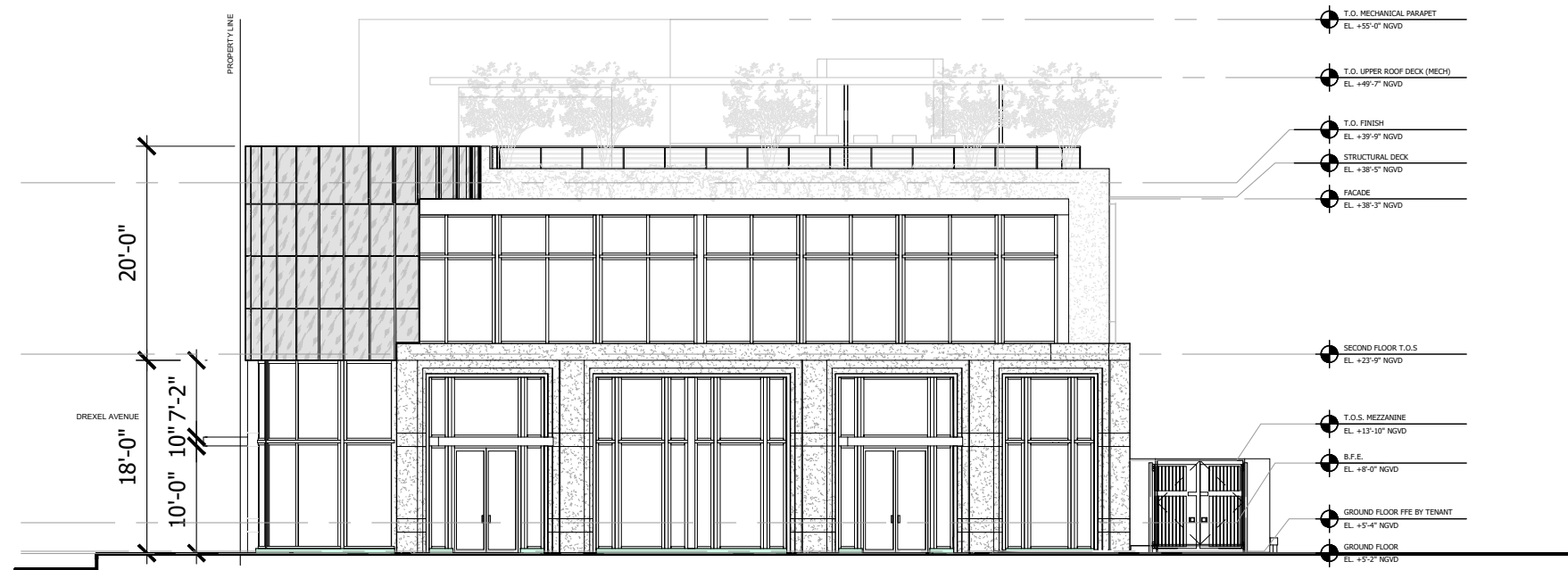




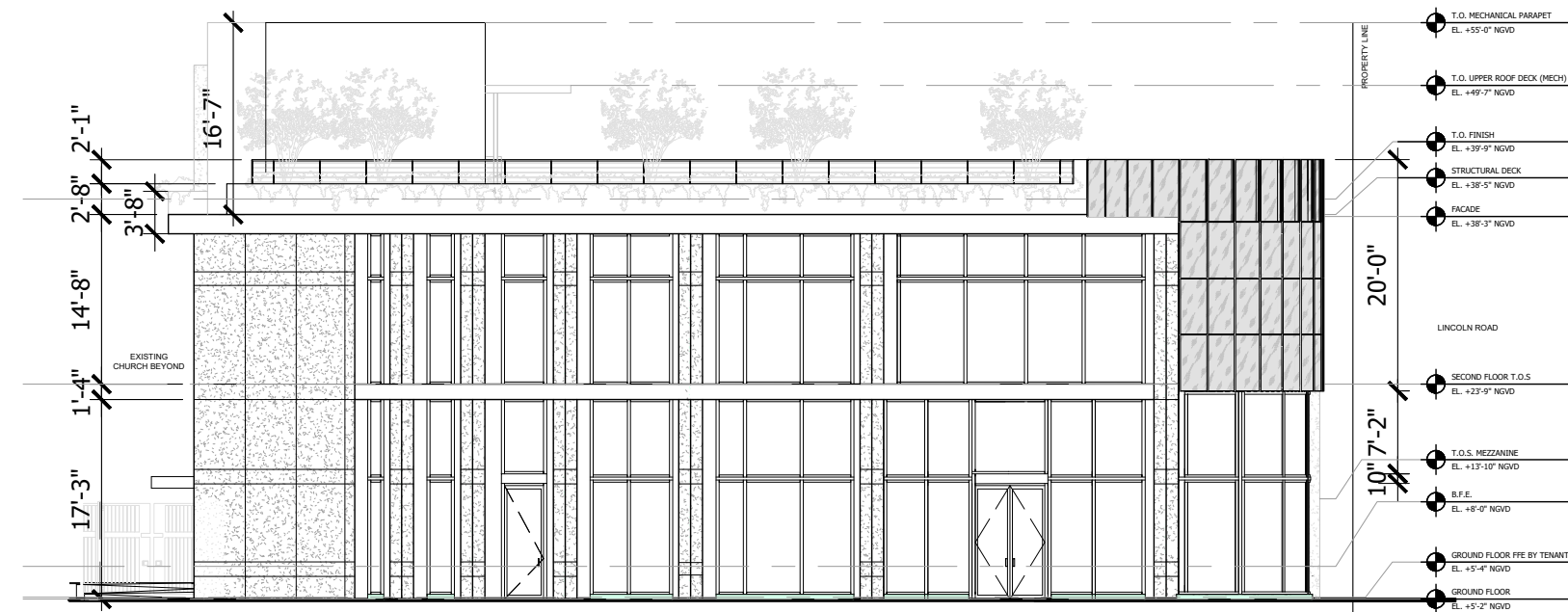
1 PROPOSED ROOF PLAN

SCALE: 1/16"=1'-0"





1 APPROVED BUILDING ELEVATION: NORTH
SCALE: 1/16" = 1'



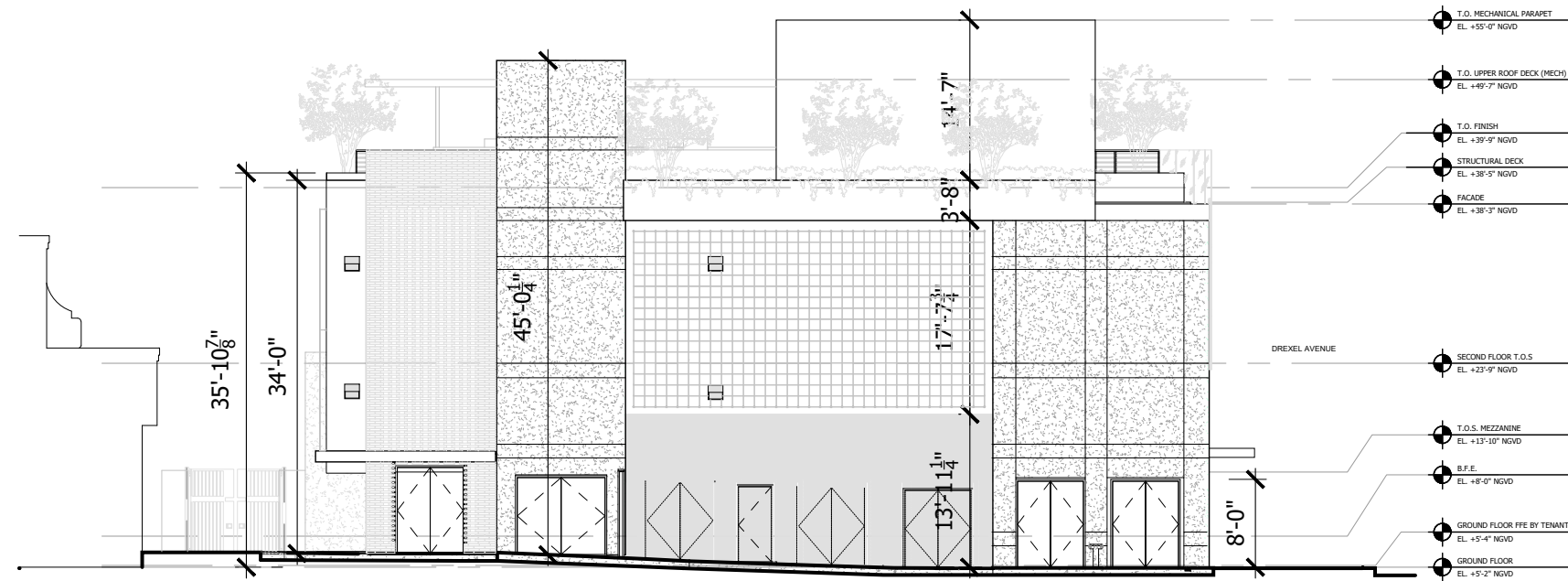
2 APPROVED BUILDING ELEVATION: EAST
SCALE: 1/16" = 1'



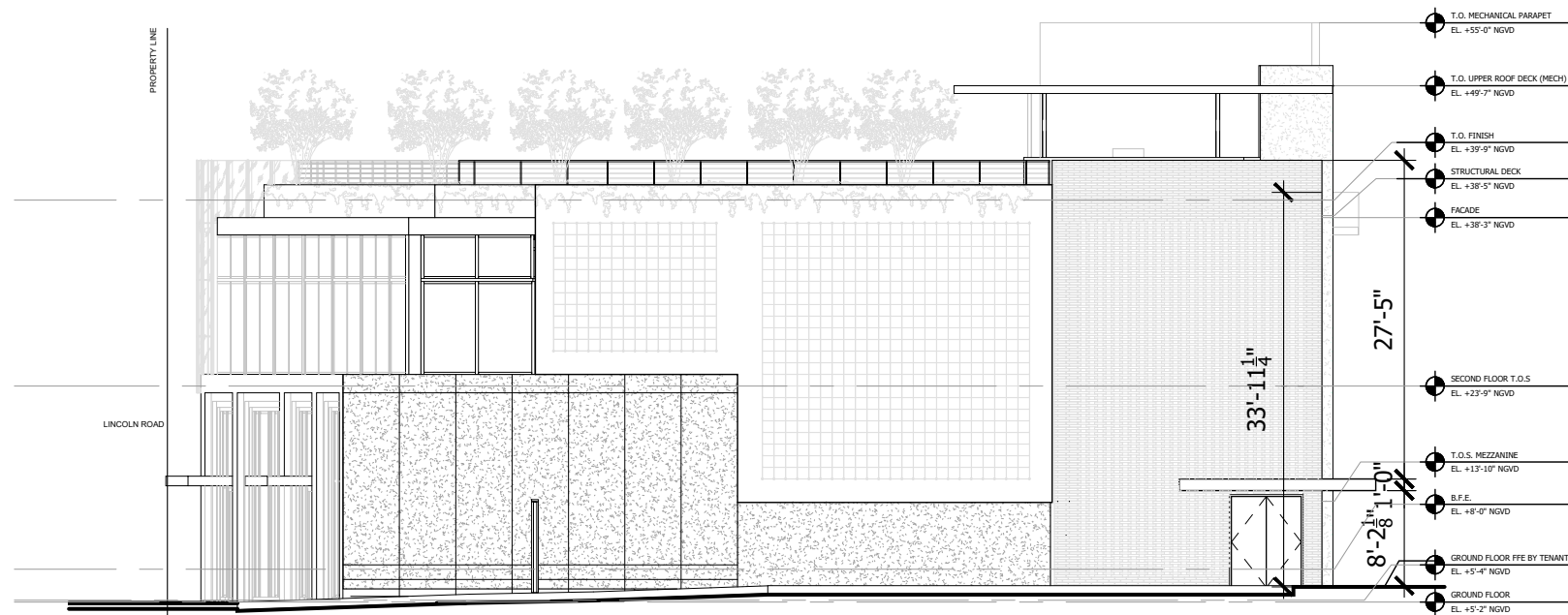
1 PROPOSED BUILDING ELEVATION: NORTH
SCALE: 1/16" = 1'



2 PROPOSED BUILDING ELEVATION: EAST
SCALE: 1/16" = 1'



1 APPROVED BUILDING ELEVATION: SOUTH
SCALE: 1/16" = 1'



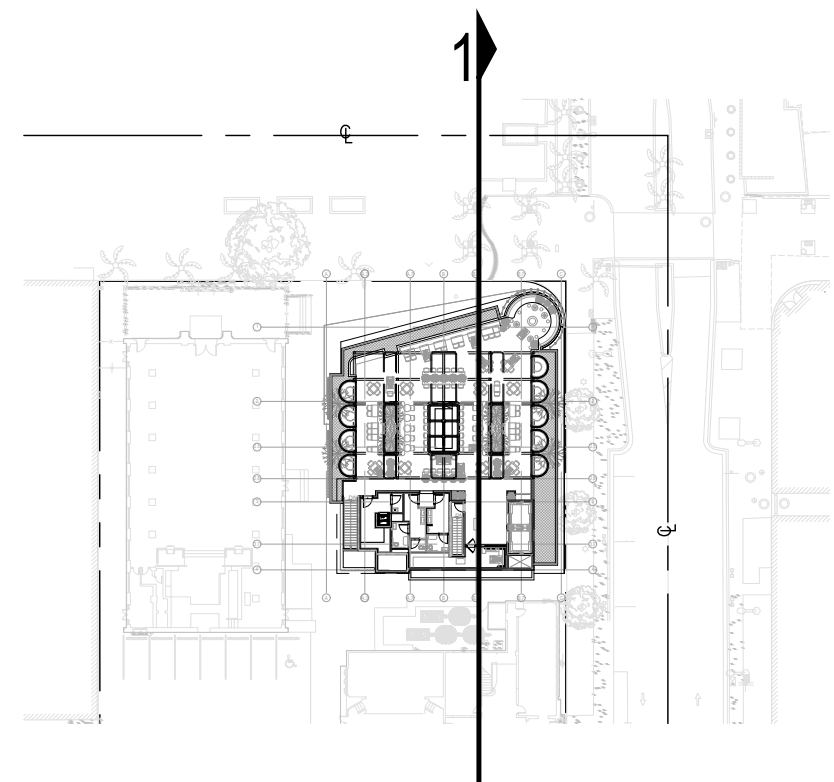
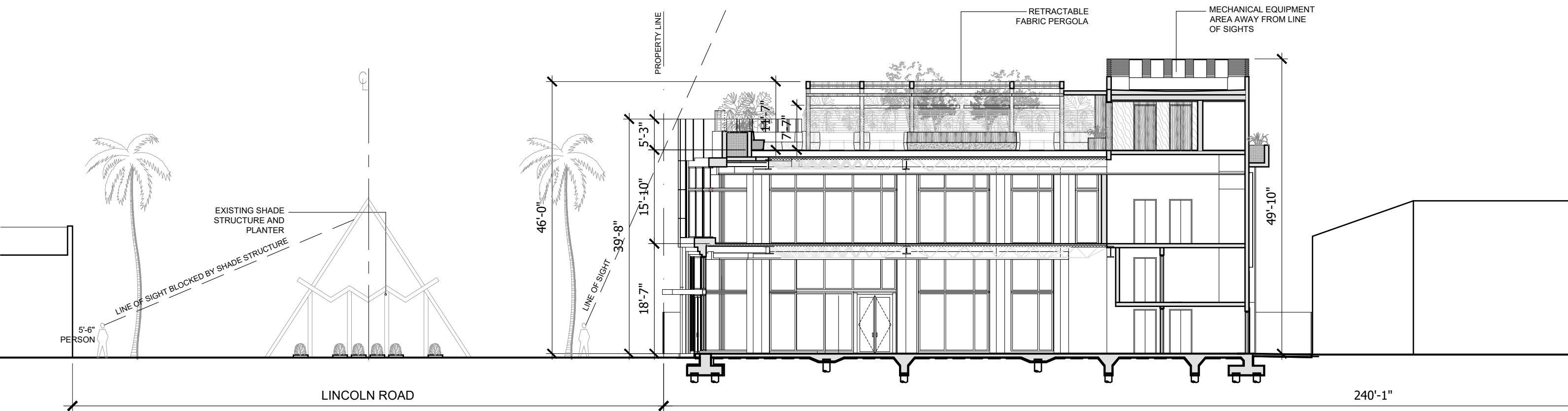
2 APPROVED BUILDING ELEVATION: WEST
SCALE: 1/16" = 1'



1 PROPOSED BUILDING ELEVATION: SOUTH
SCALE: 1/16" = 1'



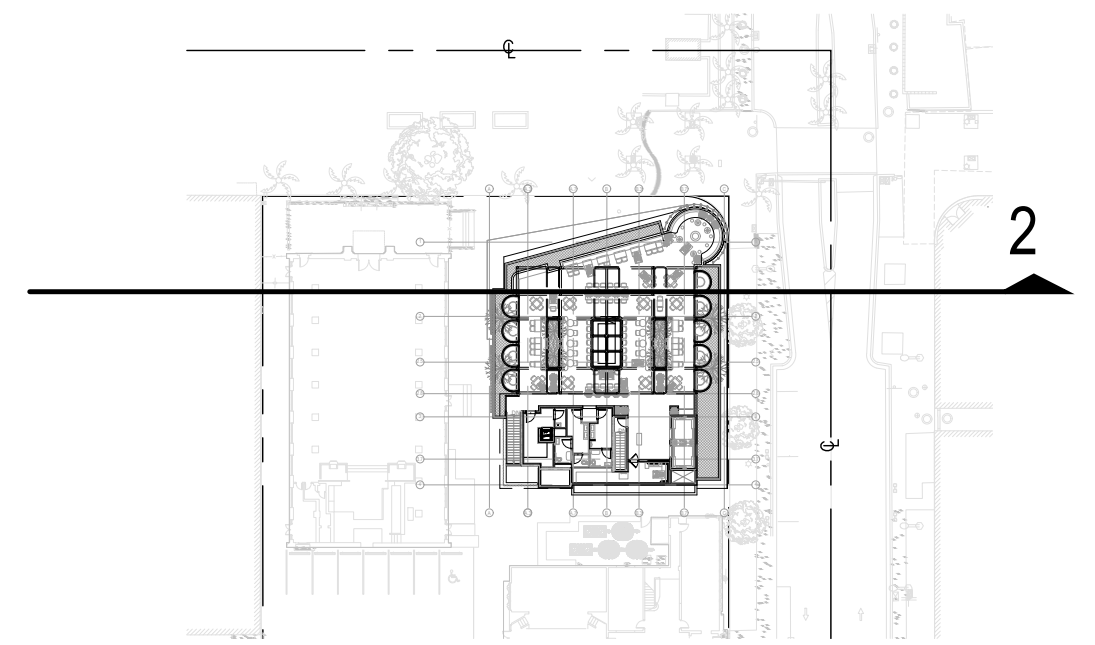
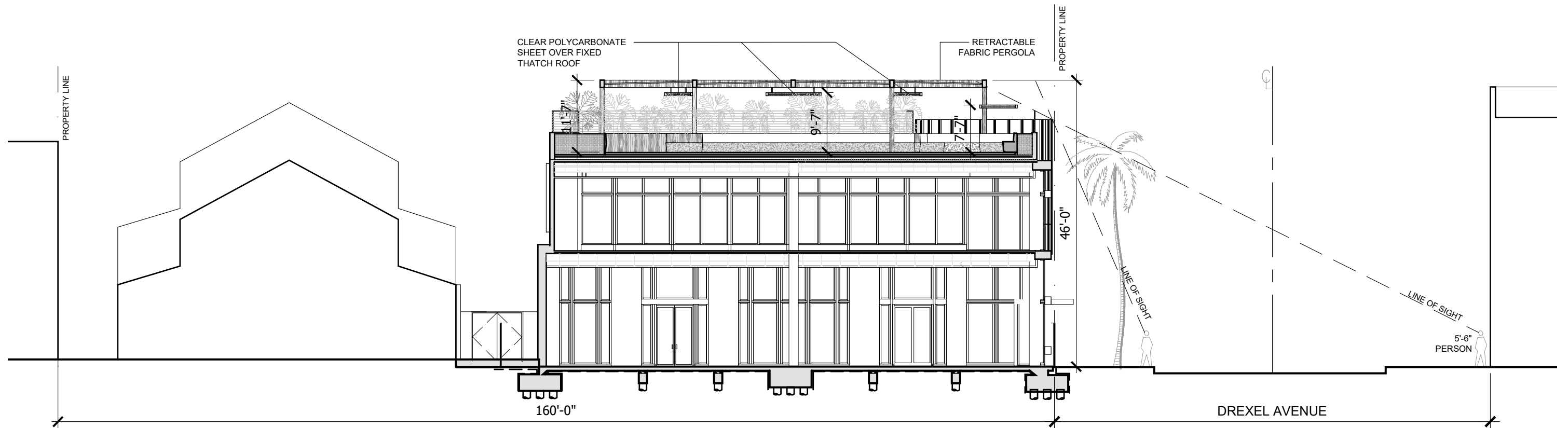
2 PROPOSED BUILDING ELEVATION: WEST
SCALE: 1/16" = 1'



1 LINE OF SIGHT - SECTION 2

SCALE: 1/16" = 1'-0"

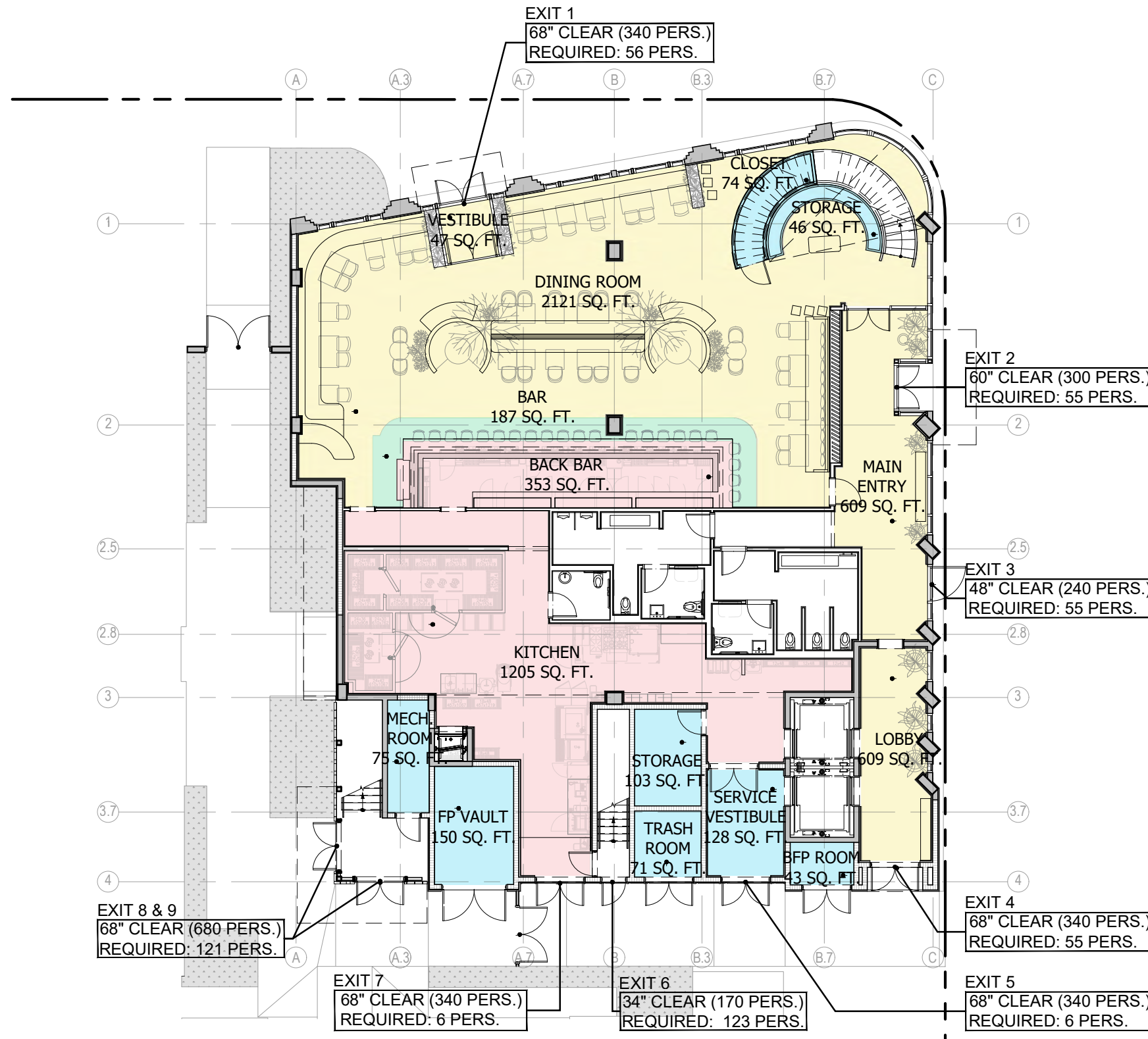




1 LINE OF SIGHT - SECTION 1

SCALE: 1/16" = 1'-0"





OCCUPANCY CALCULATIONS:

LEVEL 1

ASSEMBLY CONCENTRATED (1 OCCUPANT PER 7 SF):		
INTERIOR	187 SF	27 OCCUPANTS
ASSEMBLY UNCONCENTRATED (1 OCCUPANT PER 15 SF):		
INTERIOR	2,777 SF	186 OCCUPANTS
KITCHEN AREA (1 OCCUPANT PER 100 SF):		
	1,558 SF	16 OCCUPANTS
STORAGE AREA (1 OCCUPANT PER 300 SF):		
	690 SF	3 OCCUPANTS

TOTAL OCCUPANTS LEVEL 1: 232 PERSONS

LEVEL 1.5

STORAGE AREA (1 OCCUPANT PER 300 SF):		
	365 SF	2 OCCUPANTS

TOTAL OCCUPANTS LEVEL 1.5: 2 PERSONS

LEVEL 2

ASSEMBLY UNCONCENTRATED (1 OCCUPANT PER 15 SF):		
INTERIOR	3,542 SF	237 OCCUPANTS
KITCHEN AREA (1 OCCUPANT PER 100 SF):		
	1,306 SF	14 OCCUPANTS
STORAGE AREA (1 OCCUPANT PER 300 SF):		
	127 SF	1 OCCUPANTS

TOTAL OCCUPANTS LEVEL 2: 252 PERSONS

ROOFTOP

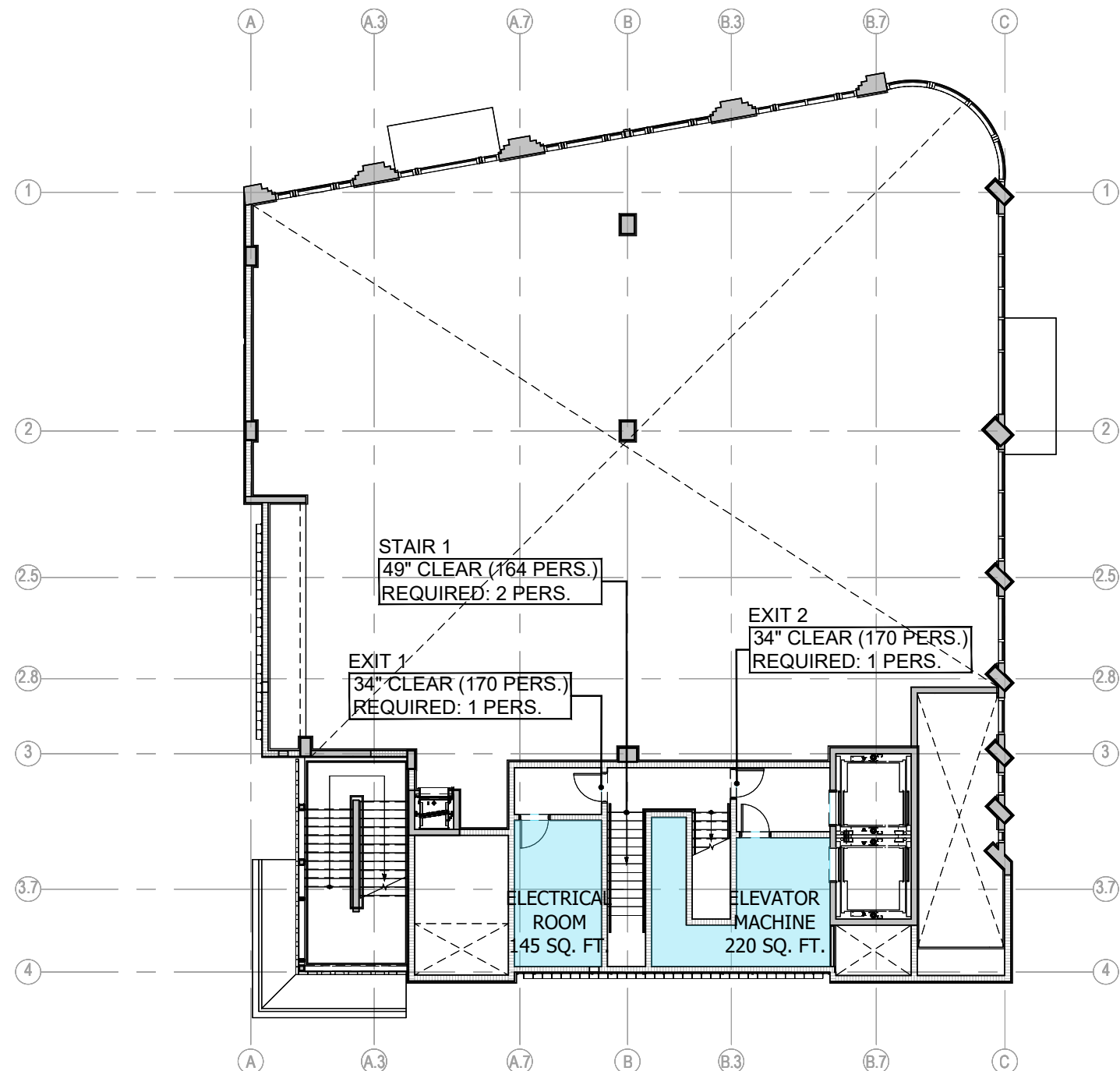
ASSEMBLY CONCENTRATED (1 OCCUPANT PER 7 SF):		
OUTDOOR	204 SF	30 OCCUPANTS
ASSEMBLY UNCONCENTRATED (1 OCCUPANT PER 15 SF):		
	3,038 SF	203 OCCUPANTS
KITCHEN AREA (1 OCCUPANT PER 100 SF):		
	205 SF	3 OCCUPANTS
KITCHEN AREA (1 OCCUPANT PER 100 SF):		
INDOOR	164 SF	2 OCCUPANTS
OFFICE AREA (1 OCCUPANT PER 150 SF):		
	190 SF	2 OCCUPANTS
STORAGE AREA (1 OCCUPANT PER 300 SF):		
	26 SF	1 OCCUPANTS

TOTAL OCCUPANTS ROOFTOP: 241 PERSONS

TOTAL OCCUPANCY: 727 PERSONS

1 GROUND FLOOR PLAN - OCCUPANCY DIAGRAM
SCALE: 1/16"=1'-0"





OCCUPANCY CALCULATIONS:

LEVEL 1

ASSEMBLY CONCENTRATED (1 OCCUPANT PER 7 SF):		
INTERIOR	187 SF	27 OCCUPANTS
ASSEMBLY UNCONCENTRATED (1 OCCUPANT PER 15 SF):		
INTERIOR	2,777 SF	186 OCCUPANTS
KITCHEN AREA (1 OCCUPANT PER 100 SF):		
	1,558 SF	16 OCCUPANTS
STORAGE AREA (1 OCCUPANT PER 300 SF):		
	690 SF	3 OCCUPANTS

TOTAL OCCUPANTS LEVEL 1: 232 PERSONS

LEVEL 1.5

STORAGE AREA (1 OCCUPANT PER 300 SF):		
	365 SF	2 OCCUPANTS

TOTAL OCCUPANTS LEVEL 1.5: 2 PERSONS

LEVEL 2

ASSEMBLY UNCONCENTRATED (1 OCCUPANT PER 15 SF):		
INTERIOR	3,542 SF	237 OCCUPANTS
KITCHEN AREA (1 OCCUPANT PER 100 SF):		
	1,306 SF	14 OCCUPANTS
STORAGE AREA (1 OCCUPANT PER 300 SF):		
	127 SF	1 OCCUPANTS

TOTAL OCCUPANTS LEVEL 2: 252 PERSONS

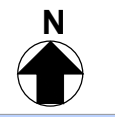
ROOFTOP

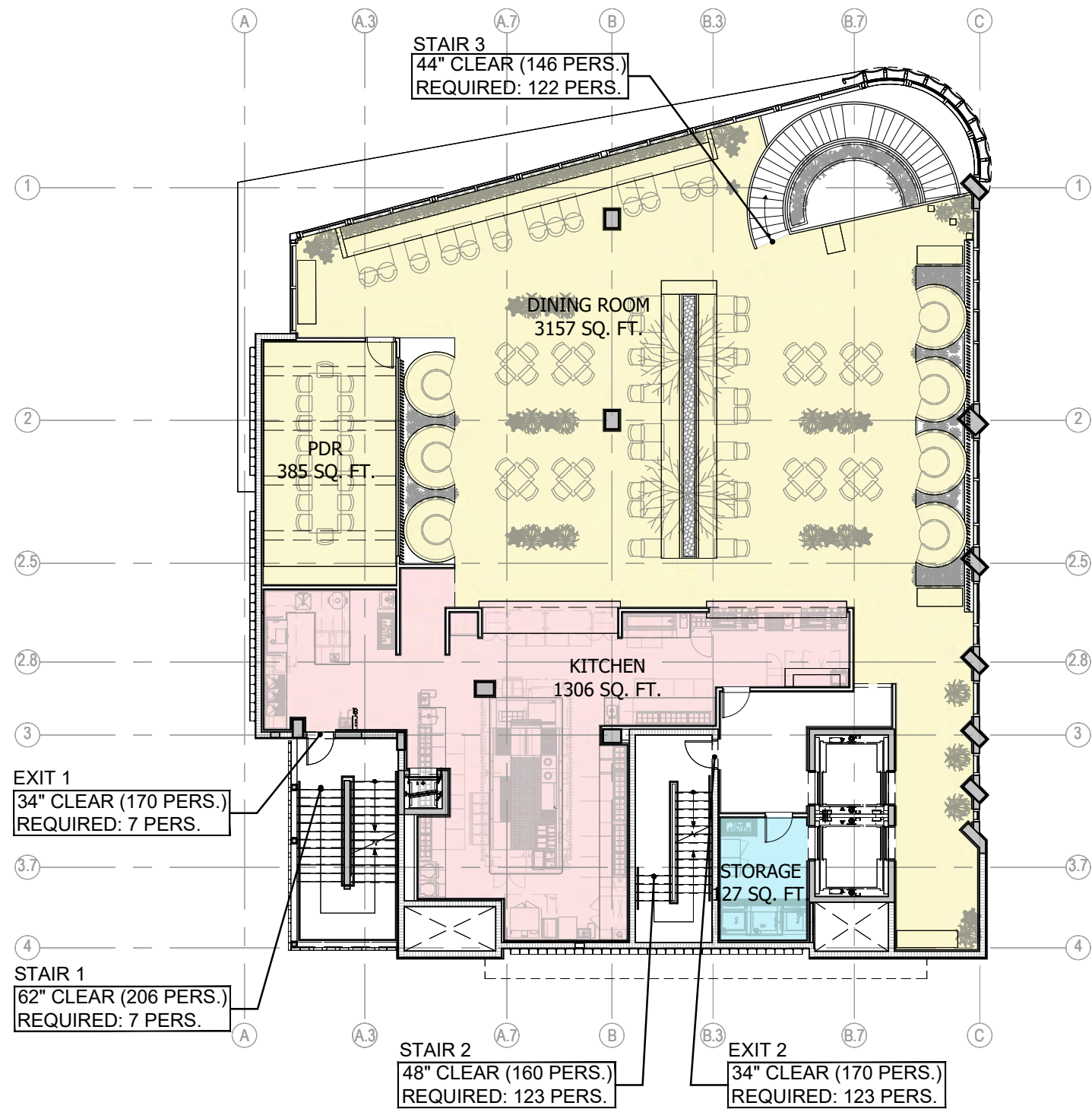
ASSEMBLY CONCENTRATED (1 OCCUPANT PER 7 SF):		
OUTDOOR	204 SF	30 OCCUPANTS
ASSEMBLY UNCONCENTRATED (1 OCCUPANT PER 15 SF):		
	3,038 SF	203 OCCUPANTS
KITCHEN AREA (1 OCCUPANT PER 100 SF):		
	205 SF	3 OCCUPANTS
KITCHEN AREA (1 OCCUPANT PER 100 SF):		
INDOOR	164 SF	2 OCCUPANTS
OFFICE AREA (1 OCCUPANT PER 150 SF):		
	190 SF	2 OCCUPANTS
STORAGE AREA (1 OCCUPANT PER 300 SF):		
	26 SF	1 OCCUPANTS

TOTAL OCCUPANTS ROOFTOP: 241 PERSONS

TOTAL OCCUPANCY: 727 PERSONS

1 MEZZANINE FLOOR PLAN - OCCUPANCY DIAGRAM
SCALE: 1/16"=1'-0"





OCCUPANCY CALCULATIONS:

LEVEL 1

ASSEMBLY CONCENTRATED (1 OCCUPANT PER 7 SF):		
INTERIOR	187 SF	27 OCCUPANTS
ASSEMBLY UNCONCENTRATED (1 OCCUPANT PER 15 SF):		
INTERIOR	2,777 SF	186 OCCUPANTS
KITCHEN AREA (1 OCCUPANT PER 100 SF):		
	1,558 SF	16 OCCUPANTS
STORAGE AREA (1 OCCUPANT PER 300 SF):		
	690 SF	3 OCCUPANTS

TOTAL OCCUPANTS LEVEL 1: 232 PERSONS

LEVEL 1.5

STORAGE AREA (1 OCCUPANT PER 300 SF):		
	365 SF	2 OCCUPANTS

TOTAL OCCUPANTS LEVEL 1.5: 2 PERSONS

LEVEL 2

ASSEMBLY UNCONCENTRATED (1 OCCUPANT PER 15 SF):		
INTERIOR	3,542 SF	237 OCCUPANTS
KITCHEN AREA (1 OCCUPANT PER 100 SF):		
	1,306 SF	14 OCCUPANTS
STORAGE AREA (1 OCCUPANT PER 300 SF):		
	127 SF	1 OCCUPANTS

TOTAL OCCUPANTS LEVEL 2: 252 PERSONS

ROOFTOP

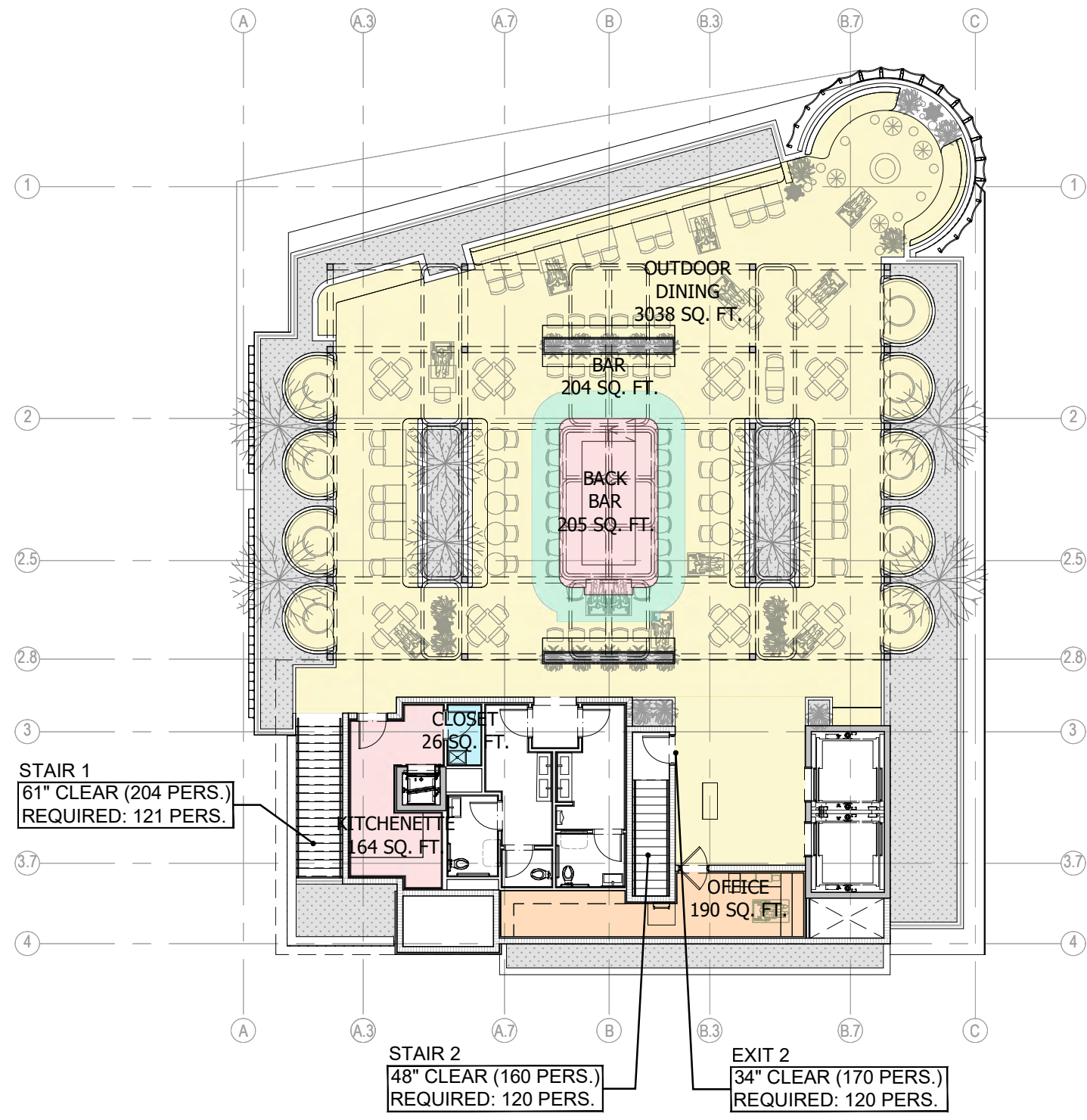
ASSEMBLY CONCENTRATED (1 OCCUPANT PER 7 SF):		
OUTDOOR	204 SF	30 OCCUPANTS
ASSEMBLY UNCONCENTRATED (1 OCCUPANT PER 15 SF):		
	3,038 SF	203 OCCUPANTS
KITCHEN AREA (1 OCCUPANT PER 100 SF):		
	205 SF	3 OCCUPANTS
KITCHEN AREA (1 OCCUPANT PER 100 SF):		
INDOOR	164 SF	2 OCCUPANTS
OFFICE AREA (1 OCCUPANT PER 150 SF):		
	190 SF	2 OCCUPANTS
STORAGE AREA (1 OCCUPANT PER 300 SF):		
	26 SF	1 OCCUPANTS

TOTAL OCCUPANTS ROOFTOP: 241 PERSONS

TOTAL OCCUPANCY: 727 PERSONS

1 SECOND FLOOR PLAN - OCCUPANCY DIAGRAM
SCALE: 1/16"=1'-0"





OCCUPANCY CALCULATIONS:

LEVEL 1

ASSEMBLY CONCENTRATED (1 OCCUPANT PER 7 SF):

INTERIOR	187 SF	27 OCCUPANTS
----------	--------	--------------

ASSEMBLY UNCONCENTRATED (1 OCCUPANT PER 15 SF):

INTERIOR	2,777 SF	186 OCCUPANTS
----------	----------	---------------

KITCHEN AREA (1 OCCUPANT PER 100 SF):

	1,558 SF	16 OCCUPANTS
--	----------	--------------

STORAGE AREA (1 OCCUPANT PER 300 SF):

	690 SF	3 OCCUPANTS
--	--------	-------------

TOTAL OCCUPANTS LEVEL 1: 232 PERSONS

LEVEL 1.5

STORAGE AREA (1 OCCUPANT PER 300 SF):

	365 SF	2 OCCUPANTS
--	--------	-------------

TOTAL OCCUPANTS LEVEL 1.5: 2 PERSONS

LEVEL 2

ASSEMBLY UNCONCENTRATED (1 OCCUPANT PER 15 SF):

INTERIOR	3,542 SF	237 OCCUPANTS
----------	----------	---------------

KITCHEN AREA (1 OCCUPANT PER 100 SF):

	1,306 SF	14 OCCUPANTS
--	----------	--------------

STORAGE AREA (1 OCCUPANT PER 300 SF):

	127 SF	1 OCCUPANTS
--	--------	-------------

TOTAL OCCUPANTS LEVEL 2: 252 PERSONS

ROOFTOP

ASSEMBLY CONCENTRATED (1 OCCUPANT PER 7 SF):

OUTDOOR	204 SF	30 OCCUPANTS
---------	--------	--------------

ASSEMBLY UNCONCENTRATED (1 OCCUPANT PER 15 SF):

	3,038 SF	203 OCCUPANTS
--	----------	---------------

KITCHEN AREA (1 OCCUPANT PER 100 SF):

	205 SF	3 OCCUPANTS
--	--------	-------------

KITCHEN AREA (1 OCCUPANT PER 100 SF):

INDOOR	164 SF	2 OCCUPANTS
--------	--------	-------------

OFFICE AREA (1 OCCUPANT PER 150 SF):

	190 SF	2 OCCUPANTS
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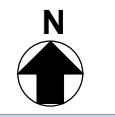
STORAGE AREA (1 OCCUPANT PER 300 SF):

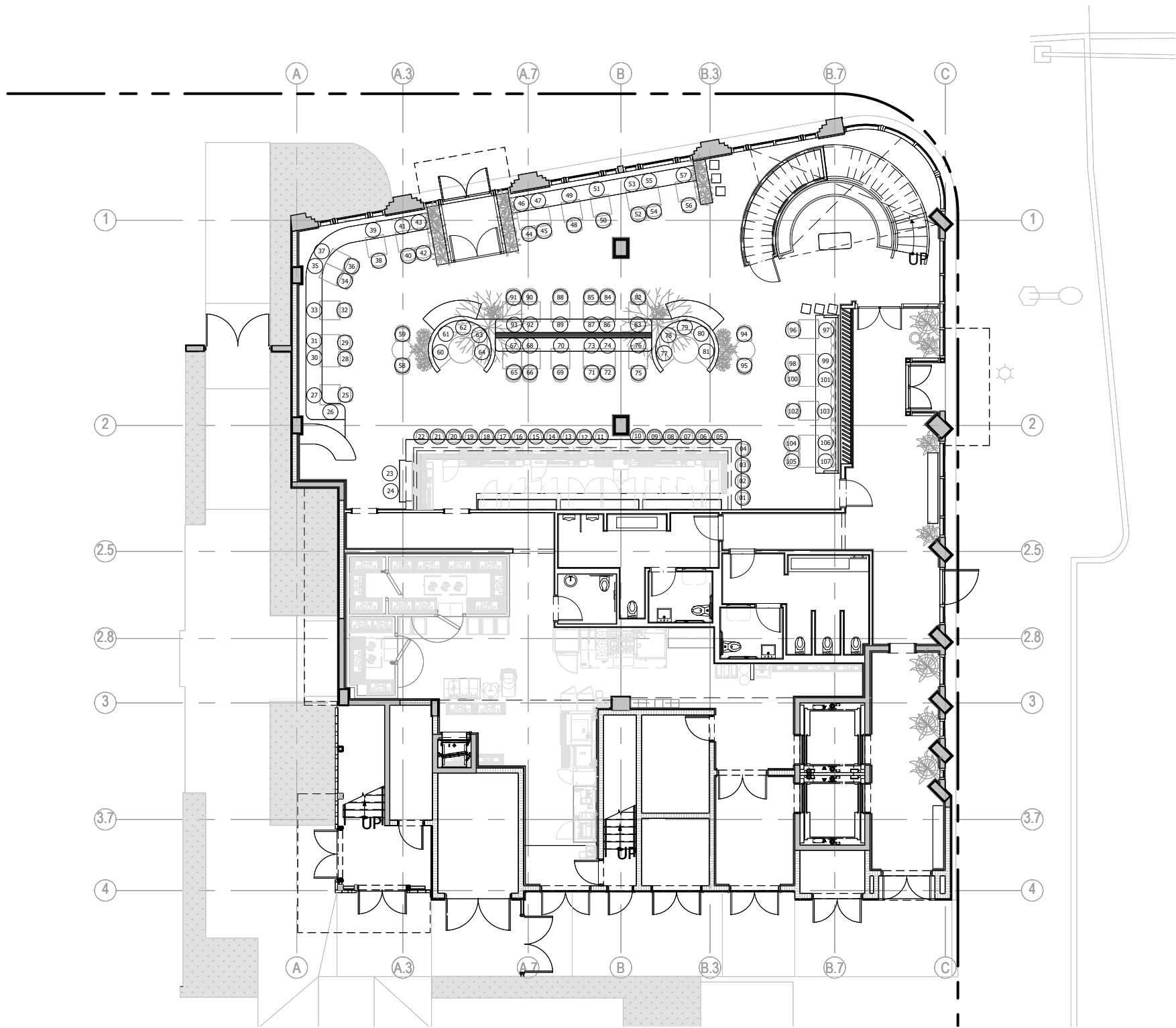
	26 SF	1 OCCUPANTS
--	-------	-------------

TOTAL OCCUPANTS ROOFTOP: 241 PERSONS

TOTAL OCCUPANCY: 727 PERSONS

1 ROOFTOP PLAN - OCCUPANCY DIAGRAM
SCALE: 1/16"=1'-0"





SEATING CHART

LEVEL 1:

INTERIOR	107 SEATS
EXTERIOR	0 SEATS

TOTAL SEATS LEVEL 1: 107 SEATS

LEVEL 2:

INTERIOR	147 SEATS
EXTERIOR	0 SEATS

TOTAL SEATS LEVEL 2: 147 SEATS

ROOFTOP:

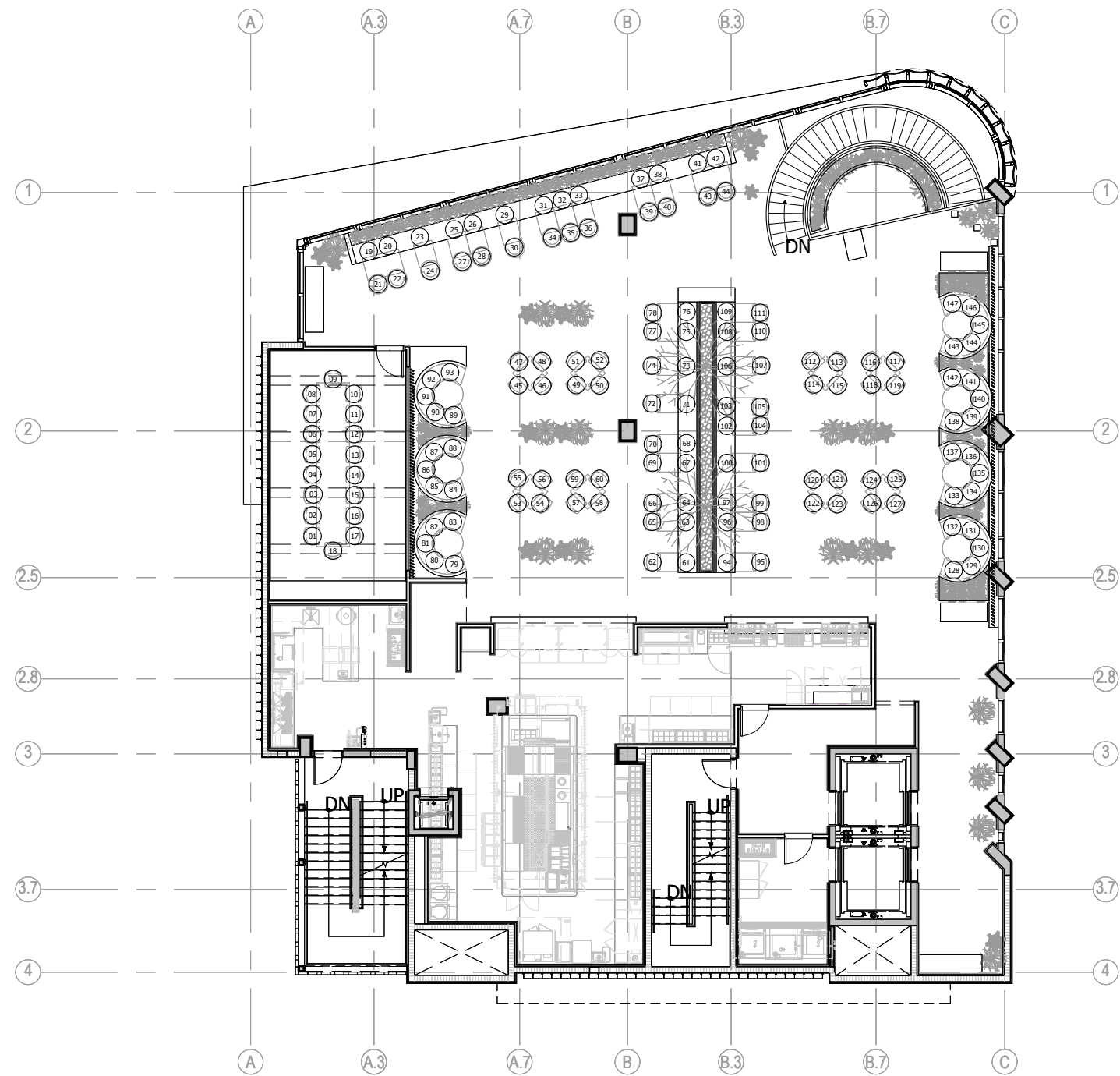
INTERIOR	0 SEATS
EXTERIOR	206 SEATS

TOTAL SEATS ROOFTOP: 206 SEATS

TOTAL SEATS: 460 SEATS

1 GROUND FLOOR - PROPOSED SEATING CHART
SCALE: 1/16"=1'-0"





SEATING CHART

LEVEL 1:

INTERIOR	104 SEATS
EXTERIOR	0 SEATS

TOTAL SEATS LEVEL 1: 104 SEATS

LEVEL 2:

INTERIOR	159 SEATS
EXTERIOR	0 SEATS

TOTAL SEATS LEVEL 2: 159 SEATS

ROOFTOP:

INTERIOR	0 SEATS
EXTERIOR	125 SEATS

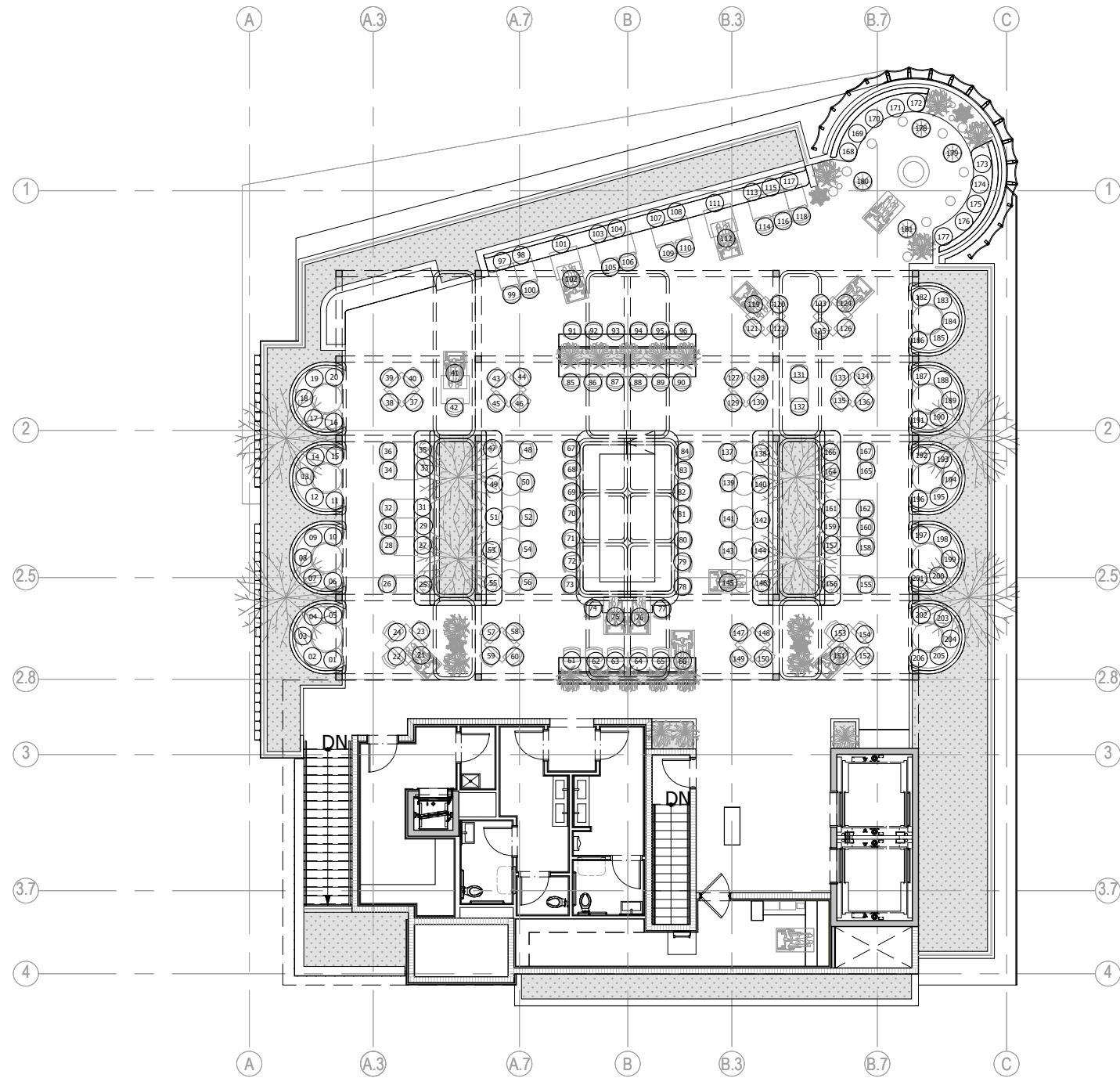
TOTAL SEATS ROOFTOP: 125 SEATS

TOTAL SEATS: 388 SEATS

1 SECOND FLOOR - PROPOSED SEATING CHART

SCALE: 1/16"=1'-0"





SEATING CHART

LEVEL 1:

INTERIOR	104 SEATS
EXTERIOR	0 SEATS

TOTAL SEATS LEVEL 1: 104 SEATS

LEVEL 2:

INTERIOR	159 SEATS
EXTERIOR	0 SEATS

TOTAL SEATS LEVEL 2: 159 SEATS

ROOFTOP:

INTERIOR	0 SEATS
EXTERIOR	125 SEATS

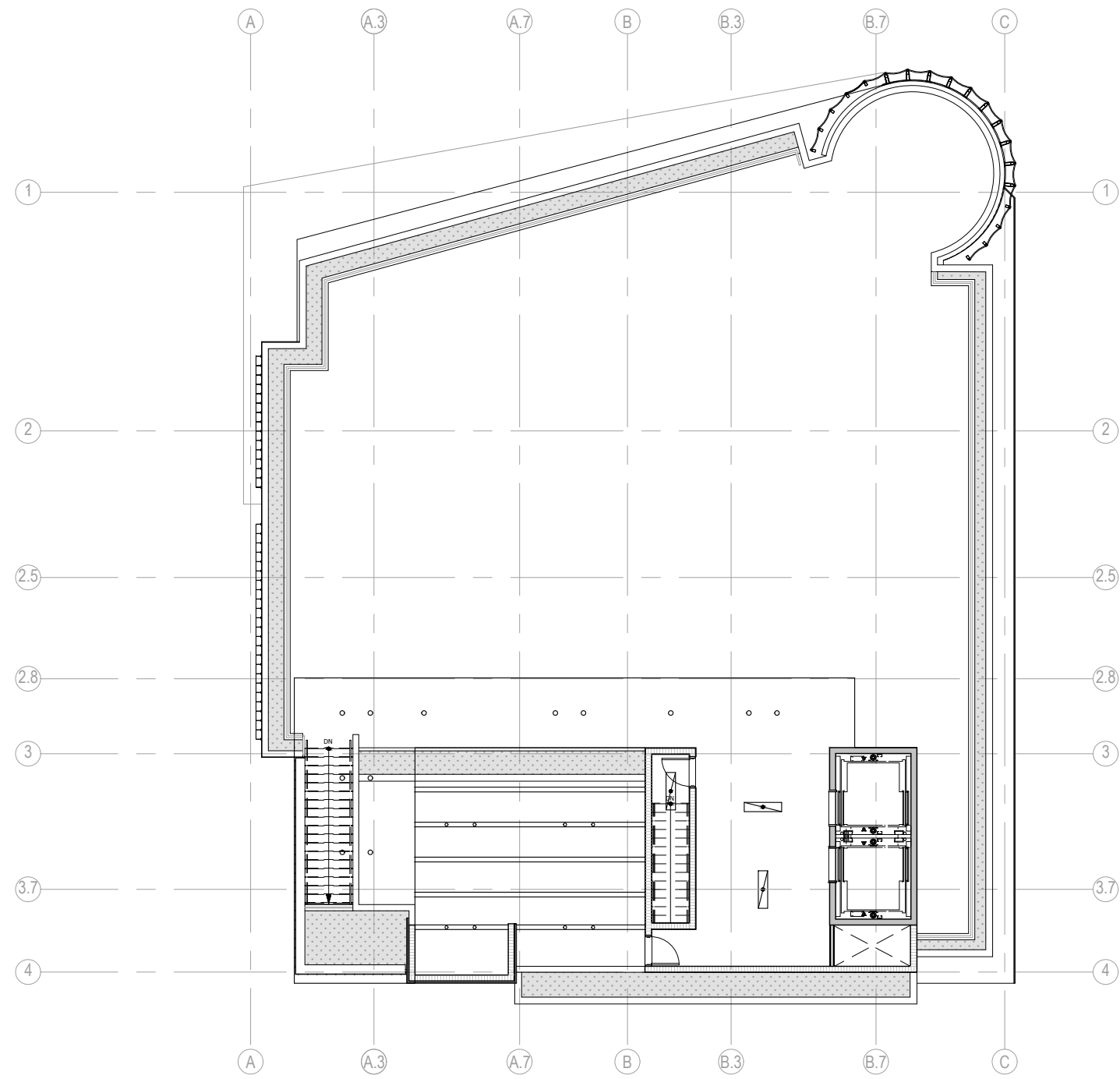
TOTAL SEATS ROOFTOP: 125 SEATS

TOTAL SEATS: 388 SEATS

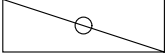

1 ROOFTOP PLAN - PROPOSED SEATING CHART

SCALE: 1/16"=1'-0"



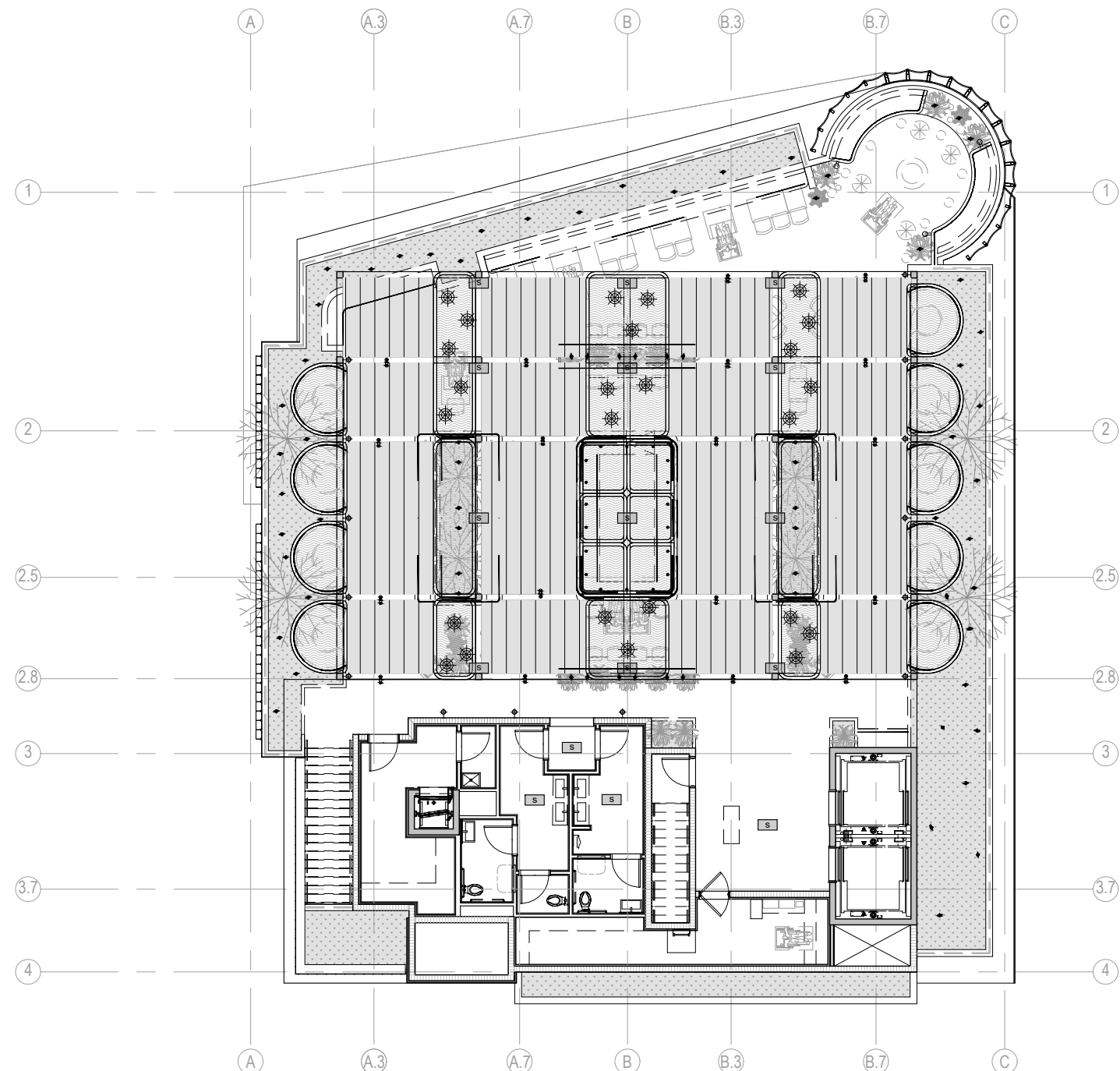


LEGEND

-  FLUORESCENT LIGHT FIXTURE
-  RECESSED DOWNLIGHT

ROOFTOP - APPROVED REFLECTIVE CEILING PLAN
SCALE: 1/16"=1'-0"





LEGEND

- S** SPEAKER LOCATION
- RETRACTABLE FABRIC PERGOLA
- CLEAR POLYCARBONATE ROOF OVER FIXED THATCH ROOF
- LTX-01 - CEILING PENDANT
- LX-01 - SURFACE MOUNTED CEILING LIGHT FIXTURE
- LFX-01A / LFX-01B / LFX-01C - SPIKE SPOT PLANTER LIGHTING @ FLOOR LEVEL
- LX-05 LED STRIP LIGHT @ CEILING LEVEL
- LFX-03 / LFX-04 / LFX-05 / LFX-08 - LED STRIP LIGHT @ FLOOR LEVEL
- LXT-02 WALL SCONCE
- LX-06 RECESSED DOWNLIGHT CEILING FIXTURE
- OUTLET @ FLOOR LEVEL

1 ROOFTOP - PROPOSED REFLECTED CEILING PLAN
SCALE: 1/16"=1'-0"



LFX-01A, LFX-01B, LFX-01C



Project Name

Fixture Type

ZXLO8

(Includes former ZXLO8 & ZXLO8-NF models)
ACCENT & LANDSCAPE | ZX08 Series | 1.25"
3W (200lm) | 12V | HK LED, Amber

FEATURES

- Our smallest round, directional 12V LED modern accent light for smaller plants, tree mounting, and architecture.
- 3W integrated HK LED delivering 200 lumens. 2200-4000 CCT, including specialty Amber option.
- Wet Location Listed, IP67 Standard.
- Machined from solid aircraft grade (6061-T6), corrosion-resistant aluminum, then anodized and powder coated to create a highly durable, marine grade finish. Also available in solid brass or stainless steel.
- 240° vertical and 360° horizontal adjustment via locking swivel stem design.
- Modular components, field changeable LED optical beams, and lenses.
- Available with adjustable Angled, Long, and Short Glare Shields and ground, surface, and canopy mounting options.
- Every fixture tested end of line for water tightness and light quality.
- Ready-made eligible configurations ship in 2 to 4 weeks, complete with selected accessories installed.

SPECIFICATIONS

Materials
Solid billet 6061-T6 corrosion resistant aluminum with 304 stainless steel hardware. Available in 304/316 stainless steel or 360 brass upon request.

Finish
Aluminum materials are first anodized and then powder coated for a robust, marine grade finish. Stainless steel and brass models are provided with brushed surface.

Hood and Glare Shield
Weeping and Non-weeping Hood Styles. Set screw or threaded Angled, Short, or Long Glare Shields. (See page 4 for details).

Dimming
MLV or ELV Phase Control dimming.

Voltage
12V AC/DC. Requires remote step down transformer.

Wattage
3W HK LED, delivering 200 lumens.

Light Engine
Innovative HK LED Light module operates like a lamp and can be easily changed in the field. CRI 90 Standard. Available in CRI 80 or CRI 95 upon request. Standard CCT options are 2700K, 3000K, 3500K, 4000K. Specialty 2200K, 2400K, 2500K, 4000K, and Amber options available. Consult factory for specialty LED specification details.

Optics
Narrow (19°), Medium (26°), and Wide (51°) beam spread options available. Accepts up to 3 optical accessories (bezel, lower, optical lenses, dichroic color filters, etc.) Secured place with metal snap ring.

Mounting
Innovative HK LED Light module operates like a lamp and can be easily changed in the field. CRI 90 Standard. Available in CRI 80 or CRI 95 upon request. Standard CCT options are 2700K, 3000K, 3500K, 4000K. Specialty 2200K, 2400K, 2500K, 4000K, and Amber options available. Consult factory for specialty LED specification details.



ZXLO8

Accent & Landscape - ZX08 Series

ORDERING GUIDE

EXAMPLE: ZXLO8-0R16A-ABL-012V00W-07N-05A-LVA-MHCB-00

MODEL	OPTICAL OPTIONS	MATERIAL/FINISH	POWER	LIGHT
ZXLO8	0R16	012V	00W	07N

For specific materials, please consult the factory for current lead times and pricing. A minimum order quantity of 10 units is required.

For Specialty Air (Amber LED), Contact Sales (Specialty) for Multiple Consultation for LED hardware needs before specification or order.

OPTIONAL INSTALLED ACCESSORIES

GLARE SHIELD	OPTIC	MOUNTING (Mount cannot exceed, see Page 4 for additional options)
0000 - A/B Short Shield (Angled)	0000 - None	0000 - None
0001 - A/B Short Shield (Long)	0001 - None	0001 - None
0002 - A/B Short Shield (Wide)	0002 - None	0002 - None
0003 - A/B Short Shield (Short)	0003 - None	0003 - None
0004 - C Glass Shield Angled	0004 - None	0004 - None
0005 - C Glass Shield Long	0005 - None	0005 - None
0006 - C Glass Shield Short	0006 - None	0006 - None

ADDITIONAL ACCESSORIES (Not installed at time of order)

GLARE SHIELD ACCESSORIES	OPTIC ACCESSORIES
0007 - A/B Short Shield (Angled)	0007 - None
0008 - A/B Short Shield (Long)	0008 - None
0009 - A/B Short Shield (Wide)	0009 - None
0010 - A/B Short Shield (Short)	0010 - None
0011 - C Glass Shield Angled	0011 - None
0012 - C Glass Shield Long	0012 - None
0013 - C Glass Shield Short	0013 - None

OUTDOOR MAGNETIC TRANSFORMERS (120V Input/12VAC Output)

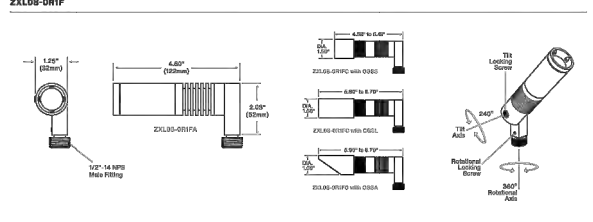
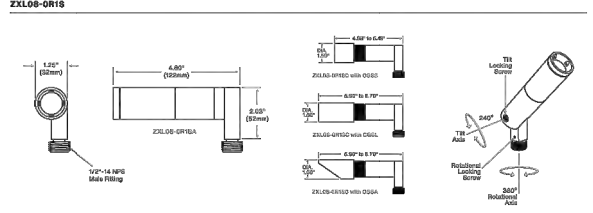
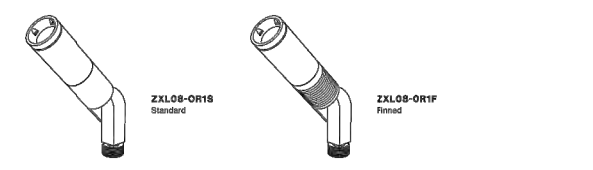
TRANSFORMER (See Accessories for detailed specifications)	EXAMPLE: T20-100-00
T20-100-00	100VA 120V/12VAC 100W
T20-150-00	150VA 120V/12VAC 150W
T20-200-00	200VA 120V/12VAC 200W
T20-250-00	250VA 120V/12VAC 250W
T20-300-00	300VA 120V/12VAC 300W
T20-350-00	350VA 120V/12VAC 350W
T20-400-00	400VA 120V/12VAC 400W
T20-450-00	450VA 120V/12VAC 450W
T20-500-00	500VA 120V/12VAC 500W



ZXLO8

Accent & Landscape - ZX08 Series

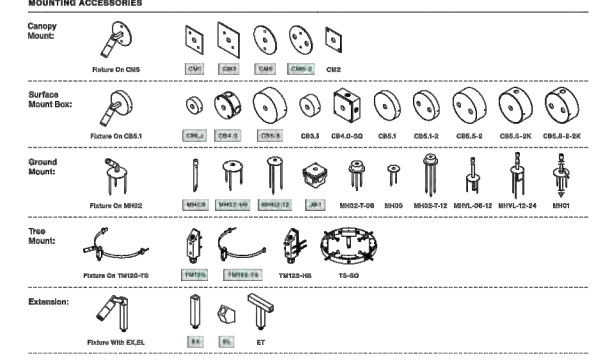
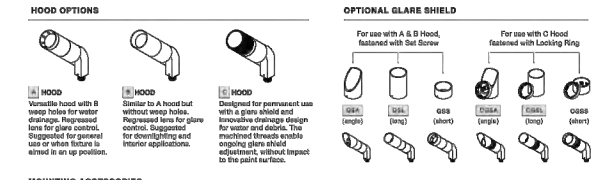
PRODUCT DRAWINGS



ZXLO8

Accent & Landscape - ZX08 Series

OPTIONS & ACCESSORIES



LFX-03, LFX-04, LFX-05



24VDC Linear Fixtures - Surface

PRODUCT	WATTS/W	CCT	EFFICIENCY	LENS
LFX-03	15W	2700K	100 lm/W	Clear
LFX-04	30W	2700K	100 lm/W	Clear
LFX-05	45W	2700K	100 lm/W	Clear

WIRE INPUT/OUTPUT	CONNECTOR/WIRE IN	CONNECTOR/WIRE OUT	WIRE COLOR
W1 - 18 AWG	W1 - 18 AWG	W1 - 18 AWG	W1 - White
W2 - 18 AWG	W2 - 18 AWG	W2 - 18 AWG	W2 - Black
W3 - 18 AWG	W3 - 18 AWG	W3 - 18 AWG	W3 - Red
W4 - 18 AWG	W4 - 18 AWG	W4 - 18 AWG	W4 - Blue

WIRE TYPE	FINISH	LENGTH (IN)	EXACT/OPTICAL
W1 - 18 AWG	W1 - 18 AWG	W1 - 18 AWG	W1 - White
W2 - 18 AWG	W2 - 18 AWG	W2 - 18 AWG	W2 - Black
W3 - 18 AWG	W3 - 18 AWG	W3 - 18 AWG	W3 - Red
W4 - 18 AWG	W4 - 18 AWG	W4 - 18 AWG	W4 - Blue

5 year warranty | Warranty only valid with QTL power supplies | Field modifications void warranty | Data subject to change, all data has +/- 5% tolerance



24VDC Linear Fixtures - Surface

PRODUCT	WATTS/W	CCT	EFFICIENCY	LENS
LFX-03	15W	2700K	100 lm/W	Clear
LFX-04	30W	2700K	100 lm/W	Clear
LFX-05	45W	2700K	100 lm/W	Clear

DELIVERED LUMENS
2700K 150 150 50
3000K 150 140 50
4000K 150 140 50
5000K 150 140 50

DIODE VISIBILITY	PHOTOMETRIC PERFORMANCE
DV - 0.1	Beam Spread: 120°
DV - 0.2	Beam Spread: 120°
DV - 0.3	Beam Spread: 120°

WIRE INPUT/OUTPUT	FINISH	LENGTH (IN)	EXACT/OPTICAL
W1 - 18 AWG	W1 - 18 AWG	W1 - 18 AWG	W1 - White
W2 - 18 AWG	W2 - 18 AWG	W2 - 18 AWG	W2 - Black
W3 - 18 AWG	W3 - 18 AWG	W3 - 18 AWG	W3 - Red
W4 - 18 AWG	W4 - 18 AWG	W4 - 18 AWG	W4 - Blue

WIRE TYPE	FINISH	LENGTH (IN)	EXACT/OPTICAL
W1 - 18 AWG	W1 - 18 AWG	W1 - 18 AWG	W1 - White
W2 - 18 AWG	W2 - 18 AWG	W2 - 18 AWG	W2 - Black
W3 - 18 AWG	W3 - 18 AWG	W3 - 18 AWG	W3 - Red
W4 - 18 AWG	W4 - 18 AWG	W4 - 18 AWG	W4 - Blue

5 year warranty | Warranty only valid with QTL power supplies | Field modifications void warranty | Data subject to change, all data has +/- 5% tolerance

LFX-08



24VDC Linear Fixtures - Surface

PRODUCT	WATTS/W	CCT	EFFICIENCY	LENS
LFX-08	15W	2700K	100 lm/W	Clear
LFX-08	30W	2700K	100 lm/W	Clear
LFX-08	45W	2700K	100 lm/W	Clear

DELIVERED LUMENS
2700K 150 150 50
3000K 150 140 50
4000K 150 140 50
5000K 150 140 50

DIODE VISIBILITY	PHOTOMETRIC PERFORMANCE
DV - 0.1	Beam Spread: 120°
DV - 0.2	Beam Spread: 120°
DV - 0.3	Beam Spread: 120°

WIRE INPUT/OUTPUT	FINISH	LENGTH (IN)	EXACT/OPTICAL
W1 - 18 AWG	W1 - 18 AWG	W1 - 18 AWG	W1 - White
W2 - 18 AWG	W2 - 18 AWG	W2 - 18 AWG	W2 - Black
W3 - 18 AWG	W3 - 18 AWG	W3 - 18 AWG	W3 - Red
W4 - 18 AWG	W4 - 18 AWG	W4 - 18 AWG	W4 - Blue

WIRE TYPE	FINISH	LENGTH (IN)	EXACT/OPTICAL
W1 - 18 AWG	W1 - 18 AWG	W1 - 18 AWG	W1 - White
W2 - 18 AWG	W2 - 18 AWG	W2 - 18 AWG	W2 - Black
W3 - 18 AWG	W3 - 18 AWG	W3 - 18 AWG	W3 - Red
W4 - 18 AWG	W4 - 18 AWG	W4 - 18 AWG	W4 - Blue

5 year warranty | Warranty only valid with QTL power supplies | Field modifications void warranty | Data subject to change, all data has +/- 5% tolerance



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1 DREXEL AVE / BUILDING RENDER
SCALE: NTS





1 DREXEL AVE / BUILDING RENDER (NO LANDSCAPE)
SCALE: NTS





1 LINCOLN ROAD / BUILDING RENDER

SCALE: NTS





1 LINCOLN ROAD / BUILDING RENDER (NO LANDSCAPE)
SCALE: NTS



1 RENDERING / ROOFTOP PERSPECTIVE VIEW
SCALE: NTS





1 RENDERING / ROOFTOP PERSPECTIVE VIEW
SCALE: NTS





1 RENDERING / ROOFTOP PERSPECTIVE VIEW
SCALE: NTS



1 RENDERING / ROOFTOP PERSPECTIVE VIEW
SCALE: NTS





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RENDERING / ROOFTOP PERSPECTIVE VIEW

SCALE: NTS





1 RENDERING / ROOFTOP PERSPECTIVE VIEW

SCALE: NTS

