

# 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.



# HISTORIC PRESERVATION BOARD FINAL SUBMITTAL - HPB24-0616

August 24, 2025  
STA Project #4401

## SHEET INDEX

A-0.0 Cover Sheet  
A-0.01 HPB Shell Final Order  
A-1.1 Survey  
A-1.2 Zoning Information  
A-1.3 Context Location Plan  
A-1.4 Site Plan  
A-1.5 FAR Diagrams  
A-1.6 FAR Diagrams  
A-1.7 Historic Resources  
A-1.8 Historic Resources  
A-1.9 Historic Resources  
A-1.10 Historic Resources  
A-1.11 Historic Resources  
A-1.12 Historic Resources  
A-1.13 Historic Resources  
A-1.14 Historic Resources  
A-1.15 Historic Resources  
A-1.16 Historic Resources  
A-1.17 Historic Resources

A-2.1 Exterior Photos: Existing Condition  
A-2.2 Exterior Photos: Existing Condition  
A-2.3 Context Photos  
A-2.4 Context Photos

A-3.1 Approved Ground Floor Plan  
A-3.2 Proposed Ground Floor Plan  
A-3.3 Approved Mezzanine Floor Plan  
A-3.4 Approved Second Floor Plan  
A-3.5 Proposed Second Floor Plan  
A-3.6 Approved Rooftop Plan  
A-3.7 Proposed Rooftop Plan  
A-3.8 Approved Roof Plan  
A-3.9 Proposed Roof Plan  
A-3.10 Approved Building Elevations  
A-3.11 Proposed Building Elevations  
A-3.12 Approved Building Elevations  
A-3.13 Proposed Building Elevations  
A-3.14 Section 1  
A-3.15 Section 2  
A-3.16 Enlarged Proposed Rooftop Plan

A-4.1 Existing Reflected Ceiling Plan - Rooftop  
A-4.2 Proposed Reflected Ceiling Plan - Rooftop  
A-4.3 Proposed Lighting Schedule

A-5.1 Trees & Plans Planting Plan - Rooftop  
A-5.2 Understory Planting Plan - Rooftop

A-6.1 Details Retractable Fabric Pergola  
A-6.2 Details Fixed Thatch Roof  
A-6.3 Details Rooftop Bar

A-7.1 Drexel Ave / Building Render  
A-7.2 Drexel Ave / Building Render (No Landscape)  
A-7.3 Lincoln Road / Building Render  
A-7.4 Lincoln Road / Building Render (No Landscape)  
A-7.5 Rendering / Rooftop Perspective View  
A-7.6 Rendering / Rooftop Perspective View  
A-7.7 Rendering / Rooftop Perspective View  
A-7.8 Rendering / Rooftop Perspective View  
A-7.9 Rendering / Rooftop Perspective View  
A-7.10 Rendering / Rooftop Perspective View

Todd B. Tragash  
Digitally signed by Todd B. Tragash  
Date: 2025.08.23 18:16:49 -04'00'



MEETING DATE: May 13, 2014

FILE NO: 7424

PROPERTY: 1620 Drexel Avenue

LEGAL: Lot 1, Block 52 of the Alton Beach Realty Company 2nd Commercial Subdivision, according to the plat thereof, as recorded in Plat Book 6 at page 33 of the public records of Miami-Dade County, Florida.

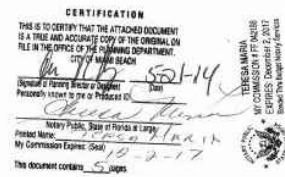
IN RE: The application for a Certificate of Appropriateness for the construction of a new 2-story commercial building with active roof deck, including the demolition of the existing raised terrace located at the north elevation facing Lincoln Road, the demolition of the existing site wall, and partial demolition of the existing 2-story building located along Drexel Avenue.

**ORDER**

The applicant, Miami Beach Community Church, Inc., filed an application with the City of Miami Beach Planning Department for a Certificate of Appropriateness.

The City of Miami Beach Historic Preservation Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

- A. The subject structure is classified as 'Contributing' in the Miami Beach Historic Properties Database and is located within the Flamingo Park Local Historic District.
- B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is consistent with the Certificate of Appropriateness Criteria in Section 118-564(a)(1) of the Miami Beach Code, is not consistent with Certificate of Appropriateness Criteria 'b', 'c' & 'd' in Section 118-564(a)(2) of the Miami Beach Code, is not consistent with Certificate of Appropriateness Criteria 'b' & 'g' in Section 118-564(a)(3) of the Miami Beach Code, and is consistent



with Certificate of Appropriateness Criteria for Demolition in Section 118-564(f)(4) of the Miami Beach Code.

C. The project would be consistent with the criteria and requirements of section 118-564 if the following conditions are met:

1. Revised elevation, site plan and floor plan drawings shall be submitted to and approved by staff, at a minimum, such drawings shall incorporate the following:
  - a. The applicant shall enter into an escrow agreement subject to the approval of the Planning Director and the City Attorney that provides for the restoration of all buildings on the site, prior to the issuance of a Certificate of Occupancy, a Temporary Certificate of Occupancy or Partial Certificate of Occupancy.
  - b. An additional pair of windows shall be introduced at the second level of the west elevation, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
  - c. The proposed rooftop structures including the back-of-house structure and mechanical equipment enclosure shall be minimized to the greatest extent possible, and the applicant shall explore relocating these structures westward, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
  - d. The proposed bronze storefront frames shall be a light or medium bronze color, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
  - e. Final details of all exterior surface finishes and materials shall be required, including samples, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
  - f. The final design and details of all exterior and interior lighting shall be provided, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board. Interior lighting shall be designed in a manner to not have an adverse overwhelming impact upon the surrounding historic district.
  - g. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
2. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding site plan, shall be submitted

to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:

- a. Any existing street trees proposed to be removed shall be replaced with canopy shade trees, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
  - b. Silva Cells in tree pits, with the City Standard black and white bound aggregate system and fertilization trench, irrigation, and two (2) up-lights per City standards, shall be required for all street and shade trees, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
  - c. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the final revised landscape plan.
  - d. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.
  - e. FPL transformers or vault rooms, backflow preventers and all other related devices and fixtures shall not be permitted within any required yard or any area fronting a street or sidewalk. Their location and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
3. The Applicant agrees to the following operational conditions for any and all permitted main and accessory uses and shall bind itself, lessees, permittees, concessionaires, renters, guests, users, and successors and assigns and all successors in interest in whole or in part to comply with the following operational requirements and/or limitations.
- a. **ROOFTOP CONDITIONS**
    - i. The applicant shall ensure through appropriate contracts, assignments and management rules that these restrictions are enforced. Owner agrees to include the rules and regulations set forth in these conditions in any contract or assignment.
    - ii. All rooftop facilities shall cease operation at 12am Sunday through Thursday and at 1am on Friday and Saturday.

4. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy, a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Department approval.
5. The Final Order shall be recorded in the Public Records of Miami-Dade County prior to the issuance of a Building Permit.
6. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
7. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
8. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirements or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations which were amended by the Board, that the Certificate of Appropriateness is GRANTED for the above-referenced project subject to those certain conditions specified in paragraph C of the Findings of Fact (Condition Nos. 1-8 inclusive) hereof, in which the applicant has agreed.

PROVIDED, the applicant shall bulk substantially in accordance with the plans approved by the Historic Preservation Board, as determined by staff, entitled "1620 Drexel Ave", as prepared by Trauser Studio Design & Architecture, dated April 03, 2014.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Final Order. No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance, as set forth in this Final Order, have been met.

The issuance of this Certificate of Appropriateness does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean that such handicapped access is not required. When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original Certificate of Appropriateness was granted, the Certificate of

Appropriateness will expire and become null and void. If the Full Building Permit for the project should expire for any reason (including but not limited to construction not commencing and continuing with required inspections, in accordance with the applicable Building Code), this Certificate of Appropriateness will expire and become null and void.

In accordance with Section 118-561 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this Order shall subject this Certificate of Appropriateness to Section 118-564, City Code, for revocation or modification of the Certificate of Appropriateness.

Dated this 20<sup>th</sup> day of MAY, 2014.

HISTORIC PRESERVATION BOARD  
THE CITY OF MIAMI BEACH, FLORIDA

BY: *Thomas R. Mooney*  
THOMAS R. MOONEY, AICP  
PLANNING DIRECTOR  
FOR THE CHAIR

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of May, 2014 by Thomas R. Mooney, Planning Director, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



NOTARY PUBLIC  
Miami-Dade County, Florida  
My commission expires: 12-2-17

Approved As To Form: *J. Green* (5-20-2014)  
City Attorney's Office:

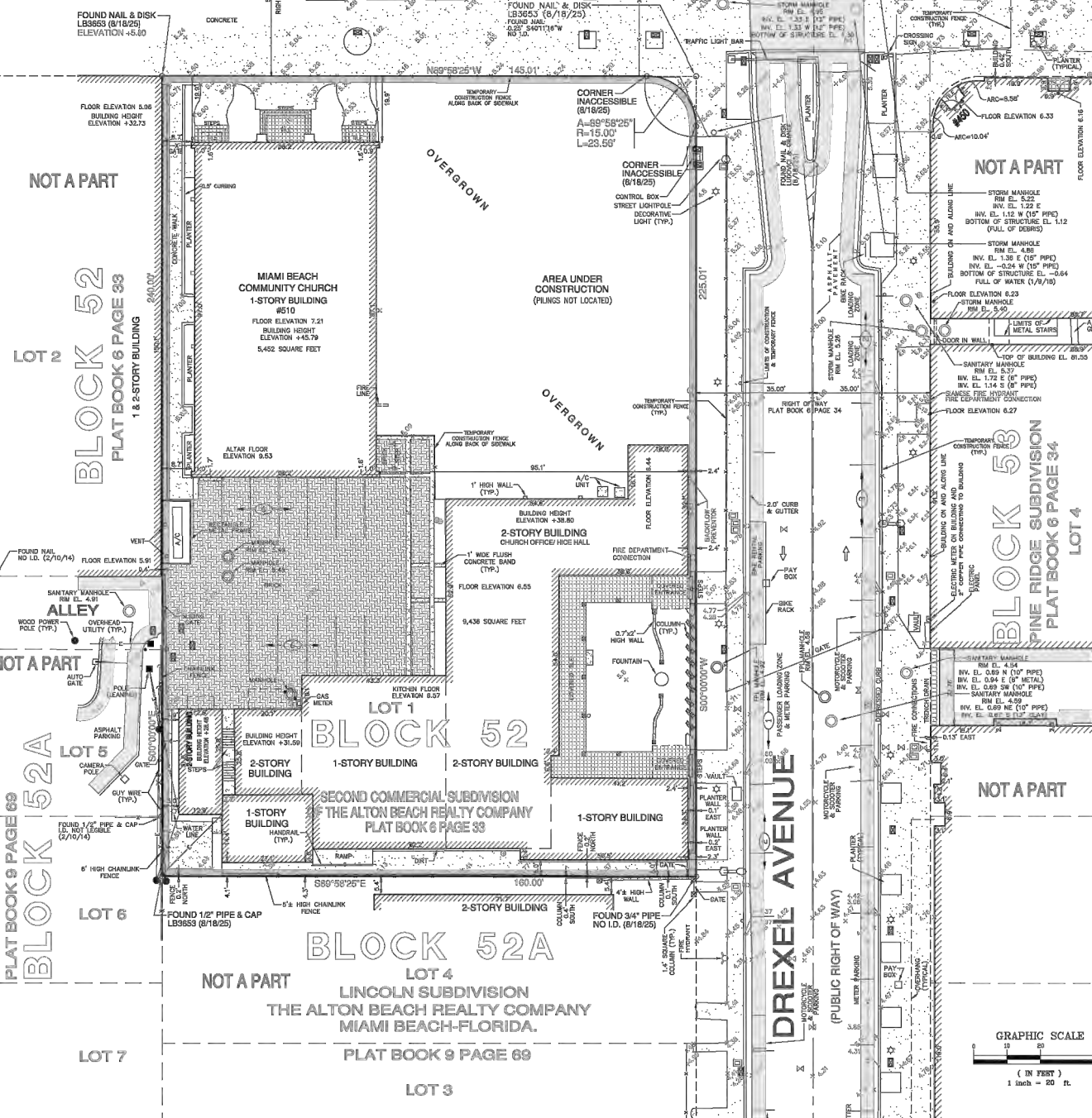
Filed with the Clerk of the Historic Preservation Board on 5-21-14 (WJA)

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# LINCOLN MALL ROAD

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



NOT A PART  
LOT 2  
BLOCK 52  
PLAT BOOK 6 PAGE 33  
1.8-2-STORY BUILDING

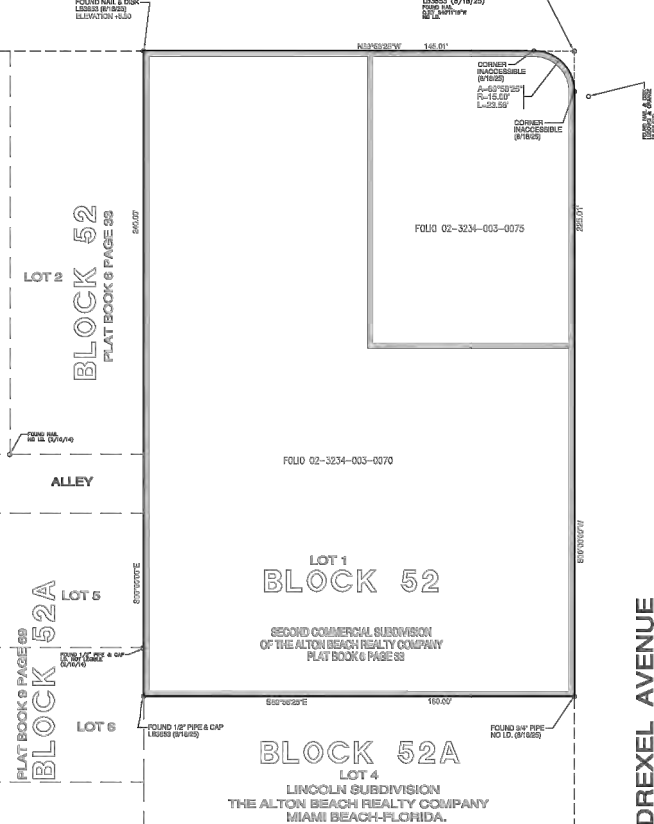
NOT A PART  
LOT 5  
BLOCK 52A  
PLAT BOOK 9 PAGE 69

LOT 7

LOT 3

# LINCOLN MALL ROAD

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



LOT 2  
BLOCK 52  
PLAT BOOK 6 PAGE 33

LOT 5  
BLOCK 52A  
PLAT BOOK 9 PAGE 69

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**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):				
<b>ZONING INFORMATION / CALCULATION</b>		<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
13	<b>Floor Area Ratio (02-3234-003-0070)</b>	67,218 SF	19,635 SF	19,635 SF	N/A
	<b>Floor Area Ratio (02-3234-003-0075)</b>	19,074 SF	15,975 SF	18,677 SF	N/A
	<b>Floor Area Ratio (TOTAL FAR)</b>	86,292 SF	35,610 SF	38,312 SF	N/A
14	<b>Building Height</b>	50'-0"	49'-10"	48'-10" (NO CHANGE*)	N/A
15	<b>At grade parking lot on the same lot</b>				
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	<b>Subterranean, Pedestal &amp; Tower (non-Oceanfront)</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
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	<b>Subterranean, Pedestal &amp; Tower (non-Oceanfront)</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
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	<b>Minimum Apartment Unit Size</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
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	<b>Average Apartment Unit Size</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
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	<b>Required Open-space ratio (RPS, CPS)</b>	N/A	N/A	N/A	N/A
21	<b>Parking</b>	N/A	N/A	N/A	N/A
22	<b>Loading</b>	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

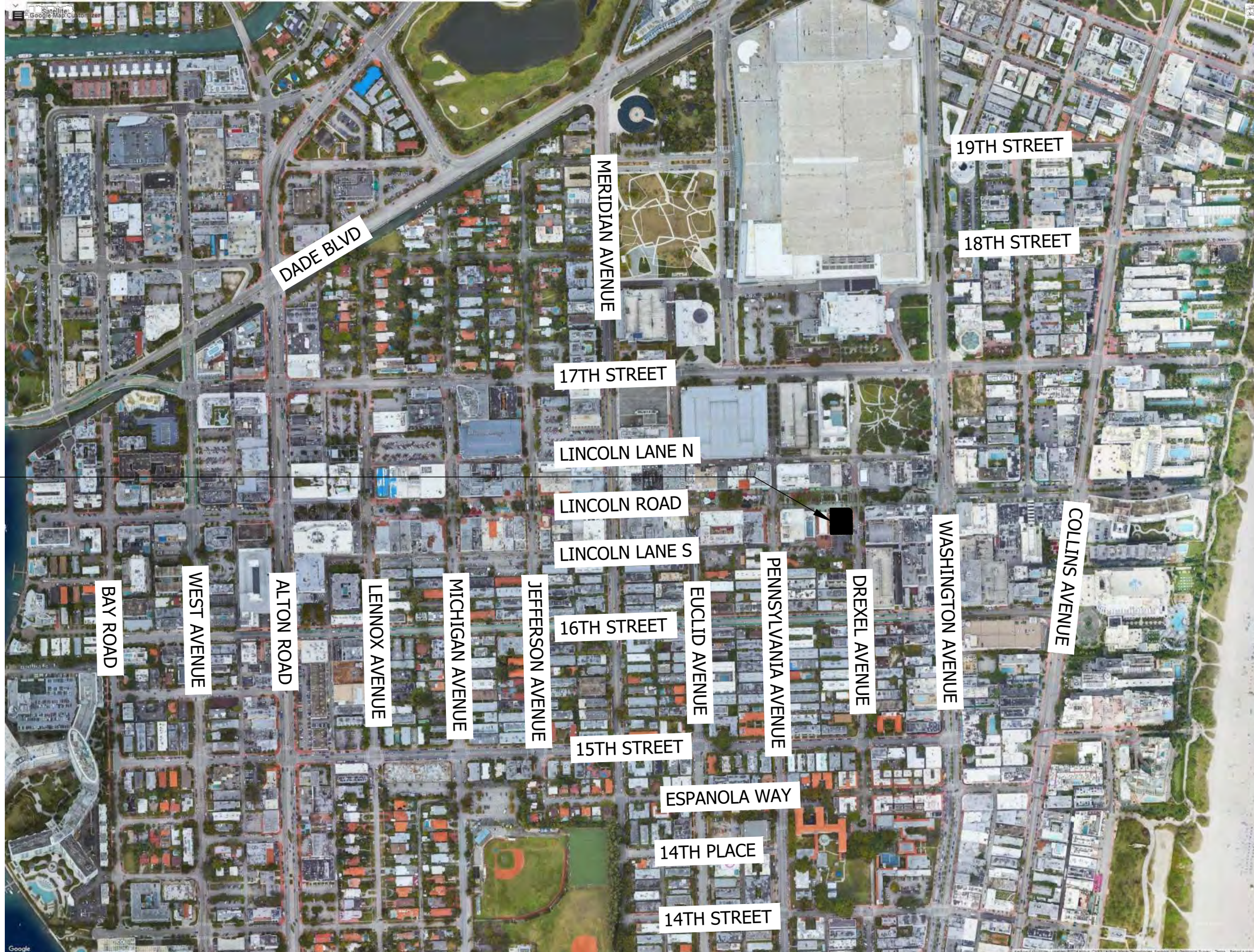
ROOFTOP:

INTERIOR 0 SEATS  
EXTERIOR 206 SEATS

TOTAL SEATS ROOFTOP: 206 SEATS

TOTAL SEATS: 460 SEATS





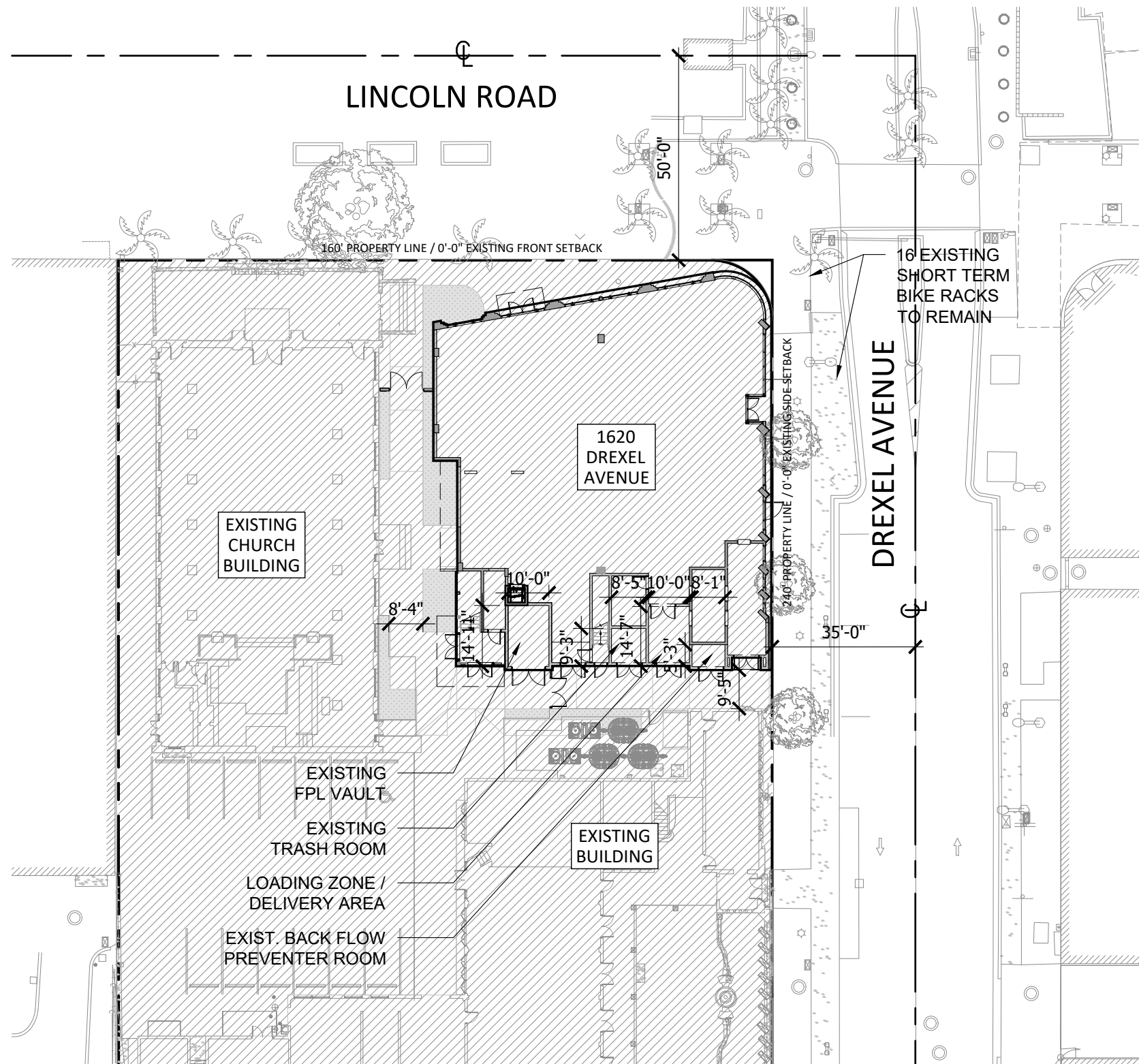
1620 DREXEL AVENUE

1

1/2 MILE RADIUS VICINITY PLAN

SCALE: N.T.S.

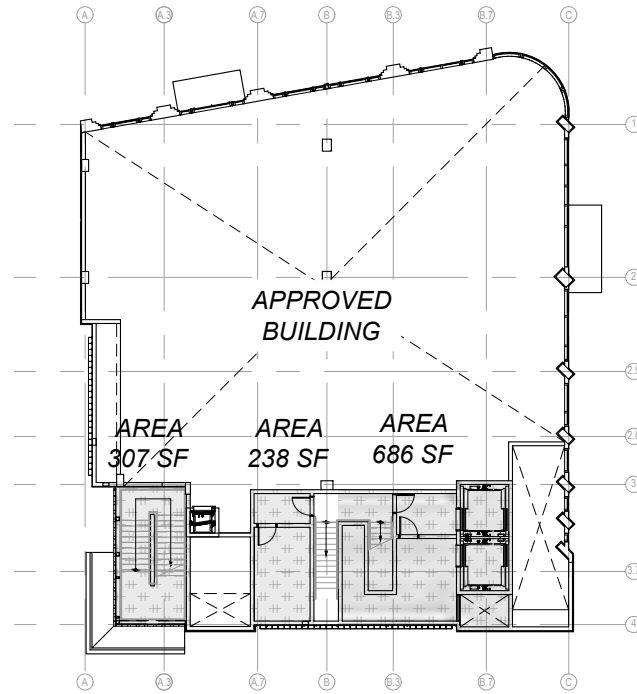




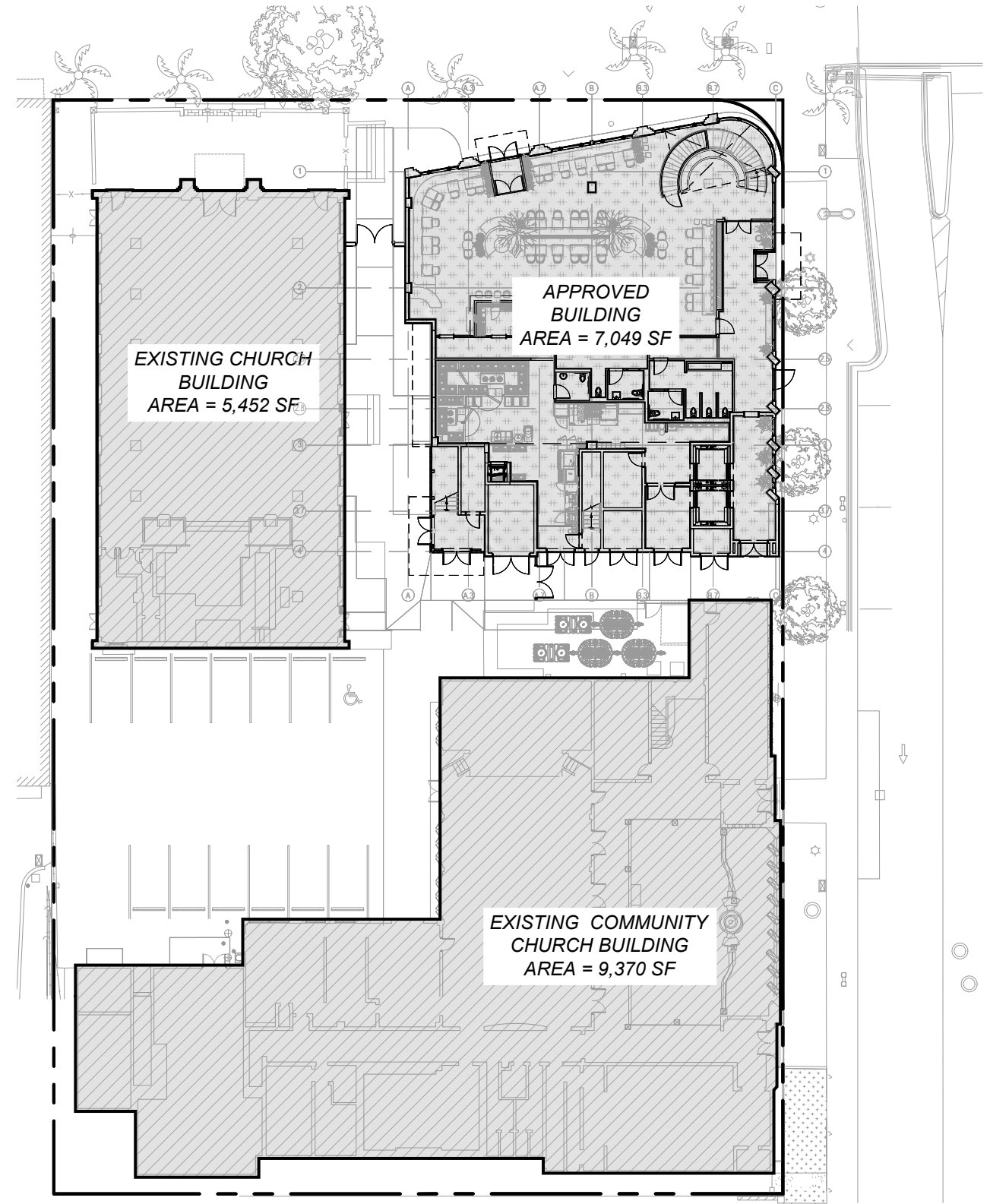
1 EXISTING SITE PLAN (NO CHANGES - PER HPB ORDER No 7424)

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





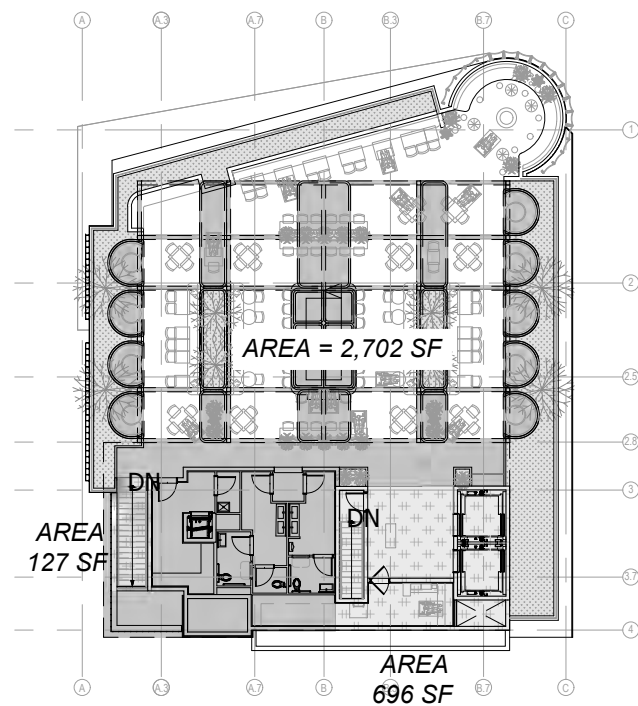
**2 FAR DIAGRAM: MEZZANINE FLOOR**  
SCALE: 1/32"=1'-0"



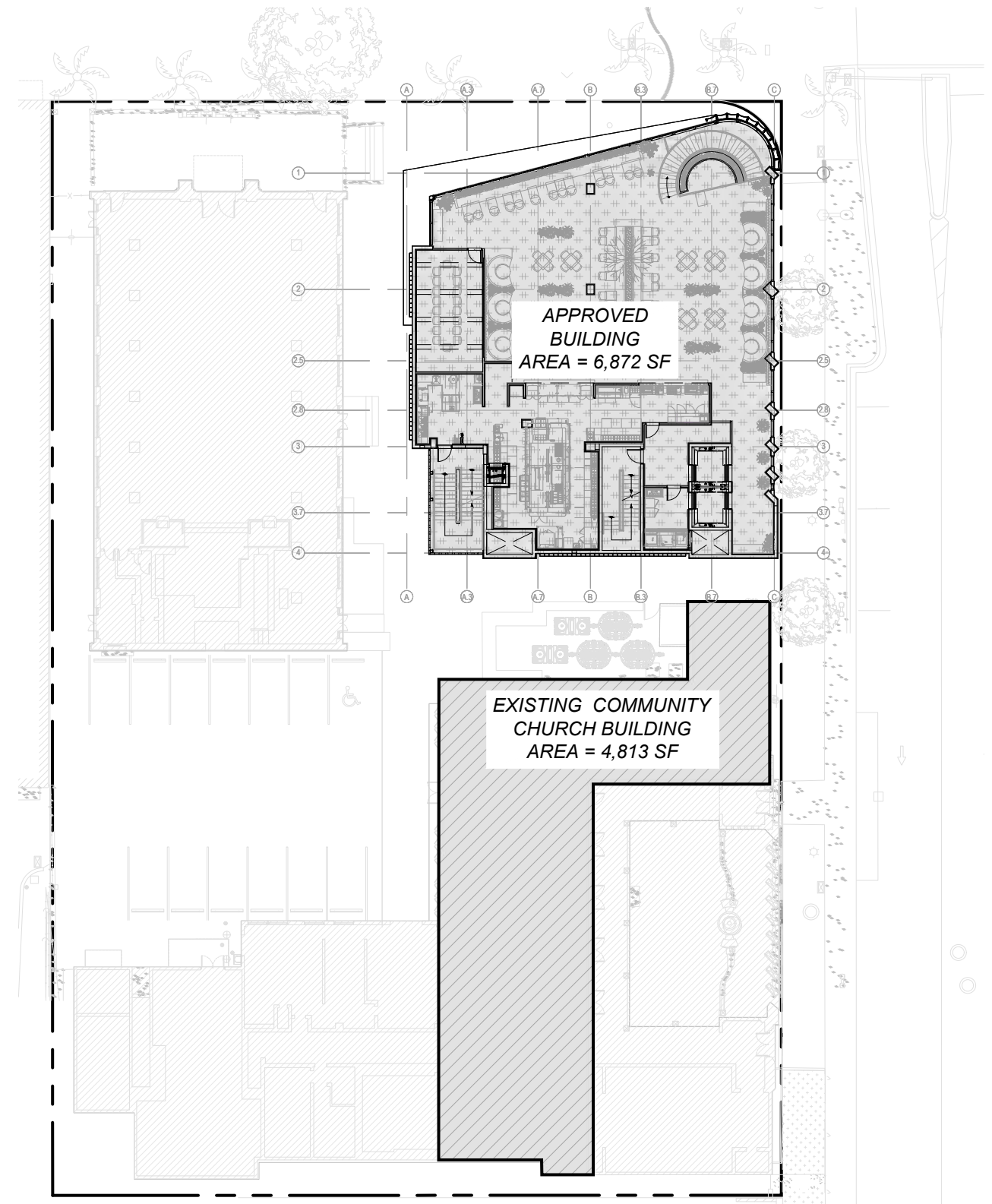
**1 FAR DIAGRAM: FIRST FLOOR**  
SCALE: 1/32"=1'-0"

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			





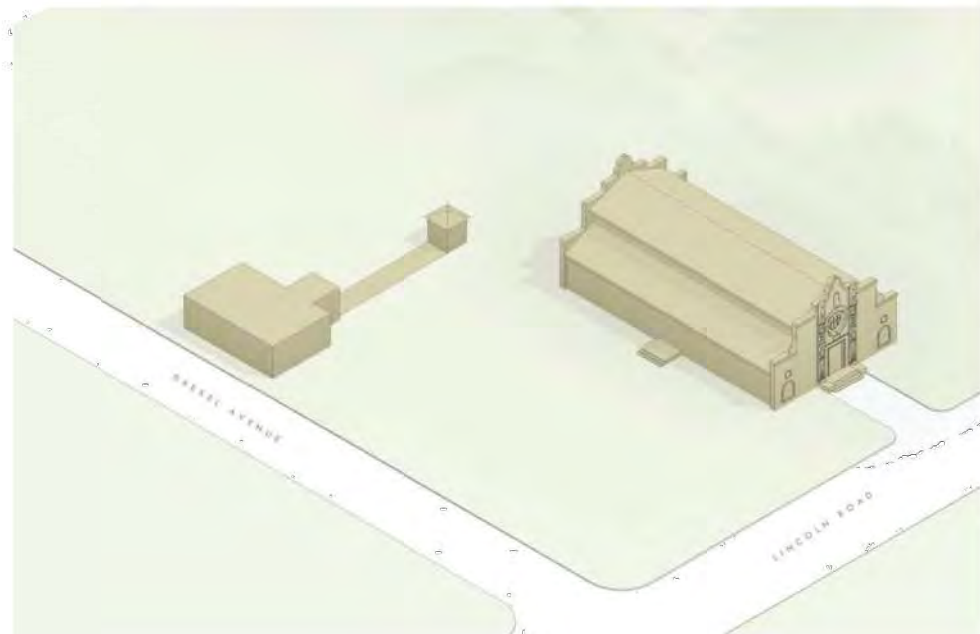
**2 FAR DIAGRAM: ROOFTOP**  
SCALE: 1/32"=1'-0"



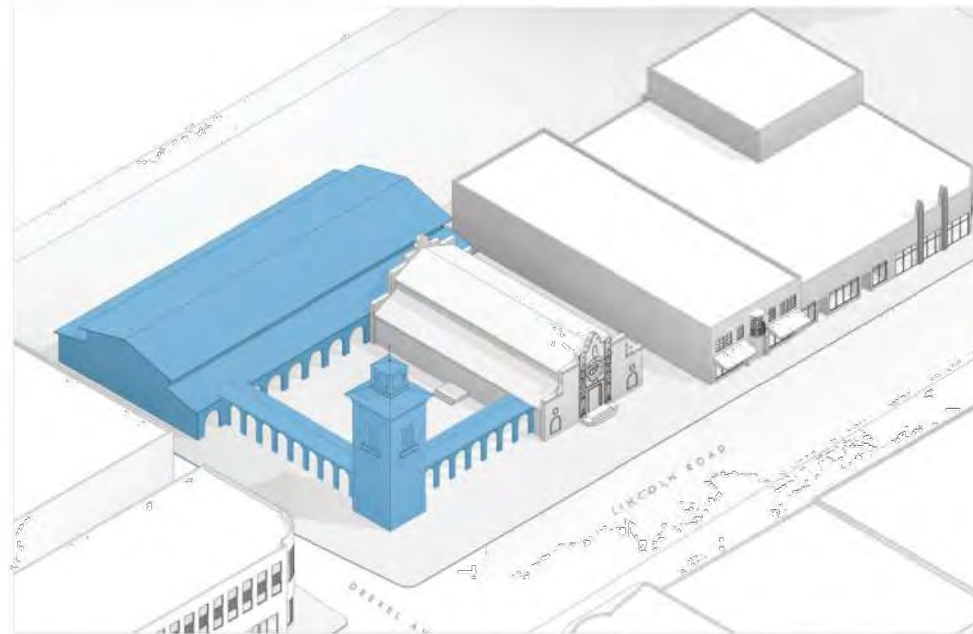
**1 FAR DIAGRAM: SECOND FLOOR**  
SCALE: 1/32"=1'-0"

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			

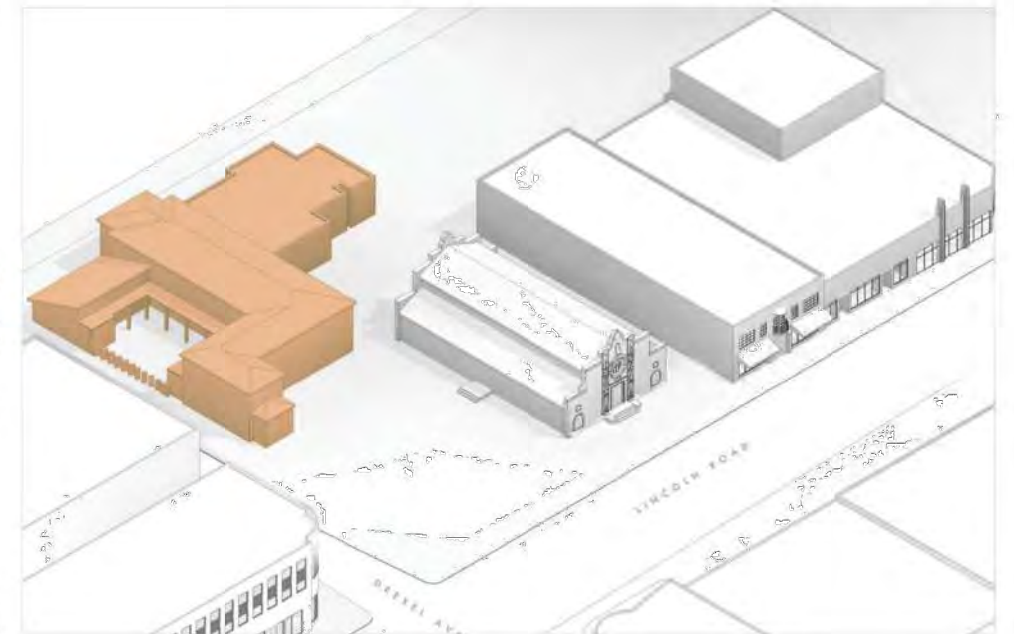




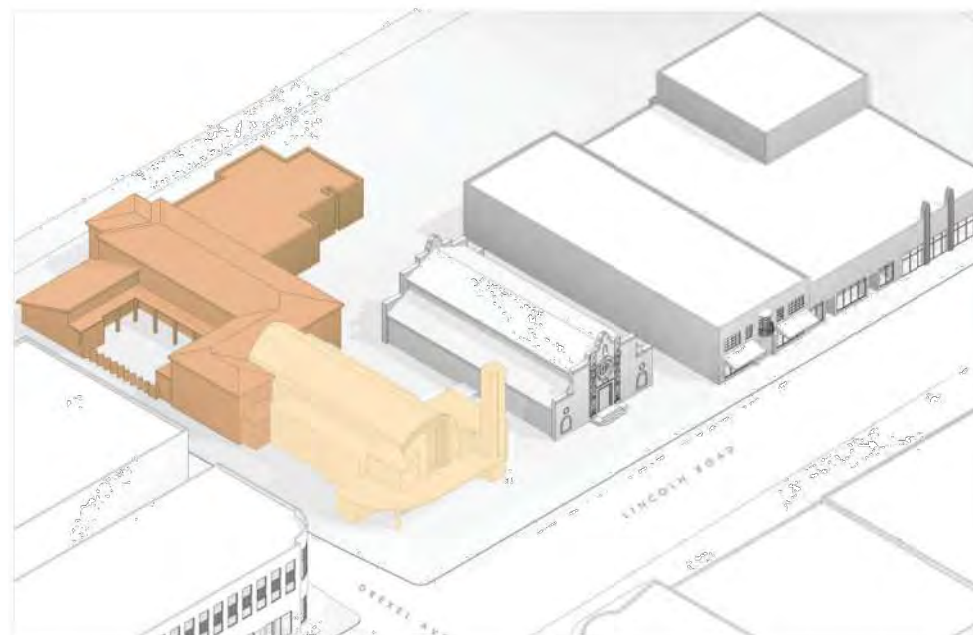
1921 DESIGN OF ORIGINAL CHURCH  
WALTER DEGARMO, ARCHITECT



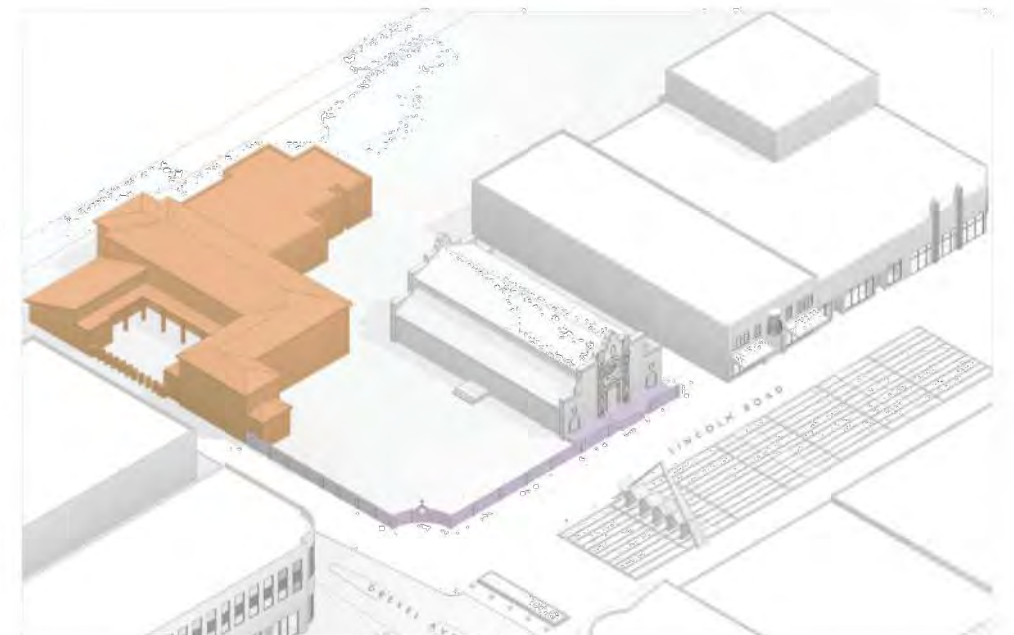
1940s PROPOSAL FOR EXPANSION TO CHURCH  
UNIDENTIFIED ARCHITECT



1948 CHURCH EXPANSION, PHASE I  
RUSSELL PANCOAST, ARCHITECT

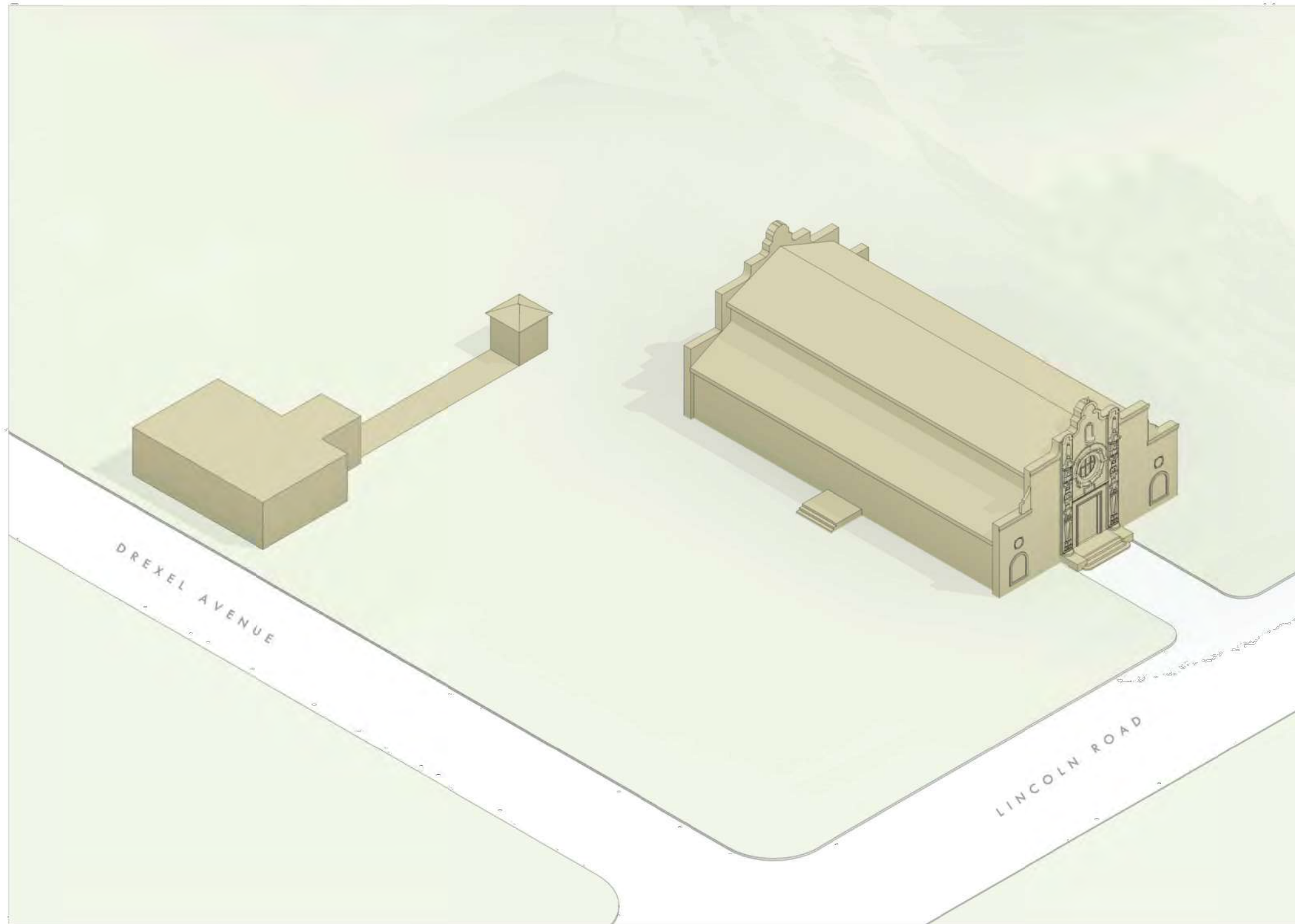


1948 PROPOSAL FOR SECOND PHASE (MASSING BASED ON SURVIVING PLANS)  
RUSSELL PANCOAST, ARCHITECT



1950s ADDITION OF FENCE AND ENTRY PLATFORM  
UNIDENTIFIED ARCHITECT

COURTESY OF TOUZET STUDIO



POST CARD AERIAL



POST CARD FRONT



INTERIOR

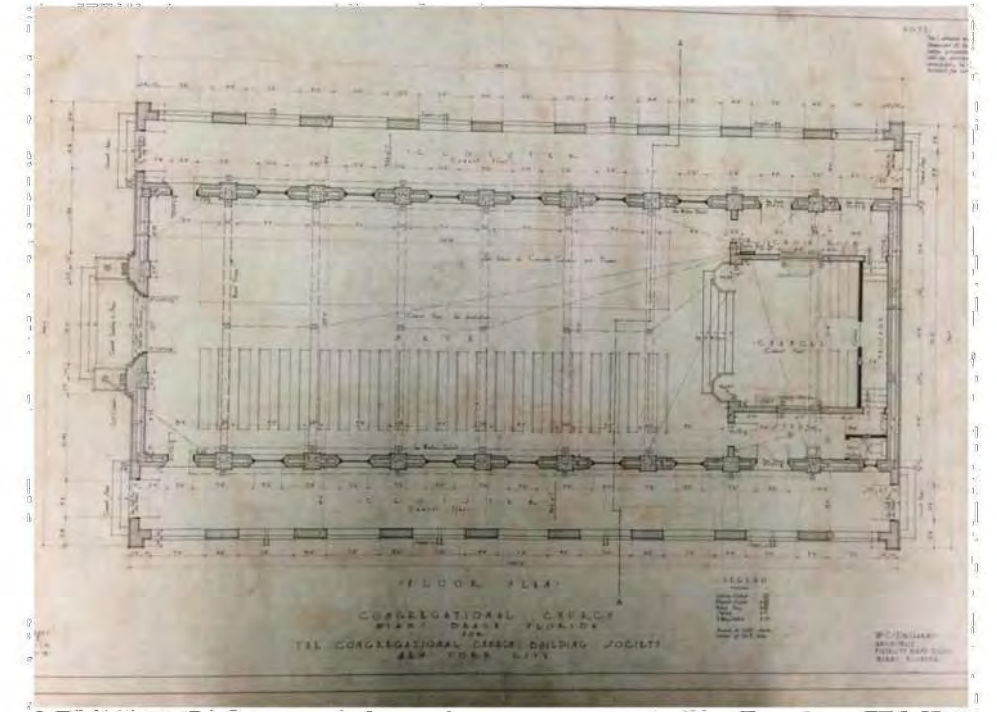
COURTESY OF TOUZET STUDIO



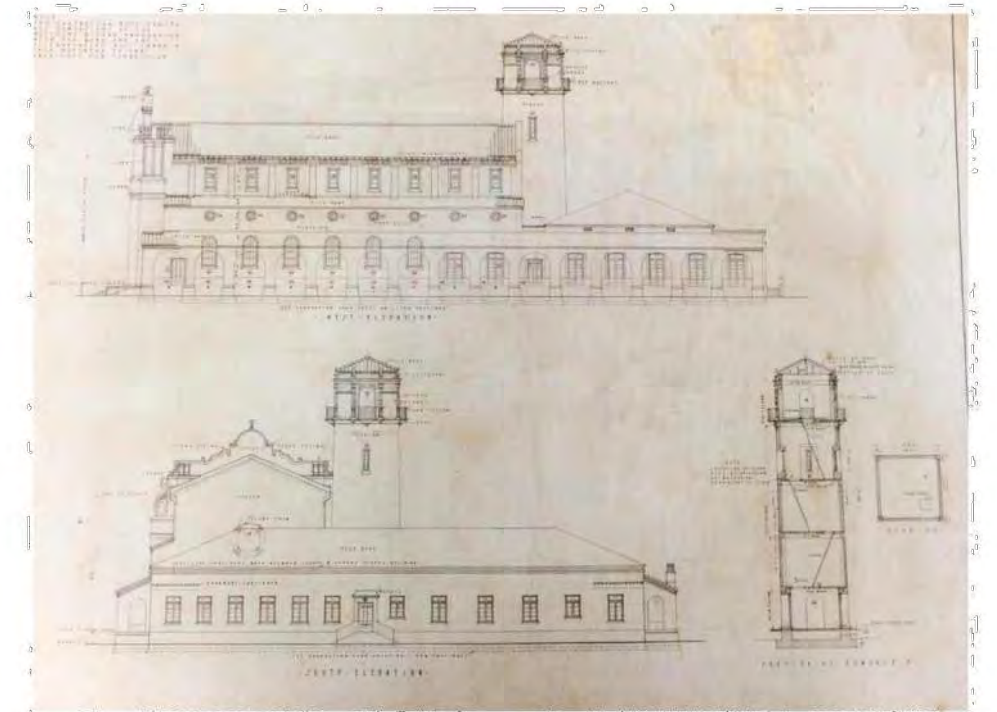


*"It was one of only a half dozen buildings on a dirt street called Lincoln Road. Everyone lived south, north was wilderness."*

*(60th Anniversary MBCC; The First Forty Years of the MBCC)*

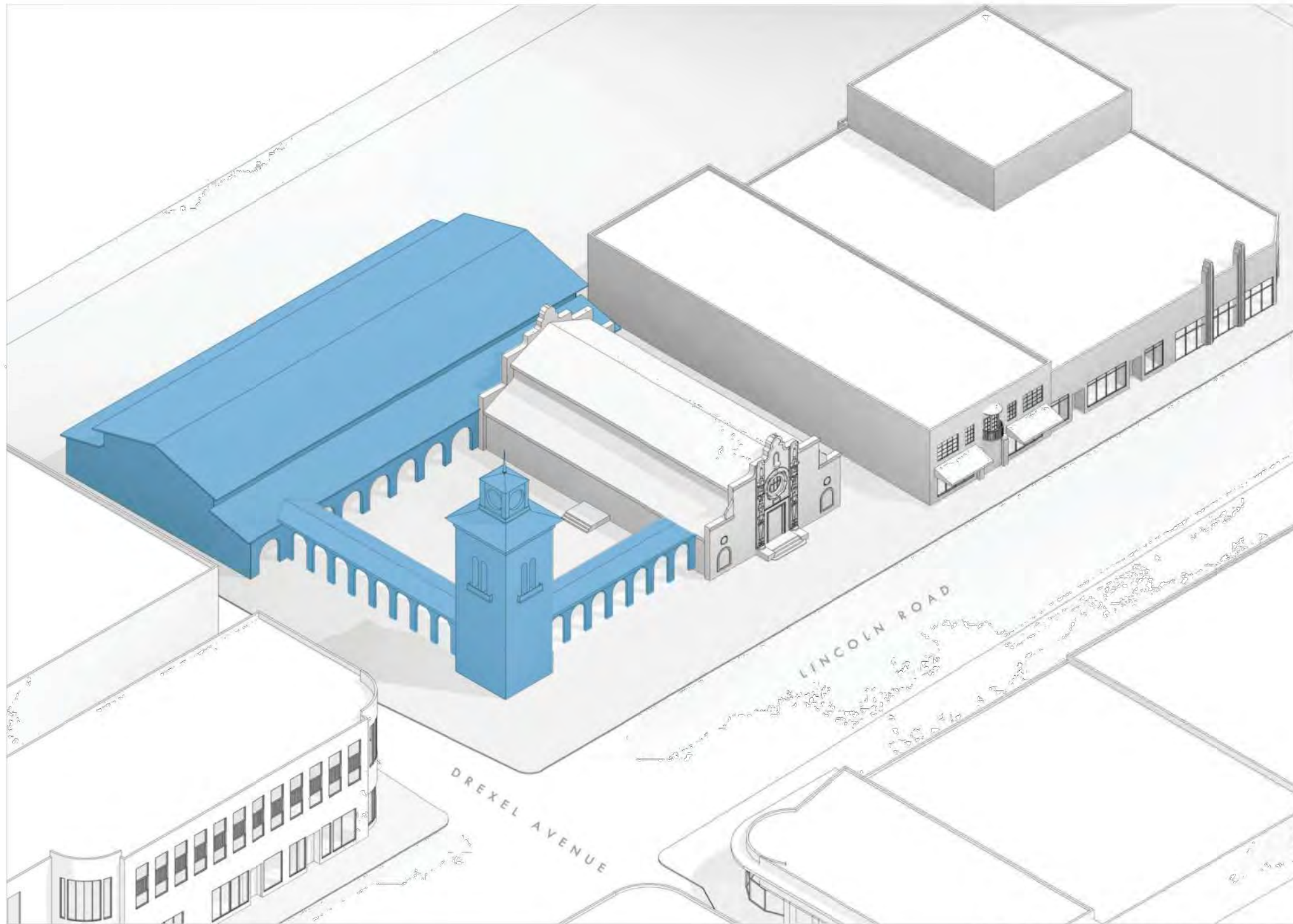


FLOORPLANS AND ELEVATIONS OF ORIGINAL CHURCH  
WALTER DEGARMO, ARCHITECT



PROPOSED COLONNADE AND TOWER (UNBUILT)

COURTESY OF TOUZET STUDIO



1940s PROPOSAL FOR EXPANSION TO CHURCH  
UNIDENTIFIED ARCHITECT



AERIAL



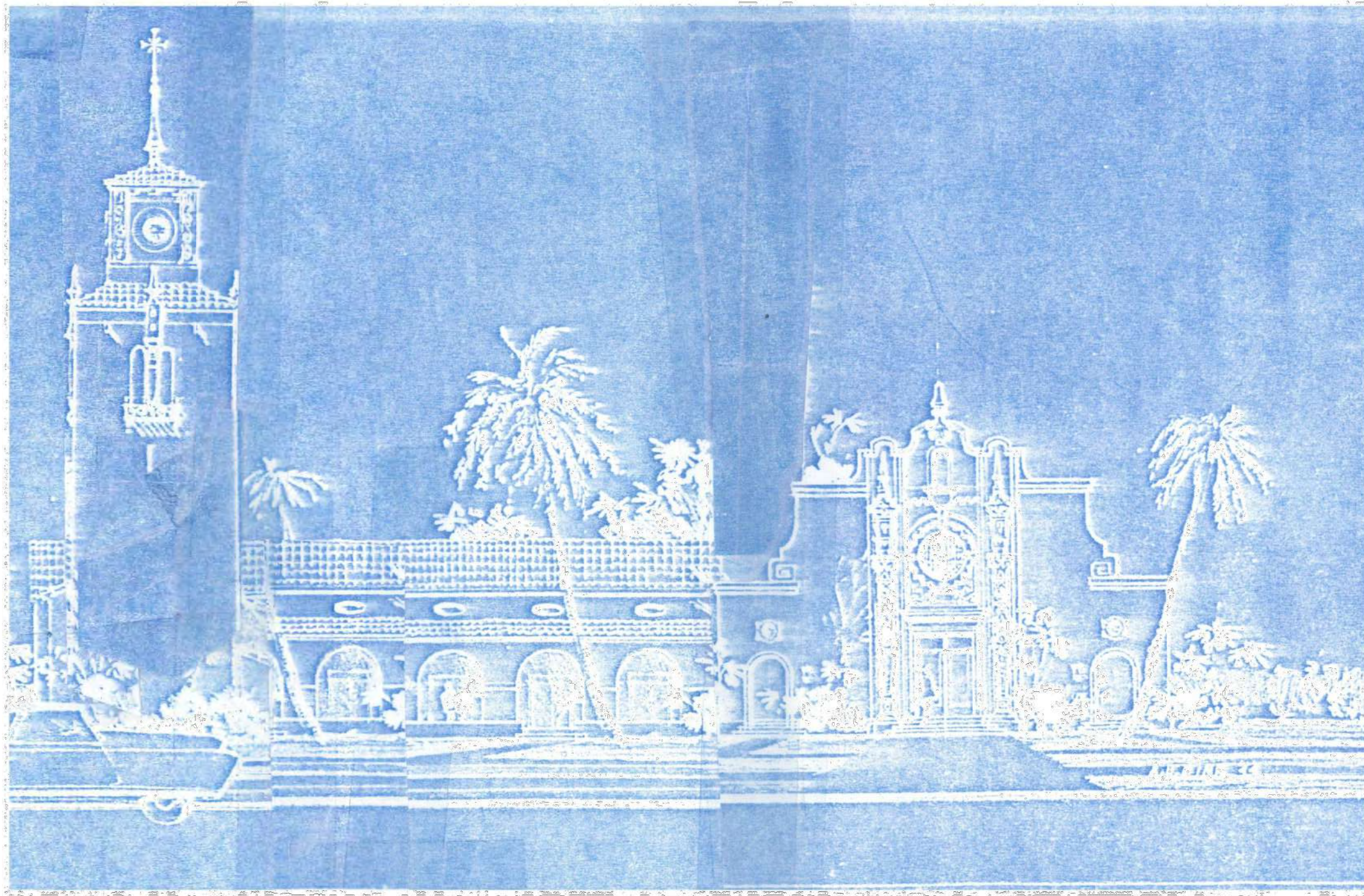
CHURCH FACADE



LINCOLN ROAD

COURTESY OF TOUZET STUDIO

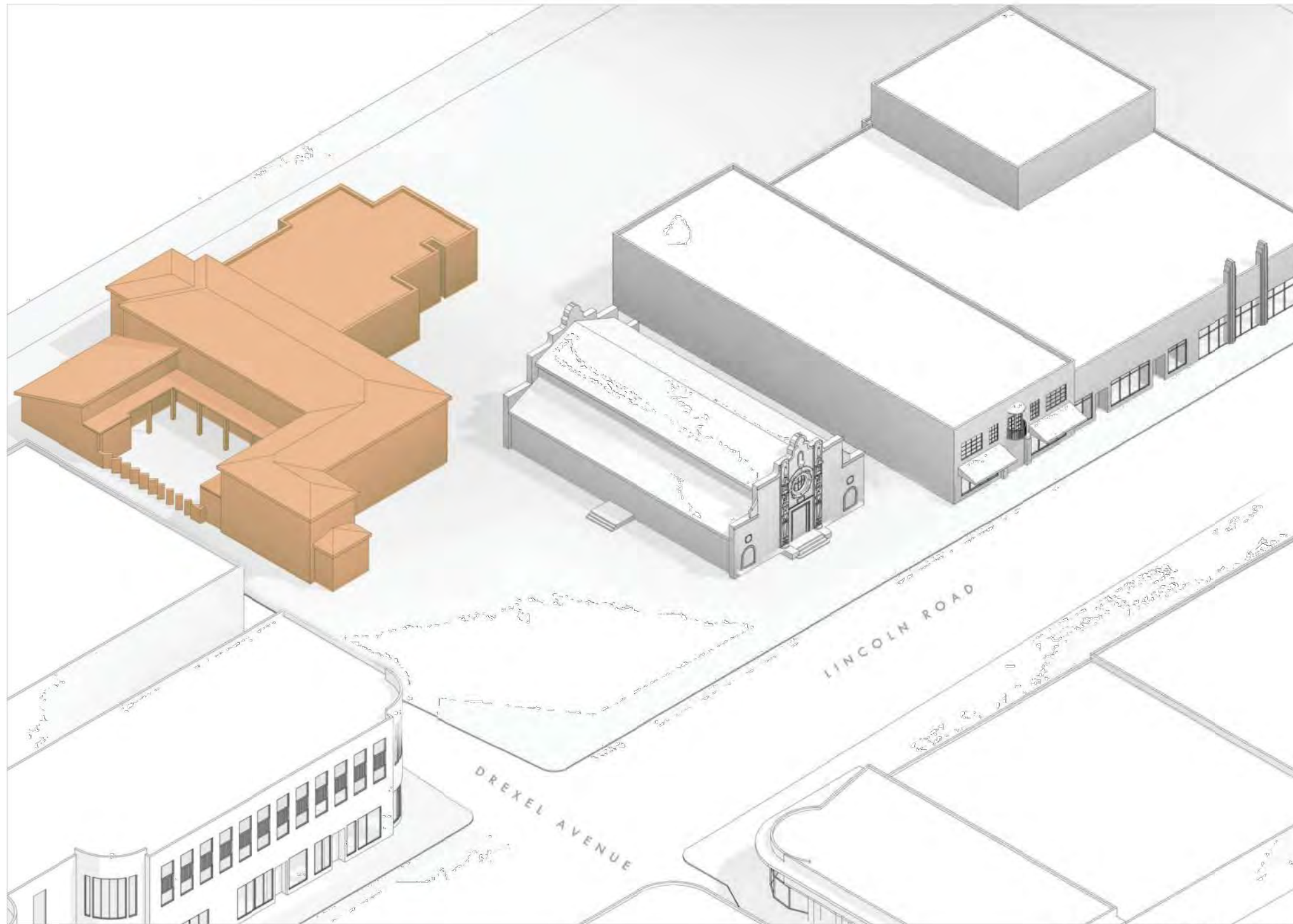




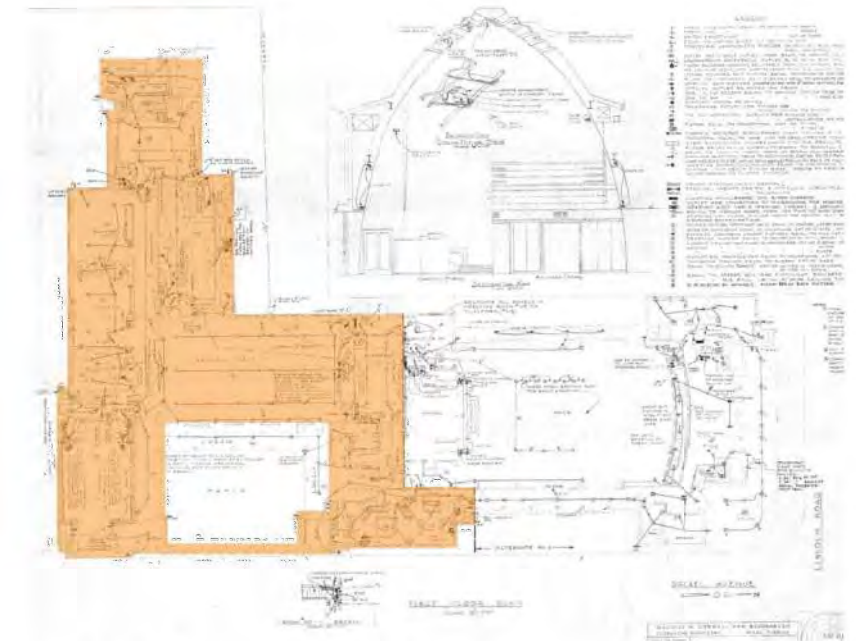
ONLY REMAINING BLUEPRINT OF 1944 PROPOSAL  
ARCHITECT UNKNOWN

COURTESY OF TOUZET STUDIO

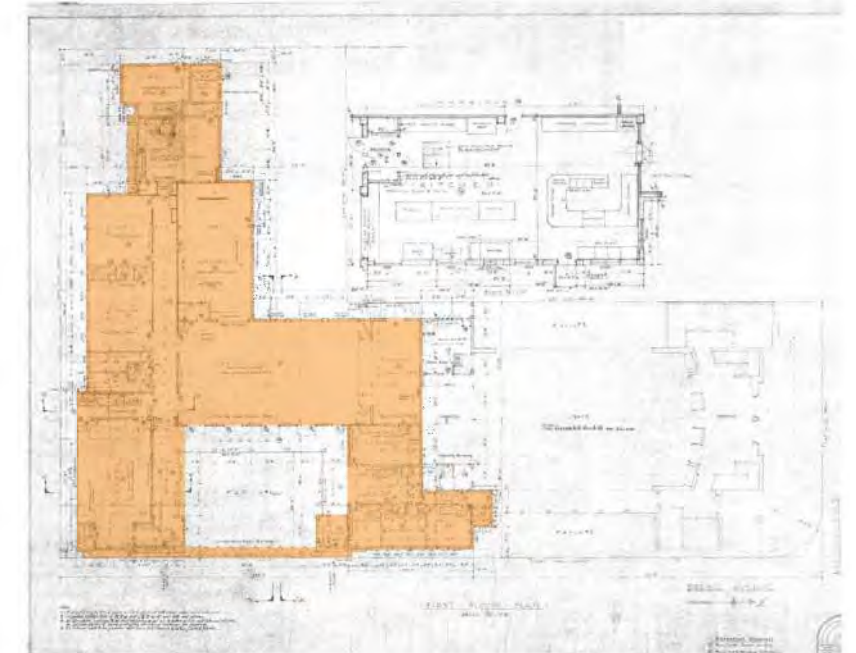




1948 CHURCH EXPANSION, PHASE I  
RUSSELL PANCOAST, ARCHITECT

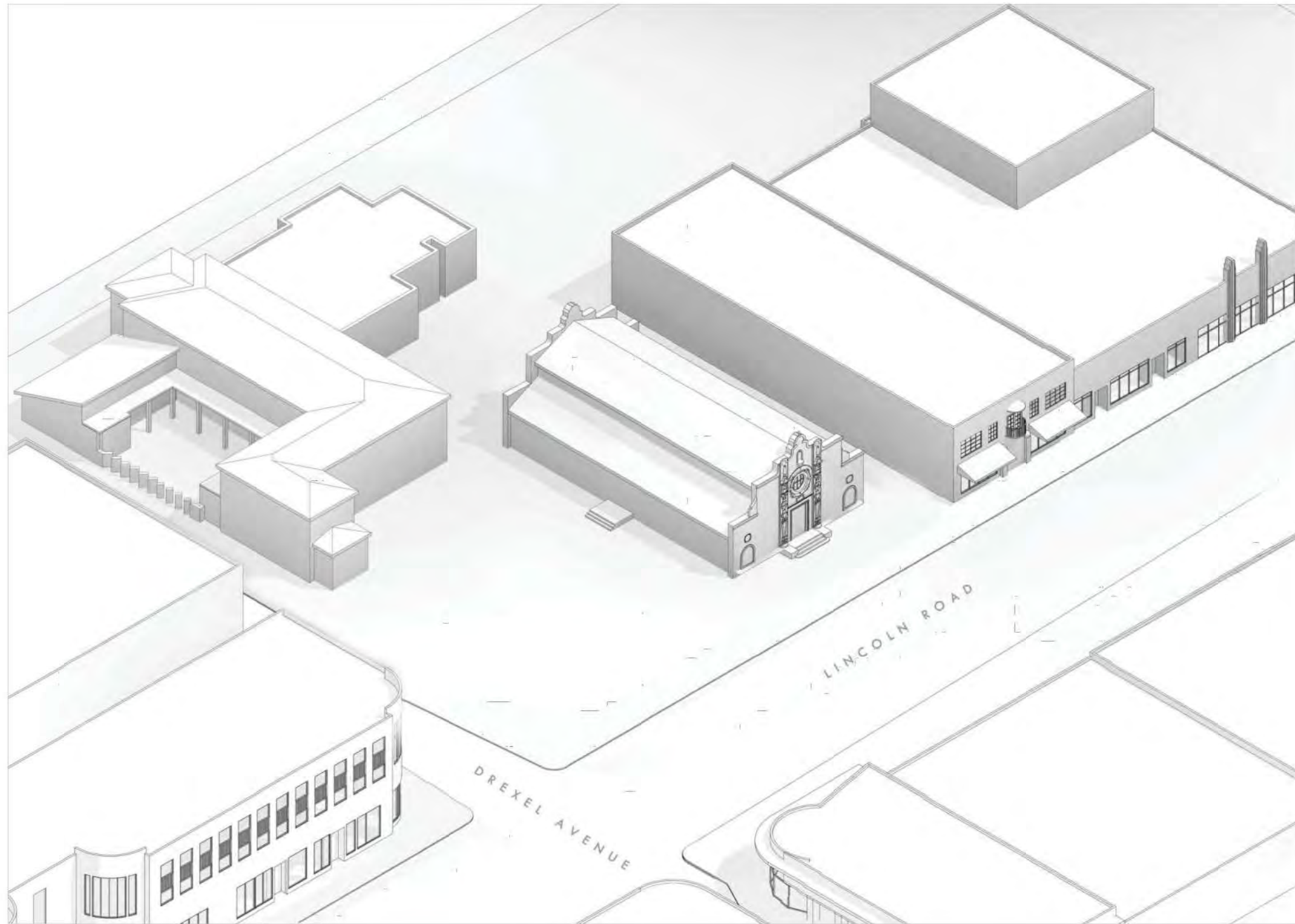


1948 CHURCH EXPANSION, PHASE I  
GROUND FLOOR ELECTRICAL PLAN  
RUSSELL PANCOAST, ARCHITECT



1948 CHURCH EXPANSION, PHASE I  
GROUND FLOOR PLAN  
RUSSELL PANCOAST, ARCHITECT

COURTESY OF TOUZET STUDIO

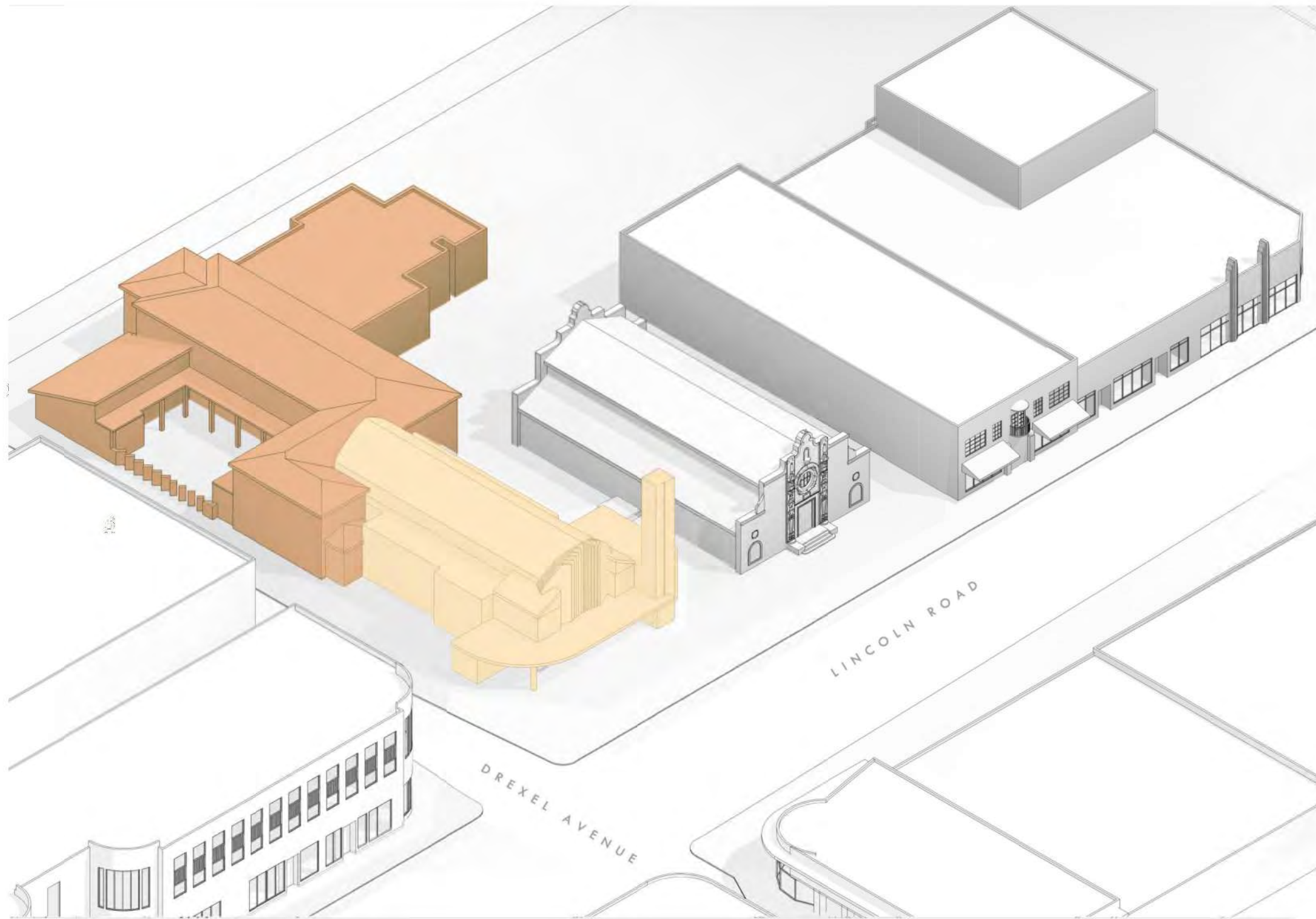


CONSTRUCTION IMAGES

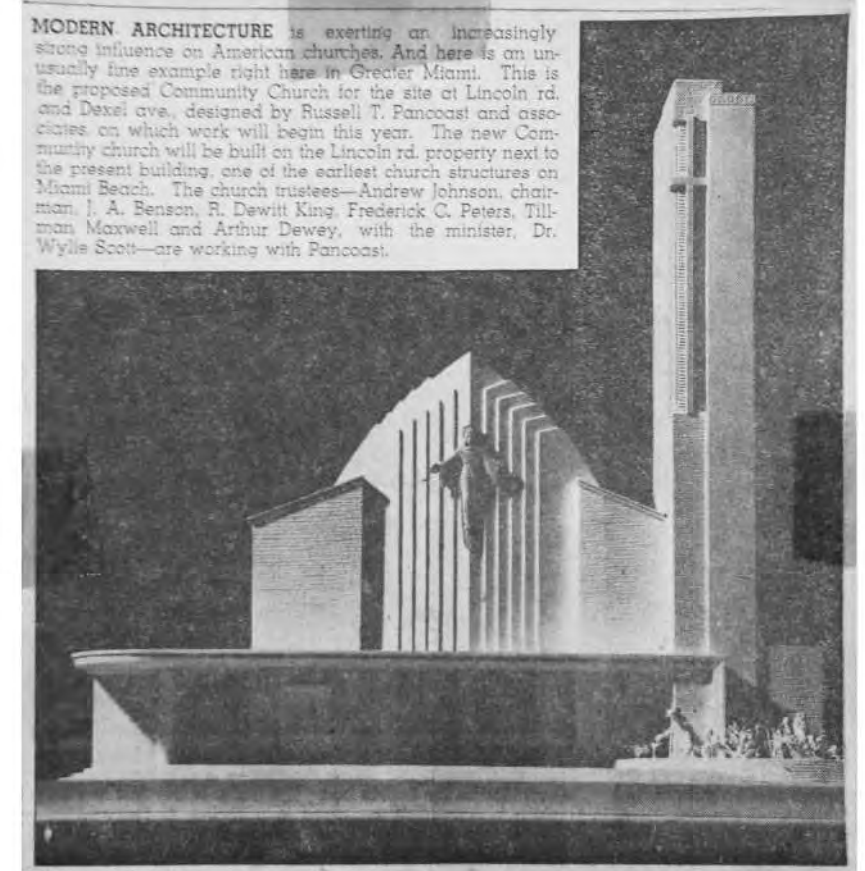
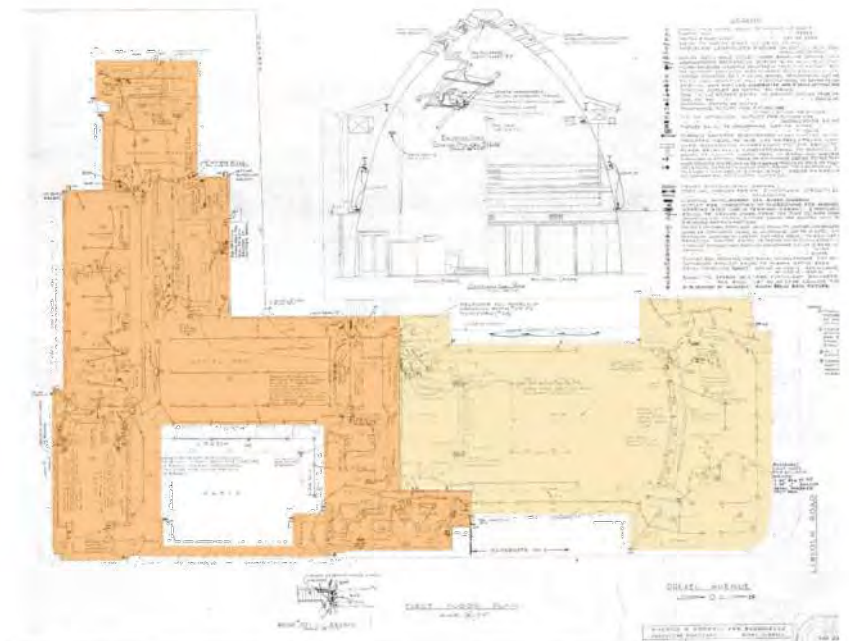


IMAGE OF COMPLETED ADDITION

COURTESY OF TOUZET STUDIO



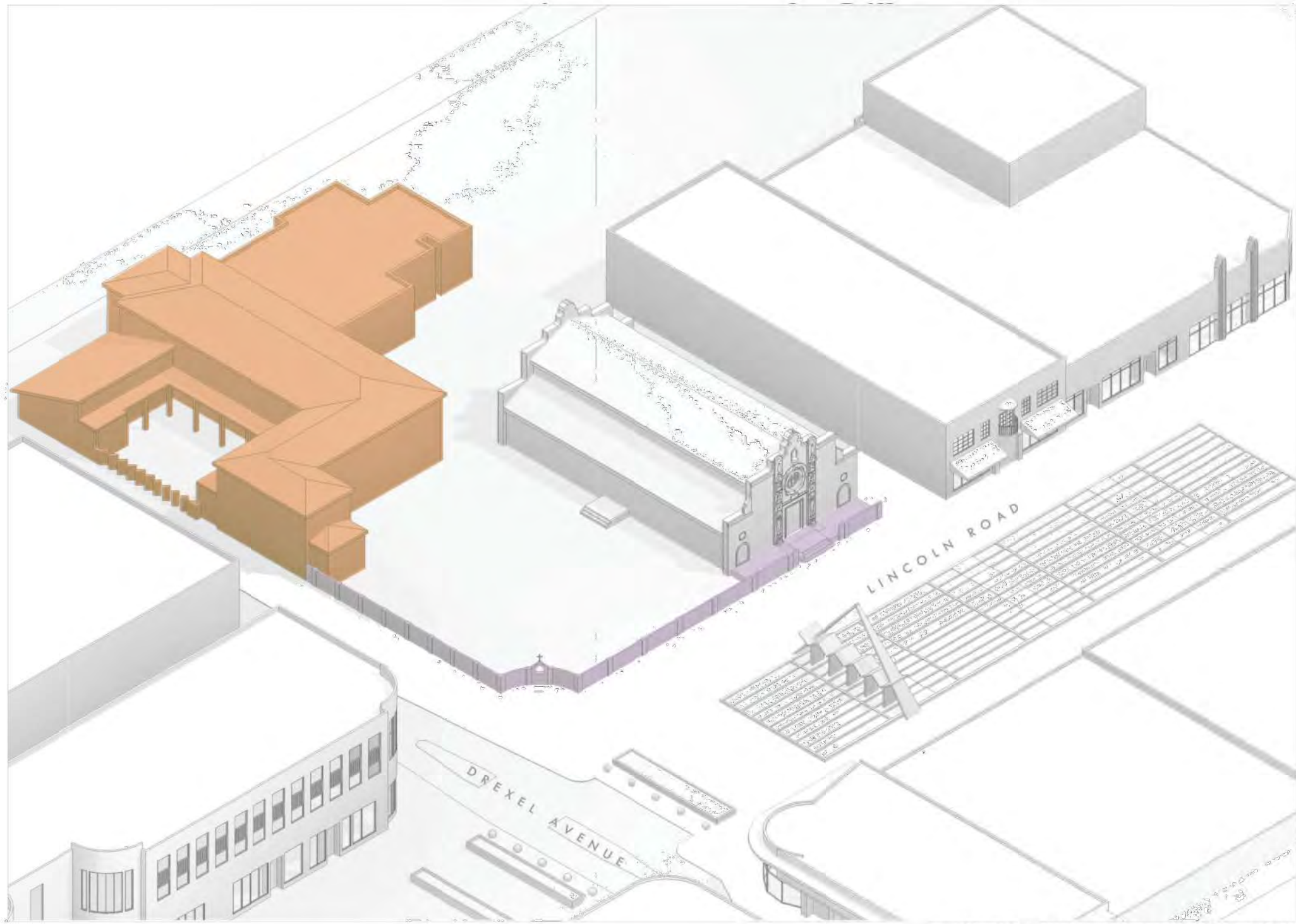
1948 PROPOSAL FOR SECOND PHASE (MASSING BASED ON SURVIVING PLANS)  
 RUSSELL PANCOAST, ARCHITECT



**MODERN ARCHITECTURE** is exerting an increasingly strong influence on American churches. And here is an unusually fine example right here in Greater Miami. This is the proposed Community Church for the site at Lincoln rd. and Drexel ave., designed by Russell T. Pancoast and associates, on which work will begin this year. The new Community church will be built on the Lincoln rd. property next to the present building, one of the earliest church structures on Miami Beach. The church trustees—Andrew Johnson, chairman, J. A. Benson, R. Dewitt King, Frederick C. Peters, Tillman Maxwell and Arthur Dewey, with the minister, Dr. Wylie Scott—are working with Pancoast.

COURTESY OF TOUZET STUDIO





1950's ADDITION OF FENCE AND ENTRY PLATFORM  
UNIDENTIFIED ARCHITECT



VIEW FROM LINCOLN ROAD



VIEW OF CHURCH IN 1950s

COURTESY OF TOUZET STUDIO





1950's ADDITION OF FENCE AND ENTRY PLATFORM  
UNIDENTIFIED ARCHITECT



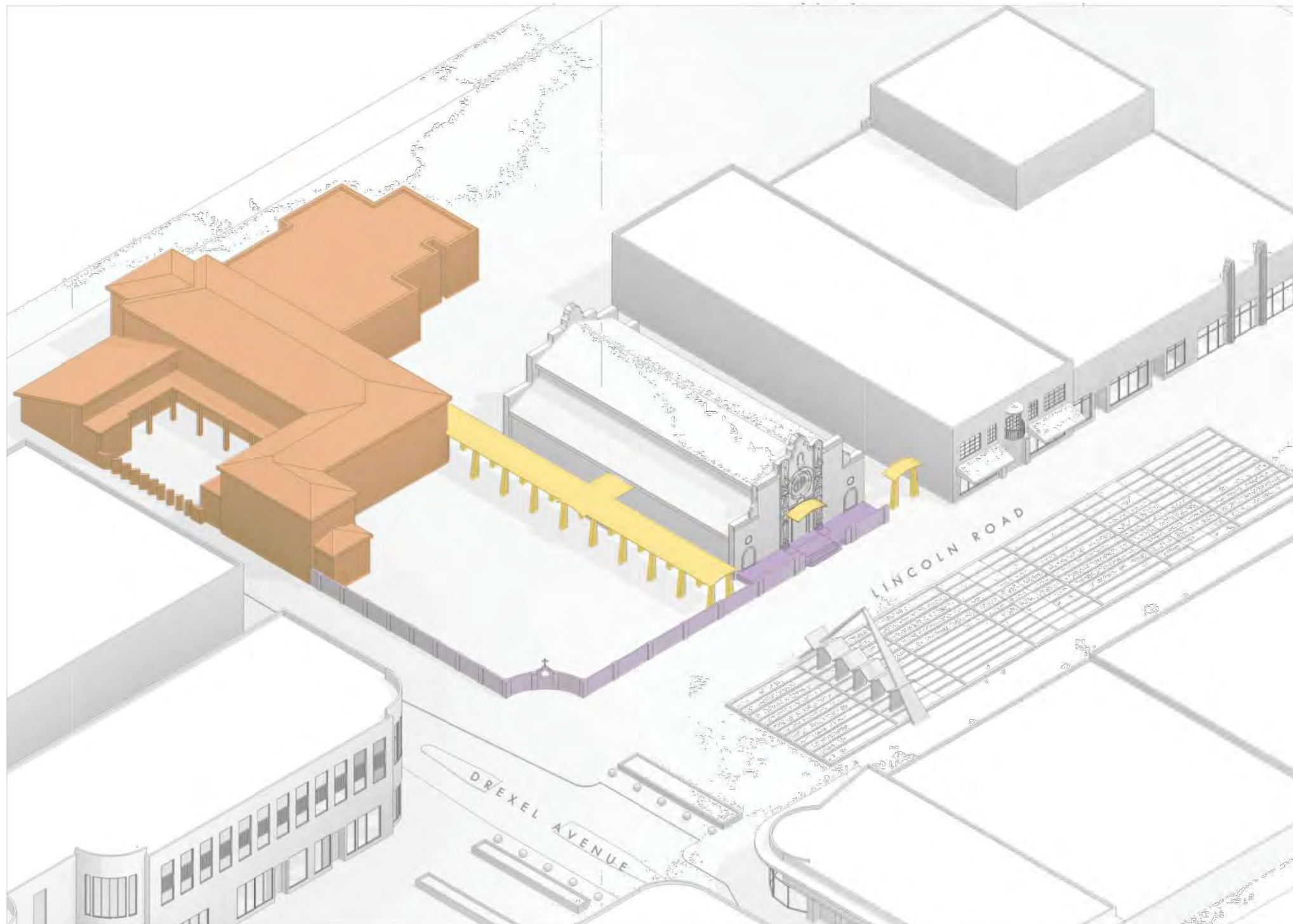
VIEW FROM LINCOLN ROAD



VIEW OF CHURCH IN 1950s

COURTESY OF TOUZET STUDIO

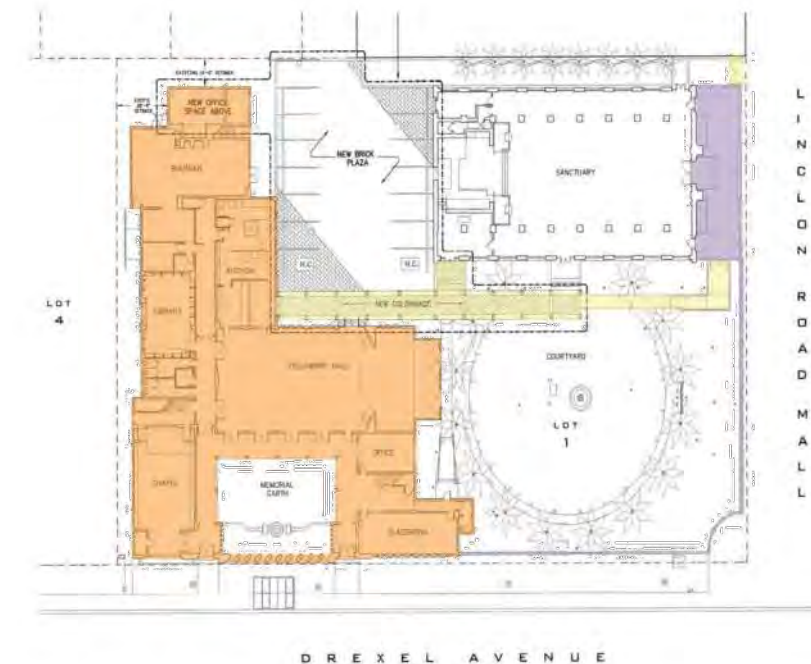




1986-1998 ADDITION OF CANOPIES AND SITE IMPROVEMENTS (CURRENT CONDITION)



AERIAL VIEW OF SITE 2014

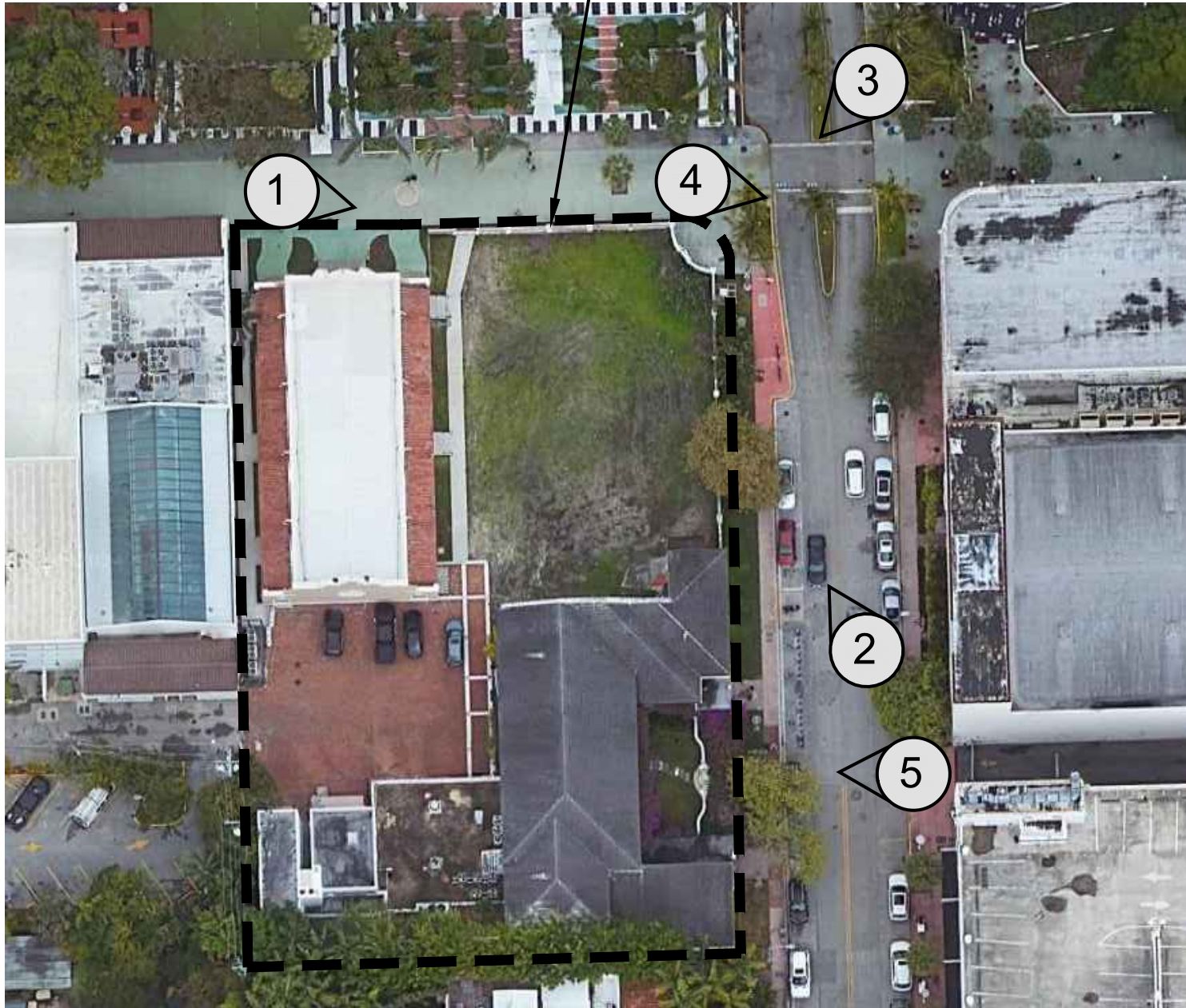


SITE PLAN OF ADDITIONS COMPLETED IN 1998

COURTESY OF TOUZET STUDIO



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.

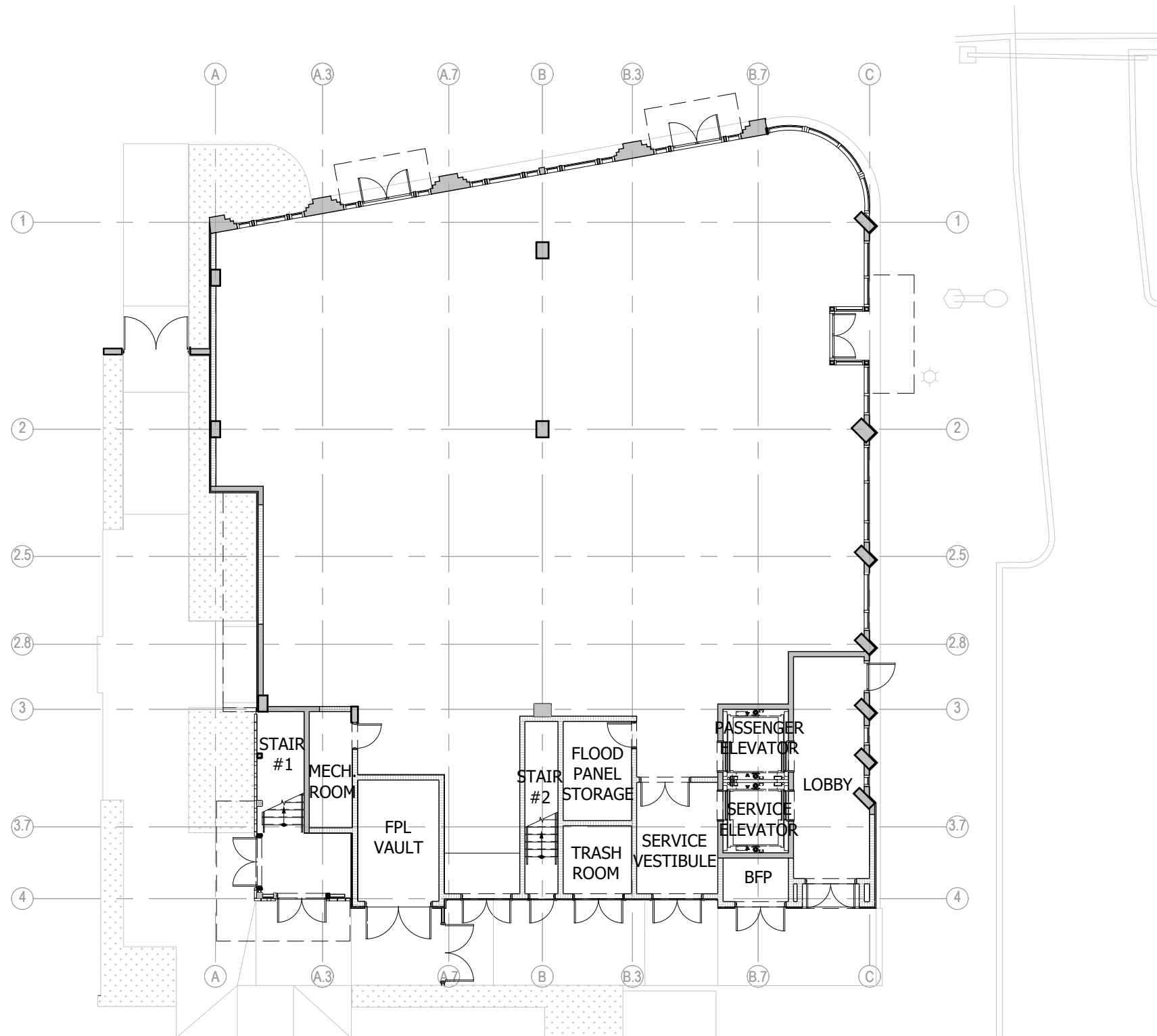


7 DREXEL AVE: FACING EAST  
SCALE: N.T.S.

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



UNDER CONSTRUCTION



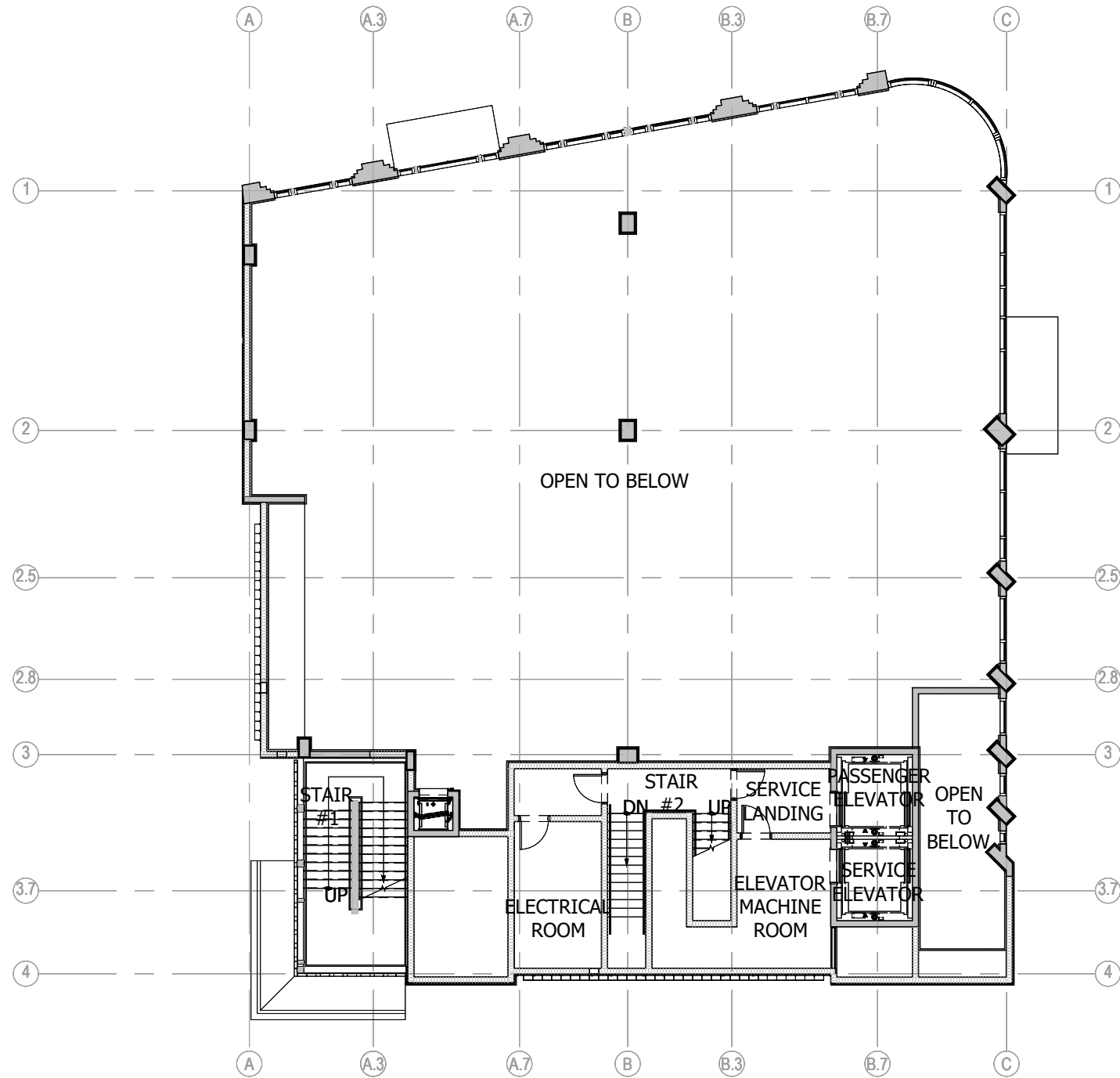
1 APPROVED GROUND FLOOR PLAN

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





UNDER CONSTRUCTION

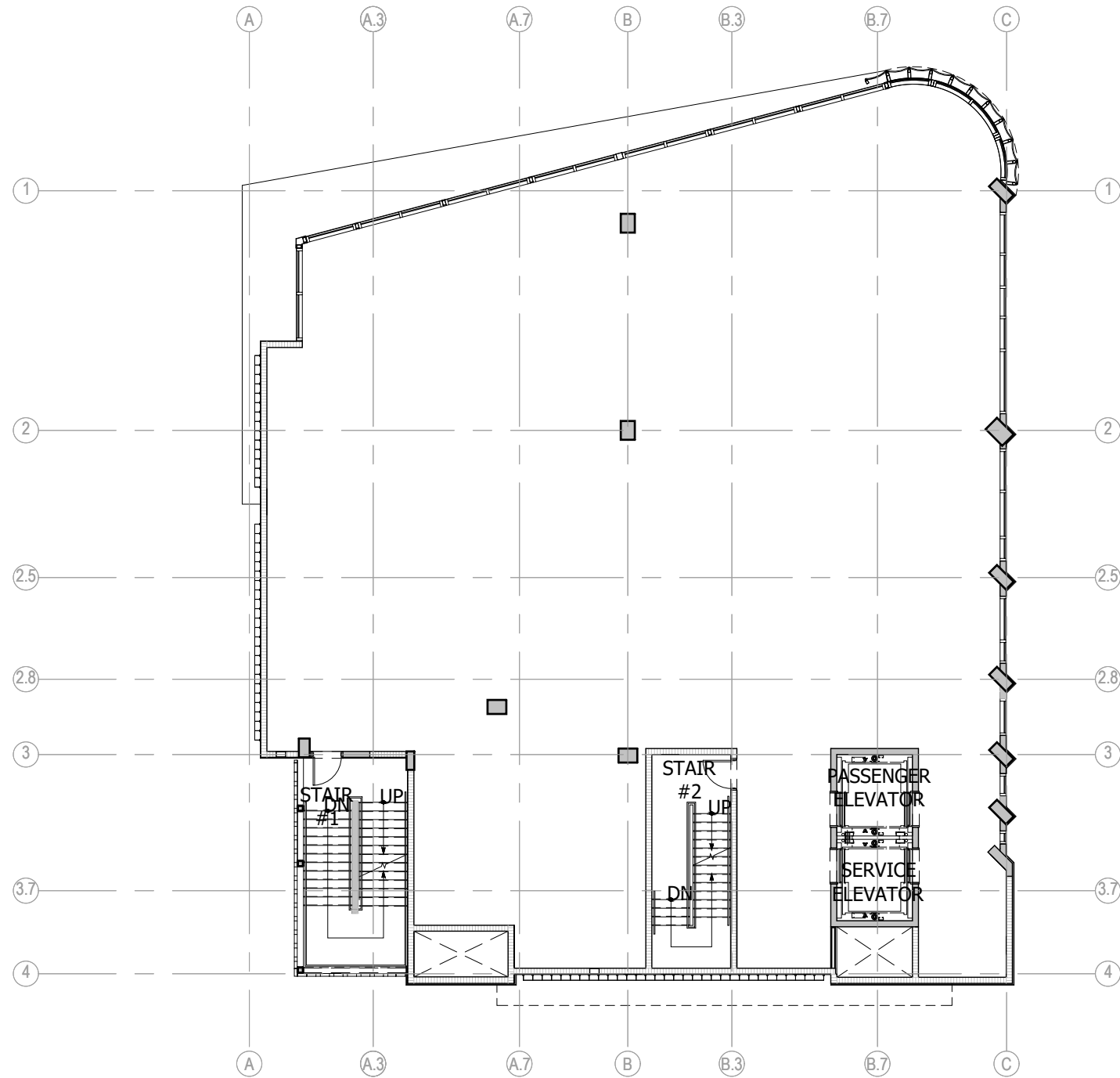


1 APPROVED MEZZANINE FLOOR PLAN (NO CHANGES)

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



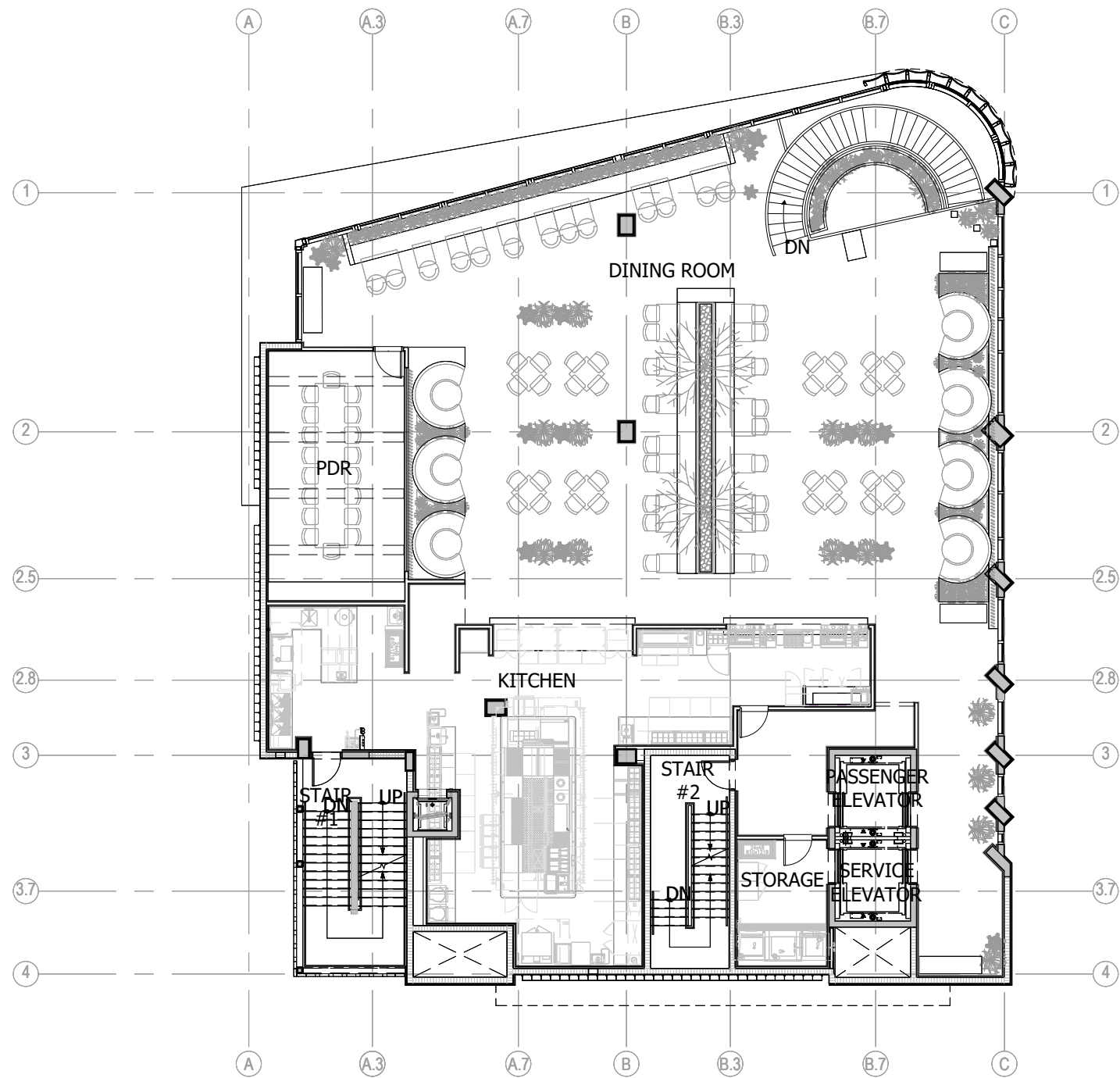
UNDER CONSTRUCTION



1 APPROVED SECOND FLOOR PLAN

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



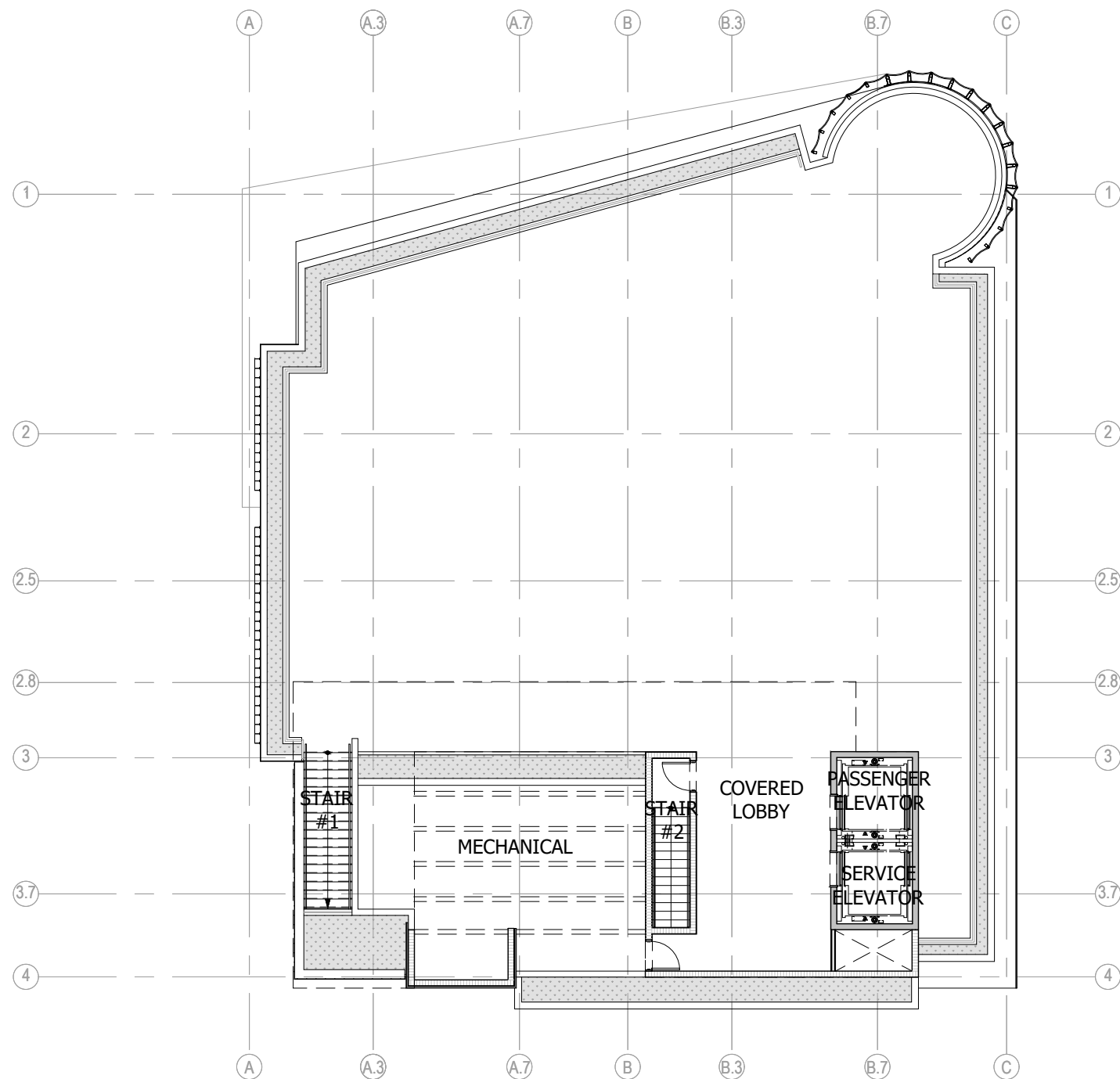


\* NO DJ BOOTH AT THIS LEVEL. HOWEVER, DJ AT GROUND LEVEL CAN BE CONNECTED TO OVERALL SOUND SYSTEM

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



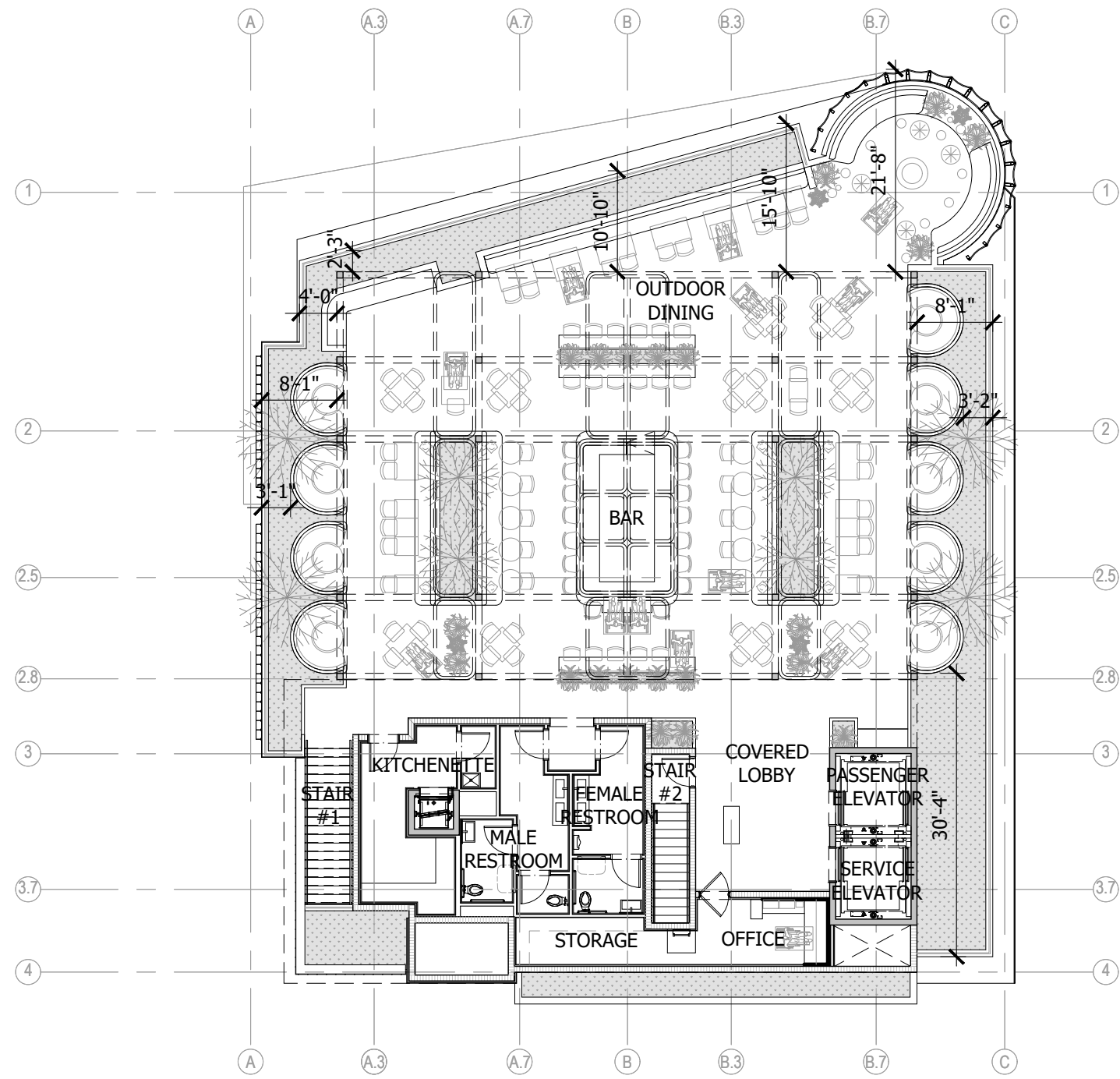
UNDER CONSTRUCTION



1 APPROVED ROOFTOP PLAN

SCALE: N.T.S





**LEGEND**

LANDSCAPE

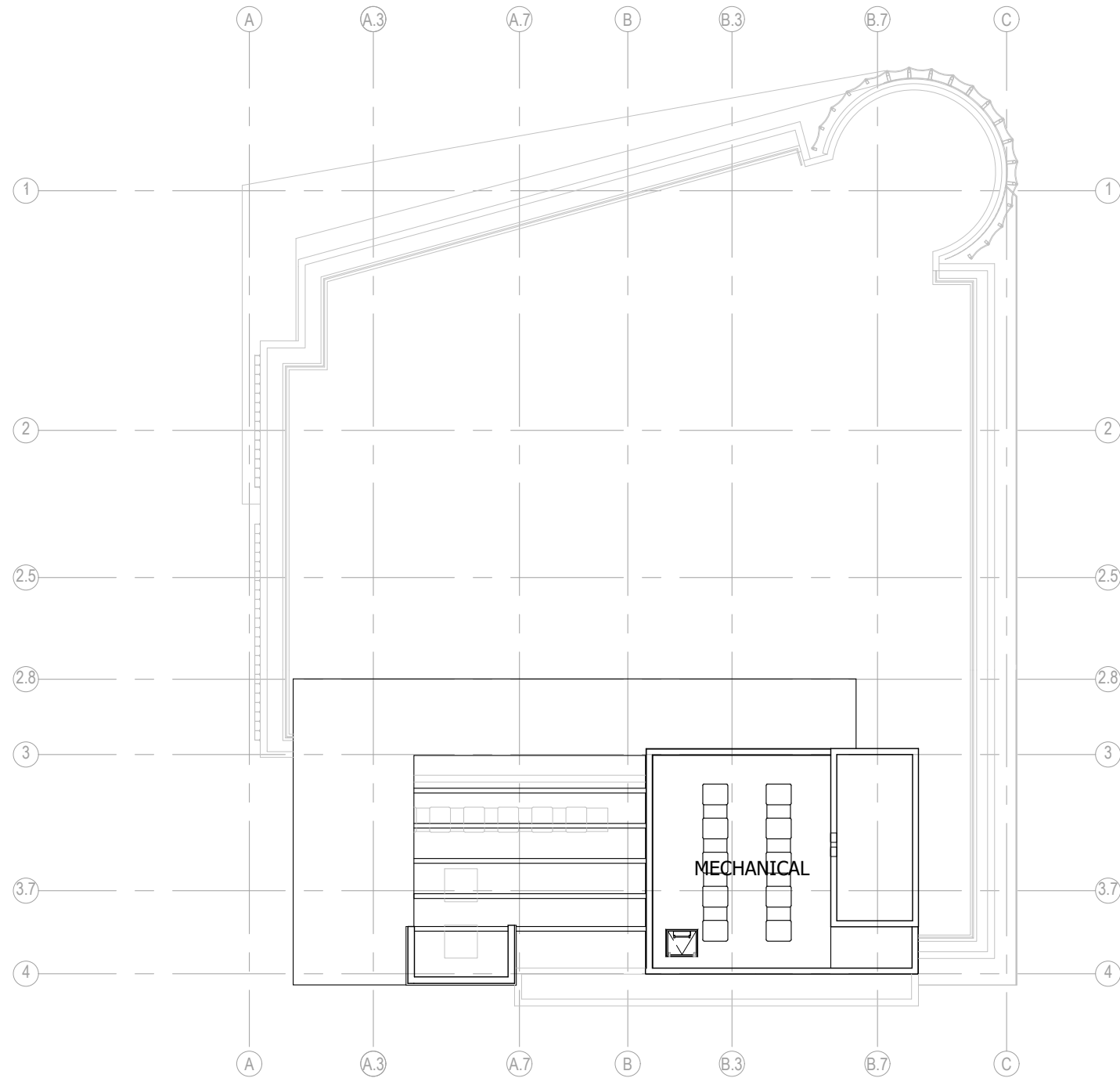
\* NO DJ BOOTH AT THIS LEVEL. HOWEVER, DJ AT GROUND LEVEL CAN BE CONNECTED TO OVERALL SOUND SYSTEM

**1 PROPOSED ROOFTOP PLAN**

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



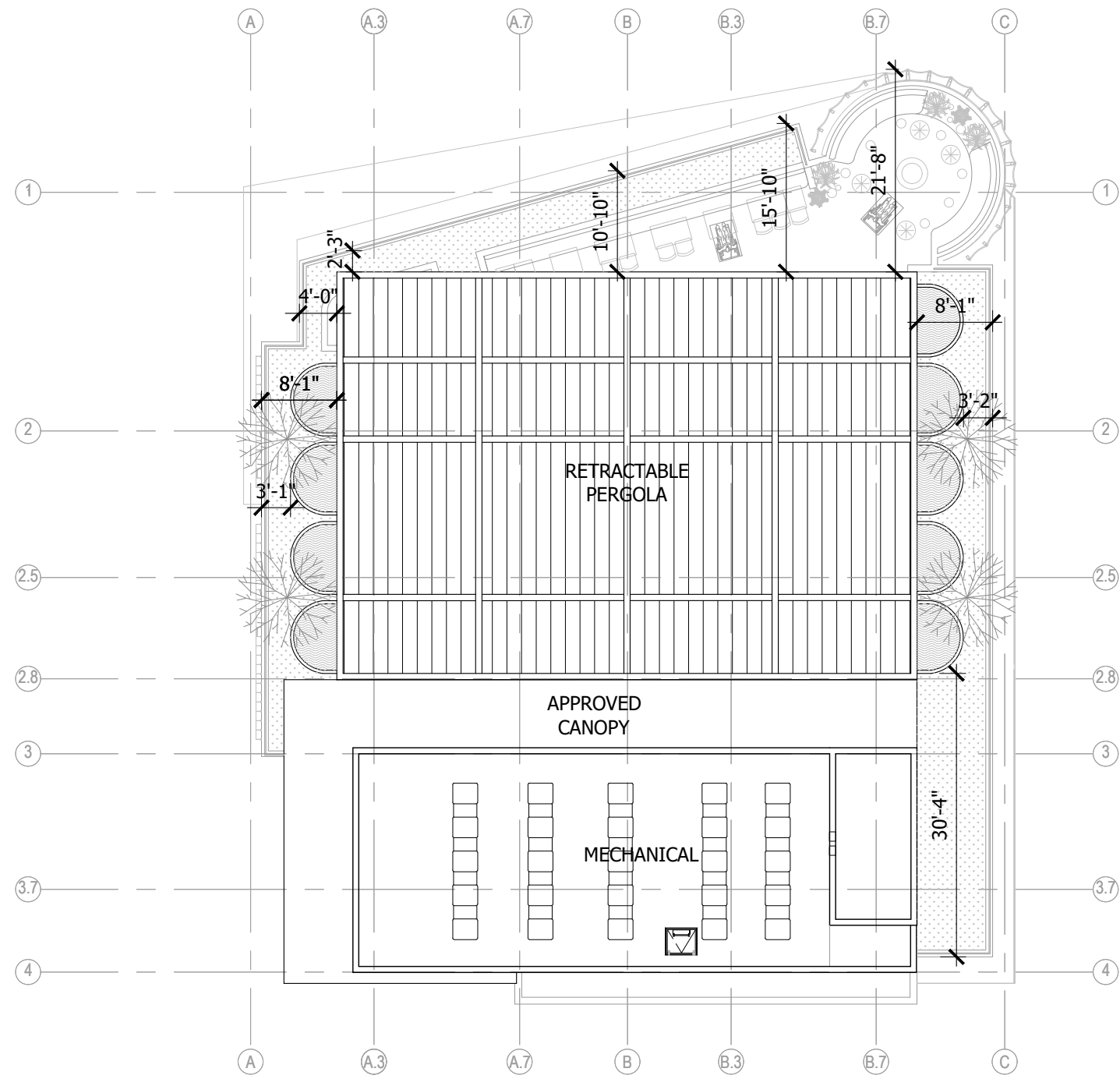
UNDER CONSTRUCTION



1 APPROVED ROOF PLAN

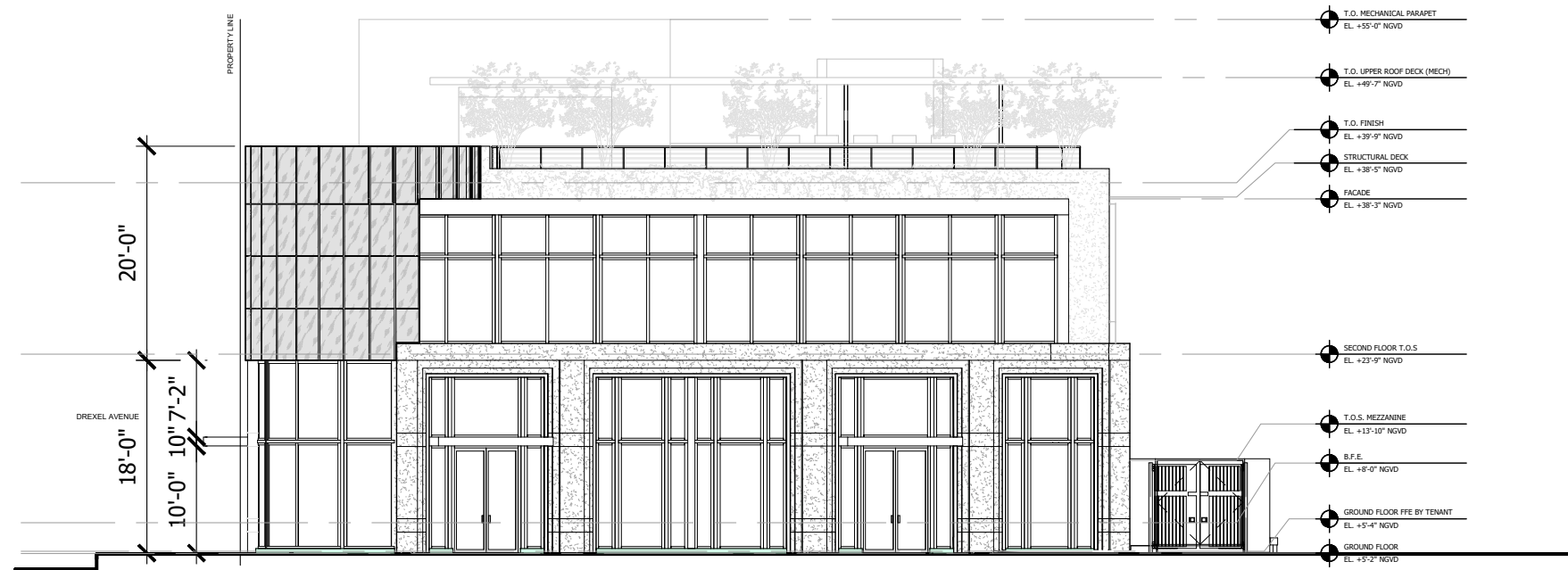
SCALE: N.T.S.



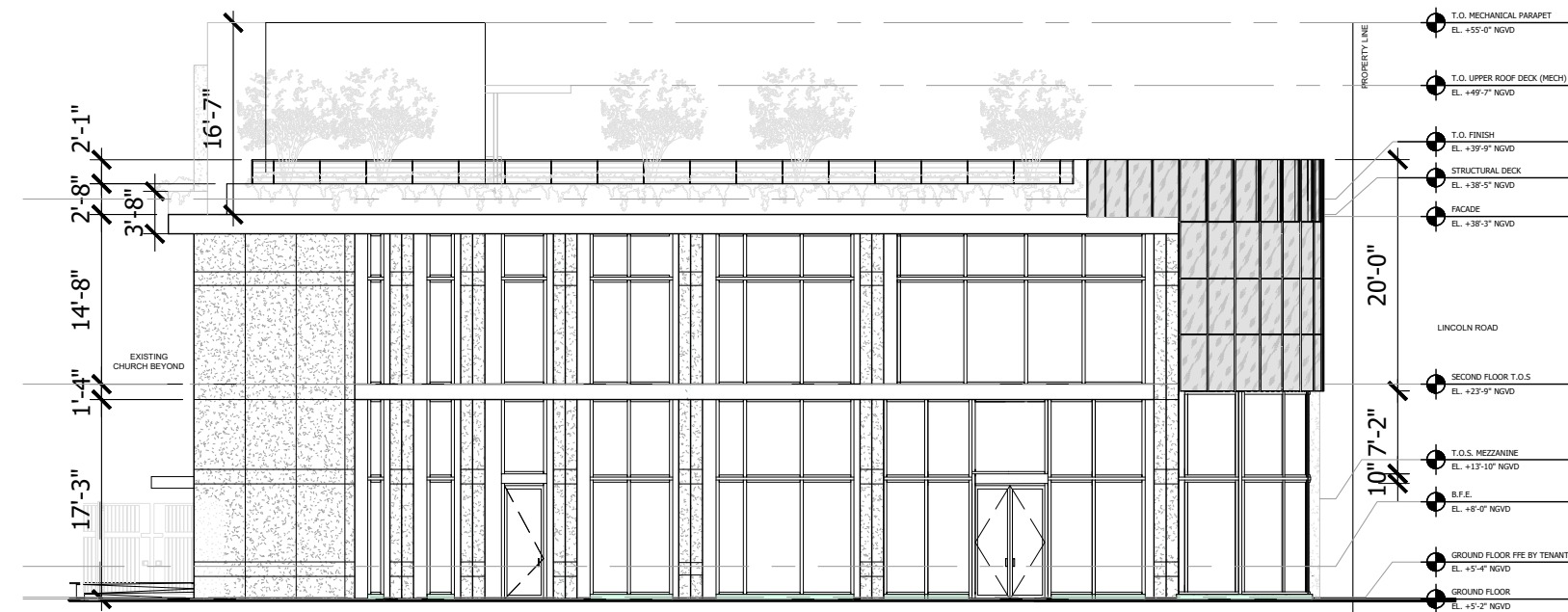


**1 PROPOSED ROOF PLAN**  
 SCALE: 1/16"=1'-0"



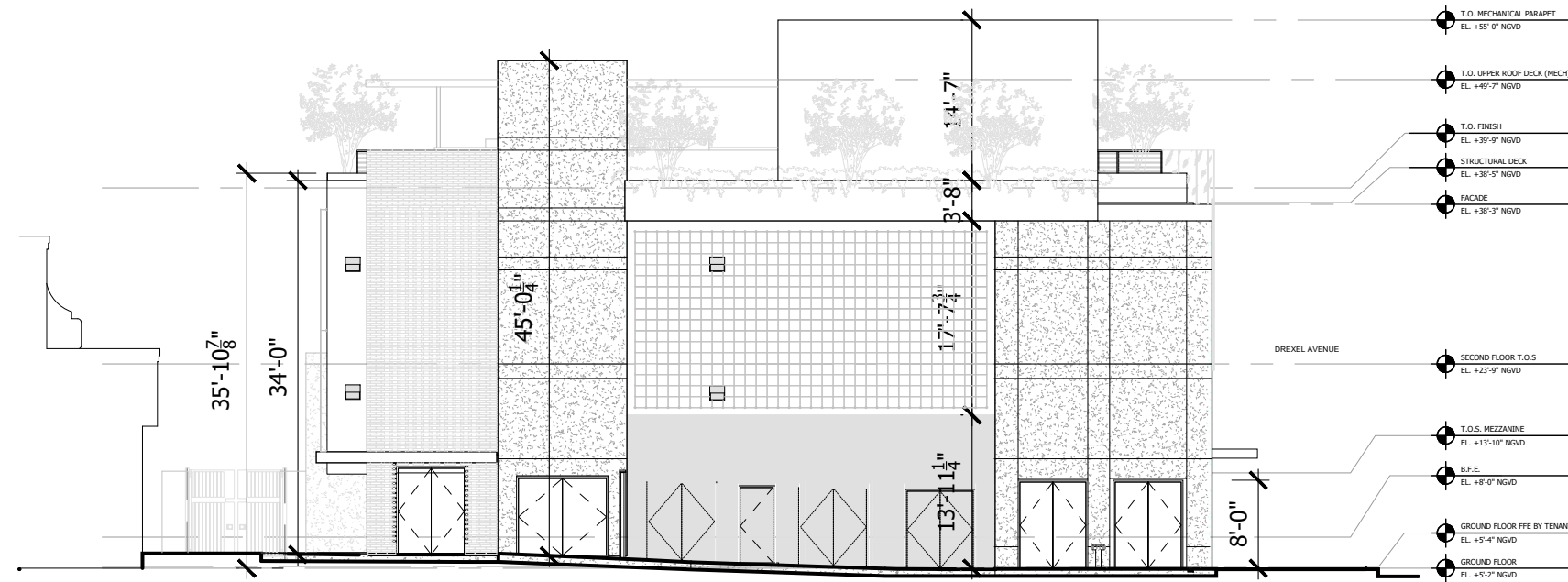


1 APPROVED BUILDING ELEVATION: NORTH  
SCALE: 1/16" = 1'

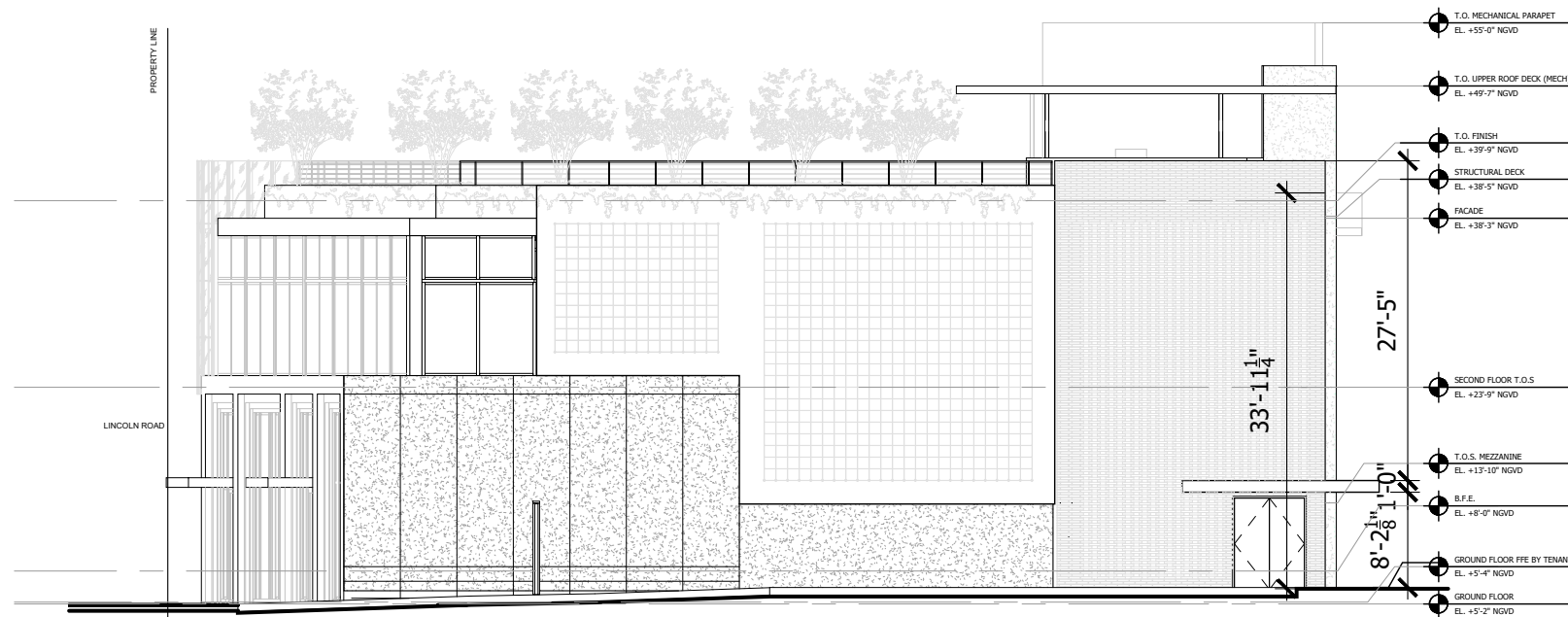


2 APPROVED BUILDING ELEVATION: EAST  
SCALE: 1/16" = 1'





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



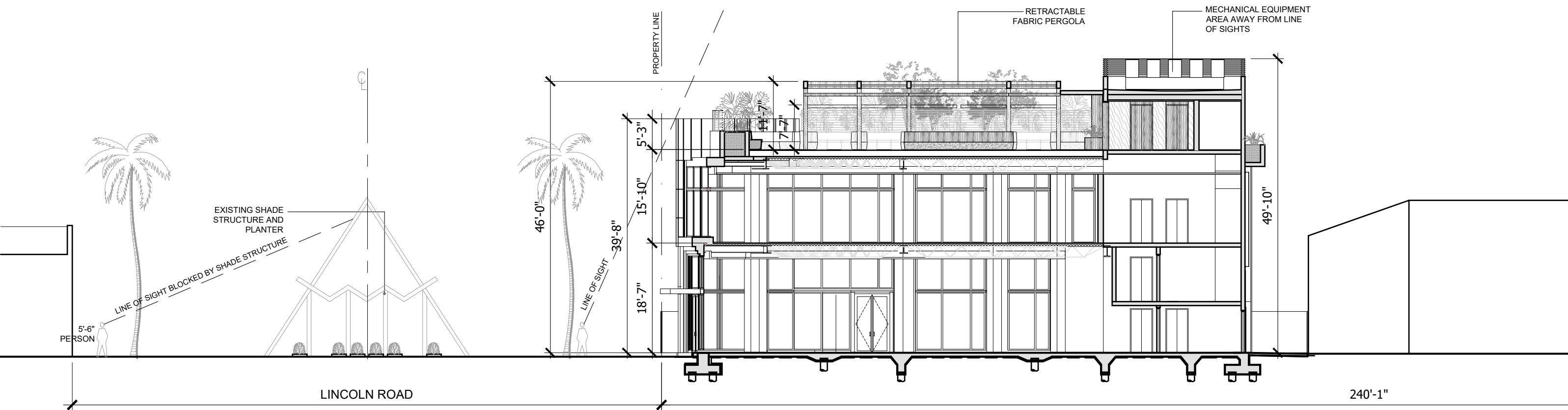
2 APPROVED BUILDING ELEVATION: WEST  
SCALE: 1/16" = 1'



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



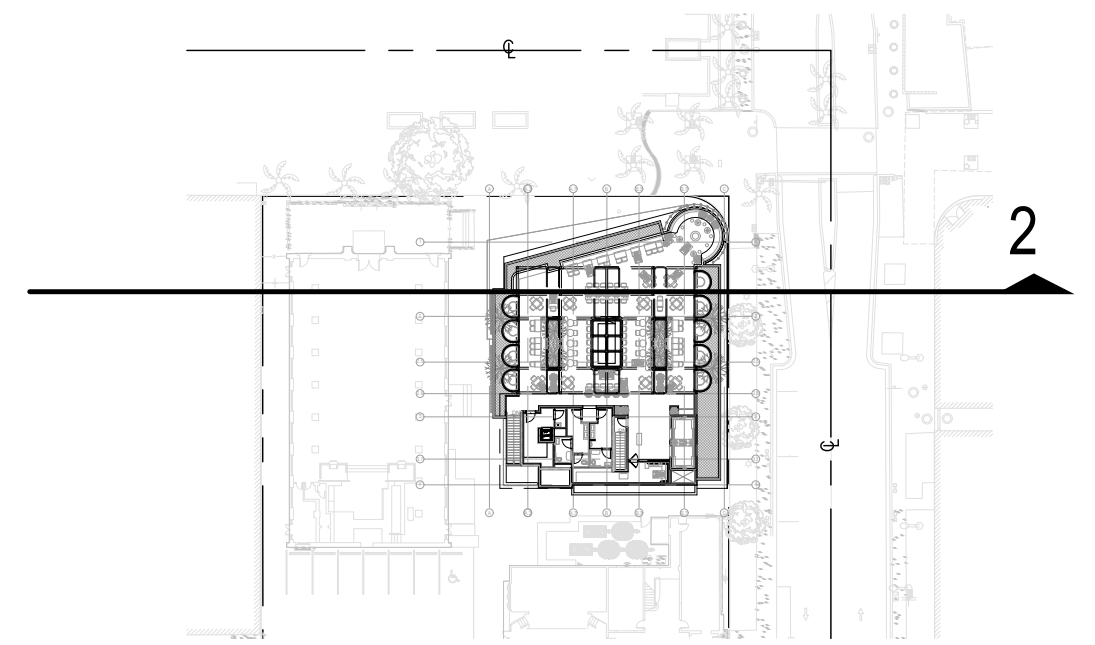
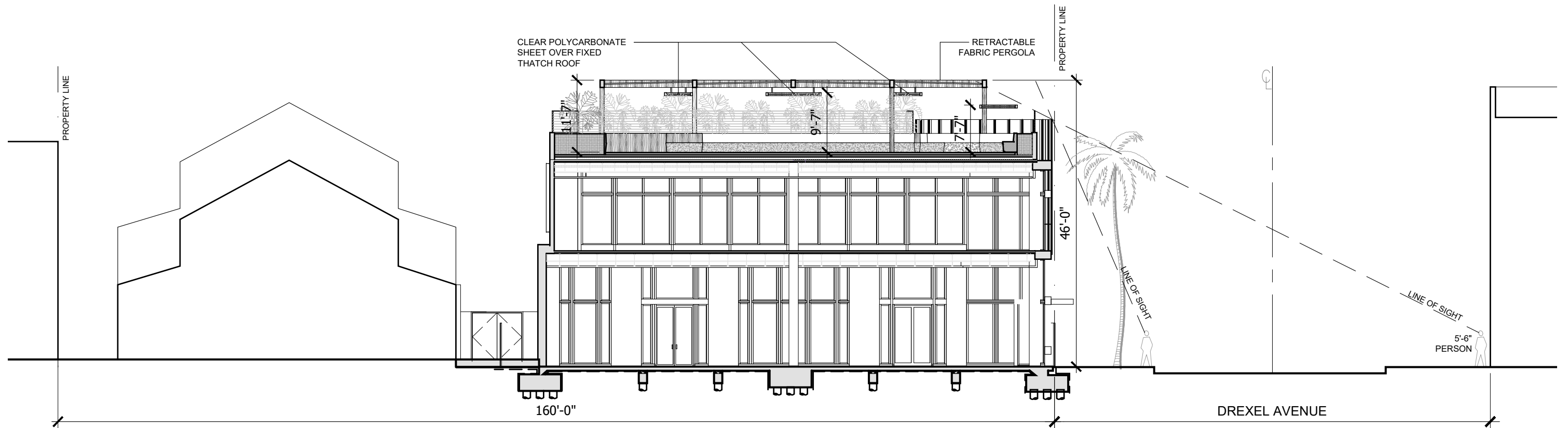
2 PROPOSED BUILDING ELEVATION: WEST  
SCALE: 1/16" = 1'



1 LINE OF SIGHT - SECTION 2

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

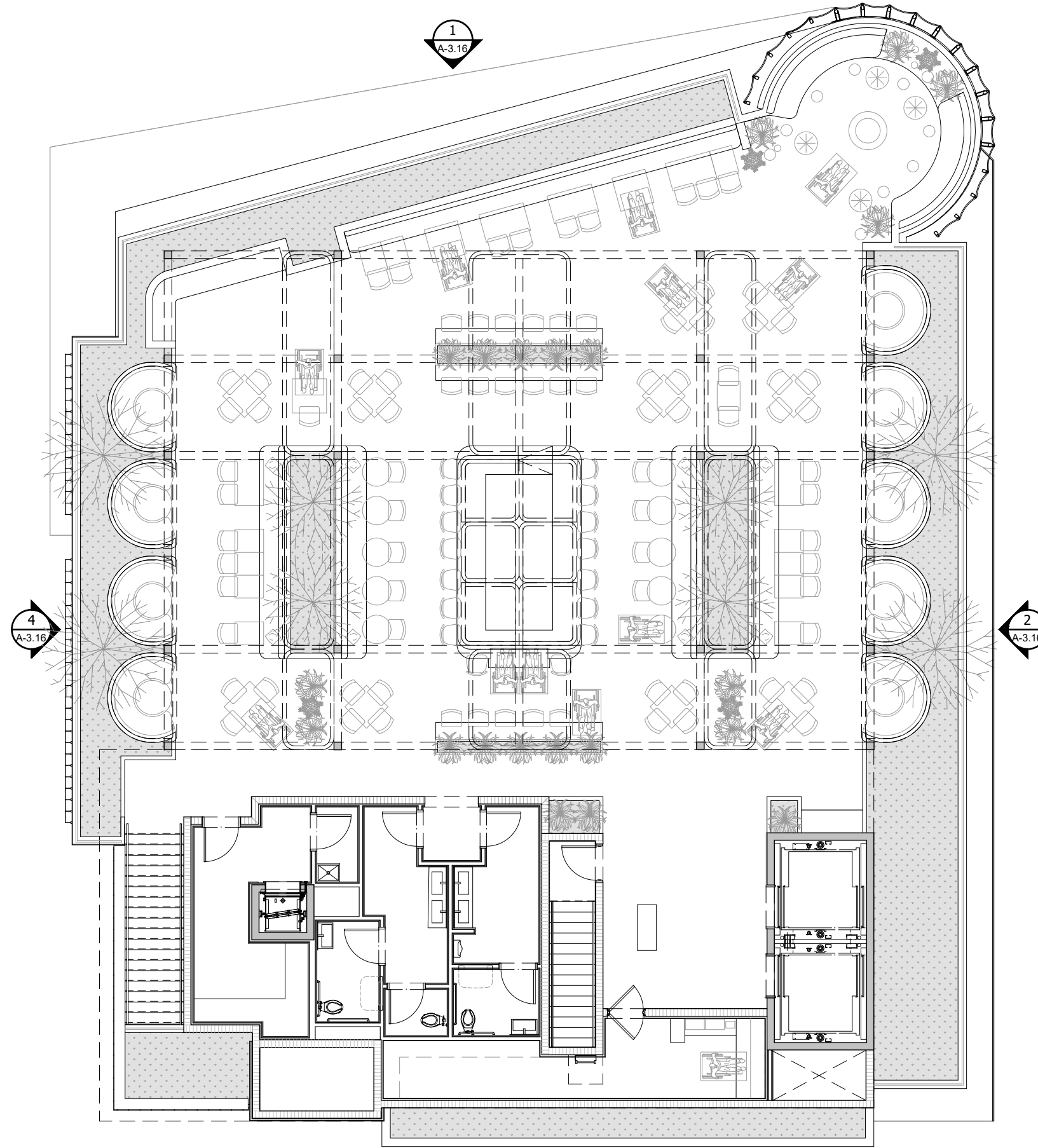




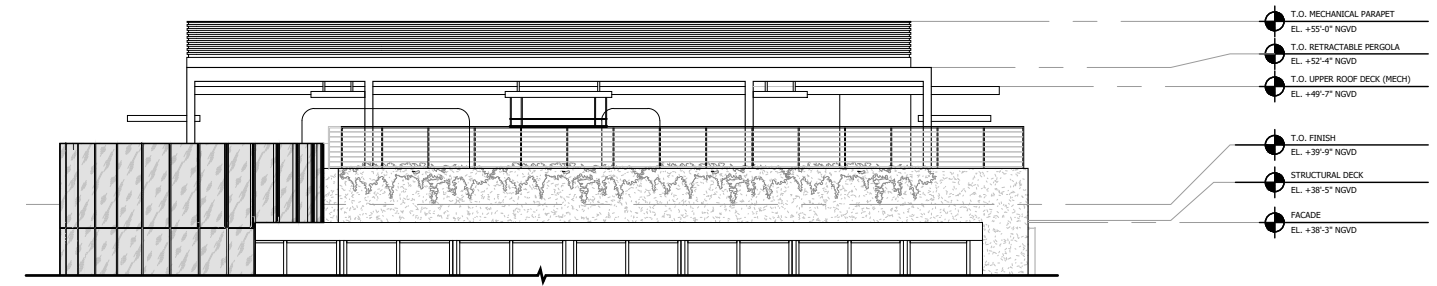
1 LINE OF SIGHT - SECTION 1

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

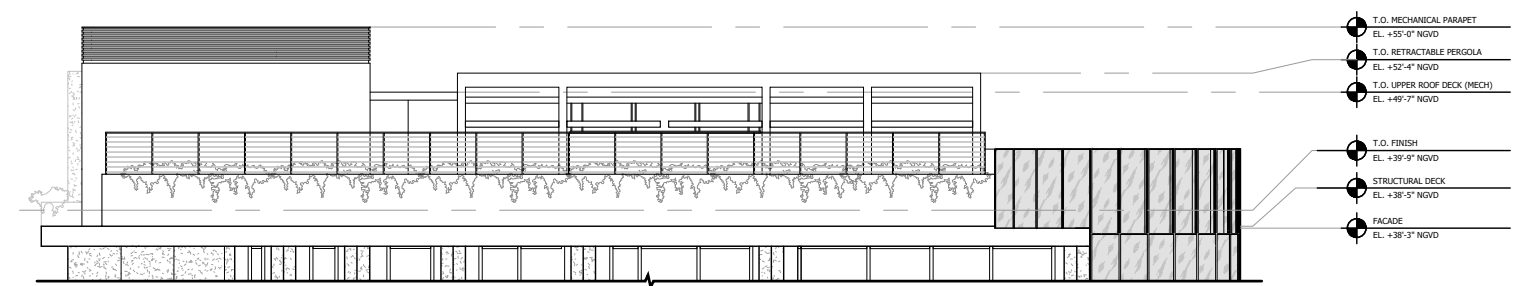




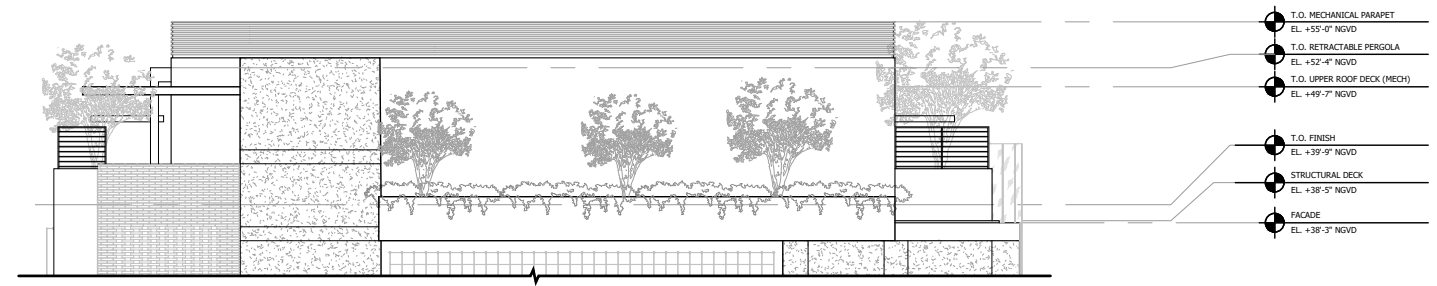
**1 ENLARGED PROPOSED ROOFTOP PLAN**  
SCALE: 3/32"=1'-0"



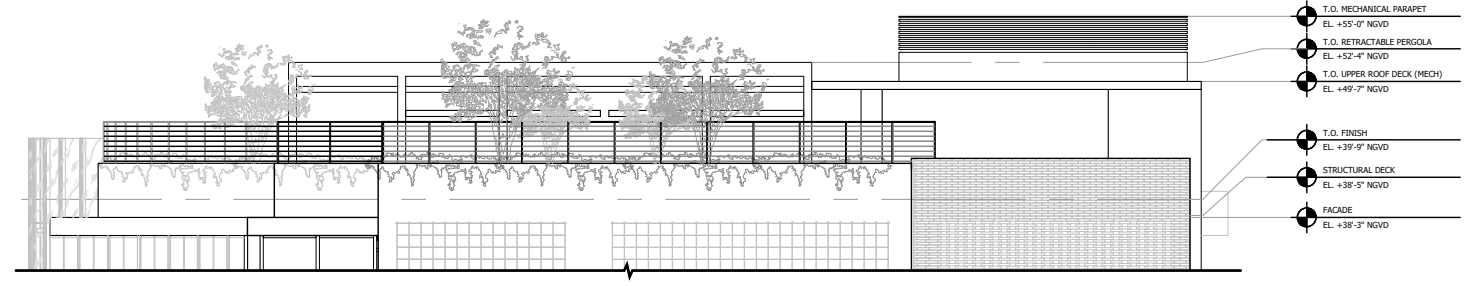
**1 ENLARGED ROOFTOP ELEVATION: NORTH**  
SCALE: 1/16"=1'-0"



**2 ENLARGED ROOFTOP ELEVATION: EAST**  
SCALE: 1/16"=1'-0"

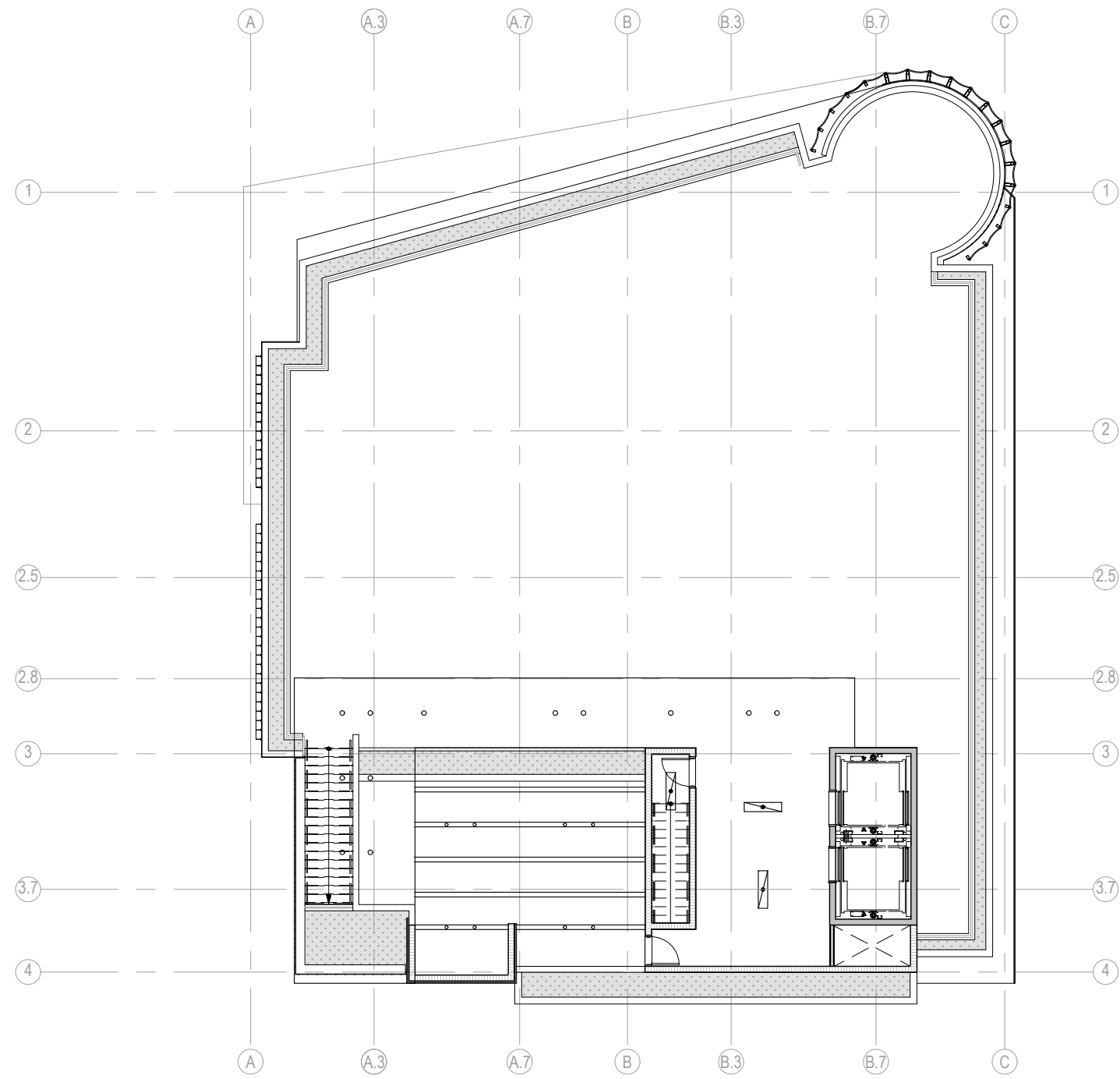


**3 ENLARGED ROOFTOP ELEVATION: SOUTH**  
SCALE: 1/16"=1'-0"

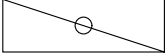



**4 ENLARGED ROOFTOP ELEVATION: WEST**  
SCALE: 1/16"=1'-0"



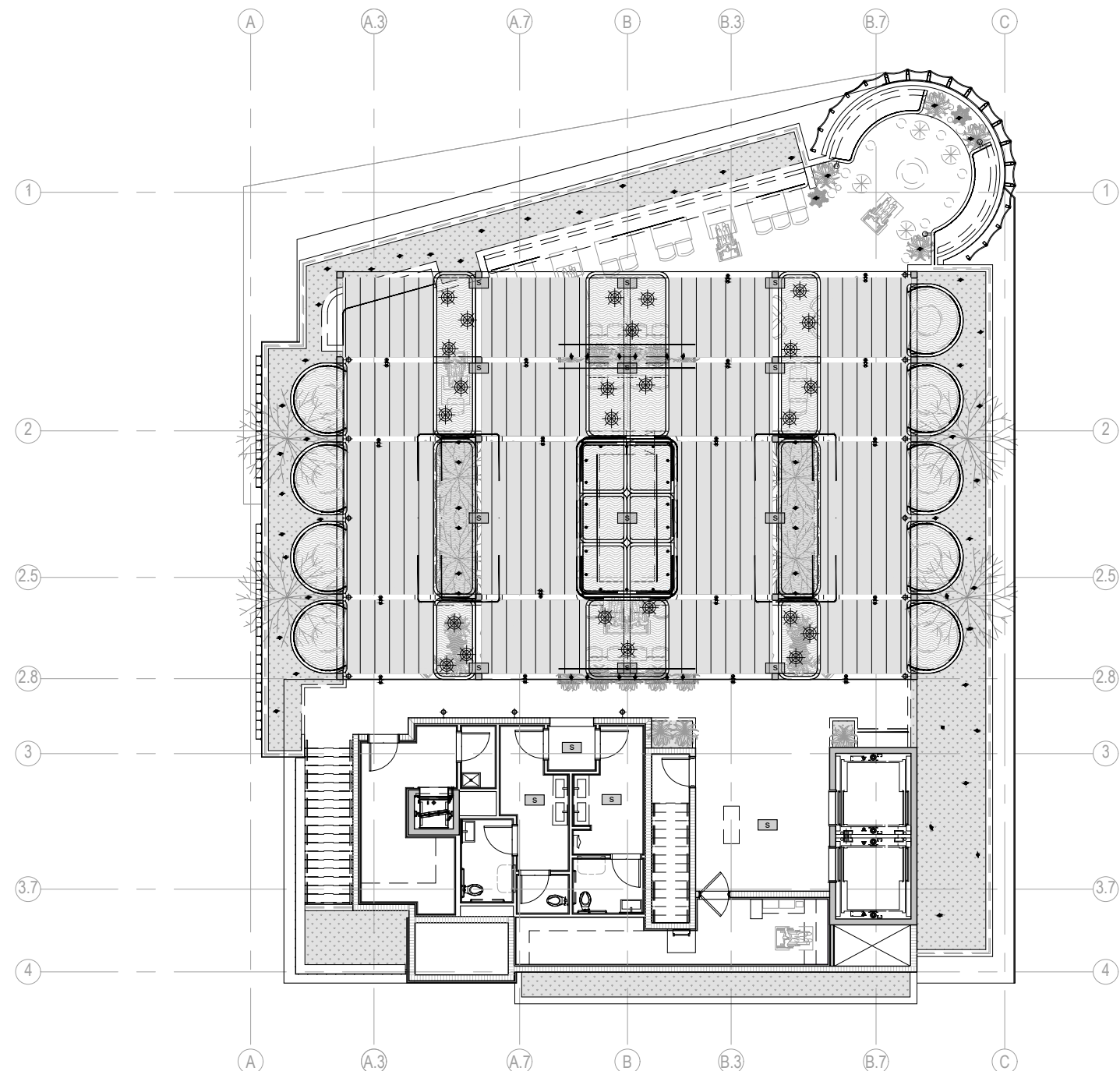


**LEGEND**

-  FLUORESCENT LIGHT FIXTURE
-  RECESSED DOWNLIGHT

**1 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. 2200-4000K 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

<b>Materials</b> Solid billet 6061-T6 corrosion resistant aluminum with 304 stainless steel hardware. Available in 304/316 stainless steel or 360 brass upon request.	<b>Voltage</b> 12V AC/DC. Requires remote step down transformer.	<b>Optics</b> Narrow (19°), Medium (26°), and Wide (51°) beam spread options available. Accepts up to 3 optical accessories (lens, lower, optical lenses, dichroic color filters, etc.) Secured place with metal snap ring.
<b>Finish</b> 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.	<b>Wattage</b> 3W HK LED, delivering 200 lumens.	<b>Mounting</b> 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, and Amber options available. Consult factory for specialty LED specification details.
<b>Hood and Glare Shield</b> Weeping and Non-weeping Hood Styles. Set screw or threaded Angled, Short, or Long Glare Shields. (See page 4 for details).	<b>Light Engine</b> 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, and Amber options available. Consult factory for specialty LED specification details.	
<b>Dimming</b> MLV or ELV Phase Control dimming.		

HK LIGHTING • 2161 Anchor Ct., Thousand Oaks, CA 91320 • TEL: 805.485.4881 • sales@hklighting.com 07.27.25 1



## ZXLO8

Accent & Landscape - ZX08 Series

### ORDERING GUIDE

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

MODEL	OPTICAL OPTIONS	MATERIAL/FINISH	POWER	LIGHT
ZXLO8	0R16	012V	07W	05A

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 - ABL Short Shield Angled	0000 - None	0000 - None
0001 - ABL Short Shield Long	0001 - Lens	0001 - None
0002 - ABL Short Shield Short	0002 - Lens	0002 - None
0003 - ABL Short Shield Angled	0003 - Lens	0003 - None
0004 - ABL Short Shield Long	0004 - Lens	0004 - None
0005 - ABL Short Shield Short	0005 - Lens	0005 - None

**ADDITIONAL ACCESSORIES (Not installed at time of order)**

GLARE SHIELD ACCESSORIES	OPTIC ACCESSORIES
0006 - ABL Short Shield Angled	0006 - Lens
0007 - ABL Short Shield Long	0007 - Lens
0008 - ABL Short Shield Short	0008 - Lens
0009 - ABL Short Shield Angled	0009 - Lens
0010 - ABL Short Shield Long	0010 - Lens
0011 - ABL Short Shield Short	0011 - Lens

### OUTDOOR MAGNETIC TRANSFORMERS (120V input/12VAC Output)

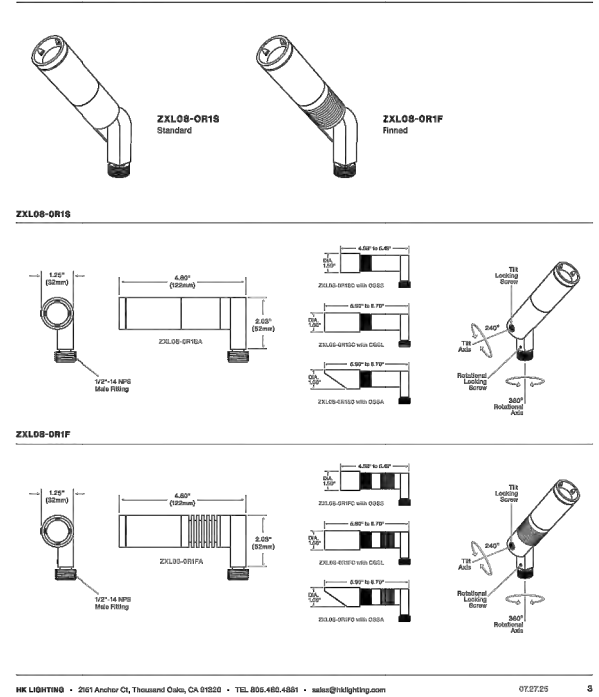
MODEL	WATTAGE (VA)	WATTAGE (W)
1200	1200	1200
1500	1500	1500
2000	2000	2000
3000	3000	3000
4000	4000	4000



## ZXLO8

Accent & Landscape - ZX08 Series

### PRODUCT DRAWINGS



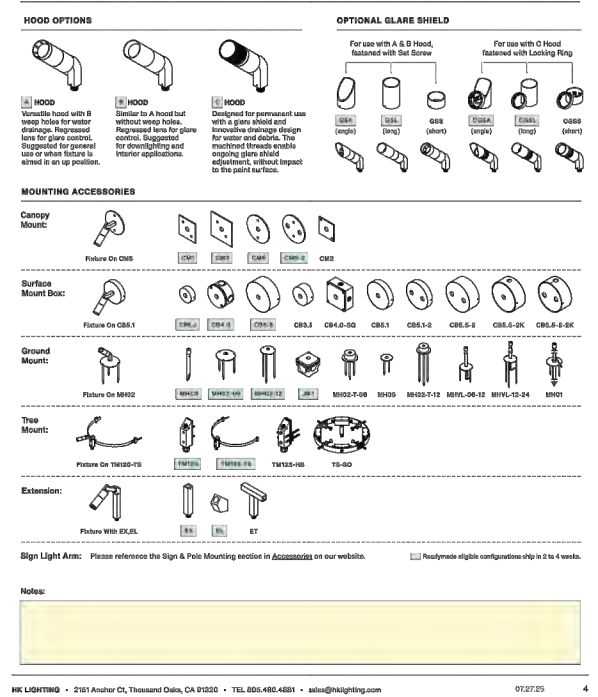
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## ZXLO8

Accent & Landscape - ZX08 Series

### OPTIONS & ACCESSORIES



HK LIGHTING • 2161 Anchor Ct., Thousand Oaks, CA 91320 • TEL: 805.485.4881 • sales@hklighting.com 07.27.25 4

# LFX-03, LFX-04, LFX-05



ESSENTIALS WIDE-FLAT (01) STATIC WHITE  
24VDC Linear Fixtures - Surface

PRODUCT	WATTS/WFT	CCT	EFFICIENCY	LENS
15	15	2700K	100	None
15	15	3000K	100	None
15	15	3500K	100	None
15	15	4000K	100	None
15	15	5000K	100	None
15	15	6000K	100	None
15	15	7000K	100	None
15	15	8000K	100	None
15	15	9000K	100	None
15	15	10000K	100	None
15	15	15000K	100	None
15	15	20000K	100	None
15	15	25000K	100	None
15	15	30000K	100	None
15	15	35000K	100	None
15	15	40000K	100	None
15	15	45000K	100	None
15	15	50000K	100	None
15	15	55000K	100	None
15	15	60000K	100	None
15	15	65000K	100	None
15	15	70000K	100	None
15	15	75000K	100	None
15	15	80000K	100	None
15	15	85000K	100	None
15	15	90000K	100	None
15	15	95000K	100	None
15	15	100000K	100	None

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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15	15	6000K	100	None
15	15	7000K	100	None
15	15	8000K	100	None
15	15	9000K	100	None
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15	15	65000K	100	None
15	15	70000K	100	None
15	15	75000K	100	None
15	15	80000K	100	None
15	15	85000K	100	None
15	15	90000K	100	None
15	15	95000K	100	None
15	15	100000K	100	None

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# LFX-08



FLEX-SQUARE STATIC WHITE  
FLEX LIGHT

PRODUCT	WATTS/WFT	CCT	EFFICIENCY	LENS
15	15	2700K	100	None
15	15	3000K	100	None
15	15	3500K	100	None
15	15	4000K	100	None
15	15	5000K	100	None
15	15	6000K	100	None
15	15	7000K	100	None
15	15	8000K	100	None
15	15	9000K	100	None
15	15	10000K	100	None
15	15	15000K	100	None
15	15	20000K	100	None
15	15	25000K	100	None
15	15	30000K	100	None
15	15	35000K	100	None
15	15	40000K	100	None
15	15	45000K	100	None
15	15	50000K	100	None
15	15	55000K	100	None
15	15	60000K	100	None
15	15	65000K	100	None
15	15	70000K	100	None
15	15	75000K	100	None
15	15	80000K	100	None
15	15	85000K	100	None
15	15	90000K	100	None
15	15	95000K	100	None
15	15	100000K	100	None

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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FLEX-SQUARE STATIC WHITE  
FLEX LIGHT

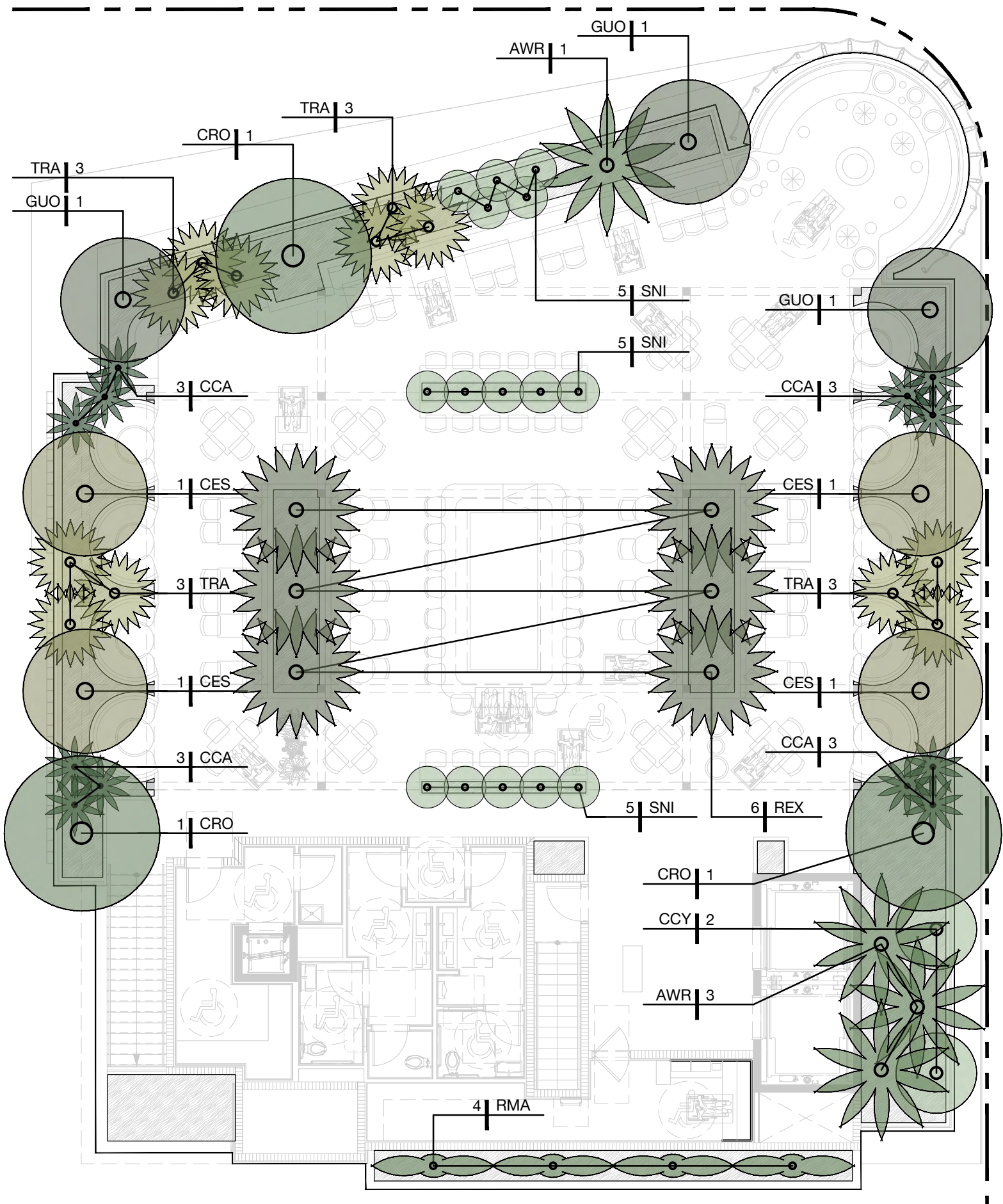
PRODUCT	WATTS/WFT	CCT	EFFICIENCY	LENS
15	15	2700K	100	None
15	15	3000K	100	None
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15	15	5000K	100	None
15	15	6000K	100	None
15	15	7000K	100	None
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15	15	65000K	100	None
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15	15	80000K	100	None
15	15	85000K	100	None
15	15	90000K	100	None
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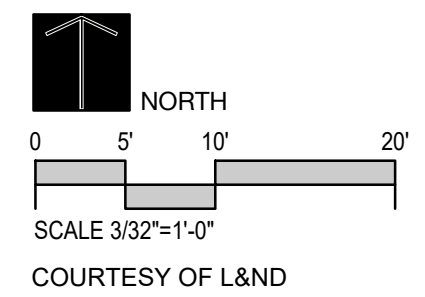




### Planting Schedule

ABR	QTTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
<b>TREES</b>				
CES	4	CONOCARPUS ERECTUS VAR SERICEUS	SILVER BUTTONWOOD	30 GAL
CRO	3	CLUSIA ROSEA	AUTOGRAPH TREE	45 GAL
GUO	3	GUAIACUM OFFICINALE	LIGNUM VITAE	30 GAL
<b>NATIVE UNDERSTORY TREES</b>				
CCY	2	CAPPARIS CYNOPHALLOPHORA	JAMAICAN CAPPER	25 GAL
<b>PALMS</b>				
AWR	4	ACOELORRAPHE WRIGHTII	EVERGLADES PALM	FG 15' OH
CCA	12	CHAMAEDOREA CATARACTARUM	CAT PALM	15 GAL
TRA1	4	THRINAX RADIATA TRIPLE	TRIPLE THATCH PALM	FG 2' CT
TRA2	4	THRINAX RADIATA TRIPLE	TRIPLE THATCH PALM	FG 4' CT
TRA3	4	THRINAX RADIATA TRIPLE	TRIPLE THATCH PALM	FG 6' CT
REX	6	RAPHIS EXCELSA	RAPHIS PALM	--
RMA	4	RAVENALA MADAGASCARENSIS	TRAVELER'S PALM	--
<b>ACCENTS</b>				
SNI	15	STRELITZIA NICOLAI	WHITE BIRD OF PARADISE	--

### Plants Images



# Planting Schedule

ABR	QTTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
<b>SHRUBS &amp; GROUNDCOVERS</b>				
AC	50	AGLAONEMA COMMUTATUM	SILVER QUEEN	3 GAL
EL	246	ERNODEA LITTORALIS	GOLDEN CREEPER	3 GAL
DI	55	DIETES IRIDIOIDES	ARICAN IRIS	3 GAL
MD	33	MONSTERA DELICIOSA	SWISS CHEESE PLANT	7 GAL
PB	70	PHILODENDRON BURLE MARX	BURLE MARX PHILODENDRON	3 GAL

## Plants Images



**AC**  
*Aglaonema commutatum*  
SILVER QUEEN



**EL**  
*Ernodea littoralis*  
GOLDEN CREEPER



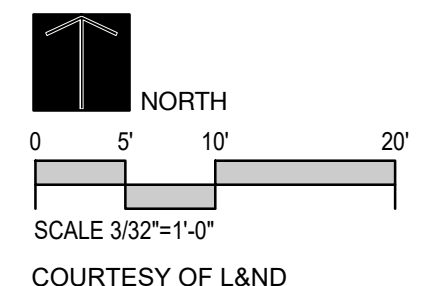
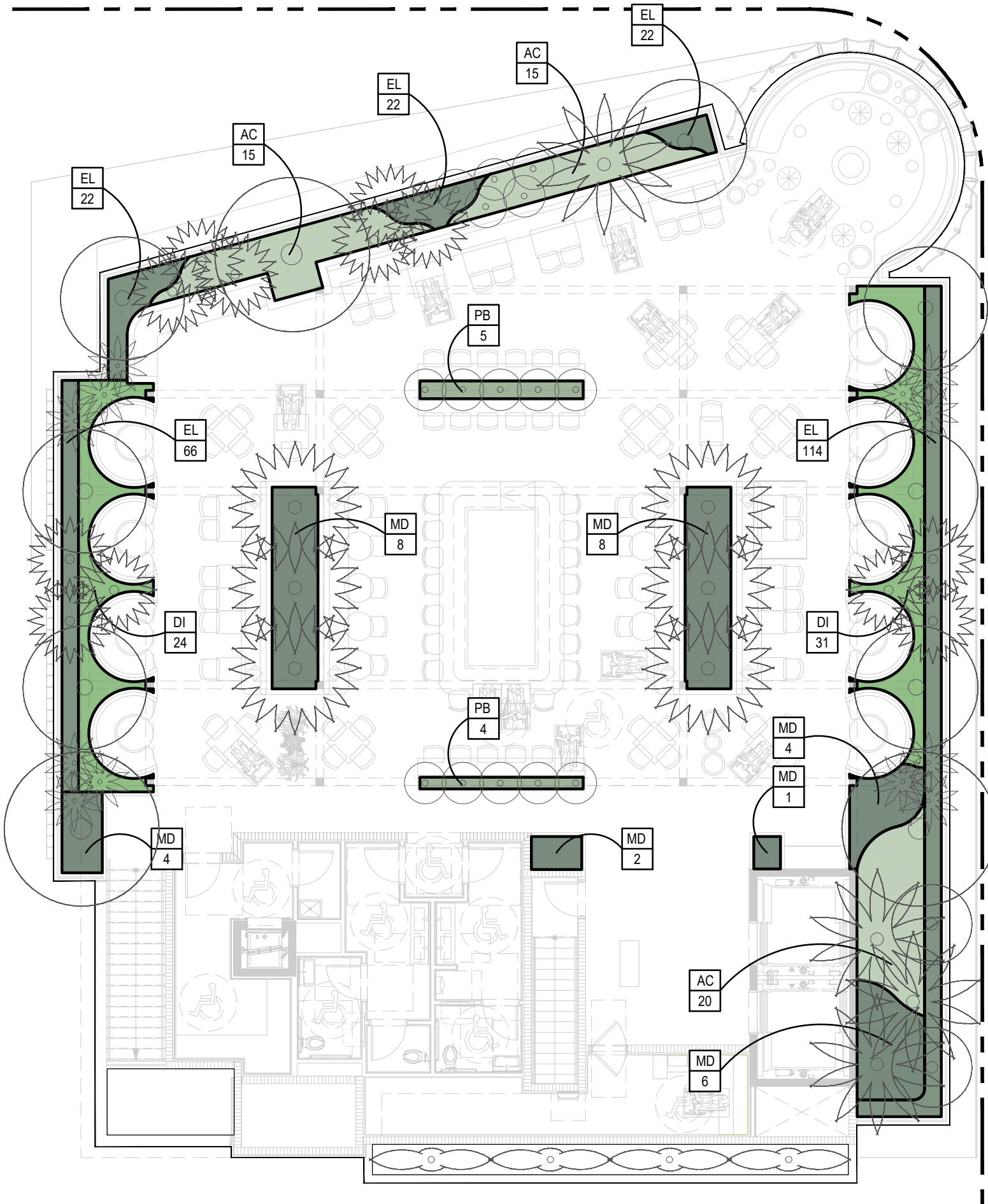
**DI**  
*Dietes iridioides*  
AFRICAN IRIS

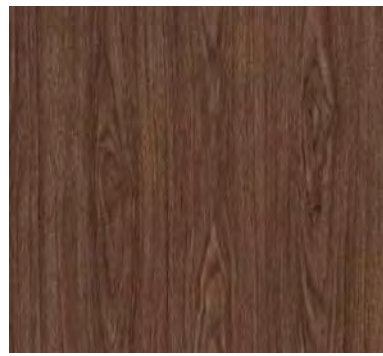


**MD**  
*Monstera deliciosa*  
SWISS CHEESE PLANT



**PB**  
*Philodendron Burle Marx*  
BURLE MARX PHILODENDRON



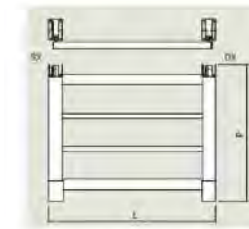
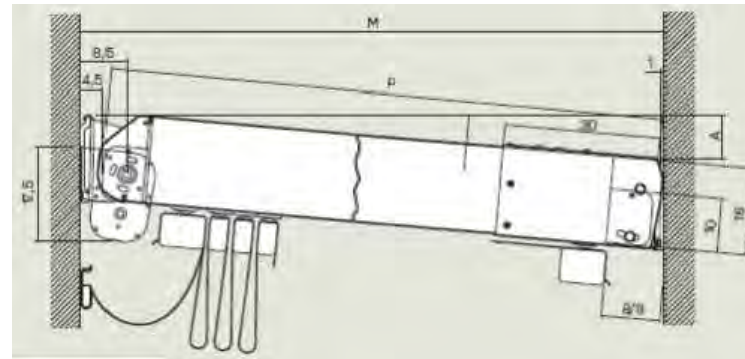


PERGOLA FRAME COLOR

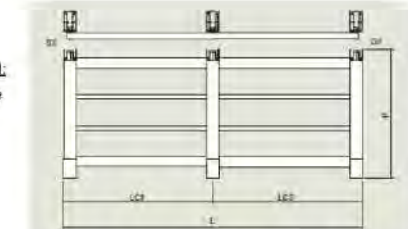


PERGOLA FABRIC COLOR

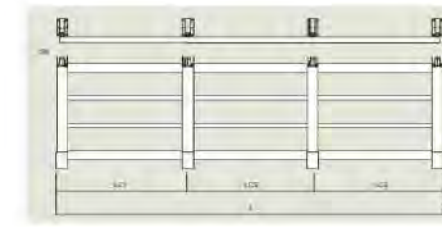
DIMENSIONS AND MECHANICS



**TYPE 1: TECNIC ONE system**  
 L = from 8' 1" to max 16' 5" wide  
 L cant exceed 500 cm wide

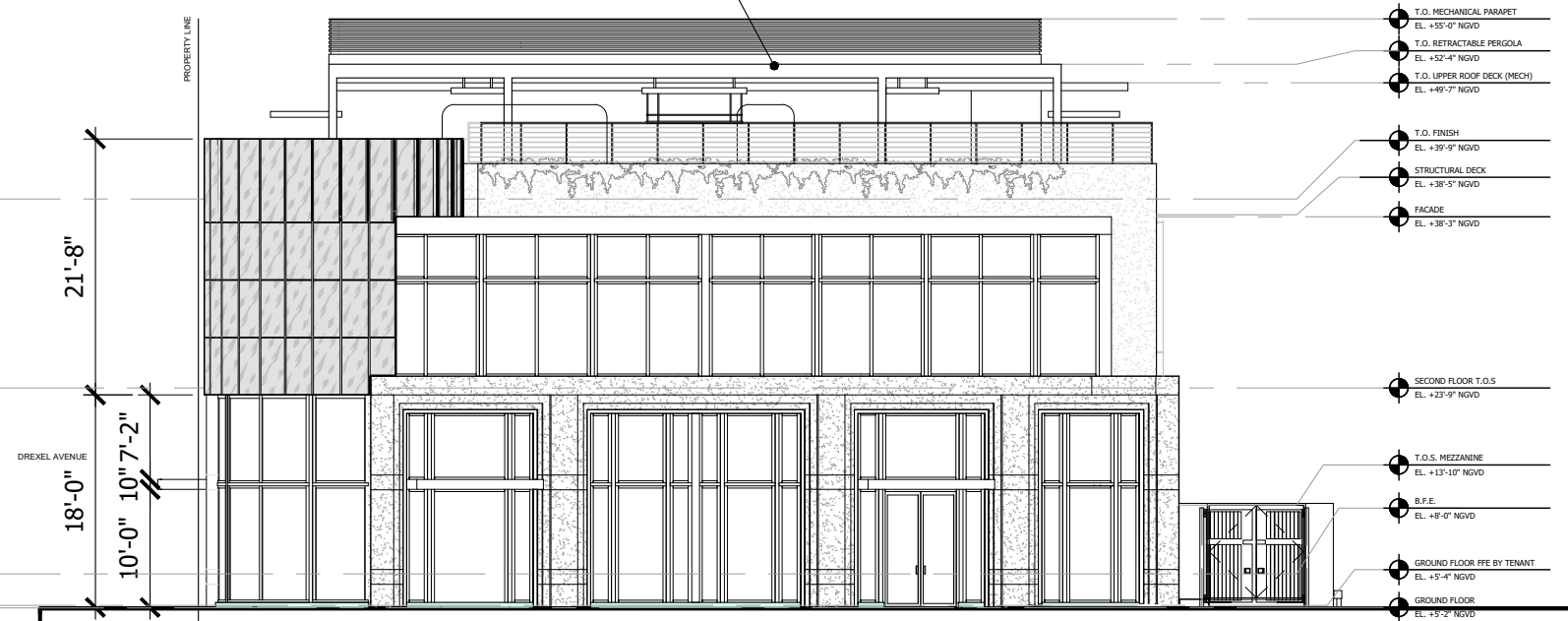
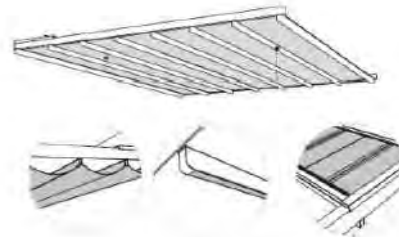


**TYPE 2: TECNIC ONE system**  
 2 spans (L from 16' 4" to 29' 6" max total  
 L1 & L2 from 6' 6" to 14' 9" wide  
 L cant be less than 450 cm or more than 900 cm. LC cant be less than 200 cm or more than 450 cm



**TYPE 3: TECNIC ONE system**  
 3 spans (L from 27' 10" to 42' 6")  
 L1, L2 & L3 from 6' 7" to 14' 2" wide  
 L cant be less than 851 cm or more than 1300 cm. LC cant be less than 200 cm or more than 435 cm

STRUCTURE



- T.O. MECHANICAL PARAPET  
EL. +55'-0" NGVD
- T.O. RETRACTABLE PERGOLA  
EL. +52'-4" NGVD
- T.O. UPPER ROOF DECK (MECH)  
EL. +49'-7" NGVD
- T.O. FINISH  
EL. +39'-9" NGVD
- STRUCTURAL DECK  
EL. +38'-5" NGVD
- FACADE  
EL. +38'-3" NGVD
- SECOND FLOOR T.O.S.  
EL. +23'-9" NGVD
- T.O.S. MEZZANINE  
EL. +13'-10" NGVD
- R.F.E.  
EL. +8'-0" NGVD
- GROUND FLOOR PFE BY TENANT  
EL. +5'-4" NGVD
- GROUND FLOOR  
EL. +5'-2" NGVD



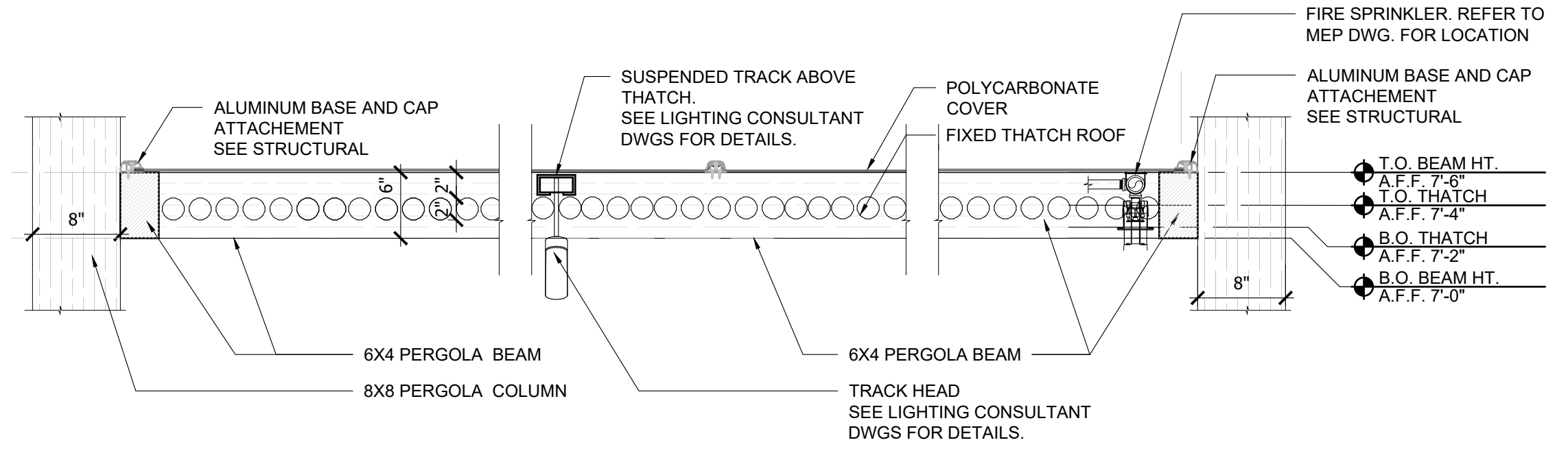
1 PROPOSED BUILDING ELEVATION: NORTH

SCALE: 1/16" = 1'

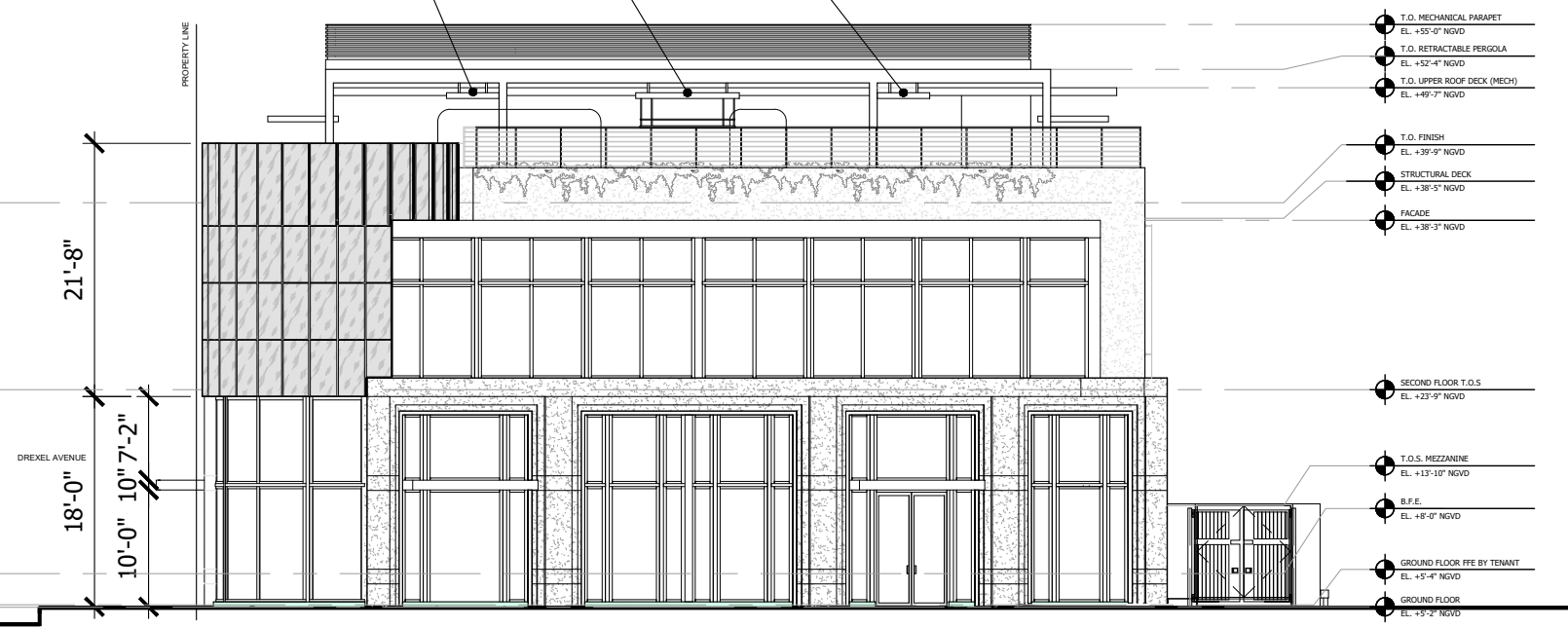




THATCH ROOF COLOR THATCH ROOF PATTERN



2 DETAIL FIXED THATCH ROOF  
SCALE: 1" = 1'-0"



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





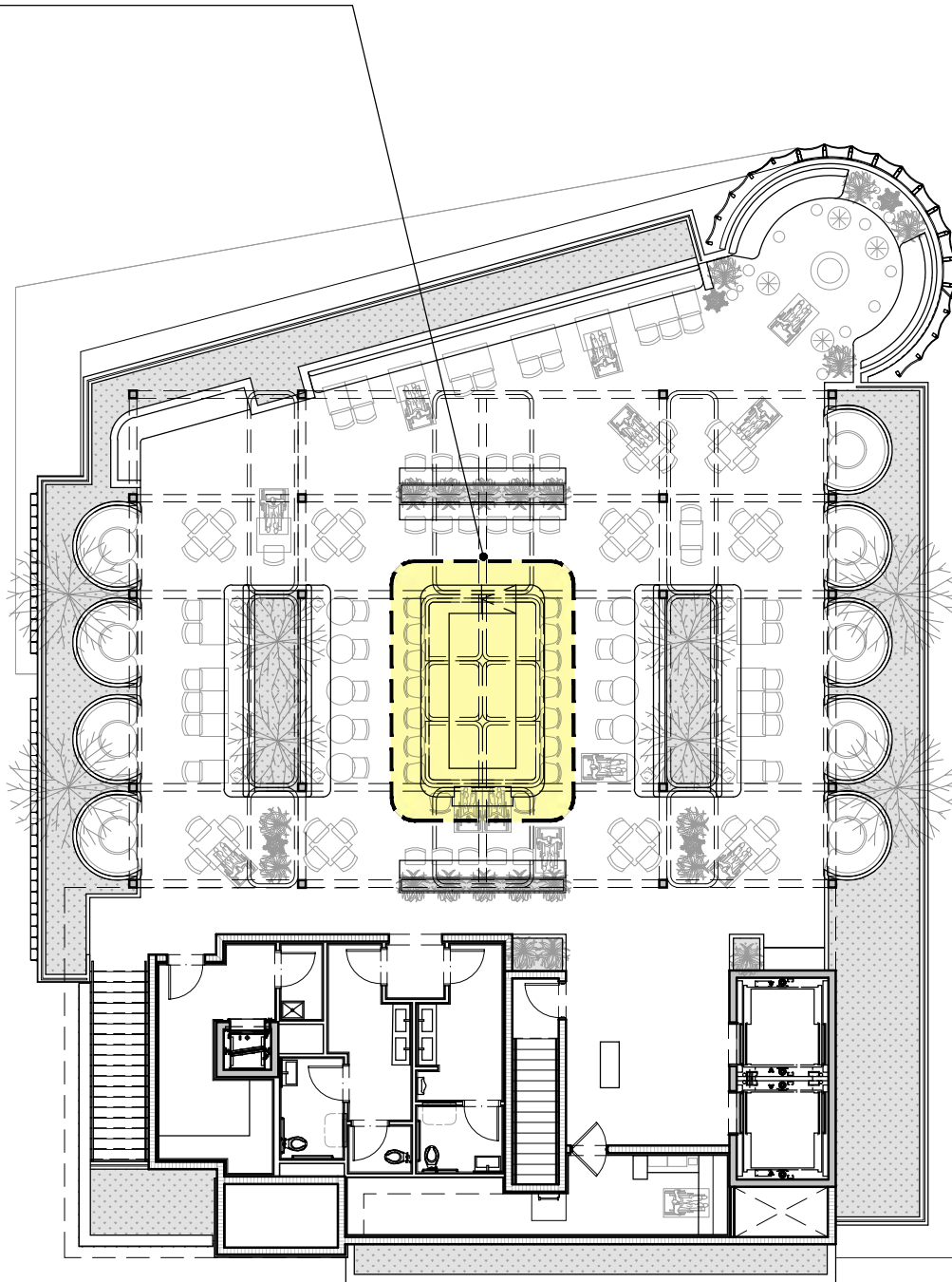
WOOD TRIM



TRAVERTINE FLUTES



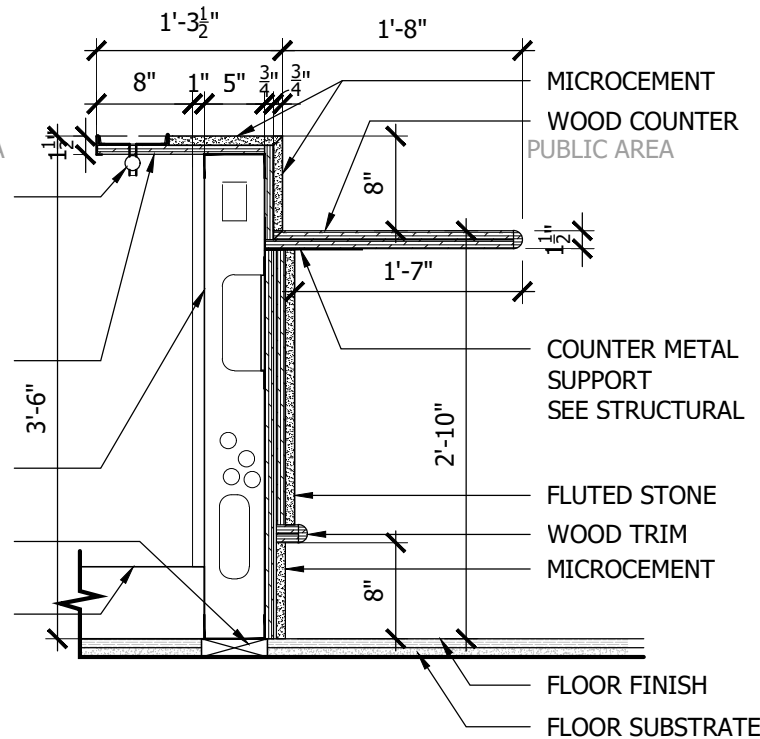
MICRO-CEMENT FINISH



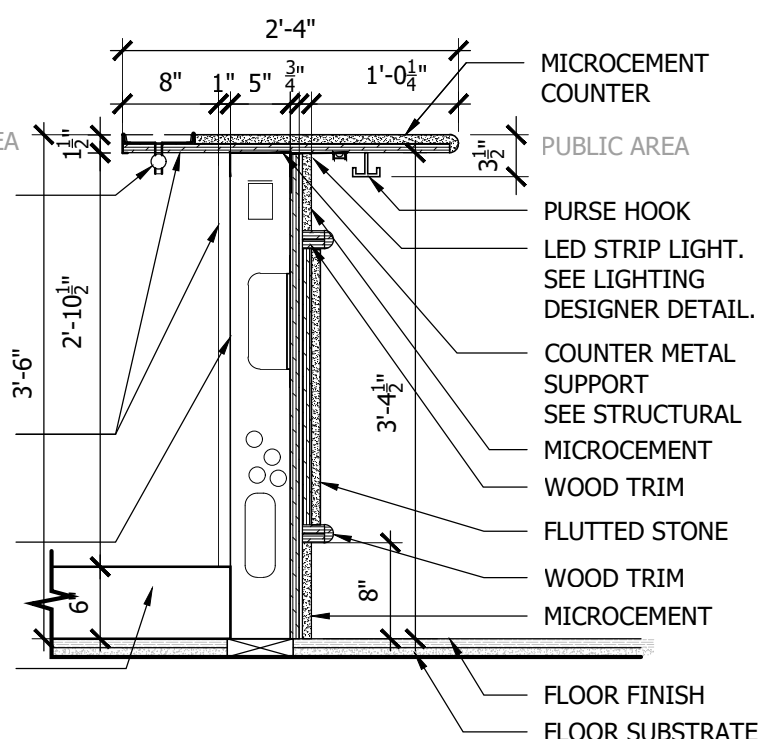
1 PROPOSED ROOFTOP PLAN

SCALE: 1/16" = 1'

BAR AREA  
 PERFORATED GRATE WITH DRAIN. REFER TO KITCHEN CONSULTANT DRAWINGS FOR ADDITIONAL INFORMATION.  
 BAR INTERIOR FINISHES BY KITCHEN CONSULTANT.  
 5" BAR STUDS BY KITCHEN CONSULTANT.  
 2X6" PRESSURED TREATED WOOD.  
 PEDESTAL/ CABINET BASE BY KITCHEN CONSULTANT. REFER TO KITCHEN CONSULTANT PLANS FOR LOCATIONS.



BAR AREA  
 PERFORATED GRATE WITH DRAIN. REFER TO KITCHEN CONSULTANT DRAWINGS FOR ADDITIONAL INFORMATION.  
 BAR INTERIOR FINISHES BY KITCHEN CONSULTANT.  
 5" BAR STUDS BY KITCHEN CONSULTANT.  
 PEDESTAL/ CABINET BASE BY KITCHEN CONSULTANT. REFER TO KITCHEN CONSULTANT PLANS FOR LOCATIONS.



2 ROOFTOP BAR DETAILS (ADA & TYPICAL)

SCALE: 3/4" = 1'





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



1 RENDERING / ROOFTOP PERSPECTIVE VIEW  
SCALE: NTS



1 RENDERING / ROOFTOP PERSPECTIVE VIEW  
SCALE: NTS