

NEW RESIDENTIAL DEVELOPMENT

317 NE 168TH ST
North Miami Beach, FL

PROJECT TEAM

ARCHITECT OF RECORD:



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PROPERTY OWNER:
13 MILLION 84 LLC
Address: 1002 NE 176 TER
NORTH MIAMI BEACH, FL 33162

LANDSCAPE ARCHITECT:
LANDSCAPE ARCHITECTURE
Kimberly Moyer, RLA
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SCOPE OF WORK

NEW RESIDENTIAL DEVELOPMENT

APPROX. AREA 33,000 SF.

12 RESIDENTIAL UNITS

25 PARKING SPACES

LEGAL DESCRIPTION

THIS PROPERTY IS DESCRIBED AS:

PROPERTY ID #: 07-2207-005-0170

ADDRESS: 317 NE 168 ST, NORTH MIAMI BEACH, FL

FULFORDALE PB 9-46
LOTS 22-23 & 24 BLK 3
LOT SIZE 116.000 X 113
COC 25658-1943 05 2007 1

VARIANCES REQUEST

1. VARIANCE FOR REAR EAST SET BACK = 5' - 0". INSTEAD 30 FT

*SEC. 24 -58 FIG. MU-12 , NOTE 1:
FOR THE FLEX BUILDING TYPOLOGY - 30 FT INTERIOR SIDE AND REAR SETBACK REQUIREMENT
WHEN ABUTTING AN EXISTING SINGLE - FAMILY HOME .
SEE SHEET A1.3.

2. VARIANCE FOR SIDE NORTH SET BACK = 5' - 0". INSTEAD 30 FT

*SEC. 24 -58 FIG. MU-12 , NOTE 1:
FOR THE FLEX BUILDING TYPOLOGY - 30 FT INTERIOR SIDE AND REAR SETBACK REQUIREMENT
WHEN ABUTTING AN EXISTING SINGLE - FAMILY HOME .
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WAIVER REQUEST

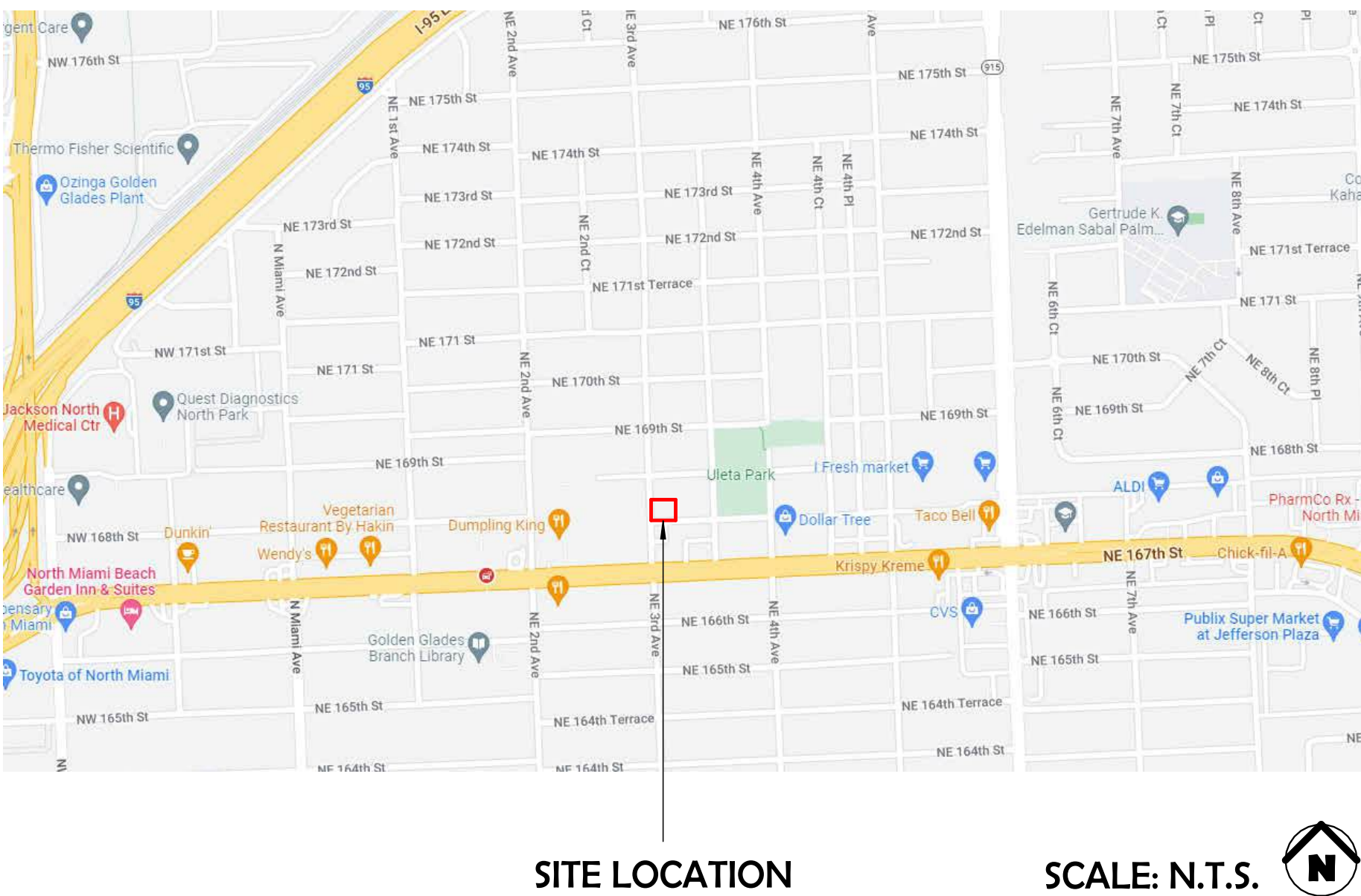
1. WAIVER FOR NEW LOT DEPTH = 113' - 0"

*SEC. 24 -58 FIG. MU-12 :
FOR THE FLEX BUILDING TYPOLOGY - LOT DOES NOT MEET THE MINIMUM LOT DEPTH OF 130 FT.
SEE SHEET A1.3.

PROJECT PRELIMINARY MASSING



LOCATION MAP



DRAWING INDEX

*COMBINED SET: SIGN & SEAL ON COVER PAGE APPLY FOR ALL
ARCHITECTURE DRAWINGS ON 10/10/2024 (SEE INDEX BELOW)

ARCHITECTURE

- A0.0 COVER
- A0.1 GROUND & 2ND FLOOR AREA PLANS
- A0.2 3RD/ 4TH FLOOR & ROOF TOP AREA PLANS
- A0.3 REGULATING PLANS A DIAGRAMS
- A1.0 SITE PLAN
- A1.1 SITE PLAN B & W
- A1.2 STREET SECTIONS & OPEN SPACES
- A1.3 SITE PLAN & ADJACENT STRUCTURES
- A1.4 SITE PLAN DETAILS
- A1.5 SITE PLAN DETAILS II
- A1.6 DECOR. SITE LIGHTING
- A1.7 SITE PLAN AUTOTURN ANALYSIS
- A2.0 GROUND FLOOR PLAN
- A2.1 2ND FLOOR PLAN
- A2.2 3RD FLOOR PLAN
- A2.3 4TH FLOOR PLAN
- A2.4 ROOFTOP PLAN
- A2.5 ROOF PLAN
- A3.0 SOUTH ELEVATION
- A3.1 WEST ELEVATION
- A3.2 NORTH ELEVATION
- A3.3 EAST ELEVATION
- A6.0 SECTION
- A6.1 SECTION
- A7.0 SOUTH WEST VIEW
- A7.2 NORTH WEST VIEW
- A7.3 NORTH EAST VIEW
- A7.4 PROPERTY AND ADJACENT USES
- A7.5 SUN SHADOW STUDY
- SFP-1 SITE FIRE PROTECTION PLANS

PHOTOMETRIC

- PH1.0 PHOTOMETRICS - NORMAL
- PH1.1 PHOTOMETRICS -EM

SURVEY

- S SURVEY

CIVIL

- C1 EROSION & SEDIMENT PLAN
- C2 PAVING, GRAIDING & DRAINAGE PLAN
- C3 CIVIL DETAILS
- C4 PAVEMENT MARKINGS & SIGNAGE PLAN
- C5 WATER & SEWER PLAN
- C6 WATER DETAILS I
- C7 WATER DETAILS II

LANDSCAPE

- TD-1 TREE DISPOSITION PLAN
- L-1 PROPOSED LANDSCAPE PLAN
- L-2 PROPOSED LANDSCAPE PLAN

PROJECT DATA / ZONING DATA

GENERAL		
ZONING:	MU/IB - (MIXED USE INTERNATIONAL BOULEVARD) - EDGE SUB-DISTRICT	
LAND USE:	MIXED USE	
BASE FLOOD ELEVATION (B.F.E.):	ZONE: X B.F.E.: N/A	
BUILDING TYPOLOGY	FLEX BUILDING	
REQ'D/ALLOWED	REQUIRED	PROPOSED
HEIGHT:	4 STORIES	4 STORIES = 44'- 0" + 8'- 0" (ROOF TOP)
LOT SIZE:	N/A	(BAD13,108) 13,008 SF
LOT WIDTH:	MIN= 75' / MAX= 200'	113'- 0"
DENSITY:	40 DU/AC - 40DU/0.2986 = 11.94 UNITS	12 UNITS
TOTAL BUILDING SQ. FT.	N/A	33,248 SF (GROSS AREA)
LOT COVERAGE	N/A	9,514 SF
OPEN SPACE	N/A	26.94 % = 3,505 SF
IMPERVIOUS AREA	90%	79.31% = 10,396 SF
PERVIOUS AREA	10% = 1,310.8 SF.	32.03 % = 4,199 SF (GROUND & 2ND FLOOR + ROOF TOP)
BUILDING FRONTAGE 168TH STREET	MIN 60% = 69'- 5"	85.34% = 99'- 2" OF 116'- 4".
BUILDING FRONTAGE 3RD AVENUE	MIN 60% = 67'- 8"	86.73% = 98'- 0" OF 113'- 0".
SETBACKS		
FRONT - 168TH STREET (SOUTH)	10'-0" - 20'-0"	10'-0"
FRONT - NE 3RD AVE (WEST)	10'-0" - 20'-0"	10'-0"
SIDE	0'-0"	5'-0" *
REAR (NORTH & EAST)	0'-0"	5'-0" *
RESIDENTIAL UNITS		
12 UNITS	MIN 550 SF	
AVERAGE UNIT SIZE	MIN 800 SF	APPROX 1,660 SF
PARKING		
12 UNITS 3 BEDROOMS	1.5 SPACES / 3BR UNIT 1SPACE / 20 UNITS (GUEST PARKING) 12 UNITS X 1.5 SPACE = 18 SPACES 1 GUEST SPACE	7 SINGLE SPACES 8 TANDEM SPACES (16) + 1 GUEST SPACE +1 ADA SPACE
TOTALS	19 PARKING SPACES REQUIRED	25 PARKING SPACES PROPOSED
VARIANCE/WAIVER		
# 1. VARIANCE FOR REAR EAST SETBACK.	FOR THE FLEX BUILDING TYPOLOGY - 30 FT INTERIOR SIDE AND REAR SETBACK REQUIREMENT WHEN ABUTTING AN EXISTING SINGLE - FAMILY HOME.	REQUESTED VARIANCE #1 NEW REAR EAST SETBACK = 5' - 0".
# 2. VARIANCE FOR SIDE NORTH SETBACK.	FOR THE FLEX BUILDING TYPOLOGY - 30 FT INTERIOR SIDE AND REAR SETBACK REQUIREMENT WHEN ABUTTING AN EXISTING SINGLE - FAMILY HOME.	REQUESTED VARIANCE #2 NEW SIDE NORTH SETBACK = 5' - 0".
# 1 WAIVER FOR NEW LOT DEPTH	FOR THE FLEX BUILDING TYPOLOGY - LOT DOES NOT MEET THE MINIMUM LOT DEPTH OF 130 FT.	REQUESTED WAIVER #1 NEW LOT DEPTH = 113' - 0"

*PROPOSED SIDEWALK EASEMENT OF 5'-0" ON 168TH STREET TO BE CORD. WITH CITY.

317 NE 168TH ST NORTH MIAMI BEACH FL.

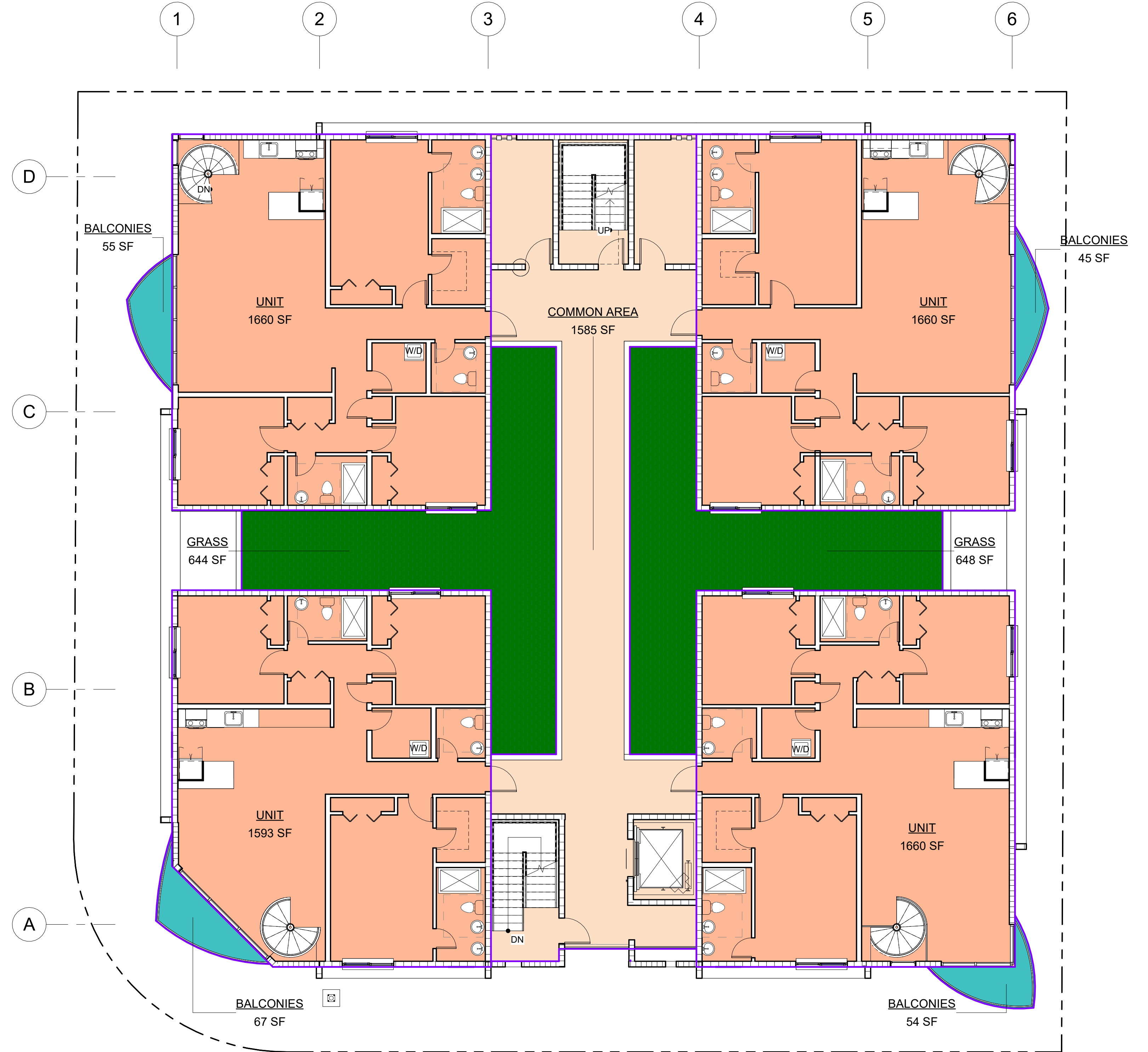
COVER

PROJEC#21-043

Ao.o



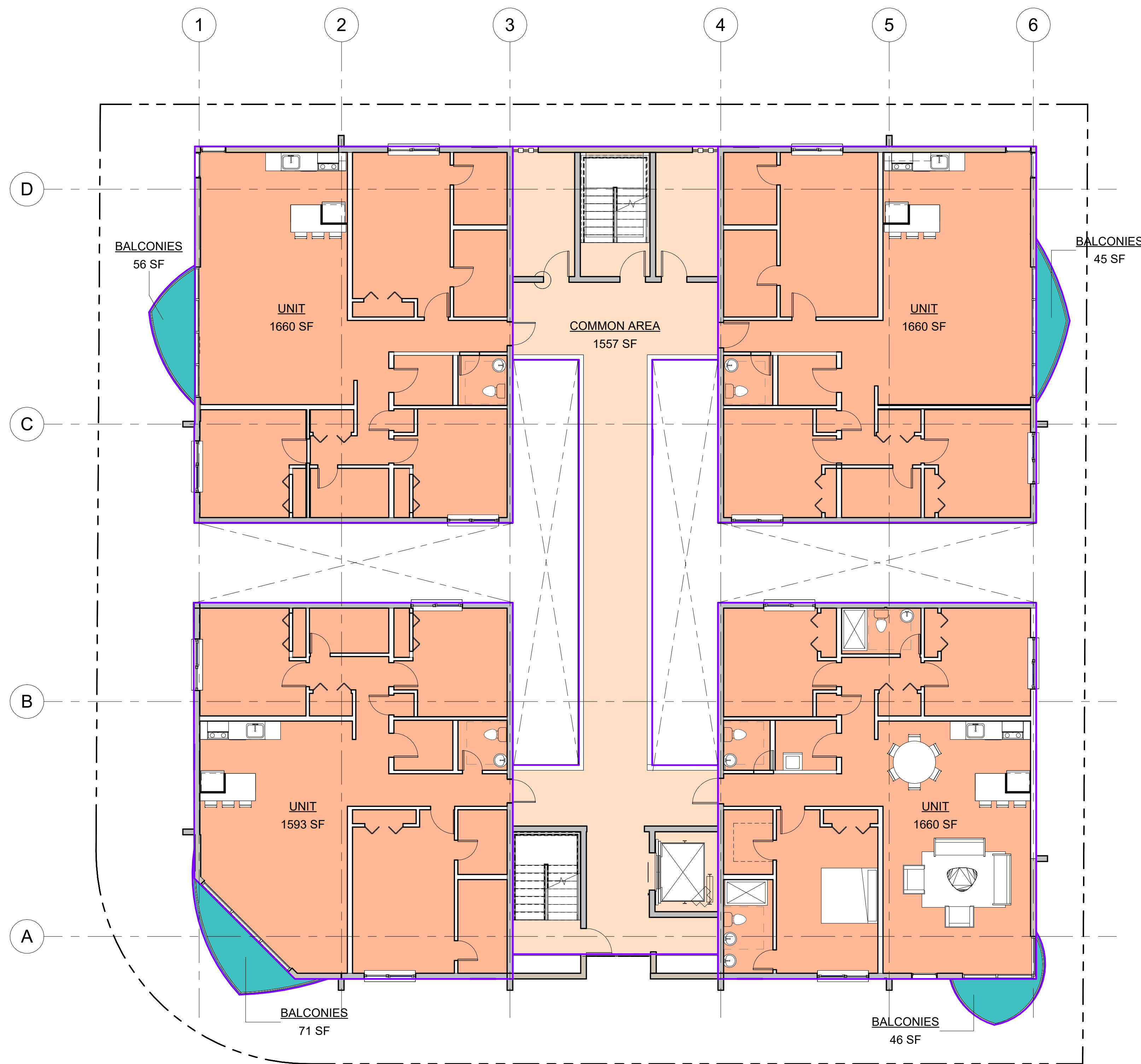
1 GROUND FLOOR-AREA PLAN
1/8" = 1'-0"



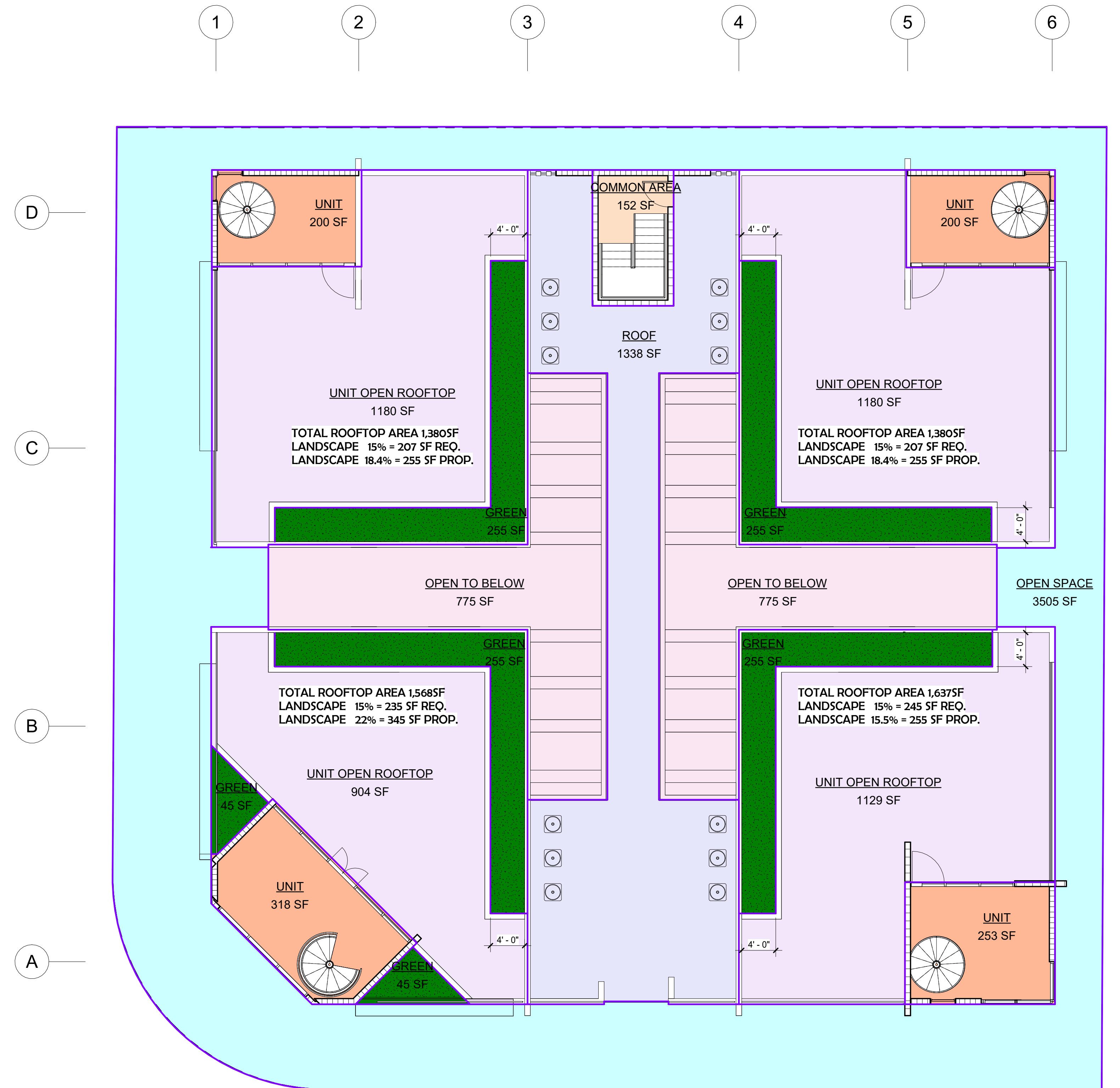
2 2ND FLOOR - AREA PLAN
1/8" = 1'-0"

AREA CHART

	RESIDENTIAL	COMMON AREA	GARAGE	HARDSCAPE	GREEN AREA	SUB TOTALS
GROUND FLOOR	1,193.00	932.00	6,818.00	1,454.00	1,797.00	8,943.00
2ND FLOOR	6,573.00	1,574.00			1,292.00	8,147.00
3RD FLOOR	6,573.00	1,574.00				8,147.00
4TH FLOOR	6,573.00	1,574.00				8,147.00
ROOFTOP	971.00	152.00			1,110.00	1,123.00
TOTALS	21,883.00	5,806.00	6,818.00	1,454.00	4,199.00	34,507.00

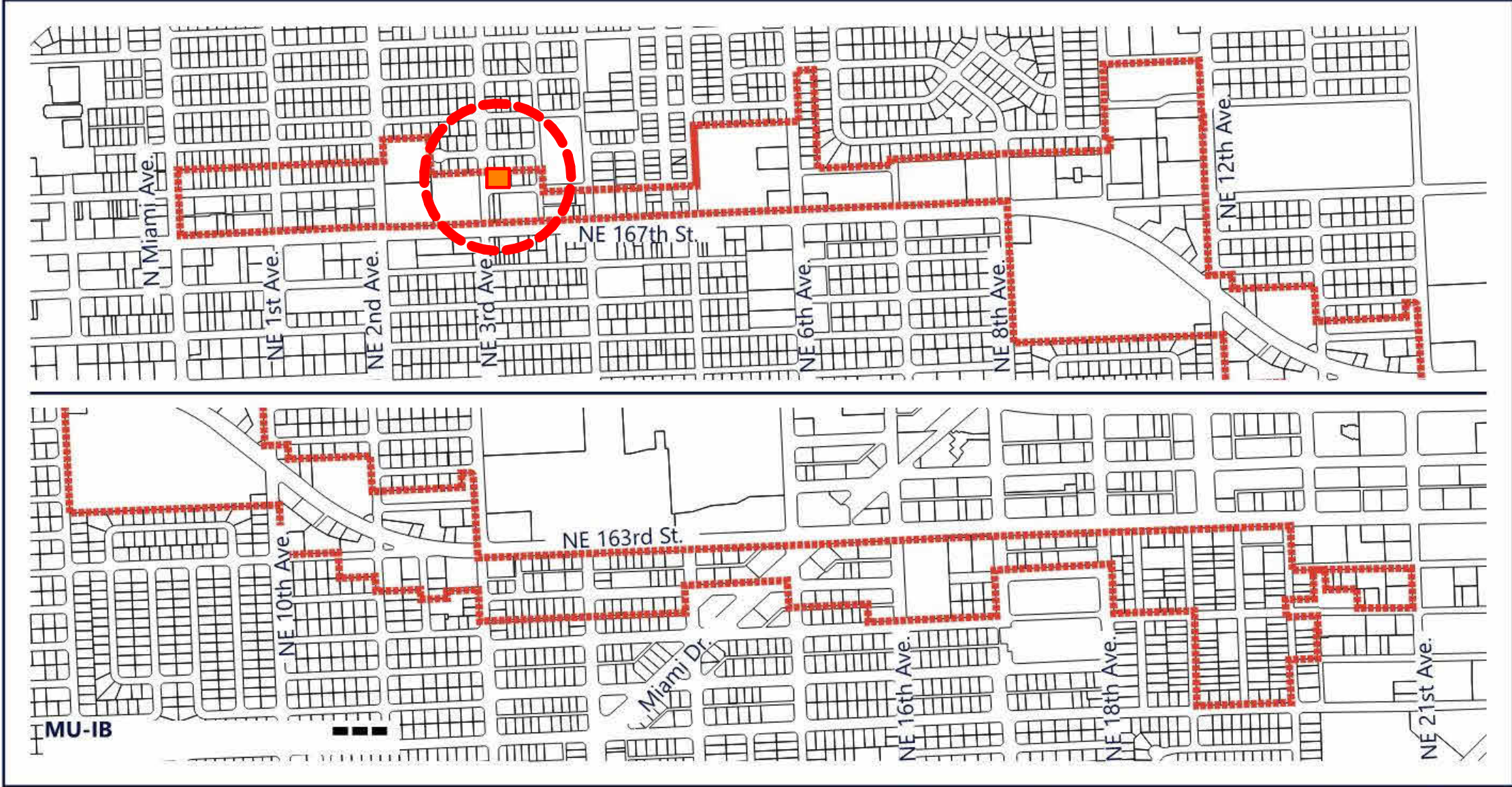


2 3RD & 4TH FLOOR - AREA PLAN
1/8" = 1'-0"

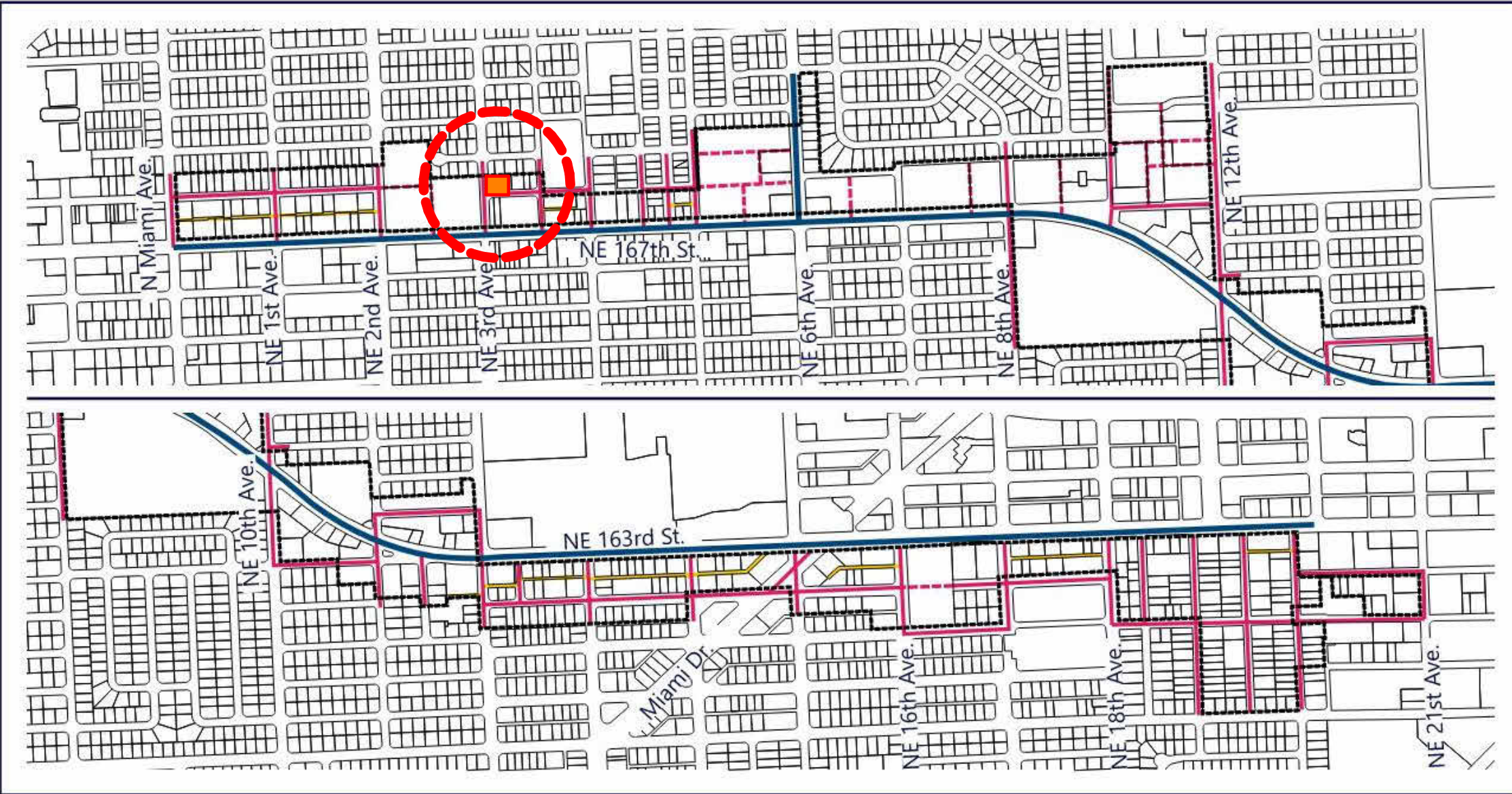


1 ROOF TOP AREA PLAN
1/8" = 1'-0"

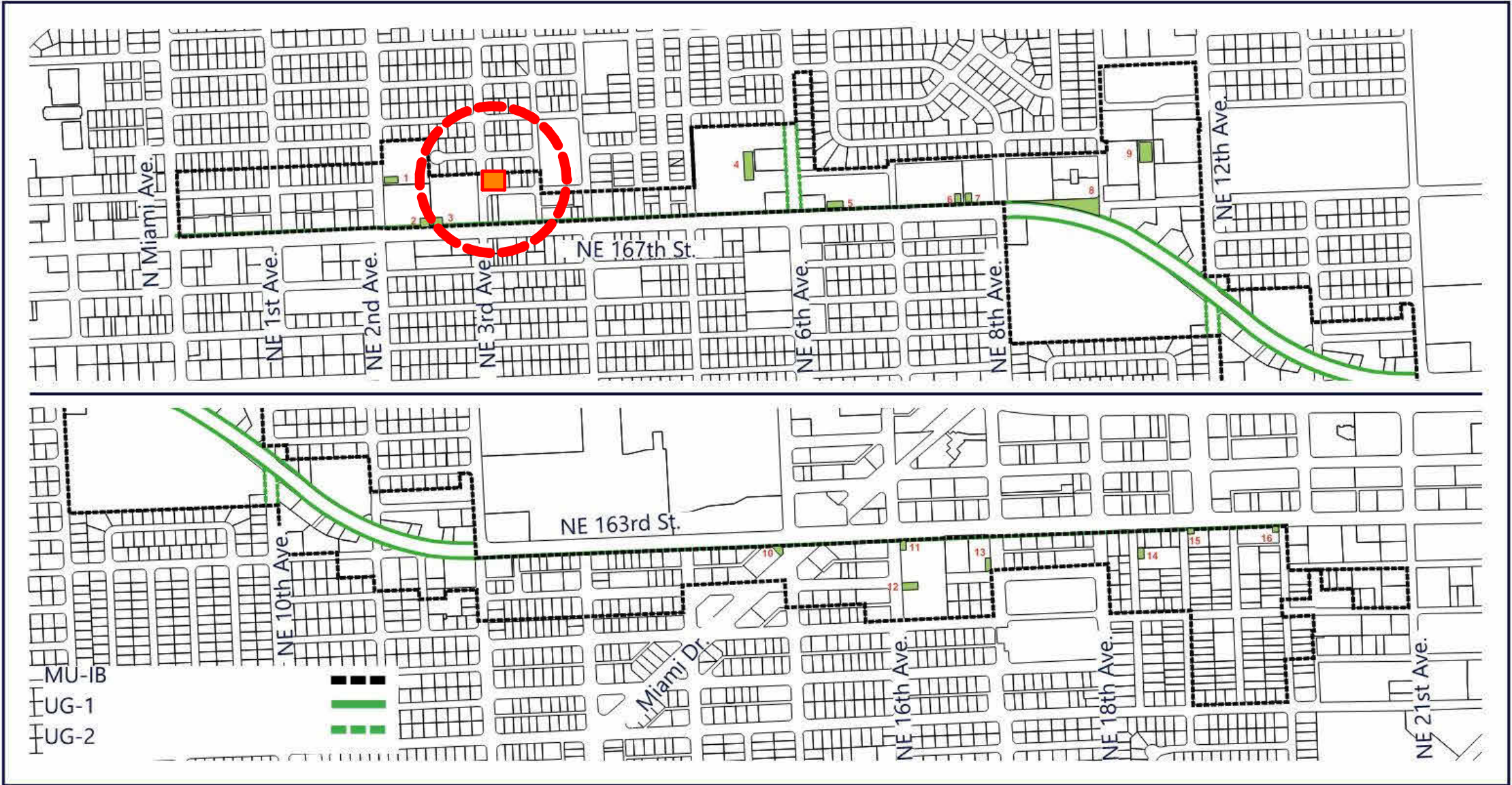
NORTH MIAMI BEACH
REGULATING PLANS AND DIAGRAMMS
MIXED USE - INTERNATIONAL BOULEVARD DISTRICT MU/IB



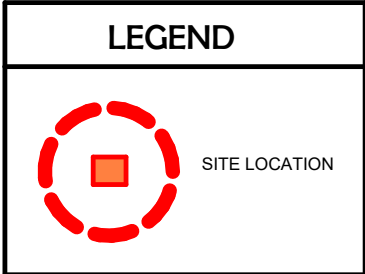
BOULEVARD BOUNDARY



STREET NETWORK CONNECTIVITY PLAN



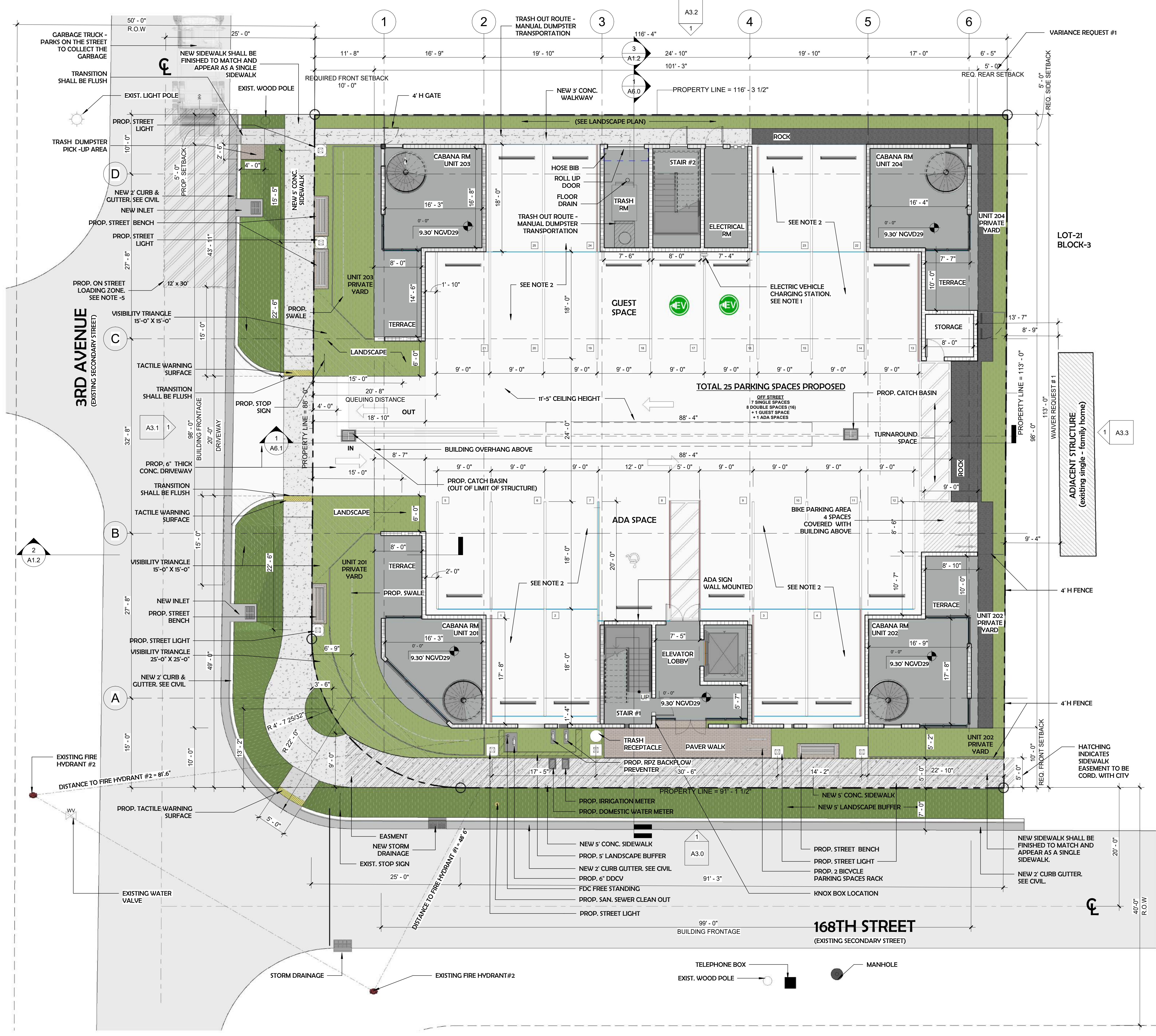
DESIGNATED PUBLICLY ACCESSIBLE OPEN SPACES & URBAN GREENWAYS SYSTEM PLAN



SUB-AREAS REGULATING PLAN



BUILDING HEIGHTS PLAN



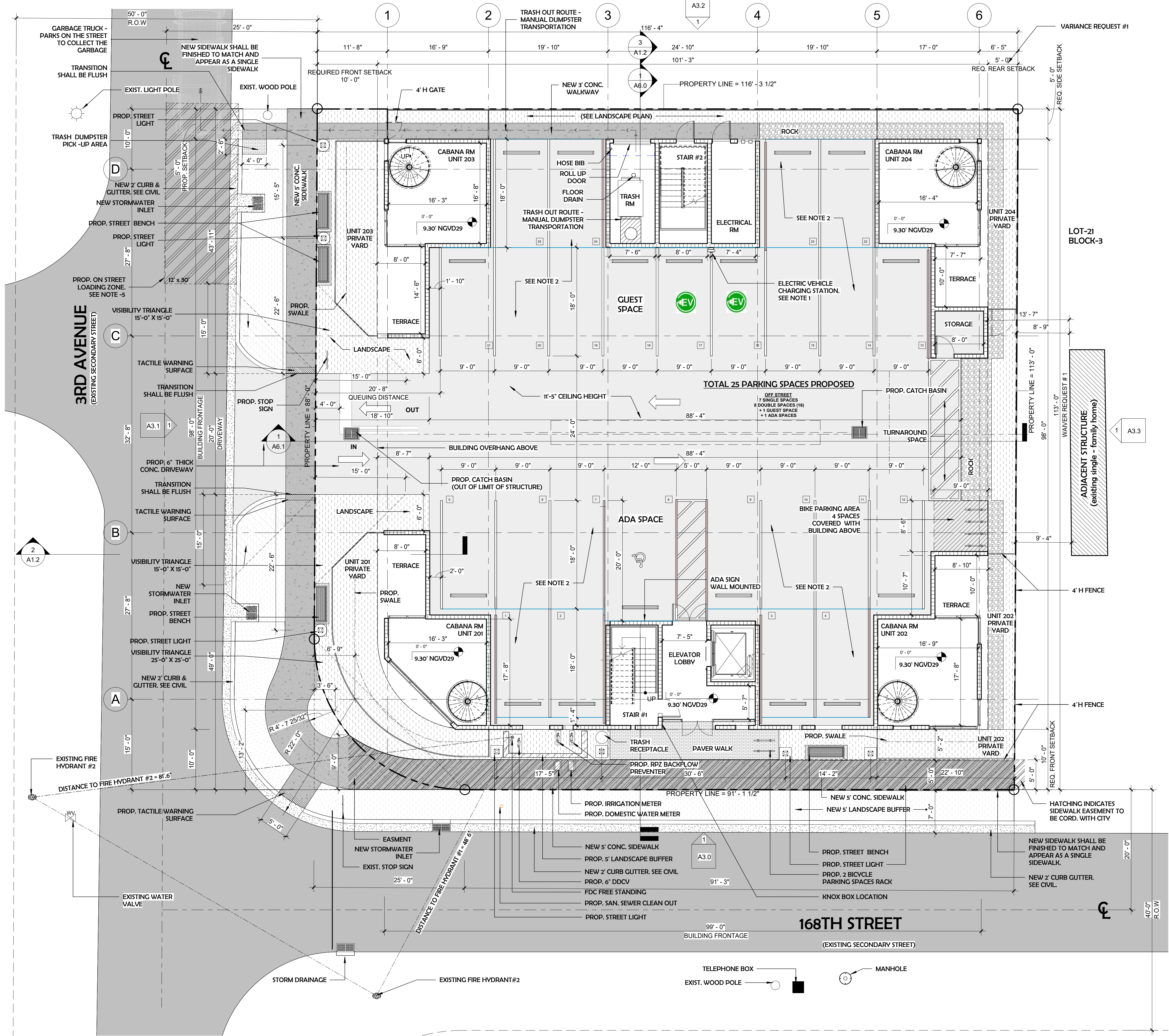
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PLAN LEGEND	
	NEW CONCRETE SLAB ON GRADE. SEE STRUCTURAL
	NEW ASPHALT-PARKING. COORDINATE WITH CIVIL
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- NOTES
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-Sec. 24-97 - Minimum Loading Space Requirements.

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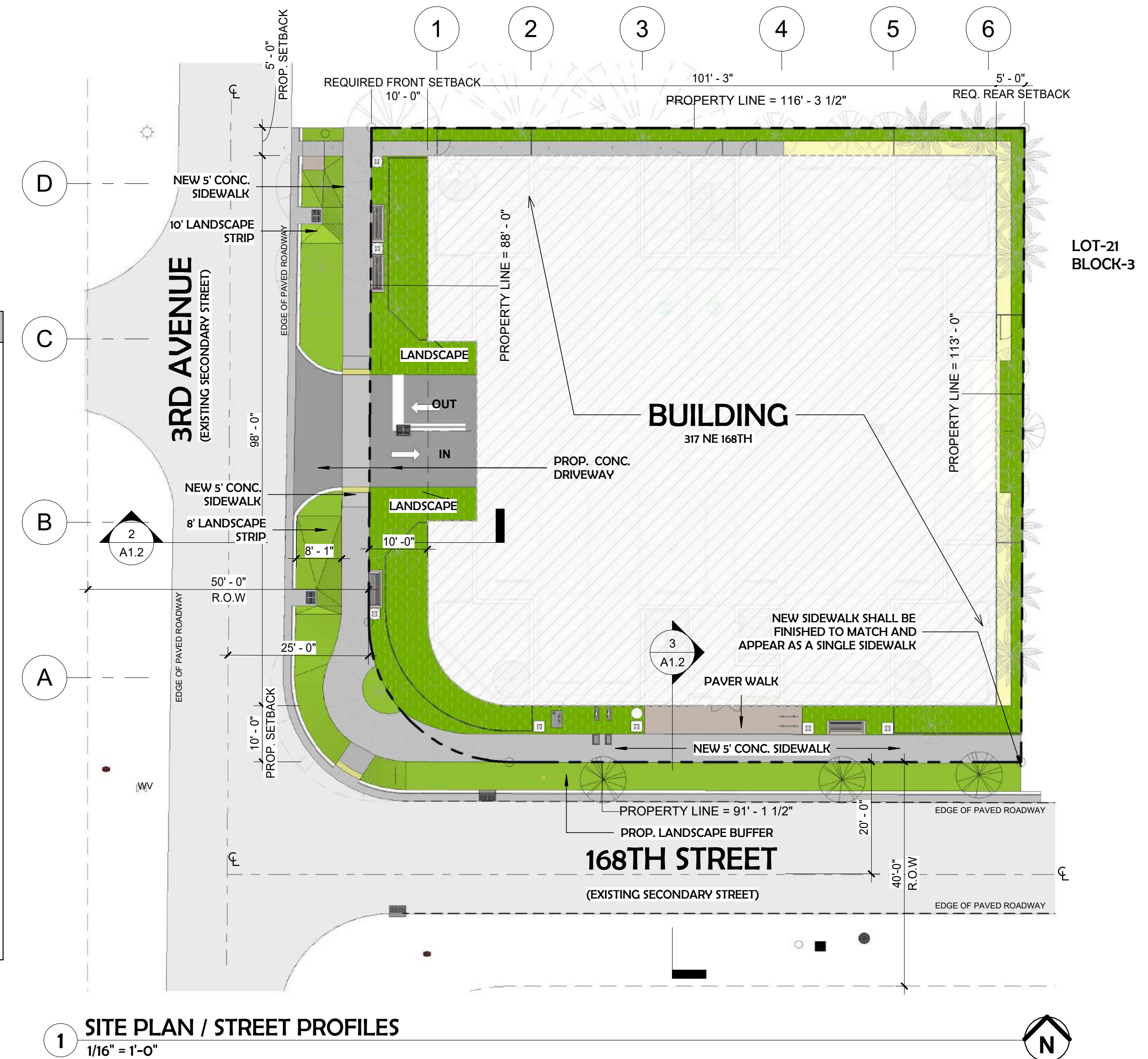
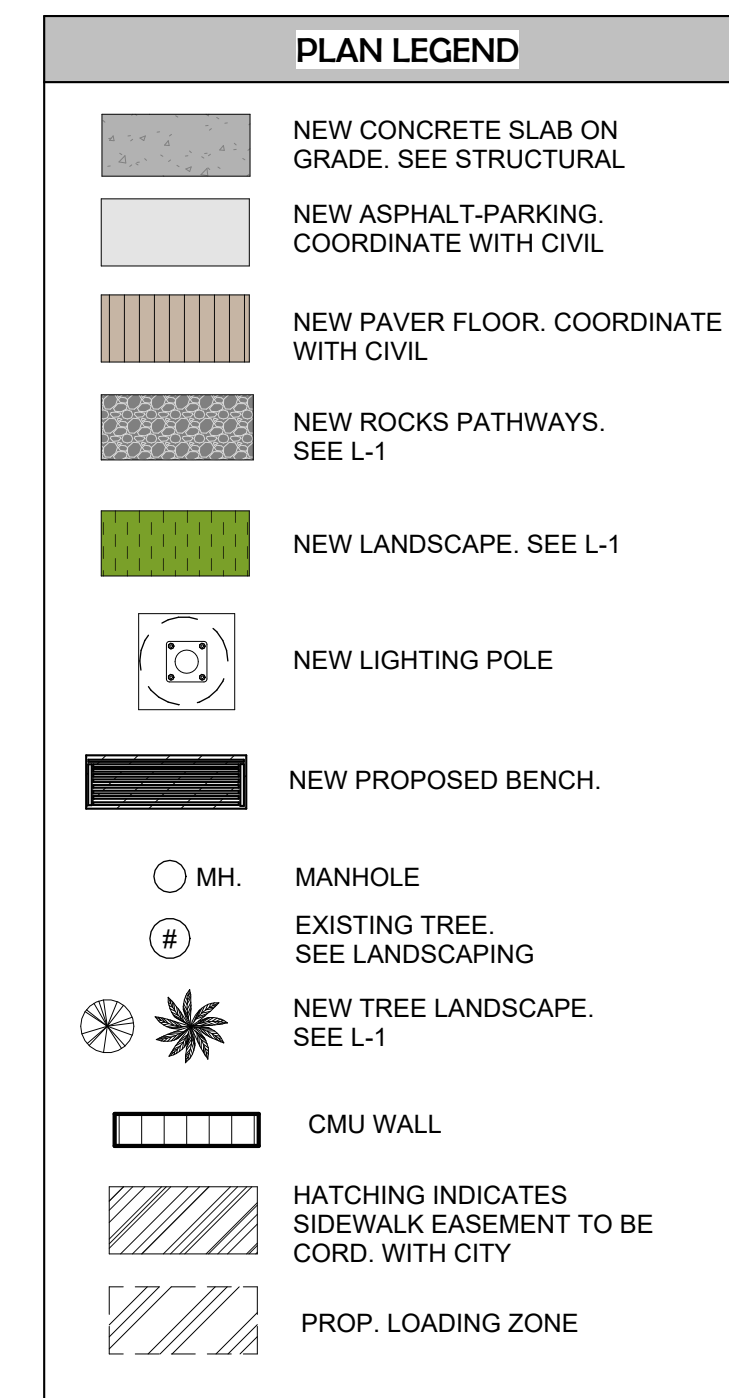
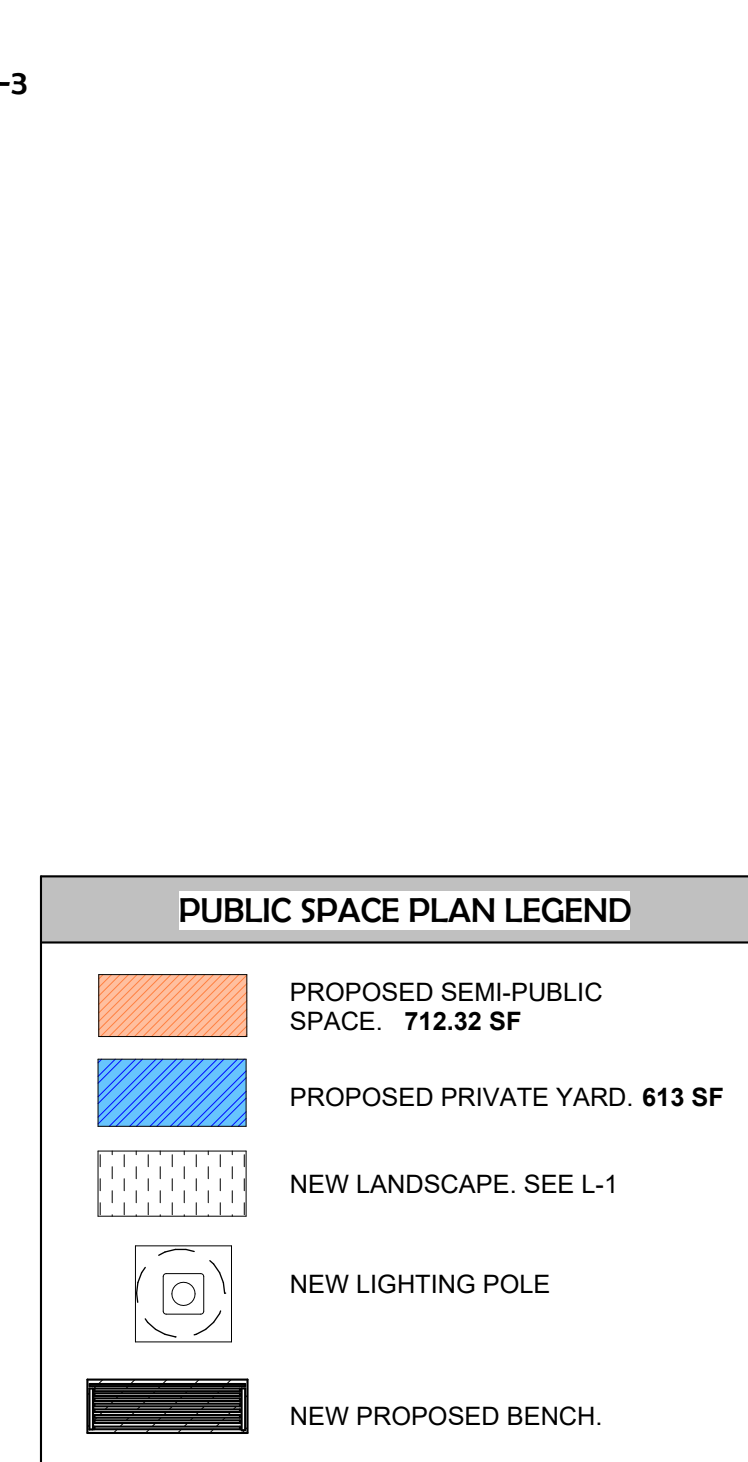
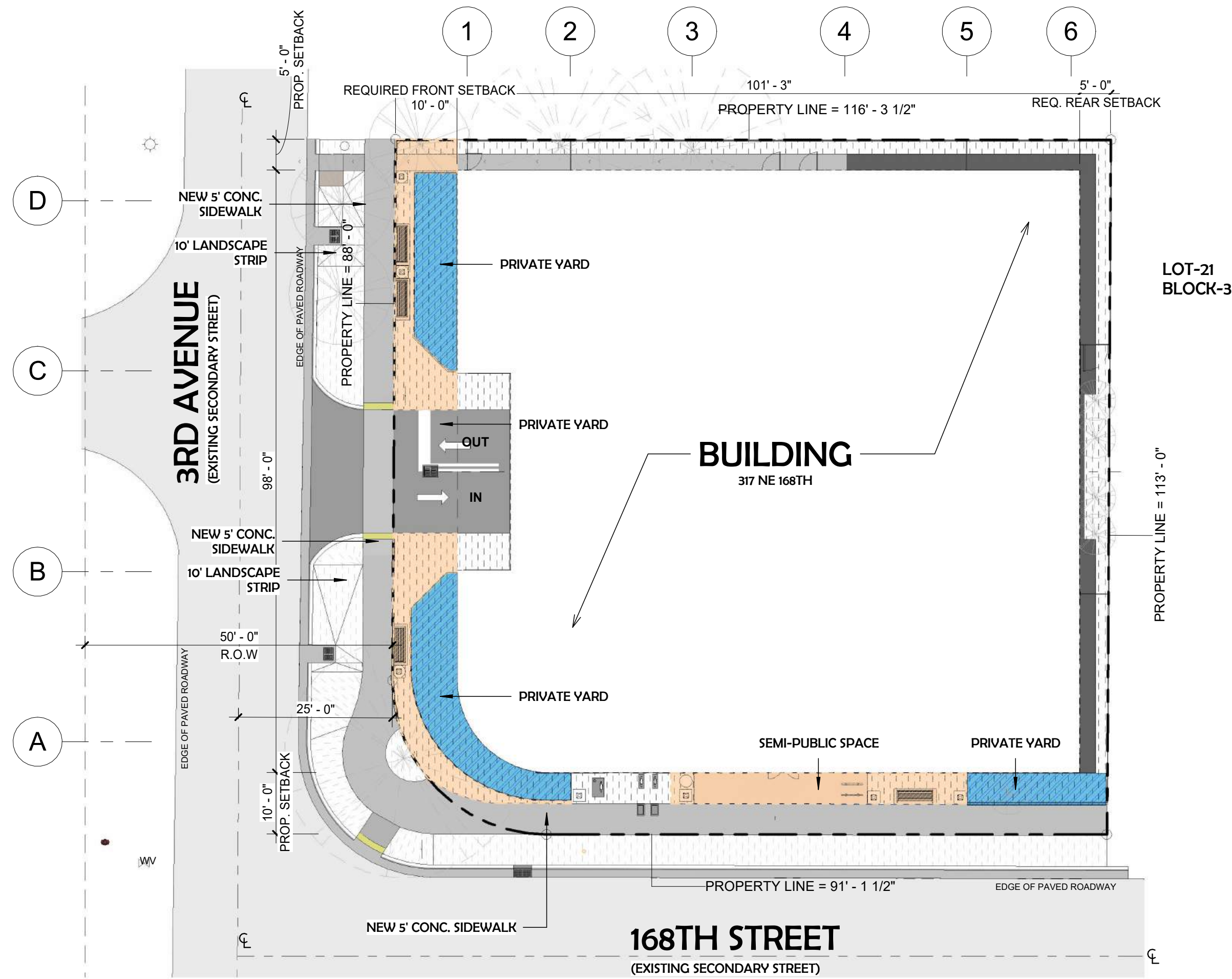
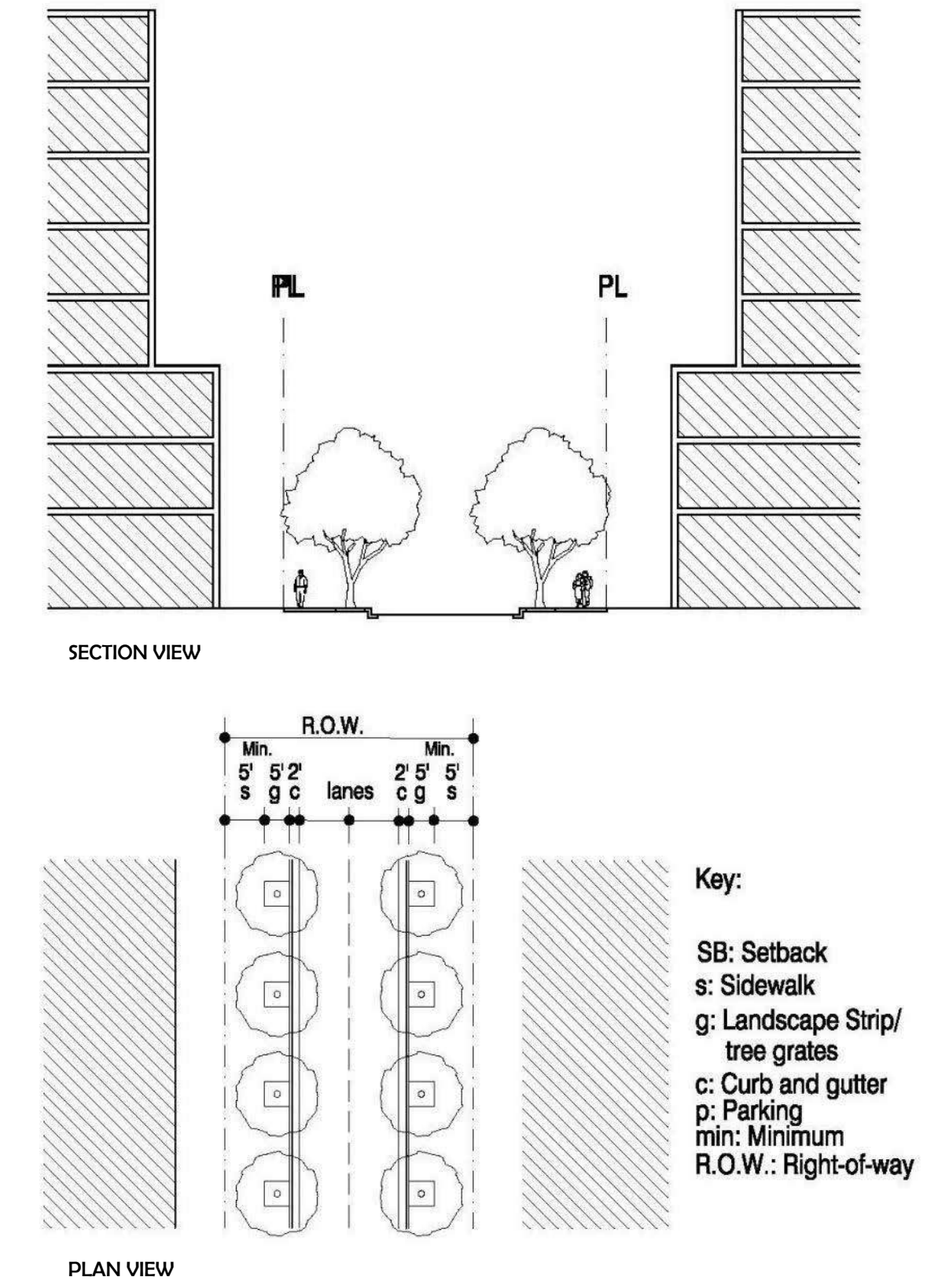
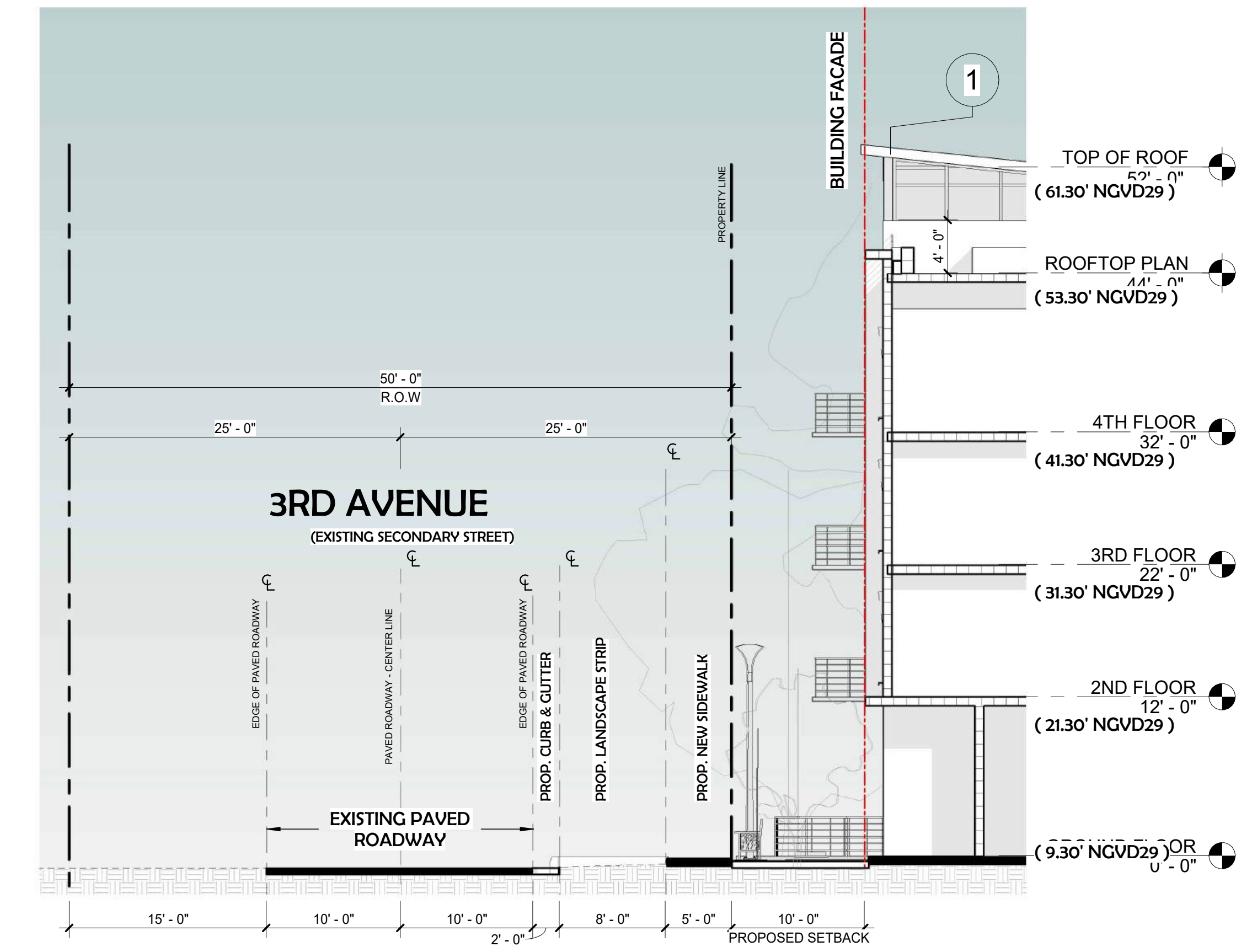
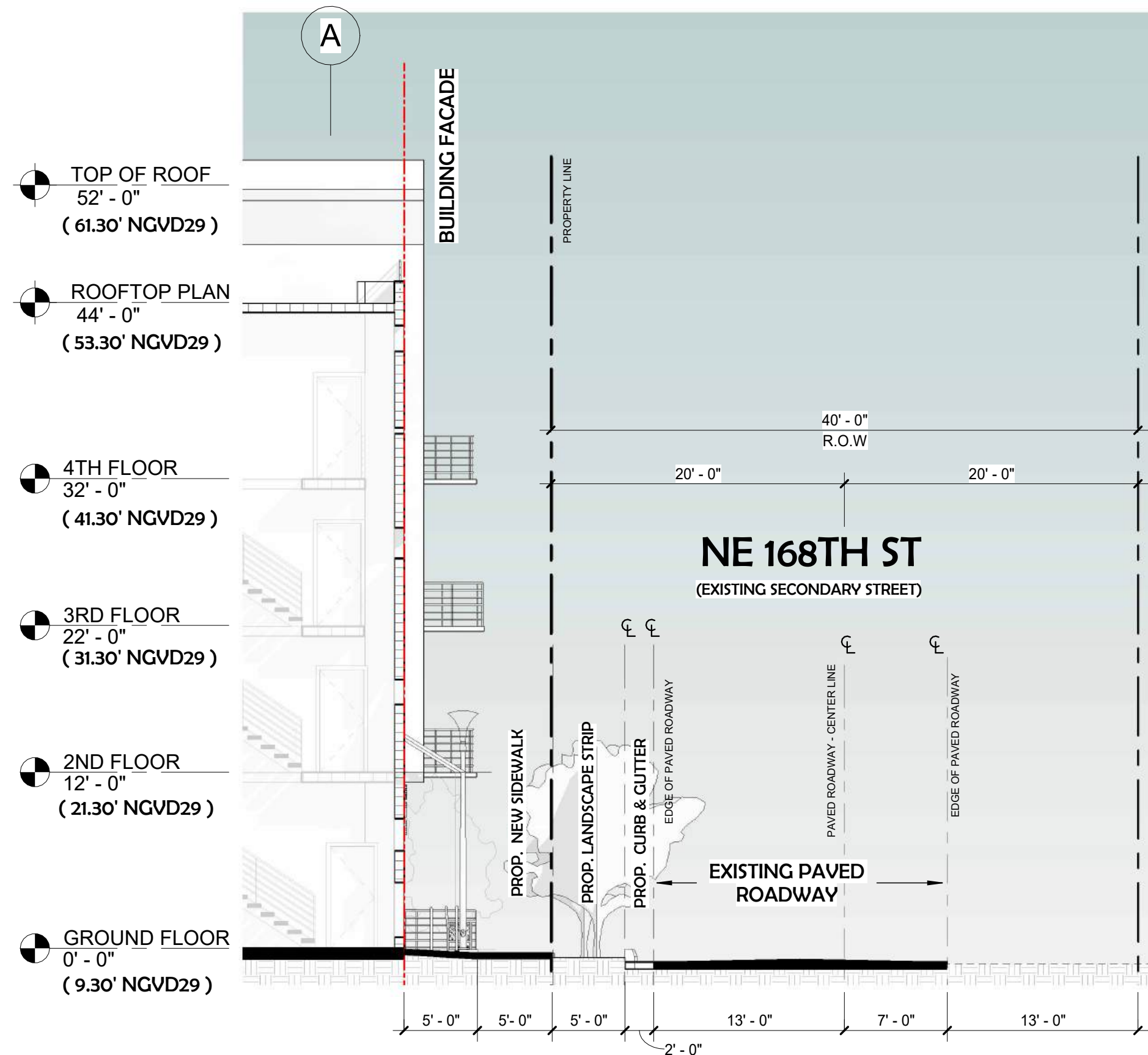
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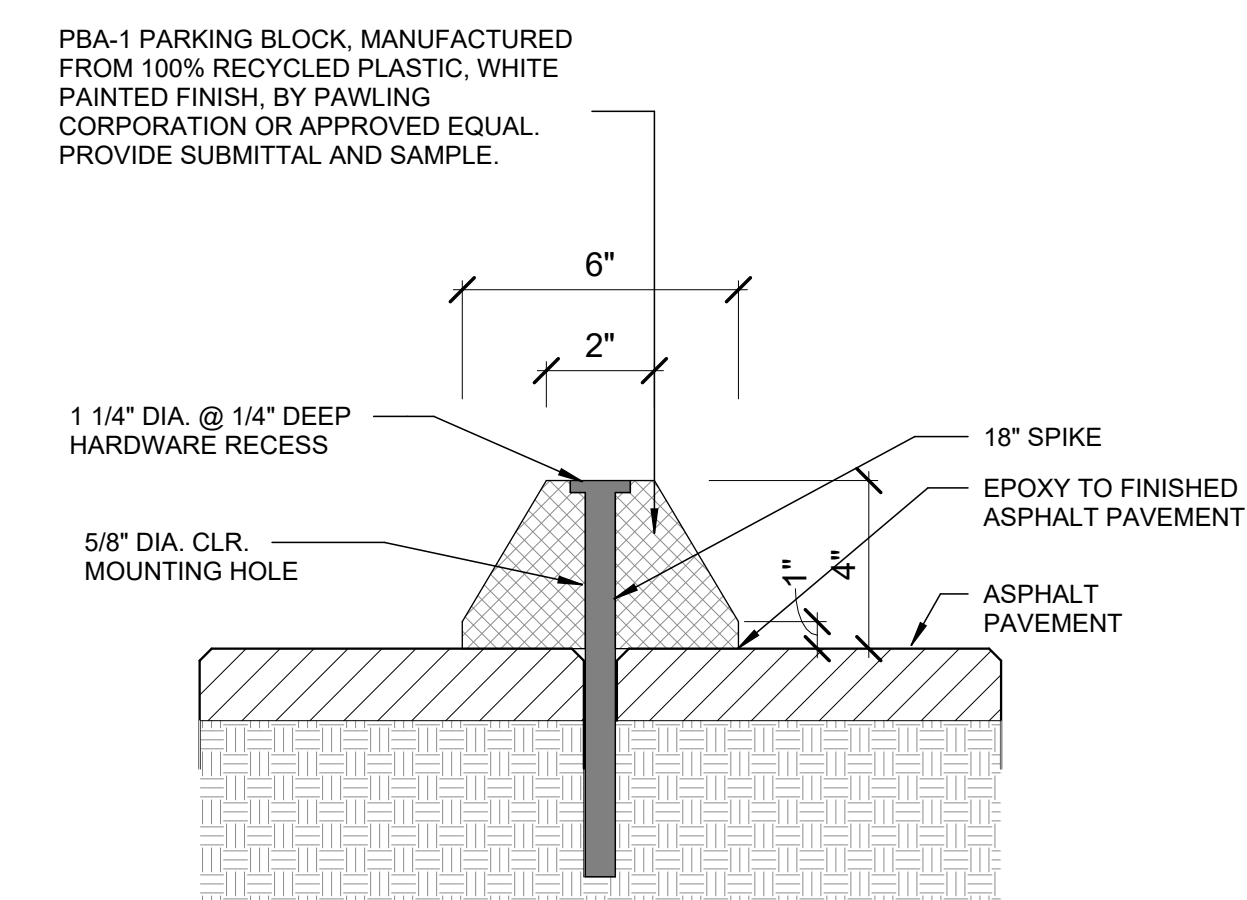
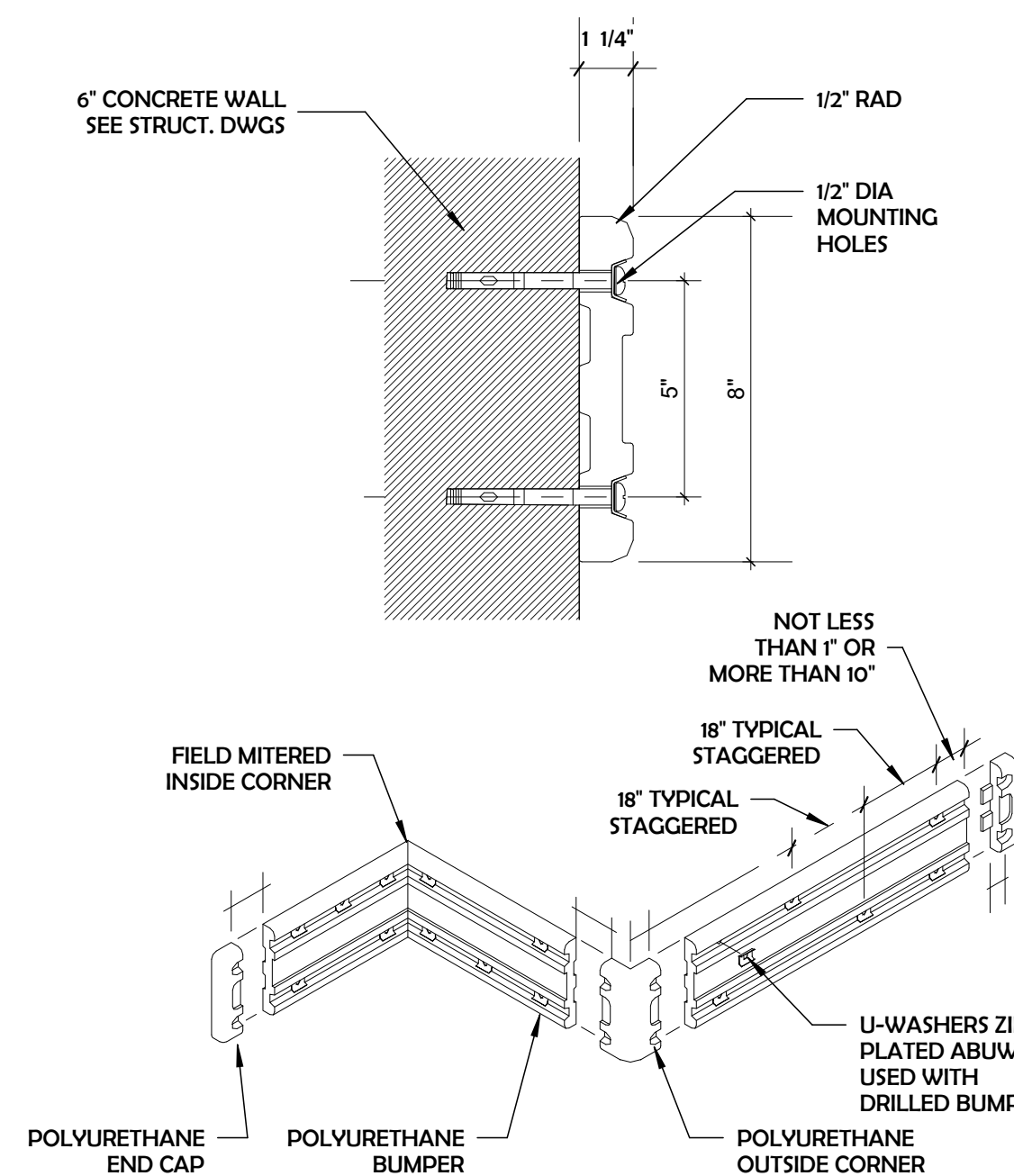
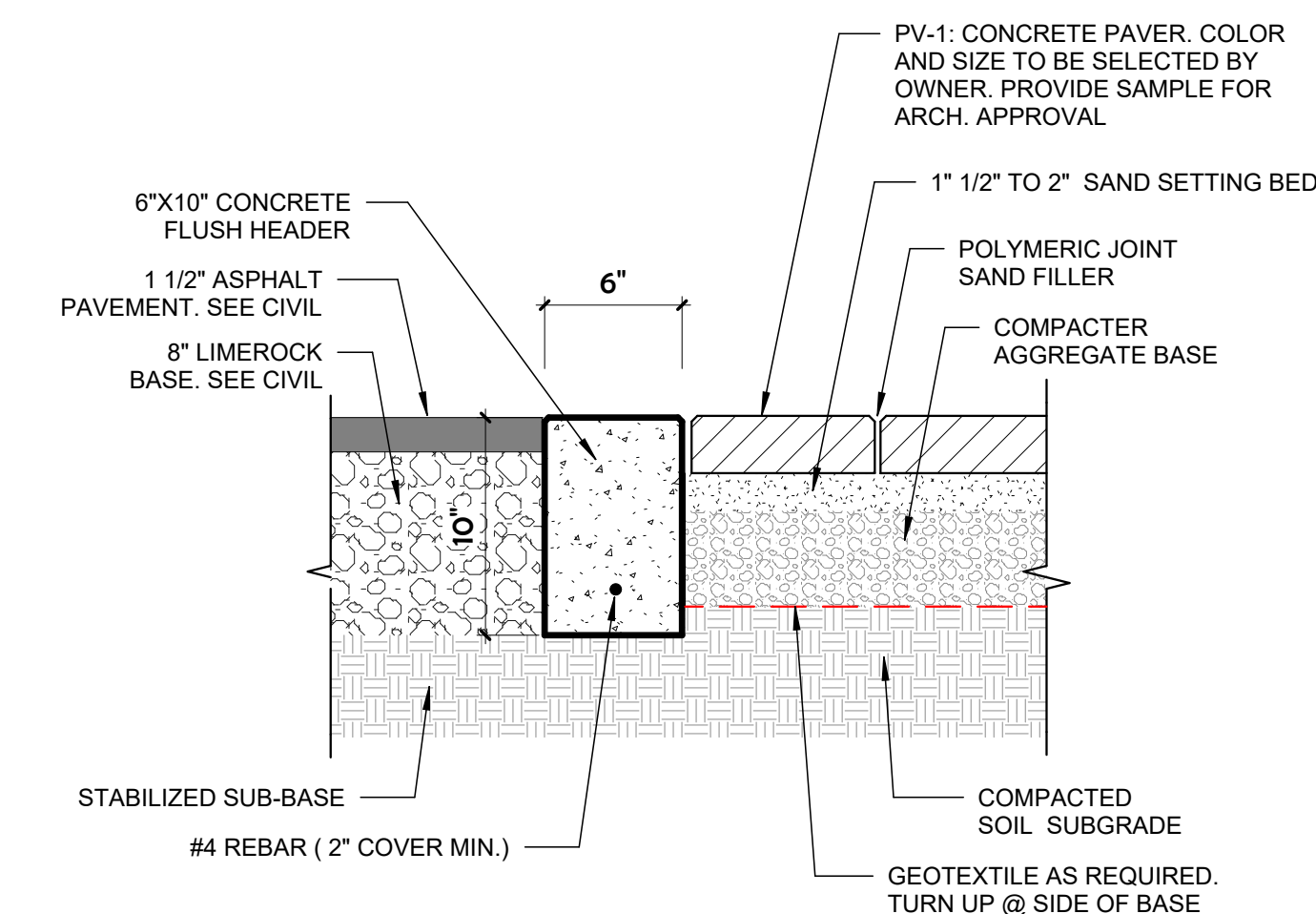
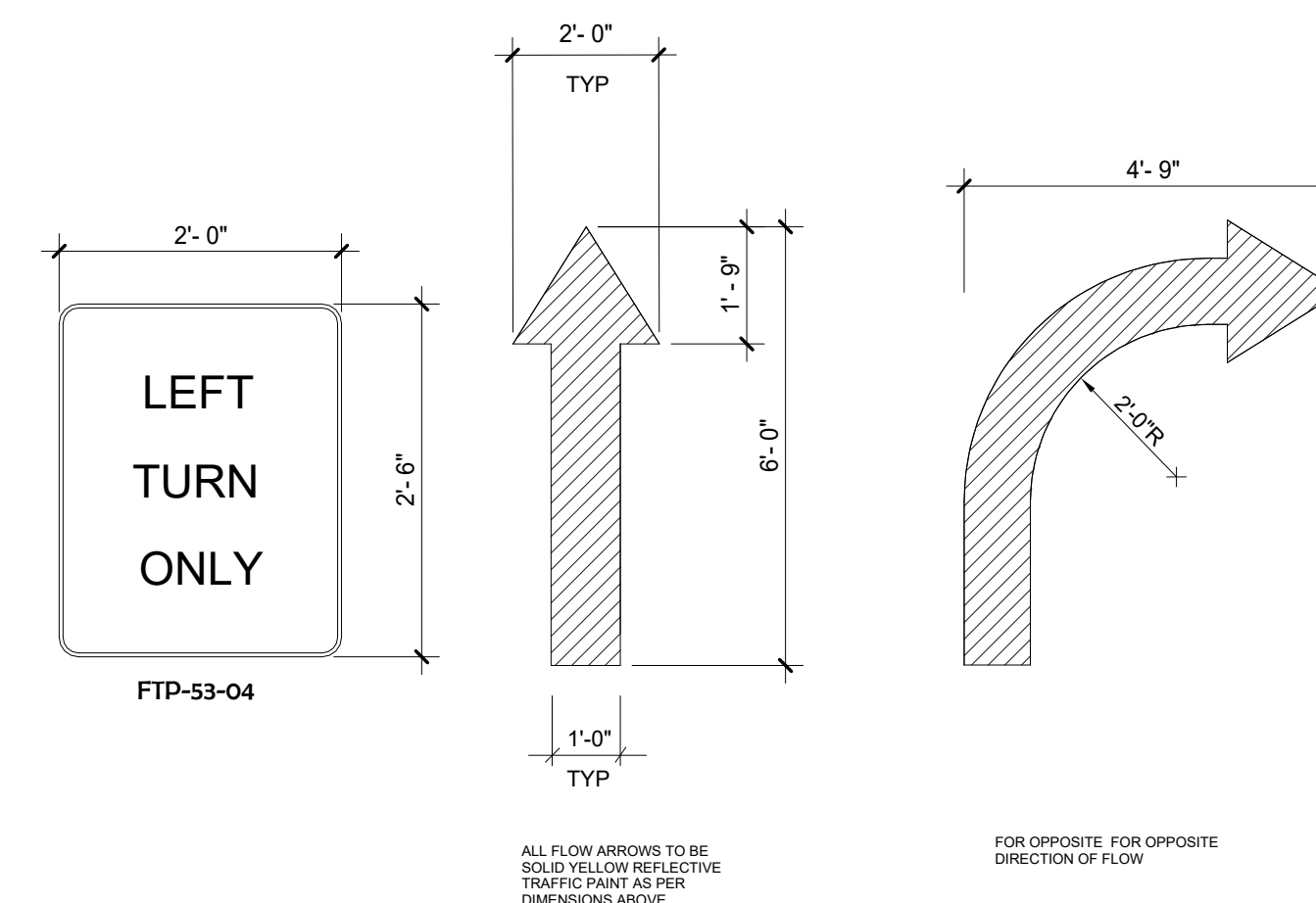
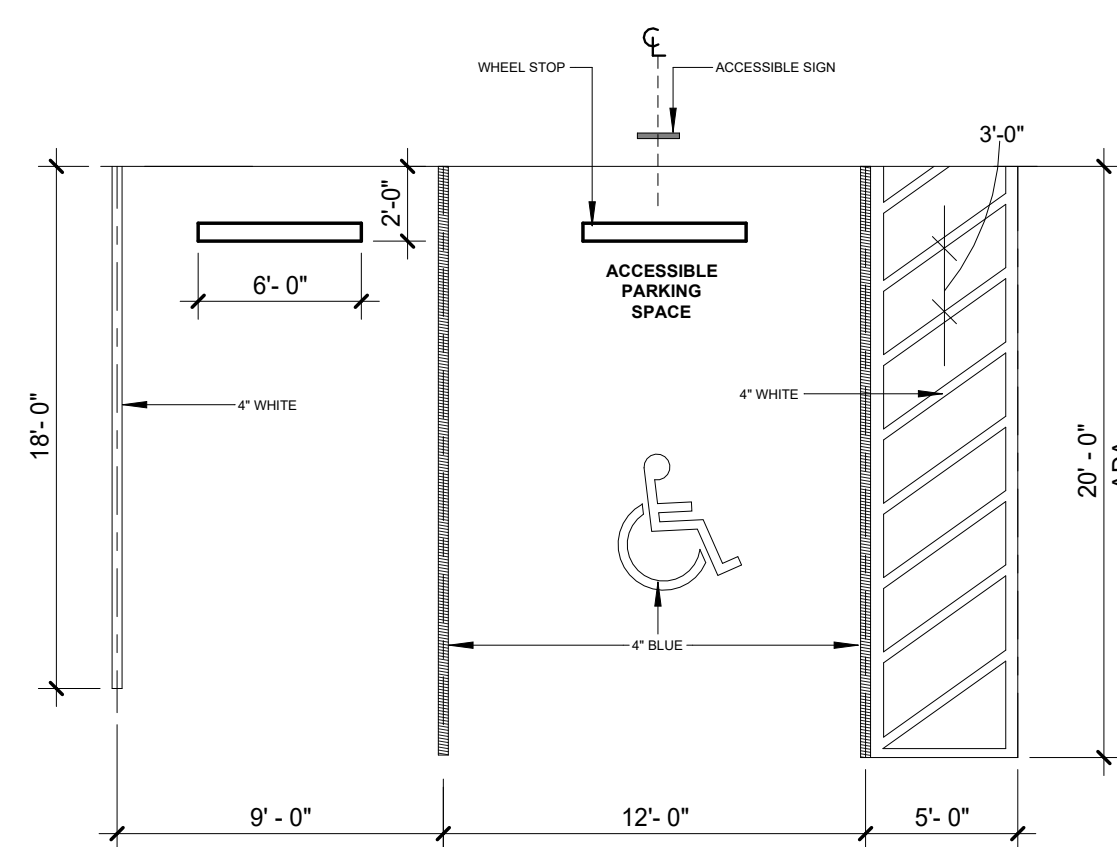
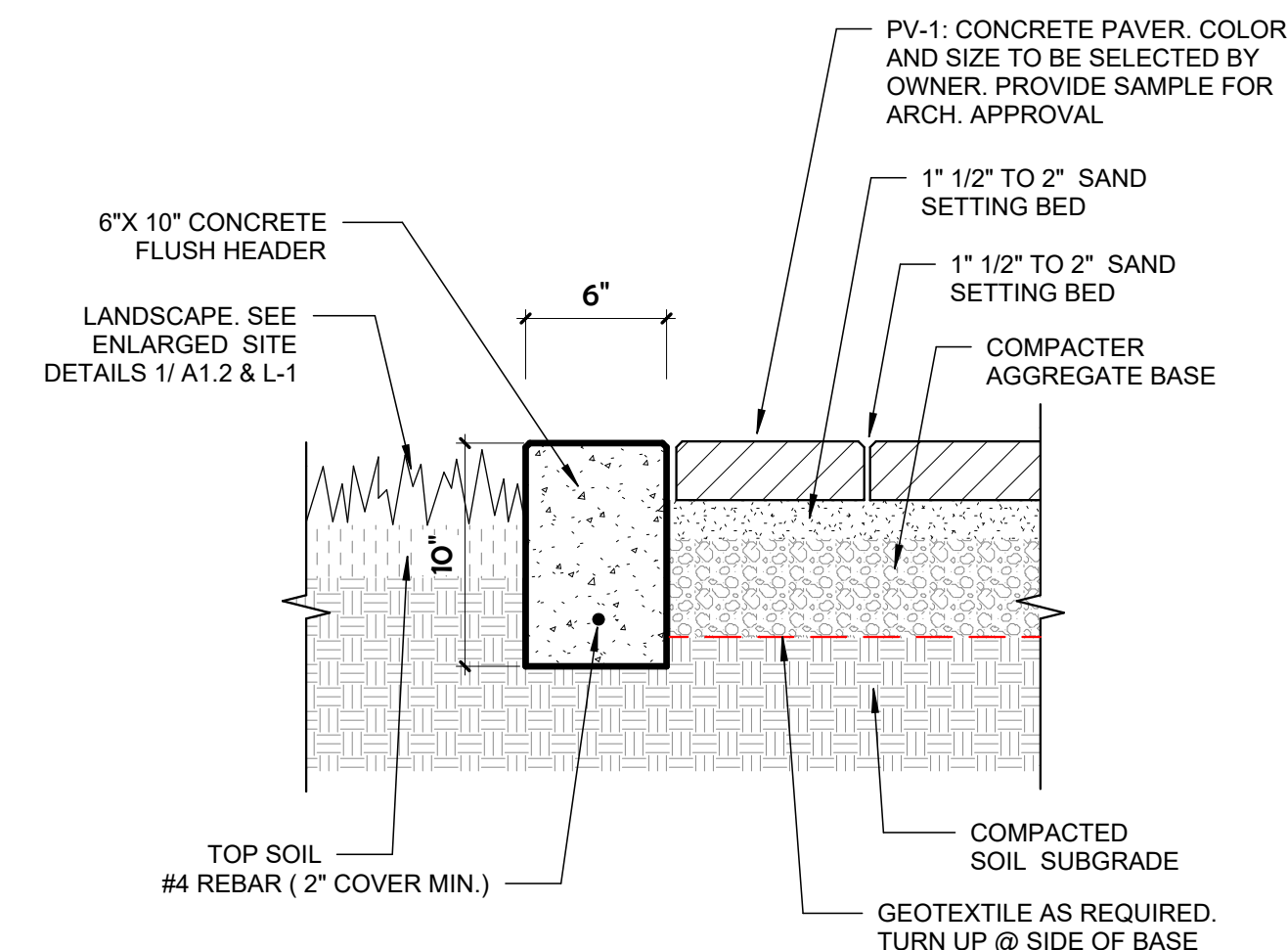
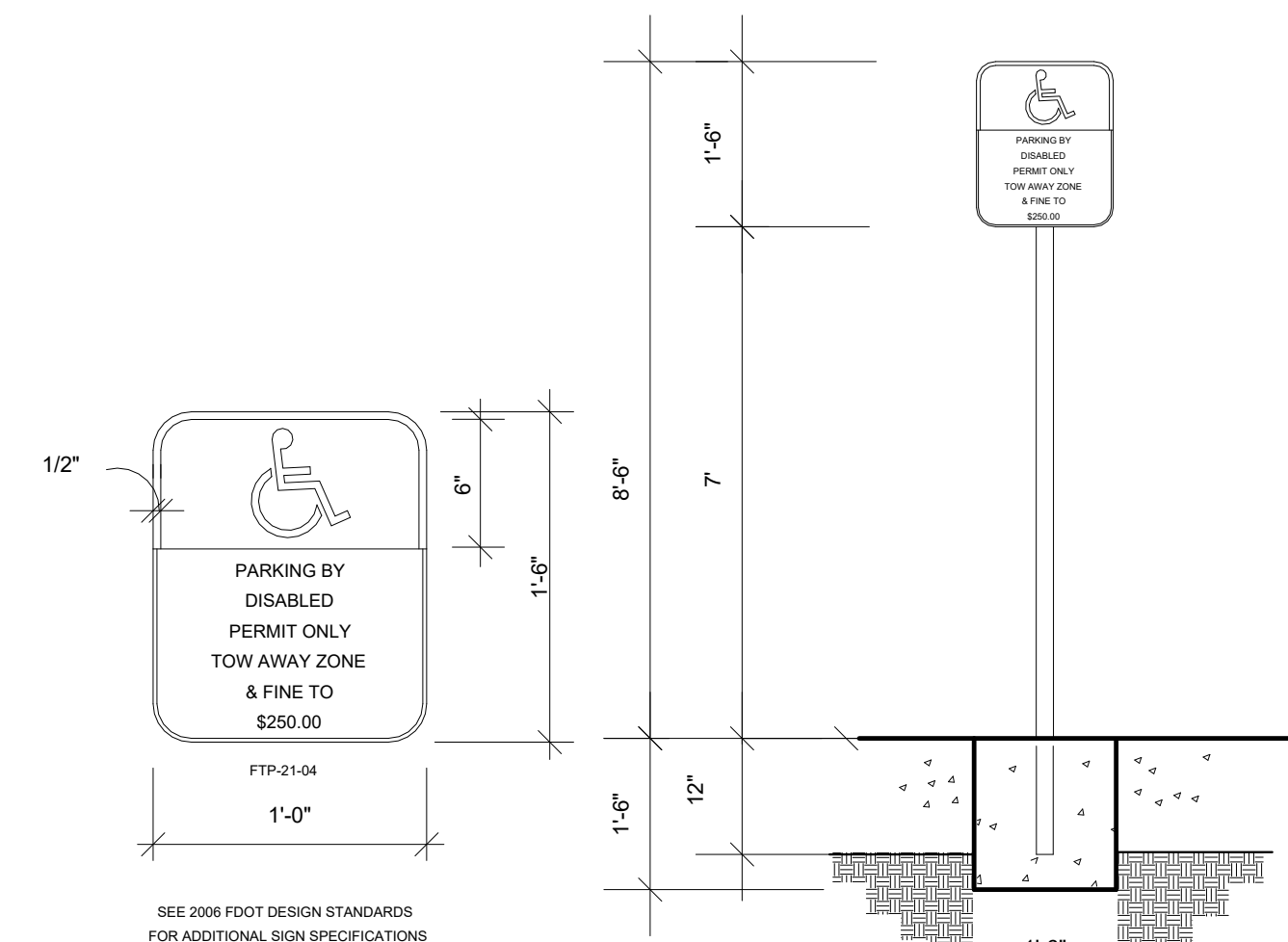
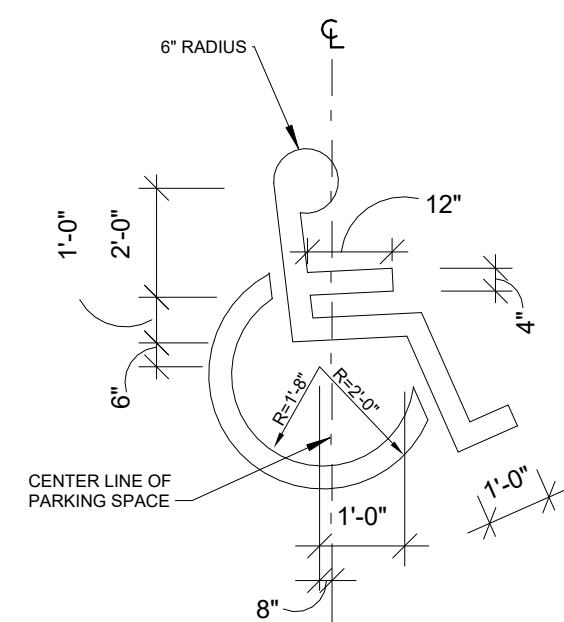
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1 SITE PLAN B & W
1/8" = 1'-0"









211 North Lindbergh Blvd.
St. Louis, MO 63141
800.231.1327 tel. | 314.754.0835 fax
specify@anovafurnishings.com
anovafurnishings.com

AE2645CT-STX — Airl Stix 45-Gallon Trash Receptacle with Side Door and Built-In Top

45-gallon perforated steel and aluminum receptacle with tree line pattern, side door, built-in top, plastic liner, and rubber feet.

Material

The receptacle is 46.72" tall and is composed of aluminum frame. Steel side panels feature a tree line pattern. The side door features a magnetic door lock and key system. The built-in canopy style back openings.

The receptacle is designed to be portable pre-drilled holes inside base to prevent movement. The reusable plastic liner is made of polyethylene. Mounting hardware is not included.

Finish

Rust-proof aluminum and rust-resistant primed steel feature a fade-resistant powder coating. Treated components exceed the industry standard by 34% in testing by independent sources.

Color

See website or sales representative for color choices.

Assembly

The receptacle ships fully assembled and ready for use.

Maintenance

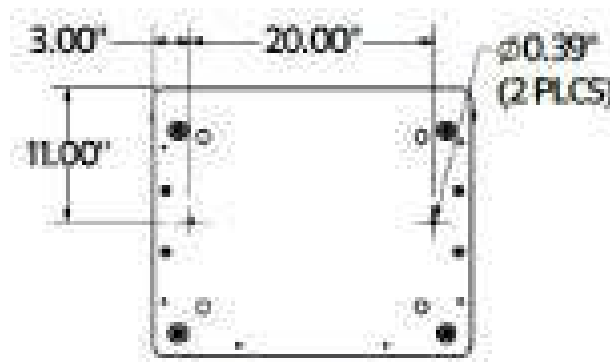
The product is virtually maintenance-free and requires only periodic cleaning with a sponge and a solution of mild detergent and water to remove surface dirt. Do not clean with solvent or petroleum base products.

Warranty

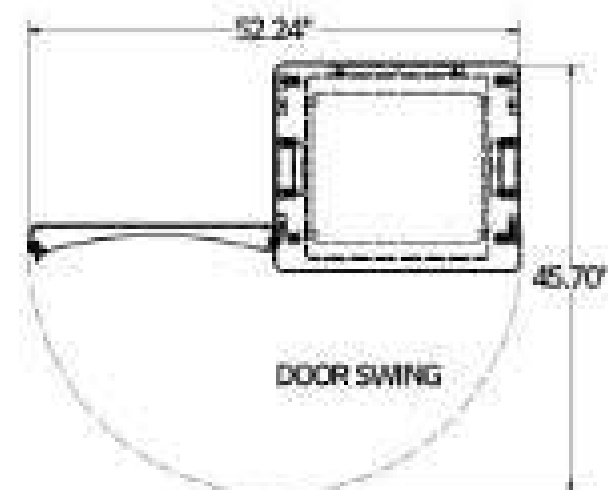
20-year limited structural warranty with 7-year finish warranty against fading; 3-year finish warranty on powder coated steel and aluminum components against rusting, peeling, chipping, cracking, mold, mildew, and defects in materials and/or workmanship. See full details on multi-year warranties for components at <https://www.anovafurnishings.com/warranty>

Replacement Parts
Black Plastic Liner

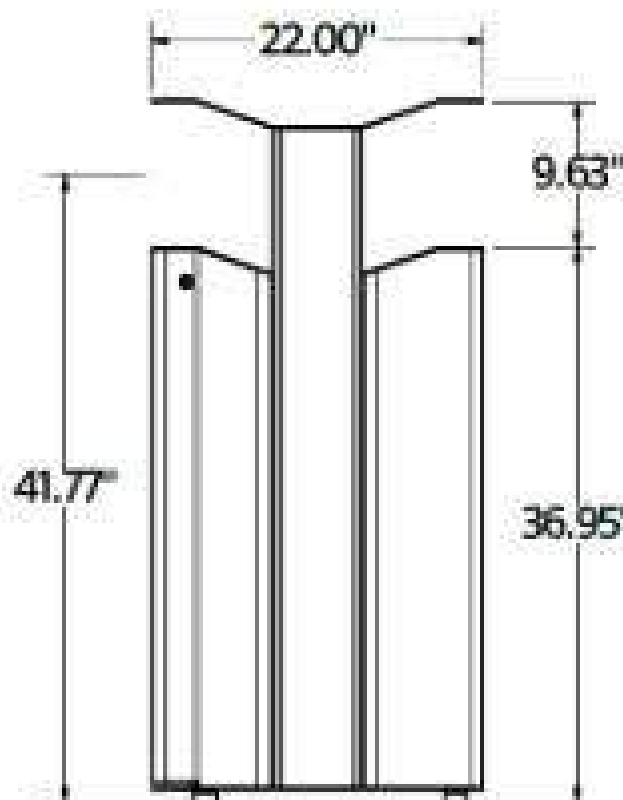
R-DOM2009



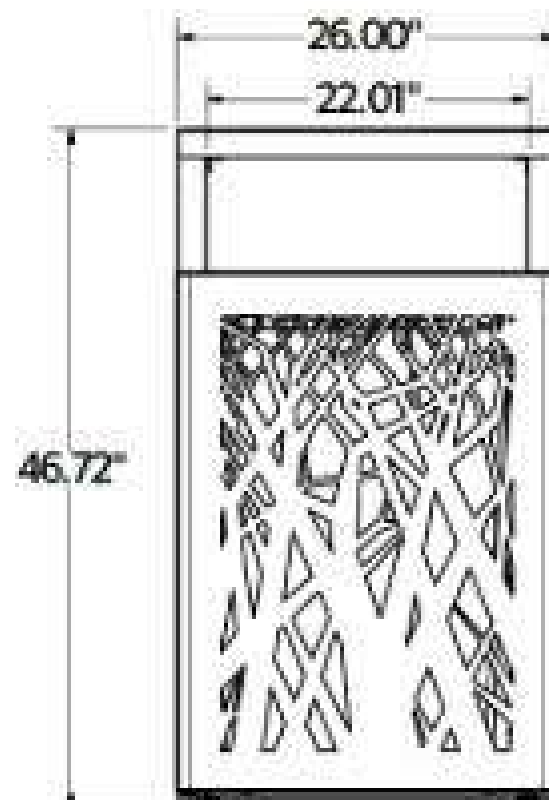
SURFACE MOUNT



DOOR SWING



SIDE VIEW



FRONT VIEW

7/7/2023

Copyright 2023 ANOVA®

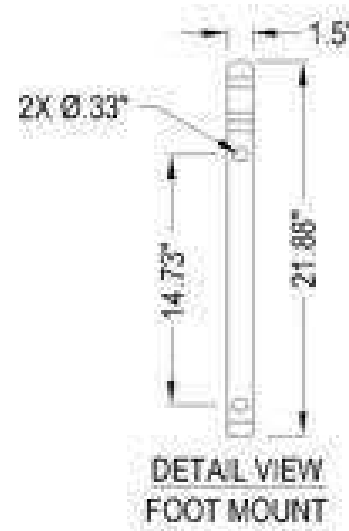
Manufactured in the U.S.

TRASH CAN DETAILS

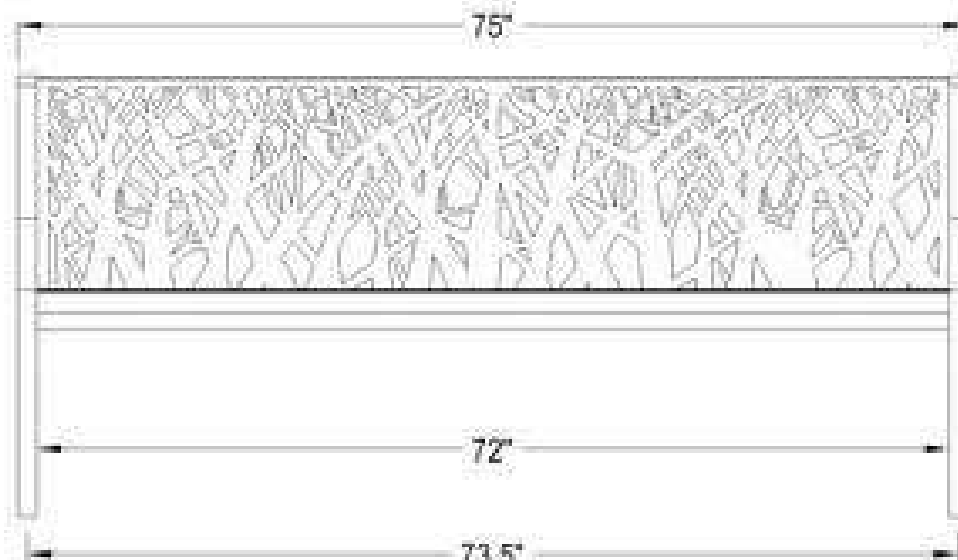
6" = 1'-0"



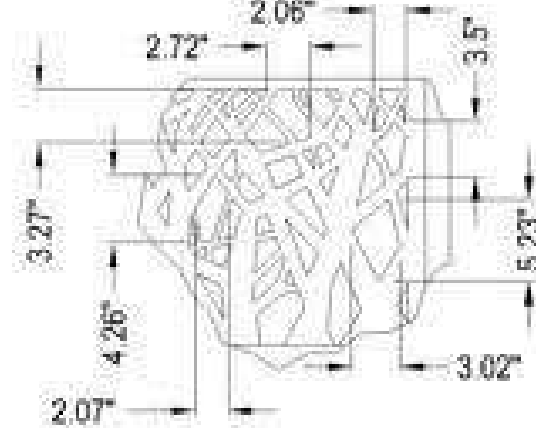
Outdoor Furnishings



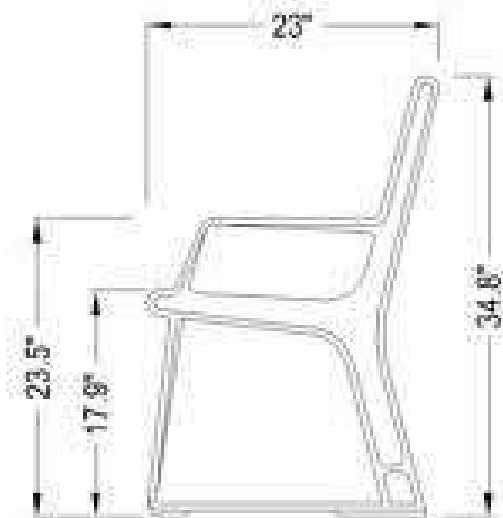
DETAIL VIEW
FOOT MOUNT



FRONT ELEVATION



DETAIL VIEW
STIX PATTERN



SIDE ELEVATION

Colors and/or Options: Please see manufacturer website at www.anovafurnishings.com.

Finish: Rust-proof aluminum and rust-resistant primed steel feature a fade-resistant powder coating. Treated components exceed the industry standard by 34% in testing by independent sources.

Material: 10-gauge steel contour seat with unique perforated Stix tree line pattern and cast aluminum legs.

Capacity: 200 lbs. per linear foot.

Unit Weight: 134 lbs.

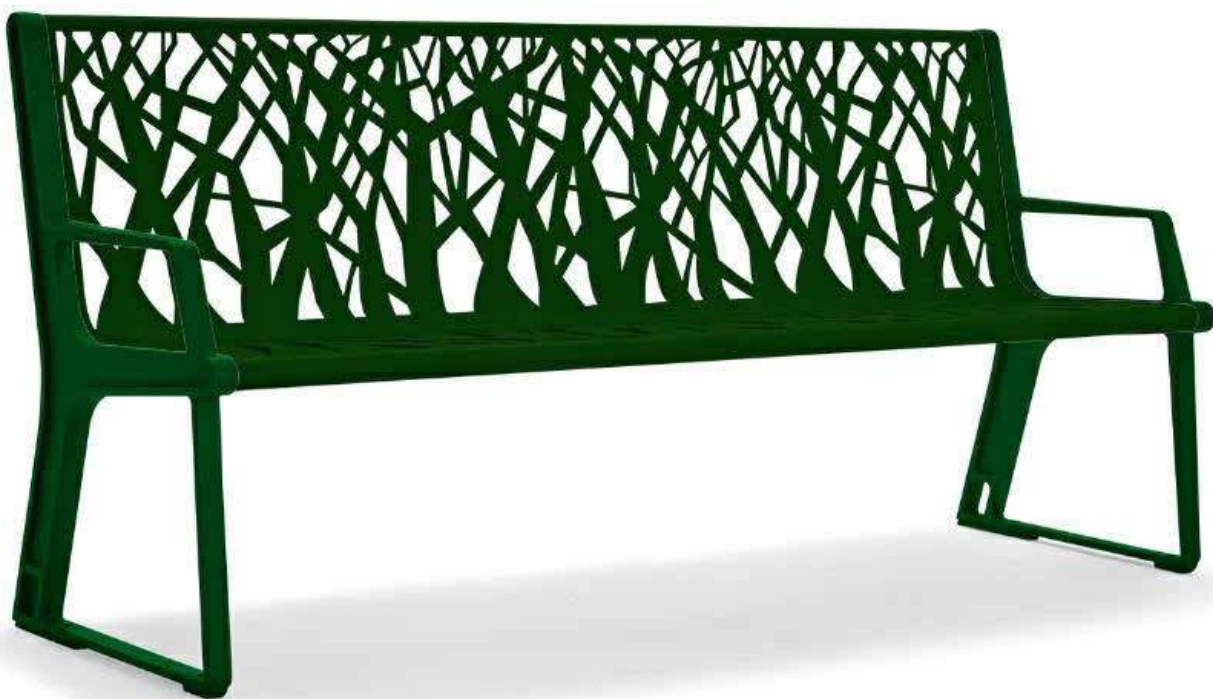
Assembly: The bench requires some assembly. Stainless steel assembly hardware is included.

Structural Warranty: Limited 20-year warranty.

Finish Warranty: 3-year warranty against rusting, peeling, chipping, cracking, mold, mildew and defects in materials and/or workmanship. 7-year warranty against fading.

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 928-597.



BENCH DETAILS

6" = 1'-0"

ANOVA FURNISHINGS
1424 TALMAGE AVENUE
ST. LOUIS, MO 63110-2323
TOLL FREE: 1-888-535-5005
PHONE: (800) 231-1327
FAX: (314) 754-0835
www.anovafurnishings.com



CIRCLEBRS2— Tandem Stainless Steel Bike Rack, Surface Mount

Tandem stainless steel bike rack, surface mount

Material

The bike rack is 32.25" tall and made from 2.38" O.D. Schedule 10, 316L stainless steel pipe support sections. 316/316L stainless steel derives its advantage through an addition of at least 2% molybdenum. Molybdenum provides increased resistance to corrosion including sea water and deicing salt environments. Bike rack will accommodate up to two bikes, one on each side of the rack.

The bike rack is designed to be surface mounted. Each leg features a 7.75" x 5.5" plate with three .5" diameter predrilled holes for surface mounting to prevent movement.

Surface mounting is required; mounting hardware is not included. Stainless steel hardware recommended to prohibit rusting.

Finish

316/316L stainless steel is highly resistant to salt corrosion, rusting, pitting, and cracking. It remains clean and rust-free without paint or alternative finish.

Color

See website or sales representative for color choices.

Assembly

The bike rack ships fully assembled and ready for use. Surface mounting may require some assembly.

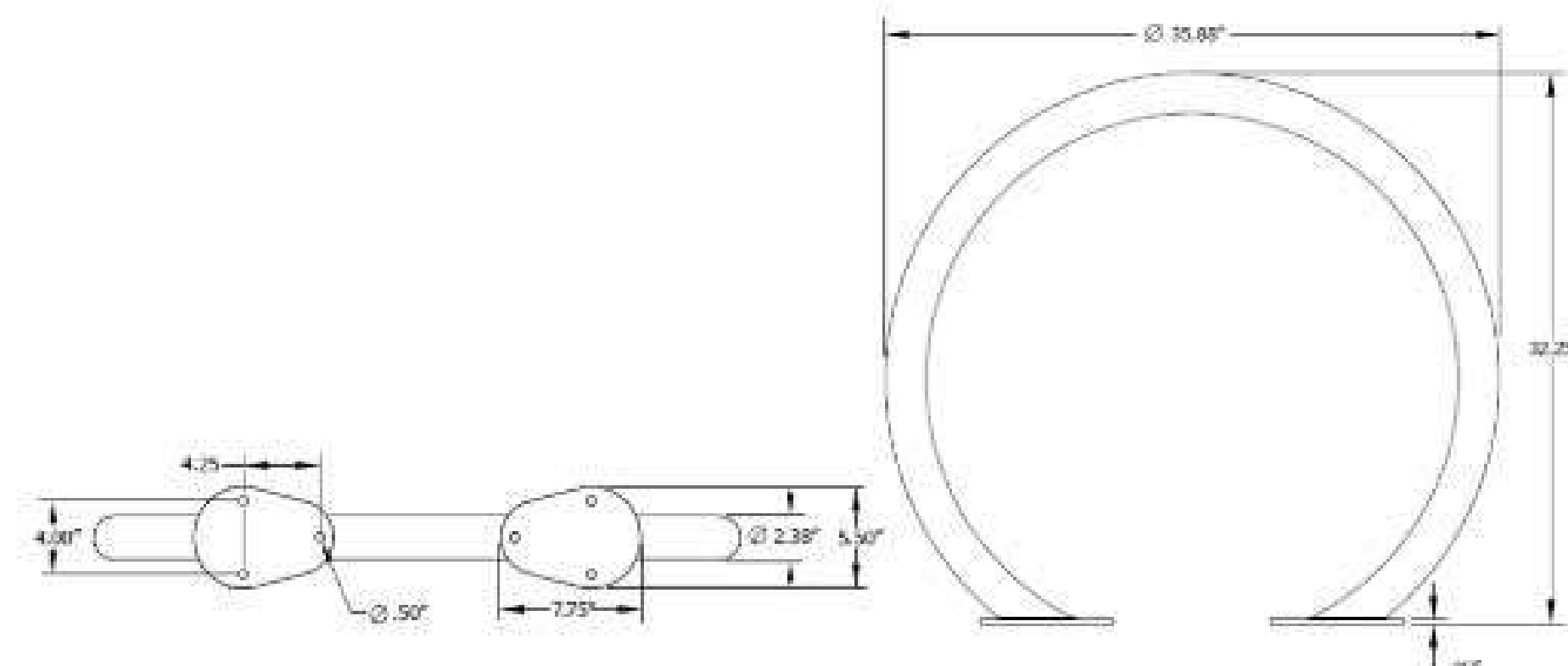
Maintenance

Clean periodically, as conditions dictate. See ANOVA® stainless steel care guide at

<http://www.anovafurnishings.com/sites/default/files/products/CIRCLEBRS2/resources/stainless-steel-maintenance.pdf>

Warranty

20-year limited structural warranty from the date of purchase. See full details on multi-year warranties for components at www.anovafurnishings.com/warranty.aspx



SHIPPING INFORMATION

Unit Weight	Unit Shipping Wt. (1-2 Units)	Unit Shipping Wt. (3+ Units)	Unit Ship Size w/Pallet	Max Units Per Pallet	Pallet Size/Wt. (48" X 32")	Total No. Pkgs.	Shipping Class
35 lbs.	38 lbs./unit	38 lbs./unit	10 cu. ft.	8	50 lbs.	1	250

8/20/2019

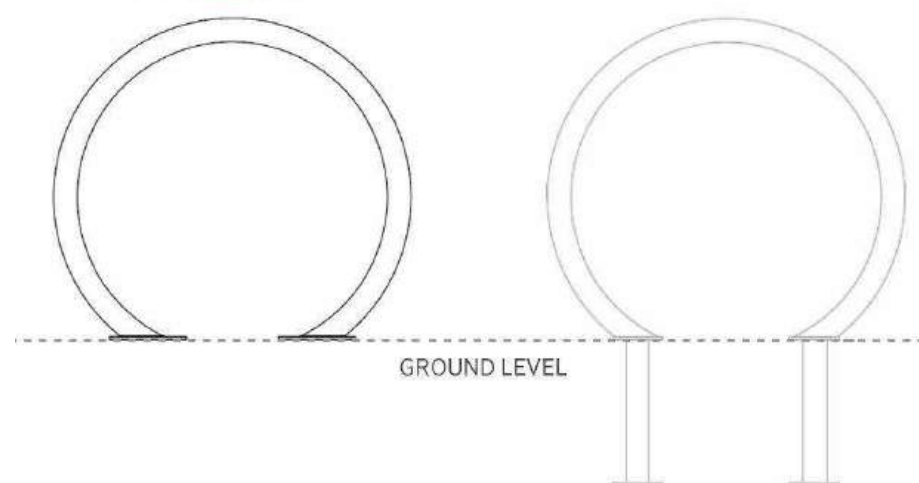
Copyright 2019 ANOVA®

Manufactured in the U.S.

THIS PRODUCT

Surface Mount

Inground Mount



GROUND LEVEL



BIKE RACKS DETAIL

6" = 1'-0"

Submitted by Genesis Lighting

Job Name:

317 NE 168th STREET
Architect: SOLAR ARCHITECTURE
(HOLLYWOOD)

Catalog Number:

LRC-3G-SLED-40K-UV-ENVG788

Type:

GE

GENESIS
LIGHTING

GENLIGHT24-62553

Revited: 2/2/2024

LED CANOPY LUMINAIRE

LRC-3G



ULC

UL

ETL

WET

IP65







APPLICATION

The LED canopy light mounts quickly to a variety of surfaces making it ideal for covered walkways, parking structures, storage areas, entryway, low level security, and etc.

FEATURES:

- Superior heavy duty die cast aluminum construction.
- Aluminum reflector top housing.
- Five stage chrome-convertion powder paint manufacturing process provides long life and combat against the elements.
- White finish is standard.

OPTIC:

- PC optic.
- Distribution: Type5

MOUNTING:

- Surface mount is standard.
- Suitable for 4" recessed -box.
- Pendant mount 3/4" hole (pipe by others).

LENS:

- Polycarbonate frosted lens.

LED:

- Color temperature: 4000K
- Field adjustable wattage, default 71W
- Lumen efficacy: 130lm/W
- Color rendering index: >80
- L70 = >54,000 hrs.

ELECTRICAL:

- Input voltage: 120-277VAC, 50-60Hz
- Power factor >90%, THD<20%
- 0-10V dimming is standard.
- Class-P Class 2
- Operating temperature: -40°F (-40°C) ~ 104°F (40°C)

LISTING:

- ILLUM listed location listed.
- D.C. listed.
- 5 years warranty
- BAA compliant optional.

CONFIGURATIONS

Series	LED	Lumen Output	Lumen Efficency	B	U	G
20kLED	2600 lm	130 lm/W	2	0	2	
37kLED	4810 lm	130 lm/W	2	0	2	
53kLED	6860 lm	130 lm/W	2	0	2	
71kLED	9230 lm	130 lm/W	2	0	2	

HD401 FACTORY SETTING (TABLE 1)

	Detection Area	100%
	5 sec	
	Daylight sensor	Disable
	Stand-by period (30-sec control)	0 sec
	Stand-by dimming level	10%

* See a separate attachment to find more setting options.

ORDERING INFORMATION

EXAMPLE: RC-SLED-40K-UV

MODEL	LED	COLOR TEMP	DISTRIBUTION	VOLTAGE	FINISH
LRC-3G	SLED Selectable 20/35/37/53/71W LED	40K 4000K (Std)	(Blank) Type 1	UNV 120-277 (Std)	WH WhiteRAL90010 (Std) CC Custom Color

LED DRIVER

Series	LED	OPTION
HD401	53/10	Monowave Daylight harvesting Occupancy Sensor, adjustable via DIP switch 1
SP10		Integrated 100/104 surge protection
EM5		RF Emergency button (battery)
CWEM5	100k 4in Pack for Cold Weather (20°C - 50°C)	Buy American Act compliant
BAA		

LIGHTING CONTROL SYSTEM

Series	OPTION
PA1025	0-10V dimming (Std) Bluetooth PoEswitch (Consult factory for installation location)

NOTES:

1. Designlight Inc. Corporation(UL) CUL qualified product. Not all versions of this product may be UL/CUL qualified.
2. Please check the CUL Qualified Products List at www.designlighting.com/CPL to confirm which versions are qualified.
3. See Table1 and attachment to find more information.

1

www.designlighting.com

UTOPOLIGHTING reserves the right to change specifications, drawings, dimensions without prior notice. Visit our website for the latest product information.

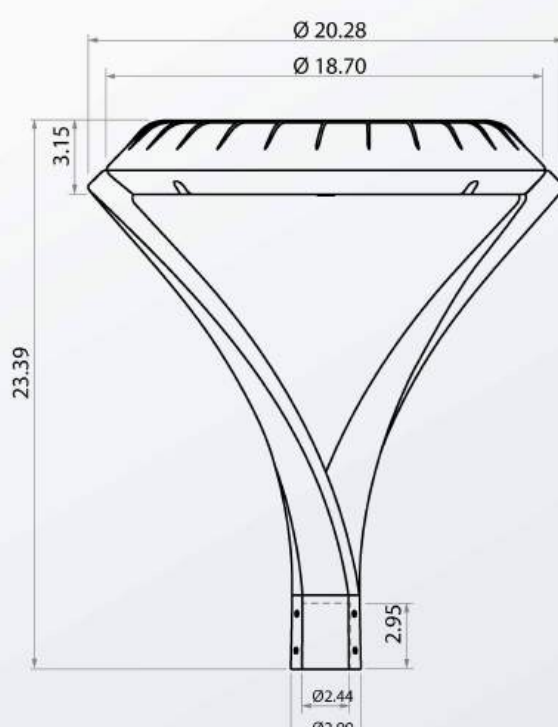
UTOPOLIGHTING

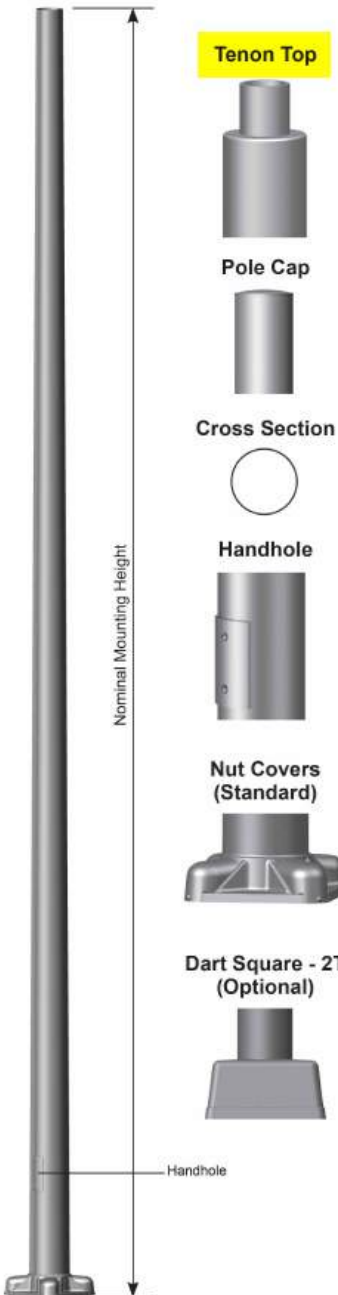
UTOPOLIGHTING

Submitted On: Aug 28 2024

1/2

Index Page

Submitted by: Genesis Lighting 	Job Name: 317 NE 18TH STREET Architect: SKLAR ARCHITECTURE (HOLLYWOOD)	Catalog Number: CIRLY-32-4-50-T3-XX-TP-XX Notes:	Type: P1 GENLIGHT24-62263										
Dimensions (in)  <table> <tr> <td>Weight (lbs)</td><td>1764</td></tr> <tr> <td>EPA (ft2)</td><td>0.75</td></tr> <tr> <td>Protection Index (technical housing)</td><td>IP66</td></tr> <tr> <td>Shock resistance (mft)</td><td>K10</td></tr> <tr> <td>Materials - body and yoke</td><td>Aluminium</td></tr> </table> OPTIONS Over/under voltage protection Surge protector Possibility of lighting management (control, automatic lowering of intensity etc) Presence detector NTC sensor Photocell  All information are subject to change without notice. www.ragni-lighting.com				Weight (lbs)	1764	EPA (ft2)	0.75	Protection Index (technical housing)	IP66	Shock resistance (mft)	K10	Materials - body and yoke	Aluminium
Weight (lbs)	1764												
EPA (ft2)	0.75												
Protection Index (technical housing)	IP66												
Shock resistance (mft)	K10												
Materials - body and yoke	Aluminium												
Submitted On: Aug 28, 2024	4/5		Index Page										

Submitted by Genesis Lighting		Catalog Number: R-110830565T4-P2-FINISH		Type: P1													
GENESIS LIGHTING 317 NE 188TH STREET ARCHITECT: SILAR ARCHITECTURE (HOLLYWOOD)		Job Name:		GENLIGHT34-62553													
valmont  STRUCTURES 8' to 16' ROUND TAPERED ALUMINUM 4-Bolt Anchor Base																	
<table border="1"><tr><td colspan="2">Job Name: _____</td><td colspan="2">Client Name: _____</td></tr><tr><td colspan="2">Job Location - City: _____ State: _____</td><td colspan="2">Created By: _____ Date: _____</td></tr><tr><td colspan="2">Product: _____ Quote: _____</td><td colspan="2">Customer Approval: _____ Date: _____</td></tr></table>						Job Name: _____		Client Name: _____		Job Location - City: _____ State: _____		Created By: _____ Date: _____		Product: _____ Quote: _____		Customer Approval: _____ Date: _____	
Job Name: _____		Client Name: _____															
Job Location - City: _____ State: _____		Created By: _____ Date: _____															
Product: _____ Quote: _____		Customer Approval: _____ Date: _____															
SPECIFICATIONS  Pole - The pole shaft is spun from seamless alloy aluminum. Pole Top - A pole top tenon is provided for top mount luminaire and/or bracket. A removable pole cap is available for poles receiving drilling patterns for side-mount luminaire arm assemblies. Handhole - A covered handhole with hardware and grounding provision are provided. Base Cover - Optional Dart Square-2T cast and decorative base covers are provided. Anchor Base - The anchor base is cast from 356 alloy aluminum. The completed assembly is heat-treated to a T6 temper. Aluminum nut covers are included with anchor base unless otherwise specified. Anchor Bolts - Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" bend on one end and are galvanized a minimum of 12" on the threaded end. Finish - The standard finish for the pole assembly and components is satin brushed, natural anodize, duranodic or polyester powder applied coating in accordance with Valmont's Specifications. Additional finish options available upon request. Design Criteria - Please reference Design Criteria Specification for appropriate design conditions.																	
VALMONT INDUSTRIES, INC. 28800 IDA STREET, PO BOX 358 - VALLEY, NE 68064 USA 800.825.6668 VALMONTSTRUCTURES.COM																	
Submitted On: 2024-08-24 1/2 Index Page																	

8'

10'

14'

18'

22'

Wall Mount

Single Post Top

Single Mount w/Arm

Twin Arm Mount

1" = 1'-0"

Submitted by Genesis Lighting

Job Name:
 317 NE 168th Street
 Architect: SOLAR ARCHITECTURE
 (HOLLYWOOD)

Catalog Number:
 OSQW-C-4L-40K7-2M-XX-XX-XX

Notes:

Type:

W
 GENLIGHT42-6295

OSQ Series

OSQW™ LED Wall Mount Luminaire featuring Patented NanoCam™ Technology

Rev. Date: V2 01/04/2024

Product Description

The OSQW™ LED wall mount luminaire has a slim, low profile design intended for outdoor wall mounted applications. The rugged high-gauge aluminum housing and mounting bracket are designed for installation over standard single gang 2-Bases and multi gang single gang 2-Bases. The luminaire allows for through-wired or conduit entry from the top, bottom, sides and rear. The housing design is intended specifically for LED technology including a lightweight LED driver component and thermal management. Optic design features industry-leading NanoCam™ Technology which provides superior glare reduction and visual comfort with high efficiency illumination delivered precisely where it is needed.

Applications: General area and security lighting

Performance Summary

Utilizes Patented NanoCam™ Technology

Utilizes Cree TrueWhite™ Technology on 5000K Luminaires

Assembled in the USA or Cree Lighting from US and imported parts

Initial Delivered Lumens: Up to 8,600

Input Power: 16 - 55 watts

Efficacy: Up to 159 LPW

CR: Minimum 70 CRI 12000K, 3000K, 4000K & 5700K; 90 CRI 5000K
CRI: 2700K, 3000K, 4000K, 5000K, 5700K

Limited Warranty™ 10 years for Luminaires 10 years for Colorcast Datafloods™ finish up to 5 years for NanoCam™ accessories 1 year for accessories

Limited Warranty Emergency Back Up (EBU) Battery: 1 year for Battery Back Up. Test requirement in accordance with local code

*Warranty is limited to the manufacturer's warranty terms. For complete accessories, contact Nanoscape spec sheets for details on warranty terms.

Accessories

Finish/Options	Spigone SmartSpig™ On-Side Controller
Beauty Plate™	50450-002
WMA-RT1™ 1" x 12" (285mm) finish	Designed for LED applications
WMA-RT2™ 1" x 12" (285mm) finish	Vertical LED application
Down-lights left by requestant wall packs	Refer to BMS-002 spec sheet for details
SmartSpig™ 1/2" Spig Interface	Spigone Building Management System (BMS) Gateway
DMA16-002	50450-002
1-220V-220V	Refer to BMS-002 spec sheet for details
Requires either Spigone Control Base Station or Spigone Control Base Station	Spigone Wireless Sensor
Refer to DM16-002 spec sheet for details	50450-002
Refer to Spigone Control Base Station	Control power and light
OSQW-002-002	Control power and light
As per Luma OSQW-Catalog 15040-002 and 15040-002	Refer to BMS-002 spec sheet for details
1-button switch	
Refer to OSQW-002-002 spec sheet for details	

*Warranty is limited to the manufacturer's warranty terms.

Ordering Information

Example: OSQW-C-2L-279K-2M-XX-XX-WM-BK

Family	OSQW	C	Lumens Package*	CCT/CRI	Optic	Voltage	Mounting	Finish	Controls**	Options
OSQW	C	L								
OSQW	C	L	2L 1,530 Lumens Available only with US, voltage	2797 2700K, 70 CRI	30° Type I Med	120-277V (120-277V)	WMA Back	BK Black	20KZ 20K/2797A Sensor Suppression	Refer to standard 150V/24V wiring protection
			4L 3,060 Lumens Available only with US, voltage	2797 2700K, 70 CRI	30° Type I Med	120-277V (120-277V)	WMA Back	BK Black	OSQW Battery Back Up Provides 30 minutes and 70% of initial lumens	Refer to standard 150V/24V wiring protection
			6L 4,590 Lumens Available only with US, voltage	2797 2700K, 70 CRI	30° Type I Med	120-277V (120-277V)	WMA Back	BK Black	OSQW Battery Back Up Provides 30 minutes and 70% of initial lumens	Refer to standard 150V/24V wiring protection
			8L 6,120 Lumens Available only with US, voltage	2797 2700K, 70 CRI	30° Type I Med	120-277V (120-277V)	WMA Back	BK Black	OSQW Battery Back Up Provides 30 minutes and 70% of initial lumens	Refer to standard 150V/24V wiring protection

* Lumens Package shows directly apparent light output only. Actual lumens output varies only depending on CCT selection. Refer to Initial Delivered Lumens table for specific lumens, luminaires, and accessories for details.

US: cree.com/usa (800) 234-6880

Canada: cree.ca/usa (800) 473-1234

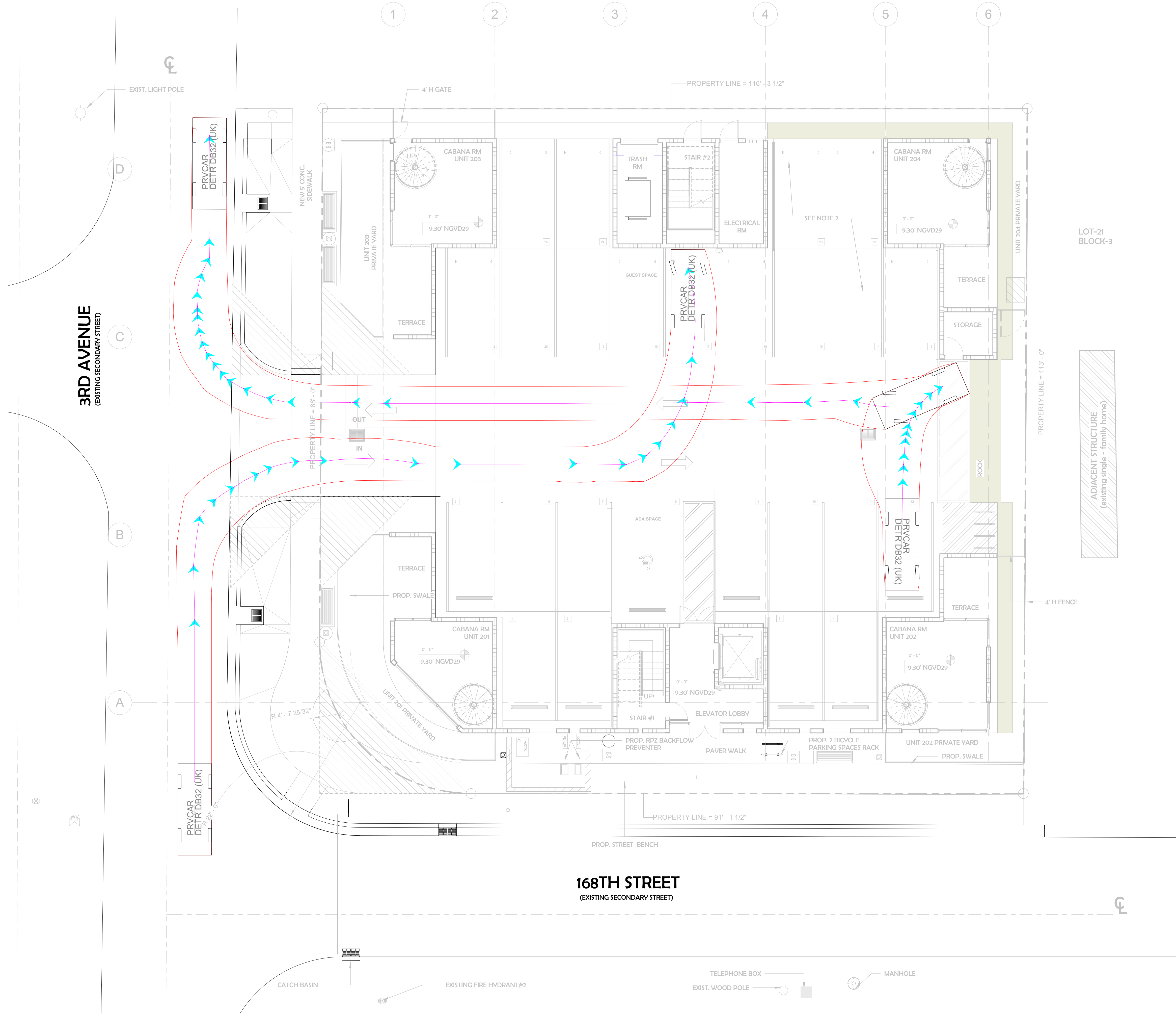
CREE • LIGHTING®

Submitted by Genesis Lighting	Job Name: 317 NE 168TH STREET ARCHITECT : SOLAR ARCHITECTURE (HOLLYWOOD)	Catalog Number: OSQW-C-4L-40K7-2M-XX-WM-XX	Type: W
GENESIS LIGHTING			GENLIGHT24-62553

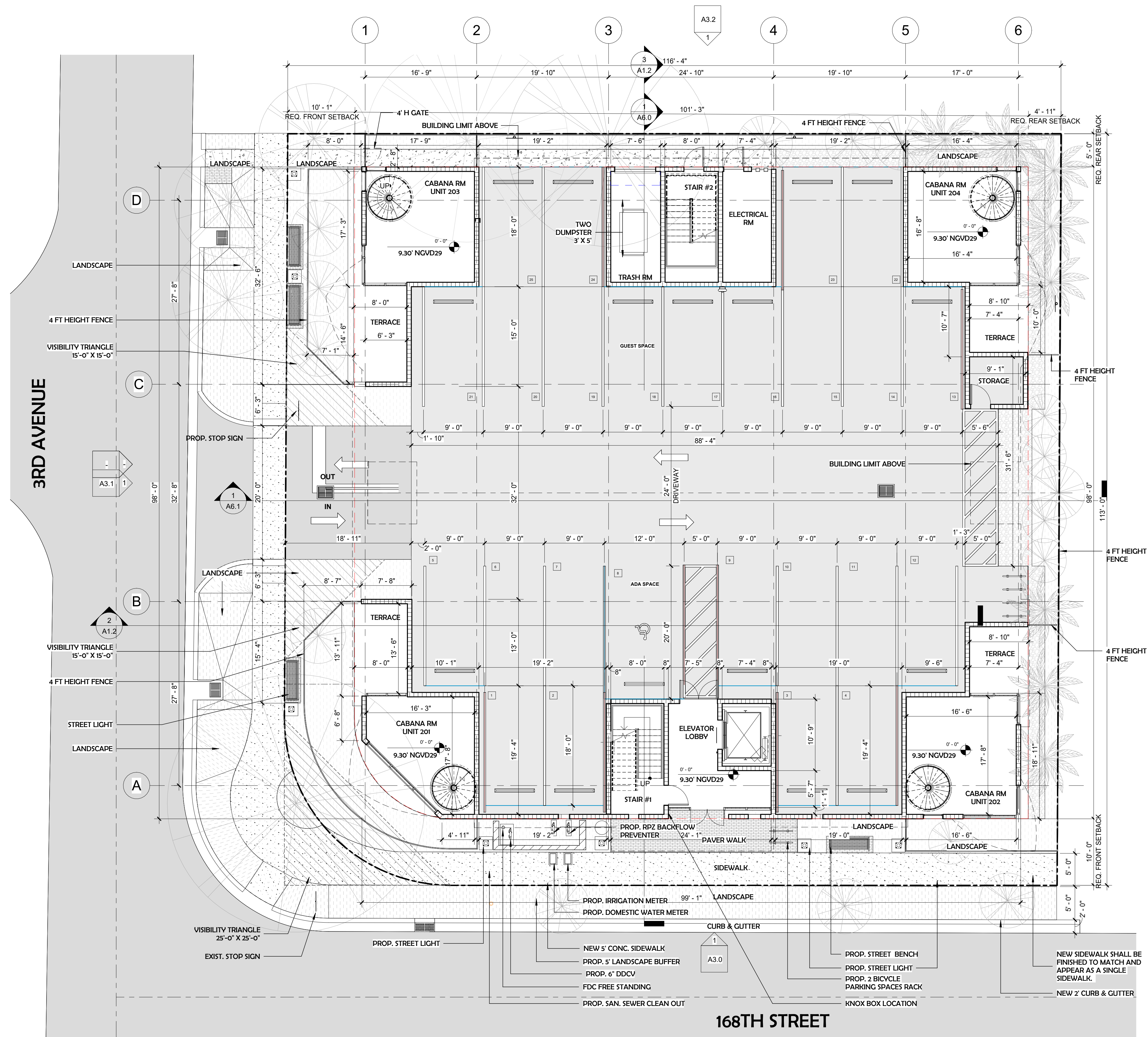
OSQW™ LED Wall Mount Luminaire featuring Patented NanoComfort™ Technology			
Photometry All published luminaire photometric test performed to IES LM-79 standards. To obtain an IES file specific to your project consult: http://creelighting.com/products/outdoor/wall-mount/exp-series-wall			
TEST, Test Report #: P-18053-051A OSQW-C-4L-40K7-2M-XX-WM-XX Initial Delivered Lumen*: 5,371 OSQW-C-4L-40K7-2M-XX-WM-XX vs Measuring Height: 1' U.S.A. & 2' Initial Delivered Lumen*: 4,020 Initial Delivered Lux*: 4.02			
TEST, Test Report #: P-18053-051A OSQW-C-4L-30K7-2M-XX-WM-XX Initial Delivered Lumen*: 5,371 OSQW-C-4L-30K7-2M-XX-WM-XX vs Measuring Height: 1' U.S.A. & 2' Initial Delivered Lumen*: 4,020 Initial Delivered Lux*: 4.02			
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TEST, Test Report #: P-18053-051A OSQW-C-4L-40K7-2M-XX-WM-XX Initial Delivered Lumen*: 5,371 OSQW-C-4L-40K7-2M-XX-WM-XX vs Measuring Height: 1' U.S.A. & 2' Initial Delivered Lumen*: 4,020 Initial Delivered Lux*: 4.02			
TEST, Test Report #: P-18053-051A OSQW-C-4L-30K7-2M-XX-WM-XX Initial Delivered Lumen*: 5,371 OSQW-C-4L-30K7-2M-XX-WM-XX vs Measuring Height: 1' U.S.A. & 2' Initial Delivered Lumen*: 4,020 Initial Delivered Lux*: 4.02			
TEST, Test Report #: P-18053-051A OSQW-C-4L-40K7-2M-XX-WM-XX Initial Delivered Lumen*: 5,371 OSQW-C-4L-40K7-2M-XX-WM-XX vs Measuring Height: 1' U.S.A. & 2' Initial Delivered Lumen*: 4,020 Initial Delivered Lux*: 4.02			
TEST			

[illegible]

Submitted by Genesis Lighting Genesis Lighting Job Name: 317 NE 188TH STREET ARCHING: S&L&R ARCHITECTURE (HOLLYWOOD)	Catalog Item: OSQW-C-4L 40K-407-XX-XX-WM-XX Notes:	Type: W1 GENLIGHTW4-62553																																																																																																																									
OSQW® LED Wall Mount Luminaire featuring Patented NanoComfort™ Technology	Assembled in the USA by Cree Lighting from US and imported parts																																																																																																																										
Product Specifications CREE LIGHTING NANOCOMFORT™ TECHNOLOGY Cree Lighting's NanoComfort™ Technology ends the trade-offs in outdoor lighting by providing superior glare reduction and uniformity in high-efficiency illumination delivered precisely where it is needed. The basic building block of NanoComfort™ Technology is a compact LED array of LEDs. Each of the 16 LEDs in a module is in contact with its own acrylic polymer lens that provides NanoComfort™. With NanoComfort™ Technology, the acrylic optics are cut and sculpted into facets that relieve the glare and harshness while improving visual comfort – all while retaining superb efficiency and control. CREE TRUTHWIRE™ TECHNOLOGY A revolutionary way to generate high-quality light. Cree TrueWire™ Technology is a patented approach that delivers an exclusive combination of CRI, beam, and light characteristics and lighting color consistency all while maintaining high luminous efficacy – a true no compromise solution. CONSTRUCTION & MATERIALS - Glass, low profile design - Luminaire housing specifically designed for LED applications with advanced LED thermal management and driver - Acrylic optic w/clear tempered glass lens - Some versions are provided with full installation, but not fully supplied with LEDs or optics to scale back lumens package - Luminaire mounting box designed for installation over standard single gang J-boxes and mud ring single gang J-boxes - Luminaire can also be direct mounted to wall and surface with, includes (4) 3/16" mounting holes for customer supplied hardware. Select hardware appropriate for mounting surface - Conduit entry from top, bottom, sides, and rear - Exclusive Outback® DeltaGuard® finish features an E-coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, Black, white and bronze are available - Weight: Standard – 9.0 lbs. (4.1kg); Emergency – 10.0 lbs. (4.5kg) ELECTRICAL SYSTEM Input Voltage: 120V-277V or 347-480V, 50/60Hz Power Factor: 0.97 or full load Total Harmonic Distortion: <20% at full load - Integral 180V/50A surge suppression protection; 200V/100A surge suppression protection - When code requires fusing, a 100A slow blow type C/IO breaker should be used to address inrush current - Designed with 0-10V dimming capabilities. Dim to 10%. Controls by others 0-10V ANSI C137.1-2019 (B-Volt) Maximum 10V Sources Current: 1 mA Refer to Electrical Specifications for details Operating Temperature Range: -40°C (-40°F) – +122°F (-104°F) Relative Humidity Operating Temperature: 20% - 90% (40°C - 147°F) WARRANTY & INSTALLATION QUALIFICATIONS 5 YEARS LIMITED - Suitable for wet locations - Designed for drought applications only - UL94 V-0 (E-Option) Maximum mounting height: 20.93ft (1m) - Enclosure rated IP64 per IEC 60529 - UL ENEC C136/136A (standard) and 200V/100A (optional) surge protection, listed in accordance with IEEE/ANSI C42.4-2 - Meets FCC Part 15, Subpart B, Class 1: Limits for conducted and radiated emissions - Compliant to ANSI C134.3-2001, 3rd bridge and overvoltage vibration standards - Luminaire and Enclosure tested to withstand 5,000 hours of Ambient ambient salt fog conditions as defined in ASTM Standard B 117 - Lens meets IK09 requirements per IEC 60826-2	Meets Bay American requirements within ARRA RoHS compliant. Contact Cree Lighting for additional details © DanSky Approved when ordered with 2747 or 3085 CDT's. (Pending) Please refer to http://danskysapproved.com for more information CA RESIDENTS WARNING: Cancer and Reproductive Harm – www.p65warnings.ca.gov/	© DanSky Approved when ordered with 2747 or 3085 CDT's. (Pending) Please refer to http://danskysapproved.com for more information																																																																																																																									
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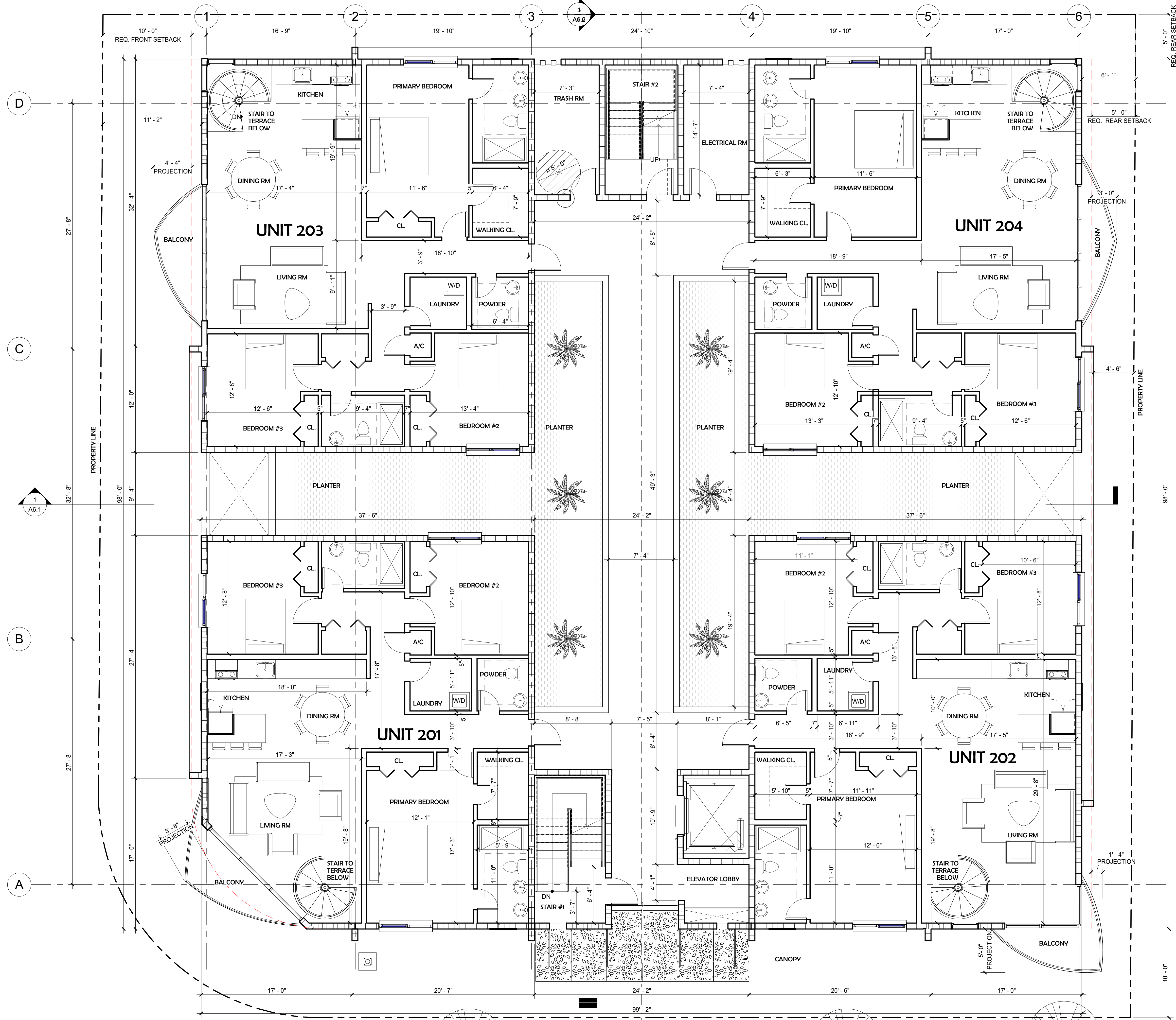


1 AUTOTURN ANALYSIS
1/8" = 1'-0"



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



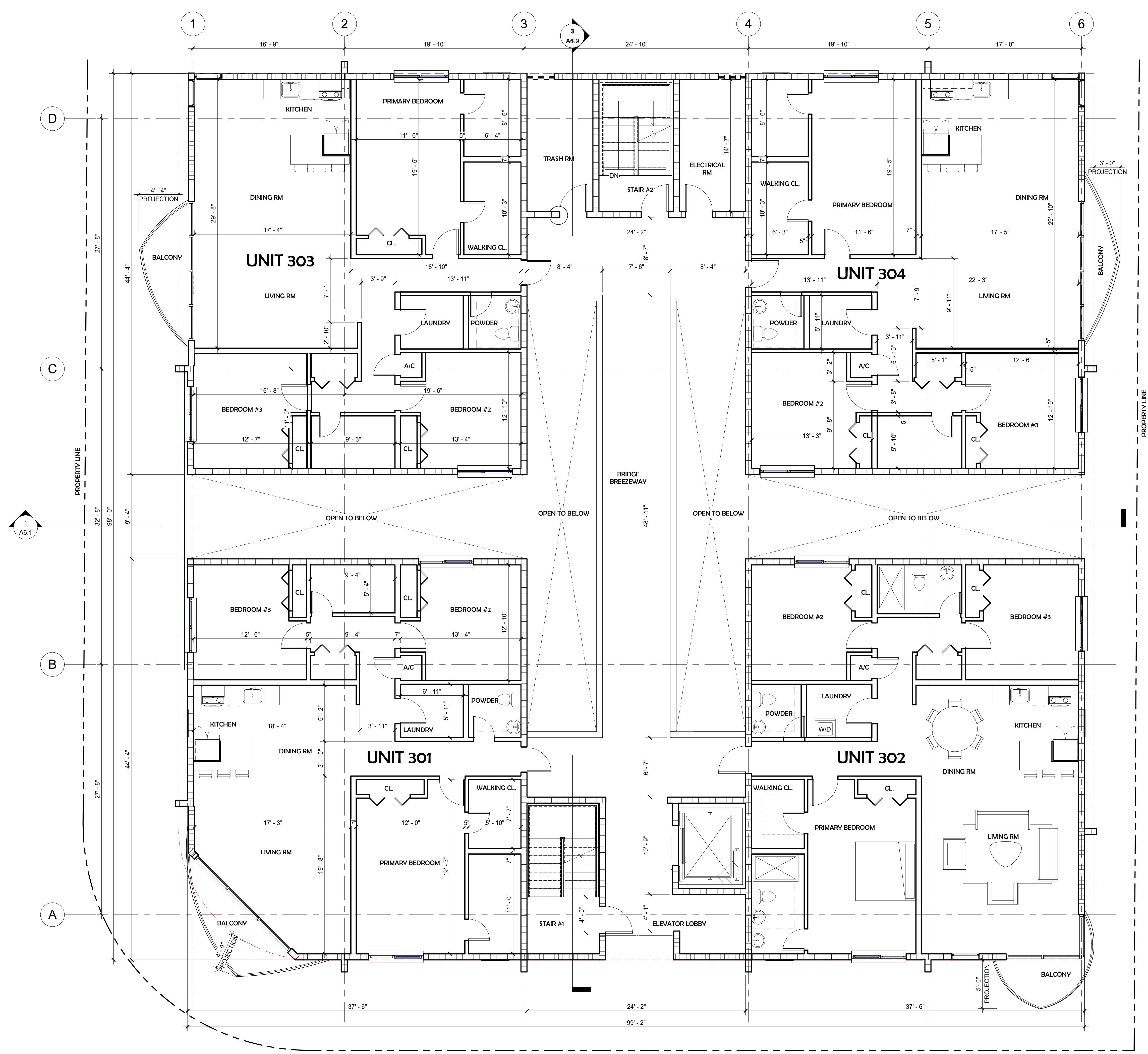


1 2ND FLOOR
3/16" = 1'-0"



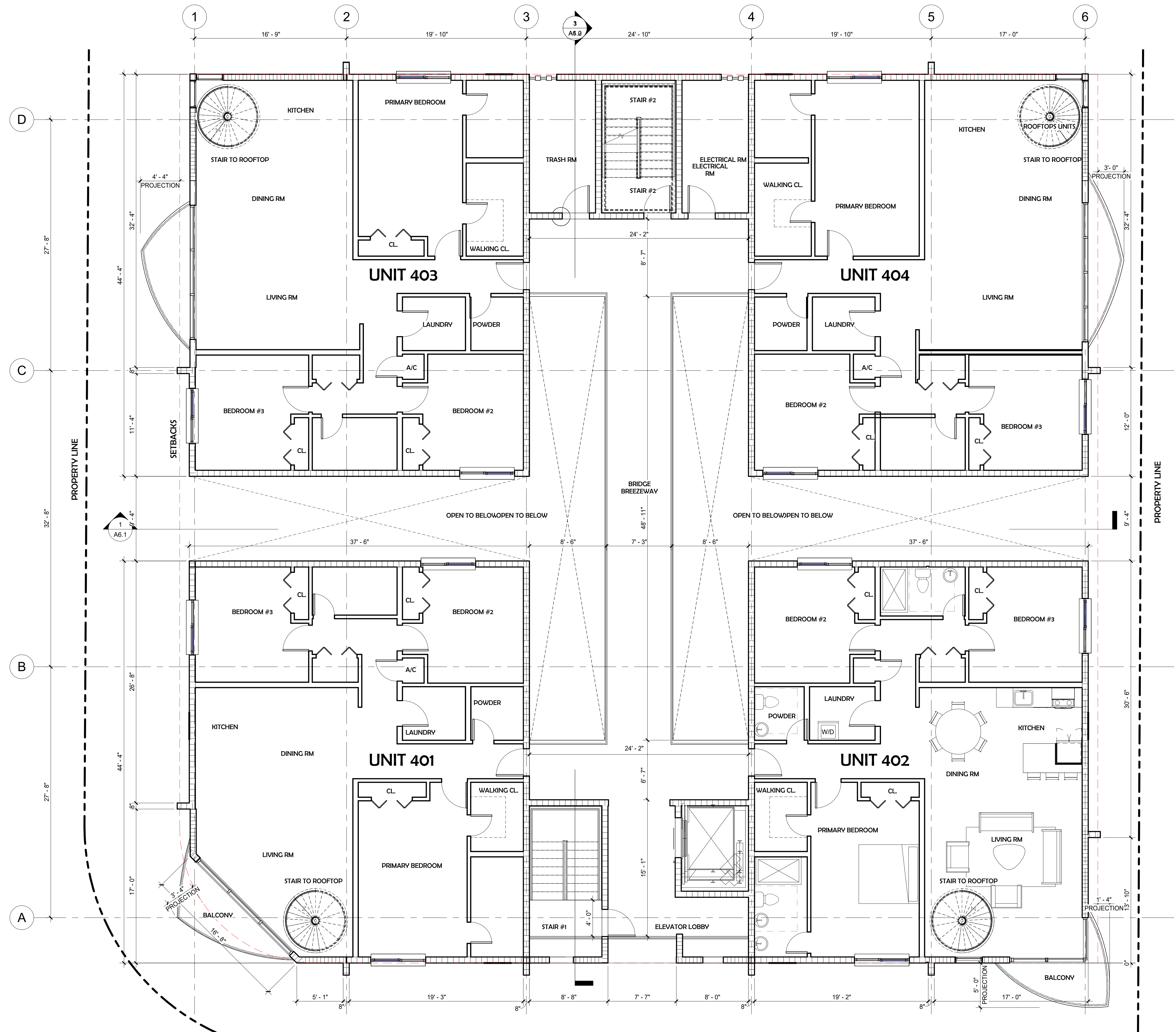
PROJEC#21-043

A2.1



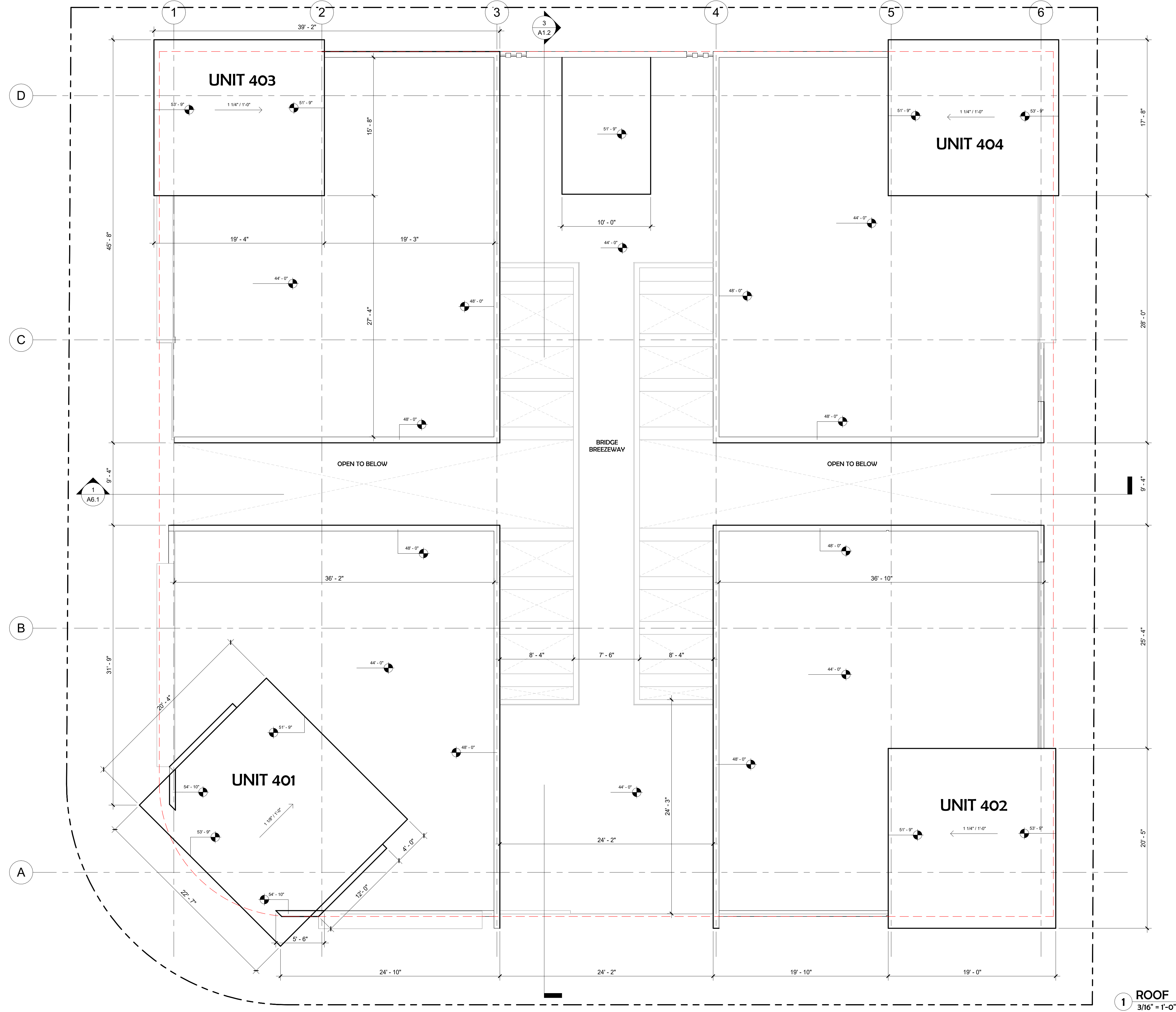
1 3RD FLOOR - FLOOR PLAN
3/16" = 1'-0"



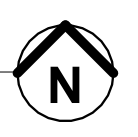


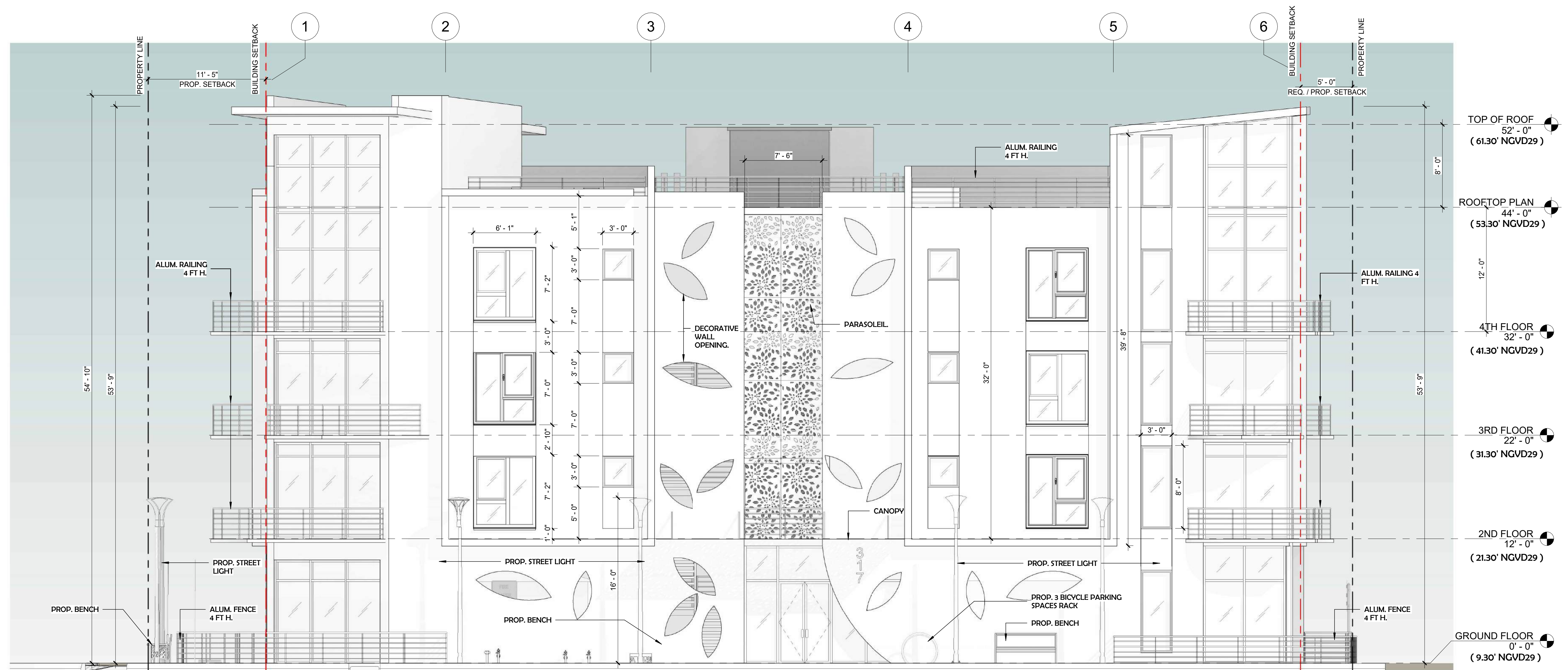
1 4TH FLOOR
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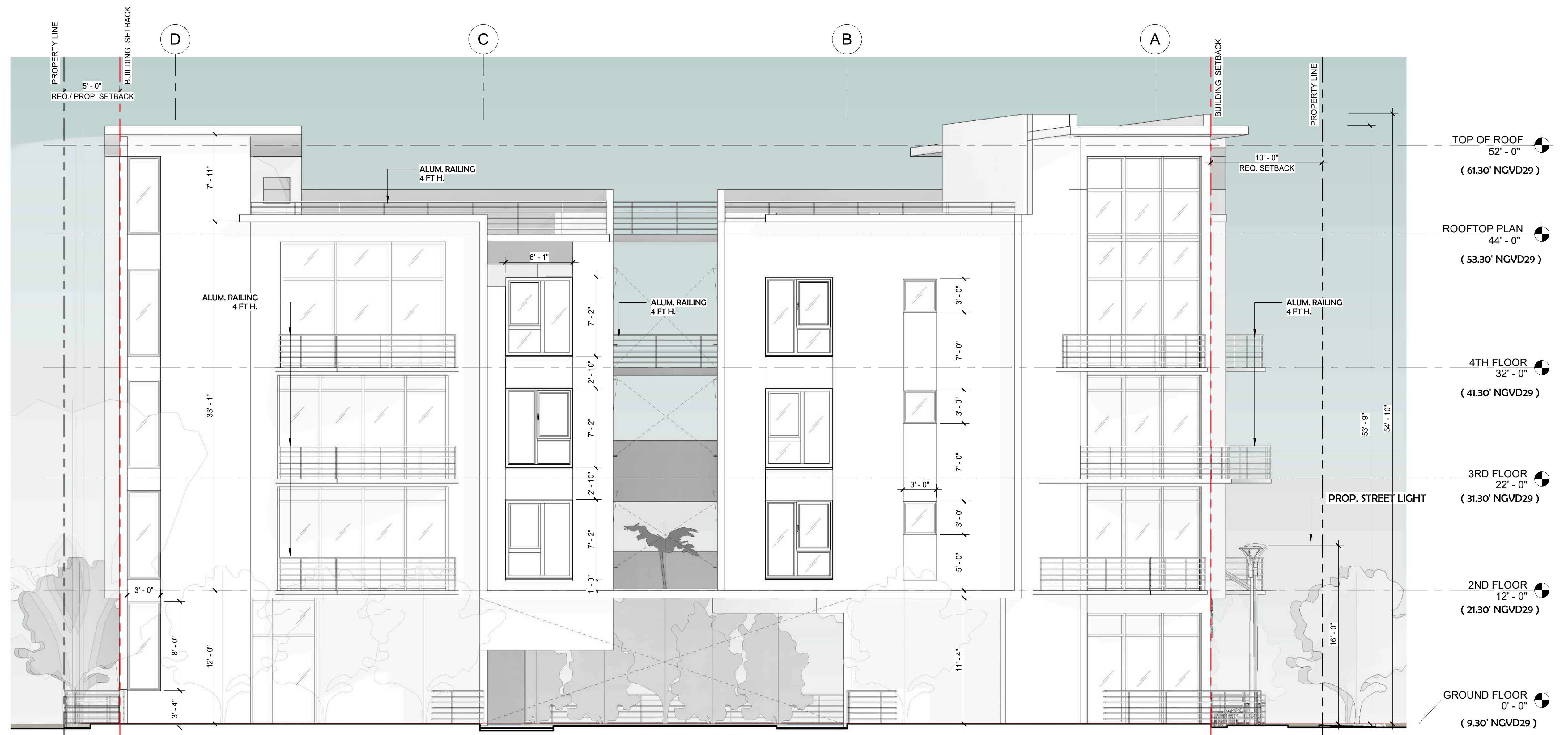


1 ROOF
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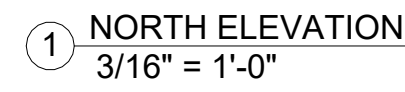


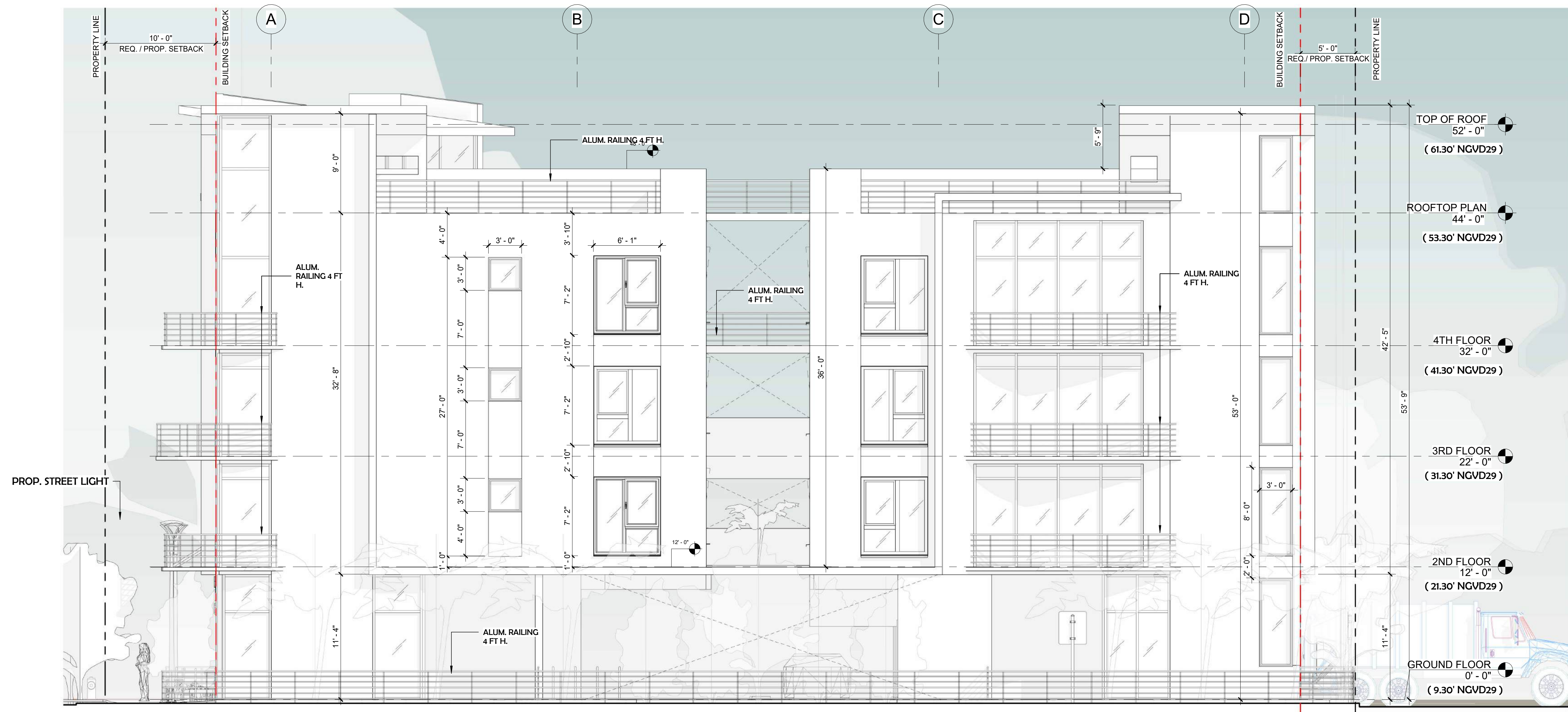


1 SOUTH ELEVATION
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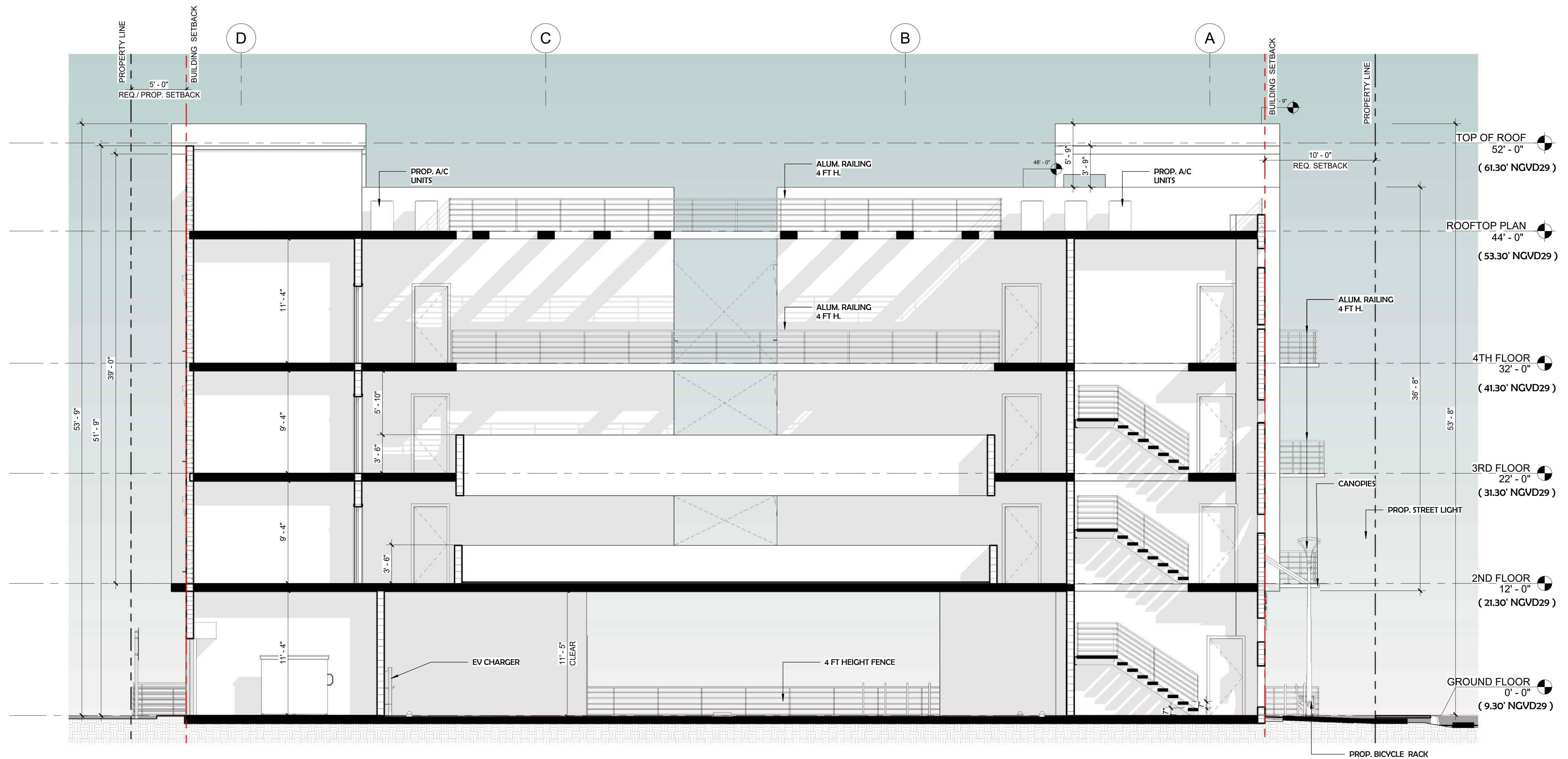


1 WEST ELEVATION
3/16" = 1'-0"





1 EAST ELEVATION
3/16" = 1'-0"



1 Section 1
3/16" = 1'-0"





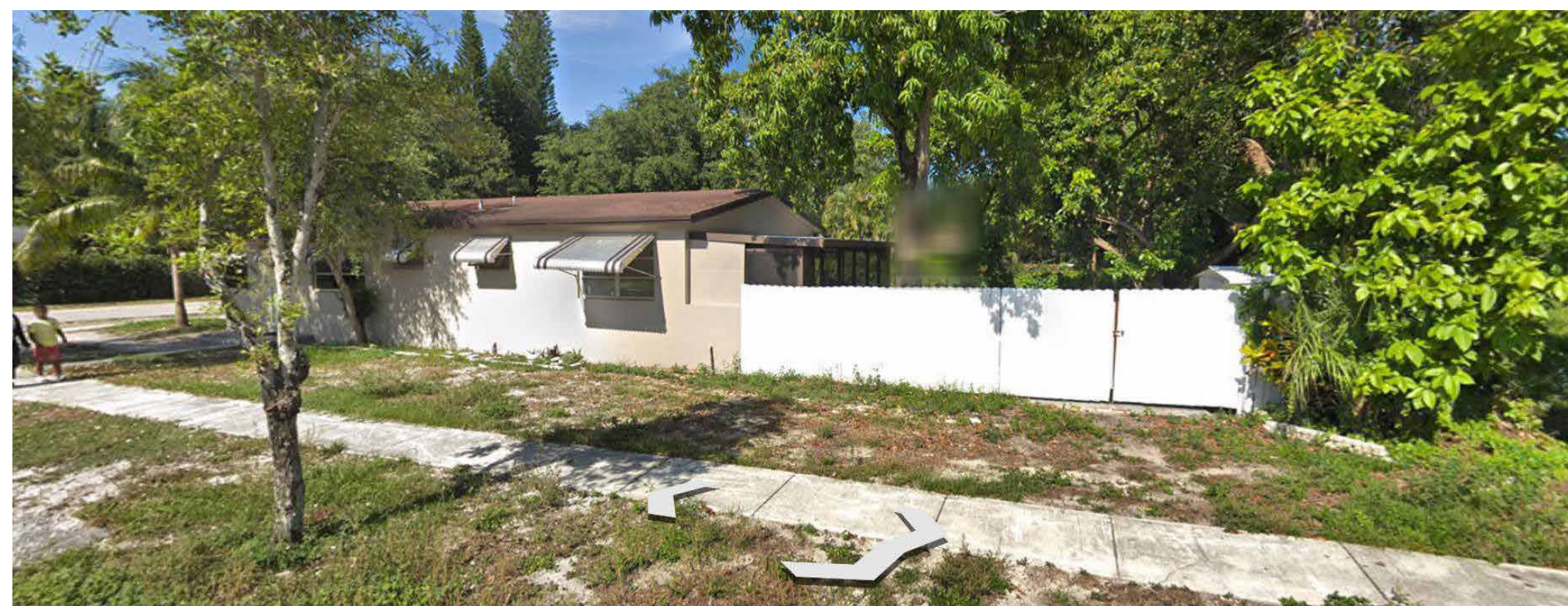
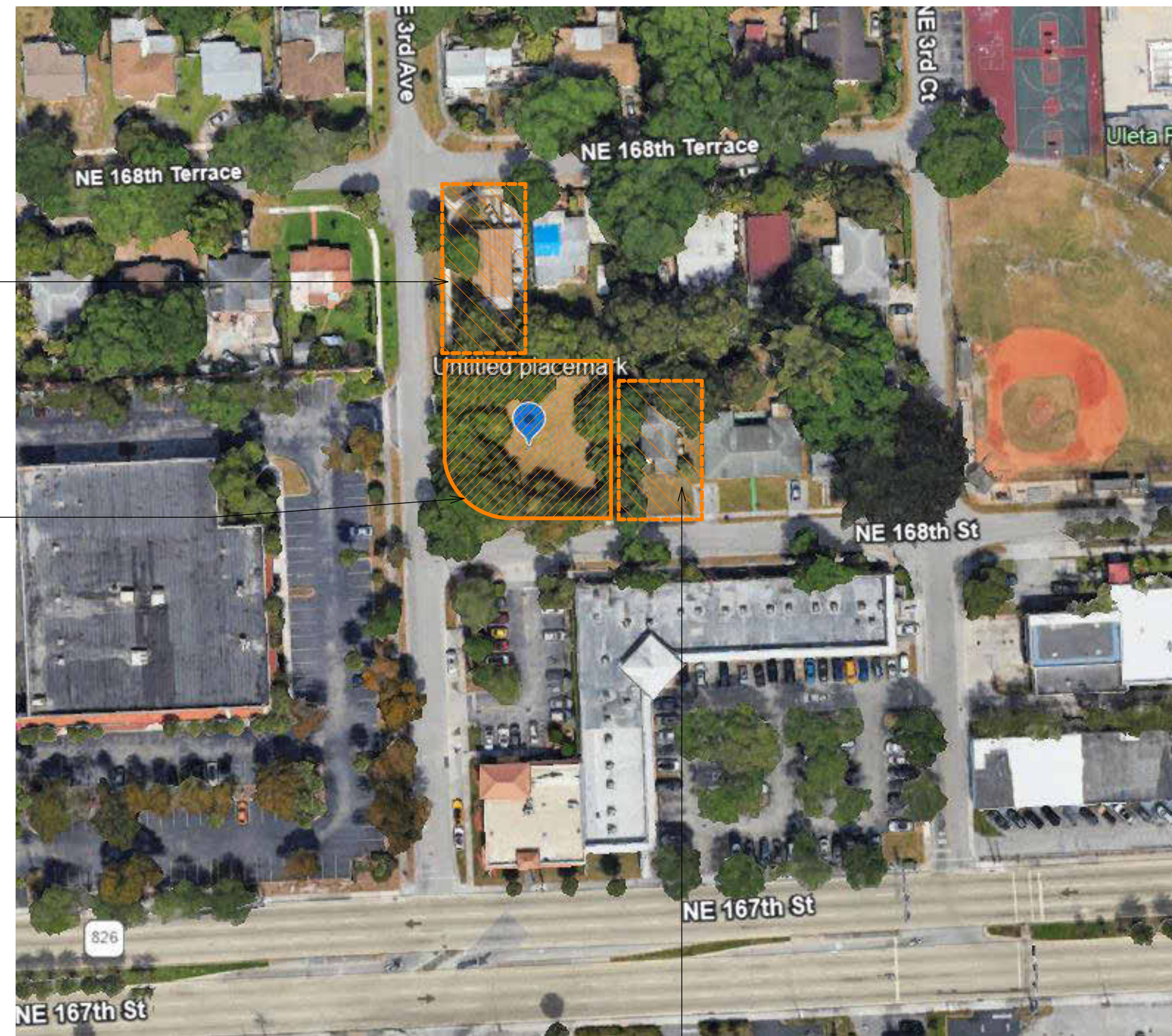




VIEW # 1
16851 NE 3 AVE

VIEW # 2
317 NE 168 ST

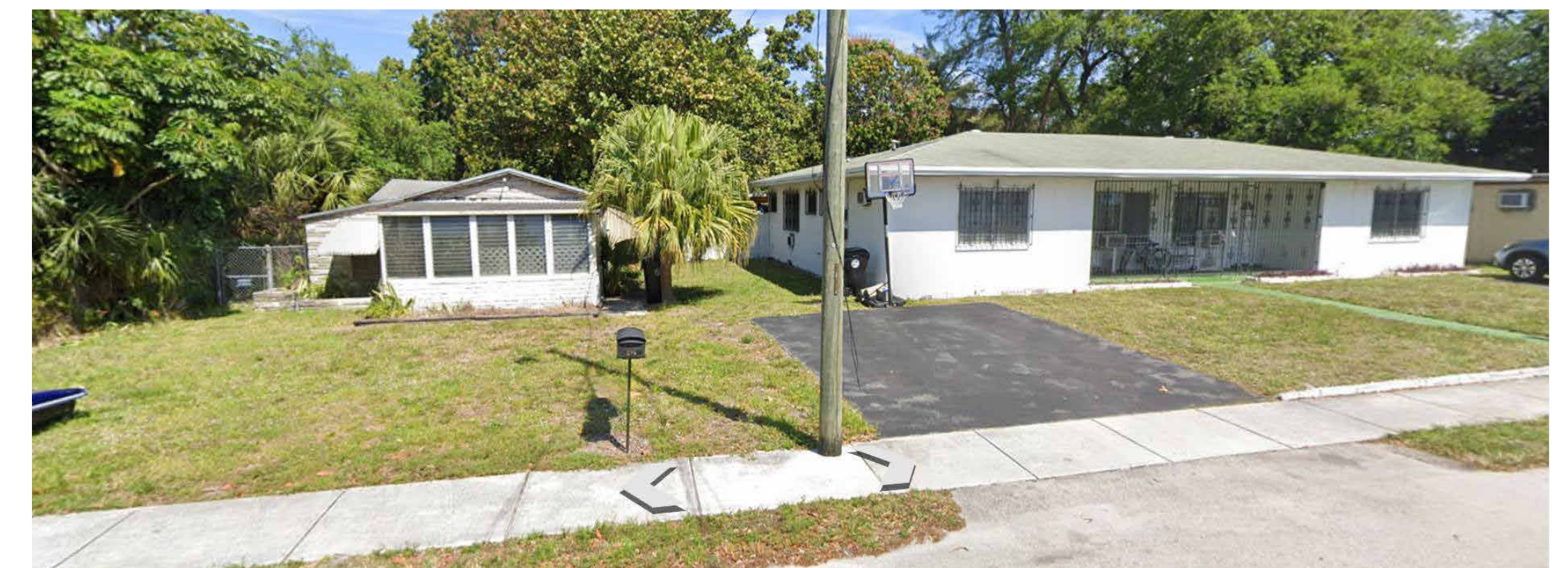
VIEW # 3
325 NE 168 ST



VIEW # 1 - 16851 NE 3 AVE



VIEW # 2 - 317 NE 168 ST

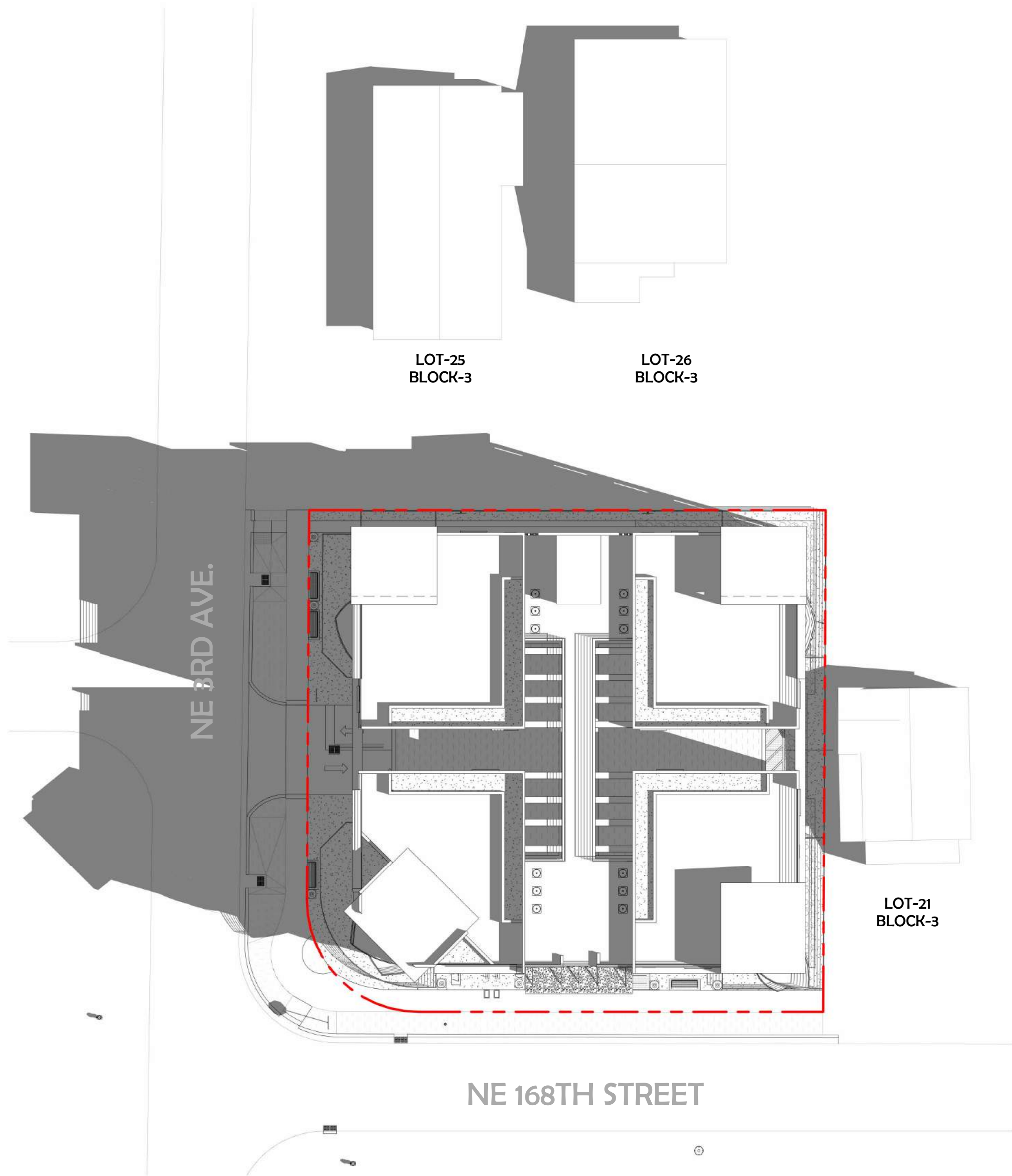


VIEW # 3 - 325 NE 168 ST

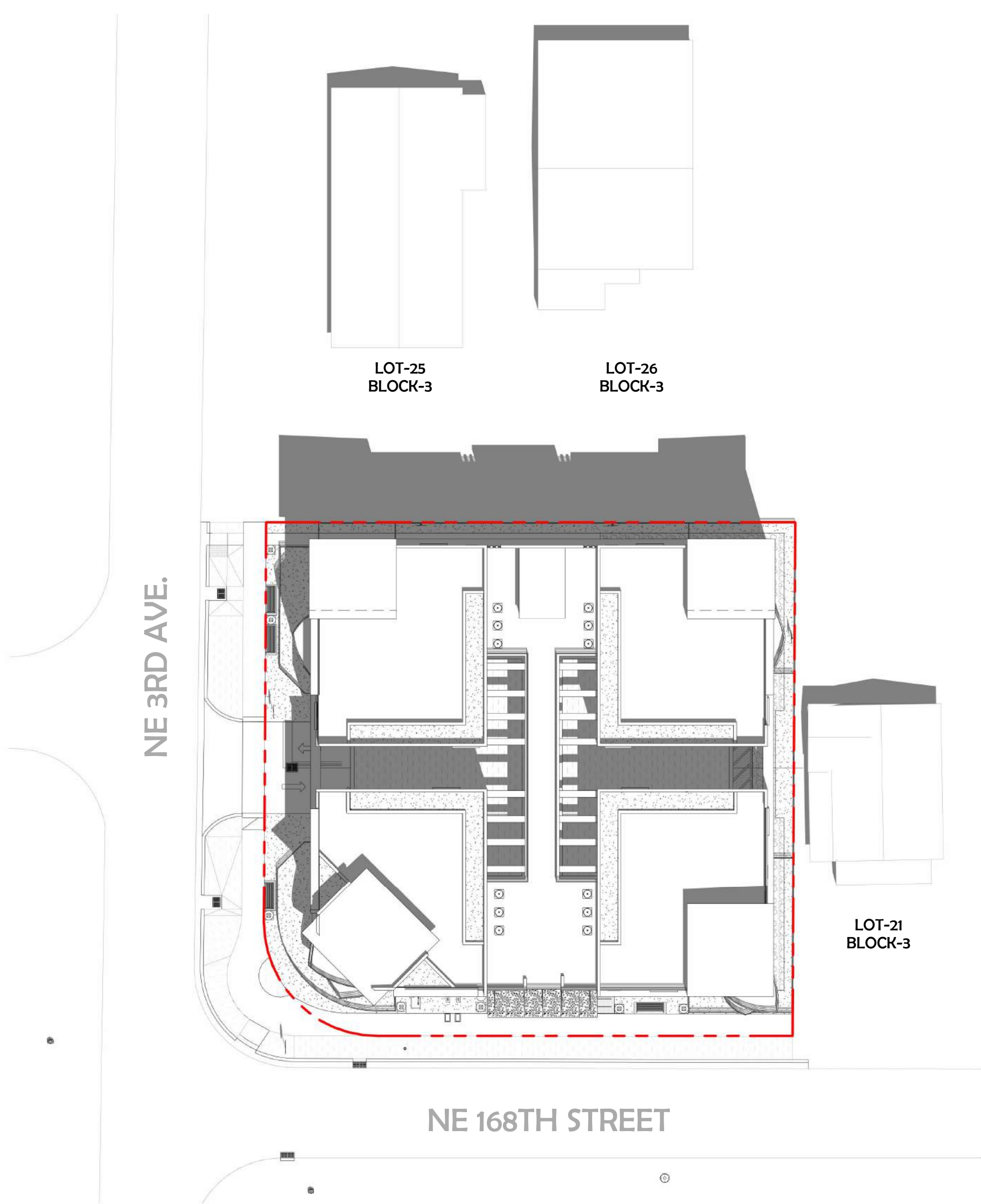
SITE LOCATION



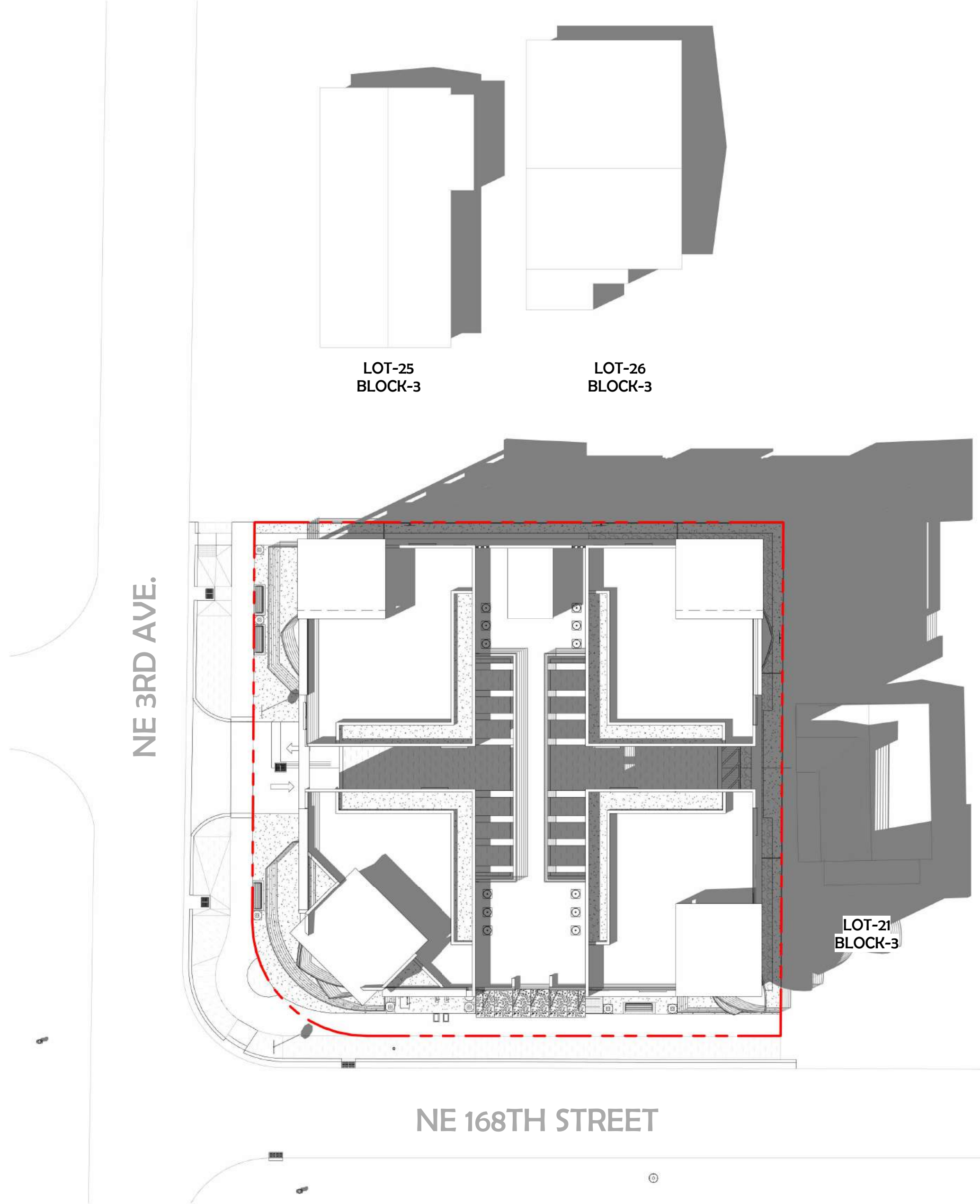
317 NE 168TH ST, NORTH MIAMI BEACH, FL



1 09 : 00 AM
1" = 20'-0"

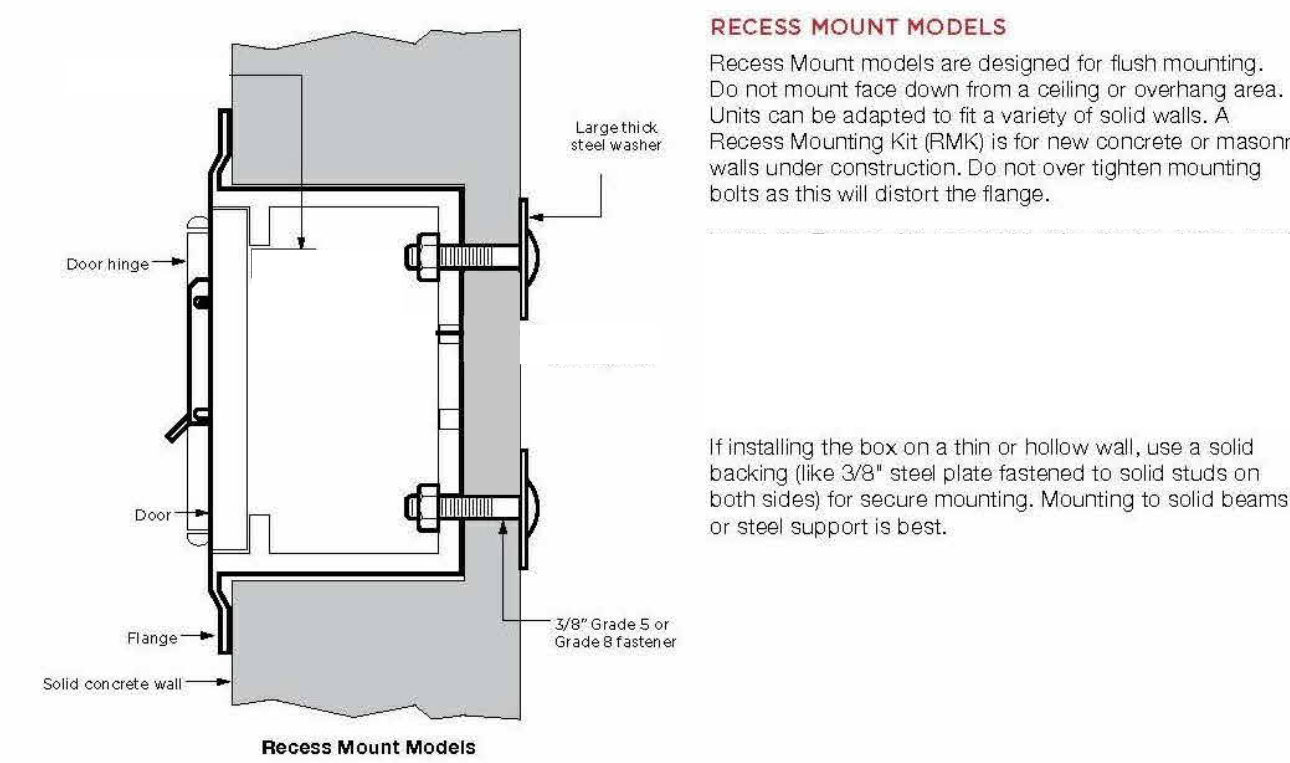


2 12 : 00 PM
1" = 20'-0"



3 3 : 00 PM
1" = 20'-0"

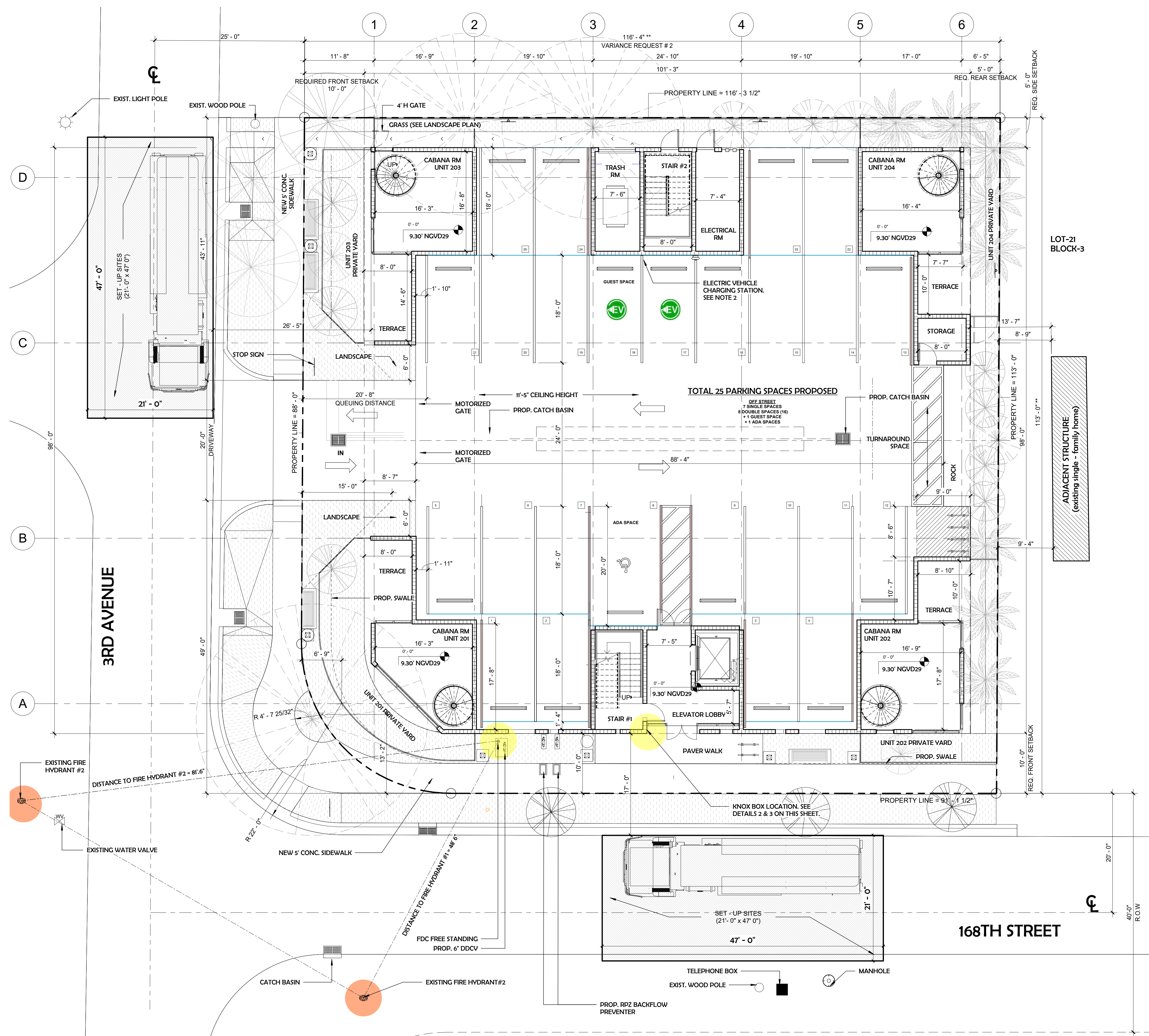




2 RECESS MOUNT MODEL - KNOX BOX
1/8" = 1'-0"



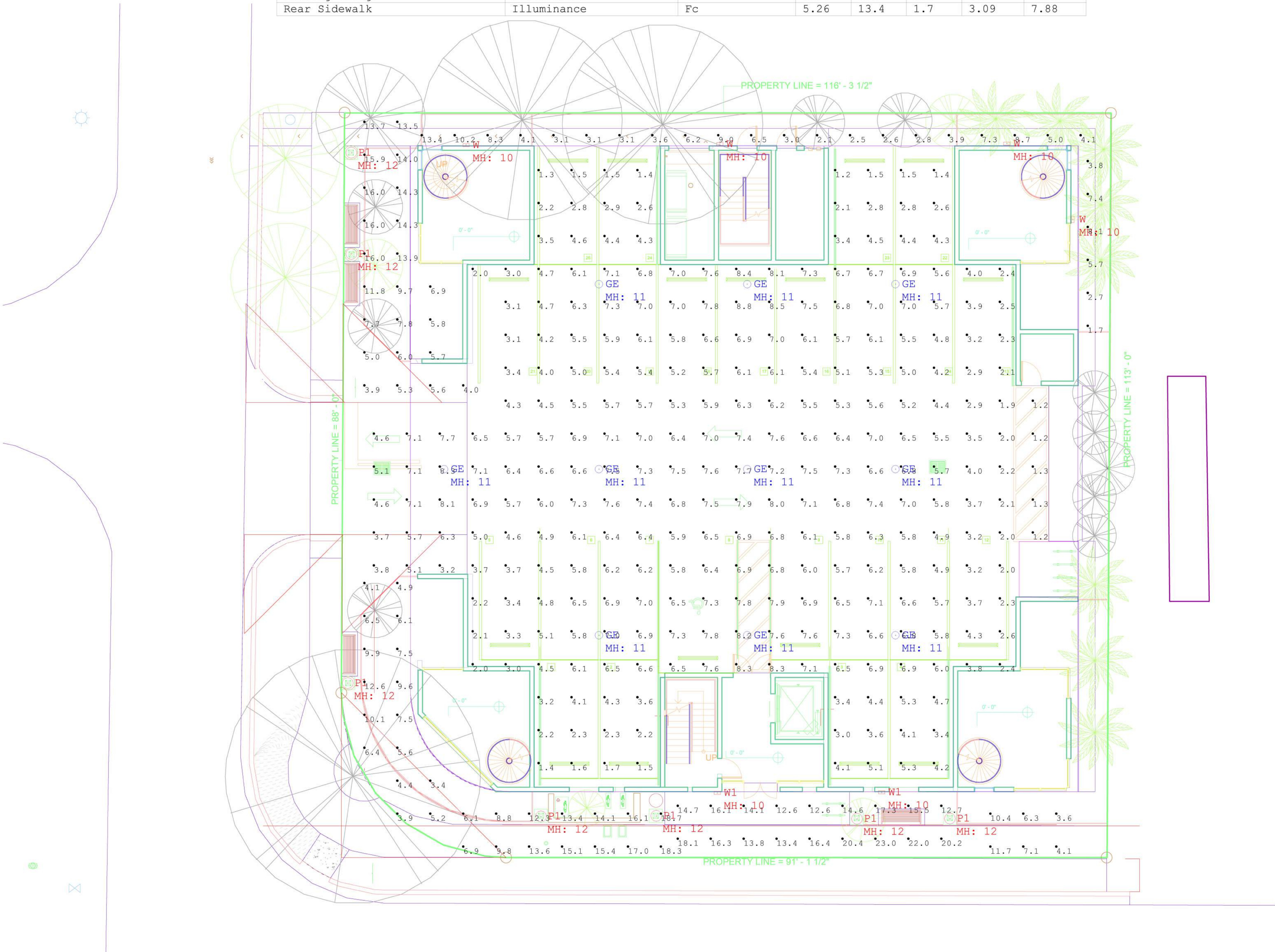
3 SIGN FIRE DEPT - KEY BOX
3" = 1'-0"



1 FIRE TRUCK - SITE PLAN
1/8" = 1'-0"

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	10	GE	Single	Utopia Lighting LRC-3G-SLED-40K-UNV-EMG8 (37W)	0.900	4810	37	370
	7	P1	Single	Ragni Lighting CIRLY-32-4-50-T3-XX-TP-XX	0.900	6510	49	343
	4	W	Single	Cree Lighting OSQW-C-4L-40K7-2M-XX-WM-XX	0.900	3870	27	108
	2	W1	Single	Cree Lighting OSQW-C-4L-40K7-4M-XX-WM-XX	0.900	3870	30	60

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
Entrance	Illuminance	Fc	16.32	23.0	12.6	1.30	1.83	
Front Landscape	Illuminance	Fc	9.65	18.7	3.4	2.84	5.50	
Parking Garage	Illuminance	Fc	5.24	8.8	1.2	4.37	7.33	
Rear Sidewalk	Illuminance	Fc	5.26	13.4	1.7	3.09	7.88	



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Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
Parking Garage	Illuminance	Fc	1.11	1.9	0.2	5.55	9.50	

