Exhibit A



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PONCE 8
3808 SW 8TH STREET
MIXED USE BUILDING

CITY OF CORAL GABLES
BOARD OF ARCHITECTS
BY SHOMA GROUP

PASCUAL, PEREZ,
KILIDDJIAN, STARR & ASSOC.

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3808 SW 8TH STREET
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CITY OF CORAL GABLES, FLORIDA

SEAL:

COVER SHEET

PRELIMINARY BOA

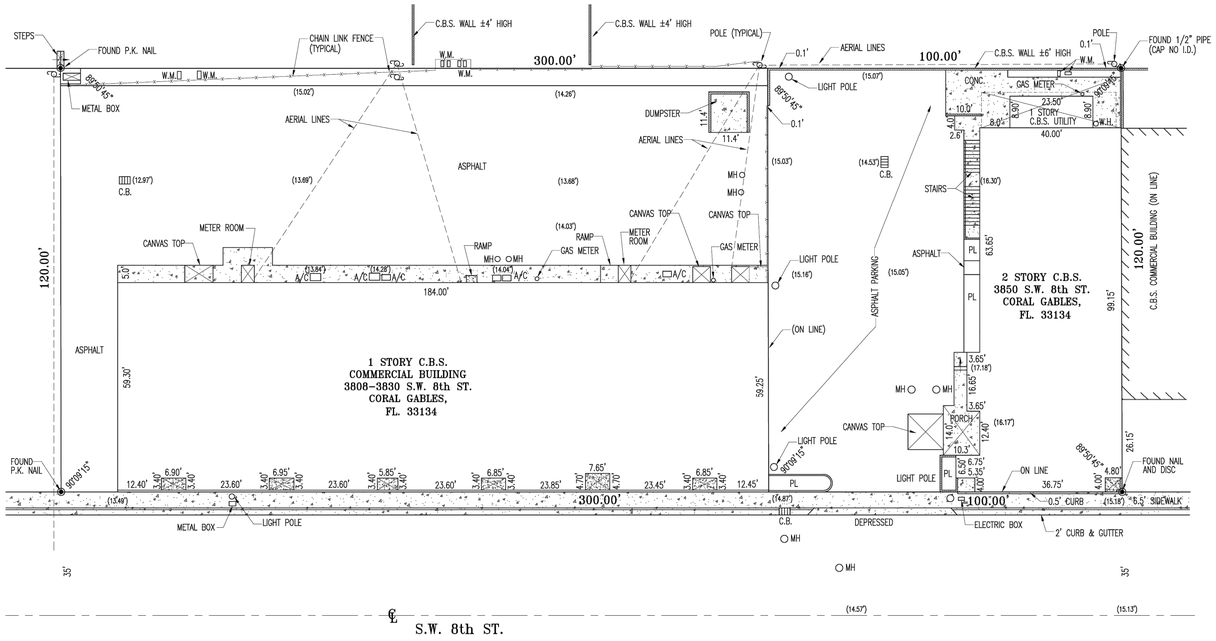
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DRAWN :	JC
CHECK BY:	PPKS
JOB NO. :	25-30

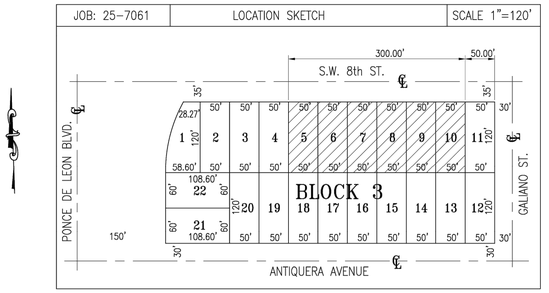
C-0

SHEET NO. :

PLAN OF SURVEY

SCALE 1"=20'





LEGAL DESCRIPTION:
LOTS 5 TO 10, BLOCK 3, REVISED PLAT OF CORAL GABLES DOUGLAS SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 69 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

A...ARC DISTANCE A/C...AIR CONDITIONING CBS...CONCRETE BLOCK STRUCTURE O.U.U.E...OVERHEAD UTILITY LINE CL...CLEAR C/L...CENTER LINE RAD...RADIAL ENC...ENCROACHMENT R/W...RIGHT OF WAY FIP...FOUND IRON PIPE O.H...OVER HEAD W.M...WATER METER C.H...CHORD DISTANCE P/L...PROPERTY LINE CONC...CONCRETE F.H...FIRE HYDRANT UP...UTILITY POLE R...RADIUS U.E...UTILITY EASEMENT Δ...CENTRAL ANGLE PL...PLANTER T...TANGENT C.B....CATCH BASIN MH...MANHOLE W.H....WATER HEATER

BENCH MARK USED: MIAMI DADE COUNTY! C-238. ELEVATION: 15.59'

GENERAL NOTES

1) OWNERSHIP IS SUBJECT TO OPINION OF TITLE.
2) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
3) (2.22) DENOTES THOSE ELEVATIONS REFERRED TO NAV 1988 DATUM.
4) LOCATION AND IDENTIFICATION OF UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT REQUESTED.
5) THIS PROPERTY IS WITHIN THE LIMITS OF THE FLOOD ZONE X.
6) NO UNDERGROUND LOCATIONS WERE DONE BY THIS COMPANY.

CERTIFIED TO: JILK INVESTMENTS INC.

DATE: APRIL 16, 2025
UPDATED: AUGUST 04, 2025

APLICABLE ZONING, UNDERGROUND, ZONING AND BUILDING SET BACKS, MUST BE CHECKED BY OWNER, ARCHITEC OR BUILDER BEFORE DESIGN OR CONTRUCTION BEGINS ON THIS PROPERTY.

I HEREBY CERTIFY : That the attached Plan of Survey of the above described property is true and correct to the best of my knowledge, information and belief, as recently surveyed and platted under my direction, also that there are not above-ground encroachments other that those shown. This survey meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

UNITEC
SURVEYING, INC.
L.B. No. 3333
6187 NW 167th STREET, H5
MIAMI, FLORIDA, 33015
PHONE: (305) 512-4940

THIS IS A TOPOGRAPHIC AND A BOUNDARY SURVEY

Digitally signed by Lazaro D Alonso
Date: 2025.08.05 09:05:06 -04'00'

LAZARO D. ALONSO
PROFESSIONAL LAND SURVEYOR
CERTIFICATE No. 3590
STATE OF FLORIDA

NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL

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CITY OF CORAL GABLES, FLORIDA

SEAL:

SURVEY

PRELIMINARY BOA

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C-0.1

SHEET NO. :

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SITE PLAN CONTEXT - AERIAL VIEW
SCALE: 1/64"= 1'-0"

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AERIAL VIEW
CONTEXT PLAN

PRELIMINARY BOA

DATE :	2026-04-07
SCALE :	AS SHOWN
DRAWN :	JC
CHECK BY:	PPKS
JOB NO. :	25-30

CP-0

SHEET NO. :



SITE PLAN CONTEXT - 3D AERIAL VIEW
SCALE: N.T.S

NORTH

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3D AERIAL VIEW
CONTEXT PLAN

PRELIMINARY BOA

DATE :	2026-04-07
SCALE :	AS SHOWN
DRAWN :	JC
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JOB NO. :	25-30

CP-1

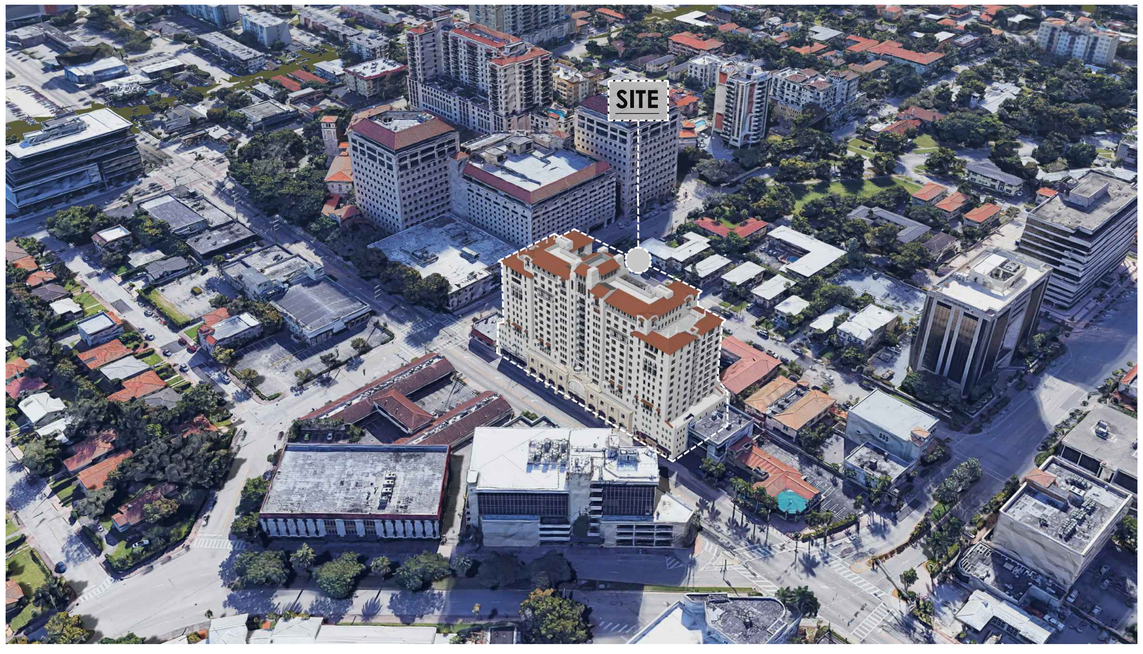
SHEET NO. :



3D AERIAL /NE PERSPECTIVE
N.T.S



3D AERIAL / SW PERSPECTIVE
N.T.S



3D AERIAL / NW PERSPECTIVE
N.T.S



3D AERIAL / SE PERSPECTIVE
N.T.S

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3D CONTEXT MASSING
CONTEXT PLAN

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CP-2

SHEET NO. :



SITE - AERIAL VIEW
SCALE: 1/64"= 1'-0"

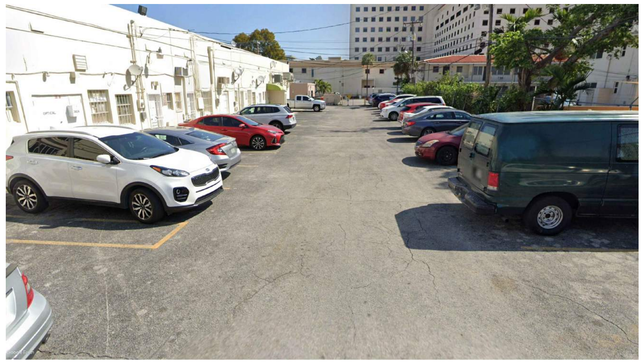


A



B

FRONT EXISTING ELEVATIONS - SW 8TH ST

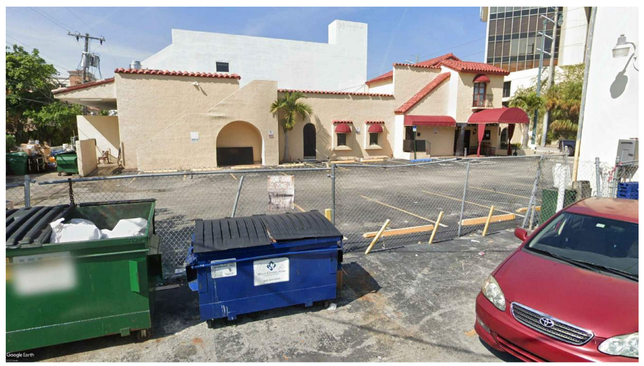


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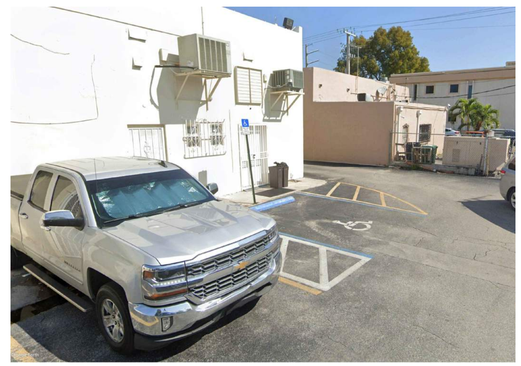
D

REAR EXISTING ELEVATIONS - PARKING LOT



E

INTERNAL SIDE EXISTING ELEVATION



F

INTERNAL SIDE EXISTING ELEVATIONS - ENTRY

PROPERTY PHOTOGRAPHS

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SITE PICTURES
CONTEXT PLAN

PRELIMINARY BOA

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CP-3

SHEET NO. :

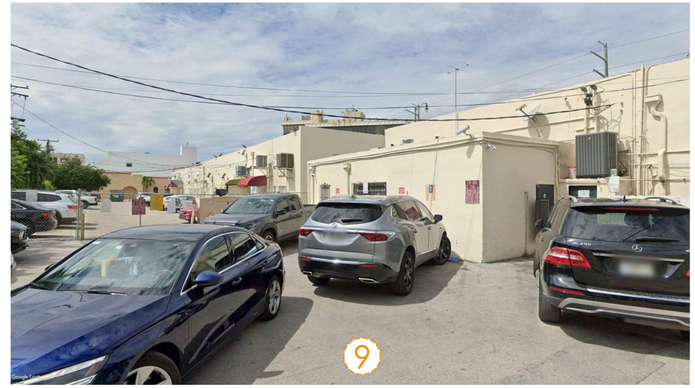


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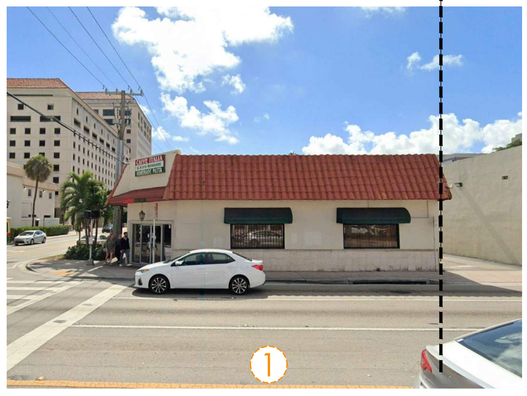
SITE PLAN CONTEXT - AERIAL VIEW

SCALE: 1/64"= 1'-0"

EXISTING BUILDINGS ON SITE

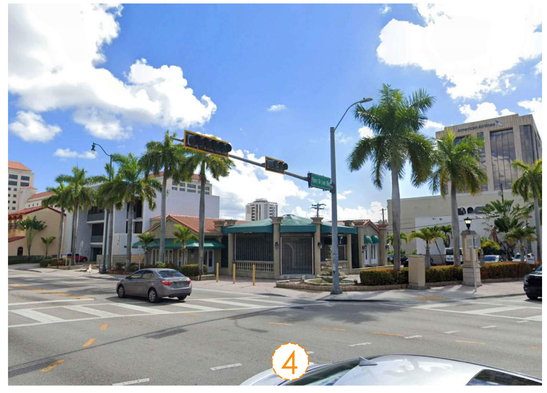


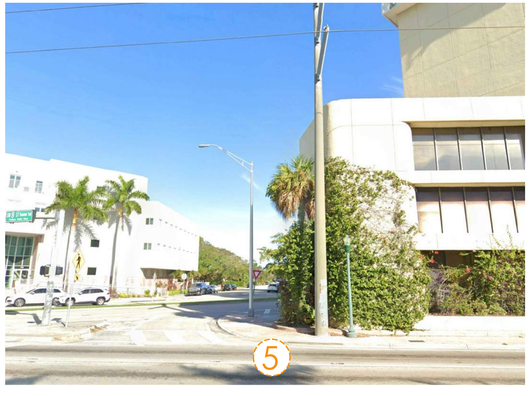


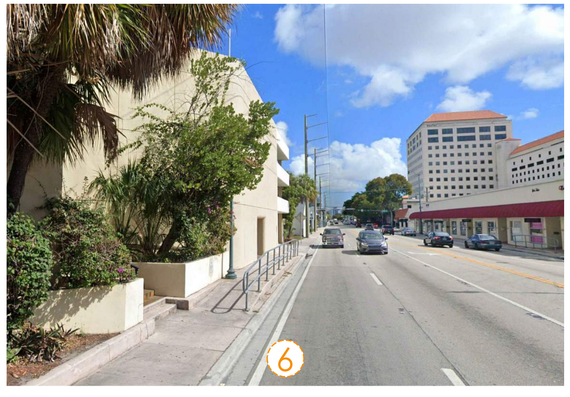




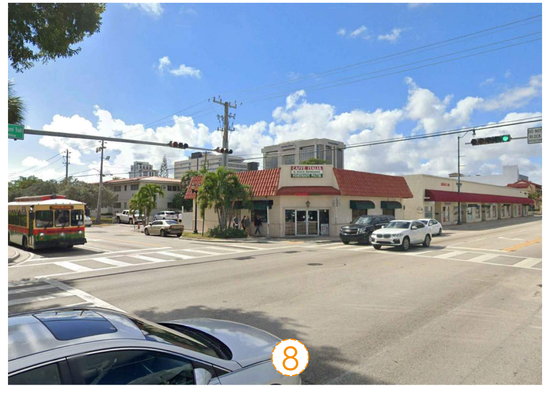












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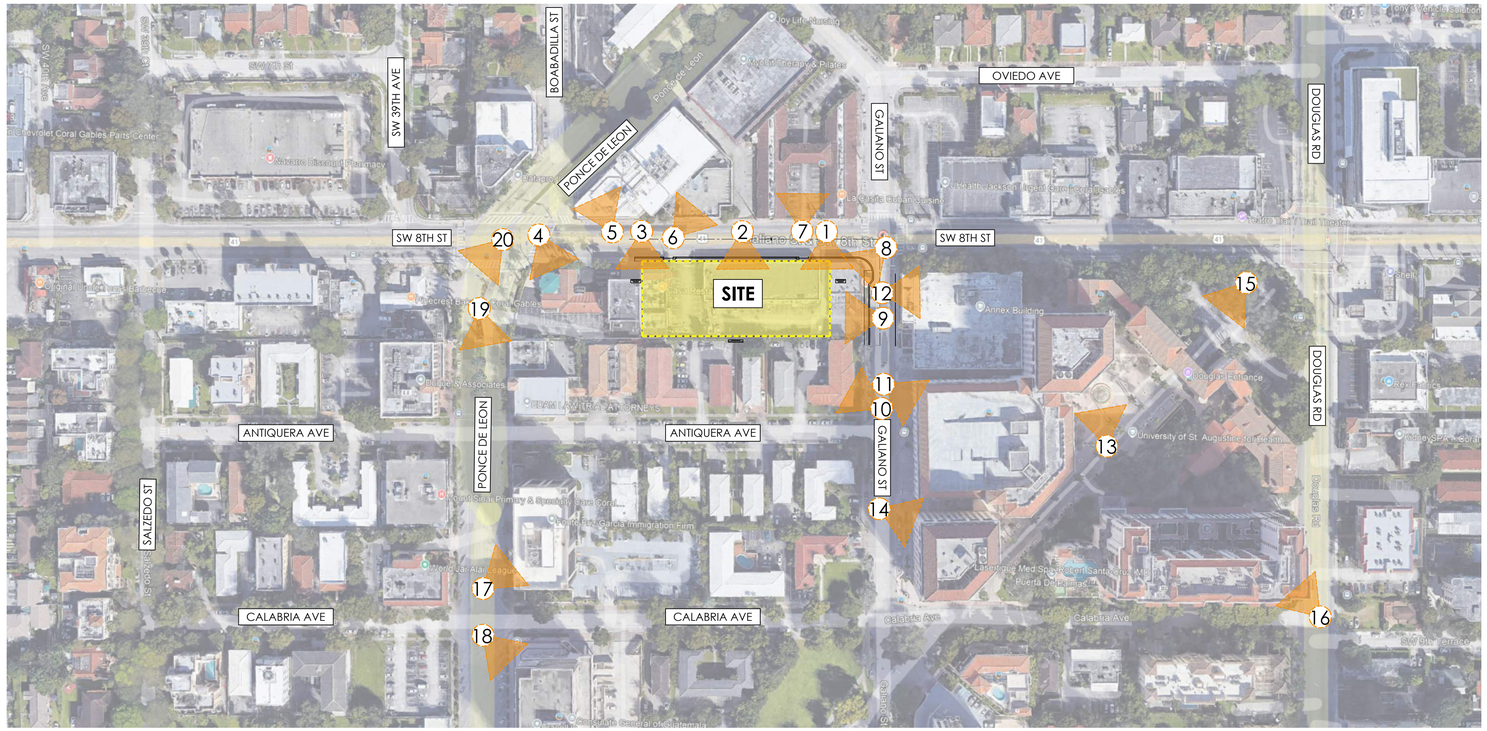
ADJECENT PICTURES
CONTEXT PLAN

PRELIMINARY BOA

DATE :	2026-04-07
SCALE :	AS SHOWN
DRAWN :	JC
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JOB NO. :	25-30

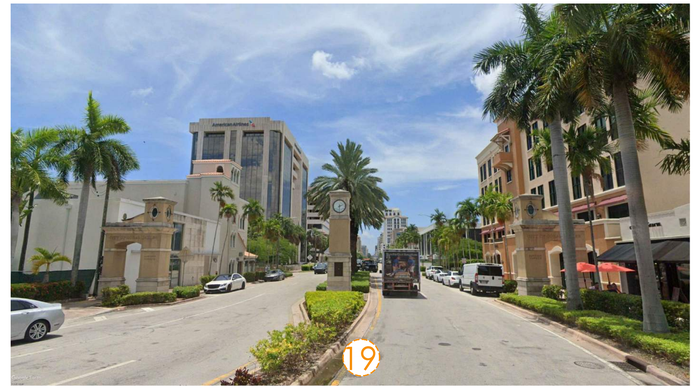
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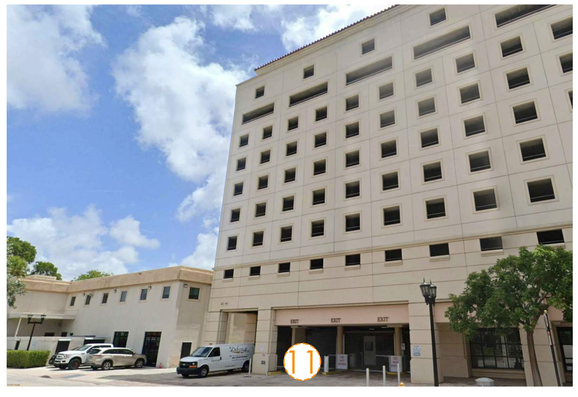
SHEET NO. :



SITE PLAN CONTEXT - AERIAL VIEW
SCALE: 1/64"= 1'-0"

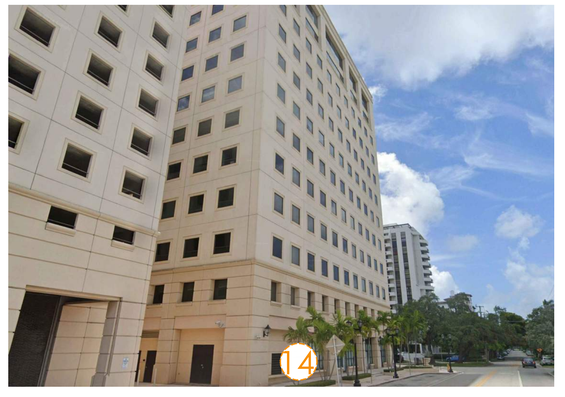




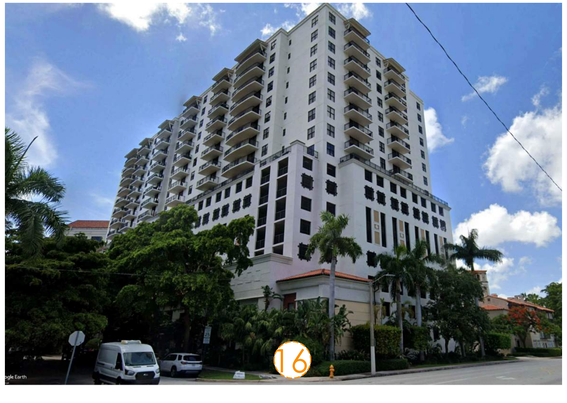


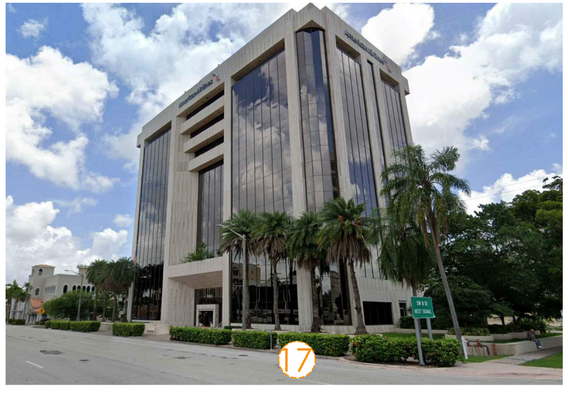


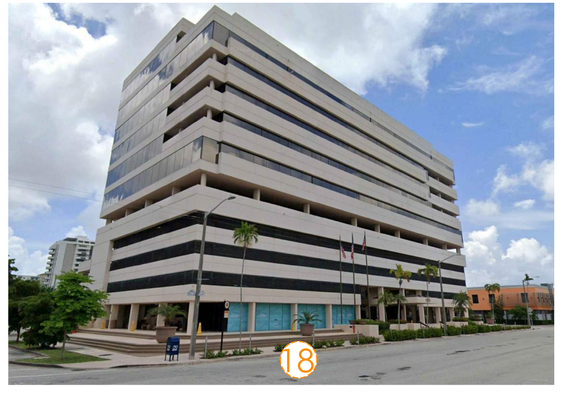












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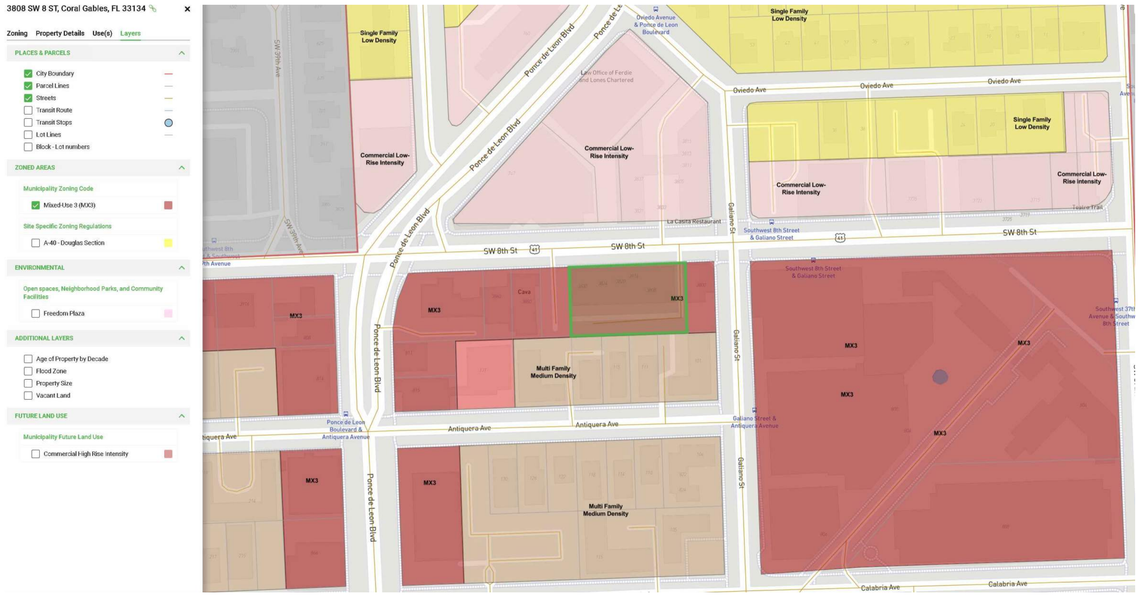
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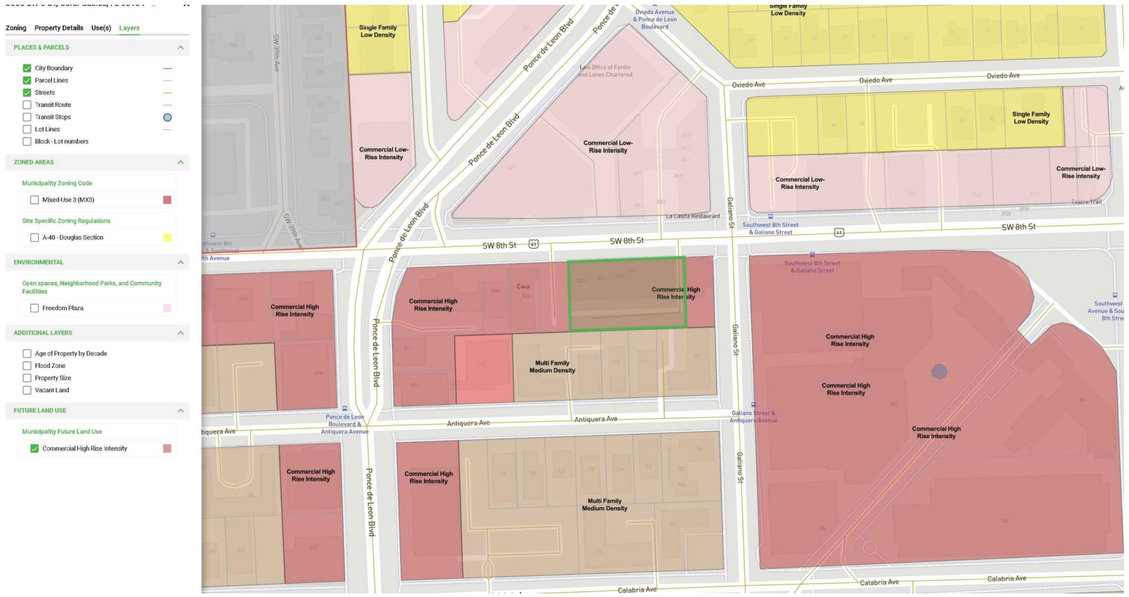
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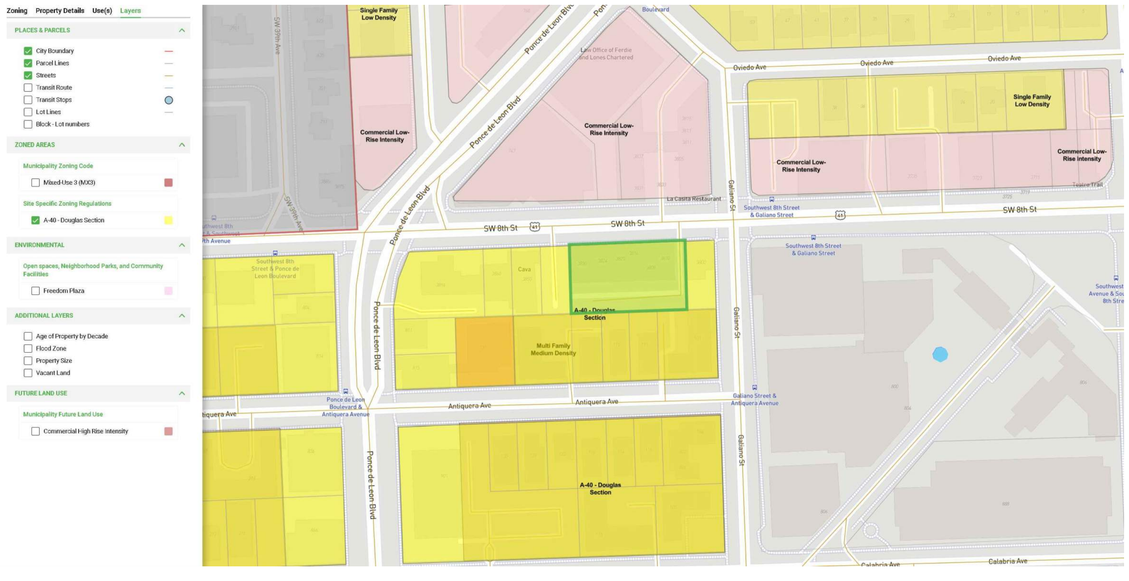
MUNICIPALITY ZONING CODE
(MIXED USE 3)
NORTH N.T.S



MUNICIPALITY FUTURE LAND USE
(COMMERCIAL HIGH RISE INTENSITY)
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HISTORICAL RESOURCES (N/A)
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ZONED AREA (A-40 DOUGLAS SECTION)
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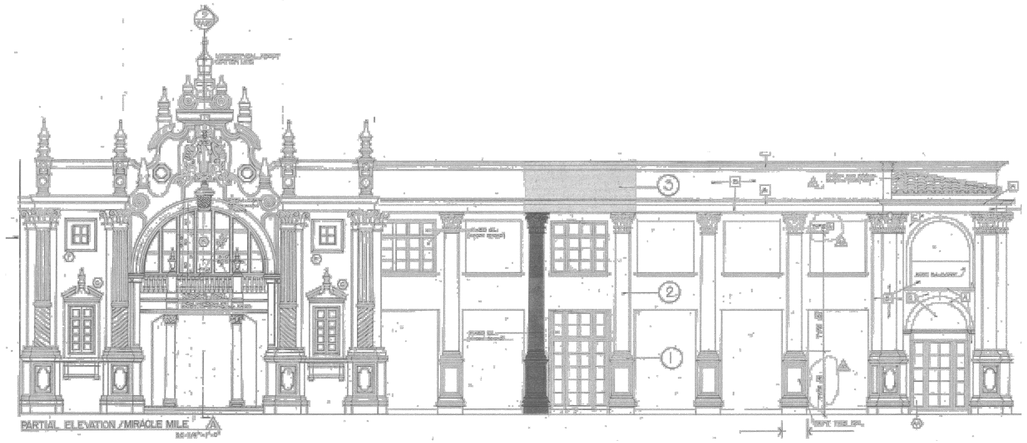
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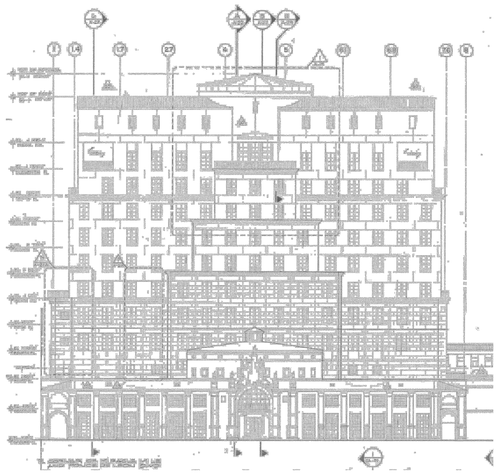
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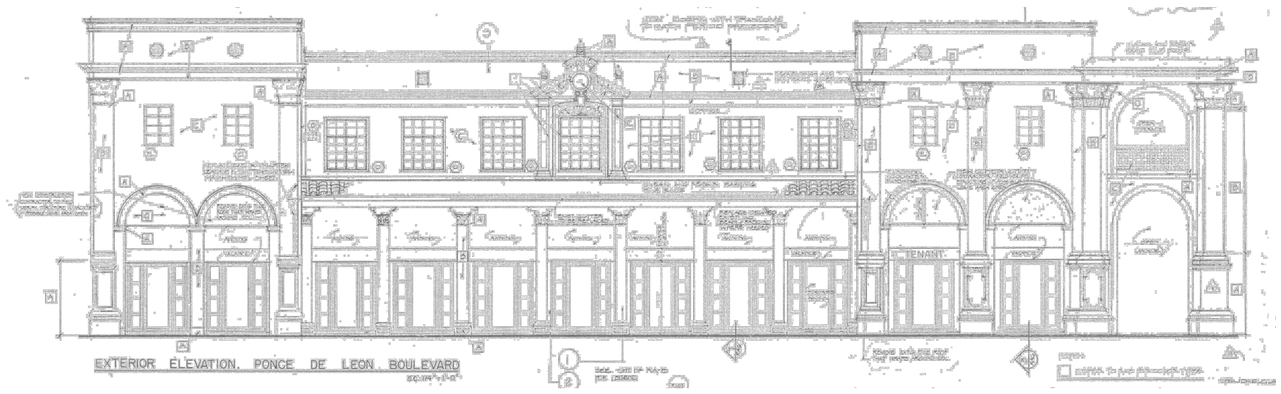
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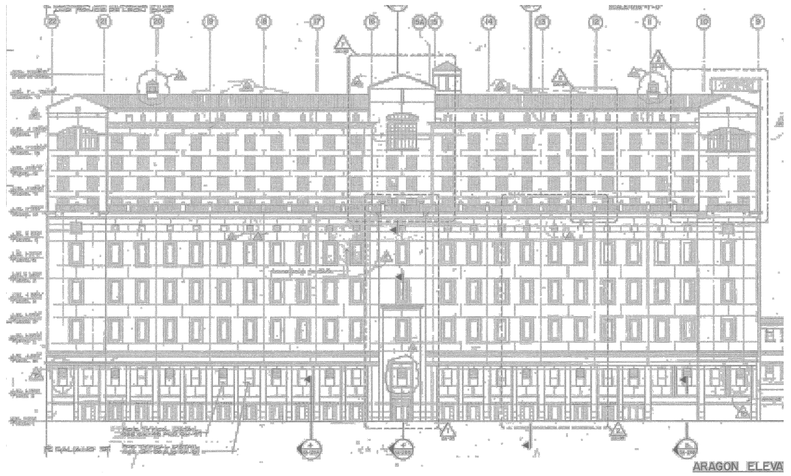
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The Colonnade Building - 169 Miracle Mile, Fl

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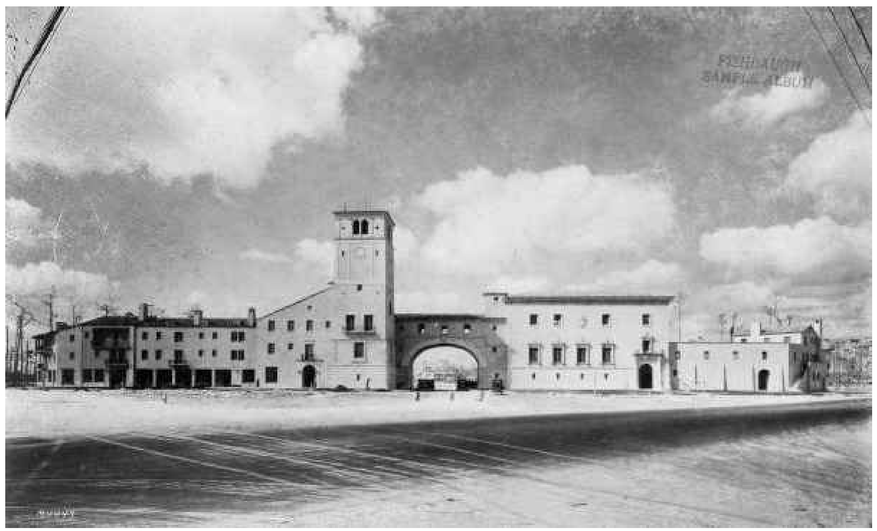
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Douglas Entrance

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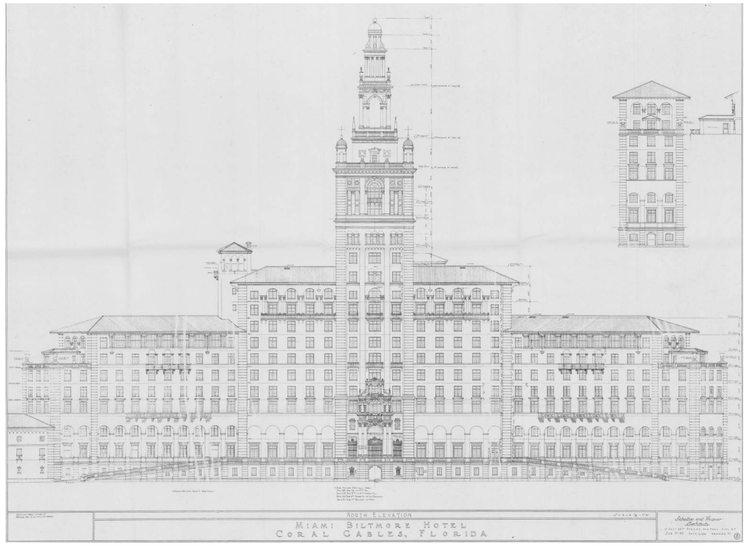
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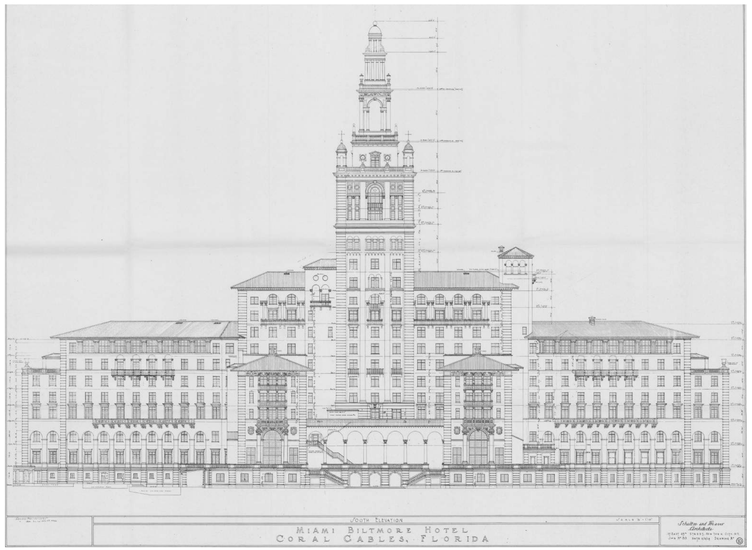
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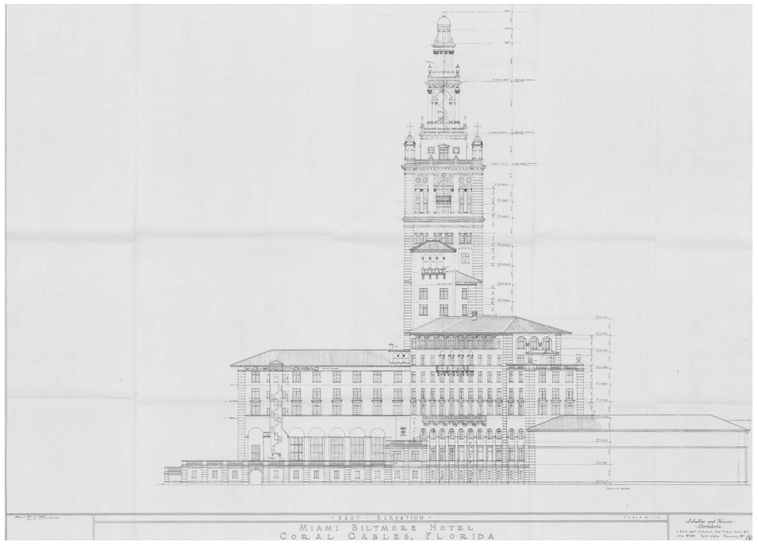
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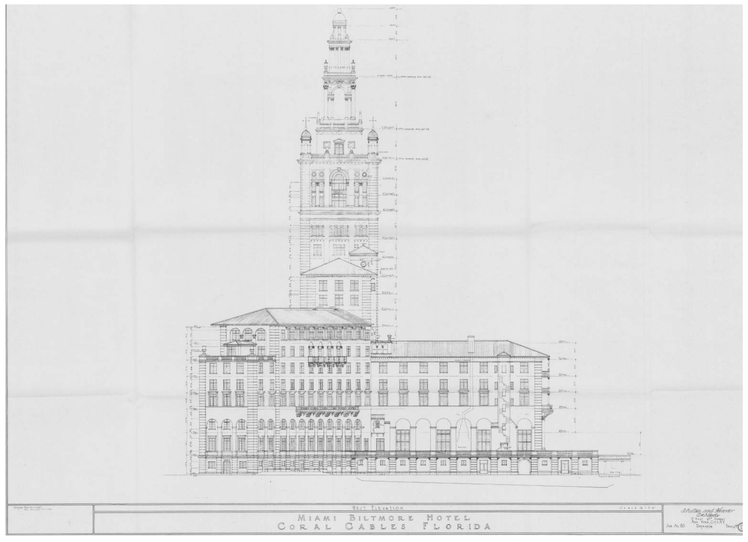
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Biltmore Hotel, Coral Gables, Fl

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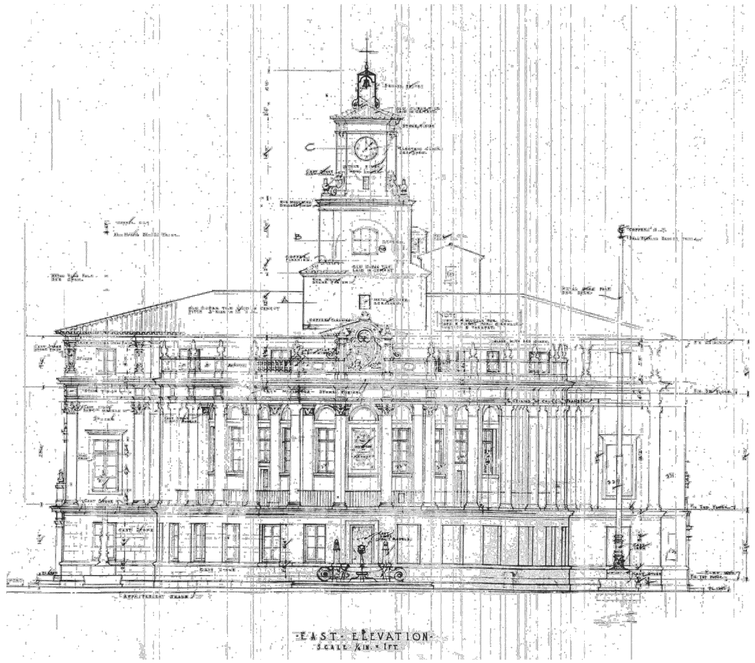
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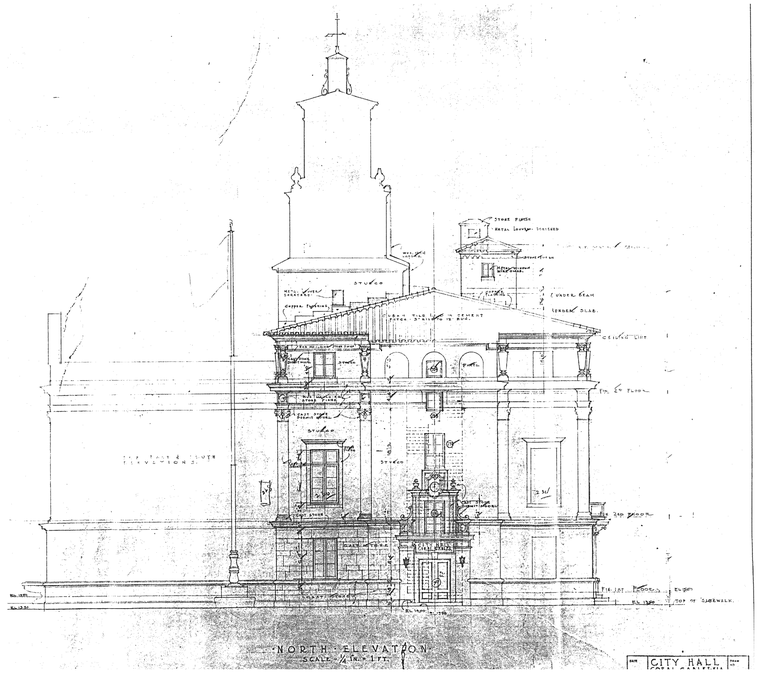
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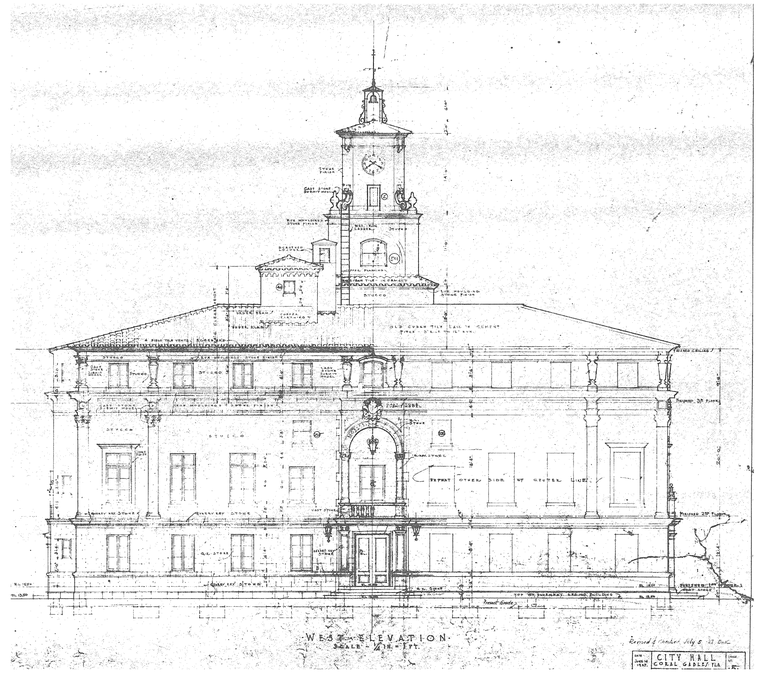
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City Hall Coral Gables, Fl

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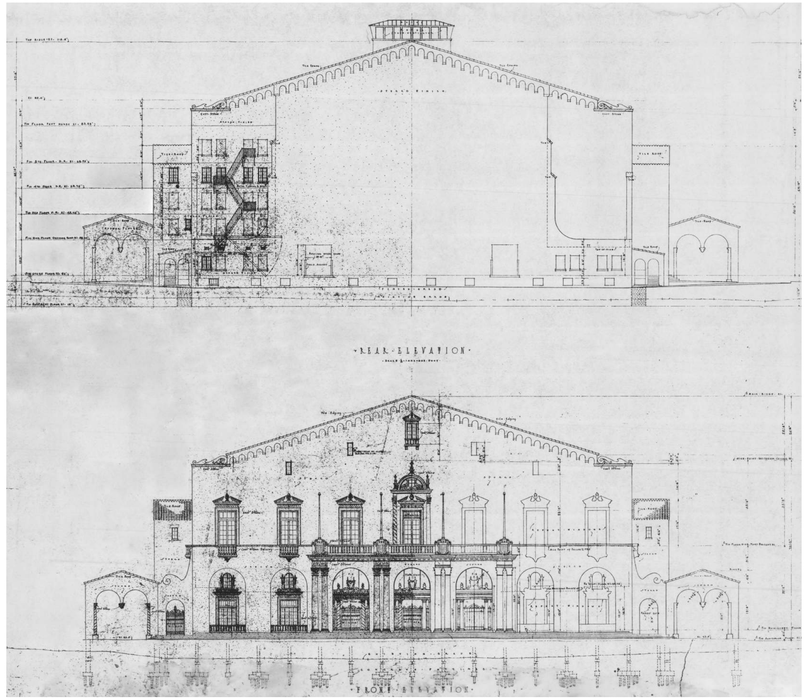
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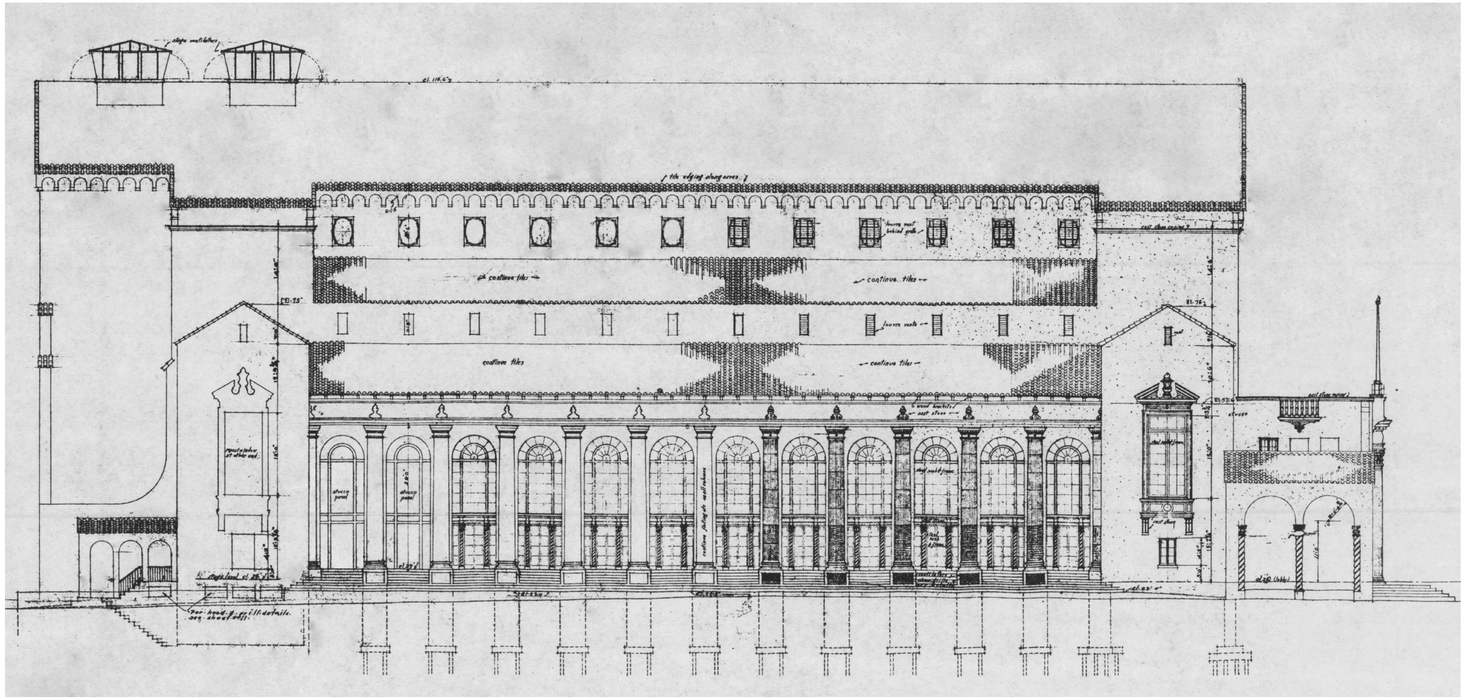
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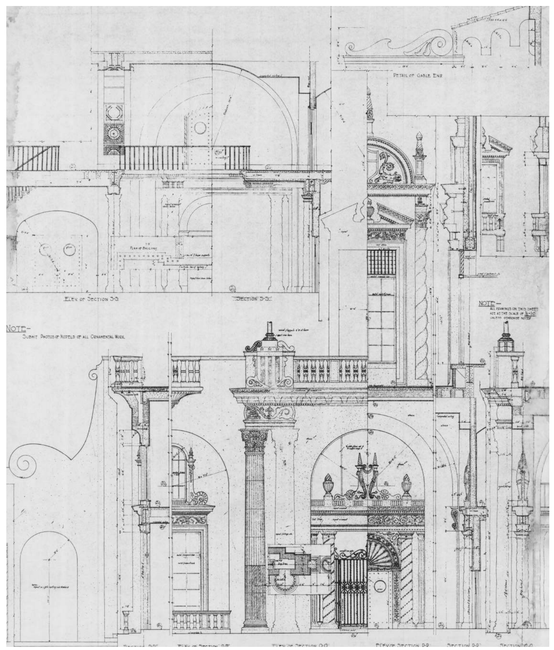
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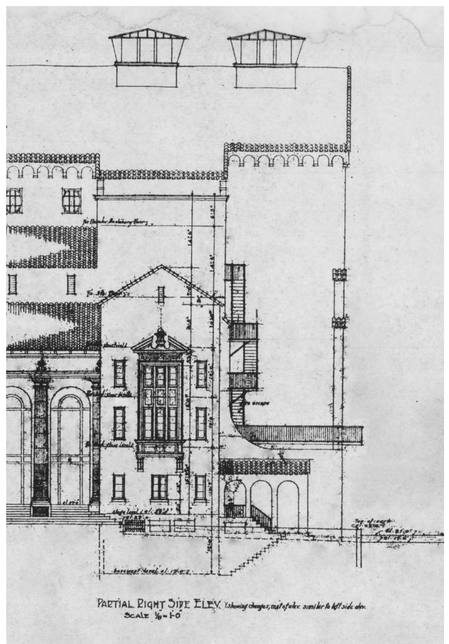
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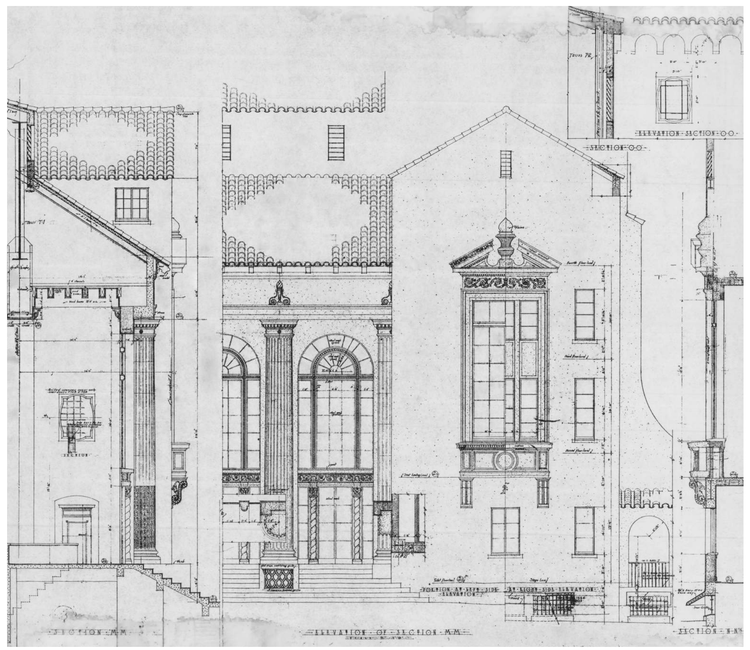
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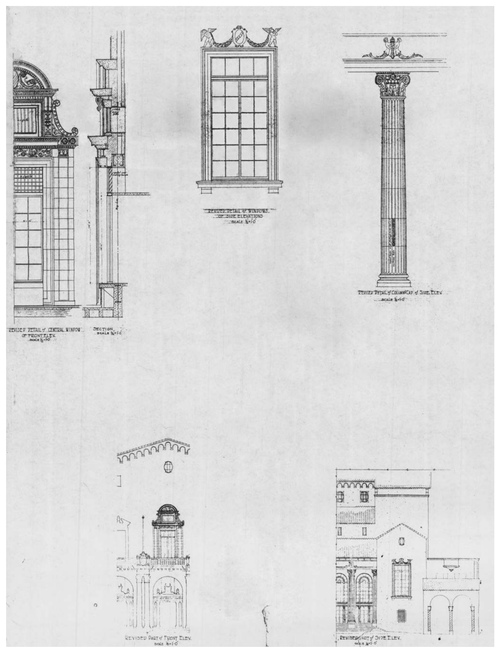












The Coliseum Building - Coral Gables, Florida

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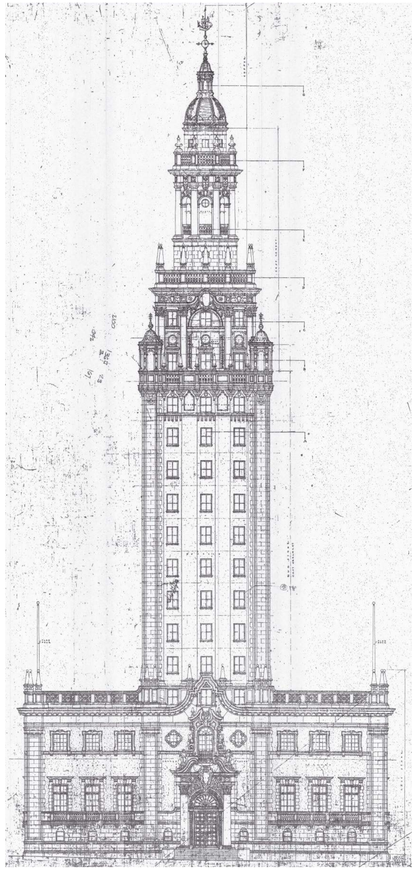
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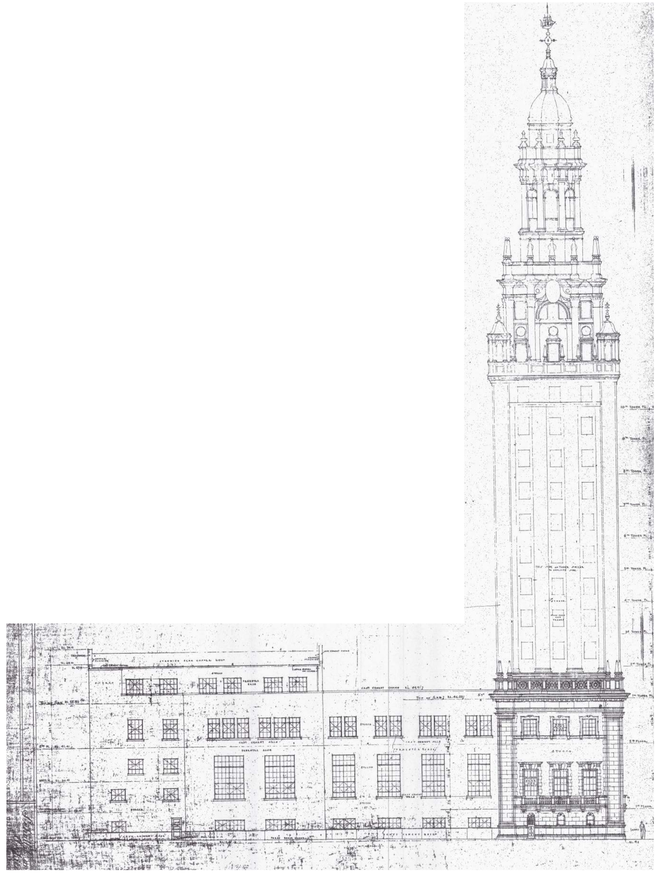
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Freedom Tower, Miami Florida

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The completed buildings of Schultze and Weaver,
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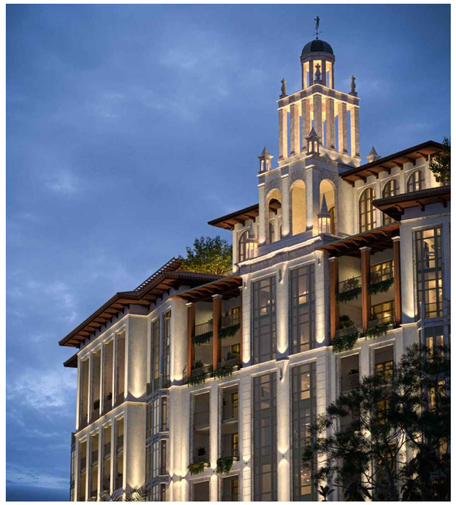
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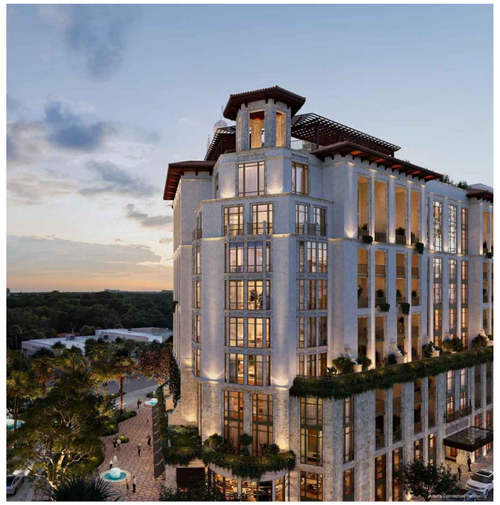
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Ponce Park, Coral Gables







The Plaza, Coral Gables

The Plaza / Ponce Park /

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LICENSE # AA 26001357

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REVISIONS:

OWNER:
SHOMA GROUP

PONCE 8
3808 SW 8TH STREET
BY: SHOMA GROUP
CITY OF CORAL GABLES, FLORIDA

SEAL:

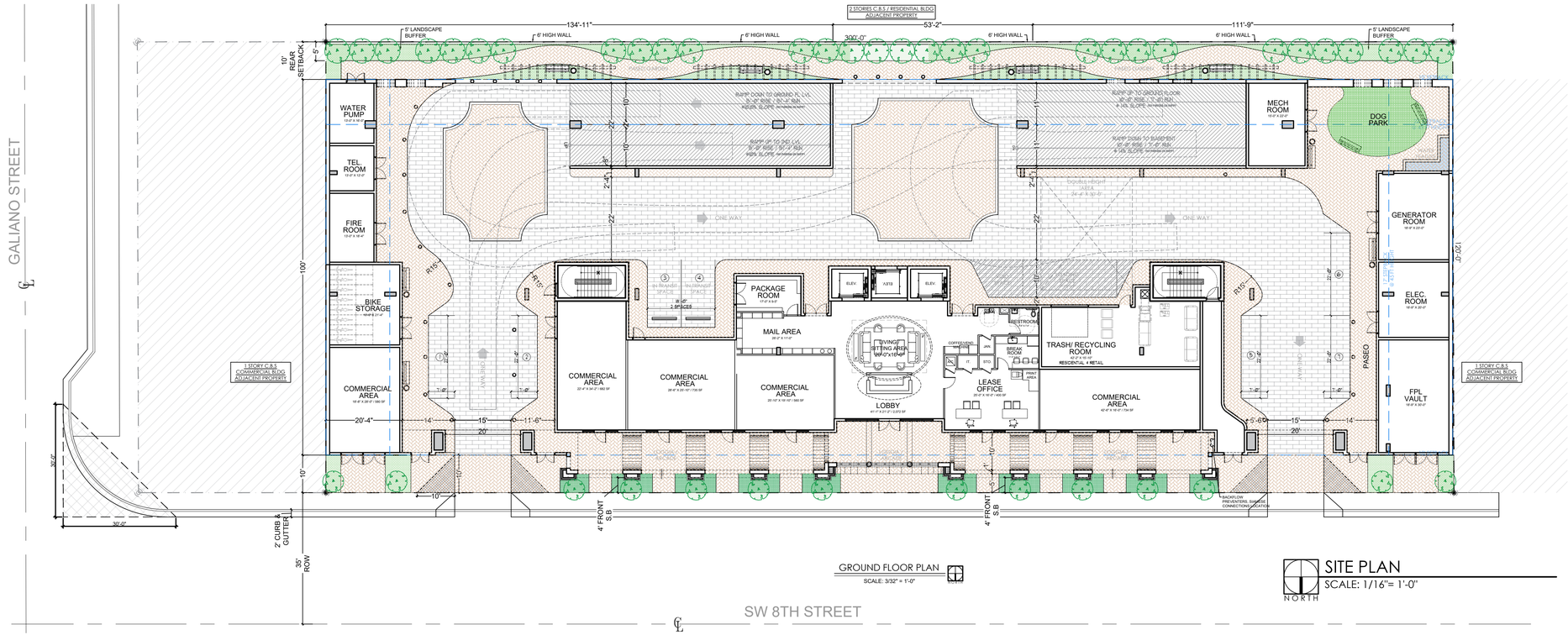
REFERENT PRECEDENT

PRELIMINARY BOA

DATE :	2026-04-07
SCALE :	AS SHOWN
DRAWN :	JC
CHECK BY:	PPKS
JOB NO. :	25-30

CP-7.7

SHEET NO. :



GROUND FLOOR PLAN
SCALE: 3/32" = 1'-0"

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

SITE DATA

PROJECT IS BEING DEVELOPED PURSUANT TO FLORIDA'S LIVE LOCAL ACT (FLA. STAT 166.04151)		
ZONING: MX3 (MIXED-USE 3) / LIVE LOCAL ACT		
	SF	ACRES
GROSS AREA	36,000.00	0.83
NET AREA	36,000.00	0.83
DENSITY	# OF UNITS	DUA
DENSITY ALLOWED	103	125.0
*DENSITY PROVIDED	200	242.0
	REQUIRED	PROVIDED
UNIT MINIMUM SF	500	504
UNIT BREAKDOWN		TOTAL
STUDIO		60
1- BEDROOM		72
2- BEDROOM		62
3- BEDROOM		6
TOTAL		200
PARKING BREAKDOWN		TOTAL
BASEMENT LEVEL SPACES		70
GROUND FLOOR SPACES		7
2ND LEVEL SPACES		51
3RD LEVEL SPACES		68
4TH LEVEL SPACES		58
5TH LEVEL SPACES		40
TOTAL		294
PARKING (MX3)	REQUIRED	PROVIDED
STUDIO X 1	60	60
1-BEDROOM X 1	72	72
2-BEDROOM X 1.75	109	109
3-BEDROOM X 2.25	14	14
COMMERCIAL X 300 SF (13,427 SF)	45	45
**TOTAL REQUIRED	300	
**TOTAL WITH 15% REDUCTION	255	294
RATIO		1.5
EVSE PARKING SPACES		
5% OF REQUIRED PARKING SPACES	27	27

AREA CALCULATIONS	SF	%
BUILDING FOOTPRINT	28,843.00	80.12
STREETS & PAVED AREAS	300.00	0.83
PEDESTRIAN SIDEWALKS / HARDSCAPE	4,668.00	12.97
PERVIOUS AREA	2,189.00	6.08
TOTAL	36,000.00	100.00
OPEN SPACE	REQUIRED	PROVIDED
MINIMUM OPEN SPACE SF	3,600.00	6,228.00
MINIMUM OPEN SPACE %	10.0%	17.3%
SETBACKS	REQUIRED	PROVIDED
FRONT SETBACK	0'-0"	4'-0"
REAR SETBACK	10'-0"	10'-0"
INTERIOR SETBACK	0'-0"	0'-0"
BETWEEN STRUCTURES	N/A	N/A
STEPBACKS	REQUIRED	PROVIDED
FRONT STEPBACK	10'-0"	10'-0"
REAR STEPBACK	10'-0"	22'-0"
SIDE INTERIOR STEPBACK	15'-0"	17'-0"
SIDE STREET STEPBACK	N/A	N/A
MAX BUILDING HEIGHT	ALLOWED	PROVIDED
STORIES (MX3)	16	16
HEIGHT (MX3)	190'-6"T.O.B	175'-0"T.O.B
***RESIDENTIAL /COMMERCIAL COMPONENT**	REQUIRED	PROVIDED
COMMERCIAL/NON RESIDENTIAL COMPONENT	10%	10.0%
NET RESIDENTIAL COMPONENT	90%	90.0%

*INDICATES DEVIATION FROM CORAL GABLES ZONING CODE PURSUANT TO FLORIDA LIVE LOCAL ACT
**PURSUANT TO FLORIDA LIVE LOCAL ACT- A MUNICIPALITY MUST REDUCE PARKING REQUIREMENTS FOR A PROPOSED DEVELOPMENT BY 15% IF: A. IS LOCATED WITHIN ONE-QUARTER MILE OF A TRANSIT STOP

UNIT BREAKDOWN / NET AREA CALCULATIONS

UNIT TYPE	No. BED / BATH	UNIT AREA A/C	UNIT AREA GROSS (w/balcony)	PER FLOOR COUNT: 1ST FLR.	2ND -4TH FLR.	5TH FLR.	6TH FLR.	NET PER TYP FLOOR	7TH-9TH FLR.	NET PER TYP FLOOR	10TH FLR.	NET PER TYP FLOOR	11TH-12TH FLR.	NET PER TYP FLOOR	13TH FLR.	NET PER TYP FLOOR	14TH FLR.	NET PER TYP FLOOR	15TH FLR.	NET PER TYP FLOOR	16 TH FLR.	NET PER TYP FLOOR	TOTAL No UNIT TYPES	TOTAL No UNIT TYPES	(%) UNIT TYPES
				1 # of sto	3 # of sto	1 # of sto	1 # of sto		3 # of sto		1 # of sto		2 # of sto		1 # of sto		1 # of sto		1 # of sto		1 # of sto				
STUDIO	STUDIO	504 SF	504 SF	0	0	0	2	1,008 SF	2	6	1,008 SF	2	1,008 SF	2	4	1,008 SF	2	1,008 SF	2	2	1,008 SF	2	1,008 SF	2	1,008 SF	22		
STUDIO.2	STUDIO	507 SF	507 SF	0	0	0	0	0 SF	2	6	1,014 SF	2	1,014 SF	2	4	1,014 SF	2	1,014 SF	2	2	1,014 SF	2	1,014 SF	0	0 SF	18	60	30.0%
STUDIO.3	STUDIO	504 SF	661 SF	0	0	0	0	0 SF	4	12	2,016 SF	4	2,016 SF	0	0	0 SF	0	0 SF	0	0	0 SF	0	0 SF	0	0 SF	16		
STUDIO.4	STUDIO	522 SF	522 SF	0	0	0	0	0 SF	0	0	0 SF	0	0 SF	2	4	1,044 SF	0	0 SF	0	0	0 SF	0	0 SF	0	0 SF	4		
UNIT A	1 / 1	627 SF	627 SF	0	0	0	4	2,508 SF	2	6	1,254 SF	2	1,254 SF	2	4	1,254 SF	0	0 SF	0	0	0 SF	0	0 SF	0	0 SF	16		
UNIT A.2	1 / 1	652 SF	652 SF	0	0	0	0	0 SF	2	6	1,304 SF	2	1,304 SF	0	0	0 SF	0	0 SF	0	0	0 SF	0	0 SF	0	0 SF	8		
UNIT A.3	1 / 1	717 SF	717 SF	0	0	0	0	0 SF	0	0	0 SF	0	0 SF	0	0	0 SF	2	1,434 SF	2	2	1,434 SF	0	0 SF	0	0 SF	4		
UNIT A.4	1 / 1	576 SF	576 SF	0	0	0	0	0 SF	0	0	0 SF	0	0 SF	0	0	0 SF	0	0 SF	0	0	0 SF	2	1,152 SF	0	0 SF	2		
UNIT A.5	1 / 1	557 SF	661 SF	0	0	0	0	0 SF	0	0	0 SF	0	0 SF	0	0	0 SF	0	0 SF	0	0	0 SF	0	0 SF	2	1,114 SF	2	72	36.0%
UNIT A.6	1 / 1	663 SF	703 SF	0	0	0	0	0 SF	2	6	1,326 SF	2	1,326 SF	2	4	1,326 SF	0	0 SF	0	0	0 SF	0	0 SF	0	0 SF	12		
UNIT A.7	1 / 1	649 SF	689 SF	0	0	0	0	0 SF	2	6	1,298 SF	2	1,298 SF	2	4	1,298 SF	0	0 SF	0	0	0 SF	0	0 SF	0	0 SF	12		
UNIT A.7.2	1 / 1	680 SF	720 SF	0	0	0	0	0 SF	0	0	0 SF	0	0 SF	0	0	0 SF	2	1,360 SF	2	2	1,360 SF	0	0 SF	0	0 SF	4		
UNIT A.8	1 / 1	648 SF	648 SF	0	0	0	0	0 SF	2	6	1,296 SF	2	1,296 SF	2	4	1,296 SF	0	0 SF	0	0	0 SF	0	0 SF	0	0 SF	12		
UNIT B	2 / 2	919 SF	959 SF	0	0	0	0	0 SF	1	3	919 SF	1	919 SF	1	2	919 SF	1	919 SF	1	1	919 SF	1	919 SF	1	919 SF	10		
UNIT B.2	2 / 2	1,040 SF	1,095 SF	0	0	0	0	0 SF	2	6	2,080 SF	2	2,080 SF	2	4	2,080 SF	2	2,080 SF	2	2	2,080 SF	0	0 SF	0	0 SF	16		
UNIT B.3	2 / 2	1,000 SF	1,055 SF	0	0	0	0	0 SF	0	0	0 SF	0	0 SF	0	0	0 SF	2	2,000 SF	2	2	2,000 SF	0	0 SF	0	0 SF	4		
UNIT B.4	2 / 2	959 SF	1,118 SF	0	0	0	0	0 SF	0	0	0 SF	0	0 SF	2	4	1,918 SF	2	1,918 SF	2	2	1,918 SF	0	0 SF	0	0 SF	8		
UNIT B.5	2 / 2	1,035 SF	1,035 SF	0	0	0	0	0 SF	2	6	2,070 SF	2	2,070 SF	0	0	0 SF	0	0 SF	0	0	0 SF	0	0 SF	0	0 SF	8		
UNIT B.6	2 / 2	867 SF	969 SF	0	0	0	0	0 SF	0	0	0 SF	0	0 SF	0	0	0 SF	2	1,734 SF	2	2	1,734 SF	0	0 SF	0	0 SF	4		
UNIT B.7	2 / 2	900 SF	984 SF	0	0	0	0	0 SF	0	0	0 SF	0	0 SF	0	0	0 SF	2	1,800 SF	2	2	1,800 SF	0	0 SF	0	0 SF	4		
UNIT B.8	2 / 2	985 SF	985 SF	0	0	0	0	0 SF	0	0	0 SF	0	0 SF	0	0	0 SF	0	0 SF	0	0	0 SF	2	1,970 SF	0	0 SF	2		
UNIT B.9	2 / 2	1,046 SF	1,101 SF	0	0	0	0	0 SF	0	0	0 SF	0	0 SF	0	0	0 SF	0	0 SF	0	0	0 SF	2	2,092 SF	2	2,092 SF	4		
UNIT B.10	2 / 2	913 SF	1,042 SF	0	0	0	0	0 SF	0	0	0 SF	0	0 SF	0	0	0 SF	0	0 SF	0	0	0 SF	0	0 SF	2	1,826 SF	2		
UNIT C	3 / 2	1,120 SF	1,160 SF	0	0	0	0	0 SF	0	0	0 SF	0	0 SF	0	0	0 SF	0	0 SF	0	0	0 SF	2	2,240 SF	0	0 SF	2	6	3.0%
UNIT C.2	3 / 2	1,151 SF	1,231 SF	0	0	0	0	0 SF	0	0	0 SF	0	0 SF	2	4	2,302 SF	0	0 SF	0	0	0 SF	0	0 SF	0	0 SF	4		
TOTAL UNITS QTY/ AC SF PER FLOOR				0	0	0	6	3,516 SF	23	69	15,585 SF	23	15,585 SF	21	42	15,459 SF	19	15,267 SF	19	19	15,267 SF	13	10,395 SF	9	6,959 SF	200		100%
AVERAGE UNIT SIZE		789.6 SF																									

AREA CALCULATIONS

FLOOR LEVEL	# LEVELS	COMMERCIAL AREA / CO-WORKING	AMENITIES / POOL DECK: TYP. PLATE	AMENITIES / POOL DECK: TOTAL LEVELS	CIRCULATION/ UTILITIES/BALCONIES: TYP. PLATE	CIRCULATION/ UTILITIES/BALCONIES: TOTAL LEVELS	GARAGE AREA: TYP. PLATE	GARAGE AREA: TOTAL LEVELS	NET AREA: TYP. PLATE	NET AREA: TOTAL LEVELS	GROSS AREA: TYP. PLATE	GROSS AREA: TOTAL LEVELS
BASEMENT	1	0 SF	0 SF	0 SF	0 SF	0 SF	32,984 SF	32,984 SF	0 SF	0 SF	32,984 SF	32,984 SF
GROUND LEVEL	1	3,717 SF	1,650 SF	1,650 SF	23,476 SF	23,476 SF	0 SF	0 SF	0 SF	0 SF	28,843 SF	28,843 SF
2 - 4 LEVELS (TYP. PARKING)	3	0 SF	0 SF	0 SF	0 SF	0 SF	29,980 SF	89,940 SF	0 SF	0 SF	29,980 SF	89,940 SF
5 LEVEL (TYP. PARKING)	1	0 SF	0 SF	0 SF	0 SF	0 SF	24,287 SF	24,287 SF	0 SF	0 SF	24,287 SF	24,287 SF
6 LEVELS (AMENITIES)	1	9,710 SF	8,195 SF	8,195 SF	2,352 SF	2,352 SF	0 SF	0 SF	3,516 SF	3,516 SF	23,773 SF	23,773 SF
7-9 LEVELS	3	0 SF	0 SF	0 SF	3,862 SF	11,586 SF	0 SF	0 SF	15,695 SF	47,085 SF	19,557 SF	58,671 SF
10TH LEVEL	1	0 SF	0 SF	0 SF	3,862 SF	3,862 SF	0 SF	0 SF	15,695 SF	15,695 SF	19,557 SF	19,557 SF
11-12 LEVELS	2	0 SF	0 SF	0 SF	4,059 SF	8,118 SF	0 SF	0 SF	15,569 SF	31,138 SF	19,628 SF	39,256 SF
13 LEVEL	1	0 SF	0 SF	0 SF	4,240 SF	4,240 SF	0 SF	0 SF	15,377 SF	15,377 SF	19,617 SF	19,617 SF
14 LEVELS	1	0 SF	0 SF	0 SF	4,049 SF	4,049 SF	0 SF	0 SF	15,377 SF	15,377 SF	19,426 SF	19,426 SF
15 LEVEL	1	0 SF	0 SF	0 SF	2,827 SF	2,827 SF	0 SF	0 SF	10,413 SF	10,413 SF	13,240 SF	13,240 SF
16th LEVEL (ROOF)	1	0 SF	3,337 SF	3,337 SF	3,151 SF	3,151 SF	0 SF	0 SF	6,959 SF	6,959 SF	13,447 SF	13,447 SF
TOTAL	**16**	**13,427 SF**		**13,182 SF**		**63,661 SF**		**147,211 SF**		**145,560 SF**		**383,041 SF**

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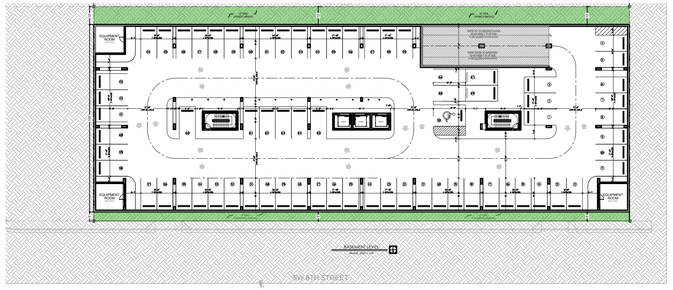
SITE PLAN
SITE DATA & CALCULATIONS

PRELIMINARY BOA

DATE :	2026-04-07
SCALE :	AS SHOWN
DRAWN :	JC
CHECK BY:	PPKS
JOB NO. :	25-30

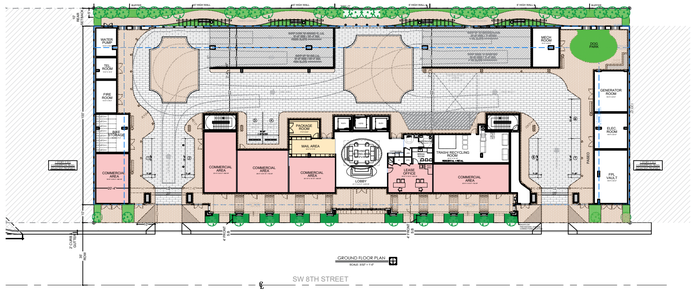
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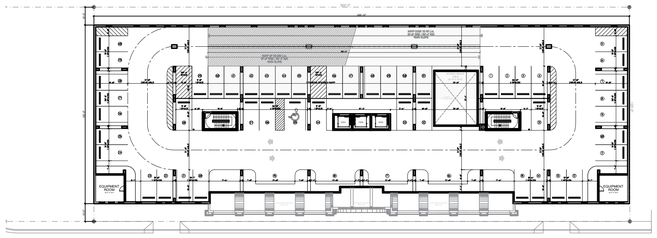
BASEMENT FLOOR PLAN

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



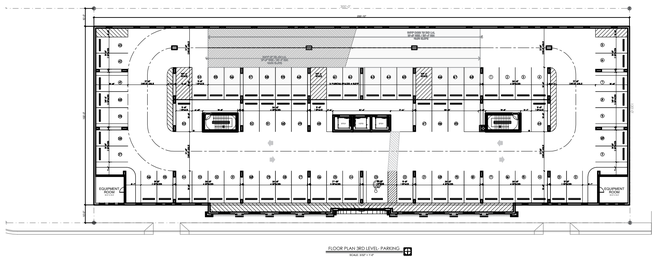
GROUND FLOOR PLAN

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



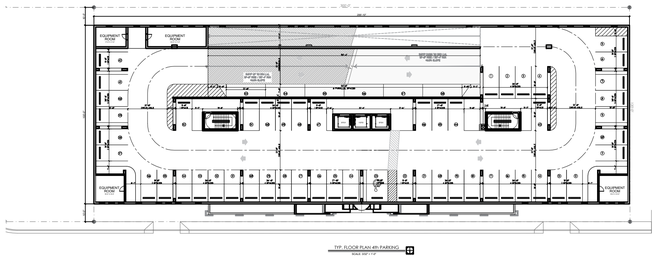
TYP. FLOOR PLAN 2nd LEVEL-PARKING

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



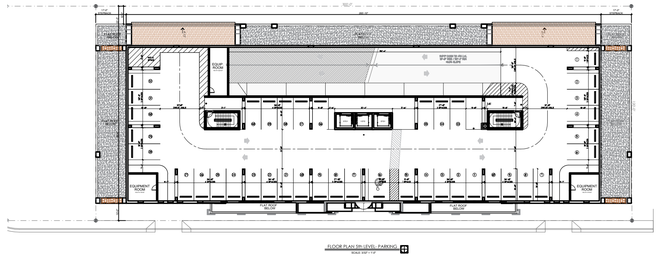
TYP. FLOOR PLAN 3rd LEVEL-PARKING

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



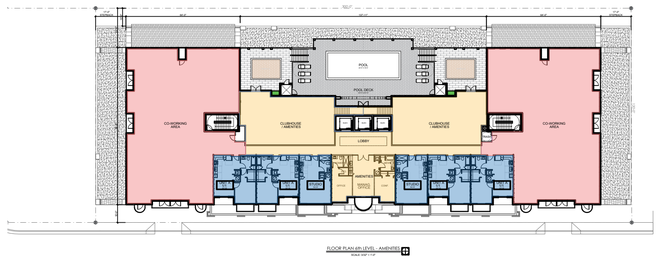
TYP. FLOOR PLAN 4th LEVEL-PARKING

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



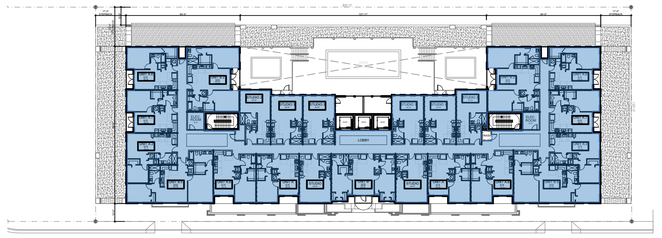
FLOOR PLAN 5th PARKING

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



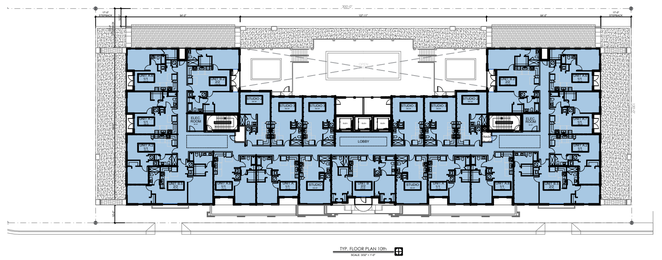
FLOOR PLAN 6th AMENITIES

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



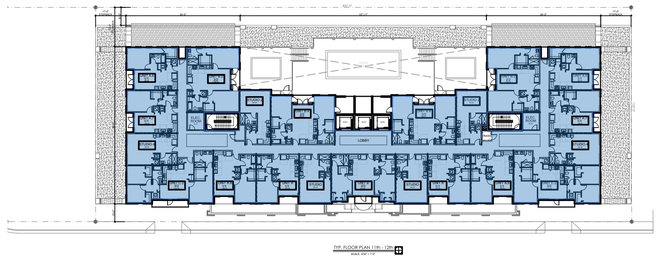
FLOOR PLAN 7th - 9th LEVELS

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



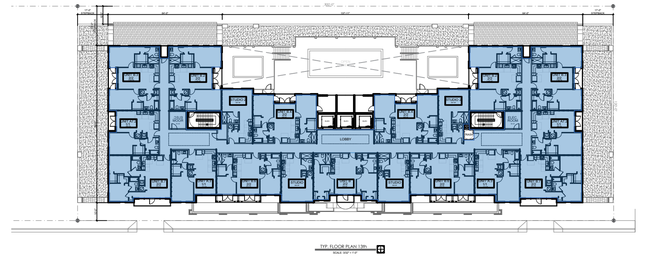
FLOOR PLAN 10th LEVEL

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



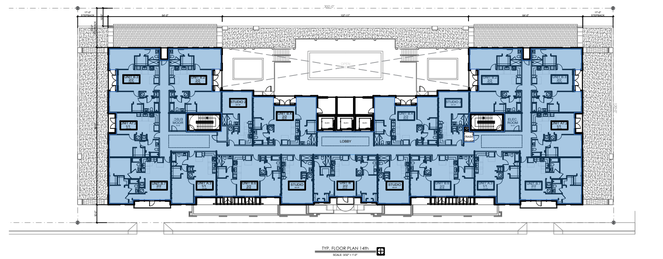
FLOOR PLAN 11th-12th

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



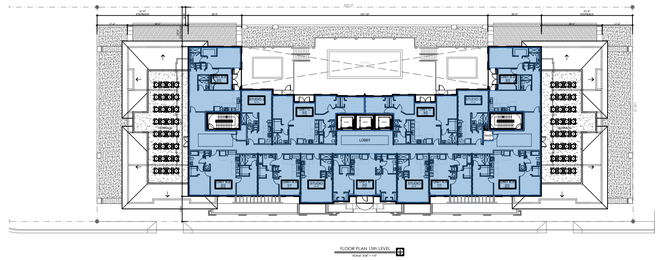
TYP. FLOOR PLAN 13th

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



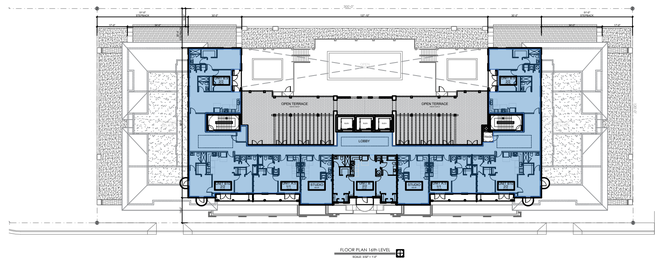
TYP. FLOOR PLAN 14th

SCALE: N.T.S



FLOOR PLAN 15th LEVEL

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



FLOOR PLAN 16th LEVEL

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

FAR
RESIDENTIAL & COMMERCIAL COMPONENT

FLOOR LEVEL	AREA PER PLATE (NET AREA@ 75% GLA)	# LEVELS	COMMERCIAL/ CO-WORKING COMPONENT	AMENITIES	RESIDENTIAL COMPONENT	TOTAL FAR AREA PER LEVEL
GROUND LEVEL	3,853 SF	1	3,408 SF	445 SF	0 SF	3,853 SF
2 - 4 LEVELS	0 SF	3	0 SF	0 SF	0 SF	0 SF
5 LEVEL (PARKING)	0 SF	1	0 SF	0 SF	0 SF	0 SF
6 LEVEL (AMENITIES)	17,505 SF	1	9,311 SF	4,870 SF	3,324 SF	17,505 SF
7-9 LEVELS (RESIDENTIAL)	17,470 SF	3	0 SF	0 SF	52,410 SF	52,410 SF
10 LEVEL (RESIDENTIAL)	17,470 SF	1	0 SF	0 SF	17,470 SF	17,470 SF
11-12 LEVELS (RESIDENTIAL)	17,246 SF	2	0 SF	0 SF	34,492 SF	34,492 SF
13 LEVELS (RESIDENTIAL)	17,054 SF	1	0 SF	0 SF	17,054 SF	17,054 SF
14 LEVEL (RESIDENTIAL)	17,054 SF	1	0 SF	0 SF	17,054 SF	17,054 SF
15 LEVEL (RESIDENTIAL)	11,738 SF	1	0 SF	0 SF	11,738 SF	11,738 SF
16 LEVEL (RESIDENTIAL)	8,405 SF	1	0 SF	0 SF	8,405 SF	8,405 SF
TOTAL		16	12,719 SF	5,315 SF	161,947 SF	179,981 SF

LOT AREA	36,000 SF	
ALLOWED FAR	5.00 %	180,000 SF
PROVIDED FAR	5.00 %	179,981 SF

LIVE LOCAL	REQUIRED	PROVIDED	PROVIDED @
COMMERCIAL / CO-WORKING / AMENITIES COMPONENT	10.0%	10.0%	18,034 SF
RESIDENTIAL COMPONENT	90.0%	90.0%	161,947 SF

FAR:
Floor area ratio (FAR) is the ratio of the applicable interior or exterior floor area of a building or buildings on a building site divided by the area of the site, as measured from the interior facing of exterior walls, and shall exclude:

A. The following areas in the ground floor:
1. Electrical rooms / FPL vault room;
2. Fire command room;
3. Fire pump room;
4. Lobbies;
5. Phone / IT room; and
6. Trash room

B. The following areas in all floors;
1. Stairwell;
2. Elevator; and
3. Trash chute

C. Balconies, porches, or stoops, subject to requirement of restrictive covenant prohibiting enclosures;

D. Basements and uninhabitable attics within a pitched roof;

E. Trellis or canopy located on the roof not exceeding a combined area of fifty percent (50%) of the rooftop floor area;

F. Upper volume of courtyards open to the sky.

G. Off-street parking areas.

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CITY OF CORAL GABLES, FLORIDA

SEAL:

FAR DIAGRAM
& CALCULATIONS

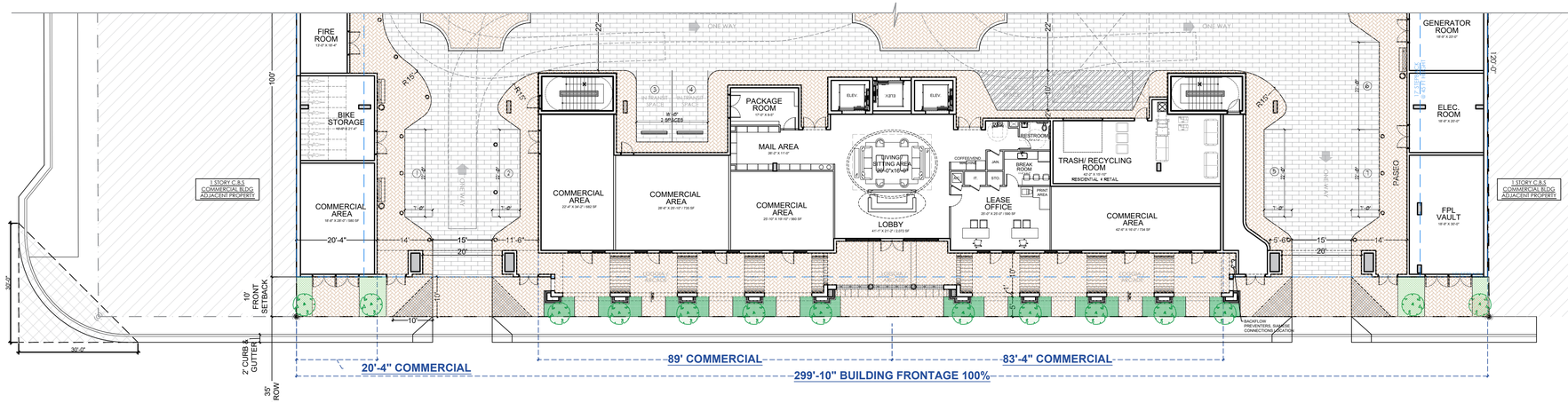
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A-0.1

SHEET NO. :

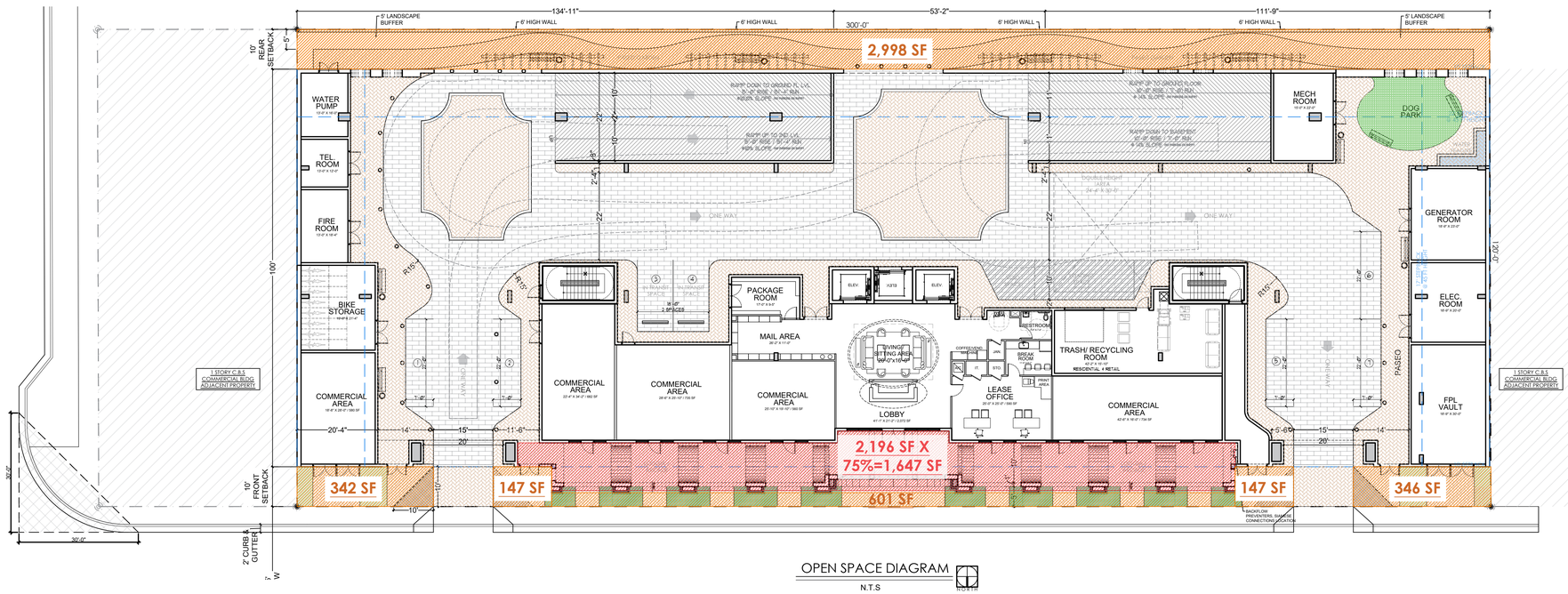
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BUILDING FRONTAGE DIAGRAM

N.T.S

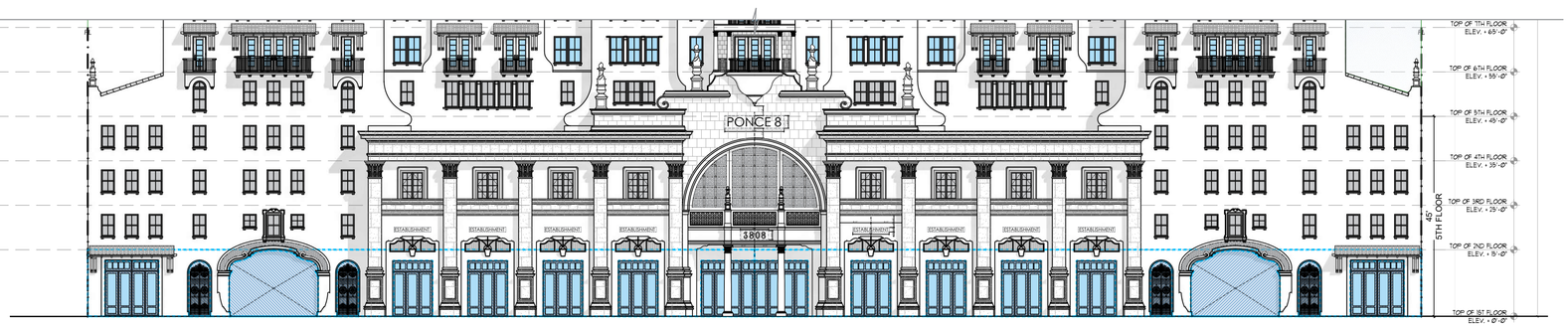
SEC 2-201. MIXED USED 3 DISTRICT B.6		
MX3 (FACING PRIMARY STREETS) 50% MIN OF FRONTAGE SHALL INCLUDE RETAIL	FT	%
BUILDING FRONTAGE	299'-10"	100%
PROPOSED COMMERCIAL FRONTAGE	196'-8"	66%



OPEN SPACE DIAGRAM

N.T.S

SEC 2-201. MIXED USED 3 DISTRICT - D.7 OPEN SPACE		
LOT AREA	36,000.00	
MX3 - OPEN SPACE 10% MIN OF SITE AREA	REQUIRED	PROVIDED
MINIMUM SF	3,600.00	6,228.00
MINIMUM %	10.0%	17.3%



FENESTRATION DIAGRAM
FRONT ELEVATION

N.T.S

SEC 2-201. MIXED USED 3 DISTRICT D.9.G		
GROUND FLOOR ELEVATION AREA	4,498.00	
MX3 TRANSPARENCY MIN 60% & MAX 90% SHALL BE TRANSPARENT	SF	%
PROPOSED FENESTRATION	2,890	64%

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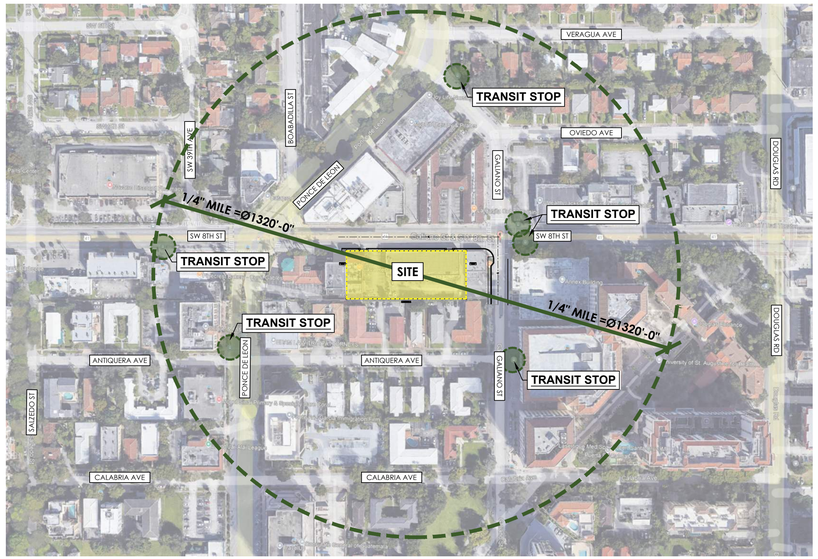
DIAGRAMS
EXHIBITS

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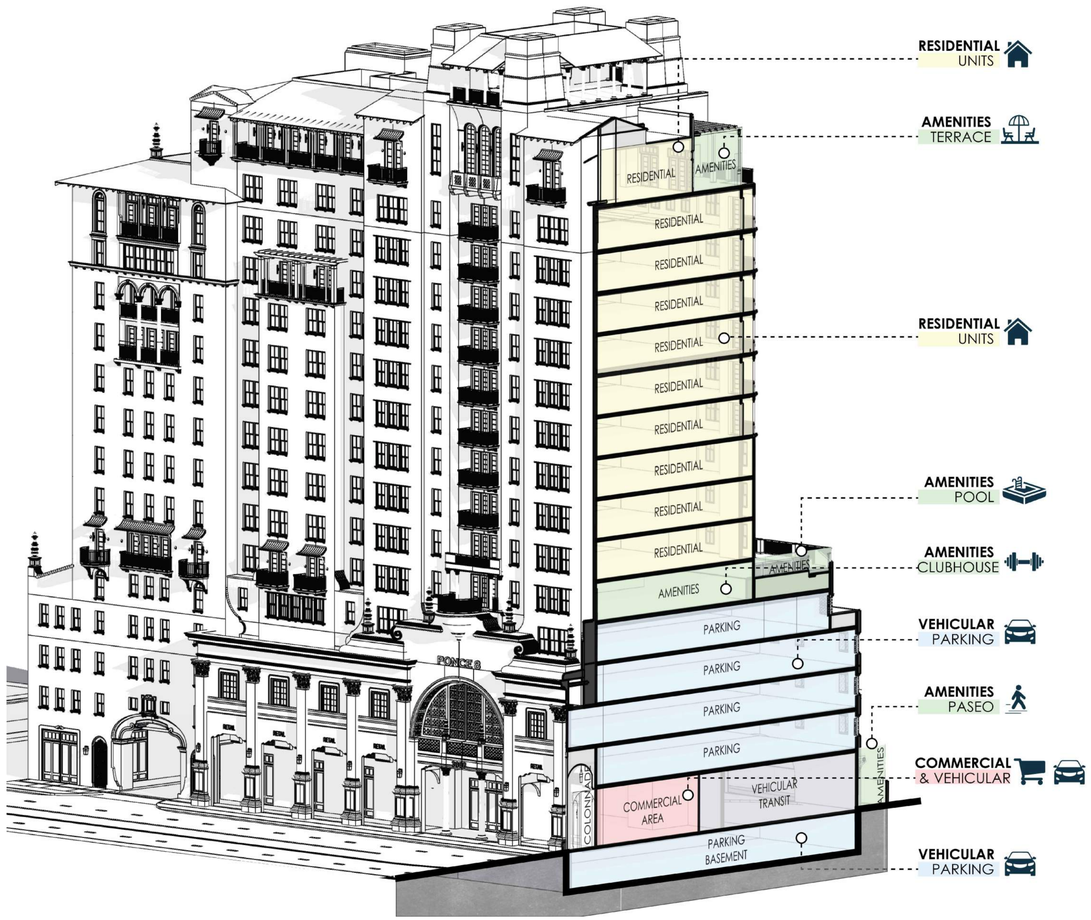
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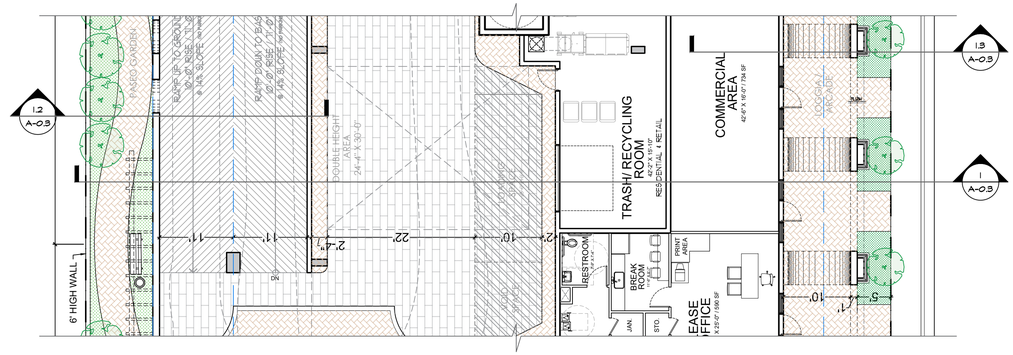


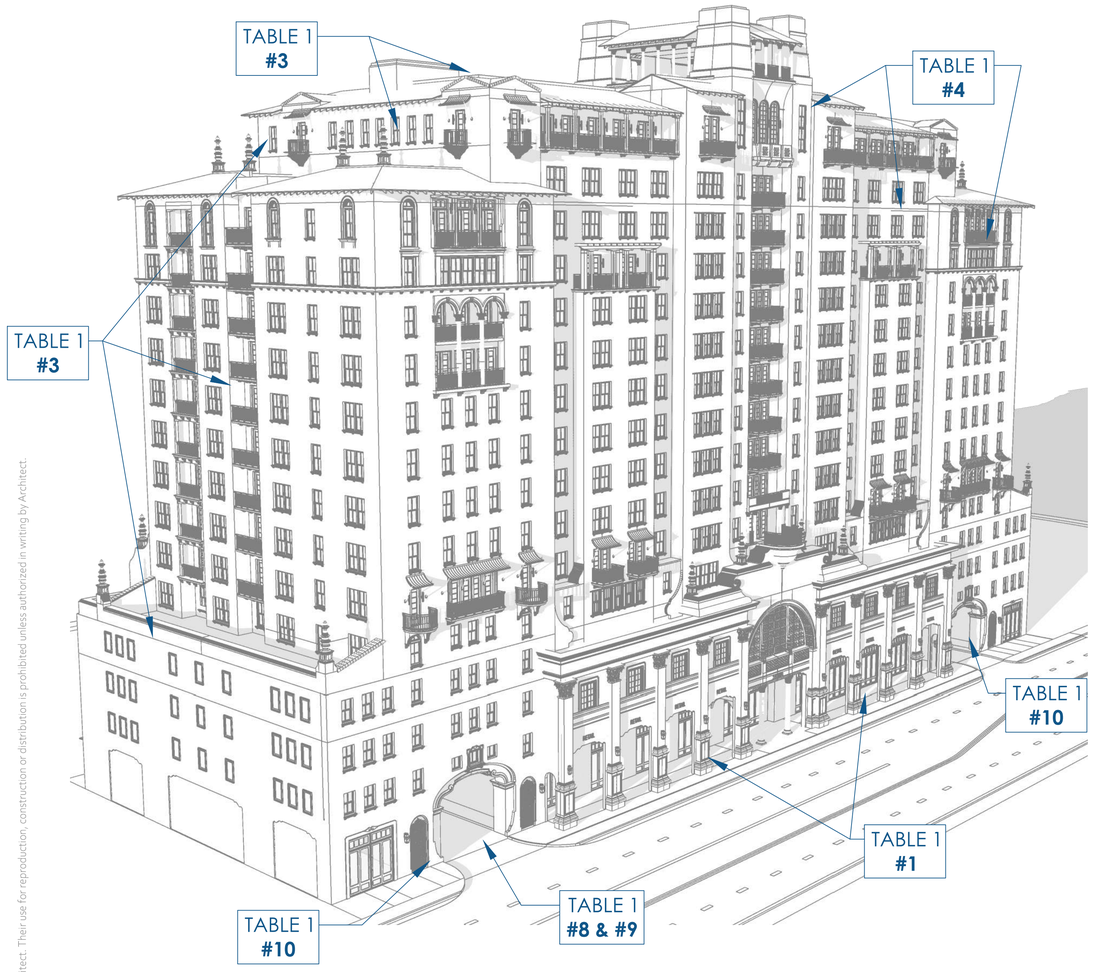
LIVE LOCAL ACT (FLA. STAT 166.04151)
A municipality must, upon request of an applicant, reduce parking requirements for a proposed development authorized under this subsection by 15 percent if the development:
a.Is located within one-quarter mile of a transit stop, as defined in the municipality's land development code, and the transit stop is accessible from the development.

TRANSIT STOPS EXHIBIT
N.T.S
NORTH



SCHEMATIC SECTION
PROGRAM STACKING DIAGRAM
N.T.S


1.2
A-0.3
1.3
A-0.3
1
A-0.3
PASEO GARDEN
RAMP DOWN TO P1 @ 6" RISE, 12" TREAD @ 6% SLOPE
RAMP DOWN TO P2 @ 6" RISE, 12" TREAD @ 6% SLOPE
DOUBLE HIGH AREA 24'-4" X 39'-0"
TRASH/ RECYCLING ROOM
RESIDENTIAL MEP/FP
COMMERCIAL AREA
LOGGIA / ARCADE
6' HIGH WALL
UP
UP
UP

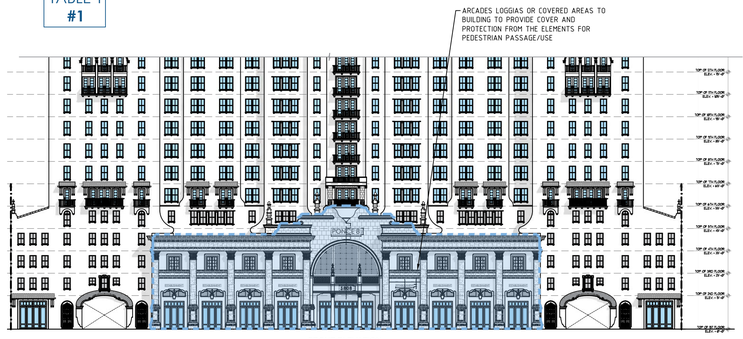


CORAL GABLES MEDITERRANEAN STYLE DESIGN STANDARDS				
TABLE No. 1 REQUIRED STANDARDS - BONUS LEVEL 1				
MIXED USE DISTRICTS SHALL SATISFY A MINIMUM OF 8 OF THE 11 QUALIFICATIONS				
REF. #	TYPE OF REQUIREMENT	PROVIDED	DESCRIPTION	COMMENTS
1.	ARCADES AND /OR LOGGIAS	YES	ARCADES AND LOGGIAS ARE PROMINENT AND PROVIDED ON THE FRONT ELEVATIONS AT A GROUND LEVEL	SEE SHEET A-2, GROUND FLOOR, SHEET A-12 ELEVATIONS AND 3D RENDERINGS
2.	STREET-FACING BUILDING	NO		
3.	FACADE COMPOSITION	YES	MASS VARIATIONS, BREAKLINES AND ARTICULATED DETAILS, AND NATURAL MATERIALS ARE PROPOSED. BUILDING TOP IS DESIGNED WITH ARCHITECTURAL ELEMENTS AND FEATURES	SEE SHEET A-2, GROUND FLOOR, SHEET A-12 ELEVATIONS AND 3D RENDERINGS
4.	BUILDING TOWERS AND ROOFS	YES	ROOFLINE VARIES FROM TOWERS, TO PARAPET TO HIP AND GABLE ROOFS ELEMENTS ARE USED TO REDUCE MASS AND BULK OF BUILDING, TERRACOTA COLOR IS BEING USED.	SEE SHEET A-11 ROOF PLAN, SHEET A-12 ELEVATIONS AND 3D RENDERINGS
5.	REAR ACCESS	NO		
6.	PUBLIC OPEN SPACE	YES	PROVIDED WITH LOGGIA IN FRONT AND PASEO AROUND THE BUILDING, WITH WATER FEATURES AND ARCHITECTURAL ENHANCEMENTS	SEE SHEET A-2 GROUND FLOOR
7.	OPEN SPACE FUND	NO		
8.	SIDEWALK, PLAZAS OR COURTYARDS	YES	PERMEABLE PAVERS ARE BEING USED IN SIDEWALKS, PLAZAS, COURTYADS, DRIVEWAY AND INTERIOR STREET	SEE SHEET A-2 GROUND FLOOR
9.	BENCHES, FOUNTAINS, AND PEDESTRIAN AMENITIES	YES	FOUNTAIN, PLANTER BOXES AND BENCHES ARE PROVIDED ON THE PASEO AROUND THE BUILDING	SEE SHEET A-2 GROUND FLOOR
10	PEDESTRIAN PASS-THROUGHS/PASEOS ON PROPERTIES CONTIGUOS TO ALLEYS AND/OR STREETS	YES	PEDESTRIAN PASEO AROUND THE BUILDING AND ACTIVATING ABUTTING FRONTAGES WITH COMMERCIAL USES ARE PROVIDED	SEE SHEET A-2, GROUND FLOOR, SHEET A-12 ELEVATIONS AND 3D RENDERINGS
11.	UNDERGROUND UTILITIES	YES	UNDERGROUND UTILITIES ARE PROVIDED AS PER ENGINEERING PLANS.	SEE UTILITIES PLAN C-1
PROJECT COMPLIES WITH 8 OF 11 REQUIREMENTS				

CORAL GABLES MEDITERRANEAN STYLE DESIGN STANDARDS				
TABLE No. 2 REQUIRED STANDARDS - BONUS LEVEL 2				
MIXED USE DISTRICTS SHALL MEET ALL REQUIREMENTS				
REF. #	TYPE OF REQUIREMENT	PROVIDED	DESCRIPTION	COMMENTS
1.	BUILDING LOT COVERAGE	YES	ARCADES/ LOGGIA AND PEDESTRIAN PASS THROUGHS ADJACENT TO ROW FACING 8TH STREET ARE 10 FT WIDTH	SEE SHEET A-2, GROUND FLOOR, SHEET A-12 ELEVATIONS AND 3D RENDERINGS
2.	RESOURCES FOR MEDITERRANEAN STYLE	YES	AFFIDAVIT SIGNED BY ARCHITECT AND SUBMITTED	
3.	DESIGN ELEMENTS OF CORAL GABLES MEDITERRANEAN ARCHITECTURE DESIGN	YES	CORAL GABLES MEDITERRANEAN ARCHITECTURE DESIGN COMPLIANCE WITH THE BEST PRACTICES MANUALS, CONTEXT AND COMPATIBILITY WITH ADJACENT BUILDINGS ARE PROVIDED	SEE SHEET A-2, GROUND FLOOR, SHEET A-12 ELEVATIONS AND 3D RENDERINGS, ALSO REFER TO SHEET C-0 FOR CONTEXT IMAGE AND PROJECT COMPATIBILITY
4.	ZONING DISTRIC REQUIREMENTS	YES	BUILDING DESIGNS SHALL BE REQUIRED TO SATISFY ALL REQUIREMENTS OF ARTICLES 2 & 3 WITH NO MORE THAN TWO REQUESTED VARIANCES	SEE SHEET A-2, GROUND FLOOR, SHEET A-12 ELEVATIONS AND 3D RENDERINGS, NO REQUESTED VARIANCED ON THIS PROJECT

MEDITERRANEAN STYLE DESIGN STANDARDS

TABLE 1
#1



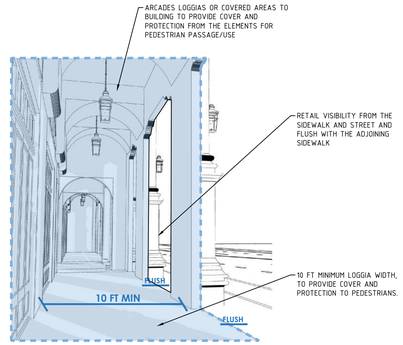


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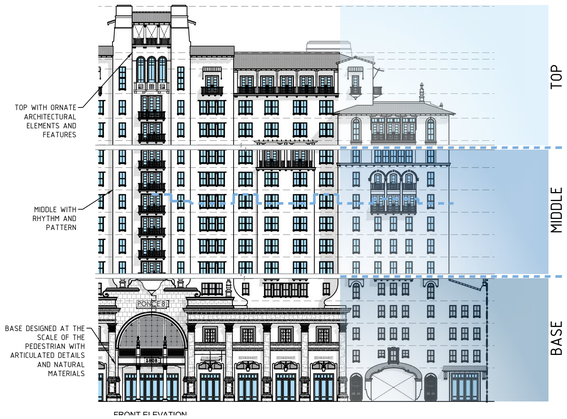


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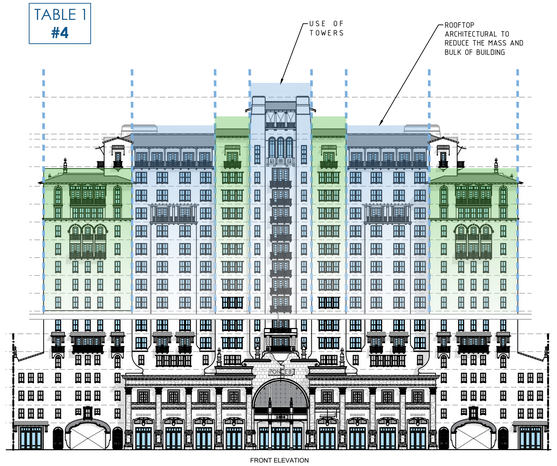


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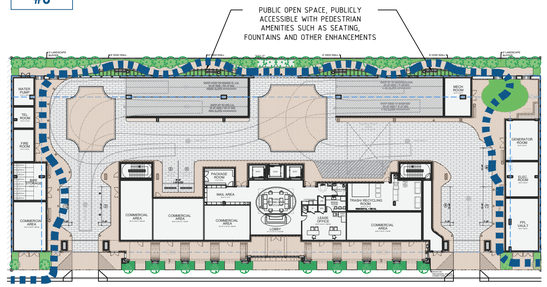


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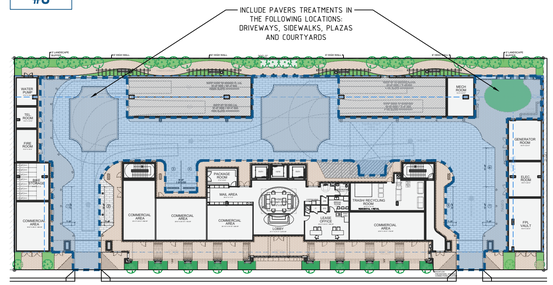


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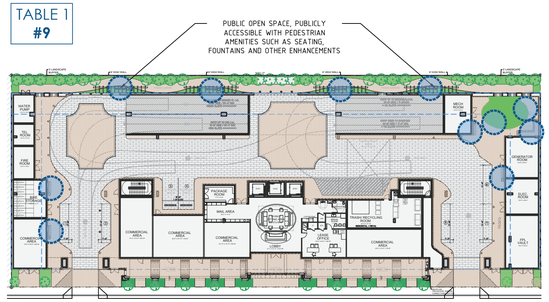
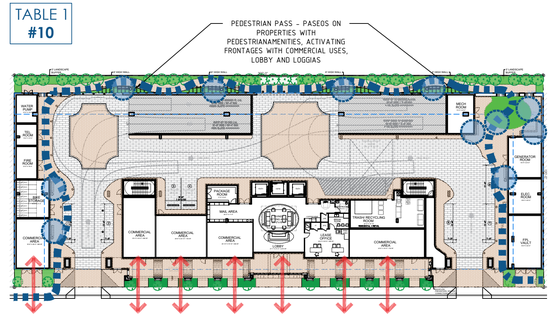


TABLE 1
#10



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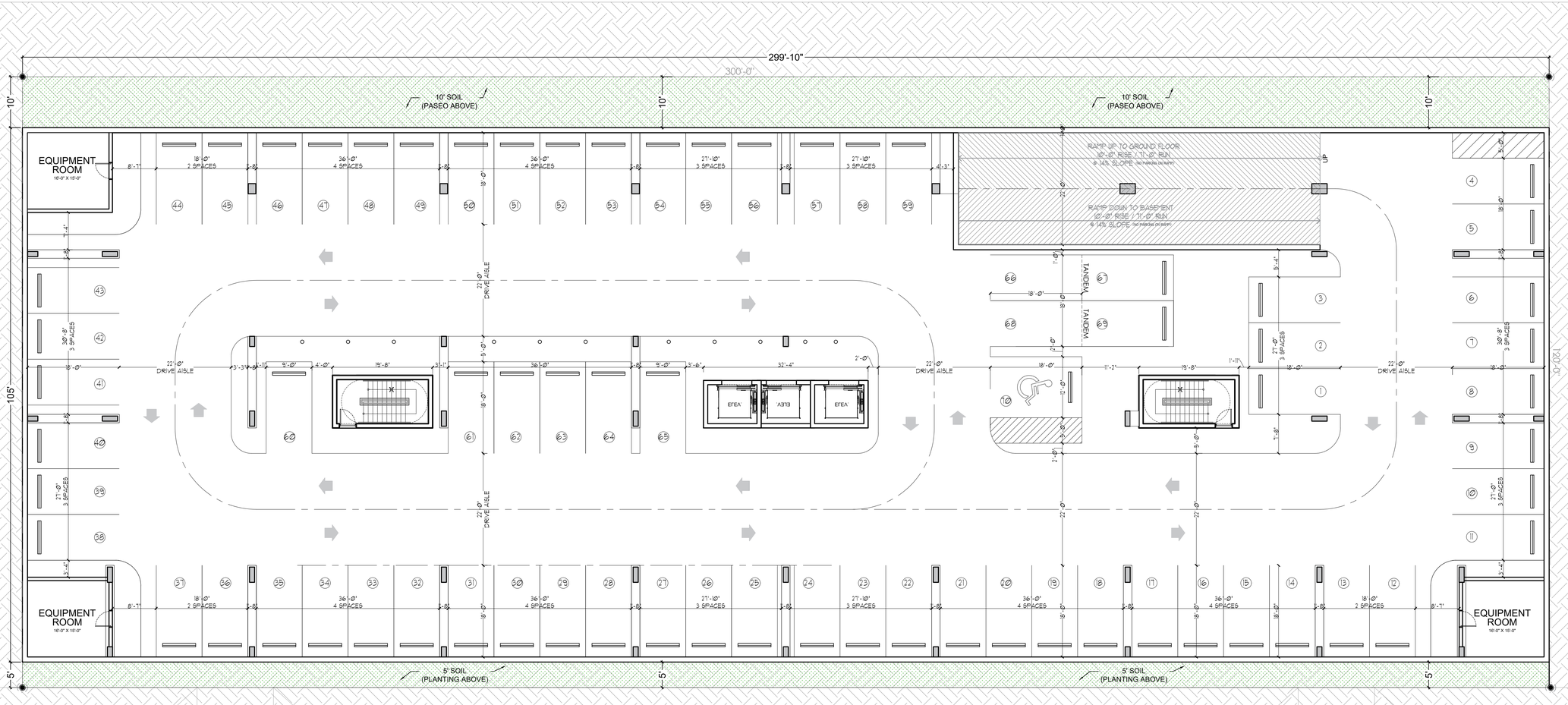
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A-0.4

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BASEMENT LEVEL

SCALE: 3/32" = 1'-0"

NORTH

SW 8TH STREET

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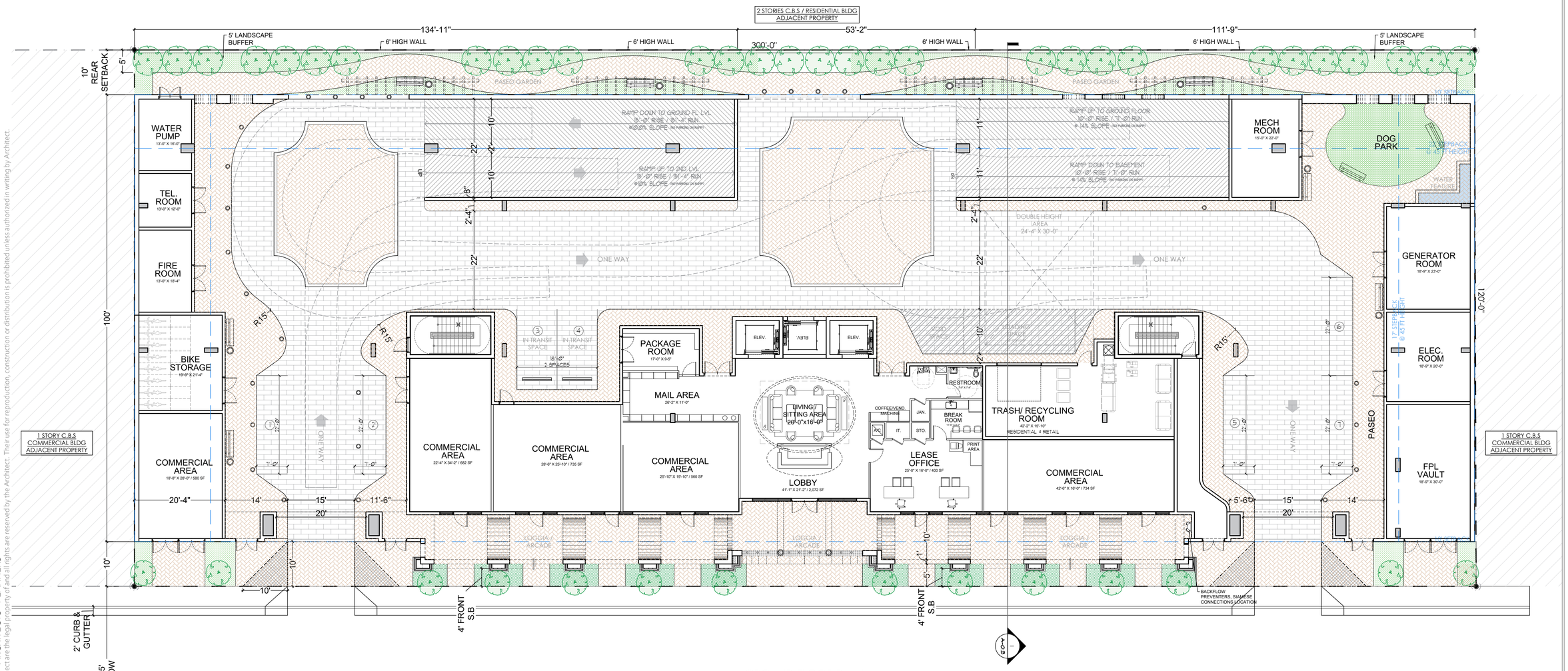
FLOOR PLAN

PRELIMINARY BOA

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A-1

SHEET NO. :



GROUND FLOOR PLAN

SCALE: 3/32" = 1'-0"

SW 8TH STREET

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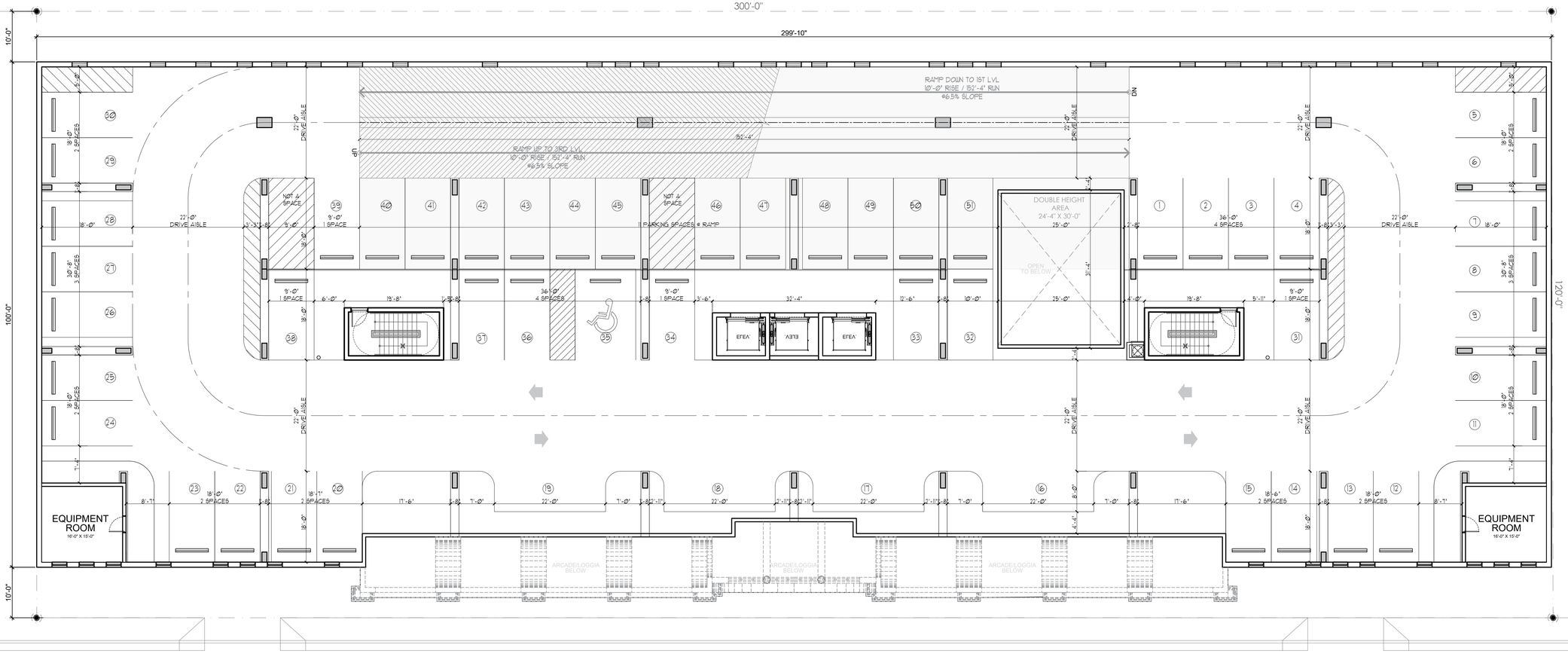
FLOOR PLAN

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A-2

SHEET NO. :



FLOOR PLAN 2nd LEVEL- PARKING

SCALE: 3/32" = 1'-0"

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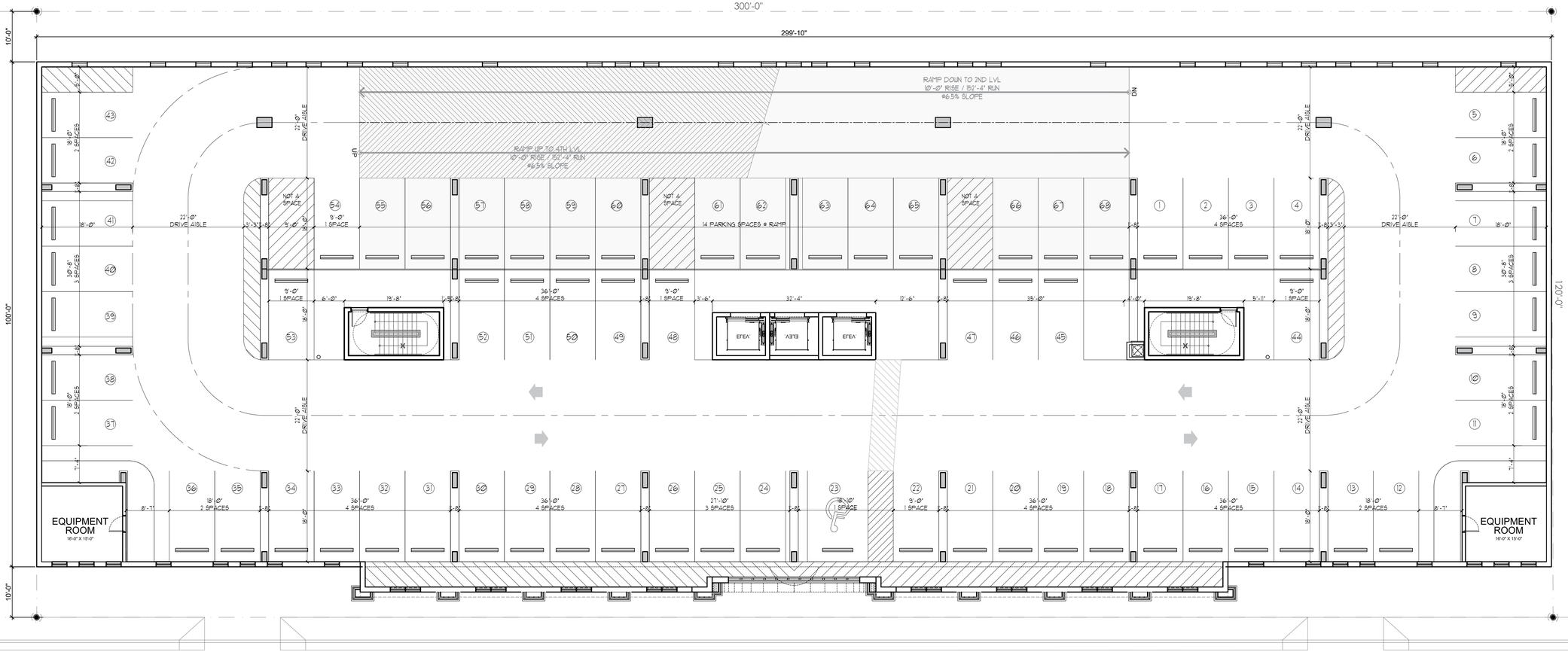
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SHEET NO. :



FLOOR PLAN 3RD LEVEL- PARKING

SCALE: 3/32" = 1'-0"

SW 8TH STREET

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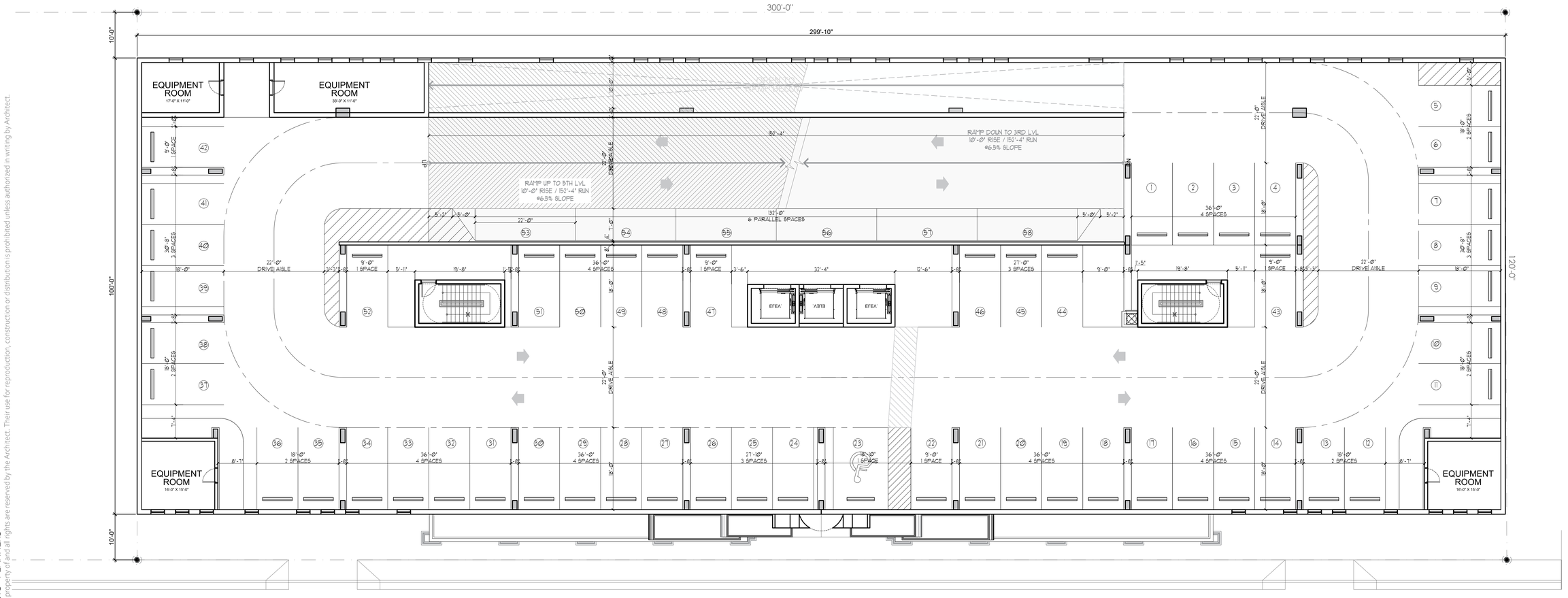
FLOOR PLAN

PRELIMINARY BOA

DATE :	2026-04-07
SCALE :	AS SHOWN
DRAWN :	JC
CHECK BY:	PPKS
JOB NO. :	25-30

A-4

SHEET NO. :



TYP. FLOOR PLAN 4th PARKING

SCALE: 3/32" = 1'-0"

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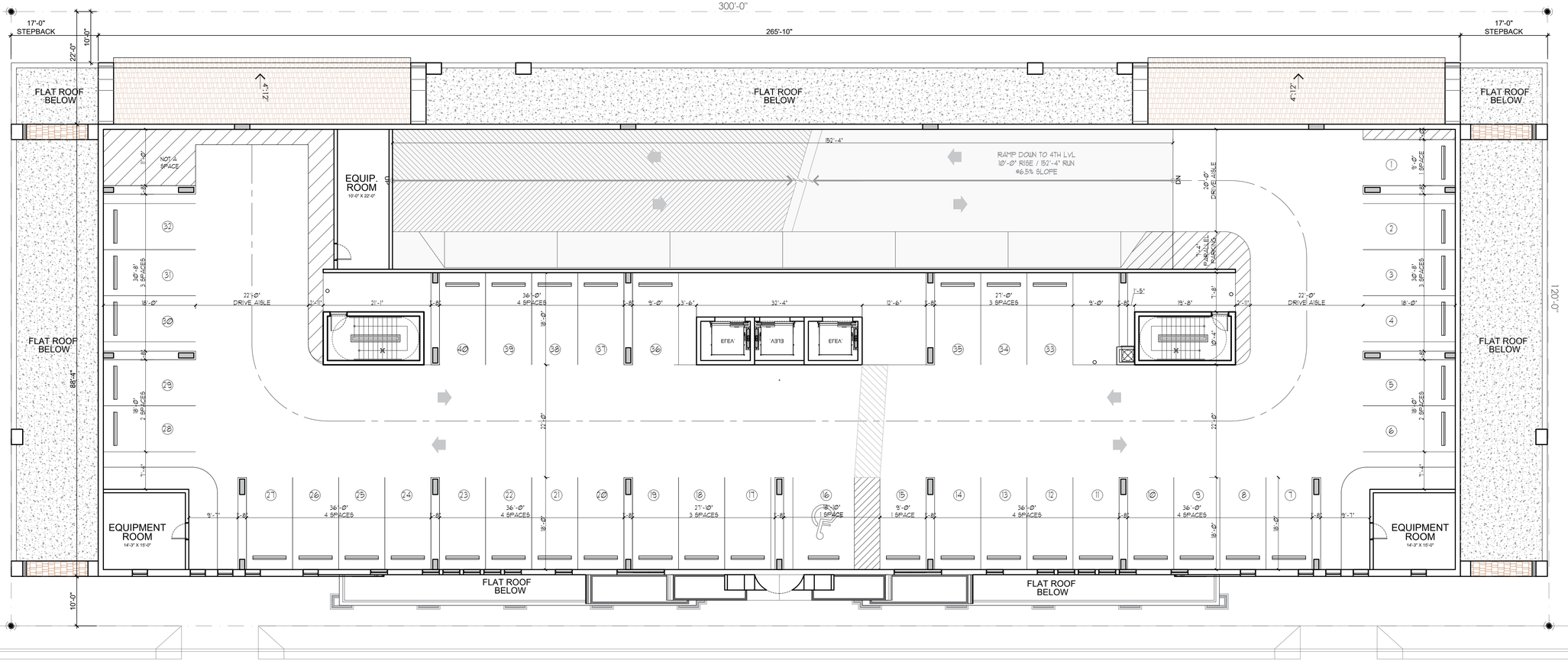
FLOOR PLAN

PRELIMINARY BOA

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A-5

SHEET NO. :



FLOOR PLAN 5th LEVEL- PARKING

SCALE: 3/32" = 1'-0"

NORTH

SW 8TH STREET

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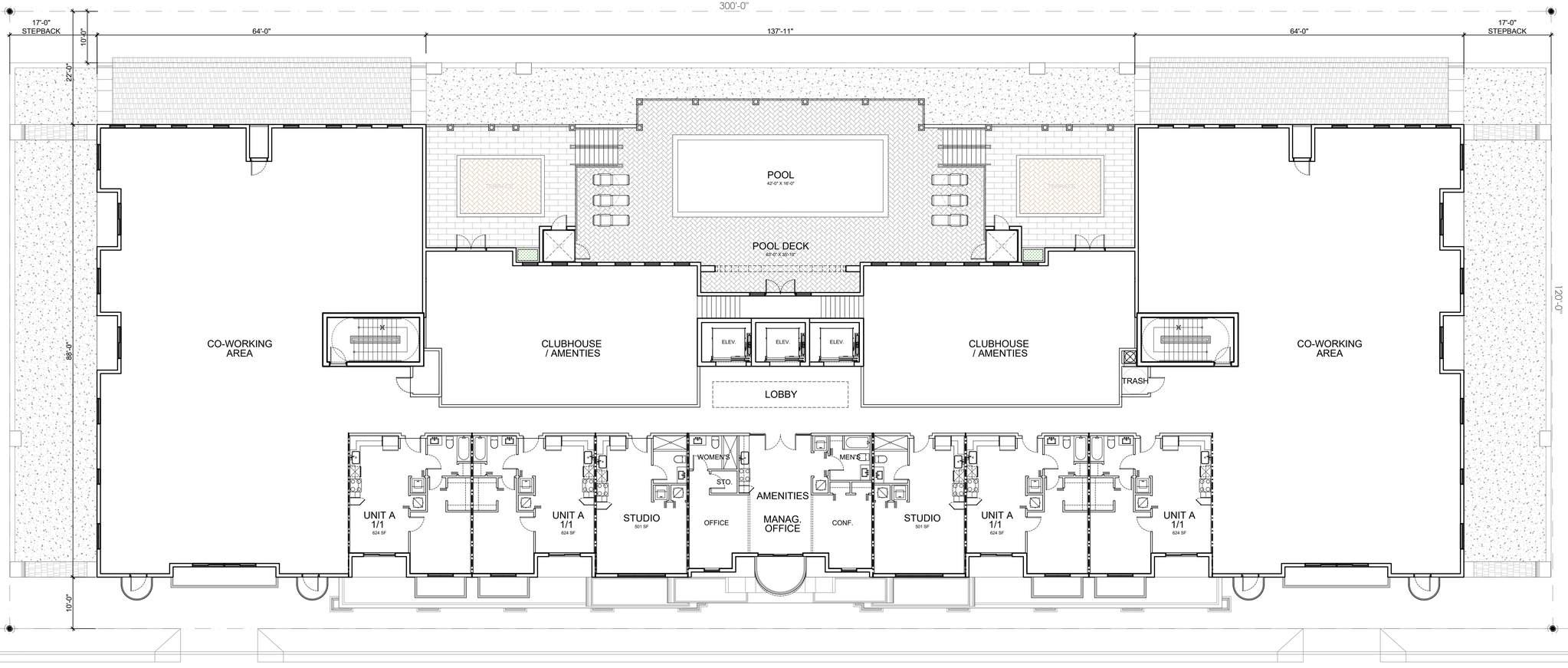
FLOOR PLAN

PRELIMINARY BOA

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A-6

SHEET NO. :



FLOOR PLAN 6th LEVEL - AMENITIES

SCALE: 3/32" = 1'-0"

SW 8TH STREET

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A-7

SHEET NO. :



TYP. FLOOR PLAN 7th - 9th

SCALE: 3/32" = 1'-0"

NORTH

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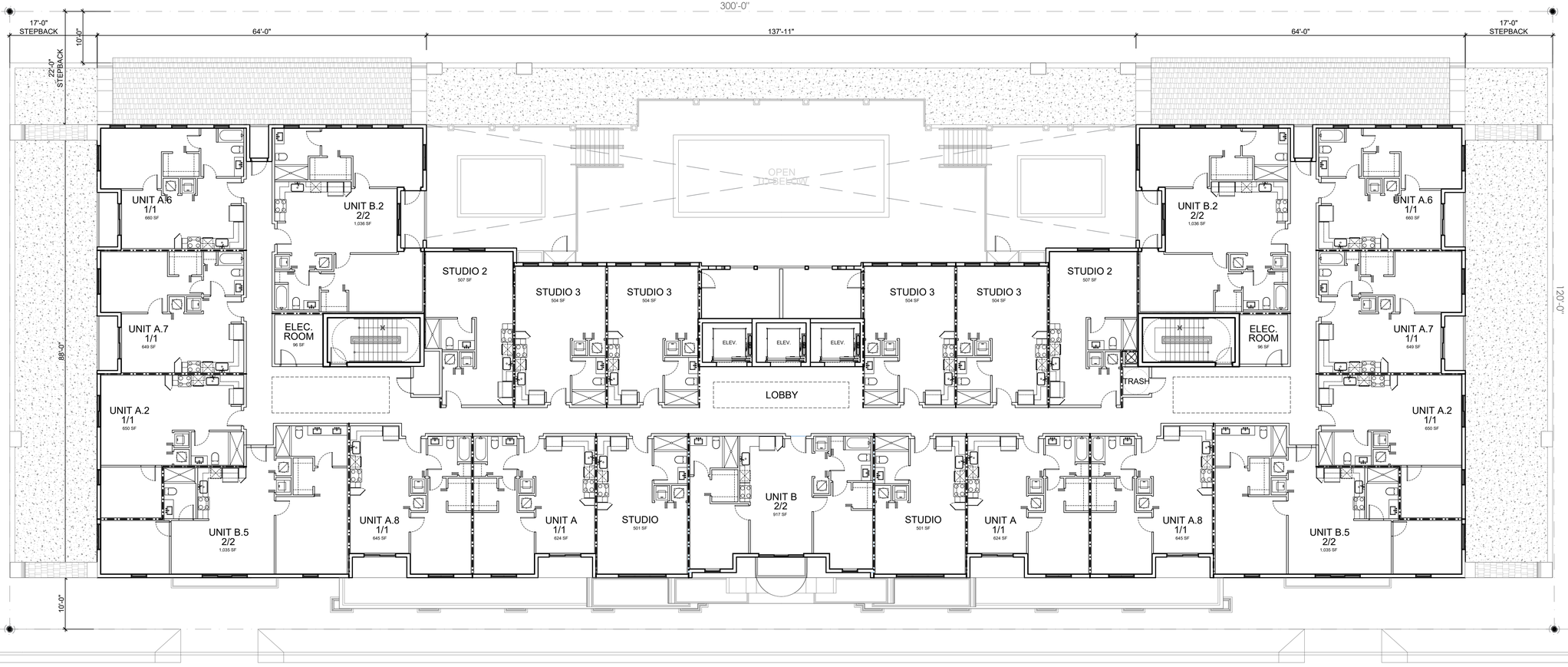
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PRELIMINARY BOA

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A-8

SHEET NO. :



TYP. FLOOR PLAN 10th

SCALE: 3/32" = 1'-0"

NORTH

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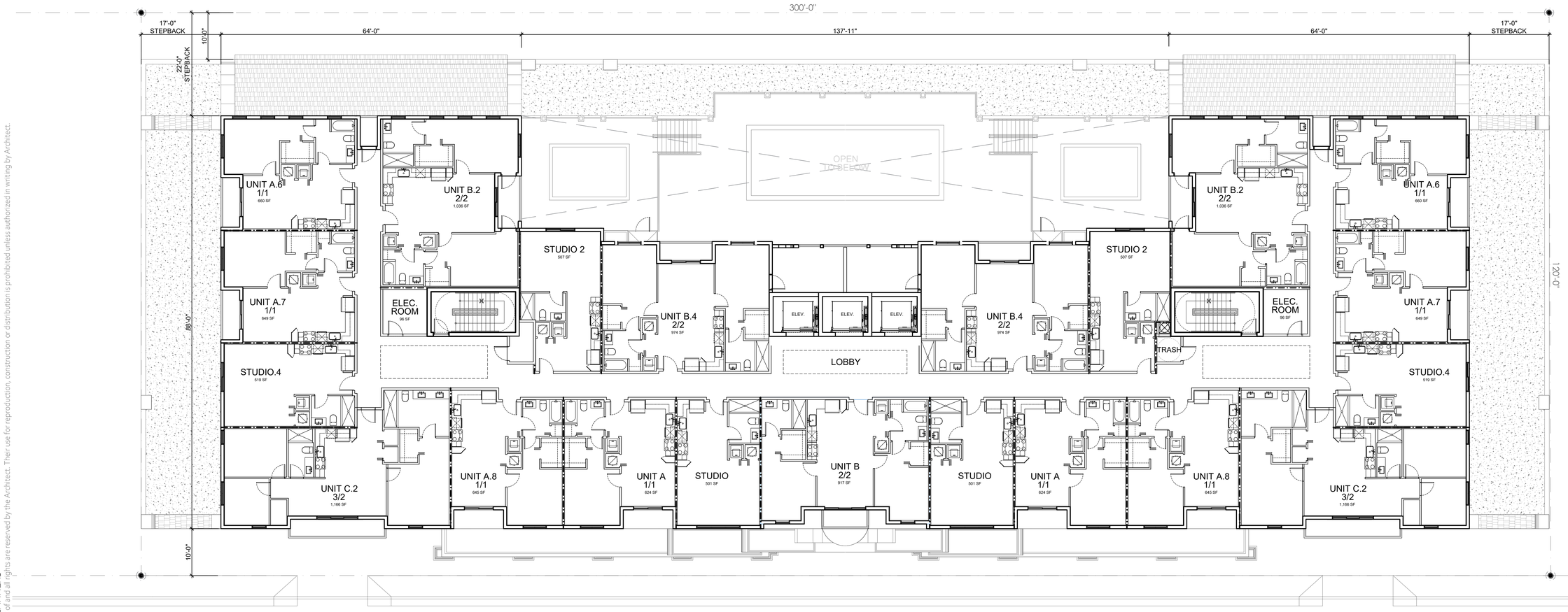
FLOOR PLAN

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A-8.2

SHEET NO. :



TYP. FLOOR PLAN 11th - 12th

SCALE: 3/32" = 1'-0"

NORTH

SW 8TH STREET

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SHEET NO. :



TYP. FLOOR PLAN 13th

SCALE: 3/32" = 1'-0"

NORTH

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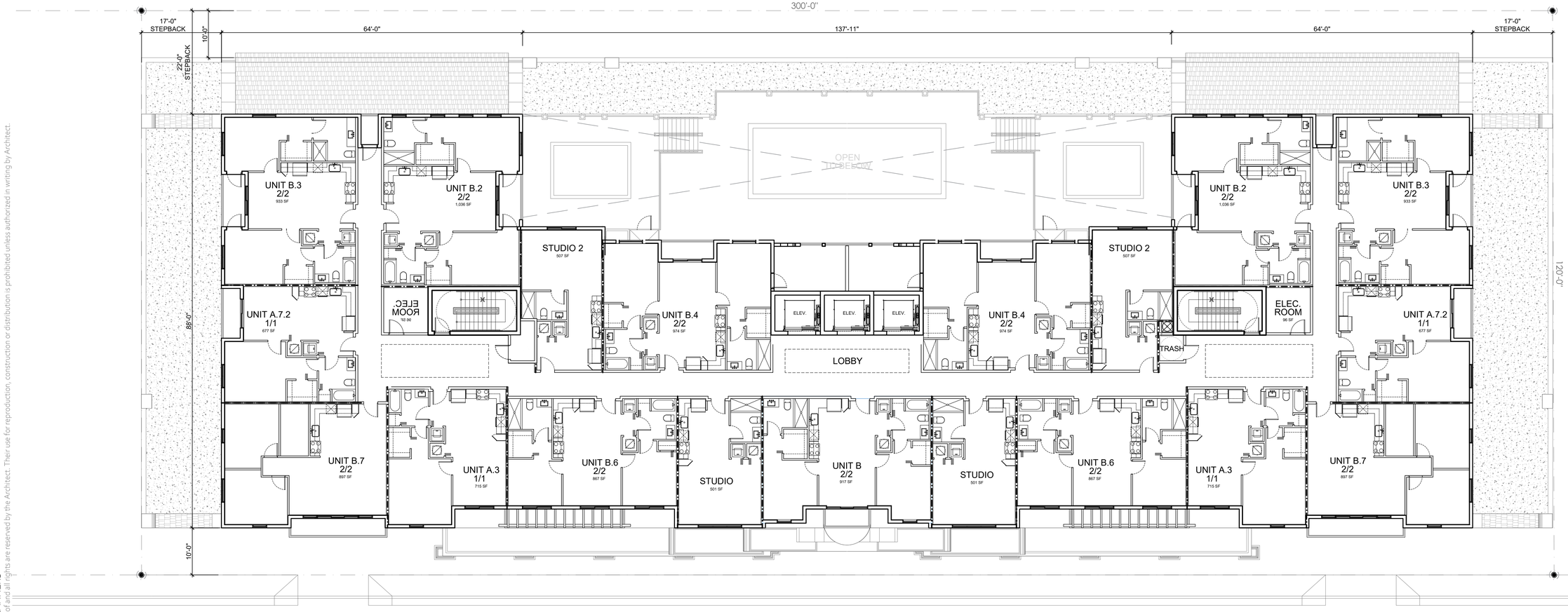
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SHEET NO. :



TYP. FLOOR PLAN 14th

SCALE: 3/32" = 1'-0"

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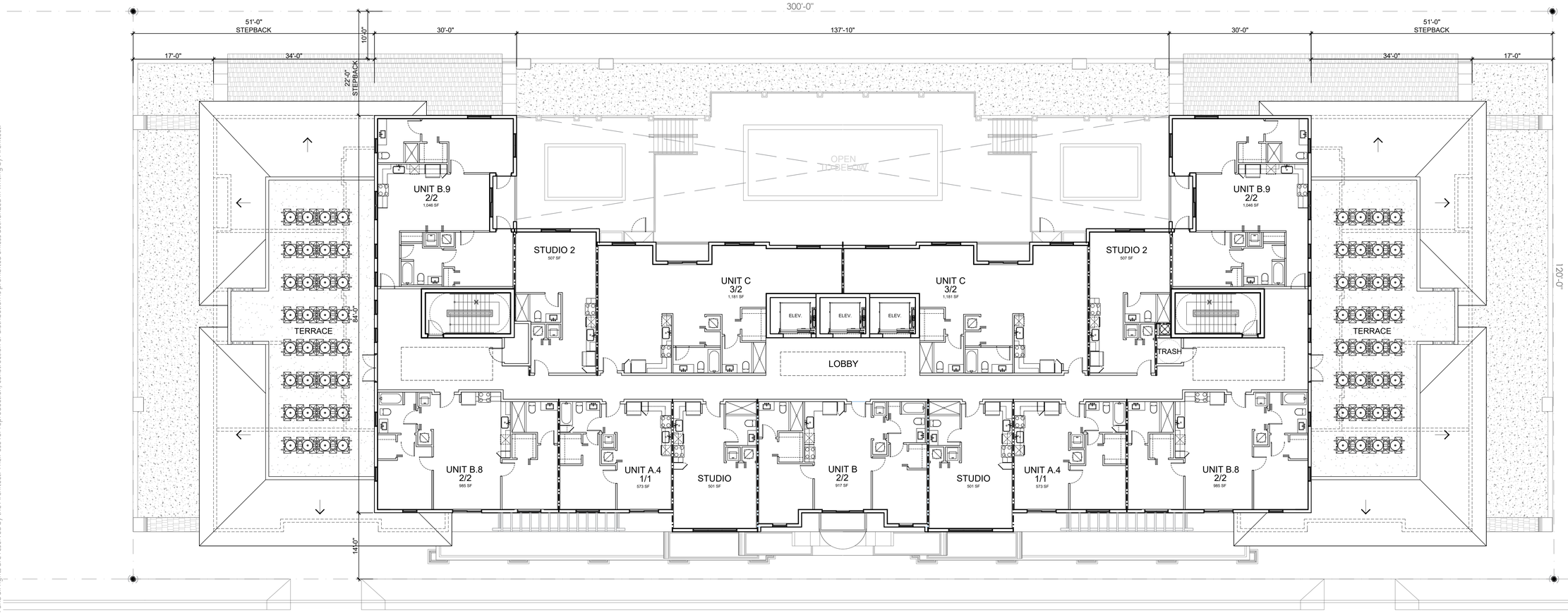
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A-10

SHEET NO. :



FLOOR PLAN 15th LEVEL

SCALE: 3/32" = 1'-0"

NORTH

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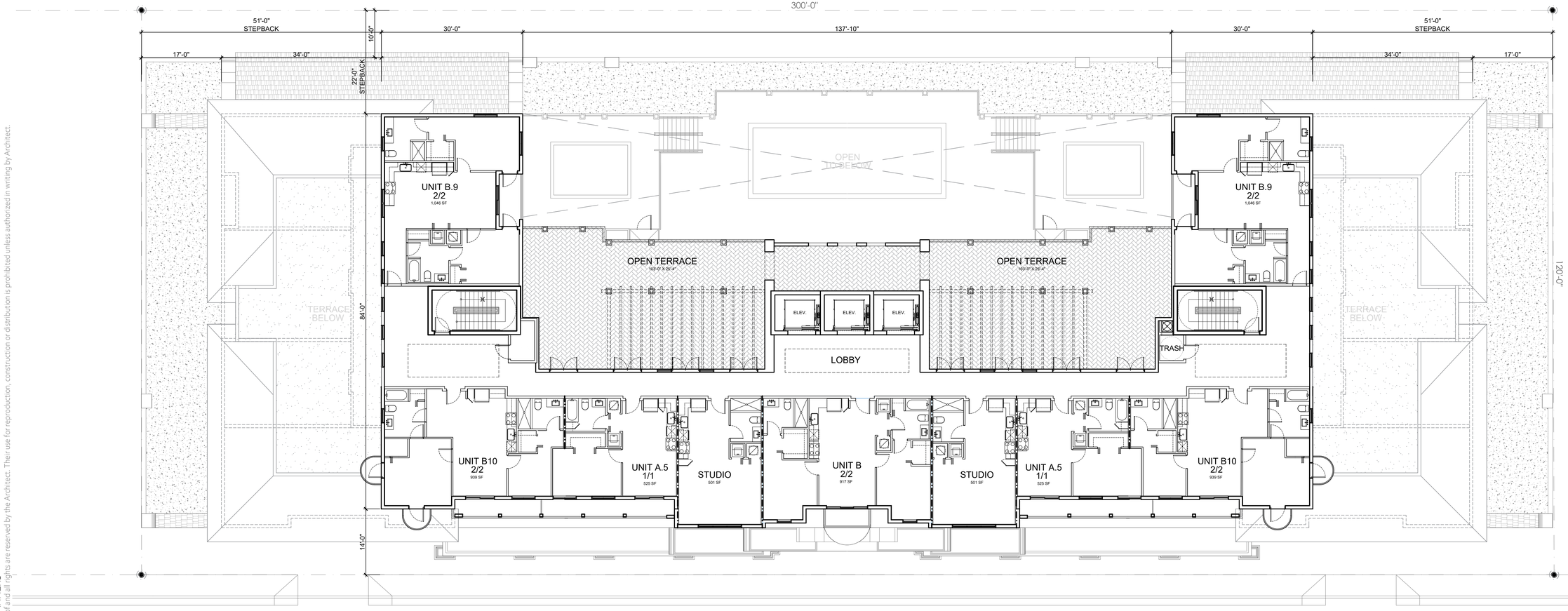
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SHEET NO. :



FLOOR PLAN 16th LEVEL

SCALE: 3/32" = 1'-0"

NORTH

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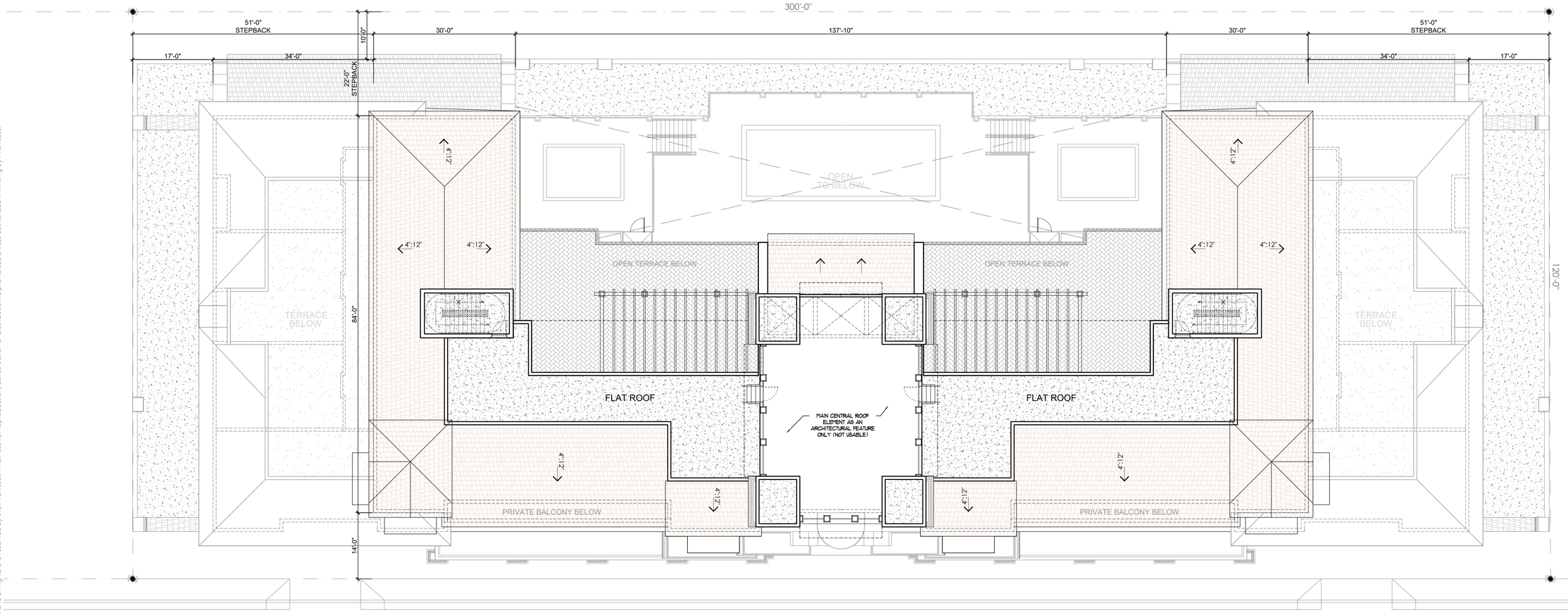
FLOOR PLAN

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A-12

SHEET NO. :



ROOF PLAN LEVEL

SCALE: 3/32" = 1'-0"

SW 8TH STREET

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A-13

SHEET NO. :



FRONT ELEVATION

MATERIAL LEGEND:

BODY Painted Stucco SW 9542 Natural White	**ACCENT BASE** Painted Stucco SW 7004 Snowbound	**FASCIA** Wood SW 7069 Iron ore	**BRACKETS** Aluminum SW 6089 Grounded	**BANDS & COLUMNS** Painted Stucco SW 7757 High Reflective White	**RAILING** Aluminum Bronze	**ROOF** S Type clay roof tile terracota or similar	**WINDOW DOOR FRAME** Gray aluminum frame & clear glass	**STONE** Shellstone Natural Stone

*LANDSCAPE SHOWN FOR ILLUSTRATION PURPOSES ONLY

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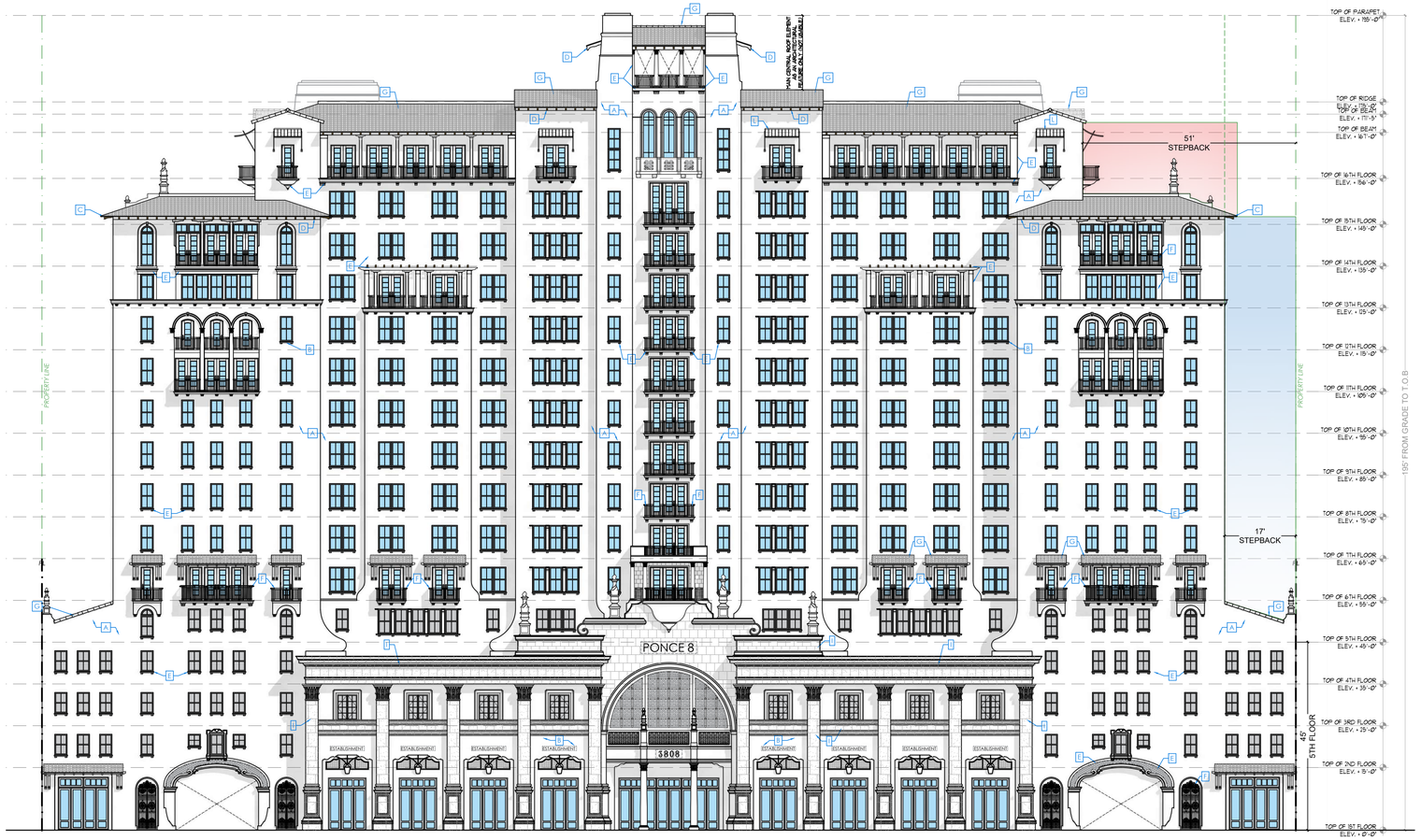
COLOR ELEVATION
FRONT ELEVATION

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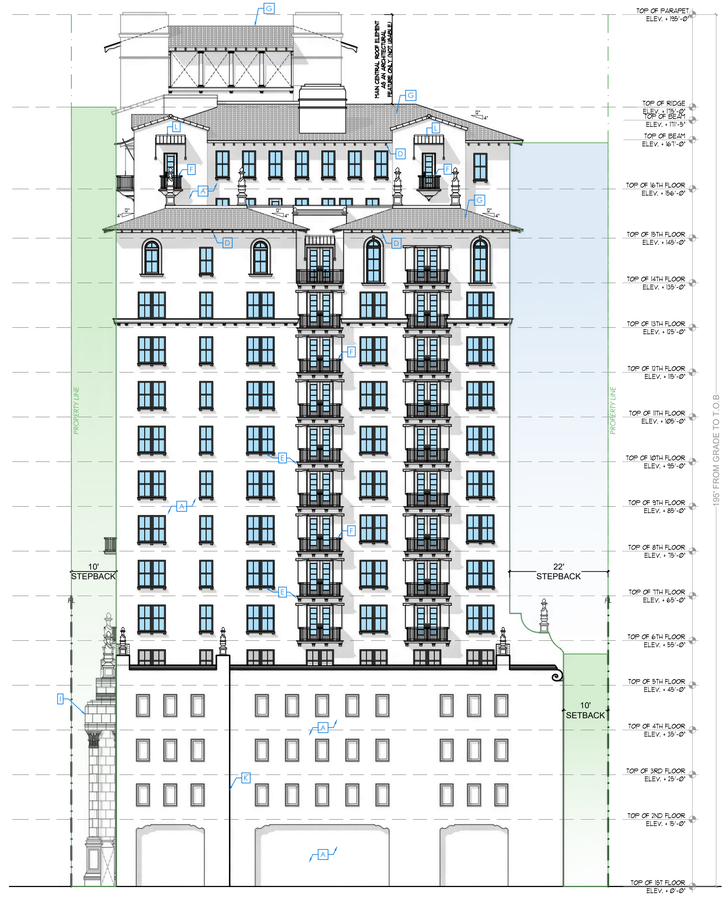
A-14

SHEET NO. :



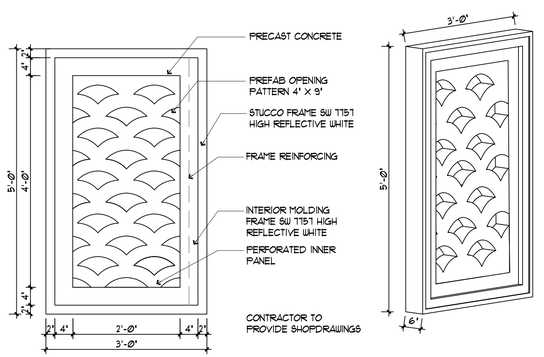
FRONT ELEVATION

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



RIGHT SIDE ELEVATION

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



PARKING PRECAST SCREEN SCHEMATIC DETAIL

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



PARKING PRECAST SCREEN REFERENCES IMAGES

MATERIAL & FINISHES LEGEND

- A — BODY - PAINTED STUCCO FINISH. SW 9542 NATURAL WHITE
- B — ACCENT BASE - PAINTED STUCCO SW 7004 SNOWBOUND
- C — FASCIA - WOOD OR ALUMINUM FASCIA SW 7069 IRON ORE
- D — ROOF BRACKETS/RAFTERS/ SW 6089 GROUNDED
- E — BANDS, BRACKETS, MOLDINGS & COLUMNS - PAINTED TEXTURED STUCCO SW 7757 HIGH REFLECTIVE WHITE
- F — RAILING ALUMINUM BRONZE
- G — ROOF - S TYPE CLAY ROOF TILE TERRACOTA OR SIMILAR
- H — WINDOW & DOOR FRAMES GRAY ALUMINUM FRAME AND CLEAR GLASS OPACITY GLASS ON PARKING LEVELS
- I — SHELLSTONE NATURAL STONE
- J — MEDITERRANEAN PATTERN TILE TBD
- K — SCORE LINE OVER STUCCO. SW 9542 NATURAL WHITE
- L — METAL AWNING. ALUMINUM BRONZE

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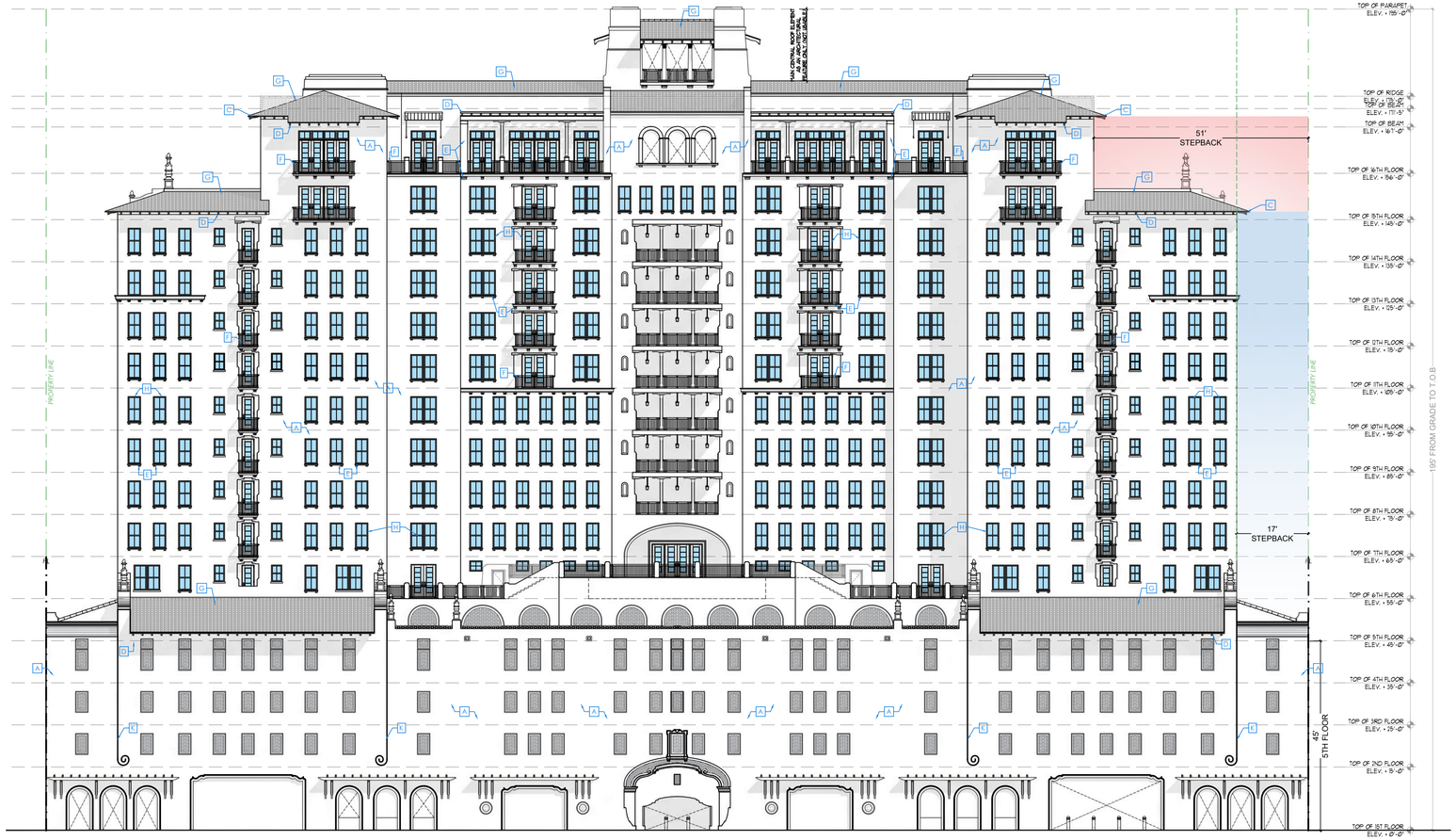
ELEVATIONS

PRELIMINARY BOA

DATE :	2026-04-07
SCALE :	AS SHOWN
DRAWN :	JC
CHECK BY:	PPK'S
JOB NO. :	25-30

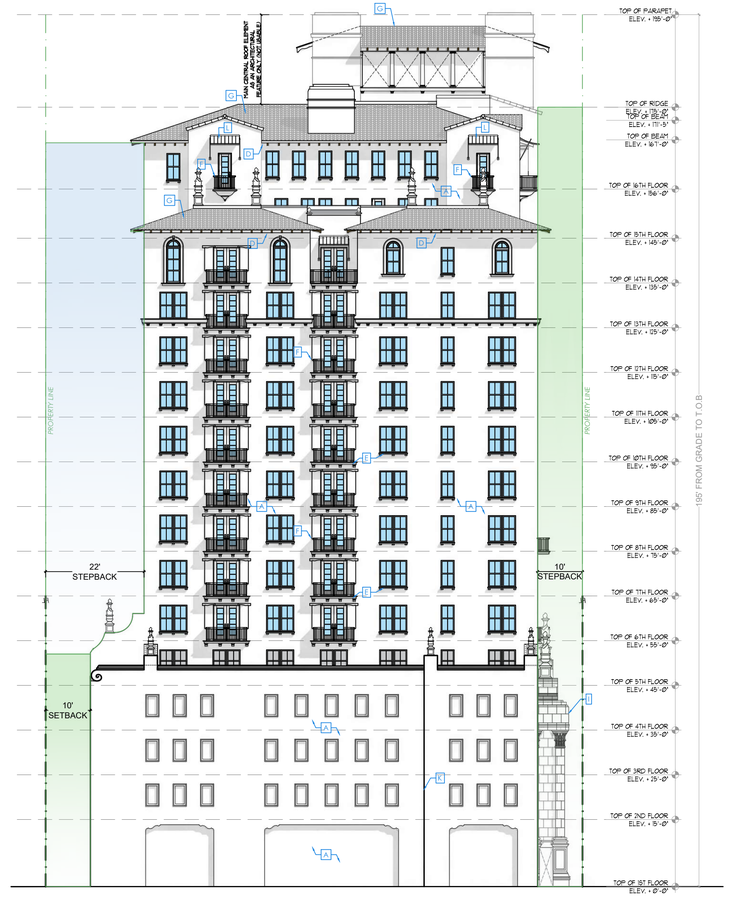
A-14.1

SHEET NO. :



REAR ELEVATION

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



LEFT SIDE ELEVATION

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

MATERIAL & FINISHES LEGEND

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- J — MEDITERRANEAN PATTERN TILE TBD
- K — SCORE LINE OVER STUCCO. SW 9542 NATURAL WHITE
- L — METAL AWNING. ALUMINUM BRONZE

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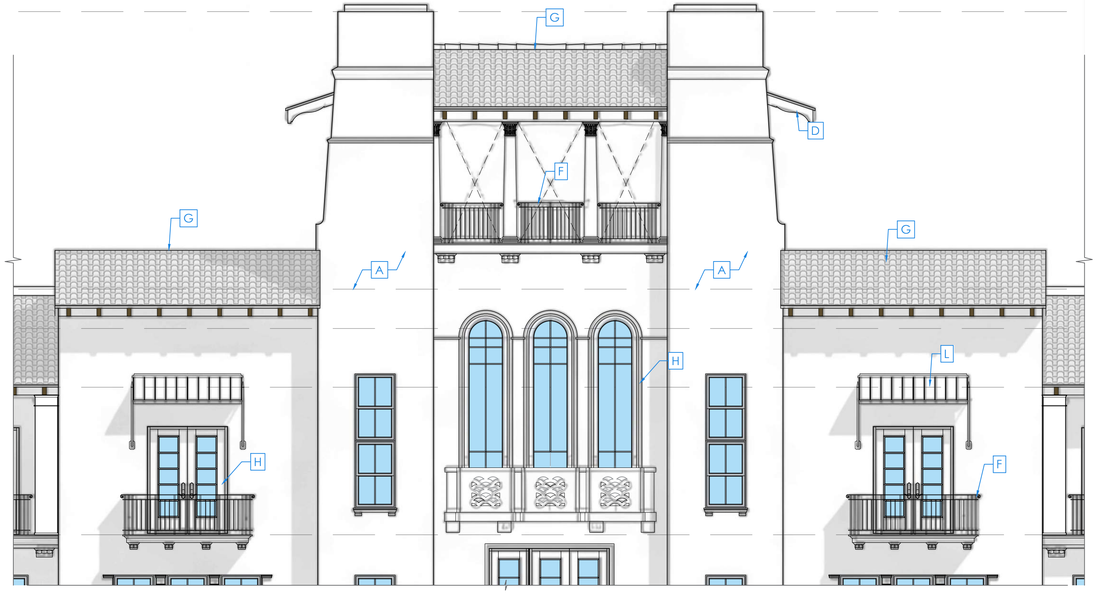
ELEVATIONS

PRELIMINARY BOA

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SCALE :	AS SHOWN
DRAWN :	JC
CHECK BY:	PPKS
JOB NO. :	25-30

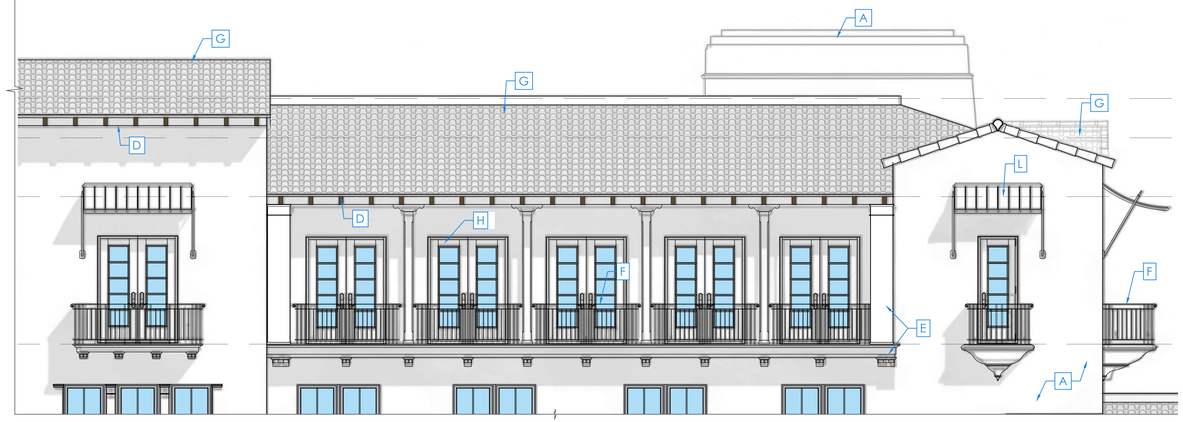
A-14.2

SHEET NO. :



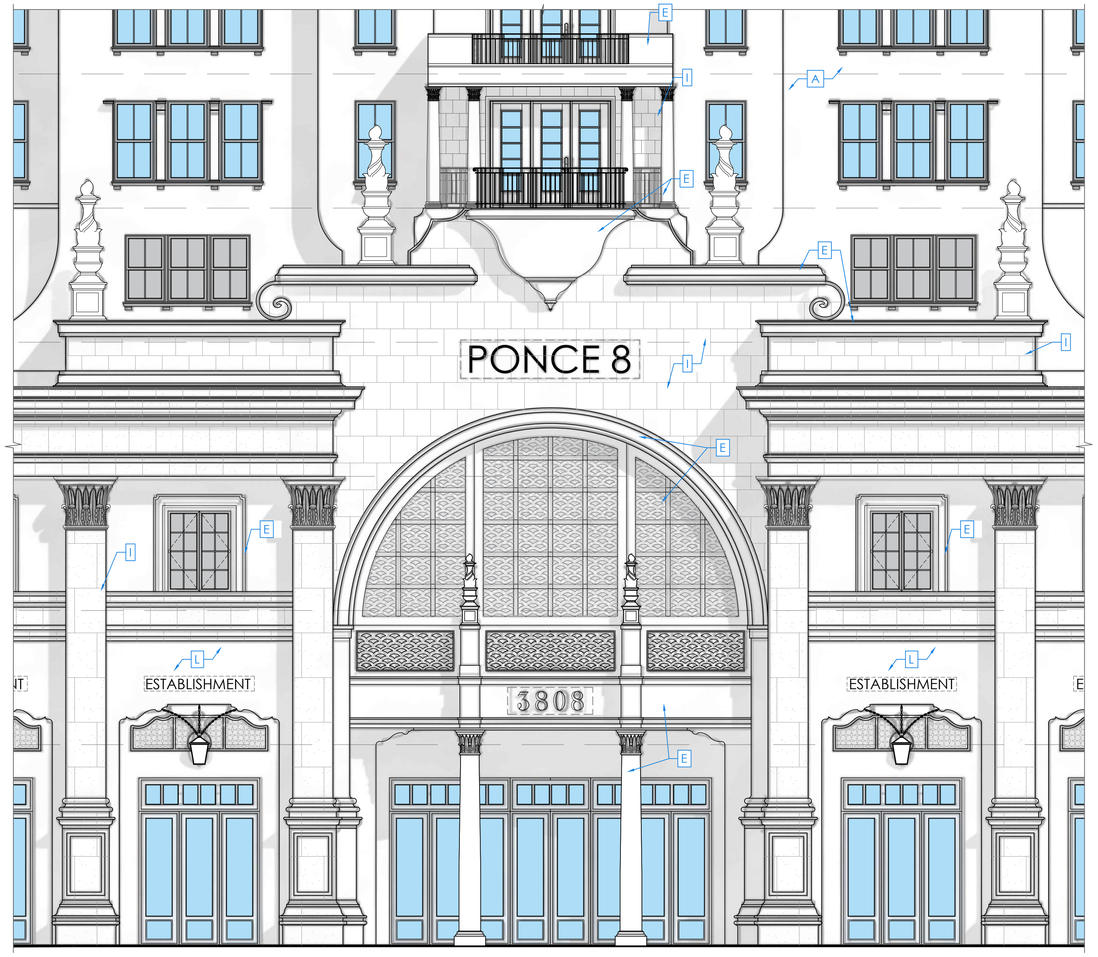
ENLARGED TOP TERRACE ELEVATION

SCALE: 3/16"= 1'-0"



ENLARGED TOP BALCONIES

SCALE: 3/16"= 1'-0"



ENLARGED MAIN ENTRANCE ELEVATION

SCALE: 3/16"= 1'-0"



ENLARGED COLONNADE ELEVATION

SCALE: 3/16"= 1'-0"

MATERIAL & FINISHES LEGEND

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- L — METAL AWNING, ALUMINUM BRONZE

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ENLARGED VIEWS

PRELIMINARY BOA

DATE :	2026-04-07
SCALE :	AS SHOWN
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CHECK BY:	PPKS
JOB NO. :	25-30

A-14.3

SHEET NO. :



FRONT PARTIAL ENLARGED ELEVATION

SCALE: 3/16"= 1'-0"

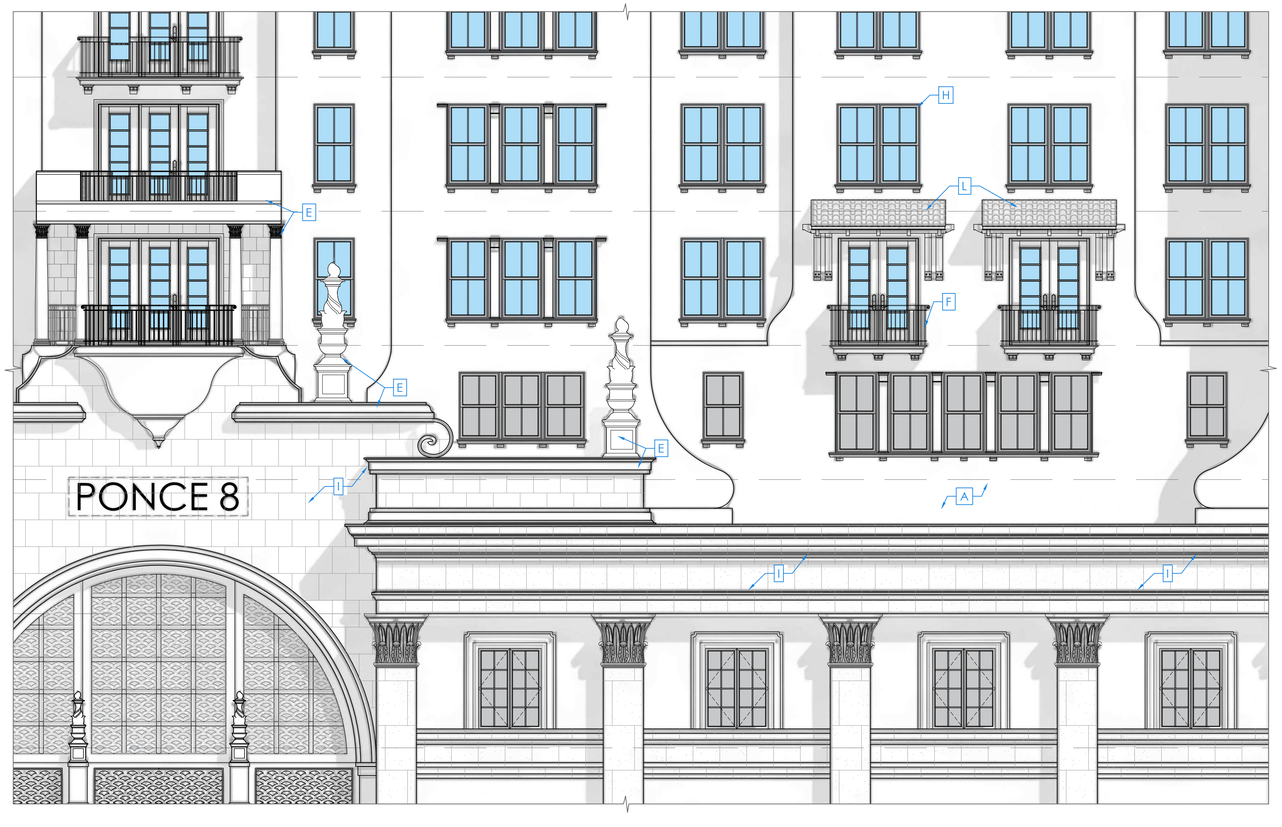


FRONT PARTIAL ENLARGED ELEVATION

SCALE: 3/16"= 1'-0"

MATERIAL & FINISHES LEGEND

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- L — METAL AWNING. ALUMINUM BRONZE



PARTIAL ENLARGED ELEVATION

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



ENLARGED VEHICULAR ENTRANCE ELEVATION

SCALE: 3/16"= 1'-0"

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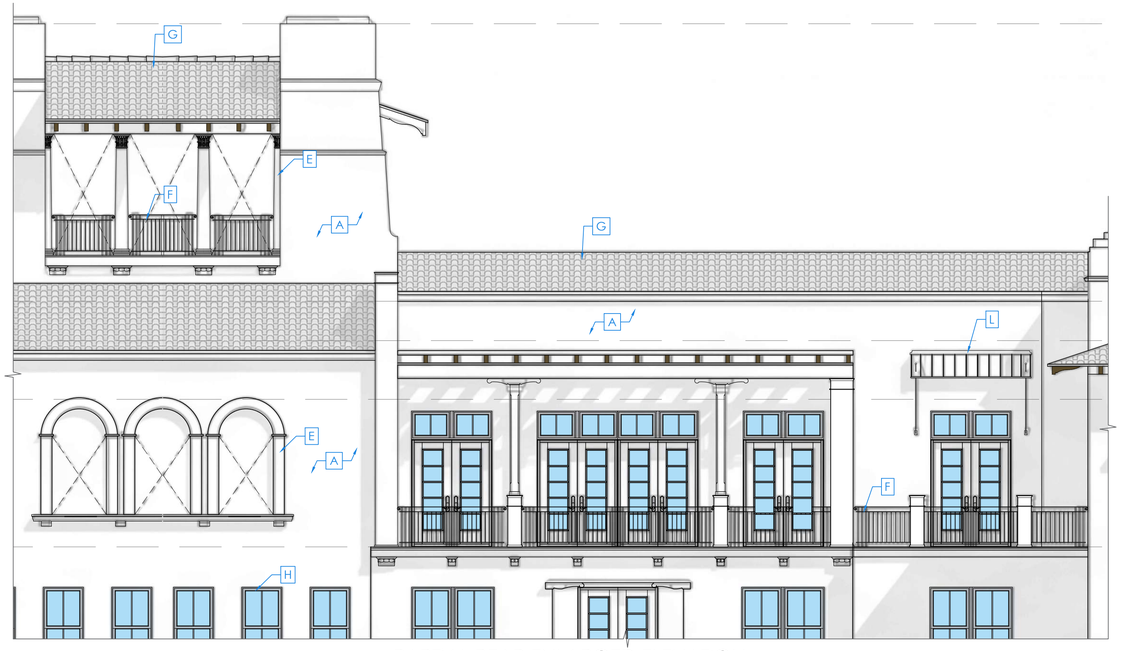
ELEVATIONS
ENLARGED VIEWS

PRELIMINARY BOA

DATE :	2026-04-07
SCALE :	AS SHOWN
DRAWN :	JC
CHECK BY:	PPKS
JOB NO. :	25-30

A-14.4

SHEET NO. :



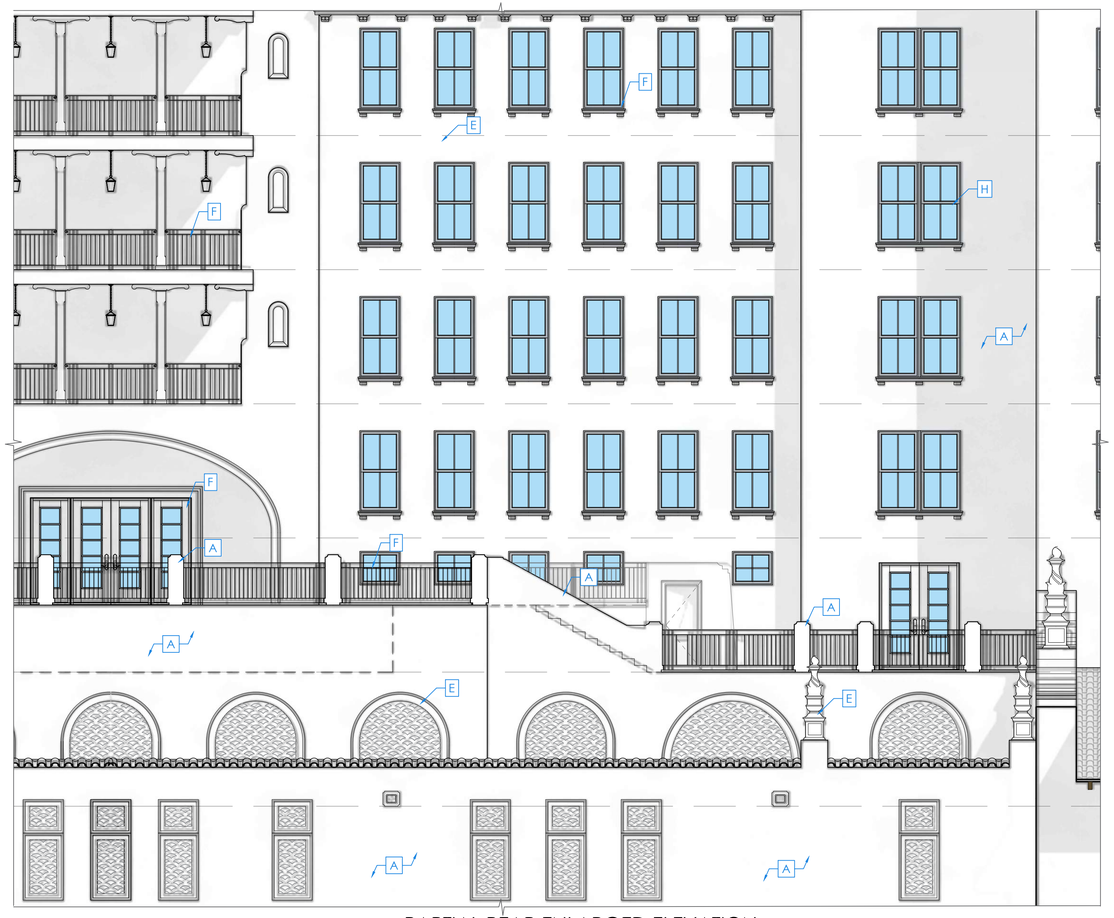
PARTIAL REAR ENLARGED ELEVATION
SCALE: 1/8"= 1'-0"



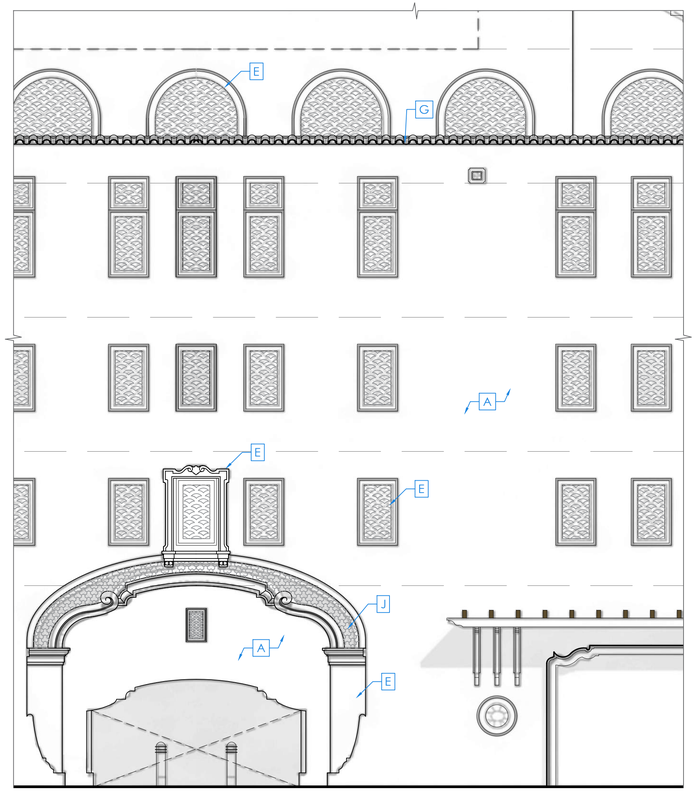
PARTIAL REAR ENLARGED ELEVATION
SCALE: 1/8"= 1'-0"

MATERIAL & FINISHES LEGEND

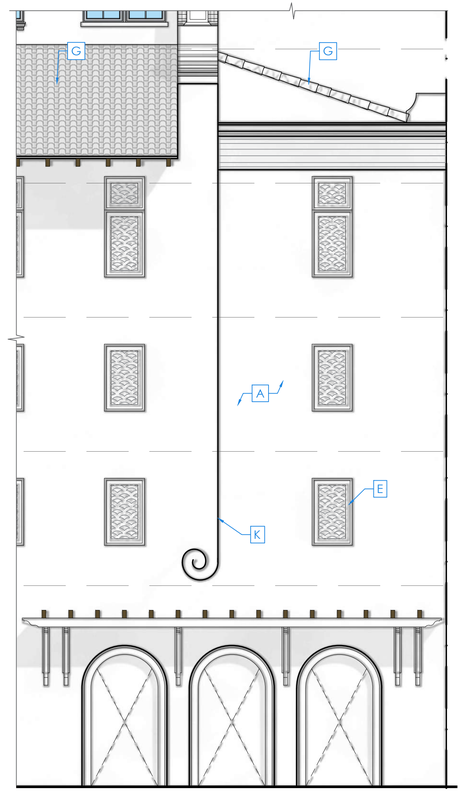
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- L — METAL AWNING. ALUMINUM BRONZE



PARTIAL REAR ENLARGED ELEVATION
SCALE: 1/8"= 1'-0"



REAR PASEO OPENING ENLARGED ELEVATION
SCALE: 1/8"= 1'-0"



REAR PASEO OPENING ENLARGED ELEVATION
SCALE: 1/8"= 1'-0"

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ELEVATIONS
ENLARGED VIEWS

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JOB NO. :	25-30

A-14.5

SHEET NO. :



PARTIAL SIDE ENLARGED ELEVATION

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



PARTIAL BASE SIDE ENLARGED ELEVATION

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



PARTIAL SIDE TOP ENLARGED ELEVATION

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

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ENLARGED VIEWS

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A-14.6

SHEET NO. :

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FRONT ELEVATION 8TH ST - STREET LEVEL VIEW

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JOB NO. :	25-30

A-15

SHEET NO. :



FRONT ELEVATION 8TH ST - STREET LEVEL VIEW

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3D RENDERINGS

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JOB NO. :	25-30

A-15.2

SHEET NO. :



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CITY OF CORAL GABLES, FLORIDA

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3D RENDERINGS

PRELIMINARY BOA

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JOB NO. :	25-30

A-15.3

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REAR ELEVATION - AERIAL VIEW

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PONCE 8
RETAIL
RETAIL
RETAIL



MAIN ENTRANCE - STREET LEVEL VIEW NIGHT



MAIN ENTRANCE - STREET LEVEL VIEW NIGHT

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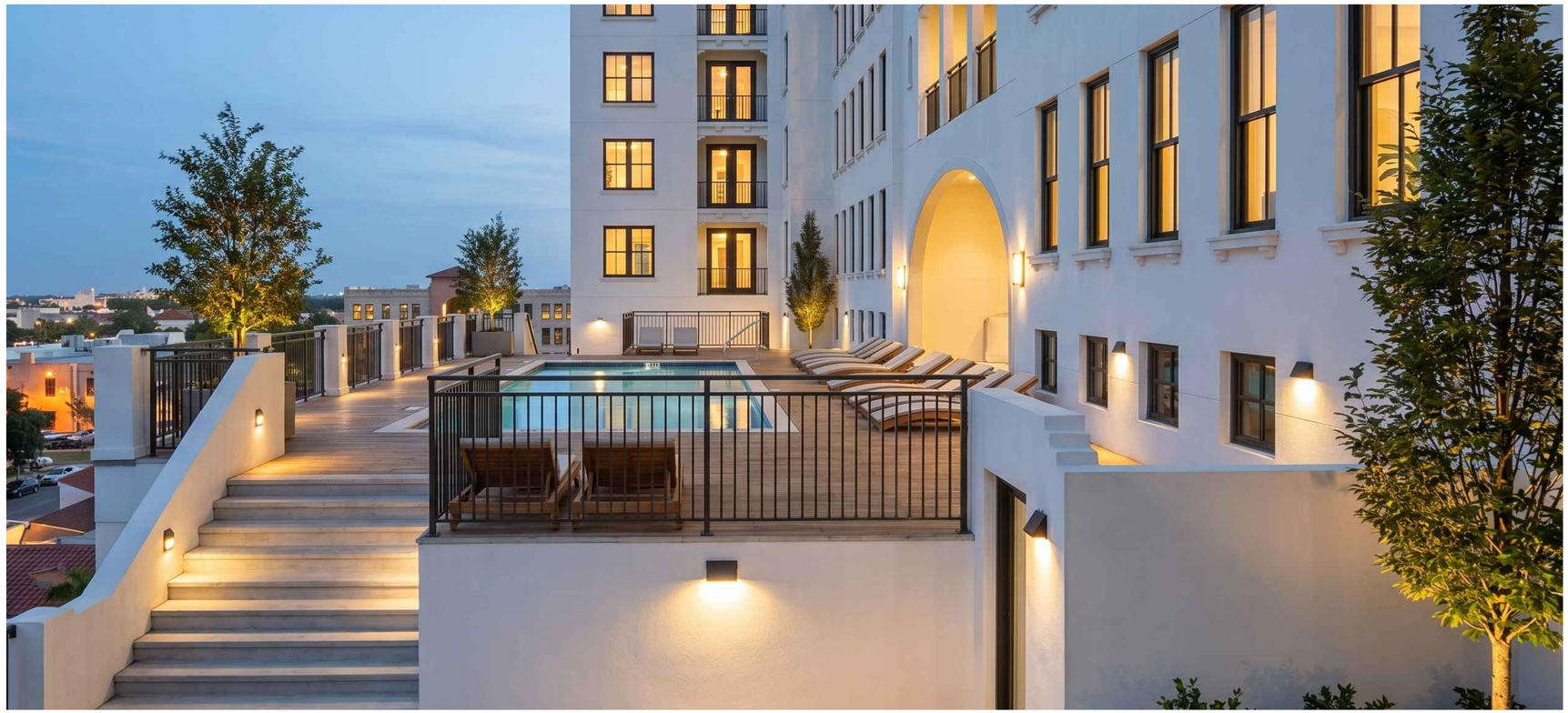
3D RENDERINGS

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POOL & POOL DECK TERRACE 6TH FLOOR

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16TH FLOOR AMENITY TERRACE

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SHEET NO. :



3D NIGHT RENDERING VIEW

Section 12-103. Non-Residential Outdoor lighting.

A. Purpose. The purpose of the provisions of this section is to provide moderate lighting levels within non-residential districts while also protecting adjacent residential neighbors.

B. Outdoor lighting standards for non-residential properties. Outdoor lighting for areas such as but not limited to, tennis courts, golf courses, sporting grounds, outside lighting for security purposes and night lighting of non-residential buildings, shall be permitted under the following conditions:

1. A permit for outdoor lighting may be issued if, after review of the plans and after consideration of the adjacent area and residential uses, the proposed lighting and direct glare will be deflected, shaded and focused away from adjacent properties and will not be a nuisance to such adjacent properties.

2. Outdoor lighting shall be shielded from any abutting or adjacent residential property so that any overspill of lighting onto abutting or adjacent properties shall not exceed one-half (½) foot-candle (vertical measured at 30" above finished grade) and one-half (½) foot candle (horizontal measured at ground level) illumination on abutting or adjacent properties.

3. Illumination of the building exterior shall be limited to the building façade base (e.g. storefronts, building entrances, parking podium, and other pedestrian level spaces) and the building façade top (e.g. building eave or roof overhang, architectural features, penthouse, and other elements at the roof). Architectural features within additional areas of the building may be illuminated upon approval of the Board of Architects to be consistent with the design style and character of the building.

4. All light sources on properties abutting or adjacent to residential may not exceed a Correlated Color Temperature (CCT) of 3000 Kelvin.

5. Proposed illumination of the façade top of non-residential buildings shall require approval by the Board of Architects.

6. Illumination of non-residential building facades, displays, sculptures, signs, and other specific objects shall be lit from above, unless the light fixture does not exceed 3,500 lumens. Potential glare from below shall be avoided.

7. All outdoor lighting lumens, except the ground floor building facade, shall be reduced by at least thirty percent (30%) after midnight. All non-residential surface parking lots and unenclosed parking areas shall reduce the lighting level to the minimum allowed by Miami-Dade County Code Sec. 8C-3 within thirty (30) minutes after close of business. Reduced lighting may be achieved by extinguishing certain light poles, dimming lighting levels, or a combination of the above.

8. Reports of certified results of lighting tests or specifications of light fixtures may be required by the owner after installation to confirm compliance.

SECTION 12-03. Non-Residential Outdoor Lighting



Hydroflex Side Flexible Linear LED, 0.8" x 0.5", 10W per 39.4", IP68

Hydroflex Side is a square flexible linear LED strip for straight or bent/curved installation. Rated IP68, it is suitable for indoor or outdoor use. Double power cable with male/female connectors included, suitable for in-line installation. NOT SUITABLE FOR SUBMERSION.

APPLICATION	Flexible Linear Profile
CONSTRUCTION	Body: High Performance Polyurethane, UV and Saltwater Resistant Lens: Opal Diffused
WATTAGE	10W per every 39.4"
POWER SUPPLY	Remote 24VDC Constant Voltage
CCT	3000K, RGB
DELIVERED LUMENS	750 lm per 39.4" (3000K)
OPTIC OPTIONS	Diffuse
FINISHES	Opaque
ACCESSORIES	See Datasheet
INGRESS PROTECTION	IP68

Intertek

HUBBARTON FORGE

Centre Large Outdoor Sconce

Base Item #: OUT-302612



Specifications

Dimensions		Lamping Information	
Width	5"		
Height	30"	**Lamping Spec**	
Depth	4.4"	Socket Type	GY 6.35
Backplate	5.3" x 5"	Bulb	MR16 Reflector, 20 Watt Max
Mounting Height - Vertical	**18"**	Number of Bulbs	2 (included)
		Voltage	12V
		Location Rating UL	Outdoor Wet
		Safety Rating	UL/CUL listed
		Sloped Ceiling	No

SAVOY HOUSE

KINGSLEY 3-LIGHT OUTDOOR WALL LANTERN

SKU #: 5-715-143
UPC: 822920306303
FINISH: Matte Black with Warm Brass
COLLECTION: Kingsley
PRINT DATE: 8/1/2023





PRODUCT DIMENSIONS
Weight: 11.55
Height (Top to Bottom): 25.25
Width (Side to Side): 10.00
Extension: 11.50
Backplate Height (Top to Bottom): 9.00
Backplate Width (Side to Side): 5.50
Backplate Length (Front to Back): 1.00

SHIPPING DIMENSIONS
Weight: 15.36
Height (Top to Bottom): 28.50
Width (Side to Side): 14.25
Length (Side to Side): 13.75
Shipped Via: Small Parcel

SHADE INFORMATION
Shade Included: Yes
Shade Height (Top to Bottom):
Shade Width (Side to Side):
Shade Length (Front to Back):

BULB INFORMATION
Bulb Included: No
Number of Bulbs: 3
Bulb Type: Incandescent/LED
Bulb Base: E12
Max. Wattage per Socket: 40W
CRI: N/A
Color Temperature in Kelvin: N/A
Lumens: N/A

OTHER INFORMATION
Safety Rating: ETL/CETL
UL Wet/Damp Location: Wet
Voltage: 120V
Install Direction:

MATERIALS
Shade: Glass
Glass: Clear Seeded
Crystal:

3130 North Berkeley Lake Road NW • Duluth, GA 30096
TEL 800.801.1621 • PHONE 404.890.7540 • FAX 877.547.2869
www.savoyhouse.com • Monday - Friday 9am-5pm

SAVOY HOUSE

KINGSLEY 2-LIGHT OUTDOOR HANGING LANTERN

SKU #: 5-717-143
UPC: 822920306327
FINISH: Matte Black with Warm Brass
COLLECTION: Kingsley
PRINT DATE: 8/1/2023





PRODUCT DIMENSIONS
Weight: 9.35
Height (Top to Bottom): 22.50
Width (Side to Side): 8.50
Length (Side to Side): 8.50
Canopy Height (Top to Bottom): 1.00
Canopy Width (Side to Side): 5.00

SHIPPING DIMENSIONS
Weight: 11.35
Height (Top to Bottom): 24.00
Width (Side to Side): 12.00
Length (Side to Side): 12.00
Shipped Via: Small Parcel

SHADE INFORMATION
Shade Included: Yes
Shade Height (Top to Bottom):
Shade Width (Side to Side):
Shade Length (Front to Back):

BULB INFORMATION
Bulb Included: No
Number of Bulbs: 2
Bulb Type: Incandescent/LED
Bulb Base: E12
Max. Wattage per Socket: 40W
CRI: N/A
Color Temperature in Kelvin: N/A
Lumens: N/A

OTHER INFORMATION
Safety Rating: ETL/CETL
UL Wet/Damp Location: Damp
Voltage: 120V

MATERIALS
Shade: Glass
Glass: Clear Seeded
Crystal:

HANGING METHOD
Chain Length: 1 x 120"
Extension Stems:
Adjustable Stems/Rods:
Adjustable Height: 23.00 - 142.50
Dual Mount Hang Included: No

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Oliver 1.0 LED Floodlight, Ø7.1" x 10.7", 34W (5° only) / 37W, 3300 lm, IP66

Oliver is a family of outdoor floodlights with high performance and a pared-down design for lighting large facades, public spaces and areas. They are available in 3 sizes (Ø7.1", Ø9.1", Ø11.8") with a wide variety of white-light optics, including a very narrow 5° version, as well as an RGBW version which includes a narrow 10° beam. Oliver 1.0 is the Ø7.1" static white version.

APPLICATION	Round Adjustable Floodlight
CONSTRUCTION	Body: Anticorodal Aluminum Lens: 0.31"-Thick Tempered Extra-clear Glass
WATTAGE	34W (5° only) 37W
POWER SUPPLY	Integral 120-277VAC
DIMMING	0-10V Dimming or DALI 2
CCT	2200K, 2700K, 3000K, 4000K
CRI	80
DELIVERED LUMENS	2573 lm (3000K, 5°, 34W) 3300 lm (3000K, 10°, 37W)
OPTIC OPTIONS	7 Standard, See Datasheet
FINISHES	Anthracite, Corten, Gray, White (4 Stage Marine Grade Finish)
ACCESSORIES	See Datasheet
BUG RATING	B3-U0-G0 (3000K, All Optics)
INGRESS PROTECTION	IP66
IMPACT RESISTANCE	IK09

Intertek

OUTDOOR LIGHTING FIXTURES

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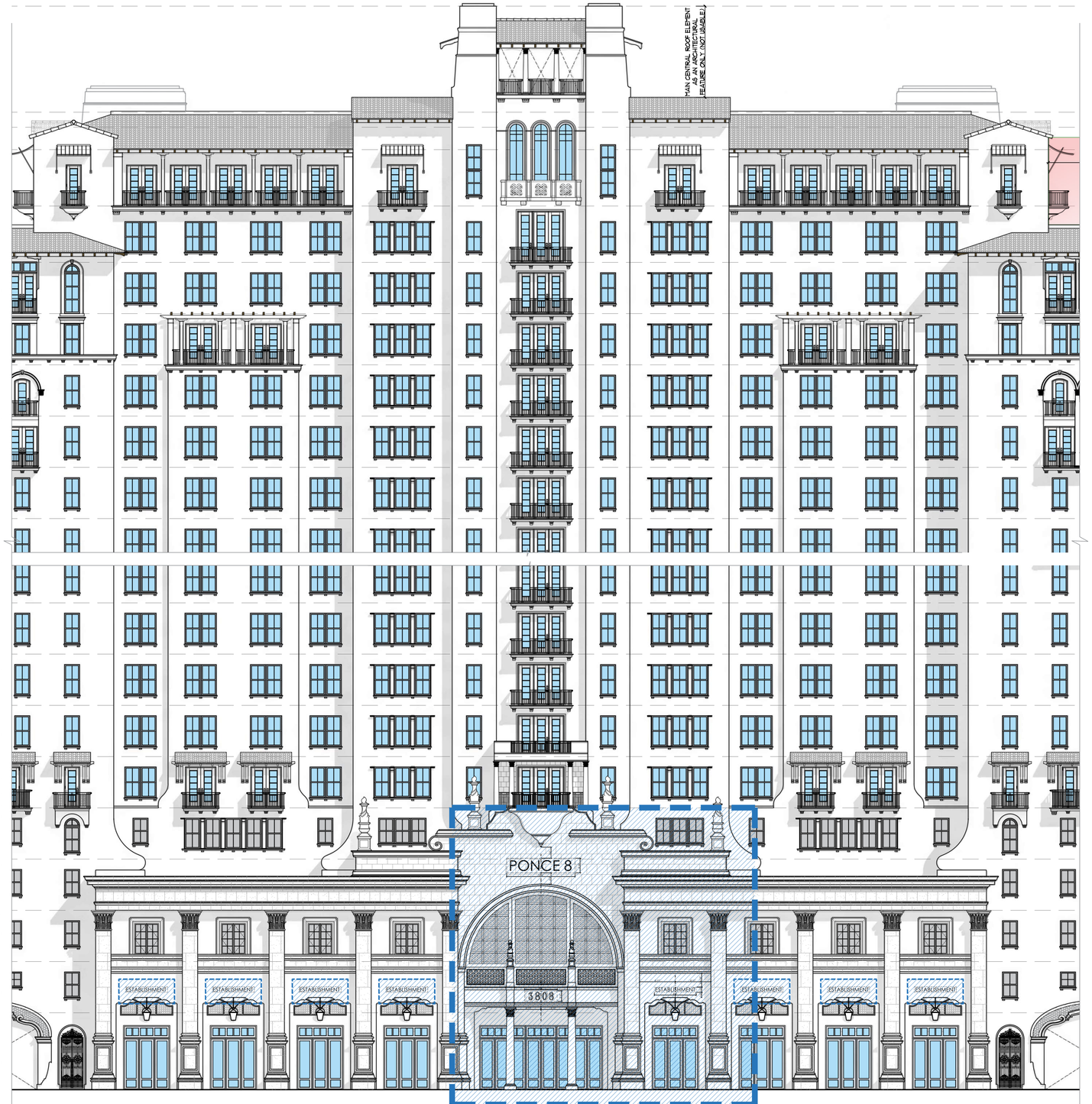
OUTDOOR LIGHTING

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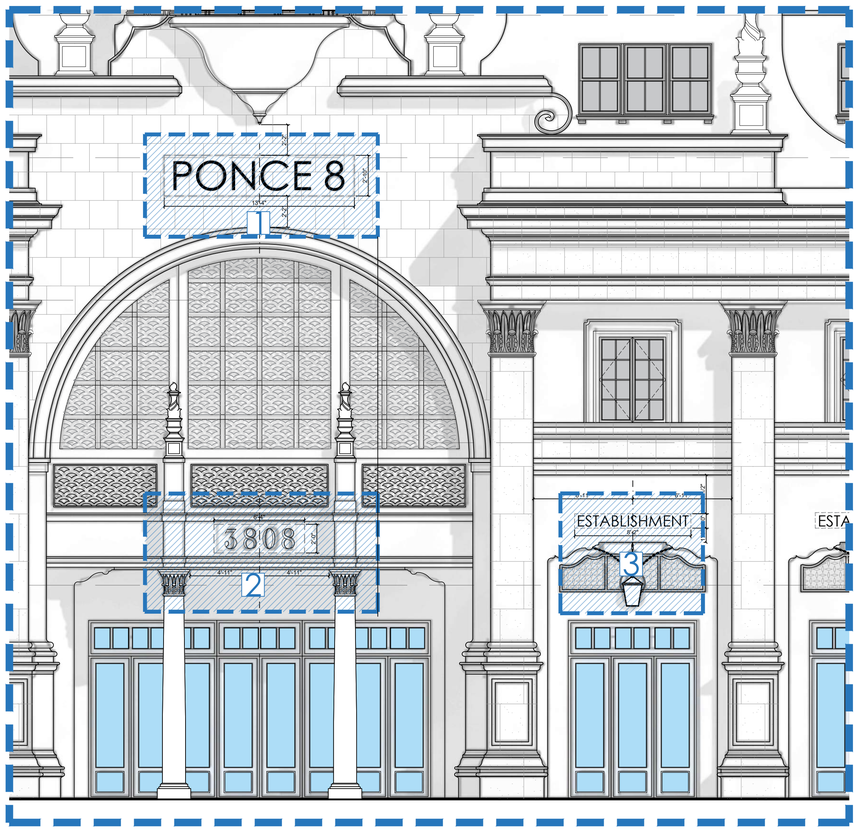
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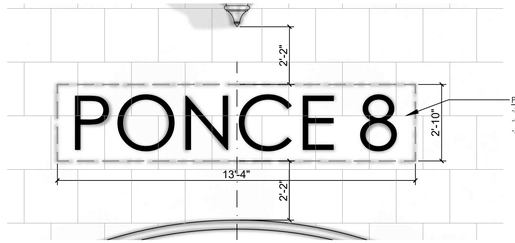


PARTIAL ENLARGED ELEVATION

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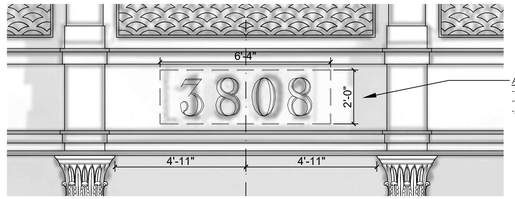


1



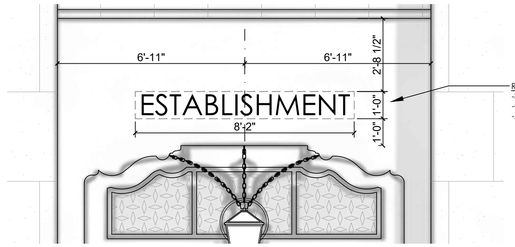
PROJECT NAME SIGN LOCATION:
-SERIF FONT TBD
-ON CENTER BETWEEN COLUMNS
-ALUMINUM BRONZE COLOR

2



ADDRESS SIGN LOCATION:
-ROMAN FONT TBD
-ON CENTER BETWEEN COLUMNS
-ALUMINUM BRONZE COLOR

3



RETAIL SIGN LOCATION:
-SERIF FONT TBD
-ON CENTER BETWEEN PILASTERS
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SIGNAGE PLAN

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