

RESOLUTION NO. 18-__

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, APPROVING A VARIANCE APPLICATION TO ARTICLE IV, DISTRICTS AND DEVELOPMENT STANDARDS, SEC. 3-60(4) OF THE TOWN CODE RELATING TO THE REAR PRINCIPAL STRUCTURE SETBACKS FOR 1622 INVESTMENT CORP GENERALLY LOCATED SOUTHWESTERLY OF CARIBBEAN BOULEVARD AND U.S. 1 EXTENDING A DISTANCE OF 917.27 FEET (FOLIO NOS. 36-6007-000-0333, 36-6007-000-0334, 36-6007-000-0330, 36-6007-000-0336); AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, 1622 Investment Corp (the “Applicant”) has submitted to the Town of Cutler Bay (the “Town”) a Site Plan Application to develop a proposed project of three (3) two-story retail/office structures on a site consisting of approximately ± 1.05 net acres generally located Southwesterly of Caribbean Boulevard and U.S. 1, which property bears Folio Nos. 36-6007-000-0333, 36-6007-000-0334, 36-6007-000-0330, 36-6007-000-0336 (the “Property”), as legally described in Exhibit “A,” attached hereto, and, in accordance with Section 3-36 of the Town Code of Ordinances (the “Code”), has also submitted a variance application (the “Application”) to permit a rear setback of zero (0) feet where Section 3-60(4) requires a minimum of twenty (20) feet for rear setbacks; and

WHEREAS, Town staff has reviewed and recommended approval of the Application; and

WHEREAS, public notice was provided in accordance with law; and

WHEREAS, after a duly noticed public hearing, the Town Council, based upon competent substantial evidence in the record, finds that the Application meets the requirements of the Town Code and is consistent with the Town’s Land Development Regulations and Town’s Comprehensive Plan; and

WHEREAS, the Town Council finds that this Resolution is in the best interest and welfare of the residents of the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, AS FOLLOWS:

Section 1. **Recital.** The above recitals are true and correct and are incorporated herein by this reference.

Section 2. **Approval.** The Town Council, after review of competent substantial evidence in the record and a duly noticed public hearing, hereby approves the Application to permit a rear setback of zero (0) feet where Section 3-60(4) requires a minimum of twenty (20) feet for

rear setbacks and finds that it meets the variance criteria set forth in Section 3-36 of the Town Code.

Section 3. Conditions. The approvals granted by this Resolution are subject to the Applicant's compliance with the following conditions, to which the Applicant stipulated to and proffered at the hearing:

- (a) Administrative site plan approval for the Property.
- (b) The Property shall be developed in substantial conformance with the plans submitted to the Town entitled "US 1 – Caribbean Blvd. Commercial Center," prepared by Ramos Martinez Architects, consisting of 11 sheets originally dated July 3, 2015, and which is attached hereto as Exhibit "B."

Section 4. Violation. Failure to adhere to the terms of this approval shall be considered a violation of the Town Code. Penalties for such violation shall be as prescribed by the Town Code, which include, but are not limited to, the revocation of the approval granted by this Resolution.

Section 5. Effective Date. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this _____ day of June, 2018.

Attest:

PEGGY R. BELL
Mayor

DEBRA E. EASTMAN, MMC
Town Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY FOR THE
SOLE USE OF THE TOWN OF CUTLER BAY:

WEISS SEROTA HELFMAN
COLE & BIERMAN, P.L
Town Attorney

Moved By: _____
Seconded By: _____

FINAL VOTE AT ADOPTION:

Mayor Peggy R. Bell _____

Vice Mayor Sue Ellen Loyzelle _____

Council Member Mary Ann Mixon _____

Council Member Michael P. Callahan _____

Council Member Roger Coriat _____

EXHIBIT "A"

Legal Description: This land referred to herein below is situated in the County of Miami-Dade, State of Florida, and is described as follows:

PARCEL 1:

A Parcel of land lying in the NW ¼ of the NE ¼ of Section 7, Township 56 South, Range 40 East, Miami-Dade County, Florida Being Particularly described as follows:

Commence at the Southwest corner of the NW ¼ of the NE ¼ of said Section 7; Thence run S00°07'19"E along the West boundary of the SW ¼ of the NE ¼ of said Section 7 for a distance of 485.24 feet to the Point of Intersection with the Northwesterly Right-Of-Way boundary of State Road No. 5; Thence run N42°15'01"E along the last described line for a distance of 910.00 feet to the Point of Beginning of the Parcel of land hereinafter to be described; Thence on the last described course for a distance of 172.27 feet to a Point; Thence run N47°44'59"W for a distance of 50.00 feet to the Point of Intersection with the Southeasterly Right-Of-Way boundary of the Florida East Coast Railway; Thence run S42°15'01"W along the last described line a distance of 172.27 feet to a point, said point being 855.19 feet Northeasterly as measured along Southeasterly Right-Of-Way boundary of said Florida East Coast Railway from the West boundary of the SW ¼ of the NE ¼ of said Section 7; Thence run S47°44'59"E a distance of 50.00 feet to the Point of Beginning.

PARCELS 2 AND 3:

A Parcel of land lying in the NE ¼ of Section 7, Township 56 South, Range 40 East, Miami-Dade County, Florida more particularly described as Follows:

Commence at the Northwest corner of the SW ¼ of the NE ¼ of said Section 7; Thence run S00°07'19"E along the Westerly line of the SW ¼ of the NE ¼ of said Section 7 for a distance of 411.05 feet to a point on the Southeasterly Right-Of-Way line of the Florida East Coast Railroad; Thence run N42°15'01"E along the Southeasterly Right-Of-Way line of the Florida East Coast Railroad for a distance of 1332.46 feet to the Point of Beginning of the parcel of land hereinafter to be described; Thence continue along the last mentioned course, (The Southeasterly Right-Of-Way of Florida East Coast Railroad) for a distance of 440 feet to a point on the South Right-Of-Way Line of Caribbean Blvd., Thence run N47°44'59"W for a distance of 50 feet to a point of the Northwesterly Right-of-Way Line of State Road No. 5 (U.S. Highway No. 1); Thence run N42°15'01"E along the Northwesterly Right-of-Way line of said State Road No. 5 for a Distance of 440 feet to a point; Thence run N47°44'59"W for a distance of 50 feet to the Point of Beginning;

Less that portion of the above-described property deeded to Miami-Dade County, Florida which is more particularly described as Follows:

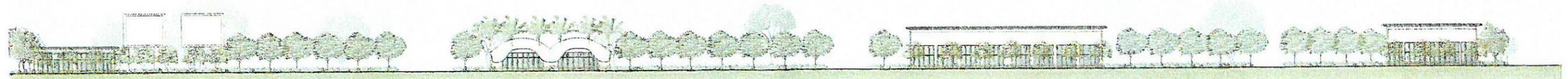
That Area Bounded by the Northwesterly Right-Of-Way Line of State Road No. 5 (US No. 1) as shown on State Road Right-Of-Way Map in the NE ¼ of Section 7, Township 56 South, Range 40 East, and recorded in Plat Book 83, at Page 51, of the Public Records of Miami-Dade County, Florida, and bounded by the Southwesterly Right-Of-Way of Caribbean Boulevard as shown on the Right-Of-Way Deed, dated October 16, 1957 and recorded in Official Records Book 2195, at Page 436, of the Public Records of Miami-Dade County, Florida, and bounded by 25 foot radius arc concave to the West, said arc being tangent to Both of the Last Described Lines.

PARCEL 4:

A Parcel of land lying in the NW ¼ of the NE ¼ of Section 7, Township 56 South, Range 40 East, Miami-Dade County, Florida, more particularly described as follows:

Commencing at the Northwest corner of the SW ¼ of the NE ¼ of said Section 7; thence run S00°07'19"E along the Westerly line of the SW ¼ of the NE ¼ of said Section 7, a distance of 411.05 feet; Thence run N42°15'01"E along the Southeasterly Right-Of-Way line of the Florida East Coast Railway a distance of 1027.46 feet to the Point of Beginning of the Parcel of land hereinafter to be described; Thence continue along the last mentioned course, along the Southeasterly Right-Of-Way of the Florida East Coast Railway a distance of 305 feet; Thence run S47°44'59"E for a distance of 50 feet to a Point on the Northwesterly Right-Of-Way line of State Road No. 5, also known as Dixie Highway; Thence run S42°15'01"W along the Northwesterly Right-Of-Way line of said State Road No. 5, a distance of 305 feet; Thence run N47°44'59"W for a distance of 50 feet to the Point of Beginning.

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4. A-3.1 BUILDING 2 ELEVATIONS	

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EXHIBIT "B" PAGE 2 of 11

Cutler Bay Zoning TC - Site Information		
	Sq. Ft.	Acres
Parcel 1	8,613.00	0.20
Parcels 2 & 3	21,865.67	0.50
Parcel 4	15,250.00	0.36
Total Site Area	45,728.67	1.05

Site Data		
	Allowed/Reqd.	Provided
Minimum Lot Area	N/A	-
Minimum Lot Width	N/A	-
Minimum Lot Depth	N/A	-
Max Floor Area Ratio	2.00	0.42
Max Floor Area	91,457.74	16,662.00
Minimum Primary Frontage at Setback	100.00%	35%*
Minimum Secondary Frontage at Setback	75.00%	89.99%
Minimum Green/Open Space	15.00%	16.83%
Minimum Green/Open Lot Area	6,859.83	7,696.87
Maximum Density	150.00	N/A
Minimum Number of Stories	2.00	2.00
Maximum Number of Stories	16.00	2.00
Minimum Front Setback along Principle Front	10'	5'***
Maximum Front Setback along Principle Front	20'	5.00'
Minimum Side Street Setback	5'	10.00'
Maximum Side Street Setback	10'	10.00'
Minimum Side Interior Setback	0'	5.88'
Minimum Rear Setback	20'	0'***

Site Calculations		
	Area	%
Building Foot Print	12,182.00	26.64%
Asphalt Parking	25,000.00	54.67%
Concrete Steps and Walkways	850.00	1.86%
Open / Green Area	7,696.87	16.83%
Total	45,728.67	100.00%

Building Computations			
	Level 1	Level 2	Total Bldg.
	Retail	Office	Sq. Ft.
Building 1 - New Two Story	2,488.00	1,000.00	3,488.00
Building 2 - New Two Story	5,208.00	4,800.00	10,008.00
Building 3 - Existing One Story	2,280.00	-	2,280.00
Building 4 - New Two Story	2,225.00	1,000.00	3,225.00
Total	12,182.00	6,800.00	18,982.00

Impervious Site Area		
	Allowed	Provided
Maximum Surface Coverage	100%	63.17%

Parking Calculations		
	Required	Provided
Commercial Spaces (12,182 Sq. Ft. @ 1:800 Sq. Ft.)	41	41
Office Spaces (6,800 Sq. Ft. @ 1:400 Sq. Ft.)	17	17
Total Parking Spaces	58	58

Handicap Parking		
	Required	Provided
Spaces (FBC 11-4.1.2: 26-50 Required Parking Spaces)	2	2

Variance Request		
* 32% Minimum Primary Frontage requested by variance where 100% is required.		
** 5'-0" Minimum Front Setback requested by variance where 10'-0" is required.		
*** 0'-0" Minimum Rear Setback requested by variance where 20'-0" is required.		
**** 0'-0" Min. Build. Parimeter requested by variance where 1'-6" is required Section 3-102 (B)		
***** 22'-0" Back-up Drive requested by variance where 24'-0" is required.		
***** 8'-6" x 18'-0" parking space requested by variance where 9'-0" x 18'-0" is required.		

LEGAL DESCRIPTION:

The land referred to herein below is situated in the County of Miami-Dade, State of Florida, and is described as follows:

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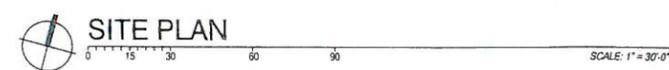
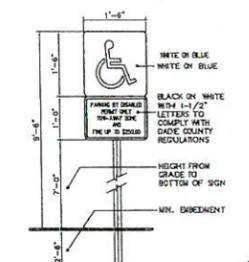
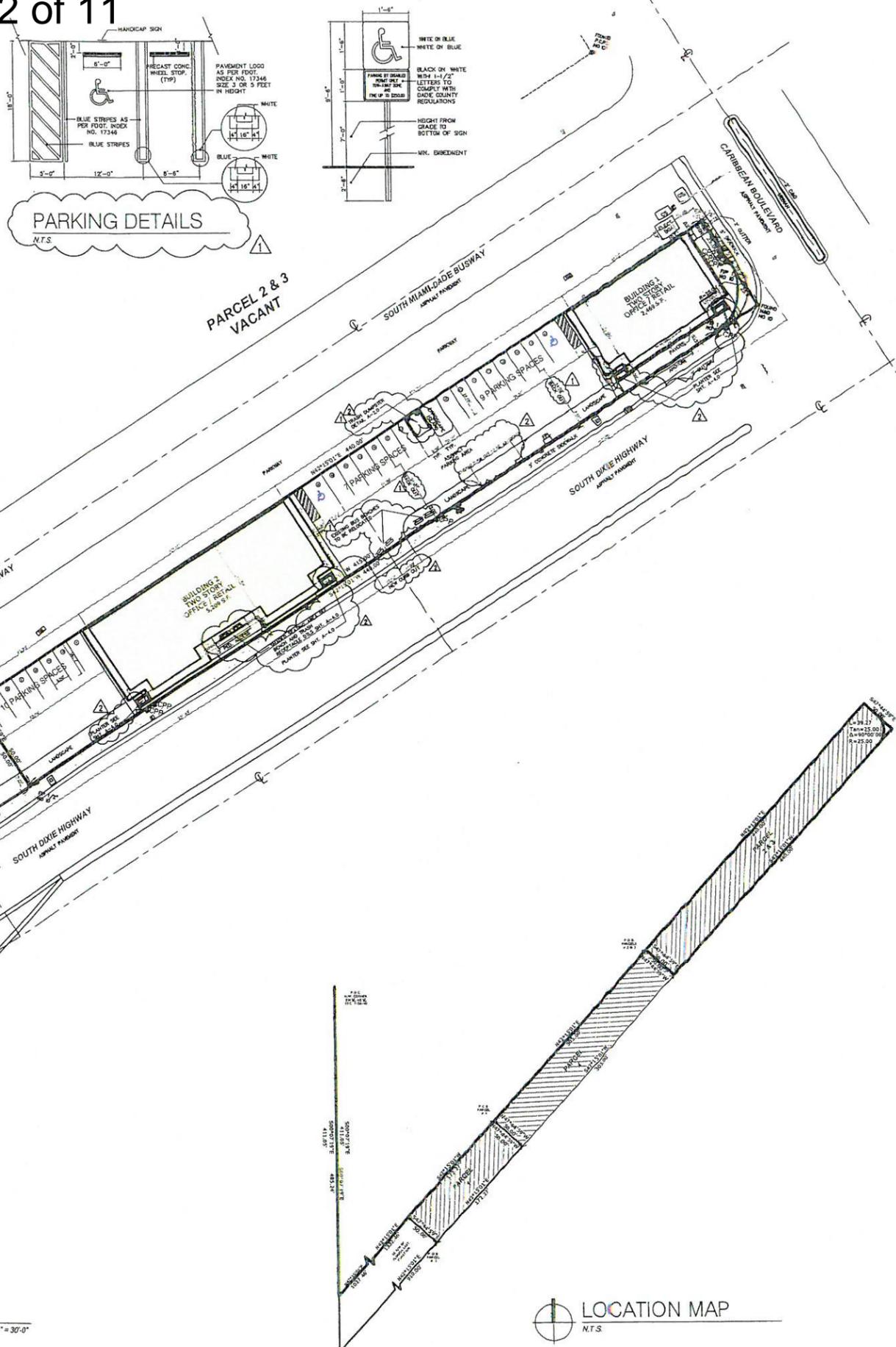
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PROPERTY FOLIO NUMBERS:

- a) 36-6007-000-0333
- b) 36-6007-000-0334
- c) 36-6007-000-0330
- d) 36-6007-000-0336



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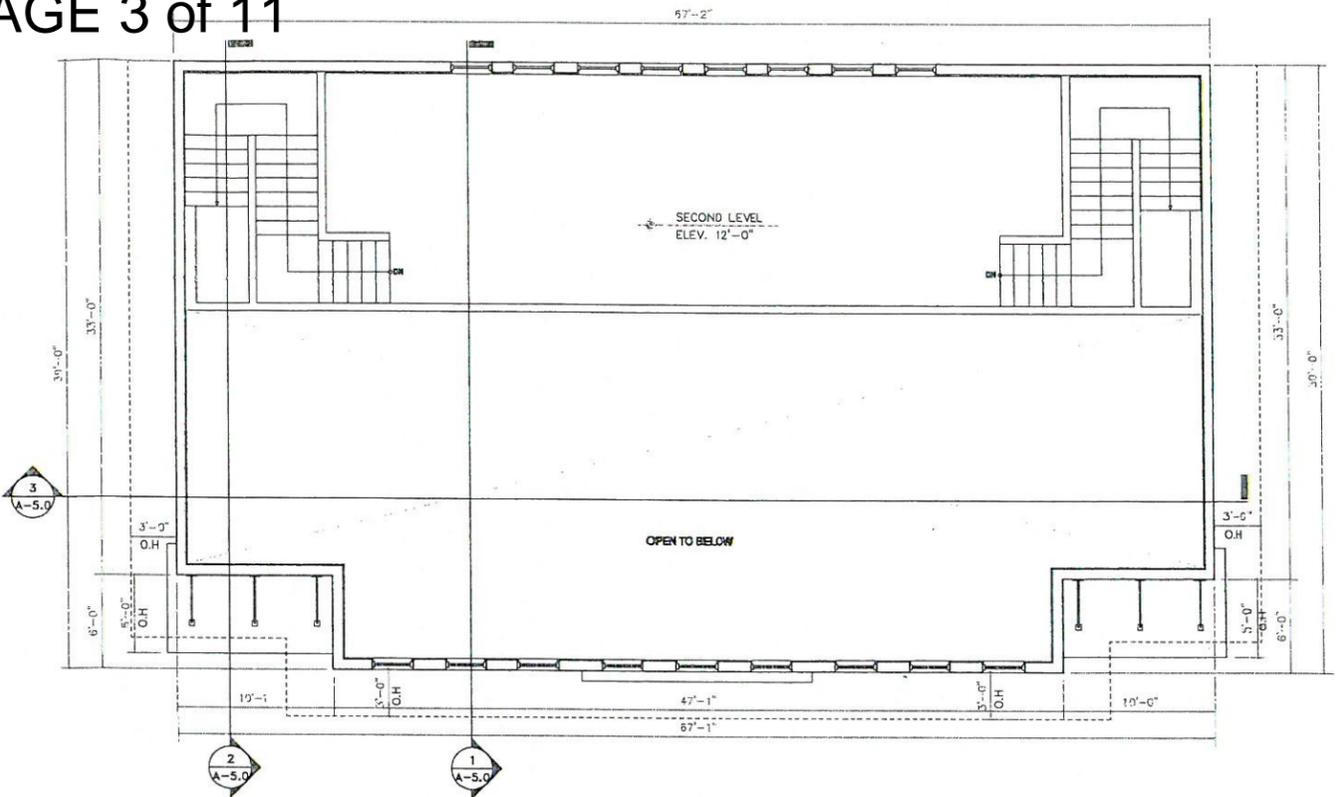
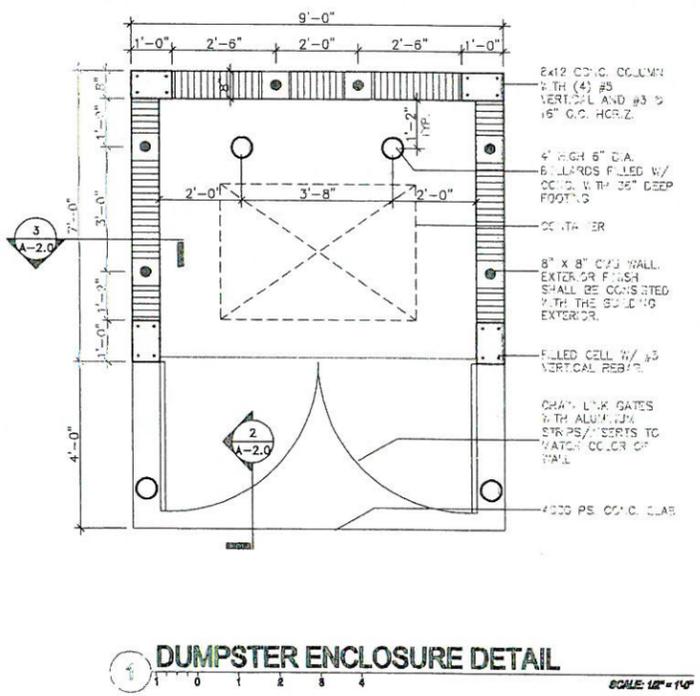
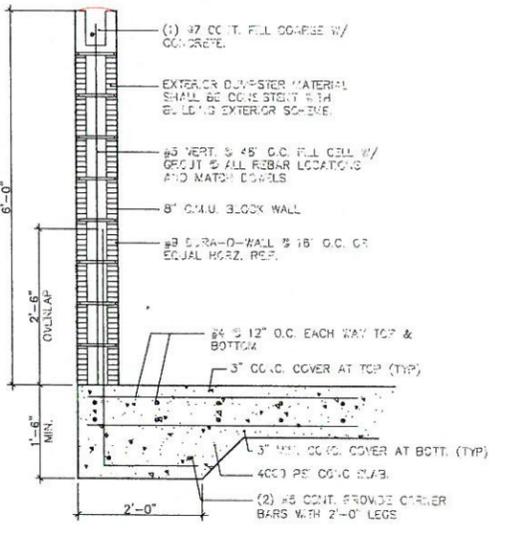
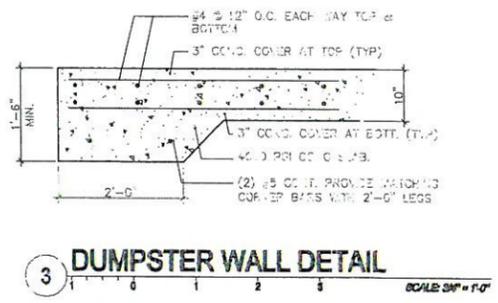
REVISIONS:
B.D. Comments 1-4-16
Building Department and
FDOT Comments 5-8-17

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DATE: 3 JUL 2011
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CHECKED BY

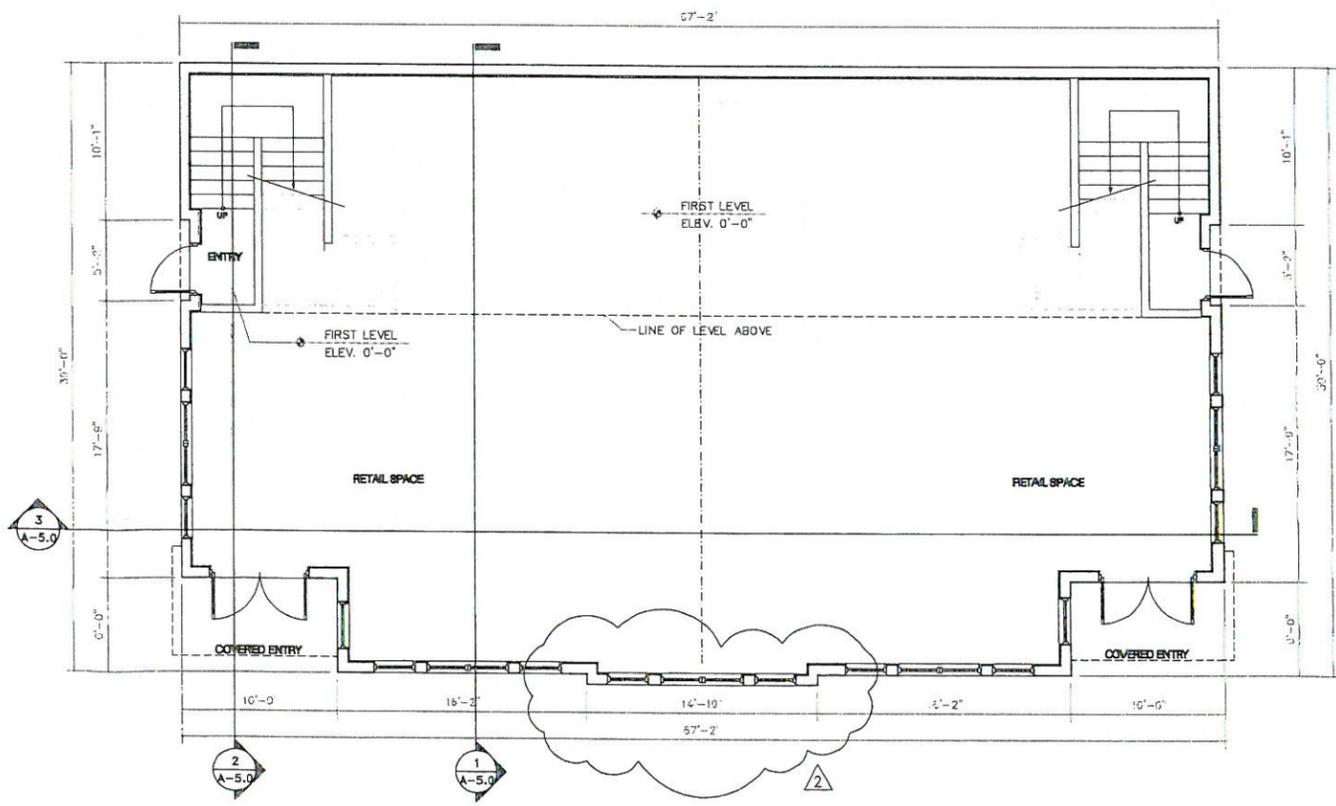
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EXHIBIT "B" PAGE 3 of 11



BUILDING 1 SECOND LEVEL FLOOR PLAN
SCALE 3/16" = 1'-0"



BUILDING 1 FIRST LEVEL FLOOR PLAN
SCALE 3/16" = 1'-0"

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REVISIONS:
A B.D. Comments 1-4
B B.D. Comments 5-5

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DATE: 3 JUL
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A-2.0

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EXHIBIT "B" PAGE 4 of 11

LEGEND:

- A FINISH FIBER STUCCO (PAINT COLOR SW700 - PINK WHITE)
- B TEXTURED STUCCO FIBER BASE (PAINT COLOR SW700 - PINK WHITE)
- C 24" SMOOTH 1/4" STUCCO TRIM (PAINT COLOR SW700 - PINK WHITE)
- D PAINTED CONCRETE (PAINT COLOR SW700 - PINK WHITE)
- E WINDOW GLAZING
- F COVERED ENTRANCE
- G CONC. CANOPY
- H ST. ARCHITECTURAL ORNAMENT
- I FIBERGLASS BASE

DESIGN TREATMENT:

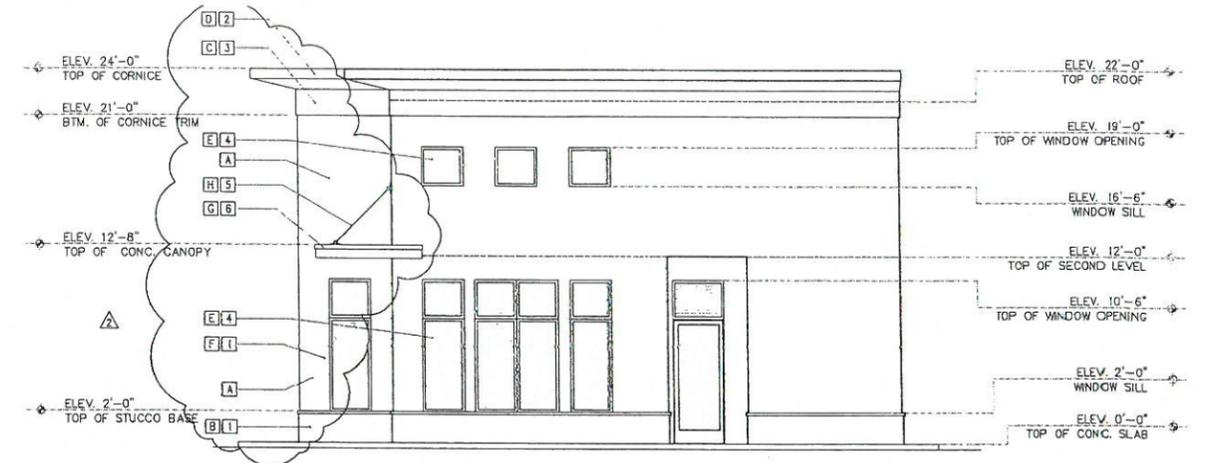
- 1 ENTRANCE PORCH (1)
- 2 3'-0" CANTILEVER (2)
- 3 PAINTED PORCH (5)
- 4 PLYWOOD DISPLAY PLATFORM (5)
- 5 ORNAMENTAL STRUCTURAL DETAILS (5)
- 6 5'-0" PROTECTED COVERED ENTRY (16)
- 7 LANDSCAPE PLANTER & GRAVED SEATING AREA (12)
- 8 SPECIALTY PAVERS DRIVEWAY (13)

BUILDING ONE

FIRST LEVEL FACADE: 204 S.F.		
REQ./ALLOWED	PROVIDED	
402 - 582 S.F.	420 S.F.	52.23 %
ALL FACADE: 1,518 S.F.		
ALLOWED	PROVIDED	
693 S.F.	487 S.F.	32.09 %

BUILDING 1 NORTH ELEVATION

0 2 4 8 12 SCALE 3/8" = 1'-0"



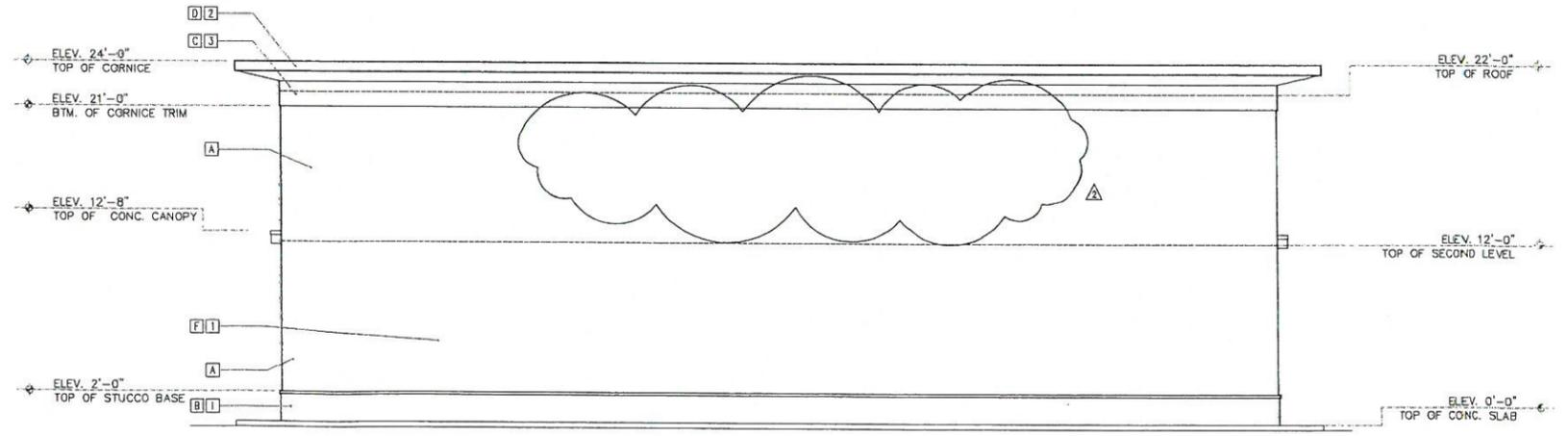
BUILDING 1 SOUTH ELEVATION

0 2 4 8 12 SCALE 3/8" = 1'-0"



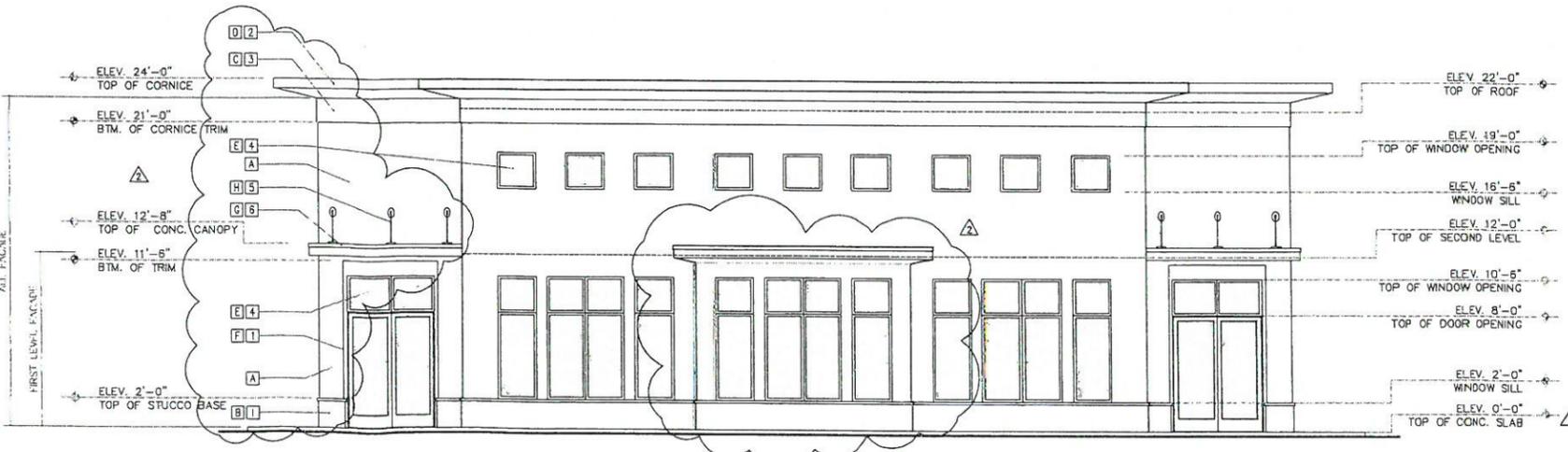
BUILDING 1 WEST ELEVATION

0 2 4 8 12 SCALE 3/8" = 1'-0"



BUILDING 1 EAST ELEVATION

0 2 4 8 12 SCALE 3/8" = 1'-0"



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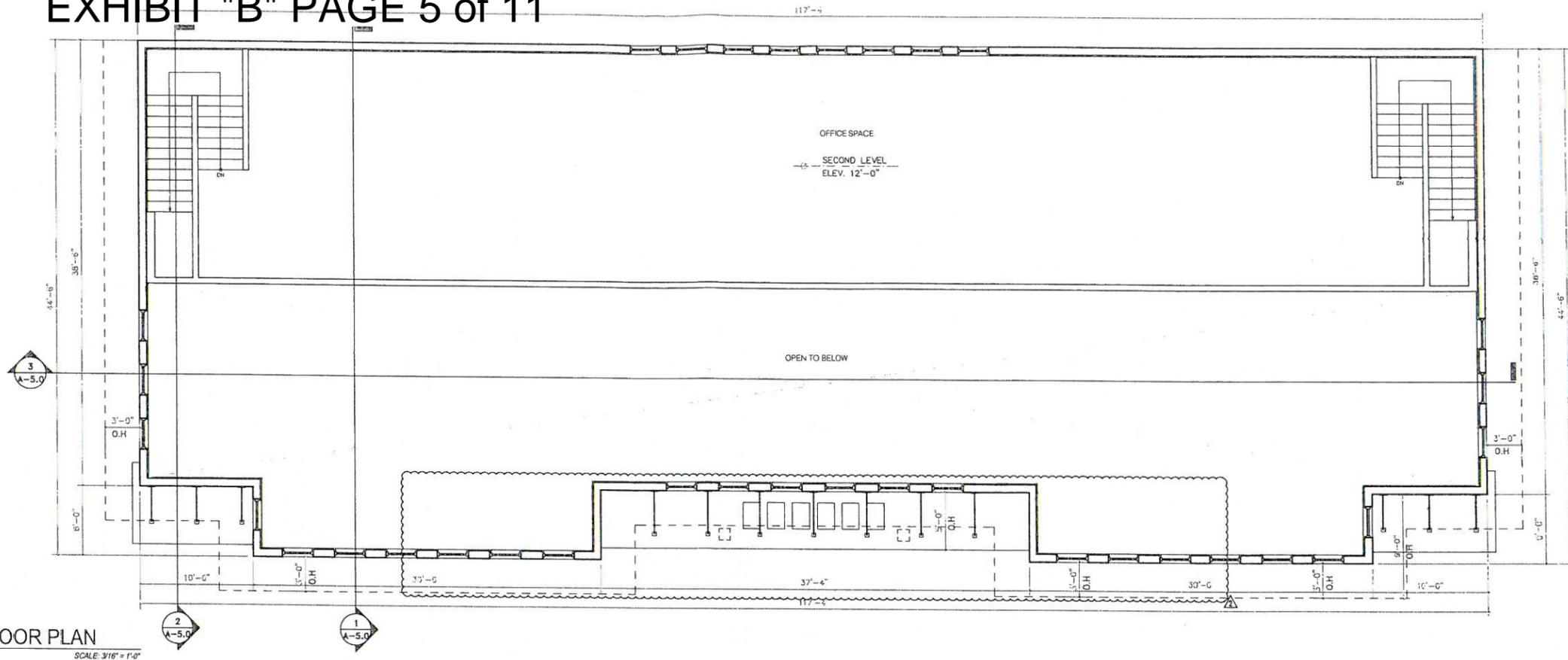
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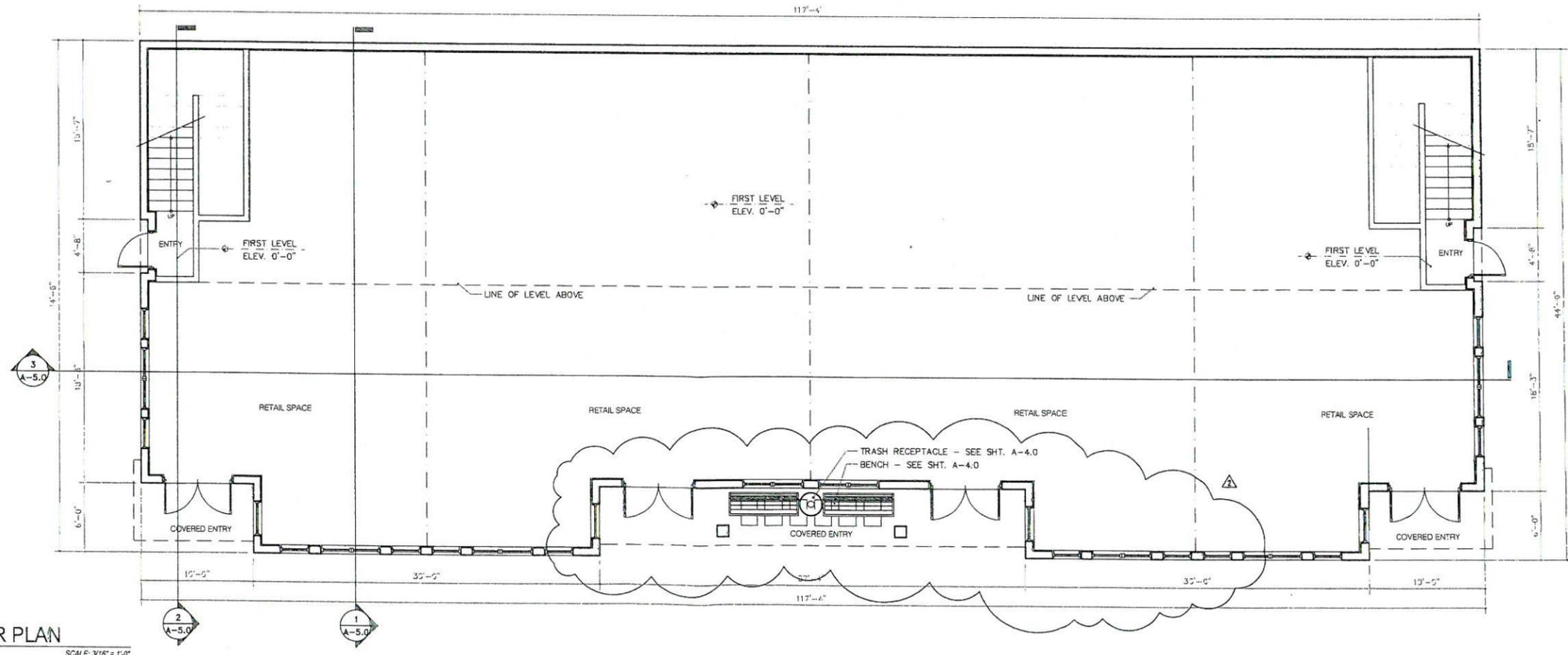
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655 West Flagler St
Sut
Miami, Florida 33

REVISIONS
A B.D. Comments 1-4
B.D. Comments 5-5
COMM. NO. 15
DATE: 3 JUL
DRAWN BY:
CHECKED BY:

A-2.1



BUILDING 2 SECOND LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"



BUILDING 2 FIRST LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"

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REVISIONS:
 △ B.D. Comments 1-4-16
 △ B.D. Comments 5-5-17

COMM. NO. 15-119
 DATE: 3 JUL 2011
 DRAWN BY:
 CHECKED BY:

A-3.0

LEGEND:

- A UNPAINTED 1/4" STUCCO (PAINT COLOR SWATCH - PURE WHITE)
- B TEXTURED STUCCO FINISH BASE (PAINT COLOR SWATCH - GREY 1)
- C 2ND FLOOR FINISH STUCCO TRIM (PAINT COLOR SWATCH - GREY 1)
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- E WINDOW GLAZING
- F OVERHEAD CANOPY
- G CONC. CANOPY
- H STUCCO STRUCTURAL FINISH
- I PROTECTABLE BASE

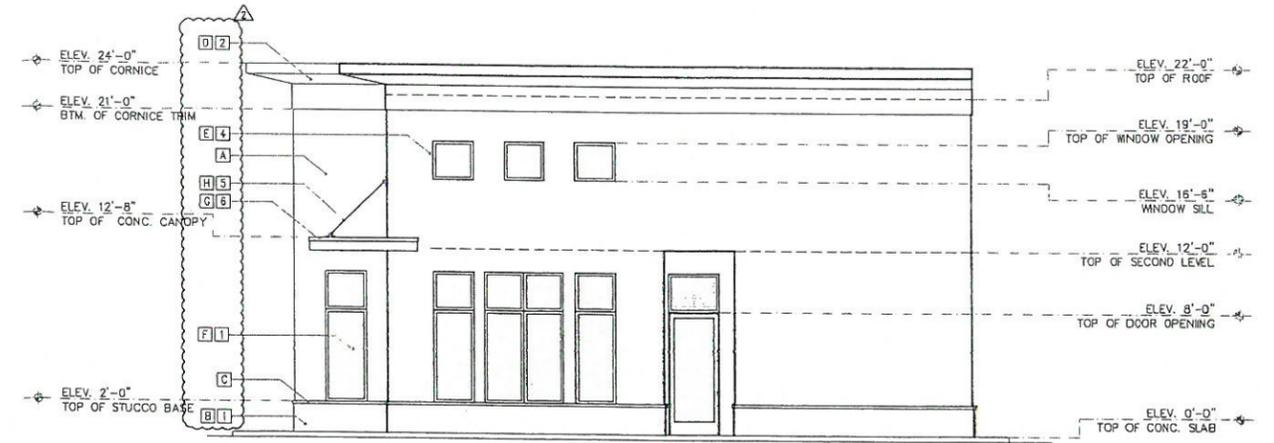
DESIGN TREATMENT:

- 1 OFFICE PERIOD (1)
- 2 3'-0" OVERHEAD (2)
- 3 PAINT PERIOD (9)
- 4 PARTITION DISPLAY & SIGNS (8)
- 5 ORNAMENTAL STRUCTURAL DETAILS (9)
- 6 3'-0" PROTECTED COVERED ENTRY (10)
- 7 LANDSCAPE PLANTING & SHADED SEATING AREA (12)
- 8 SPECIALTY PARTS WALKWAY (13)

BUILDING 2 (EAST FACADE)

FIRST LEVEL FACADE: 1,404 S.F.			
REQ./CALC'D	PROV'D	PERC.	
732	983	711	50.64 %
ALL FACADE: 2,652 S.F.			
ALLOWED	PROV'D	PERC.	
1,193	831	31.33 %	

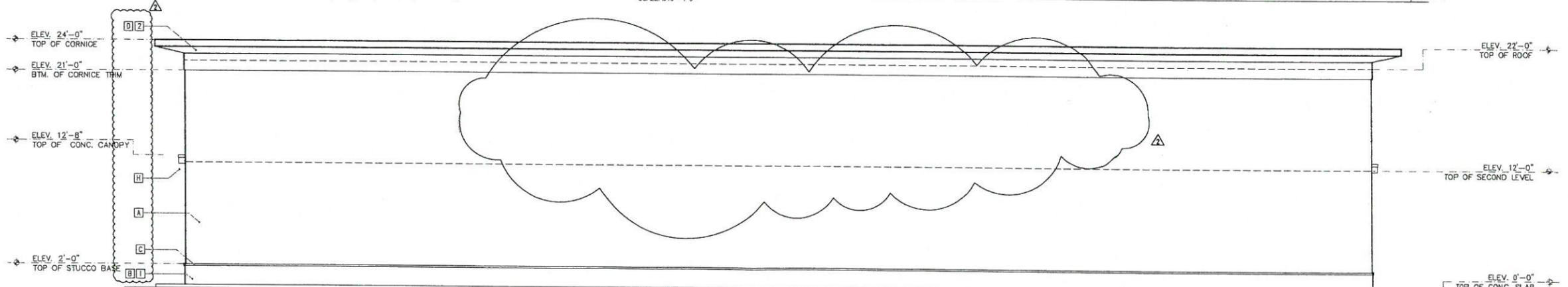
BUILDING 2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



BUILDING 2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



BUILDING 2 WEST ELEVATION
SCALE: 3/16" = 1'-0"



BUILDING 2 EAST ELEVATION
SCALE: 3/16" = 1'-0"



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 A B.D. Comments 1-4-16
 B B.D. Comments 5-5-17
 C B.D. Comments 6-28-17

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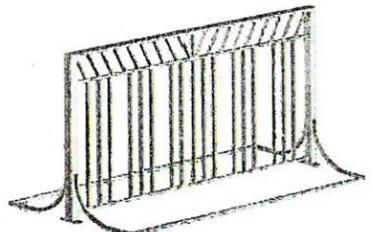
DATE: 3 JUL 2015

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CHECKED BY:

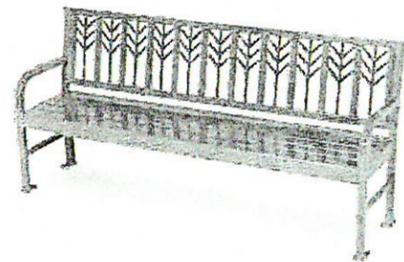
A-3.1

EXHIBIT "B" PAGE 7 OF 11



BIKE RACK DETAIL

12 Blue - Brown Derby Sunrise Series Bike Rack by Belson's Outdoors



BENCH DETAIL

74" - Brown Derby Color Spencer Series Decorative Bench by Belson's Outdoors



TRASH RECEPTACLE DETAIL

32 Gallon - Brown Derby Color Spencer Series Trash Receptacle by Belson's Outdoors

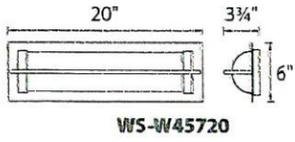


PLANTER DETAIL

63" - Brown Derby Color Spencer Series Rectangular Planter by Belson's Outdoors

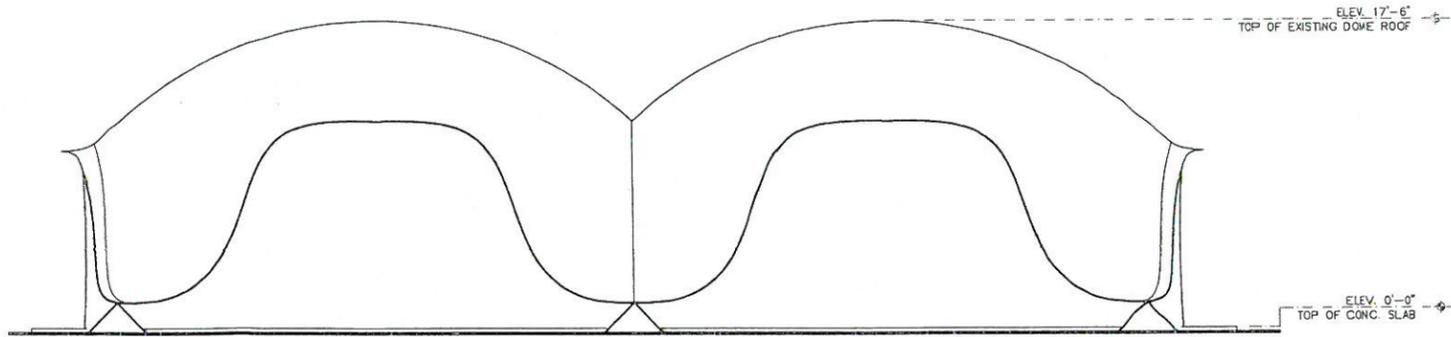


LIGHTING DETAIL



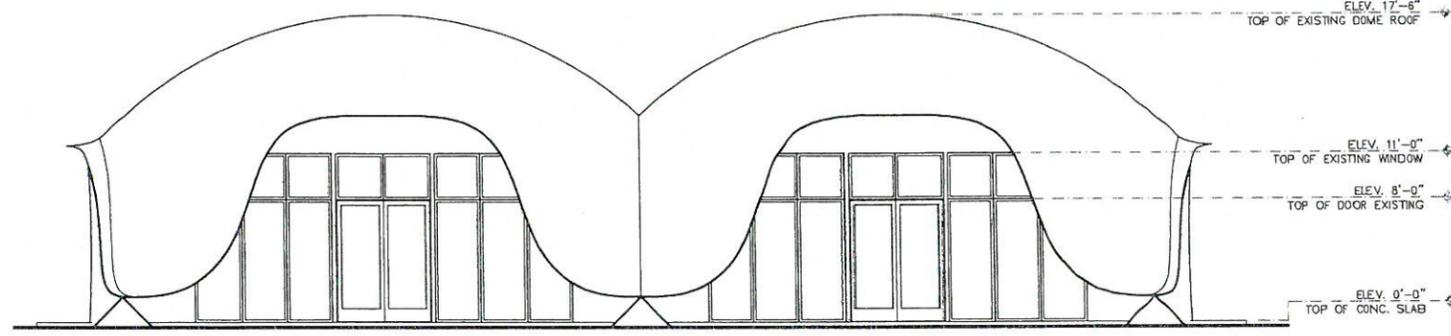
WS-W45720

20" - Black Color Oberon LED Outdoor Wall Sconce by WAC Lighting



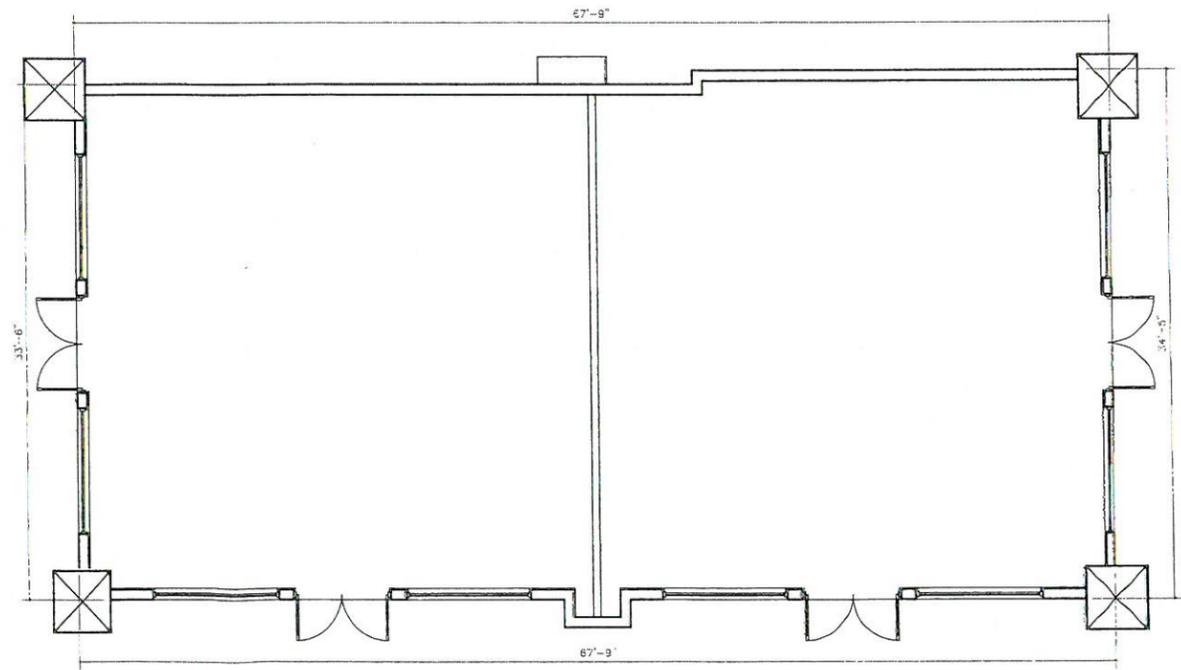
EXISTING BUILDING NORTH / SOUTH / EAST ELEVATION

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



EXISTING BUILDING NORTH / SOUTH / EAST ELEVATION

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



EXIST. BUILDING FLOOR PLAN

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

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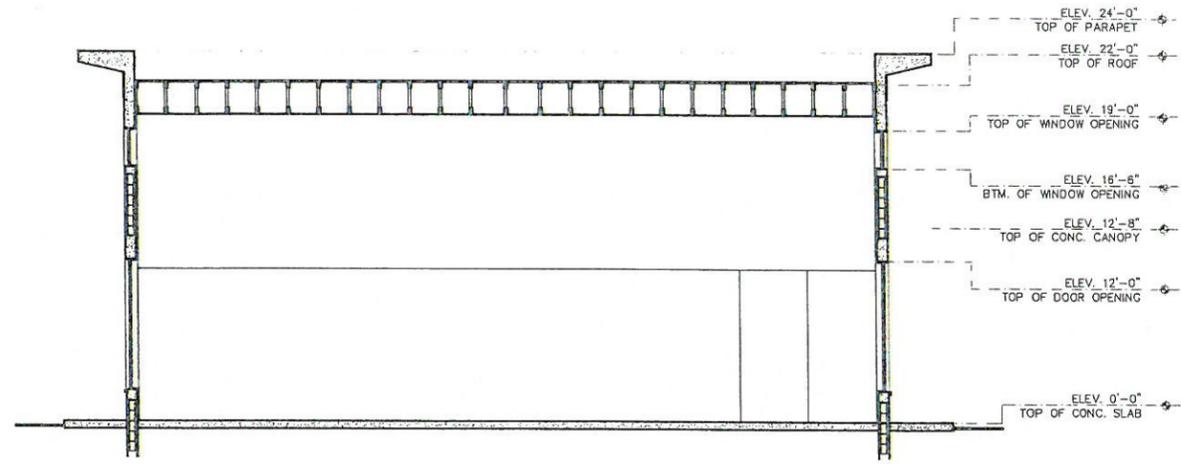
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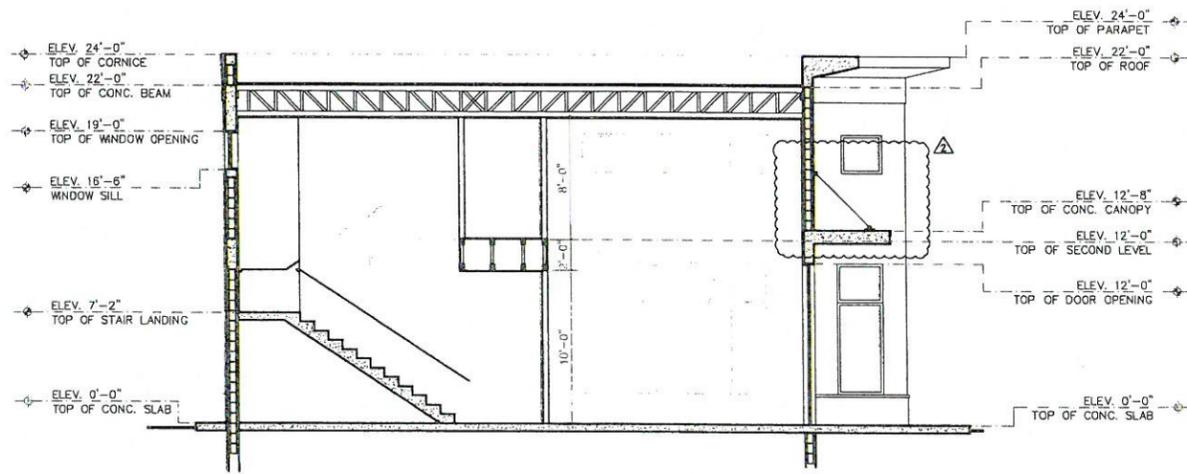
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EXHIBIT "B" PAGE 8 OF 11



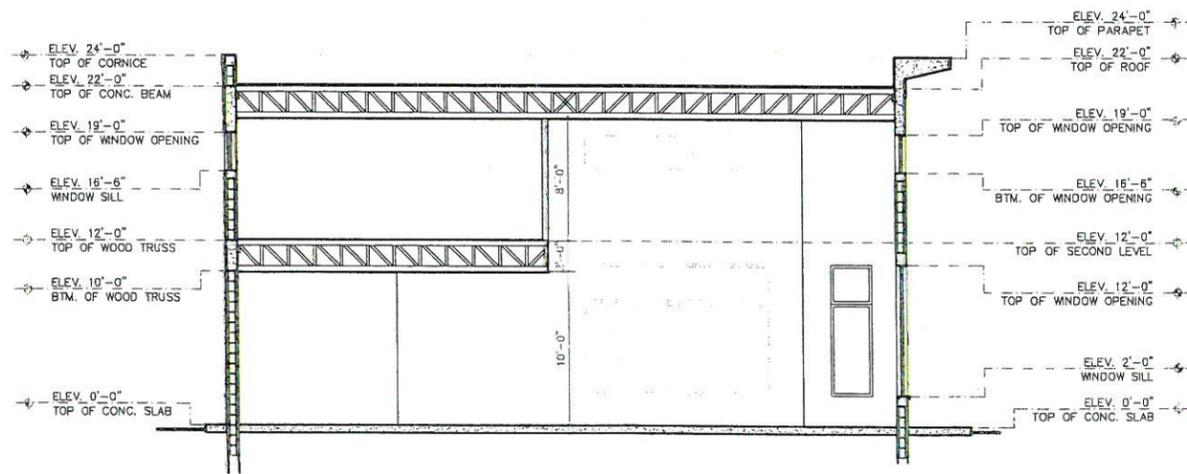
3 TYPICAL BUILDING SECTION

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



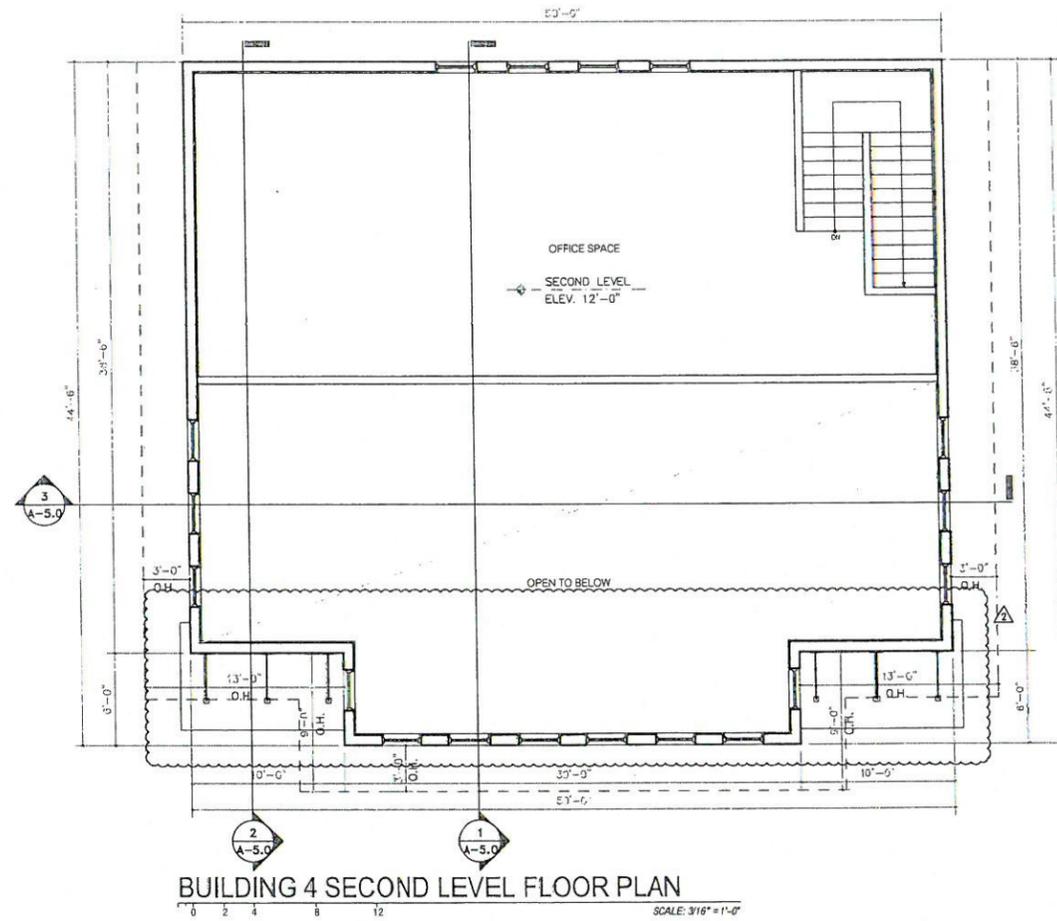
2 TYPICAL BUILDING SECTION

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



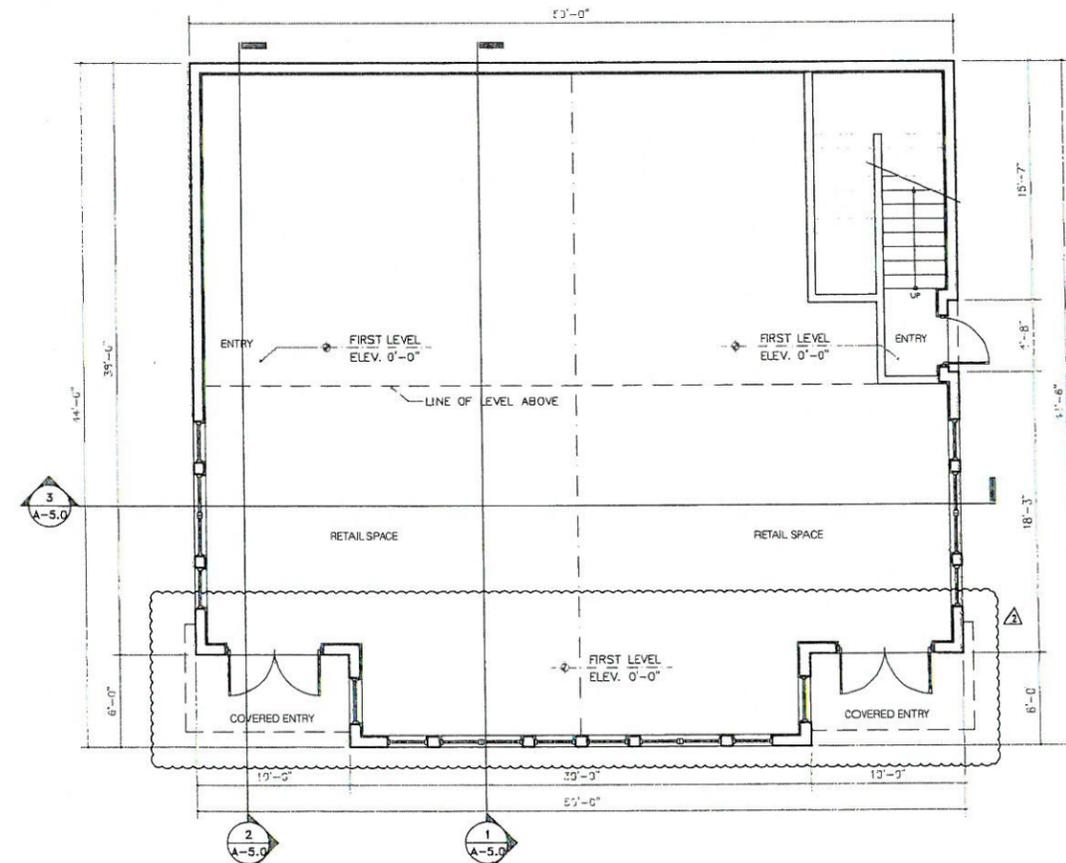
1 TYPICAL BUILDING SECTION

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



BUILDING 4 SECOND LEVEL FLOOR PLAN

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



BUILDING 4 FIRST LEVEL FLOOR PLAN

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

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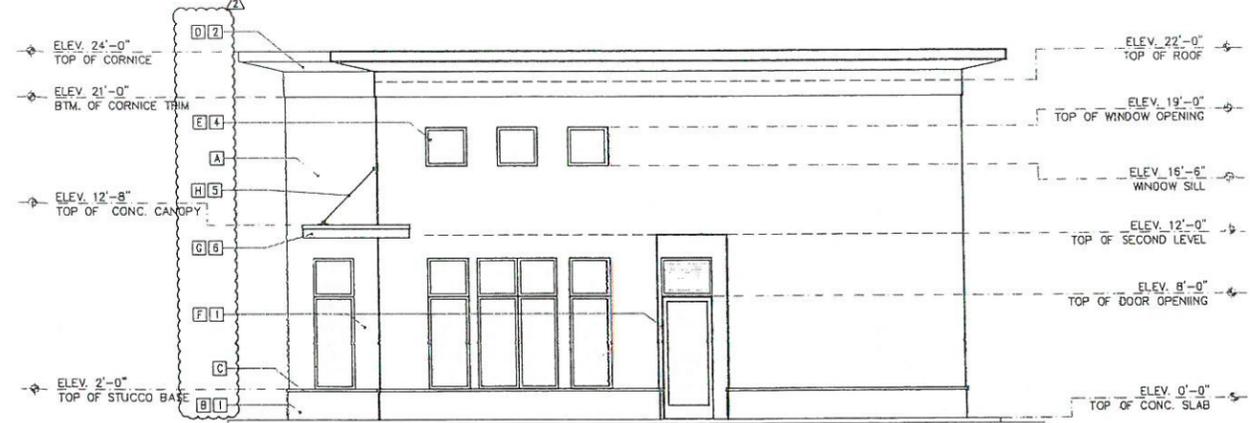
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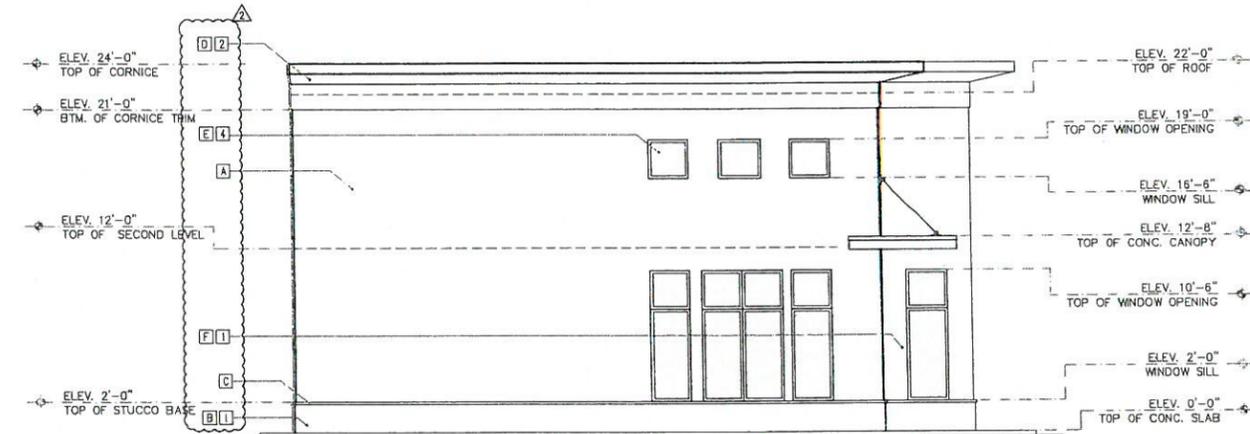
BUILDING 4 NORTH ELEVATION

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



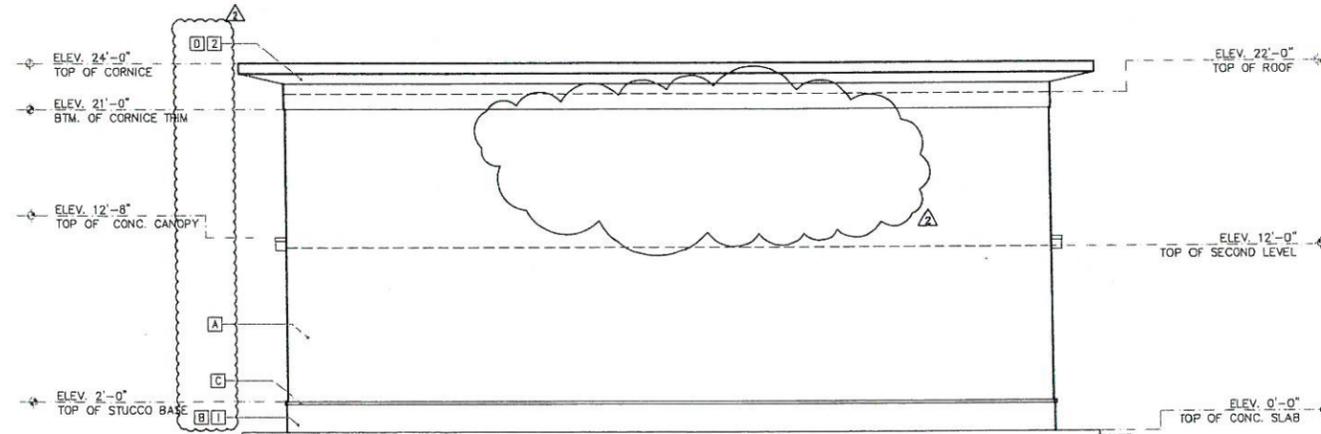
BUILDING 4 SOUTH ELEVATION

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



BUILDING 4 WEST ELEVATION

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



BUILDING 4 EAST ELEVATION

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



LEGEND:

- A) ONDO PASH STUCCO (PAINT COLOR SWATCH - PURE WHITE)
- B) REPAIRD STUCCO FINISH BASE (PAINT COLOR SWATCH - COVERA)
- C) 24" WOOD FINISH STUCCO TRIM (PAINT COLOR SWATCH - EMERALD) (E)
- D) PAINT CORNICE TRIM (PAINT COLOR SWATCH - PURE WHITE)
- E) 1" CONCRETE
- F) COLORED FINISH
- G) CONC. CANOPY
- H) CONC. CANOPY
- I) CONC. CANOPY

DESIGN TREATMENT:

- 1) EXTERIOR FINISH (1)
- 2) 3'-0" CORNICE (2)
- 3) 1'-0" CORNICE (5)
- 4) FINISH CONCRETE (2)
- 5) CONCRETE STRUCTURAL BEAMS (8)
- 6) 5'-0" PROJECTED COLORED SILL (10)
- 7) 1'-0" DOOR FINISH WITH WOOD FINISH AREA (12)
- 8) FINISH PAINTS (13)

BUILDING 4		
FIRST LEVEL FACADE: SQ. S.F.	REQ. / ALLG. REQ.	PROV. / PERC.
300 - 420 S.F.	310 S.F.	51.66 %
ALL FACADES: 1,133 S.F.		
ALLG. REQ.	PROV. / PERC.	
223 S.F.	760 S.F.	25.89 %

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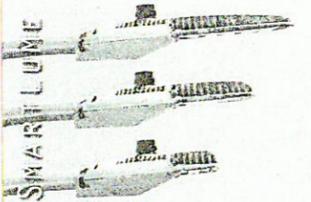
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SMARTLUME LED

KEY SPECIFICATIONS - LUMINAIRE

Optical compartment tightness level: IP 66⁺
 Power compartment tightness level: IP 54⁺
 Impact resistance: IK 10⁺
 Nominal voltage: 120 - 277V - 50-60Hz
 347 - 480V - 50-60Hz
 Life: 100,000+ hours
 CCT: 4000K (3000K and 5700K as options)
 Class 1

Electrical safety class:
 Materials: High-pressure die-cast aluminum
 Lenses: Silicone
 Colors: RAL 7034 (Grey) or RAL 9005 (Black) or other color available
 Lenses: Silicone

KEY ADVANTAGES

- Cost effective and efficient lighting solution for a fast return on investment
- Designed for easy and fast installation
- IP 66 tightness level for long-lasting performance
- Operating temp range -40°F to 122°F, -40°C to 50°C
- Market leading optics, in accordance with RP-08-14 recommendations
- Upward Light Output Ratio (ULOR) = 0
- 3 sizes for flexibility and consistency
- Standard Mast-Arm mounting: 1 1/2" - 2" pipes (42-60mm)
- Meets 3G bridge and overpass vibrations Standards ANSI C115.91-2010
- Large protection 10kV/10kA
- Provided with 3-pin receptacle (shorting cap optional)
- Optional control solutions: photocell and/or Onset® control systems

(*) According to IEC - EN 60598
 (**) According to IEC - EN 60529



ANSI C115.91-2010
 IEC 60598-2-1:2015
 IEC 60529:2013

Photometric data, date of revision: 07/12/2014

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SMARTLUME LED LIGHTING

BEST IN CLASS OPTICS

SmartLume's low profile and streamline design coupled with its wide range of sizes and optical options make it perfect choice for lighting Major and Minor Roadways, City Streets both in Downtown and residential areas, and Parking applications. New optics have been design to provide market leading optics in accordance with IES RP-08-14 (Roadway Lighting) and IES RP-20-14 (Parking Facilities) recommendations.

A full replacement range is possible from 50W to 400W HPS with the 3 scalable sizes offered by SmartLume's adjustable LED optical block design. This is the first full range solution that provides efficient ROI for the entire range, including 400W replacement.

SmartLume offers the fastest ROI on the market when combining price and maintenance savings. The high level of quality will provide sustained lighting and aesthetic appeal for the lifetime of the installation.

A WIDE RANGE OF APPLICATIONS

Constructed with superior quality to cost ratio, SmartLume is ideal for:

- Major/Minor Roadways
- City and Residential Streets
- Parking Lots
- Municipal parks and recreation areas

DIMENSIONS AND HEIGHT

	SmartLume 1	SmartLume 2	SmartLume 3
L	19.2" 487mm	23.9" 607mm	28.6" 727mm
H1	5.2" 131mm	5.2" 131mm	5.2" 131mm
H2	6.4" 162mm	6.4" 162mm	6.4" 162mm
L	13" 330mm	13" 330mm	13" 330mm
Weight	14.3 lbs 6.5 kg	16.5 lbs 7.5 kg	18.7 lbs 8.5 kg



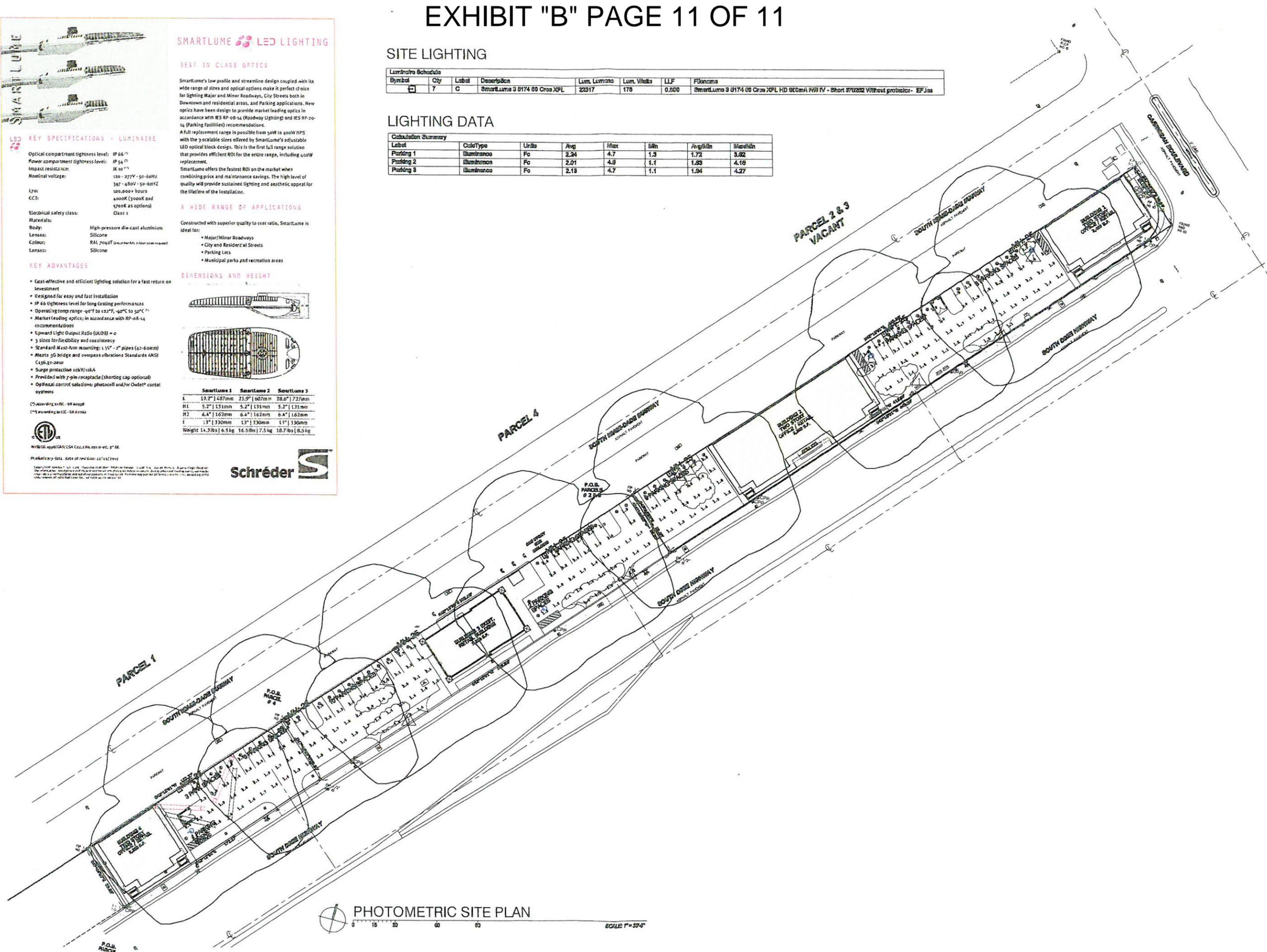
EXHIBIT "B" PAGE 11 OF 11

SITE LIGHTING

Symbol	Qty	Label	Description	Lum. Lumens	Lum. Value	LLF	Footcandle
☐	7	C	SmartLume 3 0174 00 Cree XPL	22317	176	0.500	SmartLume 3 0174 00 Cree XPL HD 0200A P/N IV - Short 370222 Without protector - EFL3a

LIGHTING DATA

Label	Calculation Summary	CalcType	Units	Avg	Min	Max	Avg/ft ²	Max/ft ²
Parking 1		Illuminance	Fc	2.24	4.7	1.3	1.72	3.82
Parking 2		Illuminance	Fc	2.01	4.8	1.1	1.83	4.18
Parking 3		Illuminance	Fc	2.18	4.7	1.1	1.94	4.27



PHOTOMETRIC SITE PLAN
 SCALE 1" = 30'-0"

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DATE: 3 JUL

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E-1