

Gabriela Fojt
 Digitally signed by Gabriela Fojt
 Date: 2025.07.31 14:24:32 -0400

The Mirror of Paradise
 Gabriela Fojt
 LA 6667277
 ISA FL-10207A

2300 E Oakland Park Blvd
 Suite 208
 Fort Lauderdale
 FL 33306
 c (854) 478 3064
 www.florida-landscape.com
 gabriela@themirrorofparadise.com



SCALE 1"=10'-0"
 DESIGNED BY GF
 DRAWN BY KM,GF
 CHECKED BY GF
 DATE 07.31.2025
 REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

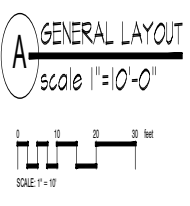
REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

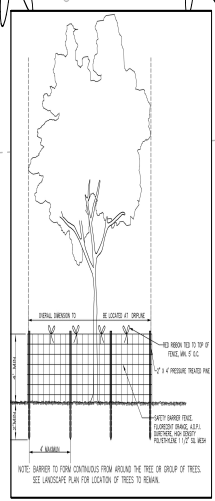


IF YOU DIG FLORIDA, CALL US FIRST!
 1-800-432-4770
 SUBSISTING STATES: PENNSYLVANIA, MICHIGAN, ILLINOIS, INDIANA, OHIO, WEST VIRGINIA, MISSISSIPPI, ALABAMA, ARIZONA, CALIFORNIA, COLORADO, CONNECTICUT, DELAWARE, DISTRICT OF COLUMBIA, FLORIDA, GEORGIA, HAWAII, ILLINOIS, INDIANA, IOWA, KANSAS, KENTUCKY, LOUISIANA, MAINE, MARYLAND, MASSACHUSETTS, MICHIGAN, MINNESOTA, MISSISSIPPI, MISSOURI, MONTANA, NEBRASKA, NEVADA, NEW HAMPSHIRE, NEW JERSEY, NEW YORK, NORTH CAROLINA, NORTH DAKOTA, OHIO, OKLAHOMA, OREGON, PENNSYLVANIA, RHODE ISLAND, SOUTH CAROLINA, SOUTH DAKOTA, TENNESSEE, TEXAS, UTAH, VERMONT, VIRGINIA, WASHINGTON, WEST VIRGINIA, WISCONSIN, WYOMING.

NOTE: INDICATED UTILITIES ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL UTILITIES ON SITE PRIOR TO COMMENCEMENT OF ANY WORK. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR UTILITY DAMAGE.

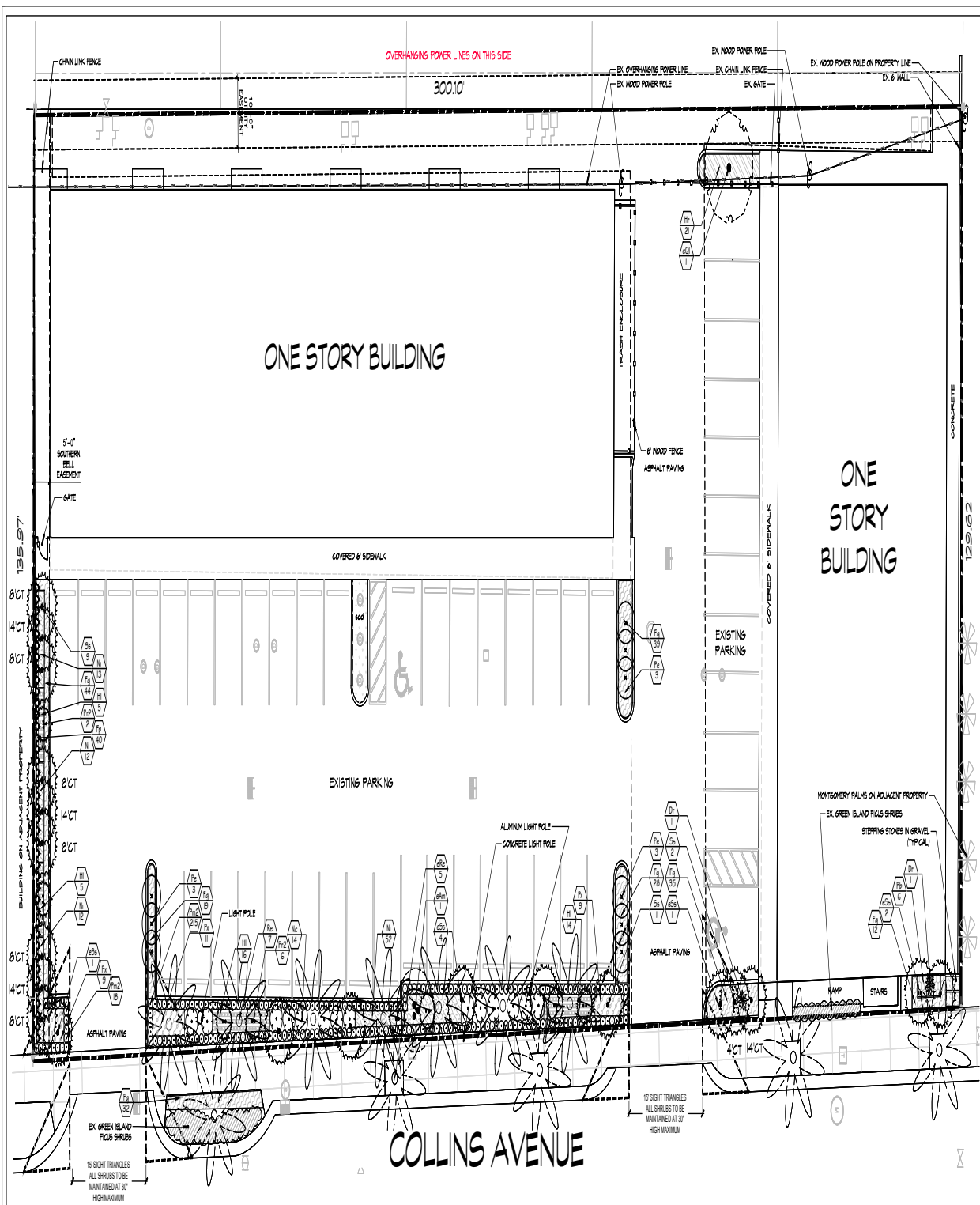
EXISTING TREES & PALMS

CODE	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT	CANOPY	NOTES	ACTION
TREES							
01	Sabal palmetto	Coquina Palm	11"	15' CT	10'		TO REMAIN
02	Sabal palmetto	Coquina Palm	16.5"	15' CT	10'		TO REMAIN
03	Rhynchospora alata	Florida Royal Palm	13.5"	20' CT	20'	Trunk wounds	TO REMAIN
04	Rhynchospora alata	Florida Royal Palm	18"	20' CT	20'		TO REMAIN
05	Sabal palmetto	Coquina Palm	11"	15' CT	10'		TO REMAIN
06	Quercus laurifolia	Lauri-leaved Oak	11"	15' GA	16'	in power lines, slight setback	TO REMAIN
07	Sabal palmetto	Coquina Palm	14"	15' CT	10'	mechanical wounds on trunk	TO REMAIN
08	Rhynchospora alata	Florida Royal Palm	15.5"	20' CT	20'	Trunk wounds	TO REMAIN
09	Sabal palmetto	Coquina Palm	12"	15' CT	10'	Trunk wounds	TO REMAIN
10	Abutilon venosum	Christmas Palm Tree	8" ± 4.5" triple	12'	12'		TO REMAIN
11	Rhynchospora alata	Florida Royal Palm	18"	15' CT	20'		TO REMAIN
12	Sabal palmetto	Coquina Palm	17"	15' CT	10'		TO REMAIN
13	Sabal palmetto	Coquina Palm	16.5"	15' CT	10'		TO REMAIN
14	Rhynchospora alata	Florida Royal Palm	16.5"	15' CT	20'	rotted inside in trunk	TO REMAIN
15	Sabal palmetto	Coquina Palm	16.5"	15' CT	10'	Trunk wounds	TO REMAIN

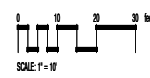


COLLINS PLAZA
 6772-6812 Collins Avenue
 Miami Beach, Florida

REMOVAL PLAN



A GENERAL LAYOUT
 scale 1"=10'-0"



IF YOU DIG FLORIDA... CALL US FIRST!
 1-800-432-4770
 SHIRLEY STATE (RECALLING OF FLORIDA, INC. IT'S THE LAW

NOTE:
 INDICATED UTILITIES ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL UTILITIES ON SITE PRIOR TO COMMENCEMENT OF ANY WORK. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR UTILITY DAMAGE.

SEE LP-2 FOR PLANT SCHEDULE

MULCH TO BE SHREDDED PINE, EUCALYPTUS OR FLORIMULCH (100% MELALEUCA MULCH). CYPRESS MULCH, RED COLORED MULCH, AND RUBBER MULCH PROHIBITED.

HORIZONTAL CLEARANCE TO UTILITIES, A MINIMUM 5 FT IS REQUIRED FOR SMALL TREES AND 10 FT FOR LARGE TREES WITH INTRUSIVE ROOT SYSTEMS. IF CLEARANCE LESS THAN REQUIRED, INSTALL ROOT BARRIERS (BY DEEPROOT OR EQUIVALENT) MIN. 12" FROM UTILITY AS PER MANUFACTURER INSTRUCTIONS



Gabriela Fojt
 Gabriela Fojt
 Digitally signed by Gabriela Fojt
 Date: 2025.07.31 14:26:57 -0400

The Mirror of Paradise
 Gabriela Fojt
 LA 6667277
 ISA FL-10207A

2300 E Oakland Park Blvd
 Suite 208
 Fort Lauderdale
 FL 33306
 c. (854) 478 3064
 www.florida-landscape.com
 gabriela@themirrorofparadise.com



SCALE 1"=10'-0"
 DESIGNED BY KM,GF
 DRAWN BY KM,GF
 CHECKED BY GF
 DATE 07.31.2025
 REVISIONS

COLLINS PLAZA
 6772-6812 Collins Avenue
 Miami Beach, Florida

LANDSCAPE PLAN

SPRAY PATTERNS MAY CHANGE. CONTRACTOR TO MAKE NECESSARY ADJUSTMENT IN FIELD TO PREVENT OVER SPRAY

DIRECT SPRAY INTO PLANTERS SYMBOLS DO NOT REPRESENT THE DIRECTION OF SPRAY

LATERAL AND MAIN PIPE LOCATION IS SHOWN FOR CLARITY PURPOSE ONLY. INSTALL PIPES WITHIN PLANTING BEDS.

THE CONTRACTOR SHALL MAKE ALL ADJUSTMENTS TO THE IRRIGATION SYSTEM TO ENSURE 100% COVERAGE

THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.

THE CONTRACTOR SHALL PROVIDE FULL SIZE "AS BUILT" DRAWINGS AS WELL AS A REDUCED SIZE WITH COLOR CODED ZONES SHOWING ZONES AND LIMITS, IN A WATERPROOF CLEAR SHEET PROTECTOR FOR CONTROLLER.

CONTRACTOR SHALL REVIEW VALVE, CONTROLLER AND RAIN SWITCH LOCATION WITH GENERAL CONTRACTOR OR OWNER PRIOR TO CONSTRUCTION.

WHEN LOCATING ONE VALVE BOX NEXT TO ANOTHER, THERE SHALL BE A MIN. OF 18" SEPARATION TO ALLOW SOD TO GROW BETWEEN.

SEE IR-2 FOR IRRIGATION SCHEDULE



Gabriela Fojt
 Gabriela Fojt
 Digitally signed by Gabriela Fojt
 Date: 2025.07.31 14:25:46 -0400

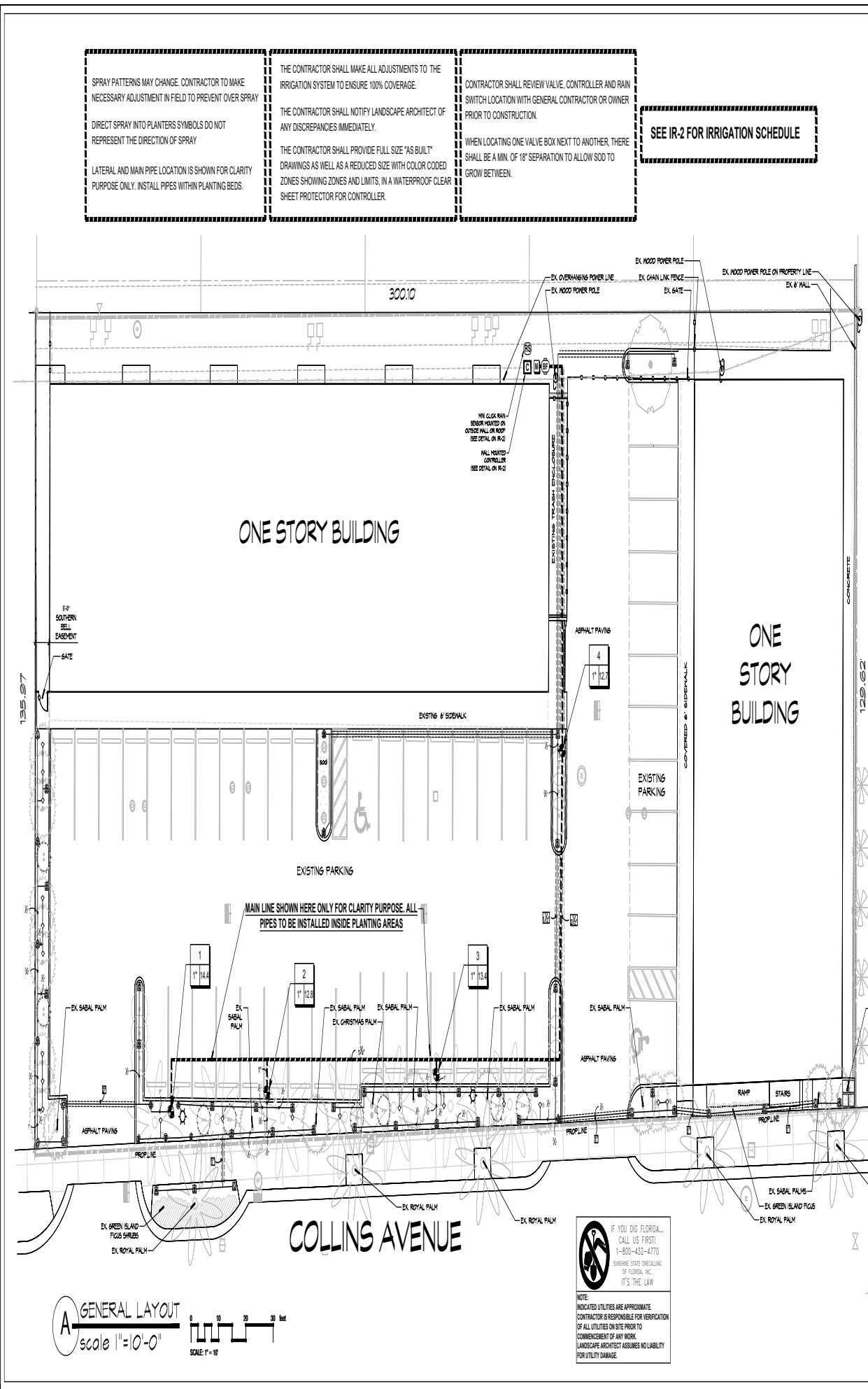
The Mirror of Paradise
 Gabriela Fojt
 LA 6667277
 ISA FL-10207A

2300 E Oakland Park Blvd
 Suite 208
 Fort Lauderdale
 FL 33306
 c (954) 478 3064
 www.florida-landscape.com
 gabriela@themirrorofparadise.com



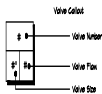
SCALE 1" = 10'-0"
 DESIGNED BY GF
 DRAWN BY KM,GF
 CHECKED BY GF
 DATE 07.31.2025
 REVISIONS

COLLINS PLAZA
 6772-6812 Collins Avenue
 Miami Beach, Florida
IRRIGATION PLAN



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	PSI
	Hunter PROS-04 5' strip spray	2	30
	Hunter PROS-02 short radius nozzles	1	30
	Hunter PROS-02 5' strip spray	36	30
	Hunter PROS-02 8' radius	5	30
	Hunter PROS-02 10' radius	2	30
	Hunter PROS-00 5' strip spray	4	30
	Hunter PROS-00 10' radius	1	30
	Hunter AFB 0	4	30
SYMBOL	MANUFACTURER/MODEL	QTY	
	Hunter PGV-016	4	
	Zurn 120A 3/4"		
	Hunter Pro-C		
	Hunter FLOW-CLICK-100		
	Water Meter 5/8"		
	Irrigation Lateral Line: P.V.C. Class 200 SDR 21	766' #	
	Irrigation Mainline: P.V.C. Schedule 40	219.4 #	
	Pipe Sleeve: P.V.C. Class 200 SDR 21	267.0 #	



VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Hunter PGV-016	1"	Strip Spray	4.38	276.4	35.2	31.4	1.45 in/h
2	Hunter PGV-016	1"	Strip Spray	2.69	239.4	33.1	46.4	1.9 in/h
3	Hunter PGV-016	1"	Strip Spray	9.35	179.6	32.4	45.6	2.1 in/h
4	Hunter PGV-016	1"	Strip Spray	1.34	181.0	31.2	46.9	1.36 in/h
	Common Wire			274.9				

CRITICAL ANALYSIS

Generated: 2025-07-31 13:48

PGV NUMBER: 01
Water Source Information:

FLOW AVAILABLE
Water Meter Size: 5/8"
Flow Available: 15 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 35 PSI
Elevation Change: 2.00 ft
Service Line Size: 1/2"
Length of Service Line: 20 ft
Pressure Available: 34 PSI

DESIGN ANALYSIS
Maximum Station Flow: 14.38 GPM
Flow Available at POC: 15 GPM
Residual Flow Available: 0.62 GPM

Critical Station: 1
Design Pressure: 30 PSI
Friction Loss: 3.24 PSI
Fittings Loss: 0.52 PSI
Elevation Loss: 0 PSI
Loss through Valve: 1.84 PSI
Pressure Req. at Critical Station: 35.2 PSI
Loss for Fittings: 0.36 PSI
Loss for Main Line: 3.36 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 4.6 PSI
Loss for Water Meter: 7.64 PSI
Critical Station Pressure at POC: 31.4 PSI
Pressure Available: 34 PSI
Residual Pressure Available: 2.64 PSI

IRRIGATION SPECIFICATIONS

A. EXTENT:

Includes furnishing all labor, materials and equipment for the proper installation of the irrigation system. The work includes, but is not limited to the following: (1) Trenching and Backfill; (2) Automatically Controlled Irrigation System; (3) Test: All Systems and Make Operative; (4) "As-Built" Drawings.

B. GENERAL:

- Permits and Fees: Obtain all permits and pay required fees to any governmental agency having jurisdiction over the work. Inspections required by local ordinances during the course of construction shall be arranged as required. On completion of the work, satisfactory evidence (or representative to show shall be furnished to the Owner's contract that all work has been installed in accordance with the drawings and code requirements.
- Approval: Whenever the terms "approved" or "approved" are used in the specifications, they shall mean the approval of the Owner's representative in writing.
- Before any work is started, a conference shall be held between the contractor and the Owner's construction representative concerning the work under this Contract.
- Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
- Inspection of Site:
 - Contractor shall acquire himself with all site conditions. Satisfaction of his proposal shall be considered evidence that the examination has been conducted. Should it later be found during excavations, Contractor shall promptly notify the Owner as to further action. Construction representative for instructions. Failure to do so will make Contractor liable for any and all damage thereto arising from his operations subsequent to discovery of such sites not shown in plans.
 - Contractor shall make necessary adjustments if the legal as may be required to correct to existing site conditions should such sites not be located exactly as shown, and as may be required to work around existing work at no increase in cost to the Owner's construction representative.
- Protection of Existing Plants and Site Conditions: The Contractor shall take necessary precautions to protect site conditions to remain. Should damage be incurred, the Contractor shall repair the damage to its original condition at its own expense.
- The Owner reserves the right to substitute, add, or delete any material or work as the work progresses. Adjustments to the contract price shall be negotiated if deemed necessary by the Owner on a per diem basis. Material or work which does not conform.
- The Owner reserves the right to reject Rejected work shall be removed or corrected to the Contract Documents, if possible, at the earliest.
- Work Schedule: Within 10 days after award of the Contract, the contractor shall submit to the Owner a work schedule.
- "As-Built" Irrigation Drawings: Prepare an "As-Built" drawing on a blueprint which shall show deviations from the bid documents made during construction affecting the main line, pipe, controller locations, remote control valves and solenoid valves. The drawings shall also include all site, material and manufacturer's name and show approved substitutions and existing same and existing water. The drawings shall be delivered to the Owner's construction representative before the acceptance of the work.
- Final Acceptance: Final acceptance of the work may be obtained from the Owner's construction representative upon the satisfactory work, completion of all work.
- Guarantee: All work shall be guaranteed for one year from date of acceptance against all defects in material, equipment and workmanship. Guarantee shall also cover repair of damage to any part of the premises resulting from leaks or other defects in material, equipment and construction representative. Workmanship to the satisfaction of the Owner. If required, it shall be done promptly at no cost to the Owner.

C. MATERIALS:

- General: All materials throughout the system shall be new and in perfect condition.
- Plastic Piping: All main lines shall be Sch. 40 Type 100-200 polyvinyl chloride (PVC) pipe and shall conform to CS-258-45. All lateral piping shall be P.V.C. Class 200 SDR 21 polyvinyl chloride (PVC) pipe and shall conform to CS-258-45.
- Plastic Fittings: Sch. 40 solvent weld polyvinyl chloride (PVC) for mainline and Sch. 40 solvent weld polyvinyl chloride (PVC) for some laterals, as manufactured by Sierra, Lasso, or approved equal.
- Solvent Cement: Compatible with PVC pipe, proper consistency, and color.
- Sprinkler Head Risers: Sch. 40 P.V.C. for risers. Pipe shall be cut in a standard pipe cutting tool with sharp cutters. Remove only to full diameter of pipe and clean all rough edges or burrs. Cut all threads accurately with sharp dies. Not more than three (3) full threads shall show beyond fittings when pipe is made up. Assemblies shall be as detailed.
- Automatic Controllers: See Legend.
- Remote Control Valves:
 - Control Wiring: 24 volt solid U.L. approved for direct burial in ground. Minimum wire size: #4 gauge.
 - Sleeves for Control Wiring: Under all walks and paved areas and where indicated on drawings. Minimum P.V.C. 1/2-80 psi plastic pipe. See Legend.
- Sprinkler Heads.

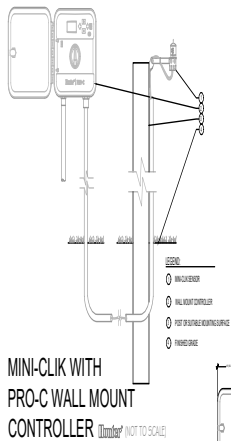
D. WORKMANSHIP:

- Lay out work as accurately as possible to the drawings. The drawings, though carefully drawn, are generally diagrammatic to the extent that slight shifts, offsets, and all fittings are not shown.
- The Contractor shall be responsible for full and complete coverage of all irrigated areas and shall make any necessary minor adjustments at no additional cost to the Owner's construction representative.
- Any major revisions to the irrigation system must be submitted and approved in written form, along with any change in contract price.

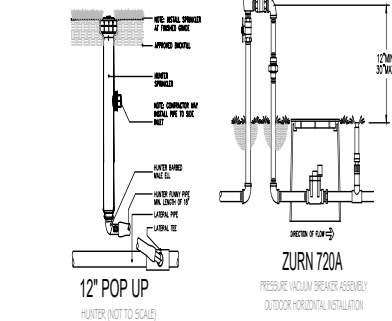
E. INSTALLATION:

- Excavation and Trenching:
 - Perform all excavations as required for the installation of the work, including under this section including shoring of earth banks to prevent cave-ins. Restore all surfaces, existing underground installations, etc. damaged or cut as a result of the excavations to their original condition and in a manner approved by the Owner.
 - Trenches shall be made wide enough to allow a minimum of 6 inches between parallel pipe lines. Trenches for pipe lines shall be made of sufficient depth to provide the minimum cover from finish grade as follows:
 - 18" minimum cover over main lines
 - 18" minimum cover over control wiring from controller to valves.
 - 12" minimum cover over lateral lines to heads.
 - Mark all warning signs, shoring barricades, flames and red lanterns as required by the Safety Orders of the Division of Industrial Safety and local ordinances.
- Pipe Line Assembly:
 - Install remote control valves where shown and group together where practical; place no closer than 6 inches to walk edges, buildings and
 - Plastic pipe and fittings shall be solvent welded using solvents and methods recommended by manufacturer of the pipe except where screwed connections are required. Pipe and fittings shall be thoroughly cleaned of dirt, dust and moisture before applying solvent with a non-synthetic bristle brush.
 - Pipe may be assembled and welded on the surface. Stake pipe from side to side of trench bottom to allow for expansion and contraction.
 - Make all connections between plastic pipe and metal valves or steel pipe with threaded fittings using plastic male adapters.
- Sprinkler Heads:
 - Do not stake plans for exact head location.
- Flushing Lines:
 - Thoroughly flush out all water lines before installing valves and sprinkler heads.
 - Upon completion of the flushing and installing valves and heads, the contractor adjust sprinkler heads for proper distribution to the landscape areas, fitting unnecessary overspray.
- Automatic Controllers:
 - Connect remote control valves to controller in a clockwise sequence to correspond with station setting beginning with Stations 1, 2, 3, etc.
- Automatic Control Wiring:
 - Install control wiring, sprinkler wires and laterals in common. Tie wires in bundles trenches wherever possible.
 - Install control wires at least 24" below finish grade and lay to the side and below the main line. Provide looped slack at valves and stake wires in trench to allow for contraction of wires at intervals.
 - Control wire splices will be allowed only runs over 500 ft.
 - All wiring passing under existing or future paving construction, etc. shall be encased in plastic or galvanized steel conduit extending beyond edges of paving or construction, at least 12"
- Backfill and Compacting:
 - After system is operating and required tests and inspections have been made, backfill excavations and trenches with clean soil, free of rocks.
 - Backfill for all trenches, regardless of the type of pipe covered, shall be compacted to minimum 90% density.
 - Compact trenches in areas to be planted by thoroughly flooding the backfill. Wetting process may be used in these areas.
 - Dress off all areas to their grades.

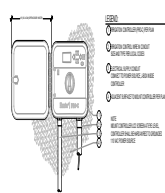
F. CLEAN-UP: Remove from the site all debris resulting from work of this section.



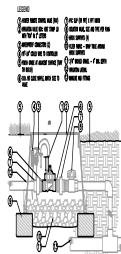
MINI-CLICK WITH PRO-C WALL MOUNT CONTROLLER (NOT TO SCALE)



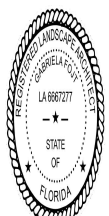
ZURN 720A PRESSURE VACUUM BREAKER ASSEMBLY OUTDOOR HORIZONTAL INSTALLATION



PRO-C WALL MOUNT IN-LINE VALVE (PGV-101JT-G) WITH UNIONS AND ISOLATION VALVE (NOT TO SCALE)



4" POP UP HUNTER (NOT TO SCALE)



Gabriela Fojt
Digitally signed by Gabriela Fojt
Date: 2025.07.31 14:26:16 -0400

The Manner of Paradise
Gabriela Fojt
LA 6667277
ISA FL-10207A

2300 E Oakland Park Blvd
Suite 208
Fort Lauderdale
FL 33306
c (954) 478-3064
www.florida-landscape.com
gabriele@themannerofparadise.com

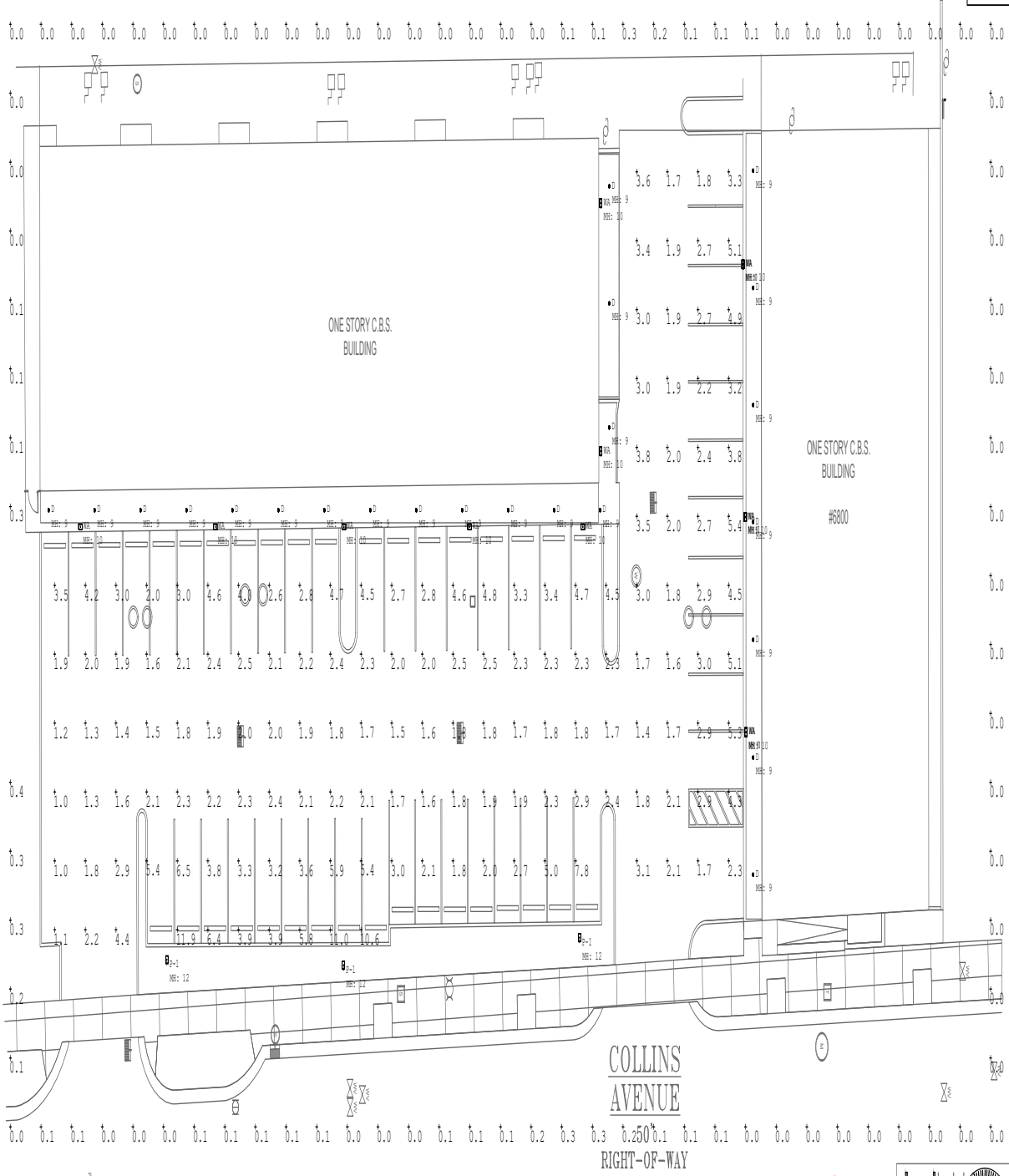


SCALE	AS NOTED
DESIGNED BY	GF
DRAWN BY	KM,GF
CHECKED BY	GF
DATE	07.31.2025
REVISIONS	

COLLINS PLAZA
 6772-6812 Collins Avenue
 Miami Beach, Florida
IRRIGATION SCHEDULE, NOTES & DETAILS

Calculation Summary							
Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
Canopy	Illuminance	Fc	8.68	14.1	3.7	2.35	3.81
Parking Lot	Illuminance	Fc	2.95	11.8	1.0	2.95	11.80
Property	Illuminance	Fc	0.06	0.4	0.0	N.A.	N.A.

Luminaire Schedule										
Symbol	Qty	Label	Mount	Arrangement	Lum. Lumens	Lum. Watts	LLF	Description	Tag	Total Watts
□	10	WA	Surface	Single	3505	27.3	0.900	Xtra Light VNTW-3500L-40K-DM-4H-XX		273
□	3	P-1	Surface	Single	15532	108.5	0.900	XtraLight # VNTW-1500L-40K-4H-HSS (Rear House Shield)	12 Ft. DB Fiberglass Pole	325.5
○	23	D	Recessed	Single	939	9.5	0.900	Atlantic Lig # COM5-SYL11-35K-6CM14-CL		218.5



ELECTRICAL SITE PLAN

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



Viet Bach Nguyen
Digitally signed by Viet Bach Nguyen
Date: 2025.08.20 13:52:47 -0400



ARCHITECT OF RECORD
FEA Fortna Forge Architects, LLC
 3303 N. Military Tr. SW 401
 Boca Raton, FL 33417
 info@fortnaforge.com
 561.884.8372

PROJECT DESIGNER
W Waldron Planning & Design, LLC
 6307 Inwood Circle
 Tarasov, FL 33519
 info@waldronplanning.com
 850.813.8002

CLIENT
 Infinity GH
 9620 Harding Ave, Suite 1
 Surfside, FL 33154
 305.677.2233

REVISIONS
 DATE SYMBOL

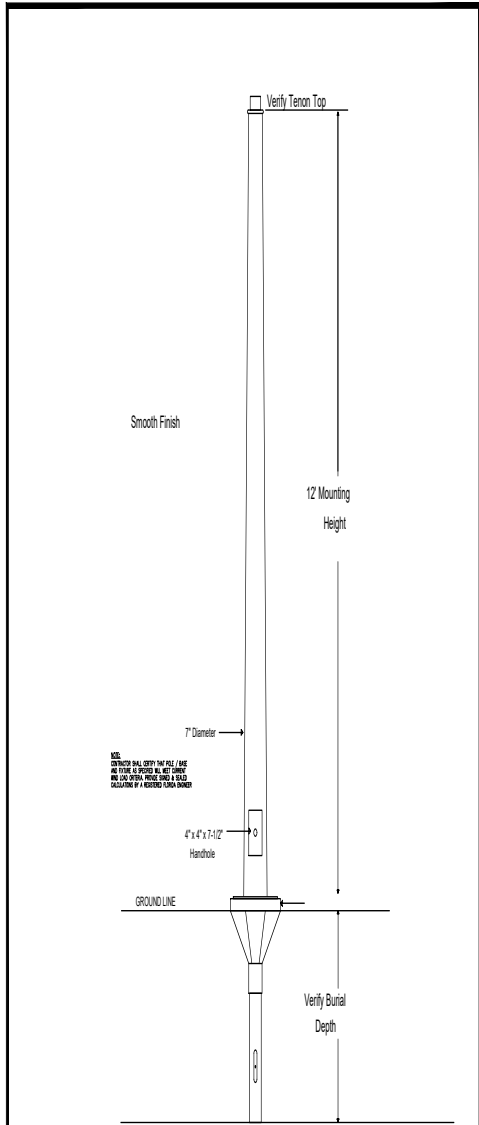
PROJECT NAME
**Collins Plaza
 Facade & Site
 Improvements**

DRAWING TITLE
**ELECTRICAL
 PHOTOMETRIC
 SITE PLAN**

PROFESSIONAL SEAL

Scale:
 Date:
 Project Number: 25-110

E-1.00
 SHEET NUMBER



**Alliance Fiberglass Pole
DH17-AG-DN2-xx**

ARCHITECT OF RECORD
FEA Fortna Fogg
 Architect, LLC
 3333 W. Milroy Tr., 5th Fl.
 Boca Raton, FL 33431
 fea@fortnafogg.com
 561.864.8372
 FORTNA FOGG ARCHITECTS

Therese S. Miller, Registered Architect
 State of Florida #16125422

PROJECT DESIGNER
W Waldron Planning &
 Design, LLC
 6307 Inwood Circle
 Tampa, FL 33619
 info@waldronplanning.net
 813.813.8522

CLIENT
 Infinity GH
 9220 Harding Ave., Suite 1
 Surfside, FL 33154
 305.677.2233

REVISIONS
 DATE SYMBOL

PROJECT NAME
 Collins Plaza
 Facade & Site
 Improvements

DRAWING TITLE
 ELECTRICAL
 PHOTOMETRIC
 DETAIL

PROFESSIONAL SEAL

Scale
 Date
 Project Number 25-110

E-2.00

SHEET NUMBER

Viet
 Bach
 Nguyen
 Digitally signed
 by Viet Bach
 Nguyen
 Date:
 2025.08.20
 13:53:26 -04'00'



