

MIAMI BEACH

DESIGN REVIEW BOARD | 10.23.2025

OPEN AND CONTINUED ITEMS AND PREVIOUSLY CONTINUED ITEM:

DRB25-1080 | 6788 COLLINS AVENUE

DESIGN PROFESSIONAL TEAM

Architecture / Design



Forma Forge Architecture, LLC

2500 N. Military Trl, Ste 480
Boca Raton, FL 33431

office@formaforge.com
561.664.9072



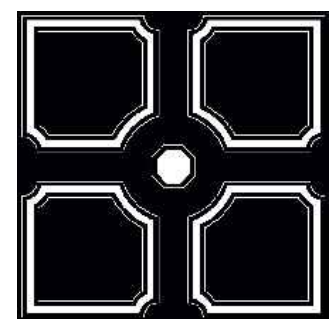
Waldron Planning & Design, LLC

6301 Ironwood Circle
Tamarac, FL 33319

info@waldrondesign.net
954.613.6820

Landscape Architecture

The Mirror of Paradise



The Mirror of Paradise

2300 E. Oakland Park Blvd, Ste 208
Fort Lauderdale, FL 33306

gabriela@themirrorofparadise.com
954.478.3064

Electrical Engineering / Lighting



Bach Design Engineers

5130 N. Federal Hwy, Ste 1
Ft. Lauderdale, FL 33308

bach@bachengineers.com
954.461.4314



THE PLANTING STRATEGY PRIORITIZES A NATIVE PALETTE THAT CREATES A DYNAMIC, MOUNDED EFFECT. GROUND COVERS, SHRUBS, PALMS, AND TREES ARE COMPOSED TO FORM AN ATTRACTIVE AND VIBRANT VEGETATIVE SCREEN ALONG COLLINS AVENUE. EVERY AVAILABLE AREA IS THOUGHTFULLY ACTIVATED WITHIN THIS PLANTING SCHEME.

PLANTING STRATEGY

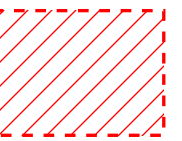
NATIVE PLANTING

83% OF OVERALL PLANTING PLAN



NON-NATIVE PLANTING

17% OF OVERALL PLANTING PLAN



NON-NATIVE PLANTING SELECTED FOR UNIQUE COLOR



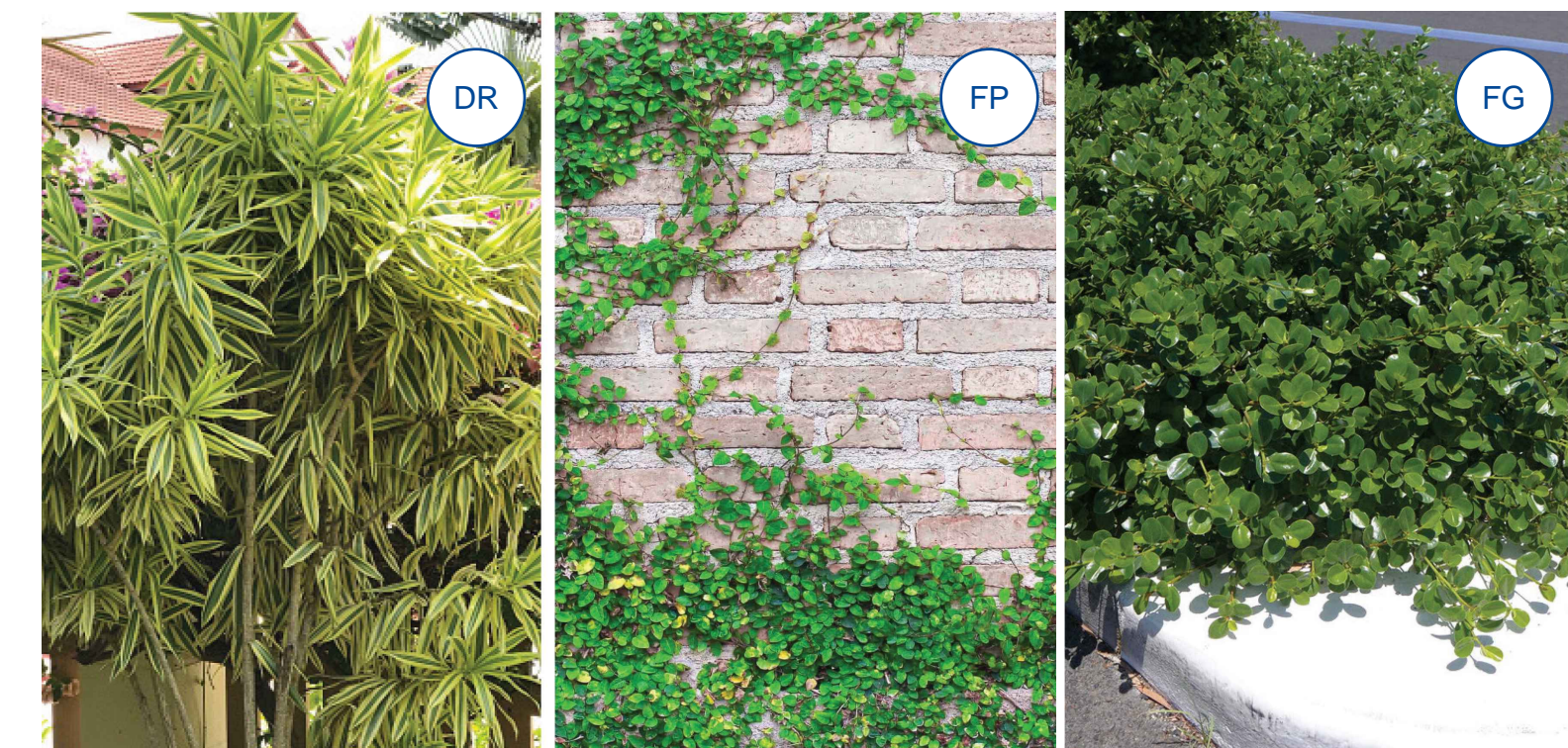
NERIUM OLEANDER 'CALYPSO'
CALYPSO OLEANDER

NON-NATIVE PLANTING SELECTED FOR NARROW PLANTING REGION



PTYCHOSPERMA ELEGANS
ALEXANDER PALM

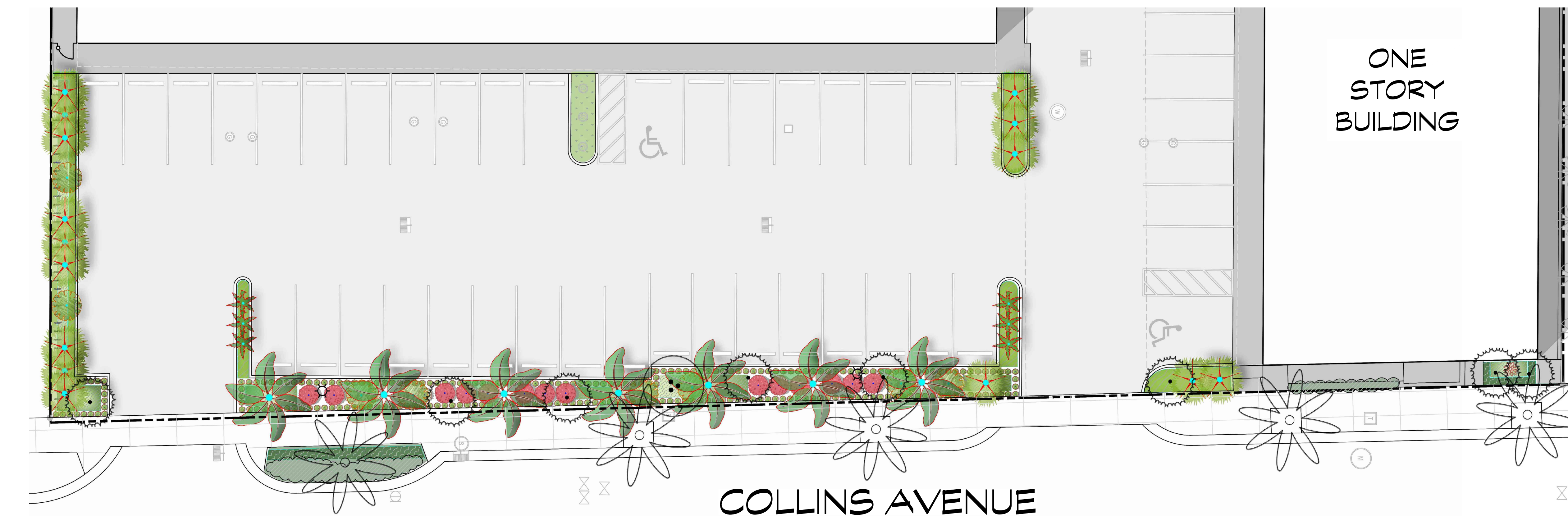
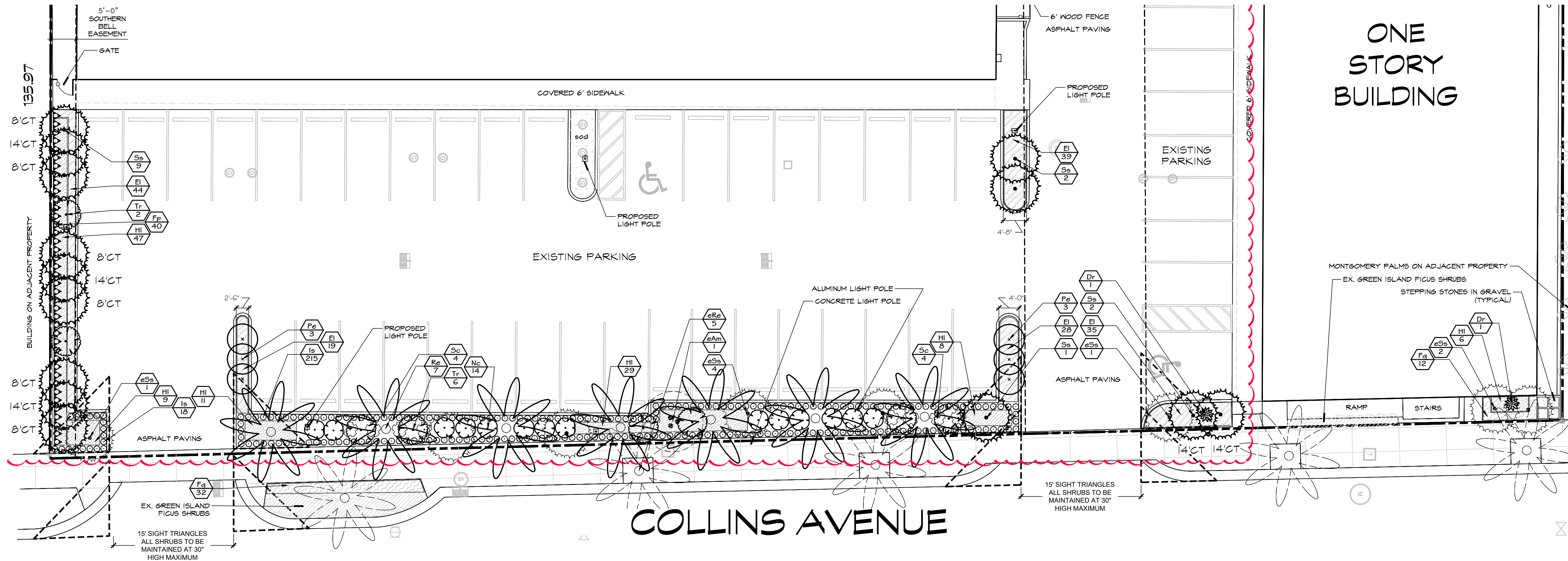
NON-NATIVE PLANTING SELECTED FOR ORNAMENT OR INFILL



DRACAENA REFLEXA
SONG OF INDIA

FICUS PUMILA
CREEPING FIG

FICUS MACROCARPA
'GREEN ISLAND'
GREEN ISLAND LAUREL FIG



THE PLANTING STRATEGY PRIORITIZES A NATIVE PALETTE THAT CREATES A DYNAMIC, MOUNDED EFFECT. GROUND COVERS, SHRUBS, PALMS, AND TREES ARE COMPOSED TO FORM AN ATTRACTIVE AND VIBRANT VEGETATIVE SCREEN ALONG COLLINS AVENUE. EVERY AVAILABLE AREA IS THOUGHTFULLY ACTIVATED WITHIN THIS PLANTING SCHEME.

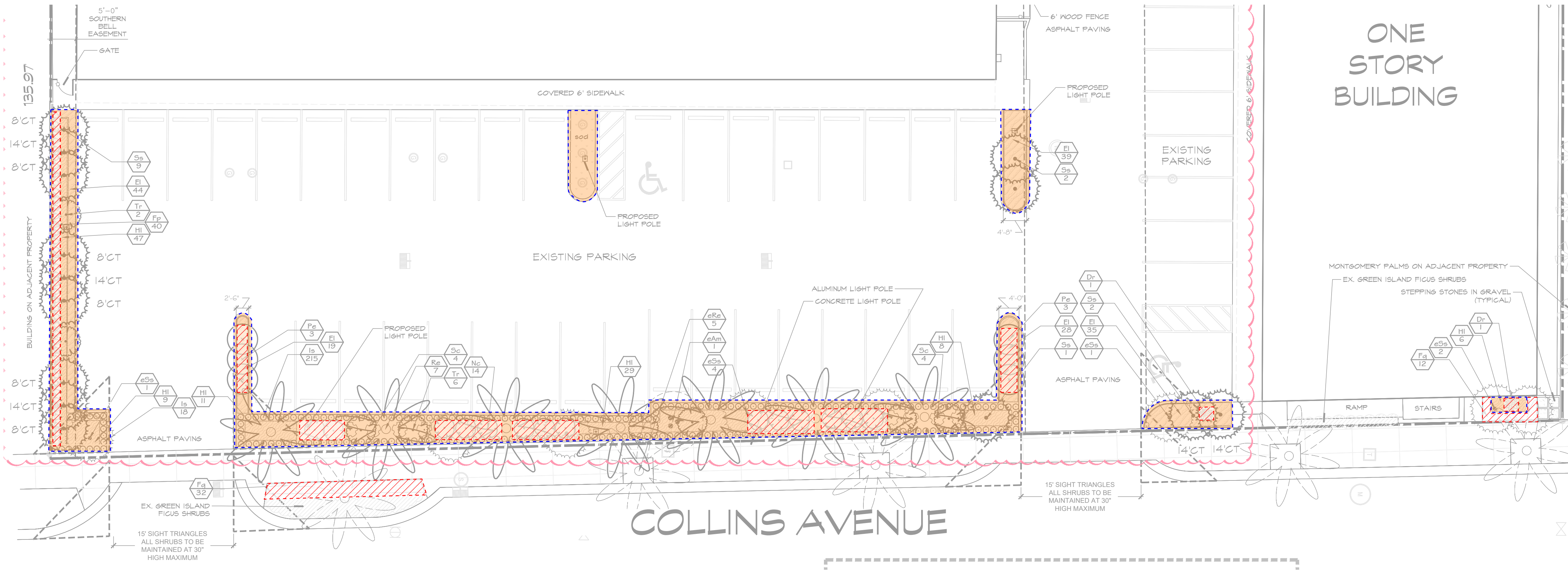
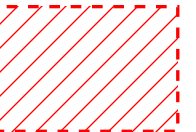
NATIVE PLANTING

83% OF OVERALL PLANTING PLAN



NON-NATIVE PLANTING

17% OF OVERALL PLANTING PLAN



NON-NATIVE PLANTING SELECTED FOR UNIQUE COLOR



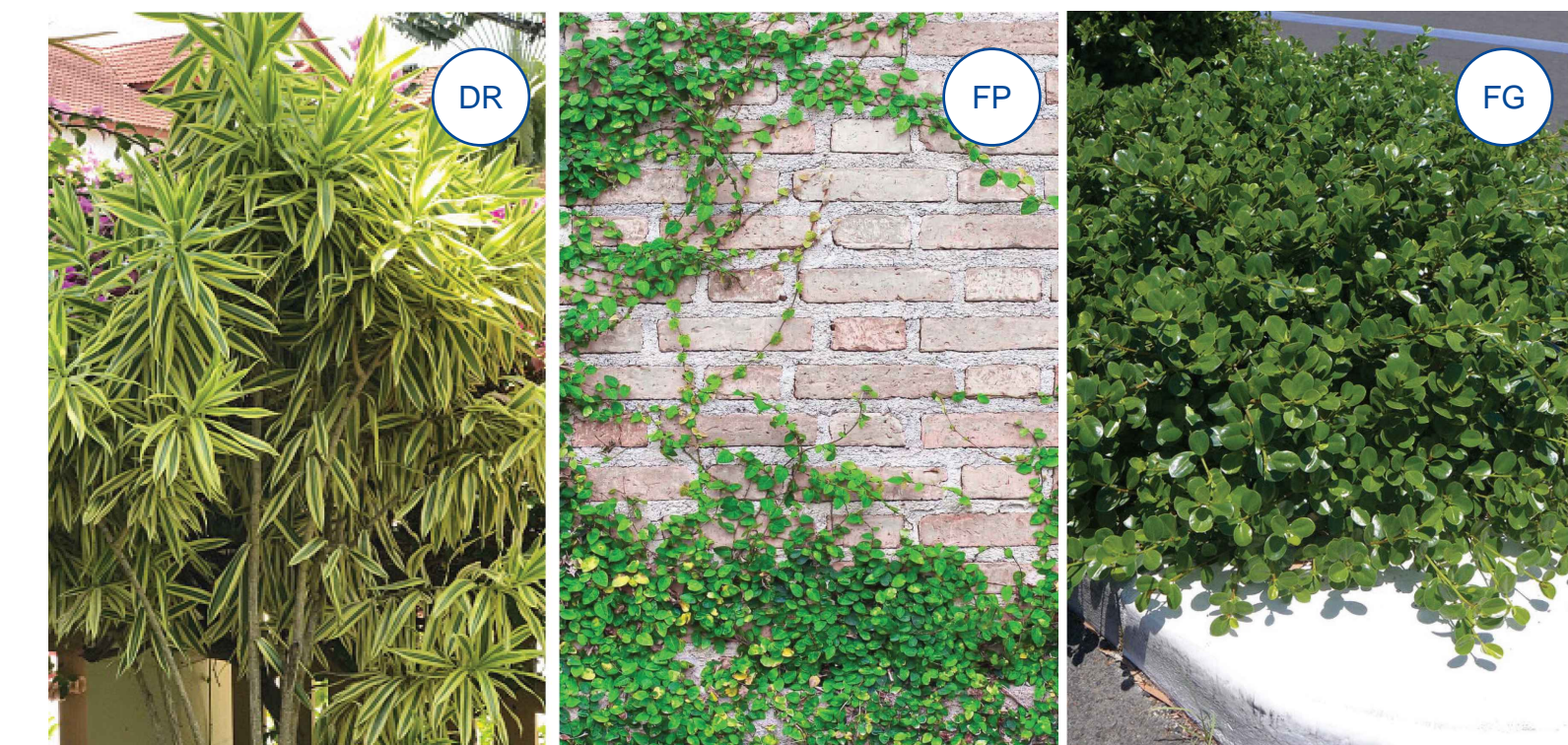
NERIUM OLEANDER 'CALYPSO'
CALYPSO OLEANDER

NON-NATIVE PLANTING SELECTED FOR NARROW PLANTING REGION



PTYCHOSPERMA ELEGANS
ALEXANDER PALM

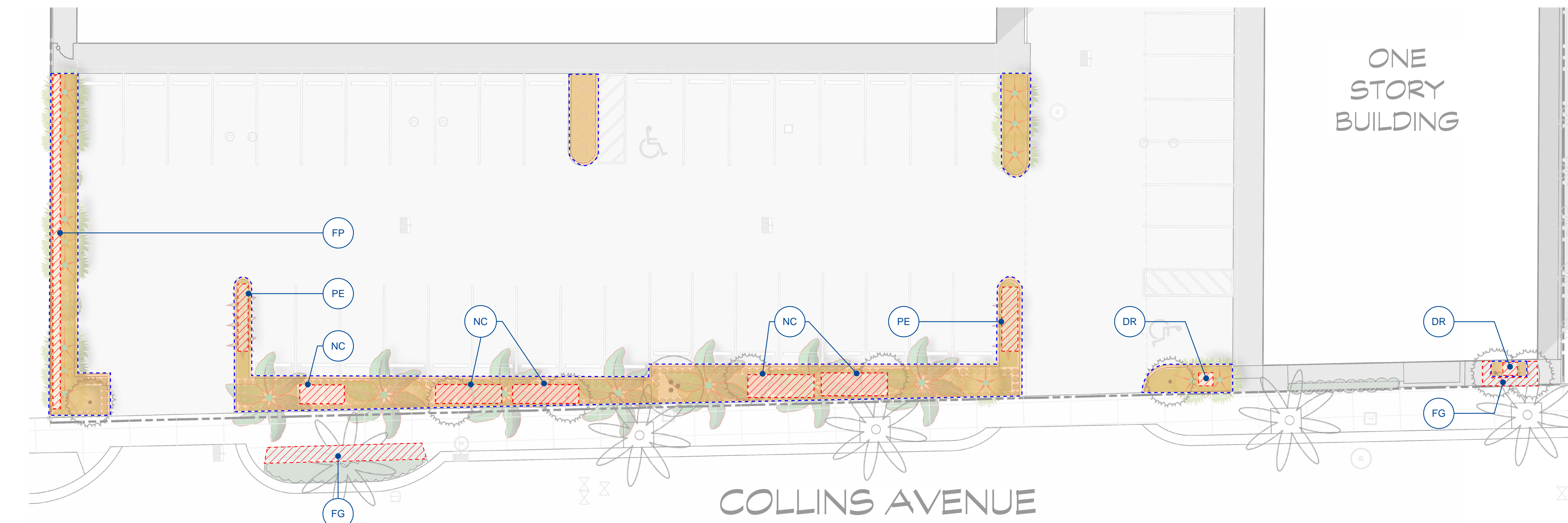
NON-NATIVE PLANTING SELECTED FOR ORNAMENT OR INFILL



DRACAENA REFLEXA
SONG OF INDIA

FICUS PUMILA
CREEPING FIG

FICUS MACROCARPA
'GREEN ISLAND'
GREEN ISLAND LAUREL FIG



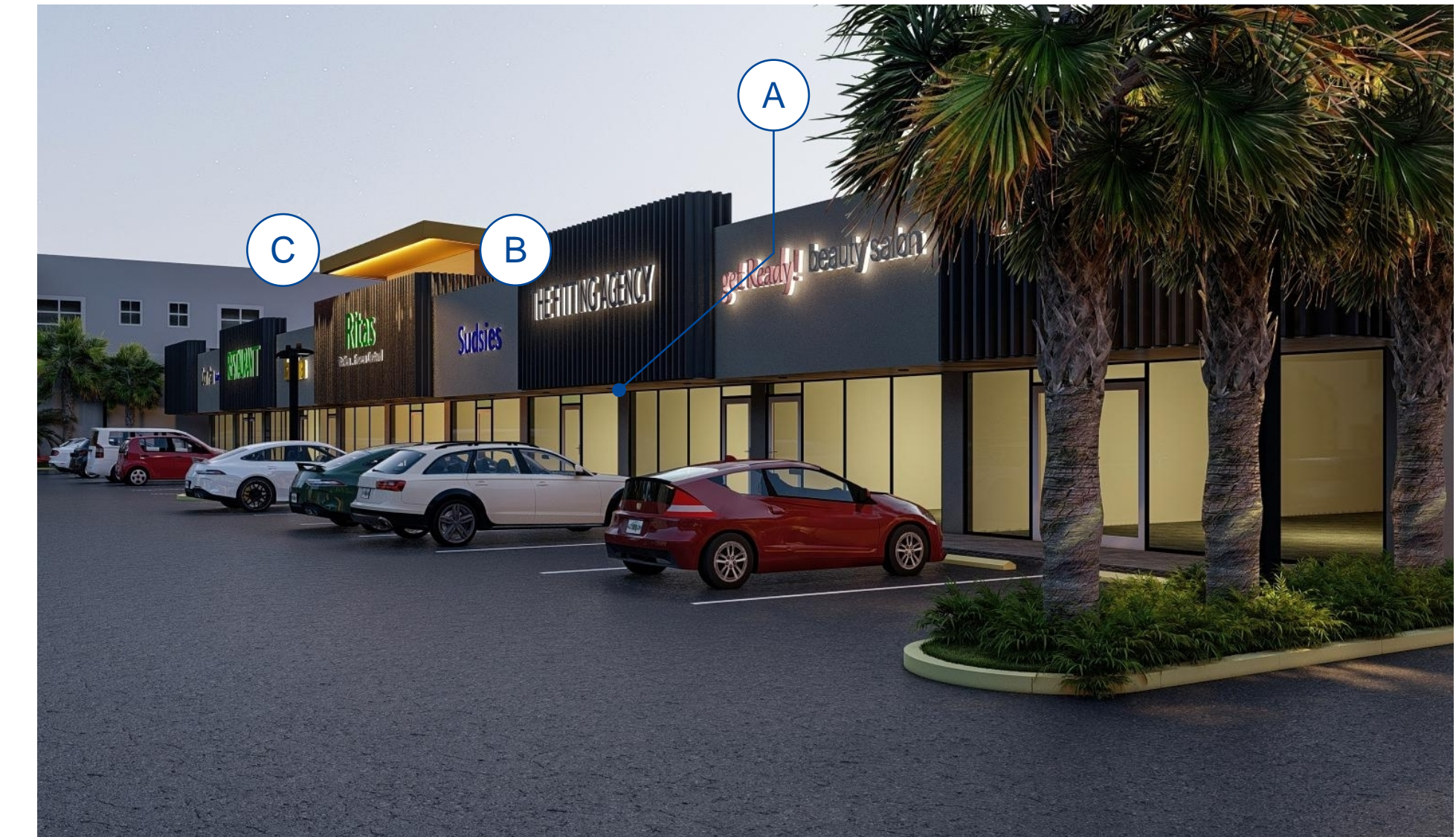
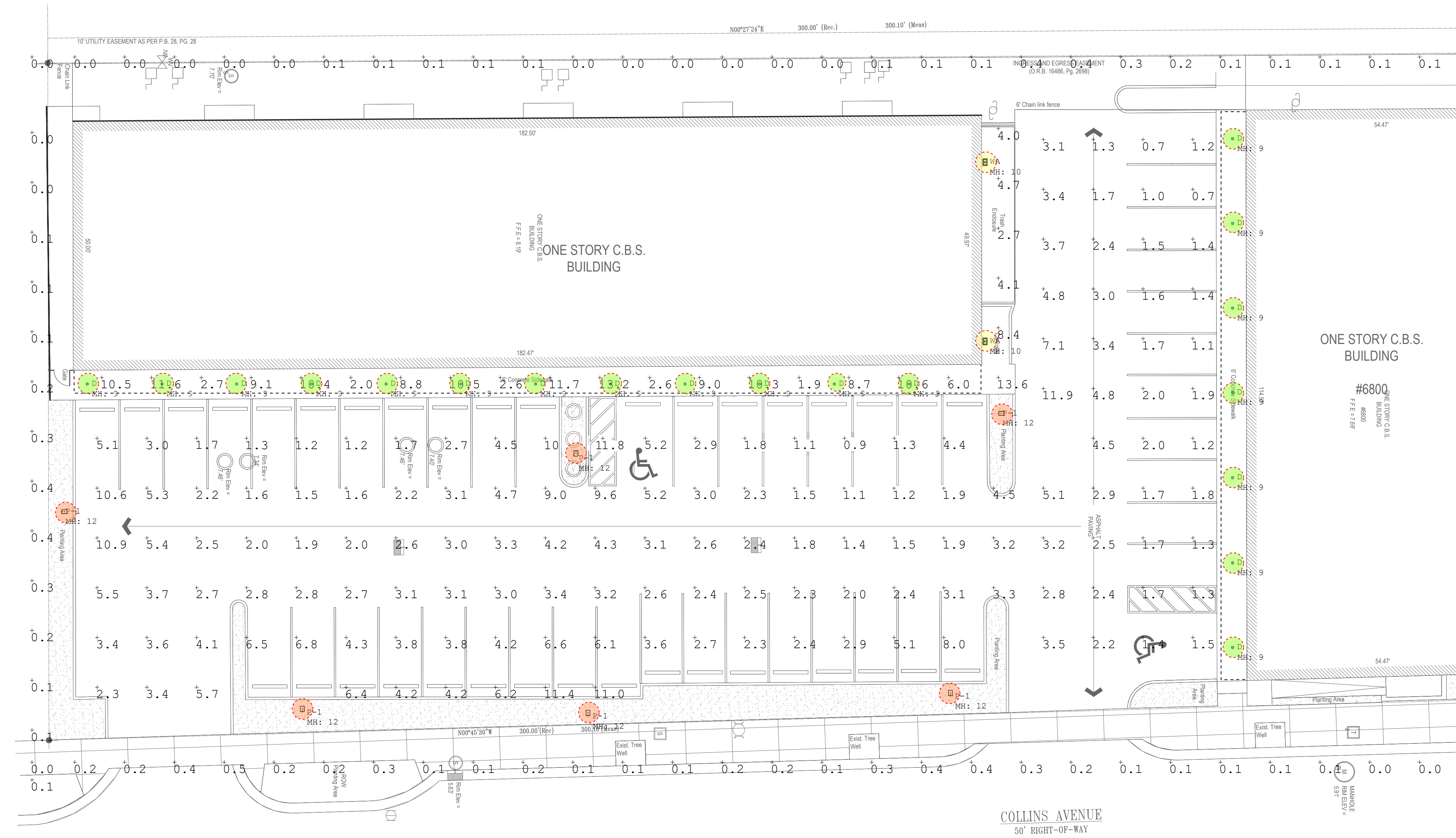
THE LIGHTING STRATEGY PRIORITIZES SUBTLE, CODE-COMPLIANT ILLUMINATION THROUGHOUT THE SITE AND BUILDING FAÇADE. WALL PACKS HAVE BEEN ELIMINATED IN OVERHANG AREAS, WITH SUFFICIENT LIGHTING PROVIDED BY SIX SITE-MOUNTED FIXTURES ON 12-FOOT POLES AND RECESSED FIXTURES WITHIN THE NEW CANOPY OVERHANGS. BACKLIT SIGNAGE WILL CONTRIBUTE TO AMBIENT LIGHTING, WHILE EACH CROWN FEATURE WILL BE ACCENTED WITH A CONTINUOUS LIGHT WASH.

FACADE LIGHTING IS LIMITED TO:

RECESSED LIGHTING WITHIN NEW OVERHANG (A)

BACKLIT SIGNAGE (B)

CROWN LIGHTWASH (C)

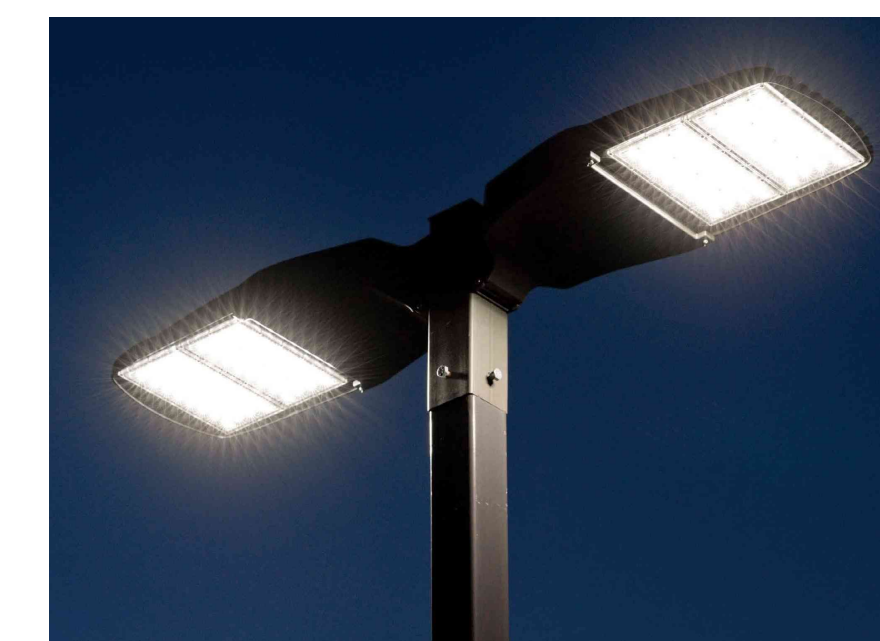


SITE LIGHTING IS LIMITED TO:

(6) LIGHT FIXTURES MOUNTED ON 12' FIBERGLASS POLE (D)



Symbol	Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	LLF	Description	Tag	Total Watts
WA	2	WA	SINGLE	3505	27.3	0.900	Xtra Light VNTW-3500L-40K-DIM-4M-XX		54.6
P-1	6	P-1	SINGLE	15532	108.5	0.900	Xtralight # VNTS-15000L-40K-4M-HSS (Rear House Shield)	12 Ft. DB Fiberglass Pole	651
D	19	D	SINGLE	939	9.5	0.900	Atlantic Ltg # COM6-SYL11-35K-6CM10-CL		180.5



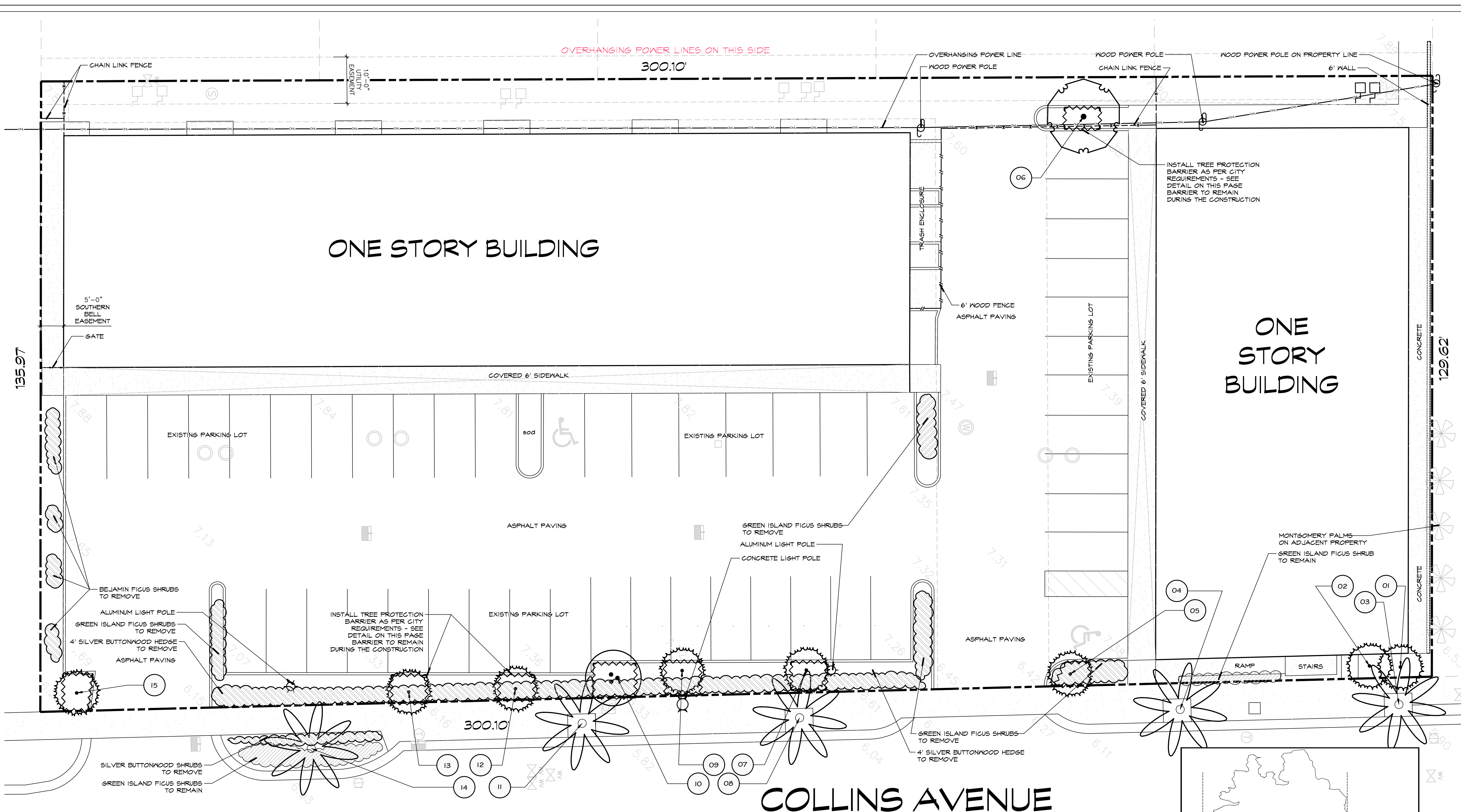
Xtralight # VNTS-15000L-40K-4M-HSS (Rear House Shield)

DESIGN REVIEW BOARD | 10.23.2025

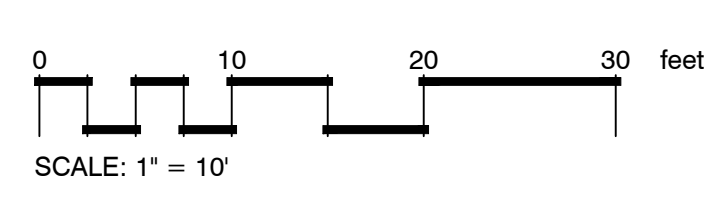
OPEN AND CONTINUED ITEMS AND PREVIOUSLY CONTINUED ITEM:

DRB25-1080 | 6788 COLLINS AVENUE

	SHEET NUMBER	DRAWING TITLE
01	DT -1	REMOVAL PLAN
02	LP-1	LANDSCAPE PLAN
03	LP-2	PLANT SCHEDULE, NOTES & DETAILS
04	LP-3	RENDERED LANDSCAPE PLAN
05	LP-4	PLANT PALLETE
06	LP-5	NATIVE & NON-NATIVE PLANTS LAYOUT
07	IR-1	IRRIGATION PLAN
08	IR-2	IRRIGATION SCHEDULE, NOTES & DETAILS
09	E-1.0	PHOTOMETRIC SITE PLAN
10	AD-1	SITE RENDERINGS



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

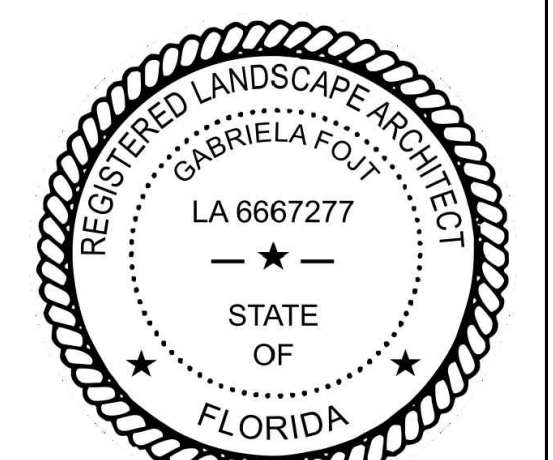
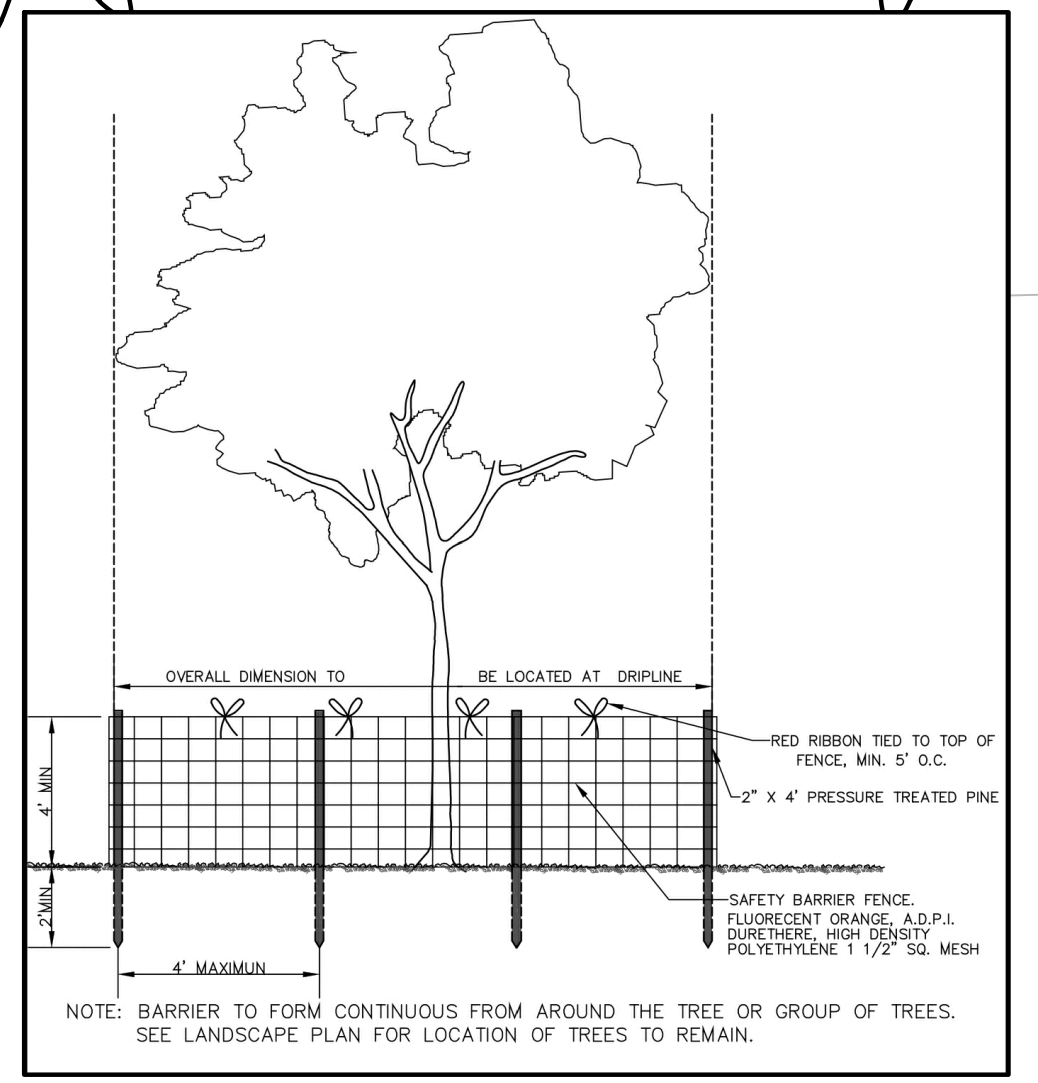


IF YOU DIG FLORIDA... CALL US FIRST!
1-800-432-4770
SUNSHINE STATE NECALLING OF FLORIDA, INC.
IT'S THE LAW

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.

CODE	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT/CT	CANOPY	NOTES	ACTION
TREES							
01	Sabal palmetto	Cabbage Palmetto	11"	17'CT	10'		TO REMAIN
02	Sabal palmetto	Cabbage Palmetto	10.5"	15' CT	10'		TO REMAIN
03	Roystonea elata	Florida Royal Palm	13.5"	20' CT	20'	Trunk wounds	TO REMAIN
04	Roystonea elata	Florida Royal Palm	18"	20' CT	20'		TO REMAIN
05	Sabal palmetto	Cabbage Palmetto	11"	18' CT	10'		TO REMAIN
06	Quercus laurifolia	Laurel-leaved Oak	11"	18' OA	16'	in power lines, slight dieback	TO REMAIN
07	Sabal palmetto	Cabbage Palmetto	14"	16' CT	10'	meccanical wounds on trunk	TO REMAIN
08	Roystonea elata	Florida Royal Palm	15.5"	22' CT	20'	Trunk wounds	TO REMAIN
09	Sabal palmetto	Cabbage Palmetto	12"	14' CT	10'	Trunk wounds	TO REMAIN
10	Adonidia merrillii	Christmas Palm Triple	6"+5.5"+4.5" triple	Triple 7'+8'+9' CT	12'		TO REMAIN
11	Roystonea elata	Florida Royal Palm	16"	18' CT	20'		TO REMAIN
12	Sabal palmetto	Cabbage Palmetto	13"	14' CT	10'		TO REMAIN
13	Sabal palmetto	Cabbage Palmetto	10.5"	15' CT	10'		TO REMAIN
14	Roystonea elata	Florida Royal Palm	16.5"	18' CT	20'	rusted nails in trunk	TO REMAIN
15	Sabal palmetto	Cabbage Palmetto	13.5"	16' CT	10'	Trunk wounds	TO REMAIN

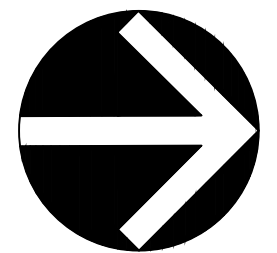
B PROT. DETAIL
not to scale



Gabriela Fojt
Digitally signed by Gabriela Fojt
Date: 2025.10.02 14:22:39 -04'00'

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	
per City comments	10.02.2025

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



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESIST.
TREES								
	Pe	6	Ptychosperma elegans	Alexander Palm	8'CT, singl, matched	AS SHOWN	NO	HIGH
	Re	7	Roystonea elata	Florida Royal Palm	8'GW, matched	AS SHOWN	YES	HIGH
	Ss	14	Sabal palmetto	Cabbage Palmetto	8'-14'CT see on plan	AS SHOWN	YES	HIGH
	Tr	8	Thrinax radiata	Florida Thatch Palm	6'CT, singl, matched	AS SHOWN	YES	HIGH
EXISTING TREES & PALMS								
	eAm	1	Adonidia merrillii	Christmas Palm Triple	see DT-1	EXISTING	NO	HIGH
	eQl	1	Quercus laurifolia	Laurel-leaved Oak	see DT-1	EXISTING	YES	HIGH
	eRe	5	Roystonea elata	Florida Royal Palm	see DT-1	EXISTING	YES	HIGH
	eSs	8	Sabal palmetto	Cabbage Palmetto	see DT-1	EXISTING	YES	HIGH
SHRUBS								
	Dr	2	Dracaena reflexa	Song of India	4'OA	AS SHOWN	NO	MODERATE
	Fp	40	Ficus pumila	Creeping Fig	1 gal	18" OC	NO	HIGH
	Is	233	Ilex vomitoria 'Schillings'	Schillings Yaupon Holly	min.15"x15", full	18" OC	YES	HIGH
	Nc	14	Nerium oleander 'Calypso'	Calypso Oleander	4'OA, bush, full	4' OC	NO	HIGH
	Sc	8	Serenoa repens 'Cinerea'	Silver Saw Palmetto	3'x3', full	AS SHOWN	YES	HIGH
SHRUB AREAS								
	Ei	165	Ernodea littoralis	Golden Creeper	1 gal	18"OC	YES	HIGH
	Fg	44	Ficus microcarpa 'Green Island'	Green Island Indian Laurel Fig	3 gal, full	18" OC	NO	HIGH
	Hr	21	Hibiscus rosa-sinensis	Chinese Hibiscus	3 gal, f/b	24"OC	NO	HIGH
	Hi	110	Hymenocallis latifolia	Spider Lily	3 gal, full	24"OC	YES	HIGH
GROUND COVERS								
	Sa	84 sf	Stenotaphrum secundatum	St. Augustine Grass	sod			

NOTES:

- SOD AS INDICATED.
- MULCH ALL BEDS AS INDICATED ON DETAIL.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY PLANT, SOD AND MULCH AMOUNTS FOR BIDDING PURPOSES.
- PLAN DRAWING TAKES PRECEDENCE OVER ANY QUANTITY SCHEDULES.

JOB CONDITIONS:

Any building construction material or foreign material shall be removed from planting areas and replaced with acceptable top soil.

Care shall be taken not to disturb or damage any underground construction or utilities. Any damage to these facilities during the planting operations will be repaired at the expense of the Landscape Contractor in a manner approved by the Owner. Where underground obstructions will not permit the planting materials in accordance with the plans, new locations shall be approved by the Landscape Architect.

Landscape work shall be coordinated with the landscape irrigation work. Landscape Contractor shall ensure that no plantings will interfere with the proper coverage. Landscape Contractor shall point out situations where minor adjustments or relocation or addition of sprinklers heads may be most beneficial for the landscape work as a whole.

PLANT MATERIAL:

Plant species and size shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, LATEST EDITION. All plant material shall be in accordance with GRADES AND STANDARDS FOR NURSERY PLANTS, latest edition published by the Florida Department Agriculture and Consumer Services. All plants not otherwise specified as Florida Fancy, or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Grade Plant Industry. Specimen means an exceptionally heavy, symmetrical, tightly-knit plant, so trained or favored in its development that its appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry. All plants shall be sound, healthy, vigorous, well branched and free of disease and insect eggs and larvae and shall have adequate root systems. Trees and shrubs for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the Plant List, the plants furnished shall be normal for the variety.

All container grown material shall be healthy, vigorous, well-rooted plants and established in the container. The plants shall have tops which are good quality and are in a healthy growing condition. An established container grown plant shall be transplanted into a container and grown in that container long enough for the new fibrous roots to have developed enough to hold the root mass together when removed from the container. Root bound plants will not be accepted.

Site water shall be verified by Contractor prior to submission of bids.

The use of natural material is strongly encouraged for balled and burlapped plants. All synthetic material shall be completely removed from root ball PRIOR to planting.

At time of bid, Contractor shall submit a written schedule of all sources for coconut palms as well as seed sources for coconuts. Coconuts shall be certified Malayan Green with a certified seed source from Jamaica.

TREES:

The most critical factor for selecting a healthy Florida Number 1 tree is the structure. This consists of one central main trunk and leader. Branches are considered competing if they are 2/3 the diameter of the leader or greater. Competing branches may be acceptable if they occur above 50% of the overall height of the tree. Caliper of tree should meet specifications. Leader (center trunk) may have slight (<15 degree) bow (Tabebuia caraiba excluded), but must be intact with apical (leading) bud.

Branches should be spread evenly (staggered, alternating) through the tree branches spaced no closer than 4".

Canopy should be full to specifications with little or no openings or holes. A thinning canopy will be taken into consideration with field dug plant material.

Trees should have no open wounds or damage, flush cuts, chlorosis, shorter or taller than specified height, girdling roots, undersize loose root ball, crossing branches, smaller than normal leaves.

10% of root ball shall be above grade after planting. Root ball tying ropes removed from trunk and top of root ball.

MULTIPLE TRUNK TREES:

Trees having no distinct leader. Trunks on these trees should not be touching and free of damage and similar in size. Canopy should be full and uniform.

RELOCATED TREES:

These trees may not conform to grades and standards, yet do have quality criteria which effect the health, longevity and safety of the tree (and person which may contact tree). This is NOT meant to be a guideline for transplanting trees, but rather the criteria by which relocated trees will meet Town, County, State or governing agency guidelines. Trees which require excessive pruning should NOT be used. Damaged or dead relocated trees will be replaced with appropriate number of caliper inches and species equal to relocated or dead tree, as approved by the Landscape Architect.

No more than 20% of the foliage should be removed for any reason (excluding Sabal Palms). Trees should be corrected for any structural defects, touching branches, dead or rotting wood, V-shaped branching or branching which may effect human safety issues post relocation. Topping a relocated tree is not acceptable.

Damage to the trunk/branches will not exceed 10% of the trunk diameter and 2" in height.

Any major limb or canopy pruning will be qualified and performed by a Certified Arborist.

IRRIGATION

Provide bubblers on separate zones for all newly planted and transplanted trees unless alternate approach to provide additional water is approved by owner and Landscape Architect.

MATERIALS LIST:

Landscape Contractor shall be responsible for verifying all quantities for material shown on drawings prior to submitting a bid. Planting plan shall take precedence over the plant list. Final quantity of sod and mulch shall be verified.

SUBSTITUTIONS:

No substitutions shall be made without the approval from the Landscape Architect and/or the Owner. Intended substitutions shall be indicated on the bid.

MEASUREMENTS:

Canopy Trees- Height shall be measured from the ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Caliper (d.b.h.) will be measured 4'-6" above grade.

Shrubs- Height shall be measured from the ground. Spread shall be measured to the end of branching equally around the shrub mass.

Palms- Clear trunk (C.T.) shall be measured from the ground to the point where the mature aged trunk joins the immature or green part of the trunk or head.

Overall height (O.A.) shall be measured from the ground to the tip of the unopened bud.

IRRIGATION:

100% irrigation coverage shall be provided. Provide bubblers on separate zones for all newly planted and transplanted trees unless alternate approach to provide additional water is approved by Owner and Landscape Architect.

GUARANTEE:

All new plant materials shall be guaranteed for one year from the time of acceptance and shall be alive and in satisfactory growth for each specific kind of plant at the end of the guarantee period. The Landscape Contractor shall not be responsible for damage caused by vandalism, violent wind storms or other acts of God beyond control. Replacement shall occur within two weeks of rejection and guaranteed six months from date of installation. Landscape Contractor shall repair damage to other plants or lawns during plant replacements at no additional cost.

MULCH:

Mulch shall not contain sticks 1/4" in diameter or stones. Apply 3" of mulch except on top of tree rootballs and against woody shrubs. Rootballs will receive less than 1" mulch with no mulch touching trunk or root collar. Do not apply mulch against the trunks of woody shrubs.

SOD:

All sod shall be installed in such a manner that there is an even surface, staggered pattern. Sod will be green in color and in good health. NO overlap, gaps, damage, insects, disease and less than 10% chlorosis will be permitted. All gaps will be filled with clean native soil.

STAKING:

Landscape Contractor to suggest alternate means of staking for approval with Landscape Architect if staking methods shown are not feasible due to site conditions.

FERTILIZER:

Manufacturer's Specification: Submit manufacturer's specification sheet(s) for approval of product. Submit tags from bags of fertilizer used on site to the Architect. Submit copies of the manufacturer's specifications or analysis of all fertilizer for approval.

Composition and Quality: All fertilizer shall be uniform in composition and dry. Granular fertilizer shall be free flowing and delivered in unopened bags. Tablet fertilizer shall be delivered in unopened containers or boxes. All bags, containers or boxes shall be fully labeled with the manufacturer's analysis.

Fertilizer shall be slow release with ratio greater than 3 to 1 nitrogen to phosphorous applied on top of backfill, per manufacturer's recommendations.

All shall comply with the State of Florida fertilizer laws.

CLEANUP:

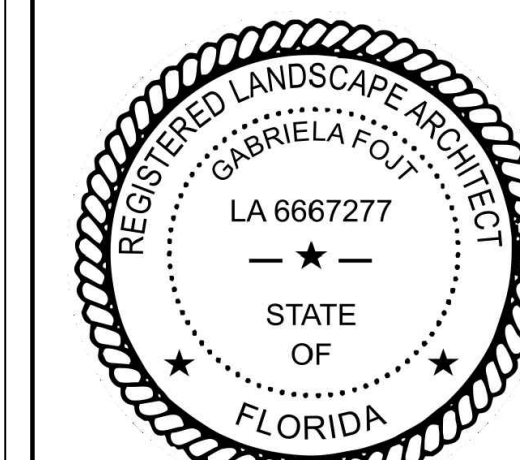
Landscape Contractor shall at all times keep job site clean and free from accumulation of waste material, debris and rubbish.

INSPECTION:

Upon written request from the Contractor, Owner and/or Landscape Architect shall perform inspection to determine completion of Contract.

ACCEPTANCE:

Following inspection, Contractor will be notified, in writing, by Owner and/or Landscape Architect of acceptance of completion with regards to plant material and workmanship according to Contract.



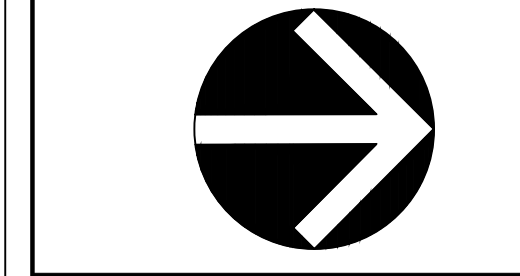
Gabriela Fojt

Gabriela Fojt
Digitally signed by Gabriela Fojt
Date: 2025.10.02 14:21:56 -04'00'

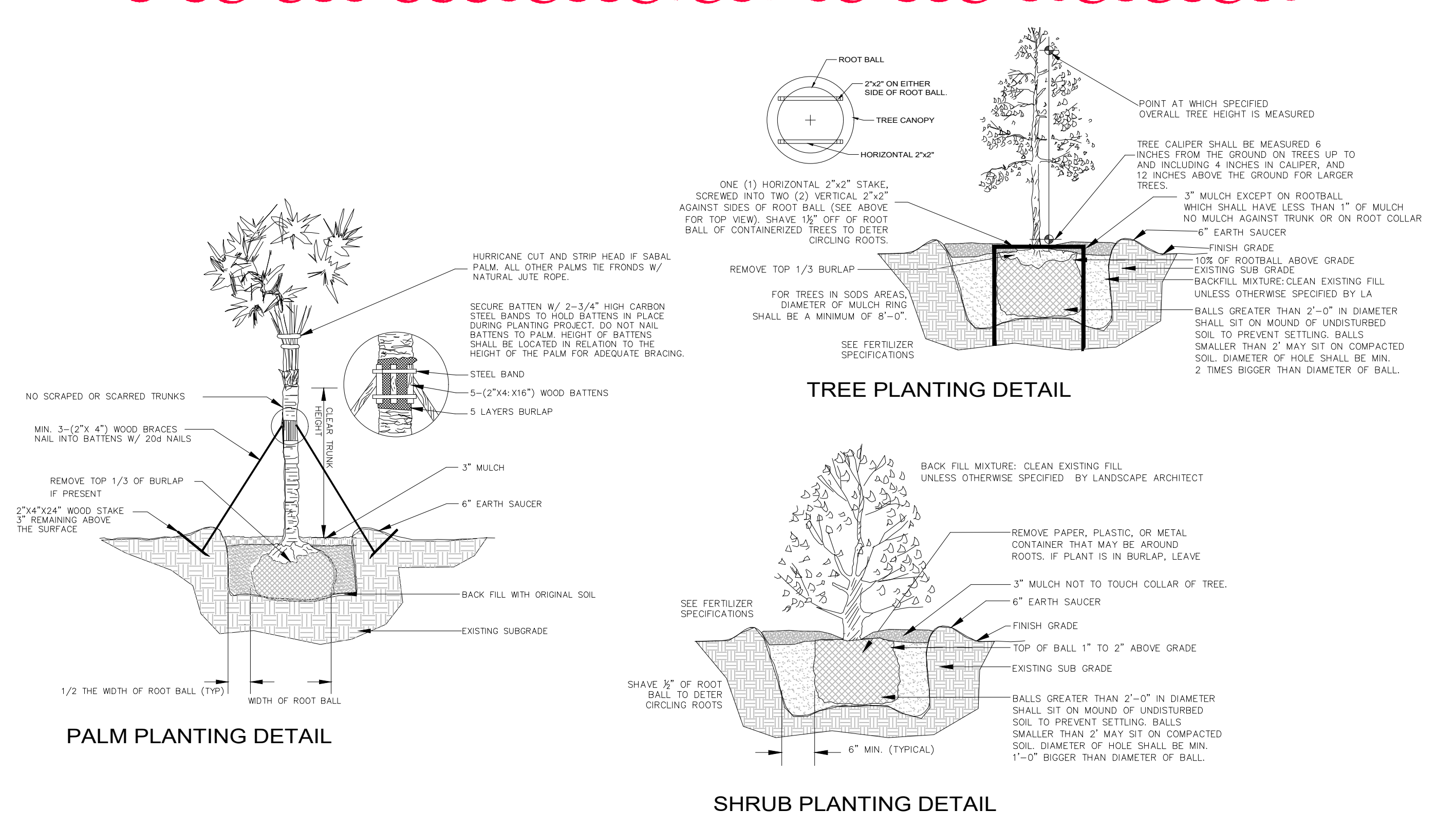
The Mirror of Paradise

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	AS NOTED
DESIGNED BY	GF
DRAWN BY	KM,GF
CHECKED BY	GF
DATE	07.31.2025
REVISIONS	
per City comments	10.02.2025



COLLINS PLAZA
6772-6812 Collins Avenue
Miami Beach, Florida

PLANT SCHEDULE, NOTES & DETAILS



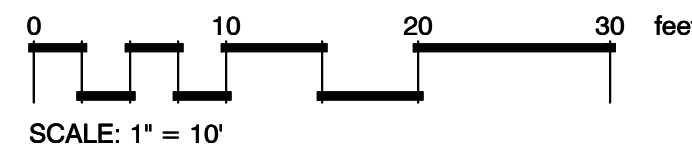
ONE STORY BUILDING

ONE STORY BUILDING

COLLINS AVENUE

SEE LP-4 FOR PLANT IMAGES

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



**IF YOU DIG FLORIDA...
CALL US FIRST!**
1-800-432-4770
SUNSHINE STATE ONECALLING
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.



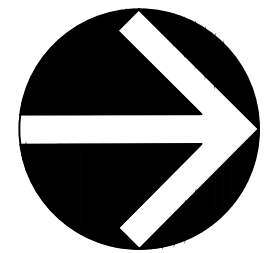
Gabriela Fojt

Gabriela Fojt
Digitally signed by Gabriela Fojt
Date: 2025.10.02 14:21:34 -04'00'

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	
per City comments	10.02.2025

COLLINS PLAZA
6772-6812 Collins Avenue
Miami Beach, Florida

COLORED LANDSCAPE PLAN % NATIVE PLANTING CALCULATION

NATIVE PLANTS



ROYSTONEA ELATA
FLORIDA ROYAL PALM



SABAL PALMETTO
CABBAGE PALMETTO



THRINAX RADIATA
FLORIDA THATCH PALM
(SINGLE)



HYMENOCALLIS LATIFOLIA
SPIDER LILY



SERENOA REPENS
SIVER SAW PALMETTO



ERNODEA LITTORALIS
GOLDEN BEACH CREEPER



ILEX VOMITORIA 'SCHILLINGS'
YAUPON HOLLY

NON NATIVE PLANTS

PLANTS FOR COLOR



HIBISCUS ROSA-SINENSIS
CHINESE HIBISCUS

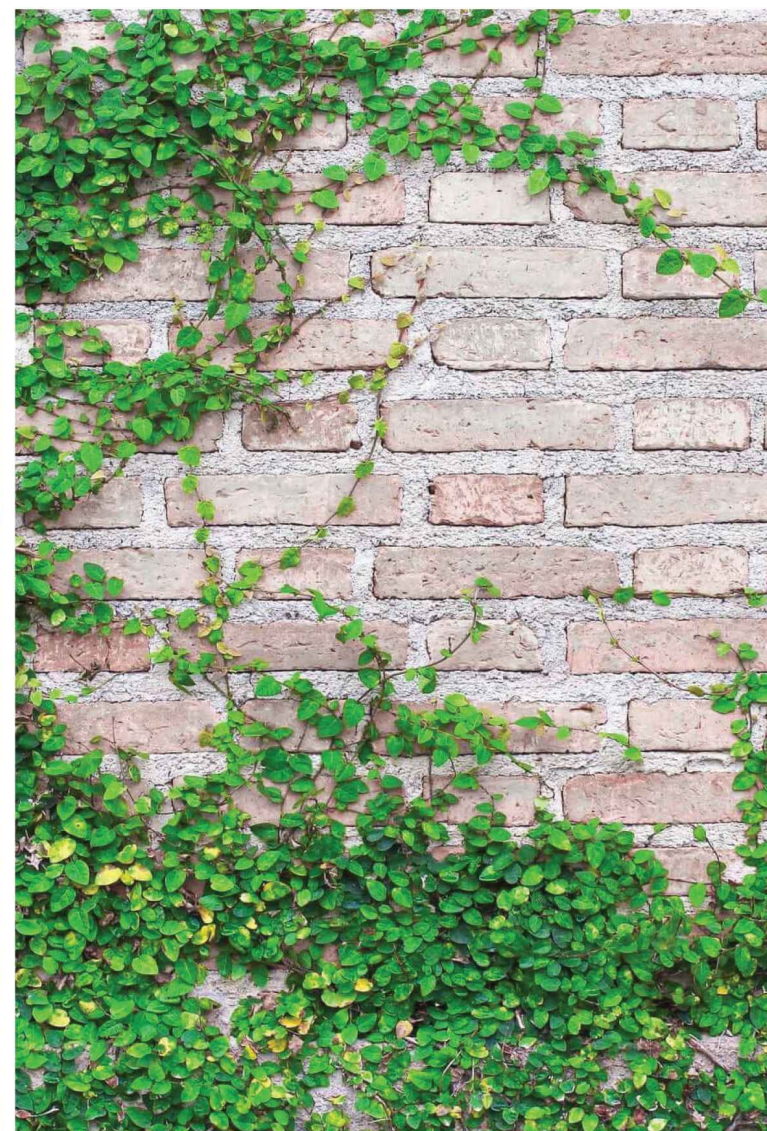


NERIUM OLEANDER 'CALYPSO'
CALYPSO OLEANDER

ORNAMENTAL OR FILLING-IN



DRACAENA REFLEXA
SONG OF INDIA



FICUS PUMILA
CREEPING FIG
(GROWING)

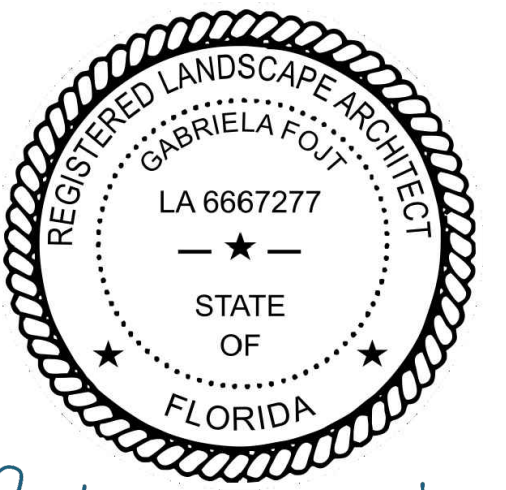


FICUS MICROCARPA 'GREEN ISLAND'
GREEN ISLAND INDIAN LAUREL FIG

PALM FOR NARROW PLANTERS



PTYCHOSPERMA ELEGANS
ALEXANDER PALM



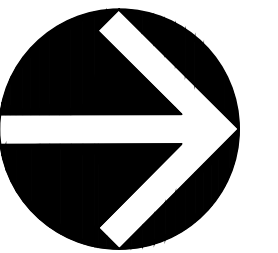
Gabriela Fojt

Gabriela Fojt
Digitally signed by Gabriela Fojt
Date: 2025.10.02 14:21:11 -04'00'

The Mirror of Paradise

Gabriela Fojt
LA 6667277
ISA FL-10207A

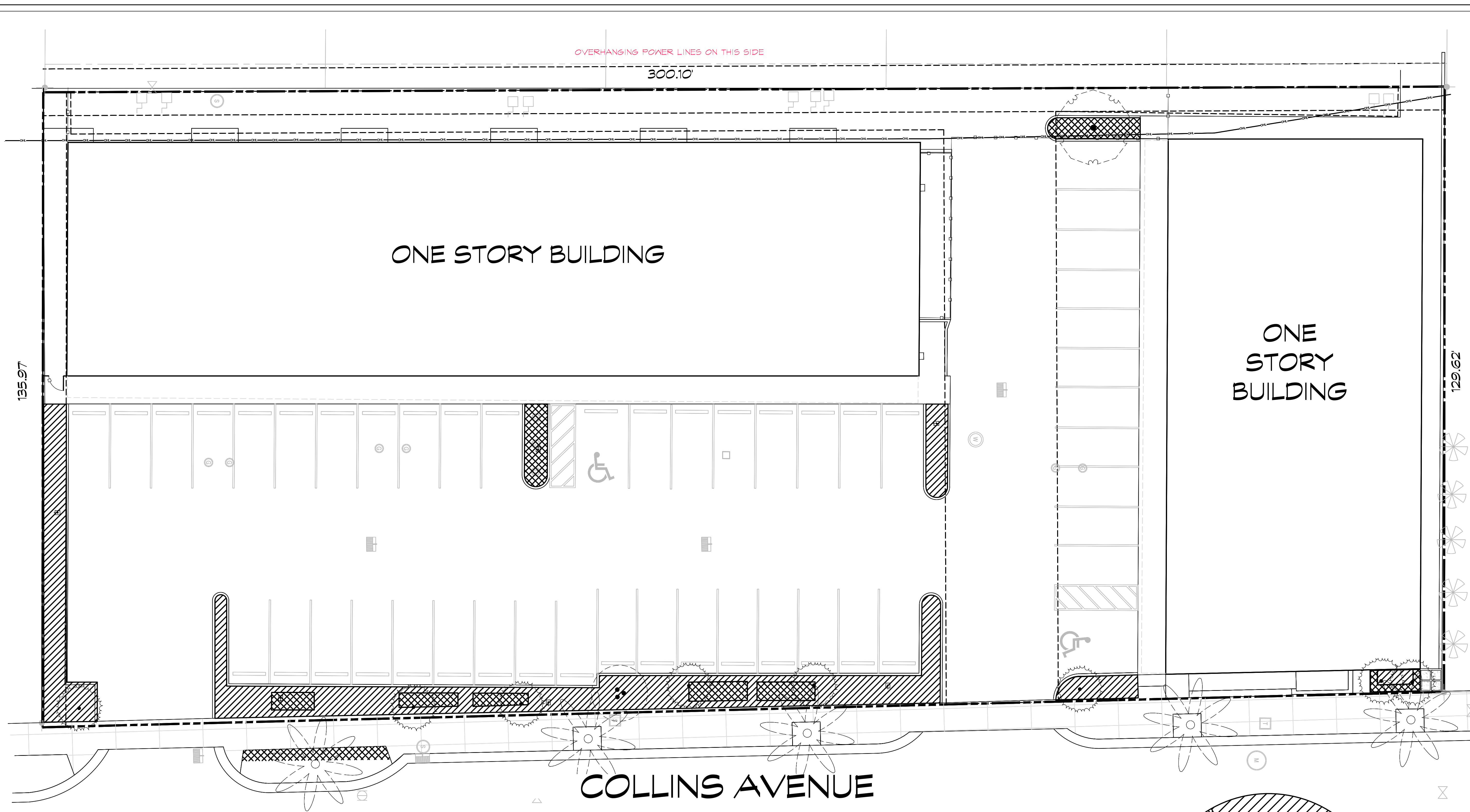
2300 E Oakland Park Blvd
Suite 208
Fort Lauderdale
FL 33306
c. (954) 478 3064
www.florida-landscape.com
gabriela@themirrorofparadise.com



SCALE	as noted
DESIGNED BY	GF
DRAWN BY	KM,GF
CHECKED BY	GF
DATE	07.31.2025
REVISIONS	
per City comments	▲ 10.02.2025

COLLINS PLAZA
6772-6812 Collins Avenue
Miami Beach, Florida

PLANTS PALETTE



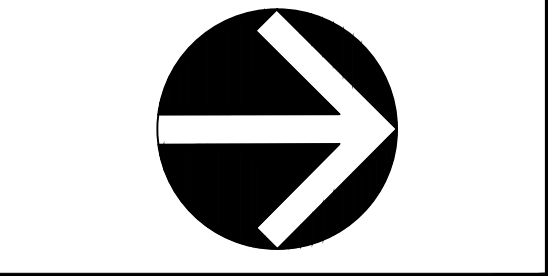
Gabriela Fojt

Gabriela Fojt
 Digitally signed by Gabriela Fojt
 Date: 2025.10.02 14:20:42 -04'00'

The Mirror of Paradise

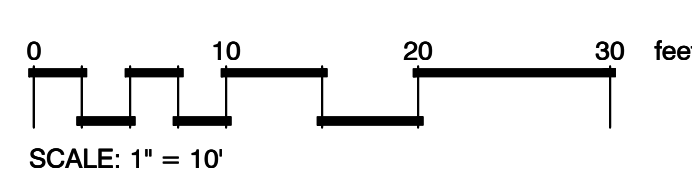
Gabriela Fojt
 LA 6667277
 ISA FL-10207A

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	
per City comments	10.02.2025

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



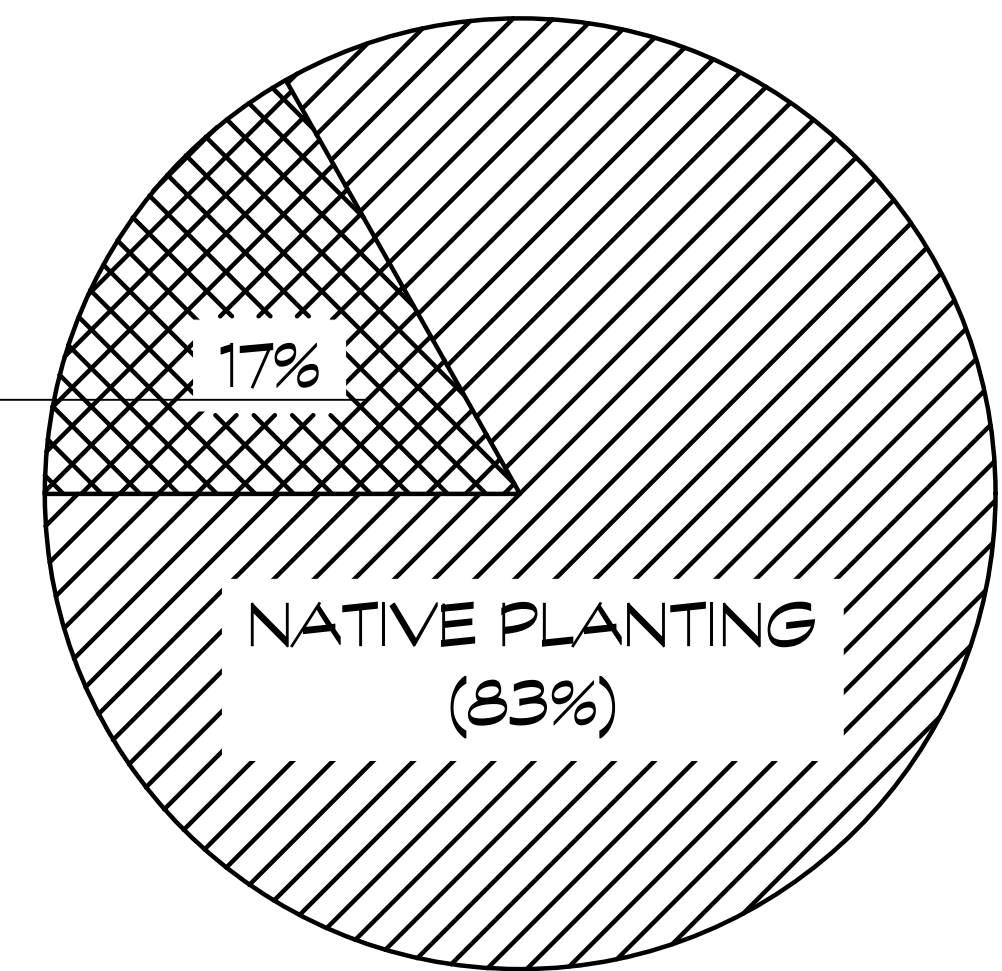
**IF YOU DIG FLORIDA...
 CALL US FIRST!**
 1-800-432-4770
 SUNSHINE STATE ONECALLING
 OF FLORIDA, INC.
 IT'S THE LAW

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.

LEGEND

- AREAS PLANTED WITH NATIVE PLANTS
- AREAS PLANTED WITH NON-NATIVE PLANTS

NON NATIVE PLANTING



COLLINS PLAZA
 6772-6812 Collins Avenue
 Miami Beach, Florida

NATIVE AND NON NATIVE PLANTS LAYOUT

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.

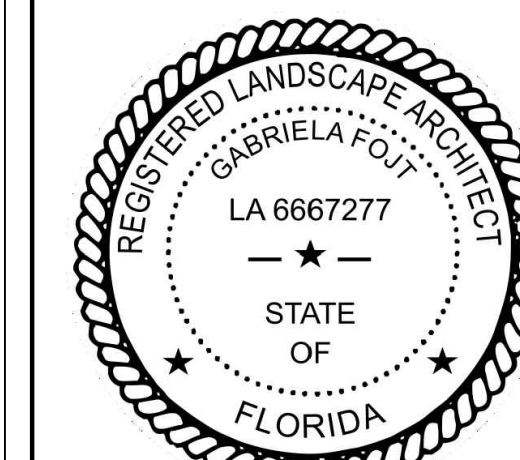
THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.

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



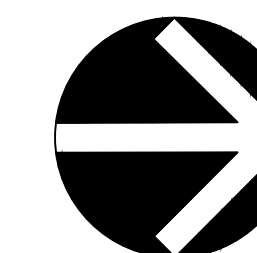
Gabriela Fojt

Gabriela Fojt
Digitally signed by Gabriela Fojt
Date: 2025.10.02 14:20:19 -04'00'

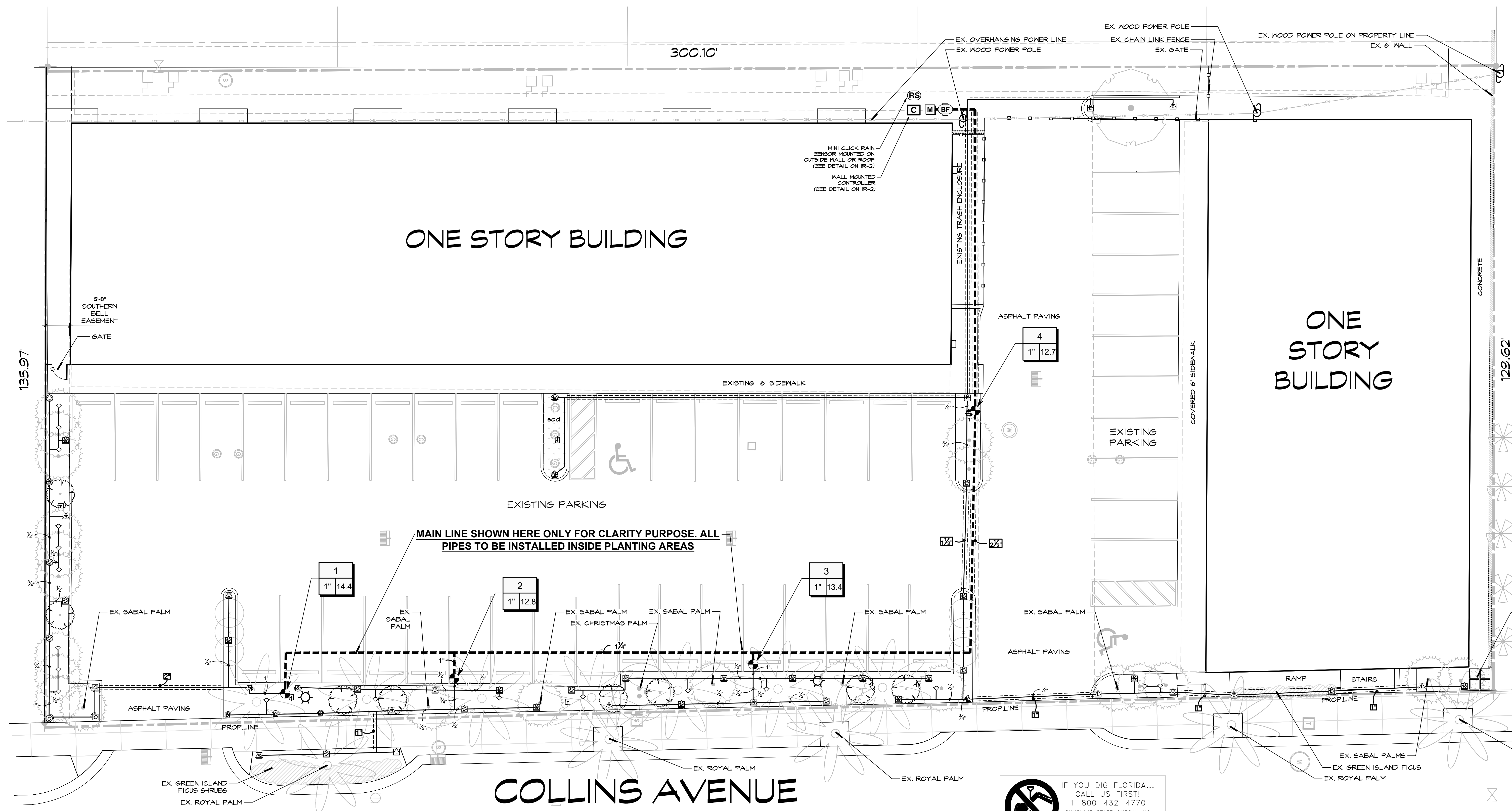
The Mirror of Paradise

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	
per City comments	10.02.2025



MAIN LINE SHOWN HERE ONLY FOR CLARITY PURPOSE. ALL PIPES TO BE INSTALLED INSIDE PLANTING AREAS

IF YOU DIG FLORIDA... CALL US FIRST!
1-800-432-4770
SUNSHINE STATE ONECALLING 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.



COLLINS PLAZA
6772-6812 Collins Avenue
Miami Beach, Florida

IRRIGATION PLAN

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 on representative to show shall be furnished to the Tenant's construct that all work has been installed in accordance with the ordinances and code requirements.
- Approval: Wherever the terms "approve" or "approved" are used in the specifications, they shall mean the approval of the tenant's construction representative in writing.
- Before any work is started, a conference shall be held between the contractor and the Tenant'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 acquaint himself with all site conditions. Submission of his proposal shall be considered evidence that the examination has been conducted. Should utilities not shown on the plans be found during excavations, Contractor shall promptly notify the Tenant's 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 utilities not shown in plans.
 - Contractor shall make necessary adjustments in the layout as may be required to connect to existing stubouts, should such stubs not be located exactly as shown, and as may be required to work around existing work at no increase in cost to the Tenant'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, this Contractor shall repair the damage to its original condition at his 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. time 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 quick coupling valves. The drawings shall also indicate of size, material and manufacturers name and show approved substitutions and catalog name and catalog number. The drawings shall be delivered to the Tenant's construction representative before final acceptance of
- Final Acceptance: Final acceptance of the work may be obtained from the Tenant'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 's construction representative. workmanship to the satisfactory of the Tenant Repairs, if required, 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 1120-1220 polyvinyl chloride (PVC) pipe and shall conform to GS-256-63 All lateral piping shall be PVC Class 200 SDR 21 polyvinyl chloride (PVC) pipe and shall conform to GS-256-63
- Plastic Fittings: Sch. 80 solvent weld, polyvinyl chloride (PVC) for mainline and Sch. 40 solvent weld, polyvinyl chloride (PVC) for zone laterals, as manufactured by Sloans, Lasco, or approved equal.
- Solvent Cement: Compatible with PVC pipe, of proper consistency, and color.
- Sprinkler Head Risers: Sch. 40 PVC for risers. Pipe shall be cut in a standard pipe cutting tool with sharp cutters. Ream 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 UL approved for direct burial in ground. Minimum wire size: 14 gauge.
 - Sleeves for Control Wiring: Under all walks and paved areas and where indicated on drawings. Minimum PVC 1220-160 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 swing joints, 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 Tenant's construction representative.
- Any major revisions to the irrigation system must be submitted and answered in written form, along with any change in contract price.

E. INSTALLATION:

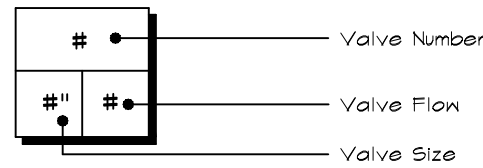
- Excavation and Trenching:
 - Perform all excavations as required for the installation of the work. Including under this section, including shoring of earth banks to prevent cave-ins. Restore all surfaces, existing underground installations, etc., damaged or cut as a result of the excavations to their 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 depths 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.
 - Maintain all warning signs, shoring, barricades, flares 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. Snake 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 scale 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, limiting 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 mains 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 snake wires in trench to allow for contraction of wires at intervals.
 - Control wire splices will be allowed only runs over 300 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 rubbish.
 - 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. Jetting process may be used in those areas.
 - Dress off all areas to finish grade.

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

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	PSI
	Hunter PROS-04 5' strip spray	2	30
	Hunter PROS-12 short radius nozzles	1	30
	Hunter PROS-12 5' strip spray	36	30
	Hunter PROS-12 8' radius	5	30
	Hunter PROS-12 10' radius	2	30
	Hunter PROS-00 5' strip spray	4	30
	Hunter PROS-00 10' radius	1	30
	Hunter AFB 10	19	30
SYMBOL	MANUFACTURER/MODEL	QTY	
	Hunter PGV-1016	4	
	Zurn T20A 3/4"	1	
	Hunter Pro-C	1	
	Hunter FLOW-CLIK-100	1	
	Water Meter 5/8"	1	
	Irrigation Lateral Line: PVC Class 200 SDR 21	786.1 lf	
	Irrigation Mainline: PVC Schedule 40	279.9 lf	
	Pipe Sleeve: PVC Class 200 SDR 21	267.0 lf	

Valve Callout



VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Hunter PGV-1016	1"	Shrub Spray	14.38	276.4	35.2	51.4	1.95 in/h
2	Hunter PGV-1016	1"	Shrub Spray	12.83	238.4	33.1	46.4	1.91 in/h
3	Hunter PGV-1016	1"	Shrub Spray	13.35	173.6	32.4	45.6	2.1 in/h
4	Hunter PGV-1016	1"	Shrub Spray	11.39	76.0	37.2	46.9	1.36 in/h
	Common Wire				279.9			

CRITICAL ANALYSIS

Generated: 2025-07-31 13:48

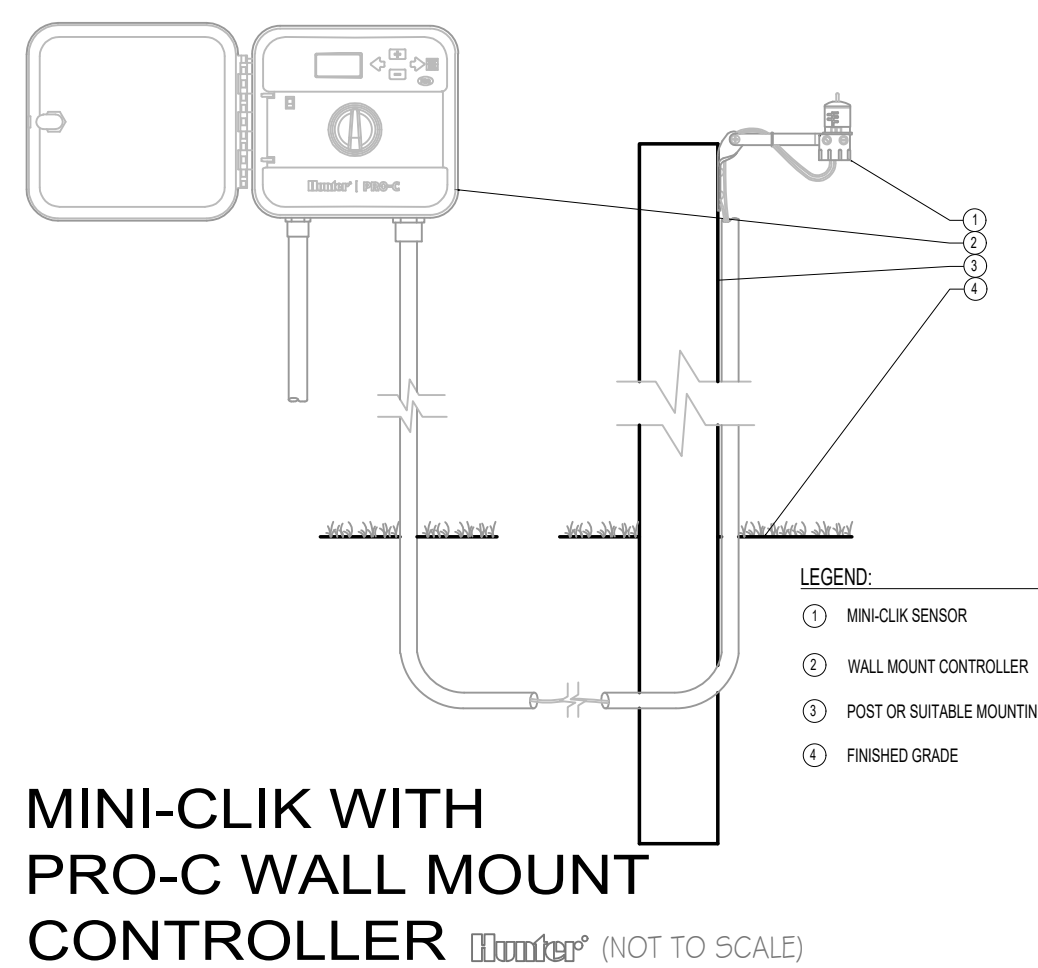
P.O.C. NUMBER: 01
Water Source Information:

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

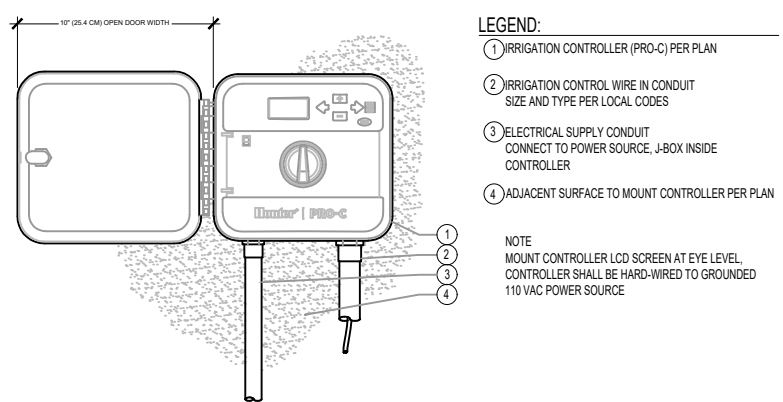
PRESSURE AVAILABLE
Static Pressure at POC: 55 PSI
Elevation Change: 2.00 ft
Service Line Size: 1 1/2"
Length of Service Line: 20 ft
Pressure Available: 54 PSI

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

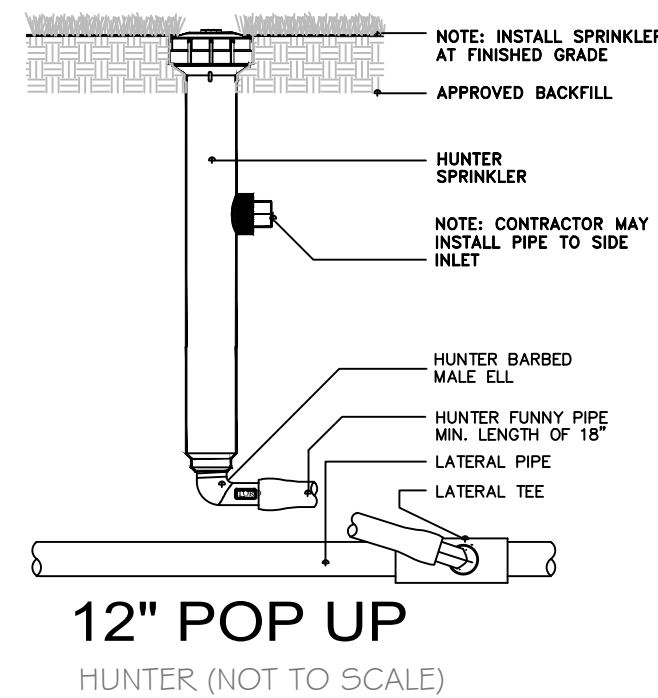
Critical Station:
Design Pressure: 30 PSI
Friction Loss: 3.24 PSI
Fittings Loss: 0.32 PSI
Elevation Loss: 0 PSI
Loss through Valve: 1.64 PSI
Pressure Req. at Critical Station: 35.2 PSI
Loss for Fittings: 0.36 PSI
Loss for Main Line: 3.56 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 4.6 PSI
Loss for Water Meter: 7.64 PSI
Critical Station Pressure at POC: 51.4 PSI
Pressure Available: 54 PSI
Residual Pressure Available: 2.64 PSI



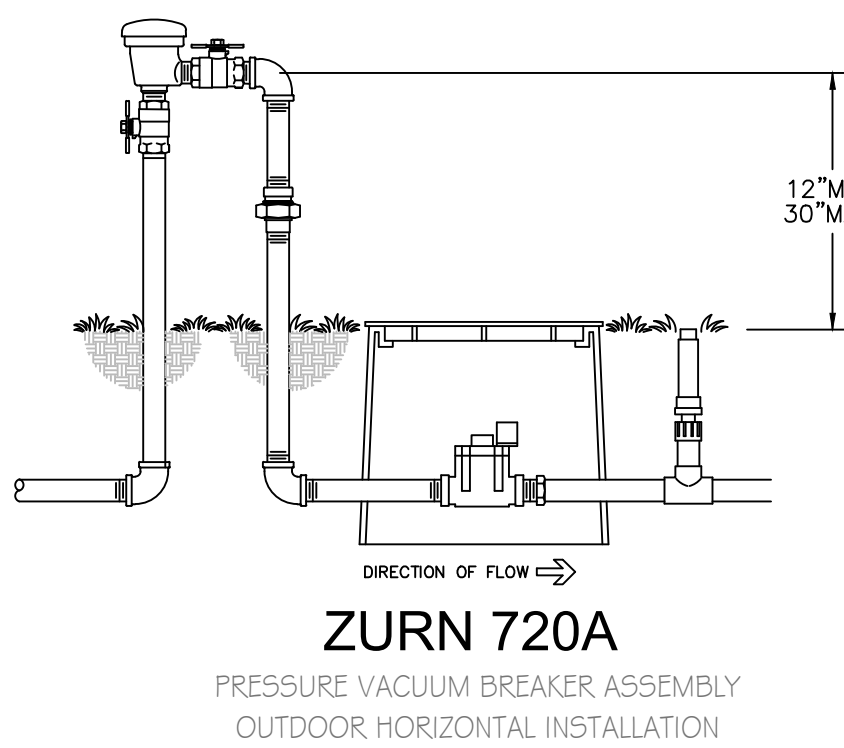
MINI-CLIK WITH PRO-C WALL MOUNT CONTROLLER (NOT TO SCALE)



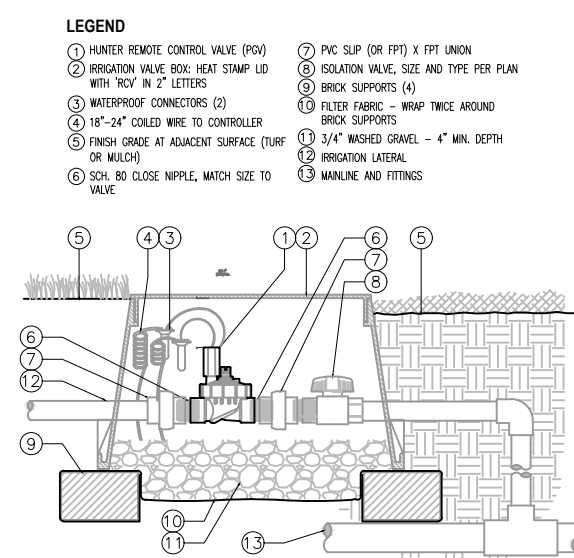
PRO-C - WALL MOUNT (NOT TO SCALE)



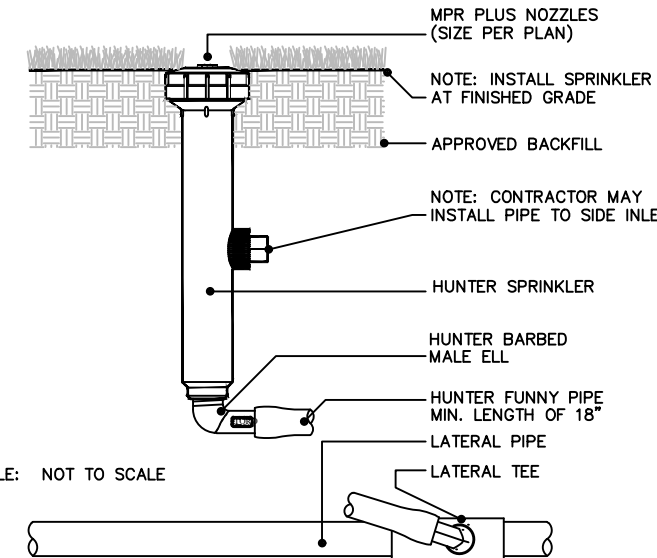
12" POP UP HUNTER (NOT TO SCALE)



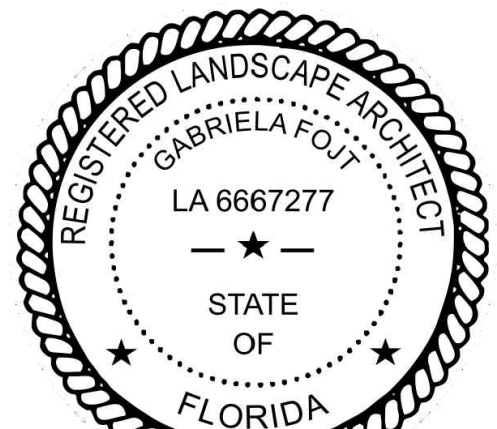
ZURN T20A PRESSURE VACUUM BREAKER ASSEMBLY OUTDOOR HORIZONTAL INSTALLATION



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



4" POP UP HUNTER (NOT TO SCALE)



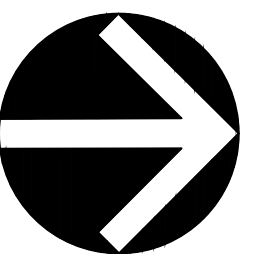
Gabriela Fojt

Gabriela Fojt
Digitally signed by Gabriela Fojt
Date: 2025.10.02 14:19:52 -04'00'

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 AS NOTED

DESIGNED BY GF

DRAWN BY KM,GF

CHECKED BY GF

DATE 07.31.2025

REVISIONS

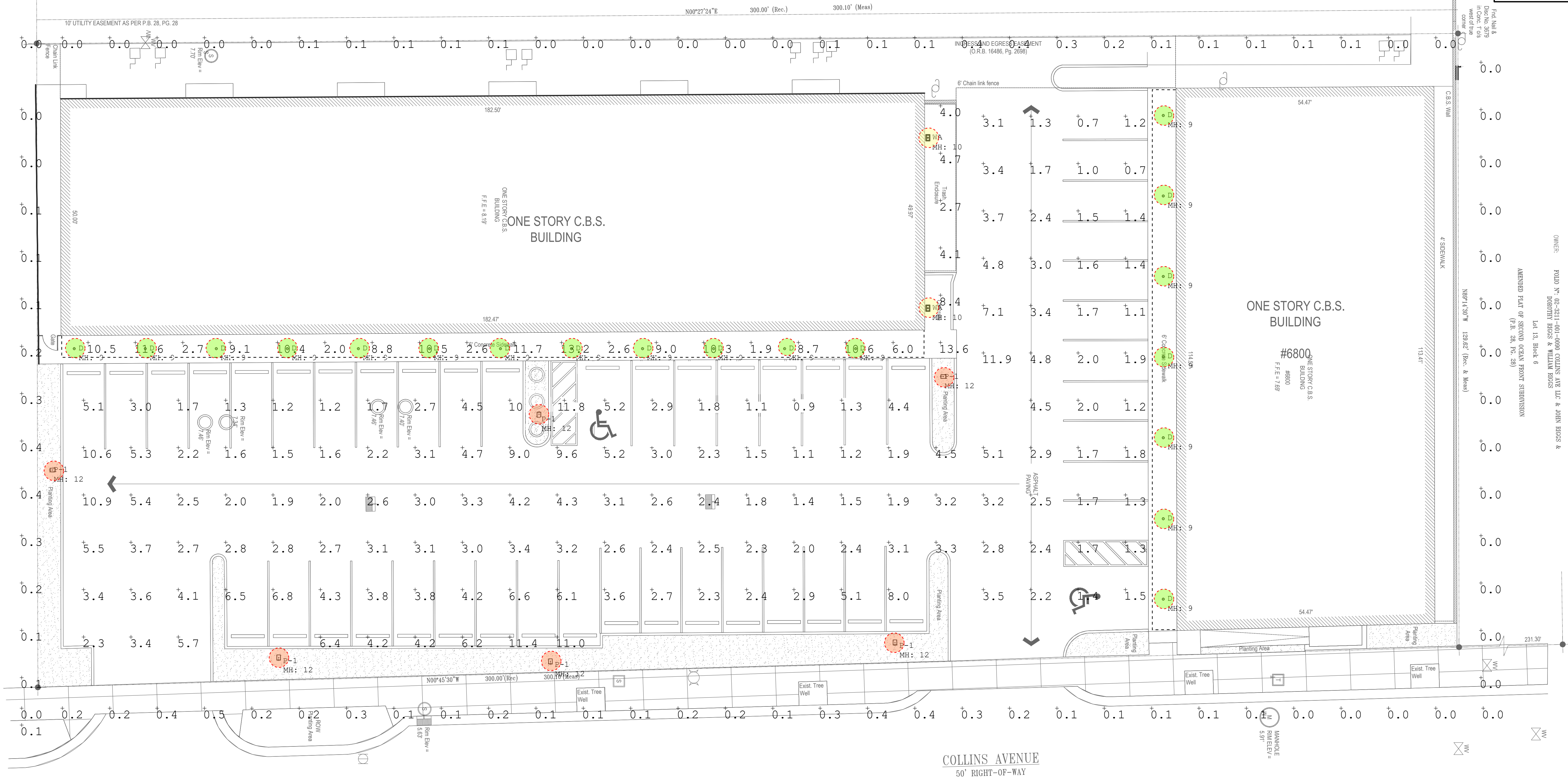
per City comments 10.02.2025

COLLINS PLAZA
6772-6812 Collins Avenue
Miami Beach, Florida

IRRIGATION SCHEDULE, NOTES & DETAILS

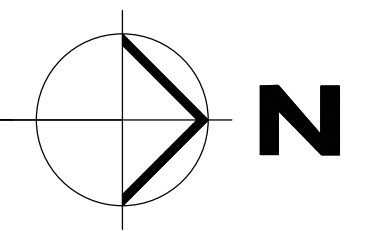
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	Illuminance	Fc	3.43	11.9	0.7	4.90	17.00
Property	Illuminance	Fc	0.11	0.5	0.0	N.A.	N.A.
Sidewalk	Illuminance	Fc	7.49	13.6	1.9	3.94	7.16

Symbol	Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	LLF	Description	Tag	Total Watts
□	2	WA	Single	3505	27.3	0.900	Xtra Light VNTW-3500L-40K-DIM-4M-XX		54.6
□	6	P-1	SINGLE	15532	108.5	0.900	Xtralight # VNTS-15000L-40K-4M-HSS (Rear House Shield)	12 Ft. DB Fiberglass Pole	651
○	19	D	SINGLE	939	9.5	0.900	Atlantic Ltg # COM6-SYL11-35K-6CM10-CL		180.5



ELECTRICAL SITE PLAN

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



bach design engineers
 5130 N. Federal Hwy, Suite 33308
 Ft. Lauderdale, FL 33308
 P: (954) 461-4314
 bach@bachengineers.com
 CA#28826
 Viet Bach Nguyen, P.E.
 Florida License # 69753

ARCHITECT OF RECORD
FFA Forma Forge Architecture, LLC
 2500 N. Military Trl, Ste 480
 Boca Raton, FL 33431
 office@formaforge.com
 561.664.9072
 Yavor S. Molloy, Registered Architect
 State of Florida # AR1102422

PROJECT DESIGNER
W Waldron Planning & Design LLC
 6301 Ironwood Circle
 Tamarac, FL 33319
 info@waldrondesign.net
 954.613.6820

CLIENT
 Infinity BH
 9520 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



▲ Bird's-eye view facing west from Collins Avenue at dusk



▲ Street view facing west from Collins Avenue at dusk



▲ Plaza entrance facing southwest from Collins Avenue at dusk



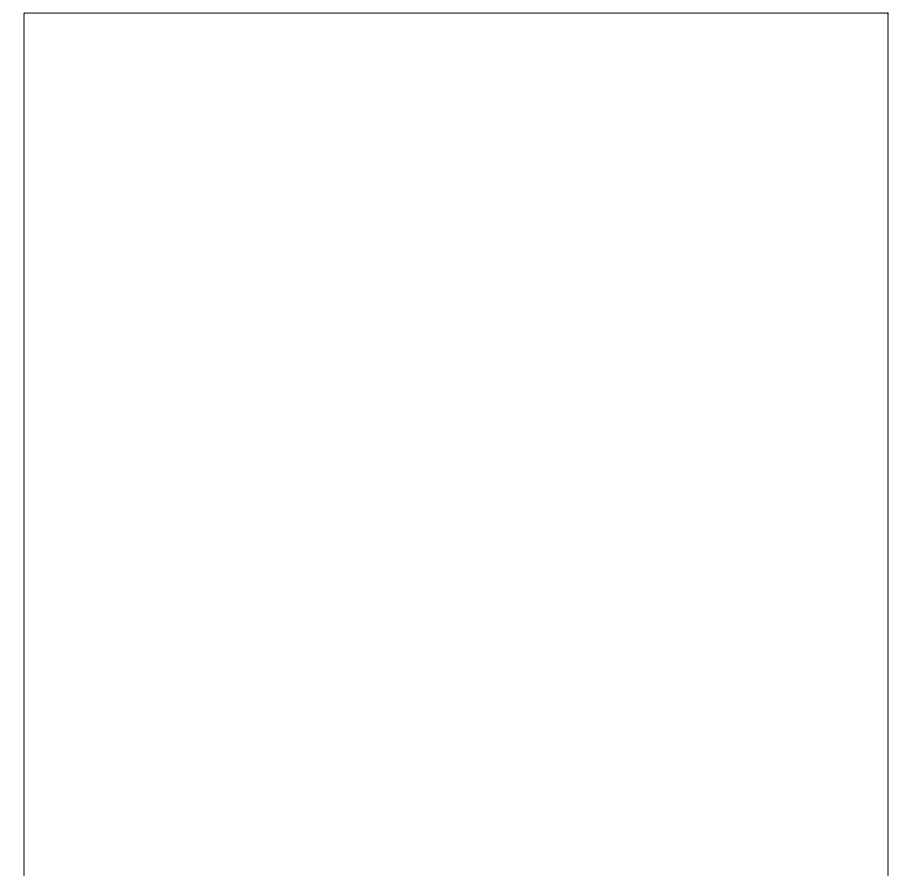
▲ Plaza entrance facing northwest from Collins Avenue at dusk



▲ Plaza facing south at dusk



Xtralight # VNTS-15000L-40K-4M-HSS (Rear House Shield)



ARCHITECT OF RECORD
FFA Forma Forge Architecture, LLC
 2530 N. Military Trl. Ste 480
 Boca Raton, FL 33431
 office@formalforge.com
 561.684.9072
 Yavor S. Mollov, Registered Architect
 State of Florida # AR102422

PROJECT DESIGNER
W Waldron Planning & Design LLC
 6301 Ironwood Circle
 Tamarac, FL 33319
 info@waldrondesign.net
 954.613.6820

CLIENT
 Infinity BH
 9520 Harding Ave, Suite 1
 Surfside, FL 33154
 305.677.2233

REVISIONS

DATE	SYMBOL

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

DRAWING TITLE
Site Renderings

PROFESSIONAL SEAL

Digitally signed and sealed by Yavor S Mollov, RA on the date stated on the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Scale _____
 Date _____
 Project Number 25-110

AD-1
 SHEET NUMBER