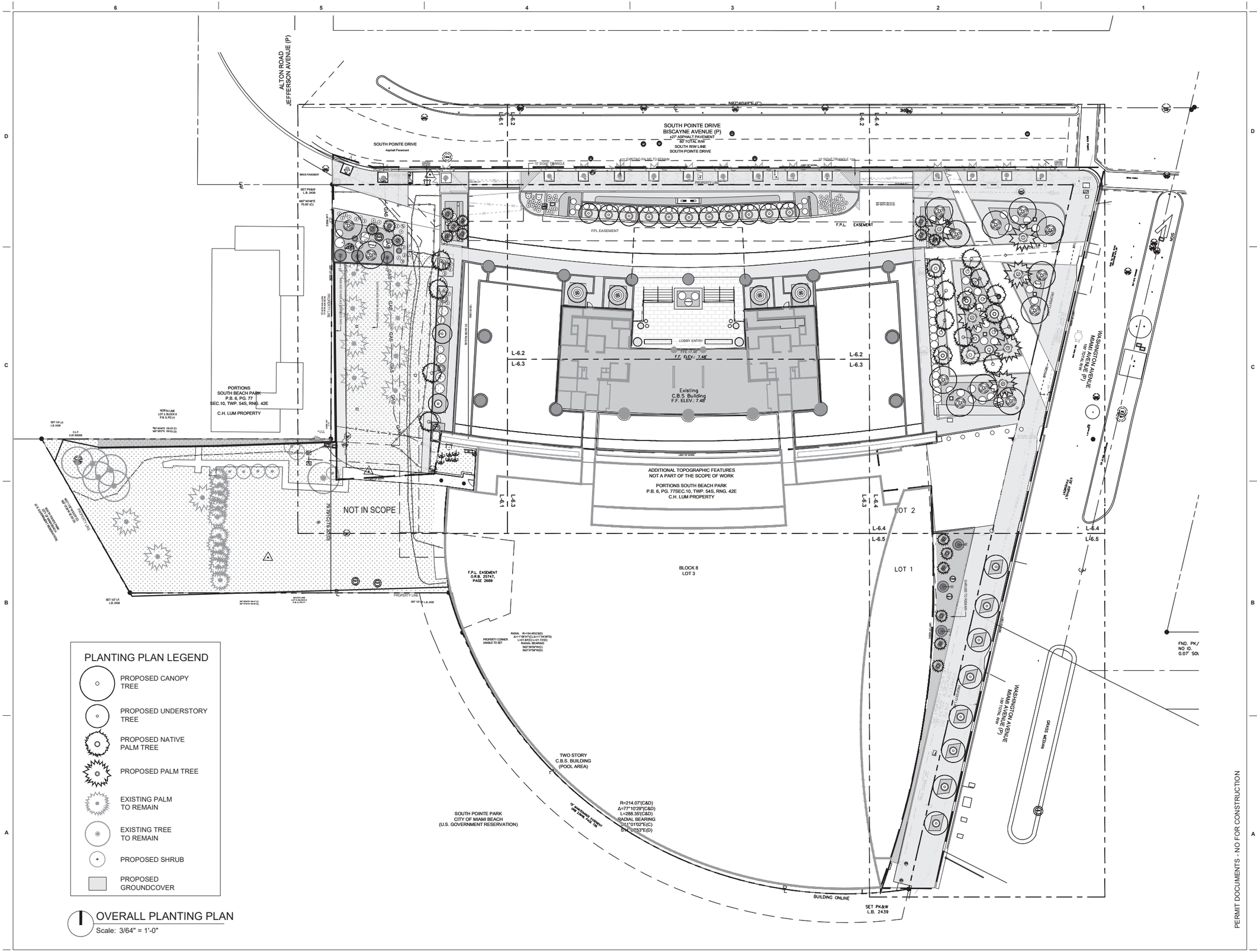

PLANTING PLAN LEGEND

- PROPOSED CANOPY TREE
- PROPOSED UNDERSTORY TREE
- PROPOSED NATIVE PALM TREE
- PROPOSED PALM TREE
- EXISTING PALM TO REMAIN
- EXISTING TREE TO REMAIN
- PROPOSED SHRUB
- PROPOSED GROUNDCOVER

OVERALL PLANTING PLAN

Scale: 3/64" = 1'-0"

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Project

APOGEE

EXTERIOR RENOVATION

800 SOUTH POINTE DRIVE
MIAMI BEACH, FL 33139

Owner Information

APOGEE CONDOMINIUM ASSOCIATION
800 South Pointe Drive
Miami Beach, FL 33139

Landscape Architect

THRESHOLD
LANDSCAPE WORKSHOP
811 E Las Olas Blvd. Suite 9
Fort Lauderdale, FL 33301
(954) 361-4721

Structural & Electrical Engineer

THE FALCON GROUP
15405 NW 7TH AVE
Miami, FL 33169
(305) 663-1970

Civil Engineer

SPEATH ENGINEERING
44 W Flagler St Suite 1850
Miami, FL 33130
(305) 663-1970

Land Surveyor

MANUEL VERA AND ASSOCIATES
13960 SW 47th Street
MIAMI, FL 33130
(305) 834.4213

Revisions

	09/21/2025	DRB FIRST SUBMITTAL
	10/12/2025	DRB FINAL SUBMITTAL
	12/11/2025	DRB HEARING DATE

Seal

Stephen Michael Callahan

Digitally signed by Stephen Michael Callahan
DN: E=callahansawyer@gmail.com, CN=Stephen Michael Callahan, SERIALNUMBER=A01LZ024016366550, C=US
Date: 2025.10.10 15:02:03-04'00'

STEPHEN MICHAEL CALLAHAN
STATE OF FLORIDA RLA #6667206

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Date
10/12/2025

Scale
AS SHOWN

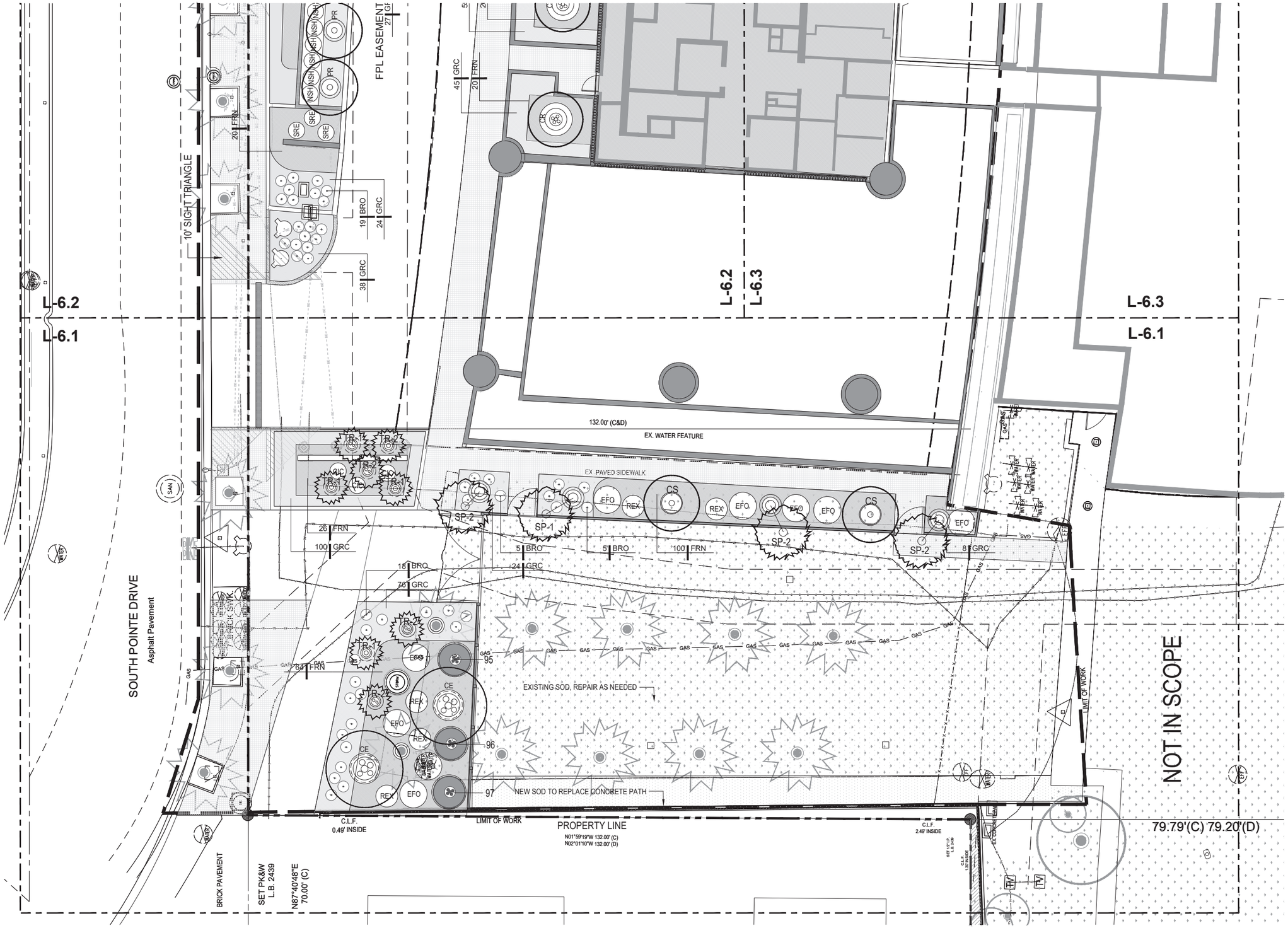
Project No.
202209

Sheet Name

OVERALL PLANTING PLAN

Sheet No.

L-6.0



PLANTING PLAN ENLARGEMENT A

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

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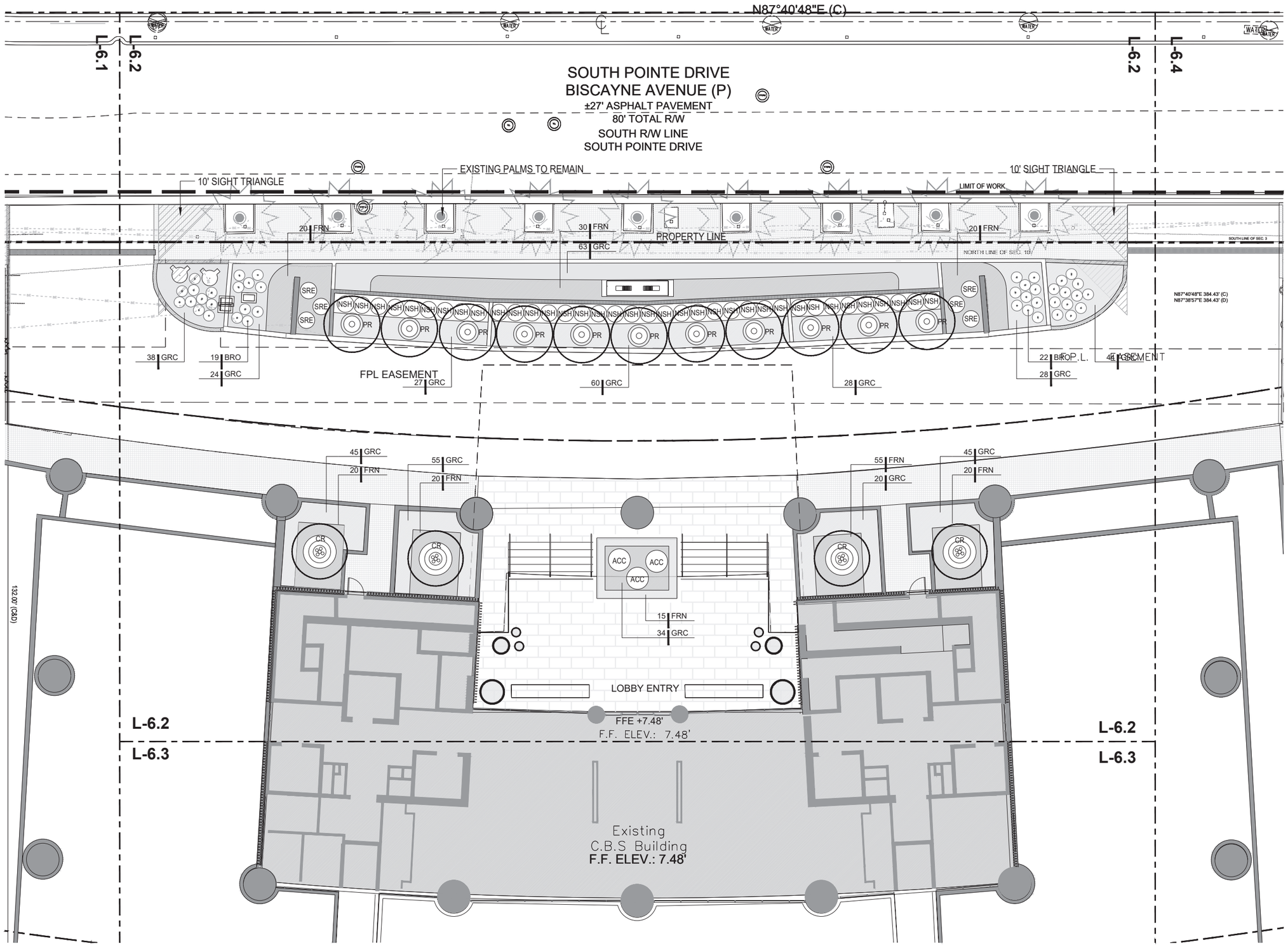
PLANTING PLAN ENLARGEMENT A

Sheet No.

L-6.1



PLANTING PLAN ENLARGEMENT B

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MIAMI BEACH, FL 33139

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APOGEE CONDOMINIUM ASSOCIATION
800 South Pointe Drive
Miami Beach, FL 33139

Landscape Architect

THRESHOLD
LANDSCAPE WORKSHOP

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Fort Lauderdale, FL 33301
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THE FALCON GROUP

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PLANTING PLAN ENLARGEMENT B

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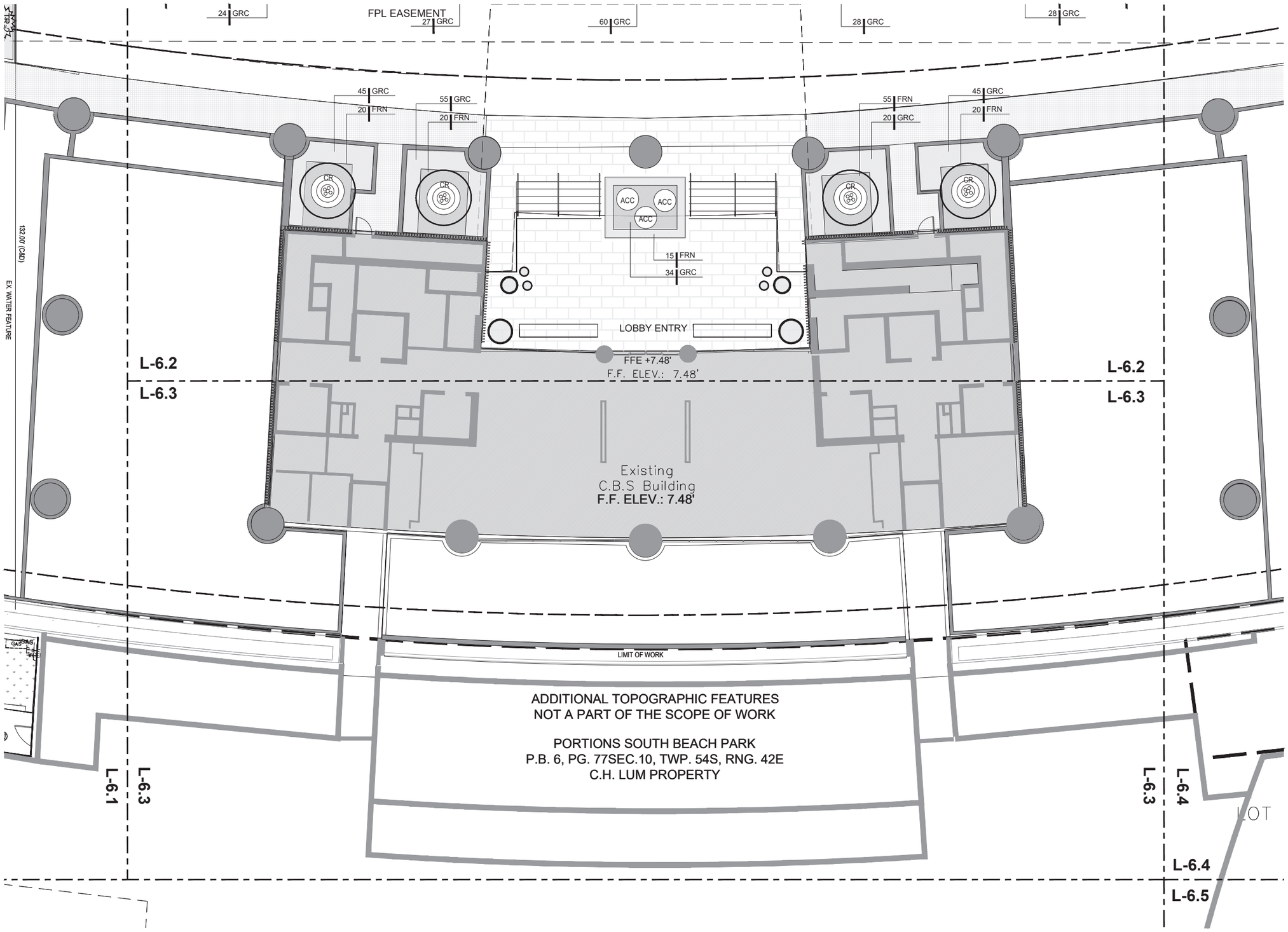

PLANTING PLAN ENLARGEMENT C
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Landscape Architect

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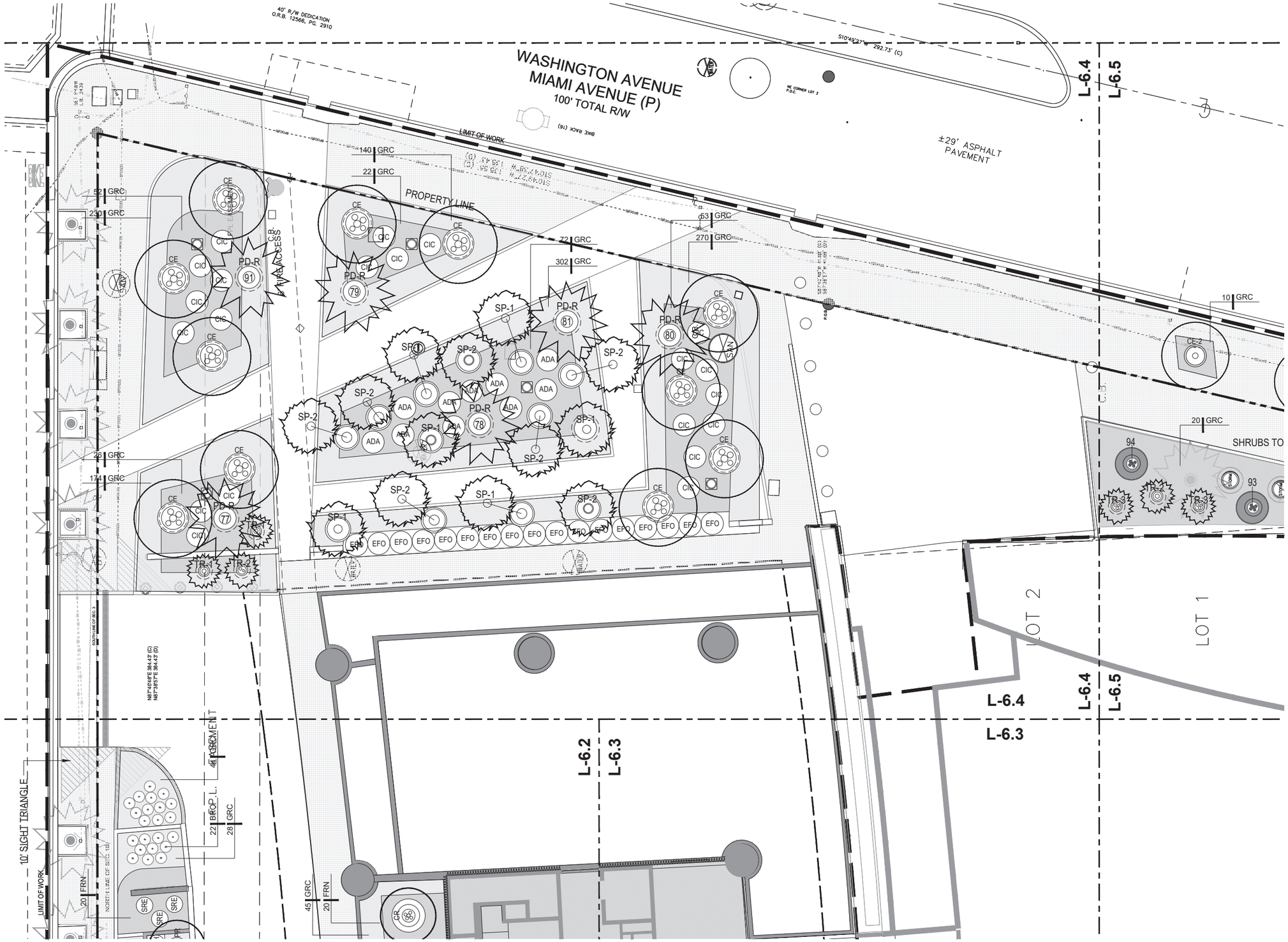
PLANTING PLAN ENLARGEMENT C

Sheet No.

L-6.3



PLANTING PLAN ENLARGEMENT D

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Miami Beach, FL 33139

Landscape Architect

THRESHOLD
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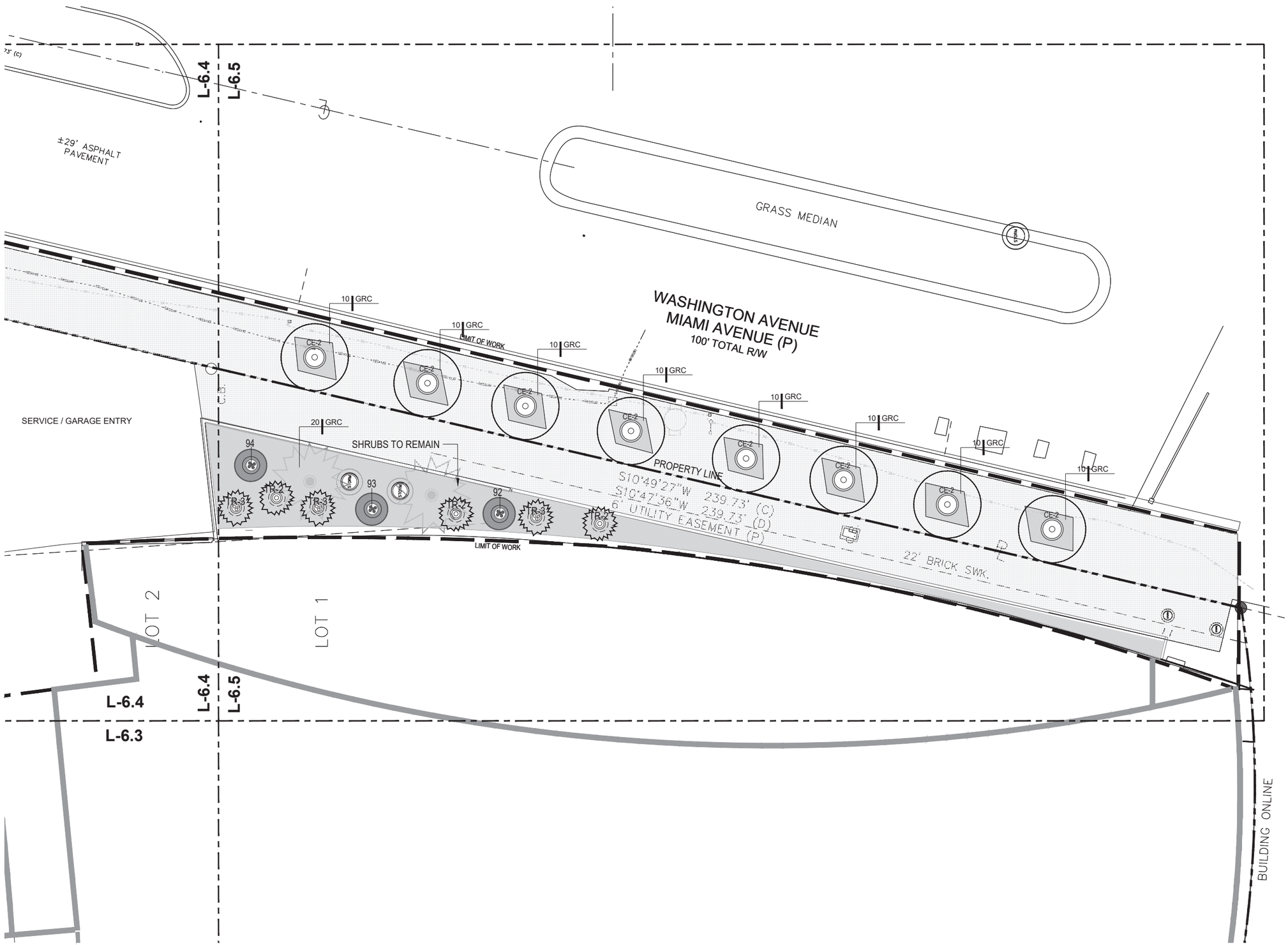
202209

Sheet Name

PLANTING PLAN ENLARGEMENT D

Sheet No.

L-6.4



PLANTING PLAN ENLARGEMENT E

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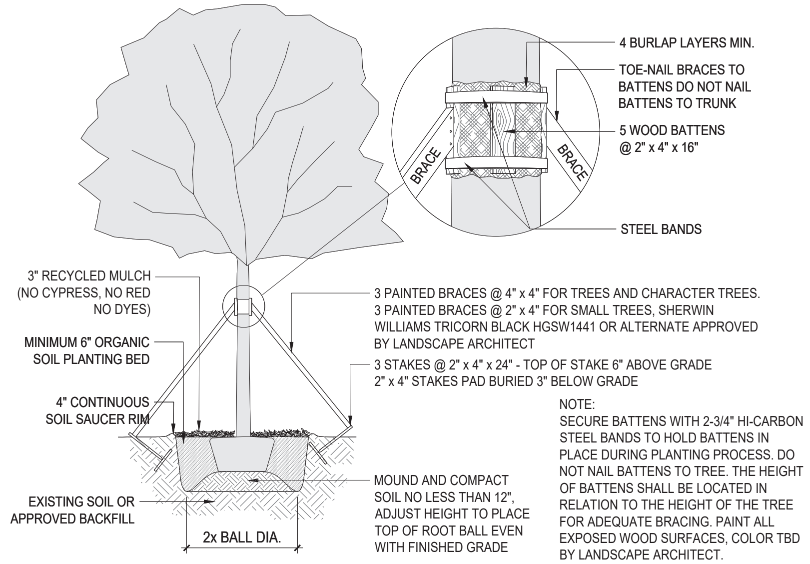
Sheet Name

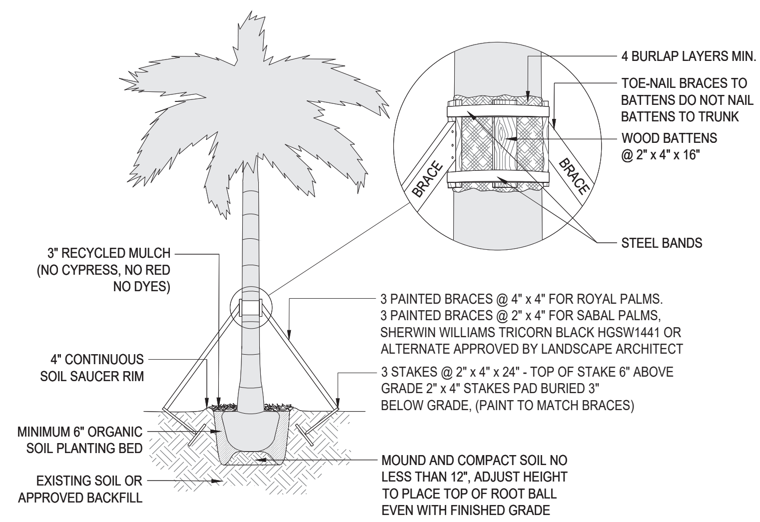
PLANTING PLAN ENLARGEMENT E

Sheet No.

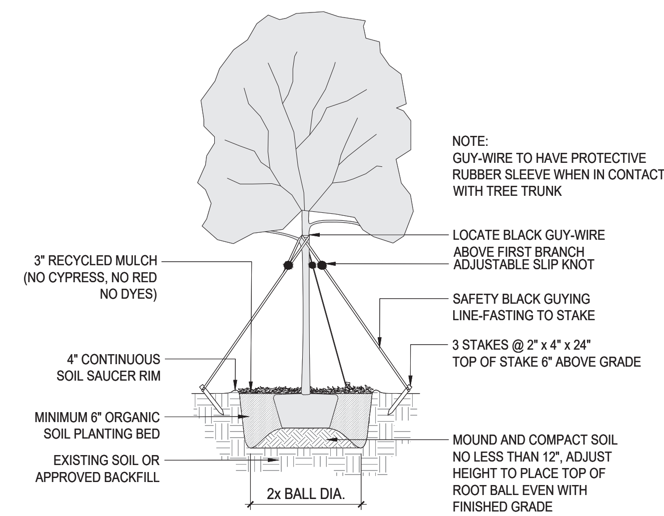
L-6.5



1 TREE PLANTING DETAIL
SCALE: N.T.S.



2 PALM PLANTING DETAIL
SCALE: N.T.S.



3 UNDERSTORY TREE PLANTING DETAIL
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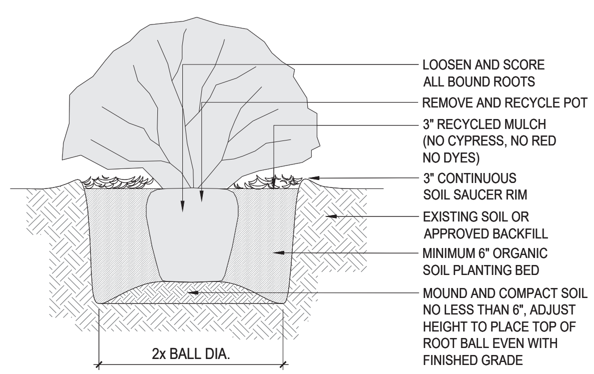
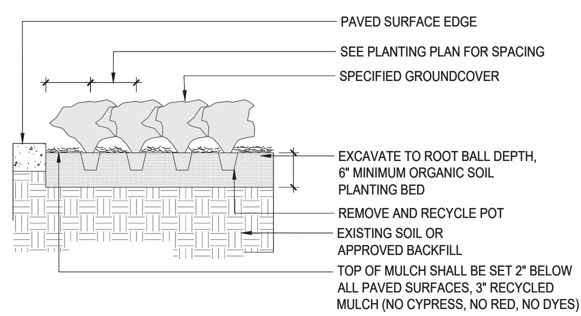
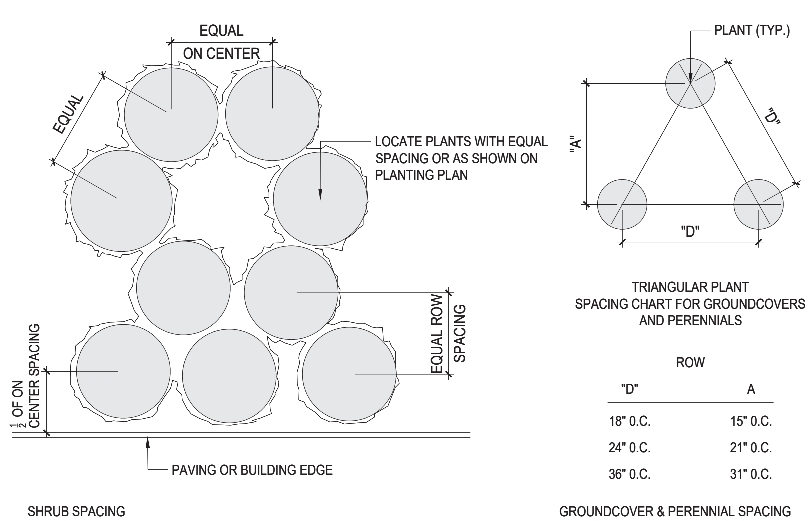


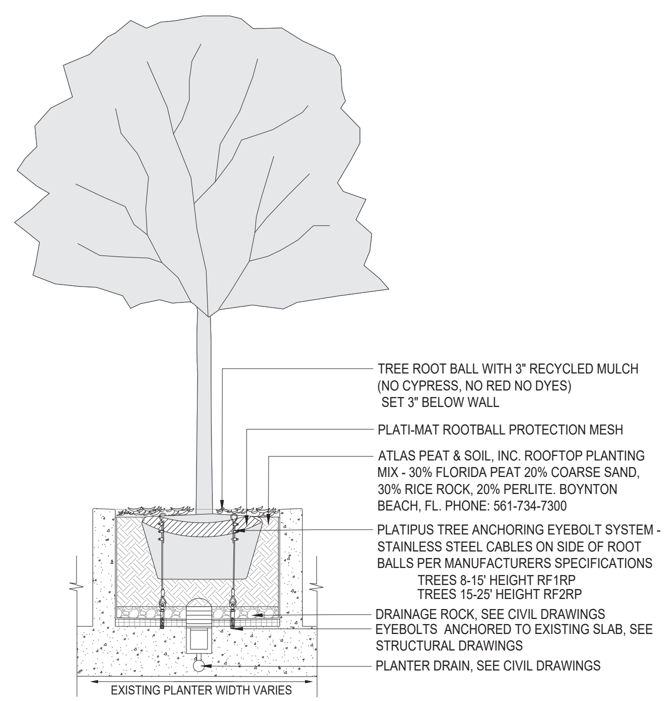
4 SHRUB PLANTING DETAIL
SCALE: N.T.S.



5 GROUNDCOVER PLANTING DETAIL
SCALE: N.T.S.



6 SHRUB AND GROUNDCOVER SPACING DETAIL
SCALE: N.T.S



7 TREE PLANTING DETAIL - ANCHORING TO SLAB
SCALE: N.T.S.

APOGEE MIAMI BEACH - PLANT LIST

10/9/2025

_* Denotes Florida Native Species

_ Plants installed pursuant to this Code shall conform to, or exceed, the minimum standards for Florida Number One as provided in the most current edition of "Grades and Standards for Nursery Plants, Part I and II," prepared by the State of Florida Department of Agriculture and Consumer Services.

_ Plant quantities are provided for convenience. When discrepancies arise between the planting plans and plant list occur the planting plan shall take precedence.

_ Contractor shall coordinate on-site planting layout visits with the Landscape Architect two (2) weeks prior to installation.

_ See Landscape Specifications and Notes Sec. 4 for Contractor Sample Photograph Submittal Requirements

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
13	CE	* CONOCARPUS ERECTUS 'GREEN'	GREEN BUTTONWOOD	FIELD GROWN, 16-18' HT. X 7-8" SP. MIN., MULTI CHARACTER TRUNK, SPECIMEN
8	CE-2	* CONOCARPUS ERECTUS 'GREEN'	GREEN BUTTONWOOD	FIELD GROWN, 18-20' HT. X 7-8" SP. MIN., SINGLE CHARACTER TRUNK, SPECIMEN
3	CS	* CONOCARPUS ERECTUS 'SERICEUS'	SILVER BUTTONWOOD	FIELD GROWN, 12-14' HT. X 6-7' SP. PLANTED, BUSH FORM, (5) TRUNK MIN.
4	CR	* CLUSIA ROSIA	AUTOGRAPH TREE	100 GALLON, 14' PLANTED HT. X 8' SP. MIN., MULTI-TRUNK, BUSH FORM, SPECIMEN
11	PR	PIMENTA RACEMOSA 'RACEMOSA'	BAY RUM	100 GALLON, 16-18' PLANTED HT. X 6-7' SP. MIN., FLORIDA FANCY, LOW BRANCHED
PALMS				
9	PD-RELO	PHOENIX DACTYLIFERA 'MEDJOOL'	MEDJOOL DATE PALM- RELOCATE	RELOCATE TO WESTSIDE YARD, LA TO LOCATE IN THE FIELD
6	PD-R	PHOENIX DACTYLIFERA 'MEDJOOL'	MEDJOOL DATE PALM - REMAIN	TO REMAIN ON-SITE, PROVIDE TREE PROTECTION FENCING
6	SP-1	* SABAL PALMETTO	FLORIDA SABAL PALM	REGENERATED, 28-32' CT., NATURAL CHARACTER TRUNK
10	SP-2	* SABAL PALMETTO	FLORIDA SABAL PALM	REGENERATED, 24-26' CT., NATURAL CHARACTER TRUNK
17	TR	* THRINAX RADIATA	FLORIDA THATCH PALM	FIELD GROWN, 8' PLANTED HT. MIN., (6) SINGLE, (8) DOUBLE, (3) TRIPLE
NSH- NATIVE SHRUBS				
21	CIC	* CHRYSOBALANUS ICACO 'HORIZONTAL'	HORIZONTA COCOPLUM	7 GALLON 24" HT. X 24" SP. PLANTED MIN., FULL TO BASE, 36" OC.
25	EFO	* EUGENIA FOETIDA	SPANISH STOPPER	25 GALLON, 6-8" HT. X 4-5' SP. PLANTED MIN., BUSH, FULL TO BASE
5	QJA	* QUADRELLA JAMAICENSIS	JAMAICAN CAPER	25 GALLON, 5' HT. X 4' SP. MIN., BUSH FORM, FULL TO BASE
FFS - FLORIDA FRIENDLY SHRUBS				
12	CDI	CROTON DISCOLOR	LECHECILLO	3 GALLON, 24" PLANTED HT. MIN., FULL TO BASE, LA TO LOCATE ON SITE
5	PLI	PSYCHOTRIA LIGUSTRIFOLA	BAHAMA WILD COFFEE	7 GALLON 30" PLANTED HT. MIN., FULL TO BASE
ACC - ACCENTS				
10	ADA	* ACROSTICHUM DANAEIFOLIUM	LEATHER FERN	7 GALLON, 30" HT. X 24" SP. PLANTED MIN., FULL TO BASE, SPACING AS SHOWN
3	DME	DIOON MEJIAE	MEJAE DIOON	15 GALLON, 3' HT. X 3' SP. PLANTED MIN., FULL, LOW BRANCHED
5	REX	RHAPIS EXCELSA	LADY PALM	15 GALLON, 5-6' PLANTED HT. MIN., (7) CANE MIN., FULL, LOW BRANCHED
6	SRE	* SERENOA REPENS 'CINEREA'	SILVER SAW PALMETTO	25 GALLON, 36" HT. X 36" SP. PLANTED MIN., FULL TO BASE
BRO - BROMELIADS				
36	AOD	ALCANTAREA 'ODORATA'	ODORATA BROMELIAD	7 GALLON, 24" PLANTED HT., FULL SPREAD, SPACING AS SHOWN
55	PPJ	PORTEA PETROPOLITANA 'JUNGLES'	PORTEA 'JUNGLES' BROMELIAD	3 GALLON, 24" PLANTED
GRC - GROUND COVER				
338	ELI	* ERNODEA LITTORALIS	GOLDEN BEACH CREEPER	3 GALLON, 12" HT. X 12" SP. PLANTED MIN., FULL TO BASE, 24" OC.
606	FMI	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS 'ROUND LEAF'	3 GALLON, 18" PLANTED HT. MIN., FULL TO BASE, 30" OC. ROUND LEAF VARIETY
669	LMU	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 GALLON, 10" PLANTED HT. MIN., FULL TO BASE, 18" OC.
324	POB	* PEPEROMIA OBTUSIFOLIA	BABY RUBBER PLANT	1 GALLON 8" PLANTED HT. MIN., FULL TO BASE, 15" OC.
FRN - FERNS				
80	NOB	NEPHROLEPIS OBLITERATA 'KIMBERLY QUEEN'	KIMBERLY QUEEN FERN	3 GALLON, 18" PLANTED HT. MIN., FULL TO BASE, 24" OC.
88	NBI	NEPHROLEPIS BISERRATA 'MACHO'	MACHO FERN	3 GALLON, 30" HT. X 30" SP. MIN., FULL TO BASE, 36" OC.
MISCELLANEOUS				
TBD		PINE STRAW MULCH	QTY. CALCULATED BY CONTRACTOR	NO HARDWOOD MULCH, NO CYPRESS OR DYES

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Landscape Architect

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Sheet Name PLANT LIST AND DETAILS

Sheet No. L-6.6

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LANDSCAPE NOTES AND SPECIFICATIONS

1. SCOPE OF WORK
   1.1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER NECESSARY SUPPLIES FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.
   1.2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

2. PROTECTION OF EXISTING STRUCTURES
   2.1. ALL EXISTING BUILDINGS, UTILITIES, WALKS, WALLS, PAVING, PIPING AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED ORE REPLACED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.

3. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK
   3.1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS, EXISTING OR OTHERWISE, CAUSED BY CARELESS OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE OR THE SPILLING OF OIL, GASOLINE, OR OTHER HARMFUL MATERIALS.
   3.2. NO MATERIALS SHALL BE BURNED ON OR ADJACENT TO THE PROPERTY SITE

4. MATERIALS
   4.1. SUBMITTALS: GENERAL SAMPLES OF PLANTING MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO ARRIVAL ON-SITE OR AS OTHERWISE DETERMINED IN WRITING. UPON APPROVAL OF SAMPLES, DELIVERY OF MATERIALS TO THE PROJECT SITE SHALL BEGIN.

   MATERIAL SAMPLE SUBMITTALS:
   MULCH - ONE (1) CUBIC FOOT
   TOPSOIL - ONE (1) CUBIC FOOT
   GRAVEL AND DECORATIVE ROCK - ONE (1) CUBIC FOOT
   ACCENT PLANTS, SHRUBS AND VINES - ONE (1) REPRESENTATIVE PHOTOGRAPH OF EACH VARIETY
   TREES AND PALMS - TWO (2) REPRESENTATIVE PHOTOGRAPHS FROM TWO ANGLES. NO EXCEPTIONS

   4.2. PLANT MATERIALS
   4.2.1. GENERAL: PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED WITHIN THE DRAWING AND PLANT LIST. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH "GRADES AND STANDARDS FOR NURSERY PLANTS" PARTS I AND II. ALL PLANTS SHALL BE FLORIDA NO.1 AS AN ABSOLUTE MINIMUM UNLESS OTHERWISE SUPERCEDED BY A FLORIDA FANCY DESIGNATION, AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE FRESHLY DUG, HEALTHY, WELL-BRANCHED AND FREE OF DISEASE AND INSECTS, EGGS, AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER AND LANDSCAPE ARCHITECT.
   4.2.2. MEASUREMENTS: THE HEIGHT AND OR WIDTH OF TREES SHALL BE MEASURED FROM THE TOP OF ROOTBALL (TRUNK FLARE) AND ACROSS THE AVERAGE SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS IN LARGER SIZE THAN SPECIFIED ON THE PLANT LIST MAY BE USED IF APPROVED BY THE LANDSCAPE ARCHITECT. IF THE USE OF LARGER PLANTS IS APPROVED, THE ROOTBALL SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.
   4.2.3. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE LANDSCAPE ARCHITECT FOR QUALITY, SIZE AND VARIETY; SUCH PRELIMINARY APPROVAL SHALL NOT SUPERCEDE THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOTBALLS OR ROOTS, LATENT DEFECTS OR INJURIES, PRESENCE OF INSECTS, AND OTHER CONDITIONS THAT MAY HAVE OCCURRED SINCE THE NURSERY INSPECTION. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTIONS SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO CONSTRUCTION.
   4.2.4. AMENDED PLANTING SOIL: PLANTING SOIL FOR USE IN BACK FILLING PLANTING HOLES SHALL BE FORTY PERCENT (40%) TOPSOIL AND SIXTY PERCENT (60%) SAND AND BE FERTILE, LOAMY CHARACTER. IT SHALL CONTAIN 5% DECOMPOSED ORGANIC MATTER FREE FROM FOREIGN MATERIALS OR TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. PH RANGE SHALL BE 5.0 TO 7.0.
   4.2.5. SAND SHALL BE CLEAN, WELL DRAINED NATIVE SAND. IF REQUESTED, CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR USE UNDER THIS CONTRACT AT NO COST TO OWNER. CLEAN DRAINAGE ROCK USED FOR PLANTERS TO BE #57.

5. WATER
   5.1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE , AND CONTRACTOR SHALL MAKE ARRANGEMENTS FOR ITS USE OR PROVIDE OFF SITE SOURCES.

6. COMMERCIAL FERTILIZER
   6.1. FERTILIZER SHALL BE A COMPLETE FORMULA; IT SHALL BE UNIFORM IN COMPOSITION, DRY AND DELIVERED IN MANUFACTURERS CONTAINER. FIFTY PERCENT (50%) OF THE NITROGEN SHALL BE FROM NATURAL SOURCES AND APPLIED AT RATES SUGGESTED BY MANUFACTURER'S SPECIFICATIONS.
   1. SHRUBS AND TREES - MILORGANITE, OR APPROVED EQUAL
   2. PERENNIALS AND GROUNDCOVERS - OSMOCOTE/SIERRA BLEND 14 - 14 - 14
   3. SOD - 8 - 8 - 8

7. MULCH
   7.1. MULCH SHALL BE SHREDDED ORGANIC MATERIAL AS APPROVED BY THE GOVERNMENTAL AGENCY AN SHALL BE STERILIZED TO EFFECTIVELY ELIMINATE ALL SEEDS, SPORES, ETC.
   7.2. MULCH SHALL BE MOISTENED AT THE TIME OF APPLICATION AND PLANTED EVENLY AND SMOOTH AT A DEPTH OF THREE INCHES (3").
   7.3. NO CYPRESS MULCH OR DYED MULCH SHALL BE ACCEPTED.

8. DIGGING AND HANDLING
   8.1. PROTECT ROOT SYSTEMS OR ROOTBALLS OF PLANTS AT ALL TIMES FROM SUN AND WINDS, EROSION, ETC. UNTIL PLANTING. PLANT MATERIALS SHALL BE PACKED TO PREVENT BREAKING AND DRYING OUT DURING LOADING, TRANSIT AND PLANTING.
   8.2. INTACT BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH FIRM ROOTBALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS AND IN ACCORDANCE WITH FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS.
   8.3. PROTECTION OF PALMS: REMOVAL OF MINIMAL FRONDS FROM THE CROWN OF PALM TREES AS SPECIFIED BY FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS FOR TRANSPORTATION. EXCESSIVE PRUNING OR SHAVING OF ROOTBALLS MAY CONSTITUTE REJECTION ON SITE. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAILS PROVIDED WITHIN THE PLANTING DETAILS.
   8.4. EXCAVATION OF PLANTING HOLES SHALL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, BULKHEADS, BULKHEAD TIEBACK.

9. CONTAINER GROWN STOCK
   9.1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED AND ESTABLISHED IN THE CONTAINER WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION, AND SHALL MEET MINIMUM SPECIFICATIONS IN THE PLANT LIST.
   9.2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.
   9.3. PLANT ROOTS BOUND IN CONTAINERS SHALL NOT BE ACCEPTABLE.
   9.4. SUBSTITUTION OF NON-CONTIANER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NEED AUTHORIZATION FROM THE LANDSCAPE ARCHITECT.

10. PLANT LIST
   10.1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED. QUANTITY ESTIMATES THAT HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER PLANTING LIST.

11. FINE GRADING
   11.1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. EXACT WORK AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNLESS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER.
   11.2. THE LANDSCAPE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH.
   11.3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE FOUNDATION.

12. PLANTING PROCEDURES
   12.1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN UP SURROUNDING AREAS OF ALL GARBAGE, AND DISPOSE OF CONSTRUCTION MATERIAL, MORTAR, CEMENT, AND TOXIC MATERIALS SHALL BE REMOVED FROM THE SITE. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS WHICH WILL AFFECT THAT VIABILITY OF THE PLANTS TO BE IN STALLED IMMEDIATELY BRING IT TO THE ATTENTION TO THE LANDSCAPE ARCHITECT OR GENERAL CONTRACTOR.
   12.2. THE CONTRACTOR SHALL BE RESPONSIBLE VERIFYING LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES, AND CABLES FROM BUILDING INCLUDING BUT NOT LIMITED TO : ELECTRIC, GAS LINES AND TANKS, WATER, SANITARY SEWER, STORM WATER LINES, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.
   12.3. THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND SUB -BASE FROM ALL LANDSCAPE PLANTING AREAS TO MINIMUM DEPTH OF 36" BELOW FINISH GRADE AND BACK FILL THESE PLATING AREAS TO FINISHED GRADE WITH CLEAN TOPSOIL.
   12.4. PLANTING HOLES SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI SPECIFICATIONS.
   12.5. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS, CURBS, PAVING, AND OTHER HARDSCAPE MATERIALS WHILE INSTALLING PLANTING MATERIALS.
   12.6. TREES AND SHRUBS SHALL BE SET STRAIGHT AND TO FINISHED GRADE. THE TOP OF THE ROOT SYSTEM WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PLANTING HOLE, PLANTING SOIL MIXTURE SHALL BE BACKFILLED AND THOROUGHLY TAMPED AROUND THE ROOTBALL AND SHALL BE SETTLED BY WATERING AFTER TAMPING.
   12.7. EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE SPECIES. ALL SUCKER GROWTH SHALL BE COMPLETELY REMOVED PRIOR TO PLANTING.
   12.8. SHRUBS AND GROUNDCOVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE SPECIFICATIONS OUTLINED IN THE PLANT LIST. CULTIVATED ALL MASS PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS, TILL 4" OF PLANTING OF PLANTING SOIL MIX INTO THE NEWLY TILLED PLANTING BED FOR GENERAL NUTRIENT DISBURSEMENT.

13. CLEANUP
   13.1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT AND DEBRIS RESULTING FROM THE WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE LANDSCAPE ARCHITECT.

14. WARRANTY
   14.1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER.
   14.2. THE LIFE AND SATISFACTORY CONDITION OF ALL SOD INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF NINETY)90) CALENDAR DAYS, COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER OR OWNER REPRESENTATIVE.
   14.3. REPLACEMENT: ANY PLANT NOT IN A HEALTHY OR THRIVING GROWING CONDITION SHALL BE REMOVED AND REPLACED. TREES AND PALMS GIVEN A PERIOD OF NINETY (90) DAYS BEFORE REMOVAL TO ALLOW THE CONTRACTOR TO RESURRECT THE TREE IN QUESTION AND BRING IT TO A THRIVING , HEALTHY CONDITION. ALL REPLACEMENTS SHALL BE PLANTS OF LIKE KIND, CONDITION, SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED , PLANTED, AND MULCHED AS SPECIFIED. ANY REPAIRS FROM REPLACEMENT ARE THE RESPONSIBILITY OF THE CONTRACTOR AT NO COST TO OWNER. REPLACEMENT MATERIAL SHALL BE GUARANTEED FOR ONE (1) YEAR PERIOD FROM THE DAY OF REPLACEMENT ACCEPTANCE BY THE OWNER.

15. GRADING AND DRAINAGE NOTES
   15.1. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE DIG SAFE NOTIFICATION PROCEDURES PROMOTED BY THE UTILITY COMPANIES IN FLORIDA BY CALLING 811.
   15.2. CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY INTO EXISTING PROVIDING VERTICAL CURVES OR ROUNDINGS AT ALL TOP AND BOTTOM OF SLOPES.
   15.3. CONTRACTOR SHALL PITCH EVENLY BETWEEN SPOT GRADES. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM SLOPE OF ONE-EIGHT INCH (1/8") PER FOOT.

16. ROOT CONTROL BARRIER
   16.1. ROOT CONTROL PRODUCT SHALL BE A BIOLOGICAL BARRIER PRODUCT. PRODUCT SPECIFICATIONS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
   16.2. PRODUCT SHALL BE A BIOLOGICAL BARRIER UTILIZING TIME-RELEASE CAPSULES INTEGRATED INTO A GEOTEXTILE FABRIC. ACTIVE HERBICIDE SHALL BE TRIFURALIN AND MINIMUM TIME RELEASE OF EFFECTIVE PRODUCT SHALL BE 15 YEARS IN THE MOST ADVERSE CONDITIONS FOR SUCH PRODUCT.
   16.3. PRODUCT SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS FOR ROOT CONTROL SYSTEMS.
   16.4. IF REQUIRED, USE PRODUCT WHERE TREES ARE WITHIN EIGHT FEET OR LESS OF HARDSCAPE SURFACES INCLUDING CURBS, SIDEWALKS, STEPS, AND ROADWAYS.

17. IRRIGATION
   17.1. IRRIGATION SYSTEM SHALL CONSIST OF AN AUTOMATIC, UNDERGROUND SYSTEM PROVIDING 100% COVERAGE WITH 100% OVERLAP AND CONTAIN A RAIN SENSOR INSTALLED BY THE CONTRACTOR. THIS SYSTEM SHALL BE IN STALLED AND OPERATIONAL WITHIN TWO (2) DAYS OF THE INITIAL LANDSCAPE INSTALLATION. CONTRACTOR SHALL INSTALL SEPARATE PVC CONDUIT SLEEVES FOR ALL IRRIGATION PIPING BENEATH PAVEMENT AREAS.

18. GENERAL PLANTING NOTES
   18.1. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN IN THE DRAWINGS AND SPECIFICATIONS.
   18.2. ALL BIODEGRADABLE BURLAP SHALL BE UNITED AND PULLED DOWN TO EXPOSE THE TOP 1/2 OF BALL. WIRE BASKETS AND OTHER NON-BIODEGRADABLE MATERIALS ATTACHED TO PLANTS SHALL BE REMOVED PRIOR TO PLANTING. CARE SHALL BE TAKEN NOT TO BREAK OR DISTURB ROOTBALL.
   18.3. ALL PLANTS SHALL BE WATERED BY HAD IN SUFFICIENT QUANTITIES TO THOROUGHLY WET ENTIRE ROOT SYSTEM IMMEDIATELY AFTER PRUNING.
   18.4. ALL PLANTS SHALL BE GUARANTEED TO A PERIOD OF ONE (1) YEAR AFTER ACCEPTANCE OF THE PROJECT AND SHALL BE VIGOROUS AND THRIVING AT THE END OF THE GUARANTEE PERIOD. SEE SECTION 14. WARRANTY FOR MORE DETAILS.
   18.5. CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING AND PROPOSED UTILITIES, PRIOR TO PLANTING AND SHALL REPORT ANY CONFLICTS TO THE OWNER AND LANDSCAPE ARCHITECT..
   18.6. CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST CONTRACTOR SHALL NOTIFY OWNER AND LANDSCAPE ARCHITECT IN WRITING WITHIN SEVEN (7) CALENDAR DAYS OF NOTICE TO PROCEED.
   18.7. CONTRACTOR SHALL VERIFY LOCATIONS OF AL UNDERGROUND UTILITIES AND OBTAIN AS-BUILT INFORMATION. CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT IN WRITING WITHIN SEVEN (7) CALENDAR DAYS OF NOTICE TO PROCEED OF ANY DISCREPANCIES.
   18.8. CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES SEVEN (7) DAYS PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES BY CALLING 811.
   18.9. CONTRACTOR SHALL TAG AND NUMBER ALL PLANT MATERIAL TO BE RELOCATED. THE CONTRACTOR SHALL FULLY ASSIST AND COORDINATE THIS WORK WITH THE LANDSCAPE ARCHITECT PRIOR TO INITIATING FIELD DIGGING THE RELOCATED TREES.
   18.10. LOCATIONS OF RELOCATED PLANT MATERIAL ARE APPROXIMATED ON THE DRAWINGS. EXACT LOCATIONS OF THE RELOCATED PLANT MATERIAL WILL BE CLARIFIED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
   18.11. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS.
   18.12. CONTRACTOR SHALL FIELD STAKE THE LOCATIONS OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AT LEAST ONE WEEK PRIOR. NO EXCEPTIONS.

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Project

APOGEE

EXTERIOR RENOVATION

800 SOUTH POINTE DRIVE
MIAMI BEACH, FL 33139

Owner Information

APOGEE CONDOMINIUM ASSOCIATION
800 South Pointe Drive
Miami Beach, FL 33139

Landscape Architect

THRESHOLD
LANDSCAPE WORKSHOP

811 E Las Olas Blvd. Suite 9
Fort Lauderdale, FL 33301
(954) 361-4721

Structural & Electrical Engineer

THE FALCON GROUP

15405 NW 7TH AVE
Miami, FL 33169
(305) 663-1970

Civil Engineer

SPEATH ENGINEERING

44 W Flagler St Suite 1850
Miami, FL 33130
(305) 663-1970

Land Surveyor

MANUEL VERA AND ASSOCIATES

13960 SW 47th Street
MIAMI, FL 33130
(305) 834.4213

Revisions

	09/21/2025	DRB FIRST SUBMITTAL
	10/12/2025	DRB FINAL SUBMITTAL
	12/11/2025	DRB HEARING DATE

Seal

Stephen Michael Callahan

Digitally signed by Stephen Michael Callahan
DN: E=callahanlasaw@gmail.com, CN=Stephen Michael Callahan, SERIALNUMBER=A01L20240516366550, C=US
Date: 2025.10.10 15:05:04-04'00'

STEPHEN MICHAEL CALLAHAN
STATE OF FLORIDA RLA #6667206

DRB PERMIT SET

Date
10/12/2025

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Project No.
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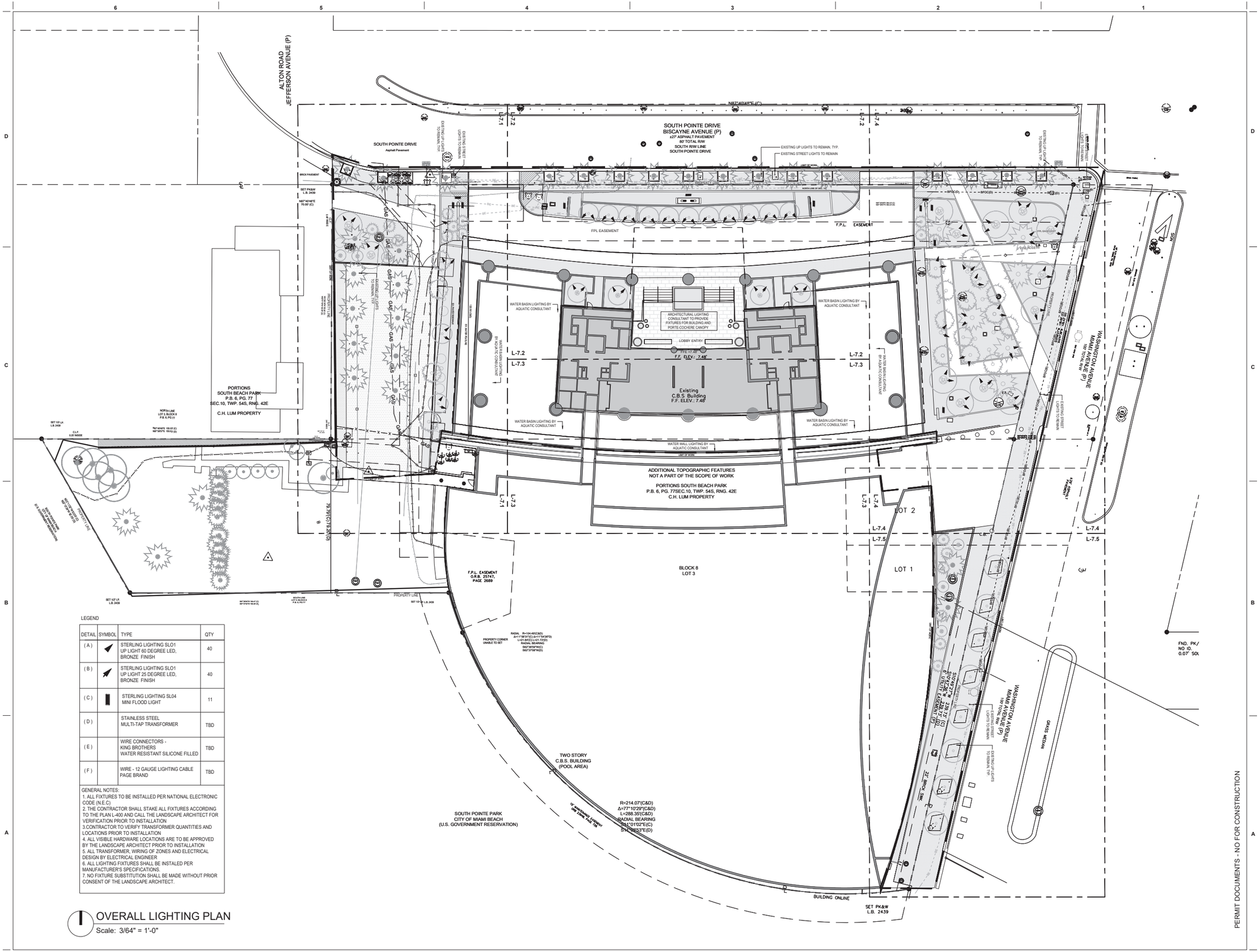
Sheet Name

LANDSCAPE NOTES

Sheet No.

L-6.7



LEGEND

DETAIL	SYMBOL	TYPE	QTY
(A)		STERLING LIGHTING SLO1 UP LIGHT 60 DEGREE LED, BRONZE FINISH	40
(B)		STERLING LIGHTING SLO1 UP LIGHT 25 DEGREE LED, BRONZE FINISH	40
(C)		STERLING LIGHTING SL04 MINI FLOOD LIGHT	11
(D)		STAINLESS STEEL MULTI-TAP TRANSFORMER	TBD
(E)		WIRE CONNECTORS - KING BROTHERS WATER RESISTANT SILICONE FILLED	TBD
(F)		WIRE - 12 GAUGE LIGHTING CABLE PAGE BRAND	TBD

GENERAL NOTES:
1. ALL FIXTURES TO BE INSTALLED PER NATIONAL ELECTRONIC CODE (N.E.C)
2. THE CONTRACTOR SHALL STAKE ALL FIXTURES ACCORDING TO THE PLAN L-400 AND CALL THE LANDSCAPE ARCHITECT FOR VERIFICATION PRIOR TO INSTALLATION
3.CONTRACTOR TO VERIFY TRANSFORMER QUANTITIES AND LOCATIONS PRIOR TO INSTALLATION
4. ALL VISIBLE HARDWARE LOCATIONS ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
5. ALL TRANSFORMER, WIRING OF ZONES AND ELECTRICAL DESIGN BY ELECTRICAL ENGINEER
6. ALL LIGHTING FIXTURES SHALL BE INSTALED PER MANUFACTURER'S SPECIFICATIONS.
7. NO FIXTURE SUBSTITUTION SHALL BE MADE WITHOUT PRIOR CONSENT OF THE LANDSCAPE ARCHITECT.

OVERALL LIGHTING PLAN

Scale: 3/64" = 1'-0"

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Landscape Architect

THRESHOLD
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Structural & Electrical Engineer

THE FALCON GROUP
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Digitally signed by Stephen Michael Callahan
DN: Ericalakehdsaveyer@gmail.com, CN=Stephen Michael Callahan, SERIALNUMBER=AATL2024091636650, C=US
Date: 2025.10.10 15:05:56-04'00'

STEPHEN MICHAEL CALLAHAN
STATE OF FLORIDA RLA #6667206

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OVERALL LIGHTING PLAN

Sheet No.

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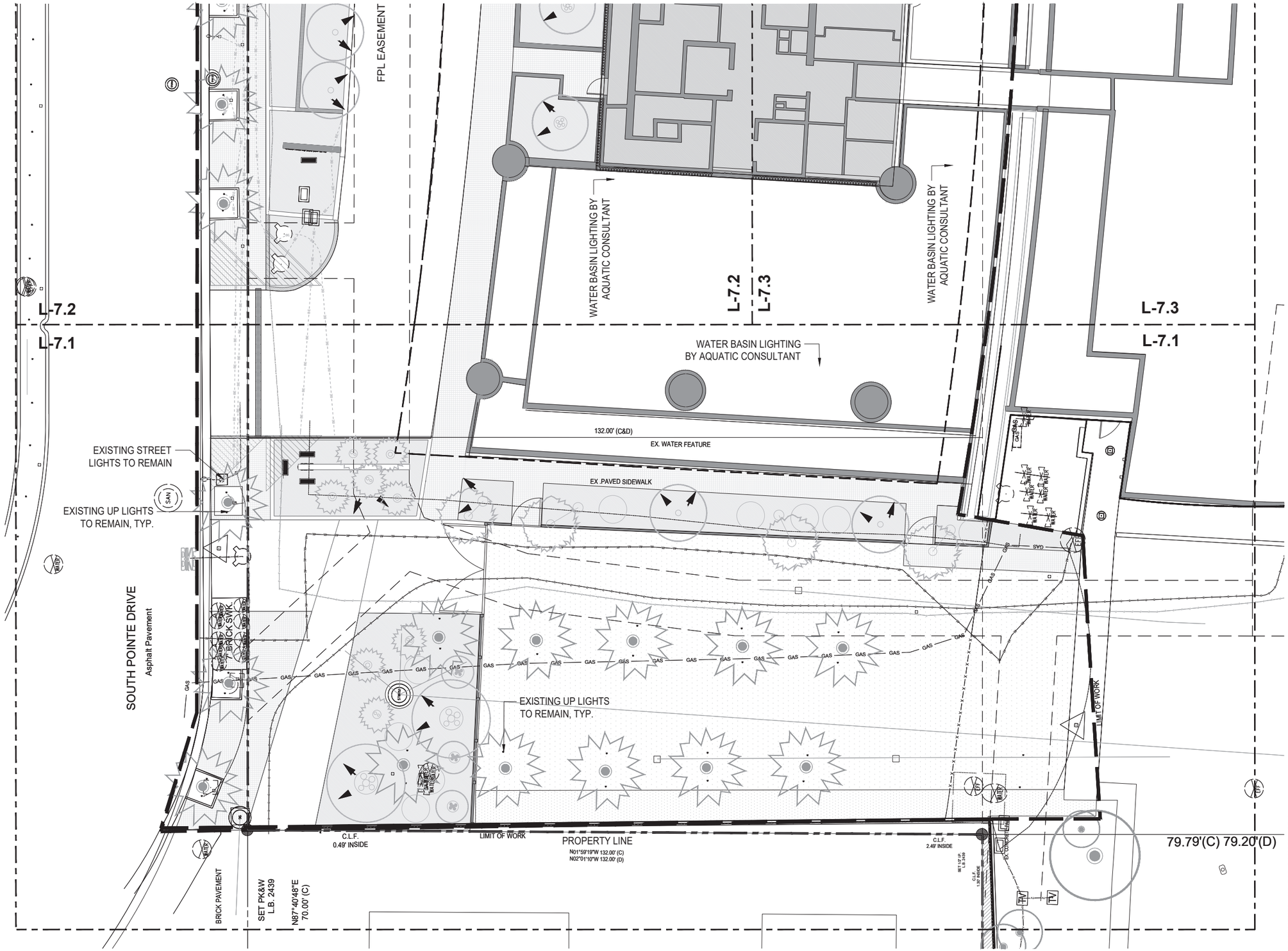

LIGHTING PLAN ENLARGEMENT A

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

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DN: E=calahanlaw@gmail.com, CN=Stephen Michael Callahan, SERIALNUMBER=A01L20240916366550, C=US
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LIGHTING PLAN ENLARGEMENT A

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L-7.1

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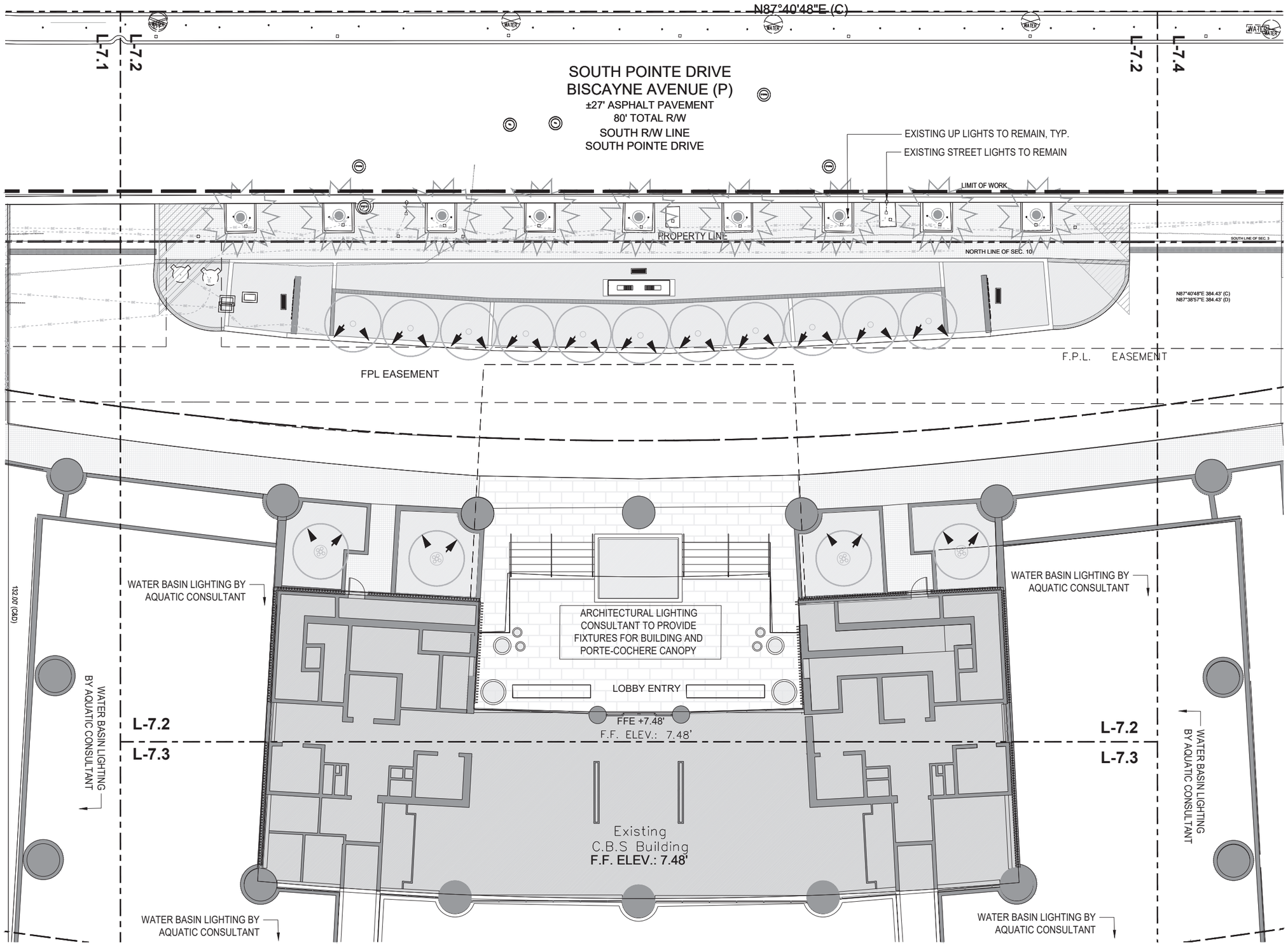

1 LIGHTING PLAN ENLARGEMENT B
Scale: 1/8" = 1'-0"

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PERMIT DOCUMENTS - NO FOR CONSTRUCTION

Project

APOGEE

EXTERIOR RENOVATION

800 SOUTH POINTE DRIVE
MIAMI BEACH, FL 33139

Owner Information

APOGEE CONDOMINIUM ASSOCIATION
800 South Pointe Drive
Miami Beach, FL 33139

Landscape Architect

THRESHOLD
LANDSCAPE WORKSHOP

811 E Las Olas Blvd. Suite 9
Fort Lauderdale, FL 33301
(954) 361-4721

Structural & Electrical Engineer

THE FALCON GROUP

15405 NW 7TH AVE
Miami, FL 33169
(305) 663-1970

Civil Engineer

SPEATH ENGINEERING

44 W Flagler St Suite 1850
Miami, FL 33130
(305) 663-1970

Land Surveyor

MANUEL VERA AND ASSOCIATES

13960 SW 47th Street
MIAMI, FL 33130
(305) 834.4213

Revisions

	09/21/2025	DRB FIRST SUBMITTAL
	10/12/2025	DRB FINAL SUBMITTAL
	12/11/2025	DRB HEARING DATE

Seal

Stephen Michael Callahan

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DN: E=callahanlaswyer@gmail.com, CN=Stephen Michael Callahan, SERIALNUMBER=IAATL20240916366550, C=US
Date: 2025.10.10 15:06:24-04'00'

STEPHEN MICHAEL CALLAHAN
STATE OF FLORIDA RLA #6667206

DRB PERMIT SET

Date
10/12/2025

Scale
AS SHOWN

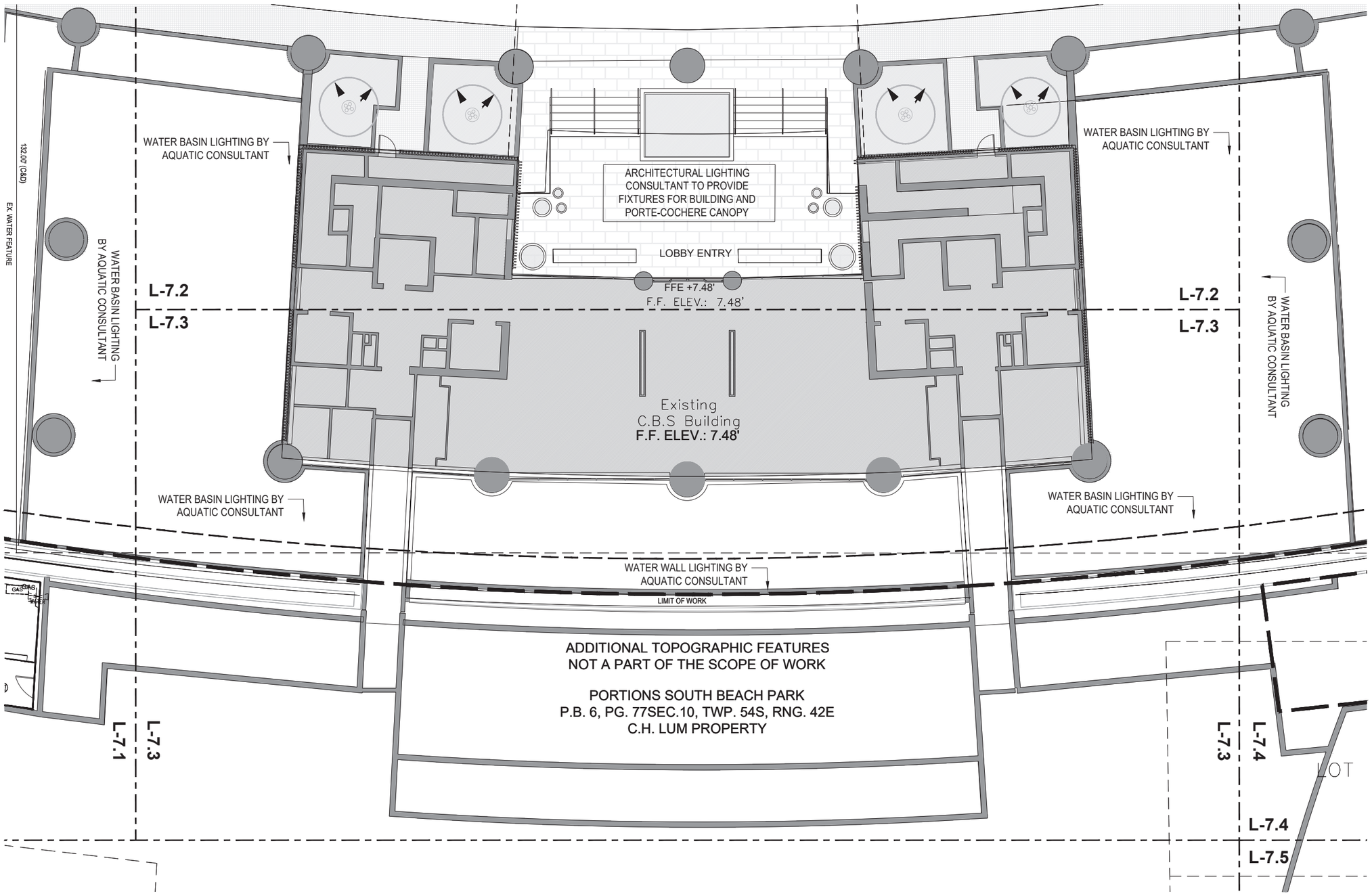
Project No.
202209

Sheet Name

LIGHTING PLAN ENLARGEMENT B

Sheet No.

L-7.2



LIGHTING PLAN ENLARGEMENT C
Scale: 1/8" = 1'-0"

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STATE OF FLORIDA RLA #6667206

DRB PERMIT SET

Date
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Scale
AS SHOWN

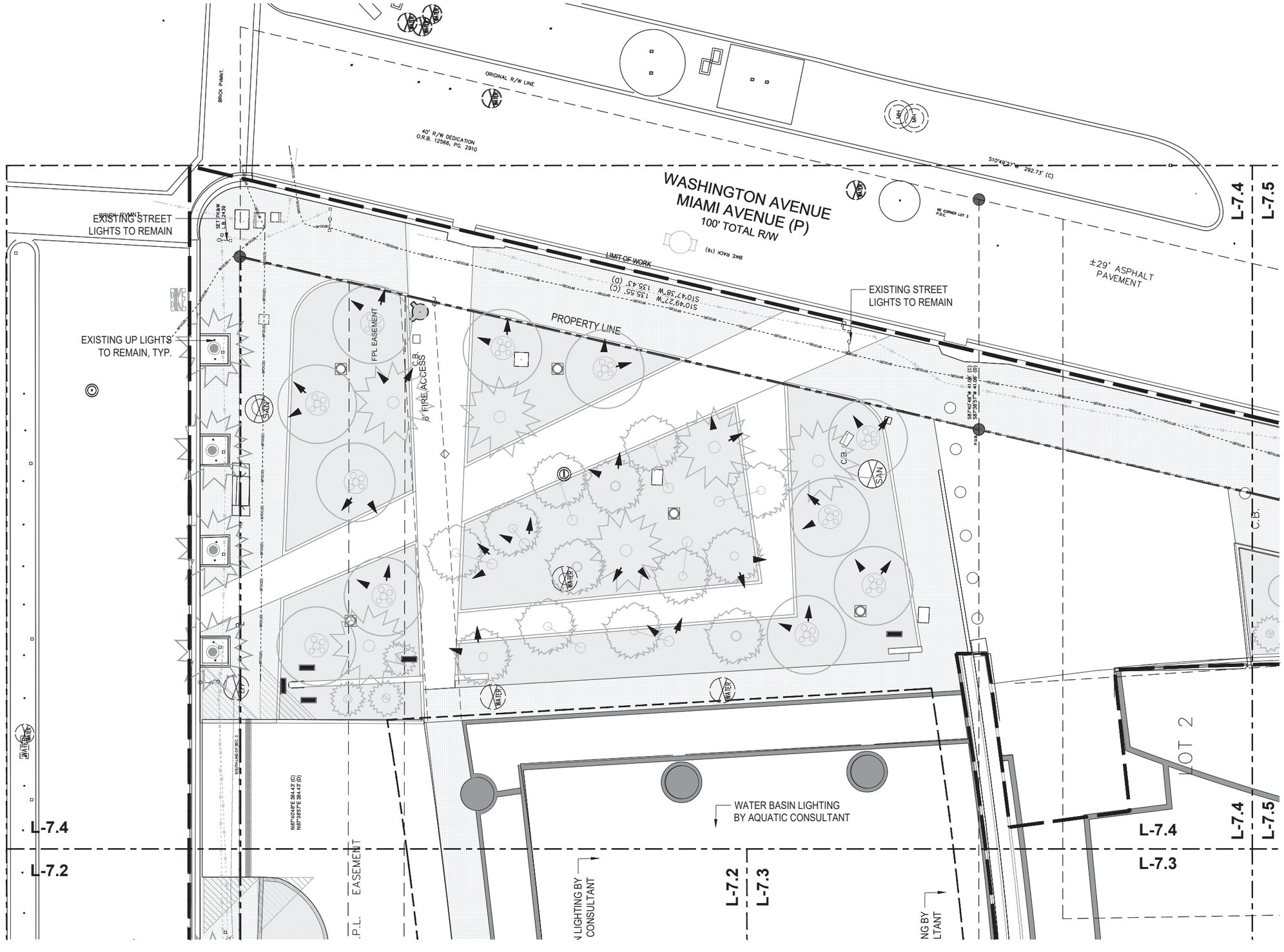
Project No.
202209

Sheet Name

LIGHTING PLAN ENLARGEMENT C

Sheet No.

L-7.3



LIGHTING PLAN ENLARGEMENT D

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

0 4'-0" 8'-0" 16'-0"

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THRESHOLD
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DRB PERMIT SET

Date
10/12/2025

Scale
AS SHOWN

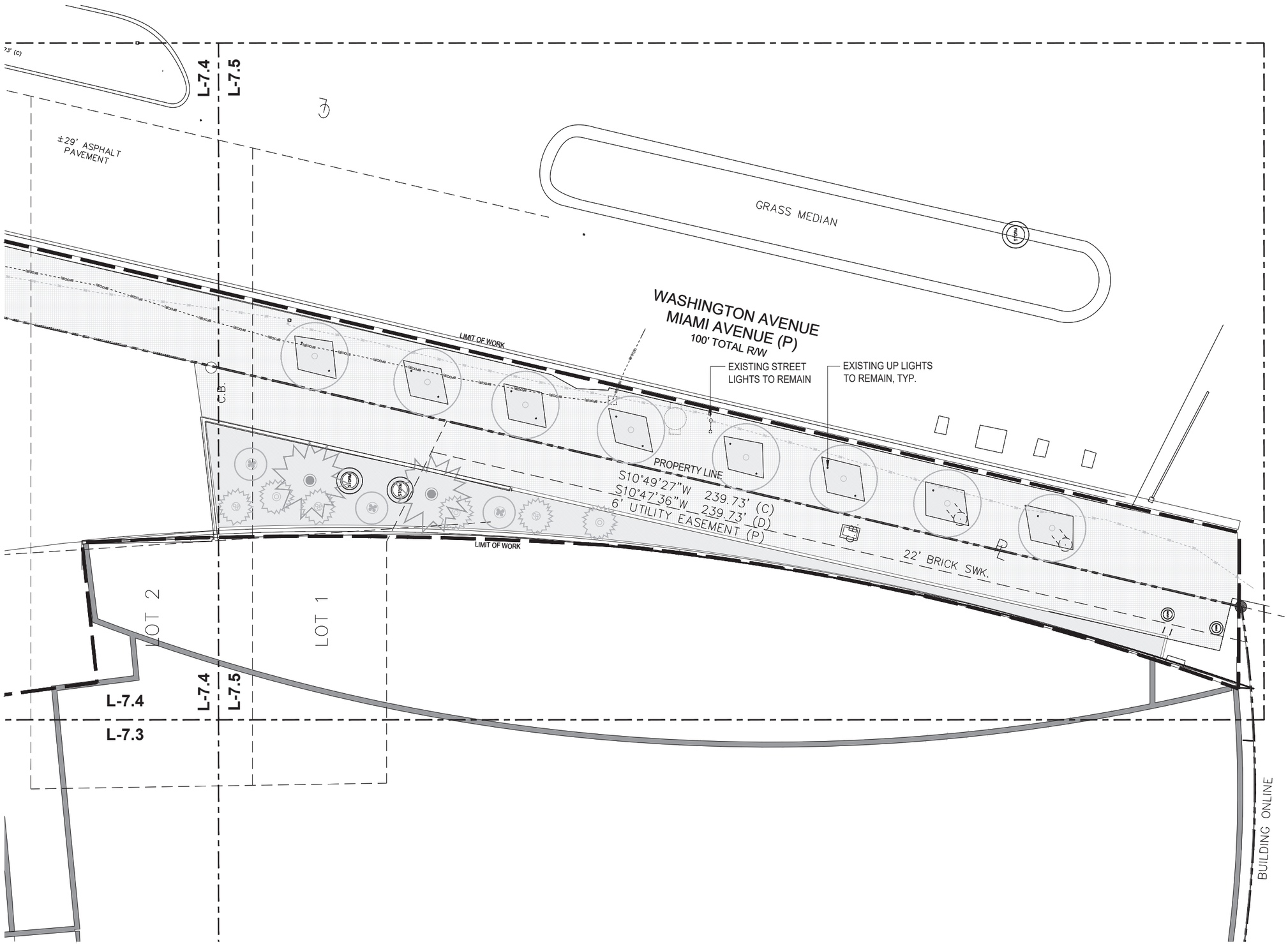
Project No.
202209

Sheet Name

LIGHTING PLAN ENLARGEMENT D

Sheet No.

L-7.4



LIGHTING PLAN ENLARGEMENT E

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

0 4'-0" 8'-0" 16'-0"

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10/12/2025

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Project No.
202209

Sheet Name

LIGHTING PLAN ENLARGEMENT E

Sheet No.

L-7.5

STERLING SL LIGHTING

Project Name

Fixture Type

SL01 Up Light

Product Features

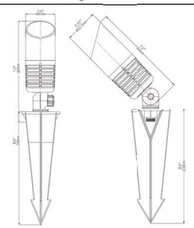
- Six lumen settings
- Single source LED chip for greater lux control
- Removable, drop-in optics
- Patented, sleek design
- Enhanced strength from through bolt in the knuckle
- Plugs to prevent insect and moisture penetration

UL1838 IP65

Specifications

Fixture Type: Dedicated Low Voltage LED
Color Temperature: 2700K / 3000K / 5000K
Material: Marine-Grade, Virgin Brass with a UV Coating
Finish: Antique Bronze or Raw Brass
Wattage: 3W (min) - 12.9W (max)
Lumen Output: 230 lm - 730 lm
Operating Voltage: 9V - 15V AC
Light Source: CREE LED
Optics: 11°, 25°, 40° (standard), 60°, and 80° (no optic)
Color Rendering Index: 92+
Lead Wire: 10' 18AWG
Mounting: 9" ABS Plastic Stake
Listing: ETL, UL1838, IP65

Product Drawings



Adjustable Lumen Settings

No pins up: 730 lm (max)	3 pins up: 430 lm
1 pin up: 650 lm	4 pins up: 340 lm
2 pins up: 520 lm	All 5 pins up: 230 lm (min)

Sterling Lighting • 116 Maplewood St, Danville, VA 24540 • 1-703-991-4773 • Sterling-Lighting.com

A,B 25 I 60 DEGREE LED UPLIGHT - BRONZE FINISH

Scale: SCALE: N.T.S

Sterling Lighting LLC
SL01 Up Light

Electrical Test Conditions						
Temp	Voltage	Current	Power	Power Factor	Frequency	Current THD
24.3 °C	14.94 VAC	0.3970 A	10.34 W	0.584	60 Hz	93.4 %

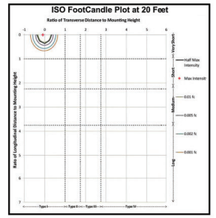
Summary of Results	
Total Lumen Output	724.1 Lumens
Luminaire Efficacy	69.2 lm/w
Maximum Candela	8 Candela
IES Roadway Classification	Type I, Very Short
Cutoff Classification	Noncutoff
BUG Rating	B0 U4 G0
CCT	3108 K
CRI	92.6
Duv	0.0005
TM-30 Rf	91.0
TM-30 Rg	98.0

Luminaire Classification System (LCS)			
LCS	Zone	Lumens	%
FL	(0-30)	2	0%
FM	(30-60)	0	0%
FH	(60-80)	0	0%
FVH	(80-90)	0	0%
BL	(0-30)	2	0%
BM	(30-60)	0	0%
BH	(60-80)	0	0%
BVH	(80-90)	0	0%
UL	(90-100)	1	0%
UH	(100-180)	734	99%

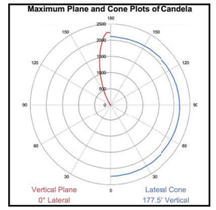
Color Rendering Index Details	
Ra (CRI)	92.6
R1	92.7
R2	96.9
R3	98.7
R4	91.7
R5	92.3
R6	96.0
R7	91.4
R8	80.9
R9	57.4
R10	91.8
R11	92.3
R12	81.8
R13	94
R14	99.3

Chromaticity Coordinates	
Chromaticity (x)	0.4293
Chromaticity (y)	0.4014
Chromaticity (u)	0.2468
Chromaticity (v)	0.3461
Chromaticity (u')	0.2468
Chromaticity (v')	0.5192

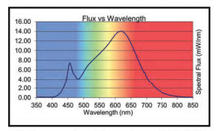
ISO FootCandle Plot at 20 Feet



Maximum Plane and Cone Plots of Candela

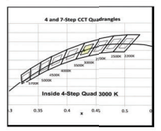


Flux vs Wavelength



Intensity Through Maximum Plane (Candlepower)		
Angle	Candlepower	Lumens
0	7	
5	7	1
10	7	
15	5	1
20	3	
25	2	1
30	1	
35	0	0
40	0	
45	0	0
50	0	
55	0	0
60	0	
65	0	0
70	0	
75	0	0
80	0	
85	3	0
90	4	
95	4	1
100	5	
105	7	2
110	10	
115	10	3
120	13	
125	20	6
130	32	
135	50	14
140	58	
145	77	35
150	198	
155	482	170
160	858	
165	1301	321
170	1743	
175	2133	184
180	2224	

4 and 7-Step CCT Quadrangles



Testing was performed in accordance with LM-79-08
The results contained in this summary pertain only to report #13330035.01

STERLING SL LIGHTING

116 Maplewood St, Danville, VA 24540 • 1-703-991-4773 • Sterling-Lighting.com

STERLING SL LIGHTING

Project Name

Luminaire Type

SL04 Mini Flood Light

Product Features

- Adjustable lumen output with 5 settings
- Compact size and solid brass construction
- Linear, wide-spread light with 110° beam angle
- Patented, sleek design
- Sturdy composition including heavy-duty knuckle with through bolt
- High quality CREE LED chips

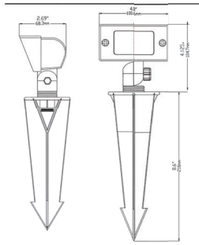
UL1838 IP65

Specifications

Rev. 04/2024

Luminaire Type: Dedicated Low Voltage LED
Color Temperature: 2700K / 3000K / 5000K
Material: Marine-Grade, Virgin Brass with a UV Coating
Finish: Antique Bronze or Raw Brass
Wattage: 1.6W (min) - 6.1W (max)
Field Angle: 120-4°
Lumen Output: 125 lm - 410 lm
Operating Voltage: 9V - 15V AC
Light Source: CREE LEDs
Color Rendering Index: 92+
TM-30 Rf: 91
TM-30 Rg: 99
Wire Lead: 10' 18AWG
Mounting: 9" ABS Plastic Stake (included)
Lens: Clear
Accessories: Frosted lens, Hex Lens (sold separately)
Listing: ETL
Standard: UL 1838
Rating: IP65

Product Drawings



Adjustable Driver Settings at 15V Input

Settings	Lumens	VA	Lm/W
0 pins up (max)	410 lm	8.68 VA	67.37
1 pin up	330 lm	6.42 VA	73.58
2 pins up	260 lm	4.84 VA	77.38
3 pins up	190 lm	3.59 VA	80.01
4 pins up	125 lm	2.46 VA	79.16
5 pins up (min)	125 lm	2.46 VA	79.16

(Pins located on driver)

Sterling Lighting • 116 Maplewood St, Danville, VA 24540 • 1-800-939-1849 • Sterling-Lighting.com

C MINI FLOOD LIGHT, BRONZE FINISH

Scale: SCALE: N.T.S

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Project

APOGEE

EXTERIOR RENOVATION
800 SOUTH POINTE DRIVE
MIAMI BEACH, FL 33139

Owner Information

APOGEE CONDOMINIUM ASSOCIATION
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Sheet Name
LIGHTING SPECIFICATIONS

Sheet No.
L-7.6

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MATERIAL: TRAVERTINE STONE
FINISH: SAW CUT, HONED AND FILLED
LOCATION: FACADE, CURB AND PLANTER WALL VENEER

T1 STONE CLADDING
Scale: N.T.S.

MATERIAL: MARBLE STONE
FINISH: MATCH EXISTING
LOCATION: ENTRY STEPS AND PAVING

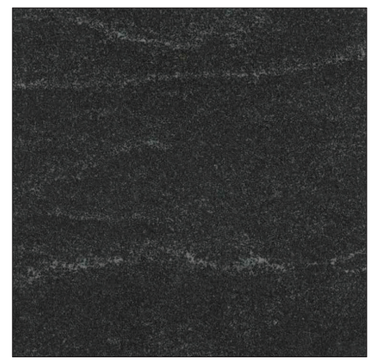
S3 MARBLE STONE PAVERS 4' X 2' - TO MATCH EXISTING
Scale: N.T.S.

MATERIAL: GRANITE PAVER 4X4X2" THICK
FINISH: EXISTING, RECYCLED FROM SITE
LOCATION: SIDEWALKS AND PATHWAYS

S1 4" X 4" LIGHT GRAY GRANITE STONE PAVERS - RECYCLED
Scale: N.T.S.

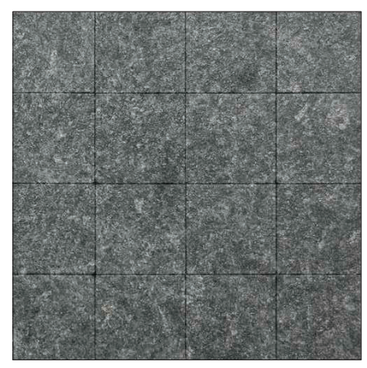
MATERIAL: TILE
FINISH: TO MATCH EXISTING
LOCATION: WATER FEATURE WALL

P1 WATER FOUNTAIN PORCELAIN TILES 1"X1" - EXISTING
Scale: N.T.S.



MATERIAL: MARBLE STONE
FINISH: DARK CHARCOAL
LOCATION: PROPERTY SIGNAGE

M1 MARBLE STONE VENEER
Scale: N.T.S.



MATERIAL: GRANITE PAVER 4X4X2" THICK
FINISH: DARK GREY
LOCATION: DRIVEWAY AND PATHWAYS

S2 4" X 4" GRANITE STONE PAVERS - DARK GREY
Scale: N.T.S.

NOTE: ALL PROPOSED MATERIAL SAMPLES SHALL BE PROVIDED TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL

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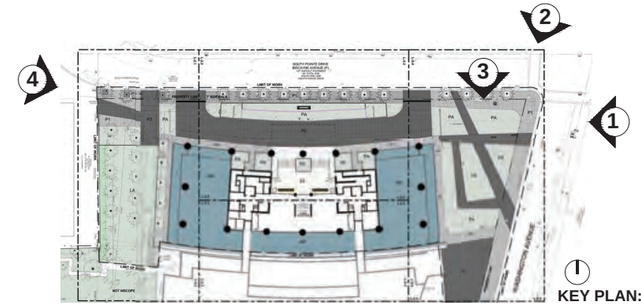
Sheet Name

MATERIAL PALETTE

Sheet No.

L-8.0



KEY PLAN: N.T.S.

SITE VISIT 1/29/2025
1) VIEW WEST FROM WASHINGTON STREET CORNER SIDEWALK

SITE VISIT 1/29/2025
2) CORNER OF SOUTH POINT DRIVE AND WASHINGTON STREET

SITE VISIT 1/29/2025
3) VIEW SOUTH TOWARDS SOUTH POINTE PARK ALONG EAST PROPERTY LINE

SITE VISIT 3/01/2024
4) NE PROPERTY CORNER VIEW EAST

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SITE PHOTOS

Sheet No.

L-8.1

SOUTH POINT DRIVE AT PROPERTY ENTRANCE

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Project

APOGEE

EXTERIOR RENOVATION

800 SOUTH POINTE DRIVE
MIAMI BEACH, FL 33139

Owner Information

APOGEE CONDOMINIUM ASSOCIATION
800 South Pointe Drive
Miami Beach, FL 33139

Landscape Architect

THRESHOLD
LANDSCAPE WORKSHOP

811 E Las Olas Blvd. Suite 9
Fort Lauderdale, FL 33301
(954) 361-4721

Structural & Electrical Engineer

THE FALCON GROUP

15405 NW 7TH AVE
Miami, FL 33169
(305) 663-1970

Civil Engineer

SPEATH ENGINEERING

44 W Flagler St Suite 1850
Miami, FL 33130
(305) 663-1970

Land Surveyor

MANUEL VERA AND ASSOCIATES

13960 SW 47th Street
MIAMI, FL 33130
(305) 834.4213

Revisions

	09/21/2025	DRB FIRST SUBMITTAL
	10/12/2025	DRB FINAL SUBMITTAL
	12/11/2025	DRB HEARING DATE

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EAST SIDE YARD STREETSCAPE AND EXIT SIGNAGE

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MIAMI BEACH, FL 33139

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800 South Pointe Drive
Miami Beach, FL 33139

Landscape Architect

THRESHOLD
LANDSCAPE WORKSHOP

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Fort Lauderdale, FL 33301
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Structural & Electrical Engineer

THE FALCON GROUP

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L-8.3

EAST SIDE YARD SOUTH POINTE DRIVE AND WASHINGTON STREET CORNER

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MIAMI BEACH, FL 33139

Owner Information

APOGEE CONDOMINIUM ASSOCIATION
800 South Pointe Drive
Miami Beach, FL 33139

Landscape Architect

THRESHOLD
LANDSCAPE WORKSHOP

811 E Las Olas Blvd. Suite 9
Fort Lauderdale, FL 33301
(954) 361-4721

Structural & Electrical Engineer

THE FALCON GROUP

15405 NW 7TH AVE
Miami, FL 33169
(305) 663-1970

Civil Engineer

SPEATH ENGINEERING

44 W Flagler St Suite 1850
Miami, FL 33130
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13960 SW 47th Street
MIAMI, FL 33130
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Sheet No.

L-8.4

EAST SIDE YARD AERIAL PERSPECTIVE- WASHINGTON STREET AND SOUTH POINTE DRIVE CORNER

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Owner Information

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800 South Pointe Drive
Miami Beach, FL 33139

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LANDSCAPE WORKSHOP

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Fort Lauderdale, FL 33301
(954) 361-4721

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THE FALCON GROUP

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Miami, FL 33169
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EAST SIDE YARD AERIAL - WASHINGTON STREET AND SOUTH POINTE DRIVE CORNER

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MIAMI BEACH, FL 33139

Owner Information

APOGEE CONDOMINIUM ASSOCIATION
800 South Pointe Drive
Miami Beach, FL 33139

Landscape Architect

THRESHOLD
LANDSCAPE WORKSHOP

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Fort Lauderdale, FL 33301
(954) 361-4721

Structural & Electrical Engineer

THE FALCON GROUP

15405 NW 7TH AVE
Miami, FL 33169
(305) 663-1970

Civil Engineer

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CONCEPTUAL RENDERING

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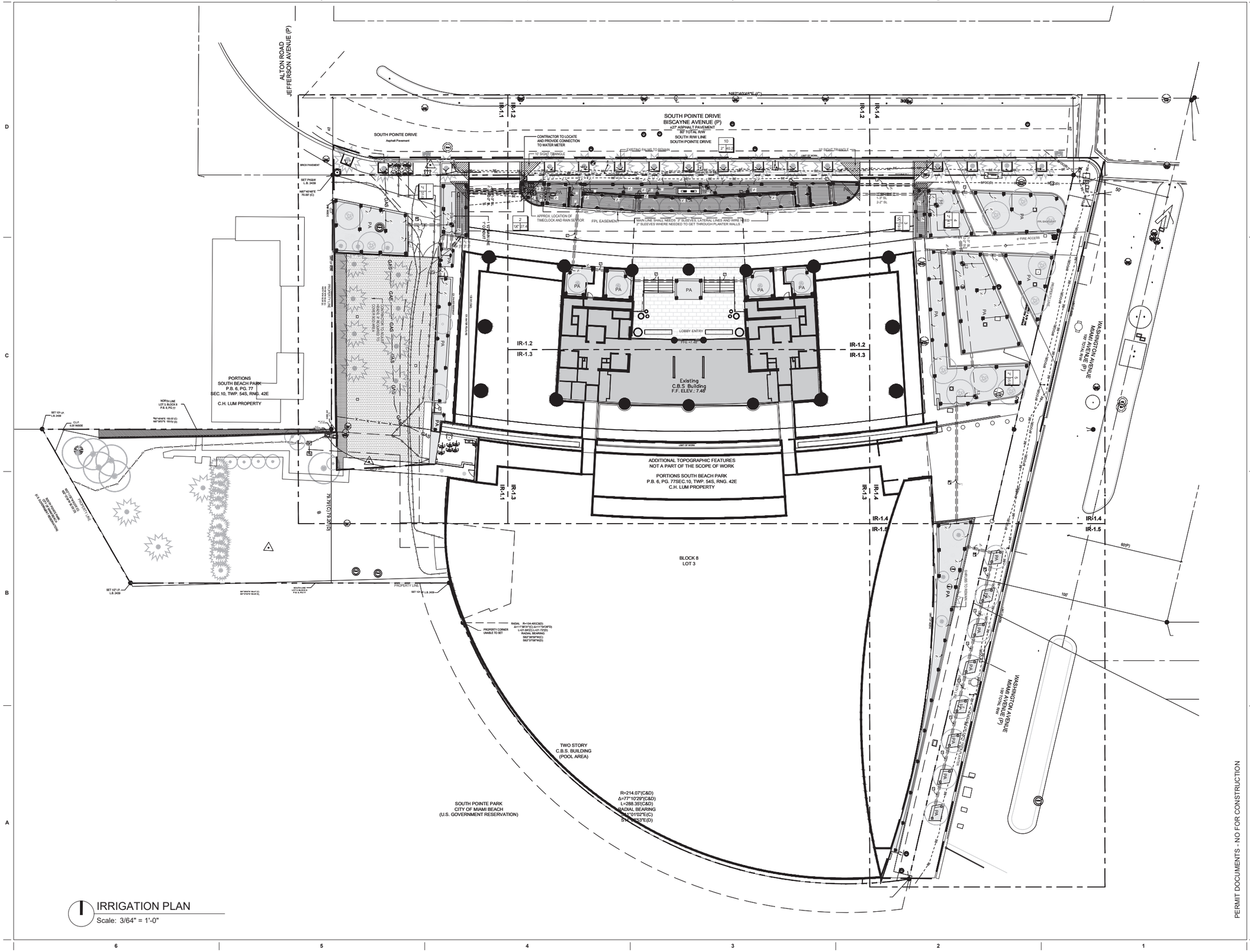

IRRIGATION PLAN

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800 SOUTH POINTE DRIVE
MIAMI BEACH, FL 33139

Owner Information

APOGEE CONDOMINIUM ASSOCIATION
800 South Pointe Drive
Miami Beach, FL 33139

Landscape Architect

THRESHOLD
LANDSCAPE WORKSHOP
811 E Las Olas Blvd. Suite 9
Fort Lauderdale, FL 33301
(954) 361-4721

Structural & Electrical Engineer

THE FALCON GROUP
15405 NW 7TH AVE
Miami, FL 33169
(305) 663-1970

Civil Engineer

SPEATH ENGINEERING
44 W Flagler St Suite 1850
Miami, FL 33130
(305) 663-1970

Land Surveyor

MANUEL VERA AND ASSOCIATES
13960 SW 47th Street
MIAMI, FL 33130
(305) 834.4213

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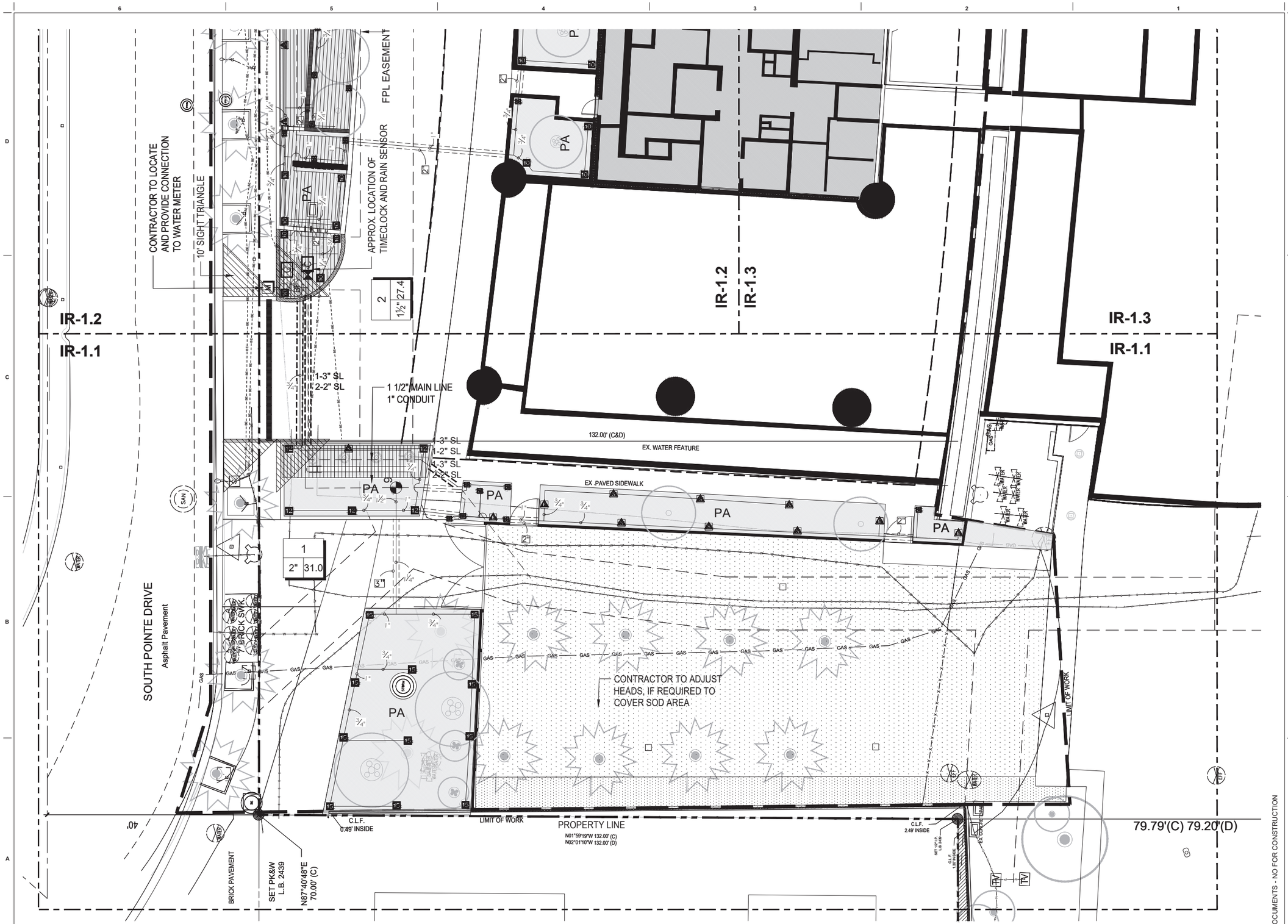
Sheet Name

OVERALL IRRIGATION PLAN

Sheet No.

IR-1.0



IRRIGATION PLAN ENLARGEMENT A

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800 SOUTH POINTE DRIVE
MIAMI BEACH, FL 33139

Owner Information

APOGEE CONDOMINIUM ASSOCIATION
800 South Pointe Drive
Miami Beach, FL 33139

Landscape Architect

THRESHOLD
LANDSCAPE WORKSHOP

811 E Las Olas Blvd. Suite 9
Fort Lauderdale, FL 33301
(954) 361-4721

Structural & Electrical Engineer

THE FALCON GROUP

15405 NW 7TH AVE
Miami, FL 33169
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44 W Flagler St Suite 1850
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13960 SW 47th Street
MIAMI, FL 33130
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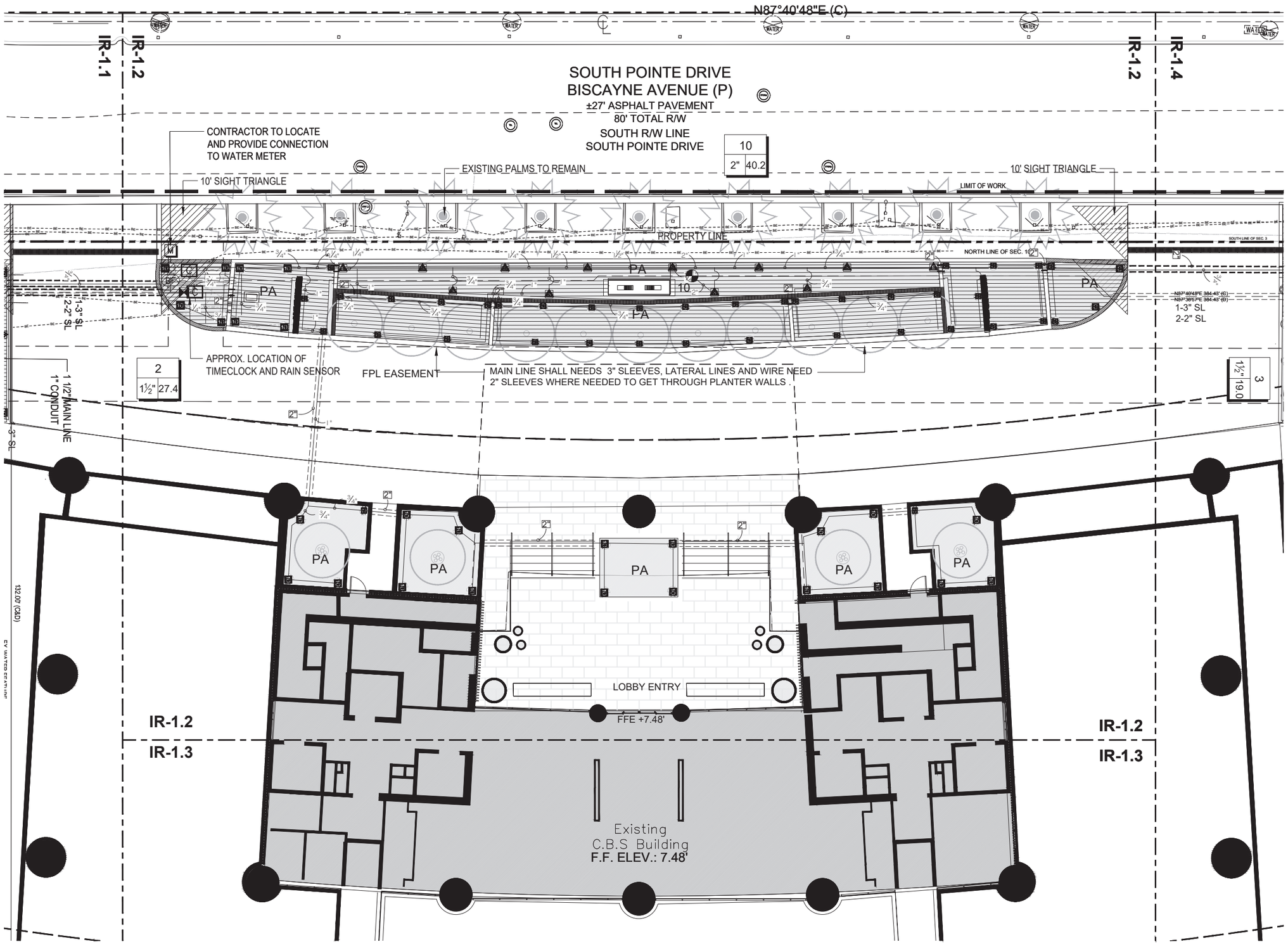
Project No.
202209

Sheet Name

IRRIGATION PLAN ENLARGEMENT A

Sheet No.

IR-1.1



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2"	40.2

2	
1½"	27.4

3	
1½"	19.0

IRRIGATION PLAN ENLARGEMENT B

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EXTERIOR RENOVATION

800 SOUTH POINTE DRIVE
MIAMI BEACH, FL 33139

Owner Information

APOGEE CONDOMINIUM ASSOCIATION
800 South Pointe Drive
Miami Beach, FL 33139

Landscape Architect

THRESHOLD
LANDSCAPE WORKSHOP
811 E Las Olas Blvd. Suite 9
Fort Lauderdale, FL 33301
(954) 361-4721

Structural & Electrical Engineer

THE FALCON GROUP
15405 NW 7TH AVE
Miami, FL 33169
(305) 663-1970

Civil Engineer

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44 W Flagler St Suite 1850
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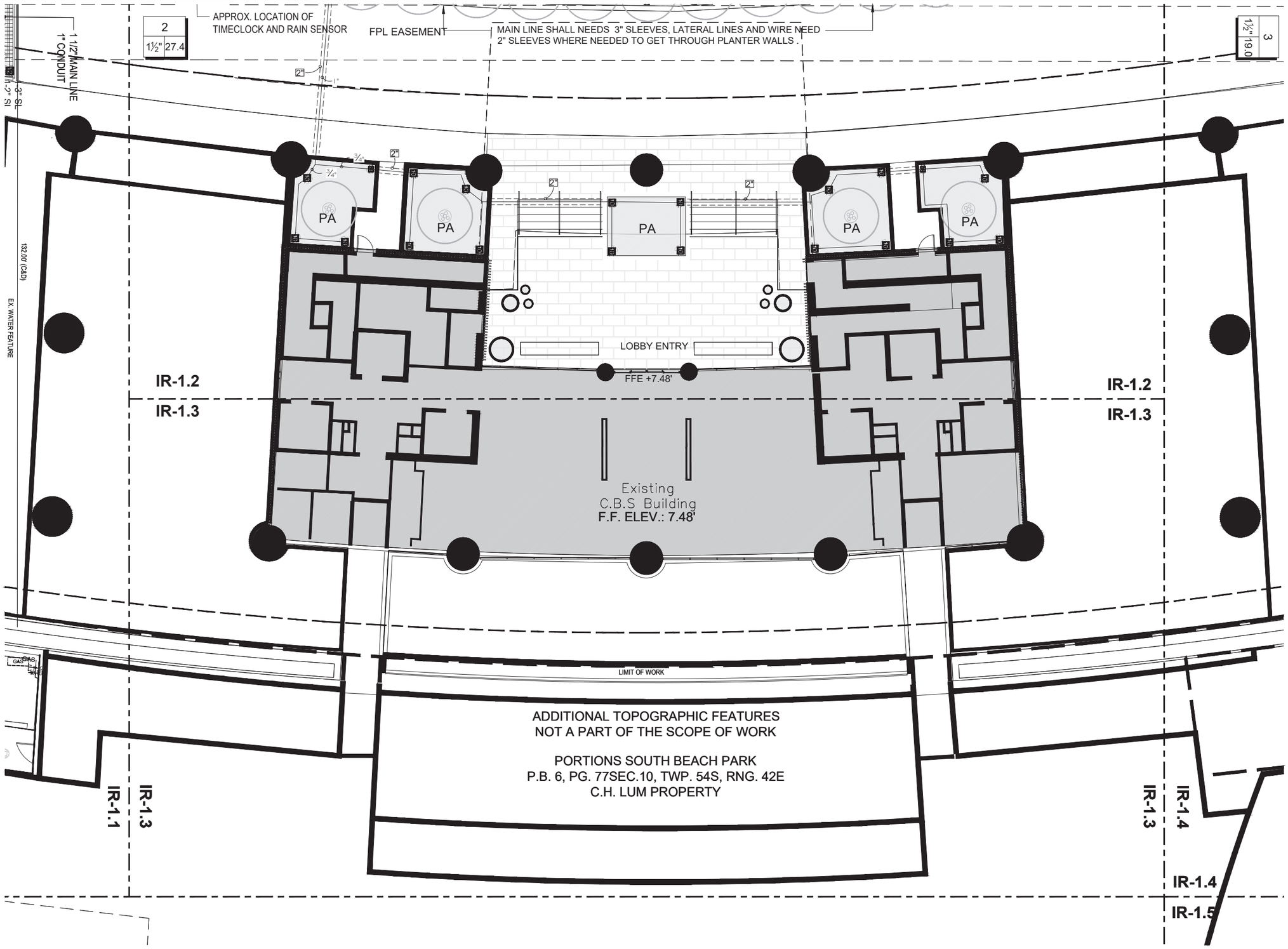
202209

Sheet Name

IRRIGATION PLAN ENLARGEMENT B

Sheet No.

IR-1.2



IRRIGATION PLAN ENLARGEMENT C

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800 South Pointe Drive
Miami Beach, FL 33139

Landscape Architect

THRESHOLD
LANDSCAPE WORKSHOP
811 E Las Olas Blvd. Suite 9
Fort Lauderdale, FL 33301
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Structural & Electrical Engineer

THE FALCON GROUP
15405 NW 7TH AVE
Miami, FL 33169
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13960 SW 47th Street
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(305) 834.4213

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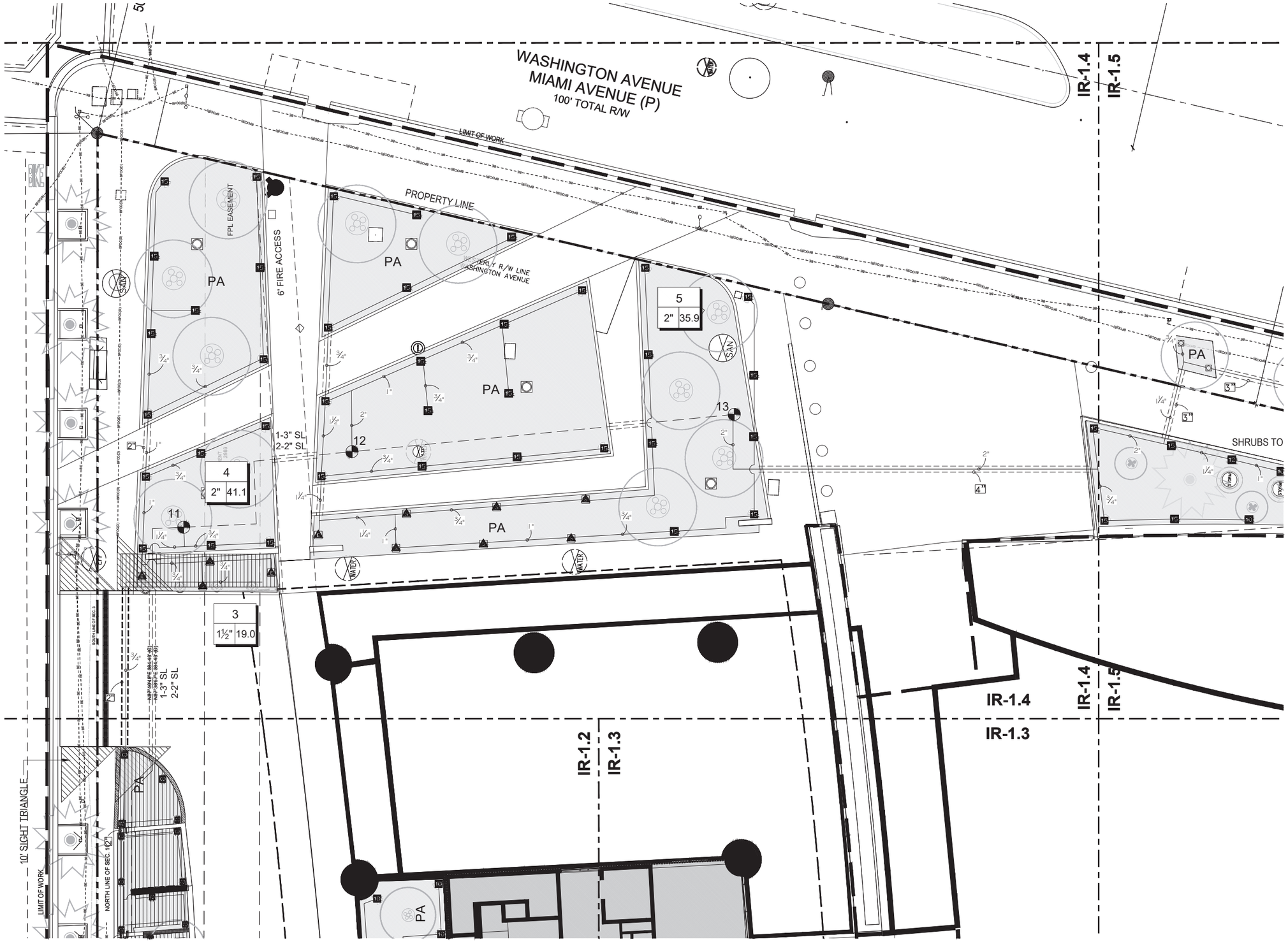
202209

Sheet Name
IRRIGATION PLAN ENLARGEMENT C

Sheet No.
IR-1.3



IRRIGATION PLAN ENLARGEMENT D

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800 South Pointe Drive
Miami Beach, FL 33139

Landscape Architect

THRESHOLD
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811 E Las Olas Blvd. Suite 9
Fort Lauderdale, FL 33301
(954) 361-4721

Structural & Electrical Engineer

THE FALCON GROUP

15405 NW 7TH AVE
Miami, FL 33169
(305) 663-1970

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SPEATH ENGINEERING

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13960 SW 47th Street
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(305) 834.4213

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STATE OF FLORIDA RLA #6667206

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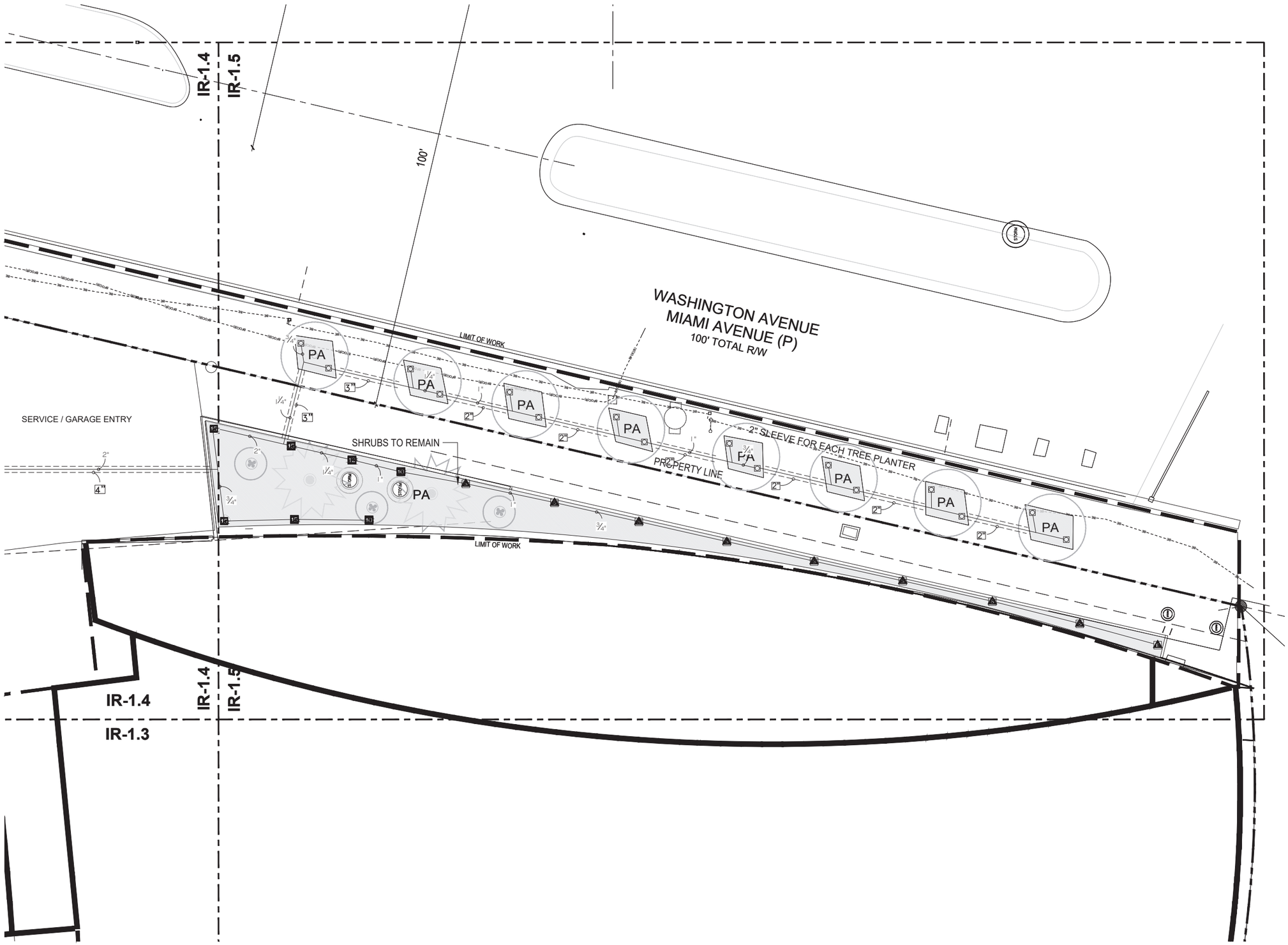
Sheet Name

IRRIGATION PLAN ENLARGEMENT D

Sheet No.

IR-1.4



IRRIGATION PLAN ENLARGEMENT E

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

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800 South Pointe Drive
Miami Beach, FL 33139

Landscape Architect

THRESHOLD
LANDSCAPE WORKSHOP

811 E Las Olas Blvd. Suite 9
Fort Lauderdale, FL 33301
(954) 361-4721

Structural & Electrical Engineer

THE FALCON GROUP

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Miami, FL 33169
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Sheet Name

IRRIGATION PLAN ENLARGEMENT E

Sheet No.

IR-1.5

IRRIGATION SCHEDULE

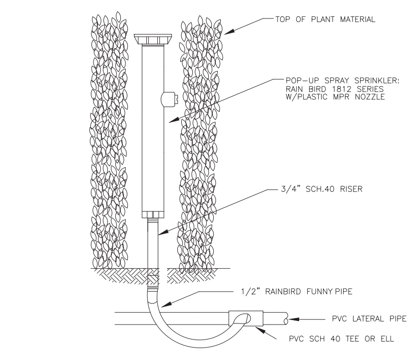
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
Q T H F	Rain Bird 1806 8 Series MPR Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.
Q T H F	Rain Bird 1806 10 Series MPR Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.
H F	Rain Bird 1806 12 Series MPR Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.
Q H F	Rain Bird 1806 15 Series MPR Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.
4 6 8 10 12 15 18	Rain Bird 1806 ADJ Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.
EST LCS RCS CST SST	Rain Bird 1812 15 Strip Series Shrub Spray 12in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.
Q T H F	Rain Bird 1812 8 Series MPR Shrub Spray 12in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.
Q T H F	Rain Bird 1812 10 Series MPR Shrub Spray 12in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.
Q T H TQ F	Rain Bird 1812 12 Series MPR Shrub Spray 12in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.
Q T H TQ F	Rain Bird 1812 15 Series MPR Shrub Spray 12in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.
4 6 8 10 12 15 18	Rain Bird 1812 ADJ Shrub Spray 12in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.
1401 1402 1404 1408	Rain Bird 1800-1400 Flood 1401 Fixed flow rate (0.25-2.0GPM), full circle bubbler, 1/2" FIPT.

SYMBOL	MANUFACTURER/MODEL	GPM
3.0	Rain Bird 5004-PC 3.0	3.09

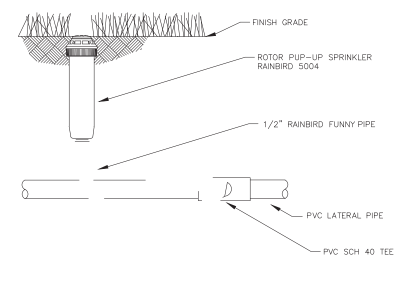
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird XCZ-150-LCS High Flow Control Zone Kit, for Large Commercial Drip Zones. 1-1/2" PEB Globe Valve with single 1-1/2" Pressure Regulating 40psi Quick-Check Basket Filter. Flow range: 15-62 GPM.
	Area to Receive Dripline Rain Bird XFS-CV-09-12 XFS-CV Sub-Surface and On-Surface Landscape Dripline with a Heavy-Duty 4.3 psi Check Valve. 0.9 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. Specify XF insert fittings.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird PEB 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.
BF	Febco 765 1-1/2" Pressure Vacuum Breaker, brass with ball valve SOV. Install 12" above highest downstream outlet and the highest point in the downstream piping.
C	Rain Bird ESPLXME2 w/ (1) ESPLXMSM12 24 Station, Traditionally-Wired, Commercial Controller. (1) ESPLXME2 12-Station, Indoor/Outdoor, Plastic Wall-Mount Enclosure w/ (1) ESPLXMSM12 - 12-Station Expansion Modules.
RS	Rain Bird RSD-BEx Rain Sensor, with metal latching bracket, extension wire.
M	Water Meter 2" 2" Irrigation Meter
M	Point of Connection 2" 3 Horse Power DDH Stra-Rite Centrifical Pump with 3" Well.
	Irrigation Lateral Line: PVC Schedule 40
	Irrigation Mainline: PVC Schedule 40
	Pipe Sleeve: PVC Schedule 40

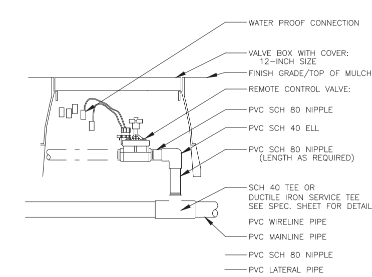
Valve Callout
- # — Valve Number
- # — Valve Flow
- #" — Valve Size



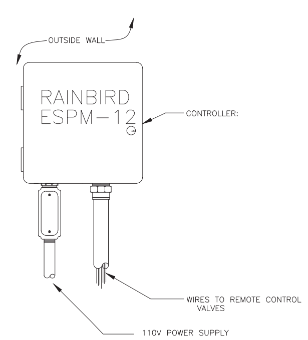
POP-UP SPRAY SPRINKLER ON RISER



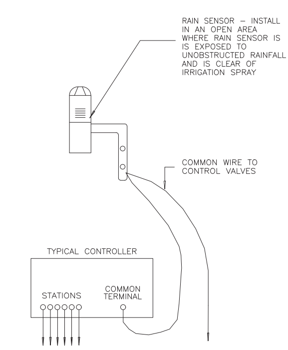
ROTOR POP-UP SPRINKLER



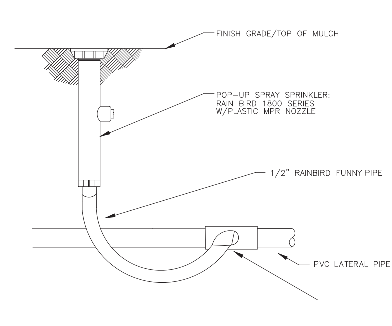
REMOTE CONTROL VALVE



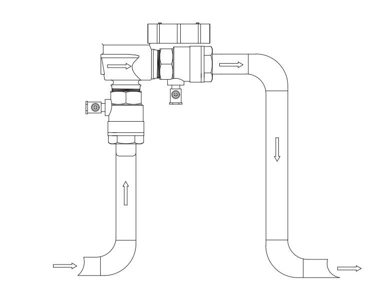
CONTROLLER



AUTOMATIC RAIN SENSOR



POP-UP SPRAY SPRINKLER



BACKFLOW PREVENTER

GENERAL NOTES

1. Pipe sizes shall conform to those shown on the drawings. No substitutions of smaller pipe sizes shall be permitted, but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.
2. All mainline, lateral line and control wire conduit under paving shall be installed in separate sleeves. Sleeves shall be a minimum of twice (2X) the diameter of the pipe to be sleeved.
3. Install all backflow prevention devices and all piping between the point of connection and the backflow preventer as per local codes.
4. Final location of the backflow preventer and automatic controller shall be approved by the owner's authorized representative.
5. 120 VAC electrical power source at controller location shall be provided by others. The electrical contractor shall make the final connection from the electrical source to the controller.
6. All sprinkler heads shall be set perpendicular to finish grade unless otherwise specified.
7. The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum spray with minimal overspray onto walks, streets, walls, etc.
8. This design is diagramatic. All piping, valves, etc., shown within paved areas is for design clarification only and shall be installed in planting areas wherever possible. The contractor shall locate all valves in shrub areas where possible.
9. It is the responsibility of the irrigation contractor to familiarize himself with all grade differences, location of walls, retaining walls, structures and utilities. The irrigation contractor shall repair or replace all items damaged by his work. He shall coordinate his work with other contractors for the location and installation of pipe sleeves through walls, under roadways and paving, etc.
10. Do not willingly install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences or differences in the area dimensions exist that might not have been considered in the engineering. such obstructions or differences should be brought to the attention of the owner's authorized representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.
11. All sprinkler equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
12. The irrigation contractor shall install check valves on all heads in areas where finish grade exceeds 4:1, where post valve shut-off draining, of the irrigation head occurs or as directed by the owner's authorized representative.
13. The contractor shall provide 1800 PCS (pressure compensating screens) as necessary to reduce or eliminate overspray onto streets, walks or other areas as directed by the owner's authorized representative.
14. All control wires shall be installed in PVC conduit.
15. All remote control valves, gate valves, quick couplers, control wire and computer cable pull points shall be installed in approved valves boxes with covers.
16. The installation devices are to be guaranteed for the period of (1) year from the date of final acceptance.

FLORIDA BUILDING CODE- APPENDIX F PIPE INSTALLATION-DEPTH OF COVER

VEHICLE TRAFFIC AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 2 1/2"	18" TO 24"
3" TO 5"	24" TO 30"
6" OR GREATER	30 TO 36"
NON-TRAFFIC AND NON-CULTIVATED AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 1 1/4"	6" TO 12"
1 1/2" TO 2"	12" TO 18"
2 1/2" TO 3"	18" TO 24"
4" OR LARGER	24" TO 36"

LATERAL LINE PIPE SIZING CHART

3/4 " PVC	0-8 GPM	3/4"
1 " PVC	9-18 GPM	1"
1 1/4" PVC	19-27 GPM	11/4"
1 1/2" PVC	28-40 GPM	11/2"

FLORIDA BUILDING CODE- APPENDIX F PART V- A-6

WATER PIPE SIZE	SLEEVE SIZE
3/4"	1 1/2"
1"	2"
1 1/4"	2 1/2"
1 1/2"	3"
2"	4"
3"	6"
4"	8"
SLEEVES EXTEND A MIN. 3' BEYOND ALL PAVED AREAS, BACKFILL AND COMPACTION PER APPENDIX F	

CALL 48 HOURS BEFORE YOU DIG
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811
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

PERMIT DOCUMENTS - NO FOR CONSTRUCTION

Project
APOGEE
EXTERIOR RENOVATION
800 SOUTH POINTE DRIVE
MIAMI BEACH, FL 33139

Owner Information
APOGEE CONDOMINIUM ASSOCIATION
800 South Pointe Drive
Miami Beach, FL 33139

Landscape Architect
THRESHOLD
LANDSCAPE WORKSHOP
811 E Las Olas Blvd. Suite 9
Fort Lauderdale, FL 33301
(954) 361-4721

Structural & Electrical Engineer
THE FALCON GROUP
15405 NW 7TH AVE
Miami, FL 33169
(305) 663-1970

Civil Engineer
SPEATH ENGINEERING
44 W Flagler St Suite 1850
Miami, FL 33130
(305) 663-1970

Land Surveyor
MANUEL VERA AND ASSOCIATES
13960 SW 47th Street
MIAMI, FL 33130
(305) 834.4213

Revisions

	Date	Description
	09/21/2025	DRB FIRST SUBMITTAL
	10/12/2025	DRB FINAL SUBMITTAL
	12/11/2025	DRB HEARING DATE

Seal

STEPHEN MICHAEL CALLAHAN
STATE OF FLORIDA RLA #6667206

DRB PERMIT SET

Date 10/12/2025
Scale AS SHOWN
Project No. 202209
Sheet Name IRRIGATION SPECIFICATIONS
Sheet No. IR-1.6

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