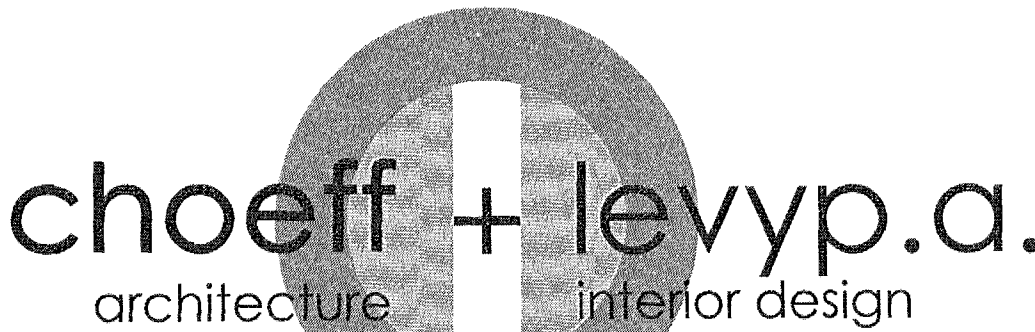
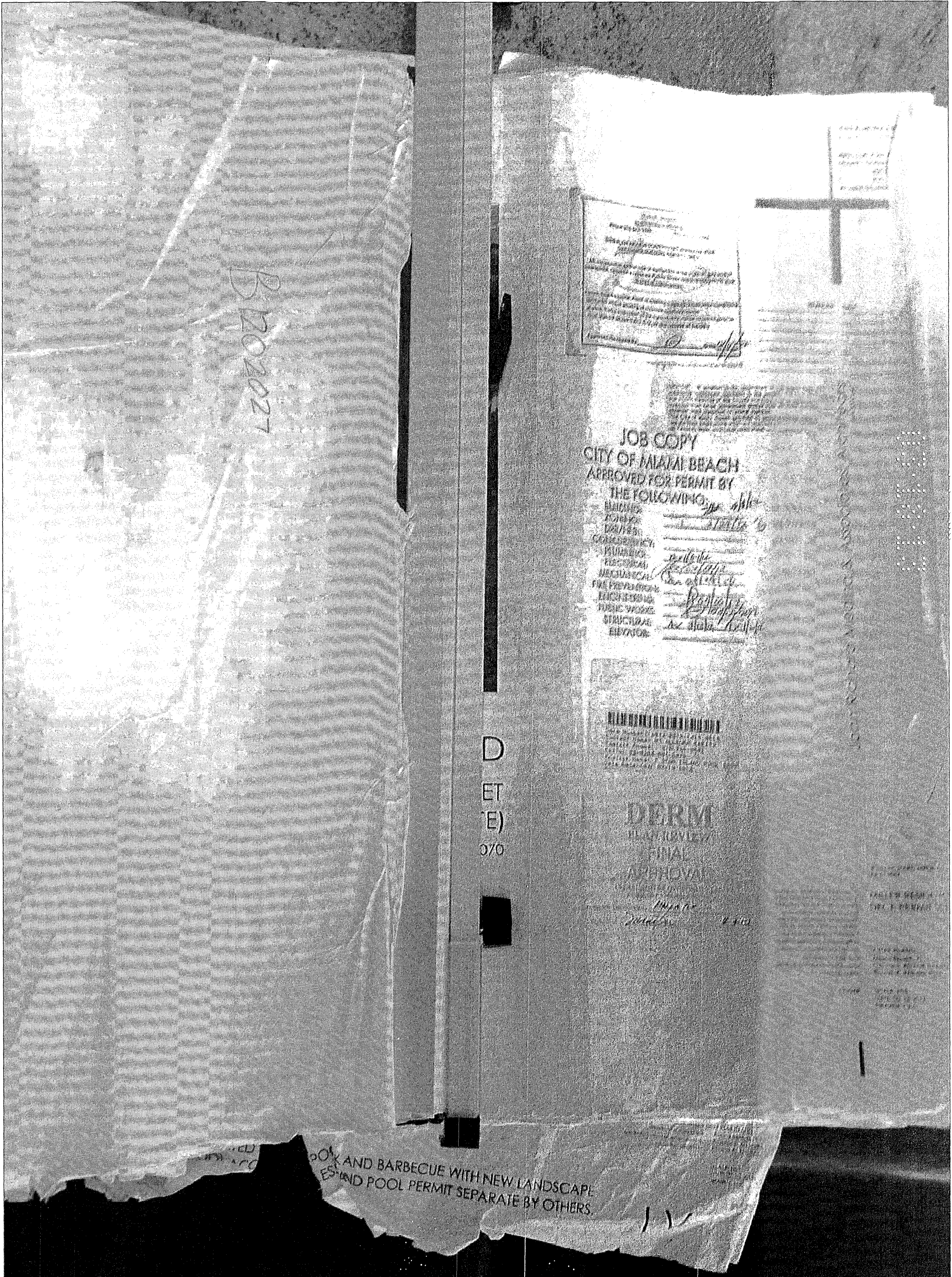


FOR REFERENCE
ONLY



8425 biscayne blvd, suite 201
miami, florida 33138

www.choefflevy.com
AR0009679 AR0094779

Phone: 305.434.8338
Fax: 305.892.5292

(Phase 1 - Staff House)
Miller Residence
6 STAR ISLAND MIAMI BEACH, FL 33139

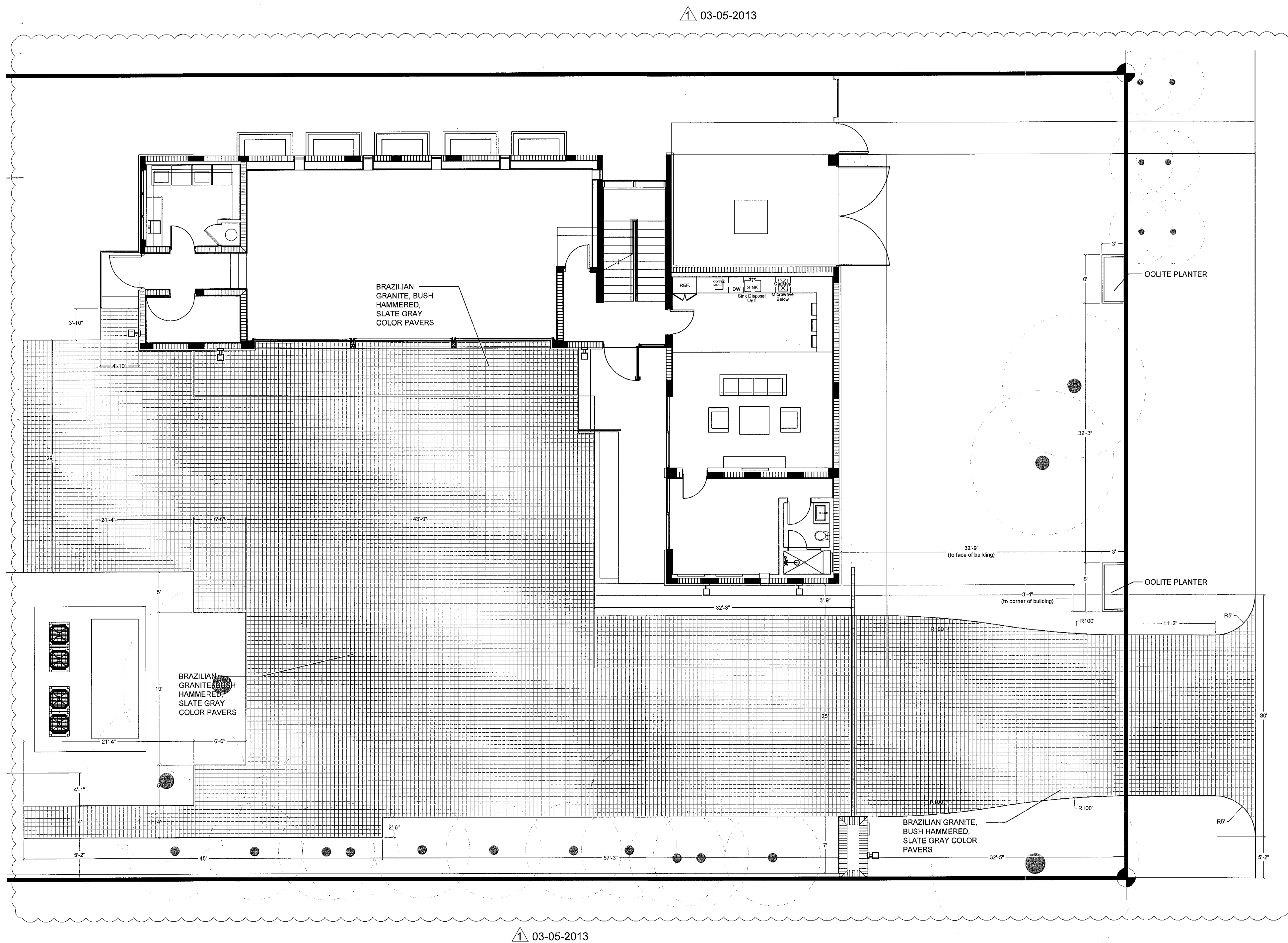
comm no.
1211

date:
12-21-2012

MTCI PRIVATE PROVIDER SERVICES, LLC Construction Phase Permit, Inspection, Detail & Compliance		
	REVIEWER INITIALS	DATE REVIEWED
BUILDING	ML	07-15-11
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
REVISOR		
DATE		

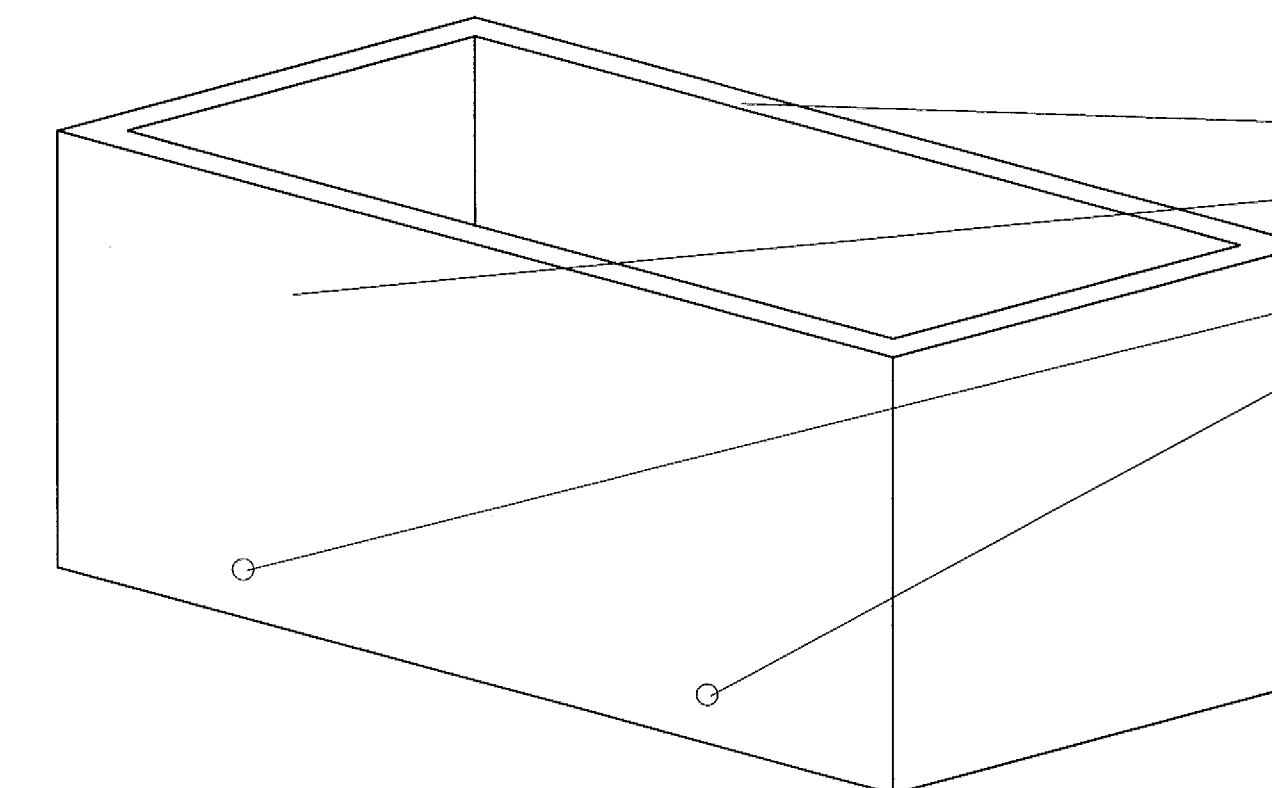
sheet no.
C.600

CERTIFICATE OF AUTHORIZATION E.R. 7966	COMPANY NAME: GOLD COAST ENGINEERING CONSULTANTS, INC.	LOGO:
SEAL: 	ADDRESS: 7480 FAIRWAY DRIVE, SUITE 205 MIAMI LAKES, FL 33014 PHONE: (305) 822-9533 FAX: (305) 826-0888	
GEORGE SEILER P.E.#: 10407		

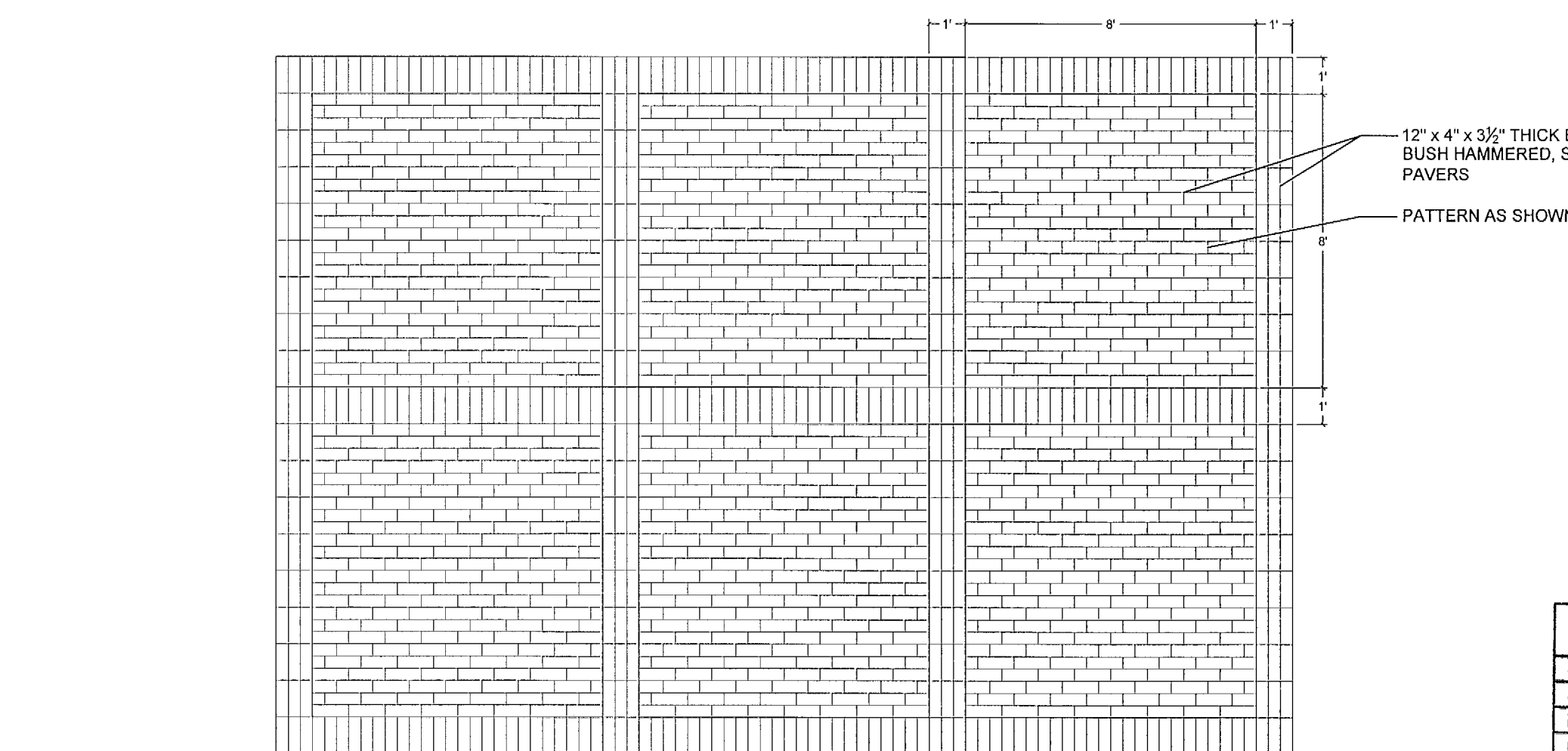


PAVER INSTALLATION DETAIL

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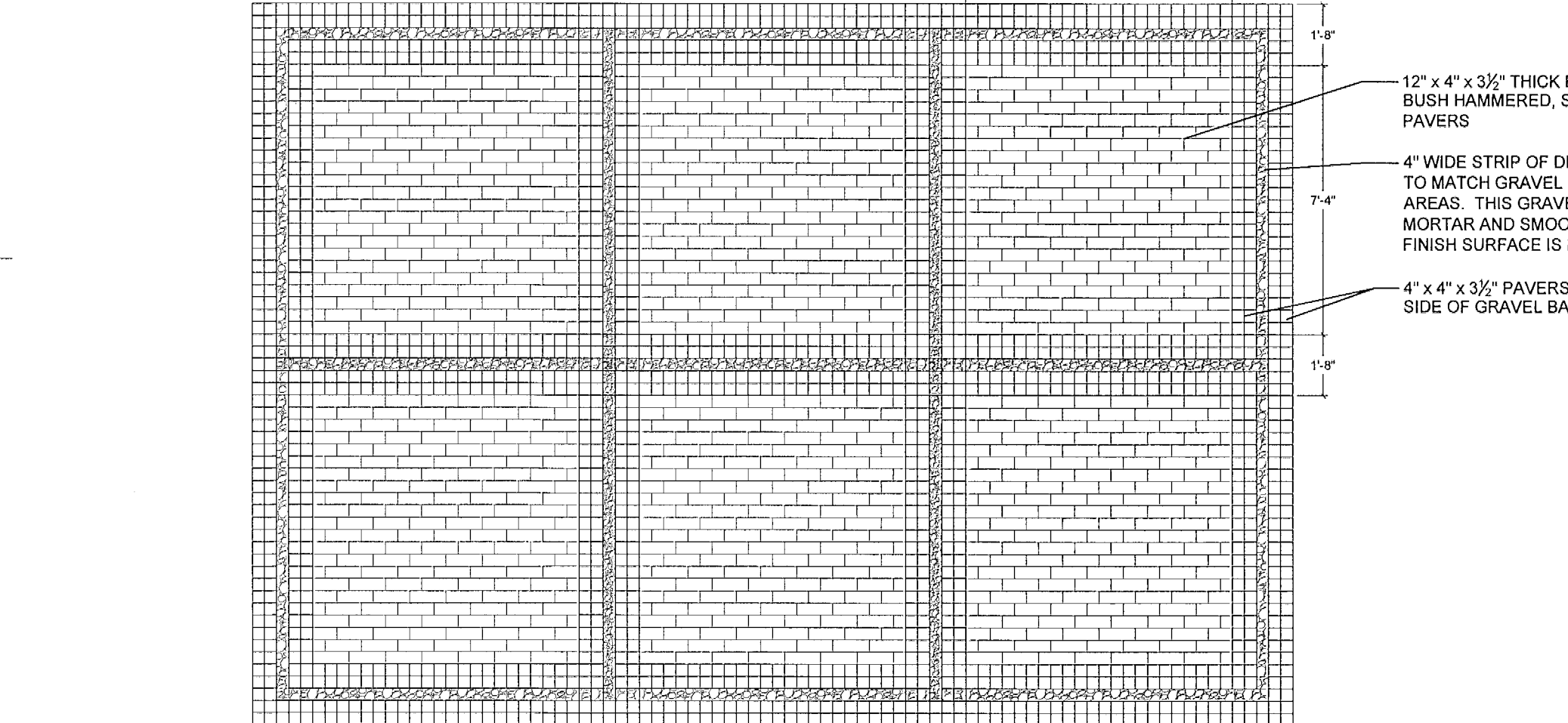


LIMESTONE PLANTER WEEPHOLE DETAIL



PAVING PATTERN DETAIL

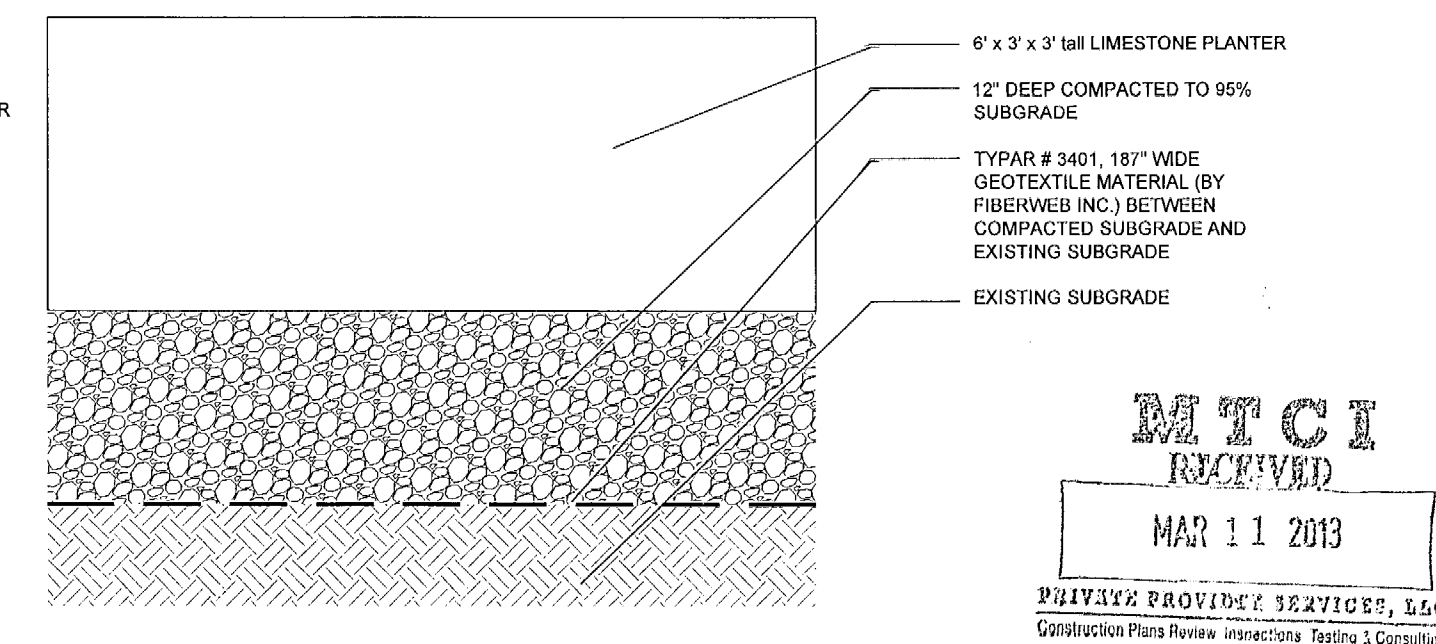
SCALE: 1/4" = 1'-0"



PAVING PATTERN DETAIL - ADD ALTERNATE

SCALE: 1/4" = 1'-0"

SUBGRADE PREPARATION FOR LIMESTONE PLANTERS DETAIL

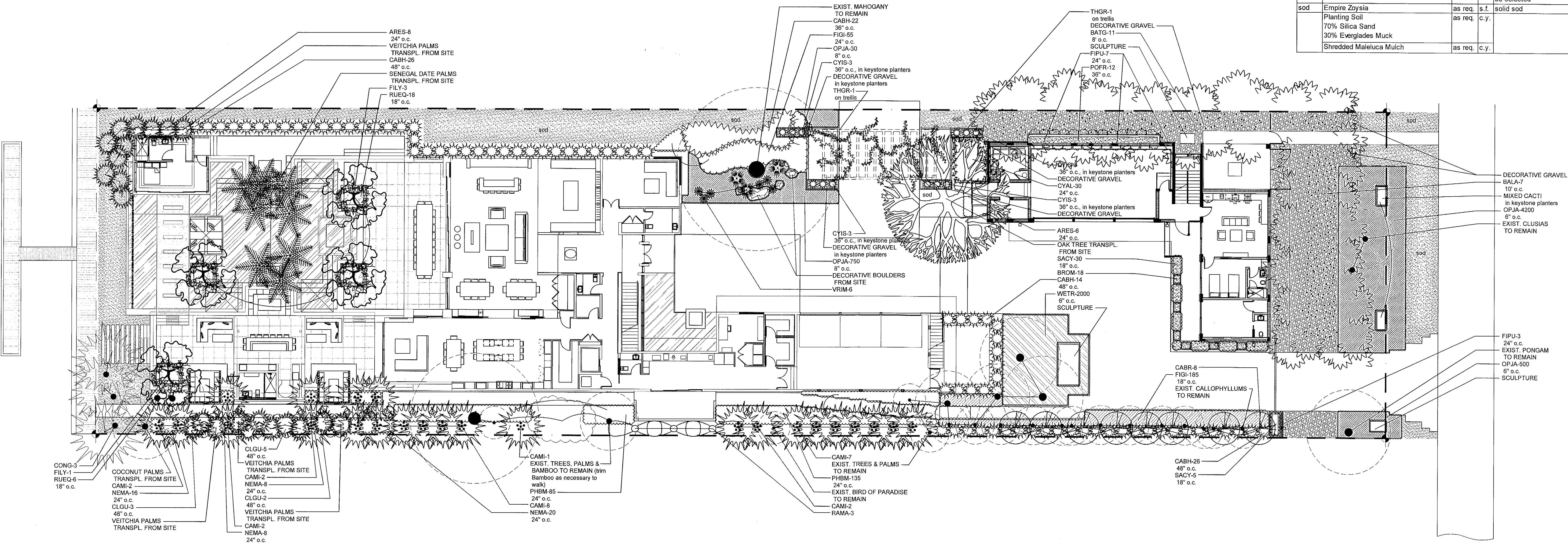


MTCT
PRIVATE PROVIDER SERVICES, LLC
Construction Plans Review, Inspection, Testing & Consulting

	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

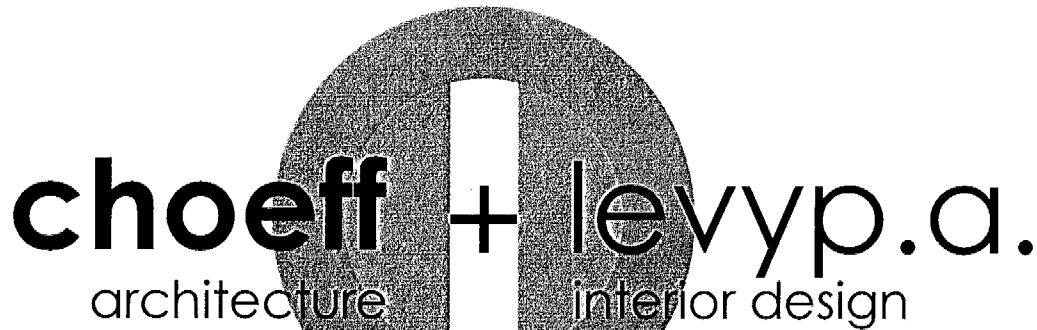
PLANT LIST				
KEY	PLANT NAME	QTY.	UT.	SIZE
ARES	Artisia escallanoides ..Matberry	14	ea.	48" x 24", full to ground
BALA	Bambusa Lako ..Tropical Black Bamboo	7	ea.	40' tall x 20' spread, trees tagged at Pelton Nursery
BATG	Bambusa textilis gracilis ..Slender Weavers Bamboo	11	ea.	30' tall x 10' spread, trees tagged at Pelton Nursery
CABH	Callophyllum brasiliense ..Brazilian Beautyleaf	100	ea.	6' tall x 30" spread, multitrunk, full
CABR	Callophyllum brasiliense ..Brazilian Beautyleaf	8	ea.	10' tall x 6' spread, full to ground
CAMI	Caryota mitis ..Fishtail Palm	24	ea.	16'-18' tall x 6' spread, multi-trunk
CLGU	Clusia guttifera ..Dwarf Clusia	10	ea.	8'-9' tall x 4' spread, full to ground
CONG	Cocos nucifera "Maypan" ..Maypan Coconut	3	ea.	25'-27' tall overall, leaning approximately 5'
CYAL	Cyperus alternifolius ..Papyrus	30	ea.	4' tall x 24" spread, full
CYIS	Cyperus isocladius ..Dwarf Papyrus	12	ea.	30" x 18", full
FIGI	Ficus microcarpa "Green Island" ..Ficus Green Island	240	ea.	18" x 18"
FILY	Ficus lyrata ..Fiddleleaf Fig	4	ea.	16'-18' tall x 8'-10' spread, specimen
FIPU	Ficus pumila ..Creeping Fig	10	ea.	1 gallon cans, full
NEMA	Nephrolepis bisserata "Macho" ..Macho Fern	52	ea.	3 gallon cans, 24" x 24", full
OPJA	Ophiopogon japonicum ..Dwarf Mondo Grass	5480	ea.	1 gallon cans, full
PHBM	Philodendron Burle Marxii	220	ea.	3 gallon cans, full
POFR	Polyscias fruticosa ..Ming Aralia	12	ea.	5'-6' tall x 30" spread
RAMA	Ravenala madagascariensis ..Traveller's Palm	3	ea.	16'-18' tall, full fan
RUEQ	Russelia equisetiformis ..Firecracker Plant	24	ea.	3 gallon cans, full
SACY	Sanseveria cylindrica ..Spear Sanseveria	35	ea.	3 gallon cans, full
THGR	Thunbergia grandiflora ..Sky Vine	2	ea.	15'-16' leaders to be tied up to trelliswork
VRIM	Vresia imperialis	6	ea.	30" x 30", to be selected
WETR	Wedelia trilobata ..Wedelia	2000	ea.	2" pots
	Decorative Gravel	as req.	s.y.	colors and aggregate size to be selected
sod	Empire Zoysia Planting Soil 70% Silica Sand 30% Everglades Muck Shredded Maleluca Mulch	as req. as req.	s.f. c.y.	solid sod

REFER TO SHEET L-1.02 FOR
LANDSCAPE SPECIFICATIONS AND
DETAILS



MTCI		
PRIVATE PROVIDER SERVICES, LLC		
Construction Plans Review, Inspections, Testing & Consulting		
BUILDING	REVIEWER INITIALS	DATE REVIEWED
STRUCTURAL	8/10/13	8/10/13
Mechanical		
Electrical		
Plumbing		
Site Civil		

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



LANDSCAPE SPECIFICATIONS
PART 1 - GENERAL

- 1.1 SCOPE
- A. Contractor shall provide all labor, materials, equipment, supervision, and related work necessary to complete the landscape work in accordance with the intent of the landscape plans, schedules and these specifications. The extent of work is shown on the drawings which are a part of this document.
- 1.2 CONTRACTOR QUALIFICATIONS
- A. Landscape installation work to be performed by a Contractor Certified by the Florida Nurserymen, Growers and Landscape Association (FNGLA) as a Certified Landscape Contractor. Any pruning to be supervised by an Arborist, certified by the International Society of Arboriculture (ISA) and licensed in Miami-Dade County.
- 1.3 INVESTIGATION OF UTILITIES
- A. Prior to beginning work, the Contractor shall be responsible to locate existing underground utilities. Check with all utility companies and Sunshine State, call (811).
- 1.4 SUBSTITUTIONS
- A. Only materials specified will be accepted, unless approved in writing by the Landscape Architect in advance.
- 1.5 PLANT SIZES
- A. All plant sizes shall equal or exceed the minimum sizes as specified in the plant list. When plant sizes are specified as a range of size, installed materials shall average the mean of the range specified. Plants shall be measured following pruning, with branches in normal position. All necessary pruning shall be done at the time of planting.
- 1.6 PLANT QUALITY
- A. All plant material shall be equal to or better than Florida No. 1 as classified by "Grades and Standards for Nursery Plants" by the Division of Plant Industry, Florida Department of Agriculture. They shall have a growth habit that is normal for the species, healthy, vigorous, free from insects, disease and injury.
- B. The Owner or Landscape Architect reserves the right to refuse any plant material which does not conform to the intent of the written specifications or design.
- C. CIRCLING ROOTS FOUND ON CONTAINER-GROWN MATERIAL WILL NOT BE ACCEPTED UNLESS REMEDIAL ROOT PRUNING, APPROVED BY THE LANDSCAPE ARCHITECT IS DONE BEFORE PLANTING.
- 1.7 PLANT QUANTITY
- A. The plant quantities shown on the plant list are to be used only as an aid to bidders. In the case of discrepancy between the plant list and the plan, the quantity on the plan shall override the plant list.
- 1.8 UNIT PRICES
- A. The successful bidder shall furnish to the Owner and the Landscape Architect, a unit price breakdown for all materials. The Owner may, at his discretion, add to or delete from the materials utilizing the unit price breakdown submitted to and accepted by the Owner.
- 1.9 SUBMITTALS
- A. Fertilizer: The Contractor shall submit to the Owner and Landscape Architect documentation that all the fertilizer used for the project is of the analysis specified and placed at the rates specified in section 2.2 FERTILIZER.
- B. Planting soil: The Contractor shall submit a sample of the planting soil (approximately 1 cu. ft.) for approval by the Landscape Architect prior to delivery to the site.
- 1.10 CLEAN-UP & MAINTENANCE OF TRAFFIC
- A. Follow procedures in FDOT Index 600 for maintenance of traffic during construction.
- B. At the end of each work day, the Contractor shall remove debris and shall barricade the un-filled holes in a manner appropriate in the path of pedestrians and motorists.
- C. Upon completion of the work or any major portion of the work or as directed by the Landscape Architect, all debris and surplus material from his work shall be removed from the job site.
- 1.11 MAINTENANCE PRIOR TO ACCEPTANCE
- A. The Contractor is responsible to maintain the plantings until they are accepted under the provisions of 1.12 ACCEPTANCE OF INSTALLATION.
1. Plants: Begin maintenance immediately following the final plant installation operation for each plant and continue until all plant installation is complete and accepted. Maintenance shall include watering all plants, weeding, mulching, pest and disease control, lightening and repairing of guys, repair and removal of dead growth, resetting of plants to proper grade or up-right position, restoration of plant saucer, litter pick-up in plant beds and other necessary operations to assure specified minimum grade of Florida No. 1.
2. Turf Areas: Begin maintenance of turf immediately following the placement of sod and continue until sod installation is complete and accepted. Maintenance shall include but not be limited to, watering, leveling, mowing, weed and pest control, fungus and disease control and other necessary operations as determined by the Landscape Architect and good nursery practice.
3. Re-setting or straightening trees and palms: The Contractor shall re-set and/or straighten trees and palms as required at no additional cost to the Owner unless caused by sustained winds of 75 mph or more. Then, the costs of the operations may be charged to the owner. Re-set trees within 48 hours.
- 1.12 ACCEPTANCE OF INSTALLATION
- A. Inspection: Inspection of the work, to determine completion of contract work, exclusive of the possible replacement of plants and turf, will be made by the Landscape Architect at the conclusion of the maintenance period. Written notice requesting such an inspection and submitted by the Contractor at least ten (10) days prior to the anticipated date.
- 1.13 GUARANTEE
- A. Guarantee all plants for a period of one year (CCD). Guarantee shall commence from the date of written acceptance. Plant material which is not at the site and scheduled to be relocated is not covered by the guarantee except in the case of Contractor's negligence or work that has been done in an unworkman-like manner. The Contractor is not responsible for loss due to acts of god, (i.e.) sustained winds of 75 mph or more, floods, frost, lightning, vandalism or theft.
- 1.14 REPLACEMENT
- A. Replacement shall be made during the guarantee period as directed by the Landscape Architect within ten (10) days from time of notification. For all replacement plant material, the guarantee period shall extend for an additional forty-five (45) days beyond the original guarantee period. The Contractor shall be responsible to provide water to the replacement plants in sufficient quantity to aid in their establishment. At the end of the guarantee period, inspection will be made by the Landscape Architect, upon written notice requesting such inspection and submitted by the Contractor at least five (5) days before the anticipated date. Replacement plants must meet the requirements of Florida No. 1 at time of inspection. Remove from the site all plants that are dead or in a state of unsatisfactory growth, as determined by the Landscape Architect. Replace these and any plants missing due to the Contractor's negligence as soon as conditions permit.
1. Materials and Operations: All replacement plants shall be of the same kind and size as indicated on the plant list. The Contractor shall supply and plant the plants as specified under planting operations.
2. Cost of Replacements: A sum sufficient to cover the estimated cost of possible replacements, including material and labor will be retained by the Owner and paid to the Contractor after all replacements have been satisfactorily made and approved by the Landscape Architect.

- 2.1 PLANTING SOIL
- A. Planting soil for trees, shrubs and ground covers shall be of the composition noted on the plans, measured by volume.
- B. Soil for Sodded Areas: shall be coarse lawn sand.
- 2.2 FERTILIZER
- A. Fertilizer for trees, palms, shrubs, and groundcovers shall be as follows: LESCO Palm Special 13-2-13 or equal, sulfur coated with iron and other minor elements and maximum of 2% chlorine, or brand with equal analysis. The fertilizer shall be uniform in composition, dry and free flowing and shall be delivered to the site in the original unopened containers, bearing the manufacturer's guaranteed analysis. Fertilizer for sod and seeded areas shall be 8-8-8, 50% organically derived nitrogen, or equal.

PART 2 - MATERIALS

- 2.1 PLANTING SOIL
- A. Planting soil for trees, shrubs and ground covers shall be of the composition noted on the plans, measured by volume.
- B. Soil for Sodded Areas: shall be coarse lawn sand.
- 2.2 FERTILIZER
- A. Fertilizer for trees, palms, shrubs, and groundcovers shall be as follows: LESCO Palm Special 13-2-13 or equal, sulfur coated with iron and other minor elements and maximum of 2% chlorine, or brand with equal analysis. The fertilizer shall be uniform in composition, dry and free flowing and shall be delivered to the site in the original unopened containers, bearing the manufacturer's guaranteed analysis. Fertilizer for sod and seeded areas shall be 8-8-8, 50% organically derived nitrogen, or equal.

WATER

The Contractor shall provide potable water on site, available from the start of planting. The Contractor is responsible to ascertain the location and accessibility of the water source. The Contractor is responsible to provide the means of distribution (i.e. water truck, hoses, etc.) for distribution of water to the planting areas.

MULCH

A. Mulch shall be shredded Melaleuca mulch (Florimulch) as manufactured by Forestry Resources, Inc., or equal.

ROOT BARRIER MATERIAL

A. When specified in the plans, root barrier material shall be Biobarrier (19.5 inch width) Reemay or approved equal.

Install per details in the plans.

PART 3 - INSTALLATION PROCEDURES

- 3.1 LAYOUT
- A. Verify location of all underground utilities and obstructions prior to excavation.
- 3.2 HERBICIDE TREATMENT
- A. In all areas infested with weed and/or grass growth, a systemic herbicide, such as Roundup, shall be applied per manufacturer's rates. When it has been established where work will be done, the systemic herbicide shall be applied in accordance with manufacturer's labeling to kill all noxious growth. Contractor shall schedule his work to allow more than one application to obtain at least 95% kill of undesirable growth. If necessary, Contractor shall conduct a test to establish suitability of product and applicator to be used on this project, prior to execution of the full application.
- 3.3 PLANT PIT EXCAVATION AND BACKFILLING
- A. Trees: See the Planting and Bracing Details and notes.
- B. All planting holes shall be hand dug where machine dug holes may adversely affect utilities or improvements.
- C. Shrubs and Groundcover: Shrubs and groundcover shall be planted in a soil bed as described in the notes and details. Space shrubs and provide setback from curb and pavements as shown in the plans.
- D. Watering of field-grown plants: Thoroughly puddle in water to remove any air pockets in the plant hole.
- 3.4 WATERING
- A. The Contractor is responsible to provide the water for all new plants and transplants and means of distribution (i.e. hand watering or water truck) during the maintenance period and extending into the period after acceptance until the full schedule as listed below is complete. Water for trees and other large field grown plants shall be supplemented by hand or water truck, in addition to the irrigation system, (if one is provided). Contractor can adjust watering schedule during heavy rain season upon approval of the Landscape Architect.

AMOUNT OF WATER PER APPLICATION

For trees up to 5 inch caliper - 5 gallons
From 5 to 8 inch caliper - 25 gallons
9 inch and up caliper - 50 gallons

FREQUENCY OF WATER

Daily for the first week
3 times per week for weeks 2 - 5
2 times per week for weeks 6 - 8
1 time per week for weeks 9 - 12

B. Water in plants by thoroughly soaking of the entire root ball immediately after planting. For large trees and shrubs, add water while backfilling hole to eliminate any air pockets in the soil around the root ball.

C. Water shrubs, sod and groundcover a minimum of once daily for a week or until an irrigation system is fully operational. If no irrigation system is to be installed, the Contractor shall be responsible for watering the shrub, sod, and groundcover for the time specified above, after installation of each section of the planting installed.

3.5 FERTILIZING

A. Add fertilizer on top of the surface of shrubs beds and tree and palms root balls two (2) months after installation. Fertilize sod within two (2) days after installing after planting of each segment of the job. Fertilizer shall be applied after soil has been well moistened. Fertilizer shall be washed off of plant leaves and stems immediately after application. Apply at the following rates:

1. Trees and Large Shrubs: One (1) pound per inch of trunk diameter, spread evenly over the root ball area.
2. Shrubs: One half (1/2) handful per shrub, spread evenly over the root ball area.
3. Groundcover: Twelve (12) pounds per 100 sq. ft. of bed area.
4. Sod: Twelve (12) pounds per 1,000 sq. ft. Wash fertilizer off blades immediately after spreading.
- 3.6 MULCHING
- A. Spread mulch two (2) inches thick uniformly over the entire surface of shrubs and groundcover beds, depth measured after settling, unless otherwise specified in the plans. Provide 36" diameter bed of mulch, measured from outer edge of the trunk, for all trees and palms planted in sod areas. Keep mulch away from contact with the trunk. Create a 6" high ring of mulch at the outer edge of tree and palm holes.
- 3.7 GUYING AND BRACING
- A. See the details bound herewith or made part of the plans.
- 3.8 SODDING
- A. Provide a blanket of lawn sand as described in the notes in these plans. Prior to planting, remove stones, sticks, etc. from the sub-soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.
- B. Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes. The sod shall be rolled with a 500 pound hand roller immediately after placing.
- C. Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" from trees, measured from the edge of plant or tree trunk.
- D. Sod shall be watered immediately after installation to uniformly wet the soil to at least two inches below the bottom of sod strips.
- E. Apply fertilizer to the sod as specified in Section 3.5.
- F. Excavate and remove excess soil so top of sod is flush w/top of curb or adjacent pavement, or adjacent existing sod.

- 3.6 MULCHING
- A. Spread mulch two (2) inches thick uniformly over the entire surface of shrubs and groundcover beds, depth measured after settling, unless otherwise specified in the plans. Provide 36" diameter bed of mulch, measured from outer edge of the trunk, for all trees and palms planted in sod areas. Keep mulch away from contact with the trunk. Create a 6" high ring of mulch at the outer edge of tree and palm holes.
- 3.7 GUYING AND BRACING
- A. See the details bound herewith or made part of the plans.
- 3.8 SODDING
- A. Provide a blanket of lawn sand as described in the notes in these plans. Prior to planting, remove stones, sticks, etc. from the sub-soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.
- B. Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes. The sod shall be rolled with a 500 pound hand roller immediately after placing.
- C. Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" from trees, measured from the edge of plant or tree trunk.
- D. Sod shall be watered immediately after installation to uniformly wet the soil to at least two inches below the bottom of sod strips.
- E. Apply fertilizer to the sod as specified in Section 3.5.
- F. Excavate and remove excess soil so top of sod is flush w/top of curb or adjacent pavement, or adjacent existing sod.

1. Materials and Operations: All replacement plants shall be of the same kind and size as indicated on the plant list. The Contractor shall supply and plant the plants as specified under planting operations.
2. Cost of Replacements: A sum sufficient to cover the estimated cost of possible replacements, including material and labor will be retained by the Owner and paid to the Contractor after all replacements have been satisfactorily made and approved by the Landscape Architect.

choeff + levyp.a.
architecture interior design

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AR0009679 AR0094779

Phone: 305.434.8338
Fax: 305.892.5292

PLANT BED PREPARATION NOTES

1. In all areas where new sod and shrub and groundcover masses are to be planted, kill all existing weeds by treating with Round-up prior to beginning soil preparation.
2. In all shrub and groundcover beds, prepare soil as described for either condition, over the entire area to be planted.
- Condition A:
- If any compacted road base or asphalt or rocky soil is encountered, remove compacted material entirely to allow an 18" depth of planting soil. Backfill the entire area of the shrub and groundcover beds with 18" planting soil (as specified in Plans) to within 2 inches of the adjacent pavement or top of curb.
- Condition B:
- Where no compacted soil is encountered, thoroughly mix 6 inches of planting soil into the existing soil to a depth of 18 inches. If required, excavate and remove the existing soil to lower the grade, so that the prepared mix is finished to a minimum of 2 inches below top of curb or adjacent walkway.
- For all sod areas, spread a 2" deep layer of lawn sand prior to sodding. Remove all debris and rocks and pebbles larger than 1 inch in size and level the grade before sodding. Remove, if required, existing soil so that top of sod is flush with and adjacent top of curb or pavement.

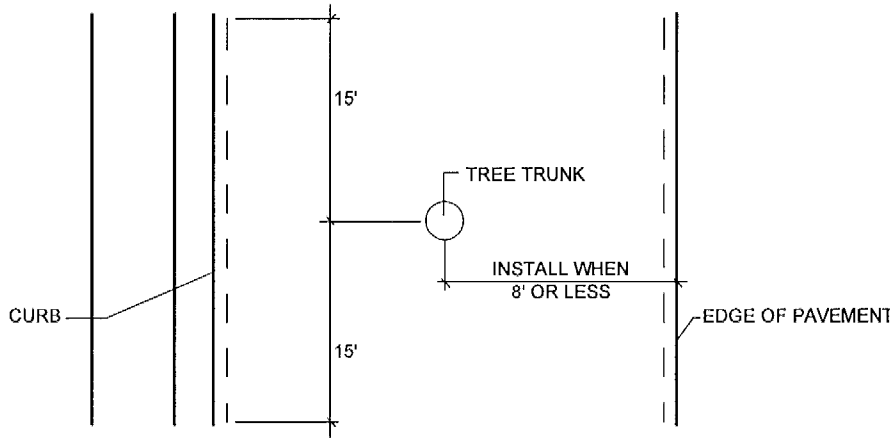
SPACING OF PLANTS (SEE PLANT SPACING DETAIL)

1. Plants shall be planted sufficiently away from edges of pavements or curbs, to allow for growth toward the edges of the bed.

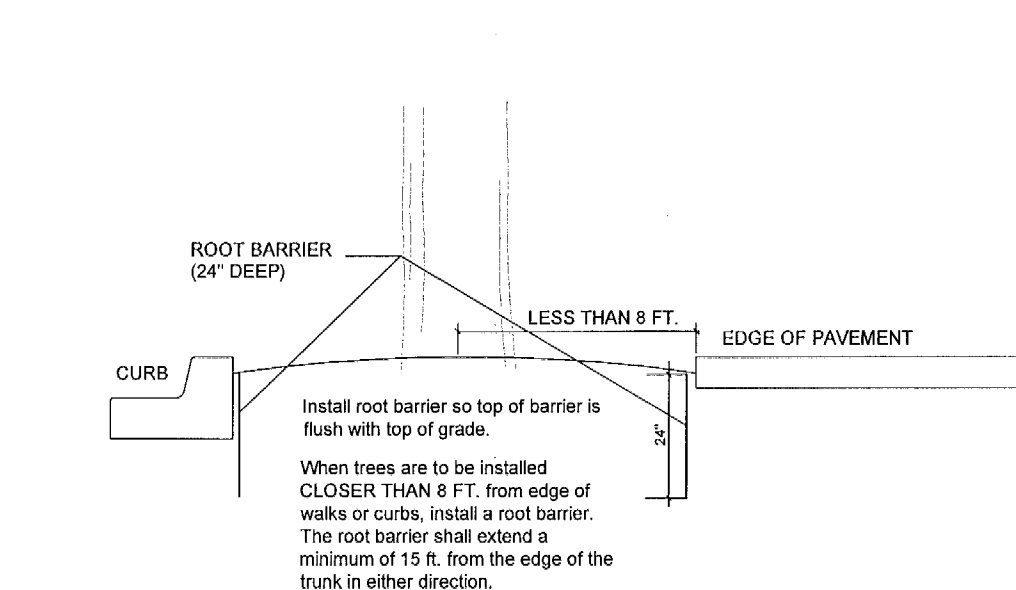
PROTECTION OF PLANTS

1. The Contractor shall be responsible to protect existing trees and shrubs in and adjacent to the area of work. Erect barriers as necessary to keep equipment and materials, any toxic material, away from the canopy drip line of trees and shrubs. DO NOT PILE SOIL OR DEBRIS AGAINST TREE TRUNKS OR DEPOSIT NOXIOUS BUILDING SUPPLIES OR CHEMICALS WITHIN THE DRIP LINE.

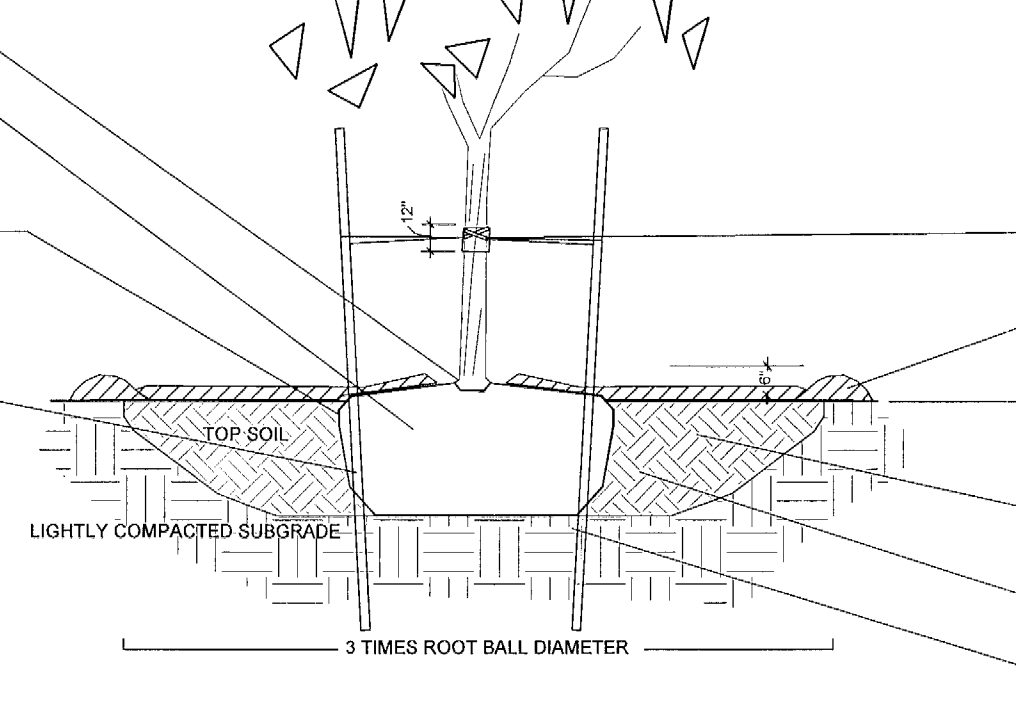
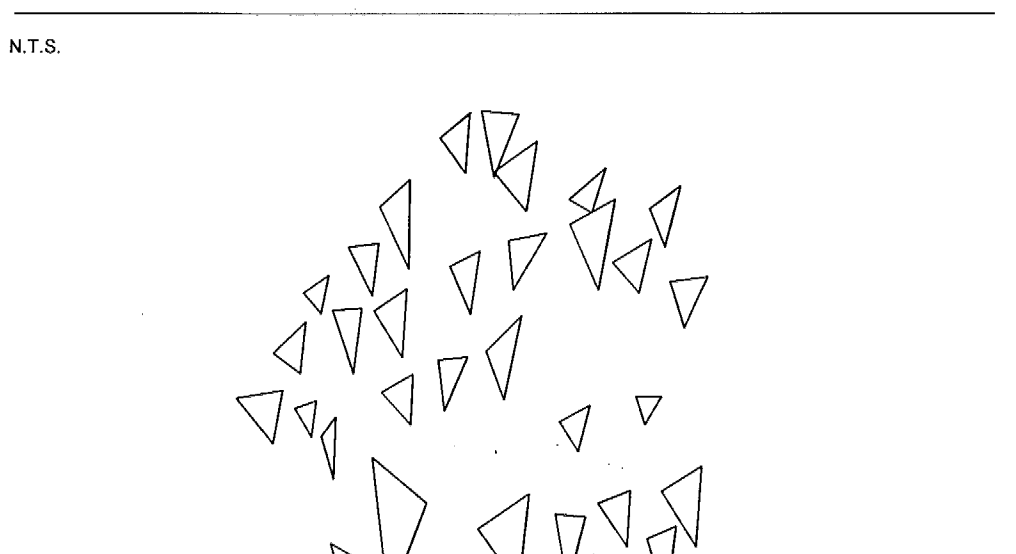
PLAN VIEW



ROOT BARRIER INSTALLATION DETAIL

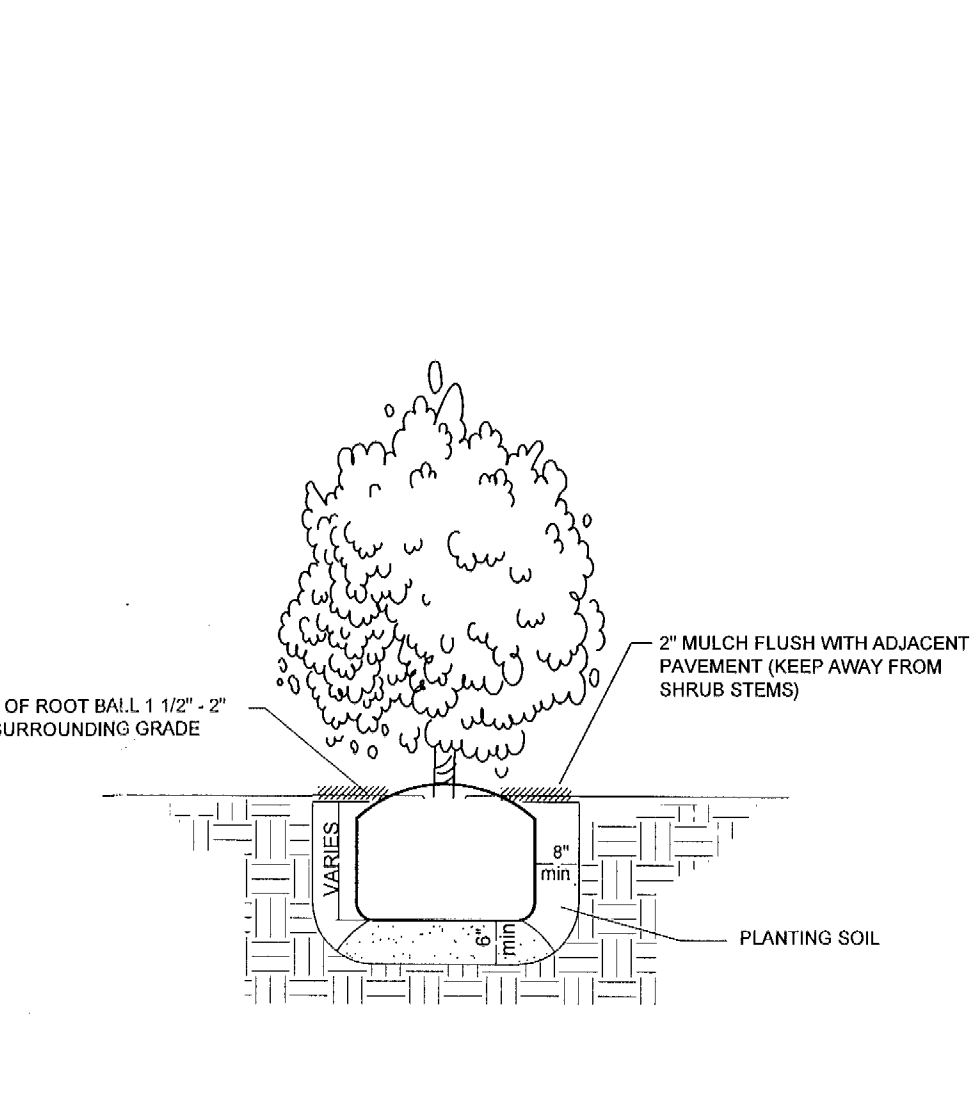


SHRUB INSTALLATION DETAIL

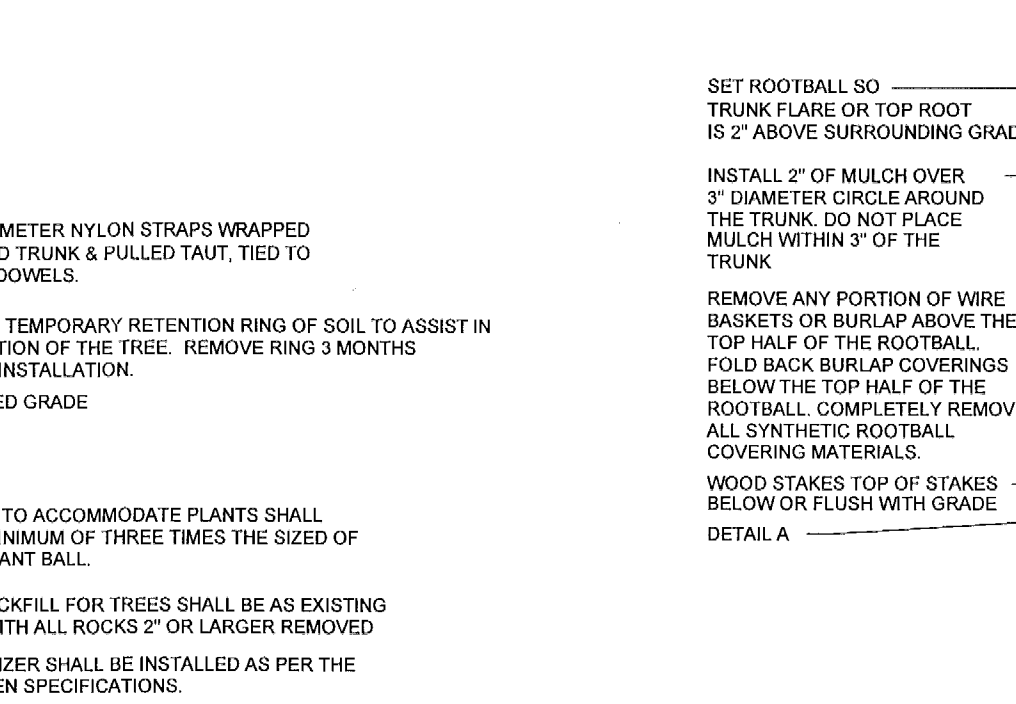
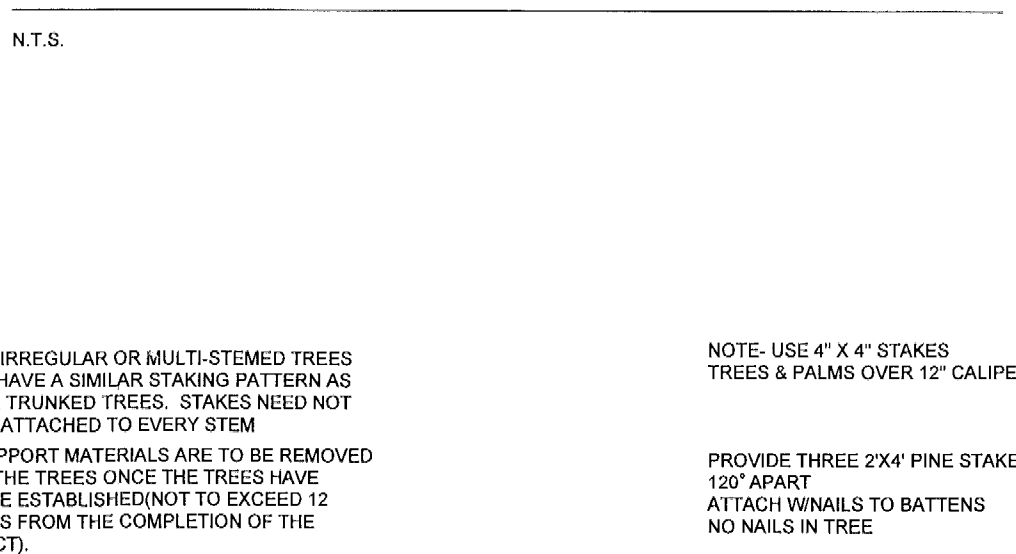


PLANTING & BRACING DETAIL
UNDER 3 1/2" CALIPER

N.T.S.

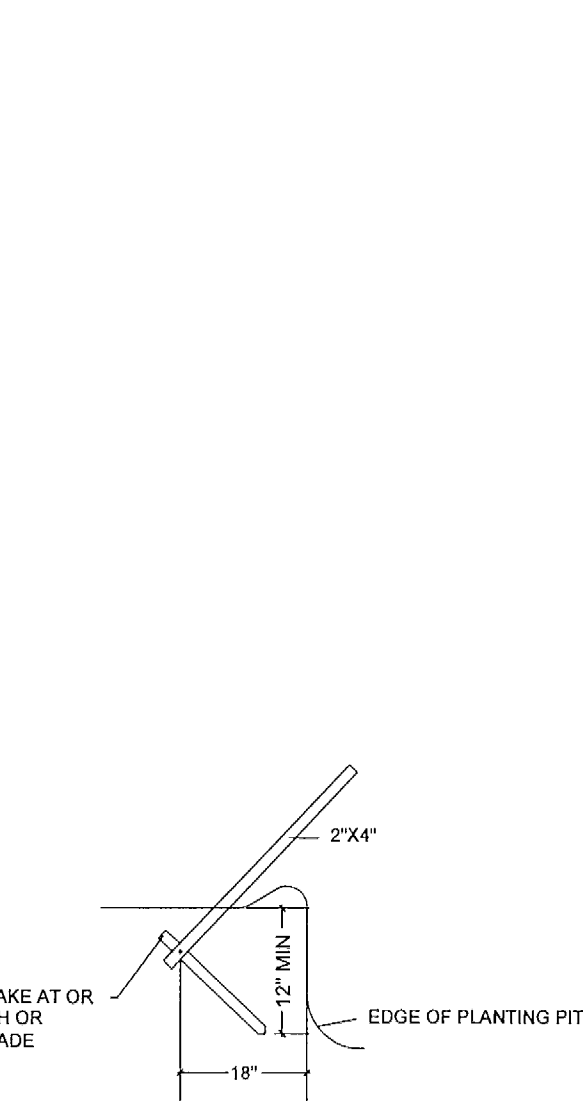


SHRUB SPACING DIAGRAM

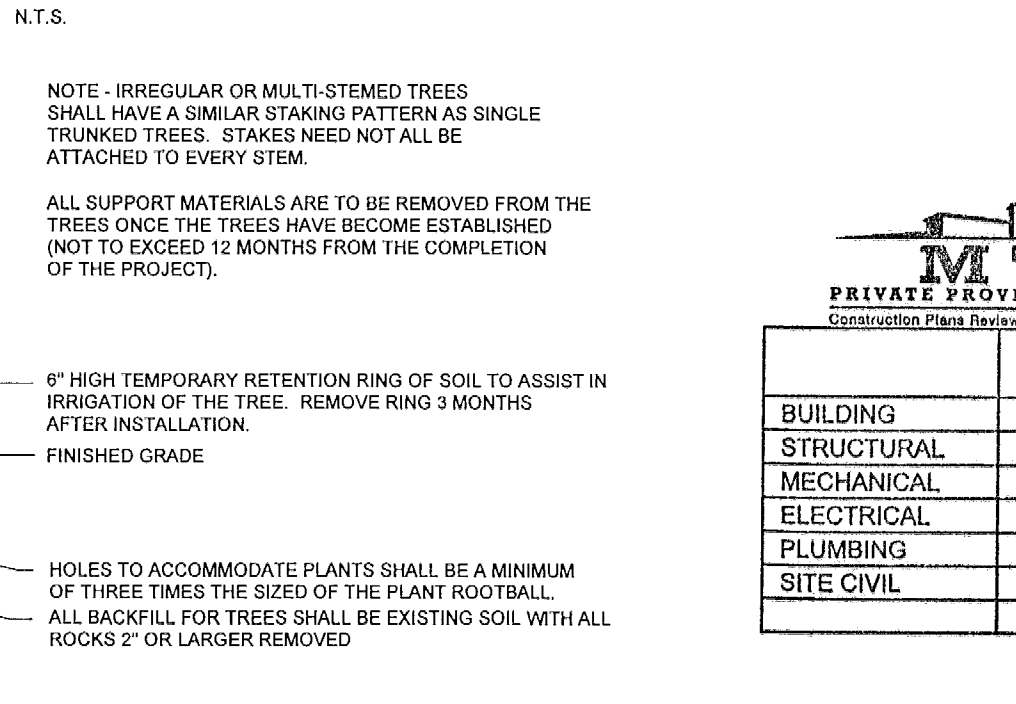
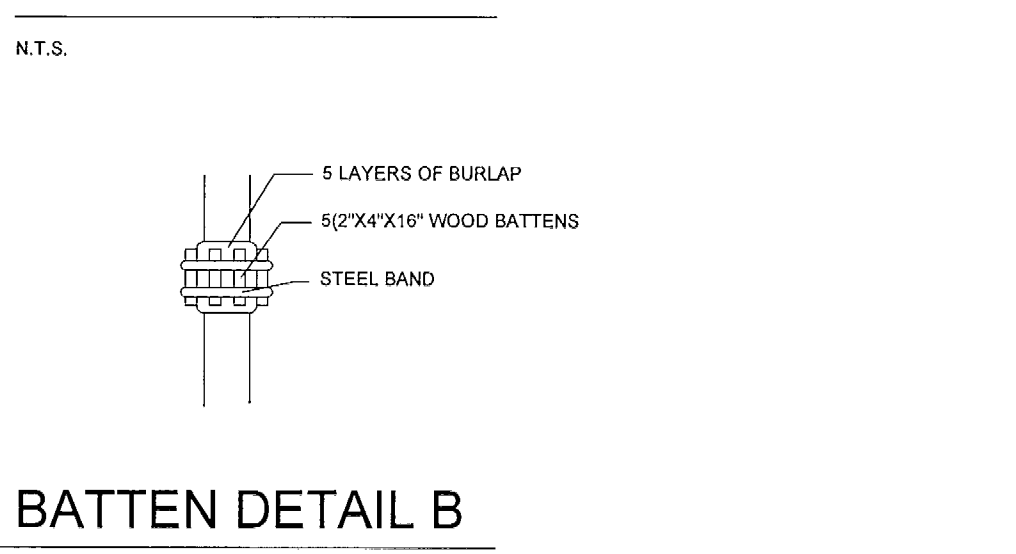


PLANTING & BRACING DETAIL
OVER 3 1/2" CALIPER

N.T.S.



BATTEN DETAIL B



PLANTING & BRACING DETAIL
OVER 3 1/2" CALIPER

N.T.S.

LANDSCAPE SPECIFICATIONS AND
PLANTING DETAILS

REVIEWER		DATE	
INITIALS		RECEIVED	
BUILDING			
STRUCTURAL			
MECHANICAL			
ELECTRICAL			
PLUMBING			
SITE CIVIL			

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11-06-2012

revised:
12-10-2012
01-14-2013

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PRIVATE INSPECTOR SERVICES, LLC
Construction, Plumbing, Electrical, Inspection, Testing & Consulting

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SHS: L-1.01, .02, .03:

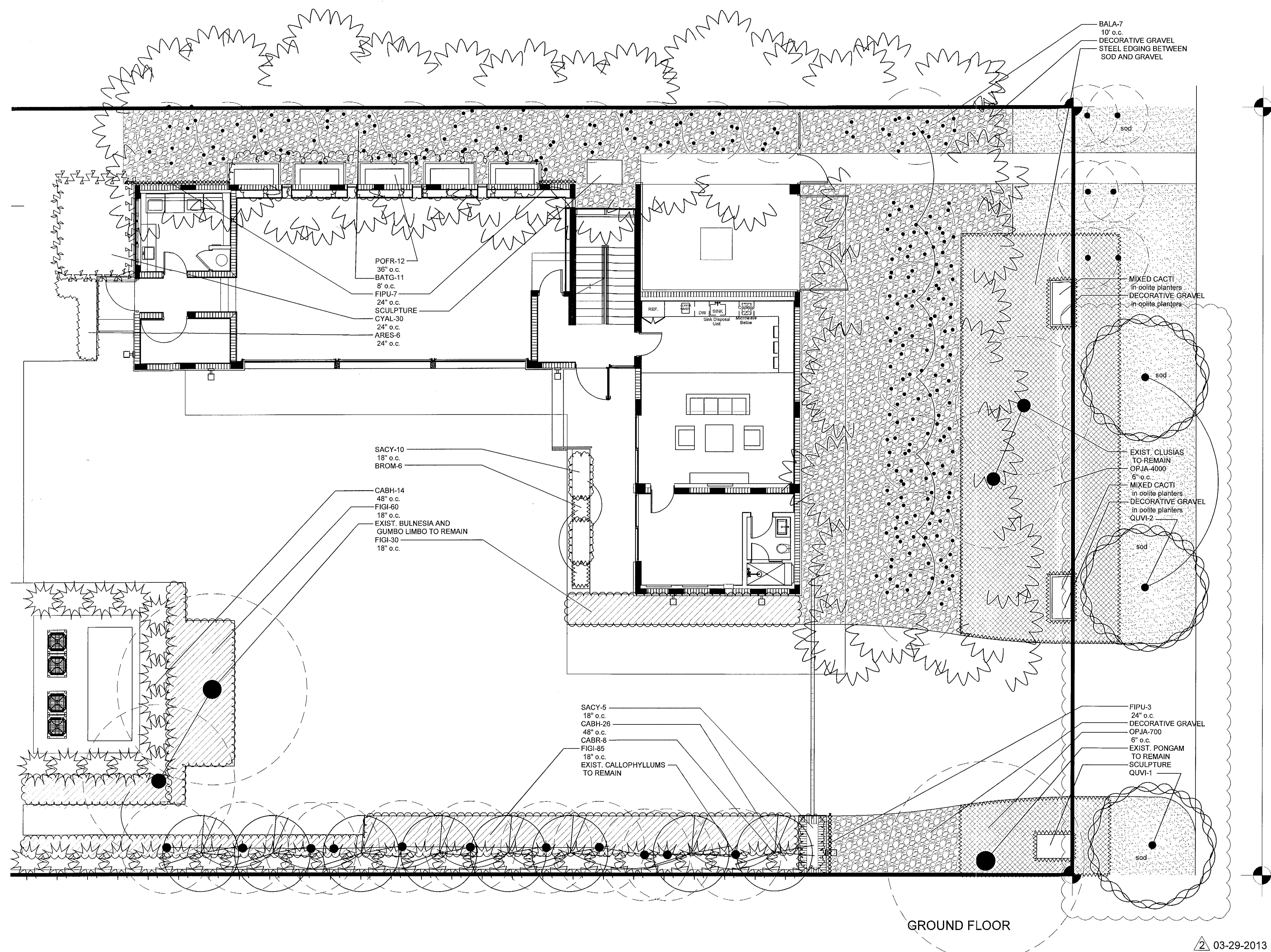
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DATE A-1-14-13

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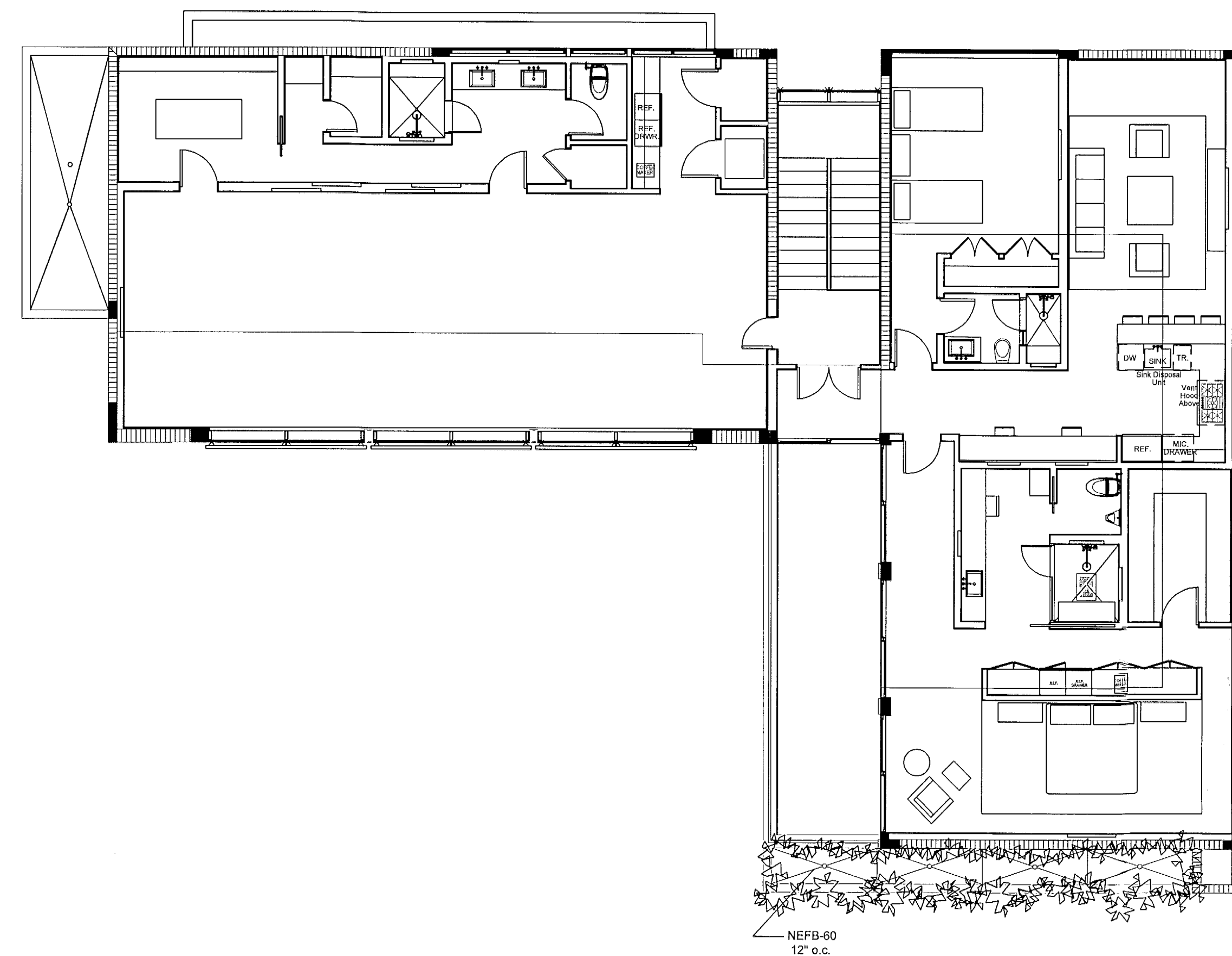
PRIVATE INSPECTOR SERVICES, LLC Construction, Plumbing, Electrical, Inspection, Testing & Consulting		
REVIEWED	INITIALS	DATE
		BUILDING
		STRUCTURAL
		MECHANICAL
		ELECTRICAL
		PLUMBING
		SITE CIVIL



GROUND FLOOR

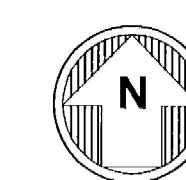
03-29-2013

REFER TO SHEET L-2.02 FOR
LANDSCAPE SPECIFICATIONS, DETAIL
AND PLANT LIST



SECOND LEVEL

PLANTING PLAN



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

Dominy 8/4/13

LANDSCAPE SPECIFICATIONS
PART 1 - GENERAL

1.1 SCOPE

A. Contractor shall provide all labor, materials, equipment, supervision, and related work necessary to complete the landscape work in accordance with the intent of the landscape plans, schedules and these specifications. The extent of work is shown on the drawings which are a part of this document.

1.2 CONTRACTOR QUALIFICATIONS

A. Landscape installation work to be performed by a Contractor Certified by the Florida Nurserymen, Growers and Landscape Association (FNGLA) as a Certified Landscape Contractor. Any pruning to be supervised by an Arborist, certified by the International Society of Arboriculture (ISA) and licensed in Miami-Dade County.

1.3 INVESTIGATION OF UTILITIES

A. Prior to beginning work, the Contractor shall be responsible to locate existing underground utilities. Check with all utility companies and Sunshine State, call (811).

1.4 SUBSTITUTIONS

A. Only materials specified will be accepted, unless approved in writing by the Landscape Architect in advance.

1.5 PLANT SIZES

A. All plant sizes shall equal or exceed the minimum sizes as specified in the plant list. When plant sizes are specified as a range of size, installed materials shall average the mean of the range specified. Plants shall be measured following pruning, with branches in normal position. All necessary pruning shall be done at the time of planting.

1.6 PLANT QUALITY

A. All plant material shall be equal to or better than Florida No. 1 as classified by "Grades and Standards for the Nursery Plants" by the Division of Plant Industry, Florida Department of Agriculture. They shall have a growth habit that is normal for the species; healthy, vigorous, free from insects, disease and injury.

B. The Owner or Landscape Architect reserves the right to refuse any plant material which does not conform to the intent of the written specifications or design.

C. CIRCLING ROOTS FOUND ON CONTAINER-GROWN MATERIAL WILL NOT BE ACCEPTED UNLESS REMEDIAL ROOT PRUNING, APPROVED BY THE LANDSCAPE ARCHITECT IS DONE BEFORE PLANTING.

1.7 PLANT QUANTITY

A. The plant quantities shown on the plant list are to be used only as an aid to bidders. In the case of discrepancy between the plant list and the plan, the quantity on the plan shall override the plant list.

1.8 UNIT PRICES

A. The successful bidder shall furnish to the Owner and the Landscape Architect, a unit price breakdown for all materials. The Owner may, at its discretion, add to or delete from the materials utilizing the unit price breakdown submitted to and accepted by the Owner.

1.9 SUBMITTALS

A. Fertilizer: The Contractor shall submit to the Owner and Landscape Architect documentation that all the fertilizer used for the project is of the analysis specified and placed at the rates specified in section 2.2 FERTILIZER.

B. Planting soil: The Contractor shall submit a sample of the planting soil (approximately 1 cu. ft.) for approval by the Landscape Architect prior to delivery to the site.

1.10 CLEAN-UP & MAINTENANCE OF TRAFFIC

A. Follow procedures in FDOT Index 600 for maintenance of traffic during construction.

B. At the end of each work day, the Contractor shall remove debris and shall barricade the un-filled holes in a manner appropriate in the path of pedestrians and motorists.

C. Upon completion of the work or any major portion of the work or as directed by the Landscape Architect, all debris and surplus material from his work shall be removed from the job site.

1.11 MAINTENANCE PRIOR TO ACCEPTANCE

A. The Contractor is responsible to maintain the plantings until they are accepted under the provisions of 1.12 "ACCEPTANCE OF INSTALLATION".

1. Plants: Begin maintenance immediately following the final plant installation operation for each plant and continue until all plant installation is complete and accepted. Maintenance shall include watering all plants, weeding, mulching, pest and disease control, lighting and repairing of stumps, repair of braces, removal of dead growth, resetting of plants to proper grade or up-right position, restoration of plant saucer, litter pick-up in plant beds and other necessary operations to assure specified minimum grade of Florida No. 1.

2. Turf Areas: Begin maintenance of turf immediately following the placement of sod and continue until sod installation is complete and accepted. Maintenance shall include but not be limited to, watering, leveling, mowing, weed and pest control, fungus and disease control and other necessary operations as determined by the Landscape Architect and good nursery practice.

3. Re-setting or straightening trees and palms:

The Contractor shall re-set and/or straighten trees and palms as required at no additional cost to the Owner unless caused by sustained winds of 75 mph or more. Then, the costs of the operations may be charged to the owner. Re-set trees within 48 hours.

1.12 ACCEPTANCE OF INSTALLATION

A. Inspection: Inspection of the work, to determine completion of contract work, exclusive of the possible replacement of plants and turf, will be made by the Landscape Architect at the conclusion of the maintenance period. Written notice requesting such an inspection and submitted by the Contractor at least ten (10) days prior to the anticipated date.

1.13 GUARANTEE

A. Guarantee all plants for a period of one year (CDD). Guarantee shall commence from the date of written acceptance. Plant material which is on the site and scheduled to be relocated is not covered by the guarantee except in the case of Contractor's negligence or work that has been done in an unworkman-like manner. The Contractor is not responsible for loss due to acts of god, (i.e.) sustained winds of 75 mph or more, floods, frost, lightning, vandalism or theft.

1.14 REPLACEMENT

A. Replacement shall be made during the guarantee period as directed by the Landscape Architect within ten (10) days from time of notification. For all replacement plant material, the guarantee period shall extend for an additional forty-five (45) days beyond the original guarantee period. The Contractor shall be responsible to provide water to the replacement plants in sufficient quantity to aid in their establishment. At the end of the guarantee period, inspection will be made by the Landscape Architect, upon written notice requesting such inspection and submitted by the Contractor at least five (5) days before the anticipated date. Replacement plants must meet the requirements of Florida No. 1 at time of inspection. Remove from the site all plants that are dead or in a state of unsatisfactory growth, as determined by the Landscape Architect. Replace these and any plants missing due to the Contractor's negligence as soon as conditions permit.

1. Materials and Operations: All replacement plants shall be of the same kind and size as indicated on the plant list. The Contractor shall supply and plant the plants as specified under planting operations.

2. Cost of Replacements: A sum sufficient to cover the estimated cost of possible replacements, including material and labor will be retained by the Owner and paid to the Contractor after all replacements have been satisfactorily made and approved by the Landscape Architect.

PART 2 - MATERIALS

2.1 PLANTING SOIL

A. Planting soil for trees, shrubs and ground covers shall be of the composition noted on the plans, measured by volume.

B. Soil for Sodded Areas: shall be coarse lawn sand.

2.2 FERTILIZER

A. Fertilizer for trees, palms, shrubs, and groundcovers shall be as follows: LESCO Palm Special 13-3-13 or equal. Sulfur coated with iron and other minor elements and maximum of 2% chlorine, or brand with equal analysis. The fertilizer shall be uniform in composition, dry and free flowing and shall be delivered to the site in the original unopened containers, bearing the manufacturer's guaranteed analysis. Fertilizer for sod and seeded areas shall be 6-6-6, 50% organically derived nitrogen, or equal.

2.3 WATER

A. The Contractor shall provide potable water on site, available from the start of planting. The Contractor is responsible to ascertain the location and accessibility of the water source. The Contractor is responsible to provide the means of distribution (i.e. water truck, hoses, etc.) for distribution of water to the planting areas.

2.4 MULCH

A. Mulch shall be shredded Melaleuca mulch (Florimulch) as manufactured by Forestry Resources, Inc., or equal.

2.5 ROOT BARRIER MATERIAL

A. When specified in the plans, root barrier material shall be Biobarrier (19.5 inch width) Reemay or approved equal.

B. Install per details in the plans.

PART 3 - INSTALLATION PROCEDURES

3.1 LAYOUT

A. Verify location of all underground utilities and obstructions prior to excavation.

3.2 HERBICIDE TREATMENT

A. In all areas infected with weed and/or grass growth, a systemic herbicide, such as Roundup, shall be applied per manufacturer's rates. When it has been established where work will be done, the systemic herbicide shall be applied in accordance with manufacturer's labeling to kill all noxious growth. Contractor shall schedule his work to allow more than one application to obtain at least 95% kill of undesirable growth. If necessary, Contractor shall conduct a test to establish suitability of product and applicator to be used on this project, prior to execution of the full application.

3.3 PLANT PIT EXCAVATION AND BACKFILLING

A. Trees: See the Planting and Bracing Details and notes.

B. All planting holes shall be hand dug where machine dug holes may adversely affect utilities or improvements.

C. Shrubs and Groundcover: Shrubs and groundcover shall be planted in a soil bed as described in the notes and details. Space shrubs and provide setback from curb and pavements as shown in the plans.

D. Watering of field-grown plants: Thoroughly puddle in water to remove any air pockets in the plant hole.

3.4 WATERING

A. The Contractor is responsible to provide the water for all new plants and transplants and means of distribution (i.e. hand watering or water truck) during the maintenance period and extending into the period after acceptance until the full schedule as listed below is complete. Water for trees and other large field grown plants shall be supplemented by hand or water truck. In addition to the irrigation system, (if one is provided), Contractor can adjust watering schedule during heavy rain season upon approval of the Landscape Architect.

AMOUNT OF WATER PER APPLICATION

For trees up to 5 inch caliper - 5 gallons
From 5 to 6 inch caliper - 25 gallons
9 inch and up caliper - 50 gallons

FREQUENCY OF WATER

Daily for the first week
3 times per week for weeks 2 - 5
2 times per week for weeks 6 - 8
1 time per week for weeks 9 - 12

B. Water in plants by thoroughly soaking of the entire root ball immediately after planting. For large trees and shrubs, add water while backfilling hole to eliminate any air pockets in the soil around the root ball.

C. Water shrubs, sod and groundcover a minimum of once daily for a week or until an irrigation system is fully operational. If no irrigation system is to be installed, the Contractor shall be responsible for watering the shrub, sod, and groundcover for the time specified above, after installation of each section of the planting installed.

3.5 FERTILIZING

A. Add fertilizer on top of the surface of shrubs beds and tree and palms root balls two (2) months after installation. Fertilize sod within two (2) days after installing after planting of each segment of the job. Fertilizer shall be applied after soil has been well moistened. Fertilizer shall be washed off of plant leaves and stems immediately after application. Apply at the following rates:

1. Trees and Large Shrubs: One (1) pound per inch of trunk diameter, spread evenly over the root ball area.

2. Shrubs: One half (1/2) handful per shrub, spread evenly over the root ball area.

3. Groundcover: Twelve (12) pounds per 100 sq. ft. of bed area.

4. Sod: Twelve (12) pounds per 1,000 sq. ft. Wash fertilizer off blades immediately after spreading.

3.6 MULCHING

A. Spread mulch two (2) inches thick uniformly over the entire surface of shrubs and groundcover beds, depth measured after settling, unless otherwise specified in the plans. Provide 36" diameter bed of mulch, measured from outer edge of the trunk, for all trees and palms planted in sod areas. Keep mulch away from contact with the trunk. Create a 6" high ring of mulch at the outer edge of tree and palm holes.

3.7 GUYING AND BRACING

A. See the details bound herewith or made part of the plans.

3.8 SODDING

A. Provide a blanket of lawn sand as described in the notes in these plans. Prior to planting, remove stones, sticks, etc. from the sub-soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.

B. Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes. The sod shall be rolled with a 500 pound hand roller immediately after laying.

C. Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" from trees, measured from the edge of plant or tree trunk.

D. Sod shall be watered immediately after installation to uniformly wet the soil to at least two inches below the bottom of sod strips.

E. Apply fertilizer to the sod as specified in Section 3.5.

F. Excavate and remove excess soil so top of sod is flush w/top of curb or adjacent pavement, or adjacent existing sod.

PLANT BED PREPARATION NOTES

1. In all areas where new sod and shrub and groundcover masses are to be planted, kill all existing weeds by treating with Round-up prior to beginning soil preparation.

2. In all shrub and groundcover beds, prepare soil as described for either condition, over the entire area to be planted:

Condition A:

If any compacted road base or asphalt or rocky soil is encountered, remove compacted material entirely to allow an 18" depth of planting soil. Backfill the entire area of the shrub and groundcover beds with 18" planting soil (as specified in Plans) to within 2 inches of the adjacent pavement or top of curb.

Condition B:

Where no compacted soil is encountered, thoroughly mix 6 inches of planting soil into the existing soil to a depth of 18 inches. If required, excavate and remove the existing soil to lower the grade, so that the prepared mix is finished to a minimum of 2 inches below top of curb or adjacent walkway.

For all sod areas, spread a 2" deep layer of lawn sand prior to sodding.

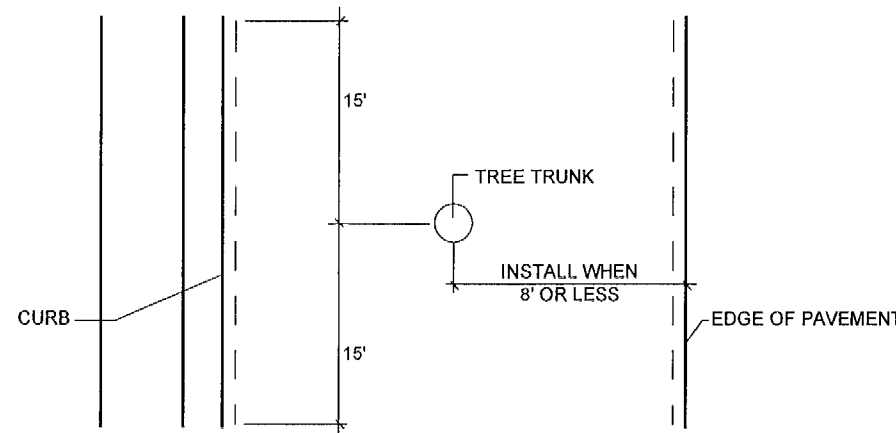
Remove all debris and rocks and pebbles larger than 1 inch in size and level the grade before sodding. Remove, if required, existing soil so that top of sod is flush with and adjacent top of curb or pavement.

SPACING OF PLANTS (SEE PLANT SPACING DETAIL)

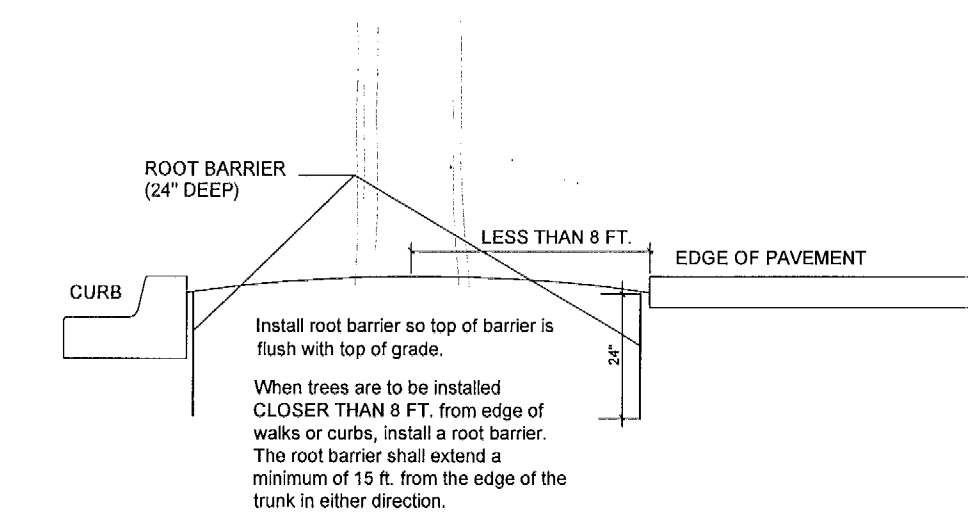
1. Plants shall be planted sufficiently away from edges of pavements or curbs, to allow for growth toward the edges of the bed.

PROTECTION OF PLANTS

1. The Contractor shall be responsible to protect existing trees and shrubs in and adjacent to the area of work. Erect barriers as necessary to keep equipment and materials, any toxic material, away from the canopy drip line of trees and shrubs. DO NOT PILE SOIL OR DEBRIS AGAINST TREE TRUNKS OR DEPOSIT NOXIOUS BUILDING SUPPLIES OR CHEMICALS WITHIN THE DRIP LINE.

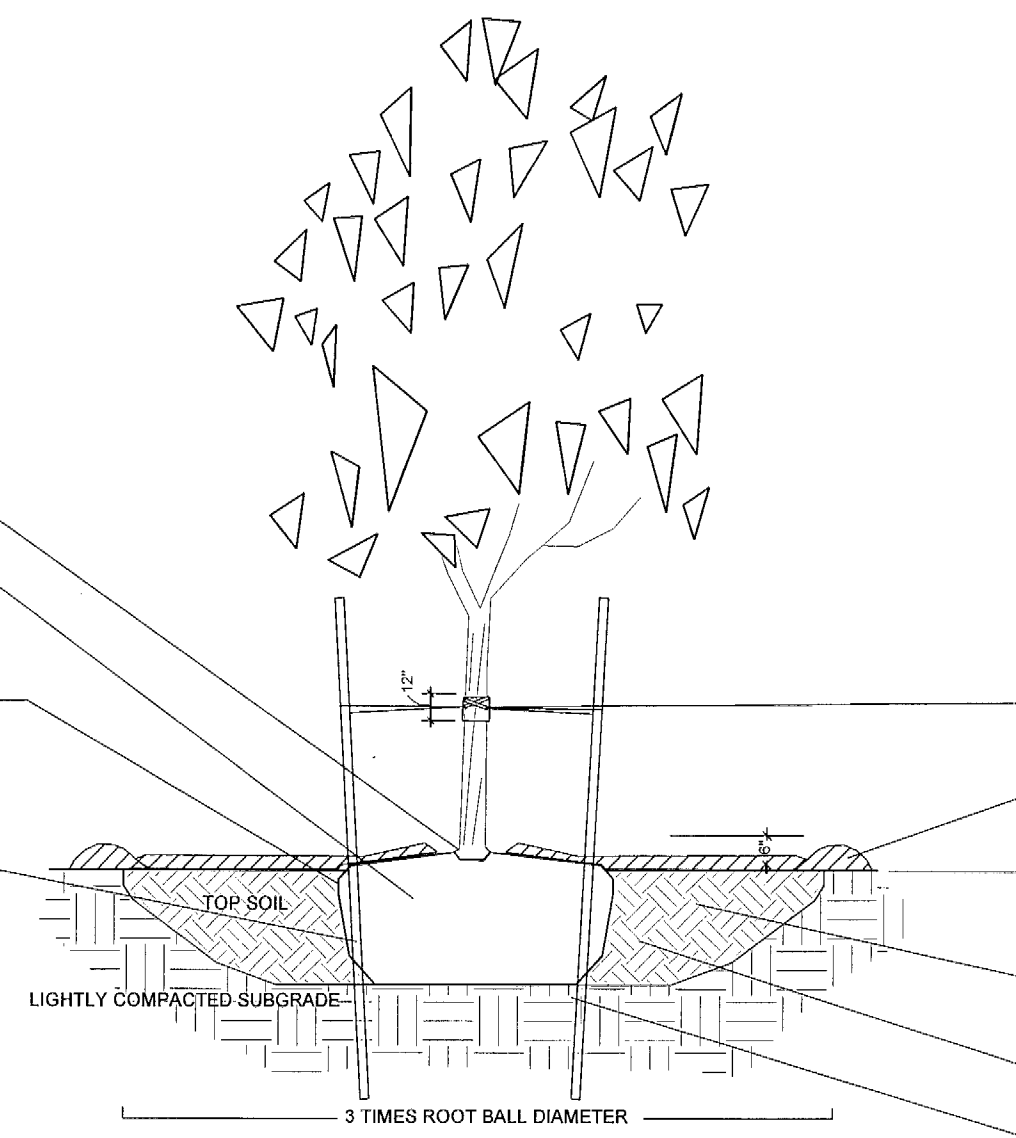


PLAN VIEW



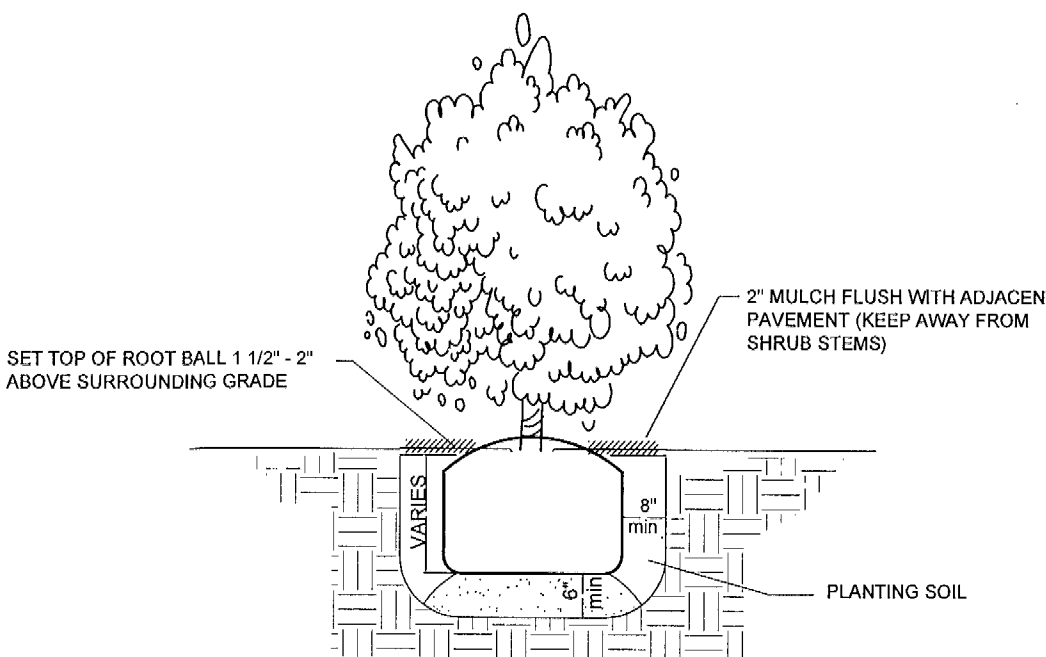
ROOT BARRIER INSTALLATION DETAIL

N.T.S.



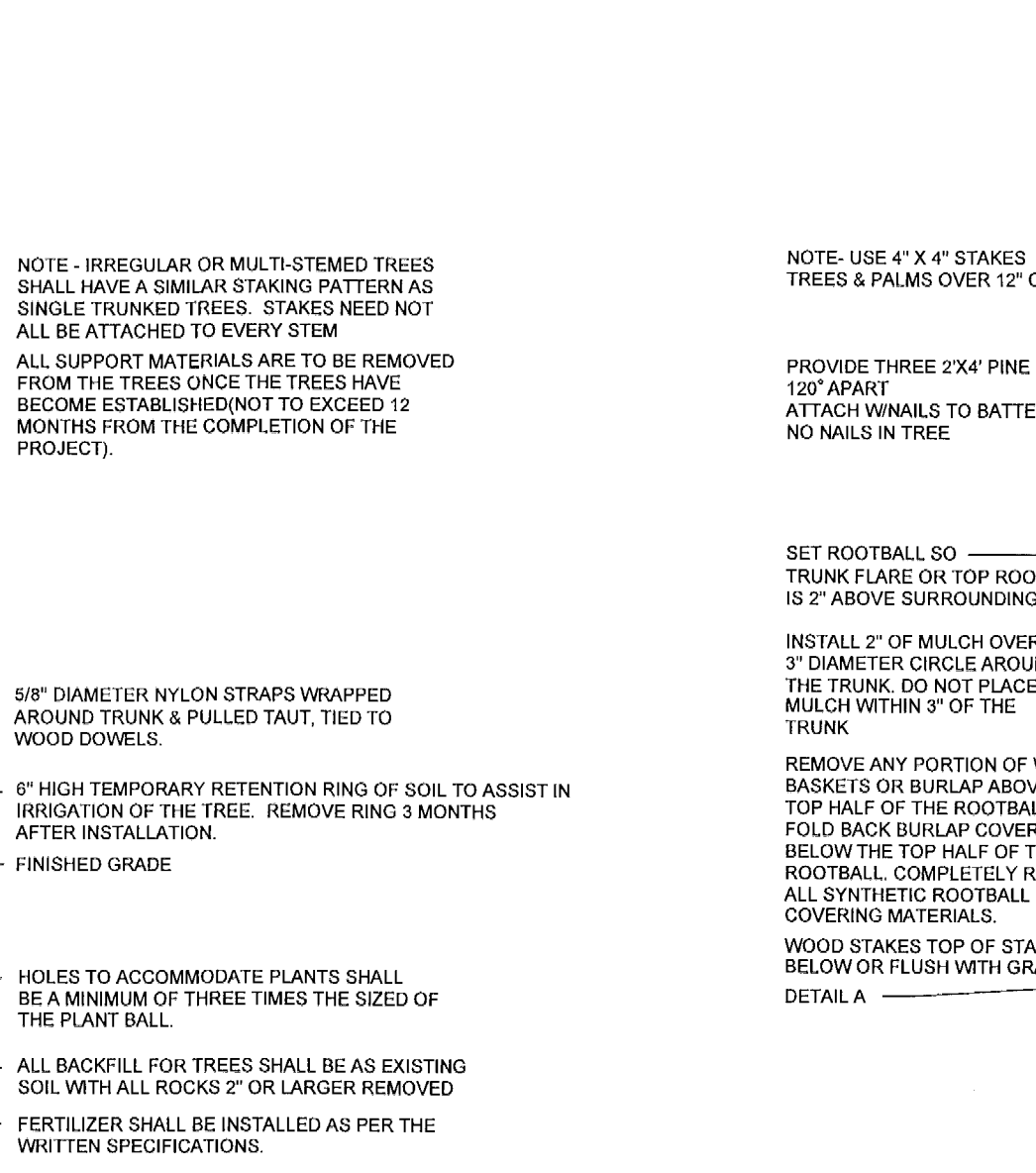
PLANTING & BRACING DETAIL
UNDER 3 1/2" CALIPER

N.T.S.



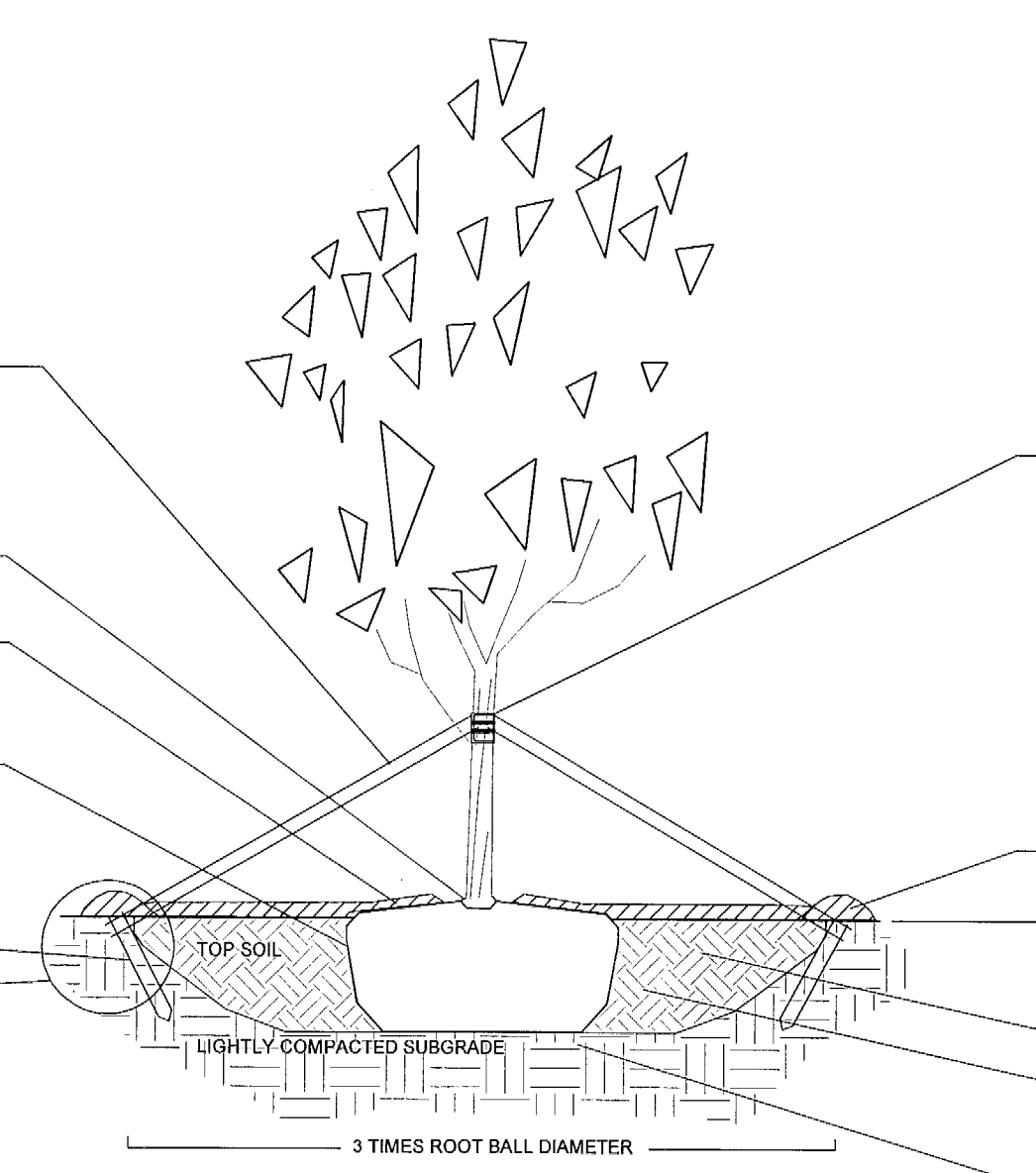
SHRUB INSTALLATION DETAIL

N.T.S.



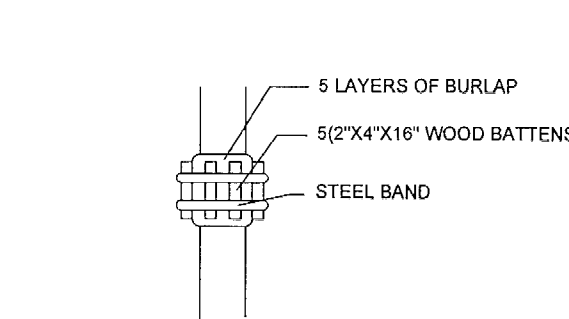
SHRUB SPACING DIAGRAM

N.T.S.



DETAIL A

N.T.S.



BATTEN DETAIL B

N.T.S.

PLANTING & BRACING DETAIL
OVER 3 1/2" CALIPER

N.T.S.

comm no.
1211

date:
12-21-2012
03-05-2013 - B.D. Comments
03-29-2013 - B.D. Comments

revised:

sheet no.
L-2.02

choeff + levyp.a.
architecture interior design

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AR0009679 AR0094779

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Miller Residence
(Phase 1 - Staff House)
6 STAR ISLAND MIAMI BEACH, FL 33139

Jan. 8. 1922

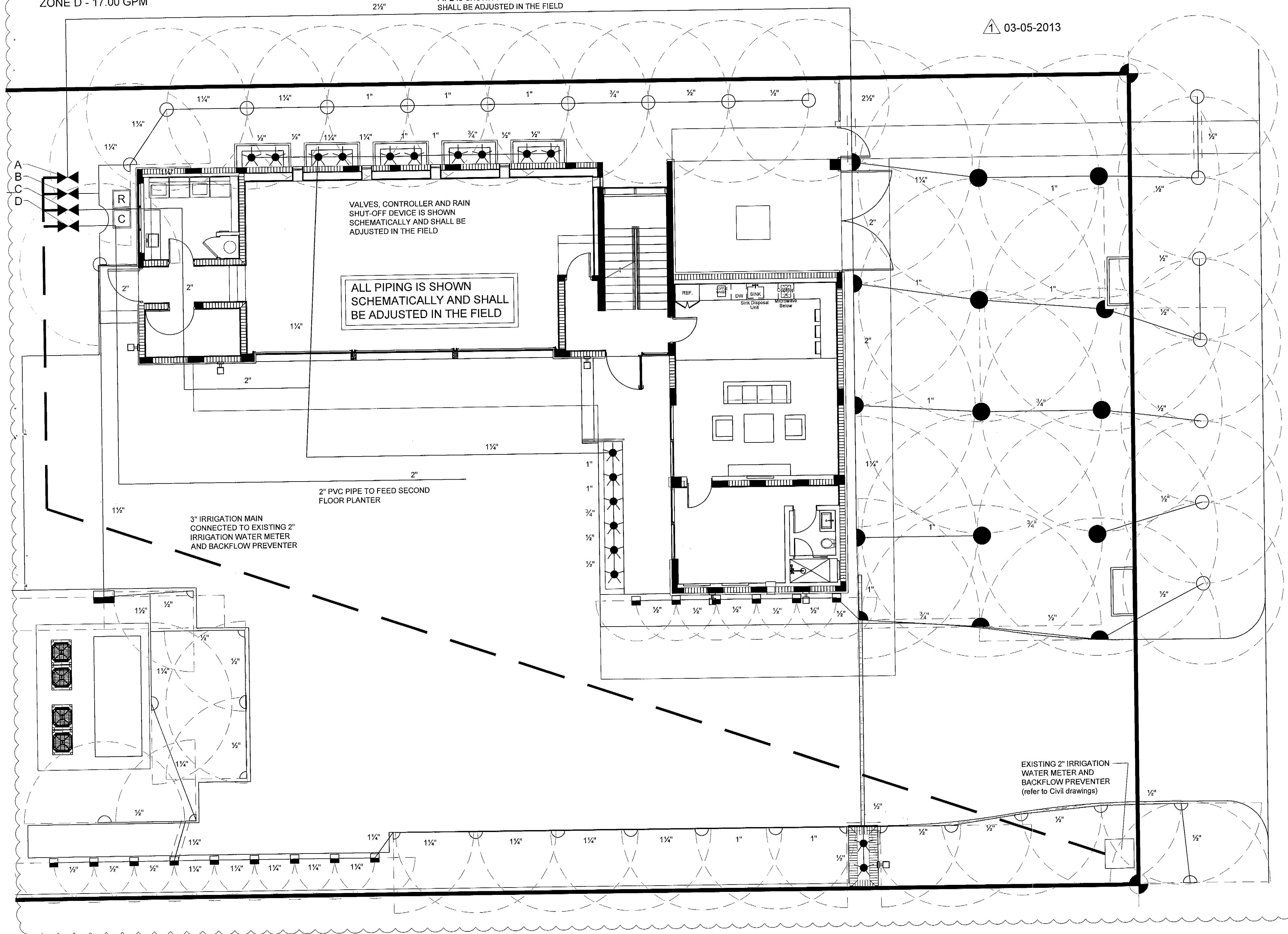
Jan. 8. 1922

Jan. 8. 1922

ZONE A - 50.62 GPM
 ZONE B - 37.41 GPM
 ZONE C - 27.20 GPM
 ZONE D - 17.00 GPM

PIPE IS SHOWN SCHEMATICALLY AND
 SHALL BE ADJUSTED IN THE FIELD

03-05-2013



VALVES, CONTROLLER AND RAIN
 SHUT-OFF DEVICE IS SHOWN
 SCHEMATICALLY AND SHALL BE
 ADJUSTED IN THE FIELD

ALL PIPING IS SHOWN
 SCHEMATICALLY AND SHALL
 BE ADJUSTED IN THE FIELD

2" PVC PIPE TO FEED SECOND
 FLOOR PLANTER

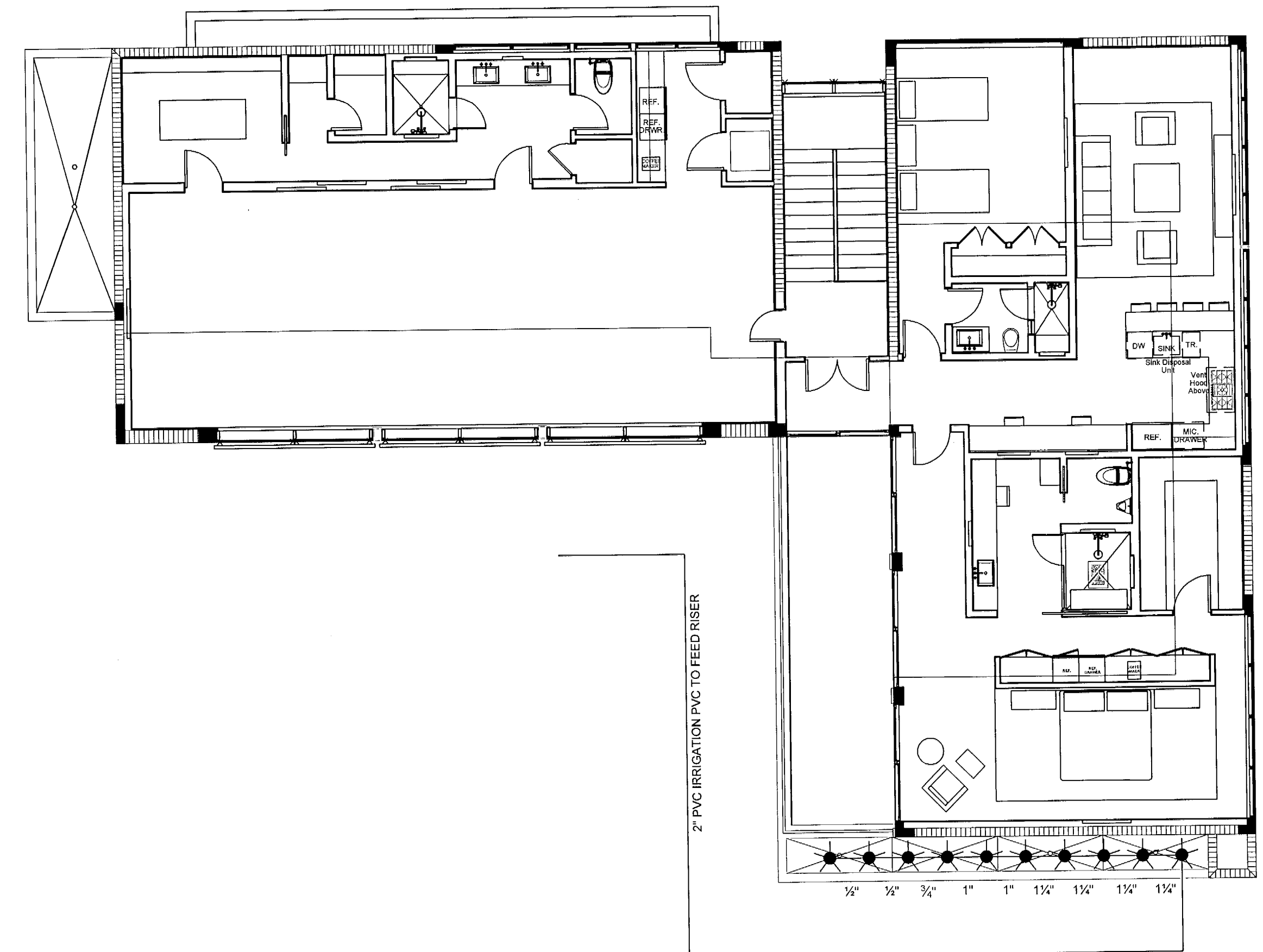
3" IRRIGATION MAIN
 CONNECTED TO EXISTING 2"
 IRRIGATION WATER METER
 AND BACKFLOW PREVENTER

EXISTING 2" IRRIGATION
 WATER METER AND
 BACKFLOW PREVENTER
 (refer to Civil drawings)

GROUND FLOOR

03-05-2013

REFER TO SHEET L-3.02 FOR
 IRRIGATION SPECIFICATIONS,
 DETAILS AND PLANT LIST



1 1/2" PVC IRRIGATION PVC RISER
 THROUGH BUILDING TO SECOND
 LEVEL LANDSCAPE AREA. (Pipe is shown
 schematically and shall be adjusted in the
 field)

SECOND LEVEL

PRIVATE PROVIDER SERVICES, LLC Construction, Planting, Review, Inspection, Testing & Consulting		
BUILDING	REVIEWER INITIALS	DATE REVIEWED
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

IRRIGATION PLAN

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

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 architecture interior design

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comm no.
1211

date:
 12-21-2012
 03-05-2013 - B.D. Comments

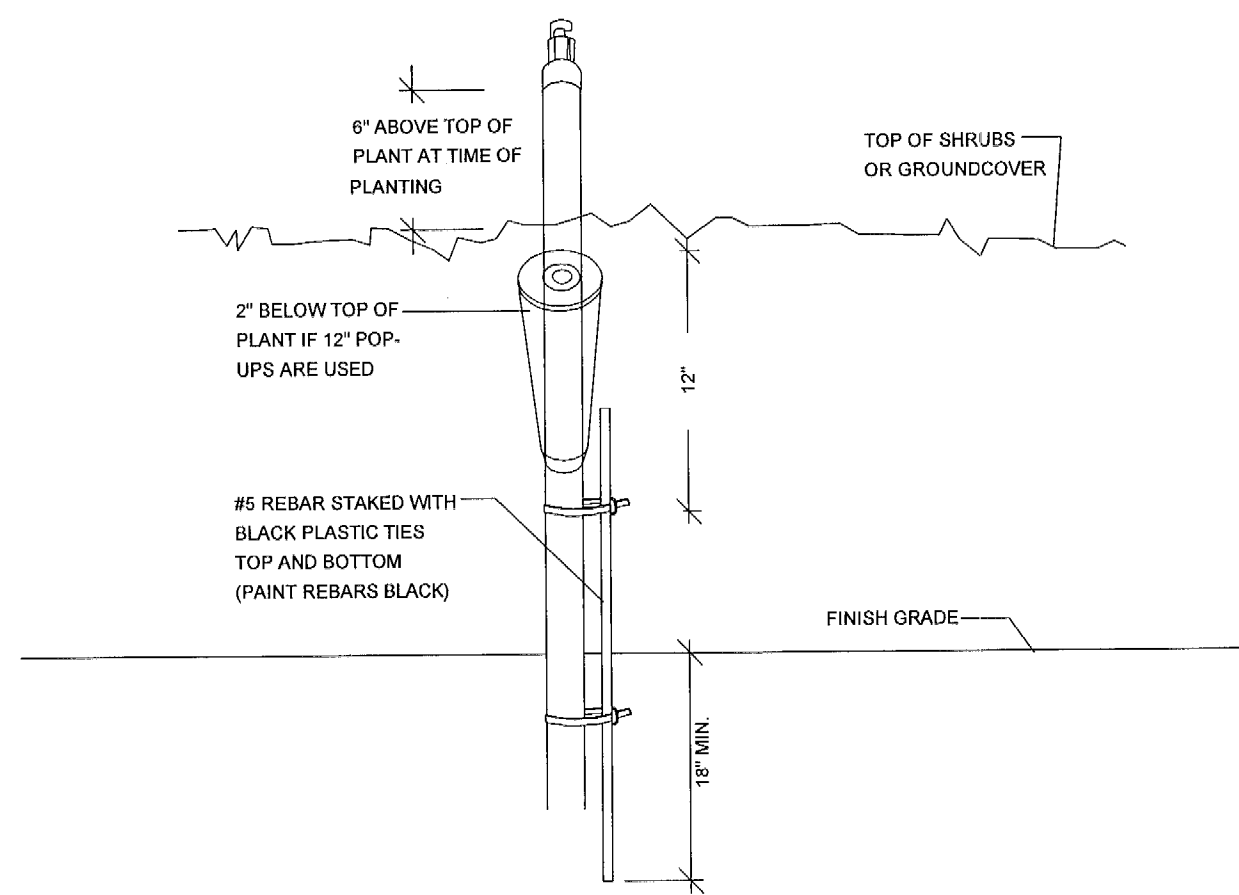
revised:

sheet no.
L-3.01

no 3/26/13

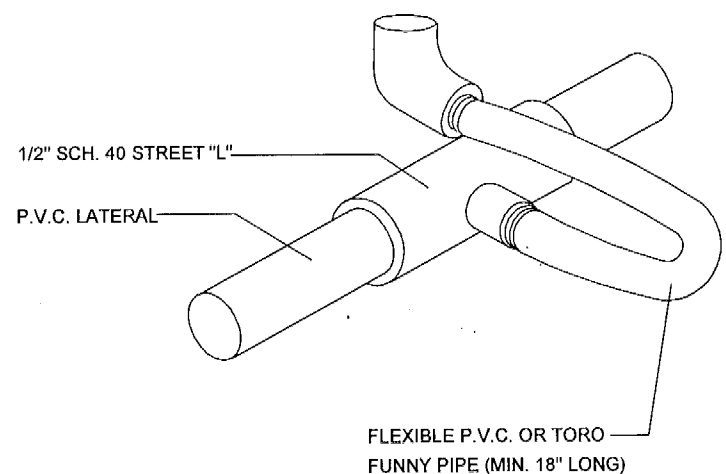
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- GENERAL NOTES:
1. SCOPE OF WORK: The Contractor shall furnish all labor, machinery, tools, supplies, and equipment as necessary to construct and provide an operating system, as indicated in the Plans. The work shall include, but not be limited to, furnishing materials (pipe, valves, sprinkler heads, fittings, controllers, electrical, wire and fittings, primer, glue, etc.), layout, protection to the public, excavation, assembly, installation, backfilling, compaction, repair of road or pavement surfaces, controller and low voltage feed to the valves, clean-up, maintenance and guarantee, and as-built plans.
 2. Contractor shall coordinate with General Contractor or other pertinent Contractors on the job to insure that sleeves are provided and installed under hard surfaces to allow access to all areas to be irrigated. All sleeves shall be constructed of Schedule 40 PVC. Bury all sleeves a minimum of 24" below the surface. Sleeves to be 2 times the size of the pipe running through it. Sleeve shall extend 24" past the edge of pavement into the area to be irrigated.
 3. GUARANTEE: The irrigation system shall be guaranteed for a minimum of one calendar year from the time of final acceptance.
 4. REPAIR UTILITIES: The Contractor shall be responsible to verify the location of all utilities by hand excavation or other appropriate measures before performing any work that may result in damage to utilities structures, or property. The Contractor shall take immediate steps to repair, replace, or restore all services to any utilities which are disrupted due to his operations. All costs involved in disruption of service and repairs due to negligence on part of the Contractor shall be his responsibility.
 5. AS-BUILT DRAWINGS: Prints of the plans will be supplied to the Contractor for recording "as-built" information. Immediately upon installation of any work which deviates from what is shown on the Plans, the Contractor shall clearly indicate such changes in red pencil on the prints. Such changes shall include, but not be limited to, changes in (1) materials; (2) sizes of material; (3) location; and (4) quantities.
 6. The entire installation shall fully comply with all applicable local and state codes and ordinances. The Contractor shall take out all required plumbing and electrical applications and permits, arrange for all necessary inspections and shall pay all fees and expenses in connection with same as part of work under the contract.
 7. UNIT PRICES: The successful bidder shall furnish, to the Owner, a unit price breakdown for all materials. The Owner may at his own discretion, add to or delete from the materials, using the unit price breakdown submitted to and accepted by the Owner.
 8. MAINTENANCE PERIOD: The irrigation system shall be maintained for a period of 90 days after final acceptance of installation. Maintenance shall include checking of the system 2 times per week. Contractor shall be responsible to replace/repair any broken or malfunctioning parts of the system including those damaged by accidents or vandalism. Repairs shall be made immediately at the time of inspection or when notified by the Landscape Architect.
 9. The irrigation system shall provide 100% coverage with a minimum of 90% overlap of water spray.
 10. The system is design to provide sprinkler precipitation rates that are nearly equal in each zone. Mixing of sprinklers with widely varying precipitation rates in a zone will not be accepted.
 11. All pipe shall be made of Schedule 40 PVC, except flexible PVC (or Toro funny pipe) for flexible swing joint and Schedule 80 galvanized steel pipe for all above ground fittings. Pipe locations shall be adjusted in the field. When laying out mains and laterals, locate pipe near edges of pavement or against buildings wherever possible, to allow space for plant rootballs. Coordinate pipe locations with plantings. Bury all mains 18" below surface and laterals 12". Depth shall be measured to top of pipe.
 12. Keep pop-up sprinkler heads a minimum of 8" from edges of pavement and curbing, and heads on risers a minimum of 18", or as indicated in the plans.
 13. All heads located in shrub or groundcover beds shall be installed on a riser as per details in the plans. All other heads shall be installed on a swing joint as per details in the plans.
 14. Place irrigation control wire in conduit in the same trench as mains and under the main. ASI wire shall be #14 or larger solid copper U.L. approved underground direct burial cable and shall be continuous with no splices from controller to solenoid valve.
 15. Valve locations are schematic and shall be adjusted in the field. Each valve shall be in a separate valve box (10" x 16" min.). When grouping valve boxes in grass or groundcover areas, set boxes a minimum of 12" apart to allow grass or groundcover to grow between them. When possible, hide valve boxes in shrub beds, a minimum of 12" from edge of beds. Set all valve boxes, concrete or plastic, in ground with cover flush with finish grade, and level, with a minimum of 6" of pea gravel at the bottom of the box, with at least 2" of clearance from the bottom of the valve to the top of the gravel.
 16. TESTING: Notify the Landscape Architect in writing when testing will be conducted. Conduct test in the presence of the Landscape Architect. After all PVC assembly is completed the lines shall be flushed to insure that no rocks, sand, or other foreign debris remains in the lines. The mains shall be filled with water and all outlets shall be capped and plugged. The main shall be pressurized to 100 PSI for a minimum of one hour. No section of the main will be approved if the pressure drops more than 5 PSI at the end of the one hour period. Leaks shall be repaired immediately and the system shall be re-tested until found satisfactory by the Landscape Architect.



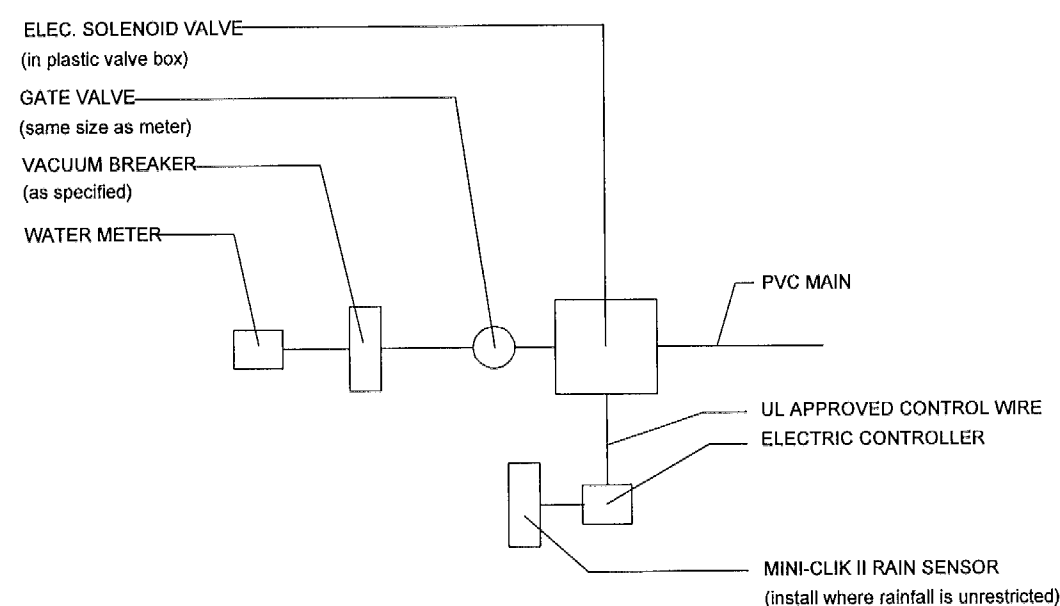
SPRINKLER ON RISER DETAIL FOR SHRUB AREAS

N.T.S.



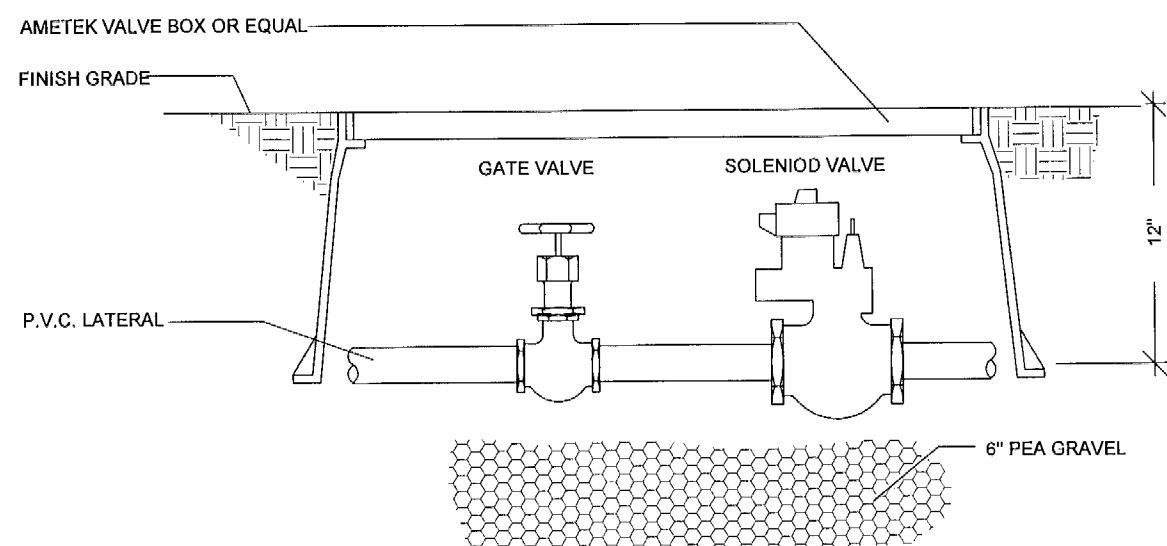
FLEXIBLE SWING JOINT DETAIL

N.T.S.



CONNECTION TO METER DETAIL

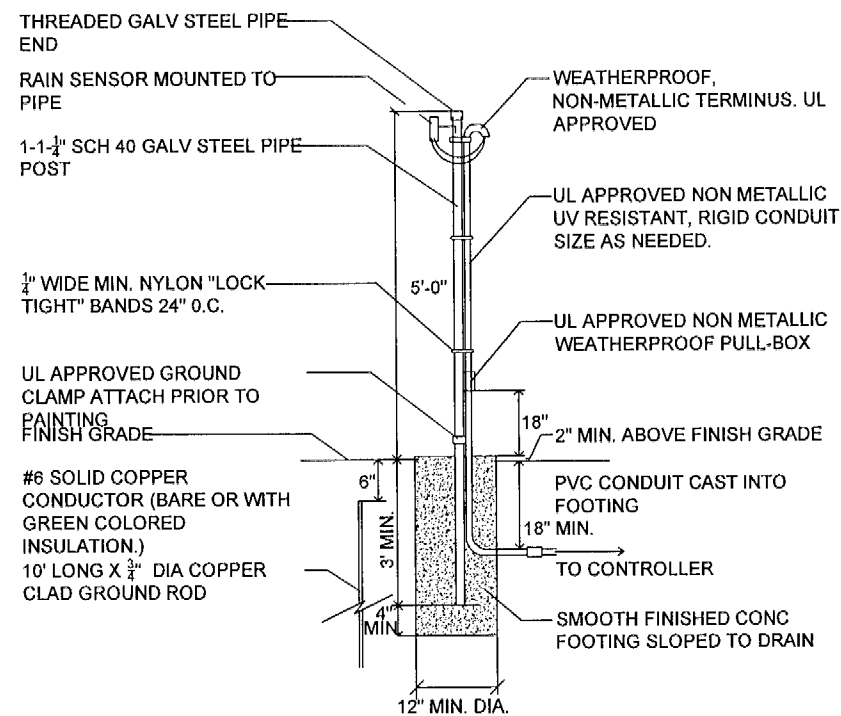
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TYPICAL SOLENOID VALVE ASSEMBLY

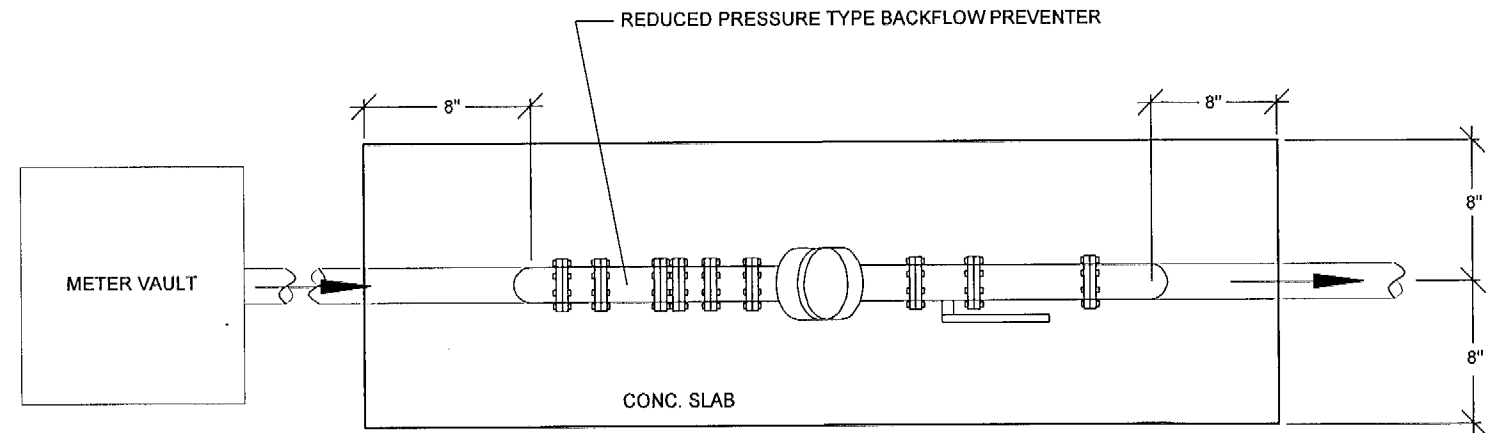
N.T.S.

NOTE:
ALL WIRE CONNECTIONS SHALL BE APPROVED WATERTIGHT CONNECTIONS.
FINISH ENTIRE ASSEMBLY, EXCEPT FOR EQUIPMENT, WITH FLAT BLACK ACRYLIC
ENAMEL PAINT.
PRIME METALLIC SURFACES WITH ZINC CHROMATE PRIOR TO FINISHING.



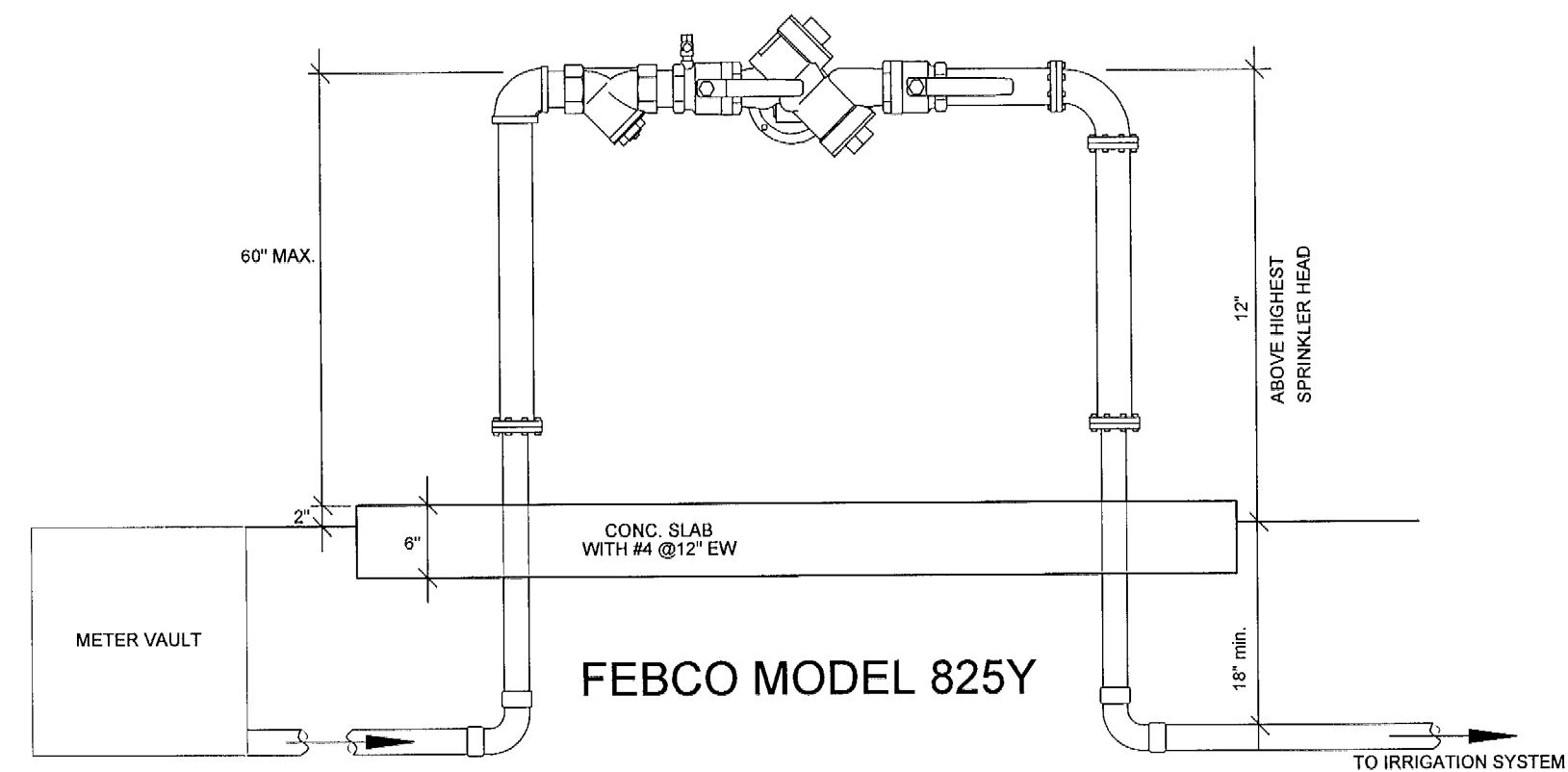
RAIN SENSOR DETAIL

N.T.S.



PLAN VIEW

N.T.S.



ELEVATION VIEW

N.T.S.

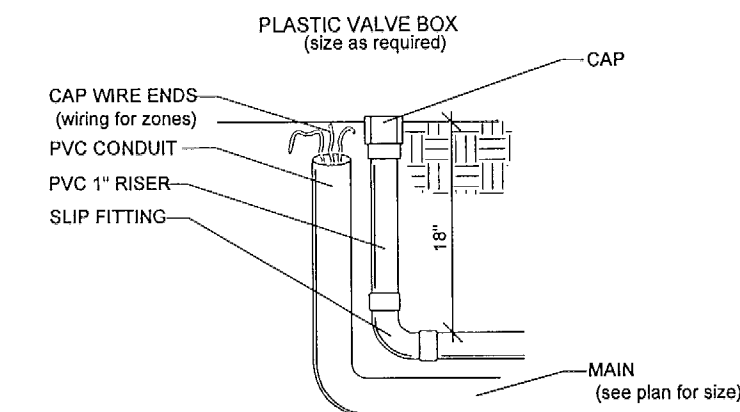
REDUCED PRESSURE BACKFLOW PREVENTER
DETAIL (IRRIGATION SYSTEM ONLY)

N.T.S.

IRRIGATION MATERIALS LIST

KEY	ITEM	QTY.
=====	PVC laterals & mains shall be schedule 40 PVC (sized as shown on plans)	as required
=====	PVC sleeves shall be Schedule 40 PVC (sized 2 sizes larger than the pipe running through it)	as required
=====	Flexible PVC or Polypipe (for swing joints)	as required
[C]	RAINBIRD ESP-SMT Controller (controller to be installed on wall as shown)	1
[R]	RAINBIRD ESP-SMT weather station (locate in area of free rainfall as shown)	1
[X]	RAINBIRD 200-PESP 2" Electromechanical Solenoid Control Valve	4
	Irrigation Control Wire	as required
	RAINBIRD Spray Heads 1800-SAM-PRS Series w/MPR nozzles	
	15-Q (0.92 GPM)	
	15-H (1.85 GPM)	
	15-TQ (2.78 GPM)	
	15-F (3.6 GPM)	
	15-SST (1.21 GPM)	
	10-Q (0.39 GPM)	
	10-H (0.79 GPM)	
	10-TQ (1.18 GPM)	
	10-F (1.56 GPM)	
	5-H (0.20 GPM)	
	1400-AF (1.7 GPM)	

03-05-2013



DETAIL OF STUB-OUT FOR FUTURE USE

N.T.S.

PRIVATE PROVIDER SERVICES, LLC Construction Plans Review, Inspection, Testing & Consulting		
BUILDING	REVIEWER INITIALS	DATE REVIEWED
STRUCTURAL	ACB	04/09/13
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

IRRIGATION NOTES AND DETAILS

choeff + levyp.a.
architecture interior design

8425 biscayne blvd, suite 201
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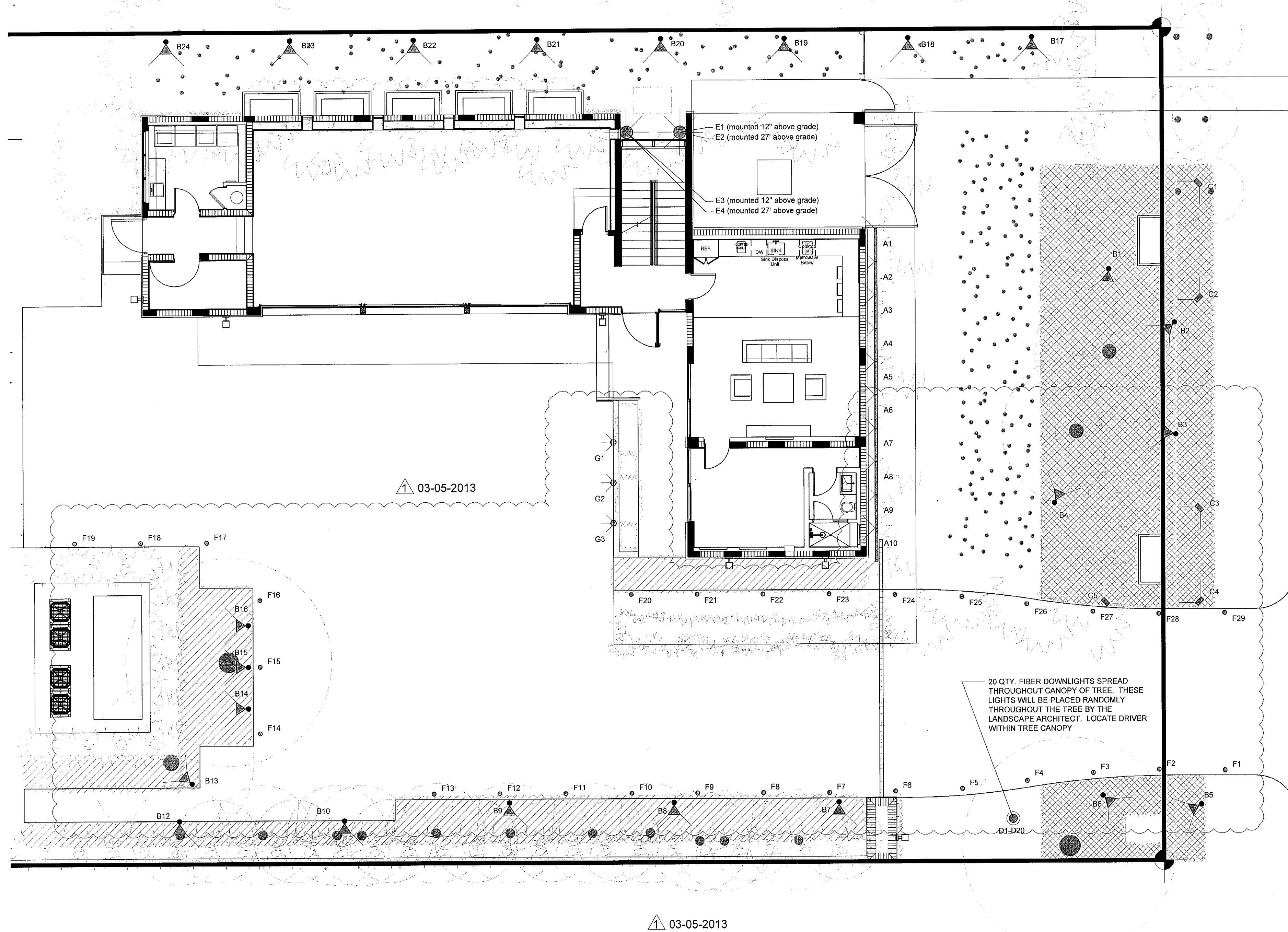
Miller Residence
(Phase 1 - Staff House)
6 STAR ISLAND MIAMI BEACH, FL 33139

comm no.
1211

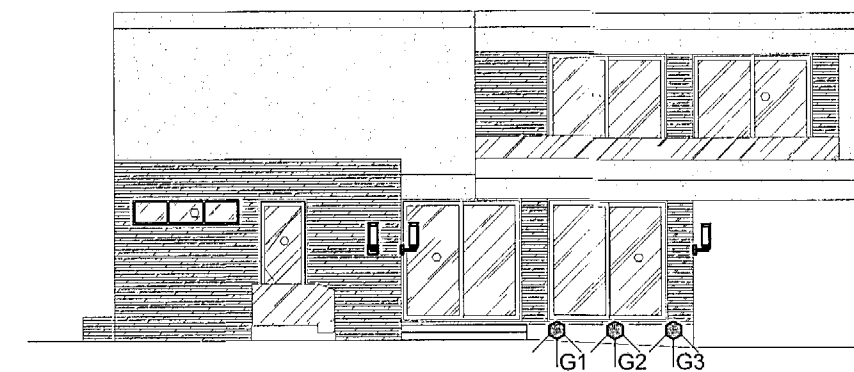
date:
12-21-2012
03-05-2013 - B.D. Comments

revised:

sheet no.
L-3.02

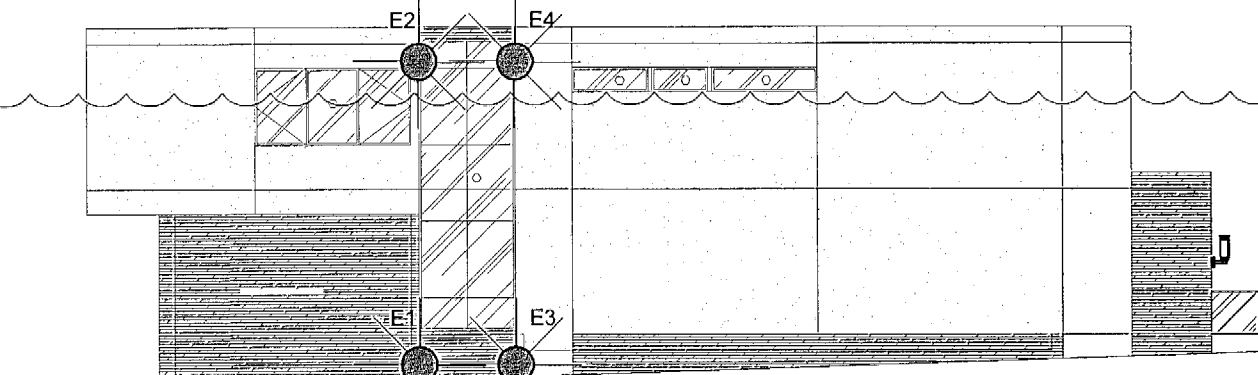


03-05-2013



WEST ELEVATION LIGHTING
SCALE: 1/16" = 1'-0"

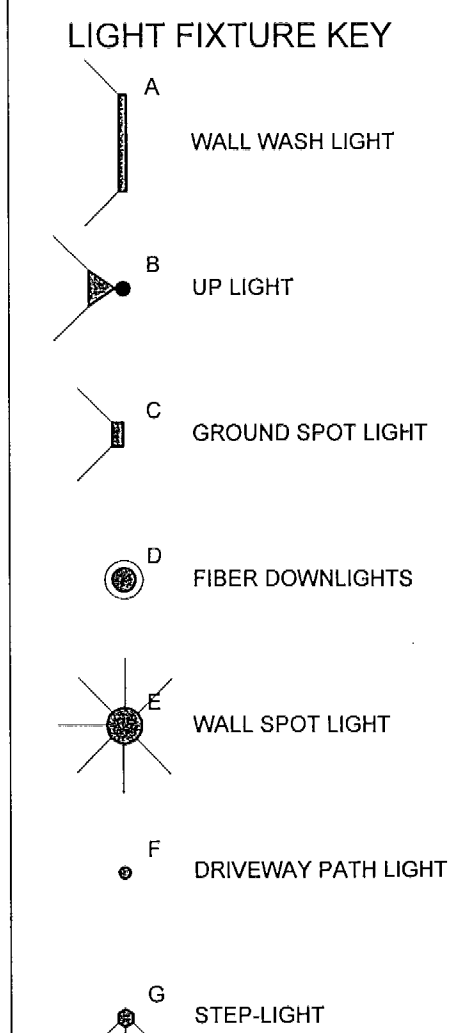
03-05-2013



NORTH ELEVATION LIGHTING
SCALE: 1/16" = 1'-0"

03-05-2013

Fixture	Fixture Description	Manufacturer	Specification	Notes
A1	Wall Wash Light	luminaire	LOGHO-120-48-35K-10X10-WAM2-WH-DIM-ETE	Install on building overhand 12" from vertical wall
A2	Wall Wash Light	luminaire	LOGHO-120-48-35K-10X10-WAM2-WH-DIM-ETE	Install on building overhand 12" from vertical wall
A3	Wall Wash Light	luminaire	LOGHO-120-48-35K-10X10-WAM2-WH-DIM-ETE	Install on building overhand 12" from vertical wall
A4	Wall Wash Light	luminaire	LOGHO-120-48-35K-10X10-WAM2-WH-DIM-ETE	Install on building overhand 12" from vertical wall
A5	Wall Wash Light	luminaire	LOGHO-120-48-35K-10X10-WAM2-WH-DIM-ETE	Install on building overhand 12" from vertical wall
A6	Wall Wash Light	luminaire	LOGHO-120-48-35K-10X10-WAM2-WH-DIM-ETE	Install on building overhand 12" from vertical wall
A7	Wall Wash Light	luminaire	LOGHO-120-48-35K-10X10-WAM2-WH-DIM-ETE	Install on building overhand 12" from vertical wall
A8	Wall Wash Light	luminaire	LOGHO-120-48-35K-10X10-WAM2-WH-DIM-ETE	Install on building overhand 12" from vertical wall
A9	Wall Wash Light	luminaire	LOGHO-120-48-35K-10X10-WAM2-WH-DIM-ETE	Install on building overhand 12" from vertical wall
A10	Wall Wash Light	luminaire	LOGHO-120-48-35K-10X10-WAM2-WH-DIM-ETE	Install on building overhand 12" from vertical wall
B1	Up Light	luminaire	LBS-120-35K-NF-BK-SK	Ground mount to a height above shrub and groundcovers
B2	Up Light	luminaire	LBS-120-35K-NF-BK-SK	Ground mount to a height above shrub and groundcovers
B3	Up Light	luminaire	LBS-120-35K-NF-BK-SK	Ground mount to a height above shrub and groundcovers
B4	Up Light	luminaire	LBS-120-35K-NF-BK-SK	Ground mount to a height above shrub and groundcovers
B5	Up Light	luminaire	LBS-120-35K-NF-BK-SK	Ground mount to a height above shrub and groundcovers
B6	Up Light	luminaire	LBS-120-35K-NF-BK-SK	Ground mount to a height above shrub and groundcovers
B7	Up Light	luminaire	LBS-120-35K-NF-BK-SK	Ground mount to a height above shrub and groundcovers
B8	Up Light	luminaire	LBS-120-35K-NF-BK-SK	Ground mount to a height above shrub and groundcovers
B9	Up Light	luminaire	LBS-120-35K-NF-BK-SK	Ground mount to a height above shrub and groundcovers
B10	Up Light	luminaire	LBS-120-35K-NF-BK-SK	Ground mount to a height above shrub and groundcovers
B11	Up Light	luminaire	LBS-120-35K-NF-BK-SK	Ground mount to a height above shrub and groundcovers
B12	Up Light	luminaire	LBS-120-35K-NF-BK-SK	Ground mount to a height above shrub and groundcovers
B13	Up Light	luminaire	LBS-120-35K-NF-BK-SK	Ground mount to a height above shrub and groundcovers
B14	Up Light	luminaire	LBS-120-35K-NF-BK-SK	Ground mount to a height above shrub and groundcovers
B15	Up Light	luminaire	LBS-120-35K-NF-BK-SK	Ground mount to a height above shrub and groundcovers
B16	Up Light	luminaire	LBS-120-35K-NF-BK-SK	Ground mount to a height above shrub and groundcovers
B17	Up Light	luminaire	LBS-120-35K-NF-BK-SK	Ground mount to a height above shrub and groundcovers
B18	Up Light	luminaire	LBS-120-35K-NF-BK-SK	Ground mount to a height above shrub and groundcovers
B19	Up Light	luminaire	LBS-120-35K-NF-BK-SK	Ground mount to a height above shrub and groundcovers
B20	Up Light	luminaire	LBS-120-35K-NF-BK-SK	Ground mount to a height above shrub and groundcovers
B21	Up Light	luminaire	LBS-120-35K-NF-BK-SK	Ground mount to a height above shrub and groundcovers
B22	Up Light	luminaire	LBS-120-35K-NF-BK-SK	Ground mount to a height above shrub and groundcovers
B23	Up Light	luminaire	LBS-120-35K-NF-BK-SK	Ground mount to a height above shrub and groundcovers
B24	Up Light	luminaire	LBS-120-35K-NF-BK-SK	Ground mount to a height above shrub and groundcovers
C1	Ground Spot Light	Winona	CELED-1006-12V-L3-BKS-FO-SHO-C2-STD	Ground mount to a height above shrub and groundcovers
C2	Ground Spot Light	Winona	CELED-1006-12V-L3-BKS-FO-SHO-C2-STD	Ground mount to a height above shrub and groundcovers
C3	Ground Spot Light	Winona	CELED-1006-12V-L3-BKS-FO-SHO-C2-STD	Ground mount to a height above shrub and groundcovers
C4	Ground Spot Light	Winona	CELED-1006-12V-L3-BKS-FO-SHO-C2-STD	Ground mount to a height above shrub and groundcovers
C5	Ground Spot Light	Winona	CELED-1006-12V-L3-BKS-FO-SHO-C2-STD	Ground mount to a height above shrub and groundcovers
D1-D20	Fiber Downlights	Winona	LED-POPS01-3-CYL-M-002-DM24V-BAL-WL-STD	Allow sufficient wiring to vary heights and adjust locations within tree
E1	Wall Spot Light	Selux	OLPL-SN-L11-430-WH-120	To be mounted on wall 1' above grade
E2	Wall Spot Light	Selux	OLPL-SN-L11-430-WH-120	To be mounted on wall 2' above grade
E3	Wall Spot Light	Selux	OLPL-SN-L11-430-WH-120	To be mounted on wall 1' above grade
E4	Wall Spot Light	Selux	OLPL-SN-L11-430-WH-120	To be mounted on wall 2' above grade
F1	Driveway Path Light	Hydrel	PDXMML-SS-WHT30K-120-ML-180-FLC-12S-LPI	
F2	Driveway Path Light	Hydrel	PDXMML-SS-WHT30K-120-ML-180-FLC-12S-LPI	
F3	Driveway Path Light	Hydrel	PDXMML-SS-WHT30K-120-ML-180-FLC-12S-LPI	
F4	Driveway Path Light	Hydrel	PDXMML-SS-WHT30K-120-ML-180-FLC-12S-LPI	
F5	Driveway Path Light	Hydrel	PDXMML-SS-WHT30K-120-ML-180-FLC-12S-LPI	
F6	Driveway Path Light	Hydrel	PDXMML-SS-WHT30K-120-ML-180-FLC-12S-LPI	
F7	Driveway Path Light	Hydrel	PDXMML-SS-WHT30K-120-ML-180-FLC-12S-LPI	
F8	Driveway Path Light	Hydrel	PDXMML-SS-WHT30K-120-ML-180-FLC-12S-LPI	
F9	Driveway Path Light	Hydrel	PDXMML-SS-WHT30K-120-ML-180-FLC-12S-LPI	
F10	Driveway Path Light	Hydrel	PDXMML-SS-WHT30K-120-ML-180-FLC-12S-LPI	
F11	Driveway Path Light	Hydrel	PDXMML-SS-WHT30K-120-ML-180-FLC-12S-LPI	
F12	Driveway Path Light	Hydrel	PDXMML-SS-WHT30K-120-ML-180-FLC-12S-LPI	
F13	Driveway Path Light	Hydrel	PDXMML-SS-WHT30K-120-ML-180-FLC-12S-LPI	
F14	Driveway Path Light	Hydrel	PDXMML-SS-WHT30K-120-ML-180-FLC-12S-LPI	
F15	Driveway Path Light	Hydrel	PDXMML-SS-WHT30K-120-ML-180-FLC-12S-LPI	
F16	Driveway Path Light	Hydrel	PDXMML-SS-WHT30K-120-ML-180-FLC-12S-LPI	
F17	Driveway Path Light	Hydrel	PDXMML-SS-WHT30K-120-ML-180-FLC-12S-LPI	
F18	Driveway Path Light	Hydrel	PDXMML-SS-WHT30K-120-ML-180-FLC-12S-LPI	
F19	Driveway Path Light	Hydrel	PDXMML-SS-WHT30K-120-ML-180-FLC-12S-LPI	
F20	Driveway Path Light	Hydrel	PDXMML-SS-WHT30K-120-ML-180-FLC-12S-LPI	
F21	Driveway Path Light	Hydrel	PDXMML-SS-WHT30K-120-ML-180-FLC-12S-LPI	
F22	Driveway Path Light	Hydrel	PDXMML-SS-WHT30K-120-ML-180-FLC-12S-LPI	
F23	Driveway Path Light	Hydrel	PDXMML-SS-WHT30K-120-ML-180-FLC-12S-LPI	
F24	Driveway Path Light	Hydrel	PDXMML-SS-WHT30K-120-ML-180-FLC-12S-LPI	
F25	Driveway Path Light	Hydrel	PDXMML-SS-WHT30K-120-ML-180-FLC-12S-LPI	
F26	Driveway Path Light	Hydrel	PDXMML-SS-WHT30K-120-ML-180-FLC-12S-LPI	
F27	Driveway Path Light	Hydrel	PDXMML-SS-WHT30K-120-ML-180-FLC-12S-LPI	
F28	Driveway Path Light	Hydrel	PDXMML-SS-WHT30K-120-ML-180-FLC-12S-LPI	
F29	Driveway Path Light	Hydrel	PDXMML-SS-WHT30K-120-ML-180-FLC-12S-LPI	
G1	Step Light	Lucifer Lighting	SSL-DLED-3K-SS-L	
G2	Step Light	Lucifer Lighting	SSL-DLED-3K-SS-L	
G3	Step Light	Lucifer Lighting	SSL-DLED-3K-SS-L	



LANDSCAPE LIGHTING PLAN

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

MTCI
RECEIVED

MAR 11 2013

QUINCY PROTIME & REVISIONS, LLC
Construction Plans Review, Inspection, Testing & Consulting

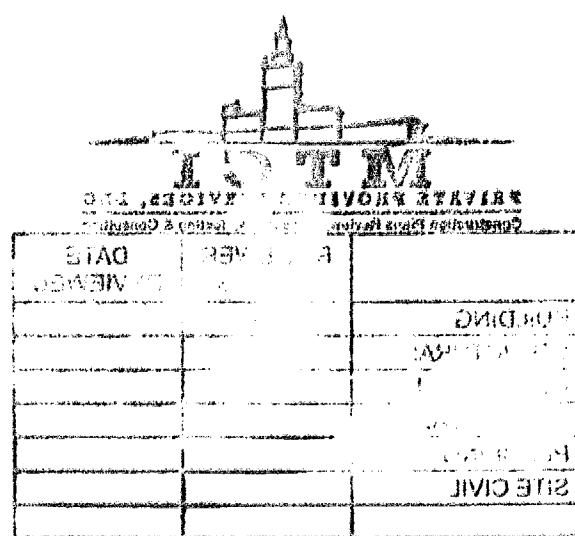
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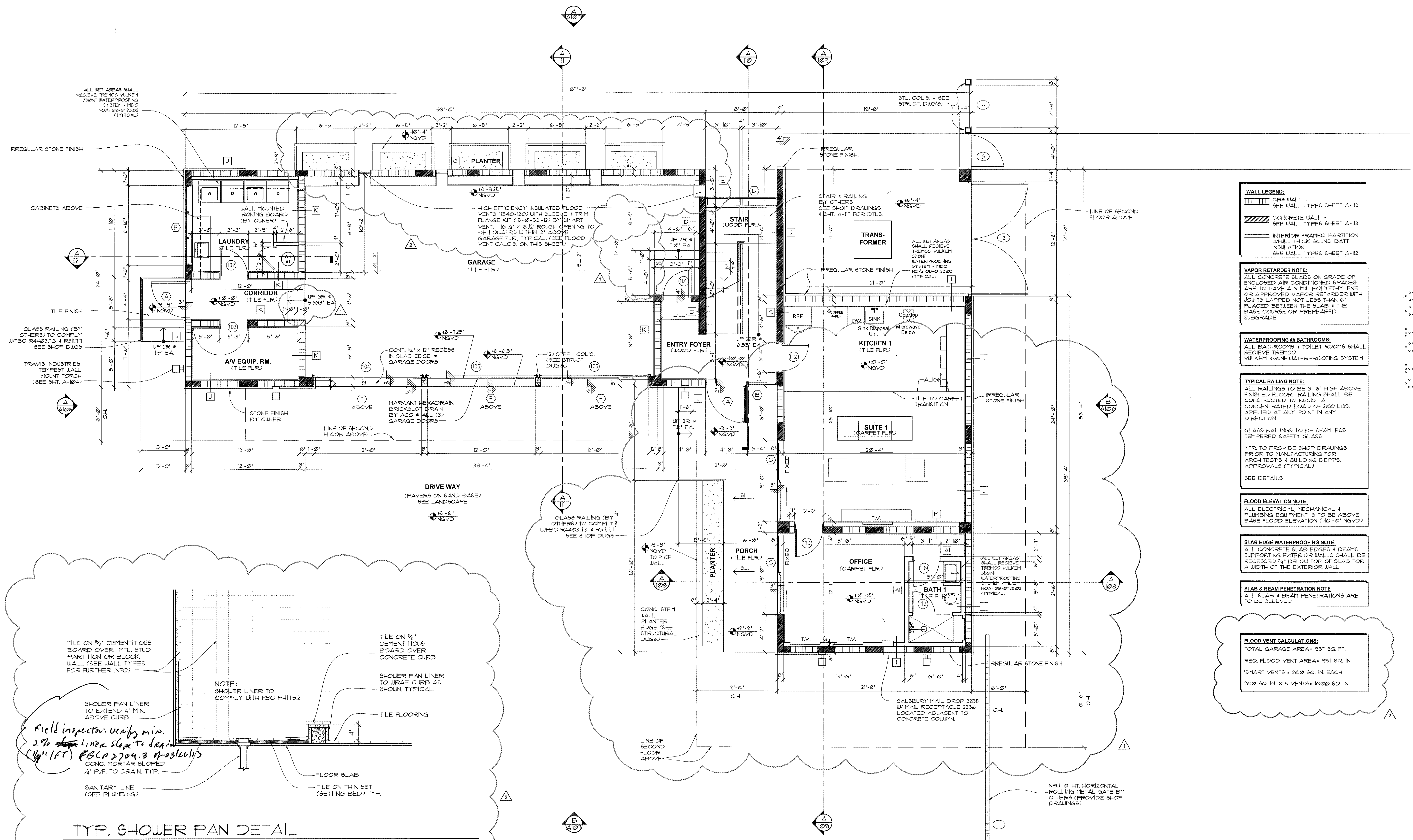
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C-100(1-13-13), C-200(12-21-
12), C-300(12-21-12),
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MR.3813

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GROUND FLOOR PLAN
SCALE: 3/16"=1'-0"

MTCI PRIVATE PROVIDER SERVICES, LLC Construction Plans, Reviews, Inspections, Testing & Consulting		
BUILDING	REVIEWER INITIALS	DATE REVIEWED
STRUCTURAL	Julia	04/05/17
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

choeff + levyp.a.
architecture interior design

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miami, florida 33138

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(Phase 1 - Staff House)
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1211

date:
12-21-2012

revised: MAR 08 2013
01-21-2013
REVIEWER COMMENTS
DESIGN REVISIONS
02-26-2013
B.D. COMMENTS

sheet no. **A-101**