

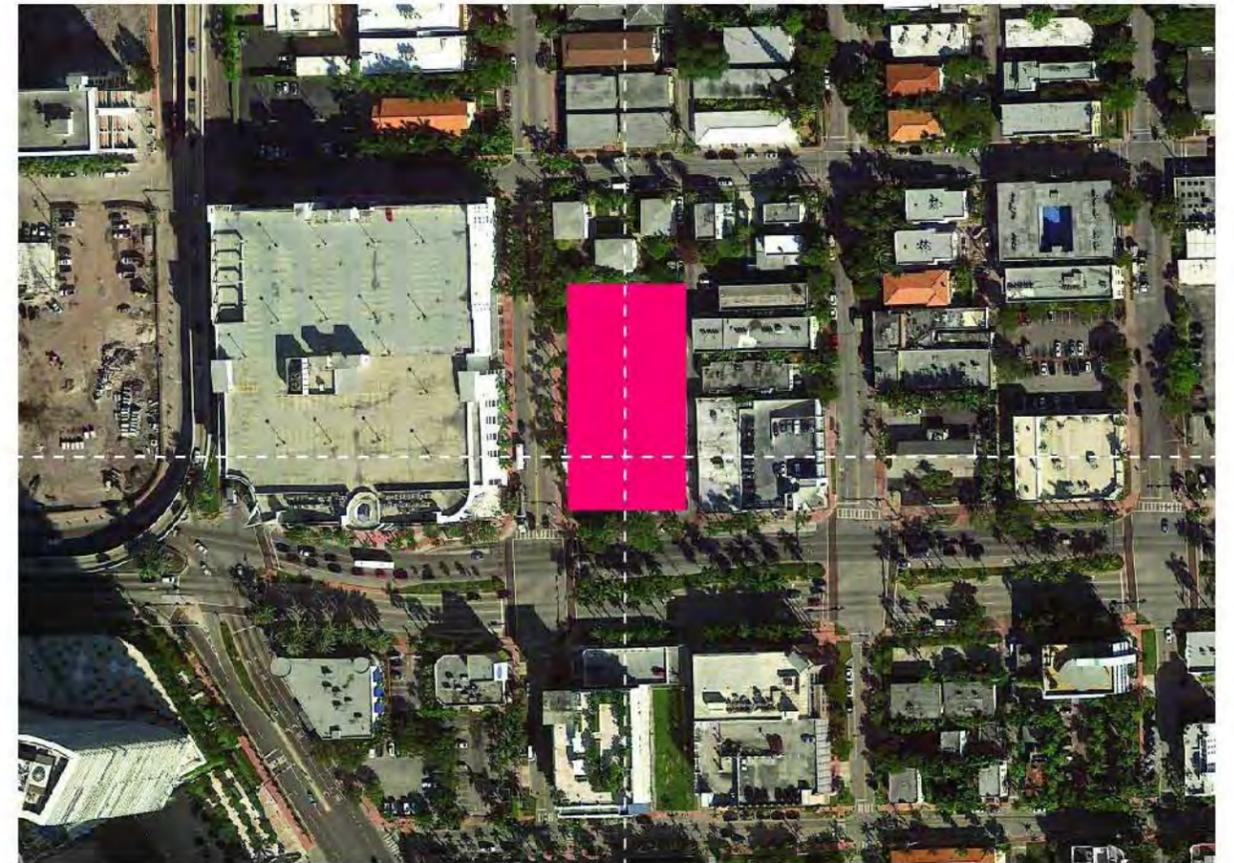


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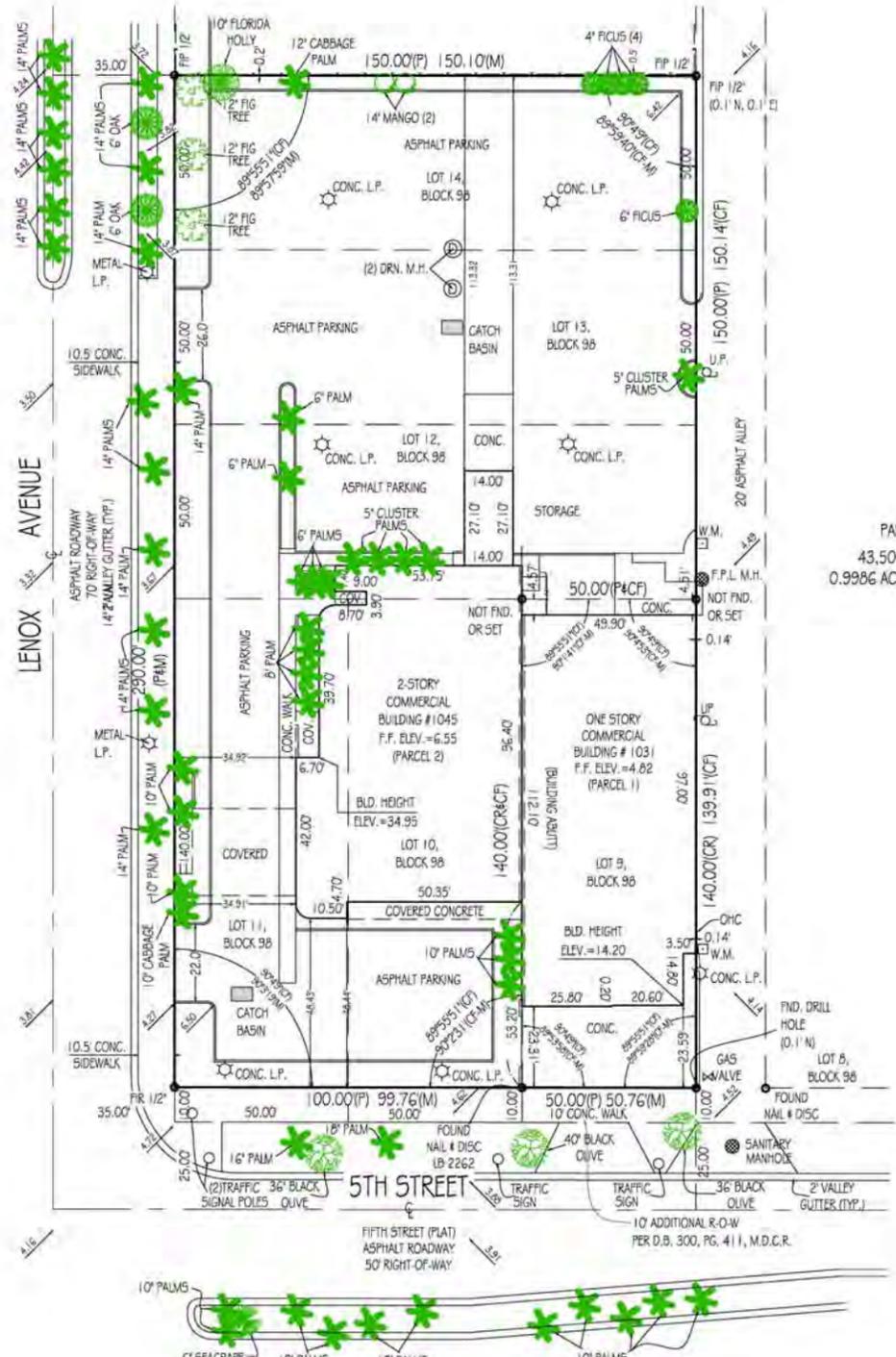
SCOPE OF WORK

Certificate of Appropriateness for demolition of existing buildings and design of new 5-story retail building with structured parking, and associated variances of building height and open court along 5th Street.





AERIAL PHOTOGRAPH
 (NOT TO SCALE)



PARCEL AREA :
 43,500 SQUARE FEET
 0.9986 ACRES MORE OR LESS

(PARCEL 1)
LEGAL DESCRIPTION
 LOT 9, BLOCK 9B, INCLOSURE'S SUBDIVISION BEING A RESUBDIVISION OF LOTS 6, 7, 8, 9, 10, AND 11, BLOCK 9B OF OCEAN BEACH ADDITION NUMBER 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 83, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
PROPERTY ADDRESS
 1031 S STREET
 MIAMI BEACH, FL 33139
INVOICE NUMBER 01-47291
DATE OF FIELD WORK 10/29/2015
CERTIFIED TO
 MAC 1031 S STREET, LLC, A FLORIDA LIMITED LIABILITY COMPANY
 ATTORNEYS TITLE INSURANCE FUND, INC.
 FIRST AMERICAN TITLE INSURANCE CO.
 OLD REPUBLIC NATIONAL TITLE INSURANCE CO.
 KATZ, BARBON, SQUITERO, FAUST, FRIEDBERG, ENGLISH & ALLEN, P.A.
FLOOD ZONE AE-120651-0310-1
BASE FLOOD ELEVATION OR DEPTH 8 (NOV0 20)
LOWEST FINISHED FLOOR ELEVATION 4.83

(PARCEL 2)
LEGAL DESCRIPTION
 LOTS 12 THROUGH 14, INCLUSIVE, BLOCK 9B, OF OCEAN BEACH, FLORIDA ADDITION NUMBER 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 81 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
 LOTS 10 AND 11, OF INCLOSURE'S RE-SUBDIVISION OF LOTS 6 THROUGH 11, BLOCK 9B, OF OCEAN BEACH, FLORIDA ADDITION NUMBER 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 83, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
PROPERTY ADDRESS
 1045 5TH STREET, 527 & 543 LENOX AVE
 MIAMI BEACH, FL 33139
INVOICE NUMBER 01-40999
DATE OF FIELD WORK 06/24/2014
CERTIFIED TO
 MAC 1045 5TH ST., LLC
 KATZ BARBON SQUITERO FAUST
 FIRST AMERICAN TITLE INSURANCE COMPANY
 SHANKS LIMITED BANK, A NATIONAL BANKING ASSOCIATION, ITS SUCCESSORS, AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR, KINGMAW AND CLIBERTSON, LLP
FLOOD ZONE AE - 120651 - 0391 - 1
BASE FLOOD ELEVATION OR DEPTH 8 (NOV0 20)
LOWEST FINISHED FLOOR ELEVATION 5.86

SCHEDULE "B" TITLE COMMITMENT REVIEW PRICES
 PER TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED: OCTOBER 15, 2015 @ 11:00 PM
 AGENT FILE REFERENCE NO: 03597118

ITEM NO.	QTY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL
1	1	Y	NOT A SURVEY MATTER PERIOD		
2	1	Y	NOT A SURVEY MATTER PERIOD		
3	1	Y	NOT A SURVEY MATTER PERIOD		
4	1	Y	NOT A SURVEY MATTER PERIOD		
5	1	Y	NOT A SURVEY MATTER PERIOD		
6	1	Y	NOT A SURVEY MATTER PERIOD		
7	1	Y	NOT A SURVEY MATTER PERIOD		
8	1	Y	NOT A SURVEY MATTER PERIOD		



Digitally signed by Andrew Snyder
 DN: cn=Andrew Snyder, o=Landtec Surveying, Inc., ou, email=asnnyder@landtec-survey.com, c=US
 Date: 2016.08.18 12:14:08 -0400'

TOPOGRAPHIC ELEVATIONS

BEARING REFERENCE: NONE. RECORD INFORMATION RELIANT UPON ANGULAR DATA ONLY. ALL ANGULAR DATA SHOWN HEREON REFERENCED THERETO.

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
(Symbol)	1' - 10' ELEVATION	(Symbol)	CONCRETE	(Symbol)	ASPHALT
(Symbol)	1' - 10' ELEVATION	(Symbol)	CONCRETE	(Symbol)	ASPHALT
(Symbol)	1' - 10' ELEVATION	(Symbol)	CONCRETE	(Symbol)	ASPHALT
(Symbol)	1' - 10' ELEVATION	(Symbol)	CONCRETE	(Symbol)	ASPHALT
(Symbol)	1' - 10' ELEVATION	(Symbol)	CONCRETE	(Symbol)	ASPHALT

REVISION	DATE	DESCRIPTION
1	10/29/2015	ISSUED FOR PERMIT



The BLVD at Lenox

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Miami Beach, Florida

Survey

09/02/2016



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CITY OF MIAMI BEACH ZONING INFORMATION					
ITEM					
1	Address	1045 5 ST , MIAMI BEACH, FL 33139-6504			
2	Board and File Numbers				
3	Folio Number(s)	02-4204-002-0040 , 02-4204-002-0030 , 02-4203-009-7840, and 02-4203-009-7850			
4	Year Constructed	1990 / 02-4204-002-0040 , 1937 / 02-4204-002-0030			
5	Base Flood Elevation	ZONE AE-8	Zoning District	C-PS2	
6	Adjusted Grade (Flood+Grade/2)		Lot Area	43,500 SF	
7	Lot Width	150'-0"	Lot Depth	290'-0"	
8	Minimum Unit Size	N/A	Grade value in NGVD	4.62' NGVD	
9	Existing Use	NIGHT CLUB	Proposed use:	RETAIL	
		Maximum	Existing	Proposed	Deficiencies
10	Height	BFE 8' NGVD + 50'-0" + 5'-0 freeboard+ 3' variance		BFE 8' NGVD + 50'-0" + 4'-1 freeboard+ 3'- 0" variance	
11	Number of Stories	5		5 STORIES	
12	FAR	2.0 * 43,500 SF= 87,000 SF	15,380 SF	82,251 SF	
13	Gross Square Footage		15,380 SF	192,265 SF	
14	Square Footage by Use			65,247 (RETAIL)	
15	Number of Units Residential	N/A		N/A	
16	Number of units Hotel	N/A		N/A	
17	Number of Seats	N/A		N/A	
18	Occupancy load	N/A		N/A	
		Maximum	Existing	Proposed	Deficiencies
	Subterranean	N/A	N/A	N/A	N/A
19	Front Setback				
20	Side Setback				
21	Side Setback				
22	Side Setback Facing Street				
23	Rear Setback				
		Maximum	Existing	Proposed	Deficiencies
	At Grade Parking	N/A		N/A	
24	Front Setback				
25	Side Setback				
26	Side Setback				
27	Side Setback Facing Street				
28	Rear Setback				
		Maximum	Existing	Proposed	Deficiencies
	Pedestal				
29	Front Setback	0'-0"		0'-0"	
30	Side Setback	0'-0"		N/A	
31	Side Setback	0'-0"		0'-0"	
32	Side Setback Facing Street	0'-0"		0'-0"	
33	Rear Setback	5'-0"		5'-0"	
		Maximum	Existing	Proposed	Deficiencies
	Tower	N/A		N/A	
34	Front Setback				
35	Side Setback				
36	Side Setback				
37	Side Setback Facing Street				
38	Rear Setback				

		Maximum	Existing	Proposed	Deficiencies
39	Parking district				
40	Total # of parking spaces	218		220	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)				
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)				
43	Parking Space Dimensions			8'-6" X 18'-0"	
44	Parking Space configuration (45,60,90,Parallel)			90 DEGREES	
45	ADA Spaces	7		7	
46	Tandem Spaces			0	
47	Drive aisle width			22'-0" & 24'-0"	
48	Valet drop off and pick up	N/A		N/A	
49	Loading zones and Trash collection areas	5 LOADING		5 LOADING 2 TRASH	
50	Racks			40	
		Maximum	Existing	Proposed	Deficiencies
51	Type of use				
52	Total # of seats		NIGHTCLUB	RETAIL	
53	Total # of seats per venue (Provide a separation chart for a breakdown calculation)				
54	Total occupant content				
55	Occupant content per venue (Provide a separate chart for a breakdown calculation)				
56	Is this a contributing building?		NO	NO	
57	Located within a Local Historic District?		HISTORIC DISTRICT	Ocean Beach HD	

		Maximum	Required	Proposed	Deficiencies
Parking and Loading space requirement			65,247 SF (RETAIL) / 300 PARKING SPACES = 218		
58	Handicap		7	7	
59	8'-6" x 18'-0" Standard Parking		211	213	
60	TOTAL PARKING		218	220	
61	Loading		65,247 SF OF RETAIL = 5 (10'x20') SPACES	5(10'x20')	

PARKING SPACES	
LEVEL 3	52
LEVEL 4	63
LEVEL 5	105
Total	220

Area Schedule (FAR)	
Level	Area

Level 1	32,210 SF
---------	-----------

32,210 SF

Level 2	36,993 SF
---------	-----------

36,993 SF

Level 2.5	498 SF
-----------	--------

Level 2.5	321 SF
-----------	--------

Level 2.5	243 SF
-----------	--------

1,062 SF

Level 3	8,139 SF
---------	----------

Level 3	154 SF
---------	--------

Level 3	246 SF
---------	--------

8,539 SF

Level 4	2,124 SF
---------	----------

Level 4	181 SF
---------	--------

Level 4	246 SF
---------	--------

2,551 SF

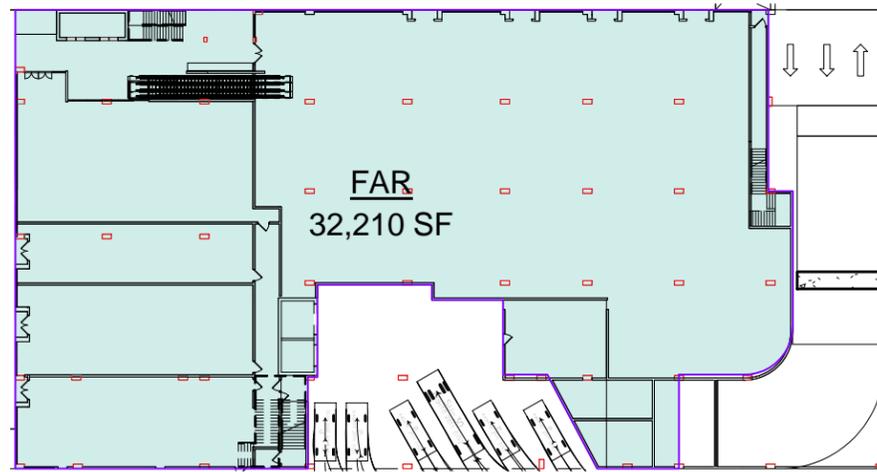
Level 5	483 SF
---------	--------

Level 5	167 SF
---------	--------

Level 5	246 SF
---------	--------

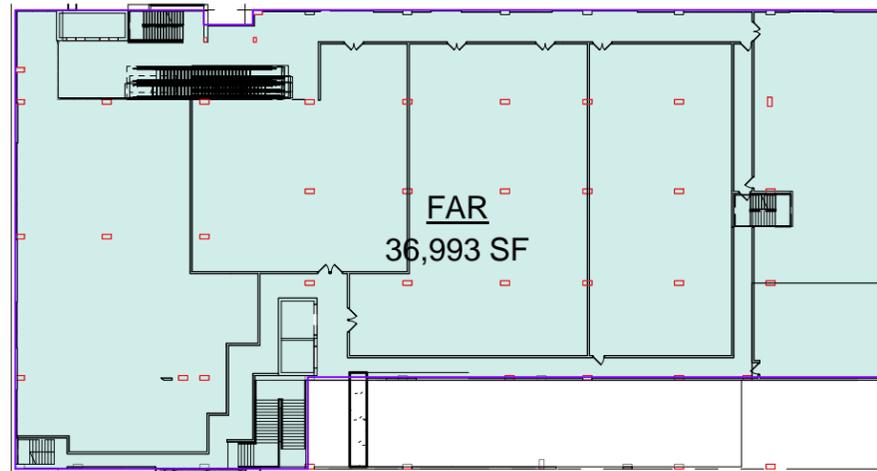
896 SF

82,251 SF



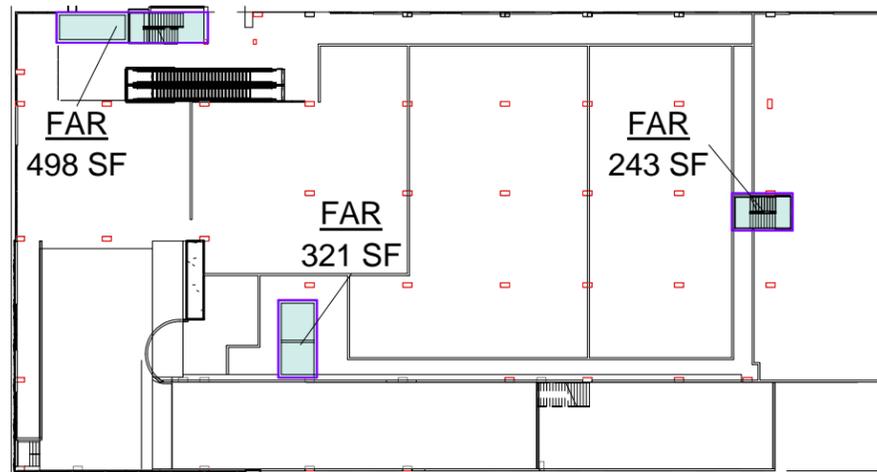
Level 1

Scale: 1" = 60'-0"



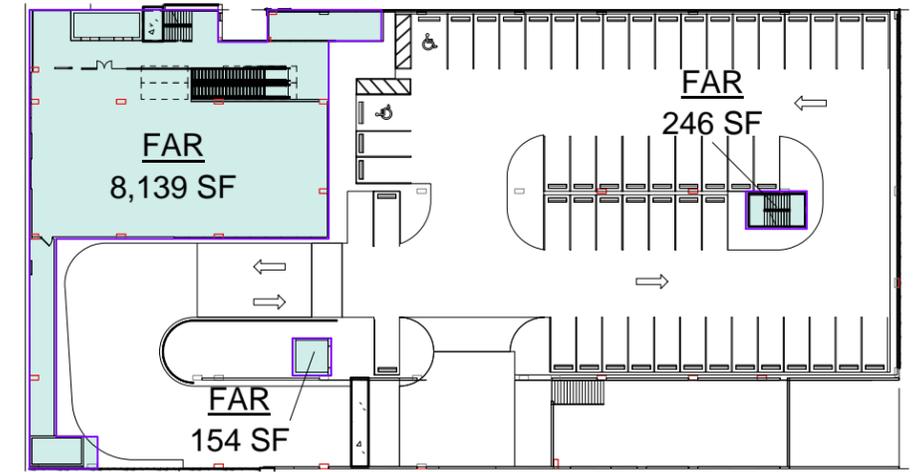
Level 2

Scale: 1" = 60'-0"



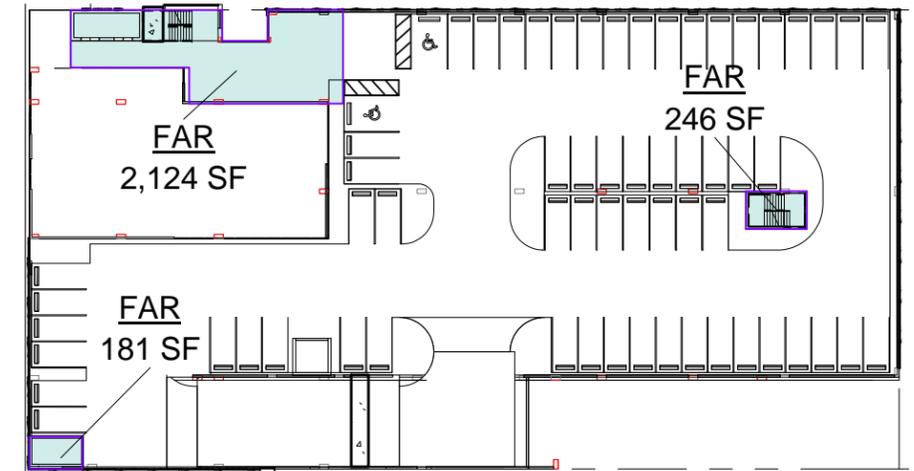
Level 2.5

Scale: 1" = 60'-0"



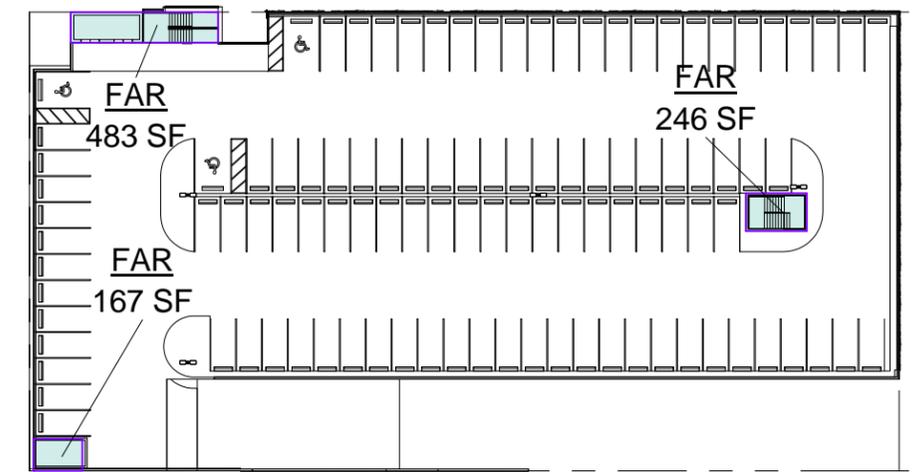
Level 3

Scale: 1" = 60'-0"



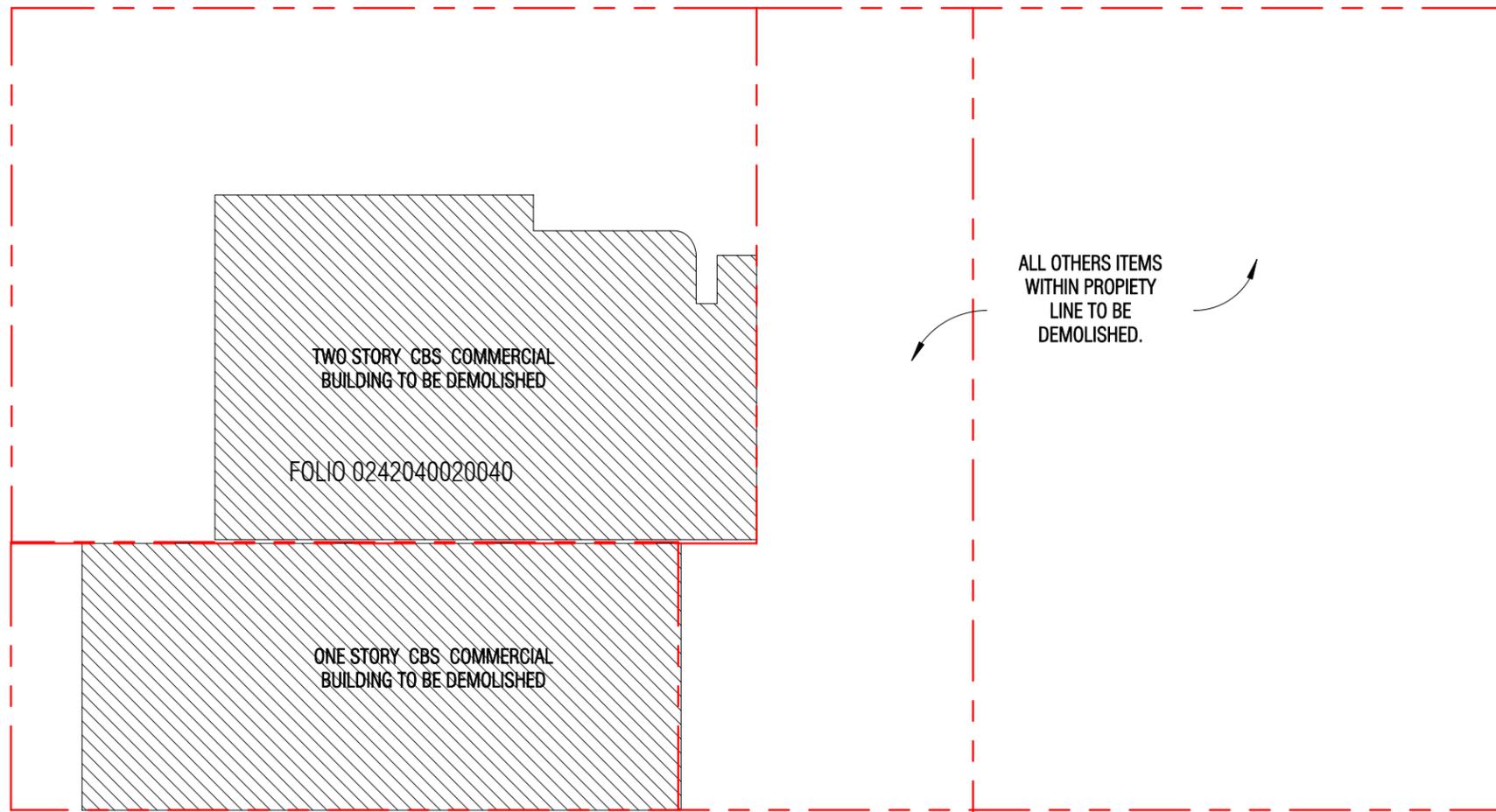
Level 4

Scale: 1" = 60'-0"



Level 5

Scale: 1" = 60'-0"

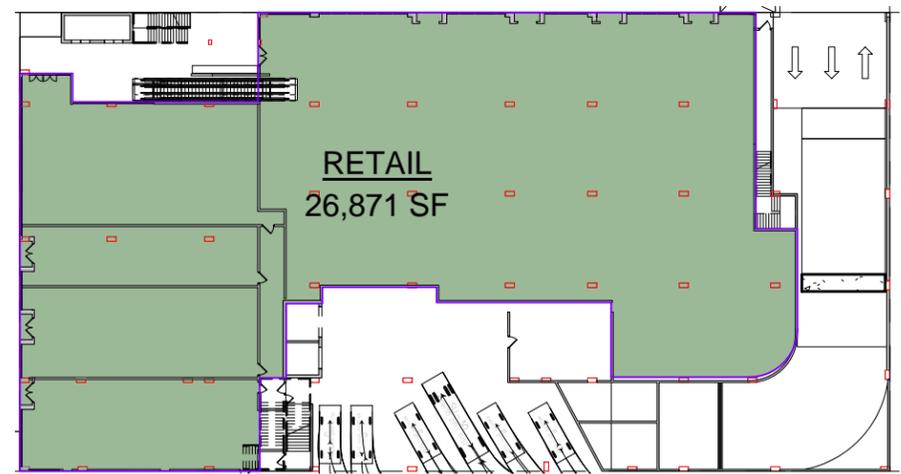


Existing FAR
Scale: 1" = 30'-0"



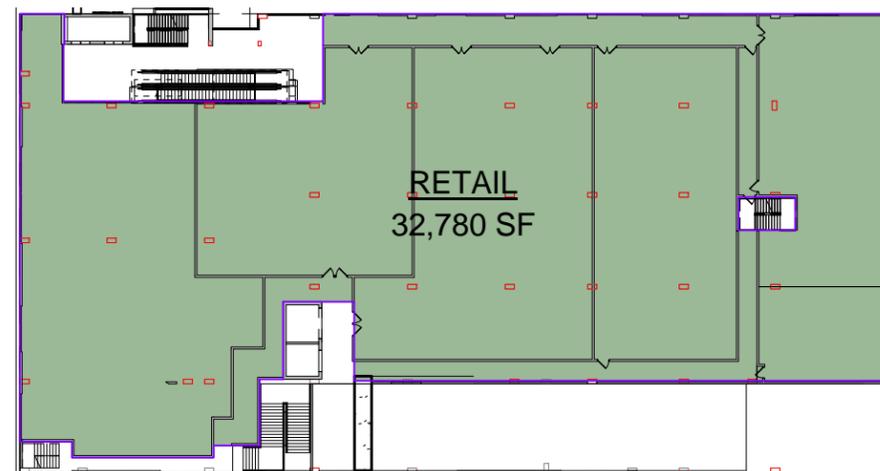
EXISTING FAR	
FOLIO: 02-4204-002-0040	
6,156 SF	LEVEL 1
3,656 SF	MEZ. LEVEL
9,812 SF	
FOLIO: 02-4204-002-0030	
5,568 SF	LEVEL 1
15,380 SF TOTAL FAR	

Area Schedule (Retail)	
Level	Area
Level 1	26,871 SF
Level 2	32,780 SF
Level 3	5,196 SF
Level 3	399 SF
	65,247 SF



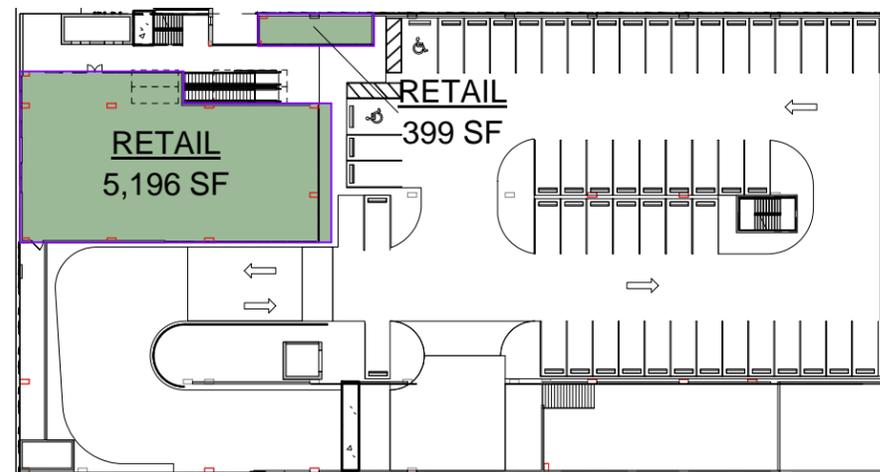
Level 1

Scale: 1" = 60'-0"



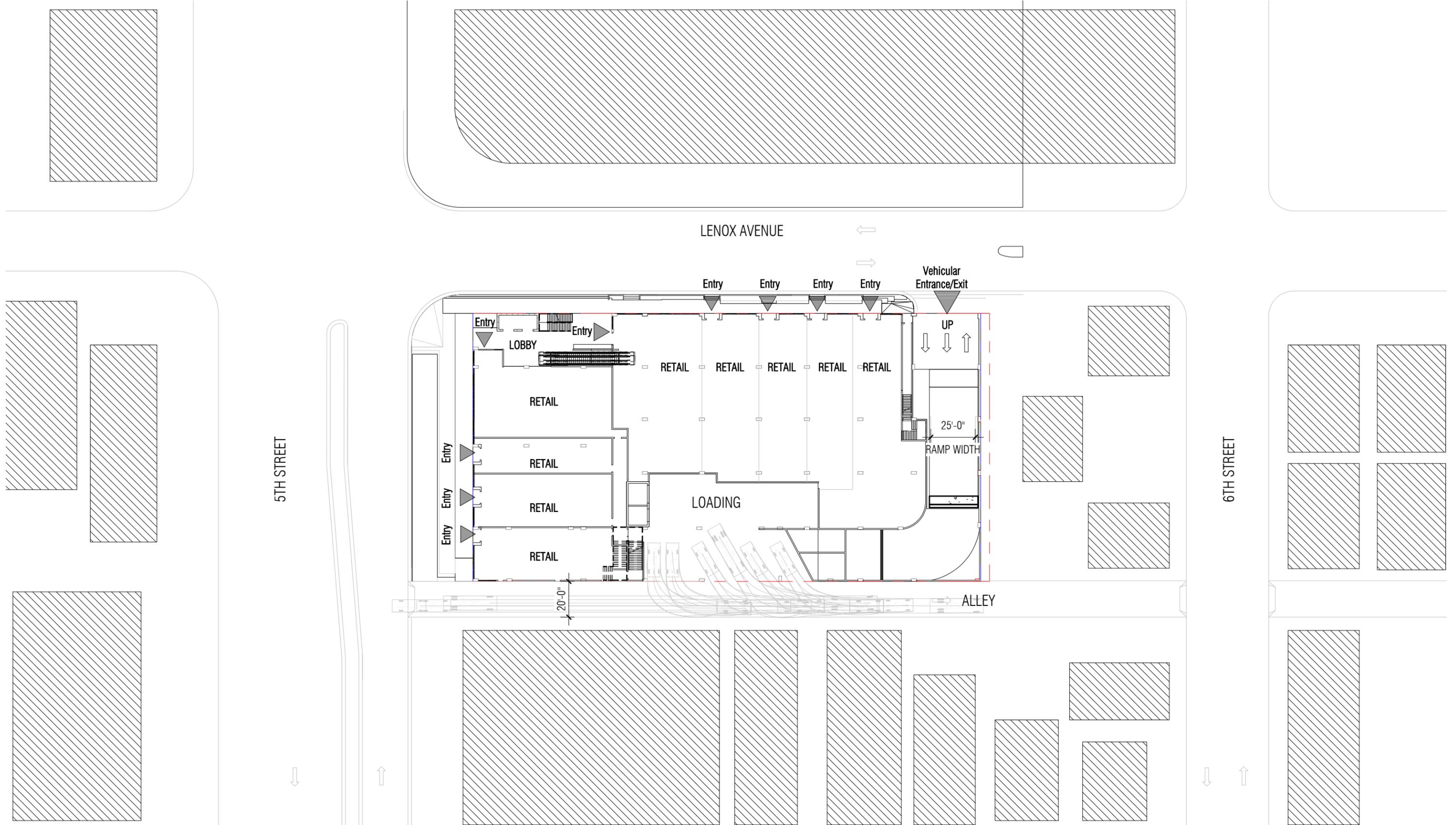
Level 2

Scale: 1" = 60'-0"



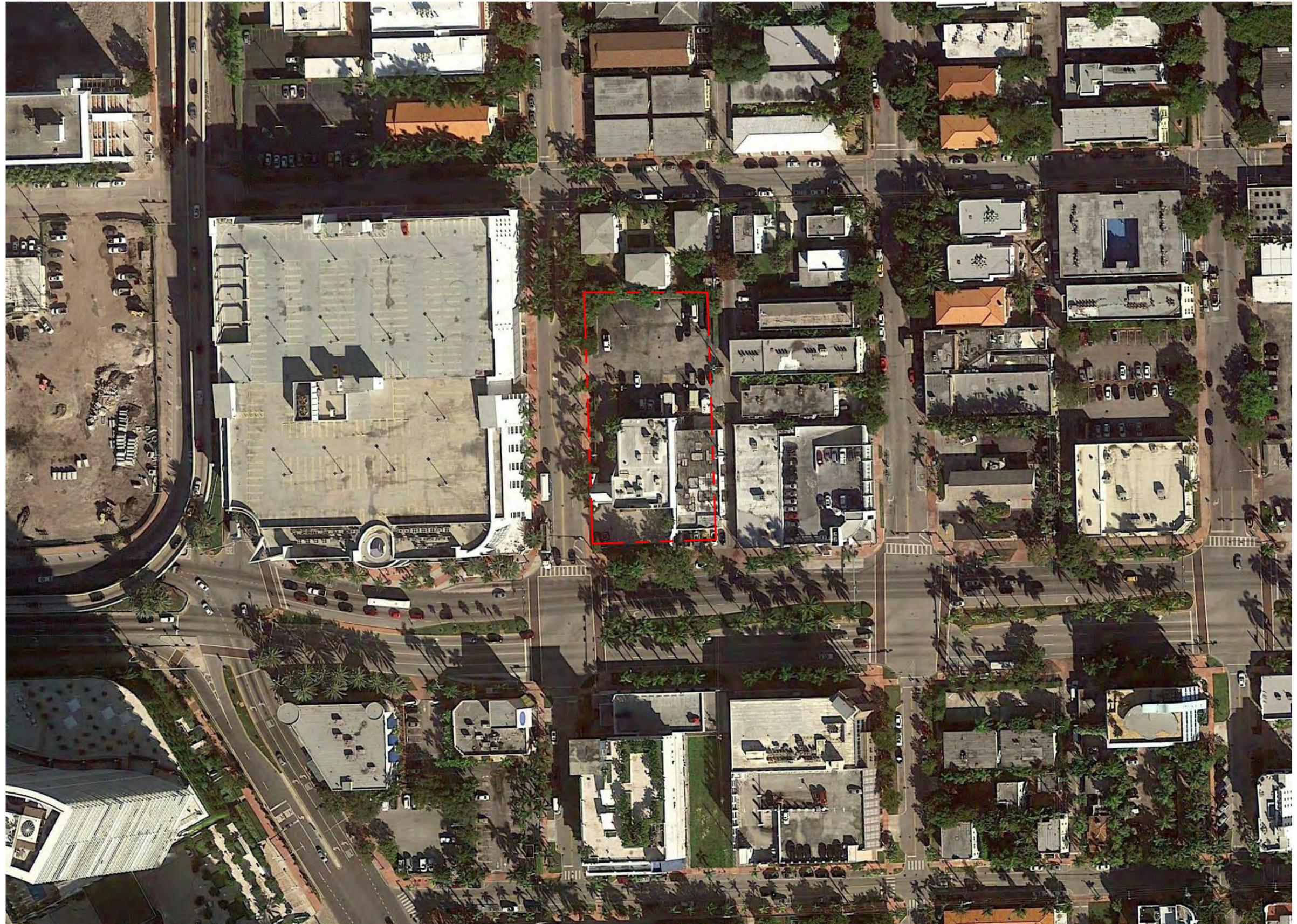
Level 3

Scale: 1" = 60'-0"



ENTRY DIAGRAM

Scale: 1" = 50'-0"



The BLVD at Lenox

Miami Beach, Florida

Context Aerial

09/02/2016

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View 1



View 2



View 3

The BLVD at Lenox

Miami Beach, Florida

Context (1)

09/02/2016

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View 4



View 5



View 6

The BLVD at Lenox

Miami Beach, Florida

Context (2)

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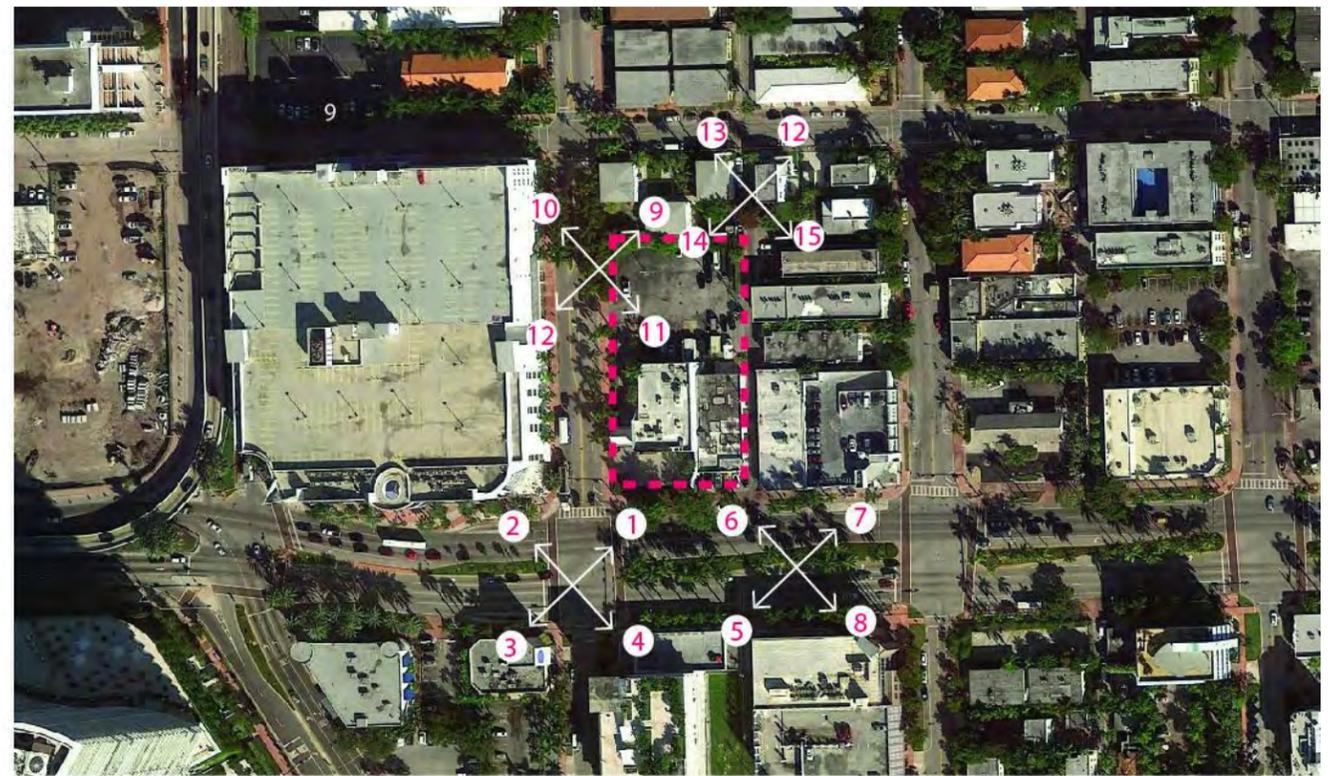
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View 7



View 8



View 9

The BLVD at Lenox

Miami Beach, Florida

Context (3)

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View 10



View 11



View 12

The BLVD at Lenox

Miami Beach, Florida

Context (4)

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View 13 from the Alley looking South



View 14 from the Alley looking South



View 15 from the Alley looking East

The BLVD at Lenox

Miami Beach, Florida

Context (5)

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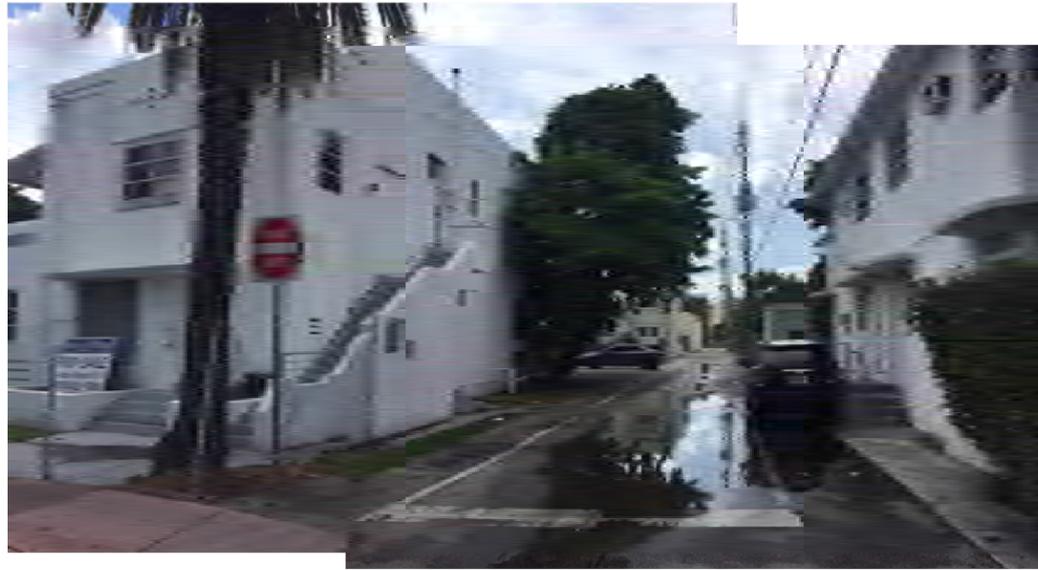


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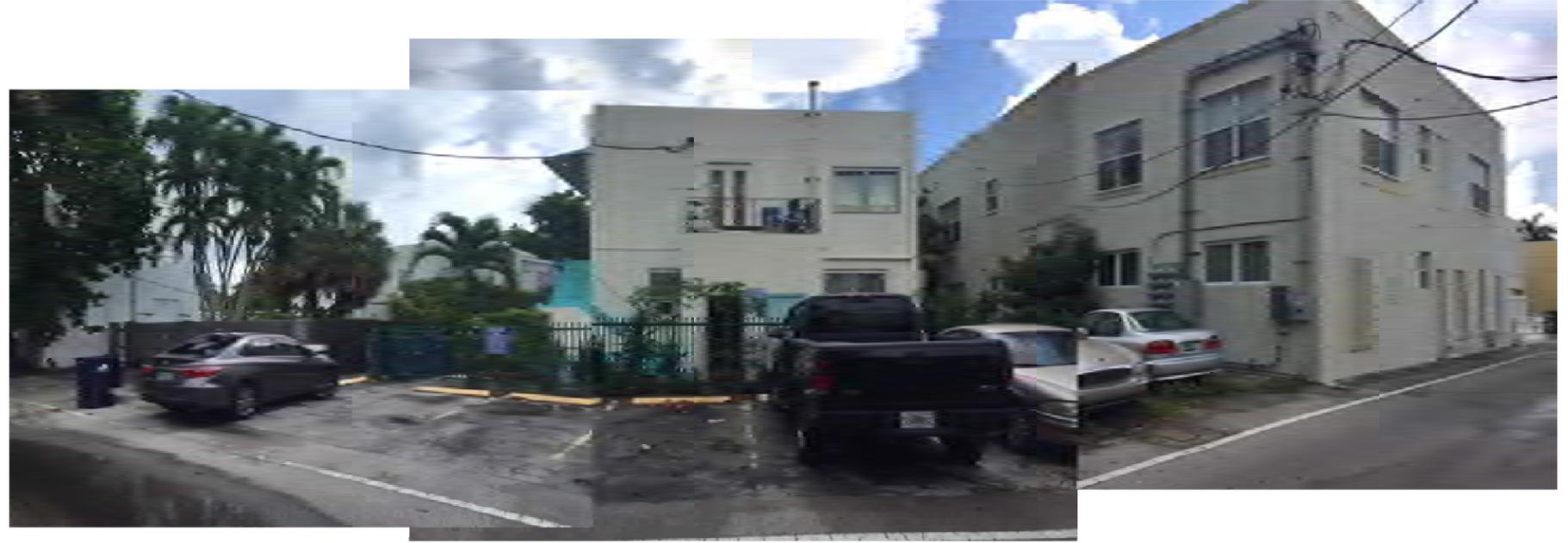
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Alley Images - North Side

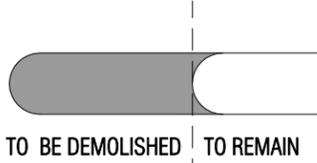


Alley Images - Middle

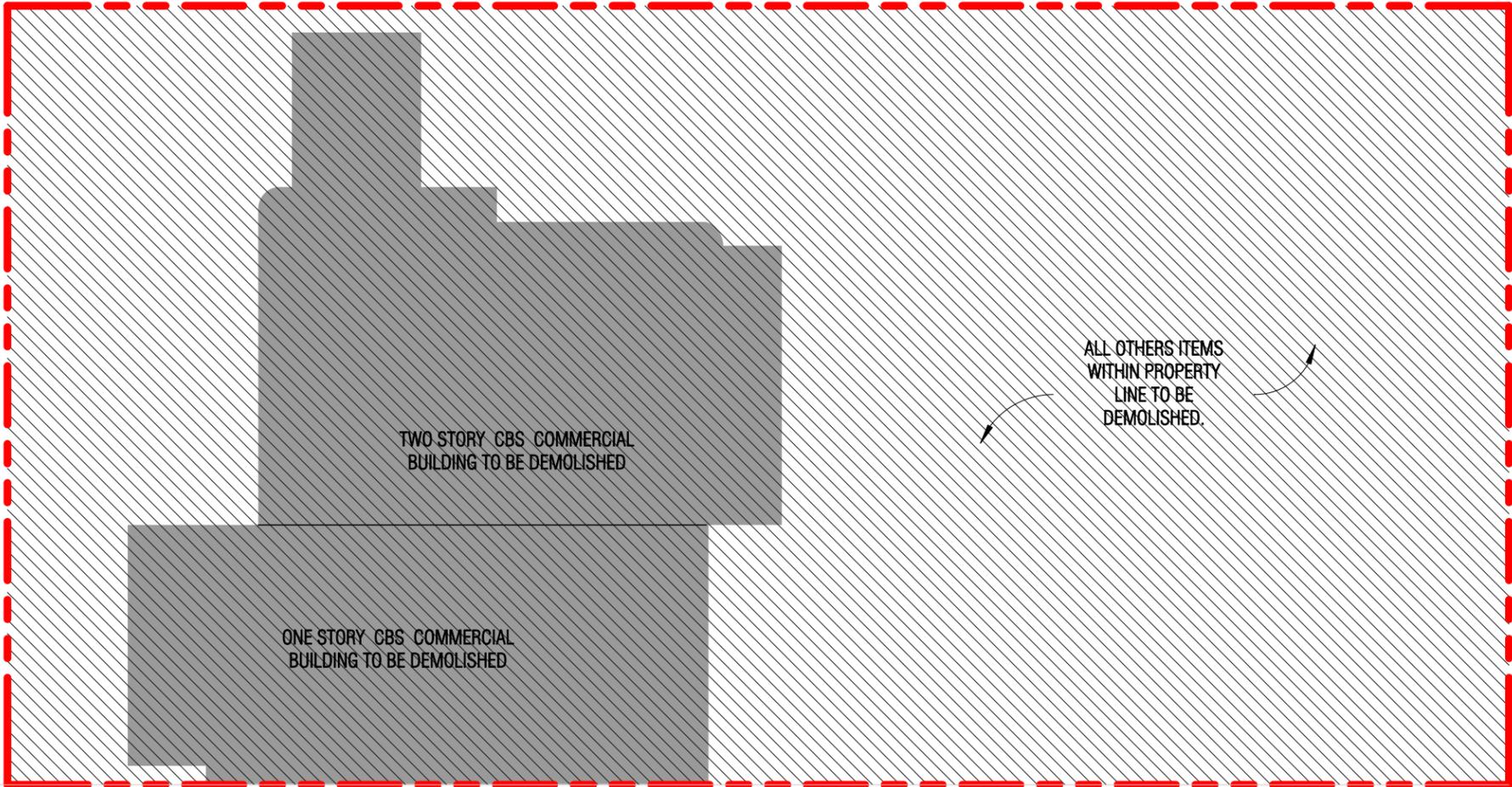


Alley Images - Middle

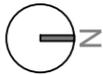
LENOX AVENUE



5 TH STREET



ALLEY



LAND

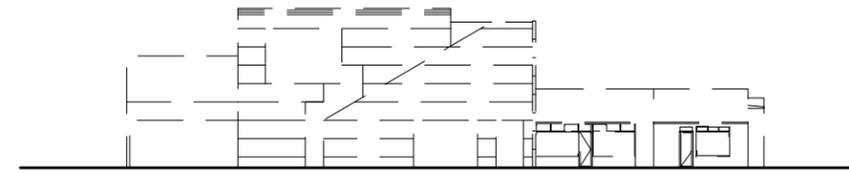
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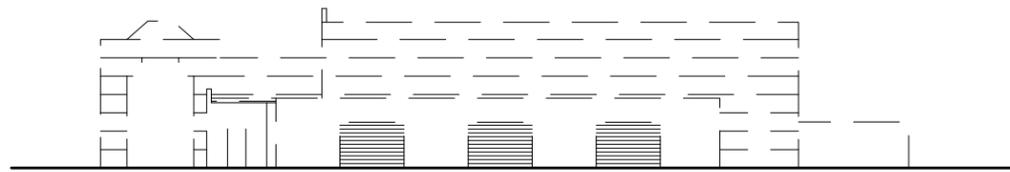
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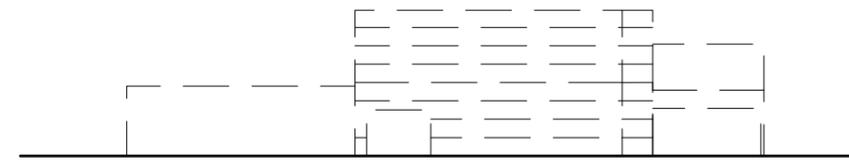
West Elevation



South Elevation



East Elevation



North Elevation



View : 5th and lenox intersection



View at intersection 5th and the alley.



View : Rear parking lot looking North.



View : 5th and lenox intersection



View from parking lot looking East.

The BLVD at Lenox

Miami Beach, Florida

Building Photos

09/02/2016

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View 1 : 5th and Lenox intersection



View 1: 5th and Lenox intersection

The BLVD at Lenox

Miami Beach, Florida

Building (1)

09/02/2016

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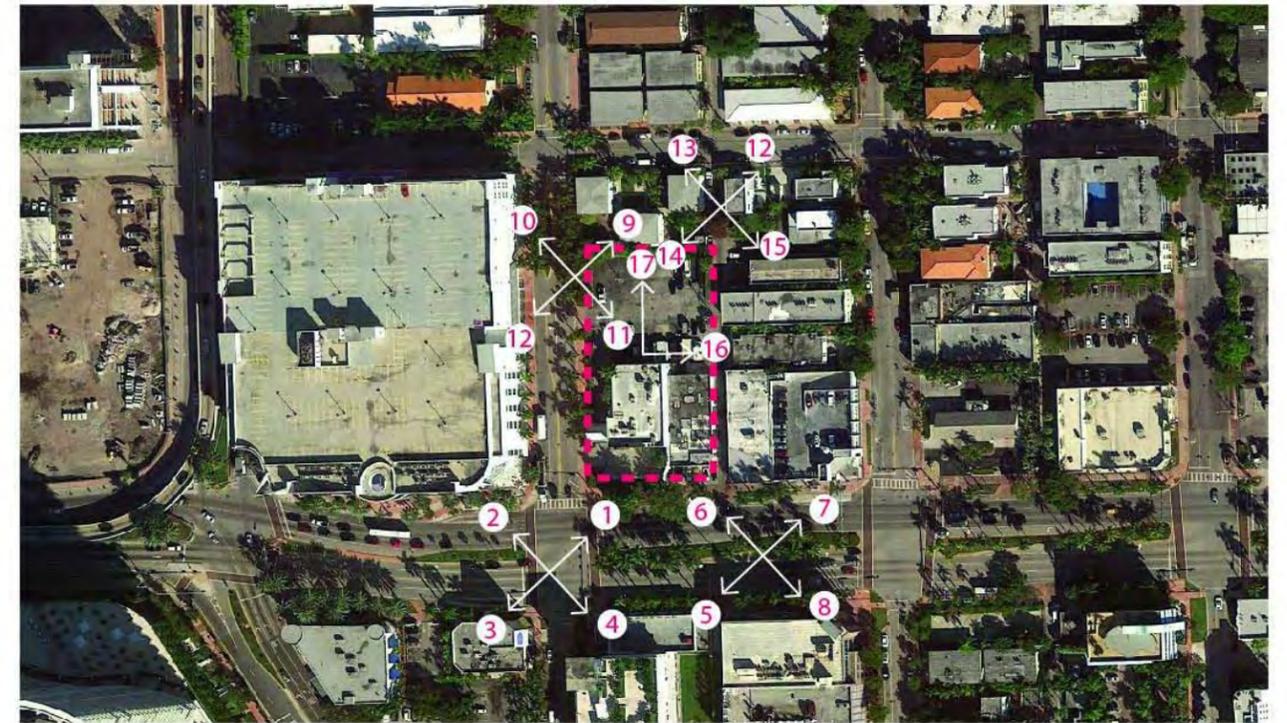
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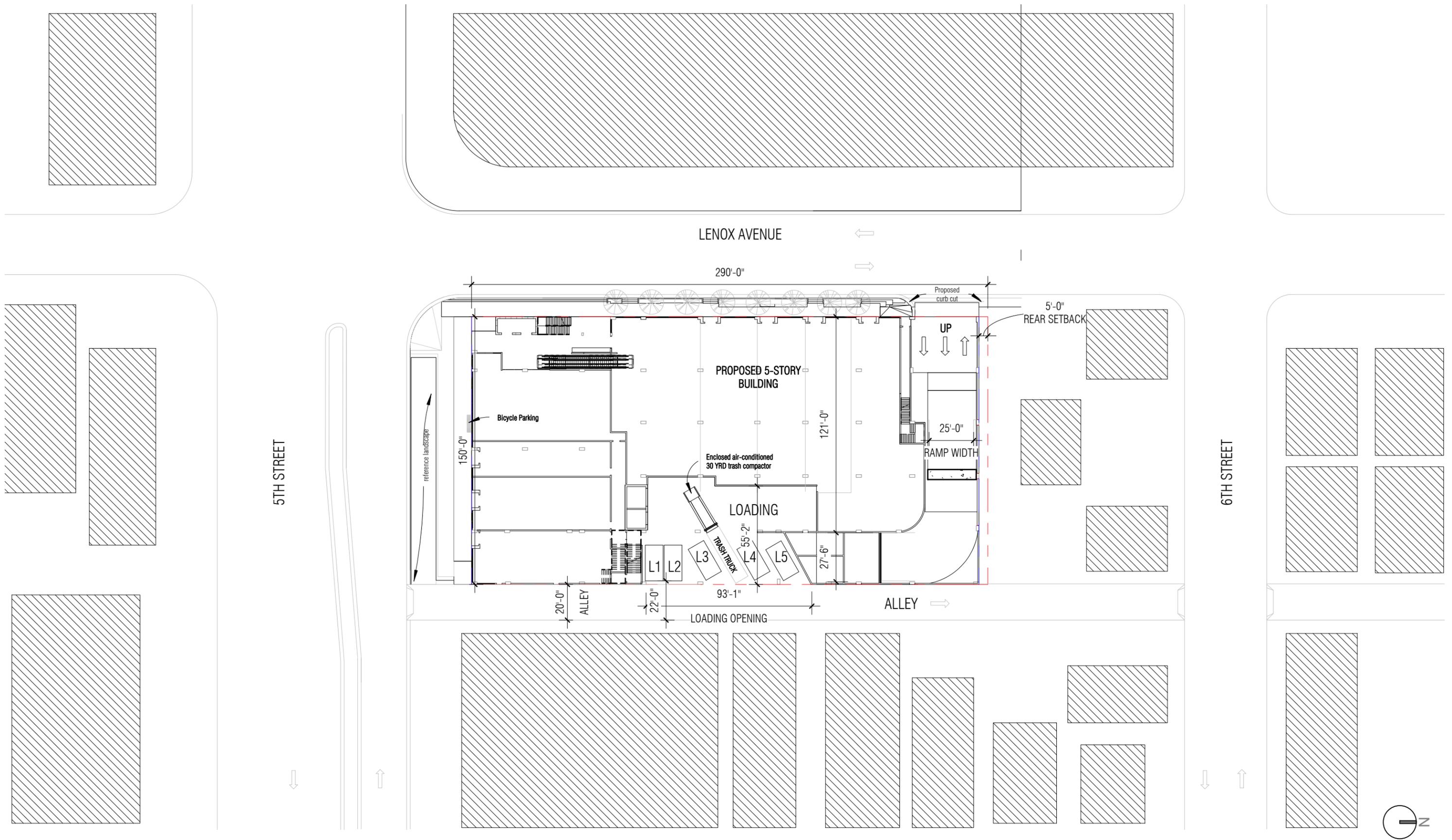
View 6: Intersection 5th and the alley



View 16: from parking looking East



View 17: Rear parking lot looking North



The BLVD at Lenox

Miami Beach, Florida

Site

1" = 50'-0"

09/02/2016

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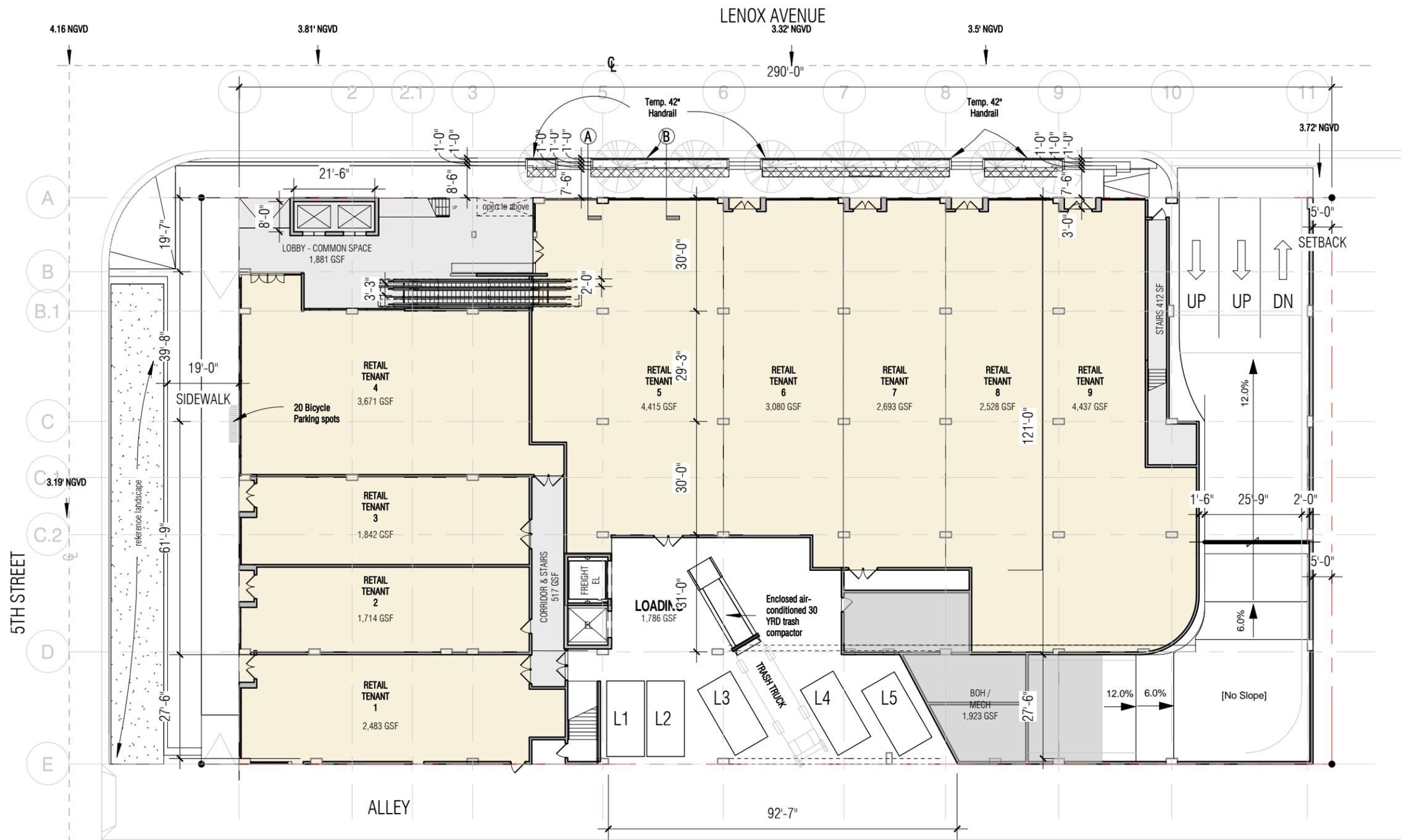


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Note on Lenox: Existing Sidewalk varies in width from 7'-6" to 8'-0".
 Temporary 42" handrails will be installed until the raising of the road.
 Once the roads are raised handrails will be removed, and sidewalk will be a
 min. of 8'-0"+ along retail on Lenox except at palm trees (7'-6").
 Reference Street Section A



The BLVD at Lenox

Miami Beach, Florida

Level 1

1" = 30'-0"

09/02/2016

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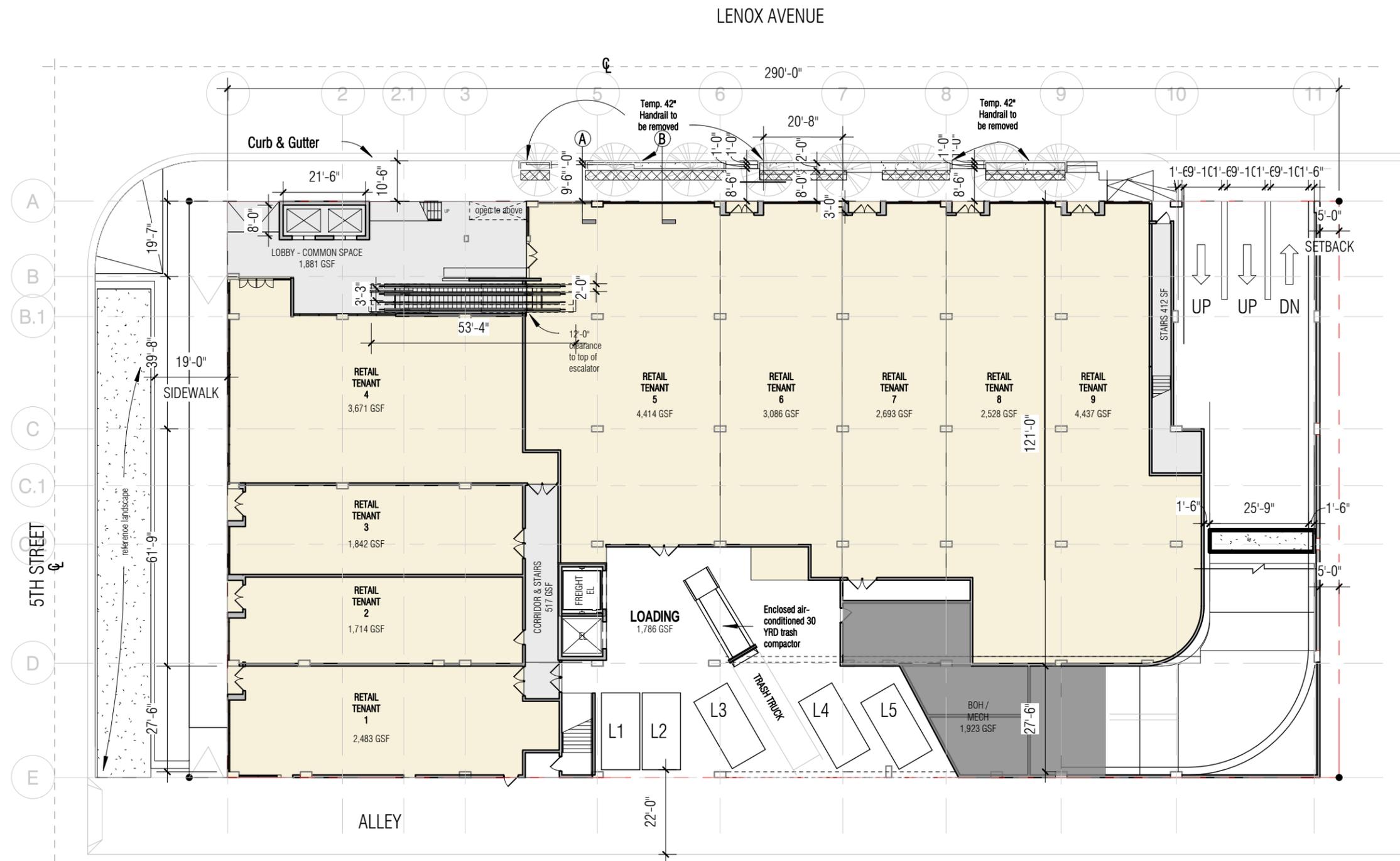


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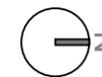
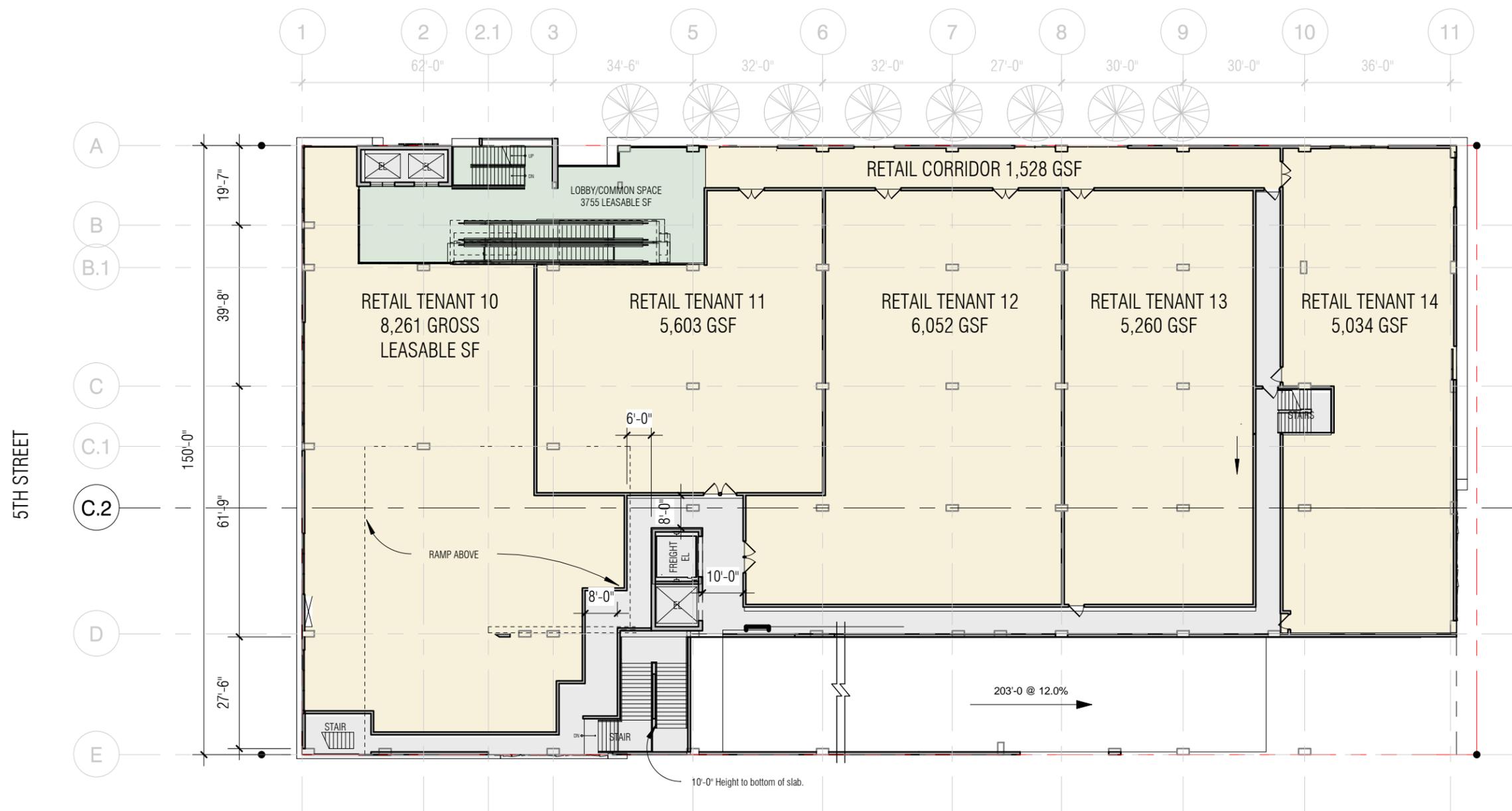
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Note on Lenox: Sidewalk varies in width from 8'-0" to 10'-6". Temporary handrails will be removed after raising of the road. 7'-6" clearance at palms trees.

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LENOX AVENUE



The BLVD at Lenox

Miami Beach, Florida

Level 2

1" = 30'-0"

09/02/2016

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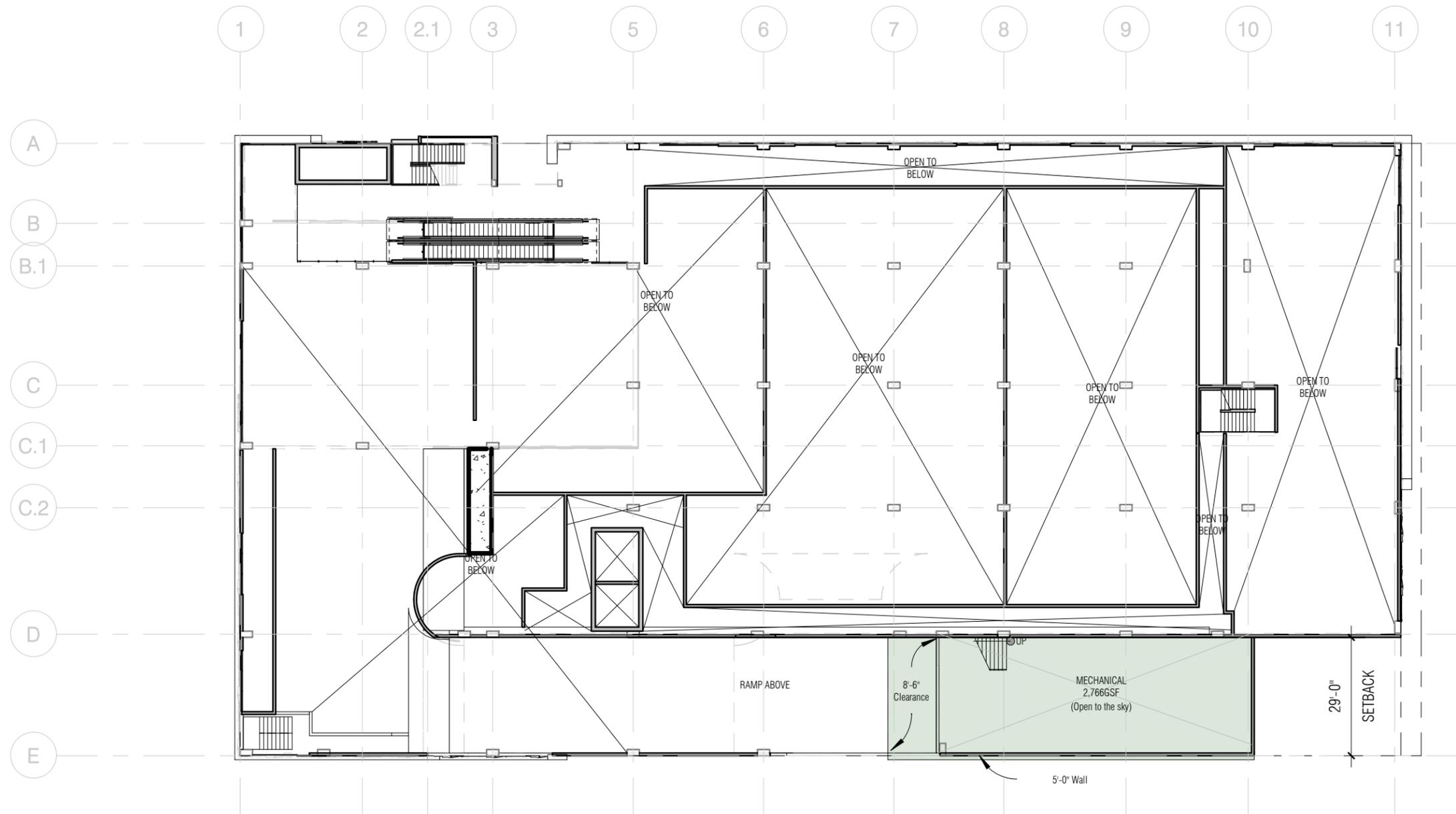


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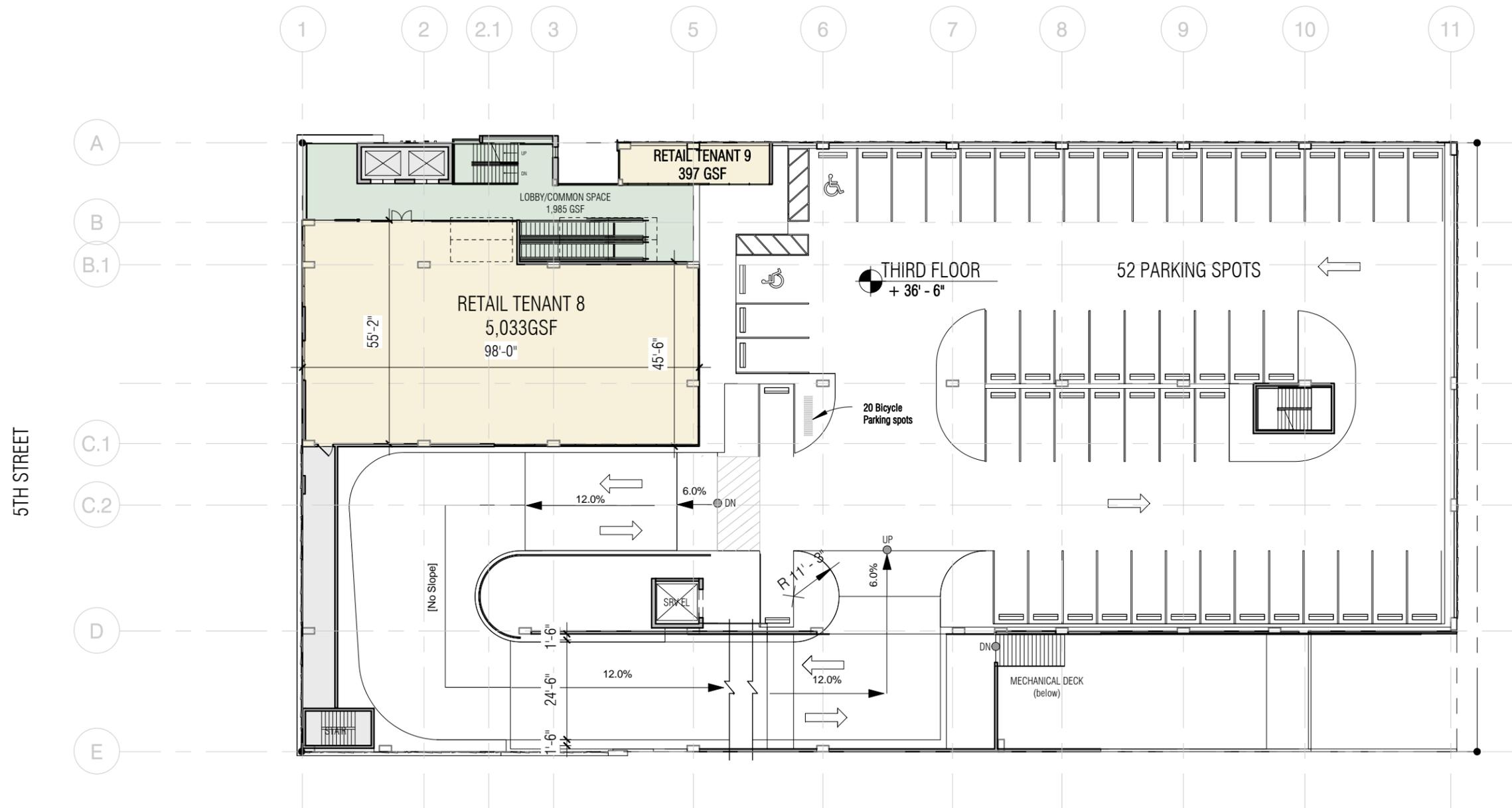
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LENOX AVENUE



The BLVD at Lenox

Miami Beach, Florida

Level 3

1" = 30'-0"

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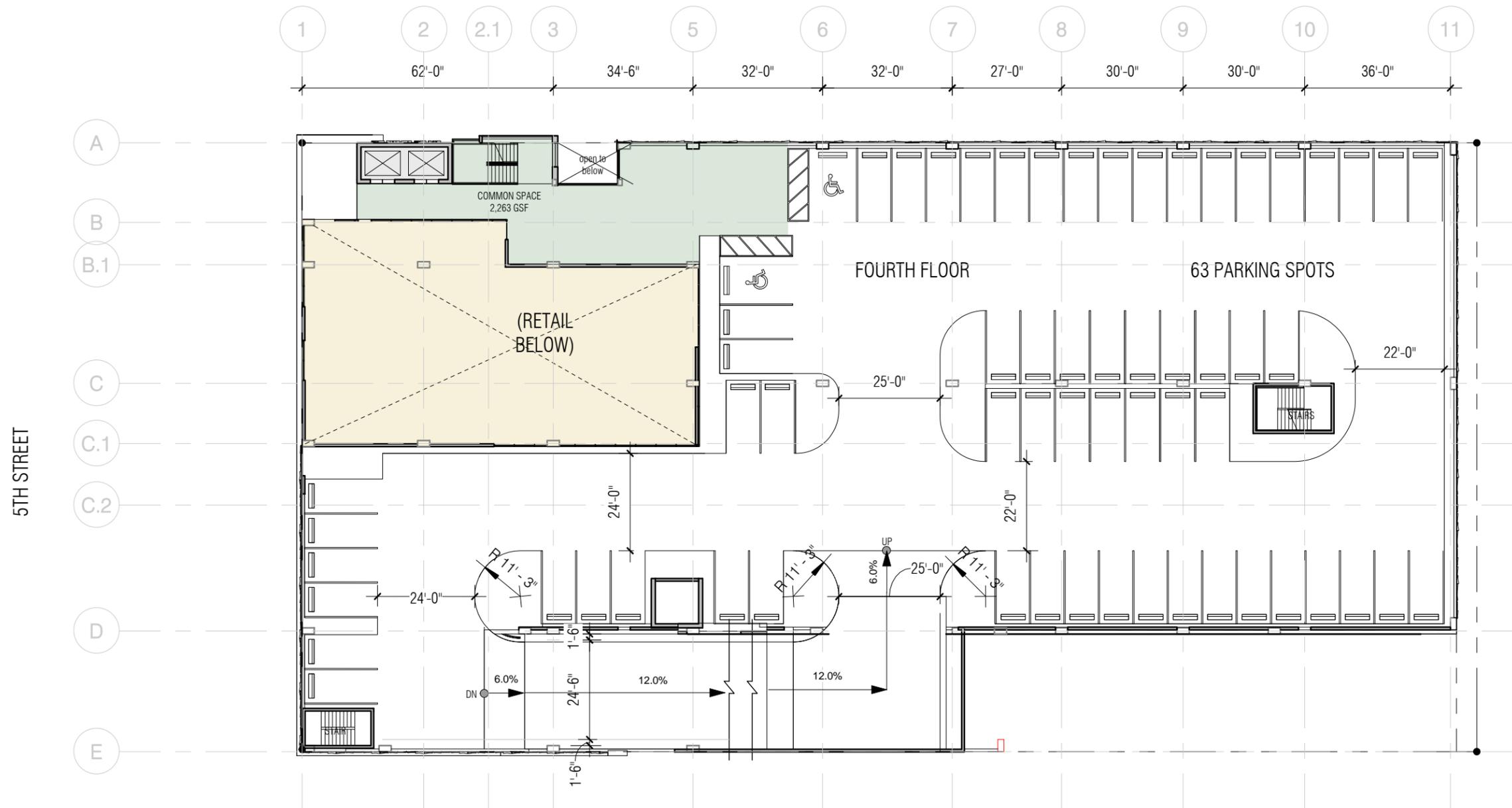
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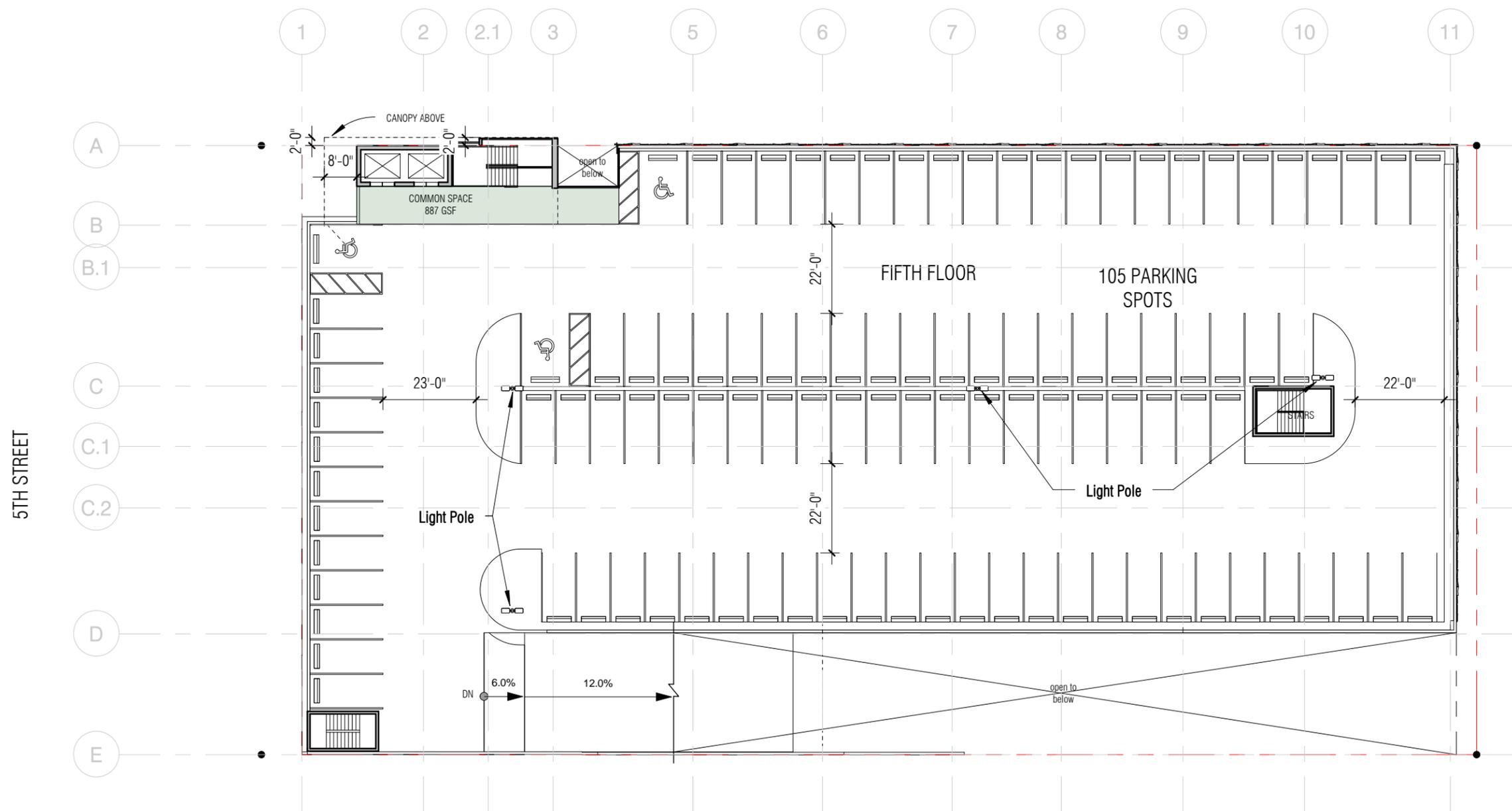
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LENOX AVENUE



LENOX AVENUE



The BLVD at Lenox

Miami Beach, Florida

Level 5

1" = 30'-0"

09/02/2016

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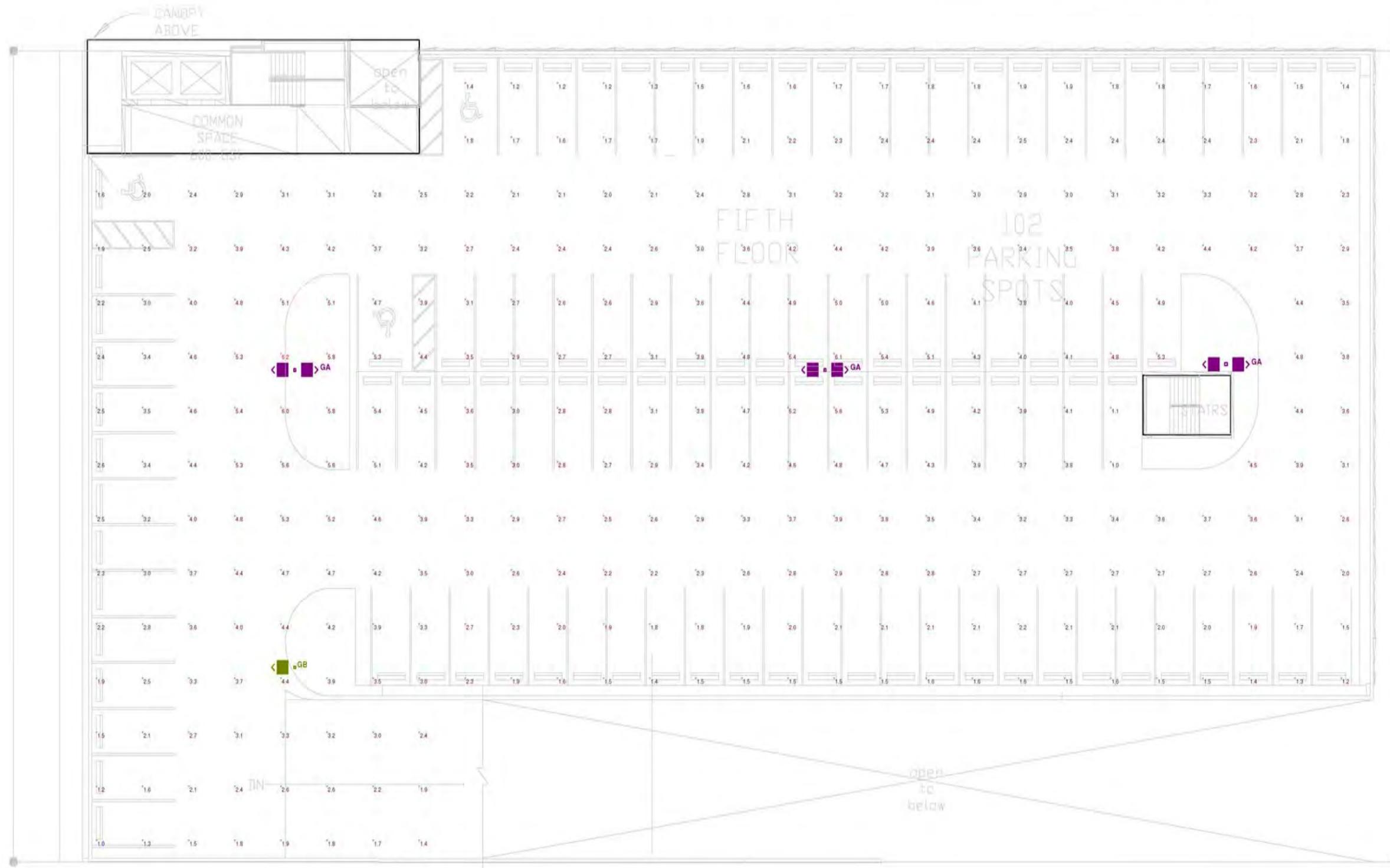
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LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
■	GA	3	VP-L-96NB-280-3K-TSW POLE MOUNTED 23' AFF	LARGE VIPER	C-70-CRI DATA SHOWN IS ABSOLUTE	VP-L-96NB-280-3K-TSW-144	Absolute	0.85	565.2
■	GB	1	VP-L-96NB-280-3K-TSW POLE MOUNTED 23' AFF	LARGE VIPER	C-70-CRI DATA SHOWN IS ABSOLUTE	VP-L-96NB-280-3K-TSW-144	Absolute	0.85	262.6

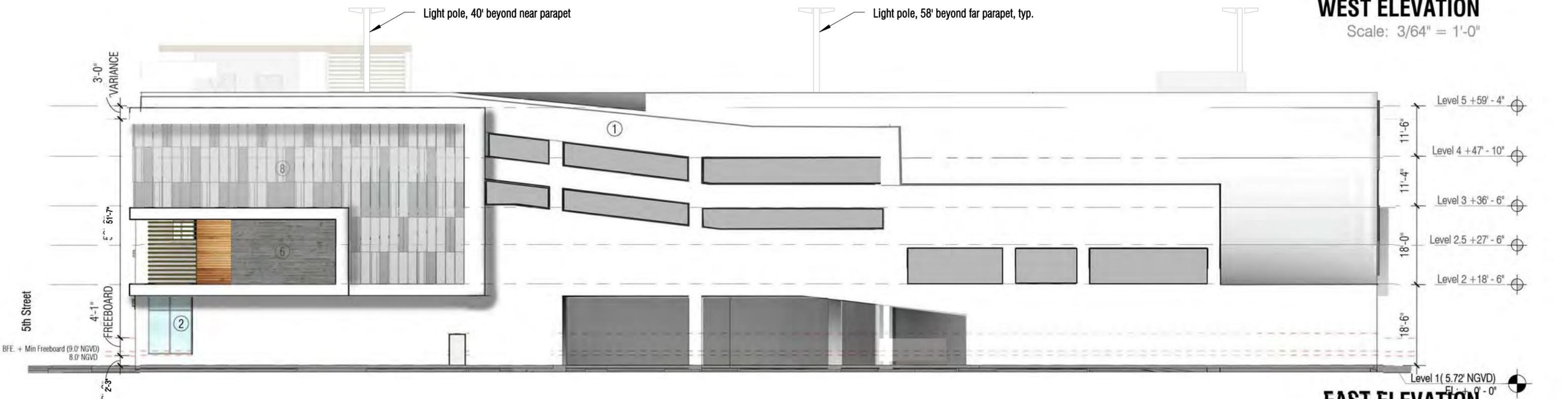
STATISTICS					
Description	Symbol	Avg	Max	Min	Max/Min
PARKING	+	3.1fc	6.2fc	1.0fc	6.2:1



- | | | | |
|---------------------------------------|----------------------------|----------------------|----------------------------|
| 1. White painted stucco | 5. Metal handrail | 9. Composite Wood | 13. Composite Wood Louvers |
| 2. Glass | 6. Dark Grey Concrete | 10. Glass Door | 14. Cast in place Concrete |
| 3. White powder coated Aluminum Frame | 7. Glass Door with Transom | 11. off white stucco | 15. Ground paint |
| 4. Glass handrail | 8. Garage Screen | 12. Escalator | |



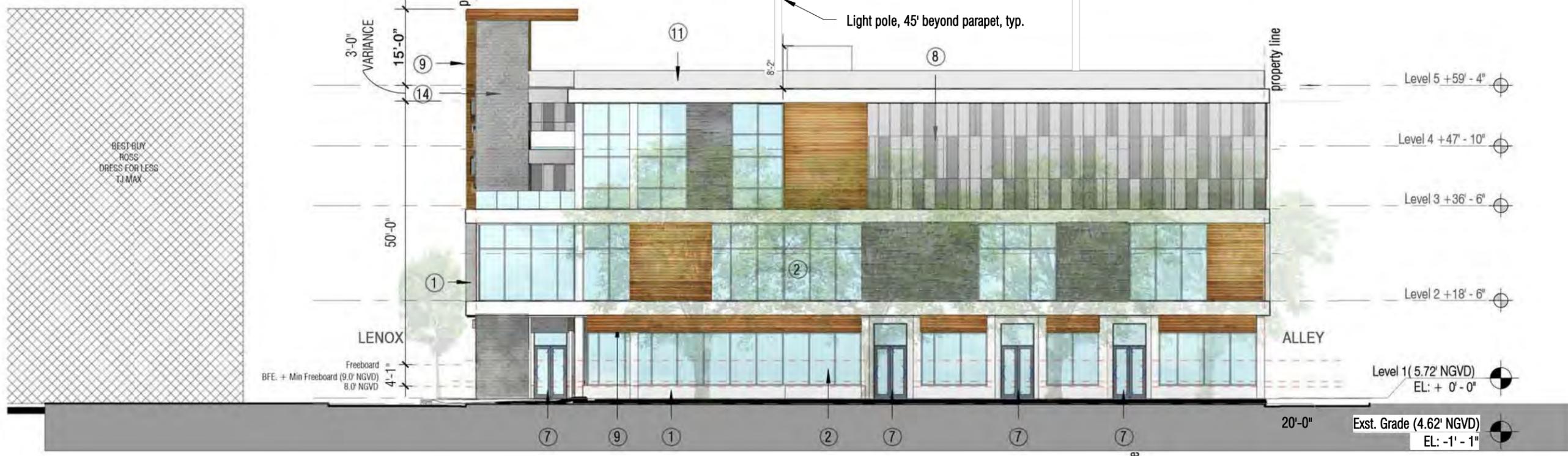
WEST ELEVATION
Scale: 3/64" = 1'-0"



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

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- | | | | |
|---------------------------------------|----------------------------|----------------------|----------------------------|
| 1. White painted stucco | 5. Metal handrail | 9. Composite Wood | 13. Composite Wood Louvers |
| 2. Glass | 6. Dark Grey Concrete | 10. Glass Door | 14. Cast in place Concrete |
| 3. White powder coated Aluminum Frame | 7. Glass Door with Transom | 11. off white stucco | 15. Ground paint |
| 4. Glass handrail | 8. Garage Screen | 12. Escalator | |

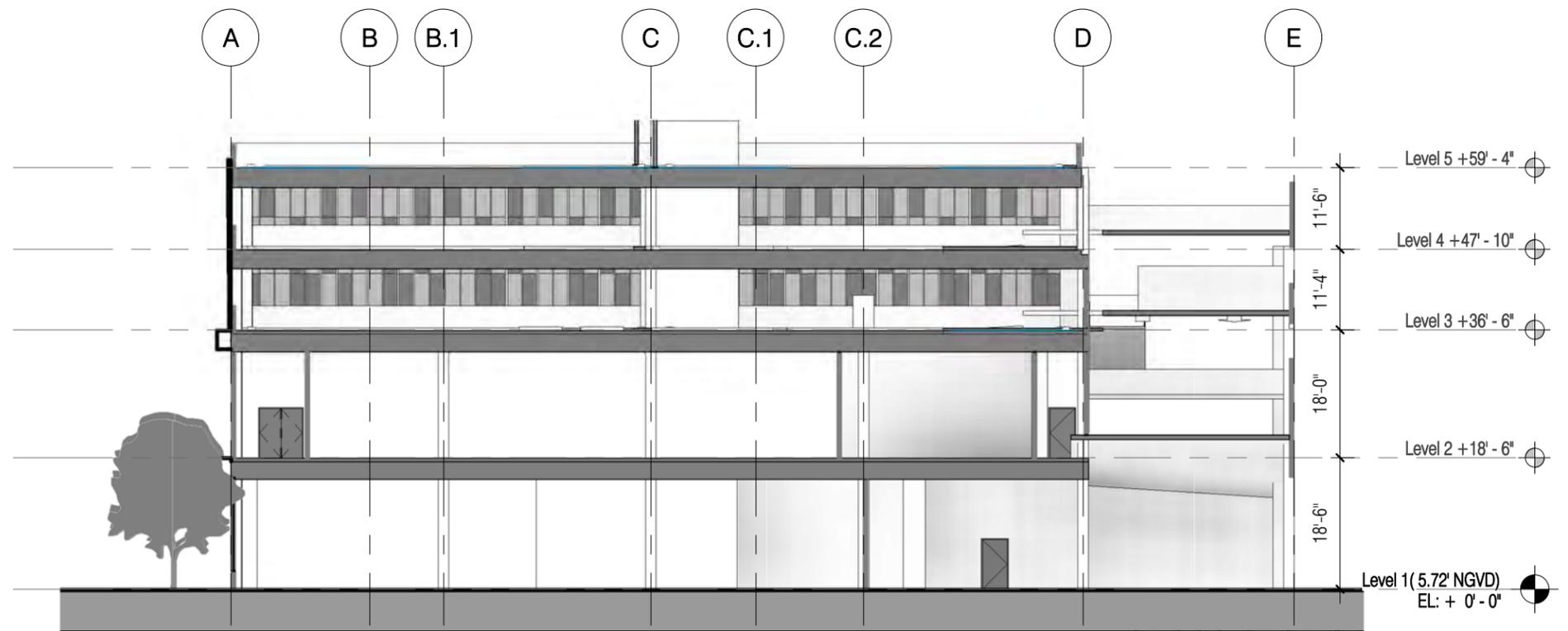


SOUTH ELEVATION
Scale: 3/64" = 1'-0"



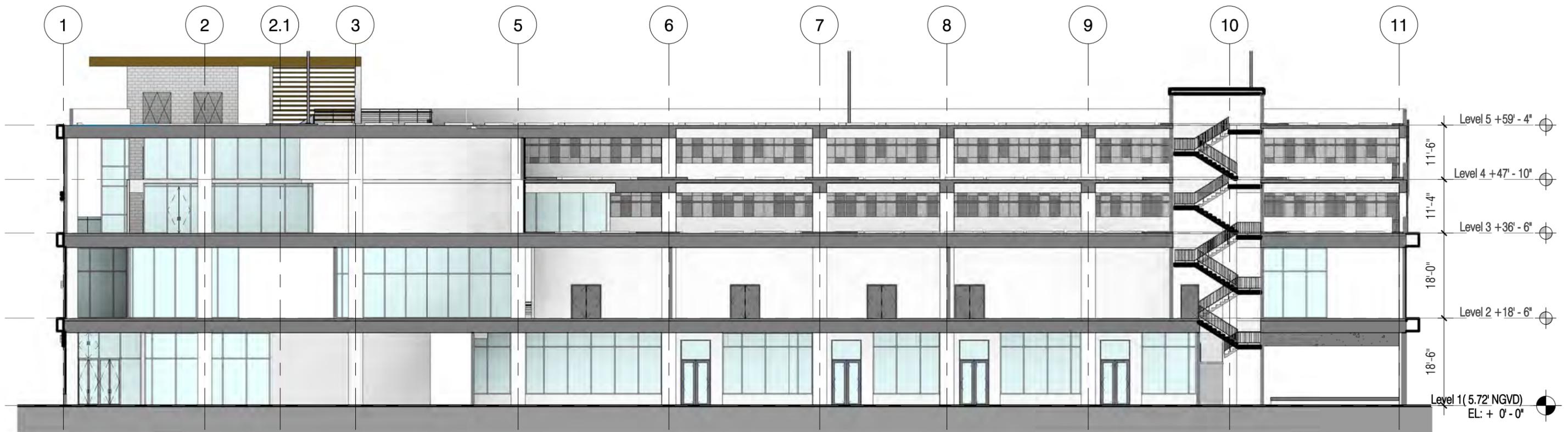
NORTH ELEVATION
Scale: 3/64" = 1'-0"

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CROSS SECTION

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



LONG SECTION

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

The BLVD at Lenox

Miami Beach, Florida

Building Sections

3/64" = 1'-0"

09/02/2016

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South Elevation



West Elevation



The BLVD at Lenox

Miami Beach, Florida

Garage Roof

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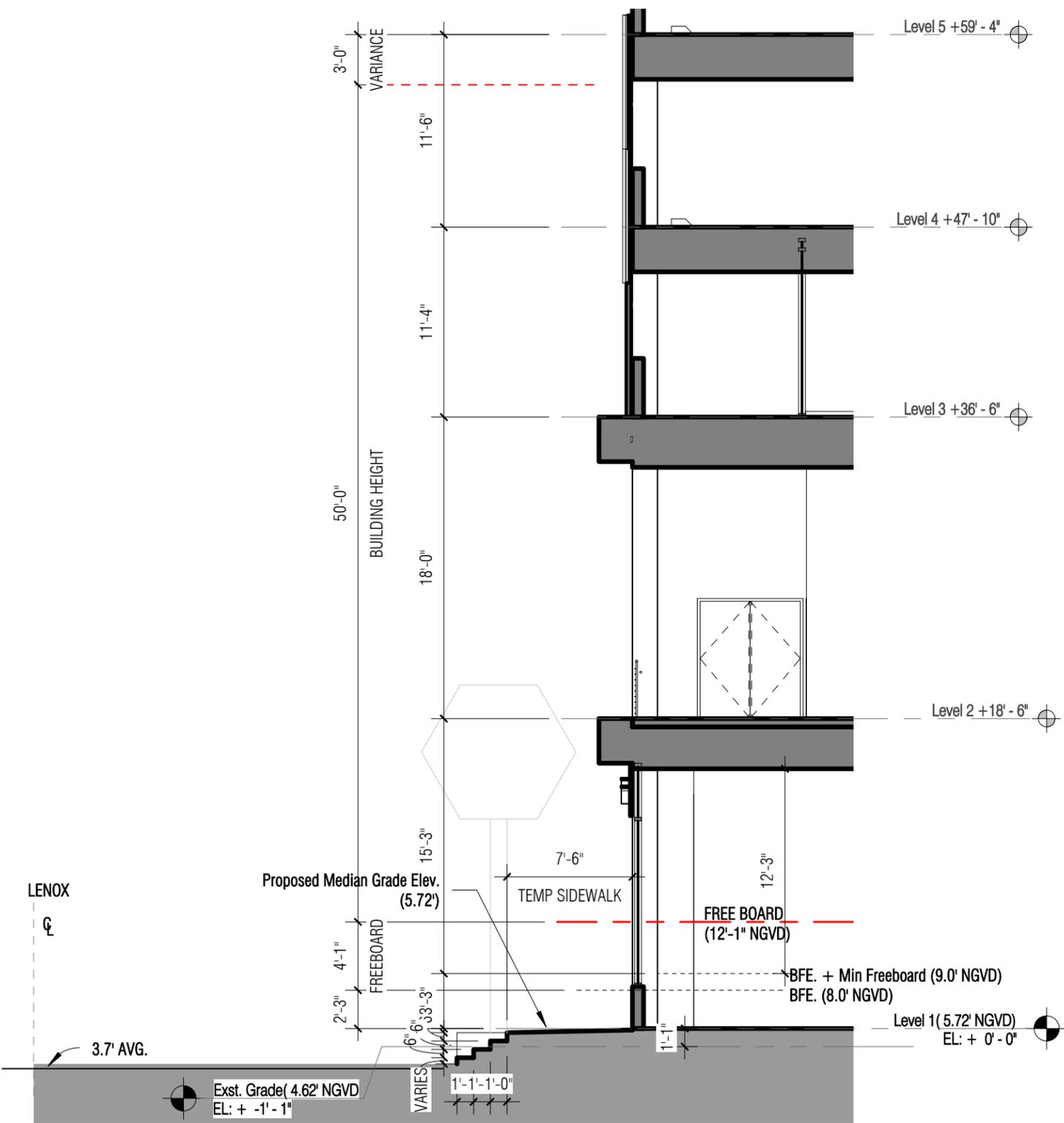


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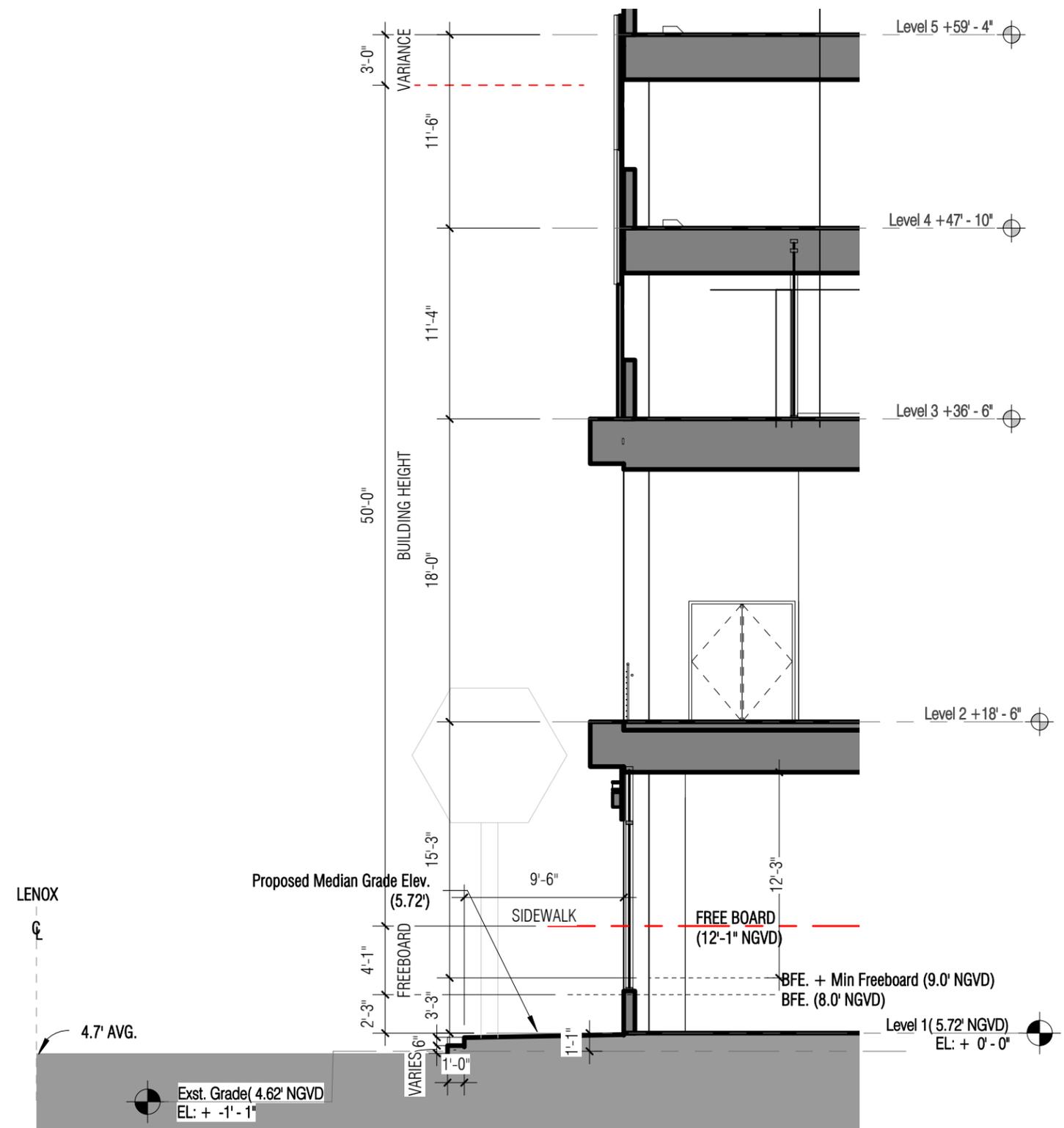
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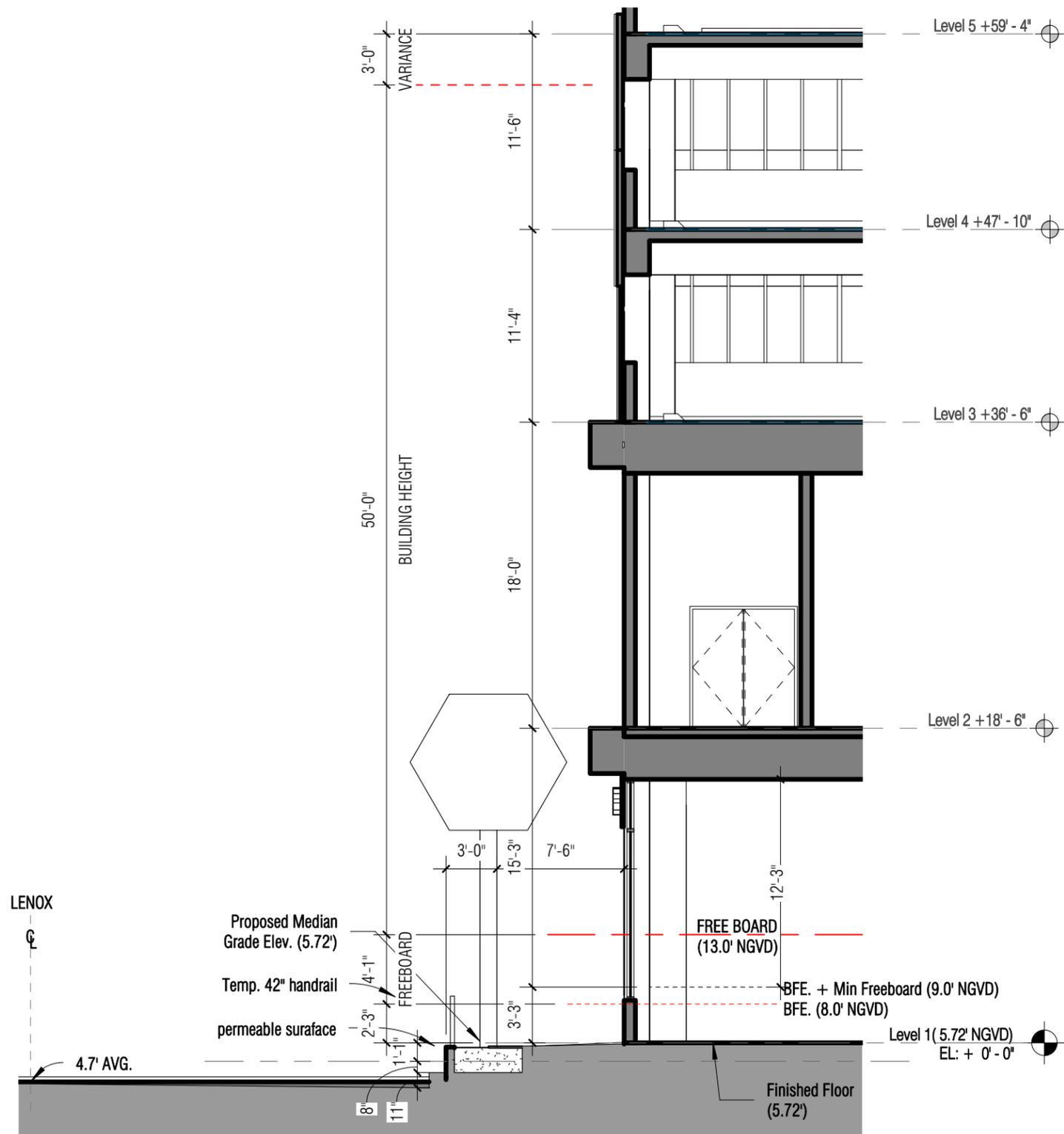
LENOX SECTION A @ EXISTING STREET

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



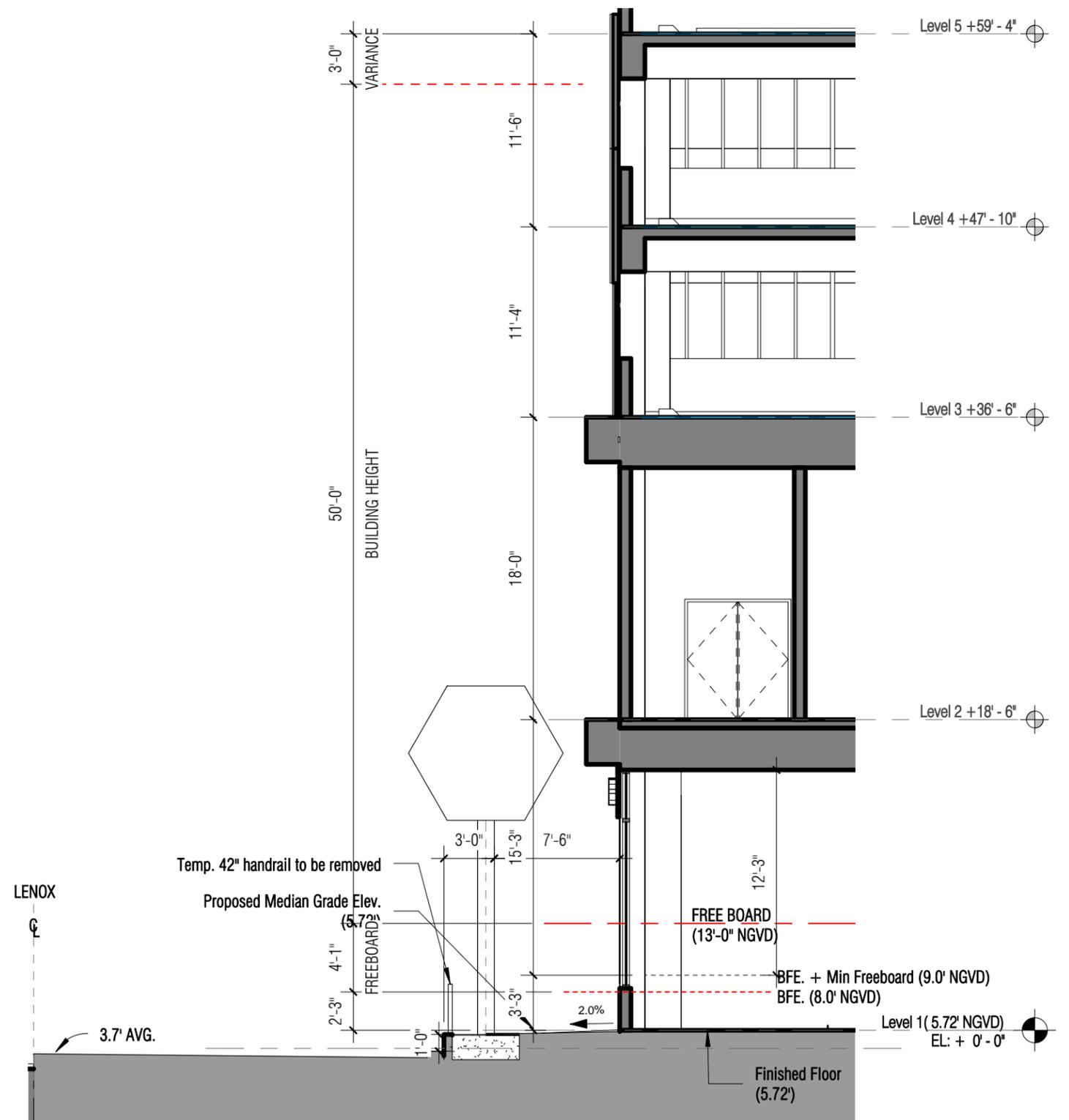
LENOX SECTION A @ FUTURE STREET

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



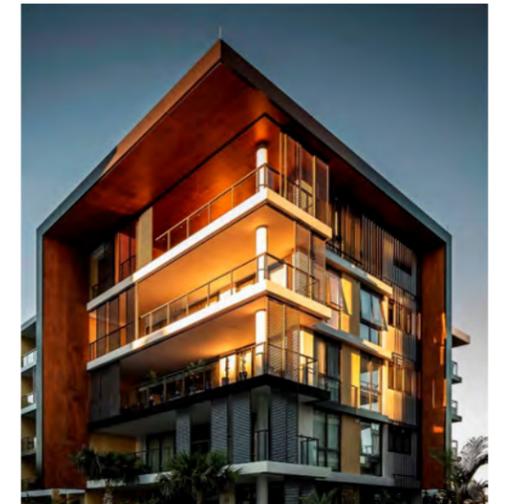
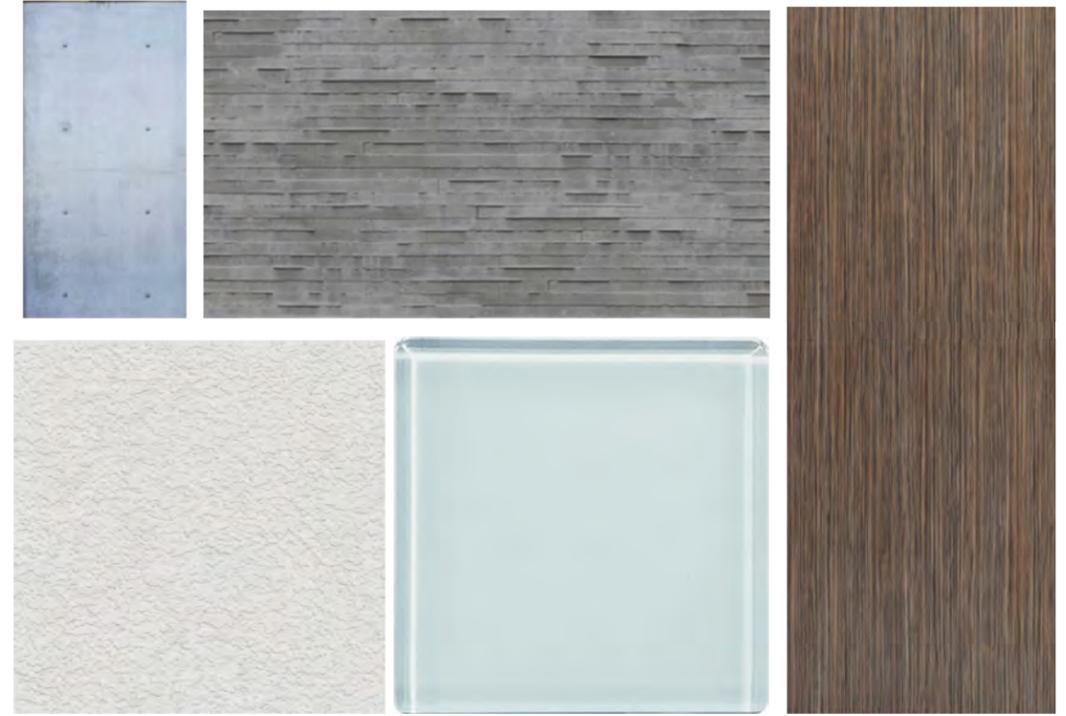
LENOX SECTION B @ PLANTER EXISTING ST.

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



LENOX SECTION B @ PLANTER - FUTURE

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



The BLVD at Lenox

Miami Beach, Florida

Materials & Inspiration

12" = 1'-0"

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The BLVD at Lenox

Miami Beach, Florida

View looking West on 5th Street

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The BLVD at Lenox

Miami Beach, Florida

5th Street View

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The BLVD at Lenox

Miami Beach, Florida

Lenox View_01

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The BLVD at Lenox

Miami Beach, Florida

NE VIEW

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The BLVD at Lenox

Miami Beach, Florida

Lenox View _02

09/02/2016

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The BLVD at Lenox

Miami Beach, Florida

Aerial View NW

09/02/2016

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The BLVD at Lenox

Miami Beach, Florida

View from 6th Street

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TREES & PLANTING TO BE PRESERVED NOTES

- EXISTING TREES TO BE PRESERVED SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS THEY BEAR TO PRE-CONSTRUCTION GRADE.
- EXISTING TREES TO BE PRESERVED SHALL BE PROTECTED WITH STURDY, WEATHERPROOF FENCING AT A MINIMUM FOUR (4) FEET HEIGHT INSTALLED NO CLOSER TO THE TREE TRUNK THAN ITS DRIPLINE. THIS FENCE SHALL BE MAINTAINED IN WORKING ORDER DURING ALL PHASES OF CONSTRUCTION. MAINTAIN TREE PROTECTION ZONES FREE OF WEEDS AND TRASH.
- NO WORK SHALL BE CONDUCTED WITHIN THE DRIPLINE, UNLESS REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT. ALL WORK APPROVED WITHIN THE DRIPLINE SHALL BE COMPLETED BY HAND. PROTECT ROOT SYSTEMS FROM PONDING, ERODING, OR EXCESSIVE WETTING.
- THE PROJECT LIMIT OF CONSTRUCTION AND ALL EXISTING VEGETATION TO REMAIN IS TO BE CLEARLY DEFINED BY STURDY, WEATHERPROOF FENCING AT A MINIMUM OF FOUR (4) FEET HIGH.

TREES & PLANTING TO BE RELOCATED NOTES

- THE CONTRACTOR IS TO ROOT PRUNE ALL PLANT MATERIAL 90 DAYS MINIMUM IN ADVANCE OF MOVING PLANT MATERIAL.
- THE CONTRACTOR IS TO WARRANTY ALL RELOCATED PLANT MATERIAL.
- THE CONTRACTOR IS RESPONSIBLE FOR THE WATERING AND FERTILIZING OF ALL PLANT RELOCATED PLANT MATERIAL UNTIL PROJECT COMPLETION.
- ALL RELOCATED PLANT MATERIAL IS TO BE APPROPRIATELY BRACED.
- CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT TWO WEEKS IN ADVANCE OF ALL SCHEDULED WORK PERTAINING TO THE RELOCATION OF SITE TREES.

TREES & PLANTING TO BE REMOVED NOTES

- THE CONTRACTOR IS TO COMPLETELY REMOVE ALL PLANTER MATERIAL DESIGNATED FOR REMOVAL (I.E. ROOT BALL, DEBRIS, SAW DUST, ETC.).
- THE CONTRACTOR IS TO BACKFILL ALL EXCAVATED ROOT BALLS FLUSH TO THE ADJACENT ELEVATION LEVEL.
- CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT TWO WEEKS IN ADVANCE OF ALL SCHEDULED WORK PERTAINING TO THE RELOCATION OF SITE TREES.

MITIGATION NOTES

- THE PROPOSED PLAN SPECIFIES THE REMOVAL OF 6,018 SQUARE FEET OF CANOPY AREA. PER , CITY OF MIAMI BEACH CODE OF ORDINANCES, CHAPTER 46, DIVISION 2.

TREE PROTECTION NOTES

- PROTECTION FENCE SHALL BE GALVANIZED CHAIN LINK STANDARD 2"X2" MESH.
- PROVIDE HINGED GATE.
- ALTERNATE: 2X4 WOOD POSTS (6'-0" O.C. MAX) WITH THREE EVENLY SPACED WOODEN RAILS. MIN. HT 4'
- POSTS MAY BE SHIFTED TO AVOID ROOTS.
- NO STORAGE, DEBRIS, VEHICULAR TRAFFIC OR EQUIPMENT CLEANING IS ALLOWED WITHIN THE PROTECTED AREA.
- REFER TO MUNICIPAL REQUIREMENTS FOR ADDITIONAL INFORMATION.

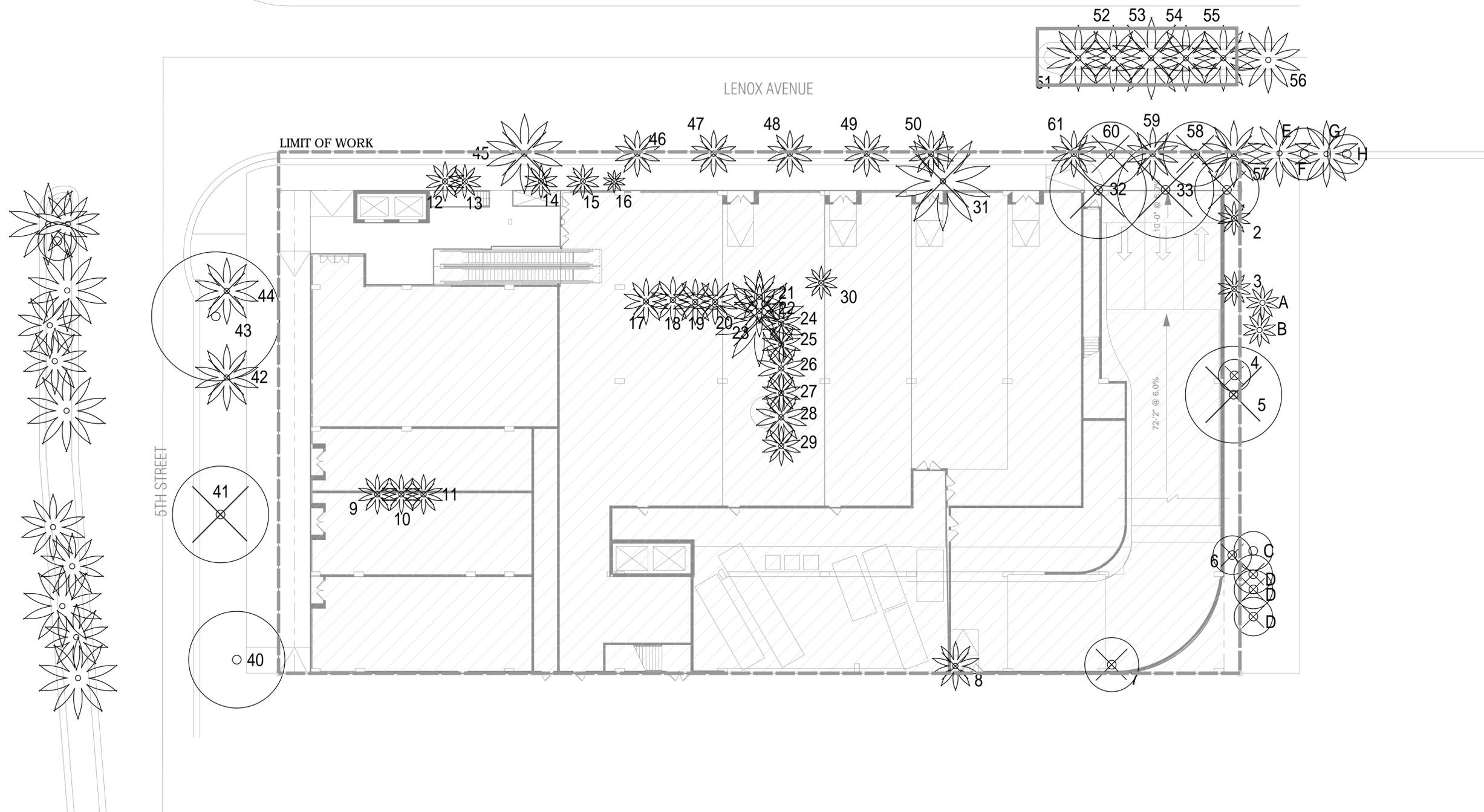
DEFINITIONS

- TREE: ANY SELF-SUPPORTING WOODY PLANT OR PALM WHICH USUALLY HAS A SINGLE MAIN AXIS OR TRUNK, WITH A MINIMUM TRUNK DIAMETER AT BREAST HEIGHT OF TWO INCHES AND A MINIMUM OVERALL HEIGHT OF 12 FEET. THIS DEFINITION EXCLUDES PLANTS WHICH ARE DEFINED AS SHRUBS, HEDGES, VINES, OR GROUND COVERS. PALMS SHALL HAVE A MINIMUM HEIGHT OF 14 FEET IN ORDER TO BE CLASSIFIED AS A TREE. - CITY OF MIAMI BEACH CODE OF ORDINANCES, CHAPTER 46, DIVISION 2

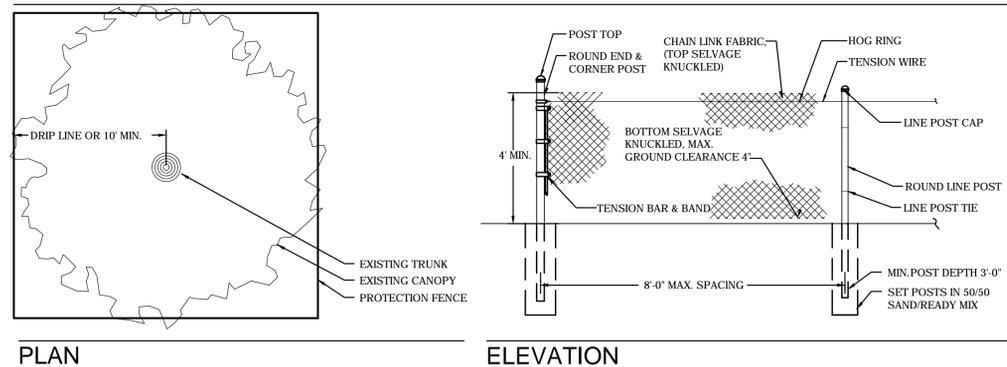
TREES DISPOSITION SCHEDULE

TREE No.	TREE - LATIN NAME	TREE - COMMON NAME	DIAMETER at BREAST HEIGHT (In inches)	DBH MULTI TRUNK	HEIGHT OF CANOPY TREES (in feet)	CLEAR TRUNK HEIGHT OF PALM TREES (in feet)	CANOPY DIAMETER (in feet)	CANOPY (in Sq. Ft.)	DISPOSITION	CONDITION	REMOVAL- MUNICIPAL CRITERIA AND NOTES		
											CRITERIA	CANOPY SQ. FT. R. LOW CANOPY SQ. FT.	
1	<i>Schinus terebinthifolius</i>	BRAZILIAN PEPPER TREE	14		25		20	314	REMOVE		INVASIVE		
2	<i>Veitchia montgomeryana</i>	MONTGOMERY PALM	4			16	12	113	REMOVE			113	
3	<i>Sabal palmetto</i>	CABBAGE PALM	12			10	10	79	REMOVE		DOES NOT MEET THE REQUIREMENTS TO QUALIFY AS A TREE. CMB. CHAPTER 46, DIV. 2		
4	<i>Mangifera indica</i>	MANGO TREE	6		20		10	79	REMOVE	POOR		79	
5	<i>Mangifera indica</i>	MANGO TREE	14		25		30	707	REMOVE			707	
6	<i>Ficus benghalensis</i>	BANYAN TREE			3			0	REMOVE	POOR	DOES NOT MEET THE REQUIREMENTS TO QUALIFY AS A TREE. CMB. CHAPTER 46, DIV. 2		
7	<i>Ficus aurea</i>	STANGLER FIG	8		18		17	227	REMOVE	POOR	UNSAFE CONDITIONS	227	
8	<i>Sabal palmetto</i>	CABBAGE PALM	11			7	15	177	REMOVE	FAIR	DOES NOT MEET THE REQUIREMENTS TO QUALIFY AS A TREE. CMB. CHAPTER 46, DIV. 2		
9	<i>Sabal palmetto</i>	CABBAGE PALM	10			22	12	113	REMOVE	FAIR		113	
10	<i>Sabal palmetto</i>	CABBAGE PALM	10			20	12	113	REMOVE			113	
11	<i>Sabal palmetto</i>	CABBAGE PALM	10			18	12	113	REMOVE			113	
12	<i>Washingtonia robusta</i>	WASHINGTON PALM	10			8	12	113	REMOVE		INVASIVE		
13	<i>Wodyetia bifurcata</i>	FOXTAIL PALM	10			14	12	113	REMOVE			113	
14	<i>Wodyetia bifurcata</i>	FOXTAIL PALM	10			12	12	113	REMOVE			113	
15	<i>Roystonea regia</i>	ROYAL PALM	10			20	20	314	REMOVE	FAIR		314	
16	<i>Chamaerops humilis</i>	MEDITERRANEAN FAN PALM	6			8	7	38	REMOVE		DOES NOT MEET THE REQUIREMENTS TO QUALIFY AS A TREE. CMB. CHAPTER 46, DIV. 2	38	
17	<i>Sabal palmetto</i>	CABBAGE PALM	8			18	14	154	REMOVE	FAIR		154	
18	<i>Sabal palmetto</i>	CABBAGE PALM	8			20, 28	14	28	REMOVE			28	
19	<i>Sabal palmetto</i>	CABBAGE PALM	8			18, 25	14	28	REMOVE			28	
20	<i>Sabal palmetto</i>	CABBAGE PALM	8			20	14	154	REMOVE			154	
21	<i>Veitchia montgomeryana</i>	MONTGOMERY PALM	8			25	16	201	REMOVE			201	
22	<i>Veitchia montgomeryana</i>	MONTGOMERY PALM	8			32	16	201	REMOVE			201	
23	<i>Veitchia montgomeryana</i>	MONTGOMERY PALM	2 @ 8			30, 25	28	616	REMOVE			616	
24	<i>Veitchia merrillii</i>	MANILA PALM	3 @ 4			12	12	113	REMOVE			113	
25	<i>Veitchia merrillii</i>	MANILA PALM	3 @ 4			14	12	113	REMOVE			113	
26	<i>Veitchia merrillii</i>	MANILA PALM	3 @ 5			15	15	6	REMOVE			6	
27	<i>Veitchia merrillii</i>	MANILA PALM	2 @ 4			13	12	113	REMOVE				
28	<i>Veitchia merrillii</i>	MANILA PALM	3 @ 4			12	16	201	REMOVE		DOES NOT MEET THE REQUIREMENTS TO QUALIFY AS A TREE. CMB. CHAPTER 46, DIV. 2		
29	<i>Veitchia merrillii</i>	MANILA PALM	6			8	12	113	REMOVE				
30	<i>Wodyetia bifurcata</i>	FOXTAIL PALM	8			10	10	79	REMOVE	POOR			
31	<i>Roystonea regia</i>	ROYAL PALM	14			22	30	707	REMOVE			707	
32	<i>Bursera simaruba</i>	GUMBO LIMBO	12		22		30	707	REMOVE			707	
33	<i>Bursera simaruba</i>	GUMBO LIMBO	12		22		30	707	REMOVE			707	
STREET TREES													
40	<i>Conocarpus erectus</i>	GREEN BUTTWOOD	36		35		30	707	REMAIN	FAIR			
41	<i>Conocarpus erectus</i>	GREEN BUTTWOOD	40		26		30	707	REMOVE	FAIR		707	
42	<i>Roystonea regia</i>	ROYAL PALM	14			30	20	314	REMOVE			314	
43	<i>Conocarpus erectus</i>	GREEN BUTTWOOD	36		35		40	1257	REMAIN				
44	<i>Roystonea regia</i>	ROYAL PALM	14			30	20	314	REMOVE			314	
45	<i>Roystonea regia</i>	ROYAL PALM	14			24	18	24	REMOVE	FAIR		24	
46	<i>Roystonea regia</i>	ROYAL PALM	14			20	15	177	REMOVE	POOR		177	
47	<i>Roystonea regia</i>	ROYAL PALM	14			26	25	491	REMOVE			491	
48	<i>Roystonea regia</i>	ROYAL PALM	14			26	20	314	REMOVE			314	
49	<i>Roystonea regia</i>	ROYAL PALM	14			26	16	201	REMOVE			201	
50	<i>Roystonea regia</i>	ROYAL PALM	14			26	16	201	REMOVE			201	
51	<i>Roystonea regia</i>	ROYAL PALM	14			30	20	314	REMOVE			314	
52	<i>Roystonea regia</i>	ROYAL PALM	18			32	25	491	REMOVE			491	
53	<i>Roystonea regia</i>	ROYAL PALM	18			34	25	491	REMOVE			491	
54	<i>Roystonea regia</i>	ROYAL PALM	18			30	20	314	REMOVE	FAIR		314	
55	<i>Roystonea regia</i>	ROYAL PALM	18			24	20	314	REMOVE			314	
56	<i>Roystonea regia</i>	ROYAL PALM	19			24	20	314	REMAIN				
57	<i>Roystonea regia</i>	ROYAL PALM	14			22	20	314	REMOVE			314	
58	<i>Lysiloma bahamensis</i>	TAMARIND TREE	8		20		20	314	REMOVE			314	
59	<i>Roystonea regia</i>	ROYAL PALM	18			22	18	254	REMOVE			254	
60	<i>Lysiloma bahamensis</i>	TAMARIND TREE	7		25		20	314	REMOVE			314	
61	<i>Roystonea regia</i>	ROYAL PALM	12			18	14	154	REMOVE			154	
											TOTAL SQ. FEET FOR SITE REMOVAL:	5,778	
											TOTAL SQ. FEET FOR ROW REMOVALS:		6,018





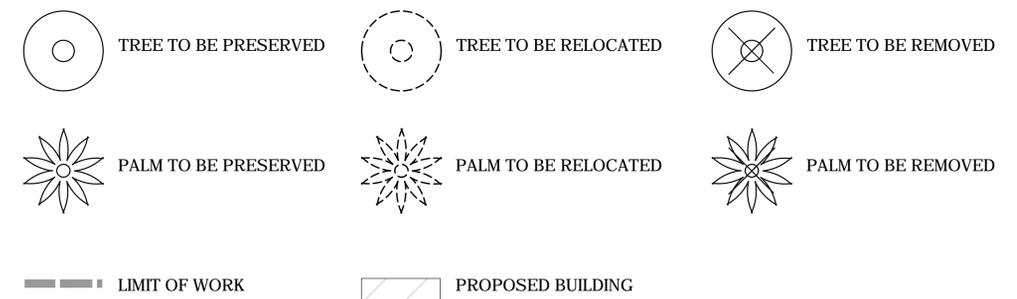
TREE PROTECTION DETAIL



PLAN

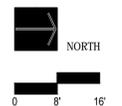
ELEVATION

TREE DISPOSITION LEGEND



--- LIMIT OF WORK

▨ PROPOSED BUILDING



BLVD at Lenox

Miami Beach, Florida

Tree Disposition Plan

1/16" = 1'-0"

08/10/2016

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LAND

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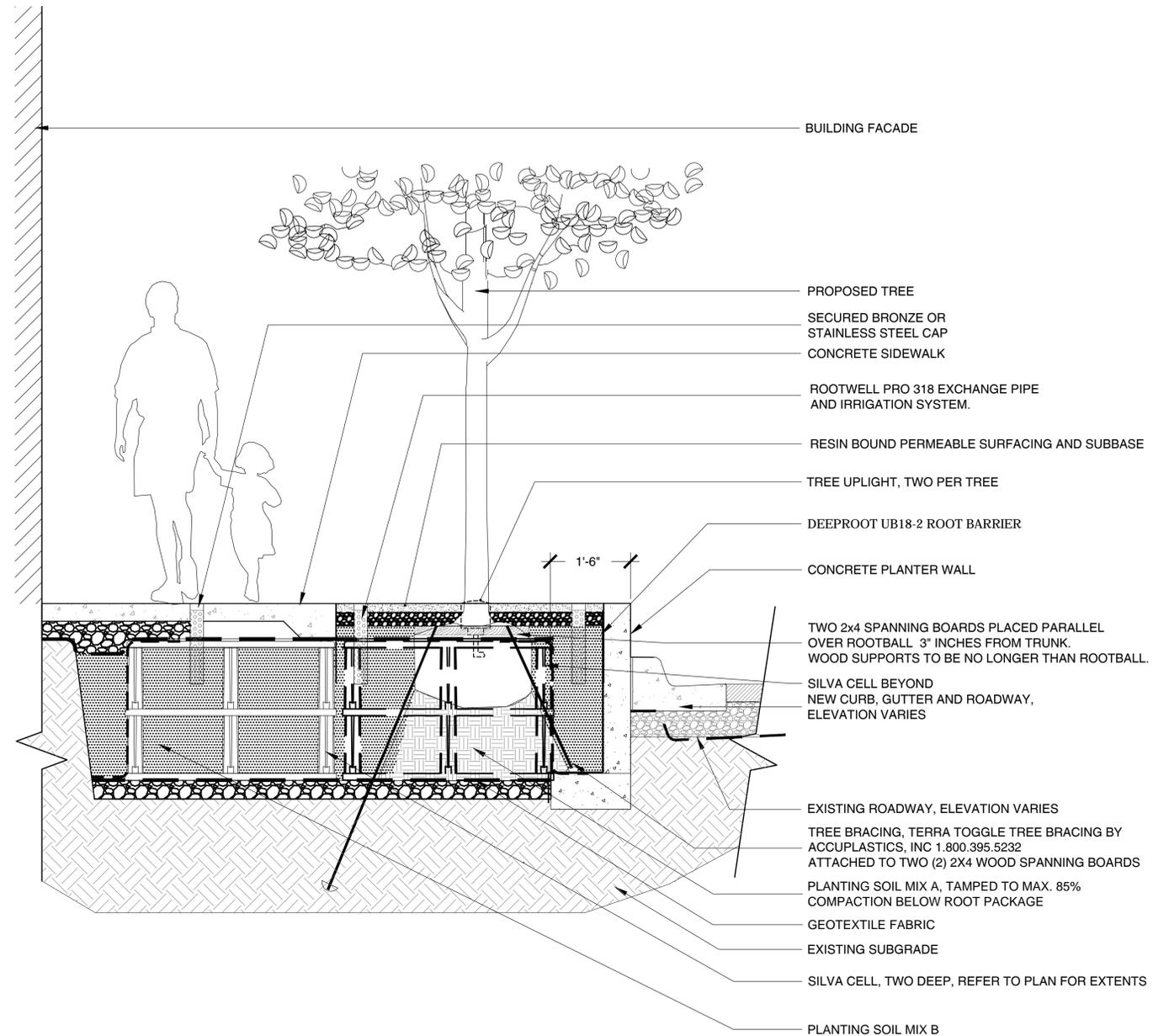
e info@zyscovich.com
w www.zyscovich.com

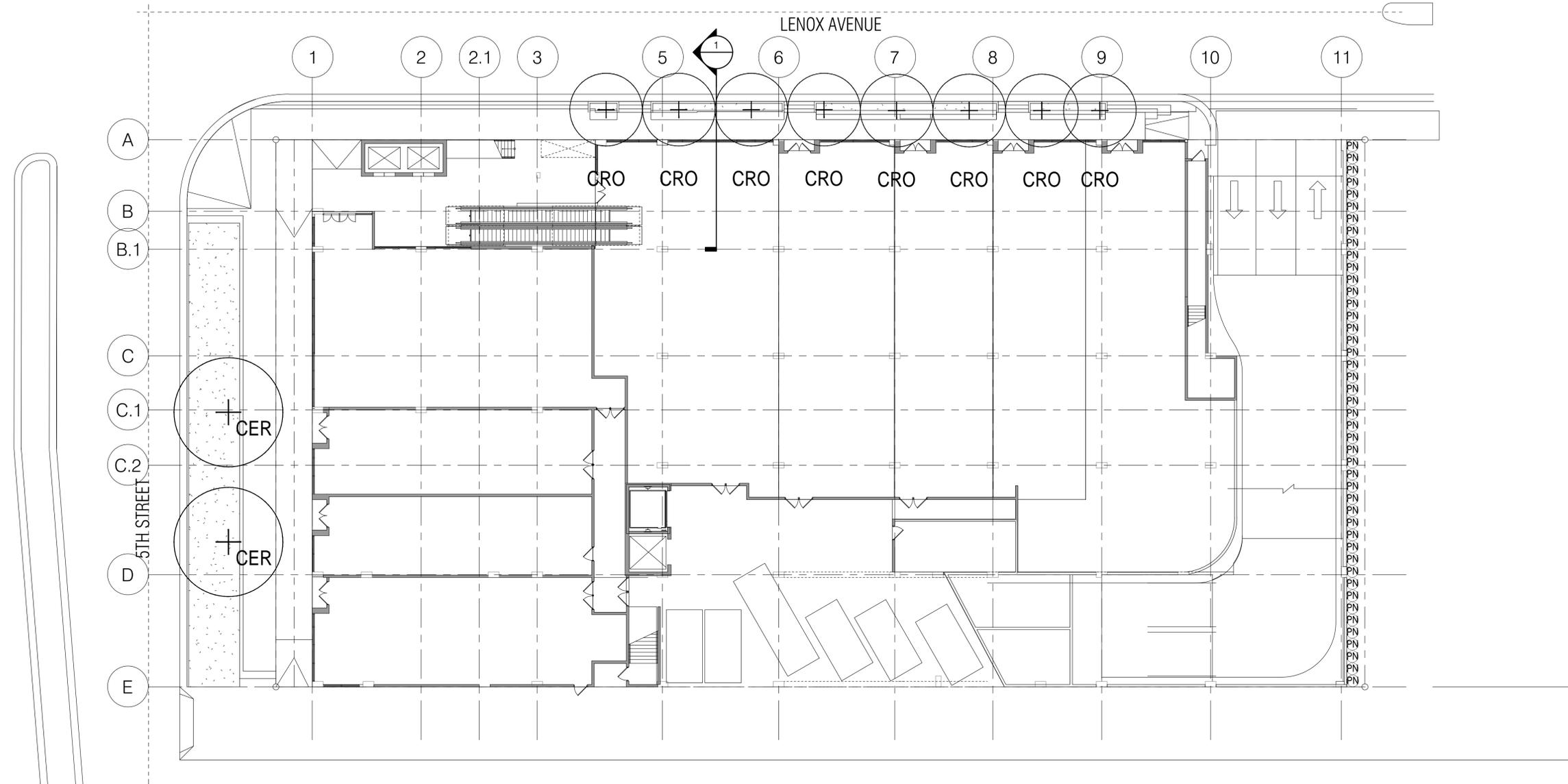
PLANTING NOTES

1. PLANT MATERIAL IS TO BE HEALTHY SPECIMENS FREE FROM DISEASE OR DAMAGE, AND IS TO BE MAINTAINED IN EXCELLENT CONDITION WHILE ON THE JOBSITE. LANDSCAPE ARCHITECT SHALL INSPECT PLANT MATERIAL UPON ARRIVAL TO JOBSITE AND WILL REJECT PLANT MATERIAL THAT DOES NOT MEET THE STANDARDS DESCRIBED WITHIN THE CONTRACT DOCUMENTS.
2. THE LANDSCAPE ARCHITECT WILL PERIODICALLY INSPECT PLANT MATERIAL STOCKPILED AND/OR PLANTED ON SITE DURING THE COURSE OF CONSTRUCTION. PLANT MATERIAL NOT MEETING THE STANDARDS CONTAINED WITHIN CONTRACT DOCUMENTS SHALL BE REPLACED AT NO COST TO THE OWNER.
3. PROVIDE MATCHING SIZES AND FORMS FOR EACH PLANT OF THE SAME SPECIES UNLESS OTHERWISE INDICATED.
4. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF DISCREPANCIES, GRAPHICALLY SHOWN QUANTITIES SHALL TAKE PRECEDENCE.
5. ALL MATERIALS USED SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
6. ALL PLANT MATERIAL SHALL BE INSTALLED PLUMB AND PER THE SPECIFICATIONS CONTAINED WITHIN THE CONTRACT DOCUMENTS. ANY NECESSARY STAKING AND/OR OTHER SUPPORTS MATERIALS/METHODS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
7. THE CONTRACTOR SHALL PRUNE EXISTING AND/OR NEW TREES ONLY PER LANDSCAPE ARCHITECT DIRECTION.
8. THE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL TREES AND B&B SHRUBS FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL, PRIOR TO INSTALLATION.
9. ALL ROOT-WRAPPING MATERIALS THAT ARE NOT BIO-DEGRADABLE SHALL BE REMOVED FROM THE ROOT BALL. ROOT BALLS SHALL BE FREE OF WEEDS.
10. SPECIFIED PLANT MATERIAL SIZES SHALL BE CONSIDERED MINIMUM SIZES.
11. FINISH GRADE OF PLANTING BEDS SHALL BE ONE (1) INCH BELOW ADJACENT FLATWORK, UNLESS SPECIFIED OTHERWISE.
12. MULCH OR PLANTING BED DRESSING SHALL BE PLACED IN ALL PLANTING AREAS AS SPECIFIED. MULCH OR PLANTING BED DRESSING SHALL NOT BE PLACED WITHIN SIX (6) INCHES OF TREE TRUNKS. MULCHING SHOULD BE REPEATED ANNUALLY DURING THE AUTUMN TO A THREE (3) INCH DEPTH.
13. ALL PLANT MATERIAL SHOULD RECEIVE AN ORGANIC FERTILIZER IN LIMITED APPLICATION FOLLOWING INSTALLATION. TYPE AND APPLICATION RATE AND METHOD OF APPLICATION TO BE SPECIFIED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT.
14. EXCESS FERTILIZER SHALL BE DISPOSED OF PROPERLY OFF-SITE. IT SHALL NOT BE DISPOSED OF IN STORM DRAINS AND/OR DRYWELLS.
15. STOCKPILED PLANT MATERIAL TO BE PLACED IN THE SHADE AND PROPERLY HAND-WATERED UNTIL PLANTED.
16. MINI-NUGGET TYPE DECORATIVE BARK MULCH WILL BE USED TO RETURN NUTRIENTS TO THE SOIL. REDUCE MAINTENANCE AND MINIMIZE EVAPORATION FOR AREAS APPROXIMATE TO THE RESIDENCE. LARGER SHREDDED BARK MULCH WILL BE USED FOR STEEP AREAS SO SLOUGHING IS LESS LIKELY TO OCCUR.
17. PRESERVE & PROTECT ALL EXISTING VEGETATION INDICATED TO REMAIN AT ALL TIMES.
18. ALL VEGETATION PROPOSED FOR OUTSIDE THE BUILDING ENVELOPE TO BE NATIVE UNLESS OTHERWISE NOTED. PLANTING THAT OCCURS OUTSIDE THE BUILDING ENVELOPE IS FOR RESTORATION PURPOSES ONLY OR IS SPECIFIC TO UTILITIES RESTORATION.
19. SIX (6) INCH PLANT MIX SHALL BE PROVIDED FOR ALL LAWN, TURF, AND NATIVE PLANTING ZONES. 18 INCH PLANT MIX SHALL BE PROVIDED FOR ALL PERENNIAL PLANTING BEDS UNLESS OTHERWISE NOTED.

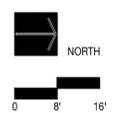
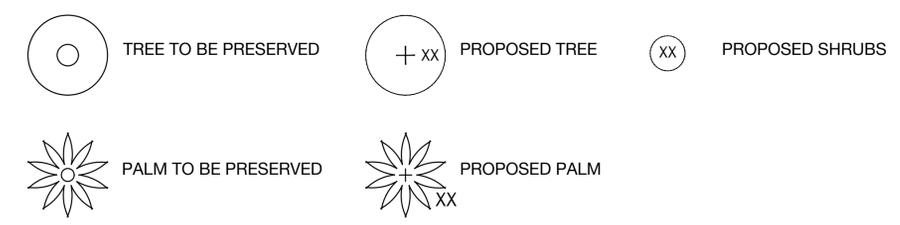
PLANTING SCHEDULE:

ABR.	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATION
TREES				
CRO	8	<i>Clusia rosea</i>	PITCH APPLE	20'
CER	2	<i>Conocarpus erectus</i>	BUTTONWOOD	16' OA. COLLECTED
SHRUBS				
PN	46	<i>Psychotria nervosa</i>	WILD COFFEE	7 GAL.





TREE DISPOSITION LEGEND



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LIGHTING NOTES

1. THE EXTERIOR LIGHTING PLAN ILLUSTRATES FIXTURE LOCATION AND TYPE SOLELY. ALL ELECTRICAL LOADS, WIRING, AND CALCULATIONS ARE BY OTHERS.
2. CONTRACTOR TO COORDINATE WITH CLIENT AND LANDSCAPE ARCHITECT CONTROL SYSTEM FOR EXTERIOR LIGHTING.
3. THE CONTRACTOR TO PROVIDE SLEEVES AND CONDUIT AS NEEDED FOR ALL EXTERIOR LIGHTING FIXTURES..
4. THE CONTRACTOR IS TO STAKE ALL EXTERIOR LIGHTING FIXTURES FOR LANDSCAPE ARCHITECT REVIEW.
5. COORDINATE LANDSCAPE LIGHTING WITH INTERIOR AND EXTERIOR ARCHITECTURAL LIGHTING. ENSURE COMPATIBILITY WITH ARCHITECTURAL LIGHTING SYSTEM CONTROLLERS.
6. ALL EXTERIOR FIXTURES TO BE INSTALLED TO PREVENT GLARE AND UNWANTED DIRECTED LIGHT. CONTRACTOR TO ENSURE ALL FIXTURES DO NOT DIRECT LIGHT ONTO ADJACENT PROPERTIES.
7. PROVIDE NEMA RATED EQUIPMENT AND ENCLOSURES FOR SYSTEM CONTROLLERS EXPOSED TO THE ELEMENTS. SUBMIT PROPOSED MOUNTING SYSTEM, ENCLOSURES AND LOCATIONS AS PART OF THE SUBMISSION PROCESS.
8. THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT TWO WEEKS IN ADVANCE OF SCHEDULED EXTERIOR LIGHT INSTALLATION. UPON COMPLETION OF THE EXTERIOR LIGHT INSTALLATION, CONTRACTOR TO PROVIDE NIGHTTIME WALK THROUGH WITH LANDSCAPE ARCHITECT FOR FINAL REVIEW.

WALL LIGHT



LUMINAIRE SPECIFICATION

Head Office: Tel: 503-645-0500
7144 NW Progress Ct. Fax: 503-645-8100
Hillsboro, Oregon 97124
www.ligmanlightingusa.com

IP65 : Suitable for Wet Locations
IK07 : Impact Resistant (Vandal Resistant)

UVI-40326

Vios 3 square recessed guide light LED

A range of round and square wall recessed luminaires. Suitable for indoor or outdoor applications for use in residential, pedestrian areas, and shopping malls, as a decorative wall guide light.
Luminaires are class II for remote transformer installations.
Low copper content die-cast aluminum housing with high corrosion resistance. Stainless steel screws. Durable silicone rubber gasket and toughened glass diffuser. Single cable entry. Housing is treated with a chemical chromated protection before powder coating, ensuring high corrosion resistance. Integral driver - 120v only, for 277v remote driver should be used. Galvanized concrete recessing box included. This fixture is suitable for concrete pour applications.



Physical Data

Trim: 4.13"

Weight: 1.3 lbs

Lamp

4.4w - 252lm - White - LED @

LED Color (Please Specify)

W27 - 2700K

W30 - 3000K

W40 - 4000K

Voltage (Please Specify)

120V - Integral

277V - Remote Driver Only

Other

Options (Please Specify)

Color (Please Specify)

01-Black - RAL 9011

02-Dark Grey - RAL 7043

03-White - RAL 9003

04-Metallic Silver - RAL 9006

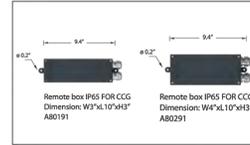
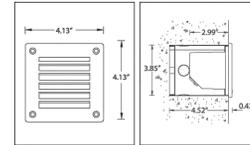
05-Matt Silver - RAL 9006

06-Bronze - RAL 6014

07-Custom - RAL

08-Black - RAL 9011

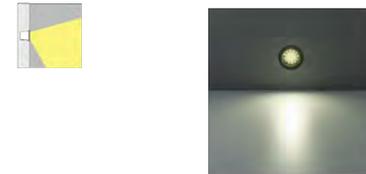
09-Black - RAL 9011



IP65 Remote Box (Optional for 277v)

A80191 - 3" wide remote box

A80291 - 4" wide remote box



Ordering Example : UVI - 40326 - 4.4w - W30 - 120v - Options



PROJECT: _____

DATE: _____

Rev: 11/13



TYPE: _____

QUANTITY: _____

NOTE: _____

Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information.

Due to the continual improvements in LED technology data and components may change without notice.

STEP LIGHT



LUMINAIRE SPECIFICATION

Head Office: Tel: 503-645-0500
7144 NW Progress Ct. Fax: 503-645-8100
Hillsboro, Oregon 97124
www.ligmanlightingusa.com

IP65 : Suitable for Wet Locations
IK07 : Impact Resistant (Vandal Resistant)

ULE-40611

Legend 3 recessed step light LED

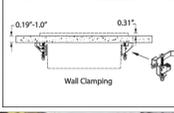
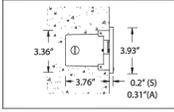
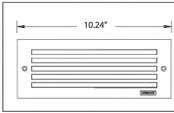
A range of vandal resistant rectangular wall recessed luminaires. Suitable for indoor or outdoor applications in residential, shopping and pedestrian areas as decorative guide light. Available in a variety of lamp options that include energy saving compact fluorescent and LED light sources.
Main characteristics are low glare and the limited maintenance concept.



(S) Stainless Steel



(A) Aluminum



Ordering Example : ULE - 40611 - White - 10w - 120v - Options



PROJECT: _____

DATE: _____

Rev: 11/13



TYPE: _____

QUANTITY: _____

NOTE: _____

Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information.

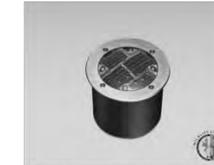
Due to the continual improvements in LED technology data and components may change without notice.

TREE UP LIGHT

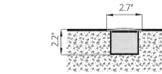


SH-200 Solar LED Ground Light

Water Proof / No Wiring



METEOR Solar LED Paver lights incorporate state-of-the-art technology, combining the best solar panels, power storage and optical design to create products that will function for years to come.



Quantity	
Project	
Note	
Type	

General
Weight: 0.55 lbs
Rim Finish: Brushed/Polished stainless steel. Optional: SUS316 stainless steel / Brass
Lens: GE super light permeable PC
Housing: SUS304 stainless steel, cast aluminum
Power Storage: Ultracapacitor

Operational
Operation Time: Minimum 12 hours (fully charged) 4-8 hours (overcast)
Full Charge Time: 6 hours (direct sunlight)
Switch: Light sensitive auto on/off

Environmental
Compressive Strength: 2541 lbs/1153 kg (minimum)
Operating Temperature: -4° F - 140° F
Storage Temperature: -13° F - 176° F

Warranty
3 year limited warranty. See www.meteor-lighting.com for details.



How To Specify

Ordering Example: SH200C-AMB-PS-HS

Model	LED Color	Rim Finish	Housing
SH200C	AMB	BS	HS
SH200B	BLU	PS	NH
	GRN	SS	
	RED	BR	
	WHT		
	WAM		

*Color LUX(Average)
White 25
Amber 25
Red 25
Blue 25
Green 25
Warm White 25

METEOR LIGHTING P: 213.255.2060 F: 213.596.3704 www.meteor-lighting.com 2016 V1 | Page 1 of 1

*METEOR LIGHTING reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately.

BLVD at Lenox

Miami Beach, Florida

Lighting Notes

08/10/2016

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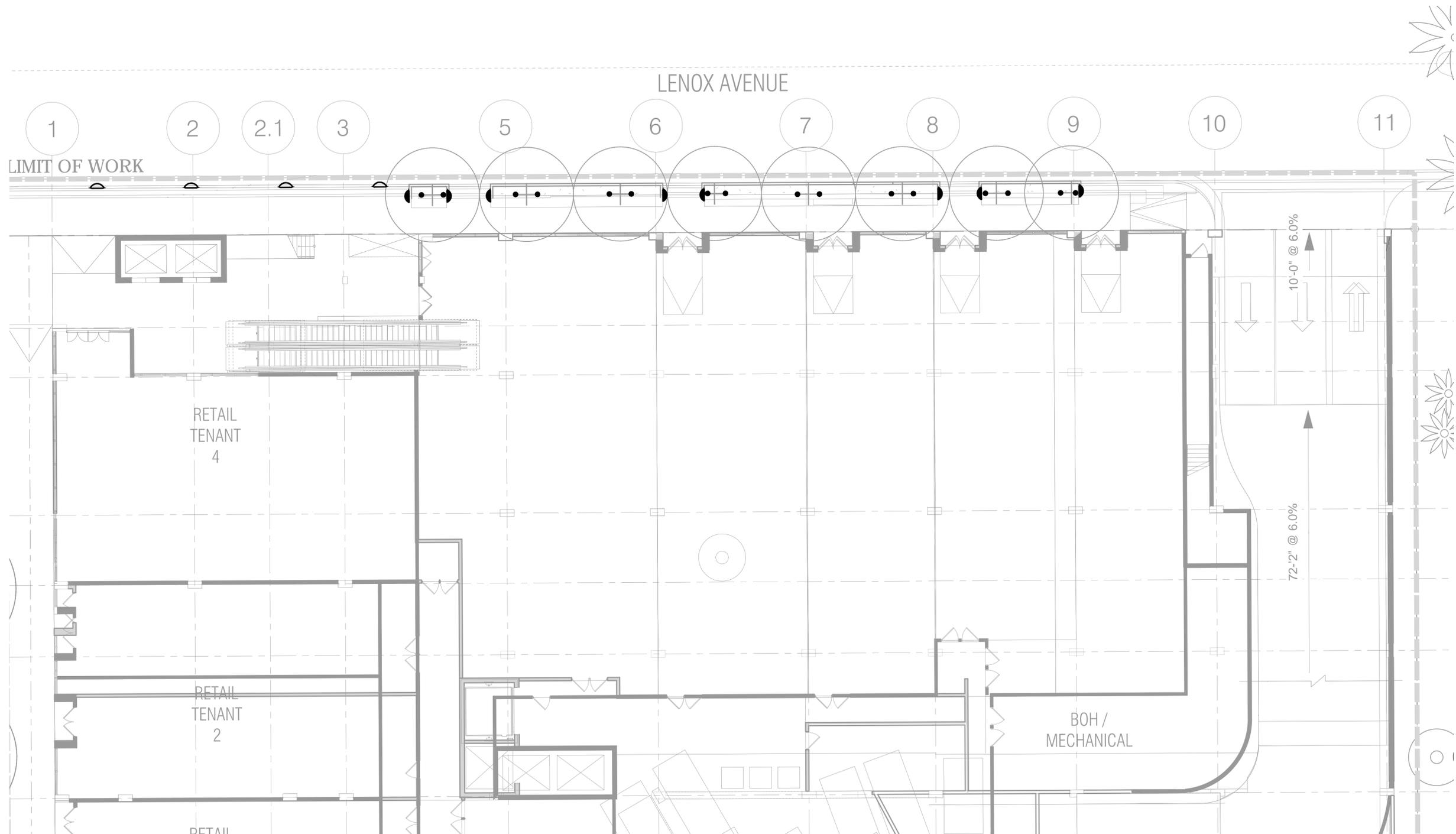


LAND

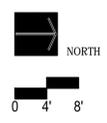
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w www.zyscovich.com



- LEGEND:**
-  STEP LIGHT
 -  WALL LIGHT
 -  TREE UP LIGHT



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