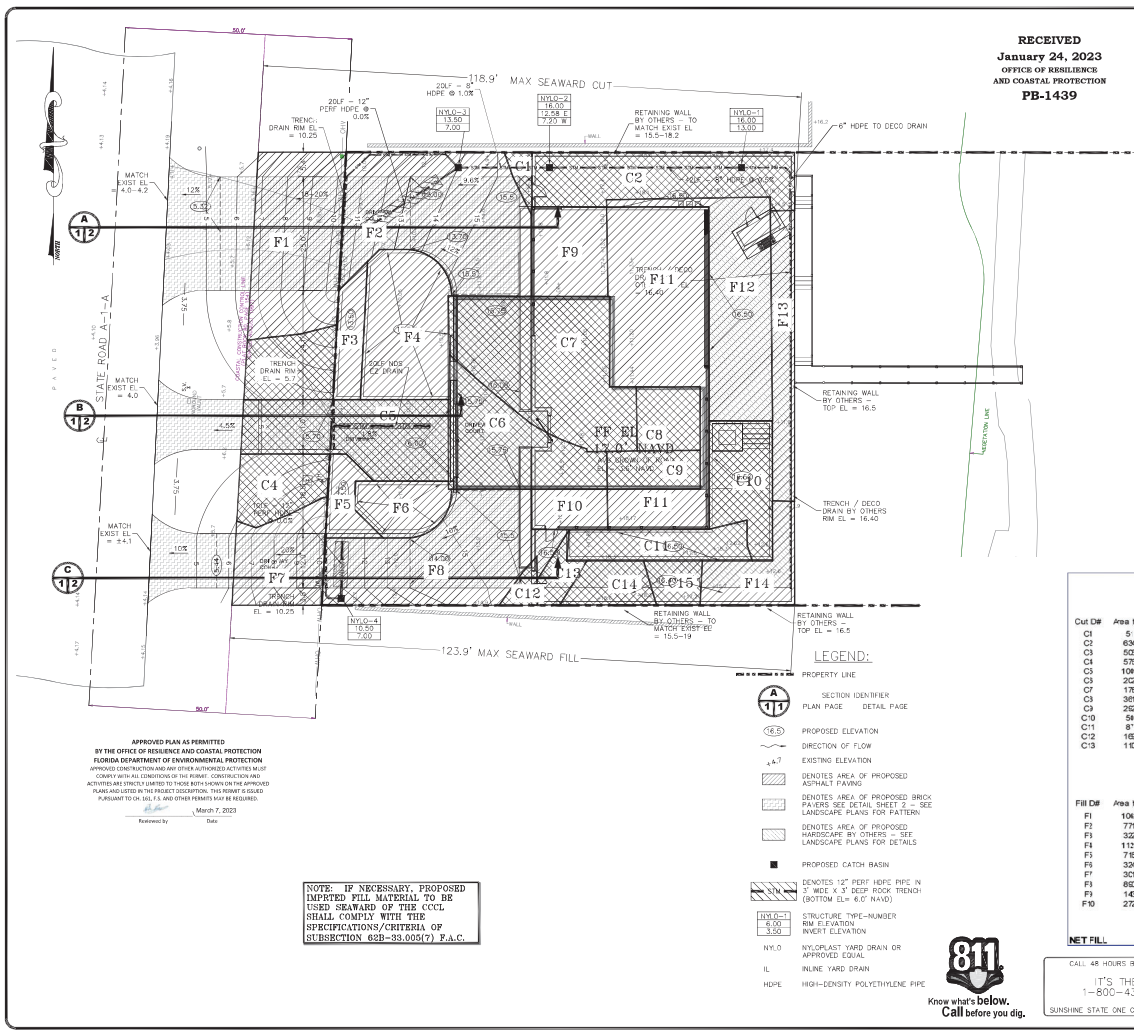


Joseph Pike
Digitally signed by Joseph Pike
DN: cn=US, o=EnviroDesign
Associates Inc.,
c=US, email=jpike@envirodesign.com,
ou=EnviroDesign Associates, Inc.,
serial=2023.01.19 12:40:07-0500

NOTE: CONTRACTOR TO FIELD
VERIFY EXACT LOCATION, SIZE, AND
ELEVATION OF ALL IMPROVEMENTS
AT TIME OF CONSTRUCTION AND
REPORT ANY DISCREPANCIES TO
ENVIRODESIGN ASSOCIATES, INC.

CUT/FILL CALCULATIONS									
Cut/Fill	Area (Ft ²)	AVERAGE EXISTING ELEVATION (NAVD)		AVERAGE PROPOSED ELEVATION (NAVD)		AVERAGE DEPTH OF CUT	VOLUME (FT ³)	VOLUME (CY)	
		EXISTING	PROPOSED	EXISTING	PROPOSED				
C1	5	-6.00	15.50	0.00	26	1			
C2	634	-7.50	16.25	1.00	334	23			
C3	529	-0.50	5.71	4.75	2413	89			
C4	578	-3.25	6.04	7.25	4176	155			
C5	1089	-1.00	6.00	5.00	5045	187			
C6	212	-1.50	6.00	5.50	1111	41			
C7	178	-7.00	6.00	11.00	1956	73			
C8	361	-2.00	11.50	0.50	191	7			
C9	252	-7.00	11.50	6.50	1656	59			
C10	58	-6.00	15.50	0.50	25	1			
C11	8	-7.00	16.50	0.50	44	2			
C12	168	-6.00	16.50	1.50	254	9			
C13	110	-7.00	16.50	0.50	55	2			
TOTAL CUT							17926	649	
F1	1062	-2.00	12.50	0.50	531	20			
F2	771	-0.00	13.50	3.50	2696	100			
F3	332	-4.00	17.00	3.00	966	36			
F4	1129	-11.50	17.00	5.50	6210	230			
F5	718	-11.50	16.50	5.00	3590	133			
F6	324	-1.00	16.50	5.50	1782	66			
F7	301	-0.50	13.50	3.00	903	33			
F8	682	-2.00	12.75	0.75	668	25			
F9	145	-5.00	17.00	2.00	286	11			
F10	272	-4.00	16.50	2.50	680	25			
TOTAL FILL							18304	678	

NET FILL 29 CY
CALL 48 HOURS BEFORE YOU DIG.
IT'S THE LAW
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

SCALE: 1" = 20'



APPROVED PLAN AS PERMITTED
BY THE OFFICE OF RESILIENCE AND COASTAL PROTECTION
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
APPROVED CONSTRUCTION AND OTHER AUTHORIZED ACTIVITIES MUST
COMPLY WITH ALL CONDITIONS OF THE PERMIT. CONSTRUCTION AND
ACTIVITIES ARE STRICTLY LIMITED TO THOSE BOTH SHOWN ON THE APPROVED
PLAN AND LISTED IN THE PERMIT DESCRIPTION. THIS PERMIT IS ISSUED
PURSUANT TO CH. 161, F.S. AND OTHER PERMITS MAY BE REQUIRED.

NOTE: IF NECESSARY, PROPOSED
IMPORTED FILL MATERIAL TO BE
USED SEAWARD OF THE CCL
SHALL COMPLY WITH THE
SPECIFICATIONS/CRITERIA OF
SUBSECTION 62B-35.003(7) F.A.C.

RECEIVED
January 24, 2023
OFFICE OF RESILIENCE
AND COASTAL PROTECTION
PB-1439

CUT/FILL PLAN FOR:
SINGLE FAMILY RESIDENCE
3805 S. OCEAN BOULEVARD
HIGHLAND BEACH, FLORIDA

EnviroDesign
Associates, Inc.
CONSULTANTS
2023.01.19 12:40:07-0500

DRAWN:
B.A.B.
CHECKED:
J.A.P.
DATE:
01/18/23
JOB NO.
21083-02-RNG
SHEET NO.
1 OF 1

ISSUE	DATE
DEVELOP. REV.	07.19.22
DEP	01.13.23

ALL PERSONS, BEING EMPLOYED, ARE
INFORMED THAT THE INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED, EXCEPT WHERE SHOWN
OTHERWISE, AND IS NOT TO BE RECLASSIFIED
EXCEPT BY THE OFFICE OF THE DIRECTOR,
FEDERAL BUREAU OF INVESTIGATION, U.S. DEPARTMENT
OF JUSTICE. THIS DOCUMENT IS NOT TO BE
REPRODUCED OR TRANSMITTED IN ANY FORM OR
BY ANY MEANS, ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING, OR BY
ANY INFORMATION STORAGE AND RETRIEVAL
SYSTEM, WITHOUT PERMISSION IN WRITING FROM
THE OFFICE OF THE DIRECTOR, FBI.

NEW SINGLE FAMILY RESIDENCE:
ZESSIN RESIDENCE
3805 SOUTH OCEAN BLVD.
HIGHLAND BEACH, FL 33487

GREGORY BONNER, AIA

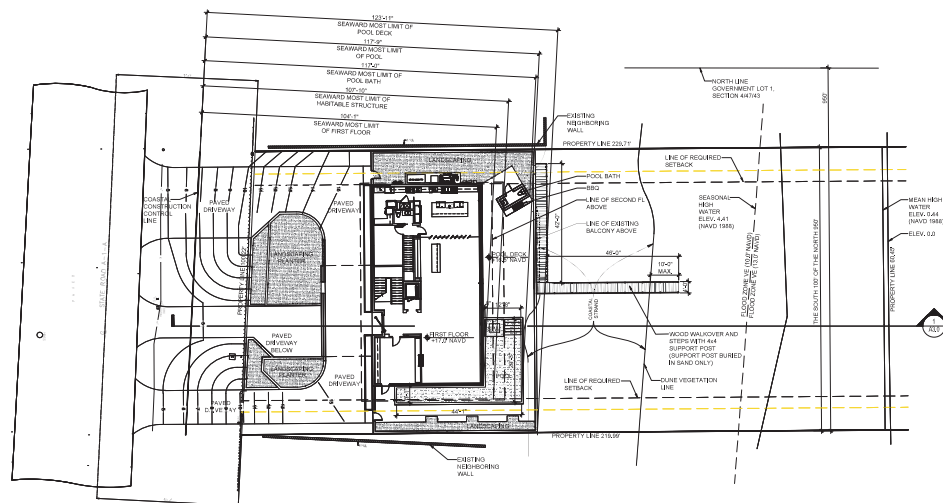
Digitally signed by
Gregory
Donner
DN: c=US, o=Intel
dnQualifier=014
017EDC7C588000
em=gregory.donner
Date: 2023.01.20

AA 26003271

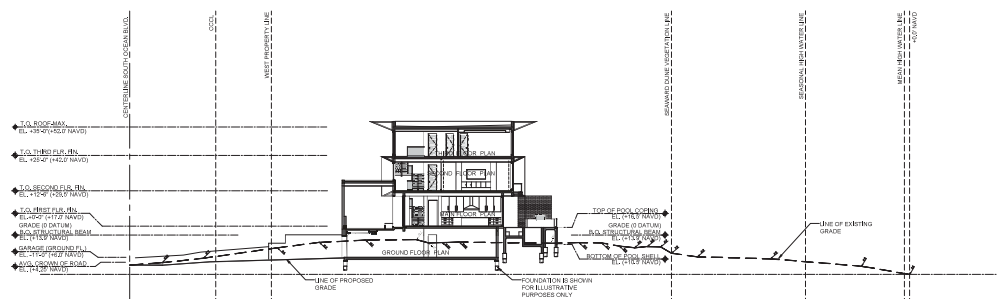
ARCHITECT
COUNTY ROAD STE.18C
BEACH FLORIDA 33480

JOB NO.	3065HIGHLD
PLOT DATE	1.13.23
SCALE	AS NOTED
DRAWN BY	MMC

A0.1



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



2 SITE CROSS SECTION
SCALE 1/16" = 1'-0"

ISSUE	DATE
DEVELOP. REV.	07.19.22
DEP	01.13.23

ALL PERSONS, BEING EMPLOYED, ARE
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SYSTEM, WITHOUT PERMISSION IN WRITING FROM
THE OFFICE OF THE DIRECTOR, FBI.

NEW SINGLE FAMILY RESIDENCE:
ZESSIN RESIDENCE
3805 SOUTH OCEAN BLVD.
HIGHLAND BEACH, FL 33487

GREGORY BONNER, AIA

Digitally signed by
Gregory
Donner
DN: c=US, o=Intel
dnQualifier=014
017EDC7C588000
em=gregory.donner
Date: 2023.01.20

AA 26003271

ARCHITECT
COUNTY ROAD STE.18C
BEACH FLORIDA 33480

JOB NO.	3065HIGHLD
PLOT DATE	1.13.23
SCALE	AS NOTED
DRAWN BY	MMC

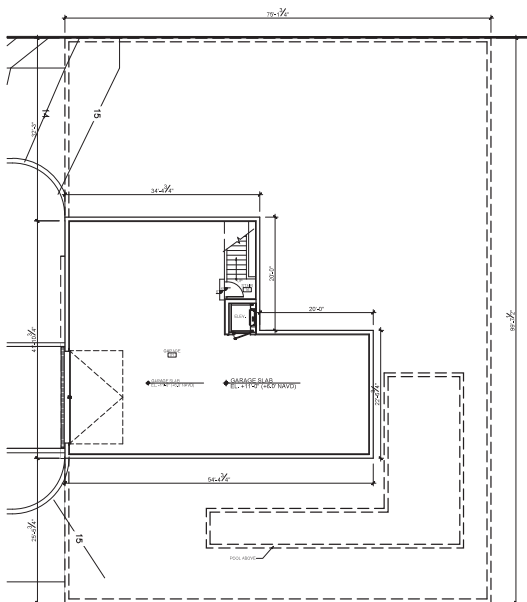
A0.1

APPROVED PLAN AS PERMITTED
OFFICE OF RESILIENCE AND COASTAL PROTECTION
DEPARTMENT OF ENVIRONMENTAL PROTECTION
CONSTRUCTION AND ANY OTHER AUTHORIZED ACTIVITIES MUST
BE IN ACCORDANCE WITH ALL CONDITIONS OF THE PERMIT. CONSTRUCTION AND
ACTIVITIES ARE STRICTLY LIMITED TO THOSE BOTH SHOWN ON THE APPROVED
PLAN AND LISTED IN THE PROJECT DESCRIPTION. THIS PERMIT IS ISSUED
UNDER THE AUTHORITY OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION
AND IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. THE PERMITTEE SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND
LOCAL LAWS, REGULATIONS, AND ORDINANCES, INCLUDING BUT NOT LIMITED
TO CH. 161, P.S. AND OTHER PERMITS MAY BE REQUIRED.

DEPARTMENT OF ENVIRONMENTAL PROTECTION
APPROVED LIGHTING PLAN

This approval is limited to the exterior lights depicted on the stamped plans. This approval does not relieve the applicant of the responsibility to obtain any other approvals or permits which may be required by Federal, State, County or Municipal law.

Reviewed by March 7, 2022
Date



1 GARAGE FLOOR PLAN
SCALE: 1/8" = 1'-0"

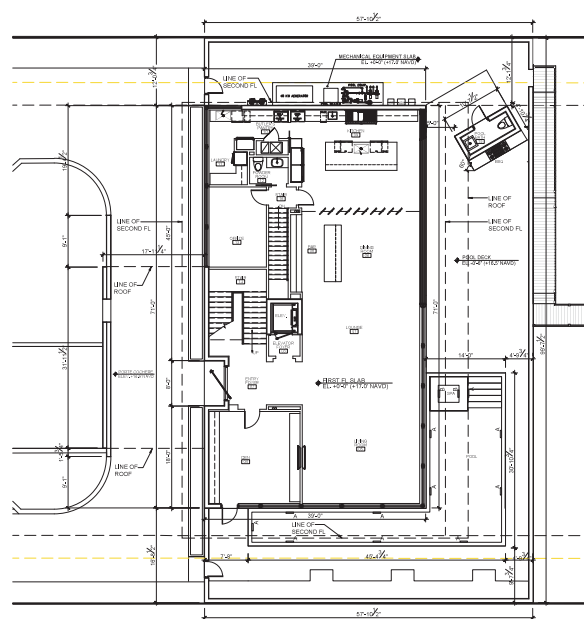
[illegible]

NOTES:

* REFER TO ATTACHED PICTURE CUT SHEETS FOR ADDITIONAL INFORMATION

*** ALL WINDOWS AND GLASS DOORS SHALL HAVE A MAXIMUM LIGHT TRANSMITTANCE VALUE OF 45%.

*** EXTERIOR LIGHT FIXTURES LANDWARD OF THE COOL ARE NOT DEPICTED.



2 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

ISSUE	DATE
DEVELOP. REV.	07.19.22
DEP	01.13.23

NEW SINGLE FAMILY RESIDENCE
ZESSIN RESIDENCE
3805 SOUTH OCEAN BLVD.
HIGHLAND BEACH, FL 33487

GREGORY BONNER, AIA

AA 26003271

B1 ARCHITECT
139 NORTH COUNTY ROAD STE. 18C
PALM BEACH FLORIDA 33460
(561) 312-3463

JOB NO.	JOB# 1812
PLOT DATE	1.13.23
SCALE	AS NOTED
DRAWN BY	MVC

A1.0

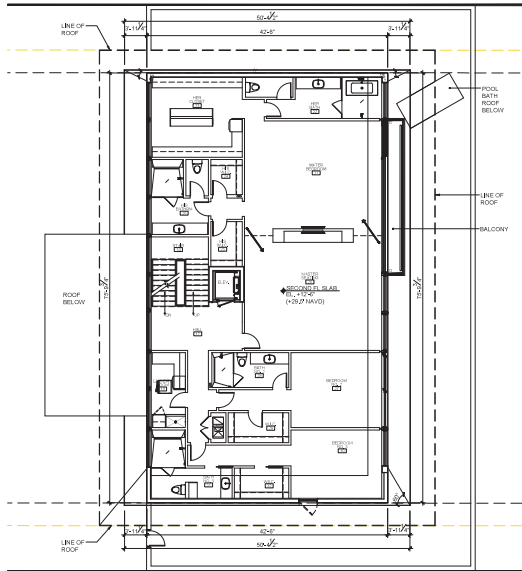
RECEIVED
January 24, 2023
OFFICE OF RESILIENCE
AND COASTAL PROTECTION
PB-1439

APPROVED PLAN AS PERMITTED
BY THE OFFICE OF RESILIENCE AND COASTAL PROTECTION
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
APPROVED CONSTRUCTION AND ANY OTHER AUTHORIZED ACTIVITIES MUST
COMPLY WITH ALL CONDITIONS OF THE PERMIT. CONSTRUCTION AND
ACTIVITIES ARE STRICTLY LIMITED TO THOSE SET FORTH ON THE APPROVED
PLAN AND CANNOT BE USED FOR ANY OTHER PURPOSE. THIS PERMIT IS ISSUED
PURSUANT TO CHAPTER 380, F.S. AND OTHER PERMITS MAY BE REQUIRED.

Received by: [Signature] Date: March 7, 2023

DEPARTMENT OF ENVIRONMENTAL PROTECTION
APPROVED LIGHTING PLAN
This approval is limited to the exterior lighting depicted
on the attached plans. The approval does not relieve
the applicant of the responsibility to obtain any other
approvals or permits which may be required by Federal,
State, County or Municipal law.

Received by: [Signature] Date: March 7, 2023



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

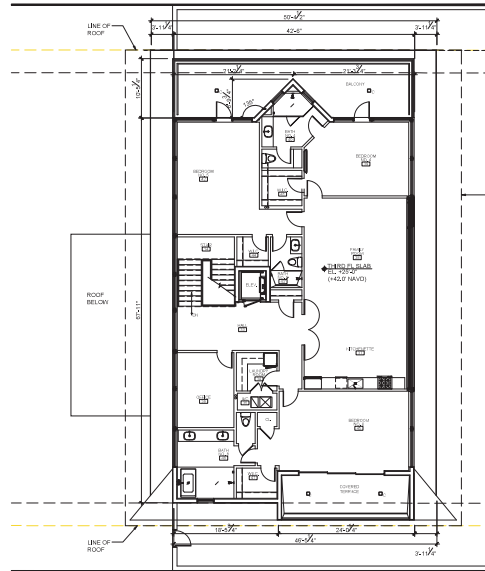
LABEL	QTY.	MOUNT TYPE	MOUNT HEIGHT	MANUFACTURER & CATALOG NO.	LAMP TYPE, COLOR AND WATTS	LEVEL	DWG. NO.
1	1	POOL		BLUE SQUARE VULPROOF	RECEIVER MOUNTED AMBER, 100 LUMENS	187 FL	2A.12
2	2	POOL SPA		BLUE SQUARE VULPROOF	RECEIVER MOUNTED AMBER, 400 LUMENS	187 FL	2A.12
3	4	CEILING		LOOM EXTERIOR DOWNLIGHT 3114	RECESSED DOWN LIGHT, AMBER, 15 WATTS	3RD FL	2A.13
4	1	PERFECTOR CHANNEL	0"	NOVA FLEX L151 PRO-SO SERIES	ROOF LIGHT YELLOW, 15 LUMENS, 1.6 WATT (TOTAL LENGTH 30")	3RD FL	2A.13

NOTES:

* REFER TO ATTACHED FUTURE CUT SHEETS FOR ADDITIONAL INFORMATION.

** ALL WINDOWS AND GLASS DOORS SHALL HAVE A MAXIMUM LIGHT TRANSMITTANCE VALUE OF 40%.

*** EXTERIOR LIGHT FIXTURES LANDWARD OF THE COOL ARE NOT DEPECTED.



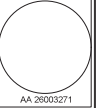
2 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

ISSUE	DATE
DEVELOP. REV.	01.19.23
ISSUE	01.19.23



NEW SINGLE FAMILY RESIDENCE:
ZESSIN RESIDENCE
3805 SOUTH OCEAN BLVD.
HIGHLAND BEACH, FL 33467

GREGORY BONNER, AIA



B1 ARCHITECT
139 NORTH COUNTY ROAD, STE. 100
PALM BEACH, FL 33480
(561) 915-3463

JOB NO.	2020-0045-D
PLOT DATE	1.13.23
SCALE	AS NOTED
DESIGNED BY	MM

A1.1

RECEIVED
January 24, 2023
OFFICE OF RESILIENCE
AND COASTAL PROTECTION
PB-1439

TOP OF ROOF (MAX.)
EL. 10.00 (+10.00 NAVD)

TOP OF THIRD FL. SLAB
EL. 10.00 (+10.00 NAVD)

TOP OF SECOND FL. SLAB
EL. 9.00 (+9.00 NAVD)

TOP OF TERRACE SLAB
EL. 9.00 (+9.00 NAVD)

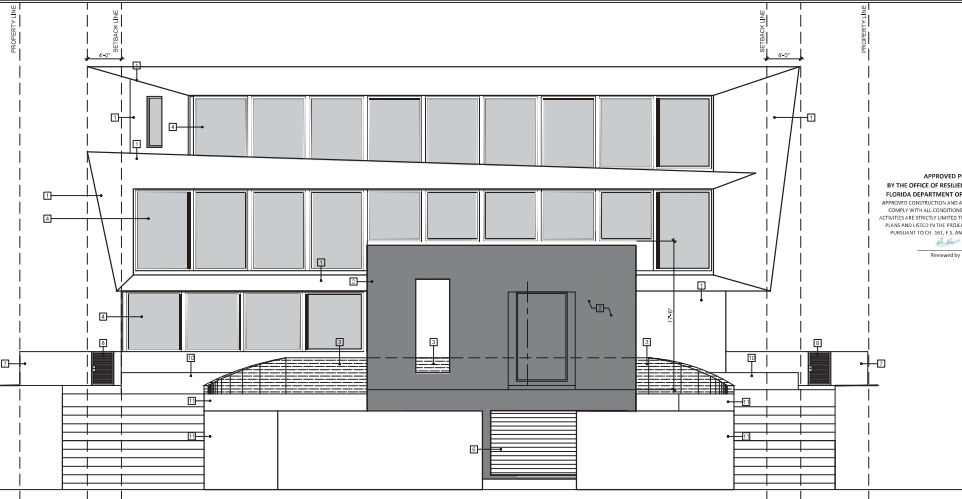
POOL BATH ROOF SLAB
EL. 10.00 (+10.00 NAVD)

TOP OF FIRST FL. SLAB - FFE
EL. 8.00 (+8.00 NAVD)

GRADE (D DATUM) B. D.
EL. 8.00 (+8.00 NAVD)

GRADE
EL. 8.00 (+8.00 NAVD)

1 WEST ELEVATION
SCALE: 3/8" = 1'-0"



APPROVED PLAN AS PERMITTED
BY THE OFFICE OF RESILIENCE AND COASTAL PROTECTION
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
APPROVED CONSTRUCTION AND ANY OTHER AUTHORITY ACTIVITIES MUST
COMPLY WITH ALL CONDITIONS OF THE PERMIT. CONSTRUCTION AND
ACTIVITIES ARE STRICTLY LIMITED TO THOSE SET FORTH IN THE APPROVED
PLAN AND SHALL BE IN FULL ACCORDANCE WITH THE PERMIT. THE PERMIT IS VOID
IF ANY PART OF THE PERMIT IS VIOLATED OR IF ANY OTHER PERMIT IS REQUIRED.

Reviewed by: [Signature] Date: March 7, 2023

Approved by: [Signature] Date: [Blank]

ISSUE	DATE
DEVELOP. REV.	01.19.23
APP.	01.19.23



NEW SINGLE FAMILY RESIDENCE
ZESSIN RESIDENCE
3805 SOUTH OCEAN BLVD.
HIGHLAND BEACH, FL 33487

GREGORY BONNER, AIA



AA 26003271

B1 ARCHITECT
139 NORTH COUNTY ROAD STE. 18C
PALM BEACH, FL 33480
(561) 912-5463

JOB NO.	2020-0010
PLOT DATE	1/13/23
SCALE	AS NOTED
DESIGNED BY	NAC

A2.0

LEGEND
1. STUCCO - SCOT SYSTEM PAINTED WHITE; BEN MOORE 'SHOWFALL WHITE' WITH WATERPROOFING EQUAL TO THERMOSEAL MASTERSEAL 887 OR APPROVED EQUAL.
2. CONCRETE FIBER WITH MICROFIBER BY DAK GRAY WITH WATERPROOFING EQUAL TO VULNER GRABBY (TYP.) W/ALGICIDE OR APPROVED EQUAL. PROVIDE SAMPLES FOR ARCHITECT/TOWNER APPROVAL.
3. FIBER 'COOL-BAY STONE' OR EQUIV. RED WITH WATERPROOFING EQUAL TO VULNER GRABBY (TYP.) W/ALGICIDE OR APPROVED EQUAL. PROVIDE SAMPLES FOR ARCHITECT/TOWNER APPROVAL.
4. IMPACT RATED, MINIMUM DADE COUNTY APPROVED WINDOWS AND DOORS WITH BLACK FINISH FRAME, TYP.
5. 42" RAILING W/ 4" METAL PICKETS IN BLACK FINISH. ALL TERRACES, TO REJECT 4" 4" SPHERE. PROVIDE SAMPLES FOR ARCHITECT/TOWNER APPROVAL.
6. IMPACT RATED, MINIMUM DADE COUNTY APPROVED ALUMINUM GARAGE DOOR, BLACK FINISH.
7. 4" 4" FIBER WALL, SITE WALL NOT TO EXCEED 6" MAX. ADJACENT PROPERTY. FIBER FINISH STUCCO, SCOT SYSTEM PAINTED WHITE; BEN MOORE 'SHOWFALL WHITE' WITH WATERPROOFING EQUAL TO THERMOSEAL MASTERSEAL 887 OR APPROVED EQUAL.
8. 3-4" ALUMINUM PEDESTAL GATE. PROVIDE SAMPLES FOR OWNER/ARCHITECT APPROVAL.
9. 42" GLASS RAILING WITH ANODIZED ALUMINUM CAP. PROVIDE SAMPLES FOR ARCHITECT/TOWNER APPROVAL.
10. PORTE COCHERE WALL - SMOOTH STUCCO FINISH, SCOT SYSTEM PAINTED BLACK WITH WATERPROOFING EQUAL TO THERMOSEAL MASTERSEAL 887 OR APPROVED EQUAL. PROVIDE SAMPLES FOR ARCHITECT APPROVAL.
11. PLANTER - SMOOTH STUCCO FINISH, SCOT SYSTEM PAINTED WHITE; BEN MOORE 'SHOWFALL WHITE' WITH WATERPROOFING EQUAL TO THERMOSEAL MASTERSEAL 887 OR APPROVED EQUAL. PROVIDE SAMPLES FOR ARCHITECT APPROVAL.
12. POURED IN PLACE WHITE PORTLAND CEMENT ENTRANCE STOOP.
13. OUTDOOR BBQ BY OTHERS.

TOP OF ROOF (MAX.)
EL. 10.00 (+10.00 NAVD)

TOP OF THIRD FL. SLAB
EL. 10.00 (+10.00 NAVD)

TOP OF SECOND FL. SLAB
EL. 9.00 (+9.00 NAVD)

TOP OF TERRACE SLAB
EL. 9.00 (+9.00 NAVD)

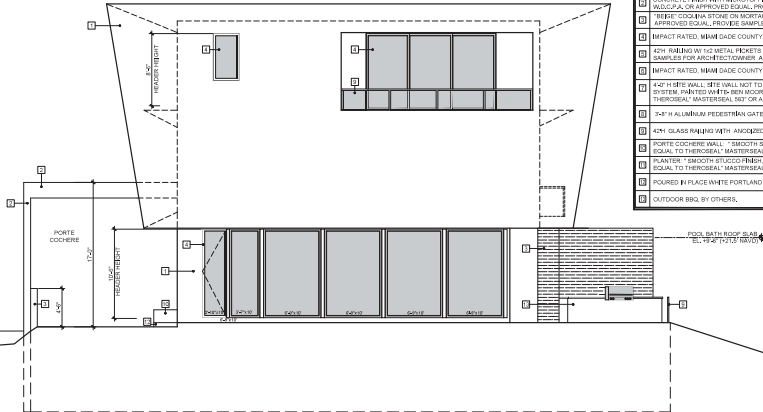
POOL BATH ROOF SLAB
EL. 10.00 (+10.00 NAVD)

TOP OF FIRST FL. SLAB - FFE
EL. 8.00 (+8.00 NAVD)

GRADE (D DATUM) B. D.
EL. 8.00 (+8.00 NAVD)

GRADE
EL. 8.00 (+8.00 NAVD)

2 SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



RECEIVED
January 24, 2023
OFFICE OF RESILIENCE
AND COASTAL PROTECTION
PB-1439

TOP OF ROOF (MAX.)
EL. 104' (11/27 NAVD)

TOP OF THIRD FL. SLAB
EL. 104' (11/27 NAVD)

TOP OF SECOND FL. SLAB
EL. 104' (11/27 NAVD)

TOP OF TERRACE SLAB
EL. 104' (11/27 NAVD)

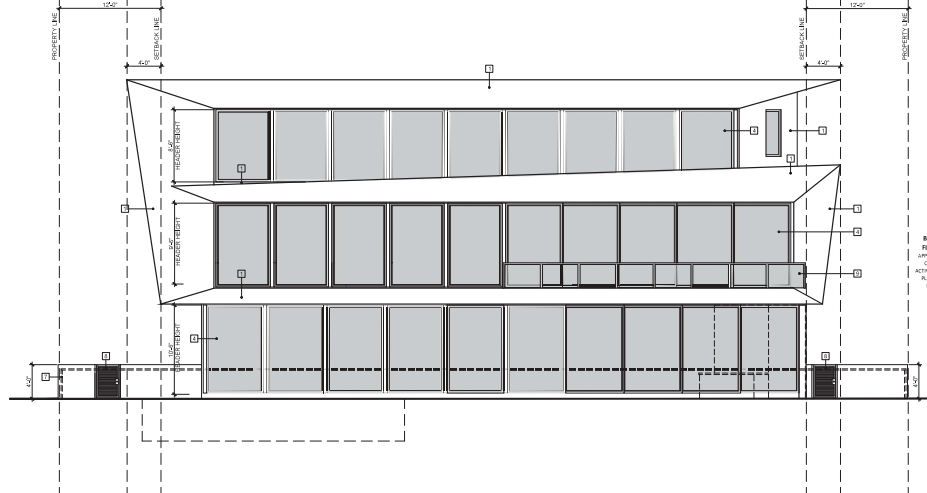
POOL BATH ROOF SLAB
EL. 104' (11/27 NAVD)

TOP OF FIRST FL. SLAB - FFE
EL. 104' (11/27 NAVD)

GRADE @ DATUM B. O.
STRUCTURAL BEAM
EL. 104' (11/27 NAVD)

GARAGE
EL. 104' (11/27 NAVD)

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



APPROVED PLAN AS PERMITTED
BY THE OFFICE OF RESILIENCE AND COASTAL PROTECTION
APPROVED CONSTRUCTION AND ANY OTHER APPROVED ACTIVITIES MUST
COMPLY WITH ALL CONDITIONS OF THE PERMIT. CONSTRUCTION AND
REPAIRS ARE STRICTLY LIMITED TO THOSE SHOWN ON THE APPROVED
PLANS AND NOTED IN THE PROJECT DESCRIPTION. THIS PERMIT IS VALID
FOR 180 DAYS FROM THE DATE OF ISSUANCE AND NO EXTENSION MAY BE REQUIRED.

March 7, 2023
Reviewed By: Date:

TOP OF ROOF (MAX.)
EL. 104' (11/27 NAVD)

TOP OF THIRD FL. SLAB
EL. 104' (11/27 NAVD)

TOP OF SECOND FL. SLAB
EL. 104' (11/27 NAVD)

TOP OF TERRACE SLAB
EL. 104' (11/27 NAVD)

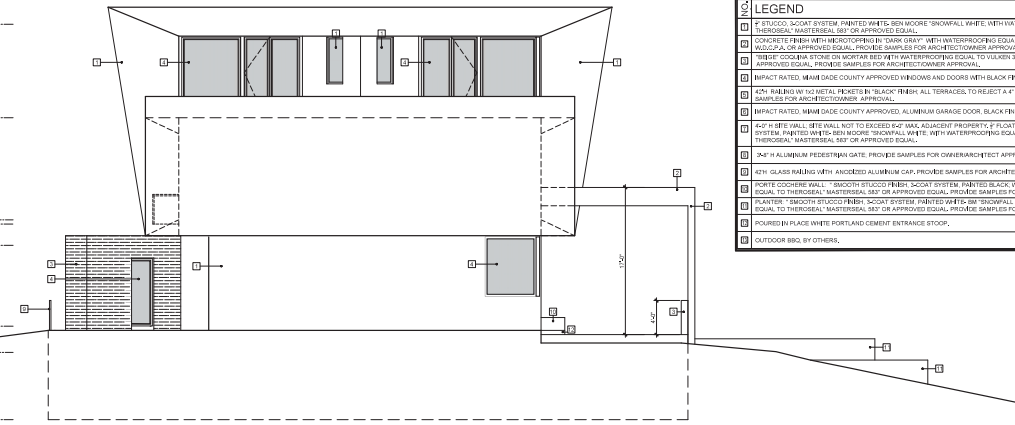
POOL BATH ROOF SLAB
EL. 104' (11/27 NAVD)

TOP OF FIRST FL. SLAB - FFE
EL. 104' (11/27 NAVD)

GRADE @ DATUM B. O.
STRUCTURAL BEAM
EL. 104' (11/27 NAVD)

GARAGE
EL. 104' (11/27 NAVD)

2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



LEGEND

- 1 STUCCO, SCOT SYSTEM PAINTED WHITE, BEN MOORE 'SNOWFALL WHITE', WITH WATERPROOFING EQUAL TO THERMOSEAL MASTERSEAL 887 OR APPROVED EQUAL.
- 2 CONCRETE FINISH WITH MICROTOPPING IN TANK GRAY, WITH AN TOPPOFFING EQUAL TO VULNER 350-81 (TYP.) OR APPROVED EQUAL. PROVIDE SAMPLES FOR ARCHITECT/OWNER APPROVAL.
- 3 THICK COQUIN STONE OR MORTAR BED WITH WATERPROOFING EQUAL TO VULNER 350-81 (TYP.), W/O G.F.A. OR APPROVED EQUAL. PROVIDE SAMPLES FOR ARCHITECT/OWNER APPROVAL.
- 4 IMPACT RATED, MANN DADE COUNTY APPROVED WINDOWS AND DOORS WITH BLACK FINISH FRAME, TYP.
- 5 40% RAILING WITH METAL PICKETS IN BLACK FINISH, ALL TERRACES, TO REJECT 4" SPHERE. PROVIDE SAMPLES FOR ARCHITECT/OWNER APPROVAL.
- 6 IMPACT RATED, MANN DADE COUNTY APPROVED, ALUMINUM GARAGE DOOR, BLACK FINISH.
- 7 4" x 4" SITE WALL, SITE WALL NOT TO EXCEED 4" MAX. ADJACENT PROPERTY, IF PLANT FINISH STUCCO, SCOT SYSTEM PAINTED WHITE, BEN MOORE 'SNOWFALL WHITE', WITH WATERPROOFING EQUAL TO THERMOSEAL MASTERSEAL 887 OR APPROVED EQUAL.
- 8 24" x 6" ALUMINUM PEDESTAL GATE, PROVIDE SAMPLES FOR OWNER/ARCHITECT APPROVAL.
- 9 40% GLASS RAILING WITH ANODIZED ALUMINUM CAP, PROVIDE SAMPLES FOR ARCHITECT/OWNER APPROVAL.
- 10 PORT COCHERE WALL, 'SMOOTH STUCCO FINISH, SCOT SYSTEM PAINTED BLACK, WITH WATERPROOFING EQUAL TO THERMOSEAL MASTERSEAL 887 OR APPROVED EQUAL. PROVIDE SAMPLES FOR ARCHITECT APPROVAL.
- 11 PLANTER, 'SMOOTH STUCCO FINISH, SCOT SYSTEM PAINTED WHITE, BEN MOORE 'SNOWFALL WHITE', WITH WATERPROOFING EQUAL TO THERMOSEAL MASTERSEAL 887 OR APPROVED EQUAL. PROVIDE SAMPLES FOR ARCHITECT APPROVAL.
- 12 POURED IN PLACE WHITE PORTLAND CEMENT ENTRANCE STOOP.
- 13 OUTDOOR BBQ, BY OTHERS.

ISSUE	DATE
DEVELOP, REV.	01.19.23
APP.	01.19.23



NEW SINGLE FAMILY RESIDENCE
ZESSIN RESIDENCE
3805 SOUTH OCEAN BLVD.
HIGHLAND BEACH, FL 33487

GREGORY BONNER, AA



B1 ARCHITECT
139 NORTH COUNTY ROAD, STE. 100
PALM BEACH, FL 33480
(561) 915-5463

JOB NO.	2020-0045 P
PLOT DATE	1/13/23
SCALE	AS NOTED
DESIGNED BY	NAC

A2.1

RECEIVED
January 24, 2023
OFFICE OF RESILIENCE
AND COASTAL PROTECTION
PB-1439

APPROVED PLAN AS PERMITTED
BY THE OFFICE OF RESILIENCE AND COASTAL PROTECTION
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
APPROVED CONSTRUCTION AND ANY OTHER AUTHORIZED ACTIVITIES MUST
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ACTIVITIES ARE STRICTLY LIMITED TO THOSE SET FORTH ON THE APPROVED
PLAN AND SET FORTH IN THE PROJECT DESCRIPTION. THE PERMIT IS ISSUED
PURSUANT TO OK 301, F.S. AND OTHER PERMITS MAY BE REQUIRED.

Received by: _____
Date: March 7, 2023



FRONT RENDERING



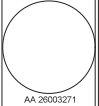
REAR RENDERING

ISSUE	DATE
DEVELOP. REV.	01.19.23
APP.	01.19.23



NEW SINGLE FAMILY RESIDENCE
ZESSIN RESIDENCE
3805 SOUTH OCEAN BLVD.
HIGHLAND BEACH, FL 33467

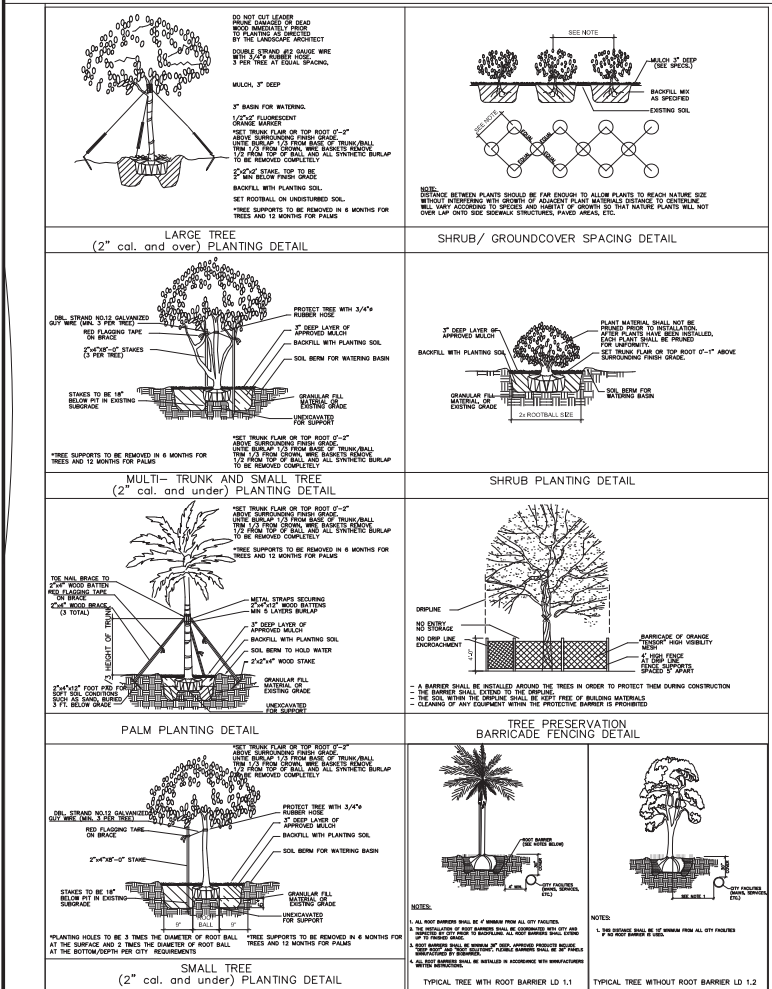
GREGORY BONNER, AIA



B1 ARCHITECT
139 NORTH COUNTY ROAD STE. 18C
PALM BEACH, FL 33460
(561) 915-5463

JOB NO.	2020-04-10
PILOT DATE	1/1/23
SCALE	AS NOTED
DESIGNED BY	NAC

A2.2



GENERAL NOTES:

1. PLANT MATERIAL: All plant material shall be suitable for use as specified by "Proven and Standard for Nursery Plants" of the state of Florida, Department of Agriculture.
2. All trees, shrubs and groundcovers shall be of the size as specified in the Plant List.
3. Quantities listed on the Plant List are for estimating purposes. Contractor shall verify all quantities. Name, variety, cultivar, etc. shall be included in the unit cost of the plants.
4. Where there is a discrepancy either in quantities, plant names, sizes or specifications between the plan or plant list, the plan takes precedence.
5. All planting beds and water basins for trees shall be covered with a 3" minimum depth of approved mulch or other organic mulch grade "W" or better.
6. The Planting Plan shall be installed in compliance with all existing City codes and applicable deed restrictions.
7. SOIL: All areas not used for building, vehicular use areas, water or planting beds shall be graded. Grading shall extend to any existing street pavement edge and to the mean waterline of any existing canal, lake or reservoir. Soil to be grade "C" and fine.
8. All areas marked "Lawn" shall be 50:50:50 "Florida" soil. The Dry Retention area shall be 50:50:50 "Florida" soil. All soil shall be set level light and even during planting.
9. The Landscape Contractor is responsible for providing the soil, water, and field verification to provide 100% soil coverage of all areas specified.
10. PLANTING SOIL: All trees and shrubs shall be planted with a minimum of 12" loose soil around and beneath the plant. Minimum water shall be 4" for groundcover area, 6" for shrub area and 8" for tree area.
11. Planting soil shall be a minimum of 50% sand, 40% silt, and 10% clay. Planting soil shall be free of rocks, roots, and debris. Planting soil shall be set level light and even during planting.
12. Contractor is responsible for determining all utility locations and installing facilities so as to not conflict. All damage to existing utilities or improvements caused by Contractor shall be repaired at no additional cost to the Owner.
13. Contractor to verify "Sagittaria" at 1-800-438-4397 (48) hours prior to digging for underground utility locations.
14. All planting holes to be hand dug except where machine dug holes will not adversely affect or damage utilities or improvements (see note 5).
15. No planting of any tree or palm will be accepted. All plants to be planted at trunk for or surface root 100% above grade (see City requirements).
16. Contractor is responsible for providing the grading of all associated planting areas.
17. All planting holes to be hand dug except where machine dug holes will not adversely affect or damage utilities or improvements (see note 5).
18. Fertilizer for palm area shall be NPK 16-4-8 @ 12.5 lbs/1000 sq. ft. or 545 lbs/acre. Nitrogen 50% release form & fertilizer to include secondary micronutrients.
19. SUBSTITUTIONS AND CHANGES: All substitutions and changes shall be approved in writing prior to installation. Any discrepancies between plans, site and specifications shall be brought to the immediate attention of the architect, the owner and the City of Dade County.
20. WATERING: All plant material shall be watered in at time of planting in accordance with standard nursery practices. In addition, Contractor shall continue watering of plant material until adequate completion and as needed thereafter for a period of 2 months.
21. DRAINAGE MAINTENANCE: All existing drainage shall be brought to current city code standards. All existing drainage shall be maintained as required.
22. DRAINAGE MAINTENANCE: Written approval must be obtained from local water management district prior to planting within the drainage easement.
23. All new plant material shall be guaranteed for 1 year from time of final acceptance of project. Any plant material not to be healthy upon completion shall be replaced by the Contractor at no additional cost to the Owner within 10 days of notification. For replacement of any material not to be healthy upon completion shall be replaced by the Contractor at no additional cost to the Owner within 10 days of notification. For replacement of any material not to be healthy upon completion shall be replaced by the Contractor at no additional cost to the Owner within 10 days of notification.
24. Type "T" cutting and other stakes shall be provided in the V.I.A. Refer to paving and drainage detail sheet for detail of Type "T" cut and other stakes.
25. The successful bidder shall furnish to the Owner a unit price breakdown for all materials. The Owner may, at its discretion, add or delete from the materials utilizing the unit price breakdown submitted.
26. No plant material will be accepted showing evidence of scale, moth marks, equipment scars, or otherwise damaged.
27. Plant material will not be accepted when the butt of earth surrounding the tree has been eroded, broken or otherwise damaged.
28. Root-grout of trees a minimum of (X) weeks prior to planting.
29. Tree grout shall be positioned to meet in the center of trunk and have uniform spacing around outside edge of cutting. Initial grout shall be installed on same day and level with surrounding ground surface. Material shall be set in place.
30. All landscape areas will be irrigated by an underground, automatic, multi-line irrigation system consisting of 1/2" or 3/4" polyethylene tubing. The system shall be installed in open trenches 12" deep and 100% open trench. The system shall be installed in open trenches 12" deep and 100% open trench. The system shall be installed in open trenches 12" deep and 100% open trench.
31. Hedge material shall be planted equal to the height of all landscape, transformers, mechanical equipment and other ground-standards utility equipment or structures.
32. All plant material planted within the right distance (edge area) shall provide unobstructed view-visibility of a horizontal line between 25 miles and 4 feet above adjacent ground surface.
33. No canopy trees shall be planted within 15 feet of a light pole. No palm stakes shall be planted within 15 feet of a light pole.
34. Ground cover plantings shall provide not less than 75 percent coverage immediately upon planting and 100 percent coverage within 3 months after planting.
35. Tree protection techniques shall be provided around existing trees that may be impacted by the proposed construction. Refer to any construction a tree protection technique (see note 5) for details. Contractor is responsible for the maintenance and/or repair of all existing and existing trees.
36. Tree removal/relocation permits must be obtained for existing trees to be removed or relocated.
37. No all protective areas, all trees and points shall be maintained to allow for clear passage at or 8 foot clear trees.
38. Quantities shown on the plan list take precedence over any discrepancies between the plan and plant list.
39. Proposed trees shall not exceed a 3:1 slope.
40. All plants are to be set in place with a minimum 2" type of Mulch/mulch, Eucalyptus mulch or wood. Mulch 10" deep.
41. All landscape areas are to be provided with automatic irrigation system which will provide uniform and/or uneven. All irrigation fittings and head connections will be purple pipe, 1/2" or 3/4" P.V.C.
42. Trees in Lawn area are to receive a 24" diameter mulched area at the base of the tree.
43. Rain sensor is required and shall be a 24" diameter mulched area at the base of the tree.
44. Contractor must obtain landscape, irrigation and tree removal permits.
45. Trees shall be planted 4' from all underground utility lines. Written approval will be obtained from all utility companies for the proposed trees in the landscape elements prior to building permit and approval from the City of Dade County.
46. Landscaping to be deep 7"-8" of root and sides and 4" height of the hydrants, top.

RECEIVED
January 24, 2023
OFFICE OF RESILIENCE
AND COASTAL PROTECTION
PB-1439

APPROVED PLAN AS PERMITTED
BY THE OFFICE OF RESILIENCE AND COASTAL PROTECTION
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
APPROVED CONSTRUCTION AND ANY OTHER AUTHORIZED ACTIVITIES MUST
COMPLY WITH ALL CONDITIONS OF THE PERMIT. CONSTRUCTION
ACTIVITIES ARE LIMITED TO THOSE ACTIVITIES THAT ARE
PLANS AND LISTED IN THE PROJECT DESCRIPTION. THIS PERMIT IS ISSUED
PURSUANT TO CHAPTER 17, F.S. AND CHAPTER 17A, F.S. AND CHAPTER 17B, F.S.

Received by: _____ Date: _____



ZESSIN RESIDENCE
3805 SOUTH OCEAN BLVD., HIGHLAND BEACH, FLORIDA

MAJESTIC VIEWS
Landscape Architecture - Construction Management
401 E. 15th Ave., Suite 335A
Miami, FL 33136
Tel: (305) 375-1100
Fax: (305) 375-1101
www.majesticviews.com

LA #0666677
LC #06005019

REV. NO. DATE
REV. #1: 12.06.22

JOB NO.
DRAWN BY: LV
DATE: 06.10.22
SCALE: NO SCALE

SHEET NO.
LP-3

IRRIGATION NOTES:

NOTES

Water Demand: Zone requires water 34" water main, 2500 GPM @ 45.0 psi w/ RPZ backflow preventer, valves breaker, and ET manager high/lowside sensing device.

Contractor shall be installed in accordance with local codes, Contract drawings and Contract specifications. The water source is inlet water and all components must be compatible w/ inlet water as required.

Engineer design based on inlet water flows, dated 06/16/2012. Contractor shall refer to the inlet water plan to coordinate inlet water location and other utility lines.

The purpose of this inlet water plan is to show inlet water locations for new locations for new landscaping. The Contractor considers the inlet water of the source, the location and sizes of piping, and the inlet water of existing sales shall be inlet water in the system.

Contractor shall adjust inlet water locations to insure proper coverage in common areas between new and existing landscaping.

irrigation contractor will provide shop drawings and product specifications (cut sheets) and installation documents, to the Landscape Architect for review, comment and approval).

A licensed contractor who installs or performs work on an automatic landscape irrigation system must install system per manufacturers specifications and test for the correct operation of each inhibiting or interrupting device or switch on the system. If such devices are not installed, or are not functioning properly, the contractor must install new devices or repair the existing ones and insure that each is operating properly before completing other work on the system.

Pipes
Pipes shall be installed in accordance with local codes and pipe manufacturer's recommendations.

Main line shall be scheduled 40 PVC.

Pipe shall be installed so backfill depths are maintained at 18" for the main line and all lateral routed under pavement, and a 12" for all other laterals.

Specialty Irrigation Systems shall be adjusted for wind, landscaping and mounting to insure proper coverage with minimal under/over watering. In order to prevent overwatering, low trajectory heads or low volume water distributing devices shall be used when irrigating confined areas. No more than ten percent of spray radius shall be allowed into impervious areas.

Pop-up meters Rainbird 5700L-PRO series w/ adjustable nozzles or equivalent, 25'±0" radius.

Pop-up midheads Rainbird 1800-SAM-P45 series w/ R-13-13 rotary nozzles or equivalent, 12"x4" radius. Shrub type midheads shall be installed a uniform height of 6" above plant material and shall be located to be concealed from view and inaccessible from traffic.

Reinforced Xerol Bubbles shall be installed on SCH 80 pipes to the bear height for the most effective irrigation of the plants to be watered. Bubbles are required for trees and palms.

All spinriders located adjacent to pavement, walkways, patios, etc., shall be installed from the edge to minimize the chance of damage to vehicles, pedestrians and lawn maintenance personnel. Pop-up heads shall be installed in 0" and shrub type heads shall be installed in 18".

Adjustment features of sprayers specified shall be utilized to insure proper coverage while minimizing overthrust.

WATER SOURCE
3/4" water water meter, 22-25 GPM @ 45/50 psi w/ backflow preventor, vacuum breaker, and ET manager Inground monitor sensing device and pressure regulator as required and approved by City of Olathe Beach. All connections and installation of backflow shall be made by a licensed plumber.

CONTROL SYSTEM
Rainbird ESPARC series automatic outdoor controller will be exterior wall mount or equivalent w/ Rainbird ET-Manager in ground soil moisture sensor. Verify location on site. Rainbird or moisture sensing devices shall be used to avoid operation of the system during periods of increased rainfall. Evapotranspiration-based (ET) controllers are recommended but optional on any automatic landscape irrigation system will be installed per manufacturer specifications. All electrical connections to be

FLOW	PIPE DIAMETER (INCH)
0-1	2"
1-2	2"
2-3	2"
3-4	2"
4-5	2"
5-6	2"
6-7	2"
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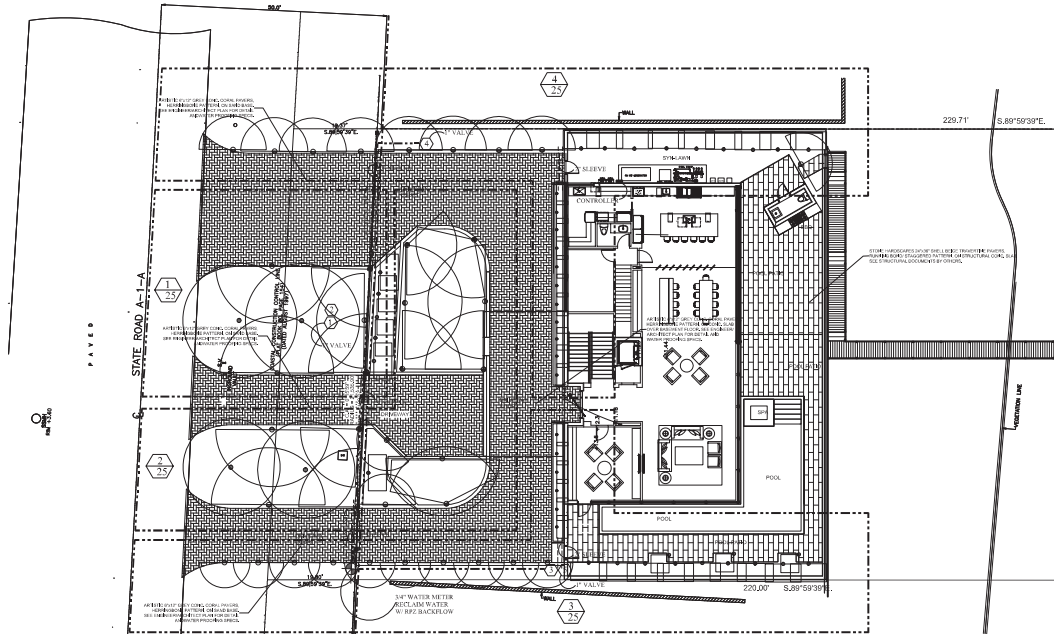
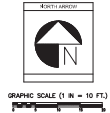
15-19	1 ⁺
17-25	1 ²⁺
27-40	1 ³⁺
40-60	2 ⁺

Automatic underground irrigation with Rainbird ET-Manager in ground soil moisture sensor shall be designed and installed in compliance with the South Florida Building Code and city code requirements. The system shall provide a minimum coverage of 100% with 50% overlap.

IRRIGATION LEGEND:

- ① Ralabid 100-GPA, 1" electric valve or equivalent.
- ② Existing Ralabid ESPAC series ET controller sensor is Ralabid ET-Manager in ground soil moisture sensor should device as required. Locate on site.
- ③ Silveva, SCH 40.
- ④ Ralabid 1000-SAN-6P5 pop-up, w/ waterproof R-12-18 rotary series nozzle.
- ⑤ 1/2x2 metal, low trajectory or equivalent.
- ⑥ Ralabid 370CN, 2x4-PCH series nozzle, 2.5 & 4, 1/2 or 1/4" spray on Xan-60-48" pop-up / SOI 80 bar installed.
- ⑦ Ralabid ET Managers. Install 1x4 per zone of ball of field or zone or palm if required. water flow from ET manager Regard moisture sensing mode and pressure rang
- ⑧ on wettable water flow, 110" schedule 40 pipe.
- ⑨ indicates Zone GPM.
- ⑩ Required water, 34" water pump, 2x2x3 GPM @ 45psi and 1/2 Watts 800 RPT backflow per minimum flow tested ET manager Regard moisture sensing mode and pressure rang as required water supply by City of Rancho Beach.

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January 24, 2023
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AND COASTAL PROTECTION
PB-1439



APPROVED PLAN AS PERMITTED
BY THE OFFICE OF RESILIENCE AND COASTAL PROTECTION
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
APPROVED CONSTRUCTION AND ANY OTHER AUTHORIZED ACTIVITIES MUST
COMPLY WITH ALL CONDITIONS OF THE PERMIT. CONSTRUCTION AND
ACTIVITIES ARE STRICTLY LIMITED TO THOSE BOTH SHOWN ON THE APPROVED
PLANS AND LISTED IN THE PROJECT DESCRIPTION. THIS PERMIT IS ISSUED
PURSUANT TO CH. 161, F.S. AND OTHER PERMITS MAY BE REQUIRED

[Signature] March 7, 2023

SITE IRRIGATION PLAN

ZESSIN RESIDENCE
3805 S OCEAN BLVD, HIGHLAND BEACH, FL.

SITE IRRIGATION PLAN

MAJESTIC VIEWS
Landscape Architects, Inc.
Landscape Architecture - Construction Management
4711 Cypress Drive South, Boynton Beach, FL 33436
Phone (561) 752-9633 Fax (561) 752-4110



Serialized by: 
LA #6666677
LC #26000319

REV. NO.	DATE
REV. #1.	12.06.22
REV.#2/DEP	01.10.23

JOB NO:
DRAWN BY: LJV
DATE: 06.10.22
SCALE: 1" = 8"

SHEET NO.
IR-1

LANDSCAPE LIGHTING LEGEND:

- A.** (3) A. Wall Mount, Beach Lighting, L-014-S-20V-SW-A-NFL-SO-3.5-FR, 120V amber light.
- B.** (16) B. Accent Directional, Beach Lighting, E-16-11V4335-SF-BGS-HL-1-GSS-STEM-C12 12V brass fixture w/glare shield, amber lens and 12" brass stem.
- C.** (13) C. Low Accent Directional, Beach Lighting, E-8-2W-A-NFL-BGS-K-CTO-12-1.36-HL-BGS-STEM-C12 12V brass fixture w/glare shield and 12" brass stem.
- D.** (11) D. Pathlight, Beach Lighting, R-3-12V-S-12W-A-LHSR-GSS, 12V brass fopper fixture 180deg amber light on 12" brass stem.
- E.** (12) E. Bulbend, Beach Lighting, MB-1-12V-2W-A-SR-GSSR-STEM 16, 12V brass bulbend, 180deg amber light, 17" height.
- F.** (8) F. Ground Pathlight, Beach Lighting, E17-2-SW-A-NFL, 12V copper fixture 180deg amber light.

All lighting fixtures to be mounted Beach Lighting, posts specified or Rockwellperma-post when plantings are less than 12" height. All Beach Lighting fixtures are approved and certified per Indaba Lighting.

All fixtures within 5 ft of pool edge must be mounted w/ a GFI shutoff device.

Additional information, photos and specification for Beach Lighting fixtures visit beachlighting.com or attached specification sheets for landscape path & accent lighting provided by Landscape Architect.

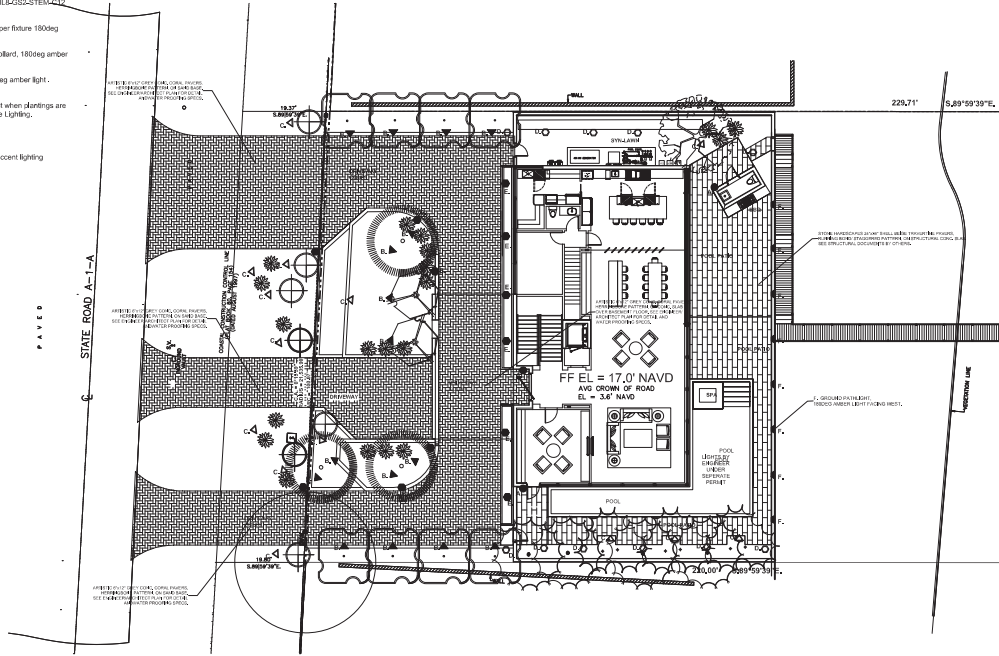
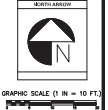
All proposed lighting fixtures are by Beach Lighting. Compare other fixtures will be accessible w/ prior approval by owner/ Landscape Architect.

Pool Lighting to be specified by pool Engineer at time of pool permit.

Licensed Electrician to provide all wiring and connections.

LANDSCAPE LIGHTING CHART						
Label	Quantity	Mount Type	Mount Height	Manufacturer Catalog No.	Lamp Type, Color and Voltage	Level, Dep. Sheet No.
A.	3	Wall	8"	Beach Lighting L-014-S-20V-SW-A-NFL-SO-3.5-FR	LED, Amber and 12V	Pool E-1
B.	16	Ground Spike	10"	Beach Lighting E16-11V4335-SF-BGS-HL-1-GSS-STEM-C12	LED, Amber and 11V	Pool Entry E-1
C.	13	Ground Spike	10"	Beach Lighting E8-2W-A-NFL-BGS-K-CTO-12-1.36-HL-BGS-STEM-C12	LED, Amber and 2W	Pool Entry E-1
D.	11	Ground Spike	12"	Beach Lighting R3-12V-S-12W-A-LHSR-GSS	LED, Amber and 12V	Pool Entry E-1
E.	12	Ground Spike	15"	Beach Lighting MB1-12V-2W-A-SR-GSSR-STEM 16	LED, Amber and 2W	Entry E-1
F.	8	Ground Spike	0"	Beach Lighting E17-2-SW-A-NFL	LED, Amber and 12V	Pool Entry E-1

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January 24, 2023
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PB-1439



APPROVED PLAN AS PERMITTED
BY THE OFFICE OF RESILIENCE AND COASTAL PROTECTION
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
APPROVED CONSTRUCTION AND ANY OTHER AUTHORIZED ACTIVITIES MUST
COMPLY WITH ALL CONDITIONS OF THE PERMIT. CONSTRUCTION AND
ACTIVITIES ARE LIMITED TO THOSE ACTIVITIES SHOWN ON THE APPROVED
PLANS AND LISTED IN THE PROJECT DESCRIPTION. THIS PERMIT IS ISSUED
PURSUANT TO CHAPTER 62, F.S. AND CHAPTER 62G, F.S. AND ANY OTHER
RELEVANT STATUTES AND RULES.

DEPARTMENT OF ENVIRONMENTAL PROTECTION
APPROVED CONSTRUCTION PLAN
This approval is limited to the activities shown on the approved plans. This approval does not release the applicant of the responsibility to obtain any other approvals or permits which may be required by Federal, State, County or Municipal law.
Reviewed by: [Signature] Date: March 7, 2023

Received by: [Signature] Date: March 7, 2023

SITE ILLUMINATION PLAN

ZESSIN RESIDENCE
3805 SOUTH OCEAN BLVD, HIGHLAND BEACH, FLORIDA
SITE LANDSCAPE PLAN

MAJESTIC VIEWS
Landscape Architecture - Construction Management
4011 Cypress Island Drive, Suite 335A
Naples, FL 34109
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LA #666677
LC #20000019

REV. NO. DATE
REV. #1: 12.08.22
REV. #2/DEP: 01.10.23

JOB NO.
DRAWN BY: LV
DATE: 06.10.22
SCALE: 1" = 10'

SHEET NO.
IL-1

A. L-014-S

The L-014-S is a wall-mounted, brass downlight with multiple canopy options. For outdoor use, 12V also is suitable for specific indoor locations such as atriums and malls where deemed acceptable by the authority having jurisdiction.



Wildlife Lighting
Certification Number
2018-029

Construction

All brass components, 0.140" [3.6mm] thick brass housings

Lens

Tempered soda lime glass

Mounting

Round Canopy (standard): Brass canopy mounts onto brass crossbar (included). Crossbar fits over 3.0" and 4.0" octagonal / round and single gang rectangular boxes.

Square Canopy (optional): Square brass canopy with square mounting as standard Round Canopy.

Small Square Canopy (optional): Two-part brass canopy with over 3.0-3.5" octagonal / round box only.

12V Lamps

Triple LED light engine • Remote transformer required

Triac dimmable: MLV > 1% l.v., ELV > 5% v.p.

Note: Fixtures supplied with light engines are 0.7 in. longer than those with MR16 lamps.

7 Watt Cree XPE2	ZW-A-SP	10° spot	182 lm
AMBER (1500K)	ZW-A-NFL	30° narrow flood	167 lm
590-800 nm	ZW-A-FL	60° flood	159 lm

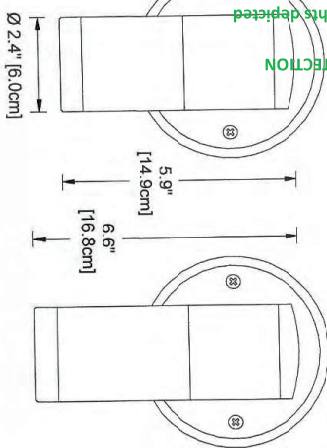
8 Watt Cree XPE2	8W-RO-SP	10° spot	372 lm
RED ORANGE (1000K)	8W-RO-NFL	30° narrow flood	354 lm
625-635 nm	8W-RO-FL	60° flood	305 lm

GU5.3 MR16 LED	• Remote Transformer Required		
5 Watt Cree chipset	5W-A-NFL	25° narrow flood	62 lm
	AMBER (1300K)		

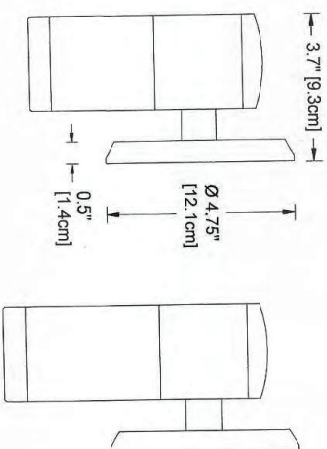
L70: 25,000 hours (MR16 LED lamps)



DEPARTMENT OF ENVIRONMENTAL PROTECTION
APPROVED LIGHTING PLAN
This approval is limited to the exterior lights depicted on the stamped plans. This approval does not relieve the applicant of the responsibility to obtain any other approvals or permits which may be required by Federal, State, County or Municipal laws.
Reviewed by [Signature]
March 2023



L-014-S with MR16 light engine



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January 24, 2023
OFFICE OF RESILIENCE
AND COASTAL PROTECTION
PB-1439



A. L-014-S

120 / 230V Lamps

GU10 MR16 LED
5 Watt Cree chipset
5W-A-NFL-120V AMBER (1300K) 25" narrow flood 62 lm

Mounting Accessories
SQ 4.75" (12.1cm) Square canopy substitution for standard round canopy.
3.5" (8.9cm) Small square canopy substitution for standard round canopy. For 3.0-3.5" round or octagonal recessed box with screw spacing at 2.75" on center.

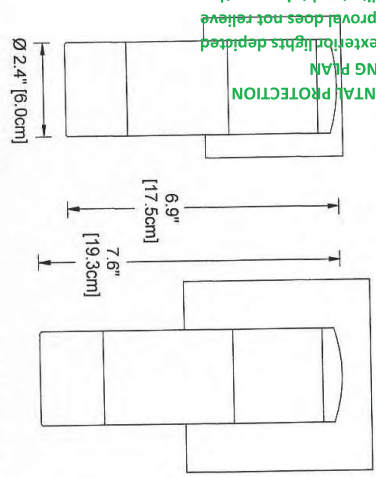
- Optical Accessories**
- FR Frosted lens
 - HL1 Honeycomb lower, 1/8" (3mm) thick
 - HL2 Honeycomb lower, 1/4" (6mm) thick
 - KP Extended 1" snoot
 - PR Prismatic spread lens
 - RT Rectilinear spread lens
 - SL Solite lens

Finish: Unfinished is standard; no specification required. The fixture will be finished to a natural patina. The patina process is natural with brass and copper. Rate of patina and eventual color is dependent upon climate and proximity to the ocean. Thus, Beachside does not guarantee any specific appearance.

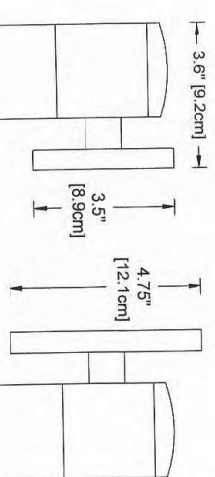


Shown with KP and SQ-3.5 accessories

DEPARTMENT OF ENVIRONMENTAL PROTECTION
APPROVED LIGHTING PLAN
This approval is limited to the exterior lights depicted on the stamped plans. This approval does not relieve the applicant of the responsibility to obtain any other approvals or permits which may be required by Federal, State, County or Municipal law.
Reviewed by [Signature]
March 2023



L-014-S with MR16 and KP & SQ-3.5 accessories



L-014-S with light engine and KP & SQ accessories

RECEIVED
January 24, 2023
OFFICE OF INSURANCE
AND CONSTRUCTION
PB-1439

IP e6
CSA Listed, file #190030
10-year fixture warranty
3-year LED module warranty
3-year warranty on MR16 LED lamps



Project _____ By _____ Date _____
For ordering purposes, please specify (example: L-014-S-120V-5W-A-NFL-120V-SQ-3.5-FR)
L-014-S 120V Voltage BA-A-NFL-120V Lamp SQ-3.5-ER Accessory(ies)

B. E16

E16

The E16 is an unobtrusive, low-voltage, directional fixture. Its compact design brings attention to the lamp's effect, not to the fixture itself. The E16 uses 7, 8, and 11-Watt integrated light engines with spot, narrow flood, and flood optic choices.

Construction All brass components. 0.140" [3.6mm] thick brass housing

Lens Tempered glass, stepped to prevent pooling of water on lens

Voltage 12 Volts AC / DC with integral driver (9-15V input, dimmable below 9V). Remote transformer required.

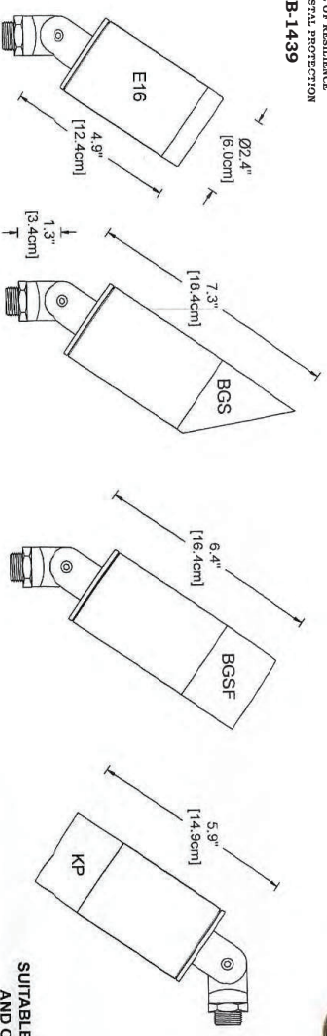
Lamps		LED light engine • Triac dimmable: MLV >1% tp., ELV >5% tp.	
7 Watts Cree XR-E2	7W-A-SP	12° Beam, 27° Field	2500 cd
7 Watts Cree XR-E2	7W-A-NFL	29° Beam, 48° Field	588 cd
7 Watts Cree XR-E2	7W-A-FL	49° Beam, 76° Field	221 cd
8 Watts Cree XR-E2	8W-RO-SP	9° Beam, 20° Field	8433 cd
8 Watts Cree XR-E2	8W-RO-NFL	30° Beam, 45° Field	1198 cd
8 Watts Cree XR-E2	8W-RO-FL	55° Beam, 82° Field	353 cd
11 Watts Cree XR-E2	11W-827-SP	12° Beam, 29° Field	9754 cd
11 Watts Cree XR-E2	11W-830-SP	29° Beam, 50° Field	2659 cd
11 Watts Cree XR-E2	11W-830-NFL	48° Beam, 79° Field	942 cd
11 Watts Cree XR-E2	11W-827-NFL	12° Beam, 29° Field	9754 cd
11 Watts Cree XR-E2	11W-830-FL	29° Beam, 50° Field	2659 cd
11 Watts Cree XR-E2	11W-827-FL	48° Beam, 79° Field	942 cd
11 Watts Cree XR-E2	11W-930-SP	12° Beam, 29° Field	6973 cd
11 Watts Cree XR-E2	11W-930-NFL	29° Beam, 50° Field	2299 cd
11 Watts Cree XR-E2	11W-930-FL	48° Beam, 79° Field	936 cd



Optical Accessories

- BGS
 - BGSF
 - CTO-1/4-2.04
 - CTO-1/2-2.04
 - CTO-3/4-2.04
 - FR
 - HL1
 - HL2
 - KP
 - PR
 - RT
 - SL
- Brass plate shield, 45° cutoff
 Brass glare shield, full cutoff with weep hole
 Color Temperature Orange filter 1/4
 Color Temperature Orange filter 1/2
 Color Temperature Orange filter 3/4
 Frosted lens, 1/8" [3mm] thick
 Honeycomb lower, 1/8" [3mm] thick
 Honeycomb lower, 1/4" [6mm] thick
 Extended snoot (no weep hole) for DOWNLIGHTING only
 Prismatic spread lens, 1/8" [3mm] thick
 Rectilinear spread lens, 1/8" [3mm] thick
 Solite (Soft Focus) lens, 1/8" [3mm] thick
 Maximum (2) 1/8" thick accessories or (1) HL2 + (1) CTO Filter

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SUITABLE FOR INDOOR AND OUTDOOR USE



B.

E16

Mounting Accessories

1/2" male threads mount into any standard J-box or

CM-M1 4.75" (12.1cm) diameter solid brass canopy, single-hole

CM-M2 4.75" (12.1cm) diameter solid brass canopy, double-hole

GS2 Heavy-duty ground spike

GS2BC Heavy-duty ground spike with cast brass cap

GS3R Heavy-duty ground spike with brass cap for telescoping fixture riser

GS4 Standard ground spike with cast brass cap

JB Cast brass junction box

SA Sure Aim locking rotation accessory (not available with STEM-S)

SA1 4.75" (12.1cm) square brass canopy

SA1-3.5 3.5" (8.9cm) small square brass canopy. Mounts on 3.5" octagonal / round junction box only.

SA2 4.75" (12.1cm) square brass canopy, double-hole

STEM-C- Brass riser for applications where fixture height—specify in inches

STEM-S- Brass riser for applications where fixture height—specify in inches

TDM1 Brass tread/deck mount with stainless steel screws

TDM2- Brass tree mount with nylon strap (48, 72, or 96")

TDM2S- Brass tree mount with stainless steel strap (48, 72, or 96")

TDM3 Brass low-profile deck/wall mount (SA accessory recommended)

TDM4 Brass low-profile tree mount with notch for wire (SA accessory recommended)

TWJB- Brass tree-mounted junction box, single fixture mount, stainless steel strap (48, 72, or 96")

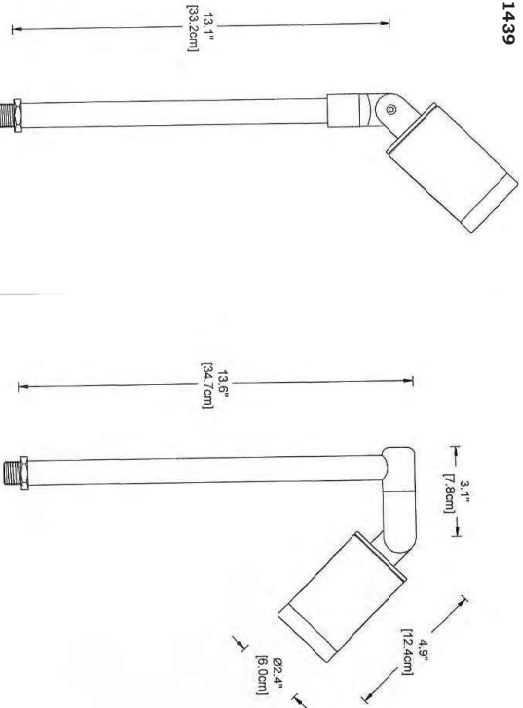
TWJB2- Brass tree-mounted junction box, double fixture mount, stainless steel strap (48, 72, or 96")

TWJBX Brass tree-mounted junction box, single fixture mounting steel screws

TWJB2X Brass tree-mounted junction box, double fixture mount, stainless steel screws

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Fixtures shown on 12-inch stems



E16-STEM-C-12



E16-STEM-S-12

Finish: Unfinished is standard; no specification required. The fixture will weather to a natural patina. The patina process is natural with brass and copper. Rate of patina and eventual color is dependent upon climate and proximity to the ocean. Thus, Beachside does not guarantee any specific appearance.

Weight: 2.3 lbs. [1.0 kg]
(excludes Mounting Accessories)

IP 66
CSA Listed, file #190030
10 year fixture warranty
5 year LED module warranty

Project By Date
For ordering purposes, please specify (example: E16-11W-930-SP-BGS-CTO-1/2-2.04-HL1-GS2-STEM-C-12)

E16- Fixture
11W-930-SP Lamp
BGS Accessory
CTO-1/2-2.04 Accessory
HL1 Accessory
GS2 Accessory
STEM-C-12 Accessory

E8

The E8 is an unobtrusive, low-voltage, directional fixture. Its minimalist design brings attention to the lamp's effect, not to the fixture itself. The E8 takes advantage of LED modules that can produce a range of beam spreads with just a simple change of our line of field-serviceable optics.

Construction All brass components. 1/8" [3mm] thick brass housing.

Lens Tempered glass, stepped to prevent pooling of water on lens

Voltage 12 Volts AC / DC with integral driver (9-15V input, dimmable below transformer required).

Lamps Triac dimmable: MLV >6% NP, ELV >16% NP.

Cree XPE2 LED 2 Watt AMBER (1500K)	10° Beam, 20° Field 14° Beam, 31° Field 29° Beam, 61° Field 46° Beam, 114° Field	1366 cd 587 cd 140 cd 15 cd
Cree XPE2 LED 2 Watt REPO-ORANGE (1000K)	10° Beam, 18° Field 13° Beam, 28° Field 32° Beam, 56° Field 49° Beam, 114° Field	2841 cd 1483 cd 229 cd 32 cd
Cree XPG2 LED 3 Watt Warm White (3000K)*	13° Beam, 24° Field 17° Beam, 37° Field 30° Beam, 62° Field 47° Beam, 86° Field	2689 cd 1214 cd 395 cd 42 cd
Cree XPG2 LED 4 Watt Warm White (3000K)*	13° Beam, 24° Field 17° Beam, 37° Field 30° Beam, 62° Field 47° Beam, 86° Field	3399 cd 1514 cd 492 cd 55 cd
Cree XPG2 LED 4 Watt Warm White (3000K)*	13° Beam, 24° Field 17° Beam, 37° Field 30° Beam, 62° Field 47° Beam, 86° Field	249 lm 230 lm 194 lm 81 lm

* Also available in 2700K. Add color suffix to lamp specification, e.g. "3W-A-NFL-2700K".
** When the 4W lamp is specified with No Optic, only one optical accessory may be used.

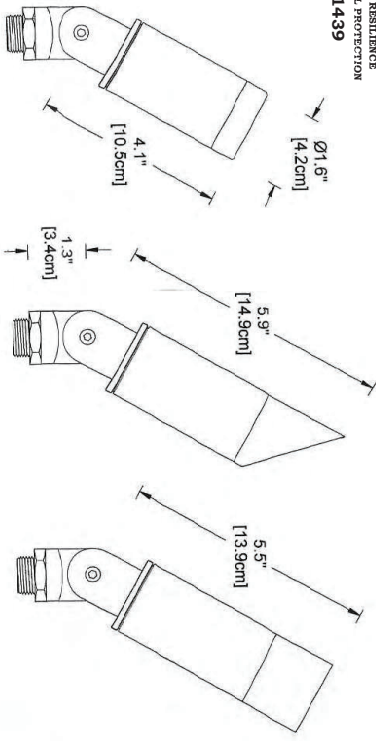
Optical Accessories

- ✓ **BGS8** Brass glare shield, 45° cutoff
- ✓ **BGS8F** Color Temperature Orange filter 1/4
- ✓ **CTO-1/4-1.36** Color Temperature Orange filter 1/2
- ✓ **CTO-1/2-1.36** Color Temperature Orange filter 3/4
- ✓ **CTO-3/4-1.36** Color Temperature Orange filter 1
- ✓ **FR8** Frosted lens, 1/8" [3mm] thick
- ✓ **HL8** Honeycomb louver, 1/8" [3mm] thick
- ✓ **KP** Extended snout (no weep hole) for DOWNLIGHTING only
- ✓ **PR8** Prismatic spread lens, 1/8" [3mm] thick
- ✓ **RT8** Rectilinear spread lens, 1/8" [3mm] thick
- ✓ **SL8** Solite (Soft Focus) lens, 1/8" [3mm] thick

Maximum (2) 1/8" thick optical accessories, or (1) 1/8" thick optical accessory w/ 4W-NO

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E8



E8 with BGS8 Accessory



E8 with BGS8F Accessory



SUITABLE FOR INDOOR
AND OUTDOOR USE

1/2" male threads mount into any standard j-box or:
CS2 Heavy-duty around spike

- | | |
|--------|--|
| CS2 | Heavy-duty ground spike |
| CS2BC | Heavy-duty ground spike with cast brass cap |
| CS3R | Heavy-duty ground spike with brass cap for telescoping fixture riser |
| CS4 | Standard ground spike with cast brass cap |
| JB | Cast brass junction box |
| SA | Sure Aim locking rotation accessory (not available with STEM-S) |
| STEM-C | Brass nose for applications where fixture is directed UPWARD |

- STEM-S-

TDM1

TDM2-

TDM2S-

TDM3

TDM4

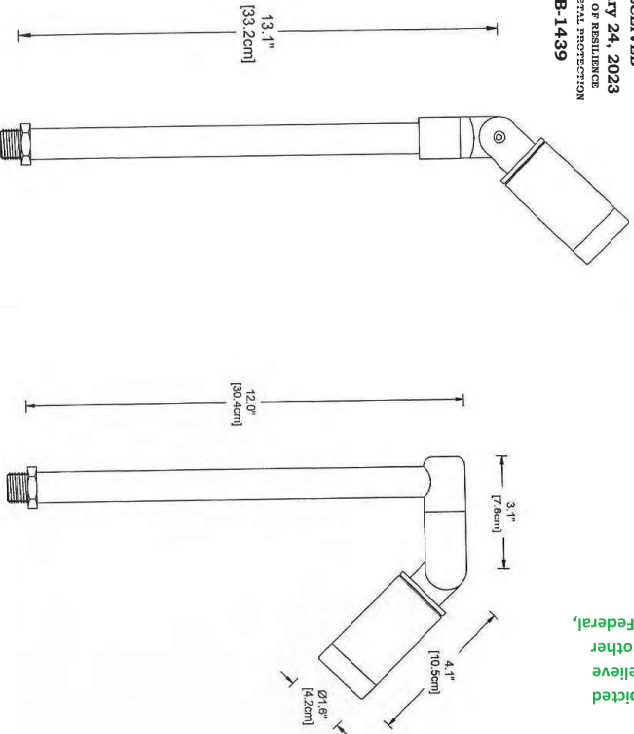
TMJB-

TMJB2-

TMJBX

TMJB2X

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[illegible]

E8-STEM-S-12

Finish: Unfinished is standard, no specification required. The fixture will weather to a natural patina. The patina process is natural with brasses and copper. Rate of patina and eventual color is dependent upon climate and proximity to the ocean. Thus, Beachside does not guarantee any specific appearance.

Weight: 1.6 lbs. [0.7 kg]
(excludes Mounting Accessories)

IP 66
CSA Listed, file #190030
10 year fixture warranty
5 year Cree LED module warranty

Project	By	Date
For ordering purposes, please specify (example: E8-2W-A-SP-BG58-CTO-1/2-1.36-HL8-GS2-STEM-C-12)		
E8- Fixture	2W-A-SP Lamp	BG58 Accessory
	CTO-1/2-1.36 Accessory	HL8 Accessory
	GS2 Accessory	STEM-C-12 Accessory

D. R3

The R-Series LED pathlights are durable fixtures made from brass and copper. They are ideal for walkway and area lighting in any landscape theme and location.



Wildlife Lighting
Certification Number
2018-029

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Construction

All brass components. 1/2" schedule 40 brass stem. 18-gauge copper shade, underside powdercoated white.

Lens

Frosted borosilicate glass, 4.8mm wall thickness

Stem Height

12 inches is standard. Available stem heights:

- 8" [20 cm]
- 12" [30 cm]
- 16" [40 cm]
- 20" [51 cm]

Custom heights upon request

Voltage / Lamp Options

12V

GU5.3 • MR16 LED • Remote transformer required.

Cree chipset

5W-A 5 Watt AMBER (1500K)

Triple LED Module • Remote transformer required.

Cree XPE2 chipset

7W-A 7 Watt AMBER (1500K)
8W-RO 8 Watt RED-ORANGE (1000K)

120V / 230V

GU10 • MR16 LED

5W-A 5 Watt AMBER (1500K)

Cree chipset

HSR Half shield for 180° illumination

Optical

Accessory

Mounting

1/2" male threads. Mounts into any standard J-box or:
GS2 Heavy-duty ground spike
GS2BC Heavy-duty ground spike with cast brass cap
GS3R Heavy-duty ground spike with brass cap for telescoping riser

GS4 Standard ground spike with cast brass cap (12V only)

JB Cast brass junction box

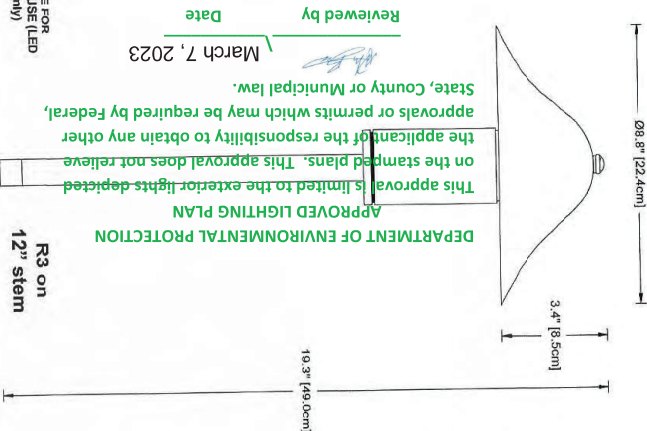
Finish: Unfinished is standard; no specification required. The fixture will weather to a natural patina. The patina process is natural with brass and copper. Rate of patina and eventual color is dependent upon climate and proximity to the ocean. Thus, Beachside does not guarantee any specific appearance.

Weight: 3.7 lbs [1.7 kg] with 12" stem

IP66
CSA Listed, file #190030
10 year fixture warranty
3 year warranty on MR16 LED lamps
3 year LED module warranty



R3 - Horizontal Footcandles at Radius from Fixture base with Standard 12" Stem Height									
Lamp	1' / 0.3m	2' / 0.6m	3' / 0.9m	4' / 1.2m	5' / 1.5m	6' / 1.8m	7' / 2.1m	8' / 2.4m	9' / 2.7m
5W-A	1.73	0.72	0.37	0.24	0.18	0.13	0.10	0.07	0.05
5W-A	1.73	0.72	0.37	0.24	0.18	0.13	0.10	0.07	0.04



DEPARTMENT OF ENVIRONMENTAL PROTECTION
APPROVED LIGHTING PLAN
This approval is limited to the exterior lights depicted on the stamped plans. This approval does not relieve the applicant of the responsibility to obtain any other approvals or permits which may be required by Federal, State, County or Municipal law.
Reviewed by [Signature] Date March 7, 2023

Project

For ordering purposes, please specify (example: R3-120V-12-5W-A-HSR-GS2)

Date

R3 Fixture 12V Voltage 12" Stem Height 5W-A Lamp HSR-GS2 Accessory(ies)

E. MB1



Wildlife Lighting
Certification Number
#2018-029

The MB1 is an unobtrusive, contemporary pathlight/bollard hybrid. It features 180° illumination via the field-rotatable top assembly. Its 1/2" male thread allows mounting onto a heavy-duty ground spike or brass junction box that can be recessed in concrete. The MB1 can also have a stem added to its 6" high top for greater mounting heights and a telescoping option (illustration on right).

Construction

All brass components. 1.6" diameter x 0.125" wall (41 min x 41 max).
brass cylindrical housing.

Lens

Clear cylindrical Borosilicate glass, 3mm wall. Additional 3/16" tempered soda lime glass permanently seals lamp compartment.

Height

16.9" (nominally 17") is standard. Custom heights available. Minimum diameter portion only. Does not include any additional stem height.
17
16.9" (42.8cm) Standard
Custom height, in inches (10" minimum for 12V)
6" minimum for 12V)

Voltage

12V 12 Volts AC, remote transformer required
120V 120 Volts with integral transformer*
230V 230 Volts with integral transformer*
277V 277 Volts with integral transformer*
* 120 - 277V minimum height: 10"

Lamps

Triac dimmable: MLV >6% typ., ELV >16% typ.
Cree XPE2 2 Watt AMBER (1500K) 5.9 cd 4.6 lm
2W-A-SP 2 Watt RED-ORANGE (1000K)

Mounting Accessories

1/2" male threads. Mounts into any standard j-box or Brass Surface Box for surface-mount applications on concrete or wood. Includes internal brass collar and stainless steel lag screws. 4.25" dia. x 2.0" tall (11 x 5 cm)
GS2BC Heavy-duty ground spike with cast brass cap
GS3R Heavy-duty ground spike with brass cap for telescoping fixture riser
JB Cast brass junction box (to be set in concrete)

STEMS:

1/2" brass pipe stem (right illustration — required for GS3R). No Stem is standard and does not need to be specified (shown in left and middle illustrations).
STEM-8 8" [20cm]
STEM-12 12" [30cm]
STEM-16 16" [40cm]
STEM-20 20" [51cm]
STEM-24 24" [61cm]

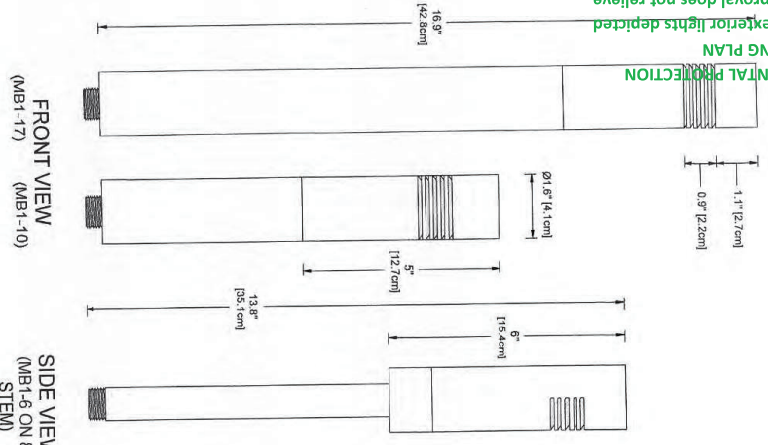
Finish: Unfinished is standard; no specification required. The fixture will weather to a natural patina. The patina process is natural with brass and copper. Rate of patina and eventual color is dependent upon climate and proximity to the ocean. Thus, Beachside does not guarantee any specific appearance.

CSA Listed, file #1900330
10 year fixture warranty
5 year Cree LED module warranty



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DEPARTMENT OF ENVIRONMENTAL PROTECTION
APPROVED LIGHTING PLAN
This approval is limited to the exterior lights depicted on the stamped plans. This approval does not relieve the applicant of the responsibility to obtain any other permits or permits which may be required by Federal, State or Municipal law.
Measurements taken on 1/24/2023



Project _____ By _____ Date _____
For ordering purposes, please specify (example: MB1-17-120V-2W-A-SP-GS3R-STEM-16)

Fixture MB1 Height 17 Voltage 120 Lamp 2W-A-SP Accessory(ies) GS3R-STEM-16

E17

The E17 is a brass drive-over pathlight / marker fixture.



Wildlife Lighting
Certification Number
2018-029

Construction

Solid brass faceplate. Copper outer housing with wiring compartment. (2) 1/2" NPT taps in rear, and (2) #6-32 black oxide stainless steel screws.

Lens

Frosted borosilicate glass

Voltage

12 Volts AC / DC. Remove transformer required.

Mounting

In-ground or concrete installation.

Lamps

Integrated LED light engine

— 2W-A-NFL 2 Watt **AMBER** (1500K)
— 2W-RO-NFL 2 Watt **RED-ORANGE** (1000K)

Cree XPE2

MR16 LED • GU5.3

— 5W-A-NFL 5 Watt **AMBER** (1500K)

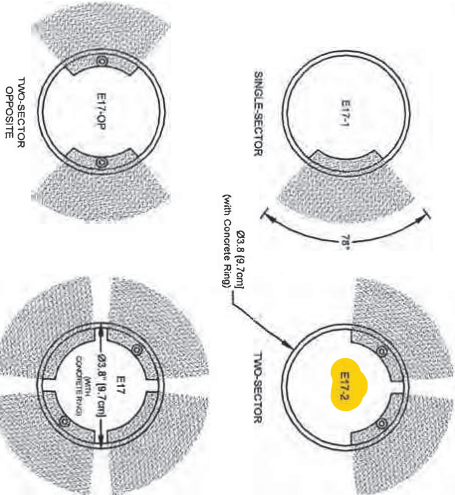
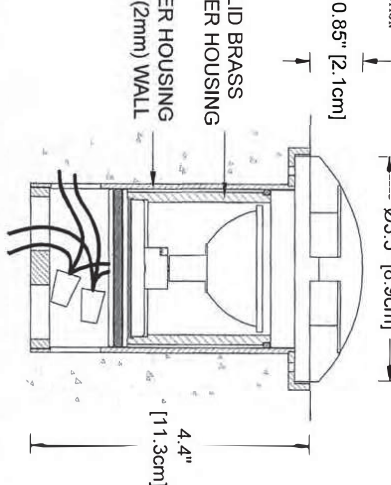
Cree chipset

Finish: Unfinished is standard; no specification required. The fixture will weather to a natural patina. The patina process is natural with brass and copper. Rate of patina and eventual color is dependent upon climate and proximity to the ocean. Thus, Beachside does not guarantee any specific appearance.
Weight: 4.4 lbs [2.0 kg]



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SOLID BRASS FACEPLATE



E17 - Horizontal Footcandle at Radius from Fixture

Lamp	1' / 0.3m	2' / 0.6m	3' / 0.9m	4' / 1.2m	5' / 1.5m	6' / 1.8m	7' / 2.1m	8' / 2.4m	9' / 2.7m	10' / 3.0m
5W-A-NFL	4.25	1.30	0.60	0.32	0.20	0.12	0.09	0.07	0.05	0.04

Project

By

For ordering purposes, please specify (example: E17-2-5W-A-NFL)

Date

E17-2

5W-A-NFL

Lamp