

NOTES:

- POOL, SPA AND ALL WATER FEATURE AND ITS ELEMENTS ARE TO BE DETAILED BY POOL ENG. DRAWINGS UNDER SEPARATE PERMIT.
- ALL DIMENSIONS SHALL BE FIELD VERIFIED.

NOTE:
 CALL 811 (AT LEAST 72 HOURS BEFORE WORK STARTS) TO IDENTIFY AND CLEARLY MARK THE LOCATION OF ALL BURIED UTILITIES IN THE PROPERTY IF APPLICABLE.
 THE TRIANGLE OF VISIBILITY, SHALL NOT CONTAIN OBSTRUCTIONS TO CROSS VISIBILITY AT A HEIGHT BETWEEN 30\"/>

GRADING NOTES:

- NO GRADING SHALL OCCUR BEYOND THE PROPERTY LINE.
- REFER TO CIVIL PLANS AND DETAILS FOR GRADING AND DRAINAGE CALCULATIONS, EXFILTRATION TANKS, AND EXACT LOCATIONS OF ALL CATCH BASINS AND DRAINS (IF APPLICABLE).
- ALL SHALLOW RETENTION AREA SHALL BE GRADED GRADUALLY TO THE LOW POINT (L.P.) SPECIFIED ON THE PLAN. THESE AREAS WILL CATCH ONSITE WATER FOR PLANT MATERIAL AS WELL AS CREATE THE FIRST BARRIER IN FILTRATION BEFORE ENTERING THE STORM WATER SYSTEM.
- ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
- ALL SHRUB AND GROUND COVER AREAS ARE TO BE 3\"/>

GENERAL NOTES:

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE APPROPRIATE SECTIONS OF THE MOST CURRENT FLORIDA BUILDING CODE, STANDARDS AND SPECIFICATIONS AND ALL APPLICABLE REQUIREMENTS OF THE LOCAL REGULATORY AGENCY AND MUNICIPALITY WHERE THE PROJECT IS LOCATED. ALL WORK SHALL BE PERFORMED IN STRICT CONFORMANCE WITH THE PLANS, CODES, AND ORDINANCES, MANUFACTURER'S RECOMMENDATIONS, THE ENGINEERING REQUIREMENTS, AND ACCEPTABLE TRADE PRACTICES. IN CASE OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL LIFE SAFETY CODES. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE FAMILIAR WITH THESE CODES AND SHALL BUILD ACCORDINGLY. IN CASE OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN.
- ALL PROPOSED WORK ON THE ROW MUST BE REVIEWED AND APPROVED BY PUBLIC WORKS DEPARTMENT (IF APPLICABLE).
- PRIOR TO SUBMITTING A BID, VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS ON THE JOBSITE.
- ALL ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LOCAL CODE & REGULATIONS.
- ALL WORK SHALL BE PERFORMED TO THE BEST TRADE STANDARDS. ALL CONSTRUCTION IS TO BE PLUMB, SQUARE, LEVEL, AND FREE OF DEFECTS OR OBTRUSIONS UNLESS OTHERWISE NOTED ON THE PLANS. ALL MATERIAL IS TO BE NEW; ALL WOOD IS TO BE PRESSURE TREATED UNLESS OTHERWISE SPECIFIED ON THE PLANS.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO DIGGING.
- ALL DEBRIS FROM CONSTRUCTION SHALL BE REMOVED FROM SITE AND DISPOSED OF IN A SAFE MANNER IN ADHERENCE TO ALL APPLICABLE LAWS.
- AFTER COMPLETION OF CONSTRUCTION REMOVE ALL DEBRIS AND CONSTRUCTION EQUIPMENT. RESTORE SITE TO ORIGINAL CONDITION.
- FURNISH A RECEIPTABLE ON SITE TO CONTAIN CONSTRUCTION DEBRIS AND MAINTAIN THE SITE IN AN ORDERLY MANNER TO ENSURE PUBLIC SAFETY AND PREVENT BLOWING DEBRIS.
- COMPLY WITH ALL REQUIREMENTS FOR SELECTIVE DEMOLITION AS SPECIFIED, CALLED FOR, OR REVIEWED ON SITE WITH LANDSCAPE ARCHITECT.
- WHERE A CONFLICT OR AMBIGUITY EXISTS ON THE DRAWINGS DURING BIDDING, LAYOUT, AND/OR IMPLEMENTATION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CEASE WORK ON THE ITEM IN QUESTION AND NOTIFY THE LANDSCAPE ARCHITECT IN A MANNER THAT WILL ALLOW A TIMELY RESOLUTION. NO EXCEPTIONS.
- DRAWINGS AND SPECIFICATIONS ARE TO BE USED TOGETHER. CONTRACTORS AND WORKERS SHALL CONSULT EACH OTHER WHEN QUESTIONS CONCERNING THE LETTER AND/OR INTENT OF THE DESIGN ARISE.
- DRAWING SHALL NOT BE SCALED WITHOUT PERMISSION OF THE LANDSCAPE ARCHITECT. WHERE ERRORS OR INCONSISTENCIES EXIST REGARDING DIMENSIONS ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT FOR A RESOLUTION BEFORE PROCEEDING. CONTRACTORS SHALL NOT DEVIATE FROM THESE PLANS WITHOUT THE PERMISSION OF THE LANDSCAPE ARCHITECT. ANY INFORMATION THAT CANNOT BE OBTAINED FROM DIMENSIONS, DETAILS, OR SCHEDULES SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT.
- CONTRACTOR RESPONSIBLE FOR INSTALLING/CREATING SWALES AS SHOWN ON PLANS AND INCLUDE IN REVIEW WITH BUILDING INSPECTORS AS PART OF FINAL INSPECTION AND/OR INSPECTION FOR CERTIFICATE OF OCCUPANCY, (IF APPLICABLE).

CONCRETE NOTES:

- CONCRETE CONTRACTOR TO INCLUDE PERMITTING, PERMIT FEES, NOTICE OF COMMENCEMENT, INSPECTIONS, ETC. AS PART OF BID.
- ALL CONCRETE WORK TO COMPLY WITH THE MOST CURRENT FLORIDA BUILDING CODE AND ALL APPLICABLE REQUIREMENTS, CODES AND ORDINANCES OF LOCAL REGULATORY AGENCIES.
- CONTRACTOR TO QUALIFY SUBGRADE CONDITIONS FOR ALL SLABS AND WALLS TO ENSURE NO FUTURE SUBSIDENCE. TEST BORES OR EXPLORATORY EXCAVATION MAY BE NECESSARY. THIS IS THE RESPONSIBILITY OF THE CONTRACTOR. LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR EXISTING CONDITIONS BELOW GRADE.
- ALL CONCRETE WORK TO WITHSTAND 150 MPH WIND LOAD.
- ALL CONCRETE SLABS ON GRADE SHALL BE 3000 PSI IN 28 DAYS.
- CONCRETE SLABS SHALL BE 6\"/>

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SHEET TITLE
HARDSCAPE LAYOUT PLAN

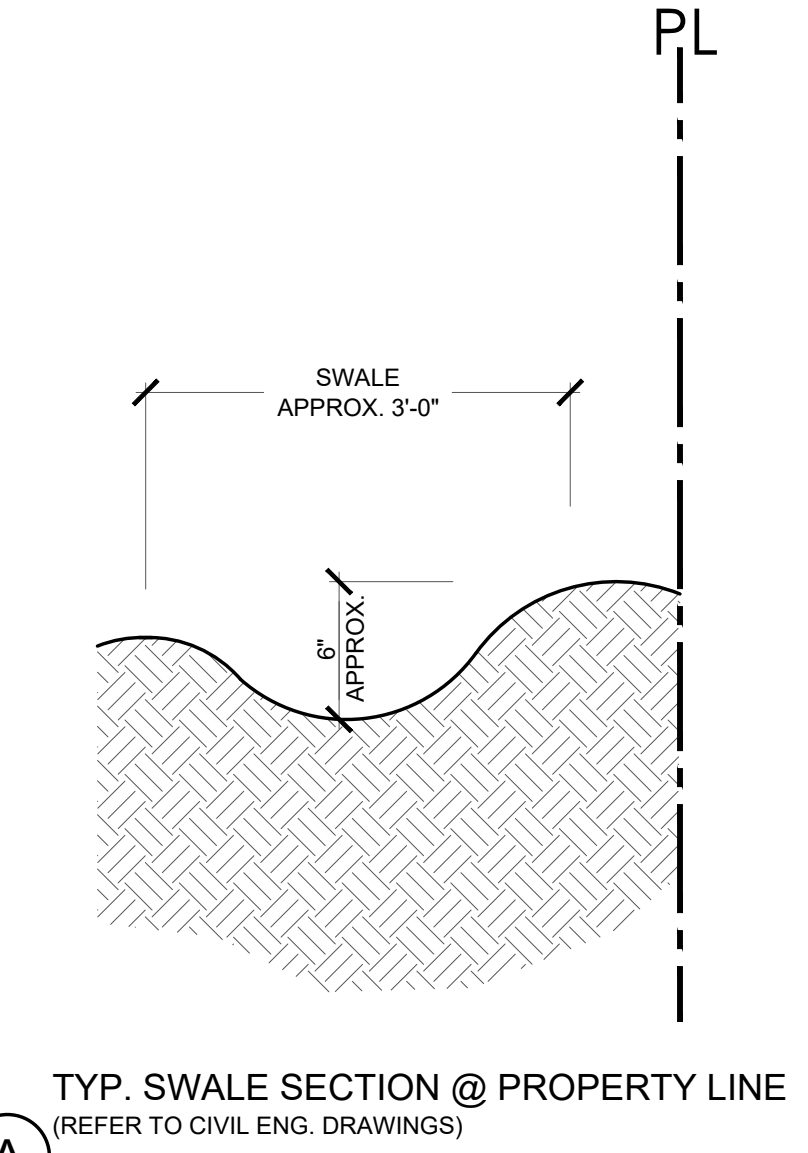
DATE	07/26/2021									
DESIGN	L.A.									
DRAWN	L.G.									
SCALE	3/32" = 1'-0"									
REVISIONS	<table border="1"> <tr> <td>1</td> <td>AS PER ARCHITECTURAL CHANGES</td> <td>08-05-2021</td> </tr> <tr> <td>2</td> <td>AS PER ARCHITECTURAL CHANGES</td> <td>11-21-2021</td> </tr> <tr> <td>3</td> <td>AS PER ZONING COMMENTS</td> <td>05-23-2022</td> </tr> </table>	1	AS PER ARCHITECTURAL CHANGES	08-05-2021	2	AS PER ARCHITECTURAL CHANGES	11-21-2021	3	AS PER ZONING COMMENTS	05-23-2022
1	AS PER ARCHITECTURAL CHANGES	08-05-2021								
2	AS PER ARCHITECTURAL CHANGES	11-21-2021								
3	AS PER ZONING COMMENTS	05-23-2022								
SEAL										
SHEET	L-1 OF 5									

LOT COVERAGE CALCULATIONS

FRONT YARD AREA	REQUIRED	PROVIDED
AREA = 3,467.12 SF	50% = 1,733.56 SF	2,795.77 SF
REAR YARD AREA	REQUIRED	PROVIDED
AREA = 5,000.00 SF	70% = 3,500.00 SF	3,502.21 SF

NOTE:

- RECONSTRUCT SWALES/SOD ALONG THE ENTIRE PROPERTY.
- MILL AND RESURFACE 2\"/>



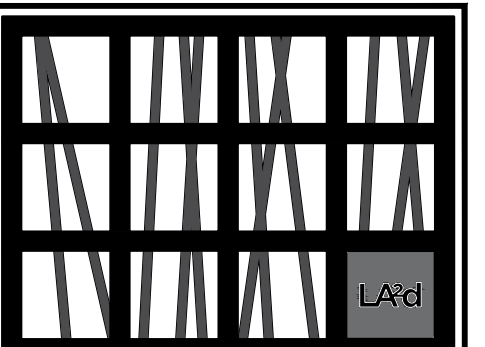
TYP. SWALE SECTION @ PROPERTY LINE
 (REFER TO CIVIL ENG. DRAWINGS)

SEDIMENTS AND EROSION CONTROL NOTES

- Proper erosion and sediment controls must be installed before any soil disturbing activities can begin.
- The structures shall be inspected after each rain and repairs made as needed. Sediment deposits should be removed after each rainfall. They must be removed when the level of deposition reaches approximately one-half the height of the barrier.
- The site contractor is responsible for removing the temporary erosion and sediment control devices after completion of construction and only when areas have been stabilized.
- Temporary Gravel Construction Entrance & Exit
- Storm Drain Inlet Protection. Every storm drain inlet receiving stormwater runoff from the site will be protected with at least one type of inlet protection, such as a gravel bag barrier, block and gravel filter, excavated drop inlet sediment trap, or filter fabric fence.
- Staked Turbidity Barrier (Silt Fence).
- Floating Turbidity Barrier (as applicable for in-water work)

- 4 AS PER U.F. COMMENTS 05-29-2022
- 3 AS PER NEW POOL/SPA CONFIGURATION 02-06-2023
- 6 AS PER NEW ARCHITECTURE CHANGES 08-14-2023

- 1
- 2
- 3
- 6



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 PHONE: (305) 661-1855

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SHEET TITLE

CONSTRUCTION DETAILS

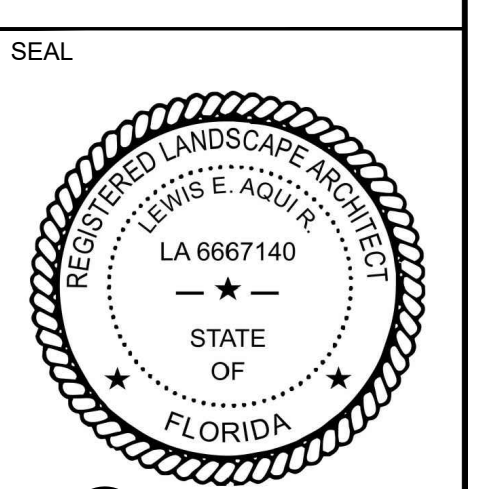
DATE 07/26/2021

DESIGN L.A

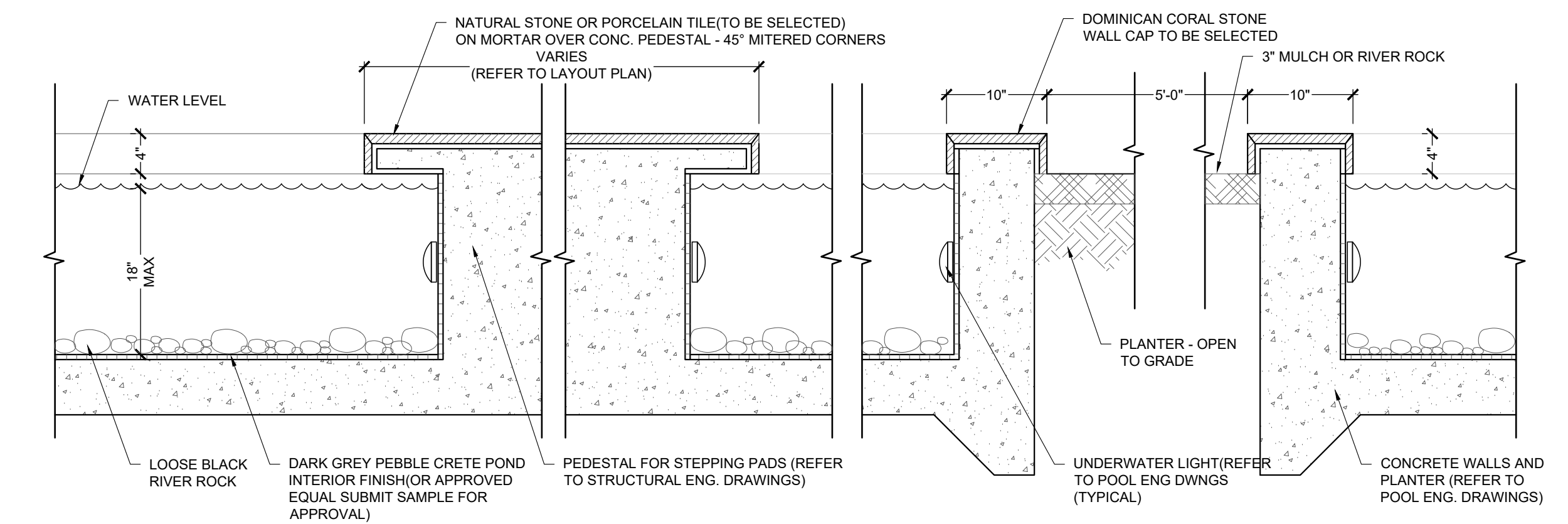
DRAWN L.G.

SCALE 1" = 1'-0"

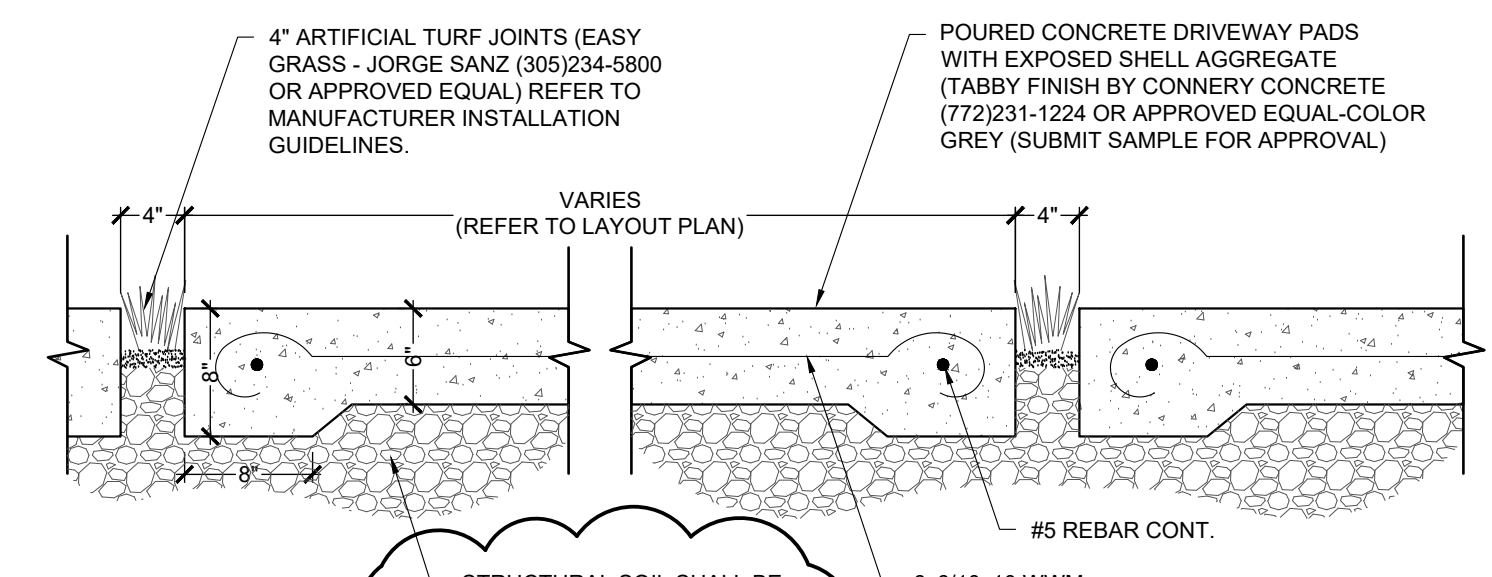
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 2 AS PER NEW ARCHITECTURE CHANGES 08-14-2023



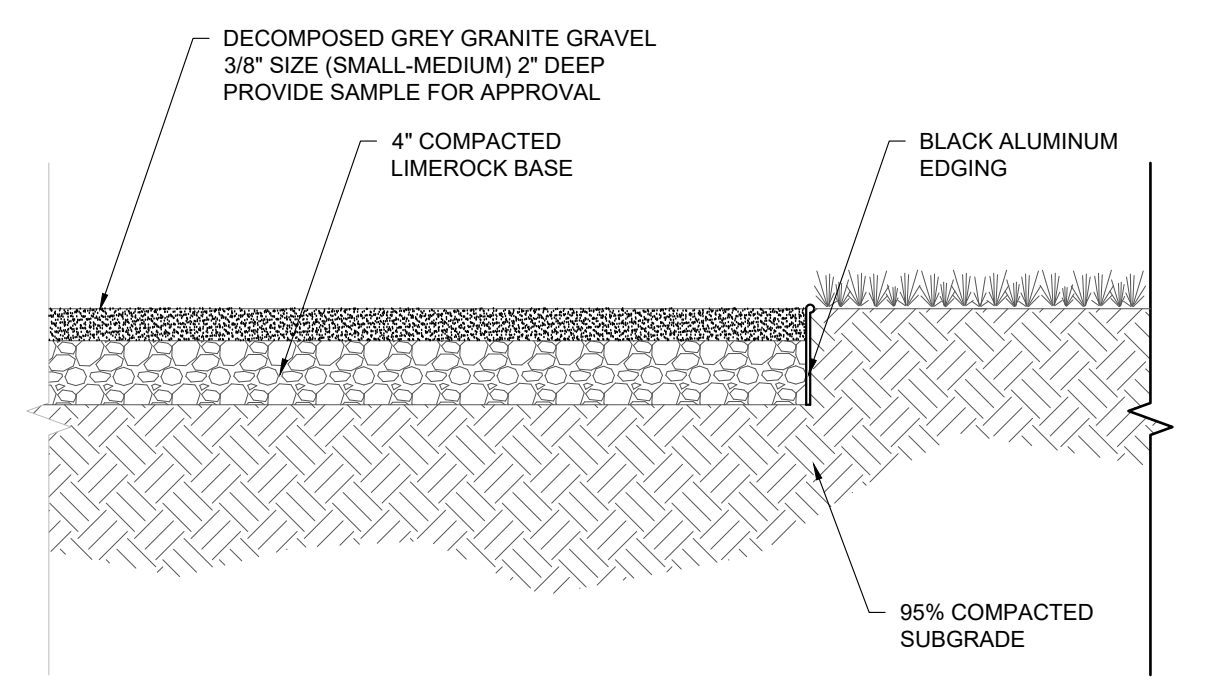
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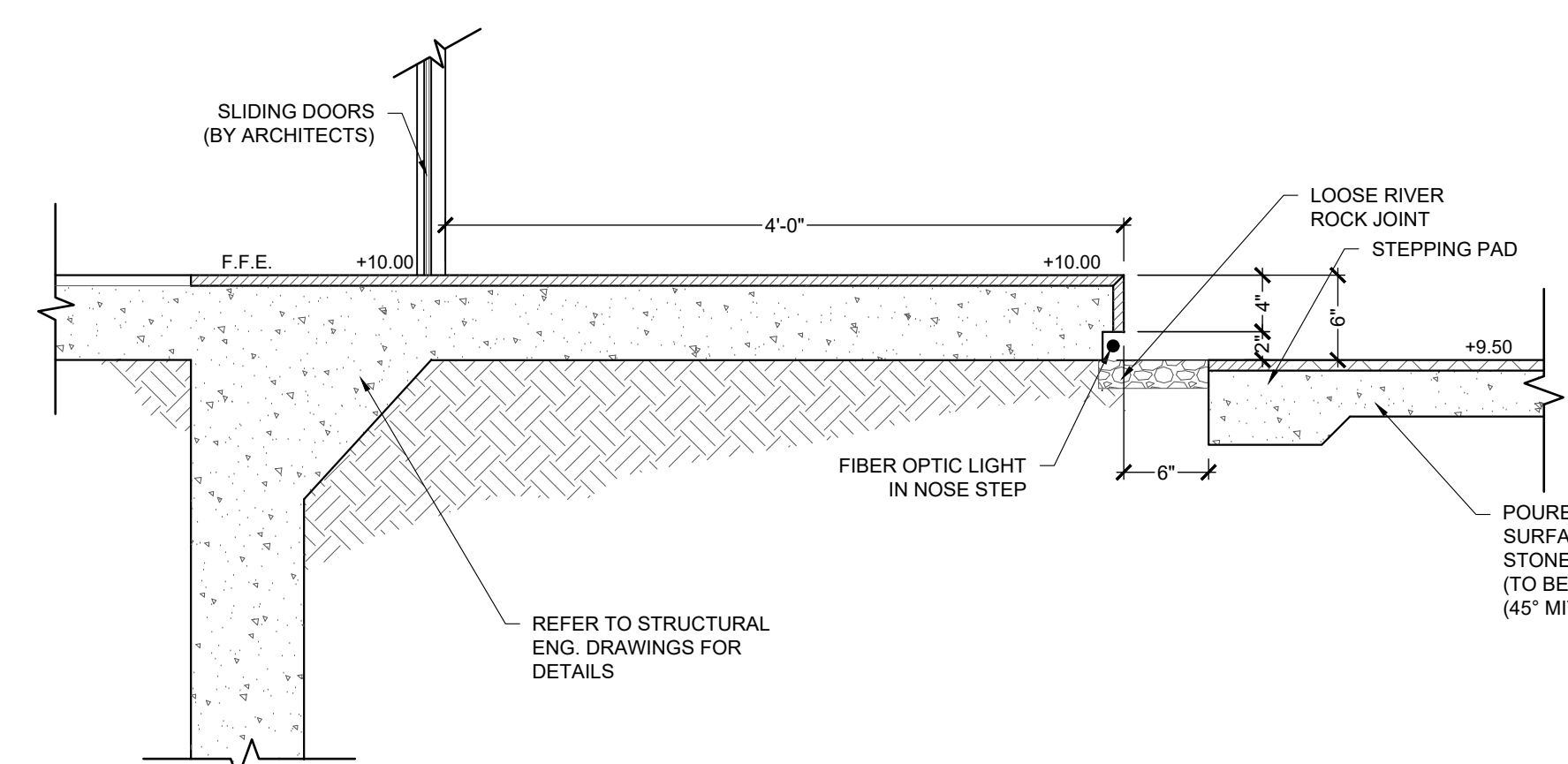
2 SECTION THRU ENTRY COURTYARD POND
 (UNDER SEPARATE PERMIT) SCALE: 1"=1'-0"



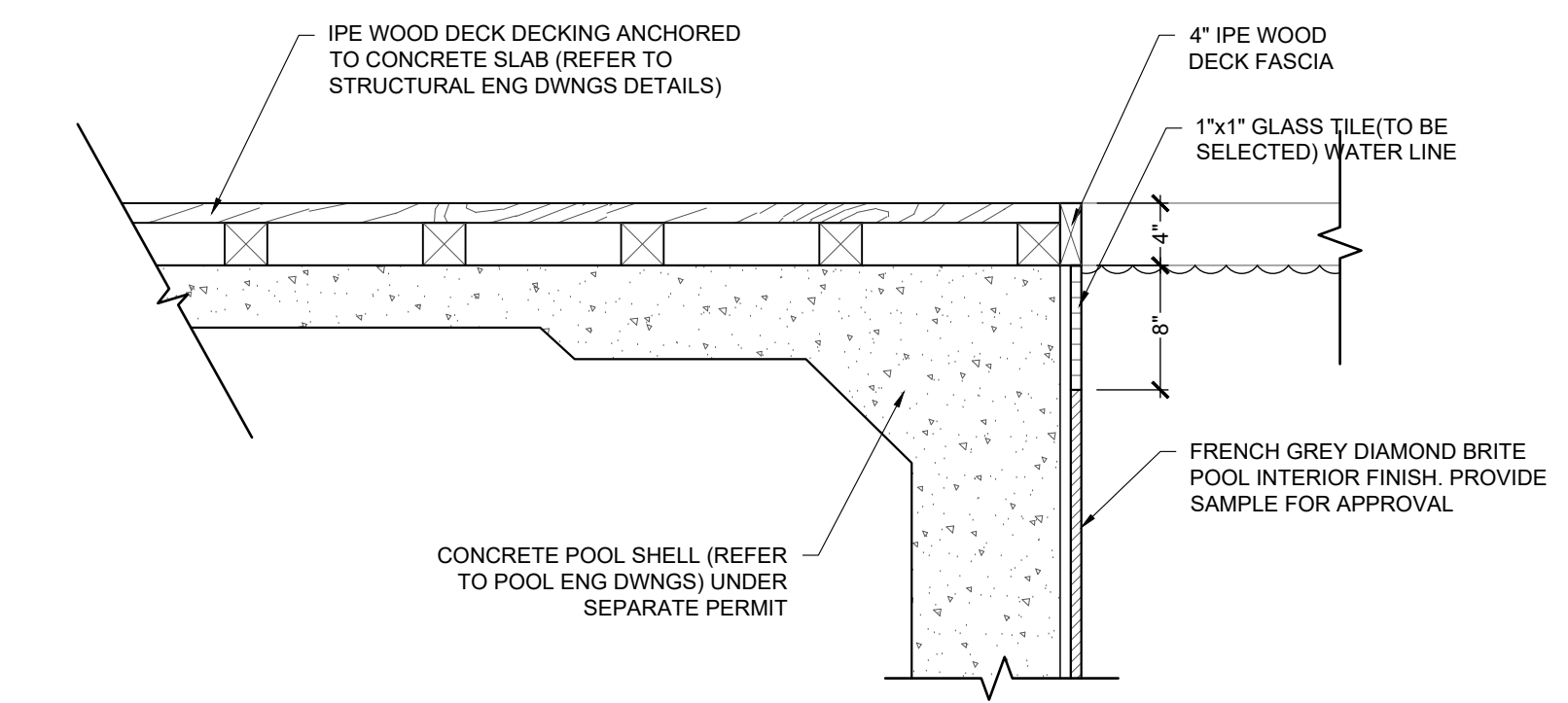
1 SECTION THRU DRIVEWAY
 SCALE: 1"=1'-0"



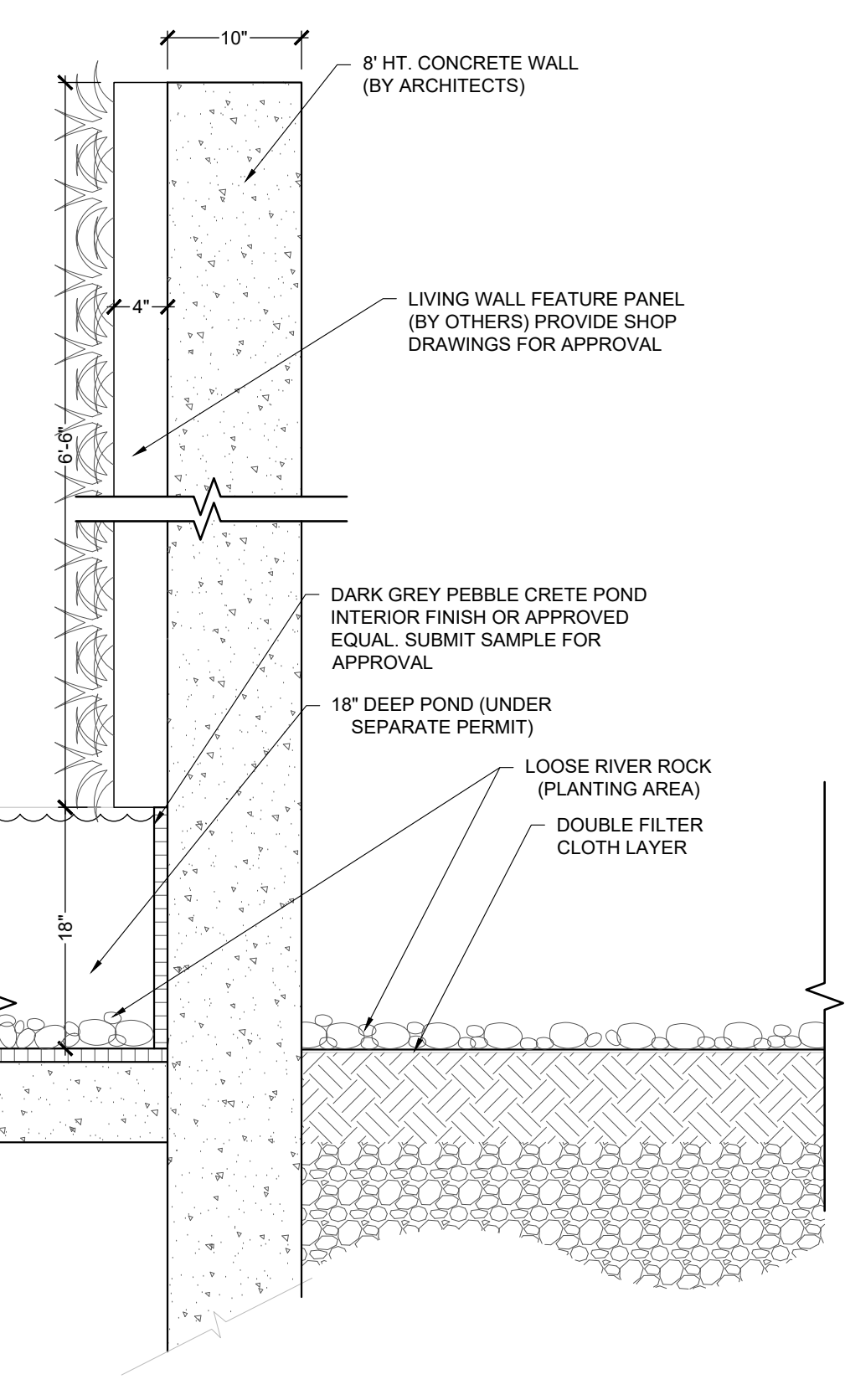
4 TYPICAL SECTION THRU GRANITE GRAVEL PATH
 SCALE: 1"=1'-0"



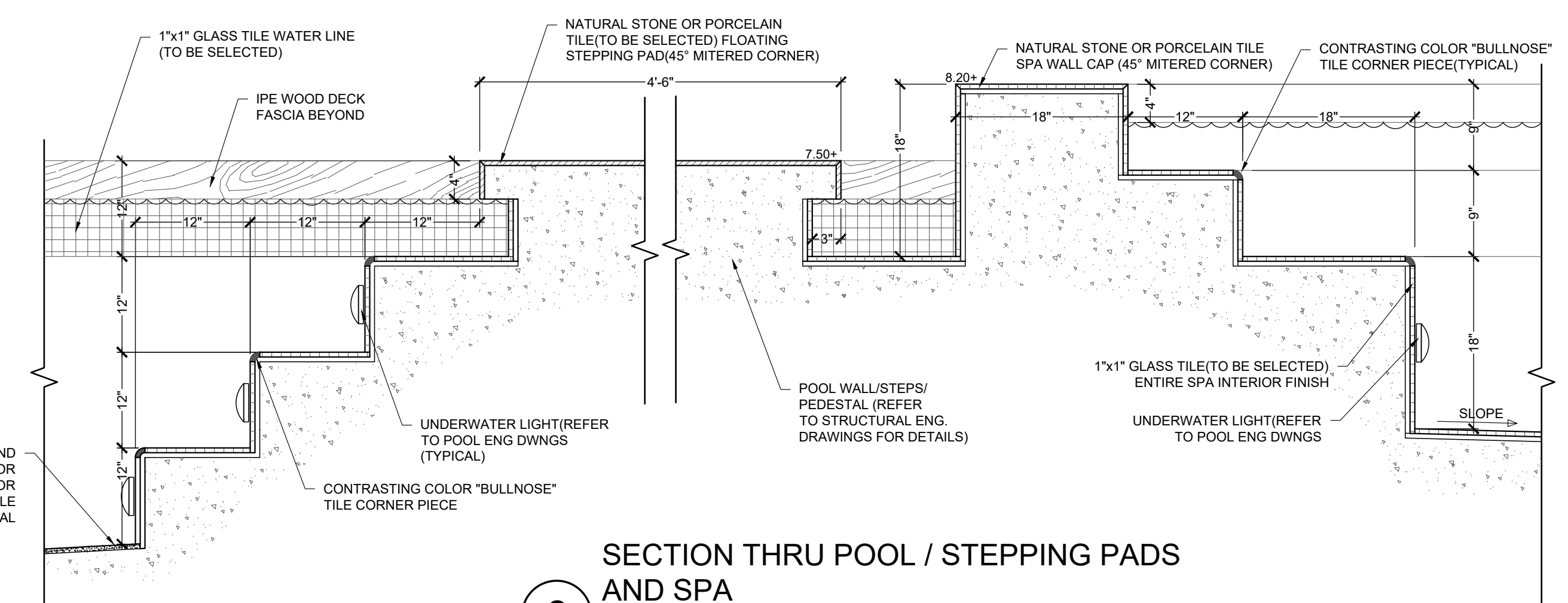
5 TYPICAL SECTION THRU STEPS AT GARDEN
 SCALE: 1"=1'-0"



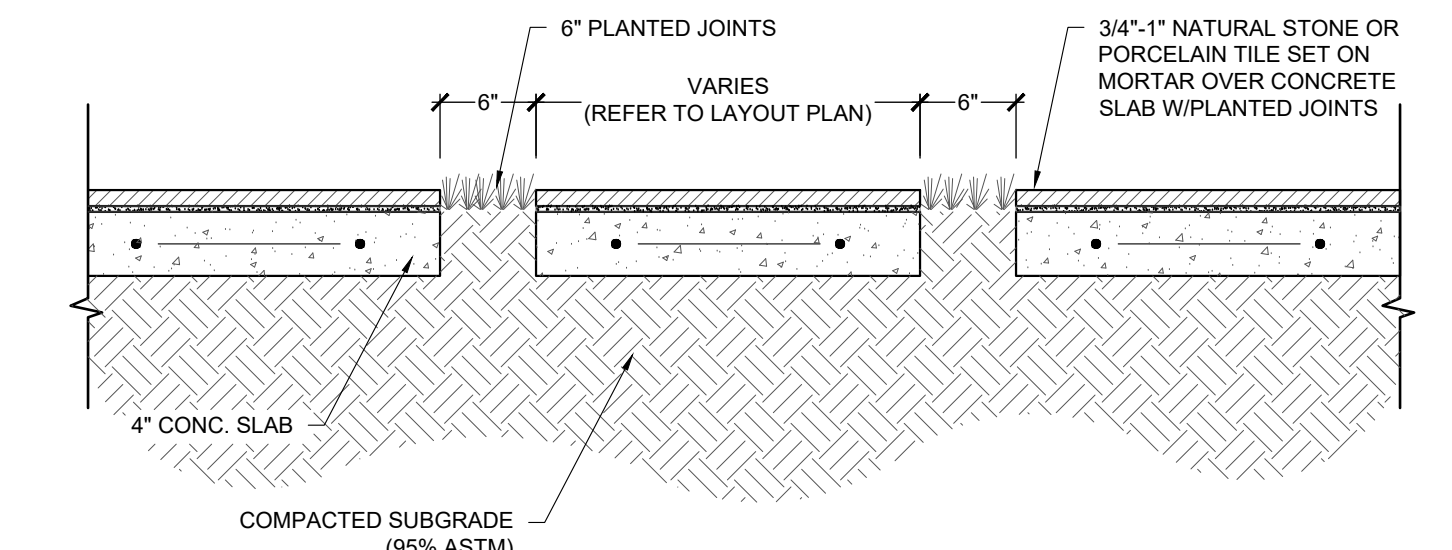
7 SECTION THRU IPE WOOD DECK/POOL
 SCALE: 1"=1'-0"



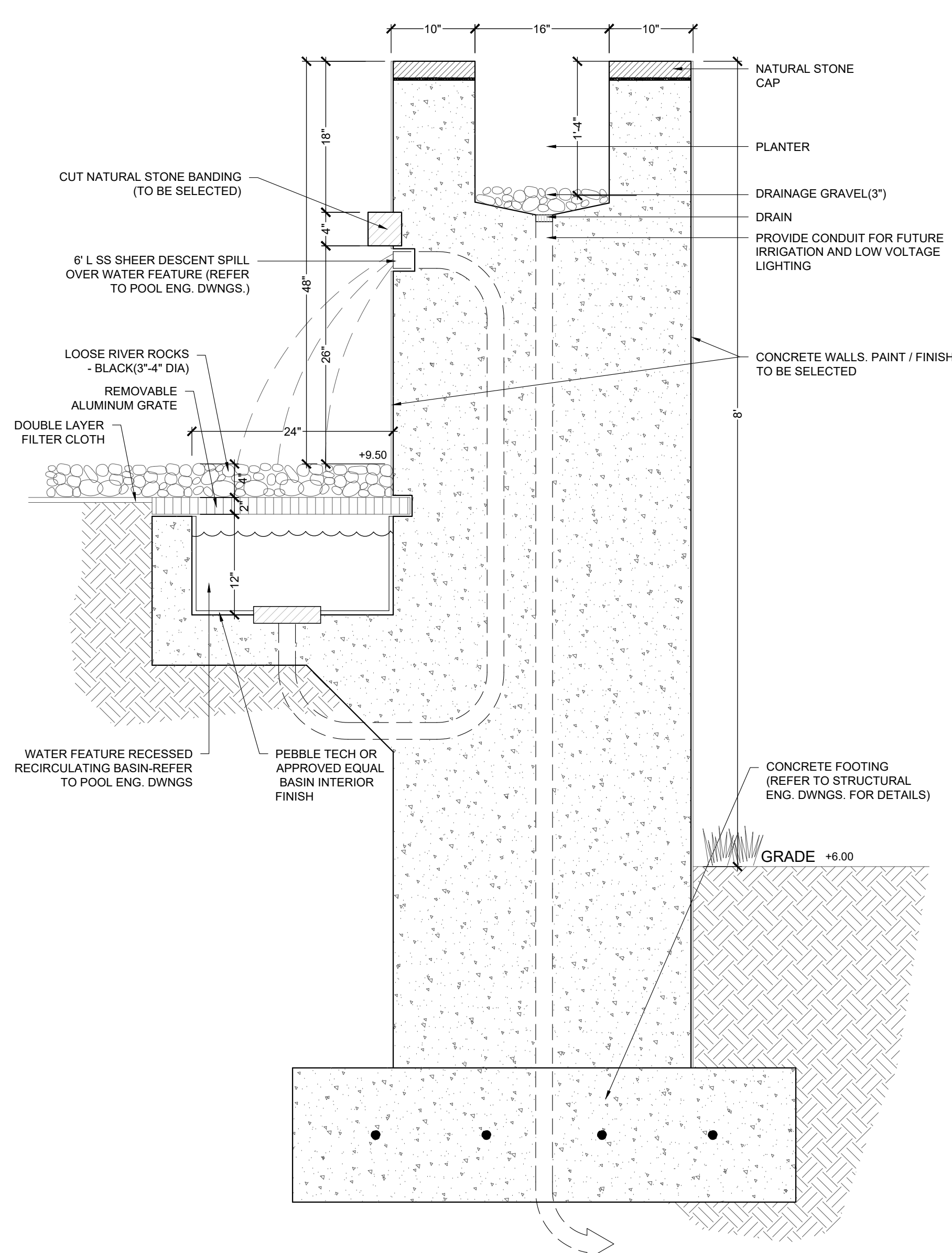
3 ENTRY LIVING WALL FEATURE / POND SECTION
 SCALE: 1"=1'-0"



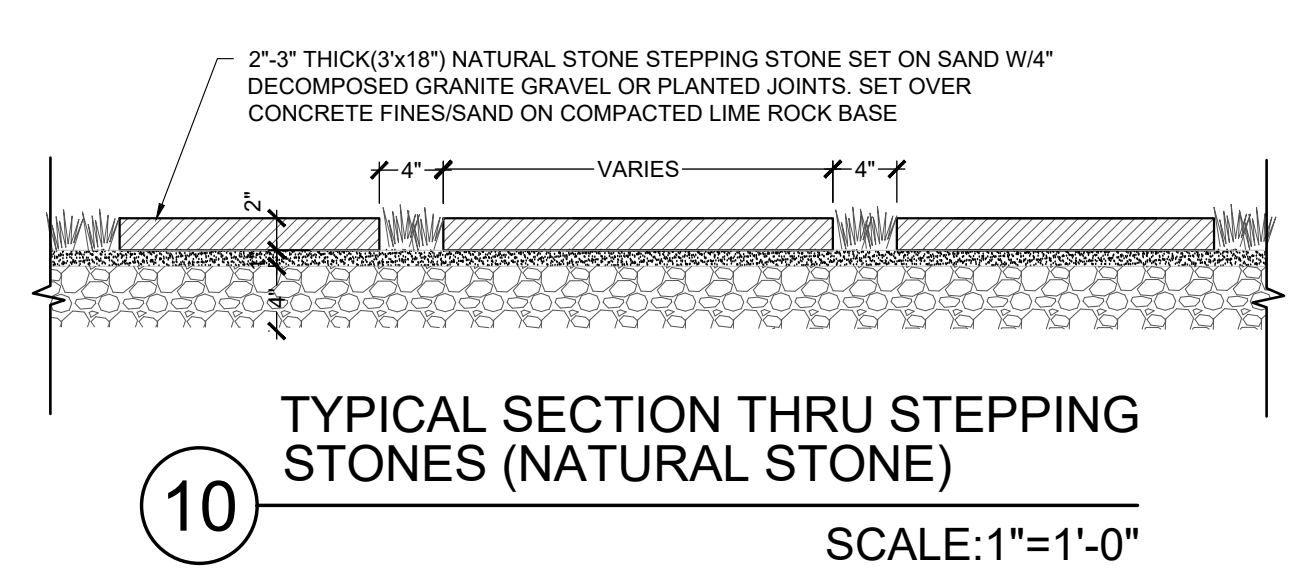
6 SECTION THRU POOL / STEPPING PADS AND SPA
 (UNDER SEPARATE PERMIT) SCALE: 1"=1'-0"



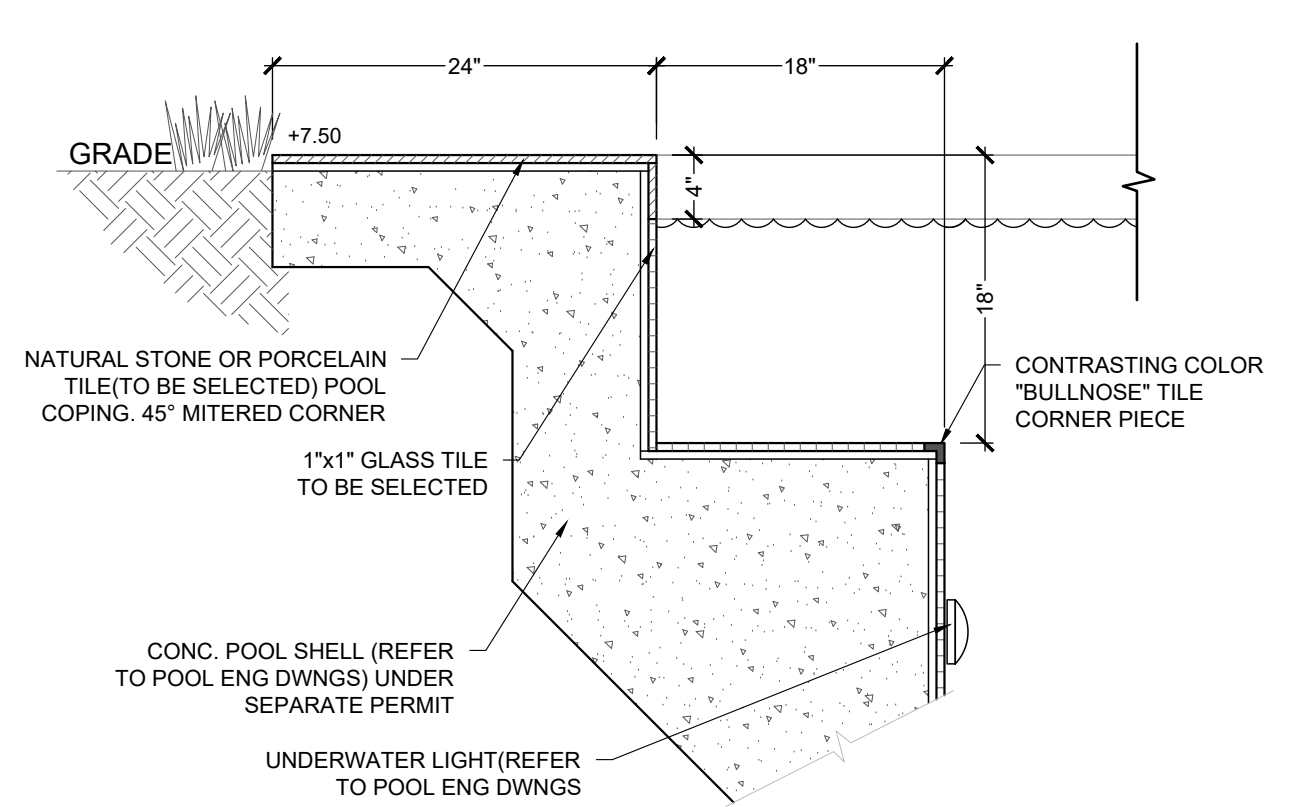
8 TYPICAL SECTION THRU STEPPING PADS
 SCALE: 1"=1'-0"



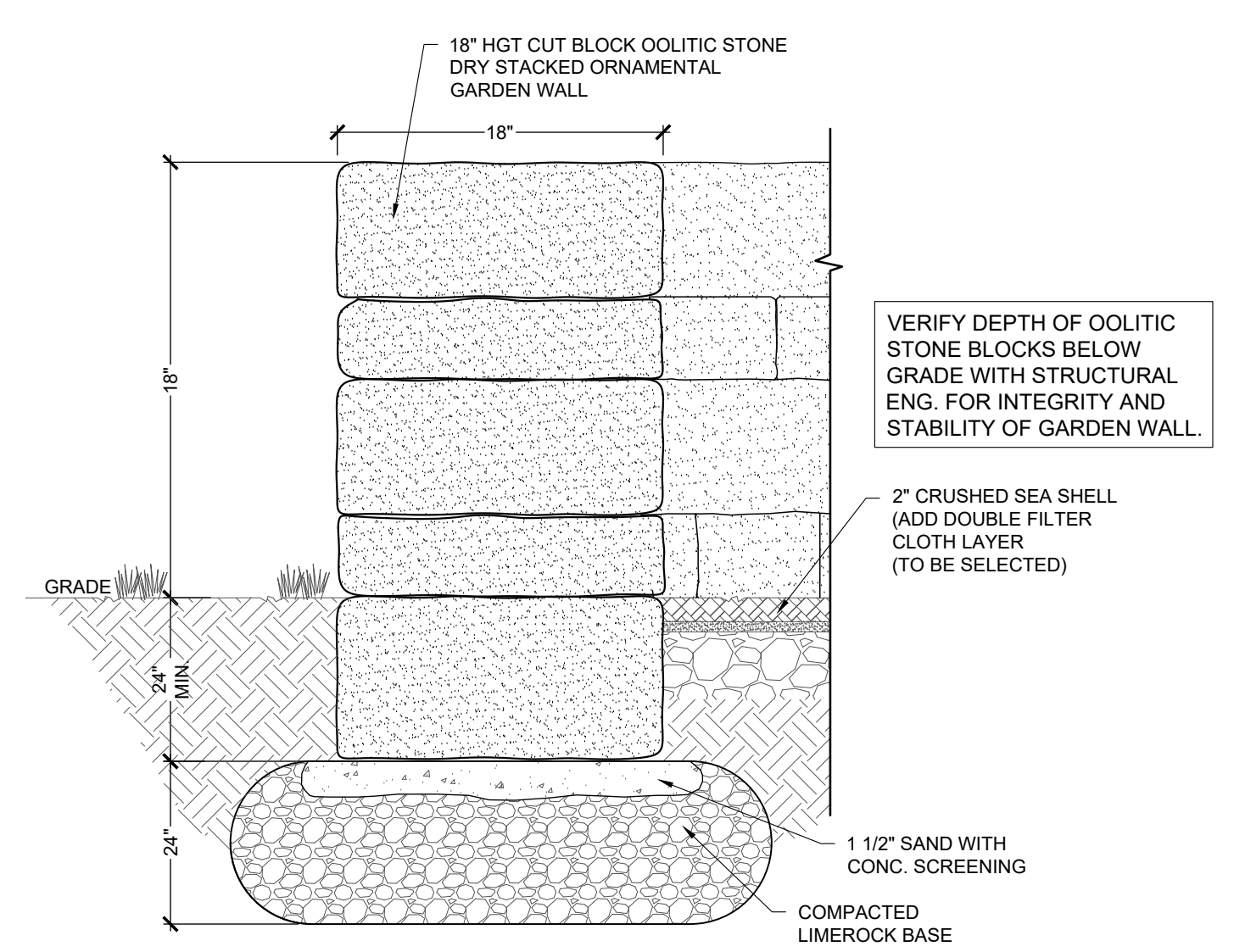
9 SECTION THRU PLANTER AT SUNKEN GARDEN
 (UNDER SEPARATE PERMIT) SCALE: 1"=1'-0"



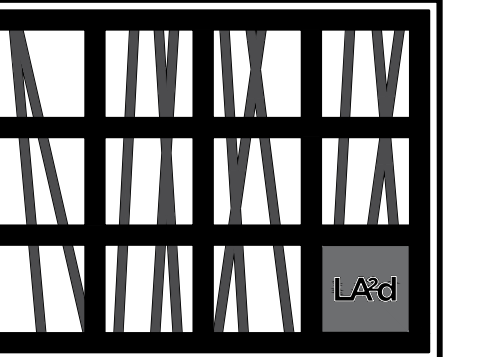
10 TYPICAL SECTION THRU STEPPING STONES (NATURAL STONE)
 SCALE: 1"=1'-0"



11 SECTION THRU POOL COPING AND SWIMOUT
 (UNDER SEPARATE PERMIT) SCALE: 1"=1'-0"



12 SECTION THRU LOW OOLITIC STONE LANDSCAPE WALL
 SCALE: 1"=1'-0"



LEWIS AQUÍ

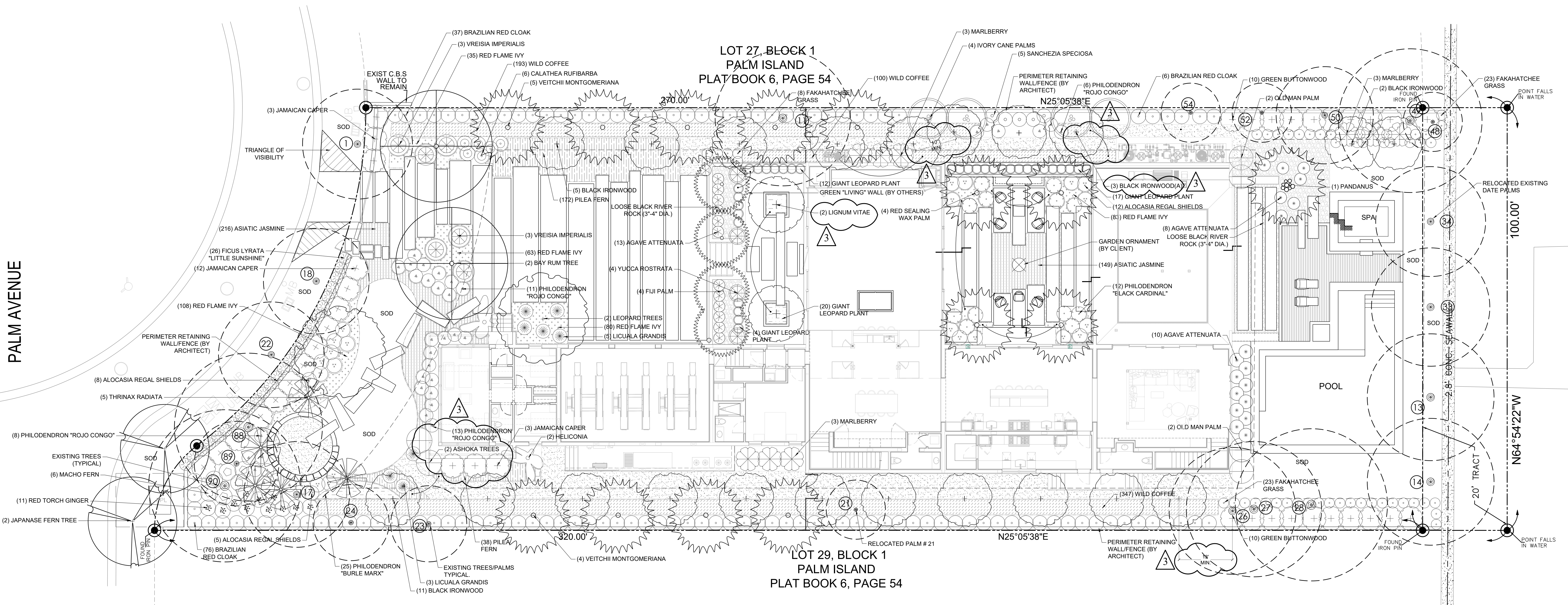
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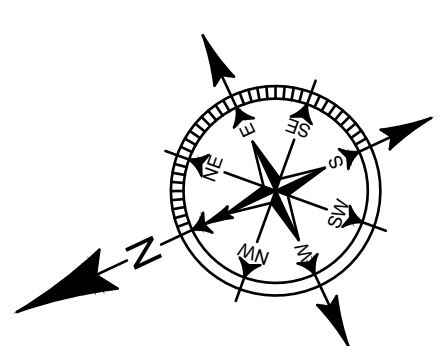
PALM AVENUE

LOT 27, BLOCK 1
PALM ISLAND
PLAT BOOK 6, PAGE 54

LOT 29, BLOCK 1
PALM ISLAND
PLAT BOOK 6, PAGE 54



NOTE:
STRUCTURAL SOIL SHALL BE USED UNDERNEATH
THE DRIVEWAY TO BRIDGE THE TREE ROOT AND
ADD MORE SOIL VOLUME.



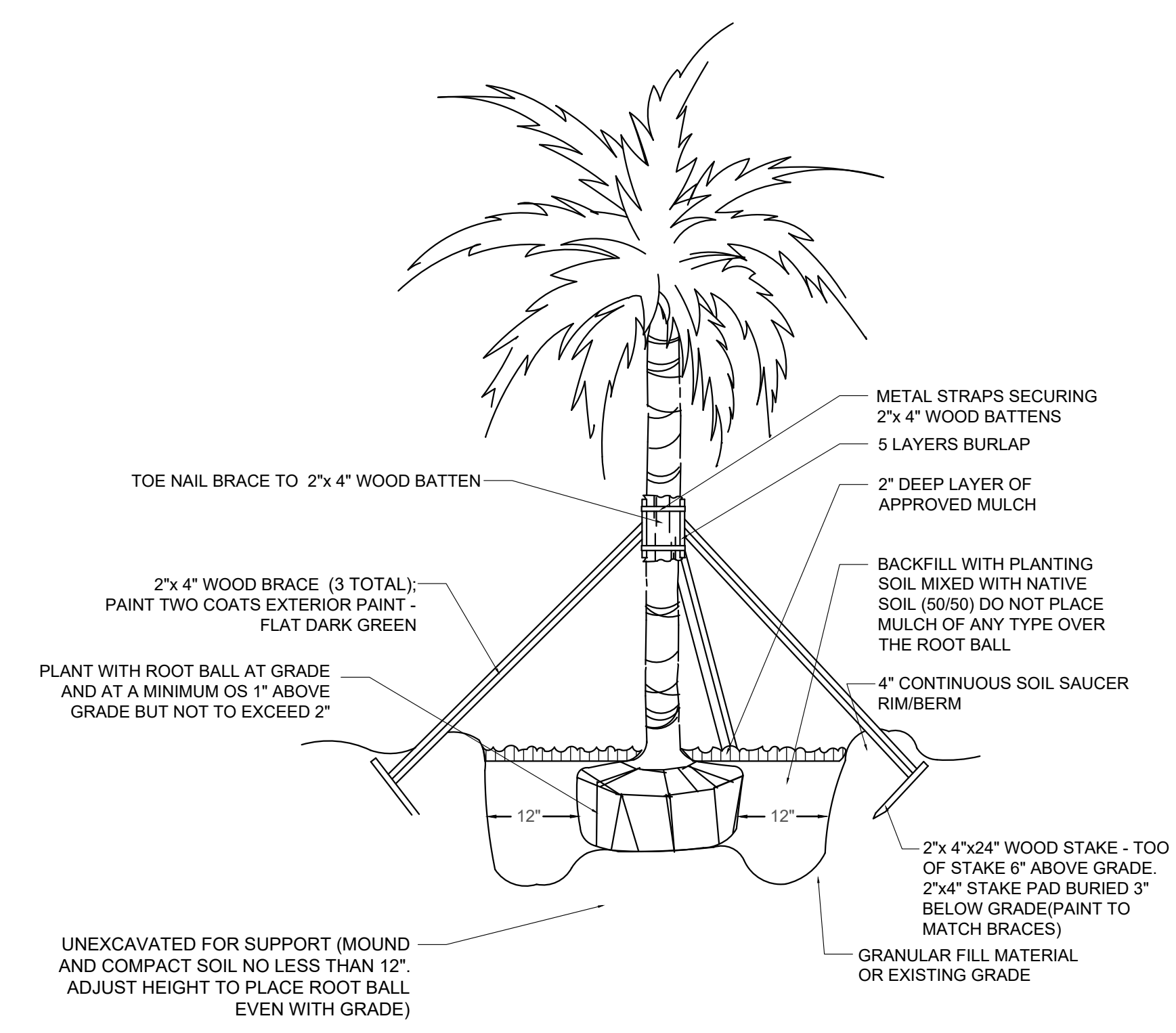
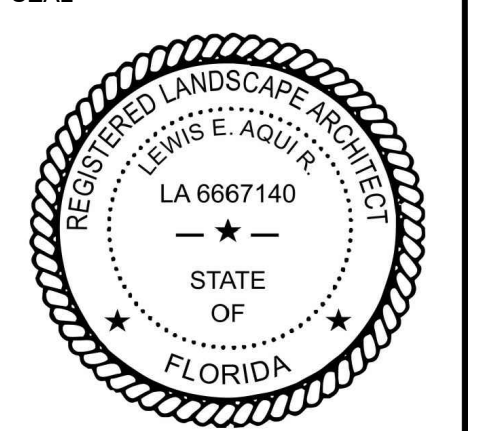
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SHEET TITLE	
LANDSCAPE PLAN	
DATE	07/26/2021
DESIGN	L.A
DRAWN	L.G.
SCALE	3/32" = 1'-0"
REVISIONS	
4 AS PER NEW POOL/SPA CONFIGURATION 02-06-2023	1 AS PER ARCHITECTURAL CHANGES 08-05-2021
3 AS PER NEW ARCHITECTURE CHANGES 07-18-2023	2 AS PER ARCHITECTURAL CHANGES 11-21-2021
	3 AS PER U.F. COMMENTS 05-29-2022
SEAL	
4 1	5
3 2	
L-3	OF

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SHEET TITLE
PLANTING LIST AND PLANTING DETAILS

DATE	07/26/2021
DESIGN	L.A
DRAWN	L.G.
SCALE	N.T.S.
REVISIONS	
1	AS PER NEW POOL/SPA CONFIGURATION
2	AS PER ARCHITECTURAL CHANGES 08-05-2021
3	AS PER ARCHITECTURAL CHANGES 11-21-2021
4	AS PER ZONING COMMENTS 05-23-2022



PALM PLANTING DETAIL

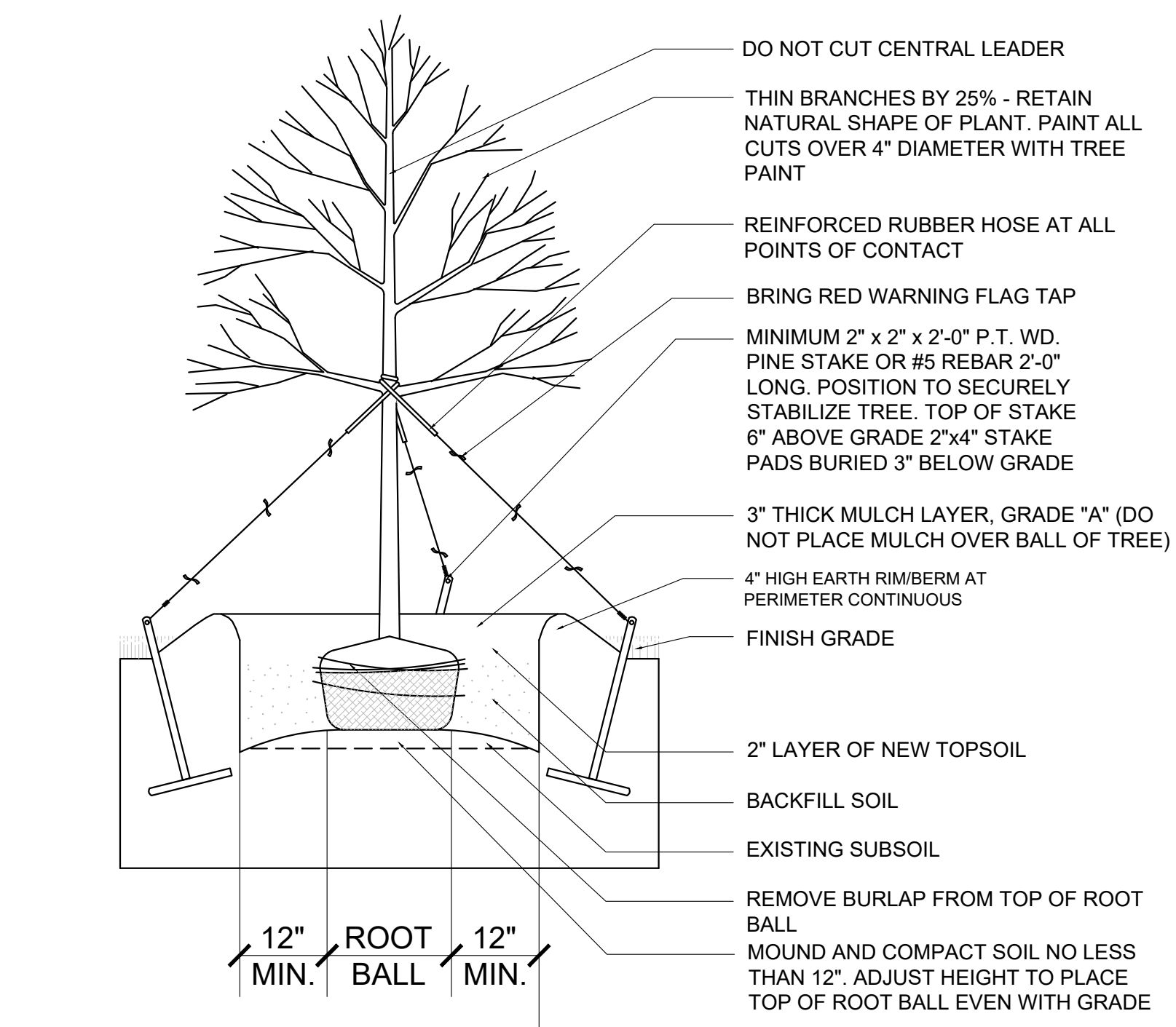
N.T.S.

PALMS AND TREES LIST

EXISTING	QTY	BOTANICAL NAME	COMMON NAME	INSTALLED HT. / SPECS	CALIPER INSTALLED (DBH)	HEIGHT AT MATURITY	CANOPY DIAMETER AT MATURITY	NATIVE
NEW	2	Pimenta racemosa	Bay Rum Tree	F.G. 16" - 18" HT / 12" - 14" Spr. / Single Leader	4"	30'	30'	Yes
NEW	2	Lignum Vitae	Lignum Vitae	45 Gal/12' OA HT / With Character/3-4' CT/5-6' Spr	2"	10'	8'	Yes
NEW	2	Caesalpinia ferraria	Leopard Tree	16' OA. HT. Single Leader/ 8' - 8' Spr	4"	30'	20'	Yes
NEW	4	Coccothrinax crinita	Old Man Palm	45 Gal. (7' - 8' HT.)	8"	25'	8'	No
NEW	4	Cyrtostachys renda	Red Sealing Wax Palm	15 Gal./Shade Crown /Full/7-8' OA. HT.	Multi-Trunk	20'	10'	No
NEW	2	Filicium decipiens	Japanese Fern Tree	16' OA HT/ 8' Spr/Single Leader 4' CT Min	4"	20'	15'	No
NEW	3	Krugiodendron ferreum(A)	Black Ironwood	14" - 16" OA. HT. Single Leader / 6' - 8' Spr	4"	30'	30'	Yes
NEW	18	Krugiodendron ferreum	Black Ironwood	12' OA HT/4-8' Spr/Single Leader Tree Form	2"	15'	20'	Yes
NEW	8	Licuala grandis	Licuala Palm	15 Gal. / 7' 6" HT.	N/A	5-7'	N/A	No
NEW	4	Pinanga coronata	Ivory Cane Palm	6' - 7' HT. /25 Gal./Sun Grown	N/A	20'-25'	N/A	No
NEW	2	Polyalthia longifolia	Ashoka Tree	45 Gal. / 10' - 12' HT. Full to Base	N/A	20'-25'	N/A	No
NEW	4	Pritchardia pacifica	Fiji Palm	45 Gal. 7-9' HT.	4"	35'	10'-15'	No
NEW	5	Thrinax radiata	Florida Thatch Palm	45 Gal. / 8' - 10' OA HT - Heavy	4"	15-20'	10'	Yes
NEW	9	Veitchia montgomeryana	Veitchia montgomeryana	18' OA. HT. 10' CT Min./Single/Matched	6"	30'	15'	No

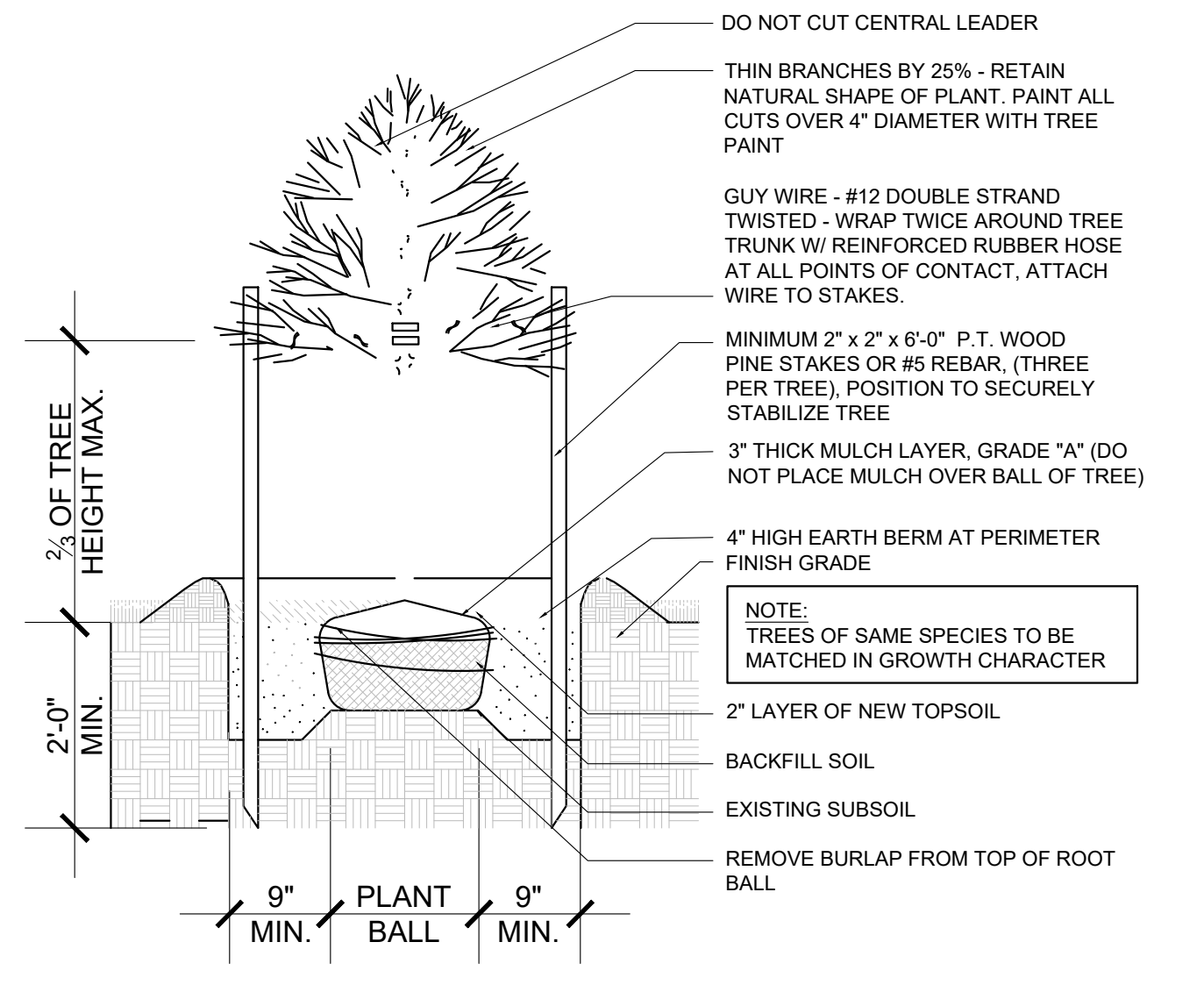
SHRUBS AND GROUND COVER

NEW / EXISTING	QTY	BOTANICAL NAME	COMMON NAME	INSTALLED HT. / SPECS	CALIPER INSTALLED (DBH)	HEIGHT AT MATURITY	CANOPY DIAMETER AT MATURITY	NATIVE
NEW	31	Agave attenuata	Agave Attenuata	7 Gal. Full	N/A	5'	N/A	No
NEW	11	Alpinia zerumbet	Red Torch Ginger	7 Gal.	N/A	N/A	N/A	No
NEW	25	Alocasia 'Regal Shields'	Alocasia 'Regal Shields'	7 Gal. / 36" O.C.	N/A	3'	N/A	No
NEW	9	Ardisia escallonioides	Marberry	15 Gal./6-8' HT./3-4' spr Full to Base	N/A	6'	N/A	Yes
NEW	6	Catathra rubra	Fuzzy Feathers	7 Gal. / Full	N/A	30"	N/A	No
NEW	18	Capparis cynophallophora	Jamaica Caper	15 Gal. 5' HT. x 3' Spr.	N/A	10'	5'	Yes
NEW	20	Conocarpus erectus	Green Buttonwood	15 Gal./6-8' HT./3-4' spr Full to Base	N/A	Hedge	N/A	Yes
NEW	53	Fartugium japonicum 'Gigantea'	Giant Leopard Plant	3 Gal. 18" O.C.	N/A	18" - 24"	N/A	No
NEW	26	Ficus lyrata	Ficus 'Little Sunshine'	3 Gal. / Full	N/A	Vine	Vine	No
NEW	369	Hemegalia atemata	Red Flame Ivy	3 Gal. @ 12" O.C.	N/A	4'	N/A	No
NEW	2	Heliconia	Heliconia	15 Gal.	N/A	10'	N/A	No
NEW	119	Megasekasma erythroclamyd	Brazilian Red Cloak	15 Gal./Low Branched/Full/4-5' OA HT	N/A	10'	N/A	No
NEW	6	Nephrolepis falcata	Macho Fern	7 Gal./Full/ 36" O.C.	N/A	4'	N/A	No
NEW	1	Pandanus utilis	Screw Pine	Specimen with Character/Multi-Trunk/16-18' HT.	N/A	35'	10'-15'	No
NEW	38	Philodendron 'Roj Congo'	Philodendron 'Roj Congo'	3 Gal. / 24" O.C.	N/A	30"	N/A	No
NEW	12	Philodendron 'Black Cardinal'	Philodendron 'Black Cardinal'	10" Pots	N/A	N/A	N/A	No
NEW	25	Philodendron 'Burlie Marx'	Philodendron 'Burlie Marx'	3 Gal. / 18" x 18" / 18" O.C./Full	N/A	3'	N/A	No
NEW	210	Pilea microphylla	Pilea Fern	Gal. - 18" O.C./Full	N/A	18"	N/A	No
NEW	640	Psychotria nervosa	Wild Coffee	7 Gal. Full to Base / 24-30" HT./18" O.C.	N/A	36"	N/A	Yes
NEW	5	Sanchezia speciosa	Sanchezia Elen	15 Gal. Full/ 8" - 8' HT	N/A	36"-42"	N/A	No
NEW	365	Trachelospermum asiaticum	Asiatic Jasmine	Gal. Full.	N/A	10"	N/A	No
NEW	54	Tripsacum dactyloides	Fakahatchee Grass	3 Gal. Full 30" HT. 36" O.C.	N/A	36"-42"	N/A	Yes
NEW	6	Vreisia imperialis	Vreisia imperialis	7 Gal / Full/ 30" x 30"	N/A	36"	N/A	No
NEW	4	Yucca rostrata	Yucca Rostrata	45 Gal./6-8' HT/ Single Head	N/A	7'	N/A	No



TREE PLANTING & GUYING DETAIL

N.T.S.



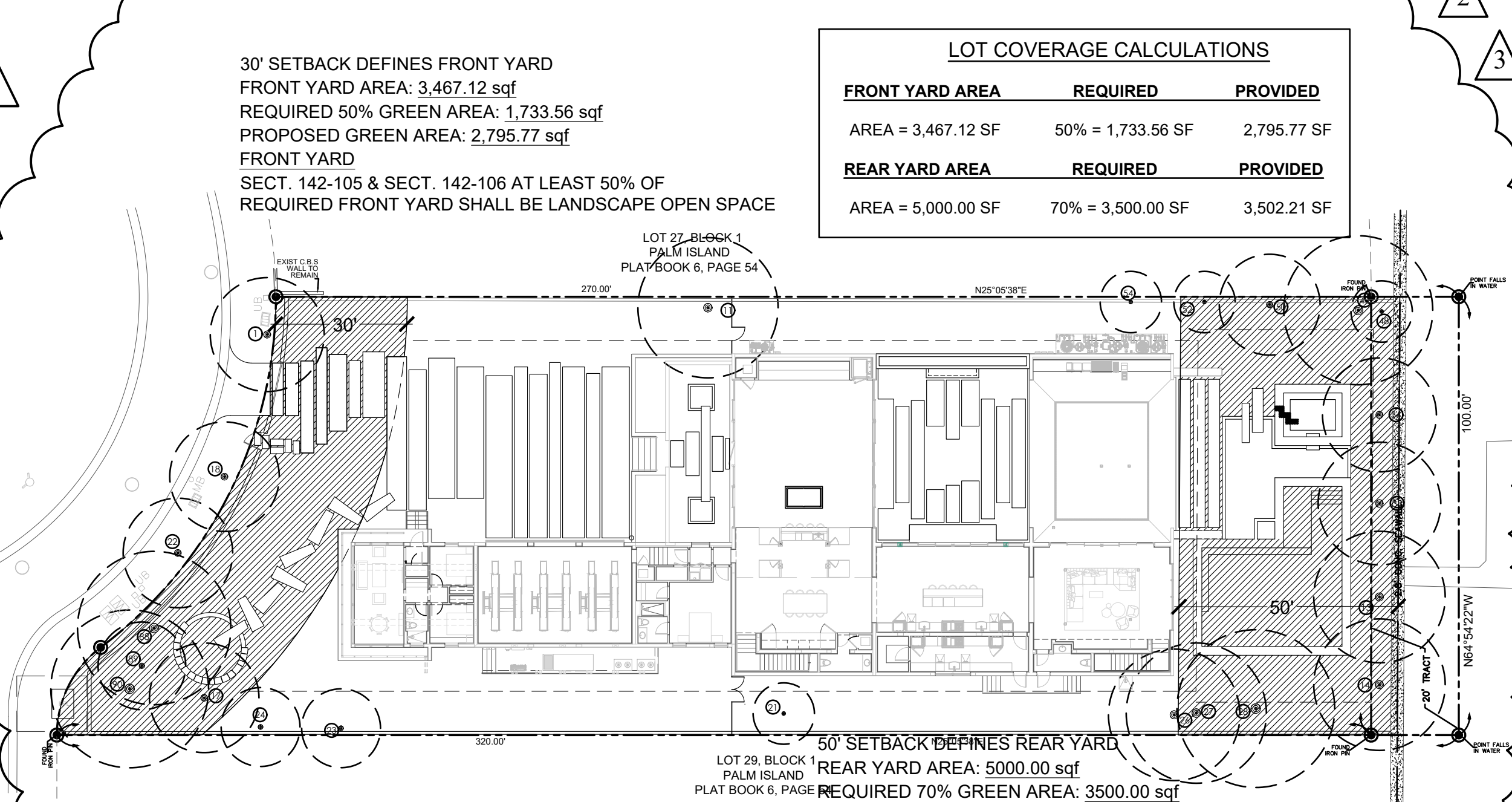
SPECIMEN TREE GUYING DETAIL

N.T.S.

CITY OF MIAMI BEACH LANDSCAPE LEGEND

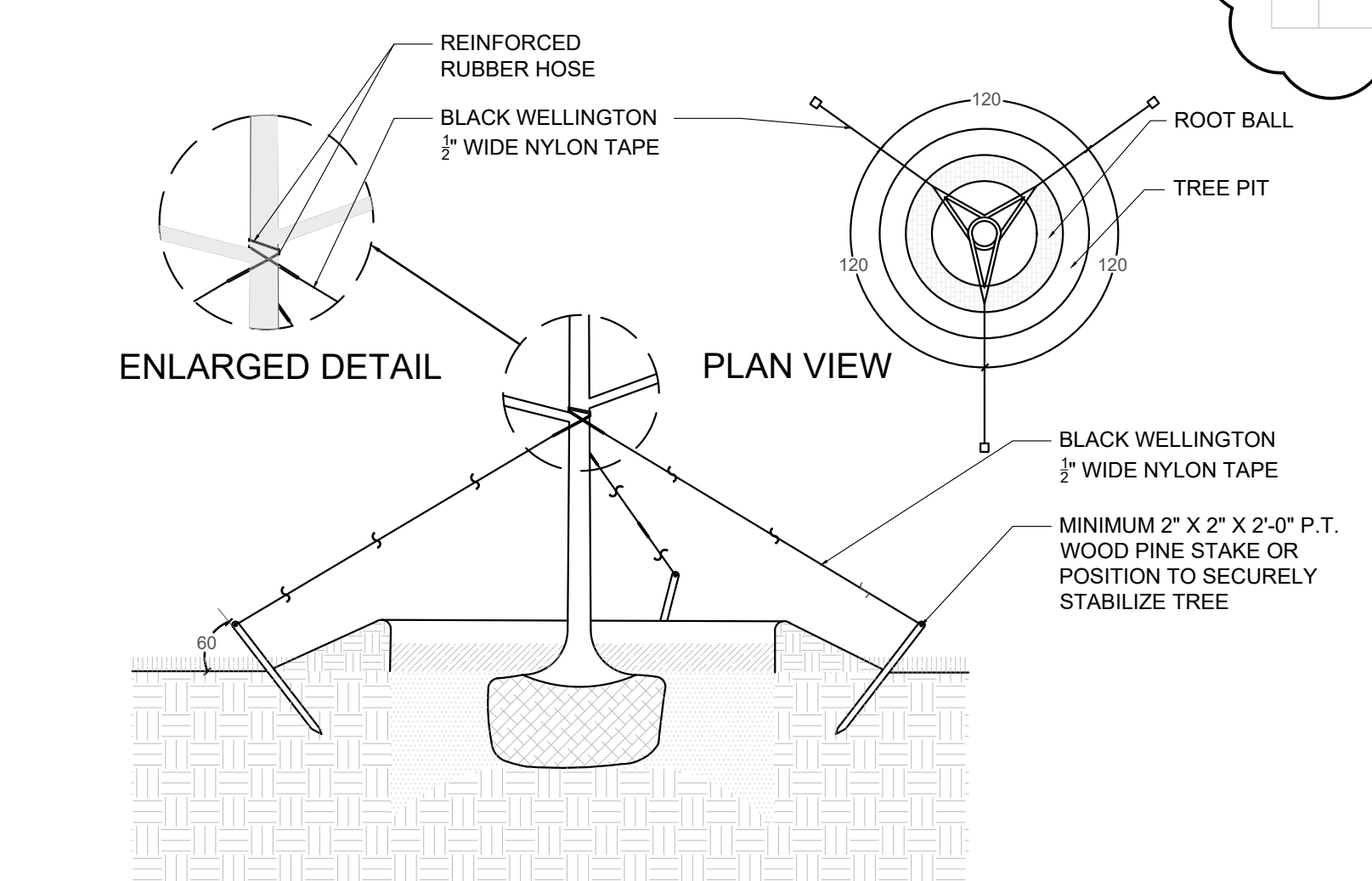
Zoning District R5-1 Lot Area 27,529.11 Acres 0.63

OPEN SPACE (REFER TO OPEN SPACE CALCULATION ON THIS SHEET)	REQUIRED/ALLOWED	PROVIDED
A. Square feet of required Open Space as indicated on site plan: Lot Area = _____ s.f. x _____ % = _____ s.f.	REFER TO THIS SHEET	
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces _____ x 10 s.f. parking space = _____	REFER TO THIS SHEET	
C. Total square feet of landscaped open space required: A+B=		
LAWN AREA CALCULATION		
A. Square feet of landscaped open space required	3,397.14	3,795.95
B. Maximum lawn area (sod) permitted: _____ 50 % x 3,397.14 s.f.	1,698.57	1,340
TREES		
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements: _____ 27 trees x _____ net lot acres - (2) of existing trees= 25	25	27
B. % Natives required: Number of trees provided x 30% =	8	25
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	14	25
D. Street Trees (maximum average spacing of 20' o.c.) _____ linear feet along street divided by 20' =	6	6
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): _____ linear feet along street divided by 20' =	N/A	
SHRUBS		
A. Number of shrubs required: Sum of lot and street trees req. x 12=	396	1110
B. % Native shrubs required: Number of shrubs provided x 50%=	555	732
LARGE SHRUBS OR SMALL TREES		
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	40	47
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	29	47



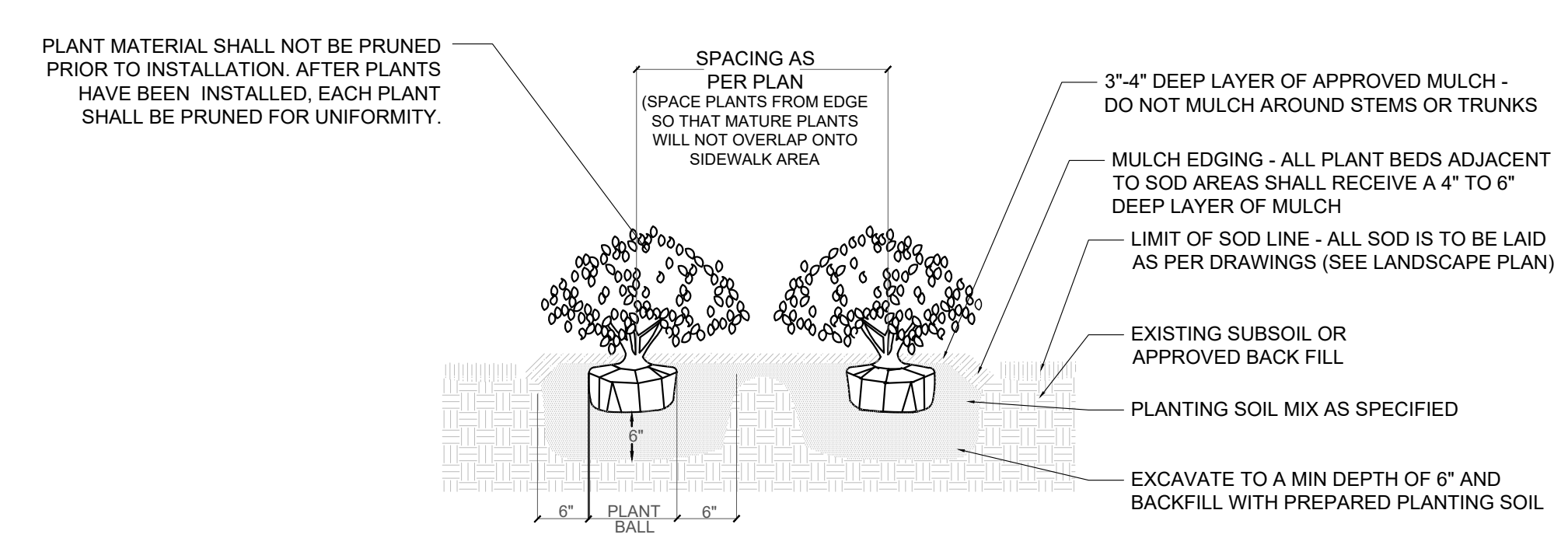
TYPICAL GROUNDCOVER PLANTING DETAIL

N.T.S.



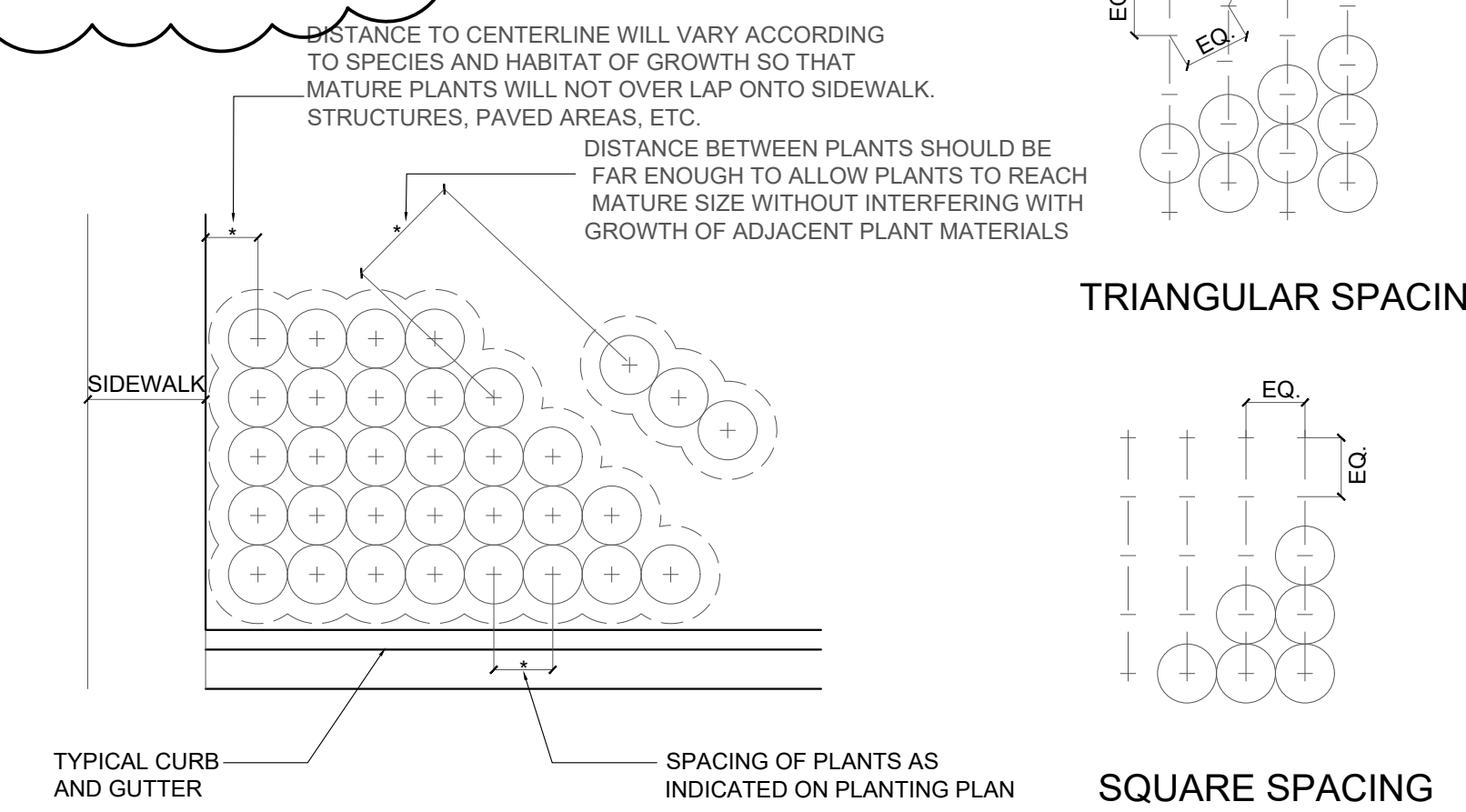
TYPICAL TREE GUYING DETAIL

N.T.S.



TYPICAL SHRUB PLANTING DETAIL

N.T.S.



TYPICAL CONTAINER SPACING

N.T.S.

CONVENTIONAL BRACING / GUYING SYSTEM CAN BE SUBSTITUTED BY A SUBGRADE ANCHORING SYSTEM. WWW.PLATIPUS.US OR APPROVED EQUAL

LANDSCAPE SPECIFICATIONS

1.00 GENERAL

1.01 The Contractor is reminded that the General Conditions and / or Special Conditions of this contract govern the work of this section of the Specifications whether attached hereto or not. Subcontractors undertaking to perform work under this Section shall be made fully aware of these documents and of their responsibilities and obligations thereunder. In the event of any discrepancies between the drawings and specifications and the following 'Scope of Work', the latter shall prevail.

2.00 SCOPE OF WORK

2.01 The work of this Section shall include all labor, materials, equipment, appliances, and accessories necessary for the complete performance of all excavation, grading, planting and backfill work in accordance with these Specifications and the Contract Drawing. Without restricting the generality of the foregoing, the items listed below and similar items shown on the Contract Drawings shall constitute the work of this Section:
 A. Finish grading and final site preparation of all areas to be landscaped.
 B. Furnishing and incorporating fertilizer and other soil amendments.
 C. Furnishing plant materials and grass materials and installing same.
 D. Furnishing and placing 'Planting Mixture' and other miscellaneous items to complete the work.
 E. Replacement of unsatisfactory plant material.
 F. Clean-up.

3.00 SITE PREPARATION and SITE SITEWARDSHIP FOR SUSTAINABLE SITES

3.01 The Contractor shall provide finish grading and final preparation of all areas to be landscaped to within 6" of finish grade. This will require raking and pulverizing of all areas in order to crumble dirt, clogs and / or debris. The Landscape Contractor shall be responsible for finish grading, which is the top 6" of the site.

3.02 The Contractor must perform the following preventative measures for erosion controls during construction:
 Stockpile and Protect disturbed Topsoil from erosion;
 Control the path and velocity of runoff with silt fencing or equivalent;
 Protect sewer inlets, streams, and lakes with straw bales or silt fencing;
 Provide swales to divert surface water from hillsides, use tiers, erosion blankets, compost blankets, etc. on sloped areas.

3.03 Contractor must minimize disturbed area of site where site is not previously developed by following tree / plant protection plan and enforcing 'No Disturbance Zones' quarantined by use of Construction tape or Fencing.
 When site is previously developed, Contractor must enforce Tree / Plant protection Plan and use Hay bales, silt fencing, etc. for erosion controls.

3.04 All Landscaping must be 24" from finish wall of structures for pest control measures.

4.00 MATERIALS

4.01 Plant materials shall be furnished by the Landscape Contractor and as indicated on the plans. All plant materials shall meet or exceed the following standards.
 A. Plant species and sizes shall conform with plant list. Nomenclature shall conform to Standardized plant names, in accordance with the latest edition of the Florida Department of Agriculture's Grades and Standards for Nursery Plants.
 B. All plants shall be nursery grown or as stipulated herein and shall comply with all required inspections, grading standards and plant regulations as set forth in the Florida Department of Agriculture 'Grades and Standards for Nursery Plants', including revisions. Ensure that plant materials are shipped with tags stating the botanical and common name of the plant.
 C. The minimum grade for all trees, palms, shrubs, and groundcovers shall be Florida No. 1 and shall meet or exceed the size and quality standards of the American Association of Nursery Stock, sponsored by the American Association of Nurserymen, latest addition, unless otherwise indicated and all plants shall be sound, healthy and vigorous, well-branched and densely foliated when in leaf. They shall have healthy, well developed root systems and shall be free of disease and insect pests, eggs or larvae. Florida Fancy material shall be provided where plant list specifies 'specimen'.
 D. The determining measurements for trees shall be the height and spread, and shall be measured from the top of the plant to the root crown, not to include the immediate terminal growth. Their width shall be measured across the normal spread of the branches. Both measurements shall be made with the plants in their normal position.
 E. Plants larger in size than those specified may be used with approval of the Landscape Architect. If the use of the larger plants is approved, the ball of earth or spread of roots shall be increased proportionately.
 F. Container grown plants the same quality as balled and burlapped plants may be substituted in lieu thereof. Plants grown in containers shall be delivered and remain in the containers in a shady location until planted. Plants in containers shall be watered prior to transportation and shall be kept moist until planted. The container must be removed prior to planting, with care as not to injure the roots.
 G. Grass materials shall consist of the following:

1. Sod: Solid sod shall be as indicated on the drawings. Sod must be strongly rooted and free of pernicious weeds. Mow to a height not to exceed 1 1/2" before lifting. Lifts shall have a uniform thickness of 1 inch to 1 1/2 inches. Sod containing nutgrass, lippia water sedge, dollar weed, or other common turfweed species (if applicable), will not be accepted.
2. Sodding installation :
 - a) Sodding shall be done as soon as practical following finish grading. Ground shall be covered with a 4" blanket of soil using specified 60/40 top soil mixture where necessary to create a 4" soil blanket. The day before sod installation, the contractor shall rake 50# Milorganite per 1000 sf of area to receive sod. Ground shall be leveled with the back of a rake and sod laid with joints closely butted so that no voids are visible, keeping surface of sod flush with the adjoining seeded areas and or pavements. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Hand tamp to ensure contact with subgrade, and water thoroughly with a fine spray immediately after laying.

- b) After sod is in place, it shall be top dressed with sufficient sharp, clean 60% sand/40% muck soil mix to fill all voids remaining and thoroughly watered to wash the top dressing into the sodded surface.
- c) All sod areas shall then be rolled using a vibrating #1500 sod roller. The contractor shall apply a preemergent herbicide to all sodded areas.
- d) It is the Landscape Contractor's responsibility to keep new sod properly watered until completion of the contract. All watering shall meet specifications according to 'Grades and Standards' Section 983.

H. Substitutions in plant species or size will be made only with prior written permission of the Landscape Architect.
 I. If, in the opinion of the Landscape Architect, materials and /or work do not conform with the plans and specifications, it may be rejected and upon rejection, must be removed immediately from the site by the Contractor and replaced.
 J. The Contractor shall be responsible for the certification and inspection of plant material that may be required by local, state, or federal authorities and shall bear the cost of the same, if any.

4.02 Materials used to install the job shall meet or exceed the following standards:
 A. Planting soil mix to be used for 4" soil blankets and backfilling around trees shall be: similar to the existing soil in PH, texture, permeability and other characteristics. The use of structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavement.
 B. Fertilizers: Fertilizer shall be delivered mixed as specified in standard bags, sealed, and showing weight by analysis and name of manufacturer. Fertilizer shall be stored in weatherproof storage and in such a manner that its effectiveness will not be impaired.
 C. Mulch: Mulch shall be shredded melaleuca, Grade B, clean, bright, and free of weeds, moss, sticks, and other debris. Install at 3" deep.
 D. Water: All water required for the execution of the work shall be supplied at the site by the Owner.

5.00 INSTALLATION

5.01 The Planting operations used to install the job shall meet or exceed the following standards:
 A. Excavation of Plant Pits: Plant pit excavations shall be roughly cylindrical in shape, with their side approximately vertical. Pit shall be excavated so that bottom of pit is same depth as root ball. Plants shall be centered in the hole, with the trunk location as shown in the plans. Holes for balled and burlapped plants shall be large enough to allow 12" minimum (depending on root ball size) of back fill around the sides of the root ball, and 12" of back fill beneath the root ball. In all cases the diameter of the plant hole shall be twice the diameter of the root ball. Where excess material has been excavated from the plant hole, the excavated material may be used to backfill to the proper level. Mix existing excavated material in 50% / 50% ratio with new planting soil mix. The Contractor, in excavation for plantings shall take care not to damage underground utilities or other sub-surface obstructions, and shall be held liable for their repair, if damaged.
 B. Setting Plants: All trees shall be set so, that when settled, the top of the root ball will be flush with the surrounding area of the finish grade or slightly above finish grade. Each plant shall be planted in planting soil mix in the center of the pit. Shrubs shall be set flush with the surrounding finish grade of the planting area. The back fill shall be made with prepared planting in mixture as specified herein and shall be firmly rodded and watered, so that no air-pockets remain. The quantity of water applied immediately upon planting shall be sufficient to thoroughly moisten all of the backfilled earth. Plants shall be kept in a moistened condition the duration of the planting.
 C. Staking and Guying: All trees shall be staked or guyed as shown in the details and according to the following specifications.

1. Use wide plastic, rubber or other flexible strapping materials to support the tree to stakes or ground anchors that will give as the tree moves in any direction up to 30 degrees. Use strapping material 'Arbor Tie' by Deep Root (800) 458-7668 dark green color, or approved equal. Do not use rope or wire through a hose. Use guy chords, hose or any other thin bracing or anchorage material which has a minimum 12" (300 mm) length of high visibility flagging tape secured to guys, midway between the tree and stakes for safety.
2. Stake trees larger than 1" [25 mm] diameter and smaller than 2" [50 mm] diameter with a 2" by 2" [50 by 50 mm] stake, set at least 2' [0.6 m] in ground and extending to the crown of the plant. Firmly fasten the plant to the stake with flexible strapping materials as noted above.
3. TREES OF 2 TO 3 1/2" [50 MM TO 90 MM] CALIPER: Stake all trees, other than palm trees, larger than 2" [50 mm] caliper and smaller than 3 1/2" [90 mm] caliper with two 2" by 4" [50 by 100 mm] stakes, 8' [2.4 m] long, set 2' [0.6 m] in the ground. Place the tree midway between the stakes and hold it firmly in place by flexible strapping materials as noted above.

4. LARGE TREES: Guy all trees, other than palm trees, larger than 3 1/2" [90 mm] caliper, from at least three points, with flexible strapping materials as noted above. Anchor flexible strapping to 2" by 4" by 24" [50 by 100 by 600 mm] stakes, driven into the ground such that the top of the stake is at least 3" [75 mm] below the finished ground.
5. SPECIAL REQUIREMENTS FOR PALM TREES: Brace palms which are to be staked with three 2" by 4" [50 by 100 mm] wood braces, toe-nailed to cleats which are securely banded at two points to the palm, at a point one third the height of the trunk. Pad the trunk with five layers of burlap under the cleats. Place braces approximately 120 degrees apart and secure them underground by 2" by 4" by 12" [50 by 100 by 300 mm] stake pads. Paint wood flat dark green exterior paint, two coats.
6. TREE PROTECTION AND ROOT BARRIERS: Install tree barriers when called for in the Contract Documents or by the Landscape Architect to protect existing trees from damage during project construction. Place barricades at the drip line of the tree foliage or as far from the base of the tree trunk as possible. Barricades shall be able to withstand bumps by heavy equipment and trucks. Maintain barricades in good condition. When called for in the Contract Documents, install root barriers or fabrics in accordance with the details shown.

- D. Pruning: All broken or damaged roots or branches shall be cut smoothly and the tops of all trees shall be pruned in a manner complying with standard horticultural practice. At the time pruning is completed, all remaining wood shall be alive.
- E. Mulching: Within one week after planting, mulch material, consisting of shredded Eucalyptus or Pinebark shall be uniformly applied to a minimum loose thickness of 2 inches, over the entire area of the backfilled hole or bed. The mulch shall be maintained continuously in place until the time of final inspection, and must be a minimum of 2 inches thick to be accepted. Mulch shall not be placed against stems or trunks.
- F. Fertilizing: Feeding of all trees and specimen shrubs shall be done with slow release, 'Woodace' Briquettes, 17 gram, tablet fertilizer, analysis 14-3-3, as per manufacturer's instructions. Fertilizing shall not occur until after flush of new growth.

6.00 MAINTENANCE

6.01 Maintenance shall include watering, weeding, mowing, fertilizing, treating, mulching, trimming, removal or replacement of dead or diseased plants and removal of refuse and debris on a regular basis so as to continue a healthy growing condition and present a neat and well-kept appearance at all times.
 6.02 Shade trees shall be maintained at a minimum canopy diameter of thirty (30) feet in accordance with the American National Standards Institute, A-300 standards or similar accepted standards as published.
 6.03 A landscape sight triangle shall be provided and visibility maintained as per local code requirements.
 6.04 Plant material which block visibility shall be removed by the property owner or maintained so as to allow clear visibility of oncoming traffic. (pending public works department approval)
 6.05 Landscaping shall be inspected periodically by the department to insure proper maintenance. The owner, tenant or other agent shall be notified in writing, of any areas which are not being properly maintained and shall provide corrective action within thirty (30) calendar days from the time of notification.
 6.06 All newly installed planting material will be maintained in a condition that meets or exceeds Florida Grade #1 and has a (1) year replacement guarantee.

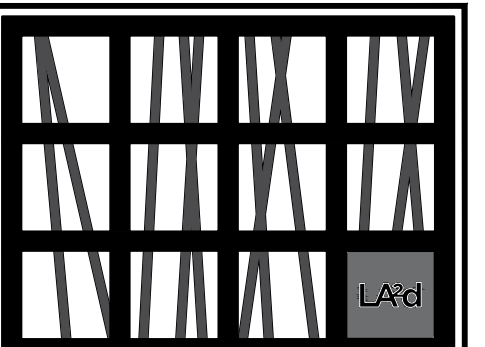
7.00 GUARANTEE

7.01 The Landscape Contractor shall guarantee and maintain all new field grown trees for a period of one year, and all field grown palms for a period of one year. All containerized trees, palms, shrubs and groundcovers for a period of 1 year, and all sod for a period of 1 year. The Landscape Contractor shall replace at the direction of the Landscape Architect all trees, shrubs, or groundcovers deemed by the Landscape Architect to be unacceptable, due to death or damage; acts of God, Owner negligence and vandalism excepted.
 7.02 New material used to replace material unacceptable to the Landscape Architect, shall be guaranteed for similar period from date of installation
 8.00 FINAL INSPECTION AND ACCEPTANCE
 8.01 The Landscape Contractor shall advise the Landscape Architect in writing at the end of the guarantee period that the project is ready for final inspection. Only upon notification to the Landscape Architect by the Landscape Contractor in writing and subsequent inspection attended by the Landscape Contractor shall the requirements of the guarantee be met.
 9.00 CLEAN-UP
 9.01 Upon completion of all work under this section, and intermittently as required, the Landscape Contractor shall clear the site of all debris, superfluous material and all equipment to the satisfaction of the Landscape Architect
 10.00 All plant material is subject to the specifications of Florida's Grades and Standards, Revised unless otherwise noted. Compliance with ANSI A300, part 5, 6 & 8 and other relevant ANSI A300 standards shall be adhered to in the strictest sense of the standard language. All work shall be in compliance with ANSI Z133.1 and other industry safety standards. Any questions or concerns regarding the specifications should be immediately addressed in writing to the landscape architect of record or the owner's representative. Without such questions or concerns it is assumed and accepted that the landscape contractor has a full and complete understanding of all standards which may affect the performance in the execution of these specifications. Landscape contractor is responsible for the selection of plant material that fits the grade specified in this document. The plant material shall be considered accepted by the landscape contractor at the exact time of installation.

All plant material shall be Grade #1 or better.

Landscape contractor shall perform his own quantity take off. Plan supersedes plant list. Any discrepancy should be called to the attention of LA
 No substitution on species on size or quantity can be made without approval from LA

11.00 Nursery Support Poles shall be removed at the Nursery, prior to delivery, any trees delivered with the nursery poles will not be accepted; and therefore rejected, with the exception of the following trees species: Clusia rosea and Silver buttonwood trees.
 12.00 **End.**



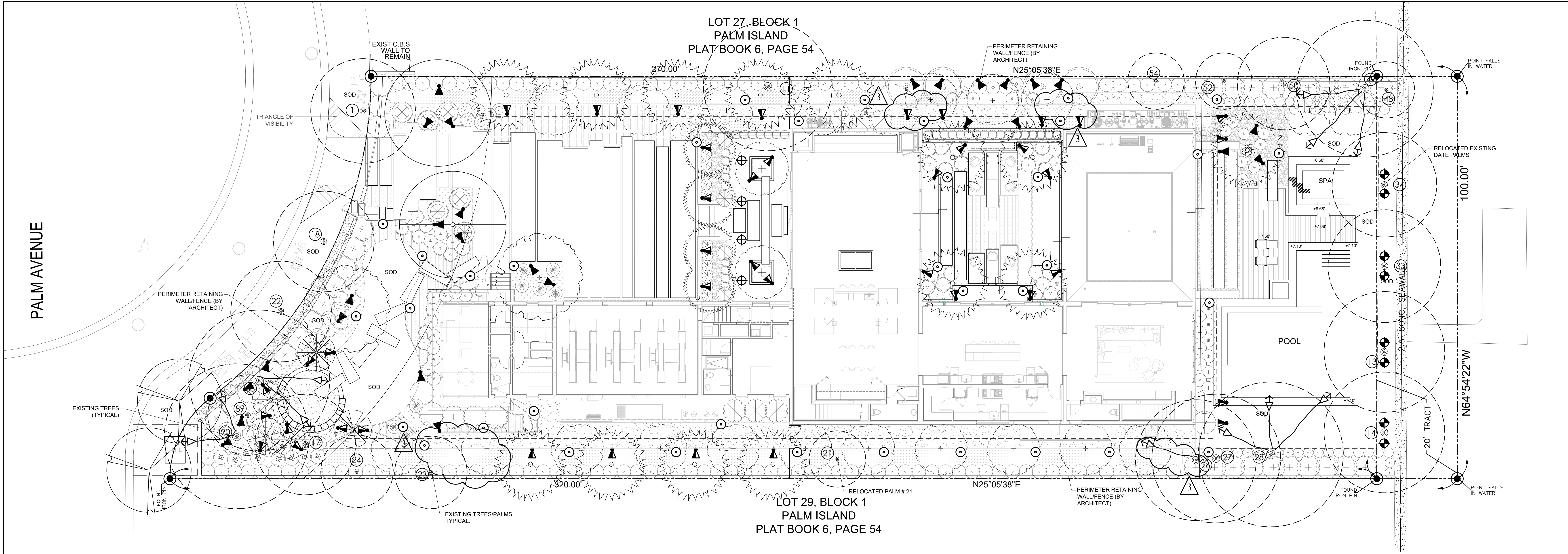
LEWIS AQUILINO
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MEYERSON RESIDENCE
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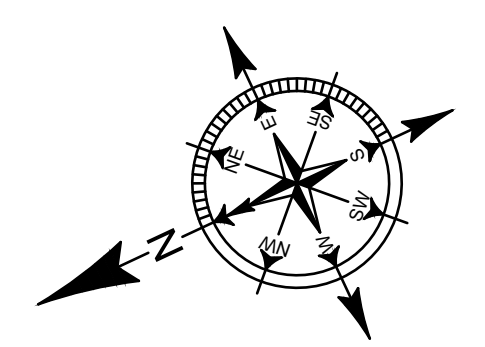
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SHEET TITLE	
LANDSCAPE SPECIFICATIONS	
DATE	07/26/2021
DESIGN	L.A
DRAWN	L.G.
SCALE	N.T.S.
REVISIONS	
SEAL	
L-5	5
SHEET	OF



NOTE:
ALL LIGHT FIXTURES SHALL COMPLY WITH DIVISION 5.29. OUTDOOR LIGHTING SHALL BE DESIGNED SO THAT ANY OVERSPILL OF LIGHTING ONTO ADJACENT PROPERTIES SHALL NOT EXCEED ONE HALF FOOTCANDLE (VERTICAL) AND SHALL NOT EXCEED ONE HALF FOOTCANDLE (HORIZONTAL) ILLUMINATION ON ADJACENT PROPERTIES OR STRUCTURES. AN OUTDOOR LIGHTING INSTALLATION SHALL NOT BE PLACED IN PERMANENT USE UNTIL A LETTER OF COMPLIANCE FROM A REGISTERED ENGINEER OR ARCHITECT OR THE DULY AUTHORIZED REPRESENTATIVE OF SUCH ENGINEER OR ARCHITECT IS PROVIDED STATING THAT THE INSTALLATION HAS BEEN FIELD CHECKED AND MEETS THE REQUIREMENTS AS SET FORTH ABOVE.

NOTES:
- CIRCUITRY BY OTHERS
- FIXTURE MODEL, STYLE AND FINISH IS SUBJECT TO CLIENT'S FINAL SELECTION.
- REFER TO THE ELECTRICAL ENG. PLANS AND/OR LIGHTING CONTRACTOR/CONSULTANT FOR CIRCUIT LOAD, CIRCUIT NUMBER, ETC.
- LOCATION OF LIGHT FIXTURES ON PLAN IS A GRAPHIC REPRESENTATION ONLY. ADJUSTMENTS SHALL BE MADE ON-SITE ACCORDINGLY.



VLO 12V LED High Lumen Accent Additional Specs

DIMENSIONS

MECHANICAL & HOUSING SPECIFICATION

Diameter/Height	6" L x 2.7" W x 4.2" H
Fixture Rotation Range	+25° - 90° from vertical (115° Full)
Housing Material	Cast Aluminum, Cast Brass
Housing Color & Surface	AZT, BKT or CBR Aluminum 1.5 lb / Brass 3 lb

FINISH OPTIONS

- AZT - Textured Architectural Bronze
- BKT - Textured Black
- CBR - Centennial Brass

PERFORMANCE

Output Position	Level 1	Level 2
Lumen Output	1000 lm	1200 lm
Input Voltage	9V-15V	9V-15V
Power (VA) @ 12V AC	19VA	23VA
Power (W) @ 12V AC	14W	18W
Efficacy (lm/W @ AC)	71lm/W	67lm/W
Halogen Equivalents	100W	120W

SPECIFICATIONS

Fixture

Number of LEDs	1 High Output COB
Color Temperature	2700K, 3000K, 5000K
Color Rendering Index	80+
Beam Angle	15°, 35°, and 60°
Binning	3 Step
Orientation	Up or Down

Input

Input Frequency	47 - 63Hz
Input Current	1.6mA / 1.9mA @ 12VAC
Inrush Current	8A @ 12VAC
Efficiency	85% @ 12VAC, max. load
Power Factor	0.75 @ 12VAC

Environmental

Environmental Protection Rating	Wet IP66
Operation Ambient Temperature	-25°C - +40°C
Lumen Maintenance (L70)	50,000 Hours
System Surge Protection Rating	2.5kV fixture, 6kV system with transformer

Stepped Dome 12V 2700K Path Light Centennial Brass 15820/CBR27

SPECIFICATIONS

Certifications/Qualifications

Prop65	Yes
	www.kichler.com/warranty

Dimensions

Height	22.50"
Length	6.25"
Width	6.25"

Electrical

Operating Voltage Range	9-15 VAC
Voltage	12V

Light Source

Delivered Lumens	160
Lamp Included	Integrated
Light Source	LED
Max or Nominal Watt	2.00
# of Bulbs/LED Modules	3
Max Wattage/Range	4W
Volt-Amperes (VA)	3.00

Mounting/Installation

Connector	Yes
Location Rating	Wet
Wire Connectors	Wire Nuts

Photometrics

Color Rendering Index	80
Delivered Efficacy (Lumens/Watt)	84
Kelvin Temperature	2700K

FIXTURE ATTRIBUTES

Housing

Primary Material	BRASS
------------------	-------

Product/Ordering Information

SKU	15820CBR27
Finish	Centennial Brass
LPC	783927569481

Finish Options

- Centennial Brass
- Copper
- Textured Architectural Bronze
- Textured Black

ALSO IN THIS FAMILY

VLO 12V LED In-Ground Accent Additional Specs

DIMENSIONS

PERFORMANCE

Output Position	Level 1	Level 2	Level 3
Lumen Output	350 lm	550 lm	850 lm
Input Voltage	9V-15V	9V-15V	9V-15V
Power (VA) @ 12V AC	8VA	11.75VA	16.1VA
Power (W) @ 12V DC	5.3W	8.3W	12W
Efficacy (lm/W @ DC)	66 lm/W	66 lm/W	71 lm/W
Halogen Equivalents	35W	50W	90W

AVAILABLE FINISH

- CBR - Centennial Brass

SPECIFICATIONS

Fixture

Number of LEDs	1 High Output COB
Color Temperature	2700K, 3000K
Color Rendering Index	80+
Beam Angles	15°, 35°, 60°
Binning	3 Step

Input

Input Frequency	47 - 63Hz
Input Current	1A max @ 12VAC
Inrush Current	15A max
Efficiency	Up to 71 lm/W @ 12VAC
Power Factor	0.74 @ 12VAC

Environmental

Environmental Protection Rating	Wet IP67
Operation Ambient Temperature	-25°C - +40°C
Lumen Maintenance (L70)	50,000 Hours

LOAD CHART

Power (VA)	10 AWG	12 AWG	14 AWG	16 AWG
0-20 VA	1860/567 m	1150/351 m	730/223 m	450/137 m
40 VA	930/283 m	580/177 m	370/113 m	230/70 m
60 VA	620/189 m	390/119 m	240/73 m	150/46 m
80 VA	470/143 m	290/88 m	180/55 m	110/34 m
100 VA	370/113 m	230/70 m	140/43 m	90/27 m
>100 VA	Consult Technical Support			

OPTIONAL ACCESSORIES

Includes plastic dome lens that directs light out of the accessory opening for superior distribution.

LIGHT FIXTURES BY KICHLER OR APPROVED EQUAL

LEGEND		
SYMBOL	SPECIFICATION	QTY.
⚡	LOW VOLTAGE (12V) LED BRASS -ACCENT UP LIGHT -GROUND STAKE MOUNTED/AND ADJUSTABLE HEIGHT STEM) -15 WATTS KICHLER MODEL # 16160 CBR27	27
⚡	LOW VOLTAGE (12V) LED BRASS -ACCENT UP LIGHT -GROUND STAKE MOUNTED/AND ADJUSTABLE HEIGHT STEM) -9 WATTS KICHLER MODEL # 16160 CBR27	41
⊙	KICHLER MODEL # 15820 CBR27 WITH INGROUND STAKE PATH LIGHT 2 W/ LOW VOLTAGE LED / BRASS	36
⬇	LOW VOLTAGE (12V) LED -ACCENT DOWN LIGHT -TREE MOUNTED WITH ADJUSTABLE STRAP- DO NOT USE NAILS OR SCREWS IF STRAP IS NOT AVAILABLE USE KICHLER TREE BRACKET MODEL # 15516 CBR / BRASS -12 WATTS KICHLER MODEL # 16160 CBR27	11
⊕	KICHLER LOW VOLTAGE (12V) LED BRASS FINISH IN GROUND FIXTURE MODEL # 16024 BRASS CBR27 - 7 W (WITH GLARE SHIELD IF APPLICABLE)	8
⊕	UNDERWATER LIGHT FIXTURE REFER TO POOL ENG. DRAWINGS	4

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SHEET TITLE
LANDSCAPE LIGHTING PLAN

DATE
07/26/2021

DESIGN
L.A

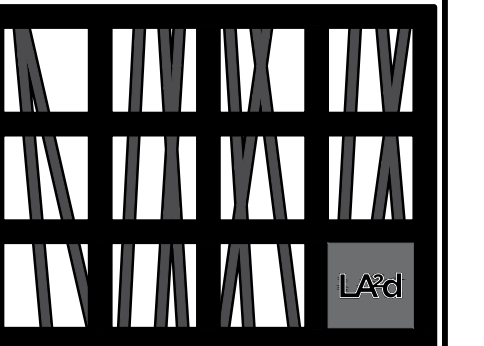
DRAWN
L.G.

SCALE
3/32" = 1'-0"

REVISIONS

1	AS PER NEW POOL/SPA CONFIGURATION	08-05-2021
2	AS PER ARCHITECTURAL CHANGES	02-06-2023
3	AS PER U.F. COMMENTS	11-21-2021
4	AS PER NEW ARCHITECTURE CHANGES	08-14-2023

SEAL



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SHEET TITLE

LANDSCAPE PLAN

DATE 07/26/2021

DESIGN L.A

DRAWN L.G.

SCALE 3/32" = 1'-0"

REVISIONS

SEAL



IR-1
SHEET OF

NOTES:
THIS PLAN SHALL BE USED AS A GUIDE TO LOCATE IRRIGATION ELEMENTS.
IRRIGATION SHALL BE INSTALLED TO MATCH SITE CONDITIONS.
ALL NEW IRRIGATION SHALL BE OPERABLE UPON COMPLETION OF PROJECT.
THIS IRRIGATION SYSTEM WAS DESIGNED USING INFORMATION PROVIDED BY THE ARCHITECT.

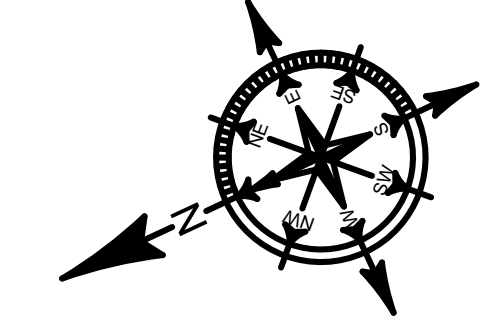
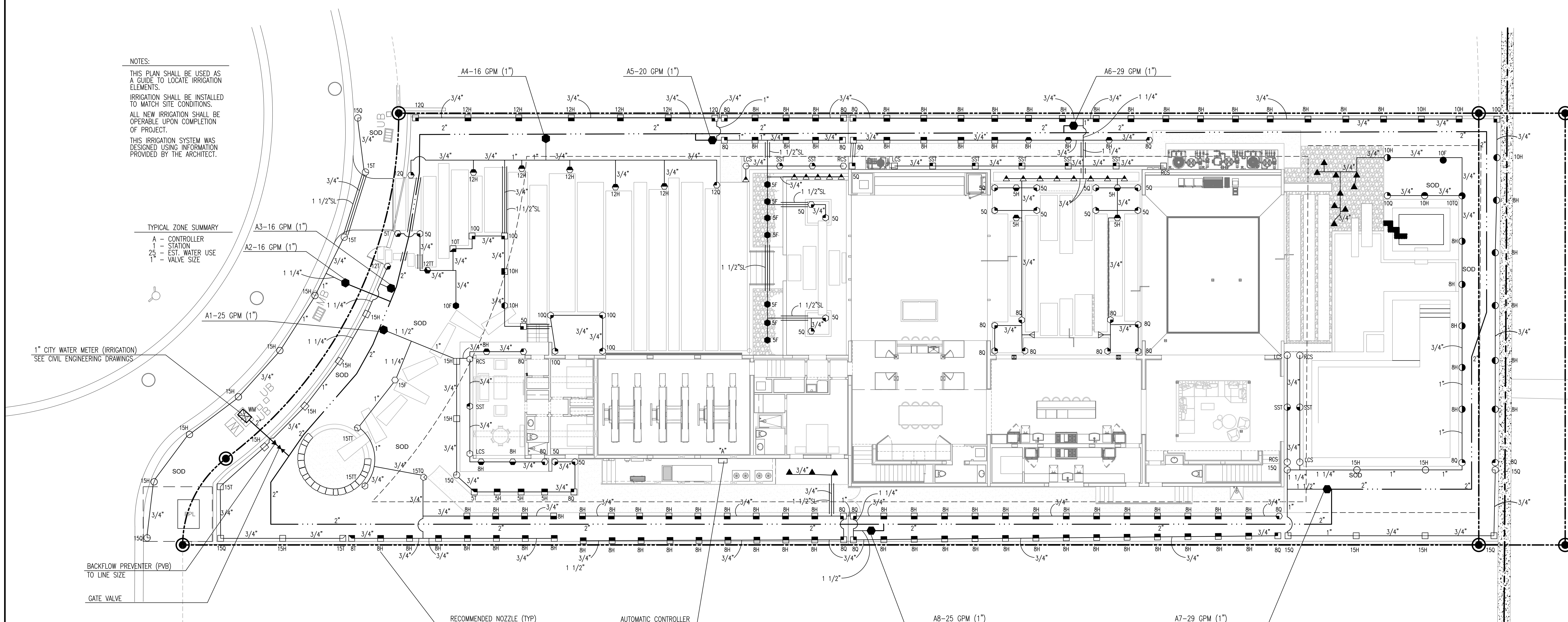
TYPICAL ZONE SUMMARY
A - CONTROLLER
1 - STATION
23 - EST. WATER USE
1" - VALVE SIZE

1" CITY WATER METER (IRRIGATION)
SEE CIVIL ENGINEERING DRAWINGS

BACKFLOW PREVENTER (PVB)
TO LINE SIZE
GATE VALVE

RECOMMENDED NOZZLE (TYP)
SELECT AND ADJUST ON SITE TO ENSURE PROPER COVERAGE AND APPLICATION RATE.

AUTOMATIC CONTROLLER
INSTALL RAIN SENSOR



LEGEND

SYMBOL	MODEL NO.	DESCRIPTION	* EST. QUANTITY
▲	1401	RAINBIRD ADJ. FLOOD BUBBLER	12
▲	5H-B	RAINBIRD ADJ. STREAM BUBBLER	14
▲	5CST-B	RAINBIRD ADJ. STREAM BUBBLER	02
■	1800-MPR-50	RAINBIRD ADJ. SHRUB SPRAY (RISER)	02
■	1800-MPR-5T	RAINBIRD ADJ. SHRUB SPRAY (RISER)	01
■	1800-MPR-5H	RAINBIRD ADJ. SHRUB SPRAY (RISER)	03
■	1800-MPR-80	RAINBIRD ADJ. SHRUB SPRAY (RISER)	11
■	1800-MPR-8T	RAINBIRD ADJ. SHRUB SPRAY (RISER)	01
■	1800-MPR-8H	RAINBIRD ADJ. SHRUB SPRAY (RISER)	01
■	1800-MPR-100	RAINBIRD ADJ. SHRUB SPRAY (RISER)	03
■	1800-MPR-10T	RAINBIRD ADJ. SHRUB SPRAY (RISER)	01
■	1800-MPR-10H	RAINBIRD ADJ. SHRUB SPRAY (RISER)	02
■	1800-MPR-120	RAINBIRD ADJ. SHRUB SPRAY (RISER)	02
■	1800-MPR-12T	RAINBIRD ADJ. SHRUB SPRAY (RISER)	00
■	1800-MPR-12H	RAINBIRD ADJ. SHRUB SPRAY (RISER)	03
■	1800-MPR-15LCS	RAINBIRD ADJ. SHRUB SPRAY (RISER)	01
■	1800-MPR-15RCS	RAINBIRD ADJ. SHRUB SPRAY (RISER)	01
■	1800-MPR-15SST	RAINBIRD ADJ. SHRUB SPRAY (RISER)	05
■	1800-MPR-15T	RAINBIRD ADJ. SHRUB SPRAY (RISER)	03
■	1800-MPR-15H	RAINBIRD ADJ. SHRUB SPRAY (RISER)	02
○	1806-MPR-80	RAINBIRD ADJ. POP-UP SPRAY (6")	02
○	1806-MPR-8H	RAINBIRD ADJ. POP-UP SPRAY (6")	10
○	1806-MPR-100	RAINBIRD ADJ. POP-UP SPRAY (6")	01
○	1806-MPR-10H	RAINBIRD ADJ. POP-UP SPRAY (6")	03
○	1806-MPR-10T0	RAINBIRD ADJ. POP-UP SPRAY (6")	01
○	1806-MPR-10F	RAINBIRD ADJ. POP-UP SPRAY (6")	01
○	1806-MPR-15Q	RAINBIRD ADJ. POP-UP SPRAY (6")	05
○	1806-MPR-15T	RAINBIRD ADJ. POP-UP SPRAY (6")	02
○	1806-MPR-15H	RAINBIRD ADJ. POP-UP SPRAY (6")	07
○	1806-MPR-15LCS	RAINBIRD ADJ. POP-UP SPRAY (6")	02
○	1806-MPR-15RCS	RAINBIRD ADJ. POP-UP SPRAY (6")	02
○	1806-MPR-15SST	RAINBIRD ADJ. POP-UP SPRAY (6")	02
○	1812-MPR-50	RAINBIRD ADJ. POP-UP SPRAY (12")	14
○	1812-MPR-5H	RAINBIRD ADJ. POP-UP SPRAY (12")	06
○	1812-MPR-5T	RAINBIRD ADJ. POP-UP SPRAY (12")	07
○	1812-MPR-80	RAINBIRD ADJ. POP-UP SPRAY (12")	12
○	1812-MPR-8H	RAINBIRD ADJ. POP-UP SPRAY (12")	06
○	1812-MPR-100	RAINBIRD ADJ. POP-UP SPRAY (12")	04
○	1812-MPR-10H	RAINBIRD ADJ. POP-UP SPRAY (12")	01
○	1812-MPR-10F	RAINBIRD ADJ. POP-UP SPRAY (12")	01
○	1812-MPR-120	RAINBIRD ADJ. POP-UP SPRAY (12")	02
○	1812-MPR-12T	RAINBIRD ADJ. POP-UP SPRAY (12")	01
○	1812-MPR-12H	RAINBIRD ADJ. POP-UP SPRAY (12")	05
○	1812-MPR-12TT	RAINBIRD ADJ. POP-UP SPRAY (12")	02
○	1812-MPR-15T0	RAINBIRD ADJ. POP-UP SPRAY (12")	01
○	1812-MPR-15T1T	RAINBIRD ADJ. POP-UP SPRAY (12")	02
○	1812-MPR-15F	RAINBIRD ADJ. POP-UP SPRAY (12")	01
○	1812-MPR-15LCS	RAINBIRD ADJ. POP-UP SPRAY (12")	02
○	1812-MPR-15RCS	RAINBIRD ADJ. POP-UP SPRAY (12")	03
○	1812-MPR-15SST	RAINBIRD ADJ. POP-UP SPRAY (12")	02
●	PEBS SERIES	1" RAIN BIRD 24 VAC SOLENOID VALVE	08
NOT SHOWN	ESP-IM2-12	RAIN BIRD AUTOMATIC CONTROLLER	01
NOT SHOWN	RSD-BEX	RAIN BIRD RAIN SENSOR	01
▼	765 (1")	FEBCO PRESSURE VACUUM BREAKER	01
NOT SHOWN	PAIGE DIRECT BURIAL U/F WIRE	#14 AWG VALVE CONTROL	AS REQUIRED
NOT SHOWN		#12 AWG VALVE COMMON	AS REQUIRED
NOT SHOWN	SCH 40 PVC	SLEEVES	AS REQUIRED
NOT SHOWN		SHRUB RISERS	AS REQUIRED
NOT SHOWN		PVC FITTINGS	AS REQUIRED
NOT SHOWN	SDR 21, CLASS 200 PVC	MAIN	AS REQUIRED
NOT SHOWN		LATERALS (3/4")	AS REQUIRED
NOT SHOWN	SDR 26, CLASS 160 PVC	LATERALS (1" AND LARGER)	AS REQUIRED
NOT SHOWN		GATE VALVE (TO LINE SIZE)	01
NOT SHOWN		VALVE BOXES	07
NOT SHOWN		1" CITY WATER METER	01
NOT SHOWN		METALIC TAPE	AS REQUIRED

NOTES: ABOVE QUANTITIES ARE FOR COMPARISON ONLY. CONTRACTOR SHALL VERIFY PRIOR TO SUBMITTING BID.

ZONE SUMMARY CHART

STA NO.	VALVE	SPRINKLER TYPE	VALVE SIZE	WATER DEMAND	RUN TIME	WEEKLY USAGE
1	A1	SPRAY	1"	25 GPM	60 MIN/WK	1500 GAL/WK
2	A2	SPRAY	1"	16 GPM	60 MIN/WK	960 GAL/WK
3	A3	SPRAY	1"	16 GPM	60 MIN/WK	960 GAL/WK
4	A4	SPRAY	1"	16 GPM	60 MIN/WK	960 GAL/WK
5	A5	SPRAY	1"	20 GPM	60 MIN/WK	1200 GAL/WK
6	A6	SPRAY	1"	29 GPM	60 MIN/WK	1740 GAL/WK
7	A7	SPRAY	1"	29 GPM	60 MIN/WK	1740 GAL/WK
8	A8	SPRAY	1"	25 GPM	60 MIN/WK	1500 GAL/WK
9-12	SPARE					10,560 GAL/WK

* TO APPLY 1.5 IN/WK

IRRIGATION NOTES & SPECIFICATIONS

AUTOMATIC IRRIGATION SYSTEM WATER DEMAND / ZONE REFER TO PLAN
WATER SOURCE 1" CITY WATER METER
PRESSURE REQUIRED 50 PSI

GENERAL

IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, CONTRACT DRAWINGS, AND CONTRACT SPECIFICATIONS.

IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH APPENDIX "F" OF THE SOUTH FLORIDA BUILDING CODE.

IRRIGATION DESIGN BASED ON "LANDSCAPE PLAN" DATED FEBRUARY 2022. CONTRACTOR SHALL REFER TO THIS PLAN TO COORDINATE SPRINKLER LOCATIONS AND PIPE ROUTING WITH NEW AND EXISTING PLANT LOCATIONS.

THIS IRRIGATION PLAN SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL INSTALL IRRIGATION TO MATCH ON SITE CONDITIONS AND TO OVERCOME THE INHERENT INACCURACIES THAT RESULT WHEN DESIGNING FROM BASE PLANS SCALED AT 3/32" = 1'.

THIS IRRIGATION HAS BEEN DESIGNED AS A TYPICAL BLOCK VALVE TYPE USING RAINBIRD SPRAY SPRINKLERS, IN-LINE VALVES, AND CONTROL SYSTEM. RAIN SENSOR SHALL BE INSTALLED TO CONSERVE WATER.

THE WATER SOURCE SHALL BE A 1" CITY WATER METER. CONTRACTOR SHALL TEST CITY WATER PRESSURE AT THE SOURCE PRIOR TO INSTALLATION AND SHALL VERIFY THAT CITY PRESSURE IS MAINTAINED ABOVE 50 PSI WHEN IRRIGATION IS PROGRAMMED TO OPERATE.

BACKFLOW PREVENTION SHALL BE INSTALLED TO MEET LOCAL CODE REQUIREMENTS FOR CROSS CONNECTION CONTROL. A PRESSURE VACUUM BREAKER HAS BEEN SPECIFIED.

CONTRACTOR IS ADVISED TO STUDY THE PLANS FOR ADDITIONAL INFORMATION AND TO VISIT THE SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS.

TO INSURE PROPER OPERATION, PRESSURE REQUIRED, SOURCE SIZE, VALVE SIZES, ZONE CAPACITIES, SPRINKLER SPACING, PIPE AND WIRE SIZES, INSTALLATION NOTES AND DETAILS, AND SPECIFICATIONS SHALL BE FOLLOWED AS SHOWN.

ANY DAMAGE TO EXISTING STRUCTURES AND UTILITIES DUE TO CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS FOR CONSULTANT'S REVIEW.

PIPING

PIPE ROUTING IS SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS.

PIPE SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND PIPE MANUFACTURER'S INSTRUCTIONS.

PIPE ROUTED UNDER HARDSCAPED AREAS SHALL BE SLEEVED IN SCH 40 PVC. EACH SLEEVE SHALL: (1) BE BURIED TO A MINIMUM DEPTH OF 18", (2) BE TWO PIPE SIZES LARGER THAN THE CARRIER PIPE, AND (3) EXTEND 3' BEYOND HARDSCAPED AREA. CONTRACTOR SHALL VERIFY THE SIZE, DEPTH AND LOCATION OF ALL EXISTING SLEEVES.

ALL MAIN LINES AND LATERALS SIZED 3/4" SHALL BE SDR 21, CLASS 200, LATERALS SIZED 1" AND LARGER SHALL BE SDR 26, CLASS 160.

PIPE SIZED TO LIMIT FLOW VELOCITIES TO 5 FEET/SECOND AND TO LIMIT FRICTION LOSS IN THE PIPING NETWORK.

PIPE SHALL BE INSTALLED AT SUFFICIENT DEPTH BELOW GROUND TO PROTECT IT FROM HAZARD SUCH AS VEHICULAR TRAFFIC OR ROUTINE OCCURRENCES WHICH OCCUR IN THE NORMAL USE AND MAINTENANCE OF THE PROPERTY. DEPTHS OF COVER SHALL MEET OR EXCEED SCS CODE 430-DD. REFER TO THE APPLICABLE DETAIL FOR ADDITIONAL INFORMATION.

BACKFILL SHALL BE OF SUITABLE MATERIAL, FREE OF ROCKS, STONES, AND OTHER DEBRIS THAT WOULD DAMAGE IRRIGATION SYSTEM COMPONENTS.

THE BACKFLOW PREVENTER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND SHALL BE LOCATED TO BE CONCEALED FROM VIEW.

A GATE VALVE SHALL BE INSTALLED FOR ISOLATION. THIS VALVE SHALL BE TO LINE SIZE AND INSTALLED IN A VALVE BOX. POROUS MATERIAL SHALL BE INSTALLED PER BOX TO PROMOTE DRAINAGE.

FLUSH IRRIGATION SYSTEM WITH WATER TO CLEAR LINES OF FOREIGN MATERIAL AFTER SYSTEM ASSEMBLY IS COMPLETE AND PRIOR TO INSTALLATION OF SPRINKLER HEADS. CAP AND PLUG OUTLETS AND FILL LINES WITH WATER. PRESSURIZE ASSEMBLY TO 100 PSI AND SHUT OFF PUMP. SYSTEM SHALL HOLD AT 100 PSI FOR ONE HOUR AT NO LOSS OF PRESSURE. INSTALL SPRINKLER HEADS AFTER APPROVAL OF TEST RESULTS.

SPRINKLERS

SPRINKLER LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR LANDSCAPING, SITE LIGHTING, PREVAILING WIND, MOUNDING, SIGNAGE, ETC. TO INSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW ONTO WALKWAYS.

SPRAY HEADS SHALL BE RAINBIRD 1800 SERIES. SIX INCH POP-UP TYPE SHALL BE INSTALLED IN AREAS LANDSCAPED WITH SOD AND MULCH, TWELVE INCH POP UP TYPE SHALL BE INSTALLED IN AREAS LANDSCAPED WITH GROUND COVER AND LOW SHRUBS AND SHRUB HEADS AND BUBBLERS SHALL BE INSTALLED IN AREAS LANDSCAPED WITH TALL SHRUBS AND PALMS.

POP-UP TYPE SHALL BE INSTALLED ON FLEXIBLE SWING JOINTS CONSISTING OF THICK WALLED POLY PIPE AND 1/2" INSERT ELBOWS.

SHRUB TYPE AND BUBBLERS SHALL BE INSTALLED ON 1/2" SCH 40 PVC RISERS. SHRUB HEADS SHALL BE INSTALLED A STANDARD HEIGHT OF 6" ABOVE PLANTS AND SHALL BE INSTALLED WITHIN PLANTS TO BE CONCEALED FROM VIEW. BUBBLERS SHALL BE INSTALLED AT THE BASE OF TALL SHRUBS FOR LOW LEVEL WATERING. RISERS SHALL BE PAINTED FLAT BLACK TO BE LESS VISIBLE.

EACH SPRAY HEAD SHALL BE EQUIPPED WITH THE APPROPRIATE MPR NOZZLE. ADJUSTMENT FEATURES OF SPRINKLERS SPECIFIED SHALL BE UTILIZED TO INSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. LOW ANGLE, FLAT SPRAY, AND ADJUSTABLE ARC NOZZLES SHALL BE USED TO MINIMIZE OVERTHROW.

SPRINKLERS LOCATED ADJACENT TO HARDSCAPED AREAS SHALL BE INSTALLED AWAY FROM HARDSCAPED AREAS TO MINIMIZE OVERTHROW AND THE CHANCE OF DAMAGE BY VEHICLES, PEDESTRIANS, AND LAWN MAINTENANCE PERSONNEL. AS A GENERAL RULE, 4" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 4" SHRUB HEADS AND 12" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 12".

CONTRACTOR SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURER'S INSTRUCTIONS. PROPER GROUNDING EQUIPMENT SHALL BE PROVIDED.

CONTRACTOR LOCATION SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE. A 120 VAC ELECTRIC SOURCE IS REQUIRED PER LOCATION.

CONTROL LINES FROM THE AUTOMATIC CONTROLLER TO IN-LINE AUTOMATIC VALVES SHALL BE #14 AWG DIRECT BURIAL UNDERGROUND FEED TYPE WHICH SHALL BE: (1) INSTALLED IN ACCORDANCE WITH LOCAL CODES, (2) SLEEVED WHEN ROUTED UNDER PAVEMENT, (3) BURIED TO A MINIMUM DEPTH OF 15", (4) COLOR CODED TO FACILITATE TROUBLESHOOTING AND, (5) SPLICED MOSTLY AT VALVE LOCATIONS. SPLICES SHALL BE MADE WATERPROOF USING APPROVED METHODS. SPARE WIRES SHALL BE ROUTED FROM THE CONTROLLER IN ALL DIRECTIONS TO THE FARTHEST VALVES CONTROLLED.

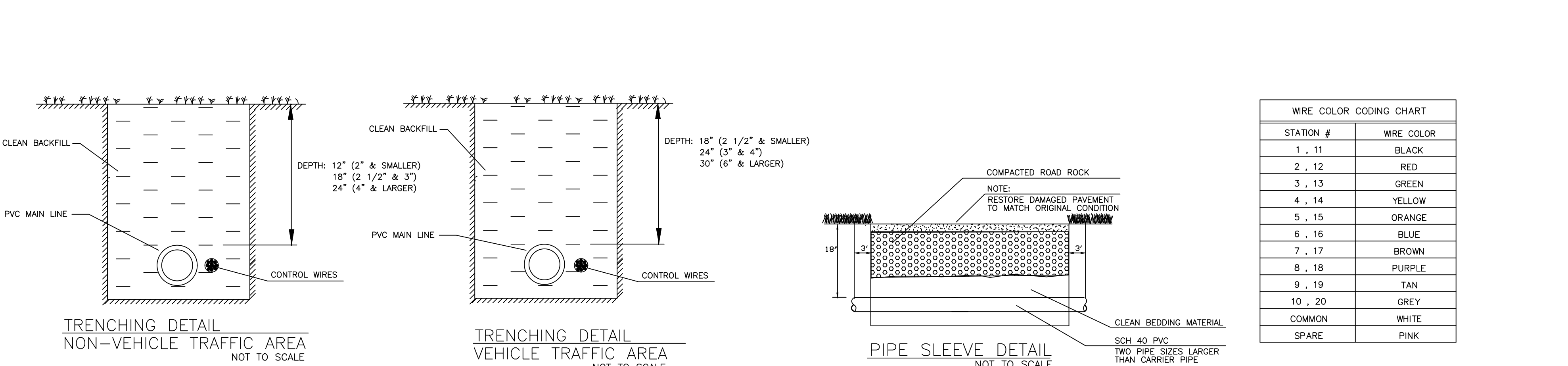
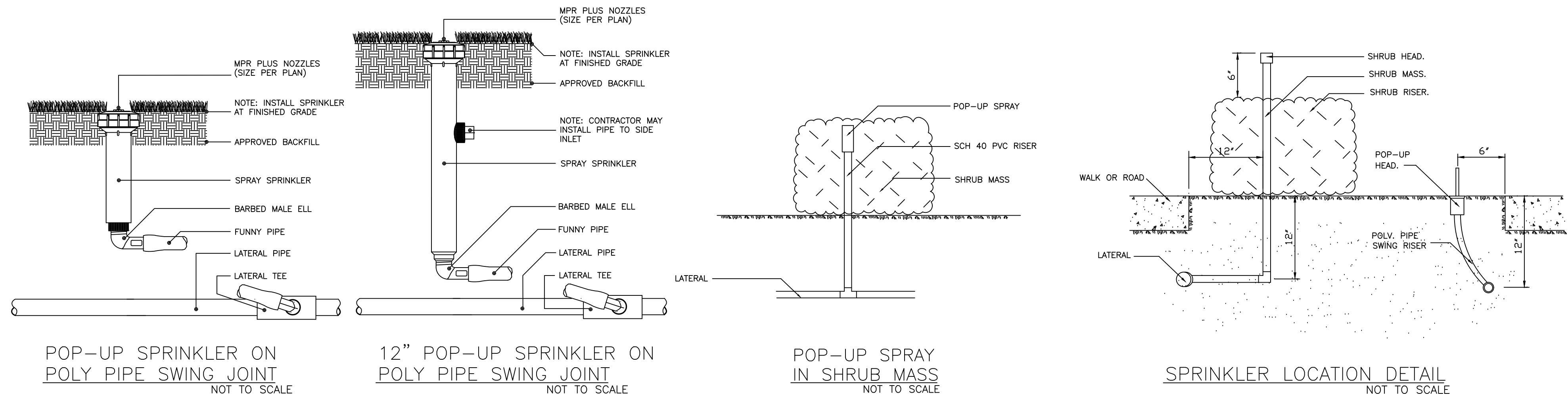
AN INDIVIDUAL CONTROL WIRE SHALL BE ROUTED TO EACH VALVE AND VALVES WHICH OPERATE SIMULTANEOUSLY SHALL BE TIED TOGETHER AT THE CONTROLLER.

AUTOMATIC VALVE LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS. EACH VALVE SHALL BE INSTALLED IN A VALVE BOX. A MINIMUM OF ONE CUBIC FOOT OF GRAVEL SHALL BE PROVIDED PER BOX TO PROMOTE DRAINAGE.

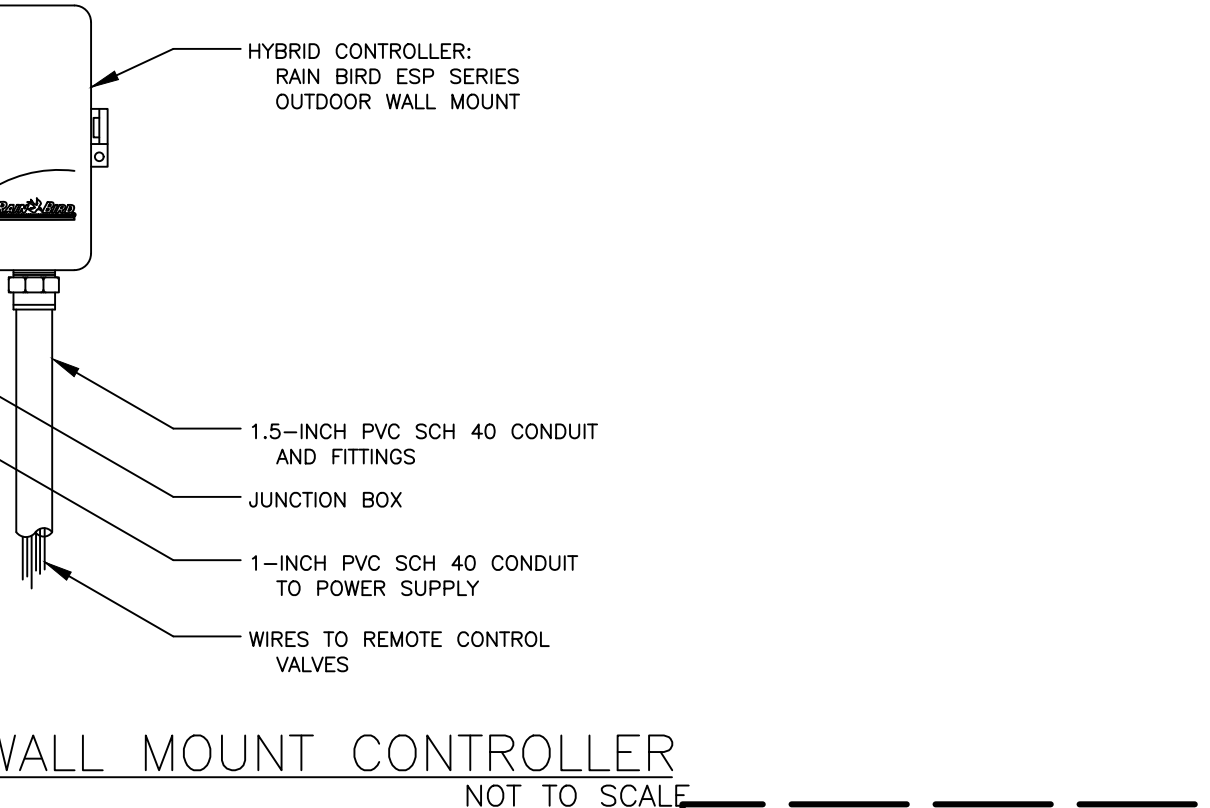
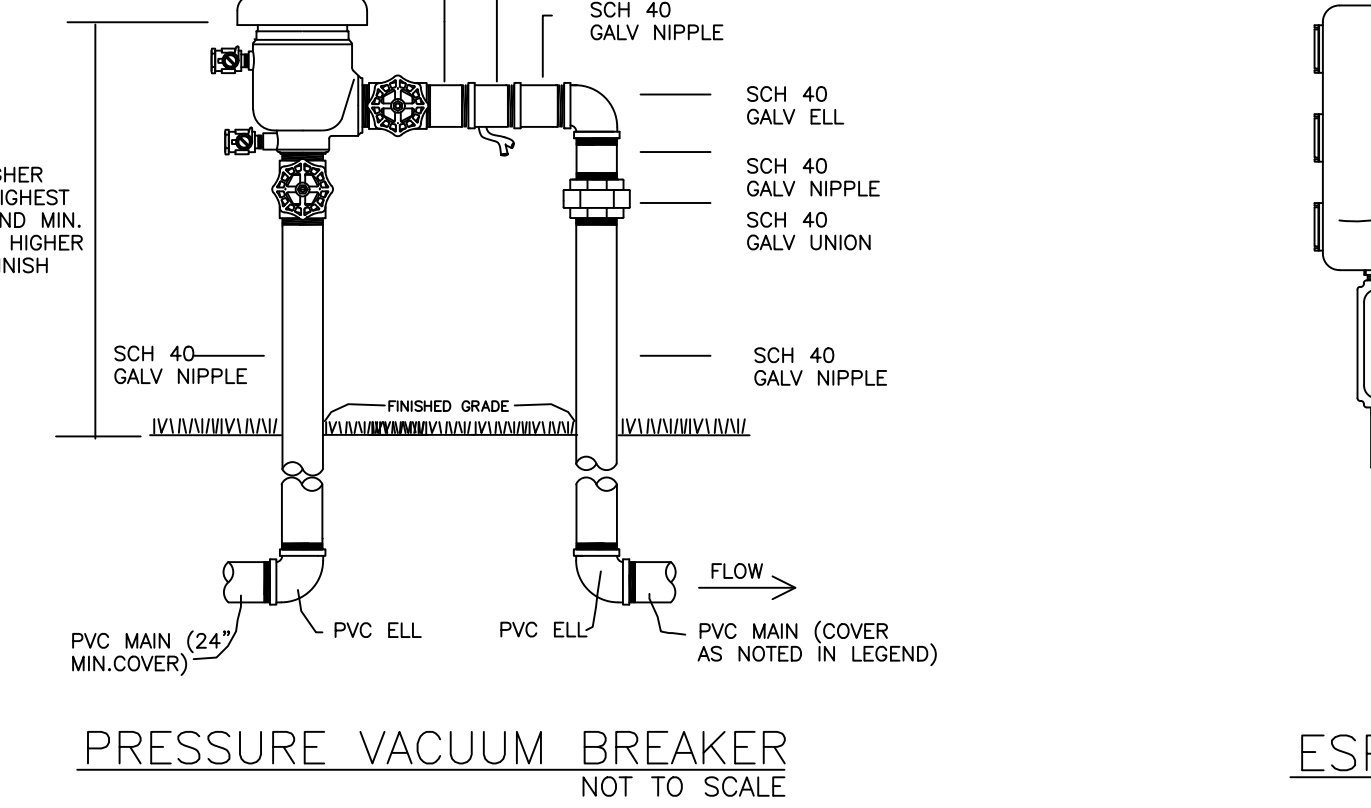
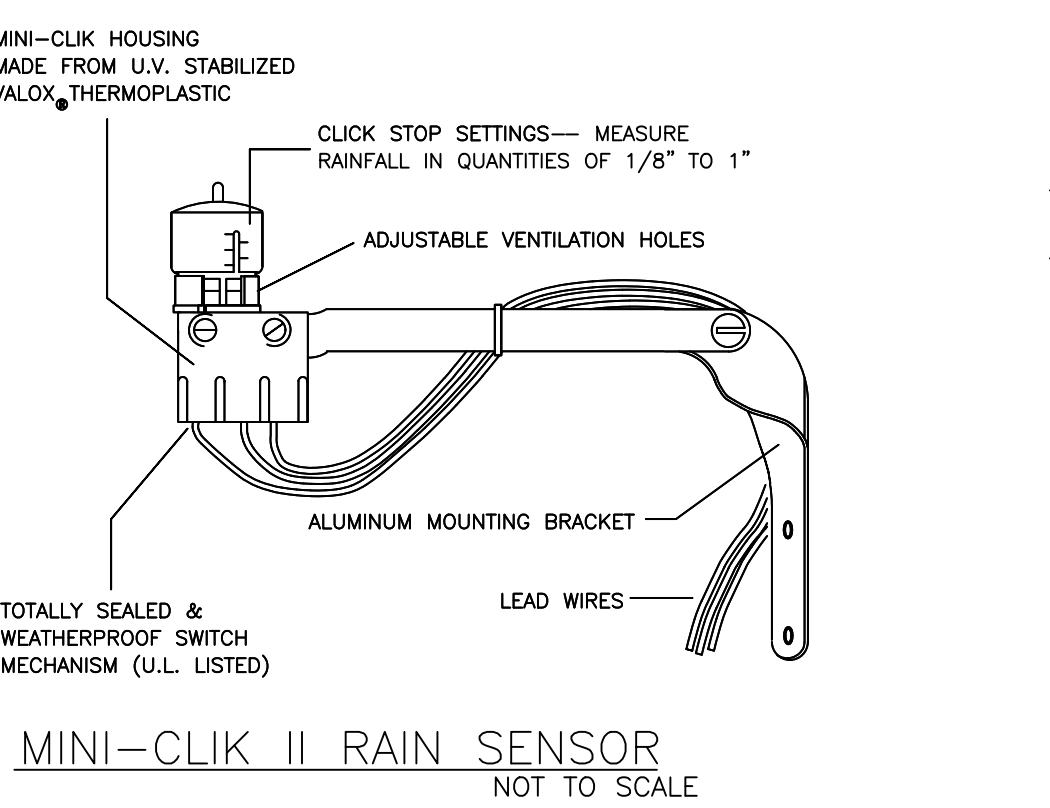
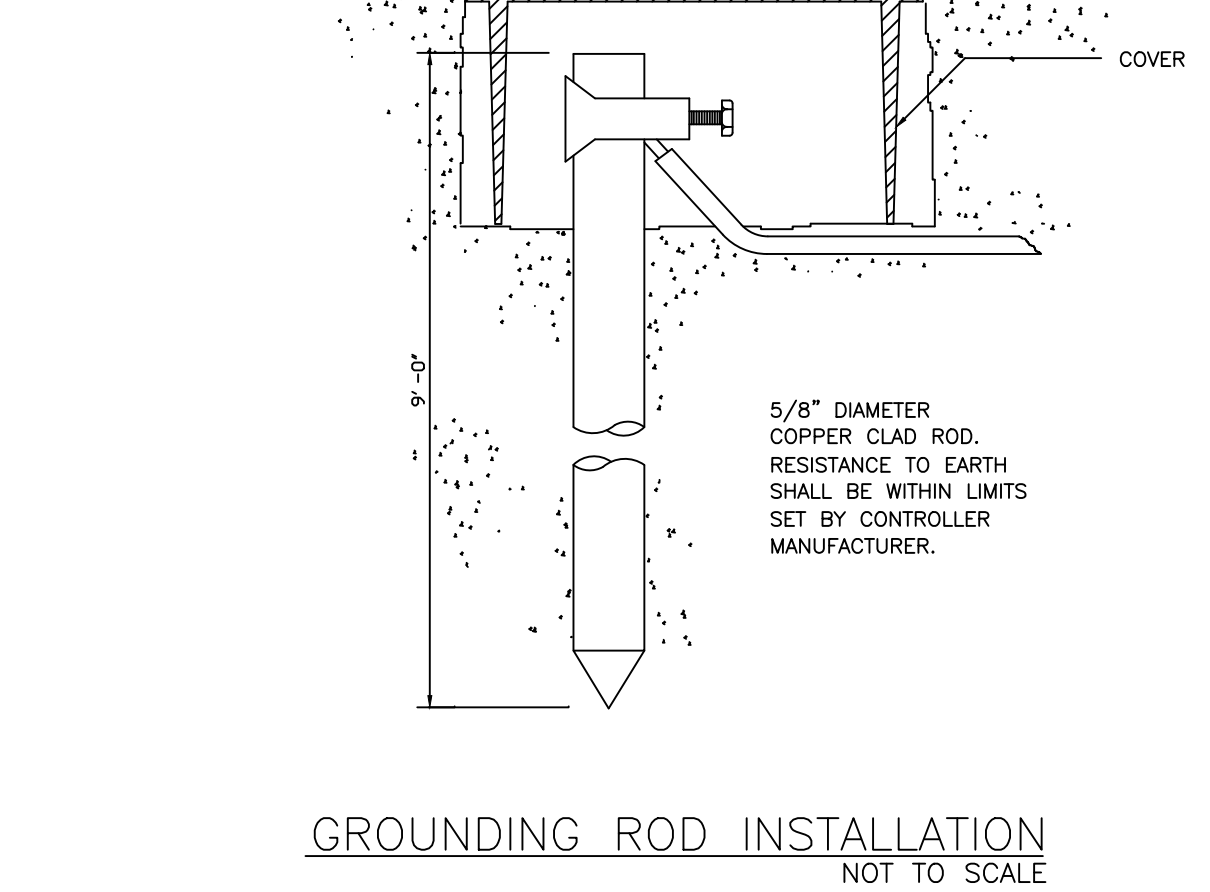
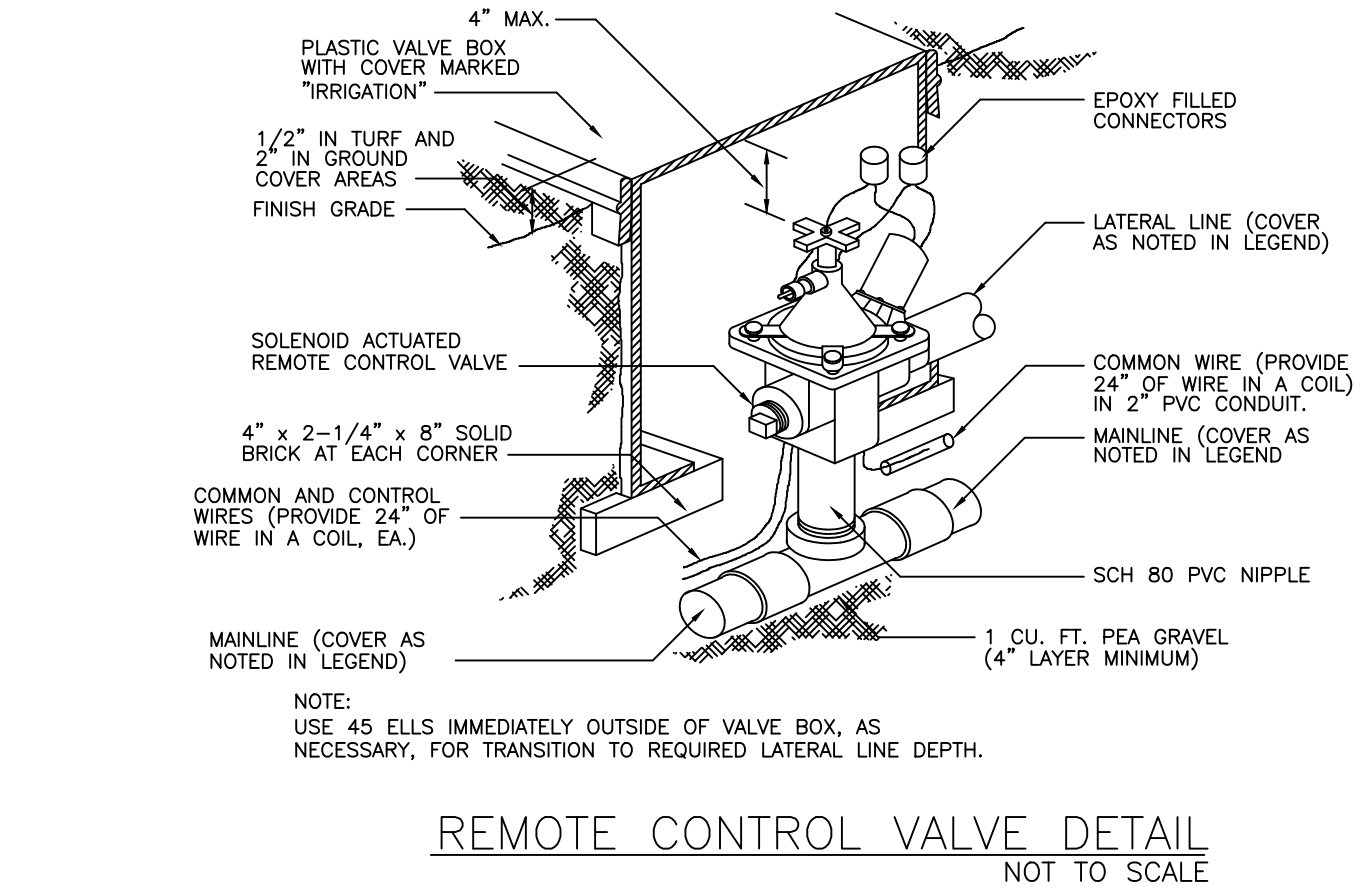
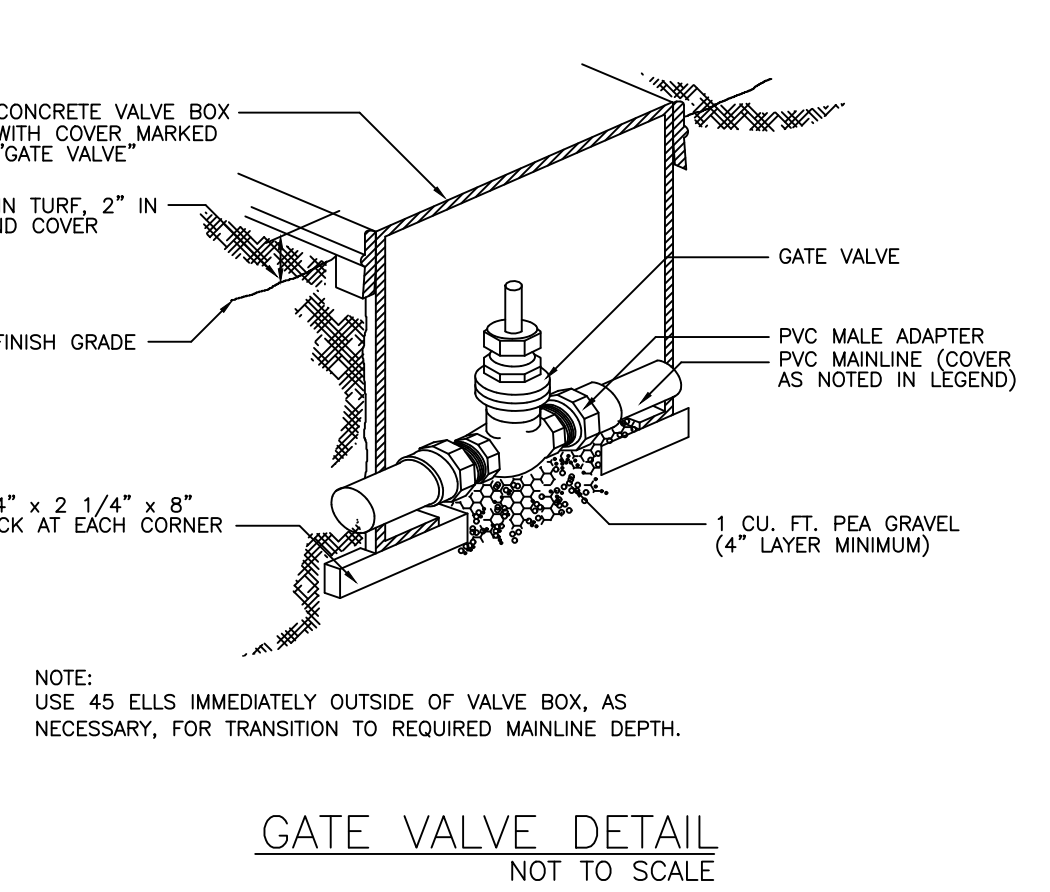
WATER CONSERVATION EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. THE RAIN SENSOR SHALL BE PLACED ON A STATIONARY STRUCTURE, MINIMUM OF 5' CLEARANCE FROM OTHER OUTDOOR EQUIPMENT, FREE AND CLEAR OF ANY TREE CANOPY OR OTHER OVERHEAD OBSTRUCTION, AND ABOVE THE HEIGHT OF SPRINKLER COVERAGE.

TIMING AND PRECIPITATION

TIMING OF EACH STATION SHALL BE SET IN THE FIELD TO MATCH LOCAL REQUIREMENTS. REFER TO ZONE SUMMARY CHART FOR RECOMMENDED RUN TIMES TO APPLY 1.5 INCHES/WEK.



STATION #	WIRE COLOR
1, 11	BLACK
2, 12	RED
3, 13	GREEN
4, 14	YELLOW
5, 15	ORANGE
6, 16	BLUE
7, 17	BROWN
8, 18	PURPLE
9, 19	TAN
10, 20	GREY
COMMON	WHITE
SPARE	PINK



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SHEET TITLE	LANDSCAPE PLAN
DATE	07/26/2021
DESIGN	L.A
DRAWN	L.G.
SCALE	3/32" = 1'-0"
REVISIONS	
SEAL	REGISTERED LANDSCAPE ARCHITECT LA 6667140 STATE OF FLORIDA