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Project

1940 Bay Drive
1940 BAY DRIVE
Miami Beach, Florida 33141

Revisions

Owner Information

#Client Company

#Client Address1
#Client Address2
#Client City, #Client State
#Client Postcode

#Client Phone Number

Consultant



Taylor Kiehl Semler
PLA-FL6667205

DRB SUBMITTAL

Date
08/04/2023

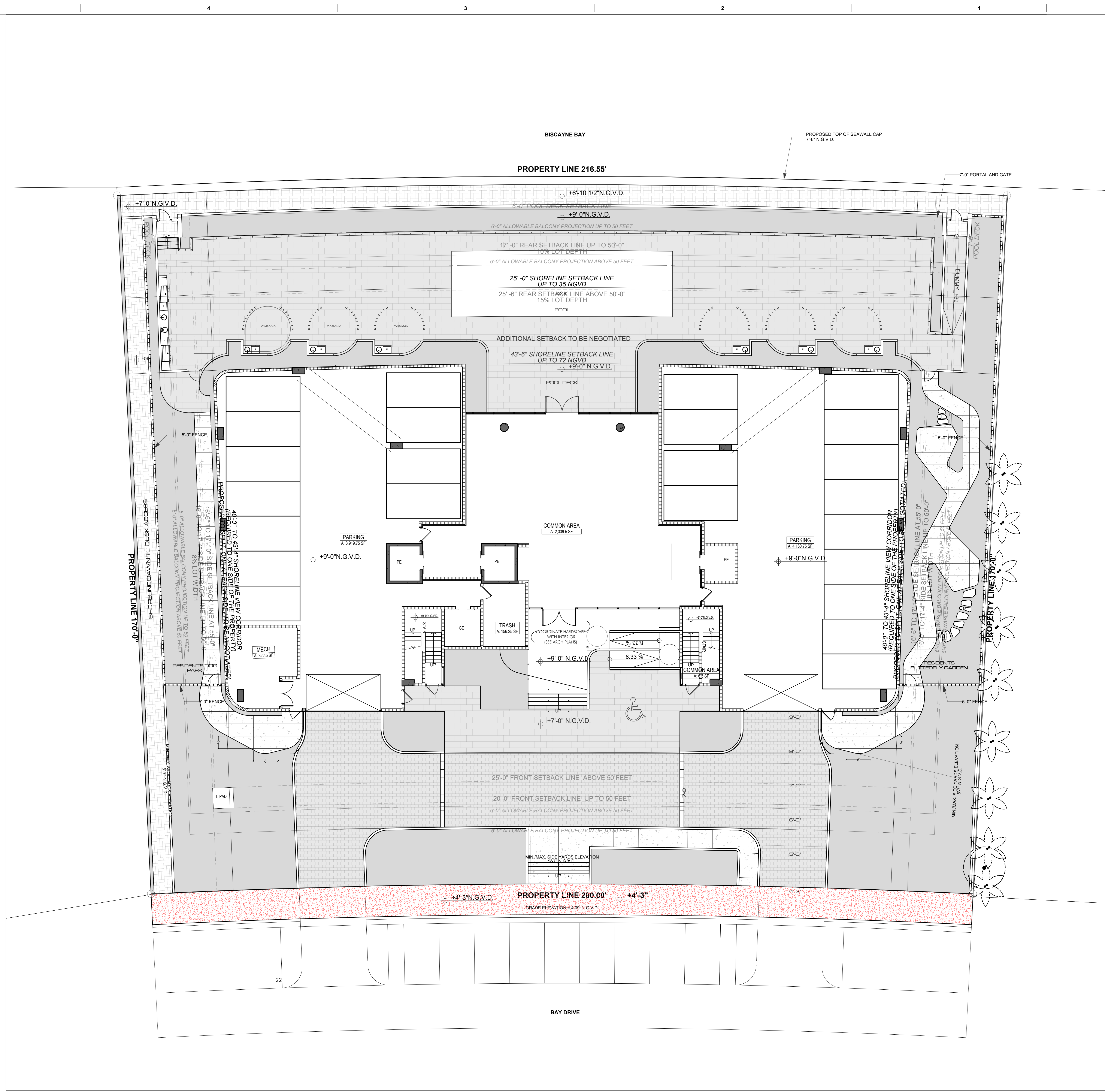
Scale
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Project No.
2133

HARDSCAPE PLAN
GROUND LEVEL

Sheet No.

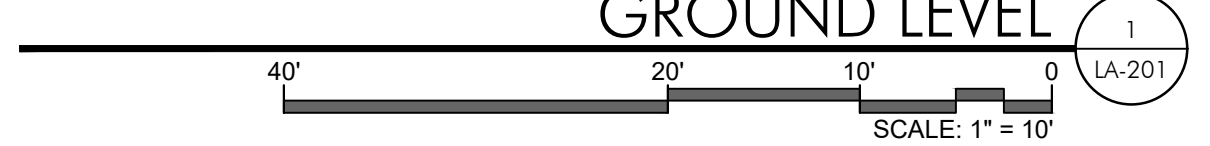
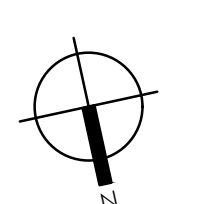
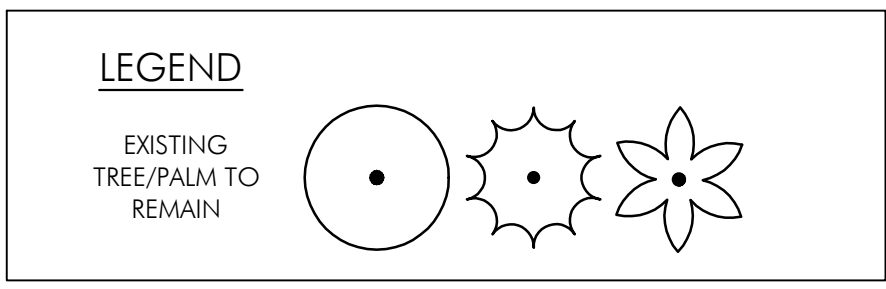
LA-201



HARDSCAPE LEGEND

	LANDSCAPE AREA (typ.) -7,955 s.f.
	Scoreline (typ.)
	POURED CONC -3,500 PSI, W/M Reinforced -Sandblast finish with Top-cast Surface Retarder -1,680 s.f. total *SUBMIT 2x2 MOCKUP
	COBBLESTONE PAVERS -Tuscan Pavers by Tremron (or eq.) -Color: Granite -3,170 s.f. total -Running Bond Pattern
	4\"/>
	STONE PAVERS -\"/>
	CONC PAVERS BY TREMIRON -Shellstone Pavers, 90\"/>

NOTE: AN AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED ON THE PERMIT SET OF PLANS.



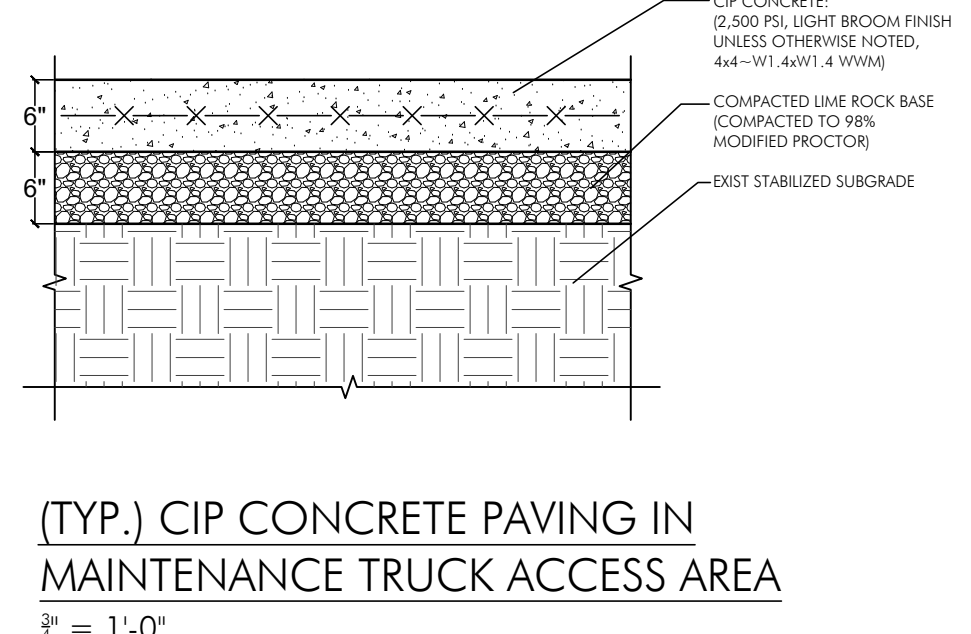
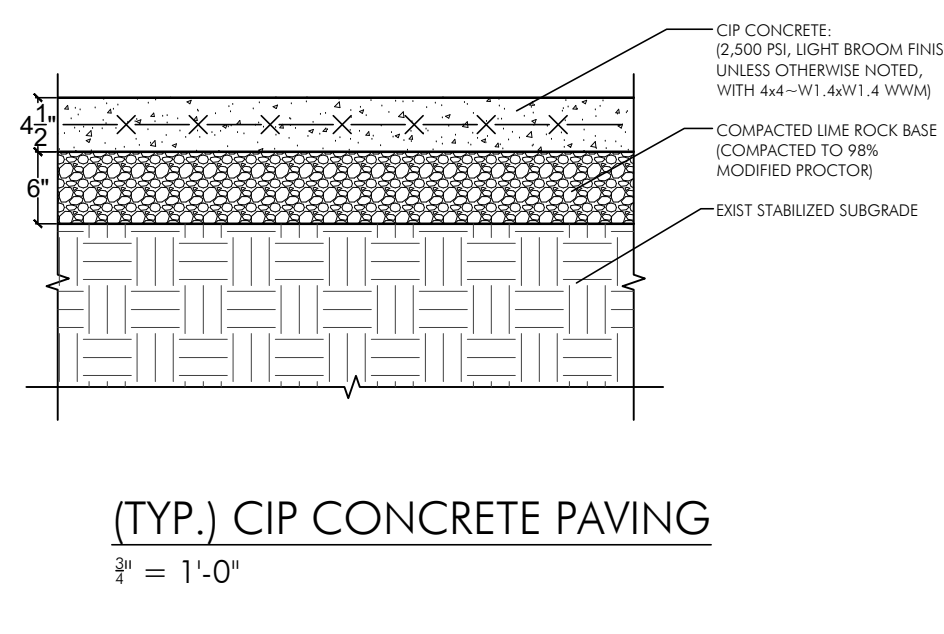
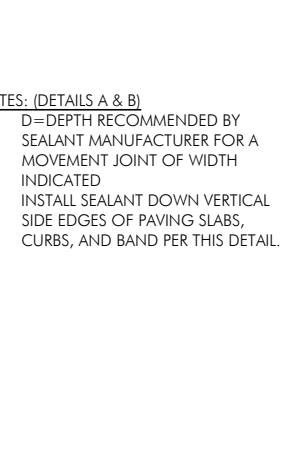
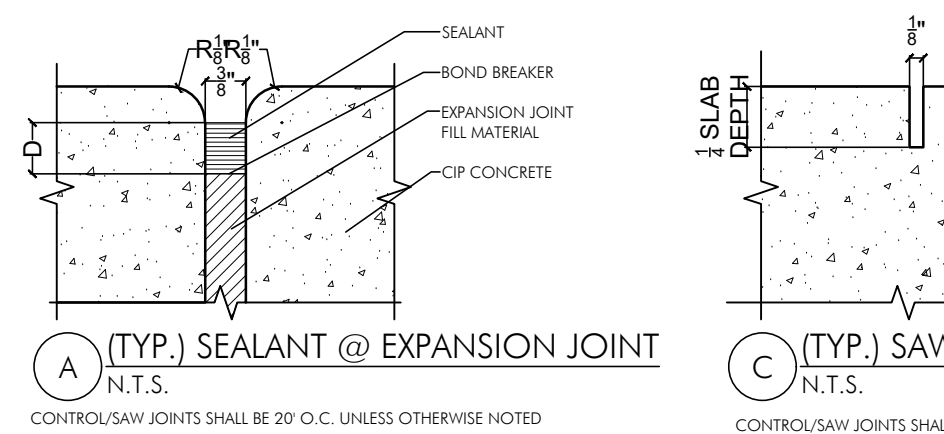
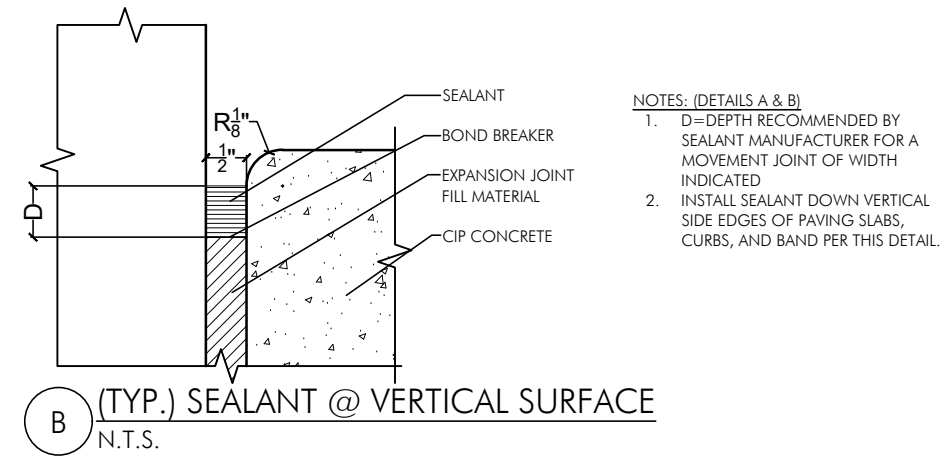
HARDSCAPE PLAN
GROUND LEVEL

SCALE: 1" = 10'

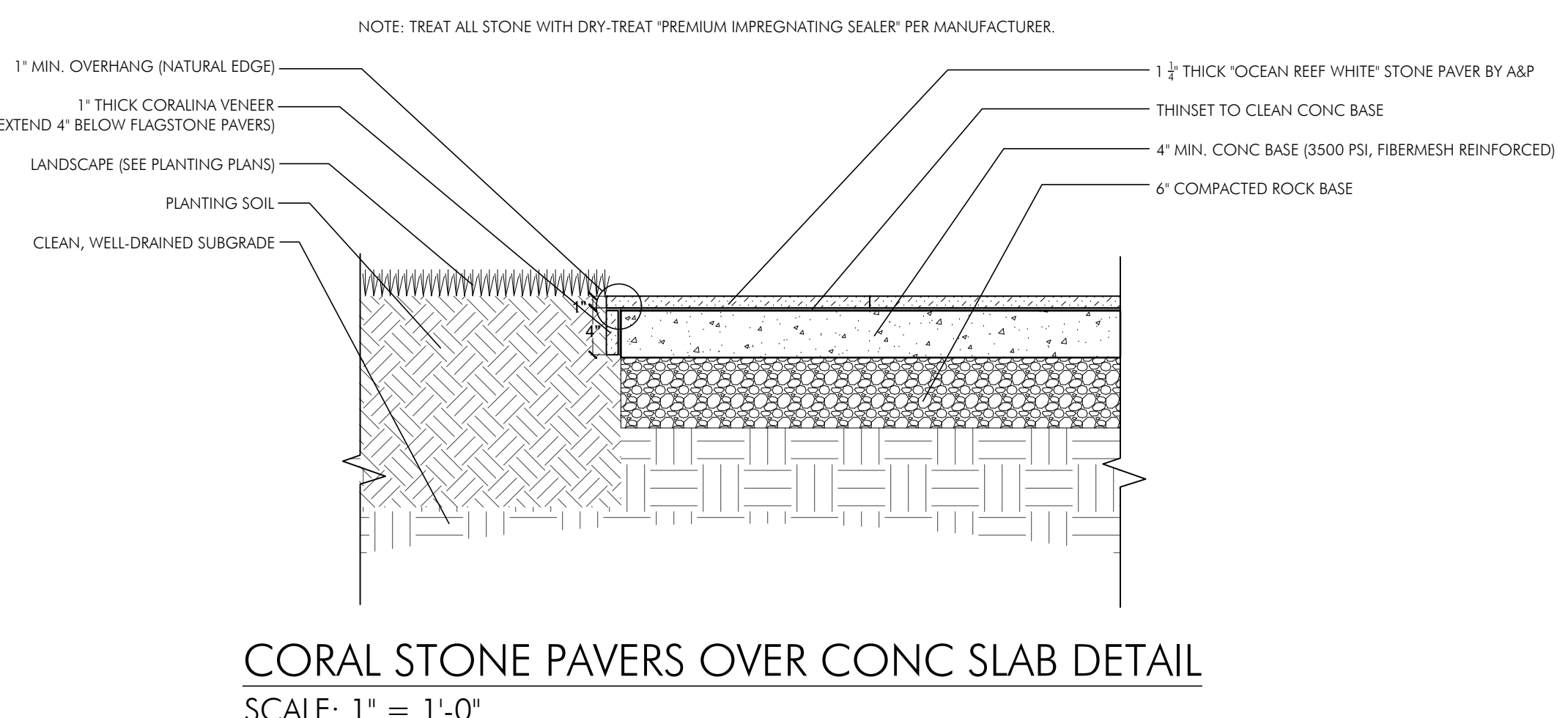
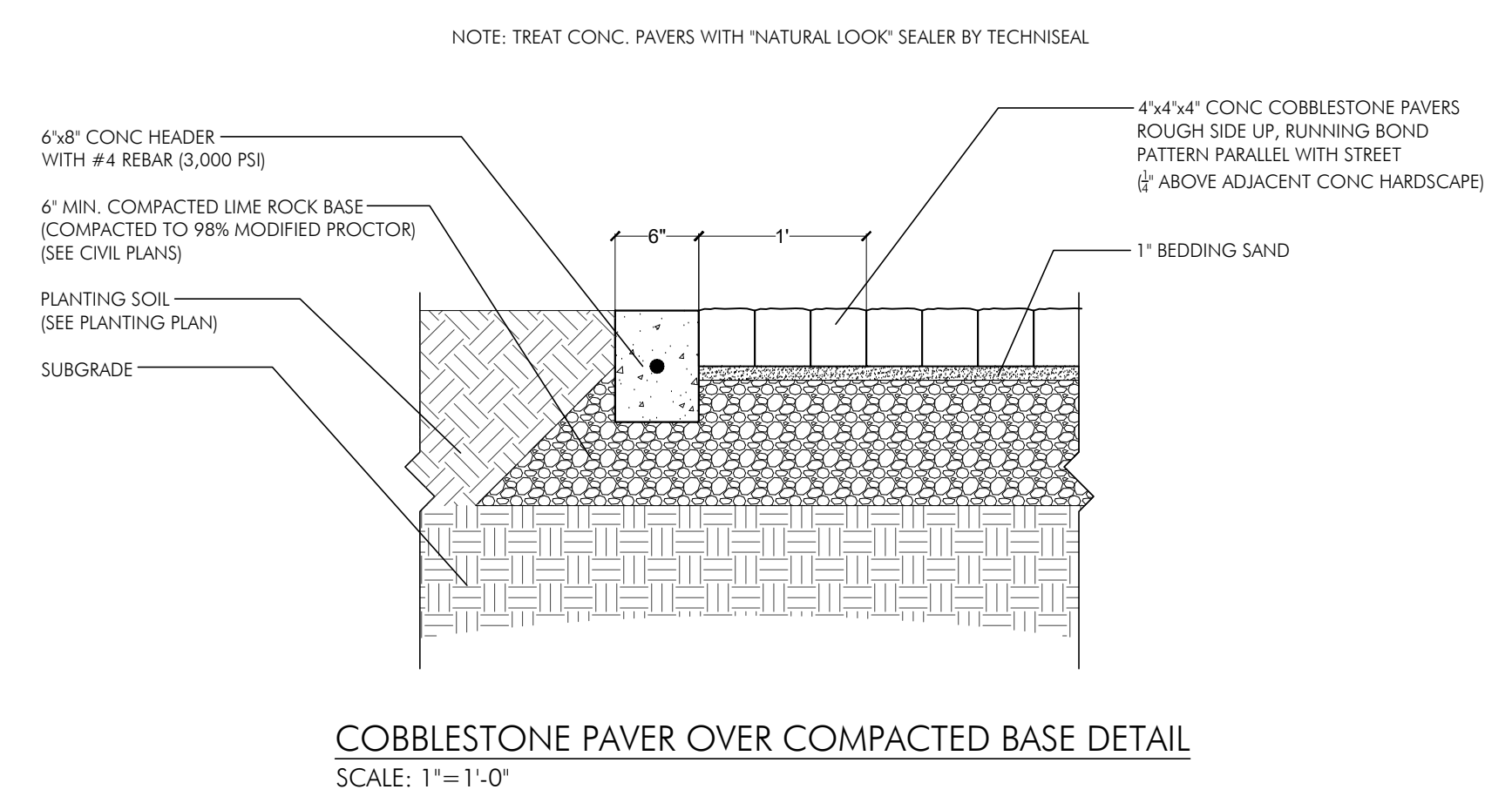
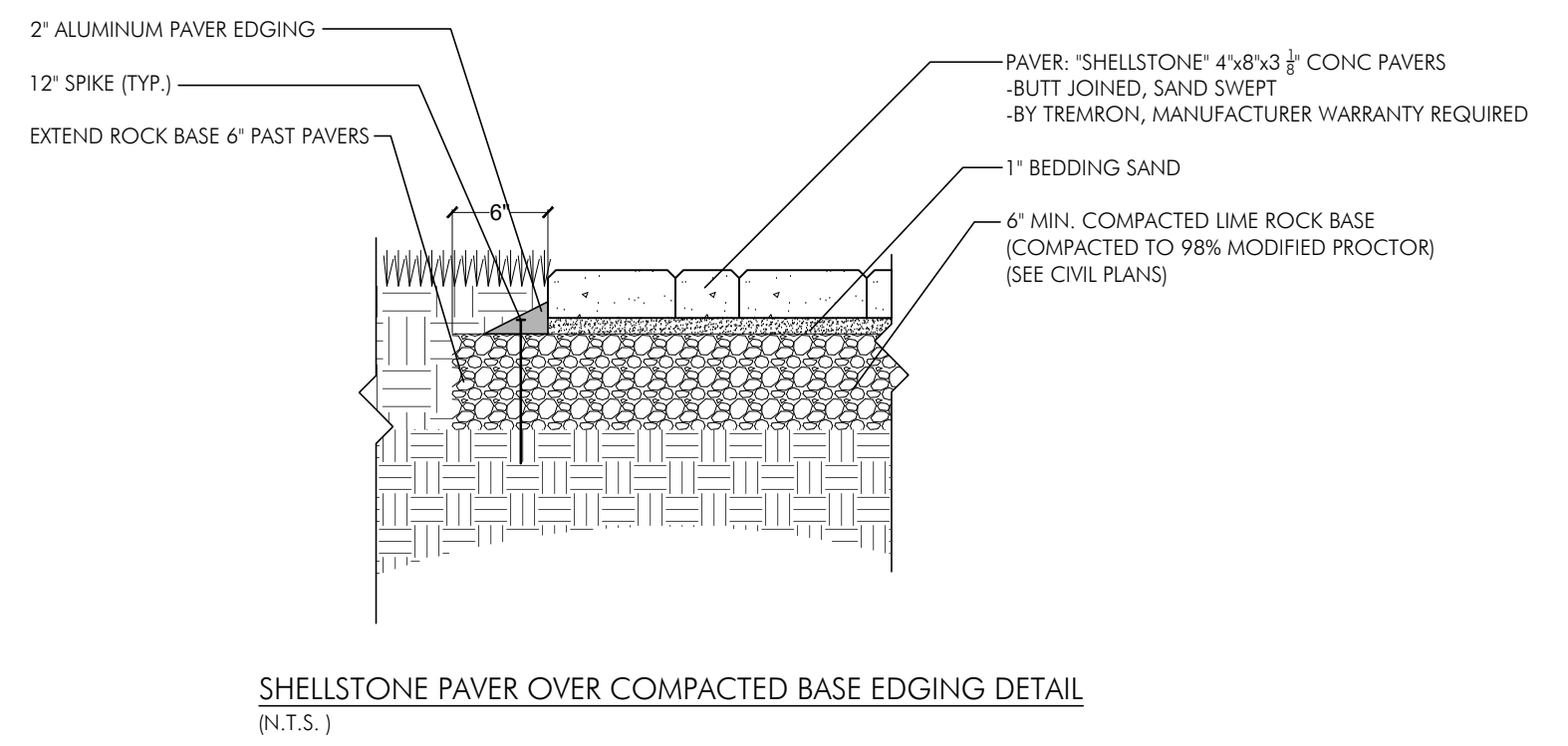
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NOTES:
 1. CONCRETE WALKWAYS AND SLABS SHALL HAVE 2% MAX. CROSS SLOPE FOR DRAINAGE, PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL. NO PORTION OF ANY SIDEWALK SLOPE SHALL EXCEED 2% IN ALL WALKWAYS SHALL MEET ADA ACCESSIBILITY REQUIREMENTS.
 2. SAW CUT CONTROL JOINTS 10' WIDE AND 1/2" DEPTH OF SLAB, SHALL BE MADE WITHIN 18 HOURS OF CONCRETE PLACEMENT. ALL SAW CUTS SHALL BE TRUE, ACCOMPLISHED WITH THE AID OF A STRAIGHT EDGE.
 3. EXPANSION JOINTS WITH BITUMINOUS EXPANSION MATERIAL 3/4"x4" WIDE SHALL BE LOCATED AS SHOWN ON PLAN AND NOTED IN DETAIL A & B.
 4. FINISHED GRADE SHALL BE SET 1" BELOW WALKWAY TOP ELEVATION AND SLOPED 3:1 MAX. AWAY FROM WALKWAY.
 5. CONTRACTOR TO FORM AND PLACE CONCRETE FOR WALKWAY AND SLABS AS INDICATED ON PLANS.
 6. CONTRACTOR TO LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
 7. ALL CHANGES SHALL BE MADE WITHIN 72 HOURS OF ARCHITECT OF RECORD.
 8. ROCK BASE TO NOTED 6" MIN. BELOW NEW CONCRETE.
 9. CONCRETE SLAB TO BE 4" THICK IN VEHICLE MAINTENANCE AREAS IF SUCH AREAS ARE REQUIRED.



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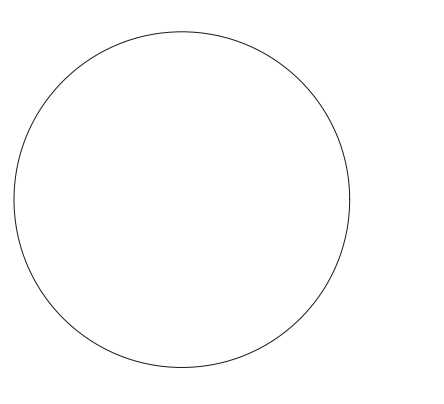
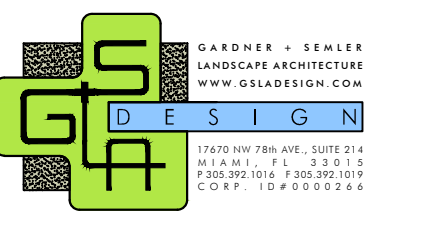
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Scale
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Project No.
2133

Sheet Name
HARDSCAPE DETAILS

Sheet No.
LA-301

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LANDSCAPE SPECIFICATIONS PART 1 - GENERAL

1.1 SCOPE
A. Contractor shall provide all labor, materials, equipment, supervision, and related work necessary to complete the landscape work in accordance with the intent of the landscape plans, schedules and these specifications.

1.2 CONTRACTOR QUALIFICATIONS
A. Landscape installation work to be performed by a Contractor Certified by the Florida Nurserymen, Growers and Landscape Association (FNLGA) as a Certified Landscape Contractor.

1.3 INVESTIGATION OF UTILITIES
A. Prior to beginning work, the Contractor shall be responsible to locate existing underground utilities.

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

1.5 PLANT SIZES
A. All plant sizes shall equal or exceed the minimum sizes as specified in the plant list. When plant sizes are specified as a range of sizes, installed materials shall average the mean of the range specified.

1.6 PLANT QUALITY
A. All plant material shall be equal to or better than Florida No. 1 as classified by 'Grades and Standards for Nursery Plants' by the Division of Plant Industry, Florida Department of Agriculture.

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

1.8 UNIT PRICES
A. The successful bidder shall furnish to the Owner and the Landscape Architect, a unit price breakdown for all materials.

PART 3 - INSTALLATION PROCEDURES

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

3.2 HERBICIDE TREATMENT
A. In all areas infested with weed and/or grass growth, a systemic herbicide, such as Roundup, shall be applied per manufacturer's rates.

3.3 PLANT PIT EXCAVATION AND BACKFILLING
A. Trees: See the Planting and Bracing Details and notes.

3.4 WATERING
A. The Contractor is responsible to provide the water for all new plants and transplants and means of distribution (i.e. hand watering or water truck) during the maintenance period.

3.5 FERTILIZING
A. Add fertilizer on top of the surface of shrub beds and tree and palm root balls two (2) months after installation.

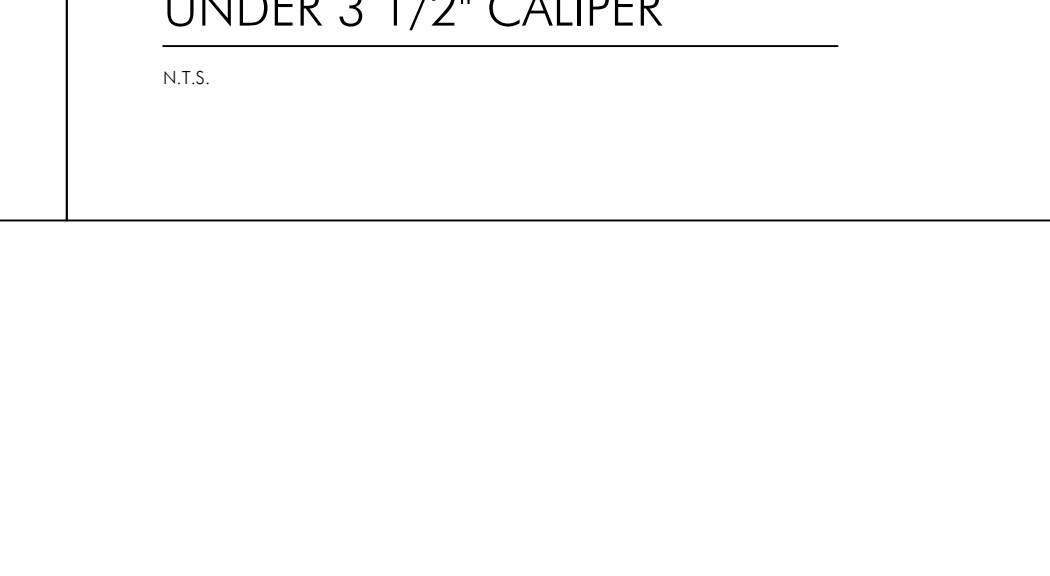
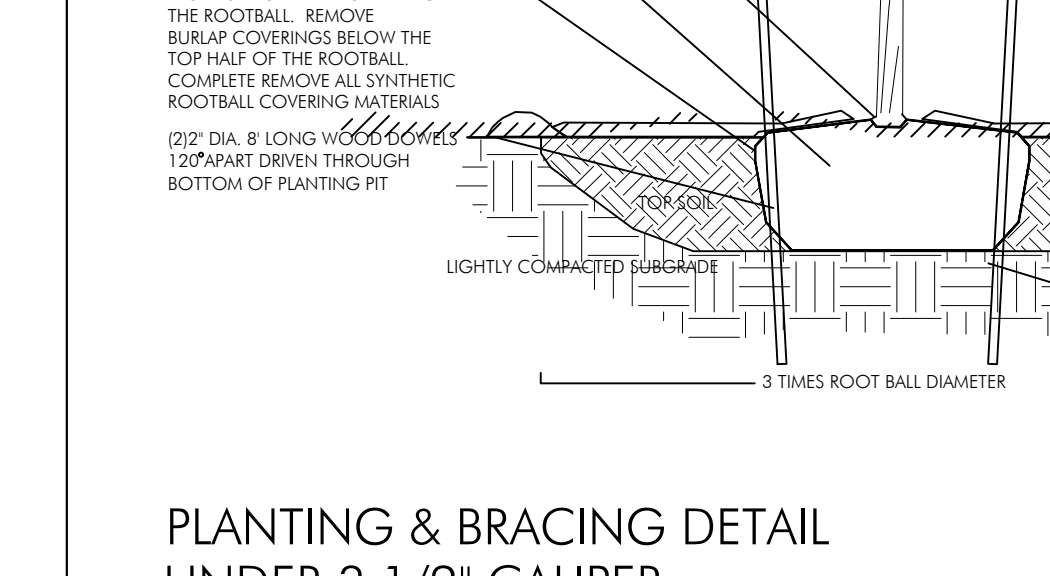
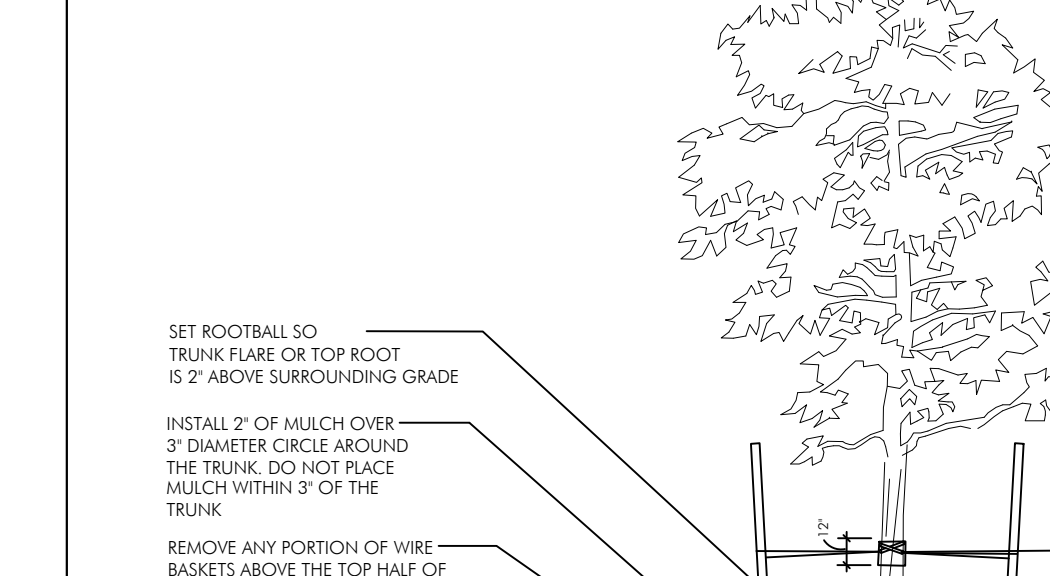
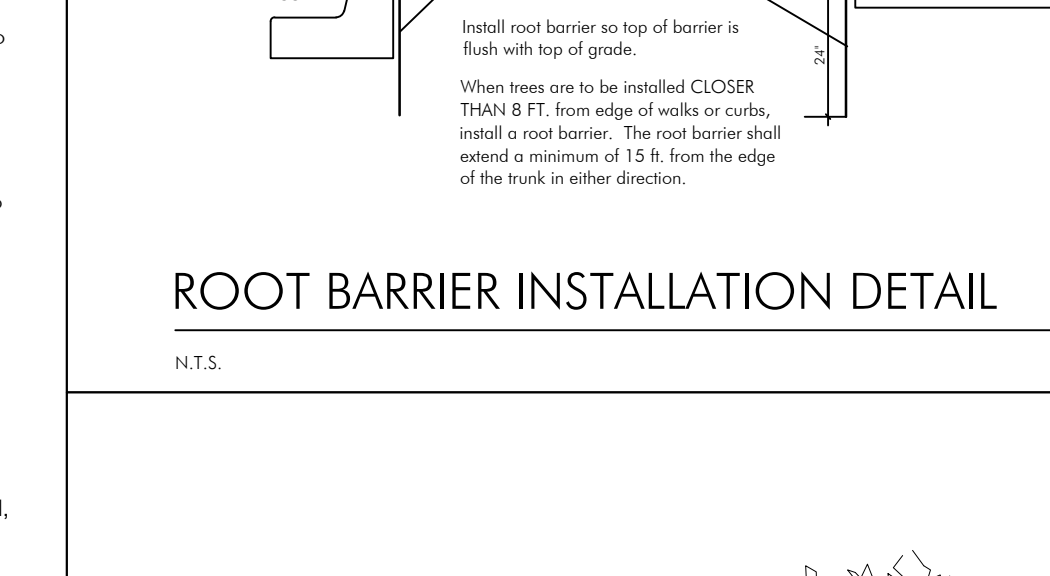
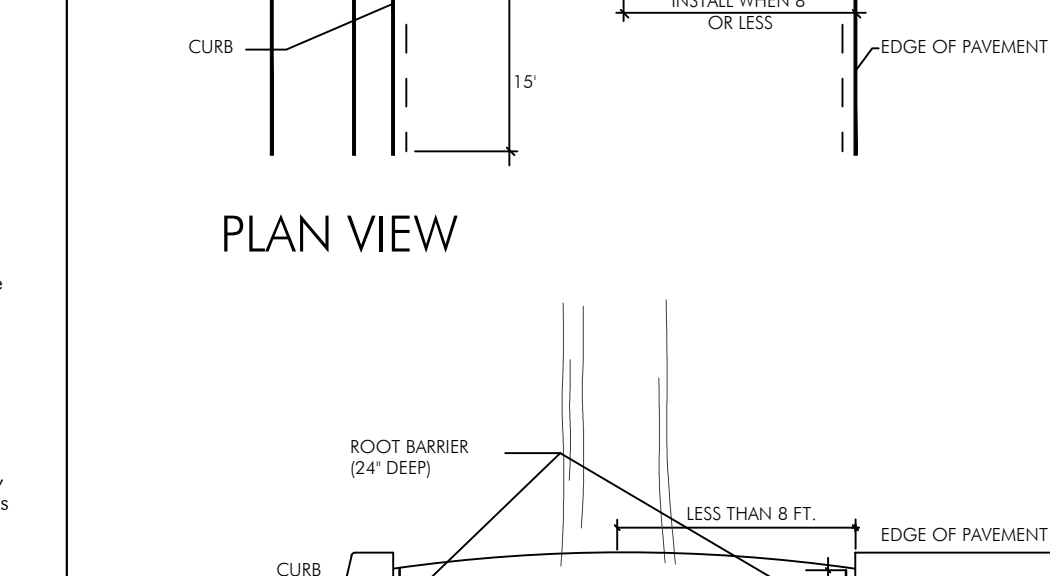
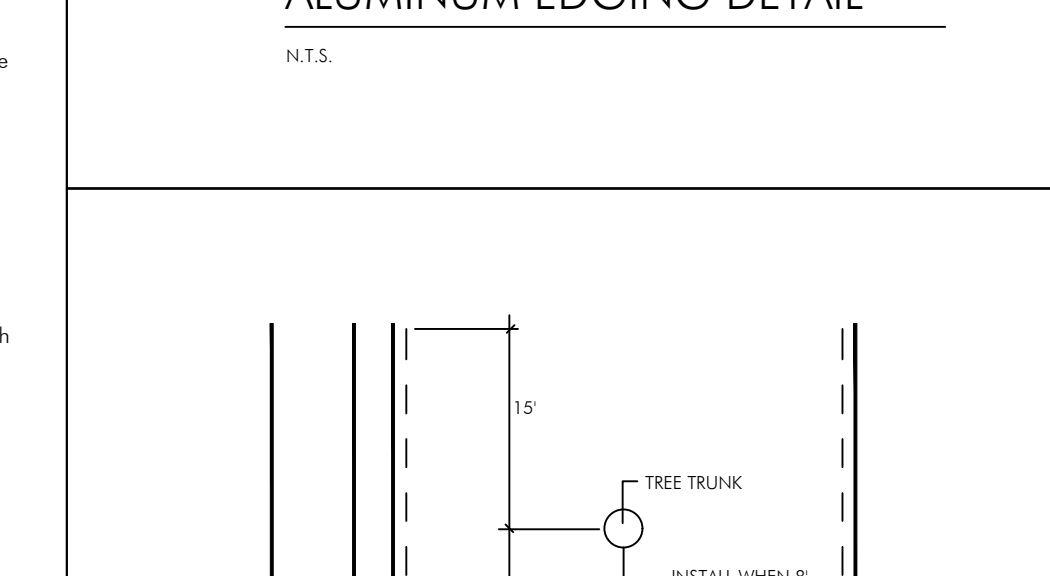
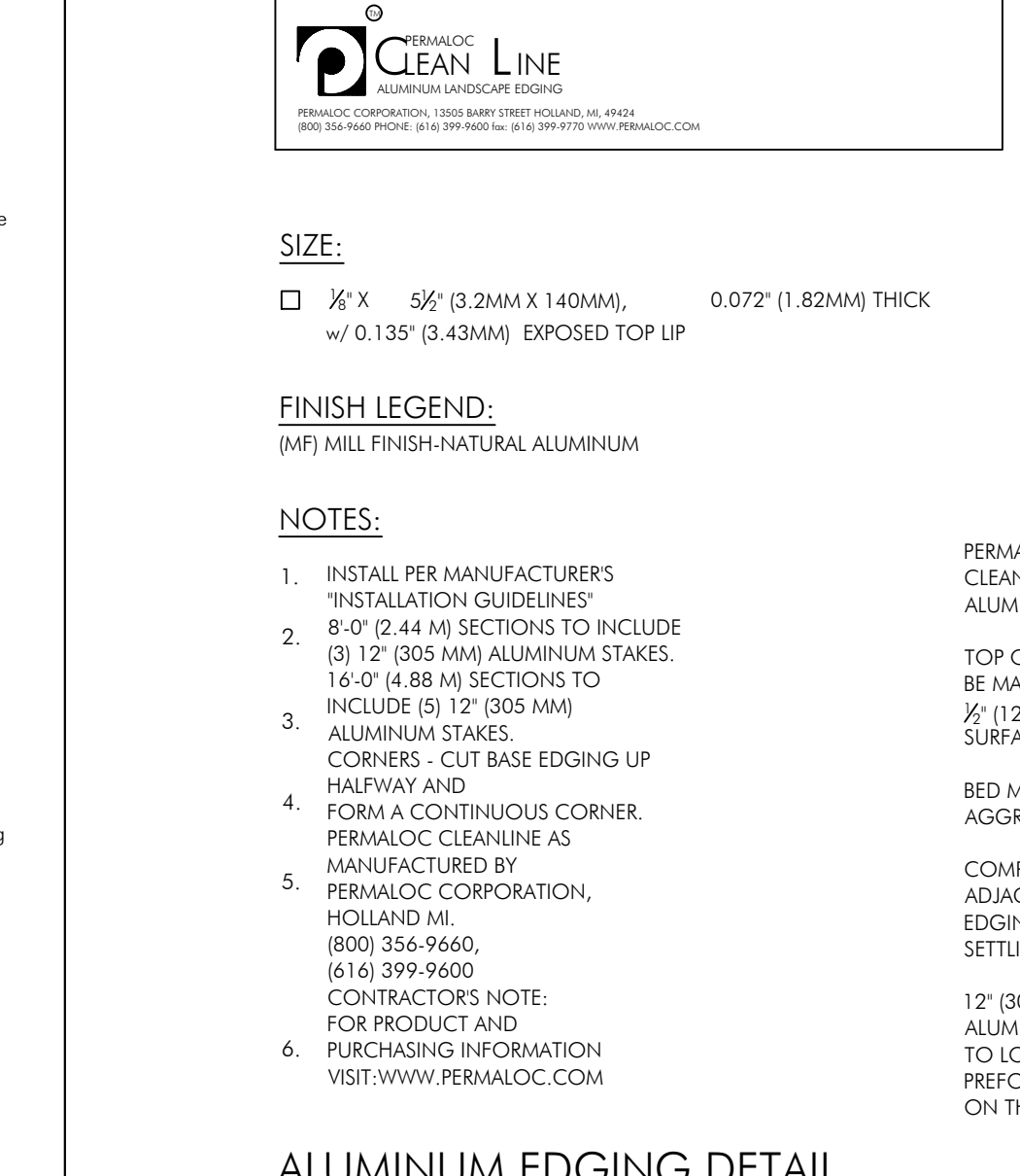
3.6 MULCHING
A. Spread mulch two (2) inches thick uniformly over the entire surface of shrub and groundcover beds.

3.7 GUYING AND BRACING
A. See the details bound herewith or made part of the plans.

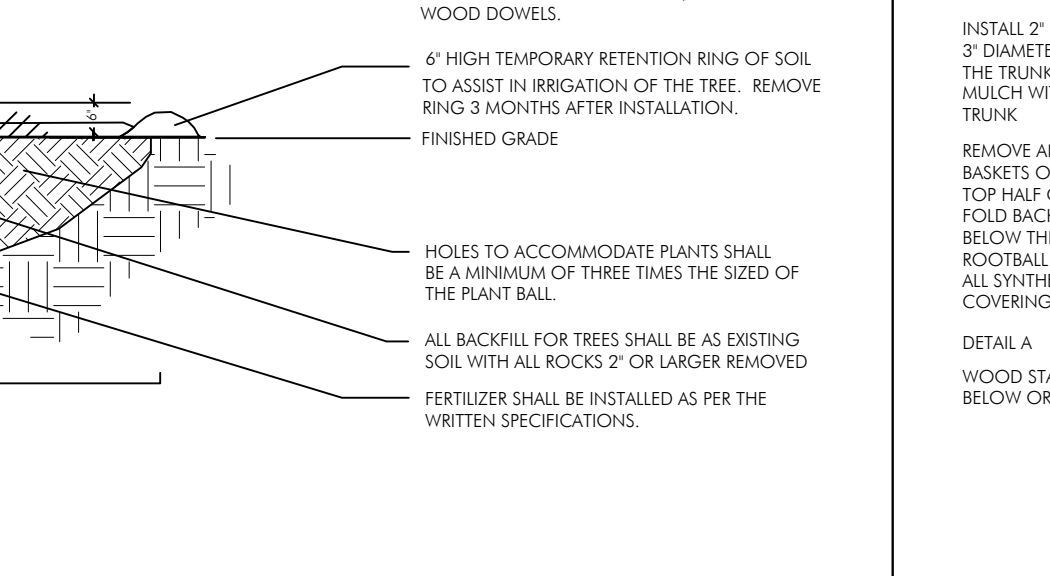
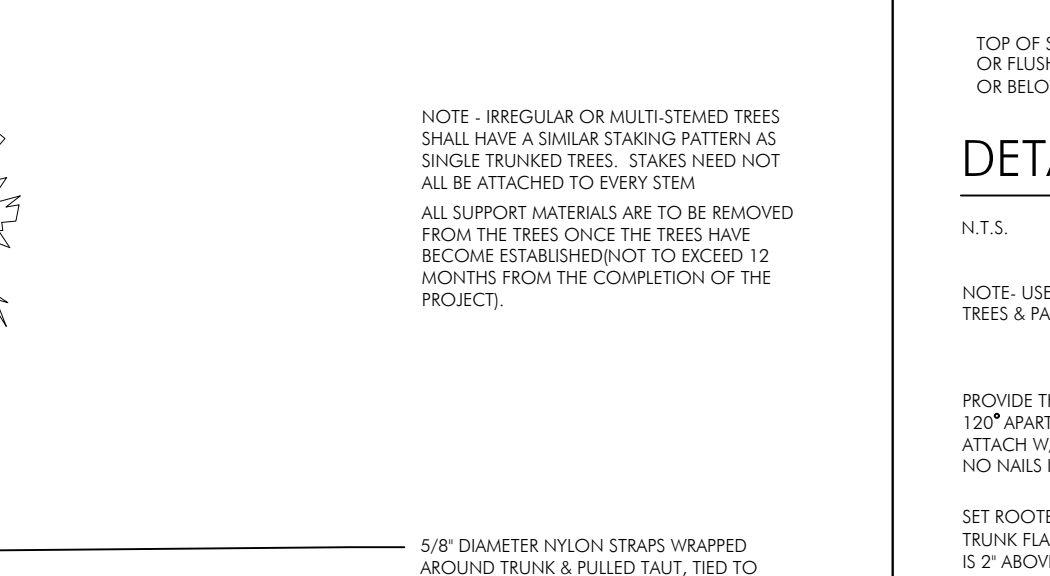
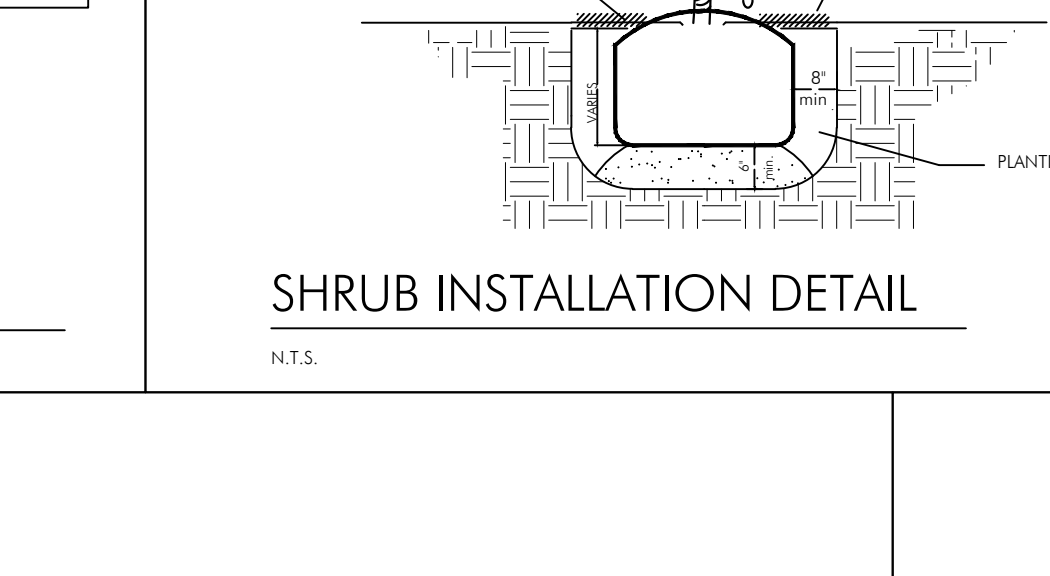
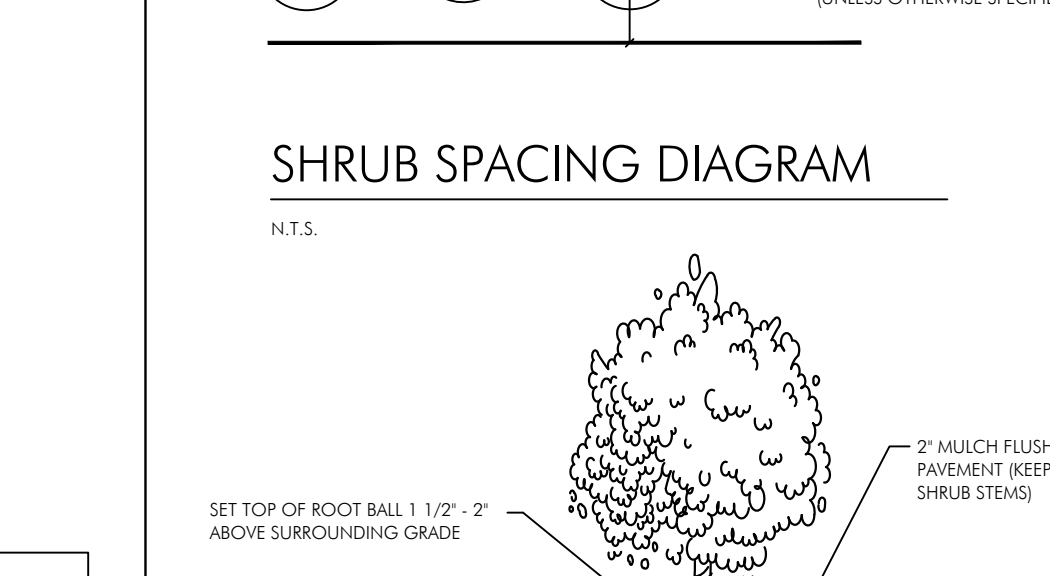
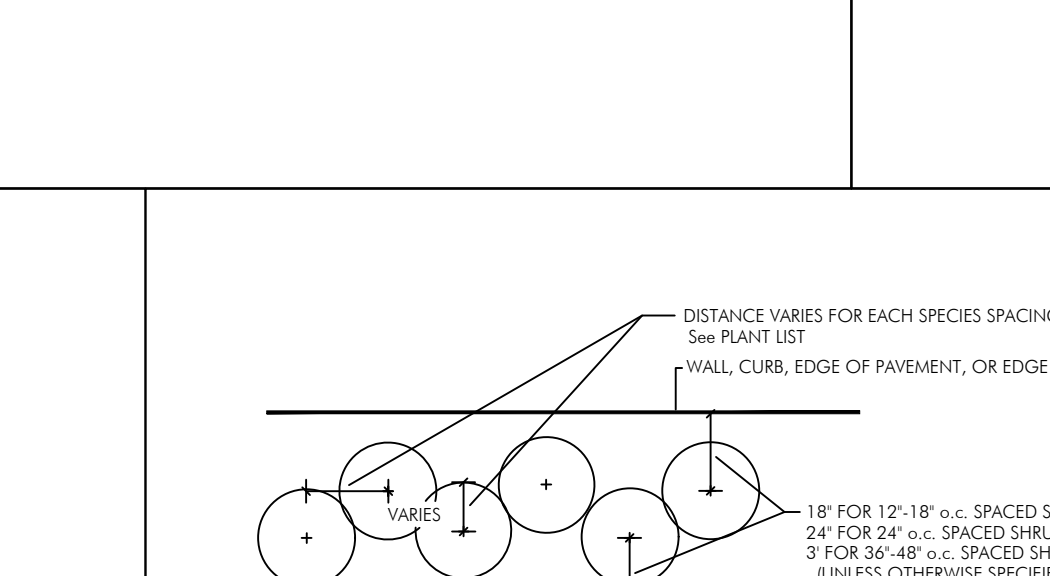
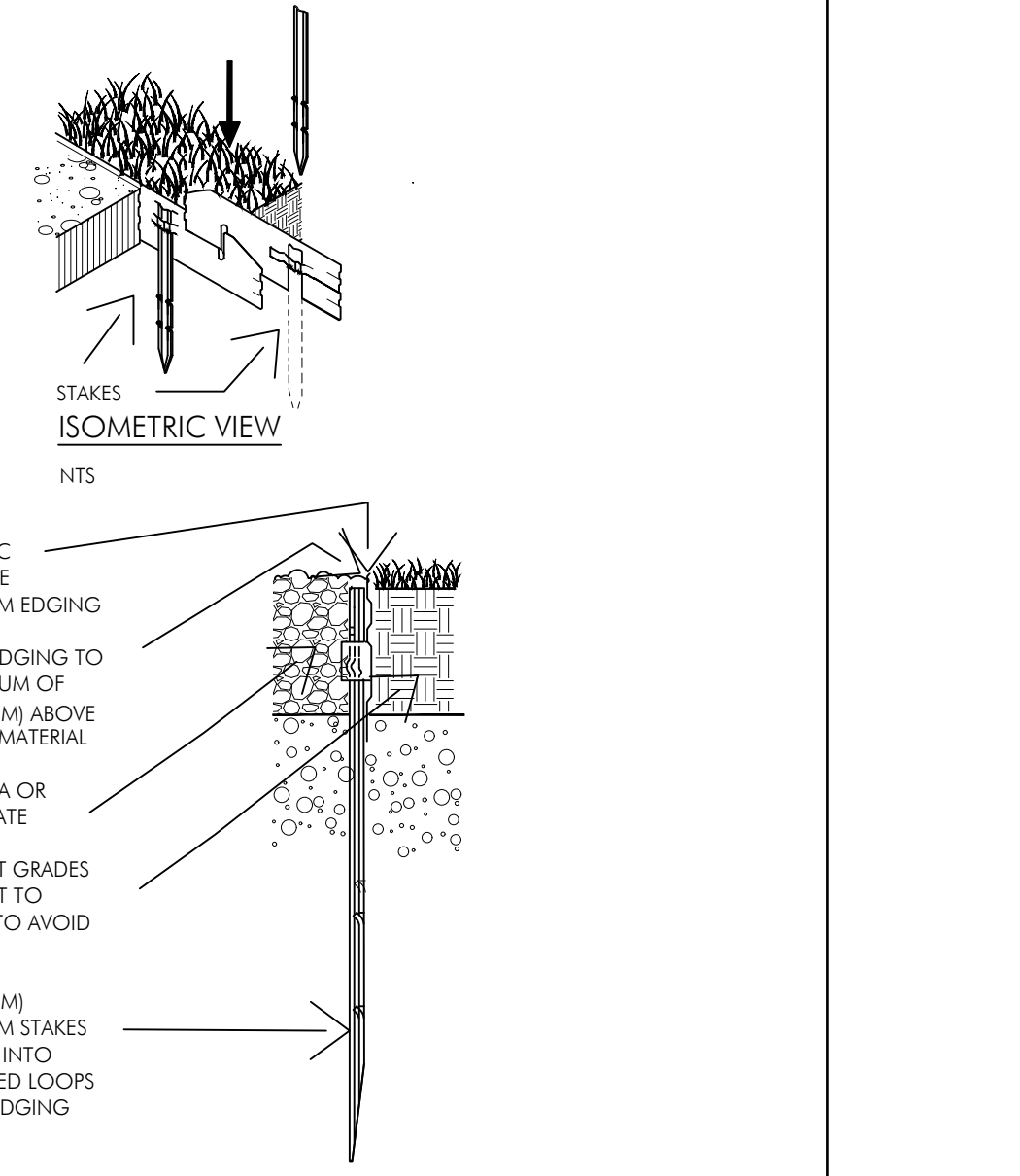
3.8 SODDING
A. Provide a blanket of lawn sand as described in the notes in these plans. Prior to planting, remove stones, sticks, etc. from the sub-soil surface.

3.9 GUARANTEE
A. Guarantee all plants for a period of one year (CCD). Guarantee shall commence from the date of written acceptance.

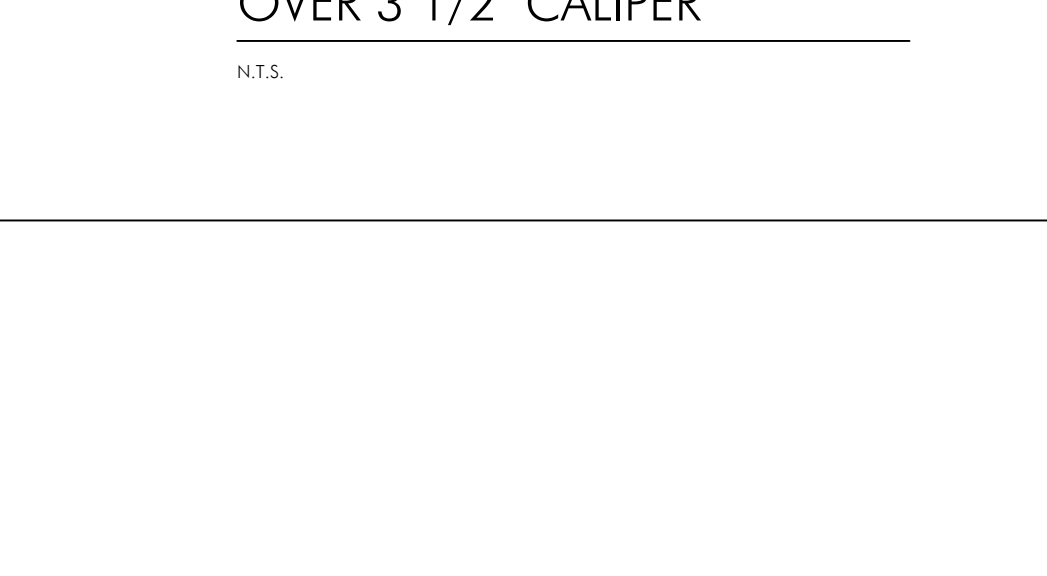
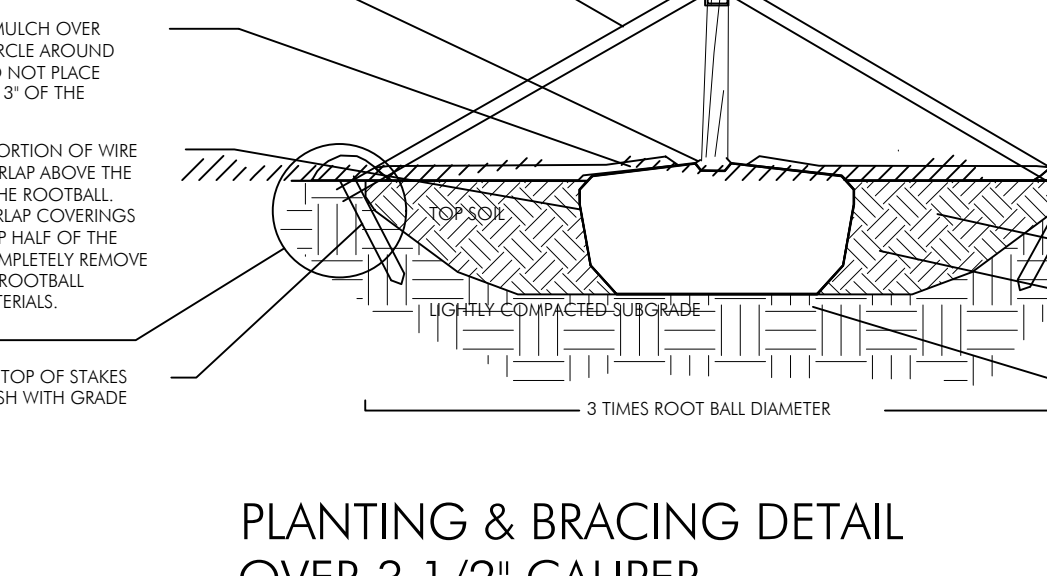
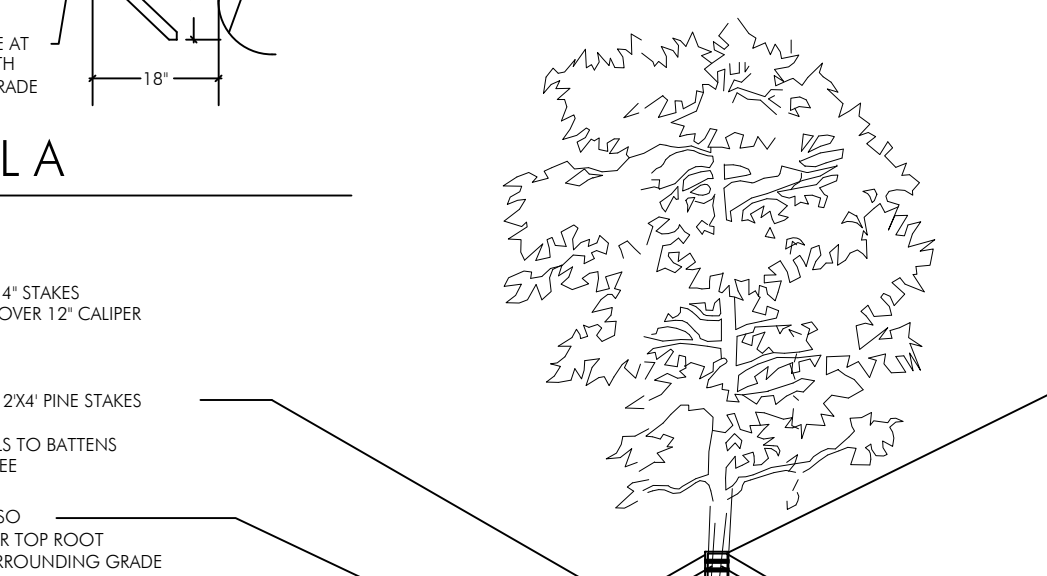
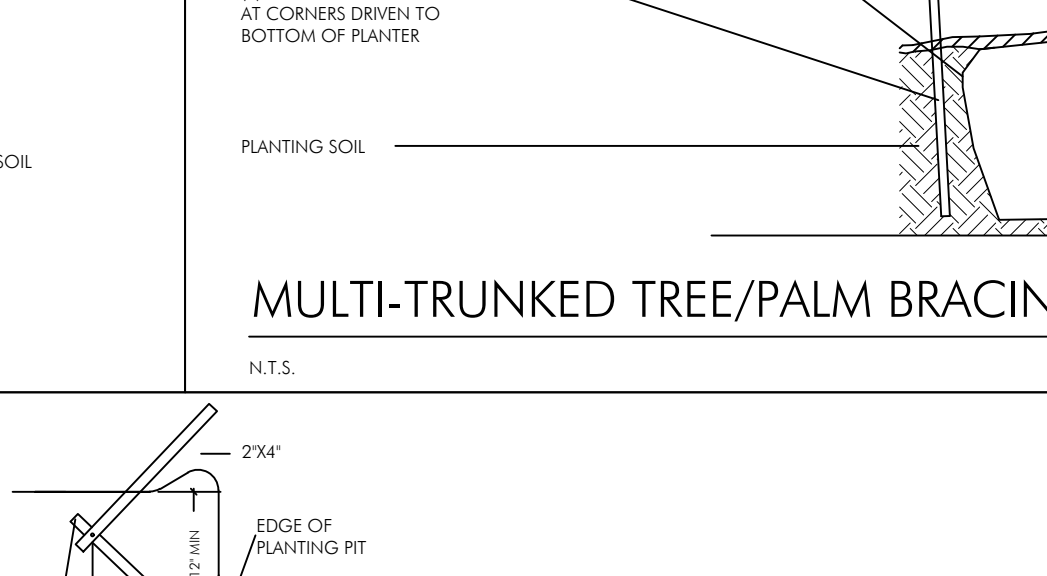
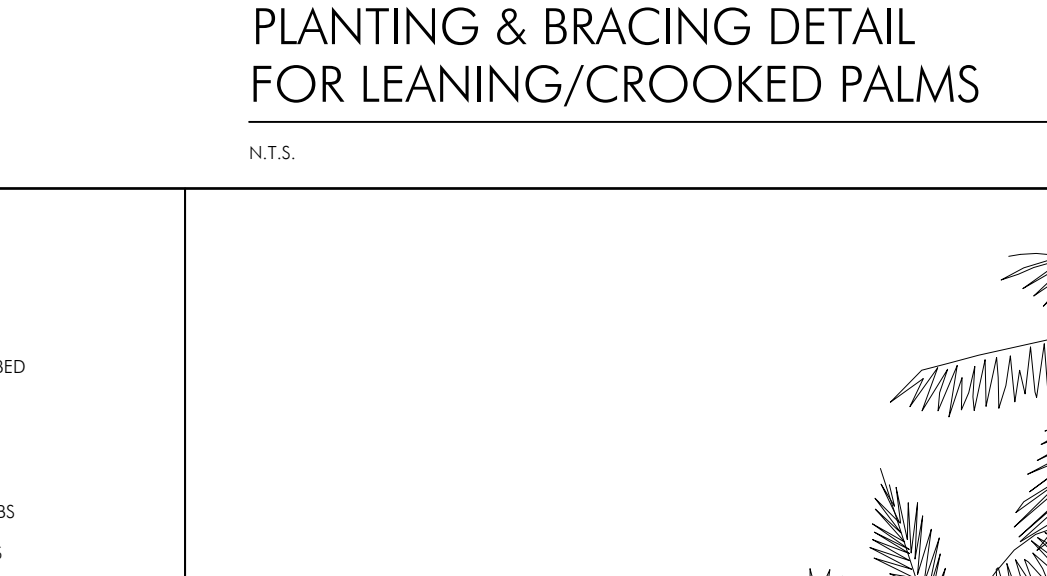
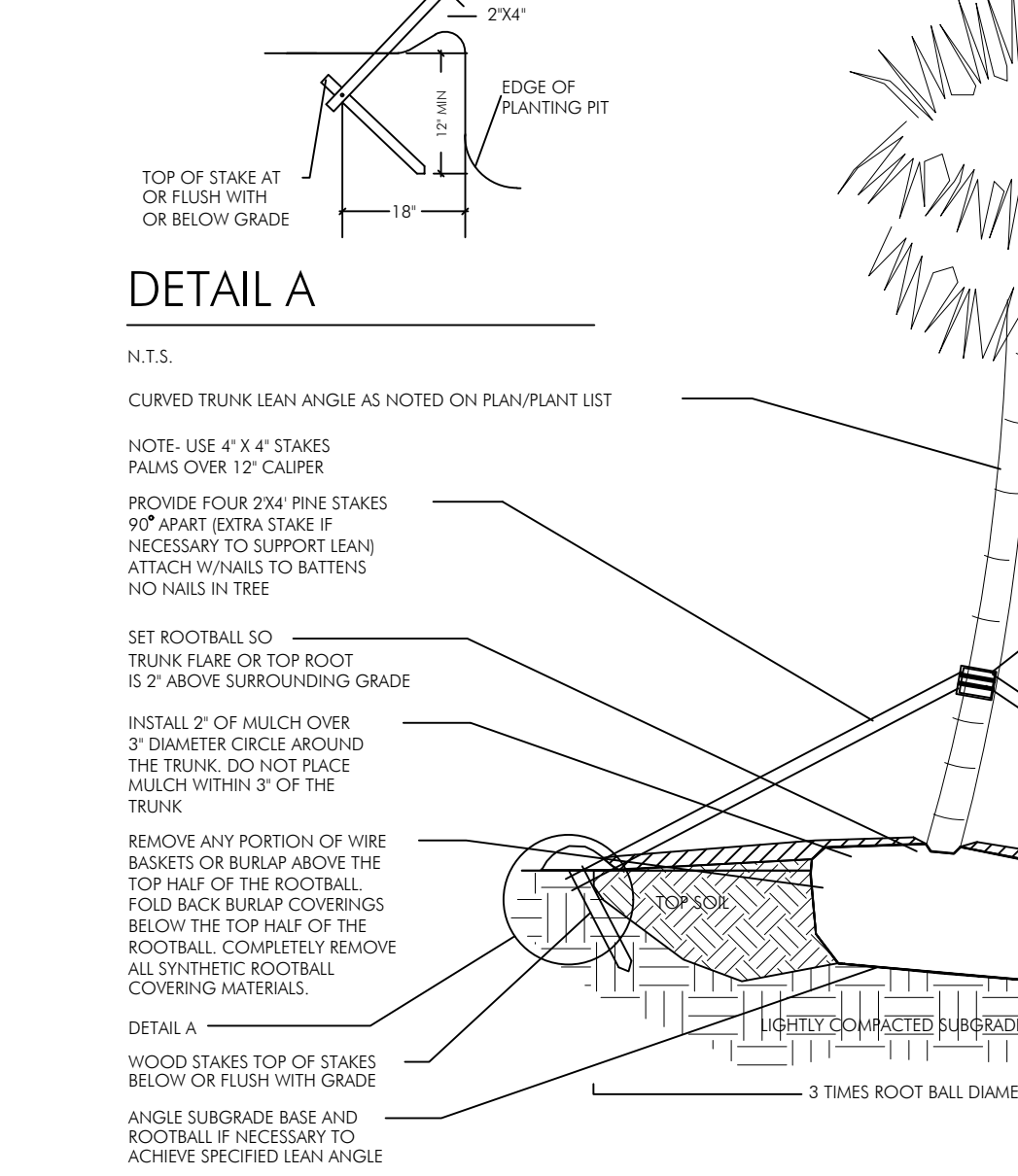
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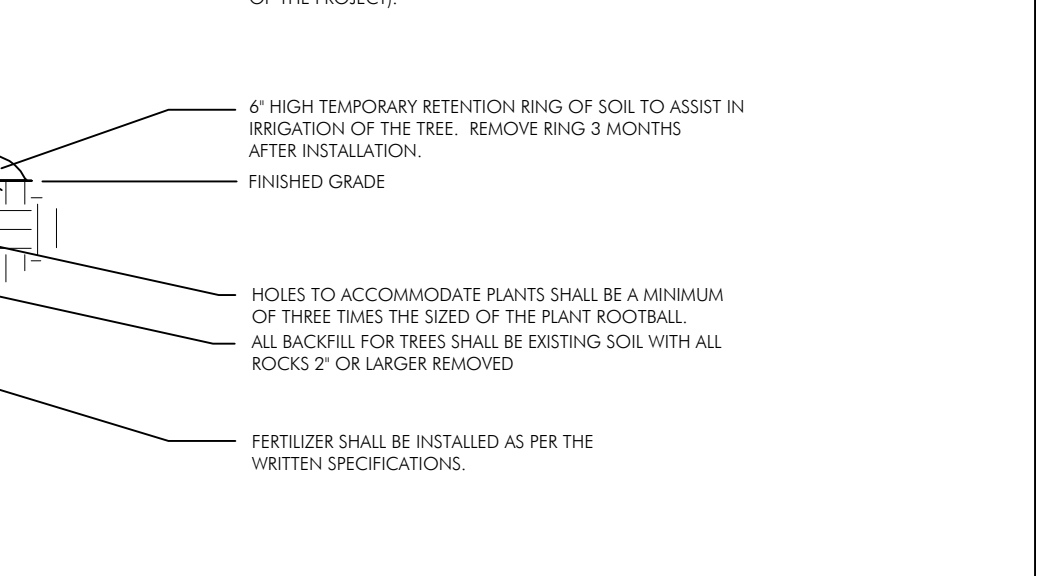
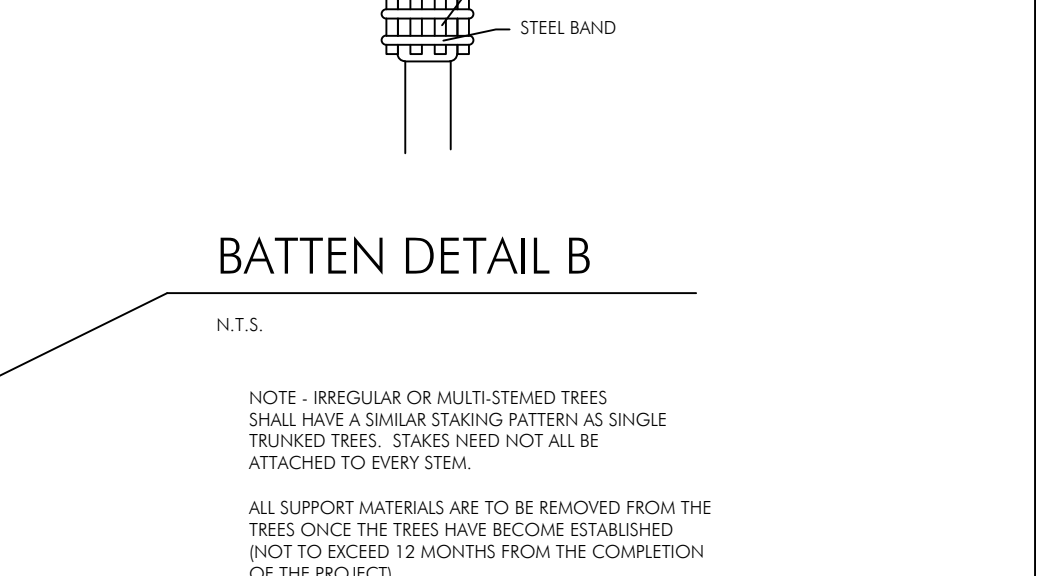
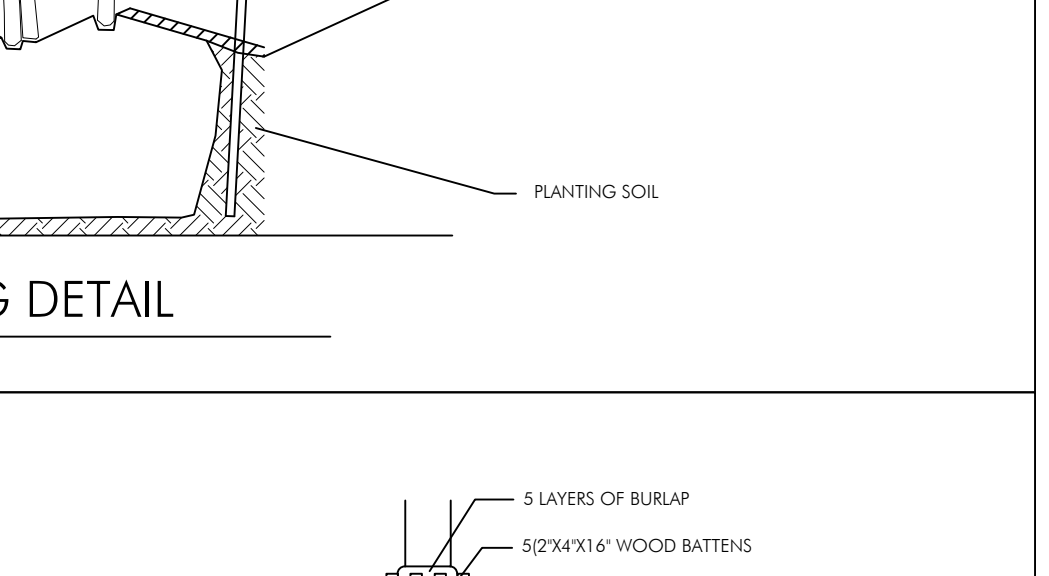
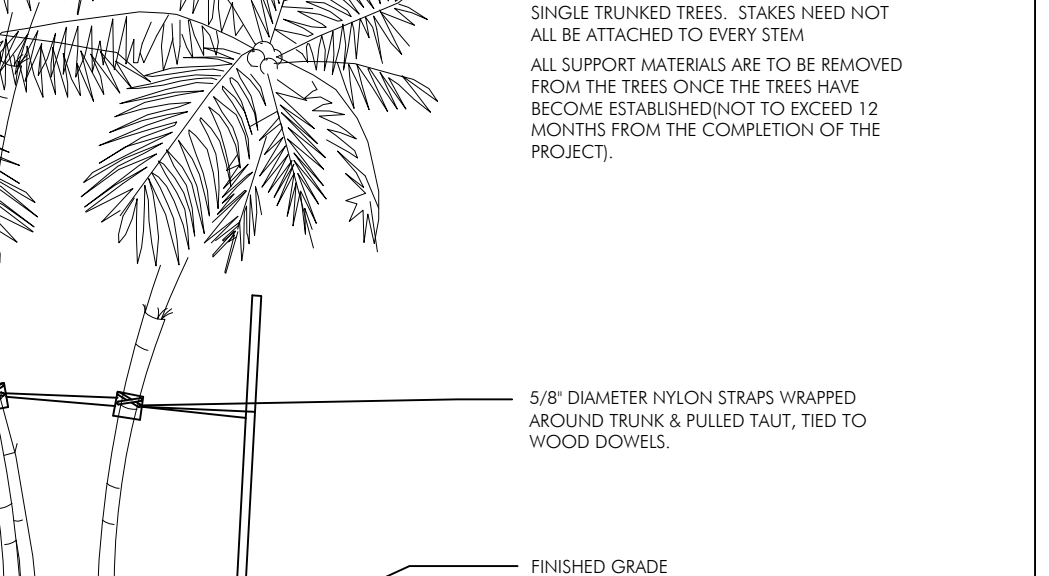
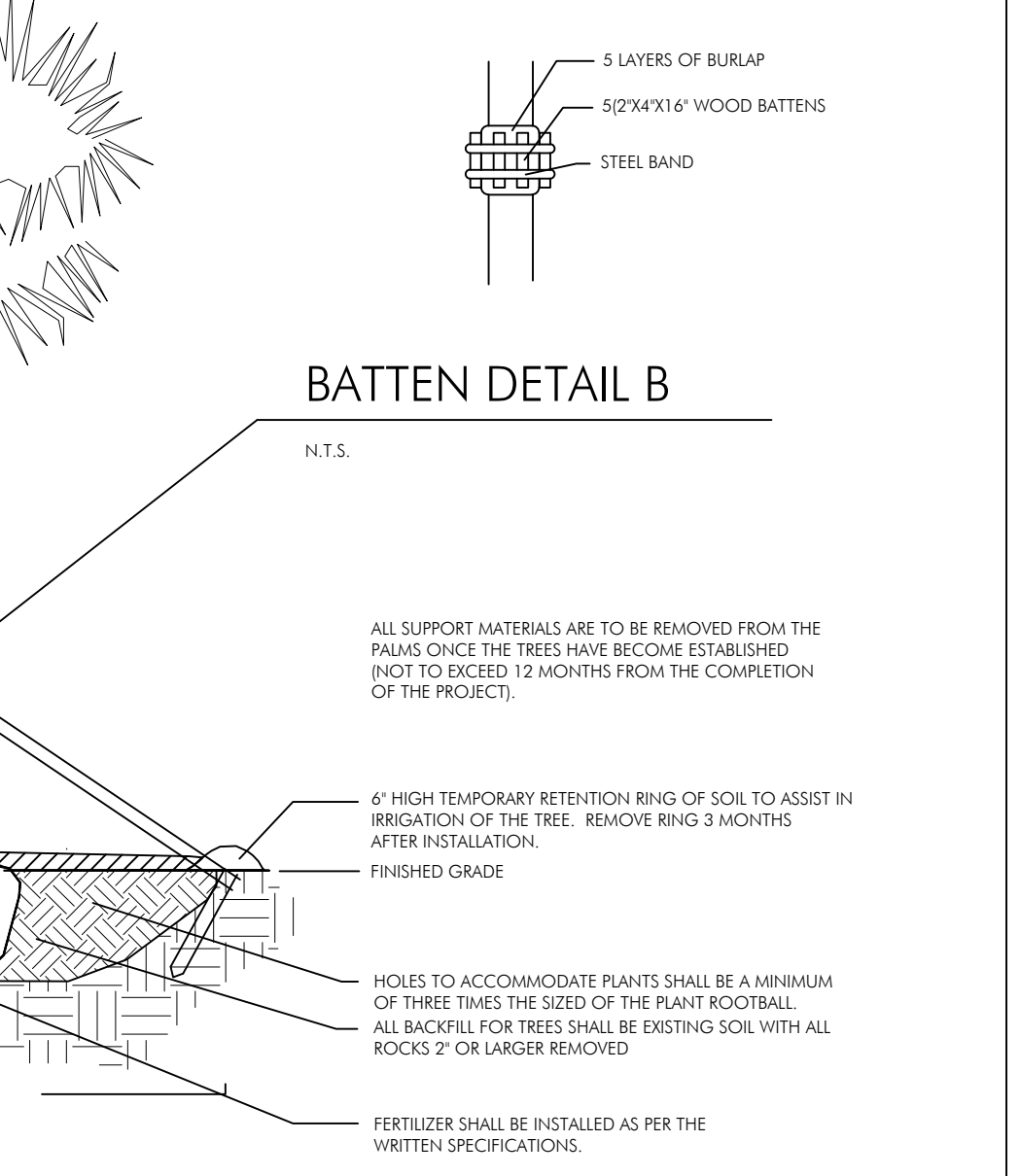
ALUMINUM EDGING DETAIL



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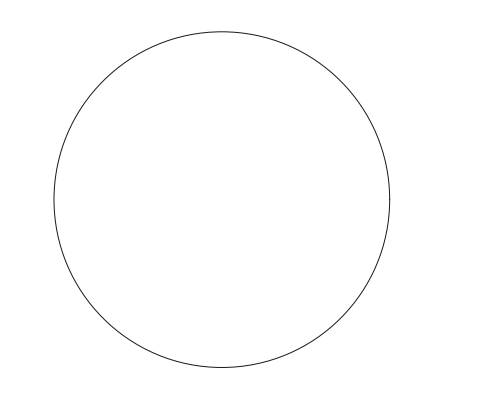
1940 Bay Drive
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Table with 2 columns: Revisions, Description. Contains multiple rows for revision tracking.

Owner Information

#Client Company
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#Client Phone Number



Taylor Kiehl Semler
PLA-FL667205

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Date
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Scale
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Project No.
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Sheet No.
LA-501

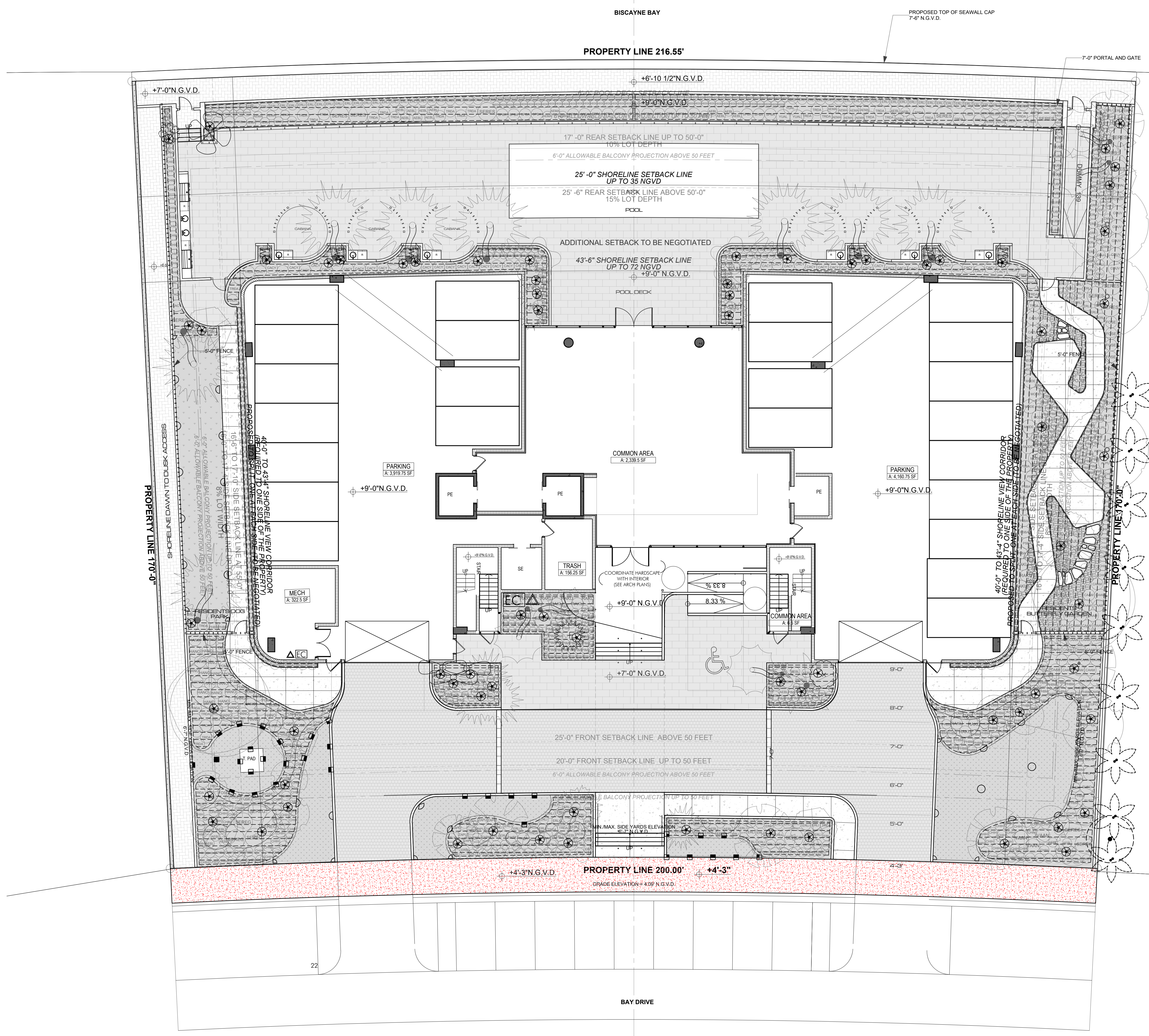
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KEY	ITEM	QTY.
---	PVC laterals shall be Class 200 PVC (sized as shown on plans)	as required
---	MAIN shall be Class 200 PVC	as required
---	PVC sleeves shall be Class 200 PVC (sized double the width of the pipe running through it)	as required
---	Flexible PVC or Polypipe (for swing joints)	as required
WM	Water Meter and Backflow Prevention Assembly (See Civil Plans)	1
EC	Electric Controller RAINBIRD ESPME3 Series Controller	1
Δ	Rainbird RSD Series Rain Sensor (locate in area of free rainfall)	1
⊕	RAINBIRD 200-PESB 2" Electromechanical Solenoid Control Valve	#
---	Irrigation Control Wire	as required
---	RAINBIRD Spray Heads 1800 @ 30 PSI Series w/MPR nozzles 6" pop-up in grass areas 12" pop-up on risers in shrub beds	as required
○	10-F (1.58 gpm)	
○	10-TQ (1.18 gpm)	
○	10-H (.79 gpm)	
○	10-T (.53 gpm)	
○	10-Q (.39 gpm)	
○	5-F (.41 gpm)	
○	5-TQ (.33 gpm)	
○	5-H (.20 gpm)	
○	5-T (.13 gpm)	
○	5-Q (.10 gpm)	
★	RAINBIRD 1300A-F Adjustable Flood Bubbler 1300A-F (1.5 gpm)	as required
▼	Rainbird 1" Inline Pressure Regulator (PSI-M40X-100)(drip zones not to exceed 40psi max)	as required
---	RAINBIRD XFS Subsurface Drip Irrigation XFS-09-12-500/250/100 Air/Vacuum Relief Valves Kit (3/4" Air relief valve/ Easy Fit Compression Tee/ and Flush Cap)	as required
■	Residential Wide Flow Control Zone Kit (KCZ100PRBCOM) (0.3-20 gpm)	as required
⚡	RAINBIRD 3-RC Quick Coupler Valve	as required
---	PVC Supply Header for dripperline Class 200 PVC	as required
⊕	RAINBIRD Xeri-Bubbler LXB-360-1032 (.6 gpm)	71

LATERAL PIPE SIZING
The Contractor is responsible to properly size all laterals. All laterals shall be sized according to the following schedule. Total gallons per pipe section shall be calculated by adding the GPM per head for every head downstream of the pipe.

CLASS 200 PVC PIPE SIZING CHART

SIZE	GPM
3/4"	0-8 GPM
1"	8-14 GPM
1 1/2"	14-24 GPM
1 1/2"	24-32 GPM
2"	32-50 GPM
2 1/2"	50-75 GPM
3"	60-110 GPM
4"	110-190 GPM



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Sheet No.
LA-601



**IRRIGATION HEAD LAYOUT PLAN
GROUND LEVEL**

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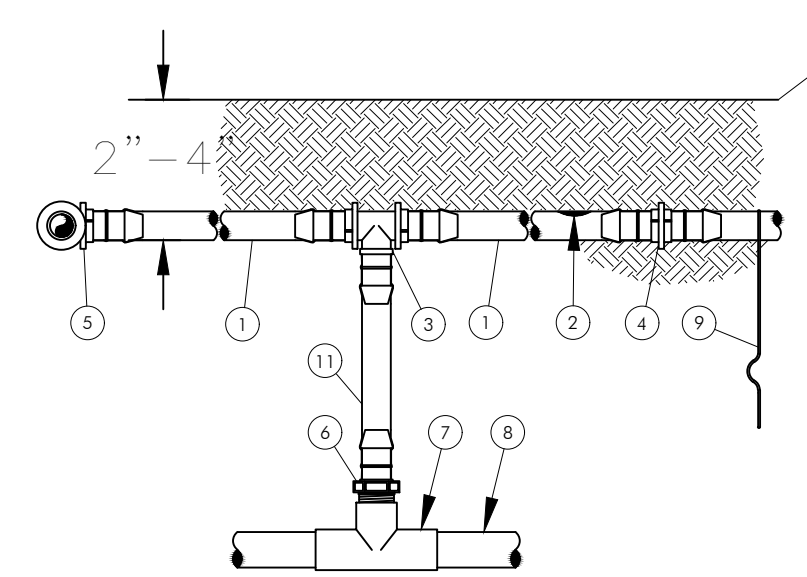
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GENERAL NOTES:

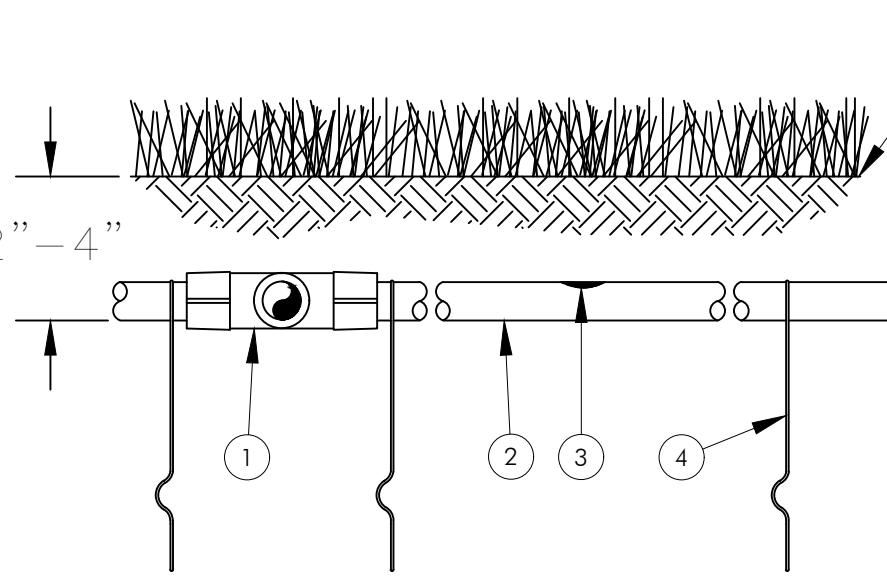
- SCOPE OF WORK:** The Contractor shall furnish all labor, machinery, tools, supplies, and equipment as necessary to construct and provide on operating system, as indicated in the Plans. The work shall include, but not be limited to, furnishing materials (pipe, valves, sprinkler heads, fittings, controllers,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



- ON SURFACE DRIPLINE: RAIN BRD OF SERIES DRIPLINE POTABLE: XFS DRIPLINE NON-POTABLE: XFS DRIPLINE
- INLINE DRIP EMITTER OUTLET: SEE PLANS FOR DRIPLINE OUTLET SPACING.
- BARB TEE 1 1/2" I.D. RAIN BRD XFS TEE
- BARB COUPLING 1 1/2" I.D. RAIN BRD XFS COUP
- BARB ELBOW 1 1/2" I.D. RAIN BRD XFS ELBOW
- BARB MALE ADAPTER 1 7/8" x 1 1/2" I.P.F. RAIN BRD XFS MA-050 1 7/8" x 1 1/2" I.P.F. RAIN BRD XFS MA-075
- PVC TEE SOGT
- PVC LATERAL SUPPLY HEADER
- THE DOWN STAKE: RAIN BRD TDS-050 WITH BEND (TYPICAL)
- FINISH GRADE
- RAIN BRD OF SERIES BLANK TUBING LENGTH AS REQUIRED

XFS SUBSURFACE DRIPLINE RISER ASSEMBLY

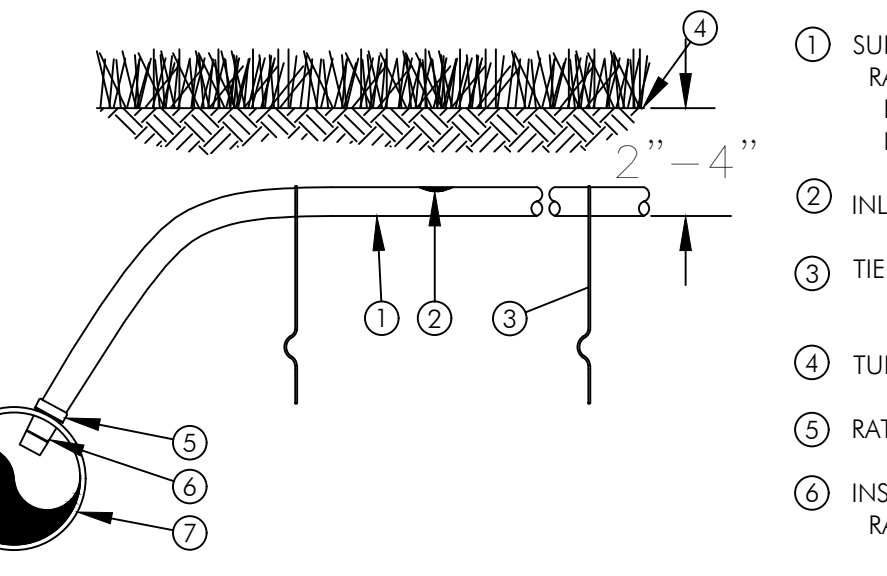
N.T.S.



- EASY FIT COMPRESSION TEE: RAIN BRD ADCFTEE
- SUB-SURFACE DRIPLINE: RAIN BRD OF SERIES DRIPLINE POTABLE: XFS DRIPLINE NON-POTABLE: XFS DRIPLINE
- INLINE DRIP EMITTER
- THE DOWN STAKE: RAIN BRD TDS-050 WITH BEND (TYPICAL)
- TURF/FINISH GRADE OR SHRUB BED WITH MULCH

XFS SUBSURFACE DRIPLINE BURIAL

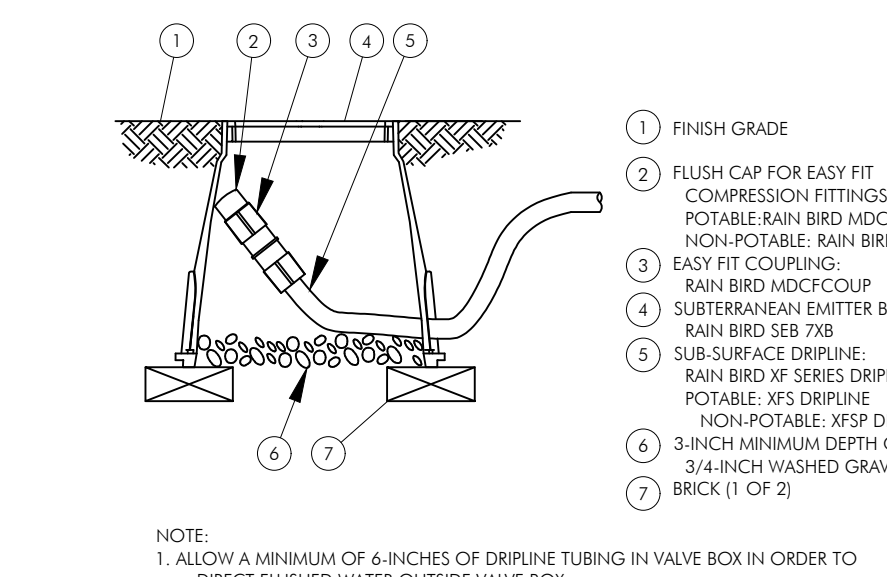
N.T.S.



- SUB-SURFACE DRIPLINE: RAIN BRD OF SERIES DRIPLINE POTABLE: XFS DRIPLINE NON-POTABLE: XFS DRIPLINE
- INLINE DRIP EMITTER OUTLET
- THE DOWN STAKE: RAIN BRD TDS-050 WITH BEND (TYPICAL)
- TURF/FINISH GRADE OR SHRUB BED WITH MULCH
- RATCHET CLAMP (INCLUDED WITH ADAPTER)
- INSERT ADAPTER FOR PVC PIPE: RAIN BRD XFD-IN-PVC
- PVC LATERAL PIPE MINIMUM 1 1/2" IN DIAMETER DEPTH PER SPECIFICATION

XFS SUBSURFACE DRIPLINE ADAPTER FOR PVC

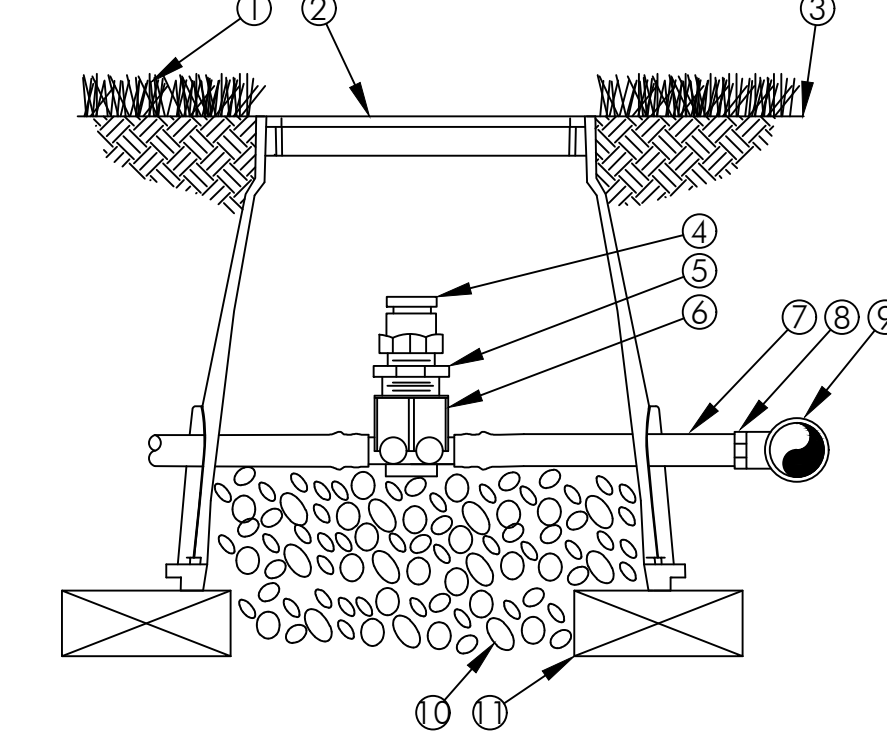
N.T.S.



- FINISH GRADE
- FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE: RAIN BRD HDICFCAP NON-POTABLE: RAIN BRD HDICFCAP
- EASY FIT COUPLING: RAIN BRD HDICFCOUP
- SUBTERANEAN EMITTER BOX: RAIN BRD SB78
- SUB-SURFACE DRIPLINE: RAIN BRD OF SERIES DRIPLINE POTABLE: XFS DRIPLINE NON-POTABLE: XFS DRIPLINE
- 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- BRICK (1 OF 2)

XFS DRIPLINE FLUSHPOINT WITH COMPRESSION FITTINGS

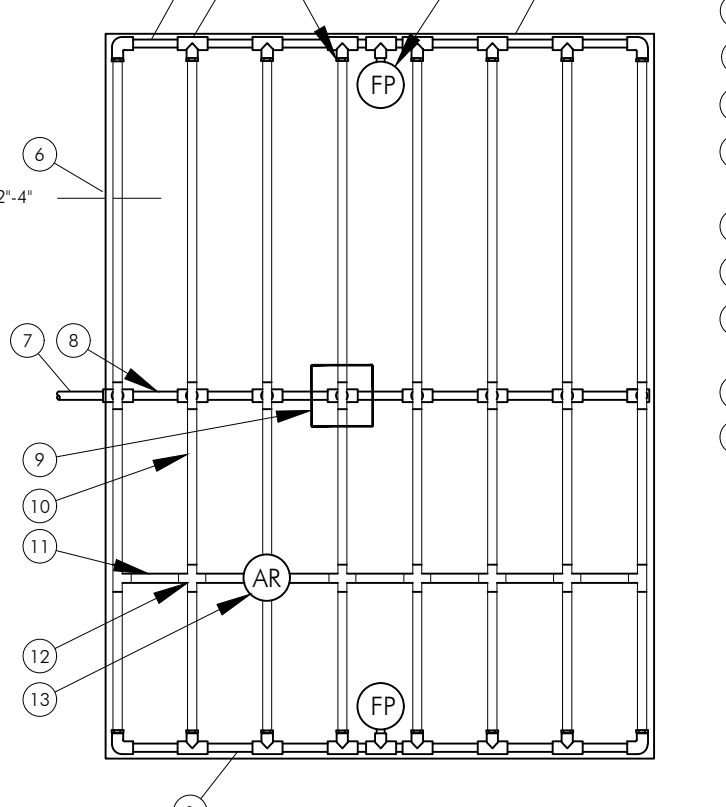
N.T.S.



- TURF GRASS
- SUBTERANEAN EMITTER BOX: RAIN BRD SB78
- FINISH GRADE
- AIR RELIEF VALVE: RAIN BRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
- 1/2" X 1/2" PVC REDUCER BUSHING
- BARB X FEMALE THREAD CONNECTOR: RAIN BRD XFD-TFA FITTING
- BLANK DRIPLINE TUBING: RAIN BRD OF SERIES
- BARB X MALE THREAD CONNECTOR: RAIN BRD XFF-MA FITTING
- PVC TEE CONNECTED TO PVC HEADER PIPE
- 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL
- BRICK (1 OF 2)

XFS AIR/VACUUM RELIEF

N.T.S.

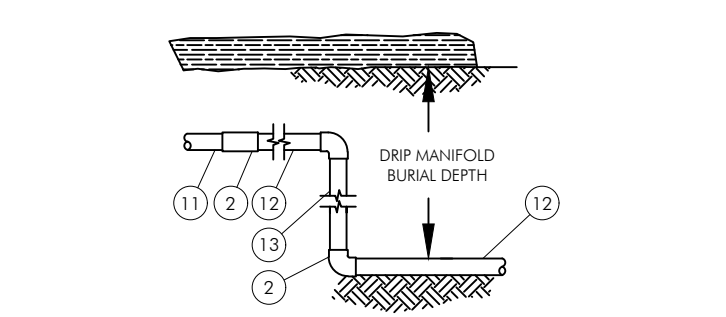


- PVC EXHAUST HEADER
- PVC SCH 40 TEE OR EL (TYPICAL)
- BARB X MALE FITTING: RAIN BRD XFF-MA FITTING (TYPICAL)
- FLUSH POINT (TYPICAL)
- PERIMETER OF AREA
- PERIMETER DRIPLINE PIPE TO BE INSTALLED 2'-4" FROM PERIMETER OF AREA
- PVC SUPPLY PIPE FROM RAIN BRD CONTROL ZONE (FIT SIZED TO MEET LATERAL FLOW DEMAND)
- PVC SUPPLY MANIFOLD
- CONNECTION FROM SUPPLY MANIFOLD TO DRIPLINE (TYPICAL): SEE INSET A
- SUB-SURFACE DRIPLINE: RAIN BRD OF SERIES DRIPLINE POTABLE: XFS DRIPLINE NON-POTABLE: XFS DRIPLINE
- RAIN BRD OF SERIES BLANK TUBING
- BARB X BARB INSERT TEE OR CROSS: RAIN BRD XFF-TTE OR RAIN BRD XFF-CROSS (TYPICAL)
- AIR RELIEF VALVE: RAIN BRD MODEL: ARV050
- SEE RAIN BRD XFS DETAILS FOR AIR RELIEF INSTALLATION
- BARB X FEMALE FITTINGS: RAIN BRD XFD-TFA FITTING
- 1/2" PVC NIPPLE, LENGTH AS NECESSARY

Inlet Pressure psi	12" Spacing		18" Spacing		24" Spacing	
	Nominal Flow (gph)	Normal Flow (gph)	Nominal Flow (gph)	Normal Flow (gph)	Nominal Flow (gph)	Normal Flow (gph)
15	273	155	314	200	424	322
20	318	169	353	224	508	368
30	360	230	413	350	586	414
40	395	295	465	402	652	474
50	417	285	528	420	720	488
60	460	290	596	455	780	514

XFS SUBSURFACE DRIPLINE CENTERFEED LAYOUT

N.T.S.

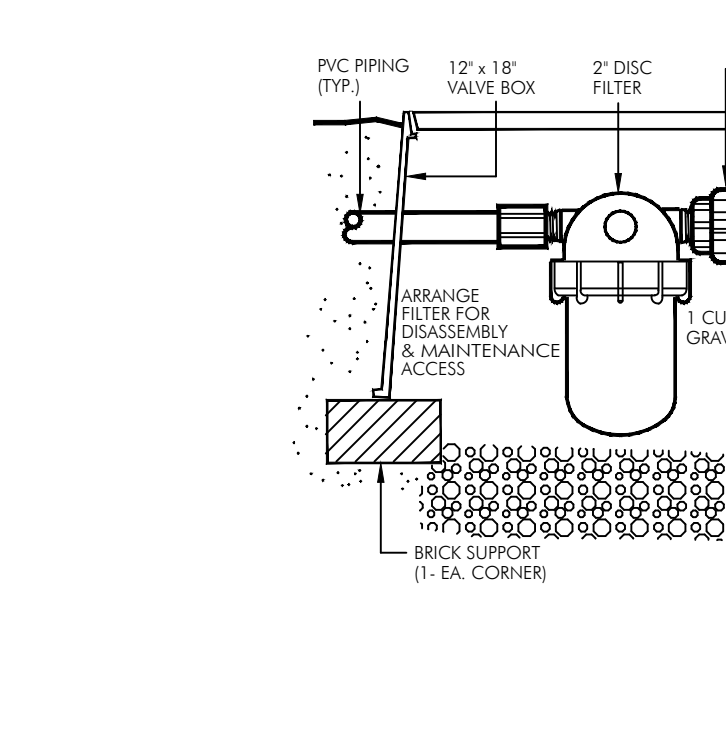


- PVC EXHAUST HEADER
- PVC SCH 40 TEE OR EL (TYPICAL)
- BARB X MALE FITTING: RAIN BRD XFF-MA FITTING (TYPICAL)
- FLUSH POINT (TYPICAL)
- PERIMETER OF AREA
- PERIMETER DRIPLINE PIPE TO BE INSTALLED 2'-4" FROM PERIMETER OF AREA
- SUB-SURFACE DRIPLINE: RAIN BRD OF SERIES DRIPLINE POTABLE: XFS DRIPLINE NON-POTABLE: XFS DRIPLINE
- RAIN BRD OF SERIES BLANK TUBING
- BARB X BARB INSERT TEE OR CROSS: RAIN BRD XFF-TTE OR RAIN BRD XFF-CROSS (TYPICAL)
- AIR RELIEF VALVE: RAIN BRD MODEL: ARV050
- SEE RAIN BRD XFS DETAILS FOR AIR RELIEF INSTALLATION
- PVC SUPPLY HEADER
- PVC DRIP MANIFOLD FROM RAIN BRD CONTROL ZONE VALVE (FIT SIZED TO MEET LATERAL FLOW DEMAND)
- PVC SCH 40 RISER PIPE

Inlet Pressure psi	12" Spacing		18" Spacing		24" Spacing	
	Nominal Flow (gph)	Normal Flow (gph)	Nominal Flow (gph)	Normal Flow (gph)	Nominal Flow (gph)	Normal Flow (gph)
15	273	155	314	200	424	322
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50	417	285	528	420	720	488
60	460	290	596	455	780	514

XFS SUBSURFACE DRIPLINE END FEED LAYOUT

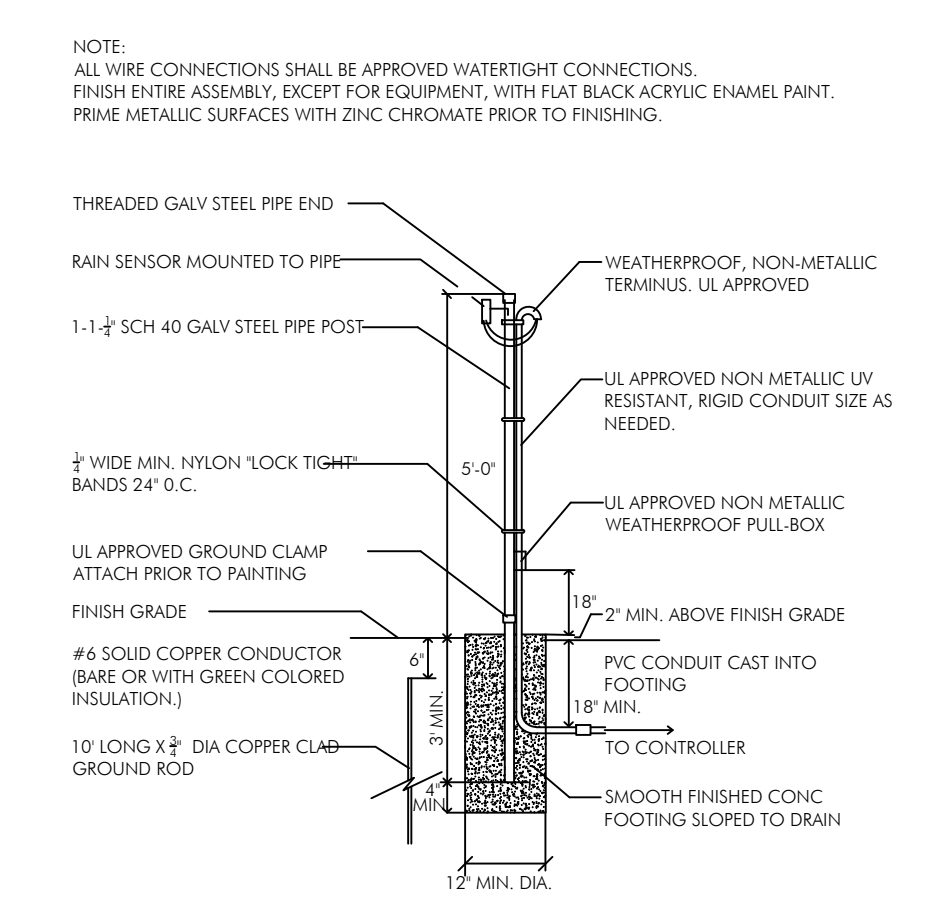
N.T.S.



- PVC RING (TYP)
- 1 1/2" I.D. VALVE BOX
- 2" DISC FILTER
- 1" SCH 80 MUNCH
- ARRANGE FILTER FOR EASY ACCESS & MAINTENANCE (NO MAINTENANCE REQUIRED)
- 1" I.D. PEA GRAVEL SLUMP
- BRICK SUPPORT (1 EA. CORNER)

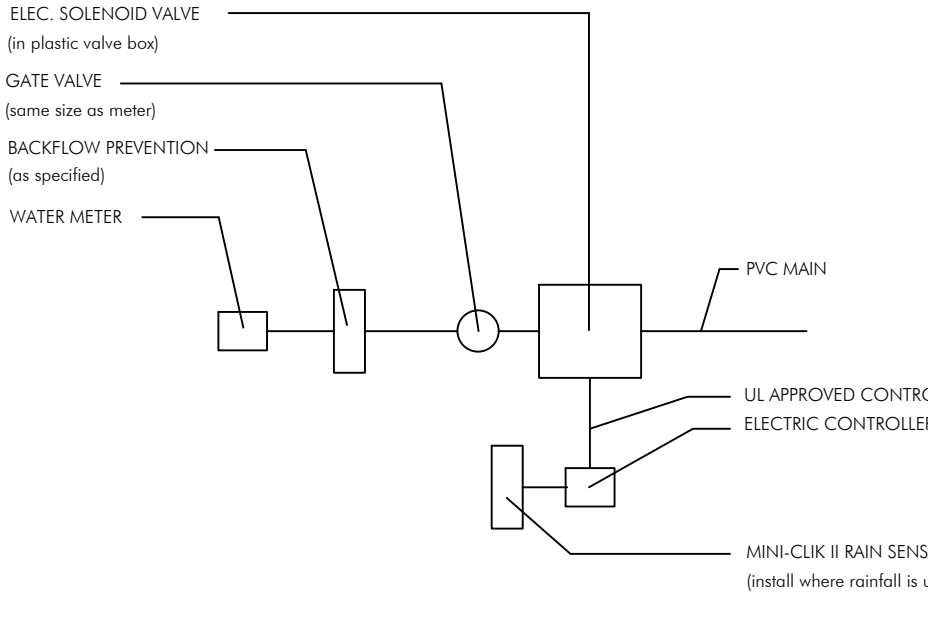
2" DISC FILTER

N.T.S.



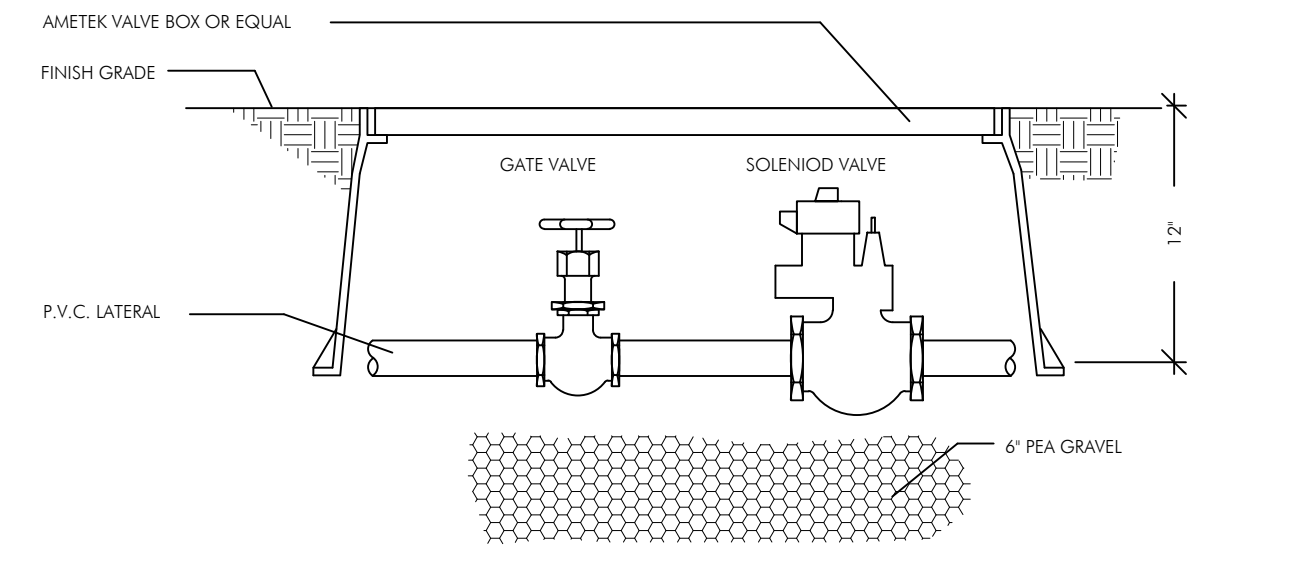
RAIN SENSOR DETAIL

N.T.S.



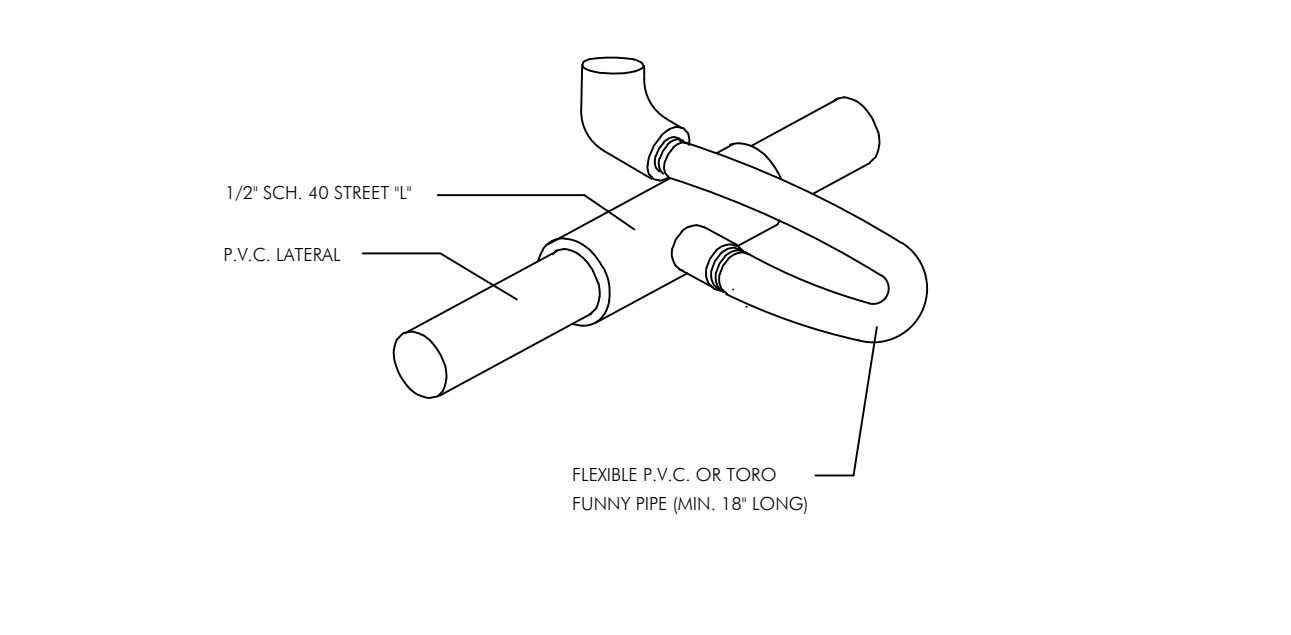
CONNECTION TO METER DETAIL

N.T.S.



TYPICAL SOLENOID VALVE ASSEMBLY

N.T.S.



FLEXIBLE SWING JOINT DETAIL

N.T.S.

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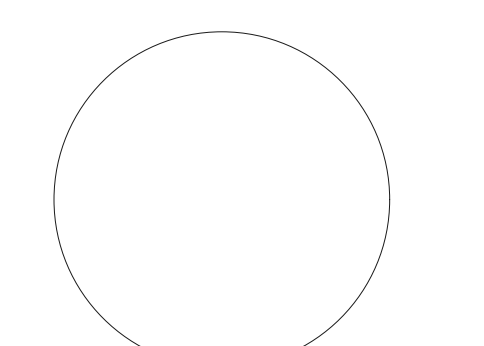
Revisions

Owner Information

#Client Company
#Client Address1
#Client Address2
#Client City, #Client State
#Client Postcode

#Client Phone Number

Consultant



Taylor Kiehl Semler
PLA-FL667205

DRB SUBMITTAL

Date
08/04/2023

Scale
AS SHOWN

Project No.
2133

PLANTING NOTES AND DETAILS
Sheet No.
LA-501

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