

NOT FOR CONSTRUCTION

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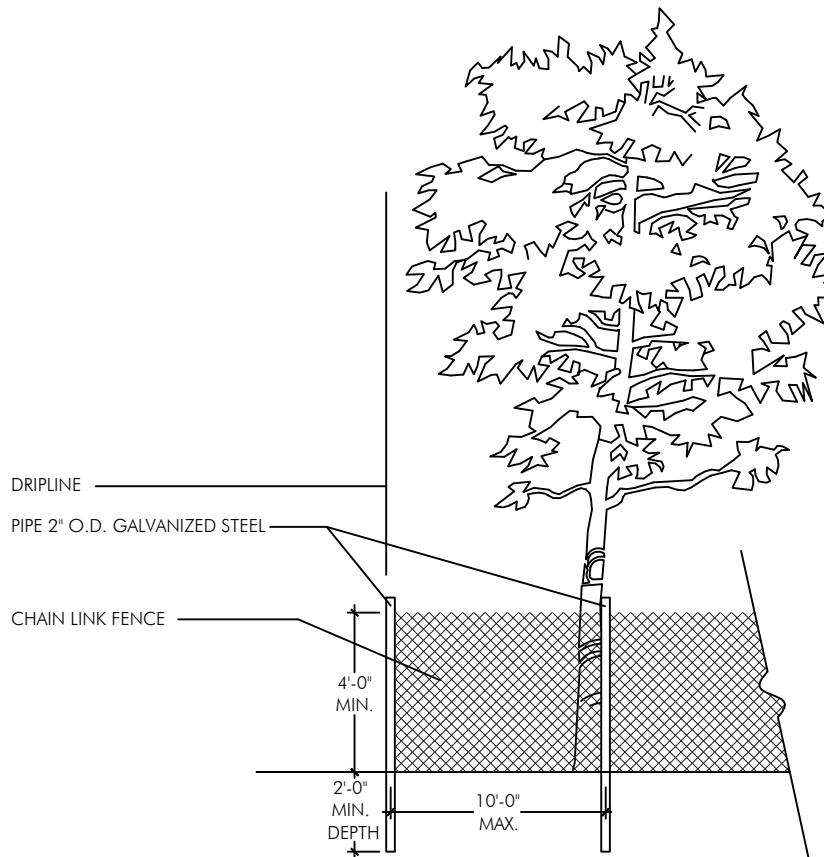
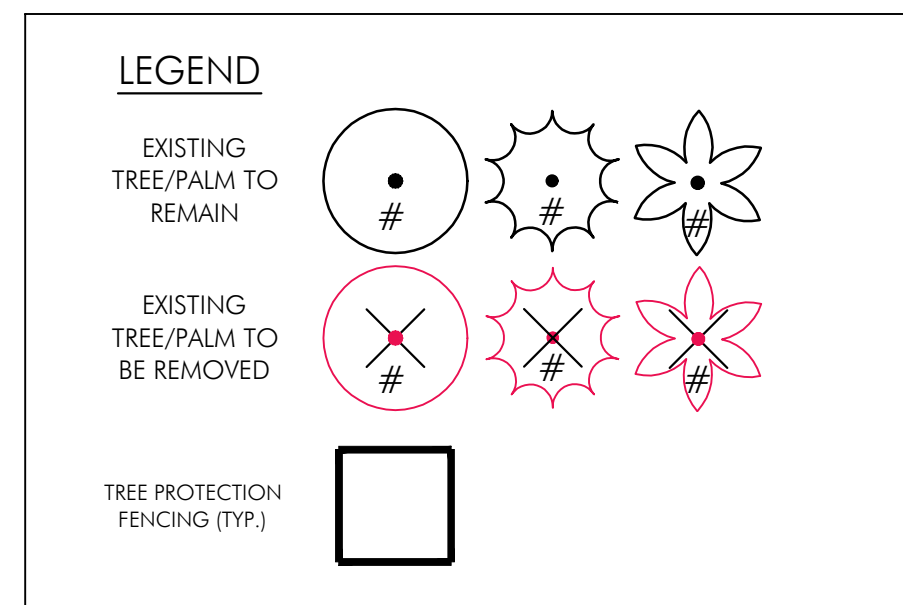
C

B

A

EXISTING TREE DISPOSITION LIST							
KEY	BOTANICAL NAME	COMMON NAME	SIZE		DISPOSITION	MITIGATION	DBH
			HT.(ft.)	SPD.(ft.)			
1	Coccothrinax	Coconut Palm	18	15	8	Remove	1 Palm
2	Adonidia	Christmas Palm (triple)	14	12	9	Remove	1 Palm
3	Adonidia	Christmas Palm (triple)	14	12	9	Remove	1 Palm
4	Adonidia	Christmas Palm (triple)	14	12	9	Remove	1 Palm
5	Adonidia	Christmas Palm (triple)	14	12	9	Remove	1 Palm
6	Adonidia	Christmas Palm (triple)	14	12	9	Remove	1 Palm
7	Wodyetia	Foxtail Palm	14	10	8	Remove	1 Palm
8	Wodyetia	Foxtail Palm	14	10	8	Remove	1 Palm
9	Coccothrinax	Coconut Palm	35	15	12	Remove	1 Palm
10	Coccothrinax	Coconut Palm	35	15	12	Remove	1 Palm
11	Coccothrinax	Coconut Palm	35	15	12	Remove	1 Palm
12	Coccothrinax	Coconut Palm	16	15	8	Remove	1 Palm
13	Coccothrinax	Coconut Palm	16	15	8	Remove	1 Palm
14	Wodyetia	Foxtail Palm	14	10	8	Remove	1 Palm
15	Phoenix	Double Palm (triple)	16	8	6	Remove	1 Palm
16	Adonidia	Christmas Palm	18	8	3	Remove	1 Palm
17	Adonidia	Christmas Palm (double)	16	12	6	Remove	1 Palm
18	Wodyetia	Foxtail Palm	20	12	9	Remove	1 Palm
19	Wodyetia	Foxtail Palm	20	12	9	Remove	1 Palm
20	Wodyetia	Foxtail Palm	20	12	9	Remove	1 Palm
21	Wodyetia	Foxtail Palm	20	12	9	Remove	1 Palm
22	Laguncularia	Laguncularia	9	8	5	Remove	N/A
TOTAL PALMS TO BE REMOVED							21
TOTAL TREES AS MITIGATION PROVIDED							21

* 1 Palm Replacement = 1 Tree @ 12" HT x 2" DBH



NOTES:

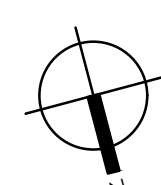
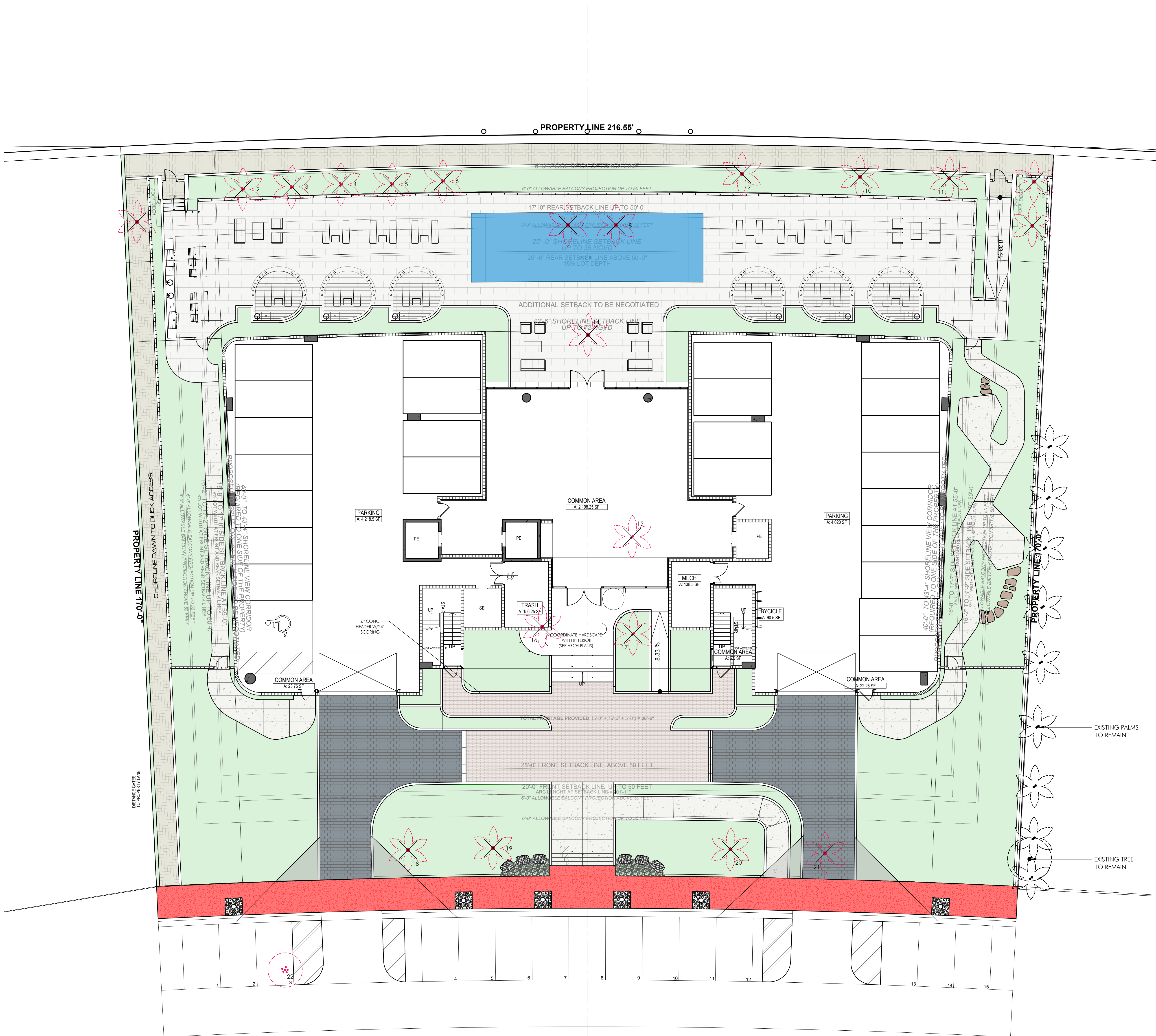
-BARRIER SHALL BE PLACED AT THE EDGE OF THE TREE CANOPY OR AS FAR FROM THE TREE AS POSSIBLE WHERE THE CANOPY OVERHANGS PAVEMENT THAT IS TO REMAIN. BARRIER SHALL BE MAINTAINED IN AN UPRIGHT POSITION AT ALL TIMES.

TREE PROTECTION FENCE (TYP.) SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING, OR DEMOLITION, AND MAINTAINED THROUGHOUT CONSTRUCTION.

REMOVE TYP. ONLY WITH APPROVAL FROM URBAN FORESTER AFTER ALL SITE WORK HAS BEEN COMPLETED.

TREE PROTECTION DETAIL

N.T.S.



EXISTING TREE DISPOSITION PLAN

SCALE: 1" = 10'

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Revisions

Owner Information

#Client Company

#Client Address1

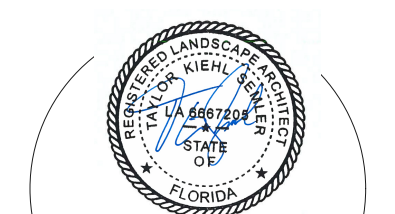
#Client Address2

#Client City, #Client State

#Client Postcode

#Client Phone Number

Consultant



Digitally signed by Taylor Kiehl Semler
DN: cn=US, st=Florida, In=Miami,
serialNumber=AATL20040124333097,
ou=Landscape Architecture LA 6667205,
o=GSA DESIGN, INC., cn=Taylor Kiehl
Semler, email=Kiehl@glsadesign.com
Date: 2024.03.14 14:00:00 -0400
PLA-FL6667205

DRB SUBMITTAL

Date

08/04/2023

Scale

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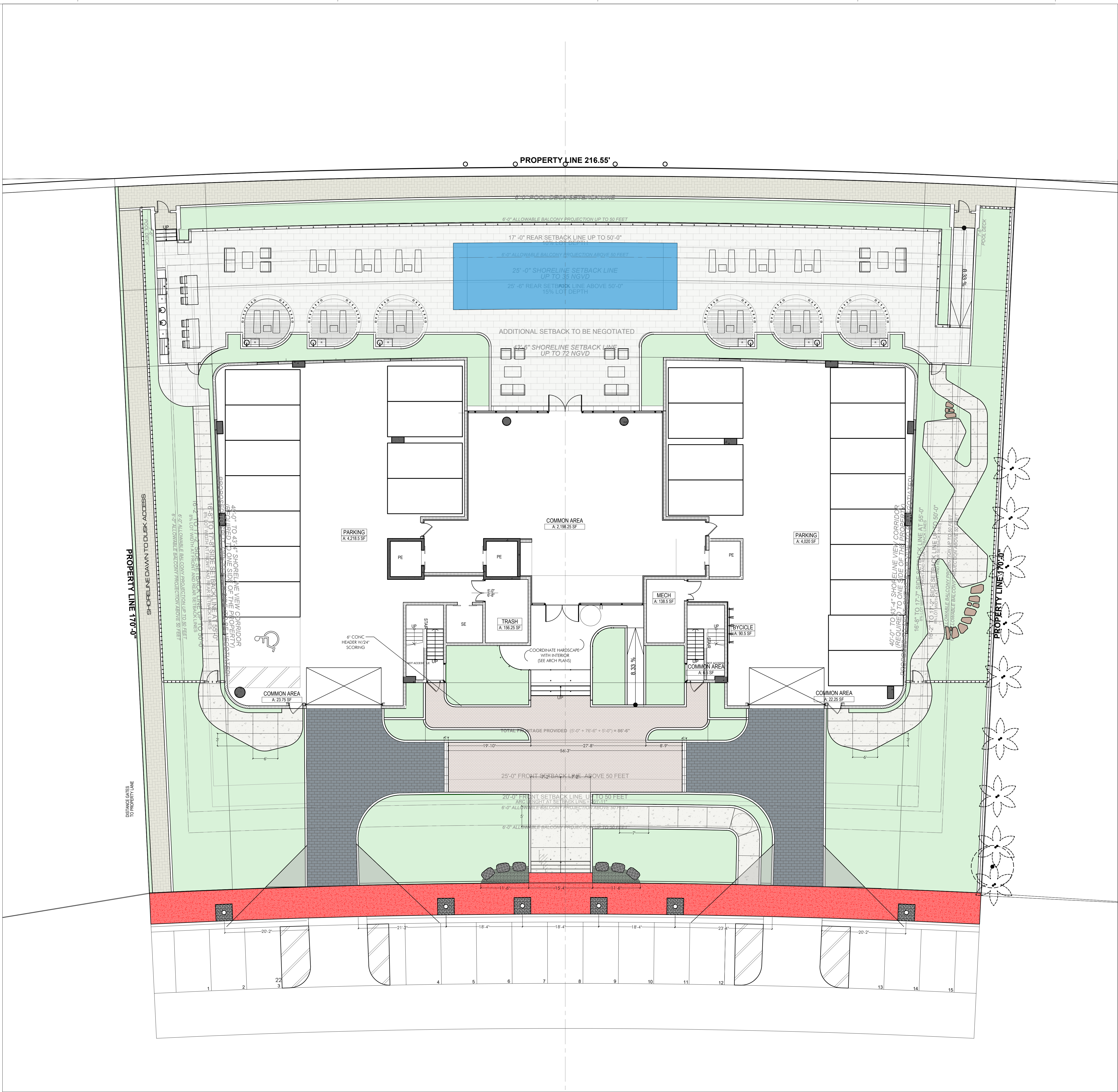
Project No.

2133

Sheet No.

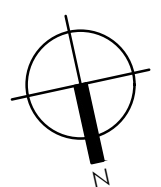
LA-101

HARDSCAPE LEGEND	
	LANDSCAPE AREA (typ.) -9,000 s.f.
	Scoreline (typ.)
	POURED CONC -3,500 PSI, WWM Reinforced -Sandblast finish with Top-cast Surface Retarder -1,780 s.f. total -SUBMIT 2'x2' MOCKUP
	PORPHYRY COBBLESTONE PAVERS -2" thick, 4"x6" Pavers by Arquigreen (or eq.) -Color: Mixed Red -1,210 s.f. total -Running Bond Pattern, 1/2" joints, wet-grouted
	4" THICK POURED CONC OVER COMPACTED BASE -3,000 PSI, WWM reinforced -Miami Beach Pink color -Light Broom finish perpendicular to travel -Align and score per plans. -Submit 2'x2' mock-up for approval. -1,437 s.f. total *Note: excludes driveway (see civil plans)
	STONE PAVERS -Coral Reef White by A&P Coral Classics -1 1/2" thick, 18"x36", Running Bond Pattern -Brushed and Filled -Sealed with 'Stainproof' by Dry Treat -5,240 s.f. total
	CONC PAVERS BY TREMIRON -Shellstone Pavers, 90" Herringbone pattern -Seal with 'natural look' sealer by techniseal -Min. 3 1/8" thick, butt jointed, sand swept -Color: Sandstone -1,908 s.f. total
	PERVIOUS CONC PAVERS BY TECO-BLOC -Pure Pavers, running bond pattern -Seal with 'natural look' sealer by techniseal -9"x12"x3 1/8" thick, install per manufacturer's specs -Color: Champlain Grey -1,695 s.f. total
	CRUSHED CORAL ROCK (PEA ROCK) -3" layer over filter fabric -60 s.f. total
	ADDAPAVE TREEGRATE -4'x4' -Grey Color -96 s.f. total (16 s.f. ea.)
	OOLITE BOULDER -24" tall, approx. 2'x3' -Flat-cut top and bottom -6 ea.
	PORPHYRY FLAGSTONE PAVERS -2" thick by Arquigreen (or eq.) -Color: Plata Grey -Approx 40 s.f. total -4"-6" joints, See plan for approx. layout



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

LEGEND	
	EXISTING TREE/PALM TO REMAIN
	TREE/PALM TO REMAIN
	TREE/PALM TO REMAIN



HARDSCAPE PLAN
GROUND LEVEL

1
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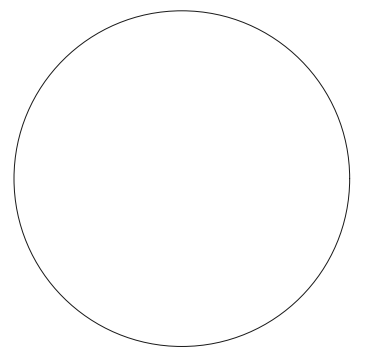
Owner Information

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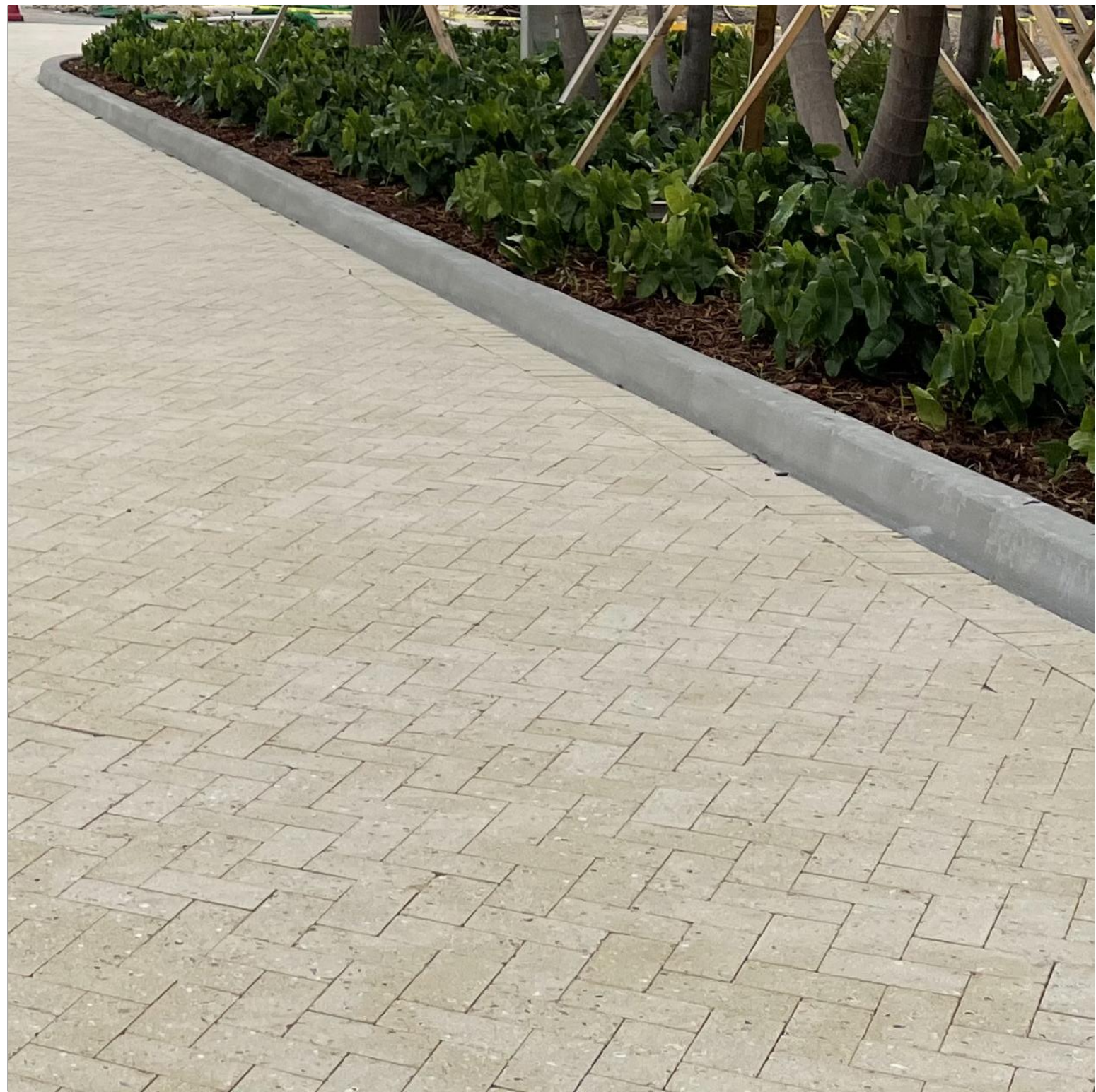
SHRIMP RUN

GROUND LEVEL

Sheet No.

LA-201

"SHELLSTONE" PAVERS
BY TREMRON
SANDSTONE COLOR, HERRINGBONE PATTERN



"PURE" PERVIOUS COBBLE PAVERS
BY TECO-BLOC
CHAMPLAIN GREY COLOR, RUNNING BOND PATTERN



PORPHYRY COBBLESTONE PAVERS
BY ARQUIGREEN
MIXED RED COLOR, RUNNING BOND PATTERN



STONE PAVERS
BY A&P CORAL CLASSICS
"CORAL REEF WHITE, BRUSHED AND FILLED, RUNNING BOND PATTERN



CAST-IN-PLACE CONCRETE
STANDARD GREY COLOR, SANDBLAST FINISH



MIAMI BEACH PINK
CAST-IN-PLACE CONCRETE
MIAMI BEACH PINK COLOR, LIGHT BROOM FINISH



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Sheet Name

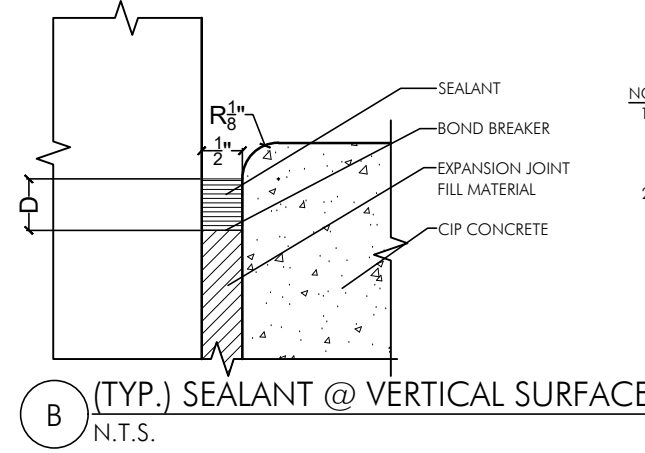
HARDSCAPE

MATERIAL PHOTOS

Sheet No.

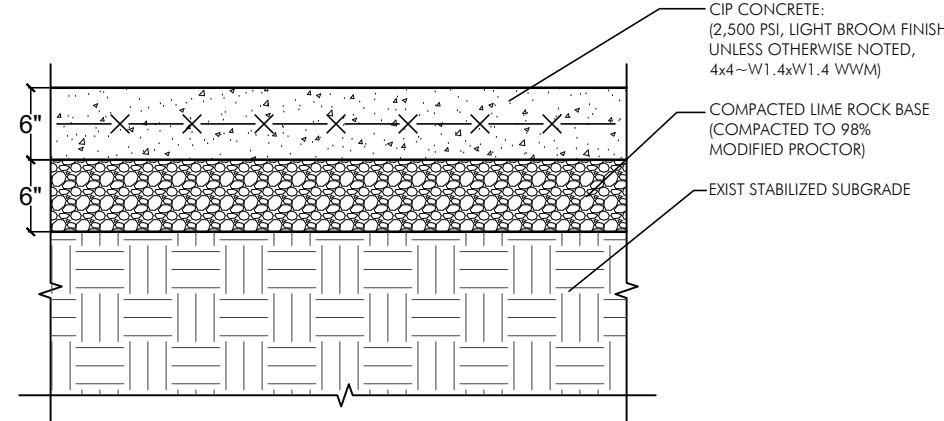
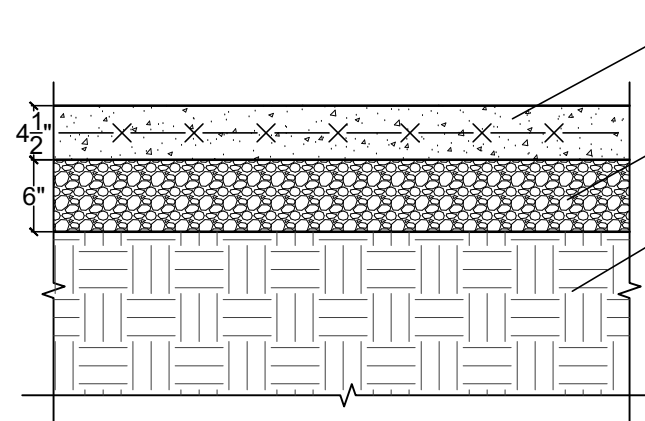
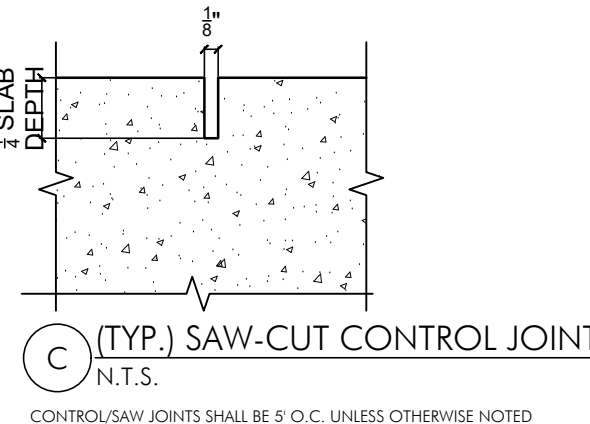
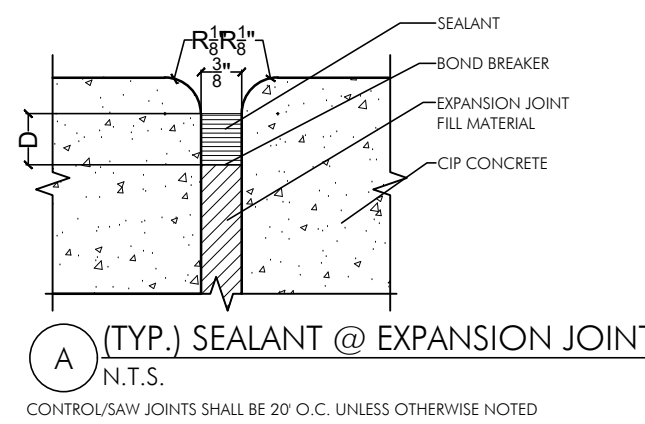
LA-202

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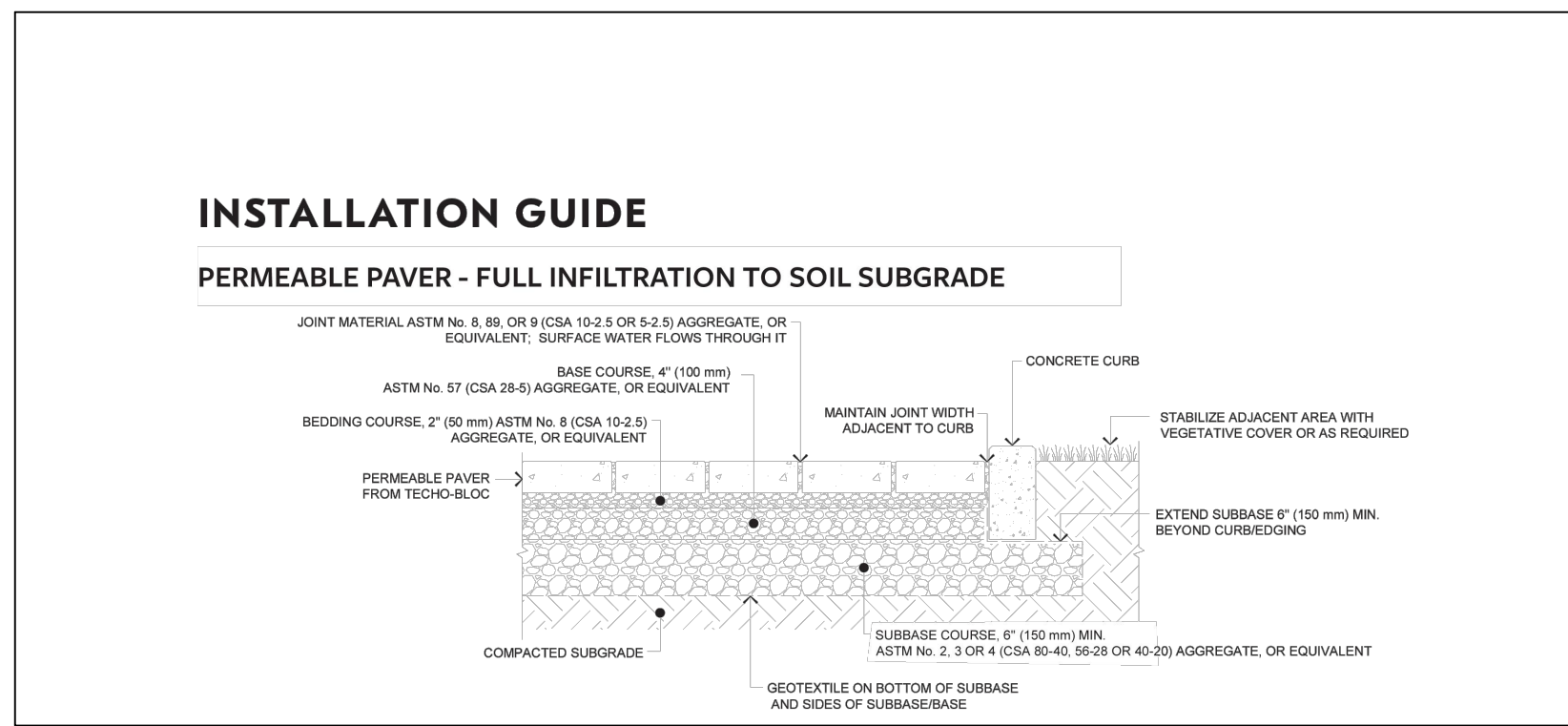


- NOTES:
1. TOPPOFF RECOMMENDED BY SEALANT MANUFACTURER FOR A WORKMANSHIP JOINT OF WIDTH INDICATED.
 2. INSTALL SEALANT DOWN VERTICAL SIDE EDGES OF PAVED SLAB, CURBS, AND BOND BREAKERS DETAIL.

- NOTES:
1. CONCRETE WALKWAYS AND SLABS SHALL HAVE 2% MAX. CROSS SLOPE FOR DRAINAGE, PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL. NO PORTION OF ANY RUNNING SLOPE SHALL EXCEED 2% IN ALL PAVED AREAS SHALL MEET ADA ACCESSIBILITY STANDARDS.
 2. SAW CUT CONTROL JOINTS 1/8" WIDE AND 1" DEPTH OF SLAB SHALL BE MADE WITHIN 18 HOURS OF CONCRETE PLACEMENT. ALL SAW CUTS SHALL BE TRUE, ACCOMPANIED WITH THE AD OF A STRAIGHT EDGE.
 3. BOND JOINTS WITH REINFORCING BONDING MATERIAL (3/4" VENTS 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 3/16" MAX. AWAY FROM WALKWAY.
 5. CONTRACTOR TO FORM AND PLACE CONCRETE FOR WALKWAY AND SLAB AS INDICATED ON PLANS.
 6. CONTRACTOR TO LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
 7. NO CHANGES SHALL BE MADE WITHOUT PRIOR CONSENT OF ARCHITECT OF RECORD.
 8. ROCK BASE TO EXTEND 6" MIN. BEYOND NEW CONCRETE.
 9. CONCRETE SLAB TO BE 6" THICK IN VEHICULAR MAINTENANCE AREAS IF SUCH AREAS ARE REQUIRED.

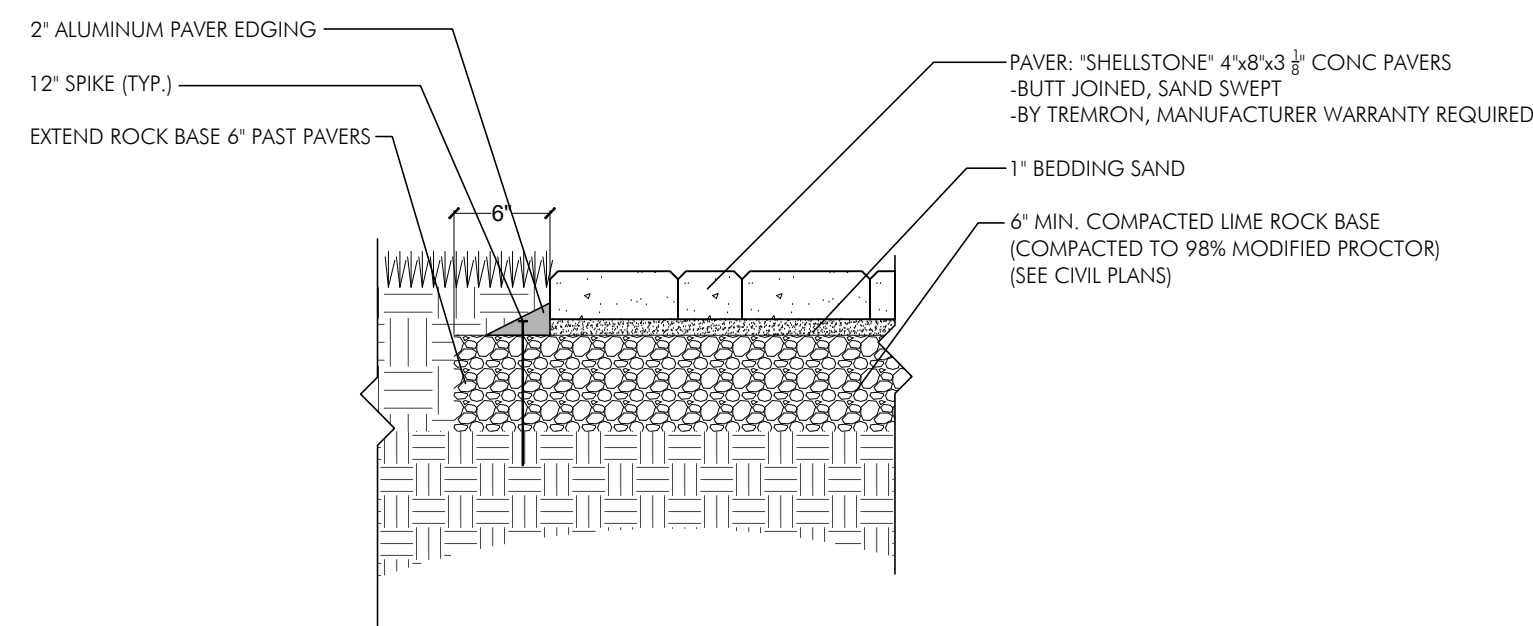


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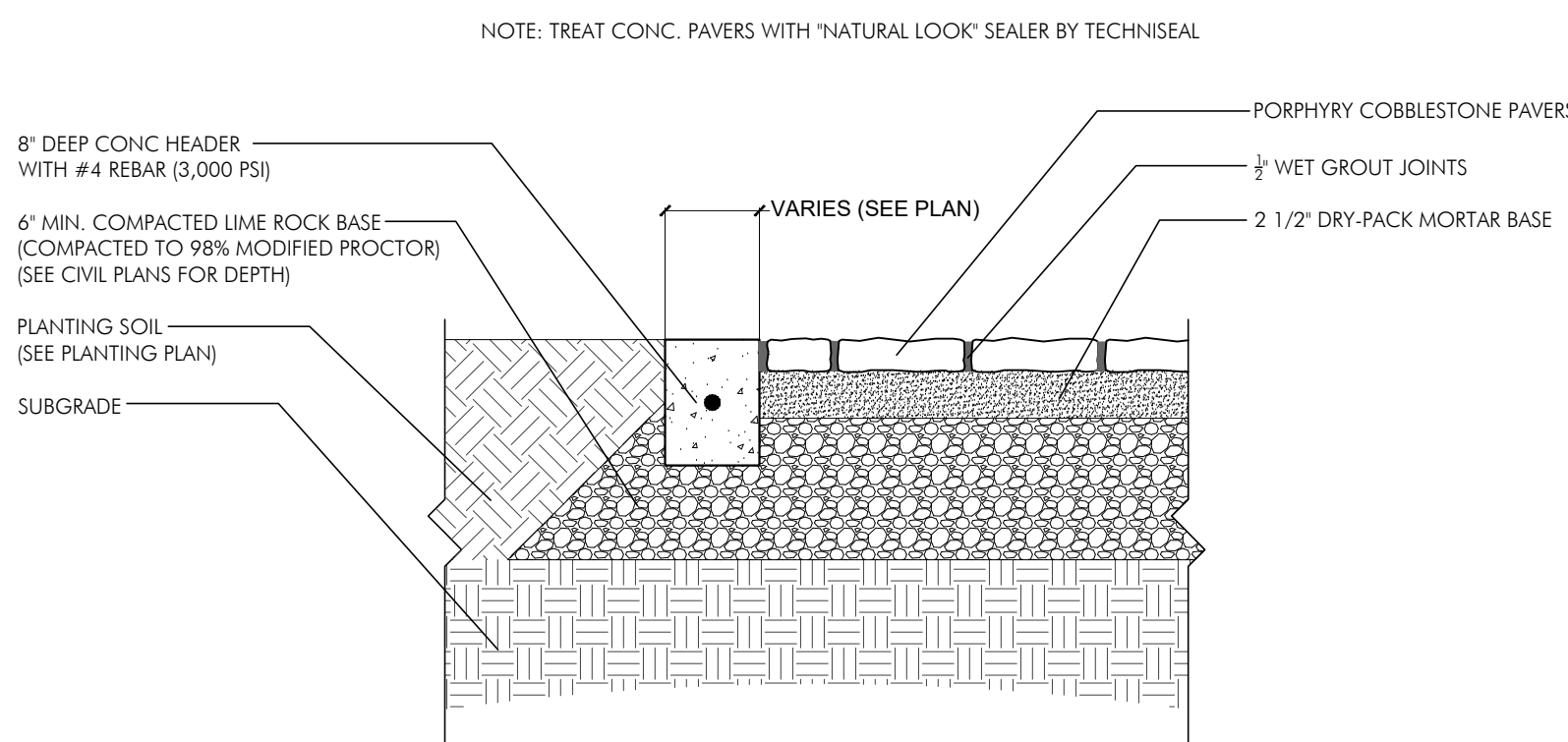


PERMEABLE CONC PAVER INSTALLATION DETAIL
SCALE: N.T.S.

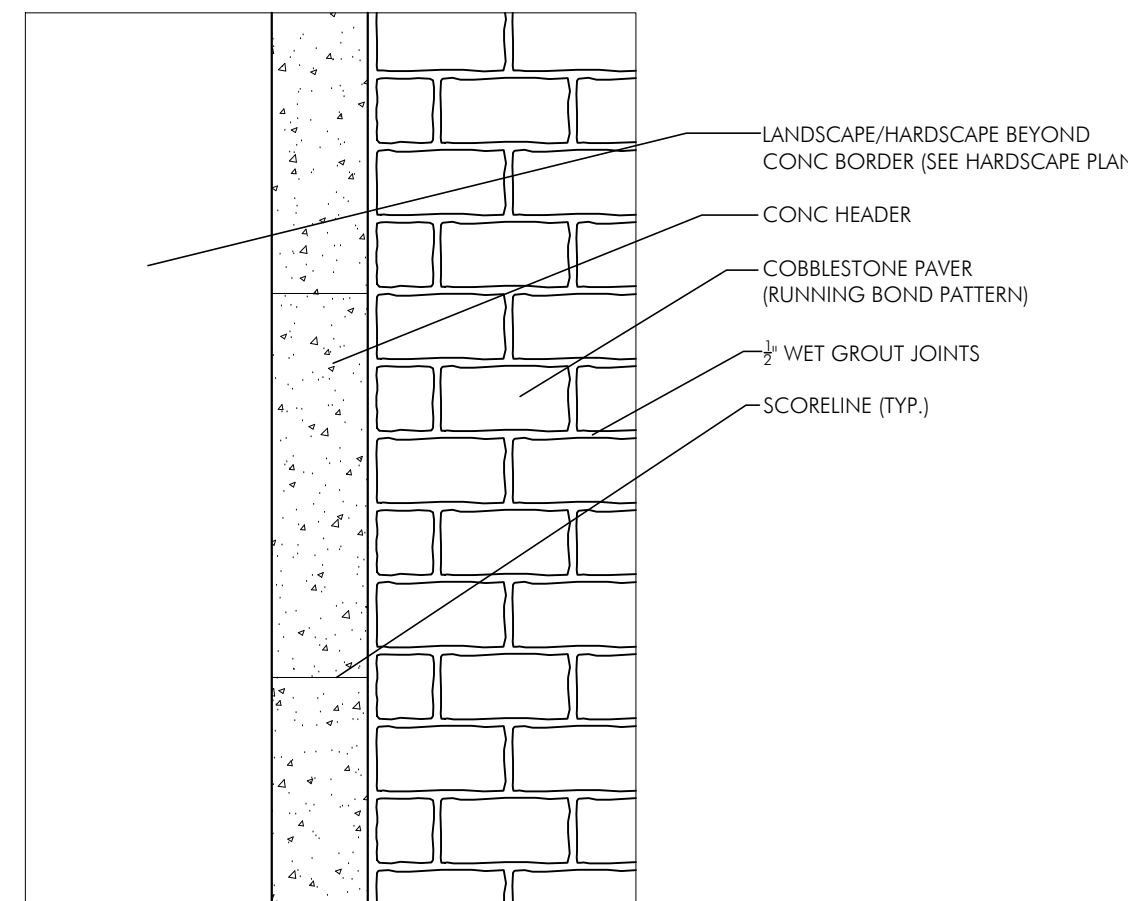
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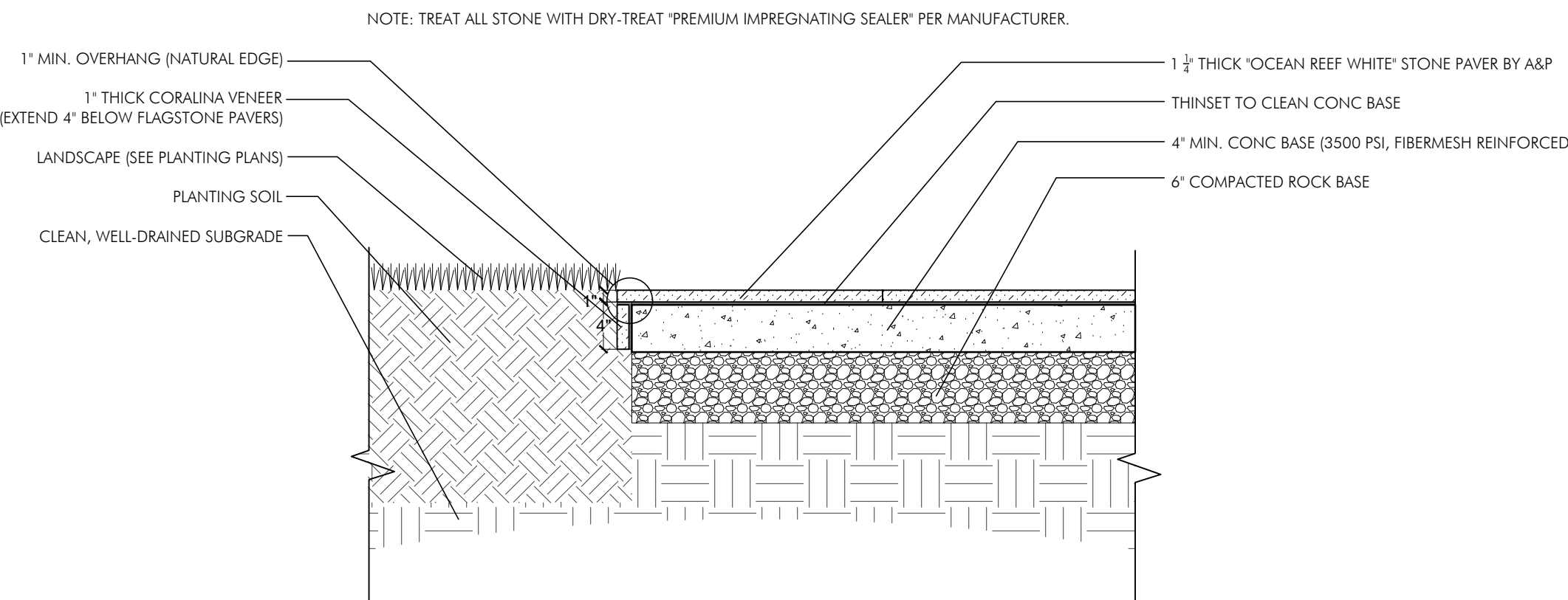
SHELLSTONE PAVER OVER COMPACTED BASE EDGING DETAIL
(N.T.S.)



COBBLESTONE PAVER OVER COMPACTED BASE DETAIL
SCALE: 1" = 1'-0"



COBBLESTONE PATTERN PLAN VIEW (TYP.)
(N.T.S.)



CORAL STONE PAVERS OVER CONC SLAB DETAIL
SCALE: 1" = 1'-0"

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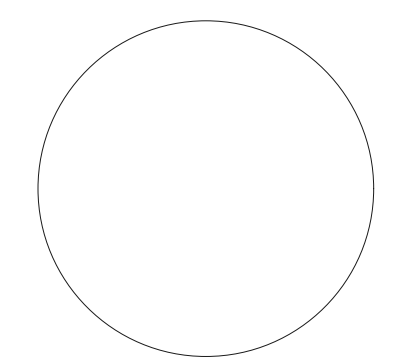
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Sheet Name

HARDSCAPE DETAILS

Sheet No.

LA-301

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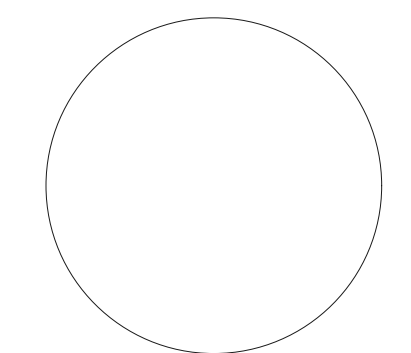
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Sheet Name

NORTH PLANTING

ELEVATION

Sheet No.

LA-402

LANDSCAPE SPECIFICATIONS
PART 1 - GENERAL

1.1 SCOPE

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

1.2 CONTRACTOR QUALIFICATIONS

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

1.3 INVESTIGATION OF UTILITIES

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

1.4 SUBSTITUTIONS

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

1.5 PLANT SIZES

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

1.6 PLANT QUALITY

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

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

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

1.7 PLANT QUANTITY

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

1.8 UNIT PRICES

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

1.9 SUBMITTALS

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

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

1.10 CLEAN-UP & MAINTENANCE OF TRAFFIC

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

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

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

1.11 MAINTENANCE PRIOR TO ACCEPTANCE

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

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

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

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

1.12 ACCEPTANCE OF INSTALLATION

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

1.13 GUARANTEE

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

1.14 REPLACEMENT

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

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

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

PART 2 - MATERIALS

2.1 PLANTING SOIL

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

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

2.2 FERTILIZER

A. Fertilizer for trees, palms, shrubs, and groundcovers shall be as follows: LESCO Palm Special 13-13-13 or equal, Sulfur coated with iron and other minor elements and maximum of 2% chlorine, or brand with equal analysis. The fertilizer shall be uniform in composition, dry and free flowing and shall be delivered to the site in the original unopened containers, bearing the manufacturer's guaranteed analysis. Fertilizer for sod and seeded areas shall be 8-4-8, 50% organically derived nitrogen, or equal.

2.3 WATER

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

2.4 MULCH

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

2.5 ROOT BARRIER MATERIAL

A. Root barrier material shall be 24" deep polypropylene panels by DeepRoot or approved equal.

B. Install per details in the plans.

PART 3 - INSTALLATION PROCEDURES

3.1 LAYOUT

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

3.2 HERBICIDE TREATMENT

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

3.3 PLANT PIT EXCAVATION AND BACKFILLING

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

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

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

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

3.4 WATERING

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

A. Amount of WATER PER APPLICATION
For trees up to 5 inch caliper - 5 gallons
From 5 to 8 inch caliper - 25 gallons
9 inch and up caliper - 50 gallons

FREQUENCY OF WATER

Daily for the first week

3 times per week for weeks 2 - 5

2 times per week for weeks 6 - 8

1 time per week for weeks 9 - 12

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

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

3.5 FERTILIZING

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

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

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

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

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

3.6 MULCHING

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

3.7 GUYING AND BRACING

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

3.8 SODDING

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

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

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

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

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

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

PLANT BED PREPARATION NOTES

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

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

Condition A:
If any compacted root base or asphalt or rocky soil is encountered, remove compacted material entirely to allow an 18" depth of planting soil. Backfill the entire area of the shrub and groundcover beds with 18" planting soil (as specified in Plans) to within 2 inches of the adjacent pavement or top of curb. Remove all debris and rocks and pebbles larger than 2 inches in size and level the grade before planting.

Condition B:
Where no compacted soil is encountered, thoroughly mix 6 inches of planting soil into the existing soil to a depth of 18 inches. If required, excavate and remove the existing soil to lower the grade, so that the prepared mix is finished to a minimum of 2 inches below top of curb or adjacent walkway. Remove all debris and rocks and pebbles larger than 2 inches in size and level the grade before planting.

For all sod areas, spread a 2" deep layer of lawn sand prior to sodding. Remove all debris and rocks and pebbles larger than 2 inches in size and level the grade before sodding. Remove, if required, existing soil so that top of sod is flush with and adjacent top of curb or pavement.

For Trees and shrubs larger than 7 gallon, Add Dinehard® transplant inoculant supplied by Horticultural Alliance, Inc. (800-628-6373) or equal. Mix into top 8-10 inches of planting hole, making sure it is contact with the root ball. Add at a rate specified by manufacturer (typically 4oz. per 1 inches of trunk caliper or 7 gallon container).

SPACING OF PLANTS (SEE PLANT SPACING DETAIL)

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

PROTECTION OF PLANTS

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



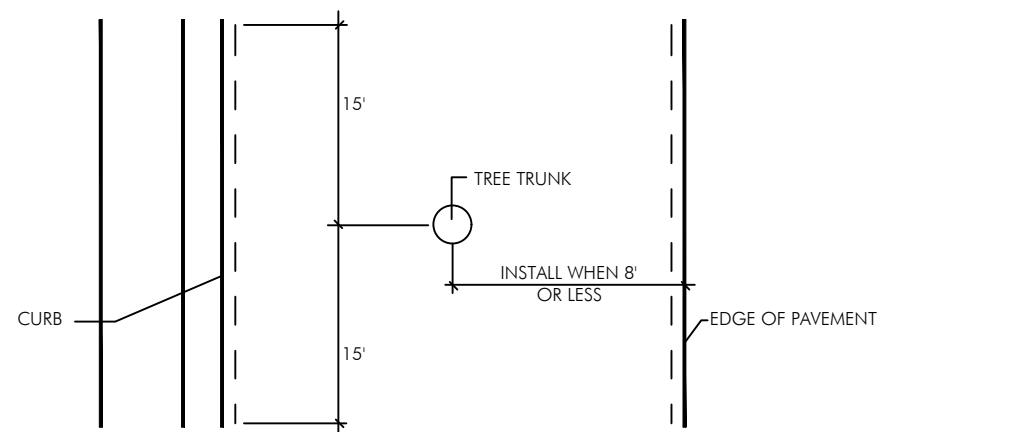
SIZE:
1/2" X 5/8" (3.2MM X 14.0MM), 0.072" (1.82MM) THICK
w/ 0.135" (3.43MM) EXPOSED TOP LIP

FINISH LEGEND:
(H) MILL FINISH-NATURAL ALUMINUM

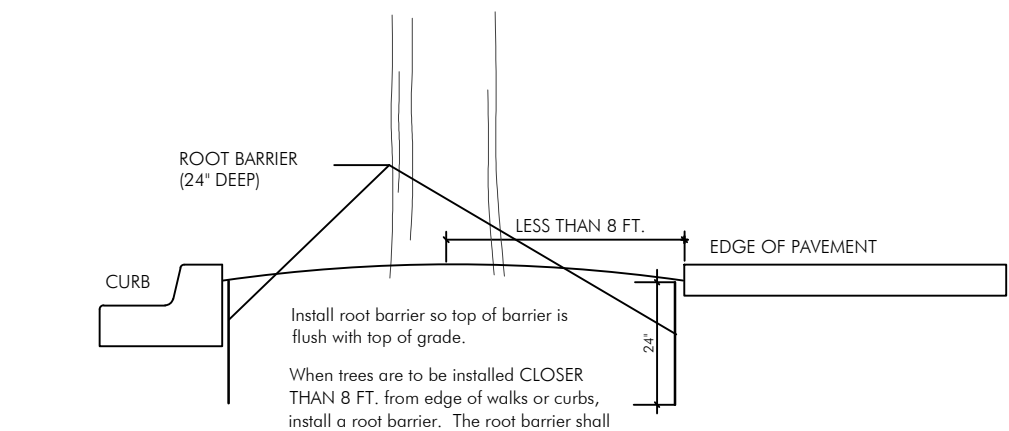
- NOTES:
1. INSTALL PER MANUFACTURER'S "INSTALLATION GUIDELINES"
 2. 8" (2.44 M) SECTIONS TO INCLUDE (3) 12" (305 MM) ALUMINUM STAKES, 16" (4.88 M) SECTIONS TO INCLUDE (8) 12" (305 MM) ALUMINUM STAKES.
 3. CORNERS - CUT BASE EDGING UP HALFWAY AND FORM A CONTINUOUS CORNER.
 4. PERMALOC CLEANLINE AS MANUFACTURED BY PERMALOC CORPORATION, HOLLAND MI (800) 356-8660, (616) 399-9600
 5. CONTRACTORS NOTE: FOR PRODUCT AND PURCHASING INFORMATION VISIT WWW.PERMALOC.COM

ALUMINUM EDGING DETAIL

N.T.S.

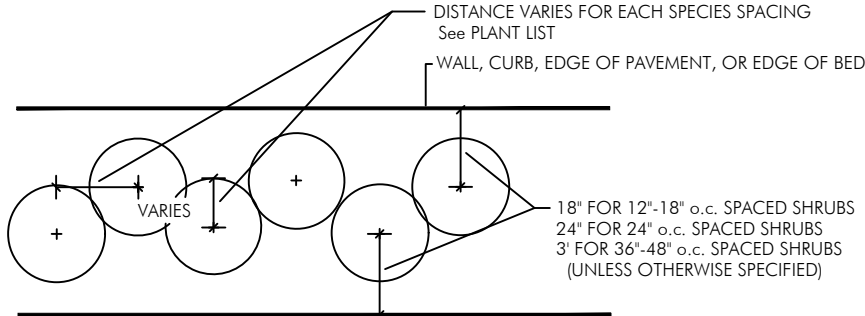


PLAN VIEW



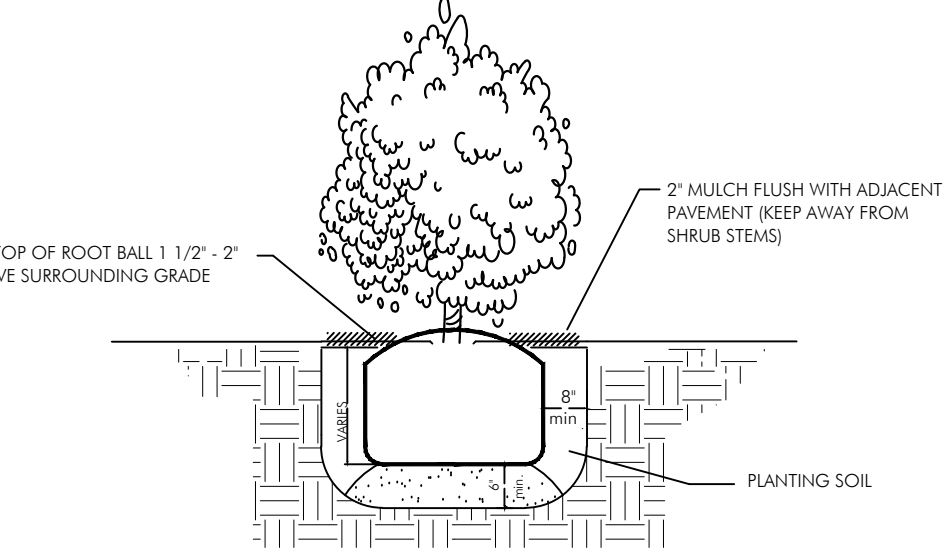
ROOT BARRIER INSTALLATION DETAIL

N.T.S.



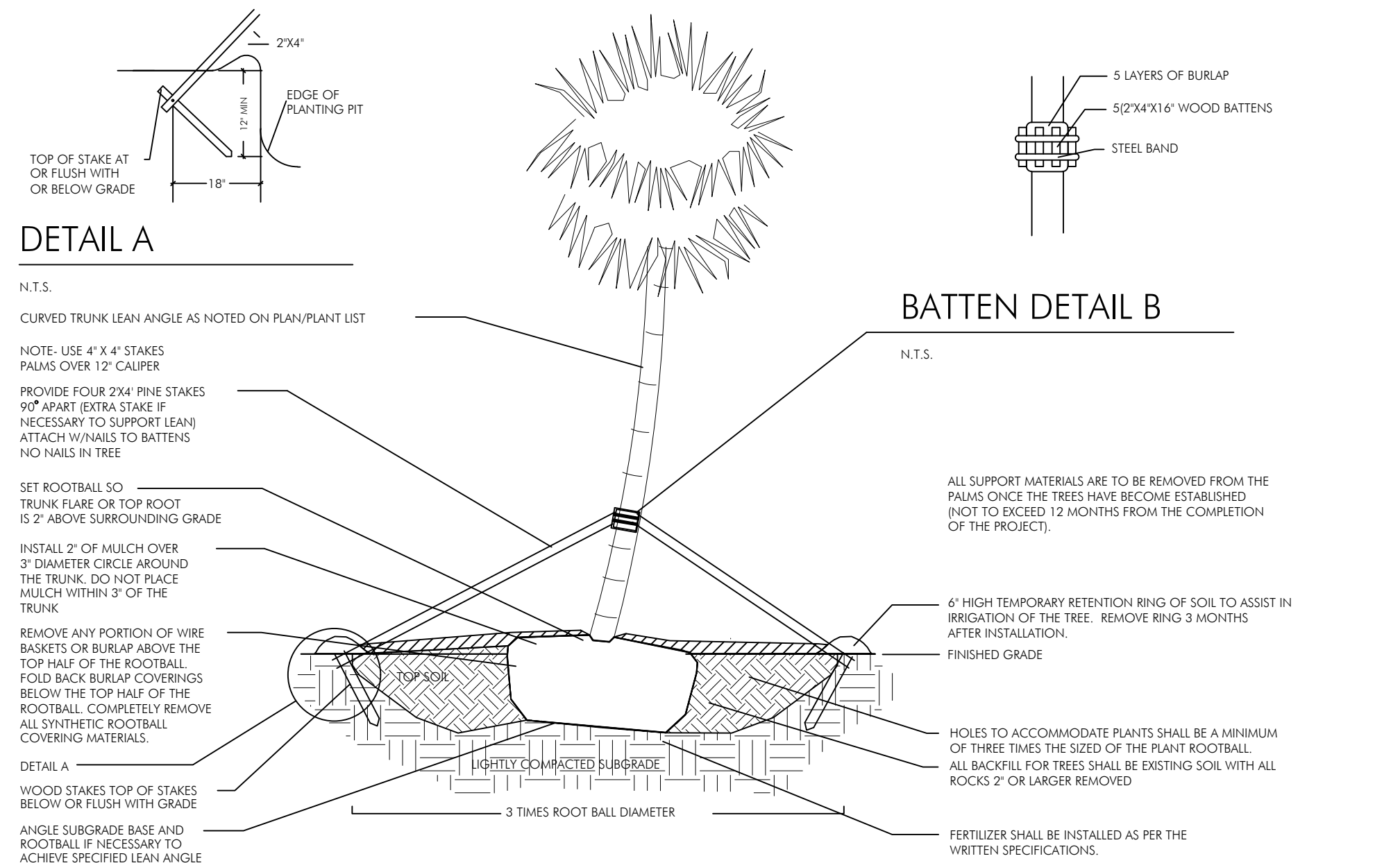
SHRUB SPACING DIAGRAM

N.T.S.



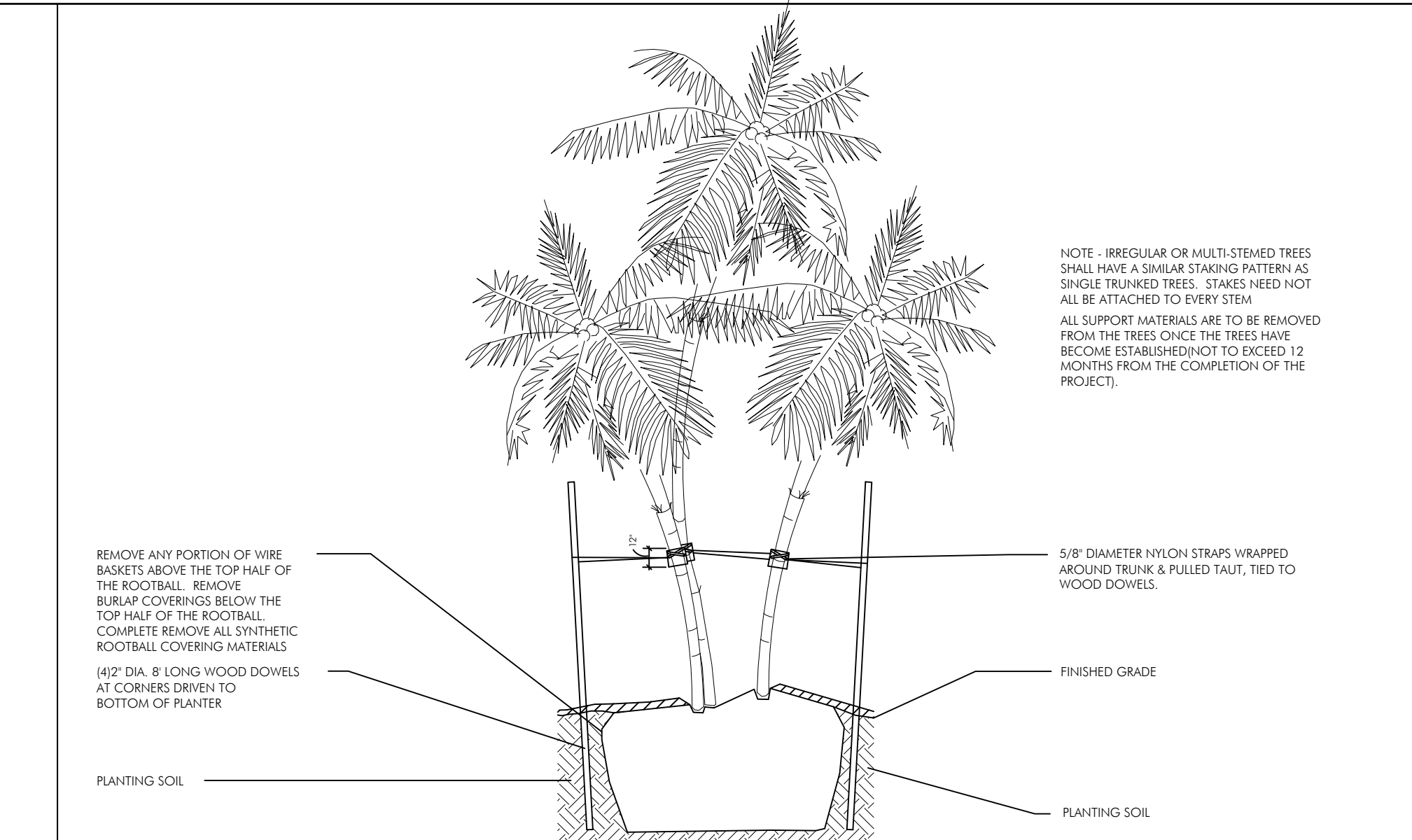
SHRUB INSTALLATION DETAIL

N.T.S.



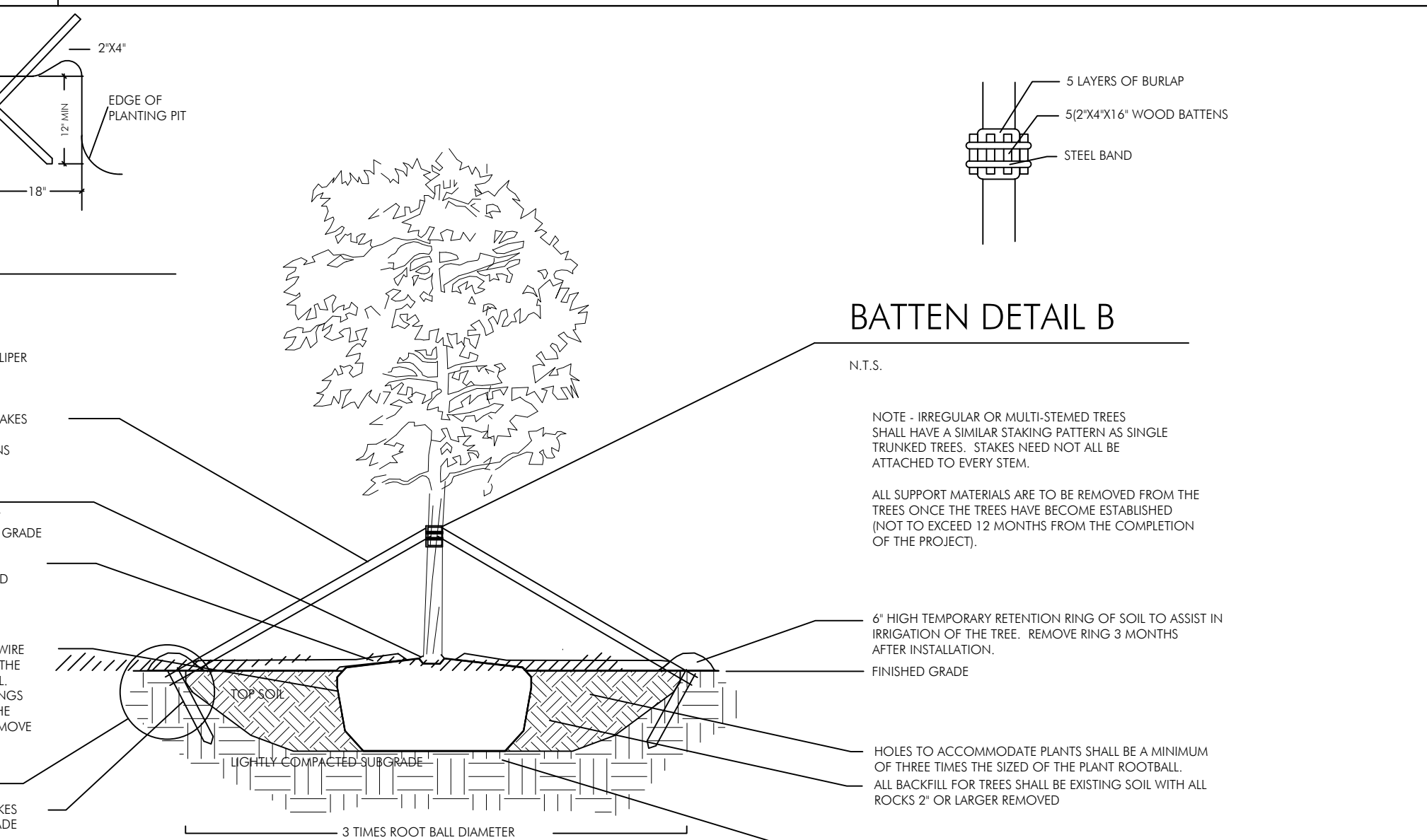
PLANTING & BRACING DETAIL FOR LEANING/CROOKED PALMS

N.T.S.



MULTI-TRUNKED TREE/PALM BRACING DETAIL

N.T.S.



PLANTING & BRACING DETAIL OVER 3 1/2" CALIPER

N.T.S.

revuelta
architecture
international

Miami
Santiago, Chile

revuelta-architecture.com

8850 SW 87TH AVE
SUITE 110
MIAMI, FL 33133
T: 305.580.5000
F: 305.580.5000

ALVARADO | RODRIGO | RODRIGUEZ

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

revuelta
architecture
international

8850 SW 87TH AVE
SUITE 110
MIAMI, FL 33133
T: 305.580.5000
F: 305.580.5000

ALVARADO | RODRIGO | RODRIGUEZ

Project

1940 Bay Drive

1940 BAY DRIVE

Miami Beach, Florida 33141

Taylor Kiehl Semler

PLA-FL6667205

DRB SUBMITTAL

Date

08/04/2023

Scale

AS SHOWN

Project No.

2133

PLANTING NOTES AND DETAILS

Sheet No.

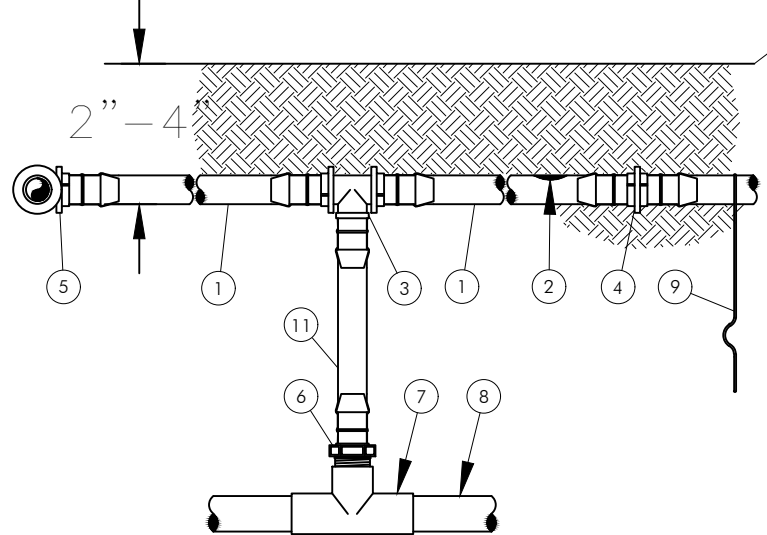
LA-501

LA-601



GENERAL NOTES:

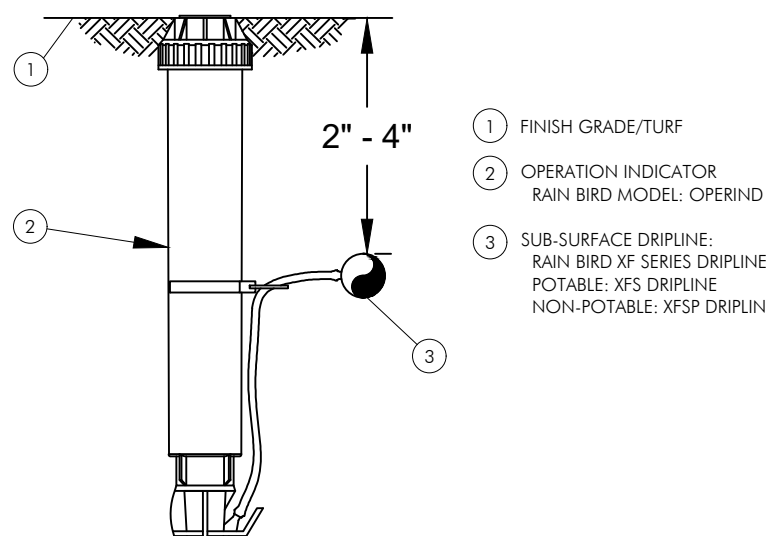
- SCOPE OF WORK: The Contractor shall furnish all labor, machinery, tools, supplies, and equipment as necessary to construct and provide an operating system, as indicated in the Plans. The work shall include, but not be limited to, furnishing materials (pipe, valves, sprinkler heads, fittings, controllers, electrical, wire and fittings, primer, glue, etc.), layout, protection to the public, excavation, assembly, installation, backfilling, compaction, repair of road or pavement surfaces, controller and low voltage feed to the valves, clean-up, maintenance and guarantee, and as-built plans.
- Contractor shall coordinate with General Contractor or other pertinent Contractor on the job to ensure 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 prints. 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 out all required plumbing and electrical applications and permits, arrange for all necessary inspections and shall pay all fees and expenses in connection with same as part of work under the contract.
- 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 accidents or vandalism. Repairs shall be made immediately at the time of inspection or when notified by the Landscape Architect.
- The irrigation system shall provide 100% coverage with a minimum of 90% overlap 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 funny pipe) for flexible swing joint and Schedule 80 galvanized steel pipe for all above ground fittings. Pipe locations shall be adjusted in the field. When laying out mains and laterals, locate pipe near edges of pavement or against buildings wherever possible, to allow space for plant rootballs. Coordinate pipe locations with plantings. Bury all mains 18" below surface and laterals 12". Depth shall be measured to top of pipe.
- Keep pop-up sprinkler heads a minimum of 8" from edges of pavement and curbing, and heads on rises 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. ASI 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 adjusted in the field. Each valve shall be in a separate valve box (10" x 18" min.). When grouping valve boxes in grass or groundcover areas, set boxes a minimum of 12" apart to allow grass or groundcover to grow between them. When possible, hide valve boxes in shrub beds, a minimum of 12" from edge of beds. Set all valve boxes, concrete or plastic, in ground with cover flush with finish grade, and level, with a minimum of 6" of pea gravel at the bottom of the box, with at least 2" of clearance from the bottom of the valve to the top of the gravel.
- 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 remain in the lines. The mains shall be filled with water and all outlets shall be opened 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.



- NOTES:
- PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
 - AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
 - SAVE YOUR HANDS. USE THE RAIN BIRD FITTING TOOL KIT INSERTION TOOL FOR FITTING ASSEMBLY.
1. ON SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFS DRIPLINE NON-POTABLE: XFSP DRIPLINE
2. INLINE DRIP EMITTER OUTLET: SEE PLANS FOR DRIPLINE OUTLET SPACING.
3. BARS TEE 1 1/2" x 1 1/2" RAIN BIRD XFF TEE
4. BARS COUPLING 1 1/2" x 1 1/2" RAIN BIRD XFF COUP
5. BARS ELBOW 1 1/2" x 1 1/2" RAIN BIRD XFF ELBOW
6. BARS MALE ADAPTER 1 1/2" x 1 1/2" RAIN BIRD XFF MALE ADAPTER 1 1/2" x 1 1/2" RAIN BIRD XFF MALE ADAPTER 1 1/2" x 1 1/2" RAIN BIRD XFF MALE ADAPTER
7. PVC TEE SOGT
8. PVC LATERAL SUPPLY HEADER
9. TIE DOWN STAKE
10. RAIN BIRD TDS-050 WITH BEND (TYPICAL)
11. RAIN BIRD XF SERIES BLANK TUBING LENGTH AS REQUIRED

XFS SUBSURFACE DRIPLINE RISER ASSEMBLY

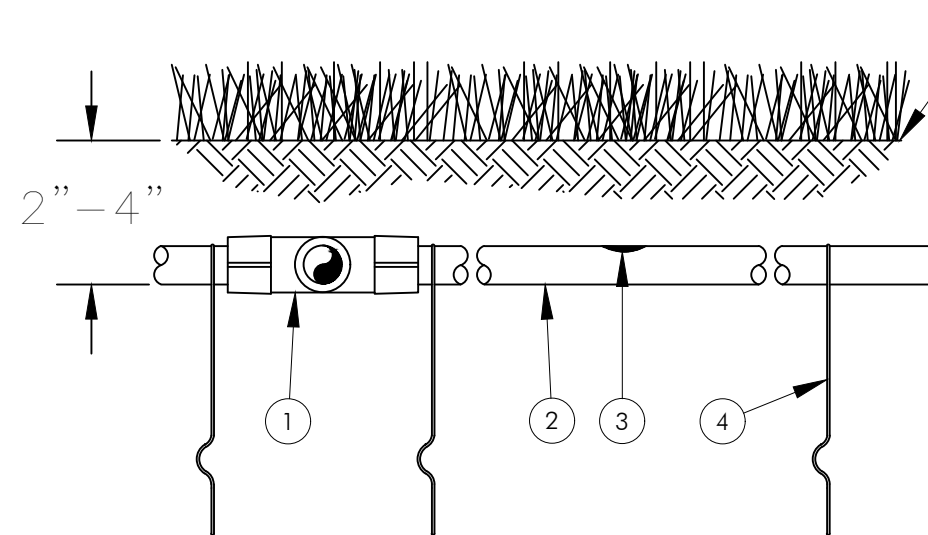
N.T.S.



- NOTES:
- INSERT BARS TRANSFER DIRECTLY INTO DRIPLINE TUBING.
 - VALVE NOZZLE MAY BE SET TO CLOSED, OR IF IT IS DESIRED TO SEE SPRAY FROM THE NOZZLE, SET THE ARC TO 20 DEGREES.
1. FINISH GRADE/TURF
2. OPERATION INDICATOR RAIN BIRD MODEL OPERIND
3. SUBSURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFS DRIPLINE NON-POTABLE: XFSP DRIPLINE

XFS SUBSURFACE DRIPLINE OPERATION INDICATOR

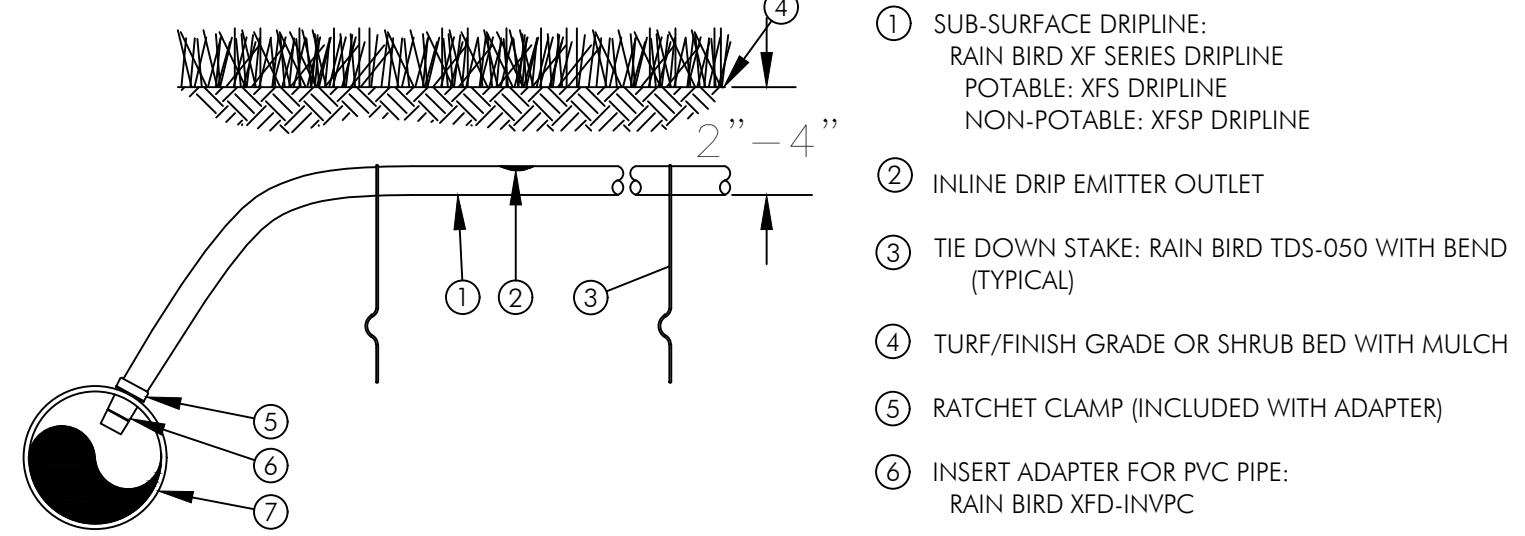
N.T.S.



- NOTES:
- PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
 - AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
 - INSERTION PLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE DOWN STAKES.
1. EASY FIT COMPRESSION TEE: RAIN BIRD MDCTEE
2. SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFS DRIPLINE NON-POTABLE: XFSP DRIPLINE
3. INLINE DRIP EMITTER
4. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (TYPICAL)
5. TURF/FINISH GRADE OR SHRUB BED WITH MULCH

XFS SUBSURFACE DRIPLINE BURIAL

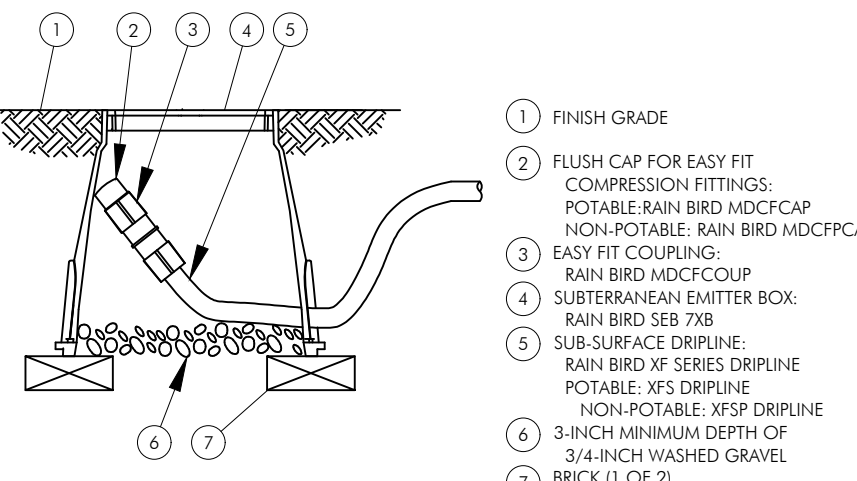
N.T.S.



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 - AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
 - INSERTION PLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE DOWN STAKES.
1. SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFS DRIPLINE NON-POTABLE: XFSP DRIPLINE
2. INLINE DRIP EMITTER OUTLET
3. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (TYPICAL)
4. TURF/FINISH GRADE OR SHRUB BED WITH MULCH
5. RATCHET CLAMP (INCLUDED WITH ADAPTER)
6. INSERT ADAPTER FOR PVC PIPE: RAIN BIRD XFD-INVPC
7. PVC LATERAL PIPE MINIMUM 1 1/2" IN DIAMETER DEPTH PER SPECIFICATION

XFS SUBSURFACE DRIPLINE ADAPTER FOR PVC

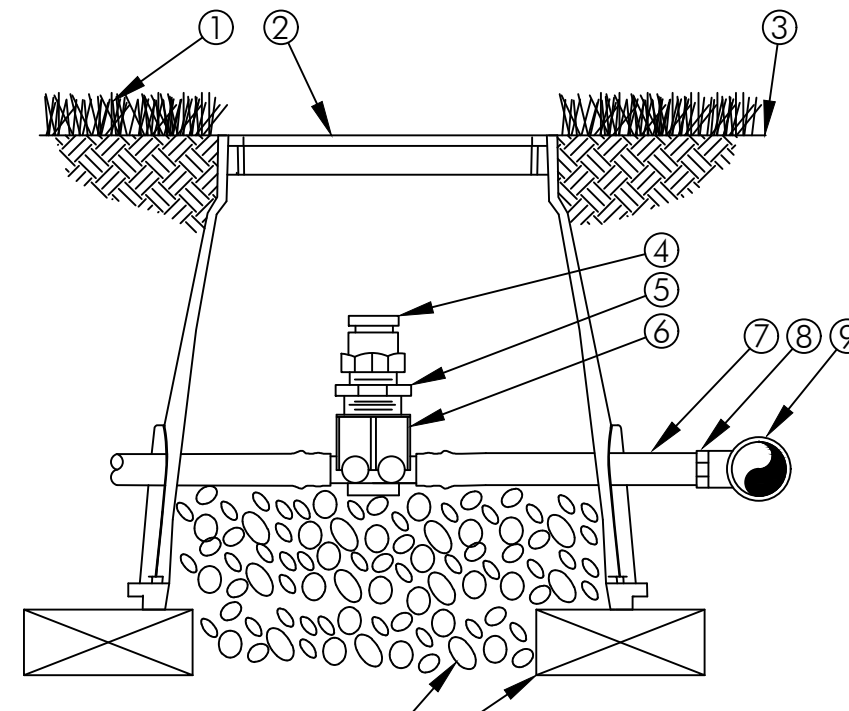
N.T.S.



- NOTE:
- ALLOW A MINIMUM OF 4 INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.
1. FINISH GRADE
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE: RAIN BIRD MDCTCAP NON-POTABLE: RAIN BIRD MDCTCAP
3. EASY FIT COUPLING: RAIN BIRD MDCTCOUP
4. SUBTERMINAL EMITTER BOX: RAIN BIRD SEB 708
5. SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFS DRIPLINE NON-POTABLE: XFSP DRIPLINE
6. 3/4 INCH MINIMUM DEPTH OF 3/4 INCH WASHED GRAVEL
7. BRICK (1 OF 2)

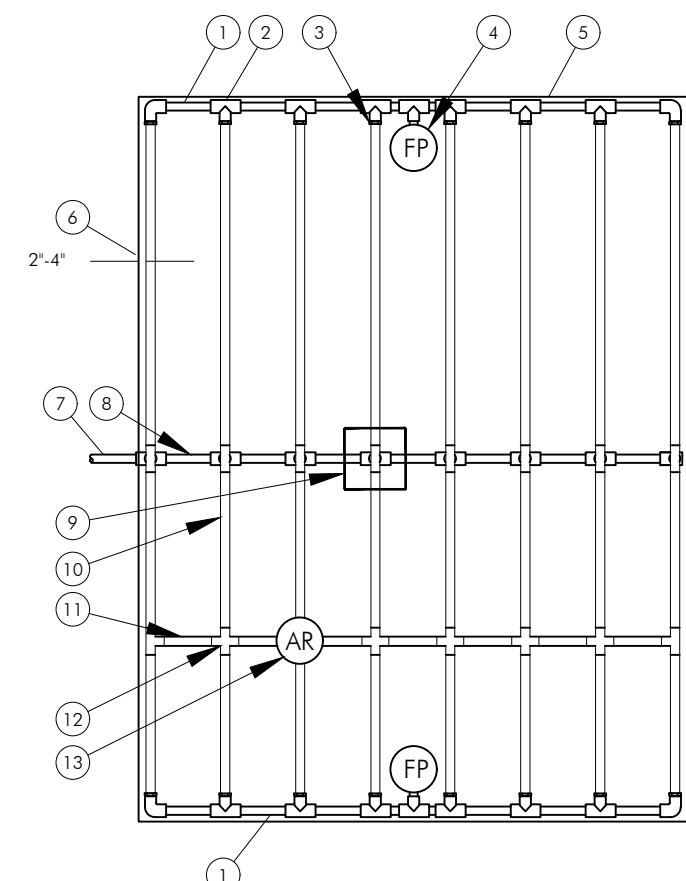
XFS DRIPLINE FLUSHPOINT WITH COMPRESSION FITTINGS

N.T.S.



XFS AIR/VACUUM RELIEF

N.T.S.

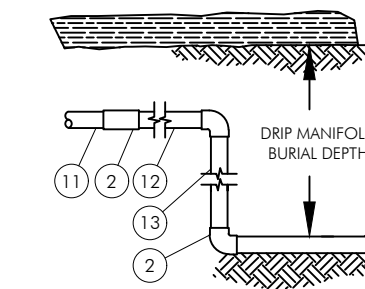


- NOTES:
- DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE RAIN BIRD XF DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACINGS.
 - LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
 - AIR RELIEF VALVE TO BE INSTALLED AT HIGH POINT OF AREA.
 - WHEN USING 1/2 INCH INSERT FITTINGS WITH DESIGN PRESSURE OVER 50 PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.
1. PVC EXHAUST HEADER
2. PVC SCH 40 TEE OR EL (TYPICAL)
3. BARS X MALE FITTING: RAIN BIRD XFF MALE FITTING (TYPICAL)
4. FLUSH POINT (TYPICAL)
5. RAIN BIRD DETAIL XFS FLUSH POINT OR XFS FLUSH POINT WITH BALL VALVE
6. PERIMETER OF AREA
7. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2'-4" FROM PERIMETER OF AREA
8. PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZES TO MEET LATERAL FLOW DEMANDS)
9. CONNECTION FROM SUPPLY MAINFOLD TO DRIPLINE (TYPICAL: SEE INSET A)
10. SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (TYPICAL) POTABLE: XFS DRIPLINE NON-POTABLE: XFSP DRIPLINE
11. RAIN BIRD XF SERIES BLANK TUBING
12. BARS X BARS X MALE TEE OR CROSS: RAIN BIRD XFF TEE OR RAIN BIRD XFF CROSS (TYPICAL)
13. 1/2" AIR RELIEF VALVE: RAIN BIRD MODEL ARVSD
14. BARS X FEMALE FITTINGS: RAIN BIRD XFF-TA-FITS FITTING
15. 3/2" PVC NIPPLE, LENGTH AS NECESSARY

Inlet Pressure psi	12" Spacing		18" Spacing		24" Spacing	
	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)
0.6	0.9	0.6	0.9	0.6	0.9	0.9
15	273	155	314	250	424	322
20	318	189	353	284	508	368
30	360	230	413	350	586	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	586	455	780	514

XFS SUBSURFACE DRIPLINE CENTERFEED LAYOUT

N.T.S.

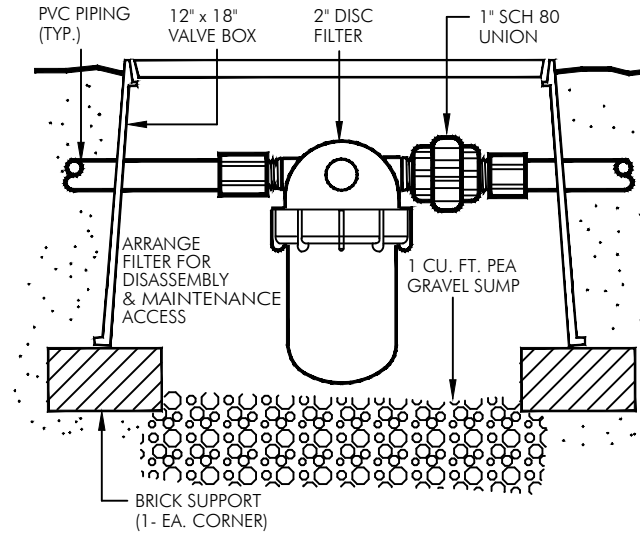


- NOTES:
- DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE RAIN BIRD XF DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACINGS.
 - LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
 - AIR RELIEF VALVE TO BE INSTALLED AT HIGH POINT OF AREA.
 - WHEN USING 1/2 INCH INSERT FITTINGS WITH DESIGN PRESSURE OVER 50 PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.
1. PVC EXHAUST HEADER
2. PVC SCH 40 TEE OR EL (TYPICAL)
3. BARS X MALE FITTING: RAIN BIRD XFF MALE FITTING (TYPICAL)
4. FLUSH POINT (TYPICAL)
5. RAIN BIRD DETAIL XFS FLUSH POINT OR XFS FLUSH POINT WITH BALL VALVE
6. PERIMETER OF AREA
7. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2'-4" FROM PERIMETER OF AREA
8. SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (TYPICAL) POTABLE: XFS DRIPLINE NON-POTABLE: XFSP DRIPLINE
9. RAIN BIRD XF SERIES BLANK TUBING
10. BARS X BARS X MALE TEE OR CROSS: RAIN BIRD XFF TEE OR RAIN BIRD XFF CROSS (TYPICAL)
11. 1/2" AIR RELIEF VALVE: RAIN BIRD MODEL ARVSD
12. SEE RAIN BIRD XF DETAILS FOR AIR RELIEF INSTALLATION
13. PVC SUPPLY HEADER
14. PVC DRIP MAINFOLD FROM RAIN BIRD CONTROL ZONE VALVE KIT (SIZES TO MEET LATERAL FLOW DEMANDS)
15. PVC SCH 40 RISER PIPE

Inlet Pressure psi	12" Spacing		18" Spacing		24" Spacing	
	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)
0.6	0.9	0.6	0.9	0.6	0.9	0.9
15	273	155	314	250	424	322
20	318	189	353	284	508	368
30	360	230	413	350	586	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	586	455	780	514

XFS SUBSURFACE DRIPLINE END FEED LAYOUT

N.T.S.

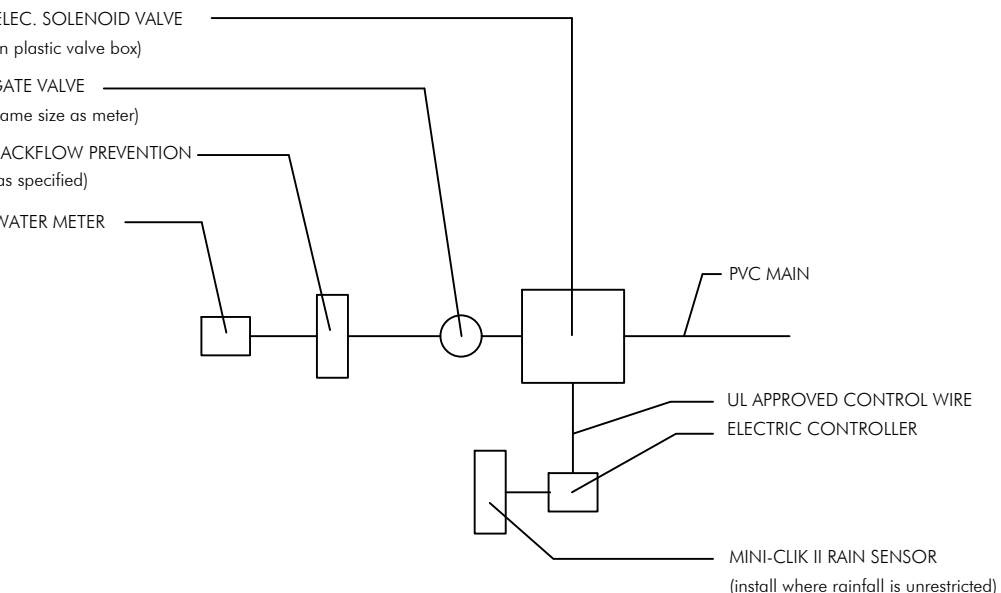


2" DISC FILTER

N.T.S.

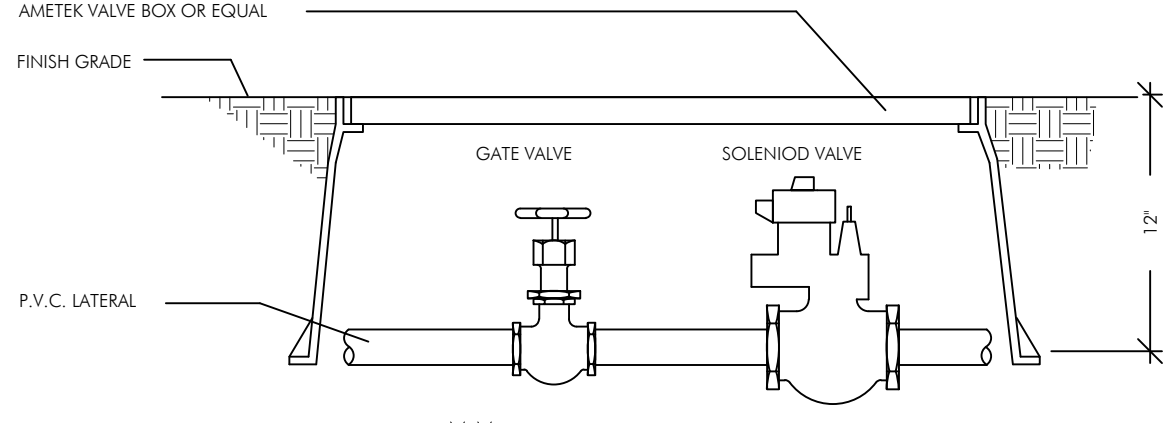
RAIN SENSOR DETAIL

N.T.S.



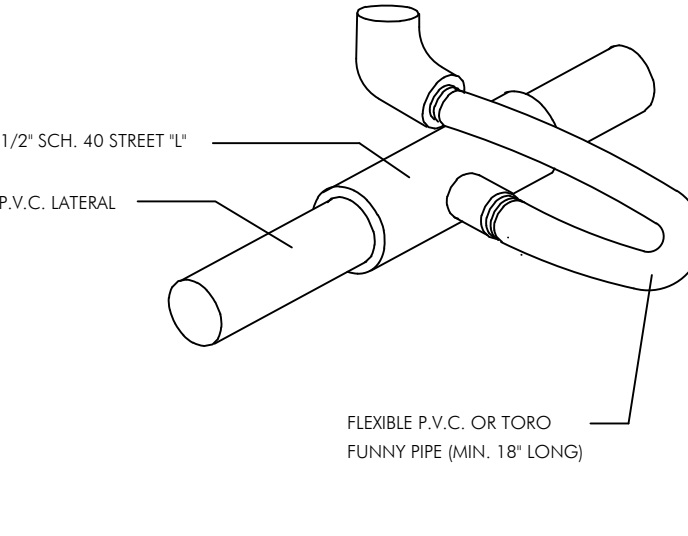
CONNECTION TO METER DETAIL

N.T.S.



TYPICAL SOLENOID VALVE ASSEMBLY

N.T.S.



FLEXIBLE SWING JOINT DETAIL

N.T.S.