

MITIGATION TREE SCHEDULE TO BE REPLACED						
TOTAL TO MITIGATE: 4 Palms # 1,2,3,6						
MITIGATION PROPOSED: 4 Trees = 3 Pegium Plum trees, each having 12'HT 3"DBH 8'SP (ALL NATIVE) 1 Silver butonwood 12' HT 3" DBH 8' SP						
MITIGATION LIST						
PALMS AND TREES						
	QTY	DBH	HEIGHT	SPREAD	NATIVE	CANOPY CREDIT
PP	3	3"	14'	8'	YES	1500
SBU	1	3"	14'	8'	YES	500
*100% of the total proposed as replacement is met by natives.						

EXISTING TREE DISPOSITION CHART							
NO.	BOTANICAL NAME	COMMON NAME	HEIGHT	CANOPY	CALIPER (DBH)	CONDITION	ACTION
1.	Vecthia montgomeryana	Montgomery palm	20'	12'	7"	GOOD	REMOVE
2.	Vecthia montgomeryana	Montgomery palm	19'	12'	6"	MODERATE	REMOVE
3.	Vecthia montgomeryana	Montgomery palm	20'	12'	6"	MODERATE	REMOVE
4.	Adonia merillii	Adonia palm	14'	10'	4"	MODERATE	REMAIN
5.	Adonia merillii	Adonia palm	14'	10'	4"	MODERATE	REMAIN
6.	Ptychosperma elegans	Solitaire palm	18'	12'	4"	MODERATE	REMOVE
7.	Ficus benjamina	Ficus benjamina	20'	17'	9" multi	POOR	REMOVE*
8.	Ficus benjamina	Ficus benjamina	18'	20'	6" multi	POOR	REMOVE*
9.	Ficus benjamina	Ficus benjamina	20'	17'	6" multi	POOR	REMOVE*
10.	Ficus benjamina	Ficus benjamina	16'	15'	6" multi	POOR	REMOVE*

LEGEND	
	EXISTING TO REMAIN
	EXISTING TO RELOCATE
	EXISTING TO REMOVE
	RELOCATED LOCATION

**EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE**

181 Harbor Dr. Key Biscayne, FL, 33149
(305)785-8256
LA Theresa Wymer LA6667363
Mercedes B.Porcari

NEW RESIDENTIAL BUILDING

829 4th St Miami Beach, FL 33139

SHEET TITLE

**TREE DISPOSITION
PLAN**

SCALE

3 / 16" = 1" - 0

ISSUE DATE

06/30/2023

REVISION

02/06/2023

DESIGN

MERCEDES PORCARI

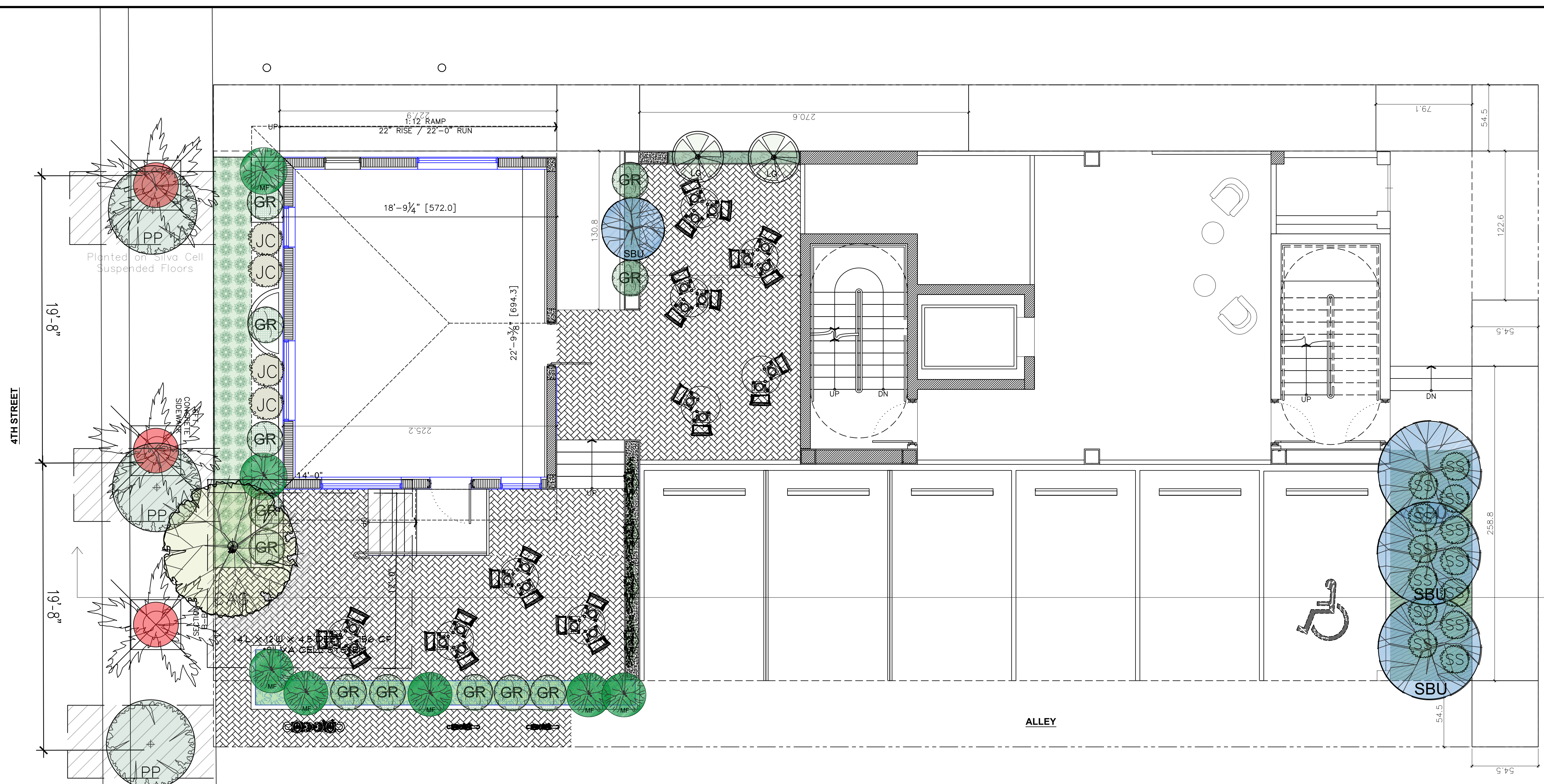
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PLANT LIST					
TREES & PALMS					
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE
GR	MF	7	EUGENIA FOETIDA	SPANISH STOPPER	7'HT x 4' SP shrub form
SBU	3		CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	14'HT x 8' SP 3"DBH
CAG	1		CAESALPINIA GRANADILLO	BRIDALVEIL TREE	14'HT x 8' SP x 2.5"DBH
SBU	1		CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	8'HT x 6' SP BUSH
PP	3		COCOLOBA DIVERSIFOLIA	PIGEON PLUM	14'HT x 8' SP x 3"DBH
LG	2		LICUALA RAMSALI	LICUALA PALM	5'HT x 4' SP SINGLE
GR	12		GARDENIA JASMINOIDES	GARDENIA	3'HT x 3' SP BUSH

Large shrub /
Small trees

Lot trees

Lot trees

Large shrub /
Small trees

Street tree

PLANT LIST					
SHRUBS					
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE
SS	SS	28	MYRCIANTHES FRAGRANS	SIMPSON STOPPER	15 GAL 6' HT 2"SP
JC	JC	26	CAPPARIS CYNOPHALLOPHORA	JAMAICAN CAPER	7 GAL 2' HT 2"SP
JAS	JAS	4	TRACHELOSPERMUM JASMINOIDES	CONFEDERATE JASMINE	7 GAL 24"HT FULL
MD	MD	10	MONSTERA DELICIOSA	MONSTERA	7 GAL FULL
PHB	PHB	40	PHILLODENRON BURLE MARX	BURLE MARX	3 GAL 12"
PLU	PLU	30	PLUMBAGO AURICULATA	BLUE PLUMBAGO	3 GAL 24" HT 24"SP
DCL	DCL	60	CLUSIA GUTIFERA "NANA"	DWARF CLUSIA	3 GAL 24" HT 24"SP

* Silva Cell System detail included within the Plans sheet LA.03:

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(305)785-8256
LA Theresa Wymer LA6667363
Mercedes B.Porcari

NEW RESIDENTIAL BUILDING

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SHEET TITLE
**GROUND FLOOR
LANDSCAPE PLAN**

SCALE
3 / 16" = 1" - 0

ISSUE DATE
06/30/2023

REVISION
02/06/2023

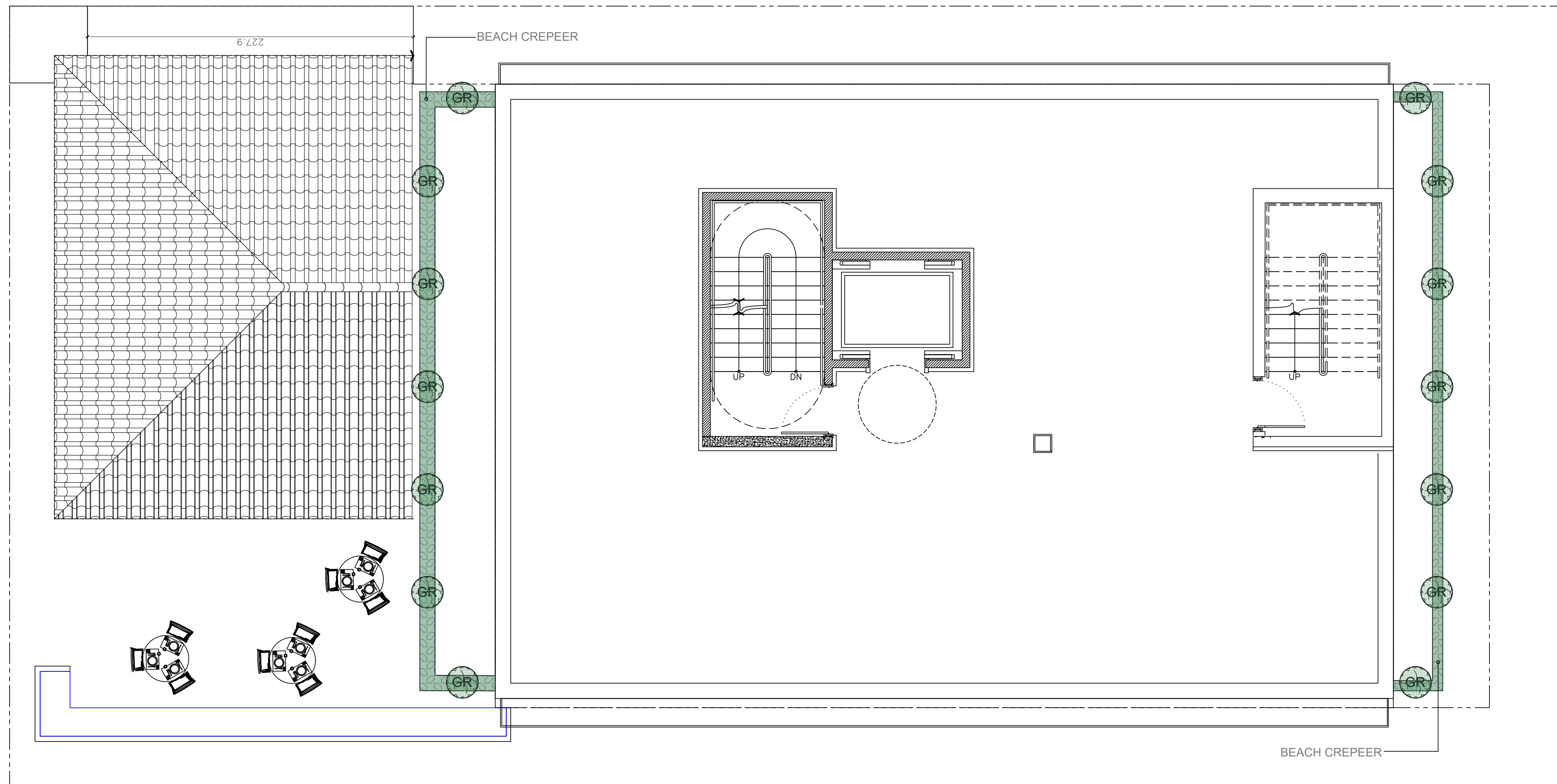
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THERESA WYMER
LA6667363

SHEET NUMBER

LA.01



**COMMON PLAN
FLOORS 2,3 and 4**

PLANT LIST					
SHRUBS					
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE
GR		12	GARDENIA JASMINOIDES	GARDENIA	3'HT x 3' SP BUSH
MD		100	ERNODEA LITTORALIS	BEACH CREPEER	7 GAL FULL

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Mercedes B.Porcari

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SHEET TITLE

**COMMON
LANDSCAPE PLAN**

SCALE

1 / 4" = 1" - 0

ISSUE DATE

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DESIGN

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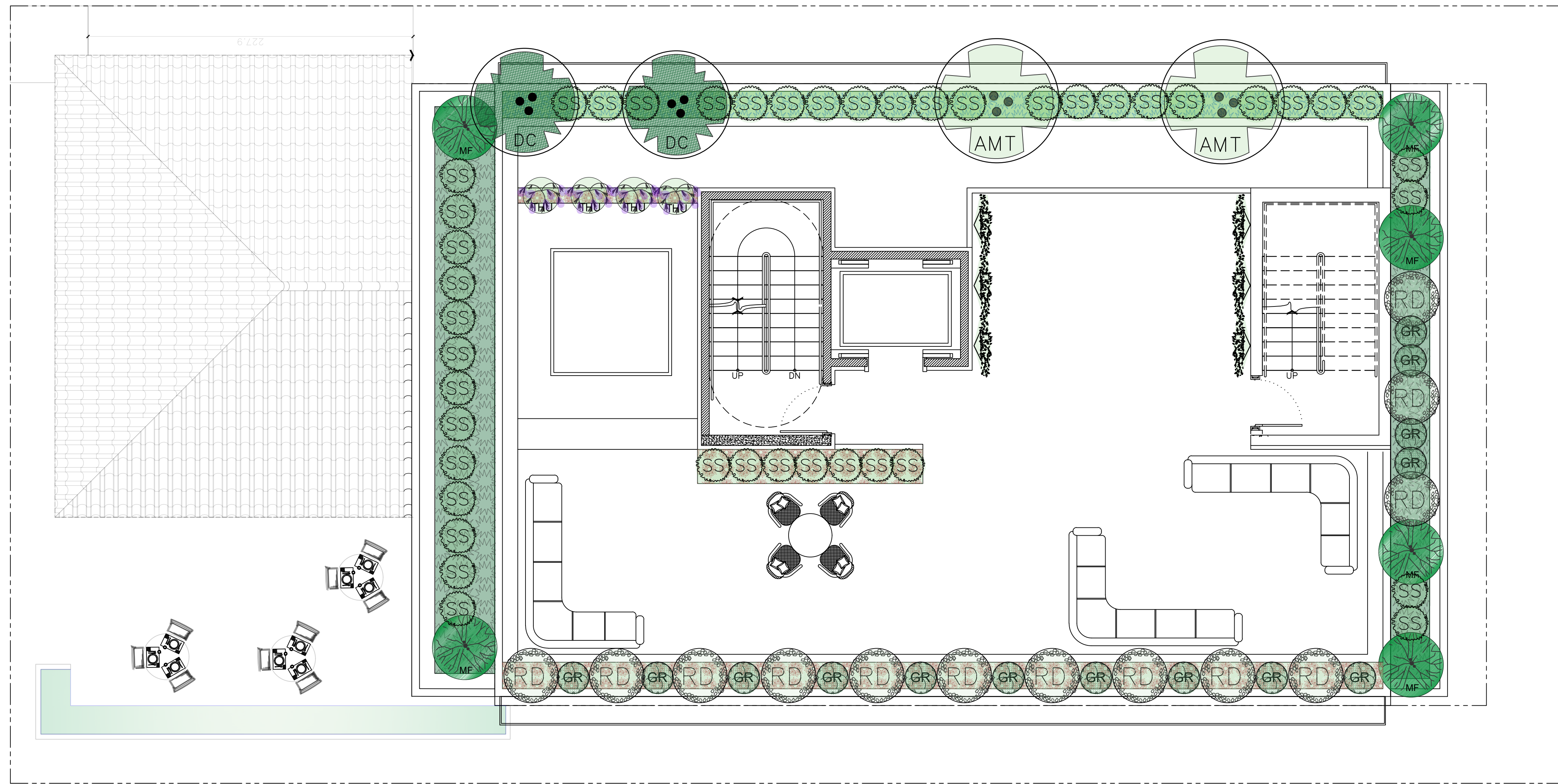
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SHEET NUMBER

LA.02



PLANT LIST						
TREES & PALMS						
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE	
MF		6	EUGENIA FOETIDA	SPANISH STOPPER	7'HT x 4' SP shrub form	NATIVE
RD		13	RADERMANCHERA SINICA	RADERMANCHERA	4'HT x 3' SP SHRUB	
GR		14	GARDENIA JASMINOIDES	GARDENIA	3'HT x 3' SP BUSH	
AMT		2	ADONIDIA MERRILLI	ADONIDIA TRIPLE	7'CT x 6' SP TRIPLE	
DC		2	DYPSIS CABADAE	CABADA PALM	10'HT x 7' SP MULTI	

PLANT LIST						
SHRUBS						
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE	
THU		4	THUMBERGIA GRANDIFLORA	SKY VINE	15 GAL 6' HT 24"SP	
SS		37	MYRCIANTHES FRAGRANS	SIMPSON STOPPER	15 GAL 6' HT 2'SP	NATIVE
JAS		6	TRACHELOSPERMUM JASMINOIDES	CONFEDERATE JASMINE	7 GAL 24"HT FULL	
MD		10	MONSTERA DELICIOSA	MONSTERA	7 GAL FULL	
PLU		30	PLUMBAGO AURICULATA	BLUE PLUMBAGO	3 GAL 24" HT 24"SP	
SUN		80	APTENIA CORDIFOLIA	BABY SUN ROSE	.1 GAL 12" HT 12"SP	

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SHEET TITLE
**ROOFTOP
LANDSCAPE PLAN**

SCALE
1/4" = 1' - 0

ISSUE DATE
06/30/2023

REVISION

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TERESA WYMER
LA6667363

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LA.03

§ 18A-11
Landscape maintenance.

- (A) An owner is responsible to ensure that landscaping required to be planted pursuant to this chapter, or the ordinances which were in effect prior to the effective date of this chapter, is:
- Installed in compliance with the Landscape requirements;
 - Maintained as to present a healthy, vigorous, and neat appearance free from refuse and debris; and
 - Sufficiently fertilized and watered to maintain the plant material in a healthy condition.
- (B) If any tree or plant dies which is being used to satisfy current landscape code requirements, such tree or plant shall be replaced with the same landscape material or an approved substitute.
- (C) Trees shall be pruned in the following manner:
- All cuts shall be clean, flush and at junctions, laterals or croches. All cuts shall be made as close as possible to the trunk or parent limb, without cutting into the branch collar or leaving a protruding stub.
 - Removal of dead wood, crossing branches, weak or insignificant branches, and sucker shall be accomplished simultaneously with any reduction in crown.
 - Cutting of lateral branches that results in the removal of more than one-third (1/3) of all branches on one (1) side of a tree shall only be allowed if required for hazard reduction or clearance pruning.
 - Lifting of branches or tree thinning shall be designed to distribute over half of the tree mass in the lower two-thirds (2/3) of the tree.
 - No more than one-third (1/3) of a tree's living canopy shall be removed within a one (1) year period.
 - Pruning shall be performed according to the current ANSI A300 Standards and the Landscape Manual.
- (7) All newly installed planting material will be maintained in a condition that meets or exceeds Florida Model #1 and has (1) one year replacement guarantee

- LANDSCAPE NOTES**
- Non Cypress variety mulch shall extend under all trees, shrubs and ground cover beds to the closest hard edge or sod border, in a minimum of 3" depth.
 - All plants shall meet the minimum standard of Florida No. 1 or better as specified in Grading and Standards for Nursery Plants as published by the Division of Plant Industry, Florida Department of Agriculture, latest edition.
 - All shrubs to be planted a minimum of 24" and ground covers a minimum of 12" from the edge of walks, building walls, pond's edge, etc. Ixora Nora Grant and Rapiholepis indica to be planted 30" form edge of walkways.
 - All trees and palms over 8" in height shall be braced to prevent lateral movement for a period of six months from the date of planting. Either wood braces as shown in the planting detail, or the wire and turnbuckle method shall be used. No nails, screws, metal straps or wires are to be used directly against the trees or palms trunks.
 - All palms except for species such as Coccothrinax, Acrostichum, Raphis, and other multitrunk palms, shall have straight trunks, free of scars, decay or any damage caused by digging, transport or planting handling of the same.
 - All work by the Landscape Contractor shall be performed in a professional and sound manner in accordance with established standards of landscape installation practices and workmanship.
 - Landscape Contractor is responsible for verifying plant quantities prior to bidding. Quantities shown in the plans may vary due to actual site scale, job conditions, etc... Landscape Architect assumes no responsibility for the actual plant count necessary for the successful completion of the work.
 - Landscape Contractor and his subcontractors shall be licensed and insured as required by the municipality, county, state or any other governmental agency requiring a license or insurance in order for the Landscape Contractor to perform his work.
 - All work shall conform to Miami-Dade County's landscape ordinance Chapter 18-A, ordinance # 98-13, and any other municipal landscape ordinance in effect at the projects location, including streets-trees.
 - Landscape Contractor is required to procure and obtain any necessary permits applicable for the successful completion of this project, if applicable.
 - Landscape material shall not be allowed to grow in such a manner as to impede streetfront triangle of visibility to property owner or neighbors, so as to materially impede vision between a height of 3 feet and 8 feet.
 - Landscape Contractor shall call Sunshine State One Call Center of Florida at 1-800-432-4770 (Toll Free) 48 hours before digging.
 - Landscape Contractor is responsible for inspecting the site and physically observing all the site conditions prior to entering into Agreements or Contract with Owner. Landscape Contractor shall coordinate his work with the General Contractor of Construction Manager in such a manner as to allow for a speedy and orderly completion of all work on the site.
 - Any excess soil, landscape materials and debris from the landscape Contractor's work shall be removed from the site immediately upon completion of his work.
 - Landscape Contractor shall coordinate the proposed planting in the Planting Plan with the work required in relocating and removal of trees in sheet L-1 (Existing Trees).
 - One year guarantee on plan material

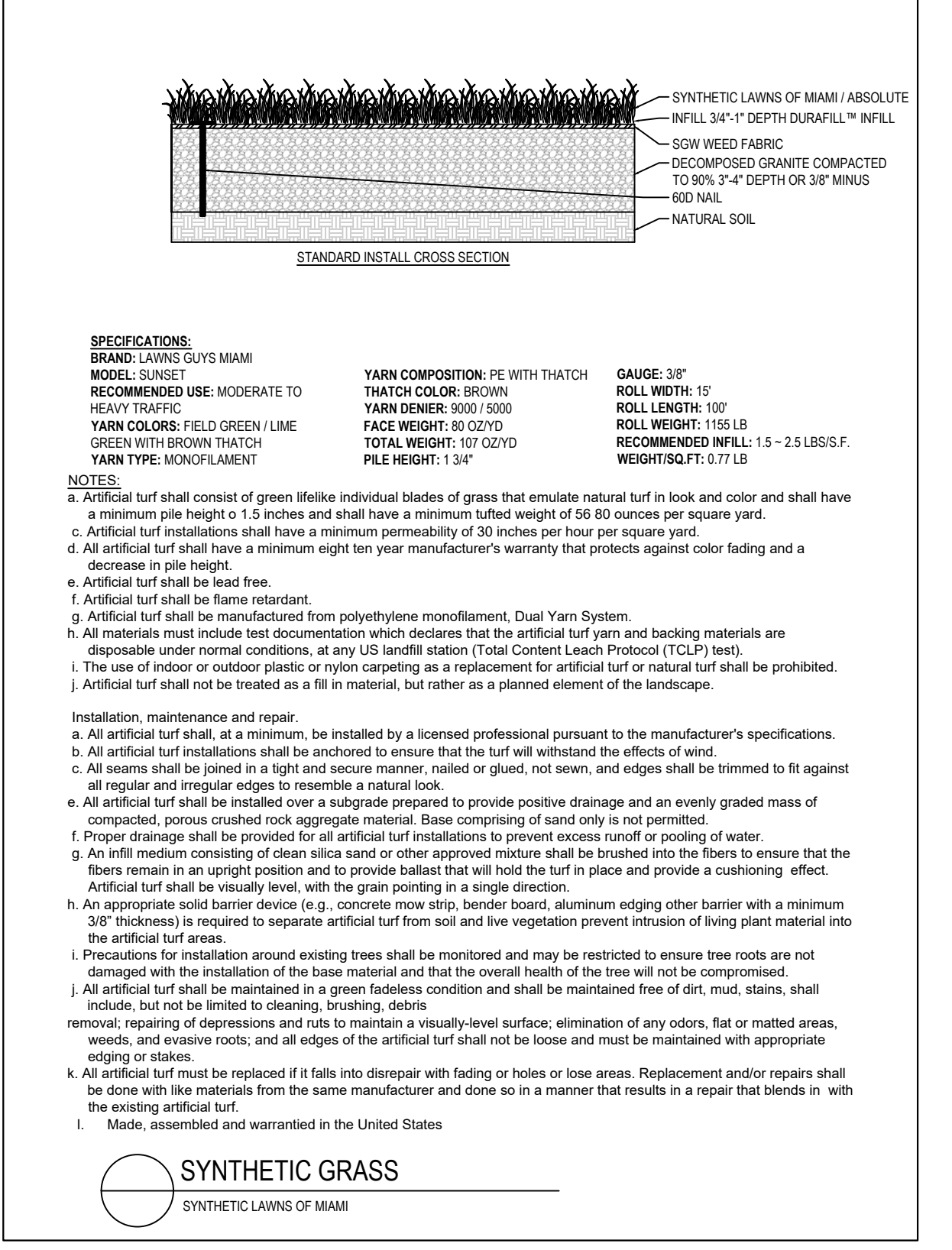
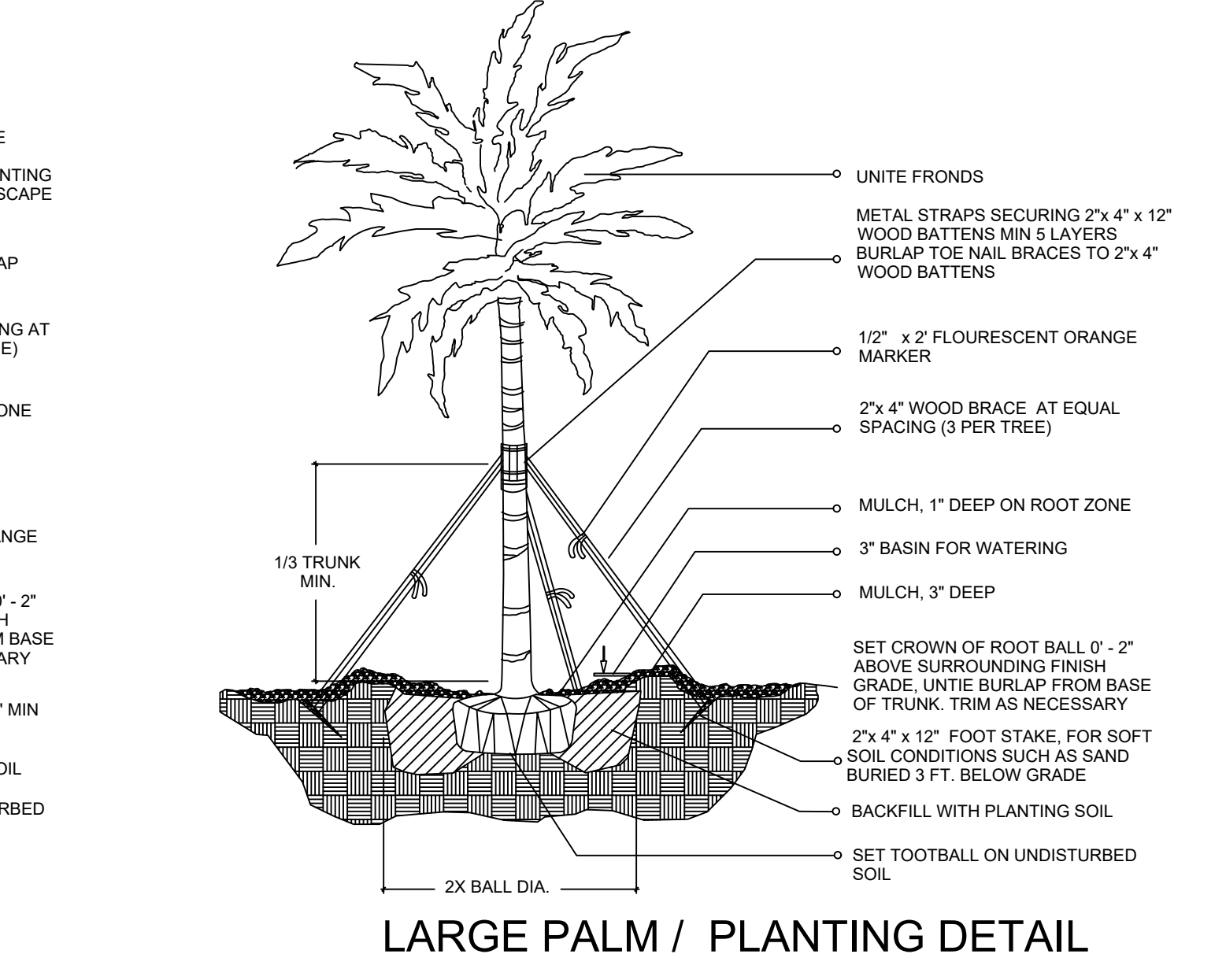
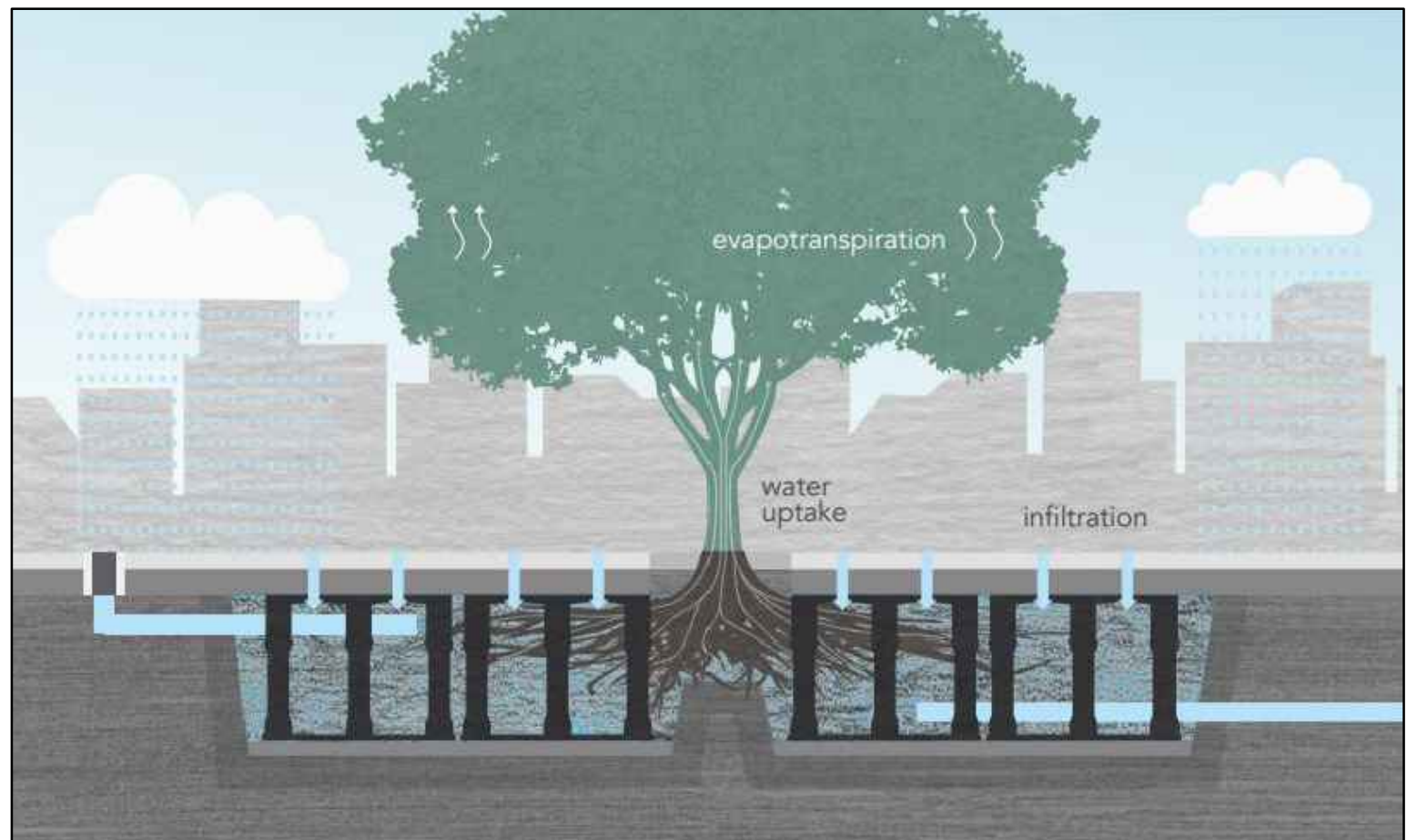
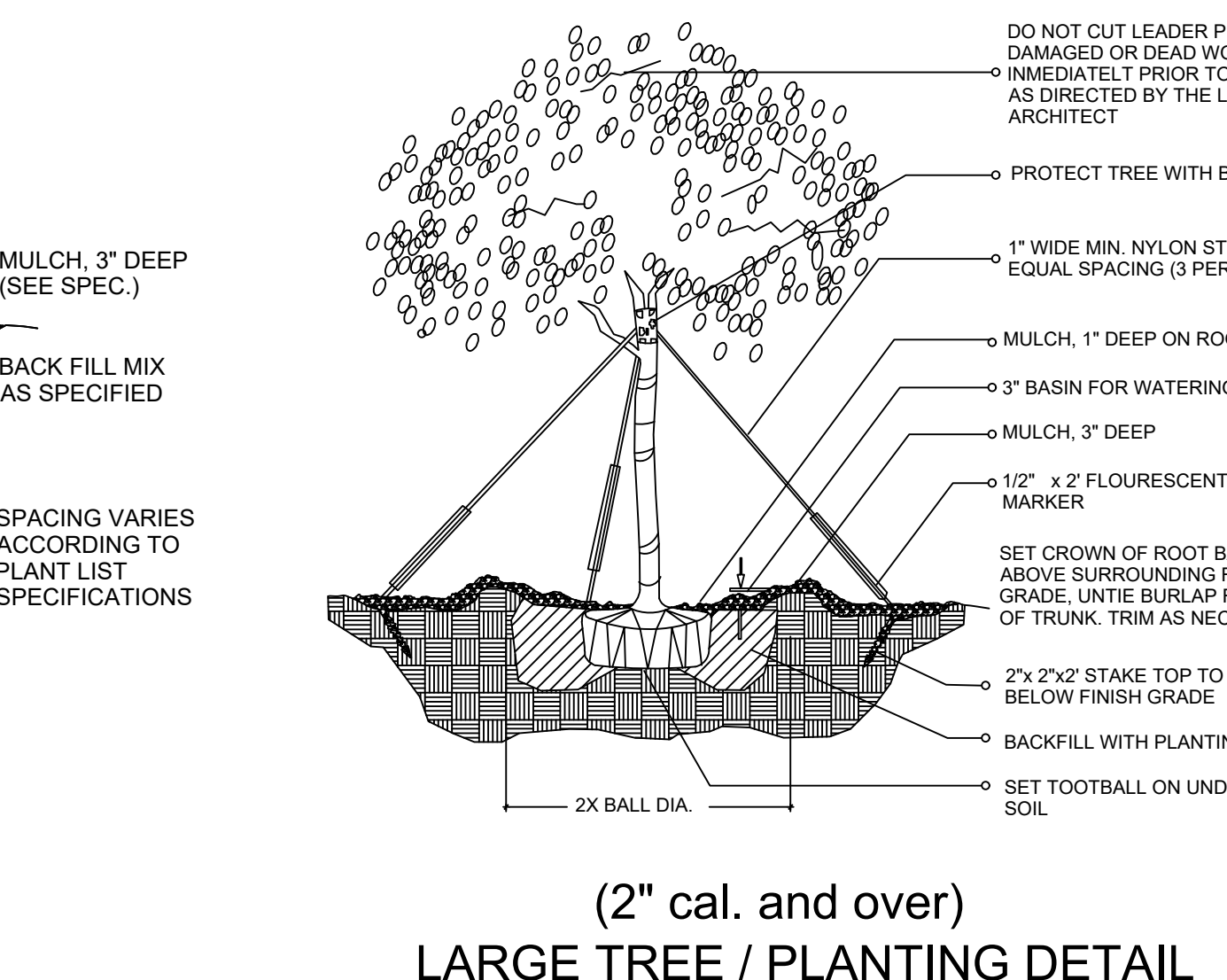
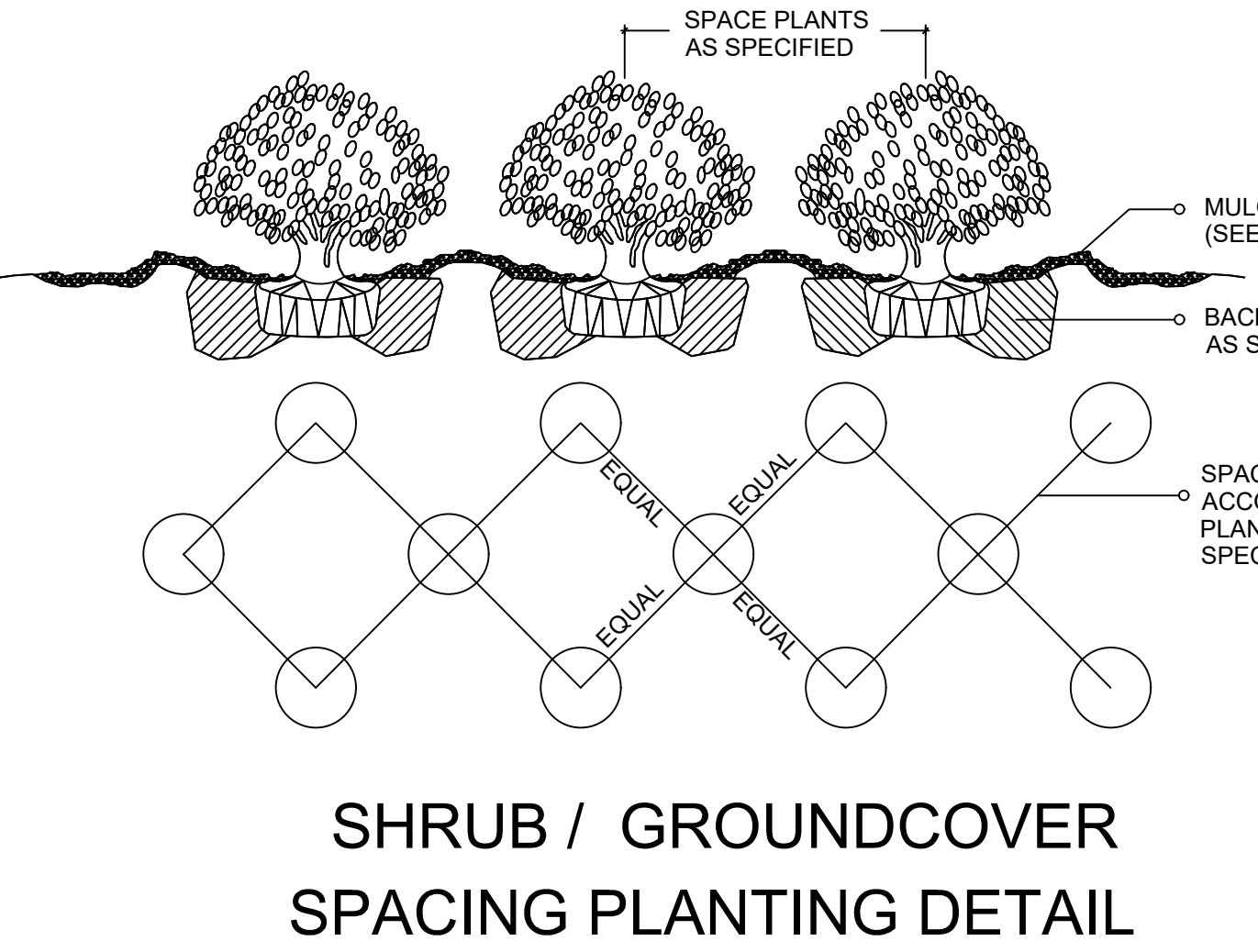
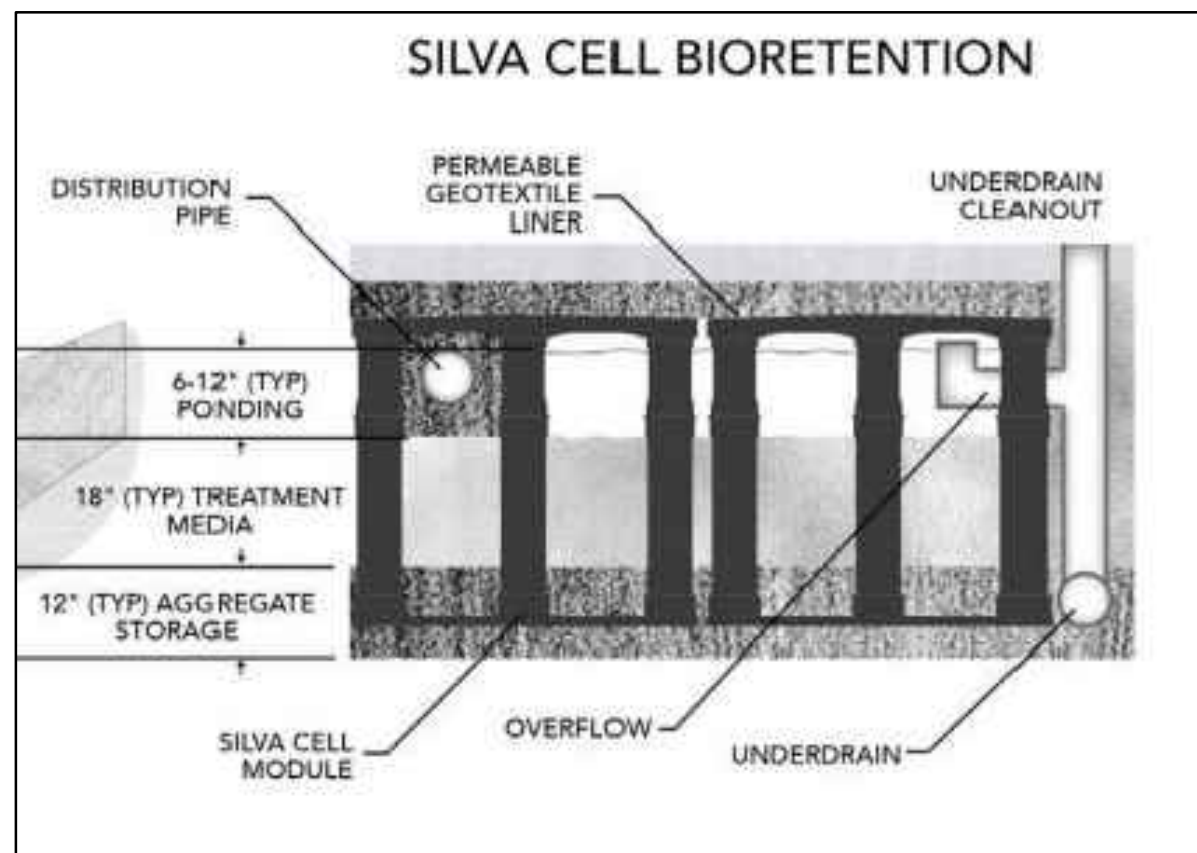
- Sec. 30-242 - Artificial turf.**
- (a) Definitions - The following words, terms and phrases when used in this section, shall have the meanings ascribed to them in this section:
- Corner Lot: A Lot located at the intersection of two streets and abutting such streets on two adjacent sides.
 - Artificial Turf: An artificial product manufactured from synthetic materials that simulates the appearance of natural turf, grass, sod or lawn.
- (b) Installation.
- Single Family and Two-Family Districts: Within the VR, VE, IR and PS Districts, Artificial Turf shall not be permitted to be installed within a Front Yard of any Lot, or within a Street Side Yard of a Corner Lot.
 - Other Districts: Within all other zoning districts with the exception of the PROS Public Recreation and Open Space Use District and the GU Government Use District, Artificial Turf shall not be permitted to be installed within a Front Yard, or within a Side Yard facing a Street.
- (c) Installation, Maintenance and Repair
- No person shall install Artificial Turf without first obtaining a permit from the Village Planning, Building and Zoning Department.
 - All Artificial Turf shall, at a minimum, be installed according to the manufacturer's specifications.
 - All seams shall be nailed and glued, not sewn, and edges shall be trimmed to fit against all regular and irregular edges to resemble a natural look.
 - If Artificial Turf is planned to be installed immediately adjacent to a seawall, the Artificial Turf shall be pinned or staked behind the seawall. No Artificial Turf or installation mechanism shall be attached directly to or placed on a seawall or seawall cap.
 - Artificial Turf shall be visually level, with the grain pointing in a single direction.
 - An appropriate solid barrier device (e.g., concrete mow strip, bumper board) is required to separate Artificial Turf from soil and live vegetation.
 - Precautions for installation around existing trees, including a proper radius, shall be provided to ensure that tree roots are not damaged with the installation of the base material and that the overall health of the tree will not be compromised.
 - All Artificial Turf shall be maintained in a green fadeless condition and shall be maintained free of dirt, animal waste, mud, stains, weeds, debris, tears, holes, and impressions. Maintenance shall include, but not be limited to cleaning, brushing, debris removal, repairing of depressions and ruts to maintain a visually-level surface; elimination of any odors, flat or matted areas, weeds, and invasive roots; and all edges of the Artificial Turf shall not be loose and must be maintained with appropriate edging or stakes.
 - Artificial Turf must be replaced if it falls into disrepair with fading or holes or loose areas. Replacement and repairs shall be done with like materials from the same manufacturer and done so in a manner that results in a repair that blends in with the existing Artificial Turf, without any matting.
 - All Artificial Turf shall be installed on a permeable backing in order to ensure proper drainage (12) All Artificial Turf shall be of the highest quality available from a list of Village-approved manufacturers, and shall be a natural green color selected from a palette of colors approved by the Village.

LANDSCAPE LEGEND

TRANSECT ZONE: ___CPS-2___ LOT AREA: 5000 SF ACRES: ___0.114___

	REQUIRED/	ALLOWED	PROVIDED
TREES			
A. NUMBER OF TREES REQUIRED PER LOT ACRE, LESS EXISTING NUMBER OF TREE MEETING MINIMUM REQUIREMENTS =			
1. TREES : LOT ACRE / 22 - NUMBER OF EXISTING TREES *	3	5	
B. % PALMS ALLOWED: NUMBER OF TREE PROVIDED X 40% =	2	2	
C. % NATIVES REQUIRED: NUMBER OF TREE PROVIDED 40% =			
D. % DROUGHT TOLERANT AND LOW MAINTENANCE: NUMBER OF TREE PROVIDED X 20% =	4	8	
E. STREET TREES (MAXIMUM AVERAGE SPACING OF 20' O.C.) LINEAR FEET ALONG STREET / 20' =	3	3	
F. STREET TREES LOCATED DIRECTLY BENEATH POWER LINES : (MAXIMUM AVERAGE SPACING OF 20' O.C.) : LINEAR FEET ALONG STREET / 20' =	NA		
SHRUBS			
A. NUMBER OF SHRUBS REQUIRED: NUMBER OF TREES REQUIRED X 12 =	72	80	
B. % NATIVE SHRUBS REQUIRED : NUMBER OF SHRUBS PROVIDED X 40% =	29	54	
LARGE SHRUBS OR SMALL TREE			
A. NUMBER OF SHRUBS REQUIRED X 10% =	8	8	
B. % NATIVE REQUIRED : NUMBER OF SHRUBS PROVIDED X 50% =	4	4	

*PROPOSED LOT TREES (4)	**PROPOSED SHRUBS (54)	***PROPOSED LARGE SHRUBS/SMALL TREES (8)
+3 SILVER BUTTWOOD +1 BRIDALVEIL TREES	+28 SIMPSON STOPPER +26 JAMAICAN CAPER +26 PLUMBAGO	+7 SPANISH STOPPERS +1 SILVER BUTTWOOD
		***PROPOSED STREET TREES (2)
		3 PROPOSED PIGEON PLUM



EXOTICSCAPE & ASSOCIATES LANDSCAPE ARCHITECTURE
181 Harbor Dr. Key Biscayne, FL, 33149
(305)785-8256
LA Theresa Wymer LA6667363
Mercedes B. Porcari

NEW RESIDENTIAL BUILDING

829 4th St Miami Beach, FL 33139

SHEET TITLE
LANDSCAPE DETAILS

SCALE
1/8" = 1' - 0

ISSUE DATE
06/30/2023

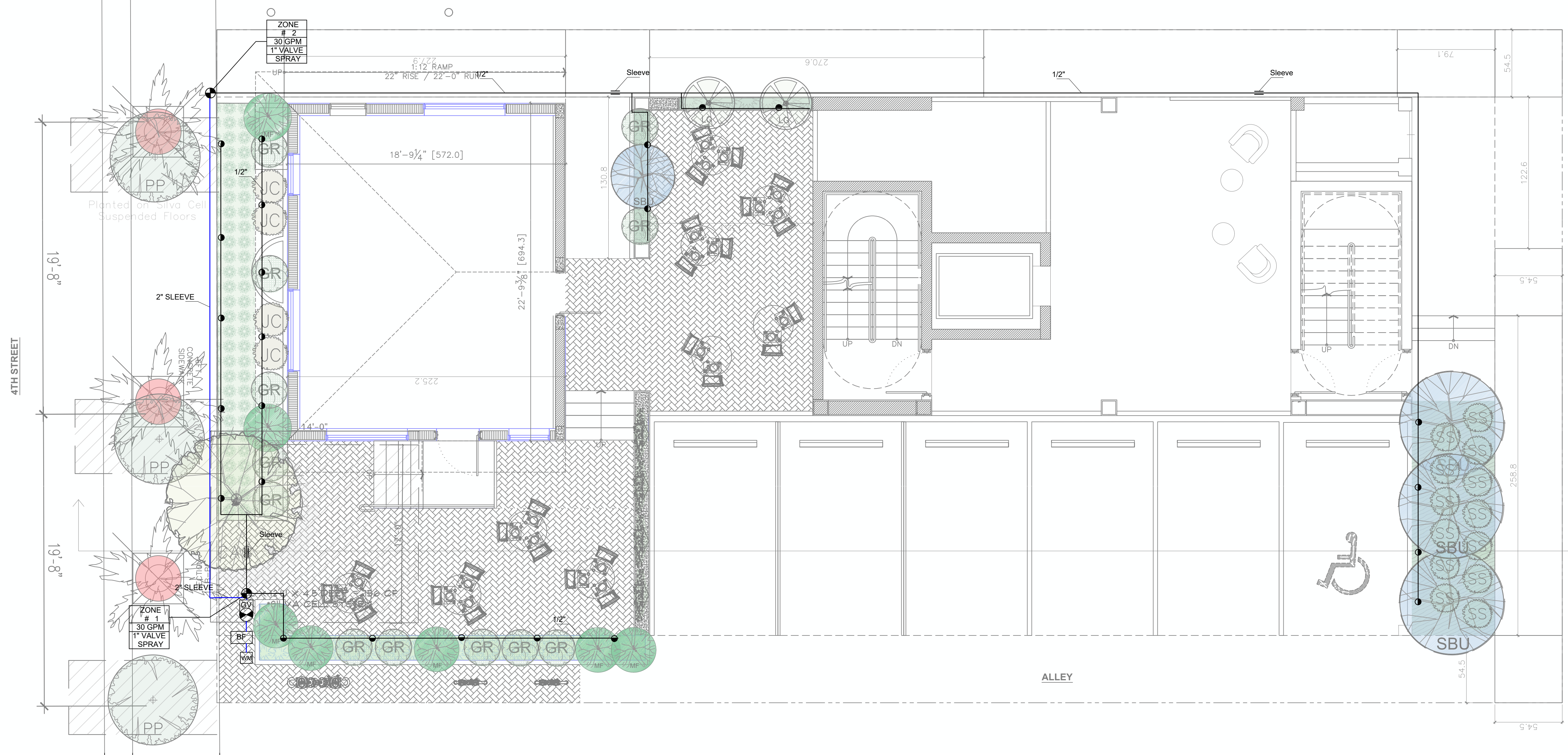
DESIGN
MERCEDES PORCARI

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FELIPE MOSQUERA

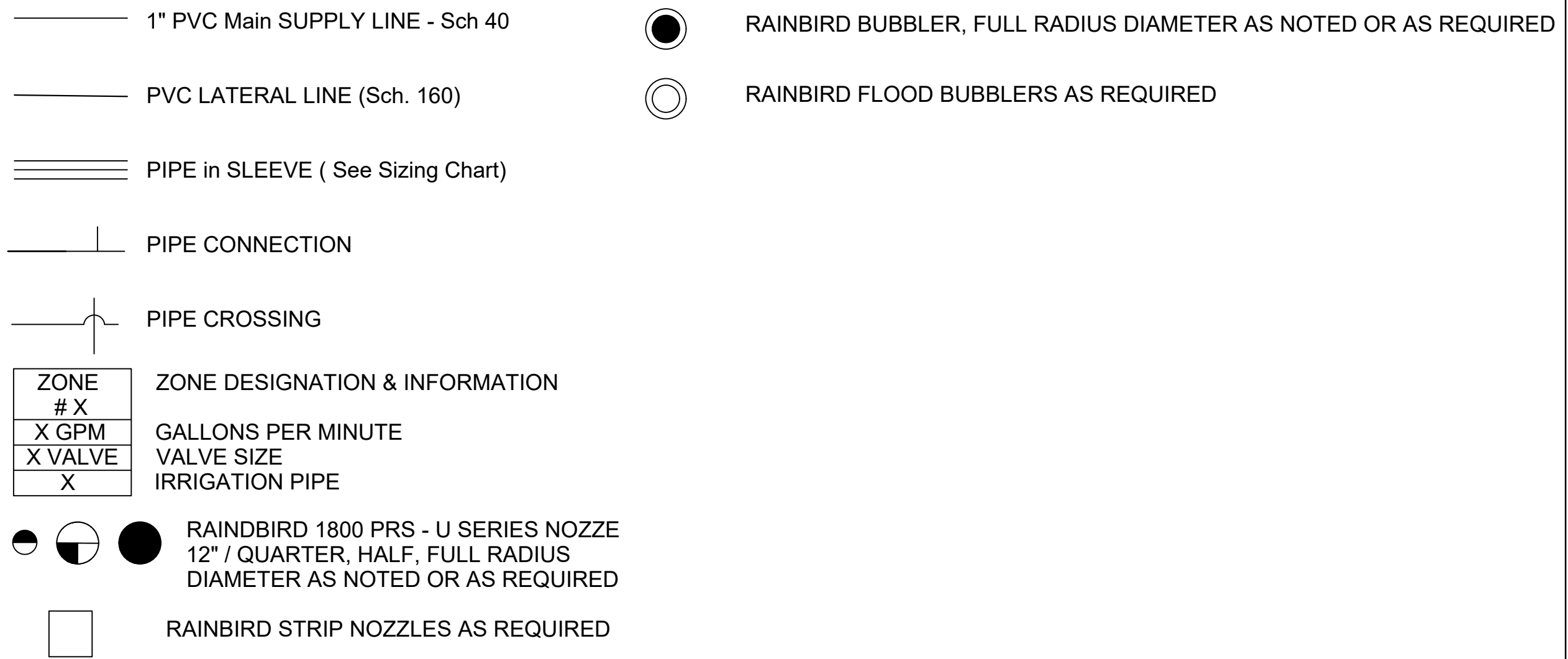
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LA6667363

SHEET NUMBER
LA.04



IRRIGATION LEGEND:

- WM** EXISTING WATER METER FOR IRRIGATION REFER TO CIVIL + PLUMBING ENGINEER'S PLANS
- BF** PVB (BACKFLOW PREVENTER)
- GV** MASTER VALVE FOR TOTAL SYSTEM SHUT OFF. CONNECT TO CONTROLLER
- C** RAINBIRD ESP-LX MODULAR SERIES CONTROLLER W/RAINBIRD RAIN SENSOR
- RS** RAIN BIRD RSD SERIES RAIN SENSOR ATTACHED TO CONTROLLER
- 1"** 1" ELECTRIC VALVES-RAINBIRD PEB SERIES OR APPROVED EQUAL, IN 10" ROUND VALVE BOX
- JB** JUNCTION BOX W/WATER PROOF CONNECTORS REFER TO ELECTRICAL ENGINEER'S PLANS



**EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE**

181 Harbor Dr. Key Biscayne, FL, 33149
(305)785-8256
LA Theresa Wymmer LA6667363
Mercedes B.Porcari

NEW RESIDENTIAL BUILDING

829 4th St Miami Beach, FL 33139

SHEET TITLE
GROUND FLOOR IRRIGATION PLAN

SCALE
3 / 16" = 1" - 0

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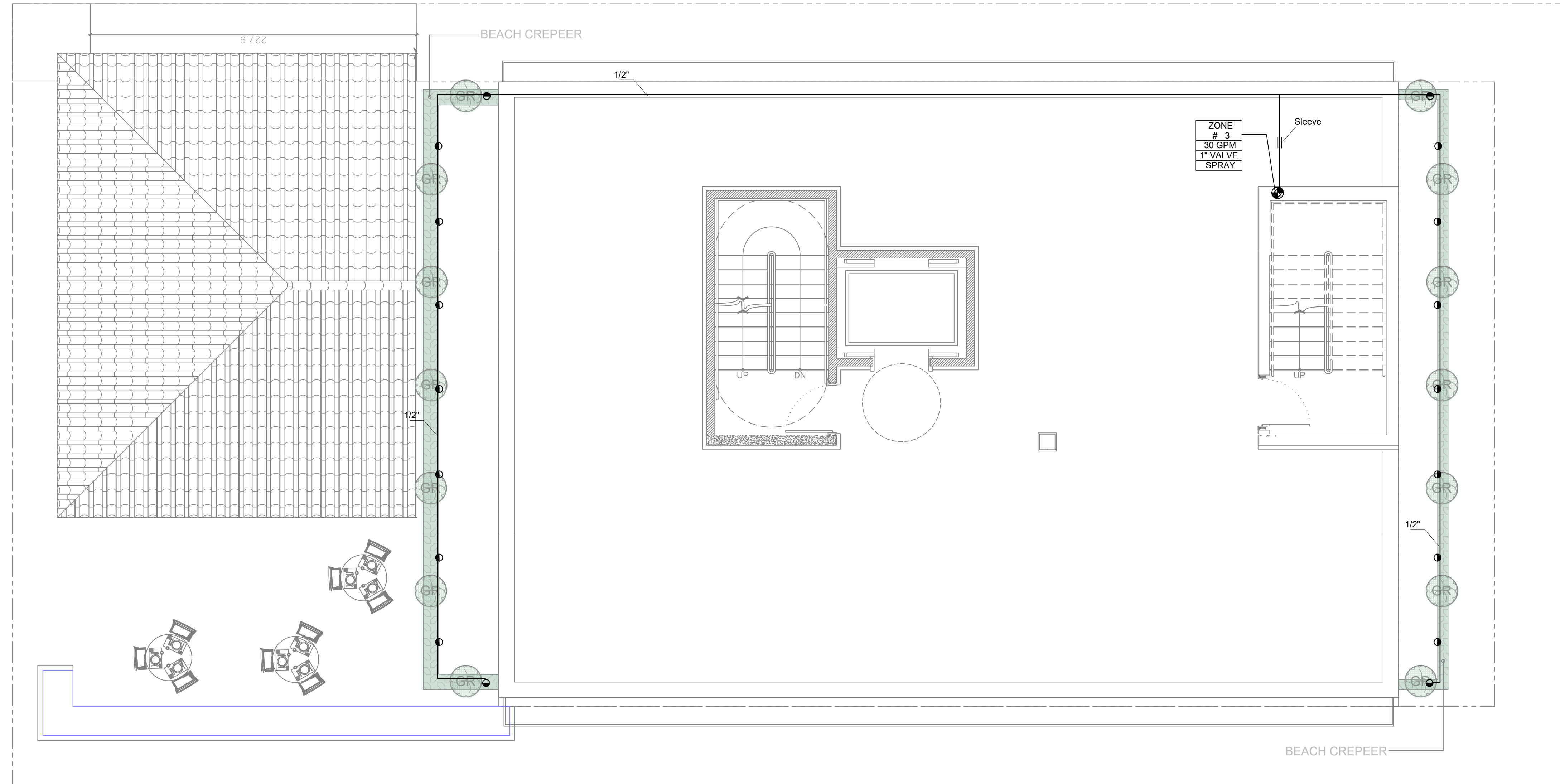
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SHEET NUMBER

LA.05



**COMMON PLAN
FLOORS 2,3 and 4**

IRRIGATION LEGEND:

- WM** EXISTING WATER METER FOR IRRIGATION REFER TO CIVIL + PLUMBING ENGINEER'S PLANS
- BF** PVB (BACKFLOW PREVENTER)
- GV** MASTER VALVE FOR TOTAL SYSTEM SHUT OFF. CONNECT TO CONTROLLER
- C** RAINBIRD ESP-LX MODULAR SERIES CONTROLLER W/RAINBIRD RAIN SENSOR
- RS** RAIN BIRD RSD SERIES RAIN SENSOR ATTACHED TO CONTROLLER
- EV** 1" ELECTRIC VALVES-RAINBIRD PEB SERIES OR APPROVED EQUAL, IN 10" ROUND VALVE BOX
- JB** JUNCTION BOX W/WATER PROOF CONNECTORS REFER TO ELECTRICAL ENGINEER'S PLANS

- 1" PVC Main SUPPLY LINE - Sch 40
- PVC LATERAL LINE (Sch. 160)
- ≡≡≡ PIPE in SLEEVE (See Sizing Chart)
- |— PIPE CONNECTION
- |— PIPE CROSSING
- | |
|----------|
| ZONE # X |
| X GPM |
| X VALVE |
| X |

 ZONE DESIGNATION & INFORMATION
- | |
|---------|
| X GPM |
| X VALVE |
| X |

 GALLONS PER MINUTE VALVE SIZE IRRIGATION PIPE
- RAINBIRD 1800 PRS - U SERIES NOZZE 12" / QUARTER, HALF, FULL RADIUS DIAMETER AS NOTED OR AS REQUIRED
- RAINBIRD BUBBLER, FULL RADIUS DIAMETER AS NOTED OR AS REQUIRED
- RAINBIRD FLOOD BUBBLERS AS REQUIRED
- RAINBIRD STRIP NOZZLES AS REQUIRED

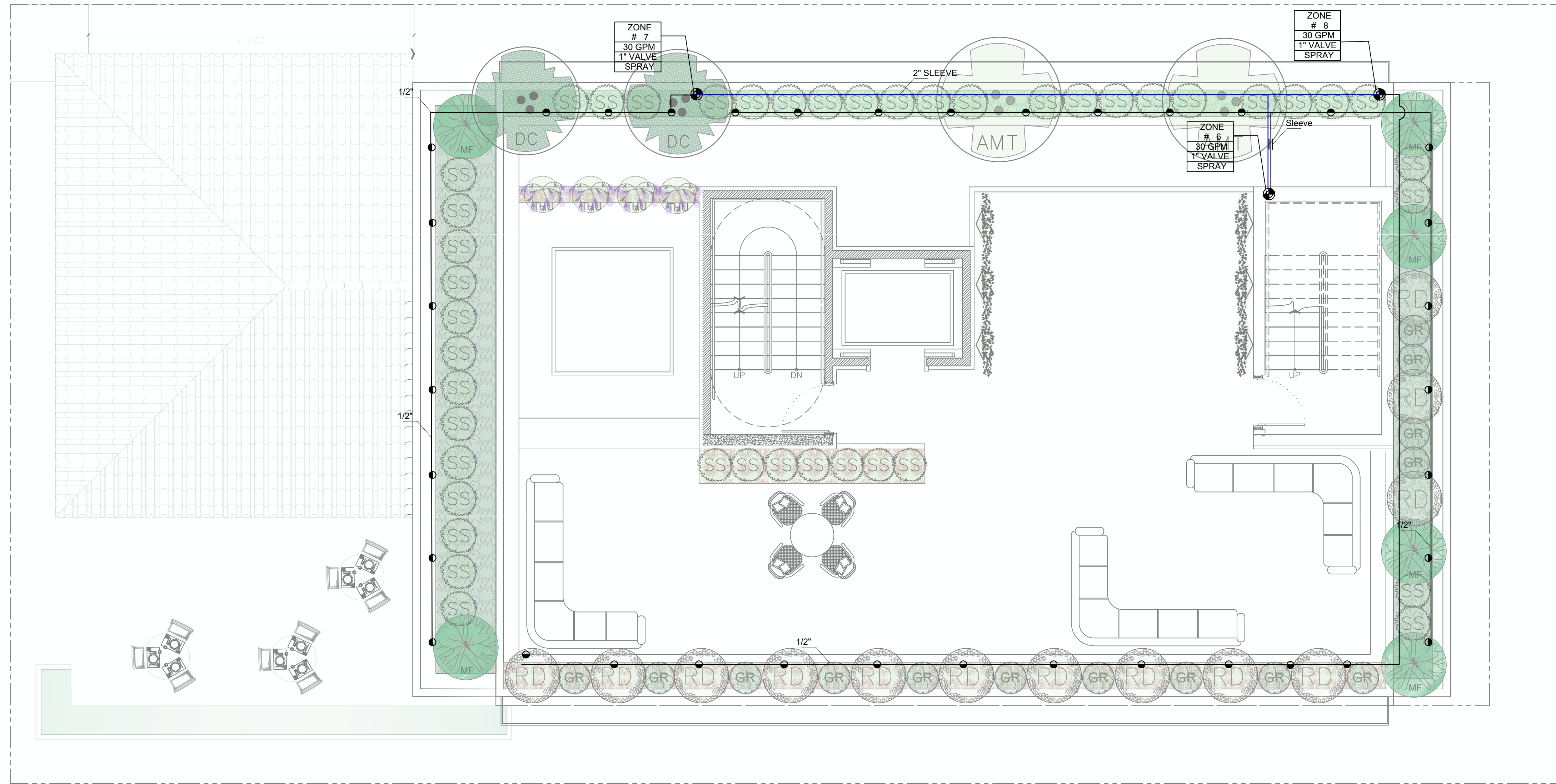
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Mercedes B.Porcari

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SHEET TITLE COMMON IRRIGATION PLAN	ISSUE DATE 06/30/2023	DESIGN MERCEDES PORCARI	Digitally signed by Theresa Wymer Date: 2023.07.03 14:04:00 THERESA WYMER LA6667363	SHEET NUMBER LA.06
SCALE 1 / 4" = 1" - 0	REVISION	DRAWN FELIPE MOSQUERA		



IRRIGATION LEGEND:

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- BF PVB (BACKFLOW PREVENTER)
- GV MASTER VALVE FOR TOTAL SYSTEM SHUT OFF. CONNECT TO CONTROLLER
- C RAINBIRD ESP-LX MODULAR SERIES CONTROLLER W/RAINBIRD RAIN SENSOR
- RS RAIN BIRD RSD SERIES RAIN SENSOR ATTACHED TO CONTROLLER
- E 1" ELECTRIC VALVES-RAINBIRD PEB SERIES OR APPROVED EQUAL, IN 10" ROUND VALVE BOX
- JB JUNCTION BOX W/WATER PROOF CONNECTORS REFER TO ELECTRICAL ENGINEER'S PLANS

- 1" PVC Main SUPPLY LINE - Sch 40
- PVC LATERAL LINE (Sch. 160)
- PIPE IN SLEEVE (See Sizing Chart)
- PIPE CONNECTION
- PIPE CROSSING
- | | |
|----------|--------------------------------|
| ZONE # X | ZONE DESIGNATION & INFORMATION |
| X GPM | GALLONS PER MINUTE |
| X VALVE | VALVE SIZE |
| X | IRRIGATION PIPE |
- RAINBIRD 1800 PRS - U SERIES NOZZE 12" / QUARTER, HALF, FULL RADIUS DIAMETER AS NOTED OR AS REQUIRED
- RAINBIRD STRIP NOZZLES AS REQUIRED
- RAINBIRD BUBBLER, FULL RADIUS DIAMETER AS NOTED OR AS REQUIRED
- RAINBIRD FLOOD BUBBLERS AS REQUIRED

**EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE**

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LA Theresa Wymer LA6667363
Mercedes B.Porcari

NEW RESIDENTIAL BUILDING

829 4th St Miami Beach, FL 33139

SHEET TITLE ROOFTOP IRRIGATION PLAN	ISSUE DATE 06/30/2023	DESIGN MERCEDES PORCARI	DATE 2023.07.03	SHEET NUMBER LA.07
SCALE 1 / 4" = 1" - 0	REVISION	DRAWN FELIPE MOSQUERA	TIME 13:57	

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Irrigation Notes

LAYOUT

LAYOUT IRRIGATION SYSTEM MAINLINES AND LATERAL LINES. MAKE ALL NECESSARY ADJUSTMENTS AS REQUIRED TO TAKE INTO ACCOUNT ALL SITE OBSTRUCTIONS AND LIMITATIONS PRIOR TO EXCAVATING TRENCHES.

FLAG ALL SPRINKLER HEAD LOCATIONS. ADJUST LOCATION AND MAKE THE NECESSARY MODIFICATIONS TO NOZZLE TYPES ETC. AS REQUIRED TO INSURE 100% COVERAGE AND 50% OVERLAP.

LOW ANGLE TRAJECTORY NOZZLES SHALL BE USED WHEN ALL SPRINKLERS AND ROTORS ARE LOCATED WITHIN 100' OF POOLS OR PUBLIC GATHERING AREAS.

PIPE

PIPE LOCATIONS SHOWN ON PLAN ARE SCHEMATIC ONLY AND 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 ROOT BALLS.

PIPING UNDER HARDSCAPES SUCH AS ROADS, WALKS, AND PATIOS ARE TO BE SLEEVED USING SCH. 40 PIPE.

ALL PIPES TO BE IN ACCORDANCE WITH APPENDIX F OF THE 2017 FLORIDA BUILDING CODE.

PIPES 4" AND UNDER TO BE SOLVENT WELD. LARGER PIPES TO BE GASKETED 'O' RING PIPES AND USE THRUST BLOCKS OR MEGA LUGS AND DUCTILE IRON FITTINGS AT TURNING LOCATIONS.

*SIZE ALL PIPE SO NOT TO EXCEED 5' PER SECOND
*INSTALL RAIN SENSOR AS PER LOCAL CODE

PIPES CONVEYING RECLAIM WATER SHALL HAVE A 3' HORIZONTAL DISTANCE SEPARATION FROM OTHER PIPING OR UTILITY SERVICES. AN 18" VERTICAL SEPARATION SHALL BE MAINTAINED WHEN APPLICABLE.

AIR RELEASE VALVES TO BE USED AT THE END OF ALL MAINLINE RUNS.

WIRES

LOW VOLTAGE WIRE TO BE INSTALLED ALONG MAINLINE INSTALLATION. USE 2" SCH. 40 PVC WITH SWEEP ELBOWS AT TURNING LOCATIONS WHEN SLEEVING IS REQUIRED. ALL SPLICES SHALL BE ENCLOSED WITHIN A VALVE/SPLICE BOX.

WIRE SIZED AND COLORED AS FOLLOWS:

- #12 WHITE FOR COMMON
- #12 SPARE BLACK COMMON (1 SPARE NEEDED PER 10 HOT WIRES)
- #14 RED HOT WIRES
- #14 SPARE YELLOW HOT WIRE (1 SPARES NEEDED PER 10 HOT WIRES, 3 SPARE MINIMUM)

WHEN WIRE RUNS EXCEEDS 3,500 LINEAR FEET, USE #10 FOR COMMON WIRES AND #12 FOR HOT/SPARE WIRES.

ALL IRRIGATION CONTROLLERS TO BE PROPERLY GROUNDED IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS.

FLUSHING

PRIOR TO PLACEMENT OF HEADS FLUSH ALL LINES UNTIL LINES ARE COMPLETELY CLEAN OF DEBRIS.

TRENCHING

BACKFILL TRENCH SHALL BE FREE FROM ROCKS OR STONES LARGER THAN 1" IN DIAMETER. TRENCH BOTTOM TO BE UNIFORM AND FREE OF DEBRIS. NATIVE EXCAVATED MATERIAL USED TO

MISC.

PRESSURE TEST MAINLINE AS PER FLORIDA BUILDING CODE. INSTALL IRRIGATION SYSTEM AS PER LATEST EDITION OF THE FLORIDA BUILDING CODE, APPENDIX F., AND ALL PERTINENT LOCAL CODES.

SPRAY HEADS INSTALLED IN SHRUB AREAS TO BE 12 INCH POP-UPS OR INSTALLED ON RISERS.

DESIGN

THIS DESIGN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT SUCH AS PIPES, VALVES, ETC., SHOWN WITHIN PERVIOUS AREAS ARE FOR DESIGN CLARIFICATION ONLY. THE IRRIGATION CONTRACTOR SHALL INSTALL IRRIGATION EQUIPMENT IN PLANTING AREAS WHEREVER POSSIBLE.

THE IRRIGATION CONTRACTOR IS RESPONSIBLE TO FAMILIARIZE THEMSELVES WITH THE SCOPE OF WORK, INCLUDING BUT NOT LIMITED TO GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, UTILITIES AND EXISTING IRRIGATION EQUIPMENT. THE IRRIGATION CONTRACTOR IS RESPONSIBLE SHALL REPAIR AND/OR REPLACE ANY DAMAGE CREATED BY THEIR WORK. THEY SHALL COORDINATE HIS WORK WITH OTHER CONTRACTOR OR MUNICIPAL AUTHORITIES FOR THE LOCATION AND INSTALLATION OF IRRIGATION EQUIPMENT UNDER ROADWAYS AND PAVING, SLEEVES THROUGH WALLS AND FLOORS, ETC.

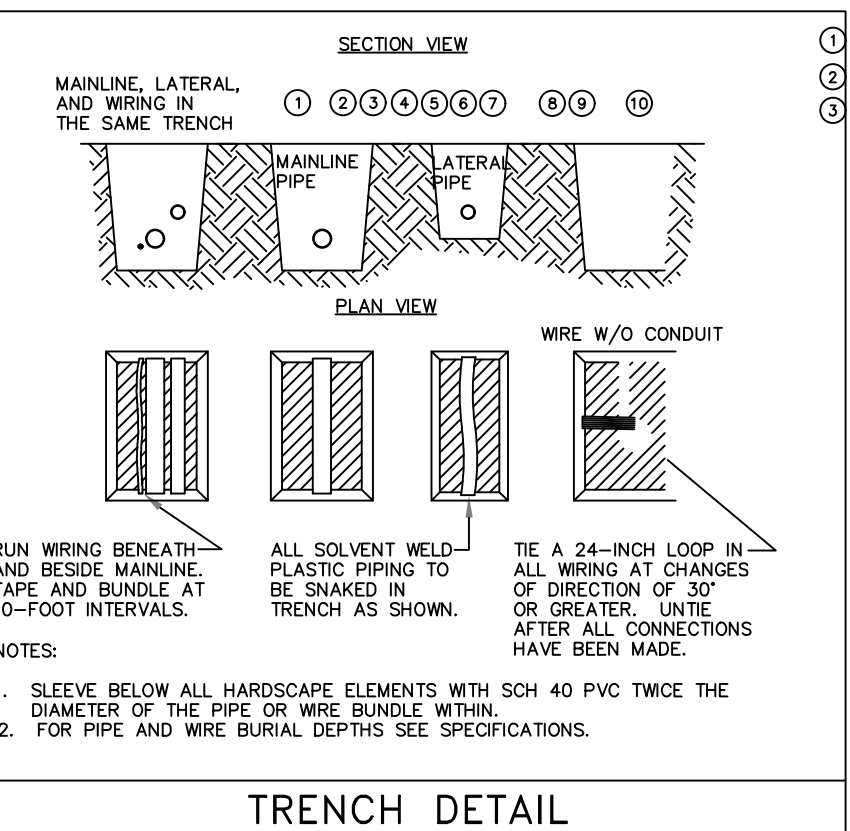
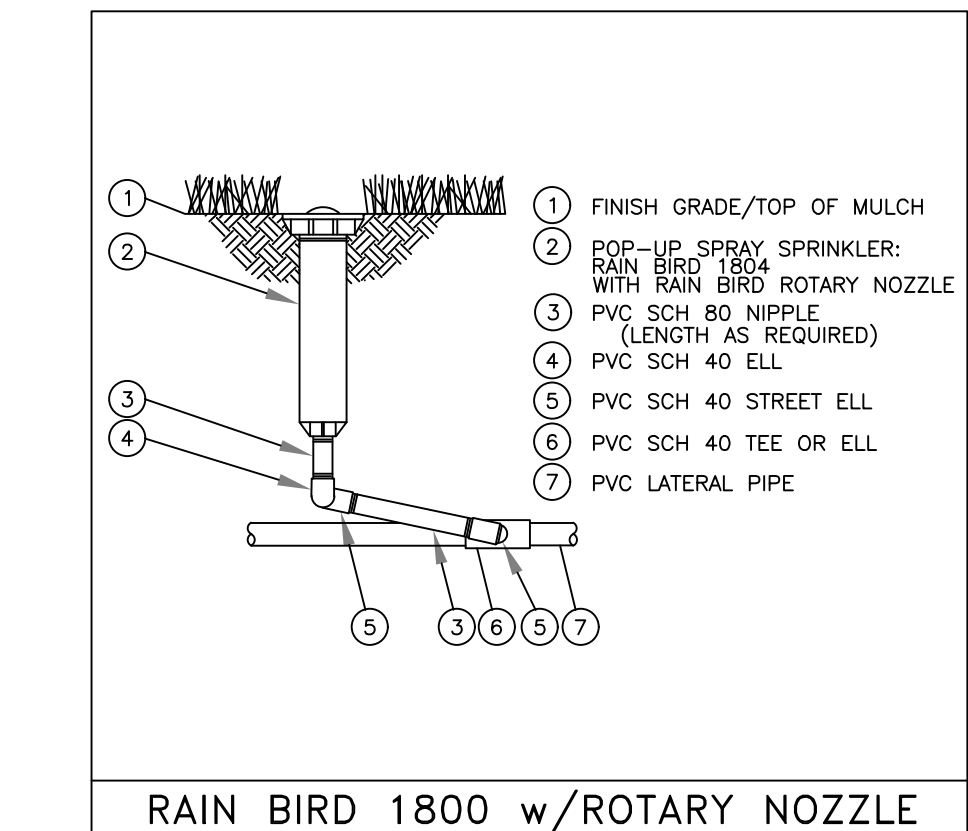
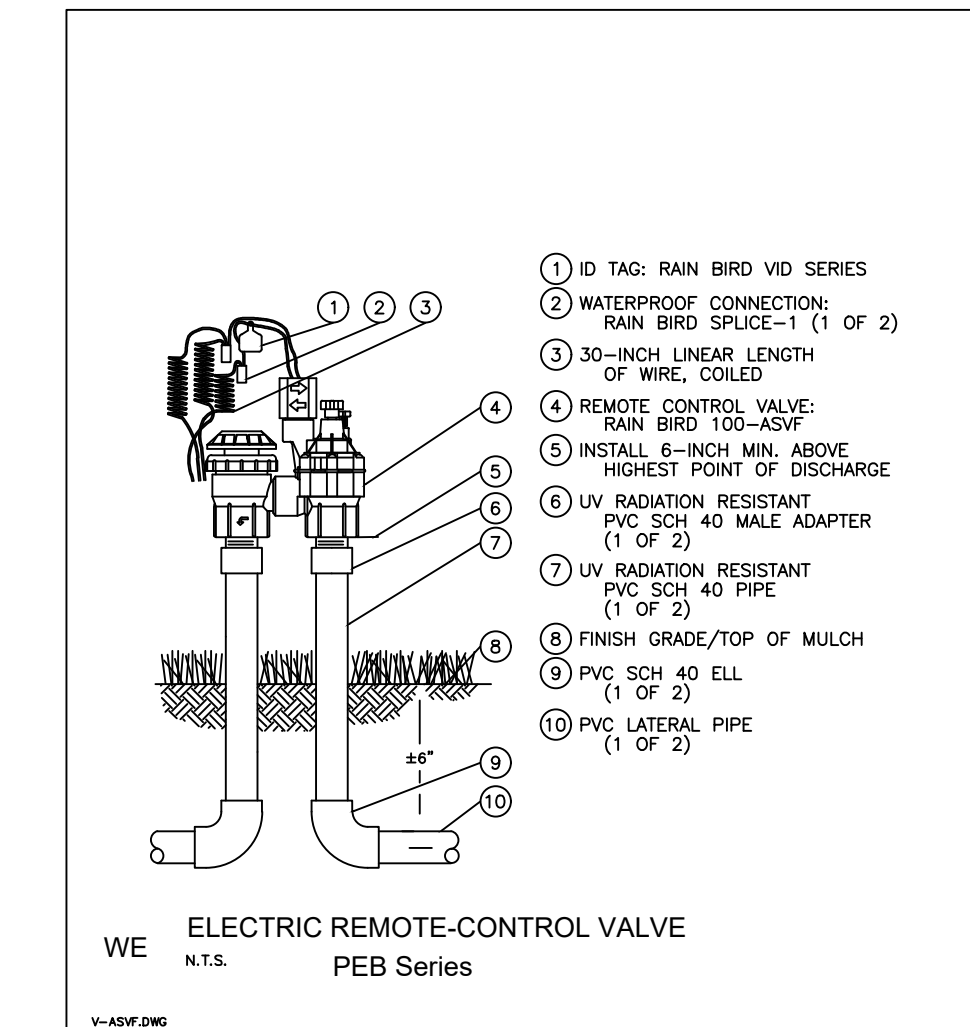
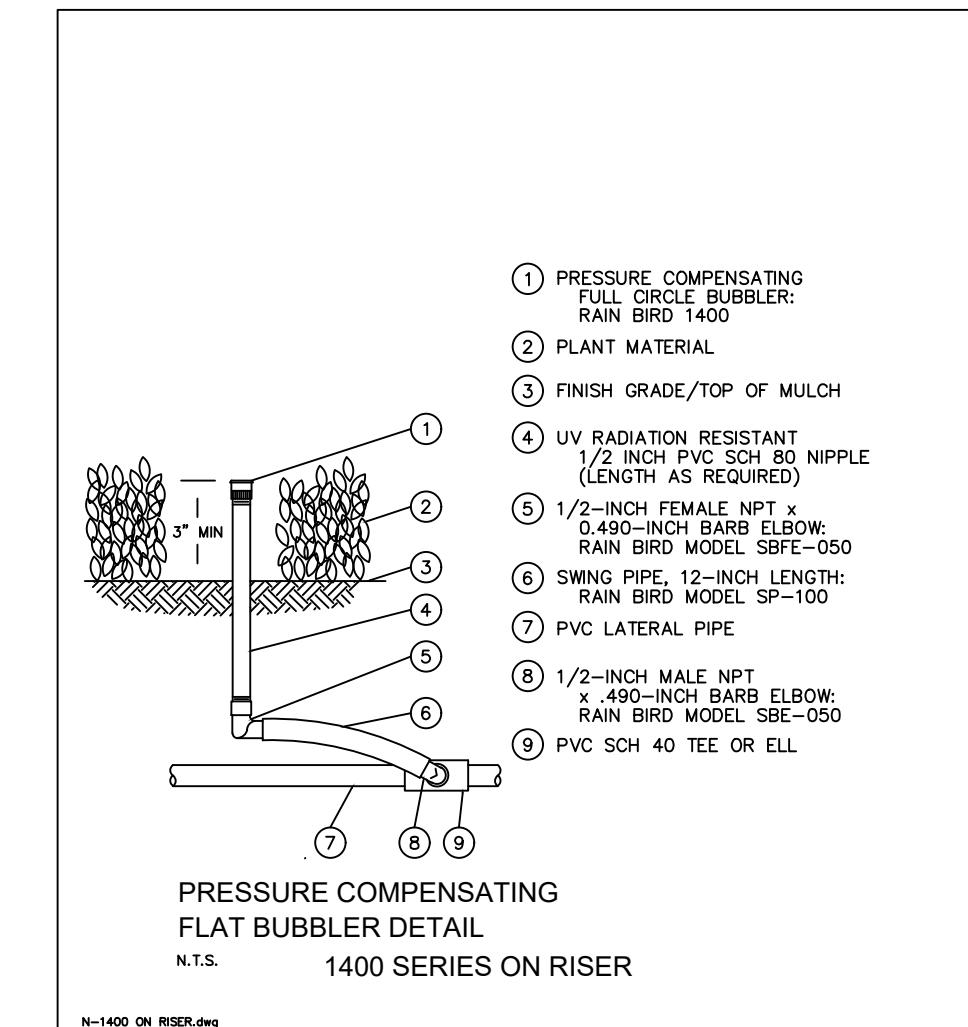
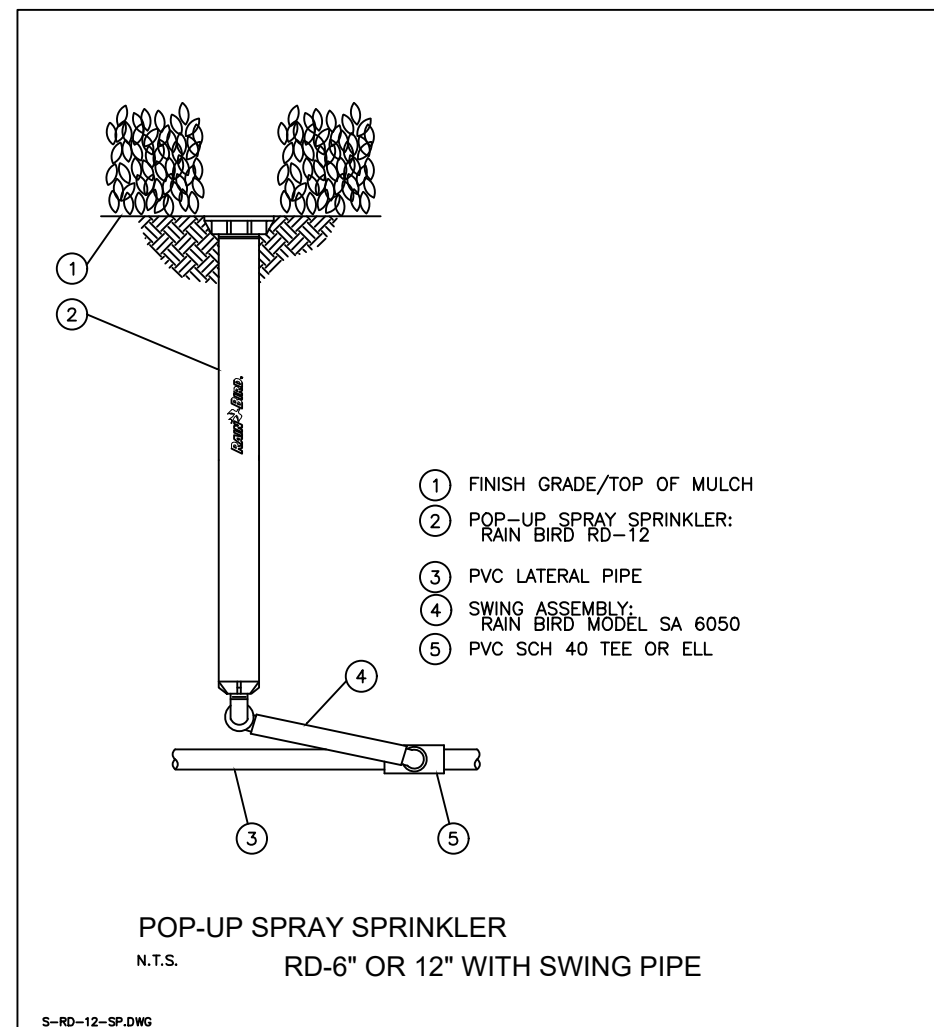
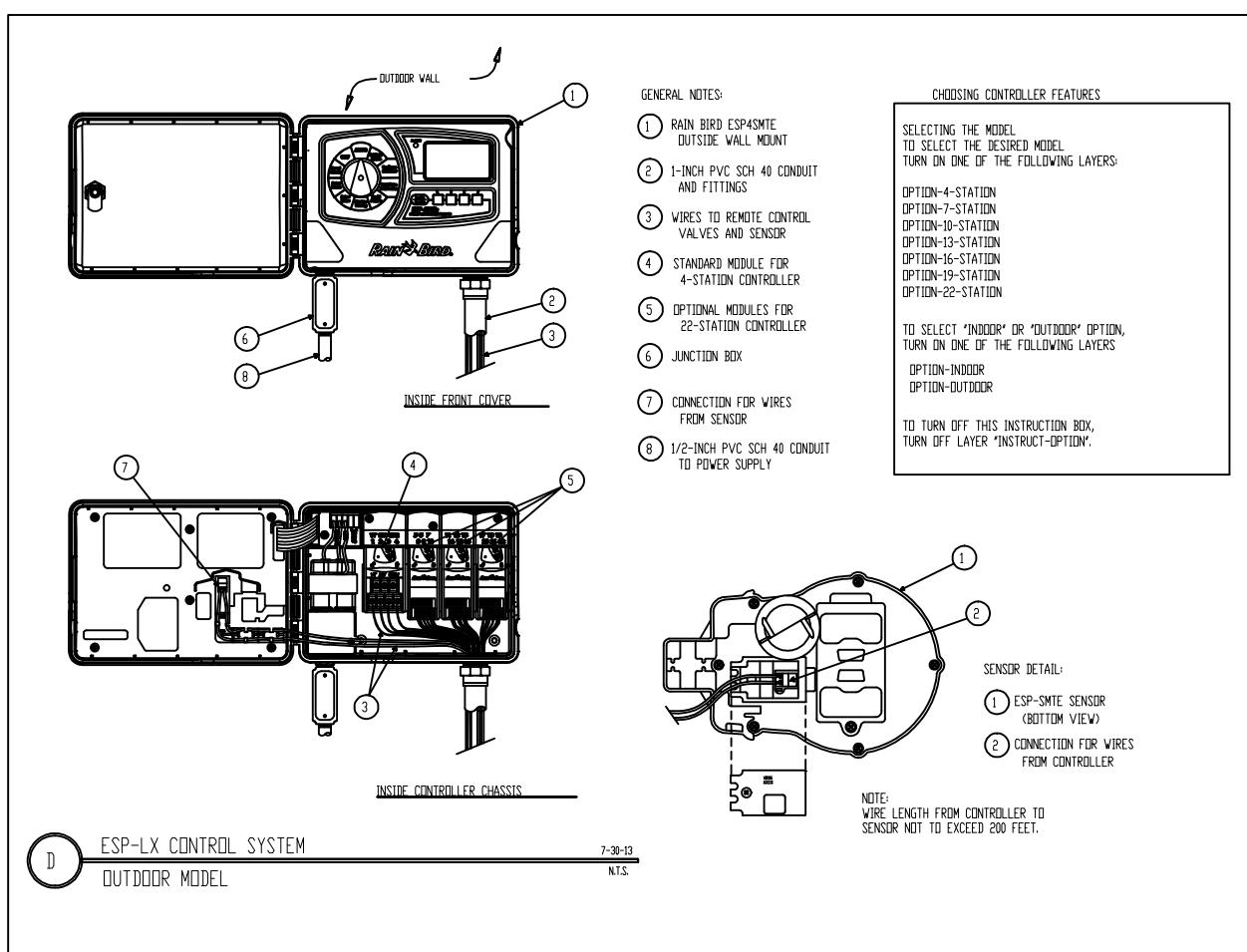
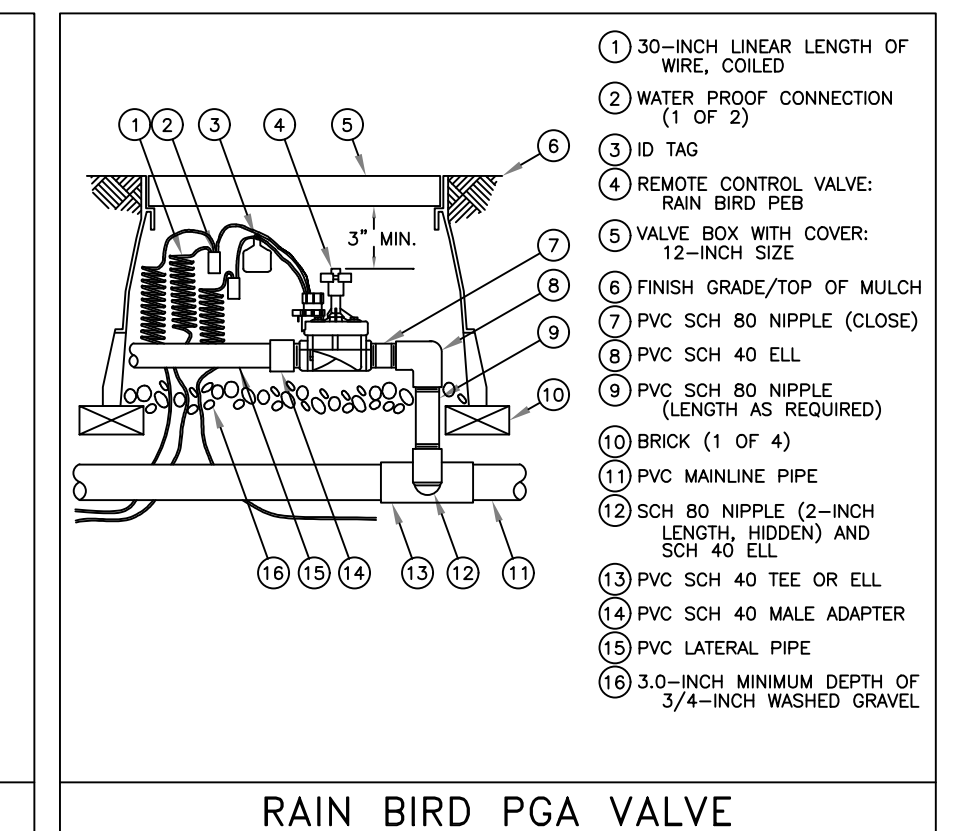
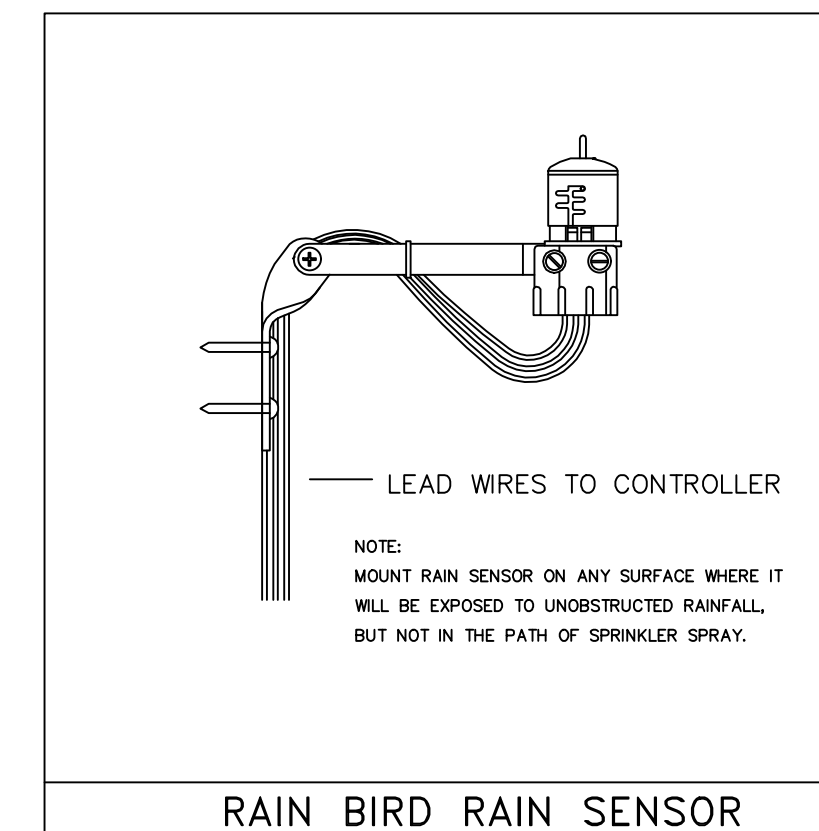
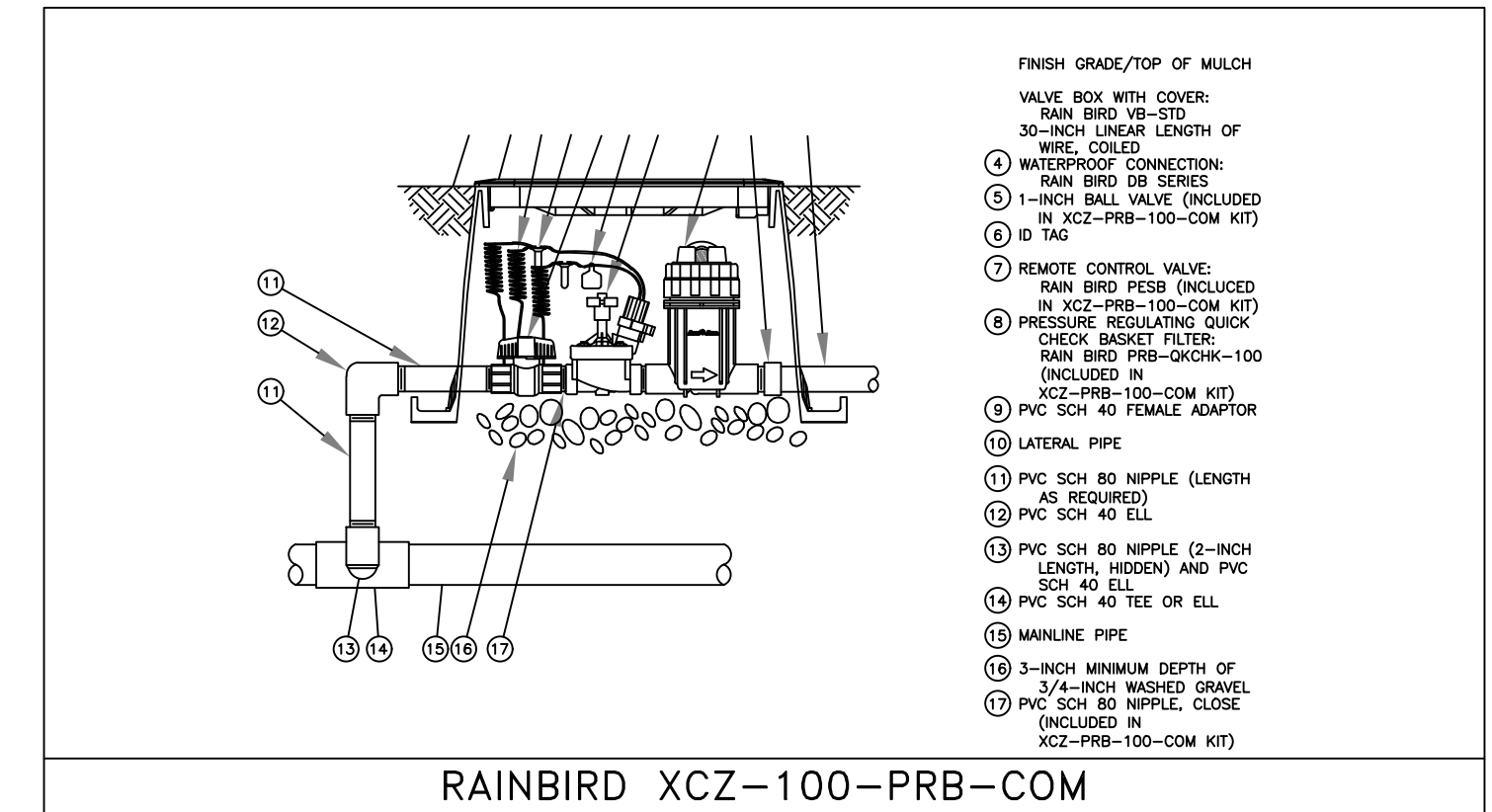
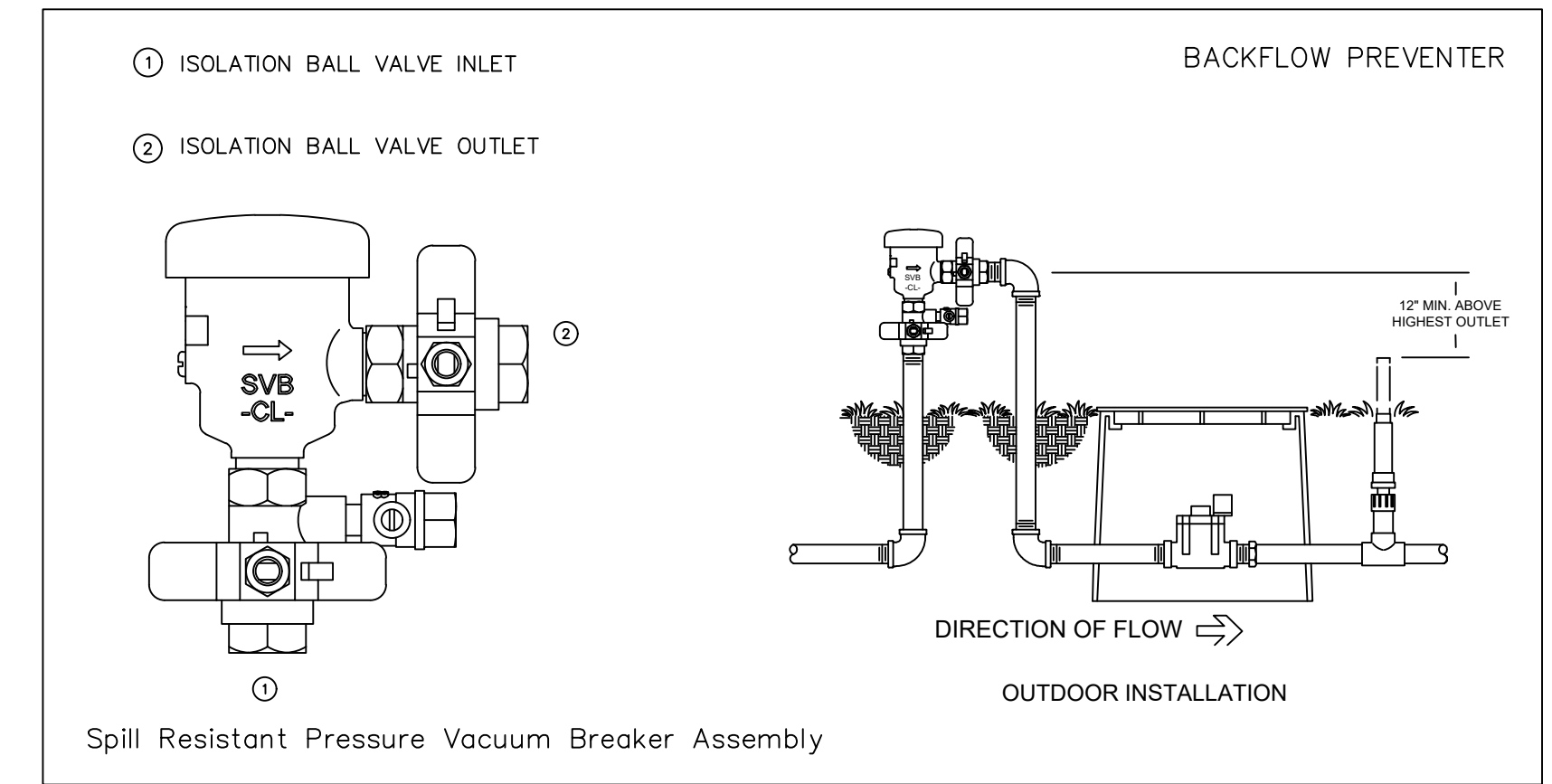
INSTALL ALL IRRIGATION EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. SUBSTITUTIONS FOR IRRIGATION EQUIPMENT TO BE APPROVED BY THE IRRIGATION DESIGNER. EQUIPMENT CHANGES TO INCLUDE BUT NOT LIMITED TO PUMP, CONTROLLER, SPRAY HEADS, ROTORS, AND VALVES.

DO NOT INSTALL IRRIGATION EQUIPMENT AS SHOWN ON THE DRAWINGS WHEN FIELD CONDITIONS DIFFER. OBSTRUCTIONS OR DIFFERENCES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR TO ASSUME FULL RESPONSIBILITY.

Article 9 - LANDSCAPE REQUIREMENTS

IRRIGATIONS REQUIREMENTS

- a. All newly-planted and relocated plant material shall be watered by temporary or permanent irrigation systems until such time as they are established and subsequently on an as needed basis to prevent stress and die off in compliance with existing water restrictions.
- b. Irrigation shall be prohibited within native plant communities and Natural Forest communities, except for temporary systems needed to establish newly planted material. Temporary irrigation systems shall be disconnected immediately after establishment of plant communities.
- c. Irrigation systems shall be designed, operated, and maintained to:
 1. Meet the needs of the plants in the landscape
 2. Conserve water by allowing differential operation schedules based on hydrozone.
 3. Consider soil, slope and other site characteristics in order to minimize water waste, including overspray or overflow on to impervious surfaces and other non-vegetated areas, and off-site runoff.
 4. Minimize free flow conditions in case of damage or other mechanical failure
 5. Use low trajectory spray heads, and/or low volume water distributing or application devices.
 6. Maximize uniformity, considering factors such as:
 - i. Emitter types,
 - ii. Head spacing,
 - iii. Sprinkler pattern, IX.9
 - iv. Water pressure at the emitter.
 7. Use the lowest quality water feasible (graywater shall be used where approved systems are available.)
 8. Rain switches or other devices, such as soil moisture sensors, shall be used with automatic controls.
 9. Operate only during hours and on days permitted under South Florida Water Management District rules.
 10. Where feasible, drip irrigation or micro-sprinklers shall be used.
 11. During dry periods, irrigation application rates of between one (1) and one and onehalf (1 1/2) inches per week are recommended for turf areas.
 12. If an irrigation system is not provided, a hose bib shall be provided within seventyfive (75) feet of any landscape area.



**EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE**

181 Harbor Dr. Key Biscayne, FL, 33149
(305)785-8256
LA Theresa Wymer LA6667363
Mercedes B.Porcari

NEW RESIDENTIAL BUILDING

829 4th St Miami Beach, FL 33139

SHEET TITLE
**IRRIGATION
DETAILS**

SCALE
1/4" = 1" - 0

ISSUE DATE
06/30/2023

REVISION

DESIGN
MERCEDES PORCARI

DRAWN
FELIPE MOSQUERA

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Theresa
Wymer
Date:
2023.07.03
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LA6667363

SHEET NUMBER

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LANDSCAPE ARCHITECTURE**

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NEW RESIDENTIAL BUILDING

829 4th St Miami Beach, FL 33139

SHEET TITLE

**LANDSCAPE
ELEVATIONS**

SCALE

3 / 32" = 1" - 0

ISSUE DATE

06/30/2023

REVISION

DESIGN

MERCEDES PORCARI

DRAWN

FELIPE MOSQUERA

Theresa Wymer
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SHEET NUMBER

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