

SCOPE OF WORK

THE FOLLOWING DRAWINGS ILLUSTRATE THE PROPOSED SCOPE OF WORK FOR **2740 N BAY ROAD, MIAMI BEACH, FL 33140**

- NEW HARDSCAPE AND LANDSCAPE DESIGN

DRAWING REVISION REGISTER

REV#	SHEET #	REVISION DESCRIPTION
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08/07/2023 BOARD 1st SUBMITTAL

SHEET INDEX

LANDSCAPE DRAWINGS		DRAWING NOTES				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LCVR COVER PAGE	
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LPLN SITE PLAN	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	L003 FRONT + REAR YARD AREAS	
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	L904 IRRIGATION DETAILS	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	L905 IRRIGATION DETAILS	

LOCATION MAP



NORTH

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08 / 07 / 2023	
Project #	22005

COVER & SHEET INDEX

LCVR

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SITWORK GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK BY THE SUBCONTRACTORS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AT JOB SITE AND NOTIFY LANDSCAPE ARCHITECT AND GENERAL CONTRACTOR OF DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING ANY WORK.
3. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. ALL CONTRACTORS MUST COMPLY WITH PERMIT REQUIREMENTS, LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES RULES AND REGULATIONS AND LAND USE APPROVAL CONDITIONS AT ALL TIMES.
4. WORK PERFORMED WITHOUT APPROVAL OF LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES AND/OR NOT IN COMPLIANCE WITH SPECIFICATIONS AND/OR DRAWINGS IS SUBJECT TO REMOVAL AT CONTRACTOR'S EXPENSE.
5. ALL WORK SHALL CONFORM TO THE APPROPRIATE AGENCIES. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR UTILITIES OR STRUCTURES NOT SHOWN ON THE DRAWINGS. CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING OVER OR NEAR EXISTING GAS AND ELECTRICAL LINES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTING ALL LAND MONUMENTS DISRUPTED BY CONSTRUCTION ACTIVITIES OR NEGLIGENCE ON THE PART OF THE CONTRACTOR. RESETS SHALL BE PERFORMED UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR AND MONUMENT RECORDS MUST BE FILED AS REQUIRED BY STATUTE FOR ALL MONUMENTS.
7. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS AND STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE LANDSCAPE ARCHITECT AT THE CONTRACTOR'S EXPENSE.
8. ALL BARRICADING AND TEMPORARY TRAFFIC CONTROL DEVICES OR METHODS USED DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES STANDARDS. PROVIDE ADEQUATE TIME FOR REVIEW AND APPROVAL BY THE ABOVE JURISDICTIONS PRIOR TO COMMENCEMENT.
9. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES UTILIZED OR FOR SAFETY PRECAUTIONS OR PROBLEMS IN CONNECTION WITH THE WORK. THE LANDSCAPE ARCHITECT WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. CONTRACT DOCUMENTS INCLUDE THE CONSTRUCTION DOCUMENT DRAWING SET/TECHNICAL SPECIFICATIONS MANUAL/LASIS.
10. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE.
11. A SYSTEM OF DIAGRAMMATIC SYMBOLS, HATCHES AND NOTATIONS IS USED IN THESE DRAWINGS. REVIEW NOTATIONS CAREFULLY, NOTIFY LANDSCAPE ARCHITECT AND REQUEST CLARIFICATION OF ANY UNCLEAR NOTATION OR DISCREPANCY PRIOR TO COMMENCING WORK.

SITWORK GENERAL NOTES CONTINUED

1. PROVIDE SLEEVES AS REQUIRED FOR DRAINAGE, IRRIGATION AND ELECTRICAL LINES. IRRIGATION AND ELECTRICAL SLEEVES AND SUBSURFACE DRAINAGE SYSTEMS SHALL BE CONSTRUCTED PRIOR TO PAVING AND LANDSCAPE WORK. UTILITY SLEEVES ARE REQUIRED IN ALL PLANT BEDS ISOLATED BY PAVEMENT OR ANY OTHER STRUCTURES.
2. SPECIAL CONSIDERATION IS GIVEN TO THE DESIGN AND INTENDED RELATIONSHIP BETWEEN ARCHITECTURE, PLANTING AREAS AND PAVING SYSTEMS. PAVEMENT JOINTING, PAVERS, STONE, FINISHES AND GRADES HAVE BEEN STRICTLY COORDINATED IN THE CONTRACT DOCUMENTS. CONSTRUCTION OF THESE SYSTEMS SHALL BE STRICTLY COORDINATED.
3. VEHICLES, EQUIPMENT, AND/OR MATERIALS SHALL NOT BE PARKED OR STORED IN AREAS OF EXISTING VEGETATION, INCLUDING WITHIN THE DRIPLINE OF EXISTING TREES TO REMAIN.
4. CONSTRUCTION WASTE-INCLUDING BUT NOT LIMITED TO: PLANT MATERIAL, BUILDING MATERIALS, DEMOLISHED MATERIALS, PACKAGING, LEFTOVER PAINT AND CONCRETE SLURRY-SHOULD BE PROPERLY REUSED, RECYCLED, DISPOSED OF LEGALLY OFF-SITE OR IN DESIGNATED WASH-OUT AREAS DETERMINED BY THE GENERAL CONTRACTOR.
5. RECYCLING AND TRASH BINS TO BE PROVIDED ON SITE. SEPARATE BINS FOR CARDBOARD, CO-MINGLED, AND OTHER RECYCLABLE/REUSABLE MATERIALS IDENTIFIED BY THE LOCAL JURISDICTION SHALL BE MAINTAINED. ALL BINS TO BE WILDLIFE-PROOF.
6. ON-SITE FUEL STORAGE FOR CONSTRUCTION EQUIPMENT IS DISCOURAGED. CONSTRUCTION EQUIPMENT USED ON SITE TO BE CHECKED REGULARLY TO ASSURE CONTAMINATION CONCERNS FROM OILS AND GREASES ARE ELIMINATED. NO TOXIC MATERIALS SHALL BE STORED ON-SITE.
7. GENERAL CONTRACTOR TO KEEP ALL ITEMS IMPLEMENTED BY LANDSCAPE ARCHITECT IN PROPER WORKING ORDER THROUGHOUT THE DURATION OF THE PROJECT.
8. THE CONSTRUCTION SITE TO BE INSPECTED ON A MONTHLY BASIS BY LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER TO ASSURE THAT THE SILT FENCE AND MUD TRACKING PAD ARE PROPERLY IN PLACE AND FUNCTIONING AS DESIGNED.
9. GREEN BUILDING PRACTICES SHALL BE EMPLOYED TO THE EXTENT FEASIBLE. SUCH PRACTICES INCLUDE: CARPOOLING/VANPOOLING TO JOB SITE, MINIMIZING MATERIALS PACKING BEFORE ARRIVAL TO JOB SITE, REDUCING MATERIAL/RESOURCE INEFFICIENCIES BY COORDINATING WORK.
10. THE PROJECT LIMIT OF CONSTRUCTION AND ALL EXISTING VEGETATION TO REMAIN IS TO BE CLEARLY DEFINED BY STURDY, WEATHERPROOF FENCING AT A MINIMUM OF FOUR (4) FEET HIGH.
11. WATERPROOFING OF SUBGRADE AND OTHER ARCHITECTURAL SPACES BELOW AND/OR ADJACENT TO IMPROVEMENTS DESIGNED BY THE LANDSCAPE ARCHITECT IS TO BE ADEQUATELY DESIGNED AND DETAILED BY OTHERS TO PERMANENTLY REPEL ALL WATER SOURCES INCLUDING, BUT NOT LIMITED TO: PRECIPITATION, STORM WATER RUNOFF, GROUND WATER, IRRIGATION, ROOF RUNOFF, GROUND WATER, AND PLUMBING LEAKS.
12. STRUCTURAL DESIGN TO SUPPORT IMPROVEMENTS DESIGNED BY THE LANDSCAPE ARCHITECT AND LOCATED ABOVE, BELOW, AND/OR ADJACENT TO SUBGRADE AND OTHER ARCHITECTURAL SPACES IS THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER. THE STRUCTURAL DESIGN SHOULD BE ADEQUATELY DESIGNED TO SUPPORT ALL POSSIBLE LOADS INCLUDING, BUT NOT LIMITED TO: BACKFILL, COMPACTION, PLANTINGS, HARDSCAPES, RETAINING AND FREESTANDING SITE WALLS, AND CONSTRUCTION MATERIALS/EQUIPMENT/ACTIVITY.

SOIL EROSION CONTROL NOTES

1. PRIOR TO BEGINNING ANY EARTH CHANGE, THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL SESC MEASURES AS SHOWN ON THE CONTRACT DOCUMENTS AND AS REQUIRED BY ANY GOVERNING AGENCIES.
2. ALL SESC MEASURES TO BE MAINTAINED DAILY.
3. THE CONTRACTOR TO CONDUCT ALL EXCAVATION, FILLING, GRADING, AND CLEANUP OPERATIONS IN A MANNER SUCH THAT SEDIMENT, GENERATED BY WIND OR WATER IS NOT DISCHARGED INTO ANY STORM SEWER, DRAINAGE DITCH, RIVER, LAKE, AIR, OR UNDERGROUND UTILITY SYSTEM. STAGE WORK TO MINIMIZE THE AREA OF EXPOSED SOIL, THEREBY REDUCING THE OPPORTUNITY FOR SOIL EROSION.
4. WATER FROM TRENCHES AND OTHER EXCAVATION TO BE PUMPED INTO A FILTRATION BAG TO REMOVE SEDIMENTS FROM THE WATER.
5. NORTH AMERICAN GREEN SC-150 OR EQUIVALENT EROSION CONTROL FABRIC IS REQUIRED ON ALL DISTURBED SLOPES GREATER THAN 3:1 UNTIL PROJECT AREA IS REVEGETATED PER THE PLANTING PLAN.
6. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
7. CONTRACTOR TO PROVIDE ONSITE WATERING TO REDUCE FUGITIVE DUST LEAVING THE SITE DURING CONSTRUCTION.
8. SOIL EROSION CONTROL MEASURES TO BE PROVIDED FOR ALL EXISTING AND PROPOSED DRAINAGE STRUCTURES WITHIN THE PROJECT LIMITS.
9. CONSTRUCTION STAGING AND PHASING SHALL OCCUR, WHERE APPLICABLE, TO MINIMIZE SOIL DISTURBANCE TIME.
10. BEST MANAGEMENT PRACTICES (BMPs) SHALL BE ADJUSTED AS NEEDED TO MEET ANY OTHER UNFORESEEN CONDITIONS.
11. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING A MUD TRACKING PAD/WASHING PAD AT THE CONSTRUCTION ENTRANCES TO MINIMIZE MUD DETACHMENT FROM TRUCK TIRES. 1-1/2 INCH SCREENED ROCK TO BE PLACED ON MIRAFI 140-N FILTER FABRIC. ADDITIONAL CLEAN GRAVEL TO BE ADDED THROUGHOUT THE DURATION OF CONSTRUCTION AS NEEDED.
12. CONTRACTOR SHALL ABIDE BY THE LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES CONSTRUCTION MANAGEMENT PLAN REQUIREMENTS.
13. RESEED AS INDICATED IN SEEDING NOTES.



Know what's below.
Call before you dig.

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08 / 07 / 2023

Project # 22005



**GENERAL SITE
NOTES**



L002

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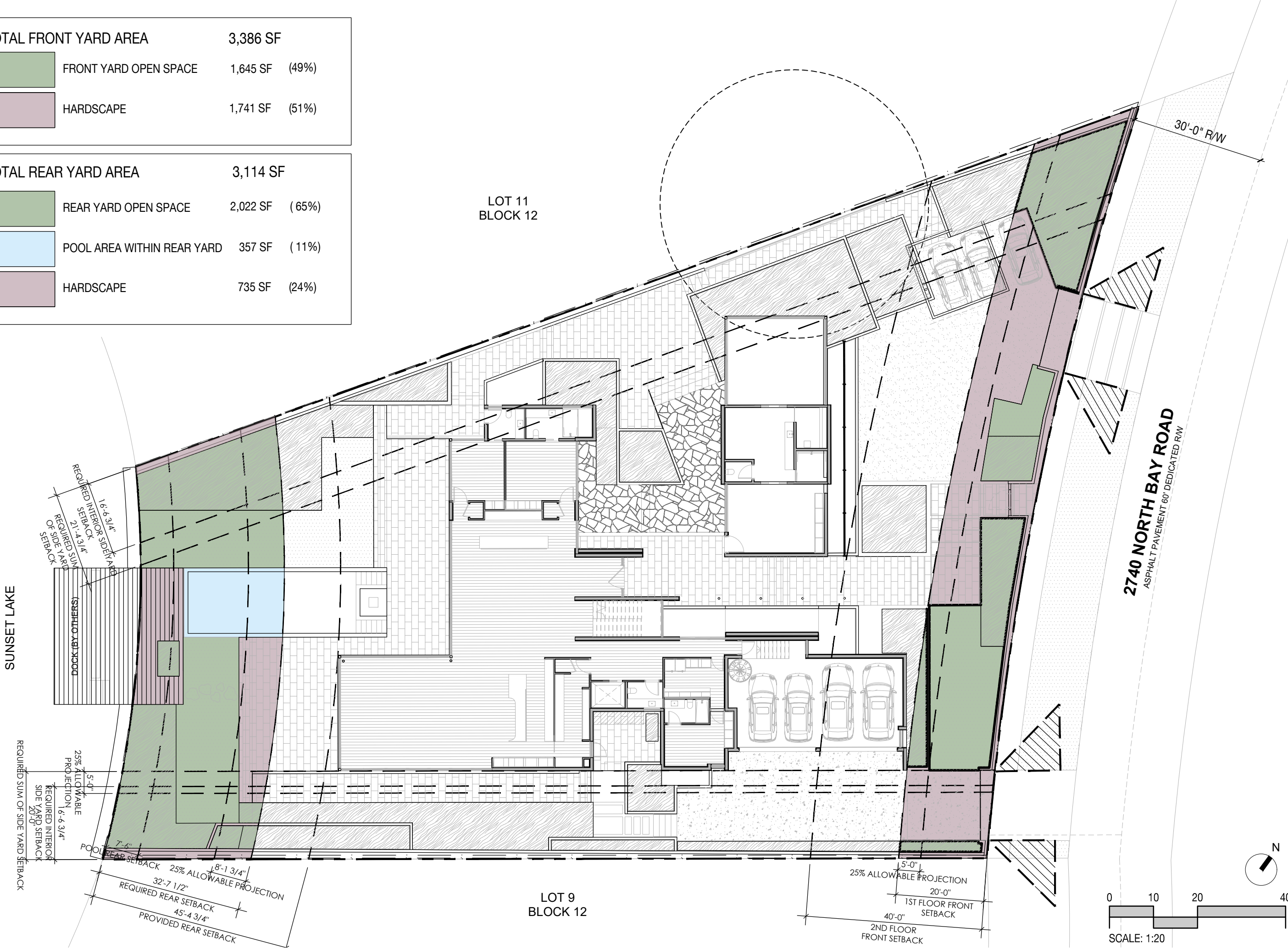
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TOTAL FRONT YARD AREA		3,386 SF
	FRONT YARD OPEN SPACE	1,645 SF (49%)
	HARDSCAPE	1,741 SF (51%)

TOTAL REAR YARD AREA		3,114 SF
	REAR YARD OPEN SPACE	2,022 SF (65%)
	POOL AREA WITHIN REAR YARD	357 SF (11%)
	HARDSCAPE	735 SF (24%)

LOT 11
BLOCK 12

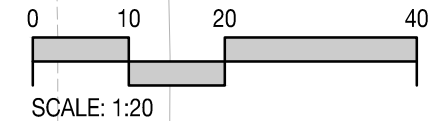
LOT 9
BLOCK 12



2740 NORTH BAY ROAD
ASPHALT PAVEMENT 60' DEDICATED RW

30'-0" R/W

SUNSET LAKE



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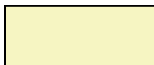

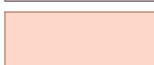
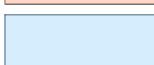
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Project # 22005

**FRONT + REAR
YARD AREAS**

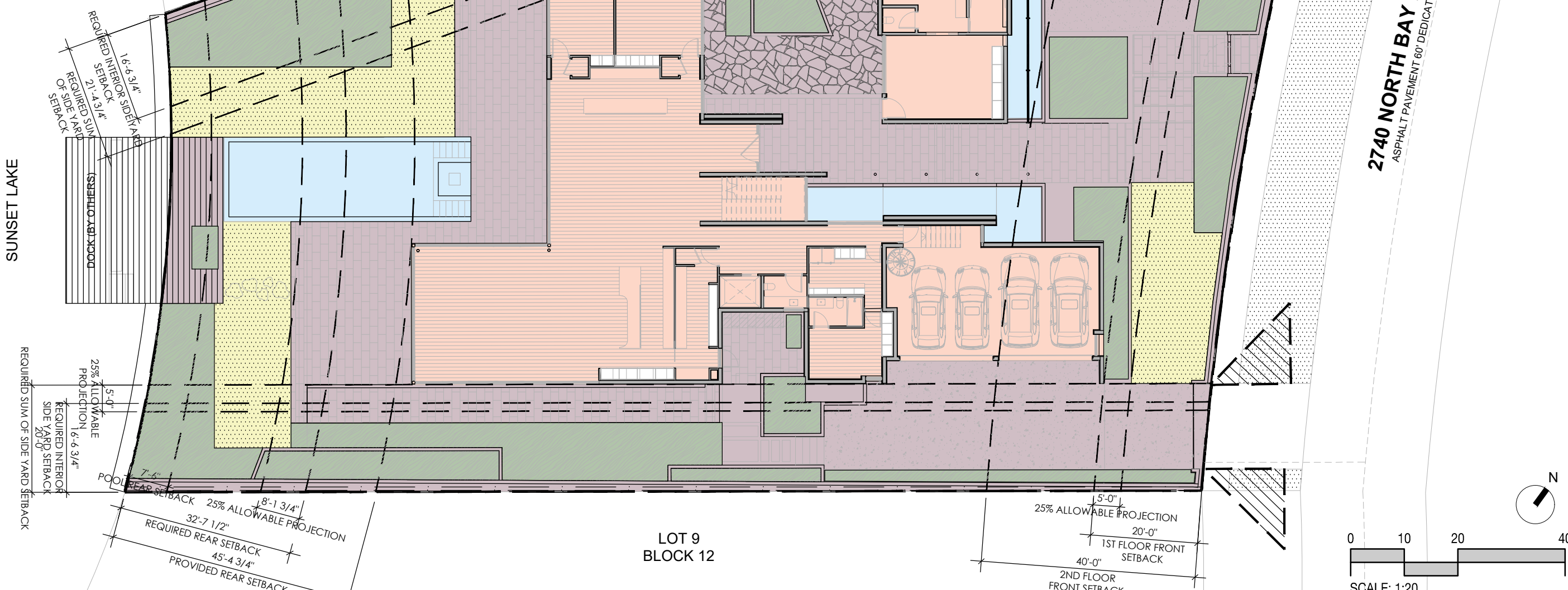
L003

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TOTAL LOT COVERAGE		26,168 SF
	LANDSCAPE AREA	5,234 SF (20%)
	LAWN AREA	2,133 SF (8%)
	HARDSCAPE AREA	10,896 SF (42%)
	BUILDINGS AREA	6,622 SF (25%)
	POOL & WATER FEATURE AREA	1,283 SF (5%)

LOT 11
BLOCK 12

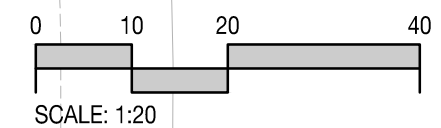
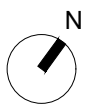
LOT 9
BLOCK 12



2740 NORTH BAY ROAD
ASPHALT PAVEMENT 60' DEDICATED RW

SUNSET LAKE

DOCK (BY OTHERS)



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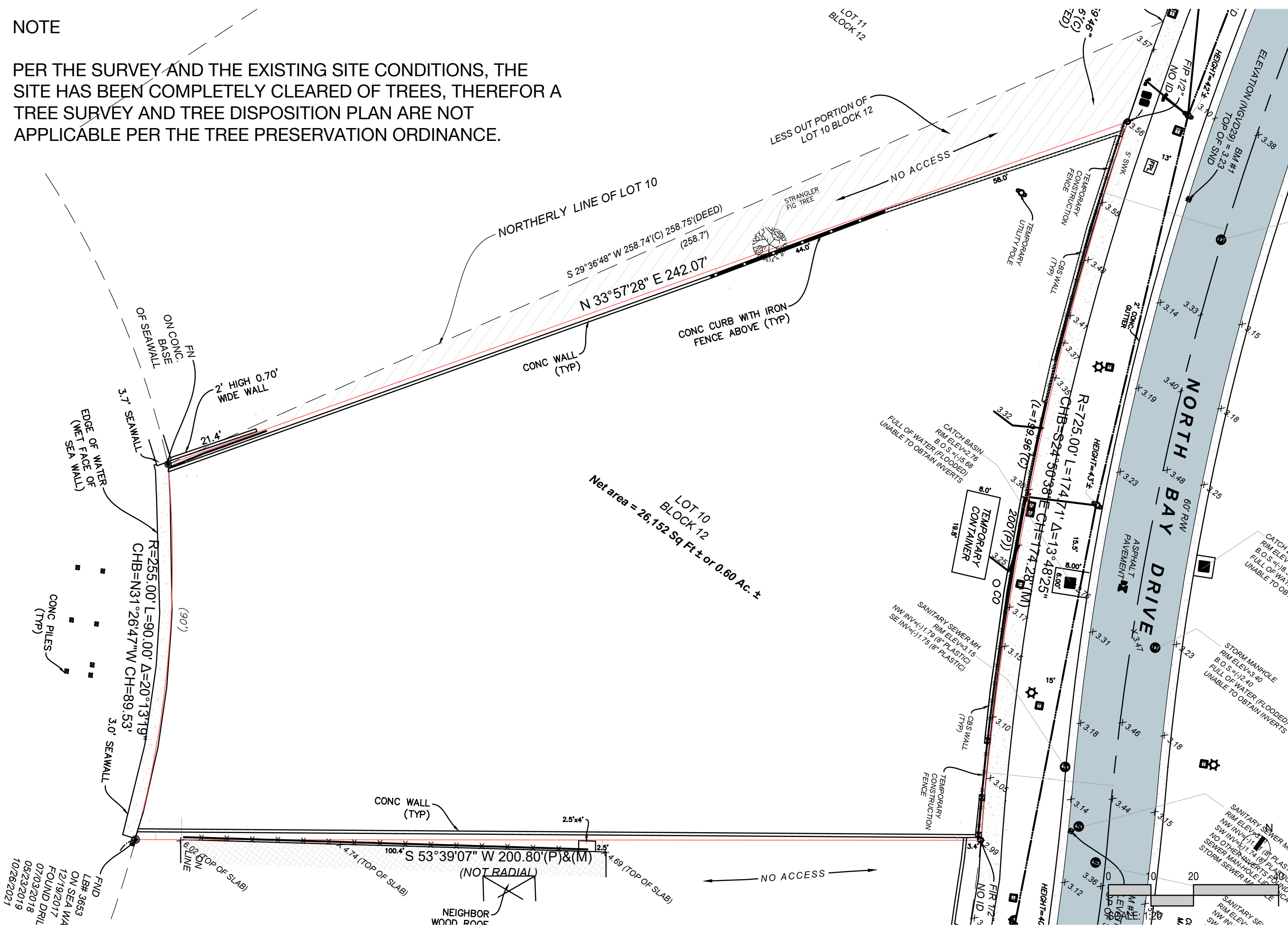
**OPEN SPACE
DIAGRAM**

L004

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NOTE

PER THE SURVEY AND THE EXISTING SITE CONDITIONS, THE SITE HAS BEEN COMPLETELY CLEARED OF TREES, THEREFOR A TREE SURVEY AND TREE DISPOSITION PLAN ARE NOT APPLICABLE PER THE TREE PRESERVATION ORDINANCE.



LB# 3653
ON SEA WA
12/19/2017
FOUND DRIL
07/03/2018
05/23/2019
10/26/2021

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TREE DISPOSITION PLAN
TD100
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A

LIMESTONE PAVERS

COLOR: NATURAL
LOCATION: AS SHOWN ON PLAN
DIMENSIONS: 18" x 36" UNITS
SPECIFICATION: FLAMED FINISH
SOURCE: T.B.D.



B

CONCRETE WITH ROCK SALT FINISH

COLOR: GREY
LOCATION: MAIN DRIVEWAY
DIMENSIONS: AS SHOWN ON PLAN
SPECIFICATION: SMOOTH ROCK SALT FINISH
SOURCE: T.B.D.



C

GRAVEL

MATERIAL: GRAVEL
LOCATION: DRIVEWAY
SPECIFICATION: 1/2" - 1"Ø
SOURCE: BERNIE'S ROCK & GARDEN
www.berniesrockandgarden.com
786.242.4443



D

LANDSCAPE EDGE

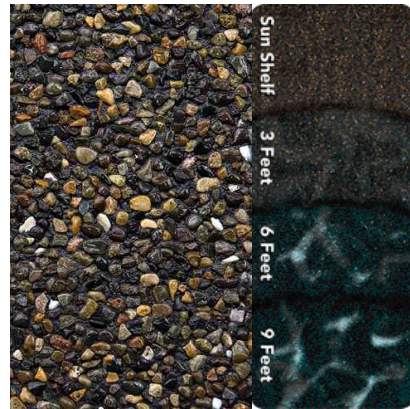
MATERIAL: PRO-LINE LANDSCAPE EDGING
LOCATION: LANDSCAPE AREAS
SPECIFICATION: ALUMINUM 1/8" X 4" - BLACK
SOURCE: PERMALOC
WWW.PERMALOC.COM
800.356.9660



E

POOL & SPA TILES

MATERIAL: PEEBLETEC - WHITE PEARL
LOCATION: MAIN POOL
SPECIFICATION: PER MANUFACTURER
SOURCE: POOLTECH INC / PEEBLETEC®
PHONE : (631) 694.4752
www.pooltech.net



F

WATER FEATURE TILES

MATERIAL: PEEBLETEC - BLACK PEARL
LOCATION: WATER FEATURE
SPECIFICATION: PER MANUFACTURER
SOURCE: POOLTECH INC / PEEBLETEC®
PHONE : (631) 694.4752
www.pooltech.net



G

BROKEN CORAL STONE

MATERIAL: CORAL STONE
LOCATION: REFER TO L200
SPECIFICATION: PER SUPPLIER
SOURCE: TBD

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






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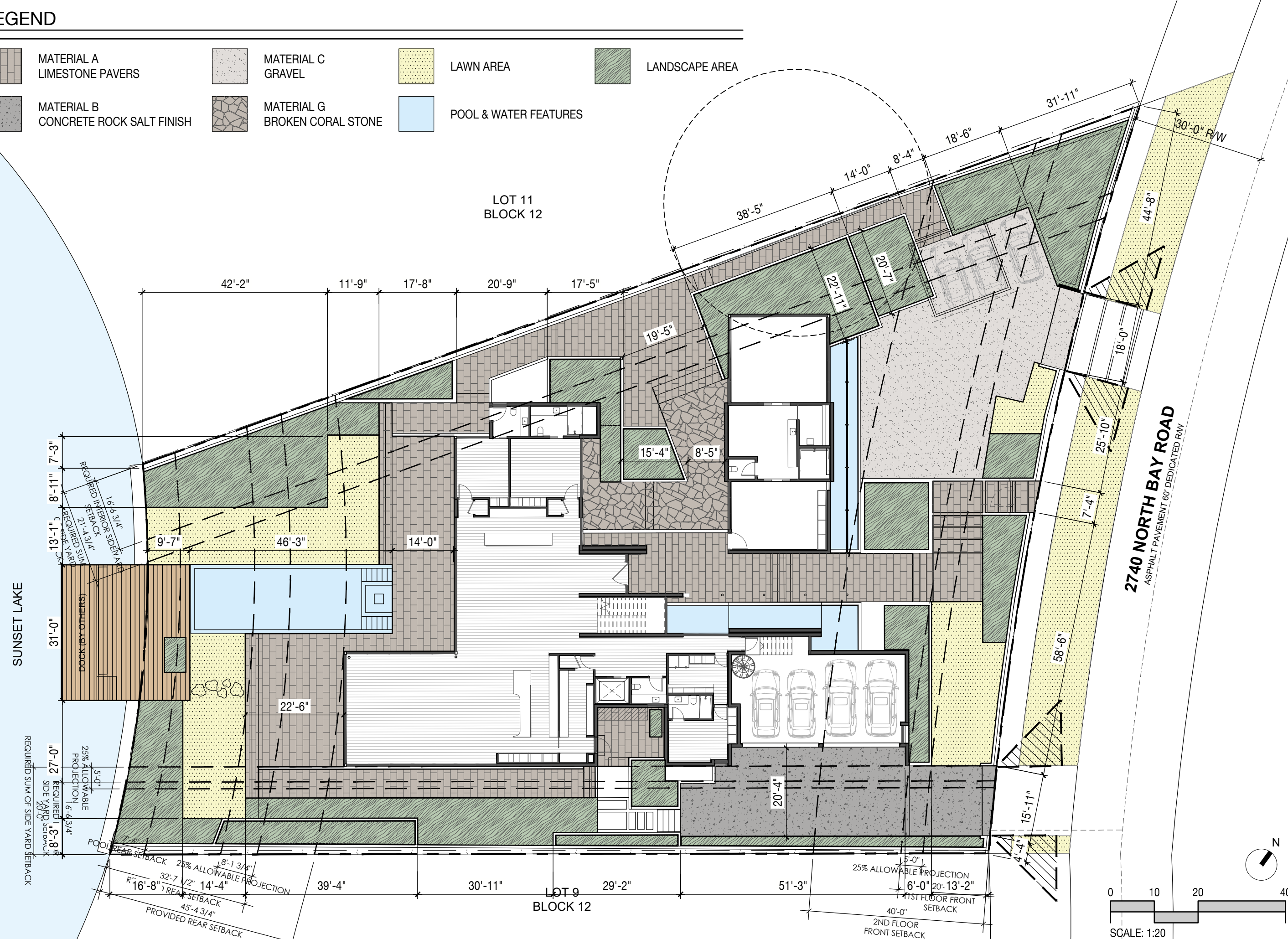
MATERIALS SCHEDULE

L200

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LEGEND

-  MATERIAL A
LIMESTONE PAVERS
-  MATERIAL B
CONCRETE ROCK SALT FINISH
-  MATERIAL C
GRAVEL
-  MATERIAL G
BROKEN CORAL STONE
-  LAWN AREA
-  POOL & WATER FEATURES
-  LANDSCAPE AREA



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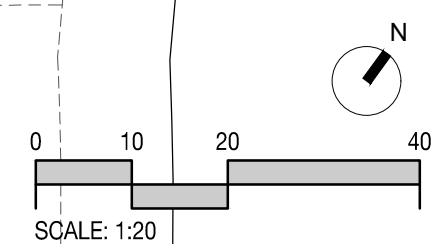
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MATERIALS PLAN

L210

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TREES & PALMS PLANTING SCHEDULE

ABR	QTTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
CGR	9	CAESALPINA GRANADILLO	BRIDALVEIL	20' HT / 6" DBH
COE	6	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	16' HT / 4" DBH
COS	6	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	12' HT / 4" DBH
CRO	3	CLUSIA ROSEA	AUTOGRAPH TREE	12' x 12' FG / MULTI TRUNK
CUD	3	COCOLOBA UVIFERA DIVERSIFOLIA	SEA PLUM	12' x 12' FG / MULTI TRUNK
CUV	3	COCOLOBA UVIFERA	SEA GRAPE	20' x 20' / MULTI TRUNK

PALMS				
AAL	3	ARCHONTOPHOENIX ALEXANDRAE	ALEXANDER PALM	FG 20'/25'/30' CT
EGU	7	ELAEIS GUINEENSIS	OIL PALM	25' OH
SPA	8	SABAL PALMETTO	SABAL PALM	FG 15'/20'/25' CT
VMO	6	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	FG 20'/25'/30' CT

HEDGES				
POE	35	PODOCARPUS ERECTUS	PODOCARPUS	12' HT

NATIVE UNDERSTORY TREES				
CWI	4	CANELLA WINTERANA	CINNAMON BARK	45 GAL / 3" DBH / 14' HT MIN
NUT	28	TBD	NATIVE UNDERSTORY TREE	12' HT / 4" DBH

PLANT IMAGES



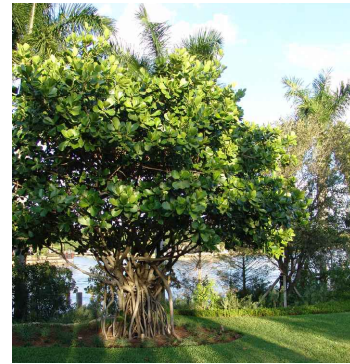
CGR
CAESALPINA GRANADILLO
BRIDALVEIL



COE
CONOCARPUS ERECTUS
GREEN BUTTONWOOD



COS
CONOCARPUS ERECTUS SERICEUS
SILVER BUTTONWOOD



CRO
CLUSIA ROSEA
AUTOGRAPH TREE



CUD
COCOLOBA UVIFERA DIVERSIFOLIA
SEA PLUM



CUV
COCOLOBA UVIFERA
SEA GRAPE



AAL
ARCHONTOPHOENIX ALEXANDRAE
ALEXANDER PALM



EGU
ELAEIS GUINEENSIS
OIL PALM



SPA
SABAL PALMETTO
SABAL PALM



VMO
VEITCHIA MONTGOMERYANA
MONTGOMERY PALM

LANDSCAPE LEGEND

MUNICIPALITY: City of Miami Beach
ZONING CLASS: RS-2 LOT AREA: 26,152 ACRES: 0.6004
ORDINANCE/CODE SECTION: CITY OF MIAMI BEACH SECTION 126

CODE REFERENCE	OPEN SPACE	REQUIRED/ALLOWED	PROVIDED
Sec. 126-6, c, Table A	A. Sq. Ft. of required Open Space Lot area: 26,152 Multiplier: 30%	7,846	7,529
	B. Sq. Ft. of parking lot open space Parking Spaces: 2 Multiplier: 10 sf/space	20	20 - MB Sec.
	C. Total Sq. Ft. of landscaped Open Space required	7,866	7,529
Sec. 126-6, c, Table A	LAWN AREA		
	A. Total Sq. Ft. of landscaped Open Space	7,866	7,529 37%
	B. Maximum Lawn Area (sod) permitted- Open space required: 7,866 Multiplier: 20%	1,573	2,821
Sec. 126-6, c, 7	TREES		
	A. Number of trees required per lot, less existing trees Required Trees/Lot: 5 Net lot acres: 0.6004 Required Trees: 20 Existing trees: 0	25	28
	B. % Palms allowed Trees provided: 28 Multiplier: 0%	0	0
	PER CODE SECTION 126-6.C.10 PALMS DO NOT COUNT TOWARD MIN. TREE REQUIREMENTS		
Sec. 126-6, c, 8	C. % Native required Trees provided: 28 Multiplier: 30%	8	25
	D. % Drought tolerant and low maintenance species required Trees provided: 28 Multiplier: 50%	14	25
Section 126-6, a, 1	STREET TREES		
	NO WORK IN THE ROW INCLUDED IN THIS SCOPE		
	A. Street trees (maximum average spacing of 20' o.c.) Linear ft of street frontage: 175 Multiplier: 20 Existing trees: 0	9	6
Section 126-6.3	B. Street trees directly below power lines Linear ft of street frontage: 20 Multiplier: 20	0	0
Sec. 126-6, d	SHRUBS		
	A. Number of shrubs required Lot and street trees required: 34 Multiplier: 12	264	264
Sec. 126-6, d	B. % Native species required Shrubs provided: 264 Multiplier: 50%	132	132
Sec. 126-6, d	LARGE SHRUBS OR SMALL TREES		
	A. Number of shrubs or small tree required Shrubs required: 264 Multiplier: 10%	27	27
	B. % Native species required Shrubs provided: 27 Multiplier: 50%	14	14



POE
PODOCARPUS ERECTUS
PODOCARPUS



CWI
CANELLA WINTERIANA
CINNAMON BARK

KODA
7500 NE 4th Ct., Suite
100 | Miami, FL 33138
info@kodamiami.com
305.359.3669

BAY HOUSE
2740 N Bay Road, Miami Beach, FL 33140
HISTORIC PRESERVATION
BOARD FIRST SUBMITTAL
NOT FOR CONSTRUCTION

LAND 7284 NW 1st COURT
MIAMI FL, 33150
814-429-8895
www.land.design
08 / 07 / 2023
Project # 22005

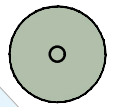
**TREES & PALMS
PLANTING
SCHEDULE**

L400
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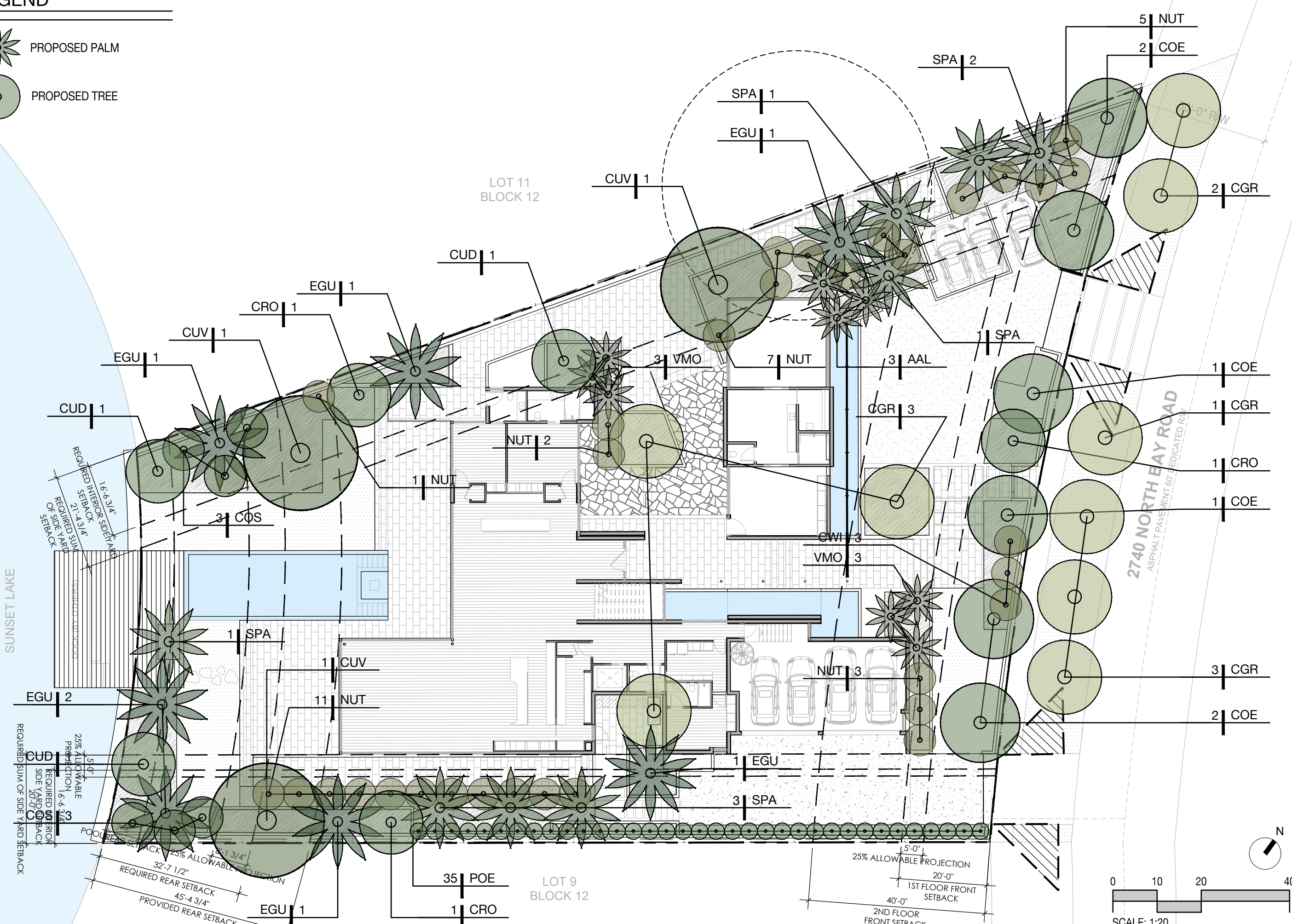
LEGEND



PROPOSED PALM



PROPOSED TREE



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 100 | Miami, FL 33138
 info@kodamiami.com
 305.359.3669

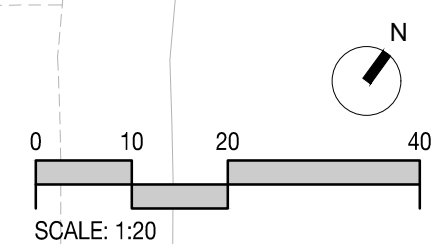
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08 / 07 / 2023	
Project #	22005

**TREES & PALMS
 PLANTING PLAN**

L410

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UNDERSTORY PLANTING SCHEDULE

ABR	QTTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
SHRUBS & GROUNDCOVERS				
AD	193	ASPARAGUS DENSIFLORUS	FOXTAIL FERN	7 GAL / 18" O.C.
CI	72	CHRYSOBALANUS ICACO	COCOPLUM	7 GAL / 36" O.C.
FM	207	FICUS MACROCARPA	GREEN ISLAND FICUS	7 GAL / 24" O.C.
NF	59	NEPHROLEPIS FALCATA	MACHO FERN	7 GAL / 36" O.C.
PS	322	PHYMATOSORUS SCOLOPENDRIA	WART FERN	3 GAL / 24" O.C.

GRASSES				
TD	177	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	3 GAL / 36" O.C.
ZJ	4014 SF	ZOYSIA JAPONICA	ZOYSIA GRASS	SOD

NOTE:
CONTRACTOR TO PROVIDE LANDSCAPE ARCHITECT WITH \$ 10,000 WHOLESALE PLANT ALLOWANCE FOR INFILL PLANTS, ORCHIDS, AND ACCENTS

PLANT IMAGES



AD
ASPARAGUS DENSIFLORUS
 FOXTAIL FERN



CI
CHRYSOBALANUS ICACO
 COCOPLUM



FM
FICUS MACROCARPA
 GREEN ISLAND FICUS



NF
NEPHROLEPIS FALCATA
 MACHO FERN



PS
PHYMATOSORUS SCOLOPENDRIA
 WART FERN



TD
TRIPSACUM DACTYLOIDES
 FAKAHATCHEE GRASS



ZJ
ZOYSIA JAPONICA
 ZOYSIA GRASS

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

Project # 22005

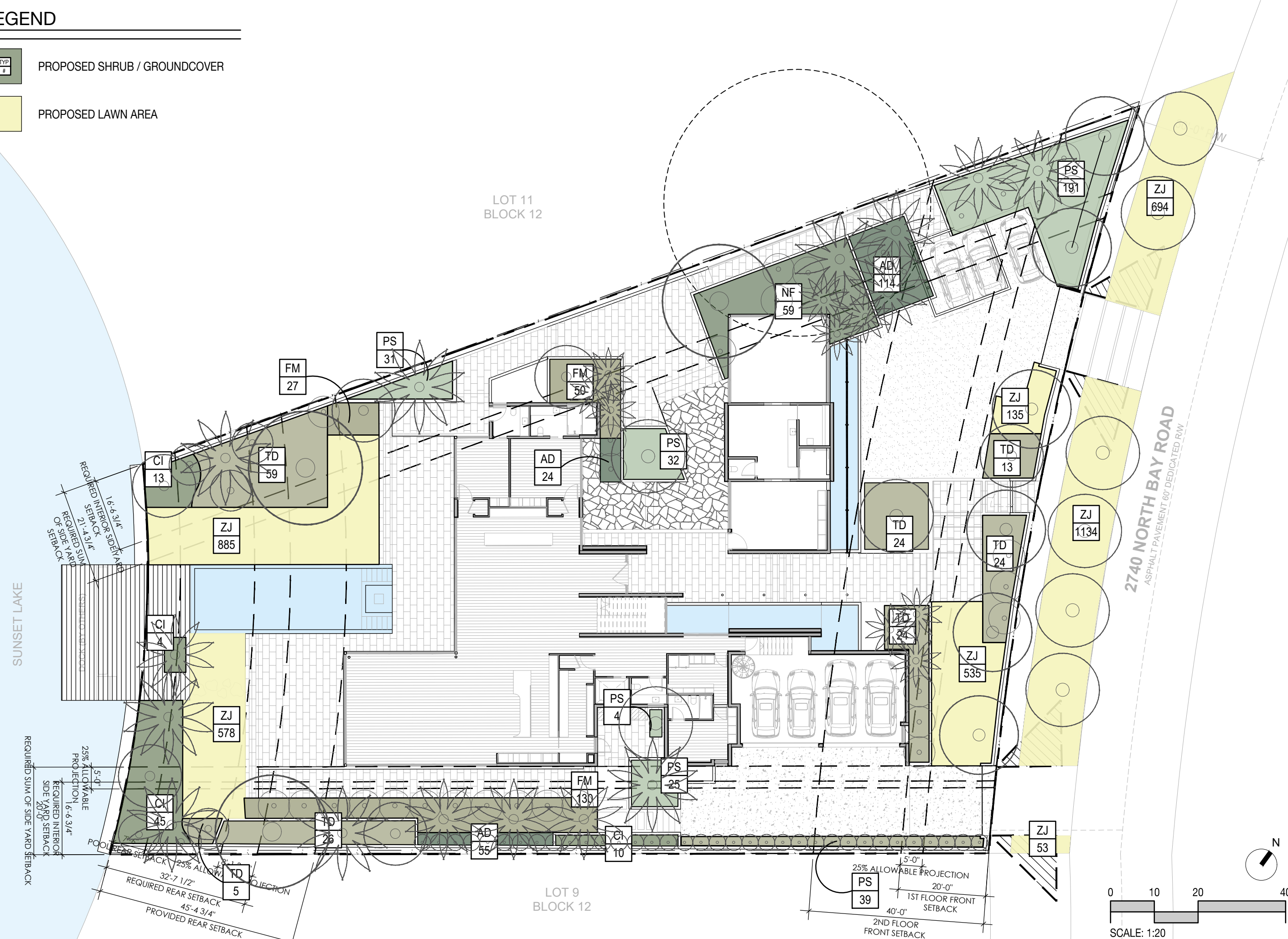
**UNDERSTORY
 PLANTING
 SCHEDULE**

L420

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LEGEND

-  PROPOSED SHRUB / GROUNDCOVER
-  PROPOSED LAWN AREA



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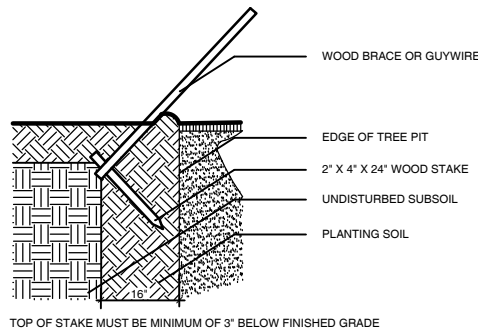
08 / 07 / 2023

Project # 22005

UNDERSTORY PLANTING PLAN

L430

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1 STAKING DETAIL
SCALE: NOT TO SCALE

PREPARATION:
STORE ALL MATERIAL IN DRY, CLEAN AREA, COVER TO PROTECT FROM RAIN AND MINIMIZE DUST. COORDINATE RUN-OFF CONTROL WITH GENERAL CONTRACTOR.
TEST EXISTING SOIL TO ENSURE IT IS FREE OF EXCESSIVE CLAY OR SALT AND ANY CHEMICALS/PETROCHEMICALS WHICH MAY HARM PLANT HEALTH.

EXISTING MATERIAL:
IF INCORPORATING EXISTING SITE SOIL REMOVE ALL ROOTS, AND ROCK LARGER THAN 2" IN SIZE. REMOVE ALL PLASTIC, METAL AND MANMADE DETRITUS.

MIX:
50% EXISTING SOIL
10% COCO PEAT
10% COMPOST
20% CLEAN SAND
10% PERLITE

BLEND QUANTITIES NEEDED BY HAND OR MACHINE.

INSTALLATION:
REFER TO APPROPRIATE DETAILS FOR AMENDMENTS, COMPACTION DEPTHS ETC.

GENERAL: REFER TO LANDSCAPE NOTES FOR ADDITIONAL INFORMATION

4 PLANTING SOIL- TYPICAL

MULCH A:
PINE STRAW, FOR USE IN GENERAL PLANTING AREAS AND ON SLOPES GREATER THAN 10%

MULCH B:
MINI PINE BARK NUGGETS, FOR USE IN SPECIALTY AREAS

MULCH C:
MELALEUCA MULCH, FOR USE IN GENERAL PLANTING AREAS AND ON SLOPES GREATER THAN 10%

BLEND QUANTITIES NEEDED BY HAND OR MACHINE.

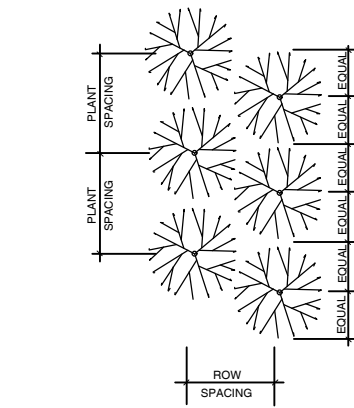
INSTALLATION:
REFER TO APPROPRIATE DETAILS FOR EXTENTS AND DEPTHS.

GENERAL: REFER TO LANDSCAPE NOTES FOR ADDITIONAL INFORMATION, CONFIRM TYPE TO BE USED WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

5 MULCH- TYPICAL

MIX:
5050- MUCK AND FINE SAND
SUPPLIER: ATLAS PEAT AND SOIL 561.734.7300

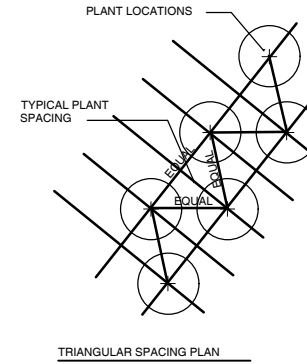
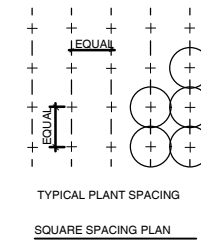
6 PLANTING SOIL- LAWN TOP DRESSING



PLANT SPACING	ROW SPACING
12"	10.4"
18"	15.6"
24"	20.8"
30"	26.0"
36"	31.2"
48"	41.6"
60"	52.0"

2 PLANT SPACING
SCALE: NOT TO SCALE

NOTE:
IN MOST CASES TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.



TYPICAL PLANT SPACING

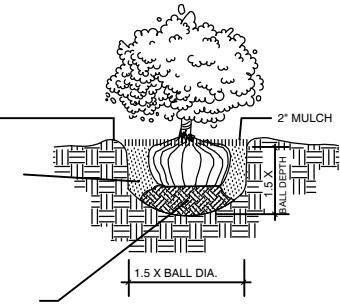
TRIANGULAR SPACING PLAN

FERTILIZE PER SPECIFICATIONS

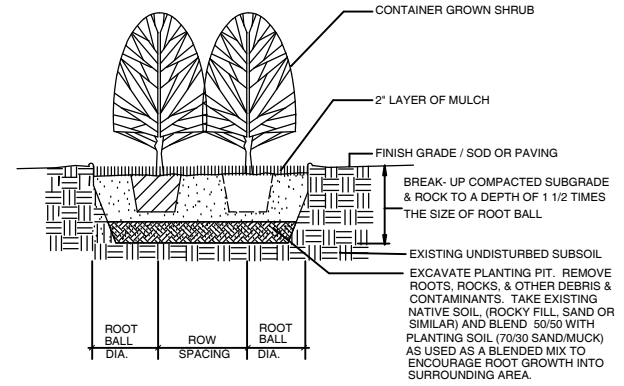
FORM SAUCER WITH 3" CONTINUOUS RIM IF APPLICABLE

EXCAVATE PLANTING PIT. REMOVE ROOTS, ROCKS, & OTHER DEBRIS & CONTAMINANTS. TAKE EXISTING NATIVE SOIL, (ROCKY FILL, SAND OR SIMILAR) AND BLEND 50/50 WITH PLANTING SOIL.

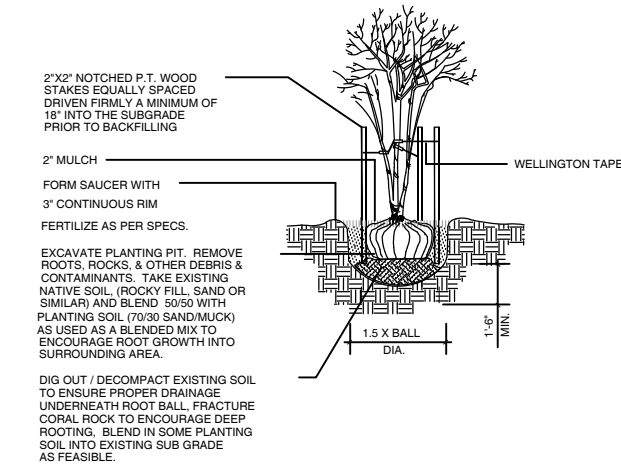
DIG OUT / DECOMPACT EXISTING SOIL TO ENSURE PROPER DRAINAGE UNDERNEATH ROOT BALL. FRACTURE CORAL ROCK TO ENCOURAGE DEEP ROOTING. BLEND IN SOME PLANTING SOIL INTO EXISTING SUB GRADE AS FEASIBLE.



3 SHRUB PLANTING
SCALE: NOT TO SCALE

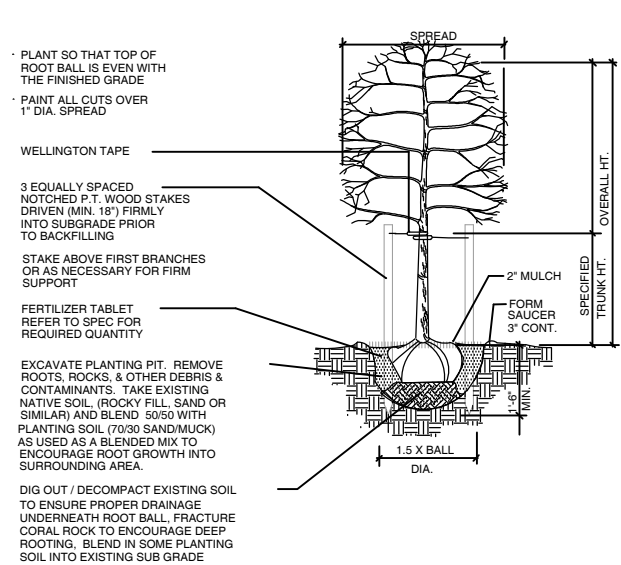


9 SHRUB- HEDGE AND MASS PLANTING
SCALE: NOT TO SCALE

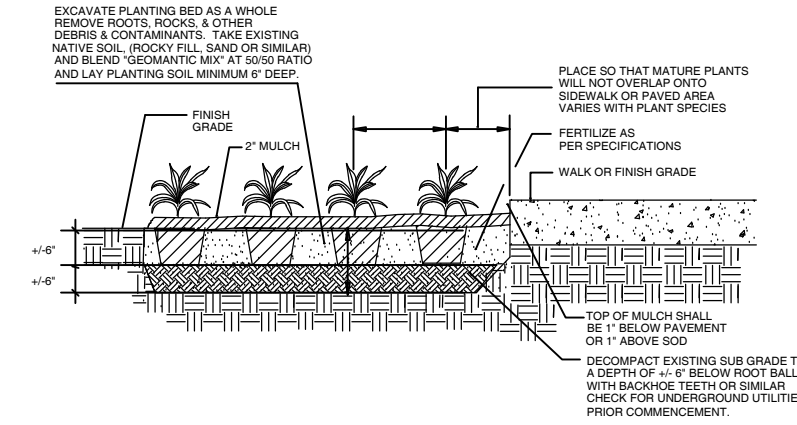


7 MULTI TRUNK TREE- PLANTNG & STAKING
SCALE: NOT TO SCALE

CALIPER	TIES	STRANDS	STAKES
1" - 1 1/2"	2	1 # 12	2 - 2 X 2
1 1/2" - 2"	3	1 # 12	3 - 2 X 2
2" - 3"	3	2 # 12	2 - 2 X 2

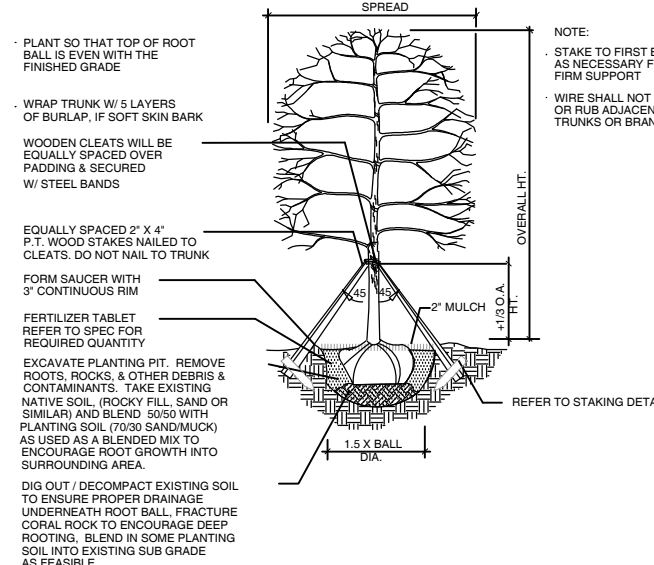


10 CANOPY AND PALM TREE- PLANTING & VERTICAL STAKING
SCALE: NOT TO SCALE

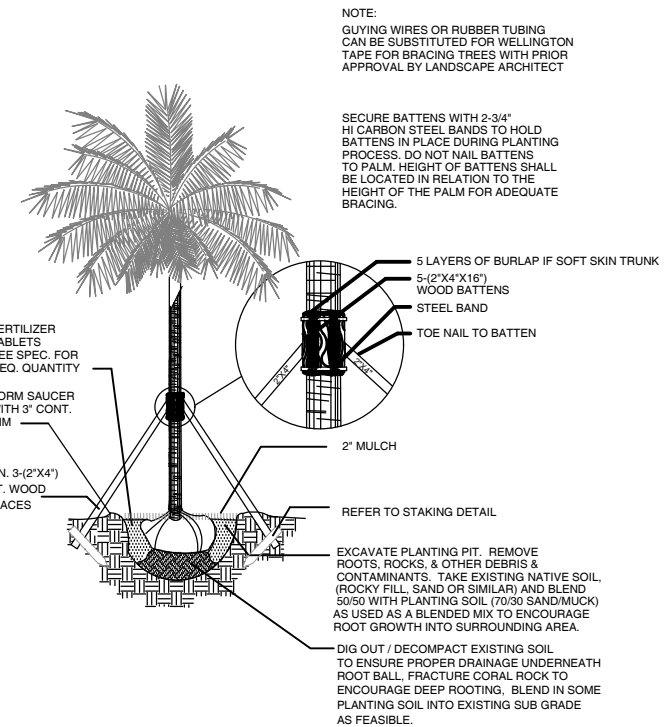


8 SHRUB- HEDGE AND MASS PLANTING
SCALE: NOT TO SCALE

CALIPER	CLEATS	STRAPS	BRACES	NAILS
3" - 8"	2 x 4 x 8"	1 # 12	3 - 2 X 4	2 - 16d
8" - 10"	2 x 4 x 12"	1 # 12	3 - 2 X 4	3 - 16d
10" - 16"	2 x 4 x 12"	2 # 12	4 - 2 X 4	3 - 16d



11 CANOPY TREE- PLANTING & TRIPLE BRACE STAKING
SCALE: NOT TO SCALE



12 PALM- PLANTING & STAKING
SCALE: NOT TO SCALE



EXTERIOR LIGHTING SCHEDULE

SYMBOL	QUANTITY	TYPE	MANUFACTURER	SPECIFICATION NUMBER	LAMP	NOTES
①	-	DOWNLIGHT (24')	HUNZA	REFER TO CUT SHEET	LED	-
②	-	UPLIGHT	HUNZA	REFER TO CUT SHEET	LED	-
③	-	ACCENT	HUNZA	REFER TO CUT SHEET	LED	-
④	-	DECK LIGHT	HUNZA	REFER TO CUT SHEET	LED	-
⑤	-	WATER FEATURE	HUNZA	REFER TO CUT SHEET	LED	-

EXTERIOR LIGHTING CUT SHEETS

① Tree Mount Kit
Cat. No. SSP/T
Cat. No. SSP/T/S

The Tree Mount Kit enables a NPS Spot to be mounted onto a tree to create moon lighting effects. A cable connection can be made at the rear of the dome. The kit consists of a mounting dome and three 316 stainless steel bolts. The bolts initially fix the dome 40mm (1 1/2") out from the tree's surface, which allows the tree to grow without causing any harm.

An alternative mounting option is the Tree Mount Kit Rubber Strap. The kit consists of a mounting dome and a one metre adjustable rubber strap, which expands as the tree grows.

Both kits come with a female adaptor for NPS thread.

Ordering Information

Luminaire Type	Material	Accessories
SSP/T - Tree Mount Kit	Black Glass-Filled Polypropylene	CJK150 - Cable Joint Kit
SSP/T/S - Tree Mount Kit Rubber Strap		

Ordering Example: SSP/T - Tree Mount Kit in Black
(Accessories ordered separately)

CJK150 - Cable Joint Kit

HUNZA PURE LED
133 Fenton Meehan Ave
Glen Innes
Auckland 1072
New Zealand
Ph: 64-9-528 9471
Fax: 64-9-528 3351
www.hunza.co.nz

① NPS Spot PURE LED
Cat. No. NPSL

The NPS Spot is ideal for illuminating bushes and trees from ground level. The luminaire has been designed with a threaded 1/2" NPS base which can be easily fixed to a Hunza™ Super Spike ground stake, Hunza™ Tree Mount Kit or any 1/2" NPS fitting. It has a fully adjustable head allowing 360 degree rotation and 0-90 degree elevation.

The luminaire is machined from a choice of 10mm solid aluminium with a UV stable powder coated finish, solid copper or 316 stainless steel with a clear, tempered, flush glass lens and high temperature silicon gaskets.

The Hunza PURE LED system uses the latest Cree MT-G LED chips for maximum performance and long life of at least 60,000 hours. Power supply options include a choice of integral 12 volt driver or an external remote driver. The PURE LED system incorporates an innovative Plug and Play system for easy replacement or upgrade of either the LED engine or integral driver.

Ordering Information

Luminaire	Driver mA	Lens	Colour Temp	Accessories	Material/Finish
NPSL S - Series Wiring	15 - 15' TIR Lens	3 - 3000K	GG - Glare Guard	CJK150 - Cable Joint Kit	BK - Black
D7 - 700mA	25 - 25' TIR Lens	4 - 4000K	HCL - Hex Cell Louvre Adaptor	LENSSTEPF - Frost Lens	BZ - Bronze
D10 - 1000mA	38 - 38' Reflector		SSPIG - Hunza™ Super Spike	SSPIG - Hunza™ Super Spike	GN - Green
	60 - 60' Reflector		SSP/T - Hunza™ Tree Mount	STAR - Silver Star	WH - White
				WB - Birch	DG - Dark Grey
				OC - Olive Green	RC - Ridge
				PR - Primrose	COP - Copper
				SS - 316 Stainless	

Ordering Example: SL/D10 60 4 CJK150 SS

HUNZA PURE LED
133 Fenton Meehan Ave
Glen Innes
Auckland 1072
New Zealand
Ph: 64-9-528 9471
Fax: 64-9-528 3351
www.hunza.co.nz

② Pole Spot PURE LED
Cat. No. PSL

The Pole Spot has a single spotlight which can be aimed in any single direction. This luminaire is ideal for path lighting as well as tree lighting, or the head may be aimed downward stopping upward light altogether. The fitting has a fully adjustable head which allows for 360 degree rotation, as well as a high degree of elevation.

This luminaire is machined from a choice of 10mm solid aluminium with a UV stable powder coated finish, solid copper or 316 stainless steel with a clear, tempered, flush glass lens and high temperature silicon gaskets. The Pole Spot uses a MR16 GU 5.3 lamp.

The Hunza PURE LED system uses Cree MT-G chips for maximum performance and long life. Power supply options include a choice of 12 volt integral or a remote (series connection) driver. The PURE LED system incorporates HUNZA's Plug-and-Play system for easy replacement of either the LED engine or integral driver in the field. Four beam angles, and a choice of a Warm or Cool White colour temperatures are available.

Ordering Information

Luminaire	Driver mA	Lens	Colour Temp	Accessories	Material/Finish
PSL S - Series	15 - 15' TIR Lens	3 - 3000K	GG - Glare Guard	CJK150 - Cable Joint Kit	BK - Black
D7 - 12V 700mA	25 - 25' TIR Lens	4 - 4000K	LENSSTEPF - Frost Lens	LENSSTEPF - Frost Lens	BZ - Bronze
D10 - 12V 1000mA	38 - 38' Reflector		SSPIG - Hunza™ Super Spike	SSPIG - Hunza™ Super Spike	GN - Green
	60 - 60' Reflector		SSP/T - Hunza™ Tree Mount	STAR - Silver Star	WH - White
				WB - Birch	DG - Dark Grey
				OC - Olive Green	RC - Ridge
				PR - Primrose	COP - Copper
				SS - 316 Stainless	

Ordering Example: PSL/D10 60 4 CJK150 SS

HUNZA PURE LED
133 Fenton Meehan Ave
Glen Innes
Auckland 1072
New Zealand
Ph: 64-9-528 9471
Fax: 64-9-528 3351
www.hunza.co.nz

③ HUNZA PURE OUTDOOR LIGHTING
Euro Spot

PROJECT: _____
TYPE: _____
SOURCE: _____
NOTES: _____

PURELED SPECIFICATIONS

LED Chip	Luminaire Output	Lumens Per Watt	CRI (3000K)	Colour Temperatures	Beam Angles	Ingress Protection	Warranty	Standards
Cree XP-E2 Plug and Play field replaceable LED beam	420 Lumens @ 700mA (4 watts), 240 Lumens @ 350mA (2 watts), delivered from luminaire with unobstructed beam	105 Lumens minimum @ 4 watts, delivered from luminaire with unobstructed beam	90+	2700K, 3000K, 4000K	15, 25, 38, 60	IP68	Electronics = 5 years Body Cop SS = 10 years	AS/NZS 61048 UL 1581, IEC 60598-2 CSA C22.2 No. 250.7, No. 250.0-08 CE

PRODUCT CONFIGURATION
Cat. No. ES/L

Luminaire	Power	Material/Finish	Beam	Colour	Accessories
ES/L	700mA Input, Series Wired 4W	SOLID COPPER	15°	2700K	LENSSTEPF - Frost Lens
	12VAC Input, Parallel Wired 2W	STAINLESS STEEL	25°	3000K	CJK - CABLE JOINT KIT
	12VAC Input, Parallel Wired 4W		38°	4000K	HCL - HEX CELL LOUVRE
	24VDC Input, Parallel Wired		60°		

SERIES REMOTE DRIVER REQUIRED:
Constant current driver
Individual fixtures require 1vdc @ 700mA maximum
12VAC INTEGRAL DRIVER:
Hunza Integrated Plug and Play Driver (included)
Input: 8-12VAC
Output: 15vdc @ 700mA, 27Vdc @ 350mA, 27Vdc @ 350mA
24VDC DRIVER:
Input: 24vdc
Output: 15vdc @ 700mA constant current (non dimming), Note: not for USA.

INTERNATIONAL CONTACTS:
HUNZA FACTORY: 133 Fenton Meehan Ave, Glen Innes, Auckland 1072, New Zealand
Ph: 64-9-528 9471, Fax: 64-9-528 3351, www.hunza.co.nz

④ HUNZA PURE OUTDOOR LIGHTING
ST100 SAFE TOUCH

PROJECT: _____
TYPE: _____
SOURCE: _____
NOTES: _____

SPECIFICATIONS

LED Chip	Luminaire Output	Lumens Per Watt	CRI (3000K)	Colour Temperatures	Beam Angles	Ingress Protection	Warranty	Standards
Cree CXA 1830 field replaceable LED beam	2700 Lumens @ 700mA (6 watts), Delivered from Luminaire with unobstructed beam	100 Lumens minimum @ 28 watts, Delivered from Luminaire with unobstructed beam	90	2700K, 3000K, 4000K	15, 25, 38, 34	IP67	Electronics = 5 years Body Aluminium = 5 years	BS EN 60598-2 UL 1581, CSA C22.2 No. 250.0 CE

PRODUCT CONFIGURATION
Cat. No. ST100

Luminaire	Power	Material/Finish	Beam	Colour	Accessories
ST100/S	700mA Input, Series Wired 4W	SOLID COPPER	15°	2700K	HCL - HEX CELL LOUVRE
ST100/D	12VAC Input, Parallel Wired 2W	STAINLESS STEEL	25°	3000K	LENSSTEPF - Frost Lens
	12VAC Input, Parallel Wired 4W		38°	4000K	SSPIG - HUNZA™ SUPER SPIKE
	24VDC Input, Parallel Wired		60°		CJK - CABLE JOINT KIT

SERIES REMOTE DRIVER REQUIRED:
Constant current driver (included) individual fixture require 3vdc @ 700mA maximum, 0-10 vdc dimming.
RETRO 110-277Vdc DRIVER:
Constant current driver (included)
Input: 120, 240, 277 vdc.
Output: 30 watts total 27vdc @ 700mA, 9-10 vdc dimming, 24VDC DRIVER:
Input: 24vdc.
Output: 15vdc @ 700mA constant current (non dimming), Note: not for USA.

INTERNATIONAL CONTACTS:
HUNZA FACTORY: 133 Fenton Meehan Ave, Glen Innes, Auckland 1072, New Zealand
Ph: 64-9-528 9471, Fax: 64-9-528 3351, www.hunza.co.nz

⑤ HUNZA PURE OUTDOOR LIGHTING
Pond Lite / Pond Lite Weighted Base

PROJECT: _____
TYPE: _____
SOURCE: _____
NOTES: _____

PURELED SPECIFICATIONS

LED Chip	Luminaire Output	Lumens Per Watt	CRI (3000K)	Colour Temperatures	Beam Angles	Ingress Protection	Warranty	Standards
Cree XP-E2 Plug and Play field replaceable LED beam	600 Lumens @ 1000mA (8 watts), 420 Lumens @ 700mA (4 watts), 240 Lumens @ 350mA (2 watts), delivered from luminaire with unobstructed beam	120 Lumens @ 8 watts minimum, delivered from luminaire with unobstructed beam	90+	2700K, 3000K, 4000K	15, 25, 38, 60	IP68	Electronics = 5 years Body Cop SS = 10 years Body Aluminium = 5 years (if not only)	AS/NZS 61048, IAS 679 (12 volt only) CE

PRODUCT CONFIGURATION
Cat. No. POND/L or POND/WL

Luminaire	Power	Material/Finish	Beam	Colour	Accessories
POND/L	12VAC Input, Parallel Wired 2W	BLACK	15°	2700K	HCL - HEX CELL LOUVRE
POND/WL	12VAC Input, Parallel Wired 4W	BROCHZ	25°	3000K	LENSSTEPF - Frost Lens
	12VAC Input, Parallel Wired 8W	OLIVE GREEN	38°	4000K	SSPIG - HUNZA™ SUPER SPIKE
	24VDC Input, Parallel Wired	WHITE	60°		CJK - CABLE JOINT KIT

12VAC INTEGRAL DRIVER:
Hunza integrated plug and play driver
Input: 12VAC
Output: 15vdc @ 700mA, 27Vdc @ 350mA, 27Vdc @ 350mA
12VAC INTEGRAL DRIVER:
Hunza Integrated Plug and Play Driver (included)
Input: 8-12VAC
Output: 15vdc @ 700mA, 27Vdc @ 350mA, 27Vdc @ 350mA
24VDC DRIVER:
Input: 24vdc
Output: 15vdc @ 700mA constant current (non dimming), Note: not for USA.

OTHER LAMP OPTIONS:
POND/L or POND/WL - MR16 Halogen 12V Lamp
POND/L or POND/WL - MR16 LED Retrofit 12V Lamp (lamps vary by market - please refer to supplier for details)

INTERNATIONAL CONTACTS:
HUNZA FACTORY: 133 Fenton Meehan Ave, Glen Innes, Auckland 1072, New Zealand
Ph: 64-9-528 9471, Fax: 64-9-528 3351, www.hunza.co.nz

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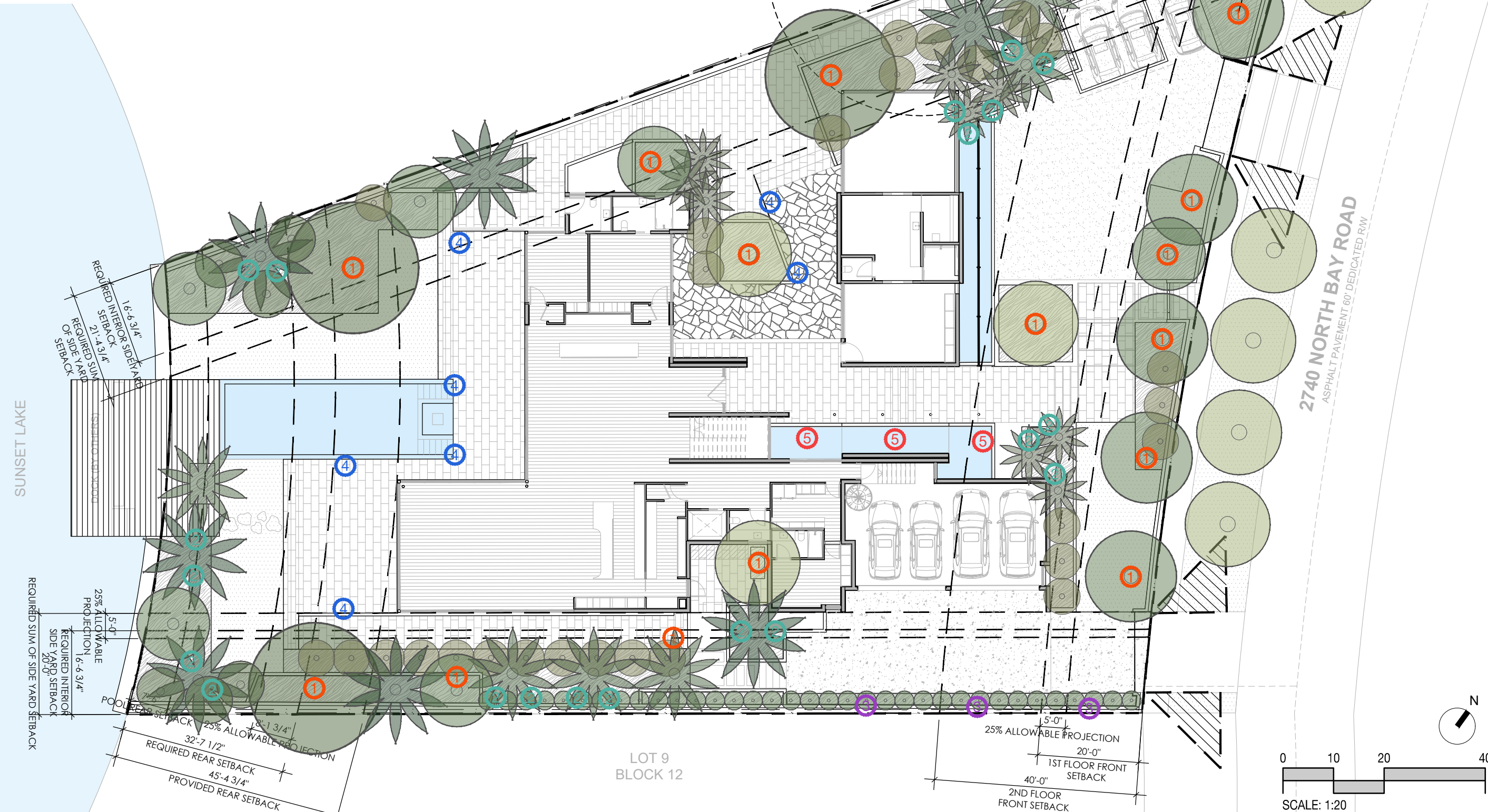
LIGHTING SCHEDULE

L800

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LEGEND

SYMBOL	QUANTITY	TYPE
①	-	DOWNLIGHT
②	-	UPLIGHT
③	-	ACCENT LIGHT
④	-	DECK LIGHT
⑤	-	WATER FEATURE



LOT 11
BLOCK 12

LOT 9
BLOCK 12

2740 NORTH BAY ROAD
ASPHALT PAVEMENT 60' DEDICATED RW

SUNSET LAKE

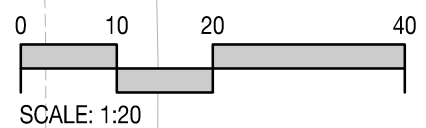
REQUIRED SUM OF SIDE YARD SETBACK 20'-0"

REQUIRED SUM OF SIDE YARD SETBACK 21'-4 3/4"
REQUIRED INTERIOR SIDE YARD SETBACK 14'-3 3/4"

25% ALLOWABLE PROJECTION 5'-0"

REQUIRED REAR SETBACK 32'-7 1/2"
PROVIDED REAR SETBACK 45'-4 3/4"
25% ALLOWABLE PROJECTION 10'-1 3/4"

5'-0" 25% ALLOWABLE PROJECTION
20'-0" 1ST FLOOR FRONT SETBACK
40'-0" 2ND FLOOR FRONT SETBACK



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LIGHTING PLAN

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INSTALL ALL THE IRRIGATION EQUIPMENT TO AVOID CONFLICTS WITH INSTALLED UTILITIES, TREE INSTALLATION AND EXISTING TREES TO REMAIN. THE IRRIGATION MAINLINE, LATERAL LINE, AND IRRIGATION SPRINKLER LOCATIONS ARE SHOWN SCHEMATICALLY AND SHALL BE ADJUSTED BASED ON FIELD CONDITIONS. ALL LANDSCAPED AREAS ARE TO RECEIVE 100% COVERAGE BY THE IRRIGATION SYSTEM (TYP.)

IRRIGATION WATER POINT OF CONNECTION

INSTALL A 1" IRRIGATION WATER METER IN THIS AREA. THE WATER METER IS TO SUPPLY A MINIMUM OF 25GPM AT 60PSI FOR THE EFFICIENT OPERATION OF THIS SYSTEM. VERIFY LOCATION IN THE FIELD PRIOR TO INSTALLATION. THE IRRIGATION CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION IF THE REQUIRED PRESSURE IS NOT AVAILABLE ON THE DOMESTIC WATER LINE.

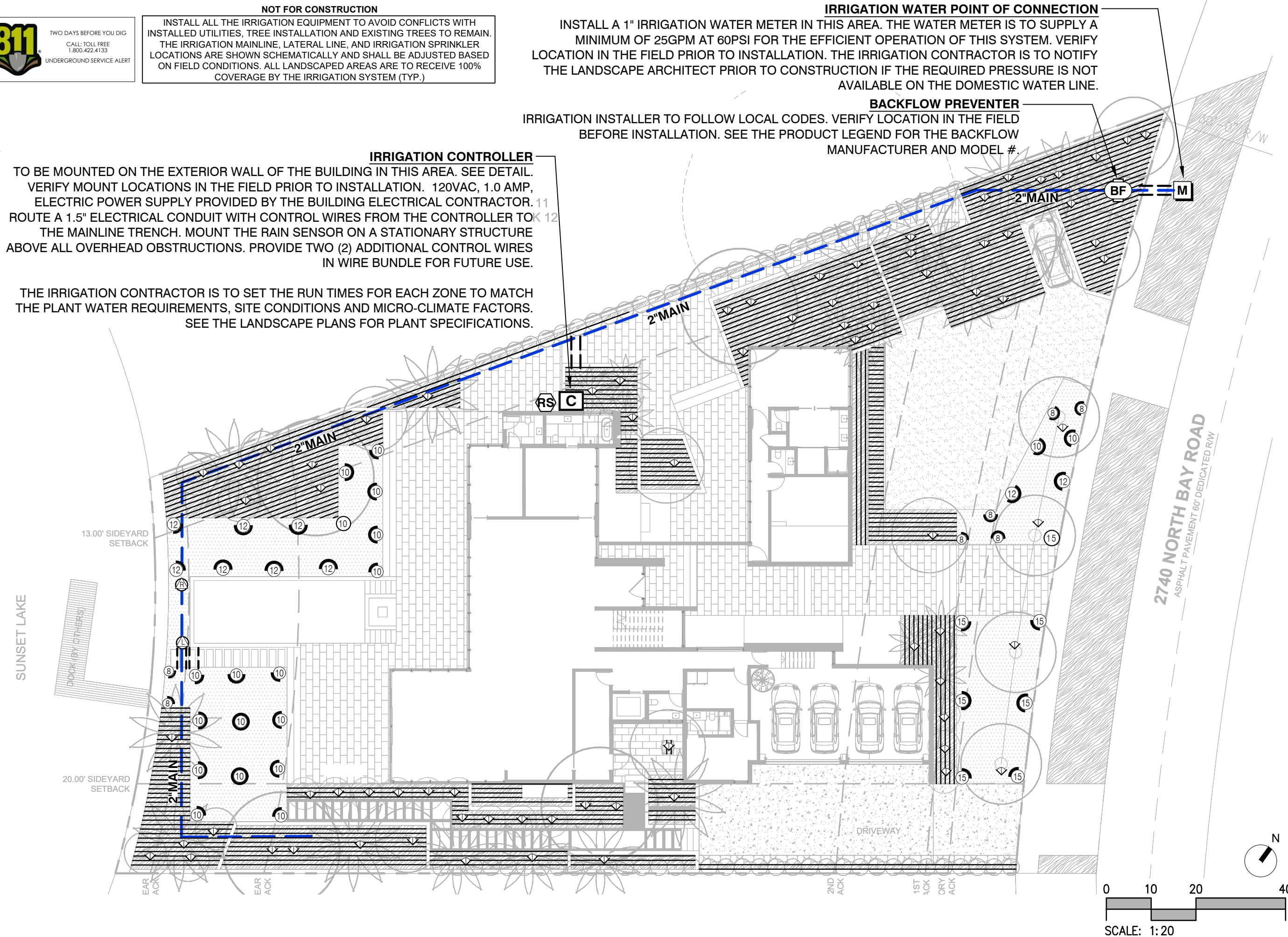
BACKFLOW PREVENTER

IRRIGATION INSTALLER TO FOLLOW LOCAL CODES. VERIFY LOCATION IN THE FIELD BEFORE INSTALLATION. SEE THE PRODUCT LEGEND FOR THE BACKFLOW MANUFACTURER AND MODEL #.

IRRIGATION CONTROLLER

TO BE MOUNTED ON THE EXTERIOR WALL OF THE BUILDING IN THIS AREA. SEE DETAIL. VERIFY MOUNT LOCATIONS IN THE FIELD PRIOR TO INSTALLATION. 120VAC, 1.0 AMP, ELECTRIC POWER SUPPLY PROVIDED BY THE BUILDING ELECTRICAL CONTRACTOR. ROUTE A 1.5" ELECTRICAL CONDUIT WITH CONTROL WIRES FROM THE CONTROLLER TO THE MAINLINE TRENCH. MOUNT THE RAIN SENSOR ON A STATIONARY STRUCTURE ABOVE ALL OVERHEAD OBSTRUCTIONS. PROVIDE TWO (2) ADDITIONAL CONTROL WIRES IN WIRE BUNDLE FOR FUTURE USE.

THE IRRIGATION CONTRACTOR IS TO SET THE RUN TIMES FOR EACH ZONE TO MATCH THE PLANT WATER REQUIREMENTS, SITE CONDITIONS AND MICRO-CLIMATE FACTORS. SEE THE LANDSCAPE PLANS FOR PLANT SPECIFICATIONS.



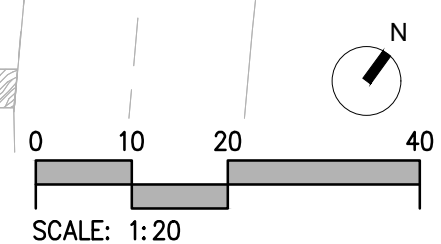
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Project #	22005

IRRIGATION
 PLAN

L900
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IRRIGATION NOTES

1. THE PLANS AND DRAWINGS ARE DIAGRAMMATIC OF THE WORK TO BE PERFORMED. SOME COMPONENTS MAY BE SHOWN OUTSIDE THE WORK AREA FOR CLARITY. THE WORK SHALL BE EXECUTED IN A MANNER TO AVOID CONFLICTS WITH UTILITIES AND OTHER ELEMENTS OF CONSTRUCTION, INCLUDING LANDSCAPE MATERIALS. ALL DEVIATIONS FROM THE PLANS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE BEING INSTALLED.
2. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS, IRRIGATION SYSTEM SPECIFICATIONS AND ALL CONTRACT DOCUMENTS. THE CONTRACTOR SHALL COMPLY WITH ALL CURRENT LOCAL CODES, ORDINANCES, AND REGULATIONS.
3. ALL IRRIGATION MAINLINE AND LATERAL LINES ARE TO NOT EXCEED A VELOCITY OF 5FPS.
4. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY ASPECT OF THE IRRIGATION SYSTEM AS SHOWN ON THE PLANS AND DRAWINGS, WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DISCREPANCIES EXIST THAT MIGHT NOT HAVE BEEN KNOWN DURING THE DESIGN OF THE IRRIGATION SYSTEM. IN THE EVENT THAT NOTIFICATION OF THE CONFLICT IS NOT APPROVED BY THE OWNER'S REPRESENTATIVE, THE CONTRACTOR WILL ASSUME FULL RESPONSIBILITY FOR ALL REVISIONS.
5. REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREE ROOT BALLS WHEN INSTALLING IRRIGATION EQUIPMENT. CALL 811 AND REFER TO UTILITY PLANS PRIOR TO TRENCHING.
6. IRRIGATION CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, INCLUDING UTILITY LOCATIONS BEFORE INSTALLATION OF THE IRRIGATION SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION WITH ALL OTHER CONSTRUCTION ON SITE, ESPECIALLY LANDSCAPE INSTALLATION. THE IRRIGATION SYSTEM SHALL BE RELOCATED AT NO ADDITIONAL COST FOR ANY CONFLICT WITH LANDSCAPE INSTALLATION OR ANY OTHER SITE CONSTRUCTION OR EXISTING CONDITIONS.
7. VERIFY THE REQUIRED MINIMUM STATIC WATER PRESSURE IS AVAILABLE AT THE PROJECT SITE PRIOR TO BEGINNING THE IRRIGATION INSTALLATION. NOTIFY THE IRRIGATION DESIGN CONSULTANT AND LANDSCAPE ARCHITECT IN WRITING IF THE MINIMUM STATIC WATER PRESSURE OR WATER VOLUME IS NOT AVAILABLE. SEE PLAN SHEET FOR REQUIREMENTS.
8. WHERE EXISTING OR NEW TREES, LIGHT FIXTURES, SIGNS, ELECTRONIC CONTROLLERS AND/OR OTHER OBJECTS ARE AN OBSTRUCTION TO AN IRRIGATION SPRINKLER'S PATTERN, THE COMPONENT AND PIPING SHALL BE RELOCATED AS NECESSARY TO OBTAIN PROPER COVERAGE OF AN IRRIGATION SPRINKLER'S PATTERN. THE COMPONENT AND PIPING SHALL BE RELOCATED AS NECESSARY TO OBTAIN THE PROPER COVERAGE WITHOUT DAMAGING THE OBSTRUCTION.
9. 100% HEAD TO HEAD COVERAGE IS REQUIRED. ASSURE THAT ANY MODIFIED SPACING DOES NOT EXCEED THE SPACING SHOWN IN THE PLANS.
10. IRRIGATION CONTRACTOR SHALL ADJUST ALL SPRINKLERS TO AVOID OVER SPRAY ONTO IMPERVIOUS AREAS.
11. ALL MATERIALS AND EQUIPMENT SHOWN SHALL BE NEW AND INSTALLED AS SHOWN ON THE PLANS. IF THE DRAWINGS DO NOT THOROUGHLY DESCRIBE THE TECHNIQUES TO BE USED, THE INSTALLER SHALL FOLLOW THE INSTALLATION METHODS AND INSTRUCTIONS RECOMMENDED BY THE PRODUCT MANUFACTURER.
12. THE LOCATION OF THE IRRIGATION MAINLINE SHALL BE IDENTIFIED IN THE FIELD AND APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE INSTALLATION.
13. CONTRACTOR IS TO SUBMIT PRODUCT SPECIFICATION SHEETS FOR ALL IRRIGATION EQUIPMENT TO BE USED FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
14. THE QUANTITIES SHOWN IN THE LEGEND SHEETS SHALL NOT BE USED FOR BIDDING PURPOSES. THE CONTRACTOR WILL BE RESPONSIBLE FOR CONDUCTING A COMPREHENSIVE MATERIALS TAKEOFF TO DETERMINE THE ACTUAL QUANTITIES OF MATERIAL NECESSARY TO EXECUTE THE WORK DESCRIBED IN THE DOCUMENTS.
15. ALL TRENCHES SHALL BE BACKFILLED WITH CLEAN DEBRIS-FREE MATERIALS.
16. IRRIGATION CONTRACTOR IS TO INSTALL CHRISTY ZONE TAGS WITH THE CORRESPONDING CONTROLLER ZONE NUMBER AT EACH CONTROL VALVE.
17. AS BUILT DOCUMENTS ARE TO BE PROVIDED TO THE OWNER UPON COMPLETION OF THE PROJECT. THE MAINLINE, CONTROL VALVES, ISOLATION VALVES, GROUND RODS AND SPLICE BOXES SHALL BE LOCATED WITH A MEASUREMENT FROM TWO FIXED POINTS.
18. IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF ON-SITE OPERATIONS.
19. A MAINLINE PRESSURE TEST IS TO BE CONDUCTED BEFORE BACKFILLING. ALL FINDINGS ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT WITHIN TWENTY FOUR HOURS POST TEST.
20. ALL SLEEVES ARE TO BE TWO TIMES THE SIZE OF THE PIPE.
21. ROUTE AN ELECTRICAL CONDUIT FROM THE CONTROLLER TO THE MAINLINE TRENCH FOR THE CONTROL WIRES. RUN THE CONDUIT AND CONTROL WIRES PARALLEL TO THE MAINLINE.
22. THE IRRIGATION SYSTEM IS TO BE INSPECTED AND APPROVED BY THE PROJECT OWNER PRIOR TO RECEIVING CERTIFICATION.
23. ANY PRODUCT SUBSTITUTIONS MADE BY THE IRRIGATION CONTRACTOR ARE TO BE REVIEWED AND APPROVED BY THE OWNER PRIOR TO INSTALLATION.

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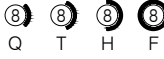
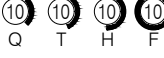
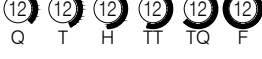
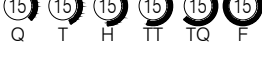
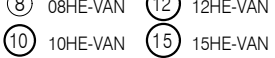
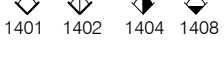
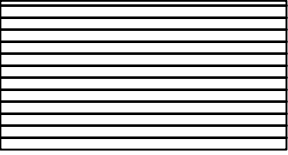






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IRRIGATION
NOTES

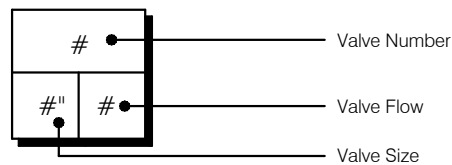
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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD 1806-U-PRS 15 STRIP SERIES TURF SPRAY 6IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET. PRESSURE REGULATING.	2	30
	RAIN BIRD 1806-U-PRS U8 SERIES TURF SPRAY 6IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET. PRESSURE REGULATING.	7	30
	RAIN BIRD 1806-U-PRS U10 SERIES TURF SPRAY 6IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET. PRESSURE REGULATING.	18	30
	RAIN BIRD 1806-U-PRS U12 SERIES TURF SPRAY 6IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET. PRESSURE REGULATING.	9	30
	RAIN BIRD 1806-U-PRS U15 SERIES TURF SPRAY 6IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET. PRESSURE REGULATING.	6	30
	RAIN BIRD 1806-U-PRS HE-VAN SERIES TURF SPRAY 6IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET. PRESSURE REGULATING.	2	30
	RAIN BIRD 1800-1400 FLOOD FIXED FLOW RATE 0.25 GPM - 2.0 GPM, FULL CIRCLE BUBBLER, 1/2IN. FIPT.	77	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFS-09-12 XFS SUB-SURFACE PRESSURE COMPENSATING DRIPLINE W/COPPER SHIELD TECHNOLOGY. 0.9 GPH EMITTERS AT 12" O.C. LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XF INSERT FITTINGS.	5,741 L.F.	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	ZURN 975XL 1-1/2" REDUCED PRESSURE BACKFLOW DEVICE	1	
	RAIN BIRD ESP4ME3 WITH (3) ESP-SM3 13 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK WIFI MODULE AND FLOW SENSOR READY.	1	
	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1	
	WATER METER 1" RECORDALL BADGER DISC METER OR EQUAL	1	
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21	343.0 L.F.	
	PIPE SLEEVE: PVC SCHEDULE 40	23.1 L.F.	

Valve Callout



THE QUANTITIES SHOWN IN THE LEGEND SHEETS SHALL NOT BE USED FOR BIDDING PURPOSES. THE CONTRACTOR WILL BE RESPONSIBLE FOR CONDUCTING A COMPREHENSIVE MATERIALS TAKEOFF TO DETERMINE THE ACTUAL QUANTITIES OF MATERIAL NECESSARY TO EXECUTE THE WORK DESCRIBED IN THE DOCUMENTS.

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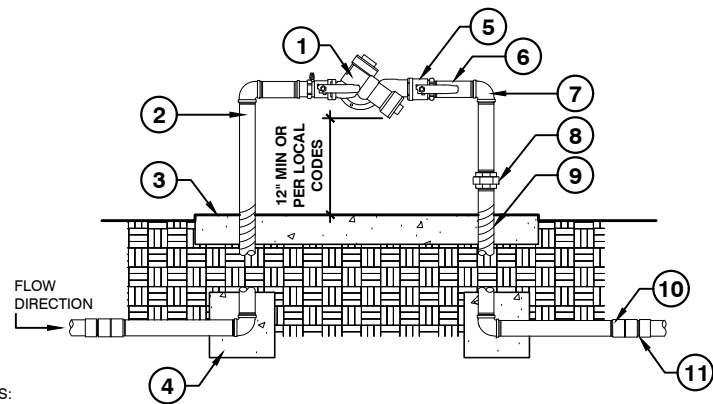
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IRRIGATION SCHEDULE

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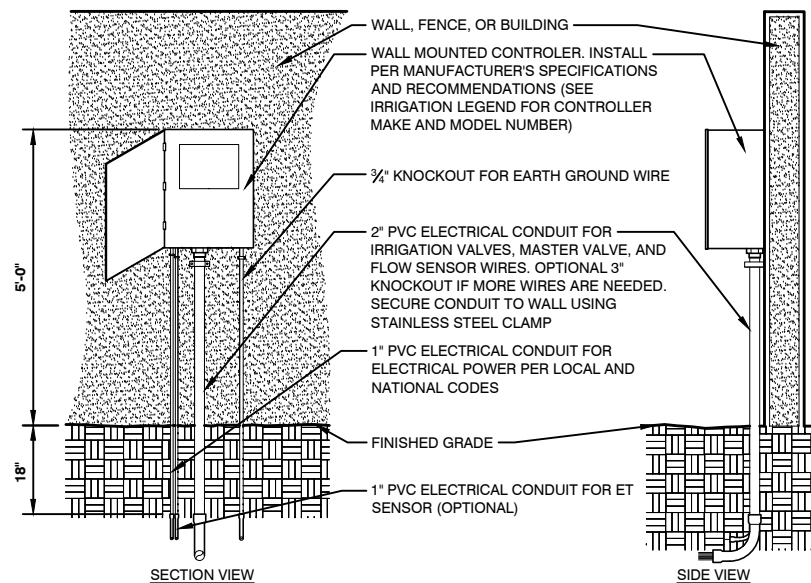
NOTES:

1. ALL ASSEMBLY PARTS (THREADED NIPPLES, FITTINGS, ETC.) SHALL BE GALVANIZED OR BRASS PER LOCAL CODES AND REQUIREMENTS.
2. GALVANIZED NIPPLE SHALL EXTEND 12" PAST THE EDGE OF THE CONCRETE FOOTING.
3. SCH. 80 PVC MALE ADAPTER SHALL BE USED IN CONNECTION FROM GALVANIZE TO THE MAINLINE.
4. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED AS CLOSE AS POSSIBLE TO THE LANDSCAPE METER.
5. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED IN PLANTING AREA UNLESS APPROVED BY OWNER'S REPRESENTATIVE.
6. SEE DETAIL FOR BACKFLOW CAGE INSTALLATION.
7. ALL BACKFLOW PREVENTION DEVICES SHALL HAVE FREEZE BLANKET INCLUDED UPON INSTALLATION.
8. ALL GALVANIZED CONNECTIONS SHALL TO BE MADE USING PIPE THREAD SEALANT. ALL SCH. 80 PVC TO GALVANIZED CONNECTIONS TO BE MADE USING TEFLON TAPE.

1 BACKFLOW PREVENTION DEVICE

3/4" = 1'-0"

FX-IR-FX-BACK-02



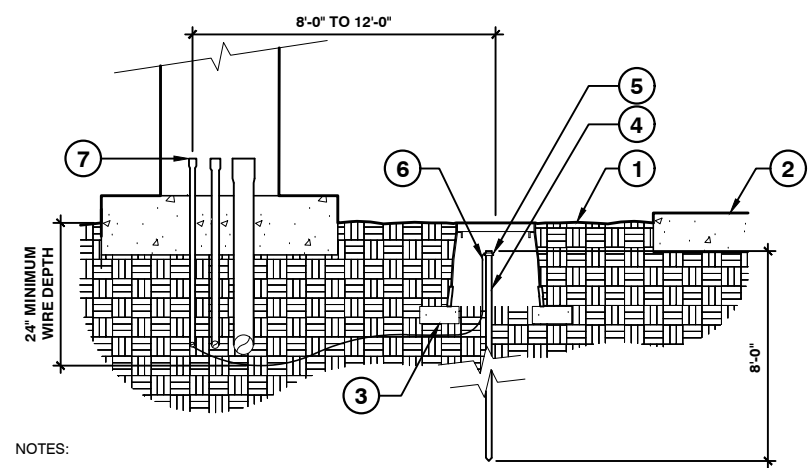
NOTES:

1. COMMON AND CONTROLLER WIRE TO BE BUNDLED USING ELECTRICAL TAPE 10'-0" ON CENTER.
2. GROUNDING RODS SHALL BE LOCATED BETWEEN 8'-0" TO 12'-0" AWAY FROM THE CONTROLLER. GROUNDING RODS SHALL BE 3/8" IN DIAMETER x 8' IN LENGTH. CONNECT THE GROUNDING ROD TO THE CONTROLLER USING 6 GAUGE BARE COPPER WIRE OR PER THE MANUFACTURER'S SPECIFICATIONS. SEE GROUNDING ROD DETAIL.
3. ET STATION SHALL BE INSTALLED NO FURTHER THAN 90' AWAY FROM THE CONTROLLER AND A MINIMUM OF 15' OFF THE GROUND, OUT FROM UNDER ANY OVERHEAD OBSTRUCTIONS SUCH AS, BUT NOT LIMITED TO, BUILDING OVERHANGS, TREES, OR UTILITIES.

2 WALL MOUNTED CONTROLLER

1/2" = 1'-0"

FX-IR-FX-CONT-05



NOTES:

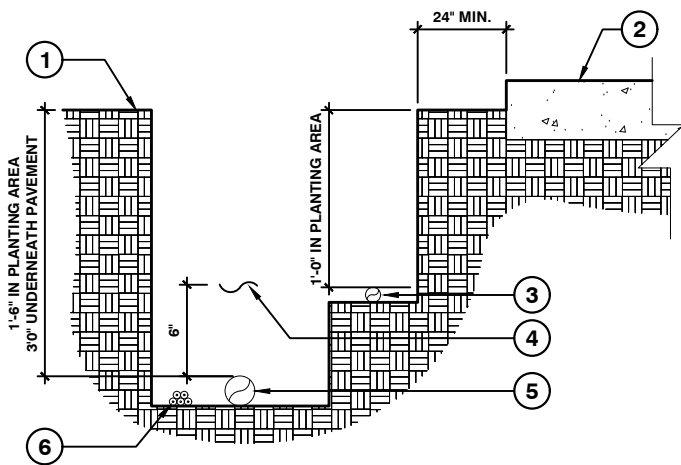
1. ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.
2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS IRRIGATION MAINLINES OR LATERAL LINES.
3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
4. INSTALL GROUNDING ROD PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

- 1 FINISH GRADE
- 2 PAVEMENT
- 3 THREE (3) 4" x 8" BRICKS
- 4 5/8" x 8'-0" COPPER GROUNDING ROD
- 5 GROUNDING ROD CLAMP
- 6 #6 AWG BARE COPPER WIRE
- 7 1/2" PVC ELECTRICAL CONDUIT AND SWEEP FOR EARTH GROUND

3 GROUNDING ROD

1" = 1'-0"

FX-IR-FX-AUXEQ-01



NOTES:

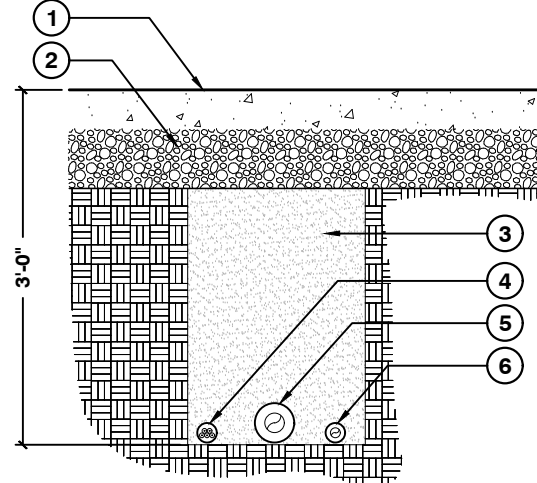
1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

- 1 FINISHED GRADE
- 2 PAVEMENT
- 3 NON-PRESSURIZED LINE (LATERAL LINE)
- 4 DETECTABLE LOCATOR TAPE
- 5 PRESSURIZED LINE (MAINLINE)
- 6 DIRECT BURIAL LOW VOLTAGE CONTROL WIRES

4 IRRIGATION TRENCHING

1 1/2" = 1'-0"

FX-IR-FX-AUXEQ-08



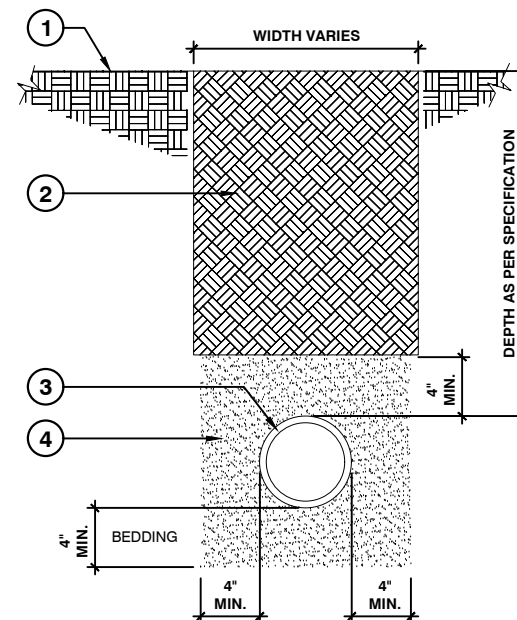
NOTES:

1. SEE IRRIGATION LEGEND FOR MAINLINE SIZE AND TYPE.
2. ALL SLEEVES SHALL BE SCH. 40 PVC PIPE.
3. ALL SLEEVES SHALL EXTEND 12" BEYOND THE EDGE OF PAVEMENT.
4. END OF SLEEVES SHALL BE LOCATED WITH A WOODEN STAKE OR PVC PIPE. LOCATORS SHALL RUN CONTINUOUSLY FROM THE END OF THE SLEEVE TO FINISHED GRADE.

5 PIPE BENEATH PAVEMENT

1" = 1'-0"

FX-IR-FX-AUXEQ-05

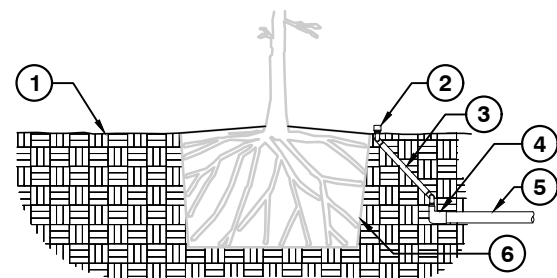
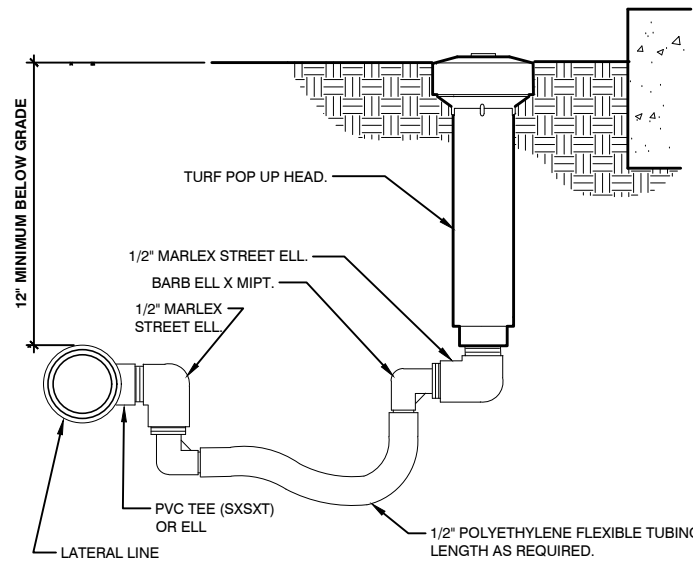


- 1 FINISHED GRADE
- 2 NATIVE SOIL BACKFILL COMPACT TO 95% COMPACTION
- 3 PVC MAINLINE
- 4 BACKFILL WITH 100% COARSE SAND, WATER JET AND MECHANICALLY COMPACT TO 90% OPTIMUM DENSITY. ALLOW 48 HOURS TO SETTLE, AND BACKFILL AND COMPACT WITH NATIVE SOIL

6 MAINLINE WITH SAND BEDDING

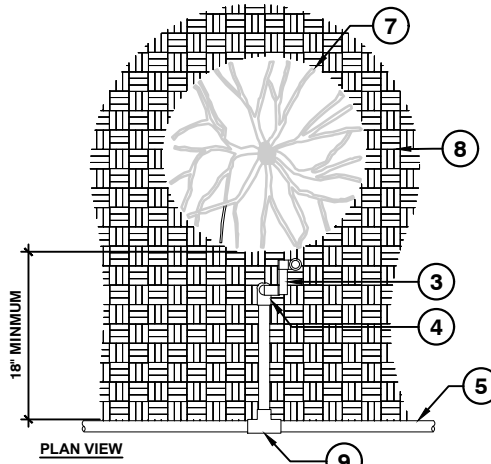
1 1/2" = 1'-0"

FX-IR-FX-AUXEQ-13



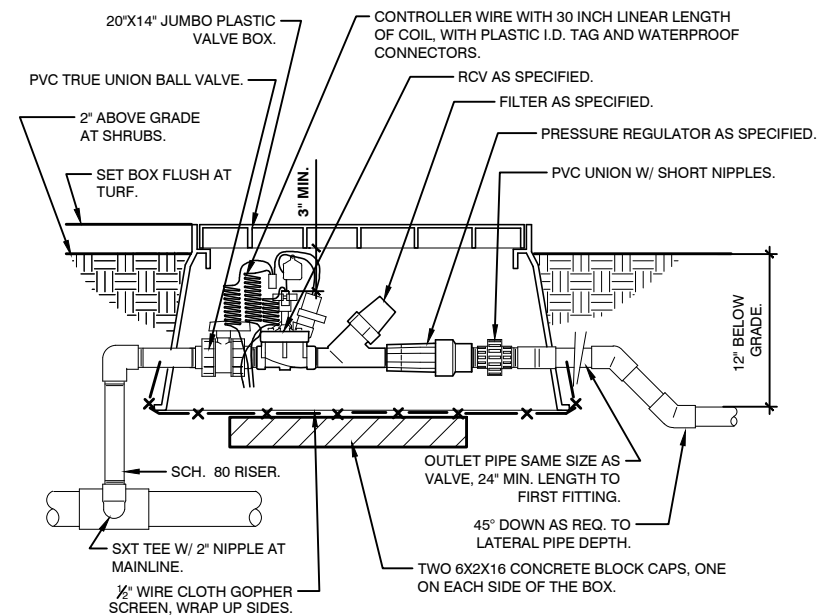
SECTION VIEW

- 1 FINISHED GRADE
- 2 PRESSURE COMPENSATING BUBBLER SHALL BE SET 1" ABOVE FINISHED GRADE (SEE IRRIGATION SCHEDULE FOR MAKE AND MODEL)
- 3 SWING JOINT, SEE DETAIL
- 4 SCH. 40 PVC 90° ELBOW SLIP TO THREAD
- 5 LATERAL LINE IRRIGATION (SEE IRRIGATION PLANS FOR SIZING)
- 6 EDGE OF ROOT BALL. SETTLE BACKFILL SO IRRIGATION FLOWS THROUGH ROOT BALL
- 7 EDGE OF ROOT BALL
- 8 EXISTING OR MODIFIED SOIL (SEE SPECIFICATIONS FOR SOIL MODIFICATION)
- 9 SCH. 40 PVC TEE OR 90° ELBOW



NOTES:

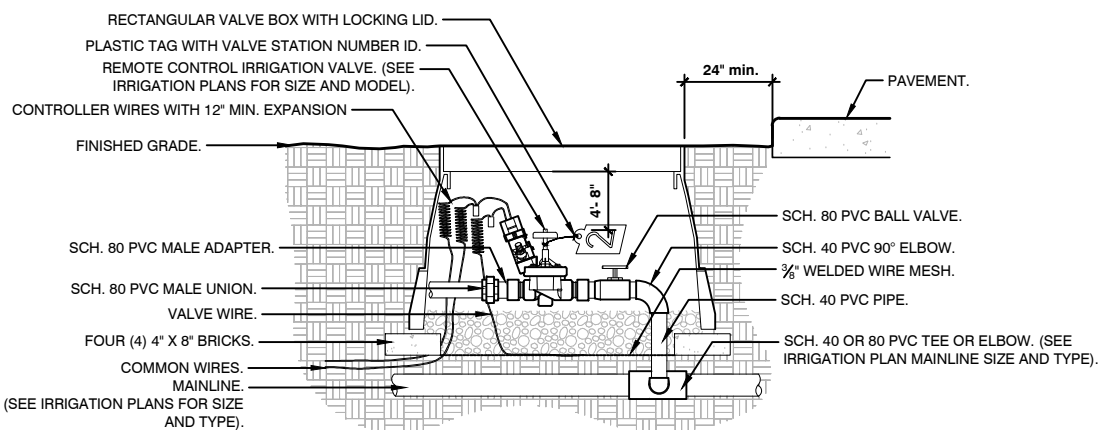
- 1. ALL IRRIGATION FITTINGS SHALL BE SCH. 40 PVC UNLESS SPECIFIED OTHERWISE.
- 2. ALL THREADED CONNECTIONS FROM SCH. 40 TO SCH. 80 PVC SHALL BE MADE USING TEFLON TAPE.
- 3. CONTRACTOR SHALL SETTLE THE AREA AROUND THE BUBBLER AND EDGE OF THE ROOT BALL SO THAT ALL IRRIGATION FLOWS THROUGH THE ROOT BALL.



1 TURF SPRAY FLEX ASSEMBLY
3" = 1'-0" FX-IR-FX-HEAD-04

2 IRRIGATION BUBBLER W/ LAYOUT
3/4" = 1'-0" FX-IR-FX-BUBB-04

3 1" DRIP VALVE/FILTER/REGULATOR
1 1/2" = 1'-0" FX-IR-FX-DRIP-12



NOTE:

- 1- LOCATE VALVE BOX WITHIN 24" OF PAVEMENT EDGE IN PLANTING AREA WHERE EASILY ACCESSIBLE WHENEVER POSSIBLE.
- 2- COMMON WIRE AND CONTROLLER WIRE SHALL BE DIRECT BURIAL 14 AWG OR LARGER. COLOR: COMMON (WHITE), CONTROLLER WIRE FOR TURF (BLUE), AND CONTROLLER WIRE FOR SHRUBS (RED). (SEE SPECIFICATIONS FOR 2-WIRE CONTROLLERS).
- 3- ALL WIRE RUNS SHALL BE CONTINUOUS WITHOUT ANY SPLICES UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE. SEE SPLICE BOX DETAIL. WIRE CONNECTIONS SHALL BE MADE USING DBR/Y-6 CONNECTORS OR APPROVED EQUAL.
- 4- VALVE BOX SHALL BE WRAPPED WITH MIN. 3 MIL THICK PLASTIC AND SECURE IT USING DUCT TAPE OR ELECTRICAL TAPE.
- 5- MAINLINES 4" OR LARGER SHALL USE SADDLES AT THE CONNECTIONS POINTS TO THE IRRIGATION VALVE. (SEE SPECIFICATIONS FOR IRRIGATIONS SADDLES).
- 6- ALL SCH. 80 PVC TO SCH. 40 PVC THREADED CONNECTIONS SHALL BE MADE USING TEFLON TAPE.
- 7- VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

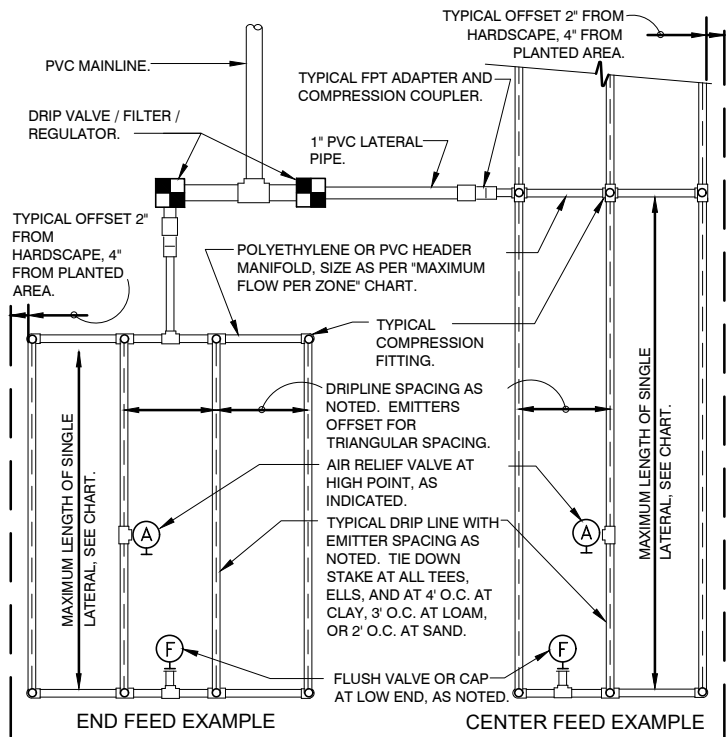
4 REMOTE CONTROL IRRIGATION VALVE
1 1/2" = 1'-0" FX-IR-FX-RCV-02

LAND	7284 NW 1st COURT MIAMI FL, 33150 614-423-6895 www.land.design
08 / 07 / 2023	
Project #	22005

IRRIGATION
DETAILS

L904

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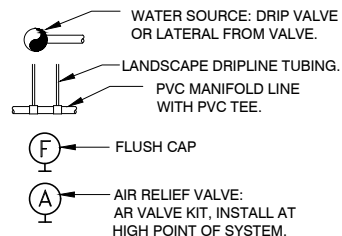
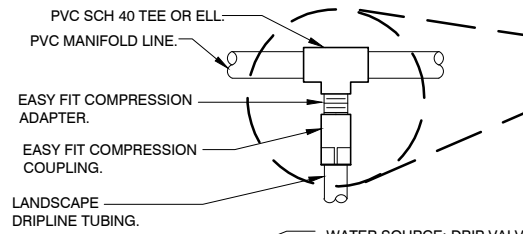


PSI	MAXIMUM LATERAL LENGTH (FEET)					
	EMITTER FLOW RATE GPH					
	12" SPACING		18" SPACING		24" SPACING	
10	125	96	175	135	218	171
20	249	191	350	171	442	340
30	307	236	434	333	550	422
40	350	268	495	380	627	171
50	125	96	175	135	218	171
60	125	96	175	135	218	171

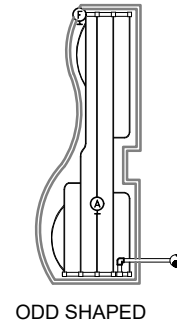
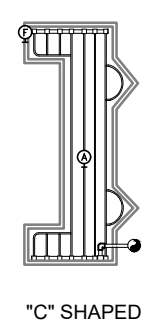
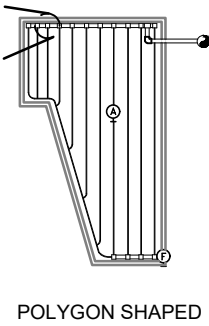
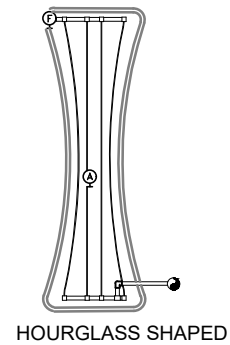
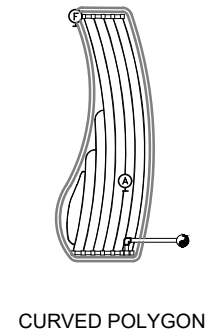
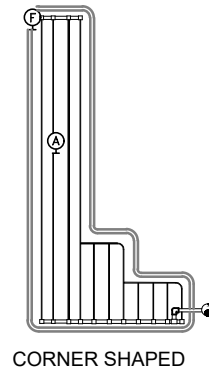
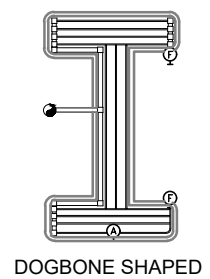
EMITTER SPACING	LATERAL SPACING	GRID PRECIPITATION RATES (IN/HR)	
		EMITTER FLOW RATE	
		0.6	0.9
12	12	0.96	1.44
18	18	0.69	1.03
24	24	0.28	0.41

EMITTER FLOW	LATERAL FLOW PER 100 FT (GPM)			
	12" SPACING		18" SPACING	
	12"	18"	24"	SPACING
0.6 GPH	1.0 GPM	0.67 GPM	0.50 GPM	
0.9 GPH	1.5 GPM	1.0 GPM	0.75 GPM	

- SLOPED CONDITION NOTE:**
1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE.
 2. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
 3. NORMAL SPACING WITHIN THE TOP $\frac{2}{3}$ OF SLOPE.
 4. INSTALL DRIPLINE AT 25% GREATER SPACING AT THE BOTTOM $\frac{1}{3}$ OF THE SLOPE.
 5. WHEN THE ELEVATION CHANGE IS 10FT OR MORE, ZONE THE BOTTOM $\frac{1}{3}$ ON A SEPARATE VALVE.



MAXIMUM FLOW PER ZONE		
MAX GPM	PSI LOSS	
SCHEDULE 40 PVC HEADER SIZE		
1/2"	4.7 GPM	7.7 PSI
3/4"	8.3 GPM	5.6 PSI
1"	13.5 GPM	4.2 PSI
1-1/2"	33.9 GPM	2.9 PSI
2"	52.4 GPM	1.9 PSI
POLY PIPE HEADER SIZE		
1/2"	4.7 GPM	8.8 PSI
3/4"	8.3 GPM	6.3 PSI
1"	13.5 GPM	4.8 PSI
1-1/2"	31.8 GPM	2.9 PSI
2"	52.4 GPM	2.2 PSI



1 TYPICAL DRIPLINE REQUIREMENTS
N.T.S.