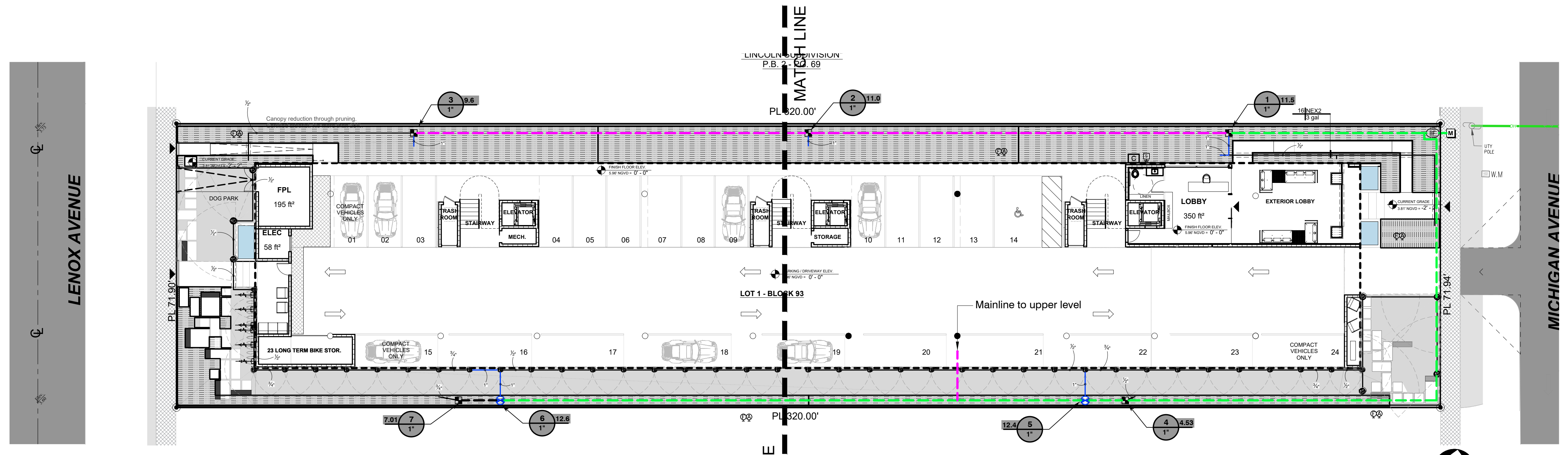
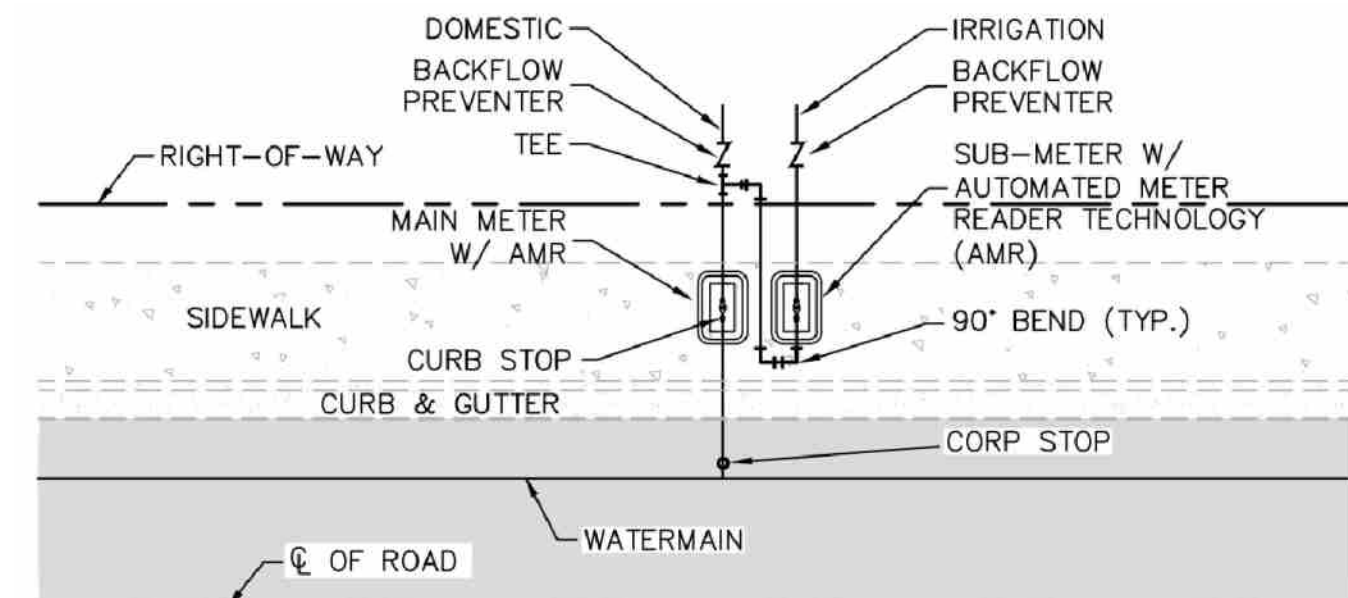
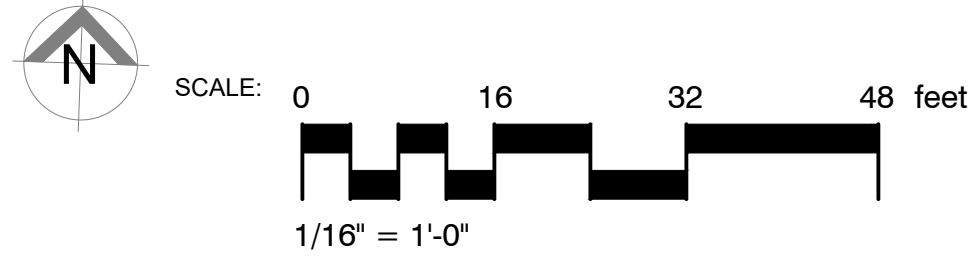


For more irrigation details see sheet IR-02

For more irrigation details see sheet IR-02



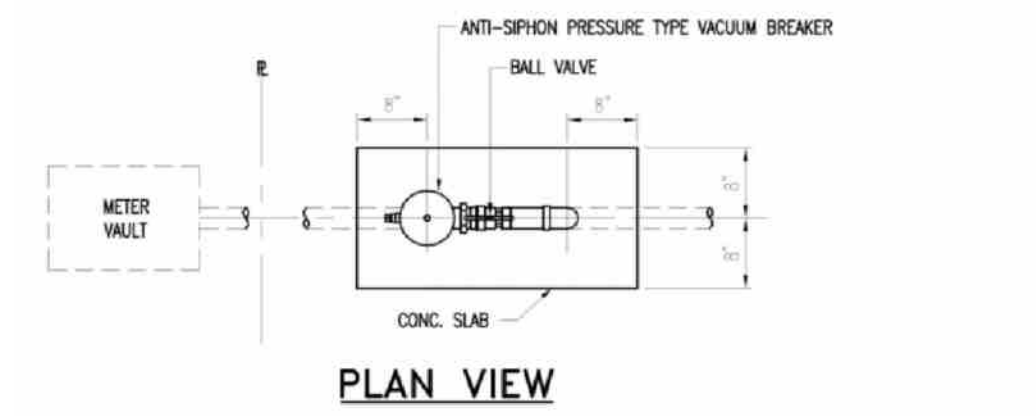
GENERAL UNDERSTORY IRRIGATION PLAN



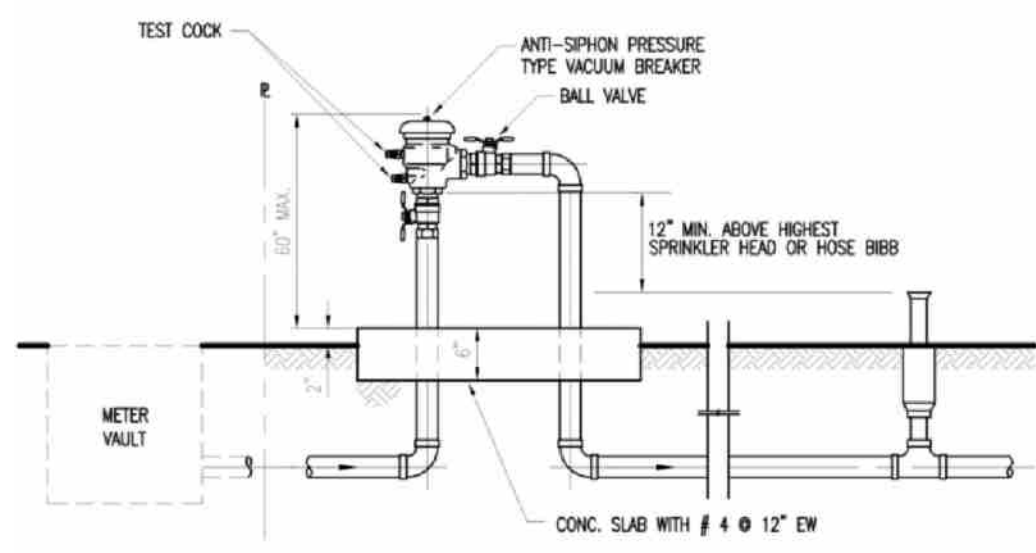
- NOTES:**
- MUST USE RECTANGULAR BOX TO ACCOMMODATE BOTH THE SUB-METER AND SHUT-OFF VALVE.
 - MUST HAVE SHUT-OFF VALVE ON INLET SIDE BEFORE METER.
 - MUST PLACE SUB-METER BOX WITHIN 5 FEET OF MAIN METER, EASILY ACCESSIBLE TO METER READER.
 - MUST CALL METER SHOP AT 305-673-7681 WHEN INSTALLATION IS COMPLETED FOR FINAL INSPECTION IN ORDER TO OBTAIN SEWER CREDIT.
 - SUB-METER CANNOT BE LARGER THAN THE DOMESTIC METER WATER SERVICE LINE.

1 SUB-METER INSTALLATION DETAIL

SCALE: N.T.S.



PLAN VIEW



2 VACUUM BREAKER

N.T.S.

GENERAL
IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, CONTRACT DRAWINGS, CONTRACT SPECIFICATIONS, AND APPENDIX "F" OF THE FLORIDA BUILDING CODE.

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

THIS PLAN SHALL BE USED AS A GUIDE ONLY. IRRIGATION SHALL BE INSTALLED TO MATCH ON SITE CONDITIONS AND TO OVERCOME THE INHERENT INACCURACIES THAT RESULT WHEN DESIGNING FROM BASE PLANS.

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

IRRIGATION SHALL BE INSTALLED AND MAINTAINED TO MINIMIZE UNDESIRABLE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND BUILDINGS.

CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH SITE CONDITIONS, AND SHALL REFER TO THE PLANS FOR ADDITIONAL INFORMATION.

TO ENSURE PROPER OPERATION, SOURCE SIZE, VALVE SIZES, ZONE CAPACITIES, AND SPRINKLER, PIPE AND WIRE SIZES, AND INSTALLATION NOTES AND DETAILS SHALL BE FOLLOWED AS SHOWN.

CONTRACTOR IS TO PROVIDE AN AS-BUILT DRAWING OF THE IRRIGATION SYSTEM TO THE OWNER AND LANDSCAPE ARCHITECT.

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

PIPE SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, SECTION "F" OF THE FLORIDA BUILDING CODE, AND PIPE MANUFACTURER'S INSTRUCTIONS.

PIPE ROUTED UNDER HARDCAPED AREAS SHALL BE SLEEVED IN SCH 40 PVC. EACH SLEEVE SHALL BE: (1) BURIED TO A MINIMUM DEPTH OF 24", (2) TWO PIPE SIZES LARGER THAN CARRIER PIPE, AND (3) EXTENDED 3" BEYOND HARDCAPED AREA ON EACH END. CONTRACTOR SHALL REFER TO LOCATION OF EXISTING SLEEVES.

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

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

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

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

SPRINKLERS
SPRINKLER LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR LANDSCAPING, FENCES, SITE LIGHTING, PREVAILING WIND, MOUNDING, ETC., TO ENSURE PROPER COVERAGE WITH MINIMAL

UNDESIRABLE OVERTHROW. A PRIME OBJECTIVE SHALL BE TO ELIMINATE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND THE RESIDENCE.

POP-UP TYPE LOCATED IN SOD, MULCH, AND GROUND COVERS SHALL BE INSTALLED ON FLEXIBLE SWING JOINTS CONSISTING OF THICKWALLED POLY PIPE AND 1/2" INSERT ELBOWS.

EACH SPRINKLER SHALL BE EQUIPPED WITH THE APPROPRIATE PRECISION SPRAY NOZZLE AND SHALL HAVE THE X-FLOW FEATURE.

ADJUSTMENT FEATURES OF SPRINKLERS SPECIFIED SHALL BE UTILIZED TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW, LOW ANGLE, FLAT SPRAY, AND ADJUSTABLE ARC NOZZLES SHALL BE USED TO MINIMIZE OVERTHROW.

SPRINKLERS LOCATED ADJACENT TO HARDCAPED AREAS SHALL BE INSTALLED AWAY FROM HARDCAPED AREAS TO MINIMIZE OVERTHROW AND THE CHANCE OF DAMAGE BY VEHICLES, PEDESTRIANS, AND LAWN MAINTENANCE PERSONNEL. AS A GENERAL RULE, 6" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 4" SHRUB HEADS AND 12" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 12".

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

CONTROLLER LOCATION SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE. A 110 VAC ELECTRIC SOURCE IS REQUIRED.

CONTROL LINES FROM AUTOMATIC CONTROLLER TO IN-LINE AUTOMATIC VALVES SHALL BE #14 AWG DIRECT BURIAL UF TYPE WHICH SHALL BE: (1) INSTALLED IN ACCORDANCE WITH LOCAL CODES; (2) INSTALLED IN SCH 40 PVC WIRE CONDUIT; (3) BURIED TO A MINIMUM DEPTH OF 15"; (4) COLORED CODED TO FACILITATE TROUBLESHOOTING; AND (5) SPLICED MOSTLY AT VALVE LOCATIONS. SPLICES SHALL BE MADE WATERPROOF USING APPROVED METHODS. SPARE WIRES SHALL BE ROUTED FROM THE CONTROLLER IN ALL DIRECTIONS TO THE FARTHEST VALVES CONTROLLED.

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

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

THE RAIN SENSOR SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

TIMING AND PRECIPITATION
TIMING OF EACH STATION SHALL BE SET IN THE FIELD TO MATCH LOCAL REQUIREMENTS. REFER TO ZONE SUMMARY CHART FOR RECOMMENDED RUN TIMES TO APPLY 1.0 INCHES/WEEK.

3 IRRIGATION NOTES

SCALE: NTS

IRRIGATION SCHEDULE 1440 MICHIGAN AVENUE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
①	Toro 570Z-6LP-PC 8' radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	39	30
②	Toro 570Z-6LP-PC 12' radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	4	30
③	Toro 570Z-6LP-PC 15' radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	15	30
④	Toro 570Z-6LP-PC ADJ Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	2	30
⑤	Toro DZK-EZF-1-MF 1" Area for Dripline	18	
⑥	Toro DZK-EZF-1-MF 1" Area for Dripline	18	
⑦	Toro T-FCH-H-FIPT Flush Valve, plumbed to flush manifold at low point.	18	
⑧	Toro T-YD-500-34 1/2" Air Vent- MIPT Air Release and Vacuum Relief Valve	18	
⑨	Area to Receive Dripline	5,627	6
⑩	Toro 252-26 Globe 1" Turf Spray	5	
⑪	Febco 765 1" Pressure Vacuum Breaker, brass with ball valve SOV. Install 12in. 1 above highest downstream outlet and the highest point in the downstream piping.	1	
⑫	Toro EVO-040D-SC with (01) EMOD-12 16 Station Outdoor Controller. Includes one 12-station Expansion Module. With Smart Connect so Controller can communicate wirelessly with a number of add-on devices. Ideal for residential and light-commercial applications.	1	
⑬	Toro Rain Sensor TWRS Wireless Rain Sensor Transmitter and Receiver. Mount Sensor Transmitter as noted or approved, mount Sensor Receiver next to Irrigation Controller as noted or approved, use controller power or optional transformer. Adjustable rain shut-off point.	1	
⑭	Water Meter 1"	1	

—	Irrigation Lateral Line: PVC Schedule 40 1/2"	584.8	lf
—	Irrigation Lateral Line: PVC Schedule 40 3/4"	134.7	lf
—	Irrigation Lateral Line: PVC Schedule 40 1"	41.6	lf
—	Irrigation Mainline: PVC Schedule 40 1/2"	251.1	lf
—	Irrigation Mainline: PVC Schedule 40 3/4"	907.4	lf
—	Irrigation Mainline: PVC Schedule 40 1"	2,356	lf
—	Irrigation Mainline: PVC Schedule 40 1 1/4"	364.4	lf
—	Pipe Sleeve: PVC Schedule 40	193.7	lf

VALVE SCHEDULE 1440 MICHIGAN AVENUE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Toro DZK-EZF-1-MF	1"	Area for Dripline	11.52	130.8	52.5	57.5	1.07 in/h
2	Toro DZK-EZF-1-MF	1"	Area for Dripline	10.06	130.8	51.0	60.9	1.07 in/h
3	Toro DZK-EZF-1-MF	1"	Area for Dripline	9.6	230.8	50.2	61.3	1.07 in/h
4	Toro DZK-EZF-1-MF	1"	Area for Dripline	4.53	330.0	40.0	43.7	1.07 in/h
5	Toro 252-26 Globe	1"	Turf Spray	12.38	340.2	39.3	45.8	0.72 in/h
6	Toro 252-26 Globe	1"	Turf Spray	12.61	488.5	39.9	48.1	0.71 in/h
7	Toro DZK-EZF-1-MF	1"	Area for Dripline	7.01	499.1	44.5	53.4	1.07 in/h
8	Toro DZK-EZF-1-MF	1"	Area for Dripline	3.99	2,041	39.9	59.2	1.07 in/h
9	Toro DZK-EZF-1-MF	1"	Area for Dripline	2.54	1,962	39.4	49.1	1.08 in/h
10	Toro DZK-EZF-1-MF	1"	Area for Dripline	2.92	884.9	39.5	44.9	1.07 in/h
11	Toro DZK-EZF-1-MF	1"	Area for Dripline	3.12	1,482	39.5	47.9	1.07 in/h
12	Toro DZK-EZF-1-MF	1"	Area for Dripline	3.21	1,561	39.6	51.8	1.07 in/h
13	Toro DZK-EZF-1-MF	1"	Area for Dripline	2.72	1,959	39.4	47.3	1.07 in/h
14	Toro DZK-EZF-1-MF	1"	Area for Dripline	2.69	2,042	39.4	49.8	1.07 in/h
15	Toro DZK-EZF-1-MF	1"	Area for Dripline	4.78	2,478	39.9	59.9	1.07 in/h
16	Toro DZK-EZF-1-MF	1"	Area for Dripline	8.27	2,522	47.1	95.1	1.07 in/h
17	Toro 252-26 Globe	1"	Turf Spray	4.92	2,526	33.6	53.9	0.89 in/h
18	Toro DZK-EZF-1-MF	1"	Area for Dripline	3.46	2,516	39.6	52.2	1.07 in/h
19	Toro DZK-EZF-1-MF	1"	Area for Dripline	4.99	2,607	40.0	63.7	1.07 in/h
20	Toro 252-26 Globe	1"	Turf Spray	4.5	2,628	34.1	55.0	0.74 in/h
21	Toro DZK-EZF-1-MF	1"	Area for Dripline	2.87	2,604	39.5	50.3	1.07 in/h
22	Toro 252-26 Globe	1"	Turf Spray	4.5	2,602	34.4	54.6	0.74 in/h
23	Toro DZK-EZF-1-MF	1"	Area for Dripline	4.83	2,504	39.9	60.2	1.07 in/h
	Common Wire				3,879			

NOTES:

- THE ASSEMBLY SHALL BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCES OF 30 INCHES FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
- GUARD POSTS SHALL BE INSTALLED IF THE ASSEMBLY IS EXPOSED TO POSSIBLE DAMAGE FROM VEHICULAR TRAFFIC, AS DETERMINED BY THE DEPARTMENT.
- THE ASSEMBLY SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION, APPROVED BY THE DEPARTMENT.
- PIPING SHALL BE SCHEDULE 40 BRASS OR TYPE K COPPER PIPE WITH THREADED FITTINGS IN ACCORDANCE WITH WASS CONSTRUCTION SPECIFICATIONS FOR DOMESTIC WATER MAINS. PVC PIPING IS NOT ACCEPTED BY WASS.
- THE DEPARTMENT SHALL HAVE UNRESTRICTED AND CONTINUOUS ACCESS TO THE VACUUM BREAKER ASSEMBLY.
- SEE SPECIFICATIONS AND CONTACT DEPARTMENT FOR CURRENTLY APPROVED TYPES OF BACKFLOW PREVENTION ASSEMBLIES AND PRESSURE VACUUM BREAKERS (SEE WS 418 SHEET 4 OF 4)

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Doral, FL 33178
www.alllandscape.com
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Landscape Architect LA668705
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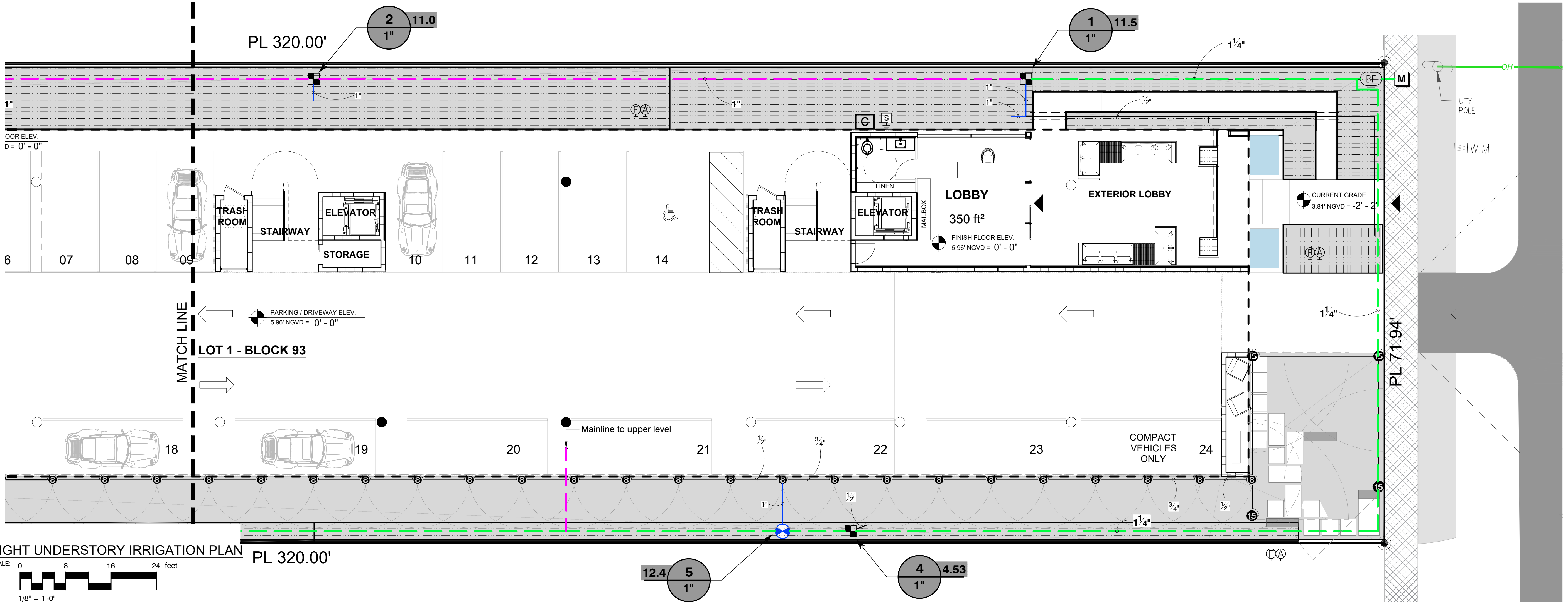
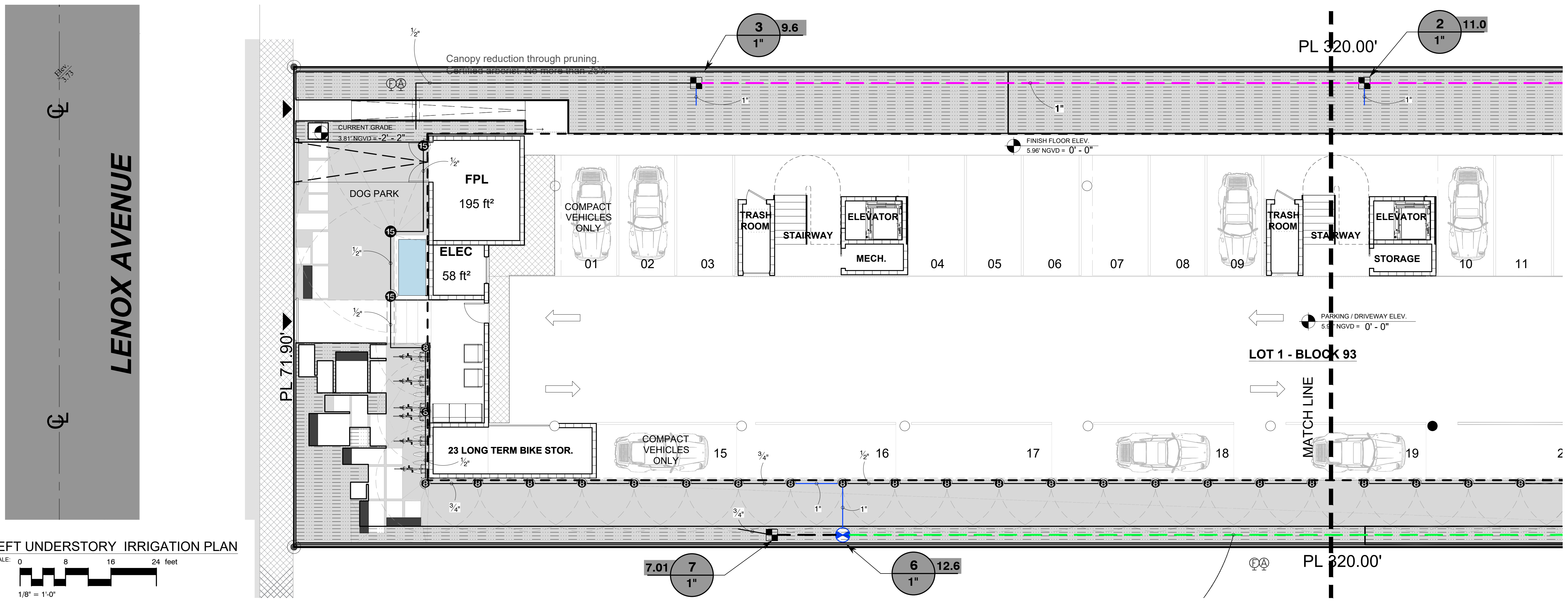
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LANDSCAPE PLAN FOR
1440 MICHIGAN AVENUE
MIAMI BEACH, FL 33139

Drawing Size 24x36
Project #: 2024-09-105 Qlar
Drawn By: ADL
Checked By: DL

Title:
UNDERSTORY
IRRIGATION PLAN
FINAL SUBMITTAL
HPB24-0640
Sheet Number:
IR-01

Permit Submission
Date: - Septiembre 24, 2024





LENOX AVENUE

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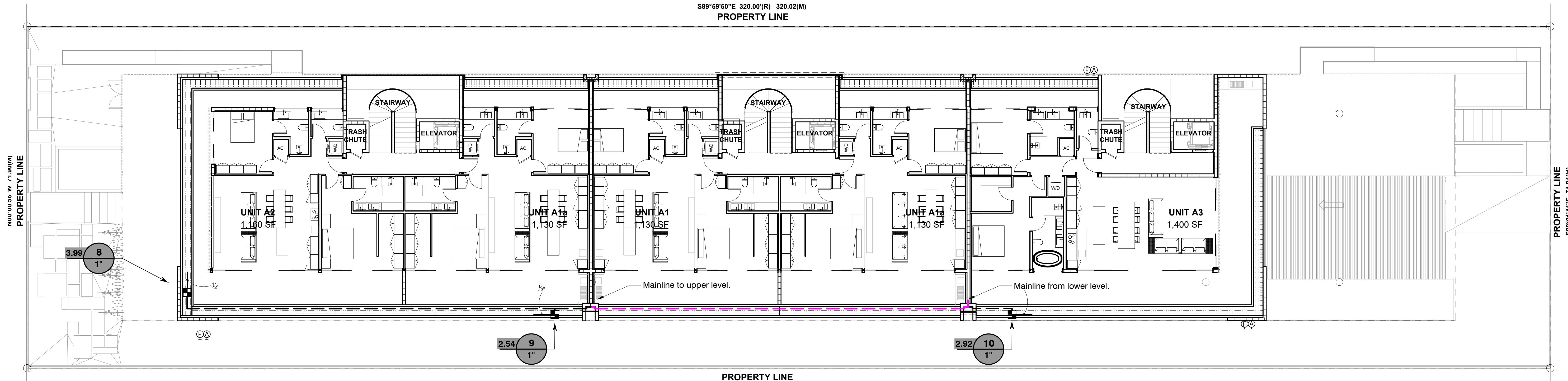
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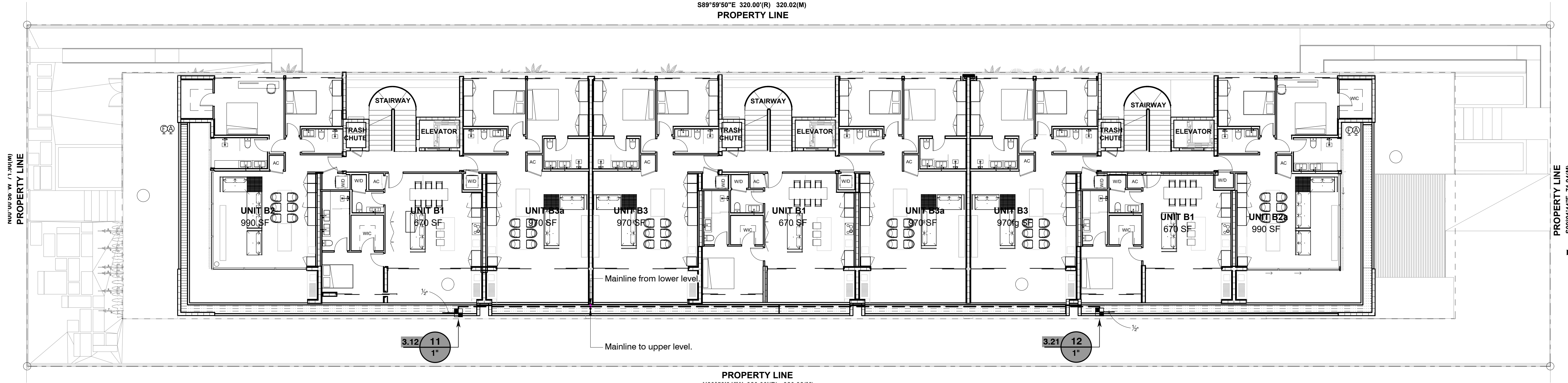
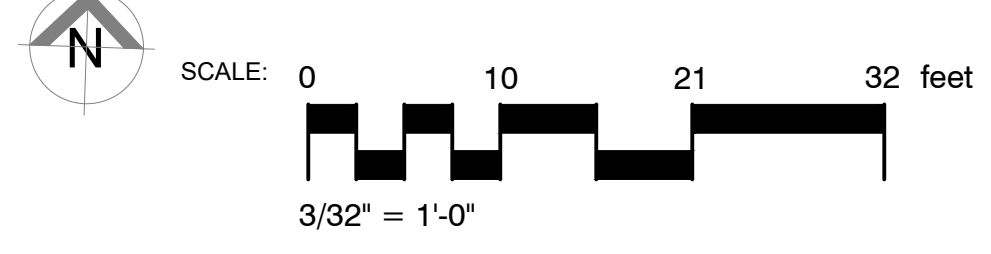
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MIAMI BEACH, FL 33139**

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FINAL SUBMITTAL
HPB24-0640**
Sheet Number:
IR-02
Permit Submission
Date: - Septiembre 24, 2024

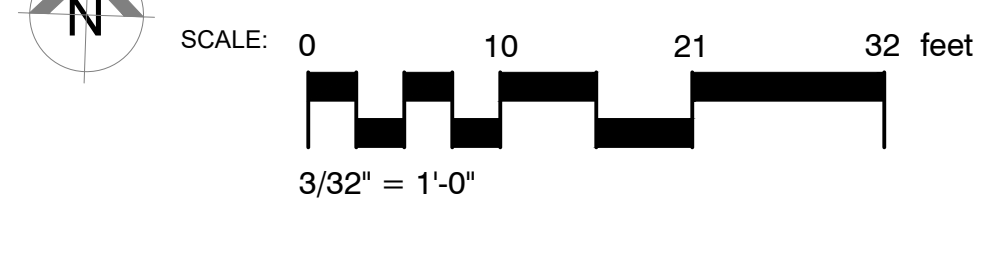
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GENERAL GROUND FLOOR IRRIGATION PLAN



GENERAL SECOND FLOOR IRRIGATION PLAN



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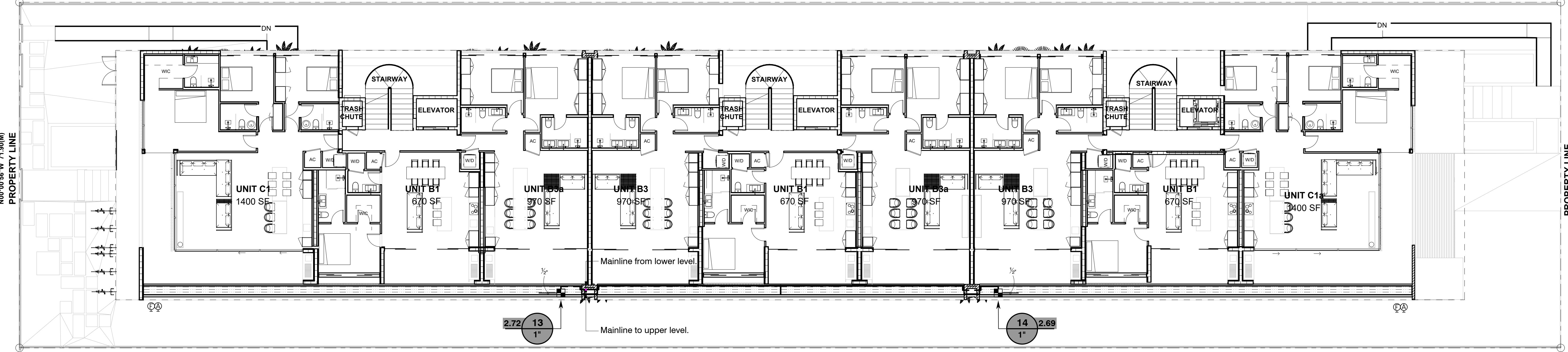
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 MIAMI BEACH, FL 33139**

SHEET INFORMATION:
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 IRRIGATION PLAN
 FINAL SUBMITTAL
 HPB24-0640**
 Sheet Number:
IR-03
 Permit Submission
 Date: - Septiembre 24, 2024

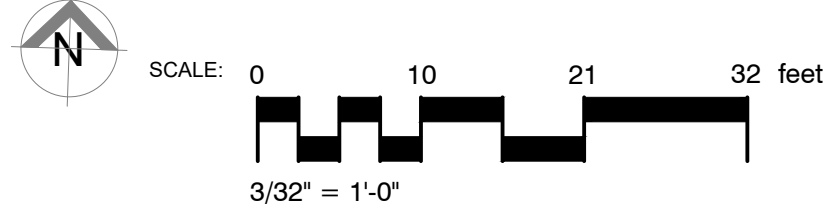
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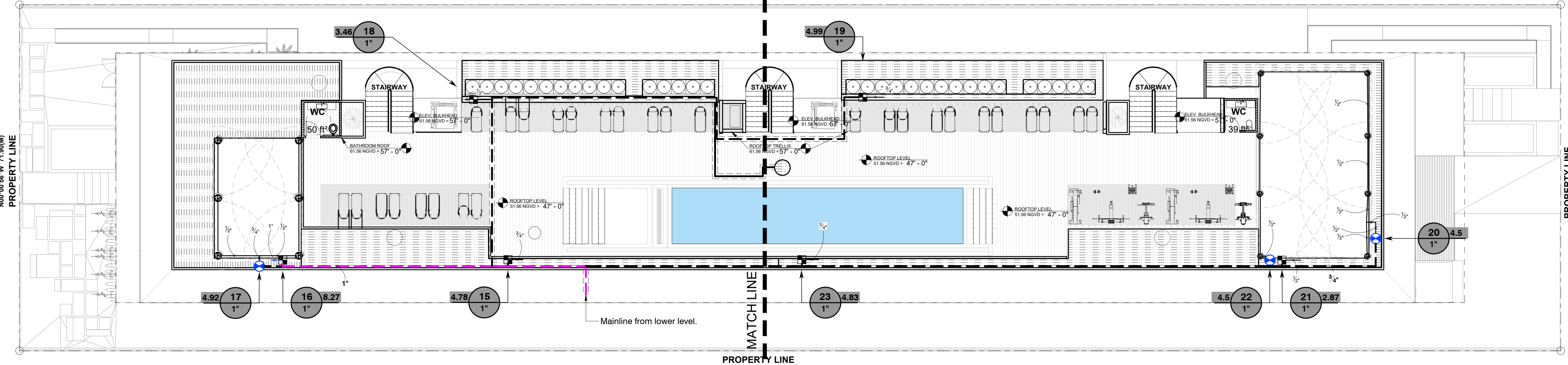


PROPERTY LINE

GENERAL THIRD FLOOR IRRIGATION PLAN

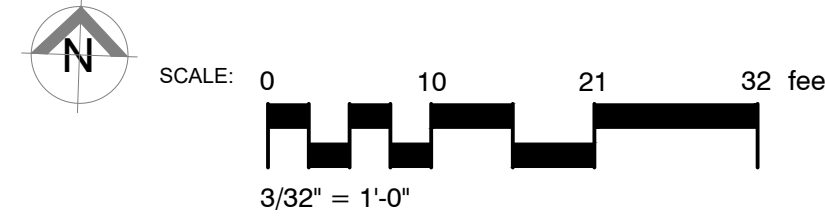


S89°59'50"E 320.00'(R) 320.02(M)
PROPERTY LINE



PROPERTY LINE

GENERAL ROOFTOP IRRIGATION PLAN



For more irrigation details see sheet IR-05

For more irrigation details see sheet IR-05

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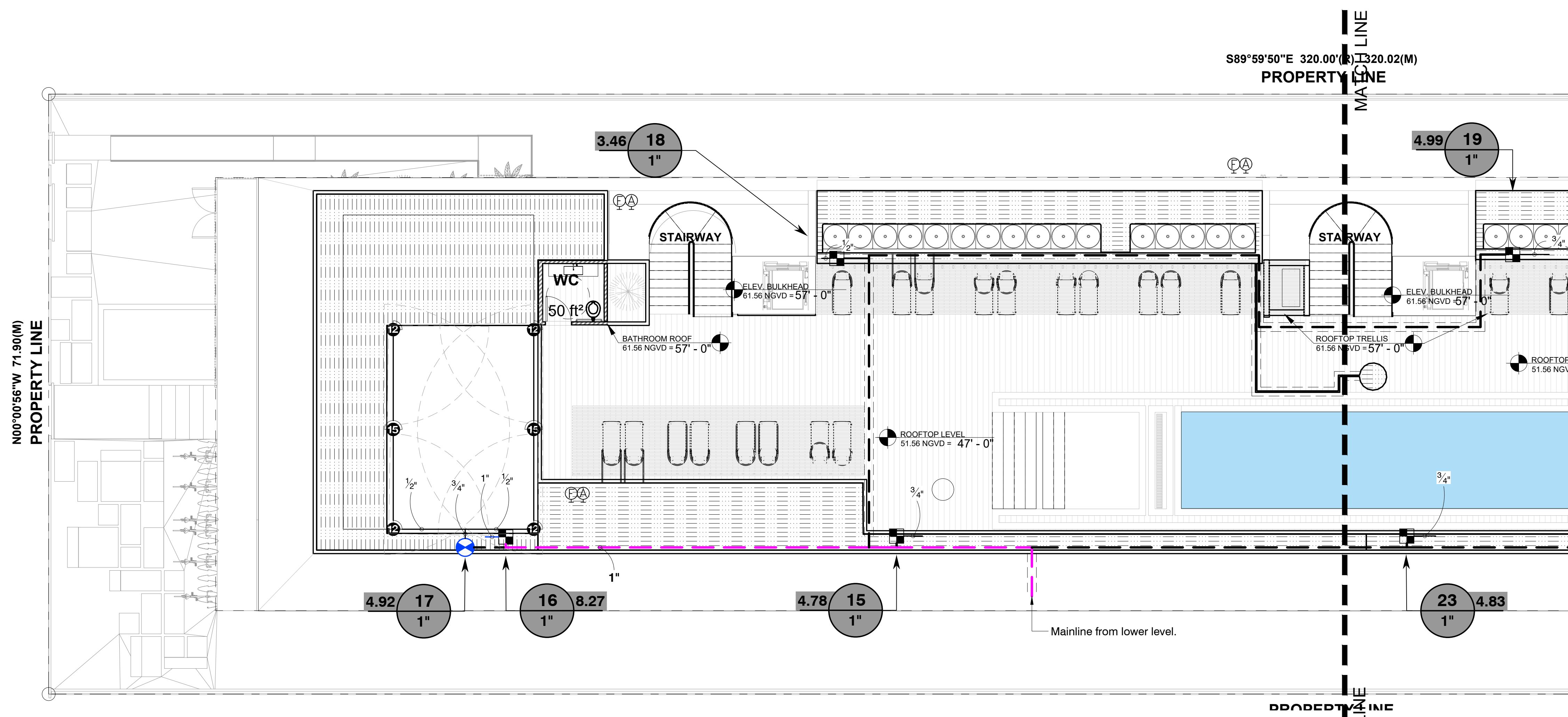
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PLAN
FINAL SUBMITTAL
HPB24-0640
Sheet Number:
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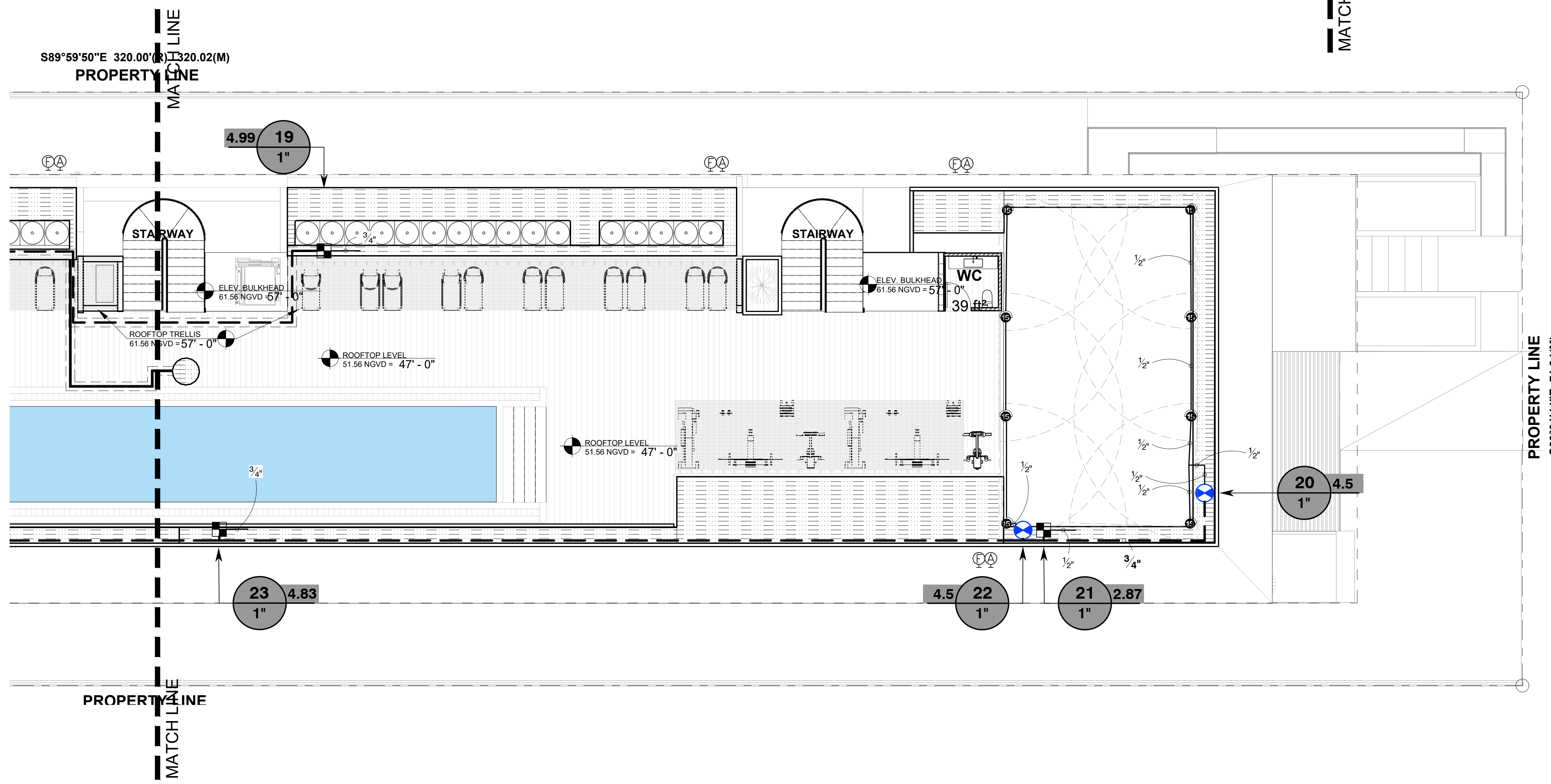
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18:24:09-04'00'



LEFT-ROOFTOP IRRIGATION PLAN
 SCALE: 0 8 16 24 feet
 1/8" = 1'-0"



RIGHT-ROOFTOP IRRIGATION PLAN
 SCALE: 0 8 16 24 feet
 1/8" = 1'-0"

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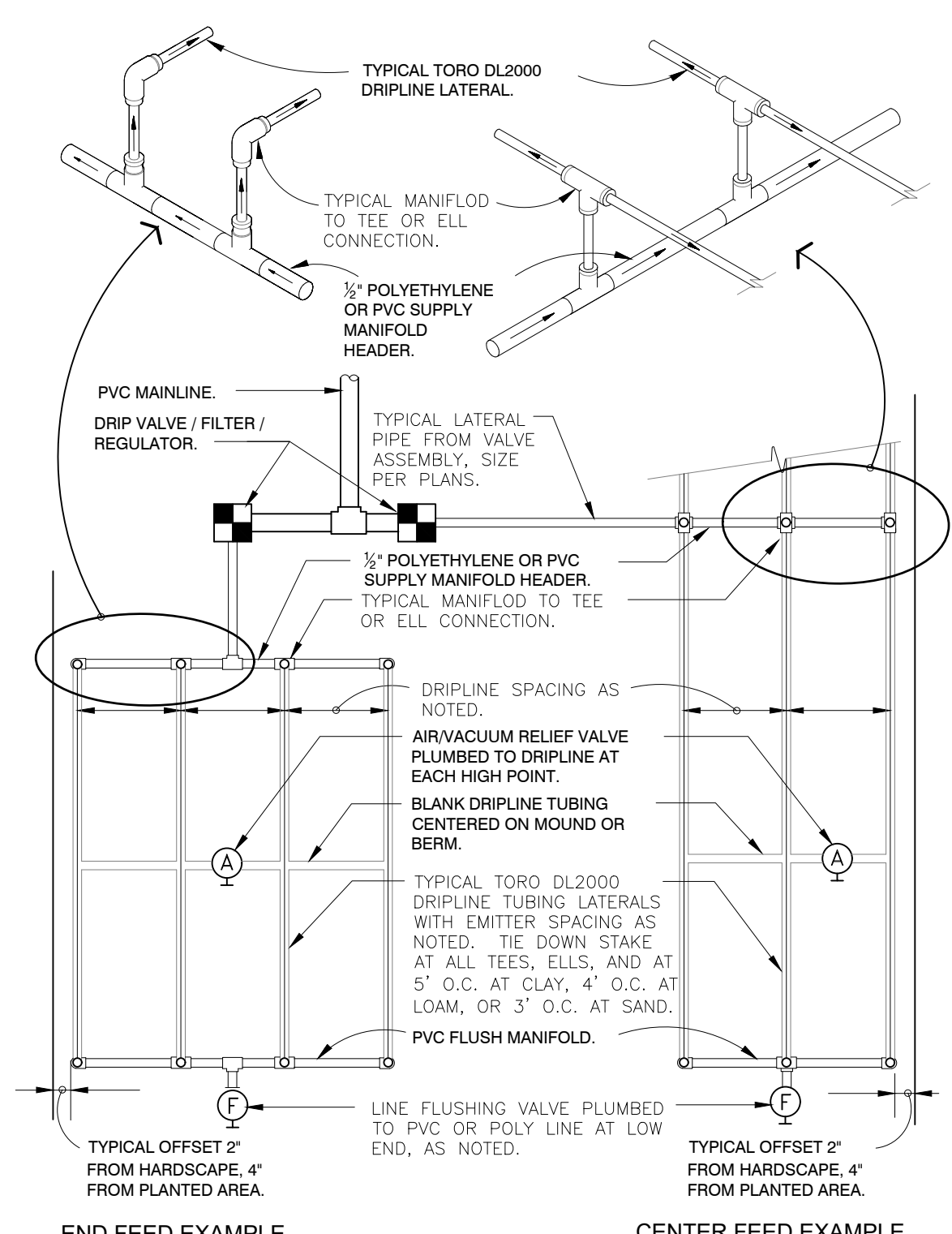
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 MIAMI BEACH, FL 33139**

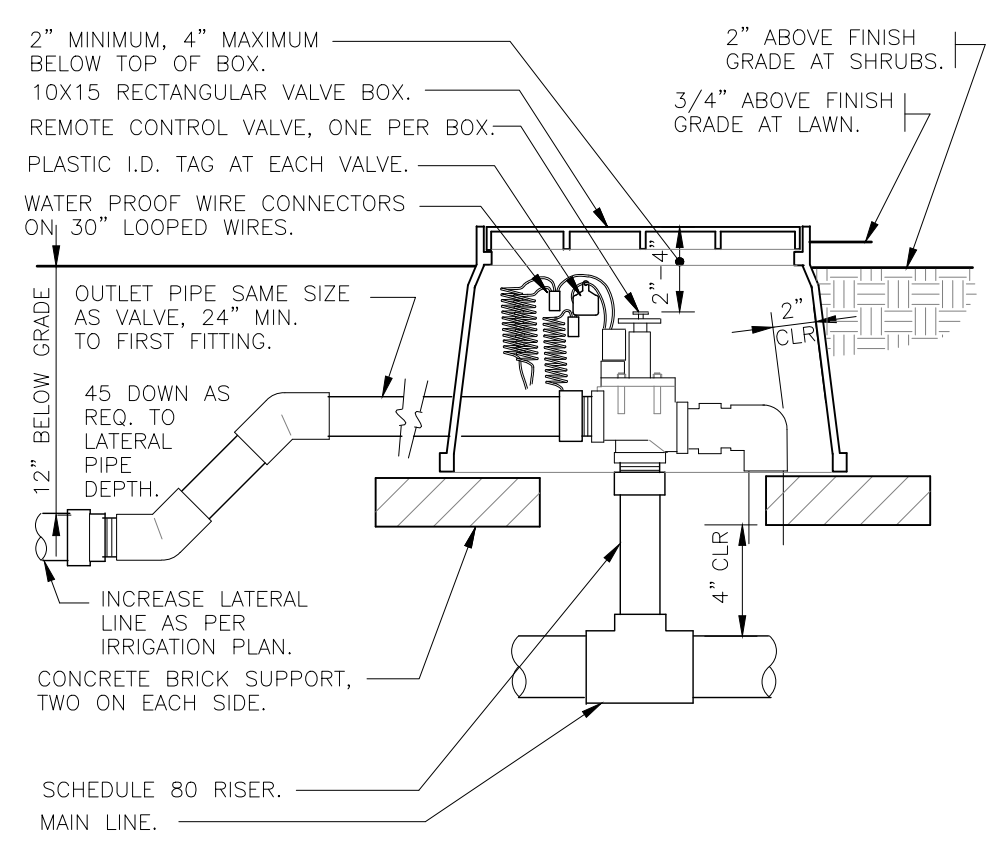
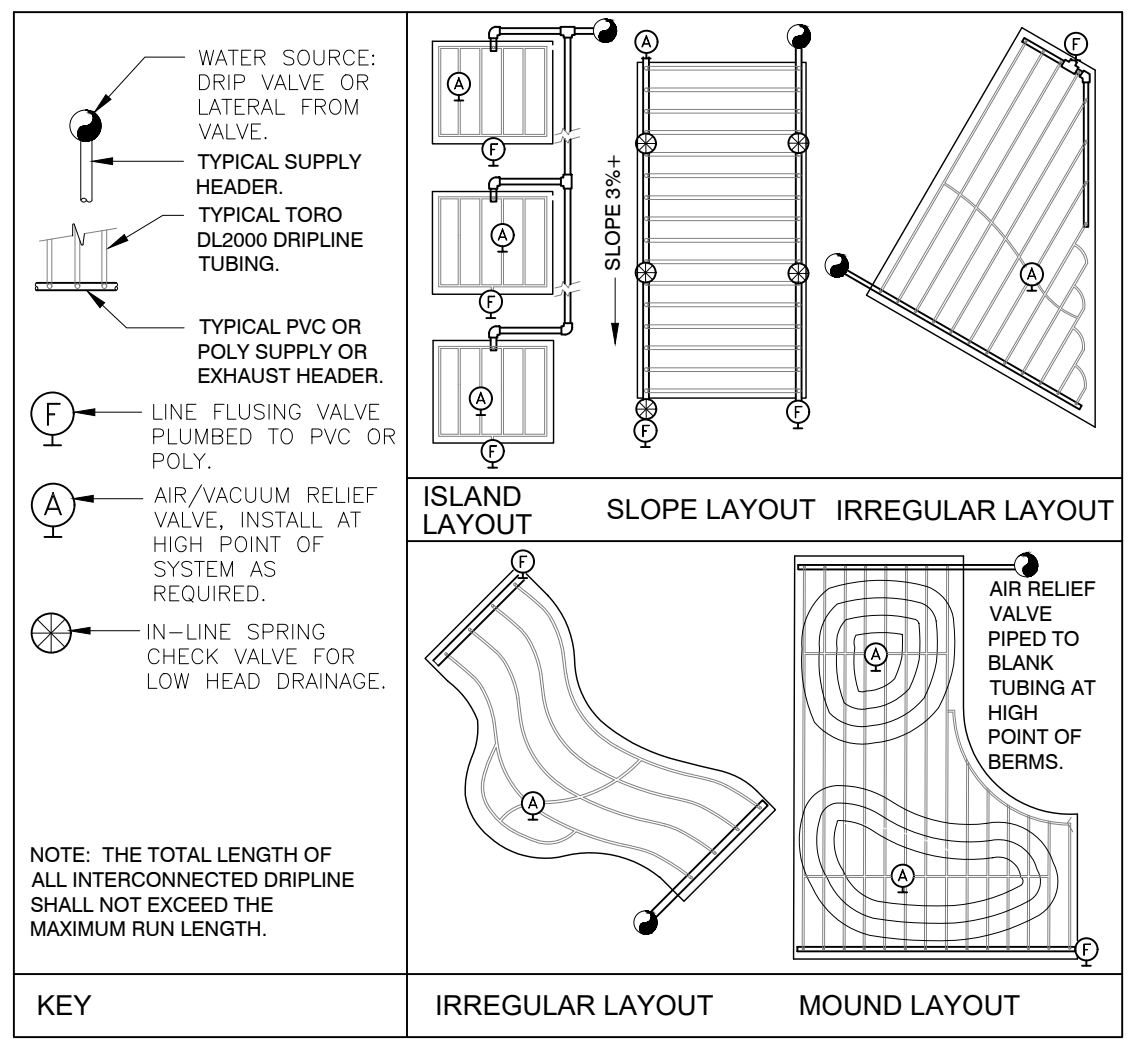
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 FINAL SUBMITTAL
 HPB24-0640**
 Sheet Number:
IR-05
 Permit Submission
 Date: - Septiembre 24, 2024

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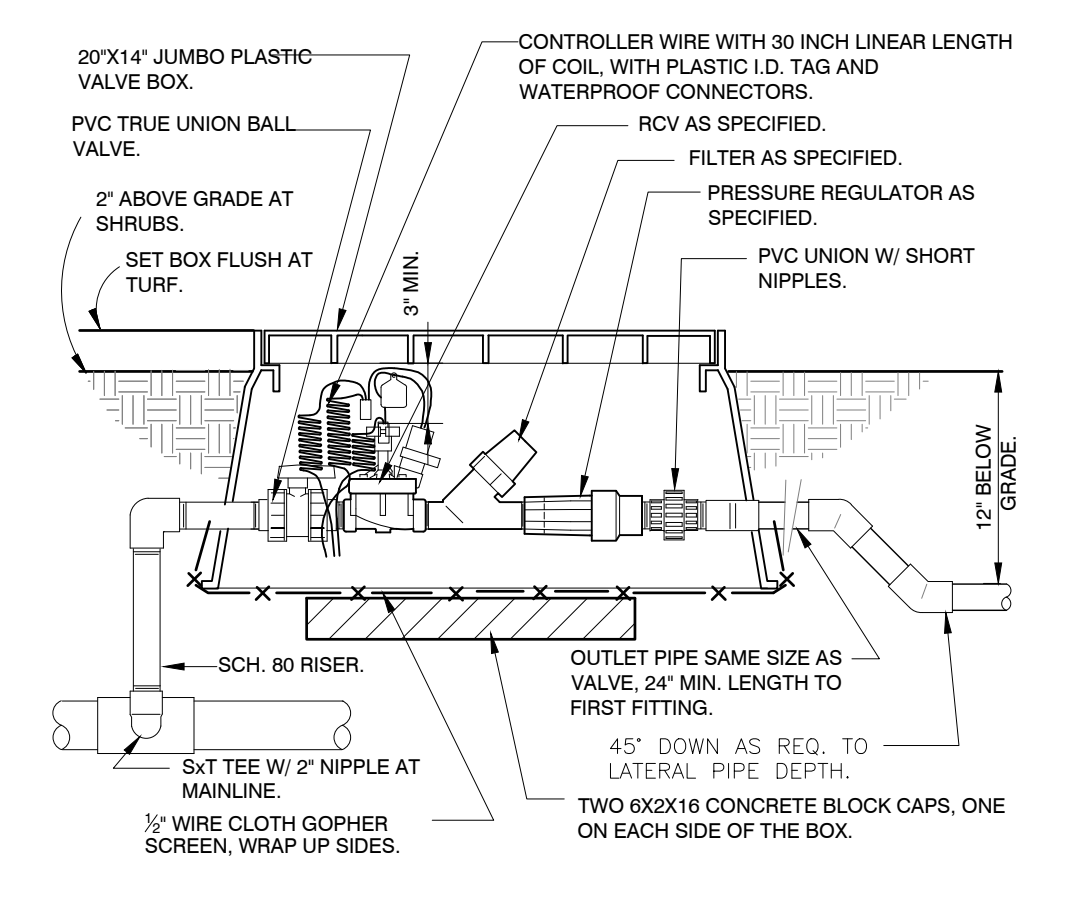


MAXIMUM RECOMMENDED LENGTH OF RUN AT 0% SLOPE					
DRIPLINE TYPE	FLOW RATE	EMITTER SPACING	15 PSI	25 PSI	30 PSI
RPG212	0.53 GPH	12"	250'	360'	400'
RPG218	0.53 GPH	18"	350'	515'	565'
RPG412	1.0 GPH	12"	160'	240'	300'
RPG418	1.0 GPH	18"	240'	340'	430'

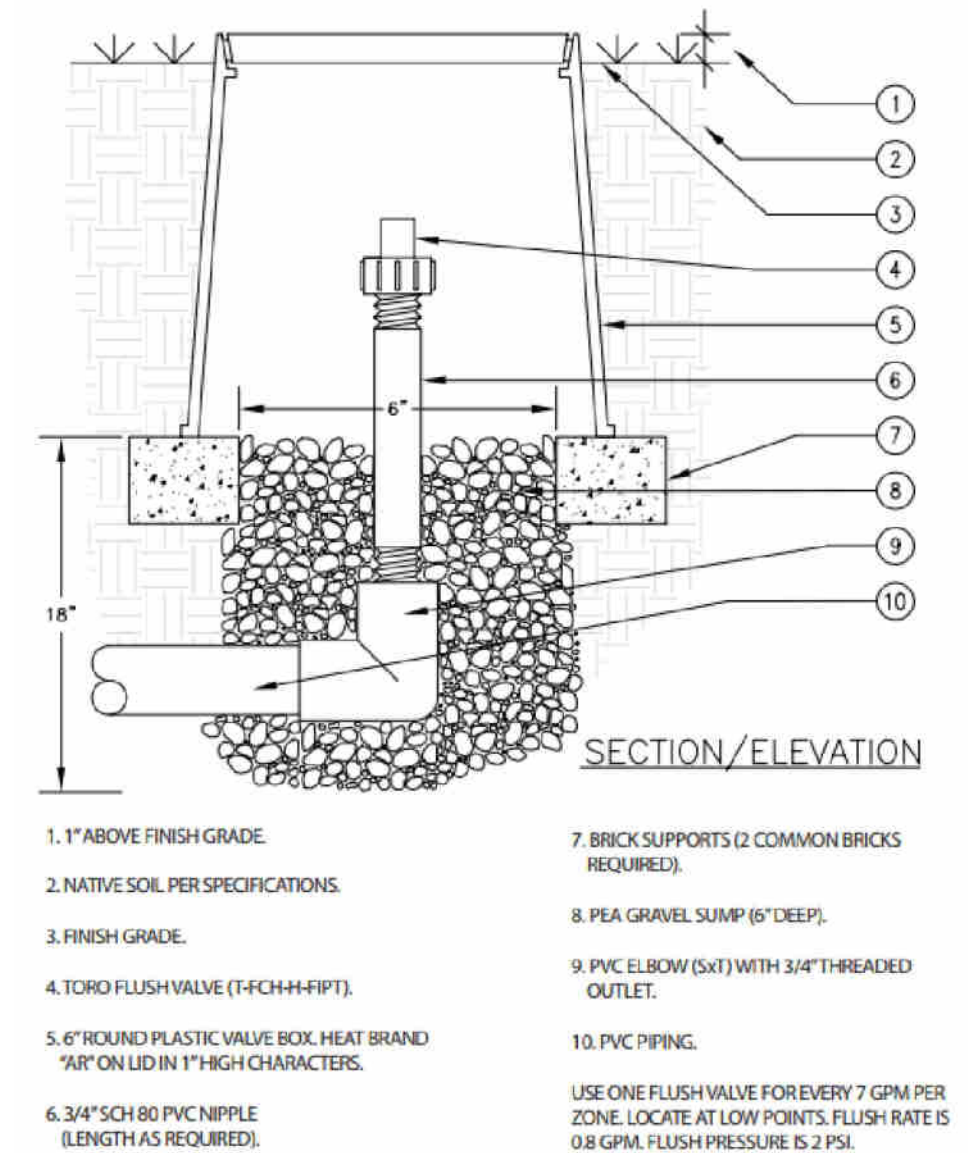
FLOW RATE PER 100 LINEAR FEET @ 20 PSI				
DRIPLINE TYPE	FLOW RATE	EMITTER SPACING	ACTUAL FLOW / 100 FT. GPH	EFFICIENCY
RPG212	0.53 GPH	12"	53.00	0.88
RPG218	0.53 GPH	18"	35.33	0.59
RPG412	1.0 GPH	12"	102.00	1.70
RPG418	1.0 GPH	18"	67.99	1.13



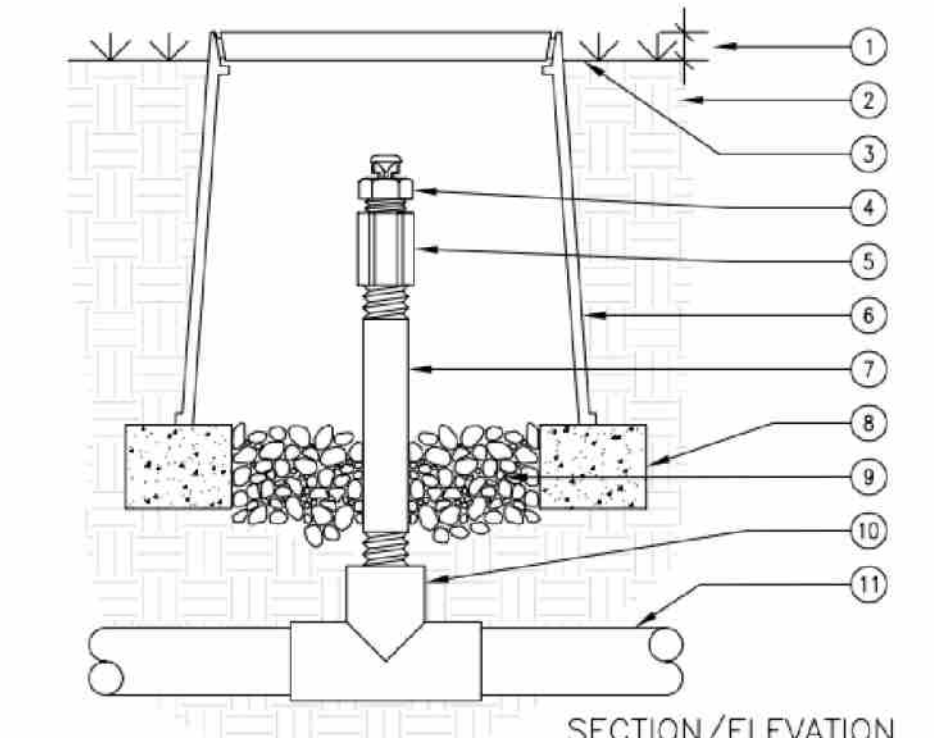
2 ELECTRIC REMOTE CONTROL VALVE
1 1/2" = 1'-0" 328406.13-02



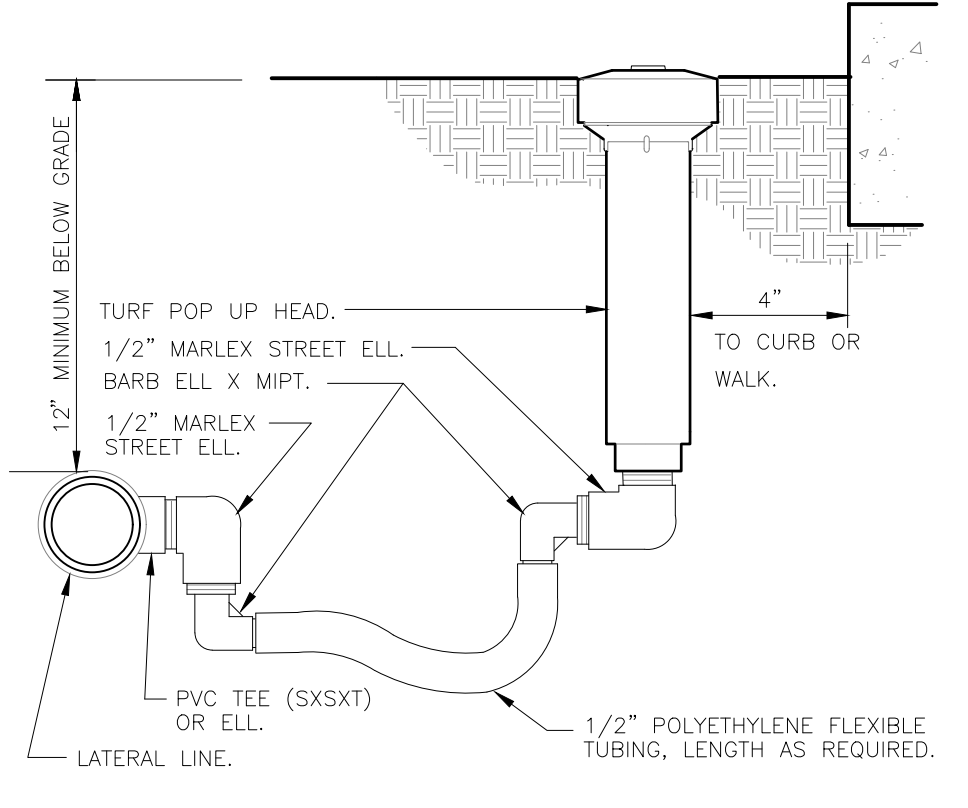
3 1" DRIP VALVE/FILTER/REGULATOR
1 1/2" = 1'-0" 328413.76-23



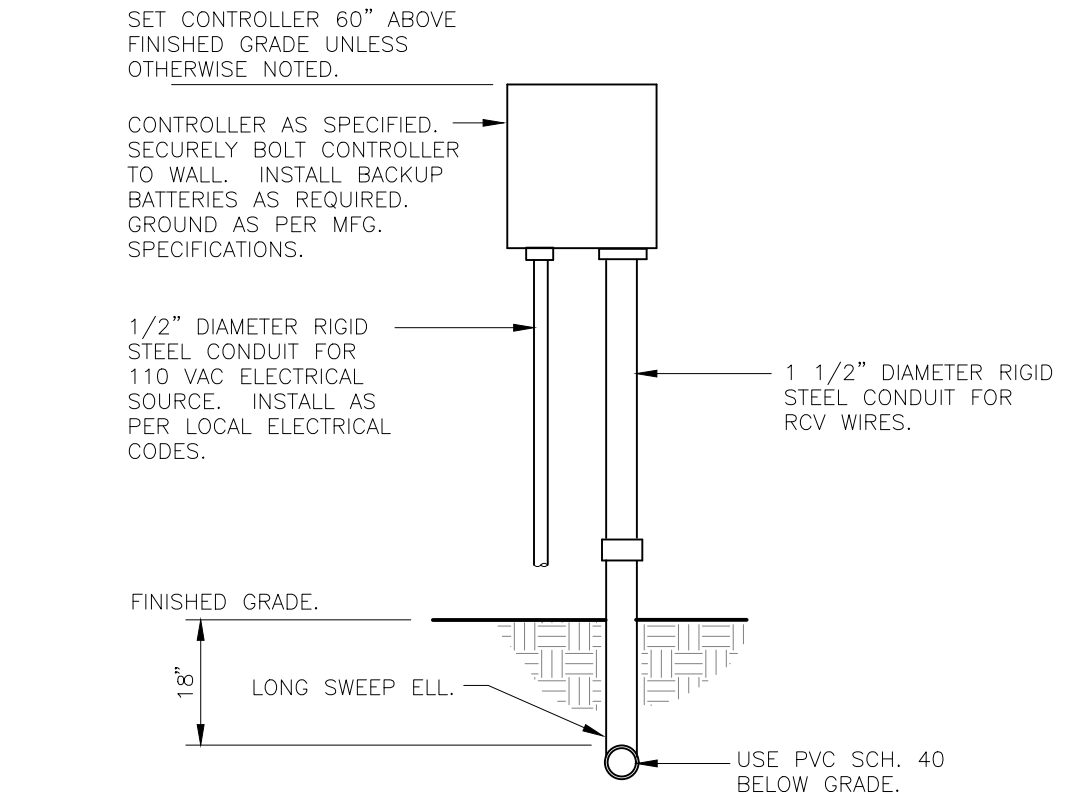
4 AUTOMATIC FLUSH VALVE
N.T.S.



7 1/2" AIR/VACUUM RELIEF VALVE
N.T.S.

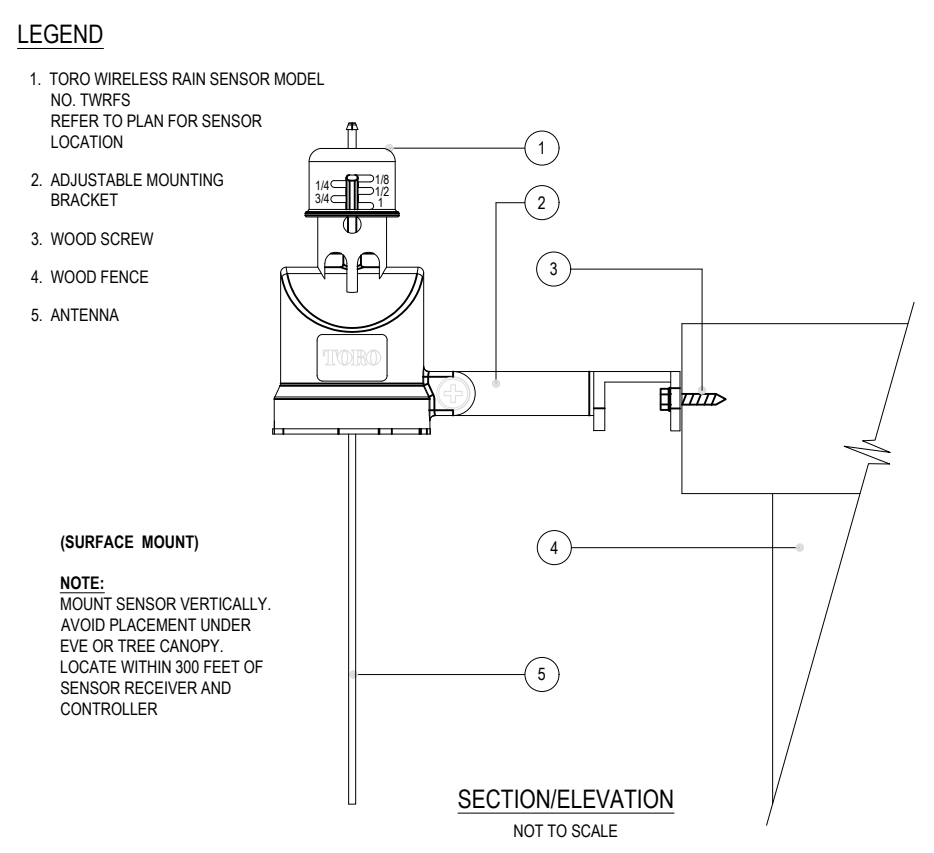


5 TURF SPRAY FLEX ASSEMBLY
3" = 1'-0" 328403.13-02

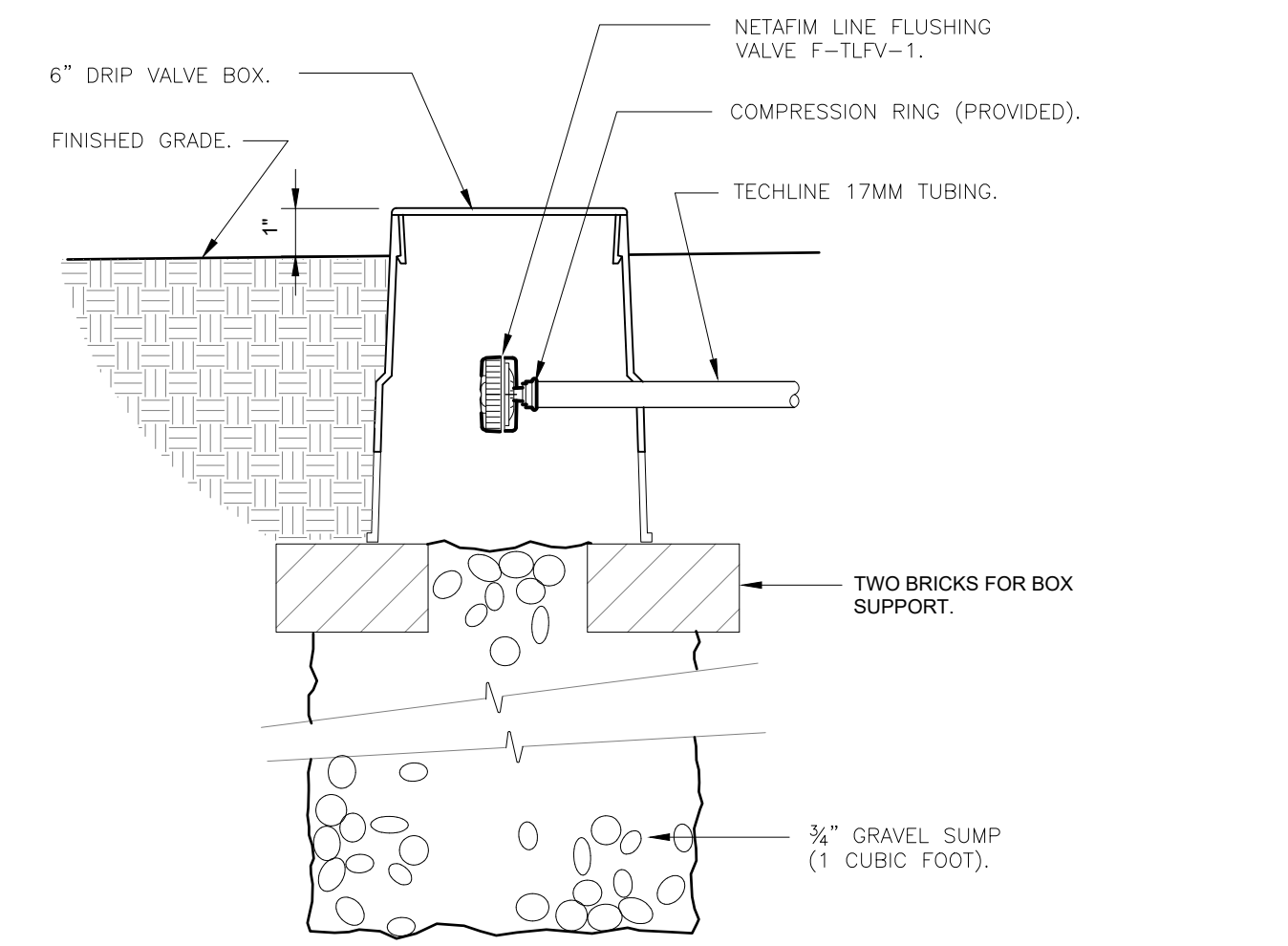


6 WALL MOUNT CONTROLLER
1" = 1'-0" 328409.13-01

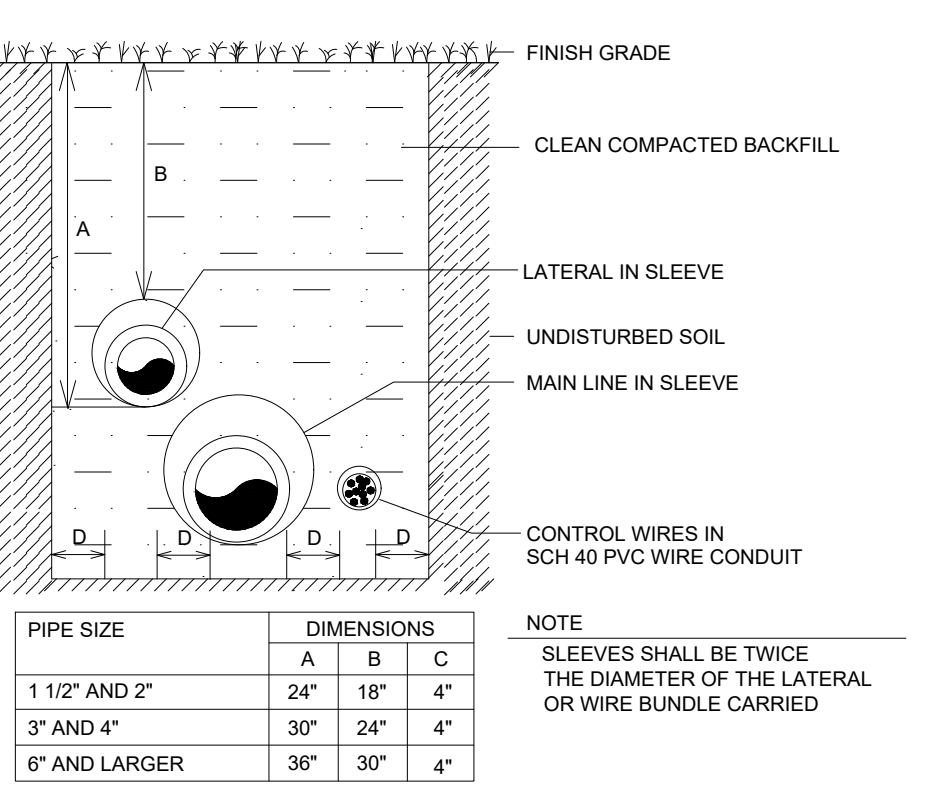
1 TORO DL2000 DRIPLINE
3" = 1'-0" 328413.56-49



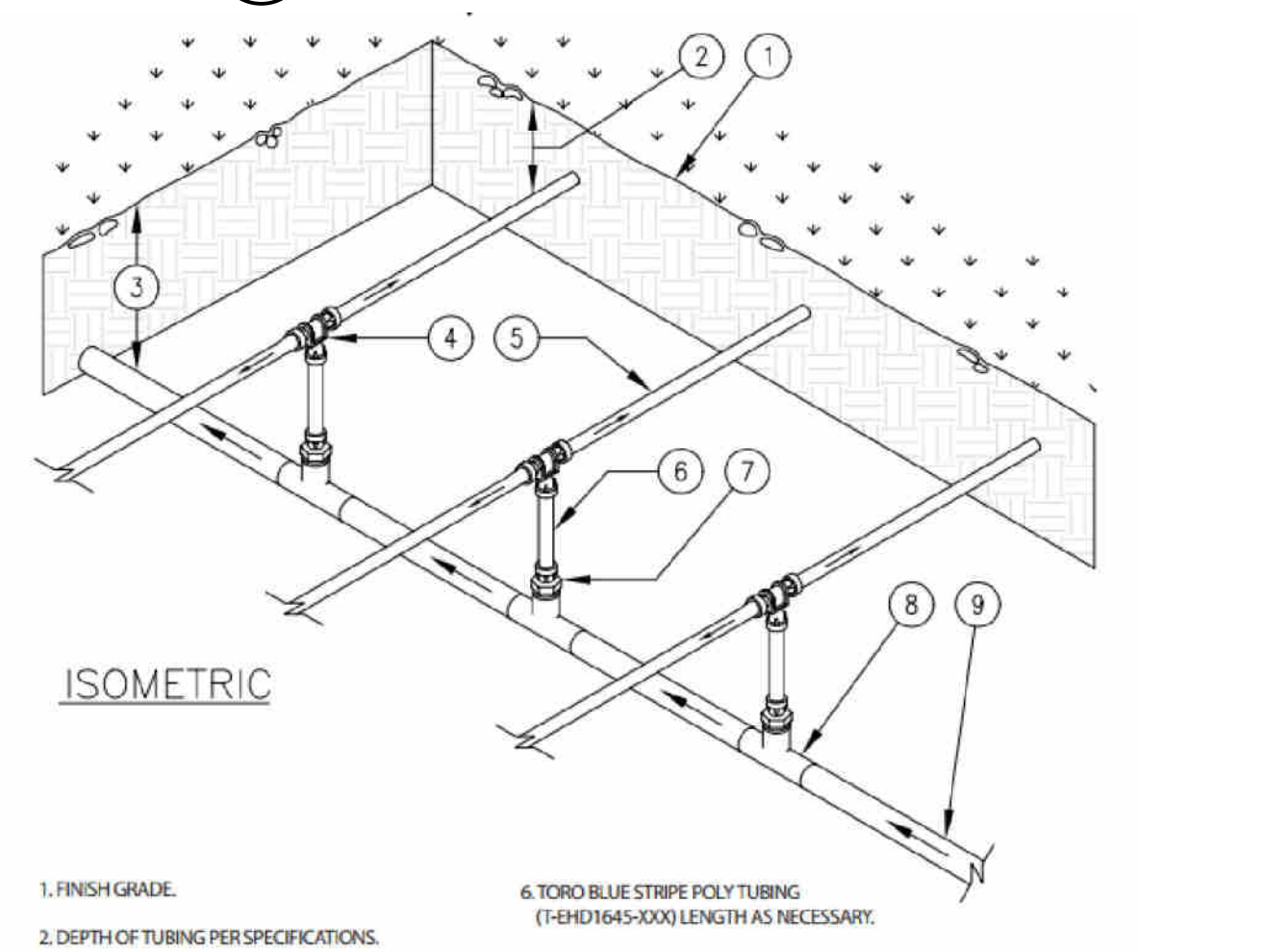
8 TORO - TWRS WIRELESS RAIN SENSOR
N.T.S. DETAIL-FILE



9 NETAFIM TECHLINE FLUSH VALVE
3" = 1'-0" 328413.49-33



10 TRENCHING DETAILS / VEHICULAR TRAFFIC AREAS
N.T.S.



11 CENTER-FEED SUPPLY-MANIFOLD
N.T.S. DETAIL-FILE

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DERICK LANGEL
Landscape Architect LA668705

Digitally signed by
DERICK LANGEL
Date: 2025.09.04
18:25:01-04'00'

REVISIONS:

PROJECT NAME
**LANDSCAPE PLAN FOR
1440 MICHIGAN AVENUE
MIAMI BEACH, FL 33139**

Drawing Size: 24x36
Project #: 2024-09-105 Qlar
Drawn By: ADL
Checked By: DL
Title:
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DETAILS
FINAL SUBMITTAL
HPB24-0640**
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Sunshine State One Call 811
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