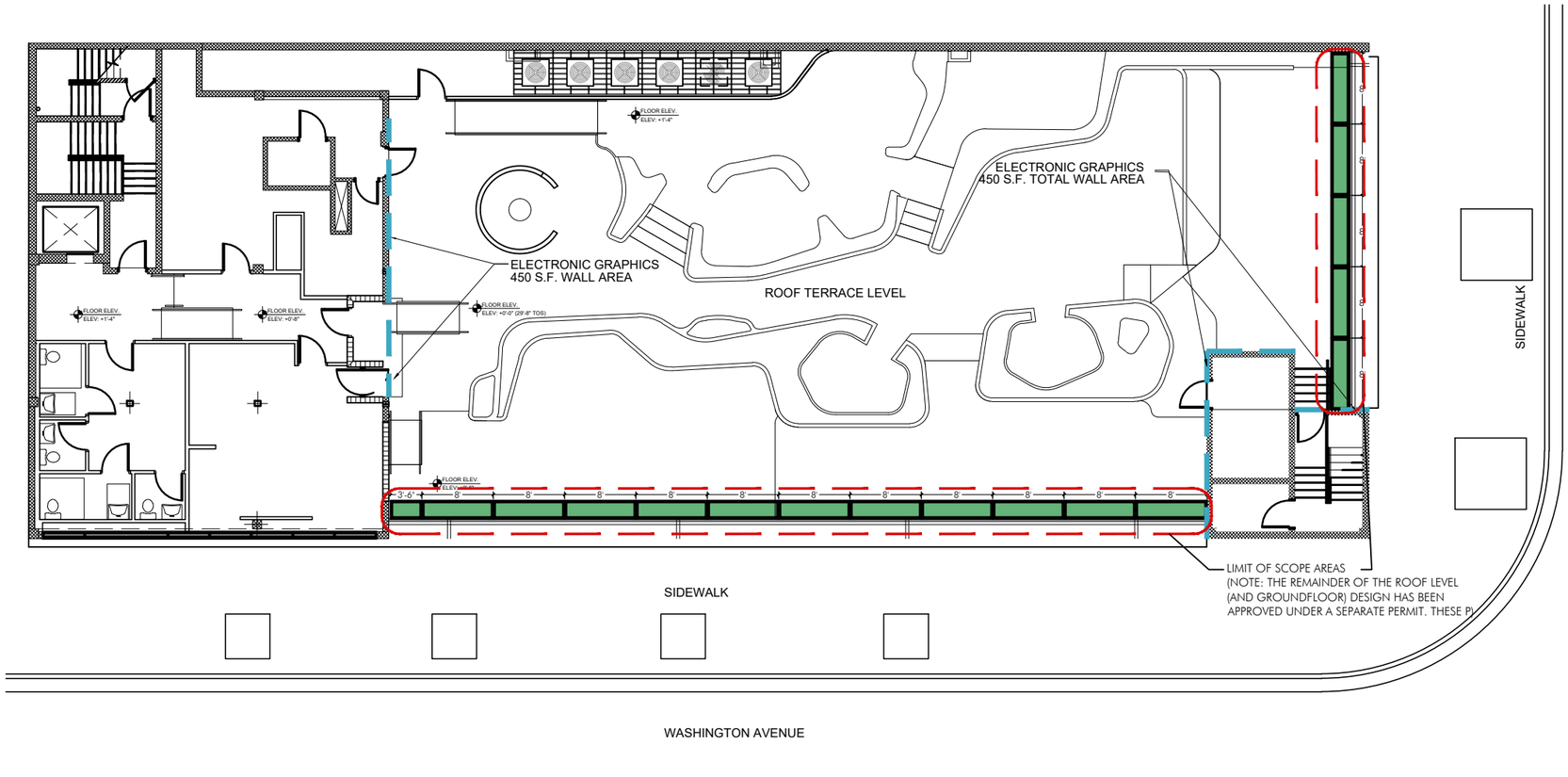
RECTANGULAR PLANTER BOX

"WHITE"
POWDERCOAT



NOTE: THE REMAINDER OF THE ROOF LEVEL (AND GROUNDFLOOR) DESIGN HAS BEEN APPROVED UNDER A SEPARATE PERMIT. THESE PLANS ARE TO ADDRESS THE CITY'S REQUEST TO BUFFER THE ELECTRONIC GRAPHICS PROPOSED ON THE WALLS AS NOTED ON THE PLAN. TO MEET THIS REQUIREMENT, PREFABRICATED PLANTERS WITH A 42" HEIGHT ARE PROPOSED WITH A 6' TALL PODOCARPUS HEDGE ALONG THE PERIMETER OF THE ROOFDECK TO PROVIDE A 9.5' VISUAL SCREEN.

HARDSCAPE LEGEND

RECTANGULAR PLANTER BOX by Tournesol
-WWR-AL962442
-"Willshire" powdercoated aluminum planter
-Color: "White"
-x16 ea. @ 42" tall x 24" wide x 96" long, with Toe Kick and drain holes
-x1 ea. @ 42" tall x 24" wide x 42" long, with Toe Kick and drain holes

N

HARDSCAPE PLAN

1
L101

64' 32' 16' 0

SCALE: 1/16" = 1'-0"

GARDNER + SEMLER
LANDSCAPE ARCHITECTURE
WWW.GSLADESIGN.COM
DESIGN
17670 NW 78th AVE., SUITE 214
MIAMI, FL 33015
P 305.392.1016 F 305.392.1019
CORP. ID#0000266

REVISIONS

1651 Washington

1651 Washington Avenue Miami Beach, FL 33139

REGISTERED LANDSCAPE ARCHITECT
TAYLOR KIEHL SEMLER
LA 6667205
STATE OF FLORIDA

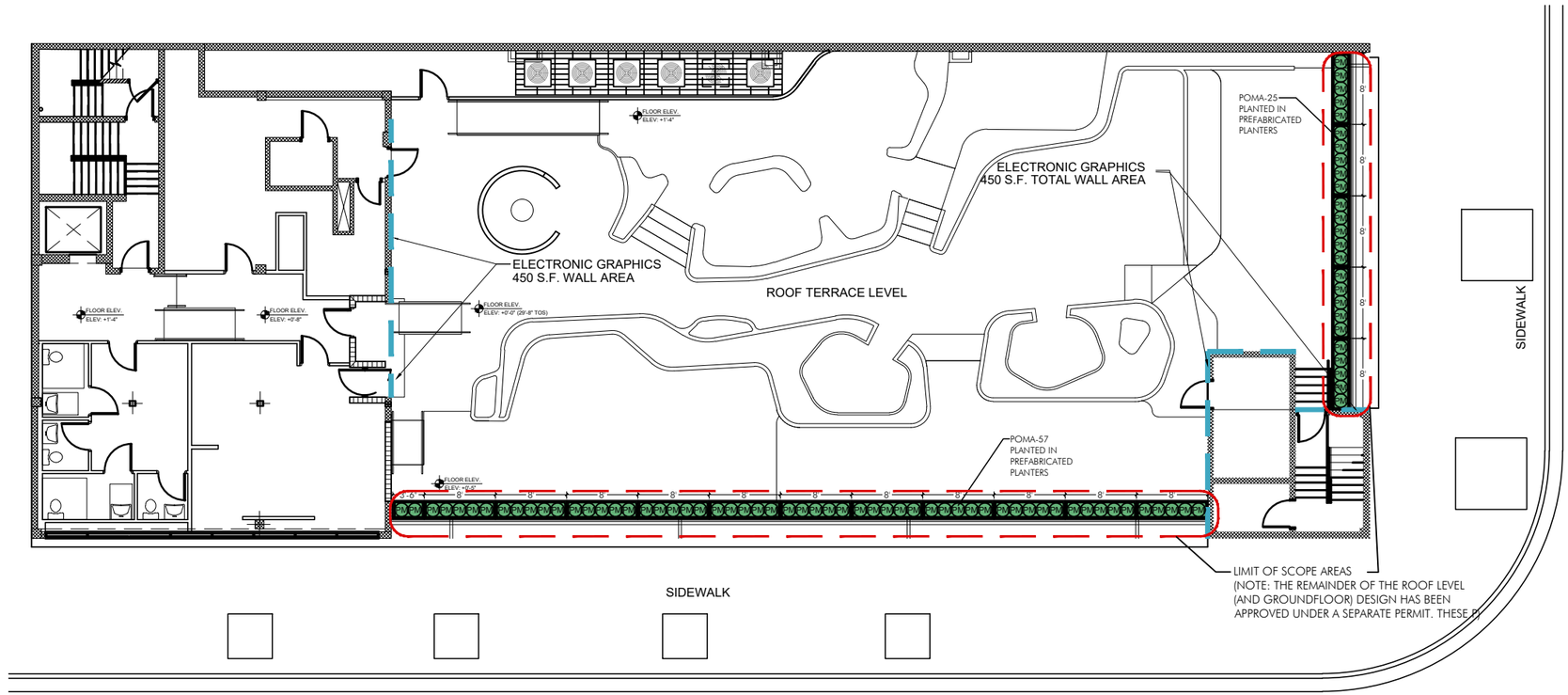
Digitally signed by Taylor Kiehl Semler
Date: 2025.10.14 16:08:16 -04'00'

Ken Gardner FL LA #1569
Kiehl Semler FL LA #6667205

HARDSCAPE PLAN
DATE 10/13/2025
SCALE as noted
SHEET L101

PODOCARPUS MACROPHYLLUS
6' TALL, 18" SPREAD ACCEPTABLE EXAMPLE PHOTO

PLANT LIST				
SHRUBS				
KEY	**PLANT NAME**	**QTY.**	**UT.**	**SIZE**
POMA	Podocarpus macrophylla ...Podocarpus	82	ea.	6' tall x 18" spread, full bodied
MISCELLANEOUS				
	Planting Soil: 70% Silica Sand 20% Everglades Muck 10% Shredded Pinebark	32	c.y.	backfill to the top of planters
	Shredded Melaleuca Mulch	3	c.y.	3" layer in all shrub beds



NOTE: THE REMAINDER OF THE ROOF LEVEL (AND GROUNDFLOOR) DESIGN HAS BEEN APPROVED UNDER A SEPARATE PERMIT. THESE PLANS ARE TO ADDRESS THE CITY'S REQUEST TO BUFFER THE ELECTRONIC GRAPHICS PROPOSED ON THE WALLS AS NOTED ON THE PLAN. TO MEET THIS REQUIREMENT, PREFABRICATED PLANTERS WITH A 42" HEIGHT ARE PROPOSED WITH A 6' TALL PODOCARPUS HEDGE ALONG THE PERIMETER OF THE ROOFDECK TO PROVIDE A 9.5' VISUAL SCREEN.

N

PLANTING PLAN

1
L102

64' 32' 16' 0

SCALE: 1/16" = 1'-0"

GARDNER + SEMLER
LANDSCAPE ARCHITECTURE
WWW.GSLADESIGN.COM
DESIGN
17670 NW 78th AVE., SUITE 214
MIAMI, FL 33015
P 305.392.1016 F 305.392.1019
CORP. ID# 0000266

REVISIONS

1651 Washington

1651 Washington Avenue Miami Beach, FL 33139

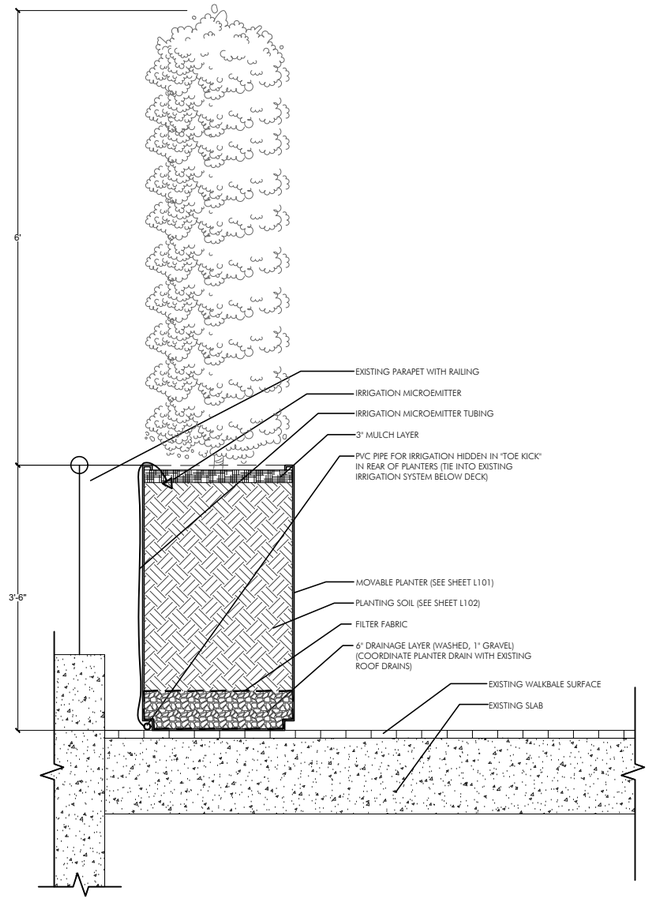
PLANTING PLAN

DATE 10/13/2025

SCALE as noted

SHEET L102

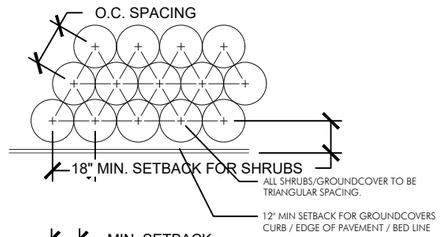
Ken Gardner FL LA #1569
Kiehl Semler FL LA #6667205



PREFABRICATED PLANTER DETAIL

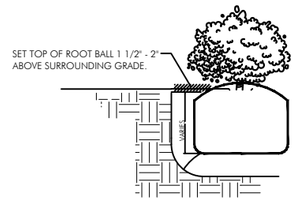
SCALE: 1" = 1'-0"

NOTE: THE REMAINDER OF THE ROOF LEVEL (AND GROUNDFLOOR) DESIGN HAS BEEN APPROVED UNDER A SEPARATE PERMIT. THESE PLANS ARE TO ADDRESS THE CITY'S REQUEST TO BUFFER THE ELECTRONIC GRAPHICS PROPOSED ON THE WALLS AS NOTED ON THE PLAN. TO MEET THIS REQUIREMENT, PREFABRICATED PLANTERS WITH A 42" HEIGHT ARE PROPOSED WITH A 6' TALL PODOCARPUS HEDGE ALONG THE PERIMETER OF THE ROOFDECK TO PROVIDE A 9.5' VISUAL SCREEN.



PLANT SPACING DETAIL

N.T.S



SHRUB INSTALLATION DETAIL

GARDNER + SEMLER
LANDSCAPE ARCHITECTURE
WWW.GSLADESIGN.COM
17670 NW 78th AVE., SUITE 214
MIAMI, FL 33015
P 305.392.1016 F 305.392.1019
CORP. ID#0000266

REVISIONS

1651 Washington

1651 Washington Avenue Miami Beach, FL 33139

PLANTING DETAILS

DATE 10/13/2025

SCALE as noted

SHEET L501

Ken Gardner FL LA #1569
Kiehl Semler FL LA #6667205

LANDSCAPE SPECIFICATIONS
PART 1 - GENERAL

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

1.2 CONTRACTOR QUALIFICATIONS
A. Landscape installation work to be performed by a Contractor Certified by the Florida Nurserymen, Growers and Landscape Association (FNGLA) as a Certified Landscape Contractor. Any pruning to be supervised by an Arborist, certified by the International Society of Arboriculture (ISA) and licensed in County where work is performed.

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

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

1.5 PLANT SIZES
A. All plant sizes shall equal or exceed the minimum sizes as specified in the plant list. If plant sizes of local codes and ordinances require larger plant material than specified on plans, then they shall supercede the sizes on the plan. When plant sizes are specified as a range of size, installed materials shall average the mean of the range specified. Plants shall be measured following pruning, with branches in normal position. All necessary pruning shall be done at the time of planting.

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

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

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

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

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

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

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

1.10 CLEAN-UP & MAINTENANCE OF TRAFFIC
A. Follow procedures in FDOT Index 600 for maintenance of traffic during construction.

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

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

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

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

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

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

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

PART 3 - INSTALLATION PROCEDURES

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

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

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

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

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

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

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

AMOUNT OF WATER PER APPLICATION
For trees up to 5 inch caliper - 5 gallons
From 5 to 8 inch caliper - 25 gallons
9 inch and up caliper - 50 gallons

GARDNER + SEMLER
LANDSCAPE ARCHITECTURE
WWW.GSLADESIGN.COM
GSLA DESIGN
17670 NW 78th AVE., SUITE 214
MIAMI, FL 33015
P 305.392.1016 F 305.392.1019
CORP. ID# 0000266

REVISIONS

1651 Washington

1651 Washington Avenue Miami Beach, FL 33139

LANDSCAPE SPECIFICATIONS

DATE 10/13/2025
SCALE as noted
SHEET L502

Ken Gardner FL LA #1569
Kiehl Semler FL LA #6667205

FREQUENCY OF WATER
Daily for the first week
3 times per week for weeks 2 - 5
2 times per week for weeks 6 - 8
1 time per week for weeks 9 - 12

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

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

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

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

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

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

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

3.6 MULCHING
A. Spread mulch three (3) inches thick uniformly over the entire surface of shrubs and groundcover beds, depth measured after settling, unless otherwise specified in the plans. Provide 36" diameter bed of mulch, measured from outer edge of the trunk, for all trees and palms planted in sod areas. Keep mulch away from contact with the trunk. Create a 6" high ring of mulch at the outer edge of tree and palm holes.

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

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

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

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

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

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

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

PLANT BED PREPARATION NOTES

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

2. In all shrub and groundcover beds, excavate and backfill soil as described in "Plant List(s)". If no specific preparation is noted, prepare soil as described below for either condition, over the entire area to be planted:

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

9 inch and up caliper - 50 gallons

GARDNER + SEMLER
LANDSCAPE ARCHITECTURE
WWW.GSLADESIGN.COM
DESIGN
17670 NW 78th AVE., SUITE 214
MIAMI, FL 33015
P 305.392.1016 F 305.392.1019
CORP. ID#0000266

REVISIONS

1651 Washington

1651 Washington Avenue Miami Beach, FL 33139

LANDSCAPE SPECIFICATIONS

DATE 10/13/2025
SCALE as noted
SHEET L503

Ken Gardner FL LA #1569
Kiehl Semler FL LA #6667205

IRRIGATION MATERIALS LIST

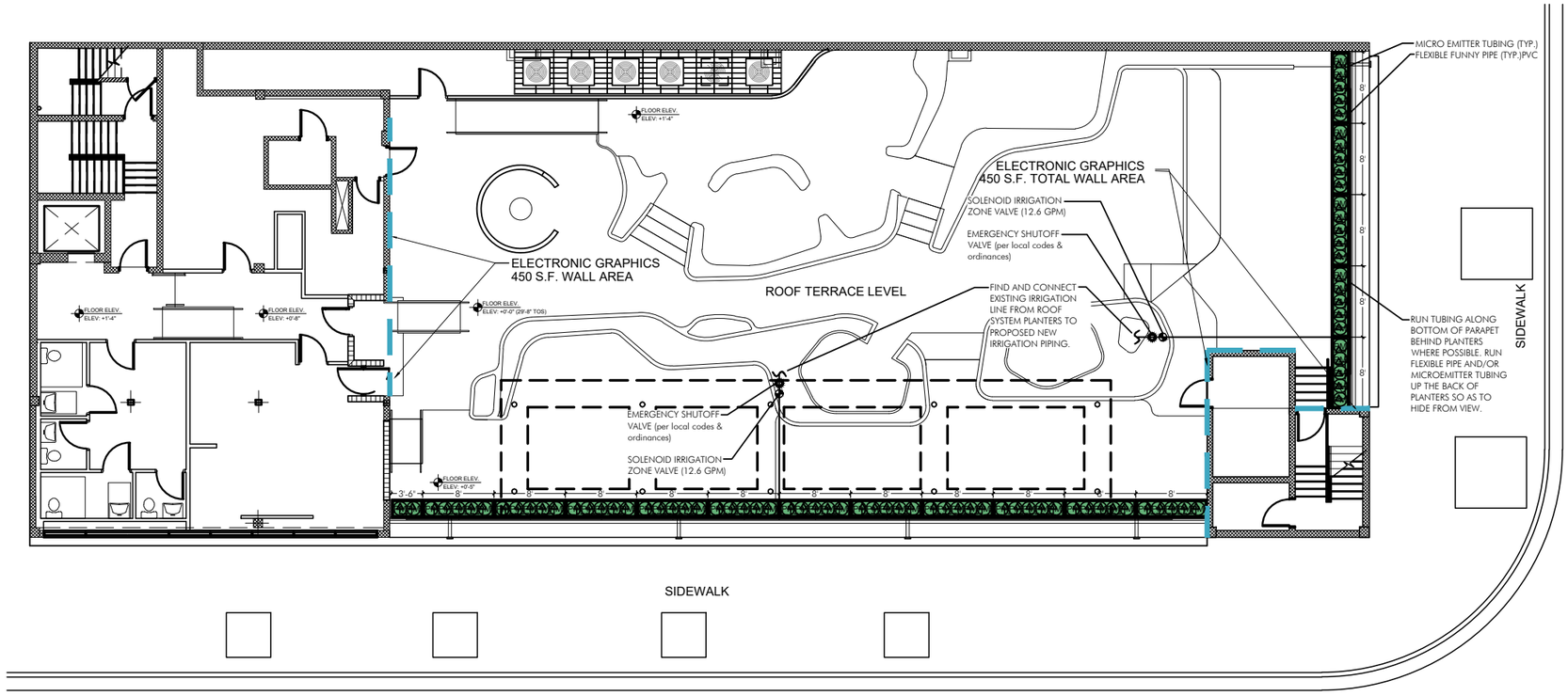
KEY	ITEM	QTY.
———	PVC laterals & mains shall be schedule 40 PVC on First floor and Copper on upper floors	as req.
═══	PVC sleeves shall be Schedule 80 PVC (sized 2 sizes larger than the pipe running through it)	as req.
▼	Rainbird 1" Inline Pressure Regulator (PSI-M40X-100)(drip zones not to exceed 40psi max)	as req.
- - - - - -	RAINBIRD XFS Subsurface Dripperline XFS-09-12-500/250/100 Air/Vaccum Relief Valves Kit (3/4" Air relief valve/ Easy Fit Compression Tee/ and Flush Cap) Galvanized Tie-Down Stakes (For Dripperline)	as req.
EC	Existing Electric Controller (field verify) [replacement as req. RAINBIRD ESP-ME]	as req.
△	Existing Rain Sensor [replacement as req. Rainbird RSD Series] (locate in area of free rainfall)	as req.
◔	Residential Medium Flow Control Zone Kit (XCZ-100-PRF) (3-15 gpm) (1" DV Valve w/ 1" PR Filter)	2
▼▼▼	PVC Supply Header for dripplerline Schedule 40 PVC	as required
	Irrigation Control Wire	as required
△	RAINBIRD Xeri-Bubbler Adjustable micro-emitter SXB-180-1032 (0-0.2 gpm) (install into flexible distribution hose with Xeri-bug drip emitters)	82

LATERAL PIPE SIZING

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

PIPE SIZING CHART

SIZE	GPM
¾"	0-8 GPM
1"	8-14 GPM
1¼"	14-24 GPM
1½"	24-32 GPM
2"	32-50 GPM
2½"	50-75 GPM
3"	60-110 GPM
4"	110-190 GPM



*NOTES:
-All main, lateral, and valve locations are shown schematically and shall be adjusted in the field. Locate mains and laterals as described.
-Coordinate pipe locations with existing and proposed rootball locations. -Group and locate valve at edges of planters where feasable.

N

IRRIGATION PLAN

1 / IR101

64' 32' 16' 0

SCALE: 1/16" = 1'-0"

GARDNER + SEMLER
LANDSCAPE ARCHITECTURE
WWW.GSLADESIGN.COM
DESIGN
17670 NW 78th AVE., SUITE 214
MIAMI, FL 33015
P 305.392.1016 F 305.392.1019
CORP. ID# 0000266

REVISIONS

1651 Washington

1651 Washington Avenue Miami Beach, FL 33139

IRRIGATION PLAN

DATE 10/13/2025

SCALE as noted

SHEET IR101

Ken Gardner FL LA #1569
Kiehl Semler FL LA #6667205

IRRIGATION EXPANSION NOTES

It is anticipated that after completion of these tasks there will be a fully functioning automatic irrigation system (equipped with an automatic rain-shut off device) that will provide irrigation to all landscape areas with 90% overlap of spray.

If there is an existing irrigation system:

1. The Contractor shall locate existing connection to water source (pump and well, lake intake or water meter), controller, rain shut off device, valves and mainline. The Contractor shall then verify that all systems are in working order and perform a flow test to determine the amount of water flow and pressure throughout the system.
2. The Contractor shall verify that the existing controller has enough available stations for the additional required zones. If the controller does not then the Contractor shall furnish and install another controller capable of handling all of the zones. The Contractor may suggest installing another controller to tandem on the existing controller. The Owner will decide if this is acceptable.
3. If there is no existing rain shut off device then the Contractor shall furnish and install a new one. The Contractor is responsible to ensure that the electrical hook up is performed to all applicable codes and ordinances.
4. The Contractor shall furnish and install new zone valves as required and wire them back to the existing (or new) controller.
5. It may be necessary to extend the existing mains. If necessary, the Contractor shall be responsible of trenching and backfilling and repair of roadway or other paved surfaces. After the installation of the additional main, the Contractor shall perform a pressure test as specified in the General Notes.
6. Based on the flow test the Contractor shall zone and pipe the heads located in the Irrigation Head Layout Plan. The Contractor shall ensure that the zones and laterals are sized sufficiently to ensure that there is proper pressure to run the irrigation heads at their optimum pressure.

If there is not an existing irrigation system:

1. The Contractor purchase and install a new 2" water meter and backflow assembly. This assembly shall comply with all local codes and ordinances.
2. The Contractor shall furnish all necessary controllers, rain shut off devices, valves, mains, laterals and heads necessary to install the proposed system. The Contractor is responsible for all necessary electrical wiring to operate the controller and rain shut off device.
3. The Contractor shall be responsible of trenching and backfilling and repair of roadway or other paved surfaces when installing mains.
4. The Contractor shall furnish and install new zone valves as required and wire them back to the controller.
5. The Contractor shall zone and pipe the heads located in the Irrigation Head Layout Plan. The Contractor shall ensure that the zones and laterals are sized sufficiently to ensure that there is proper pressure to run the irrigation heads at their optimum pressure.

GARDNER + SEMLER
LANDSCAPE ARCHITECTURE
WWW.GSLADESIGN.COM
17670 NW 78th AVE., SUITE 214
MIAMI, FL 33015
P 305.392.1016 F 305.392.1019
CORP. ID#0000266

REVISIONS

1651 Washington

1651 Washington Avenue Miami Beach, FL 33139

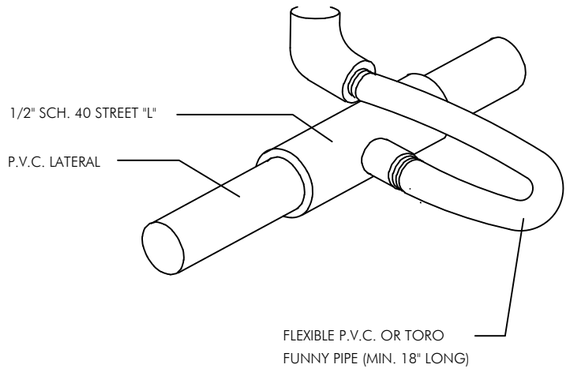
Ken Gardner FL LA #1569
Kiehl Semler FL LA #6667205

IRRIGATION EXPANSION NOTES

DATE 10/13/2025

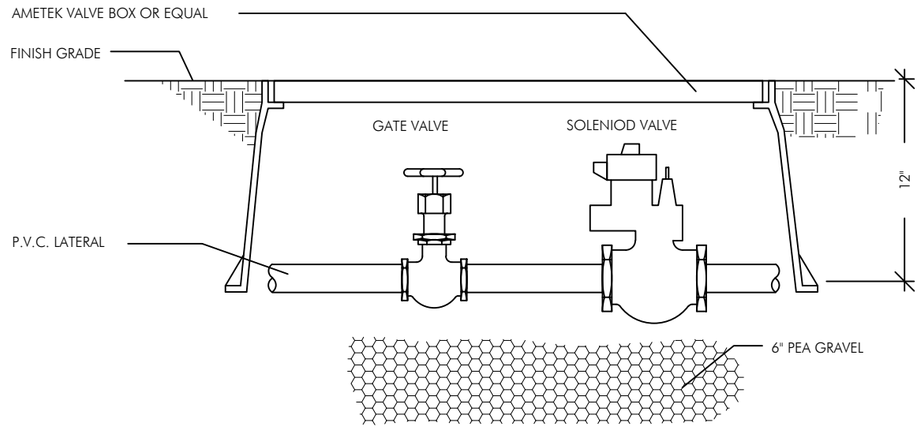
SCALE as noted

SHEET IR102

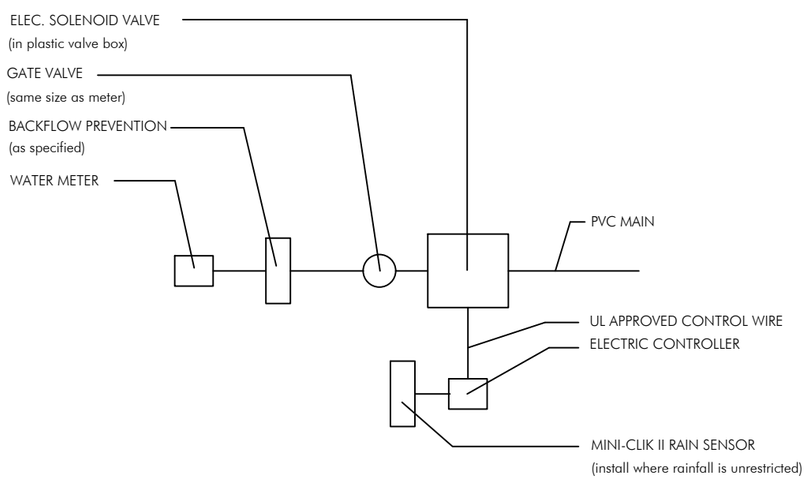


FLEXIBLE SWING JOINT DETAIL

N.T.S.



TYPICAL SOLENOID VALVE ASSEMBLY



CONNECTION TO METER DETAIL

N.T.S.

GARDNER + SEMLER
LANDSCAPE ARCHITECTURE
WWW.GSLADESIGN.COM
17670 NW 78th AVE., SUITE 214
MIAMI, FL 33015
P 305.392.1016 F 305.392.1019
CORP. ID#0000266

REVISIONS

1651 Washington

1651 Washington Avenue Miami Beach, FL 33139

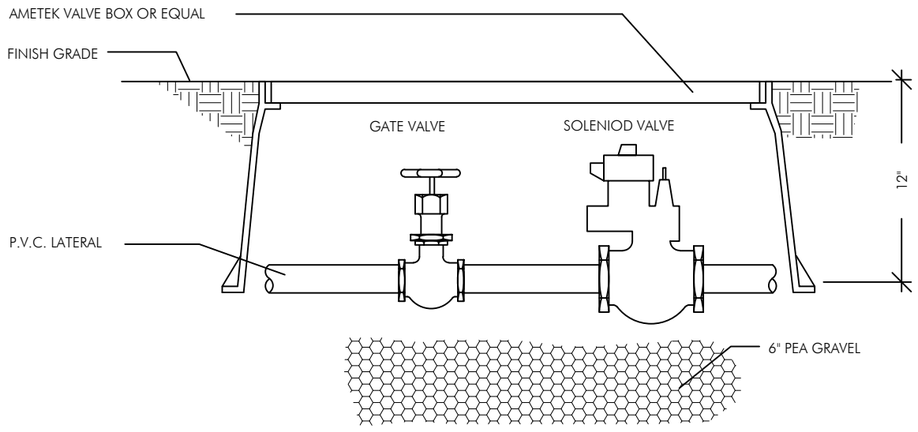
Ken Gardner FL LA #1569
Kiehl Semler FL LA #6667205

IRRIGATION DETAILS

DATE 10/13/2025

SCALE as noted

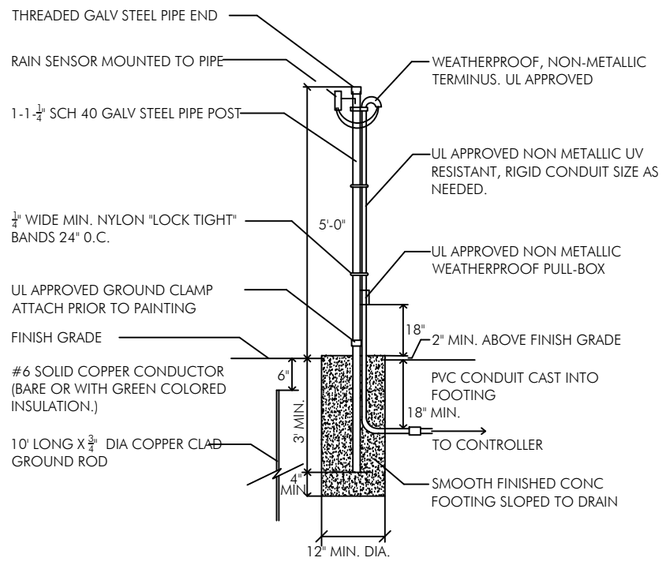
SHEET IR501



TYPICAL SOLENOID VALVE ASSEMBLY

N.T.S.

NOTE:
ALL WIRE CONNECTIONS SHALL BE APPROVED WATERTIGHT CONNECTIONS.
FINISH ENTIRE ASSEMBLY, EXCEPT FOR EQUIPMENT, WITH FLAT BLACK ACRYLIC ENAMEL PAINT.
PRIME METALLIC SURFACES WITH ZINC CHROMATE PRIOR TO FINISHING.



RAIN SENSOR DETAIL

N.T.S.

GARDNER + SEMLER
LANDSCAPE ARCHITECTURE
WWW.GSLADESIGN.COM
DESIGN
17670 NW 78th AVE., SUITE 214
MIAMI, FL 33015
P 305.392.1016 F 305.392.1019
CORP. ID#0000266

REVISIONS

1651 Washington

1651 Washington Avenue Miami Beach, FL 33139

IRRIGATION DETAILS

DATE 10/13/2025

SCALE as noted

Ken Gardner FL LA #1569
Kiehl Semler FL LA #6667205

SHEET IR501

GENERAL NOTES:

1. SCOPE OF WORK: The Contractor shall furnish all labor, machinery, tools, supplies, and equipment as necessary to construct and provide an operating system, as indicated in the Plans. The work shall include, but not be limited to, furnishing materials (pipe, valves, sprinkler heads, fittings, controllers, electrical, wire and fittings, primer, glue, etc.), layout, protection to the public, excavation, assembly, installation, backfilling, compaction, repair of road or pavement surfaces, controller and low voltage feed to the valves, clean-up, maintenance and guarantee, and as-built plans.

2. Contractor shall coordinate with General Contractor or other pertinent Contractors on the job to insure that sleeves are provided and installed under hard surfaces to allow access to all areas to be irrigated. All sleeves shall be constructed of Class 200 PVC. Bury all sleeves a minimum of 18" below the surface. Sleeve to be double the size if the pipe running through it. Sleeve shall extend 24" past the edge of pavement into the area to be irrigated.

3. GUARANTEE: The irrigation system shall be guaranteed for a minimum of one calendar year from the time of final acceptance.

4. REPAIR UTILITIES: The Contractor shall be responsible to verify the location of all utilities by hand excavation or other appropriate measures before performing any work that may result in damage to utilities structures, or property. The Contractor shall take immediate steps to repair, replace, or restore all services to any utilities which are disrupted due to his operations. All costs involved in disruption of service and repairs due to negligence on part of the Contractor shall be his responsibility.

5. AS-BUILT DRAWINGS: Prints of the plans will be supplied to the Contractor for recording "as-built" information. Immediately upon installation of any work which deviates from what is shown on the Plans, the Contractor shall clearly indicate such changes in red pencil on the prints. Such changes shall include, but not be limited to, changes in (1) materials; (2) sizes of material; (3) location; and (4) quantities.

6. The entire installation shall fully comply with all applicable local and state codes and ordinances. The Contractor shall take out all required plumbing and electrical applications and permits, arrange for all necessary inspections and shall pay all fees and expenses in connection with same as part of work under the contract.

7. UNIT PRICES: The successful bidder shall furnish, to the Owner, a unit price breakdown for all materials. The Owner may at his own discretion, add to or delete from the materials, using the unit price breakdown submitted to and accepted by the Owner.

8. MAINTENANCE PERIOD: The irrigation system shall be maintained for a period of 90 days after final acceptance of installation. Maintenance shall include checking of the system 2 times per week. Contractor shall be responsible to replace/repair any broken or malfunctioning parts of the system including those damaged by accidents or vandalism. Repairs shall be made immediately at the time of inspection or when notified by the Landscape Architect.

9. The irrigation system shall provide 100% coverage with a minimum of 90% overlap of water spray.

10. The system is design to provide sprinkler precipitation rates that are nearly equal in each zone. Mixing of sprinklers with widely varying precipitation rates in a zone will not be accepted.

11. Irrigation mainline shall be made of Class 200 PVC and all laterals shall be Class 200 PVC, except flexible PVC (or Toro funny pipe) for flexible swing joint and Schedule 40 PVC risers for spray heads in shrub areas. Schedule 80 galvanized steel pipe is to be used for all above ground fittings. Pipe locations shall be adjusted in the field. When laying out mains and laterals, locate pipe near edges of pavement or against buildings wherever possible, to allow space for plant rootballs. Coordinate pipe locations with plantings. Bury all mains and laterals 18" min. below surface. Depth shall be measured to top of pipe.

12. Keep pop-up sprinkler heads a minimum of 8" from edges of pavement and curbing, and heads on risers a minimum of 18".

13. All heads located in shrub or groundcover beds shall be installed on a riser as per details in the plans. All other heads shall be installed on a swing joint as per details in the plans.

14. Place irrigation control wire in conduit in the same trench as mains and under the main. ASI wire shall be #14 or larger solid copper U.L. approved underground direct burial cable and shall be continuous with no splices from controller to solenoid valve.

15. Valve locations are schematic and shall be adjusted in the field. Each valve shall be in a separate valve box (10" x 16") min.). When grouping valve boxes in grass or groundcover areas, set boxes a minimum of 12" apart to allow grass or groundcover to grow between them. When possible, hide valve boxes in shrub beds, a minimum of 12" from edge of beds. Set all valve boxes, concrete or plastic, in ground with cover flush with finish grade, and level, with a minimum of 6" of pea gravel at the bottom of the box, with at least 2" of clearance from the bottom of the valve to the top of the gravel.

TESTING: Notify the Landscape Architect in writing when testing will be conducted. Conduct test in the presence of the Landscape Architect. After all PVC assembly is completed the lines shall be flushed to insure that no rocks, sand, or other foreign debris remains in the lines. The mains shall be filled with water and all outlets shall be capped and plugged. The main shall be pressurized to 100 PSI for a minimum of one hour. No section of the main will be approved if the pressure drops more than 5 PSI at the end of the one hour period. Leaks shall be repaired immediately and the system shall be re-tested until found satisfactory by the Landscape Architect.
pans.

GARDNER + SEMLER
LANDSCAPE ARCHITECTURE
WWW.GSLADESIGN.COM
17670 NW 78th AVE., SUITE 214
MIAMI, FL 33015
P 305.392.1016 F 305.392.1019
CORP. ID# 0000266

REVISIONS

1651 Washington

1651 Washington Avenue Miami Beach, FL 33139

IRRIGATION NOTES

DATE 10/13/2025

SCALE as noted

Ken Gardner FL LA #1569
Kiehl Semler FL LA #6667205

SHEET IR502