

November 7, 2023

JFS Design Inc.
1833 NW 140th Terr.
Pembroke Pines, FL 33028

To Whomever This May Concern,

I visited the above-mentioned property on Tuesday, November 7, 2023, to evaluate +/- 5 trees, take photographs, perform relocation evaluations, and note any defects.

Overview

Please see attached tree table with data collected in the field including species, height, width, diameter at breast height (dbh), clear trunk (CT), condition, condition percentage, relocation evaluations, and pertinent notes.

Note all trees were evaluated from the ground only, no aerial inspections, soil excavations or penetrations were performed. The performed reviews were 360-degree visual assessments only. Health condition ratings are in accordance with the CTLA 10th Edition Guide for Plant Appraisal.

A total of 4 trees and 1 palm were evaluated. Please find additional details, and photographs below.

Treemendous Consulting Group, LLC
"Every Tree is Unique"
18459 Pines Blvd. Suite #503
Pembroke Pines, FL 33029
C. 954-354-3210
istreeman@gmail.com

Trees One & Two



Banyan (*Ficus benghalensis*) Tree # One, and Manila Tamarind (*Pithecellobium dulce*) Tree # Two, facing north. Note poor structure, canopy dieback, visual evidence of decay, deadwood for Tree # One, and Poor structure, trunk lean, heading cuts, deadwood for Tree # Two.

Treemendous Consulting Group, LLC
"Every Tree is Unique"
18459 Pines Blvd. Suite #503
Pembroke Pines, FL 33029
C. 954-354-3210
istreeman@gmail.com

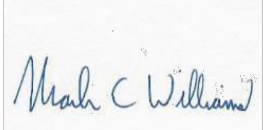
Trees Three, Four, & Five



Weeping Fig (*Ficus benjamina*) Tree # Three, Wild Tamarind (*Lysiloma latissiliquum*) Tree # Four, and Montgomery Palm (*Veitchia orcinia*) Tree # Five, facing south, west, and north. Note poor structure, visual evidence of decay, vines, trunk lean for Tree # Three, poor structure, confined root space, heading cuts, insufficient root ball for relocation for Tree # Four, and nutrient deficiency for Tree # Five.

Treemendous Consulting Group, LLC
"Every Tree is Unique"
18459 Pines Blvd. Suite #503
Pembroke Pines, FL 33029
C. 954-354-3210
istreeman@gmail.com

End Report



Mark C. Williams
ASCARCA #580
Registered Consulting Arborist®
ASCA Tree Plant Appraisal Qualified
ISA Certified Arborist Municipal Specialist FL 5221-AM
ISA Tree Risk Assessment Qualified
LIAF Certified Landscape Inspector #2007-0083

Treemendous Consulting Group, LLC
"Every Tree is Unique"
18459 Pines Blvd. Suite #503
Pembroke Pines, FL 33029
C. 954-354-3210
istreeman@gmail.com

11/7/2023 1728 Lenox Ave- Miami Beach, FL												
TREE #	COMMON NAME	BOTANICAL NAME	HEIGHT (ft)	WIDTH (ft)	CLEAR TRUNK (ft)	DBH (in)	CONDITION	CONDITION %	TREE DISPOSITION	RELOCATION CANDIDATE (Y/N)	OBSERVATIONS	
1	Banyan	Ficus benghalensis	40.7	58		45	Fair	54%		N	Poor structure, canopy dieback, visual evidence of decay, deadwood	
2	Manila Tamarind	Pithecellobium dulce	42.6	34		32	Fair	48%		N	Poor structure, trunk lean, heading cuts, deadwood	
3	Weeping Fig	Ficus benjamina	31.9	20		26	Poor	40%		N	Poor structure, visual evidence of decay, vines, trunk lean	
4	Wild Tamarind	Lysiloma latissilquum	28.6	26		14	Good	62%		N	Poor structure, confined root space, heading cuts, insufficient root ball for relocation	
5	Montgomery Palm	Veitchia arecina	20.3	7	16.3	5	Fair	52%		N	Nutrient deficiency	
"I certify that all statements are true, complete and correct to the best of my knowledge and belief and that they are made in good faith."												
Mark C. Williams FL-5221 AM, ISA Certified Arborist Municipal Specialist (Treemendous Consulting Group, LLC)												



JFS

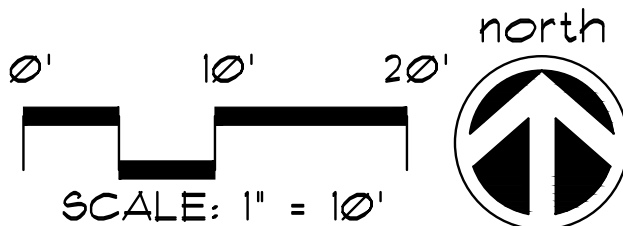
JFS Design Inc.
LANDSCAPE ARCHITECTURE
LC 000393
1833 NW 140th TERRACE
PEMBROKE PINES, FL 33029
jimmy@jfsdesignfl.com

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE CITY OF MIAMI BEACH PRIOR TO REMOVAL OF ANY REGULATED TREES OR PALMS FROM THE SITE.

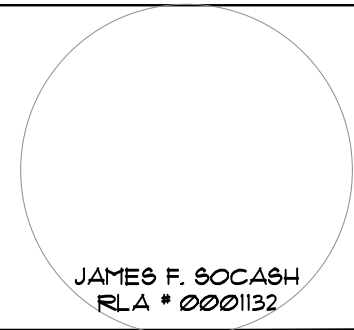
SEE SHEET TD-2 FOR ISA CERTIFIED ARBORIST REPORT.

SEE LANDSCAPE PLANS FOR LANDSCAPE DESIGN, LANDSCAPE LEGEND, DETAILS, NOTES, SPECIFICATIONS, ETC.

SEE IRRIGATION PLANS FOR IRRIGATION DESIGN, LAYOUT, DETAILS, NOTES, ETC.



ISA CERTIFIED ARBORIST REPORT



Drawing:

TD-2

PRIVATE RESIDENCE

1728 LENOX AVE.
MIAMI BEACH, FL. 33319

No.:	Date	Revision
1.	09/06/24	Site Plan modifications per Project Architect.

designed: JIMMYTICO
drawn: WENDY M.
checked: T.Y. MORAN
approved: J. F. SOCASH
project #: 23-33
scale: AS SHOWN
date: Nov. 7, 2023
folio: 02-3234-004-0190



CD - PIGEON PLUM



VM - MONTGOMERY PALM



CI7 - COCOPLUM



IXM - IXORA MAUI



CG12 - SMALL LEAF CLUSIA



STR - BIRD OF PARADISE



CAB - CABADA PALM



BL3 - BLUEBERRY FLAX LILY



CAT - CAT PALM



BS - GUMBO LIMBO



ED - JAPANESE BLUEBERRY



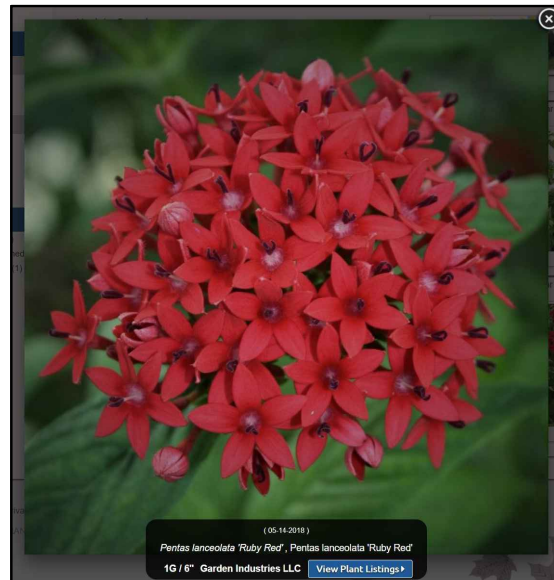
CR - CLUSIA TREE



IMP - IMPERIALIS "MALBEC"



PEG - GREEN FOUNTAIN GRASS



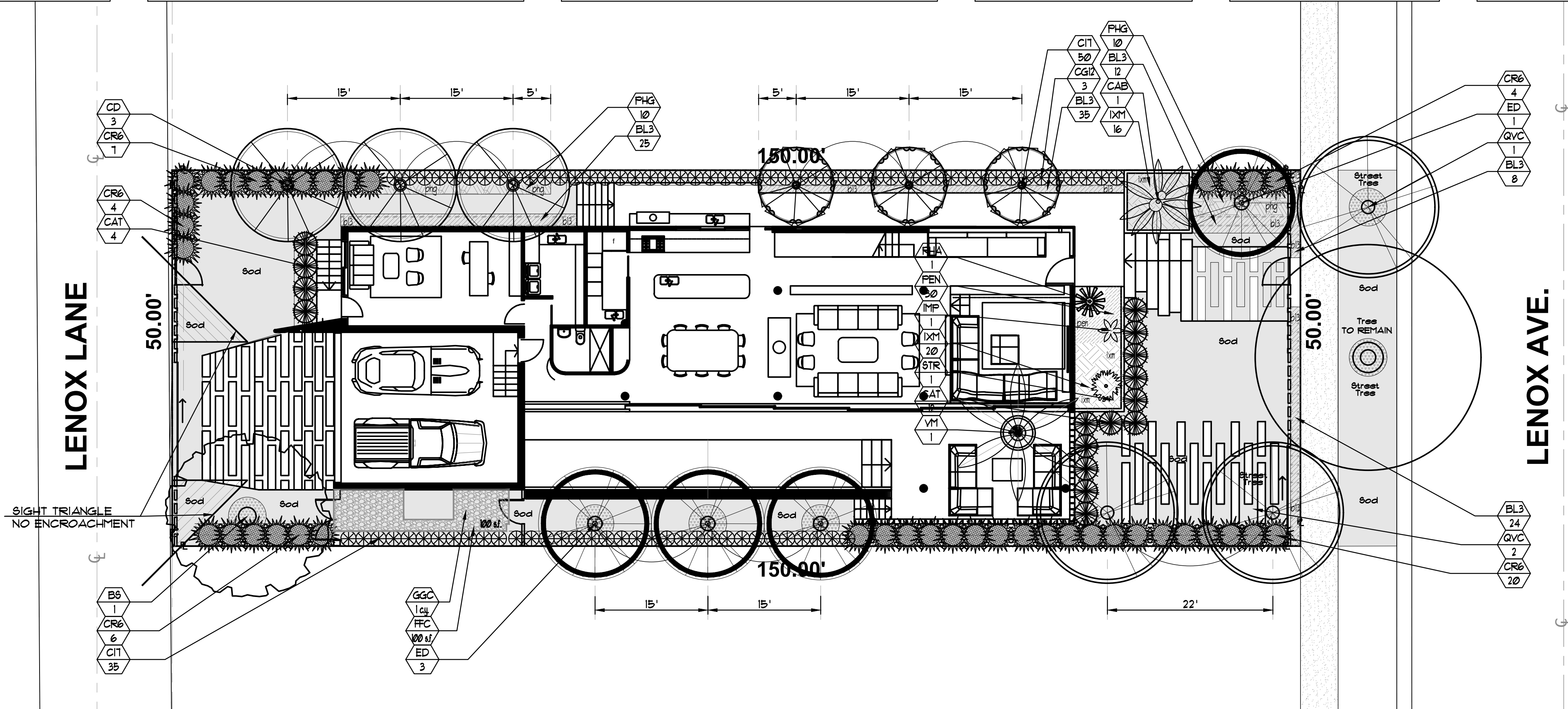
PEN - PENTAS



PEN - EGYPTIAN STAR CLUSTER



PHI - PHILODENDRON



QV - LIVE OAK



RHA - LADY PALM

PRIVATE RESIDENCE

1728 LENOX AVE.
MIAMI BEACH, FL. 33319

No.	Date	Revision
1.	09/06/24	Site Plan modifications per Project Architect.

designed:	JIMMYTICO
drawn:	WENDY M.
checked:	T.Y. MORAN
approved:	J. F. SOCASH
project #:	23-33
scale:	AS SHOWN
date:	Nov. 7, 2023
Folio:	02-3234-004-0130

Drawing:

ILL-1

Sunshine State One Call of Florida, Inc.

811

JFS Design Inc.

LANDSCAPE ARCHITECTURE LC 000393

1833 NW 140th TERRACE
PENSACOLA, FL 32506
jimmy@jfsdesignfl.com

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE CITY OF MIAMI BEACH PRIOR TO REMOVAL OF ANY REGULATED TREES OR PALMS FROM THE SITE.

SEE SHEET TD-2 FOR ISA CERTIFIED ARBORIST REPORT.

SEE LANDSCAPE PLANS FOR LANDSCAPE DESIGN, LANDSCAPE LEGEND, DETAILS, NOTES, SPECIFICATIONS, ETC.

SEE IRRIGATION PLANS FOR IRRIGATION DESIGN, LAYOUT, DETAILS, NOTES, ETC.

0' 10' 20' north

SCALE: 1" = 10'

ILLUSTRATIVE LANDSCAPE PLAN

JAMES F. SOCASH

FLA. # 0001132



PEG - GREEN FOUNTAIN GRASS



CH A - EUROPEAN FAN PALM



DIY - YELLOW AFRICAN IRIS



FUR - FALSE AGAVE



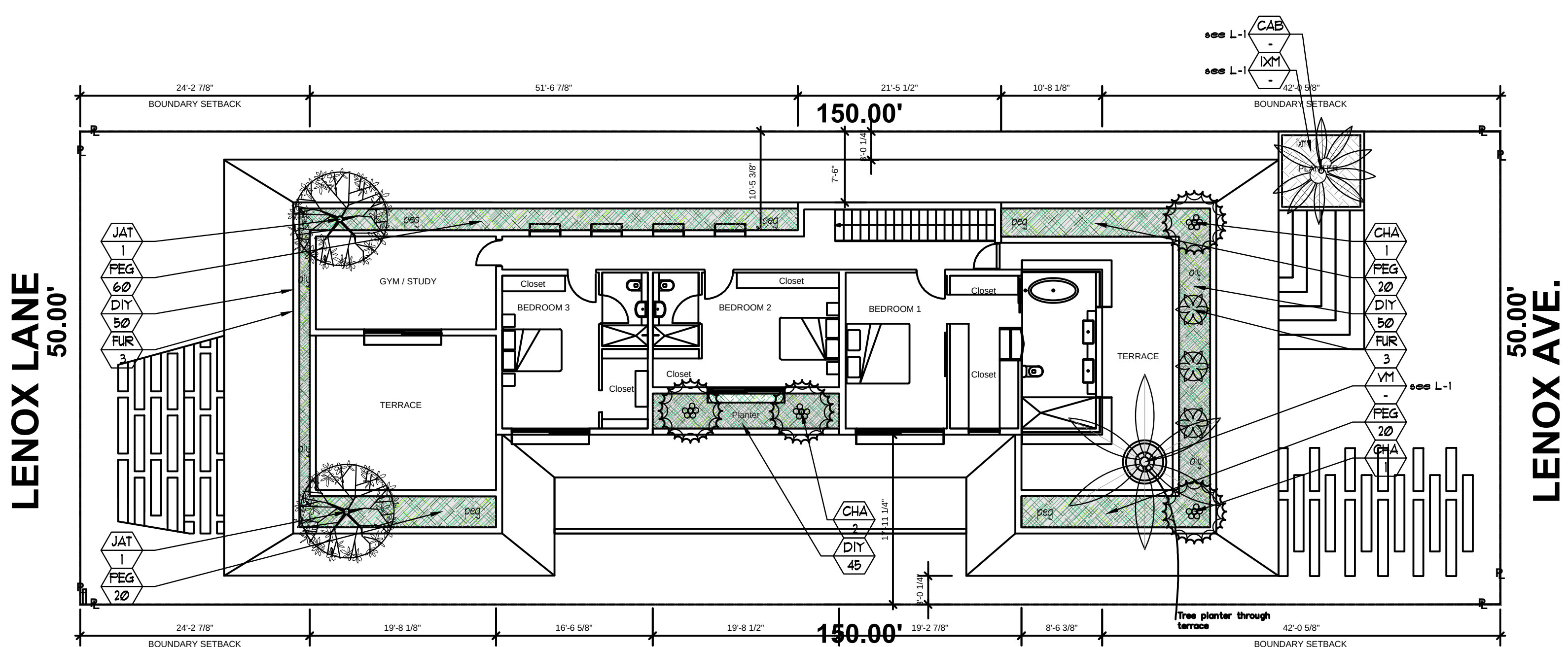
JAT - JATROPHA



CAB - CABADA PALM



IXM - IXORA MAUI

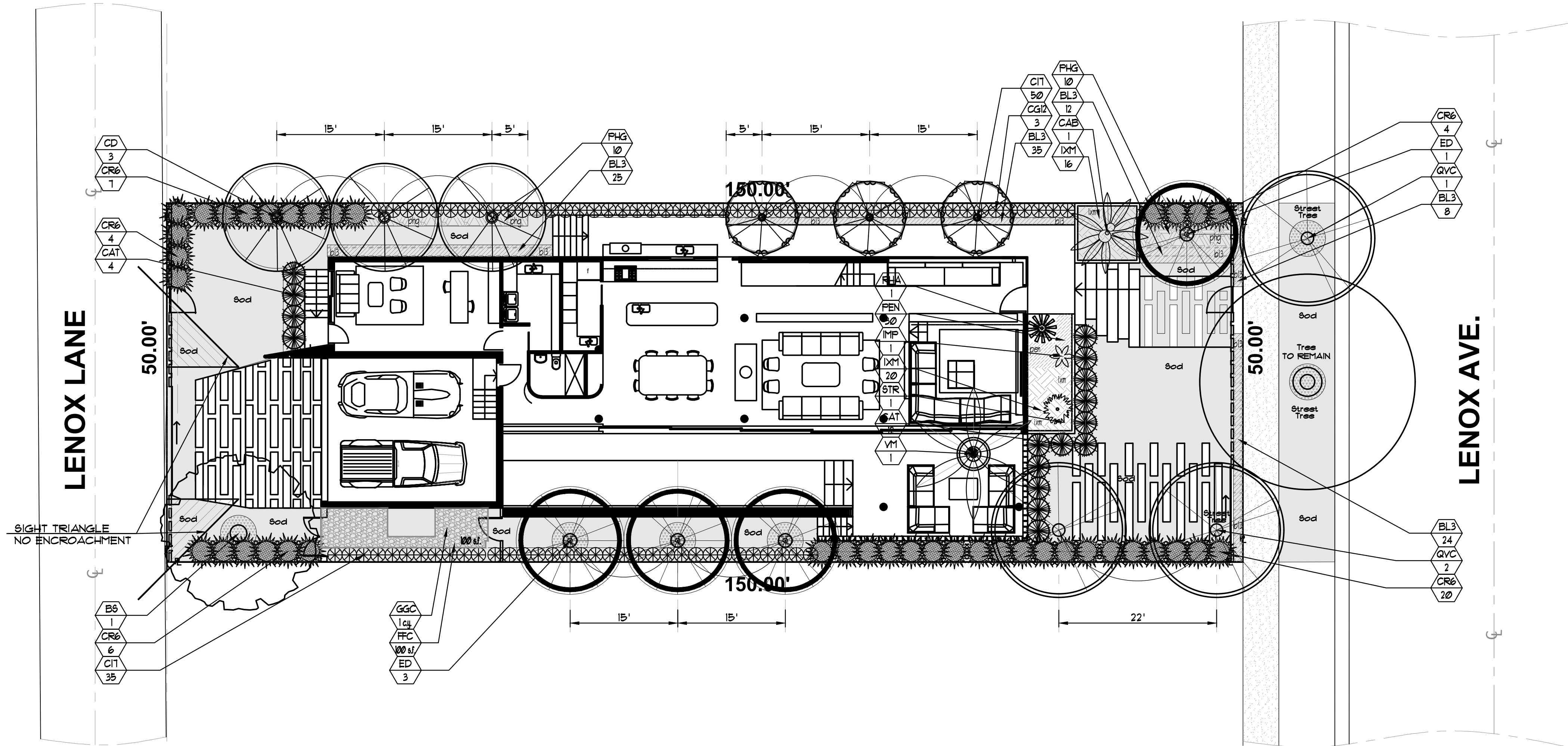


No.:	Date	Revision
1.	09/06/24	Site Plan modifications per Project Architect.

designed:	JIMMYTICO
drawn:	WENDY M.
checked:	T.Y. MORAN
approved:	J. F. SOGASH
project #:	23-33
scale:	AS SHOWN
date:	Nov. 7, 2023
Folio:	02-3234-004-0190

PRIVATE RESIDENCE

1728 LENOX AVE.
MIAMI BEACH, FL. 33319



PLANTLIST				
SYM.	NATIVE	#	NAME	SPECIFICATION
* SINGLE ASTERISK = PROVIDE PHOTOS FOR OWNER APPROVAL PRIOR TO PURCHASE				
** DOUBLE ASTERISK = AT TIME OF PLANTING				
** STREET TREE REQUIREMENT				
	1	EXISTING		SEE TREE INVENTORY
* QVC	YES	2	LIVE OAK "Cathedral"	Quercus virginiana "Cathedral" 16' x 1" spr, 4" cal, 6' c.t.
	3	STREET TREES		
**PROPOSED LOT TREES				
* BS	YES	1	GUMBO LIMBO	Bursera simaruba 16' x 1" spr, 4" cal, 6' c.t.
CG12	YES	3	SMALL LEAF CLUSIA	Clusia guttifera 12' O.A. X 6'-8', full
CD	YES	3	PIGEON PLUM	Coccoloba diversifolia 12' x 6'spr, 2 1/2' cal.
* ED	4	JAPANESE BLUEBERRY	Elaeocarpus decipiens	STD, 12' HT, X 6', 2' CAL
	11	LOT TREES		
** PALMS				
* CAB	1	CABADA PALMS	Dypsis cabada	FG, 12'-14' o.a., full head
* VM	1	MONTGOMERY PALMS	Veitchia montgomeryana	SGL. TK, FG, 18' C.T., full hd.
** SHRUBS				
CAT	16	CAT PALMS	Chenadorea cataractarum	1 gal, 30' x 24', 36' o.c.
CIT	YES	25	COCOPLUM	Cryocalanus leuco 1 GAL., 30' x 24' full, 24' o.c.
IXM	36	IXORA "MAUI"	Ixora spp. "Maui"	3 gal., 18' x 18', 18' o.c., full
PHG	20	PHILO "GIGANTEUM"	Philodendron giganteum	1 gal., 24' x 24', 24' o.c., full
** PROPOSED LARGE SHRUBS				
* CR6	YES	35	PITCH APPLE CLUSIA	Clusia rosea 6' ht., 36' ØC, FTB.

PLANTLIST				
SYM.	NATIVE	#	NAME	SPECIFICATION
** ACCENT PLANTS AND GROUNDCOVERS				
IMP	1	IMPERIALIS BROMELIAD	Alcantarea imperialis	1 gal, full, BULLIS
BL3	99	BLUEBERRY FLAX LILY	Dianella tasmanica	3 gal., 12' x 18', 18' o.c., full
PEN	30	EGYPTIAN STAR CLUSTER	Pentas lanceolata	1 gal., 10' x 10', 14' o.c., full
RHA	1	LADY PALMS	Rhapis excelsa	5'o.a., FTG, sun acclimated
ST15	1	BIRD OF PARADISE	Strelitzia reginae	15 gal, 36' o.a. ht.
LANDSCAPE MATERIALS				
GGC	1	c.y.	GRAY GRANITE CHIPS	1/2" dia., 2" depth on filter fabric, CRUSHED GRANITE, GRAY
FFC	100	s.f.	FILTER FABRIC	Black porous, erosion control matting or sim.
SOD				
lot	SOD	1,102	s.f.	"PALMETTO" ST. AUGUSTINE Stenotaphrum secundatum SOLID SOD, price per s.f.
swale	SOD	334	s.f.	"PALMETTO" ST. AUGUSTINE Stenotaphrum secundatum SOLID SOD, price per s.f.
TOPSOIL:				
			TOPSOIL:SAND MIX	50:50 TOPSOIL:SAND MIX, SPREAD IN PLACE
	60	c.y.	TREES, PALMS, SHRUBS AND GROUNDCOVERS	
	9	c.y.	AREA TO BE SODDED WITH A 2" DEPTH OF TOPSOIL	SPREAD IN PLACE
MULCHING:				
	13	c.y.	DRK BRUN RECYCLED MULCH	3" DEPTH, SPREAD IN PLACE, ATLAS FEAT AND SOIL
				PROVIDE SAMPLE FOR APPROVAL PRIOR TO INSTALLATION
			TOPSOIL, SOD AND MULCH QUANTITIES SHOWN ARE APPROXIMATE, CONTRACTOR	TO PROVIDE A UNIT PRICE PER UNIT AND WILL BE PAID ON THAT UNIT PRICE BASIS
				UPON FINAL INSPECTION AND APPROVAL.
INSTALLATION WATERING:				
			CONTRACTOR SHALL THOROUGHLY WATER-IN ALL PLANTINGS WHEN PLANTED,	
			AND SHALL CONTINUE WATERING UNTIL FINAL INSPECTION AND APPROVAL BY	
			THE LOCAL GOVERNING AGENCY AND THE OWNER.	
REPLACEMENT PLANTING NOTE: ANY PLANT MATERIAL THAT IS DEAD, DYING OR LESS THAN				
FLORIDA GRADE #1 WILL BE REPLACED BY THE OWNER WITH THE SAME OR SIMILAR SPECIES				
AND SIZED WITHIN 60 DAYS OF PROBLEM IDENTIFICATION.				

CITY OF MIAMI BEACH			
LANDSCAPE LEGEND			
INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS			
Zoning District	RS-R	Lot Area	7,500 s.f.
		Acres	0.172
OPEN SPACE		REQUIRED/ALLOWED	PROVIDED
A. Square feet of required Open Space as indicated on site plan:			
Lot Area = 7,500 s.f. x 50 % = 3,750 s.f.		3,750 s.f.	2,555 s.f.
B. Square feet of parking lot open space required as indicated on site			
Number of parking spaces N/A x 10 s.f. parking space =		N/A	N/A
C. Total square feet of landscaped open space required: A+B=		3,750 s.f.	2,555 s.f.
LAWN AREA CALCULATION			
A. Square feet of landscaped open space required		3,750 s.f.	2,555 s.f.
B. Maximum lawn area (sod) permitted= 50 % x 3,750 s.f.		1,875 s.f.	1,102 s.f.
TREES			
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements=			
trees x net lot acres - number of existing trees=		5	11
B. % Natives required: Number of trees provided x 30% =		2	7
C. % Low maintenance / drought and salt tolerant required:			
Number of trees provided x 50%=		3	11
D. Street Trees (maximum average spacing of 20' o.c.)			
50 ft linear feet along street divided by 20'=		3	3
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.):			
(DRIVEWAY)- ft linear feet along street divided by 20'=		0	N/A
SHRUBS			
A. Number of shrubs required: Sum of lot and street trees required x 12=		132	157
B. % Native shrubs required: Number of shrubs provided x 50%=		66	85
LARGE SHRUBS OR SMALL TREES			
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=		14	35
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=		66	157

STREET TREE TABULATIONS		
REQUIRED STREET TREES ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE CIP OFFICE AND PW GREENSPACE DIVISION PRIOR TO INSTALLATION.	REQUIRED	PROVIDED
LENOX AVE. 50' L.F. • 1 TREE / 20' L.F. = 3	3	3 1 EXIST. + 1 QVC + 1 ED

PRIVATE RESIDENCE

1728 LENOX AVE.
MIAMI BEACH, FL. 33319

No.	Date	Revision
1.	09/06/24	Site Plan modifications per Project Architect.

designed:	JIMMYTICO
drawn:	WENDY M.
checked:	T.Y. MORAN
approved:	J. F. SOGASH
project #:	23-33
scale:	AS SHOWN
date:	Nov. 7, 2023
folio:	02-3234-004-0190

Drawing:

L-1

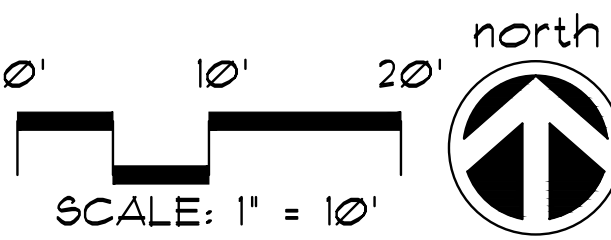


JFS

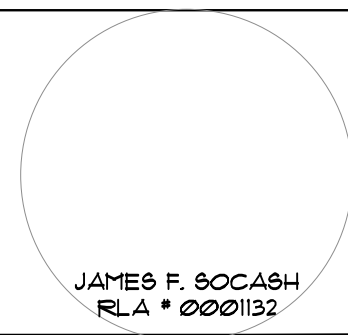
JFS Design Inc.
LANDSCAPE ARCHITECTURE
LC 000393
1833 NW 140th TERRACE
PENSACOLA, FL 32519
jimmy@jfsdesignfl.com

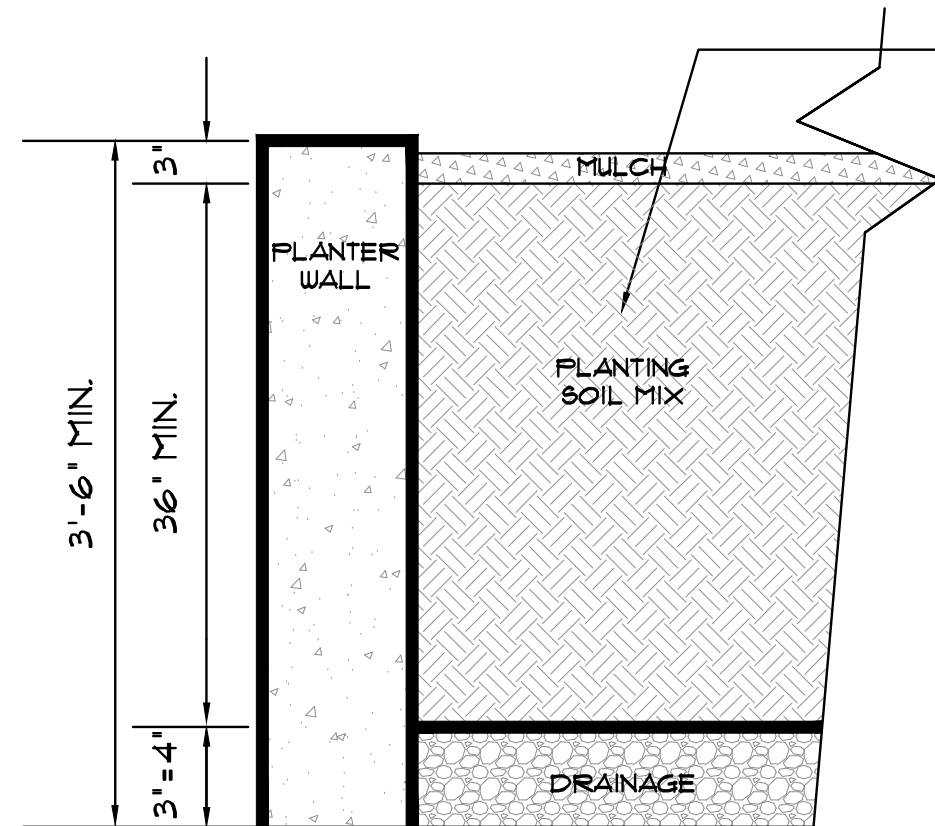
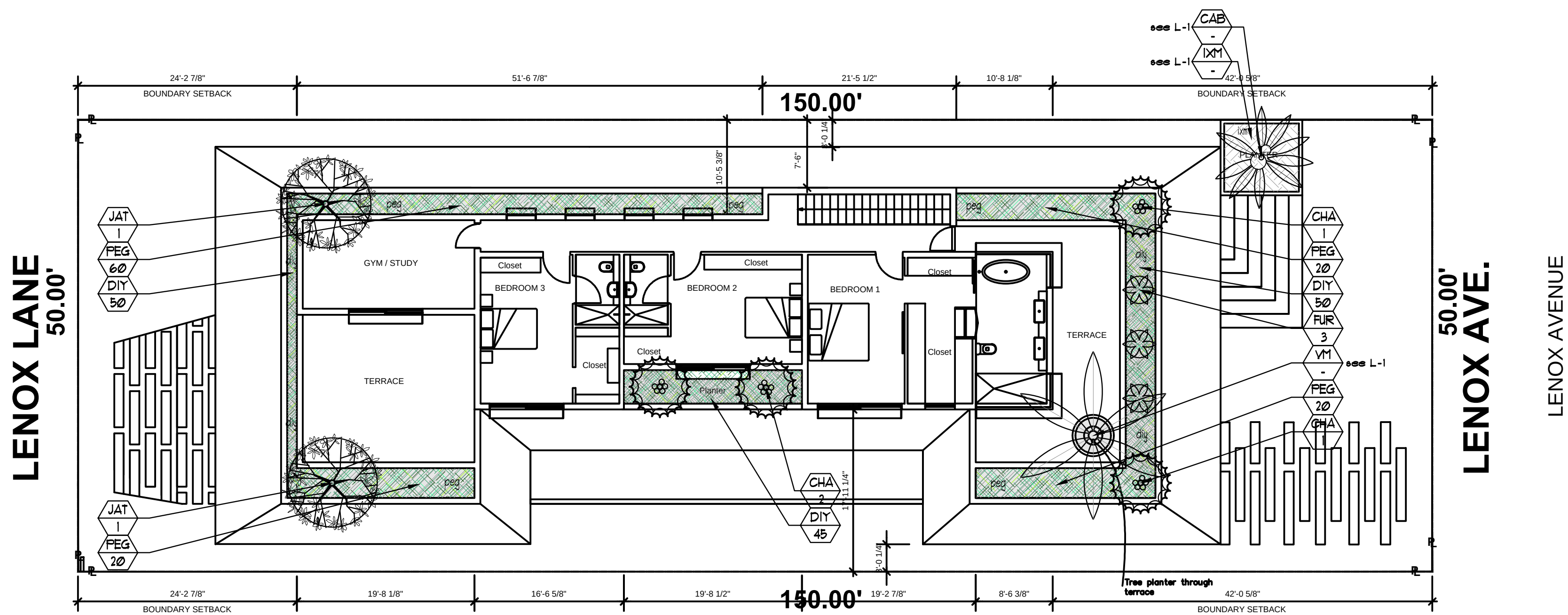
A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE CITY OF MIAMI BEACH PRIOR TO REMOVAL OF ANY REGULATED TREES OR PALMS FROM THE SITE.
SEE SHEET TD-2 FOR ISA CERTIFIED ARBORIST REPORT.

SEE LANDSCAPE PLANS FOR LANDSCAPE DESIGN, LANDSCAPE LEGEND, DETAILS, NOTES, SPECIFICATIONS, ETC.
SEE IRRIGATION PLANS FOR IRRIGATION DESIGN, LAYOUT, DETAILS, NOTES, ETC.



SITE LANDSCAPE PLAN





PLANTING SOIL: SEE NOTE BELOW: PROVIDE SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

FILTER FABRIC BY 'POLY FILTER' BY CARTHAGE MILLES INC., CINCINNATI, OH, OR APPROVED EQUAL.

3'-4" BALLAST ROCK OR APPROVED EQUAL 3'-4" DEPTH TO BE INSTALLED BY GENERAL CONTRACTOR.

PROTECT DRAINAGE PIPE AS INSTALLED BY GENERAL CONTRACTOR.

LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE PROJECT SUPERINTENDENT TO HAVE ALL DRAINAGE PIPE INSTALLED AND CONNECTED PRIOR TO BACKFILLING WITH BALLAST ROCKS, FILTER FABRIC, ETC. CONTRACTOR SHALL ALSO COORDINATE ALL IRRIGATION INSTALLATION TO INSURE COMPLETE OPERATION LOGISTICS REGARDING IRRIGATION AND DRAINAGE.

TYPICAL LANDSCAPE PLANTER

N.T.S.

THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE PLANTERS WITH AN APPROVED SOIL MIX.

CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT A SOIL SAMPLE AND A SOIL MATERIAL RATIO CHART FOR APPROVAL PRIOR TO INSTALLATION OF THE SOIL. SOIL MIX SHALL BE A SPECIAL MIX TO PROVIDE POROSITY FOR DRAINAGE, AND CONTAIN AMENDMENTS (PERLITE OR SIMILAR) TO REDUCE SOIL DENSITY AND WEIGHT. SOIL MIX SHALL BE AS PER ATLAS PEAT AND SOIL OR TOM WATERS INC. SOIL MIX OR AN APPROVED EQUAL TO CONTAIN EQUAL OR FORMULATED RATIOS OF THE FOLLOWING:

1. SILICA
2. SOIL
3. COMPOST
4. PERLITE
5. SHAVINGS

THE CONTRACTOR SHALL BE RESPONSIBLE TO FILL THE PLANTING MIX TO A DEPTH WHICH WILL BE 4" FROM THE TOP OF THE PLANTING WALL. SOIL & BALLAST ROCK QUANTITIES ARE APPROX. * WILL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR FINAL GRADE AS PER THIS NOTE.

WALL IMPERMEABILIZATION, DRAINS AND EYE HOOKS SHALL BE PREPARED & INSTALLED BY THE GENERAL CONTRACTOR.

THE LANDSCAPE AND IRRIGATION CONTRACTORS SHALL COORDINATE ALL WORK WITH THE PROJECT MANAGER AND ALL PERTINENT SUBCONTRACTORS TO INSURE A PROFESSIONAL EXPEDITIOUS PROCESS.

ALL PLANTING BEDS SHALL BE MULCHED WITH AN APPROVED RECYCLED MULCH, OR AN APPROVED EQUAL. SEE 'LANDSCAPE NOTES'.

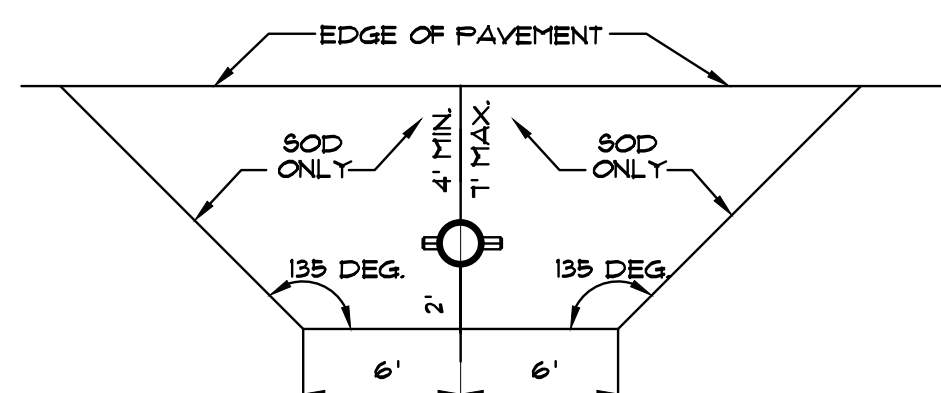
THE CONTRACTOR SHALL SUBMIT PHOTOS FOR ALL SPECIMEN PLANT MATERIAL (ALL PALMS AND TREES) TO THE L.A. FOR APPROVAL PRIOR TO PLANTING.

PLANTLIST

SYM.	NATIVE	*	NAME	BOTANICAL NAME	SPECIFICATION
* SINGLE ASTERISK = PROVIDE PHOTOS FOR OWNER APPROVAL PRIOR TO PURCHASE					
** DOUBLE ASTERISK = AT TIME OF PLANTING					
** ACCENTS AND GROUNDCOVERS					
* CHA	4		EUROPEAN FAN PALM	Chamerops humilis	15 gal, 4' o.a., full
DIY	145		YELLOW AFRICAN IRIS	Dietes bicolor	3 gal, 12' x 18', 18' o.a., full
FUR	3		GIANT FALSE AGAVE	Furcraea foetida	15 gal, 4' x 4', full specimen
* JAT	2		* RED JATROPHA	Jatropha spp.	25 gal, 5' o.a., MULTI TRUNK
PEG	165		GREEN FOUNTAIN GRASS	Pennisetum setaceum	3 gal, 18' x 18', 24' o.a., full
TOPSOIL:					
43 c.y. 2100 MIX FOR PLANTING-PER ATLAS PEAT AND SOIL FOR PLANTER BOXES					
Based on 581 s.f. x 2' depth= 1162 c.f./ 27= 43 c.y.					
MULCHING:					
5 c.y. DRK BRN RECYCLED MULCH 3' DEPTH, SPREAD IN PLACE, ATLAS PEAT AND SOIL					
PROVIDE SAMPLE FOR APPROVAL PRIOR TO INSTALLATION					
--- TOPSOIL, SOD AND MULCH QUANTITIES SHOWN ARE APPROXIMATE, CONTRACTOR TO PROVIDE A UNIT PRICE PER UNIT AND WILL BE PAID ON THAT UNIT PRICE BASIS UPON FINAL INSPECTION AND APPROVAL.					
INSTALLATION WATERING:					
CONTRACTOR SHALL THOROUGHLY WATER-IN ALL PLANTINGS WHEN PLANTED, AND SHALL CONTINUE WATERING UNTIL FINAL INSPECTION AND APPROVAL BY THE LOCAL GOVERNING AGENCY AND THE OWNER.					
REPLACEMENT PLANTING NOTE: ANY PLANT MATERIAL THAT IS DEAD, DYING OR LESS THAN FLORIDA GRADE #1 WILL BE REPLACED BY THE OWNER WITH THE SAME OR SIMILAR SPECIES AND SIZED WITHIN 60 DAYS OF PROBLEM IDENTIFICATION.					

No.	Date	Revision
1.	09/06/24	Site Plan modifications per Project Architect.

designed:	JIMMYTICO
drawn:	WENDY M.
checked:	T.Y. MORAN
approved:	J. F. SOGASH
project #:	23-33
scale:	AS SHOWN
date:	Nov. 7, 2023
folio:	02-3234-004-0130



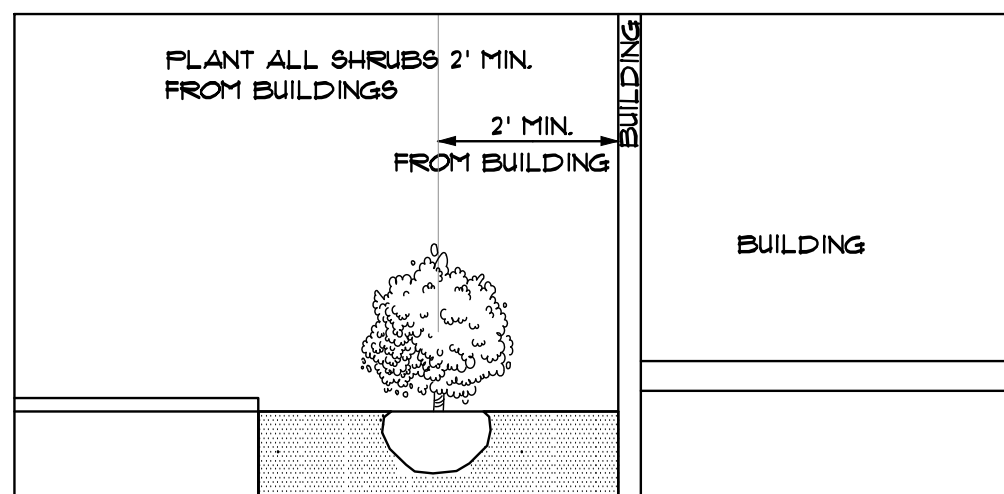
REQUIREMENTS APPLY TO FIRE HYDRANTS, SIAMSE CONNECTIONS AND ANY OTHER FIRE EQUIPMENT FOR UTILIZING FIRE HOSE, ON PUBLIC OR PRIVATE PROPERTY.
BY THE AUTHORITY OF THE SOUTH FLORIDA FIRE PREVENTION CODE SECTION 5212

THIS DIAGRAM SHALL APPEAR ON ALL LANDSCAPE PLANS PRIOR TO APPROVAL.

THE CLEAR ZONE SHALL BE FREE OF LANDSCAPE (EXCEPT SOD), MAILBOXES, PARKING, LAMP-POSTS AND ALL OTHER OBJECTS.
EXCEPTIONS: OTHER FIRE FIGHTING EQUIPMENT OR TRAFFIC POSTS TO PREVENT FIRE FIGHTING EQUIPMENT.

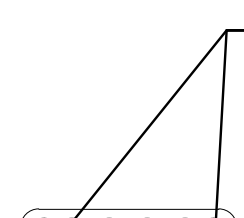
FIRE HYDRANT CLEAR ZONE

N.T.S.



SHRUB PLANTINGS BUILDING DETAIL

N.T.S.



PLANT HEDGE-TYPE MATERIAL AROUND ALL GROUND-MOUNTED EQUIPMENT - TYPICAL FOR ALL FPL TRANSFORMER BOXES OR PADS, TELEPHONE AND CABLE BOXES, SANITARY LIFT STATIONS, IRRIGATION PUMPS OR ANY OTHER ABOVE-GROUND UTILITY EQUIPMENT.

CLEARANCES FOR ANY AND ALL UNDERGROUND UTILITIES MUST BE COORDINATED WITH THE LOCAL GOVERNING AGENCY AND/OR THE INDIVIDUAL UTILITIES AND/OR UNCL.E. - TEL: 1 (800) 432-4110

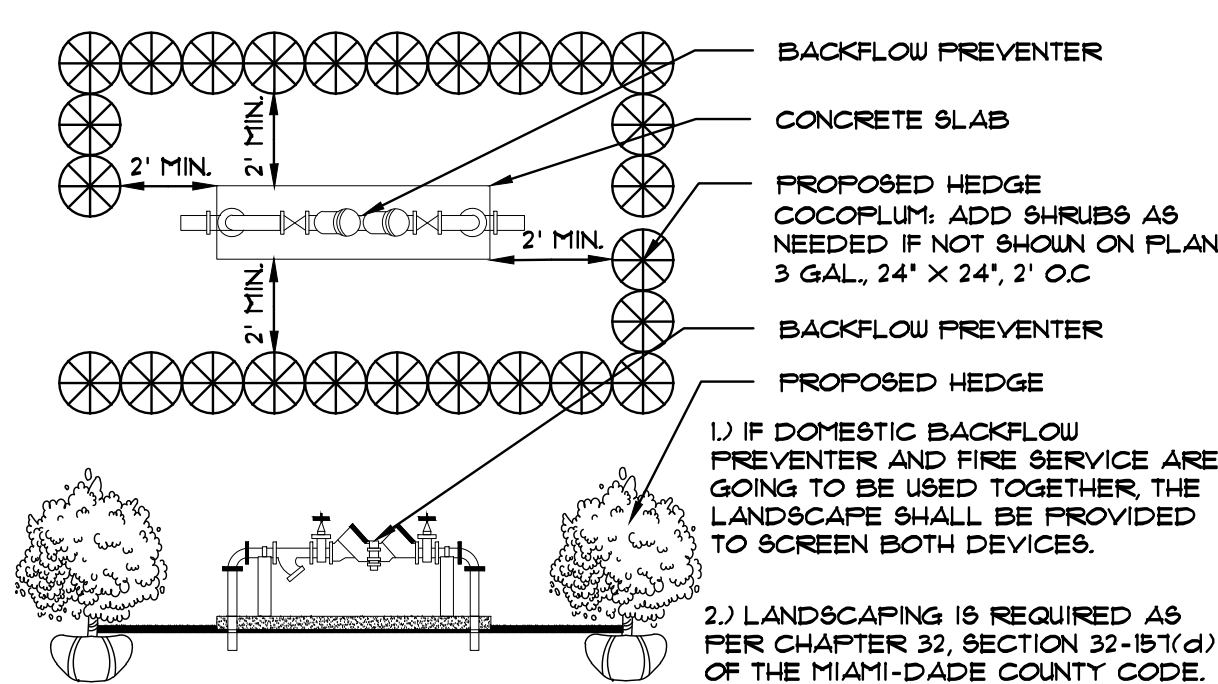
PLANT MATERIAL TO BE COCOPLUM OR OTHERWISE SPECIFIED ON THE PLANS- 3 GAL. 24" X 24", 2" O.C. OR LARGER PER THE LOCAL REQUIREMENTS. QUANTITY TO BE PER THE SIZE OF THE UTILITY. PROVIDE UNIT PRICE AND BILL PER QUANTITY INSTALLED.

3' MIN. APPROVED RECYCLED MULCH FOR ALL PLANTING AREAS.

PROVIDE OPENING FOR ACCESS ON ONE SIDE ONLY - OR AS REQUIRED BY THE UTILITY.

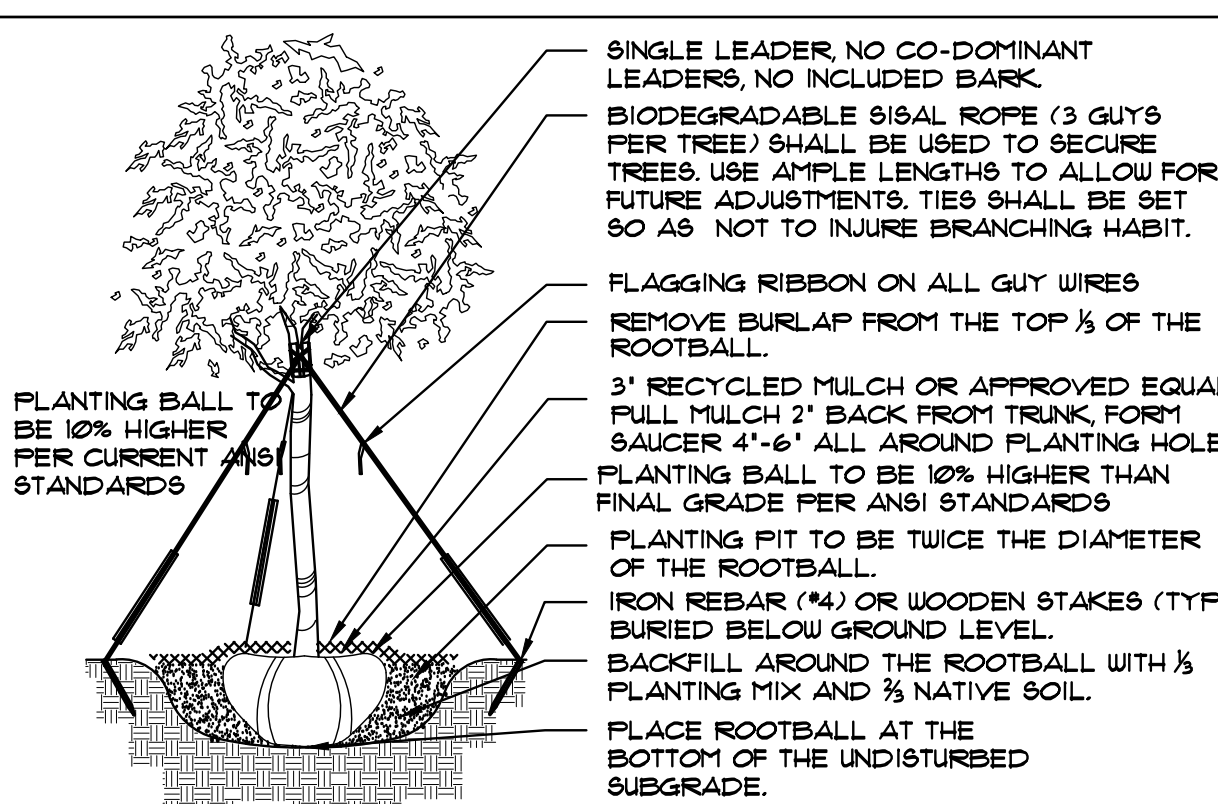
TYPICAL PLANTINGS FOR GROUND-MOUNTED EQUIPMENT

N.T.S.



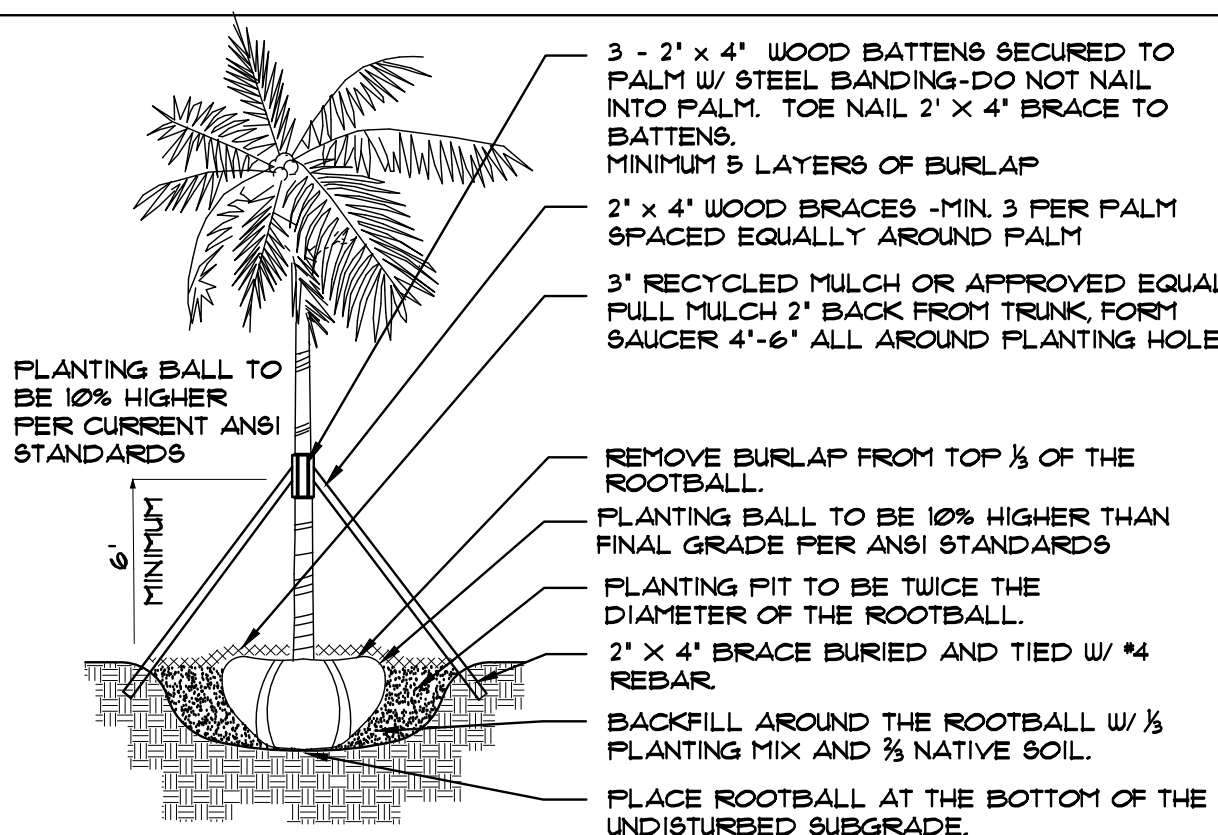
TYPICAL PLANTING SCREEN FOR ABOVE-GROUND UTILITIES

N.T.S.



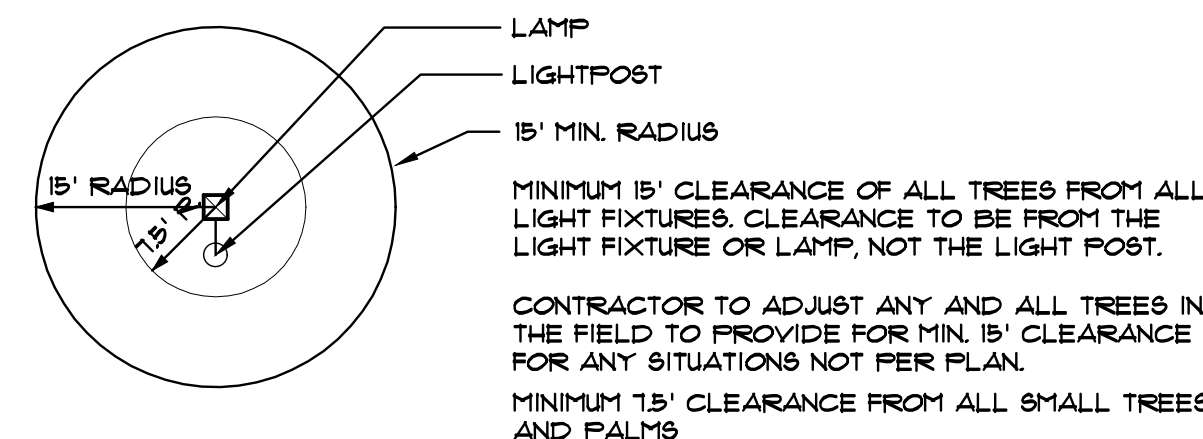
TREE PLANTING DETAIL

N.T.S.



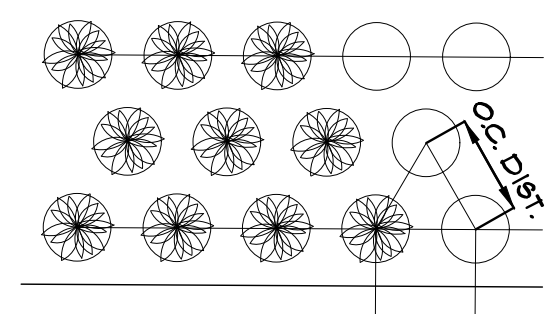
PALM PLANTING DETAIL

N.T.S.



MINIMUM TREE CLEARANCE FROM LIGHT FIXTURES

N.T.S.



GROUNDCOVERS TO BE STAGGERED AS SHOWN - SPACING BETWEEN ROWS TO BE AT A 60 DEGREE ANGLE OF THE O.C. DISTANCE AS SHOWN

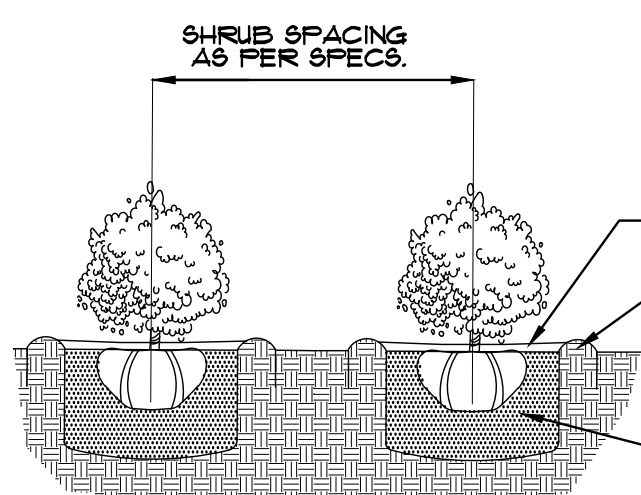
MULCH - SEE SPECS. FOR DEPTH, TYPE, ETC.

MULCH SHALL BE LEVEL WITH ALL EDGES OF PAVEMENT TYPICAL

PLANTING SOIL MIX - SEE NOTES FOR TYPE, DEPTH, ETC.

GROUNDCOVER DETAIL

N.T.S.



PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION, AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED FOR UNIFORMITY

MULCH - SEE SPECS. FOR DEPTH, TYPE, ETC.

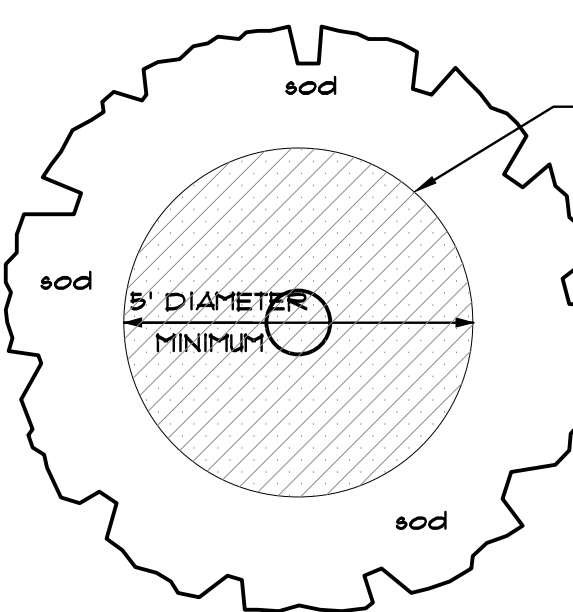
2' MIN. SAUCER COLLAR FOR WATER RETENTION

MULCH SHALL BE LEVEL WITH ALL EDGES OF PAVEMENT TYPICAL

PLANTING SOIL MIX - SEE NOTES FOR TYPE, DEPTH, ETC.

SHRUB PLANTING DETAIL

N.T.S.



ALL FREE-STANDING TREES AND PALMS SHALL HAVE A MINIMUM 5' DIAMETER MULCH RING

8. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3" WITH AN APPROVED RECYCLED MULCH BY THE PRESIDING GOVERNING AGENCY.

NO HEAVY METALS, IE. ARSENIC, LEAD, ETC. ARE TO BE CONTAINED IN THE MULCH AND THE CONTRACTOR SHALL PROVIDE CERTIFICATION OR PROOF THAT ALL MULCH IS FREE OF HEAVY METALS OR SIMILAR ENVIRONMENTAL CONTAMINANTS.

TYPICAL MULCH RING FOR FREE-STANDING TREES AND PALMS

N.T.S.

LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 GRADE OR BETTER.
- CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID AND PROTECT UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
- TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX; FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BERMS AND OTHER LANDSCAPE AREAS.

SODDED-LAWN AREAS

2" DEPTH PLANTING SOIL SPREAD IN PLACE - THROUGHOUT. GROUNDCOVER PLANTING BEDS:

6" DEPTH PLANTING SOIL SPREAD IN PLACE - THROUGHOUT. SHRUB AND HEDGE PLANTING AREAS:

12" DEPTH PLANTING SOIL SPREAD IN PLACE - THROUGHOUT. TREES, PALMS, SPECIMEN PLANT MATERIAL:

24" DEPTH PLANTING SOIL SPREAD IN PLACE OR TO THE DEPTH OF THE ROOTBALL OR CONTAINER WHICHEVER IS GREATEST.

LANDSCAPE ISLANDS AND BUILDING FOUNDATIONS: EXCAVATE AND REMOVE ALL LIMEROCK, ROCKS, DEBRIS, ETC. TO A DEPTH OF 18" AND BACKFILL W/ 50:50 TOPSOIL:SAND MIX. BUILDING FOUNDATIONS SHALL BE THE SAME DEPTH TO A WIDTH OF 36" FROM THE BUILDING BASE.

- THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL:SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.

- THE LANDSCAPE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THE 2" APPLICATION OF 50:50 MIX FOR ALL SOD AREAS AS A REFERENCE IN THE CASE THAT THERE WOULD BE A DISCREPANCY BETWEEN SITE AND LANDSCAPE CONTRACTORS AND NOTIFY THE SITE CONTRACTOR OR PROJECT SUPERINTENDENT AS TO THIS DISCREPANCY. IT WILL THEN BE DETERMINED WHICH PARTY WILL PROVIDE THIS 2" TOPSOIL:SAND APPLICATION AND SUBSEQUENT PAYMENT. OTHER PLANTING MIXES TO BE ADDED, IE. FOR TREES, PALMS, SPECIMEN PLANTS, SHRUBS AND GROUNDCOVERS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND BE INCLUSIVE WITH THE LANDSCAPE BID.

- CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL, INCLUDING UNDERGROUND UTILITY LINE LOCATIONS DIAL 811 "NO CUTS" AS REQUIRED BY LAW.

- ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3" WITH AN APPROVED RECYCLED MULCH BY THE PRESIDING GOVERNING AGENCY. NO HEAVY METALS, IE. ARSENIC, LEAD, ETC. ARE TO BE CONTAINED IN THE MULCH AND THE CONTRACTOR SHALL PROVIDE CERTIFICATION OR PROOF THAT ALL MULCH IS FREE OF HEAVY METALS OR SIMILAR ENVIRONMENTAL CONTAMINANTS.

- SOD SHALL BE ARGENTINE "BAHIA" OR ST. AUGUSTINE "FLORATAM" AS SHOWN ON THE PLANS, STRONGLY ROOTED, FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLAN OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL MEASURED SODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED.

- SOD SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AS DEFINED BY FDOT. SOD SHALL CARRY A 5-MONTH WARRANTY.

- ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.

- ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROWERS LANDSCAPE ASSOCIATION (FNLGA). THERE SHALL BE ONE FINAL INSPECTION FOR APPROVAL BY THE PRESIDING GOVERNING AGENCY. CONTRACTOR SHALL INSURE THAT THE PLANS, DETAILS, SPECIFICATIONS AND FIELD ADHERED TO AND THAT THE NATURAL ADHERED TO AND THAT THE LANDSCAPE AND IRRIGATION INSTALLATION IS COMPLIANT TO ALL ITEMS AS DIRECTED ON THE PLANS PRIOR TO SCHEDULING OF THE FINAL INSPECTION.

- THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING. ANY DISCREPANCIES FOUND BETWEEN THE QUANTITIES ON THE PLAN AND PLANT LIST, THE QUANTITIES ON THE PLAN SHALL BE HELD VALID.

- IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH A 100% OVERLAP. AUTOMATIC SYSTEM W/ RAIN MONITOR SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX "I" IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES.

- EXISTING IRRIGATION SYSTEM (IF APPLICABLE) SHALL BE RETROFITTED TO COMPLY WITH THOSE SPECIFICATIONS AS OUTLINED ABOVE.

- CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO INSURE PROPER WATERING-IN DURING INSTALLATION AND WILL BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER.

- ALL EXISTING TREES, PALMS AND PLANT MATERIAL TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. CONTRACTOR SHALL INSTALL PROTECTIVE BARRIERS SUCH AS "TENAX" PROTECTIVE FENCING OR AS SHOWN ON THE DETAILS TO BE INSTALLED AT THE BEGINNING OF THE PROJECT. BARRIERS SHALL BE LOCATED TO INCLUDE THE DRIPLINE OF THE TREES, PALMS AND PLANT MATERIAL WHERE POSSIBLE. THE CONTRACTOR SHALL TAKE EXTRA CAUTION TO PREVENT ANY DAMAGE TO THE TRUNK, BRANCHES, ROOTS, ROOT ZONE AREAS AND ADJACENT GRADES.

- EXISTING TREES AND PALMS TO REMAIN SHALL BE TRIMMED PER ANSI-300 STANDARDS. SUPERVISION OF THE TRIMMING SHALL BE PERFORMED BY AN ISA-CERTIFIED ARBORIST.

- ALL EXISTING TREES AND PALMS SHALL BE "LIFTED AND THINNED" TO PROVIDE FOR AN 8' MINIMUM CLEARANCE FOR SIDEWALKS AND PEDESTRIAN WALKWAYS AND A 14' MINIMUM CLEARANCE FOR ROADWAYS, DRIVEWAYS, AND ALL VEHICULAR USE AREAS.

- REMOVAL OF ANY TREES OR PALMS WILL REQUIRE A WRITTEN "TREE REMOVAL PERMIT" FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL.

- ALL PLANTINGS IN NON-IRRIGATED AREAS, IE. RIGHTS OF WAYS, SWALES, ETC. SHALL BE WATERED-IN THOROUGHLY AND CONTINUED TO BE WATERED THROUGHOUT UNTIL C.O. ACCEPTANCE. COORDINATE WITH OWNER AND PROJECT MANAGER TO PROVIDE POST C.O. WATERING TO INSURE PLANT ESTABLISHMENT FOR A MINIMUM OF ONE YEAR AFTER CERTIFICATE OF OCCUPANCY ACCEPTANCE.

- THE LANDSCAPE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH THE LOCAL GOVERNING AGENCY, GENERAL CONTRACTOR, LANDSCAPE ARCHITECT, AND IRRIGATION CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.

No.	Date	Revision
1.	05/06/24	Site Plan modifications per Project Architect.

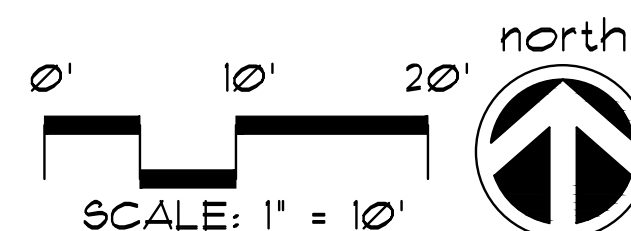
designed:	JIMMYTICO
drawn:	WENDY M.
checked:	T.Y. MORAN
approved:	J. F. SOCAASH
project #:	23-33
scale:	AS SHOWN
date:	Nov. 7, 2023
Folio:	02-2334-004-0190

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE CITY OF MIAMI BEACH PRIOR TO REMOVAL OF ANY REGULATED TREES OR PALMS FROM THE SITE.

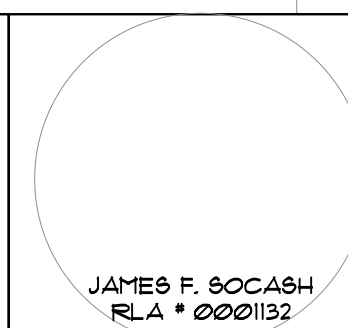
SEE SHEET TD-2 FOR ISA CERTIFIED ARBORIST REPORT.

SEE LANDSCAPE PLANS FOR LANDSCAPE DESIGN, LANDSCAPE LEGEND, DETAILS, NOTES, SPECIFICATIONS, ETC.

SEE IRRIGATION PLANS FOR IRRIGATION DESIGN, LAYOUT, DETAILS, NOTES, ETC.



SITE IRRIGATION PLAN



Drawing:

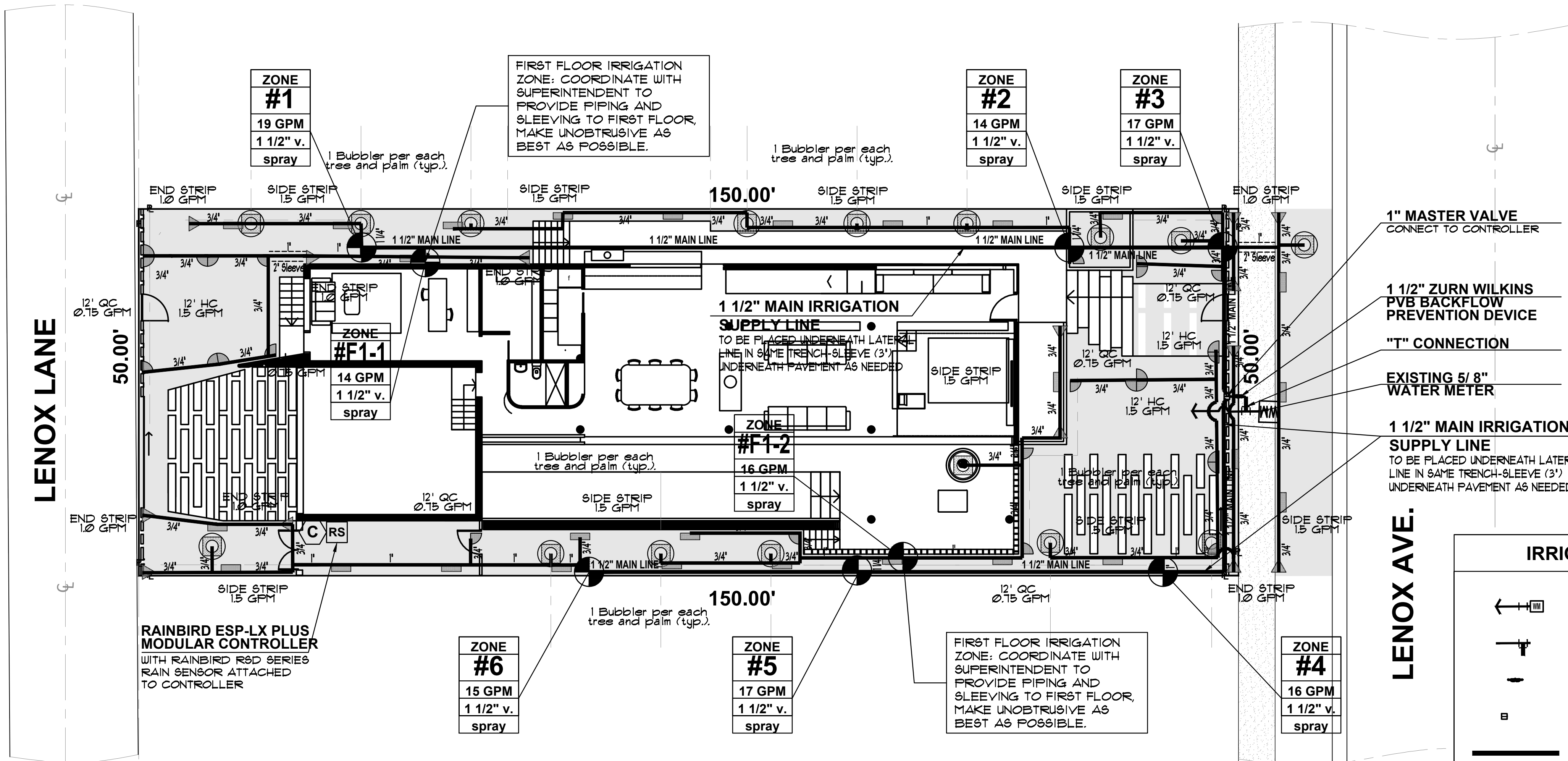
IRR-1
PRIVATE RESIDENCE
**1728 LENOX AVE.
MIAMI BEACH, FL. 33319**

No.	Date	Revision
1.	09/06/24	Site Plan modifications per Project Architect.

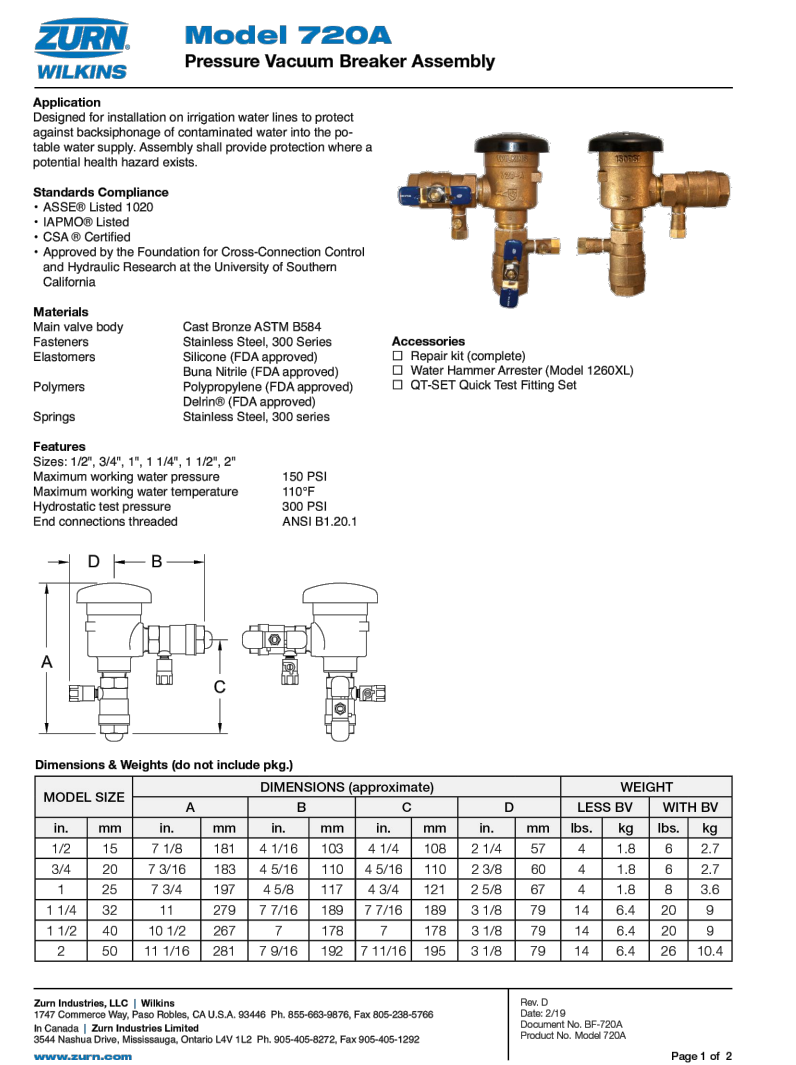
designed: JIMMYTICO
 drawn: WENDY M.
 checked: T.Y. MORAN
 approved: J. F. SOCASH
 project #: 23-33
 scale: AS SHOWN
 date: Nov. 7, 2023
 folio: 02-3234-004-0192

GENERAL IRRIGATION NOTES

- IRRIGATION CONTRACTOR SHALL PROVIDE, FURNISH AND INSTALL A FULLY AUTOMATIC IRRIGATION SYSTEM WHICH WILL COMPLY WITH ALL LOCAL CODE, STATE CODE & FLORIDA WATER MANAGEMENT DISTRICT (FWMD) REQUIREMENTS.
- THE IRRIGATION CONTRACTOR SHALL SCHEDULE AN ON-SITE PRE-CONSTRUCTION CONFERENCE WITH THE OWNER & THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCEMENT OF INSTALLATION OF THE IRRIGATION SYSTEM.
- CONTRACTOR SHALL INSTALL A POP-UP TYPE HEADS. SPRAY TYPE SHALL BE ROTOR, IMPACT, SPRAY OR BUBBLER AND SHALL BE SO INSTALLED TO NOT CAUSE ANY OVERSPRAY ONTO ANY PAVED SURFACES, I.E. ROADS, SIDEWALKS, ETC. ALL FIXTURES SHALL BE "TORO", "RAINBIRD" OR AN APPROVED EQUAL. ALL WORK SHALL BE DONE IN A PROFESSIONAL MANNER AND AS PER THE MANUFACTURER'S SPECIFICATIONS. SPRAY HEADS SHALL BE 4" POP-UPS FOR SOODED AREAS, 8" FOR GROUND COVER PLANTINGS AND 12" POP-UPS FOR ALL PLANTING AND SHRUB BEDS. SPRAY HEADS ON RISERS SHALL ONLY BE PERMITTED PER THE LAND ARCH.
- ALL MAIN SUPPLY LINE SHALL BE PVC SCHEDULE 40 PIPE. ALL PVC FITTINGS SHALL BE SCHEDULE 40. THE MAIN LINE IS SHOWN SCHEMATICALLY. LOCATE MAIN LINES IN LANDSCAPE AREAS WHERE POSSIBLE AND SLEEVE UNDER PAVEMENT WHERE NECESSARY. MAIN LINES SHALL BE IN THE SAME TRENCH WITH LATERAL LINES WHERE POSSIBLE.
- CONTRACTOR SHALL CONSTRUCT CONCRETE THRUST BLOCKS, 12" X 12" X 12" AT ALL "T" INTERSECTIONS OR BENDS 45 DEGREES OR GREATER ON THE MAIN LINE.
- MINIMUM PIPE SIZE SHALL BE 3/4" PIPE.
- CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID & PROTECT ALL UTILITY LINES, DUCTS, BURIED CABLES AND OTHER UTILITIES IN THE AREA. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR, LIABILITY AND COSTS INCURRED IN THE DAMAGE OR DESTRUCTION OF SAID UTILITIES. CALL UN.C.L.E. (800) 432-8770, 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK FOR PROPER UTILITY LOCATION AND CLEARANCES.
- THE CONTRACTOR SHALL SECURE ALL WORK WITH THE PROJECT MANAGER, LANDSCAPE CONTRACTOR AND ALL OTHER CONTRACTORS TO INSURE PROPER INSTALLATION, SCHEDULING AND PROCEDURE.
- THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT MANAGER TO PROVIDE ELECTRICAL SUPPLY TO THE CONTROLLER, PUMP, ETC. AS NEEDED.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL PERMITS AS MAY BE DEEMED NECESSARY TO PERFORM THE WORK. ENTIRE SYSTEM SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL AND STATE CODES. THE OWNER IS RESPONSIBLE FOR ALL PERMIT FEES.
- ALL SLEEVES UNDER PAVEMENT SHALL BE BURIED PER FL. BLDG CODE, APPENDIX "F". ALL LATERAL SLEEVES UNDER SIDEWALKS SHALL BE BURIED BELOW WALKWAYS AND SHALL BE SCHEDULE 40 PVC. ALL SLEEVING SHALL BE SCHEDULE 40 PVC PIPE & SHALL BE 2 TIMES THE MAIN OR LATERAL PIPE SIZE.
- THE CONTRACTOR SHALL CONNECT THE MASTER VALVE (WHEN APPLICABLE) & ALL ELECTRIC VALVES TO THE CONTROLLER & PROVIDE PROPER SYNCHRONIZATION.
- ALL LOW VOLTAGE ELECTRIC VALVES SHALL BE #14 DIRECT BURIAL. ALL WIRES UNDER ROADS TO BE PLACED IN A SEPARATE 1" SLEEVE. CONTRACTOR SHALL PROVIDE A MINIMUM OF 2 EXTRA WIRES FOR EMERGENCY POST-INSTALLATION WIRING.
- ALL LINE LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL ADJUST TRENCHING AND LOCATION OF SPRAY HEADS IN THE FIELD FOR EXISTING CONDITIONS, WALKS, UTILITIES, STRUCTURES & PLANTINGS TO PROVIDE AND INSURE 100% COVERAGE AND 100% OVERLAP.
- CONTRACTOR SHALL PROVIDE A ONE-YEAR GUARANTEE ON ALL PARTS AND A 90-DAY GUARANTEE ON LABOR FROM THE DATE OF FINAL ACCEPTANCE.
- THE IRRIGATION CONTRACTOR SHALL RECORD ALL CHANGES MADE TO THE IRRIGATION SYSTEM DURING INSTALLATION & PROVIDE AN AS-BUILT DRAWING TO THE OWNERS REPRESENTATIVE UPON COMPLETION AND ACCEPTANCE OF THE WORK.
- THE IRRIGATION CONTRACTOR SHALL INSTRUCT THE OWNER OR THE OWNERS REPRESENTATIVE IN THE COMPLETE OPERATION & MAINTENANCE OF THE SYSTEM. THE CONTRACTOR SHALL FURNISH TWO (2) COPIES OF AN IRRIGATION SYSTEM MANAGEMENT MANUAL PREPARED BY THE MANUFACTURER & THE SYSTEM INSTALLER.
- THE IRRIGATION CONTRACTOR SHALL CHECK AND ADJUST THE SYSTEM AT THE END OF THE 90-DAY PERIOD, FROM THE DATE OF FINAL ACCEPTANCE.
- ANY IRRIGATION PIPING WITHIN THE CONFINES OF ANY BUILDING SHALL BE CLEARLY MARKED "NON POTABLE WATER".
- TREE AND PALM PLANTINGS IN RIGHTS OF WAYS SHALL HAVE ONE FLOOD BUBBLER PER TREE OR PALM. COORDINATE PIPING AND SEEVING AS NEEDED.



**RAINBIRD ESP-LX PLUS
MODULAR CONTROLLER**
 WITH RAINBIRD RSD SERIES
 RAIN SENSOR ATTACHED
 TO CONTROLLER



FLORIDA BUILDING CODE- APPENDIX F PART V- A-6	
WATER PIPE SIZE	SLEEVE SIZE
3/4"	1 1/2"
1"	2"
1 1/4"	2 1/2"
1 1/2"	3"
2"	4"
3"	6"
4"	8"
SLEEVES TO EXTEND A MIN. 3' BEYOND ALL PAVED AREAS, BACKFILL AND COMPACTION PER APPENDIX F.	
FLORIDA BUILDING CODE- APPENDIX F PIPE INSTALLATION-DEPTH OF COVER	
VEHICLE TRAFFIC AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 2 1/2"	18" TO 24"
3" TO 5"	24" TO 30"
6" OR GREATER	30" TO 36"
NON-TRAFFIC AND NON-CULTIVATED AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 1 1/4"	12"
1 1/2" TO 2"	12" TO 18"
2 1/2" TO 3"	18" TO 24"
4" OR LARGER	24" TO 36"

SPECIAL NOTES:

S-1: A ROUGH INSPECTION IS REQUIRED BY THE CITY OF MIAMI BEACH PRIOR TO TRENCH BACKFILLING AND A FINAL INSPECTION SHALL BE REQUIRED PRIOR TO COMPLETION OF THE IRRIGATION WORK.

S-2: SOUTH FLORIDA WATER MANAGEMENT WATER RESTRICTIONS, PHASE II ARE IN EFFECT. NEW LANDSCAPE SHALL BE EXEMPT PER SRUMP FOR A PERIOD OF SIXTY DAYS AFTER INSTALLATION WITH CONTRACTOR AND/OR OWNER TO ASSUME RESPONSIBILITY AFTER THAT INITIAL PERIOD.

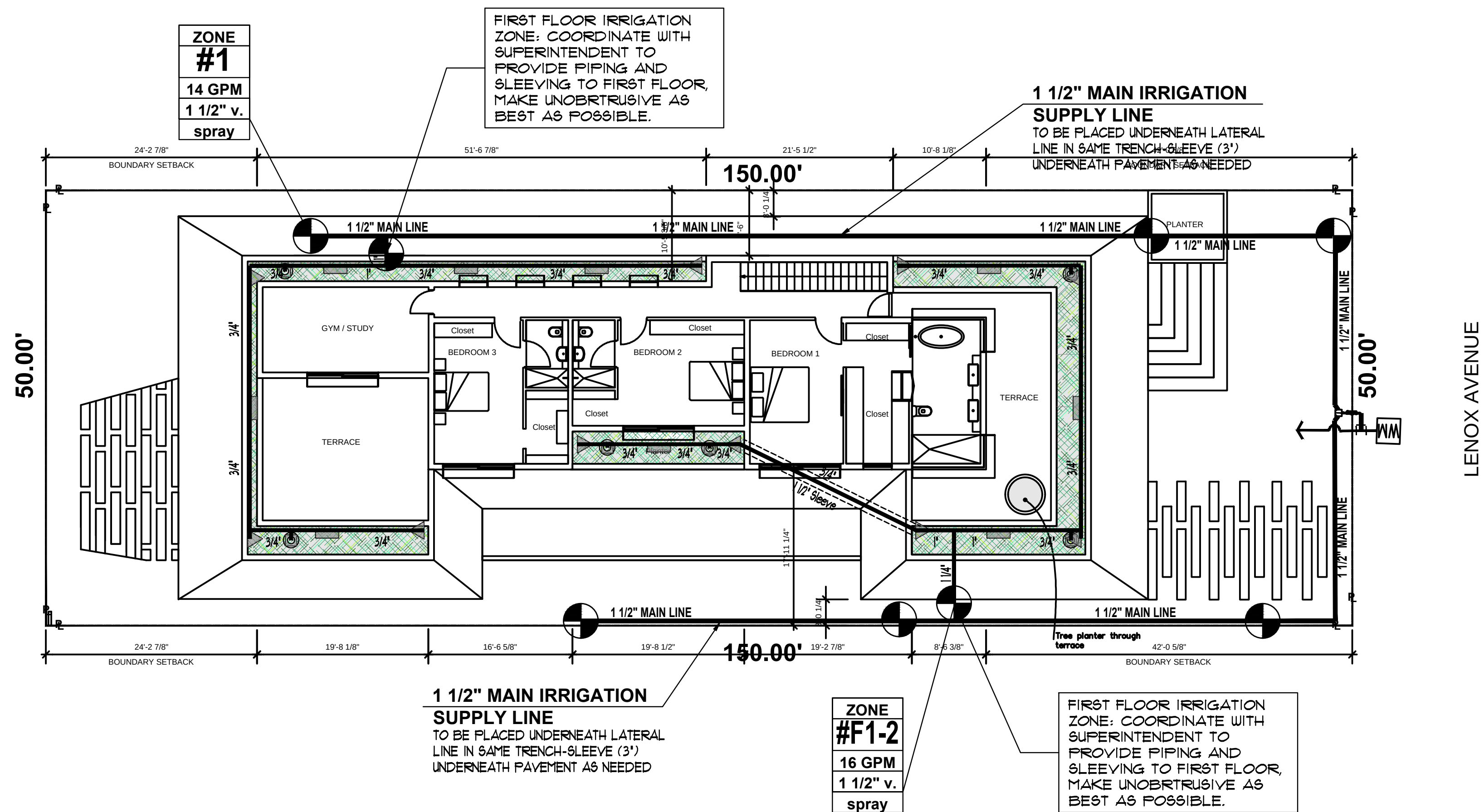
S-3: ALL NEW IRRIGATION TO BE DUG BY HAND WHEN INSTALLING CLOSE TO EXISTING TREES. ANY ROOTS THAT ARE DAMAGED WILL NEED TO BE PRUNED BY AN ISA CERTIFIED ARBORIST.

IRRIGATION LEGEND

- EXISTING 3/4" DOMESTIC WATER METER
- 1" CONNECTION FROM WATER LINE TO IRRIGATION SUPPLY LINE
- 1 1/2" ZURN WILKINS PVB BACKFLOW PREVENTION DEVICE
- 1" MASTER VALVE CONNECT TO CONTROLLER
- PROPOSED 1 1/2" PVC Main Supply Line- SCHEDULE 40
- IRRIGATION CONTROLLER RAINBIRD ESP-LX-ME MODULAR
- RAIN SENSOR- RAINBIRD RSD SERIES ATTACHED TO CONTROLLER
- JUNCTION BOX W/ WATERPROOF CONNECTORS
- 1" ELECTRIC VALVES, RAINBIRD FEB SERIES, OR APPROVED EQUAL IN 10" VALVE BOX
- ZONE DESIGNATION
- LATERAL LINE
- PIPE IN SLEEVE (SEE SIZING CHART)
- PIPE CONNECTION
- PIPE CROSSING
- RAINBIRD 1800 STRIP-TYPE 15' E&T (END STRIP), 15' CST (CENTER STRIP)
- RAINBIRD 1800 "U" SERIES' PVB, 4', 6', 12" POP-UP- QUARTER, HALF FULL 10', 12', 15' RADIUS AS SHOWN.
- RAINBIRD -5 SERIES MPR STREAM BUBBLER, NOZZLES, 5' RADIUS, 10' GPM

NON-IRRIGATED AREA NOTES

ALL PLANTINGS IN NONIRRIGATED AREAS, I.E. RIGHTS OF WAYS, SWALES, ETC. SHALL BE WATERED THOROUGHLY AND CONTINUED TO BE WATERED THROUGHOUT UNTIL CERTIFICATE OF OCCUPANCY (C.O.) ACCEPTANCE. COORDINATE WITH OWNER AND PROJECT MANAGER TO PROVIDE POST C.O. WATERING TO INSURE PLANT ESTABLISHMENT FOR A MINIMUM OF ONE YEAR AFTER CERTIFICATE OF OCCUPANCY ACCEPTANCE.



PRIVATE RESIDENCE

1728 LENOX AVE.
MIAMI BEACH, FL. 33319

No.	Date	Revision
1.	05/06/24	Site Plan modifications per Project Architect.

designed:	JIMMYTICO
drawn:	WENDY M.
checked:	T.Y. MORAN
approved:	J. F. SOCASH
project #:	23-33
scale:	AS SHOWN
date:	Nov. 7, 2023
Folio:	02-3234-004-0130

Drawing:

IRR-2

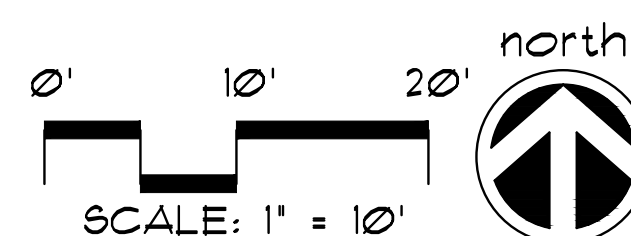


JFS

JFS Design Inc.
LANDSCAPE ARCHITECTURE
LC 000393
1833 NW 140th TERRACE
PINEBLAKE PINES, FL. 33428
jimmy@jfsdesignfl.com

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE CITY OF MIAMI BEACH PRIOR TO REMOVAL OF ANY REGULATED TREES OR PALMS FROM THE SITE.
SEE SHEET TD-2 FOR ISA CERTIFIED ARBORIST REPORT.

SEE LANDSCAPE PLANS FOR LANDSCAPE DESIGN, LANDSCAPE LEGEND, DETAILS, NOTES, SPECIFICATIONS, ETC.
SEE IRRIGATION PLANS FOR IRRIGATION DESIGN, LAYOUT, DETAILS, NOTES, ETC.



FIRST FLOOR IRRIGATION PLAN

