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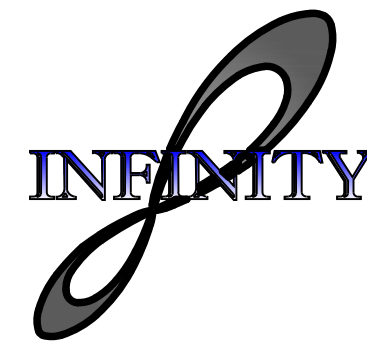
1414 ALTON ROAD
MIAMI BEACH, FL 33139

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Date	Description
06/22/2025	FIRST SUBMITTAL - DRB24-1061
08/24/2025	FINAL SUBMITTAL - DRB24-1061

Seal / Signature

PATRICK D. CUNNINGHAM
FL REG. NO. LA0001669

Digitally signed by Patrick D. Cunningham
DN: c=US, sn=Cunningham,
givenName=Patrick D.,
email=pcunningham@llc@gmail.com, cn=Patrick D. Cunningham
Date: 2025.08.22 14:52:25 -0400

DATE

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Project Name
MIAMI BEACH

Project Number
10-1316.00

Description
LANDSCAPE PLAN

Scale
As indicated
NOTE: DRAWINGS NOT TO SCALE ON 11" X 17" SHEETS

LP01.01

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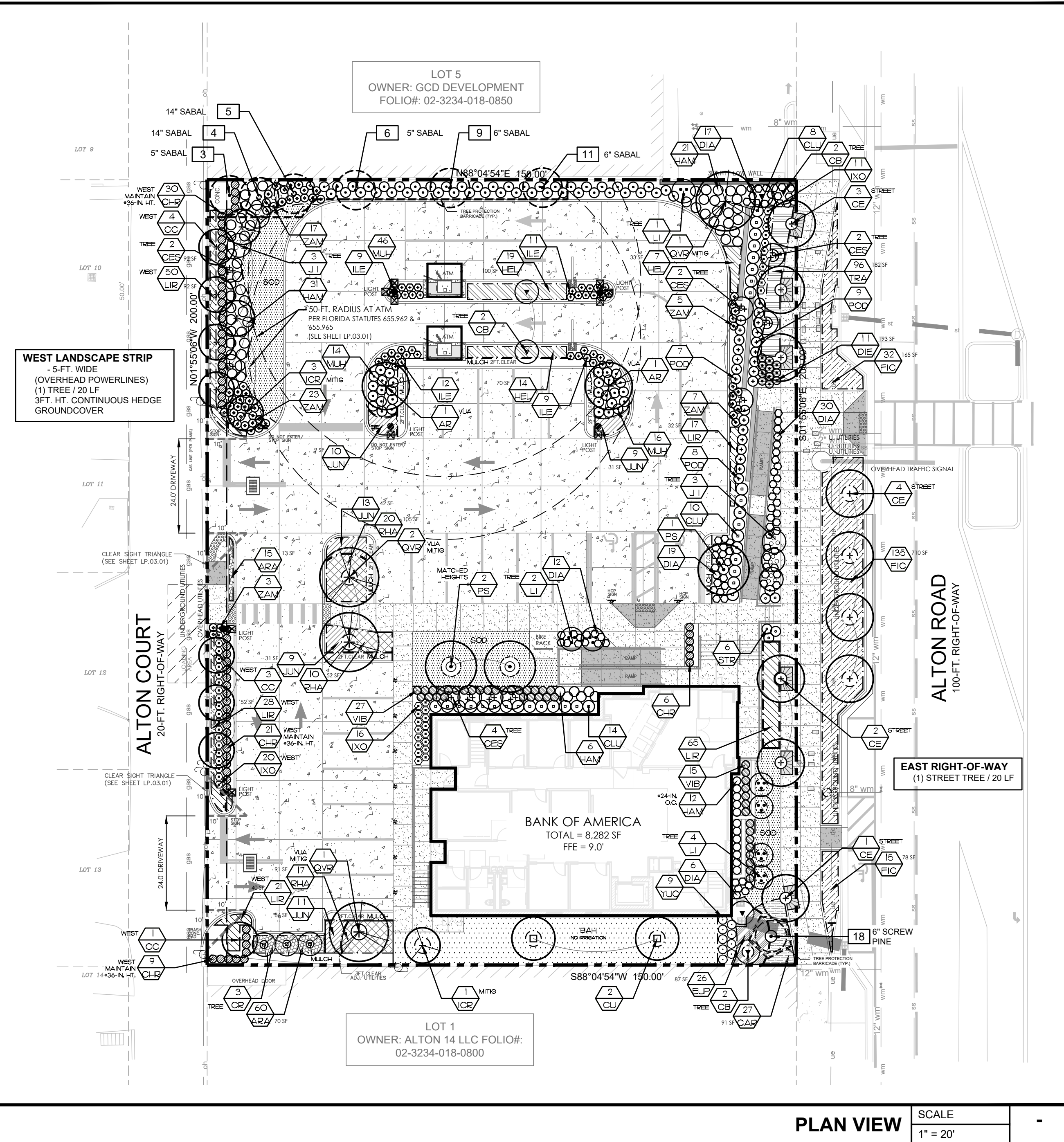
Plant List

SYM	BOTANICAL NAME/ COMMON NAME	HEIGHT/ SPREAD	SPECIFICATION	NATIVE	DROUGHT TOLERANT	TOTAL
AR	ACER RUBRUM RED MAPLE	12' HT. 6' SPR.	FIELD GROWN, BB9 2' DBH MIN, 4' CT. MIN.	Y	M	2
CC	CALLISTEMON CITRINUS RED BOTTLEBRUSH	12' HT. 6' SPR.	FIELD GROWN, BB9 SINGLE TRUNK, 2' DBH MIN, 4' CT. MIN.	N	H	8
CE	CONOCARPUS ERECTUS GREEN BUTTWOOD	14' HT. 6' SPR.	FIELD GROWN, BB9 SINGLE TRUNK, 3' DBH MIN, 4' CT.	Y	H	10
CJ	COCOLOBA LIVIPERA SEA GELDER	12' HT. 6' SPR.	FIELD GROWN, BB9 2' DBH MIN, 4' CT. MIN.	Y	H	2
CR	ILEX CASSINE DAHOON HOLLY	12' HT. 6' SPR.	FIELD GROWN, BB9 2' DBH MIN, 4' CT. MIN.	Y	M	4
QVR	QUERCUS VIRGINIANA LIVE OAK	18' HT. 8' SPR.	FIELD GROWN, BB9 6' DBH MIN, 5' CT. MIN.	Y	H	4
PS	PHOENIX SYLVESTRIS SILVER DATE PALM	14' CT.	FIELD GROWN, BB9 10' DBH MIN.	N	H	3
OB	CORDIA BOISSIERI WHITE GEIGER TREE	6' HT. 4 SPR.	FIELD GROWN, BB9 3' CT. STANDARD	Y	H	6
CES	CONOCARPUS ERECTUS 'SERICEUS' SILVER BUTTWOOD	6' HT. 4 SPR.	FIELD GROWN, BB9 MULTI-TRUNK, TREE FORM	Y	H	10
CR	CLUSIA ROSEA PITCO MAPLE	6' HT. 4 SPR.	FIELD GROWN, BB9 3' CT. STANDARD	Y	H	3
J1	JATROPHA INTEGERRIMA PERSEGENA	6' HT. 4 SPR.	FIELD GROWN, BB9 MULTI-TRUNK, TREE FORM	N	H	6
L1	LAGERSTROEMIA INDICA CRAPE MYRTLE	6' HT. 4 SPR.	FIELD GROWN, BB9 MULTI-TRUNK, TREE FORM	N	H	7
CHR	CHRYSOCLANUS 'CAO' COCOPALM	30' X 18'	24' O.C. FULL TO BASE	Y	H	60
CLU	CLUSIA ROSEA CLUSIA	36' X 24'	36' O.C. FULL TO BASE	Y	H	22
HAM	HAMELIA PATENS NATIVE FIRE BUSH	18' X 16'	36' O.C. FULL TO BASE	Y	H	70
IXO	IXORA COCCINEA RED IXORA	24' X 18'	24' O.C. FULL TO BASE	N	H	47
POD	PODOCARPUS MACROPHYLLUS PODOCARPUS	36' X 24'	30' O.C. FULL TO BASE	N	H	16
VIB	VIBURNUM OBOVATUM 'DENSE' DWARF WALTER'S VIBURNUM	18' X 18'	24' O.C. FULL TO BASE	Y	H	42
ZAM	ZAMIA PUMILA COONTIE	18' X 18'	24' O.C. FULL TO BASE	Y	H	55
ARA	ARACHIS GLABRATA PERENNIAL PEANUT	1 GAL, 14" O.C. FULL		N	H	75
CAR	CARISSA MACROCARPA NATAL PLUM	14' HT.	24' O.C.	Y	H	27
DIA	DIANELLA TASMINICA FLAX LILY	18' HT.	24' O.C. FULL	N	H	67
DIE	DIETES VEGETA AFRICAN BIR	18' HT.	24' O.C. FULL	N	H	11
ELP	ELPHEIA MULI CROWN OF THORNS	3 GAL, 24" O.C. FULL		N	H	26
FIC	FICUS MICROCARPA 'GREEN ISLAND' GREEN ISLAND FICUS	3 GAL, 30" O.C. FULL		N	H	182
HEL	HELIANTHUS DEBILIS DUNE SUNFLOWER	3 GAL, 30" O.C. FULL		Y	H	40
ILE	ILEX VOMITORIA 'NANA' DWARF YALPON HOLLY	14" X 14"	24' O.C. FULL TO BASE	Y	H	41
JUN	JUNIPER HORIZONTALIS 'WILTON' BLUE RUG JUNIPER	3 GAL, 24" O.C. FULL		N	H	52
LIR	LIRIOPE MUSCARI 'VAREGATA' VARIEGATED LIRIOPE	1 GAL, 18" O.C. FULL TO BASE		N	M	181
MJ4	MULLEBERGIA CAPILLARIS MULY GRASS	3 GAL, 30" O.C. FULL		Y	H	76
R4A	RAPHAELIS INDICA INDIAN HAVY-HORN	14" X 14"	30' O.C. FULL TO BASE	N	H	47
STR	STREBLITZIA RESINAE BIRD OF PARADISE	30' HT.	AS SHOWN FULL	N	H	6
TRA	TRACHOSPERMUM ASIATICUM 'MINIMA' ASIATIC JASMINE	1 GAL, 18" O.C. FULL		N	H	96
YUC	YUCCA FILAMENTOSA ADAMS NEEDLE	7 GAL. FULL		Y	H	9
BAH	PASPALLUM NOTATUM 'PLUGGE' ARGENTINE BAHIA SOD		DISEASE FREE, LAID TIGHT-LY, EVEN UNIFORM	N	H	972 SF
SOD	STENOTAPHRUM SECUNDATUM ST. AUGUSTINE FLORITAM GRASS		DISEASE FREE, LAID TIGHT-LY, EVEN UNIFORM	Y	M	1,230 SF

- 2 TREES/PALMS USED FOR TREE MITIGATION/REPLACEMENT, IN ADDITION TO THE REQUIRED TREES
2 TREES PROPOSED IN LIEU OF SHADE TREES DUE TO EXISTING OVERHEAD UTILITIES.
2 TREES PROPOSED AS STREET TREES
2 NATIVE PLANT MATERIAL
2 ALL PROPOSED PLANTS ARE LISTED IN THE MIAMI DADE LANDSCAPE MANUAL
PLEASE NOTE
THE MINIMUM HEIGHT OF ALL PROPOSED STREET TREES IS TO BE 16 FEET AT INSTALLATION,
IN ADDITION TO THE OTHER PROPOSED SPECIFICATIONS.

Additional Notes

- MAINTENANCE: ALL NEWLY INSTALLED MATERIAL WILL BE MAINTAINED IN A CONDITION THAT MEETS OR EXCEEDS FLORIDA NUMBER 1 AND HAS A ONE (1) YEAR REPLACEMENT GUARANTEE.
- STRUCTURAL SOIL: IS REQUIRED FOR SIDEWALK OUT-OUT INSTALLATIONS, SPECIFICALLY, FOR THE PROPOSED (10) GREEN BUTTWOOD TREES LOCATED WITHIN THE SIDEWALK.
- DURING CONSTRUCTION, ALL REASONABLE STEPS NECESSARY TO PREVENT THE DESTRUCTION OR DAMAGING OF TREES SHALL BE TAKEN. TREES DESTROYED RECEIVING MAJOR DAMAGE MUST BE REPLACED BY TREES OF EQUAL ENVIRONMENTAL VALUE AS SPECIFIED IN SECTION 17-6 BEFORE OCCUPANCY OR USE UNLESS APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED UNDER PERMIT. DURING CONSTRUCTION, PROTECTIVE BARRIERS SHALL BE PLACED WITH A RADIUS OF 10' AROUND THE TREES TO REMAIN IN ACCORDANCE WITH THE LANDSCAPE MANUAL, UNLESS A CERTIFIED ARBORIST OTHERWISE DETERMINES IN WRITING THAT A SMALLER OR LARGER PROTECTED AREA IS ACCEPTABLE FOR EACH TREE, OR AN ALTERNATIVE TREE PROTECTION METHOD IS RECOMMENDED.
- ALL MINIMUMS FOR EACH PLANT SPECIFIED WITHIN THE PLANT LIST ARE REQUIRED TO BE MET. IF ANY OF THE MINIMUMS ARE NOT MET, THE INSTALLED MATERIAL MAY OR MAY NOT BE REJECTED ON A CASE BY CASE BASIS BY THE LANDSCAPE ARCHITECT, OWNER, OR JURISDICTION. FOR EXAMPLE, ALL TREE CALIPER AND CONTAINER SIZES NOTED ON THE PLANT LIST ARE A MINIMUM. CONTRACTOR TO INCREASE THE SIZE IF NECESSARY TO CONFORM TO THE PLANT SIZES AND SPECIFICATIONS.



Key

- PLANT QUANTITY → 44 MAINTAIN
PLANT SPECIES (REFER TO PLANT LIST) → VIB EAST
SPECIAL INSTRUCTIONS / BED AREA
REQUIRED CODE CATEGORY
REFER TO LANDSCAPE REQUIREMENTS
STREET - STREET TREE
VIA - VEHICLE USE AREA
WEST - WEST LANDSCAPE STRIP
TREE - REQUIRED SMALL TREE
MITG - ADD. TREE MITIGATION

General Notes

- PLANT AND LANDSCAPE MATERIALS SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1, AS GIVEN IN THE GRASSES AND STANDARDS FOR NURSERY PLANTS, PARTS I & II, AS PREPARED BY FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
- ALL UTILITIES THAT ARE KNOWN TO THE LANDSCAPE ARCHITECT ARE LOCATED ON THE PLAN FOR EXISTING OR PROPOSED UTILITIES.
A. NO TREE SHALL BE PLANTED WHERE IT COULD CONFLICT WITH OVERHEAD POWER LINES AT MATURE HEIGHT.
B. NO TREE, SHRUBS, HEDGES OR VINES SHALL BE PLANTED WITHIN FIVE (5) FEET OF ANY EXISTING OR PROPOSED UTILITY POLE, GUY WIRE OR PAD MOUNTED TRANSFORMER.
C. LARGE TREES (HEIGHT AT MATURITY OF MORE THAN 30 FEET) SHALL BE PLANTED NO CLOSER THAN A HORIZONTAL DISTANCE OF 30 FEET FROM THE NEAREST OVERHEAD POWERLINE.
D. MEDIUM TREES (HEIGHT AT MATURITY BETWEEN 20 AND 30 FEET) SHALL BE OFFSET AT LEAST TWENTY (20) FEET.
E. SMALL TREES (HEIGHT AT MATURITY OF LESS THAN 20 FEET) REQUIRE NO OFFSET.
F. PALMS SHOULD BE PLANTED AT A DISTANCE EQUAL TO OR GREATER THAN THE AVERAGE FROND LENGTH PLUS 2 FEET FROM POWER LINES.
- THE CONTRACTOR SHALL ENSURE THAT ALL PLANTING ISLANDS AND OTHER AREAS SHALL BE CLEAN OF TRASH, CONSTRUCTION DEBRIS, OR OTHER WASTE MATERIALS TO A DEPTH OF 24 INCHES PRIOR TO LANDSCAPE INSTALLATION.
- IT IS THE CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL PLANT BED AREAS HAVE PROPER DRAINAGE FOR OPTIMUM GROWTH OF LANDSCAPE MATERIAL BEFORE INSTALLATION BEGINS. EXISTING DRAINAGE PATTERN SHALL NOT BE ALTERED OR EFFECTED BY NEW LANDSCAPING.
- PLANT ALL TREES AND PALMS (2 INCH - 4 INCH ABOVE FINISHED GRADE) TREES INSTALLED OR BURIED TOO DEEP SHALL BE RESET TO THIS STANDARD. REMOVE THE TOP ONE-THIRD (1/3) OF THE WIRE BASKETS ON ALL B & B MATERIAL.
- ALL HEDGES AND GROUNDCOVERS TO BE PLANTED LEAVING SPACE BETWEEN PLANTS AND BUILDINGS, WALLS AND FENCES.
- ALL PLANT BEDS AND TREE RINGS SHALL BE TREATED WITH PRE-EMERGENT HERBICIDE AND THEN TOP-DRESSED WITH 3-INCH DEEP LAYER OF COMMERCIAL SIEVED FINE, EUCALYPTUS OR FLOZIMULCH. CONTRACTOR SHALL INSTALL WOVEN WEED BARRIER FABRIC IN ALL SHRUB/GROUND COVER BEDS.
- HAND DIGGING HOLES FOR INSTALLING PROPOSED TREES IN CLOSE PROXIMITY TO UTILITIES IS REQUIRED TO AVOID CONFLICTS.
- ALL EXOTIC VEGETATION TO BE REMOVED FROM THE SITE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- EXISTING AND PROPOSED LANDSCAPING IS TO BE MAINTAINED PER JURISDICTIONS CLEAR SIGHT TRIANGLE REGULATIONS.
- NEW SOD SHALL BE ST. AUGUSTINE FLORITAM AND ARGENTINE BAHIA GRASS. THE QUANTITY SHOWN ON THE PLANT LIST IS AN ESTIMATE AND CONTRACTOR SHALL DETERMINE EXACT QUANTITIES IN THE FIELD. SOD AREAS TO BE MAINTAINED BY THE CONTRACTOR FROM THE TIME OF INSTALLATION TO THE TIME OF FINAL ACCEPTANCE.
- THE LANDSCAPE ARCHITECT MAY INSPECT TREES AND SHRUBS WHETHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING. FOR COMPLIANCE WITH THE REQUIREMENTS OF GENUS, SPECIES, VARIETY, SIZE AND QUALITY, LANDSCAPE ARCHITECT RETAINS RIGHT TO FURTHER INSPECT TREES AND SHRUBS FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEMS, INSECTS, INJURIES AND LATENT DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. REMOVE REJECTED TREES OR SHRUBS IMMEDIATELY FROM PROJECT SITE.
- NO SUBSTITUTIONS WILL BE ACCEPTABLE IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE. SUBMIT PROOF OF NON-AVAILABILITY TO LANDSCAPE ARCHITECT AND JURISDICTION TOGETHER WITH THE PROPOSAL FOR USE OF EQUIVALENT MATERIAL.
- IN EVENT OF DISCREPANCY, THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT LIST.
- ALL MINIMUMS FOR EACH PLANT SPECIFIED WITHIN THE PLANT LIST ARE REQUIRED TO BE MET.
A. THE TREE/SHRUB HEIGHT AND SPREAD WILL PREVAIL OVER CALIPER AND CONTAINER SIZE.
B. PERIMETER HEDGES ARE REQUIRED TO BE INSTALLED AT 36-IN. HEIGHT, AND CALCULATED AT A 36-IN. ON-CENTER (O.C.) EQUIVALENT.
IF ANY OF THE MINIMUMS ARE NOT MET, THE INSTALLED MATERIAL MAY OR MAY NOT BE REJECTED ON A CASE BY CASE BASIS BY THE LANDSCAPE ARCHITECT, OWNER, OR JURISDICTION. FOR EXAMPLE, ALL TREE CALIPER AND CONTAINER SIZES NOTED ON THE PLANT LIST ARE A MINIMUM. CONTRACTOR TO INCREASE THE SIZE IF NECESSARY TO CONFORM TO THE PLANT SIZES AND SPECIFICATIONS.
- TREES TO BE STAKED ONLY IF REQUIRED AS DEEMED NECESSARY BY OWNER AND LANDSCAPE ARCHITECT TO ASSURE HEALTH, SAFETY AND WELFARE (INCLUDES BUT NOT LIMITED TO ALL CURVED CABBAGE, TALL ROYALS, CURVED AND LEANING SPECIMENS). ALL WOOD STAKES TO BE PAINTED FOREST GREEN. STAKING PROCEDURES SHALL BE STANDARD CONTRACTOR PRACTICE CREATING NO TRUNK DAMAGE OR FUTURE STRANGLING OF TREE.
- ALL PLANT MATERIAL SHALL BE PLANTED WITH TERRA-SORB AG OR AN APPROVE EQUAL, IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR THE RATE OF APPLICATION.
- AN AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED WHICH MEETS OR EXCEEDS THE FULL REQUIREMENTS OF THE LAND DEVELOPMENT REGULATIONS. THE OWNER WILL SUPPLY ALL PROPOSED PLANT MATERIAL WITH 100% IRRIGATION (AUTOMATIC) OVER A MINIMUM WITHIN TEN DAYS OF INITIAL INSTALLATION.
- CONTRACTOR TO INSTALL THE IRRIGATION SYSTEM PER THE JURISDICTIONS REGULATIONS TO CONFORM TO THE LANDSCAPE DESIGN.

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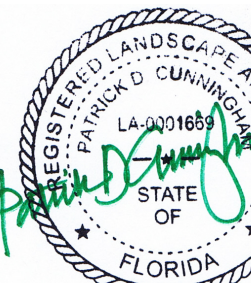
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Seal / Signature

PATRICK D. CUNNINGHAM
FL REG. NO. LA0001669

Digitally signed by Patrick D. Cunningham
DN: c=US, sn=Cunningham,
givenName=Patrick D.,
email=pcunningham.llc@gmail
i.com, cn=Patrick D.
Cunningham
Date: 2025.08.22 14:52:53
+04'00



The seal is circular with a double-lined border. The outer ring contains the text "REGISTERED LANDSCAPE ARCHITECT" at the top and "FLORIDA" at the bottom, separated by stars. The inner circle contains the text "PATRICK D. CUNNINGHAM" at the top, "LA 0001669" in the center, and "STATE OF FLORIDA" at the bottom, also separated by stars. A handwritten signature in green ink is written across the center of the seal.

DATE

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Project Name

MIAMI BEACH

Project Number

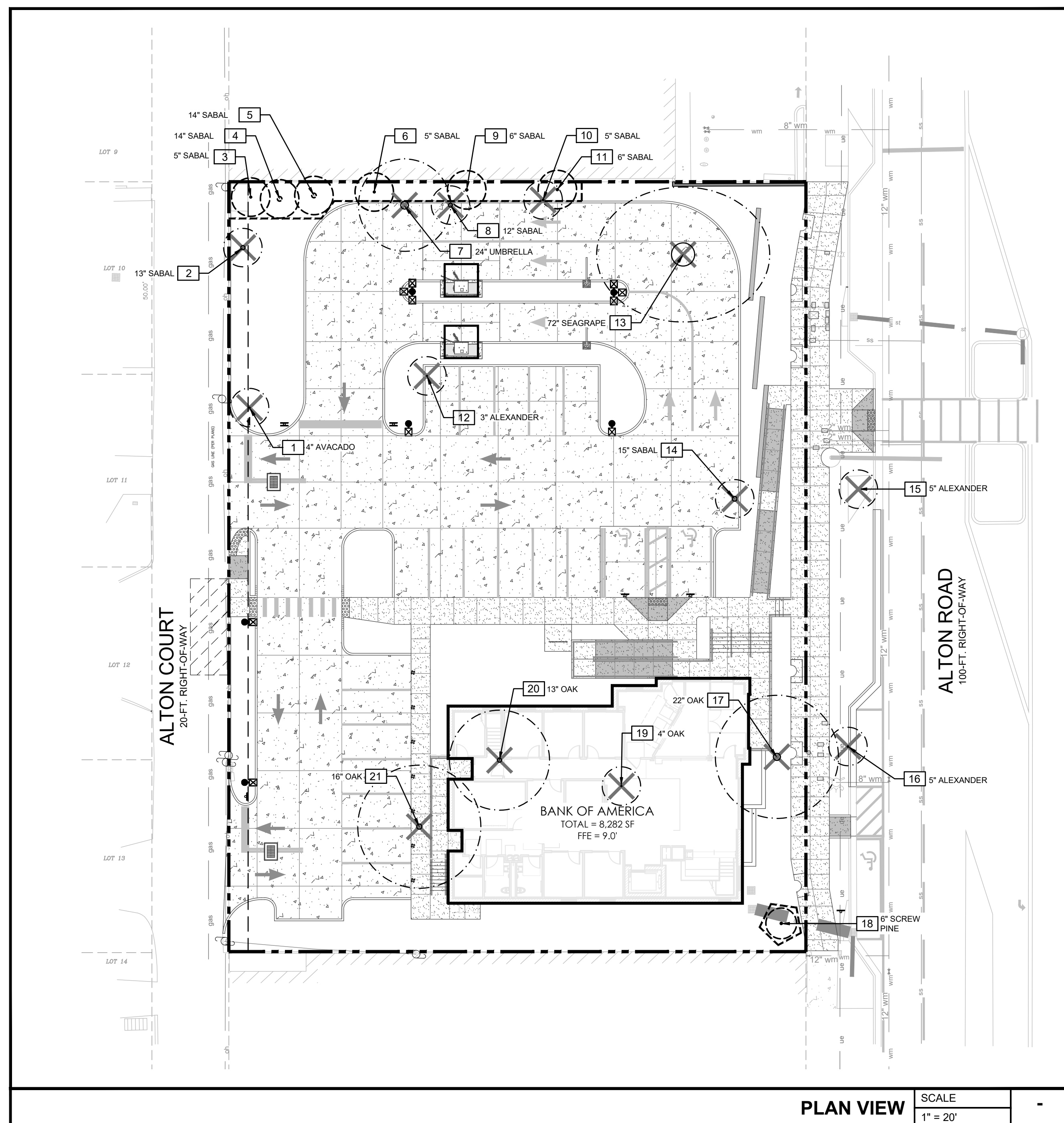
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Description

TREE INVENTORY PLAN

Scale
As indicated

LP02.01

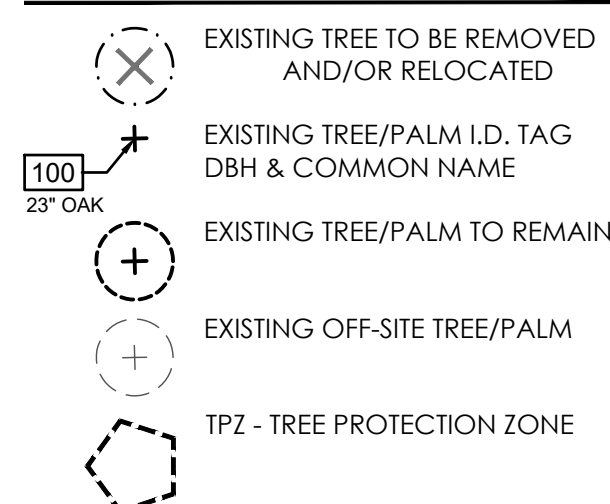


(PER SURVEY DATED 01.28.2025)

TREE#	COMMON NAME	SCIENTIFIC NAME	DBH (INCHES)	DESIGNATION	ACTION	NOTES
1	AVACADO TREE	PERSEA SPP.	4 "		REMOVE	
2	SABAL PALM	SABAL PALMETTO	13 "	SPECIMEN	REMOVE	
3	SABAL PALM	SABAL PALMETTO	5 "	SPECIMEN	REMAIN	
4	SABAL PALM	SABAL PALMETTO	14 "	SPECIMEN	REMAIN	
5	SABAL PALM	SABAL PALMETTO	14 "	SPECIMEN	REMAIN	
6	SABAL PALM	SABAL PALMETTO	5 "	SPECIMEN	REMAIN	
7	UMBRELLA TREE	SCHEFFLERA SPP.	24 "	SPECIMEN	REMOVE	PROHIBITED SPECIES
8	SABAL PALM	SABAL PALMETTO	12 "	SPECIMEN	REMOVE	
9	SABAL PALM	SABAL PALMETTO	6 "	SPECIMEN	REMAIN	
10	SABAL PALM	SABAL PALMETTO	5 "	SPECIMEN	REMOVE	
11	SABAL PALM	SABAL PALMETTO	6 "	SPECIMEN	REMAIN	
12	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	3 "	SPECIMEN	REMOVE	
13	SEA GRAPE	COCCOLOBA UVIFERA	72 "	SPECIMEN	REMOVE	
14	SABAL PALM	SABAL PALMETTO	15 "	SPECIMEN	REMOVE	
15	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	5 "	SPECIMEN	REMOVE	ALTON RD. R.O.V.
16	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	5 "	SPECIMEN	REMOVE	ALTON RD. R.O.V.
17	LIVE OAK	QUERCUS VIRGINIANA	22 "	SPECIMEN	REMOVE	
18	SCREW PINE	PANDANUS UTILIS	6 "		REMAIN	
19	LIVE OAK	QUERCUS VIRGINIANA	13 "	SPECIMEN	REMOVE	
20	LIVE OAK	QUERCUS VIRGINIANA	16 "	SPECIMEN	REMOVE	
21	LIVE OAK	QUERCUS VIRGINIANA	4 "		REMOVE	

SPECIMEN TREE = TREES WITH A DBH OF 12-IN. OR GREATER
ANY MULTIPLE-TRUNK TREE OR PALM IN WHICH THE DBH SUM IS 12-IN. OR GREATER
PALMS WITH AN OVERALL HEIGHT OF 10-FT. OR GREATER

KEY



1. PRIOR TO AND DURING DEMOLITION, DEVELOPMENT, OR CONSTRUCTION, INCLUDING INSTALLATION OF IRRIGATION SYSTEMS OR ANY OTHER UNDERGROUND INSTALLATIONS, PROTECTIVE BARRIERS SHALL BE PLACED AROUND THE PERIMETER OF EACH TREE TPZ AND SHALL REMAIN IN PLACE IN ORDER TO PREVENT THE DESTRUCTION OR DAMAGING OF ROOTS, STEMS OR CROWNS OF SUCH TREES.
2. THE BARRIERS SHALL REMAIN IN PLACE AND INTACT UNTIL APPROVED LANDSCAPE OPERATIONS BEGIN; HOWEVER, BARRIERS MAY BE REMOVED TEMPORARILY TO ACCOMMODATE CONSTRUCTION NEEDS, PROVIDED THAT THE MANNER AND PURPOSE FOR SUCH TEMPORARY REMOVAL WILL NOT HARM THE TREES.
3. THE TREES SHALL BE PROPERLY IRRIGATED THROUGHOUT THE BUILDING PROCESS.
4. TREES DAMAGED DURING CONSTRUCTION SHALL BE SUBJECT TO THE PROVISIONS OF SECTION 17-9, MIAMI, FLORIDA ENVIRONMENTAL PRESERVATION CODE.
5. OTHER TREE REQUIREMENTS. PROPERTY OWNERS SHALL PROTECT THE TREES DESIGNATED FOR PRESERVATION IN THE APPROVED TREE PERMIT FROM CHEMICAL POISONING, EXCAVATION, GRADE CHANGES, AND ANY OTHER POTENTIAL TREE ABUSE TO AT LEAST THE FOLLOWING MINIMUM STANDARD:
 - A. UTILITY LINE TRENCHES. UTILITY LINE TRENCHES AND/OR DIRECTIONAL BORINGS SHALL BE ROUTED AWAY FROM THE TREES TO AN AREA OUTSIDE THE TPZ TO THE MAXIMUM EXTENT POSSIBLE.
 - B. PARKING ON SITE DURING CONSTRUCTION OR DEVELOPMENT ACTIVITIES. NO PARKING, VEHICLE MAINTENANCE, STORAGE OF CONSTRUCTION MATERIALS OR DEBRIS, OR CLEANING OF EQUIPMENT SHALL TAKE PLACE WITHIN AREAS MARKED FOR PRESERVATION SPECIFICALLY INCLUDING, BUT NOT LIMITED TO, WITHIN THE TPZ OF ANY INDIVIDUAL TREES OR CLUSTER OF TREES.
6. TREE PRUNING/TRIMMING.
 - A. THE PRUNING OR TRIMMING OF ANY TREE SHALL BE DONE IN ACCORDANCE WITH ANSI A-300 TREE CARE STANDARDS AND THE GUIDELINES ILLUSTRATED IN THE LANDSCAPE MANUAL.
 - B. THE PRACTICE KNOWN AS "HAT-RACKING" OR "TOPPING" IS NOT PERMITTED AND SHALL BE CONSIDERED A VIOLATION.
 - C. A CERTIFIED ARBORIST MONITOR THE TRIMMING AND PROVIDE THE DEPARTMENT WITH A PHOTOGRAPHIC DOCUMENTATION FOLLOWING THE TRIMMING.
 - D. ANY OTHER TREE ABUSE, OR ACTIVITY THAT CAN EFFECTIVELY DESTROY A TREE, SHALL ALSO BE CONSIDERED A VIOLATION OF THIS ARTICLE.
7. DURING CONSTRUCTION, ALL REASONABLE STEPS NECESSARY TO PREVENT THE DESTRUCTION OR DAMAGING OF TREES SHALL BE TAKEN. TREES DESTROYED DURING MAJOR DAMAGE MUST BE REPLACED BY TREES OF EQUAL ENVIRONMENTAL VALUE AS SPECIFIED IN SECTION 17-6, BEFORE OCCUPANCY OR USE, UNLESS APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED UNDER PERMIT, AND FOR RECREATIONAL PURPOSES, OR AN ALTERNATIVE TREE PROTECTION METHOD IS KNOWN TO THE TREES TO REMAIN IN ACCORDANCE WITH THE LANDSCAPE MANUAL, UNLESS A CERTIFIED ARBORIST OTHERWISE DETERMINES IN WRITING THAT A SMALLER OR LARGER PROTECTED AREA IS APPROPRIATE FOR THE TREE.

PLEASE NOTE:
THE EXISTING TREE INFORMATION TO INCLUDE LOCATION, SPECIES AND CANOPY DRIP LINE HAS BEEN TAKEN FROM A VARIETY OF SOURCES SUCH AS THE CERTIFIED SURVEY, GOOGLE EARTH, SITE OBSERVATIONS, AS WELL AS SITE PHOTOGRAPHS, AND RELIED ON BY THE LANDSCAPE ARCHITECT.

EXISTING TREES THAT ARE IN CONFLICT WITH ANY EXISTING ELEMENT SUCH AS OVERHEAD AND/OR UNDERGROUND UTILITIES, LIGHTING, SIDEWALKS, BUILDING AND/OR CANOPIES, AS WELL AS ANY FLORIDA STATE STATUTES REFERENCED ON SHEET LP03.01 ARE NOT THE RESPONSIBILITY OF THE LANDSCAPE ARCHITECT.

TREE CALCULATIONS

PALM REMOVALS

TOTAL PALMS TO BE REMOVED	= 7 TREES
7 PALMS = 7 TREES	
PROPOSED TREES (MITIGATION)	+ 4 TREES
4 - DAHOON HOLLY (• 12' HT., 2" DBH)	
TOTAL PALM MITIGATION REQUIRED	0 TREES

TREE REMOVALS

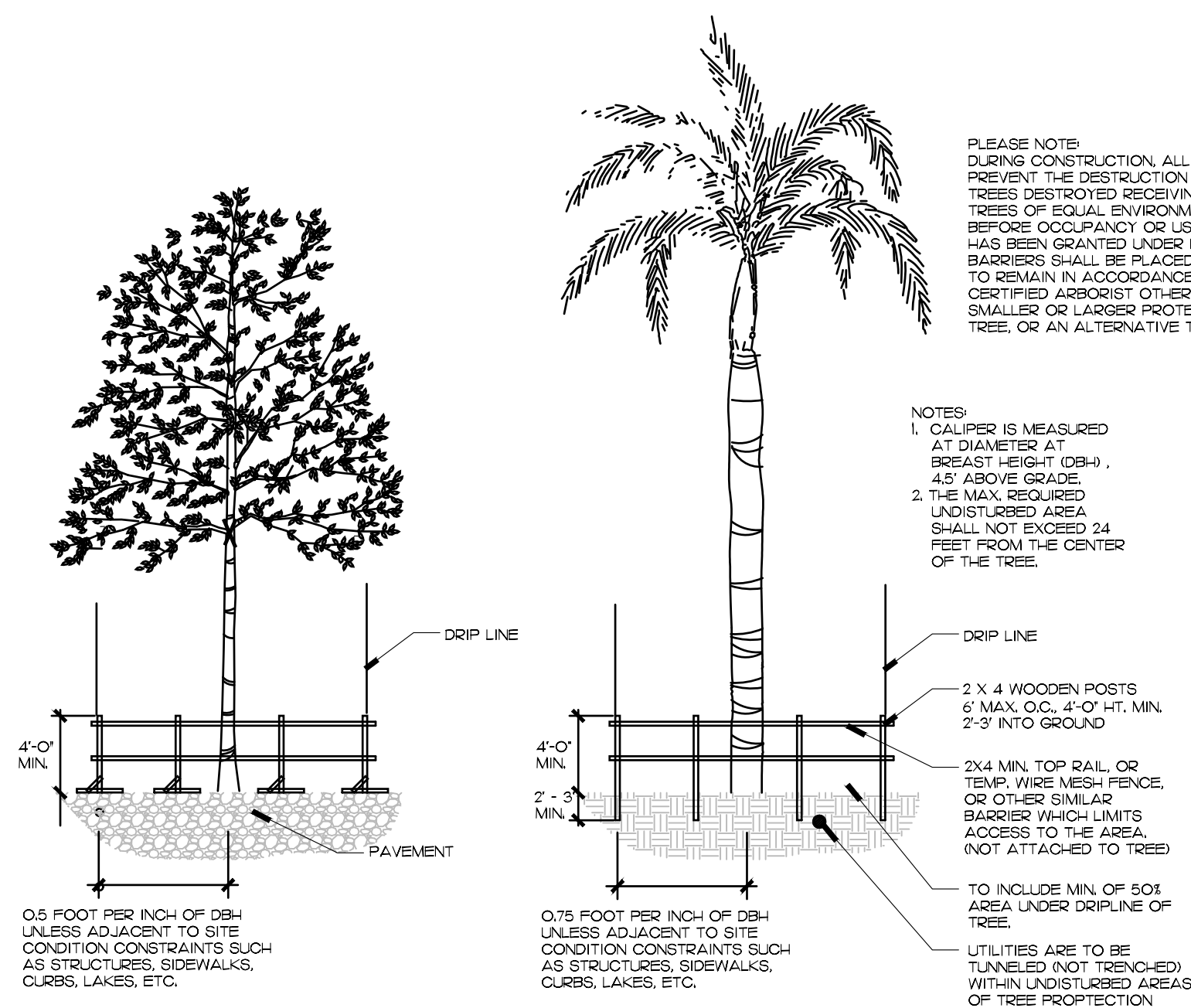
TOTAL TREES TO BE REMOVED (DBH INCHES)	- 7 TREES	- 155' DBH
7 TREES * 155' DBH = TOTAL		
PROPOSED TREES MITIGATION	+ 30 TREES	+ 86' DBH
2 - RED MAPLE @ 12" HT., 2' DBH =	4'	
4 - DAWGWOOD @ 12" HT., 2' DBH =	8'	
2 - SEABARD @ 12" HT., 2' DBH =	4'	
3 - BOTTLEBRUSH @ 12" HT., 2' DBH =	16'	
10 - G. BUTTWOOD @ 14" HT., 3' DBH =	30'	
4 - LIVE OAK @ 15' HT., 6" DBH =	24'	
TOTAL TREES MITIGATION REQUIRED	--	69' DBH
69' DBH * 24 TREES = 2' DBH 12' HT., 6" SPR.		
OR		
69' DBH * 12 TREES = 4' DBH 16' HT., 6" SPR.		
OR		
69' DBH * \$24,000.00 CONTRIBUTION		

TREE REPLACEMENTS - TREE TRUST FUND CONTRIBUTIONS

TOTAL CONTRIBUTION REQUIRED	\$24,000.00
-----------------------------	-------------

Additional Notes

1. CALCULATIONS ABOVE ARE PER SEC. 46-61 TREES REPLACEMENT CHART IN THE CITY OF MIAMI'S ENVIRONMENTAL PRESERVATION LAND DEVELOPMENT REGULATION.
2. THE CITY MAY WISH TO RELOCATE THE EXISTING TREES AT OWNER'S EXPENSE TO CITY PROPERTIES WITHIN THE DISTRICT.
3. A TREE REMOVAL PERMIT WILL BE REQUIRED PRIOR COMMENCEMENT OF DEVELOPMENT ACTIVITY.
4. UP TO 30 PERCENT OF THE 2-INCH DBH REPLACEMENT TREE REQUIREMENT MAY BE MET BY NATIVE SPECIES WITH A MINIMUM HEIGHT OF 10-FEET AND A MINIMUM DBH OF 1/2-INCHES AT TIME OF PLANTING.
5. THE REMOVAL OF A PALM SHALL BE REPLACED WITH (1) TREE AT 12-FEET OVERALL HEIGHT WITH A 2-INCH DBH.
6. THE EXISTING TREE LOCATIONS AND SIZES DBH's DEPICTED WITHIN THE LANDSCAPE PLAN SET ARE TAKEN FROM THE CERTIFIED SURVEY DATED JANUARY 23, 2025, PREPARED BY ALTAMAS SURVEYING, (407) 672-0200.
7. A CERTIFIED ARBORIST, NOT THE LANDSCAPE ARCHITECT IS RESPONSIBLE FOR ANY TREE EVALUATION REQUIRED BY THE JURISDICTION.
8. THE AREA WITHIN THE DRIP LINE OF EXISTING TREES AND/OR PALMS SCHEDULED TO REMAIN AND BE PROTECTED, SHALL BE UNDISTURBED, TREE PROTECTION ZONE (TPZ) DIMENSIONS TO CONFORM TO THE EXISTING LANDSCAPE ARCHITECT'S DESIGN. THE PROTECTION ZONE (TPZ) DIMENSIONS TO CONFORM TO THE EXISTING LANDSCAPE ARCHITECT'S DESIGN.



TYPICAL TREE PROTECTION DETAIL
NOT TO SCALE

NOTES:

SPECIFIED TREE ROOT BARRIERS ARE A MECHANICAL BARRIER AND ROOT DEFLECTOR TO PREVENT TREE ROOTS FROM DAMAGING HARDSCAPES AND LANDSCAPES, ASSEMBLED IN 2' LONG MODULES TO CREATE VARYING SIZES OF CYLINDERS FOR SURROUNDING ROOT BALLS (SURROUND PLANTING STYLE) OR FOR LINEAR APPLICATIONS DIRECTLY BESIDE A HARDSCAPE ADJACENT TO ONE SIDE OF THE TREES (LINEAR PLANTING STYLE).

A. MATERIALS

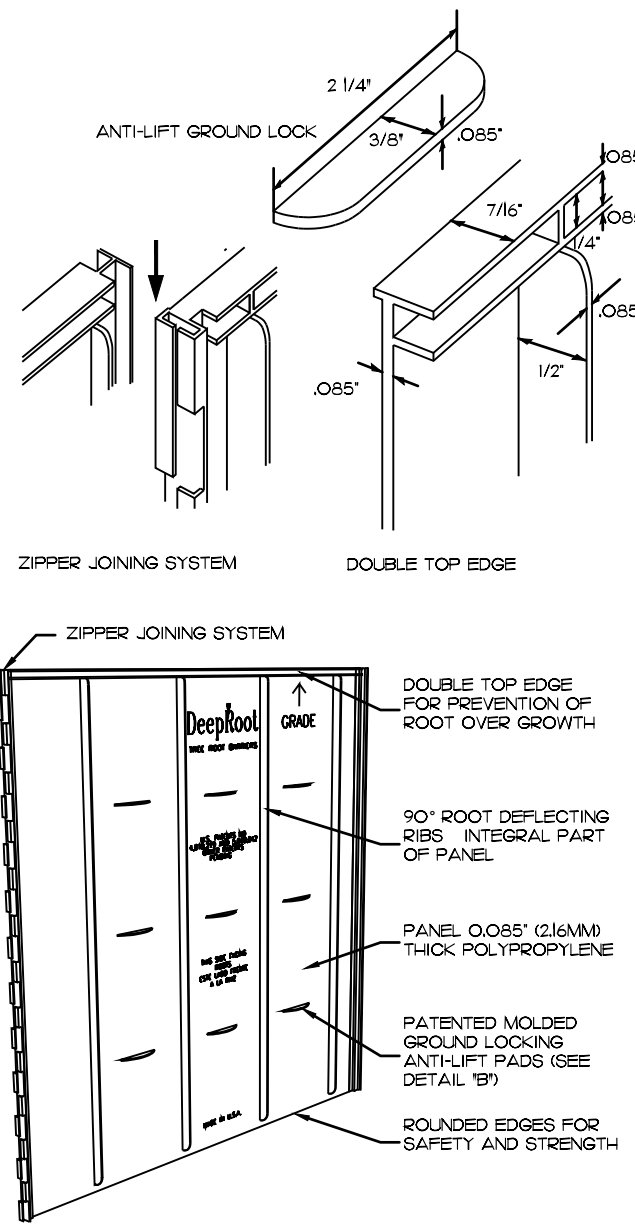
1. THE CONTRACTOR SHALL FURNISH AND INSTALL TREE ROOT BARRIERS AS SPECIFIED. THE TREE ROOT BARRIERS SHALL BE PRODUCT # LB 24-2 X LB 36-2 AND # LB 48-2 AS MANUFACTURED BY DEEP ROOT PARTNERS, LP, 345 LORTON AVE. #103, BURLINGAME, CA (800-458-7668), OR APPROVED EQUAL. THE BARRIER SHALL BE BLACK, INJECTION MOLDED PANELS OF 0.085" WALL THICKNESS IN MODULES 24" LONG BY 24" & 48" DEEP, MANUFACTURED WITH A MINIMUM 50% POST CONSUMER RECYCLED POLYPROPYLENE PLASTIC WITH ADDED ULTRAVIOLET INHIBITORS. RECYCLABLE. EACH PANEL SHALL HAVE:

B. CONSTRUCTION AND INSTALLATION

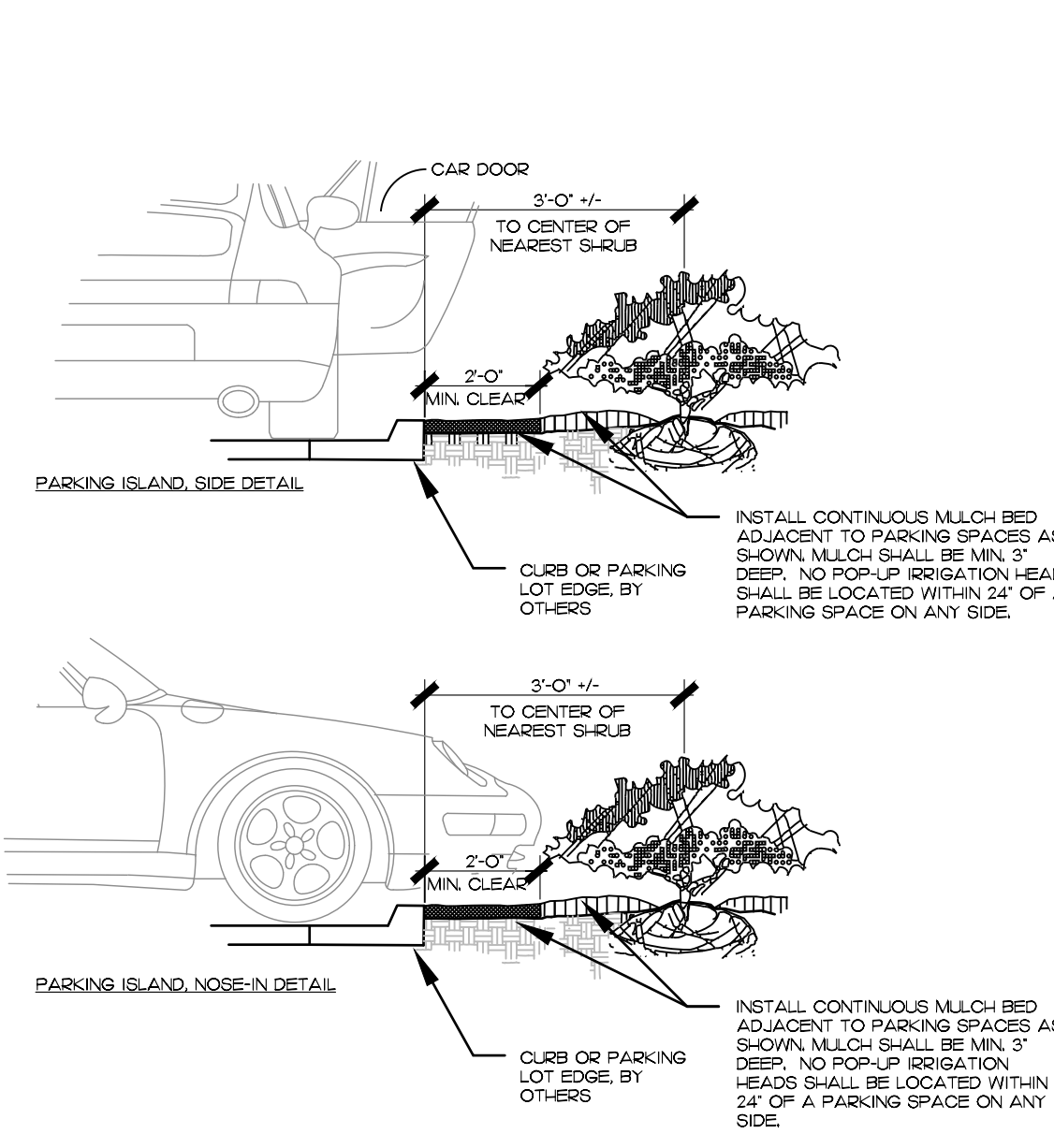
1. THE CONTRACTOR SHALL INSTALL THE TREE ROOT BARRIERS WITH THE NUMBER OF PANELS AND IN THE MANNER SHOWN ON THE DRAWINGS. THE VERTICAL ROOT DEFLECTING RIBS SHALL BE FACING INWARDS TO THE ROOT BALL AND THE TOP OF THE DOUBLE EDGES SHALL BE 1/2" ABOVE GRADE. EACH OF THE REQUIRED NUMBER OF PANELS SHALL BE CONNECTED TO FORM A CIRCLE AROUND THE ROOT BALL OR WHERE SPECIFIED JOINED IN A LINEAR FASHION AND PLACED ALONG THE ADJACENT HARDSCAPE. ALL STREET TREES WITH TRUNKS CLOSER THAN 4' FT. TO PAVED SURFACES SHALL BE PLANTED WITH ROOT BARRIER BETWEEN THE ROOT BALL AND PAVING. PLANTINGS WITHIN TREE WELLS REQUIRE ROOT BARRIERS ALONG ALL SIDES OF THE TREE WELL.

2. EXCAVATION AND SOIL PREPARATION SHALL CONFORM TO THE DRAWINGS.

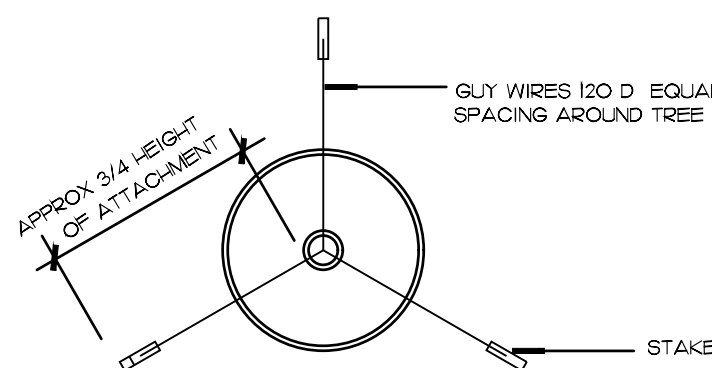
3. THE TREE ROOT BARRIERS SHALL BE BACKFILLED ON THE OUTSIDE WITH 3/4" TO 1 1/2" GRAVEL OR CRUSHED ROCK AS SHOWN ON THE DRAWINGS. NO GRAVEL BACKFILL IS REQUIRED FOR A LINEAR PLANTING.



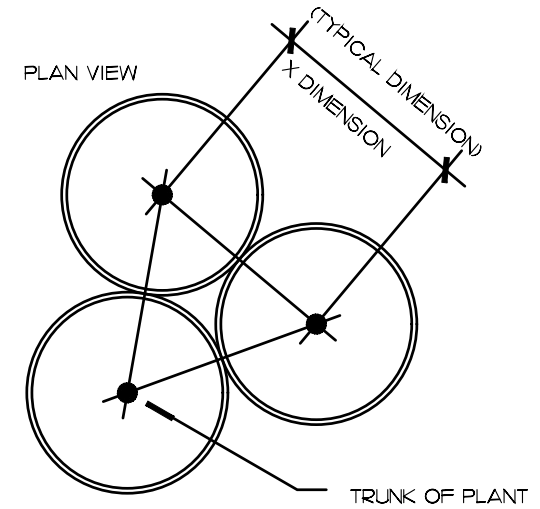
TYPICAL ROOT BARRIER INSTALLATION
NOT TO SCALE



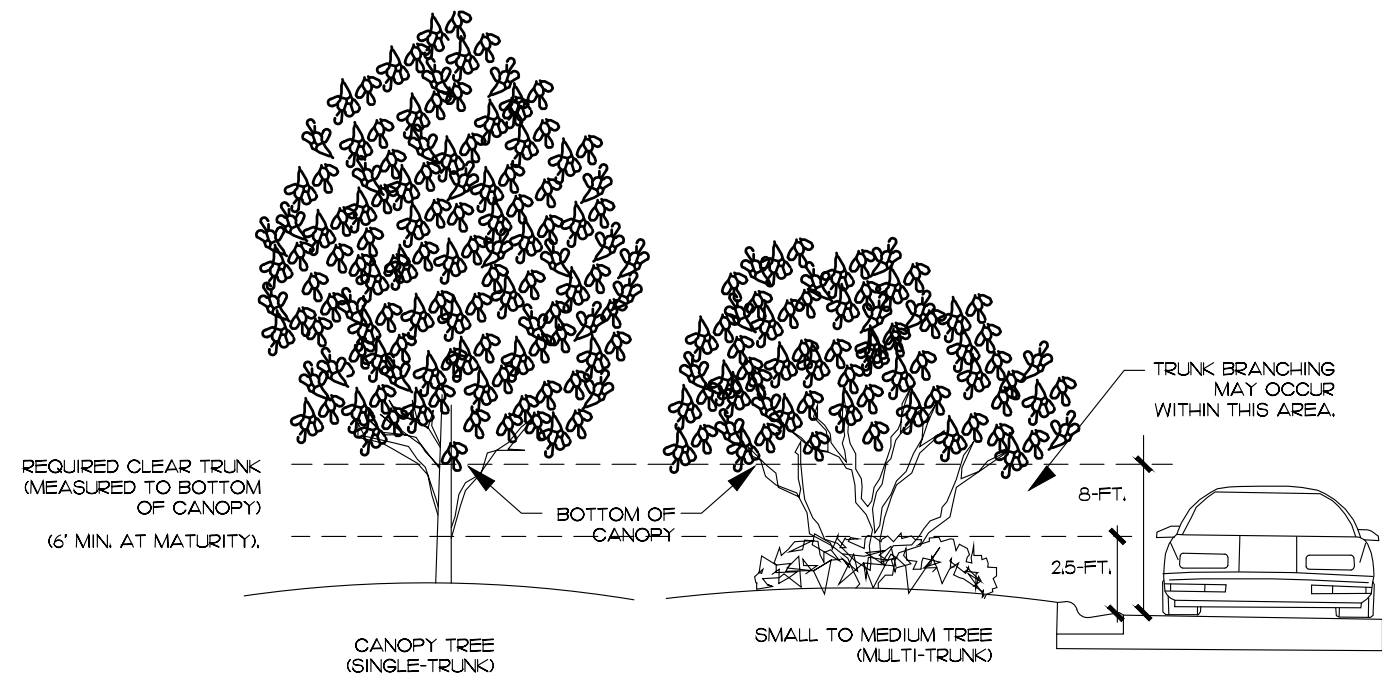
PARKING SPACE/CURB PLANTING
NOT TO SCALE



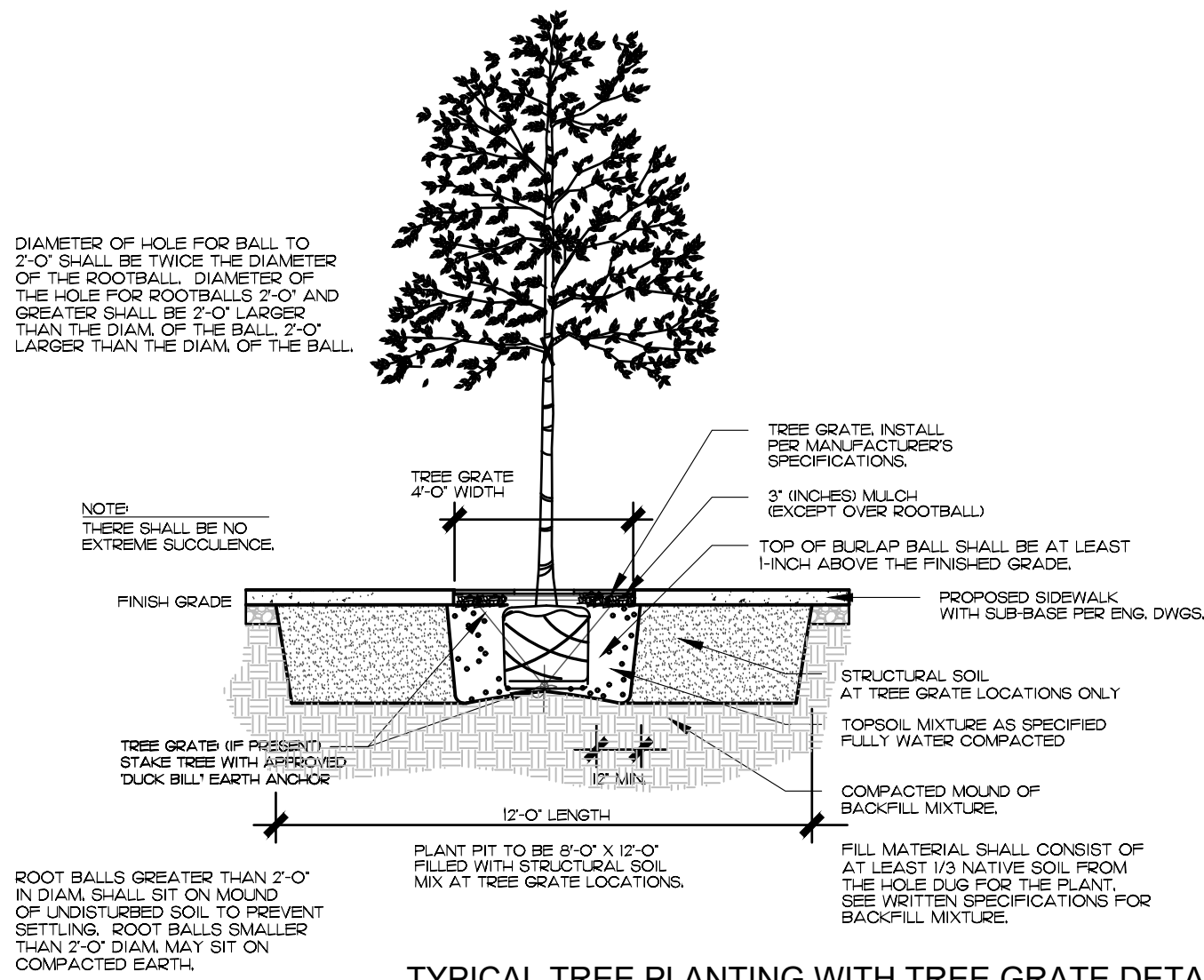
TYPICAL TREE GUYING DETAIL
NOT TO SCALE



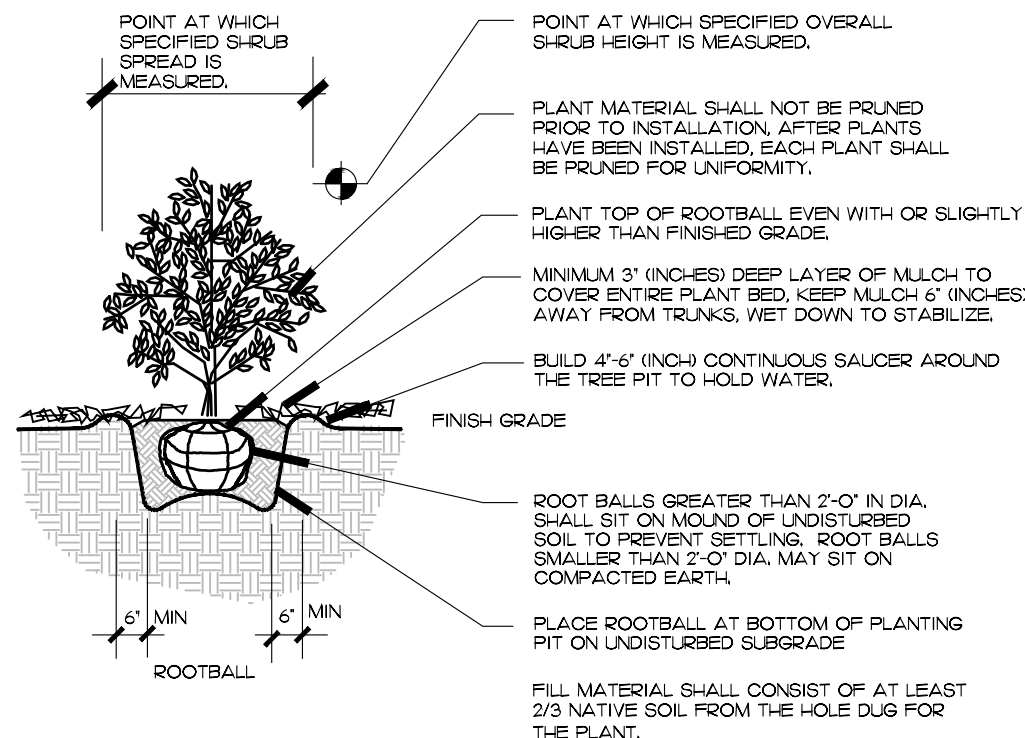
TYPICAL PLANT SPACING DETAIL
NOT TO SCALE



CLEAR TRUNK WITHIN SIGHT TRIANGLE DETAIL
NOT TO SCALE



TYPICAL TREE PLANTING WITH TREE GRATE DETAIL
NOT TO SCALE



TYPICAL SHRUB/ GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

655.962 LIGHTING, MIRRORS, LANDSCAPING.

(1) EACH OPERATOR, OR OTHER PERSON RESPONSIBLE FOR AN AUTOMATED TELLER MACHINE PURSUANT TO SS. 655.960-655.965, SHALL PROVIDE LIGHTING DURING THE HOURS OF DARKNESS WITH RESPECT TO AN OPEN AND OPERATING AUTOMATED TELLER MACHINE AND ANY DEFINED PARKING AREA, ACCESS AREA, AND THE EXTERIOR OF AN ENCLOSED AUTOMATED TELLER MACHINE INSTALLATION, AS FOLLOWS:

(A) THERE SHALL BE A MINIMUM OF 10 CANDLEFOOT POWER AT THE FACE OF THE AUTOMATED TELLER MACHINE AND EXTENDING IN AN UNOBSTRUCTED DIRECTION OUTWARD 5 FEET;
(B) THERE SHALL BE A MINIMUM OF 2 CANDLEFOOT POWER WITHIN 50 FEET IN ALL UNOBSTRUCTED DIRECTIONS FROM THE FACE OF THE AUTOMATED TELLER MACHINE. IF THE AUTOMATED TELLER MACHINE IS LOCATED WITHIN 10 FEET OF THE CORNER OF THE BUILDING AND THE AUTOMATED TELLER MACHINE IS GENERALLY ACCESSIBLE FROM THE ADJACENT SIDE, THERE SHALL BE A MINIMUM OF 2 CANDLEFOOT POWER ALONG THE FIRST 40 UNOBSTRUCTED FEET OF THE ADJACENT SIDE OF THE BUILDING.
(C) THERE SHALL BE A MINIMUM OF 2 CANDLEFOOT POWER IN THAT PORTION OF THE DEFINED PARKING AREA WITHIN 60 FEET OF THE AUTOMATED TELLER MACHINE.

(2) THE OPERATOR SHALL PROVIDE REFLECTIVE MIRRORS OR SURFACES AT EACH AUTOMATED TELLER MACHINE WHICH PROVIDE THE CUSTOMER WITH A REAR VIEW WHILE THE CUSTOMER IS ENGAGED IN USING THE AUTOMATED TELLER MACHINE.

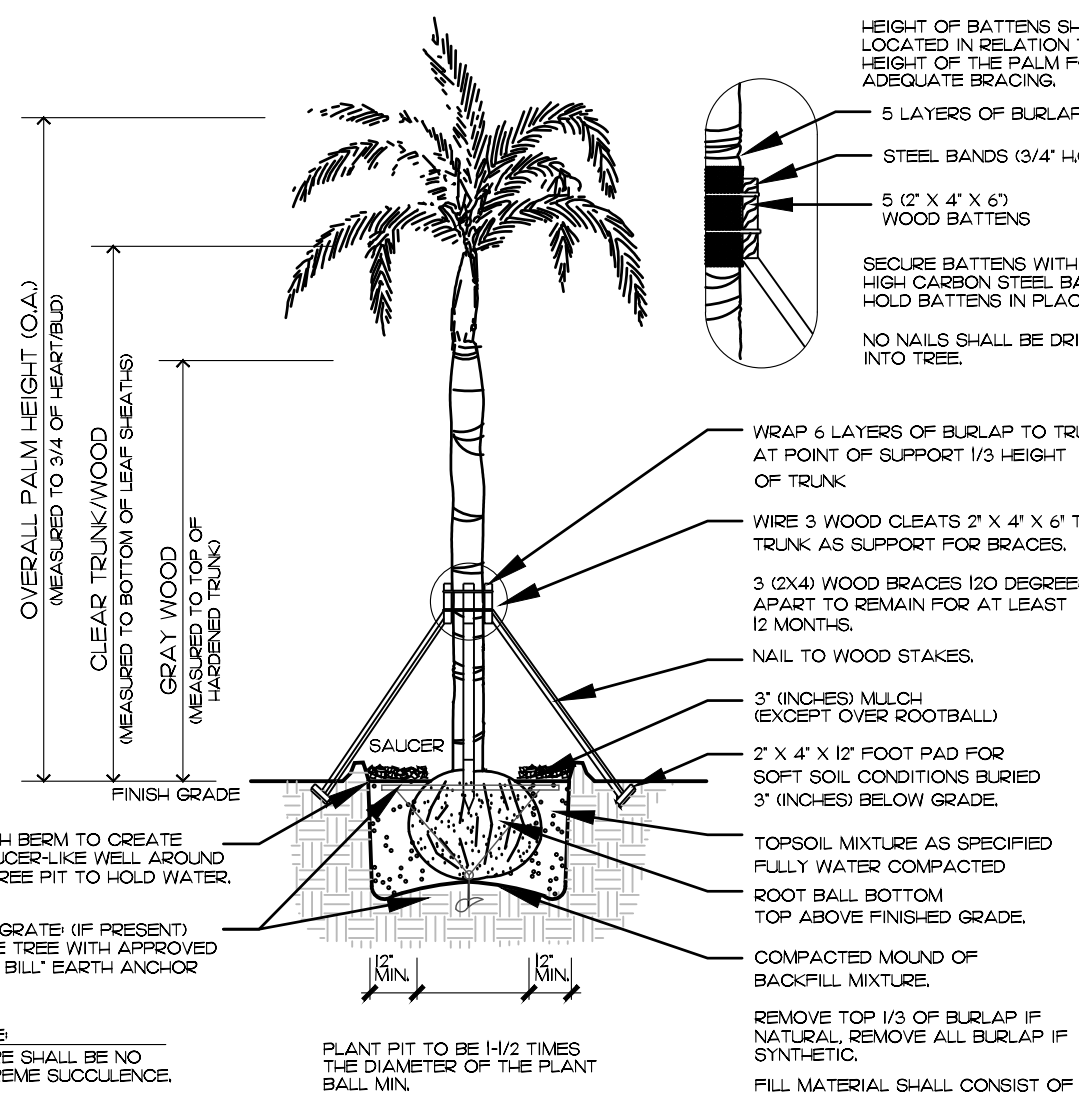
(3) THE OPERATOR, OR OTHER PERSON RESPONSIBLE PURSUANT TO SS. 655.960-655.965 FOR AN AUTOMATED TELLER MACHINE, SHALL ENSURE THAT THE HEIGHT OF ANY LANDSCAPING, VEGETATION, OR OTHER PHYSICAL OBSTRUCTIONS IN THE AREA REQUIRED TO BE LIGHTED PURSUANT TO SUBSECTION (1) FOR ANY OPEN AND OPERATING AUTOMATED TELLER MACHINE SHALL NOT EXCEED (3) FEET, EXCEPT THAT TREES TRIMMED TO A HEIGHT OF 10 FEET AND WHOSE DIAMETERS ARE LESS THAN (2) FEET AND MANMADE PHYSICAL OBSTRUCTIONS REQUIRED BY STATUTE, LAW, CODE, ORDINANCE, OR OTHER GOVERNMENTAL REGULATION SHALL NOT BE AFFECTED BY THIS SUBSECTION.

655.965 PREEMPTION, PROHIBITION.

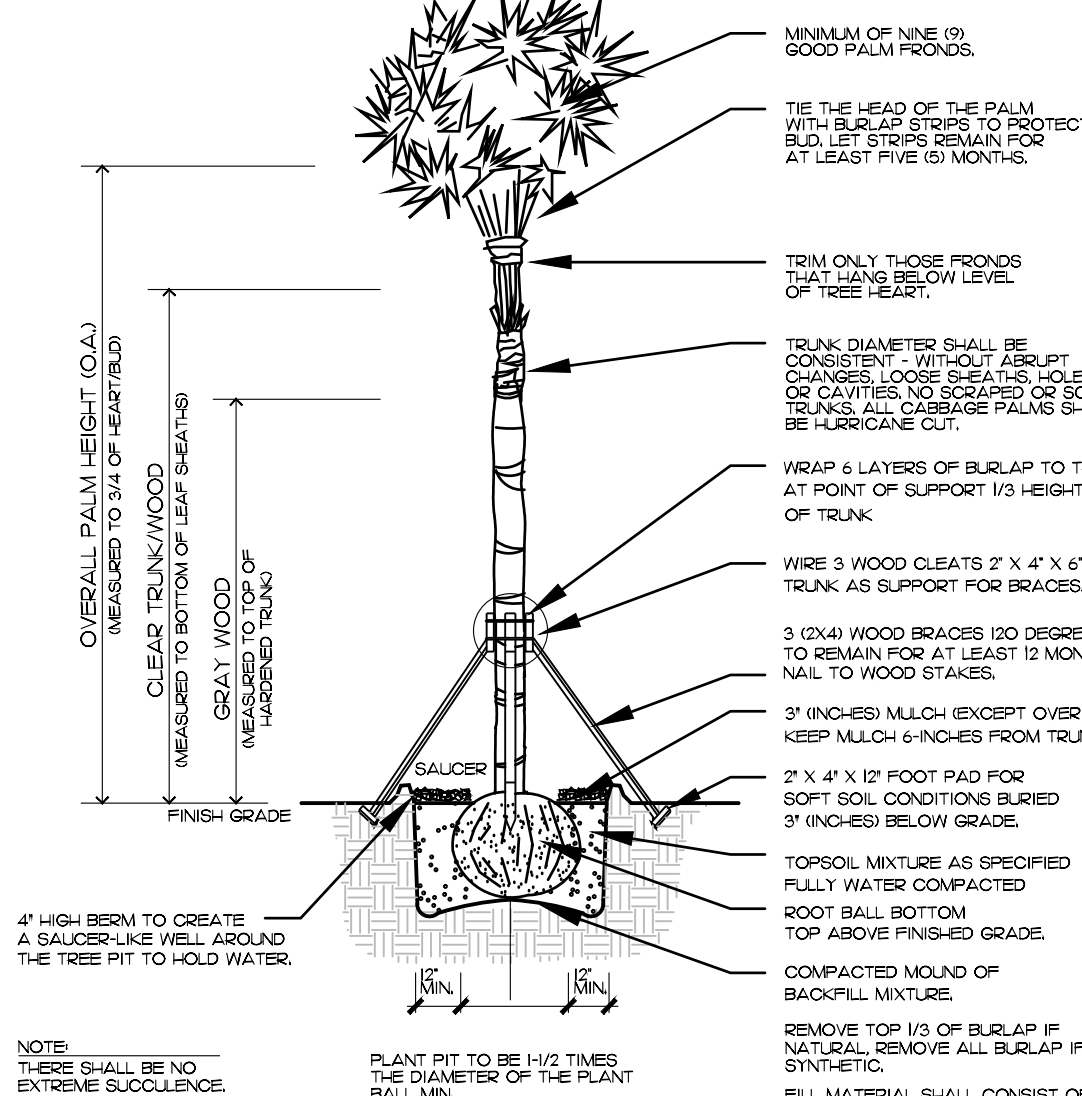
EXCEPT AS EXPRESSLY PROVIDED, THE PROVISIONS OF THIS SECTION AND SS. 655.960-655.964 SUPERSEDE AND PREEMPT ALL RULES, REGULATIONS, CODES, OR ORDINANCES OF ANY CITY, COUNTY, MUNICIPALITY, OR OTHER POLITICAL SUBDIVISION OF THIS STATE, AND OF ANY LOCAL AGENCY REGARDING CUSTOMER SAFETY AT AUTOMATED TELLER MACHINES LOCATED IN THIS STATE.

FLORIDA STATE STATUTES

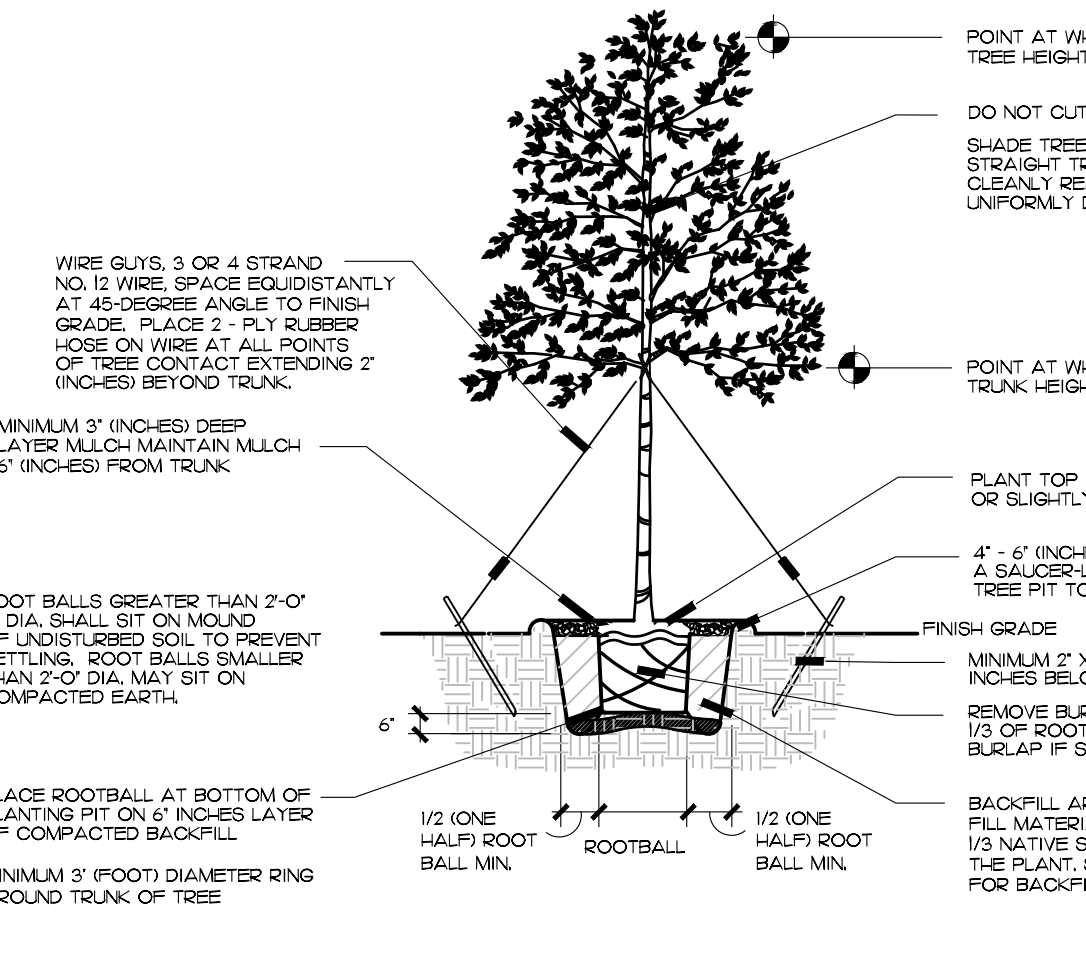
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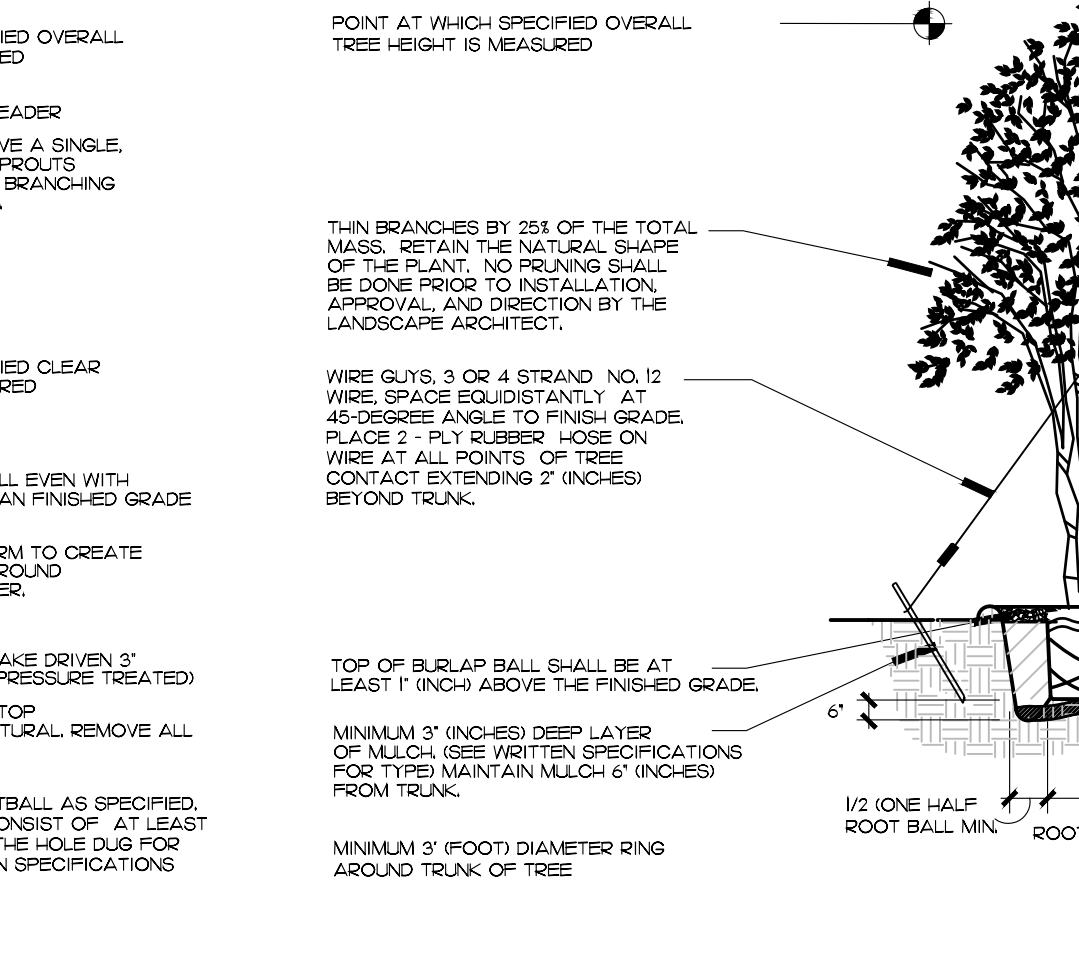
TYPICAL PALM PLANTING DETAIL
NOT TO SCALE



TYPICAL PALM PLANTING DETAIL
NOT TO SCALE



TYPICAL TREE PLANTING DETAIL
NOT TO SCALE



TYPICAL IRREGULAR/MULTI-TRUNK TREE PLANTING DETAIL
NOT TO SCALE

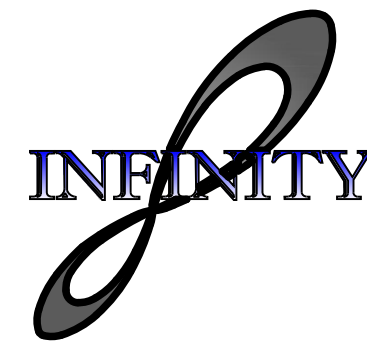
Bank of America Miami Beach

1414 ALTON ROAD
MIAMI BEACH, FL 33139

SERIAL NUMBER
(BANKING CENTER): FL7-515
NRSP VERSION: 2.0
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United States
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www.jegroup.net

Cert. of Auth. No. 27889

Date	Description
06/22/2025	FIRST SUBMITTAL - DRB24-1061
08/24/2025	FINAL SUBMITTAL - DRB24-1061

Seal / Signature

PATRICK D. CUNNINGHAM
FL REG. NO. LA0001669

Digitally signed by Patrick D.

Cunningham

DN: c=US, sn=Cunningham,

givenName=Patrick D,

email=p-cunningham.llc@gmail,

com, cn=Patrick D.

Cunningham

Date: 2025.08.22 14:53:08

+04'00

DATE

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Project Name

MIAMI BEACH

Project Number

10-1316.00

Description

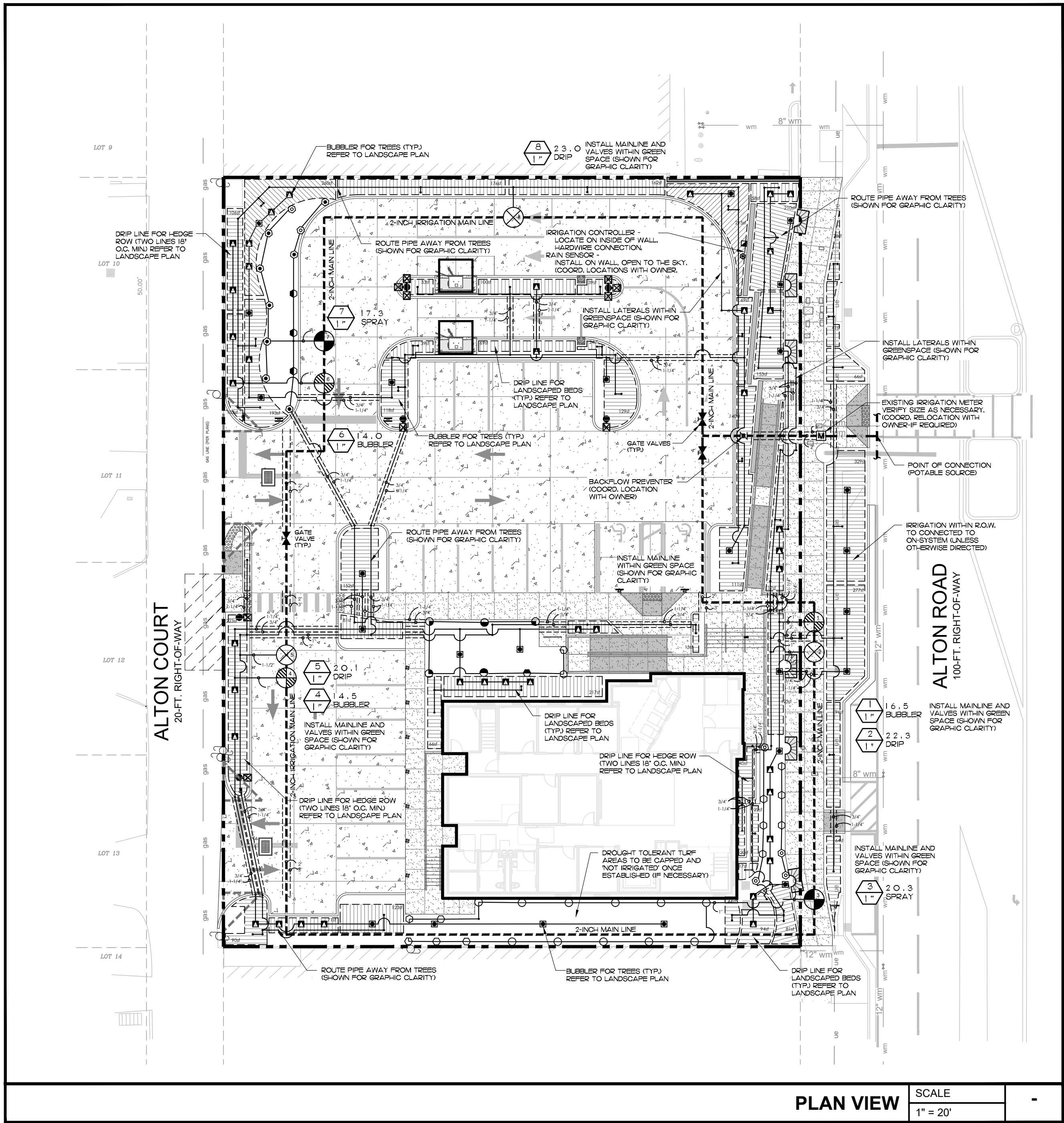
LANDSCAPE DETAILS

Scale

As indicated

NOTE: DRAWINGS NOT TO SCALE ON 11" X 17" SHEETS

LP03.01



Irrigation Legend

PLEASE NOTE: ALL IRRIGATION SPRAY HEADS TO BE 30 PSI REGULATED 6" POP-UP, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.

HUNTER PROS-06-PRS30 5' STRIP SPRAY
▲ LCS • 0.65 GPM
▲ RCS • 0.65 GPM
▲ SST • 1.20 GPM

HUNTER PROS-06-PRS30 4' RADIUS
● H • 0.45 GPM

HUNTER PROS-06-PRS30 6' RADIUS
■ Q • 0.51 GPM
■ H • 0.96 GPM

HUNTER PROS-06-PRS30 8' RADIUS
○ Q • 0.24 GPM
○ H • 0.47 GPM
○ F • 0.97 GPM

HUNTER PROS-06-PRS30 10' RADIUS
● Q • 0.42 GPM
● H • 0.86 GPM
● F • 1.57 GPM

HUNTER PROS-06-PRS30 12' RADIUS
○ Q • 0.67 GPM
○ H • 1.30 GPM
○ F • 2.70 GPM

HUNTER PROS-06-PRS30 15' RADIUS
● Q • 0.97 GPM
● H • 1.69 GPM
● F • 3.75 GPM

HUNTER PROS-06-PRS30 ADJ.
○ 5 • 1.76 GPM
○ 10 • 2.00 GPM
○ 12 • 2.52 GPM
○ 15 • 3.72 GPM
○ 17 • 4.60 GPM

HUNTER PCB FLOOD BUBBLER, 1/2" FIPT.
■ 50 • 0.50 GPM
■ 10 • 1.00 GPM

HUNTER MP2000i ROTOR 13' - 21' RADIUS
○ Q 17 • 0.38 GPM
○ H 17 • 0.64 GPM
○ T 17 • 0.98 GPM
○ F 17 • 1.28 GPM

HUNTER MP3000i ROTATOR 22' - 30' RADIUS
○ Q 27 • 0.76 GPM
○ H 27 • 1.58 GPM
○ T 27 • 1.84 GPM
○ F 27 • 3.15 GPM

HUNTER MP3500i ROTATOR 31' - 35' RADIUS
○ Q 34 • 1.13 GPM
○ H 34 • 2.24 GPM
○ T 34 • 2.84 GPM

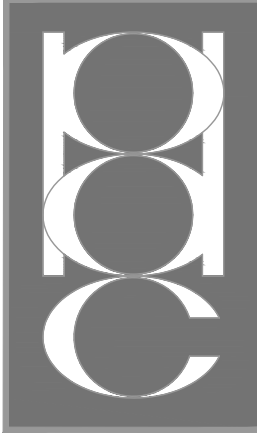
AREA TO RECEIVE DRIPLINE
HUNTER PLD-10-12 (18)
IN-LINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH BUILT-IN CHECK VALVE, 1.0 GPH EMITTERS AT 12.0" O.C. DRIPLINE LATERALS SPACED AT 18.0" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN, UV RESISTANT.
HUNTER PCZ-101-25
DRIP CONTROL VALVE KIT, 1" PGV GLOBE VALVE WITH 1" HYDRO FILTER SYSTEM, PRESSURE REGULATION (25PSI), FLOW RANGE: 0.5 GPM TO 15 GPM, 150 MESH STAINLESS STEEL SCREEN.
HUNTER PGV-101G
1" PLASTIC ELECTRIC REMOTE CONTROL VALVE, FOR RESIDENTIAL/LIGHT COMMERCIAL USE, FEMALE NPT INLET/OUTLET, GLOBE CONFIGURATION, WITH FLOW CONTROL.
MATCO-NORCA 514TX
1/2"-4" BRASS GATE VALVE, FULL PORT, WITH SOLID WEDGE, IPS, CROSS HANDLE, SAME SIZE AS MAINLINE PIPE.
FEBCO 825Y 1-1/2"
REDUCED PRESSURE BACKFLOW PREVENTER
HUNTER IC-1800-PL-R
MODULAR CONTROLLER, 18 STATIONS, OUTDOOR MODEL, PLASTIC CABINET, COMMERCIAL USE, WITH TWO ICM-600 MODULES INCLUDED
HUNTER WSS-SEN
WIRELESS SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER X-CORE AND ACC CONTROLLERS, INSTALL AS NOTED, INCLUDES GUTTER MOUNT BRACKET, MODULE NOT INCLUDED.
IRRIGATION SOURCE
3/4" METER • 28 GPM AT 60 PSI REQUIRED
IRRIGATION LATERAL LINE:
PVC CLASS 160 SDR 26
PVC CLASS 315 FOR 1/2" PIPE,
PVC CLASS 200 FOR 3/4" PIPE,
PVC CLASS 160 SDR 26 FOR 1" AND ABOVE.
PLEASE NOTE:
ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.
IRRIGATION MAINLINE:
PVC SCH-EDULE 40 IRRIGATION PIPE.
PIPE SLEEVE:
PVC SCH-EDULE 40
VALVE CALL OUT

Sleeve Size Schedule

PIPE SIZE	SLEEVE SIZE
3/4"	1-1/4"
1"	2"
1-1/4"	2-1/2"
1-1/2"	2-1/2"
2"	3"
2-1/4"	4"
3" - 4"	6"

PLEASE NOTE:
MULTIPLE ZONES OF (LIKE) NATURE MAY BE COMBINED TO CREATE A LARGER ZONE AS NECESSARY.

48 HOURS BEFORE DIGGING
CALL TOLL FREE
8-H
SUNSHINELOOM
NOTIFICATION CENTER



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■ landscape architecture
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pcunningham.LLC@gmail.com

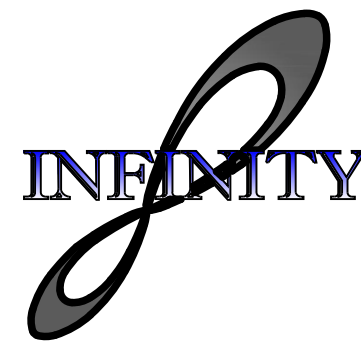
Bank of America Miami Beach

1414 ALTON ROAD
MIAMI BEACH, FL 33139

SERIAL NUMBER
(BANKING CENTER): FL7-515
NRSP VERSION: 2.0
BULLETIN: 0X/2024

Gensler

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Fax 312.456.0124



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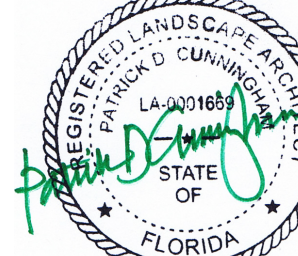
Tel 813.434.4770
Fax 813.445.4211
www.iegroup.net
Cert. of Auth. No. 27889

Date	Description
06/22/2025	FIRST SUBMITTAL - DRB24-1061
08/24/2025	FINAL SUBMITTAL - DRB24-1061

Seal / Signature

PATRICK D. CUNNINGHAM
FL REG. NO. LA0001669

Digitally signed by Patrick D.
Cunningham
DN: c=US, sn=Cunningham,
givenName=Patrick D.,
email=pcunningham.LLC@gmail.
com, cn=Patrick D. Cunningham
Date: 2025.08.22 14:53:24
-04'00



DATE
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Project Name

MIAMI BEACH

Project Number

10-1316.00

Description

IRRIGATION PLAN

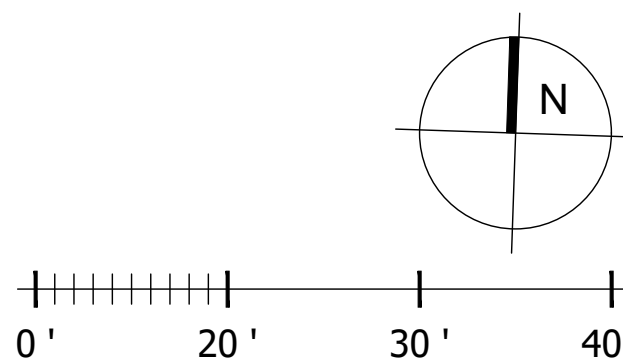
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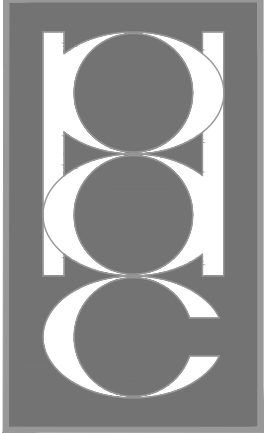
As indicated
NOTE: DRAWINGS NOT TO SCALE ON 11" X 17" SHEETS

IR01.01

NOTE: DRAWINGS NOT TO SCALE ON 11" X 17" SHEETS

SCALE:





PATRICK D.
CUNNINGHAM, LLC
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■ landscape architecture
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Sarasota, FL 34234
O: 941.351.8915
pcunningham.LLC@gmail.com

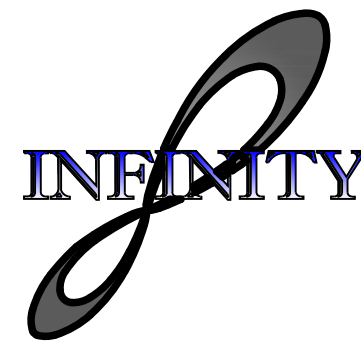
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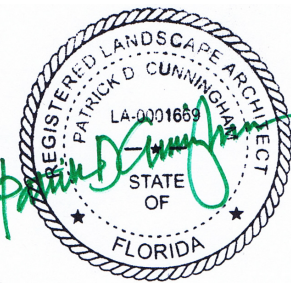
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Date	Description
06/22/2025	FIRST SUBMITTAL - DRB24-1061

Seal / Signature

PATRICK D. CUNNINGHAM
FL REG. NO. LA0001669

Digitally signed by Patrick D.
Cunningham
DN: c=US, sn=Cunningham,
givenName=Patrick D.,
email=pcunningham.llc@gmail.c
om, cn=Patrick D. Cunningham
'Date: 2025.08.22 14:53:39 -04'00



DATE

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Project Name

MIAMI BEACH

Project Number

10-1316.00

Description

IRRIGATION DETAILS

Scale

As indicated
NOTE: DRAWINGS NOT TO SCALE ON 11" X 17" SHEETS

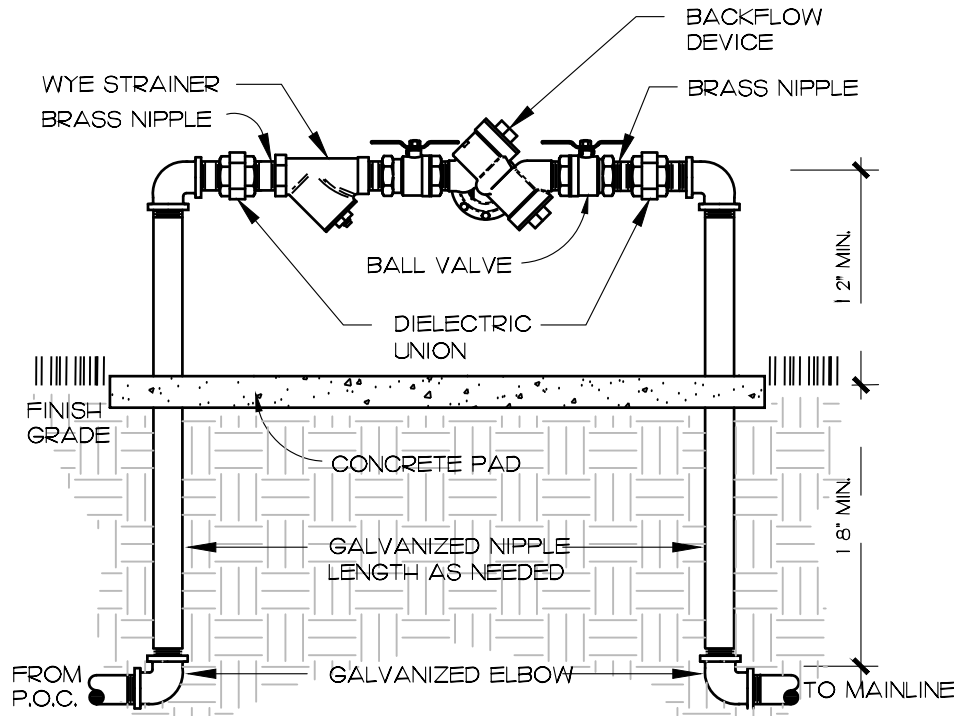
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General Notes

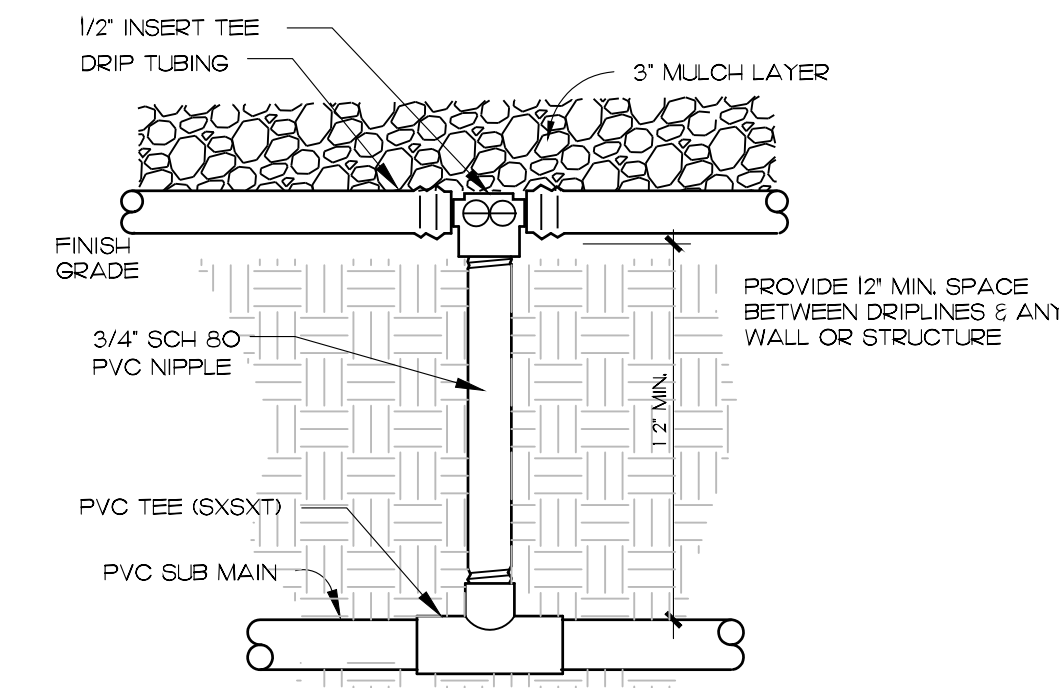
- IRRIGATION SYSTEM DESIGN REQUIREMENTS: 28 GPM @ A 55 PSI AT THE POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY THE AVAILABLE GPM AND PSI PRIOR TO INSTALLATION OF THE SYSTEM.
- DO NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT CONDITIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN PROCESS, SUCH AS OBSTRUCTIONS, GRADE DIFFERENCES, WATER LEVELS, DIMENSIONAL DIFFERENCES, ETC. REFER TO THE LANDSCAPE PLAN TO AVOID CONFLICTS WITH PROPOSED TREES OR SHRUBS.
- PIPING MAY SOMETIMES BE INDICATED AS BEING LOCATED IN UNLIKELY AREAS, I.E. UNDER BUILDINGS OR PAVEMENT, OUTSIDE OF PROPERTY LINES, IN LAKES OR DITCHES, ETC. THIS IS DONE FOR GRAPHIC CLARITY ONLY. WHENEVER POSSIBLE, PIPING IS TO BE INSTALLED IN PVIOUS AREAS.
- ALL COMPONENTS ARE SHOWN AND/OR DEPICTED ON THE PLAN SHEETS REPRESENT APPROXIMATE LOCATIONS ONLY, AND ARE FOR CLARIFICATION PURPOSES. THE FINAL LOCATION OF ALL COMPONENTS SHALL BE SUBJECT TO APPROVAL BY THE OWNER AND/OR OWNER'S REPRESENTATIVE.
- DO NOT SCALE PLAN FOR EXACT HEAD LOCATION. LOCATION OF ALL SPRINKLER HEADS SHALL BE SITE ADJUSTED TO MINIMIZE WATER OVERTHROW ONTO BUILDING SURFACES AND WALKWAYS. THROTTLE VALVES ON SPRAY ZONES AS REQUIRED TO PREVENT FOGGING.
- PIPE SIZES SHALL CONFORM TO THOSE ON THE DRAWINGS. SUBSTITUTING WITH SMALLER PIPE SIZES WILL NOT BE PERMITTED.
- ALL POP-UP SPRINKLER HEADS SHALL BE INSTALLED LEVEL AND FLUSH TO GRADE.
- MAIN LINE FITTINGS SHALL BE PVC SCH. 40 JOINT FITTINGS. PIPES PLACED IN SLEEVES SHALL BE SCH. 40 SOLVENT WELD PIPE WITH ADEQUATE RESTRAINTS. SLEEVE LOCATION ARE ACCOMPANIED WITH A 2' ELECTRICAL CHASE FOR THE CONTROL WIRING.
- MAINLINE IS TO BE INSTALLED WITH A MINIMUM OF 18-IN. DEPTH OF COVER. LATERAL LINES ARE TO BE INSTALLED WITH A MINIMUM OF 12' DEPTH OF COVER.
- UNLESS OTHERWISE INDICATED, ALL SLEEVES ARE TO BE PVC SCH. 40 AND TWO (2) NOMINAL SIZES LARGER THAN THE PIPE TO BE SLEEVED. FOR EXAMPLE THE SLEEVE FOR A 2-IN. PIPE SHALL BE 3-IN.
- INSTALL VALVES IN MULCHED BEDS AND/OR IN LOW TRAFFIC AREAS. ALL VALVES, FLUSH VALVES AND WIRE SPLICES SHALL BE INSTALLED IN RAIN BIRD WIDE FLANGED, STRUCTURAL FOAM "PLASTIC" VALVES BOXES
- THE BOTTOM AND SIDES OF THE VALVE BOXES SHALL BE LINED WITH LANDSCAPE FABRIC. INSTALL A 3-IN. DEEP BED OF GRAVEL ON THE LANDSCAPE FABRIC TO CREATE A DRAINAGE SUMP.
- INSTALL DRIP TUBING AT GRADE AND COVER WITH MULCH. TYPICAL SPACING FOR DRIP TUBING IS 18-IN. TO 24-IN. ON CENTER. SPACING TO BE DETERMINED BY PLANT LAYOUT. REFER TO LANDSCAPE PLAN. ANCHOR TUBING EVERY 7-FT. WITH 8-IN. LONG WIRE TUBING STAKES. INSTALL FLUSH VALVE ASSEMBLIES AT ALL TUBING "DEAD ENDS".
- EXACT CONTROLLER LOCATIONS SHALL BE COORDINATED WITH AN OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR THE CONNECTION FROM THE POWER SOURCE TO THE CONTROLLER(S). PER MANUFACTURER'S SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR HARD WIRING ALL ELECTRICAL SERVICE CONNECTIONS, AND SHALL RUN TWO (2) ADDITIONAL SETS OF WIRES IN EACH DIRECTION TO EACH END OF THE MAIN FOR FUTURE USE.
- AT EACH IRRIGATION CONTROLLER, INSTALL A "SECONDARY SURGE ARRESTER" TO THE INCOMING (120 VOLT) POWER SUPPLY (INTERMATIC #AG240) OR EQUAL).
- A WEATHER BASED SENSOR WITH INTERFACE SHALL BE CONNECTED TO IRRIGATION CONTROLLER. THE SENSOR SHALL ADJUST IRRIGATION PROGRAM BASED ON DAILY WEATHER READINGS. SENSOR SHALL BE INSTALLED TO MEET LOCAL CODES AND/OR MINIMUM MANUFACTURER'S RECOMMENDATIONS. OBSTRUCTIONS, VANDALISM AND EASE OF SERVICE SHALL BE CONSIDERED IN LOCATING THE DEVICE.
- IRRIGATION CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING ON REPRODUCIBLE PAPER DETAILING THE ACTUAL INSTALLATION OF THE IRRIGATION SYSTEM. THE AS-BUILT DRAWINGS SHALL LOCATE ALL MAIN LINE PIPING, CONTROL WIRES, WIRE SPLICES, SLEEVES AND VALVES BY SHOWING EXACT MEASUREMENTS FROM PERMANENT FEATURES (BUILDINGS, EDGES OF PAVEMENT, POWER POLES, FIRE HYDRANTS, ETC.). INCLUDE DEPTH OF COVER ON MAINLINE AND SLEEVES.
- NO PRODUCT SUBSTITUTIONS WILL BE PERMITTED WITHOUT THE WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE. IRRIGATION CONTRACTOR TO PROVIDE SUBMITTALS TO THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
- ANY OTHER EQUIPMENT REQUIRED THAT IS NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND LOCAL CODE.
- THE PROPOSED IRRIGATION IS TO TIE INTO THE EXISTING SYSTEM, WHICH WILL BE RETROFITTED TO PROVIDE 100% COVERAGE.
* * *
- IF RE-USE WATER IS USED FOR IRRIGATION, ALL EQUIPMENT IS TO BE SPECIFIED / MARKED AS SUCH IF REQUIRED BY THE JURISDICTION (PURPLE LATERALS, HEADS, ETC.)
- AN AUTOMATIC IRRIGATION SYSTEM TO BE PROVIDED THAT MEETS OR EXCEEDS THE FULL REQUIREMENTS OF THE LAND DEVELOPMENT REGULATIONS.
- THE OWNER WILL SUPPLY ALL PROPOSED PLANT MATERIAL WITH 100% IRRIGATION (AUTOMATIC) COVERAGE (WITH 50% OVERLAP MINIMUM) WITHIN TEN DAYS OF INITIAL INSTALLATION. THE CONTRACTOR SHALL MAKE ALL ADJUSTMENTS TO THE IRRIGATION SYSTEM TO INSURE 100% COVERAGE.

Additional Notes

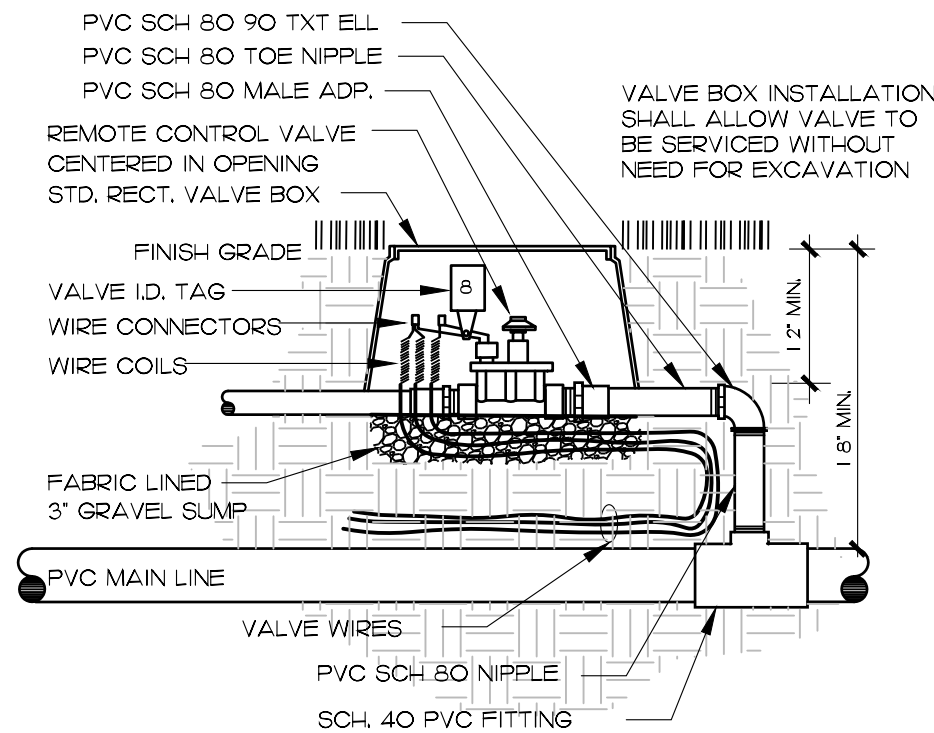
- AN AUTOMATIC IRRIGATION SYSTEM TO BE PROVIDED THAT MEETS OR EXCEEDS THE FULL REQUIREMENTS OF THE LAND DEVELOPMENT REGULATIONS.
- THE OWNER WILL SUPPLY ALL PROPOSED PLANT MATERIAL WITH 100% IRRIGATION (AUTOMATIC) COVERAGE (WITH 50% OVERLAP MINIMUM) WITHIN TEN DAYS OF INITIAL INSTALLATION. THE CONTRACTOR SHALL MAKE ALL ADJUSTMENTS TO THE IRRIGATION SYSTEM TO INSURE 100% COVERAGE.
- IF RE-USE WATER IS USED FOR IRRIGATION, ALL EQUIPMENT IS TO BE SPECIFIED / MARKED AS SUCH IF REQUIRED BY THE JURISDICTION (PURPLE LATERALS, HEADS, ETC.)
- IRRIGATION IS NOT REQUIRED WITHIN THE DRIPLINE OF THE EXISTING TREES. THE MAINLINE AND/OR LATERALS ARE NOT TO BE INSTALLED WITHIN THE DRIPLINE OF THE RETAINED TREES. IF UNAVOIDABLE, THE IRRIGATION LINES ARE TO BE HAND DUG WITHIN THE DRIPLINE AREA OF THESE TREES.



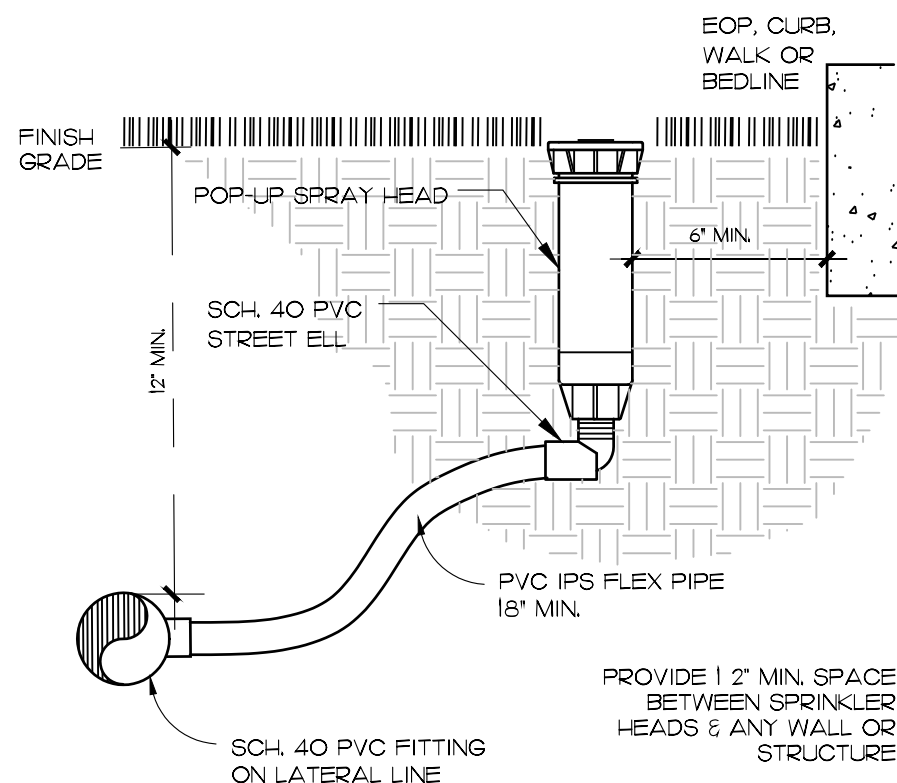
BACKFLOW PREVENTER
NOT TO SCALE



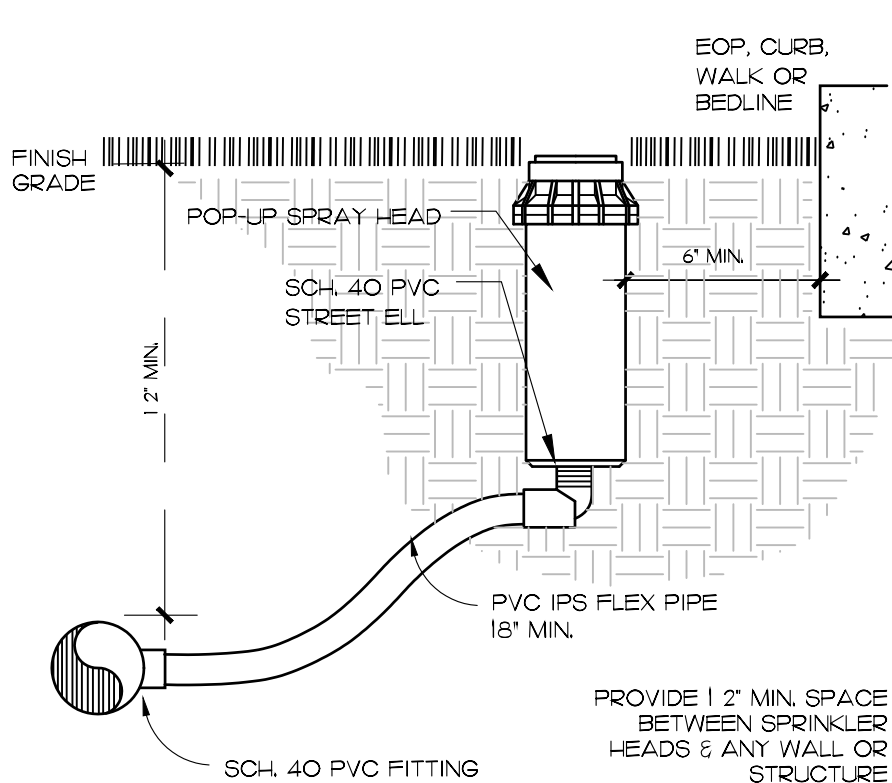
PVC - DRIP CONNECTION
NOT TO SCALE



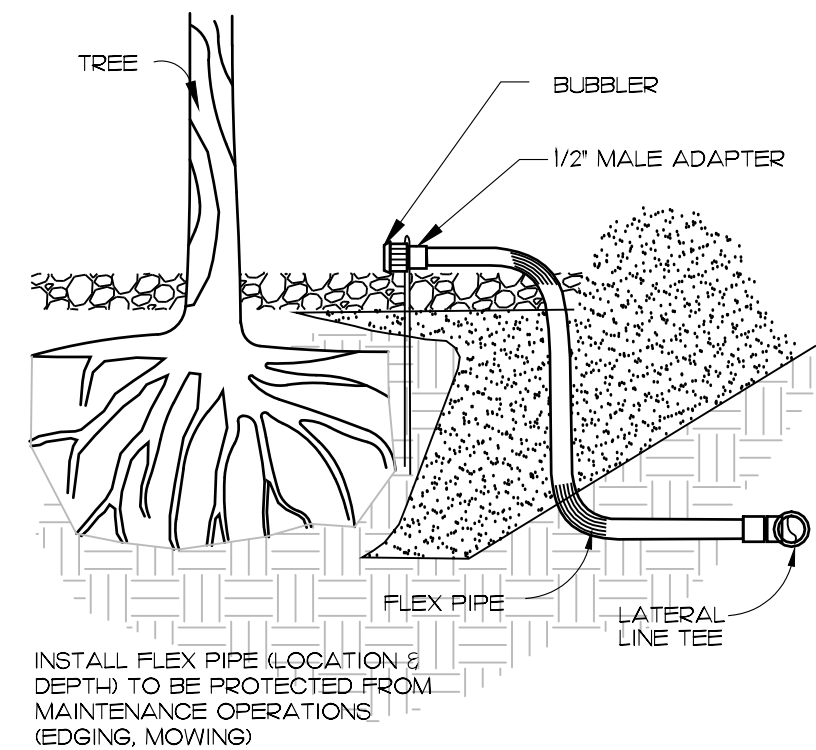
REMOTE CONTROL VALVE
NOT TO SCALE



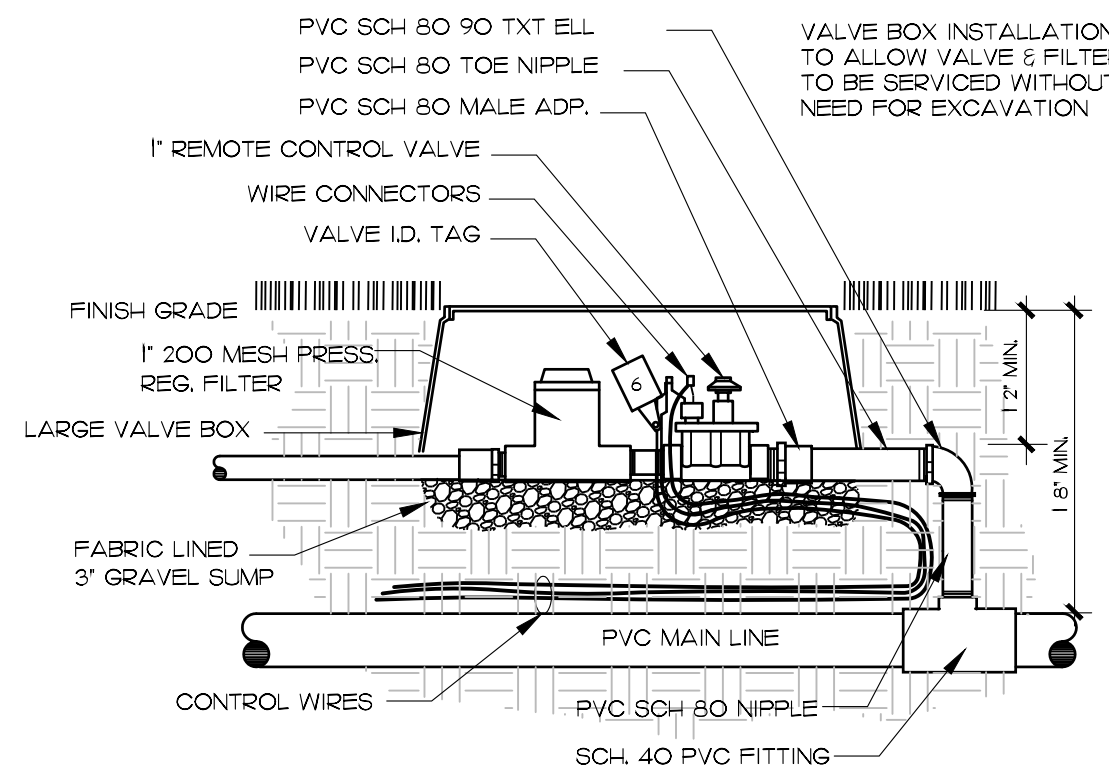
TURF SPRAY HEAD
NOT TO SCALE



TURF ROTOR HEAD
NOT TO SCALE



TREE BUBBLER
NOT TO SCALE



20 gpm DRIP ZONE CONTROL VALVE
NOT TO SCALE