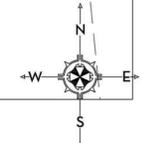




0 4 8 16 FEET  
SCALE: 1/8" = 1'-0"



MARIO F. NIEVERA

State of Florida  
Landscape Architect  
Registration No.  
6666856



SITE PLAN RENDERING  
**AMBASSA HOLDINGS, INC**

5860 NORTH BAY ROAD, MIAMI, FL

SCALE: 1/8" = 1'-0"

05 NOV 2018  
05 OCT 2018  
04 SEP 2018  
13 JUL 2018  
13 DEC 2017  
11 NOV 2017  
23 AUG 2017



NIEVERA WILLIAMS  
DESIGN

223 Sunset Avenue  
Suite 150  
Palm Beach, Florida 33480  
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F: 561-659-2113

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NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

0 1 4 8 16 FEET  
SCALE: 1/8" = 1'-0"

MARIO F. NIEVERA

State of Florida  
Landscape Architect  
Registration No.  
6666856



SCALE: 1/8" = 1'-0"

ELEVATION  
**AMBASSA HOLDINGS, INC.**  
5866 NORTH BAY ROAD, MIAMI, FL

05 NOV 2018  
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11 DEC 2017



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EAST ELEVATION- EXTERIOR VIEW  
SCALE: 1/8" = 1'-0"



EAST ELEVATION- INTERIOR VIEW  
SCALE: 1/8" = 1'-0"

0 1 4 8 16 FEET  
SCALE: 1/8" = 1'-0"

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ELEVATION  
**AMBASSA HOLDINGS, INC**  
5860 NORTH BAY ROAD, MIAMI, FL

SCALE: 1/8" = 1'-0"

05 NOV 2018  
05 OCT 2018  
04 SEP 2018  
12 JUL 2018  
11 DEC 2017



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**E2**

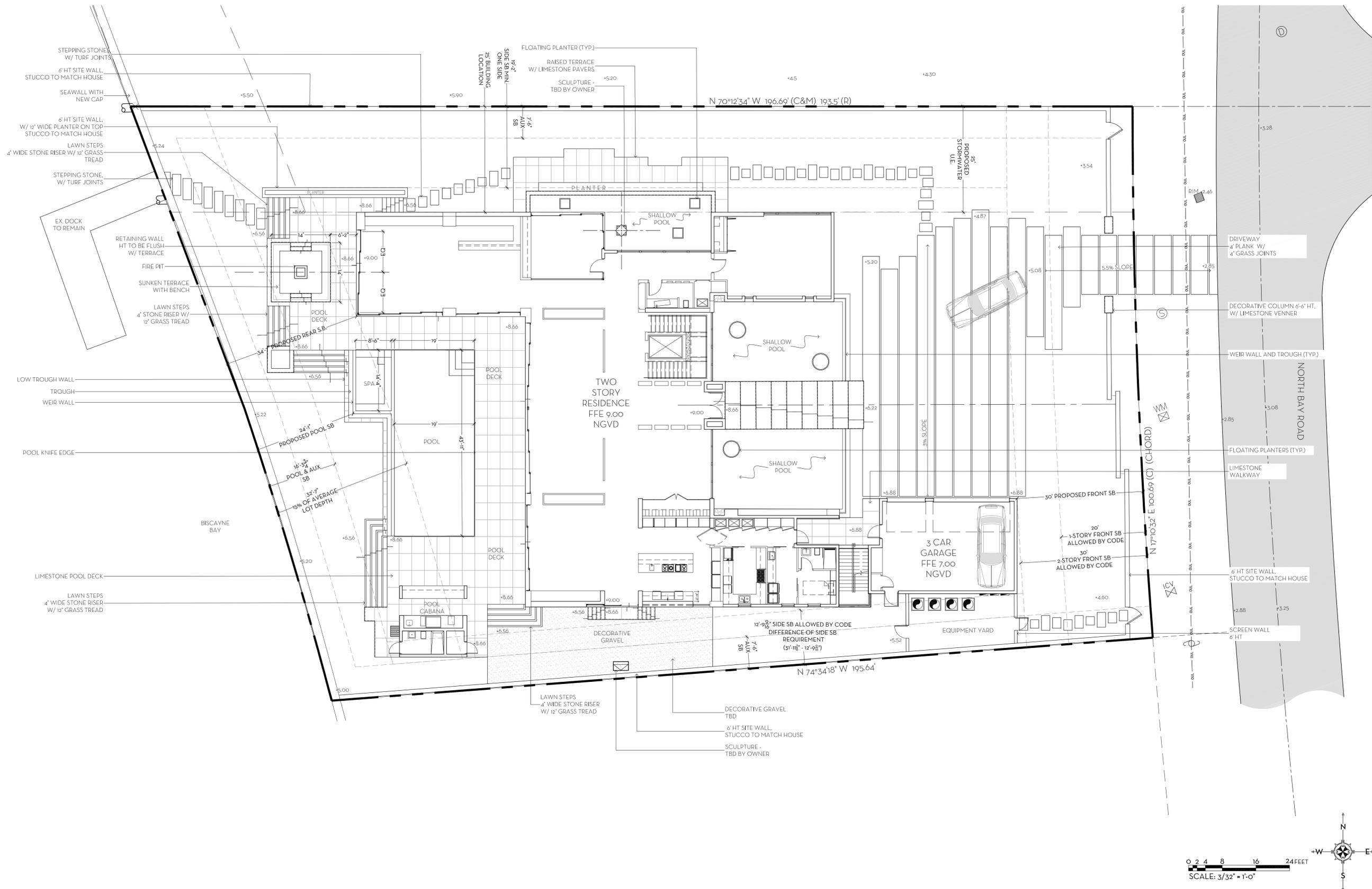
**REAR YARD SETBACK CALCULATIONS: FRONT SETBACK SITE CALCULATIONS:**

REAR YARD AREA = 4,786 SQ FT

REAR YARD AREA = 3,805 SQ FT

MINIMUM LANDSCAPE:  
 REQUIRED = 3,350 SQ FT 70%  
 PROPOSED = 3,493 SQ FT 72%

MINIMUM LANDSCAPE:  
 REQUIRED = 76 SQ FT 02%  
 PROPOSED = 3,147 SQ FT 82%



MARIO F. NIEVERA

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 6666856



HARDSCAPE PLAN  
**AMBASSA HOLDINGS, INC**  
 5860 NORTH BAY ROAD, MIAMI, FL

SCALE: 3/32" = 1'-0"

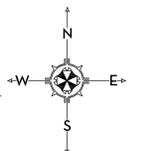
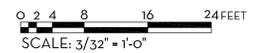
05 NOV 2018  
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 13 JUL 2018  
 13 DEC 2017  
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LANDSCAPE PLAN  
**AMBASSA HOLDINGS, INC**

5860 NORTH BAY ROAD, MIAMI, FL

05 NOV 2018  
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04 SEP 2018  
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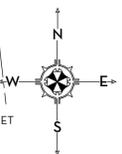
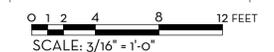
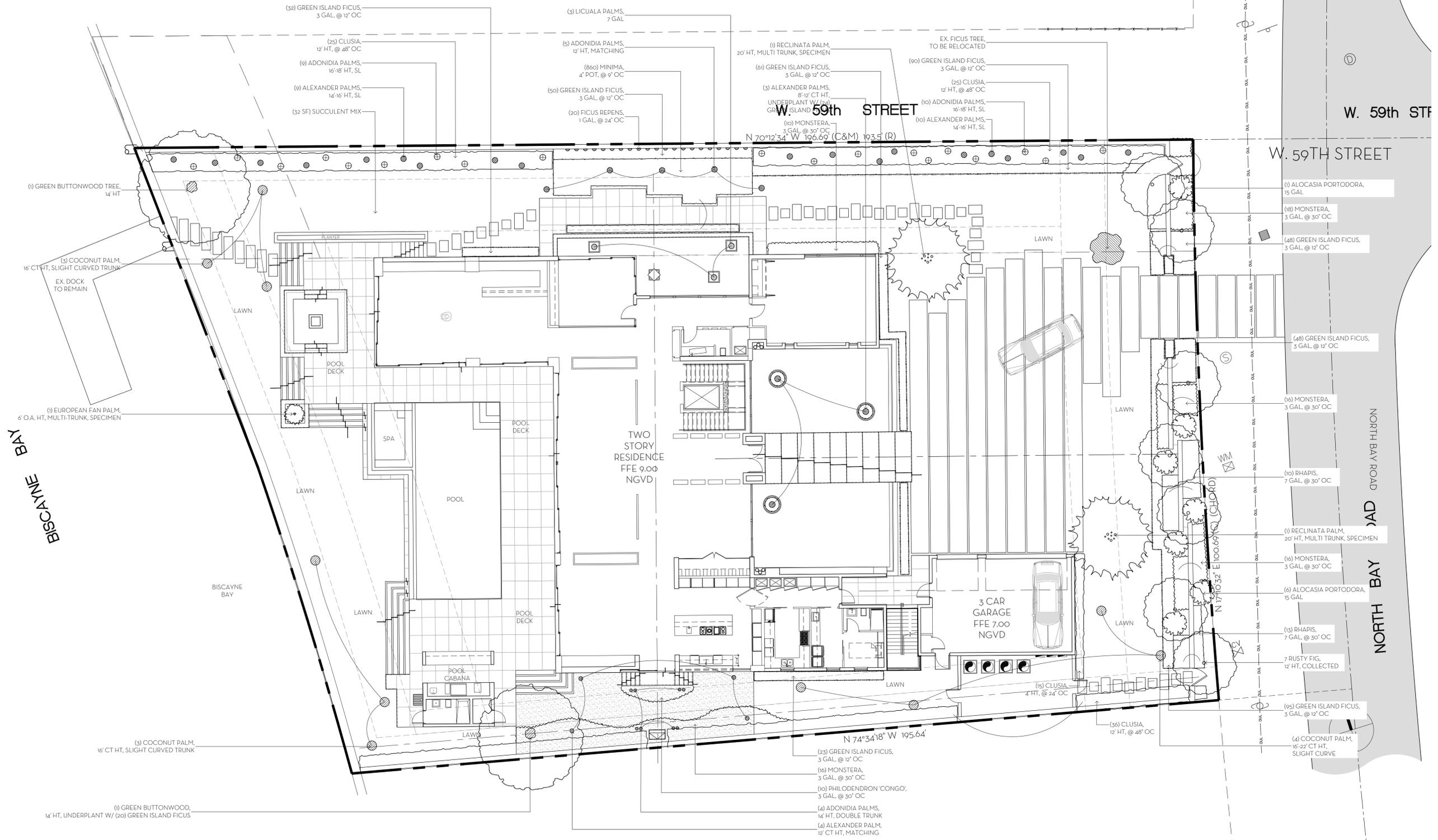
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DESIGN

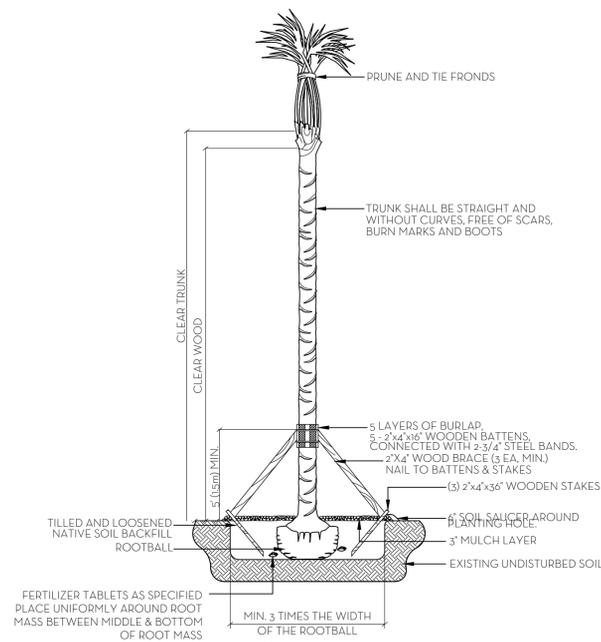
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**LP1**

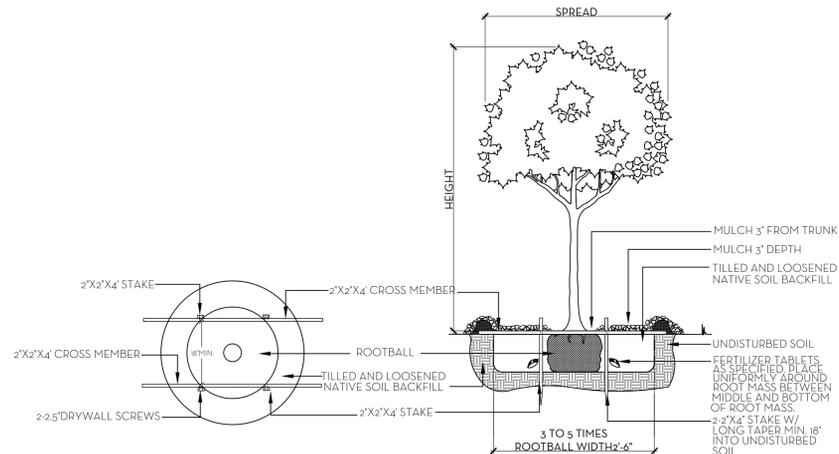
SCALE: 3/16" = 1'-0"





NOTES:

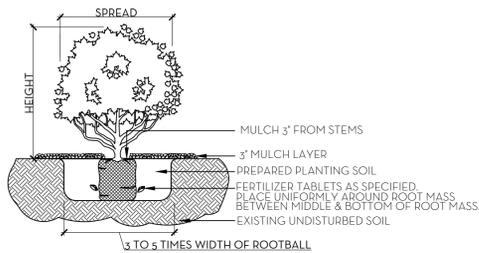
1. ALL WOOD SHALL BE SPRUCE OR PINE-NOT PRESSURE TREATED.
2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
3. REMOVE ALL STRING & OR WIRE WRAPPED AROUND TRUNK.
4. REMOVE ALL STRAPS, ROPES, WIRE, & OR STRINGS USED TO LIFT THE ROOTBALL.
5. REMOVE ALL BURLAP & OR WIRE FROM THE TOP OF THE ROOT BALL.
6. TOP OF ROOTBALL TO BE SET 2" BELOW FINISH SURROUNDING FINISH GRADE.



NOTE: ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

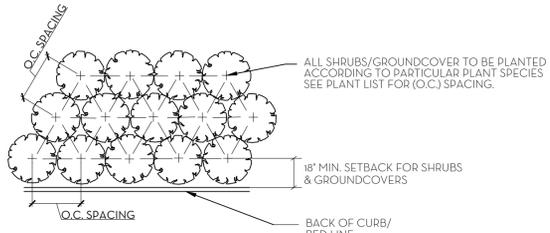
PALM PLANTING DETAIL

TREE PLANTING DETAIL



NOTE: ALL MATERIAL TO BE FLORIDA #1 OR BETTER

SHRUB & GROUNDCOVER PLANTING DETAIL

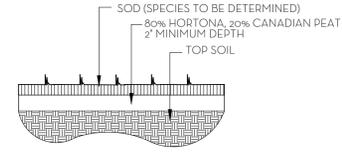


NOTE: ALL PLANT TO BE FLORIDA #1 OR BETTER

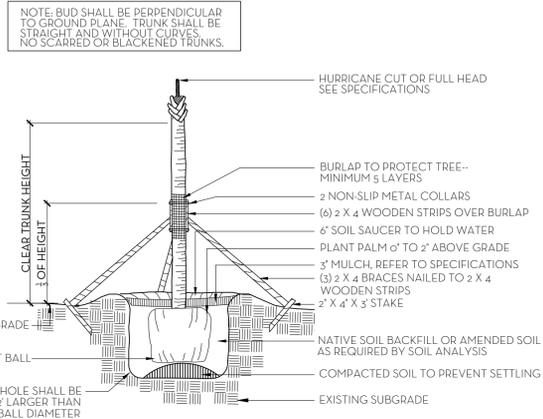
PLANT SPACING DETAIL

SOD NOTES:

1. ROUGH GRADE PROVIDED BY CONTRACTOR 4"-5" BELOW GRADE.
2. RAKE AND REMOVE ALL CONSTRUCTION DEBRIS.
3. PRIOR TO LAYING SOD ADD 80% HORTANA AND 20% CANADIAN PEAT, 2" MIN.
4. AFTER LAYING SOD APPLY NECESSARY PESTICIDES AND FUNGICIDES.
5. IRRIGATE REGULARLY, REFER TO IRRIGATION DRAWINGS

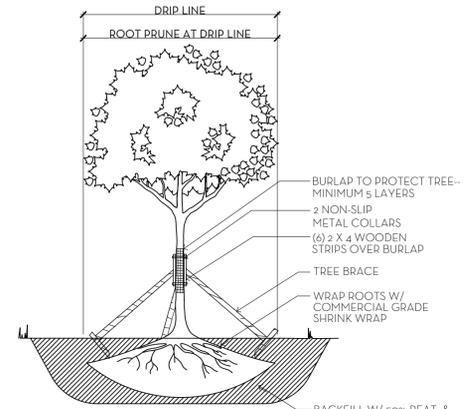


SOD PLANTING DETAIL



NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

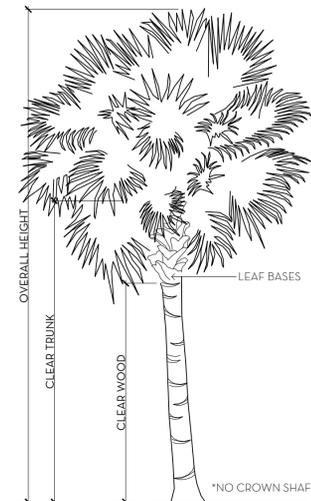
PALM TREE PLANTING AND STAKING DETAIL



NOTE:

1. ALLOW 4-6 WEEKS BEFORE MOVING TREES.
2. PROVIDE DRIP IRRIGATION.
3. ALL PLANT MATERIAL TO BE FLORIDA #1 GRADE OR BETTER

TREE ROOT PRUNING DETAIL



PALM SPECIFICATION DETAIL

FERTILIZATION

SHRUBS AND TREES

ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFORMLY AROUND THE ROOT MASS OF A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.

APPLICATION RATE:

1 GALLON CAN:	1 - 21 GRAM TABLET
3 GALLON CAN:	2 - 21 GRAM TABLETS
5 GALLON CAN:	3 - 21 GRAM TABLETS
7 GALLON CAN:	4 - 21 GRAM TABLETS

TREES:

3 - 21 GRAM TABLETS EACH 1/2" OF CALIPER	
PALMS:	7 - 21 GRAM TABLETS

GROUND COVER AREAS

ALL GROUND COVER AREAS SHALL RECEIVE FERTILIZATION WITH "OZMOCOTE" TIME RELEASE FERTILIZER AS PER MANUFACTURER'S SPECIFICATIONS.

ITEM NO.	COMMON NAME	BOTANICAL NAME	QUANTITY	SPECIFICATION
<b>TREES</b>				
1	Rusty Fig	Ficus rubiginosa	7	12' HT, Collected
2	Green Buttonwood Tree	Conocarpus erectus	2	14' HT
<b>PALMS</b>				
3	Christmas palm	Adonia merrillii	5	12' CT, Matching
4	Christmas palm	Adonia merrillii	4	14' CT, DBL Trunk, Matching
5	Christmas palm	Adonia merrillii	19	16'-18" O.A. HT, SL
6	Alexander Palm	Ptychosperma elegans	4	12' CT, HT, Matching
7	Alexander Palm	Ptychosperma elegans	3	8'-12' CT.
8	Alexander Palm	Ptychosperma elegans	19	14'-16" O.A. HT, SL
9	Coconut Palm 'Green Malayan'	Cocos nucifera 'Malayan x Maypan'	6	16' CT HT, Slight Curve
10	Coconut Palm 'Green Malayan'	Cocos nucifera 'Malayan x Maypan'	4	16'-22' CT HT, Slight Curve
11	Licuala	Licual grandis	3	7 GAL
12	European Fan Palm	Chamaerops humilis	1	6' O.A. HT, Multi-trunk, Specimen
12	Reclinata Palm	Phoenix reclinata	2	20' O.A. HT, Multi-trunk, Specimen
<b>HEDGE / SHRUB</b>				
13	Giant Alocasia	Alocasia portodora	7	15 GAL
14	Monstera deliciosa	Monstera deliciosa	73	3 GAL
15	Philodendron 'Congo'	Philodendron 'Congo'	10	3 GAL
16	Lady Palm	Rhapis excelsa	23	7 GAL
17	Small Leaf Clusia	Clusia guttifera	15	24" HT
18	Small Leaf Clusia	Clusia guttifera	86	12" HT
<b>GROUND COVER / VINES</b>				
19	Green Island Ficus	Ficus macrophylla 'Green Island'	491	3 GAL
20	Succlent Mix	TBD	32 SF	TBD
21	Minima	Trachelospermum asiaticum	860	4" Pot, @ 9" OC
22	Creeping Fig	Ficus repens	20	1 GAL
<b>SOD</b>				
23	SOD	TBD	6334	Contractor to verify QTY

CITY OF MIAMI BEACH  
LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District RS-2 Lot Area 28,687.80 SF Acres 0.66 AC.

	REQUIRED/ ALLOWED	PROVIDED
<b>OPEN SPACE</b>		
A. Square feet of required Open Space as indicated on site plan: Lot Area = 28,687.80 s.f. x 25 % = 7,171.75 s.f.	7,171.75	7,077.5
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces <u>0</u> x 10 s.f. parking space =		
C. Total square feet of landscaped open space required: A+B=	7,171.75	7,077.5

	REQUIRED/ ALLOWED	PROVIDED
<b>LAWN AREA CALCULATION</b>		
A. Square feet of landscaped open space required	7,171.75	7,077.5
B. Maximum lawn area (sod) permitted= 50 % x 7,171.75 s.f.	3,586	6,334

	REQUIRED/ ALLOWED	PROVIDED
<b>TREES</b>		
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= 5 trees x 0.66 AC, net lot acres - number of existing trees= 1	3	3
B. % Natives required: Number of trees provided x 30% =	1	2
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50% =	2	2
D. Street Trees (maximum average spacing of 20' o.c.) 100.69' linear feet along street divided by 20' =	5	7
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): 0' linear feet along street divided by 20' =	n/a	n/a

	REQUIRED/ ALLOWED	PROVIDED
<b>SHRUBS</b>		
A. Number of shrubs required: Sum of lot and street trees required x 12=	96	96
B. % Native shrubs required: Number of shrubs provided x 50%=	48	48

	REQUIRED/ ALLOWED	PROVIDED
<b>LARGE SHRUBS OR SMALL TREES</b>		
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	10	10
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	5	5

MARIO F. NIEVERA

State of Florida  
Landscape Architect  
Registration No.  
6666856



PLANT LIST AND DETAILS

**AMBASSA HOLDINGS, INC**

5860 NORTH BAY ROAD, MIAMI, FL

05 NOV 2018  
05 OCT 2018  
04 SEP 2018  
13 JUL 2018  
11 NOV 2017  
23 AUG 2017

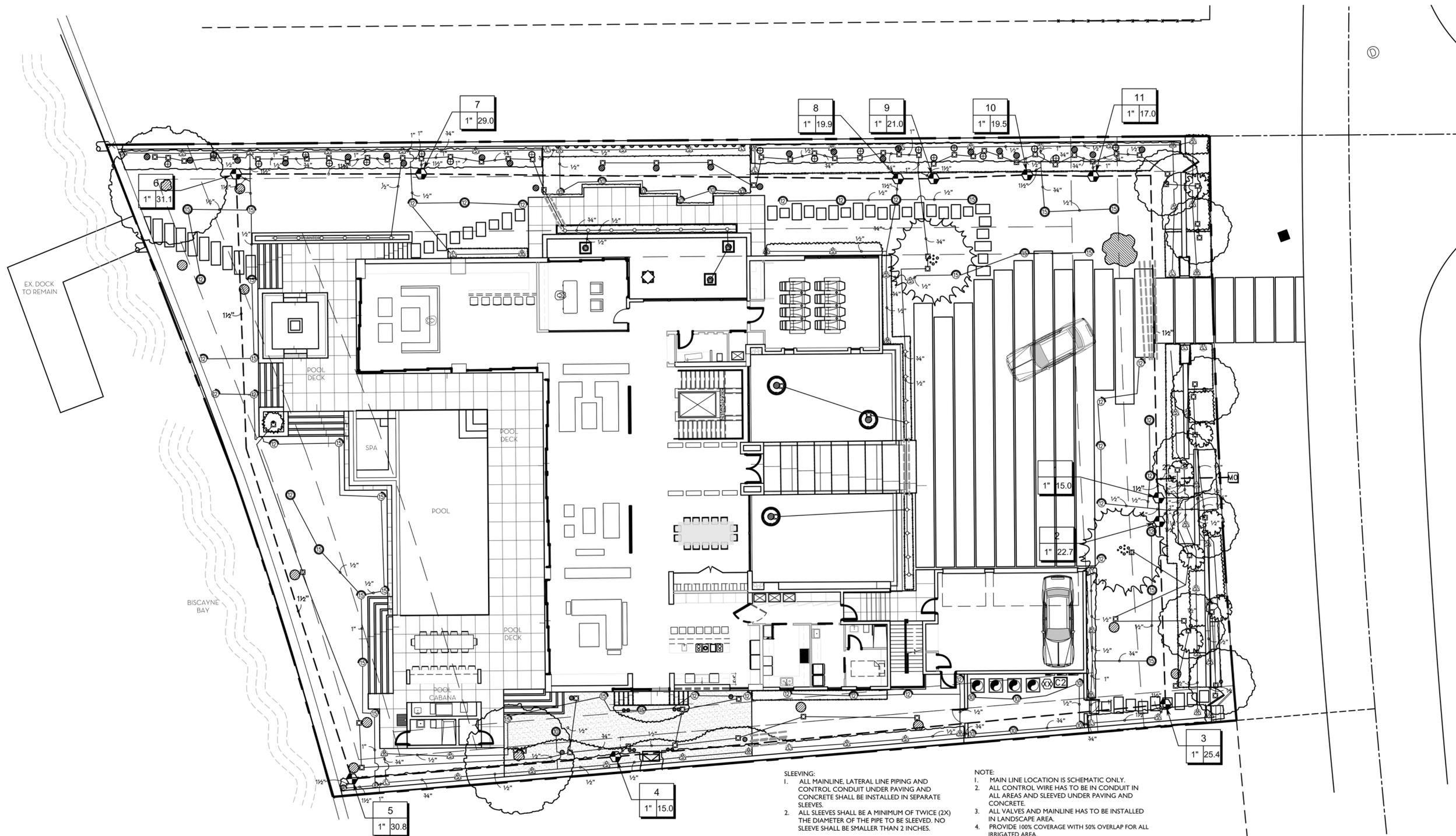


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DESIGN

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LP2

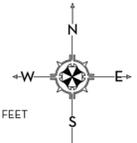
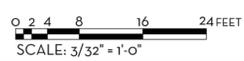


- SLEEVING:**
- ALL MAINLINE, LATERAL LINE PIPING AND CONTROL CONDUIT UNDER PAVING AND CONCRETE SHALL BE INSTALLED IN SEPARATE SLEEVES.
  - ALL SLEEVES SHALL BE A MINIMUM OF TWICE (2X) THE DIAMETER OF THE PIPE TO BE SLEEVED. NO SLEEVE SHALL BE SMALLER THAN 2 INCHES.
- NOTE:**
- MAIN LINE LOCATION IS SCHEMATIC ONLY.
  - ALL CONTROL WIRE HAS TO BE IN CONDUIT IN ALL AREAS AND SLEEVED UNDER PAVING AND CONCRETE.
  - ALL VALVES AND MAINLINE HAS TO BE INSTALLED IN LANDSCAPE AREA.
  - PROVIDE 100% COVERAGE WITH 50% OVERLAP FOR ALL IRRIGATED AREA.

IRRIGATION CONSULTANT:

**CONSULTING GABLES INC.**  
PROFESSIONALISM ON TIME C.A No.28232

4437 W FLAGLER ST SUITE #8  
 CORAL GABLES, FL. 33134  
 V:(786)220-0083 F:(866)326-7843  
 services@consultingables.com



Damian Gonzalez PE.  
 PH: (305) 726-5669  
 P.E. No.63910



IRRIGATION PLAN  
**AMBASSA HOLDINGS, INC**  
5860 NORTH BAY ROAD, MIAMI, FL

05 NOV 2018  
 05 OCT 2018  
 04 SEP 2018  
 27 AUG 2018



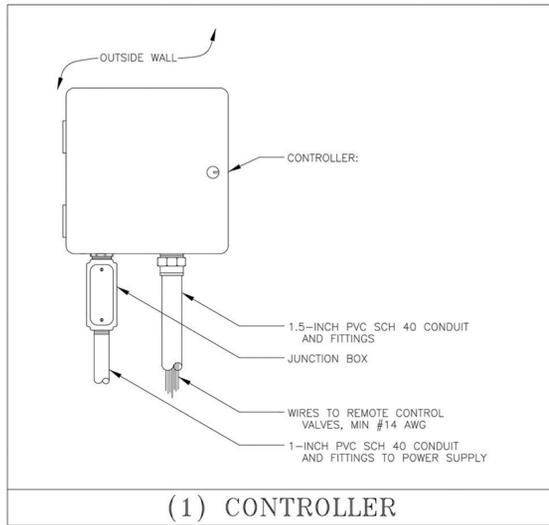
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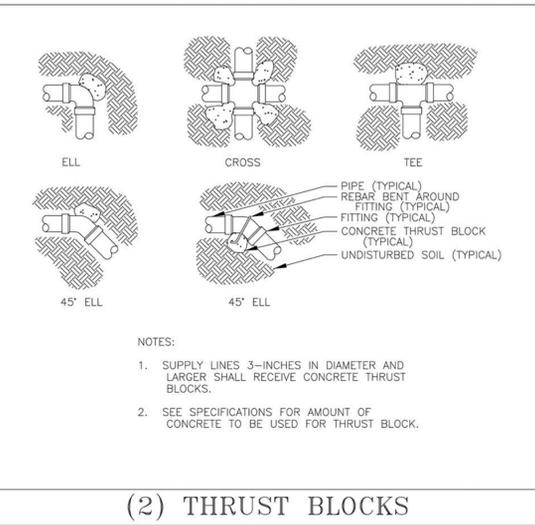
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**IP1**

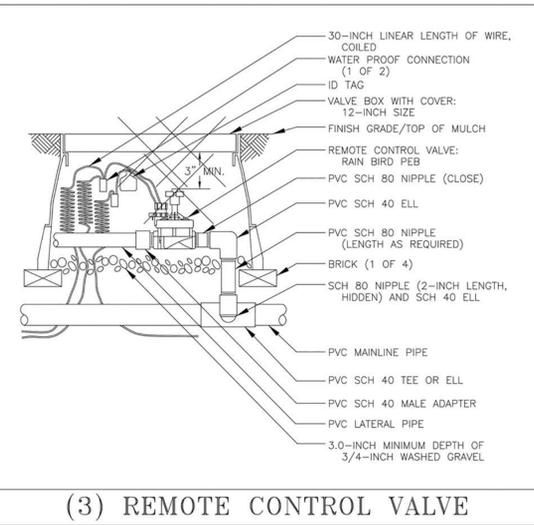
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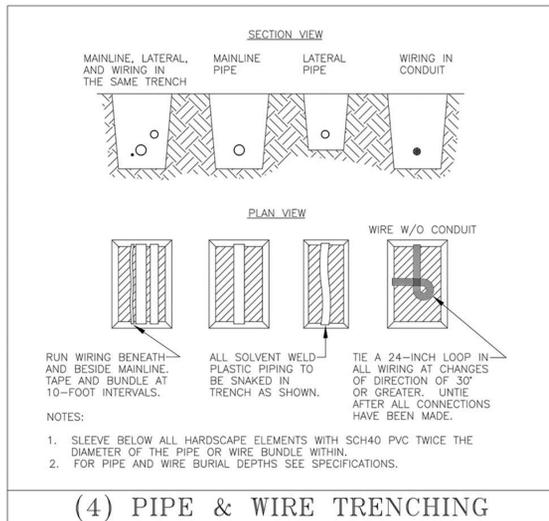
(1) CONTROLLER



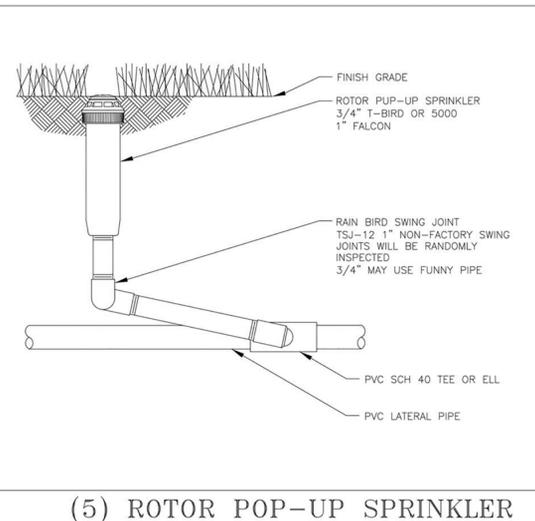
(2) THRUST BLOCKS



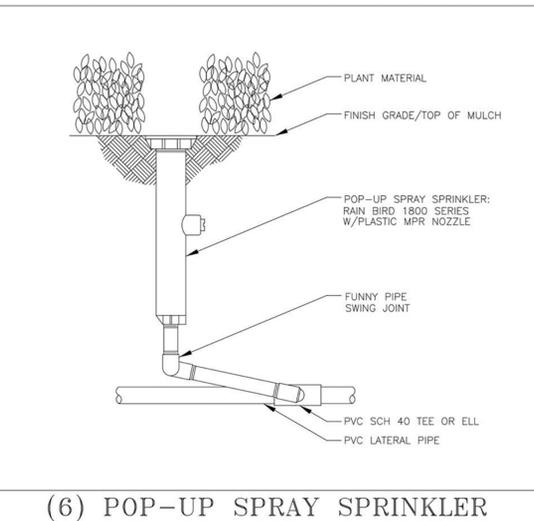
(3) REMOTE CONTROL VALVE



(4) PIPE & WIRE TRENCHING



(5) ROTOR POP-UP SPRINKLER



(6) POP-UP SPRAY SPRINKLER

Depth of coverage per Florida Building Code amended appendix F

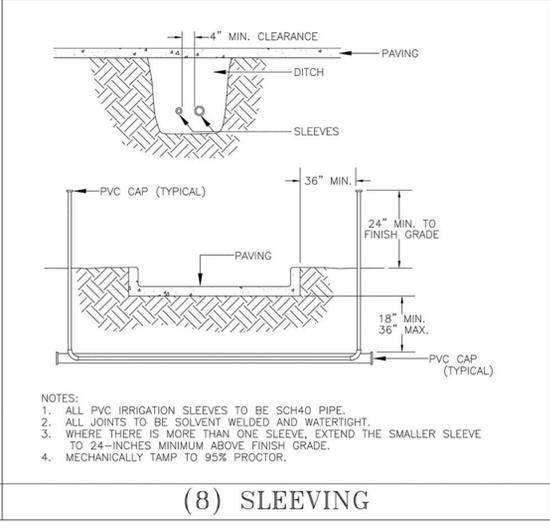
FOR NONTRAFFIC AND NONCULTIVATED AREAS:

Pipe Diameter	Minimum depth of Cover
1/2" through 1 1/4"	6" - 12"
1 1/2" through 2"	12" - 18"
2 1/2" through 3"	18" - 24"
6" and larger	24" - 36"

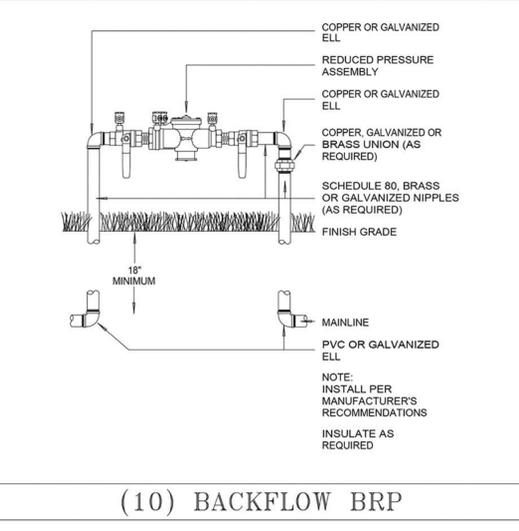
FOR VEHICLE TRAFFIC AREAS:

Pipe Diameter	Minimum depth of Cover
1/2" through 2 1/2"	18" - 24"
3" through 5"	24" - 30"
6" and larger	30" - 36"

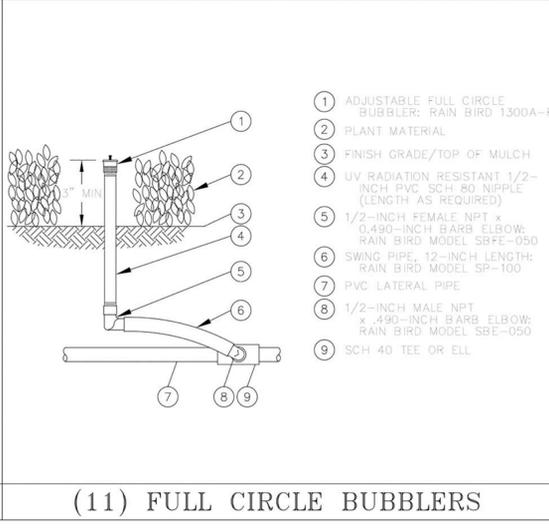
(7) DEPTH OF COVERAGE



(8) SLEEVING



(10) BACKFLOW BRP



(11) FULL CIRCLE BUBBLERS

CONTRACTOR MUST COMPLY WITH FLORIDA BUILDING CODE AMENDED APPENDIX F:

NO PRODUCT SUBSTITUTIONS OR CHANGES WILL BE ALLOWED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE OWNER AND THE IRRIGATION CONSULTANT.

GENERAL NOTES

- All mainline, lateral line and control wire conduit under paving shall be installed in separate sleeves. Sleeves shall be a minimum of twice (2X) the diameter of the pipe to be sleeved.
- Pipe sizes shall conform to those shown on the drawings. No substitutions of smaller pipe sizes shall be permitted, but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.
- Install all backflow prevention devices and all piping between the point of connection and the backflow preventer as per local codes.
- Final location of the backflow preventer and automatic controller shall be approved by the owner's authorized representative.
- 120 VAC electrical power source at controller location shall be provided by others. The electrical contractor shall make the final connection from the electrical source to the controller.
- All sprinkler heads shall be set perpendicular to finish grade unless otherwise specified.
- The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum spray with minimal overspray onto walks, streets, walls, etc.
- This design is diagrammatic. All piping, valves, etc., shown within paved areas is for design clarification only and shall be installed in planting areas wherever possible. The contractor shall locate all valves in shrub areas where possible.
- It is the responsibility of the irrigation contractor to familiarize himself with all grade differences, location of walls, retaining walls, structures and utilities. The irrigation contractor shall repair or replace all items damaged by his work. He shall coordinate his work with other contractors for the location and installation of pipe sleeves through walls, under roadways and paving, etc.
- Do not willingly install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences or differences in the area dimensions exist that might not have been considered in the engineering. Such obstructions or differences should be brought to the attention of the owner's authorized representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.
- All sprinkler equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
- The irrigation contractor shall install check valves on all heads in areas where finish grade exceeds 4:1, where post valve shut-off draining, of the irrigation head occurs or as directed by the owner's authorized representative.
- The contractor shall provide 1800 PCS (pressure compensating screens) as necessary to reduce or eliminate overspray onto streets, walks or other areas as directed by the owner's authorized representative.
- All remote control valves, gate valves, quick couplers, control wire and computer cable pull points shall be installed in approved valves boxes with covers. All shall be marked indicating controller and station numbers for control valve boxes and/or titled in the equipment legend with 1" white heat braided letters.
- All control wires shall be installed in PVC conduit, min #14 AWG.
- Installer is required to conduct final testing and adjustment to achieve design specification prior to completion of the system and acceptance by the owner or owner's representative.
- Contractor to provide owner with post construction documentation, including as-built drawings, recommended maintenance schedules and activities, operational schedule, design precipitation rates, system adjusting methods for decreasing water once landscape is established, water source and shutoff method and all operational guides for controller.
- A map of the system shall be kept in a readily available location with details for operation.
- If the water supply for irrigation system is a well water, a constant pressure flow control device of pressure tank is required to minimize pump "cycling".
- Check valves must be installed at irrigation heads as needed to prevent low head drainage and puddling.
- Nozzle precipitation rates for all heads within each valve circuit must be matched to within 20% of one another.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
EST LOS RCS CST SST	Rain Bird 1812 15 Strip Series Shrub Spray 12.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet.	62
Q T H F	Rain Bird 1812 8 Series MPR Shrub Spray 12.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet.	2
Q T H F	Rain Bird 1812 10 Series MPR Shrub Spray 12.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet.	13
Q T H TQ F	Rain Bird 1812 12 Series MPR Shrub Spray 12.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet.	26
Q T H TQ F	Rain Bird 1812 15 Series MPR Shrub Spray 12.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet.	22
1401 1402 1404 1408	Rain Bird 1812-1400 Flood Flood Bubbler 12.0" popup	86
CST Q H F	Rain Bird 1812-5 Series Stream Stream Bubbler 12.0" popup.	22
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
+	Rain Bird DV Electric Remote Control Valve, Standard Configuration. Plastic residential in 3/4" or 1".	11
BF	Watts U009 2" Reduced Pressure Backflow Preventer	1
C	Rain Bird ESPTM12-12-120V 12 Station Controller, Outdoor.	1
R	Rain Bird RSD-CEx Rain Sensing Device, conduit mount. With threaded adapter, extension wire.	1
M	Water Meter 1"	1
---	Irrigation Lateral Line: PVC Class 160 SDR 26	2,460 Lf.
---	Irrigation Mainline: PVC Schedule 40	640.2 Lf.
---	Pipe Sleeve: PVC Schedule 40	65.2 Lf.

VALVE SCHEDULE NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Rain Bird DV	1"	Bubbler	15.00	185.6	36.10	50.37	4.05 in/h
2	Rain Bird DV	1"	Shrub Spray	22.70	180.5	36.27	52.50	1.44 in/h
3	Rain Bird DV	1"	Shrub Spray	25.40	141.2	38.06	55.77	1.13 in/h
4	Rain Bird DV	1"	Bubbler	15.00	141.2	36.63	51.54	25.53 in/h
5	Rain Bird DV	1"	Shrub Spray	30.75	198.2	40.15	61.57	1.11 in/h
6	Rain Bird DV	1"	Shrub Spray	31.08	331.8	39.33	60.88	1.22 in/h
7	Rain Bird DV	1"	Bubbler	29.00	371.8	38.49	58.99	4.34 in/h
8	Rain Bird DV	1"	Shrub Spray	19.90	309.4	37.10	53.31	0.95 in/h
9	Rain Bird DV	1"	Bubbler	21.00	301.7	37.73	54.33	4.05 in/h
10	Rain Bird DV	1"	Shrub Spray	19.53	281.5	37.15	53.10	1.09 in/h
11	Rain Bird DV	1"	Bubbler	17.00	267.2	35.91	51.09	4.11 in/h
	Common Wire				640.2			

WATERING SCHEDULE NUMBER	MODEL	TYPE	PRECIP	IN/WEEK	MIN/WEEK	GAL/WEEK	GAL/DAY
1	Rain Bird DV	Bubbler	4.05 in/h	2	30	450	150
2	Rain Bird DV	Shrub Spray	1.44 in/h	1	42	953.4	317.8
3	Rain Bird DV	Shrub Spray	1.13 in/h	1	54	1,372	457.2
4	Rain Bird DV	Bubbler	25.53 in/h	2	5	75	25
5	Rain Bird DV	Shrub Spray	1.11 in/h	1	55	1,691	563.8
6	Rain Bird DV	Shrub Spray	1.22 in/h	1	49	1,523	507.6
7	Rain Bird DV	Bubbler	4.34 in/h	2	28	812	270.7
8	Rain Bird DV	Shrub Spray	0.95 in/h	1	64	1,274	424.5
9	Rain Bird DV	Bubbler	4.05 in/h	2	30	630	210
10	Rain Bird DV	Shrub Spray	1.09 in/h	1	55	1,074	358.1
11	Rain Bird DV	Bubbler	4.11 in/h	2	30	510	170
	TOTALS:				442	10,364	3,455

Damian Gonzalez PE.  
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P.E. No. 63910



IRRIGATION DETAILS  
**AMBASSA HOLDINGS, INC**  
5860 NORTH BAY ROAD, MIAMI, FL

05 NOV 2018  
05 OCT 2018  
04 SEP 2018  
27 AUG 2018



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