

1 TREE DISPOSITION PLAN
1/16" = 1'-0"

TREE DISPOSITION LEGEND								
TREE #	COMMON NAME	SCIENTIFIC NAME	DBH (IN)	HEIGHT (FT)	CANOPY SPREAD	MITIGATION	DISPOSITION	NOTES
39	Hong Kong Orchid	Bauhinia sp.	18	35	40	2,512.00	Remove	In way of construction
41	Canary Island Date Palm	Phoenix canariensis	28	35	10	157.00	Remove	In way of construction
42	Solitaire Palm	Ptychosperma elegans	6	15	5	19.63	Remove	In way of construction
43	Xmas Palm (triple)	Veitchia merrillii	5	10	5	19.63	Remove	In way of construction
44	Thatch Palm	Thrinax radiata	5	15	5	19.63	Remove	In way of construction
45	Thatch Palm	Thrinax radiata	2	15	3	7.07	Remove	In way of construction
46	Xmas Palm (triple)	Veitchia merrillii	5	15	5	19.63	Remove	In way of construction
47	Xmas Palm (triple)	Veitchia merrillii	5	15	5	19.63	Remove	In way of construction
48	Xmas Palm (triple)	Veitchia merrillii	4	15	5	19.63	Remove	In way of construction
49	Xmas Palm (triple)	Veitchia merrillii	4	15	5	19.63	Remove	In way of construction
50	Xmas Palm (triple)	Veitchia merrillii	5	15	5	19.63	Remove	In way of construction
51	Frangipani	Plumeria rubra	4	15	15	176.63	Remove	In way of construction
52	Xmas Palm	Veitchia merrillii	6	15	10	78.50	Remove	In way of construction
64	Coconut Palm	Cocos nucifera	12	40	10	157.00	Remove	Outside property
65	Coconut Palm	Cocos nucifera	10	20	10	78.50	Remove	In way of construction
66	Thatch Palm	Thrinax radiata	4	12	5	19.63	Remove	In way of construction
67	Thatch Palm	Thrinax radiata	4	15	5	19.63	Remove	In way of construction
68	Thatch Palm (multi trunk)	Thrinax radiata	5	15	5	19.63	Remove	In way of construction
105	Rubber Tree	Ficus elastica	6	15	15	176.63	Remove	In way of construction
106	Chinese Fan Palm	Livistona chinensis	4	18	5	19.63	Remove	
107	Solitaire Palm	Ptychosperma elegans	12	18	10	157.00	Remove	
108	Solitaire Palm	Ptychosperma elegans	4	15	5	19.63	Remove	
109	Solitaire Palm	Ptychosperma elegans	3	15	5	19.63	Remove	
110	Xmas Palm	Veitchia merrillii	5	18	5	19.63	Remove	
111	Mango Tree	Mangifera indica	12	35	20	961.63	Remove	
112	Chinese Fan Palm	Livistona chinensis	13	12	10	157.00	Remove	
113	Solitaire Palm	Ptychosperma elegans	4	18	5	19.63	Remove	
114	Mango Tree	Mangifera indica	20	40	25	981.25	Remove	
TOTAL						5,914.19		

- NOTES:
1. INFORMATION ON EXISTING VEGETATION AND MITIGATION CALCULATIONS IS BASED ON ARBORIST REPORT.
 2. REFER TO SHEET L-1.1 FOR MITIGATION PROVIDED.

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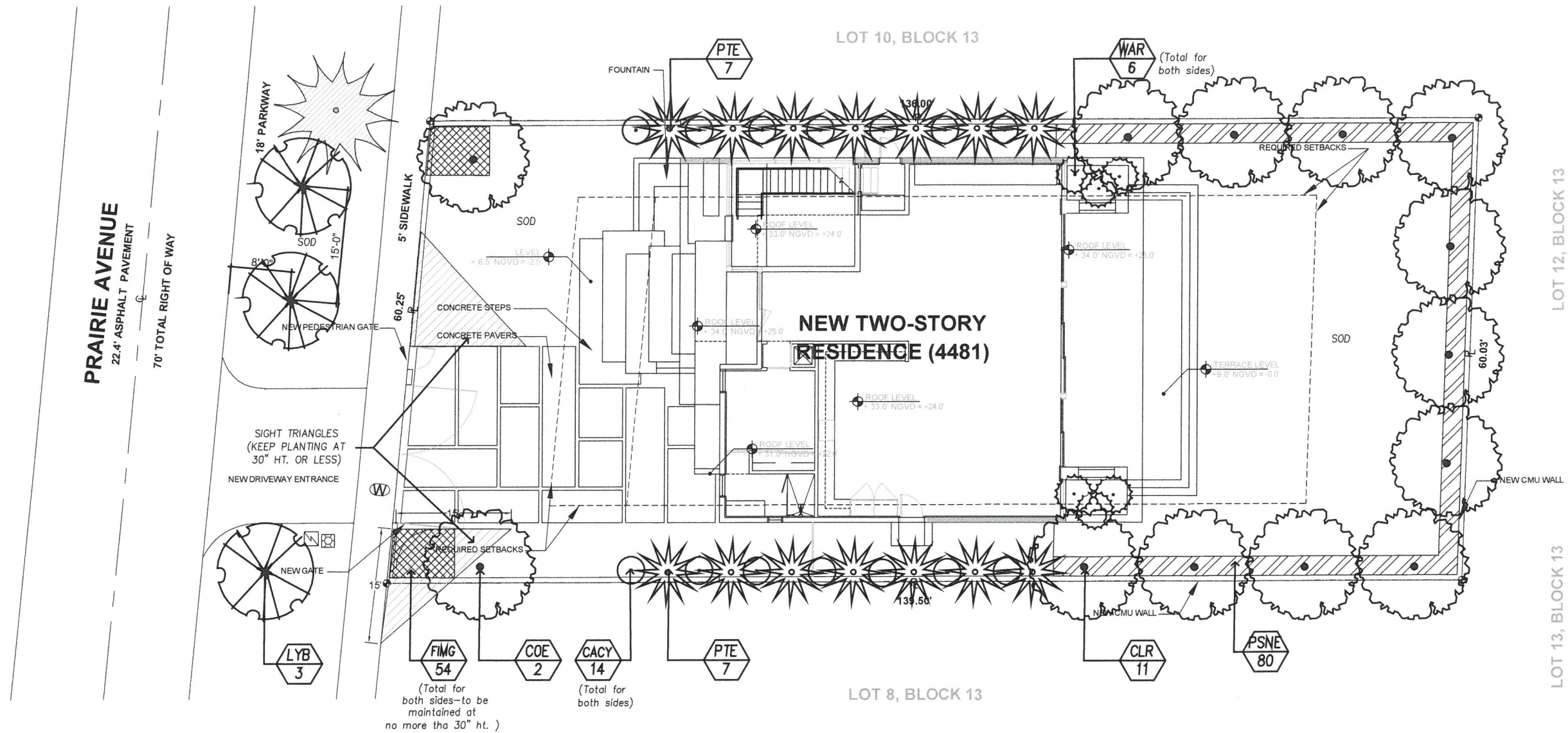
DRB19-0487
DESIGN REVIEW BOARD - FINAL SUBMITTAL DECEMBER 9TH, 2019

TREE DISPOSITION PLAN
TD-1.0



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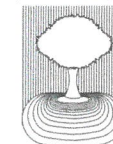
2 PLANTING PLAN

1/16" = 1'-0"

NOTES:

1. REFER TO SHEET L-1.1 FOR ZONING LEGEND, PLANT LIST AND MITIGATION CALCULATIONS.
2. REFER TO SHEET L-1.2 FOR PLANTING DETAILS AND NOTES.

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LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District RS-4 Lot Area 8,265 SF Acres .19

OPEN SPACE

	REQUIRED/ ALLOWED	PROVIDED
A. Square feet of required Open Space as indicated on site plan: Lot Area = 8,265 s.f. x 50 % = 4,133 s.f.	4,133 SF	5,926 SF
B. Square feet of parking lot open space required as indicated on site Number of parking spaces _____ x 10 s.f. parking space =	N/A	N/A
C. Total square feet of landscaped open space required: A+B=	4,133 SF	5,926 SF

LAWN AREA CALCULATION

A. Square feet of landscaped open space required	4,133 SF	5,926 SF
B. Maximum lawn area (sod) permitted= 50 % x 5,926 SF	2,963 SF	2,890 SF

TREES

A. Number of trees required per lot, less existing number of trees meeting minimum requirements= 5 trees x lot - number of existing trees=	5	5
A1. As per 126-6.c, Table A 2 trees at front yard, 3 trees in back yard		
A2. Per every 1,000 SF over 6,000 SF property, another tree will be	3	3
B. % Natives required: Number of trees provided x 30% =	3	8
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	4	8
D. Street Trees (maximum average spacing of 20' o.c.) 60.25' 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.): _____ linear feet along street divided by 20' =	N/A	N/A
Total Trees	11	11

SHRUBS

A. Number of shrubs required: Sum of lot and street trees required x 12=	132	134
B. % Native shrubs required: x 50%=	66	80

LARGE SHRUBS OR SMALL TREES

A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	13	14
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	7	14

(a) Tree replacement chart.

Replacement Tree Category	Canopy Credit in Square Feet
Category 1 Tree	300
Category 2 Tree	150
Category 3 Tree	100
Category 4 Palm	50

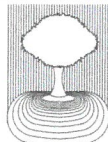
MITIGATION INFORMATION

MITIGATION NEEDED:	5914.19 SF
CANOPY PROVIDED:	
TYPE:	CANOPY SQ. FT.:
(13)@12' FT. 0A. HT. SHADE TREES@ 300 SQ. FT.	3,900
(20)@ 6'CT PALMS@ 50 SQ. FT	1,000
TOTAL SF PROVIDED*:	4,900

*AMOUNT OF MITIGATION NOT PROVIDED ON SITE WILL BE PAID TOWARDS THE CITY OF MIAMI BEACH TREE PRESERVATION TRUST FUND.

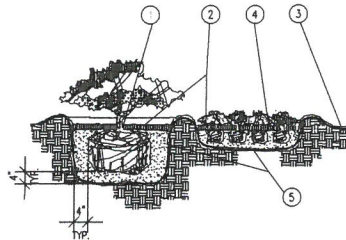
PLANT LIST

Label	Quantity	Scientific Name	Common Name	Specifications	Native	Salt Tolerance	Canopy Credit
Trees/Palms							
CLR	11	Clusia rosea	Pitch Apple	12' Ht., 5'-6' sp., 2" dbh, Florida #1, Standard	Yes		3,300
COE	2	Conocarpus erectus	Green Buttonwood	12' Ht., 5'-6' sp., 2" dbh, Florida #1, Standard	Yes	High	600
PTE	14	Ptyscosperma elegans	Solitaire Palm	6' CT, Florida #1, Straight trunk	Yes	Moderate	700
WAR	6	Washingtonia robusta	Mexican Fan Palm	20'-25' CT. - staggered heights, straight trunks			300
						TOTAL	4,900
Street Trees							
LYB	3	Lysoloma bahamensis	Wild Tamarind	12' Ht., 5'-6' sp., 2" dbh, Florida #1, 4' CT	Yes		
Small Trees/Large Shrubs							
CACY	14	Capparis cynophallophora	Jamaican Caper	full, 15 Gal., 6' ht. x 4' sp., at time of planting, FLA #1	Yes		
Shrubs							
FIMG	54	Ficus microcarpa 'Green Isle'	Green Island Ficus	full, 3 Gal., 18" o.c., 18" ht. at time of planting			
PSNE	80	Psychotria nervosa	Wild Coffee	full, 7 Gal., 24" o.c., 24" ht. at time of planting	Yes		
	134	TOTAL					
Sod							
	As shown	Stenotaphrum secundatum 'Palmetto'	St. Augustine 'Palmetto'	solid sod			



BEST FACE OF SHRUB/
GROUNDCOVER TO FACE
FRONT OF PLANTING BED.
REFER TO PLANT
SCHEDULE FOR SPACING
MAINTAIN 12" DEAD ZONE AT
BED EDGE.

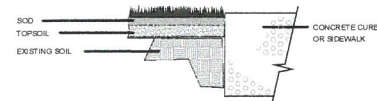
PLAN VIEW



SHRUB/GROUNDCOVER PLANTING DETAIL

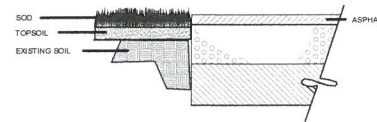
NOTES:

1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. 2" MINIMUM OF MULCH.
3. FINISHED GRADE
4. PREPARED PLANTING SOIL
5. SCARIFY ROOTBALL SIDES AND BOTTOM.



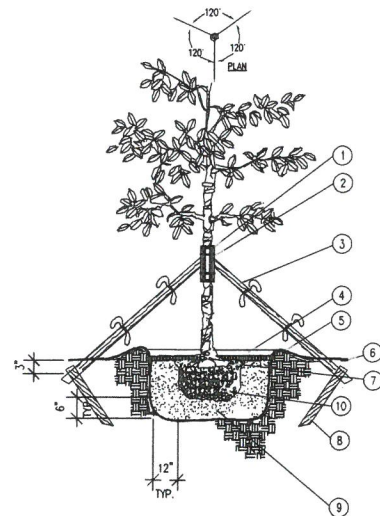
SOD ADJACENT TO CONCRETE DETAIL

N.T.S.



SOD ADJACENT TO ASPHALT DETAIL

N.T.S.



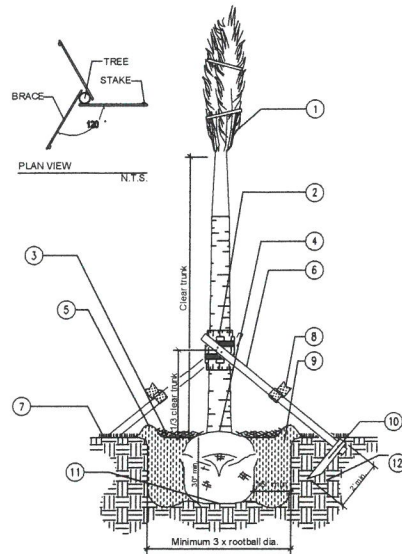
LARGE TREE PLANTING DETAIL

N.T.S.

1. 5 LAYERS OF BURLAP TO PROTECT TRUNK
2. TWO STEEL BANDS TO SECURE BATTENS 3. FIVE 2" X 4" X 16" WOOD BATTENS
3. 3-2" X 8" LODGE POLES, NAIL (DRILL AND NAIL IF NECESSARY) TO BATTENS 2" X 4" STAKES, FLAG AT MIDPOINT AND AT BASE, (WITH ORANGE FLAGGING)
4. 3" MINIMUM OF MULCH
5. SOIL BERM TO HOLD WATER
6. FINISHED GRADE
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE
8. 2" X 4" X 3" (MIN.) P.T. WOOD STAKES BURIED 3" BELOW FINISHED GRADE
9. PREPARED PLANTING SOIL
10. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING.

NOTE:

CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.



PALM PLANTING DETAIL

N.T.S.

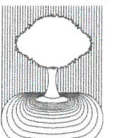
NOTES:

1. TIE FRONDS WITH BURLAP STRIP FOR PROTECTION OF BUD.
2. WRAP TRUNK WITH 5 LAYERS OF BURLAP. WRAP CLEAT BAND AROUND 2X4X12" LUMBER. NAIL BRACES TO LUMBER.
3. APPLY 3" OF MULCH.
4. DO NOT MULCH ON TOP OF ROOTBALL.
5. FORM 8" HIGH SOIL DAM RING AROUND TREE TO CREATE WATERING BASIN.
6. 2X4 WOOD BRACES. LENGTH VARIES.
7. FINISH GRADE.
8. PROVIDE FLUORESCENT TAPE WARNING FLAGS AT 2' O.C. ON ALL STAKES, AS SHOWN.
9. BACKFILL WITH TILED AND LOOSENEED SOIL FREE OF DELETERIOUS MATERIAL FOR PLANT GROWTH. WATER AND TAMP TO REMOVE AIR POCKETS.
10. 2X4 WOOD STAKE. NAIL BRACE TO STAKE.
11. SET ROOTBALL ON UNDISTURBED SOIL.
12. UNDISTURBED EXISTING SOIL.

LANDSCAPE GENERAL NOTES

1. All plants furnished by the Landscape Contractor unless otherwise specified shall be Florida No.1 or better, and shall be specified in Grades and Standards for Nursery Plants, Part 1 (3rd Ed., 1975) by the Florida Department of Agriculture and Consumer Services Division of the plant industry.
2. All shrubs, and groundcovers shall be guaranteed for 90 days from date of final acceptance. All trees and palms shall be guaranteed for six months from date of final acceptance.
3. Planting soil (with the exception for Palms) shall be weed-free, and consist of 60% clean, coarse, sharp, Lake Wales Silica Sand (alternate: Ortona or FDOT #3 coarse silica sand) and 30% Everglades muck mixed with 10% Canadian Peat.
4. All planting beds to be weed and grass free. Contractor shall apply herbicide to soil as recommended by manufacturer.
5. Landscape Contractor shall locate and verify all underground utilities prior to digging.
6. All trees and palms, and standard shrub material to be staked in a good workmanlike manner. No nail staking permitted.
7. All trees, shrubs and groundcovers shall be fertilized at installation with: Five (5) of FEC 3-24-0-#1308 as manufactured by Atlantic-Florida East Coast Fertilizer Company, Homestead, Florida or equal, and two (2) pounds FEC 15-8-8 #2500 or equal per cubic yard of planting soil.
8. All palms shall be fertilized at installation with Atlantic East Coast Fertilizer "Palm Special" or approved equal.
9. Cover all planting beds with a minimum of 3" layer of shredded Pine, Eucalyptus or Florimuch (100% shredded Melaleuca). Do not use Bald Cypress mulch.
10. Where quantities and/or species differ between the planting plan(s) and the plant list, the plan(s) shall govern.
11. No changes shall be made without the prior, written consent of the Landscape Architect and/or Owner.
12. Place and maintain protective barriers around the drip line of all trees to be retained on site. These barriers shall be easily visible and sturdily constructed. No heavy equipment or materials shall be stored within the drip line of protected trees. Any trees or palms designated to remain on-site which Miami Dade County determines to have been damaged during construction shall promptly be replaced with plants of equivalent size and value as required at no cost to Miami Dade County.
13. General Contractor shall submit photos to Landscape Architect and/or Owner for approval for all plant material 7 gallons or larger unless otherwise specified.
14. Loss or damage of branches 1" width or greater due to transport and installation are the responsibility of the GC and grounds for immediate rejection by Landscape Architect and/or Owner.

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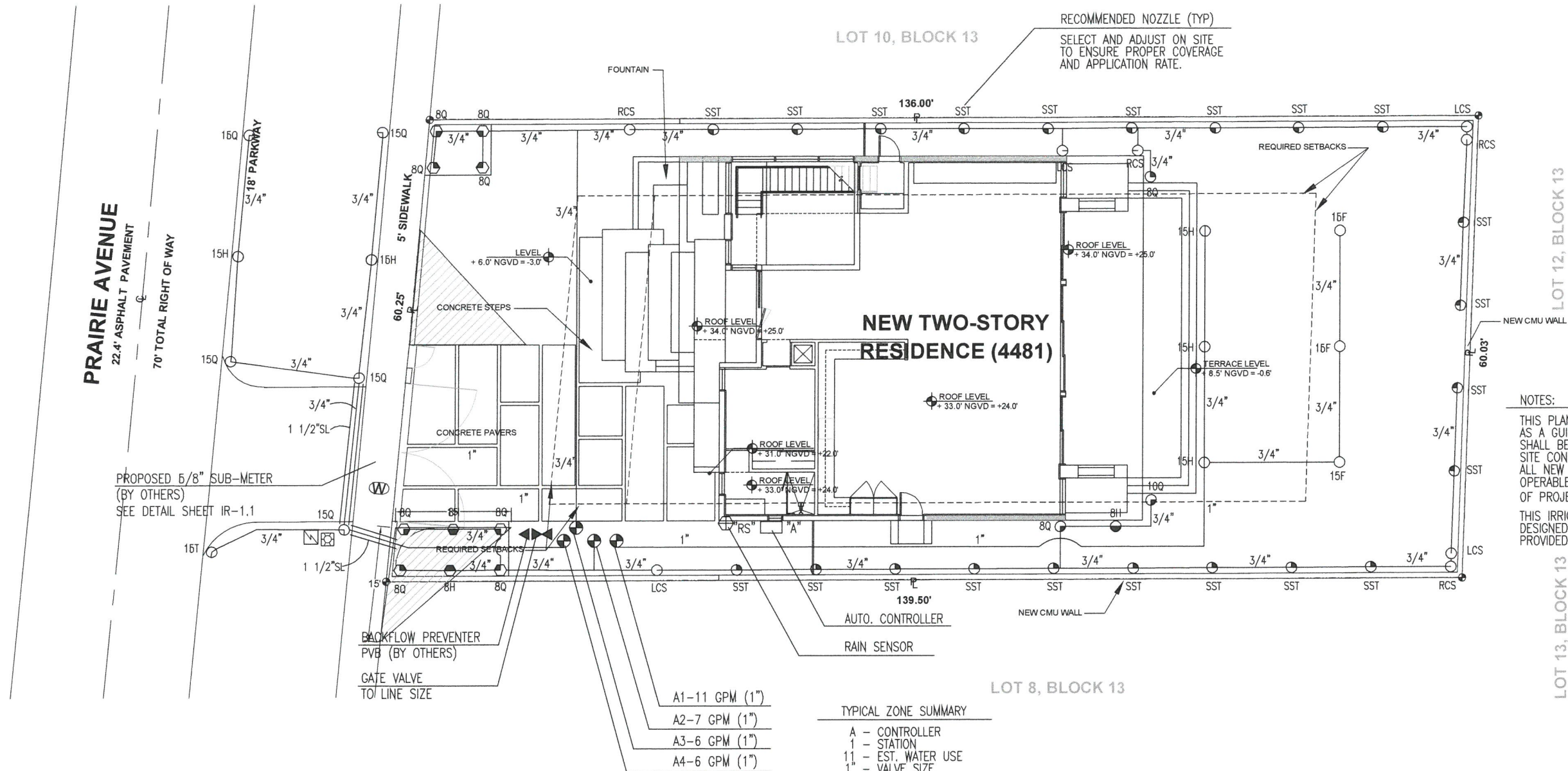
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PLANTING DETAILS & NOTES

L-1.2



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NOTES:

THIS PLAN SHALL BE USED AS A GUIDE ONLY. IRRIGATION SHALL BE INSTALLED TO MATCH SITE CONDITIONS. ALL NEW IRRIGATION SHALL BE OPERABLE UPON COMPLETION OF PROJECT.

THIS IRRIGATION SYSTEM WAS DESIGNED USING INFORMATION PROVIDED BY THE ARCHITECT.

3 IRRIGATION PLAN

1/16" = 1'-0"

RECOMMENDED NOZZLE (TYP)
SELECT AND ADJUST ON SITE TO ENSURE PROPER COVERAGE AND APPLICATION RATE.

TYPICAL ZONE SUMMARY

A	-	CONTROLLER
1	-	STATION
11	-	EST. WATER USE
1"	-	VALVE SIZE

LEGEND			
SYMBOL	MODEL NO.	DESCRIPTION	*EST. QTY.
	6702-6P-6LCS	TORO PRECISION ADJ. SPRAY (6")	05
	6702-6P-6RCS	TORO PRECISION ADJ. SPRAY (6")	05
	6702-6P-18RST	TORO PRECISION ADJ. SPRAY (6")	22
	6702-6P-6Q	TORO PRECISION ADJ. SPRAY (6")	02
	6702-6P-6H	TORO PRECISION ADJ. SPRAY (6")	01
	6702-6P-10Q	TORO PRECISION ADJ. SPRAY (6")	01
	6702-6P-10H	TORO PRECISION ADJ. SPRAY (6")	09
	6702-6P-12F	TORO PRECISION ADJ. SPRAY (6")	03
	6702-6P-6Q	TORO PRECISION ADJ. SPRAY (12")	08
	6702-6P-6H	TORO PRECISION ADJ. SPRAY (12")	02
	100-PESB	RAINBIRD 1" SOLENOID VALVE	04
	ESP-TM2-6	RAINBIRD AUTO. CONTROLLER	01
	RSD-BEx	RAINBIRD RAIN SENSOR	01
NOT SHOWN		PAIGE UF WIRE	AS REQUIRED
		#14 AWG VALVE CONTROL	
		#12 AWG VALVE COMMON	
NOT SHOWN		SCH 40 GALVANIZED STEEL	AS REQUIRED
		SCH 40 PVC	AS REQUIRED
		MAIN	
		LATERALS	
NOT SHOWN		SLEEVES	
NOT SHOWN		PVC FITTINGS	
NOT SHOWN		WIRE CONDUIT	
		RISERS	
		GATE VALVE	01
NOT SHOWN		VALVE BOXES	05
		5/8" CITY WATER SUB-METER	BY OTHERS
		PVB BACKFLOW PREVENTER	BY OTHERS

NOTE: ABOVE QUANTITIES ARE FOR COMPARISON ONLY.

ZONE SUMMARY CHART

STA NO	VALVE TYPE	SPRINKLER SIZE	VALVE DEMAND	WATER TIME	RUN USAGE	WEEKLY
1	A1	SPRAY	1"	11 GPM	60 MIN/WK	660 GAL/WK
2	A2	SPRAY	1"	07 GPM	60 MIN/WK	420 GAL/WK
3	A3	SPRAY	1"	06 GPM	60 MIN/WK	360 GAL/WK
4	A4	SPRAY	1"	06 GPM	60 MIN/WK	360 GAL/WK
5-6	SPARE					

* TO APPLY 1.5 IN/WK

IRRIGATION NOTES & SPECIFICATIONS

AUTOMATIC IRRIGATION SYSTEM
WATER DEMAND / ZONE
WATER SOURCE
PRESSURE REQUIRED

REFER TO PLAN
5/8" CITY WATER METER
50 PSI

GENERAL

IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, CONTRACT DRAWINGS, AND CONTRACT SPECIFICATIONS.

IRRIGATION DESIGN BASED ON LANDSCAPE PLAN DATED NOVEMBER 2019.

THIS CONCEPTUAL IRRIGATION PLAN SHALL BE USED AS A GENERAL GUIDE ONLY. CONTRACTOR SHALL INSTALL IRRIGATION TO MATCH ON SITE CONDITIONS AND TO OVERCOME THE INHERENT INACCURACIES THAT RESULT WHEN DESIGNING FROM BASE PLANS SCALED AT 1/16" = 1'-0".

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

THE WATER SOURCE SHALL BE A CITY WATER METER. A 5/8" SUB-METER SHALL BE INSTALLED FOR IRRIGATION.

A BACKFLOW PREVENTER SHALL BE INSTALLED (BY OTHERS) TO MEET LOCAL CODE REQUIREMENTS FOR CROSS CONNECTION CONTROL.

CONTRACTOR IS ADVISED TO STUDY THE PLANS FOR ADDITIONAL INFORMATION AND TO VISIT THE SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS.

TO ENSURE PROPER OPERATION, METER SIZE, PRESSURE REQUIRED, VALVE SIZES, ZONE CAPACITIES, SPRINKLER SPACING, PIPE AND WIRE SIZES, INSTALLATION NOTES AND DETAILS, AND SPECIFICATIONS SHALL BE FOLLOWED AS SHOWN.

PIPING

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

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PIPE SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND PIPE MANUFACTURER'S INSTRUCTIONS.

PIPE ROUTED UNDER HARDSCAPED AREAS SHALL BE SLEEVED IN SCH 40 PVC. EACH SLEEVE SHALL: (1) BE BURIED TO A MINIMUM DEPTH OF 18". (2) BE TWO PIPE SIZES LARGER THAN CARRIER PIPE, AND (3) EXTEND 3' BEYOND HARDSCAPED AREA. CONTRACTOR SHALL VERIFY THE SIZE, DEPTH, AND LOCATION OF ALL EXISTING SLEEVES.

PIPE INSTALLED ABOVE GRADE SHALL BE SH 40 GALVANIZED STEEL. ALL OTHER PIPING, MAIN LINE, LATERALS SHALL BE SH 40 PVC.

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

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

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

SPRINKLERS

SPRINKLER LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR LANDSCAPING, SITE LIGHTING, PREVAILING WIND, MOUNDING, ETC. TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW INTO HARDSCAPED AREAS, PATIOS AND ONTO BUILDINGS.

SPRAY HEADS SHALL BE TORO 570Z SERIES. SIX INCH POP-UP TYPE SHALL BE INSTALLED IN AREAS LANDSCAPED WITH SOD AND MULCH. TWELVE INCH POP-UP TYPE SHALL BE INSTALLED IN AREAS LANDSCAPED WITH GROUND COVER AND LOW SHRUBS, AND SHRUB HEADS AND BUBBLERS SHALL BE INSTALLED IN AREAS LANDSCAPED WITH TALL SHRUBS AND PALMS.

POP-UP TYPE SHALL BE INSTALLED ON FLEXIBLE SWING JOINTS CONSISTING OF THICK WALLED POLY PIPE AND 1/2" INSERT ELBOWS.

SHRUB TYPE AND BUBBLERS SHALL BE INSTALLED ON 1/2" SCH 40 PVC RISERS. SHRUB HEADS SHALL BE INSTALLED A STANDARD HEIGHT OF 6" ABOVE PLANTS AND SHALL BE INSTALLED WITHIN PLANTS TO BE CONCEALED FROM VIEW. BUBBLERS SHALL BE INSTALLED AT THE BASE OF TALL SHRUBS FOR LOW LEVEL WATERING. RISERS SHALL BE PAINTED FLAT BLACK TO BE LESS VISIBLE.

THE METHOD OF INSTALLATION FOR EACH SPRAY SPRINKLER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.

EACH SPRAY HEAD SHALL BE EQUIPPED WITH THE APPROPRIATE PRECISION NOZZLE.

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

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

CONTROL SYSTEM

A RAINBIRD ESP-TM2 SERIES ELECTRIC CONTROL SYSTEM SHALL BE INSTALLED. ONE 6 STATION CONTROLLER SHALL ACTIVATE 4 IN-LINE VALVES. ONE VALVE SHALL BE CONTROLLED PER STATION EXCEPT AS NOTED. A RAIN SENSOR SHALL BE INSTALLED TO CONSERVE WATER.

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

CONTROLLER LOCATION SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE. A 120 VAC ELECTRIC SOURCE IS REQUIRED PER LOCATION.

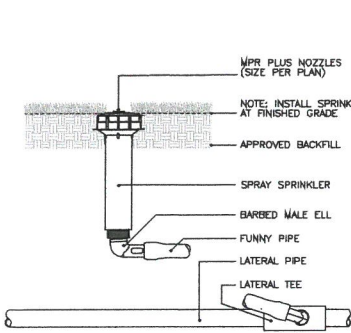
CONTROL LINES FROM AUTOMATIC CONTROLLER TO IN-LINE AUTOMATIC VALVES SHALL BE #14 AWG UNDERGROUND FEED TYPE WHICH SHALL BE: (1) INSTALLED IN ACCORDANCE WITH LOCAL CODES, (2) INSTALLED IN WIRE CONDUIT THROUGHOUT, (3) BURIED TO A MINIMUM DEPTH OF 15", (4) COLOR CODED TO FACILITATE TROUBLESHOOTING, AND (5)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

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

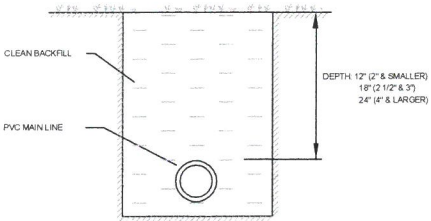
AUTOMATIC VALVE LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS. EACH VALVE SHALL BE INSTALLED IN A VALVE BOX. A MINIMUM OF ONE CUBIC FOOT OF GRAVEL SHALL BE PROVIDED PER BOX TO PROMOTE DRAINAGE.

TIMING AND PRECIPITATION

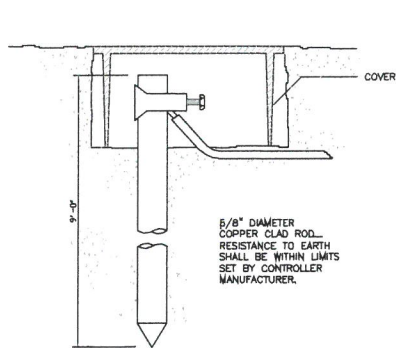
TIMING OF EACH STATION SHALL BE SET IN THE FIELD TO MATCH LOCAL REQUIREMENTS. REFER TO ZONE SUMMARY CHART FOR RECOMMENDED RUN TIMES TO APPLY 1.5 INCHES/WEEK.



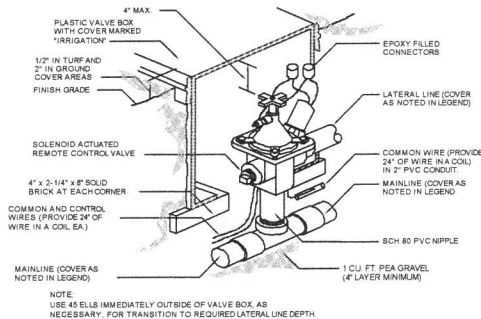
POP-UP SPRAY ON
POLY PIPE SWING JOINT
NOT TO SCALE



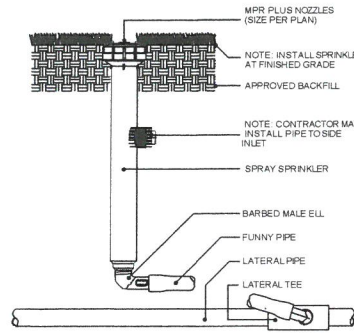
TRENCHING DETAIL
NON-VEHICLE TRAFFIC AREA
NOT TO SCALE



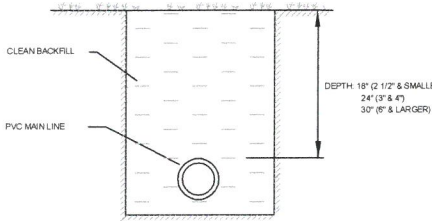
GROUNDING ROD INSTALLATION
NOT TO SCALE



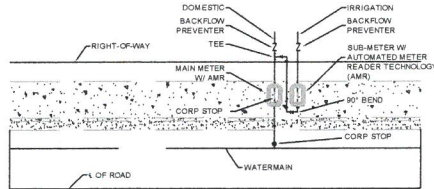
REMOTE CONTROL VALVE DETAIL
NOT TO SCALE



12" POP-UP SPRINKLER ON
POLY PIPE SWING JOINT
NOT TO SCALE



TRENCHING DETAIL
VEHICLE TRAFFIC AREA
NOT TO SCALE

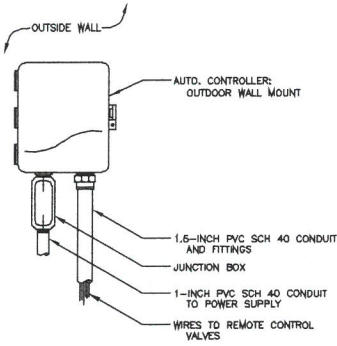


NOTES

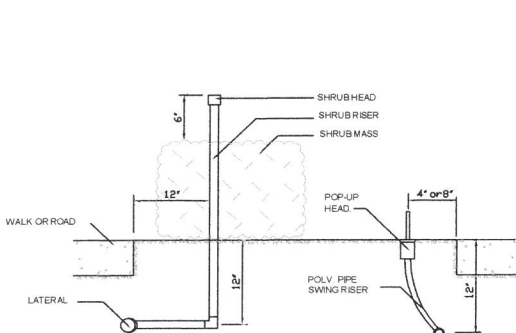
- MUST USE RECTANGULAR BOX TO ACCOMMODATE BOTH THE SUB-METER AND SHUT-OFF VALVE.
- MUST HAVE SHUT-OFF VALVE ON INLET SIDE BEFORE METER.
- MUST PLACE SUB-METER BOX WITHIN 5 FEET OF MAIN METER, EASILY ACCESSIBLE TO METER READER.
- MUST CALL METER SHOP AT 305-673-7881 WHEN INSTALLATION IS COMPLETED FOR FINAL INSPECTION IN ORDER TO OBTAIN SEWER CREDIT.
- SUB-METER CANNOT BE LARGER THAN THE DOMESTIC METER WATER SERVICE LINE.

TYPICAL SUB-METER INSTALLATION

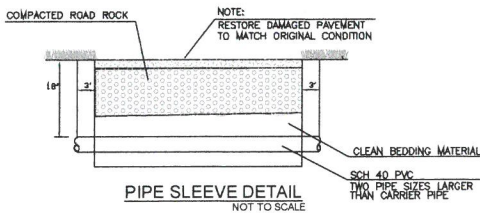
N.T.S.



WALL MOUNT CONTROLLER
NOT TO SCALE



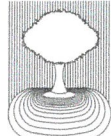
SPRINKLER LOCATION DETAIL
NOT TO SCALE



PIPE SLEEVE DETAIL
NOT TO SCALE

WIRE COLOR CODING CHART	
STATION #	WIRE COLOR
1, 11	BLACK
2, 12	RED
3, 13	GREEN
4, 14	YELLOW
5, 15	ORANGE
6, 16	BLUE
7, 17	BROWN
8, 18	PURPLE
9, 19	TAN
10, 20	GREY
COMMON	WHITE
SPARE	PINK

LANDSCAPE SUB-CONSULTANT



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DRB19-0487
DESIGN REVIEW BOARD - FINAL SUBMITTAL DECEMBER 9TH, 2019

IRRIGATION DETAILS & NOTES
IR-1.1



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