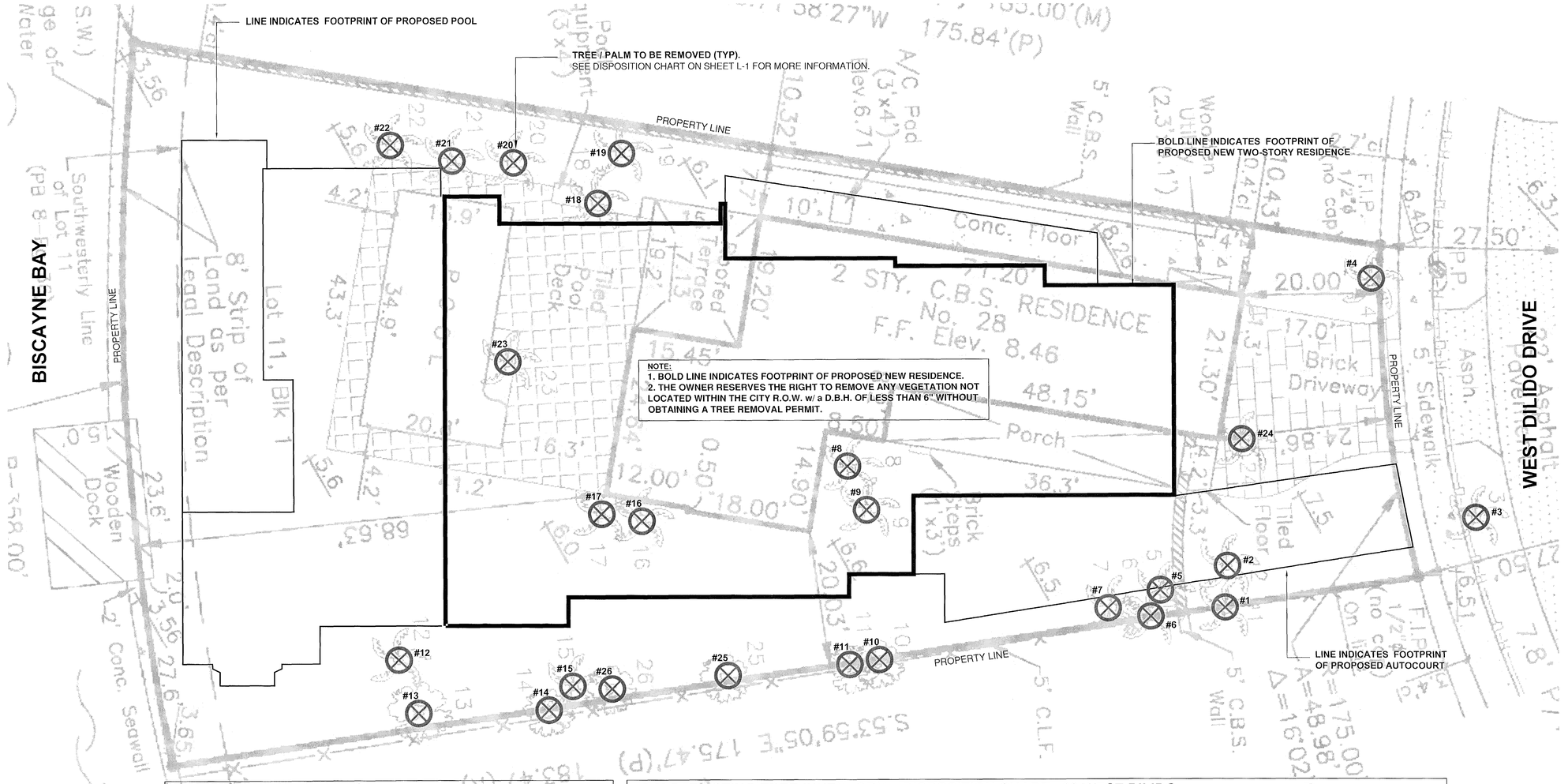

C.M.B. CANOPY MITIGATION NOTES

THE CANOPY MITIGATION OF 4,474 SF AS REQUIRED BY THE CITY OF MIAMI BEACH, CHAPTER 46 - ENVIRONMENT, DIVISION 2, TREE PRESERVATION and PROTECTION ORDINANCE HAS BEEN MET AND EXCEEDED. A TOTAL 9,050 SF OF CANOPY HAS BEEN PROVIDED.

CANOPY MITIGATION SUMMARY
- (25) NATIVE CLUSIA ROSEA TREES: 7,500 SF (MB category I @ 300 SF each)
- (11) NATIVE SIMPSON'S STOPPER TREES: 1,100 SF (MB category III @100 SF each)
- (9) DATE PALMS: 450 SF (MB category IV @ 50 SF each)

C.M.B. CHAPTER 46, DIVISION 2 - TREE INVENTORY + DISPOSITION PLAN NOTES

1. THIS **'EXISTING TREE INVENTORY + DISPOSITION PLAN' HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF MIAMI BEACH, CHAPTER 46 - ENVIRONMENT, DIVISION 2, TREE PRESERVATION and PROTECTION ORDINANCE**.
2. EXISTING TREE, PALM, AND VEGETATION INFORMATION AS INDICATED HAS BEEN PREPARED AS AN OVERLAY ON THE SURVEY PREPARED BY **AMERICAN SERVICES OF MIAMI CORP. DATED 10.13.16**
3. THE INFORMATION AS PRESENTED HEREIN HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT ON **10.26.16.**
4. MIAMI BEACH P+Z MUST APPROVE LANDSCAPE PLANS PRIOR TO REMOVING ANY TREES OR PALMS WITH A DBH BETWEEN 6" AND 12" INCHES. A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM CITY OF MIAMI BEACH GREENSPACE MANAGEMENT / P.W FOR THE REMOVAL OF TREES / PALMS WITH A DBH GREATER THAN 12" INCHES OR IN THE R.O.W.
5. **THE OWNER RESERVES THE RIGHT TO REMOVE ANY VEGETATION NOT LOCATED WITHIN THE CITY R.O.W. w/ a D.B.H. OF LESS THAN 6" WITHOUT OBTAINING A TREE REMOVAL PERMIT.**

C.M.B. EXISTING TREE INVENTORY + DISPOSITION CHART - 28 WEST DILIDO

NUMBER	COMMON NAME	BOTANICAL NAME	SPECIMEN	D.B.H. (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	DISPOSITION	CANOPY AREA	CANOPY LOSS / MIT. REQ. (SF)	COMMENTS	PERMIT REQUIREMENTS P+Z - GPM / PW - N.A.
#1	Christmas Palm	Adonidia merrelli	NO	+/- 6"	+/- 30'	+/- 6'	FAIR	REMOVE	29 SF	29 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED	PERMIT REQUIRED
#2	Chinese Fan Palm	Livistonia chinensis	YES	+/- 12"	+/- 25'	+/- 8'	FAIR	REMOVE	51 SF	51 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED	PERMIT REQUIRED
#3	Pygmy Date Palm	Phoenix roebelini	NO	+/- 4"	+/- 5'	+/- 5'	POOR	REMOVE	20 SF	20 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED	N/A - NO PERMIT REQUIRED
#4	Royal Palm	Roystonea elata	YES	+/- 18"	+/- 45'	+/- 30'	GOOD	REMOVE	707 SF	707 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED	PERMIT REQUIRED
#5	Christmas Palm	Adonidia merrelli	NO	+/- 6"	+/- 25'	+/- 6'	FAIR	REMOVE	29 SF	29 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED	PERMIT REQUIRED
#6	Christmas Palm	Adonidia merrelli	NO	+/- 6"	+/- 25'	+/- 6'	FAIR	REMOVE	29 SF	29 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED	PERMIT REQUIRED
#7	Christmas Palm	Adonidia merrelli	NO	+/- 6"	+/- 25'	+/- 6'	FAIR	REMOVE	29 SF	29 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED	PERMIT REQUIRED
#8	Christmas Palm	Adonidia merrelli	NO	+/- 6"	+/- 25'	+/- 6'	FAIR	REMOVE	29 SF	29 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED	PERMIT REQUIRED
#9	Royal Palm	Roystonea elata	YES	+/- 18"	+/- 45'	+/- 30'	FAIR	REMOVE	707 SF	707 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED	PERMIT REQUIRED
#10	Weeping Fig	Ficus benjamina	YES	+/- 12"	+/- 35'	+/- 20'	POOR	REMOVE	314 SF	314 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED	PERMIT REQUIRED
#11	Weeping Fig	Ficus benjamina	YES	+/- 12"	+/- 35'	+/- 20'	POOR	REMOVE	314 SF	314 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED	PERMIT REQUIRED
#12	Fiji Fan Palm	Pritchardia pacifica	YES	+/- 30"	+/- 30'	+/- 18'	POOR	REMOVE	254 SF	254 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED	PERMIT REQUIRED
#13	Mango Tree	Mangifera indica	YES	+/- 18"	+/- 18'	+/- 15'	POOR	REMOVE	177 SF	177 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED	PERMIT REQUIRED
#14	Weeping Fig	Ficus benjamina	YES	+/- 18"	+/- 25'	+/- 15'	POOR	REMOVE	177 SF	177 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED	PERMIT REQUIRED
#15	Pygmy Date Palm	Phoenix roebellini	NO	+/- 4"	+/- 8'	+/- 5'	POOR	REMOVE	20 SF	20 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED	N/A - NO PERMIT REQUIRED
#16	Christmas Palm	Adonidia merrelli	NO	+/- 6"	+/- 25'	+/- 6'	GOOD	REMOVE	29 SF	29 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED	PERMIT REQUIRED
#17	Christmas Palm	Adonidia merrelli	NO	+/- 6"	+/- 25'	+/- 6'	GOOD	REMOVE	29 SF	29 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED	PERMIT REQUIRED
#18	Royal Palm	Roystonea elata	YES	+/- 18"	+/- 50'	+/- 40'	GOOD	REMOVE	707 SF	707 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED	PERMIT REQUIRED
#19	Royal Palm	Roystonea elata	YES	+/- 18"	+/- 50'	+/- 40'	GOOD	REMOVE	707 SF	707 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED	PERMIT REQUIRED
#20	Bird of Paradise	Strelitzia regina	NO	+/- 2"	+/- 25'	+/- 8'	GOOD	REMOVE	51 SF	51 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED	N/A - NO PERMIT REQUIRED
#21	Bird of Paradise	Strelitzia regina	NO	+/- 2"	+/- 25'	+/- 8'	GOOD	REMOVE	51 SF	51 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED	N/A - NO PERMIT REQUIRED
#22	Bird of Paradise	Strelitzia regina	NO	+/- 2"	+/- 25'	+/- 8'	GOOD	REMOVE	51 SF	51 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED	N/A - NO PERMIT REQUIRED
#23	Alexander Palms	Ptychosperma elegans	NO	+/- 2"	+/- 20'	+/- 4'	GOOD	REMOVE	13 SF	13 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED	N/A - NO PERMIT REQUIRED
#24	Alexander Palms	Ptychosperma elegans	NO	+/- 3"	+/- 20'	+/- 6'	GOOD	REMOVE	29 SF	29 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED	N/A - NO PERMIT REQUIRED
#25	Bird of Paradise	Strelitzia regina	NO	+/- 36"	+/- 30'	+/- 20'	GOOD	REMOVE	314 SF	314 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED	PERMIT REQUIRED
#26	Bird of Paradise	Strelitzia regina	NO	+/- 36"	+/- 30'	+/- 20'	GOOD	REMOVE	314 SF	314 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED	PERMIT REQUIRED

TOTAL MITIGATION REQUIRED: 4,474 SF
TOTAL MITIGATION PROVIDED : 9,050 SF

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EXISTING TREE SURVEY + DISPOSITION PLAN

1/8" = 1'-0"
0' 8' 16' 24'
N

MIAMIBEACH
REVIEWED FOR CODE COMPLIANCE

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02.03.17

CHRISTOPHER CAWLEY, RLA
Florida License LA 6666786

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2/3/17

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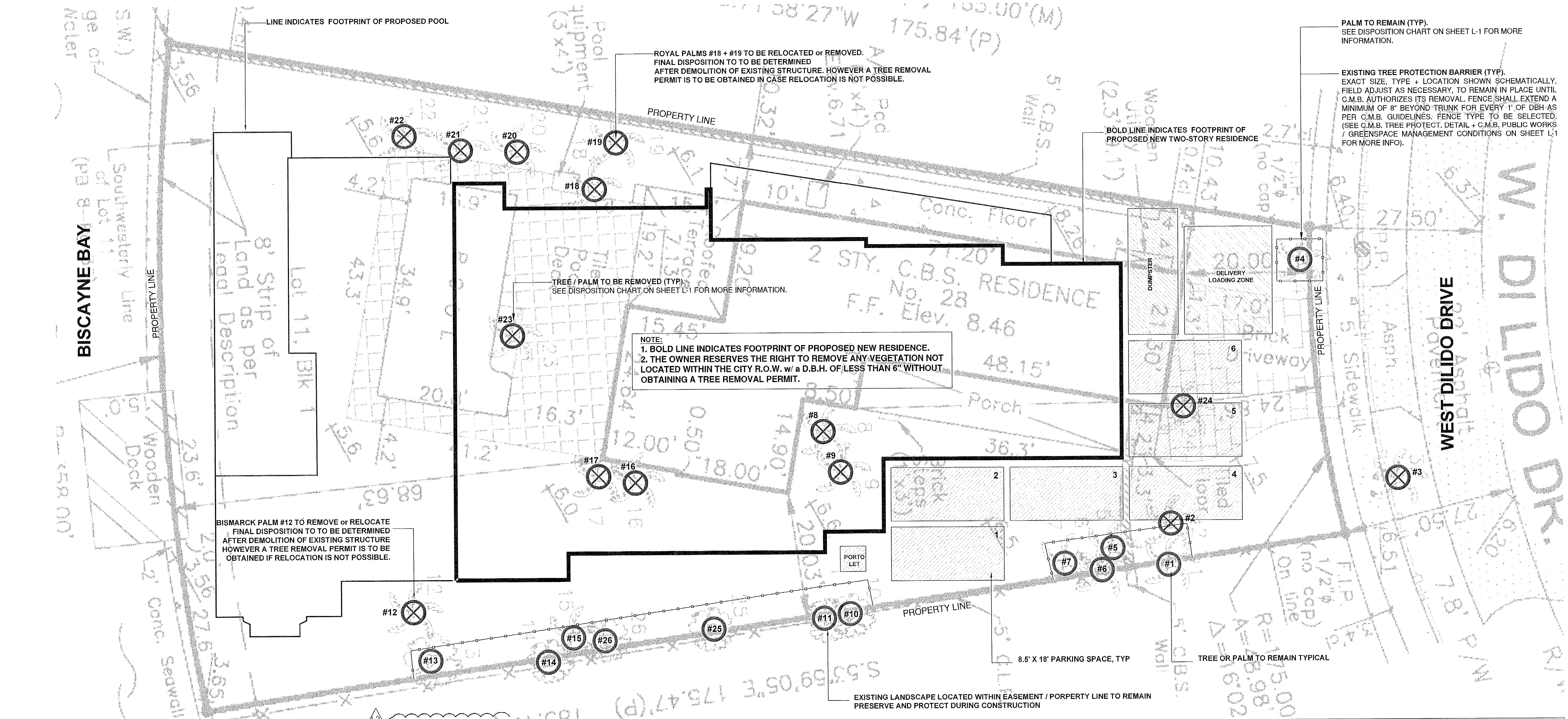

C.M.B. PUBLIC WORKS / GREENSPACE MANAGEMENT CONDITIONS

1. SHOULD ANY EXISTING PALMS BE DAMAGED THEY SHALL BE EVALUATED BY THE CITY URBAN FORESTER TO DETERMINE CORRECTIVE ACTIONS THAT MAY INCLUDE REMOVAL, CORRECTIVE PRUNING AND OR REPLACEMENT. ANY CORRECTIVE ACTIONS REQUIRED SHALL BE PERFORMED IN ACCORDANCE WITH MIAMI BEACH CODE, THE MOST CURRENT ANSI A-300 PRUNING STANDARDS AND OR AN ISSUED CITY OF MIAMI BEACH TREE WORK PERMIT. ANY CORRECTIVE PRUNING REQUIRED SHALL BE PERFORMED BY AN ISA CERTIFIED ARBORIST AND THE CITY URBAN FORESTER SHALL BE CONSULTED.
2. CARE SHALL BE TAKEN TO AVOID UTILITY OR CONSTRUCTION TRENCHING THROUGH EXISTING PALM DRIP LINES OF PALMS SLATED TO REMAIN IN PLACE OR BE RELOCATED. IF CONSTRUCTION REQUIRES THE CUTTING OF ANY ROOTS WITH A DIAMETER OF 2" OR GREATER, ROOTS SHALL BE CLEANLY CUT WITH A SHARP TOOL, AS DIRECTED BY AN ISA CERTIFIED ARBORIST, AND IN ACCORDANCE WITH THE ANSI A-300 STANDARDS. CUT ROOTS SHOULD BE IMMEDIATELY COVERED WITH SOIL TO PREVENT DRYING. ROOTS SHOULD NOT BE TORN OR BROKEN BY HEAVY EQUIPMENT, AND NO SHREDDED, RAGGED OR BROKEN ROOT ENDS SHOULD BE LEFT.THE CITY URBAN FORESTER SHALL BE NOTIFIED IN WRITING AND OR CONSULTED PRIOR TO ANY ROOT PRUNING TAKING PLACE.
3. SHOULD ANY CORRECTIVE STRUCTURAL PRUNING BE NECESSARY FOR PALMS PROPOSED TO REMAIN ONSITE, DUE TO CLEARANCE, SAFETY OR FOR CONSTRUCTION RELATED REASONS THE PRUNING SHALL BE PERFORMED BY AN ISA OR ASCA CERTIFED ARBORIST IN ACCORDANCE WITH THE LATEST VERSION OF THE ANSI A-300 PRUNING STANDARDS AND GOOD HORTICULTURAL PRACTICES. THE CITY URBAN FORESTER SHALL BE PROVIDED WITH A WRITTEN COPY OF THE PROPOSED PRUNING PLAN INCLUDING THE REASONS WHY PRUNING IS NECESSARY, PRIOR TO THE PRUNING ACTVITIES TAKING PLACE.
4. ***ANY ROOT PRUNING, IF REQUIRED DURING THE PROJECT, SHALL BE CONDUCTED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST OR ACSA CONSULTING ARBORIST. ANY ROOT PRUNING, IF REQUIRED, WILL BE LIMITED TO WHAT IS ABSOLUTELY NECESSARY FOR CONSTRUCTION. ADDITIONALLY, AND ROOT PRUNING WORK WILL BE DOCUMENTED WITH COLOR PICTURES AND PROVIDED TO MR. MARK WILLIAMS AT C.M.B. PUBLIC WORKS / GREENSPACE MANAGEMENT + MR. RICARDO GUZMAN AT C.M.B. PLANNING + ZONING DEPARTMENTS ON A REGULAR BASIS.***

C.M.B. EXISTING TREE SURVEY LEGEND

TREE or PALM TO BE REMOVED. SEE CHART L-1.

PALM TO REMAIN. PRESERVE + PROTECT

TREE or PALM PROTECTION FENCE

C.M.B. CANOPY MITIGATION NOTES

THE CANOPY MITIGATION OF 2,728 SF AS REQUIRED BY THE CITY OF MIAMI BEACH, CHAPTER 46 - ENVIRONMENT, DIVISION 2, TREE PRESERVATION and PROTECTION ORDINANCE HAS BEEN MET AND EXCEEDED. A TOTAL 8,000 SF OF CANOPY HAS BEEN PROVIDED.

CANOPY MITIGATION SUMMARY
- (20) NATIVE CLUSIA ROSEA TREES: 6,000 SF (MB category I @ 300 SF each)
- (11) NATIVE SIMPSON'S STOPPER TREES: 1,100 SF (MB category III @100 SF each)
- (6) BAYRUM TREES: 600 SF (MB category III @100 SF each)
- (6) DATE PALMS: 300 SF (MB category IV @ 50 SF each)

C.M.B. CHAPTER 46, DIVISION 2 - TREE INVENTORY + DISPOSITION PLAN NOTES

1. THIS **'EXISTING TREE INVENTORY + DISPOSITION PLAN' HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF MIAMI BEACH, CHAPTER 46 - ENVIRONMENT, DIVISION 2, TREE PRESERVATION and PROTECTION ORDINANCE.**
2. EXISTING TREE, PALM, AND VEGETATION INFORMATION AS INDICATED HAS BEEN PREPARED AS AN OVERLAY ON THE SURVEY PREPARED BY **AMERICAN SERVICES OF MIAMI CORP. DATED 10.13.16**
3. THE INFORMATION AS PRESENTED HEREIN HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT ON **10.26.16.**
4. MIAMI BEACH P+Z MUST APPROVE LANDSCAPE PLANS PRIOR TO REMOVING ANY TREES OR PALMS WITH A DBH BETWEEN 6" AND 12" INCHES. A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM CITY OF MIAMI BEACH GREENSPACE MANAGEMENT / P.W FOR THE REMOVAL OF TREES / PALMS WITH A DBH GREATER THAN 12" INCHES OR IN THE R.O.W.
5. **THE OWNER RESERVES THE RIGHT TO REMOVE ANY VEGETATION NOT LOCATED WITHIN THE CITY R.O.W. w/ a D.B.H. OF LESS THAN 6" WITHOUT OBTAINING A TREE REMOVAL PERMIT.**

C.M.B. PUBLIC WORKS / EROSION + SEDIMENT CONTROL NOTES

1. PROPER EROSION AND SEDIMENT CONTROLS MUST BE INSTALLED BEFORE ANY SOIL DISTURBING ACTIVITIES CAN BEGIN.
2. THE STRUCTURES SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
3. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.

C.M.B. EXISTING TREE INVENTORY + DISPOSITION CHART - 28 WEST DILIDO

NUMBER	COMMON NAME	BOTANICAL NAME	SPECIMEN	D.B.H. (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	DISPOSITION	CANOPY AREA	CANOPY LOSS / MIT. REQ. (SF)	COMMENTS	PERMIT REQUIREMENTS P+Z - GPM / PW - N.A.
#1	Christmas Palm	Adonidia merrelli	NO	+/- 6"	+/- 30'	+/- 6'	FAIR	REMAIN	29 SF	0 SF	PRESERVE + PROTECT.	PERMIT REQUIRED
#2	Chinese Fan Palm	Livistonia chinensis	YES	+/- 12"	+/- 25'	+/- 8'	FAIR	REMOVE	51 SF	51 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	PERMIT REQUIRED
#3	Pygmy Date Palm	Phoenix roebellini	NO	+/- 4"	+/- 5'	+/- 5'	POOR	REMOVE	20 SF	20 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	N/A - NO PERMIT REQUIRED
#4	Royal Palm	Roystonea elata	YES	+/- 18"	+/- 45'	+/- 30'	GOOD	REMAIN	707 SF	0 SF	PRESERVE + PROTECT.	
#5	Christmas Palm	Adonidia merrelli	NO	+/- 6"	+/- 25'	+/- 6'	FAIR	REMAIN	29 SF	0 SF	PRESERVE + PROTECT.	PERMIT REQUIRED
#6	Christmas Palm	Adonidia merrelli	NO	+/- 6"	+/- 25'	+/- 6'	FAIR	REMAIN	29 SF	0 SF	PRESERVE + PROTECT.	PERMIT REQUIRED
#7	Christmas Palm	Adonidia merrelli	NO	+/- 6"	+/- 25'	+/- 6'	FAIR	REMAIN	29 SF	0 SF	PRESERVE + PROTECT.	PERMIT REQUIRED
#8	Christmas Palm	Adonidia merrelli	NO	+/- 6"	+/- 25'	+/- 6'	FAIR	REMOVE	29 SF	29 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	PERMIT REQUIRED
#9	Royal Palm	Roystonea elata	YES	+/- 18"	+/- 45'	+/- 30'	FAIR	REMOVE	707 SF	707 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	PERMIT REQUIRED
#10	Weeping Fig	Ficus benjamina	YES	+/- 12"	+/- 35'	+/- 20'	FAIR	REMAIN	314 SF	314 SF	PRESERVE + PROTECT.	PERMIT REQUIRED
#11	Weeping Fig	Ficus benjamina	YES	+/- 12"	+/- 35'	+/- 20'	FAIR	REMAIN	314 SF	314 SF	PRESERVE + PROTECT.	PERMIT REQUIRED
#12	Bismarck Palm	Bismarckia nobilis	YES	+/- 30"	+/- 30'	+/- 18'	POOR	REMOVE or RELOCATE	254 SF	254 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	PERMIT REQUIRED
#13	Mango Tree	Mangifera indica	YES	+/- 18"	+/- 18'	+/- 15'	FAIR	REMAIN	177 SF	0 SF	PRESERVE + PROTECT.	PERMIT REQUIRED
#14	Weeping Fig	Ficus benjamina	YES	+/- 18"	+/- 25'	+/- 15'	FAIR	REMAIN	177 SF	0 SF	PRESERVE + PROTECT.	PERMIT REQUIRED
#15	Pygmy Date Palm	Phoenix roebellini	NO	+/- 4"	+/- 8'	+/- 5'	FAIR	REMAIN	20 SF	0 SF	PRESERVE + PROTECT.	N/A - NO PERMIT REQUIRED
#16	Christmas Palm	Adonidia merrelli	NO	+/- 6"	+/- 25'	+/- 6'	GOOD	REMOVE	29 SF	29 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	PERMIT REQUIRED
#17	Christmas Palm	Adonidia merrelli	NO	+/- 6"	+/- 25'	+/- 6'	GOOD	REMOVE	29 SF	29 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	PERMIT REQUIRED
#18	Royal Palm	Roystonea elata	YES	+/- 18"	+/- 50'	+/- 40'	GOOD	REMOVE or RELOCATE	707 SF	707 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	PERMIT REQUIRED
#19	Royal Palm	Roystonea elata	YES	+/- 18"	+/- 50'	+/- 40'	GOOD	REMOVE or RELOCATE	707 SF	707 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	PERMIT REQUIRED
#20	Bird of Paradise	Strelitzia regina	NO	+/- 2"	+/- 25'	+/- 8'	GOOD	REMOVE	51 SF	51 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	N/A - NO PERMIT REQUIRED
#21	Bird of Paradise	Strelitzia regina	NO	+/- 2"	+/- 25'	+/- 8'	GOOD	REMOVE	51 SF	51 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	N/A - NO PERMIT REQUIRED
#22	Bird of Paradise	Strelitzia regina	NO	+/- 2"	+/- 25'	+/- 8'	GOOD	REMOVE	51 SF	51 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	N/A - NO PERMIT REQUIRED
#23	Alexander Palms	Ptychosperma elegans	NO	+/- 2"	+/- 20'	+/- 4'	GOOD	REMOVE	13 SF	13 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	N/A - NO PERMIT REQUIRED
#24	Alexander Palms	Ptychosperma elegans	NO	+/- 3"	+/- 20'	+/- 6'	GOOD	REMOVE	29 SF	29 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	N/A - NO PERMIT REQUIRED
#25	Bird of Paradise	Strelitzia regina	NO	+/- 36"	+/- 30'	+/- 20'	GOOD	REMAIN	314 SF	0 SF	PRESERVE + PROTECT.	PERMIT REQUIRED
#26	Bird of Paradise	Strelitzia regina	NO	+/- 36"	+/- 30'	+/- 20'	GOOD	REMAIN	314 SF	0 SF	PRESERVE + PROTECT.	PERMIT REQUIRED

TOTAL MITIGATION REQUIRED: 2,728 SF
TOTAL MITIGATION PROVIDED : 8,000 SF

Sunshine State One Call 811 of Florida, Inc.

EXISTING TREE SURVEY + DISPOSITION PLAN 1/8" = 1'-0" 0' 8' 16' 24'

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comm no.
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date:
2/3/17

revised:
L1 CMP PARKING PLAN 03.02.17
L2 BD COMMENTS 04.01.17

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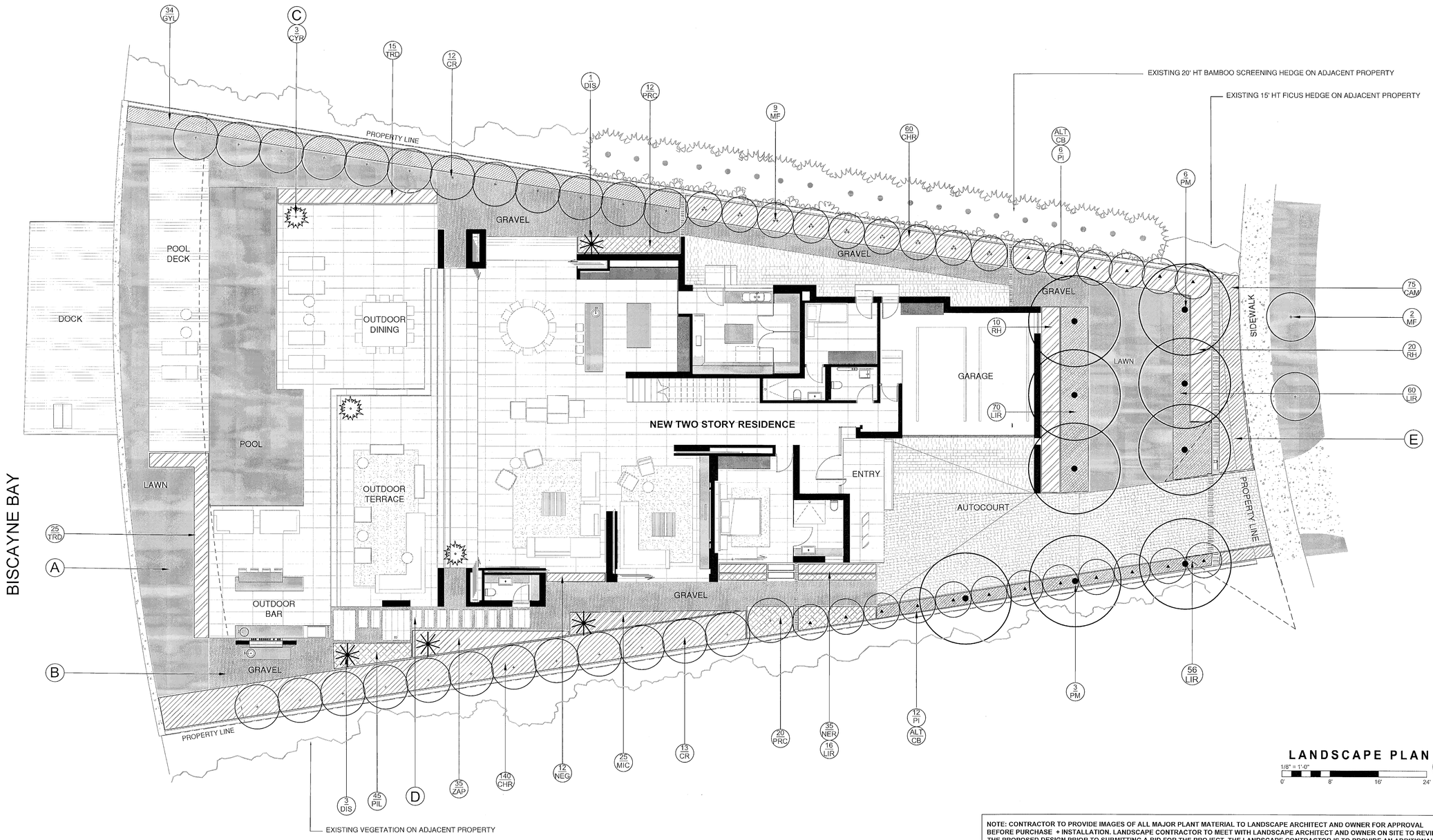
L-1



LANDSCAPE PLAN
1/8" = 1'-0"
0' 8' 16' 24'
N

LANDSCAPE PLAN LEGEND

- (A) 'EMPIRE TURF' ZOYSIA GRASS - OVER 2" TOPSOIL BED, SEE PLANTING SPECS
- (B) 3/8" GRAY DECOMPOSED GRANITE AGGREGATE OVER FILTER FABRIC
- (C) CONTEMPORARY CONTAINERS OR POTS TO BE SELECTED
- (D) STONE PAVERS TO BE SELECTED
- (E) 15' SITE TRIANGLE PER MB STANDARDS

Sunshine State 811 of Florida, Inc. One Call

LANDSCAPE PLAN NOTES

1. CONTRACTOR SHALL REMOVE ALL STAKES, POLES, WELLINGTON TAPE AND / OR BRACING MATERIALS FROM ALL PALMS, TREES, AND SHRUBS, WITHIN (1) YEAR OF INSTALLATION. THIS NOTE IS APPLICABLE TO ALL PLANTING DETAILS ON THIS SHEET.
2. EXISTING SITE CONDITIONS HAVE BEEN FIELD VERIFIED BY LANDSCAPE ARCHITECT.
3. ALL LANDSCAPE AREAS TO BE 100% COVERED BY A FULLY AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR. CONTRACTOR TO PROVIDE SHOP DRAWING OF MODIFIED IRRIGATION SYSTEM TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
4. SHEETS L-1 thru L-4 TO BE UTILIZED FOR LANDSCAPE AND IRRIGATION PURPOSES ONLY. ALL SITE IMPROVEMENTS INCLUDING GRADING AND DRAINAGE TO BE BY OTHERS. REFER TO ARCHITECTURE AND ENGINEERING PLANS FOR ALL ADDITIONAL INFORMATION.

PLANT LIST - 28 WEST DILIDO

KEY	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
CB	NO	ALT	BRAZILIAN BEAUTYLEAF TREE	Calllophyllum brasiliensis	45 gallon, 14' height x 6-8' spread, 4' clear trunk, 3" caliper
CR	YES	25	PITCH APPLE TREE	Clusia rosea	45 gallon, 16' height x 6-8' spread, 4' clear trunk, 3" caliper
MF	YES	11	SIMPSON STOPPER TREE	Myrcianthes fragrens	45 gallon, 12' height x 5' spread, 4' clear trunk, 3" caliper
PI	NO	18	BAYRUM TREE	Pimenta racemosa	45 gallon, 12' height x 6' spread, 2" caliper, standard
PALMS					
PM	NO	9	'MEDJOOL' DATE PALM	Phoenix dactylifera 'Medjool'	Field grown specimen, 14' clear trunk, diamond cut, certified,
RH	NO	30	LADY PALM	Rhapis excelsa	4' overall height, full to base, space 36" on center, equal to Botanics Wholesale
SHRUBS					
CAM	NO	75	CARRISSA 'EMERALD BLANKET'	Carissa mac. "Emerald Blanket'	3 gallon, full, space 18" on center
CHR	YES	200	HORIZONTAL COCOPLUM	Chrysobalanus icaco 'Horizontal'	7 gallon, full, space 24" on center
GYL	YES	34	CRABWOOD SHRUB	Gymnanthes lucida	15 gallon, 5' height x 5' spread, 36" on center

NOTE: CONTRACTOR TO PROVIDE IMAGES OF ALL MAJOR PLANT MATERIAL TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL BEFORE PURCHASE + INSTALLATION. LANDSCAPE CONTRACTOR TO MEET WITH LANDSCAPE ARCHITECT AND OWNER ON SITE TO REVIEW THE PROPOSED DESIGN PRIOR TO SUBMITTING A BID FOR THE PROJECT. THE LANDSCAPE CONTRACTOR IS TO PROVIDE AN ADDITIONAL ALLOWANCE OF $5,000 DOLLARS FOR POTTED PLANTS + MISCELLANEOUS VEGETATION TO BE SELECTED DURING THE INSTALLATION OF THE PROJECT

PLANT LIST - 28 WEST DILIDO

KEY	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TROPICALS, GROUNDCOVERS, + ACCENTS					
CYR	NO	3	KING SAGO	Cycas revoluta	15 gallon, 3' height min X 3' spreadmin
DIS	NO	4	DIOON SPINULOSUM	Dioon spinulosum	7 gallon, 36" height X 36"spread,
LIR	NO	202	LILY TURF	Liriope muscari	3 gallon, full, 18" on center
MIC	NO	25	WART FERN	Microsorum scolopendrium	1 gallon, full, space 18" on center
NEG	NO	47	APOSTLE'S IRIS	Neomarica gracilis	3 gallon, full, space 24" on center
PIL	NO	45	ARTILLERY FERN	Pilea serpyllacea 'Stoplight'	1 gallon, full, space 12" on center
PRC	NO	32	PHILODENDRON 'ROJO CONGO'	Same	3 gallon, full, space 18" on center
TRD	YES	40	FAKAHATCHEE GRASS	Tripsacum dactyloides	3 gallon, full, space 18" on center
ZAP	YES	35	COONTIE	Zamia pumila	3 gallon, full, space 18" on center
SOD, AGGREGATE & MULCH					
DGA	3/8" DECOMPOSED GRANITE AGGREGATE OR STONE TO BE SELECTED, INSTALLED OVER WEED BARRIER MATERIAL / OLIMAR, 2" MIN. DEPTH				
MLC	DARK BROWN 'FLORI MULCH' SHREDDED ORGANIC MULCH (NO CYPRESS), TO BE DETERMINED				
SOD	'EMPIRE TURF' ZOYSIA GRASS - OVER 2" TOPSOIL BED, SEE PLANTING SPECS				

MIAMIBEACH
REVIEWED FOR CODE COMPLIANCE

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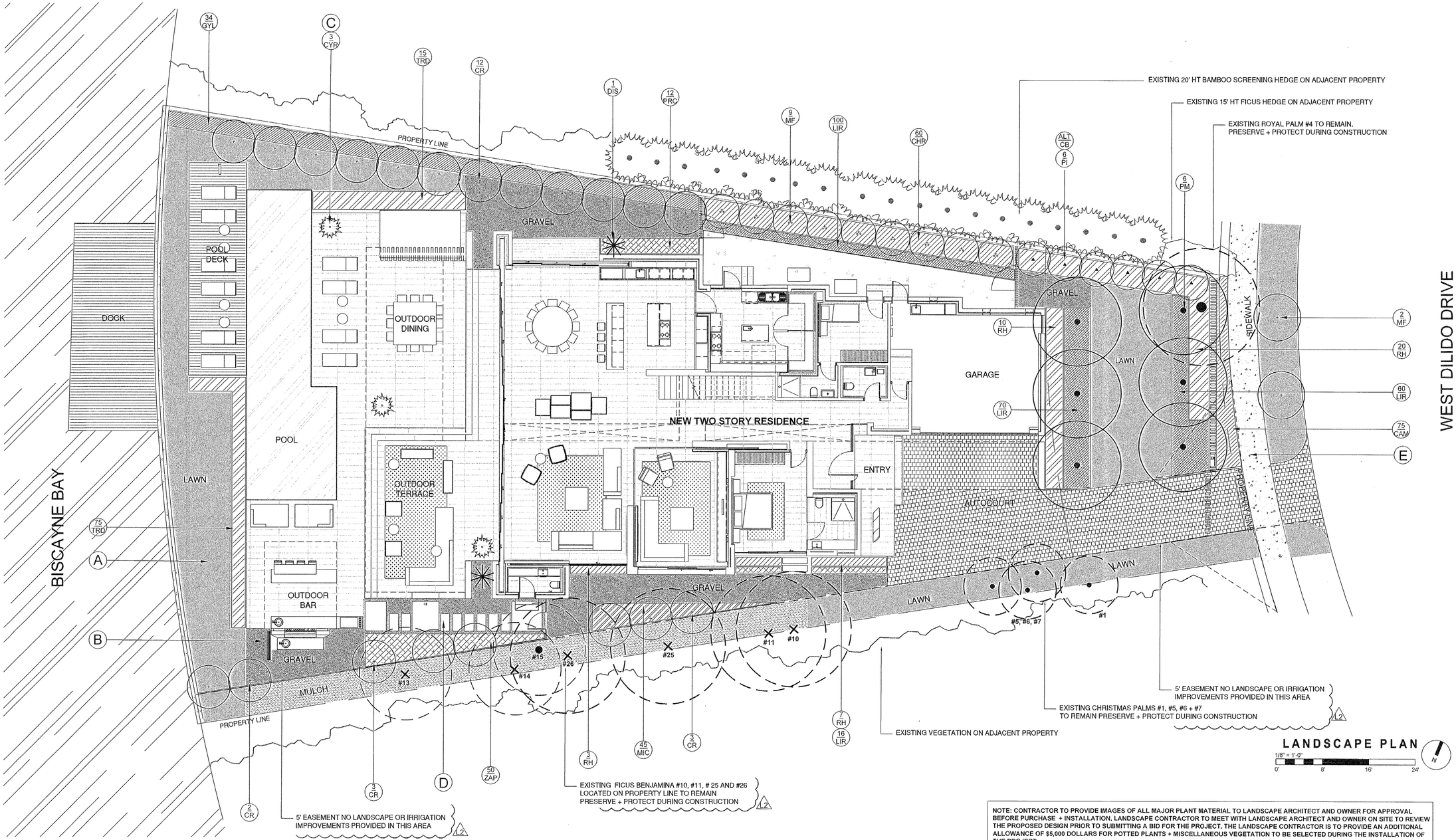

LANDSCAPE PLAN LEGEND

- (A) 'EMPIRE TURF' ZOYSIA GRASS - OVER 2" TOPSOIL BED, SEE PLANTING SPECS
- (B) 3/8" GRAY DECOMPOSED GRANITE AGGREGATE OVER FILTER FABRIC
- (C) CONTEMPORARY CONTAINERS OR POTS TO BE SELECTED
- (D) STONE PAVERS TO BE SELECTED
- (E) 15' SITE TRIANGLE PER MB STANDARDS

Sunshine State 811 One Call of Florida, Inc.

LANDSCAPE PLAN NOTES

1. CONTRACTOR SHALL REMOVE ALL STAKES, POLES, WELLINGTON TAPE AND / OR BRACING MATERIALS FROM ALL PALMS, TREES, AND SHRUBS, WITHIN (1) YEAR OF INSTALLATION. THIS NOTE IS APPLICABLE TO ALL PLANTING DETAILS ON THIS SHEET.
2. EXISTING SITE CONDITIONS HAVE BEEN FIELD VERIFIED BY LANDSCAPE ARCHITECT.
3. ALL LANDSCAPE AREAS TO BE 100% COVERED BY A FULLY AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR. CONTRACTOR TO PROVIDE SHOP DRAWING OF MODIFIED IRRIGATION SYSTEM TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
4. SHEETS L-1 thru L-4 TO BE UTILIZED FOR LANDSCAPE AND IRRIGATION PURPOSES ONLY. ALL SITE IMPROVEMENTS INCLUDING GRADING AND DRAINAGE TO BE BY OTHERS. REFER TO ARCHITECTURE AND ENGINEERING PLANS FOR ALL ADDITIONAL INFORMATION.

PLANT LIST - 28 WEST DILIDO

KEY	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
CB	NO	ALT	BRAZILIAN BEAUTYLEAF TREE	Callophyllum brasiliensis	65 gallon, 16' height x 6-8' spread, 4' clear trunk, 3" caliper
CR	YES	20	PITCH APPLE TREE	Clusia rosea	45 gallon, 16' height x 6-8' spread, 4' clear trunk, 3" caliper
MF	YES	11	SIMPSON STOPPER TREE	Myrcianthes fragrens	45 gallon, 12' height x 5' spread, 4' clear trunk, 3" caliper
PI	NO	6	BAYRUM TREE	Pimenta racemosa	45 gallon, 12' height x 6' spread, 2" caliper, standard
PALMS					
PM	NO	6	'MEDJOOL' DATE PALM	Phoenix dactylifera 'Medjool'	Field grown specimen, 14' clear trunk, diamond cut, certified,
RH	NO	40	LADY PALM	Rhapis excelsa	4' overall height, full to base, space 36" on center, equal to Botanics Wholesale
SHRUBS					
CAM	NO	75	CARRISSA 'EMERALD BLANKET'	Carissa mac. "Emerald Blanket'	3 gallon, full, space 18" on center
CHR	YES	60	HORIZONTAL COCOPLUM	Chrysobalanus icaco 'Horizontal	7 gallon, full, space 24" on center
GYL	YES	34	CRABWOOD SHRUB	Gymnanthes lucida	15 gallon, 5' height x 5' spread, 36" on center

PLANT LIST - 28 WEST DILIDO

KEY	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TROPICALS, GROUNDCOVERS, + ACCENTS					
CYR	NO	3	KING SAGO	Cycas revoluta	15 gallon, 3' height min X 3' spreadmin
DIS	NO	ALT	DIOON SPINULOSUM	Dioon spinulosum	7 gallon, 36" height X 36"spread,
LIR	NO	250	LILY TURF	Liriope muscari	3 gallon, full, 18" on center
MIC	NO	25	WART FERN	Microsorum scolopendrium	1 gallon, full, space 18" on center
PIL	NO	45	ARTILLERY FERN	Pilea serpyllacea 'Stoplight'	1 gallon, full, space 12" on center
PRC	NO	12	PHILODENDRON 'ROJO CONGO'	Same	3 gallon, full, space 18" on center
TRD	YES	100	FAKAHATCHEE GRASS	Tripsacum dactyloides	3 gallon, full, space 18" on center
ZAP	YES	50	COONTIE	Zamia pumila	3 gallon, full, space 18" on center
SOD, AGGREGATE & MULCH					
DGA	3/8" DECOMPOSED GRANITE AGGREGATE OR STONE TO BE SELECTED, INSTALLED OVER WEED BARRIER MATERIAL / OLIMAR, 2" MIN. DEPTH				
MLC	DARK BROWN 'FLORI MULCH' SHREDDED ORGANIC MULCH (NO CYPRESS). TO BE DETERMINED				
SOD	'EMPIRE TURF' ZOYSIA GRASS - OVER 2" TOPSOIL BED, SEE PLANTING SPECS				

NOTE: CONTRACTOR TO PROVIDE IMAGES OF ALL MAJOR PLANT MATERIAL TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL BEFORE PURCHASE + INSTALLATION. LANDSCAPE CONTRACTOR TO MEET WITH LANDSCAPE ARCHITECT AND OWNER ON SITE TO REVIEW THE PROPOSED DESIGN PRIOR TO SUBMITTING A BID FOR THE PROJECT. THE LANDSCAPE CONTRACTOR IS TO PROVIDE AN ADDITIONAL ALLOWANCE OF $5,000 DOLLARS FOR POTTED PLANTS + MISCELLANEOUS VEGETATION TO BE SELECTED DURING THE INSTALLATION OF THE PROJECT

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revised:
1 CMP PARKING PLAN 03.02.17
2 BD COMMENTS 04.01.17

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LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER.
2. CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF, AVOID, AND PROTECT ALL UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
3. TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

   ANY CHANGES TO R.O.W. (RIGHT OF WAY) MATERIAL IN REGARDS TO PLACEMENT OF SPECIES SHALL REQUIRE THE APPROVAL AND CONSULTATION OF THE CITY URBAN FORESTER AND OR CITY STAFF.
4. 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.

   CARE SHALL BE TAKEN TO AVOID PLACEMENT OF CONSTRUCTION FILL, GRAVEL, AND OR DEBRIS OVER THE ROOTBALLS OF INSTALLED OR EXISTING TREES AND OR PALMS ON SITE.

   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 LOCATIONS:
   REMOVE ALL LIMEROCK PRESENT TO A DEPTH OF AT LEAST 30"BEFORE PLACING NEW PLANTING SOIL. APPLY NEW CLEAN PLANTING SOIL IN PLANTING AREA AS REQUIRED

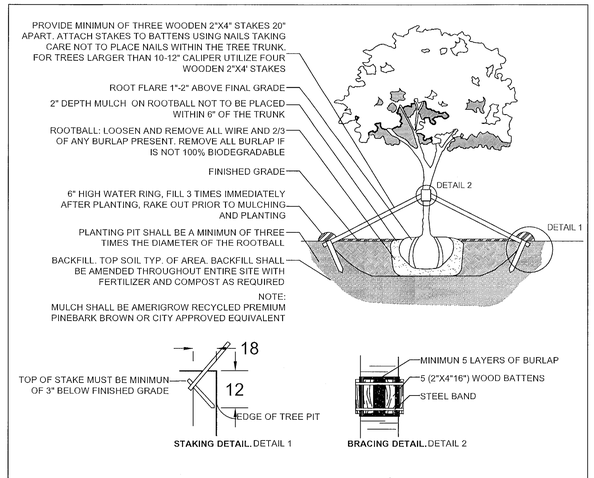
   THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL:SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.
5. THE LANDSCAPE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THE 2" APPLICATION OF 50:50 MIX 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 SOIL MIXES TO BE ADDED, I.E. FOR TREES, PALMS, SPECIMEN PLANTS, SHRUBS AND GROUND COVERS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND BE INCLUSIVE WITH THE LANDSCAPE BID.
6. ALL EXISTING TREE + PALM INFORMATION THAT HAS BEEN PROVIDED ON THIS PLAN FOLLOWS THE MIAMI DADE COUNTY E.R.M. TREE PERMITTING GUIDELINES. ANY TREES or PALMS CONSIDERED INVASIVE OR THAT FALLS UNDER THE TREE PERMIT EXEMPTION / PROHIBITED SPECIES LIST 24-94 (4) MAY NOT BE SHOWN FOR CLARITY PURPOSES. ANY DISCREPANCIES IF NOTED UPON FURTHER FIELD INSPECTION SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.
7. IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH 50% OVERLAP MINIMUM AND BE PROVIDED BY A FULLY AUTOMATIC IRRIGATION SYSTEM W/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX "F" 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.CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL SLEEVING AND PIPE ROUTING. ALL UNDERGROUND UTILITIES TO BE LOCATED BY DIALING 811 AS REQUIRED BY LAW.
8. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH A SMALL GRAY GRANITE AGGREGATE or APPROVED ORGANIC MULCH FREE FROM WEEDS AND PESTS. NO 'CYPRESS MULCH' OR 'RED DYED MULCH' TO BE ACCEPTED. KEEP MULCH 6" AWAY FROM TREE OR PALM TRUNKS AS PER INDUSTRY RECOMMENDATIONS.
9. SOD SHALL BE 'EMPIRE TURF' ZOYSIA GRASS IN ALL LAWN AREAS AS SHOWN ON THE PLANS. SOD SHALL BE STRONGLY ROOTED, FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLANS OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL MEASURED SODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED. SOD SHALL CARRY A 5-MONTH WARRANTY.
10. ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS, AND SOD / LAWN SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
11. ***ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROWERS LANDSCAPE ASSOCIATION (FNGLA) AND ANSI A-300 (PART 6)-2012 TREE, SHRUB, AND OTHER WOODY PLANT MANAGEMENT STANDARD PRACTICES (PLANTING AND TRANSPLANTING). CONTRACTOR SHALL ENSURE THAT THE PLANS, DETAILS, SPECIFICATIONS AND NOTES HAVE BEEN 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.***

    CONTRACTOR SHALL REMOVE ALL STAKES, POLES, WELLINGTON TAPE AND OR BRACING MATERIALS FROM ALL PALMS, TREES AND SHRUBS WITHIN 1 YEAR OF INSTALLATION.
12. 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.
13. IF NECESSARY, CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO ENSURE PROPER WATERING-IN DURING INSTALLATION AND CONTRACTOR WILL BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER.

    A MINIMUM OF 6 MONTHS OF SUPPLEMENTAL HAND OR AUTOMATIC IRRIGATION SYSTEM WATERING SHALL BE REQUIRED TO AID IN NEW TREE OR PALM ESTABLISHMENT.
14. FERTILIZATION: ONE COMPLETE APPLICATION OF GRANULAR FERTILIZER SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND APPROVAL BY THE LANDSCAPE ARCHITECT. FERTILIZER SHALL BE OSMACOTE OR APPROVAL EQUAL.
15. **SHOULD ANY TREES OR PALMS BE DAMAGED THEY SHALL BE EVALUATED BY THE CITY URBAN FORESTER TO DETERMINE CORRECTIVE ACTIONS THAT MAY INCLUDE REMOVAL, CORRECTIVE PRUNING AND OR REPLACEMENT. ANY CORRECTIVE ACTION REQUIRED SHALL BE PERFORMED IN ACCORDANCE WITH A MIAMI DADE COUNTY CODE, ANSI-A 300 PRUNING STANDARDS AND OR AN ISSUED ERM TREE PERMIT OR ENVIRONMENTAL PERMIT. ANY CORRECTIVE PRUNIING REQUIRED SHALL BE PERFORMED BY AN ISA CERTIFIED ARBORIST OR ASCA CONSULTING ARBORIST AND THE CITY URBAN FORESTER SHALL BE CONSULTED.**
16. **CITY OF URBAN FORESTER AND OR PLANNING DEPARTMENT STAFF TO APPROVE ROW TREES BEFORE THEY ARE PLANTED.**
20. **MULCH SHALL NOT BE APPLIED WITHIN 6" OF ANY TREE OR PALM TRUNK THAT IS INSTALLED OR INCORPORATED INTO THE PROJECT. FOR ROW TREES, ALL MULCH SHALL BE *AMERIGROW 'PREMIUM PINEBARK BROWN' SHREDDED MULCH* OR A CITY APPROVED ALTERNATIVE.**

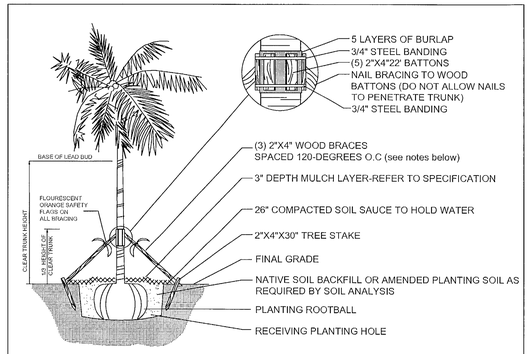
IRRIGATION NOTES

1. IRRIGATION CONTRACTOR SHALL PROVIDE, FURNISH, AND INSTALL A FULLY AUTOMATIC IRRIGATION SYSTEM WHICH WILL COMPLY WITH ALL LOCAL CODE, STATE CODE, & WATER MANAGEMENT DISTRICT (SWFMD) REQUIREMENTS.
2. THE IRRIGATION CONTRACTOR SHALL SCHEDULE AN ON-SITE PRE-CONSTRUCTION CONFERENCE WITH THE OWNER AND THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCEMENT OF INSTALLATION OF THE IRRIGATION SYSTEM.
3. CONTRACTOR SHALL INSTALL POP-UP TYPE HEADS. SPRAY TYPE SHALL BE ROTOR, IMPACT, SPRAY, OR BUBBLER AND SHALL BE INSTALLED SO AS NOT TO 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 AS PER MANUFACTURER'S SPECIFICATIONS.
4. ALL MAIN SUPPLY LINE SHALL BE PVC SCHEDULE 40 PIPE. ALL PVC FITTINGS SHALL BE SCHEDULE 40. THE MAINLINE IS SHOWN SCHEMATICALLY. LOCATE MAIN LINES IN LANDSCAPE AREAS WHERE POSSIBLE AND SLEEVE UNDER PAVEMENT WHERE NECESSARY. MAINLINES SHALL BE IN THE SAME TRENCH WITH THE LATERAL LINES WHERE POSSIBLE.
5. 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 SUNSHINE STATE ONE CALLS 811, 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK FOR PROPER UTILITY LOCATION AND CLEARANCES.
6. THE CONTRACTOR SHALL SECURE ALL WORK WITH THE PROJECT MANAGER, LANDSCAPE CONTRACTOR AND ALL OTHER CONTRACTORS TO INSURE PROPER INSTALLATION, SCHEDULING, AND PROCEDURE.
7. THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT MANAGER TO PROVIDE ELECTRICAL SUPPLY TO THE CONTROLLER, PUMP, ETC. AS NEEDED.
8. 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.
9. ALL SLEEVES UNDER PAVEMENT SHALL BE BURIED PER FLORIDA BUILDING 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 AND SHALL BE 2 TIMES THE MAIN OR LATERAL PIPE SIZE.
10. THE CONTRACTOR SHALL CONNECT THE MASTER VALVE (WHEN APPLICABLE) AND ALL ELECTRIC VALVES TO THE CONTROLLER AND PROVIDE PROPER SYNCHRONIZATION.
11. ALL LOW VOLTAGE ELECTRIC VALVES SHALL BE #14 DIRECT BURIAL. ALL WIRES UNDER ROADS TO BE PLACED IN A SPERARATE 1" SLEEVE. CONTRACTOR SHALL PROVIDE A MINIMUM OF TWO EXTRA WIRES FOR EMERGENCY POST INSTALLATION WIRING.
12. ALL LINE LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL ADJUST TRENCHING AND LOCATION OF SPRAY HEADS IN THE FIELD FOR EXISTING CONDITIONS, WALKS, UTILITIES, STRUCTURES, AND PLANTINGS TO PROVIDE AND INSURE 100% COVERAGE AND 100% OVERLAP.
13. CONTRACTOR SHALL PROVIDE A ONE-YEAR GUARANTEE ON ALL PARTS AND A 90 DAY GUARANTEE ON LABOR FROM THE DATE OF FINAL ACCEPTANCE..
14. THE IRRIGATION CONTRACTOR SHALL RECORD ALL CHANGES MADE TO THE IRRIGATION SYSTEM DURING INSTALLATION, AND PROVIDE AN AS-BUILT DRAWING O THE OWNER'S REPRESENTATIVE UPON COMPLETION AND ACCEPTANCE OF THE WORK.
15. THE IRRIGATION CONTRACTOR SHALL INSTRUCT THE OWNER OR THE OWNER'S REPRESENTATIVE IN THE COMPLETE OPERATION AND MAINTENANCE OF THE SYSTEM. THE CONTRACTOR SHALL FURNISH TWO COPIES OF AN IRRIGATION SYSTEM MANAGEMENT MANUAL PREPARED BY THE MANUFACTURER AND THE SYSTEM INSTALLER.



C.M.B. LARGE TREE PLANTING DETAIL

N.T.S.



NOTES:
1. PALMS OVER 30' GW HEIGHT, USE MINIMUN (4) 4X4 BRACING AND STAKES
2. PRIMARY STAKES SHOULD PLACED PARALLEL TO WALKWAYS WHENEVER POSSIBLE
3.RECEIVING PLANTING HOLE SHALL BE APPROXIMATELY 1/3 LARGER THAN ROOTBALL
4. BUD SHALL BE PERPENDICULAR TO THE GROUND PLANE
5. TRUNK SHALL BE STRAIGHT AND WITHOUT CURVES
6. NO SCARRED OR BLACKENED TRUNKS
7. AMENDED SOIL MIX TO BE ADDED AT THE TIME OF PLANTING NEEDED, SHALL CONSIST OF A RATIO MIX OF 80% CLEAN SILICA SAND AND 20% SCREENED PULVERIZED TOPSOIL AS NEEDED

C.M.B. PALM PLANTING DETAIL

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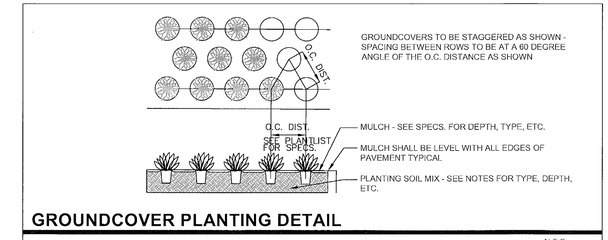

GROUNDCOVER PLANTING DETAIL

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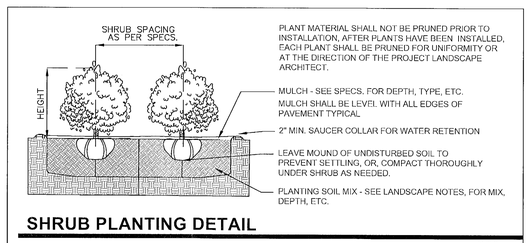

SHRUB PLANTING DETAIL

N.T.S.

LANDSCAPE LEGEND

MIAMI BEACH LANDSCAPE ORDINANCE CHAPTER 26 (RS1 - RS4 Single Family Home Residential)

ZONING: **LOT SIZE:** 14,166 SF **ACRES:** .32

TREES
FRONT YARD - 2 TREES REQUIRED / 2 TREES PROVIDED
REAR YARD -3 TREES REQUIRED / 3 TREES PROVIDED

TOTAL OF 5 TREES REQUIRED FOR LOTS UP TO 6,000 SF. 1 ADDITIONAL TREE IS REQUIRED FOR EACH ADDITIONAL 1,000 SF OF LOT AREA. 14,166 SF - 6000 SF = 8,166 SF

14,166 SF = 14 TOTAL TREES REQUIRED / 54 TREES PROVIDED.
(25 NATIVE PITCH APPLE TREES + 11 SIMPSON STOPPER TREES + 18 BAYRUM TREES + 9 MEDJOOL DATE PALMS PROVIDED)

DIVERSITY REQUIREMENT
11-15 REQUIRED TREES = 4 TREE SPECIES / 4 SPECIES PROVIDED

NATIVE TREES
30% OF REQUIRED TREES OR .30 X 14 = 4.2 NATIVE TREES REQUIRED / 36 NATIVE TREES PROVIDED
(25 NATIVE PITCH APPLE TREES + 11 SIMPSON STOPPER TREES PROVIDED)

LOW MAINTENANCE TREES
50% OF REQUIRED TREES OR .50 X 36 = 18 NATIVE TREES REQUIRED / 36 NATIVE TREES PROVIDED
(25 NATIVE PITCH APPLE TREES + 11 SIMPSON STOPPER TREES PROVIDED)

STREET TREE REQUIREMENT
AVERAGE STREET TREE SPACING 20' ON CENTER
*EAST DILIDO: 48 LF / 20 = 2.4 STREET TREES REQUIRED / **2 STREET TREES PROVIDED***

SHRUBS
12 SHRUBS (OR VINES) REQUIRED FOR EACH REQUIRED LOT AND STREET TREE or 12 X (16) = 192 REQUIRED / 309 SHRUBS PROVIDED (34 CRABWOOD SHRUBS + 75 DWARF CARISSA + 200 HORIZONTAL COCOPLUM PROVIDED)

NATIVE SHRUBS
50% OF TOTAL SHRUBS REQUIRED MUST BE NATIVE or .50 X 192 = 96 / 234 NATIVE SHRUBS PROVIDED (200 COCOPLUM SHRUBS, 34 CRABWOOD SHRUBS PROVIDED)

LARGE SHRUBS / SMALL TREES
10% OF TOTAL SHRUBS REQUIRED MUST BE LARGE SHRUBS OR SMALL TREES or .10 X 96 = 9.6 / 34 LARGE SHRUBS PROVIDED (34 CRABWOOD SHRUBS PROVIDED)

NATIVE LARGE SHRUBS / SMALL TREES
50% OF TOTAL LARGE SHRUBS REQUIRED MUST BE NATIVE or .50 X 9.6 = 4.8 / 34 NATIVE LARGE SHRUBS PROVIDED (34 CRABWOOD SHRUBS PROVIDED)

LAWN AREA
50% MAXIMUM OF LANDSCAPE AREA: NEW LAWN AREAS ARE LESS THAN 50% OF LANDSCAPE AREA

IRRIGATION SYSTEM
100% COVERAGE PROVIDED PURSUANT TO MIAMI DADE CODE

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02-03-17

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LANDSCAPE NOTES + DETAILS

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER.
2. CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF, AVOID, AND PROTECT ALL UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
3. TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

   ANY CHANGES TO R.O.W. (RIGHT OF WAY) MATERIAL IN REGARDS TO PLACEMENT OF SPECIES SHALL REQUIRE THE APPROVAL AND CONSULTATION OF THE CITY URBAN FORESTER AND OR CITY STAFF.
4. 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.

   CARE SHALL BE TAKEN TO AVOID PLACEMENT OF CONSTRUCTION FILL, GRAVEL, AND OR DEBRIS OVER THE ROOTBALLS OF INSTALLED OR EXISTING TREES AND OR PALMS ON SITE.

   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 LOCATIONS:
   REMOVE ALL LIMEROCK PRESENT TO A DEPTH OF AT LEAST 30"BEFORE PLACING NEW PLANTING SOIL. APPLY NEW CLEAN PLANTING SOIL IN PLANTING AREA AS REQUIRED

   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.
5. 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 SOIL MIXES TO BE ADDED, I.E. FOR TREES, PALMS, SPECIMEN PLANTS, SHRUBS AND GROUND COVERS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND BE INCLUSIVE WITH THE LANDSCAPE BID.
6. ALL EXISTING TREE + PALM INFORMATION THAT HAS BEEN PROVIDED ON THIS PLAN FOLLOWS THE MIAMI DADE COUNTY E.R.M. TREE PERMITTING GUIDELINES. ANY TREES or PALMS CONSIDERED INVASIVE OR THAT FALLS UNDER THE TREE PERMIT EXEMPTION / PROHIBITED SPECIES LIST 24-94 (4) MAY NOT BE SHOWN FOR CLARITY PURPOSES. ANY DISCREPANCIES IF NOTED UPON FURTHER FIELD INSPECTION SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.
7. IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH 50% OVERLAP MINIMUM AND BE PROVIDED BY A FULLY AUTOMATIC IRRIGATION SYSTEM W/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX "F" 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.CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL SLEEVING AND PIPE ROUTING. ALL UNDERGROUND UTILITIES TO BE LOCATED BY DIALING 811 AS REQUIRED BY LAW.
8. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH A SMALL GRAY GRANITE AGGREGATE or APPROVED ORGANIC MULCH FREE FROM WEEDS AND PESTS. NO 'CYPRESS MULCH' OR 'RED DYED MULCH' TO BE ACCEPTED. KEEP MULCH 6" AWAY FROM TREE OR PALM TRUNKS AS PER INDUSTRY RECOMMENDATIONS.
9. SOD SHALL BE 'EMPIRE TURF' ZOYSIA GRASS IN ALL LAWN AREAS AS SHOWN ON THE PLANS. SOD SHALL BE STRONGLY ROOTED, FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLANS OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL MEASURED SODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED. SOD SHALL CARRY A 5-MONTH WARRANTY.
10. ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS, AND SOD / LAWN SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
11. ***ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROWERS LANDSCAPE ASSOCIATION (FNGLA) AND ANSI A-300 (PART 6)-2012 TREE, SHRUB, AND OTHER WOODY PLANT MANAGEMENT STANDARD PRACTICES (PLANTING AND TRANSPLANTING). CONTRACTOR SHALL ENSURE THAT THE PLANS, DETAILS, SPECIFICATIONS AND NOTES HAVE BEEN 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.***

    CONTRACTOR SHALL REMOVE ALL STAKES, POLES, WELLINGTON TAPE AND OR BRACING MATERIALS FROM ALL PALMS, TREES AND SHRUBS WITHIN 1 YEAR OF INSTALLATION.
12. 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.
13. IF NECESSARY, CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO ENSURE PROPER WATERING-IN DURING INSTALLATION AND CONTRACTOR WILL BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER.

    A MINIMUM OF 6 MONTHS OF SUPPLEMENTAL HAND OR AUTOMATIC IRRIGATION SYSTEM WATERING SHALL BE REQUIRED TO AID IN NEW TREE OR PALM ESTABLISHMENT.
14. FERTILIZATION: ONE COMPLETE APPLICATION OF GRANULAR FERTILIZER SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND APPROVAL BY THE LANDSCAPE ARCHITECT. FERTILIZER SHALL BE OSMACOTE OR APPROVAL EQUAL.
15. **SHOULD ANY TREES OR PALMS BE DAMAGED THEY SHALL BE EVALUATED BY THE CITY URBAN FORESTER TO DETERMINE CORRECTIVE ACTIONS THAT MAY INCLUDE REMOVAL, CORRECTIVE PRUNING AND OR REPLACEMENT. ANY CORRECTIVE ACTION REQUIRED SHALL BE PERFORMED IN ACCORDANCE WITH A MIAMI DADE COUNTY CODE, ANSI-A 300 PRUNING STANDARDS AND OR AN ISSUED ERM TREE PERMIT OR ENVIRONMENTAL PERMIT. ANY CORRECTIVE PRUNING REQUIRED SHALL BE PERFORMED BY AN ISA CERTIFIED ARBORIST OR ASCA CONSULTING ARBORIST AND THE CITY URBAN FORESTER SHALL BE CONSULTED.**
16. **CITY OF URBAN FORESTER AND OR PLANNING DEPARTMENT STAFF TO APPROVE ROW TREES BEFORE THEY ARE PLANTED.**
17. **MULCH SHALL NOT BE APPLIED WITHIN 6" OF ANY TREE OR PALM TRUNK THAT IS INSTALLED OR INCORPORATED INTO THE PROJECT. FOR ROW TREES, ALL MULCH SHALL BE *AMERIGROW 'PREMIUM PINEBARK BROWN' SHREDDED MULCH* OR A CITY APPROVED ALTERNATIVE.**

IRRIGATION NOTES

1. IRRIGATION CONTRACTOR SHALL PROVIDE, FURNISH, AND INSTALL A FULLY AUTOMATIC IRRIGATION SYSTEM WHICH WILL COMPLY WITH ALL LOCAL CODE, STATE CODE, & WATER MANAGEMENT DISTRICT (SWFMD) REQUIREMENTS.
2. THE IRRIGATION CONTRACTOR SHALL SCHEDULE AN ON-SITE PRE-CONSTRUCTION CONFERENCE WITH THE OWNER AND THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCEMENT OF INSTALLATION OF THE IRRIGATION SYSTEM.
3. CONTRACTOR SHALL INSTALL POP-UP TYPE HEADS. SPRAY TYPE SHALL BE ROTOR, IMPACT, SPRAY, OR BUBBLER AND SHALL BE INSTALLED SO AS NOT TO 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 AS PER MANUFACTURER'S SPECIFICATIONS.
4. ALL MAIN SUPPLY LINE SHALL BE PVC SCHEDULE 40 PIPE. ALL PVC FITTINGS SHALL BE SCHEDULE 40. THE MAINLINE IS SHOWN SCHEMATICALLY. LOCATE MAIN LINES IN LANDSCAPE AREAS WHERE POSSIBLE AND SLEEVE UNDER PAVEMENT WHERE NECESSARY. MAINLINES SHALL BE IN THE SAME TRENCH WITH THE LATERAL LINES WHERE POSSIBLE.
5. 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 SUNSHINE STATE ONE CALLS 811, 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK FOR PROPER UTILITY LOCATION AND CLEARANCES.
6. THE CONTRACTOR SHALL SECURE ALL WORK WITH THE PROJECT MANAGER, LANDSCAPE CONTRACTOR AND ALL OTHER CONTRACTORS TO INSURE PROPER INSTALLATION, SCHEDULING, AND PROCEDURE.
7. THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT MANAGER TO PROVIDE ELECTRICAL SUPPLY TO THE CONTROLLER, PUMP, ETC. AS NEEDED.
8. 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.
9. ALL SLEEVES UNDER PAVEMENT SHALL BE BURIED PER FLORIDA BUILDING 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 AND SHALL BE 2 TIMES THE MAIN OR LATERAL PIPE SIZE.
10. THE CONTRACTOR SHALL CONNECT THE MASTER VALVE (WHEN APPLICABLE) AND ALL ELECTRIC VALVES TO THE CONTROLLER AND PROVIDE PROPER SYNCHRONIZATION.
11. ALL LOW VOLTAGE ELECTRIC VALVES SHALL BE #14 DIRECT BURIAL. ALL WIRES UNDER ROADS TO BE PLACED IN A SPERARATE 1" SLEEVE. CONTRACTOR SHALL PROVIDE A MINIMUM OF TWO EXTRA WIRES FOR EMERGENCY POST INSTALLATION WIRING.
12. ALL LINE LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL ADJUST TRENCHING AND LOCATION OF SPRAY HEADS IN THE FIELD FOR EXISTING CONDITIONS, WALKS, UTILITIES, STRUCTURES, AND PLANTINGS TO PROVIDE AND INSURE 100% COVERAGE AND 100% OVERLAP.
13. CONTRACTOR SHALL PROVIDE A ONE-YEAR GUARANTEE ON ALL PARTS AND A 90 DAY GUARANTEE ON LABOR FROM THE DATE OF FINAL ACCEPTANCE..
14. THE IRRIGATION CONTRACTOR SHALL RECORD ALL CHANGES MADE TO THE IRRIGATION SYSTEM DURING INSTALLATION, AND PROVIDE AN AS-BUILT DRAWING O THE OWNER'S REPRESENTATIVE UPON COMPLETION AND ACCEPTANCE OF THE WORK.
15. THE IRRIGATION CONTRACTOR SHALL INSTRUCT THE OWNER OR THE OWNER'S REPRESENTATIVE IN THE COMPLETE OPERATION AND MAINTENANCE OF THE SYSTEM. THE CONTRACTOR SHALL FURNISH TWO COPIES OF AN IRRIGATION SYSTEM MANAGEMENT MANUAL PREPARED BY THE MANUFACTURER AND THE SYSTEM INSTALLER.

LANDSCAPE LEGEND

MIAMI BEACH LANDSCAPE ORDINANCE CHAPTER 26 (RS1 - RS4 Single Family Home Residential)

ZONING: RS-3 **LOT SIZE:** 14,166 SF **ACRES:** 0.32

TREES
FRONT YARD - 2 TREES REQUIRED / 2 TREES PROVIDED
REAR YARD -3 TREES REQUIRED / 3 TREES PROVIDED

TOTAL OF 5 TREES REQUIRED FOR LOTS UP TO 6,000 SF. 1 ADDITIONAL TREE IS REQUIRED FOR EACH ADDITIONAL 1,000 SF OF LOT AREA. 14,166 SF - 6000 SF = 8,166 SF

14,166 SF = 14 TOTAL TREES REQUIRED / 37 TREES PROVIDED.
(20 NATIVE PITCH APPLE TREES + 11 SIMPSON STOPPER TREES + 6 BAYRUM TREES PROVIDED)

DIVERSITY REQUIREMENT
11-15 REQUIRED TREES = 4 TREE SPECIES / 4 SPECIES PROVIDED

NATIVE TREES
30% OF REQUIRED TREES OR .30 X 14 = 4.2 NATIVE TREES REQUIRED / 31 NATIVE TREES PROVIDED
(20 NATIVE PITCH APPLE TREES + 11 SIMPSON STOPPER TREES PROVIDED)

LOW MAINTENANCE TREES
50% OF REQUIRED TREES OR .50 X 36 = 18 NATIVE TREES REQUIRED / 31 LOW MAINTENANCE TREES PROVIDED
(20 NATIVE PITCH APPLE TREES + 11 SIMPSON STOPPER TREES PROVIDED)

STREET TREE REQUIREMT
AVERAGE STREET TREE SPACING 20' ON CENTER
EAST DILIDO: 48 LF / 20 = 2.4 STREET TREES REQUIRED / 2 STREET TREES PROVIDED

SHRUBS
12 SHRUBS (OR VINES) REQUIRED FOR EACH REQUIRED LOT AND STREET TREE or 12 X (16) = 192 REQUIRED / 209 SHRUBS PROVIDED (34 CRABWOOD SHRUBS + 75 DWARF CARISSA + 60 HORIZONTAL COCOPLUM + 50 FAKAHATCHEE GRASS PROVIDED)

NATIVE SHRUBS
50% OF TOTAL SHRUBS REQUIRED MUST BE NATIVE or .50 X 192 = 96 / 234 NATIVE SHRUBS PROVIDED (200 COCOPLUM SHRUBS, 34 CRABWOOD SHRUBS PROVIDED)

LARGE SHRUBS / SMALL TREES
10% OF TOTAL SHRUBS REQUIRED MUST BE LARGE SHRUBS OR SMALL TREES or .10 X 96 = 9.6 / 34 LARGE SHRUBS PROVIDED (34 CRABWOOD SHRUBS PROVIDED)

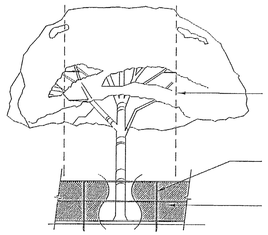
NATIVE LARGE SHRUBS / SMALL TREES
50% OF TOTAL LARGE SHRUBS REQUIRED MUST BE NATIVE or .50 X 9.6 = 4.8 / 34 NATIVE LARGE SHRUBS PROVIDED (34 CRABWOOD SHRUBS PROVIDED)

LAWN AREA
50% MAXIMUM OF LANDSCAPE AREA: NEW LAWN AREAS ARE LESS THAN 50% OF LANDSCAPE AREA

IRRIGATION SYSTEM
100% COVERAGE PROVIDED PURSUANT TO MIAMI DADE CODE

TREE PROTECTION FENCES SHALL BE CONSTRUCTED PRIOR TO ANY CONSTRUCTION ACTIVITY INCLUDING GRUBBING FOR ALL TREES / PALMS THAT ARE 'TO REMAIN, BE PROTECTED, or BE RELOCATED'

NO ACTIVITY OR DISTURBANCE SHOULD OCCUR WITHIN THE FENCED AREAS, INCLUDING VEHICLE USE, STORAGE OF MATERIALS, DUMPING OF LIQUIDS OR MATERIALS, GRADE CHANGES, GRUBBING, AND MECHANICAL TRENCHING FOR IRRIGATION, ELECTRICAL, LIGHTING, ETC.



FENCE SHALL EXTEND A MINIMUM OF 8" BEYOND TRUNK FOR EVERY 1' OF DBH AS PER C.M.B. GUIDELINES.

TREE PROTECTION BARRIERS TO EXTEND BEYOND THE 'DRIPLINE' or TO THE 'CRITICAL ROOT ZONE AREA' OF ALL TREES TO BE PROTECTED. EXTEND WHERE NECCESSARY TO PROTECT TREE CANOPY ROOTS.

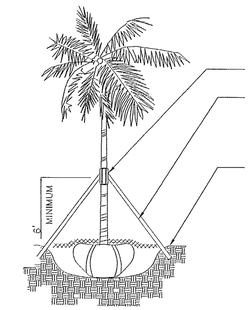
IN-GROUND METAL POLES AT 8' SPACING.

MINIMUM 4' HEIGHT PREMANUFACTURED CONTINUOUS CHAIN LINK FENCE BARRIER

PROTECTION DETAIL NOTE
CONTRACTOR TO INSTALL 'TREE PROTECTION FENCE BARRIERS' AROUND ALL EXISTING TREES OR PALMS AT THE START OF THE PROJECT. BARRIERS TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT AND SHOULD NOT BE REMOVED OR DROPPED FOR ANY REASON WITHOUT AUTHORIZATION FROM THE CITY OF MIAMI BEACH URBAN FORESTER + PLANNING + ZONING DEPARTMENT

C.M.B. TREE PROTECTION. DETAIL (CHAINLINK)

N.T.S.



TRANSPLANT OPERATIONS TO BE SUPERVISED BY AN ISA CERTIFIED ARBORIST.

WOOD BATTENS FOR SUPPORT. UTILIZE BURLAP TO PROTECT TRUNK. DO NOT NAIL TO PALM

WOOD BRACES PROVIDED - MINIMUM OF THREE. THE CONTRACTOR SHALL BE RESPONSIBLE TO ADD BRACING AS NECESSARY TO PROVIDE ADEQUATE SUPPORT. 4" X 4" AS NEEDED FOR ROYAL PALMS.

SET THE PALM NO DEEPER THAN ITS ORIGINAL CONDITION AND WATER TO ELIMINATE AIR POCKETS BACKFILL WITH A MIXTURE OF 50% NATIVE SOIL AND 50% OF 50:50 TOPSOIL:SAND MIXTURE

SAUCER ALL AROUND FOR WATER RETENTION

POST TRANSPLANT WATERING TO PROVIDE MOISTURE AND REDUCE ANY EXCESSIVE STRESS DUE TO DESSICATION. WATERING TO BE ADJUSTED ACCORDING TO CONDITIONS AND AT THE SUPERVISION AND DIRECTION OF THE ISA CERTIFIED ARBORIST.

C.M.B. PALM TRANSPLANT DETAIL

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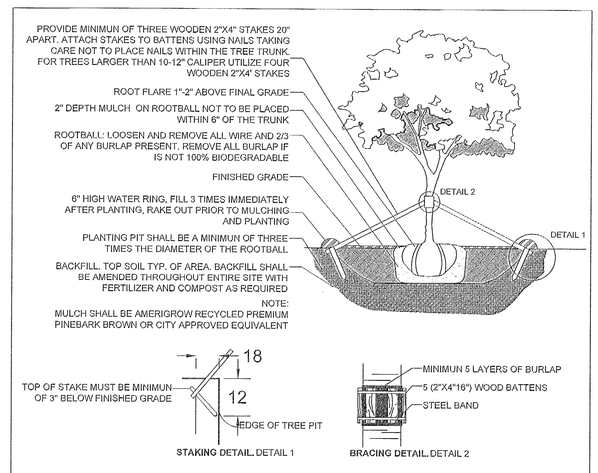
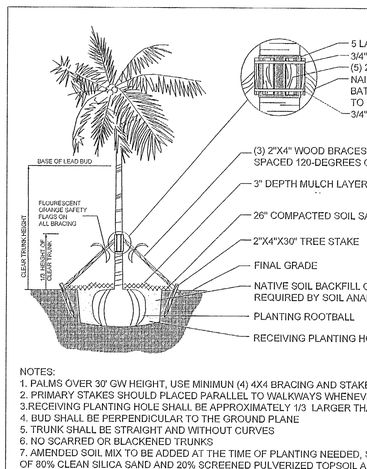


C.M.B. LARGE TREE PLANTING DETAIL

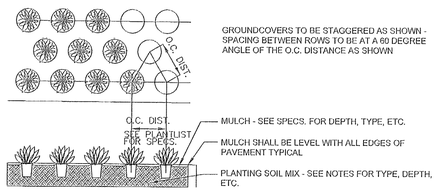
N.T.S.



NOTES:
1. PALMS OVER 30' GW HEIGHT, USE MINIMUN (4) 4X4 BRACING AND STAKES
2. PRIMARY STAKES SHOULD PLACED PARALLEL TO WALKWAYS WHENEVER POSSIBLE
3.RECEIVING PLANTING HOLE SHALL BE APPROXIMATELY 1/3 LARGER THAN ROOTBALL
4. BUD SHALL BE PERPENDICULAR TO THE GROUND PLANE
5. TRUNK SHALL BE STRAIGHT AND WITHOUT CURVES
6. NO SCARRED OR BLACKENED TRUNKS
7. AMENDED SOIL MIX TO BE ADDED AT THE TIME OF PLANTING NEEDED, SHALL CONSIST OF A RATIO MIX OF 80% CLEAN SILICA SAND AND 20% SCREENED PULVERIZED TOPSOIL AS NEEDED

C.M.B. PALM PLANTING DETAIL

N.T.S.

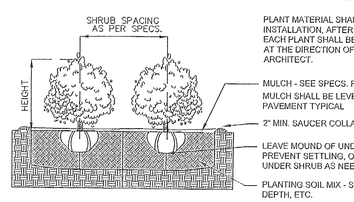


GROUNDCOVERS TO BE STAGGERED AS SHOWN - SPACING BETWEEN ROWS TO BE AT A 60 DEGREE ANGLE OF THE O.C. DISTANCE AS SHOWN

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 PLANTING 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 OR AT THE DIRECTION OF THE PROJECT LANDSCAPE ARCHITECT.

MULCH - SEE SPECS. FOR DEPTH, TYPE, ETC.
MULCH SHALL BE LEVEL WITH ALL EDGES OF PAVEMENT TYPICAL
2" MIN. SAUCER COLLAR FOR WATER RETENTION
LEAVE MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING, OR, COMPACT THOROUGHLY UNDER SHRUB AS NEEDED.
PLANTING SOIL MIX - SEE LANDSCAPE NOTES, FOR MIX, DEPTH, ETC.

SHRUB PLANTING DETAIL

N.T.S.

TREE AND PALM TRANSPLANTING PROCEDURAL SPECIFICATION

1. PURPOSE: TO MAXIMIZE THE SUCCESS OF TREE TRANSPLANTING OPERATIONS.
2. ALL STANDARDS SHALL MEET OR EXCEED THE ANSI A300 (PART 6)-2005 (TRANSPLANTING) STANDARD PRACTICES AND ANY APPLICABLE LOCAL CODES.
3. CONTRACTOR SHALL EMPLOY AN ISA CERTIFIED ARBORIST OR BIOLOGIST WITH VERIFIABLE TREE TRANSPLANT EXPERIENCE AS THE "EXPERT ARBORIST OF RECORD" TO CARRY OUT THE FOLLOWING DUTIES:
   - SHALL MAKE SITE VISITS PRIOR TO AND DURING ANY RELOCATION WORK TO INSPECT THAT PROPER PREPARATION IS PERFORMED ACCORDING TO ALL APPLICABLE TREE RELOCATION GUIDELINES.
   - SHALL DOCUMENT ALL INSPECTIONS AND PROVIDE REPORT TO THE OWNER'S AGENT WITHIN 5 BUSINESS DAYS OF SITE VISIT.
   - SHALL SUBMIT PRIOR TO FINAL ACCEPTANCE BY OWNER'S AGENT, A POST-TRANSPLANT CARE GUIDE FOR UP TO THREE YEARS THAT INCLUDES WATERING, FERTILIZATION, PRUNING, PEST CONTROL, STAKING, ETC

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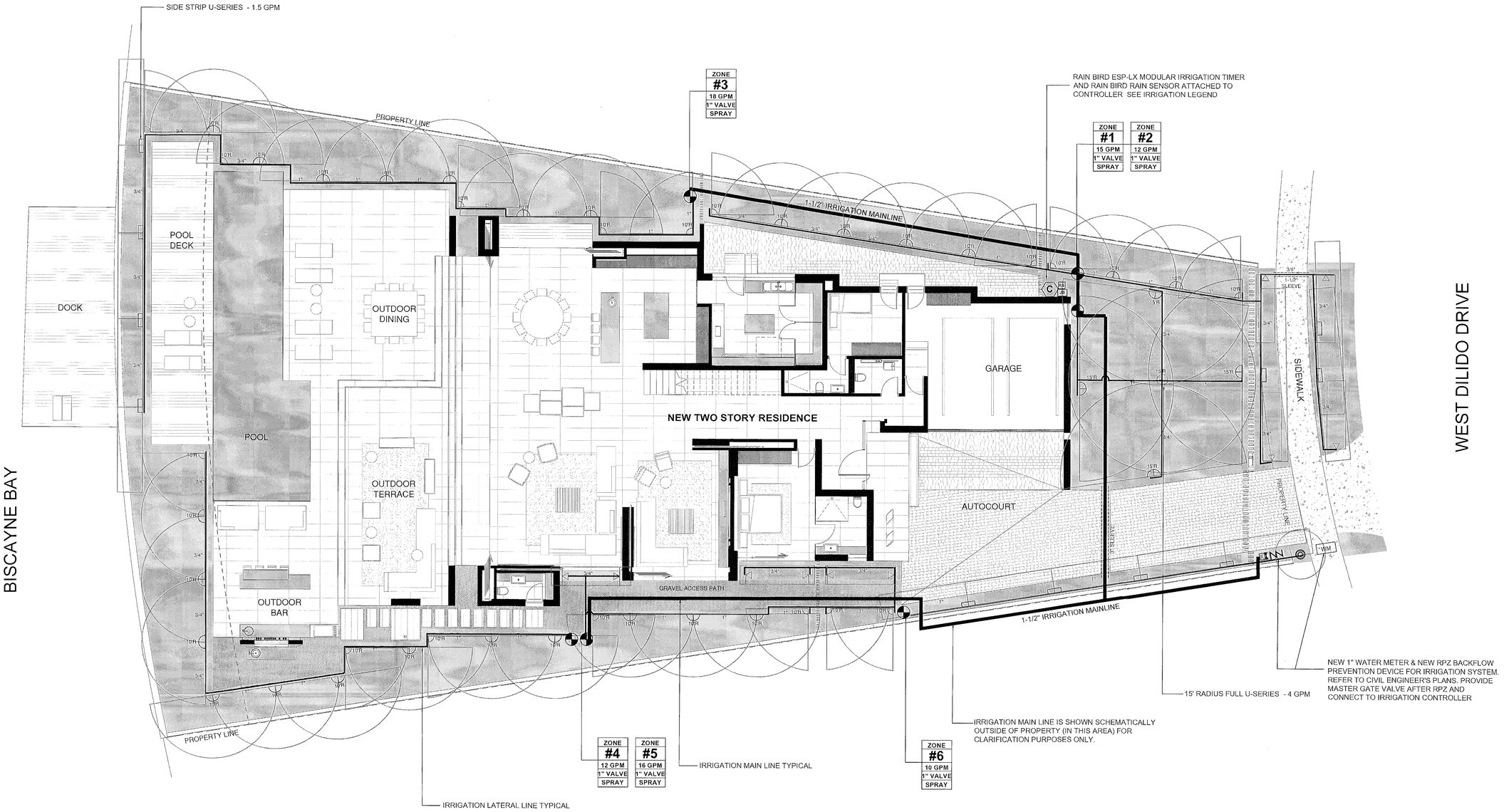
LANDSCAPE NOTES + DETAILS



BISCAYNE BAY

WEST DILIDO DRIVE

IRRIGATION PLAN

1/8" = 1'-0"

0' 8' 16' 24'

N

PIPE INSTALLATION + SLEEVE NOTES

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"	6" TO 12"
1 1/2" TO 2"	12" TO 18"
2 1/2" TO 3"	18" TO 24"
4" OR LARGER	24" TO 36"

FLORIDA BUILDING CODE - APPENDIX F SLEEVE SIZES - 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

IRRIGATION PLAN NOTES

ALL MAIN LINES, LATERAL LINES and IRRIGATION SPRINKLER COMPONENT LOCATIONS ARE SHOWN SCHEMATICALLY AND SHALL BE ADJUSTED BASED ON FIELD CONDITIONS. ALL LANDSCAPES AREAS TO RECEIVE 100% COVERAGE WITH A MINIMUM 50% OVERLAP BY A FULLY AUTOMATIC IRRIGATION SYSTEM with RAIN SENSOR. AFTER SITE INVESTIGATION THE LANDSCAPE CONTRACTOR IS TO PROVIDE A 'SHOP DRAWING' DETAILING THE PROPOSED IRRIGATION SYSTEM DESIGN TO THE LANDSCAPE ARCHITECT AND GENERAL CONTRACTOR.

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 IRRIGATION WORK.

SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) WATER RESTRICTIONS, PHASE II ARE IN EFFECT. NEW LANDSCAPE INSTALLATION SHALL BE EXEMPT PER SFWMD FOR A PERIOD OF SIXTY DAYS AFTER INSTALLATION with CONTRACTOR and/or OWNER TO ASSUME RESPONSIBILITY AFTER 60 DAY PERIOD.

IRRIGATION LEGEND

- WM — 1" IRRIGATION METER, REFER TO CIVIL ENGINEER'S PLANS
- RPZ (REDUCED PRESSURE ZONE), REFER TO CIVIL ENGINEER'S PLANS
- GV — 1" MASTER VALVE FOR TOTAL SYSTEM SHUT OFF. CONNECT TO CONTROLLER
- C — RAINBIRD ESP-LX MODULAR SERIES CONTROLLER W/ RAINBIRD RAIN SENSOR
- RS — RAINBIRD RSD SERIES RAIN SENSOR ATTACHED TO CONTROLLER
- 1" ELECTRIC VALVES-RAINBIRD PEB SERIES OR APPROVED EQUAL, IN 10" ROUND VALVE BOX
- JB — JUNCTION BOX w/ WATER PROOF CONNECTORS REFER TO ELECTRICAL ENGINEER'S PLANS
- 1 1/2" PVC Main Supply Line - Sch 40
- PVC LATERAL LINE (Sch. 160)
- PIPE in SLEEVE (See Sizing Chart)
- PIPE CONNECTION
- PIPE CROSSING
- ZONE #1 / 25 GPM / 1" VALVE / SPRAY — ZONE DESIGNATION & INFORMATION; GALLONS PER MINUTE; VALVE SIZE; IRRIGATION TYPE
- RAINBIRD 1800 PRS - U SERIES NOZZE 10", 12", 15" POP-UP / QUARTER, HALF, FULL RADIUS DIAMETERS AS NOTED
- RAINBIRD 1800 SERIES STRIP-TYPE 15EST (END STRIP), 15 CST (CENTER STRIP) 1.5 GPM
- RAINBIRD -5 SERIES, MPR STREAM BUBBLER NOZZLES, 5' RADIUS, 1.5 GPM

Sunshine State One Call 811 of Florida, Inc.

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REVIEWED FOR CODE COMPLIANCE

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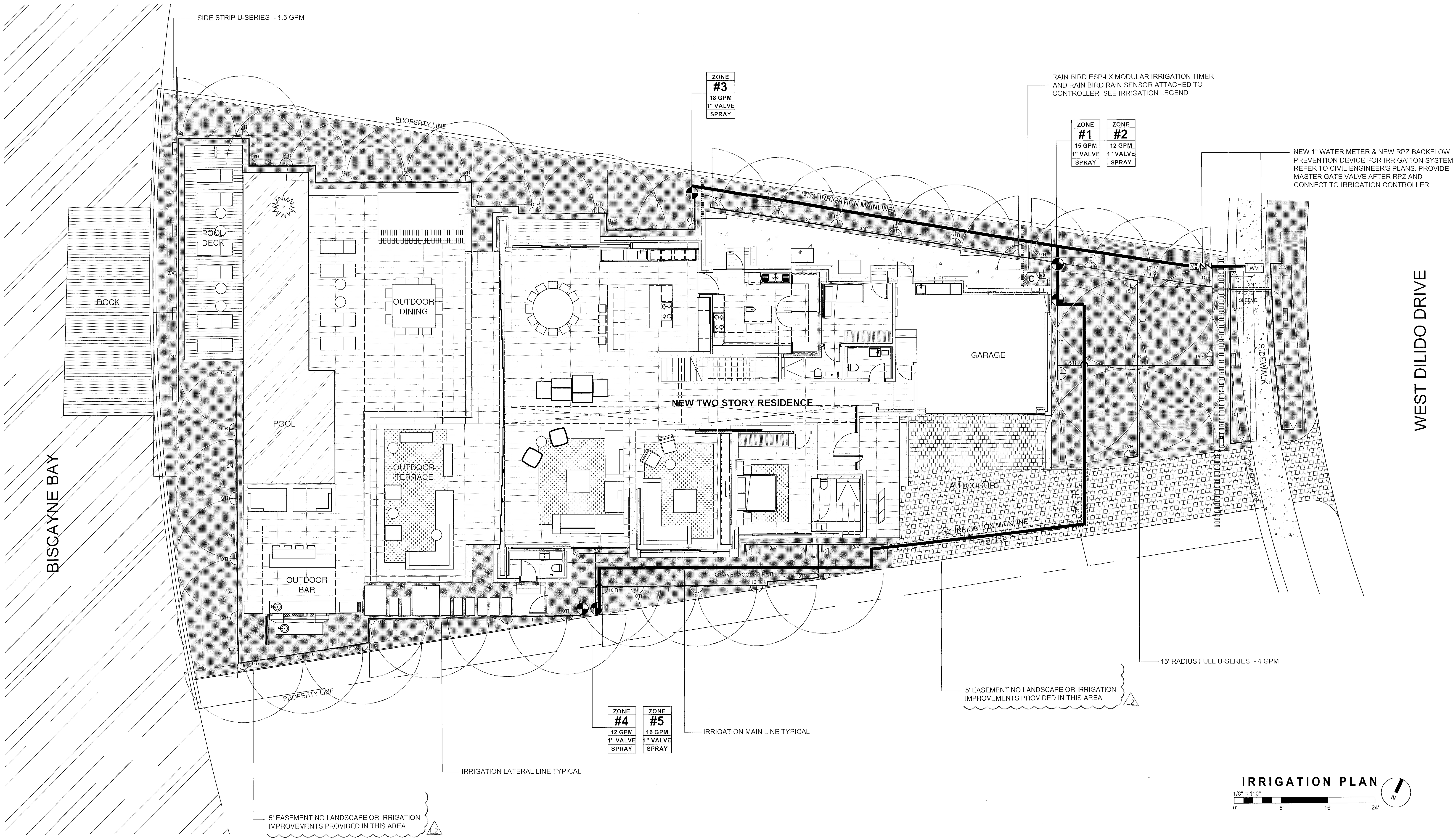

IRRIGATION PLAN

1/8" = 1'-0"

0' 8' 16' 24'

PIPE INSTALLATION + SLEEVE NOTES

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"	6" TO 12"
1 1/2" TO 2"	12" TO 18"
2 1/2" TO 3"	18" TO 24"
4" OR LARGER	24" TO 36"

FLORIDA BUILDING CODE - APPENDIX F SLEEVE SIZES - 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	

IRRIGATION PLAN NOTES

ALL MAIN LINES, LATERAL LINES and IRRIGATION SPRINKLER COMPONENT LOCATIONS ARE SHOWN SCHEMATICALLY AND SHALL BE ADJUSTED BASED ON FIELD CONDITIONS. ALL LANDSCAPES AREAS TO RECEIVE 100% COVERAGE WITH A MINIMUM 50% OVERLAP BY A FULLY AUTOMATIC IRRIGATION SYSTEM with RAIN SENSOR. AFTER SITE INVESTIGATION THE LANDSCAPE CONTRACTOR IS TO PROVIDE A 'SHOP DRAWING' DETAILING THE PROPOSED IRRIGATION SYSTEM DESIGN TO THE LANDSCAPE ARCHITECT AND GENERAL CONTRACTOR.

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 IRRIGATION WORK.

SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) WATER RESTRICTIONS, PHASE II ARE IN EFFECT. NEW LANDSCAPE INSTALLATION SHALL BE EXEMPT PER SFWMD FOR A PERIOD OF SIXTY DAYS AFTER INSTALLATION with CONTRACTOR and/or OWNER TO ASSUME RESPONSIBILITY AFTER 60 DAY PERIOD.

IRRIGATION LEGEND

- WM — 1" IRRIGATION METER REFER TO CIVIL ENGINEER'S PLANS
- RPZ (REDUCED PRESSURE ZONE) REFER TO CIVIL ENGINEER'S PLANS
- GV — 1" MASTER VALVE FOR TOTAL SYSTEM SHUT OFF. CONNECT TO CONTROLLER
- C — RAINBIRD ESP-LX MODULAR SERIES CONTROLLER W/ RAINBIRD RAIN SENSOR
- RS — RAINBIRD RSD SERIES RAIN SENSOR ATTACHED TO CONTROLLER
- 1" ELECTRIC VALVES-RAINBIRD PEB SERIES OR APPROVED EQUAL, IN 10" ROUND VALVE BOX
- JB — JUNCTION BOX w/ WATER PROOF CONNECTORS REFER TO ELECTRICAL ENGINEER'S PLANS
- 1 1/2" PVC Main Supply Line - Sch 40
- PVC LATERAL LINE (Sch. 160)
- PIPE in SLEEVE (See Sizing Chart)
- PIPE CONNECTION
- PIPE CROSSING
- ZONE #1 — ZONE DESIGNATION & INFORMATION
- 25 GPM — GALLONS PER MINUTE
- 1" VALVE — VALVE SIZE
- SPRAY — IRRIGATION TYPE
- RAINBIRD 1800 PRS - U SERIES NOZZE 10", 12", 15" POP-UP / QUARTER, HALF, FULL RADIUS DIAMETERS AS NOTED
- RAINBIRD 1800 SERIES STRIP-TYPE 15EST (END STRIP), 15 CST (CENTER STRIP) 1.5 GPM
- RAINBIRD -5 SERIES, MPR STREAM BUBBLER NOZZLES, 5' RADIUS, 1.5 GPM

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1652

date:
2/3/17

revised:
BD COMMENTS
04.01.17

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L-4

A.C. GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2014 FBC, RECOMMENDED STANDARDS, FEDERAL REGULATIONS, LOCAL CODES AND ANY REQUIREMENT THAT APPLY FROM AHJ.
2. VENTILATION DUCTWORK SHALL BE GALVANIZED STEEL WITH GAUGES, DUCT CONSTRUCTION, BRACING AND SUSPENSION IN ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH IN THE LATEST EDITION OF THE A.S.H.R.A.E. GUIDE AND S.M.A.C.N.A. STANDARDS. DUCT SIZES SHOWN ARE "INSIDE" DIMENSIONS. VERIFY EXACT LOCATION OF DUCT WITH RESPECT TO STRUCTURE BEFORE FABRICATION. ALL VENTILATION DUCTWORK SHALL BE FIELD R-6 INSULATED, PREVENTING CONDENSATION ISSUES.
3. FLEXIBLE DUCT SHALL BE STEEL HELIX WIRE ON 7/8" CENTERS, ENCAPSULATED IN A CONTINUOUS SOFT VINYL FILM, JOINED BY MOLECULAR WELDING TO FORM AN AIR TIGHT INNER CORE, THE CORE IS TO BE INSULATED WITH FIBERGLASS INSULATION (R-6), AND SHEATHED IN A REINFORCED, ALUMINUM METALIZED POLYESTER VAPOR BARRIER JACKET. PROVIDE SPIN COLLAR WITH DAMPER AND EXTRACTOR WHERE FLEXIBLE DUCT IS CONNECTED TO RECTANGULAR DUCTWORK. DAMPER ACTUATOR SHALL BE EXTENDED OUTSIDE INSULATION.
4. AIR CONDITIONING SUPPLY AND RETURN DUCTWORK SHALL BE 1-1/2" (R=6 MIN.) FIBERGLASS U.L. 181 LISTED, CLASS I AIR DUCT. DUCTWORK SHALL BE FABRICATED IN ACCORDANCE WITH S.M.A.C.N.A. STANDARDS. IF ANY STEP, INSTALLATION PROCEDURE, CONSTRUCTION CONDITION REQUIRES THAT DUCTWORK BE EXPOSED TO WEATHER TEMPORALLY OR PERMANENTLY, DUCT MATERIALS SHALL BE SHEET LINED METAL GALVANIZED.
5. TEMPERATURE CONTROL SHALL BE AS SHOWN IN EQUIPMENT NOTES
6. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION AND IN STRICT COMPLIANCE WITH ALL APPLICABLE CODES AND STANDARDS.
7. CONTRACTOR TO SUBMITT DUCTWORK SHOP DRAWINGS ACCORDINGLY TO EXISTING FIELD CONDITIONS FOR ENGINEERING REVISION AND APPROVAL PREVIOUS PURCHASING, FABRICATION OR INSTALLATION PROCESSES OR REQUIRED DUCTWORK. SHOP DRAWINGS SHALL MEET SMACNA'S FIBROUS GLASS DUCT CONSTRUCTION, SMACNA'S HVAC DUCT CONSTRUCTION STANDARDS METAL AND FLEXIBLE AND ANY RELATED LOCAL AND STATE CODE AND NATIONAL REGULATION
8. PRIOR OF CLOSING OF WALL AND CEILINGS, CONTRACTOR TO SCHEDULE A FIELD VISIT BY E.O.R. TO CONDUCT A SITE INVESTIGATION OF DUCTWORK AND ALL RELATED HVAC SYSTEMS AND EQUIPMENTS TO VERIFY THAT THE COMPLETED INSTALLATION MEETS THE DESIGN INTENT. FAILURE TO DO SO WILL NOT BE ACCEPTED AS A REASON FOR EXTRA PAY REQUESTING. WHERE THE CONDITIONS ADVERSELY AFFECT THE DESIGN INTENT ANY DEFFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGES AND SHALL INCLUDE REPLACEMENTS OR REPAIRS OF ANY OTHER PHASE OF THE INSTALLATION.
9. MECHANICAL CONTRACTOR SHALL VERIFY DIRECTION OF EXISTING STRUCTURE BEFORE INSTALLATION OF EQUIPMENTS AND DUCTWORK. SHOULD ANY DISCREPANCIES BE FOUND CONTACT ARCHITECT/ENGINEER.
10. VIBRATION ISOLATION: ALL EQUIPMENT AS PER MANUFACTURER RECOMMENDATIONS TO ELIMINATE ANY EQUIPMENT NOISE FROM BEING HEARD.
11. PRESSURE DIFFERENTIALS ACROSS CLOSED DOORS SHALL BE LIMITED TO 0.01 in.wg. DESIGNED AIR RETURN PATHS ARE BASED ON THIS REQUIREMENT. MECHANICAL CONTRACTOR TO SUBMITT SHOP DRAWINGS FOR APPROVAL PREVIOUS FABRICATION AND INSTALLATION OF DUCTWORK SYSTEMS.
12. GUARANTEES:
    - A. ALL COMPRESSOR MOTORS ON NEW EQUIPMENT FURNISHED UNDER THIS CONTRACT SHALL HAVE A 5 YEARS PRODUCT GUARANTEE FROM DATE OF START-UP.
    - B. CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN A 1 YEAR FROM DATE OF ACCEPTANCE.
13. TESTING:
    - A. ALL REFRIGERANT HIGH SIDE PIPING TO 300 PSIG. LOW SIDE TO 150 PSIG. AFTER TESTING, EVACUATE SYSTEM TO 28% MERCURY GAUGE PRESSURE WITH VACUUM PUMP. HOLD FOR 25 HOURS WITH PUMP OFF. BREAK VACUUM WITH REFRIGERANT.
    - B. BALANCE AIR SYSTEM TO DELIVER QUANTITIES AT EACH OUTLET WITHIN 5% USING A.A.B.C. PROCEDURES AND TESTS. SUBMIT AIR BALANCE TEST RESULTS FOR APPROVAL PRIOR TO FINAL INSPECTION.
14. REFRIGERATION SUCTION PIPING SHALL BE INSULATED WITH 3/4" IN-COAFLEX. ARMAFLEX INSULATION MAY ONLY BE USED IN NON-PLENUM AREAS. FINISHED WHERE EXPOSED WITH 2 COATS OF WHITE LATEX PAINT ALL A PER MANUFACTURER'S INSTRUCTION.
15. ALL REFRIGERANT PIPING SHALL BE TYPE "K" HARD COPPER, TOGETHER WITH WROUGHT COPPER SOLDER FITTINGS. JOINTS SHALL BE MADE WITH SILVER SOLDER OR "SILFOS". ALL CONDENSATE DRAIN PIPING TO BE SCHEDULE 40 TYPE II HIGH IMPACT PVC WITH SLIP JOINT FITTING OF THE SAME MATERIALS WITH AN APPROVED SOLVENT INSTALLED IN A MANNER RECOMMENDED BY THE FITTING MANUFACTURER.
16. FOR CU's:
    CONDENSER UNITS COILS SHALL BE COATED WITH CORROSION PROTECTION USING SURFSIL, LUVATA OR EQUAL PROCEDURES, PREVIOUS COORDINATION WITH MANUFACTURER.

PACKAGED A/C UNIT SCHEDULE

UNIT DESIGNATION			RTU-8
AREA SERVED			SEE DWGS
UNIT TYPE			PACKAGED
REFRIGERANT TYPE			R-410A
FAN	TOTAL AIR CFM	CFM	1200
	OUTSIDE AIR CFM	CFM	194
	EXTERNAL STATIC PRESSURE IN. OF WATER		1.0
	FAN SPEED	RPM	1126
	BHP (MAX)/MOTOR HP (NON-OVERLOAD)		0.83/1.2
EVAP. COIL	DESIGN AIR FLOW	CFM	1200
	ENTERING AIR TEMP. °F DB/WB	°F DB/WB	80/67
	FACE VELOCITY	FPM (MAX)	307
	TOTAL CAPACITY	BTU/HR	36,700
	SENSIBLE CAPACITY	BTU/HR	28,200
FILTER	QTY/SIZE(in)		2/16x25x2
	FACE AREA. SQ. FT. (MIN)		3.9
OPERATING WEIGHT LBS.			458
COMP.	NO. OF COMPRESSORS		1
	CAPACITY REDUCTION PERCENT EACH		0-100
	COMPRESSOR TYPE		SCROLL
	TOTAL FULL LOAD/LOCKED ROTOR AMPS(EA COMPRESSOR)		10.4/73
COND.	NO. OF FANS		1
	HP EACH		1/8
	MOTOR DRIVE TYPE		DIRECT
	WATTS/FLA(EA)		PROP.
	AMBIENT AIR TEMPERATURE °F		95
ELECTRICAL SERVICE AVAILABLE			208-240/1/60
ELECTRICAL HEATER - TOTAL KW/STEPS			REVERSED CYCLE
ACCESS	ROOF CURB		YES
	VIBRATION ISOLATION TYPE		INTERNAL
REVERSED CYCLE HEATER CAPACITY (LOW-HIGH)		BTUH	18,400-34,000
MINIMUM CIRCUIT AMPACITY (MCA)			20
MAXIMUM OVERCURRENT PROTECTION			25
EFFICIENCY (EER OR SEER)-(HSPF OR COP)			SEER:15.6-HSPF:8.00
MODEL NO.			50HQ-A04A2F3
DESIGN MANUFACTURER			CARRIER

FAN SCHEDULE

UNIT NUMBER		EF-1	EF-2	EF-3
AREA SERVED		SEE DWG	SEE DWGS.	GARAGE
LOCATION		CEILING	CEILING	CEILING
DUTY	SUPPLY/EXH.	EXH.	EXH.	EXH.
FAN TYPE		CEILING	IN-LINE	CEILING
DRIVE	BELT/DIRECT	DIRECT	DIRECT	DIRECT
FAN SPEED	RPM	800	550	960
AIR QUANTITY	CFM	55	50	400
TOTAL STATIC PRESS.	H_2O	0.25	0.125	0.25
OPENING REQUIRED	IN.	-	-	-
FAN MOTOR	HP	47.2 WATTS	21 WATTS	135 WATTS
ELECTRICAL CHAR.	V/Ø/~	115/1/60	115/1/60	115/1/60
MANUFACTURER		LOREN COOK	LOREN COOK	LOREN COOK
MODEL NUMBER		GC-122	GN-126	GC-620
WEIGHT	LBS.	25	15	35
REMARKS	SONES	0.6	0.4	3.3

NOTE :

1.- EF-3 SHALL BE ACTIVATED UNDER CO DETECTOR SYSTEM COMMAND.

INSULATION VALUES USED IN ENERGY CALC'S:

WALLS:	R-4.1			
ROOF:	R-30			
WINDOWS:	U	SHGC	AREA FT.^{2}	
	0.63	0.40	2,880	
	0.49	0.32	155	

NOTES:

1. ARCHITECTURAL DRAWINGS SHALL MEET THE MINIMUM INSULATION VALUES USED IN ENERGY CALCULATIONS

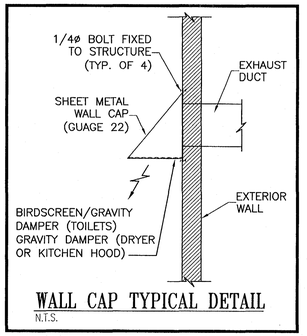
AIR DISTRIBUTION SCHEDULE

SYMBOL	NECK SIZE	MFGR.	MODEL NUMBER	REMARKS
Ⓐ	SEE FLR. PLAN	TITUS	LINEAR CLG. DIFF. ML-40 1 SLOT 1-1/2"(SUPPLY)	BORDERLESS TYPE 22
Ⓑ	SEE FLR. PLAN	TITUS	LINEAR CLG. MLR-40 1 SLOT 1-1/2" (RETURN)	BORDERLESS TYPE 22
Ⓒ	SEE FLR. PLAN	TITUS	LINEAR CLG. MLR-40 1 SLOT 1-1/2" (EXHAUST)	BORDERLESS TYPE 22
Ⓓ	SEE FLR. PLAN	AIR GUIDE	LINEAR SIDEWALL LD-0" 1-1/2" (SUPPLY)	

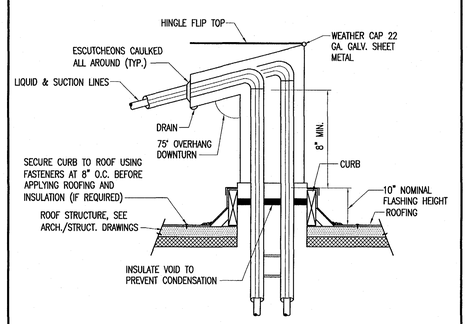
NOTES:

1. REFER TO PLAN FOR QUANTITY, LOCATION AIR THROW PATTERN AND SIZES.
2. ALL AIR DISTRIBUTION DEVICES SHALL BE OF EXTRUDED ALUMINUM CONSTRUCTION, FURNISH WITH OPPOSED BLADE DAMPERS AND CONCEALED MOUNTING FRAME FOR ACOUSTICAL OR PLASTER CEILING INSTALLATION.
3. ALL LINEAR DIFFUSER (SUPPLY & RETURN) LOCATION AND LENGTH ARE APPROX., SHALL COORDINATE WITH ARCHITECT.
4. INSTALL ALL LINEAR DIFFUSER (SUPPLY), WITH SCREW VOLUME CONTROL.

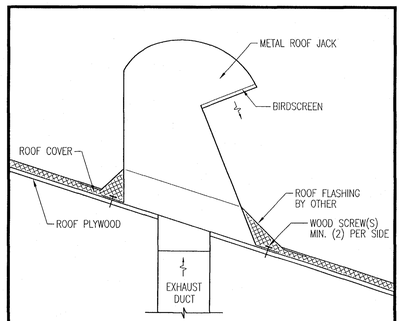
HVAC DESIGN REQUIRES	YES	NO
DUCT SMOKE DETECTOR		✓
FIRE DAMPER		✓
SMOKE DETECTOR		✓
FIRE RATED ENCLOSURE		✓
FIRE REATED ROOF CELING ASSEMBLY		✓
FIRE STOPPING		✓
SMOKE CONTROL		✓



WALL CAP TYPICAL DETAIL
N.T.S.



TYPICAL REFRIGERANT PIPING PENETRATION THRU ROOF DETAIL



RESIDENTIAL BATHROOM EXHAUST DETAIL (SLOPED ROOF)
N.T.S.

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HENRY VIDAL, P.E.
PE # 56204

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    B. CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN A 1 YEAR FROM DATE OF ACCEPTANCE.
13. TESTING:
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    B. BALANCE AIR SYSTEM TO DELIVER QUANTITIES AT EACH OUTLET WITHIN 5% USING A.A.B.C. PROCEDURES AND TESTS. SUBMIT AIR BALANCE TEST RESULTS FOR APPROVAL PRIOR TO FINAL INSPECTION.
14. REFRIGERATION SUCTION PIPING SHALL BE INSULATED WITH 3/4" IN-COAFLEX. ARMAFLEX INSULATION MAY ONLY BE USED IN NON-PLENUM AREAS. FINISHED WHERE EXPOSED WITH 2 COATS OF WHITE LATEX PAINT ALL A PER MANUFACTURER'S INSTRUCTION.
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16. FOR CU's:
    CONDENSER UNITS COILS SHALL BE COATED WITH CORROSION PROTECTION USING SURFSIL, LUVATA OR EQUAL PROCEDURES, PREVIOUS COORDINATION WITH MANUFACTURER.
17. PROVISIONS SHALL BE TAKEN TO PREVENT DUCT SURFACE CONTACT WITH WITH THE FOAM INSULATION; EITHER DURING APPLICATION OR AFTER THE FOAM IS DRIER UP TO PREVENT AVOIDED LISTING OF THE DUCTS (BOTH FLEX AND FIBERGLASS DUCT BOARD). (1)

PACKAGED A/C UNIT SCHEDULE

UNIT DESIGNATION			RTU-8
AREA SERVED			SEE DWGS
UNIT TYPE			PACKAGED
REFRIGERANT TYPE			R-410A
FAN	TOTAL AIR CFM	CFM	1200
	OUTSIDE AIR CFM	CFM	194
	EXTERNAL STATIC PRESSURE IN. OF WATER		1.0
	FAN SPEED	RPM	1126
	BHP (MAX)/MOTOR HP (NON-OVERLOAD)		0.83/1.2
EVAP. COIL	DESIGN AIR FLOW	CFM	1200
	ENTERING AIR TEMP. °F DB/WB	°F DB/WB	80/67
	FACE VELOCITY	FPM (MAX)	307
	TOTAL CAPACITY	BTU/HR	36,700
	SENSIBLE CAPACITY	BTU/HR	28,200
FILTER	QTY/SIZE(in)		2/16x25x2
	FACE AREA. SQ. FT. (MIN)		3.9
OPERATING WEIGHT LBS.			458
COMP.	NO. OF COMPRESSORS		1
	CAPACITY REDUCTION PERCENT EACH		0-100
	COMPRESSOR TYPE		SCROLL
	TOTAL FULL LOAD/LOCKED ROTOR AMPS(EA COMPRESSOR)		10.4/73
COND.	NO. OF FANS		1
	HP EACH		1/8
	MOTOR DRIVE TYPE		DIRECT
	WATTS/FLA(EA)		PROP.
	AMBIENT AIR TEMPERATURE °F		95
ELECTRICAL SERVICE AVAILABLE			208-240/1/60
ELECTRICAL HEATER - TOTAL KW/STEPS			REVERSED CYCLE
ACCESS	ROOF CURB		YES
	VIBRATION ISOLATION TYPE		INTERNAL
REVERSED CYCLE HEATER CAPACITY (LOW-HIGH)		BTUH	18,400-34,000
MINIMUM CIRCUIT AMPACITY (MCA)			20
MAXIMUM OVERCURRENT PROTECTION			25
EFFICIENCY (EER OR SEER)-(HSPF OR COP)			SEER:15.6-HSPF:8.00
MODEL NO.			50HQ-A04A2F3
DESIGN MANUFACTURER			CARRIER

FAN SCHEDULE

UNIT NUMBER	EF-1	EF-2	EF-3
AREA SERVED	SEE DWG	SEE DWGS.	GARAGE
LOCATION	CEILING	CEILING	CEILING
DUTY SUPPLY/EXH.	EXH.	EXH.	EXH.
FAN TYPE	CEILING	IN-LINE	CEILING
DRIVE BELT/DIRECT	DIRECT	DIRECT	DIRECT
FAN SPEED RPM	800	550	960
AIR QUANTITY CFM	55	50	400
TOTAL STATIC PRESS. H_2O	0.25	0.125	0.25
OPENING REQUIRED IN.	-	-	-
FAN MOTOR HP	47.2 WATTS	21 WATTS	135 WATTS
ELECTRICAL CHAR. V/Ø/~	115/1/60	115/1/60	115/1/60
MANUFACTURER	LOREN COOK	LOREN COOK	LOREN COOK
MODEL NUMBER	GC-122	GN-126	GC-620
WEIGHT LBS.	25	15	35
REMARKS SONES	0.6	0.4	3.3

NOTE :

1.- EF-3 SHALL BE ACTIVATED UNDER CO DETECTOR SYSTEM COMMAND.

INSULATION VALUES USED IN ENERGY CALC'S:

WALLS:	R-4.1		
ROOF:	R-30		
WINDOWS:	U	SHGC	AREA FT.^{2}
	0.63	0.40	2,880
	0.49	0.32	155

NOTES:

1. ARCHITECTURAL DRAWINGS SHALL MEET THE MINIMUM INSULATION VALUES USED IN ENERGY CALCULATIONS

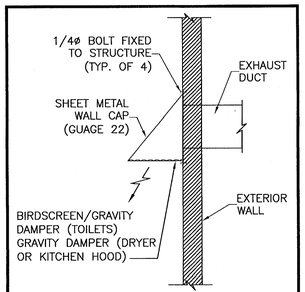
AIR DISTRIBUTION SCHEDULE

SYMBOL	NECK SIZE	MFGR.	MODEL NUMBER	REMARKS
Ⓐ	SEE FLR. PLAN	TITUS	LINEAR CLG. DIFF. ML-40 1 SLOT 1-1/2"(SUPPLY)	BORDERLESS TYPE 22
Ⓑ	SEE FLR. PLAN	TITUS	LINEAR CLG. MLR-40 1 SLOT 1-1/2" (RETURN)	BORDERLESS TYPE 22
Ⓒ	SEE FLR. PLAN	TITUS	LINEAR CLG. MLR-40 1 SLOT 1-1/2" (EXHAUST)	BORDERLESS TYPE 22
Ⓓ	SEE FLR. PLAN	AIR GUIDE	LINEAR SIDEWALL LD-0' 1-1/2" (SUPPLY)	

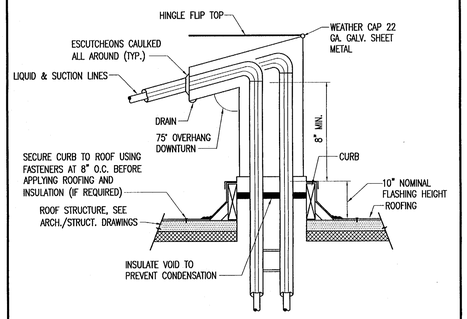
NOTES:

1. REFER TO PLAN FOR QUANTITY, LOCATION AIR THROW PATTERN AND SIZES.
2. ALL AIR DISTRIBUTION DEVICES SHALL BE OF EXTRUDED ALUMINUM CONSTRUCTION, FURNISH WITH OPPOSED BLADE DAMPERS AND CONCEALED MOUNTING FRAME FOR ACOUSTICAL OR PLASTER CEILING INSTALLATION.
3. ALL LINEAR DIFFUSER (SUPPLY & RETURN) LOCATION AND LENGTH ARE APPROX., SHALL COORDINATE WITH ARCHITECT.
4. INSTALL ALL LINEAR DIFFUSER (SUPPLY), WITH SCREW VOLUME CONTROL.

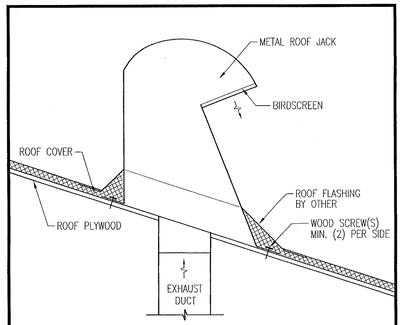
HVAC DESIGN REQUIRES	YES	NO
DUCT SMOKE DETECTOR		✓
FIRE DAMPER		✓
SMOKE DETECTOR		✓
FIRE RATED ENCLOSURE		✓
FIRE REATED ROOF CELING ASSEMBLY		✓
FIRE STOPPING		✓
SMOKE CONTROL		✓



WALL CAP TYPICAL DETAIL
N.T.S.



TYPICAL REFRIGERANT PIPING PENETRATION THRU ROOF DETAIL



RESIDENTIAL BATHROOM EXHAUST DETAIL (SLOPED ROOF)
N.T.S.

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PE # 56204

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02.03.2017

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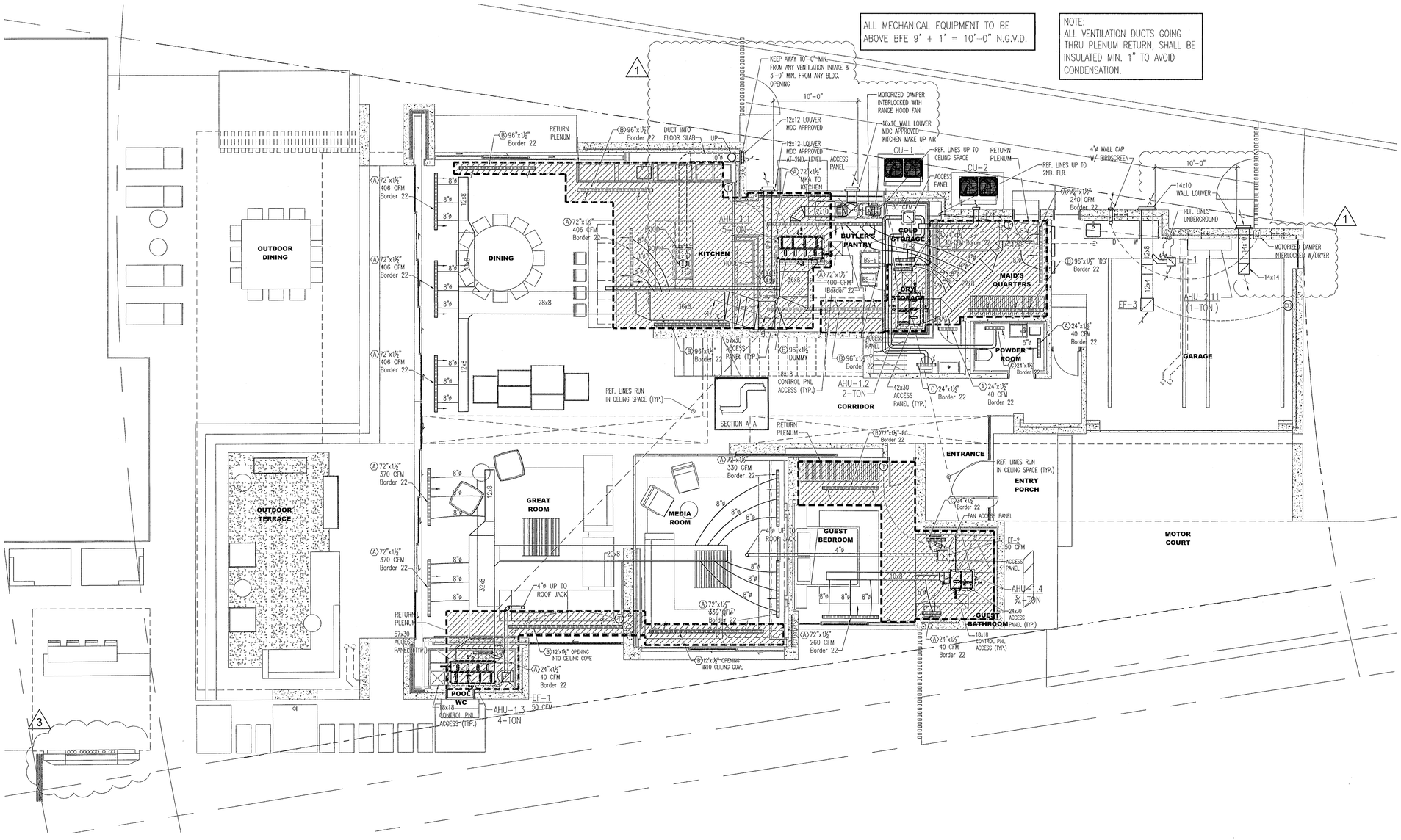

1 **FIRST FLOOR MECHANICAL PLAN**
3/16" = 1'-0"

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3 08.31.17 ENGINEERING COMMENT

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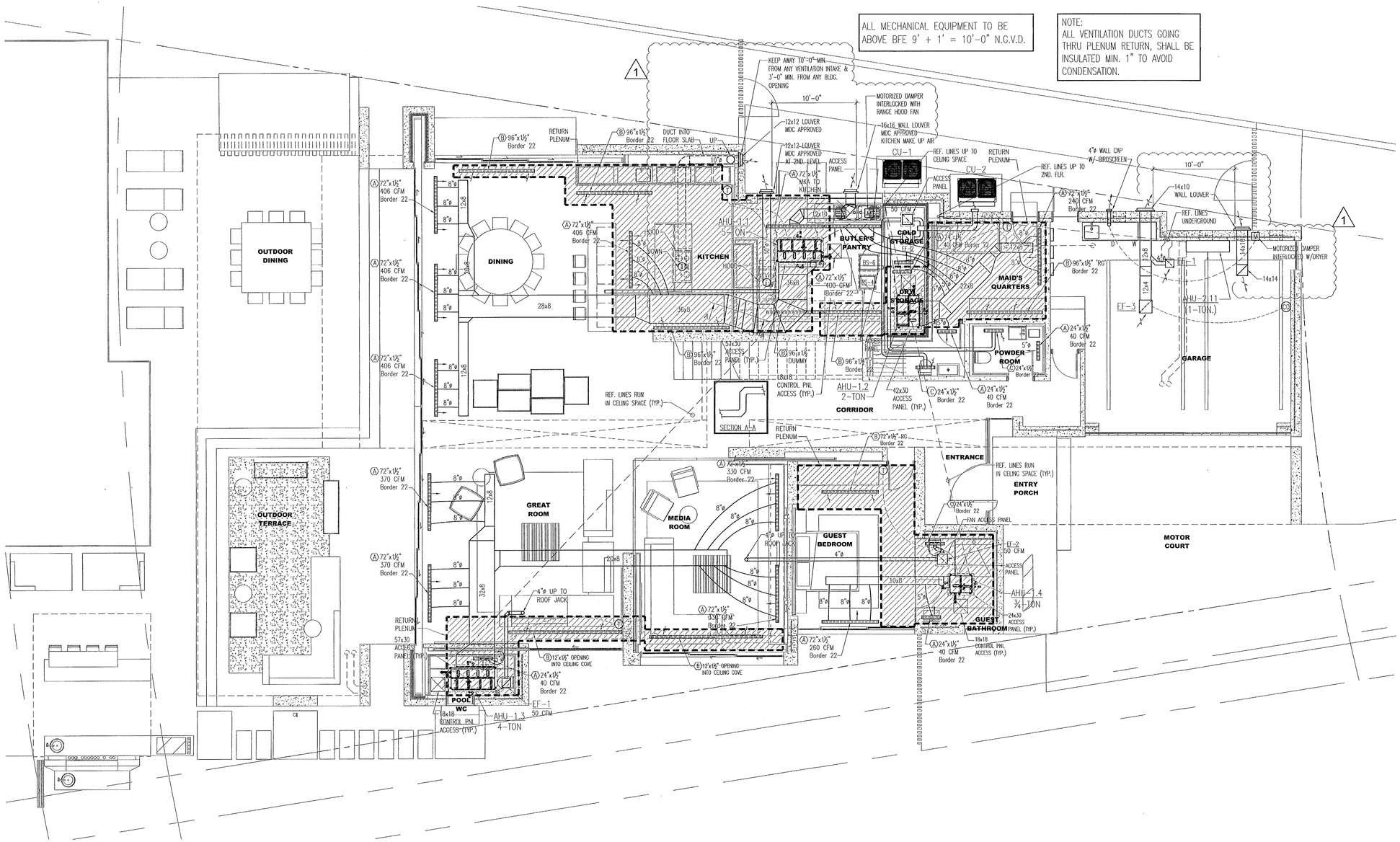
ALL MECHANICAL EQUIPMENT TO BE ABOVE BFE 9' + 1' = 10'-0" N.G.V.D.

NOTE:
ALL VENTILATION DUCTS GOING THRU PLENUM RETURN, SHALL BE INSULATED MIN. 1" TO AVOID CONDENSATION.



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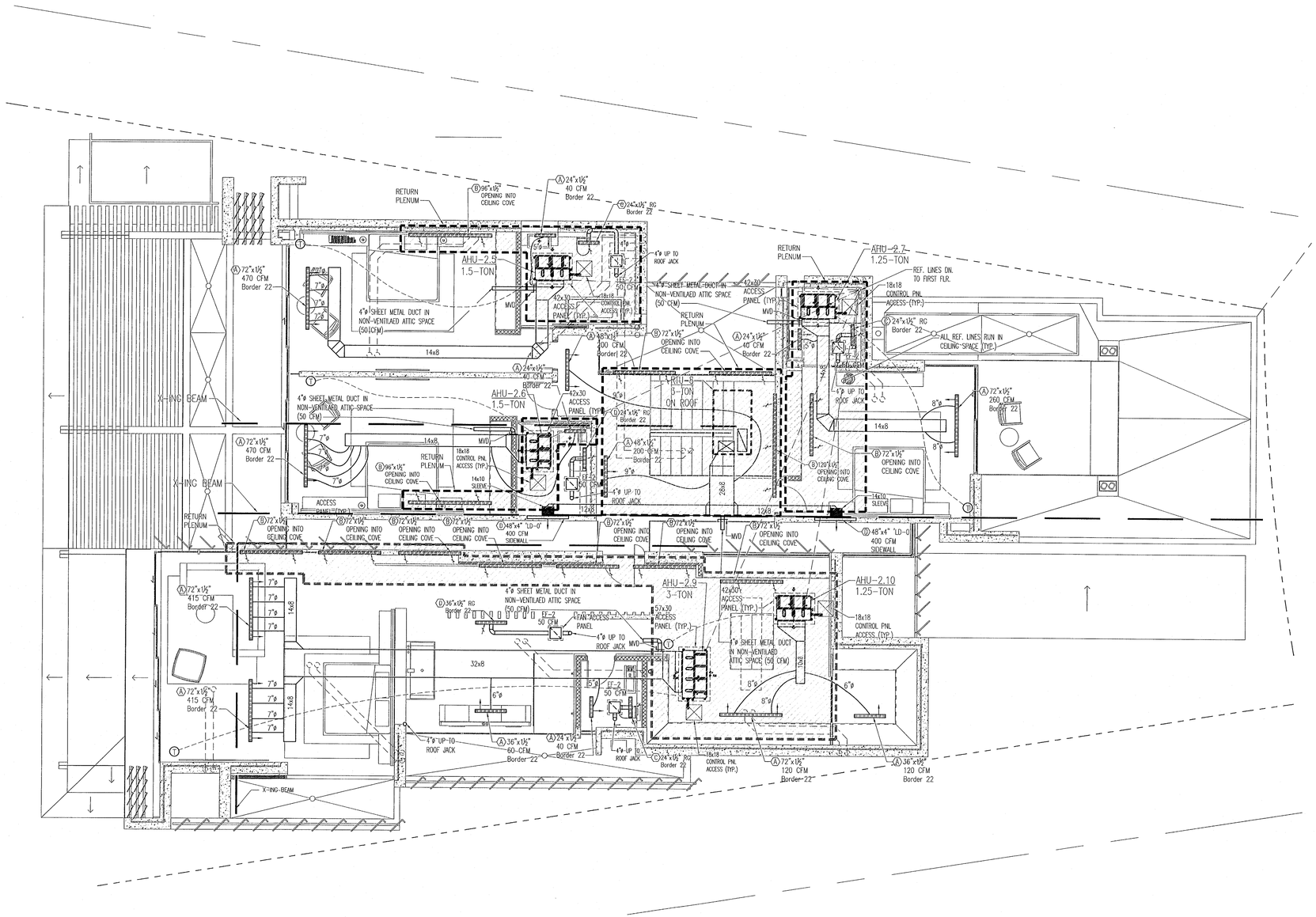

SECOND FLOOR MECHANICAL PLAN
3/16" = 1'-0"

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CODE COMPLIANCE

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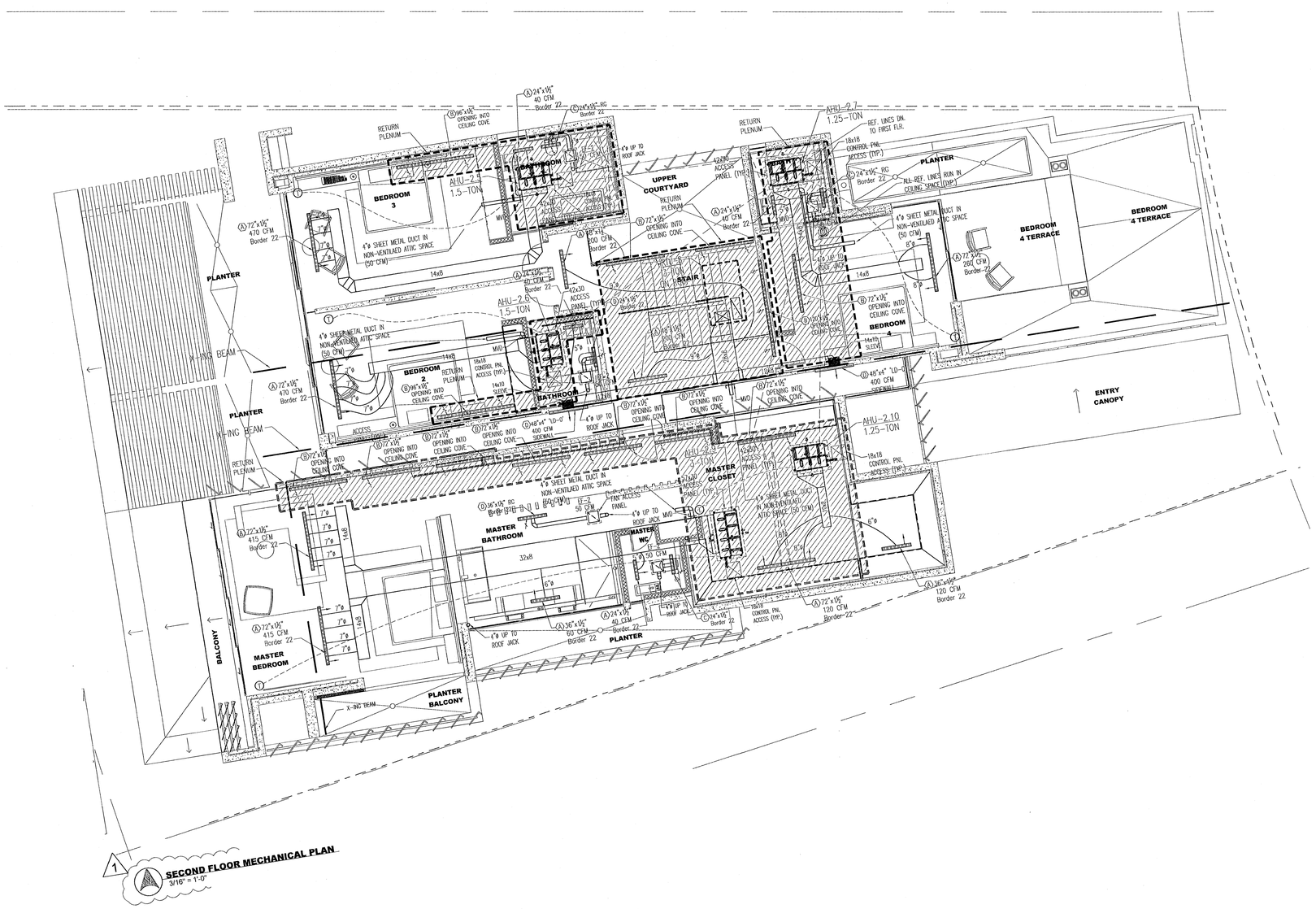

1 **SECOND FLOOR MECHANICAL PLAN**
3/16" = 1'-0"

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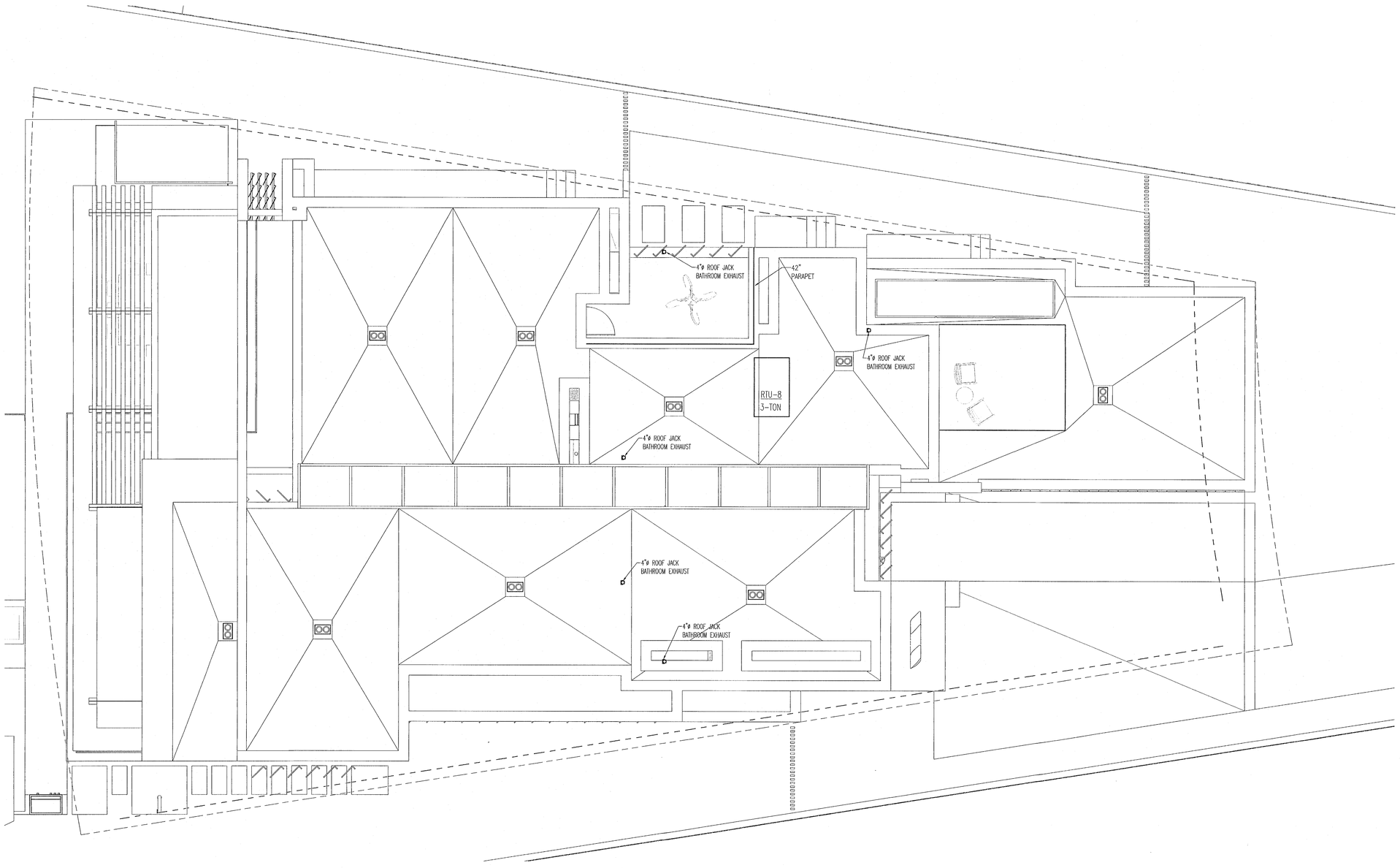

ROOF MECHANICAL PLAN
3/16" = 1'-0"

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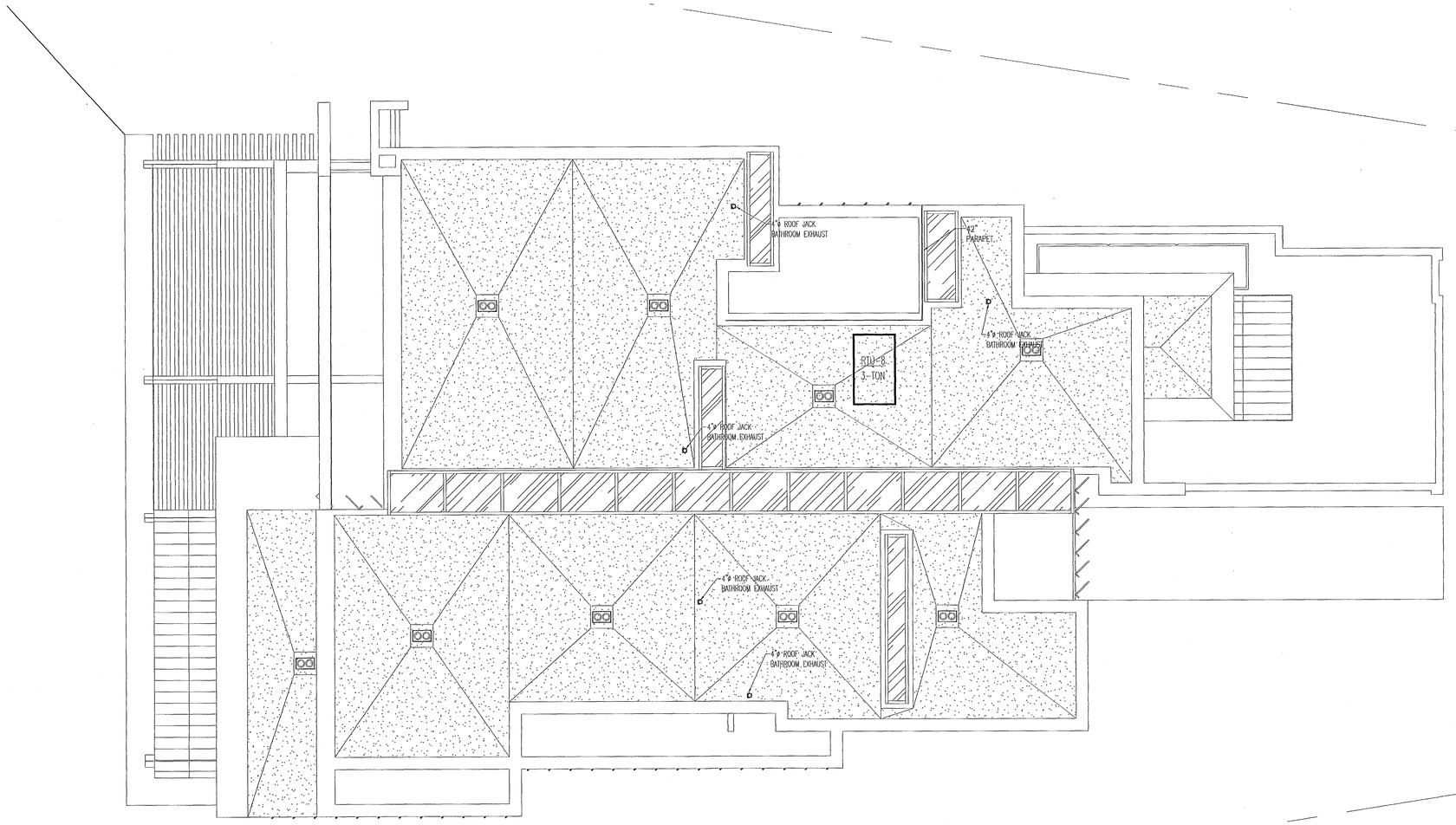

1 **ROOF MECHANICAL PLAN**
3/16" = 1'-0"

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NOTE
Sheet metal connections must be made using glass fabricand mastic (GFM).

EXCEPTION:
When construction pressure class is 1" W.G. or less and sheet metal surfaces are cleaned carefully UL listed pressure-sensitive aluminum tape may be used.
All connections of fibrous glass duct to equipment and metal duct must be mechanically attached 12"(max.) on centers.

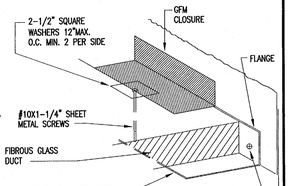


Figure 2-25

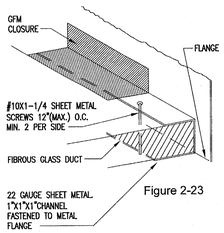


Figure 2-23

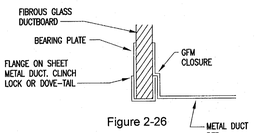


Figure 2-26

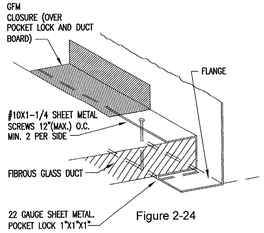


Figure 2-24

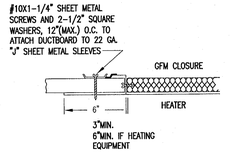
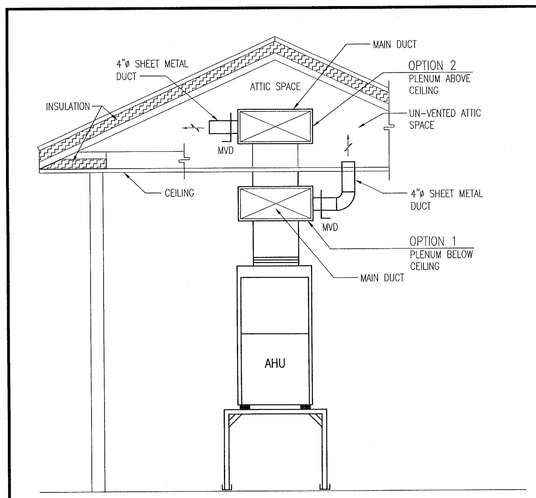


Figure 2-27

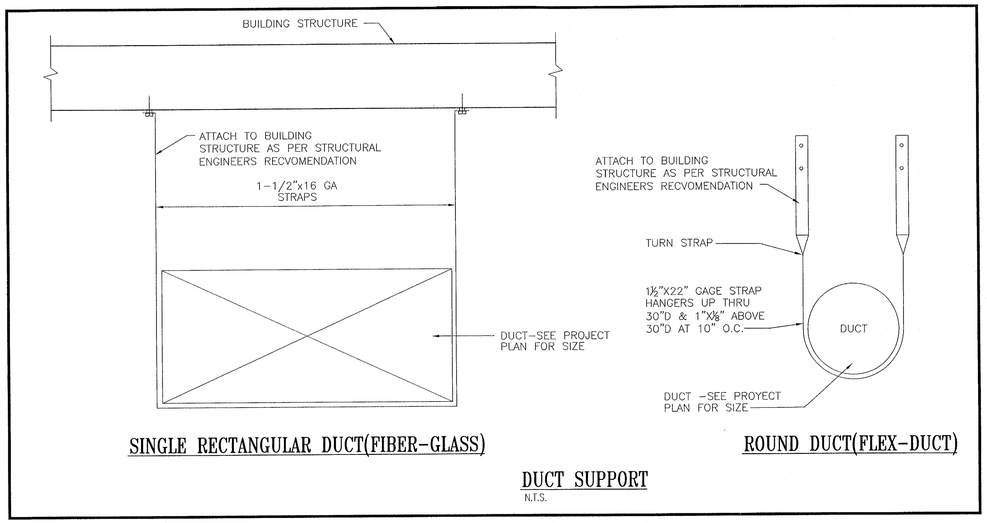
AHU'S ATTACHED TYPICAL DETAIL
N.T.S. (SMACNA SIXTH EDITION)

CONVERSIONS	
1"WG	249 Pa.
1"	25.4 mm
1 1/4"	32 mm
2 1/2"	64 mm
3"	76 mm
6"	152 mm
12"	305 mm
22 GA.	0.7534 mm



NOTES:
1. – OPTION 1 : PLENUM BELOW CEILING
2. – OPTION 2 : PLENUM ABOVE CEILING

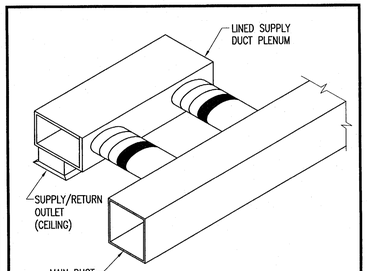
CONDITIONED ATTIC-"UNVENTED" SPACE DETAIL
N.T.S.



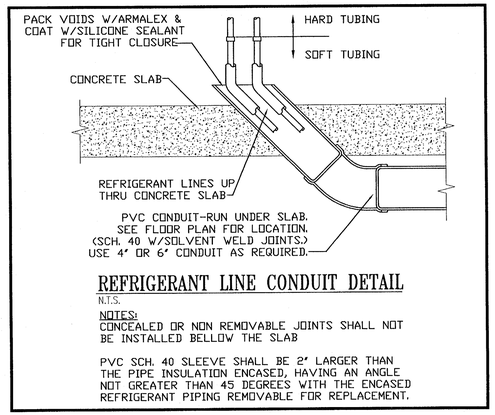
SINGLE RECTANGULAR DUCT(FIBER-GLASS)

ROUND DUCT(FLEX-DUCT)

DUCT SUPPORT
N.T.S.



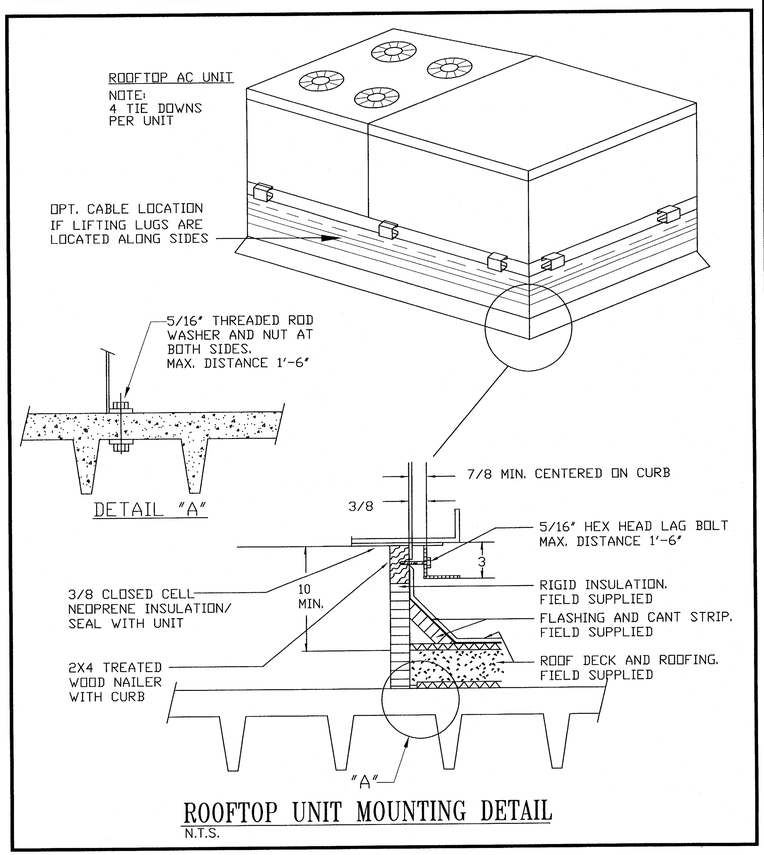
DUCT CONNECTION TO LINEAR RETURN DETAIL
N.T.S.



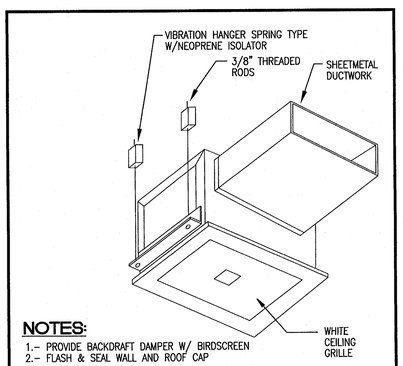
REFRIGERANT LINE CONDUIT DETAIL
N.T.S.

NOTES:
CONCEALED OR NON REMOVABLE JOINTS SHALL NOT BE INSTALLED BELLOW THE SLAB

PVC SCH. 40 SLEEVE SHALL BE 2' LARGER THAN THE PIPE INSULATIION ENCASED, HAVING AN ANGLE NOT GREATER THAN 45 DEGREES WITH THE ENCASED REFRIGERANT PIPING REMOVABLE FOR REPLACEMENT.

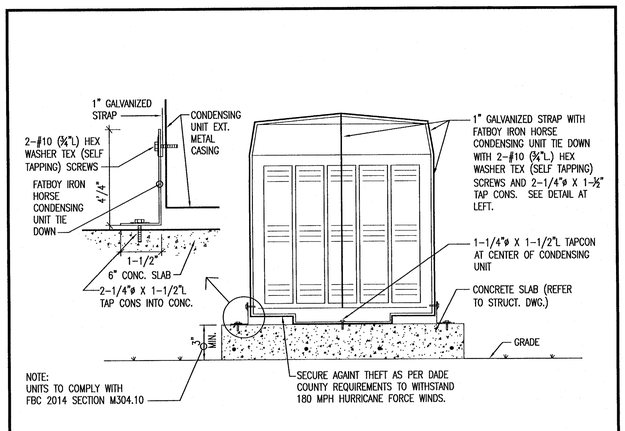


ROOFTOP UNIT MOUNTING DETAIL
N.T.S.



NOTES:
1.- PROVIDE BACKDRAFT DAMPER W/ BIRDSCREEN
2.- FLASH & SEAL WALL AND ROOF CAP

CABINET CEILING EXHAUST FAN DETAIL
N.T.S.



CONDENSING UNIT MOUNTING DETAIL
N.T.S.

NOTE: CU SHALL BE INSTALLED ABOVE FLOOD ELEVATION.

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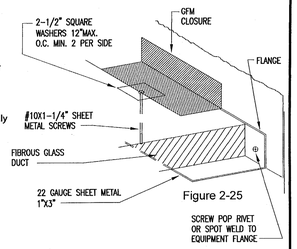


Figure 2-23

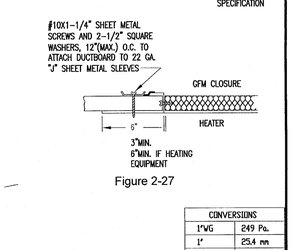


Figure 2-24

Figure 2-25

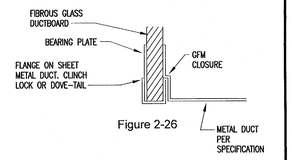
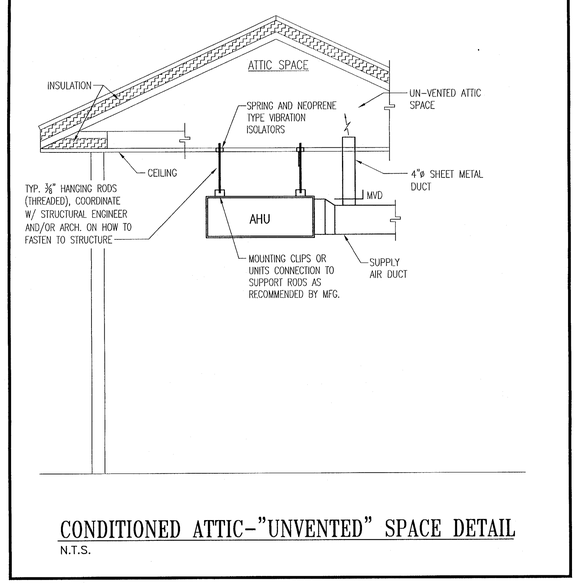


Figure 2-26

Figure 2-27

CONVERSIONS	
1"WG	249 Pa.
1"	25.4 mm
1 1/4"	32 mm
2 1/2"	64 mm
3"	76 mm
6"	152 mm
12"	305 mm
22 GA.	0.7534 mm

AHU'S ATTACHED TYPICAL DETAIL
N.T.S. (SMACNA SIXTH EDITION)



CONDITIONED ATTIC-"UNVENTED" SPACE DETAIL
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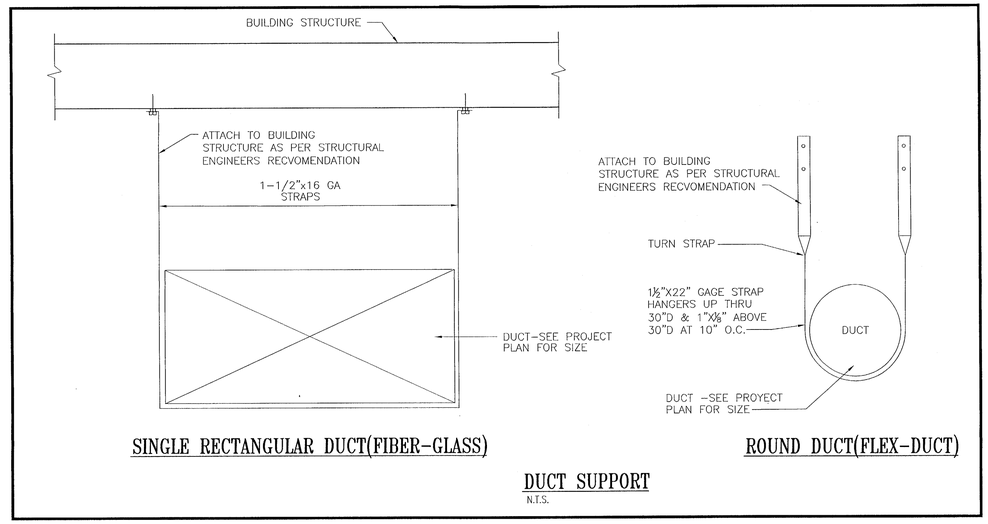
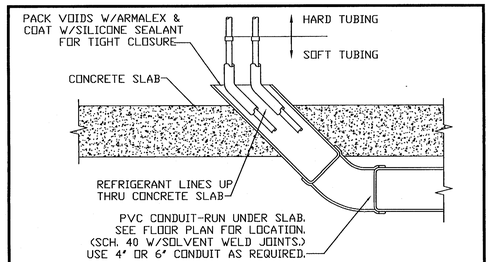


SINGLE RECTANGULAR DUCT(FIBER-GLASS)

ROUND DUCT(FLEX-DUCT)

DUCT SUPPORT
N.T.S.

1



REFRIGERANT LINE CONDUIT DETAIL
N.T.S.

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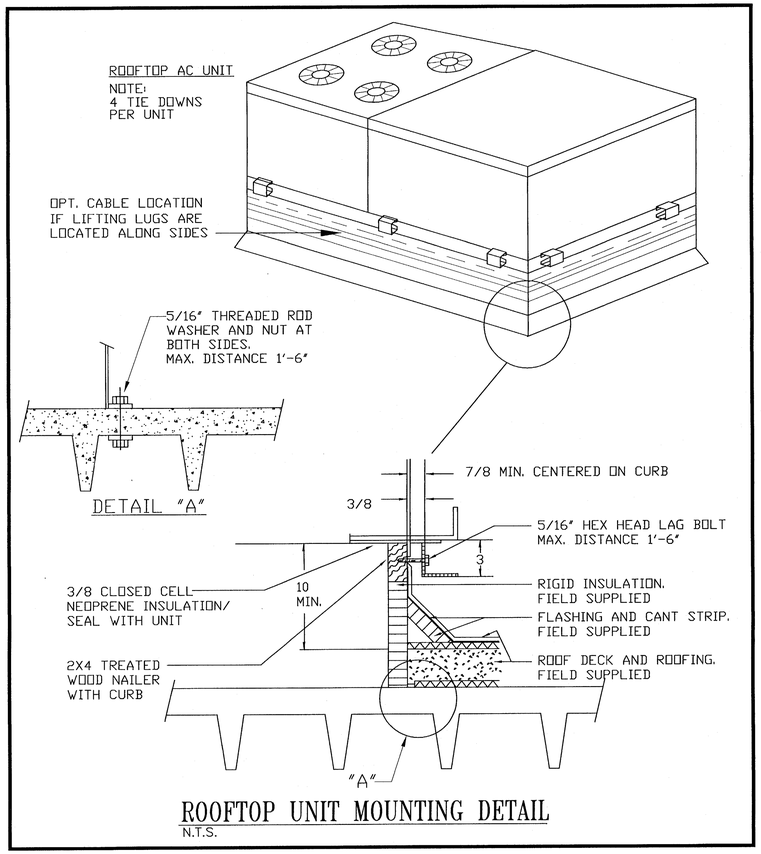
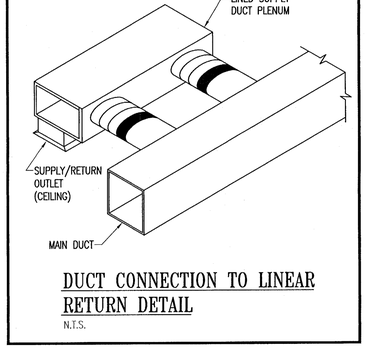
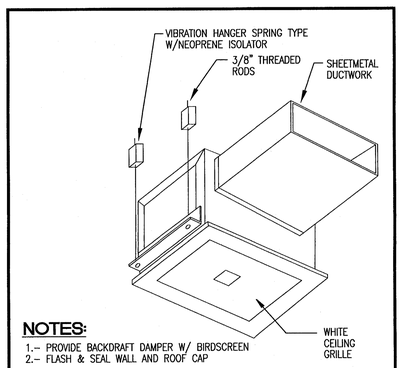


ROOFTOP UNIT MOUNTING DETAIL
N.T.S.



DUCT CONNECTION TO LINEAR RETURN DETAIL
N.T.S.



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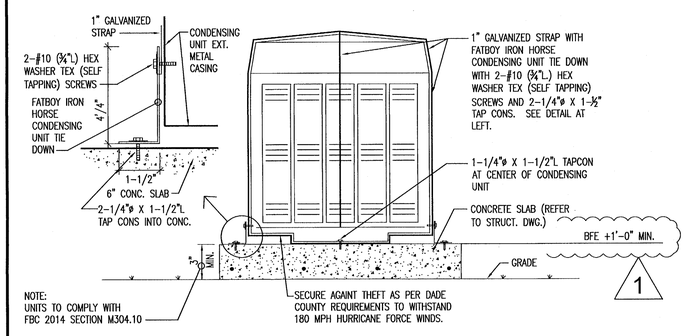
CABINET CEILING EXHAUST FAN DETAIL
N.T.S.



CONDENSING UNIT MOUNTING DETAIL
N.T.S.

NOTE: CU SHALL BE INSTALLED ABOVE FLOOD ELEVATION.

28 W DILIDO RESIDENCE
28 WEST DILIDO DR.
MIAMI BEACH, FL 33139

seal

HENRY VIDAL, P.E.
PE # 56204

comm no.
1652

date:
02.03.2017

revised:
1 04.13.17 BLDG. DEPT.

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sheet no.
M-4.0

Material list

Model	Quantity	Description
REYQ120TTJU	1	VRV-IV (208-230V)
REYQ96TTJU	1	VRV-IV (208-230V)
BS4Q54TVJ	1	Branch selector unit
BS6Q54TVJ	1	Branch selector unit
FXMQ54PBVJU	1	FXMQ - Ceiling Mounted Ducted (Medium Static)
FXMQ24PBVJU	1	FXMQ - Ceiling Mounted Ducted (Medium Static)
FXMQ48PBVJU	1	FXMQ - Ceiling Mounted Ducted (Medium Static)
FXMQ09PBVJU	1	FXMQ - Ceiling Mounted Ducted (Medium Static)
FXMQ18PBVJU	2	FXMQ - Ceiling Mounted Ducted (Medium Static)
FXMQ15PBVJU	2	FXMQ - Ceiling Mounted Ducted (Medium Static)
FXMQ36PBVJU	1	FXMQ - Ceiling Mounted Ducted (Medium Static)
FXAQ12PVJU	1	FXAQ - Wall Mounted Unit
DCM601A71	1	intelligent Touch Manager (ITM)
BRC1E73	10	Navigation Remote Controller

CU 1 - REYQ120TTJU

Capacity data at conditions and connection ratio (113) as entered

NameFCU		Cooling								Heating			
		Tmp C	Rq TC	Rv TC	Max TC	Rq SC	Tevap	Tdis C	Max SC	Tmp H	Rq HC	Max HC	Tdis H
		°F (DBT/WBT)	BTU/h	BTU/h	BTU/h	BTU/h	°F	°F	BTU/h	°F	BTU/h	BTU/h	°F
AHU-1.1	FXMQ54PBVJU	76.0/63.6		0	47,475		42.8	56.5	34,757	68.5		61,644	103.0
AHU-1.2	FXMQ24PBVJU	76.0/63.6		0	21,100		42.8	54.5	16,227	68.5		27,755	105.2
AHU-1.3	FXMQ48PBVJU	76.0/63.6		0	42,238		42.8	55.6	30,894	68.5		55,485	105.2
AHU-1.4	FXMQ09PBVJU	76.0/63.6		0	8,350		42.8	56.8	6,681	68.5		10,790	99.4
			0								n/a		

Name	Sound	PS	MCA	MOP	WxHxD	Weight
	dBA		A		inch	lbs
AHU-1.1	43 - 46	230V 1ph	3.4	15A	55.1 x 11.8 x 27.6	103.6
AHU-1.2	38 - 42	230V 1ph	1.8	15A	39.4 x 11.8 x 27.6	79.4
AHU-1.3	40 - 44	230V 1ph	3.4	15A	55.1 x 11.8 x 27.6	101.4
AHU-1.4	29 - 33	230V 1ph	0.6	15A	21.7 x 11.8 x 27.6	55.1

CU 2 - REYQ96TTJU

Capacity data at conditions and connection ratio (119) as entered

		Tmp C	Rq TC	Rv TC	Max TC	Rq SC	Tevap	Tdis C	Max SC	Tmp H	Rq HC	Max HC	Tdis H
		°F (DBT/WBT)	BTU/h	BTU/h	BTU/h	BTU/h	°F	°F	BTU/h	°F	BTU/h	BTU/h	°F
AHU-2.5	FXMQ18PBVJU	76.0/63.6		0	15,823		42.8	56.8	13,391	68.5		20,556	98.0
AHU-2.6	FXMQ18PBVJU	76.0/63.6		0	15,823		42.8	56.8	13,391	68.5		20,556	98.0
AHU-2.7	FXMQ15PBVJU	76.0/63.6		0	13,178		42.8	59.2	10,365	68.5		16,949	96.1
AHU-2.9	FXMQ36PBVJU	76.0/63.6		0	31,652		42.8	56.2	24,605	68.5		41,113	101.6
AHU-2.10	FXMQ15PBVJU	76.0/63.6		0	13,178		42.8	59.2	10,365	68.5		16,949	96.1
AHU-2.11	FXAQ12PVJU	76.0/63.6		0	10,523		42.8	51.9	7,676	68.5		13,874	112.0
			0								n/a		

NameFCU		Cooling				Heating			
Name		Sound	PS	MCA	MOP	WxHxD	Weight		
		dBA		A		inch	lbs		
AHU-2.5		38 - 42	230V 1ph	1.6	15A	39.4 x 11.8 x 27.6	79.4		
AHU-2.6		38 - 42	230V 1ph	1.6	15A	39.4 x 11.8 x 27.6	79.4		
AHU-2.7		37 - 40	230V 1ph	1.5	15A	39.4 x 11.8 x 27.6	79.4		
AHU-2.9		39 - 43	230V 1ph	2.9	15A	55.1 x 11.8 x 27.6	101.4		
AHU-2.10		37 - 40	230V 1ph	1.5	15A	39.4 x 11.8 x 27.6	79.4		
AHU-2.11		31 - 38	230V 1ph	0.4	15A	31.3 x 11.4 x 9.3	26.5		
Name	Model	CR	Cooling			Heating			Piping
			Tmp C	CC	Rq CC	Tmp H	HC	Rq HC	
		%	°F	BTU/h	BTU/h	°F (DBT/WBT)	BTU/h	BTU/h	ft
CU 1	REYQ120TTJU	112.9	95.0	114,843	113,283	32.0/30.7	112,812	78,138	24.6
CU 2	REYQ96TTJU	118.8	95.0	94,690	94,175	32.0/30.7	105,866	65,172	24.6

Name	Model	PS	MCA	MOP	RunAmps	St curr	WxHxD	Weight
			A	A	A	A	inch	lbs
CU 1	REYQ120TTJU	208V - 230V 3ph	43.0	50.0	30.0	0.0	48.9 x 66.7 x 30.2	703.3
BS 1	BS4Q54TVJ	230V 1ph	0.4	15.0	0.0	0.0	14.6 x 11.7 x 18.9	48.5
CU 2	REYQ96TTJU	208V - 230V 3ph	38.0	45.0	27.4	0.0	48.9 x 66.7 x 30.2	703.3
BS 2	BS6Q54TVJ	230V 1ph	0.6	15.0	0.0	0.0	22.8 x 11.7 x 18.9	68.3

Name	AHRI Std 1230 Ducted					AHRI Std 1230 Non-Ducted				
	EER	IEER	COP 47°F	COP 17°F	SCHE	EER	IEER	COP 47°F	COP 17°F	SCHE
CU 1	12.6	20.7	3.51	2.32	25.1	13.9	25.4	3.98	2.54	27.9
CU 2	13.1	21	3.72	2.31	23	15.1	29.3	4.25	2.63	27.3

CU 1 - REYQ120TTJU

Model	Quantity	Description
REYQ120TTJU	1	VRV-IV (208-230V)
BS4Q54TVJ	1	Branch selector unit
FXMQ54PBVJU	1	FXMQ - Ceiling Mounted Ducted (Medium Static)
FXMQ24PBVJU	1	FXMQ - Ceiling Mounted Ducted (Medium Static)
FXMQ48PBVJU	1	FXMQ - Ceiling Mounted Ducted (Medium Static)
FXMQ09PBVJU	1	FXMQ - Ceiling Mounted Ducted (Medium Static)
BRC1E73	4	Navigation Remote Controller

CU 2 - REYQ96TTJU

Model	Quantity	Description
REYQ96TTJU	1	VRV-IV (208-230V)
BS6Q54TVJ	1	Branch selector unit
FXMQ18PBVJU	2	FXMQ - Ceiling Mounted Ducted (Medium Static)
FXMQ15PBVJU	2	FXMQ - Ceiling Mounted Ducted (Medium Static)
FXMQ36PBVJU	1	FXMQ - Ceiling Mounted Ducted (Medium Static)
FXAQ12PVJU	1	FXAQ - Wall Mounted Unit
BRC1E73	6	Navigation Remote Controller

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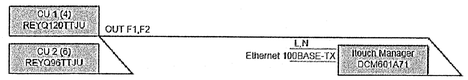
Controller wiring diagrams

Control Group



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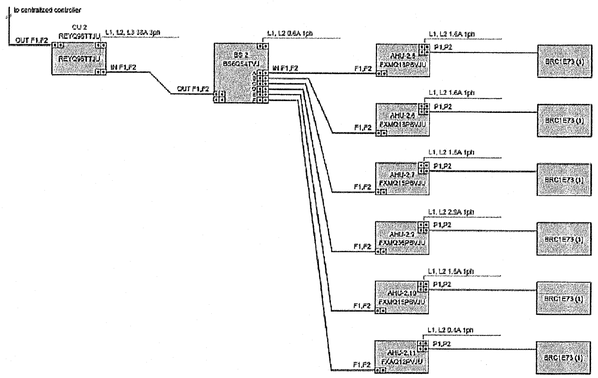
Wiring diagrams

Wiring CU 2



Remarks

F1F2 = AWG 18-2 is required - however always refer to local code for further information.

P1P2 = AWG 18-2 is required - however always refer to local code for further information.

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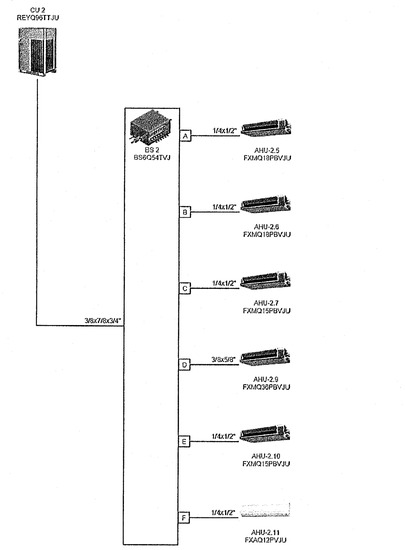
Piping diagrams

Piping CU 2



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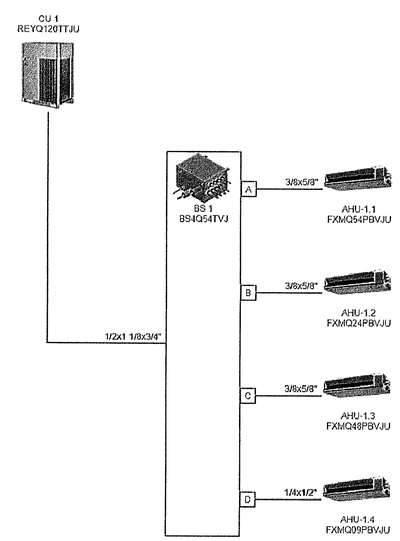
Piping CU 1



Piping

Warning: The pipe diameter values are purely indicative. Depending on the required pipe lengths, a different pipe diameter might be required.

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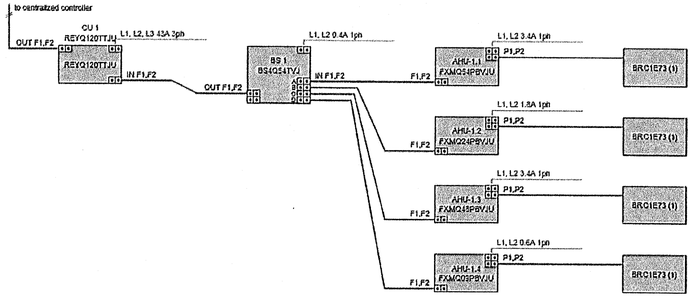
Wiring CU 1



Remarks

F1F2 = AWG 18-2 is required - however always refer to local code for further information.

P1P2 = AWG 18-2 is required - however always refer to local code for further information.

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M-5.0

VARIABLE REFRIGERANT VOLUME - INDOOR UNIT SCHEDULE

TAG: ROOM	BASIS OF DESIGN (DAIKIN)	NOMINAL TONNAGE	TYPE	CONNECTED TO:		SUPPLY FAN	COOLING CAPACITY				HEATING CAPACITY		ELECTRICAL			DIMENSIONS	WEIGHT	NOTES	Options and Accessories
				CONDENSING UNIT	ZONE CHANGEOVER DEVICE	AIR FLOW RATE cfm	TOTAL BTU/h	SENSIBLE BTU/h	ENTERING AIR °F DB	ENTERING AIR °F WB	TOTAL BTU/h	ENTERING AIR °Fdb	POWER SUPPLY Voltage - Phase	Min Circuit Amps MCA	Max Overcurrent Protection MOP	WxHxD inch	Net lbs		
AHU-1.1	FXMQ54PBVJU	5	Ceiling Mounted Ducted (Medium Static)	CU 1	Yes	1,624	47,475	34,757	76.0	63.6	61,644	68.5	230V 1ph	3.4	15.0	55.1 x 11.8 x 27.6	103.6		BRC1E73 (1)
AHU-1.2	FXMQ24PBVJU	2	Ceiling Mounted Ducted (Medium Static)	CU 1	Yes	688	21,100	16,227	76.0	63.6	27,755	68.5	230V 1ph	1.8	15.0	39.4 x 11.8 x 27.6	79.4		BRC1E73 (1)
AHU-1.3	FXMQ48PBVJU	4	Ceiling Mounted Ducted (Medium Static)	CU 1	Yes	1,377	42,238	30,894	76.0	63.6	55,485	68.5	230V 1ph	3.4	15.0	55.1 x 11.8 x 27.6	101.4		BRC1E73 (1)
AHU-1.4	FXMQ09PBVJU	1	Ceiling Mounted Ducted (Medium Static)	CU 1	Yes	317	8,350	6,681	76.0	63.6	10,790	68.5	230V 1ph	0.6	15.0	21.7 x 11.8 x 27.6	55.1		BRC1E73 (1)
AHU-2.5	FXMQ18PBVJU	2	Ceiling Mounted Ducted (Medium Static)	CU 2	Yes	635	15,823	13,391	76.0	63.6	20,556	68.5	230V 1ph	1.6	15.0	39.4 x 11.8 x 27.6	79.4		BRC1E73 (1)
AHU-2.6	FXMQ18PBVJU	2	Ceiling Mounted Ducted (Medium Static)	CU 2	Yes	635	15,823	13,391	76.0	63.6	20,556	68.5	230V 1ph	1.6	15.0	39.4 x 11.8 x 27.6	79.4		BRC1E73 (1)
AHU-2.7	FXMQ15PBVJU	1	Ceiling Mounted Ducted (Medium Static)	CU 2	Yes	560	13,178	10,365	76.0	63.6	16,949	68.5	230V 1ph	1.5	15.0	39.4 x 11.8 x 27.6	79.4		BRC1E73 (1)
AHU-2.9	FXMQ36PBVJU	3	Ceiling Mounted Ducted (Medium Static)	CU 2	Yes	1,130	31,652	24,605	76.0	63.6	41,113	68.5	230V 1ph	2.9	15.0	55.1 x 11.8 x 27.6	101.4		BRC1E73 (1)
AHU-2.10	FXMQ15PBVJU	1	Ceiling Mounted Ducted (Medium Static)	CU 2	Yes	560	13,178	10,365	76.0	63.6	16,949	68.5	230V 1ph	1.5	15.0	39.4 x 11.8 x 27.6	79.4		BRC1E73 (1)
AHU-2.11	FXAQ12PVJU	1	Wall Mounted Unit	CU 2	Yes	290	10,523	7,676	76.0	63.6	13,874	68.5	230V 1ph	0.4	15.0	31.3 x 11.4 x 9.3	26.5		BRC1E73 (1)

Schedule Notes:

Ease of installation with auto adjusting airflow at commissioning based on external static pressure
Easy maintenance with service access from below
Built-in condensate pump (FXDQ_M, FXFQ_P, FXFQ_T, FXMQ_M, FXMQ_P, FXUQ_P, FXZQ_M)
Optional MERV 8 and 13 filters (FXMQ_M, FXMQ_P)
Optional Economizer Kit
Standard Limited Warranty: 10-year warranty on compressor and all parts

VARIABLE REFRIGERANT VOLUME - AIR-COOLED CONDENSING UNIT SCHEDULE

TAG: ROOM	BASIS OF DESIGN (DAIKIN)	NOMINAL TONNAGE	DESCRIPTION	COOLING CAPACITY		HEATING CAPACITY		REFRIGERANT CHARGE		CONNECTION RATIO (%)	ELECTRICAL				DIMENSIONS		EFFICIENCY (NonDucted/Ducted)					NOTES
				BTU/h	AMBIENT DESIGN (°F DB)	BTU/h	AMBIENT DESIGN (°F DB / WB)	Factory Charge (lbs)	Add'l Refrigerant (lbs)		VOLTAGE-PHASE	MIN CIRCUIT AMPS (MCA)	MAX OVERCURRENT PROTECTION (MOP)	RUNNING CURRENT(A)	(WxHxD) (inch)	WEIGHT (lbs)	EER	IEER	COP 47	COP17	SCHE	
CU 1	REYQ120TTJU	10	Air cooled heat recovery (1)	114,843	95.0	112,812	32.0 / 30.7	25.8	n/a	112.9	208V - 230V 3ph	43.0	50.0	30.0	48.9 x 66.7 x 30.2	703.3	13.9/12.6	25.4/20.7	3.98/3.51	2.54/2.32	27.9/25.1	
CU 2	REYQ96TTJU	8	Air cooled heat recovery (1)	94,690	95.0	105,866	32.0 / 30.7	25.8	n/a	118.8	208V - 230V 3ph	38.0	45.0	27.4	48.9 x 66.7 x 30.2	703.3	15.1/13.1	29.3/21	4.25/3.72	2.63/2.31	27.3/23	

Schedule Notes:

Manufacturer must be certified, listed, and labeled per AHRI 1230.
System rating data based on design ambient conditions for cooling and for heating.
Manufacturer must certify and submit system performance at extreme conditions of 120 degrees F ambient in cooling mode and -4 degrees F in heating mode.
Submitted performance data must be fully de-rated for all components and accessories, including but not limited to, line length, vertical separation, connection ratio, design
System must provide continuous heating during defrost and oil return. Systems without this capability must be de-rated to account for heating lost during defrost cycle and unit
Manufacturer must have published continuous performance rating data at least 120F and -4F to ensure performance during extreme conditions .
Condensing units must have fully modulating INVERTER compressors.
Non - VFD compressors(including digital scroll compressors and compressors with hot gas bypass) will not be permitted.
Condensing units must have have auto changeover functions
Demand limiting relay contact must be provided.
Condensing units must have a minimum of 3 minutes of non -volatile operational memory for use in diagnostics.
All Mode Changeover Devices and FCU refrigerant controls shall be via Electronic Expansion Valves(EEV's) with 2000:1 throttling range.
EEV actuators must be removable from valve body without disturbing the refrigerant system.
Systems using solenoid control valves must include full port isolation valves before and after refrigerant control box and acoustic treatment to provide no greater than NC20 in the occupied mode.
Solenoid control valves and full port isolation valves must be rated for 2.5 times the maximum working pressure in the system and be rated for a minimum L10 life of 500, 000 hours
VRF systems using solenoid control valves must provide acoustic treatment to attenuate valve noise below NC20 in all occupied modes.
Condensing units must be furnished with protective coil coating to withstand ASTM B117 salt spray test for a minimum of 2500 hours.Performance of system must be de - rated for coil coating.
Condensing units must have published performance data with 200 % indoor connected capacity.
FCU thermostats must provide +/ -1 degree dead - band set - point and control capability.
Air handling units shall be provided with condensate pump.
System shall be provided with i - Touch Manager controller with WEB based software for displaying up to 8 DIII - Net systems with 128 indoor units per system.PC by others.
Manufacturers submittal must include refrigerant piping diagram with pipe diameters, lengths, and refrigerant volume.
Substitute manufacturer shall be responsible for additional piping and refrigerant.
Contractor to verify piping dimensions.
Installing contractor must have successfully completed manufacturers certified installation class within past 36 months.
Contractor to furnish and install insulation on refrigerant piping.
Manufacturers Representative must have local stock of parts and factory certified technician on staff.
Manufacturers Representative shall provide proof of ongoing installation training at their local facility for at least the past 5 years.
Manufacturers Representative shall provide proof of continuous sales and support of their products for at least 15 years.
Mechanical contractor shall be responsible for all direct costs and operating costs increases for 20 years associated with any deviations resulting from changes in design.
Condensing unit shall provide auto charging and indoor unit auto addressing capability.
Manufacturer must provide 10 years parts warranty on all FCUs, Condensing Units, Mode Changeover Devices and Zone Controls. Warranty conditions must be clarified during submittal phase.

VARIABLE REFRIGERANT VOLUME - ZONE HEAT RECOVERY DEVICE SCHEDULE

TAG: ROOM	BASIS OF DESIGN (DAIKIN)	CONDENSING UNIT SERVED	VOLTAGE-PHASE	MIN CIRCUIT AMPS (MCA)	MAX OVERCURRENT PROTECTION (MOP)	MAX CAPACITY (per Port)	DIMENSIONS (WxHxD inch)	WEIGHT (lbs)
BS 1	BS4Q54TVJ	CU 1	230V 1ph	0.4	15.0	54,000	14.6 x 11.7 x 18.9	48.5
BS 2	BS6Q54TVJ	CU 2	230V 1ph	0.6	15.0	54,000	22.8 x 11.7 x 18.9	68.3

Schedule Notes:

Individual control and changeover with extended range of product offerings - 4, 6, 8, 10 and 12 port options.
Unlimited number of unused ports per box or system.
No drain piping needed.
Standard Limited Warranty: 10-year warranty on all parts.

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sheet no.
M-6.0

PERMIT NOTES

1. ALL PLANS AND CALCULATIONS HAVE BEEN PREPARED IN COMPLIANCE WITH F.B.C. RESIDENTIAL 2014
2. ROOFING, WATERPROOFING, RAILINGS, POOL, GENERATOR, GARAGE DOOR, EXTERIOR DOORS, WINDOWS, GLASS GUARD RAILS, OPERABLE AND DECORATIVE SCREENS AND LOUVERS AND STAIRS ARE UNDER SEPARATE PERMIT.
3. NEW SEAWALL AND DOCK UNDER SEPRATE PERMIT

LIFE SAFETY NOTES

1. ALL INTERIOR GLAZING CALLED OUT FOR IN THESE PLANS IS TO BE CATEGORY II SAFETY GLASS AS PER FBC R-308.3.1
2. HANDRAILS SHALL BE CONSTRUCTED FOR A CONCENTRATED LOAD OF 200 LBS. APPLIED AT ANY POINT IN ANY DIRECTION - HANDRAILS MUST TERMINATE INTO WALL OR POST - HANDRAILS MUST COMPLY WITH FBC R311.5.6 - SHOP DRAWINGS TO BE PROVIDED BY RAIL MFR.
3. ALL STAIR RAILINGS TO BE 3'-6" HIGH ABOVE FINISHED FLOOR - RAILING SHALL NOT ALLOW PASSAGE OF A 4"ϕ SPHERE, TYP, 6"ϕ AT TRIANGULAR OPENINGS FORMED BY TREAD, RISER AND BOTTOM RAIL OF RAILING AT STAIR. RAILING SHALL BE CONSTRUCTED TO RESIST A CONCENTRATED LOAD OF 200 LBS. APPLIED AT ANY POINT IN ANY DIRECTION - MFR. TO PROVIDE SHOP DRAWINGS PRIOR TO MANUFACTURING FOR ARCHITECT'S & BUILDING DEPT'S. APPROVALS
4. INTERIOR GLASS RAILINGS TO BE CLEAR SEAMLESS TEMPERED SAFETY GLASS - MANUFACTURER TO SUBMIT SHOP DRAWINGS FOR APPROVAL UNDER SEPARATE PERMIT.
5. ANY OPENINGS IN RAILING OR BETWEEN RAILING & STRUCTURE ARE TO REJECT A 4"ϕ SPHERE & BOTTOM 6" OF RAILING IS TO REJECT A 2"ϕ SPHERE

SITE WORK NOTES

1. CONTRACTOR SHALL FIELD VERIFY, PRIOR TO CONSTRUCTION, THAT ALL SETBACKS ARE MET AS PER SITE PLAN.
2. ALL CONCRETE SLABS ON GRADE WITH ENCLOSED AIR CONDITIONED SPACES ABOVE ARE TO HAVE A 6 MIL POLYETHYLENE OR APPROVED VAPOR RETARDED WITH JOINTS LAPPED NOT LESS THAN 6" PLACED BETWEEN THE BOTTOM OF SLAB & THE BASE COURSE OR PREPARED SUBGRADE
3. ALL DRAINAGE SHALL BE MAINTAINED ON PROPERTY & SHALL NOT DRAIN INTO NEIGHBORING PROPERTIES
4. TERMITE PROTECTION SHALL BE PROVIDED BY FLORIDA REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. COMPLY WITH SECTION R-318 OF SFBC.
5. SOIL SHALL BE TERMITE TREATED PRIOR TO CONSTRUCTION
6. CONTRACTOR SHALL POST A WEATHER RESISTANT JOB BOARD TO RECEIVE DUPLICATE TREATMENT CERTIFICATES & SHALL DISPLAY PRODUCT USED IDENTITY OR APPLICATOR, TIME & DATE OF TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION & NUMBER OF GALLONS USED

FLOOD-RESISTANT DESIGN NOTES

1. CLASSIFICATION OF STRUCTURE FOR FLOOD-RESISTANT DESIGN AND CONSTRUCTION IS 2.
2. ENCLOSED AREAS BELOW THE DESIGN FLOOD ELEVATION SHALL BE USED SOLELY FOR PARKING, BUILDING ACCESS OR STORAGE.
3. FLOOD OPENINGS SHALL NOT BE LESS THAN 3 INCHES IN ANY DIRECTION IN THE PLANE OF THE WALL.
4. FLOOD OPENING COVERS SHALL ALLOW THE AUTOMATIC FLOW OF FLOODWATERS INTO AND OUT OF THE ENCLOSED AREA.
5. FLOOD OPENING SHALL BE INSTALLED WITHIN 1 FOOT FROM THE ADJACENT GRADE, OR FINISHED GARAGE FLOOR TO THE BOTTOM OF FLOOD VENT.

CONSTRUCTION NOTES

1. ALL DIMENSIONS ARE NOMINAL. DRAWINGS SHALL NOT BE SCALED AS ALL WRITTEN DIMENSIONS GOVERN. CONTRACTOR SHALL REPORT ANY AND ALL DISCREPANCIES TO THE ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH WORK.
2. ALL DIMENSIONS GIVEN ARE BASED ON FIELD INSPECTIONS & EXISTING CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS GIVEN PRIOR TO ANY DEMOLITION/CONSTRUCTION WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
3. ALL CONCRETE SLAB EDGES & GRADE BEAMS SUPPORTING EXTERIOR CONCRETE BLOCK WALLS SHALL BE RECESSED ¾" BELOW TOP OF SLAB FOR A WIDTH OF THE EXTERIOR WALL
4. ALL SLAB & BEAM PENETRATIONS ARE TO BE SLEEVED
5. TYPICAL EXTERIOR WALL CONSTRUCTION TO BE 8" CAST-IN-PLACE ARCHITECTURAL CONCRETE UNLESS OTHERWISE SPECIFIED IN THE DRAWINGS. SEE DRAWINGS FOR INTERIOR FINISHES.
6. TYPICAL INTERIOR FRAMED PARTITIONS TO BE 1½" x 3⅝" MTL. STUDS @ 16" O.C. FACED W/⅝" GWB, TO RECEIVE PAINT FINISH, UNLESS OTHERWISE SPECIFIED IN DRAWINGS. PROVIDE HORIZONTAL FIREBLOCKING EVERY 1/3 OF WALL TO COMPLY W/SECTION 703.3.3 OF THE F.B.C.
7. PROVIDE (2) 2"x6" OR (2) 2"x4" WOOD MEMBERS BACKING OR ½" PLYWOOD AT ALL WALL HUNG CABINET LOCATIONS,TO COMPLY W/ FBC SECTION 2318.1.14
8. PROVIDE CEMENT BOARD AT ALL PARTITIONS LOCATED IN WET AREAS TO COMPLY WITH FBC R702.4.2
9. PROVIDE 5" ICYNENE PROSEAL SPRAY FOAM INSULATION (R-30) UNDER ALL CONCRETE ROOF SLABS
10. ALL NEW ELECTRICAL, MECHANICAL & PLUMBING EQUIPMENT IS TO BE ABOVE DESIGN FLOOD ELEVATION.
11. CONTRACTOR SHALL PERFORM AN IMPERMEABILITY TEST ON ALL ROOF TERRACES FOR A PERIOD OF NO LESS THAN 24 HOURS
12. ALL EXTERIOR PLYWOOD, WOOD FRAMING MEMBERS, OR OTHER WOOD COMPONENTS TO BE MOISTURE AND MOLD RESISTANT. ALL INTERIOR PLYWOOD, FRAMING MEMBERS OR OTHER WOOD COMPONENTS TO BE FIRE-TREATED.
13. ALL CONCRETE SLABS ON GRADE OF ENCLOSED AIR CONDITIONED SPACES ARE TO HAVE A 6 MIL POLYETHYLENE OR APPROVED VAPOR RETARDED WITH JOINTS LAPPED NOT LESS THAN 6", PLACED BETWEEN THE SLAB & THE BASE COURSE OR PREPARED SUBGRADE.
14. WALL INSULATION SHALL BE 1" RIGID FOAM BOARD EMBEDDED BETWEEN 8" EXTERIOR CONC. WALL & 5" INTERIOR CONC. WALL, MIN. R-5. CONTRACTOR SHALL VERIFY WITH MANUFACTURE TO COMPLY THESE REQUIREMENTS.
15. STAIR MANUFACTURER SHALL PROVIDE FULLY ENGINEERED SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO MANUFACTURING STAIR. ON-SITE MEASUREMENTS SHALL BE TAKEN & FIELD CONDITIONS VERIFIED BY THE STAIR MANUFACTURER. ALL DISCREPANCIES OR REQUIRED ADJUSTMENTS MUST BE BROUGHT IMMEDIATELY TO THE ARCHITECT'S ATTENTION.
16. COORDINATE W/ ELECTRICAL, AV & LOW VOLTAGE, PRIOR TO FORMING AND POURING CONC. SLABS, WALLS OR COLUMNS. PROVIDE EMBEDMENT OF LIGHT FIXTURES PER MFR. SPECS
17. PROVIDE FIREBLOCKING IN PARTITIONS @ 8' INTERVALS, AT INTERCONNECTIONS, OPENINGS, FLOOR JOISTS, DOOR POCKETS
18. GARAGE FLOOR SHALL BE OF APPROVED NON-COMBUSTIBLE MATERIAL.
19. SMOKE ALARMS SHALL BE INTERCONNECTED.
20. WATERPROOFING MEMBRANE: SOPREMA ALSAN RS SELF-TERMINATING MEMBRANE OR SIMILAR.
21. ROOFING MEMBRANE: SOPREMA MODIFIED BITUMEN ROOFING OR SIMILAR

FINISH NOTES

1. ALL CONSTRUCTION AND FINISH MATERIALS BELOW DESIGN FLOOD ELEVATION SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL.
2. ROOFING:
   SHALL BE "HYDROSTOP" PREMIUM COAT FLUID APPLIED (3 COAT) ROOFING SYSTEM (WHITE) BY QUEST CONSTRUCTION PRODUCTS AND SHALL BE INSTALLED PER N.O.A. & MFR. SPECS + DETAILS. (UNDER SEPARATE PERMIT.)
3. EXTERIOR WALL FINISH:
   ARCHITECTURAL CONCRETE, UNLESS OTHERWISE NOTED
4. INTERIOR PAINT FINISH:
   BENJAMIN MOORE CHINA WHITE INTERIOR LATEX PAINT ALL WALL FINISHES SHALL BE FLAT AND WASHABLE -ALL BASEBOARDS, DOORS & TRIMS SHALL BE SEMI-GLOSS. THIS SPEC APPLIES UNLESS OTHERWISE NOTED OR MODIFIED BY INTERIOR DESIGN.
5. FLOOR FINISHES:
   PRE-CAST TERRAZZO SLABS
6. GARAGE:
   SHALL RECEIVE BROOM FINISH ON CONC. SLAB.
7. ALL EXTERIOR DOORS & WINDOWS TO RECEIVE 'DARK BRONZE' ALUMINUM FINISH
8. COORDINATE/VERIFY ALL FINISHES W/ OWNER & INTERIOR DESIGNER:
9. THESE SPECIFICATIONS ARE ONLY TO BE USED AS A GUIDE FOR DETERMINING MAXIMUM ALLOWANCES. THE OWNER & ARCHITECT SHALL BE CONSULTED PRIOR TO FINAL SELECTIONS AND ORDERING OF EACH ITEM SPECIFIED, OR ANY FINISH INVOLVED WITH THIS RESIDENCE.
10. ALL SHOWER & BATHTUB AREAS SHALL HAVE A NON-ABSORVENT FLOOR & WALL FINISH UP TO 6'-0" HIGH AS PER FBC R 307
11. WALLS AND CEILINGS FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTME-84 OR UL 273. FBCR 302.3.
12. INSULATION MATERIALS FACING VAPOR RETARDERS SHALL HAVE A FLAME-SPREAD CLASIFICATION OF NOT GREATER THAN 25 AND SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 273 FBCR 302.10

GLAZING NOTES:

1. PER FBC R308.1 EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATION AS DEFINED IN FBC R308.4, SHALL BE PROVIDED WITH MANUFACTURERS LABEL DESIGNATING THE TYPE, THICKNESS OF GLASS AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, AND SHALL BE VISIBLE IN THE FINAL INSTALLATION.
2. PER FBC 308.3.1 GLAZING SHALL COMPLY WITH TEST CRITERIA FOR CATEGORY I OR II AS INDICATED IN TABLE R308.3.1(1)
3. PER FBC R308.4, ALL GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED HAZARDOUS LOCATIONS.
4. GLAZING IN SLIDING AND SWINGING DOORS SHALL BE SAFETY-GLAZING COMPLYING WITH THE SAFETY GLAZING STANDARDS AS SET FORTH IN FBC R4410.2.3.1.3
5. PER FBC R4410.2.3.1.3 DOORS CONTAINING GLAZING MATERIAL NOT GREATER THAN 9 SQ. FT. IN SURFACE AREA SHALL BE CLASSIFIED AS CATEGORY I GLAZING PRODUCT.
6. SWINGING OR SLIDING DOORS OF GLASS WITHOUT A CONTINUOUS FRAME SHALL BE OF ONLY FULLY TEMPERED GLASS NOT LESS THAN ⅜" IN THICKNESS PER FBC R4410.2.6
7. LAMINATED GLAZING SHALL BE PERMITTED AS AN EQUAL ALTERNATE TO PICKETS, IF TESTED TO SATISFY THE RESISTANCE REQUIREMENTS AS SET FORTH IN FBC R4403.7.3.6.3
8. ALL SHOWER ENCLOSURE SHOULD BE CATEGORY II SAFETY GLASS IN COMPLIANCE WITH CHAPTER 3 FBCR2014

INSULATION NOTES

WALL INSULATION:
ALL EXTERIOR WALLS SHALL BE INSULATED W/ 1" RIGID INSULATION BOARD, MIN. R-4.1.

ICYNENE ROOF INSULATION:
ICYNENE CLASSIC SPRAY-FOAM INSULATION AT UNDERSIDE OF ROOF SHEATING, R=30 MIN, 8⅛" THK. MIN.

TAPERED INSULATION:
EXTRUDED POLYSTYRENE RIGID FOAM INSULATION OR SIMILAR, FIXED TO TOP OF ROOF SLAB AND SLOPED TO DRAIN AT ¼"/FOOT, UNLESS OTHERWISE INDICATED IN THE DRAWINGS.

FOAM PLASTICS NOTE:
FLAME SPREAD INDEX=75 MAX., SMOKE-DEVELOPMENT INDEX=450 MAX. PER FBC R316.3

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revised:
1 04/01/17 B.D. COMMENTS
2 07/01/17 B.D. COMMENTS

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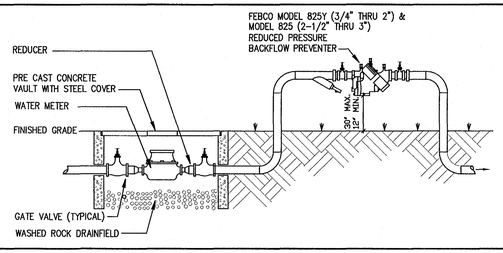
NOTES

GENERAL PLUMBING NOTES:

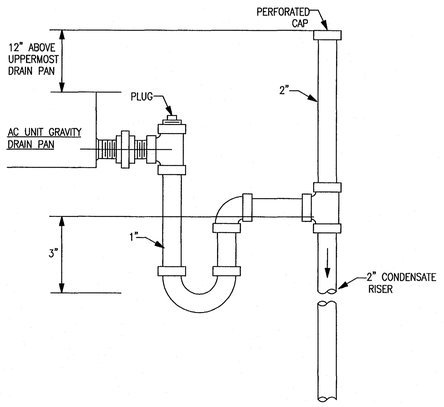
1. ALL WORK SHALL CONFORM WITH THE 2014 FBC, RESIDENTIAL, NFPA, NEC, AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS AND ORDINANCES. FURNISH ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR THE COMPLETION OF THE PLUMBING SYSTEMS DESCRIBED HEREIN AND SHOWN ON THE DRAWINGS.
2. CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, TAXES, INSPECTIONS, TESTS, PERFORMANCE BONDS, FINES AND OTHER ITEMS AS REQUIRED FOR THE INSTALLATION OF THE COMPLETE PLUMBING SYSTEMS, AND SHALL BE RESPONSIBLE FOR OBTAINING HIS OWN PERMIT.
3. CONTRACTOR SHALL PROVIDE ALL REQUIRED INSURANCE FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
4. EXCEPT WHERE LONGER WARRANTIES ARE SPECIFIED FOR SPECIFIC EQUIPMENT, CONTRACTOR SHALL WARRANT ALL WORK TO BE FREE OF DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER FINAL WRITTEN ACCEPTANCE OF THE PROJECT BY THE OWNER.
5. PROVIDE ALL NECESSARY INSTRUCTIONS TO THE OWNER IN THE OPERATION OF THE PLUMBING SYSTEMS BEFORE FINAL ACCEPTANCE.
6. PROVIDE THREE SETS OF BOUND AND LABELED EQUIPMENT MAINTENANCE AND INSTRUCTION MANUALS. MANUALS TO BE SUBMITTED TO ARCHITECT/ENGINEER FOR ACCEPTANCE.
7. SUBMIT SHOP DRAWINGS FOR ALL MATERIALS AND EQUIPMENT FOR ACCEPTANCE OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE PURCHASE OR INSTALLATION OF ANY EQUIPMENT AND MATERIALS.
8. LABEL AND IDENTIFY ALL EQUIPMENT, MOTOR STARTERS, CONTROLS, PIPING AND VALVES. SUBMIT IDENTIFICATION SCHEME TO THE ARCHITECT/ENGINEER FOR APPROVAL.
9. ALL CONTROL WIRING SHALL BE THE RESPONSIBILITY OF THE MECHANICAL SUB-CONTRACTOR. WIRING SHALL BE AS PER THE ELECTRICAL SPECIFICATIONS. MECHANICAL SUB-CONTRACTOR TO FURNISH ALL MOTORS AND STARTERS, RELAYS, ETC.
10. PRODUCTS AND MATERIALS SPECIFIED BY TRADE NAME AND/OR MODEL ON THE DRAWINGS ESTABLISH A STANDARD OF QUALITY, APPEARANCE, PERFORMANCE AND DIMENSIONS. CONTRACTOR SHALL BASE HIS BID ON THOSE ITEMS, WHICH SHALL BE CONSIDERED TO ESTABLISH A STANDARD BASIS OF BIDDING. REQUESTS FOR SUBSTITUTION SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT/ENGINEER DEMONSTRATING THAT THE PROPOSED PRODUCT IS COMPARABLE, AND THAT BASIC DESIGN, CONSTRUCTION STANDARDS, QUALITY AND WARRANTIES ARE EQUAL OR BETTER THAN THE PRODUCT SPECIFIED. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGE IN THE WORK REQUIRED BY OTHER TRADES AND SHALL PAY FOR ANY EXPENSES INCURRED DUE TO THE CONTRACTOR'S REQUEST FOR REVISIONS OR SUBSTITUTIONS.
11. CONTRACTOR SHALL MAINTAIN A SET OF DRAWINGS AT THE PROJECT SITE WITH UP TO-DATE INFORMATION ON AS-BUILT CONDITIONS INDICATING WITH COLORED PENS ALL CHANGES AND DEVIATIONS FROM THE CONTRACT DRAWINGS. THIS SET OF PRINTS SHALL BE TURNED OVER TO THE ARCHITECT/ENGINEER AT THE COMPLETION OF THE PROJECT AS A PRE-REQUISITE FOR FINAL PAYMENT.
12. PROVIDE ALL NEW MATERIALS OF AMERICAN MANUFACTURE, BEARING THE U.L. LABEL AS APPLICABLE. PROVIDE SUPPLEMENTAL MATERIALS NOT SPECIFICALLY NOTED HEREIN, BUT REQUIRED TO COMPLETE THE INSTALLATION IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DRAWINGS, AT NO ADDITIONAL COST TO THE OWNER.
13. FURNISH ALL NECESSARY ACCESS PANELS TO CONTROL VALVES, DAMPERS, ETC., TO THE GENERAL CONTRACTOR, FOR INSTALLATION UNDER THE GENERAL TRADES.
14. ALL WORK SHALL BE FIELD CHECKED BEFORE INSTALLATION AND COORDINATED WITH ALL OTHER TRADES. THE CONTRACT DRAWINGS ARE DIAGRAMMATIC AND INTENDED TO DEPICT APPROXIMATE EQUIPMENT LOCATIONS AND ARRANGEMENTS, NOT SHOW ANY MINOR DETAIL. PLANS SHALL NOT BE SCALED; REFER TO THE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR DIMENSIONS.
15. OFFSET PIPING AS REQUIRED TO CLEAR BUILDING STRUCTURE, DUCTWORK, ETC. AS SHOWN ON DRAWINGS AND AS REQUIRED BY FIELD CONDITIONS.
16. PLUMBING CONTRACTOR SHALL VERIFY ALL SPACE CONDITIONS AND DIMENSIONS AT JOB SITE PRIOR TO FABRICATION AND INSTALLATION OF MATERIALS AND EQUIPMENT. VERIFY ALL VOLTAGES WITH THE ELECTRICAL TRADE BEFORE ORDERING ANY EQUIPMENT.
17. FURNISH AND INSTALL FIXTURE ACCESSORIES AS REQUIRED. UNLESS OTHERWISE SPECIFIED, ALL ACCESSORIES AND TRIM SHALL BE FIRST QUALITY WITH FINISH AS SELECTED BY ARCHITECT.
18. EACH PLUMBING FIXTURE SHALL BE PROVIDED WITH MECHANICAL SHOCK ARRESTORS.
19. PROVIDE SHUT-OFF VALVE(S) FOR EACH FIXTURE.
20. WHEREVER DISSIMILAR METALS ARE TO BE JOINED, A DIELECTRIC FITTING SHALL BE PROVIDED TO CONNECT BOTH TYPES OF PIPES.
21. PROVIDE PIPING AS FOLLOWS:
    - A. DOMESTIC COLD WATER, HOT WATER, AND ELECTRIC WATER HEATER P&T RELIEF VALVE/DRAIN PAN PIPING:
      UNDERGROUND: TYPE K SEAMLESS HARD DRAWN COPPER TUBE WITH CAST COPPER ALLOY OR WROUGHT SOLDER JOINT FITTINGS.
      ABOVE GROUND; TYPE L SEAMLESS HARD DRAWN COPPER TUBE WITH CAST COPPER ALLOY OR WROUGHT SOLDER JOINT FITTINGS.
      SOLDER USED IN JOINTS SHALL BE 100 % LEAD-FREE.
    - B. STORM WATER, SANITARY WASTE AND VENT PIPING, AIR CONDITIONING CONDENSATE:
      UNDERGROUND; DWV PVC PIPE WITH SOCKECT TYPE FITTINGS.
      ABOVE GROUND; DWV PVC PIPE AND FITTINGS WRAPPED WITH SOUND INSULATION.
      UNLESS NOTED OTHERWISE, HORIZONTAL WASTE PIPING 3-IN. AND LARGER SHALL BE SLOPED AT A MINIMUM OF 1/8-IN PER FOOT; 2-1/2-IN AND SMALLER SHALL BE SLOPED AT NO LESS THAN 1/4-IN PER FOOT.
    - C. PAN DRAIN: DWV COPPER PIPE & FITTINGS WITH SOCKET TYPE FITTINGS.
    - D. SCHEDULE 40 (DWV) PVC PIPING SHALL NOT BE LOCATED IN RETURN AIR PLENUM IN THIS CASE USE SERVICE WEIGHT CAST IRON SOIL PIPE. PIPING AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF CISPI STANDARD 301, ASTM A-888 OR ASTM A-74, WRAPPED WITH SOUND INSULATION.
22. DISINFECT ALL DOMESTIC WATER PIPING IN ACCORDANCE WITH FBC SECT 610 (PLUMBING).
23. THERMAL INSULATION
    - A. DOMESTIC HOT WATER PIPING: MINIMUM 1/2" THICK OR AS REQUIRED BY THE STATE OF FLORIDA ENERGY CODE, PRE-MOLDED GLASS FIBER PIPE INSULATION WITH SELF-ADHESIVE JACKET.
    - B. AIR CONDITIONING CONDENSATE COPPER PIPING:
      FIRE RATED 1/2" THICK ELASTOMERIC CLOSED CELL POLYETHYLENE THERMAL INSULATION WITH BUILT-IN VAPOR BARRIER. SEAL ALL EDGES AS RECOMMENDED BY THE MANUFACTURER.
    - C. HORIZONTAL STORM DRAINAGE PIPING RUNNING PARALLEL TO THE ROOF: 1/2" THICK PRE-MOLDED GLASS FIBER PIPE INSULATION WITH SELF-ADHESIVE JACKET.
24. CLEANOUTS
    - A. WALL CLEANOUT: JOSAM SERIES 58790 WITH THREADED PLUG AND VANDAL PROOF STAINLESS STEEL ACCESS COVER PLATE.
    - B. FLOOR CLEANOUT: INTERIOR; JOSAM SERIES 56020 WITH VANDAL PROOF COVER. EXTERIOR; JOSAM SERIES 58440 WITH VANDAL PROOF COVER.

    PROVIDE CLEAN-OUTS IN HORIZONTAL PIPING AT INTERVALS REQUIRED BY CODE, AT THE BOTTOM OF ALL WASTE STACKS AND RISERS, AND AT EVERY CHANGE IN DIRECTION, AND WHERE INDICATED ON DRAWINGS.
25. DRAINS: SHALL BE AS SELECTED BY ARCHITECT.
26. PLUMBING FIXTURES AND TRIM: PROVIDE FIXTURES COMPLETE WITH DRAINS, TRAPS, SUPPLIES, WALL ESCUTCHEONS AND ANY OTHER ACCESSORY REQUIRED. FIXTURES AND FAUCETS SHALL COMPLY WITH FBC WATER SAVING STANDARDS.
    - A. ELECTRIC WATER HEATER: SHALL COMPLY WITH FBC ENERGY SAVING STANDARDS.
27. CARRIERS:
    - A. ALL CARRIERS SHALL BE FULLY BOLTED TO THE FLOOR AND INSTALLED AS RECOMMENDED BY MANUFACTURER.
    - B. LAVATORIES INSTALLED ON METAL STUD PARTITIONS: JOSAM SERIES 17100 RECTANGULAR STRUCTURAL STEEL UPRIGHTS WITH INTEGRAL WELDED HEAVY STEEL FOOT AND DUCTILE IRON CONCEALED.
28. VALVES
    - A. GATE VALVES: 2 1/2" AND SMALLER; ALL BRONZE CONSTRUCTION, SOLID WEDGE, CLASS 125, 200 PSIG NON-SHOCK WATER, THREADED ENDS, MILWAUKEE 115. 3" AND LARGER; FLANGED ENDS, IRON BODY, BRONZE TRIM, MILWAUKEE F-2882.
    - B. GLOBE VALVES: TO 3"; BRONZE CONSTRUCTION, CLASS 125, 200 PSIG NON-SHOCK WATER, THREADED ENDS, MILWAUKEE 502. TO 2", SOLDERED ENDS, MILWAUKEE 1502.
    - C. CHECK VALVES: 2 1/2" AND SMALLER; BRONZE BODY, CLASS 125, 200 PSIG NON-SHOCK WATER, THREADED, MILWAUKEE 509; SOLDERED ENDS, MILWAUKEE 1509. 3" AND LARGER; FLANGED ENDS, IRON BODY, BRONZE TRIM, CLASS 125, MILWAUKEE F-2472.
    - D. HOSE BIBBS: 3/4" ROUGH BRASS CONSTRUCTION WITH SHUT-OFF VALVE AND VACUUM BREAKER.
29. HANG PIPING FROM STRUCTURE UTILIZING GALVANIZED HANGER RODS AND TRAPEZE OR CLEVIS HANGERS. FOR COPPER PIPING, RODS AND HANGERS SHALL BE COPPER CLAD. SUPPORT PIPING INDEPENDENTLY FROM EQUIPMENT. PLACE HANGERS AT EVERY PIPE CHANGE OF DIRECTION AND AT EACH SIDE OF SHUT OFF VALVES. PROVIDE PROTECTING SHEET METAL SHIELDS FOR ALL INSULATED PIPING.
30. PIPING TESTS
    SANITARY AND STORM PIPING: SUBJECT ENTIRE SYSTEM TO A HYDROSTATIC HEAD OF NO LESS THAN 10 FEET OF WATER EXCEPT FOR THE TOPMOST 10 FEET OF PIPE BY FILLING SYSTEM WITH WATER UP TO THE OVERFLOW POINT OF THE HIGHEST OPENING, FOR A PERIOD OF TWO HOURS WITHOUT DROP IN WATER LEVEL.
    DOMESTIC WATER PIPING: SUBJECT THE ENTIRE SYSTEM TO A HYDROSTATIC PRESSURE OF NO LESS THAN 150 PSIG FOR A PERIOD OF TWO HOURS WITHOUT LOSS IN PRESSURE.
31. TEST ALL EQUIPMENT TO DEMONSTRATE PROPER FUNCTIONING AND CAPACITY.
32. PROVIDE SHOCK ABSORBERS, DIELECTRIC FITTINGS, HANGERS AND INSERTS, TRAP RE-SEALERS, VACUUM BREAKERS, GAUGES AND THERMOMETERS, STRAINERS, VALVES, ETC., FOR COMPLETE AND OPERABLE PLUMBING SYSTEMS AS REQUIRED BY CODE AND AS INDICATED ON PLANS. PROVIDE UNIONS AND FLANGES AT ALL CONNECTIONS TO EQUIPMENT FOR EASY MAINTENANCE AND DISMANTLING. PROVIDE ESCUTCHEONS AT ALL PIPE PENETRATIONS OF WALLS, PARTITIONS, FLOORS AND CEILINGS.
33. PROVIDE SHORING AND BRACING IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS FOR THE PROTECTION OF PERSONNEL AND UTILITIES WHERE EXCAVATIONS ARE MADE. PROVIDE ALL LABOR AND MATERIALS IN CONNECTION WITH EXCAVATING, TRENCHING, DE-WATERING, FILLING, BACKFILLING, COMPACTING, ETC., UNDER THIS DIVISION (MECHANICAL).

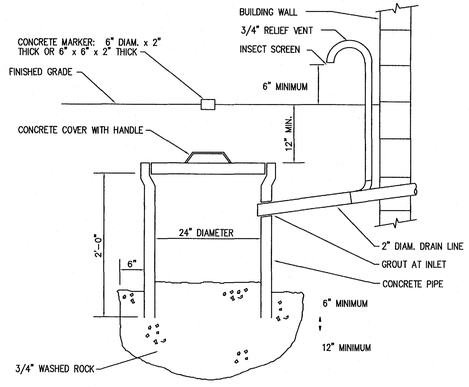
WATER METER ENCLOSURE & BACKFLOW PREVENTER DETAIL



TYPICAL CONDENSATE DRAIN TRAP & CONDENSATE PUMP



CONDENSATE DRYWELL DETAIL



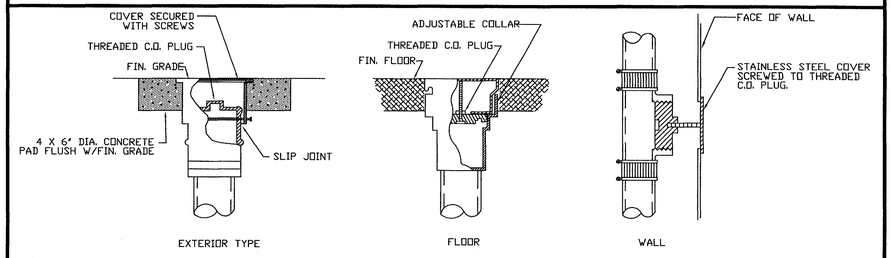
PLUMBING FIXTURE CONNECTION SCHEDULE

NO.	DESCRIPTION	DRAIN	WATER COLD	WATER HOT	N.GAS	REMARKS
WC	WATER CLOSET (FLOOR MOUNTED)	3"	1/2"	---	---	FLUSH TANK, 1.28 GPM. AS SELECTED BY OWNER
LAV	LAVATORY (COUNTER TOP)	1¼"	1/2"	1/2"	---	PROVIDE 1.0 GPM FAUCET, AS SELECTED BY OWNER
SH	SHOWER (SEE NOTES 1&4)	2"	3/4"	3/4"	---	PROVIDE 1.5 GPM SHOWER MULTI-HEAD
BT	TUB (SEE NOTES 1&4)	2"	1/2"	1/2"	---	PROVIDE 1.5 GPM FAUCET/SHOWER HEAD AS SELECTED BY OWNER
SK	BAR/HAND SINK	1¼"	1/2"	1/2"	---	PROVIDE 1.0 GPM FAUCET, AS SELECTED BY OWNER
K.SK	KITCHEN SINK	1½"	1/2"	1/2"	---	PROVIDE 1.0 GPM FAUCET, AS SELECTED BY OWNER
DW	DISHWASHER (BELOW COUNTER)	1"	---	1/2"	---	1" DIA. FLEXIBLE CONNECTION. AS SELECTED BY OWNER
REF	REFRIGERATOR/ICE MACHINE	---	1/2"	---	---	1/4" DIA. FLEXIBLE CONNECTION COPPER TUBING
L.SK	LAUNDRY SINK	1½"	1/2"	1/2"	---	PROVIDE 1.0 GPM FAUCET, AS SELECTED BY OWNER
WM	WASHER MACHINE	3"	3/4"	3/4"	---	PROVIDE RECESSED WALL BOX. AS SELECTED BY OWNER
M.SK	MOP SINK	3"	1/2"	1/2"	---	PROVIDE 1.0 GPM FAUCET, AS SELECTED BY OWNER
RANGE	GAS RANGE/OVEN				SEE ISOMETRIC	NATURAL GAS (240 CFH). AS SELECTED BY OWNER
WH	TANKLESS GAS WATER HEATER				SEE ISOMETRIC	NATURAL GAS (192 CFH). SEE DETAIL THIS SHEET
BBQ	BBQ				SEE ISOMETRIC	NATURAL GAS (120 CFH) AS SELECTED BY OWNER
PH	POOL HEATER				SEE ISOMETRIC	NATURAL GAS (400 CFH) AS SELECTED BY OWNER
GEN.	GENERATOR				SEE ISOMETRIC	NATURAL GAS (862 CFH) AS SELECTED BY OWNER

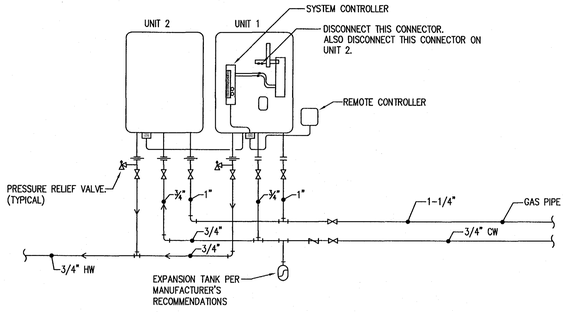
NOTES:

1. PROVIDE ANTI-SCALD MIXING VALVE WITH TEMPERATURE LIMITING STOP CONFORMING TO ASSE 1070 PER FBC. P2713.3.
2. ALL PLUMBING FIXTURES SHALL COMPLY WITH FBC PLUMBING SECTIONS 406 THRU 421, WITH TABLE P2701.1 OF THE RESIDENTIAL CODE. MIAMI DADE ORDINANCE 08-14.
3. CONTRACTOR SHALL PROVIDE ALL REQUIRED ACCESSORIES FOR A COMPLETE PLUMBING INSTALLATION. CONSULT FIXTURE SELECTION PACKAGE PRIOR TO BIDDING.
4. TUB AND SHOWERS VALVES SHALL COMPLY WITH ASSE 1016 OR CSA B125.
5. PROVIDE TEMPERATURE MIXING VALVE LIMITING THE DISCHARGE WATER TEMPERATURE FOR A BIDET TO NO GREATER THAN 110 DEGREES F. PER FBC P2721.2.

TYPICAL CLEANOUT DETAIL



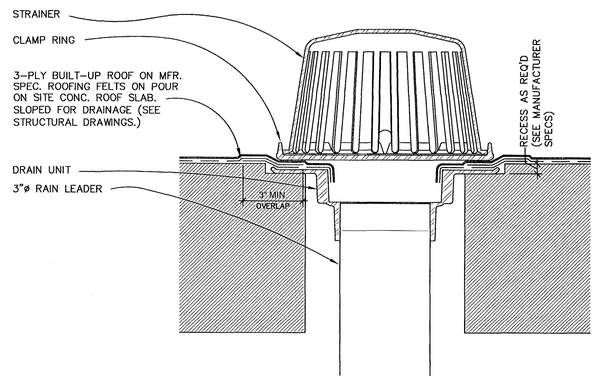
"RINNAI" INSTANT EXTERIOR NATURAL GAS WATER HEATER DETAIL



"RINNAI" NATURAL GAS TANKLESS WATER HEATERS; MODEL #RL94e, MAX. GAS INPUT 192,000 BTU/HR, 120V. UNITS WILL BE PAIRED AND PLUMBED IN PARALLEL TO PROVIDE GREATER FLOW TO THE SYSTEM. SET UNITS AT 120 DEGREES WITH 70 DEGREE INCOMING GROUND WATER TO PRODUCE APPROX. 6.7 GPM PER UNIT, 13.4 GPM TOTAL.

INSULATE THE HOT WATER PIPING TO PREVENT HEAT LOSS. INSULATE AND APPLY HEATING MATERIALS TO THE COLD WATER SUPPLY PIPING TO PREVENT HEAT LOSS AND FREEZING OF PIPES WHEN EXPOSED TO EXCESSIVELY COLD TEMPERATURES.

ROOF DRAIN DETAIL



PLUMBING SYMBOL LEGEND

SYMBOL	DESCRIPTION
———	SANITARY PIPE
– – – –	VENT PIPE
——SD——	STORM DRAIN PIPE
——→——	SAFEWASTE PIPE
——CD——	CONDENSATE PIPE
——G——	GAS PIPE
——– – ——–	COLD WATER PIPE
——– – ——–	HOT WATER PIPE
——– – – ——–	HOT WATER RETURN PIPE
CO	CLEAN OUT
FD	FLOOR DRAIN
FEC	FIRE EXTINGUISHER CABINET
RD	ROOF DRAIN
FCO	FLOOR CLEANOUT
VTR	VENT THRU ROOF
⊓	MECHANICAL SHOCK ARRESTOR
P–	PLUMBING FIXTURE DESIGNATION

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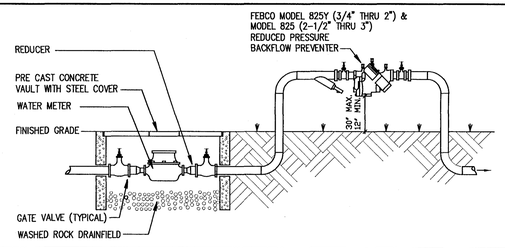
GENERAL PLUMBING NOTES:

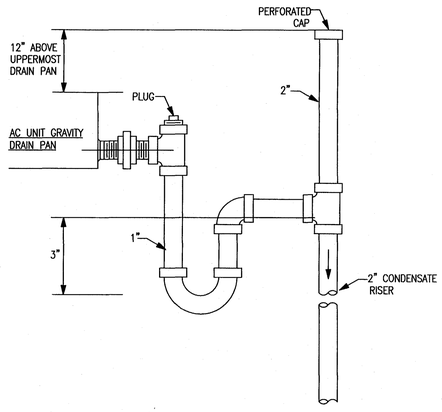
1. ALL WORK SHALL CONFORM WITH THE 2014 FBC, RESIDENTIAL, NFPA, NEC, AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS AND ORDINANCES. FURNISH ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR THE COMPLETION OF THE PLUMBING SYSTEMS DESCRIBED HEREIN AND SHOWN ON THE DRAWINGS.
2. CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, TAXES, INSPECTIONS, TESTS, PERFORMANCE BONDS, FINES AND OTHER ITEMS AS REQUIRED FOR THE INSTALLATION OF THE COMPLETE PLUMBING SYSTEMS, AND SHALL BE RESPONSIBLE FOR OBTAINING HIS OWN PERMIT.
3. CONTRACTOR SHALL PROVIDE ALL REQUIRED INSURANCE FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
4. EXCEPT WHERE LONGER WARRANTIES ARE SPECIFIED FOR SPECIFIC EQUIPMENT, CONTRACTOR SHALL WARRANT ALL WORK TO BE FREE OF DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER FINAL WRITTEN ACCEPTANCE OF THE PROJECT BY THE OWNER.
5. PROVIDE ALL NECESSARY INSTRUCTIONS TO THE OWNER IN THE OPERATION OF THE PLUMBING SYSTEMS BEFORE FINAL ACCEPTANCE.
6. PROVIDE THREE SETS OF BOUND AND LABELED EQUIPMENT MAINTENANCE AND INSTRUCTION MANUALS. MANUALS TO BE SUBMITTED TO ARCHITECT/ENGINEER FOR ACCEPTANCE.
7. SUBMIT SHOP DRAWINGS FOR ALL MATERIALS AND EQUIPMENT FOR ACCEPTANCE OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE PURCHASE OR INSTALLATION OF ANY EQUIPMENT AND MATERIALS.
8. LABEL AND IDENTIFY ALL EQUIPMENT, MOTOR STARTERS, CONTROLS, PIPING AND VALVES. SUBMIT IDENTIFICATION SCHEME TO THE ARCHITECT/ENGINEER FOR APPROVAL.
9. ALL CONTROL WIRING SHALL BE THE RESPONSIBILITY OF THE MECHANICAL SUB-CONTRACTOR. WIRING SHALL BE AS PER THE ELECTRICAL SPECIFICATIONS. MECHANICAL SUB-CONTRACTOR TO FURNISH ALL MOTORS AND STARTERS, RELAYS, ETC.
10. PRODUCTS AND MATERIALS SPECIFIED BY TRADE NAME AND/OR MODEL ON THE DRAWINGS ESTABLISH A STANDARD OF QUALITY, APPEARANCE, PERFORMANCE AND DIMENSIONS. CONTRACTOR SHALL BASE HIS BID ON THOSE ITEMS, WHICH SHALL BE CONSIDERED TO ESTABLISH A STANDARD BASIS OF BIDDING. REQUESTS FOR SUBSTITUTION SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT/ENGINEER DEMONSTRATING THAT THE PROPOSED PRODUCT IS COMPARABLE, AND THAT BASIC DESIGN, CONSTRUCTION STANDARDS, QUALITY AND WARRANTIES ARE EQUAL OR BETTER THAN THE PRODUCT SPECIFIED. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGE IN THE WORK REQUIRED BY OTHER TRADES AND SHALL PAY FOR ANY EXPENSES INCURRED DUE TO THE CONTRACTOR'S REQUEST FOR REVISIONS OR SUBSTITUTIONS.
11. CONTRACTOR SHALL MAINTAIN A SET OF DRAWINGS AT THE PROJECT SITE WITH UP TO-DATE INFORMATION ON AS-BUILT CONDITIONS INDICATING WITH COLORED PENS ALL CHANGES AND DEVIATIONS FROM THE CONTRACT DRAWINGS. THIS SET OF PRINTS SHALL BE TURNED OVER TO THE ARCHITECT/ENGINEER AT THE COMPLETION OF THE PROJECT AS A PRE-REQUISITE FOR FINAL PAYMENT.
12. PROVIDE ALL NEW MATERIALS OF AMERICAN MANUFACTURE, BEARING THE U.L. LABEL AS APPLICABLE. PROVIDE SUPPLEMENTAL MATERIALS NOT SPECIFICALLY NOTED HEREIN, BUT REQUIRED TO COMPLETE THE INSTALLATION IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DRAWINGS, AT NO ADDITIONAL COST TO THE OWNER.
13. FURNISH ALL NECESSARY ACCESS PANELS TO CONTROL VALVES, DAMPERS, ETC., TO THE GENERAL CONTRACTOR, FOR INSTALLATION UNDER THE GENERAL TRADES.
14. ALL WORK SHALL BE FIELD CHECKED BEFORE INSTALLATION AND COORDINATED WITH ALL OTHER TRADES. THE CONTRACT DRAWINGS ARE DIAGRAMMATIC AND INTENDED TO DEPICT APPROXIMATE EQUIPMENT LOCATIONS AND ARRANGEMENTS, NOT SHOW ANY MINOR DETAIL. PLANS SHALL NOT BE SCALED; REFER TO THE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR DIMENSIONS.
15. OFFSET PIPING AS REQUIRED TO CLEAR BUILDING STRUCTURE, DUCTWORK, ETC. AS SHOWN ON DRAWINGS AND AS REQUIRED BY FIELD CONDITIONS.
16. PLUMBING CONTRACTOR SHALL VERIFY ALL SPACE CONDITIONS AND DIMENSIONS AT JOB SITE PRIOR TO FABRICATION AND INSTALLATION OF MATERIALS AND EQUIPMENT. VERIFY ALL VOLTAGES WITH THE ELECTRICAL TRADE BEFORE ORDERING ANY EQUIPMENT.
17. FURNISH AND INSTALL FIXTURE ACCESSORIES AS REQUIRED. UNLESS OTHERWISE SPECIFIED, ALL ACCESSORIES AND TRIM SHALL BE FIRST QUALITY WITH FINISH AS SELECTED BY ARCHITECT.
18. EACH PLUMBING FIXTURE SHALL BE PROVIDED WITH MECHANICAL SHOCK ARRESTORS.
19. PROVIDE SHUT-OFF VALVE(S) FOR EACH FIXTURE.
20. WHEREVER DISSIMILAR METALS ARE TO BE JOINED, A DIELECTRIC FITTING SHALL BE PROVIDED TO CONNECT BOTH TYPES OF PIPES.
21. PROVIDE PIPING AS FOLLOWS:
    - A. DOMESTIC COLD WATER, HOT WATER, AND ELECTRIC WATER HEATER P&T RELIEF VALVE/DRAIN PAN PIPING:
      UNDERGROUND: TYPE K SEAMLESS HARD DRAWN COPPER TUBE WITH CAST COPPER ALLOY OR WROUGHT SOLDER JOINT FITTINGS.
      ABOVE GROUND; TYPE L SEAMLESS HARD DRAWN COPPER TUBE WITH CAST COPPER ALLOY OR WROUGHT SOLDER JOINT FITTINGS.
      SOLDER USED IN JOINTS SHALL BE 100 % LEAD-FREE.
    - B. STORM WATER, SANITARY WASTE AND VENT PIPING, AIR CONDITIONING CONDENSATE:
      UNDERGROUND; DWV PVC PIPE WITH SOCKECT TYPE FITTINGS.
      ABOVE GROUND; DWV PVC PIPE AND FITTINGS WRAPPED WITH SOUND INSULATION.
      UNLESS NOTED OTHERWISE, HORIZONTAL WASTE PIPING 3-IN. AND LARGER SHALL BE SLOPED AT A MINIMUM OF 1/8-IN PER FOOT; 2-1/2-IN AND SMALLER SHALL BE SLOPED AT NO LESS THAN 1/4-IN PER FOOT.
    - C. PAN DRAIN: DWV COPPER PIPE & FITTINGS WITH SOCKET TYPE FITTINGS.
    - D. SCHEDULE 40 (DWV) PVC PIPING SHALL NOT BE LOCATED IN RETURN AIR PLENUM IN THIS CASE USE SERVICE WEIGHT CAST IRON SOIL PIPE. PIPING AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF CISPI STANDARD 301, ASTM A-888 OR ASTM A-74, WRAPPED WITH SOUND INSULATION.
22. DISINFECT ALL DOMESTIC WATER PIPING IN ACCORDANCE WITH FBC SECT 610 (PLUMBING).
23. THERMAL INSULATION
    - A. DOMESTIC HOT WATER PIPING: MINIMUM 1/2" THICK OR AS REQUIRED BY THE STATE OF FLORIDA ENERGY CODE, PRE-MOLDED GLASS FIBER PIPE INSULATION WITH SELF-ADHESIVE JACKET.
    - B. AIR CONDITIONING CONDENSATE COPPER PIPING:
      FIRE RATED 1/2" THICK ELASTOMERIC CLOSED CELL POLYETHYLENE THERMAL INSULATION WITH BUILT-IN VAPOR BARRIER. SEAL ALL EDGES AS RECOMMENDED BY THE MANUFACTURER.
    - C. HORIZONTAL STORM DRAINAGE PIPING RUNNING PARALLEL TO THE ROOF: 1/2" THICK PRE-MOLDED GLASS FIBER PIPE INSULATION WITH SELF-ADHESIVE JACKET.
24. CLEANOUTS
    - A. WALL CLEANOUT: JOSAM SERIES 58790 WITH THREADED PLUG AND VANDAL PROOF STAINLESS STEEL ACCESS COVER PLATE.
    - B. FLOOR CLEANOUT: INTERIOR; JOSAM SERIES 56020 WITH VANDAL PROOF COVER. EXTERIOR; JOSAM SERIES 58440 WITH VANDAL PROOF COVER.

    PROVIDE CLEAN-OUTS IN HORIZONTAL PIPING AT INTERVALS REQUIRED BY CODE, AT THE BOTTOM OF ALL WASTE STACKS AND RISERS, AND AT EVERY CHANGE IN DIRECTION, AND WHERE INDICATED ON DRAWINGS.
25. DRAINS: SHALL BE AS SELECTED BY ARCHITECT.
26. PLUMBING FIXTURES AND TRIM: PROVIDE FIXTURES COMPLETE WITH DRAINS, TRAPS, SUPPLIES, WALL ESCUTCHEONS AND ANY OTHER ACCESSORY REQUIRED. FIXTURES AND FAUCETS SHALL COMPLY WITH FBC WATER SAVING STANDARDS.
    - A. ELECTRIC WATER HEATER: SHALL COMPLY WITH FBC ENERGY SAVING STANDARDS.
27. CARRIERS:
    - A. ALL CARRIERS SHALL BE FULLY BOLTED TO THE FLOOR AND INSTALLED AS RECOMMENDED BY MANUFACTURER.
    - B. LAVATORIES INSTALLED ON METAL STUD PARTITIONS: JOSAM SERIES 17100 RECTANGULAR STRUCTURAL STEEL UPRIGHTS WITH INTEGRAL WELDED HEAVY STEEL FOOT AND DUCTILE IRON CONCEALED.
28. VALVES
    - A. GATE VALVES: 2 1/2" AND SMALLER; ALL BRONZE CONSTRUCTION, SOLID WEDGE, CLASS 125, 200 PSIG NON-SHOCK WATER, THREADED ENDS, MILWAUKEE 115. 3" AND LARGER; FLANGED ENDS, IRON BODY, BRONZE TRIM, MILWAUKEE F-2882.
    - B. GLOBE VALVES: TO 3", BRONZE CONSTRUCTION, CLASS 125, 200 PSIG NON-SHOCK WATER, THREADED ENDS, MILWAUKEE 502. TO 2"; SOLDERED ENDS, MILWAUKEE 1502.
    - C. CHECK VALVES: 2 1/2" AND SMALLER; BRONZE BODY, CLASS 125, 200 PSIG NON-SHOCK WATER, THREADED, MILWAUKEE 509; SOLDERED ENDS, MILWAUKEE 1509. 3" AND LARGER; FLANGED ENDS, IRON BODY, BRONZE TRIM, CLASS 125, MILWAUKEE F-2472.
    - D. HOSE BIBBS: 3/4" ROUGH BRASS CONSTRUCTION WITH SHUT-OFF VALVE AND VACUUM BREAKER.
29. HANG PIPING FROM STRUCTURE UTILIZING GALVANIZED HANGER RODS AND TRAPEZE OR CLEVIS HANGERS. FOR COPPER PIPING, RODS AND HANGERS SHALL BE COPPER CLAD. SUPPORT PIPING INDEPENDENTLY FROM EQUIPMENT. PLACE HANGERS AT EVERY PIPE CHANGE OF DIRECTION AND AT EACH SIDE OF SHUT OFF VALVES. PROVIDE PROTECTING SHEET METAL SHIELDS FOR ALL INSULATED PIPING.
30. PIPING TESTS
    SANITARY AND STORM PIPING: SUBJECT ENTIRE SYSTEM TO A HYDROSTATIC HEAD OF NO LESS THAN 10 FEET OF WATER EXCEPT FOR THE TOPMOST 10 FEET OF PIPE BY FILLING SYSTEM WITH WATER UP TO THE OVERFLOW POINT OF THE HIGHEST OPENING, FOR A PERIOD OF TWO HOURS WITHOUT DROP IN WATER LEVEL.
    DOMESTIC WATER PIPING: SUBJECT THE ENTIRE SYSTEM TO A HYDROSTATIC PRESSURE OF NO LESS THAN 150 PSIG FOR A PERIOD OF TWO HOURS WITHOUT LOSS IN PRESSURE.
31. TEST ALL EQUIPMENT TO DEMONSTRATE PROPER FUNCTIONING AND CAPACITY.
32. PROVIDE SHOCK ABSORBERS, DIELECTRIC FITTINGS, HANGERS AND INSERTS, TRAP RE-SEALERS, VACUUM BREAKERS, GAUGES AND THERMOMETERS, STRAINERS, VALVES, ETC., FOR COMPLETE AND OPERABLE PLUMBING SYSTEMS AS REQUIRED BY CODE AND AS INDICATED ON PLANS. PROVIDE UNIONS AND FLANGES AT ALL CONNECTIONS TO EQUIPMENT FOR EASY MAINTENANCE AND DISMANTLING. PROVIDE ESCUTCHEONS AT ALL PIPE PENETRATIONS OF WALLS, PARTITIONS, FLOORS AND CEILINGS.
33. PROVIDE SHORING AND BRACING IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS FOR THE PROTECTION OF PERSONNEL AND UTILITIES WHERE EXCAVATIONS ARE MADE. PROVIDE ALL LABOR AND MATERIALS IN CONNECTION WITH EXCAVATING, TRENCHING, DE-WATERING, FILLING, BACKFILING, COMPACTING, ETC., UNDER THIS DIVISION (MECHANICAL).

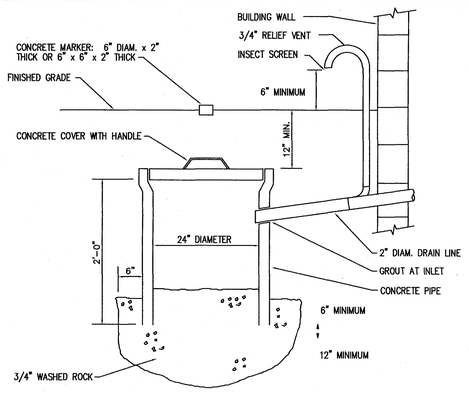
WATER METER ENCLOSURE & BACKFLOW PREVENTER DETAIL



TYPICAL CONDENSATE DRAIN TRAP & CONDENSATE PUMP



CONDENSATE DRYWELL DETAIL



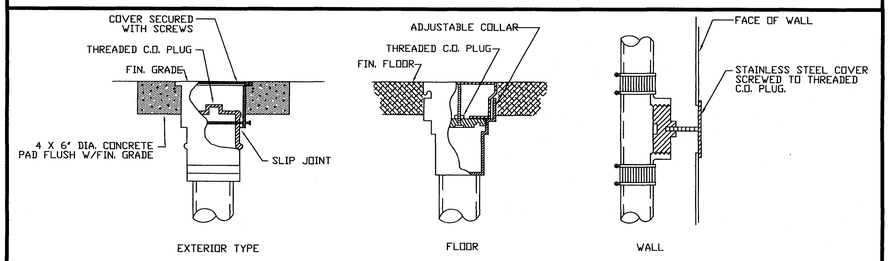
PLUMBING FIXTURE CONNECTION SCHEDULE

NO.	DESCRIPTION	DRAIN	WATER COLD	WATER HOT	N.GAS	REMARKS
WC	WATER CLOSET (FLOOR MOUNTED)	3"	1/2"	---	---	FLUSH TANK, 1.28 GPM. AS SELECTED BY OWNER
LAV	LAVATORY (COUNTER TOP)	1¼"	1/2"	1/2"	---	PROVIDE 1.0 GPM FAUCET, AS SELECTED BY OWNER
SH	SHOWER (SEE NOTES 1&4)	2"	3/4"	3/4"	---	PROVIDE 1.5 GPM SHOWER MULTI-HEAD
BT	TUB (SEE NOTES 1&4)	2"	1/2"	1/2"	---	PROVIDE 1.5 GPM FAUCET/SHOWER HEAD AS SELECTED BY OWNER
SK	BAR/HAND SINK	1½"	1/2"	1/2"	---	PROVIDE 1.0 GPM FAUCET, AS SELECTED BY OWNER
K.SK	KITCHEN SINK	1½"	1/2"	1/2"	---	PROVIDE 1.0 GPM FAUCET, AS SELECTED BY OWNER
DW	DISHWASHER (BELOW COUNTER)	1"	---	1/2"	---	1" DIA. FLEXIBLE CONNECTION. AS SELECTED BY OWNER
REF	REFRIGERATOR/ICE MACHINE	---	1/2"	---	---	1/4" DIA. FLEXIBLE CONNECTION COPPER TUBING
L.SK	LAUNDRY SINK	1½"	1/2"	1/2"	---	PROVIDE 1.0 GPM FAUCET, AS SELECTED BY OWNER
WM	WASHER MACHINE	3"	3/4"	3/4"	---	PROVIDE RECESSED WALL BOX. AS SELECTED BY OWNER
M.SK	MOP SINK	3"	1/2"	1/2"	---	PROVIDE 1.0 GPM FAUCET, AS SELECTED BY OWNER
RANGE	GAS RANGE/OVEN				SEE ISOMETRIC	NATURAL GAS (240 CFH). AS SELECTED BY OWNER
WH	TANKLESS GAS WATER HEATER				SEE ISOMETRIC	NATURAL GAS (192 CFH). SEE DETAIL THIS SHEET
BBQ	BBQ				SEE ISOMETRIC	NATURAL GAS (120 CFH) AS SELECTED BY OWNER
PH	POOL HEATER				SEE ISOMETRIC	NATURAL GAS (400 CFH) AS SELECTED BY OWNER
GEN.	GENERATOR				SEE ISOMETRIC	NATURAL GAS (862 CFH) AS SELECTED BY OWNER

NOTES:

1. PROVIDE ANTI-SCALD MIXING VALVE WITH TEMPERATURE LIMITING STOP CONFORMING TO ASSE 1070 PER FBC. P2713.3.
2. ALL PLUMBING FIXTURES SHALL COMPLY WITH FBC PLUMBING SECTIONS 406 THRU 421, WITH TABLE P2701.1 OF THE RESIDENTIAL CODE. MIAMI DADE ORDINANCE 08-14.
3. CONTRACTOR SHALL PROVIDE ALL REQUIRED ACCESSORIES FOR A COMPLETE PLUMBING INSTALLATION. CONSULT FIXTURE SELECTION PACKAGE PRIOR TO BIDDING.
4. TUB AND SHOWERS VALVES SHALL COMPLY WITH ASSE 1016 OR CSA B125.
5. PROVIDE TEMPERATURE MIXING VALVE LIMITING THE DISCHARGE WATER TEMPERATURE FOR A BIDET TO NO GREATER THAN 110 DEGREES F. PER FBC P2721.2.

TYPICAL CLEANOUT DETAIL



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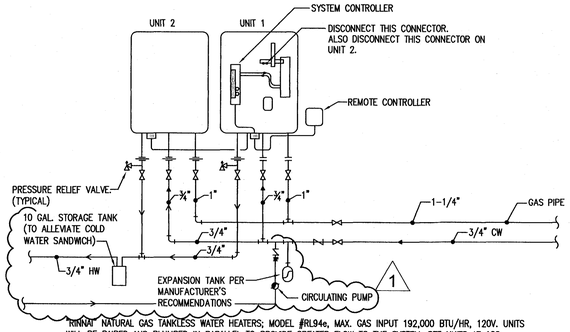

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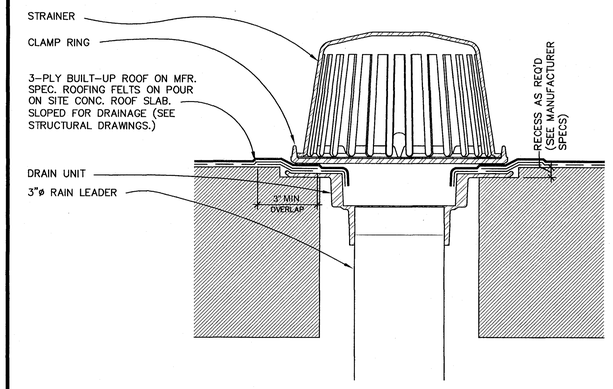

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	MECHANICAL SHOCK ARRESTOR
P—	PLUMBING FIXTURE DESIGNATION

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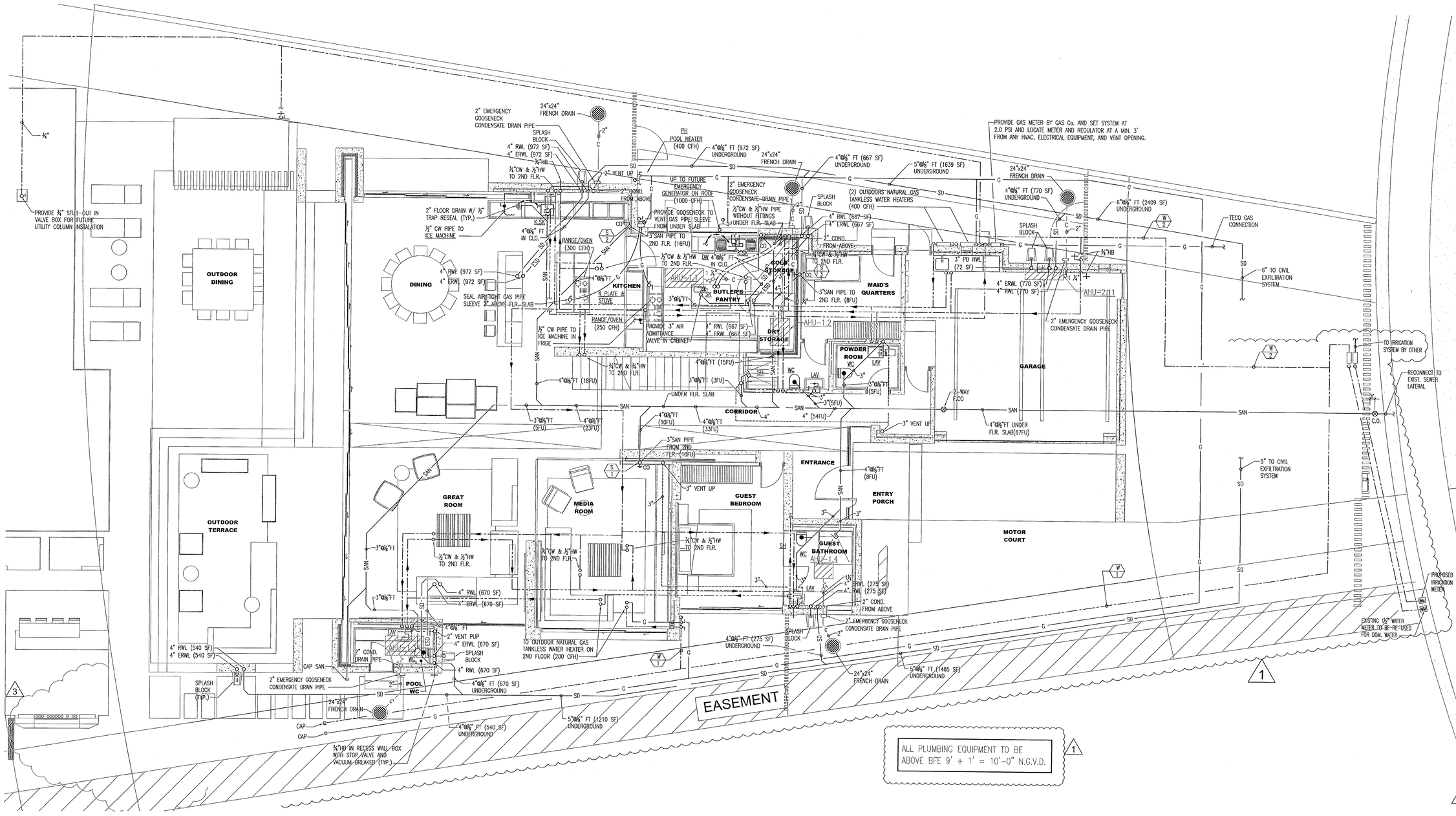

ALL PLUMBING EQUIPMENT TO BE ABOVE BFE 9' + 1' = 10'-0" N.G.V.D.

1 **FIRST FLOOR PLUMBING PLAN**
3/16" = 1'-0"

seal

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3 08.31.17 ENGINEERING COMMENT

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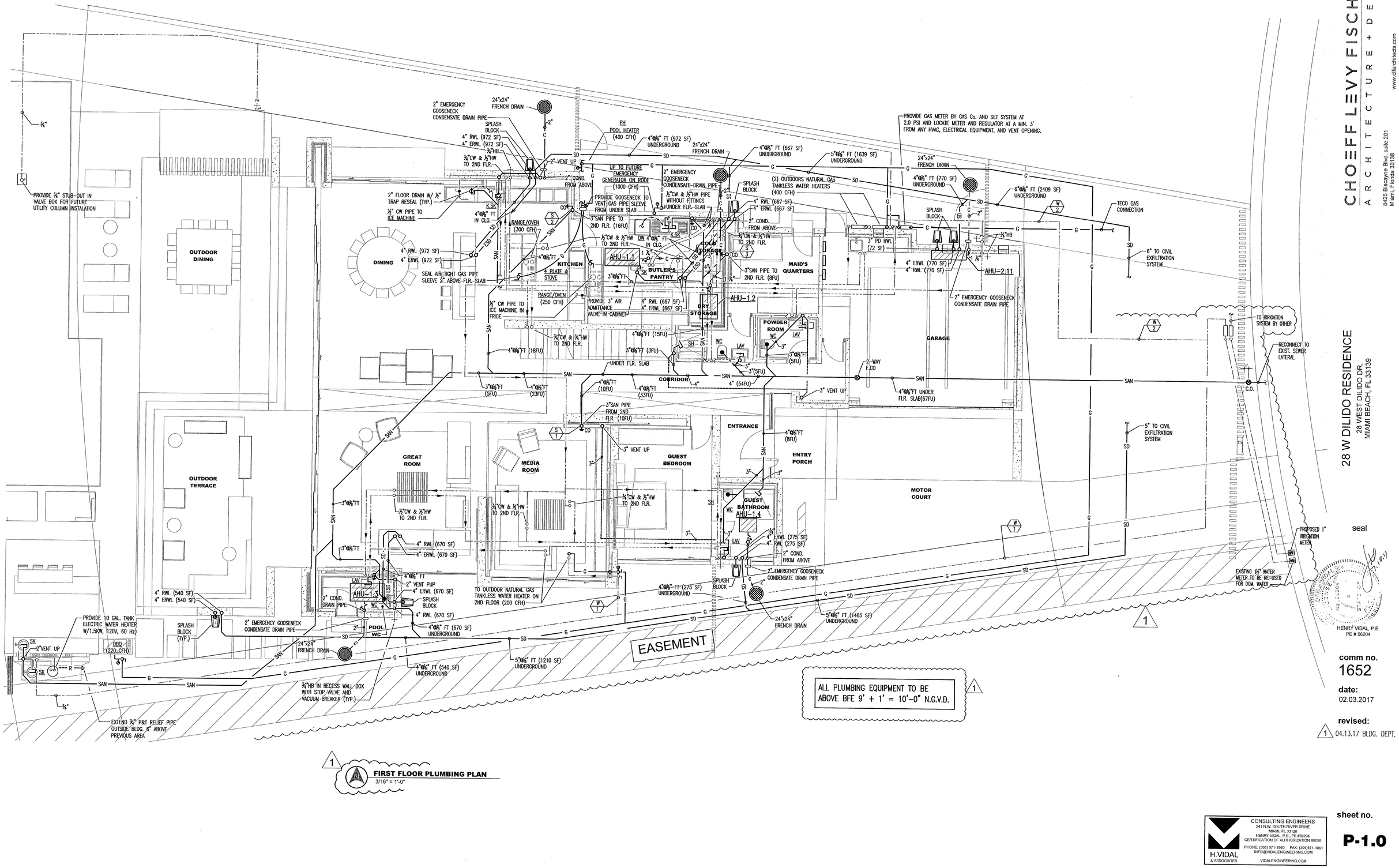

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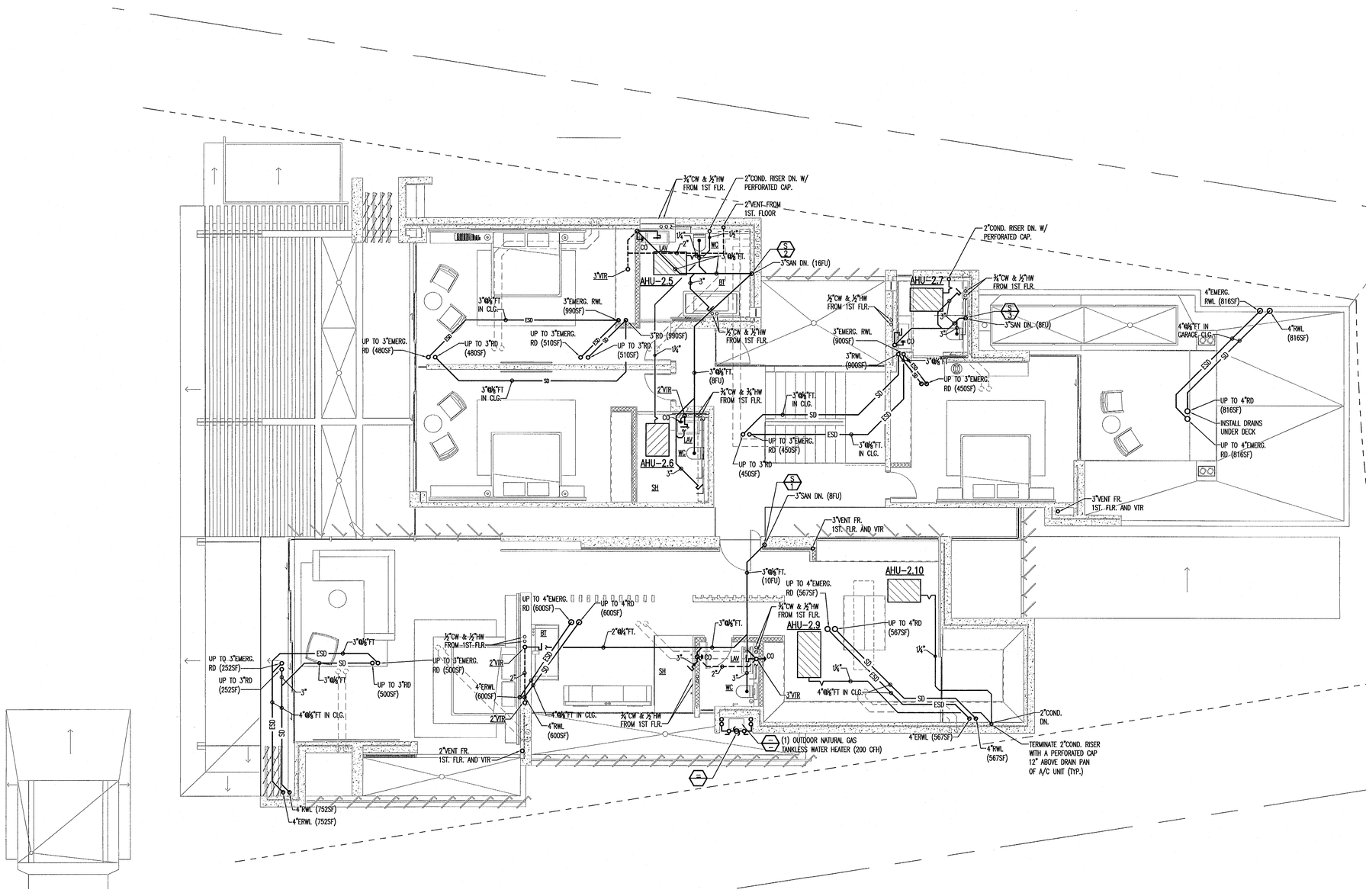

SECOND FLOOR PLUMBING PLAN
3/16" = 1'-0"

MIAMIBEACH
REVIEWED FOR CODE COMPLIANCE

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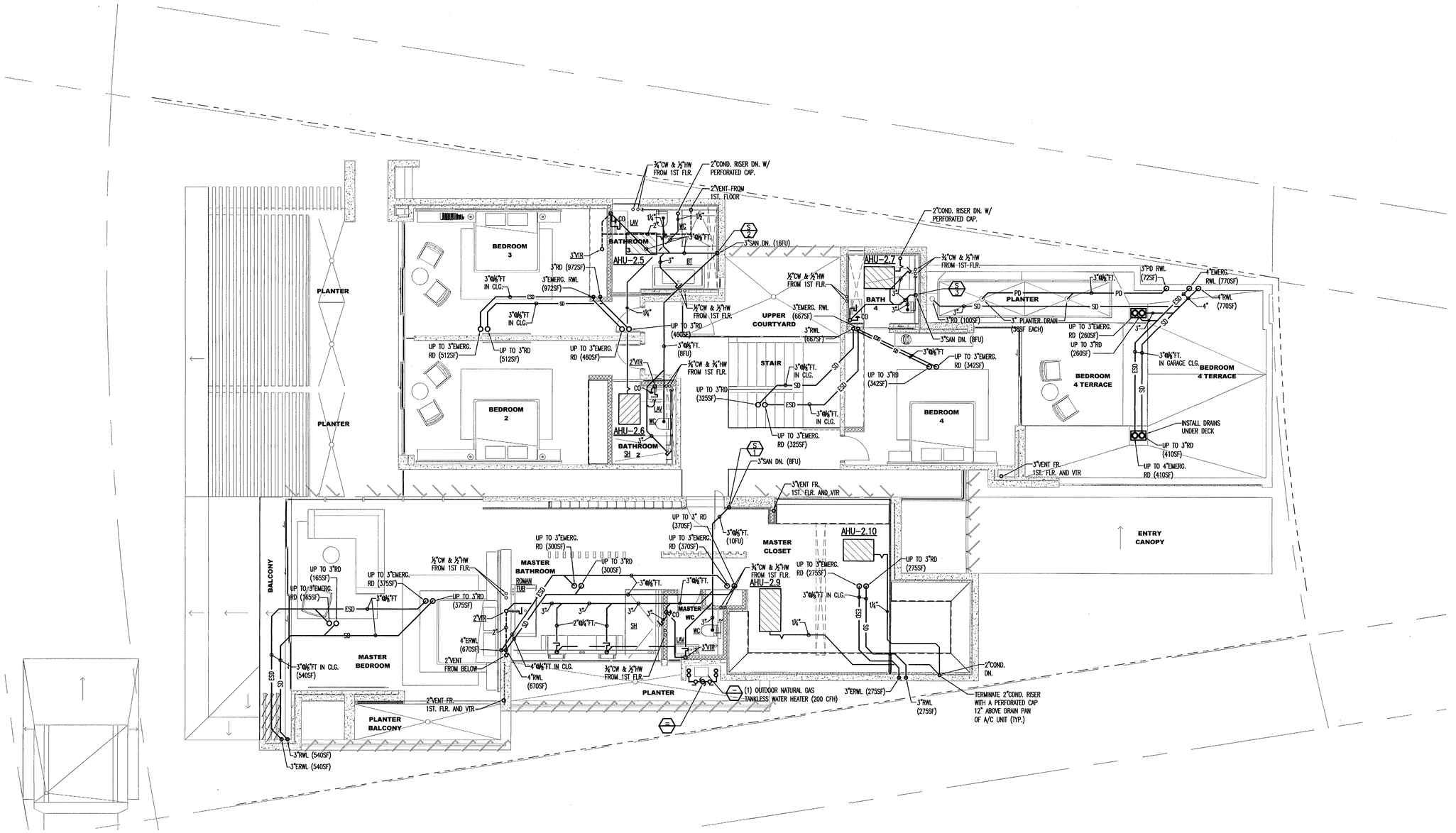

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