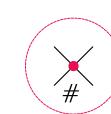
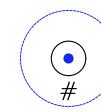


existing tree to remain



EXISTING TREE TO BE REMOVED



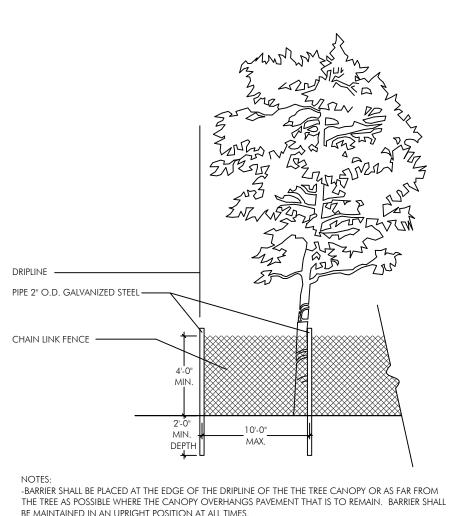
EXISTING TREE TO BE TRANSPLANTED



TRANSPLANTED TREE

		EXISTING	TREE	DISPOS	NOITI	LIST		
			SIZE				MITIGATION	
KEY	BOTANICAL NAME	COMMON NAME	HT.(ft.)	SPD.(ft.)	DBH.(in.)	DISPOSITION	NOTES	DBH.(in.)
1	Conocarpus erectus 'Sericeus'	Silver Buttonwood	14	18	6.75	Relocate		
2	Conocarpus erectus 'Sericeus'	Silver Buttonwood	14	18	6.25	Remain		
3	Manilkara zapota	Sapodilla	20	12	11	Remove		11
4	Manilkara zapota	Sapodilla	20	16	11	Remove		11
5	Cocos nucifera	Coconut Palm	32	15	10	Remove		2
6	Cocos nucifera	Coconut Palm	14	15	10	Remove		2
7	Cocos nucifera	Coconut Palm	18	15	10	Remove		2
3	Cocos nucifera	Coconut Palm	36	15	12	Remain		
9	Cocos nucifera	Coconut Palm	18	15	11	Remove		2
0	Cocos nucifera	Coconut Palm	18	15	8	Remove		2
11	Cocos nucifera	Coconut Palm	40	15	14	Remain		
12	Cocos nucifera	Coconut Palm	18	15	10	Remove		2
13	Schefflera actinophylla	Umbrella Tree	18	15	11	Remove	Invasive	
			·	TO	TAL DBH I	NCHES TO BE I	REMOVED	34
					TOTAL	PALMS TO BE I	REMOVED	6
			T	OTAL DBI	1 INCHES	MITIGATION R	EQUIRED	24
			T	OTAL DBI	H INCHES	MITIGATION P	ROVIDED	24

Note: There is a mitigation shortfall of x" DBH (x" DBH of trees and x" DBH in palms). There isn't sufficient room on site to plant these trees, therefore a donation to the City of Miami's Tree Trust Fund must be made in the amount of x.

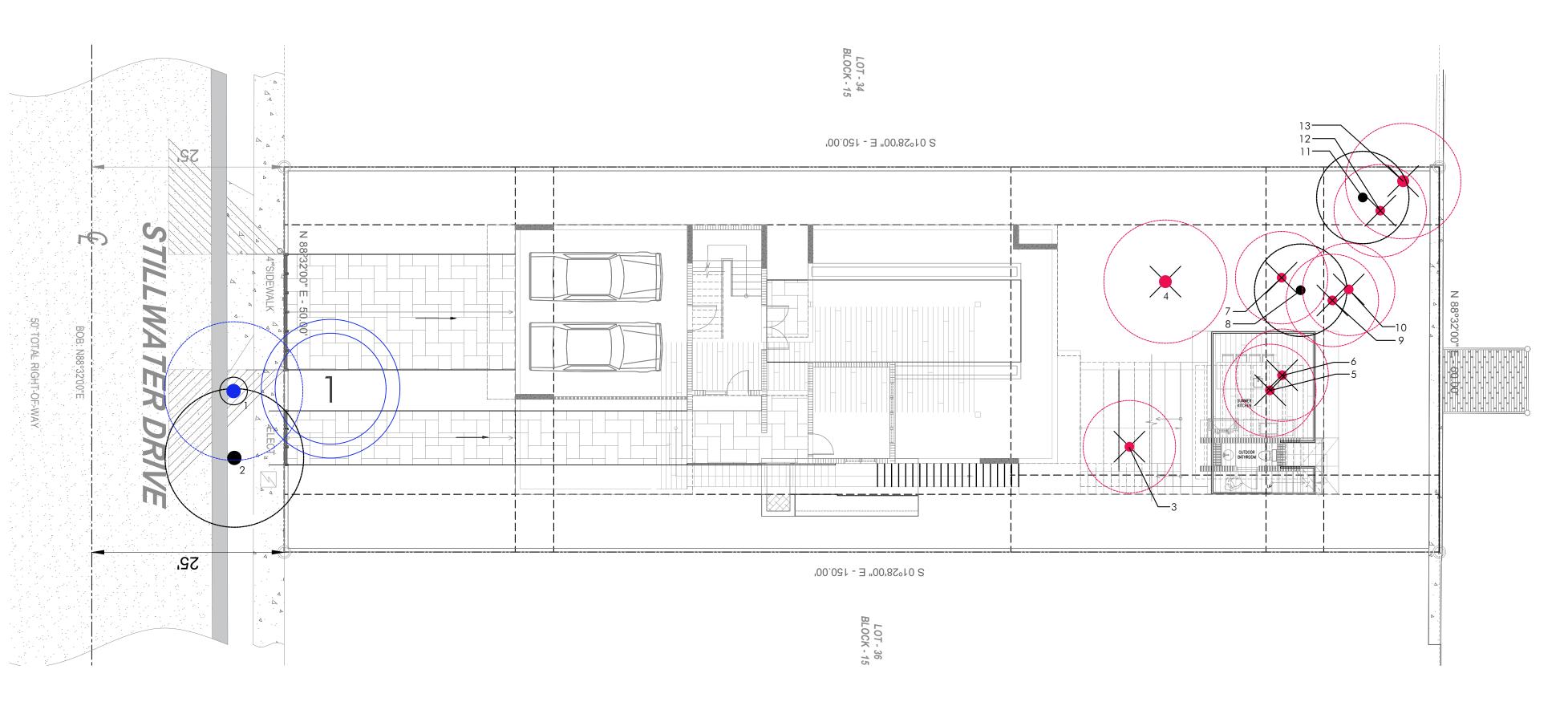


NOTES:
-BARRIER SHALL BE PLACED AT THE EDGE OF THE DRIPLINE OF THE THE TREE CANOPY OR AS FAR FROM THE TREE AS POSSIBLE WHERE THE CANOPY OVERHANGS PAVEMENT THAT IS TO REMAIN. BARRIER SHALL BE MAINTAINED IN AN UPRIGHT POSITION AT ALL TIMES.
-TREE PROTECTION FENCE (TPF) SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING, OR DEMOLITION. AND MAINTAINED THROUGHOUT CONSTRUCTION.
-REMOVE TPF ONLY WITH APPROVAL FROM URBAN FORESTER AFTER ALL SITE WORK HAS BEEN COMPLETED.

*NOTE: Should any existing 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 actions required shall be performed in accordance with the City of Miami Beach Code, the most current ANSI A-300 Pruning Standards and or an issued City Tree or Environmental Permit. Any corrective pruning required shall be performed by an ISA Certified Arborist and the City Urban Forester shall be consulted.

TREE PROTECTION DETAIL

N.T.S.





GARDNER + SEMLER

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17670 NW 78th AVE., SUITE 214 M I A M I , F L 3 3 0 1 5 P 305.392.1016 F 305.392.1019 C O R P . I D # 0 0 0 0 2 6 6

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1211 STILLWATER DRIVE,
MIAMI BEACH, FL 33141

REV.

EXISTING TREE DISPOSITION PLAN

Ken Gardner
Kiehl Semler

DATE

4.11.2022

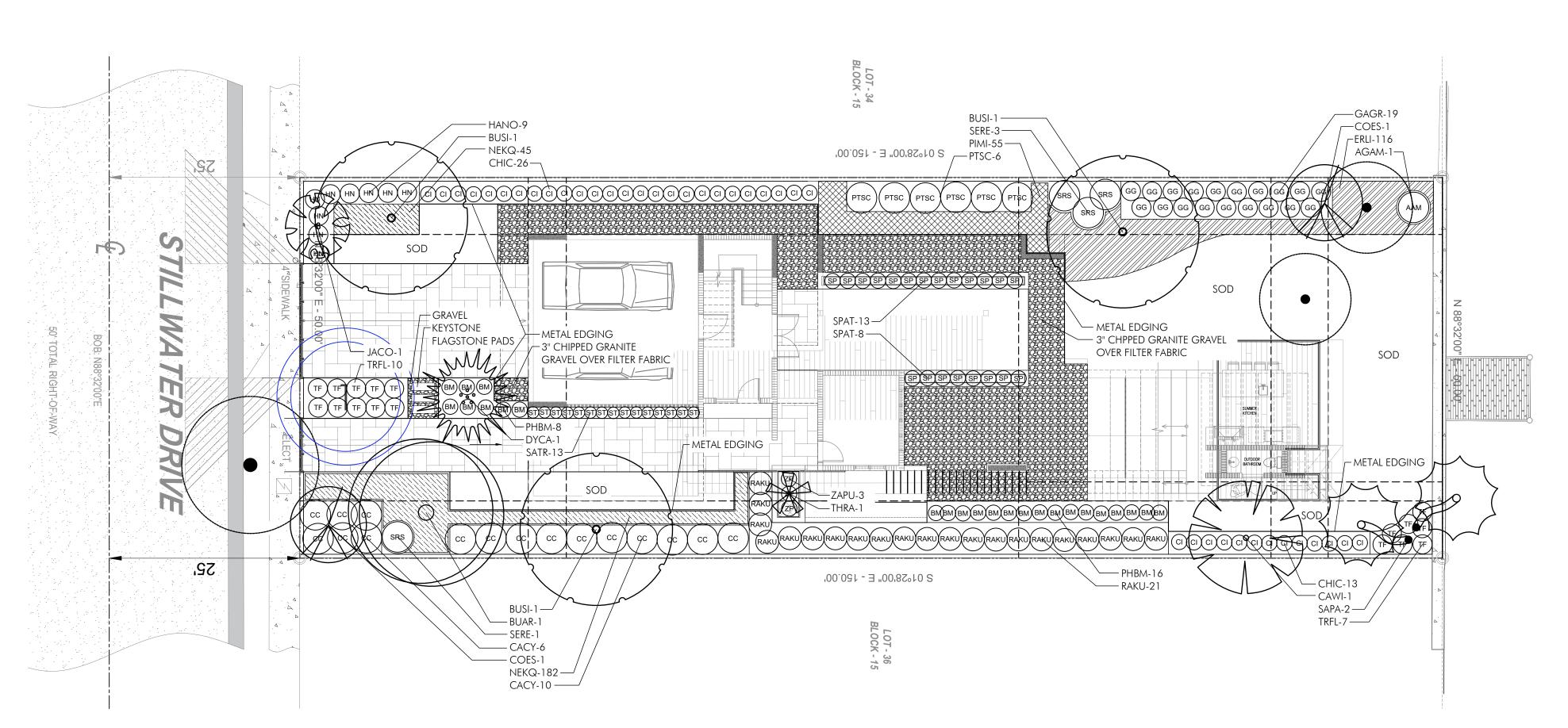
SCALE

as noted

LA-101

to an extension		T LIST		
TREES				
KEY	PLANT NAME	QTY.	UT.	SIZE
BUAR	Bulnesia arborea	1	ea.	12' tall x 5' spread, 2" DBH, 4' C
	Verawood			min.
BUSI	Bursera simaruba	3	ea.	14' tall x 6' spread, 3" DBH, 4' C
0.11.11	Gumbo Limbo		-	min.
CAWI	Canella winterana	1	ea.	12' tall x 5' spread, 2" DBH (4"
COFC	Wild Cinnamonbark			DBH as street trees), 4' CT min.
COES	Conocarpus erectus var. "Sericeus"	2	ea.	10' tall x 5' spread, multi-trunk
	Silver Buttonwood		-	adding 3" min., lifted to tree form
JACO	Caesalpinia granadillo	1	ea.	6' tall x 6' spread, multi-trunk,
	Bridalveil Tree			lifted to tree form
PALMS			1	To
KEY	PLANT NAME	QTY.		SIZE
DYCA	Dypsis cabadae	1	ea.	16' tall OA, triple trunks, heads
DTCC	Cabada Palm			varying heights
PTSC	Ptychosperma schefferi	6	ea.	6' tall OA, multi-trunk
SAPA	Scheffer's Palm Sabal palmetto			201 to 11 O A area at la
SAPA	Sabal Palm		ea.	28' tall OA, smooth curved/character trunks,
	Sabai Faim	2		hurricane cut, slight lean in
				direction shown on plan
THRA	Thrinax radiata		ea.	5' tall OA
HINA	Florida Thatch Palm	1	eu.	
SHRUE				L
KEY	PLANT NAME	QTY.	LIT	SIZE
AGAM	Agave americana	QII.	ea.	48" x 48"
AOAM	Century Plant	1	eu.	140 × 40
CACY	Capparis cynophallophora		0.0	6' x 3', full to ground
CACI	Jamaica Caper	16	ea.	8 x 3, toll to ground
CHIC	Chrysobalanus icaco		ea.	12" x 18"
CITIC	Cocoplum	39	Cu.	
GAGR	Galphimia gracilis		ea.	24" x 24"
	Thryallis	19		
HANO	Hamelia nodosa		ea.	24" x 24"
	Dwarf Firebush	9		
PHBM	Philodendron spp. 'Burle Marx'	24	ea.	18" x 18"
	Philodendron Burle Marx	24		
RAKU	Radermachera kunming	21	ea.	36" x 24"
	Dwarf Jasmine Tree	21		
SATR	Sansevieria trifasciata "Futura Supurba"	13	ea.	1 gal cans, 12" tall min.
	Snake Plant	13		
SERE	Serenoa repens var. "Silver"	4	ea.	24" x 24"
	Silver Saw Palmetto	7		
SPAT	Spathiphyllum spp.	21	ea.	3 gal. cans, full
	Peace Lily			
TRFL	Tripsacum floridanum	17	ea.	3 gal. cans, full
	Florida Gamagrass			
ZAPU	Zamia pumila	3	ea.	24" x 18"
	Coontie			
	INDCOVERS		1.	1
KEY	PLANT NAME	QTY.	1	SIZE
ERLI	Ernodea Littoralis	116	ea.	12" x 18"
	Golden Creeper			
NEKQ	Nephrolepis obliterata	206	ea.	1 gal. cans, 12" o.c.
DIAT	Kimberly Queen Fern			1 10"
PIMI	Pilea microphylla	55	ea.	1 gal. cans, 18" o.c.
	Artillery Plant			
MISCE	LLANEOUS			
Gravel	Chipped granite gravel	8	c.y.	3" over filter fabric
SOD	St. Augustine "CitraBlue"	as req.	s.f.	solid sod
	Planting Soil	as req.	c.y.	
	70% Silica Sand		'	
	20% Everglades Muck			
	_	1	1	Ī
	10% Shredded Pinebark			

	LANDSCAPE LEGEND		
	INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS		
	Zoning District: RS-4 Lot Area: 7,500 Acres: 0.17		
		DEOLUBED/	
	OPEN SPACE	REQUIRED/ ALLOWED	PROVIDED
Α.	Square feet of required Open Space as indicated on site plan:	ALLOVED	PROVIDE
Λ.	Front Yard (1500 sf)x50% = 750 + Back Yard (1125 sf)x75% = 844	750+844	845+966
В.	Square feet of parking lot open space required as indicated on site	7301044	0431300
	Number of parking spaces 0 x 10 s.f. parking space =	0	0
C.	Total square feet of landscaped open space required: A+B=	1,594	1,811
		_, ,	
	LAWN AREA CALCULATION		
A.	Square feet of landscaped open space required	1,811	1,063
В.	Maximum lawn area (sod) permitted= <u>50</u> % x <u>1811</u> s.f.	906	0
	TREES		
Α.	Number of trees required per lot or net lot acre, less existing		
	number of trees meeting minimum requirements=		
	2 trees in front yard + 3 trees in back yard =	5	5
В.	% Natives required: Number of trees provided x 30% =	2	6
C.	% Low maintenance / drought and salt tolerant required:		
	Number of trees provided x 50%=	3	8
D.	Street Trees (maximum average spacing of 20' o.c.)		
	<u>50</u> linear feet along street divided by 20'=	n/a	n/a
E.	Street tree species allowed directly beneath power lines:		
	(maximum average spacing of 20' o.c.):		
	50 linear feet along street divided by 20'=	3	3
	<u>SHRUBS</u>		
Α.	Number of shrubs required: Sum of lot and street trees required x	96	187
В.	% Native shrubs required: Number of shrubs provided x 50%=	48	88
	LARGE SHRUBS OR SMALL TREES		
A.	Number of large shrubs or small trees required: Number of required		
	shrubs x 10%=	10	16
В.	% Native large shrubs or small trees required: Number of large		
	shrubs or small trees provided x 50%=	5	16







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DENCE R DRIVE, 1211 RESIE
1211 STILLWATER [
MIAMI BEACH, FL 3

PLANTING PLAN

4.11.2022 as noted

LA-102

LANDSCAPE SPECIFICATIONS PART 1 - GENERAL

1.1 SCOPE

A. Contractor shall provide all labor, materials, equipment, supervision, and related work necessary to complete the landscape work in accordance with the intent of the landscape plans, schedules and these specifications. The extent of work is shown on the drawings which are a part of this document.

1.2 CONTRACTOR QUALIFICATIONS

A. Landscape installation work to be performed by a Contractor Certified by the Florida Nurserymen, Growers and Landscape Association (FNGLA) as a Certified Landscape Contractor. Any pruning to be supervised by an Arborist, certified by the International Society of Arboriculture (ISA) and licensed in County where work is performed.

1.3 INVESTIGATION OF UTILITIES

A. Prior to beginning work, the Contractor shall be responsible to locate existing underground utilities. Check with all utility companies and Sunshine State, call (811).

1.4 SUBSTITUTIONS

A. Only materials specified will be accepted, unless approved in writing by the Landscape Architect in advance.

1.5 PLANT SIZES

A. All plant sizes shall equal or exceed the minimum sizes as specified in the plant list. If plant sizes of local codes and ordinances require larger plant material than specified on plans, then they shall supercede the sizes on the plan. When plant sizes are specified as a range of size, installed materials shall average the mean of the range specified. Plants shall be measured following pruning, with branches in normal position. All necessary pruning shall be 3.4 WATERING done at the time of planting.

1.6 PLANT QUALITY

A. All plant material shall be equal to or better than Florida No. 1 as classified by "Grades and Standards for Nursery Plants" by the Division of Plant Industry, Florida Department of Agriculture. They shall have a growth habit that is normal for the species; healthy, vigorous, free from insects, disease and injury.

B. The Owner or Landscape Architect reserves the right to refuse any plant material which does not conform to the intent of the written specifications or design.

C. CIRCLING ROOTS FOUND ON CONTAINER-GROWN MATERIAL WILL NOT BE ACCEPTED UNLESS REMEDIAL ROOT PRUNING, APPROVED BY THE LANDSCAPE ARCHITECT IS DONE BEFORE PLANTING.

1.7 PLANT QUANTITY

A. The plant quantities shown on the plant list are to be used only as an aid to bidders. In the case of discrepancy between the plant list and the plan, the quantity on the plan shall override the plant list.

1.8 UNIT PRICES

A. The successful bidder shall furnish to the Owner and the Landscape Architect, a unit price breakdown for all materials. The Owner may, at his discretion, add to or delete from the materials utilizing the unit price breakdown submitted to and accepted by the Owner.

1.9 SUBMITTALS A. Fertilizer: The Contractor shall submit to the Owner and Landscape Architect

documentation that all the fertilizer used for the project is of the analysis specified and placed at the rates specified in section 2.2 FERTILIZER.

B. Planting soil: The Contractor shall submit a sample of the planting soil (approximately 1 cu. Ft.) for approval by the Landscape Architect prior to delivery to the site.

1.10 CLEAN-UP & MAINTENANCE OF TRAFFIC A. Follow procedures in FDOT Index 600 for maintenance of traffic during construction.

B. At the end of each work day, the Contractor shall remove debris and shall barricade the un-filled holes in a manner appropriate in the path of pedestrians and motorists.

C. Upon completion of the work or any major portion of the work or as directed by the Landscape Architect, all debris and surplus material from his work shall be removed from the

1.11 MAINTENANCE PRIOR TO ACCEPTANCE

A. The Contractor is responsible to maintain the plantings until they are accepted under the provisions of 1.12 "ACCEPTANCE OF INSTALLATION".

1. Plants: Begin maintenance immediately following the final plant installation operation for each plant and continue until all plant installation is complete and accepted. Maintenance shall include watering all plants, weeding, mulching, pest and disease control, tightening and repairing of guys, repair of braces, removal of dead growth, resetting of plants to proper grade or up-right position, restoration of plant saucer, litter pick-up in plant beds and other necessary operations to assure specified minimum grade of Florida No. 1.

2. Turf Areas: Begin maintenance of turf immediately following the placement of sod and continue until sod installation is complete and accepted. Maintenance shall include but not be limited to, watering, leveling, mowing, weed and pest control, fungus and disease control and other necessary operations as determined by the Landscape Architect and good nursery

3. Re-setting or straightening trees and palms: The Contractor shall re-set and/or straighten trees and palms as required at no additional cost to the Owner unless caused by sustained winds of 75 mph or more. Then, the costs of the operations may be charged to the owner. Re-set trees within 48 hours.

1.12 ACCEPTANCE OF INSTALLATION

A. Inspection: Inspection of the work, to determine completion of contract work, exclusive of D. Sod shall be watered immediately after installation to uniformly wet the soil to at least two the possible replacement of plants and turf, will be made by the Landscape Architect at the conclusion of the maintenance period. Written notice requesting such an inspection and submitted by the Contractor at least ten (10) days prior to the anticipated date.

1.13 GUARANTEE

A. Guarantee all plants for a period of one year (CCD). Guarantee shall commence from the date of written acceptance. Plant material which is on the site and scheduled to be relocated is not covered by the guarantee except in the case of Contractor's negligence or work that has been done in an unworkman-like manner. The Contractor is not responsible for loss due to acts of god, (i.e.) sustained winds of 75 mph or more, floods, frost, lightning, vandalism or theft.

1.14 REPLACEMENT

A. Replacement shall be made during the guarantee period as directed by the Landscape Architect within ten (10) days from time of notification. For all replacement plant material, the guarantee period shall extend for an additional forty-five (45) days beyond the original guarantee period. The Contractor shall be responsible to provide water to the replacement plants in sufficient quantity to aid in their establishment. At the end of the guarantee period, inspection will be made by the Landscape Architect, upon written notice requesting such inspection and submitted by the Contractor at least five (5) days before the anticipated date. Replacement plants must meet the requirements of Florida No. 1 at time of inspection. Remove from the site all plants that are dead or in a state of unsatisfactory growth, as determined by the Landscape Architect. Replace these and any plants missing due to the Contractor's negligence as soon as conditions permit.

1. Materials and Operations: All replacement plants shall be of the same kind and size as indicated on the plant list. The Contractor shall supply and plant the plants as specified under planting operations.

2. Cost of Replacements: A sum sufficient to cover the estimated cost of possible replacements, including material and labor will be retained by the Owner and paid to the Contractor after all replacements have been satisfactorily made and approved by the Landscape Architect.

PART 2 - MATERIALS

2.1 PLANTING SOIL

A. Planting soil for trees, shrubs and ground covers shall be of the composition noted on the plans, measured by volume.

B. Soil for Sodded Areas: shall be coarse lawn sand.

A. Fertilizer for trees, palms, shrubs, and groundcovers shall be as follows: LESCO Palm Special 13-3-13 or equal, Sulfur coated with iron and other minor elements and maximum of 2% chlorine, or brand with equal analysis. The fertilizer shall be uniform in composition, dry and free flowing and shall be delivered to the site in the original unopened containers, bearing the manufacturer's guaranteed analysis. Fertilizer for sod and seeded areas shall be SPACING OF PLANTS (SEE PLANT SPACING DETAIL) 8-6-8, 50% organically derived nitrogen, or equal.

2.3 WATER

A. The Contractor shall provide potable water on site, available from the start of planting. The Contractor is responsible to ascertain the location and accessibility of the water source. The Contractor is responsible to provide the means of distribution (i.e. water truck, hoses, etc.) for distribution of water to the planting areas.

2.4 MULCH A. Mulch shall be as specified on the Plant List.

2.5 ROOT BARRIER MATERIAL

A. Root barrier material shall be 24" deep polypropolylene panels by DeepRoot or approved B. Install per details in the plans.

PART 3 - INSTALLATION PROCEDURES

A. Verify location of all underground utilities and obstructions prior to excavation.

A. In all areas infected with weed and/or grass growth, a systemic herbicide shall be applied per manufacturer's rates. When it has been established where work will be done, the systemic herbicide shall be applied in accordance with manufacturer's labeling to kill all noxious growth. Contractor shall schedule his work to allow more than one application to obtain at least 95% kill of undesirable growth. If necessary, Contractor shall conduct a test to establish suitability of product and applicator to be used on this project, prior to execution of the full

3.3 PLANT PIT EXCAVATION AND BACKFILLING A. Trees: See the Planting and Bracing Details and notes.

B. All planting holes shall be hand dug where machine dug holes may adversely affect utilities or improvements.

C. Shrubs and Groundcover: Shrubs and groundcover shall be planted in a soil bed as described in the notes and details. Space shrubs and provide setback from curb and

D. Watering of field-grown plants: Thoroughly puddle in water to remove any air pockets in

A. The Contractor is responsible to provide the water for all new plants and transplants and means of distribution (i.e. hand watering or water truck) during the maintenance period and extending into the period after acceptance until the full schedule as listed below is complete. Water for trees and other large field grown plants shall be supplemented by hand or water truck, in addition to the irrigation system, (if one is provided). Contractor can adjust watering schedule during heavy rain season upon approval of the Landscape Architect.

AMOUNT OF WATER PER APPLICATION For trees up to 5 inch caliper - 5 gallons From 5 to 8 inch caliper - 25 gallons 9 inch and up caliper - 50 gallons

FREQUENCY OF WATER

Daily for the first week 3 times per week for weeks 2 - 5

2 times per week for weeks 6 - 8 1 time per week for weeks 9 - 12

B. Water in plants by thoroughly soaking of the entire root ball immediately after planting. For large trees and shrubs, add water while backfilling hole to eliminate any air pockets in the soil around the root ball.

C. Water shrubs, sod and groundcover a minimum of once daily for a week or until an irrigation system is fully operational. If no irrigation system is to be installed, the Contractor shall be responsible for watering the shrub, sod, and groundcover for the time specified above, after installation of each section of the planting installed.

A. Add fertilizer on top of the surface of shrubs beds and tree and palms root balls two (2) months after installation. Fertilize sod within two (2) days after installing after planting of each segment of the job. Fertilizer shall be applied after soil has been well moistened. Fertilizer shall be washed off of plant leaves and stems immediately after application. Apply at the

1. Trees and Large Shrubs: One (1) pound per inch of trunk diameter, spread evenly over

2. Shrubs: One half (1/2) handful per shrub, spread evenly over the root ball area.

3. Groundcover: Twelve (12) pounds per 100 sq. ft. of bed area.

4. Sod: Twelve (12) pounds per 1,000 sq. ft. Wash fertilizer off blades immediately after

A. Spread mulch three (3) inches thick uniformly over the entire surface of shrubs and groundcover beds, depth measured after settling, unless otherwise specified in the plans. Provide 36" diameter bed of mulch, measured from outer edge of the trunk, for all trees and palms planted in sod areas. Keep mulch away from contact with the trunk. Create a 6" high ring of mulch at the outer edge of tree and palm holes.

3.7 GUYING AND BRACING

A. See the details bound herewith or made part of the plans

3.8 SODDING

A. Provide a blanket of lawn sand as described in the notes in these plans. Prior to planting, remove stones, sticks, etc. from the sub-soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.

B. Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes. The sod shall be rolled with a 500 pound hand roller immediately after placing.

C. Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" from trees, measured from the edge of plant or tree trunk.

inches below the bottom of sod strips.

E. Apply fertilizer to the sod as specified in Section 3.5.

F. Excavate and remove excess soil so top of sod is flush w/top of curb or adjacent pavement, or adjacent existing sod.

PLANT BED PREPARATION NOTES

1. In all areas where new sod and shrub and groundcover masses are to be planted, kill all existing weeds by treating with systemic herbicide prior to beginning soil

2. In all shrub and groundcover beds, excavate and backfill soil as described in "Plant List(s)". If no specific preparation is noted, prepare soil as described below for either condition, over the entire area to be planted:

If any compacted road base or asphalt or rocky soil is encountered, remove compacted material entirely to allow an 18" depth of planting soil per plant list unless otherwise stated. Backfill the entire area of the shrub and groundcover beds with 18" planting soil (as specified in Plans) to within 2 inches of the adjacent pavement or top of curb. Remove all debris and rocks and pebbles larger than 2 inches in size and level the grade before planting.

Where no compacted soil is encountered, thoroughly mix 6 inches of planting soil per plant list into the existing soil to a depth of 18 inches unless otherwise stated. If required, excavate and remove the existing soil to lower the grade, so that the prepared mix is finished to a minimum of 2 inches below top of curb or adjacent walkway. Remove all debris and rocks and pebbles larger than 2 inches in size and level the grade before planting.

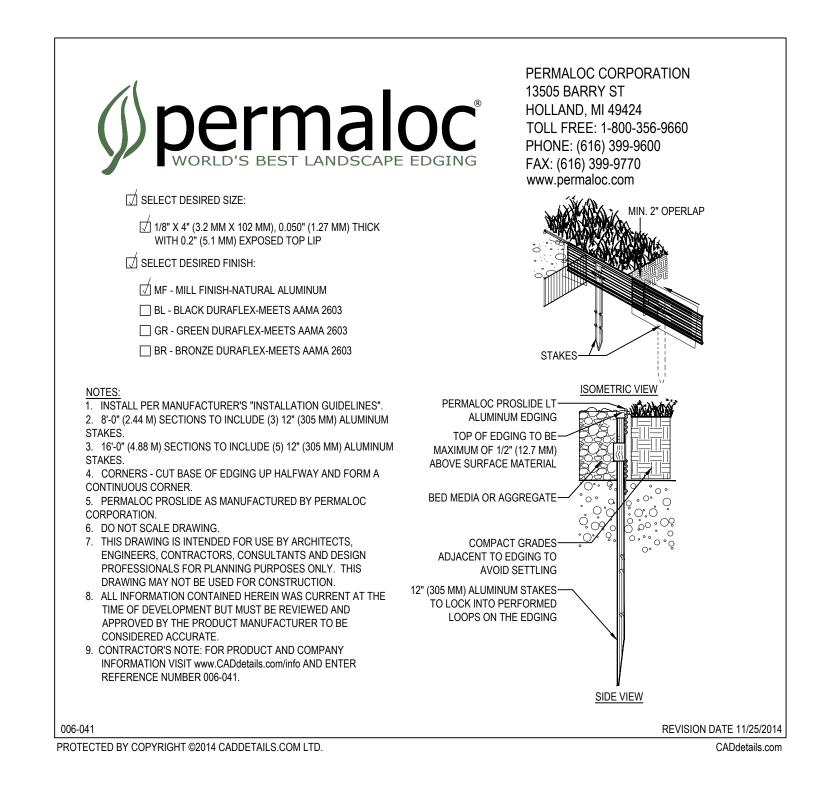
For all sod areas, spread a 2" deep layer of lawn sand prior to sodding. Remove all debris and rocks and pebbles larger than 2 inchs in size and level the grade before sodding. Remove, if required, existing soil so that top of sod is flush with and adjacent top of curb or pavement.

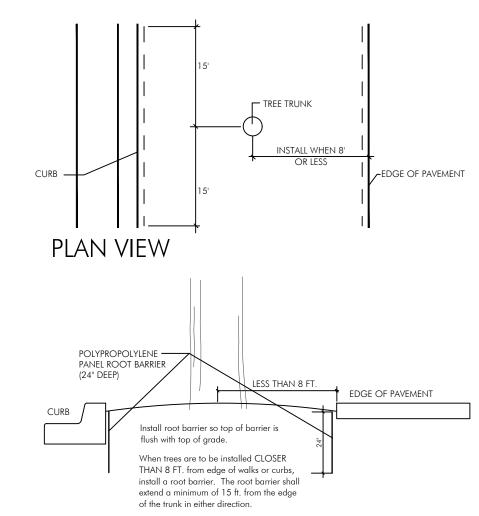
For Trees and shrubs larger than 7 gallon, Add Diehard" transplant innoculant supplied by Horticultural Alliance, Inc. (800-628-6373) or equal. Mix into top 8-10 inches of planting hole, making sure it is contact with the root ball. Add at a rate specified by manufacturer (typically 4oz. per 1 inches of trunk caliper or 7 gallon

1. Plants shall be planted sufficiently away from edges of pavements or curbs, to allow for growth toward the edges of the bed.

PROTECTION OF PLANTS

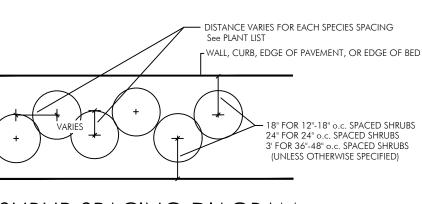
1. The Contractor shall be responsible to protect existing trees and shrubs in and adjacent to the area of work. Erect barriers as necessary to keep equipment and materials, any toxic material, away from the canopy drip line of trees and shrubs. DO NOT PILE SOIL OR DEBRIS AGAINST TREE TRUNKS OR DEPOSIT NOXIOUS BUILDING SUPPLIES OR CHEMICALS WITHIN THE DRIP LINE.



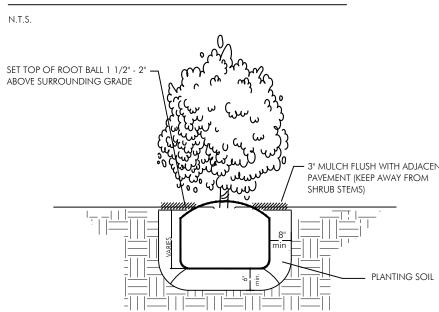




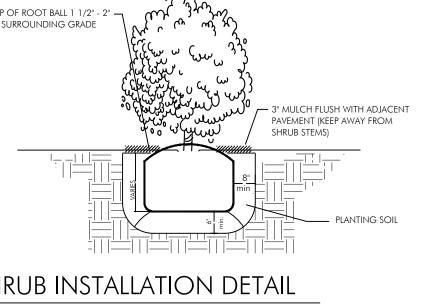
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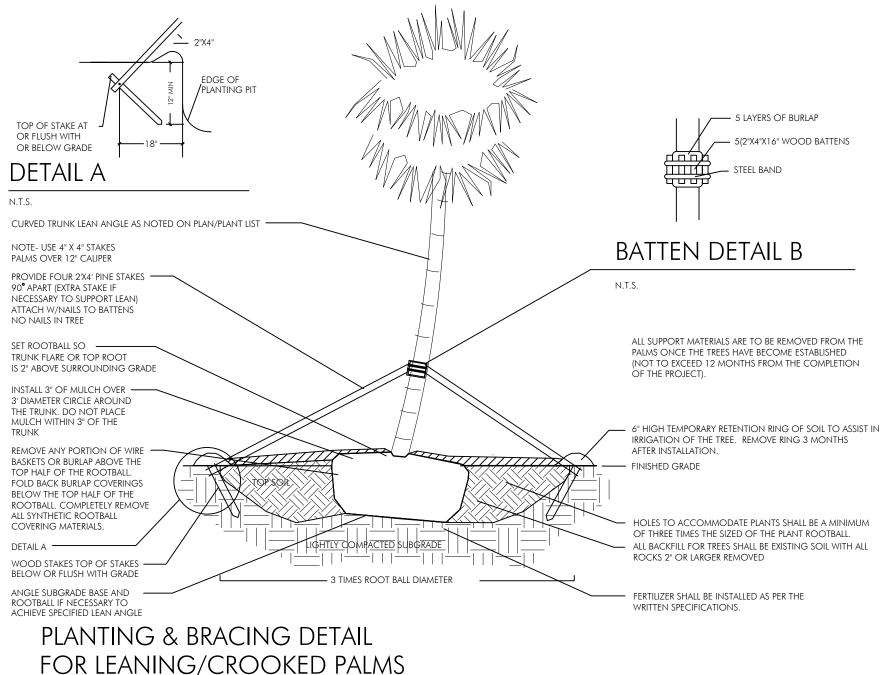


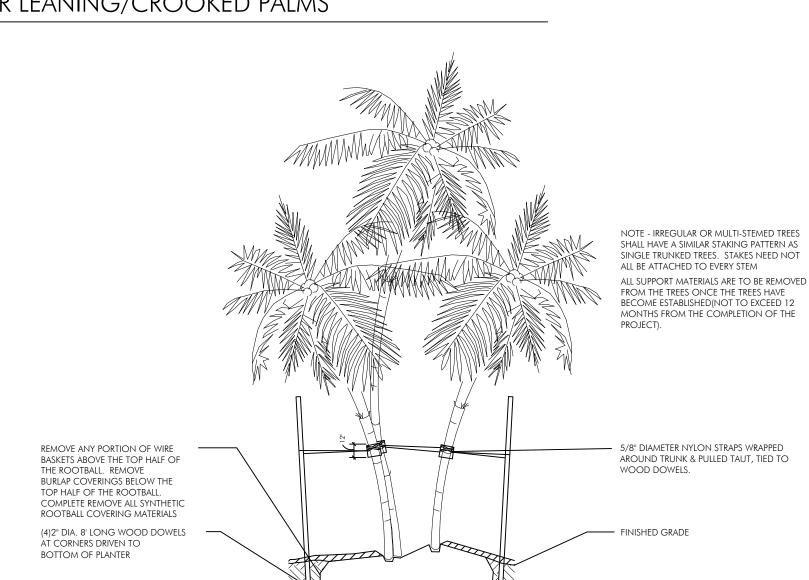
SHRUB SPACING DIAGRAM



SHRUB INSTALLATION DETAIL



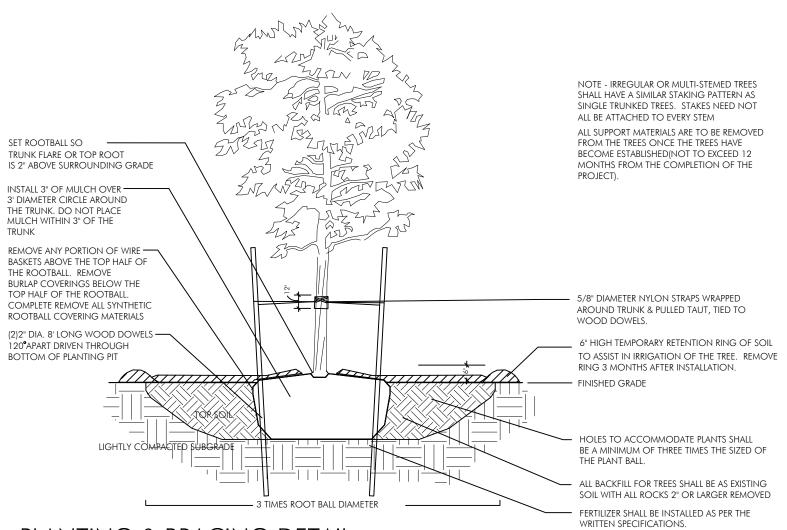




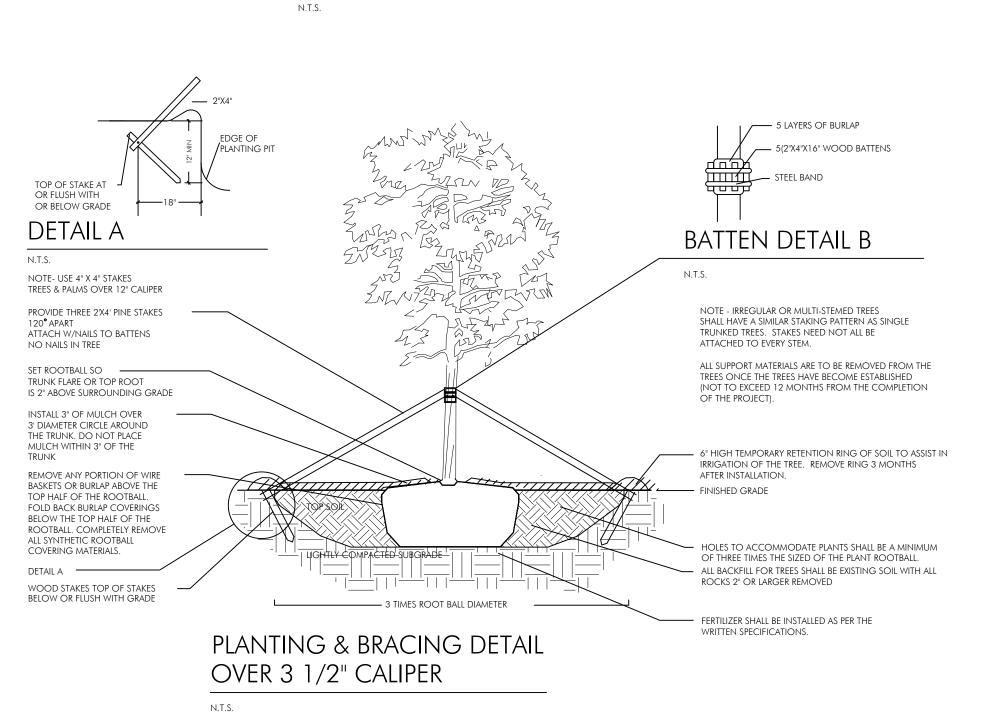
LANTING SOIL

MULTI-TRUNKED TREE/PALM BRACING DETAIL

PLANTING SOIL -







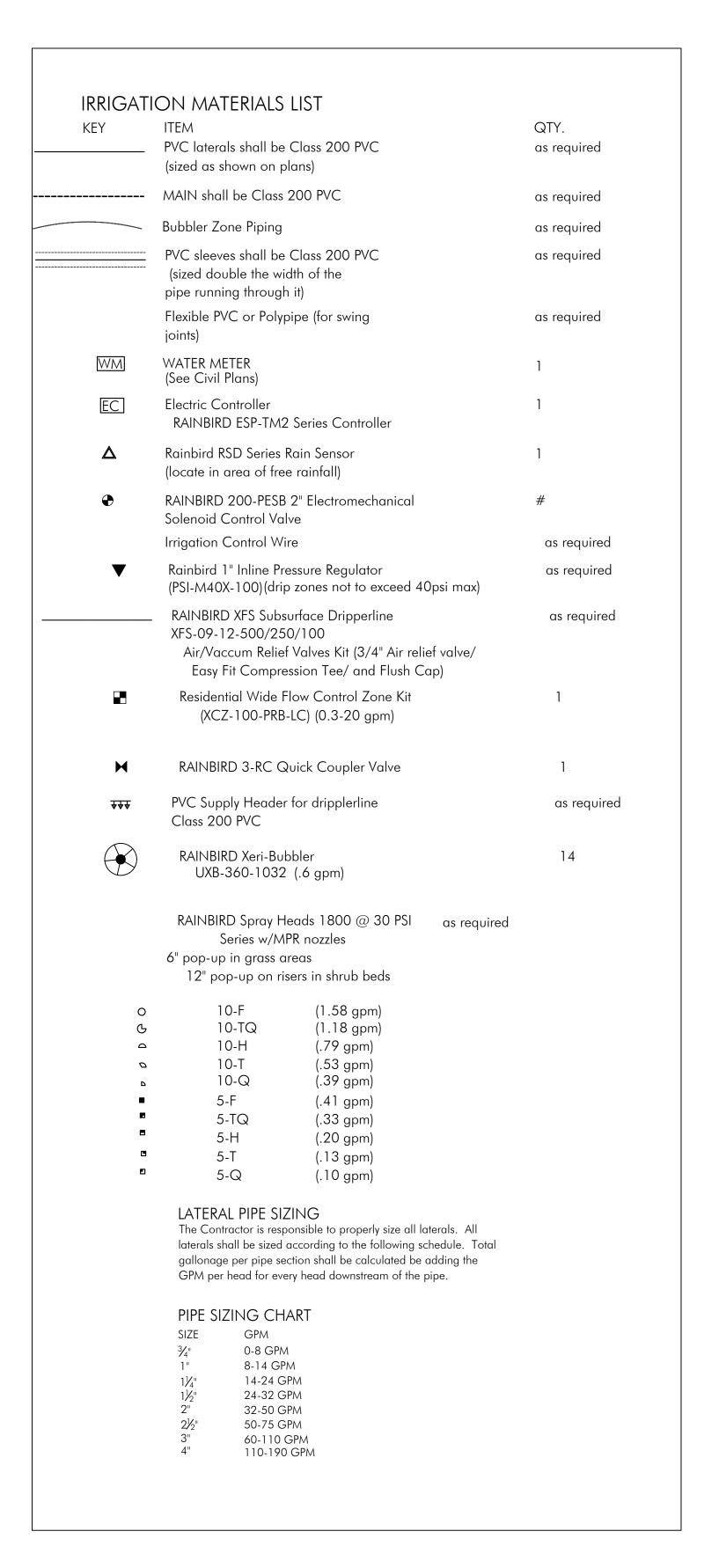
DESIG GARDNER + SEMLER LANDSCAPE ARCHITECTURE WWW.GSLADESIGN.COM 17670 NW 78th AVE., SUITE 214 MIAMI, FL 33015 P 305.392.1016 F 305.392.1019 C O R P . I D # 0 0 0 0 2 6 6

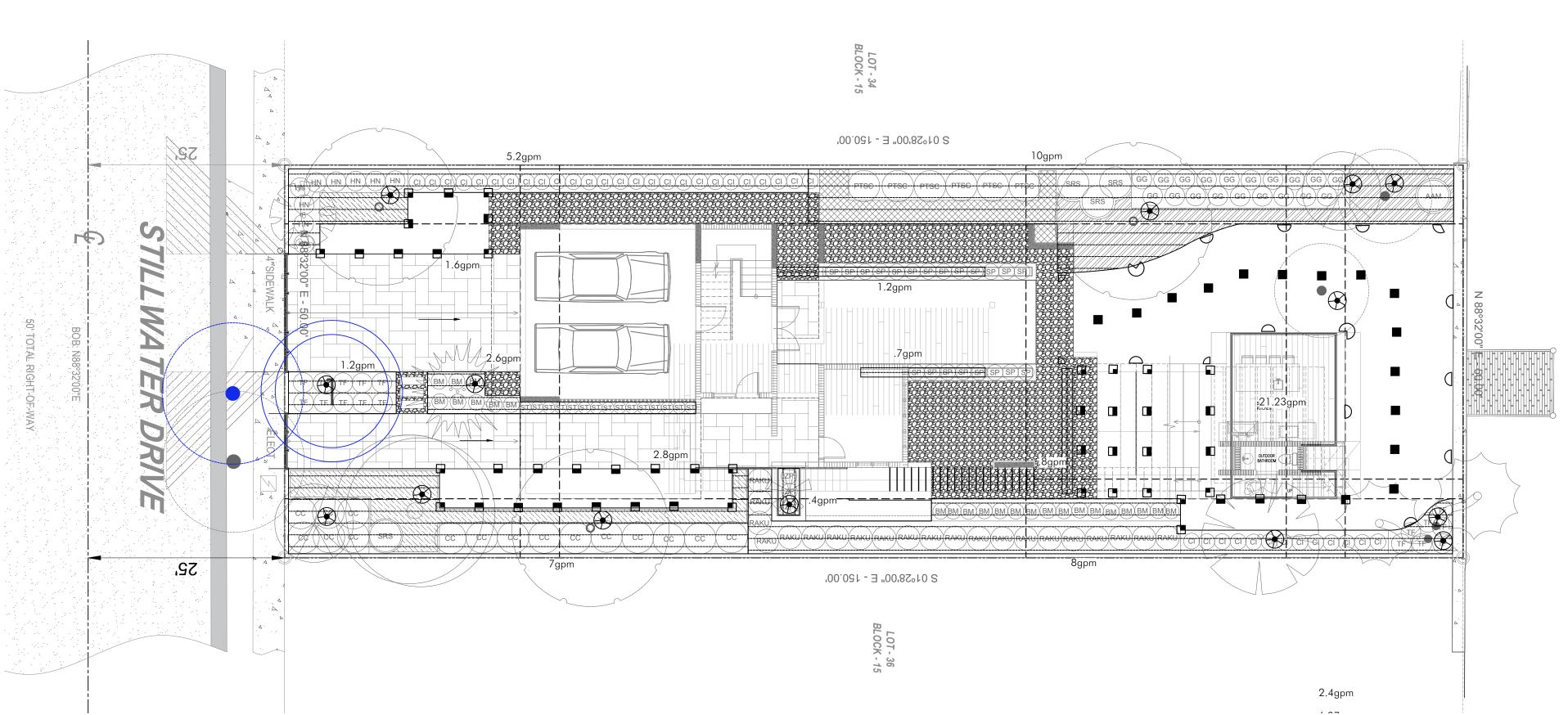
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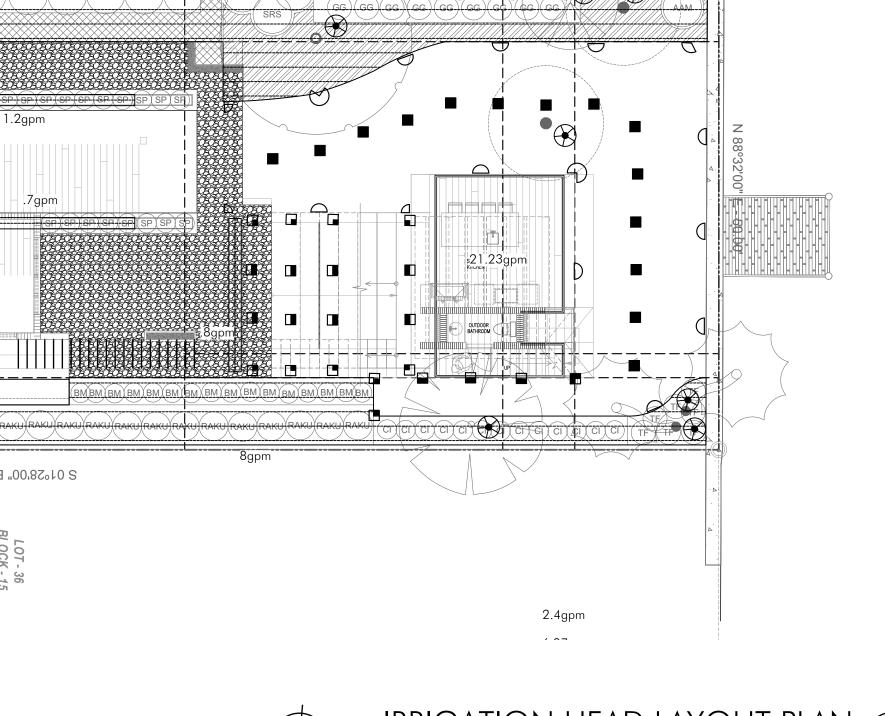
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PLANTING SPECS AND DETAILS

> 4.11.2022 as noted LA-201









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> DENCE R DRIVE, 1211 STILLWATER I

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IRRIGATION PLAN

4.11.2022 as noted

IR-101

GENERAL NOTES:

1. SCOPE OF WORK: The Contractor shall furnish all labor, machinery, tools, supplies, and equipment as necessary to construct and provide an operating system, as indicated in the Plans. The work shall include, but not be limited to, furnishing materials (pipe, valves, sprinkler heads, fittings, controllers, electrical, wire and fittings, primer, glue, etc.), layout, protection to the public, excavation, assembly, installation, backfilling, compaction, repair of road or pavement surfaces, controller and low voltage feed to the valves, clean-up, maintenance and guarantee, and as-built plans.

2. Contractor shall coordinate with General Contractor or other pertinent Contractors on the job to insure that sleeves are provided and installed under hard surfaces to allow access to all areas to be irrigated. All sleeves shall be constructed of Schedule 40 PVC. Bury all sleeves a minimum of 24" below the surface. Sleeve to be 2 times the size if the pipe running through it. Sleeve shall extend 24" past the edge of pavement into the area to be irrigated.

3. GUARANTEE: The irrigation system shall be guaranteed for a minimum of one calendar year from the time of final acceptance.

4. REPAIR UTILITIES: The Contractor shall be responsible to verify the location of all utilities by hand excavation or other appropriate measures before performing any work that may result in damage to utilities structures, or property. The Contractor shall take immediate steps to repair, replace, or restore all services to any utilities which are disrupted due to his operations. All costs involved in disruption of service and repairs due to negligence on part of the Contractor shall be his responsibility.

5. AS-BUILT DRAWINGS: Prints of the plans will be supplied to the Contractor for recording "as-built" information. Immediately upon installation of any work which deviates from what is shown on the Plans, the Contractor shall clearly indicate such changes in red pencil on the prints. Such changes shall include, but not be limited to, changes in (1) materials; (2) sizes of material; (3) location; and (4)

6. The entire installation shall fully comply with all applicable local and state codes and ordinances. The Contractor shall take out all required plumbing and electrical applications and permits, arrange for all necessary inspections and shall pay all fees and expenses in connection with same as part of work under

7. UNIT PRICES: The successful bidder shall furnish, to the Owner, a unit price breakdown for all materials. The Owner may at his own discretion, add to or delete from the materials, using the unit price breakdown submitted to and accepted by the Owner.

8. MAINTENANCE PERIOD: The irrigation system shall be maintained for a period of 90 days after final acceptance of installation. Maintenance shall include checking of the system 2 times per week. Contractor shall be responsible to replace/repair any broken or malfunctioning parts of the system including those damaged by accidents or vandalism. Repairs shall be made immediately at the time of inspection or when notified by the Landscape Architect.

9. The irrigation system shall provide 100% coverage with a minimum of 90% overlap of water spray.

10. The system is design to provide sprinkler precipitation rates that are nearly equal in each zone. Mixing of sprinklers with widely varying precipitation rates in a zone will not be accepted.

11. All pipe shall be made of Schedule 40 PVC, except flexible PVC (or Toro funny pipe) for flexible

swing joint and Schedule 80 galvanized steel pipe for all above ground fittings. Pipe locations shall be adjusted in the field. When laying out mains and laterals, locate pipe near edges of pavement or against buildings wherever possible, to allow space for plant rootballs. Coordinate pipe locations with plantings. Bury all mains 18" below surface and laterals 12". Depth shall be measured to top of pipe.

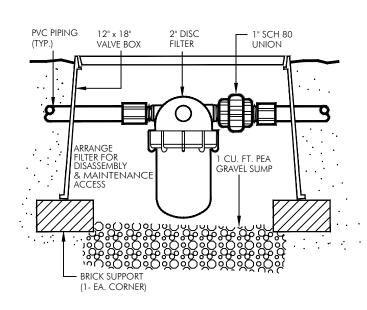
12. Keep pop-up sprinkler heads a minimum of 8" from edges of pavement and curbing, and heads on risers a minimum of 18", or as indicated in the pans.

13. All heads located in shrub or groundcover beds shall be installed on a riser as per details in the plans. All other heads shall be installed on a swing joint as per details in the plans.

14. Place irrigation control wire in conduit in the same trench as mains and under the main. ASI wire shall be #14 or larger solid copper U.L. approved underground direct burial cable and shall be continuous with no splices from controller to solenoid valve.

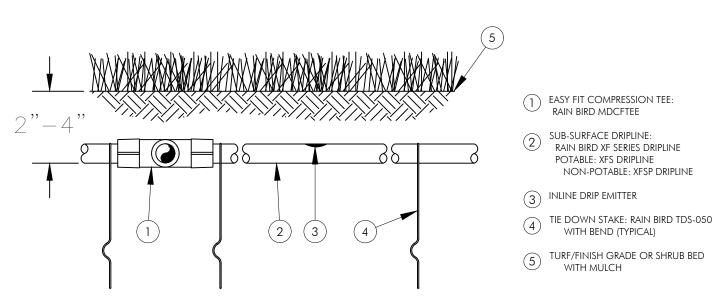
15. Valve locations are schematic and shall be adjusted in the field. Each valve shall be in a separate valve box (10" x 16") min.). When grouping valve boxes in grass or groundcover areas, set boxes a minimum of 12" apart to allow grass or groundcover to grow between them. When possible, hide valve boxes in shrub beds, a minimum of 12" from edge of beds. Set all valve boxes, concrete or plastic, in ground with cover flush with finish grade, and level, with a minimum of 6" of pea gravel at the bottom of the box, with at least 2" of clearance from the bottom of the valve to the top of the gravel.

16. TESTING: Notify the Landscape Architect in writing when testing will be conducted. Conduct test in the presence of the Landscape Architect. After all PVC assembly is completed the lines shall be flushed to insure that no rocks, sand, or other foreign debris remains in the lines. The mains shall be filled with water and all outlets shall be capped and plugged. The main shall be pressurized to 100 PSI for a minimum of one hour. No section of the main will be approved if the pressure drops more than 5 PSI at the end of the one hour period. Leaks shall be repaired immediately and the system shall be re-tested until found satisfactory by the Landscape Architect.



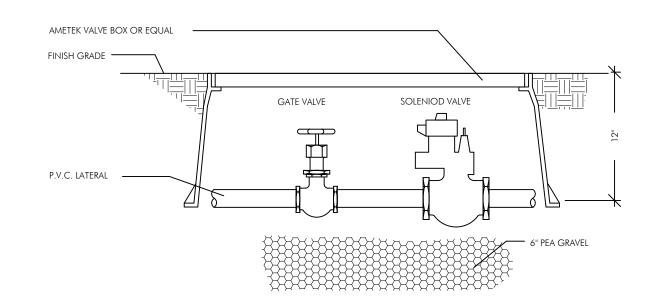
2" DISC FILTER

N.T.S.

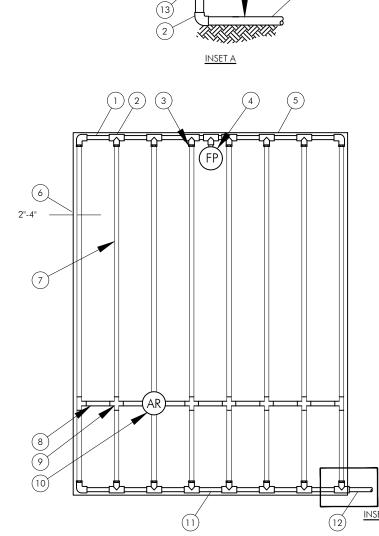


1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET 2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION. 3. INSERTION PLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE DOWN STAKES.

XFS SUBSURFACE DRIPLINE BURIAL



TYPICAL SOLENOID VALVE ASSEMBLY



NOTES:

1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE RAIN BIRD XFS DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACINGS. 2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE 3. AIR RELIEF VALVE TO BE INSTALLED AT HIGH POINT OF AREA. 4. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
(4) FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL "XFS FLUSH POINT" OR "XFS FLUSH PO WITH BALL VALVE"
5 PERIMETER OF AREA
PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (TYPICAL) POTABLE: XES DRIPLINE
NON-POTABLE: XFSP DRIPLINE (8) RAIN BIRD XF SERIES BLANK TUBING
BARB X BARB INSERT TEE OR CROSS: (9) RAIN BIRD XFF-TEE OR
RAIN BIRD XFD-CROSS (TYPICAL)
½" AIR RELIEF VALVE: RAIN BIRD MODEL: ARV050 SEE RAIN BIRD XFS DETAILS FOR AIR RELIEF INSTALLATION
11) PVC SUPPLY HEADER
12) PVC DRIP MANIFOLD FROM RAIN BIRD CONTROL ZONE VALY KIT (SIZED TO MEET LATERAL FLOW DEMAND) (13) PVC SCH 40 RISER PIPE

1) PVC EXHAUST HEADER

2 PVC SCH 40 TEE OR EL (TYPICAL)

RAIN BIRD MDCFTEE

SUB-SURFACE DRIPLINE:

3 INLINE DRIP EMITTER

POTABLE: XFS DRIPLINE

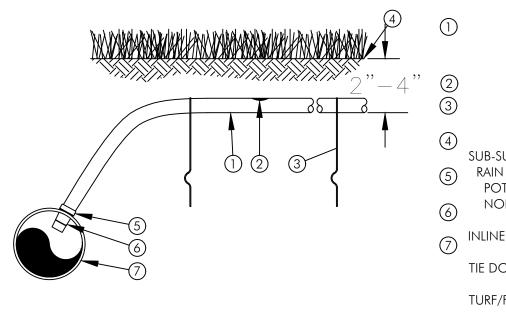
rain bird XF Series Dripline

NON-POTABLE: XFSP DRIPLINE

XFS Dripline Maximum Lateral Lengths (Feet)							
	12" S	pacing	18" Spacing 24" Spacin			pacing	
Inlet Pressure psi	Nominal Flow (gph)		Nominal F	low (gph)	Nominal Flow (gph)		
	0.6	0.9	0.6	0.9	0.6	0.9	
15	273	155	314	250	424	322	
20	318	169	353	294	508	368	
30	360	230	413	350	586	414	
40	395	255	465	402	652	474	
50	417	285	528	420	720	488	
60	460	290	596	455	780	514	

XFS SUBSURFACE DRIPLINE END FEED LAYOUT

N.T.S.



SUB-SURFACE DRIPLINE: rain bird XF Series Dripline POTABLE: XFS DRIPLINE NON-POTABLE: XFSP DRIPLINE

(7) INLINE DRIP EMITTER OUTLET

TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (TYPICAL)

TURF/FINISH GRADE OR SHRUB BED WITH MULCH

RATCHET CLAMP (INCLUDED WITH ADAPTER) 1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET PIPE:

2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS RAIN BURD XED WYPGSE

2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SECTION.

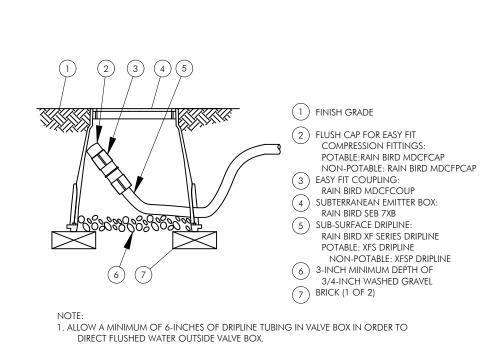
TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

3. INSERTION PLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE THE DOWN STAKES.

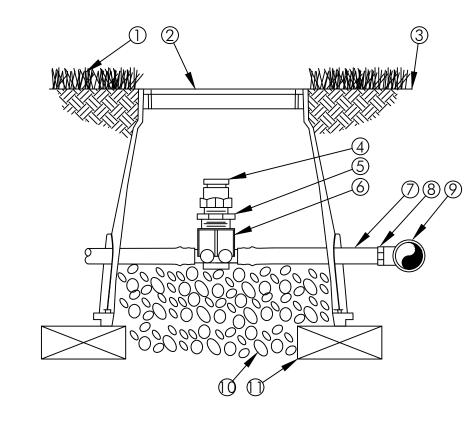
MINIMUM 1½" IN DIAMETER DEPTH PER SPECIFICATION

XFS SUBSURFACE DRIPLINE ADAPTER FOR PVC

N.T.S.



XFS DRIPLINE FLUSHPOINT WITH COMPRESSION FITTINGS



1) TURF GRASS

(3) FINISH GRADE

4 ½" AIR RELIEF VALVE:

DRIP ZONE

(5) V_2 " x $^3\!\!$ 4" pvc reducer bushing

7 $\frac{1}{2}$ " BLANK DRIPLINE TUBING:

3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

11 BRICK (1 OF 2)

6 BARB X FEMALE THREAD CONNECTOR: RAIN BIRD XFD-TFA FITTING

8) BARB X MALE THREAD CONNECTOR:

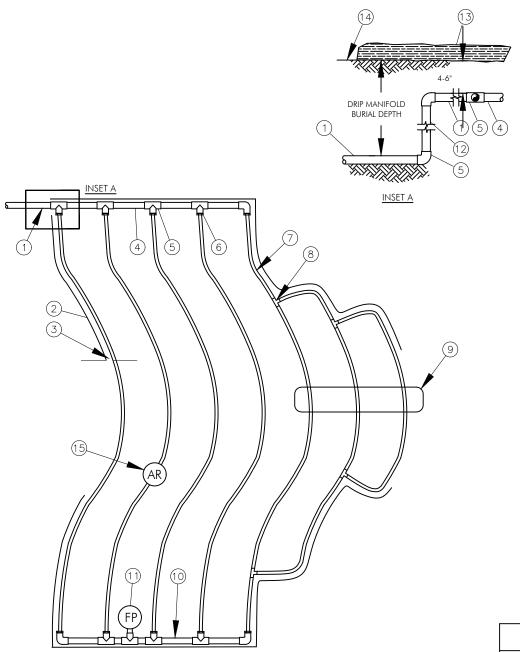
9) PVC TEE CONNECTED TO PVC HEADER

RAIN BIRD XFF-MA FITTING

2 SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB

RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN

XFS AIR/VACUUM RELIEF



1) PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)

PERIMETER OF AREA

(3) PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF

(4) PVC SUPPLY MANIFOLD

(5) PVC SCH 40 TEE OR EL (TYPICAL)

BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)

SUB-SURFACE DRIPLINE: ' rain bird XF Series Dripline (Typical) POTABLE: XFS DRIPLINE NON-POTABLE: XFSP DRIPLINE

BARB X BARB INSERT TEE: RAIN BIRD XFF-TEE (TYPICAL)

9 TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE

(10) PVC FLUSH HEADER

FLUSH POINT:

SEE RAIN BIRD XFS DETAILS FOR FLUSH POINT INSTALLATION

PVC RISER PIPE 12 TURF OR MULCH

13) FINISH GRADE

14 ½" AIR RELIEF VALVE: RAIN BIRD MODEL: ARVO50 SEE RAIN BIRD XFS DETAILS FOR AIR RELIEF INSTALLATION

XFS Dripline Maximum Lateral Lengths (Feet) 12" Spacing 18" Spacing 24" Spacing 0.6 0.9 0.6 0.9 0.6 0.9
 273
 155
 314
 250
 424

 318
 169
 353
 294
 508
 360 230 413 350 586 414
 395
 255
 465
 402
 652
 474

 417
 285
 528
 420
 720
 488

60 460 290 596 455 780 514

XFS SUBSURFACE DRIPLINE ODD CURVES LAYOUT

1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS

2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE

4. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT

AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE

(WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.

3. INSTALL AIR RELIEF VALVE AT HIGH POINTS IN DRIP LATERAL.

STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

N.T.S.

ACCOMPANYING TABLE.



LANDSCAPE ARCHITECTURE WWW.GSLADESIGN.COM

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DENC DRIVE, RE

IRRIGATION NOTES, SPECIFICATIONS, and details

4.11.2022 as noted

IR-201