



**gaviria architects**

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2208 NE 26th Street Unit 1  
Fort Lauderdale, FL 33305

DESIGN REVIEW BOARD FINAL SUBMITTAL  
1435 BAY ROAD - 1340 FLAMINGO WAY  
MIAMI BEACH FL 33139

**FLAMINGO WAY/ BAY ROAD VIEW**

DATE:  
10/26/2023

**A4-01**

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**FLAMINGO WAY VIEW**

DATE:  
10/26/2023

**A4-02**

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**BAY ROAD VIEW**

DATE:  
10/26/2023

**A4-03**

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REAR VIEW

DATE:  
10/26/2023

A4-04

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**GENERAL VIEW BAY RD.**

DATE:  
10/26/2023

**A4-05**

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GENERAL VIEW BAY RD./ FLAMINGO WAY

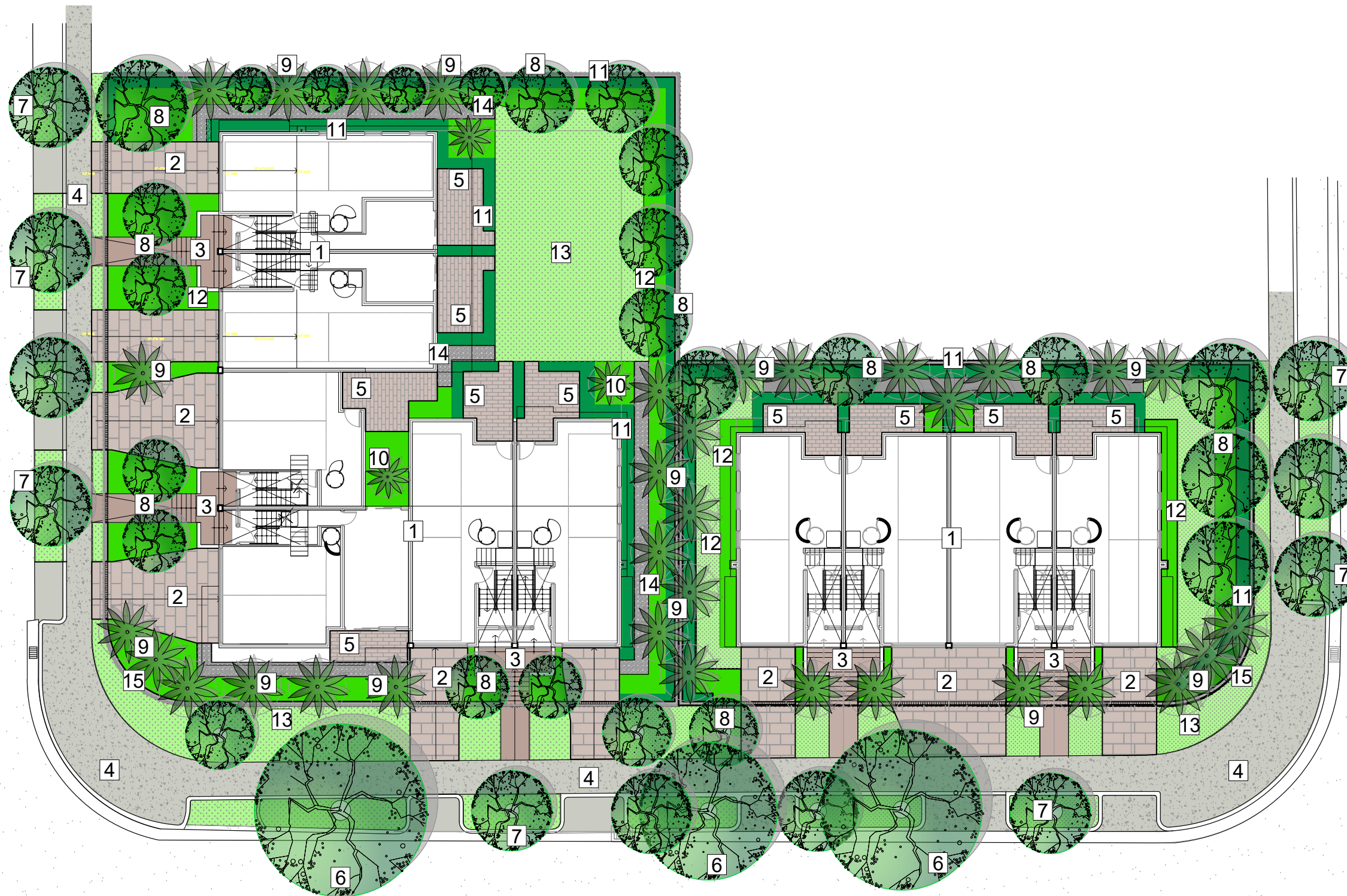
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A4-06

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FLAMINGO WAY



BAY ROAD

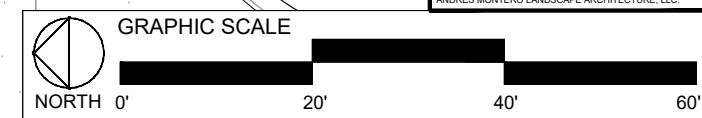
- LEGEND
- 1. Building
  - 2. Driveway
  - 3. Pedestrian Entrance
  - 4. Sidewalk
  - 5. Private Patio (typ)
  - 6. Existing Oak Tree
  - 7. Street Tree
  - 8. Medium Tree
  - 9. Slender Trunk Palm
  - 10. Small Palm
  - 11. Privacy Hedge
  - 12. Shrubs & Groundcovers
  - 13. Sod
  - 14. Decorative Crushed Shell
  - 15. Low Retaining Wall

ANDRES MONTERO, P.L.A., A.S.I.A.

STATE OF FLORIDA  
REGISTRATION LA6666973

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DESIGN REVIEW BOARD FINAL SUBMITTAL  
1435 BAY ROAD - 1340 FLAMINGO WAY  
MIAMI BEACH FL 33139

ILLUSTRATIVE LANDSCAPE PLAN  
COMBINED PROJECTS  
DRB23-0945 P2 & DRB23-0946 P2

DATE:  
10/18/2023

**L-00**





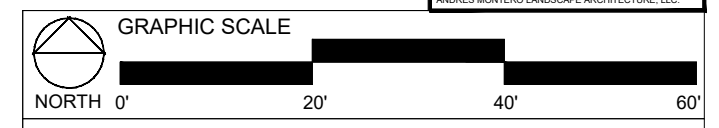
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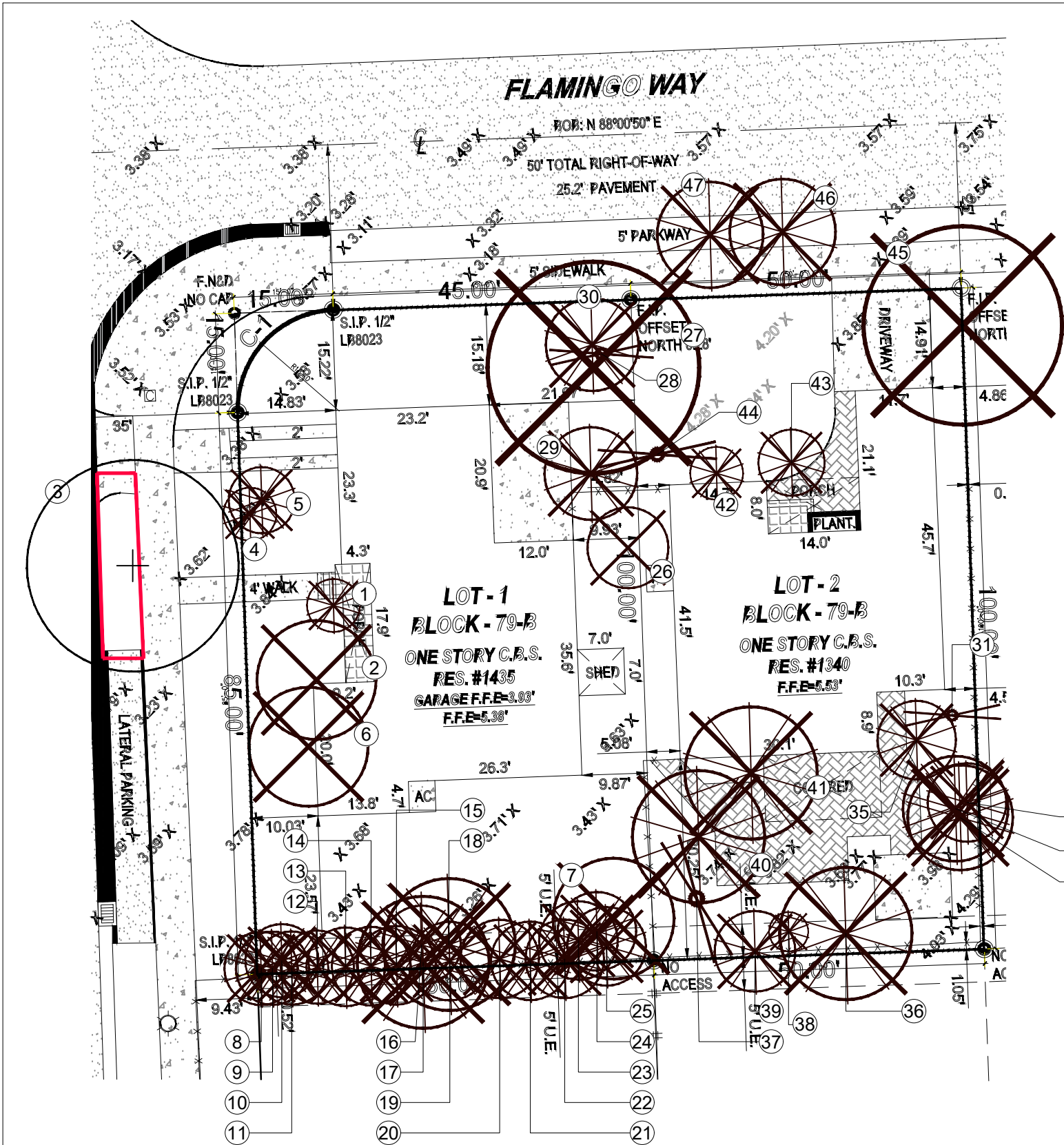
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TREE DISPOSITION TABLE								
TREE #	BOTANICAL NAME	COMMON NAME	DBH (in)	HEIGHT (ft)	CANOPY (ft)	CRZ/TPZ (ft)	CONDITION	STATUS
1	Veitchia merillii	Christmas Palm	6	30	8	6	Fair-Good	REMOVE
2	Ficus aurea	Florida Strangler Fig	12	30	18	12	Fair-Good	REMOVE
3	Quercus virginiana	Live Oak	14	31	32	14	Fair-Good	REMAIN
4	Thrinax radiata	Florida Thatch	5	32	8	5	Fair-Good	REMOVE
5	Pythaspermia elegans	Alexander Palm	4	31	10	4	Fair-Good	REMOVE
6	Syzygium cumini	Black Java Tree	6	26	8	6	Fair-Good	REMOVE
7	Pandanus tectorius	Screw Pine	cluster	25	18	6	Fair-Good	REMOVE
8	Pythaspermia elegans	Alexander Palm	6	28	11	6	Good	REMOVE
9	Pythaspermia elegans	Alexander Palm	6	28	11	6	Good	REMOVE
10	Pythaspermia elegans	Alexander Palm	4	29	11	4	Good	REMOVE
11	Pythaspermia elegans	Alexander Palm	3	28	11	3	Good	REMOVE
12	Pythaspermia elegans	Alexander Palm	4	29	12	4	Good	REMOVE
13	Pythaspermia elegans	Alexander Palm	3	27	12	3	Good	REMOVE
14	Pythaspermia elegans	Alexander Palm	4	29	13	4	Good	REMOVE
15	Pythaspermia elegans	Alexander Palm	3	28	12	3	Good	REMOVE
16	Pythaspermia elegans	Alexander Palm	3	28	12	3	Good	REMOVE
17	Roystonia regia	Florida Royal Palm	15	25	20	15	Good	REMOVE
18	Roystonia regia	Florida Royal Palm	15	46	20	15	Good	REMOVE
19	Veitchia merillii	Christmas Palm	5	25	12	5	Good	REMOVE
20	Veitchia merillii	Christmas Palm	4	25	12	4	Good	REMOVE
21	Veitchia merillii	Christmas Palm	3	35	12	3	Good	REMOVE
22	Veitchia merillii	Christmas Palm	4	35	12	4	Good	REMOVE
23	Veitchia merillii	Christmas Palm	4	35	12	4	Good	REMOVE
24	Veitchia merillii	Christmas Palm	8	35	12	8	Good	REMOVE
25	Veitchia merillii	Christmas Palm	4	35	12	4	Good	REMOVE
26	Cedrela Odorata	Spanish Cedar	12	15	12	12	Good	REMOVE
27	Ficus aurea	Florida Strangler Fig	36	30	32	36	Good	REMOVE
28	Ravenala madagascariensis	Traveler's Palm	5	30	16	5	Fair-Good	REMOVE
29	Pythaspermia elegans	Alexander Palm	6	30	14	6	Good	REMOVE
30	Pythaspermia elegans	Alexander Palm	6	36	14	6	Good	REMOVE
31	Ravenala madagascariensis	Traveler's Palm	cluster	25	15	10	Poor	REMOVE
32	Pythaspermia elegans	Alexander Palm	8	37	12	8	Good	REMOVE
33	Washingtonia filifera	California Palm	8	35	16	8	Good	REMOVE
34	Washingtonia filifera	California Palm	10	33	16	10	Good	REMOVE
35	Pythaspermia elegans	Alexander Palm	3	37	12	3	Good	REMOVE
36	Ravenala madagascariensis	Traveler's Palm	cluster	38	20	11	Fair-Good	REMOVE
37	Ravenala madagascariensis	Traveler's Palm	cluster	38	17	11	Fair-Good	REMOVE
38	Bambusa vulgaris	Common Bamboo	cluster	38	9	6	Fair-Good	REMOVE
39	Pythaspermia elegans	Alexander Palm	6	37	12	6	Fair-Good	REMOVE
40	Cocos nucifera	Coconut Tree	11	37	20	11	Good	REMOVE
41	Cocos nucifera	Coconut Tree	10	35	20	10	Good	REMOVE
42	Pythaspermia elegans	Alexander Palm	3	32	8	3	Good	REMOVE
43	Veitchia merillii	Christmas Palm	cluster	28	15	6	Good-5 trunks	REMOVE
44	Ravenala madagascariensis	Traveler's Palm	cluster	32	25	11	Good	REMOVE
45	Schefflera actinophylla	Umbrella Tree	42	28	30	42	Good - Prohibited Species	REMOVE
46	Cocos nucifera	Coconut Tree	8	28	16	8	Good	REMOVE
47	Cocos nucifera	Coconut Tree	8	25	16	8	Good	REMOVE

LEGEND

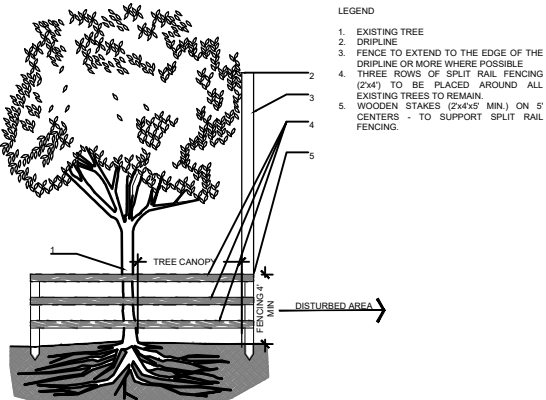
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EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- EXISTING PALM TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- EXISTING PALM TO BE REMOVED
- TREE PROTECTION FENCE
- TREE NUMBER

NOTES:

1. BOUNDARY SURVEY OF THE PROPERTY PREPARED BY:  
SURVEY PROS, INC.  
4348 SW 74th AVE, MIAMI, FL 33155  
ph: 305.767.6802  
www.survey-pros.com
2. THE APPROXIMATE LOCATION, SIZE AND CONDITIONS OF THE EXISTING TREES/PALMS WITHIN THE PROJECT LIMITS HAS BEEN COLLECTED FROM THE EXISTING TREE SURVEY AND THE ARBORIST REPORT PREPARED BY:  
PEDRO J. PARTIDAS CORDERO  
CERTIFIED ARBORIST ISA FL-9963A  
Ph: 786.218.8478
3. CONTRACTOR SHALL OBTAIN A TREE REMOVAL PERMIT PRIOR TO THE REMOVAL OF TREES/PALMS PROPOSED TO BE REMOVED.
4. CONTRACTOR TO REMOVE ALL EXISTING SHRUBS AND GROUNDCOVERS UNLESS NOTED IN LANDSCAPE PLAN AS EXISTING TO REMAIN.

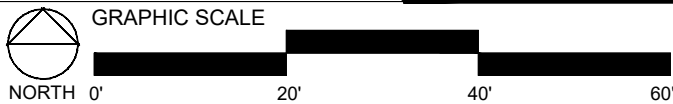
PERMIT SET - NOT FOR CONSTRUCTION



NOTES:

- a. ALL EXPOSED ROOTS WITHIN ROOT PROTECTION ZONE SHALL BE HAND PRUNED TO HAVE A SMOOTH, CLEAN CUT WITHOUT TEARING OR SPLITTING.
- b. BARRIER TO FORM A CONTINUOUS CIRCLE AROUND THE TREE OR GROUP OF TREES.
- c. CONTRACTOR TO INSTALL PROTECTIVE FENCE BARRIER AROUND ALL EXISTING TREES TO REMAIN - AT THE START OF THE PROJECT - FENCE TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT.
- d. CONTRACTOR SHALL TAKE EXTRA CARE DURING EARTHWORK AND UTILITY OPERATIONS TO PROTECT ALL EXISTING TREES - AND SHALL BE RESPONSIBLE TO REPLACE ANY TREES DAMAGED DURING CONSTRUCTION.

1 EXISTING TREE PROTECTION FENCE d-Protection fence 1.dwg  
SECTION SCALE: N.T.S



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DESIGN REVIEW BOARD FINAL SUBMITTAL  
1435 BAY ROAD - 1340 FLAMINGO WAY  
MIAMI BEACH FL 33139

TREE DISPOSITION PLAN

DATE:  
10/18/2023

L-02







CITY OF MIAMI BEACH
LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District RM-1 Lot area 11000 Acres 0.25

OPEN SPACE

A. Square feet of required Open Space as indicated on site plan:

Lot Area= 11000 s.f.x 35.9 %= 3948

B. Square feet of parking lot open space required as indicated on site plan:

Number of parking spaces 12 x 10 s.f. parking space= 120

C. Total square feet of landscape open space required: A+B= 3948

LAWN AREA CALCULATION

A. Square feet of landscape open space required

B. Maximum lawn area (sod) permitted= 30 1184 s.f. 1184 1130

TREES

A. Number of trees required per lot or net lot acre, less existing number or trees meeting minimum requirements=

28 trees x 0.25 net lot acres - number of existing trees = 7 21

B. % Natives required: Number of trees provided x 30%= 6 16

C. % Low maintenance / drought and salt tolerant required:

Number of tree provided x 50%= 10.5 21

D. Street Trees (maximum average spacing of 20' o.c.)

203 linear feet along street divided by 20'= 10 10

E. Street tree species allowed directly beneath power lines:

(maximum average spacing of 20' o.c.):

linear feet along street divided by 20'=

SHRUBS

A. Number of shrubs required: Sum of lot and street trees required x 12= 204 582

B. % Native shrubs required: Number of shrubs provided x 50%= 291 329

LARGE SHRUBS OR SMALL TREES

A. Number of large shrubs or small trees required: Number of required shrubs x 10%= 20 150

B. % Native large shrubs or small trees required: Number of large shrubs or small trees provide x 50% = 10 150

QT	code	species	common name	drought tolerance	native	specifications	container size	spacing
TREES								
1	CE	Conocarpus erectus	Green Buttonwood	High	yes	16' ht. Std. 4" DBH. 8' Spr. 6' CT	FG	as shown
5	CO	Coccoloba diversifolia	Pigeon Plum	High	yes	16' ht. Std. 4" DBH. 8' Spr. 6' CT	FG	as shown
2	CO-1	Coccoloba diversifolia	Pigeon Plum	High	yes	16' ht. Std. 4" DBH. 8' Spr. 8' CT	FG	as shown
6	CS	Conocarpus erectus 'sericeus'	Silver Buttonwood	High	yes	16' ht. Std. 4" DBH. 8' Spr. 6' CT	FG	as shown
4	IC	Ilex Cassine	Dahoon Holy	High	yes	14' ht. Std. 3" DBH. 6' Spr. 6' CT	FG	as shown
6	LA	Lagerstroemia 'Natchez'	Natchez Crape Myrtle	High	no	16' ht. Std. 4" DBH. 8' Spr. 8' CT	FG	as shown
1	QV-E	Quercus virginiana	Live Oak	High	yes	EXISTING #3 R.O.W		as shown
PALMS								
7	PTX	Ptychosperma elegans	Alexander Palm	Medium	no	16' O.A./Double - Full head	FG	as shown
2	THX	Thrinax radiata	Florida Thach Palm	High	yes	8' O.A /Straight trunk	FG	as shown
8	VMX	Veitchia montgomeriana	Motgomery Palm	Medium	no	16' O.A./Double - Full head	FG	as shown
SHRUBS, GROUNDCOVERS & VINES								
7	ACX	Acoelorrhaphe wrightii	Paurotis Palm	Medium	yes	7Ht O.A. Clump	FG	42" O.C.
79	CAP	Capparis cynophallophora	Jamaican Caper	High	yes	18" ht x 18" spr.	3 Gal.	24" O.C.
33	CHR	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	Medium	yes	30" ht x 30" spr.	7 Gal.	30" O.C.
110	CLF	Clusia flava	Small Leaf Clusia	High	yes	30" Ht.	7 Gal.	30" O.C.
103	DII	Dietes iridioides	African Iris	Medium	no	18" O.A./ Full Clump	1 Gal.	24" O.C.
60	FIM	Ficus microcarpa 'Green Island'	Green Island Ficus	High	no	18" O.A.	7 Gal.	24" O.C.
42	HAM	Hamelia nodosa	Dwarf Firebush	Medium	yes	30" ht x 24" spr.	7 Gal.	36" O.C.
42	MIC	Microsorium scolopendrium	Wart Fern	High	no	18" ht x 24" spr.	3 Gal.	18" O.C.
4	REX	Rhapis excelsa	Lady Palm	Medium	no	30" O.A. Clump. Full	7 Gal.	36" O.C.
36	RUS	Russelia equisetiformis	Firecracker Bush	Medium	no	24" O.A./1.25ft HT	3 Gal.	30" O.C.
15	TRA	Trachelospermum asiaticum	Asiatic Jasmine	High	no	10" O.A. Full	1 Gal.	15" O.C.
58	ZAP	Zamia pumila	Coontie	High	yes	24" O.A./ Full Clump	3 Gal.	30" O.C.
SOD								
1130	SOD	Stenotaphrum secundatum	St. Augustine Grass		yes	Staggerd Panels		
1370	SOD-R	Stenotaphrum secundatum	St. Augustine Grass		yes	Staggerd Panels		

TREE MITIGATION TABLE - LIST OF TREES TO BE MITIGATED			
TREE #	BOTANICAL NAME	COMMON NAME	DBH (in)
2	Ficus aurea	Florida Strangler Fig	12
6	Syzygium cumini	Black Java Tree	6
26	Cedrela Odorata	Spanish Cedar	12
27	Ficus aurea	Florida Strangler Fig	36
Total tree DBH to be mitigated			66 DBH (in)
TOTAL NUMBER OF REPLACEMENT TREES REQUIRED (48" DBH)			24 Trees (2" DBH x 6' spread in Canopy x 12' ht) or 12 Trees (4" DBH x 8' spread in Canopy x 16' ht)

PALMS TO MITIGATE			
1	Veitchia merrillii	Christmas Palm	
8	Ptychosperma elegans	Alexander Palm	
9	Ptychosperma elegans	Alexander Palm	
17	Roystonea regia	Florida Royal Palm	
18	Roystonea regia	Florida Royal Palm	
24	Veitchia merrillii	Christmas Palm	
29	Ptychosperma elegans	Alexander Palm	
30	Ptychosperma elegans	Alexander Palm	
31	Ravenala madagascariensis	Traveler's Palm	
32	Ptychosperma elegans	Alexander Palm	
33	Washingtonia filifera	California Palm	
34	Washingtonia filifera	California Palm	
36	Ravenala madagascariensis	Traveler's Palm	
37	Ravenala madagascariensis	Traveler's Palm	
39	Ptychosperma elegans	Alexander Palm	
40	Cocos nucifera	Coconut Tree	
41	Cocos nucifera	Coconut Tree	
43	Veitchia merrillii	Christmas Palm	
44	Ravenala madagascariensis	Traveler's Palm	
46	Cocos nucifera	Coconut Tree	
47	Cocos nucifera	Coconut Tree	
Total Palms to be mitigated			21 Palms
TOTAL NUMBER OF REPLACEMENT TREES REQUIRED FOR PALM MITIGATION (42" DBH)			21 Trees (2" DBH x 6' spread in Canopy x 12' ht)

Total DBH to be mitigated		90" DBH
NEW TREES TO MITIGATE		
1	Conocarpus erectus	Green Buttonwood
5	Coccoloba diversifolia	Pigeon Plum
2	Coccoloba diversifolia	Pigeon Plum
4	Conocarpus erectus 'sericeus'	Silver Buttonwood
6	Lagerstroemia 'Natchez'	Natchez Crape Myrtle
6	Ilex Cassine	Dahoon Holy
Total new tree DBH to mitigate removed trees/palms		96" DBH
MITIGATION SHORTFALL		0
Note: Any tree mitigation shortfall shall be addressed by a monetary contribution to the city's tree trust fund by the property owner		

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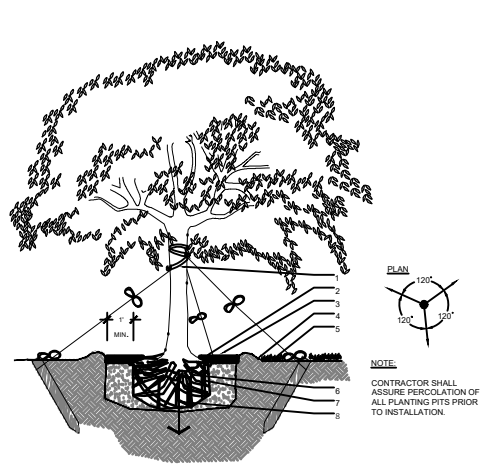
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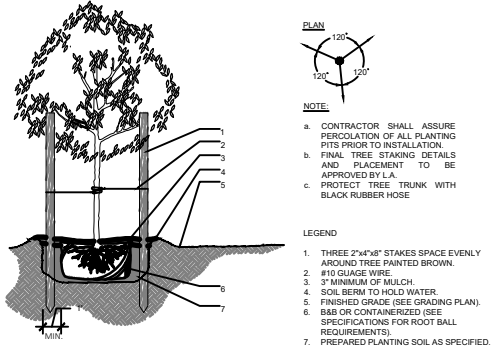
GENERAL NOTES

- Before construction begins, the Landscape Contractor is responsible for locating all underground utilities and must avoid damaging any services during construction. If any damage occurs by fault of the Contractor, the necessary repairs must take place at the Landscape Contractor's expense and under the supervision of the Owner's representative.
- All proposed trees and plant materials shall be graded as Nursery Grade Florida No. 1 or better as outlined by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry "Grades and standards for Nursery Plants", most current edition. All planting shall be done in accordance with the Florida Nurserymen's and Grower's Association approved practices.
- In addition to these requirements the Landscape Contractor shall comply with all local landscape codes and requirements as part of this base bid and contract in order to satisfy the review and approval of the governing agency.
- All screening hedges shall be planted and maintained in a way that they form a continuous visual screen. Screening hedges at VUA to be maintained at a minimum height of thirty (30) inches.
- All planting beds shall be excavated to a minimum depth of twenty-four (24") inches and backfilled with a suitable soil. All plant material shall be planted in planting soil that is delivered to the site in a loose, clean and friable condition. The planting soil shall be the approximate proportions as follows: 50% sand and 50% organic material consisting of native peat, well-decomposed sawdust, leaf mold and top soil. It shall provide a good pliable and thoroughly mixed medium with adequate aeration, drainage and water-holding capacity. It shall also be free of all extraneous debris, such as roots, stones, weeds, etc.
- All trees/palms and shrubs shall be fertilized with "Agriform" 20-10-5 planting tablets as per the manufacturers specifications at the time of installation and prior completion of pit backfilling also in conjunction with note #5. Tablets to be placed uniformly around the root mass at a depth that is between the middle and bottom of root mass at an application rate of: One (1) - 21 gram tablet for 1 gal container, two (2)- tablets for 3 gal container, three (3)- tablets for 5 gal container, four (4)-tablets for 7 gal container, three (3)-tablets for each 1/2 inch of tree caliper, and seven (7) tablets for palms. Ground Cover areas shall receive fertilization with "Ozmocote" time release fertilizer as per manufacturer's specification.
- All plant beds shall receive a 3" layer of organic mulch, which is to be watered-in after installation. Mulch should be at least six (6) inches away from any portion of a structure or tree trunk and three (3) inches away from the base of shrubs. Only environmental friendly mulch shall be approved, Cypress mulch shall not be accepted.
- All plant material shall be thoroughly watered in at the time of planting and until landscape material is established. No dry material shall be permitted.
- The plant material schedule is presented for the convenience of the Landscape Contractor. In the event of a discrepancy between the plan and the plant key, the plan shall prevail.
- Plants shall meet size, container, and spacing specifications. Any material not meeting specifications shall be removed and replaced at the contractor's expense.
- All tree and shrub locations shall be approved by Landscape Architect prior to planting.
- The Landscape Contractor shall grade planting beds, as required, to provide positive drainage and promote optimum plant growth.
- The Landscape Contractor shall be responsible for examining fully both the site and bid documents. Discrepancies in the documents or the actual site conditions shall be reported to the Landscape Architect in writing at the time of bidding or discovery. No account shall be made after contract completion for failure by the Landscape Contractor to report such condition or for errors on the part of the Landscape Contractor at the time of bidding.
- The Landscape Contractor shall be responsible for securing all necessary applicable permits and licenses to perform the work set forth in this plan set and the specifications.
- Plant material shall be bid as specified unless unavailable, at which time the Landscape Architect shall be notified in writing of intended changes.
- All questions concerning the plan set and/or specifications shall be directed to the Landscape Architect.
- There shall be no additions, deletions or substitutions without written approval of the Landscape Architect.
- The Landscape Contractor shall guarantee, in writing, plant survivability. Trees and palms for twelve (12) months, shrubs and groundcovers for ninety (90) days and sod for sixty (60) days from final acceptance by the Owner or Owner's representative.
- All dimensions to be field-checked by the Landscape Contractor prior to landscape material installation. Discrepancies shall be reported immediately to the Landscape Architect.
- All materials must be as specified on the landscape plan. If materials or labor do not adhere to specifications, they will be rejected by the Landscape Architect with proper installation carried out by the Landscape Contractor at no additional cost.
- Existing sod shall be removed as necessary to accommodate new plantings
- All existing trees on site shall be protected from damage during construction - See existing tree protection fence detail.
- Any existing landscape and hardscape areas that are unnecessarily disturbed during the landscape installation shall be restored to original conditions by the Landscape Contractor.
- The Landscape Contractor will be responsible for the collection, removal, and proper disposal of any and all debris generated during the installation of this project.
- All landscape areas to have a positive drainage away from buildings and structures. Finished grade of landscape areas to be at or below the grade of adjacent sidewalks, slabs or VUA
- All shade and medium trees installed within 5' of a public infrastructure shall utilize a root barrier system.

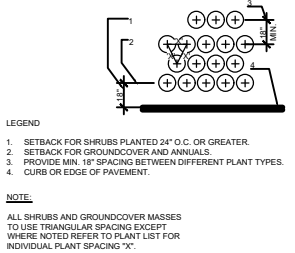


- LEGEND
- 2" NYLON STRAPPING W/ RUBBER HOSE WRAPPED 360 AROUND TRUNK BEFORE TYING- WRAP @ LATERAL BRANCH
  - 3" MULCH AS SPECIFIED MIN. 24" FROM TRUNK
  - SOIL BERM TO HOLD WATER
  - 2"x4"x3 STAKES BURIED 3" BELOW FINISHED GRADE
  - FINISHED GRADE - SOD CONDITION (SEE GRADING PLAN)
  - BBS OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS)
  - PREPARED PLANTING SOIL AS SPECIFIED
  - AUGER PER SPECS FOR PERCOLATION

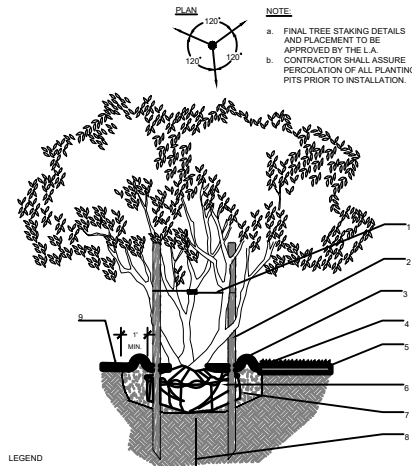
② LARGE TREE SECTION d-Large tree.dwg SCALE: N.T.S



⑥ SMALL TREE SECTION d-Small tree.dwg SCALE: N.T.S

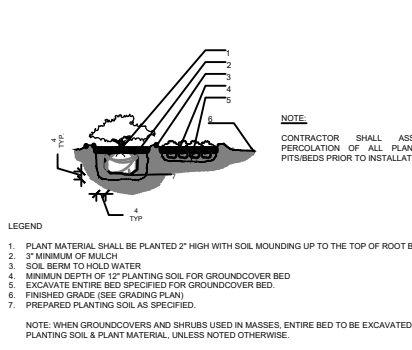


⑩ TYPICAL PLANT SPACING d-Typical spacing.DWG SCALE: N.T.S

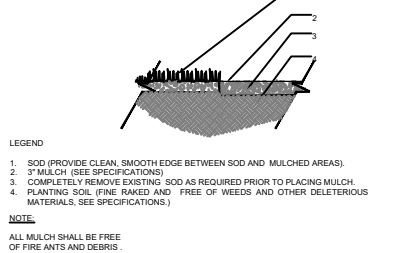


- LEGEND
- 2" NYLON STRAPPING
  - THREE 2"x2"x8 STAKES
  - 3" MULCH AS SPECIFIED
  - SOIL BERM TO HOLD WATER
  - FINISHED GRADE - SOD CONDITION (SEE GRADING PLAN)
  - BBS OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS)
  - PREPARED PLANTING SOIL AS SPECIFIED
  - AUGER PER SPECS FOR PERCOLATION
  - MULCH CONTINUES - SHRUB BED CONDITION

③ MULTI-TRUNK TREE SECTION d-Multi-trunk tree.dwg SCALE: N.T.S



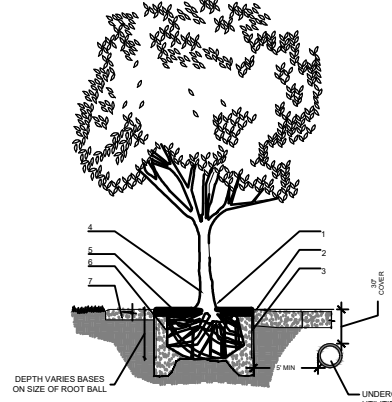
⑦ SHRUBS & GROUNDCOVERS SECTION SCALE: N.T.S



⑪ MULCH SECTION d-Mulch.DWG SCALE: N.T.S

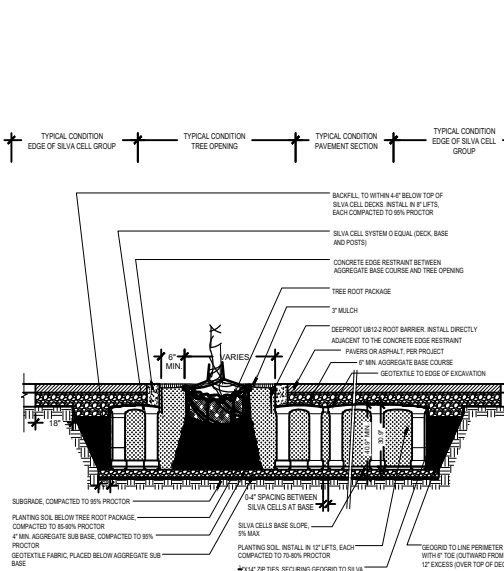
NOTES

- ALL ROOT BARRIERS SHALL BE 5" MINIMUM FROM ALL CITY FACILITIES.
- THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH CITY AND INSPECTED BY CITY PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
- ROOT BARRIERS SHALL BE MINIMUM 30" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS". FLEXIBLE BARRIERS SHALL BE 30" PANELS MANUFACTURED BY BIOBARRIER.
- ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.



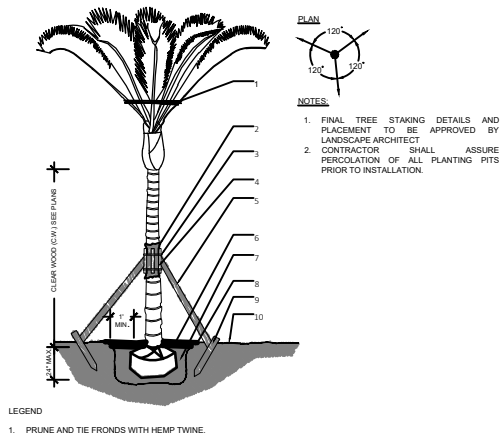
- LEGEND
- SET ROOT-TRUNK COLLAR FLUSH 1" ABOVE FINISHED GRADE.
  - SIDEWALK OR PAVES
  - 18" ROOT BARRIER. EXTEND A MINIMUM 6" IN BOTH DIRECTION FROM THE CENTERLINE OF THE TREES
  - CENTER TREE IN PLANTER OPENING
  - MULCH
  - BACKFILL WITH TOPSOIL OR AMENDED TOPSOIL
  - CONCRETE SIDEWALK

④ ROOT BARRIER INSTALLATION d-2006-Root barrier.dwg SCALE: N.T.S



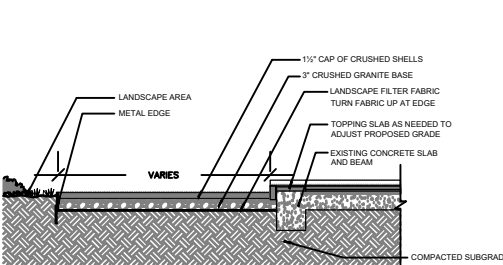
- NOTES
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURE'S SPECIFICATIONS
  - DO NOT SCALE DRAWINGS
  - PROVIDE SUPPLEMENTAL IRRIGATION FOR SEASONAL DROUGHT SUPPORT OF TREES & SOIL

⑧ SUSPENDED PAVING SYSTEM d-paving sections.DWG SCALE: N.T.S



- LEGEND
- PRUNE AND THE FRONDS WITH HEMP TWINE.
  - TWO LAYERS OF BURLAP TO PROTECT TRUNK.
  - TWO STEEL BANDS TO SECURE BATTENS.
  - THREE 2" X 4" X 18" WOOD BATTENS
  - 3/2" X 4" LUMBER POLE BRACES. NAIL (DRILL AND NAIL IF NECESSARY) TO BATTENS & 2" X 4" STAKES. FLAG AT MIDPOINT.
  - 3" MIN. MULCH. SEE SPECIFICATIONS.
  - PREPARED PLANTING SOIL AS SPECIFIED. PALMS SHALL BE PLANTED WITH THE TOP OF ROOTBALL AT FINISHED GRADE
  - BERM SOIL TO HOLD WATER.
  - 2" X 4" X 3" WOOD STAKES.
  - FINISH GRADE

⑤ SMALL PALM SECTION d-Small palm.DWG SCALE: N.T.S



⑨ DECORATIVE CRUSHED SHELLS PATHWAY d-paving sections.DWG SCALE: N.T.S

ANDRES MONTERO, P.L.A., A.S.L.A.

SEAL / SIGNATURE

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REGISTRATION LA6666973

Sunshine State  
One Call

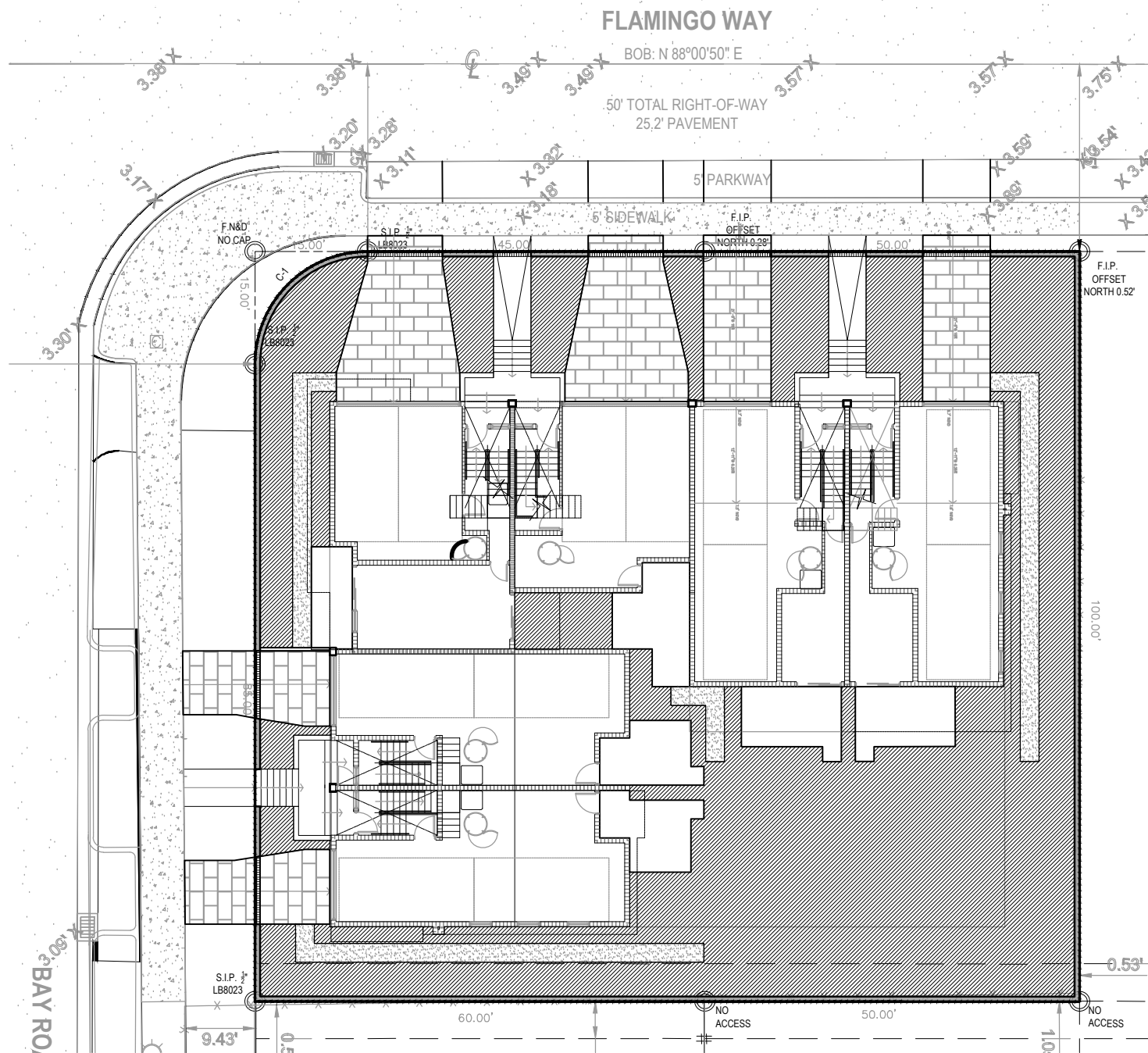
Know what's below.  
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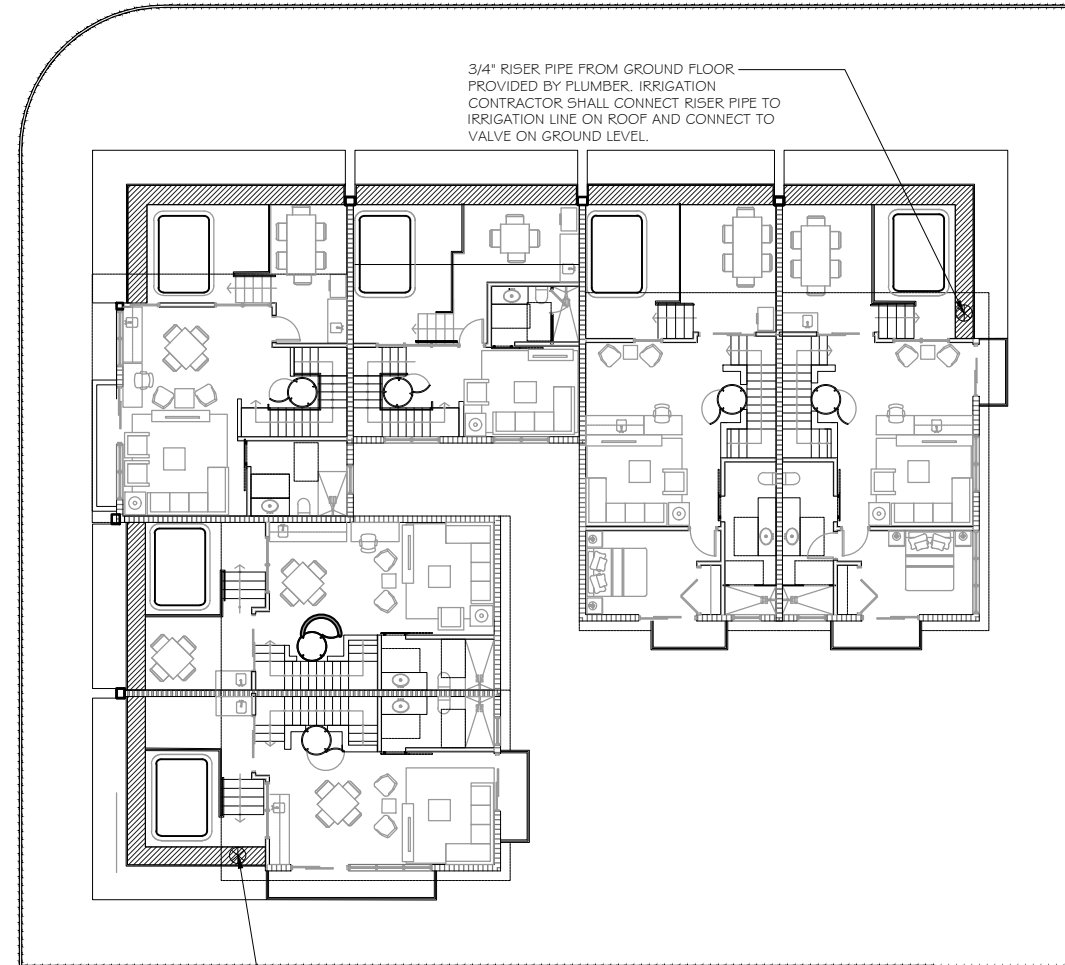








AREAS TO BE IRRIGATED WITH AN AUTOMATIC SPRINKLER SYSTEM PROVIDING 100% COVERAGE IN ACCORDANCE WITH THE CITY OF MIAMI BEACH CODE OF ORDINANCES AND THE REGULATIONS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.



ANDRES MONTERO, P.L.A. AS/LA

STATE OF FLORIDA  
REGISTRATION LA6666973

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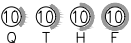

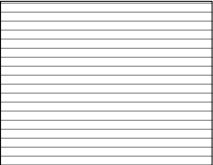








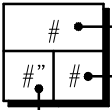
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PERMIT SET - NOT FOR CONSTRUCTION

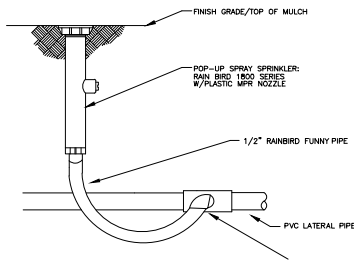


IRRIGATION SCHEDULE OR EQUIVALENT

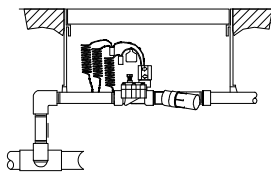
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird 1806 10 Series MPR Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.
	Rain Bird 1806 12 Series MPR Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird XCV-09-12 XFS-CV Sub-Surface and On-Surface Landscape Dripline with a Heavy-Duty 4.3 psi Check Valve. 0.9 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. Specify XF insert fittings.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird PEB 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.
	Febco 825Y 1" Reduced Pressure Backflow Preventer
	Rain Bird ESP4ME3 with (1) ESP-SM3 7 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Use. LNK WiFi Module and Flow Sensor Ready.
	Rain Bird RSD-BEX Rain Sensor, with metal latching bracket, extension wire.
	Water Meter 1"
	Irrigation Lateral Line: PVC Schedule 40
	Irrigation Mainline: PVC Schedule 40
	Pipe Sleeve: PVC Schedule 40
	Valve Callout Valve Number Valve Flow Valve Size

GENERAL NOTES:

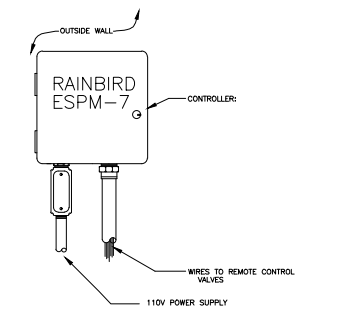
1. Pipe sizes shall conform to those shown on the drawings. No substitutions of smaller pipe sizes shall be permitted, but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.
2. All mainline, lateral line and control wire conduit under paving shall be installed in separate sleeves. Sleeves shall be a minimum of twice (2X) the diameter of the pipe to be sleeved. Main Line shall be installed in with lateral pipe where possible.
3. Install all backflow prevention devices and all piping between the point of connection and the backflow preventer as per local codes.
4. Final location of the backflow preventer and automatic controller shall be approved by the owner's authorized representative.
5. 120 VAC electrical power source at controller location shall be provided by others. The electrical contractor shall make the final connection from the electrical source to the controller.
6. All sprinkler heads shall be set perpendicular to finish grade unless otherwise specified.
7. The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum spray with minimal overspray onto walks, streets, walls, etc.
8. This design is diagrammatic. All piping, valves, etc., shown within paved areas is for design clarification only and shall be installed in planting areas wherever possible. The contractor shall locate all valves in shrub areas where possible.
9. It is the responsibility of the irrigation contractor to familiarize himself with all grade differences, location of walls, retaining walls, structures and utilities. The irrigation contractor shall repair or replace all items damaged by his work. He shall coordinate his work with other contractors for the location and installation of pipe sleeves through walls, under roadways and paving, etc.
10. Do not willingly install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences or differences in the area dimensions exist that might not have been considered in the engineering. Such obstructions or differences should be brought to the attention of the owner's authorized representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.
11. All sprinkler equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
12. The irrigation contractor shall install check valves on all heads in areas where finish grade exceeds 4:1, where post valve shut-off draining, of the irrigation head occurs or as directed by the owner's authorized representative.
13. The contractor shall provide 1800 PCS (pressure compensating screens) as necessary to reduce or eliminate overspray onto streets, walks or other areas as directed by the owner's authorized representative.
14. All control wires shall be installed in PVC conduit.
15. All remote control valves, gate valves, quick couplers, control wire and computer cable pull points shall be installed in approved valves boxes with covers.
16. The installation devices are to be guaranteed for the period of (1) year from the date of final acceptance.



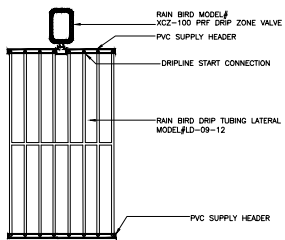
POP-UP SPRAY SPRINKLER



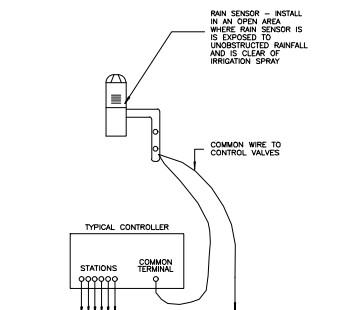
RAIN BIRD-XCZ-100 PRF



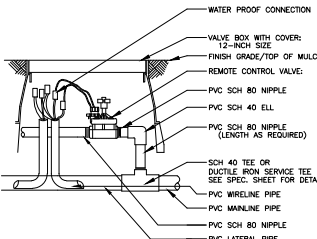
CONTROLLER



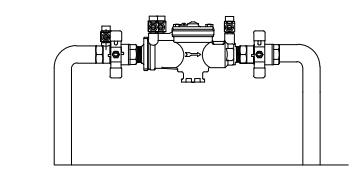
RAIN BIRD DRIP LINE ZONE



AUTOMATIC RAIN SENSOR



REMOTE CONTROL VALVE



RPZ BACKFLOW PREVENTER

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