

**NOTES:**  
 1. POOL, SPA AND ALL WATER FEATURE AND ITS ELEMENTS ARE TO BE DETAILED BY POOL ENG. DRAWINGS UNDER SEPARATE PERMIT.  
 2. ALL DIMENSIONS SHALL BE FIELD VERIFIED.

**NOTE:**  
 CALL 811 (AT LEAST 72 HOURS BEFORE WORK STARTS) TO IDENTIFY AND CLEARLY MARK THE LOCATION OF ALL BURIED UTILITIES IN THE PROPERTY IF APPLICABLE.  
 THE TRIANGLE OF VISIBILITY SHALL NOT CONTAIN OBSTRUCTIONS TO CROSS VISIBILITY AT A HEIGHT BETWEEN 30" AND 8' ABOVE PAVEMENT  
**NOTE:**  
 A NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WILL BE IMPLEMENTED TO PROVIDE 100% COVERAGE WITH 50% OVERLAP WHICH WILL CONFORM TO ALL CURRENT CODE REQUIREMENTS, INCLUDING MAIN SWITCH RAIN SENSOR, ETC. AND WHICH WILL NOT SPRAY ON PAVEMENT INCLUDING SIDEWALKS. (IF APPLICABLE)  
 ANY WORK TO BE PERFORMED IN THE ROW SHALL BE REVIEWED AND APPROVE BY PUBLIC WORKS DEP. UNDER SEPARATE PERMIT.

**GRADING NOTES:**  
 1. NO GRADING SHALL OCCUR BEYOND THE PROPERTY LINE.  
 2. REFER TO CIVIL PLANS AND DETAILS FOR GRADING AND DRAINAGE CALCULATIONS, EXFILTRATION TANKS, AND EXACT LOCATIONS OF ALL CATCH BASINS AND DRAINS (IF APPLICABLE).  
 3. ALL SHALLOW RETENTION AREA SHALL BE GRADED GRADUALLY TO THE LOW POINT (L.P.) SPECIFIED ON THE PLAN. THESE AREAS WILL CATCH ONSITE WATER FOR PLANT MATERIAL AS WELL AS CREATE THE FIRST BARRIER IN FILTRATION BEFORE ENTERING THE STORM WATER SYSTEM.  
 4. ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.  
 5. ALL SHRUB AND GROUND COVER AREAS ARE TO BE 3"-4" BELOW FINISHED LEVEL OF ALL ADJACENT HARDSCAPE (TYPICAL).  
 6. ALL TURF AREAS TO HAVE SMOOTH TRANSITION FROM FINISHED LEVEL OF ALL ADJACENT HARDSCAPE.  
 7. ALL STEP TREADS TO SLOPE AWAY FROM STEP FACE AT MINIMUM 1%. PLEASE REFER TO DETAILS FOR INFORMATION (IF APPLICABLE).  
 8. ALL RUNOFF WATER SHALL BE CONTAINED WITHIN SITE. NO RUNOFF WATER IS ALLOWED TO BE DISCHARGED INTO ANY ADJACENT PROPERTIES, BAY OR PUBLIC ROW.  
 9. SPOT ELEVATIONS ARE ONLY SHOW TO NOTE THE RELATIONSHIP OF HARDSCAPE ELEMENTS PROPOSED

**GENERAL NOTES:**  
 1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE APPROPRIATE SECTIONS OF THE MOST CURRENT FLORIDA BUILDING CODE, STANDARDS AND SPECIFICATIONS AND ALL APPLICABLE REQUIREMENTS OF THE LOCAL REGULATORY AGENCY AND MUNICIPALITY WHERE THE PROJECT IS LOCATED. ALL WORK SHALL BE PERFORMED IN STRICT CONFORMANCE WITH THE PLANS, CODES, AND ORDINANCES, MANUFACTURER'S RECOMMENDATIONS, THE ENGINEERING REQUIREMENTS, AND ACCEPTABLE TRADE PRACTICES. IN CASE OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN.  
 2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL LIFE SAFETY CODES. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE FAMILIAR WITH THESE CODES AND SHALL BUILD ACCORDINGLY. IN CASE OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN.  
 3. ALL PROPOSED WORK ON THE ROW MUST BE REVIEWED AND APPROVED BY PUBLIC WORKS DEPARTMENT (IF APPLICABLE).  
 4. PRIOR TO SUBMITTING A BID, VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS ON THE JOBSITE.  
 5. ALL ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LOCAL CODE & REGULATIONS.  
 6. ALL WORK SHALL BE PERFORMED TO THE BEST TRADE STANDARDS. ALL CONSTRUCTION IS TO BE PLUMB, SQUARE, LEVEL, AND FREE OF DEFECTS OR OBTRUSIONS UNLESS OTHERWISE NOTED ON THE PLANS. ALL MATERIAL IS TO BE NEW; ALL WOOD IS TO BE PRESSURE TREATED UNLESS OTHERWISE SPECIFIED ON THE PLANS.  
 7. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO DIGGING.  
 8. ALL DEBRIS FROM CONSTRUCTION SHALL BE REMOVED FROM SITE AND DISPOSED OF IN A SAFE MANNER IN ADHERENCE TO ALL APPLICABLE LAWS.  
 9. AFTER COMPLETION OF CONSTRUCTION REMOVE ALL DEBRIS AND CONSTRUCTION EQUIPMENT. RESTORE SITE TO ORIGINAL CONDITION.  
 10. FURNISH A RECEIPTABLE ON SITE TO CONTAIN CONSTRUCTION DEBRIS AND MAINTAIN THE SITE IN AN ORDERLY MANNER TO ENSURE PUBLIC SAFETY AND PREVENT BLOWING DEBRIS.  
 11. COMPLY WITH ALL REQUIREMENTS FOR SELECTIVE DEMOLITION AS SPECIFIED, CALLED FOR, OR REVIEWED ON SITE WITH LANDSCAPE ARCHITECT.  
 12. WHERE A CONFLICT OR AMBIGUITY EXISTS ON THE DRAWINGS DURING BIDDING, LAYOUT, AND/OR IMPLEMENTATION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CEASE WORK ON THE ITEM IN QUESTION AND NOTIFY THE LANDSCAPE ARCHITECT IN A MANNER THAT WILL ALLOW A TIMELY RESOLUTION. NO EXCEPTIONS.  
 13. DRAWINGS AND SPECIFICATIONS ARE TO BE USED TOGETHER. CONTRACTORS AND WORKERS SHALL CONSULT EACH OTHER WHEN QUESTIONS CONCERNING THE LETTER AND/OR INTENT OF THE DESIGN ARISE.  
 14. DRAWING SHALL NOT BE SCALED WITHOUT PERMISSION OF THE LANDSCAPE ARCHITECT. WHERE ERRORS OR INCONSISTENCIES EXIST REGARDING DIMENSIONS ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT FOR A RESOLUTION BEFORE PROCEEDING. CONTRACTORS SHALL NOT DEVIATE FROM THESE PLANS WITHOUT THE PERMISSION OF THE LANDSCAPE ARCHITECT. ANY INFORMATION THAT CANNOT BE OBTAINED FROM DIMENSIONS, DETAILS, OR SCHEDULES SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT.  
 15. CONTRACTOR RESPONSIBLE FOR INSTALLING/CREATING SWALES AS SHOWN ON PLANS AND INCLUDE IN REVIEW WITH BUILDING INSPECTORS AS PART OF FINAL INSPECTION AND/OR INSPECTION FOR CERTIFICATE OF OCCUPANCY. (IF APPLICABLE)

**CONCRETE NOTES:**  
 1. CONCRETE CONTRACTOR TO INCLUDE PERMITTING, PERMIT FEES, NOTICE OF COMMENCEMENT, INSPECTIONS, ETC. AS PART OF BID.  
 2. ALL CONCRETE WORK TO COMPLY WITH THE MOST CURRENT FLORIDA BUILDING CODE AND ALL APPLICABLE REQUIREMENTS, CODES AND ORDINANCES OF LOCAL REGULATORY AGENCIES.  
 3. CONTRACTOR TO QUALIFY SUBGRADE CONDITIONS FOR ALL SLABS AND WALLS TO ENSURE NO FUTURE SUBSIDENCE. TEST BORES OR EXPLORATORY EXCAVATION MAY BE NECESSARY. THIS IS THE RESPONSIBILITY OF THE CONTRACTOR. LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR EXISTING CONDITIONS BELOW GRADE.  
 4. ALL CONCRETE WORK TO WITHSTAND 150 MPH WIND LOAD.  
 5. ALL CONCRETE SLABS ON GRADE SHALL BE 3000 PSI IN 28 DAYS.  
 6. CONCRETE SLABS SHALL BE 6" MINIMUM THICKNESS WHERE DESIGNATED AS PARKING AREAS OR AREAS ADJACENT TO HIGHWAYS, TRASH AREA SLABS, ETC. THAT COULD POSSIBLY BE IMPACTED BY AUTOMOBILES. ALL OTHER SLABS ARE TO BE 4" MINIMUM THICKNESS.  
 7. ALL SLABS ARE TO HAVE 6" THICKENED EDGES ON ALL SIDES WITH ONE #3 REBAR CONTINUOUS.  
 8. ALL SLABS, REGARDLESS OF THICKNESS, ARE TO HAVE COMPLETE MAT OF #66 WWM.  
 9. ALL REBAR AND WIRE MESH TO HAVE A MINIMUM OF 2" CONCRETE COVER.  
 10. ALL CONCRETE SLABS SHALL BE POURED IN PLACE OVER A MINIMUM OF 4" OF WELL COMPACTED CRUSHED LIME ROCK OVER WELL COMPACTED SUB GRADE AS PER ASTM STANDARDS.  
 11. CONCRETE CONTRACTOR RESPONSIBLE FOR ALL SUB PREPARATION. ANY EXCAVATION IS THE RESPONSIBILITY OF THE CONCRETE CONTRACTOR AND ALL FILL IS TO BE REMOVED FROM SITE AT EXPENSE OF CONTRACTOR.  
 12. LAYOUT OF ALL CONCRETE SLABS SHALL BE APPROVED PRIOR TO IMPLEMENTATION BY PROJECT LANDSCAPE ARCHITECT.  
 13. ALL EXPOSED EDGES INCLUDING EDGES ADJACENT TO EXISTING COPING, OTHER CONCRETE SLABS, WALKWAYS OF ANY OTHER MATERIAL, ETC. SHALL HAVE HAND TOOLED EDGES, NO EXCEPTIONS. SAW CUT JOINTS WILL NOT BE ACCEPTED.  
 14. WHERE DESIGN CALLS FOR A PATTERN OF HAND TOOLED JOINTS, THESE JOINTS ARE TO BE 1/2" MINIMUM DEPTH WITH STRAIGHT SIDES. WIDTH OF JOINTS TO MATCH HAND TOoled, FLARED OR OBVIOUSLY OVERWORKED JOINTS THAT ARE VISUALLY INCONSISTENT ARE NOT ACCEPTABLE.  
 15. ALL CONCRETE WORK, APARTS DRIVEWAY APPROACHES, SIDEWALKS, ETC. TO BE CONSTRUCTED ON CITY OR COUNTY PROPERTY ARE TO COMPLY WITH APPLICABLE CITY AND/OR COUNTY CODES AND ALL ADA REGULATIONS.  
 16. CURB RAMPS ARE TO COMPLY WITH APPLICABLE CHAPTERS OF THE MOST CURRENT FLORIDA BUILDING CODE AND THE CURRENT ADA (IF APPLICABLE).  
 17. ALL CONCRETE SLABS TO SLOPE A MINIMUM OF 1/8" PER FOOT FOR PROPER DRAINAGE.  
 18. WHERE PLANS CALL FOR ROCK SALT FINISH, USE VARYING SIZES OF ROCK SALT NO SMALLER THAN 1/4" AND NO LARGER THAN 3/8" UNIFORM SALT SIZE WILL NOT BE ACCEPTED.  
 19. CONTRACTOR TO PROVIDE A 4 SQUARE FOOT SAMPLE OF ROCK SALT FINISH WITH AT LEAST ONE HAND TOOLED JOINT FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO IMPLEMENTATION OR REVIEW AN EXAMPLE OF PRIOR WORK DONE BY SAID CONTRACTOR - NOT OTHER CONTRACTOR.  
 20. ANY INTEGRAL COLORING, CHEMICAL STAINS, ETC. CALLED FOR ON THE PLANS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS. SAMPLES TO BE PROVIDED AND APPROVED BY LANDSCAPE ARCHITECT AND/OR CLIENT PRIOR TO IMPLEMENTATION.  
 21. CONCRETE WORK NOT CONFORMING TO THE ABOVE NOTES AND THE PROPER LAYOUT ON THE PLANS WILL BE REMOVED AND REDONE AT THE EXPENSE OF THE CONTRACTOR.  
 22. ALL REINFORCEMENT STEEL SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A615, GRADE 60.  
 23. UNLESS OTHERWISE NOTED, ALL DETAILING, FABRICATION, AND PLACING OF REINFORCING STEEL SHALL CONFORM TO THE MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE MEMBERS.  
 24. MINIMUM COVER FOR REINFORCING STEEL UNLESS OTHERWISE NOTED SHALL BE:  
 A. CONCRETE DEPOSITED AGAINST GROUND: 3"  
 B. CONCRETE EXPOSED TO THE WEATHER OR IN CONTACT WITH THE GROUND: 2"  
 C. SLABS AND WALLS EXPOSED TO THE WEATHER: 1 1/2"

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**SHEET TITLE**  
**HARDSCAPE LAYOUT PLAN**

**DATE** 07/26/2021  
**DESIGN** L.A.  
**DRAWN** L.G.  
**SCALE** 3/32" = 1'-0"

**REVISIONS**  
 1 AS PER ARCHITECTURAL CHANGES 08-05-2021  
 2 AS PER ARCHITECTURAL CHANGES 11-21-2021  
 3 AS PER ZONING COMMENTS 05-23-2022  
 4 AS PER U.F. COMMENTS 05-29-2022  
 5 AS PER NEW POOL/SPA CONFIGURATION 02-06-2023  
 6 AS PER NEW ARCHITECTURE CHANGES 08-14-2023

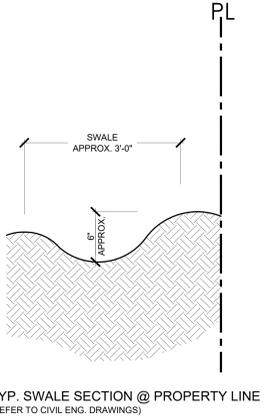


**L-1** 5  
 SHEET OF

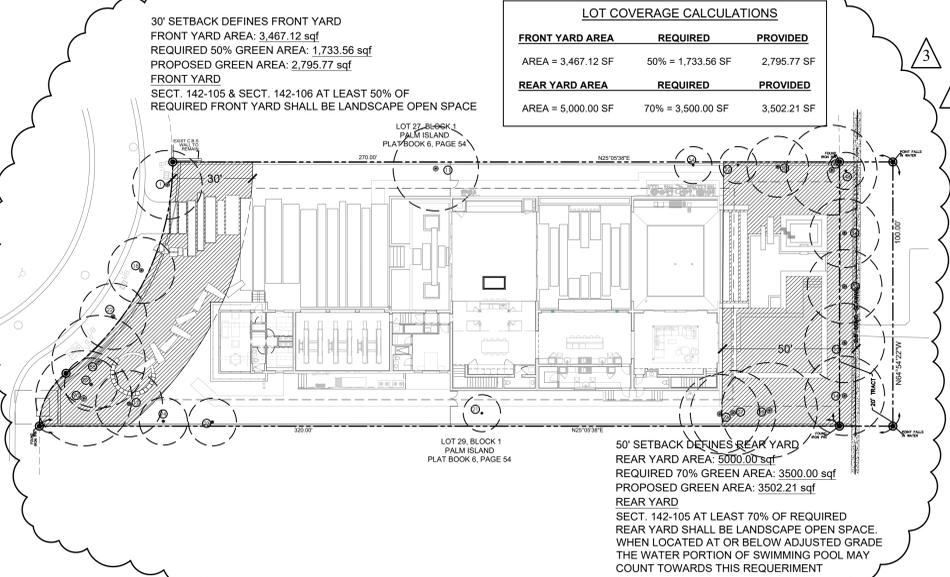
**LOT COVERAGE CALCULATIONS**

| FRONT YARD AREA    | REQUIRED          | PROVIDED    |
|--------------------|-------------------|-------------|
| AREA = 3,467.12 SF | 50% = 1,733.56 SF | 2,795.77 SF |
| REAR YARD AREA     | REQUIRED          | PROVIDED    |
| AREA = 5,000.00 SF | 70% = 3,500.00 SF | 3,502.21 SF |

**NOTE:**  
 AA - THE CONTRACTOR/PERMIT HOLDER SHALL EMPLOY AN EFFECTIVE INTEGRATED MOSQUITO MANAGEMENT PROGRAM UTILIZING BEST MANAGEMENT PRACTICES DURING THE ENTIRE TIME THE PERMIT IS IN EFFECT.  
 BB - CMB RIGHT OF WAY CONSTRUCTION PERMIT IS REQUIRED BEFORE STARTING ANY DEMOLITION AND/OR CONSTRUCTION ACTIVITY INSIDE RIGHT-OF-WAY. THIS PERMIT IS GOING TO BE GRANTED DURING A WALK THROUGH PERMIT PROCESS AT THE PUBLIC WORKS DEPARTMENT ON 4TH FLOOR AT CITY HALL WORKS DEPARTMENT.  
 CC - CONCRETE DECORATIVE DRIVEWAY REQUIRE A CITY OF MIAMI BEACH RIGHT OF WAY PERMITS FOR CONCRETE DECORATIVE DRIVEWAY CONNECTION (PUBLIC WORKS MANUAL PART 1 (SECTION 2/4/4)).  
 DD - LANDSCAPE IMPROVEMENTS WITHIN THE RIGHT-OF-WAY REQUIRE PRELIMINARY APPROVALS FROM THE PUBLIC WORKS URBAN FORESTER PRIOR TO APPLYING FOR A PUBLIC WORKS DEPARTMENT LANDSCAPE RIGHT-OF-WAY CONSTRUCTION PERMIT.  
**NOTE:**  
 1. RECONSTRUCT SWALES/SOD ALONG THE ENTIRE PROPERTY.  
 2. MILL AND RESURFACE 2' AVERAGE USING TYPE S-III ASPHALT MIX DESIGN ON THE DRIVING LANE (10 FOOT WIDE) ALONG THE ENTIRE PROPERTY.  
 3. ANY WORK AND/OR IMPROVEMENTS FROM TO THE RIGHT-OF-WAY INCLUDING LANDSCAPING AND IRRIGATION REQUIRE A SEPARATE CMB PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT.  
 4. ALL CONSTRUCTION AND/OR USE OF EQUIPMENT IN THE RIGHT-OF-WAY WILL REQUIRE A SEPARATE CITY OF MIAMI BEACH PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT PRIOR TO START OF CONSTRUCTION.



**TYP. SWALE SECTION @ PROPERTY LINE**  
 (REFER TO CIVIL ENG. DRAWINGS)  
 SCALE: 1"=1'-0"



PALM AVENUE





**LEWIS AQUIL**  
 LANDSCAPE + ARCHITECTURAL DESIGN, LLC  
 8862 SW 6TH LANE  
 MIAMI, FL 33174  
 PHONE: (305) 661-1855

**MEYERSON RESIDENCE**  
 24 PALM AVENUE  
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SHEET TITLE

**CONSTRUCTION DETAILS**

DATE

07/26/2021

DESIGN

L.A

DRAWN

L.G.

SCALE

1" = 1'-0"

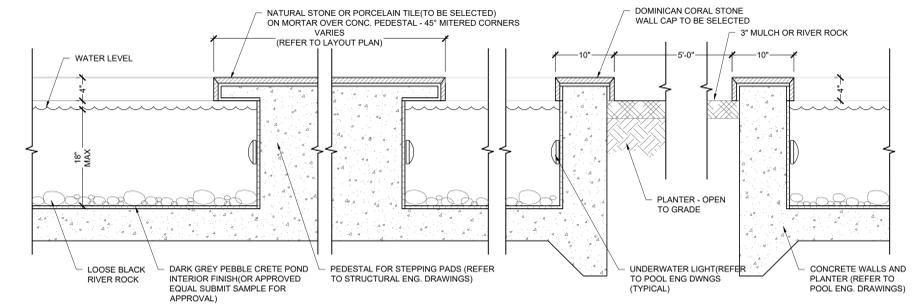
REVISIONS

1 AS PER U.F. COMMENTS 05-26-2022

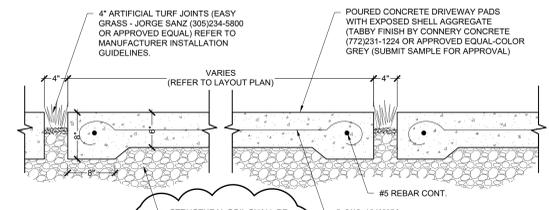
2 AS PER NEW ARCHITECTURE CHANGES 08-14-2023



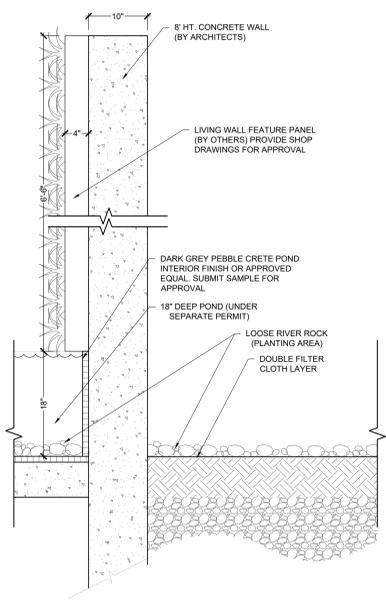
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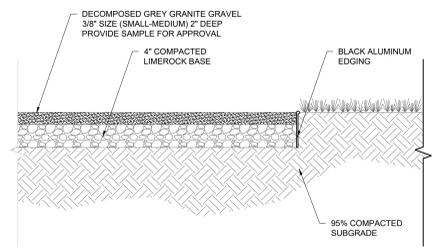
**2 SECTION THRU ENTRY COURTYARD POND**  
 (UNDER SEPARATE PERMIT) SCALE: 1"=1'-0"



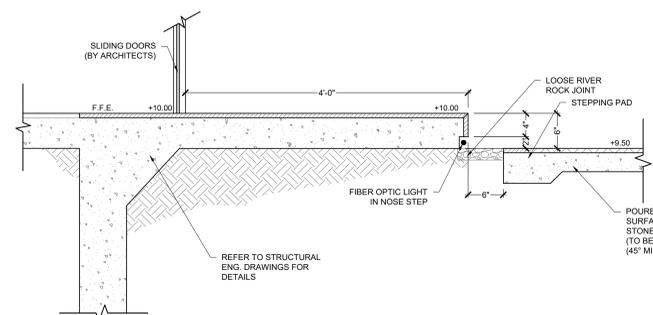
**1 SECTION THRU DRIVEWAY**  
 SCALE: 1"=1'-0"



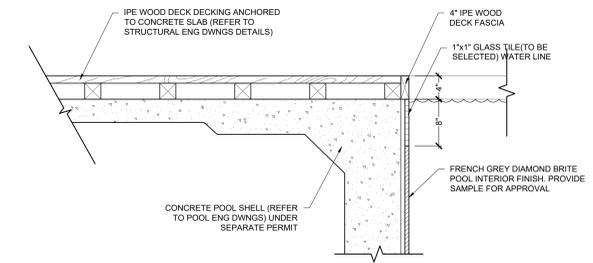
**3 ENTRY LIVING WALL FEATURE / POND SECTION**  
 SCALE: 1"=1'-0"



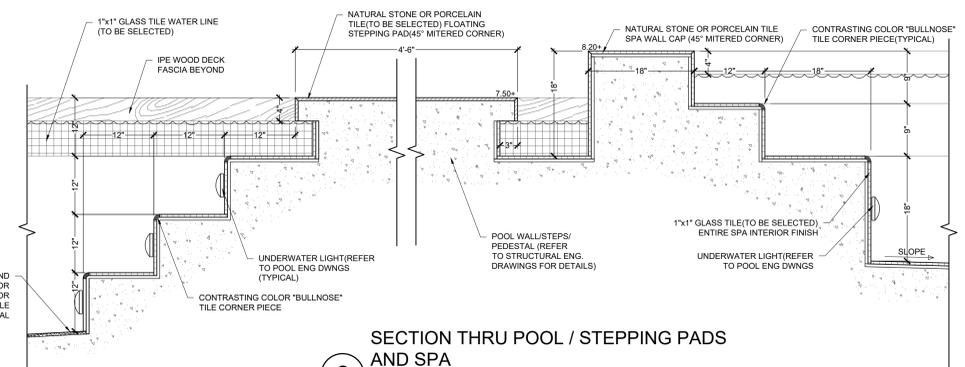
**4 TYPICAL SECTION THRU GRANITE GRAVEL PATH**  
 SCALE: 1"=1'-0"



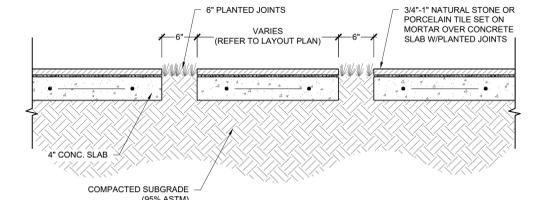
**5 TYPICAL SECTION THRU STEPS AT GARDEN**  
 SCALE: 1"=1'-0"



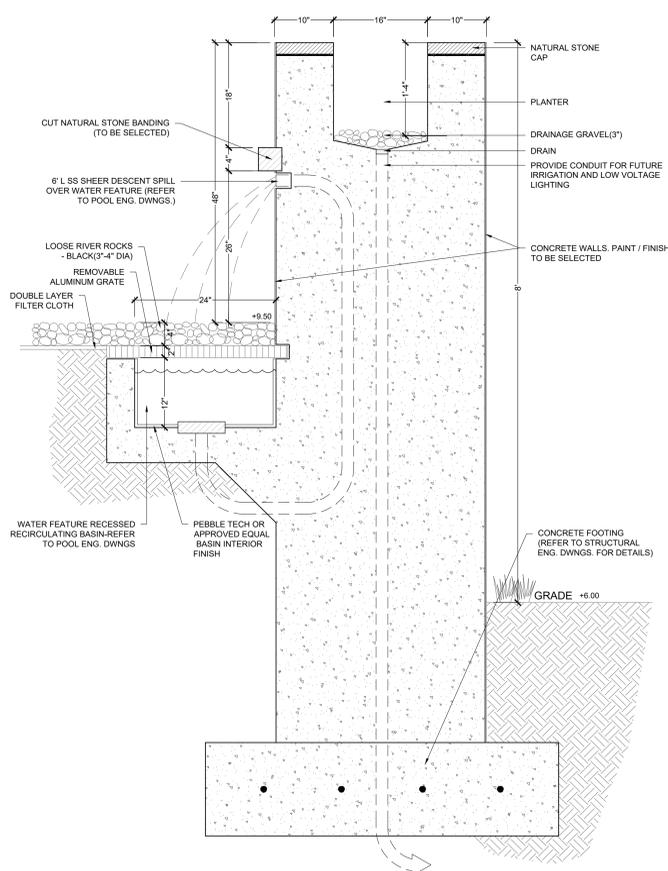
**7 SECTION THRU IPE WOOD DECK/POOL**  
 SCALE: 1"=1'-0"



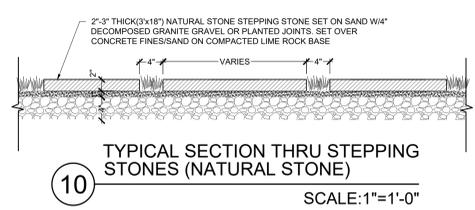
**6 SECTION THRU POOL / STEPPING PADS AND SPA**  
 (UNDER SEPARATE PERMIT) SCALE: 1"=1'-0"



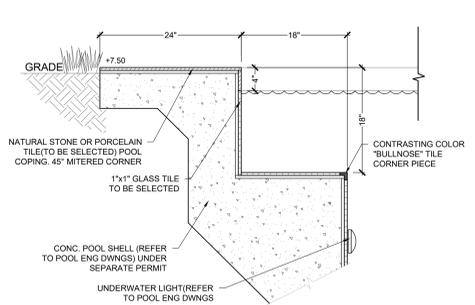
**8 TYPICAL SECTION THRU STEPPING PADS**  
 SCALE: 1"=1'-0"



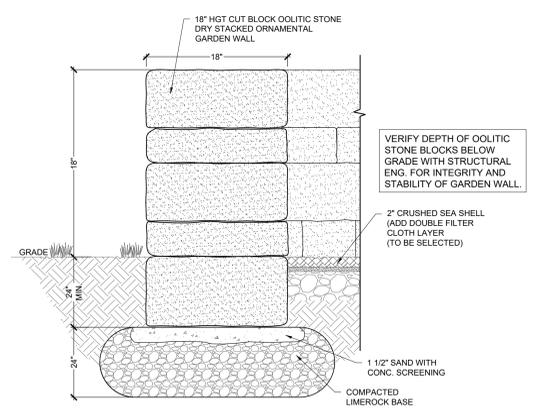
**9 SECTION THRU PLANTER AT SUNKEN GARDEN**  
 (UNDER SEPARATE PERMIT) SCALE: 1"=1'-0"



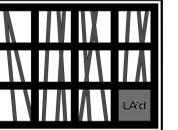
**10 TYPICAL SECTION THRU STEPPING STONES (NATURAL STONE)**  
 SCALE: 1"=1'-0"



**11 SECTION THRU POOL COPING AND SWIMOUT**  
 (UNDER SEPARATE PERMIT) SCALE: 1"=1'-0"



**12 SECTION THRU LOW OOLITIC STONE LANDSCAPE WALL**  
 SCALE: 1"=1'-0"



**LEWIS AQUÍ**

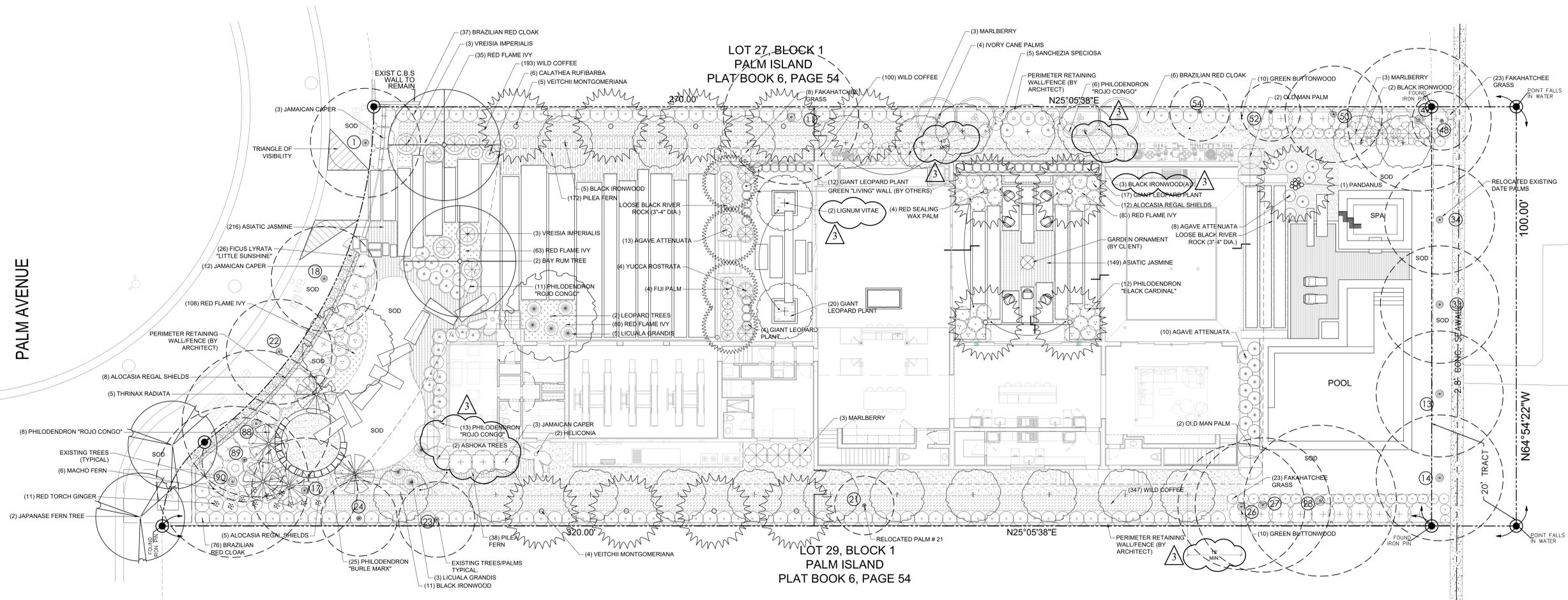
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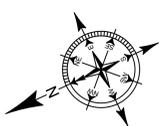
PALM AVENUE

LOT 27, BLOCK 1  
PALM ISLAND  
PLAT BOOK 6, PAGE 54

LOT 29, BLOCK 1  
PALM ISLAND  
PLAT BOOK 6, PAGE 54



NOTE:  
STRUCTURAL SOIL SHALL BE USED UNDERNEATH  
THE DRIVEWAY TO BRIDGE THE TREE ROOT AND  
ADD MORE SOIL VOLUME.



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|  |               |
|--|---------------|
| SHEET TITLE                                    |               |
| LANDSCAPE PLAN                                 |               |
| DATE   | 07/26/2021    |
| DESIGN   | L.A           |
| DRAWN  | L.G.          |
| SCALE  | 3/32" = 1'-0" |
| REVISIONS                                      |               |
| 1 AS PER ARCHITECTURAL CHANGES 08-05-2021      |               |
| 2 AS PER ARCHITECTURAL CHANGES 11-21-2021      |               |
| 3 AS PER U.F. COMMENTS 05-29-2022              |               |
| 4 AS PER NEW POOL/SPA CONFIGURATION 02-06-2023 |               |
| 5 AS PER NEW ARCHITECTURE CHANGES 07-18-2023   |               |
| SEAL   |               |
|  |               |
| 5 OF   | L-3           |

4 1  
3 2

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SHEET TITLE  
**PLANTING LIST AND PLANTING DETAILS**

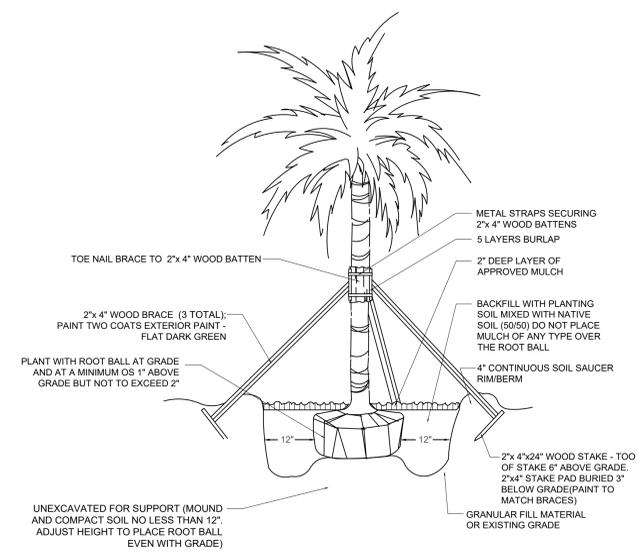
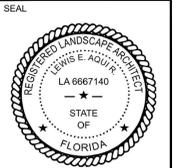
DATE 07/26/2021

DESIGN L.A.

DRAWN L.G.

SCALE N.T.S.

| REVISIONS | AS PER NEW POOL/SPA CONFIGURATION | AS PER ARCHITECTURAL CHANGES | AS PER ARCHITECTURAL CHANGES | AS PER ZONING COMMENTS |
|-----------|-----------------------------------|------------------------------|------------------------------|------------------------|
| 1         |                                   | 08-05-2021                   |                              |                        |
| 2         |                                   | 02-06-2023                   |                              |                        |
| 3         |                                   | 11-21-2021                   |                              |                        |
| 4         |                                   | 08-14-2023                   |                              |                        |



**PALM PLANTING DETAIL**

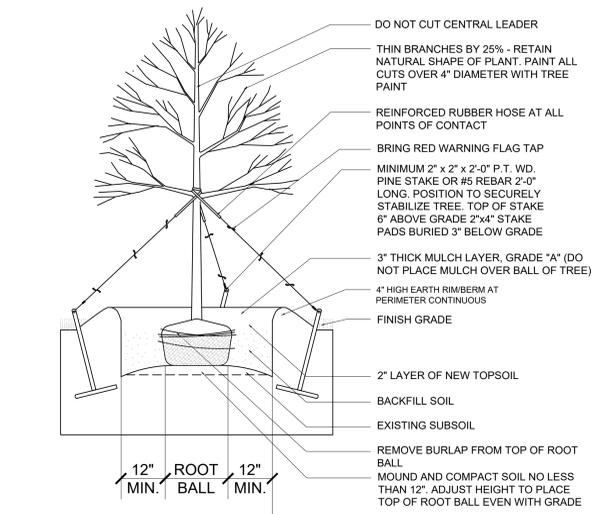
N.T.S.

**PALMS AND TREES LIST**

| EXISTING | NEW | QTY | BOTANICAL NAME           | COMMON NAME            | INSTALLED HT. / SPECS                               | CALIPER INSTALLED (DBH) | HEIGHT AT MATURITY | CANOPY DIAMETER AT MATURITY | NATIVE |
|----------|-----|-----|--------------------------|------------------------|---|-------------------------|--------------------|-----------------------------|--------|
|          | NEW | 2   | Pimenta racemosa         | Bay Rum Tree           | F.G. 16" - 18" HT / 12" - 14" Spr. / Single Leader  | 4"                      | 30'                | 30'                         | Yes    |
|          | NEW | 2   | Lignum Vitae             | Lignum Vitae           | 45 Gal/12' OA HT /With Character/3'-4' CT/5'-6' Spr | 2"                      | 10'                | 8'                          | Yes    |
|          | NEW | 2   | Caesalpinia ferraria     | Leopard Tree           | 16' OA, HT, Single Leader/ 8' - 8' Spr              | 4"                      | 30'                | 20'                         | Yes    |
|          | NEW | 4   | Coccothrinax crinita     | Old Man Palm           | 45 Gal. (7' - 8' HT.)                               | 8"                      | 25'                | 8'                          | No     |
|          | NEW | 4   | Cyrtostachys renda       | Red Sealing Wax Palm   | 15 Gal./Shade Crown /Full/7'-8' OA, HT.             | Multi-Trunk             | 20'                | 10'                         | No     |
|          | NEW | 2   | Filicium decipiens       | Japanese Fern Tree     | 16' OA HT/ 8' Spr/Single Leader 4' CT Min           | 4"                      | 20'                | 15'                         | No     |
|          | NEW | 3   | Krugiodendron ferreum(A) | Black Ironwood         | 14" - 16" OA, HT, Single Leader / 6' - 8' Spr       | 4"                      | 30'                | 30'                         | Yes    |
|          | NEW | 18  | Krugiodendron ferreum    | Black Ironwood         | 12' OA HT/4'-8' Spr/Single Leader Tree Form         | 2"                      | 15'                | 20'                         | Yes    |
|          | NEW | 8   | Liuouia grandis          | Liuouia Palm           | 15 Gal. / 7' 6" HT.                                 | N/A                     | 5.7'               | N/A                         | No     |
|          | NEW | 4   | Pinanga coronata         | Ivory Cane Palm        | 6' - 7' HT, 25 Gal./Sun Grown                       | N/A                     | 20'-25'            | N/A                         | No     |
|          | NEW | 2   | Polyalthia longifolia    | Ashoka Tree            | 45 Gal. / 10' - 12' HT, Full to Base                | N/A                     | 20'-25'            | N/A                         | No     |
|          | NEW | 4   | Pritchardia pacifica     | Fiji Palm              | 45 Gal. 7'-9' HT.                                   | 4"                      | 35'                | 10'-15'                     | No     |
|          | NEW | 5   | Thrinax radiata          | Florida Thatch Palm    | 45 Gal. / 8' - 10' OA HT - Heavy                    | 4"                      | 15'-20'            | 10'                         | Yes    |
|          | NEW | 9   | Veitchia montgomeryana   | Veitchia montgomeryana | 18' OA, HT, 10' CT Min./Single/Matched              | 6"                      | 30'                | 15'                         | No     |

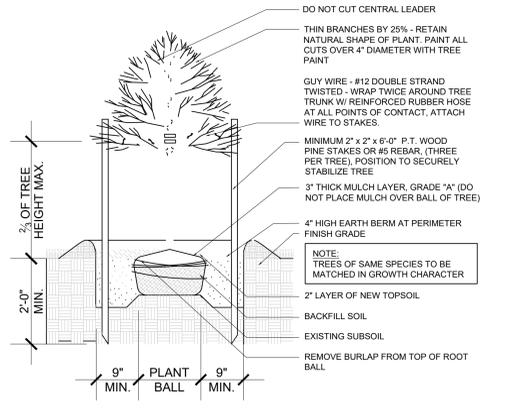
**SHRUBS AND GROUND COVER**

| NEW / EXISTING | QTY | BOTANICAL NAME                 | COMMON NAME                   | INSTALLED HT. / SPECS                           | CALIPER INSTALLED (DBH) | HEIGHT AT MATURITY | CANOPY DIAMETER AT MATURITY | NATIVE |
|----------------|-----|--------------------------------|-------------------------------|---|-------------------------|--------------------|-----------------------------|--------|
| NEW            | 31  | Agave attenuata                | Agave Atenuata                | 7 Gal. Full                                     | N/A                     | 5'                 | N/A                         | No     |
| NEW            | 11  | Alpinia zerumbet               | Red Torch Ginger              | 7 Gal.  | N/A                     | N/A                | N/A                         | No     |
| NEW            | 25  | Alocasia 'Regal Shields'       | Alocasia 'Regal Shields'      | 7 Gal. / 36" O.C.                               | N/A                     | 3'                 | N/A                         | No     |
| NEW            | 9   | Ardisia escallonioides         | Marberry                      | 15 Gal./6'-8' HT/3'-4' spr Full to Base         | N/A                     | 6'                 | N/A                         | Yes    |
| NEW            | 6   | Catathra rubra                 | Fuzzy Feathers                | 7 Gal. / Full                                   | N/A                     | 30"                | N/A                         | No     |
| NEW            | 18  | Capparis cynophallophora       | Jamaica Caper                 | 15 Gal. 5' HT. x 3' Spr.                        | N/A                     | 10'                | 5'                          | Yes    |
| NEW            | 20  | Conocarpus erectus             | Green Buttonwood              | 15 Gal./6'-8' HT/3'-4' spr Full to Base         | N/A                     | Hedge              | N/A                         | Yes    |
| NEW            | 53  | Fartugium japonicum 'Gigantea' | Giant Leopard Plant           | 3 Gal. 18" O.C.                                 | N/A                     | 18" - 24"          | N/A                         | No     |
| NEW            | 26  | Ficus lyrata                   | Ficus 'Little Sunshine'       | 3 Gal. / Full                                   | N/A                     | Vine               | Vine                        | No     |
| NEW            | 369 | Hemegaphis atemata             | Red Flame Ivy                 | 3 Gal. @ 12" O.C.                               | N/A                     | 4"                 | N/A                         | No     |
| NEW            | 2   | Heliconia                      | Heliconia                     | 15 Gal.   | N/A                     | 10'                | N/A                         | No     |
| NEW            | 119 | Megasekasma erythroclamyx      | Brazilian Red Cloak           | 15 Gal./Low Branched/Full/4'-5' OA HT           | N/A                     | 10'                | N/A                         | No     |
| NEW            | 6   | Nephrolepis falcata            | Macho Fern                    | 7 Gal./Full/ 38" O.C.                           | N/A                     | 4'                 | N/A                         | No     |
| NEW            | 1   | Pandanus utilis                | Screw Pine                    | Specimen with Character/Multi-Trunk/16'-18' HT. | N/A                     | 35'                | 10'-15'                     | No     |
| NEW            | 38  | Philodendron 'Roj Congo'       | Philodendron 'Roj Congo'      | 3 Gal. / 24" O.C.                               | N/A                     | 30"                | N/A                         | No     |
| NEW            | 12  | Philodendron 'Black Cardinal'  | Philodendron 'Black Cardinal' | 10" Pots  | N/A                     | N/A                | N/A                         | No     |
| NEW            | 25  | Philodendron 'Burlie Marx'     | Philodendron 'Burlie Marx'    | 3 Gal. / 18" x 18" / 18" O.C./Full              | N/A                     | 3'                 | N/A                         | No     |
| NEW            | 210 | Pilea microphylla              | Pilea Fern                    | Gal. - 18" O.C./Full                            | N/A                     | 18"                | N/A                         | No     |
| NEW            | 640 | Psychotria nervosa             | Wild Coffee                   | 7 Gal. Full to Base / 24"-30" HT./18" O.C.      | N/A                     | 36"                | N/A                         | Yes    |
| NEW            | 5   | Sanchezia elton                | Sanchezia Elton               | 15 Gal. Full/ 8" - 8' HT                        | N/A                     | 36"-42"            | N/A                         | No     |
| NEW            | 365 | Trachelospermum asiaticum      | Asiatic Jasmine               | Gal. Full.                                      | N/A                     | 10"                | N/A                         | No     |
| NEW            | 54  | Tripsacum dactyloides          | Fakahatchee Grass             | 3 Gal. Full 30" HT. 36" O.C.                    | N/A                     | 36"-42"            | N/A                         | Yes    |
| NEW            | 6   | Vreisia imperialis             | Vreisia imperialis            | 7 Gal / Full/ 30" x 30"                         | N/A                     | 36"                | N/A                         | No     |
| NEW            | 4   | Yucca rostrata                 | Yucca Rostrata                | 45 Gal./6'-8' HT/ Single Head                   | N/A                     | 7'                 | N/A                         | No     |



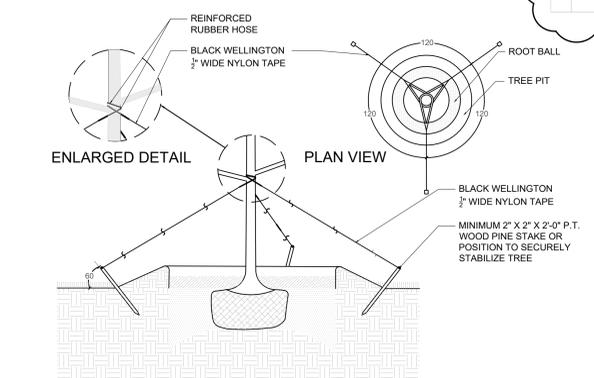
**TREE PLANTING & GUYING DETAIL**

N.T.S.



**SPECIMEN TREE GUYING DETAIL**

N.T.S.



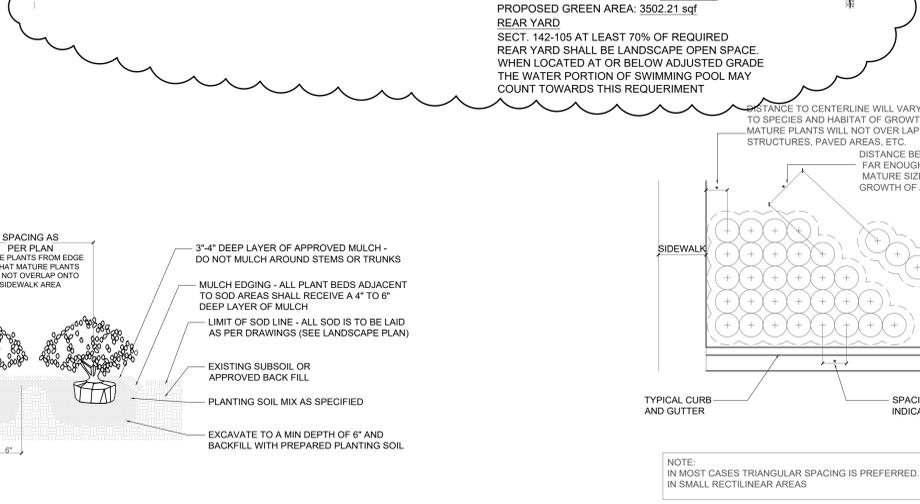
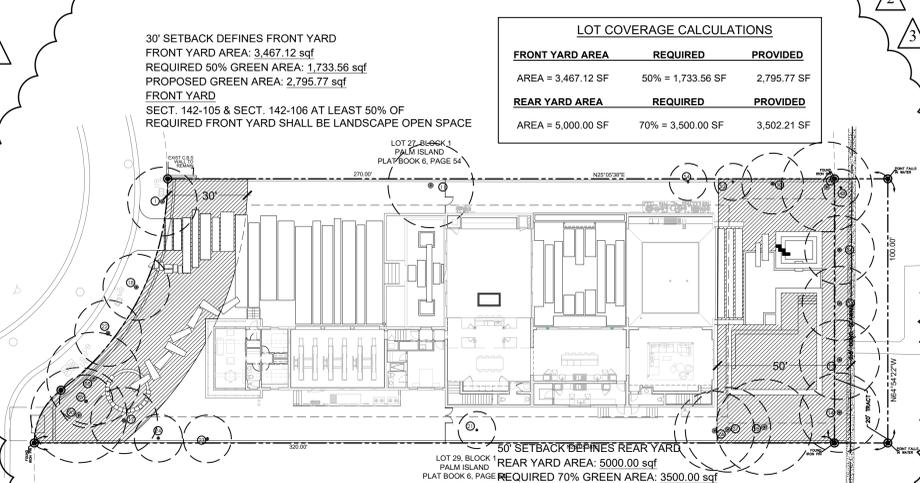
**TYPICAL TREE GUYING DETAIL**

N.T.S.

**CITY OF MIAMI BEACH LANDSCAPE LEGEND**

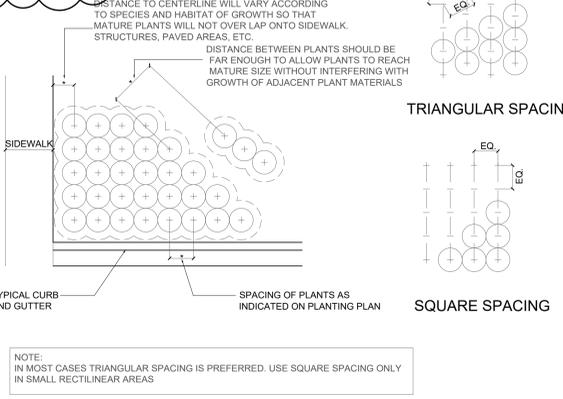
Zoning District R5-1 Lot Area 27,529.11 Acres 0.63

| OPEN SPACE (REFER TO OPEN SPACE CALCULATION ON THIS SHEET)  | REQUIRED/ALLOWED    | PROVIDED |
|---|---------------------|----------|
| A. Square feet of required Open Space as indicated on site plan:<br>Lot Area = _____ s.f. x _____ % = _____ s.f.  | REFER TO THIS SHEET |          |
| B. Square feet of parking lot open space required as indicated on site plan:<br>Number of parking spaces _____ x 10 s.f. parking space = _____                                    | REFER TO THIS SHEET |          |
| C. Total square feet of landscaped open space required: A+B= _____  | REFER TO THIS SHEET |          |
| <b>LAWN AREA CALCULATION</b>  |                     |          |
| A. Square feet of landscaped open space required  | 3,397.14            | 3,795.95 |
| B. Maximum lawn area (sod) permitted: _____ 50 % x 3,397.14 s.f.  | 1,698.57            | 1,340    |
| <b>TREES</b>  |                     |          |
| A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= _____ 27 trees x _____ net lot acres - (2) of existing trees= 25 | 25                  | 27       |
| B. % Natives required: Number of trees provided x 30% = _____ 8 x 25 =  | 8                   | 25       |
| C. % Low maintenance / drought and salt tolerant required: _____ 14 x 25 =  | 14                  | 25       |
| D. Street Trees (maximum average spacing of 20' o.c.) _____ linear feet along street divided by 20' = _____   | 6                   | 6        |
| E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): _____ linear feet along street divided by 20' = _____                         | N/A                 |          |
| <b>SHRUBS</b>   |                     |          |
| A. Number of shrubs required: Sum of lot and street trees req. x 12= _____ 396  | 1110                |          |
| B. % Native shrubs required: Number of shrubs provided x 50%= _____ 555   | 732                 |          |
| <b>LARGE SHRUBS OR SMALL TREES</b>  |                     |          |
| A. Number of large shrubs or small trees required: Number of required shrubs x 10%= _____ 40  | 47                  |          |
| B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%= _____ 29  | 47                  |          |



**TYPICAL SHRUB PLANTING DETAIL**

N.T.S.



**TYPICAL CONTAINER SPACING**

N.T.S.

CONVENTIONAL BRACING / GUYING SYSTEM CAN BE SUBSTITUTED BY A SUBGRADE ANCHORING SYSTEM. WWW.PLATIPUS.US OR APPROVED EQUAL

LANDSCAPE SPECIFICATIONS

1.00 GENERAL

1.01 The Contractor is reminded that the General Conditions and / or Special Conditions of this contract govern the work of this section of the Specifications whether attached hereto or not. Subcontractors undertaking to perform work under this Section shall be made fully aware of these documents and of their responsibilities and obligations thereunder. In the event of any discrepancies between the drawings and specifications and the following 'Scope of Work', the latter shall prevail.

2.00 SCOPE OF WORK

2.01 The work of this Section shall include all labor, materials, equipment, appliances, and accessories necessary for the complete performance of all excavation, grading, planting and backfill work in accordance with these Specifications and the Contract Drawing. Without restricting the generality of the foregoing, the items listed below and similar items shown on the Contract Drawings shall constitute the work of this Section:  
 A. Finish grading and final site preparation of all areas to be landscaped.  
 B. Furnishing and incorporating fertilizer and other soil amendments.  
 C. Furnishing plant materials and grass materials and installing same.  
 D. Furnishing and placing 'Planting Mixture' and other miscellaneous items to complete the work.  
 E. Replacement of unsatisfactory plant material.  
 F. Clean-up.

3.00 SITE PREPARATION and SITE SITEWARDSHIP FOR SUSTAINABLE SITES

3.01 The Contractor shall provide finish grading and final preparation of all areas to be landscaped to within 6" of finish grade. This will require raking and pulverizing of all areas in order to crumble dirt, clogs and / or debris. The Landscape Contractor shall be responsible for finish grading, which is the top 6" of the site.

3.02 The Contractor must perform the following preventative measures for erosion controls during construction:  
 Stockpile and Protect disturbed Topsoil from erosion;  
 Control the path and velocity of runoff with silt fencing or equivalent;  
 Protect sewer inlets, streams, and lakes with straw bales or silt fencing;  
 Provide swales to divert surface water from hillsides, use tiers, erosion blankets, compost blankets, etc. on sloped areas.

3.03 Contractor must minimize disturbed area of site where site is not previously developed by following tree / plant protection plan and enforcing 'No Disturbance Zones' quarantined by use of Construction tape or Fencing.  
 When site is previously developed, Contractor must enforce Tree / Plant protection Plan and use Hay bales, silt fencing, etc. for erosion controls.

3.04 All Landscaping must be 24" from finish wall of structures for pest control measures.

4.00 MATERIALS

4.01 Plant materials shall be furnished by the Landscape Contractor and as indicated on the plans. All plant materials shall meet or exceed the following standards.  
 A. Plant species and sizes shall conform with plant list. Nomenclature shall conform to Standardized plant names, in accordance with the latest edition of the Florida Department of Agriculture's Grades and Standards for Nursery Plants.  
 B. All plants shall be nursery grown or as stipulated herein and shall comply with all required inspections, grading standards and plant regulations as set forth in the Florida Department of Agriculture 'Grades and Standards for Nursery Plants', including revisions. Ensure that plant materials are shipped with tags stating the botanical and common name of the plant.  
 C. The minimum grade for all trees, palms, shrubs, and groundcovers shall be Florida No. 1 and shall meet or exceed the size and quality standards of the American Association of Nursery Stock, sponsored by the American Association of Nurserymen, latest addition, unless otherwise indicated and all plants shall be sound, healthy and vigorous, well-branched and densely foliated when in leaf. They shall have healthy, well developed root systems and shall be free of disease and insect pests, eggs or larvae. Florida Fancy material shall be provided where plant list specifies 'specimen'.  
 D. The determining measurements for trees shall be the height and spread, and shall be measured from the top of the plant to the root crown, not to include the immediate terminal growth. Their width shall be measured across the normal spread of the branches. Both measurements shall be made with the plants in their normal position.  
 E. Plants larger in size than those specified may be used with approval of the Landscape Architect. If the use of the larger plants is approved, the ball of earth or spread of roots shall be increased proportionately.  
 F. Container grown plants the same quality as balled and burlapped plants may be substituted in lieu thereof. Plants grown in containers shall be delivered and remain in the containers in a shady location until planted. Plants in containers shall be watered prior to transportation and shall be kept moist until planted. The container must be removed prior to planting, with care as not to injure the roots.  
 G. Grass materials shall consist of the following:

1. Sod: Solid sod shall be as indicated on the drawings. Sod must be strongly rooted and free of pernicious weeds. Mow to a height not to exceed 1 1/2" before lifting. Lifts shall have a uniform thickness of 1 inch to 1 1/2 inches. Sod containing nutgrass, lippia water sedge, dollar weed, or other common turfweed species (if applicable), will not be accepted.
2. Sodding installation :
  - a) Sodding shall be done as soon as practical following finish grading. Ground shall be covered with a 4" blanket of soil using specified 60/40 top soil mixture where necessary to create a 4" soil blanket. The day before sod installation, the contractor shall rake 50# Milorganite per 1000 sf of area to receive sod. Ground shall be leveled with the back of a rake and sod laid with joints closely butted so that no voids are visible, keeping surface of sod flush with the adjoining seeded areas and or pavements. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Hand tamp to ensure contact with subgrade, and water thoroughly with a fine spray immediately after laying.

- b) After sod is in place, it shall be top dressed with sufficient sharp, clean 60% sand/40% muck soil mix to fill all voids remaining and thoroughly watered to wash the top dressing into the sodded surface.
- c) All sod areas shall then be rolled using a vibrating #1500 sod roller. The contractor shall apply a preemergent herbicide to all sodded areas.
- d) It is the Landscape Contractor's responsibility to keep new sod properly watered until completion of the contract. All watering shall meet specifications according to 'Grades and Standards' Section 983.

H. Substitutions in plant species or size will be made only with prior written permission of the Landscape Architect.  
 I. If, in the opinion of the Landscape Architect, materials and /or work do not conform with the plans and specifications, it may be rejected and upon rejection, must be removed immediately from the site by the Contractor and replaced.  
 J. The Contractor shall be responsible for the certification and inspection of plant material that may be required by local, state, or federal authorities and shall bear the cost of the same, if any.

4.02 Materials used to install the job shall meet or exceed the following standards:  
 A. Planting soil mix to be used for 4" soil blankets and backfilling around trees shall be: similar to the existing soil in PH, texture, permeability and other characteristics. The use of structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavement.  
 B. Fertilizers: Fertilizer shall be delivered mixed as specified in standard bags, sealed, and showing weight by analysis and name of manufacturer. Fertilizer shall be stored in weatherproof storage and in such a manner that its effectiveness will not be impaired.  
 C. Mulch: Mulch shall be shredded melaleuca, Grade B, clean, bright, and free of weeds, moss, sticks, and other debris. Install at 3" deep.  
 D. Water: All water required for the execution of the work shall be supplied at the site by the Owner.

5.00 INSTALLATION

5.01 The Planting operations used to install the job shall meet or exceed the following standards:  
 A. Excavation of Plant Pits: Plant pit excavations shall be roughly cylindrical in shape, with their side approximately vertical. Pit shall be excavated so that bottom of pit is same depth as root ball. Plants shall be centered in the hole, with the trunk location as shown in the plans. Holes for balled and burlapped plants shall be large enough to allow 12" minimum (depending on root ball size) of back fill around the sides of the root ball, and 12" of back fill beneath the root ball. In all cases the diameter of the plant hole shall be twice the diameter of the root ball. Where excess material has been excavated from the plant hole, the excavated material may be used to backfill to the proper level. Mix existing excavated material in 50% / 50% ratio with new planting soil mix. The Contractor, in excavation for plantings shall take care not to damage underground utilities or other sub-surface obstructions, and shall be held liable for their repair, if damaged.  
 B. Setting Plants: All trees shall be set so, that when settled, the top of the root ball will be flush with the surrounding area of the finish grade or slightly above finish grade. Each plant shall be planted in planting soil mix in the center of the pit. Shrubs shall be set flush with the surrounding finish grade of the planting area. The back fill shall be made with prepared planting in mixture as specified herein and shall be firmly rodded and watered, so that no air-pockets remain. The quantity of water applied immediately upon planting shall be sufficient to thoroughly moisten all of the backfilled earth. Plants shall be kept in a moistened condition the duration of the planting.  
 C. Staking and Guying: All trees shall be staked or guyed as shown in the details and according to the following specifications.
 

1. Use wide plastic, rubber or other flexible strapping materials to support the tree to stakes or ground anchors that will give as the tree moves in any direction up to 30 degrees. Use strapping material 'Arbor Tie' by Deep Root (800) 458-7668 dark green color, or approved equal. Do not use rope or wire through a hose. Use guy chords, hose or any other thin bracing or anchorage material which has a minimum 12" (300 mm) length of high visibility flagging tape secured to guys, midway between the tree and stakes for safety.
2. Stake trees larger than 1" [25 mm] diameter and smaller than 2" [50 mm] diameter with a 2" by 2" [50 by 50 mm] stake, set at least 2' [0.6 m] in ground and extending to the crown of the plant. Firmly fasten the plant to the stake with flexible strapping materials as noted above.
3. TREES OF 2 TO 3 1/2" [50 MM TO 90 MM] CALIPER: Stake all trees, other than palm trees, larger than 2" [50 mm] caliper and smaller than 3 1/2" [90 mm] caliper with two 2" by 4" [50 by 100 mm] stakes, 8' [2.4 m] long, set 2' [0.6 m] in the ground. Place the tree midway between the stakes and hold it firmly in place by flexible strapping materials as noted above.

4. LARGE TREES: Guy all trees, other than palm trees, larger than 3 1/2" [90 mm] caliper, from at least three points, with flexible strapping materials as noted above. Anchor flexible strapping to 2" by 4" by 24" [50 by 100 by 600 mm] stakes, driven into the ground such that the top of the stake is at least 3" [75 mm] below the finished ground.
5. SPECIAL REQUIREMENTS FOR PALM TREES: Brace palms which are to be staked with three 2" by 4" [50 by 100 mm] wood braces, toe-nailed to cleats which are securely banded at two points to the palm, at a point one third the height of the trunk. Pad the trunk with five layers of burlap under the cleats. Place braces approximately 120 degrees apart and secure them underground by 2" by 4" by 12" [50 by 100 by 300 mm] stake pads. Paint wood flat dark green exterior paint, two coats.
6. TREE PROTECTION AND ROOT BARRIERS: Install tree barriers when called for in the Contract Documents or by the Landscape Architect to protect existing trees from damage during project construction. Place barricades at the drip line of the tree foliage or as far from the base of the tree trunk as possible. Barricades shall be able to withstand bumps by heavy equipment and trucks. Maintain barricades in good condition. When called for in the Contract Documents, install root barriers or fabrics in accordance with the details shown.

- D. Pruning: All broken or damaged roots or branches shall be cut smoothly and the tops of all trees shall be pruned in a manner complying with standard horticultural practice. At the time pruning is completed, all remaining wood shall be alive.
- E. Mulching: Within one week after planting, mulch material, consisting of shredded Eucalyptus or Pinebark shall be uniformly applied to a minimum loose thickness of 2 inches, over the entire area of the backfilled hole or bed. The mulch shall be maintained continuously in place until the time of final inspection, and must be a minimum of 2 inches thick to be accepted. Mulch shall not be placed against stems or trunks.
- F. Fertilizing: Feeding of all trees and specimen shrubs shall be done with slow release, 'Woodace' Briquettes, 17 gram, tablet fertilizer, analysis 14-3-3, as per manufacturer's instructions. Fertilizing shall not occur until after flush of new growth.

6.00 MAINTENANCE

6.01 Maintenance shall include watering, weeding, mowing, fertilizing, treating, mulching, trimming, removal or replacement of dead or diseased plants and removal of refuse and debris on a regular basis so as to continue a healthy growing condition and present a neat and well-kept appearance at all times.  
 6.02 Shade trees shall be maintained at a minimum canopy diameter of thirty (30) feet in accordance with the American National Standards Institute, A-300 standards or similar accepted standards as published.  
 6.03 A landscape sight triangle shall be provided and visibility maintained as per local code requirements.  
 6.04 Plant material which block visibility shall be removed by the property owner or maintained so as to allow clear visibility of oncoming traffic. (pending public works department approval)  
 6.05 Landscaping shall be inspected periodically by the department to insure proper maintenance. The owner, tenant or other agent shall be notified in writing, of any areas which are not being properly maintained and shall provide corrective action within thirty (30) calendar days from the time of notification.  
 6.06 All newly installed planting material will be maintained in a condition that meets or exceeds Florida Grade #1 and has a (1) year replacement guarantee.

7.00 GUARANTEE

7.01 The Landscape Contractor shall guarantee and maintain all new field grown trees for a period of one year, and all field grown palms for a period of one year. All containerized trees, palms, shrubs and groundcovers for a period of 1 year, and all sod for a period of 1 year. The Landscape Contractor shall replace at the direction of the Landscape Architect all trees, shrubs, or groundcovers deemed by the Landscape Architect to be unacceptable, due to death or damage; acts of God, Owner negligence and vandalism excepted.  
 7.02 New material used to replace material unacceptable to the Landscape Architect, shall be guaranteed for similar period from date of installation  
 8.00 FINAL INSPECTION AND ACCEPTANCE  
 8.01 The Landscape Contractor shall advise the Landscape Architect in writing at the end of the guarantee period that the project is ready for final inspection. Only upon notification to the Landscape Architect by the Landscape Contractor in writing and subsequent inspection attended by the Landscape Contractor shall the requirements of the guarantee be met.  
 9.00 CLEAN-UP  
 9.01 Upon completion of all work under this section, and intermittently as required, the Landscape Contractor shall clear the site of all debris, superfluous material and all equipment to the satisfaction of the Landscape Architect  
 10.00 All plant material is subject to the specifications of Florida's Grades and Standards, Revised unless otherwise noted. Compliance with ANSI A300, part 5, 6 & 8 and other relevant ANSI A300 standards shall be adhered to in the strictest sense of the standard language. All work shall be in compliance with ANSI Z133.1 and other industry safety standards. Any questions or concerns regarding the specifications should be immediately addressed in writing to the landscape architect of record or the owner's representative. Without such questions or concerns it is assumed and accepted that the landscape contractor has a full and complete understanding of all standards which may affect the performance in the execution of these specifications. Landscape contractor is responsible for the selection of plant material that fits the grade specified in this document. The plant material shall be considered accepted by the landscape contractor at the exact time of installation.

All plant material shall be Grade #1 or better.

Landscape contractor shall perform his own quantity take off. Plan supersedes plant list. Any discrepancy should be called to the attention of LA  
 No substitution on species on size or quantity can be made without approval from LA

11.00 Nursery Support Poles shall be removed at the Nursery, prior to delivery, any trees delivered with the nursery poles will not be accepted; and therefore rejected, with the exception of the following trees species: Clusia rosea and Silver buttonwood trees.  
 12.00 **End.**



**LEWIS AQUILINO**

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 PHONE: (305) 661-1855

**MEYERSON RESIDENCE**  
 24 PALM AVENUE  
 MIAMI BEACH, FL - 33139

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SHEET TITLE

LANDSCAPE SPECIFICATIONS

DATE 07/26/2021

DESIGN L.A

DRAWN L.G.

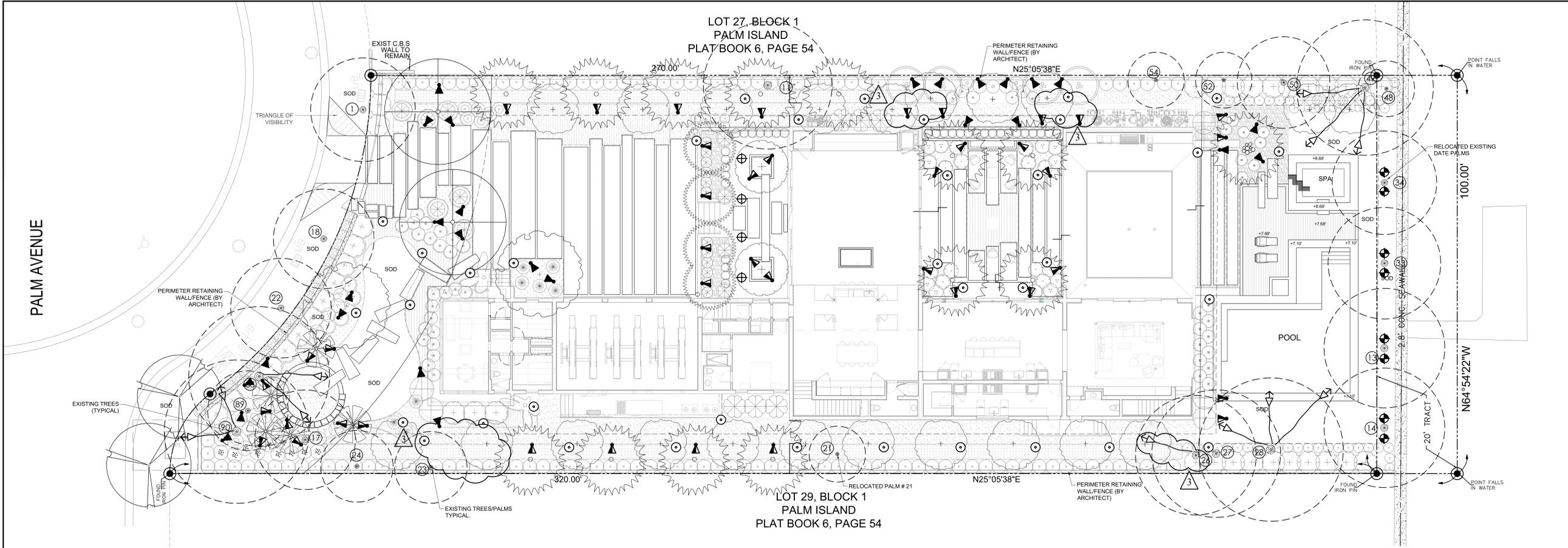
SCALE N.T.S.

REVISIONS

SEAL

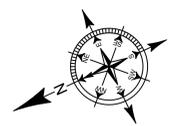


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 SHEET OF



**NOTE:**  
 ALL LIGHT FIXTURES SHALL COMPLY WITH DIVISION 5.29. OUTDOOR LIGHTING SHALL BE DESIGNED SO THAT ANY OVERSPILL OF LIGHTING ONTO ADJACENT PROPERTIES SHALL NOT EXCEED ONE HALF FOOTCANDLE (VERTICAL) AND SHALL NOT EXCEED ONE HALF FOOTCANDLE (HORIZONTAL) ILLUMINATION ON ADJACENT PROPERTIES OR STRUCTURES. AN OUTDOOR LIGHTING INSTALLATION SHALL NOT BE PLACED IN PERMANENT USE UNTIL A LETTER OF COMPLIANCE FROM A REGISTERED ENGINEER OR ARCHITECT OR THE DULY AUTHORIZED REPRESENTATIVE OF SUCH ENGINEER OR ARCHITECT IS PROVIDED STATING THAT THE INSTALLATION HAS BEEN FIELD CHECKED AND MEETS THE REQUIREMENTS AS SET FORTH ABOVE.

**NOTES:**  
 - CIRCUITRY BY OTHERS  
 - FIXTURE MODEL, STYLE AND FINISH IS SUBJECT TO CLIENT'S FINAL SELECTION.  
 - REFER TO THE ELECTRICAL ENG. PLANS AND/OR LIGHTING CONTRACTOR/CONSULTANT FOR CIRCUIT LOAD, CIRCUIT NUMBER, ETC.  
 - LOCATION OF LIGHT FIXTURES ON PLAN IS A GRAPHIC REPRESENTATION ONLY. ADJUSTMENTS SHALL BE MADE ON-SITE ACCORDINGLY.



**VLO 12V LED High Lumen Accent** Additional Specs

**DIMENSIONS**

**MECHANICAL & HOUSING SPECIFICATION**

|                         |   |
|-------------------------|---|
| Diameter/Height         | 6" L x 2.7" H x 4.2" H                          |
| Fixture Rotation Range  | +25° - 90° from vertical (115° Full)            |
| Housing Material        | Cast Aluminum, Cast Brass                       |
| Housing Color & Surface | AZT, BKT or CBR<br>Aluminum 1.5 lb / Brass 3 lb |

**FINISH OPTIONS**

- AZT - Textured Architectural Bronze
- BKT - Textured Black
- CBR - Centennial Brass

**PERFORMANCE**

| Output Position      | Level 1 | Level 2 |
|----------------------|---------|---------|
| Lumen Output         | 1000 lm | 1200 lm |
| Input Voltage        | 9V-15V  | 9V-15V  |
| Power (VA) @ 12V AC  | 19VA    | 23VA    |
| Power (W) @ 12V AC   | 14W     | 18W     |
| Efficacy (lm/W @ AC) | 71lm/W  | 67lm/W  |
| Halogen Equivalents  | 100W    | 120W    |

**SPECIFICATIONS**

**Fixture**

|                       |                     |
|-----------------------|---------------------|
| Number of LEDs        | 1 High Output COB   |
| Color Temperature     | 2700K, 3000K, 5000K |
| Color Rendering Index | 80+                 |
| Beam Angle            | 15°, 35°, and 60°   |
| Binning               | 3 Step              |
| Orientation           | Up or Down          |

**Input**

|                 |                        |
|-----------------|------------------------|
| Input Frequency | 47 - 63Hz              |
| Input Current   | 1.6mA / 1.9mA @ 12VAC  |
| Inrush Current  | 8A @ 12VAC             |
| Efficiency      | 85% @ 12VAC, max. load |
| Power Factor    | 0.75 @ 12VAC           |

**Environmental**

|                                 |  |
|---------------------------------|--|
| Environmental Protection Rating | Wet IP66                                   |
| Operation Ambient Temperature   | -25°C - +40°C                              |
| Lumen Maintenance (L70)         | 50,000 Hours                               |
| System Surge Protection Rating  | 2.5kV fixture, 6kV system with transformer |

**Stepped Dome 12V 2700K Path Light Centennial Brass** 15820/CBR27

**SPECIFICATIONS**

**Certifications/Qualifications**

|        |  |
|--------|--|
| Prop65 | Yes  |
|        | <a href="http://www.kichler.com/warranty">www.kichler.com/warranty</a> |

**Dimensions**

|        |        |
|--------|--------|
| Height | 22.50" |
| Length | 6.25"  |
| Width  | 6.25"  |

**Electrical**

|                         |          |
|-------------------------|----------|
| Operating Voltage Range | 9-15 VAC |
| Voltage                 | 12V      |

**Light Source**

|                        |            |
|------------------------|------------|
| Delivered Lumens       | 160        |
| Lamp Included          | Integrated |
| Light Source           | LED        |
| Max or Nominal Watt    | 2.00       |
| # of Bulbs/LED Modules | 3          |
| Max Wattage/Range      | 4W         |
| Volt-Amperes (VA)      | 3.00       |

**Mounting/Installation**

|                 |           |
|-----------------|-----------|
| Connector       | Yes       |
| Location Rating | Wet       |
| Wire Connectors | Wire Nuts |

**Photometrics**

|                                  |       |
|----------------------------------|-------|
| Color Rendering Index            | 80    |
| Delivered Efficacy (Lumens/Watt) | 84    |
| Kelvin Temperature               | 2700K |

**FIXTURE ATTRIBUTES**

|                              |  |
|------------------------------|--|
| Housing                      | Primary Material: BRASS  |
| Product/Ordering Information | SKU: 15820CBR27<br>Finish: Centennial Brass<br>UPC: 783927569481 |

**Finish Options**

- Centennial Brass
- Copper
- Textured Architectural Bronze
- Textured Black

**ALSO IN THIS FAMILY**

**VLO 12V LED In-Ground Accent** Additional Specs

**DIMENSIONS**

**PERFORMANCE**

| Output Position      | Level 1 | Level 2 | Level 3 |
|----------------------|---------|---------|---------|
| Lumen Output         | 350 lm  | 550 lm  | 850 lm  |
| Input Voltage        | 9V-15V  | 9V-15V  | 9V-15V  |
| Power (VA) @ 12V AC  | 8VA     | 11.75VA | 16.1VA  |
| Power (W) @ 12V DC   | 5.3W    | 8.3W    | 12W     |
| Efficacy (lm/W @ DC) | 66 lm/W | 66 lm/W | 71 lm/W |
| Halogen Equivalents  | 35W     | 50W     | 90W     |

**AVAILABLE FINISH**

- CBR - Centennial Brass

**SPECIFICATIONS**

**Fixture**

|                       |                   |
|-----------------------|-------------------|
| Number of LEDs        | 1 High Output COB |
| Color Temperature     | 2700K, 3000K      |
| Color Rendering Index | 80+               |
| Beam Angles           | 15°, 35°, 60°     |
| Binning               | 3 Step            |

**Input**

|                 |                       |
|-----------------|-----------------------|
| Input Frequency | 47 - 63Hz             |
| Input Current   | 1A max @ 12VAC        |
| Inrush Current  | 15A max               |
| Efficiency      | Up to 71 lm/W @ 12VAC |
| Power Factor    | 0.74 @ 12VAC          |

**Environmental**

|                                 |               |
|---------------------------------|---------------|
| Environmental Protection Rating | Wet IP67      |
| Operation Ambient Temperature   | -25°C - +40°C |
| Lumen Maintenance (L70)         | 50,000 Hours  |

**LOAD CHART**

| Power (VA) | 10 AWG                    | 12 AWG     | 14 AWG    | 16 AWG    |
|------------|---------------------------|------------|-----------|-----------|
| 0-20 VA    | 1860/567 m                | 1150/351 m | 730/223 m | 450/137 m |
| 40 VA      | 930/283 m                 | 580/177 m  | 370/113 m | 230/70 m  |
| 60 VA      | 620/189 m                 | 390/119 m  | 240/73 m  | 150/46 m  |
| 80 VA      | 470/143 m                 | 290/88 m   | 180/55 m  | 110/34 m  |
| 100 VA     | 370/113 m                 | 230/70 m   | 140/43 m  | 90/27 m   |
| >100 VA    | Consult Technical Support |            |           |           |

**OPTIONAL ACCESSORIES**

**Warranty**

5 Year Limited Warranty

**LIGHT FIXTURES BY KICHLER OR APPROVED EQUAL**

| LEGEND |   |      |
|--------|---|------|
| SYMBOL | SPECIFICATION   | QTY. |
| ⚡      | LOW VOLTAGE (12V) LED BRASS -ACCENT UP LIGHT -GROUND STAKE MOUNTED/AND ADJUSTABLE HEIGHT STEM) -15 WATTS KICHLER MODEL # 16160 CBR27  | 27   |
| ⚡      | LOW VOLTAGE (12V) LED BRASS -ACCENT UP LIGHT -GROUND STAKE MOUNTED/AND ADJUSTABLE HEIGHT STEM) -9 WATTS KICHLER MODEL # 16160 CBR27   | 41   |
| ⊙      | KICHLER MODEL # 15820 CBR27 WITH INGROUND STAKE PATH LIGHT 2 W/ LOW VOLTAGE LED / BRASS   | 36   |
| ⬇      | LOW VOLTAGE (12V) LED -ACCENT DOWN LIGHT -TREE MOUNTED WITH ADJUSTABLE STRAP- DO NOT USE NAILS OR SCREWS IF STRAP IS NOT AVAILABLE USE KICHLER TREE BRACKET MODEL # 15516 CBR / BRASS -12 WATTS KICHLER MODEL # 16160 CBR27 | 11   |
| ⊙      | KICHLER LOW VOLTAGE (12V) LED BRASS FINISH IN GROUND FIXTURE MODEL # 16024 BRASS CBR27 - 7 W (WITH GLARE SHIELD IF APPLICABLE)  | 8    |
| ⊙      | UNDERWATER LIGHT FIXTURE REFER TO POOL ENG. DRAWINGS  | 4    |

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**SHEET TITLE**

**LANDSCAPE LIGHTING PLAN**

**DATE** 07/26/2021

**DESIGN** L.A

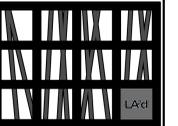
**DRAWN** L.G.

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

**REVISIONS**

|   |                                   |            |
|---|-----------------------------------|------------|
| 1 | AS PER NEW POOL/SPA CONFIGURATION | 08-05-2021 |
| 2 | AS PER ARCHITECTURAL CHANGES      | 02-06-2023 |
| 3 | AS PER U.F. COMMENTS              | 11-21-2021 |
| 4 | AS PER NEW ARCHITECTURE CHANGES   | 08-14-2023 |

**SEAL**



**LEWIS AQUL**

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**MEYERSON RESIDENCE**  
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SHEET TITLE

LANDSCAPE PLAN

DATE 07/26/2021

DESIGN L.A

DRAWN L.G.

SCALE 3/32" = 1'-0"

REVISIONS

SEAL



IR-1  
SHEET OF

**NOTES:**  
THIS PLAN SHALL BE USED AS A GUIDE TO LOCATE IRRIGATION ELEMENTS.  
IRRIGATION SHALL BE INSTALLED TO MATCH SITE CONDITIONS.  
ALL NEW IRRIGATION SHALL BE OPERABLE UPON COMPLETION OF PROJECT.  
THIS IRRIGATION SYSTEM WAS DESIGNED USING INFORMATION PROVIDED BY THE ARCHITECT.

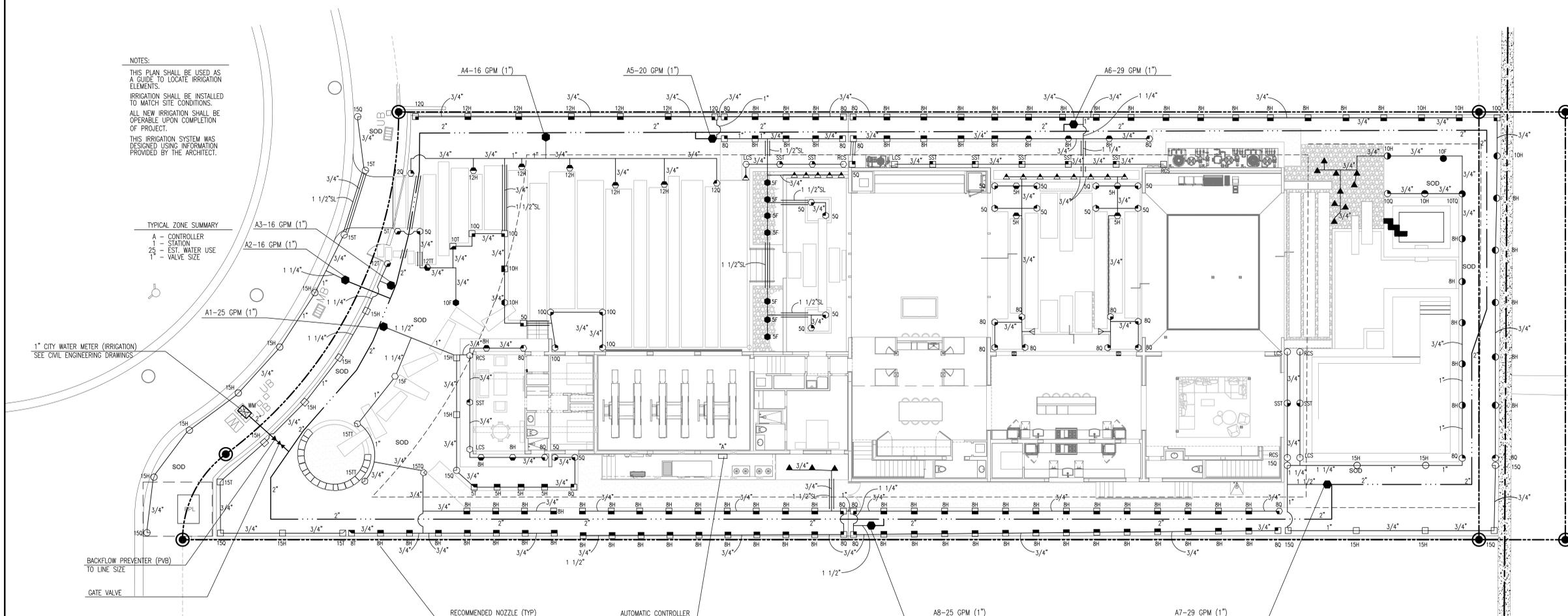
**TYPICAL ZONE SUMMARY**  
A - CONTROLLER  
1 - STATION  
23 - EST. WATER USE  
1" - VALVE SIZE

1" CITY WATER METER (IRRIGATION)  
SEE CIVIL ENGINEERING DRAWINGS

BACKFLOW PREVENTER (PVB)  
TO LINE SIZE  
GATE VALVE

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

AUTOMATIC CONTROLLER  
INSTALL RAIN SENSOR



**LEGEND**

| SYMBOL    | MODEL NO.                    | DESCRIPTION                        | * EST. QUANTITY |
|-----------|------------------------------|------------------------------------|-----------------|
| ▲         | 1401                         | RAINBIRD ADJ. FLOOD BUBBLER        | 12              |
| ▲         | 5H-B                         | RAINBIRD ADJ. STREAM BUBBLER       | 14              |
| ▲         | 5CST-B                       | RAINBIRD ADJ. STREAM BUBBLER       | 02              |
| ■         | 1800-MPR-50                  | RAINBIRD ADJ. SHRUB SPRAY (RISER)  | 02              |
| ■         | 1800-MPR-5T                  | RAINBIRD ADJ. SHRUB SPRAY (RISER)  | 01              |
| ■         | 1800-MPR-5H                  | RAINBIRD ADJ. SHRUB SPRAY (RISER)  | 03              |
| ■         | 1800-MPR-80                  | RAINBIRD ADJ. SHRUB SPRAY (RISER)  | 11              |
| ■         | 1800-MPR-8T                  | RAINBIRD ADJ. SHRUB SPRAY (RISER)  | 01              |
| ■         | 1800-MPR-8H                  | RAINBIRD ADJ. SHRUB SPRAY (RISER)  | 01              |
| ■         | 1800-MPR-100                 | RAINBIRD ADJ. SHRUB SPRAY (RISER)  | 03              |
| ■         | 1800-MPR-10T                 | RAINBIRD ADJ. SHRUB SPRAY (RISER)  | 01              |
| ■         | 1800-MPR-10H                 | RAINBIRD ADJ. SHRUB SPRAY (RISER)  | 02              |
| ■         | 1800-MPR-120                 | RAINBIRD ADJ. SHRUB SPRAY (RISER)  | 02              |
| ■         | 1800-MPR-12T                 | RAINBIRD ADJ. SHRUB SPRAY (RISER)  | 00              |
| ■         | 1800-MPR-12H                 | RAINBIRD ADJ. SHRUB SPRAY (RISER)  | 03              |
| ■         | 1800-MPR-15LCS               | RAINBIRD ADJ. SHRUB SPRAY (RISER)  | 01              |
| ■         | 1800-MPR-15RCS               | RAINBIRD ADJ. SHRUB SPRAY (RISER)  | 01              |
| ■         | 1800-MPR-15SST               | RAINBIRD ADJ. SHRUB SPRAY (RISER)  | 05              |
| ■         | 1800-MPR-15T                 | RAINBIRD ADJ. SHRUB SPRAY (RISER)  | 03              |
| ■         | 1800-MPR-15H                 | RAINBIRD ADJ. SHRUB SPRAY (RISER)  | 02              |
| ○         | 1806-MPR-80                  | RAINBIRD ADJ. POP-UP SPRAY (6")    | 02              |
| ○         | 1806-MPR-8H                  | RAINBIRD ADJ. POP-UP SPRAY (6")    | 10              |
| ○         | 1806-MPR-100                 | RAINBIRD ADJ. POP-UP SPRAY (6")    | 01              |
| ○         | 1806-MPR-10H                 | RAINBIRD ADJ. POP-UP SPRAY (6")    | 03              |
| ○         | 1806-MPR-10T0                | RAINBIRD ADJ. POP-UP SPRAY (6")    | 01              |
| ○         | 1806-MPR-10F                 | RAINBIRD ADJ. POP-UP SPRAY (6")    | 01              |
| ○         | 1806-MPR-15Q                 | RAINBIRD ADJ. POP-UP SPRAY (6")    | 05              |
| ○         | 1806-MPR-15T                 | RAINBIRD ADJ. POP-UP SPRAY (6")    | 02              |
| ○         | 1806-MPR-15H                 | RAINBIRD ADJ. POP-UP SPRAY (6")    | 07              |
| ○         | 1806-MPR-15LCS               | RAINBIRD ADJ. POP-UP SPRAY (6")    | 02              |
| ○         | 1806-MPR-15RCS               | RAINBIRD ADJ. POP-UP SPRAY (6")    | 02              |
| ○         | 1806-MPR-15SST               | RAINBIRD ADJ. POP-UP SPRAY (6")    | 02              |
| ○         | 1812-MPR-50                  | RAINBIRD ADJ. POP-UP SPRAY (12")   | 14              |
| ○         | 1812-MPR-5H                  | RAINBIRD ADJ. POP-UP SPRAY (12")   | 06              |
| ○         | 1812-MPR-5T                  | RAINBIRD ADJ. POP-UP SPRAY (12")   | 07              |
| ○         | 1812-MPR-80                  | RAINBIRD ADJ. POP-UP SPRAY (12")   | 12              |
| ○         | 1812-MPR-8H                  | RAINBIRD ADJ. POP-UP SPRAY (12")   | 06              |
| ○         | 1812-MPR-100                 | RAINBIRD ADJ. POP-UP SPRAY (12")   | 04              |
| ○         | 1812-MPR-10H                 | RAINBIRD ADJ. POP-UP SPRAY (12")   | 01              |
| ○         | 1812-MPR-120                 | RAINBIRD ADJ. POP-UP SPRAY (12")   | 01              |
| ○         | 1812-MPR-12T                 | RAINBIRD ADJ. POP-UP SPRAY (12")   | 01              |
| ○         | 1812-MPR-12H                 | RAINBIRD ADJ. POP-UP SPRAY (12")   | 05              |
| ○         | 1812-MPR-12T                 | RAINBIRD ADJ. POP-UP SPRAY (12")   | 02              |
| ○         | 1812-MPR-15T0                | RAINBIRD ADJ. POP-UP SPRAY (12")   | 01              |
| ○         | 1812-MPR-15T                 | RAINBIRD ADJ. POP-UP SPRAY (12")   | 02              |
| ○         | 1812-MPR-15F                 | RAINBIRD ADJ. POP-UP SPRAY (12")   | 01              |
| ○         | 1812-MPR-15LCS               | RAINBIRD ADJ. POP-UP SPRAY (12")   | 02              |
| ○         | 1812-MPR-15RCS               | RAINBIRD ADJ. POP-UP SPRAY (12")   | 03              |
| ○         | 1812-MPR-15SST               | RAINBIRD ADJ. POP-UP SPRAY (12")   | 02              |
| ●         | PEBS SERIES                  | 1" RAIN BIRD 24 VAC SOLENOID VALVE | 08              |
| NOT SHOWN | ESP-IM2-12                   | RAIN BIRD AUTOMATIC CONTROLLER     | 01              |
| NOT SHOWN | RSD-BEX                      | RAIN BIRD RAIN SENSOR              | 01              |
| ▼         | 765 (1")                     | FEBCO PRESSURE VACUUM BREAKER      | 01              |
| NOT SHOWN | PAIGE DIRECT BURIAL U/F WIRE | #14 AWG VALVE CONTROL              | AS REQUIRED     |
| NOT SHOWN |                              | #12 AWG VALVE COMMON               | AS REQUIRED     |
| NOT SHOWN | SCH 40 PVC                   | SLEEVES                            | AS REQUIRED     |
| NOT SHOWN |                              | SHRUB RISERS                       | AS REQUIRED     |
| NOT SHOWN |                              | PVC FITTINGS                       | AS REQUIRED     |
| NOT SHOWN | SDR 21, CLASS 200 PVC        | MAIN                               | AS REQUIRED     |
| NOT SHOWN |                              | LATERALS (3/4")                    | AS REQUIRED     |
| NOT SHOWN | SDR 26, CLASS 160 PVC        | LATERALS (1" AND LARGER)           | AS REQUIRED     |
| NOT SHOWN |                              | GATE VALVE (TO LINE SIZE)          | 01              |
| NOT SHOWN |                              | VALVE BOXES                        | 07              |
| NOT SHOWN |                              | 1" CITY WATER METER                | 01              |
| NOT SHOWN |                              | METALIC TAPE                       | AS REQUIRED     |

NOTES: ABOVE QUANTITIES ARE FOR COMPARISON ONLY. CONTRACTOR SHALL VERIFY PRIOR TO SUBMITTING BID.

**ZONE SUMMARY CHART**

| STA NO. | VALVE | SPRINKLER TYPE | VALVE SIZE | WATER DEMAND | RUN TIME  | WEEKLY USAGE  |
|---------|-------|----------------|------------|--------------|-----------|---------------|
| 1       | A1    | SPRAY          | 1"         | 25 GPM       | 60 MIN/WK | 1500 GAL/WK   |
| 2       | A2    | SPRAY          | 1"         | 16 GPM       | 60 MIN/WK | 960 GAL/WK    |
| 3       | A3    | SPRAY          | 1"         | 16 GPM       | 60 MIN/WK | 960 GAL/WK    |
| 4       | A4    | SPRAY          | 1"         | 16 GPM       | 60 MIN/WK | 960 GAL/WK    |
| 5       | A5    | SPRAY          | 1"         | 20 GPM       | 60 MIN/WK | 1200 GAL/WK   |
| 6       | A6    | SPRAY          | 1"         | 29 GPM       | 60 MIN/WK | 1740 GAL/WK   |
| 7       | A7    | SPRAY          | 1"         | 29 GPM       | 60 MIN/WK | 1740 GAL/WK   |
| 8       | A8    | SPRAY          | 1"         | 25 GPM       | 60 MIN/WK | 1500 GAL/WK   |
| 9-12    | SPARE |                |            |              |           | 10,560 GAL/WK |

\* TO APPLY 1.5 IN/WK

**IRRIGATION NOTES & SPECIFICATIONS**

AUTOMATIC IRRIGATION SYSTEM WATER DEMAND / ZONE REFER TO PLAN  
WATER SOURCE 1" CITY WATER METER  
PRESSURE REQUIRED 50 PSI

**GENERAL**

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

IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH APPENDIX "F" OF THE SOUTH FLORIDA BUILDING CODE.

IRRIGATION DESIGN BASED ON "LANDSCAPE PLAN" DATED FEBRUARY 2022. CONTRACTOR SHALL REFER TO THIS PLAN TO COORDINATE SPRINKLER LOCATIONS AND PIPE ROUTING WITH NEW AND EXISTING PLANT LOCATIONS.

THIS IRRIGATION PLAN SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL INSTALL IRRIGATION TO MATCH ON SITE CONDITIONS AND TO OVERCOME THE INHERENT INACCURACIES THAT RESULT WHEN DESIGNING FROM BASE PLANS SCALED AT 3/32" = 1'.

THIS IRRIGATION HAS BEEN DESIGNED AS A TYPICAL BLOCK VALVE TYPE USING RAINBIRD SPRAY SPRINKLERS, IN-LINE VALVES, AND CONTROL SYSTEM. RAIN SENSOR SHALL BE INSTALLED TO CONSERVE WATER.

THE WATER SOURCE SHALL BE A 1" CITY WATER METER. CONTRACTOR SHALL TEST CITY WATER PRESSURE AT THE SOURCE PRIOR TO INSTALLATION AND SHALL VERIFY THAT CITY PRESSURE IS MAINTAINED ABOVE 50 PSI WHEN IRRIGATION IS PROGRAMMED TO OPERATE.

BACKFLOW PREVENTION SHALL BE INSTALLED TO MEET LOCAL CODE REQUIREMENTS FOR CROSS CONNECTION CONTROL. A PRESSURE VACUUM BREAKER HAS BEEN SPECIFIED.

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

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

ANY DAMAGE TO EXISTING STRUCTURES AND UTILITIES DUE TO CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS FOR CONSULTANT'S REVIEW.

**PIPING**

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

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

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

ALL MAIN LINES AND LATERALS SIZED 3/4" SHALL BE SDR 21, CLASS 200, LATERALS SIZED 1" AND LARGER SHALL BE SDR 26, CLASS 160.

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

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

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

THE BACKFLOW PREVENTER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND SHALL BE LOCATED TO BE CONCEALED FROM VIEW.

A GATE VALVE SHALL BE INSTALLED FOR ISOLATION. THIS VALVE SHALL BE TO LINE SIZE AND INSTALLED IN A VALVE BOX. POROUS MATERIAL SHALL BE INSTALLED PER BOX TO PROMOTE DRAINAGE.

FLUSH IRRIGATION SYSTEM WITH WATER TO CLEAR LINES OF FOREIGN MATERIAL AFTER SYSTEM ASSEMBLY IS COMPLETE AND PRIOR TO INSTALLATION OF SPRINKLER HEADS. CAP AND PLUG OUTLETS AND FILL LINES WITH WATER. PRESSURIZE ASSEMBLY TO 100 PSI AND SHUT OFF PUMP. SYSTEM SHALL HOLD AT 100 PSI FOR ONE HOUR AT NO LOSS OF PRESSURE. INSTALL SPRINKLER HEADS AFTER APPROVAL OF TEST RESULTS.

**SPRINKLERS**

SPRINKLER LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR LANDSCAPING, SITE LIGHTING, PREVAILING WIND, MOUNDING, SIGNAGE, ETC. TO INSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW ONTO WALKWAYS.

SPRAY HEADS SHALL BE RAINBIRD 1800 SERIES. SIX INCH POP-UP TYPE SHALL BE INSTALLED IN AREAS LANDSCAPED WITH SOD AND MULCH, TWELVE INCH POP UP TYPE SHALL BE INSTALLED IN AREAS LANDSCAPED WITH GROUND COVER AND LOW SHRUBS AND SHRUB HEADS AND BUBBLERS SHALL BE INSTALLED IN AREAS LANDSCAPED WITH TALL SHRUBS AND PALMS.

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

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

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

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

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

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

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

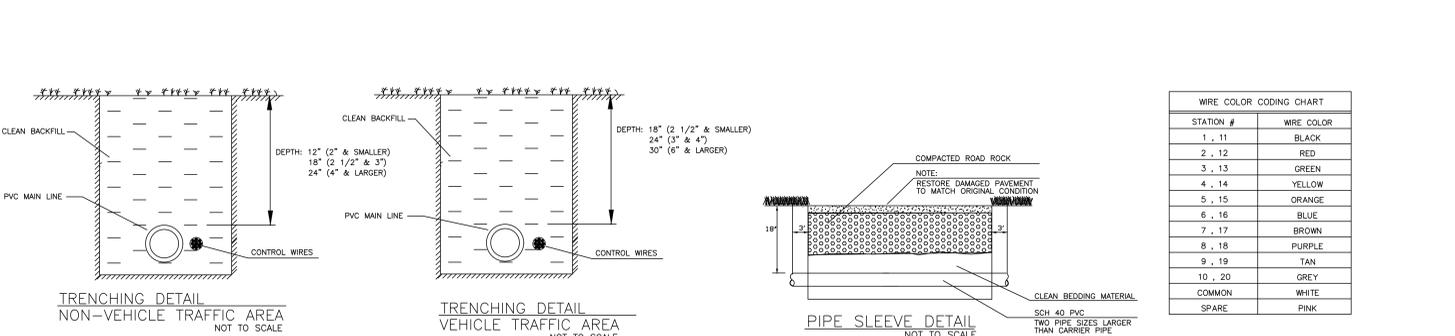
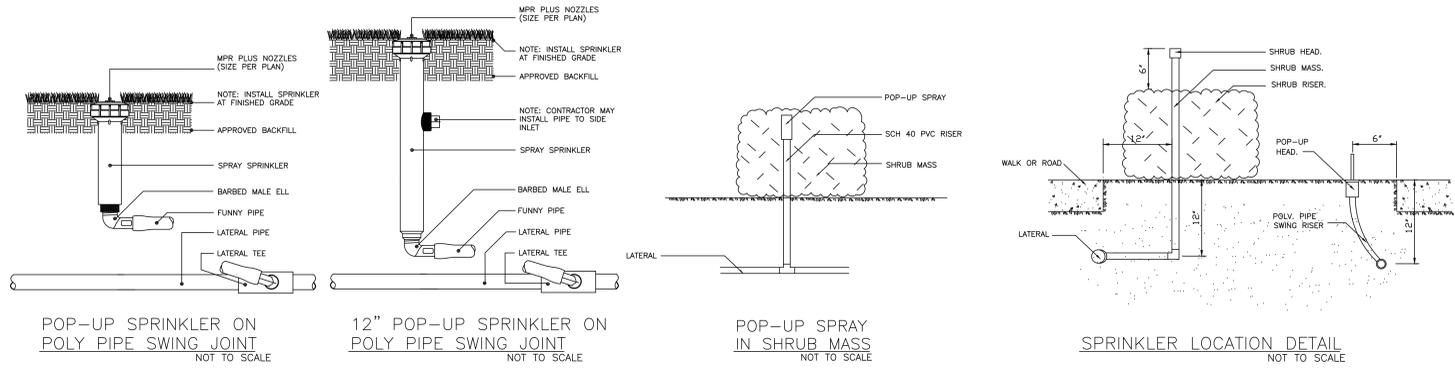
AN INDIVIDUAL CONTROL WIRE SHALL BE ROUTED TO EACH VALVE AND VALVES WHICH OPERATE SIMULTANEOUSLY SHALL BE TIED TOGETHER AT THE CONTROLLER.

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

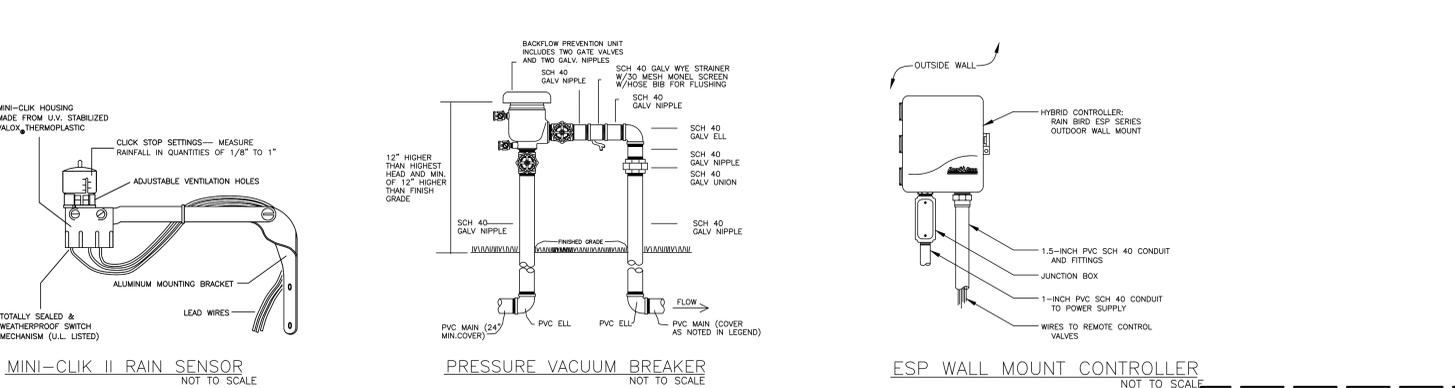
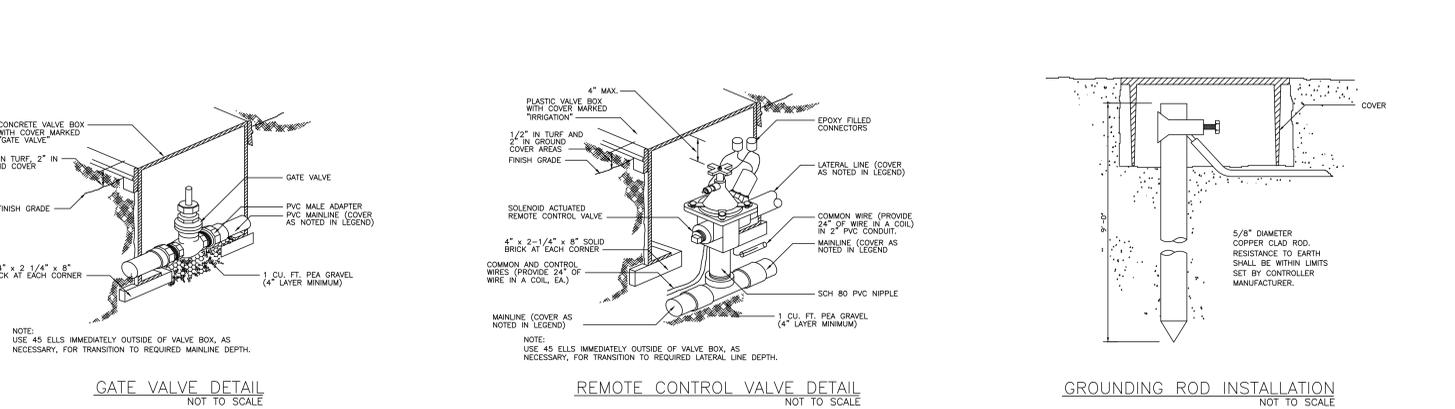
WATER CONSERVATION EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. THE RAIN SENSOR SHALL BE PLACED ON A STATIONARY STRUCTURE, MINIMUM OF 5' CLEARANCE FROM OTHER OUTDOOR EQUIPMENT, FREE AND CLEAR OF ANY TREE CANOPY OR OTHER OVERHEAD OBSTRUCTION, AND ABOVE THE HEIGHT OF SPRINKLER COVERAGE.

**TIMING AND PRECIPITATION**

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



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



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| SHEET TITLE    |               |
|----------------|---------------|
| LANDSCAPE PLAN |               |
| DATE           | 07/26/2021    |
| DESIGN         | L.A           |
| DRAWN          | L.G.          |
| SCALE          | 3/32" = 1'-0" |
| REVISIONS      |               |
| SEAL           |               |

