

LANDSCAPE + ARCHITECTURAL DESIGN, LLC

8862 SW 6TH LANE  
MIAMI, FL 33174  
PHONE: (305) 661-1855

MEYERSON RESIDENCE  
24 PALM AVENUE  
MIAMI BEACH, FL - 33139

PALM AVENUE

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

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

#### 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 6' 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.

INDICATES EXISTING TREES ( TO REMAIN OR RELOCATED )

#### 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.
9. NO RUNOFF WATER IS ALLOWED TO BE DISCHARGED INTO ANY ADJACENT PROPERTIES, BAY OR PUBLIC ROW.
10. SPOT ELEVATIONS ARE ONLY SHOW TO NOTE THE RELATIONSHIP OF HARDSCAPE ELEMENTS PROPOSED

#### 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 THE GRANTED DURING A WALK THROUGH PERMIT PROCESS AT THE PUBLIC WORKS DEPARTMENT ON 4TH FLOOR AT CITY HALL.

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 214.4)).

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.

#### 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 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 IN 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 SUB-GRADE 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 PARKING AREAS, E.G. WALKWAYS, 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 #8 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 TOOL. FLARED OR OBVIOUSLY OVERWORKED JOINTS THAT ARE VISUALLY INCONSISTENT ARE NOT ACCEPTABLE.
15. ALL CONCRETE WORK, APPROX. 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 THEREIN, (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"

#### SEDIMENTS AND EROSION CONTROL NOTES

1. Proper erosion and sediment controls must be installed before any soil disturbing activities can begin.
2. The structures shall be inspected after each rain and repairs made as needed. Sediment deposits should be removed after each rainfall. They must be removed when the level of deposition reaches approximately one-half the height of the barrier.
3. The site contractor is responsible for removing the temporary erosion and sediment control devices after completion of construction and only when areas have been stabilized.
4. Temporary Gravel Construction Entrance & Exit
5. Storm Drain Inlet Protection. Every storm drain inlet receiving stormwater runoff from the site will be protected with at least one type of inlet protection, such as a gravel bag barrier, block and gravel filter, excavated drop inlet sediment trap, or filter fabric fence.
6. Slaked Turbidity Barrier (Silt Fence).
7. Floating Turbidity Barrier (as applicable for in-water work)

TYP. SWALE SECTION @ PROPERTY LINE  
(REFER TO CIVIL ENG. DRAWINGS)

SCALE: 1"=1'-0"

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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 05-29-2022  
2 AS PER ARCHITECTURAL CHANGES 11-21-2021  
3 AS PER ZONING COMMENTS 05-23-2022

SEAL



L-1 5  
SHEET OF



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SHEET TITLE

## CONSTRUCTION DETAILS

DATE 07/26/2021

DESIGN L.A.

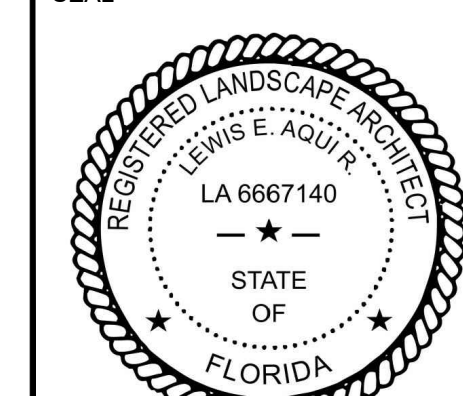
DRAWN  
L.G

SCALE  
1" = 1'-0"

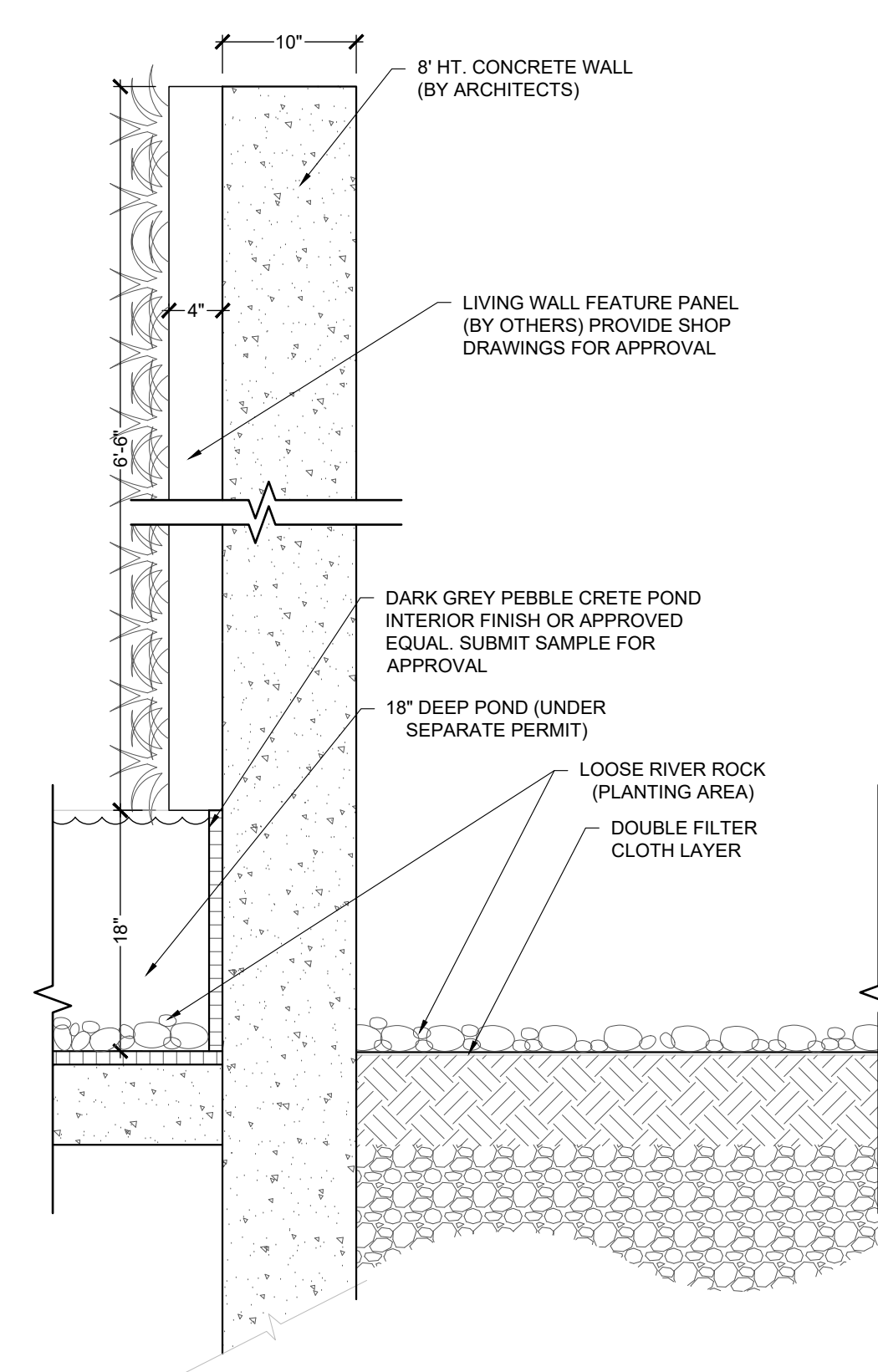
REVISIONS

1	05-26-2022
2	AS PER NEW ARCHITECTURE CHANGES 08-14-2023

SEAL



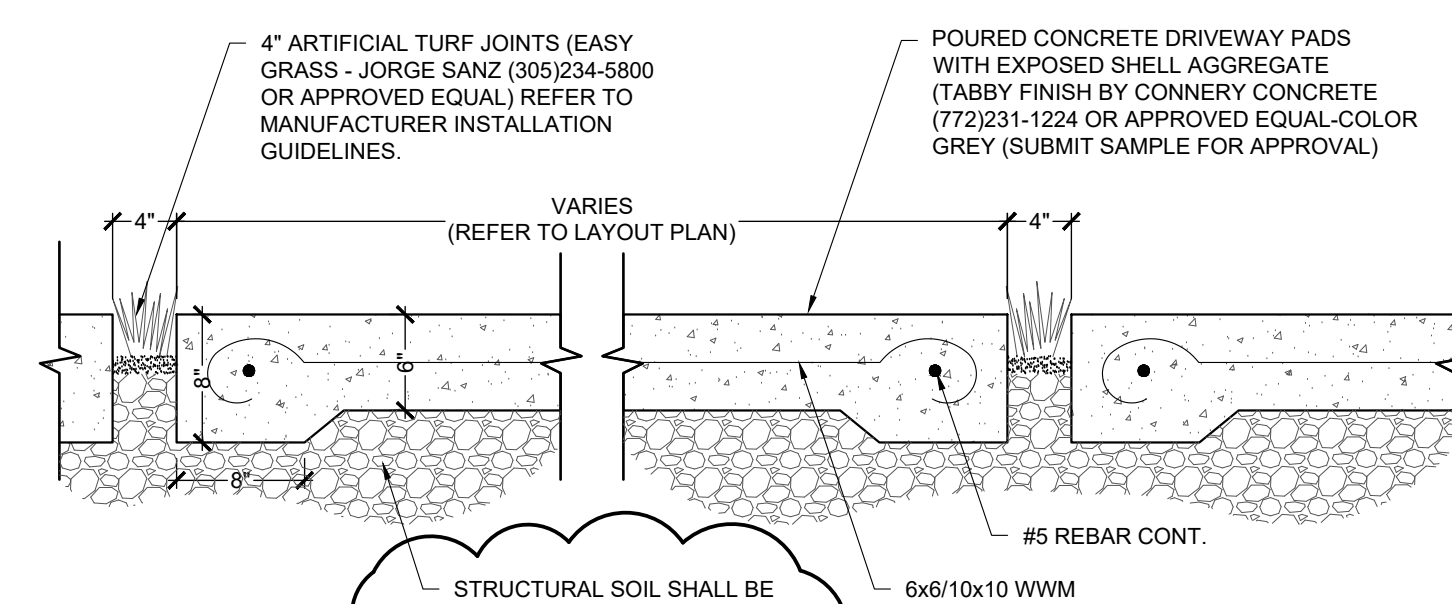
L-2 5



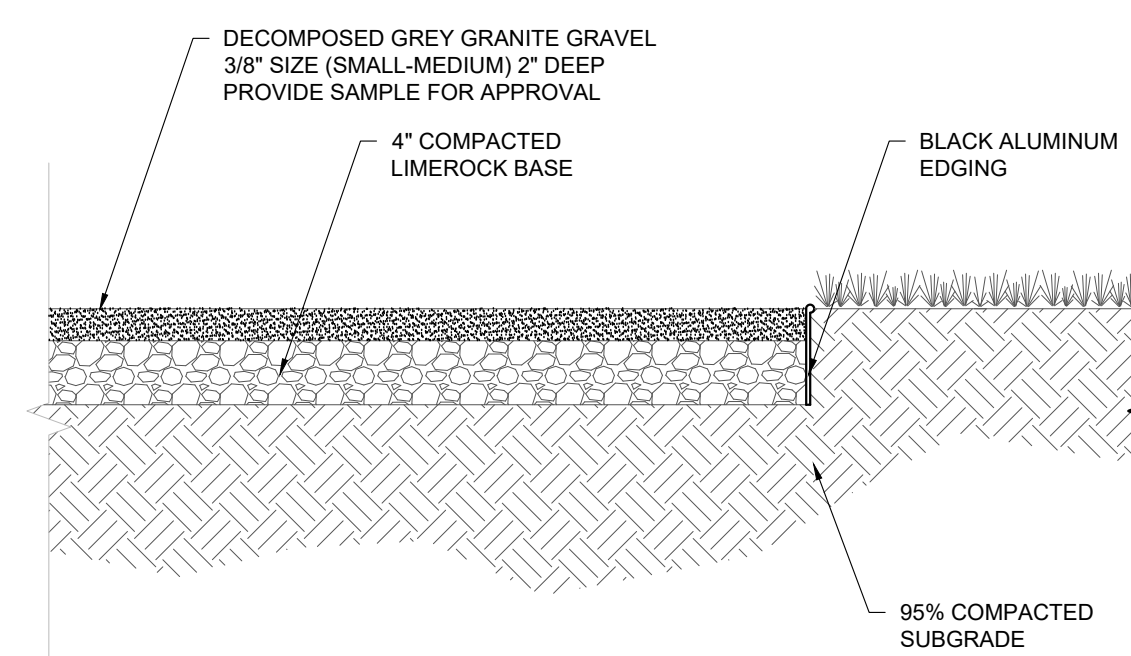
ENTRY LIVING WALL  
FEATURE / POND SECTION

3

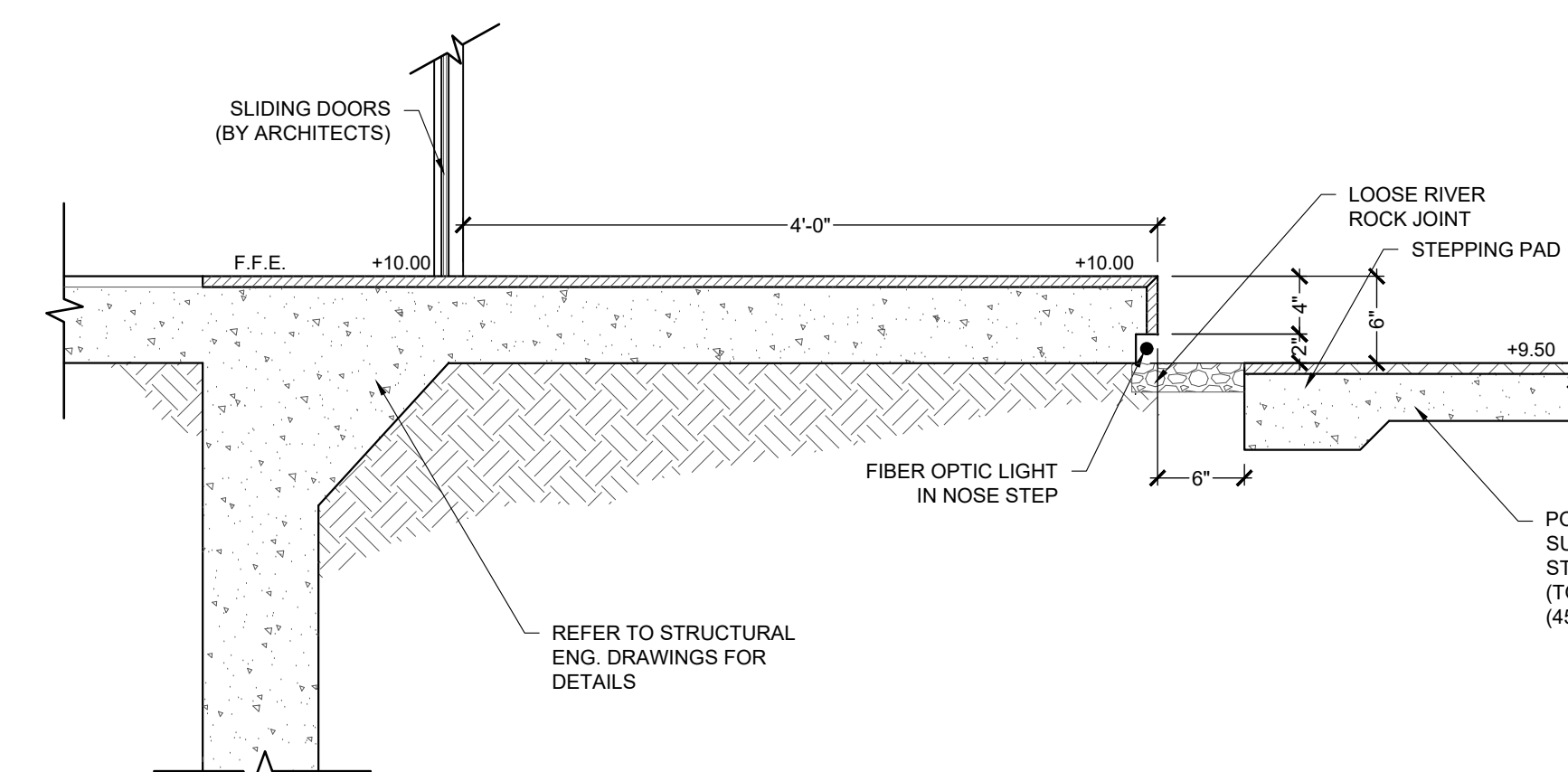
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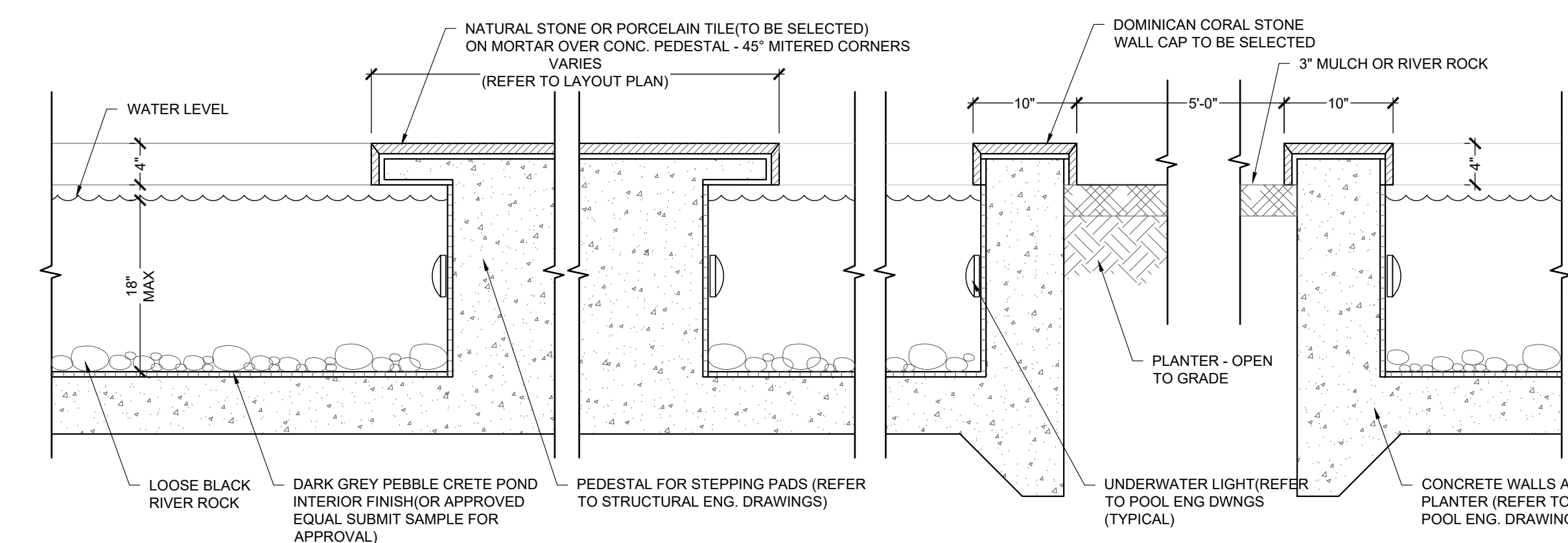
1 SECTION THRU DRIVEWAY  
SCALE: 1"=1'-0"



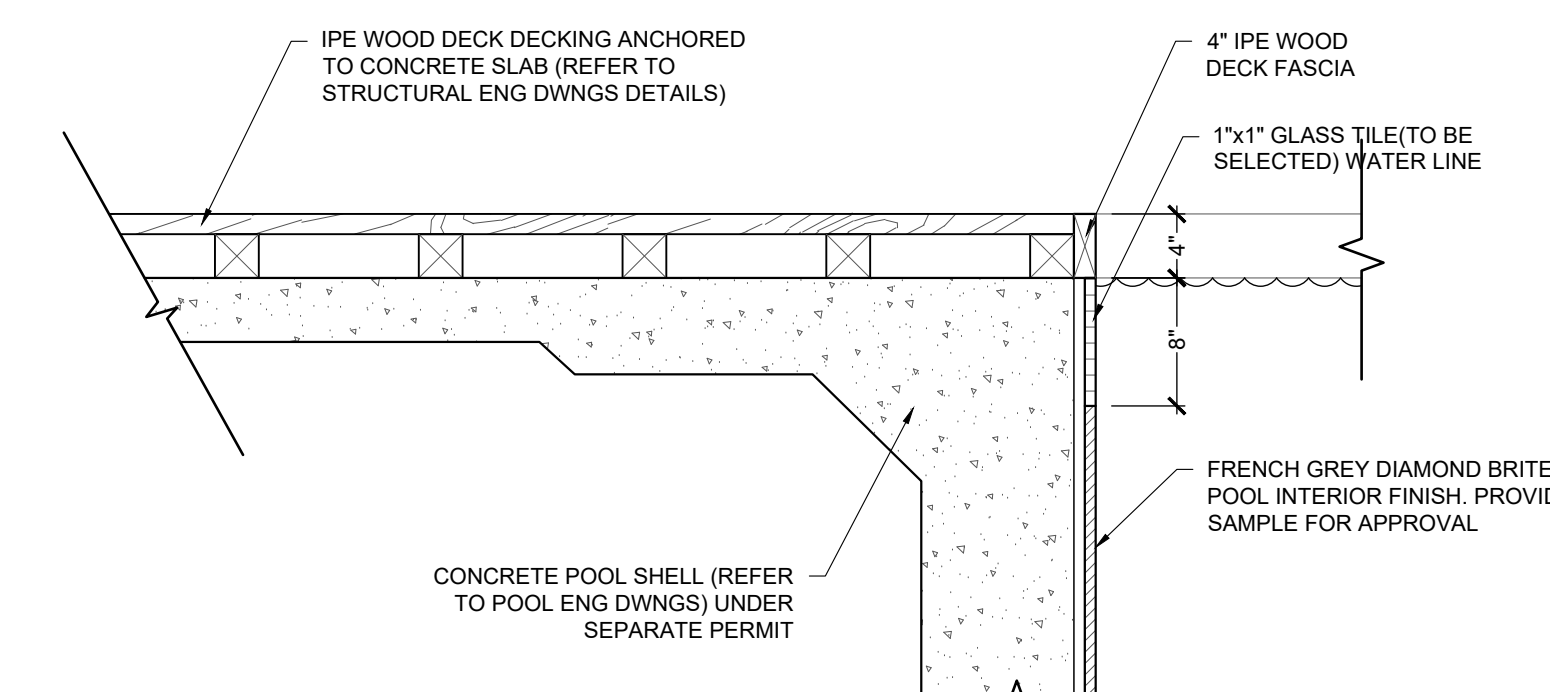
4 TYPICAL SECTION THRU GRANITE GRAVEL PATH  
SCALE: 1"=1'-0"



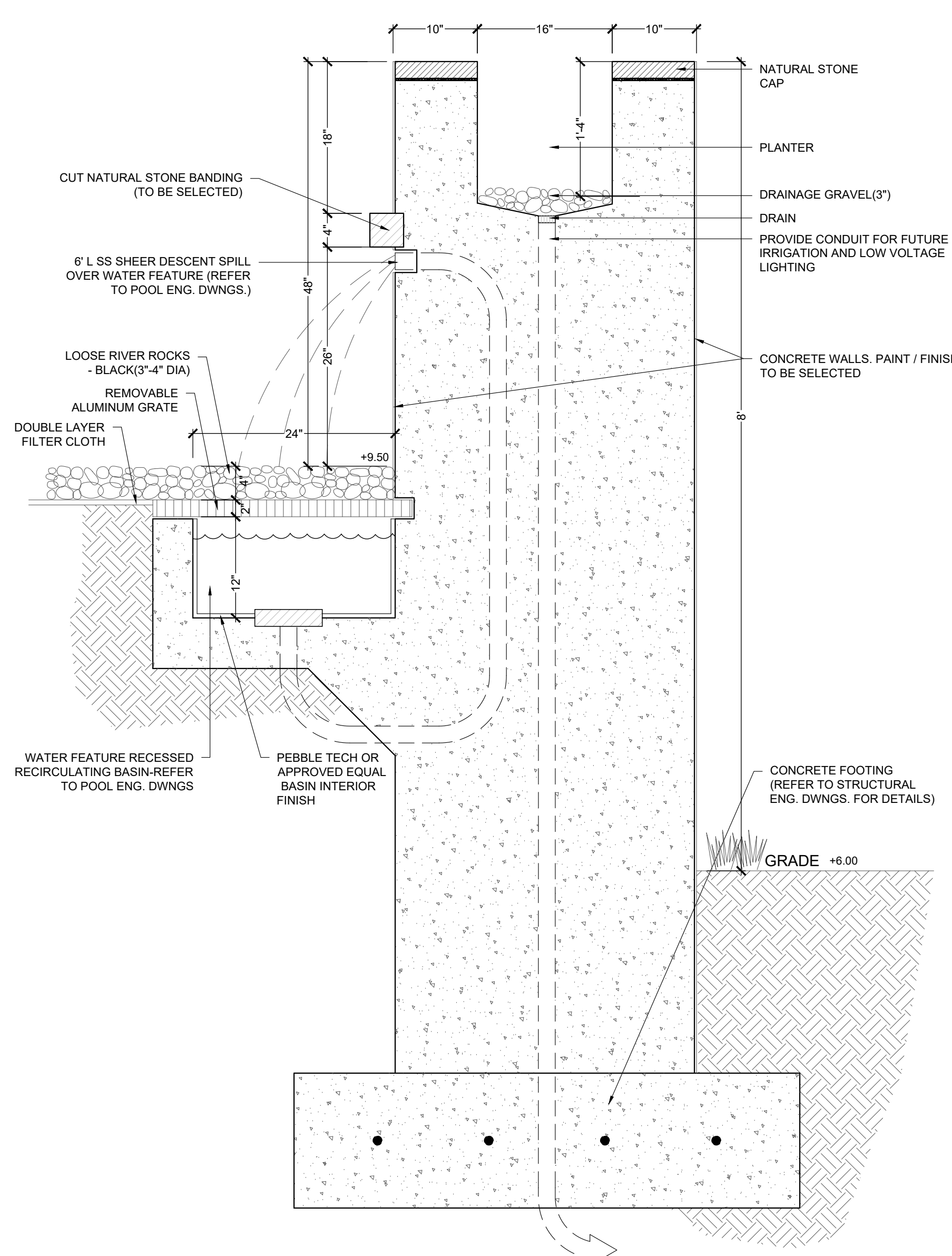
5 TYPICAL SECTION THRU STEPS AT GARDEN  
SCALE: 1"=1'-0"



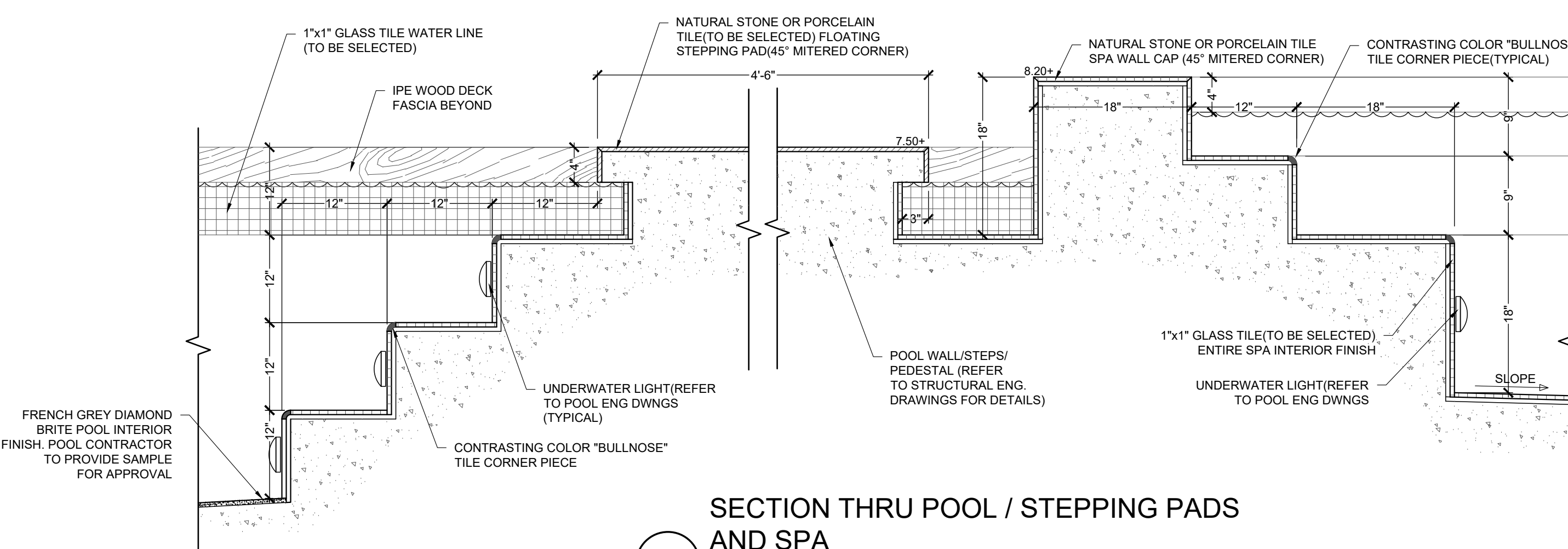
2 SECTION THRU ENTRY COURTYARD POND  
(UNDER SEPARATE PERMIT) SCALE:1"=1'-0"



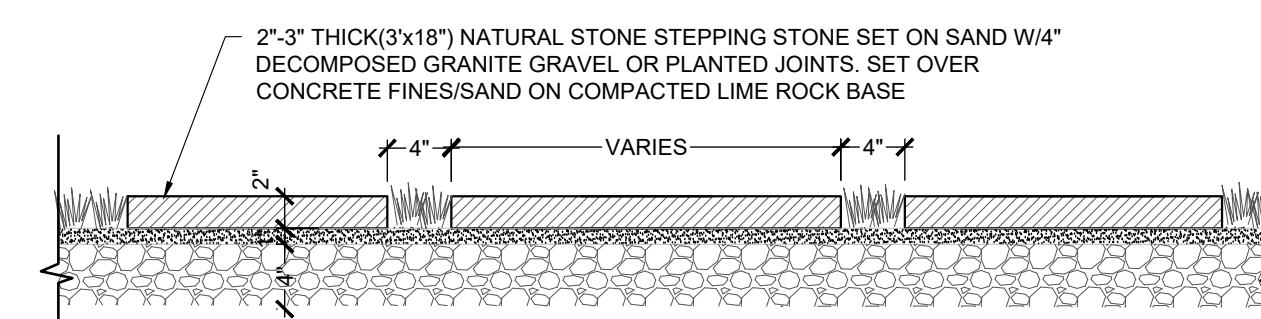
7 SECTION THRU IPE WOOD DECK/POOL SCALE:1"=1'-0"



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

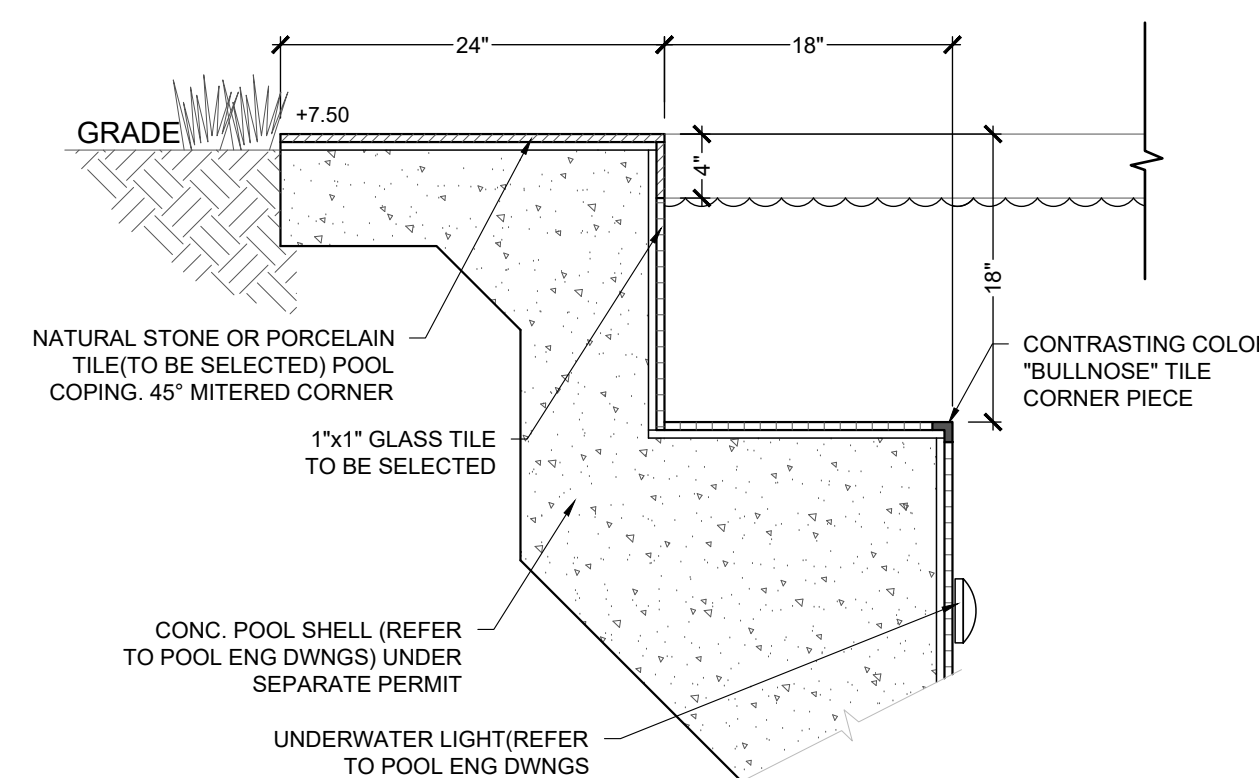


SECTION THRU POOL / STEPPING PADS  
AND SPA  
(UNDER SEPARATE PERMIT) SCALE: 1"=1'-0"

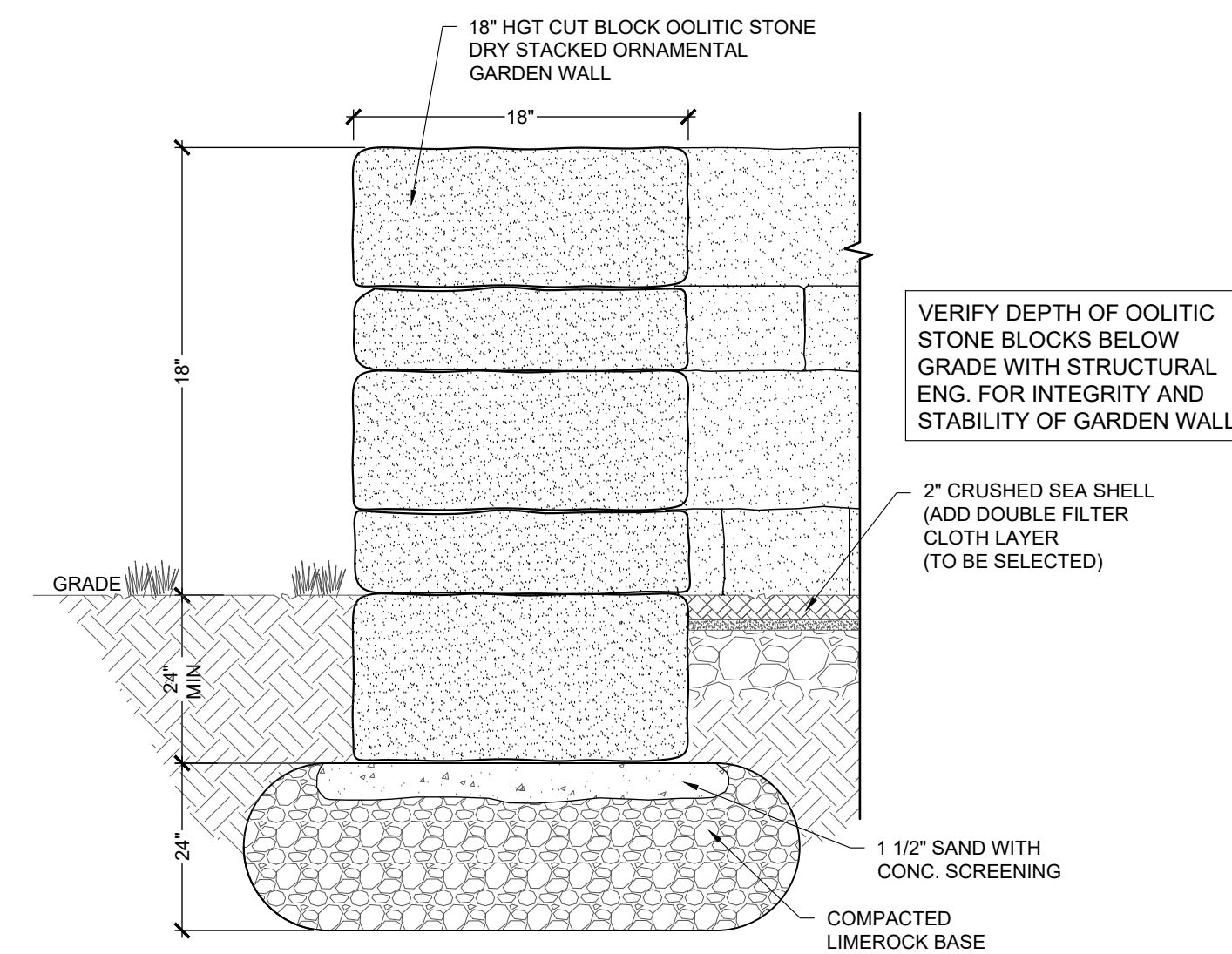


10 TYPICAL SECTION THRU STEPPING  
STONES (NATURAL STONE)

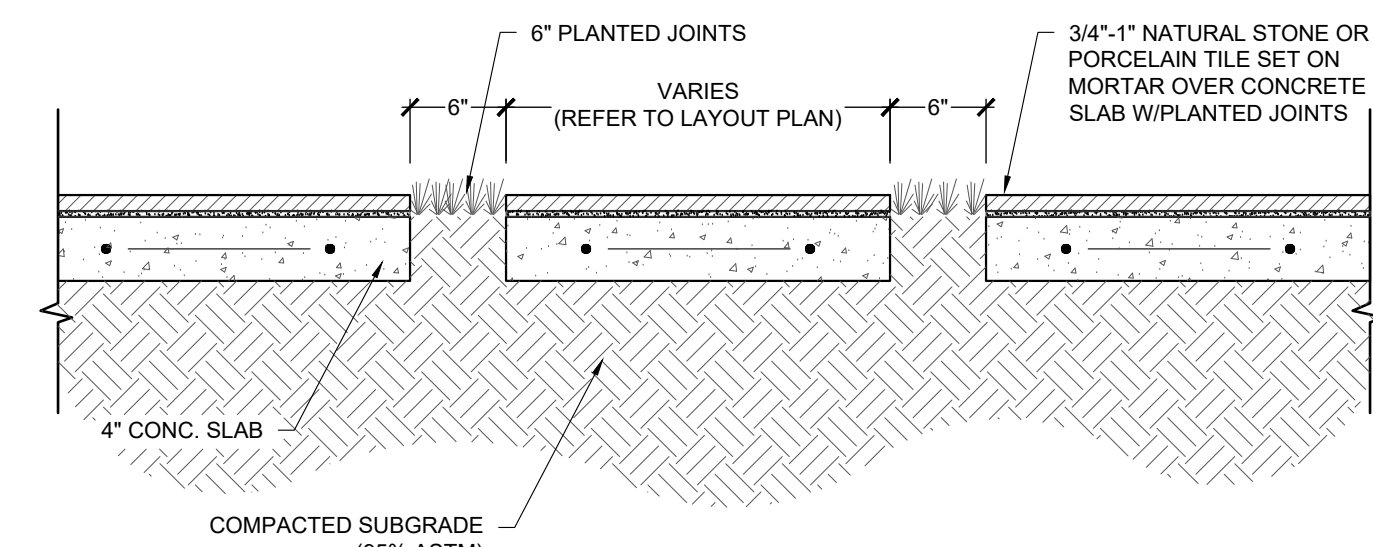
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SECTION THRU POOL COPING  
AND SWIMOUT  
11 (UNDER SEPARATE PERMIT) SCALE: 1"=1'-0"

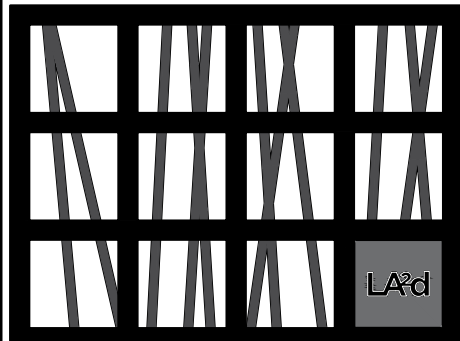


12 SECTION THRU LOW OOLITIC  
STONE LANDSCAPE WALL  
SCALE:1"=1'-0"



8 TYPICAL SECTION THRU STEPPING PADS





LEWIS AQUILINO

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SHEET TITLE

LANDSCAPE  
PLAN

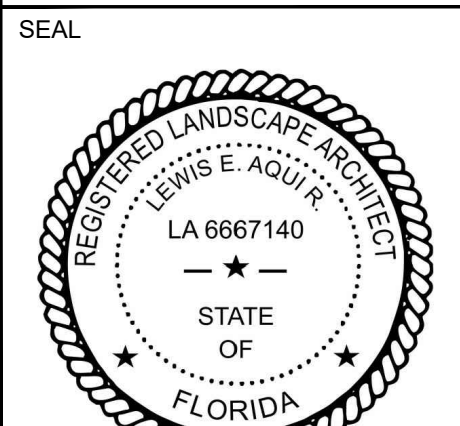
DATE 07/26/2021

DESIGN L.A.

DRAWN L.G.

SCALE 3/32" = 1'-0"

REVISIONS  
1 AS PER NEW POOL/SPA CONFIGURATION 08-05-2021  
2 AS PER ARCHITECTURAL CHANGES 11-21-2021  
3 AS PER U.F. COMMENTS 05-29-2022



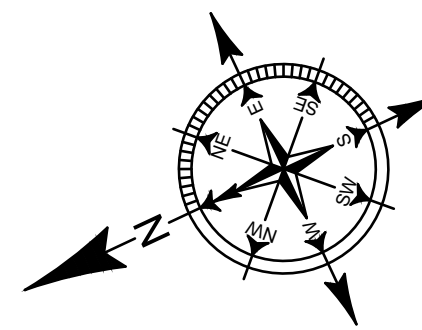
L-3 5  
SHEET OF

PALM AVENUE

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

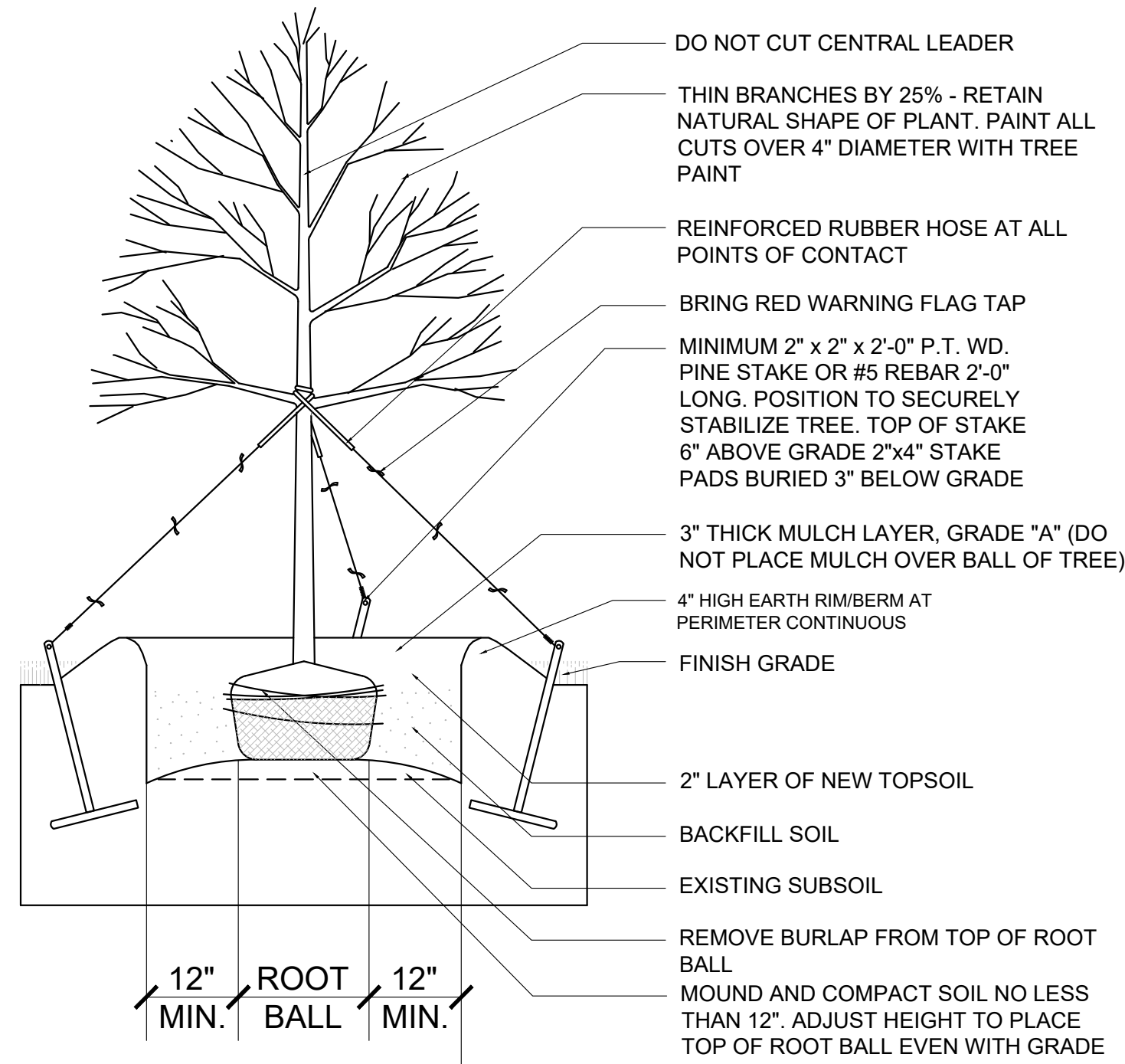
LOT 29, BLOCK 1  
PALM ISLAND  
PLAT BOOK 6, PAGE 54

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



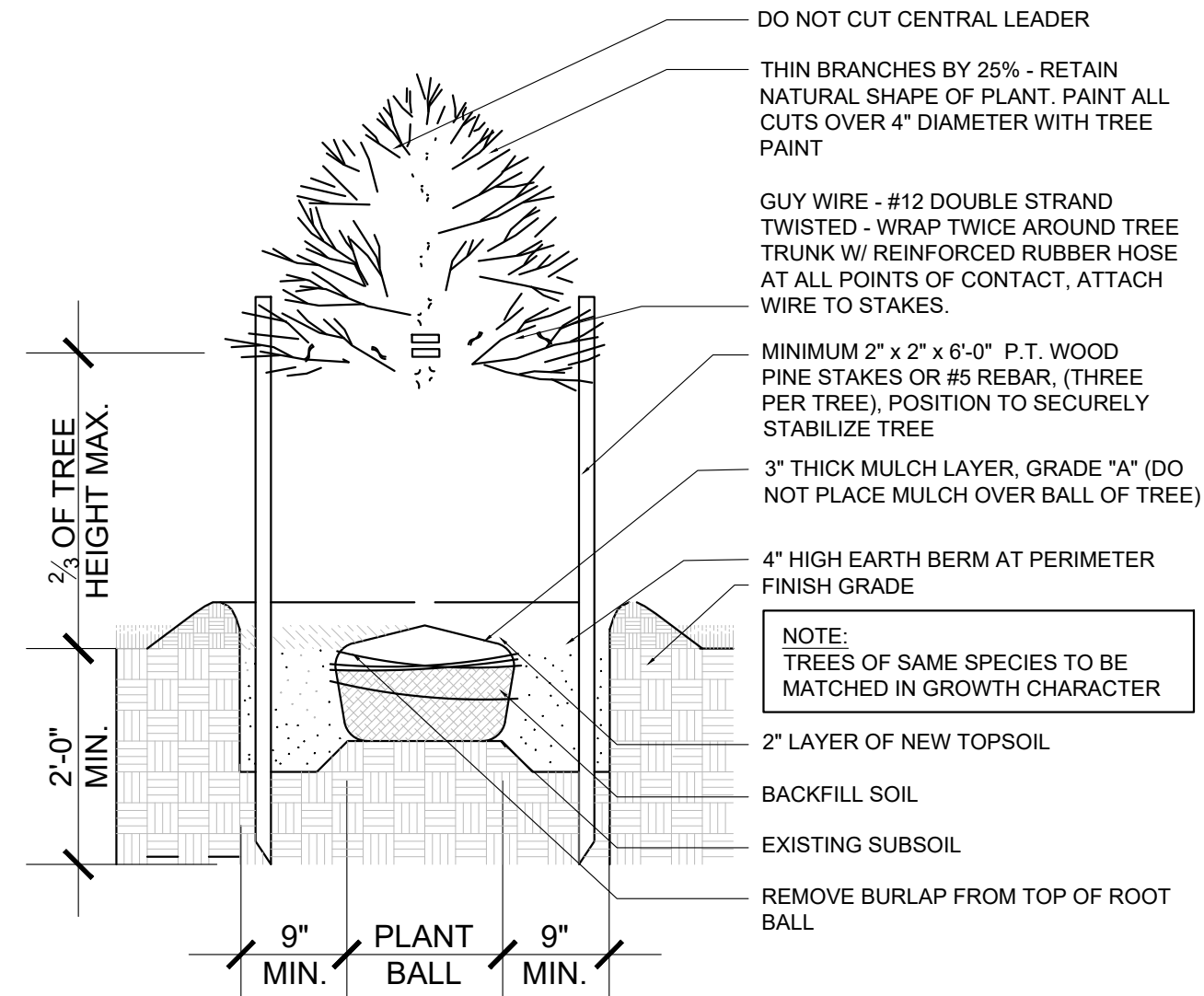
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3 2





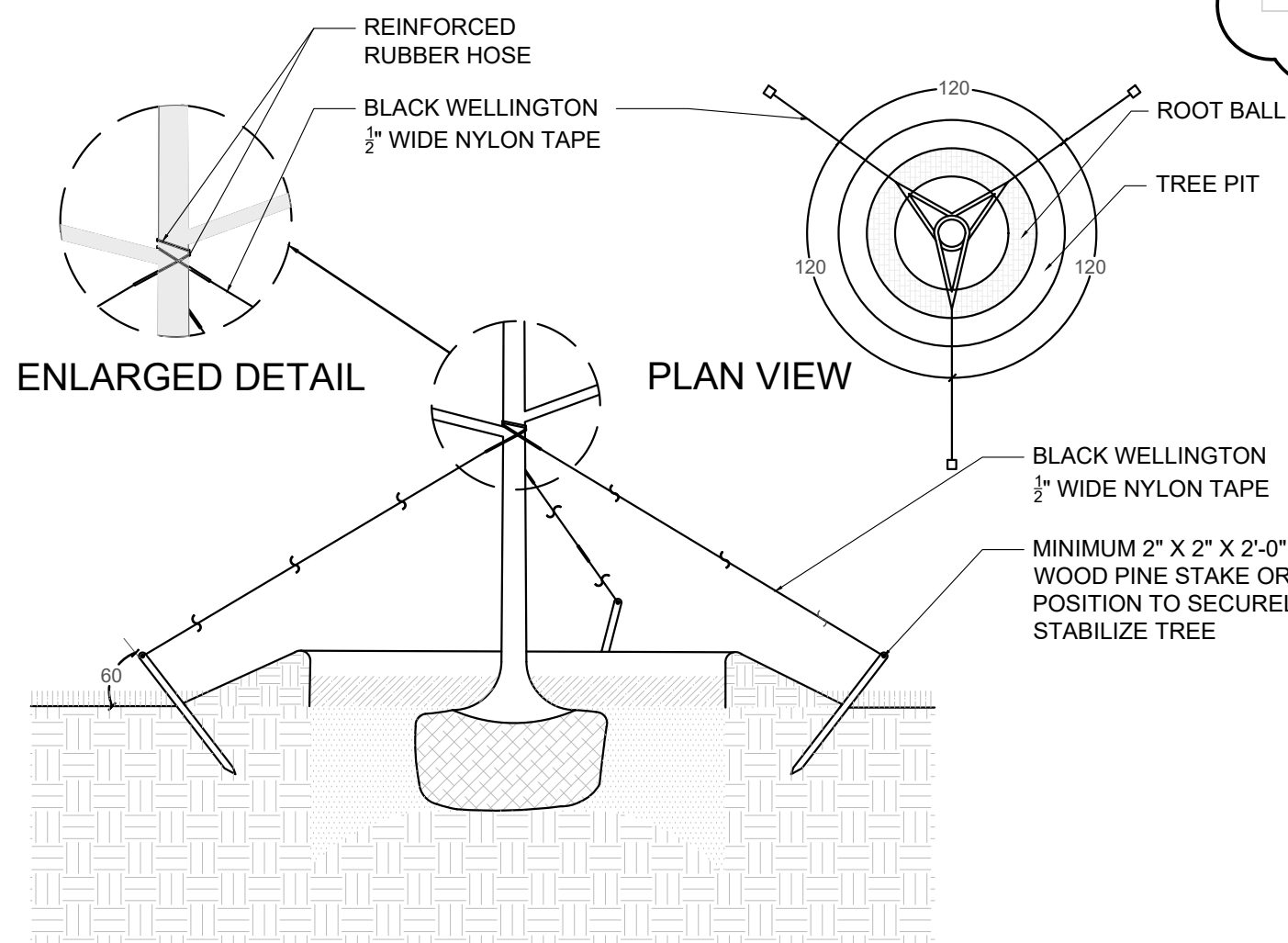
## TREE PLANTING & GUYING DETAIL

N.T.S.



## SPECIMEN TREE GUYING DETAIL

N.T.S.



## TYPICAL TREE GUYING DETAIL

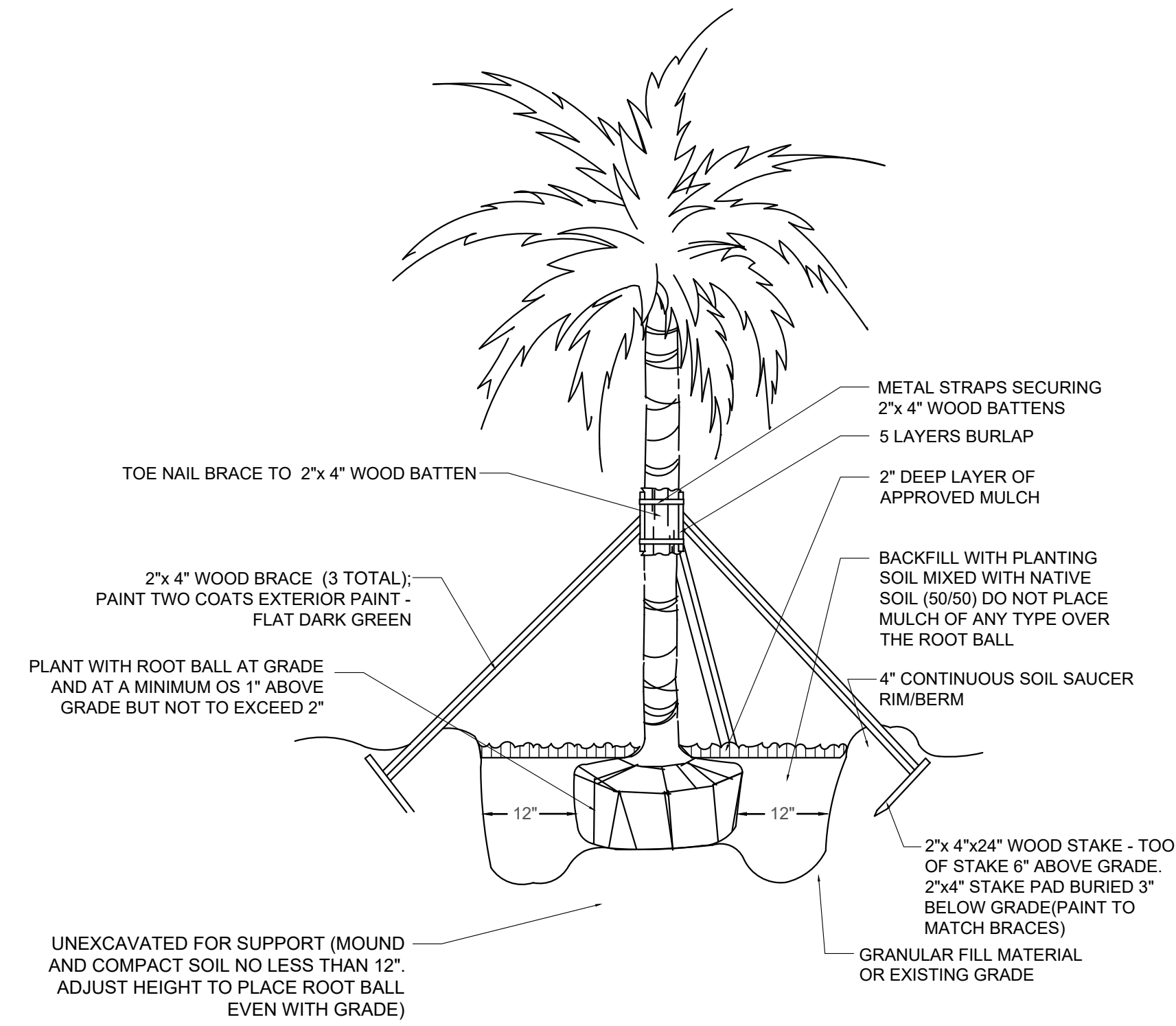
N.T.S.

## PALMS AND TREES LIST

NEW / EXISTING	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 ferrara	Leopard Tree	16' OA. HT. Single Leader/6" - 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'-6" Spr/Single Leader Tree Form	2"	15'	20'	Yes
NEW	8	Licuala grandis	Licuala Palm	15 Gal. / 6'-8" 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

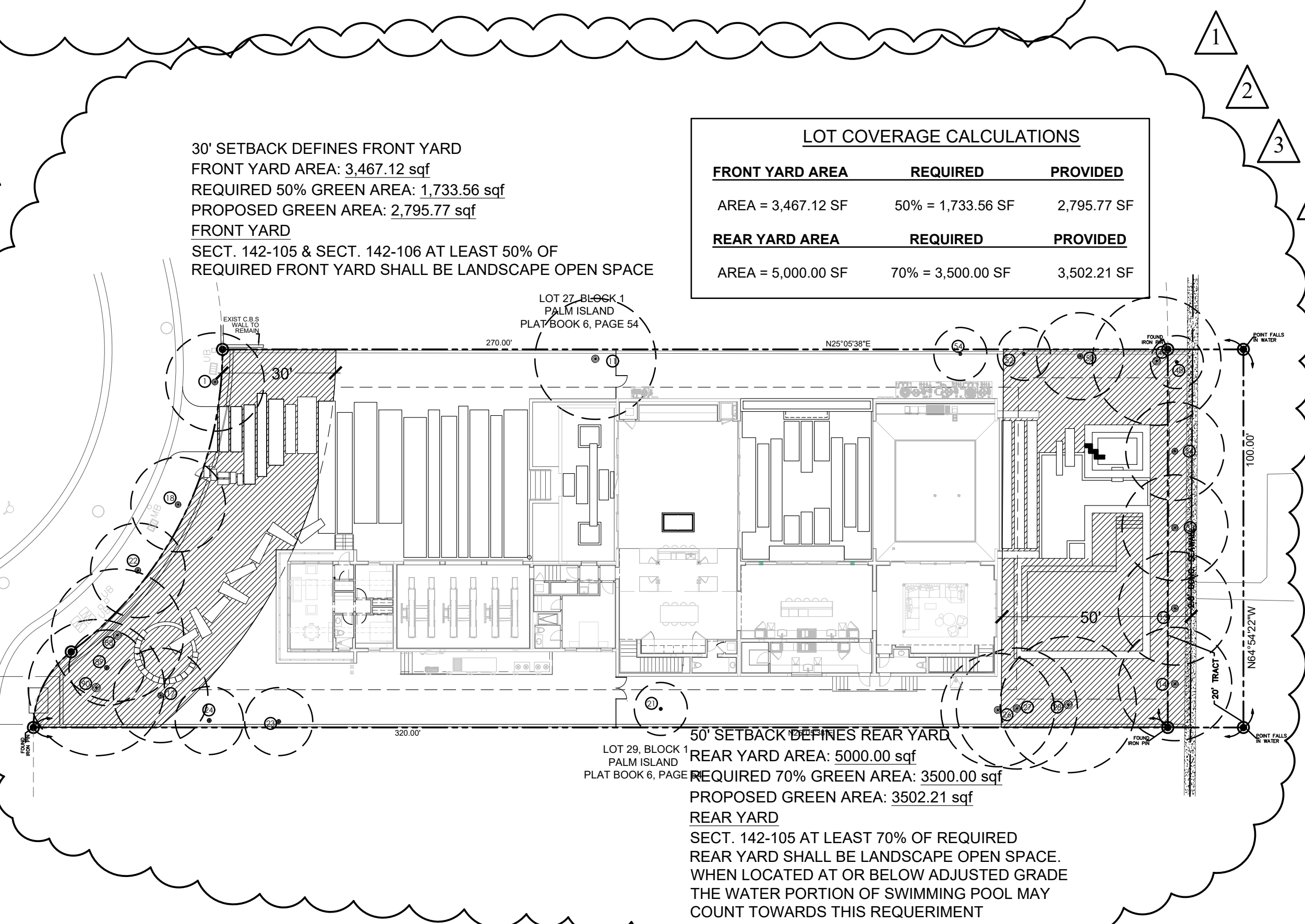
## SHRUBS AND GROUND COVER

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 Attenuata	7 Gal. Full	N/A	5'	N/A	No
NEW	11	Alpinia zerumbet	Red Torch Ginger	7 Gal.	N/A	3'	N/A	No
NEW	25	Alocasia 'Regal Shields'	Alocasia 'Regal Shields'	7 Gal. / 36" O.C.	N/A	3'	N/A	No
NEW	9	Aralia escalonioides	Marberry	15 Gal./6'-8" HT./3'-4" spr Full to Base	N/A	6'	N/A	Yes
NEW	6	Catappa rufibarba	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	Farugium 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	Hemegalia alemata	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	Megaskepasma erythrocllamys	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/ 36" 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 "Rogo Congo"	Philodendron "Rogo 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 "Burle Marx"	Philodendron "Burle 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 speciosa	Sanchezia Ellen	15 Gal. / Full/ 6" - 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



## PALM PLANTING DETAIL

N.T.S.





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 permisson 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 rodged 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.**

LA

LEWIS AQUÍ

LANDSCAPE + ARCHITECTURAL DESIGN, LLC

8862 SW 6TH LANE  
MIAMI, FL 33174  
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

REGISTERED LANDSCAPE ARCHITECT  
OF  
LA 6667140  
— ★ —  
STATE  
OF  
FLORIDA

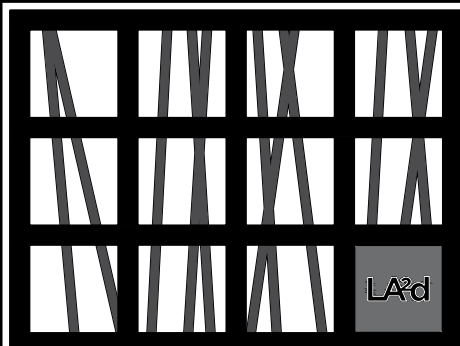
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SHEET

OF





LANDSCAPE + ARCHITECTURAL DESIGN, LLC

8862 SW 6TH LANE  
MIAMI, FL 33174  
PHONE: (305) 661-1855

MEYERSON RESIDENCE  
24 PALM AVENUE  
MIAMI BEACH, FL - 33139

PALM AVENUE

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

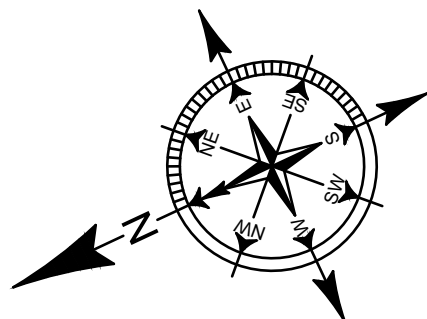
LOT 29, BLOCK 1  
PALM ISLAND  
PLAT BOOK 6, PAGE 54

NOTE:

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



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



Mechanical & Housing Specification

Diameter/Height	6" L x 2.7" W 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
Weight	Aluminum 1.5 lb / Brass 3 lb

FINISH ATTRIBUTES

Lens Material

Tempered, shock resistance glass with high tolerance for thermal expansion and stress.

Wire

18 AWG, 105°C, 300V 48" of usable length, SJTW.

Optics

TIR optics provide superior beam angle.

Included Accessories

8" Slotted In-ground Stake, 2 Gel-Filled Wire Nuts, and Magnetic Key.

Optional Accessories

Gutter Mount	15489CBR
Surface Mounting Flange	15601AZT, BKT
3" Round Mounting Base	15493CBR
6" Fixture Mounting Stem	15645AZT, BKT
Fixture Mounting Stem Coupler	15656-15658AZT, BKT
Male/Female Risers	15649AZT, BKT
90-Degree Elbow	15509-15513CBR
Two Fixture Mount	15647AZT, BKT, 15514CBR
Surface Mounting Bracket	15515CBR
Adjustable Height Stem	15607AZT, BKT
6" Large Long Cowl	15570AZT, BKT
4" Medium 360° Cowl	16068AZT, BKT, CBR
Large Colored Lenses	16074AZT, BKT, CBR
	16072AMB, 16072FRD, 16072GRN, 16072HGN, 16072RD
Large Beam Expander Lens	16091PRO
Large Hexcell Louver	16075BK
Junction Box Mounting Bracket	15609AZT, BKT, CBR

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			

Stepped Dome 12V 2700K Path Light Centennial Brass

15820CBR27

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SPECIFICATIONS

Certifications/Qualifications

Prop65 Yes

www.kichler.com/warranty

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 LED

Light Source 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

FINISH ATTRIBUTES

Housing

Primary Material BRASS

Product/Ordering Information

SKU 15820CBR27

Finish Centennial Brass

UPC 783927569491

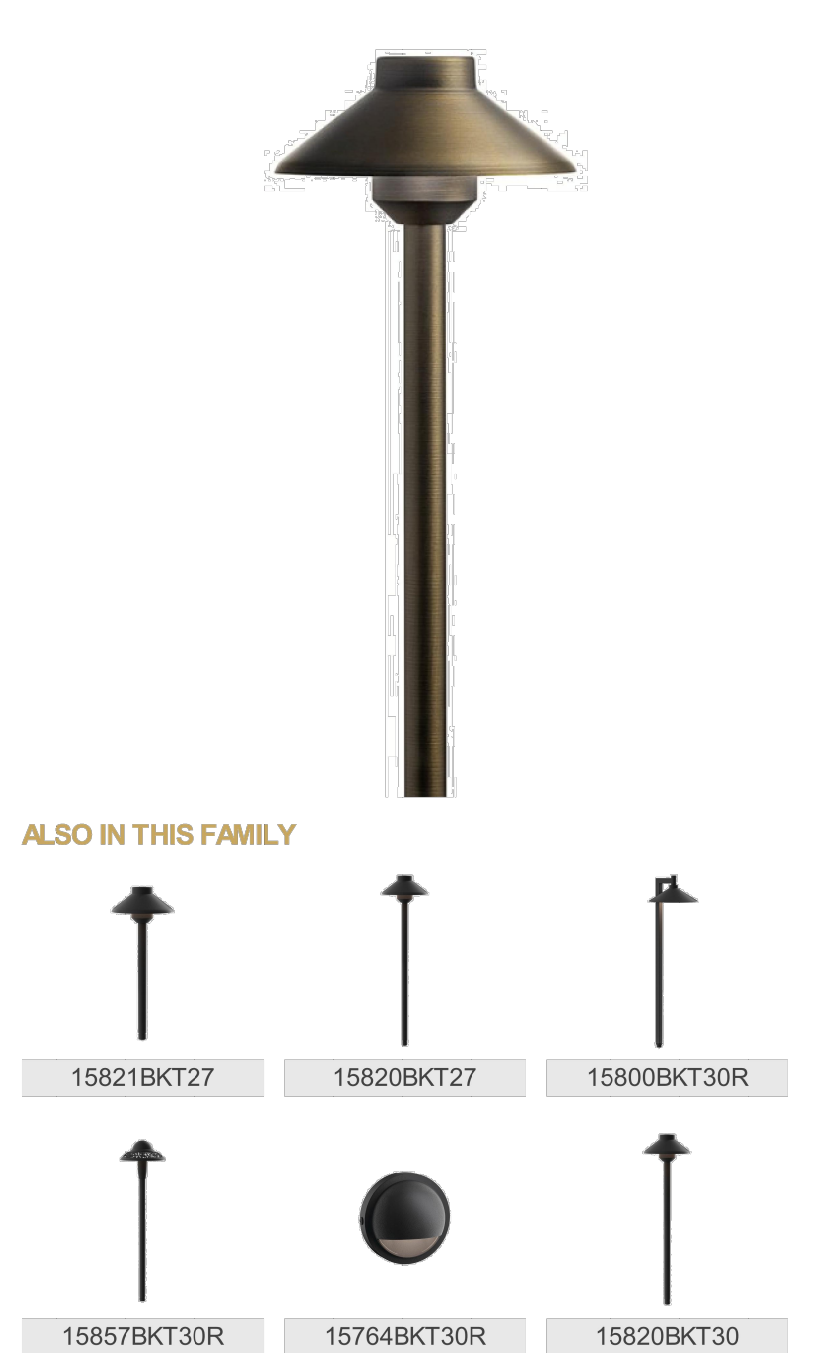
Finish Options

Centennial Brass

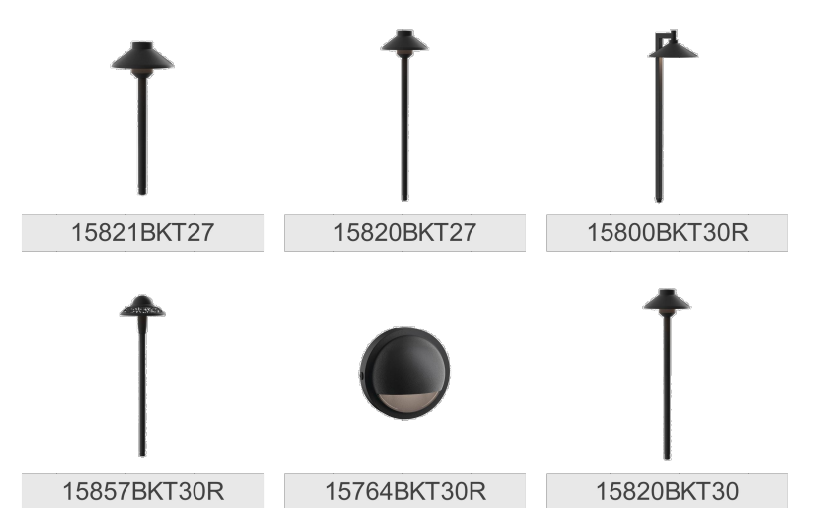
Copper

Textured Architectural Bronze

Textured Black



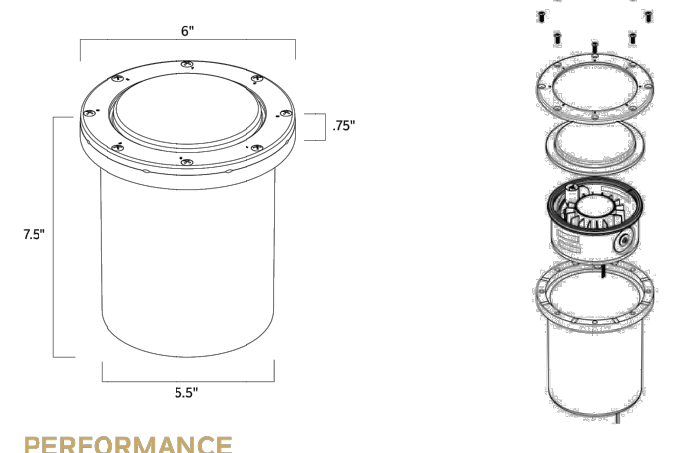
ALSO IN THIS FAMILY



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 (W) @ 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

OPTIONAL ACCESSORIES



Lens Clip works with lenses: 16072AMB, 16072GRN, 16072FRD, 16072HGN, 16072RD, 16091PRO Beam Expander and 16075BK Hexcell Louver.

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 BRONZE 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

AS PER NEW POOL/SPA CONFIGURATION  
AS PER NEW ARCHITECTURE CHANGES  
AS PER U.F. COMMENTS

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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 ARCHITECTURAL CHANGES	08-05-2021
2	AS PER ARCHITECTURAL CHANGES	11-21-2021
3	AS PER U.F. COMMENTS	05-29-2022

SEAL



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LL-1

1

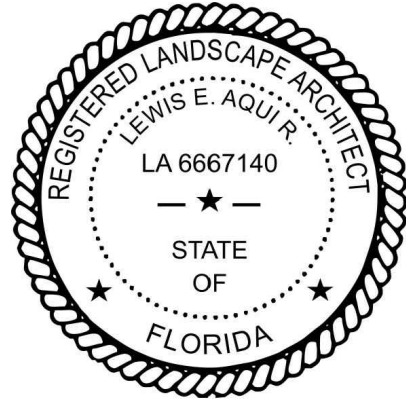
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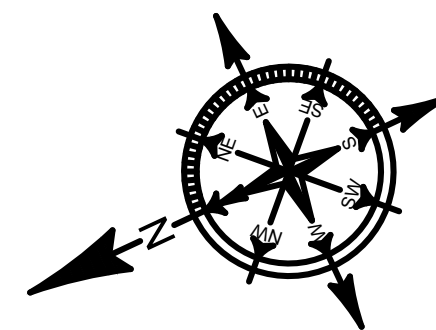
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SHEET TITLE	
LANDSCAPE PLAN	
DATE	07/26/2021
DESIGN	L.A
DRAWN	L.G.
SCALE	3/32" = 1'-0"
REVISIONS	
SEAL	
	
IR-1	OF



**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.

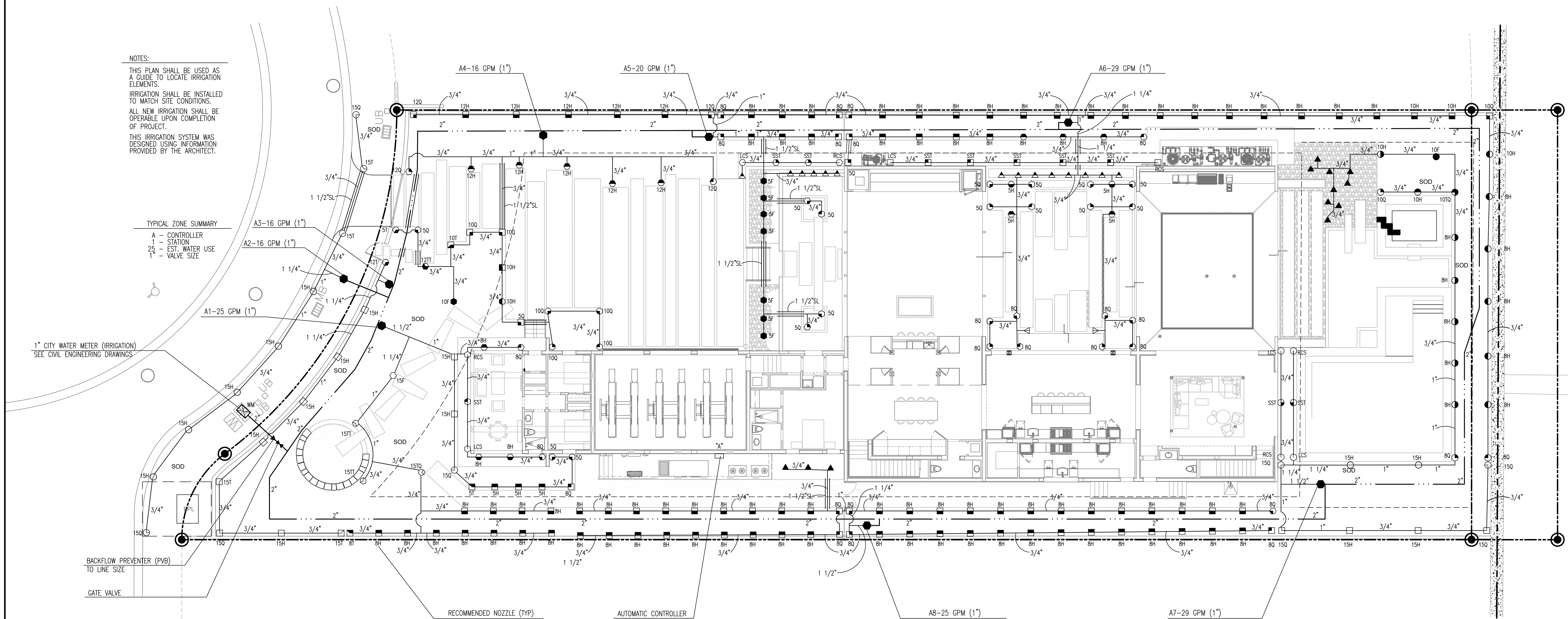
**TYPICAL ZONE SUMMARY**  
A - CONTROLLER  
1 - STATION  
23 - EST. WATER USE  
1 - VALVE SIZE

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
■	50	1800-MPR-50 RAINBIRD ADJ. SHRUB SPRAY (RISER)	02
■	5T	1800-MPR-5T RAINBIRD ADJ. SHRUB SPRAY (RISER)	01
■	5H	1800-MPR-5H RAINBIRD ADJ. SHRUB SPRAY (RISER)	03
■	80	1800-MPR-80 RAINBIRD ADJ. SHRUB SPRAY (RISER)	11
■	8T	1800-MPR-8T RAINBIRD ADJ. SHRUB SPRAY (RISER)	01
■	8H	1800-MPR-8H RAINBIRD ADJ. SHRUB SPRAY (RISER)	81
■	100	1800-MPR-100 RAINBIRD ADJ. SHRUB SPRAY (RISER)	03
■	10T	1800-MPR-10T RAINBIRD ADJ. SHRUB SPRAY (RISER)	01
■	10H	1800-MPR-10H RAINBIRD ADJ. SHRUB SPRAY (RISER)	02
■	120	1800-MPR-120 RAINBIRD ADJ. SHRUB SPRAY (RISER)	02
■	12T	1800-MPR-12T RAINBIRD ADJ. SHRUB SPRAY (RISER)	00
■	12H	1800-MPR-12H RAINBIRD ADJ. SHRUB SPRAY (RISER)	05
■	15C	1800-MPR-15LCS RAINBIRD ADJ. SHRUB SPRAY (RISER)	01
■	15CS	1800-MPR-15RCS RAINBIRD ADJ. SHRUB SPRAY (RISER)	01
■	15SST	1800-MPR-15SSST RAINBIRD ADJ. SHRUB SPRAY (RISER)	05
■	150	1800-MPR-15Q RAINBIRD ADJ. SHRUB SPRAY (RISER)	03
■	15T	1800-MPR-15T RAINBIRD ADJ. SHRUB SPRAY (RISER)	02
■	15H	1800-MPR-15H RAINBIRD ADJ. SHRUB SPRAY (RISER)	09
●	80	1806-MPR-80 RAINBIRD ADJ. POP-UP SPRAY (6")	02
●	8H	1806-MPR-8H RAINBIRD ADJ. POP-UP SPRAY (6")	10
●	100	1806-MPR-100 RAINBIRD ADJ. POP-UP SPRAY (6")	01
●	10H	1806-MPR-10H RAINBIRD ADJ. POP-UP SPRAY (6")	03
●	10T	1806-MPR-10T RAINBIRD ADJ. POP-UP SPRAY (6")	01
●	10F	1806-MPR-10F RAINBIRD ADJ. POP-UP SPRAY (6")	01
○	150	1806-MPR-15Q RAINBIRD ADJ. POP-UP SPRAY (6")	05
○	15T	1806-MPR-15T RAINBIRD ADJ. POP-UP SPRAY (6")	02
○	15H	1806-MPR-15H RAINBIRD ADJ. POP-UP SPRAY (6")	07
○	15C	1806-MPR-15LCS RAINBIRD ADJ. POP-UP SPRAY (6")	02
○	15CS	1806-MPR-15RCS RAINBIRD ADJ. POP-UP SPRAY (6")	02
○	15SST	1806-MPR-15SSST RAINBIRD ADJ. POP-UP SPRAY (6")	02
●	PEBS SERIES	1" RAIN BIRD 24 VAC SOLENOID VALVE	08
NOT SHOWN	ESP-TM2-12	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 UF WIRE	AS REQUIRED	
	#14 AWG VALVE CONTROL		
	#12 AWG VALVE COMMON		
	SCH 40 PVC	AS REQUIRED	
	SLEEVES		
	SHRUB RISERS		
	PVC FITTINGS		
	SDR 21, CLASS 200 PVC	AS REQUIRED	
	MAIN		
	LATERALS (3/4")		
	SDR 26, CLASS 160 PVC	AS REQUIRED	
	LATERALS (1" AND LARGER)		
➔➔	GATE VALVE (TO LINE SIZE)	01	
●➔➔	VALVE BOXES	07	
☒	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					
* TO APPLY 1.5 IN/WK				10,560		GAL/WK

#### IRRIGATION NOTES & SPECIFICATIONS

AUTOMATIC IRRIGATION SYSTEM  
WATER DEMAND / ZONE  
WATER SOURCE  
PRESSURE REQUIRED

REFER TO PLAN  
1" CITY WATER METER  
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".

#### CONTROL SYSTEM

A RAIN BIRD ESP-TM2 SERIES ELECTRIC CONTROL SYSTEM SHALL BE INSTALLED. ONE 12 STATION CONTROLLER SHALL ACTIVATE 8 IN-LINE VALVES. ONE VALVE SHALL BE CONTROLLED PER STATION EXCEPT AS NOTED. A RAIN SENSOR SHALL BE INSTALLED TO CONSERVE WATER.

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

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

CONTROL LINES FROM 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.

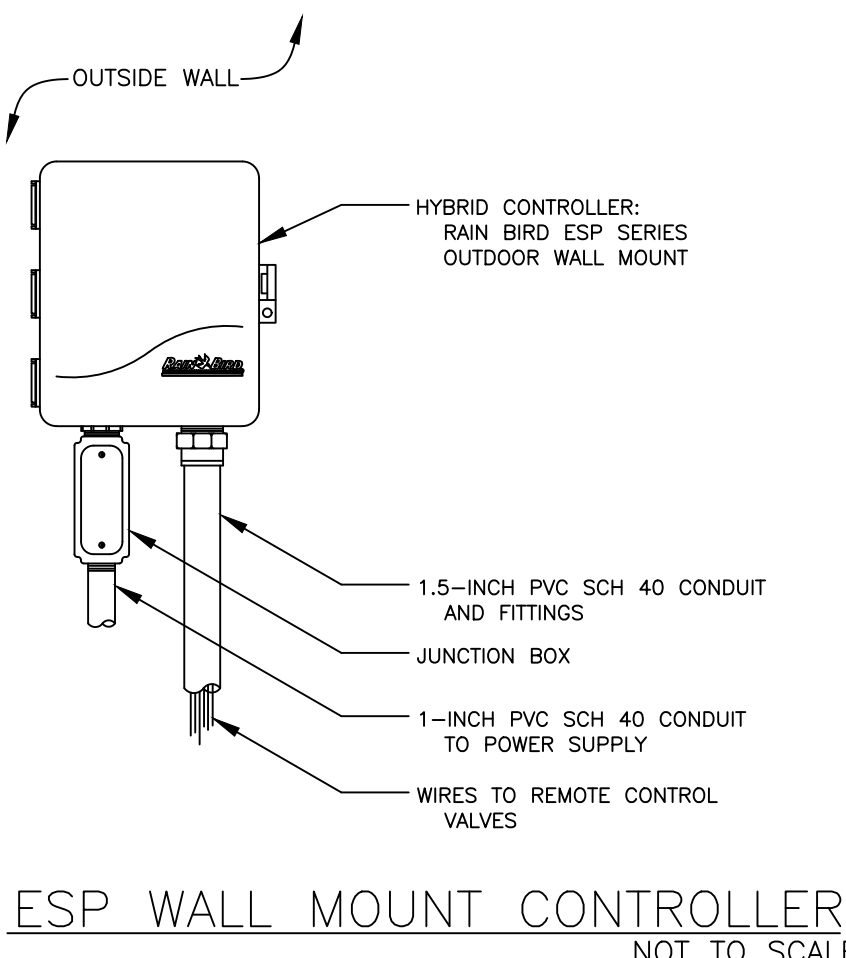
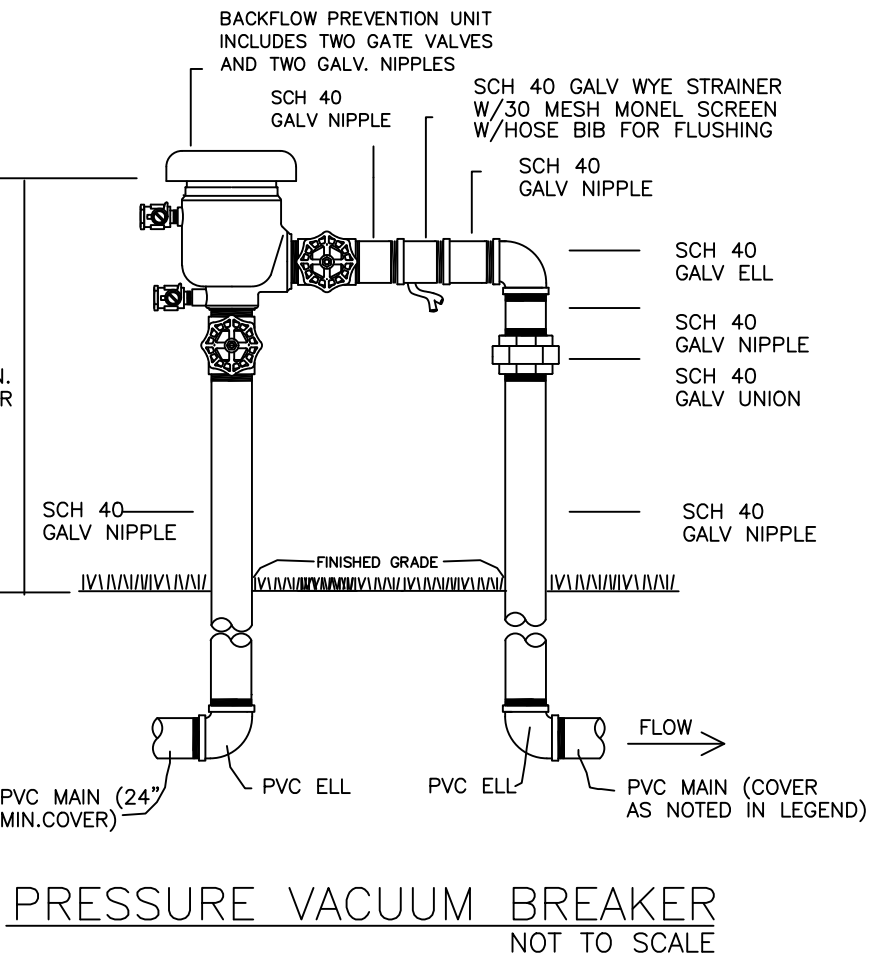
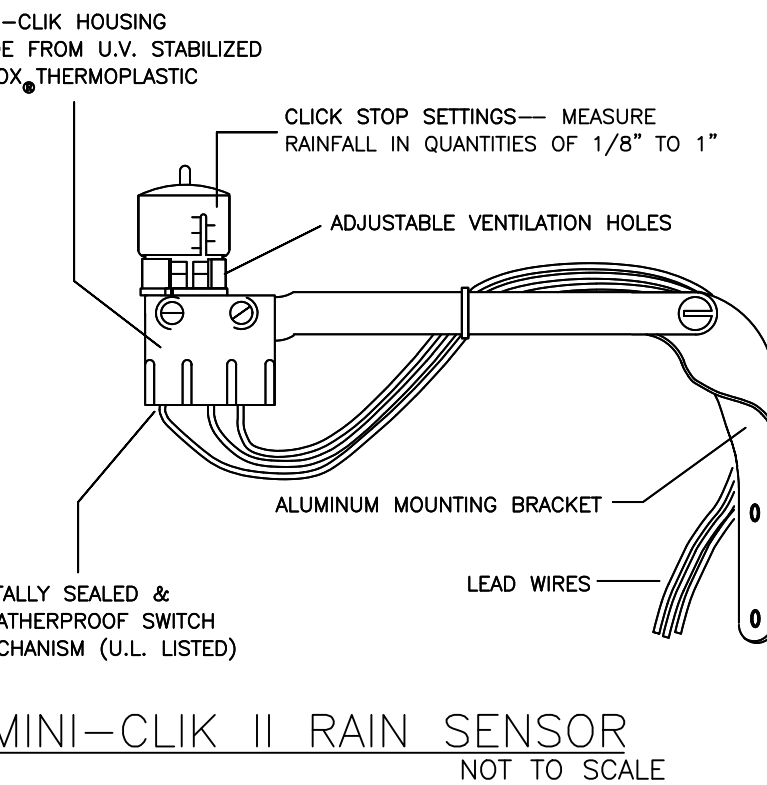
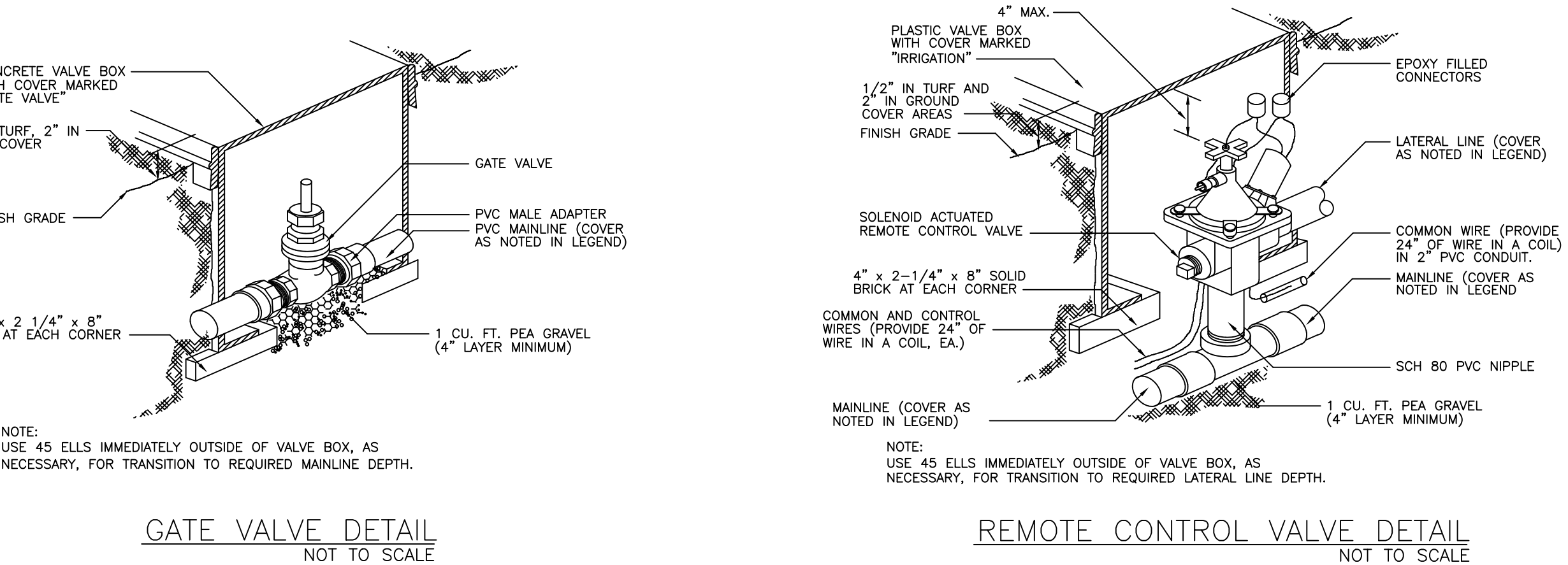
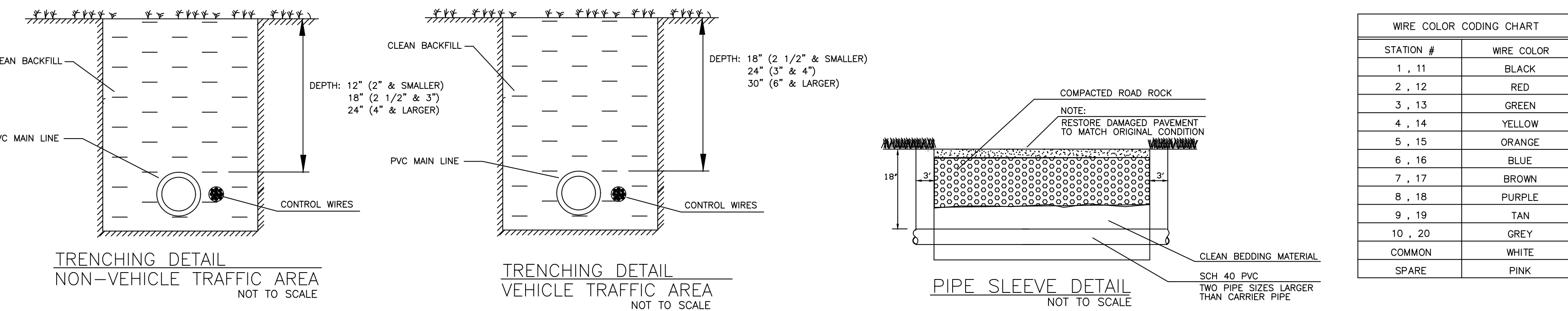
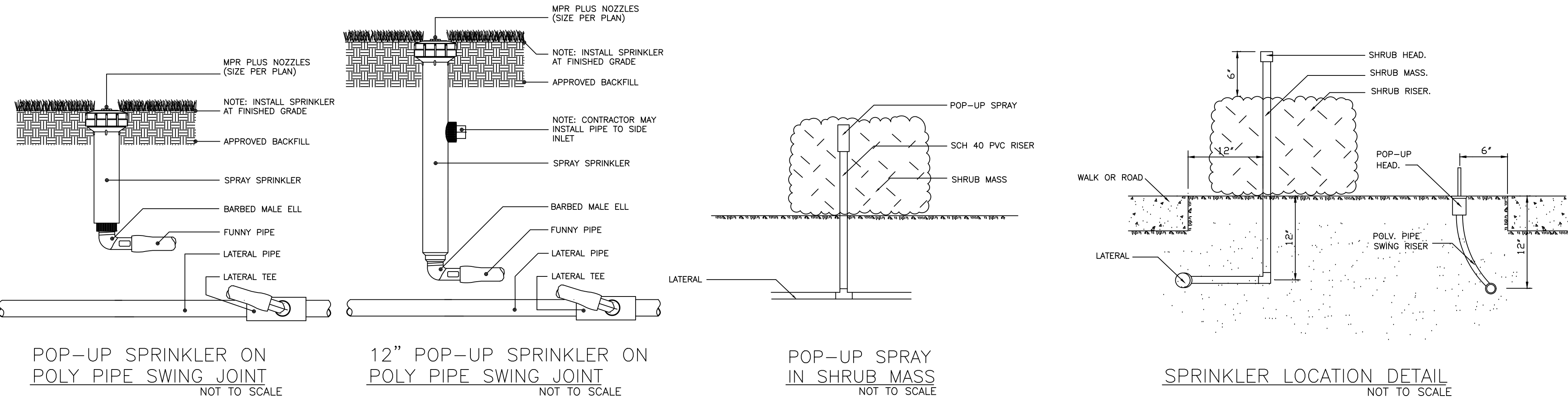
AN INDIVIDUAL CONTROL WIRE SHALL BE ROUTED TO EACH VALVE AND VALVES WHICH OPERATE SIMULTANEOUSLY SHALL BE TIED TOGETHER AT THE CONTROLLER.

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.



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

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