

\*1 Palm Replacement = 1 Tree @ 12' HT x 2" DBH



**LA-101**





## Revisions

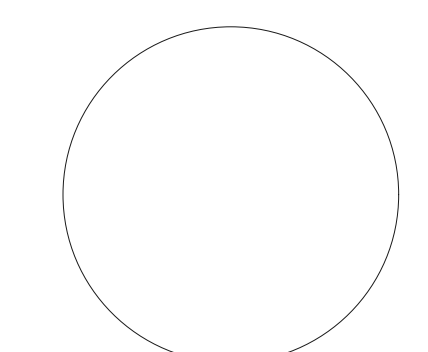
### Owner Information

## #Client Company

```
#Client Address1
#Client Address2
#Client City, #Client State
#Client Postcode

#Client Phone Number
```

**Consultant**



Taylor Kiehl Semler  
PLA-FL6667205

DRB SUBMITTAL

Date \_\_\_\_\_

08/04/2023

Scale  
AS SHOWN

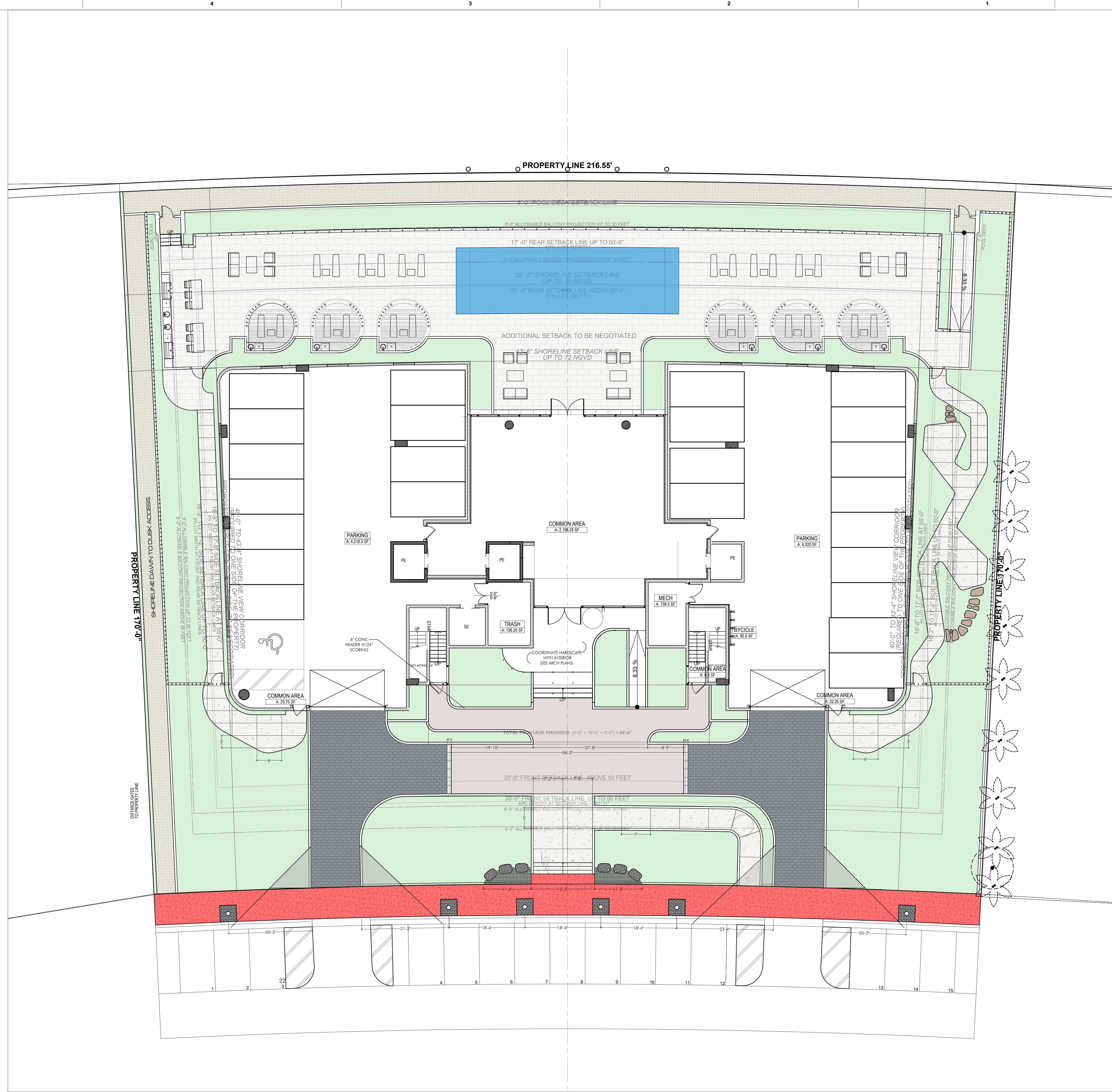
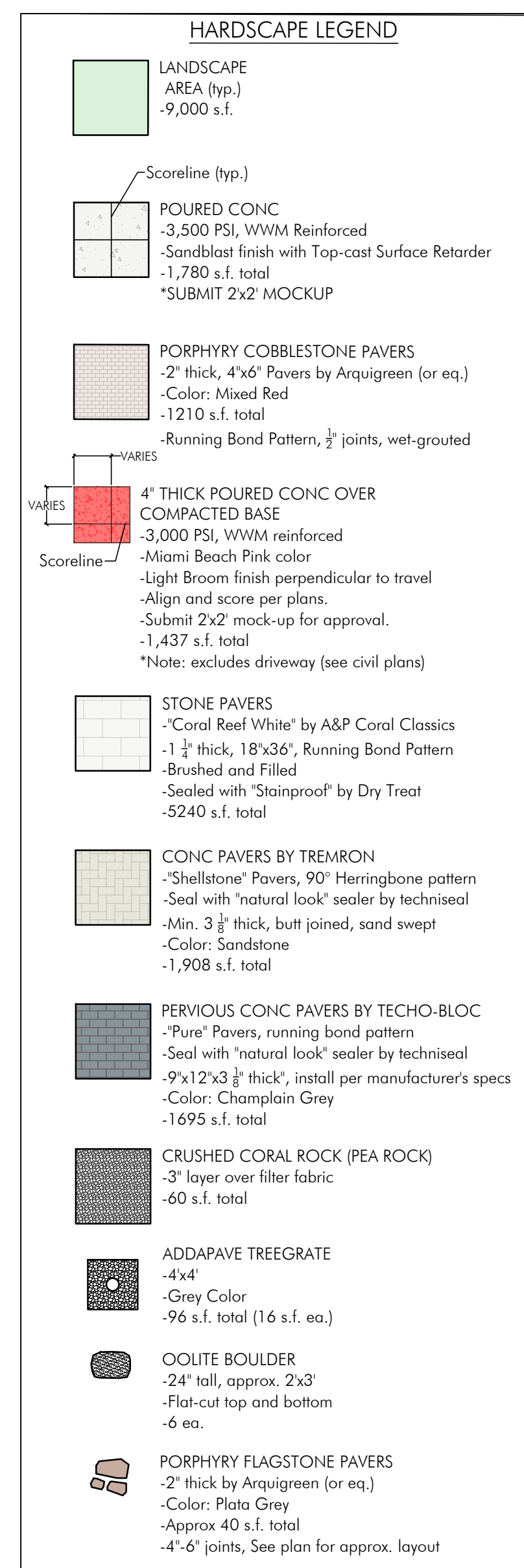
Project No.

Sheet Name

### ESCAPE PLAN FLOOR LEVEL

Sheet No.

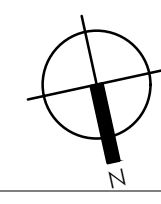
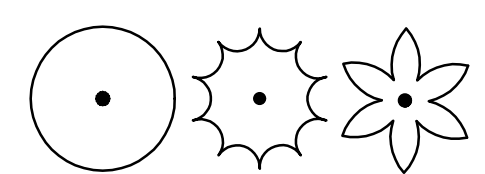
**LA-201**



NOTE: AN AUTOMATIC IRRIGATION SYSTEM WILL  
BE PROVIDED ON THE PERMIT SET OF PLANS.

LEGEND

EXISTING  
TREE (DALLA T)

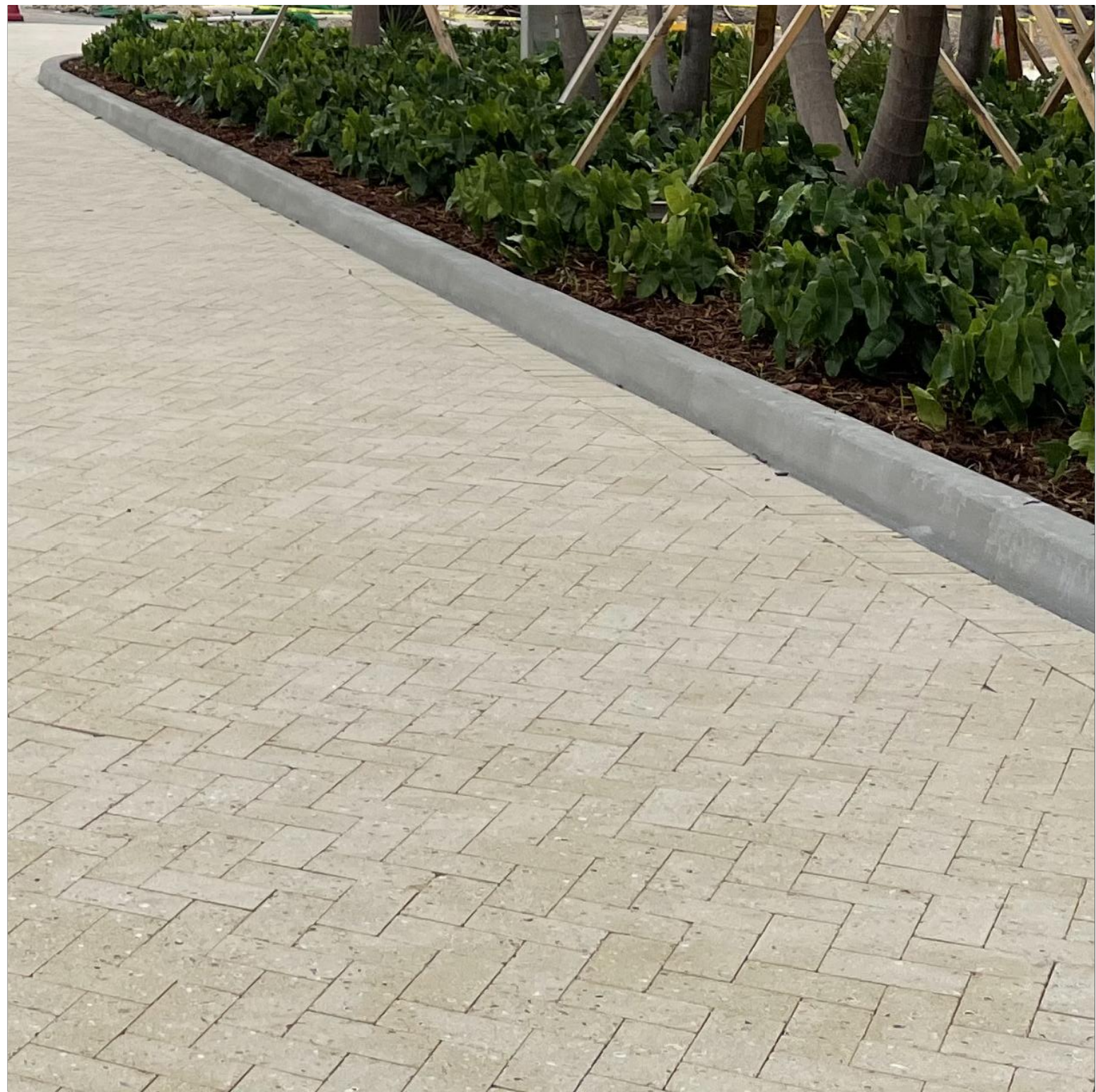


## HARDSCAPE PLAN GROUND LEVEL

SCALE: 1" = 10'



"SHELLSTONE" PAVERS  
BY TREMRON  
SANDSTONE COLOR, HERRINGBONE PATTERN



"PURE" PERVIOUS COBBLE PAVERS  
BY TECO-BLOC  
CHAMPLAIN GREY COLOR, RUNNING BOND PATTERN



PORPHYRY COBBLESTONE PAVERS  
BY ARQUIGREEN  
MIXED RED COLOR, RUNNING BOND PATTERN



STONE PAVERS  
BY A&P CORAL CLASSICS  
"CORAL REEF WHITE, BRUSHED AND FILLED, RUNNING BOND PATTERN



CAST-IN-PLACE CONCRETE  
STANDARD GREY COLOR, SANDBLAST FINISH



MIAMI BEACH PINK  
CAST-IN-PLACE CONCRETE  
MIAMI BEACH PINK COLOR, LIGHT BROOM FINISH



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Project

1940 Bay Drive  
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Miami Beach, Florida 33141

Revisions

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Consultant



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Scale

AS SHOWN

Project No.

2133

Sheet Name

HARDSCAPE

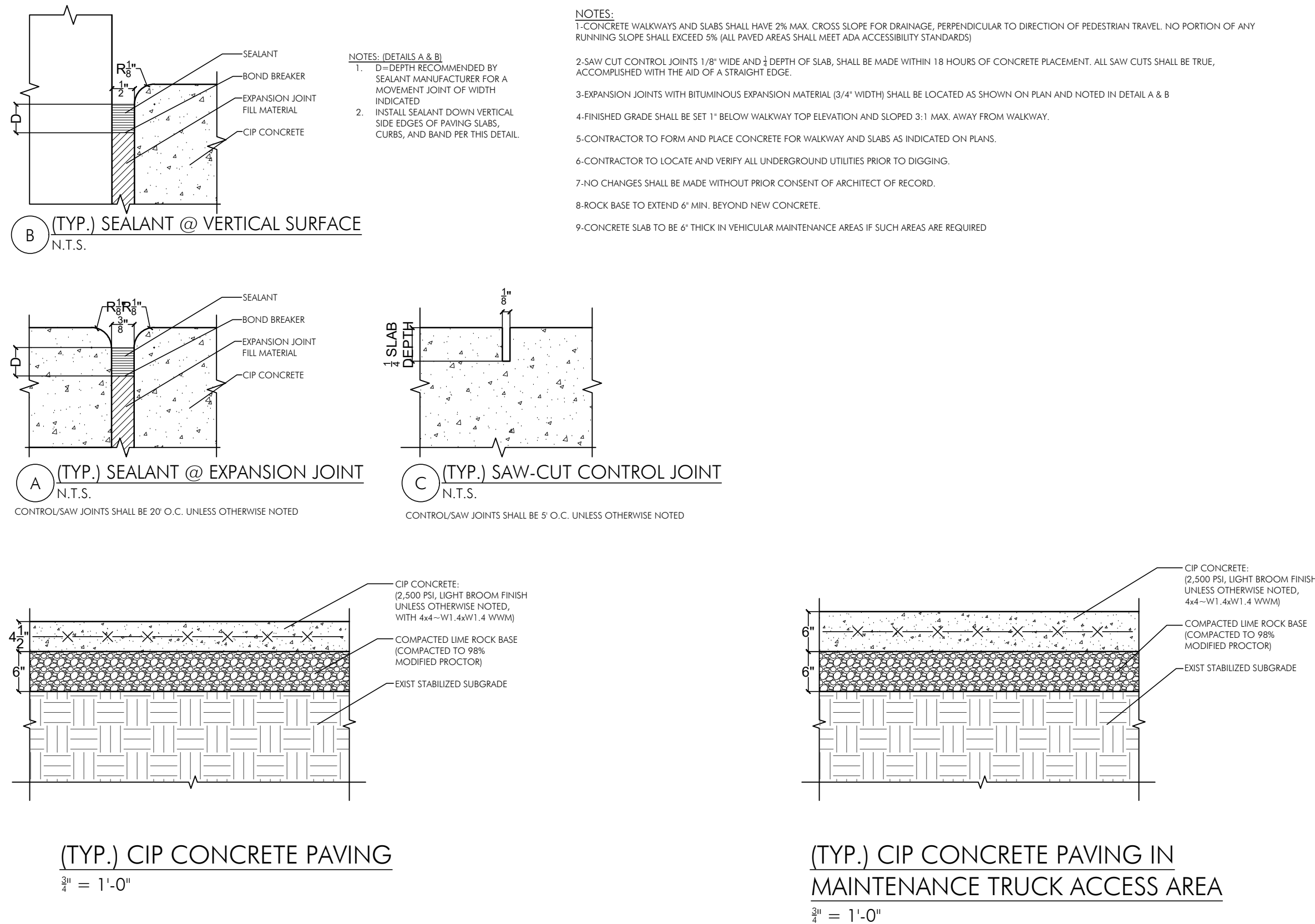
MATERIAL PHOTOS

Sheet No.

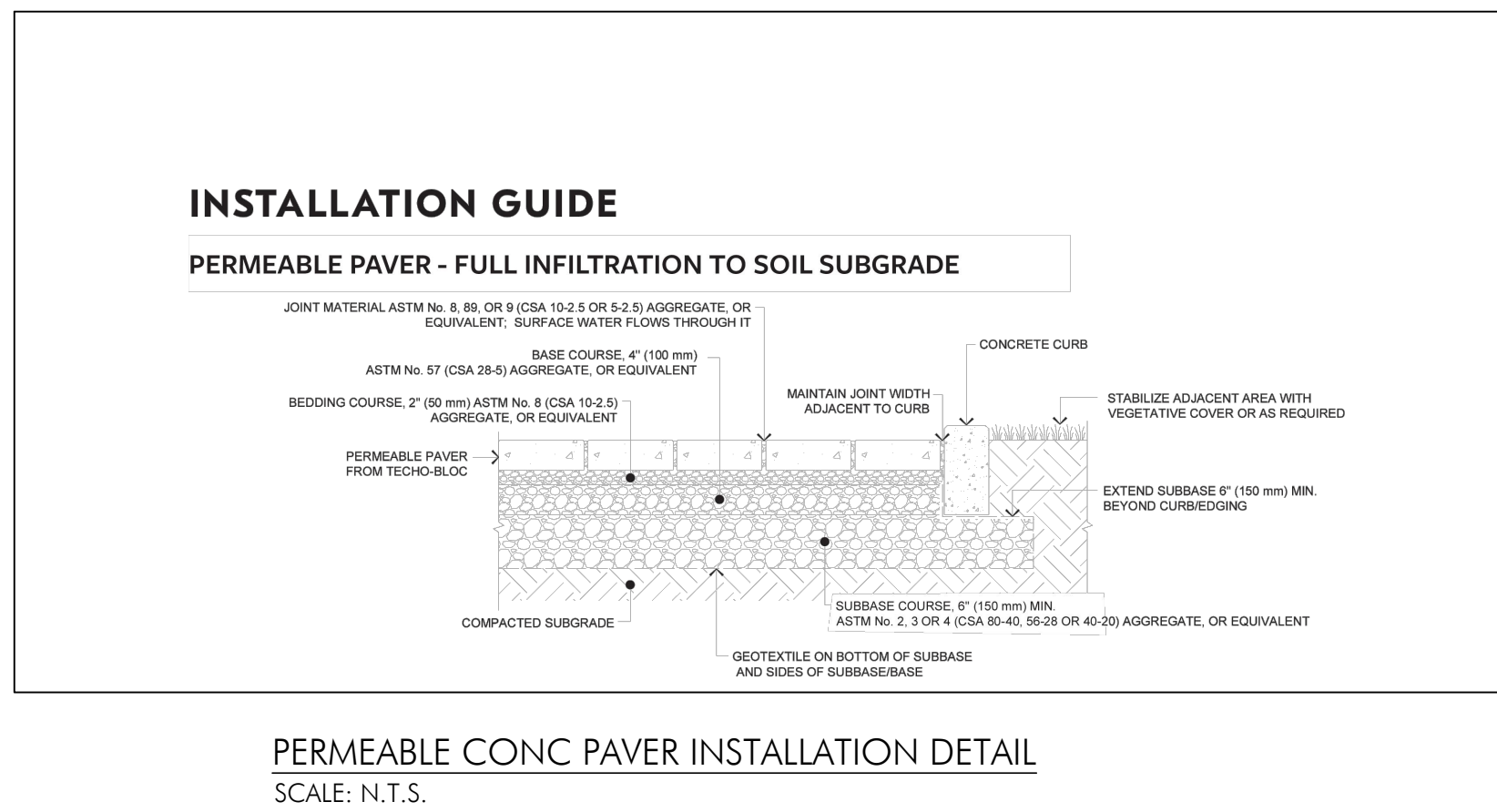
LA-202



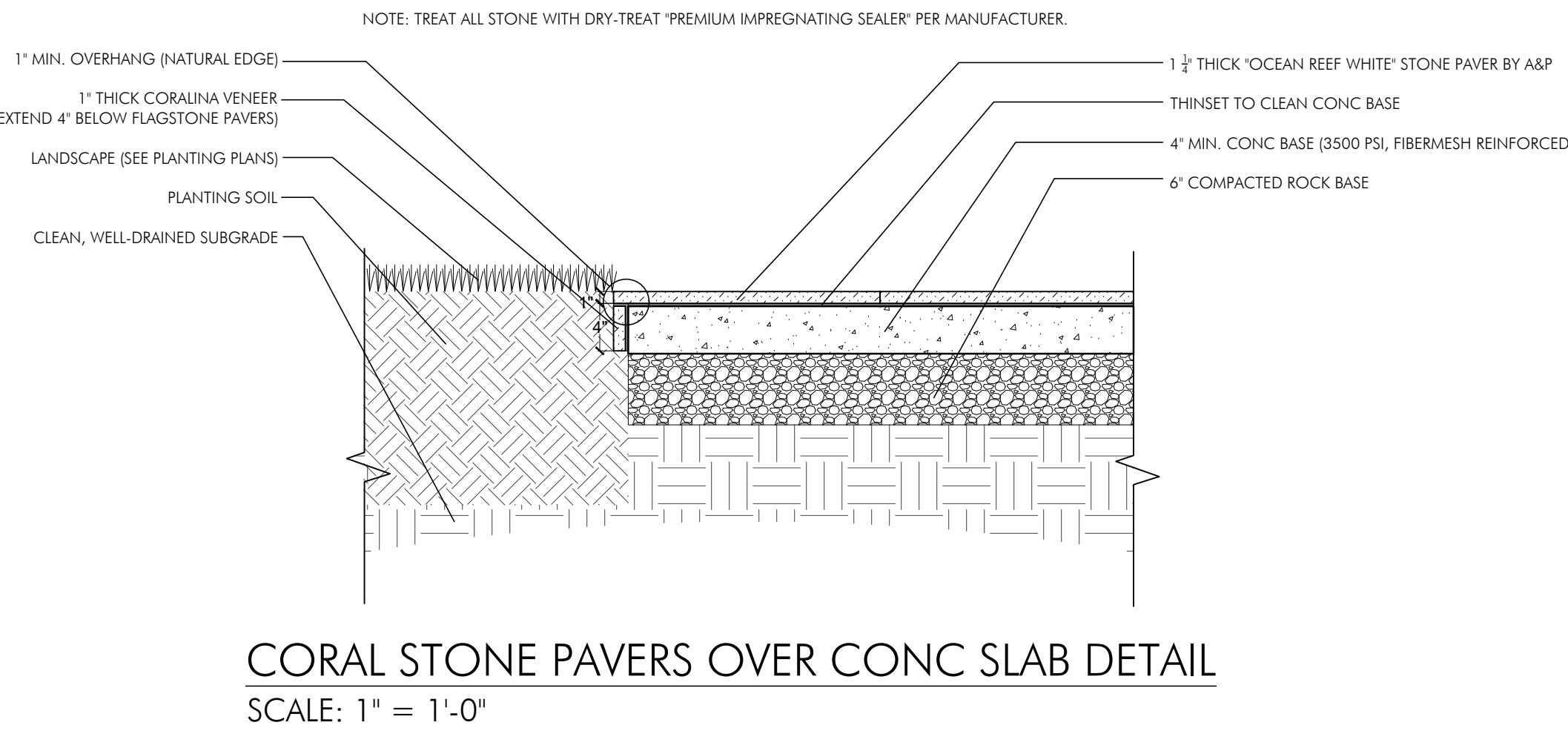
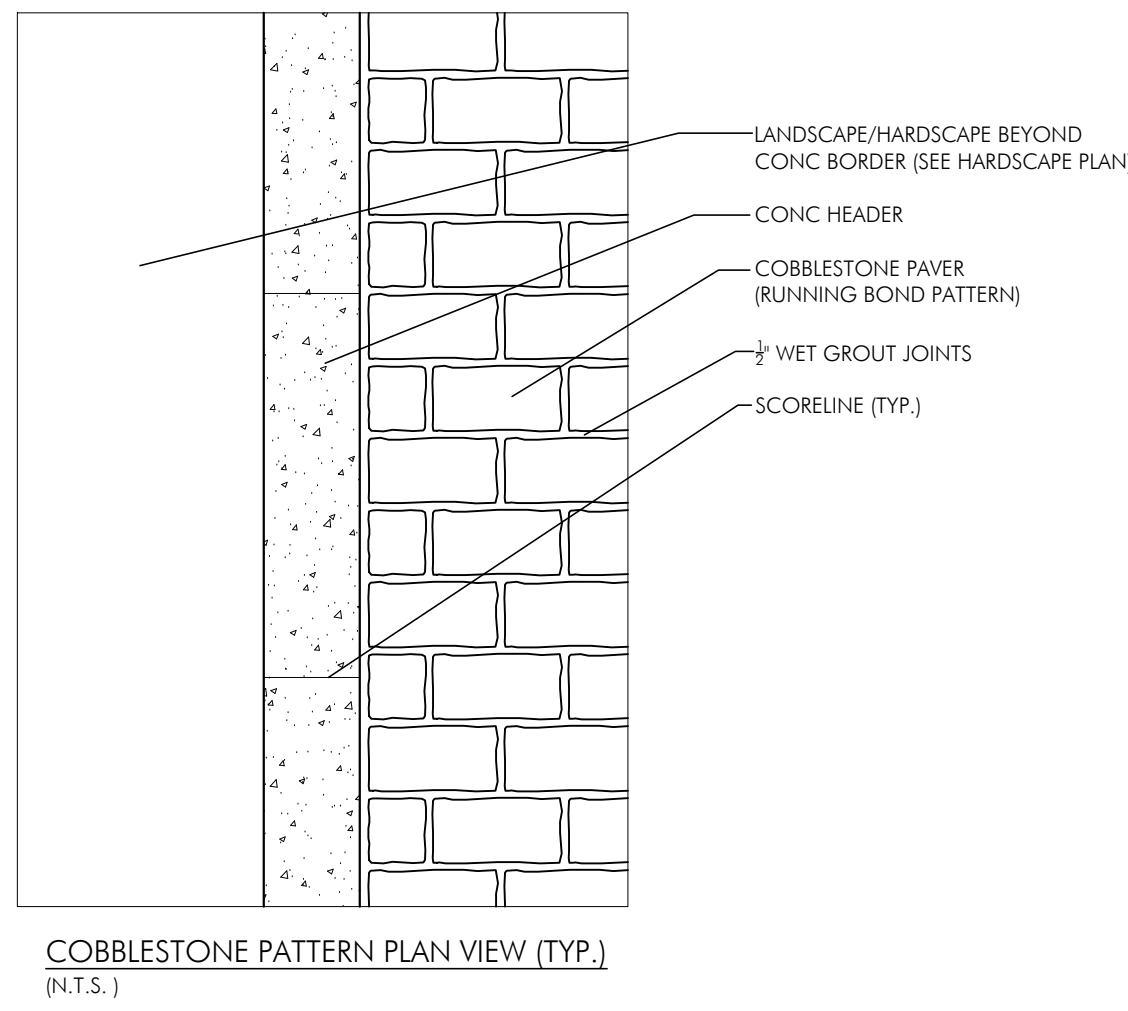
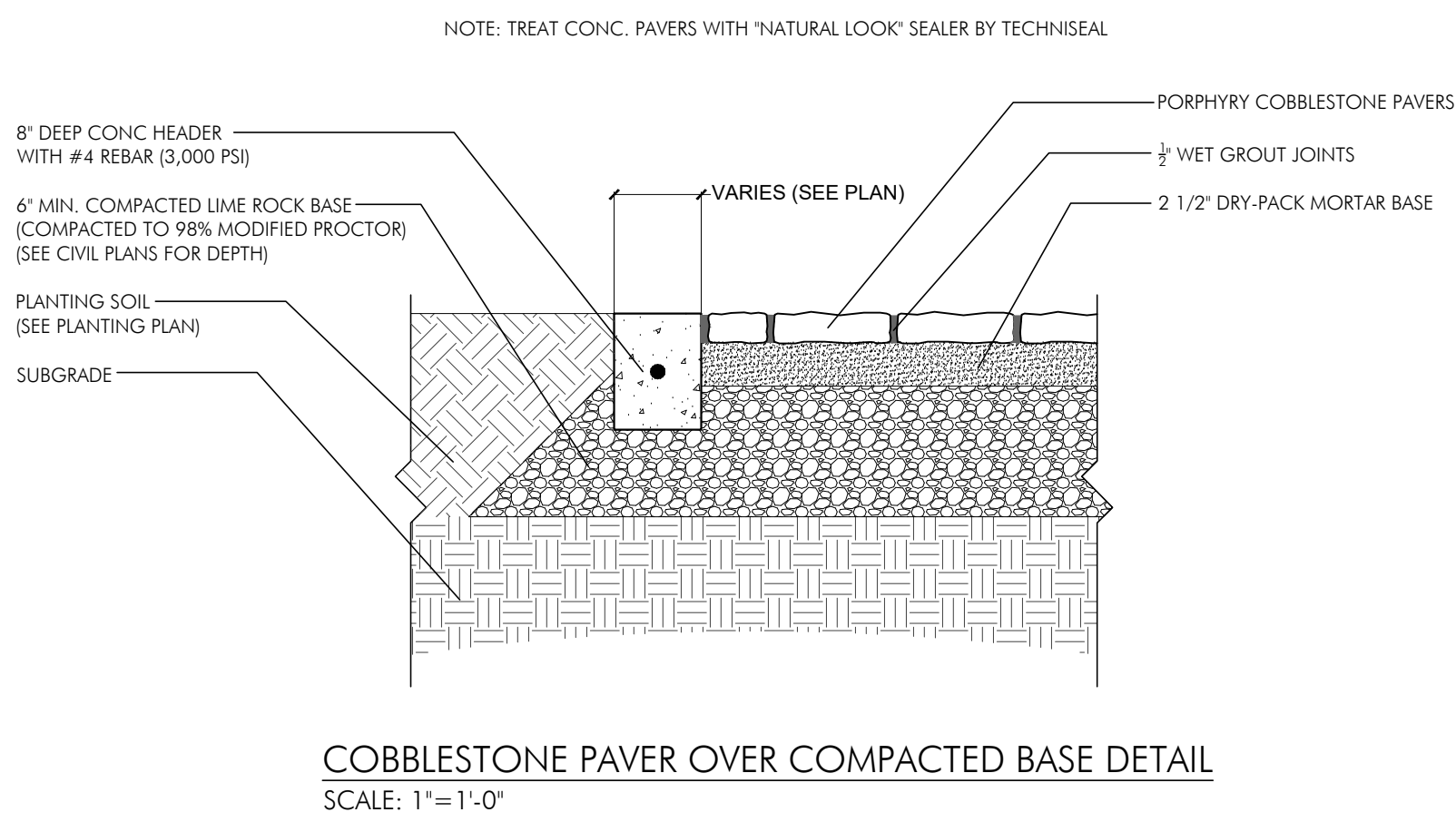
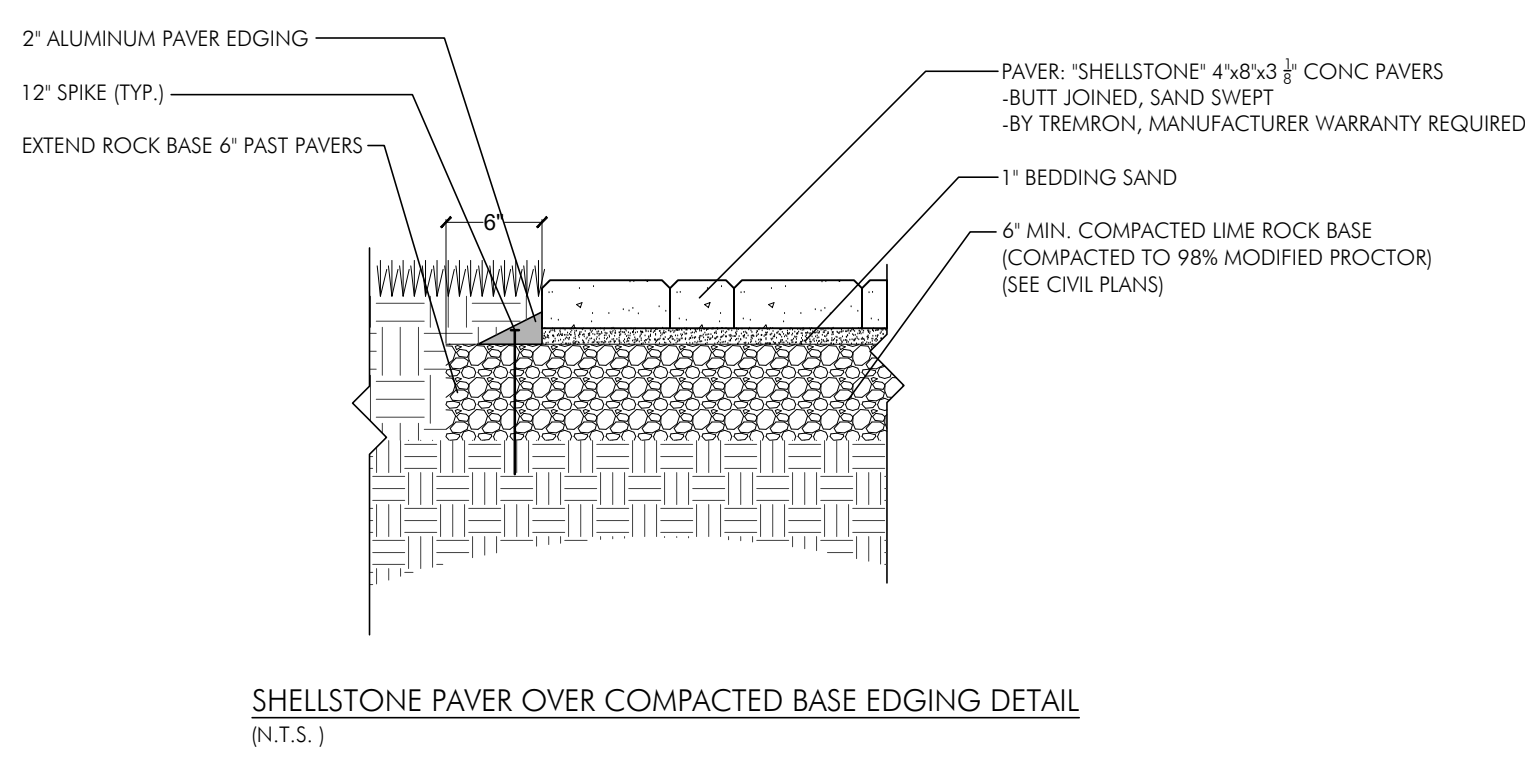
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B



A



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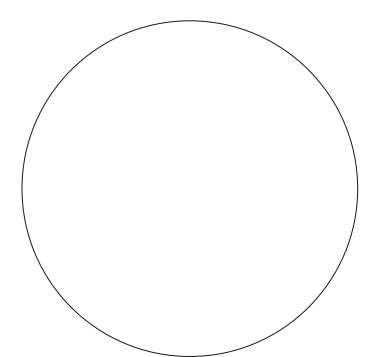
Revisions

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Date

08/04/2023

Scale

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Project No.

2133

Sheet Name

HARDSCAPE DETAILS

Sheet No.

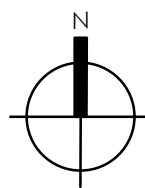
LA-301







NOT FOR CONSTRUCTION



NORTH PLANTING ELEVATION

32' 16' 8' 0' 1/8" = 1'-0"

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Project

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Miami Beach, Florida 33141

Revisions

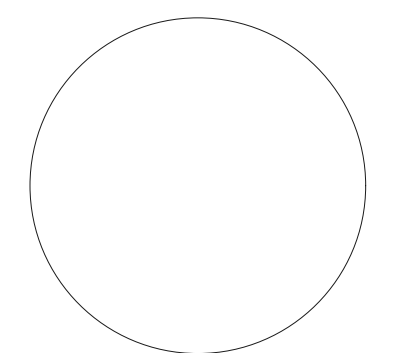
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#Client Postcode

#Client Phone Number

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PLA-FL6667205

DRB SUBMITTAL

Date  
08/04/2023

Scale  
AS SHOWN

Project No.  
2133

Sheet Name  
NORTH PLANTING

ELEVATION

Sheet No.  
LA-402







**\*NOTES:**  
-All main, lateral, and valve locations are shown schematically and shall be adjusted in the field. Locate mains and laterals in landscape areas (preferably at edges of curbs or walks.)  
-Coordinate pipe locations with existing and proposed rootball locations. -Group and locate valve at edges of shrub beds where feasible.  
-Install pipe sleeves in all areas where pipe runs under hardscape and between planters.

## IRRIGATION MATERIALS LIST

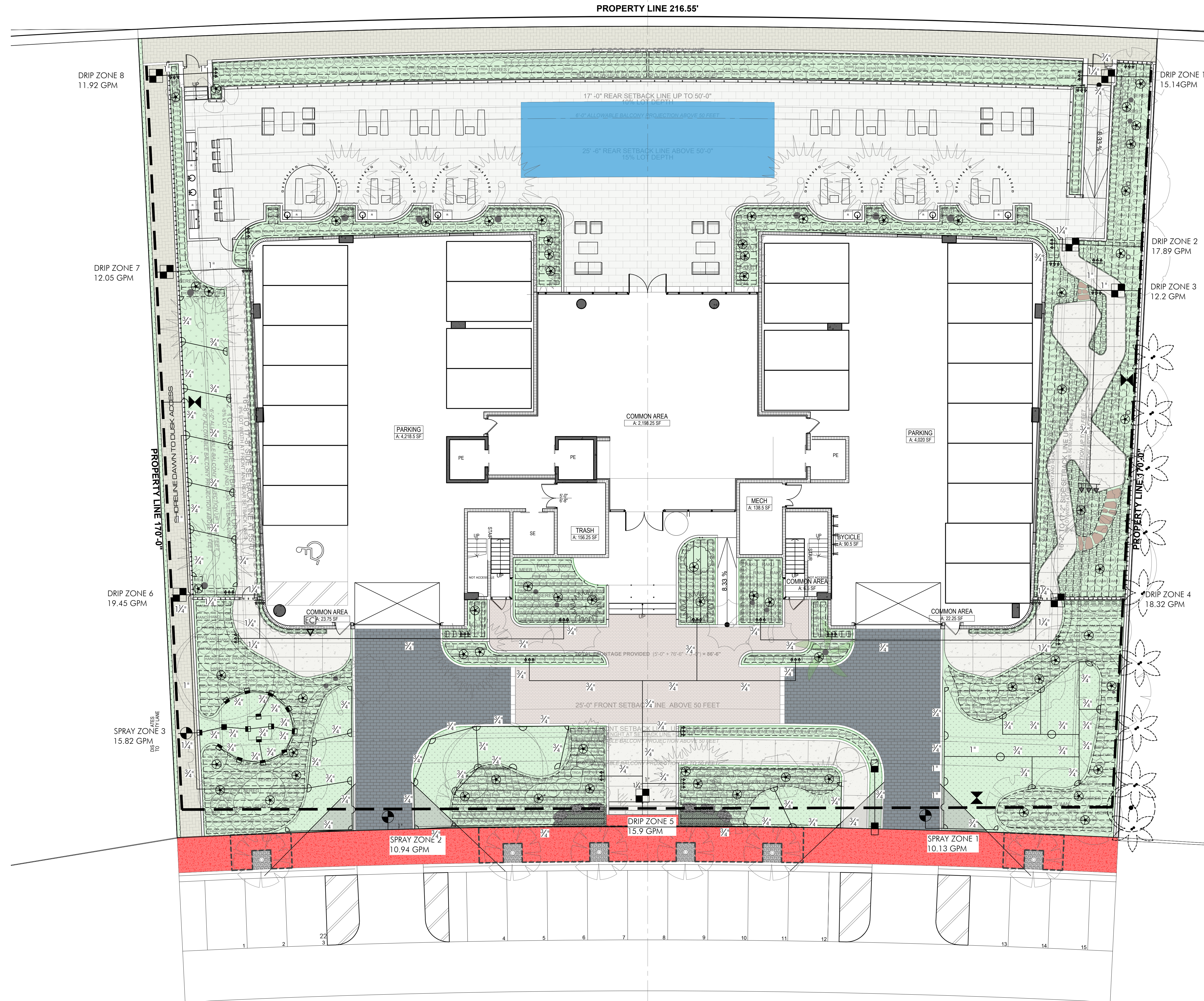
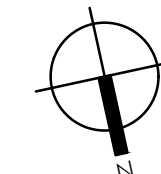
KEY	ITEM	QTY.
---	PVC laterals shall be Class 200 PVC (sized as shown on plans)	as required
---	MAIN shall be Class 200 PVC	as required
---	PVC sleeves shall be Class 200 PVC (sized double the width of the pipe running through it)	as required
---	Flexible PVC or Polypipe (for swing joints)	as required
WM	Water Meter and Backflow Prevention Assembly (See Civil Plans)	1
EC	Electric Controller RAINBIRD ESPME3 Series Controller	1
Δ	Rainbird RSD Series Rain Sensor (locate in area of free rainfall)	1
⬤	RAINBIRD 200-PESB 2" Electromechanical Solenoid Control Valve	2
---	Irrigation Control Wire	as required
---	RAINBIRD Spray Heads 1800 @ 30 PSI Series w/MPR nozzles 6" pop-up in grass areas 12" pop-up on risers in shrub beds	as required
○	10-F (1.58 gpm)	
○	10-TQ (1.18 gpm)	
○	10-H (.79 gpm)	
○	10-T (.53 gpm)	
○	10-Q (.39 gpm)	
○	5-F (.41 gpm)	
○	5-TQ (.33 gpm)	
○	5-H (.20 gpm)	
○	5-T (.13 gpm)	
○	5-Q (.10 gpm)	
○	15-est (.61 gpm)	
★	RAINBIRD 1300A-F Adjustable Flood Bubbler 1300A-F (1.5 gpm)	as required
▼	Rainbird 1" Inline Pressure Regulator (PSI-M40X-100)(drip zones not to exceed 40psi max)	as required
---	RAINBIRD XFS Subsurface Drip Irrigation XFS-09-12-500/250/100 Air/Vacuum Relief Valves Kit (3/4" Air relief valve/ Easy Fit Compression Tee/ and Flush Cap)	as required
■	Residential Wide Flow Control Zone Kit (XCZ100PRBCOM) (0.3-20 gpm)	8
⌘	RAINBIRD 3-RC Quick Coupler Valve	3
---	PVC Supply Header for dripperline Class 200 PVC	as required
⊗	RAINBIRD Xeri-Bubbler UXB-360-1032 (.6 gpm)	62

## LATERAL PIPE SIZING

The Contractor is responsible to properly size all laterals. All laterals shall be sized according to the following schedule. Total gallonage per pipe section shall be calculated by adding the GPM per head for every head downstream of the pipe.

## CLASS 200 PVC PIPE SIZING CHART

SIZE	GPM
3/4"	0-8 GPM
1"	8-14 GPM
1 1/4"	14-24 GPM
1 1/2"	24-32 GPM
2"	32-50 GPM
2 1/2"	50-75 GPM
3"	60-110 GPM
4"	110-190 GPM

IRRIGATION HEAD LAYOUT PLAN  
GROUND LEVEL

Scale: 1" = 10'

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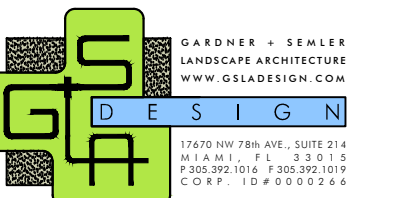
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## Consultant



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PLA-FL6667205

## DRB SUBMITTAL

Date  
08/04/2023

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AS SHOWN

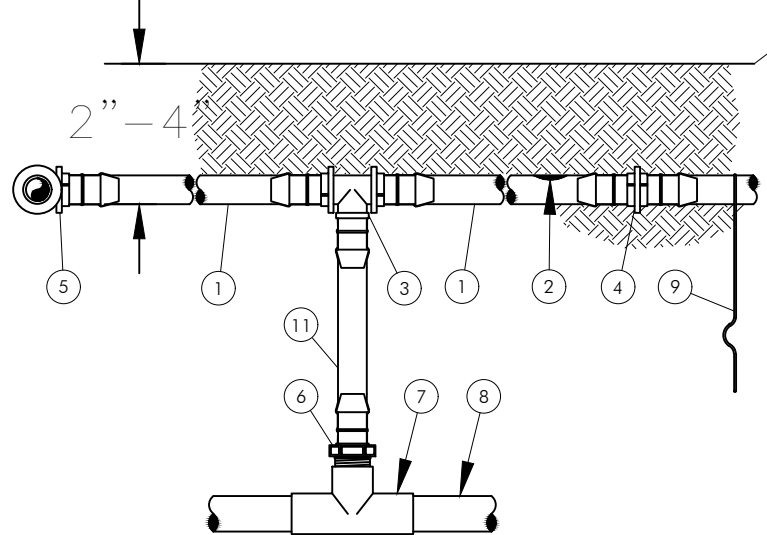
Project No.  
2133

Sheet No.  
LA-601



GENERAL NOTES:

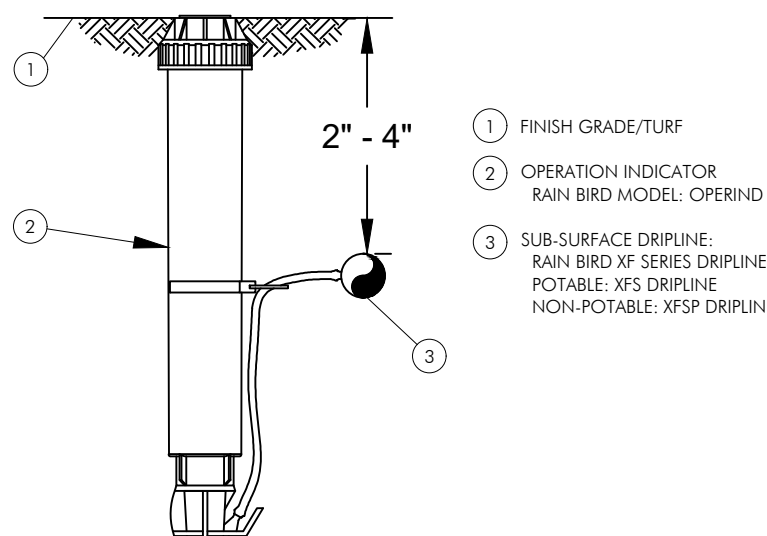
- SCOPE OF WORK: The Contractor shall furnish all labor, machinery, tools, supplies, and equipment as necessary to construct and provide an operating system, as indicated in the Plans. The work shall include, but not be limited to, furnishing materials (pipe, valves, sprinkler heads, fittings, controllers, electrical, wire and fittings, primer, glue, etc.), layout, protection to the public, excavation, assembly, installation, backfilling, compaction, repair of road or pavement surfaces, controller and low voltage feed to the valves, clean-up, maintenance and guarantee, and as-built plans.
- Contractor shall coordinate with General Contractor or other pertinent Contractor on the job to ensure that sleeves are provided and installed under hard surfaces to allow access to all areas to be irrigated. All sleeves shall be constructed of Schedule 40 PVC. Bury all sleeves a minimum of 24" below the surface. Sleeve to be 2 times the size of the pipe running through it. Sleeve shall extend 24" past the edge of pavement into the area to be irrigated.
- GUARANTEE: The irrigation system shall be guaranteed for a minimum of one calendar year from the time of final acceptance.
- REPAIR UTILITIES: The Contractor shall be responsible to verify the location of all utilities by hand excavation or other appropriate measures before performing any work that may result in damage to utilities structures, or property. The Contractor shall take immediate steps to repair, replace, or restore all services to any utilities which are disrupted due to his operations. All costs involved in disruption of service and repairs due to negligence on part of the Contractor shall be his responsibility.
- AS-BUILT DRAWINGS: Prints of the plans will be supplied to the Contractor for recording "as-built" information. Immediately upon installation of any work which deviates from what is shown on the Plans, the Contractor shall clearly indicate such changes in red pencil on the prints. Such changes shall include, but not be limited to, changes in (1) materials; (2) size of material; (3) location; and (4) quantities.
- The entire installation shall fully comply with all applicable local and state codes and ordinances. The Contractor shall take out all required plumbing and electrical applications and permits, arrange for all necessary inspections and shall pay all fees and expenses in connection with same as part of work under the contract.
- UNIT PRICES: The successful bidder shall furnish, to the Owner, a unit price breakdown for all materials. The Owner may at his own discretion, add to or delete from the materials, using the unit price breakdown submitted to and accepted by the Owner.
- MAINTENANCE PERIOD: The irrigation system shall be maintained for a period of 90 days after final acceptance of installation. Maintenance shall include checking of the system 2 times per week. Contractor shall be responsible to replace/repair any broken or malfunctioning parts of the system including those damaged by accidents or vandalism. Repairs shall be made immediately at the time of inspection or when notified by the Landscape Architect.
- The irrigation system shall provide 100% coverage with a minimum of 90% overlap of water spray.
- The system is design to provide sprinkler precipitation rates that are nearly equal in each zone. Mixing of sprinklers with widely varying precipitation rates in a zone will not be accepted.
- All pipe shall be made of Schedule 40 PVC, except flexible PVC (or Tero funny pipe) for flexible swing joint and Schedule 80 galvanized steel pipe for all above ground fittings. Pipe locations shall be adjusted in the field. When laying out mains and laterals, locate pipe near edges of pavement or against buildings wherever possible, to allow space for plant rootballs. Coordinate pipe locations with plantings. Bury all mains 18" below surface and laterals 12". Depth shall be measured to top of pipe.
- Keep pop-up sprinkler heads a minimum of 8" from edges of pavement and curbing, and heads on rises a minimum of 18", or as indicated in the plans.
- All heads located in shrub or groundcover beds shall be installed on a riser as per details in the plans. All other heads shall be installed on a swing joint as per details in the plans.
- Place irrigation control wire in conduit in the same trench as mains and under the main. ASI wire shall be #14 or larger solid copper (UL approved underground direct burial cable and shall be continuous with no splices from controller to solenoid valve.
- Valve locations are schematic and shall be adjusted in the field. Each valve shall be in a separate valve box (10" x 18" min.). When grouping valve boxes in grass or groundcover areas, set boxes a minimum of 12" apart to allow grass or groundcover to grow between them. When possible, hide valve boxes in shrub beds, a minimum of 12" from edge of beds. Set all valve boxes, concrete or plastic, in ground with cover flush with finish grade, and level, with a minimum of 6" of pea gravel at the bottom of the box, with at least 2" of clearance from the bottom of the valve to the top of the gravel.
- TESTING: Notify the Landscape Architect in writing when testing will be conducted. Conduct test in the presence of the Landscape Architect. After all PVC assembly is completed the lines shall be flushed to insure that no rocks, sand, or other foreign debris remain in the lines. The mains shall be filled with water and all outlets shall be opened and plugged. The main shall be pressurized to 100 PSI for a minimum of one hour. No section of the main will be approved if the pressure drops more than 5 PSI at the end of the one hour period. Leaks shall be repaired immediately and the system shall be re-tested until found satisfactory by the Landscape Architect.



- NOTES:
- PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
  - AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE THE TIE DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
  - SAVE YOUR HANDS. USE THE RAIN BIRD FITTING TOOL KIT INSERTION TOOL FOR FITTING ASSEMBLY.
1. ON SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFS DRIPLINE NON-POTABLE: XFSP DRIPLINE
2. INLINE DRIP EMITTER OUTLET: SEE PLANS FOR DRIPLINE OUTLET SPACING.
3. BARR TEE 1 1/2" x 1 1/2" RAIN BIRD XFF TEE
4. BARR COUPLING 1 1/2" x 1 1/2" RAIN BIRD XFF COUP
5. BARR ELBOW 1 1/2" x 1 1/2" RAIN BIRD XFF ELBOW
6. BARR MALE ADAPTER 1 1/2" x 1 1/2" RAIN BIRD XFF MALE ADAPTER 1 1/2" x 1 1/2" RAIN BIRD XFF MALE ADAPTER
7. PVC TEE SOGT
8. PVC LATERAL SUPPLY HEADER
9. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (TYPICAL)
10. FINISH GRADE
11. RAIN BIRD XF SERIES BLANK TUBING LENGTH AS REQUIRED

XFS SUBSURFACE DRIPLINE RISER ASSEMBLY

N.T.S.

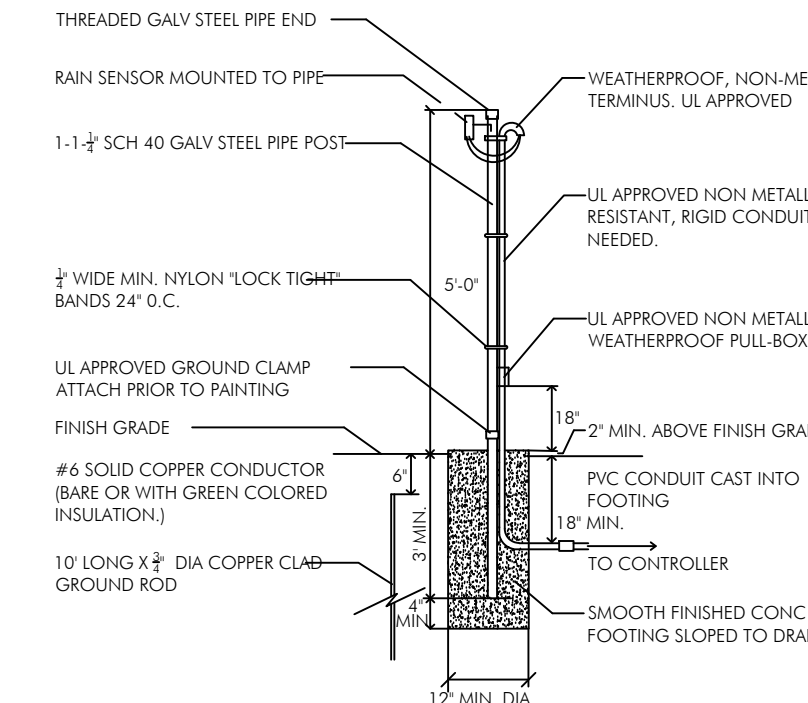


- NOTES:
- INSERT BARR TRANSFER FITTING DIRECTLY INTO DRIPLINE TUBING.
  - VALVE NOZZLE MAY BE SET TO CLOSED, OR IF IT IS DESIRED TO SEE SPRAY FROM THE NOZZLE, SET THE ARC TO 20 DEGREES. THE FLOW FROM THE NOZZLE, 0.3 GPM, SHOULD BE ACCOUNTED FOR IN THE SYSTEM DESIGN.
1. FINISH GRADE/TURF
2. OPERATION INDICATOR: RAIN BIRD MODEL OPERIND
3. SUBSURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFS DRIPLINE NON-POTABLE: XFSP DRIPLINE

XFS SUBSURFACE DRIPLINE OPERATION INDICATOR

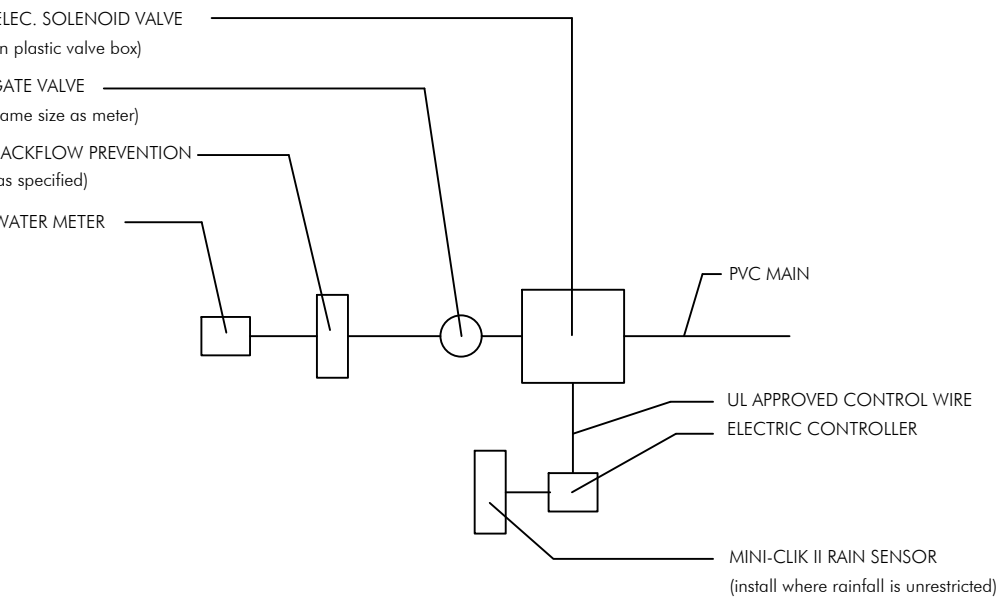
N.T.S.

NOTE: ALL WIRE CONNECTIONS SHALL BE APPROVED WATERTIGHT CONNECTIONS. FINISH ENTIRE ASSEMBLY, EXCEPT FOR EQUIPMENT, WITH BLACK ACRYLIC ENAMEL PAINT. PRIME METALLIC SURFACES WITH ZINC CHROMATE PRIOR TO FINISHING.



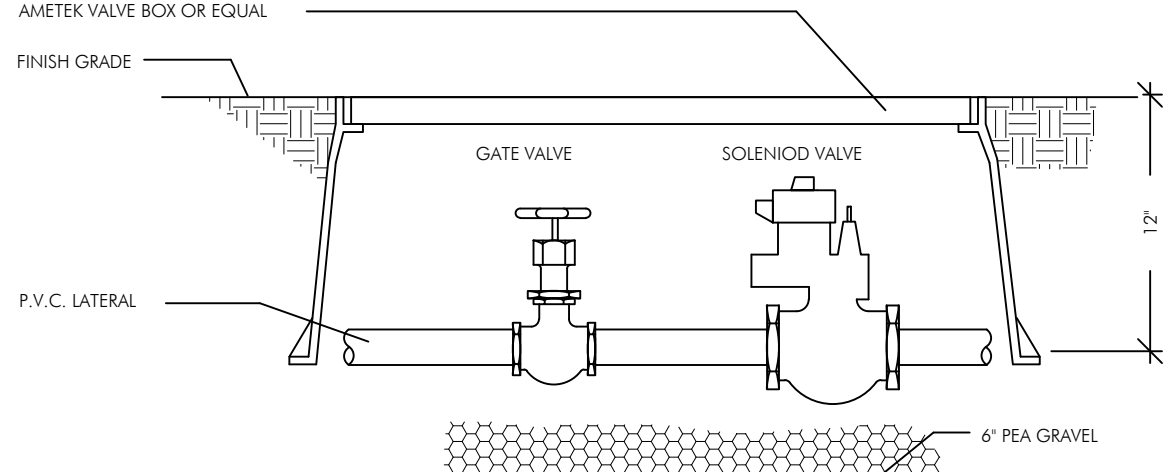
RAIN SENSOR DETAIL

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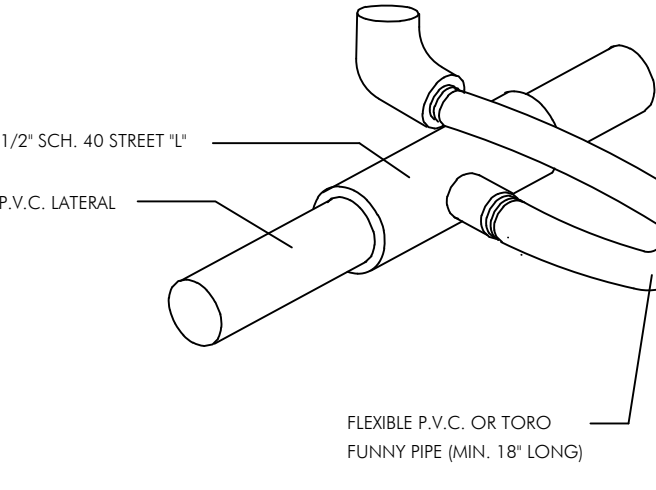
CONNECTION TO METER DETAIL

N.T.S.



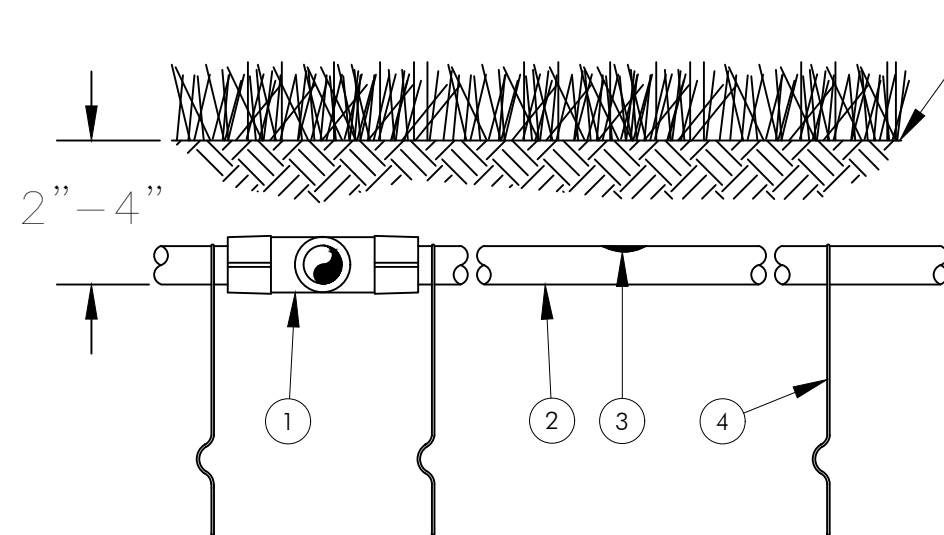
TYPICAL SOLENOID VALVE ASSEMBLY

N.T.S.



FLEXIBLE SWING JOINT DETAIL

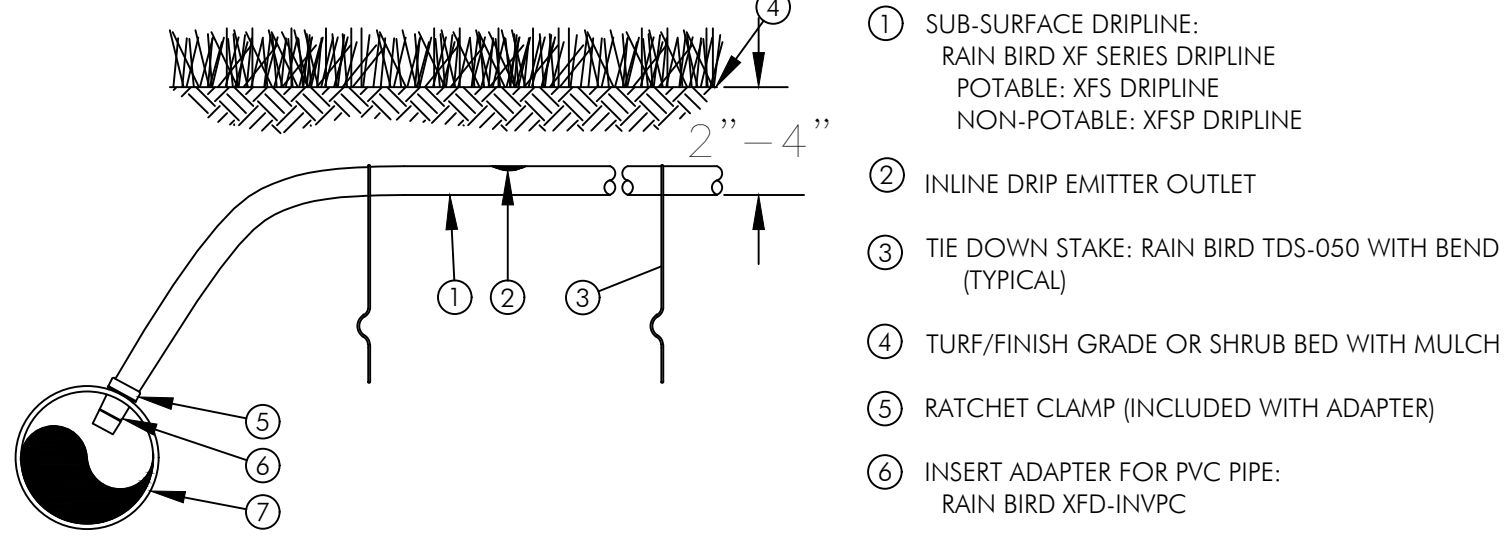
N.T.S.



- NOTES:
- PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
  - AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE THE TIE DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
  - INSERTION PLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE DOWN STAKES.
1. EASY FIT COMPRESSION TEE: RAIN BIRD MDCTEE
2. SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFS DRIPLINE NON-POTABLE: XFSP DRIPLINE
3. INLINE DRIP EMITTER
4. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (TYPICAL)
5. TURF/FINISH GRADE OR SHRUB BED WITH MULCH

XFS SUBSURFACE DRIPLINE BURIAL

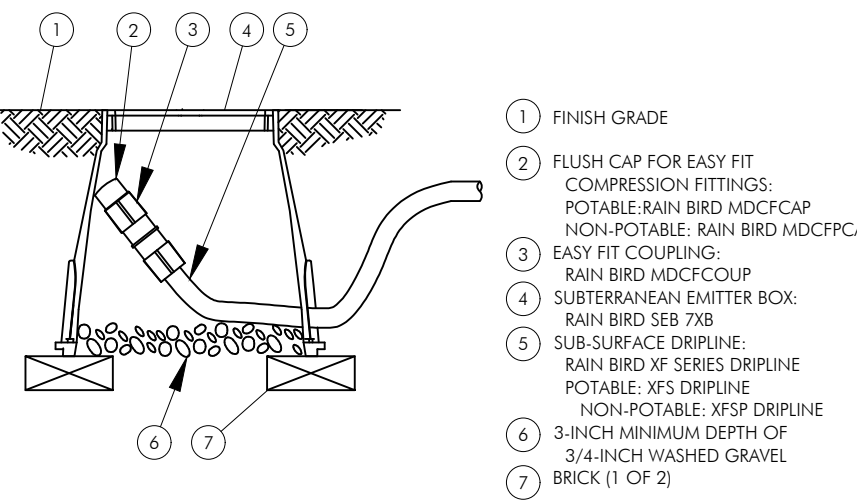
N.T.S.



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  - INSERTION PLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE DOWN STAKES.
1. SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFS DRIPLINE NON-POTABLE: XFSP DRIPLINE
2. INLINE DRIP EMITTER OUTLET
3. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (TYPICAL)
4. TURF/FINISH GRADE OR SHRUB BED WITH MULCH
5. RATCHET CLAMP (INCLUDED WITH ADAPTER)
6. INSERT ADAPTER FOR PVC PIPE: RAIN BIRD XFD-INVPC
7. PVC LATERAL PIPE MINIMUM 1 1/2" IN DIAMETER DEPTH PER SPECIFICATION

XFS SUBSURFACE DRIPLINE ADAPTER FOR PVC

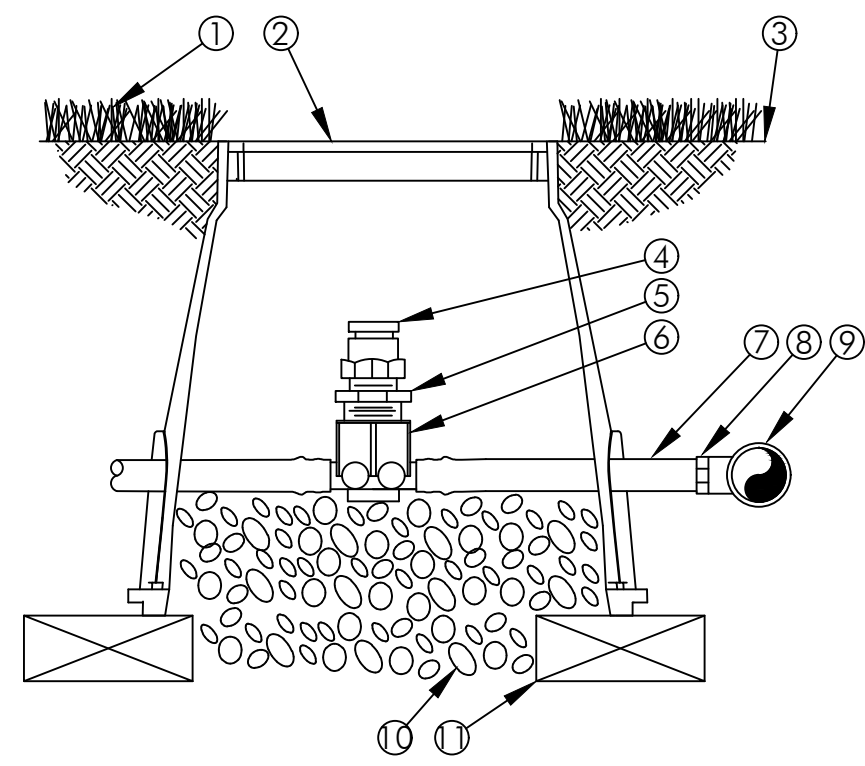
N.T.S.



- NOTE:
- ALLOW A MINIMUM OF 4 INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.
1. FINISH GRADE
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE: RAIN BIRD MDCTCAP NON-POTABLE: RAIN BIRD MDCTCAP
3. EASY FIT COUPLING: RAIN BIRD MDCTCOUP
4. SUBTERMINAL EMITTER BOX: RAIN BIRD SEB 708
5. SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFS DRIPLINE NON-POTABLE: XFSP DRIPLINE
6. 3/4 INCH MINIMUM DEPTH OF 3/4 INCH WASHED GRAVEL
7. BRICK (1 OF 2)

XFS DRIPLINE FLUSHPOINT WITH COMPRESSION FITTINGS

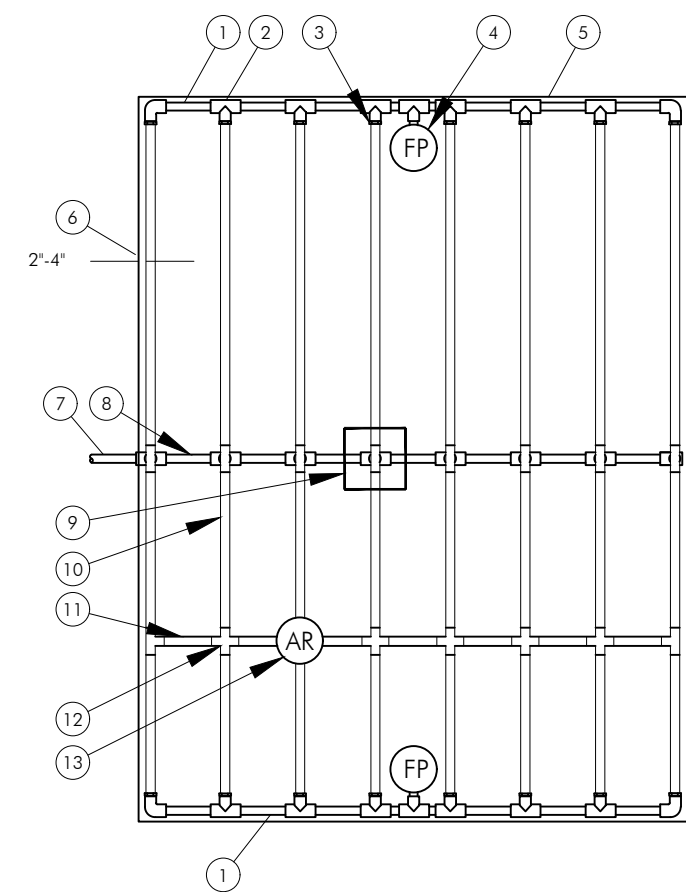
N.T.S.



XFS AIR/VACUUM RELIEF

N.T.S.

1. TURF GRASS
2. SUBTERMINAL EMITTER BOX: RAIN BIRD SEB 708
3. FINISH GRADE
4. AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
5. 1/2" x 1/2" PVC REDUCER BUSHING: RAIN BIRD XFD-TFA FITTING
6. 1/2" x 1/2" PVC REDUCER CONNECTOR: RAIN BIRD XFD-TFA FITTING
7. 1/2" x 1/2" PVC REDUCER CONNECTOR: RAIN BIRD XFD-TFA FITTING
8. 1/2" x 1/2" PVC REDUCER CONNECTOR: RAIN BIRD XFD-TFA FITTING
9. 1/2" x 1/2" PVC REDUCER CONNECTOR: RAIN BIRD XFD-TFA FITTING
10. 1/2" x 1/2" PVC REDUCER CONNECTOR: RAIN BIRD XFD-TFA FITTING
11. 1/2" x 1/2" PVC REDUCER CONNECTOR: RAIN BIRD XFD-TFA FITTING
12. 1/2" x 1/2" PVC REDUCER CONNECTOR: RAIN BIRD XFD-TFA FITTING
13. 1/2" x 1/2" PVC REDUCER CONNECTOR: RAIN BIRD XFD-TFA FITTING
14. 1/2" x 1/2" PVC REDUCER CONNECTOR: RAIN BIRD XFD-TFA FITTING
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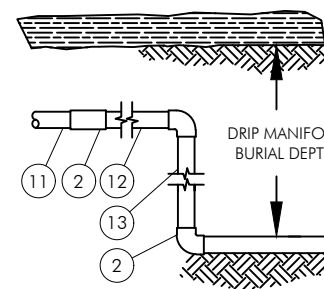


- NOTES:
- DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE RAIN BIRD XF SDI DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACINGS.
  - LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
  - AIR RELIEF VALVE TO BE INSTALLED AT HIGH POINT OF AREA.
  - WHEN USING 1/2" DIA INSERT FITTINGS WITH DESIGN PRESSURE OVER 50 PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.
1. PVC EXHAUST HEADER
2. PVC SCH 40 TEE OR EL (TYPICAL)
3. BARR X MALE FITTING: RAIN BIRD XFF MALE FITTING (TYPICAL)
4. FLUSH POINT (TYPICAL)
5. RAIN BIRD DETAIL XFS FLUSH POINT OR XFS FLUSH POINT WITH BALL VALVE
6. PERIMETER OF AREA
7. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2'-4" FROM PERIMETER OF AREA
8. PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZES TO MEET LATERAL FLOW DEMANDS)
9. CONNECTION FROM SUPPLY MAINFOLD TO DRIPLINE (TYPICAL: SEE INSET A)
10. SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (TYPICAL)
11. RAIN BIRD XF SERIES BLANK TUBING
12. BARR X BARR INSERT TEE OR CROSS: RAIN BIRD XFF TEE OR RAIN BIRD XFF CROSS (TYPICAL)
13. 1/2" AIR RELIEF VALVE: RAIN BIRD MODEL ARV050
14. BARR X FEMALE FITTING: RAIN BIRD XFF-TFA FITTING
15. 1/2" PVC NIPPLE, LENGTH AS NECESSARY

Inlet Pressure psi	12" Spacing		18" Spacing		24" Spacing	
	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)
0.6	0.9	0.6	0.9	0.6	0.9	0.9
15	273	155	314	250	424	322
20	318	189	353	284	508	368
30	360	230	413	350	586	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	586	455	780	514

XFS SUBSURFACE DRIPLINE CENTERFEED LAYOUT

N.T.S.

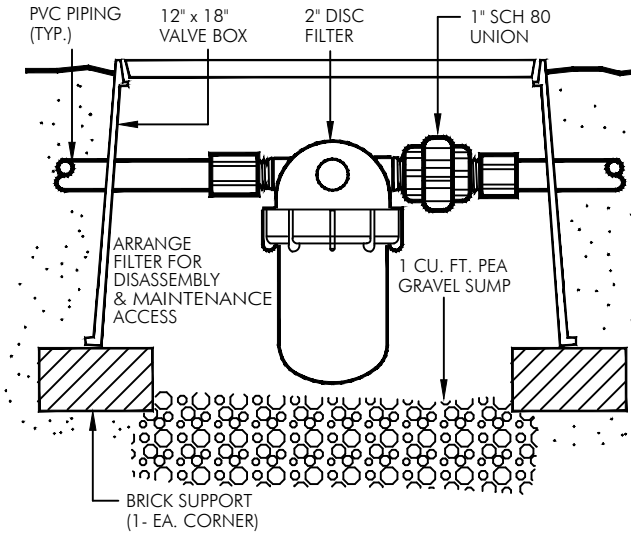


- NOTES:
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5. RAIN BIRD DETAIL XFS FLUSH POINT OR XFS FLUSH POINT WITH BALL VALVE
6. PERIMETER OF AREA
7. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2'-4" FROM PERIMETER OF AREA
8. SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (TYPICAL)
9. RAIN BIRD XF SERIES BLANK TUBING
10. BARR X BARR INSERT TEE OR CROSS: RAIN BIRD XFF TEE OR RAIN BIRD XFF CROSS (TYPICAL)
11. 1/2" AIR RELIEF VALVE: RAIN BIRD MODEL ARV050
12. SEE RAIN BIRD XF DETAILS FOR AIR RELIEF INSTALLATION
13. PVC SUPPLY HEADER
14. PVC DRIP MAINFOLD FROM RAIN BIRD CONTROL ZONE KIT (SIZES TO MEET LATERAL FLOW DEMANDS)
15. PVC SCH 40 RISER PIPE

Inlet Pressure psi	12" Spacing		18" Spacing		24" Spacing	
	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)
0.6	0.9	0.6	0.9	0.6	0.9	0.9
15	273	155	314	250	424	322
20	318	189	353	284	508	368
30	360	230	413	350	586	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	586	455	780	514

XFS SUBSURFACE DRIPLINE END FEED LAYOUT

N.T.S.



2" DISC FILTER

N.T.S.

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Project

1940 Bay Drive  
1940 BAY DRIVE  
Miami Beach, Florida 33141

Revisions

Owner Information

#Client Company

#Client Address1

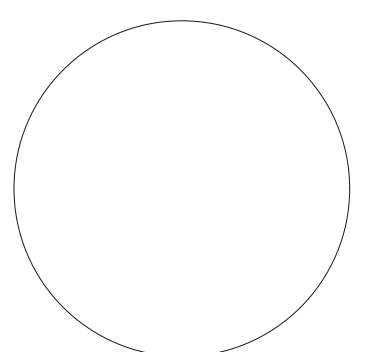
#Client Address2

#Client City, #Client State

#Client Postcode

#Client Phone Number

Consultant



Taylor Kiehl Semler  
PLA-FL6667205

DRB SUBMITTAL

Date

08/04/2023

Scale

AS SHOWN

Project No.

2133

PLANTING NOTES AND DETAILS

Sheet No.

LA-501