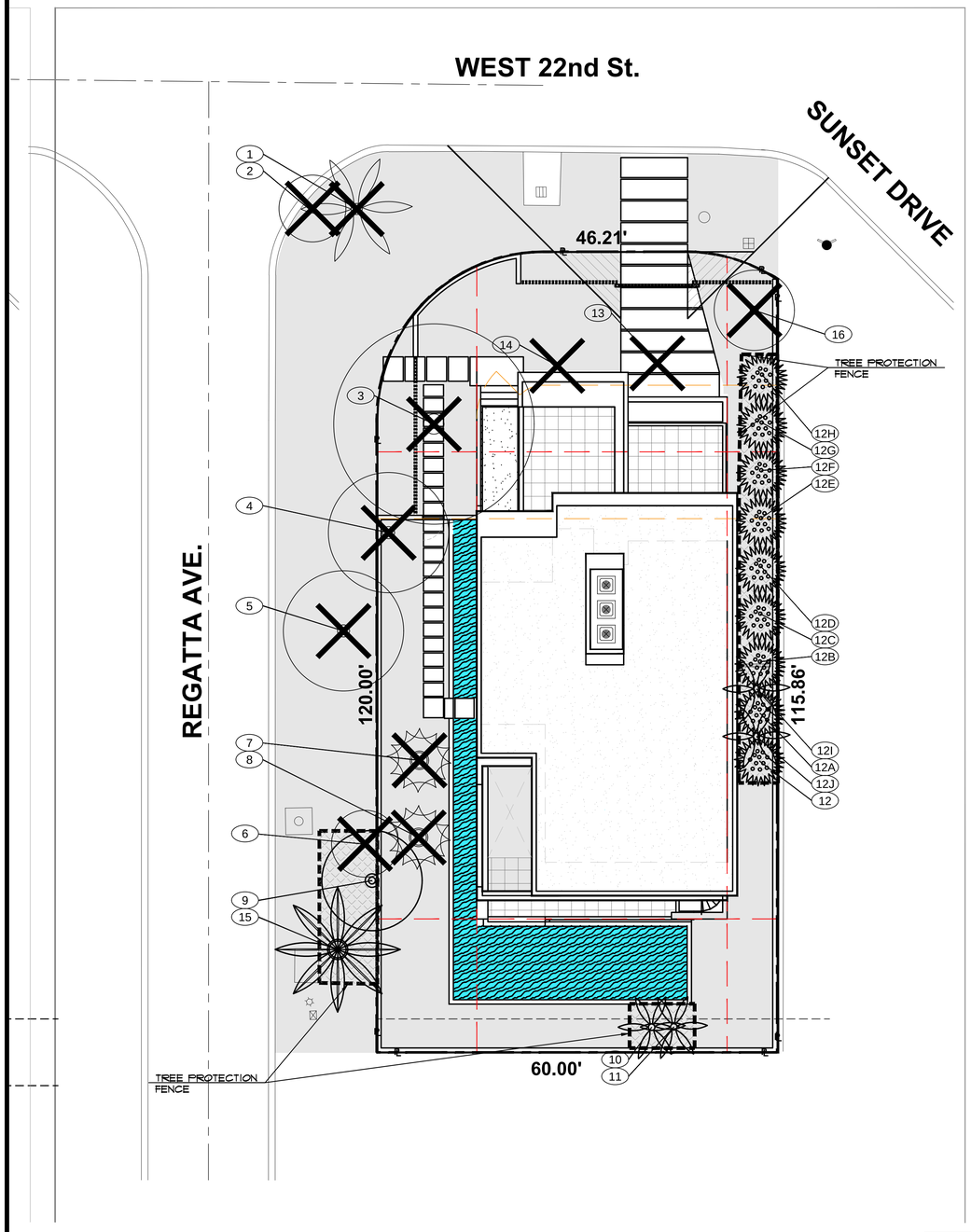


CITY OF MIAMI BEACH TREE DISPOSITION NOTES

SHALL TAKE PRECEDENCE OVER ANY OTHER NOTES OR DISCREPANCIES

1. "Tree protection fences shall be constructed prior to any construction activity including grubbing for all trees/palms to remain or be relocated. Fences should be of sturdy construction, preferably 4x4 posts with wire mesh. Orange plastic mesh fences are ineffective because they are easily removed, dropped, knocked down, ignored, etc. Fences must be maintained intact until the project is completed. They should not be removed or dropped for any reason without authorization from the city's urban forester. No activity or disturbance should occur within the fenced areas, including vehicle use, storage of materials, dumping of liquids or materials, grade changes, grubbing, and mechanical trenching for irrigation, electrical lighting, etc."
2. All proposed irrigation in City property shall follow CMB irrigation specifications.
3. "Do not place fill, rocks, grading sand nor any other construction material over the roots or in the root zone.
4. "Any proposed tree root or structural pruning shall be performed by an ISA Certified Arborist in accordance with ANSI A-300 (part 1) pruning standards. Tree pruning should be limited to the bare minimum required to achieve clearance for construction activities and the City Urban Forester shall be consulted prior to the start of any tree or root pruning onsite."
5. " Mulch shall be kept a minimum of 6" away from all trunks of trees and palms. Fill/topsoil shall not be placed on top of the root ball.
6. "The City Urban Forester and or Greenspace Management Staff shall be notified prior to installation of trees or palms in the ROW to inspect the planting holes and conduct a grades and standards inspection."
7. "Contractor is responsible for the maintenance and/or repair of all staking and guying of trees and palms during warranty period and removal & disposal of staking within 1-year of installation. Exceptions to this require the written approval of the City Urban Forester."
8. The Landscape Contractor shall guarantee all new and or relocated trees and palms for a period of 1-year from the date of initial acceptance and approval.
9. All guying and staking shall be removed from all trees and palms within twelve months after planting. Exceptions require written authorization form the City Urban Forester.
10. Tree protection barriers may not be taken down, modified and or removed without written authorizaton from the City Urban Forester.
11. Mulch shall not be applied within 6" of any tree or palm trunks that are installed or incorporated into the project.
12. A final on-site inspection shall be required by the Urban Forestry Division staff prior to any official acceptance of ROW plant material, in order to verify proper planting depth, spacing and quality of the material. Failure to conduct the inspection could result in rejection of the plant material.

Appendix B: Tree Protection Detail

TREE / PALM PROTECTION FENCES SHALL BE CONSTRUCTED PRIOR TO ANY CONSTRUCTION ACTIVITY INCLUDING GRUBBING FOR ALL TREES / PALMS THAT ARE 'TO REMAIN, BE PROTECTED, or BE RELOCATED'

NO ACTIVITY OR DISTURBANCE SHOULD OCCUR WITHIN THE FENCED AREAS, INCLUDING VEHICLE USE, STORAGE OF MATERIALS, DUMPING OF LIQUIDS OR MATERIALS, GRADE CHANGES, GRUBBING, AND MECHANICAL TRENCHING FOR IRRIGATION, ELECTRICAL, LIGHTING, ETC.

In no case shall the fence be installed less than ten feet from the trunk

Tree + Palm protection barriers to extend beyond the 'dripline' or to the 'critical root zone area' of all trees/palms to be protected. Extend where necessary to protect tree canopy roots

Barriers shall be a minimum of four feet high, and shall be constructed of continuous chain link fence with metal posts at eight-foot spacing, or of two-by-four-inch posts with three equally spaced two-by-four-inch rails. Posts may be shifted to avoid roots.

PROTECTION DETAIL NOTE

CONTRACTOR TO INSTALL "TREE / PALM PROTECTION FENCE BARRIERS' AROUND ALL EXISTING TREES OR PALMS AT THE START OF THE PROJECT. BARRIERS TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT AND SHOULD NOT BE REMOVED OR DROPPED FOR ANY REASON WITHOUT AUTHORIZATION FROM THE CITY OF MIAMI BEACH URBAN FORESTER + PLANNING + ZONING DEPARTMENT

C.M.B. TREE / PALM PROTEC. DETAIL

TREE MITIGATION-REPLACEMENT PLANTLIST

SYM	NATIVE	•	NAME	BOTANICAL NAME	SPECIFICATION
*	SEE TREE DISPOSITION PLAN FOR EXISTING TREE INVENTORY AND STATUS				
*	REMOVAL OF 76" D.B.H. OF EXISTING TREES				
	MITIGATION REQUIREMENT: 26 TREES @ 12' HT., 2" DBH OR 13 TREES @ 16' HT., 4" DBH				
CG12	YES	2	SMALL LEAF CLUSIA	Clusia rosea	12' OA, X 6'-8', 2' DBH
CD	YES	11	PIGEON PLUM	Coccoloba diversifolia	16' x 6' spr., 4' DBH, 6' c.t.
QV6	YES	1	LIVE OAK	Quercus virginiana	16' x 7' spr., 4' DBH, 6' c.t.
	PROVIDED TREE MITIGATION: 26 TREES				
	(2 TREES @ 12' HT., 2" DBH AND 12 TREES @ 16' HT., 4" DBH)				
	TREE MITIGATION DEFICIT: 0				
	REMOVAL OF 3 EXISTING REGULATED PALMS:				
	PALM MITIGATION REQUIREMENT: 3 TREES @ 12' HT., 2" DBH OR 2 TREES @ 16' HT., 4" DBH				
	PROVIDED PALM MITIGATION: 2 TREES				
	(2 TREES @ 12' HT., 2" DBH)				
CG12	YES	2	SMALL LEAF CLUSIA	Clusia rosea	12' OA, X 6'-8', 2' DBH
	PALM MITIGATION DEFICIT: 1 TREE = $1,000 @ $1,000 EACH				
	MITIGATION DEFICIT TO BE PAID TO CITY OF MIAMI BEACH TREE TRUST FUND				

TREE DISPOSITION SUMMARY TOTAL

2121 REGATTA, MIAMI BEACH, FL. 33140

	REMAIN	REMOVE	RELOCATE	TOTAL
TREES	1	6	0	7
	* includes prohibited species			
PALMS	14	5	0	19

24-01-2121 REGATTA AVE., MIAMI BEACH, FL. 33140

1/19/2024

TREE NUM	SYM	COMMON NAME	BOTANICAL NAME	HEIGH	SPREA	DBH inches	CLEAR TRUNK	CRZ F' RADIUS	TPP FT.	CONDITIO	CONDITIO %	STATUI	DBH LOSS	PALM LOSS	REMARKS
1	CN	COCONUT PALM	Cocos nucifera	43.3	16	13	35	8	5	POOR	39%	REMOVE		1	IN RIGHT OF WAY
2	PLU	FRANGIPANI	Plumeria rubra	14.2	10	6		12	8	FAIR	49%	REMOVE			UNDERSIZED, NOT REGULATED
3	QV	LIVE OAK	Quercus virginiana	34.7	52	35		34	34	FAIR	52%	REMOVE	35		
4	MI	MANGO TREE	Mangifera indica	24.3	18	13		22	16	FAIR	50%	REMOVE	13		
5	DL	LONGAN	Dimocarpus longan	23.9	18	13		15	12	FAIR	53%	REMOVE	13		IN RIGHT OF WAY
6	JK	JOEWOOD	Jacquinia keyensis	20.2	10	12		18	12	FAIR	58%	REMOVE	12		POOR STRUCTURE
7	BIS	SILVER BISMARK PALM	Bismarkia nobilis "Silver"	12	13	13	5	4	4	GOOD	70%	REMOVE			UNDERSIZED, NOT REGULATED
8	BIS	SILVER BISMARK PALM	Bismarkia nobilis "Silver"	7	12	13	2	4	4	GOOD	65%	REMOVE			UNDERSIZED, NOT REGULATED
9	MF	SIMPSON'S STOPPER	Myrcianthes fragrans	11	9	6		10	8	FAIR	47%	REMAIN			
10	AM	CHRISTMAS PALM	Adonidia merrillii	22.4	8	5.4	19.4	4	6	GOOD	65%	REMAIN			
11	AM2	CHRISTMAS PALM	Adonidia merrillii	22.4	6	5	19.4	4	6	GOOD	65%	REMAIN			
12	ARE	ARECA PALM	Dypsis lutescens	22.1	8	15" m	19.1	6	6	FAIR	52%	REMAIN			
12A	ARE	ARECA PALM	Dypsis lutescens	22.1	8	15" m	19.1	6	6	FAIR	52%	REMAIN			
12B	ARE	ARECA PALM	Dypsis lutescens	22.1	8	15" m	19.1	6	6	FAIR	52%	REMAIN			
12C	ARE	ARECA PALM	Dypsis lutescens	22.1	8	15" m	19.1	6	6	FAIR	52%	REMAIN			
12D	ARE	ARECA PALM	Dypsis lutescens	22.1	8	15" m	19.1	6	6	FAIR	52%	REMAIN			
12E	ARE	ARECA PALM	Dypsis lutescens	22.1	8	15" m	19.1	6	6	FAIR	52%	REMAIN			
12F	ARE	ARECA PALM	Dypsis lutescens	22.1	8	15" m	19.1	6	6	FAIR	52%	REMAIN			
12G	ARE	ARECA PALM	Dypsis lutescens	22.1	8	15" m	19.1	6	6	FAIR	52%	REMAIN			
12H	ARE	ARECA PALM	Dypsis lutescens	22.1	8	15" m	19.1	6	6	FAIR	52%	REMAIN			
12I	AM2	CHRISTMAS PALM	Adonidia merrillii	26.5	8	5.5	23.5			FAIR	53%	REMAIN			
12J	AM	CHRISTMAS PALM	Adonidia merrillii	31.2	6	5	28.2			FAIR	53%	REMAIN			
13	THF	FLORIDA THATCH PALM	Thrinax radiata								0%	REMOVED		1	MISSING
14	THF	FLORIDA THATCH PALM	Thrinax radiata								0%	REMOVED		1	MISSING
15	PC	CANARY ISLAND DATE PAL	Phoenix canariensis	41.3	17	22	32.2			FAIR	50%	REMAIN			
16	FB	BENJAMIN FIG	Ficus benjamina	22.6	12	6				POOR	37%	REMOVE	3		
		TOTALS											76	3	
		FIELD INVENTORY CONDUCTED BY JFS DESIGN INC. ON JANUARY 4, 2024													

PRIVATE RESIDENCE

2121 REGATTA AVE.,
MIAMI BEACH, FL. 33140

No.:	Date	Revision
1.	04/01/24	Per City Planning Dept. comments.

designed: JIMMYTICO
drawn: WENDY M.
checked: T.Y. MORAN
approved: J. F. SOCASH
project #: 24-01
scale: AS SHOWN
date: Jan. 26, 2024
Folio: 02-3228-001-2230

Drawing: **TD-1**

Sunshine State 811 of Florida, Inc.

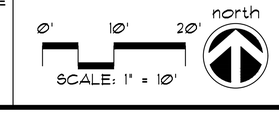
JFS
JFS Design Inc.
LANDSCAPE ARCHITECTURE
LC 0000393
1833 N.W. 140th TERRACE
PEMBROKE PINES, FL. 33028
jimmy@jfsdesignfl.com

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE CITY OF MIAMI BEACH PRIOR TO REMOVAL OF ANY REGULATED TREES OR PALMS FROM THE SITE.

SEE SHEET TD-2 FOR ISA CERTIFIED ARBORIST REPORT AND SHEET TD-3 FOR EXISTING PROPERTY TREE DISPOSITION PLAN.

SEE LANDSCAPE PLANS FOR LANDSCAPE DESIGN, LANDSCAPE LEGEND, DETAILS, NOTES, SPECIFICATIONS, ETC.

SEE IRRIGATION PLANS FOR IRRIGATION DESIGN, LAYOUT, DETAILS, NOTES, ETC.



TREE DISPOSITION PLAN

James F Socash
Digitally signed by James F Socash
Date: 2024.04.05 09:38:30 -04'00'
JAMES F. SOCASH
RLA # 0001132

24-01

January 10, 2024

JFS Design Inc.
1833 NW 140th Terr.
Pembroke Pines, FL 33028

Re: 2121 Regatta Ave. Miami Beach, FL

To Whomever This May Concern,

I visited the above-mentioned property on Wednesday, January 10, 2024, to evaluate +/- 24 trees, take photographs, perform relocation evaluations, and note any defects.

Overview

Please see attached tree table with data collected in the field including species, height, width, diameter at breast height (dbh), clear trunk (CT), condition, condition percentage, relocation evaluations, and pertinent notes.

Note all trees were evaluated from the ground only, no aerial inspections, soil excavations or penetrations were performed. The performed reviews were 360-degree visual assessments only. Health condition ratings are in accordance with the CTLA 10th Edition Guide for Plant Appraisal.

I discovered an additional two trees and have added them accordingly. A total of 7 trees and 19 palms were evaluated. Please find additional details, and photographs below.

Treemendous Consulting Group, LLC
"Every Tree is Unique"
18459 Pines Blvd. Suite #503
Pembroke Pines, FL 33029
C. 954-354-3210
isatreeman@gmail.com

Trees One, Two, Three, Four, Five, Six, Seven & Eight



Coconut Palm (*Cocos nucifera*) Tree # One, Frangipani (*Plumeria sp.*) Tree # Two, Live Oak (*Quercus virginiana*) Tree # Three, Mango (*Manaifera indica*) Tree # Four, Longan (*Dimocarpus longan*) Tree # Five, Joewood (*Jacquinia keyensis*) Tree # Six, and Bismarck Palms (*Bismarckia nobilis*) Tree #'s Seven & Eight, facing east and west. Note large trunk wound for Tree # One, poor structure visual evidence of decay for Tree # Two, poor structure, heading cuts, water sprouts, scaffold limb damage, unbalanced crown torn structural support roots for Tree # Three, poor structure, trunk lean, canopy crowding for Tree # Four, poor structure, canopy crowding, chlorotic foliage for Tree # Five, and poor structure for Tree # Six.

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Trees Nine, Ten, 11, 12, 12a, 12b, 12c, 12d, 12e, 12f, 12g, 12h, 12i, 12j, 15 & 16



Simpsons Stopper (*Myrcianthes fragrans*) Tree # Nine, Christmas Palms (*Adonidia merrillii*) Tree #'s 10, 11, 12i & 12j, Areca Palms (Dypsis lutescens) Tree #'s 12, 12a, 12b, 12c, 12d, 12e, 12f, 12g & 12h, Canary Island Date Palm (*Phoenix canariensis*) Tree # 15, and Weeping Fig (*Ficus benjamina*) Tree # 16, facing west, north, east, and south. Note Canopy dieback, canopy crowding for Tree # Nine, Nutrient deficiency, ficus parasite for Tree # 15, and poor structure, overgrown hedge for Tree # 16.

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End Report



Mark C. Williams
ASCA RCA #580
Registered Consulting Arborist®
ASCA Tree Plant Appraisal Qualified
ISA Certified Arborist Municipal Specialist FL 5221-AM
ISA Tree Risk Assessment Qualified
LIAF Certified Landscape Inspector #2007-0083

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1/9/2024 2121 Regatta Ave. Miami Beach, FL

TREE #	COMMON NAME	BOTANICAL NAME	HEIGHT (ft)	WIDTH (ft)	CLEAR TRUNK (ft)	DBH (in)	CONDITION	CONDITION %	RELOCATION CANDIDATE (Y/N)	OBSERVATIONS
1	Coconut Palm	*Cocos nucifera*	43.3	16	35	13	Poor	39%	N	Large trunk wound
2	Frangipani	*Plumeria sp.*	14.2	10		6	Fair	49%	N	Poor structure visual evidence of decay
3	Live Oak	*Quercus virginiana*	34.7	52		35	Fair	52%	N	Poor structure, heading cuts, water sprouts, scaffold limb damage, unbalanced crown torn structural support roots
4	Mango	*Mangifera indica*	24.3	22		12	Fair	50%	N	Poor structure, trunk lean, canopy crowding
5	Longan	*Dimocarpus longan*	23.9	18		13	Fair	53%	N	Poor structure, canopy crowding, chlorotic foliage
6	Joewood	*Jacquinia keyensis*	20.2	10		12	Fair	58%	N	Poor structure
7	Bismarck Palm	*Bismarckia nobilis*	12	13	5	13	Good	70%	Y	Immature Palm
8	Bismarck Palm	*Bismarckia nobilis*	7	12	2	13	Good	65%	Y	Immature Palm
9	Simpsons Stopper	*Myrcianthes fragrans*	11	9		6	Fair	47%	N	Canopy dieback, canopy crowding
10	Christmas Palm	*Adonidia merrillii*	22.4	8	19.4	5, 4	Good	65%	Y	Double trunk
11	Christmas Palm	*Adonidia merrillii*	22.4	6	19.4	5	Good	65%	Y	
12	Areca Palm	*Dypsis lutescens*	22.1	8	19.1	15" multi	Fair	52%	N	Nutrient deficiency
12a	Areca Palm	*Dypsis lutescens*	22.1	8	19.1	15" multi	Fair	52%	N	Nutrient deficiency
12b	Areca Palm	*Dypsis lutescens*	22.1	8	19.1	15" multi	Fair	52%	N	Nutrient deficiency
12c	Areca Palm	*Dypsis lutescens*	22.1	8	19.1	15" multi	Fair	52%	N	Nutrient deficiency
12d	Areca Palm	*Dypsis lutescens*	22.1	8	19.1	15" multi	Fair	52%	N	Nutrient deficiency
12e	Areca Palm	*Dypsis lutescens*	22.1	8	19.1	15" multi	Fair	52%	N	Nutrient deficiency
12f	Areca Palm	*Dypsis lutescens*	22.1	8	19.1	15" multi	Fair	52%	N	Nutrient deficiency
12g	Areca Palm	*Dypsis lutescens*	22.1	8	19.1	15" multi	Fair	52%	N	Nutrient deficiency
12h	Areca Palm	*Dypsis lutescens*	22.1	8	19.1	15" multi	Fair	52%	N	Nutrient deficiency
12i	Christmas Palm	*Adonidia merrillii*	26.5	8	23.5	5, 5	Fair	53%	N	Nutrient deficiency, double trunk
12j	Christmas Palm	*Adonidia merrillii*	31.2	6	28.2	5	Fair	53%	N	Nutrient deficiency
13	Florida Thatch Palm	*Thrinax radiata*					Missing	0%	N	Missing
14	Florida Thatch Palm	*Thrinax radiata*					Missing	0%	N	Missing
15	Canary Island Date Palm	*Phoenix canariensis*	41.3	17	32.2	22	Fair	50%	N	Nutrient deficiency, ficus parasite
16	Weeping Fig	*Ficus benjamina*	22.6	12		6	Poor	37%	N	Poor structure, overgrown hedge

***I certify that all statements are true, complete and correct to the best of my knowledge and belief and that they are made in good faith.**

Mark C. Williams FL-5221 AM, ISA Certified Arborist Municipal Specialist (Treemendous Consulting Group, LLC)

Sunshine State One Call of Florida, Inc. 811

JFS

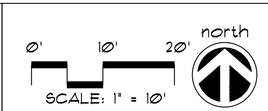
JFS Design Inc.
LANDSCAPE ARCHITECTURE
LC 000393
1833 NW 140th TERRACE
PEMBROKE PINES, FL. 33028
jimmy@jfsdesignfl.com

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SEE LANDSCAPE PLANS FOR LANDSCAPE DESIGN, LANDSCAPE LEGEND, DETAILS, NOTES, SPECIFICATIONS, ETC.

SEE IRRIGATION PLANS FOR IRRIGATION DESIGN, LAYOUT, DETAILS, NOTES, ETC.



ISA CERTIFIED ARBORIST REPORT

James F Socash
Digitally signed by James F Socash
Date: 2024.04.05 09:49:58 -04'00'
JAMES F. SOCASH
RLA # 0001132

24-01

PRIVATE RESIDENCE

2121 REGATTA AVE.,
MIAMI BEACH, FL. 33140

No.:	Date	Revision
1.	04/01/24	Per City Planning Dept comments.

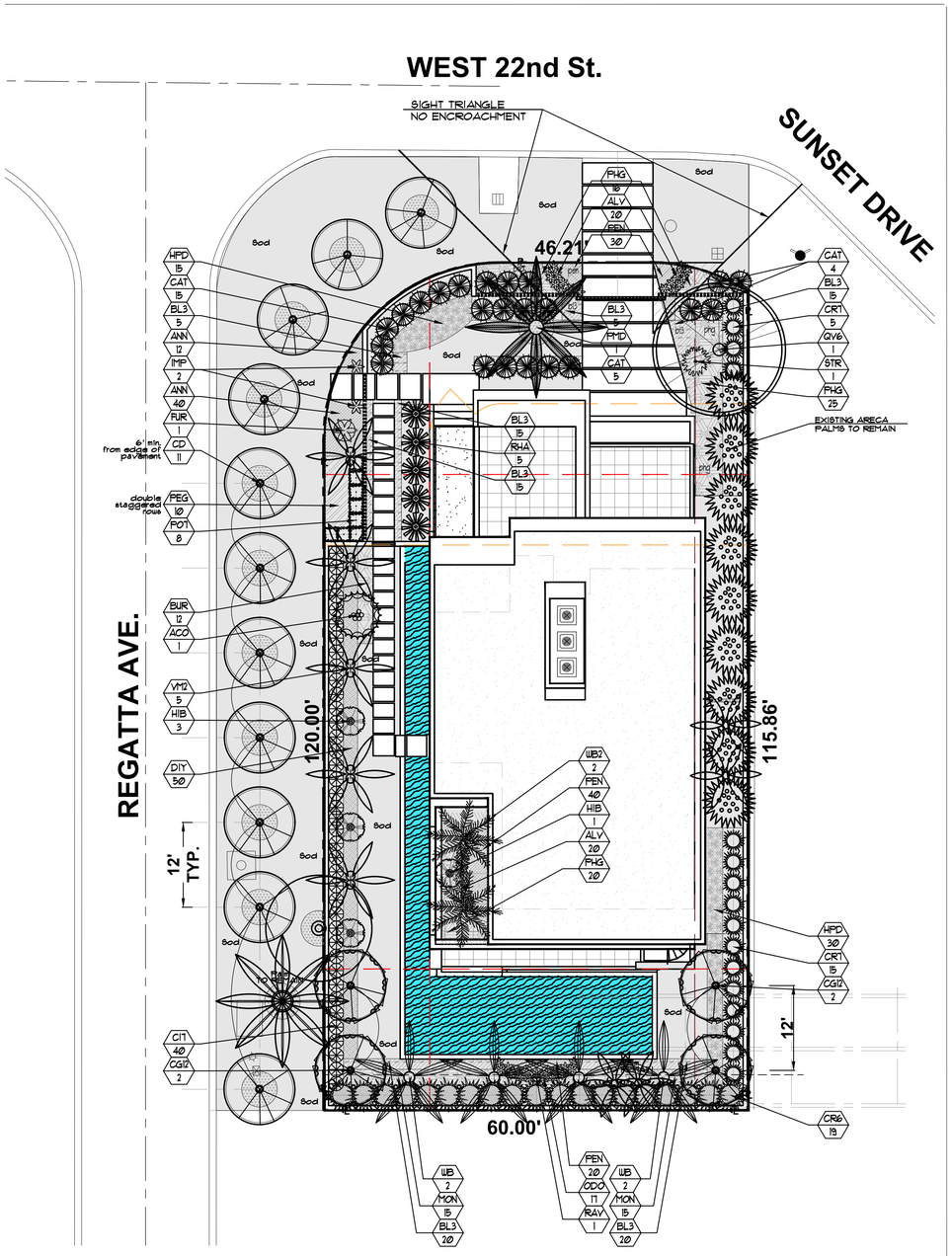
designed: JIMMYTICO
drawn: WENDY M.
checked: T.Y. MORAN
approved: J. F. SOCASH
project #: 24-01
scale: AS SHOWN
date: Jan. 26, 2024
Folio: 02-3228-001-2230

Drawing:
TD-2

PLANTLIST

SYM.	NATIVE	*	NAME	BOTANICAL NAME	SPECIFICATION
			* SINGLE ASTERISK = PROVIDE PHOTOS FOR OWNER APPROVAL PRIOR TO PURCHASE		
			** "AT TIME OF PLANTING" FOR ALL PLANTINGS.		
			EXISTING TREES TO REMAIN		
			SEE TREE DISPOSITION PLAN, SHEET TD-1		
			** STREET TREE REQUIREMENT		
* CD	YES	11	PIGEON PLUM	Coccoloba diversifolia	16' x 6' spr., 4' DBH, 6' c.t.
		11	STREET TREES		
			**PROPOSED LOT TREES		
* CG12	YES	4	SMALL LEAF CLUSIA	Clusia rosea	12' O.A., X 6'-8', 2' DBH
* QV6	YES	1	LIVE OAK	Quercus virginiana	16' x 1' spr., 4' DBH, 6' c.t.
		5	LOT TREES		
			** PALMS		
* ACO	YES	1	PAUROTIS PALMS	Acoelorrhaphe wrightii	FG, 10' o.a., min. 5 tks @ o.a.
* PMD		1	'MEDJOOL DATE' PALMS	Phoenix dactylifera 'Medjool'	12' c.t., full head, Specimen
* VM2		5	MONTGOMERY PALMS	Veitchia montgomeryana	DBL. TK, FG, 14' o.a., full hd.
* WB		4	FOXTAIL PALMS	Wodyetia bifurcata	14' o.a., 5' @ dbh, full hd
* WB2		2	FOXTAIL PALMS	Wodyetia bifurcata	18' o.a., 5' @ dbh, full hd
			** ACCENT PALMS		
* RAV		1	TRAVELER'S PALM	Ravenala madagascarensis	FG, 12' o.a., full head
* RHA		5	LADY PALMS	Rhapis excelsa	5'o.a., FTG., sun acclimated
			** SHRUBS		
CAT		24	CAT PALMS	Chamadorea cataractarum	7 gal, 30" x 24", 36" o.c.
CIT	YES	40	COCOPLUM	Chrysobalanus icaco	7 GAL., 30" x 24" full, 24" o.c.
CRT	YES	20	CLUSIA PITCH APPLE	Clusia rosea	7 GAL., 36" ht., 36" @C., FTB.
HPD	YES	45	DWARF FIREBUSH	Hamelia nodosa	3 gal, 18" x 18", 24" o.c.
MON		30	MONSTERA DELICIOSA	Monstera deliciosa	3 gal, 18" x 18", 24" o.c., full
PHG		61	PHILO 'GIGANTEUM'	Philodendron giganteum	7 gal, 24" x 24", 24" o.c., full
POT		8	PODOCARPUS HEDGE	Podocarpus spp.	7 gal, 30" x 24', full heavy
			** LARGE SHRUBS		
CR6	YES	19	SMALL-LEAVED CLUSIA	Clusia rosea	6' ht., 36' @C., FTB.
			** ACCENT PLANTS		
FUR		1	GIANT FALSE AGAVE	Furcrea foetida	15 gal, 4' x 4', full specimen
* HIB		4	HIBISCUS 'SEMINOLE PINK'	Hibiscus 'Standards'	30 gal, 6'-7' o.a. full pink
STR		1	BIRD OF PARADISE	Strelitzia reginae	7 gal, 24" o.a. ht.
			** GROUNDCOVERS		
ALV		40	AECHMEA 'ALVAREZ'	Aechmea spp.	9" pot, 12" o.c., GRANTS FARM
IMP		2	IMPERIALIS BROMELIAD	Alcantarea imperialis	7 gal, full, BULLIS
ODO		17	AECHMEA BROMELIADS	Alcantarea odorata	14", container, BULLIS
ANN		52	FLOWERING ANNUALS	Species, color to be sel.	6" pots, 12" o.c. full
BL3		95	BLUEBERRY FLAX LILY	Dianella tasmanica	3 gal, 12" x 18", 18" o.c., full
DIY		50	YELLOW AFRICAN IRIS	Dietes bicolor	3 gal, 12" x 18", 18" o.c., full
PEN		90	EGYPTIAN STAR CLUSTER	Pentas lanceolata	1 gal, 10" x 10", 14" o.c., full
PEG		10	GREEN FOUNTAIN GRASS	Pennisetum setaceum	3 gal, 18" x 18", 24" o.c., full
BUR		12	PHILODENDRON 'ROJO CONGO'	Philodendron spp.	3 gal, 18" x 18" 18" o.c., full
			SOD		
lot	SOD	514 s.f.	'EMPIRE TURF' ZOYSIA	Zoysia japonica	SOLID SOD, price per s.f.
swale	SOD	2,822 s.f.	'EMPIRE TURF' ZOYSIA	Zoysia japonica	SOLID SOD, price per s.f.
	TOPSOIL:		TOPSOIL:SAND MIX	50:50 TOPSOIL:SAND MIX, SPREAD IN PLACE	
		13 c.y.	TREES, PALMS, SHRUBS AND GROUNDCOVERS		
		20 c.y.	AREA TO BE SODDED WITH A 2" DEPTH OF TOPSOIL SPREAD IN PLACE		
	MULCHING:				
		19 c.y.	DRK BRWN RECYCLED MULCH	3" DEPTH, SPREAD IN PLACE, ATLAS PEAT AND SOIL	
				PROVIDE SAMPLE FOR APPROVAL PRIOR TO INSTALLATION	
		---	TOPSOIL, SOD AND MULCH QUANTITIES SHOWN ARE APPROXIMATE, CONTRACTOR		
			TO PROVIDE A UNIT PRICE PER UNIT AND WILL BE PAID ON THAT UNIT PRICE BASIS		
			UPON FINAL INSPECTION AND APPROVAL.		
	INSTALLATION WATERING:				
			CONTRACTOR SHALL THOROUGHLY WATER-IN ALL PLANTINGS WHEN PLANTED,		
			AND SHALL CONTINUE WATERING UNTIL FINAL INSPECTION AND APPROVAL BY		
			THE LOCAL GOVERNING AGENCY AND THE OWNER.		

REPLACEMENT PLANTING NOTE: ANY PLANT MATERIAL THAT IS DEAD, DYING OR LESS THAN FLORIDA GRADE #1 WILL BE REPLACED BY THE OWNER WITH THE SAME OR SIMILAR SPECIES AND SIZED WITHIN 60 DAYS OF PROBLEM IDENTIFICATION.



CITY OF MIAMI BEACH
LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District RS-R4 Lot Area 7,047 s.f. Acres 0.162

		REQUIRED/ ALLOWED	PROVIDED
	OPEN SPACE		
A.	Square feet of required Open Space as indicated on site plan: Lot Area = 7,047 s.f.x 50 % = 3,524 s.f.	3,524 s.f.	3,524 s.f.
B.	Square feet of parking lot open space required as indicated on site		
	Number of parking spaces N/A____ x 10 s.f. parking space =	N/A	N/A
C.	Total square feet of landscaped open space required: A+B=	3,524 s.f.	3,524 s.f.
	LAWN AREA CALCULATION		
A.	Square feet of landscaped open space required	3,524 s.f.	3,524 s.f.
B.	Maximum lawn area (sod) permitted= 50 % x 3,524 s.f.	1,762 s.f.	514 s.f.
	TREES		
A.	Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= ____ trees x _____ net lot acres - number of existing trees=	5	5
B.	% Natives required: Number of trees provided x 30% =	2	5
C.	% Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	3	5
D.	Street Trees (maximum average spacing of 20' o.c.) 161 ft linear feet along street divided by 20'=	8	11
E.	Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): _(DRIVEWAY)- ft___ linear feet along street divided by 20'=	N/A	N/A
	SHRUBS		
A.	Number of shrubs required: Sum of lot and street trees required x 12=	156	228
B.	% Native shrubs required: Number of shrubs provided x 50%=	78	90
	LARGE SHRUBS OR SMALL TREES		
A.	Number of large shrubs or small trees required: Number of required shrubs x 10%=	16	19
B.	% Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	8	19

STREET TREE TABULATIONS

REQUIRED STREET TREES ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE CIP OFFICE AND PW GREENSPACE DIVISION PRIOR TO INSTALLATION.	REQUIRED	PROVIDED
PROPERTY STREETS 161 L.F. @ 1 TREE / 20 L.F.= 8	8	11 (1 CD)

PRIVATE RESIDENCE

2121 REGATTA AVE.,
MIAMI BEACH, FL. 33140

No.:	Date	Revision
1.	04/01/24	Per City Planning Dept comments.

designed:	JIMMYTICO
drawn:	WENDY M.
checked:	T.Y. MORAN
approved:	J. F. SOCASH
project #:	24-01
scale:	AS SHOWN
date:	Jan. 26, 2024
Folio:	02-3228-001-2230

Drawing: **L-1**

Sunshine State One Call of Florida, Inc. 811

JFS Design Inc.
LANDSCAPE ARCHITECTURE
LC 0000393
1833 NW 140th TERRACE
PEMBROKE PINES, FL. 33028
jimmy@jfsdesignfl.com

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE CITY OF MIAMI BEACH PRIOR TO REMOVAL OF ANY REGULATED TREES OR PALMS FROM THE SITE.

SEE SEE TREE DISPOSITION PLANS, SHEETS TD-THROUGH TD-3.

SEE SHEETS L-2, L-3 FOR RESPECTIVE LEVEL LANDSCAPE PLANS, AND SHEET L-4 FOR LANDSCAPE DETAILS, ETC.

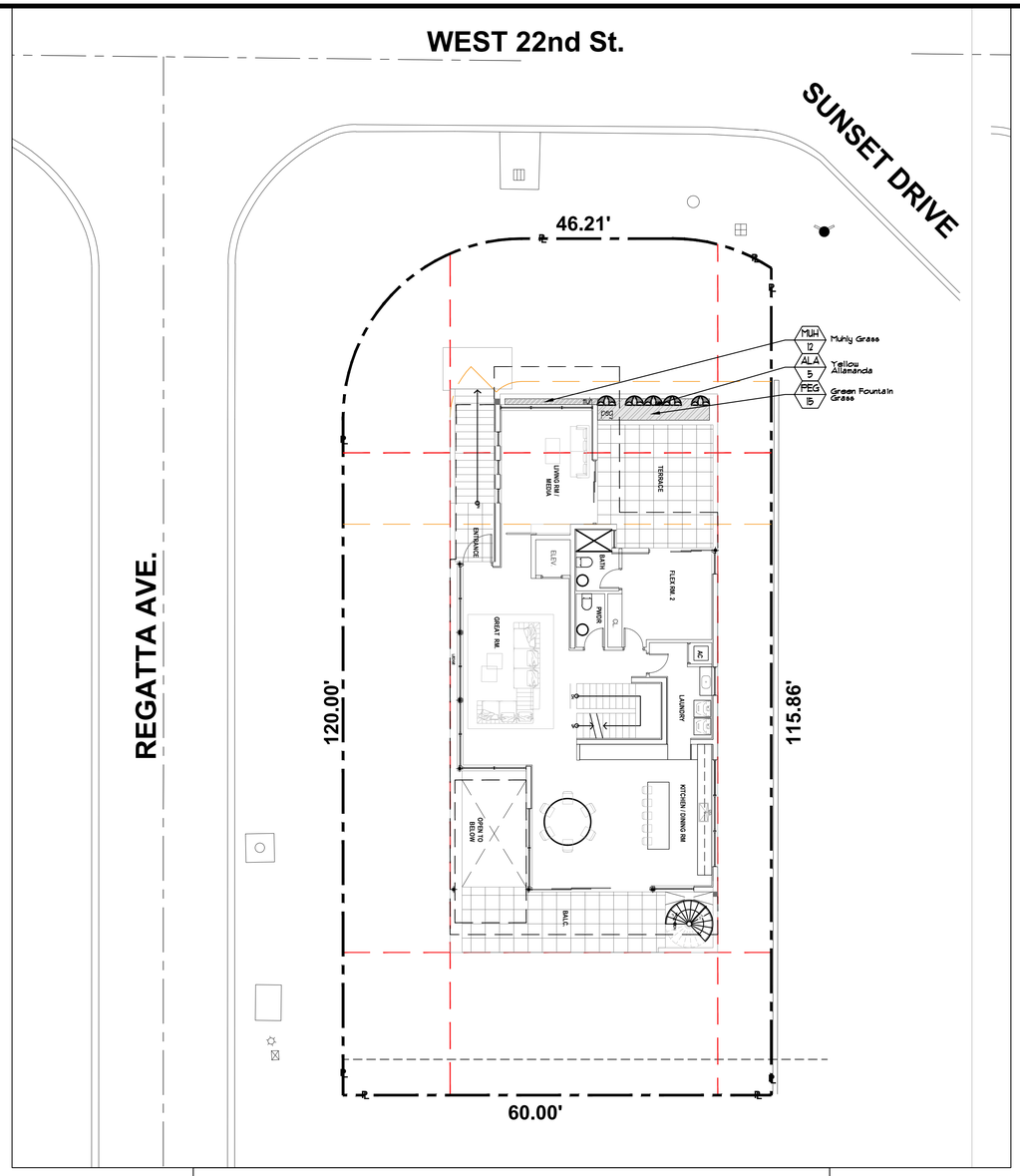
SEE IRRIGATION PLANS FOR IRRIGATION DESIGN, LAYOUT, DETAILS, NOTES, ETC.

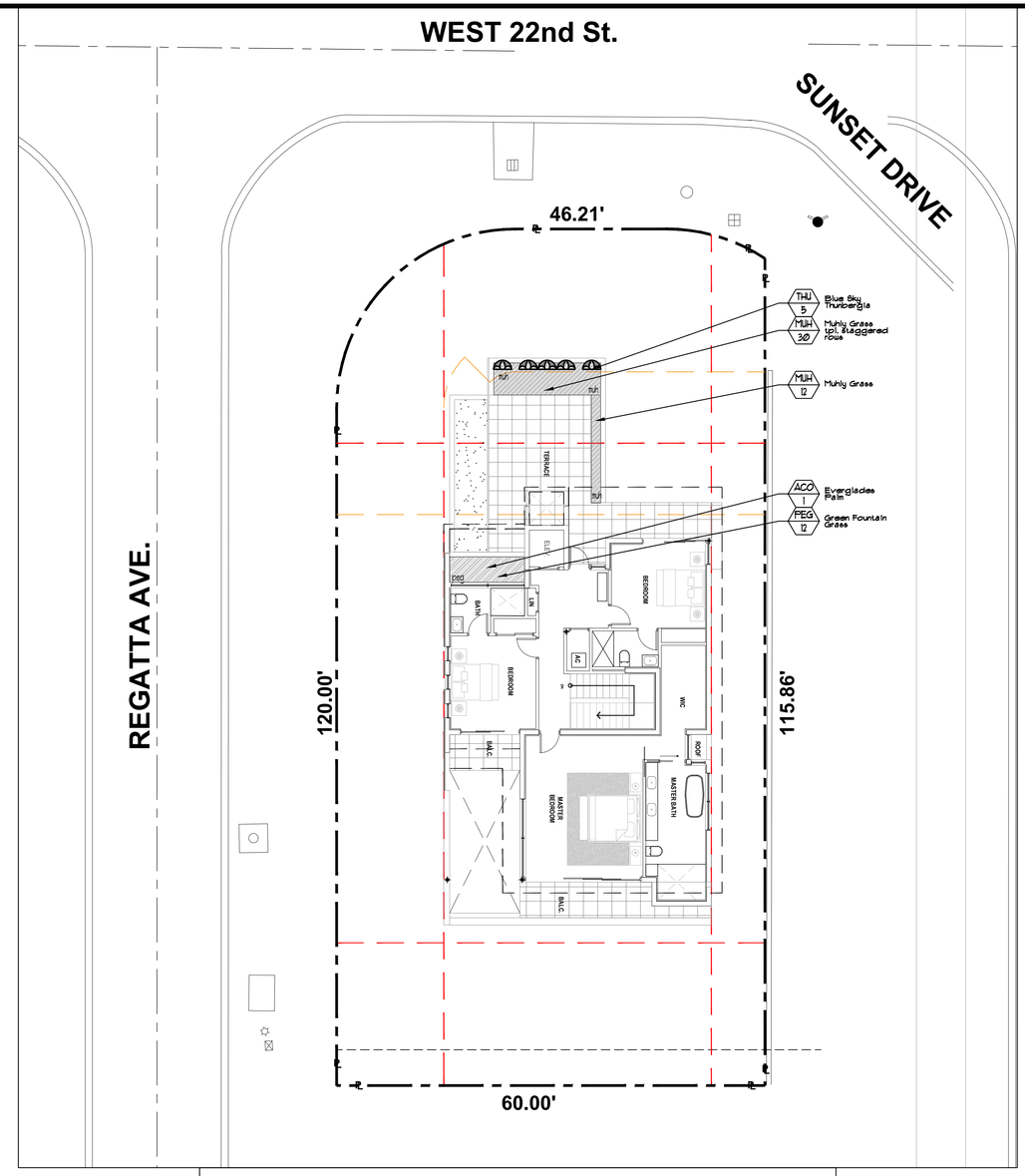
0' 10' 20' north
SCALE: 1" = 10'

1. **SITE LANDSCAPE PLAN**
NEW BACKGROUND

James F Socash Digitally signed by James F Socash Date: 2024.04.05 09:50:41 -04'00'
JAMES F. SOCASH RLA # 0001132

24-01





FIRST FLOOR PLANTLIST

SYM.	NATIVE	•	NAME	BOTANICAL NAME	SPECIFICATION
ALA		5	ALLAMANDA VINES	Allamanda cathartica	3 gal, trellis, min. 3 leaders
MUH	YES	12	MUHLY GRASS	Muhlenbergia capillaris	12" x 12", 18" o.c., full, 1 gal.
PEG		15	GREEN FOUNTAIN GRASS	Pennisetum setaceum	3 gal, 18" x 18", 24" o.c., full
TOPSOIL:					
		4 c.y.	"2100 MIX" FOR PLANTING-PER ATLAS PEAT AND SOIL FOR PLANTER BOXES		
			BASED UPON 24" DEPTH, X 58 S.F. / 27 = 4 C.Y.		
MULCHING:					
		1 c.y.	DRK BRUN RECYCLED MULCH	3" DEPTH, SPREAD IN PLACE, ATLAS PEAT AND SOIL	
				PROVIDE SAMPLE FOR APPROVAL PRIOR TO INSTALLATION	
		---	TOPSOIL, SOD AND MULCH QUANTITIES SHOWN ARE APPROXIMATE, CONTRACTOR		
			TO PROVIDE A UNIT PRICE PER UNIT AND WILL BE PAID ON THAT UNIT PRICE BASIS		
			UPON FINAL INSPECTION AND APPROVAL.		

SECOND FLOOR PLANTLIST

SYM.	NATIVE	•	NAME	BOTANICAL NAME	SPECIFICATION
ACO	YES	1	FAUROTIS PALMS	Acoelorrhaphe wrightii	FG, 10' o.a., min. 5 tks @ o.a.
THU		5	BLUE SKY THUNBERGIA	Thunbergia grandiflora	3 gal, 24" x 18", full, 2 leaders
MUH	YES	42	MUHLY GRASS	Muhlenbergia capillaris	12" x 12", 18" o.c., full, 1 gal.
PEG		12	GREEN FOUNTAIN GRASS	Pennisetum setaceum	3 gal, 18" x 18", 24" o.c., full
TOPSOIL:					
		7 c.y.	"2100 MIX" FOR PLANTING-PER ATLAS PEAT AND SOIL FOR PLANTER BOXES		
			BASED UPON 12" DEPTH, X 88 S.F. / 27 = 3 C.Y.		
			BASED UPON 36" DEPTH, X 38 S.F. / 27 = 4 C.Y.		
MULCHING:					
		2 c.y.	DRK BRUN RECYCLED MULCH	3" DEPTH, SPREAD IN PLACE, ATLAS PEAT AND SOIL	
				PROVIDE SAMPLE FOR APPROVAL PRIOR TO INSTALLATION	
		---	TOPSOIL, SOD AND MULCH QUANTITIES SHOWN ARE APPROXIMATE, CONTRACTOR		
			TO PROVIDE A UNIT PRICE PER UNIT AND WILL BE PAID ON THAT UNIT PRICE BASIS		
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Sunshine State One Call of Florida, Inc. 811

JFS
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LANDSCAPE ARCHITECTURE
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jimmy@jfsdesignfl.com

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SEE SHEETS L-2, L-3 FOR RESPECTIVE LEVEL LANDSCAPE PLANS, AND SHEET L-4 FOR LANDSCAPE DETAILS, ETC.

SEE IRRIGATION PLANS FOR IRRIGATION DESIGN, LAYOUT, DETAILS, NOTES, ETC.

0' 10' 20' north
SCALE: 1" = 10'

1. NEW SHEET

FIRST FLOOR-SECOND FLOOR LANDSCAPE PLANS

James F Socash
Digitally signed by James F Socash
Date: 2024.04.05 09:50:56 -04'00'
JAMES F. SOCASH
RLA # 0001152

PRIVATE RESIDENCE

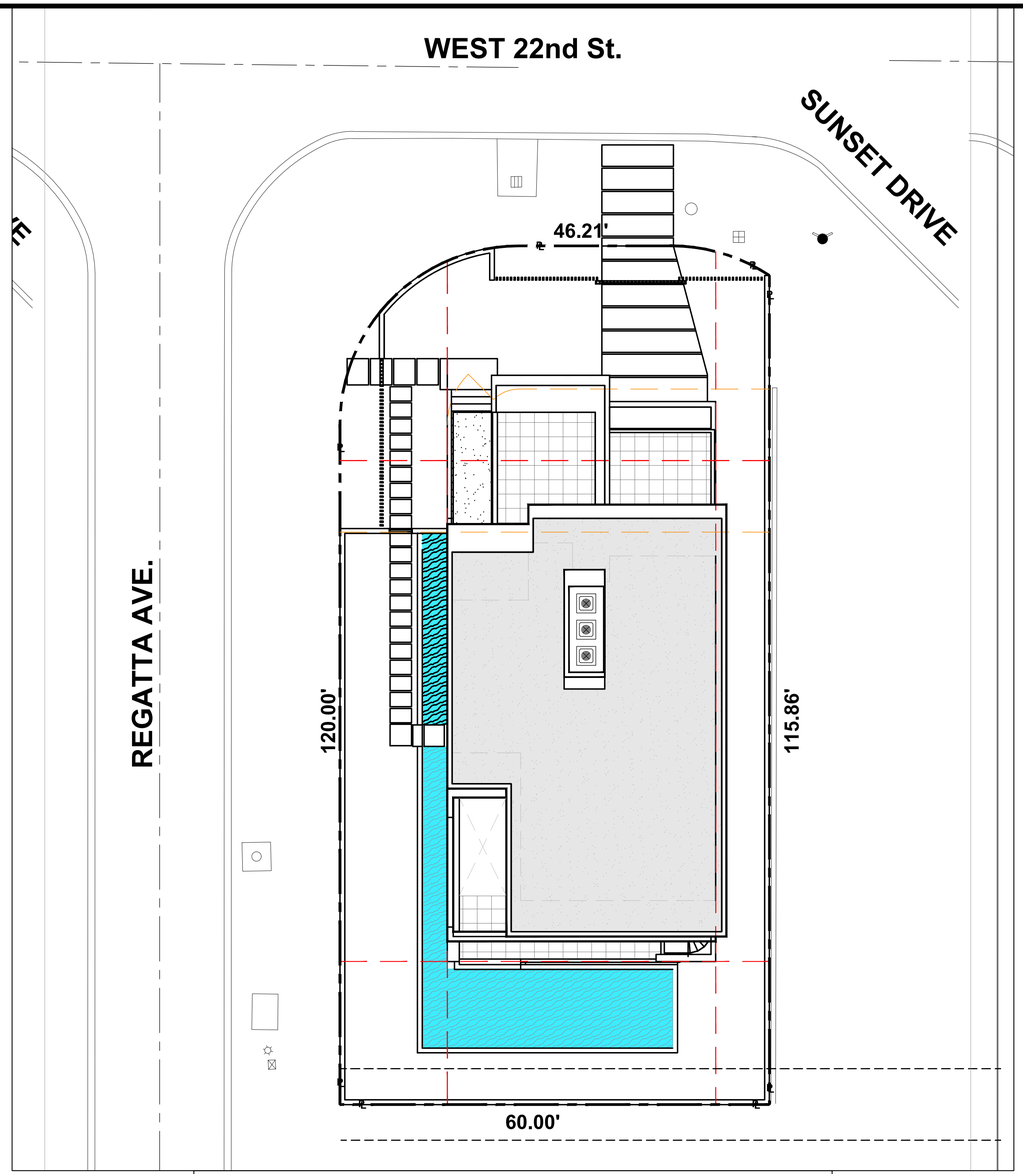
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Folio:	02-3228-001-2230

Drawing: L-2

24-01



ROOF LEVEL

SYM.	NATIVE •	NAME	BOTANICAL NAME	SPECIFICATION

NOTE: ROOF WILL NOT HAVE ANY PLANTINGS.

PRIVATE RESIDENCE

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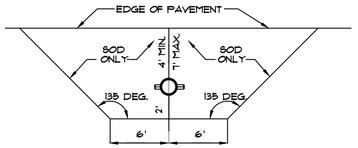
0' 10' 20' north
SCALE: 1" = 10'

1. NEW SHEET

ROOF LEVEL LANDSCAPE PLAN

James F Socash
Digitally signed by James F Socash
Date: 2024.04.05 10:00:07 -04'00'
JAMES F. SOCASH
RLA # 0001132

24-01



REQUIREMENTS APPLY TO FIRE HYDRANTS, SIAMESE CONNECTIONS AND ANY OTHER FIRE EQUIPMENT FOR UTILIZING FIRE HOSE, ON PUBLIC OR PRIVATE PROPERTY.

BY THE AUTHORITY OF THE SOUTH FLORIDA FIRE PREVENTION CODE SECTION 521I.2

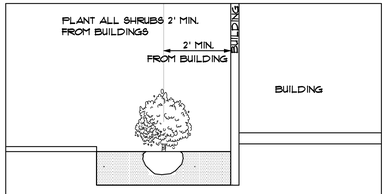
THIS DIAGRAM SHALL APPEAR ON ALL LANDSCAPE PLANS PRIOR TO APPROVAL.

THE CLEAR ZONE SHALL BE FREE OF LANDSCAPE (EXCEPT SOD,) MAILBOXES, PARKING, LAMP-POSTS AND ALL OTHER OBJECTS.

EXCEPTIONS: OTHER FIRE FIGHTING EQUIPMENT OR TRAFFIC POSTS TO PREVENT FIRE FIGHTING EQUIPMENT.

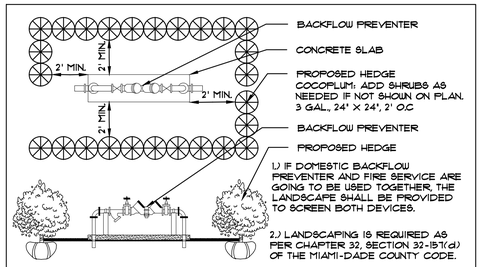
FIRE HYDRANT CLEAR ZONE

N.T.S.



SHRUB PLANTINGS BUILDING DETAIL

N.T.S.

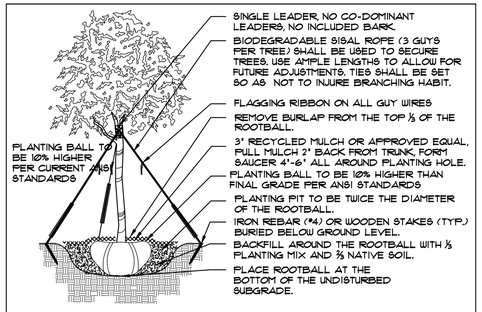


1.) IF DOMESTIC BACKFLOW PREVENTER AND FIRE SERVICE ARE GOING TO BE USED TOGETHER, THE LANDSCAPE SHALL BE PROVIDED TO SCREEN BOTH DEVICES.

2.) LANDSCAPING IS REQUIRED AS PER CHAPTER 32, SECTION 32-157(d) OF THE MIAMI-DADE COUNTY CODE.

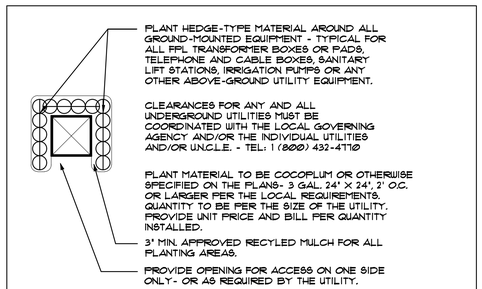
TYPICAL PLANTING SCREEN FOR ABOVE-GROUND UTILITIES

N.T.S.



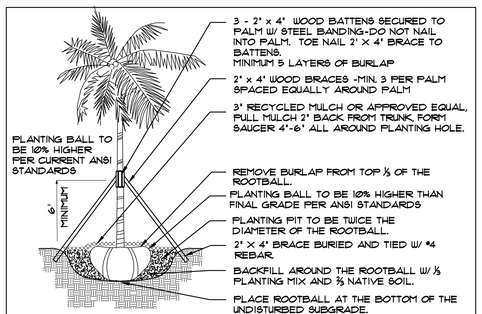
TREE PLANTING DETAIL

N.T.S.



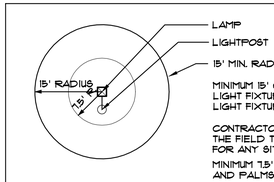
TYPICAL PLANTINGS FOR GROUND-MOUNTED EQUIPMENT

N.T.S.



PALM PLANTING DETAIL

N.T.S.



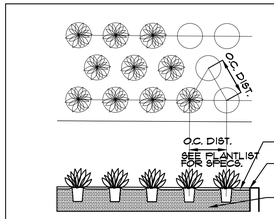
MINIMUM 15' CLEARANCE OF ALL TREES FROM ALL LIGHT FIXTURES. CLEARANCE TO BE FROM THE LIGHT FIXTURE OR LAMP, NOT THE LIGHT POST.

CONTRACTOR TO ADJUST ANY AND ALL TREES IN THE FIELD TO PROVIDE FOR MIN. 15' CLEARANCE FOR ANY SITUATIONS NOT PER PLAN.

MINIMUM 7.5' CLEARANCE FROM ALL SMALL TREES AND PALMS

MINIMUM TREE CLEARANCE FROM LIGHT FIXTURES

N.T.S.



GROUNDCOVERS TO BE STAGGERED AS SHOWN - SPACING BETWEEN ROWS TO BE AT A 60 DEGREE ANGLE OF THE O.C. DISTANCE AS SHOWN

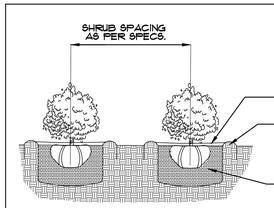
MULCH - SEE SPECS. FOR DEPTH, TYPE, ETC.

MULCH SHALL BE LEVEL WITH ALL EDGES OF PAVEMENT TYPICAL

PLANTING SOIL MIX - SEE NOTES FOR TYPE, DEPTH, ETC.

GROUNDCOVER DETAIL

N.T.S.



PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION. AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED FOR UNIFORMITY

MULCH - SEE SPECS. FOR DEPTH, TYPE, ETC.

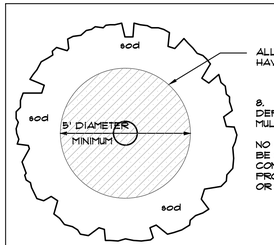
2" MIN. SAUCER COLLAR FOR WATER RETENTION

MULCH SHALL BE LEVEL WITH ALL EDGES OF PAVEMENT TYPICAL

PLANTING SOIL MIX - SEE NOTES FOR TYPE, DEPTH, ETC.

SHRUB PLANTING DETAIL

N.T.S.



ALL FREE-STANDING TREES AND PALMS SHALL HAVE A MINIMUM 5' DIAMETER MULCH RING

8. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3" WITH AN APPROVED RECYCLED MULCH BY THE PRESIDING GOVERNING AGENCY.

NO HEAVY METALS, I.E. ARSENIC, LEAD, ETC. ARE TO BE CONTAINED IN THE MULCH AND THE CONTRACTOR SHALL PROVIDE CERTIFICATION OR PROOF THAT ALL MULCH IS FREE OF HEAVY METALS OR SIMILAR ENVIRONMENTAL CONTAMINANTS.

TYPICAL MULCH RING FOR FREE-STANDING TREES AND PALMS

N.T.S.

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 GRADE OR BETTER.

2. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID AND PROTECT UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.

3. TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

4. ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX, FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BERMS AND OTHER LANDSCAPE AREAS.

SODDED-LAWN AREAS
2" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.
GROUNDCOVER PLANTING BEDS:
6" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.
SHRUB AND HEDGE PLANTING AREAS:
12" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.
TREES, PALMS, SPECIMEN PLANT MATERIAL:
24" DEPTH PLANTING SOIL SPREAD IN PLACE OR, TO THE DEPTH OF THE ROOTBALL OR CONTAINER WHICHEVER IS GREATEST.
LANDSCAPE ISLANDS AND BUILDING FOUNDATIONS:
EXCAVATE AND REMOVE ALL LIMEROCK, ROCKS, DEBRIS, ETC. TO A DEPTH OF 18" AND BACKFILL W/ 50:50 TOPSOIL:SAND MIX.
BUILDING FOUNDATIONS SHALL BE THE SAME DEPTH TO A WIDTH OF 36" FROM THE BUILDING BASE.

5. THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL:SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.

6. THE LANDSCAPE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THE 2" APPLICATION OF 50:50 MIX FOR ALL SOD AREAS AS A REFERENCE IN THE CASE THAT THERE WOULD BE A DISCREPANCY BETWEEN SITE AND LANDSCAPE CONTRACTORS AND NOTIFY THE SITE CONTRACTOR OR PROJECT SUPERINTENDENT AS TO THIS DISCREPANCY. IT WILL THEN BE DETERMINED WHICH PARTY WILL PROVIDE THIS 2" TOPSOIL:SAND APPLICATION AND SUBSEQUENT PAYMENT.
OTHER PLANTING SOIL MIXES TO BE ADDED, I.E. FOR TREES, PALMS, SPECIMEN PLANTS, SHRUBS AND GROUNDCOVERS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND BE INCLUSIVE WITH THE LANDSCAPE BID.

7. CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL, INCLUDING UNDERGROUND UTILITY LINE LOCATIONS DIAL 811 'NO CUTS' AS REQUIRED BY LAW.

8. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3" WITH AN APPROVED RECYCLED MULCH BY THE PRESIDING GOVERNING AGENCY. NO HEAVY METALS, I.E. ARSENIC, LEAD, ETC. ARE TO BE CONTAINED IN THE MULCH AND THE CONTRACTOR SHALL PROVIDE CERTIFICATION OR PROOF THAT ALL MULCH IS FREE OF HEAVY METALS OR SIMILAR ENVIRONMENTAL CONTAMINANTS.

9. SOD SHALL BE ARGENTINE 'BAHIA' OR ST. AUGUSTINE 'FLORATAM' AS SHOWN ON THE PLANS, STRONGLY ROOTED, FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLAN OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL MEASURED SODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED.

10. SOD SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AS DEFINED BY FDOT. SOD SHALL CARRY A 3-MONTH WARRANTY.

11. ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.

12. ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROWERS LANDSCAPE ASSOCIATION (FNGLA). THERE SHALL BE ONE FINAL INSPECTION FOR APPROVAL BY THE PRESIDING GOVERNING AGENCY. CONTRACTOR SHALL INSURE THAT THE PLANS, DETAILS, SPECIFICATIONS AND NOTES HAVE BEEN ADHERED TO AND THAT THE LANDSCAPE AND IRRIGATION INSTALLATION IS COMPLIANT TO ALL ITEMS AS DIRECTED ON THE PLANS PRIOR TO SCHEDULING OF THE FINAL INSPECTION.

13. THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING. ANY DISCREPANCIES FOUND BETWEEN THE QUANTITIES ON THE PLAN AND PLANT LIST, THE QUANTITIES ON THE PLAN SHALL BE HELD VALID.

14. IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH A 100% OVERLAP, AUTOMATIC SYSTEM W/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX "F" IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES.

15. EXISTING IRRIGATION SYSTEM (IF APPLICABLE) SHALL BE RETROFITTED TO COMPLY WITH THOSE SPECIFICATIONS AS OUTLINED ABOVE.

16. CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO INSURE PROPER WATERING-IN DURING INSTALLATION AND WILL BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER.

17. ALL EXISTING TREES, PALMS AND PLANT MATERIAL TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. CONTRACTOR SHALL INSTALL PROTECTIVE BARRIERS SUCH AS "TENAX" PROTECTIVE FENCING OR AS SHOWN ON THE DETAILS TO BE INSTALLED AT THE BEGINNING OF THE PROJECT. BARRIERS SHALL BE LOCATED TO INCLUDE THE DRIPLINE OF THE TREES, PALMS AND PLANT MATERIAL WHERE POSSIBLE. THE CONTRACTOR SHALL TAKE EXTRA CAUTION TO PREVENT ANY DAMAGE TO THE TRUNK, BRANCHES, ROOTS, ROOT ZONE AREAS AND ADJACENT GRADES.

18. EXISTING TREES AND PALMS TO REMAIN SHALL BE TRIMMED PER ANSI-300 STANDARDS. SUPERVISION OF THE TRIMMING SHALL BE PERFORMED BY AN ISA-CERTIFIED ARBORIST.

19. ALL EXISTING TREES AND PALMS SHALL BE "LIFTED AND THINNED" TO PROVIDE FOR AN 8' MINIMUM CLEARANCE FOR SIDEWALKS AND PEDESTRIAN WALKWAYS AND A 14' MINIMUM CLEARANCE FOR ROADWAYS, DRIVEWAYS, AND ALL VEHICULAR USE AREAS.

20. REMOVAL OF ANY TREES OR PALMS WILL REQUIRE A WRITTEN "TREE REMOVAL PERMIT" FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL.

21. ALL PLANTINGS IN NON-IRRIGATED AREAS, I.E. RIGHTS OF WAYS, SWALES, ETC. SHALL BE WATERED-IN THOROUGHLY AND CONTINUED TO BE WATERED THROUGHOUT UNTIL C.O. ACCEPTANCE. COORDINATE WITH OWNER AND PROJECT MANAGER TO PROVIDE POST C.O. WATERING TO INSURE PLANT ESTABLISHMENT FOR A MINIMUM OF ONE YEAR AFTER CERTIFICATE OF OCCUPANCY ACCEPTANCE.

22. THE LANDSCAPE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH THE LOCAL GOVERNING AGENCY, GENERAL CONTRACTOR, LANDSCAPE ARCHITECT, AND IRRIGATION CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.

PRIVATE RESIDENCE

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drawn:	WENDY M.
checked:	T.Y. MORAN
approved:	J. F. SOCASH
project #:	24-01
scale:	AS SHOWN
date:	Jan. 26, 2024
Folio:	02-3228-001-2230

Drawing:

L-4

Sunshine State One Call of Florida, Inc. 811

JFS Design Inc.
LANDSCAPE ARCHITECTURE
LC 0000393
1833 NW 140th TERRACE
PEMBROKE PINES, FL. 33028
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A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE CITY OF MIAMI BEACH PRIOR TO REMOVAL OF ANY REGULATED TREES OR PALMS FROM THE SITE.

SEE SHEET TD-2 FOR ISA CERTIFIED ARBORIST REPORT AND SHEET TD-3 FOR EXISTING PROPERTY TREE DISPOSITION PLAN.

SEE SHEETS L-2, L-3 FOR RESPECTIVE LEVEL LANDSCAPE PLANS, AND SHEET L-4 FOR LANDSCAPE DETAILS, ETC.

SEE IRRIGATION PLANS FOR IRRIGATION DESIGN, LAYOUT, DETAILS, NOTES, ETC.

LANDSCAPE NOTES, DETAILS, SPECIFICATIONS, ETC.

James F Socash
Digitally signed by James F Socash
Date: 2024.04.05 10:03:53 -04'00'
JAMES F. SOCASH
RLA # 0001132

24-01

ZURN WILKINS

Model 720A

Pressure Vacuum Breaker Assembly



Application
Designed for installation on irrigation water lines to protect against backsiphonage of contaminated water into the potable water supply. Assembly shall provide protection where a potential health hazard exists.

Standards Compliance
- ASSE® Listed 1020
- IAPMO® Listed
- CSA ® Certified
- Approved by the Foundation for Cross-Connection Control and Hydraulic Research at the University of Southern California

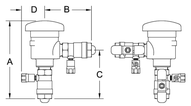
Materials

Main valve body	Cast Bronze ASTM B584
Fasteners	Stainless Steel, 300 Series
Elastomers	Silicone (FDA approved) Buna Nitrile (FDA approved)
Polymers	Polypropylene (FDA approved) Delrin® (FDA approved)
Springs	Stainless Steel, 300 series

Accessories
- ☐ Repair kit (complete)
- ☐ Water Hammer Arrester (Model 1260XL)
- ☐ QT-SET Quick Test Fitting Set

Features
Sizes: 1/2", 3/4", 1", 1 1/4", 1 1/2", 2"

Maximum working water pressure	150 PSI
Maximum working water temperature	110°F
Hydrostatic test pressure	300 PSI
End connections threaded	ANSI B1.20.1



Dimensions & Weights (do not include pkg.)

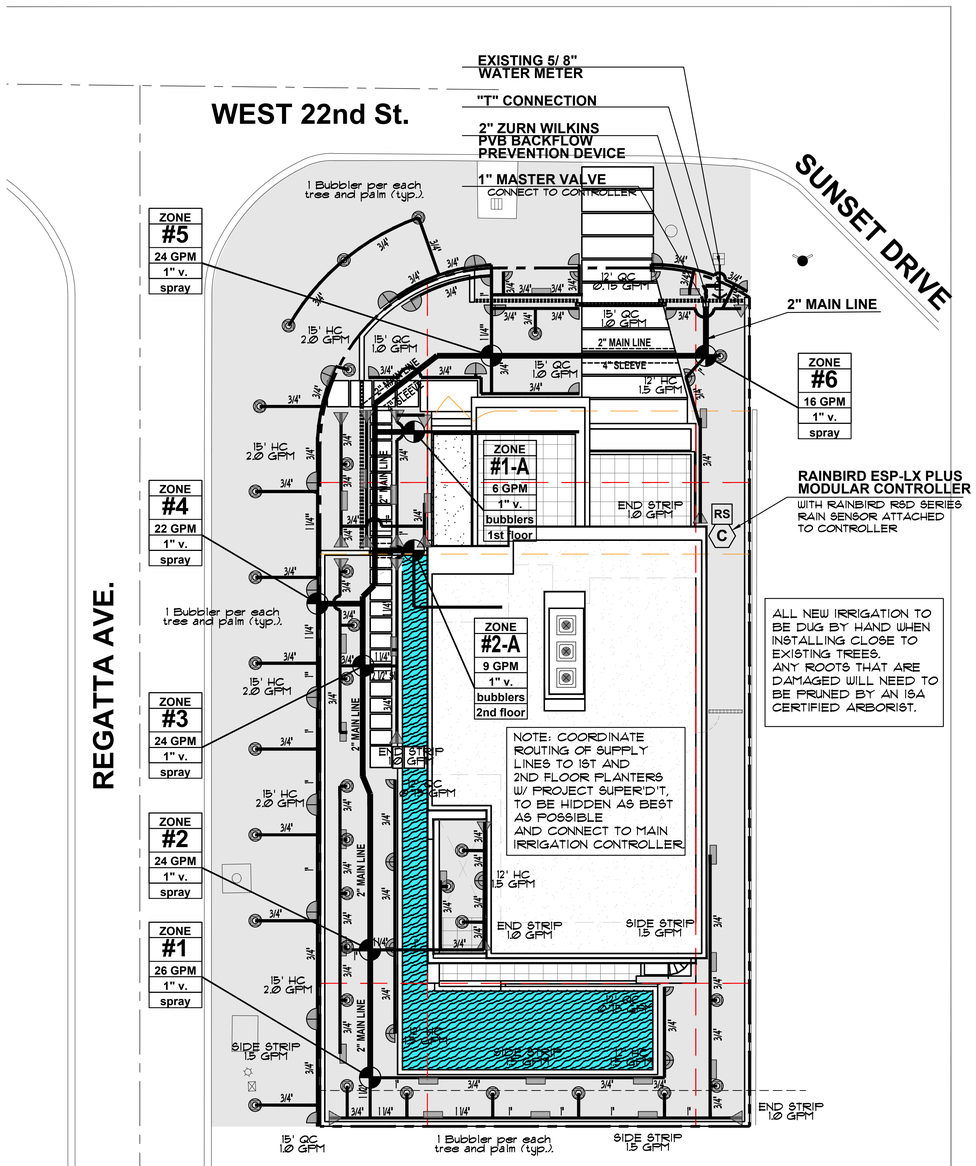
MODEL SIZE	DIMENSIONS (approximate)										WEIGHT			
	A		B		C		D				LESS BV		WITH BV	
in.	mm	in.	mm	in.	mm	in.	mm	in.	mm		lbs.	kg	lbs.	kg
1/2	15	7 1/8	181	4 1/16	103	4 1/4	108	2 1/4	57		4	1.8	6	2.7
3/4	20	7 3/16	183	4 5/16	110	4 5/16	110	2 3/8	60		4	1.8	6	2.7
1	25	7 3/4	197	4 5/8	117	4 3/4	121	2 5/8	67		4	1.8	8	3.6
1 1/4	32	11	279	7 7/16	189	7 7/16	189	3 1/8	79		14	6.4	20	9
1 1/2	40	10 1/2	267	7	178	7	178	3 1/8	79		14	6.4	20	9
2	50	11 1/16	281	7 9/16	192	7 11/16	195	3 1/8	79		14	6.4	26	10.4

Zurn Industries, LLC | Wilkins
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www.zurn.com

Rev. D
Date: 2/19
Document No. SF-720A
Product No. Model 720A

GENERAL IRRIGATION NOTES

1. IRRIGATION CONTRACTOR SHALL PROVIDE, FURNISH AND INSTALL A FULLY AUTOMATIC IRRIGATION SYSTEM WHICH WILL COMPLY WITH ALL LOCAL CODE, STATE CODE & FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) REQUIREMENTS.
2. THE IRRIGATION CONTRACTOR SHALL SCHEDULE AN ON-SITE PRE-CONSTRUCTION CONFERENCE WITH THE OWNER & THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCEMENT OF INSTALLATION OF THE IRRIGATION SYSTEM.
3. CONTRACTOR SHALL INSTALL A POP-UP TYPE HEADS. SPRAY TYPE SHALL BE ROTOR, IMPACT, SPRAY OR BUBBLER AND SHALL BE SO INSTALLED TO NOT CAUSE ANY OVERSPRAY ONTO ANY PAVED SURFACES, I.E. ROADS, SIDEWALKS, ETC. ALL FIXTURES SHALL BE "TORO", "RAINBIRD" OR AN APPROVED EQUAL. ALL WORK SHALL BE DONE IN A PROFESSIONAL MANNER AND AS PER THE MANUFACTURER'S SPECIFICATIONS. SPRAY HEADS SHALL BE 4" POP-UPS FOR SODDED AREAS, 6" FOR GROUNDCOVER PLANTINGS AND 12" POP-UPS FOR ALL PLANTING AND SHRUB BEDS. SPRAY HEADS ON RISERS SHALL ONLY BE PERMITTED PER THE LAND. ARCH.
4. ALL MAIN SUPPLY LINE SHALL BE PVC SCHEDULE 40 PIPE. ALL PVC FITTINGS SHALL BE SCHEDULE 40. THE MAIN LINE IS SHOWN SCHEMATICALLY. LOCATE MAIN LINES IN LANDSCAPE AREAS WHERE POSSIBLE AND SLEEVE UNDER PAVEMENT WHERE NECESSARY. MAIN LINES SHALL BE IN THE SAME TRENCH WITH LATERAL LINES WHERE POSSIBLE.
5. CONTRACTOR SHALL CONSTRUCT CONCRETE THRUST BLOCKS, 12" X 12" X 12" AT ALL "T" INTERSECTIONS OR BENDS 45 DEGREES OR GREATER ON THE MAIN LINE.
6. MINIMUM PIPE SIZE SHALL BE 3/4" PIPE.
7. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID & PROTECT ALL UTILITY LINES, DUCTS, BURIED CABLES AND OTHER UTILITIES IN THE AREA. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR, LIABILITY AND COSTS INCURRED IN THE DAMAGE OR DESTRUCTION OF SAID UTILITIES. CALL U.N.C.L.E. 1(800) 432-8770, 48 HOURS PRIOR TO COMMENCENT OF ANY WORK FOR PROPER UTILITY LOCATION AND CLEARANCES.
8. THE CONTRACTOR SHALL SECURE ALL WORK WITH THE PROJECT MANAGER, LANDSCAPE CONTRACTOR AND ALL OTHER CONTRACTORS TO INSURE PROPER INSTALLATION, SCHEDULING AND PROCEDURE.
9. THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT MANAGER TO PROVIDE ELECTRICAL SUPPLY TO THE CONTROLLER, PUMP, ETC. AS NEEDED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL PERMITS AS MAY BE DEEMED NECESSARY TO PERFORM THE WORK. ENTIRE SYSTEM SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL AND STATE CODES. THE OWNER IS RESPONSIBLE FOR ALL PERMIT FEES.
11. ALL SLEEVES UNDER PAVEMENT SHALL BE BURIED PER FL. BLDG CODE, APPENDIX "F". ALL LATERAL SLEEVES UNDER SIDEWALKS SHALL BE BURIED BELOW WALKWAYS AND SHALL BE SCHEDULE 40 PVC. ALL SLEEVING SHALL BE SCHEDULE 40 PVC PIPE & SHALL BE 2 TIMES THE MAIN OR LATERAL PIPE SIZE.
12. THE CONTRACTOR SHALL CONNECT THE MASTER VALVE (WHEN APPLICABLE) & ALL ELECTRIC VALVES TO THE CONTROLLER & PROVIDE PROPER SYNCHRONIZATION.
13. ALL LOW-VOLTAGE ELECTRIC VALVES SHALL BE #14 DIRECT BURIAL. ALL WIRES UNDER ROADS TO BE PLACED IN A SEPARATE 1" SLEEVE. CONTRACTOR SHALL PROVIDE A MINIMUM OF 2 EXTRA WIRES FOR EMERGENCY POST-INSTALLATION WIRING.
14. ALL LINE LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL ADJUST TRENCHING AND LOCATION OF SPRAY HEADS IN THE FIELD FOR EXISTING CONDITIONS, WALKS, UTILITIES, STRUCTURES & PLANTINGS TO PROVIDE AND INSURE 100% COVERAGE AND 100% OVERLAP.
15. CONTRACTOR SHALL PROVIDE A ONE-YEAR GUARANTEE ON ALL PARTS AND A 90-DAY GUARANTEE ON LABOR FROM THE DATE OF FINAL ACCEPTANCE.
16. THE IRRIGATION CONTRACTOR SHALL RECORD ALL CHANGES MADE TO THE IRRIGATION SYSTEM DURING INSTALLATION, & PROVIDE AN AS-BUILT DRAWING TO THE OWNERS REPRESENTATIVE UPON COMPLETION AND ACCEPTANCE OF THE WORK.
17. THE IRRIGATION CONTRACTOR SHALL INSTRUCT THE OWNER OR THE OWNER'S REPRESENTATIVE IN THE COMPLETE OPERATION & MAINTENANCE OF THE SYSTEM. THE CONTRACTOR SHALL FURNISH TWO (2) COPIES OF AN IRRIGATION SYSTEM MANAGEMENT MANUAL PREPARED BY THE MANUFACTURER & THE SYSTEM INSTALLER.
18. THE IRRIGATION CONTRACTOR SHALL CHECK AND ADJUST THE SYSTEM AT THE END OF THE 90-DAY PERIOD, FROM THE DATE OF FINAL ACCEPTANCE.
19. ANY IRRIGATION PIPING WITHIN THE CONFINES OF ANY BUILDING SHALL BE CLEARLY MARKED "NON POTABLE WATER".
20. TREE AND PALM PLANTINGS IN RIGHTS OF WAYS SHALL HAVE ONE FLOOD BUBBLER PER TREE OR PALM. COORDINATE PIPING AND SEEVING AS NEEDED.



FLORIDA BUILDING CODE- APPENDIX F PART V- A-6

WATER PIPE SIZE	SLEEVE SIZE
3/4"	1 1/2"
1"	2"
1 1/4"	2 1/2"
1 1/2"	3"
2"	4"
3"	6"
4"	8"

SLEEVES TO EXTEND A MIN. 3' BEYOND ALL PAVED AREAS, BACKFILL AND COMPACTION PER APPENDIX F.

FLORIDA BUILDING CODE- APPENDIX F PIPE INSTALLATION-DEPTH OF COVER

VEHICLE TRAFFIC AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 2 1/2"	18" TO 24"
3" TO 5"	24" TO 30"
6" OR GREATER	30 TO 36"
NON-TRAFFIC AND NON-CULTIVATED AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 1 1/4"	12"
1 1/2" TO 2"	12" TO 18"
2 1/2" TO 3"	18" TO 24"
4" OR LARGER	24" TO 36"

IRRIGATION LEGEND

- EXISTING 5/8" DOMESTIC WATER METER
- "T" CONNECTION FROM WATER LINE TO IRRIGATION SUPPLY LINE
- 2" ZURN WILKINS PVB BACKFLOW PREVENTION DEVICE
- B — 1" MASTER VALVE CONNECT TO CONTROLLER
- PROPOSED 2" PVC Main Supply Line- SCHEDULE 40
- C — IRRIGATION CONTROLLER RAINBIRD ESP-LX-ME MODULAR
- RS — RAIN SENSOR- RAINBIRD RSD SERIES ATTACHED TO CONTROLLER
- JB — JUNCTION BOX W/ WATERPROOF CONNECTORS
- 1" ELECTRIC VALVES, RAINBIRD PEB SERIES, OR APPROVED EQUAL IN 10" VALVE BOX
- ZONE 1. 25 GPM 1" VALVE SPRAY — ZONE DESIGNATION
- LATERAL LINE
- PIPE IN SLEEVE (SEE SIZING CHART)
- PIPE CONNECTION
- PIPE CROSSING
- RAINBIRD ROTARY NOZZLES, MODEL 1800 13'-24' SPACING AS SHOWN, PART OR FULL CIRCLES AS NEEDED, 2.0 GPM
- RAINBIRD 1800 STRIP-TYPE 15 EST (END STRIP), 15 CST (CENTER STRIP)
- 15' radius / 12' radius / 10' radius — RAINBIRD 1800 "U SERIES" PRS, 4', 6', 12" POP-UP- QUARTER, HALF FULL 10', 12', 15' RADIUS AS SHOWN.
- RAINBIRD -5 SERIES MPR STREAM BUBBLER NOZZLES, 5' RADIUS, 1.0 GPM

NON-IRRIGATED AREA NOTES

ALL PLANTINGS IN NON-IRRIGATED AREAS, I.E. RIGHTS OF WAYS, SWALES, ETC. SHALL BE WATERED-IN THOROUGHLY AND CONTINUED TO BE WATERED THROUGHOUT UNTIL CERTIFICATE OF OCCUPANCY (C.O.) ACCEPTANCE. COORDINATE WITH OWNER AND PROJECT MANAGER TO PROVICE POST C.O. WATERING TO INSURE PLANT ESTABLISHMENT FOR A MINIMUM OF ONE YEAR AFTER CERTIFICATE OF OCCUPANCY ACCEPTANCE.

SPECIAL NOTES:

S-1: A ROUGH INSPECTION IS REQUIRED BY CITY OF MIAMI BEACH PRIOR TO TRENCH BACKFILLING AND A FINAL INSPECTION SHALL BE REQUIRED PRIOR TO COMPLETION OF THE IRRIGATION WORK.

S-2: SOUTH FLORIDA WATER MANAGEMENT WATER RESTRICTIONS, PHASE II ARE IN EFFECT. NEW LANDSCAPE SHALL BE EXEMPT PER SFWMD FOR A PERIOD OF SIXTY DAYS AFTER INSTALLATION WITH CONTRACTOR AND/OR OWNER TO ASSUME RESPONSIBILITY AFTER THAT INITIAL PERIOD.

S-3: ALL NEW IRRIGATION TO BE DUG BY HAND WHEN INSTALLING CLOSE TO EXISTING TREES. ANY ROOTS THAT ARE DAMAGED WILL NEED TO BE PRUNED BY AN ISA CERTIFIED ARBORIST.

PRIVATE RESIDENCE

2121 REGATTA AVE.,
MIAMI BEACH, FL. 33140

No.:	Date	Revision
1.	04/01/24	Per City Planning Dept comments.

designed:	JIMMYTICO
drawn:	WENDY M.
checked:	T.Y. MORAN
approved:	J. F. SOCASH
project #:	24-01
scale:	AS SHOWN
date:	Jan. 26, 2024
Folio:	02-3228-001-2230

Drawing:

IRR-1

Sunshine State One Call of Florida, Inc. 811

JFS Design Inc.
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A WRITTEN TREE REMOVAL PERMIT IS OR TO REMOVAL OF ANY REGULATED TREES OR PALMS FROM THE SITE.

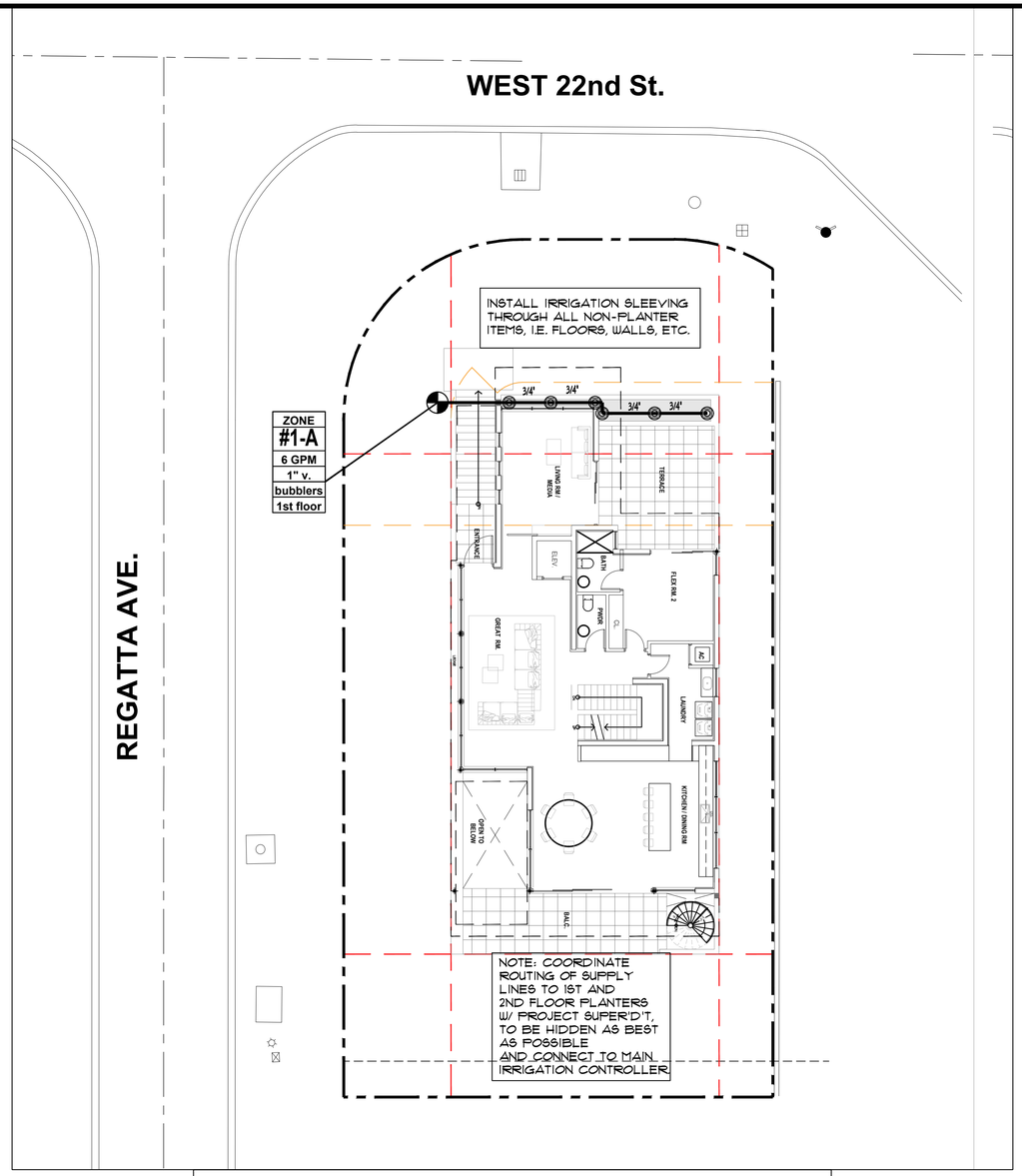
SEE SHEET IRR-2 FOR FIRST AND SECOND FLOOR IRRIGATION PLANS.

0' 10' 20' north
SCALE: 1" = 10'

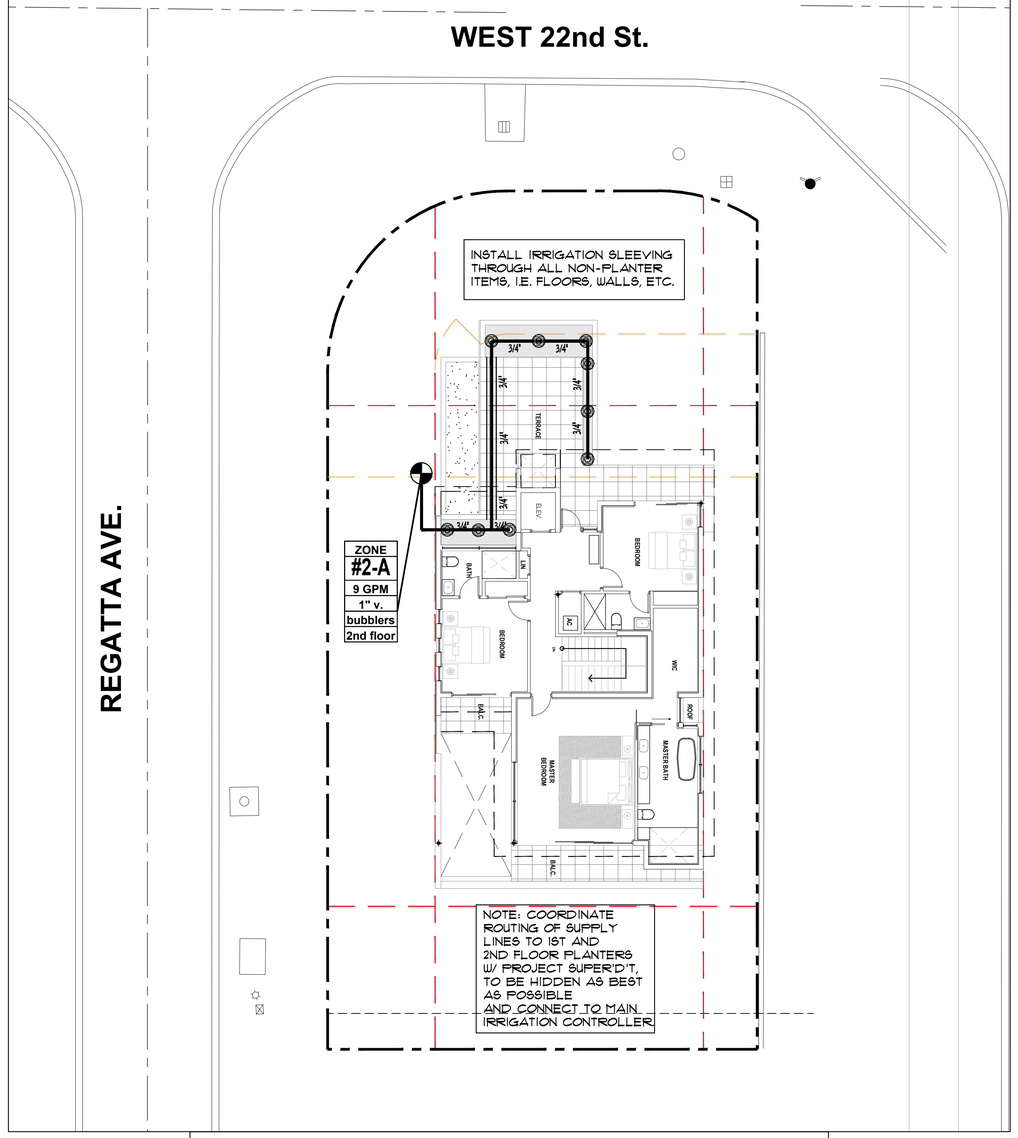
1.
SITE IRRIGATION PLAN
NEW BACKGROUND

James F Socash
Digitally signed by James F Socash
Date: 2024.04.05 10:04:17 -04'00'
JAMES F. SOCASH
RLA # 0001132

24-01



FIRST FLOOR IRRIGATION PLAN



SECOND FLOOR IRRIGATION PLAN

PRIVATE RESIDENCE

2121 REGATTA AVE.,
MIAMI BEACH, FL. 33140

No.:	Date	Revision
1.	04/01/24	Per City Planning Dept comments.

designed:	JIMMY TICO
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IRR-2

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A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE CITY OF MIAMI BEACH PRIOR TO REMOVAL OF ANY REGULATED TREES OR PALMS FROM THE SITE.

SEE SEE TREE DISPOSITION PLANS, SHEETS TD-1 THROUGH TD-3.

-

0' 10' 20'
SCALE: 1" = 10'

north

1. NEW SHEET

FIRST FLOOR-SECOND FLOOR IRRIGATION PLANS

James F Socash
Digitally signed by James F Socash
Date: 2024.04.05 10:07:03 -04'00'
JAMES F. SOCASH
RLA # 0001152

24-01