

TREE & PLANTING TO BE PRESERVED NOTES

1. EXISTING TREES TO BE PRESERVED SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS THEY BEAR TO PRE-CONSTRUCTION GRADE.
2. EXISTING TREES TO BE PRESERVED SHALL BE PROTECTED WITH STURDY, WEATHERPROOF FENCING AT A MINIMUM FOUR (4) FEET HEIGHT INSTALLED NO CLOSER TO THE TREE TRUNK THAN ITS DRIPLINE. THIS FENCE SHALL BE MAINTAINED IN WORKING ORDER DURING ALL PHASES OF CONSTRUCTION. MAINTAIN TREE PROTECTION ZONES FREE OF WEEDS AND TRASH.
3. NO WORK SHALL BE CONDUCTED WITHIN THE DRIPLINE, UNLESS REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT. ALL WORK APPROVED WITHIN THE DRIPLINE SHALL BE COMPLETED BY HAND. PROTECT ROOT SYSTEMS FROM PONDING, ERODING, OR EXCESSIVE WETTING.
4. THE PROJECT LIMIT OF CONSTRUCTION AND ALL EXISTING VEGETATION TO REMAIN IS TO BE CLEARLY DEFINED BY STURDY, WEATHERPROOF FENCING AT A MINIMUM OF FOUR (4) FEET HIGH.

TREE PROTECTION NOTES

1. CONTRACTOR TO PROTECT ALL EXISTING TREES PRIOR TO THE DEMOLITION OF THE EXISTING STRUCTURE.
2. UPON COMPLETION OF OF SITE DEMOLITION, CONTRACTOR TO RELOCATE ALL SPECIFIED TREES AND PALMS FOR RELOCATION. CONTRACTOR TO REINSTALL TREE PROTECTION FENCE AROUND RELOCATED AND EXISTING TREES.
3. FENCING AT A MINIMUM FOUR (4) FEET HEIGHT INSTALLED NO CLOSER TO THE TREE TRUNK THAN ITS DRIPLINE. THIS FENCE SHALL BE MAINTAINED IN WORKING ORDER DURING ALL PHASES OF CONSTRUCTION. MAINTAIN TREE PROTECTION ZONES FREE OF WEEDS AND TRASH.
4. THE PROJECT LIMIT OF CONSTRUCTION AND ALL EXISTING VEGETATION TO REMAIN IS TO BE CLEARLY DEFINED BY STURDY, WEATHERPROOF FENCING AT A MINIMUM OF FOUR (4) FEET HIGH.

LONG TERM PLANTING MAINTENANCE NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEARS, FROM DATE OF ACCEPTANCE. PLANT MATERIAL SHALL BE ACCEPTED TO START WARRANTY WHEN INSTALLATION IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS IS COMPLETE AND THERE IS NO SIGN OF WILTING, CHLOROSIS, PEST INFESTATION,TRANSPLANT SHOCK OR ANY CONDITIONS DELETERIOUS TO LONGEVITY AND APPEARANCE. DEFECTIVE PLANTS SHALL BE REPLACED WITHIN (30) DAYS OF NOTIFICATION TO THE CONTRACT ADMINISTRATOR AND SHALL BE FURTHER MAINTAINED FOR THE ESTABLISHED MAINTENANCE PERIOD.

THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY TO PERFORM ONGOING ARE OF THE PLANT MATERIAL, WHICH SHALL INCLUDE BUT NOT BE LIMITED TO: MULCHING, WATERING, & WEED CONTROL.

- THE CONTRACTOR SHALL:
- PROGRAM THE TIMING OF OPERATIONS TO PLANT GROWTH, WEATHER CONDITIONS AND USE OF THE SITE.

DO EACH OPERATION CONTINUOUSLY AND COMPLETE WITHIN A REASONABLE TIME PERIOD.

STORE EQUIPMENT AND MATERIALS OFF-SITE.

ADD ADDITIONAL MULCH AS REQUIRED TO MAINTAIN MINIMUM CONSTANT DEPTH OF MULCH.

CLEAN UP EDGES AND CONTAIN MULCH WITHIN THE DESIGNATED AREA.

WATER AS FOLLOWS:

IMMEDIATELY UPON BEING PLANTED AND EVERY DAY FOR THE FIRST FOUR (4) WEEKS AFTER PLANTING.

THEREAFTER, WATERING SHALL BE DONE THREE (3) DAYS BETWEEN MAY AND OCTOBER AND EVERY WEEK OR AS FREQUENTLY AS NECESSARY (COMPENSATING APPROPRIATELY FOR WEATHER) TO SUSTAIN VIGOROUS PLANT GROWTH THEREAFTER.

BY WATERING SLOWLY TO ENSURE THAT WATER DOES NOT RUN AWAY FROM THE ROOT ZONE AND SO THE TOP 12 INCHES OF SOIL AROUND THE ROOT SYSTEM IS WELL SATURATED.

BY USING A LOW PRESSURE OPEN FLOW NOZZLE AND HOSE. THE WATER STREAM MUST NOT GOUGE OUT A HOLE IN THE SOIL OR MULCH.

BY USING THE RECOGNIZED STANDARD FOR TREE WATERING AS APPROXIMATELY 8-10 TIMES DURING THE GROWING SEASON WITH THE FOLLOWING AMOUNTS OF WATER DEPENDING ON THE CALIPER TREE - THE RULE OF THUMB IS 4 GALLONS OF WATER PER 1 INCH CALIPER.

BY RECOGNIZING WATERING REQUIREMENTS OF TREE ARE DEPENDANT UPON A NUMBER OF VARIABLES SUCH AS TREE SPECIES, SOIL TYPE, WHEN PLANTED, AND WEATHER INCLUDING PRECIPITATION. THESE WATER REQUIREMENTS ARE MINIMUM STANDARD AND SHALL BE FOLLOWED UNLESS OTHERWISE DIRECTED BY CONTRACT ADMINISTRATOR.

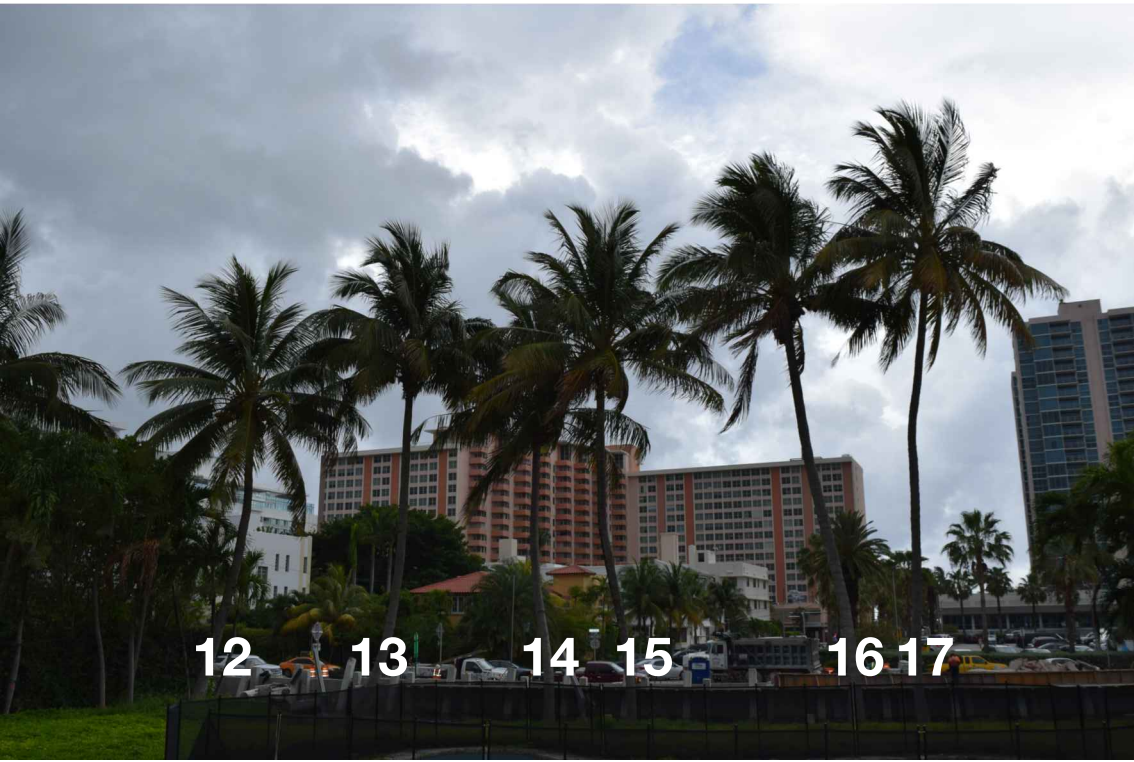
MAINTAIN SURFACE OF TREE PIT BY HAND WEEDING DURING THE WATERING PROCESS AS FOLLOWS: DO NOT ALLOW WEEDS TO ESTABLISH FOR A PERIOD LONGER THAT ONE (1) WEEK. DO NOT USE ANY HERBICIDES FOR WEED CONTROL.

PROPERLY REMOVE ANY DAMAGED OR DEAD TREE LIMBS.

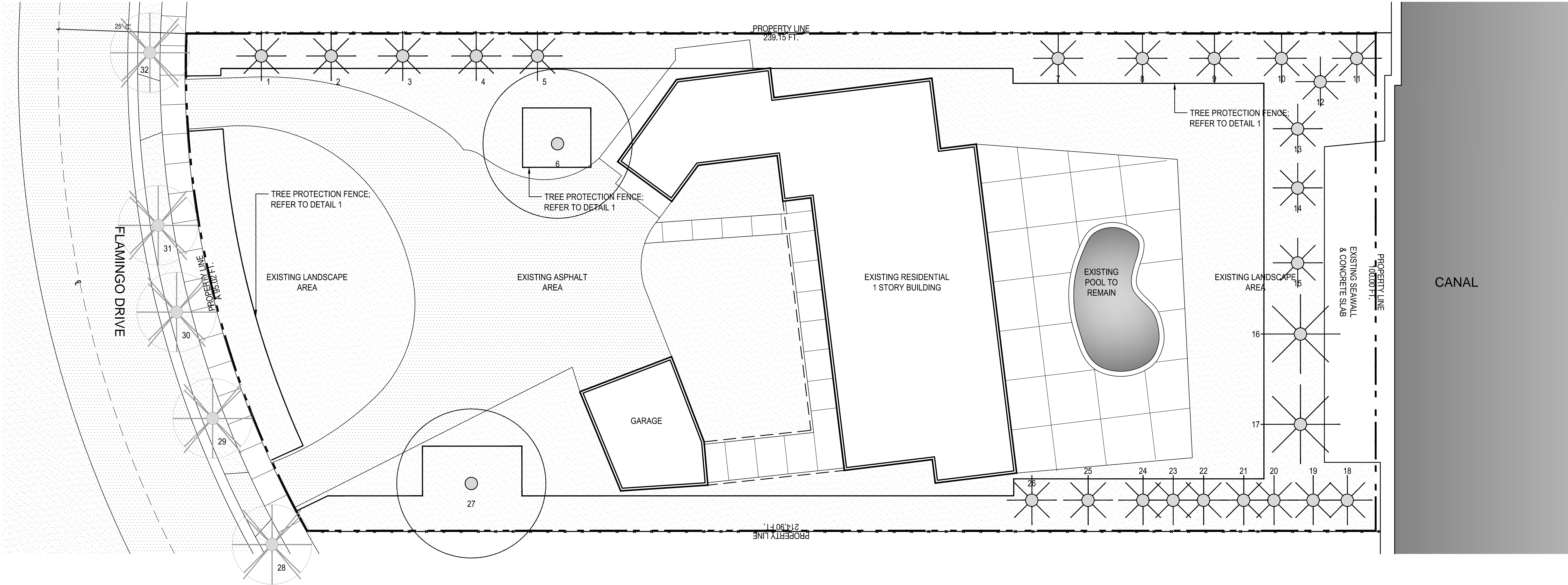
TREE DISPOSITION SCHEDULE

#	BOTANICAL NAME	COMMON NAME	DBH.	HT.	SPREAD	ACTION	NOTES	NATIVE	CONDITION
1	ADONIDIA MERRILLII	CHRISTMAS PALM	6 IN.	15 FT.	10 FT.	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL	NOT NATIVE	GOOD
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12	COCOS NUCIFERA	COCONUT PALM	9 IN.	40 FT.	16 FT.	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL	NOT NATIVE	GOOD
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28	COCOS NUCIFERA	COCONUT PALMS	9 IN.	16 FT.	SPREAD'	REMOVE	REQUESTED BY CITY OF MIAMI BEACH FOR REMOVAL & REPLACEMENT W/ STREET TREE		GOOD
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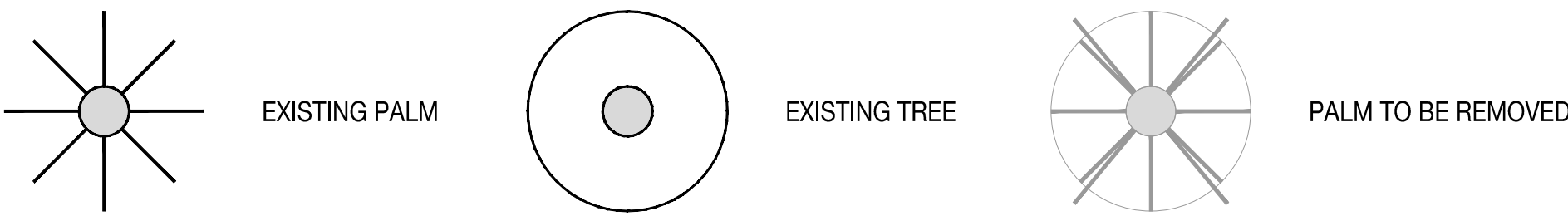
TREE IMAGES (ALL TO BE PRESERVED EXCEPT FOR 5 COCONUT W/IN R.O.W.)



TREE DISPOSITION NOTES & SCHEDULE	
DATE	ISSUE
08.10.2017	DRB - MIAMI BEACH

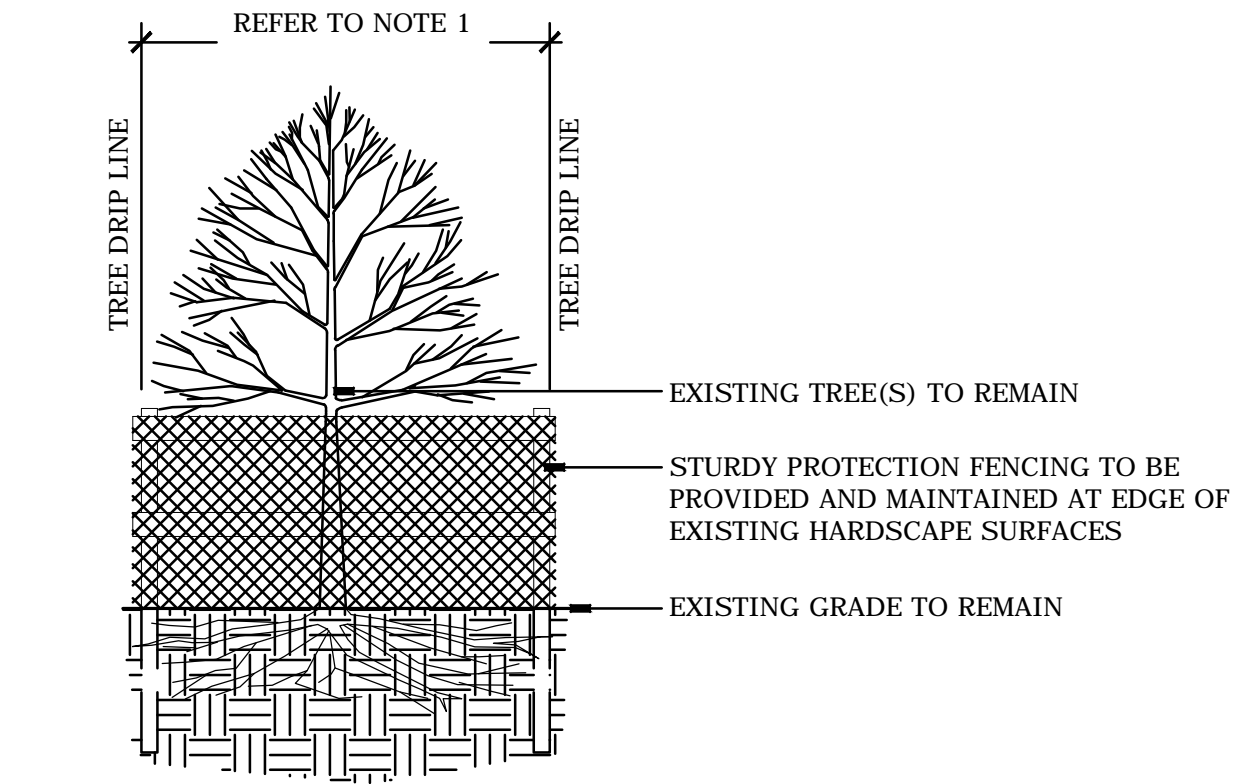


PLANTING LEGEND



TREE DISPOSITION SCHEDULE

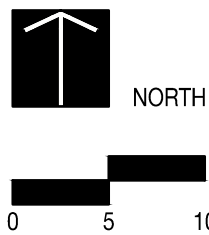
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- NOTE:
1. DUE TO SITE CONSTRAINTS TREE PROTECTION FENCE MAY BE CONTINUOUS TO PROTECT MULTIPLE TREES. TREE PROTECTION FENCE TO BE INSTALLED AT EDGE OF EXISTING HARDSCAPE. WHERE SPACE ALLOWS TREE PROTECTION FENCE TO ALIGN WITH DRIPLINE OF TREE / PALM.
 2. MAINTAIN FENCE THROUGHOUT CONSTRUCTION.
 3. REFER TO LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES FOR ADDITIONAL REQUIREMENTS.

TREE PROTECTION FENCE

Scale: 1/4" = 1'- 0"



PLANTING NOTES

1. PLANT MATERIAL IS TO BE HEALTHY SPECIMENS FREE FROM DISEASE OR DAMAGE, AND IS TO BE MAINTAINED IN EXCELLENT CONDITION WHILE ON THE JOBSITE. LANDSCAPE ARCHITECT SHALL INSPECT PLANT MATERIAL UPON ARRIVAL TO JOBSITE AND WILL REJECT PLANT MATERIAL THAT DOES NOT MEET THE STANDARDS DESCRIBED WITHIN THE CONTRACT DOCUMENTS.
2. THE LANDSCAPE ARCHITECT WILL PERIODICALLY INSPECT PLANT MATERIAL STOCKPILED AND/OR PLANTED ON SITE DURING THE COURSE OF CONSTRUCTION. PLANT MATERIAL NOT MEETING THE STANDARDS CONTAINED WITHIN CONTRACT DOCUMENTS SHALL BE REPLACED AT NO COST TO THE OWNER.
3. PROVIDE MATCHING SIZES AND FORMS FOR EACH PLANT OF THE SAME SPECIES UNLESS OTHERWISE INDICATED.
4. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF DISCREPANCIES, GRAPHICALLY SHOWN QUANTITIES SHALL TAKE PRECEDENCE.
5. ALL MATERIALS USED SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
6. ALL PLANT MATERIAL SHALL BE INSTALLED PLUMB AND PER THE SPECIFICATIONS CONTAINED WITHIN THE CONTRACT DOCUMENTS. ANY NECESSARY STAKING AND/OR OTHER SUPPORTS MATERIALS/METHODS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
7. THE CONTRACTOR SHALL PRUNE EXISTING AND/OR NEW TREES ONLY PER LANDSCAPE ARCHITECT DIRECTION.
8. THE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL TREES AND B&B SHRUBS FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL, PRIOR TO INSTALLATION.
9. ALL ROOT-WRAPPING MATERIALS THAT ARE NOT BIO-DEGRADABLE SHALL BE REMOVED FROM THE ROOT BALL. ROOT BALLS SHALL BE FREE OF WEEDS.
10. SPECIFIED PLANT MATERIAL SIZES SHALL BE CONSIDERED MINIMUM SIZES.
11. FINISH GRADE OF PLANTING BEDS SHALL BE ONE (1) INCH BELOW ADJACENT FLATWORK, UNLESS SPECIFIED OTHERWISE.
12. MULCH OR PLANTING BED DRESSING SHALL BE PLACED IN ALL PLANTING AREAS AS SPECIFIED. MULCH OR PLANTING BED DRESSING SHALL NOT BE PLACED WITHIN SIX (6) INCHES OF TREE TRUNKS. MULCHING SHOULD BE REPEATED ANNUALLY DURING THE AUTUMN TO A THREE (3) INCH DEPTH.
13. ALL PLANT MATERIAL SHOULD RECEIVE AN ORGANIC FERTILIZER IN LIMITED APPLICATION FOLLOWING INSTALLATION. TYPE AND APPLICATION RATE AND METHOD OF APPLICATION TO BE SPECIFIED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT.
14. EXCESS FERTILIZER SHALL BE DISPOSED OF PROPERLY OFF-SITE. IT SHALL NOT BE DISPOSED OF IN STORM DRAINS AND/OR DRYWELLS.
15. STOCKPILED PLANT MATERIAL TO BE PLACED IN THE SHADE AND PROPERLY HAND-WATERED UNTIL PLANTED.
16. MINI-NUGGET TYPE DECORATIVE BARK MULCH WILL BE USED TO RETURN NUTRIENTS TO THE SOIL. REDUCE MAINTENANCE AND MINIMIZE EVAPORATION FOR AREAS APPROXIMATE TO THE RESIDENCE. LARGER SHREDDED BARK MULCH WILL BE USED FOR STEEP AREAS SO SLOUGHING IS LESS LIKELY TO OCCUR.
17. PRESERVE & PROTECT ALL EXISTING VEGETATION INDICATED TO REMAIN AT ALL TIMES.
18. ALL VEGETATION PROPOSED FOR OUTSIDE THE BUILDING ENVELOPE TO BE NATIVE UNLESS OTHERWISE NOTED. PLANTING THAT OCCURS OUTSIDE THE BUILDING ENVELOPE IS FOR RESTORATION PURPOSES ONLY OR IS SPECIFIC TO UTILITIES RESTORATION.
19. SIX (6) INCH PLANT MIX SHALL BE PROVIDED FOR ALL LAWN, TURF, AND NATIVE PLANTING ZONES. 18 INCH PLANT MIX SHALL BE PROVIDED FOR ALL PERENNIAL PLANTING BEDS UNLESS OTHERWISE NOTED.
20. REQUIRED STREET TREES ARE SUBJECT TO REVIEW AND APPROVAL OF THE CIP OFFICE AND PW / GREENSPACE DIVISION PRIOR TO INSTALLATION.
21. OWNER AGREES THAT THE STREET TREE AND IRRIGATION SYSTEM REQUIREMENTS ARE TO BE IMPLEMENTED AFTER THE CIP PROJECT HAS BEEN COMPLETED. IF THE PROJECT IS COMPLETED PRIOR TO THE COMPLETION OF THE CIP PROJECT, THEN PAYMENT INTO THE TREE TRUST FUND FOR THE REQUIRED STREET TREES AND COST OF IRRIGATION SYSTEM WILL BE REQUIRED PRIOR TO TCO OR CO.

PLANT SCHEDULE

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15	COCOS NUCIFERA	COCONUT PALM	9 IN.	40 FT.	16 FT.	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL	NOT NATIVE	GOOD
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18	ADONIDIA MERRILLII	CHRISTMAS PALM	6 IN.	15 FT.	10 FT.	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL	NOT NATIVE	GOOD
19	ADONIDIA MERRILLII	CHRISTMAS PALM	6 IN.	15 FT.	10 FT.	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL	NOT NATIVE	GOOD
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27	DELONIX REGIA	ROYAL POINCIANA	48 IN.	30 FT.	30 FT.	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL	NOT NATIVE	GOOD
STREET TREES									
LJA	05	LIGUSTRUM JAPONICUM	LIGUSTRUM			300 GAL. 14 FT. HT. 10 FT. SP. MULTI-TRUNK...PROVIDE IMAGES FOR LA APPROVAL			NON-NATIVE
TREES									
AMU	02	ANNONA MURICATA	GUANABANA			45 GAL. 12 - 14 FT. HT. 6 FT. SP. 2 IN. DBH			NON-NATIVE
CUV	04	COCCOLOBA UVIFERA	SEA GRAPE			FG. 20 FT. HT. 16 FT. SP. MULTI-TRUNK...PROVIDE IMAGES FOR LA APPROVAL			NATIVE
LARGE SHRUBS / UNDERSTORY TREES									
CCA	16	CAPPARIS CYNNOPOLOPHORA	JAMAICA CAPER			45 GAL. 8 FT. HT. 6 FT. SP. BUSH FORM			NATIVE
CLM	03	CITRUS LIMON 'MEYER'	MEYER LEMON			45 GAL. 6 FT. HT. 4 FT. SP. 2 IN. DBH			NON-NATIVE
CSN	03	CITRUS SINENSIS 'NAVEL'	NAVEL ORANGE			45 GAL. 8 FT. HT. 4 FT. SP. 2 IN. DBH			NON-NATIVE
MCA	02	MYRCIARA CAULIFLORA	JABOTICABA			65 GAL. 8 FT. HT. 4 FT. SP. MULTI-TRUNK			NON-NATIVE
PAM	02	PERSEA AMERICANA	AVOCADO			45 GAL. 6 FT. HT. 4 FT. SP. 2 IN. DBH			NON-NATIVE
SHURBS									
GJ	40	GARDENIA JASMINIODES 'MIAMI SUPREME'	GARDENIA			7 GAL. BUSH 2' x 2'			NON-NATIVE
CI	120	CHRYSOBALANUS ICACAO 'HORIZONTAL'	COCO PLUM			7 GAL. BUSH 2' x 2'			NATIVE
GROUNDCOVERS									
AG	4000	ARACHIS GLABRATA	WILD PEANUT			1 GAL. FULL			NON-NATIVE
VINES									
TJ	17	TRACHELOSPERMUM JASMINOIDES	CONFEDERATE JASMINE			25 GAL. 8 FT. TRELLIS			NON-NATIVE
CONTRACTOR TO PROVIDE LANDSCAPE ARCHITECT \$2000 WHOLESALE PLANT ALLOWANCE									

MIAMI BEACH LANDSCAPE LEGEND

CITY OF MIAMI BEACH			
LANDSCAPE LEGEND			
INFORMATION REQUIRED TO BE PERMANENTLY AFFEYED TO PLANS			
Zoning District	RM-3	Lot Area	23,188
		Acres	.53
OPEN SPACE		REQUIRED/ ALLOWED	PROVIDED
A.	Square feet of required Open Space as indicated on site plan: Lot Area = 23,188 s.f. x .09 % = 2,086 s.f.	2,086	16,908
B.	Square feet of parking lot open space required as indicated on site plan: Number of parking spaces NA x 10 s.f. parking space =	NA	NA
C.	Total square feet of landscaped open space required: A+B=	2,086	16,908
LAWN AREA CALCULATION			
A.	Square feet of landscaped open space required	2,086	16,908
B.	Maximum lawn area (sod) permitted= .50 % x 2,086:	1,043	1,043
TREES			
A.	Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements=	5	6
	5 - trees x NA - net lot acres - number of existing trees=	2	4
B.	% Natives required: Number of trees provided x 30% =	3	4
	% Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	5	5
D.	Street Trees (maximum average spacing of 20' o.c.)	100	
	100 - linear feet along street divided by 20'=		
E.	Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.):	NA	NA
	NA - linear feet along street divided by 20'=		
SHRUBS			
A.	Number of shrubs required: Sum of lot and street trees required x 12=	108	160
B.	% Native shrubs required: Number of shrubs provided x 50%=	54	120
LARGE SHRUBS OR SMALL TREES			
A.	Number of large shrubs or small trees required: Number of required shrubs x 10%=	10	26
B.	% Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	5	16

PLANT REFERENCE IMAGES



LIGUSTRUM



SEA GRAPE



NAVEL ORANGE



JAMAICA CAPER



MEYER LEMON



GARDENIA



WILD PEANUT



CONFEDERATE JASMINE



JABOTICABA



AVOCADO



GUANABANA



COCO PLUM



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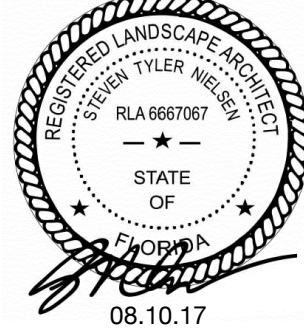
1016 clare avenue, 5
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561.402.9414

www.nielsenlandarch.com

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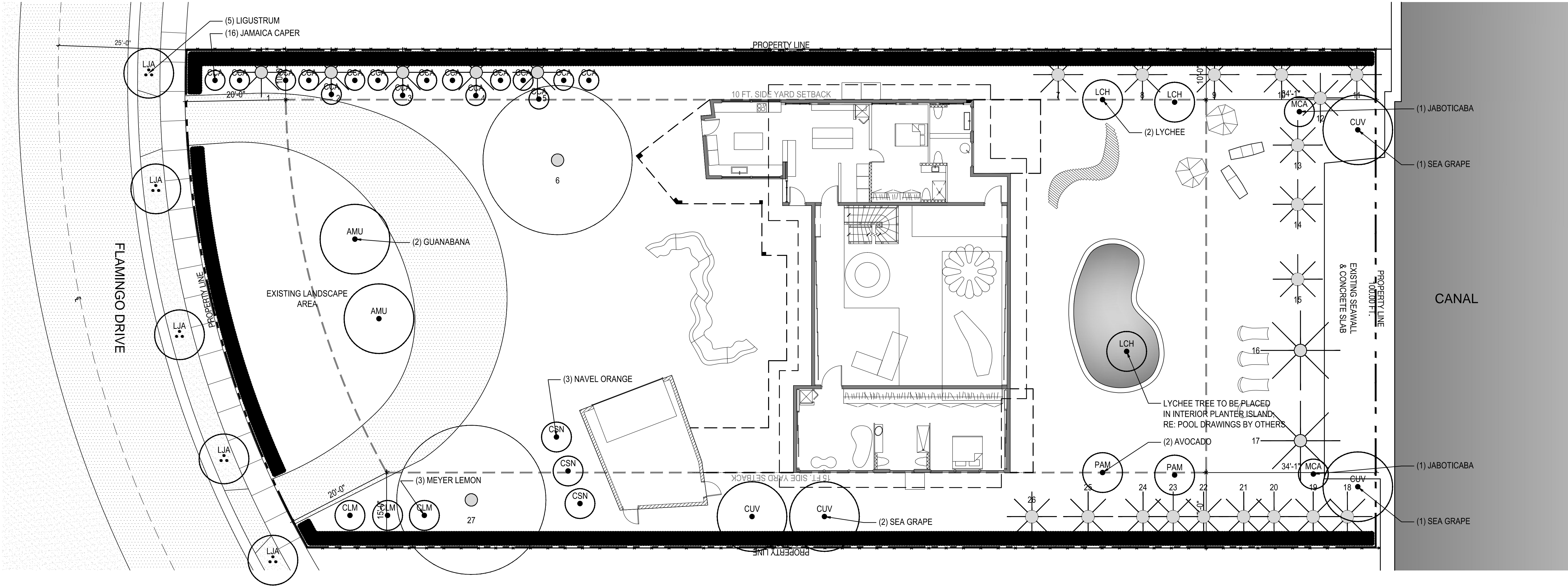
PLANTING NOTES & SCHEDULE

DATE	ISSUE
08.10.2017	DRB - MIAMI BEACH

SCALE AS NOTED:

L700

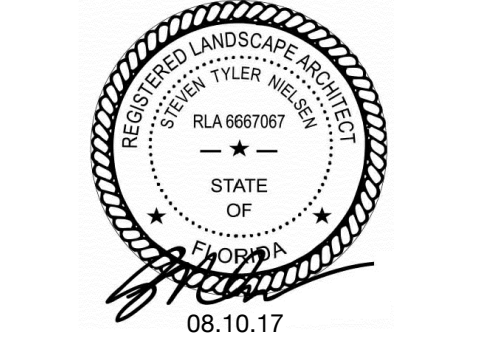
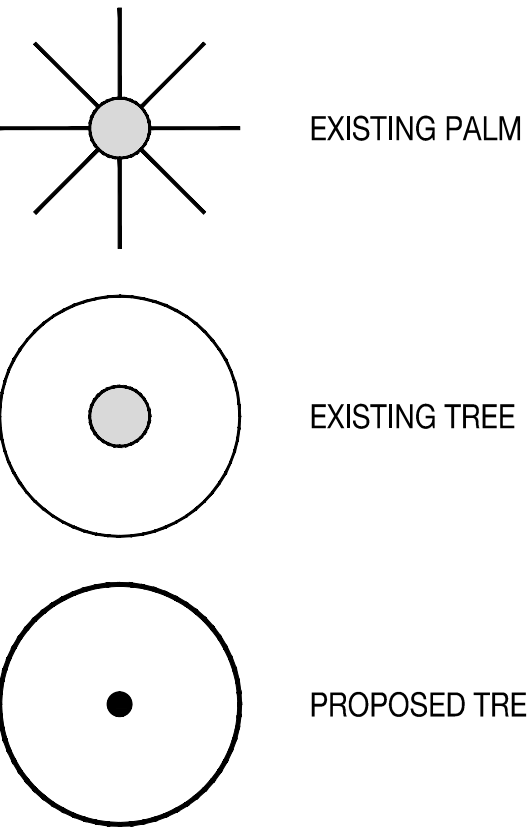
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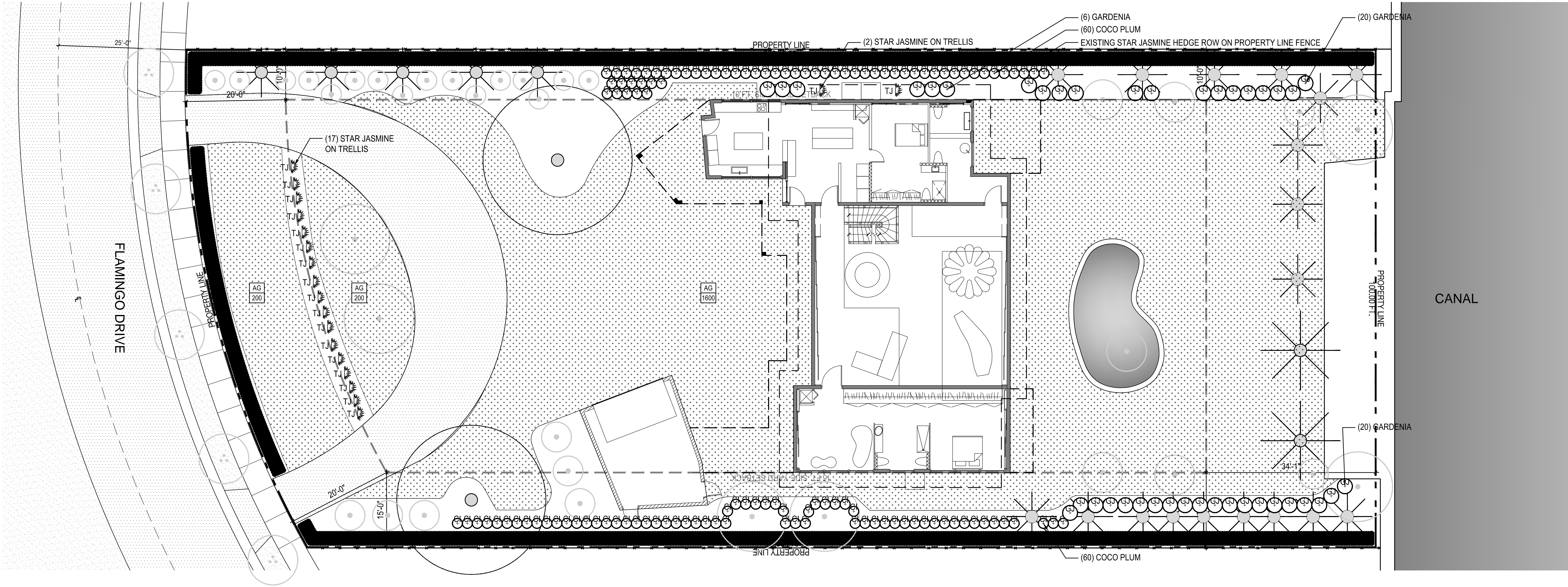


TREE SCHEDULE

#	BOTANICAL NAME	COMMON NAME	DBH.	HT.	SPREAD	ACTION	NOTES	NATIVE	CONDITION
1	ADONIDIA MERRILLII	CHRISTMAS PALM	6 IN.	15 FT.	10 FT.	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL	NOT NATIVE	GOOD
2	ADONIDIA MERRILLII	CHRISTMAS PALM	6 IN.	15 FT.	10 FT.	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL	NOT NATIVE	GOOD
3	ADONIDIA MERRILLII	CHRISTMAS PALM	6 IN.	15 FT.	10 FT.	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL	NOT NATIVE	GOOD
4	ADONIDIA MERRILLII	CHRISTMAS PALM	6 IN.	15 FT.	10 FT.	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL	NOT NATIVE	GOOD
5	HYOPHORBE VERSCHAFFELTII	SPINDLE PALM	9 IN.	9 FT.	6 FT.	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL	NOT NATIVE	GOOD
6	MANGIFERA INDICA	MANGO	36 IN.	30 FT.	40 FT.	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL	NOT NATIVE	GOOD
7	ADONIDIA MERRILLII	CHRISTMAS PALM	6 IN.	15 FT.	10 FT.	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL	NOT NATIVE	GOOD
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TREES									
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LARGE SHRUBS / UNDERSTORY TREES									
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CLM	03	CITRUS LIMON 'MEYER'	MEYER LEMON			45 GAL. 6 FT. HT. 4 FT. SP. 2 IN. DBH			NON-NATIVE
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PLANTING LEGEND

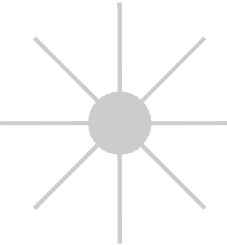


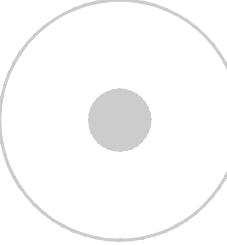


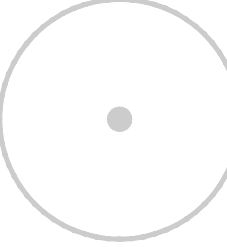
UNDERSTORY PLANT SCHEDULE

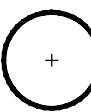
SHURBS					
GJ	40	GARDENIA JASMINIODES 'MIAMI SUPREME'	GARDENIA	7 GAL. BUSH 2' x 2'	NON-NATIVE
CI	120	CHRYSOBALANUS ICACAO 'HORIZONTAL'	COCO PLUM	7 GAL. BUSH 2' x 2'	NATIVE
GROUNDCOVERS					
AG	4000	ARACHIS GLABRATA	WILD PEANUT	1 GAL. FULL	NON-NATIVE
VINES					
TJ	17	TRACHELOSPERMUM JASMINOIDES	CONFEDERATE JASMINE	25 GAL. 8 FT. TRELLIS	NON-NATIVE
CONTRACTOR TO PROVIDE LANDSCAPE ARCHITECT \$2000 WHOLESALE PLANT ALLOWANCE					


PLANTING LEGEND

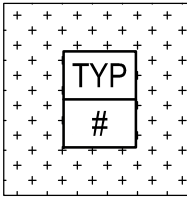
- 

EXISTING PALM
- 

EXISTING TREE
- 

PROPOSED TREE
- 

PROPOSED SHRUB / ACCENT
- 

PROPOSED VINE
- 

PROPOSED GROUNDCOVER

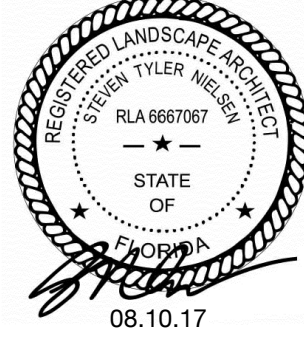


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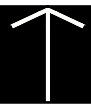
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UNDERSTORY PLAN	
DATE	ISSUE
08.10.2017	DRB - MIAMI BEACH



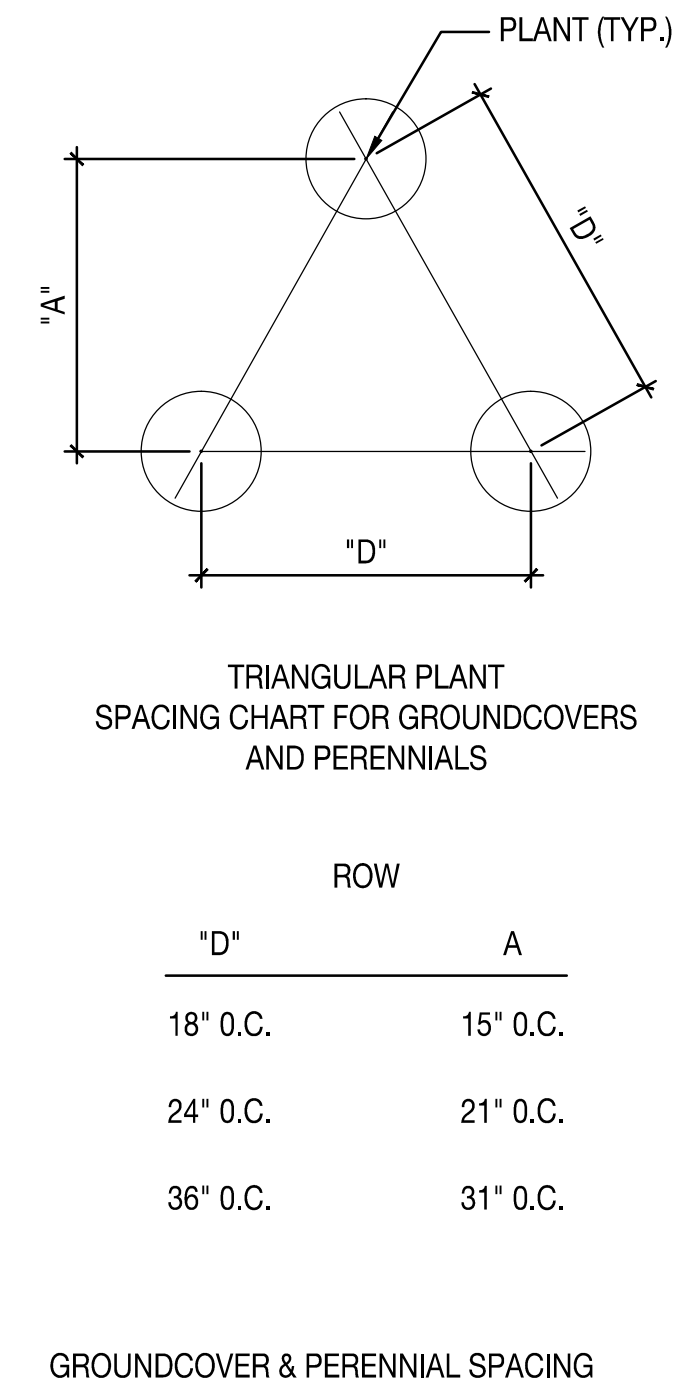
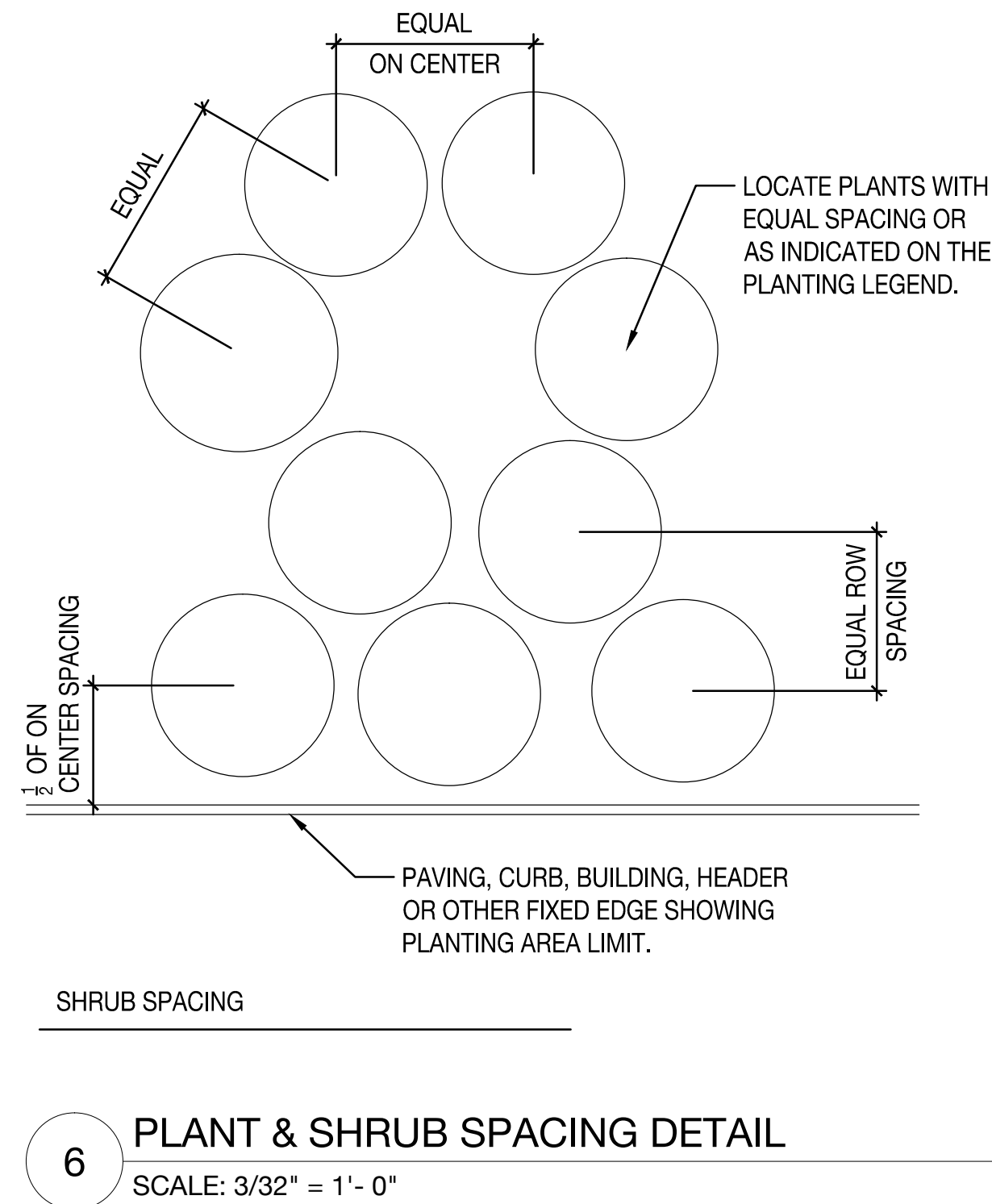
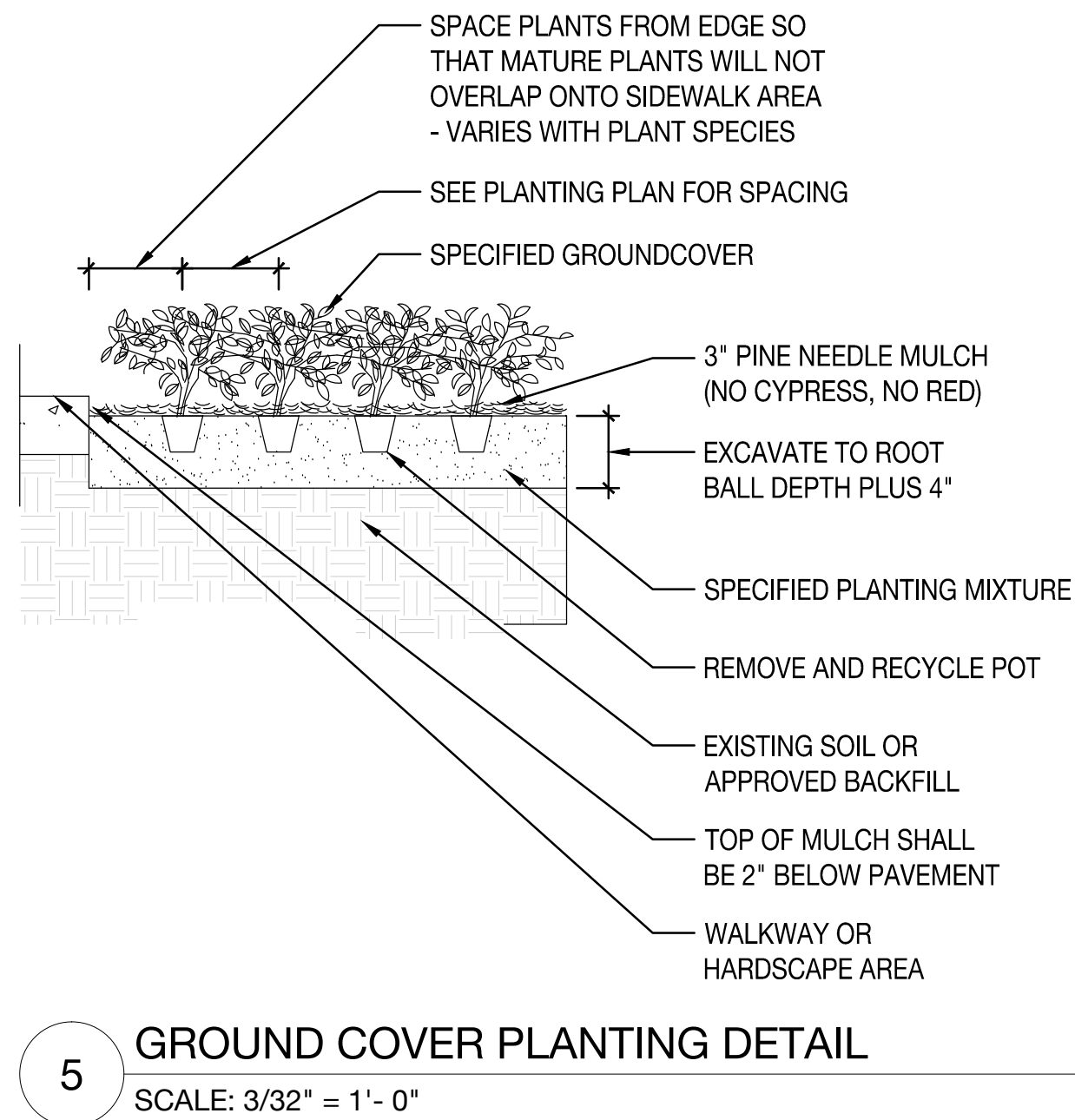
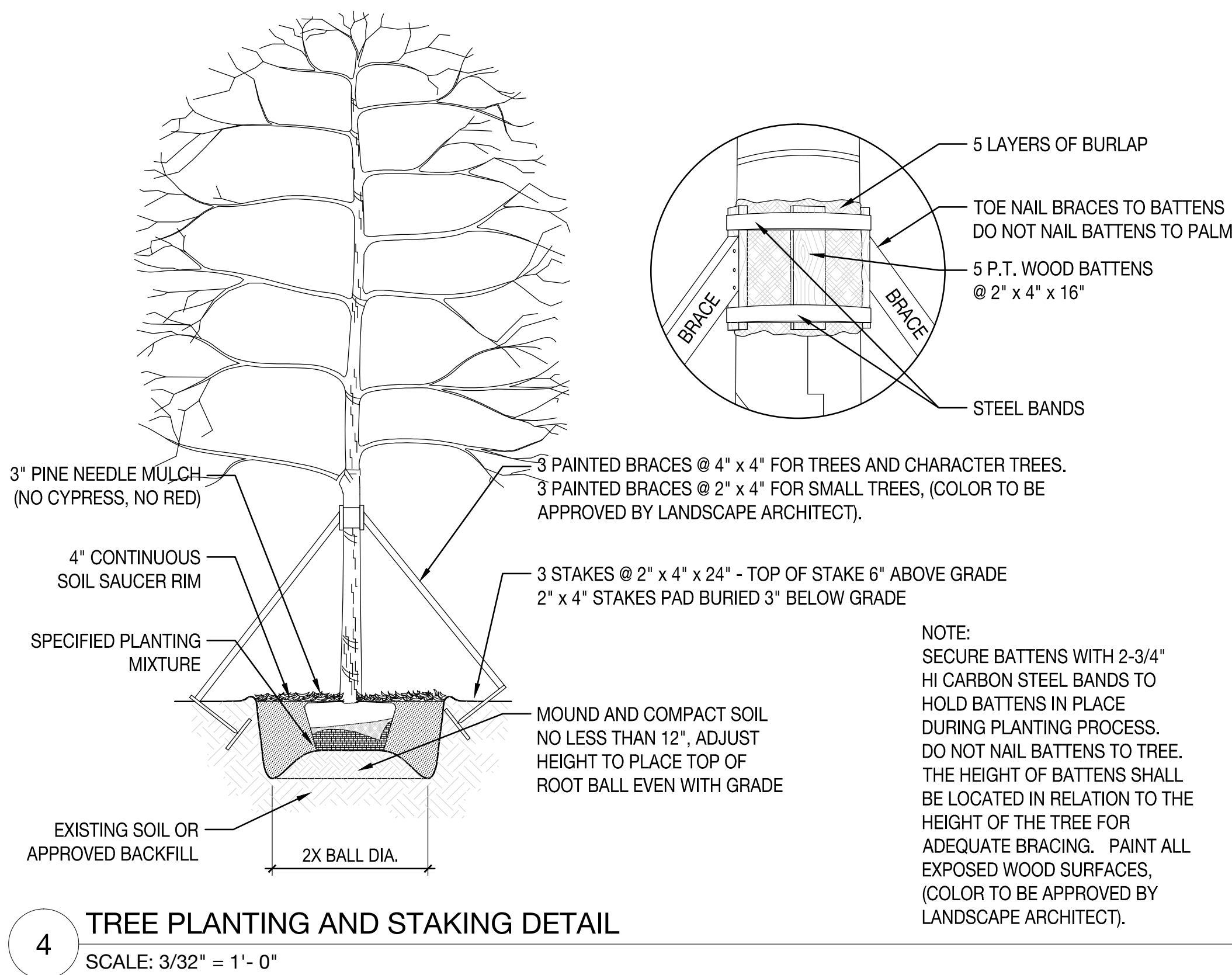
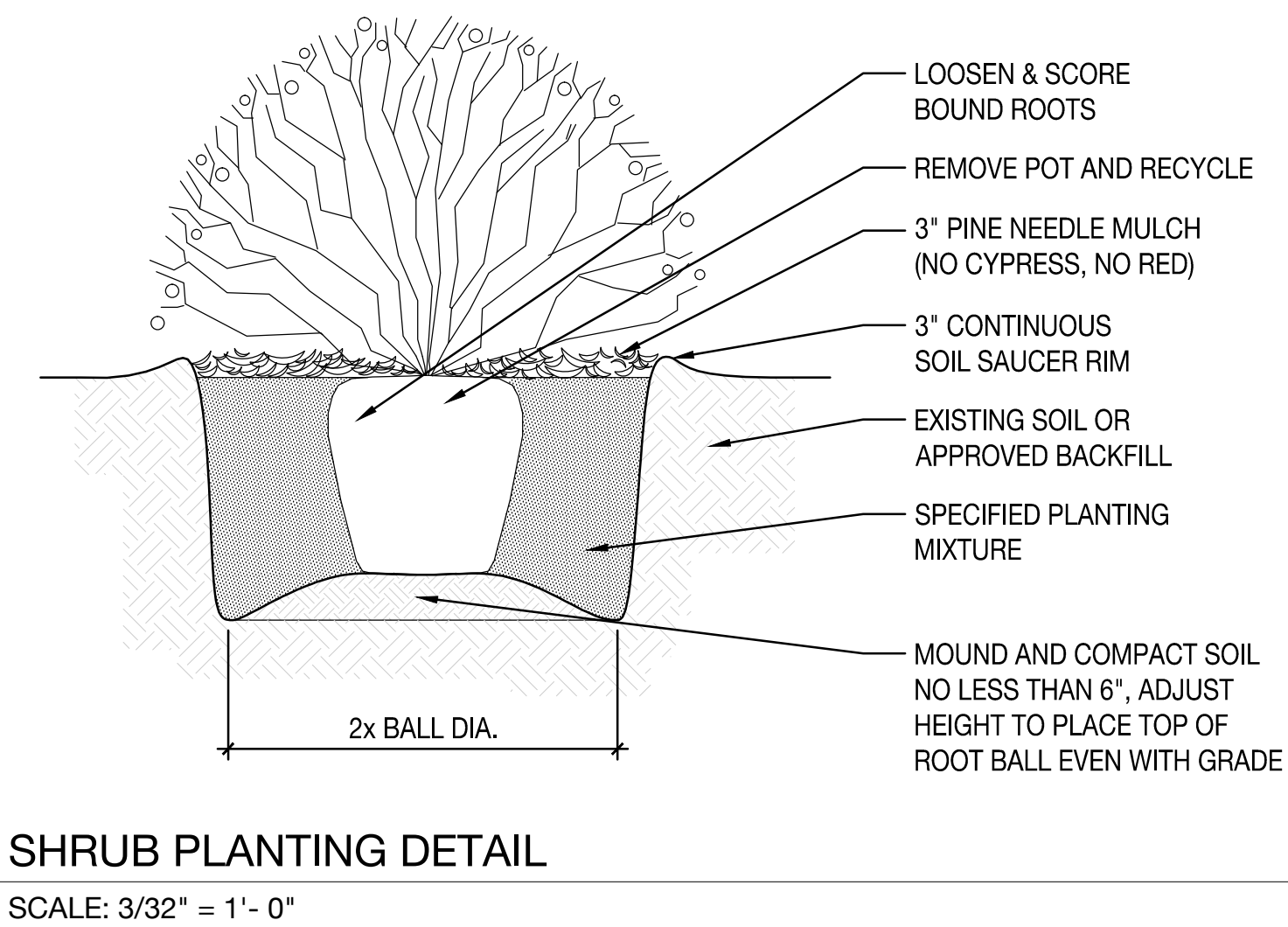
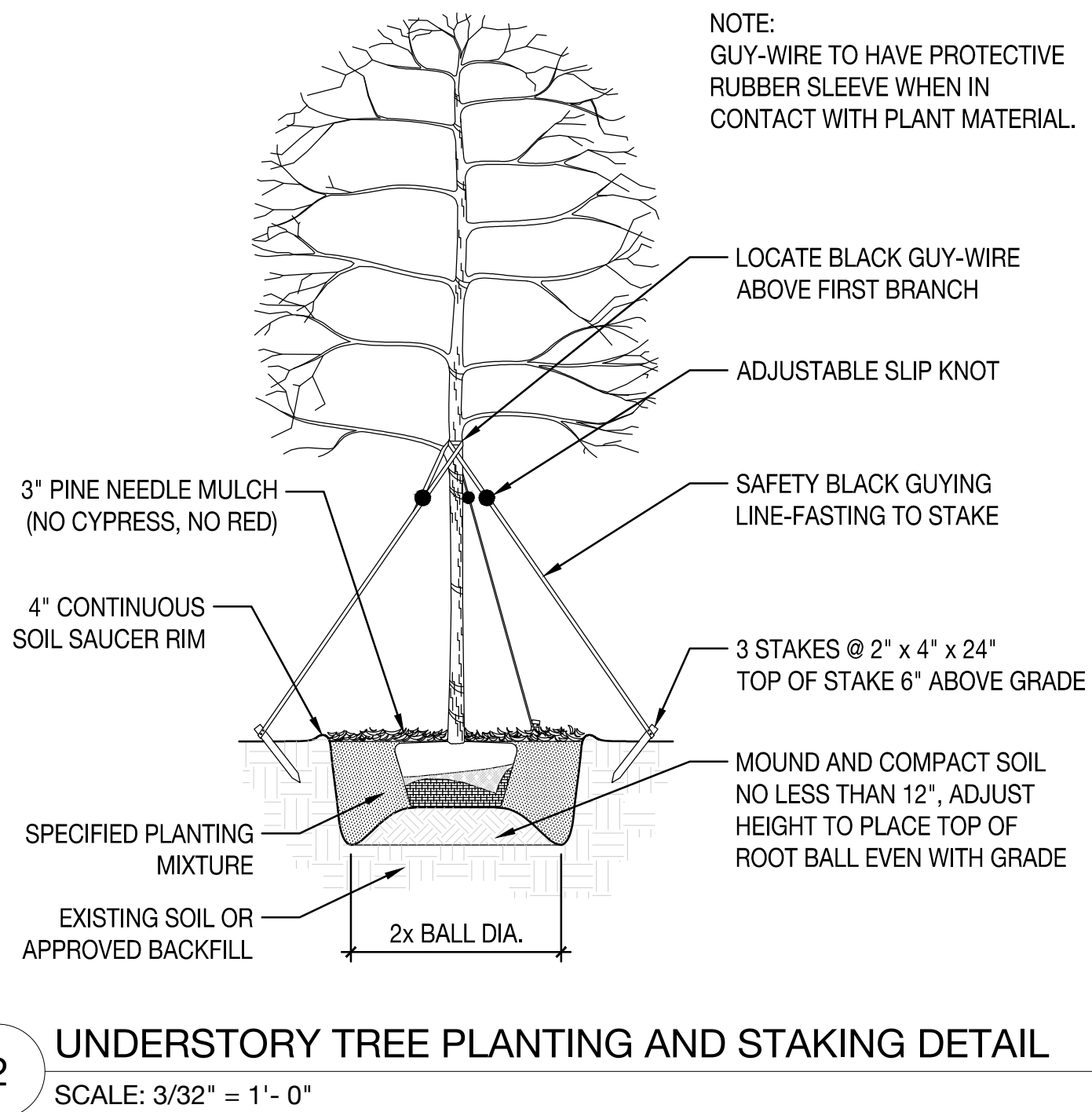
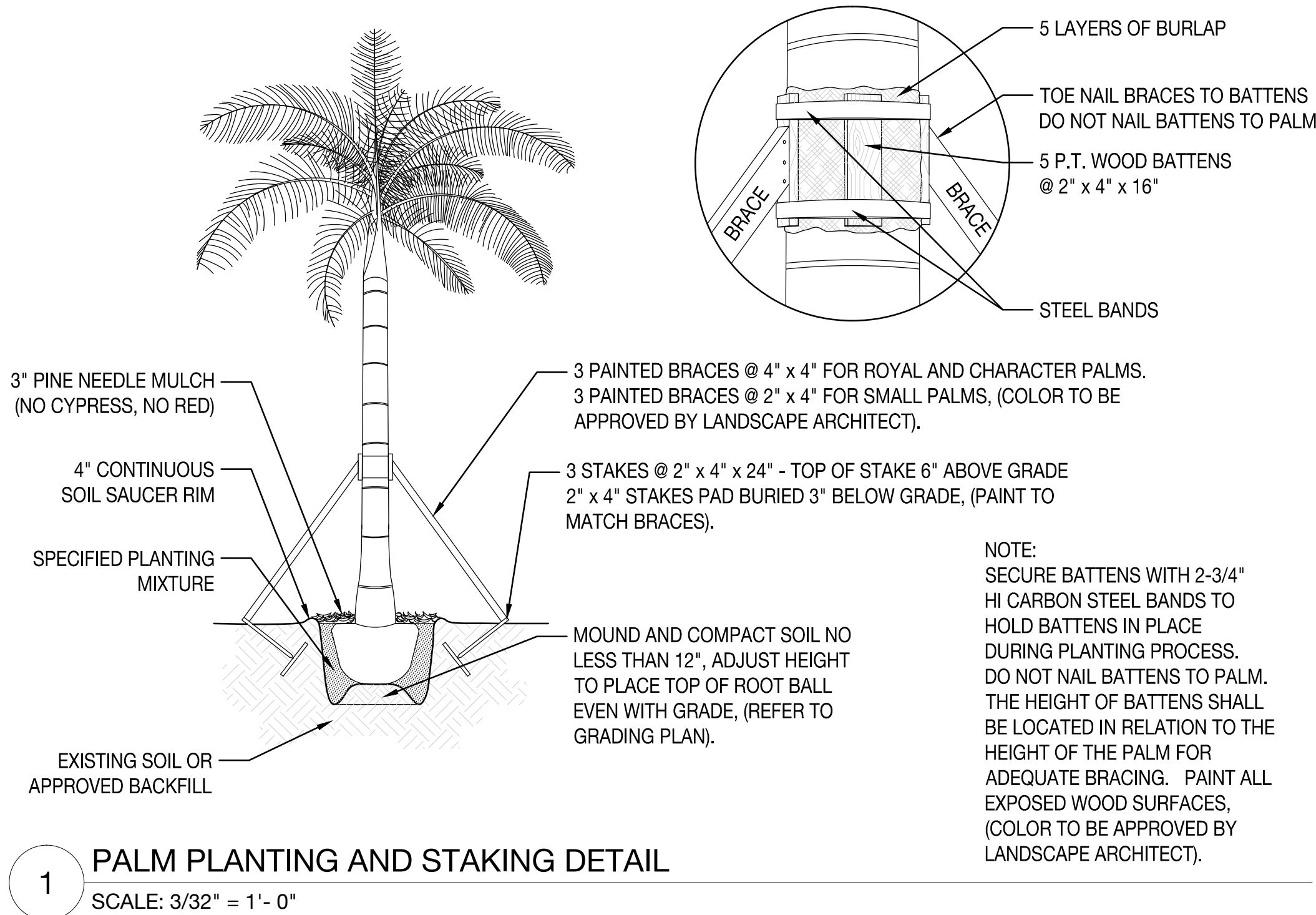
NORTH



0 5 10

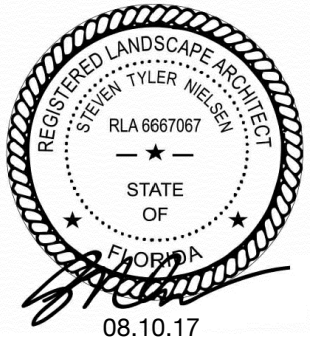
L702

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ROW	
"D"	A
18" O.C.	15" O.C.
24" O.C.	21" O.C.
36" O.C.	31" O.C.

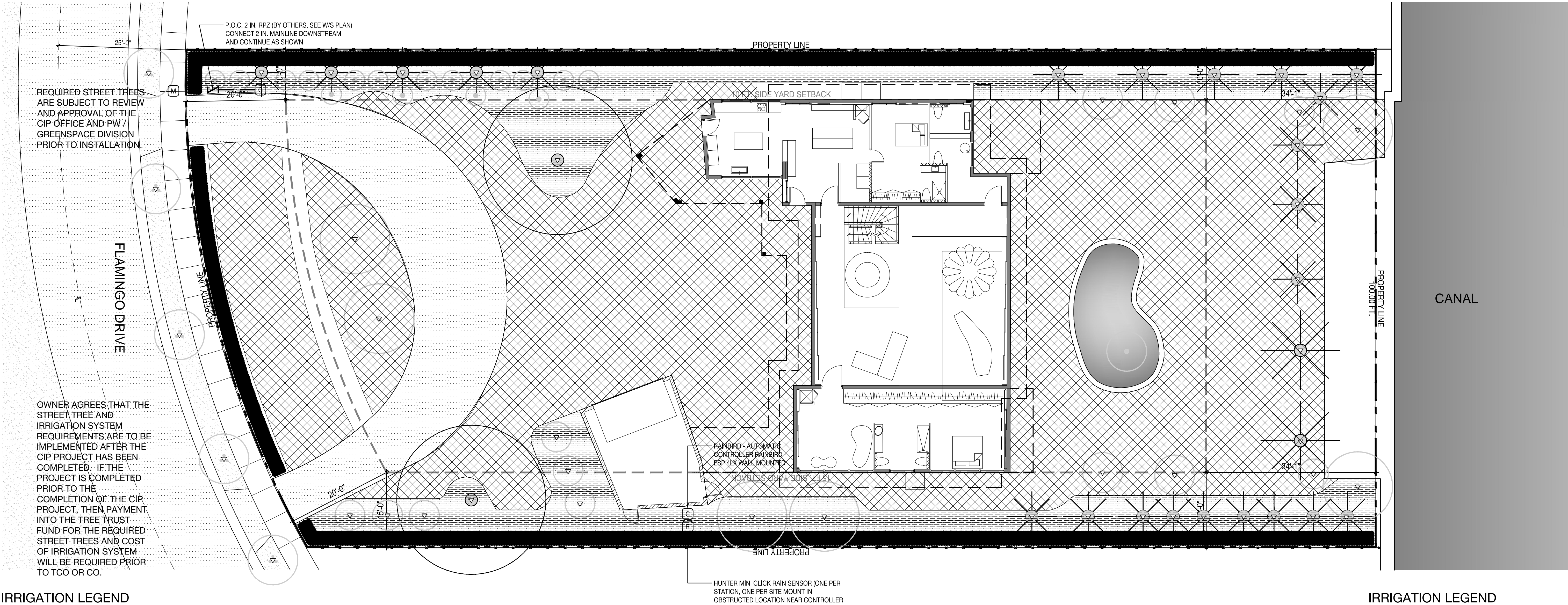
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PLANTING DETAILS
DATE: 08.10.2017
ISSUE: DRB - MIAMI BEACH

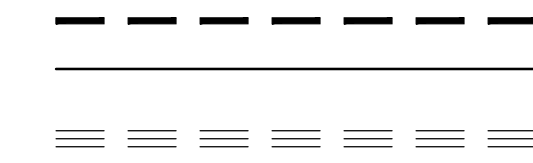
SCALE AS NOTED:

L703



IRRIGATION LEGEND

ADJ.	QT.	HF.	3QT.	FL.	MANUF.	MODEL	PSI	GPM	RADIUS	NOTES
					TORO	570 MPR	30	.125 / .25 / .50 / 1.0	8'	LOW ANGLE NOZZLE
					TORO	570 MPR	30	.40 / .70 / 1.04 / 1.5	10'	LOW ANGLE NOZZLE
					TORO	570 MPR	30	.85 / 1.65 / 2.60 / 3.60	15'	LOW ANGLE NOZZLE
					TORO	500 MPR	30	2.4		FLOOD BUBBLER
					RAINBIRD	PGA PLASTIC VALVE (1½", 2", & 2½")				
					TORO	QUICK COUPLER VALVE				INTALL IN 6" VALVE BOX W/ COVER
						VALVE & CONTROLLER NUMBER				
						VALVE SIZE				
						APPROXIMATE GPM				
						2 IN. POTABLE WATER METER (BY OTHERS, W/S PLAN)				
						GATE VALVE - LINE SIZED - INSTALL ON MAIN LINE EVERY 200'				
						RAINBIRD - AUTOMATIC CONTROLLER				
						RAINBIRD - ESP 4LX WALL MOUNTED				
						REDUCED PRESSURE BACKFLOW PREVENTER - INSTALL PER LOCAL CODE				
						HUNTER MINI CLICK RAIN SENSOR (ONE PER STATION, ONE PER SITE MOUNT IN OBSTRUCTED LOCATION NEAR CONTROLLER)				



ALL LATERAL LINES TO BE SIZED ACCORDING TO CHART

GPM	LINE SIZE
0 - 10	¾"
11 - 16	1"
17 - 26	1¼"
27 - 35	1½"
36 - 55	2"
56 - 75	2½"
76 - 120	3"

LINES RUNNING UNDER PAVING TO BE SLEEVED ACCORDING TO THE FOLLOWING CHART

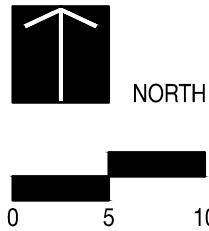
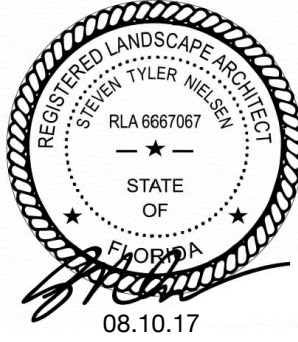
LINE SIZE	SLEEVE SIZE
¾"	1½"
1"	2"
1¼"	2½"
1½"	3"
2"	4"
2½"	5"
3"	6"

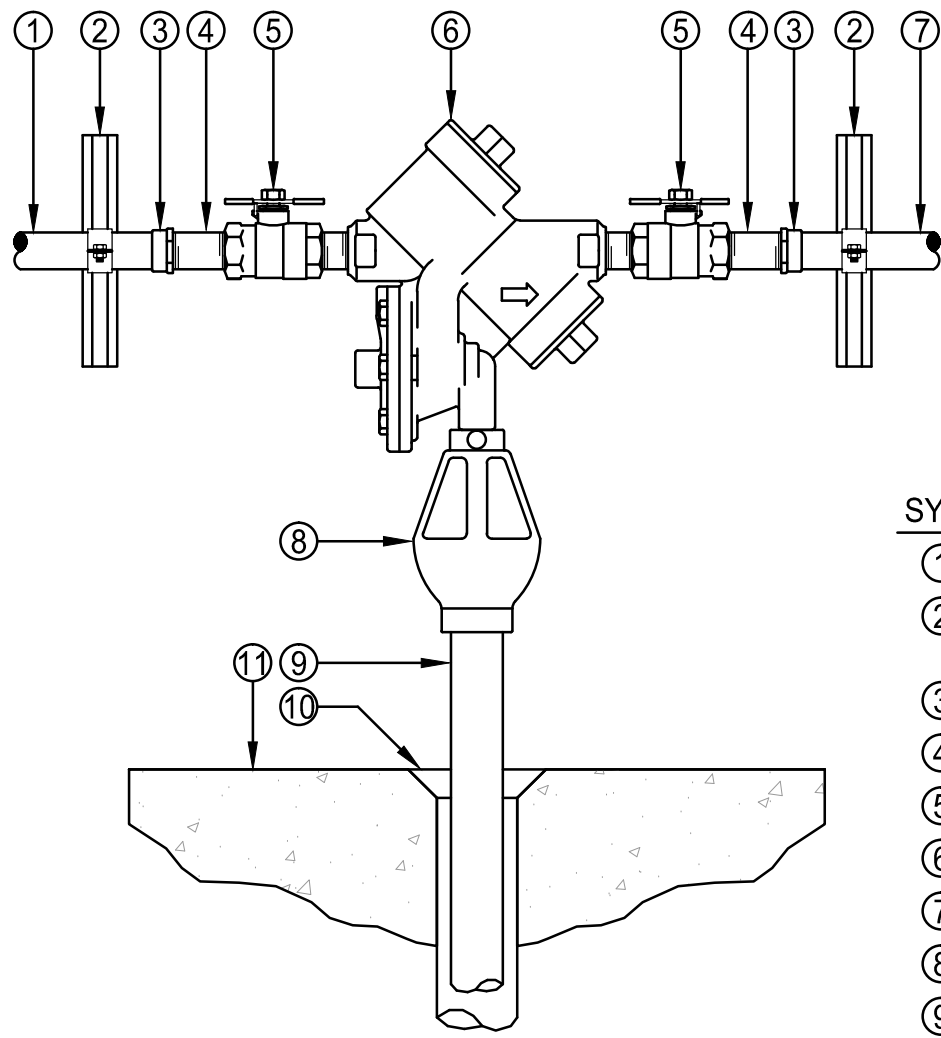
IRRIGATION LEGEND

	PLANT BED IRRIGATION
	TURF LAWN IRRIGATION
	BUBBLERS (2 / TREE & PALM)

IRRIGATION NOTES

- IRRIGATION PLAN IS CONCEPTUAL; FURTHER DESIGN TO BE COMPLETED BY IRRIGATION CONTRACTOR/DESIGNER.
- IRRIGATION SYSTEM SHALL BE DESIGNED TO CONSERVE WATER TO THE EXTENT POSSIBLE THROUGH THE USE OF EFFICIENT HEADS, MICROCLIMATE-SPECIFIC ZONES AND A WEATHER AND MOISTURE MONITORING CONTROL STATION.
- ALL NEW TREES AND SHRUBS TO RECEIVE DRIP-TYPE IRRIGATION.
- ALL REVEGETATED AREAS TO RECEIVE SPRAY-TYPE IRRIGATION FOR FIRST TWO GROWING SEASONS MINIMUM.
- ALL PERENNIAL BEDS TO RECEIVE SPRAY-TYPE IRRIGATION.
- ALL SPRAY TYPE IRRIGATION TO BE DIRECTED AWAY FROM STRUCTURES.
- INSTALL SPRAY HEADS ALONG SIDEWALKS ON POP-UP RISERS.
- LOCATE HEADS SO THEY ARE PROTECTED FROM TRAVEL AND DO NOT CAUSE WATER TO FALL ON PAVED, MASONRY, OR OTHER ARCHITECTURAL SURFACES.
- ADJUST HEAD LOCATION IF SPRAY IS DETRIMENTAL TO OR BLOCKED BY TREE, SHRUB, OR STRUCTURE, MAINTAINING EVEN COVERAGE OF PLANTING AREAS.
- GENERAL CONTRACTOR TO COORDINATE SIZE AND LOCATION OF SLAB PENETRATIONS FOR IRRIGATION EQUIPMENT WITH MECHANICAL CONTRACTORS.
- INSTALL MAIN LINES TO SLOPE AT 1% MINIMUM TO MANUAL DRAIN VALVES LOCATED AT LOW POINTS OF MAIN SYSTEM.
- INSTALL 3/4 INCH POLYETHYLENE LATERAL LINES TO SLOPE AT 1% MINIMUM TO AUTOMATIC DRAIN VALVES LOCATED AT LOW POINTS OF LATERAL SYSTEMS.
- TRENCHES TO BE OF SUFFICIENT DEPTH TO PROVIDE 18 INCHES OF COVER OVER LATERAL LINES. SLEEVED LINES SHALL HAVE A MINIMUM COVER OF 24 INCHES. TRENCHES ARE TO BE BACKFILLED WITH MATERIAL FREE OF ROCKS GREATER THAN 3/4 INCHES IN DIAMETER.
- INSTALL BACKFLOW PREVENTOR(S) IN COORDINATION WITH GENERAL CONTRACTOR. BACKFLOW PREVENTORS SHALL BE INSTALLED PLUMB AND SQUARE WITH ADJACENT PAVEMENT EDGES OR STRUCTURES. COLOR, BLACK.
- CONTROL VALVE BOX AND HEAD BOX LOCATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. COLOR, BLACK.
- THE FINAL LOCATION AND EXACT POSITIONING OF THE AUTOMATIC CONTROLLER SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE OR GENERAL CONTRACTOR PRIOR TO INSTALLATION.
- VALVE BOXES SHALL BE INSTALLED FLUSH WITH FINISH GRADE AND ALIGN VALVE BOXES WITH ADJACENT PAVEMENT EDGES OR STRUCTURES. VALVE BOXES SHALL BE OF PLASTIC WITH BOLT DOWN LID.
- CONCEAL ALL IRRIGATION BOXES IN PLANTING BEDS WHERE APPLICABLE AND COVER WITH MULCH. VALVE BOXES TO BE PLACED A MINIMUM OF 12 INCHES FROM AND PARALLEL TO CURBS AND WALKS. GROUPED VALVES TO BE EQUALLY SPACED AND PARALLEL. COLOR, BLACK.
- CONTRACTOR TO MAINTAIN A SET OF "AS-BUILT" DRAWINGS THROUGHOUT THE COURSE OF CONSTRUCTION, AND DELIVER THESE DRAWINGS TO OWNER'S REPRESENTATIVE & LANDSCAPE ARCHITECT UPON COMPLETION OF WORK.
- EXCAVATIONS TO BE BACKFILLED TO 95% COMPACTION, MINIMUM. CONTRACTOR TO REPAIR SETTLED TRENCHED FOR ONE YEAR AFTER COMPLETION OF WORK. CONTRACTOR TO WARRANT THAT THE SYSTEM WILL BE FREE FROM DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER COMPLETION OF WORK.
- EXERCISE EXTREME CARE IN EXCAVATING AND WORKING NEAR EXISTING UTILITIES AND IN EXISTING TREE ROOT ZONES. VERIFY THE LOCATION AND CONDITION OF ALL UTILITIES AND BE RESPONSIBLE FOR DAMAGE TO ALL UTILITIES. DAMAGE CAUSED BY OR DURING THE PERFORMANCE OF WORK TO BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. FIELD ADJUST SPRINKLER LOCATIONS SO AS TO AVOID CONFLICTS WITH UTILITIES (FIRE HYDRANTS, TRANSFORMERS, ETC.).
- FLUSH AND ADJUST SPRINKLER HEADS FOR OPTIMUM PERFORMANCE. THIS SHALL INCLUDE THROTTLING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.
- IRRIGATION SYSTEM TO BE COMPLETELY DRAINED TO PROTECT PIPE FROM BURSTING PRIOR TO FREEZING TEMPERATURES ANNUALLY.
- PROVIDE SLEEVES AS REQUIRED FOR IRRIGATION LINES. IRRIGATION SYSTEMS SHALL BE CONSTRUCTED PRIOR TO PAVING AND LANDSCAPE WORK.
- IRRIGATION / SPRINKLER SYSTEMS AND RISERS FOR SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1 FOOT OF THE BUILDING SIDEWALL. FBC PLB 318.1.



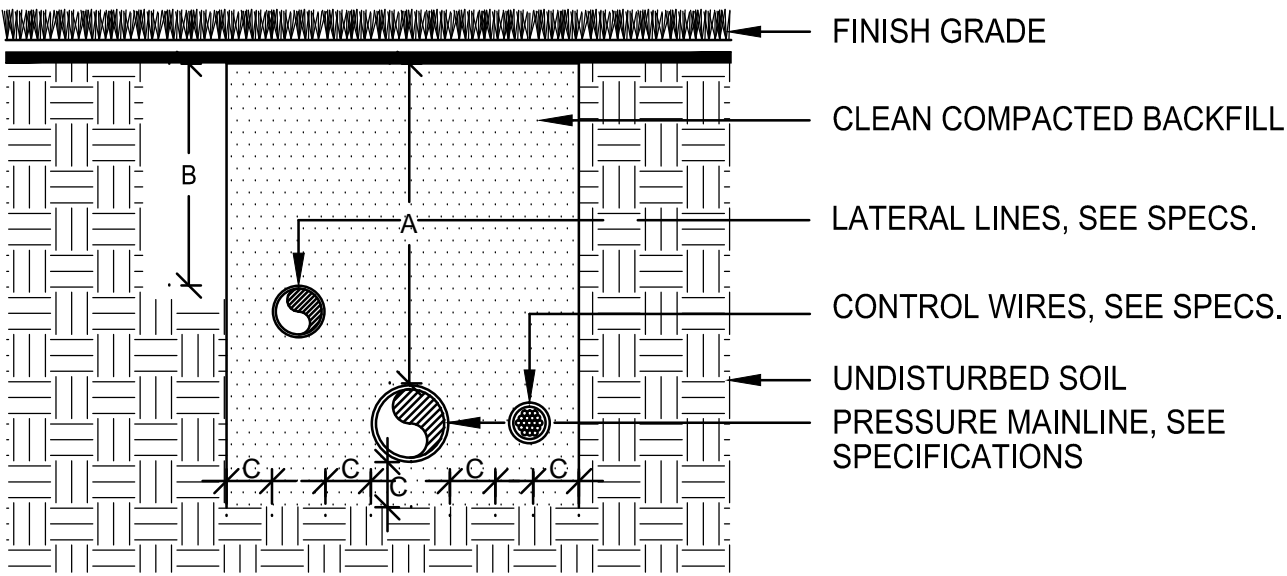


- SYM. DETAIL COMPONENT LEGEND
- ① 1 1/4" COPPER STUB OUT FROM BUILDING WATER (BY PLUMBER)
 - ② UNI-STRUT SUPPORT BRACKET, 24" MINIMUM LENGTH, WITH CUSH-A-CLAMP PIPE HANGERS
 - ③ 1 1/4" X 1" COPPER SWEAT X FIPT REDUCING FEMALE ADAPTER
 - ④ 1" X 3" BRASS THREADED NIPPLE
 - ⑤ UNION STYLE BALL VALVE, PART OF BACKFLOW DEVICE
 - ⑥ REDUCED PRESSURE BACKFLOW PREVENTION DEVICE
 - ⑦ 1" COPPER PIPE TO ADJACENT PRV, MCV AND FS ASSEMBLY
 - ⑧ AIR GAP REQUIRED FOR BACKFLOW PREVENTION DEVICE
 - ⑨ 1" DRAIN LINE, SCH. 40 PVC TO FLOOR DRAIN
 - ⑩ DRAIN IN FLOOR OF ROOM (BY PLUMBER)
 - ⑪ FLOOR OF ROOM (BY OTHERS)

SECTION VIEW

1 REDUCED PRESSURE BACKFLOW DEVICE

NTS

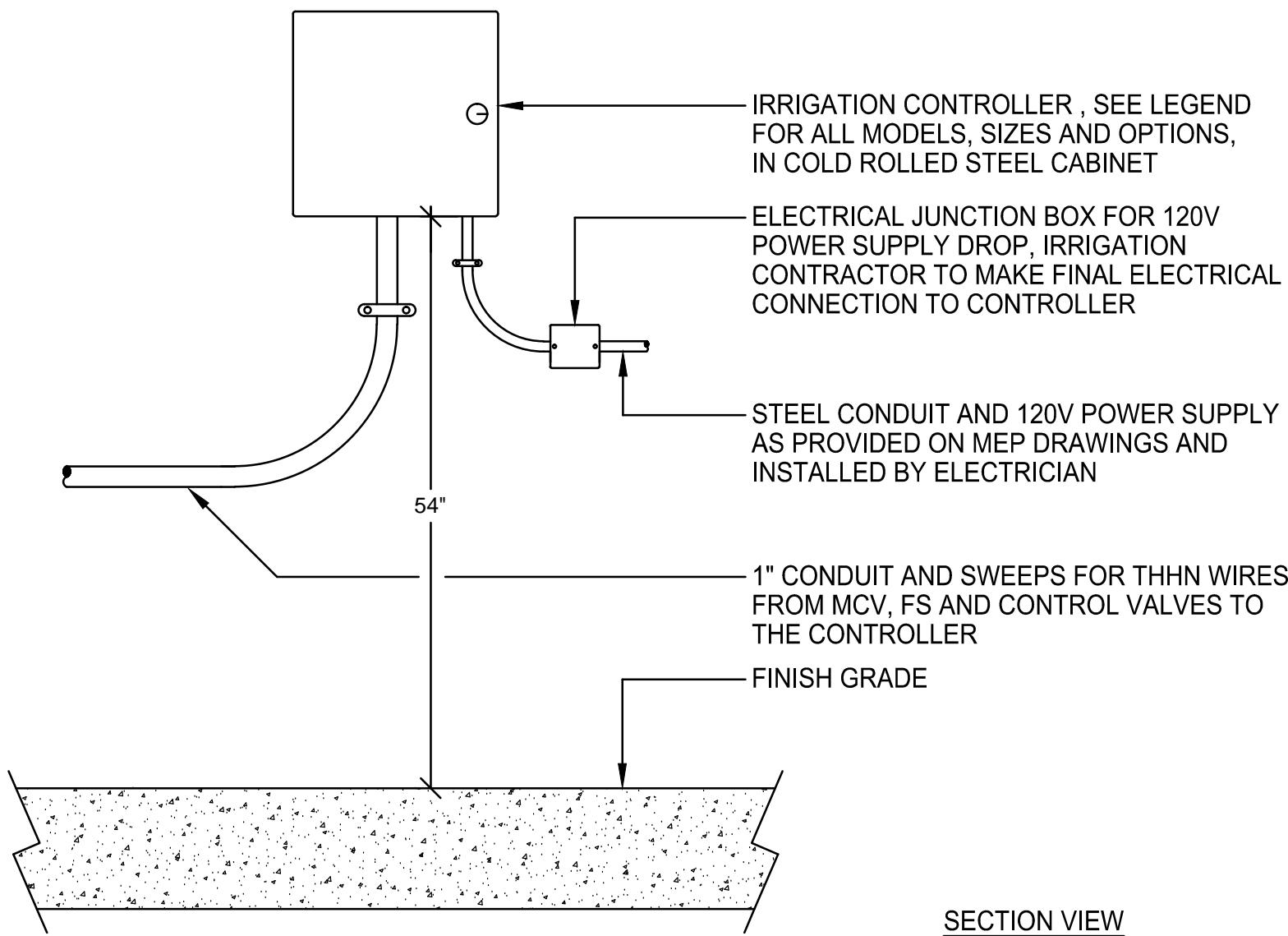


DIMENSION	A	B	C
1/2" TO 2" IN SIZE	18"	12"	4"

SECTION VIEW

2 PIPE INSTALLATION

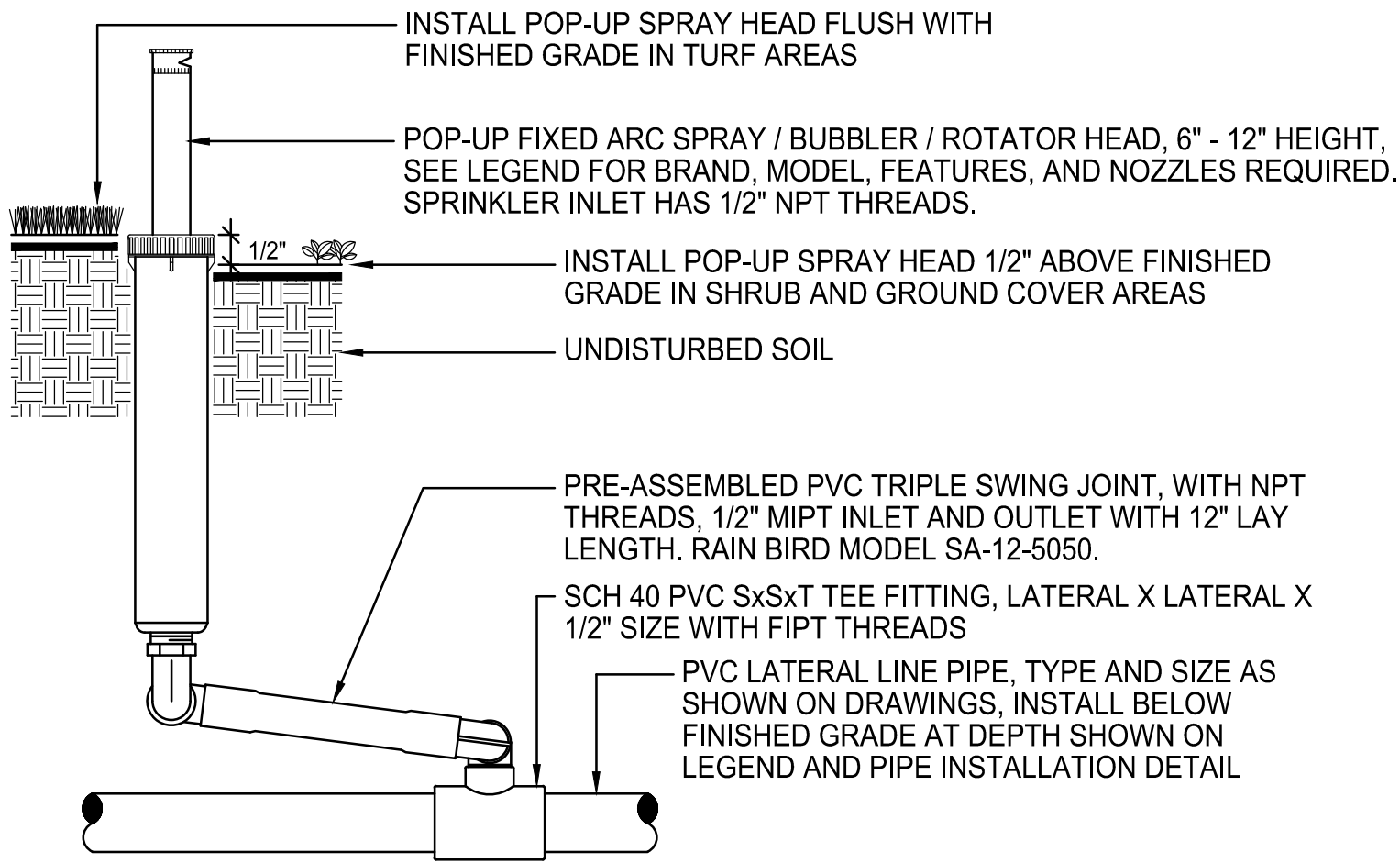
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SECTION VIEW

3 CONTROLLER INSTALLATION

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SECTION VIEW

4 POP - UP SPRINKLER HEAD

NTS

NOTE:
INSTALL SPRAY HEADS 4" FROM PAVING EDGE IN TURF AREAS.
INSTALL SPRAY HEADS 6" FROM PAVING EDGE IN SHRUB AND GROUND COVER AREAS.
INSTALL SPRAY HEADS 12" FROM THE FACE OF BUILDING WALLS OR WINDOWS.
INSTALL SPRAY HEADS PLUMB. ADJUST NOZZLE SPRAY TO COVER THE LANDSCAPE AREA WITHOUT OVERSPRAY ONTO PAVING, FENCES, WALLS OR BUILDINGS.
SPRINKLER, SWING JOINT, AND PVC FITTINGS SHALL ALL HAVE "NPT" STYLE THREADS.

SEAL (S TYLER NIELSEN - LA6667067)



IRRIGATION DETAILS	
DATE	ISSUE
08.10.2017	DRB - MIAMI BEACH

SCALE AS NOTED:

L801