TREE DISPOSITION LEGEND

Existing tree or palm to be transplanted

Existing tree or palm to be removed

Tree / Palm — Existing tree and palm to remain in their existing location and be protected, no construction or excavation shall be permitted within the dripline of the trees.

LIMITS OF EXISTING TREE & PALM PROTECTION ZONE

Symbols do not show the actual canopy of the trees, for clarity, always cross check with Existing Tree Disposition List for sizes and disposition status. Contact landscape architect

EXISTING TREE DISPOSITION LIST

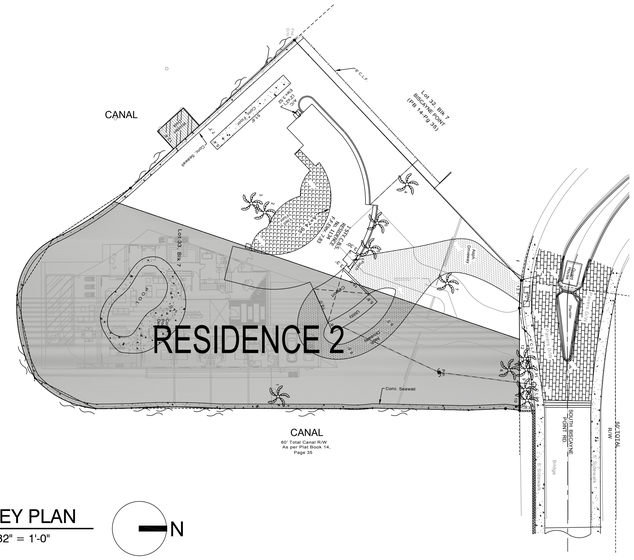
NUMBER	BOTANICAL NAME	COMMON NAME	HEIGHT (FT)	SPREAD (FT)	DIAMETER (FT)	TREE CANOPY (SQ.FT)	PALM CANOPY (SQ.FT)	CONDITION	DISPOSITION	COMMENTS
1	Washingtonia robusta	Washington Palm	8	6	2		28	Fair	**Remove**	
8	Sabal palmetto	Sabal Palm	15	6	2		28	Fair	**Remove**	
9	Sabal palmetto	Sabal Palm	25	8	1		50	Fair	**Remove**	
10	Sabal palmetto	Sabal Palm	25	8	1		50	Fair	**Remove**	
11	Sabal palmetto	Sabal Palm	16	8	1.5		50	Fair	**Remove**	
12	Sabal palmetto	Sabal Palm	16	8	1.5		50	Fair	**Remove**	
TOTAL PROPOSED CANOPY LOSS (in square feet)						**0**	**258**			9/26/2016

EXISTING TREE DISPOSITION PLAN NOTES:

1. EXISTING TREE AND PALM SIZE INFORMATION BASED ON A SURVEY PREPARED BY AMERICAN SERVICES OF MIAMI, CORP, DATED SEPTEMBER 23, 2016
2. A WRITTEN TREE REMOVAL PERMIT IS REQUIRED BY CITY OF MIAMI BEACH PRIOR TO REMOVING ANY TREE OR PALM AS NOTED IN THESE PLAN
3. EXISTING SITE CONDITION HAVE BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT. ANY DISCREPANCY PLEASE CONTACT THE LANDSCAPE ARCHITECT.

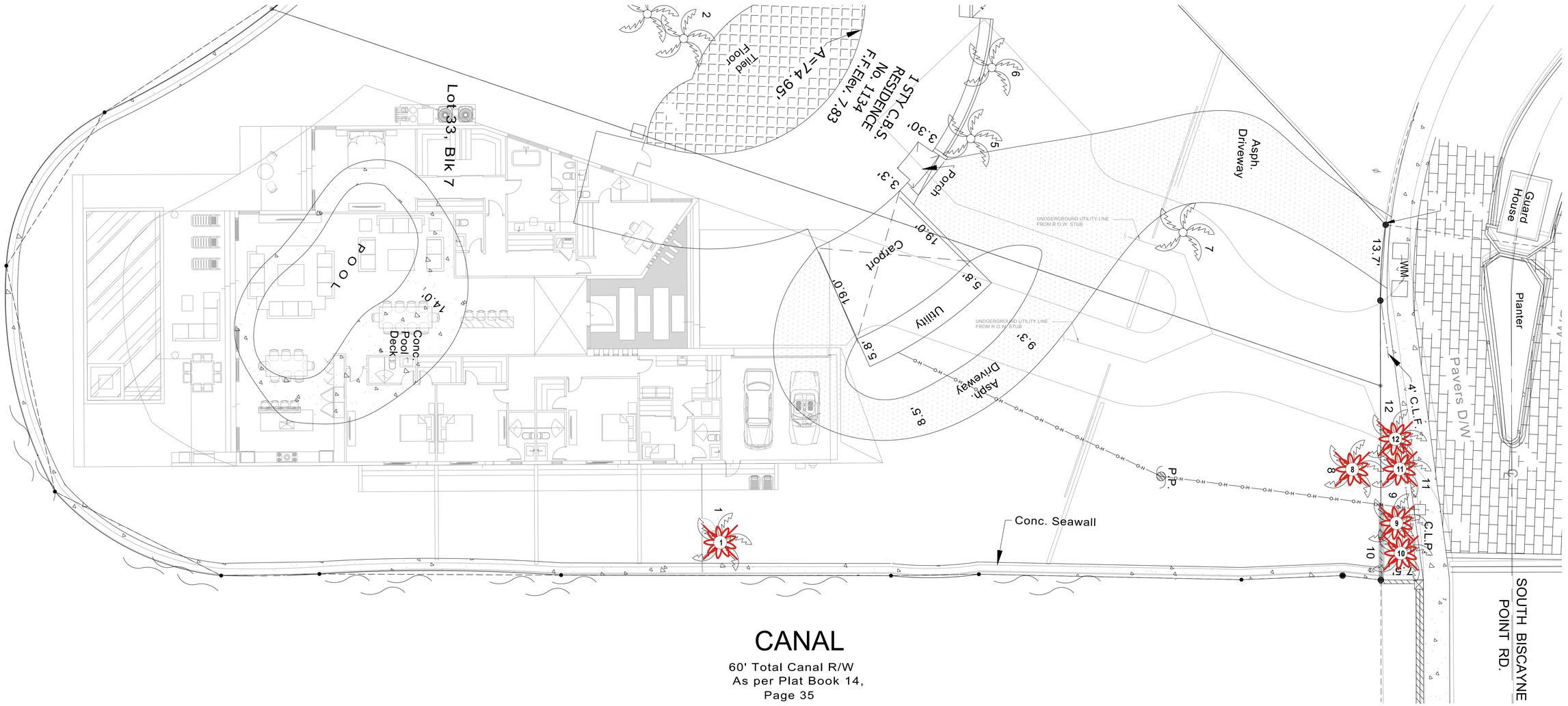
MIAMI BEACH TREE MITIGATION SUMMARY CHART

PROPOSED CANOPY LOSS				
0	Proposed Tree Canopy Loss (see Existing Tree Disposition List)			
196	Proposed palm Canopy Loss (see Existing Tree Disposition List)			
181	- 70% of canopy mitigation must be met with new trees			
77	- 30% of canopy mitigation may be met with palms			
REQUIRED CANOPY MITIGATION				**258**
QUANTITY	REPLACEMENT CANOPY TYPE	MIN. SIZE AT PLANTING	CANOPY CREDIT (Sq.Ft)	CANOPY MITIGATED (Sq.Ft)
1	Category 1 Trees	12' OAH	300	300
5	Category 2 Trees	10' OAH	150	750
0	Category 3 Trees	8' OAH	100	0
11	Category 4 Palms	6' OAH	50	550
PROVIDED CANOPY MITIGATION				**1,600**



1 KEY PLAN
1/32" = 1'-0"

N



2 EXISTING TREE DISPOSITION PLAN
1/8" = 1'-0"

N

MIAMI BEACH DESIGN REVIEW BOARD SUBMITTAL

ALL LANDSCAPE DATA INC
Landscape (Architecture + Plant Information)
(954) 261 9562 / 9737 NW 41 St. Suite 919
Doral, FL 33178
www.alllandscapedata.com

DERICK LANGEL
LA6667045

REVISIONS:

PROJET NAME

RESIDENCE 2
1134 SOUTH BISCAYNE POINTE RD.
MIAMI BEACH, FL

SHEET INFORMATION:

Drawing Size 24x36
Project #: 20160830 ALD
Drawn By: JV
Checked By: DL

Title: EXISTING TREE DISPOSITION PLAN

Sheet Number: L-1.0

Date: - September 26, 2016

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HGT	SPRD	REMARKS
CRO	2	Clusia rosea	Pitch Apple	45 gal	3"	12` OA	6`	Drought Tolerant - STD - Florida Native - Miami-Dade Landscape Manual
CDI	1	Coccoloba diversifolia	Pigeon Plum	45 gal	3"	14` CT	6`	STD - Florida Native - Miami-Dade Landscape Manual - Very Drought Tolerant
EDR	1	Delonix regia	Royal Poinciana	Collected, Specimen	12"	18` OA	16`	Specimen Tree
PUT	1	Pandanus utilis	Screw Pine	25 gal	2.5"	10` OA	4`	Miami-Dade Landscape Manual - Drought Tolerant
PAC	2	Plumeria acuminata	White Frangipani	45 gal	3"	12` OA	6`	

PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HGT	SPRD	REMARKS
PCA	3	Phoenix canariensis	Canary Island Date Palm	B & B	20"	14` CT	16`	Miami-Dade Landscape Manual
RRE	9	Roystonea regia	Royal Palm	B & B		18` GW	20`	Drought Tolerant / Listed in the Miami Dade Landscape Manual

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SPRD	SPACING	REMARKS
CGU	41	Clusia guttifera	Small-Leaf Clusia	15 gal	6`	4`	48" o.c.	Miami-Dade Landscape Manual - Drought Tolerant
CES	43	Conocarpus erectus sericeus	Silver Button Wood	15 gal	2"	8` OA	48" o.c.	Shrub Type - Florida Native - Miami-Dade Landscape Manual
PLI	14	Psychotria ligustrifolia	Bahama Coffee	7 gal	2`	2`	30" o.c.	Florida Native - Miami-Dade Landscape Manual
REX	3	Rhapis excelsa	Lady Palm	7 gal	4`	4`	48" o.c.	
SMW	20	Sansevieria masoniana `Whale Fin`	Mason`s Congo	7 gal	2.5`	2`	36" o.c.	
STL	92	Sansevieria trifasciata `Laurentii`	Sansevieria	3 gal	2`	1.5`	24" o.c.	Drought Tolerant
SFW	36	Sansevieria x `Fernwood`	Fernwood	14"	3`	3`	36" o.c.	

SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SPRD	SPACING	REMARKS
TRF	75	Tripsacum floridanum	Florida Gamagrass	3 gal	2`	2`	30" o.c.	

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SPRD	SPACING	REMARKS
TM	430	Trachelospermum asiaticum `Minima`	Minima Jasmine	4" Pots			12" o.c.	
ZJE	5,860 sf	Zoysia japonica `Empire`	Korean Grass	Sod				

NOTES:
1. All mechanical equipment including, but not limited to Back Flow Preventor, Pumps, Electric, Phone or Cable Boxes, Lift Stations, Etc. shall be screened on 3 sides from view using an approved hedge, fence or wall.
2. All light poles if any shown on plan shall be a minimum of 15' from tree locations.
3. The Landscape Architect must be notified when the plant material has been set in place to approve final locations, prior to installation.

GENERAL NOTES

1. Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All Utility companies and/or the General Contractor shall be notified to verify utility locations prior to digging. Utility trenching is to be coordinated with the Landscape plans prior to beginning of project. The Owner or Landscape Architect shall not be responsible for damage to utility or irrigation lines.
2. Landscape Contractor shall examine the site and become familiar with conditions affecting the installation prior to submitting bids. Failure to do so shall not be considered cause for change orders.
3. Landscape Contractor is responsible for verifying all plant quantities prior to bidding and within (7) seven calendar days of receipt of these plans shall notify the Landscape Architect in writing of any and all discrepancies. In case of discrepancies planting plans shall take precedence over plant list.
4. No substitutions are to be made without prior consent of the Landscape Architect. Plant material supply is the responsibility of the Landscape Contractor, and he/she shall take steps to insure availability at time of planting.
5. All plant material shall meet or exceed the size on the plant list. In all cases meeting the height and the spread specifications shall take precedence over container size.
6. All planted areas to be outfitted with automatic irrigation system providing 100% coverage and 50% overlap. A rain sensor must be part of the irrigation system.
7. Landscape Contractor shall be responsible for providing temporary hand watering to all proposed & landscape areas, during construction.
8. The Landscape Contractor is responsible for coordinating tree and palm removals and transplants shown on the Tree/Palm Disposition Plan. The Landscape Contractor is to remove and discard from site existing unwanted trees, palms, shrubs, groundcover's, sod and weeds within landscape areas.
9. All limestone shall be removed from planting beds prior to installation of plant material
10. All permitting and fees to be the responsibility of the Contractor.

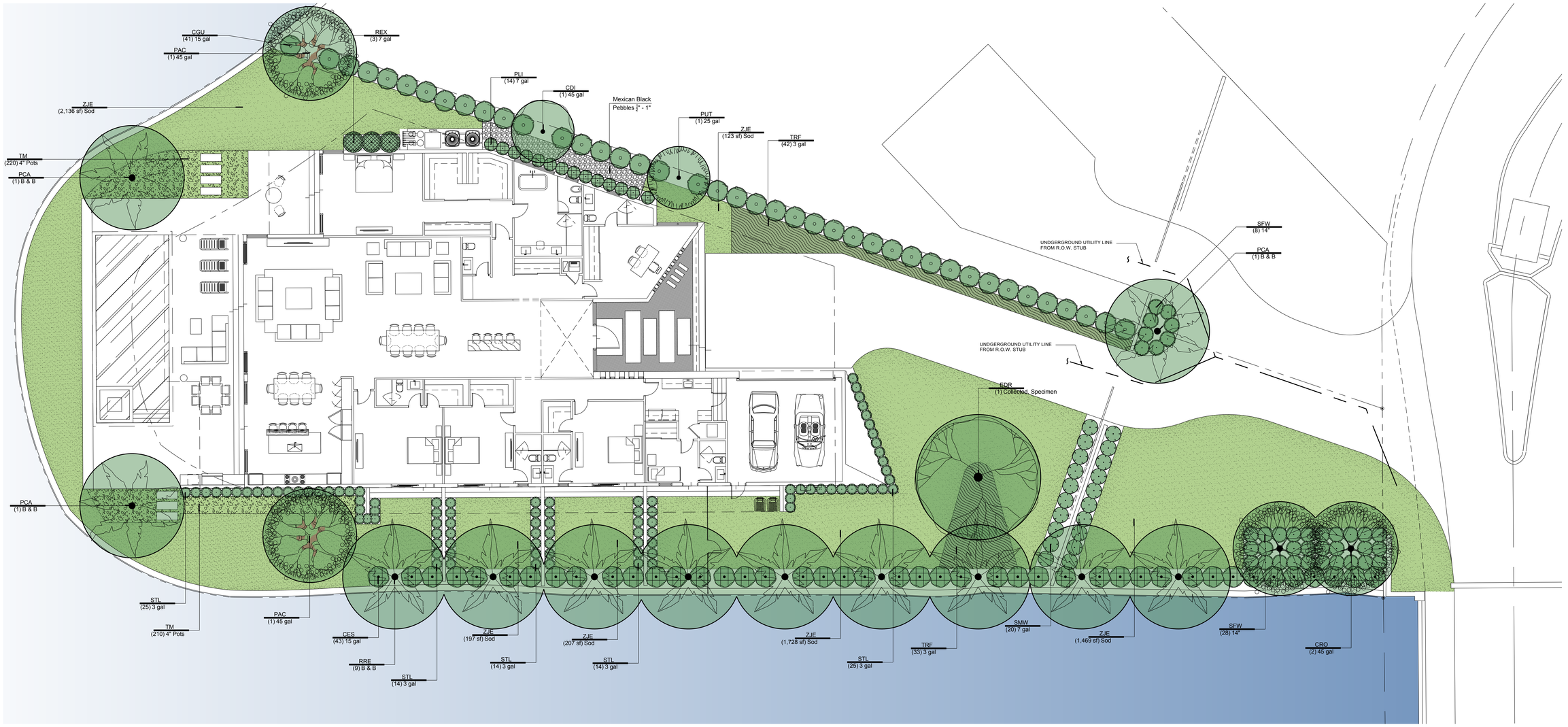
LANDSCAPE REQUIREMENTS (Single Family Home) City of Miami Beach, Florida Code of Ordinances & Miami-Dade County Ordinance	Required	Provided
TREES		
Street Trees:	**2**	**2**
One canopy tree or grouping of three palms shall be provided for every 25 linear feet of frontage. Length of South Bisvayne Point Road: 36 feet / 25 feet = 1.44 Street Trees: Minimun Height at time of planting: 12' / Minimun Caliper: 3" / Minimun Clear trunk: 4'		
Lot Trees (In addition to Street Trees): 3 trees per lot.	**3**	**12**
Proposed Lot Trees: Minimun Height at time of planting: 10' / Minimun Caliper: 2" No less than 30 % of the required trees shall be native species. Existing to Remain or Transplant	1	5 1
Proposed Native Species: Minimun Height at time of planting: 8' / Minimun Caliper: 1 1/2"		
Palms which meet all of the following requirements shall count as a required tree on the basis of two (2) palms-per tree, Existing to Remain or Transplant Proposed Palms: Minimun Height at time of planting: 10' / Minimun Caliper: 3"		6
Total of Required Trees	**5**	**14**
SHRUBS		
10 Units (Shrubs) per required tree.	**50**	**249**
No less than 30% of the required shrubs shall be native species.	15	57
No less than 50% of the required shrubs shall be low maintenance and drought tolerant species.	25	133
80% of the shrubs shall be listed in the Miami Dade Landscape Manual, The Miami Dade Street Tree Master Plan and/or The University of Florida's Low-Maintenance Landscape Plants for South Florida List.	40	98

PLANTING NOTES

1. Landscape Contractor shall furnish and install all trees, palms, shrubs, groundcover, sod, planting soil, herbicide, preemergence herbicide, seed, and mulch. Landscape Contractor to provide Landscape Architect with at least 5 days notice prior to tree installation. City Urban Forester and or Greenspace Management Division staff to approve all ROW trees, palms and plant material before it is planted to ensure Florida Grade No. 1 status
2. Landscape Contractor shall guarantee all plant material for a period of one year from the day of final acceptance by the Landscape Architect.
3. All plant material shall be Florida #1 or better, as defined in the Grades and Standards for Nursery Plants, Part I and II by the State of Florida Department of Agriculture.
4. Landscape Contractor is responsible for scheduling a nursery visit for Landscape Architect to approve all trees, palms and shrubs prior to delivery to the project site. Any substitutions in size and/or plant material must be approved by the Landscape Architect, City Urban Forester and or applicable City Staff.
5. Landscape Architect shall be notified 5 days min. prior nursery visit.
6. Landscape Contractor shall coordinate his work with that of the Irrigation and Landscape Lighting Contractor.
7. The Landscape Contractor shall treat planted areas with preemergence herbicide after weeds and grass have been removed. Landscape Contractor shall apply pre-emergent herbicide per manufacturer's recommendation, wait period prior to planting as specified. Planting soil mix/backfill shall be clean and free of construction debris, weeds, rock and noxious pests and disease.
8. All soil mix in plant beds for ground covers, shrubs, palms and trees shall be as per details. All other areas shall be dressed with a minimum of 4" topsoil "if required".
9. All planting areas and planting pits shall be tested for sufficient percolation prior to final planting and irrigation installation to ensure proper drainage. Plant beds in parking lots and in areas compacted by heavy equipment shall be de-compacted so that drainage is not impeded.
10. All synthetic burlap, string, cords or wire baskets shall be removed before trees are planted, without breaking the soil ball. All synthetic tape shall be removed from branches and trunks prior to final acceptance. The top 1/3 of natural burlap shall be removed, after the tree is set in the planting hole and before the tree is backfilled. Landscape Contractor is to check for root defects including deep planting in the root ball and circling roots, trees with root problems will not be accepted.
11. Landscape Contractor is responsible for mulching all plant beds and planters with a minimum 3" layer of natural color Eucalyptus or Enviromulch immediately after planting. In no case shall Cypress mulch be used.
12. All Trees/Palms in sod areas are to receive a 48" diameter mulched saucer at the base of the trunk respectively.
13. Landscape Contractor shall guy and stake all trees and palms as per specifications and details. No nails, screws or wiring shall penetrate the outer surface of trees and palms. All guying and staking shall be removed twelve months after planting.
14. All palm and tree guy wires and bracing are to be flagged for visibility, for their duration. All unattended and unplanted tree pits shall be properly barricaded and flagged during construction.
15. All broken branches and clear trunk branches on street trees are to be pruned according to ANSI A - 300 Guidelines for Tree Pruning to min. 5' - 0" height clearance to the base of canopy.
16. Landscape Contractor shall fertilize plant material as needed to support optimum healthy plant growth. All fertilization shall be performed in compliance with the latest ANSI A300 (Part 2) Standards.
17. Stake all trees and palms for approval by Landscape Architect prior to installation. All guying and staking shall be removed from all trees and palms within twelve months after planting. Exceptions require written authorization from the City Urban Forester.
18. Any sod areas damaged by construction are to be replaced with St. Augustine 'Floratam' sod.
19. St. Augustine 'Floratam' - Contractor's responsibility to verify quantity.
20. Install rootbarrier as per manufacturer's recommendation on all large trees that are 6' or closer to any pavement or building, as shown on details page.
21. Root barrier shall be Vespro Inc. or approved equal.
22. A final onsite inspection shall be required with Greenspace Management 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.
23. All trees and palms shall have a 1-year survival warranty starting from the date of final inspection.
24. Landscape contractor is responsible for verifying location of all underground utilities and easements prior to commencing work. Landscape Contractor must proceed very carefully with the excavations, the Owner or Landscape Architect shall not be responsible for damage to utility lines.

GENERAL PLANTING NOTES

N.T.S.



1 LANDSCAPE PLAN
1/8" = 1'-0"

N

MIAMI BEACH DESIGN REVIEW BOARD SUBMITTAL

ALL LANDSCAPE DATA INC
Landscape (Architecture + Plant Information)
(954) 261 9562 / 9737 NW 41 St. Suite 919
Doral, FL 33178
www.alllandscapedata.com

DERICK LANGELL
LA6667045

REVISIONS:

PROJET NAME

RESIDENCE 2
1134 SOUTH BISCAYNE POINTE RD.
MIAMI BEACH, FL

SHEET INFORMATION:

Drawing Size 24x36
Project #: 20160830 ALD
Drawn By: JV
Checked By: DL

Title:
PLANTING PLAN

Sheet Number:
L-2.0

Date: - September 26, 2016

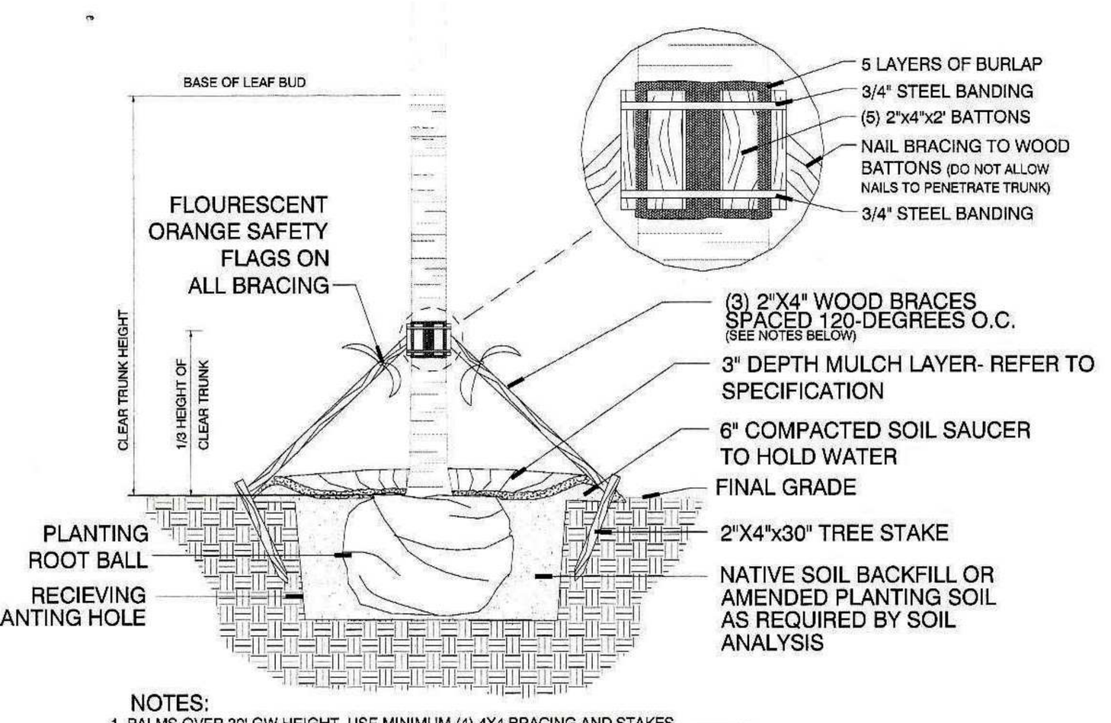
TREE AND PALM TRANSPLANTING NOTES

1. Certified arborist is to be hired to supervise and direct all phases of transplanting trees and palms.
2. Trees to be relocated shall be root pruned a minimum of eight weeks prior to transplanting. Landscape Contractor shall maintain transplanted materials during construction period by watering, weeding, mowing, spraying, fertilizing, and pruning .
3. Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All Utility companies and/or the General Contractor shall be notified to verify utility locations prior to digging. Utility trenching is to be coordinated with the Landscape prior to beginning of project. The Owner and Landscape Architect shall not be responsible for damage to utility or irrigation lines.
4. The Landscape Contractor shall comply with all local and State codes and shall be responsible for obtaining all applicable permits.
5. Landscape Contractor shall regularly inspect the relocated materials to ensure compliance with standard horticultural practices.
6. The Landscape Contractor is responsible for guaranteeing the transplanted trees and palms for a period of one year. At the time of final inspection all transplanted trees and palms that are not in a healthy growing condition shall be replaced by the Landscape Contractor.
7. Root Pruning and Transplanting Operations: The Landscape Contractor shall take all precautions to minimize shock of root pruning and transplanting in accordance with standard arboriculture procedures including:

   A. The diameter of the root-pruning or transplanting circle shall be at a distance away from the trunk equal to 12 times each inch of trunk diameter at breast height.
   B. All small roots shall be cleanly cut with a sharp spade, a clean saw or chainsaw depending on the size of the root.
   C. Trees shall not be pruned at transplanting to compensate for root loss. Any trimming required shall be as per the International Society of Arboriculture Trimming Standards.
   D. For all palms except Sabal palmetto, the lower fronds shall be pruned leaving 9-11 fronds that can be tied without an extensive amount of weight that may damage the heart of the palm. The Sabal palmetto shall be have all fronds cut without damaging the bud.
   E. After root pruning trees, backfill roots to original existing grade with existing soil free of any deleterious material to root growth.
   F. Provide a minimum of 3" mulch over backfill area to prevent weed growth, conserve moisture and prevent evaporation. Keep mulch 6" away from the trunk.
   G. Provide tree protection as per Tree Protection Detail to ensure that the tree or root system is not damaged during the root-pruning period.
   H. After root pruning, during root regeneration period trees shall be watered as per standard horticultural practices.
   I. Immediately prior to transplanting tie the branches of the tree up to avoid damage.
   J. The root ball shall be wrapped with burlap to protect the soil around the roots and protect the roots from drying out at time of moving from the hole.
   K. Finish cutting of root ball for transplanting.
   L. Transplanting must occur within 24 hours after being dug for relocation. Trees/Palms should be kept in shade and the canopy kept moist.
   M. Digging and preparation of the new hole for the transplant shall be done prior to removing the tree from the existing location.
   N. The depth of the new hole shall be minimum equal to the depth of the root ball and the width shall be minimum equal to three times the width of the root ball. The Landscape Contractor is to verify that all new holes have appropriate percolation. Landscape Contractor is to report to the Landscape Architect if water percolation does not meet requirements for healthy plant growth.
   O. Trees and palms shall be lifted from the ground with heavy equipment designed specifically for tree relocation so that the trunk and crown is not impacted and damaged by the equipment.
   P. The slings used to lift the trees and heavy weight palms shall be non-binding nylon type slings that are wrapped under the root ball to support the weight of tree or heavy palm. Slings shall not be solely wrapped around the trunk of the tree that can cause damage, girdling and result in decline and death of the tree.
   Q. The slings used to lift the lighter weight palms shall be non-binding nylon type slings that are wrapped around the trunk to support the weight of the palm. Padding the sling may be necessary so that the trunk or "boots" are not damaged,
   R. Trees shall be planted 2"max. higher than their original planting level prior to relocation. Palms shall be planted at the same elevation prior to relocation. The tree and palm shall be centrally positioned in the planting hole and set straight, plumb or normal to the growth pattern prior to transplanting.
   S. The trees and palms shall be backfilled with existing soil **free of deleterious material to plant growth.**
   T. Trees and palms shall be deep root watered to eliminate air pockets in the backfill mix prior to mulching.
   U. A 6" saucer shall be created around the edge of the plant pit to help hold water, see planting detail for additional information.
   V. Provide a minimum of 3" layer of mulch over saucer and backfill area outside saucer to prevent the weed growth, conserve moisture, and prevent evaporation. Keep mulch 6" away from the trunk.
   W. Install tree and palm bracing as per attached details, to ensure stability of tree and palm during time period prior to and after transplanting, stake trees and palms after transplanting only is required to keep them stable.
   X. Over the guarantee period the Landscape Contractor is responsible for resetting any trees/palms that are not vertical when caused by winds less than 75 MPH.
   Y. After transplanting trees and palms, the Landscape Contractor shall be responsible for obtaining water and watering to maintain soil moisture during the guarantee period at a minimum of:
   First Month- daily; Second Month - 3 times per week; Third and Fourth Months - 2 times per week; Last Eight Months -1 time per week.
   For trees over 4" in caliper at the time of planting, the schedule should be: First 6 weeks - daily, from 1.5 months to 6 months-3 times per week, last 6 months - 1 time per week.

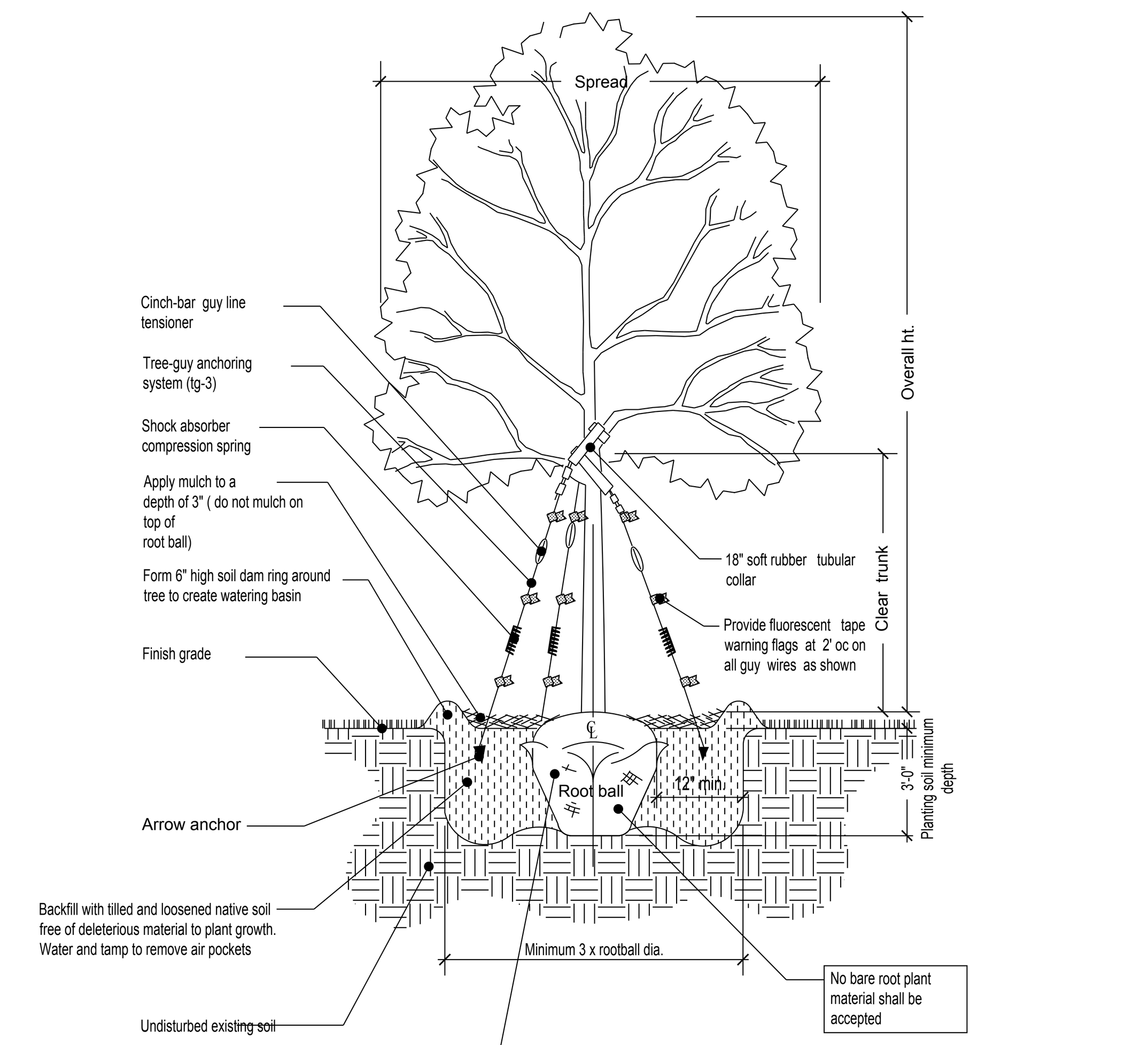
TREE AND PALM PROTECTION NOTES:

1. Before beginning work, the Contractor is required to meet with the Landscape Architect at the site to review all work procedures, access routes, storage areas, and tree protection measures.
2. The General Contractor is required to coordinate with the Landscape Architect to determine the amount of tree canopy or root zone that the General Contractor will be responsible for pruning. THE TRIMMING SHALL BE AS PER ANSI A300 STANDARDS.
3. Fences shall be erected to protect trees to be preserved. Fences define a specific Tree Protection Zone (TPZ) for each tree or group of trees. Fences are to remain until all site work has been completed. Fences may not be relocated or removed without the written permission of the Landscape Architect. Refer to TREE PROTECTION ZONE (TPZ) DETAIL.
4. Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
5. All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree.
6. No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone (fenced area).
7. Additional tree pruning required for clearance during construction must be performed by a ISA qualified arborist AS PER ANSI A300 STANDARDS, and not by construction personnel.
8. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use. Any pesticides used on site must be tree-safe and not easily transported by water.
9. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Landscape Contractor and the Landscape Architect should be notified immediately.
10. Any grading, construction, demolition, or other work that is expected to encounter tree roots must be monitored by the Landscape Contractor.
11. All trees shall be irrigated three times a week. Each irrigation procedure shall wet the soil within the tree protection zone, 2-3 GALLONS OF WATER PER INCH OF TRUNK CALIPER.
12. Erosion control devices such as silt fencing, debris basins, and water diversion structures shall be installed to prevent site erosion and siltation situations and/or erosion within the tree protection zones.
13. Before grading, pad preparation, or excavation for foundations, footings, walls, or trenching near trees the trees shall be root pruned 12 inches outside the tree protection zone by cutting all roots cleanly to a depth of 36 inches. Roots shall be cut manually by digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root-pruning equipment.
14. Any roots damaged during grading or construction shall be exposed to sound tissue and cut cleanly with a saw.
15. If temporary haul or access roads must pass over the root area of trees to be retained, a road bed of 6 inches of mulch or gravel shall be created to protect the soil. The road bed material shall be replenished as necessary to maintain a 6-inch depth.
16. Spoil from trenches, basements, or other excavations shall not be placed within the tree protection zone, either temporarily or permanently.
17. No burn piles or debris pits shall be placed within the tree protection zone. No ashes, debris, or garbage may be dumped or buried within the tree protection zone.
18. Maintain fire-safe areas around fenced areas. Also, no heat sources, flames, ignition sources, or smoking is allowed near mulch or trees.



NOTES:
1. PALMS OVER 30' GW HEIGHT, USE MINIMUM (4) 4X4 BRACING AND STAKES
2. PRIMARY STAKES SHOULD PLACED PARALLEL TO WALKWAYS WHENEVER POSSIBLE.
3. RECIEVING PLANTING HOLE SHALL BE APPROXIMATELY 1/3 LARGER THAN ROOTBALL.
4. BUD SHALL BE PERPENDICULAR TO THE GROUND PLANE.
5. TRUNK SHALL BE STRAIGHT AND WITHOUT CURVES.
6. NO SCARRED OR BLACKENED TRUNKS.
7. AMENDED SOIL MIX, TO BE ADDED AT THE TIME OF PLANTING IF NEEDED, SHALL CONSIST OF A RATIO MIX OF 80% CLEAN SILICA SAND AND 20% SCREENED, PULVERIZED TOPSOIL AS NEEDED.

City of Miami Beach
Typical Palm Planting Detail
N.T.S.

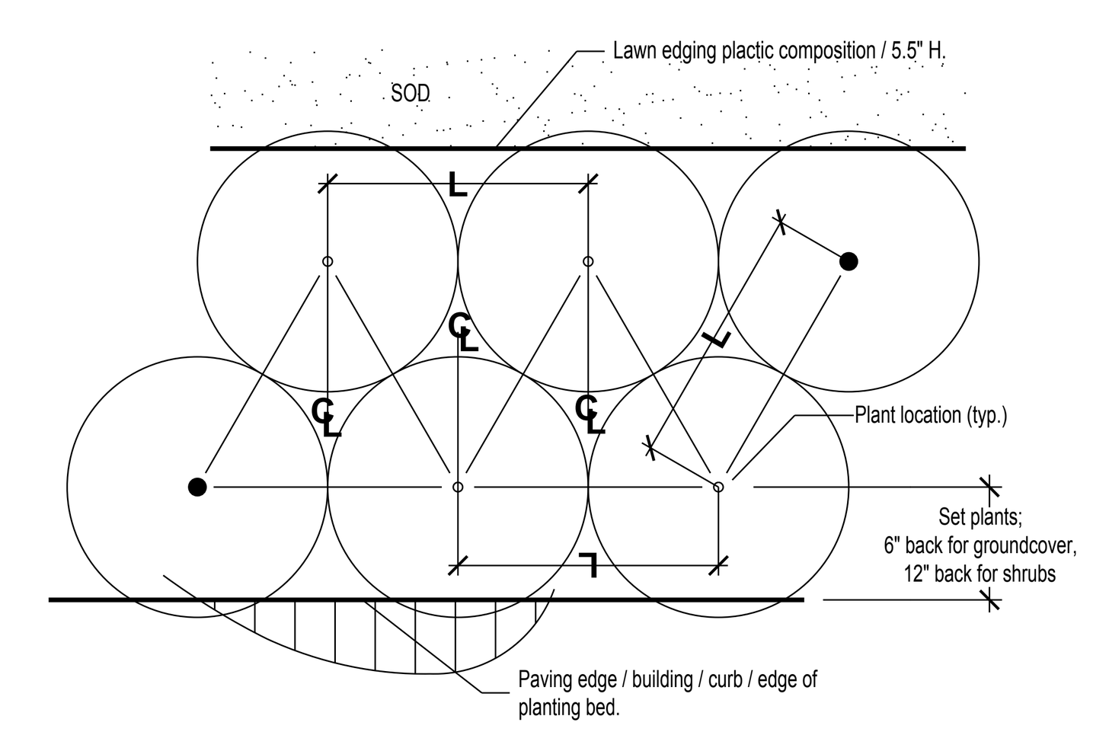


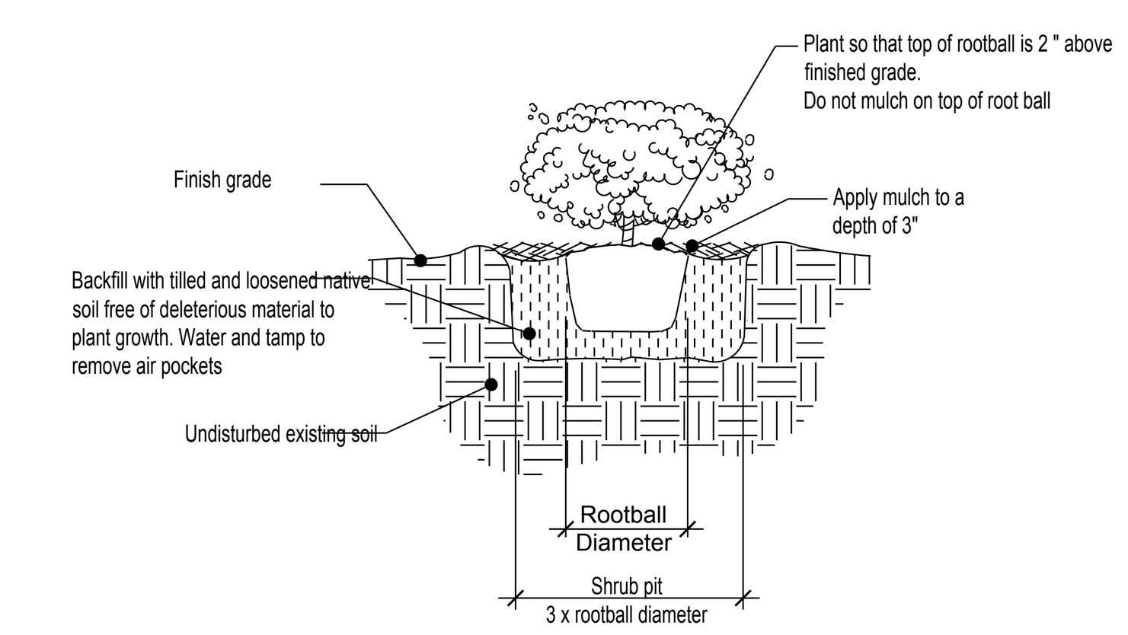
All synthetic burlap, string, cords or wire baskets shall be removed before trees are planted, without breaking the soil ball. All synthetic tape shall be removed from branches and trunks prior to final acceptance. The top 1/3 of natural burlap shall be removed, after the tree is set in the planting hole and before the tree are backfilled.

Tree guy anchoring system supplier: U.S. Rigging Supply 4001 w. Carriage Dr.,
Santa Ana, CA 92704
(800)624-1116 fax (714) 545-3311

1 TREE PLANTING DETAIL
N.T.S

Notes:
- Spacing diagram refers to all planting unless noted otherwise
- L= Spacing as called for in planting plan and plant list





2 SHRUB PLANTING DETAIL
N.T.S

MIAMI BEACH DESIGN REVIEW BOARD SUBMITTAL

ALL LANDSCAPE DATA INC
Landscape (Architecture + Plant Information)
(954) 261 9562 / 9737 NW 41 St. Suite 919
Doral, FL 33178
www.alllandscapedata.com
DERICK LANGEL
LA6667045
REGISTERED LANDSCAPE ARCHITECT DERICK C LANGEL LA 6667045 STATE OF FLORIDA

REVISIONS:

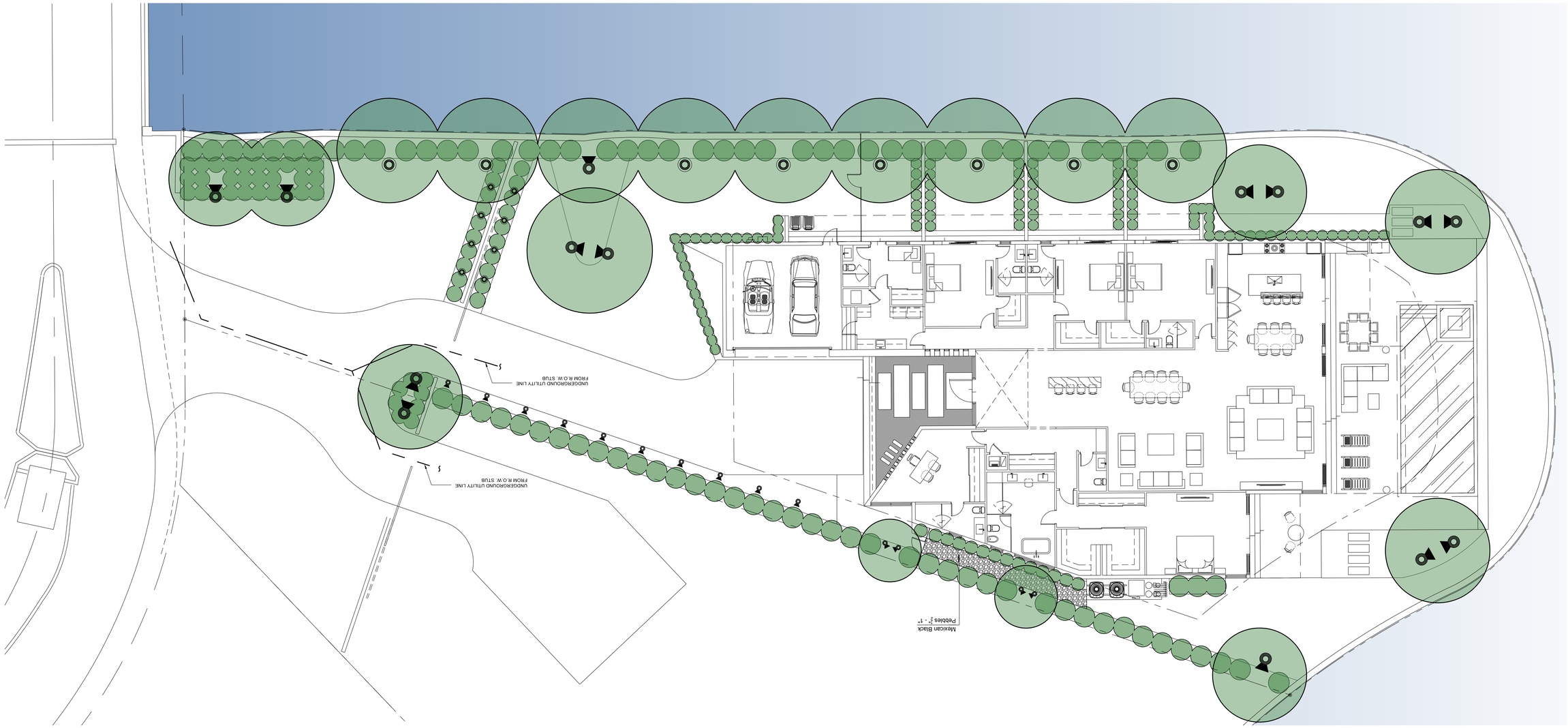
PROJET NAME
RESIDENCE 2
1134 SOUTH BISCAYNE POINTE RD.
MIAMI BEACH, FL

SHEET INFORMATION:
Drawing Size 24x36
Project #: 20160830 ALD
Drawn By: JV
Checked By: DL
Title: LANDSCAPE NOTES & DETAILS
Sheet Number: L-2.1
Date: - September 26, 2016

MIAMI BEACH DESIGN REVIEW BOARD SUBMITTAL

N

1 LANDSCAPE PLAN
1/8" = 1'-0"



LANDSCAPE LIGHTING SCHEDULE

IMAGE	SYMBOL	TYPE	MODEL	DESCRIPTION
		LANDSCAPE ACCENT LIGHT	C70053/7L/SK/BL /UV	SCARAB / 350mA / 11W / 7 LED'S / COLOR TEMPERATURE 3000K / BLACK / UNIVERSAL VOLTAGE / http://cdn.kimlighting.com/content/products/specs_files/kl_e1700_spec.pdf
		LANDSCAPE ACCENT LIGHT	C70053/9L/SK/BL /UV	SCARAB / 350mA / 11W / 9 LED'S / COLOR TEMPERATURE 3000K / BLACK / UNIVERSAL VOLTAGE / http://cdn.kimlighting.com/content/products/specs_files/kl_e1700_spec.pdf
		LANDSCAPE ACCENT LIGHT	C70053/12L/SK/BL /UV	SCARAB / 350mA / 11W / 12 LED'S / COLOR TEMPERATURE 3000K / BLACK / UNIVERSAL VOLTAGE / http://cdn.kimlighting.com/content/products/specs_files/kl_e1700_spec.pdf
		IN GRADE LIGHT	LTV82SS/9P - 12SKUV PL/RCA83	LIGHTYAULT / 9P0T / 18 LED'S / COLOR TEMPERATURE 3000K / STAINLESS STEEL LENS RING / UNIVERSAL VOLTAGE / PRISMATIC LENS SOFTENS DISTRIBUTION. high-speed Bluetooth® technology to enable field aiming and dimming, white offering control from your iPhone, Android or tablet / http://cdn.kimlighting.com/content/products/specs_files/kl_tv8ss_spec.pdf
		IN GRADE LIGHT	LTV82SS/9P - 12SKUV PL/RCA83	LIGHTYAULT / 9P0T / 36 LED'S / COLOR TEMPERATURE 3000K / STAINLESS STEEL LENS RING / UNIVERSAL VOLTAGE / PRISMATIC LENS SOFTENS DISTRIBUTION. high-speed Bluetooth® technology to enable field aiming and dimming, white offering control from your iPhone, Android or tablet / http://cdn.kimlighting.com/content/products/specs_files/kl_tv8ss_spec.pdf

MANUFACTURER

KIM LIGHTING / www.kimlighting.com

CONTACT INFORMATION

SEFL Inc.
3824 SW 30th Ave
Fort Lauderdale, FL 33312
Phone: 954.615.0460
Fax: 954.615.0474
Website: www.sefl.cc

Landscape (Architecture + Plant Information)
(954) 261 9562 / 9737 NW 41 St. Suite 919
Doral, FL 33178
www.alllandscapedata.com

ALL LANDSCAPE DATA INC

DERICK LANGEL
LA6667045

REVISIONS:

PROJET NAME

RESIDENCE 2
1134 SOUTH BISCAYNE POINTE RD.
MIAMI BEACH, FL

SHEET INFORMATION:

Drawing Size 24x36
Project #: 20160630 ALD
Drawn By: JV
Checked By: DL
Title: LIGHTING PLAN
Sheet Number: L-3.0
Date: - September 26, 2016

GENERAL
IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, CONTRACT DRAWINGS, CONTRACT SPECIFICATIONS, AND APPENDIX "F" OF THE FLORIDA BUILDING CODE.

THIS PLAN SHALL BE USED AS A GUIDE ONLY. IRRIGATION SHALL BE INSTALLED TO MATCH ON SITE CONDITIONS AND TO OVERCOME THE INHERENT INACCURACIES THAT RESULT WHEN DESIGNING FROM BASE PLANS.

SHALL BE INSTALLED TO MEET CODE REQUIREMENTS FOR CROSS CONNECTION CONTROL. A PRESSURE VACUUM BREAKER SHALL BE INSTALLED.

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

IRRIGATION SHALL BE INSTALLED AND MAINTAINED TO MINIMIZE UNDESIRABLE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND BUILDINGS.

CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH SITE CONDITIONS, AND SHALL REFER TO THE PLANS FOR ADDITIONAL INFORMATION.

TO ENSURE PROPER OPERATION, SOURCE SIZE, VALVE SIZES, ZONE CAPACITIES, AND SPRINKLER, PIPE AND WIRE SIZES, AND INSTALLATION NOTES AND DETAILS SHALL BE FOLLOWED AS SHOWN.

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

PIPE SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, SECTION "F" OF THE FLORIDA BUILDING CODE, AND PIPE MANUFACTURER'S INSTRUCTIONS.

PIPE ROUTED UNDER HARDSCAPED AREAS SHALL BE SLEEVED IN SCH 40 PVC. EACH SLEEVE SHALL BE: (1) BURIED TO A MINIMUM DEPTH OF 24", (2) TWO PIPE SIZES LARGER THAN CARRIER PIPE, AND (3) EXTENDED 3' BEYOND HARDSCAPED AREA ON EACH END. CONTRACTOR SHALL REFER TO LOCATION OF EXISTING SLEEVES.

PIPE INSTALLED ABOVE GRADE AT THE BACKFLOW PREVENTER SHALL BE SCH 40 GALVANIZED STEEL. ALL OTHER PIPE AND FITTINGS SHALL BE TYPE 1120 PVC. MAIN LINE AND FITTINGS SHALL BE SCH 40. LATERALS SIZED 3/4" SHALL BE SDR CLASS 200. LATERALS 1" AND LARGER SHALL BE SDR 26, CLASS 160.

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

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

A GATE VALVE SHALL BE INSTALLED FOR ISOLATION. THIS VALVE SHALL BE TO LINE SIZE AND INSTALLED IN A VALVE BOX. POROUS MATERIAL SHALL BE INSTALLED PER BOX TO PROMOTE DRAINAGE.
THE BACKFLOW PREVENTER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND SHALL BE LOCATED TO BE CONCEALED FROM VIEW.

SPRINKLERS
SPRINKLER LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR LANDSCAPING, FENCES, SITE LIGHTING, PREVAILING WIND, MOUNDING, ETC., TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. A PRIME OBJECTIVE SHALL BE TO ELIMINATE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND THE RESIDENCE.

POP-UP TYPE LOCATED IN SOD, MULCH, AND GROUND COVERS SHALL BE INSTALLED ON FLEXIBLE SWING JOINTS CONSISTING OF THICKWALLED POLY PIPE AND 1/2" INSERT ELBOWS.

EACH SPRINKLER SHALL BE EQUIPPED WITH THE APPROPRIATE PRECISION SPRAY NOZZLE AND SHALL HAVE THE X-FLOW FEATURE.

ADJUSTMENT FEATURES OF SPRINKLERS SPECIFIED SHALL BE UTILIZED TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. LOW ANGLE, FLAT SPRAY, AND ADJUSTABLE ARC NOZZLES SHALL BE USED TO MINIMIZE OVERTHROW.

SPRINKLERS LOCATED ADJACENT TO HARDSCAPED ABEAS SHALL BE INSTALLED AWAY FROM HARDSCAPED AREAS TO MINIMIZE OVERTHROW AND THE CHANCE OF DAMAGE BY VEHICLES, PEDESTRIANS, AND LAWN MAINTENANCE PRESONNEL. AS A GENERAL RULE, 6" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 4". SHRUB HEADS AND 12" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 12".

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

CONTROLLER LOCATION SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE. A 110 VAC ELECTRIC SOURCE IS REQUIRED.

CONTROL LINES FROM AUTOMATIC CONTROLLER TO IN-LINE AUTOMATIC VALVES SHALL BE #14 AWG DIRECT BURIAL UF TYPE WHICH SHALL BE: (1) INSTALLED IN ACCORDANCE WITH LOCAL CODES, (2) INSTALLED IN SCH 40 PVC WIRE CONDUIT, (3) BURIED TO A MINIMUM DEPTH OF 15", (4) COLORED CODED TO FACILITATE TROUBLESHOOTING, AND (5) SPLICED MOSTLY AT VALVE LOCATIONS. SPLICES SHALL BE MADE WATERPROOF USING APPROVED METHODS. SPARE WIRES SHALL BE ROUTED FROM THE CONTROLLER IN ALL DIRECTIONS TO THE FARTHEST VALVES CONTROLLED.

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

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

THE RAIN SENSOR SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

TIMING AND PRECIPITATION

TIMING OF EACH STATION SHALL BE SET IN THE FIELD TO MATCH LOCAL REQUIREMENTS. REFER TO ZONE SUMMARY CHART FOR RECOMMENDED RUN TIMES TO APPLY 1.0 INCHES/WEEK.

2 IRRIGATION NOTES
N.T.S.

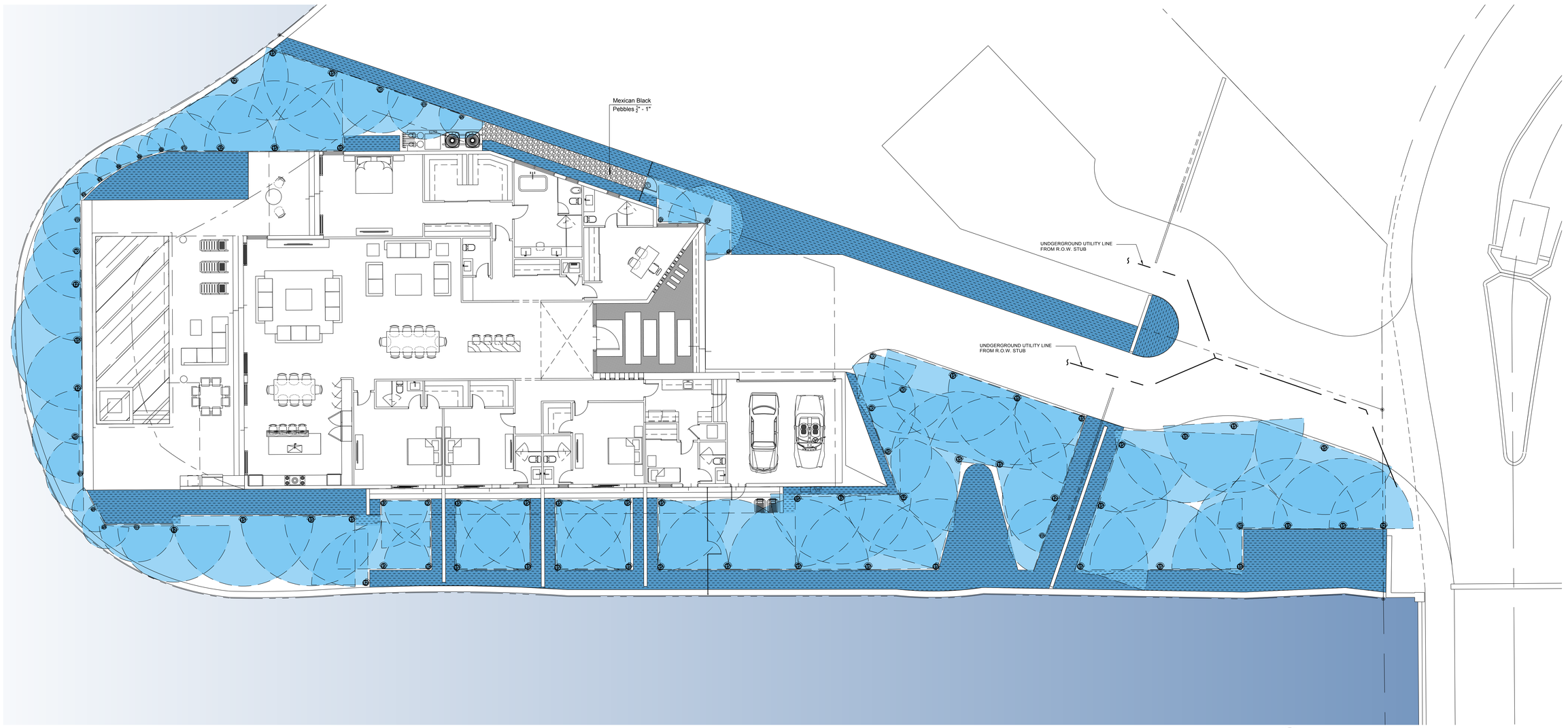
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
Q T H TT TQ F	Toro 570Z-6LP-PC 5 Series Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	9	30
Q T H TT TQ F	Toro 570Z-6LP-PC 8` radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	8	30
Q T H TT TQ F	Toro 570Z-6LP-PC 10` radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to mediuim landscape areas.	12	30
Q T H TT TQ F	Toro 570Z-6LP-PC 12` radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	8	30
Q T H TT TQ F	Toro 570Z-6LP-PC 15` radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	39	30
2SST 4EST 4CST 4SST 4S-SST 6SST	Toro 570Z-12LP-PC Shrub Strip Spray Shrub Spray, 12" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	1	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Area to Receive Dripline Netafim TLCV-09-12 (12) Techline Pressure Compensating Landscape Dripline with Check Valve. 0.9GPH emitters at 12.0" O.C. Dripline laterals spaced at 12.0" apart, with emitters offset for triangular pattern. 17mm.	3,041 s.f.

Valve Callout
Valve Number
Valve Flow
Valve Size

3 IRRIGATION SCHEDULE
N.T.S.



1 IRRIGATION PLAN
1/8" = 1'-0"

ALL LANDSCAPE DATA INC
Landscape (Architecture + Plant Information)
(954) 261 9562 / 9737 NW 41 St. Suite 919
Doral, FL 33178
www.alllandscapedata.com

DERICK LANGEL
LA6667045

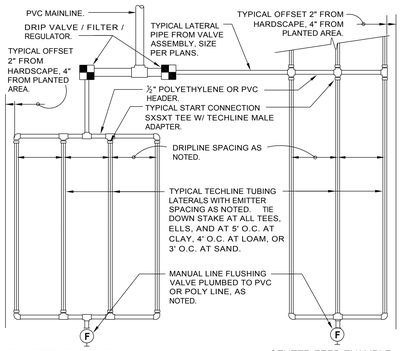
REVISIONS:

PROJET NAME
RESIDENCE 2
1134 SOUTH BISCAYNE POINTE RD.
MIAMI BEACH, FL

SHEET INFORMATION:
Drawing Size 24x36
Project #: 20160830 ALD
Drawn By: JV
Checked By: DL
Title: IRRIGATION PLAN
Sheet Number: L-4.0
Date: - September 26, 2016

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	WIRE	PSI	PSI @ POC	GPM	HEAD ELEV	VALVE ELEV	PRECIP
1	Rain Bird XCZ-100-PRF	1"	Area for Dripline	226.3	35.96	41.92	16.34	0.00 ft	0.00 ft	1.52 in/h
2	Rain Bird XCZ-100-PRF	1"	Area for Dripline	159.6	28.44	32.72	9.65	0.00 ft	0.00 ft	1.52 in/h
3	Toro P220-27-0 GLOBE	1"	Turf Spray	156.0	35.23	42.08	17.16	0.00 ft	0.00 ft	1.46 in/h
	Common Wire			219.4						

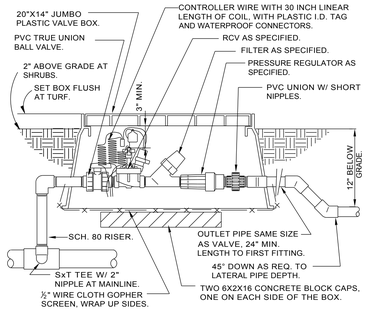


END FEED EXAMPLE

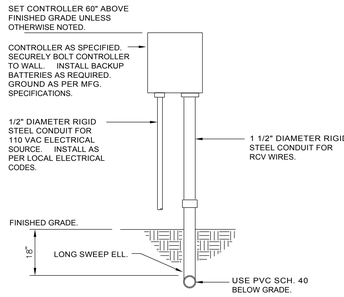
CENTER FEED EXAMPLE

TECHLINE CV MAXIMUM LENGTH OF SINGLE LATERAL (FEET)											
DRIPPER SPACING			12"				18"				24"	
DRIPPER FLOW RATE (GPH)			0.26	0.4	0.6	0.9	0.26	0.4	0.6	0.9	0.6	0.9
	INLET PRESSURE (PSI)	15	127	109	86	65	177	151	120	91	152	116
		25	427	325	256	194	604	459	361	274	458	348
		35	539	409	322	244	763	579	456	346	580	440
		45	618	469	369	280	877	664	523	397	666	506

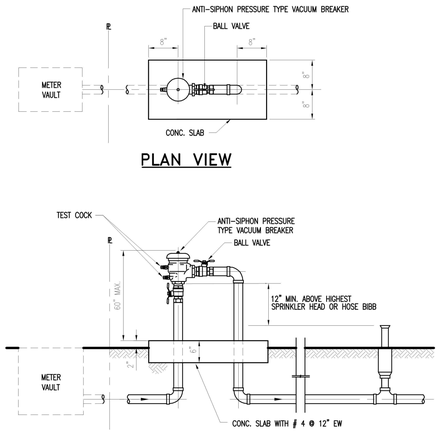
TECHLINE CV FLOW PER 100 FEET								
DRIPPER SPACING	0.26 GPH DRIPPER		0.4 GPH DRIPPER		0.6 GPH DRIPPER		0.9 GPH DRIPPER	
	GPH	GPM	GPH	GPM	GPH	GPM	GPH	GPM
12"	26.40	0.44	40.00	0.67	61.00	1.02	92.00	1.53
18"	17.58	0.29	26.67	0.44	41.00	0.68	61.00	1.02
24"	N/A	N/A	N/A	N/A	31.00	0.51	46.00	0.77



2 1" DRIP VALVE/FILTER/REGULATOR
1 1/2" = 1'-0" 328413.76-23



3 WALL MOUNT CONTROLLER
1" = 1'-0" 328409.13-01

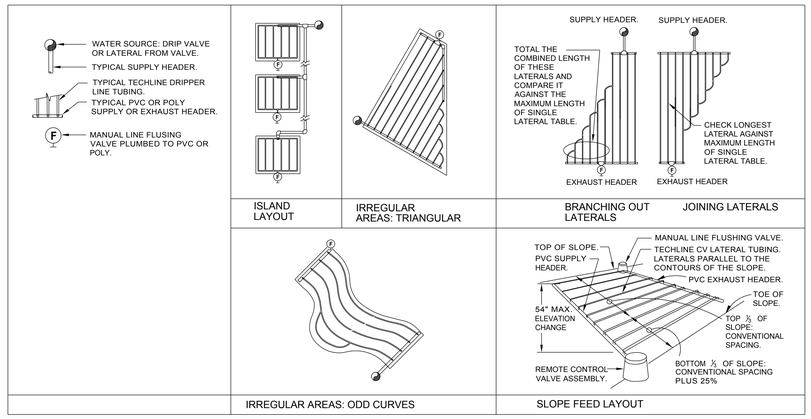


PLAN VIEW

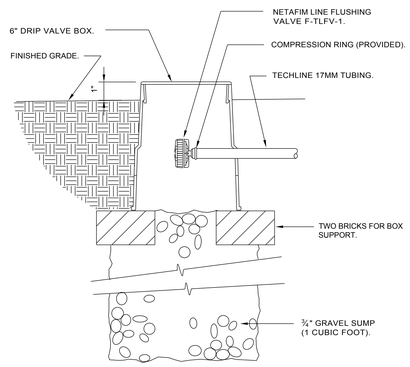
ELEVATION VIEW

NOTES:

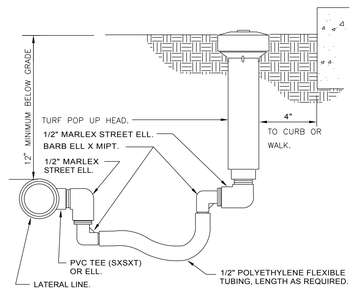
1. THE ASSEMBLY SHALL BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCES OF 30 INCHES FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. GUARD POSTS SHALL BE INSTALLED IF THE ASSEMBLY IS EXPOSED TO POSSIBLE DAMAGE FROM VEHICULAR TRAFFIC, AS DETERMINED BY THE DEPARTMENT.
3. THE ASSEMBLY SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION, APPROVED BY THE DEPARTMENT.
4. PIPING SHALL BE SCHEDULE 40 BRASS OR TYPE K COPPER PIPE WITH THREADED FITTINGS IN ACCORDANCE WITH WASD CONSTRUCTION SPECIFICATIONS FOR DONATION WATER MAINS. PVC PIPING IS NOT ACCEPTED BY WASD.
5. THE DEPARTMENT SHALL HAVE UNRESTRICTED AND CONTINUOUS ACCESS TO THE VACUUM BREAKER ASSEMBLY.
6. SEE SPECIFICATIONS AND CONTACT DEPARTMENT FOR CURRENTLY APPROVED TYPES OF BACKFLOW PREVENTION ASSEMBLIES AND PRESSURE VACUUM BREAKERS (SEE WS 4.18 SHEET 4 OF 4)



1 TYPICAL NETAFIM TECHLINE CV REQUIREMENTS
3" = 1'-0" 328413.56-39

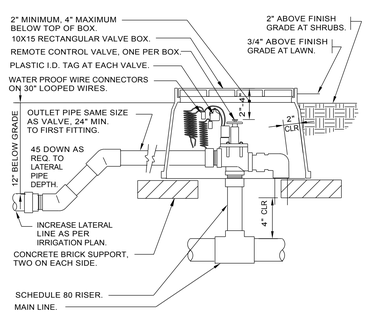


4 NETAFIM TECHLINE FLUSH VALVE
3" = 1'-0" 328413.49-33

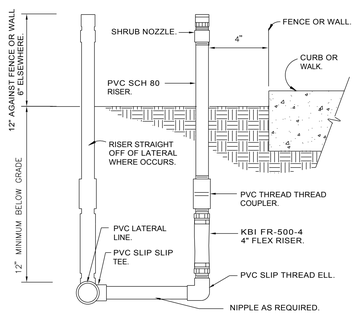


5 TURF SPRAY FLEX ASSEMBLY
3" = 1'-0" 328403.13-02

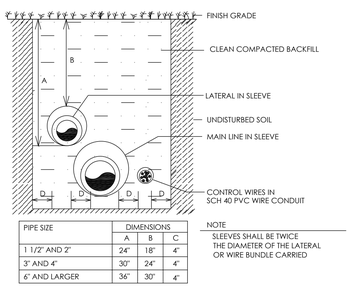
6 PRESSURE VACUUM BREAKER ASSEMBLY
N.T.S.



7 ELECTRIC REMOTE CONTROL VALVE
1 1/2" = 1'-0" 328406.13-02



8 SHRUB SPRAY KBI FIXED RISER
3" = 1'-0" 328403.23-01

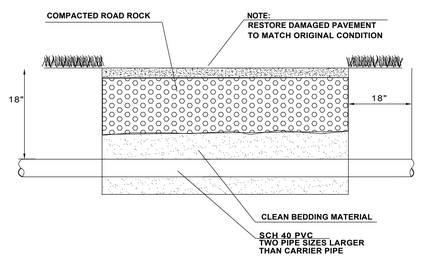


PIPE SIZE	DIMENSIONS		
	A	B	C
1 1/2" AND 2"	24"	18"	4"
3" AND 4"	30"	24"	4"
6" AND LARGER	36"	30"	4"

NOTE
SLEEVES SHALL BE TWICE THE DIAMETER OF THE LATERAL OR WIRE BUNDLE CARRIED

TRENCHING DETAIL (NTS)
VEHICHLAR TRAFFIC AREAS

9 TRENCHING DETAILS / VEHICULAR TRAFFIC AREAS
NTS 9



10 PIPE SLEEVE DETAIL
NTS DETAIL-FILE

ALL LANDSCAPE DATA INC
Landscape (Architecture + Plant Information)
(954) 261 9562 / 9737 NW 41 St. Suite 919
Doral, FL 33178
www.alllandscapedata.com
DERICK LANGELL LA6667045

REVISIONS:

PROJECT NAME

RESIDENCE 2
1134 SOUTH BISCAYNE POINTE RD.
MIAMI BEACH, FL

SHEET INFORMATION:

Drawing Size 24x36
Project #: 20160830 ALD
Drawn By: JV
Checked By: DL

Title: IRRIGATION NOTES & DETAILS

Sheet Number: L-4.1

Date: - September 26, 2016