

MITIGATION TREE SCHEDULE TO BE REPLACED						
TOTAL TO MITIGATE: 4 Palms # 1,2,3,6						
MITIGATION PROPOSED: 4 Trees = 3 Pegium Plum trees, each having 12'HT 3"DBH 8'SP (ALL NATIVE)  1 Silver butternutwood 12' HT 3" DBH 8' SP						
MITIGATION LIST						
	PALMS AND TREES		QTY	DBH	HEIGHT	SPREAD
PP	Coccoloba Diversifolia	Pegium Plum	3	3"	14'	8'
SBU	Conocarpus Erectus	Silver Butternutwood	1	3"	14'	8'
*100% of the total proposed as replacement is met by natives.						

EXISTING TREE DISPOSITION CHART							
NO.	BOTANICAL NAME	COMMON NAME	HEIGHT	CANOPY	CALIPER (DBH)	CONDITION	ACTION
1.	Veitchia montgomeryana	Montgomery palm	20'	12'	7"	GOOD	REMOVE
2.	Veitchia montgomeryana	Montgomery palm	19'	12'	6"	MODERATE	REMOVE
3.	Veitchia montgomeryana	Montgomery palm	20'	12'	6"	MODERATE	REMOVE
4.	Adonidia merillii	Adonidia palm	14'	10'	4"	MODERATE	REMAIN
5.	Adonidia merillii	Adonidia palm	14'	10'	4"	MODERATE	REMAIN
6.	Ptychosperma elegans	Solitaire palm	18'	12'	4"	MODERATE	REMOVE
7.	Ficus benjamina	Ficus benjamina	20'	17"	9" multi	POOR	REMOVE*
8.	Ficus benjamina	Ficus benjamina	18'	20"	6" multi	POOR	REMOVE*
9.	Ficus benjamina	Ficus benjamina	20'	17"	6" multi	POOR	REMOVE*
10.	Ficus benjamina	Ficus benjamina	16'	15"	6" multi	POOR	REMOVE*

LEGEND	
	EXISTING TO REMAIN
	EXISTING TO RELOCATE
	EXISTING TO REMOVE
	RELOCATED LOCATION

EXOTICSCAPE & ASSOCIATES  
LANDSCAPE ARCHITECTURE

181 Harbor Dr. Key Biscayne, FL, 33149  
(305)785-8256  
LA Theresa Wymer LA6667363  
Mercedes B.Porcari

NEW RESIDENTIAL BUILDING

829 4th St Miami Beach, FL 33139

SHEET TITLE

TREE DISPOSITION  
PLAN

SCALE

3 / 16" = 1" - 0

ISSUE DATE

06/30/2023

REVISION

02/06/2023

DESIGN

MERCEDES PORCARI

DRAWN

FELIPE MOSQUERA

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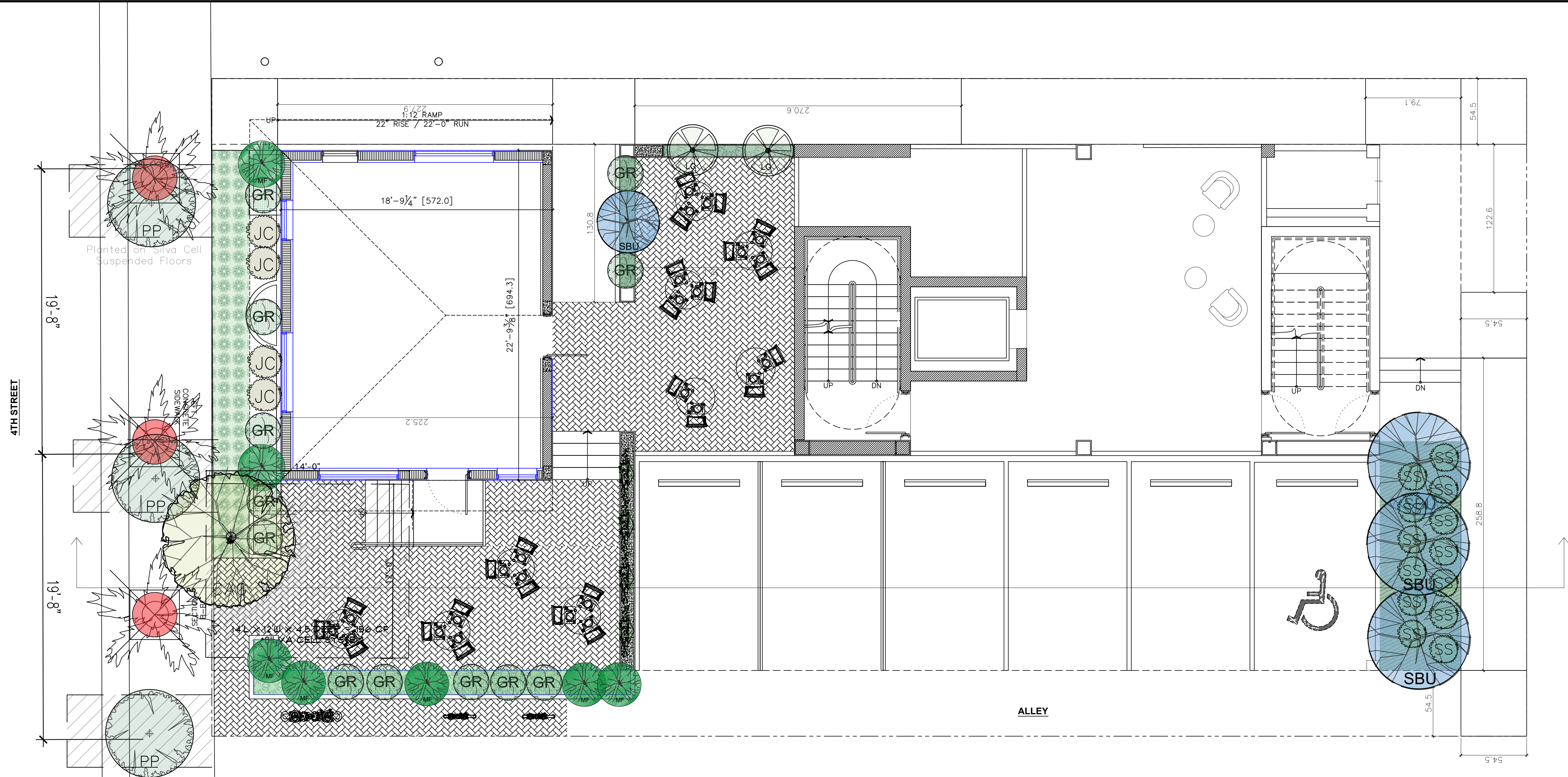
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SHEET NUMBER

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PLANT LIST					
TREES & PALMS					
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE
	MF	7	EUGENIA FOETIDA	SPANISH STOPPER	7'HT x 4' SP shrub form
	SBU	3	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	14'HT x 8' SP 3"DBH
	CAG	1	CAESALPINIA GRANADILLO	BRIDALVEIL TREE	14'HT x 8' SP x 2.5"DBH
	SBU	1	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	8'HT x 6' SP BUSH
	PP	3	COCOLOBA DIVERSIFOLIA	PIGEON PLUM	14'HT x 8' SP x 3"DBH
	LG	2	LICUALA RAMSALI	LICUALA PALM	5'HT x 4' SP SINGLE
	GR	12	GARDENIA JASMINOIDES	GARDENIA	3'HT x 3' SP BUSH

Large shrub /  
Small trees

Lot trees

Lot trees

Large shrub /  
Small trees

Street tree

PLANT LIST						
SHRUBS						
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE	
	SS	28	MYRCIANTHES FRAGRANS	SIMPSON STOPPER	15 GAL 6' HT 2"SP	NATIVE
	JC	26	CAPPARIS CYNOPHALLOPHORA	JAMAICAN CAPER	7 GAL 2' HT 2"SP	NATIVE
	JAS	4	TRACHELOSPERMUM JASMINOIDES	CONFEDERATE JASMINE	7 GAL 24"HT FULL	
	MD	10	MONSTERA DELICIOSA	MONSTERA	7 GAL FULL	
	PHB	40	PHILLODENRON BURLE MARX	BURLE MARX	3 GAL 12"	
	PLU	30	PLUMBAGO AURICULATA	BLUE PLUMBAGO	3 GAL 24" HT 24"SP	
	DCL	60	CLUSIA GUTIFERA "NANA"	DWARF CLUSIA	3 GAL 24" HT 24"SP	

\* Silva Cell System detail included within the Plans sheet LA.03:

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SHEET TITLE

GROUND FLOOR  
LANDSCAPE PLAN

SCALE

3 / 16" = 1" - 0

ISSUE DATE

06/30/2023

REVISION

02/06/2023

DESIGN

MERCEDES PORCARI

DRAWN

FELIPE MOSQUERA

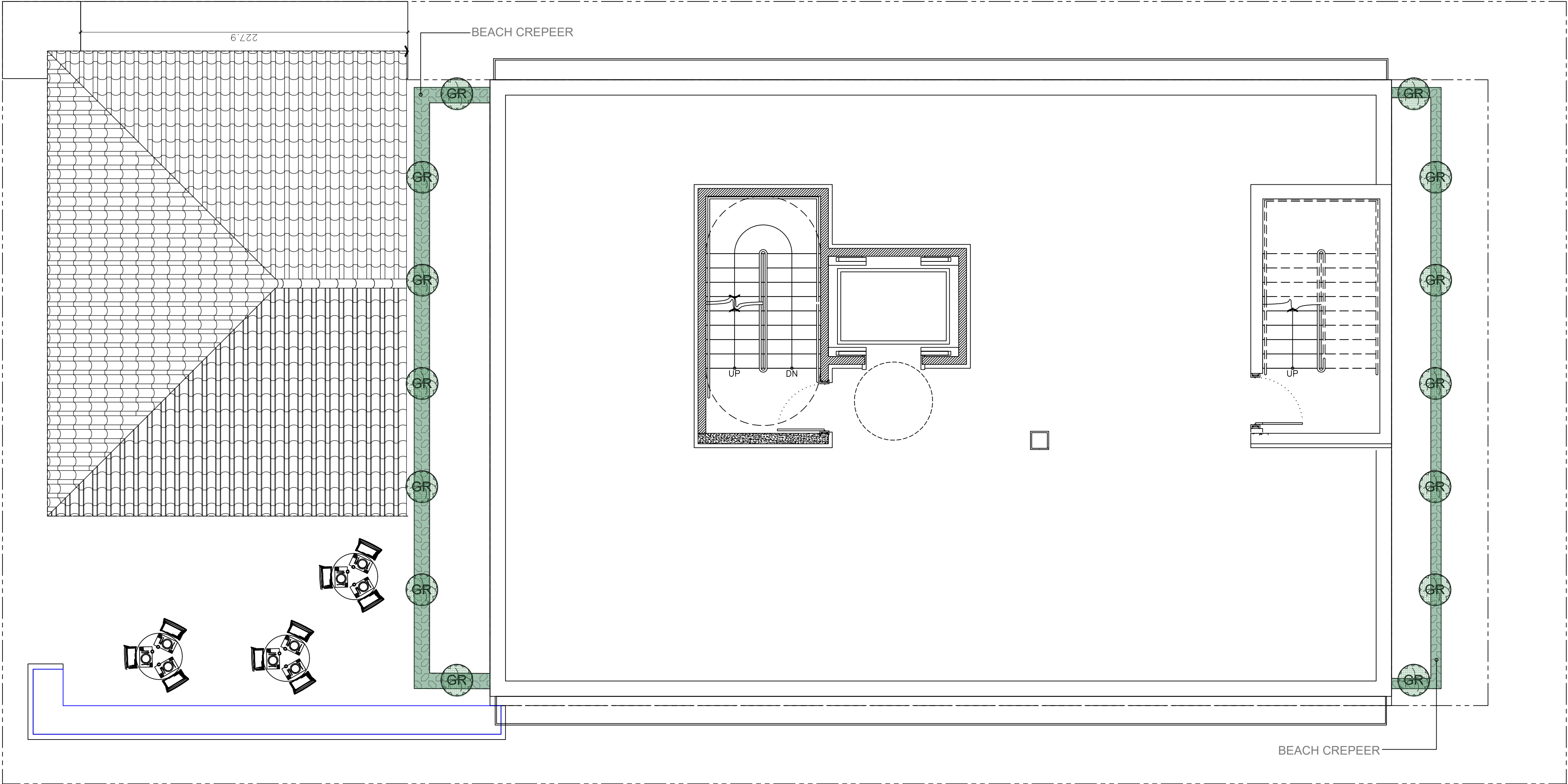
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SHEET NUMBER

LA.01





**COMMON PLAN**  
**FLOORS 2,3 and 4**

PLANT LIST						
SHRUBS						
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE	
	GR	12	GARDENIA JASMINOIDES	GARDENIA	3'HT x 3' SP BUSH	
	MD	100	ERNODEA LITTORALIS	BEACH CREPEER	7 GAL FULL	

**EXOTICSCAPE & ASSOCIATES**  
**LANDSCAPE ARCHITECTURE**

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**NEW RESIDENTIAL BUILDING**

829 4th St Miami Beach, FL 33139

SHEET TITLE  
**COMMON  
LANDSCAPE PLAN**

SCALE  
**1 / 4" = 1" - 0**

ISSUE DATE  
**06/30/2023**

REVISION

DESIGN  
**MERCEDES PORCARI**

DRAWN  
**FELIPE MOSQUERA**

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§ 18A-11  
Landscape maintenance.

- (A) An owner is responsible to ensure that landscaping required to be planted pursuant to this chapter, or the ordinances which were in effect prior to the effective date of this chapter, is:
- (1) Installed in compliance with the Landscape requirements;
  - (2) Maintained as to present a healthy, vigorous, and neat appearance free from refuse and debris; and
  - (3) Sufficiently fertilized and watered to maintain the plant material in a healthy condition.
- (B) If any tree or plant dies which is being used to satisfy current landscape code requirements, such tree or plant shall be replaced with the same landscape material or an approved substitute.
- (C) Trees shall be pruned in the following manner:
- (1) All cuts shall be clean, flush and at junctions, laterals or crotches. All cuts shall be made as close as possible to the trunk or parent limb, without cutting into the branch collar or leaving a protruding stub.
  - (2) Removal of dead wood, crossing branches, weak or insignificant branches, and sucker shall be accomplished simultaneously with any reduction in crown.
  - (3) Cutting of lateral branches that results in the removal of more than one-third (1) of all branches on one (1) side of a tree shall only be allowed if required for hazard reduction or clearance pruning.
  - (4) Lifting of branches or tree thinning shall be designed to distribute over half of the tree mass in the lower two-thirds (1) of the tree.
  - (5) No more than one-third (1) of a tree's living canopy shall be removed within a one (1) year period.
  - (6) Trees shall be pruned according to the current ANSI A300 Standards and the Landscape Manual.
  - (7) All newly installed planting material will be maintained in a condition that meets or exceeds Florida Grade #01 and has (01) one year replacement guarantee

#### LANDSCAPE NOTES

01. Non Cypress variety mulch shall extend under all trees, shrubs and ground cover beds to the closest hard edge or sod border, in a minimum of 3" depth.
02. All plants shall meet the minimum standards of Florida No. 1 or better as specified in Grade and Standards for Nursery Plants as published by the Division of Plant Industry, Florida Department of Agriculture, latest edition.
03. All shrubs to be planted a minimum of 24" , and ground covers a minimum of 12" from the edge of walks, building walls, pond's edge, etc. ,Ixora Nora Grant and Raphiolepis Indica to be planted 30" form edge of walkways.
04. All trees and palms over 8" in height shall be braced to prevent lateral movement for a period of six months from the date of planting. Either wood braces as shown in the planting detail, or the wire and turnbuckle method shall be used. No nails, screws, metal straps or wires are to be used directly against the trees or palms trunks.
05. All palms except for species such as Cocco, Acoelorrhaphis, Rapisia, and other multitrunk palms, shall have straight trunks, free of scars, decay or any damage caused by digging, transport or planting handling of the same.
06. All work by the Landscape Contractor shall be performed in a professional and sound manner in accordance with established standards of landscape installation practices and workmanship.
07. Landscape Contractor is responsible for verifying plant quantities prior to bidding. Quantities shown in the plans may vary due to actual site scale, job conditions, etc... Landscape Architect assumes no responsibility for the actual plant count necessary for the successful completion of the work.
08. Landscape Contractor and his subcontractors shall be licensed and insured as required by the municipality, county, state or any other governmental agency requiring a license or insurance in order for the Landscape Contractor to perform his work.
09. All work shall conform to Miami-Dade County's landscape ordinance Chapter 18-A, ordinance # 98-13, and any other municipal landscape ordinance in effect at the projects location, includins streets-tres.
10. Landscape Contractor is required to procure and obtain any necessary permits applicable for the successful completion of this project, if applicable.
11. Landscape material shall not be allowed to grow in such a manner as to impede streetfront triangle of visibility to property owner or neighbors, so as to materially impede vision between a height of 5 feet and 8 feet.
12. Landscape Contractor shall call Sunshine State One Call Center of Florida at 1-800-432-4770 (Toll Free) 48 hours before digging.
13. Landscape Contractor is responsible for inspecting the site and physically observing all the site conditions prior to entering into Agreements or Contract with Owner. Landscape Contractor shall coordinate his work with the General Contractor of Construction Manager in such a manner as to allowed for a speedy and orderly completion of all work on the site.
14. Any excess soil, landscape materials and debris from the landscape Contractor's work shall be removed from the site immediately upon completion of his work.
15. Landscape Contractor shall coordinate the proposed planting in the Planting Plan with the work required in recolacing and removal of trees in sheet L-1 (Existing Trees).
16. One year guarantee on plan material

#### Sec. 30-242 - Artificial turf.

(a)Definitions . The following words, terms and phrases when used in this section, shall have the meanings ascribed to them in this section:  
(1)Corner Lot: A Lot located at the intersection of two streets and abutting such streets on two adjacent sides.

(2)Artificial Turf: An artificial product manufactured from synthetic materials that simulates the appearance of natural turf, grass, sod or lawn.

(b)Installation.  
(1)Single Family and Two-Family Districts. Within the VR, VE, IR and PS Districts, Artificial Turf shall not be permitted to be installed within a Front Yard of any Lot, or within a Street Side Yard of a Corner Lot.

(2)Other Districts. Within all other zoning districts with the exception of the PROS Public Recreation and Open Space Use District and the GU Government Use District, Artificial Turf shall not be permitted to be installed within a Front Yard, or within a Side Yard facing a Street.

(c)Installation, Maintenance and Repair  
(1)No person shall install Artificial Turf without first obtaining a permit from the Village Planning, Building and Zoning Department.

(2)All Artificial Turf shall, at a minimum, be installed according to the manufacturer's specifications.

(3)All seams shall be nailed and glued, not sewn, and edges shall be trimmed to fit against all regular and irregular edges to resemble a natural look.

(4)If Artificial Turf is planned to be installed immediately adjacent to a seawall, the Artificial Turf shall be pinned or staked behind the seawall. No Artificial Turf or installation mechanism shall be attached directly to or placed on a seawall or seawall cap.

(5)Artificial Turf shall be visually level, with the grain pointing in a single direction.

(6)An appropriate solid barrier device (e.g., concrete curb strip, border board) is required to separate Artificial Turf from soil and live vegetation.

(7)Precautions for installation around existing trees, including a proper radius, shall be provided to ensure that tree roots are not damaged with the installation of the base material and that the overall health of the tree will not be compromised.

(8)All Artificial Turf shall be maintained in a green fadeless condition and shall be maintained free of dirt, animal waste, mud, stains, weeds, debris, tears, holes, and impressions. Maintenance shall include, but not be limited to cleaning, brushing, debris removal, repairing of depressions and ruts to maintain a visually-level surface, elimination of any odors, flat or matted areas, weeds, and invasive roots, and all edges of the Artificial Turf shall not be loose and must be maintained with appropriate edging or stakes.

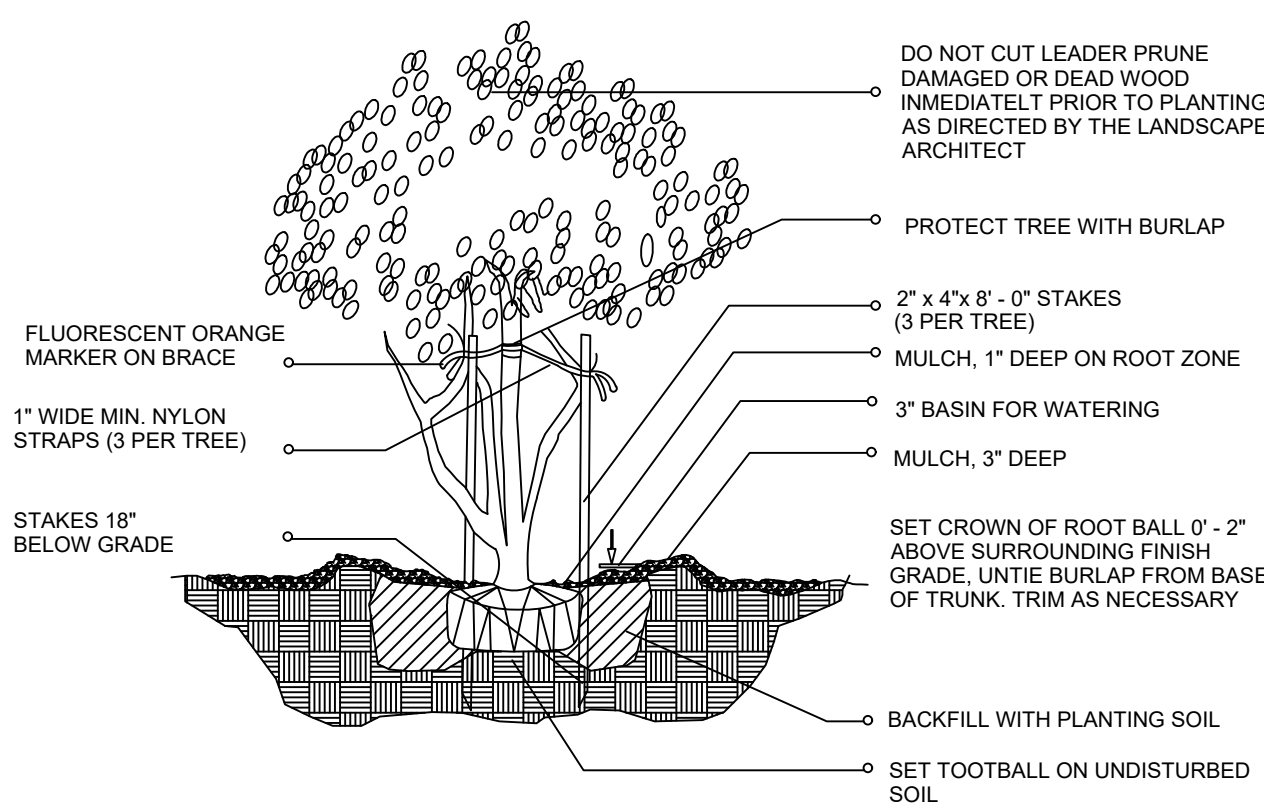
(9)All Artificial Turf must be replaced if it fails into disappear with fading or holes or loose areas. Replacement and repairs shall be done with like materials from the same manufacturer and done so in a manner that results in a repair that blends in with the existing Artificial Turf, without any maiting.

(10)All Artificial Turf shall be installed on a permeable backing in order to ensure proper drainage.(12)All Artificial Turf shall be of the highest quality available from a list of Village-approved manufacturers, and shall be a natural green color selected from a palette of colors approved by the Village.

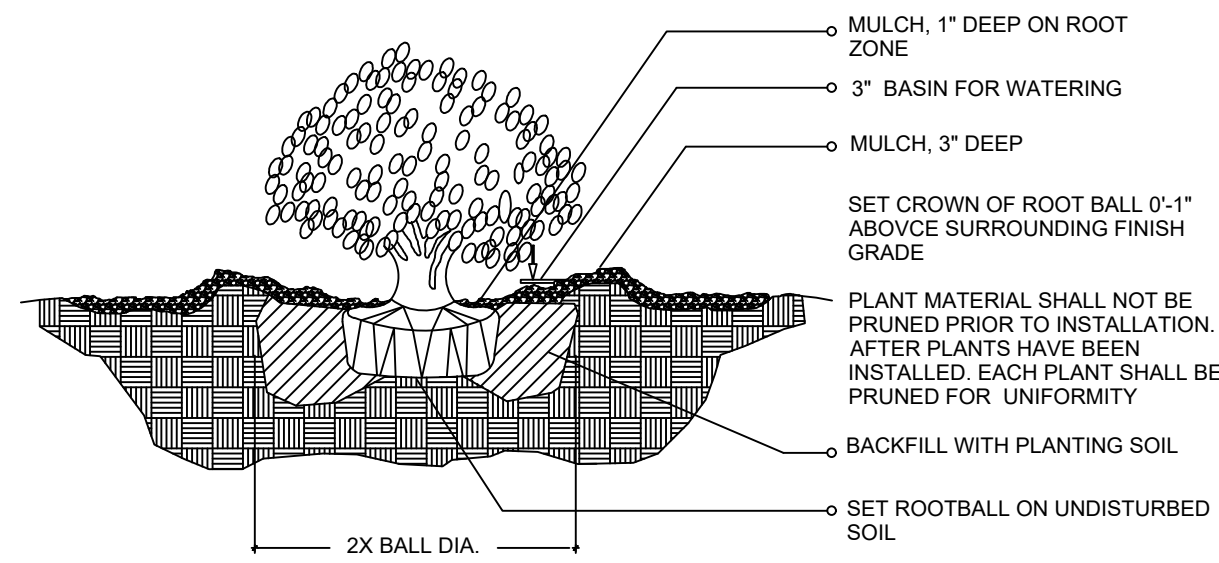
#### LANDSCAPE LEGEND

TRANSECT ZONE: \_\_\_\_CPS--2\_\_\_\_ LOT AREA : 5000 SF ACRES: \_\_\_\_0.114\_\_\_\_

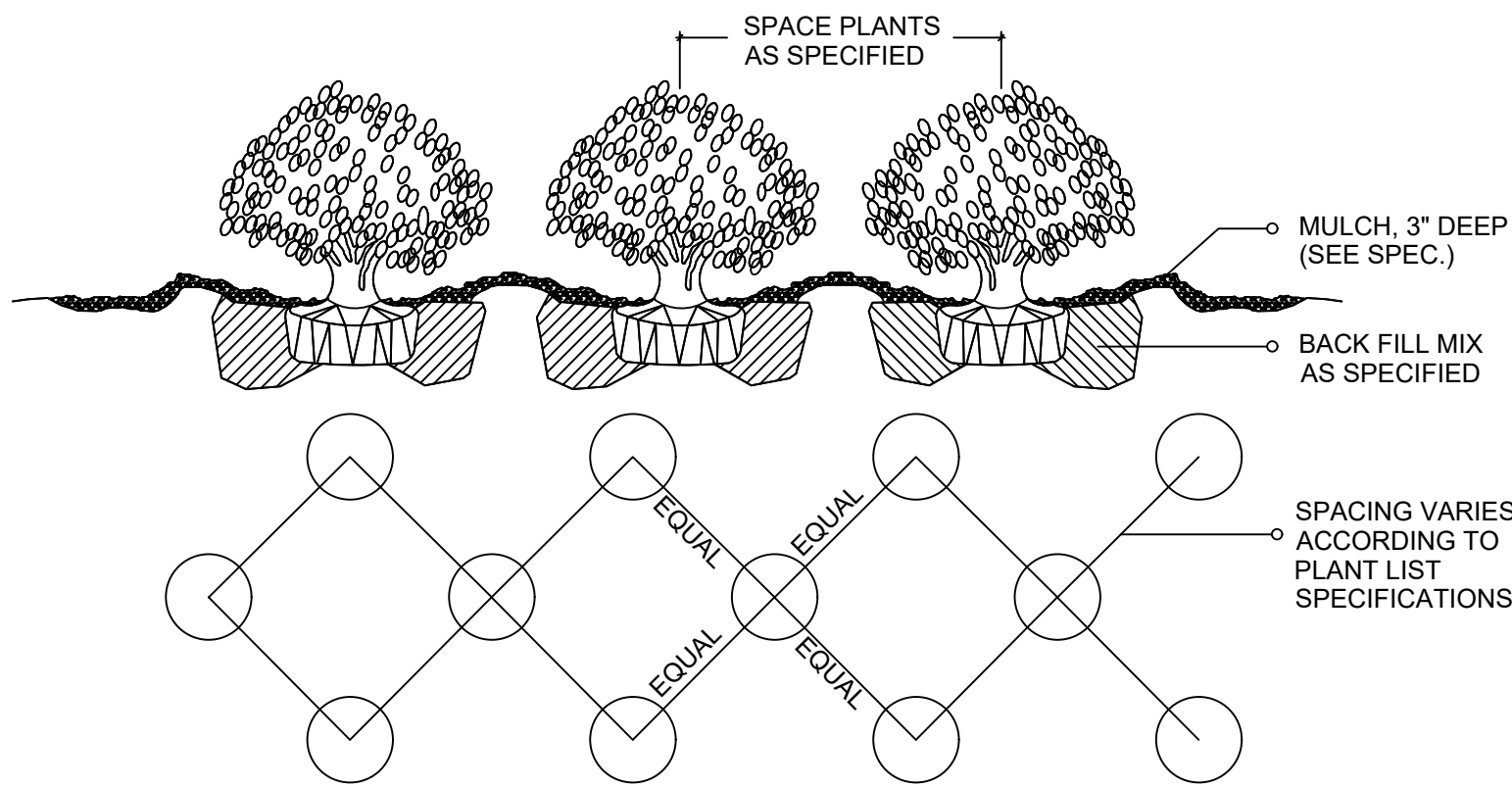
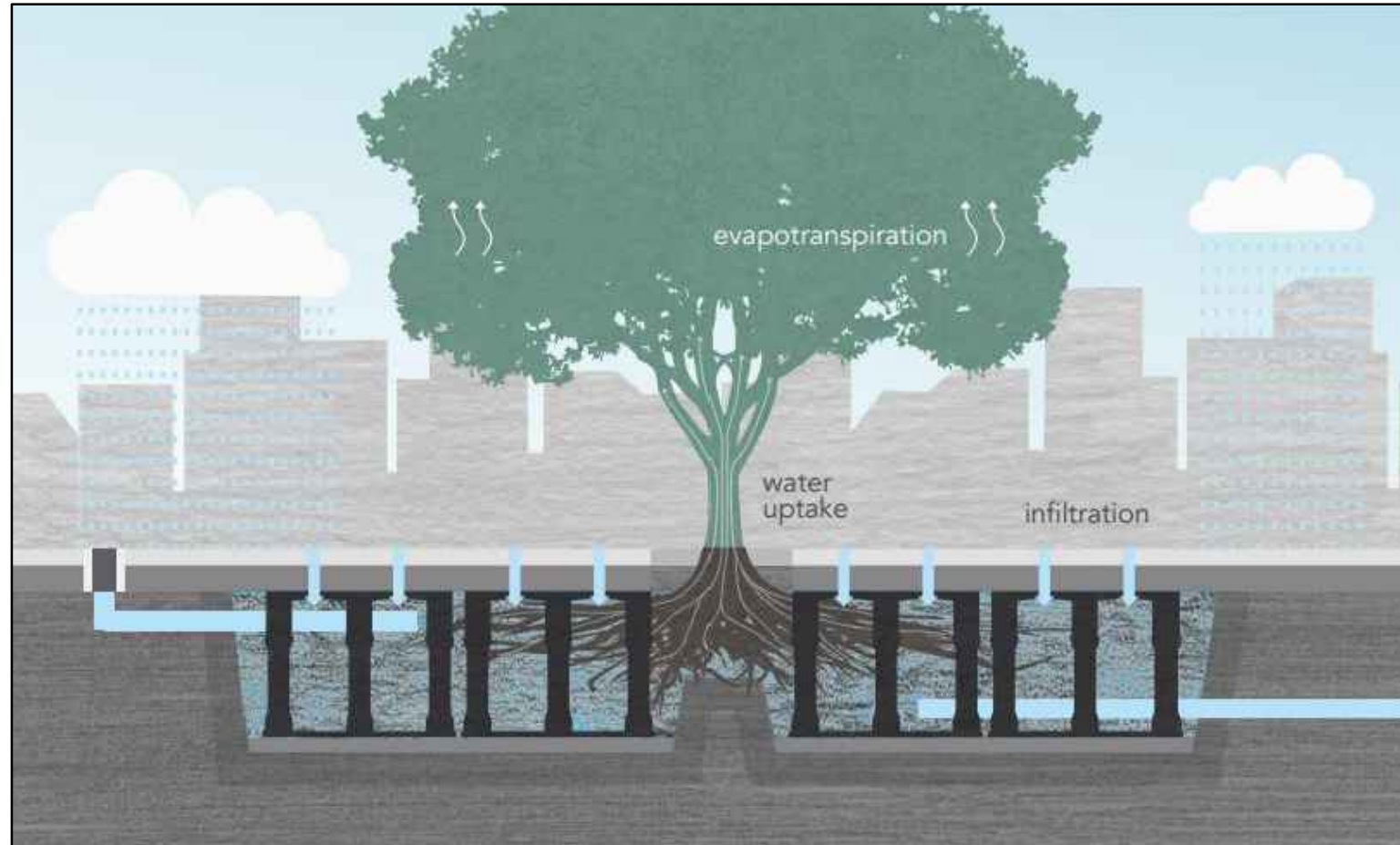
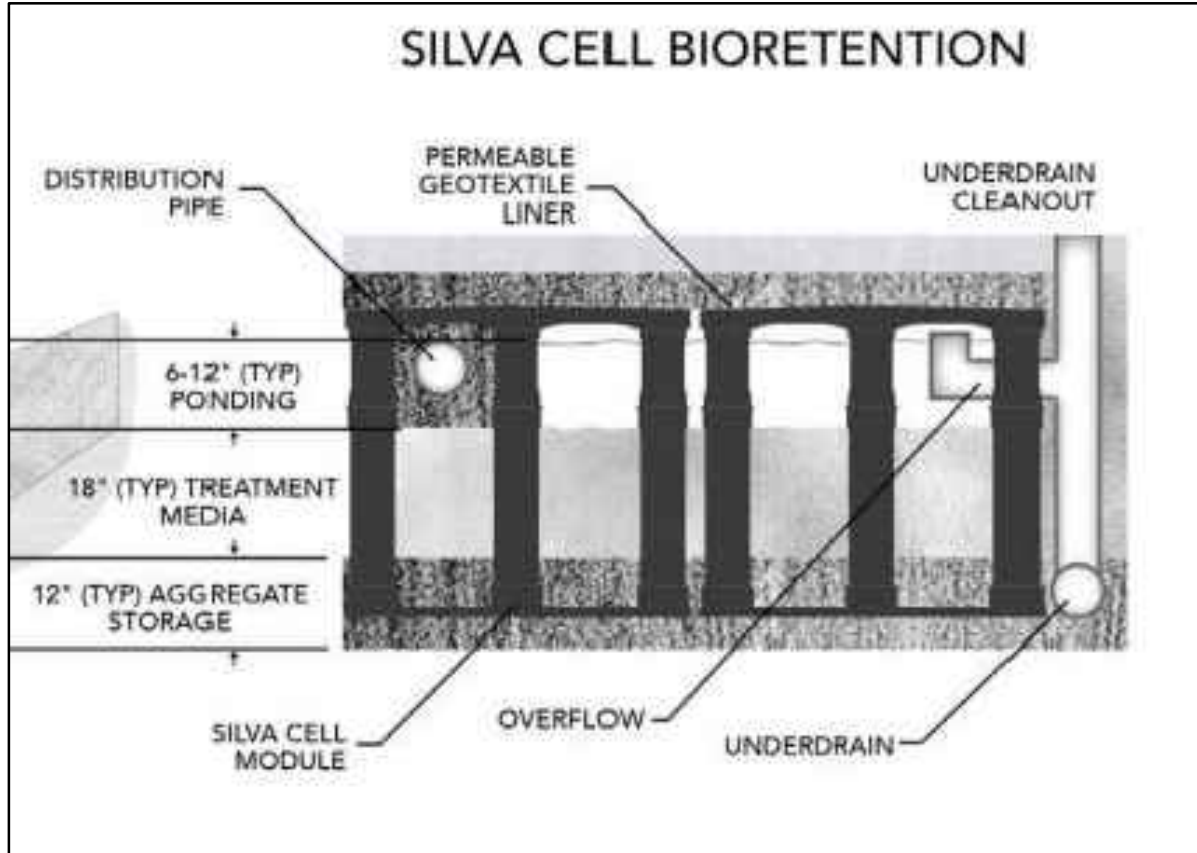
	REQUIRED/	ALLOWED	PROVIDED
<b>TREES</b>			
A. NUMBER OF TREES REQUIRED PER LOT ACRE, LESS EXISTING NUMBER OF TREE			
MEETING MINIMUM REQUIREMENTS =			
1. TREES : LOT ACRE / 22 = NUMBER OF EXISTING TREES =	3	5	
B. % PALMS ALLOWED: NUMBER OF TREE PROVIDED X 40% =			
C. % NATIVES REQUIRED: NUMBER OF TREE PROVIDED 40% =	2	2	
D. % DROUGHT TOLERANT AND LOW MAINTENANCE			
NUMBER OF TREE PROVIDED X 20% =	4	8	
E. STREET TREES (MAXIMUM AVERAGE SPACING OF 20' O.C.)			
LINEAR FEET ALONG STREET / 20 =	3	3	
F. STREET TREES LOCATED DIRECTLY BENEATH POWER LINES : ( MAXIMUM AVERAGE SPACING OF 20' O.C.) :	NA		
LINEAR FEET ALONG STREET / 20 =			
<b>SHRUBS</b>			
A. NUMBER OF SHRUBS REQUIRED: NUMBER OF TREES REQUIRED X 12 =	72	80	
B. % NATIVE SHRUBS REQUIRED : NUMBER OF SHRUBS PROVIDED X 40% =	29	54	
<b>LARGE SHRUBS OR SMALL TREE</b>			
A. NUMBER OF SHRUBS REQUIRED X 10% =	8	8	
B. % NATIVE REQUIRED : NUMBER OF SHRUBS PROVIDED X 50% =	4	4	



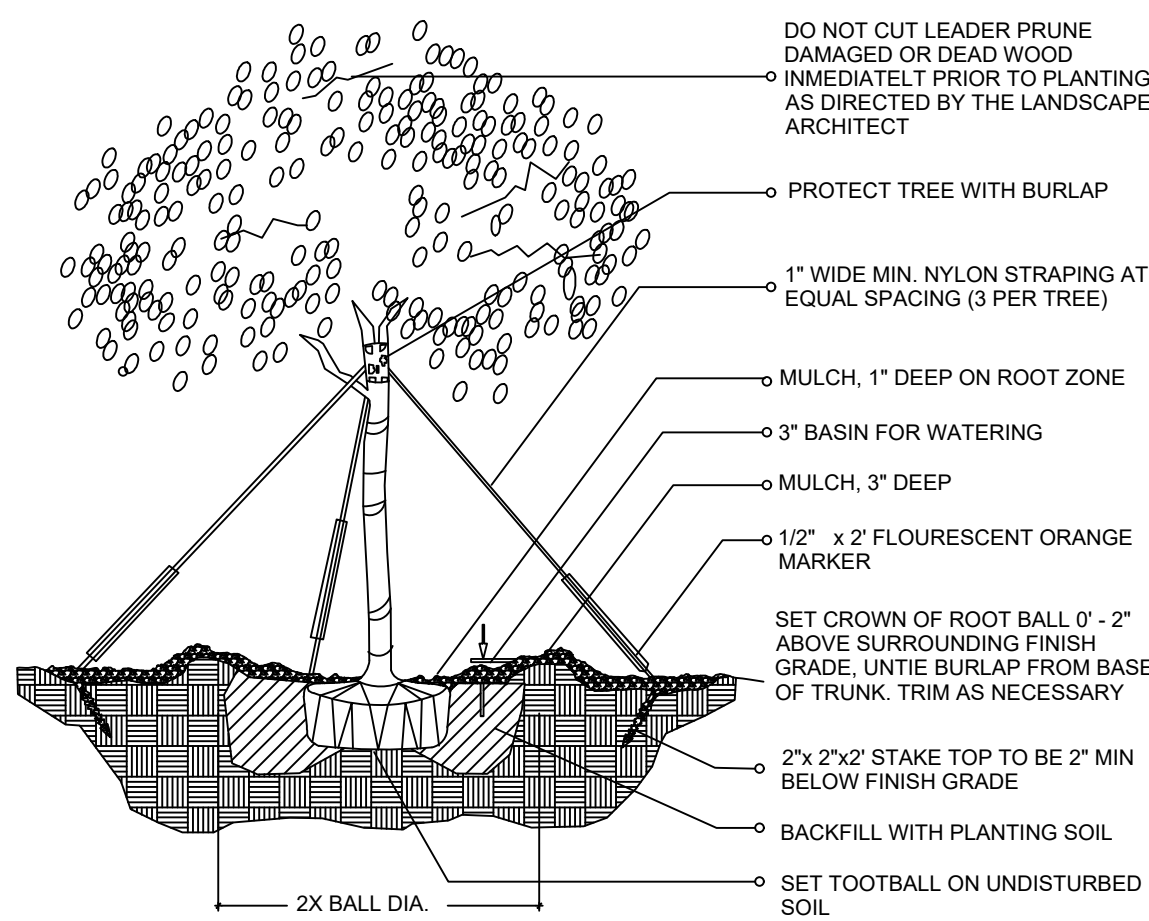
MULTI-TRUNK AND SMALL TREE (2' cal. and under) / PLANTING DETAIL



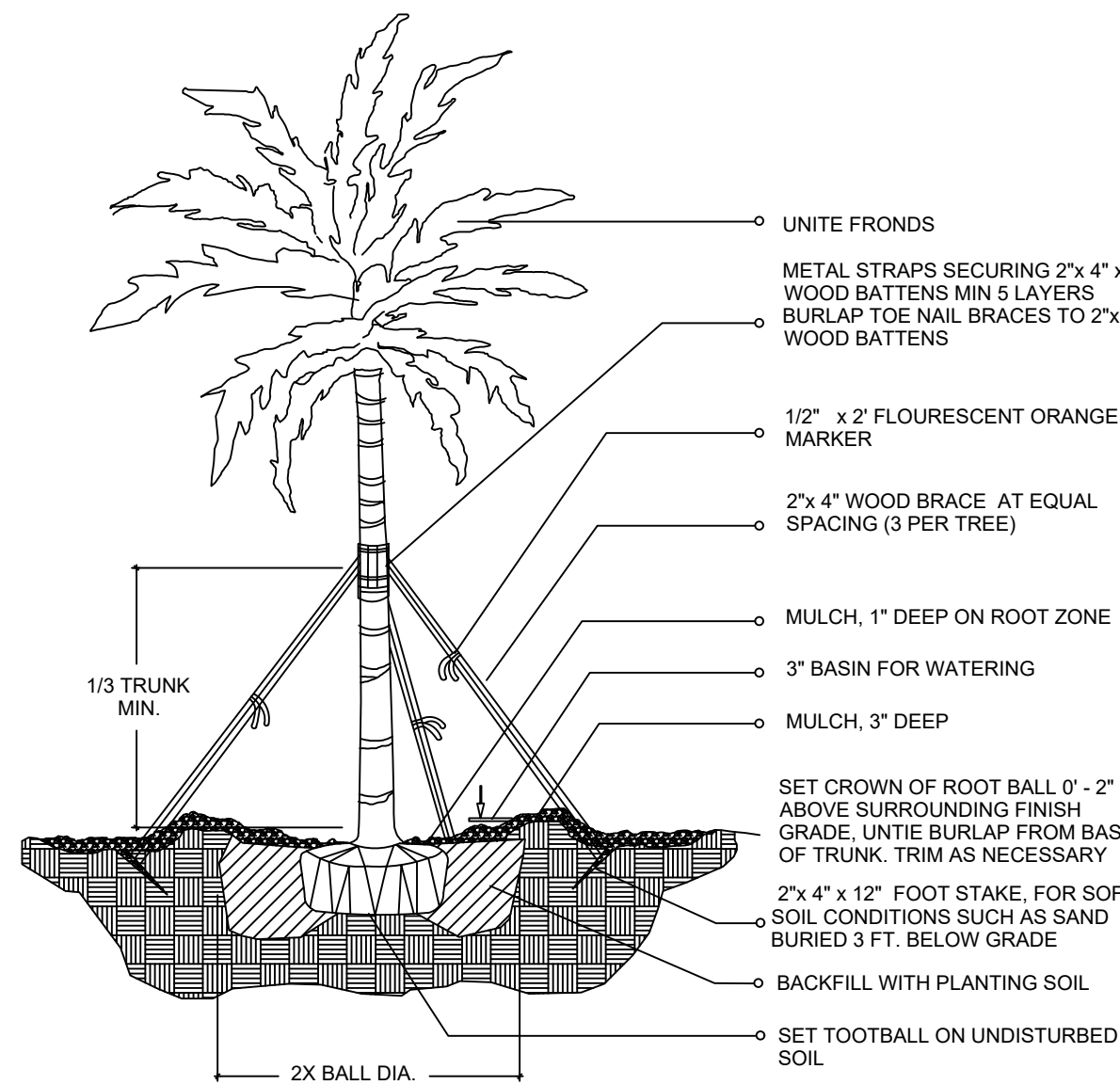
SHRUB / PLANTING DETAIL



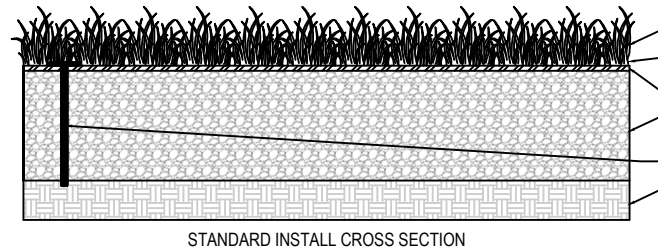
SHRUB / GROUNDCOVER  
SPACING PLANTING DETAIL



(2" cal. and over)  
LARGE TREE / PLANTING DETAIL



LARGE PALM / PLANTING DETAIL



**SPECIFICATIONS:**  
BRAND: LAWNS GUYS MIAMI  
MODEL: SUNSET  
RECOMMENDED USE: MODERATE TO HEAVY TRAFFIC  
YARN COLORS: FELD GREEN / LIME GREEN WITH BROWN THATCH  
YARN TYPE: MONOFILAMENT  
YARN COMPOSITION: PE WITH THATCH  
THATCH COLOR: BROWN  
YARN DENIER: 9000 / 5000  
FACE WEIGHT: 80 OZ/YD  
TOTAL WEIGHT: 107 OZ/YD  
PILE HEIGHT: 1 3/4"  
GAUGE: 3/8"  
ROLL WIDTH: 15'  
ROLL LENGTH: 100'  
ROLL WEIGHT: 1155 LB  
RECOMMENDED INFILL: 1.5 - 2.5 LBS/SF  
WEIGHT/SQ.FT: 0.77 LB

- NOTES:**
- Artificial turf shall consist of green lifelike individual blades of grass that emulate natural turf in look and color and shall have a minimum pile height of 1.5 inches and shall have a minimum tufted weight of 56.80 ounces per square yard.
  - Artificial turf installations shall have a minimum permeability of 30 inches per hour per square yard.
  - All artificial turf shall have a minimum eight (8) year manufacturer's warranty that protects against color fading and a decrease in pile height.
  - Artificial turf shall be laid flat.
  - Artificial turf shall be flame retardant.
  - Artificial turf shall be manufactured from polyethylene monofilament, Dual Yarn System.
  - All materials must include test documentation which declares that the artificial turf yarn and backing materials are disposable under normal conditions, at any US landfill station (Total Content Leach Protocol (TCLP) test).
  - The use of indoor or outdoor plastic or nylon carpeting as a replacement for artificial turf or natural turf shall be prohibited.
  - Artificial turf shall not be treated as a fill in material, but rather as a planned element of the landscape.

- Installation, maintenance and repair.
- All artificial turf shall, at a minimum, be installed by a licensed professional pursuant to the manufacturer's specifications.
  - All artificial turf installations shall be anchored to ensure that the turf will withstand the effects of wind.
  - All seams shall be joined in a tight and secure manner, nailed or glued, not sewn, and edges shall be trimmed to fit against all regular and irregular edges to resemble a natural look.
  - All artificial turf shall be installed over a subgrade prepared to provide positive drainage and an evenly graded mass of compacted, porous crushed rock aggregate material. Base comprising of sand only is not permitted.
  - Proper drainage shall be provided for all artificial turf installations to prevent excess runoff or pooling of water.
  - An infill medium consisting of clean silica sand or other approved mixture shall be brushed into the fibers to ensure that the fibers remain in an upright position and to provide ballast that will hold the turf in place and provide a cushioning effect. Artificial turf shall be visually level, with the grain pointing in a single direction.
  - An appropriate solid barrier device (e.g., concrete curb strip, border board, aluminum edging other barrier with a minimum 3/8" thickness) is required to separate artificial turf from soil and live vegetation prevent intrusion of living plant material into the artificial turf area.
  - Precautions for installation around existing trees shall be monitored and may be restricted to ensure tree roots are not damaged with the installation of the base material and that the overall health of the tree will not be compromised.
  - All artificial turf shall be maintained in a green fadeless condition and shall be maintained free of dirt, mud, stains, shall include, but not be limited to cleaning, brushing, debris removal, repairing of depressions and ruts to maintain a visually-level surface; elimination of any odors, flat or matted areas, weeds, and invasive roots; and all edges of the artificial turf shall not be loose and must be maintained with appropriate edging or stakes.
  - All artificial turf must be replaced if it falls into disappear with fading or holes or loose areas. Replacement and/or repairs shall be done with like materials from the same manufacturer and done so in a manner that results in a repair that blends in with the existing artificial turf.
  - Made, assembled and warranted in the United States



## EXOTICSCAPE & ASSOCIATES LANDSCAPE ARCHITECTURE

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Mercedes B.Porcari

## NEW RESIDENTIAL BUILDING

829 4th St Miami Beach, FL 33139

SHEET TITLE  
**LANDSCAPE  
DETAILS**

SCALE

1 / 8" = 1" - 0

ISSUE DATE

06/30/2023

REVISION

DESIGN

MERCEDES PORCARI

DRAWN

FELIPE MOSQUERA

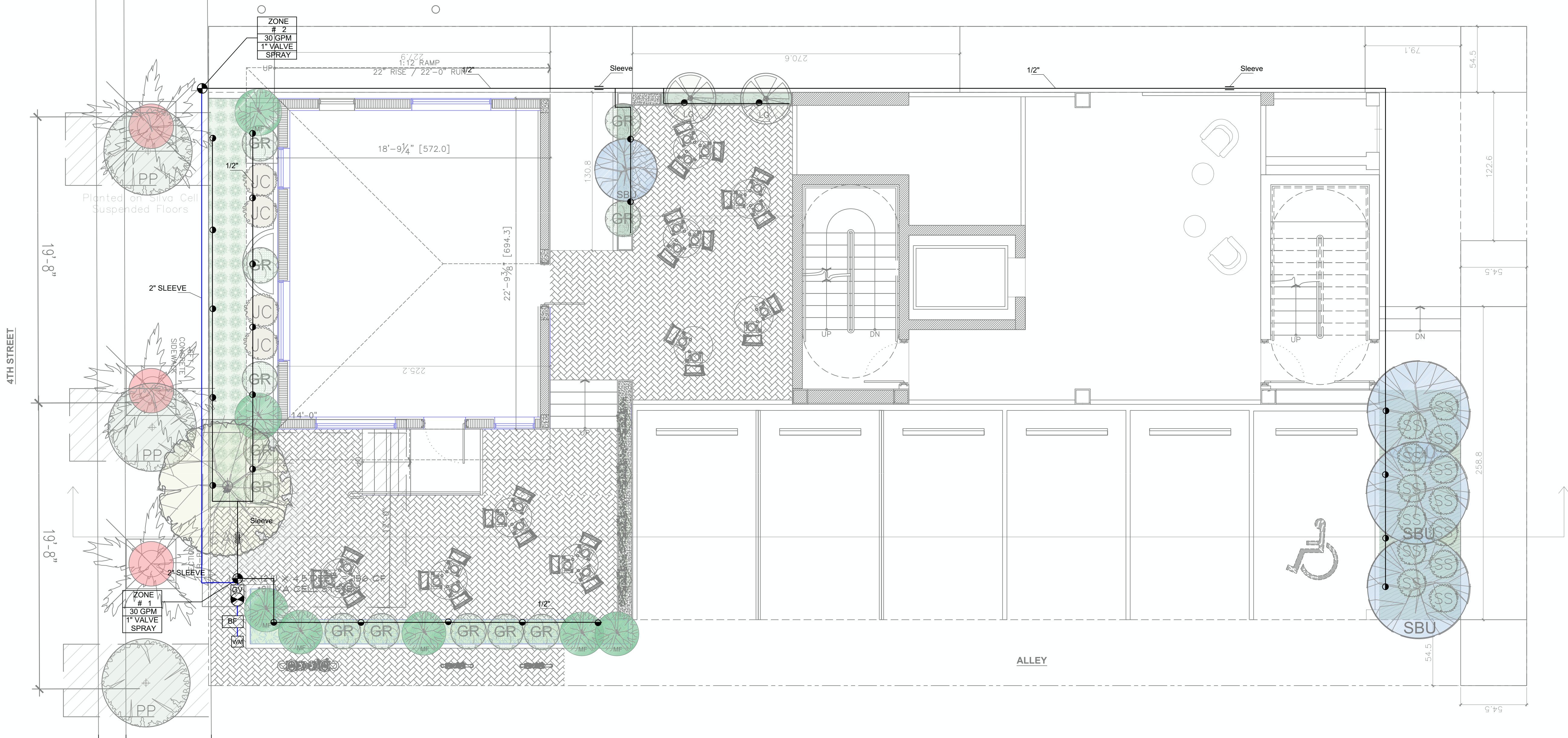
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LA6667363

SHEET NUMBER

LA.04





IRRIGATION LEGEND:

- WM** EXISTING WATER METER FOR IRRIGATION REFER TO CIVIL + PLUMBING ENGINEER'S PLANS
- BF** PVB (BACKFLOW PREVENTER)
- GV** MASTER VALVE FOR TOTAL SYSTEM SHUT OFF. CONNECT TO CONTROLLER
- C** RAINBIRD ESP-LX MODULAR SERIES CONTROLLER W/RAINBIRD RAIN SENSOR
- RS** RAIN BIRD RSD SERIES RAIN SENSOR ATTACHED TO CONTROLLER
- 1"** 1" ELECTRIC VALVES-RAINBIRD PEB SERIES OR APPROVED EQUAL, IN 10" ROUND VALVE BOX
- JB** JUNCTION BOX W/WATER PROOF CONNECTORS REFER TO ELECTRICAL ENGINEER'S PLANS

- 1" PVC Main SUPPLY LINE - Sch 40
- PVC LATERAL LINE (Sch. 160)
- PIPE in SLEEVE ( See Sizing Chart)
- PIPE CONNECTION
- PIPE CROSSING
- ZONE # X  
X GPM  
X VALVE  
X
- ZONE DESIGNATION & INFORMATION
- GALLONS PER MINUTE  
VALVE SIZE  
IRRIGATION PIPE
- RAINBIRD 1800 PRS - U SERIES NOZZE  
12" / QUARTER, HALF, FULL RADIUS  
DIAMETER AS NOTED OR AS REQUIRED
- RAINBIRD STRIP NOZZLES AS REQUIRED
- RAINBIRD BUBBLER, FULL RADIUS DIAMETER AS NOTED OR AS REQUIRED
- RAINBIRD FLOOD BUBBLERS AS REQUIRED

EXOTICSCAPE & ASSOCIATES  
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SHEET TITLE  
GROUND FLOOR  
IRRIGATION PLAN

SCALE  
3 / 16" = 1" - 0

ISSUE DATE  
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REVISION  
02/06/2023

DESIGN  
MERCEDES PORCARI

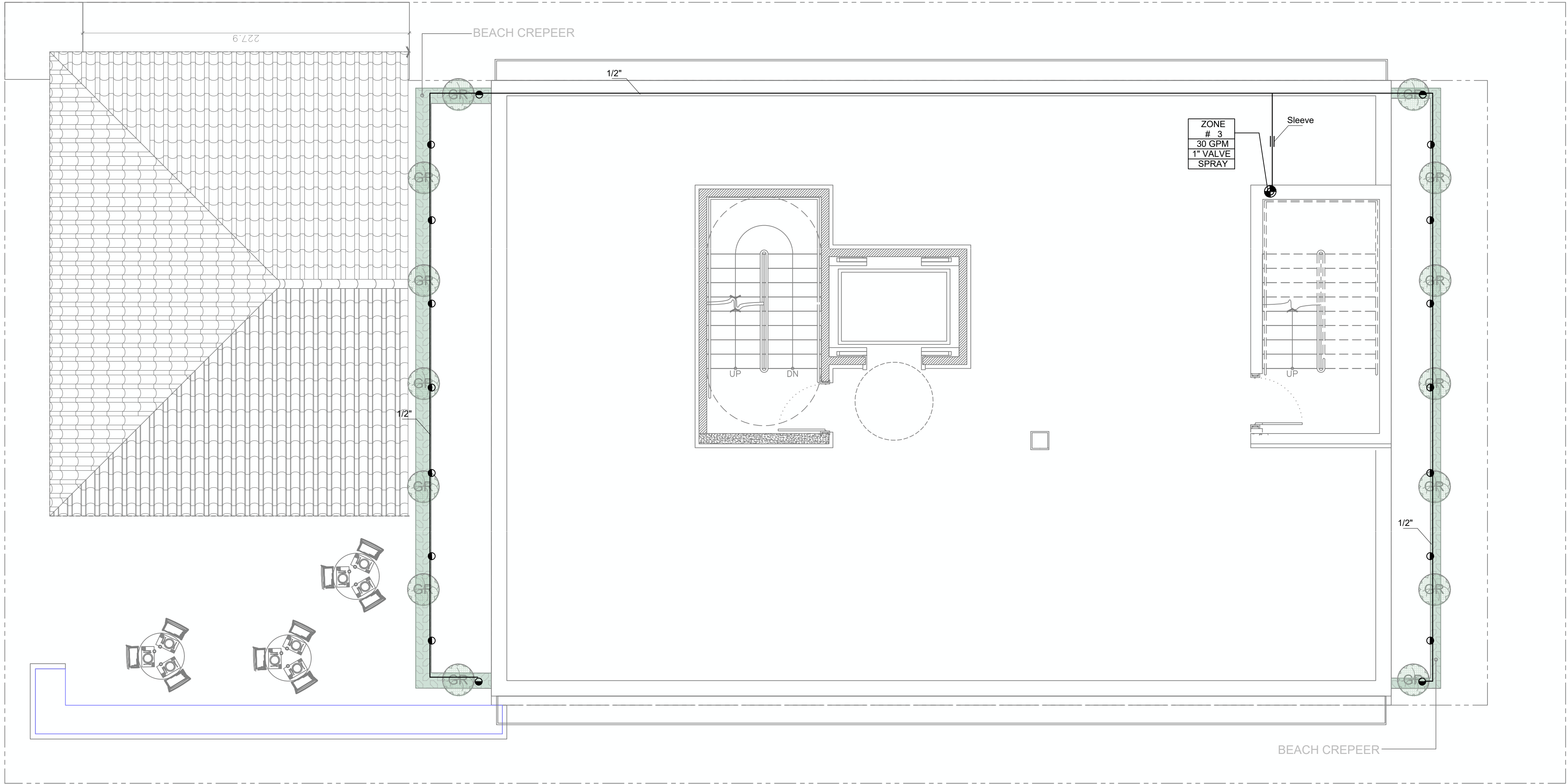
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SHEET NUMBER

LA.05





COMMON PLAN  
FLOORS 2,3 and 4

IRRIGATION LEGEND:

- WM

EXISTING WATER METER FOR IRRIGATION REFER TO CIVIL + PLUMBING ENGINEER'S PLANS
- BF

PVB (BACKFLOW PREVENTER)
- GV

MASTER VALVE FOR TOTAL SYSTEM SHUT OFF. CONNECT TO CONTROLLER
- C

RAINBIRD ESP-LX MODULAR SERIES CONTROLLER W/RAINBIRD RAIN SENSOR
- RS

RAIN BIRD RSD SERIES RAIN SENSOR ATTACHED TO CONTROLLER
- 1" ELECTRIC VALVES-RAINBIRD PEB SERIES OR APPROVED EQUAL, IN 10" ROUND VALVE BOX
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X GPM  
X VALVE  
X

ZONE DESIGNATION & INFORMATION  
GALLONS PER MINUTE  
VALVE SIZE  
IRRIGATION PIPE
- RAINBIRD 1800 PRS - U SERIES NOZZE  
12" / QUARTER, HALF, FULL RADIUS  
DIAMETER AS NOTED OR AS REQUIRED
- RAINBIRD STRIP NOZZLES AS REQUIRED
- RAINBIRD BUBBLER, FULL RADIUS DIAMETER AS NOTED OR AS REQUIRED
- RAINBIRD FLOOD BUBBLERS AS REQUIRED

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COMMON  
IRRIGATION PLAN

SCALE  
1 / 4" = 1" - 0

ISSUE DATE  
06/30/2023

REVISION

DESIGN  
MERCEDES PORCARI

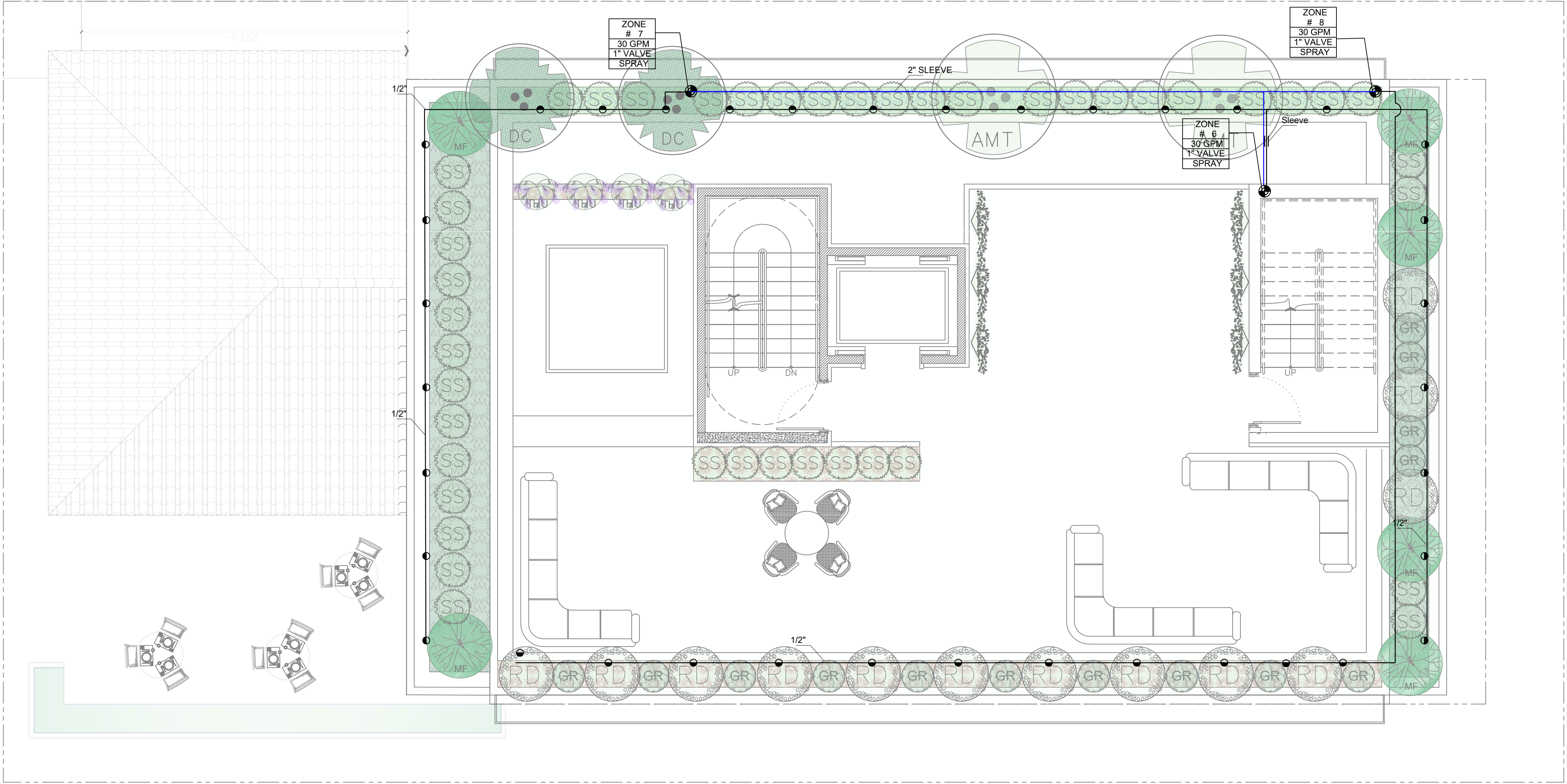
DRAWN  
FELIPE MOSQUERA

Theresa Wymer  
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Date: 2023.07.03 14:04  
LA6667363

SHEET NUMBER

LA.06





IRRIGATION LEGEND:

- WM EXISTING WATER METER FOR IRRIGATION REFER TO CIVIL + PLUMBING ENGINEER'S PLANS
- BF PVB (BACKFLOW PREVENTER)
- GV MASTER VALVE FOR TOTAL SYSTEM SHUT OFF. CONNECT TO CONTROLLER
- C RAINBIRD ESP-LX MODULAR SERIES CONTROLLER W/RAINBIRD RAIN SENSOR
- RS RAIN BIRD RSD SERIES RAIN SENSOR ATTACHED TO CONTROLLER
- 1" ELECTRIC VALVES-RAINBIRD PEB SERIES OR APPROVED EQUAL, IN 10" ROUND VALVE BOX
- JB JUNCTION BOX W/WATER PROOF CONNECTORS REFER TO ELECTRICAL ENGINEER'S PLANS

- 1" PVC Main SUPPLY LINE - Sch 40
- PVC LATERAL LINE (Sch. 160)
- PIPE in SLEEVE ( See Sizing Chart)
- PIPE CONNECTION
- PIPE CROSSING
- ZONE # X  
X GPM  
X VALVE  
X
- ZONE DESIGNATION & INFORMATION  
GALLONS PER MINUTE  
VALVE SIZE  
IRRIGATION PIPE
- RAINBIRD 1800 PRS - U SERIES NOZZE  
12" / QUARTER, HALF, FULL RADIUS  
DIAMETER AS NOTED OR AS REQUIRED
- RAINBIRD STRIP NOZZLES AS REQUIRED
- RAINBIRD BUBBLER, FULL RADIUS DIAMETER AS NOTED OR AS REQUIRED
- RAINBIRD FLOOD BUBBLERS AS REQUIRED

EXOTICSCAPE & ASSOCIATES  
LANDSCAPE ARCHITECTURE

181 Harbor Dr. Key Biscayne, FL, 33149  
(305)785-8256  
LA Theresa Wymer LA6667363  
Mercedes B.Porcari

NEW RESIDENTIAL BUILDING

829 4th St Miami Beach, FL 33139

SHEET TITLE  
ROOFTOP  
IRRIGATION PLAN

SCALE  
1 / 4" = 1" - 0

ISSUE DATE  
06/30/2023

REVISION

DESIGN  
MERCEDES PORCARI

DRAWN  
FELIPE MOSQUERA

Theresa Wymer  
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Date: 2023.07.03 18:13:57  
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SHEET NUMBER

LA.07



Irrigation Notes

LAYOUT

LAYOUT IRRIGATION SYSTEM MAINLINES AND LATERAL LINES. MAKE ALL NECESSARY ADJUSTMENTS AS REQUIRED TO TAKE INTO ACCOUNT ALL SITE OBSTRUCTIONS AND LIMITATIONS PRIOR TO EXCAVATING TRENCHES.

FLAG ALL SPRINKLER HEAD LOCATIONS. ADJUST LOCATION AND MAKE THE NECESSARY MODIFICATIONS TO NOZZLE TYPES ETC. AS REQUIRED TO INSURE 100% COVERAGE AND 50% OVERLAP.

LOW ANGLE TRAJECTORY NOZZLES SHALL BE USED WHEN ALL SPRINKLERS AND ROTORS ARE LOCATED WITHIN 100' OF POOLS OR PUBLIC GATHERING AREAS.

PIPE

PIPE LOCATIONS SHOWN ON PLAN ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED IN THE FIELD. WHEN LAYING-OUT MAINS AND LATERALS, LOCATE PIPE NEAR EDGES OF PAVEMENT OR AGAINST BUILDINGS WHEREVER POSSIBLE TO ALLOW SPACE FOR PLANT ROOT BALLS.

PIPING UNDER HARDSCAPES SUCH AS ROADS, WALKS, AND PATIOS ARE TO BE SLEEVED USING SCH. 40 PIPE.

ALL PIPES TO BE IN ACCORDANCE WITH APPENDIX F OF THE 2017 FLORIDA BUILDING CODE.

PIPES 4" AND UNDER TO BE SOLVENT WELD. LARGER PIPES TO BE GASKETED 'O' RING PIPES AND USE THRUST BLOCKS OR MEGA LUGS AND DUCTILE IRON FITTINGS AT TURNING LOCATIONS.

\*SIZE ALL PIPE SO NOT TO EXCEED 5' PER SECOND  
\*INSTALL RAIN SENSOR AS PER LOCAL CODE

PIPES CONVEYING RECLAIM WATER SHALL HAVE A 3' HORIZONTAL DISTANCE SEPARATION FROM OTHER PIPING OR UTILITY SERVICES. AN 18" VERTICAL SEPARATION SHALL BE MAINTAINED WHEN APPLICABLE.  
AIR RELEASE VALVES TO BE USED AT THE END OF ALL MAINLINE RUNS.

WIRES

LOW VOLTAGE WIRE TO BE INSTALLED ALONG MAINLINE INSTALLATION. USE 2" SCH. 40 PVC WITH SWEEP ELBOWS AT TURNING LOCATIONS WHEN SLEEVEING IS REQUIRED. ALL SPLICES SHALL BE ENCLOSED WITHIN A VALVE/SPLICE BOX.

WIRE SIZED AND COLORED AS FOLLOWS:  
#12 WHITE FOR COMMON  
#12 SPARE BLACK COMMON (1 SPARE NEEDED PER 10 HOT WIRES)  
#14 RED HOT WIRES  
#14 SPARE YELLOW HOT WIRE (1 SPARES NEEDED PER 10 HOT WIRES, 3 SPARE MINIMUM)

WHEN WIRE RUNS EXCEEDS 3,500 LINEAR FEET, USE #10 FOR COMMON WIRES AND #12 FOR HOT/SPARE WIRES.

ALL IRRIGATION CONTROLLERS TO BE PROPERLY GROUNDED IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS.

FLUSHING

PRIOR TO PLACEMENT OF HEADS FLUSH ALL LINES UNTIL LINES ARE COMPLETELY CLEAN OF DEBRIS.

TRENCHING

BACKFILL TRENCH SHALL BE FREE FROM ROCKS OR STONES LARGER THAN 1" IN DIAMETER. TRENCH BOTTOM TO BE UNIFORM AND FREE OF DEBRIS. NATIVE EXCAVATED MATERIAL USED TO

MISC.

PRESSURE TEST MAINLINE AS PER FLORIDA BUILDING CODE. INSTALL IRRIGATION SYSTEM AS PER LATEST EDITION OF THE FLORIDA BUILDING CODE, APPENDIX F., AND ALL PERTINENT LOCAL CODES.

SPRAY HEADS INSTALLED IN SHRUB AREAS TO BE 12 INCH POP-UPS OR INSTALLED ON RISERS.

DESIGN

THIS DESIGN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT SUCH AS PIPES, VALVES, , ETC., SHOWN WITHIN PERVIOUS AREAS ARE FOR DESIGN CLARIFICATION ONLY. THE IRRIGATION CONTRACTOR SHALL INSTALL IRRIGATION EQUIPMENT IN PLANTING AREAS WHEREVER POSSIBLE.

THE IRRIGATION CONTRACTOR IS RESPONSIBLE TO FAMILIARIZE THEMSELVES WITH THE SCOPE OF WORK, INCLUDING BUT NOT LIMITED TO GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, UTILITIES AND EXISTING IRRIGATION EQUIPMENT. THE IRRIGATION CONTRACTOR IS RESPONSIBLE SHALL REPAIR AND/OR REPLACE ANY DAMAGE CREATED BY THEIR WORK. THEY SHALL COORDINATE HIS WORK WITH OTHER CONTRACTOR OR MUNICIPAL AUTHORITIES FOR THE LOCATION AND INSTALLATION OF IRRIGATION EQUIPMENT UNDER ROADWAYS AND PAVING, SLEEVES THROUGH WALLS AND FLOORS, ETC.

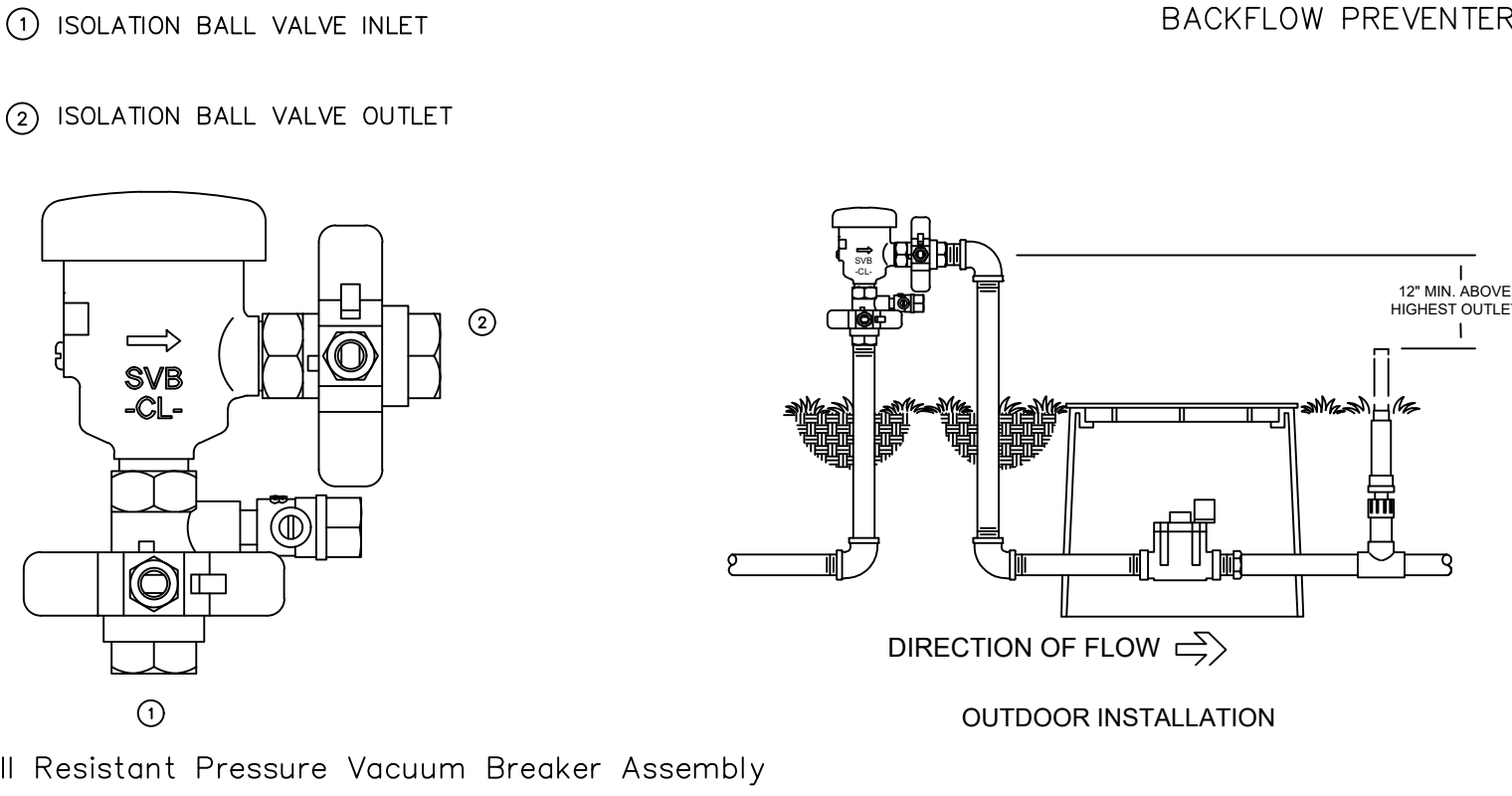
INSTALL ALL IRRIGATION EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. SUBSTITUTIONS FOR IRRIGATION EQUIPMENT TO BE APPROVED BY THE IRRIGATION DESIGNER. EQUIPMENT CHANGES TO INCLUDE BUT NOT LIMITED TO PUMP, CONTROLLER, SPRAY HEADS, ROTORS, AND VALVES.

DO NOT INSTALL IRRIGATION EQUIPMENT AS SHOWN ON THE DRAWINGS WHEN FIELD CONDITIONS DIFFER. OBSTRUCTIONS OR DIFFERENCES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR TO ASSUME FULL RESPONSIBILITY.

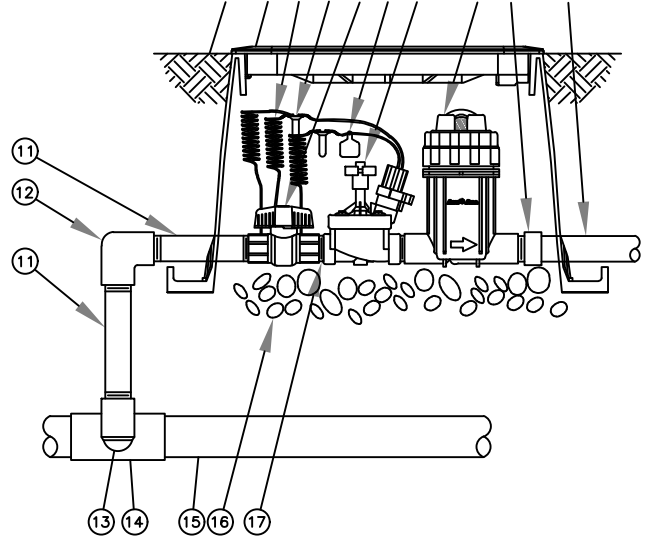
Article 9 - LANDSCAPE REQUIREMENTS

IRRIGATIONS REQUIREMENTS

- a. All newly-planted and relocated plant material shall be watered by temporary or permanent irrigation systems until such time as they are established and subsequently on an as needed basis to prevent stress and die off in compliance with existing water restrictions.
- b. Irrigation shall be prohibited within native plant communities and Natural Forest communities, except for temporary systems needed to establish newly planted material. Temporary irrigation systems shall be disconnected immediately after establishment of plant communities.
- c. Irrigation systems shall be designed, operated, and maintained to:
1. Meet the needs of the plants in the landscape
  2. Conserve water by allowing differential operation schedules based on hydrozone.
  3. Consider soil, slope and other site characteristics in order to minimize water waste, including overspray or overflow on to impervious surfaces and other non-vegetated areas, and off-site runoff.
  4. Minimize free flow conditions in case of damage or other mechanical failure
  5. Use low trajectory spray heads, and/or low volume water distributing or application devices.
  6. Maximize uniformity, considering factors such as:
    - i. Emitter types,
    - ii. Head spacing,
    - iii. Sprinkler pattern, IX.9
    - iv. Water pressure at the emitter.
  7. Use the lowest quality water feasible (graywater shall be used where approved systems are available.)
  8. Rain switches or other devices, such as soil moisture sensors, shall be used with automatic controls.
  9. Operate only during hours and on days permitted under South Florida Water Management District rules.
  10. Where feasible, drip irrigation or micro-sprinklers shall be used.
  11. During dry periods, irrigation application rates of between one (1) and one and onehalf (1 ½) inches per week are recommended for turf areas.
  12. If an irrigation system is not provided, a hose bib shall be provided within seventyfive (75) feet of any landscape area.

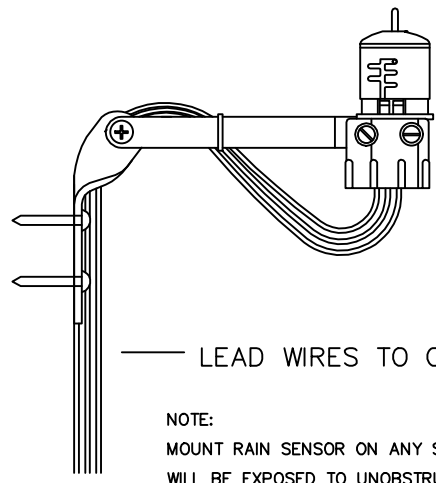


Spill Resistant Pressure Vacuum Breaker Assembly



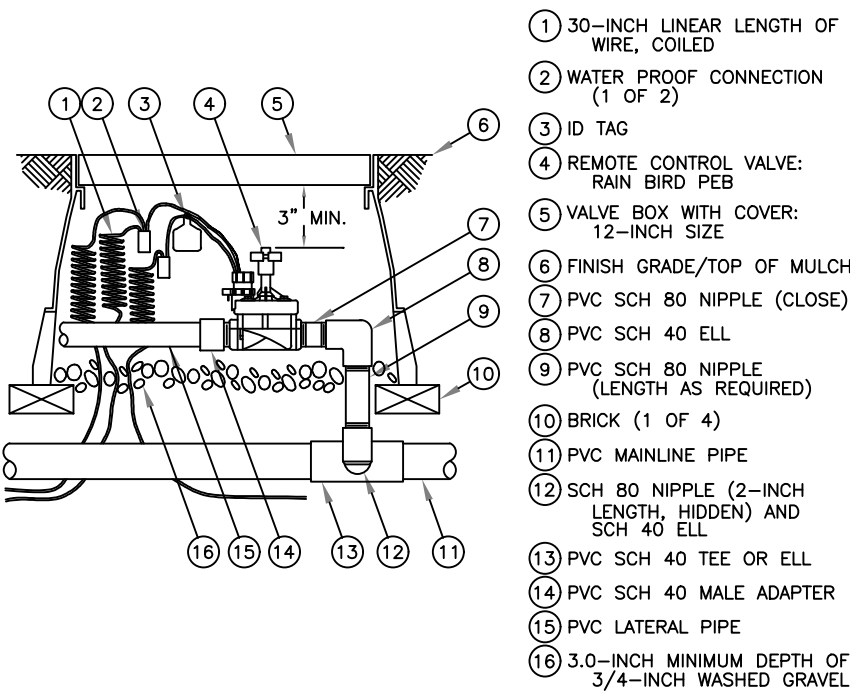
- FINISH GRADE/TOP OF MULCH
- VALVE BOX WITH COVER: RAIN BIRD VB-STD 30-INCH LINEAR LENGTH OF WIRE, COILED
- 1 WATERPROOF CONNECTION: RAIN BIRD DB SERIES
- 2 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
- 3 ID TAG
- 4 REMOTE CONTROL VALVE: RAIN BIRD PEB (INCLUDED IN XCZ-PRB-100-COM KIT)
- 5 PRESSURE REGULATING QUICK CONNECT
- 6 RAIN BIRD PEB-LOCKSH-100 (INCLUDED IN XCZ-PRB-100-COM KIT)
- 7 PVC SCH 40 FEMALE ADAPTER
- 8 LATERAL PIPE
- 9 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 10 PVC SCH 40 ELL
- 11 PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
- 12 PVC SCH 40 TEE OR ELL
- 13 MAINLINE PIPE
- 14 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 15 PVC SCH 80 NIPPLE (CLOSE)
- 16 (INCLUDED IN XCZ-PRB-100-COM KIT)

RAINBIRD XCZ-100-PRB-COM



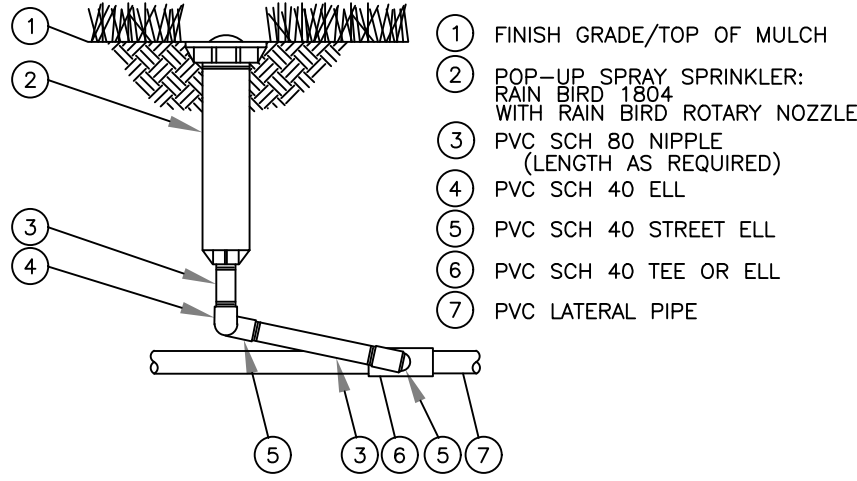
NOTE:  
MOUNT RAIN SENSOR ON ANY SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN THE PATH OF SPRINKLER SPRAY.

RAIN BIRD RAIN SENSOR



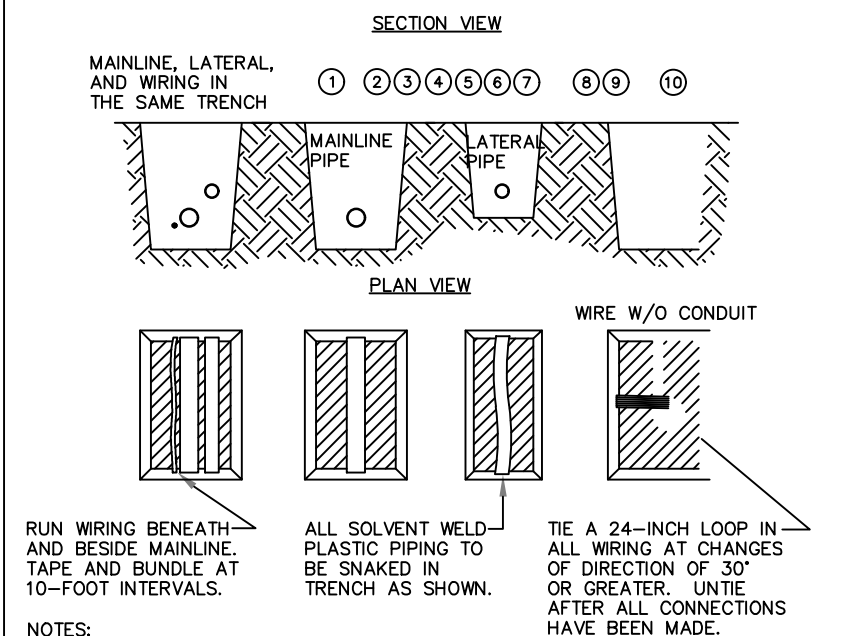
- 1 30-INCH LINEAR LENGTH OF WIRE, COILED
- 2 WATER PROOF CONNECTION (1 OF 2)
- 3 ID TAG
- 4 REMOTE CONTROL VALVE: RAIN BIRD PEB
- 5 VALVE BOX WITH COVER: 12-INCH SIZE
- 6 FINISH GRADE/TOP OF MULCH
- 7 PVC SCH 80 NIPPLE (CLOSE)
- 8 PVC SCH 40 ELL
- 9 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 10 BRICK (1 OF 4)
- 11 PVC MAINLINE PIPE
- 12 SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
- 13 PVC SCH 40 TEE OR ELL
- 14 PVC SCH 40 MALE ADAPTER
- 15 PVC LATERAL PIPE
- 16 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

RAIN BIRD PGA VALVE



- 1 FINISH GRADE/TOP OF MULCH
- 2 POP-UP SPRAY SPRINKLER: RAIN BIRD 1800 WITH RAIN BIRD ROTARY NOZZLE
- 3 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 4 PVC SCH 40 ELL
- 5 PVC SCH 40 STREET ELL
- 6 PVC SCH 40 TEE OR ELL
- 7 PVC LATERAL PIPE

RAIN BIRD 1800 w/ROTARY NOZZLE



- NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCH 40 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE SPECIFICATIONS.

TRENCH DETAIL

EXOTICSCAPE & ASSOCIATES  
LANDSCAPE ARCHITECTURE

181 Harbor Dr. Key Biscayne, Fl, 33149  
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LA Theresa Wymer LA6667363  
Mercedes B.Porcari

NEW RESIDENTIAL BUILDING

829 4th St Miami Beach, FL 33139

SHEET TITLE

IRRIGATION  
DETAILS

SCALE

1 / 4" = 1" - 0

ISSUE DATE

06/30/2023

REVISION

DESIGN

MERCEDES PORCARI

DRAWN

FELIPE MOSQUERA

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Theresa  
Wymer  
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LA6667363

SHEET NUMBER

LA.08





**EXOTICSCAPE & ASSOCIATES**  
**LANDSCAPE ARCHITECTURE**

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(305)785-8256  
LA Theresa Wymer LA6667363  
Mercedes B.Porcari

**NEW RESIDENTIAL BUILDING**

829 4th St Miami Beach, FL 33139

SHEET TITLE

**LANDSCAPE  
ELEVATIONS**

SCALE

**3 / 32" = 1" - 0**

ISSUE DATE

**06/30/2023**

REVISION

DESIGN

**MERCEDES PORCARI**

DRAWN

**FELIPE MOSQUERA**

Theresa Wymer  
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SHEET NUMBER

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