

TORINO TREE DISPOSITION LIST: 01 2015.07.10

KEY #	BOTANICAL NAME	COMMON NAME	SIZE			DISPOSITION			CANOPY MITIGATION	CONDITION	NOTES
			CAL.	HT. (FT.)	SPD. (FT.)	REMAIN	REMOVE	RELOCATE ON SITE			
1	<i>Cocos nucifera</i>	Coconut Palm	15"	14'	10'		X				
2	<i>Cocos nucifera</i>	Coconut Palm	15"	14'	10'		X				
3	<i>Cocos nucifera</i>	Coconut Palm	15"	14'	10'		X				
4	<i>Cocos nucifera</i>	Coconut Palm	15"	14'	10'		X				
5	<i>Washingtonia robusta</i>	Washingtonia Palm	18"	8'	12'		X				
6	<i>Washingtonia robusta</i>	Washingtonia Palm	18"	8'	12'		X				
7	<i>Washingtonia robusta</i>	Washingtonia Palm	18"	8'	12'		X				
8	<i>Washingtonia robusta</i>	Washingtonia Palm	18"	8'	12'		X				
9	<i>Washingtonia robusta</i>	Washingtonia Palm	18"	8'	12'		X				
10	<i>Washingtonia robusta</i>	Washingtonia Palm	18"	8'	12'		X				
11	<i>Washingtonia robusta</i>	Washingtonia Palm	18"	8'	12'		X				
12	<i>Coccoloba diversifolia</i>	Pigeon Plum	8"	6'	3'	X					
13	<i>Coccoloba diversifolia</i>	Pigeon Plum	8"	6'	3'	X					
14	<i>Bursera simaruba</i>	Gumbo Limbo	14"	16'	15'			X			
15	<i>Swietenia mahagoni</i>	Mahogany Tree	15"	18'	12'			X			
16	<i>Swietenia mahagoni</i>	Mahogany Tree	15"	18'	12'			X			
17	<i>Swietenia mahagoni</i>	Mahogany Tree	15"	18'	12'			X			
18	<i>Swietenia mahagoni</i>	Mahogany Tree	15"	18'	12'			X			
19	<i>Swietenia mahagoni</i>	Mahogany Tree	15"	18'	12'		X				
20	<i>Bursera simaruba</i>	Gumbo Limbo	16"	15'	15'			X			
21	<i>Bursera simaruba</i>	Gumbo Limbo	14"	16'	15'			X			
22	<i>Bursera simaruba</i>	Gumbo Limbo	14"	16'	15'			X			
23	<i>Bursera simaruba</i>	Gumbo Limbo	14"	16'	15'			X			
24	<i>Bursera simaruba</i>	Gumbo Limbo	14"	16'	15'			X			
25	<i>Swietenia mahagoni</i>	Mahogany Tree	15"	18'	12'		X				
26	<i>Swietenia mahagoni</i>	Mahogany Tree	15"	18'	12'		X				
27	<i>Swietenia mahagoni</i>	Mahogany Tree	15"	18'	12'		X				
28	<i>Swietenia mahagoni</i>	Mahogany Tree	15"	18'	12'		X				
29	<i>Swietenia mahagoni</i>	Mahogany Tree	15"	18'	12'		X				
30	<i>Swietenia mahagoni</i>	Mahogany Tree	15"	18'	12'		X				
31	<i>Swietenia mahagoni</i>	Mahogany Tree	15"	18'	12'		X				
32	<i>Swietenia mahagoni</i>	Mahogany Tree	15"	18'	12'		X				
33	<i>Cordia sebestina</i>	Geiger Tree	10"	12'	6'		X				
34	<i>Sabal Palmetto</i>	Sabal Palm	15"	8'	10'	X					
35	<i>Sabal Palmetto</i>	Sabal Palm	15"	15'	8'	X					
36	<i>Sabal Palmetto</i>	Sabal Palm	15"	15'	8'	X					
37	<i>Sabal Palmetto</i>	Sabal Palm	15"	15'	8'	X					
38	<i>Sabal Palmetto</i>	Sabal Palm	15"	15'	8'	X					
39	<i>Sabal Palmetto</i>	Sabal Palm	15"	15'	8'	X					
40	<i>Sabal Palmetto</i>	Sabal Palm	15"	15'	8'	X					
41	<i>Swietenia mahagoni</i>	Mahogany Tree	15"	18'	12'		X				
42	<i>Sabal Palmetto</i>	Sabal Palm	15"	8'	10'	X					
43	<i>Sabal Palmetto</i>	Sabal Palm	15"	8'	10'	X					
44	Unknown	Tree	4"	17'	15'		X				
45	Unknown	Tree	3"	12'	8'		X				
46	Unknown	Tree	3"	8'	6'		X				

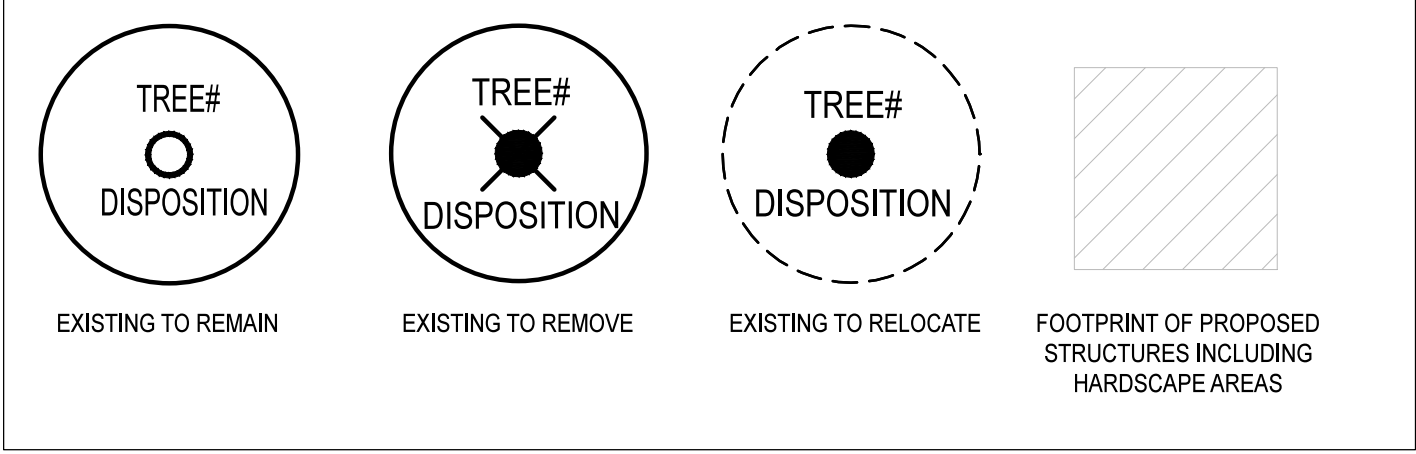
Total Number of Trees / Palms to Relocate On Site: 10

Total Number of Trees / Palms to Remove: 22 (none are specimen trees exceeding 18" DBH)

TREE MITIGATION CREDIT STANDARDS

TYPE + MINIMUM HEIGHTS	CREDIT OBTAINED IN (sq.ft.)	
Shade (Hardwood) Tree 1 Min. 12' O.H.	500 sq.ft.	
Shade (Hardwood) Tree 2 Min. 8' O.H.	300 sq.ft.	
Palm Tree 1 Min. 10' C.T.	300 sq.ft.	
Palm Tree 2 Min. 3' C.T.	100 sq.ft.	

GRAPHIC LEGEND



NOTE:

1. PLEASE REFER TO SHEET L-1.01
FOR PROPOSED RELOCATE LOCATIONS

S+A

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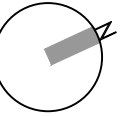
100 NE 38 STREET | MIAMI, FL 33137
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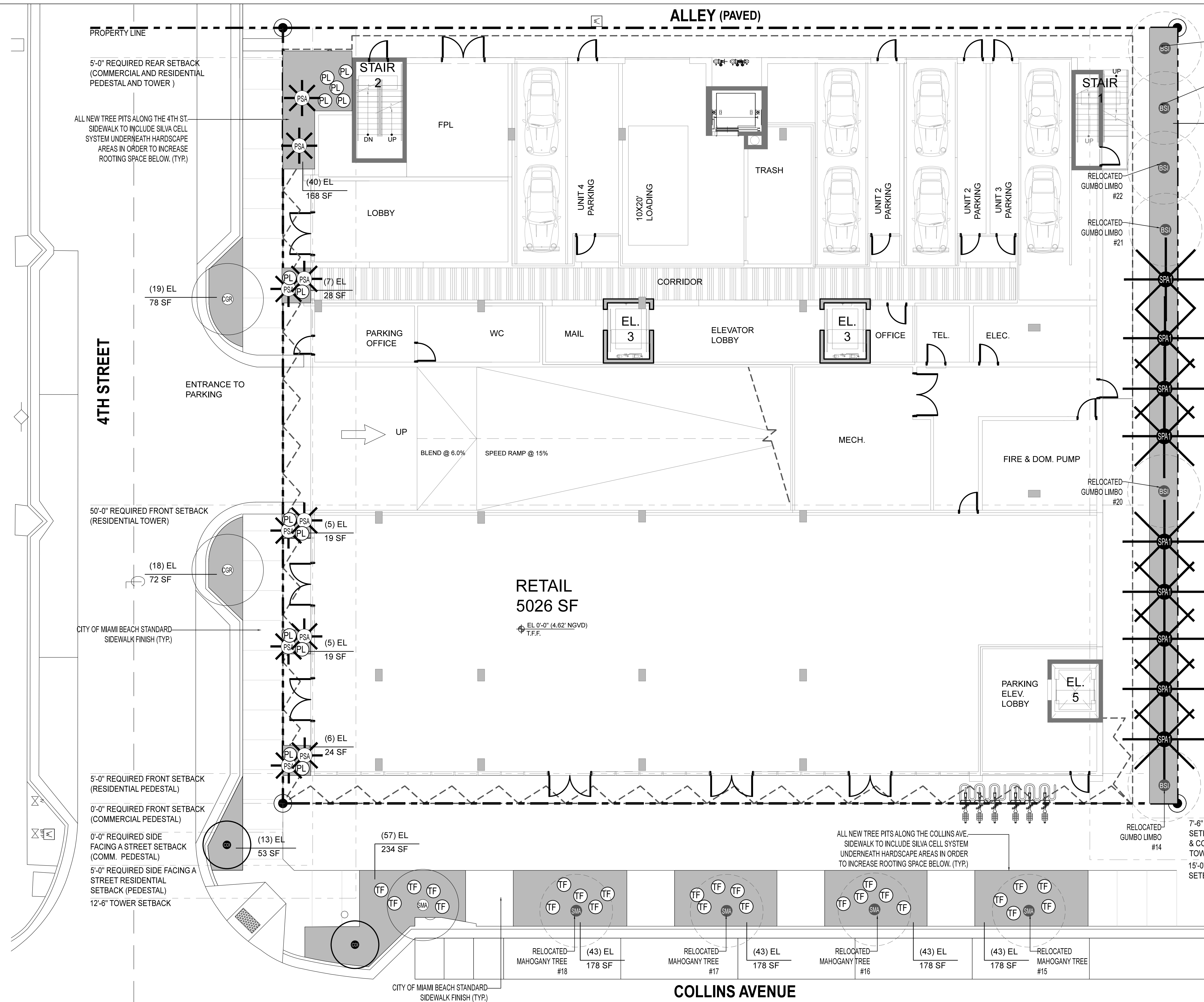
TORINO, 400 COLLINS AVENUE, MIAMI BEACH FL

LANDSCAPE DESIGNER:	LANDSCAPE ARCHITECT:
NATURALFICIAL, INC.	MARSH KRIPLEN
Andres Acolla 129 N.W. South River Dr. Space B Miami, FL 33128 p. 305.321.2341 www.naturalficial.com	129 N.W. South River Dr. Space B Miami, FL 33128 p. 305.322.2866 FL# 6667007

L-1.00
TREE DISPOSITION PLAN
FINAL HPB SUBMITTAL
JULY 27, 2015

1/8" = 1'-0"



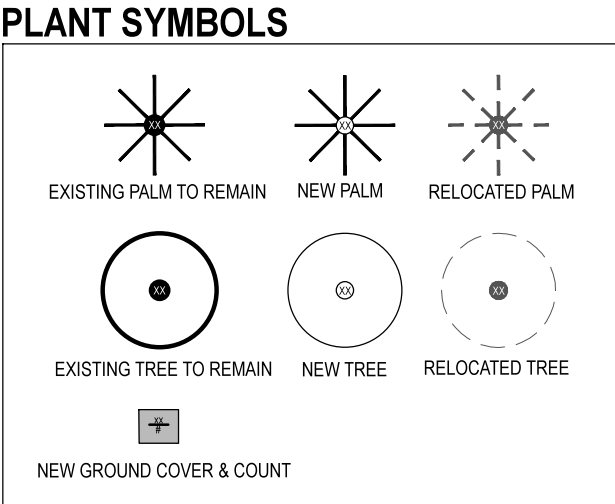


GENERAL SITE NOTES

1. ALL WORK, MATERIALS AND EQUIPMENT UTILIZED IN THIS PROJECT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE GOVERNING ZONING & BUILDING CODE, MANUFACTURER'S RECOMMENDATIONS, AND SPECIFICATIONS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING IN ORDER TO FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT LIMITED TO PRIVATE AND PUBLIC UTILITIES, ON AND OFF SITE, ACCESS ROADS, AND OTHER SUPPORT FACILITIES.
3. CONTRACTOR MUST NOTIFY IMMEDIATELY OF ANY UNEXPECTED OR UNKNOWN CONDITIONS, DISCREPANCIES IN THE DRAWINGS AND CONTRACT DOCUMENTS, ANY ERRORS OR OMISSIONS IN THE DRAWINGS IN THE FIELD PRIOR TO PROCEEDING WITH WORK OR SHOP FABRICATION.
4. CONTRACTOR SHALL PREPARE AND MAINTAIN ALL CONSTRUCTION AREAS, AS WELL AS SURROUNDING AREAS FREE OF DEBRIS OR HAZARDOUS EQUIPMENT AT ALL TIMES.

SHEET INDEX

SHEET #	SHEET TITLE:
L-1.00	TREE DISPOSITION PLAN
L-1.01	GROUND LANDSCAPE PLAN
L-1.02	3RD FLOOR LANDSCAPE PLAN
L-1.03	6TH FLOOR LANDSCAPE PLAN
L-1.04	7TH FLOOR LANDSCAPE PLAN
L-1.05	ROOF DECK LANDSCAPE PLAN
L-1.06	GENERAL PLANTING DETAILS
L-1.07	GENERAL PLANTING DETAILS
L-4.01	GROUND LANDSCAPE LIGHTING PLAN
L-4.02	3RD FLOOR LANDSCAPE LIGHTING PLAN
L-4.03	6TH FLOOR LANDSCAPE LIGHTING PLAN
L-4.04	7TH FLOOR LANDSCAPE LIGHTING PLAN
L-4.05	ROOF DECK LANDSCAPE LIGHTING PLAN
IR-1.01	GROUND IRRIGATION PLAN
IR-1.02	3RD FLOOR IRRIGATION PLAN
IR-1.03	6TH FLOOR IRRIGATION PLAN
IR-1.04	7TH FLOOR IRRIGATION PLAN
IR-1.05	ROOF DECK IRRIGATION PLAN
IR-1.06	IRRIGATION DETAILS



NOTE:
PLEASE REFERENCE SHEET L-3.00 (TREE DISPOSITION PLAN) FOR EXISTING LOCATION TREES TO BE RELOCATED OR REMOVE

NFI TORINO PLANT LIST: GROUND FLOOR - 2015.07.10

QTY	ABRV	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	FL. NATIVE	DROUGHT TOLERANT
					YES	NO
TREES						
2	CGR	<i>Caesalpinia granadillo</i>	Bridalveil Tree	DBH. Standard form w/ 6' C.T.	X	X
1	SMA	<i>Swietenia mahagoni</i>	Mahogany Tree	18' HT. To match existing.	X	X
PALM						
10	PSA	<i>Coccothrinax miraguama</i>	Miraguama Palm	8' ht.	X	X
SHRUBS						
13	PL	<i>Psychotria ligustrifolia</i>	Bahama Coffee	7G	X	X
25	TD	<i>Tripsacum dactyloides</i>	Fakahatchee Grass	7G	X	X
GROUNDCOVERS						
340	EL	<i>Emodea littoralis</i>	Golden Creeper	3G @ 24" O.C.	X	X
136	NE	<i>Nephrolepis exaltata 'Bostonensis'</i>	Boston fern	3G @ 24" O.C.	X	X
HARDSCAPE MATERIALS						
TBD		mulch (for planting beds)	T.B.D. by Landscape Contractor			
TBD		Weed prevention liner for new rock & gravel areas	T.B.D. by Landscape Contractor			
TBD		Planting Top Soil	T.B.D. by Landscape Contractor			
TBD		Fertilizer for initial plant installation	T.B.D. by Landscape Contractor			

EXISTING TREES TO BE MITIGATED (Refer to Tree Disposition List for sizes)

KEY#	ABRV	BOTANICAL NAME	COMMON NAME	DISPOSITION
12	CDI	<i>Coccoloba diversifolia</i>	Pigeon Plum	Remain
13	CDI	<i>Coccoloba diversifolia</i>	Pigeon Plum	Remain
14	BSI	<i>Bursera simaruba</i>	Gumbo Limbo	Relocate
15	SMA	<i>Swietenia mahagoni</i>	Mahogany Tree	Relocate
16	SMA	<i>Swietenia mahagoni</i>	Mahogany Tree	Relocate
17	SMA	<i>Swietenia mahagoni</i>	Mahogany Tree	Relocate
18	SMA	<i>Swietenia mahagoni</i>	Mahogany Tree	Relocate
20	BSI	<i>Bursera simaruba</i>	Gumbo Limbo	Relocate
21	BSI	<i>Bursera simaruba</i>	Gumbo Limbo	Relocate
22	BSI	<i>Bursera simaruba</i>	Gumbo Limbo	Relocate
23	BSI	<i>Bursera simaruba</i>	Gumbo Limbo	Relocate
24	BSI	<i>Bursera simaruba</i>	Gumbo Limbo	Relocate
34	SPA	<i>Sabal Palmetto</i>	Sabal Palm	Remain
35	SPA	<i>Sabal Palmetto</i>	Sabal Palm	Remain
36	SPA	<i>Sabal Palmetto</i>	Sabal Palm	Remain
37	SPA	<i>Sabal Palmetto</i>	Sabal Palm	Remain
38	SPA	<i>Sabal Palmetto</i>	Sabal Palm	Remain
39	SPA	<i>Sabal Palmetto</i>	Sabal Palm	Remain
40	SPA	<i>Sabal Palmetto</i>	Sabal Palm	Remain
42	SPA	<i>Sabal Palmetto</i>	Sabal Palm	Remain
43	SPA	<i>Sabal Palmetto</i>	Sabal Palm	Remain

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TORINO, 400 COLLINS AVENUE, MIAMI BEACH FL

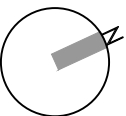
LANDSCAPE DESIGNER: **NATURALAFICIAL, INC.**
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LANDSCAPE ARCHITECT: **MARSH KRIPLEN**
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FL# 6667007

L-1.01

GROUND LANDSCAPE PLAN
FINAL HPB SUBMITTAL
JULY 27, 2015

1/8" = 1'-0"



PROPERTY LINE

5'-0" REQUIRED REAR SETBACK
(COMMERCIAL AND RESIDENTIAL
PEDESTAL AND TOWER)

5'-0" REQUIRED FRONT SETBACK
(RESIDENTIAL TOWER)

5'-0" REQUIRED FRONT SETBACK
(RESIDENTIAL PEDESTAL)

0'-0" REQUIRED FRONT SETBACK
(COMMERCIAL PEDESTAL)

0'-0" REQUIRED SIDE
FACING A STREET SETBACK
(COMM. PEDESTAL)

5'-0" REQUIRED SIDE FACING A
STREET RESIDENTIAL
SETBACK (PEDESTAL)

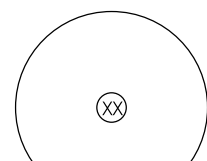
12'-6" TOWER SETBACK

3RD FLOOR PLANTING BEING
SHOWN FOR REFERENCE ONLY.

7'-6" REQUIRED SIDE INTERIOR
SETBACK (RESIDENTIAL PEDESTAL
& COMMERCIAL PEDESTAL AND
TOWER)

15'-0" REQUIRED SIDE INTERIOR
SETBACK RESIDENTIAL TOWER

PLANT SYMBOLS



NEW TREE



SHRUB/ACCENT PLANT



NEW GROUND COVER & COUNT

NFI TORINO PLANT LIST: 6TH FLOOR - 2015.07.10

QTY	ABRV.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	FL. NATIVE	DROUGHT TOLERANT		
					YES	NO	YES	NO
TREES								
5	ASE	Acacia Seyal	Red Trunk Acacia (specimen)	10' Ht. x 10' sp.		X	X	
PALMS								
22	TRA	Thrinax radiata	Florida Thatch Palm	15G	X		X	
SHRUBS								
27	AI	Alcantarea Imperialis	Bromeliad	15G		X		X
7	MF	Myrsine fragrans	Simpson Stopper	15G	X		X	
15	SM	Suriana maritima	Bay Cedar	7G	X		X	
ACCENTS								
16	AT	Agave tequilana	Blue Agave	15G		X	X	
53	PS	Pennisetum setaceum 'alba'	White Fountain Grass	3G @15" O.C.	X		X	
35	TF	Tripsacum dandaneum	Dwarf Fakahatchee Grass	7G	X		X	
GROUNDCOVERS								
488	EL	Erodia littoralis	Golden Creeper	3G @ 24" O.C.	X		X	
HARDSCAPE MATERIALS								
TBD		mulch (for planting beds)	T.B.D. by Landscape Contractor					
TBD		Weed prevention liner for new rock & gravel	T.B.D. by Landscape Contractor					
TBD		Planting Top Soil	T.B.D. by Landscape Contractor					
TBD		Fertilizer for initial plant installation	T.B.D. by Landscape Contractor					

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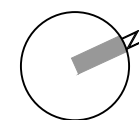
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L-1.03

6TH FLOOR LANDSCAPE PLAN
FINAL HPB SUBMITTAL
JULY 27, 2015

1/8" = 1'-0"



PROPERTY LINE

5'-0" REQUIRED REAR SETBACK
(COMMERCIAL AND RESIDENTIAL
PEDESTAL AND TOWER)

5'-0" REQUIRED FRONT SETBACK
(RESIDENTIAL TOWER)

5'-0" REQUIRED FRONT SETBACK
(RESIDENTIAL PEDESTAL)

0'-0" REQUIRED FRONT SETBACK
(COMMERCIAL PEDESTAL)

0'-0" REQUIRED SIDE
FACING A STREET SETBACK
(COMM. PEDESTAL)

5'-0" REQUIRED SIDE FACING A
STREET RESIDENTIAL
SETBACK (PEDESTAL)

12'-6" TOWER SETBACK

STAIR

DN

1

TERRACE
BELOW

6TH FLOOR PLANTING BEING
SHOWN FOR REFERENCE ONLY.

6TH FLOOR PLANTING BEING
SHOWN FOR REFERENCE ONLY.

STAIR

DN

1

ROOF TOP
(SEE ARCH. DWGS.)

2
ELEV

3
ELEV

ROOF
TERRACE

ROOF
TERRACE

TERRACE
BELOW

TERRACE
BELOW

TERRACE
BELOW

TERRACE
BELOW

POOL
BELOW

POOL
BELOW

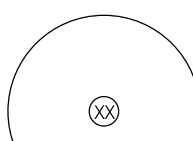
6TH FLOOR PLANTING BEING
SHOWN FOR REFERENCE ONLY.

6TH FLOOR PLANTING BEING
SHOWN FOR REFERENCE ONLY.

6TH FLOOR PLANTING BEING
SHOWN FOR REFERENCE ONLY.

3RD FLOOR PLANTING BEING
SHOWN FOR REFERENCE ONLY.

PLANT SYMBOLS



NEW TREE



SHRUB/ACCENT PLANT



NEW GROUND COVER & COUNT

NFI TORINO PLANT LIST: 7TH FLOOR - 2015.07.10

QTY	ABRV.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	FL. NATIVE		DROUGHT TOLERANT	
					YES	NO	YES	NO
2	ASE	<i>Acacia Seyal</i>	Red Trunk Acacia (specimen)	10' ht. x 10' sp.		X	X	
PALMS								
6	TRA-1	<i>Thrinax radiata</i>	Florida Thatch Palm	Collected Specimens (4) @ 15', (2) @ 12'	X		X	
12	TRA	<i>Thrinax radiata</i>	Florida Thatch Palm	15G	X		X	
ACCENTS								
32	AI	<i>Alcantarea Imperialis</i>	Same	15G		X	X	
10	DA	<i>Dracaena arborea</i>	Same	15G Double & Triple Trks.		X	X	
20	TF	<i>Tripsacum Floridanum</i>	Dwarf Fakahatchee Grass	7G	X		X	
GROUNDCOVERS								
916	PS	<i>Pennisetum setaceum 'alba'</i>	White Fountain Grass	3G @24" O.C.	X		X	
SOD								
902 SF	ZJ	<i>Zoysia japonica "Empire"</i>	Zoysia Grass	902 S.F.		X	X	
VINES								
12	TG	<i>Thunbergia grandiflora</i>	Sky Vine	3G	X		X	
HARDSCAPE MATERIALS								
TBD		mulch (for planting beds)	T.B.D. by Landscape Contractor					
TBD		Weed prevention liner for new rock & gravel areas	T.B.D. by Landscape Contractor					
TBD		Planting Top Soil	T.B.D. by Landscape Contractor					
TBD		Fertilizer for initial plant installation	T.B.D. by Landscape Contractor					

7'-6" REQUIRED SIDE INTERIOR
SETBACK (RESIDENTIAL PEDESTAL
& COMMERCIAL PEDESTAL AND
TOWER)

15'-0" REQUIRED SIDE INTERIOR
SETBACK RESIDENTIAL TOWER

S+A

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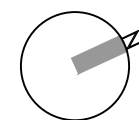
TORINO, 400 COLLINS AVENUE, MIAMI BEACH FL

LANDSCAPE DESIGNER:	LANDSCAPE ARCHITECT:
NATURALFICIAL, INC.	MARSH KRIPLEN
Andres Acolla 129 N.W. South River Dr. Space B Miami, FL 33128 p. 305.321.2341 www.naturalficial.com	129 N.W. South River Dr. Space B Miami, FL 33128 p. 305.322.2866 FL# 6667007

L-1.04

7TH FLOOR LANDSCAPE PLAN
FINAL HPB SUBMITTAL
JULY 27, 2015

1/8" = 1'-0"



GENERAL PLANTING NOTES:

EXISTING TREES DESIGNATED TO REMAIN SHALL BE PROTECTED DURING ALL CONSTRUCTION PHASES. ANY TREES OR SHRUBS SCARRED OR DESTROYED DESIGNATED TO REMAIN WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE, WITH SIMILAR SPECIES, SIZE AND QUALITY.

EXISTING TREES DESIGNATED TO BE STORED OFF-SITE, SHALL BE PROTECTED AND CARED FOR ACCORDINGLY TO INDUSTRY STANDARD. ANY TREES OR SHRUBS SCARRED OR DESTROYED WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE, WITH SIMILAR SPECIES, SIZE AND QUALITY.

LANDSCAPE CONTRACTOR SHALL BECOME FAMILIAR WITH ALL UNDERGROUND UTILITIES OR STRUCTURES PRIOR TO DIGGING. LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO UNDERGROUND UTILITIES, AND/OR CONSTRUCTION CAUSED BY UTILITY DAMAGE, AT NO COST TO THE OWNER.

ALL PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF 12 MONTHS AFTER DATE OF SUBSTANTIAL COMPLETION.

LANDSCAPE CONTRACTOR SHALL VERIFY ALL ESTIMATED QUANTITIES OF MATERIAL SHOWN ON THE DRAWINGS PRIOR TO SUBMITTING HIS BID. PLANTING PLAN TO TAKE PRECEDENCE OVER PLANT LIST.

EXISTING PLANT MATERIAL NOT SHOWN ON THE PLAN AND IN CONFLICT WITH NEW PLANTING SHALL BE EVALUATED AT THE TIME OF NEW PLANTING INSTALLATION BY THE LANDSCAPE ARCHITECT.

ALL BUILDING CONSTRUCTION MATERIAL AND FOREIGN MATERIAL SHALL BE REMOVED FROM PLANTING AREAS AND REPLACED WITH 80/20 MIX FILL SOIL, OR AS PER SPECIFICATIONS. ALL ISLANDS IN PARKING LOTS AND AROUND BUILDINGS, SHALL BE EXCAVATED TO A DEPTH OF 3' MIN. AND REPLACED WITH 80/20 PLANT MIX OR AS PER SPECIFICATIONS.

ALL PLANT MATERIAL SYMBOLS SHOWN ON LANDSCAPE PLAN SHALL BE CONSIDERED DIAGRAMMATIC AND SHOULD BE ADJUSTED IN THE FIELD BY CONTRACTOR TO AVOID ALL UTILITIES, AND ALL OTHER OBSTRUCTIONS AFTER CONSULTING THE LANDSCAPE ARCHITECT.

ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN ARE TO BE CONSIDERED MINIMUM. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIES, SHAPE OR EFFECT AS NOTED ON THE PLAN SHALL ALSO BE REQUIRED FOR ACCEPTANCE. ALL TREES TO BE SINGLE TRUNKED, UNLESS OTHERWISE NOTED ON THE PLANS OR PLANT LIST.

SITE PREPARATION SHALL INCLUDE THE CRADICATION AND REMOVAL OF ANY WEEDS, GRASS, CLEAN-UP OF ANY DEAD MATERIAL AND FINISH GRADING AS PER THE SPECS.

THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE JOB SITE CLEAN AND FREE FROM ACCUMULATION OF WASTE MATERIAL, DEBRIS, AND RUBBISH.

THE LANDSCAPE CONTRACTOR SHALL EXERCISE CAUTION TO PROTECT ANY NEW HARDSCAPE CONSTRUCTION OR IRRIGATION. ANY DAMAGE SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL STATE BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

ALL PLANT MATERIAL TO BE FLORIDA #1 OR BETTER, AS DEFINED BY THE FLORIDA DEPARTMENT OF AGRICULTURE'S "CODES AND STANDARDS FOR NURSERY PLANTS PART I AND II".

MULCH ALL PLANTING AREAS WITH SHREDDED ORGANIC MULCH TO A MINIMUM DEPTH OF 3", WITH THE EXCEPTION OF BEACH PLANTING.

ALL PLANTING AREAS WITHIN LIMIT OF WORK SHALL BE 100% FULLY IRRIGATED. THE IRRIGATION CONTRACTOR AWARDING THE BID SHALL COMPLY WITH THE PROPOSED IRRIGATION DESIGN.

ON-SITE LAYOUT OF PLANT MATERIAL MUST BE COORDINATED WITH LANDSCAPE ARCHITECT

INCLUDE REMOVAL, CORRECTIVE PRUNING AND OR REPLACEMENT, ANY CORRECTIVE ACTIONS REQUIRED SHALL BE PERFORMED IN ACCORDANCE WITH MIAMI DADE COUNTY CODE, AND A-300 (PARTY) PRUNING STANDARDS AND OR AN ISSUED ERM TREE OR ENVIRONMENTAL PERMIT.

TREE PROTECTION BARRIERS MUST BE INSTALLED AT THE DRIP LINES OF ALL TREES AND PALMS (PALMS TO REMAIN OR BE RELOCATED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES ON-SITE AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION HAS COMPLETED

MULCH SHALL NOT BE PLACED WITHIN 3 INCHES OF THE TRUNKS OF ANY TREES OR PALMS ON-SITE.

TREE / PALM RELOCATION NOTES

1. VERIFY AND INSURE ALL TREES/PALMS IDENTIFIED ON THE CONSTRUCTION DRAWINGS AND THOSE TAGGED IN THE FIELD CORRESPOND AS TO NUMBER AND DESCRIPTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY, PRIOR TO PREPARATION.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR TREE/PALM PROTECTION OF ALL VERIFIED MATERIAL. INSTALL BARRICADE OF GALVANIZED WELDED WIRE FABRIC OR PLASTIC MESH TO ENCOMPASS THE DRIPLINE OF THE TREE/PALM. BARRICADE TO BE REMOVED UPON COMPLETION OF BACKFILLING.

TREE ROOT BALL SHALL BE ROOT PRUNED 50% (EQUALLY AROUND TREE) 60 DAYS PRIOR TO TRANSPLANT. THE REMAINING 50% TO BE PRUNED 30 DAYS PRIOR TO TRANSPLANTING.

PALMS TO BE RELOCATED MAY BE IMMEDIATELY RELOCATED AFTER DIGGING.

ROOTS TO BE PRUNED WITH CLEAN, SHARP TOOLS. ROOTS ONE (1) INCH AND LARGER IN DIAMETER SHALL BE NEATLY AND CLEANLY CUT WITH A HAND SAW OR OTHER APPROVED CUTTING IMPLEMENTATION.

LANDSCAPE CONTRACTOR TO APPLY MYCORRHIZA APPLICATION TO ROOTS DURING ROOT PRUNING AND DIGGING OPERATIONS. ALL PRUNING TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PRUNING.

DEAD WOOD, CROSSING BRANCHES, AND GENERAL CANOPY PRUNING SHALL BE PERFORMED BY THE LANDSCAPE CONTRACTOR IMMEDIATELY AFTER COMPLETION OF ROOT PRUNING OF EACH SPECIMEN TO BE RELOCATED. ALL PRUNING TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PRUNING.

ROOT BALL SIZE TABLE:

(NOTE: ROOT BALL SIZES SHALL EXCEED MINIMUM STANDARDS SET FORTH IN "GRADS AND STANDARDS FOR NURSERY PLANTS, PART II, PALMS AND TREES, FLORIDA DEPARTMENT OF AGRICULTURE")

TREE/PALM CALIPER	MINIMUM ROOT BALL DIAMETER
1" - 1 1/2"	16"
1 1/2" - 1 3/4"	20"
1 3/4" - 2"	24"
2" - 2 1/2"	28"
2 1/2" - 3 1/2"	32"
3 1/2" - 4"	36"
4" - 4 1/2"	40"
4 1/2" - 5"	44"
5" - 5 1/2"	48"

THE ROOT BALL OF LARGER CALIPER SIZES SHALL BE INCREASED PROPORTIONALLY AT THREE (3) INCHES OF ROOT BALL DIAMETER FOR EVERY INCREASE OF ONE (1) INCH IN CALIPER OR FRACTION THEREOF.

9. MAINTAIN COMPACT ROOT BALLS. ROOT BALLS SHALL BE COMPLETELY ENCLOSED WITHIN A BURLAP COVERING OR STRETCH WRAP AS COMMONLY USED WITHIN THE HORTICULTURAL INDUSTRY, IN TWO COMPLETE LAYERS (THICKNESS).

10. ALL TREES TO BE FLOODED FOR FIVE (5) DAYS PRIOR TO TRANSPLANT.

11. ALL PITS TO BE FILLED THE SAME DAY AND WITH CLEAN FILL IN 18 INCH LIFTS/LAYERS, EACH THEN COMPACTED BEFORE A SUBSEQUENT 18" LIFT/LAYER IS PLACED. REPEAT UNTIL BACKFILL IS FLUSH WITH SURROUNDING GRADE.

12. CORRECT ALL PROBLEMS RELATED TO SETTLEMENT, EROSION, OR OTHER DISTRESS OF EXCAVATED/BACKFILLED PIT FROM WHICH TREE/PALM HAS BEEN REMOVED, INCLUDING THE COMPLETE AND THOROUGH REMOVAL OF ALL RESIDUAL ROOTS, STUMPS AND PORTIONS AND PARTS THEREOF.

13. RESTORE THE SURFACE WITH MATERIAL TO MATCH ADJACENT AREAS. MATERIAL TO BE APPROVED BY LANDSCAPE ARCHITECT. CONTRACTOR TO PROVIDE A MINIMUM ONE YEAR WARRANTY ON SETTLING AND PLANT MATERIAL.

14. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIAL INCLUDING BUT NOT EXCLUDED TO BACKFILL MATERIAL, PROTECTION FENCING, FLAGGING, ROOT BALL BURLAP OR SHRINK WRAP.

HANDLING AND TRANSPORTATION

1. TREES/PALMS SHALL BE PROPERLY HANDLED DURING EXCAVATION, MOVING, STORAGE, RELOCATION, AND REPLANTING. DO NOT SCAR OR OTHERWISE DAMAGE TRUNKS AND BRANCHES, AND AVOID BREAKING LIMBS, BRANCHES, AND FRONDS. DAMAGE TO TREE/PALM MAY BE CAUSE FOR ITS REJECTION, AND MAY REQUIRE MITIGATION REPLACEMENT.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE MANUAL WATERING ALL RELOCATED TREES/PALMS DURING MAINTENANCE PERIOD, UNTIL FINAL ACCEPTANCE OF ALL WORK BY THE LANDSCAPE ARCHITECT AND/OR CLIENT.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING TREE/PALM PROTECTION. INSTALL BARRICADE OF GALVANIZED WELDED WIRE FABRIC OR PLASTIC MESH TO ENCOMPASS THE DRIPLINE OF THE TREE/PALM. BARRICADE SHALL BE PLUMB, TAUT, AND STURDY. BARRICADE TO BE LEFT UP AND MAINTAINED UNTIL DIRECTED TO REMOVE BY LANDSCAPE ARCHITECT.

TREE PROTECTION MATERIALS

1. BARRICADE SHALL BE GALVANIZED AND WELDED WIRE FABRIC: 1X1" MESH .063, .48" IN HEIGHT

RECOMMENDED CONTACT: Wire Cloth Man
7158 123rd Circle N.
Largo, FL 33773
PH: 1.888.947.3256
FX: 727.524.4000

2. POSTS: 4"x4" WOOD, SUFFICIENT TO HOLD FABRIC PLUMB AND TAUT.

3. ACCESS: PROVIDE HINGED, LATCHING GATE.

4. METAL GATE: SHALL PERMIT FREE PASSAGE OF WATER, AIR AND SHALL ACCEPT CONSTRUCTION TRAFFIC WITHOUT EXCESSIVE DEFLECTION.

5. MULCH: WHERE AVAILABLE, USE CHIPS PRODUCED FROM ON-SITE TREE REMOVALS AND REMEDIAL WORK IF DISEASE FREE. WHERE ON-SITE CHIPS ARE NOT AVAILABLE, PROVIDE DISEASE FREE RECYCLED MULCH.

6. AERATION PIPE: RIGID PVC PERFORATED DRAINPIPE, 3 INCH DIAMETER X 4 FEET LONG, WITH PERFORATED CAP, FILL WITH WASHED PEA GRAVEL.

WARRANTY

1. LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM OF ONE (1) YEAR GUARANTEE FOR ALL RELOCATED TREES/PALMS AFTER FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT AND/OR CLIENT.

2. REMOVE COMPLETELY AND DISPOSE OF OFF-SITE, ANY RELOCATED TREE/PALM THAT FAILS TO THRIVE AS DETERMINED BY THE LANDSCAPE ARCHITECT.

3. FOR ANY RELOCATED TREE/PALM REMOVED DUE TO ITS FAILURE TO THRIVE, LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING AND INSTALLING WITH A SPECIMEN OF EQUAL OR GREATER SPECIFICATION OF ORIGINAL. REPLACEMENT MATERIAL SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT, PREPARATION OR INSTALLATION.

5 LAYERS OF BURLAP
3/4" STEEL BANDING
(5) 2"x4"x2' BATTONS
NAIL BRACING TO WOOD BATTONS (DO NOT ALLOW NAILS TO PENETRATE TRUNK)
3/4" STEEL BANDING

(3) 2"x4" WOOD BRACES SPACED AT 120-DEGREES O.C.
3" DEPTH MULCH LAYER- REFER TO SPECIFICATION
6" COMPACTED SOIL SAUCER TO HOLD WATER
2"x4"x30" TREE STAKE
NATIVE SOIL BACKFILL OR AMENDED PLANTING SOIL AS REQUIRED BY SOIL ANALYSIS

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

PALM PLANTING AND STAKING DETAIL

SCALE: N.T.S.

4"x4" PT. WOOD POSTS
ORANGE PLASTIC CONSTRUCTION BARRIER FENCING
PERIMETER FENCING TO BE LOCATED AT EDGE OF PAVING.
TRUNK
PAVING
CURB

PERIMETER FENCE TO BE LOCATED AT CANOPY DRIPLINE WHEN PLANTER IS CONTINUOUS
CORE DRILLED POST HOLES
VARIABLES

POST SPACING 6'-0" O.C. MAXIMUM
4'-0" MIN. HEIGHT
10" DIA.
5'-0" MIN.
UNDISTURBED PLANTING AREA
SET POSTS INTO SAND WITH 1/2 BAG OF READY MIX FOR STABILITY

TREE PROTECTION DETAIL

SCALE: N.T.S.

4'-0" O.A.
PLAN N.T.S.
BACK ELEVATION N.T.S.
5'-0" ABOVE GRADE
3'-0" BELOW GRADE
FRONT ELEVATION/SECTION

MEDIUM TREE PLANTING AND STAKING DETAIL

SCALE: N.T.S.

PRUNING:
REMOVE ANY BROKEN BRANCHES.

NOTE:
NO MULCH WITHIN 4" OF TRUNK, TYP.

USE THREE LODGE POLES FOR ADDED STABILITY.

POLYPROPYLENE OR CINCH TIES, TYP. FASTEN IN FIGURE 8.
STAKE - 2" DIA. PRESSURE TREATED LODGE POLE, HEIGHT AS SPECIFIED. (NOTE: TOP OF STAKES SHALL BE BELOW CANOPY, TYP.).
1" DEPTH MULCH ON ROOT BALL.
4" WATER RING - (WITHIN ROOT BALL DIA.), FILL 3 TIMES IMMEDIATELY AFTER PLANTING RAKE OUT PRIOR TO MULCHING AND PLANTING.
ROOT FLARE 1"-2" ABOVE FINISHED GRADE
ROOTBALL: LOOSEN AND REMOVE BURLAP AND WIRE FROM TOP OF ROOT BALL TO 1/2 OF DEPTH. REMOVE ALL BURLAP IF NOT 100% BIODEGRADABLE.
BACKFILL: TOP SOIL TYPICAL OF AREA. (BACKFILL SHALL BE AMENDED THROUGHOUT ENTIRE SITE W/ FERTILIZER AND COMPOST AS REQUIRED).

(UP TO AND INCLUDING 2.5" CALIPER)

SMALL TREE PLANTING AND STAKING DETAIL

SCALE: N.T.S.

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T 305 438 0609
www.shulman-design.com
AA 26001090

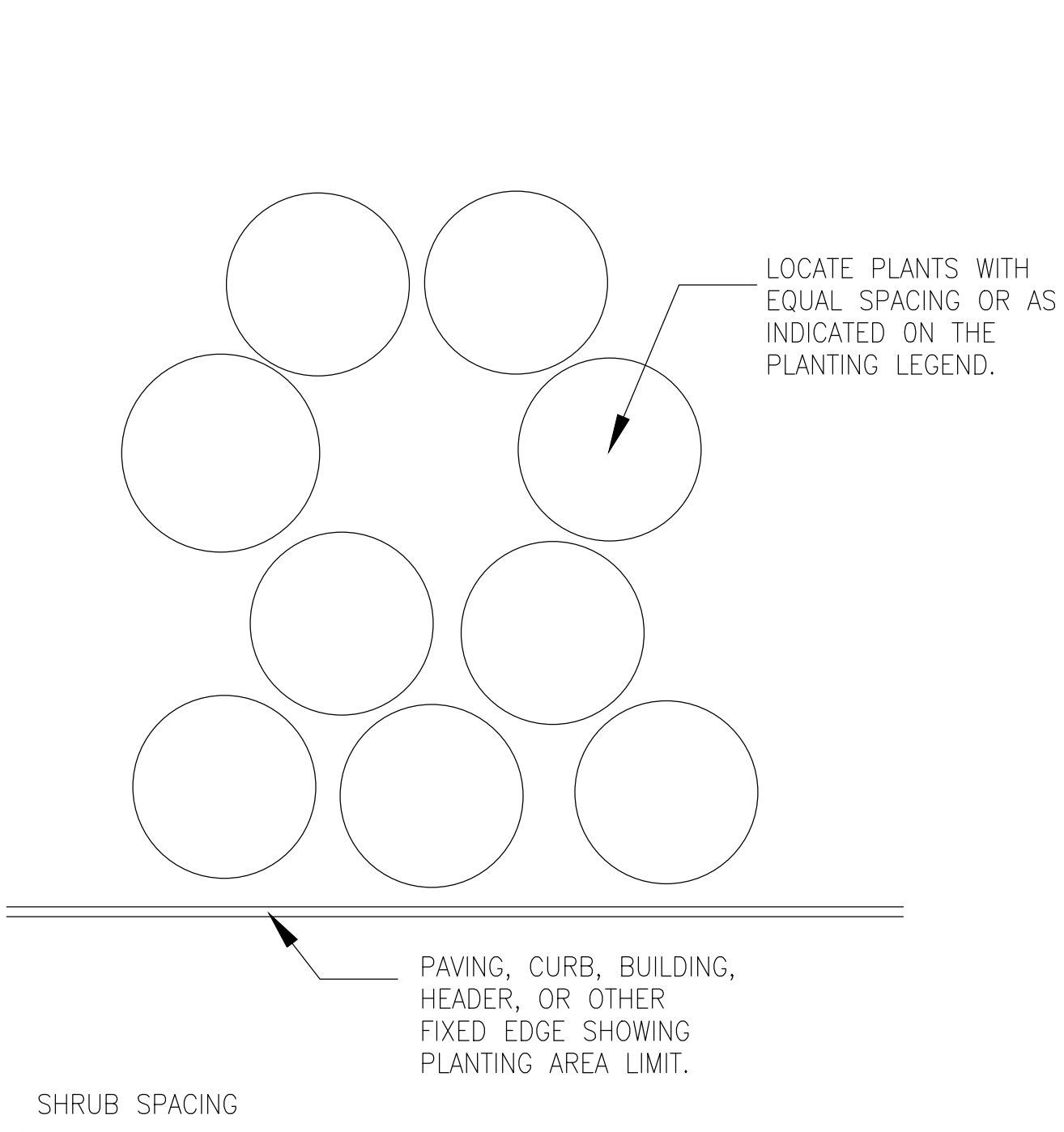
TORINO, 400 COLLINS AVENUE, MIAMI BEACH FL

LANDSCAPE DESIGNER:	LANDSCAPE ARCHITECT:
NATURALFICIAL, INC.	MARSH KRIPLEN
Andres Acrota 129 N.W. South River Dr. Space B Miami, FL 33128 p. 305.321.2341 www.naturalficial.com	129 N.W. South River Dr. Space B Miami, FL 33128 p. 305.322.2896 FL# 6667007

L-1.06

GENERAL PLANTING DETAILS
FINAL HPB SUBMITTAL
JULY 27, 2015

NTS



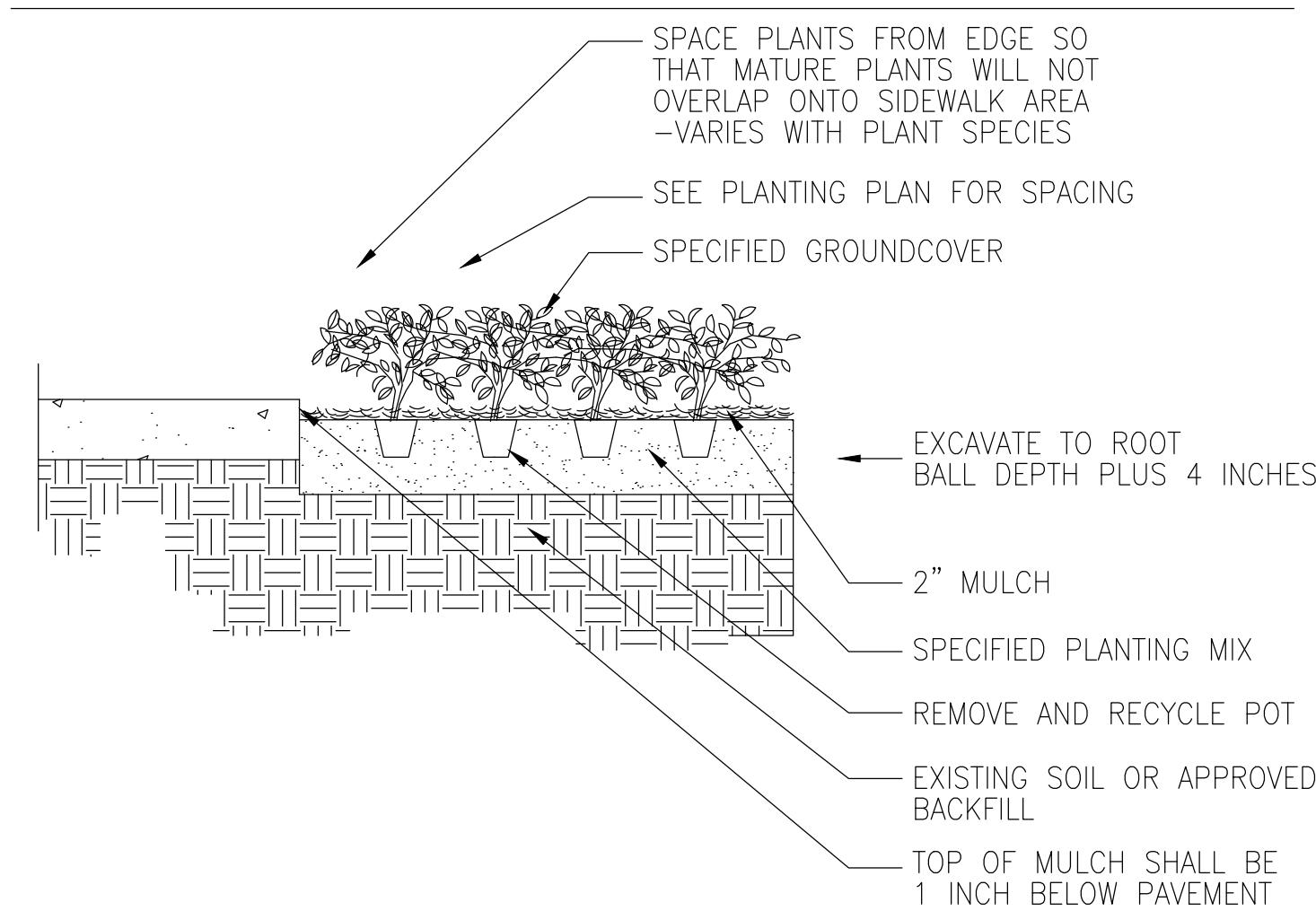
PLANT (TYP)

TRIANGULAR PLANT SPACING CHART FOR GROUNDCOVERS AND PERENNIALS

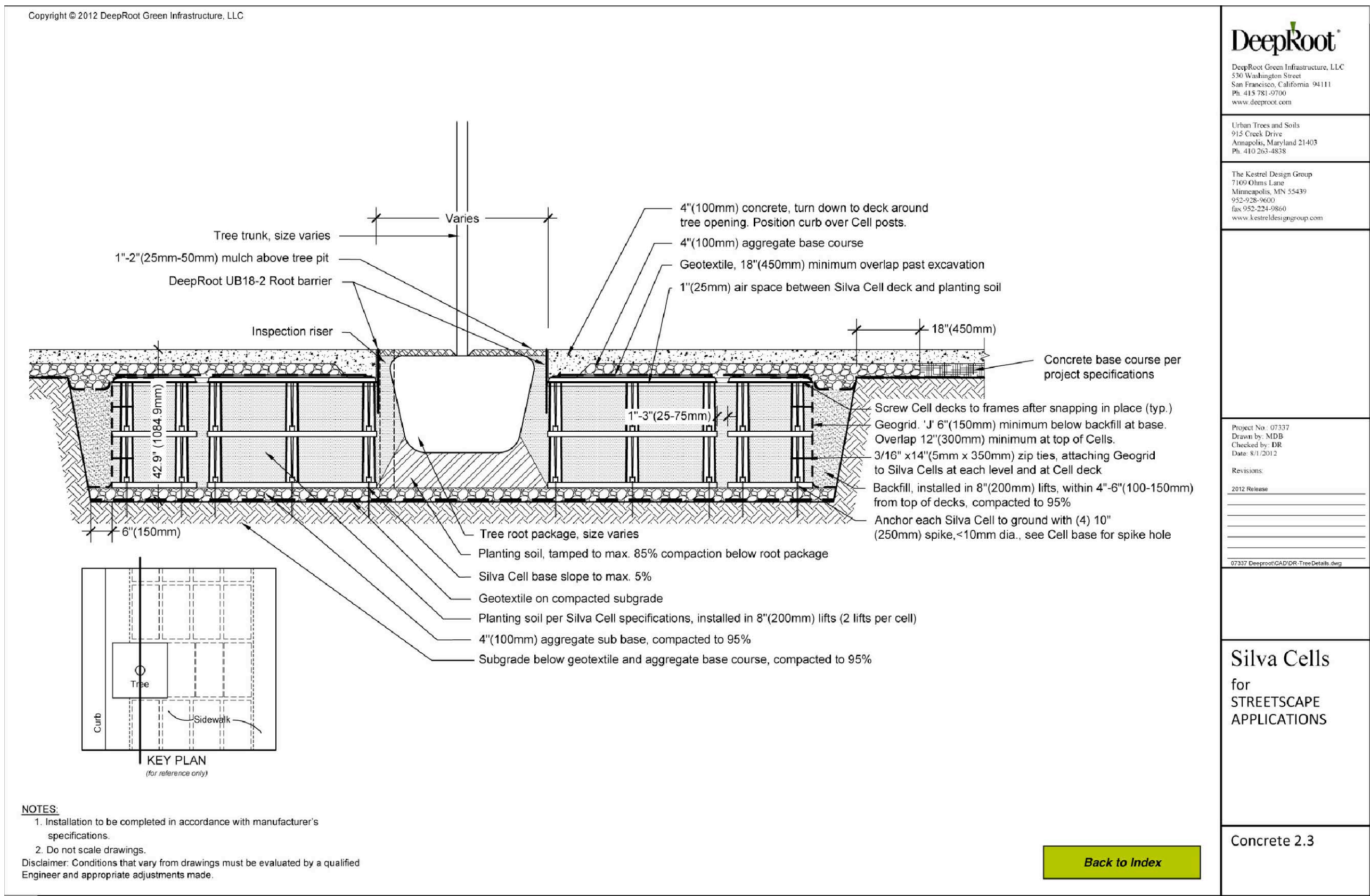
ROW		
"D"	"A"	
18" O.C.	15" O.C.	
24" O.C.	21" O.C.	
36" O.C.	31" O.C.	

GROUNDCOVER & PERENNIAL SPACING

PLANT SPACING DETAIL
SCALE: N.T.S.



GROUND COVER PLANTING DETAIL
SCALE: N.T.S.



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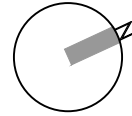
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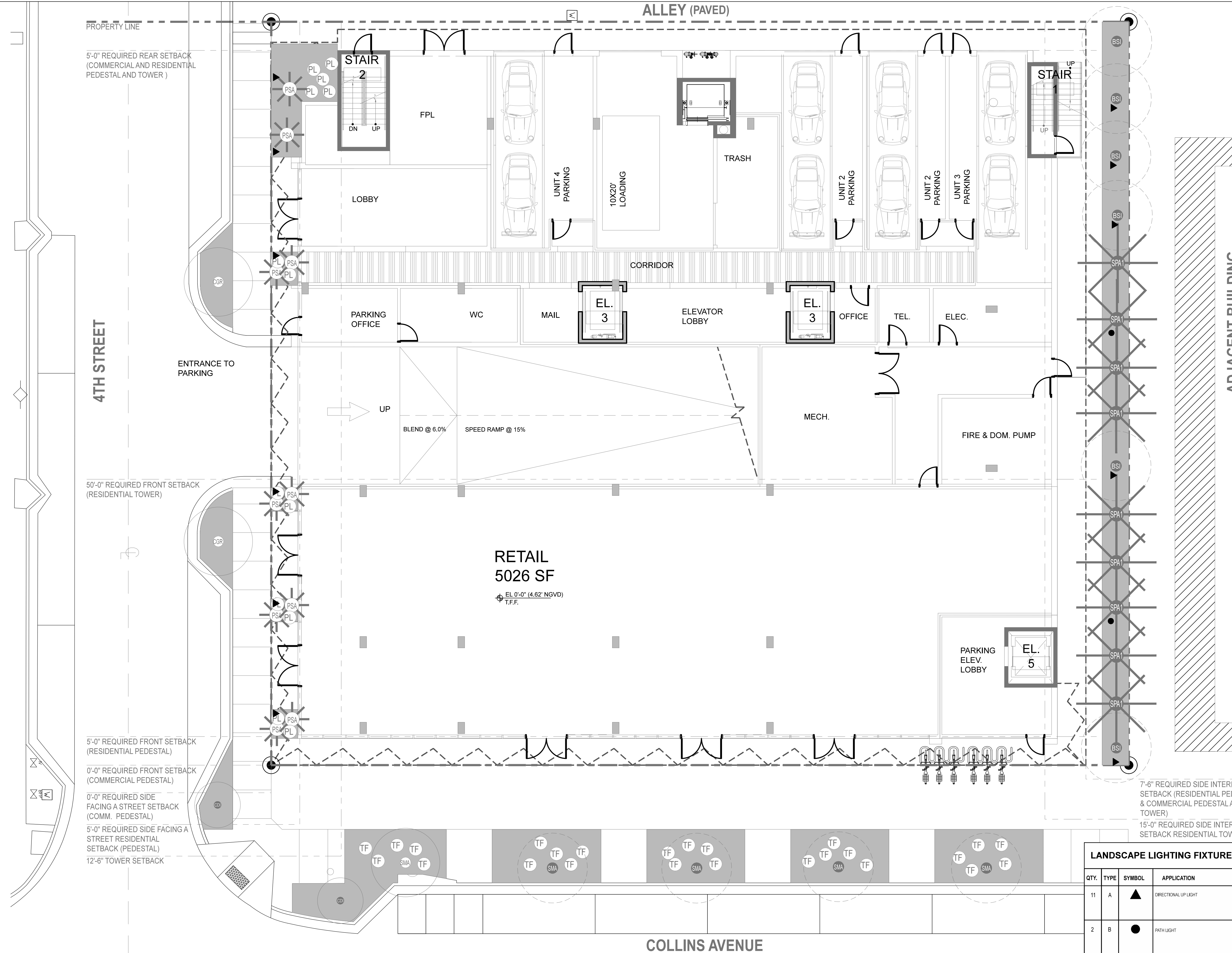
LANDSCAPE DESIGNER:	LANDSCAPE ARCHITECT:
NATURALFICIAL, INC.	MARSH KRIPLEN
Andres Arcila	
129 N.W. South River Dr.	129 N.W. South River Dr.
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Miami, FL 33128	Miami, FL 33128
p. 305.321.2341	p. 305.322.2866
www.naturalficial.com	FL# 6667007

L-1.07

GENERAL PLANTING DETAILS
FINAL HPB SUBMITTAL
JULY 27, 2015

NTS





- LIGHTING SPECIFICATION GENERAL NOTES
1. GENERAL REQUIREMENTS
 - A. Lighting fixtures and other lighting material shall be as indicated on drawings and as further specified. This equipment shall embody maximum efficiency obtainable and highest standards of workmanship and electrical and mechanical design. All material shall be subject to the approval of the Lighting Consultant and Landscape Designer. Fixture parts and components shall be made of materials appropriate to their use and function and as such shall be resistant to corrosion and thermal and mechanical stresses encountered in the normal application and functioning of the fixtures. The Electrical Contractor shall be responsible for installing fixtures with proper ventilation so as not to exceed the temperature rating of the lighting fixtures or lamps.
 - B. Locations of fixtures are shown diagrammatically. Exact location and spacing to be determined by the Landscape Designer and or Lighting Consultant on-site after the installation of the trees.
 - a. Notify the Lighting Consultant about field conditions at variance with plans and/or specifications before commencing installation.
 - b. Coordinate space conditions at variance with other trades before installation of fixtures.
 - C. Luminaires shall be delivered to the premises complete (except as noted or specified), including mounting devices and components necessary for the proper installation and operation of the equipment inclusive of lamps.
 - D. Blemished, damaged or unsatisfactory fixtures shall be replaced in a manner satisfactory to the Lighting Consultant and Landscape Designer without additional charge.
 - E. Electrical Contractor to install louvers, spread lenses and color filters as specified and provide labor to focus all adjustable fixtures. Additionally, Electrical Contractors shall provide 2 people for 4 non - consecutive days to adjust aiming, lamping and coloring of lighting fixtures, under the direction of the Lighting Consultant, Landscape Designer and/or Client. This may include relamping fixtures with different wattages or beam spreads as directed by Lighting Consultant or Landscape Designer. Electrical Contractor shall provide ladders and lifts as necessary. All of this work shall be performed at night or early morning as required by sunlight and site conditions.
 1. WARRANTY
 - A. All lighting fixtures shall be covered by a minimum two -year guarantee against defects in workmanship or material. If the fixtures are supplied by the installing contractor the guarantee shall include the labor to replace defective fixtures and in -warranty service program providing for payment of authorized labor charges incurred in replacement of inoperative, in-warranty ballasts.

LANDSCAPE LIGHTING FIXTURE SCHEDULE							
QTY.	TYPE	SYMBOL	APPLICATION	MANUFACTURER	MODEL NUMBER	DESCRIPTION	COMMENTS
11	A	▲	DIRECTIONAL UP LIGHT	AURORA LIGHTING	TELLURIDE LED: HSL16 HSL16-12M- 27-DI-40-G-S-BLP	Wattage 12 WATT Optic MEDIUM 25 LED INCANDESCENT 2700K Material COPPER Shave 60° ANGLED Mount Options G/S GROUND STAKE Finish BRONZE LIVING PATINA	U/L LISTED FOR WET LOCATION
2	B	●	PATH LIGHT	AURORA LIGHTING	LPL-EXT 18" 36" LED: LPL-EXT LPL-EXT- T-4-Z7-G/S-F-BLP	Top Options T-4 LED INCANDESCENT 2700K Mount Options G/S GROUND STAKE Lens FROSTED Finish 2 BRONZE LIVING PATINA	U/L LISTED FOR WET LOCATION

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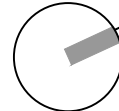
LANDSCAPE DESIGNER: ANDRES ACILLA
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LANDSCAPE ARCHITECT: MARSH KRIPLEN
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FL# 6667007

L-4.01

GROUND FLOOR LIGHTING PLAN
FINAL HPB SUBMITTAL
JULY 27, 2015

1/8" = 1'-0"



PROPERTY LINE

5'-0" REQUIRED REAR SETBACK
(COMMERCIAL AND RESIDENTIAL
PEDESTAL AND TOWER)

5'-0" REQUIRED FRONT SETBACK
(RESIDENTIAL TOWER)

5'-0" REQUIRED FRONT SETBACK
(RESIDENTIAL PEDESTAL)

0'-0" REQUIRED FRONT SETBACK
(COMMERCIAL PEDESTAL)

0'-0" REQUIRED SIDE
FACING A STREET SETBACK
(COMM. PEDESTAL)

5'-0" REQUIRED SIDE FACING A
STREET RESIDENTIAL
SETBACK (PEDESTAL)

12'-6" TOWER SETBACK

7'-6" REQUIRED SIDE INTERIOR
SETBACK (RESIDENTIAL PEDESTAL
& COMMERCIAL PEDESTAL AND
TOWER)

15'-0" REQUIRED SIDE INTERIOR
SETBACK RESIDENTIAL TOWER

LANDSCAPE LIGHTING FIXTURE SCHEDULE

QTY.	TYPE	SYMBOL	APPLICATION	MANUFACTURER	MODEL NUMBER	DESCRIPTION	COMMENTS
25	A	▲	DIRECTIONAL UP LIGHT	AURORA LIGHTING	TELLURIDE LED HSL16 HSL16-12M- 27-014-00-GS-BLP	Wattage 12 WATT Optics MEDIUM PS LED INCANDESCENT 2700K Materials COPPER Shade 80° ANGLED Mount Options G/S GROUND STAKE Finish BRONZE LIVING PATINA	U.L. LISTED FOR WET LOCATION
9	B	●	PATH LIGHT	AURORA LIGHTING	LPL-EXT 18"-38" LED LPL-EXT LPL-EXT- 18-27-GS-F-BLP	Top Options T-8 LED INCANDESCENT 2700K Mount Options G/S GROUND STAKE Lens FROSTED Finish 2 BRONZE LIVING PATINA	U.L. LISTED FOR WET LOCATION

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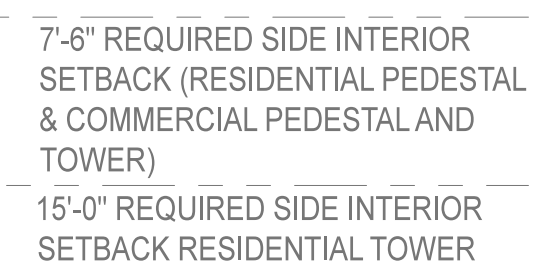
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6TH FLOOR LIGHTING PLAN
FINAL HPB SUBMITTAL
JULY 27, 2015

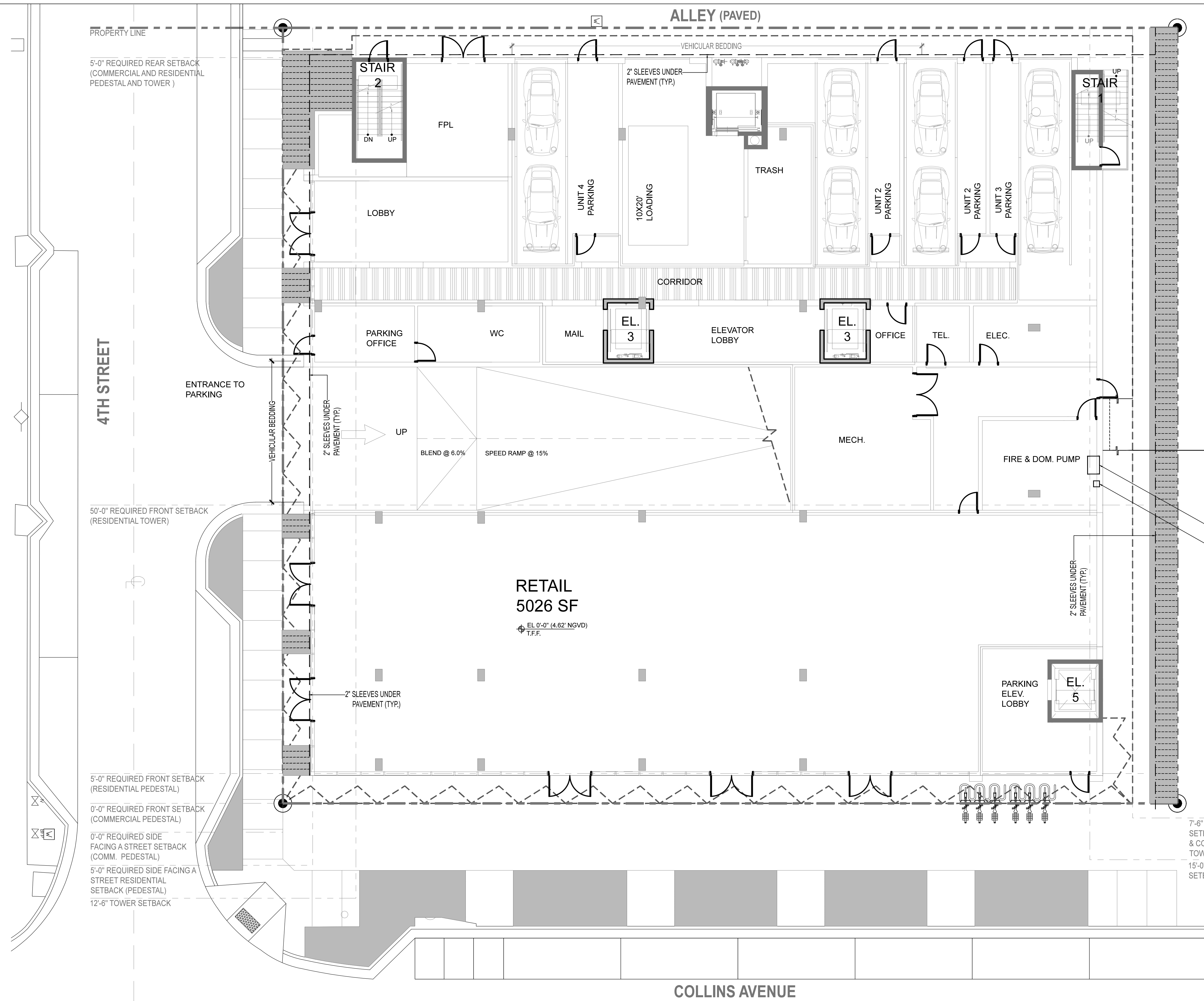
1/8" = 1'-0"

5'-0" REQUIRED REAR SETBACK
(COMMERCIAL AND RESIDENTIAL
PEDESTAL AND TOWER)

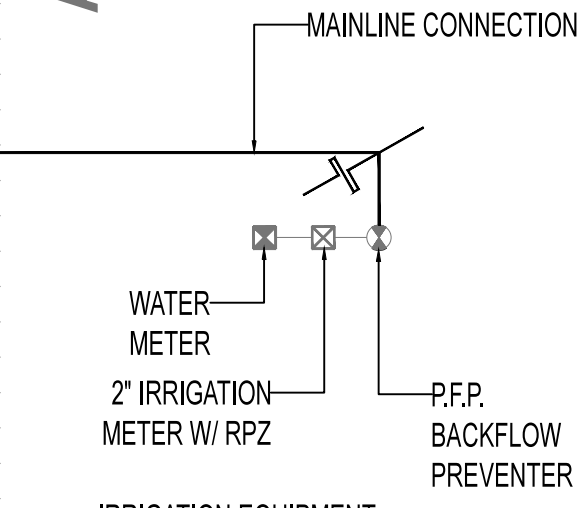
12'-6" TOWER SETBACK



A circle with a shaded sector. The central angle is labeled α .



ADJACENT BUILDING



- PROPOSED 2" B.F.P. VERTICAL ASSEMBLY FOR IRRIG. SERVICE.
- MEP TO PROVIDE BACKFLOW PROTECTED STUB OUT FORM THE BUILDING WATER SUPPLY.
- 1" CONDUIT / RISERS TO BE INSTALLED FROM GROUND TO SECOND, THIRD, & FORTH FLOOR LEVELS. RISERS TO BE INSTALLED WITHIN BUILDING ENVELOPE AND TO USE NON POTABLE WATER AS PER FBC PIB 608.8. WIRE RUNS TO BE WITHIN A 1"
- COORDINATE DIRECTLY WITH ELECTRICAL ENG. FOR LOCATIONS.
- WIRES TO BE RUN IN 1" CONDUIT TO RISER LOCATION WHEN NOT WITH MAINLINE AND SLEEVED UNDER THE HARDSCAPES. CONTRACTOR TO RUN THE WIRES PLUS ONE MORE SPARE TO EACH LEVEL.

7'-6" REQUIRED SIDE INTERIOR SETBACK (RESIDENTIAL PEDESTAL & COMMERCIAL PEDESTAL AND TOWER)
15'-0" REQUIRED SIDE INTERIOR SETBACK RESIDENTIAL TOWER

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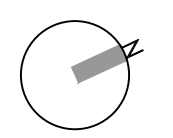
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GROUND IRRIGATION PLAN
FINAL HPB SUBMITTAL
JULY 27, 2015

1/8" = 1'-0"



PROPERTY LINE

5'-0" REQUIRED REAR SETBACK
(COMMERCIAL AND RESIDENTIAL
PEDESTAL AND TOWER)

50'-0" REQUIRED FRONT SETBACK
(RESIDENTIAL TOWER)

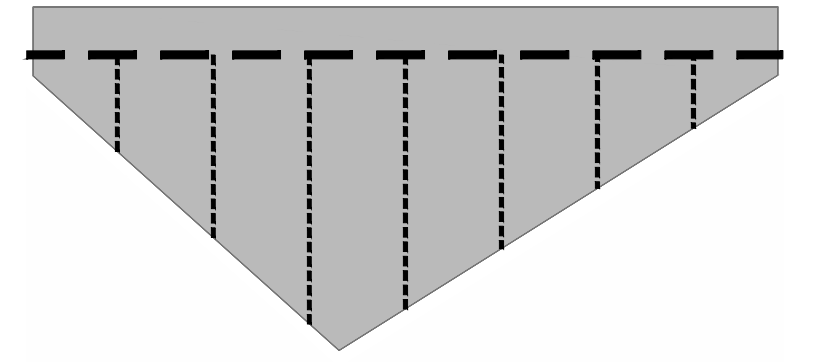
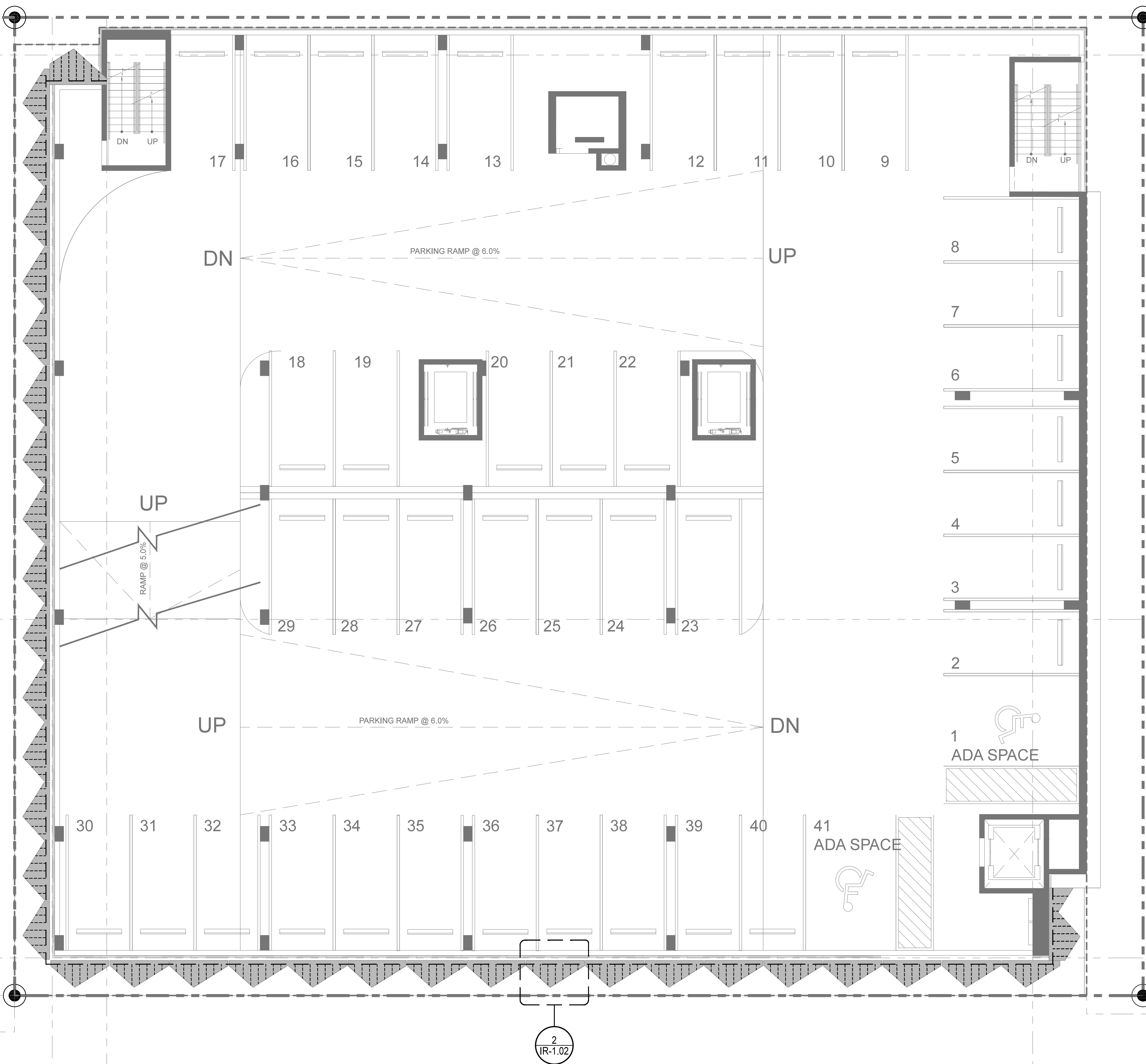
5'-0" REQUIRED FRONT SETBACK
(RESIDENTIAL PEDESTAL)

0'-0" REQUIRED FRONT SETBACK
(COMMERCIAL PEDESTAL)

0'-0" REQUIRED SIDE
FACING A STREET SETBACK
(COMM. PEDESTAL)

5'-0" REQUIRED SIDE FACING A
STREET RESIDENTIAL
SETBACK (PEDESTAL)

12'-6" TOWER SETBACK



2 TYPICAL PLANTER IRRIGATION ZOOM-IN
1/2" = 1'-0"

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TORINO, 400 COLLINS AVENUE, MIAMI BEACH FL

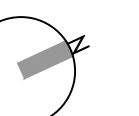
LANDSCAPE DESIGNER: **NATURALFICIAL, INC.**
Andres Arcila
129 N.W. South River Dr.
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Miami, FL 33128
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LANDSCAPE ARCHITECT: **MARSH KRIPLEN**
129 N.W. South River Dr.
Space B
Miami, FL 33128
p. 305.322.2866
FL# 6667007

IR-1.02

3RD FLOOR IRRIGATION PLAN
FINAL HPB SUBMITTAL
JULY 27, 2015

1/8" = 1'-0"



PROPERTY LINE

5'-0" REQUIRED REAR SETBACK
(COMMERCIAL AND RESIDENTIAL
PEDESTAL AND TOWER)

50'-0" REQUIRED FRONT SETBACK
(RESIDENTIAL TOWER)

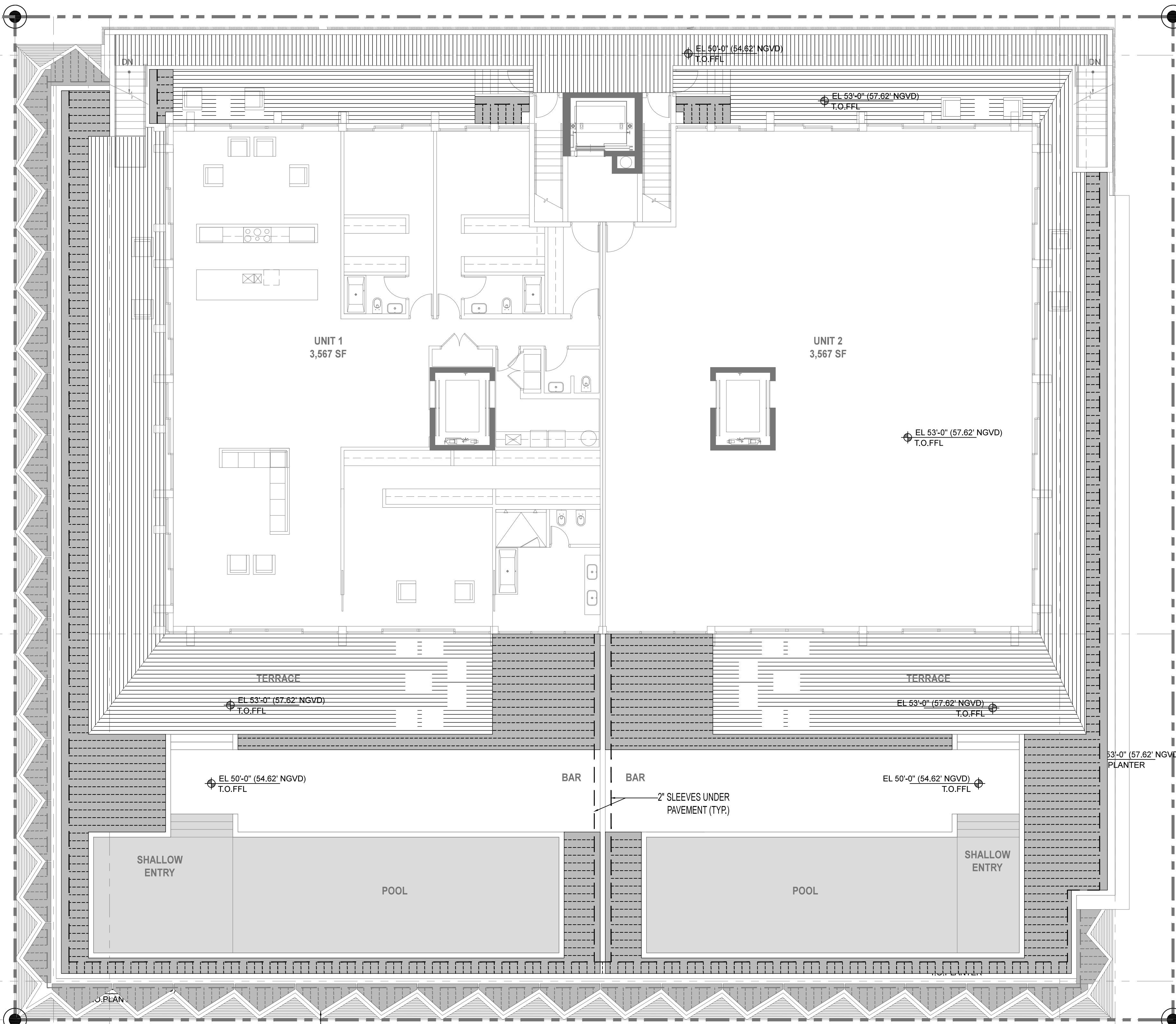
5'-0" REQUIRED FRONT SETBACK
(RESIDENTIAL PEDESTAL)

0'-0" REQUIRED FRONT SETBACK
(COMMERCIAL PEDESTAL)

0'-0" REQUIRED SIDE
FACING A STREET SETBACK
(COMM. PEDESTAL)

5'-0" REQUIRED SIDE FACING A
STREET RESIDENTIAL
SETBACK (PEDESTAL)

12'-6" TOWER SETBACK



3RD FLOOR IRRIGATION BEING
SHOWN FOR REFERENCE ONLY.

53'-0" (57.62' NGVD)
PLANTER

7'-6" REQUIRED SIDE INTERIOR
SETBACK (RESIDENTIAL PEDESTAL
& COMMERCIAL PEDESTAL AND
TOWER)

15'-0" REQUIRED SIDE INTERIOR
SETBACK RESIDENTIAL TOWER

S+A

Shulman + Associates Design & Architecture

100 NE 38 STREET | MIAMI, FL 33137
T 305 438 0609
www.shulman-design.com
AA 26001090

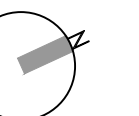
TORINO, 400 COLLINS AVENUE, MIAMI BEACH FL

LANDSCAPE DESIGNER:	LANDSCAPE ARCHITECT:
NATURALFICIAL, INC.	MARSH KRIPLEN
Andres Arcolla	129 N.W. South River Dr.
129 N.W. South River Dr.	Space B
Space B	Miami, FL 33128
Miami, FL 33128	p. 305.321.2341
p. 305.321.2341	www.naturalficial.com
www.naturalficial.com	FL# 6667007

IR-1.03

6TH FLOOR IRRIGATION PLAN
FINAL HPB SUBMITTAL
JULY 27, 2015

1/8" = 1'-0"



PROPERTY LINE

5'-0" REQUIRED REAR SETBACK
(COMMERCIAL AND RESIDENTIAL
PEDESTAL AND TOWER)

50'-0" REQUIRED FRONT SETBACK
(RESIDENTIAL TOWER)

5'-0" REQUIRED FRONT SETBACK
(RESIDENTIAL PEDESTAL)

0'-0" REQUIRED FRONT SETBACK
(COMMERCIAL PEDESTAL)

0'-0" REQUIRED SIDE
FACING A STREET SETBACK
(COMM. PEDESTAL)

5'-0" REQUIRED SIDE FACING A
STREET RESIDENTIAL
SETBACK (PEDESTAL)

12'-6" TOWER SETBACK

STAIR

1

TERRACE
BELOW

STAIR

1

POOL

2
ELEV

ROOF TOP
(SEE ARCH. DWGS.)

3
ELEV

POOL

ROOF
TERRACE

BAR

BAR

ROOF
TERRACE

TERRACE
BELOW

PLANTING
BELOW

PLANTING
BELOW

TERRACE
BELOW

PLANTING
BELOW

TERRACE
BELOW

TERRACE
BELOW

PLANTING
BELOW

POOL
BELOW

POOL
BELOW

7'-6" REQUIRED SIDE INTERIOR
SETBACK (RESIDENTIAL PEDESTAL
& COMMERCIAL PEDESTAL AND
TOWER)

15'-0" REQUIRED SIDE INTERIOR
SETBACK RESIDENTIAL TOWER

S+A

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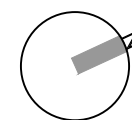
TORINO, 400 COLLINS AVENUE, MIAMI BEACH FL

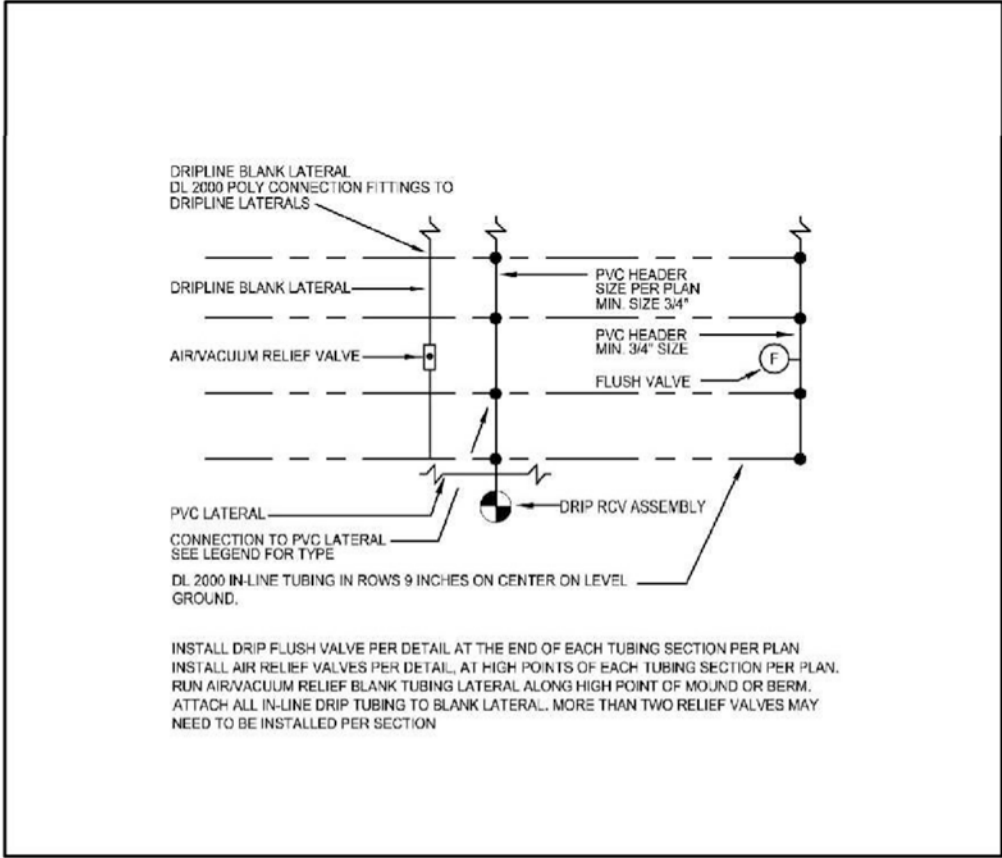
LANDSCAPE DESIGNER:	LANDSCAPE ARCHITECT:
NATURALFICIAL, INC.	MARSH KRIPLEN
Andres Arcila	129 N.W. South River Dr.
129 N.W. South River Dr.	Space B
Space B	Miami, FL 33128
Miami, FL 33128	p. 305.321.2341
p. 305.321.2341	FL# 6667007
www.naturalofficial.com	

IR-1.04

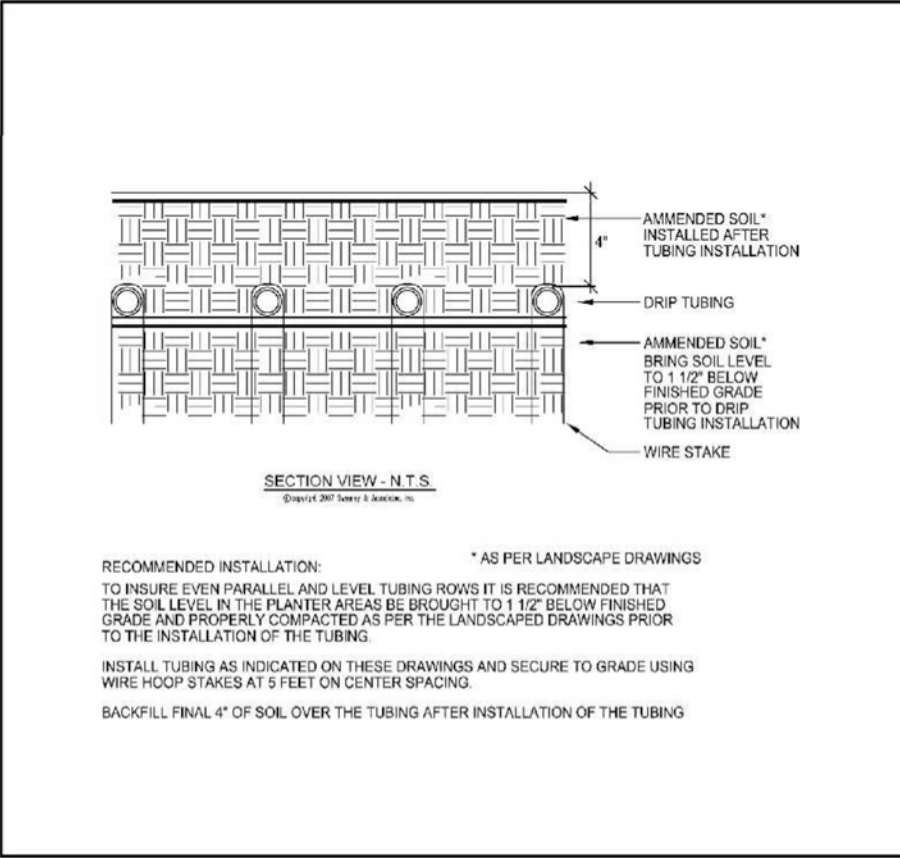
7TH FLOOR IRRIGATION PLAN
FINAL HPB SUBMITTAL
JULY 27, 2015

1/8" = 1'-0"

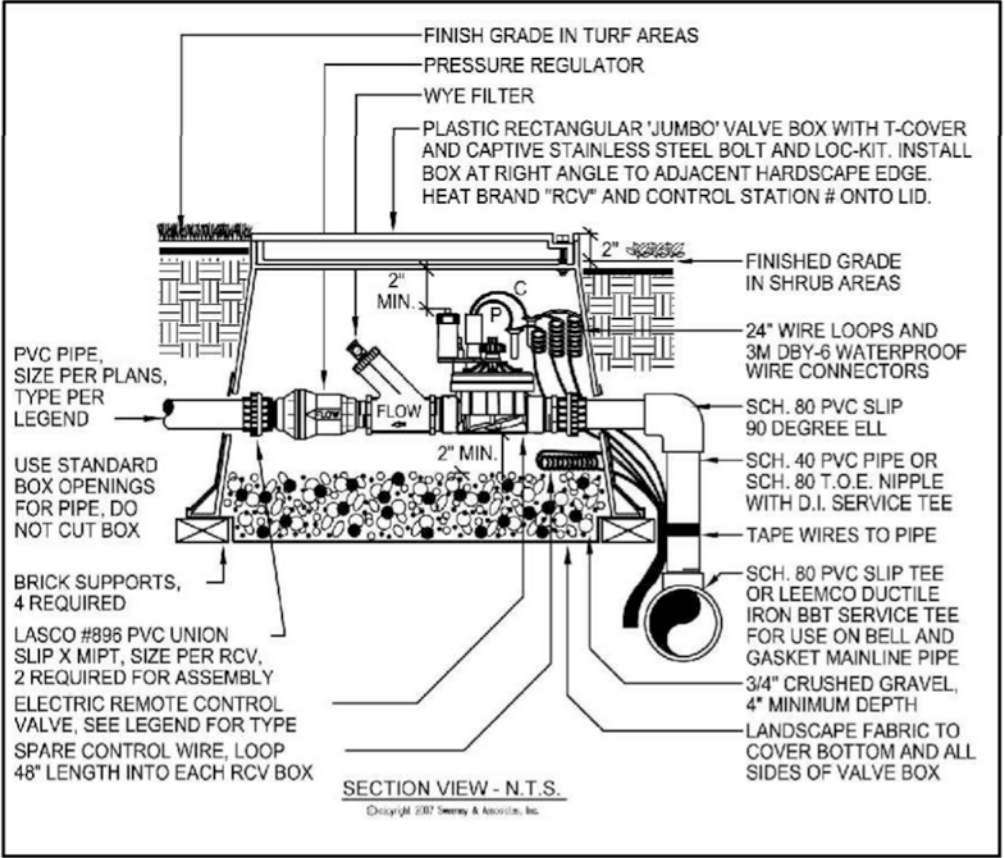




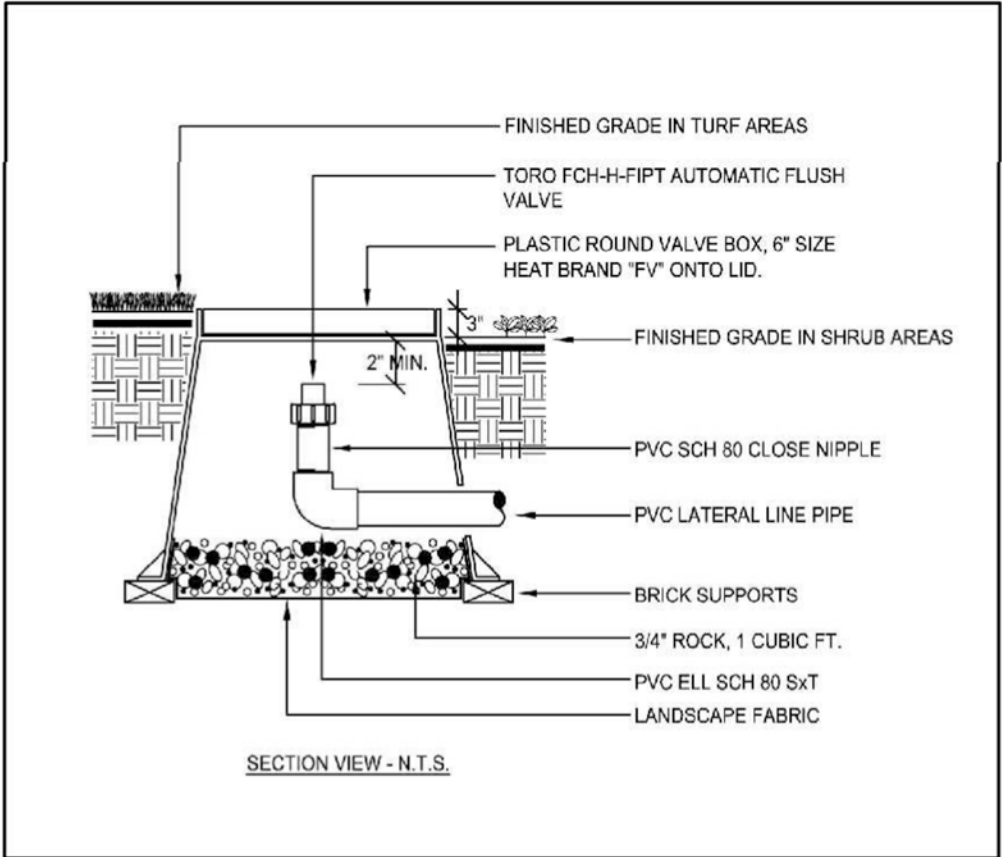
DRIPLINE CONNECTION (PLAN)



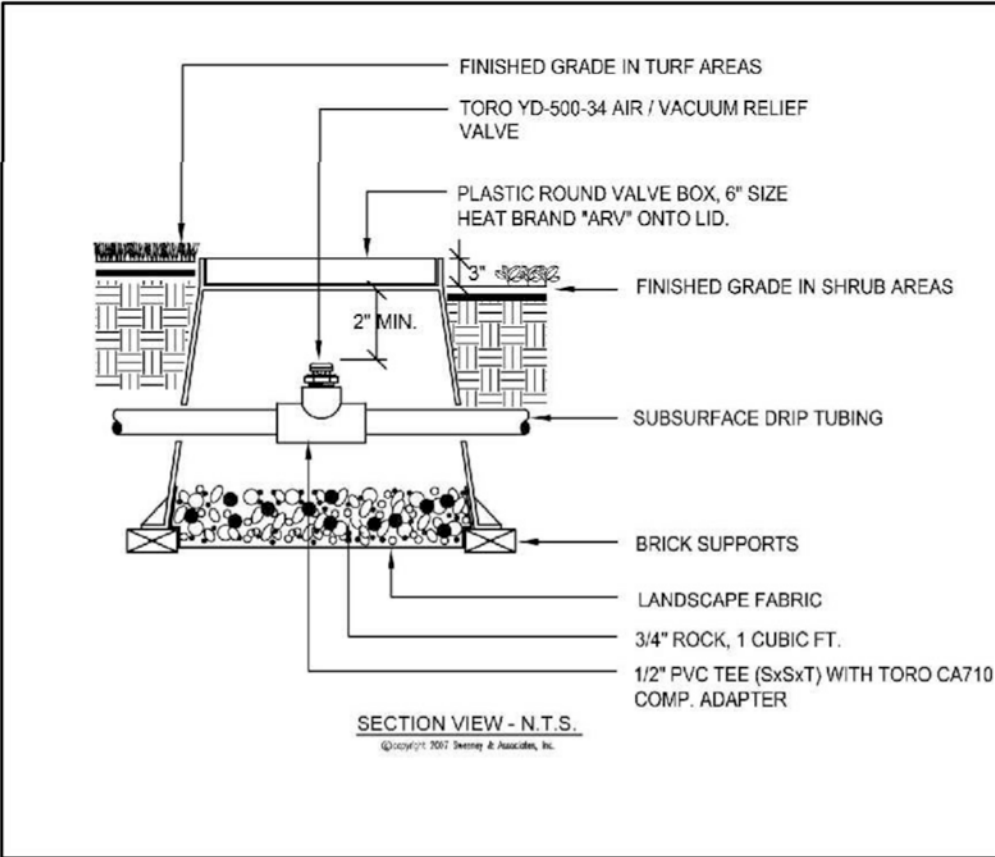
DRIPLINE CONNECTION (SECTION)



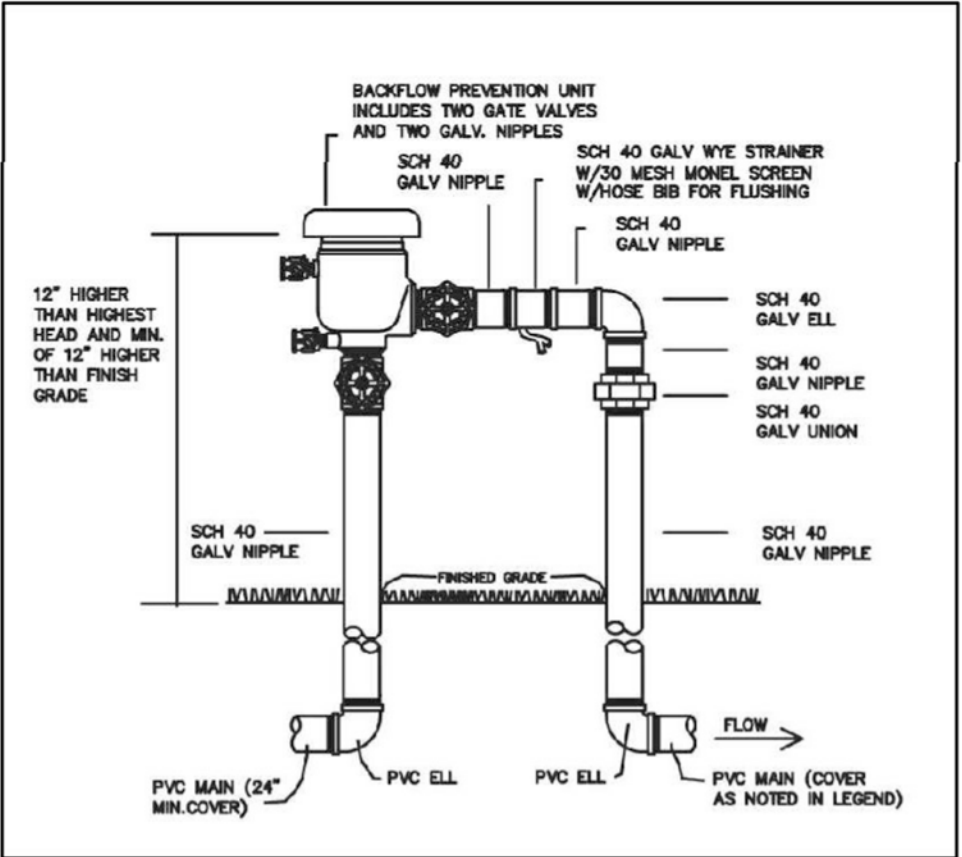
DRIPLINE CONNECTION (SECTION)




DRIPLINE CONNECTION (SECTION)



DRIPLINE CONNECTION (SECTION)



DRIPLINE CONNECTION (SECTION)



RAIN BIRD
ESP-SMTe Smart Modular Controller
Contractor's Manual

Check Box Contents

It is recommended that you familiarize yourself with the various items below prior to beginning the installation process.

- ESP-SMTe Modular Controller (Outdoor model shown)
- Door Keys (Outdoor model only)
- Controller Mounting Hardware (Four #8 screws and wire nuts)
- Grounded Power Supply (Indoor model only)
- Mounting Template
- ESP-SMTe Homeowner's Guide
- Site Profile Chart
- Installation & Quick Setup Poster
- SMTe Weather Sensor
- Weather Sensor Debris Screen
- Weather Sensor Mounting Bracket
- Mounting Bracket Hardware (Four Phillips head screws + finger screw for mounting sensor to bracket)
- Sensor Wire - 25 feet of 20-2 UV rated wire (not rated for direct burial)

ESP-SMTe SMART MODULAR CONTROLLER

IRRIGATION GENERAL NOTES

- ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
- THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS.
- THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
- INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.
- ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE FROM CONTROLLER ALONG ENTIRETY OF MAIN LINE TO THE LAST RCV ON EACH AND EVERY LEG OF MAIN LINE. LABEL SPARE WIRES AT BOTH ENDS.
- ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SLEEVING TWICE THE DIAMETER OF THE PIPE CARRIED. SEE LEGEND FOR TYPE. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH OF 18". SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.
- ALL REMOTE CONTROL VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL REMOTE CONTROL VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL REMOTE CONTROL VALVES WITHIN 18" OF HARDSCAPE.
- THE CONTRACTOR SHALL USE PROPER GROUNDING TECHNIQUES FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT PER MANUFACTURERS SPECIFICATIONS.
- POINT OF CONNECTION SHALL BE BY METER AS SHOWN. VERIFY THE ACTUAL LOCATION, SIZE AND WATER PRESSURE IN THE FIELD PRIOR TO STARTING WORK. IF ANY OF THE POC INFORMATION SHOWN ON THESE DRAWING IS FOUND TO BE DIFFERENT THAN THE ACTUAL POC INFORMATION GATHERED IN THE FIELD, IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT. SHOULD THE CONTRACTOR FAIL TO VERIFY THE POC INFORMATION ANY CHANGES REQUIRED BY LOW PRESSURE OR VOLUME SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- CONTROLLER SHALL BE AS SPECIFIED FINAL LOCATION OF CONTROLLER AND ELECTRICAL POC SHALL BE CONFIRMED WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.
- MAINLINE AND RELATED EQUIPMENT SHOWN WITHIN PAVING FOR CLARITY ONLY, ACTUAL MAINLINE AND RELATED EQUIPMENT LOCATION TO BE WITHIN PLANTERS AND A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES TYP.

MINIMUM PRESSURE REQUIRED	50 PSI
DESIGN WATER PRESSURE	39 PSI
MAXIMUM SYSTEM DEMAND	30 PSI

IRRIGATION LEGEND			
QTY	SYM	SPECIFICATION	DET
1	Gate Valve Symbol	1" Gate Valve	
1	Rain Bird 1" PGA Valve Symbol	Rain Bird 1" PGA Valve	C
1	1" P.U.B. Back-flow Preventer Symbol	1" P.U.B. Back-flow Preventer	D
1	Rain Sensor Miniclick or Equal Symbol	Rain Sensor Miniclick or Equal	E
	New 2" Potable Water Line Symbol	New 2" Potable Water Line	
1	Rain Bird ESP-MC Controller To BE Located On Site Symbol	Rain Bird ESP-MC Controller To BE Located On Site	F

