

CITY OF MIAMI BEACH TREE DISPOSITION-LANDSCAPE NOTES

SHALL TAKE PRECEDENCE OVER ANY OTHER LANDSCAPE NOTES OR DISCREPANCIES

"Tree protection fences shall be constructed prior to any construction activity including grubbing for all trees/palms to remain or be relocated. Fences should be of sturdy construction, preferably 4x4 posts with wire mesh. Orange plastic mesh fences are ineffective because

they are easily removed, dropped, knocked down, ignored, etc. Fences must be maintained intact until the project is completed.

They should not be removed or dropped for any reason without authorization from the city's urban forester. No activity or disturbance should occur within the fenced areas, including vehicle use, storage of materials, dumping of liquids or materials, grade changes, grubbing, and mechanical trenching for irrigation, electrical lighting, etc."

- 2 All proposed irrigation in City property shall follow CMB irrigation specifications.
- 3 "Do not place fill, rocks, grading sand nor any other construction material over the roots or in the root zone.
- 4 "Any proposed tree root or structural pruning shall be performed by an ISA Certified Arborist in accordance with ANSI A-300 (part 1) pruning standards. Tree pruning should be limited to the bare minimum required to achieve clearance for construction activities and the City Urban Forester shall be consulted prior to the start of any tree or root pruning onsite."
- " Mulch shall be kept a minimum of 6" away from all trunks of trees and palms. Fill/topsoil shall not be placed on top of the root ball.
- 6 "The City Urban Forester and or Greenspace Management Staff shall be notified prior to installation of trees or palms in the ROW to inspect the planting holes and conduct a grades and standards inspection."
- 7 "Contractor is responsible for the maintenance and/or repair of all staking and guying of trees and palms during warranty period and removal & disposal of staking within 1-year of installation. Exceptions to this require the written approval of the City Urban Forester."
- The Landscape Contractor shall guarantee all new and or relocated trees and palms for a period of 1-year from the date of initial acceptance and approval.
- 9 All guying and staking shall be removed from all trees and palms within twelve months after planting. Exceptions require written authorization form the City Urban Forester.
- Tree protection barriers may not be taken down, modified and or removed without written authorizaton from the City Urban Forester.
- Mulch shall not be applied within 6" of any tree or palm trunks that are installed or incorporated
- A final on-site inspection shall be required by the Urban Forestry Division staff prior to any official acceptance of ROW plant material, in order to verify proper planting depth, spacing and quality of the material. Failure to conduct the inspection could result in rejection of the plant material.

TREE MITIGATION-REPLACEMENT PLANTLIST

SYMMATIVE * NAME BOTANICAL NAME SEE TREE DISPOSITION PLAN FOR EXISTING TREE INVENTORY AND STATUS

REMOVAL OF 103" D.B.H. OF EXISTING TREES MITIGATION REQUIREMENT: 36 TREES @ 12' HT., 2" DBH OR 18 TREES @ 16' HT., 4" DBH

PROVIDED MITIGATION:

	, , , , , , , , , , , , , , , , , , ,	. • , ,	110111		
* BS	YES	1	GUMBO LIMBO	Bursera simaruba	16' x 7' spr., 4" cal., 6' c.t.
CG12	YES	3	SMALL LEAF CLUSIA	Clusia guttifera	12' O.A., × 6'-8', full
CD	YES	3	PIGEON PLUM	Coccoloba diversifolia	12' x 6'spr., 2 1/2" cal.
* ED		4	JAPANESE BLUEBERRY	Elaeocarpus decipiens	STD., 12' HT., × 6', 2" CAL.
+ O\/C	YES	2	LIVE OAK "Cathedral"	Quercus virginiana "Cathedral"	16' v 7' epr 4' cal 6' ct

PROVIDED MITIGATION: 10 TREES @ 12' HT., 2" DBH AND 3 TREES @ 16' HT., 4" DBH MITIGATION DEFICIT: \$20,000 (20 TREES @ \$1,000 PER TREE)

REMOVAL OF 1 EXISTING REGULATED PALMS:

MITIGATION DEFICIT: \$1,000 (1 TREE @ \$1,000 PER TREE)

MITIGATION DEFICIT TO BE A PAYMENT TO THE CITY OF MIAMI BEACH TREE TRUST FUND.

ADDR	ESS OWNER NAME SU	BDIVISION NAME FOLIO			
SEARCH: 1728 Le	enox	X Suite	Q		
PROPERTY INFORMATION	(i)		☑ 200M		Map View ▼ Layers ▼
olio: 02-3234-004-0190		1000			
ub-Division:		O LIBERTY OF	The same of the sa		
PALM VIEW SUB		3 3 3 3 3	All the second s	4880	THE CO. LANS.
roperty Address 1728 LENOX AVE					
owner		1 1 2 2 1		L TO SERVICE	The said
1728 LENOX AVENUE LLC		The state of the s			
Mailing Address					
1211 EUCLID AVE APT 2 MIAMI BEACH, FL 33139				The second second	
		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	可模型流		
A Primary Zone 0100 SINGLE FAMILY - GENERAL				No. of the last	
rimary Land Use					
0066 VACANT RESIDENTIAL : EXTR	A FEA OTHER THAN PARKING		The state of the s		E MARIE MARIE
leds / Baths /Half	0/0/0				
loors	0	0000	A ST.		
iving Units	0	X V			in management in
ctual Area	0 Sq.Ft			人类	
iving Area	0 Sq.Ft	TITO STATE OF THE PARTY OF THE			
djusted Area	0 Sq.Ft		- TO TO	2.07	2023 Aerial Photography
ot Size	7,500 Sq.Ft				60 ft
ear Built	0				

TREE / PALM PROTECTION FENCES SHALL BE CONSTRUCTED PRIOR TO ANY CONSTRUCTION ACTIVITY INCLUDING GRUBBING FOR ALL TREES / PALMS THAT ARE 'TO REMAIN, BE PROTECTED, or BE RELOCATED' NO ACTIVITY OR DISTURBANCE SHOULD OCCUR WITHIN THE FENCED AREAS, INCLUDING VEHICLE USE, STORAGE OF MATERIALS, DUMPING OF LIQUIDS OR MATERIALS, GRADE CHANGES, GRUBBING, AND MECHANICAL TRENCHING FOR IRRIGATION, ELECTRICAL, LIGHTING, ETC. In no case shall the fence be installed less than ten feet from the trunk Tree + Palm protection barriers to extend beyond the 'dripline' or to the 'critical root zone area' of all trees/palms to be protected. Extend where necessary to protect tree canopy roots Barriers shall be a minimum of four feet high, and shall be constructed of continuous chain link fence with metal posts at eight-foot spacing, or of two-by-four-inch posts with three equally spaced two-by-four-inch rails. Posts may be shifted to CONTRACTOR TO INSTALL 'TREE / PALM PROTECTION FENCE BARRIERS' AROUND ALL EXISTING TREES OR PALMS AT THE START OF THE PROJECT. BARRIERS TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT AND SHOULD NOT BE REMOVED OR DROPPED FOR ANY REASON WITHOUT AUTHORIZATION FROM THE CITY OF MIAMI BEACH URBAN FORESTER + PLANNING + ZONING DEPARTMENT C.M.B. TREE / PALM PROTEC. DETAIL

Appendix B: Tree Protection Detail

TREE DISPOSITION SUMMARY TOTAL 1728 LENOX AVE, MIAMI BEACH, FL. 33139									
	1/28 LENOX A	VE, MIAMI BE	ACH, FL. 33139						
	REMAIN	REMOVE	RELOCATE	TOTAL					
TREES	2	2	0	4					
	* includ	* includes prohibited species							
PALMS	0	1	0	1					

TREE		COMMON NAME	BOTANICAL NAME	HEIGHT	SPREAD	CLEAR	DBH	CONDITION	CONDITION	STATUS	DBH	PALM	REMARKS
NUM	SYM					TRUNK (ft)	inches		%		LOSS	LOSS	
1	FIC	BANYAN FIG	Ficus benghalensis	41	58		45	FAIR	54%	REMOVE	45		PROHIBITED SPECIES
2	PIT	MANILA TAMARIND	Pithecellobium dulce	43	34		32	FAIR	46%	REMOVE	32		
3	FB	BENJAMIN FIG	Ficus benjamina	32	20		26	POOR	40%	REMOVE	26		
4	LL	WILD TAMARIND	Lysiloma latisiliquum	29	26		14	GOOD	62%	REMAIN			EXISTING STREET TREE
5	VM	MONTGOMERY PALM	Veitchia arecina	20	7	16	5	FAIR	52%	REMOVE		1	
											400		
		TOTALS									103	1	
				+									



JFS Design Inc. LANDSCAPE ARCHITECTURE

1833 N.W. 140th TERRACE PEMBROKE PINES, FL. 33028

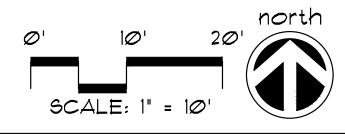
jimmy@jfsdesignfl.com

REPORT.

FROM THE CITY OF MIAMI BEACH PRIOR TO REMOVAL OF ANY REGULATED TREES OR PALMS FROM THE SITE.

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED SEE LANDSCAPE PLANS FOR LANDSCAPE DESIGN, LANDSCAPE LEGEND, DETAILS, NOTES, SPECIFICATIONS, ETC.

SEE IRRIGATION PLANS FOR IRRIGATION SEE SHEET TD-2 FOR ISA CERTIFIED ARBORIST | DESIGN, LAYOUT, DETAILS, NOTES, ETC.



TREE DISPOSITION PLAN



Drawing:

drawn:

scale:

approved:

SIDENC

No.: Date

1728 LENOX AVE. MIAMI BEACH, FL. 333

Revision

Site Plan modification

05/06/24 per Project Architect

JIMMYTICO

WENDY M.

T.Y. MORAN

J. F. SOCASH

AS SHOWN

Nov. 7, 2023

02-3234-004-0190

23-33

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

To Whomever This May Concern,

I visited the above-mentioned property on Tuesday, November 7, 2023, to evaluate +/- 5 trees, take photographs, perform relocation evaluations, and note any defects.

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

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

A total of 4 trees and 1 palm were evaluated. Please find additional details, and photographs below.

Treemendous Consulting Group, LLC

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



Banyan (*Ficus benghalensis*) Tree # One, and Manila Tamarind (*Pithecellobium dulce*) Tree # Two, facing north. Note poor structure, canopy dieback, visual evidence of decay, deadwood for Tree # One, and Poor structure, trunk lean, heading cuts, deadwood for Tree # Two.

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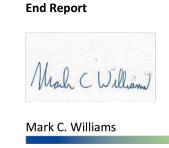
Page 2 of 4



Weeping Fig (*Ficus benjamina*) Tree # Three, Wild Tamarind (*Lysiloma latisiliquum*) Tree # Four, and Montgomery Palm (*Veitchia arecina*) Tree # Five, facing south, west, and north. Note poor structure, visual evidence of decay, vines, trunk lean for Tree # Three, poor structure, confined root space, heading cuts, insufficient root ball for relocation for Tree # Four, and nutrient deficiency for Tree # Five.

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

Page **3** of **4**



asca RCA #580

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

Treemendous Consulting Group, LLC "Every Tree is Unique"

18459 Pines Blvd. Suite #503 Pembroke Pines, FL 33029 C. 954-354-3210 isatreeman@gmail.com

	11/7/2023	1728 Lenox Ave. Miami Beach, F	÷L								
TREE #	COMMON NAME	BOTANICAL NAME	HEIGHT (ft)	MDTH (ft)	CLEAR TRUNK (ft)	DBH (in)	CONDITION	CONDITION %	TREE DISPOSITION	RELOCATION CANDIDATE (Y/N)	OBSERVATIONS
1	Banyan	Ficus benghalensis	40.7	58		45	Fair	54%		N	Poor structure, canopy dieback, visual evidence of decay, deadwood
2	Manila Tamarind	Pithecellobium dulce	42.6	34		32	Fair	46%		N	Poor structure, trunk lean, heading cuts, deadwood
3	Weeping Fig	Ficus benjamina	31.9	20		26	Poor	40%		N	Poor structure, visual evidence of decay, vines, trunk lean
4	Wild Tamarind	Lysiloma latisiliquum	28.6	26		14	Good	62%		N	Poor structure, confined root space, heading cuts, insufficient root ball for relocation
5	Montgomery Palm	Veitchia arecina	20.3	7	16.3	5	Fair	52%		N	Nutrient deficiency
	*I certify that all statemen and that they are made in	nts are true, complete and corre n good faith.	ct to the b	est of my	knowle dg	je and belief					





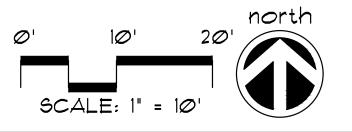
JFS Design Inc. LANDSCAPE ARCHITECTURE LC 000393

FROM THE CITY OF MIAMI BEACH PRIOR TO REMOVAL OF ANY REGULATED TREES OR PALMS FROM THE SITE.

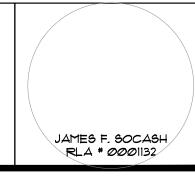
REPORT.

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED SEE LANDSCAPE PLANS FOR LANDSCAPE DESIGN, LANDSCAPE LEGEND, DETAILS, NOTES, SPECIFICATIONS, ETC.

SEE IRRIGATION PLANS FOR IRRIGATION SEE SHEET TO-2 FOR ISA CERTIFIED ARBORIST | DESIGN, LAYOUT, DETAILS, NOTES, ETC.



ISA CERTIFIED **ARBORIST REPORT**



Page 4 of 4

Drawing:

drawn:

scale:

approved:

Revision

Site Plan modification

05/06/24 per Project Architect

JIMMYTICO WENDY M.

T.Y. MORAN J. F. SOCASH

AS SHOWN

Nov. 7, 2023

02-3234-004-0190

23-33

No.: Date

1833 N.W. 140th TERRACE PEMBROKE PINES, FL. 33028 jimmy@jfsdesignfl.com

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



CD - PIGEON PLUM



VM - MONTGOMERY PALM



CI7 - COCOPLUM



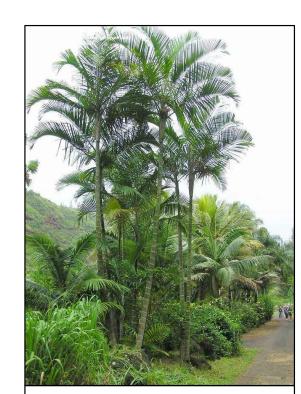
IXM - IXORA MAUI



CG12 - SMALL LEAF CLUSIA

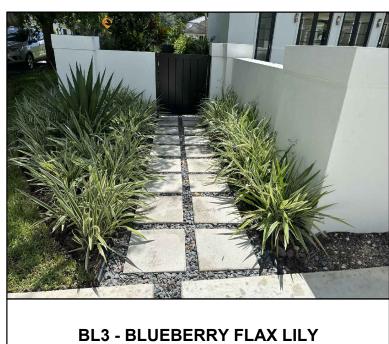


STR - BIRD OF PARADISE



CAB - CABADA PALM

LENOX





CAT - CAT PALM







BS - GUMBO LIMBO



ANE

LENOX

ED - JAPANESE BLUEBERRY



CR - CLUSIA TREE

REPORT.



IMP - IMPERIALIS "MALBEC"



PEG - GREEN FOUNTAIN GRASS



PEN - PENTAS



PEN - EGYPTIAN STAR CLUSTER



QV - LIVE OAK



RHA - LADY PALM



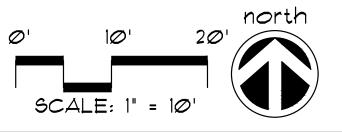
PHI - PHILODENDRON



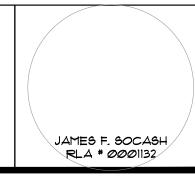
JFS Design Inc. LANDSCAPE ARCHITECTURE LC 000393

1833 N.W. 140th TERRACE PEMBROKE PINES, FL. 33028 jimmy@jfsdesignfl.com A WRITTEN TREE REMOVAL PERMIT IS REQUIRED SEE LANDSCAPE PLANS FOR LANDSCAPE FROM THE CITY OF MIAMI BEACH PRIOR TO DESIGN, LANDSCAPE LEGEND, DETAILS, NOTES, SPECIFICATIONS, ETC. PALMS FROM THE SITE.

SEE SHEET TD-2 FOR ISA CERTIFIED ARBORIST DESIGN, LAYOUT, DETAILS, NOTES, ETC.



ILLUSTRATIVE LANDSCAPE PLAN



Drawing:

scale:

ILL-1

1728 LENOX AVE. MIAMI BEACH, FL. 33319

Revision

Site Plan modification

05/06/24 per Project Architect

JIMMYTICO WENDY M.

T.Y. MORAN J. F. SOCASH

23-33

AS SHOWN

Nov. 7, 2023

02-3234-004-0190

No.: Date







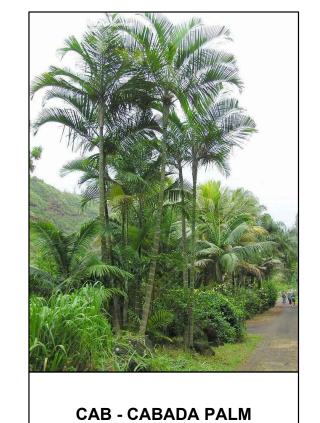
CH A- EUROPEAN FAN PALM



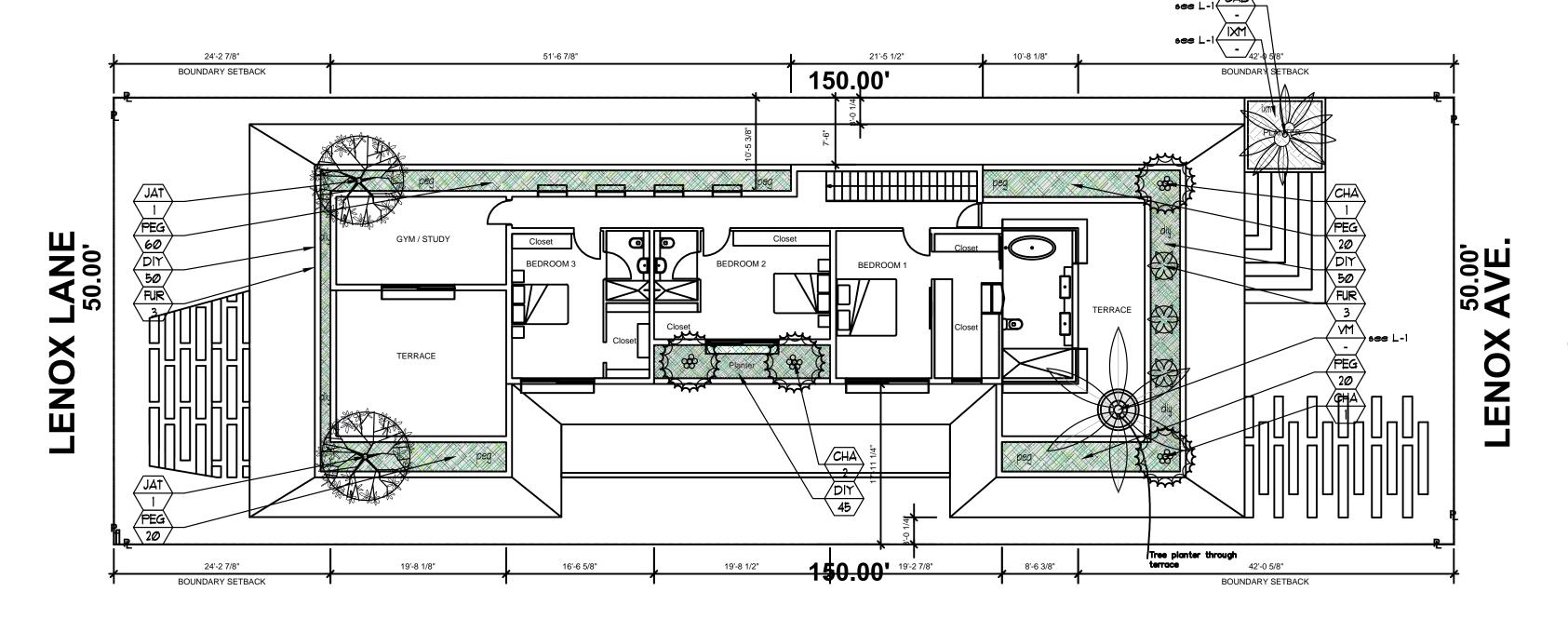
DIY - YELLOW AFRICAN IRIS









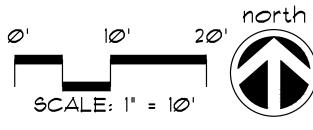




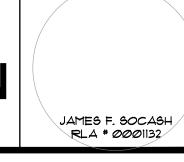
JFS Design Inc. LANDSCAPE ARCHITECTURE LC 000393 1833 N.W. 140th TERRACE PEMBROKE PINES, FL. 33028

jimmy@jfsdesignfl.com

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED SEE LANDSCAPE PLANS FOR LANDSCAPE FROM THE CITY OF MIAMI BEACH PRIOR TO DESIGN, LANDSCAPE LEGEND, DETAILS, NOTES, SPECIFICATIONS, ETC. PALMS FROM THE SITE.



FIRST FLOOR ILLUSTRATIVE LANDSCAPE PLAN



J. F. SOCASH 23-33 AS SHOWN Nov. 7, 2023 02-3234-004-0190

No.: Date

Revision

Site Plan modification

05/06/24 per Project Architect

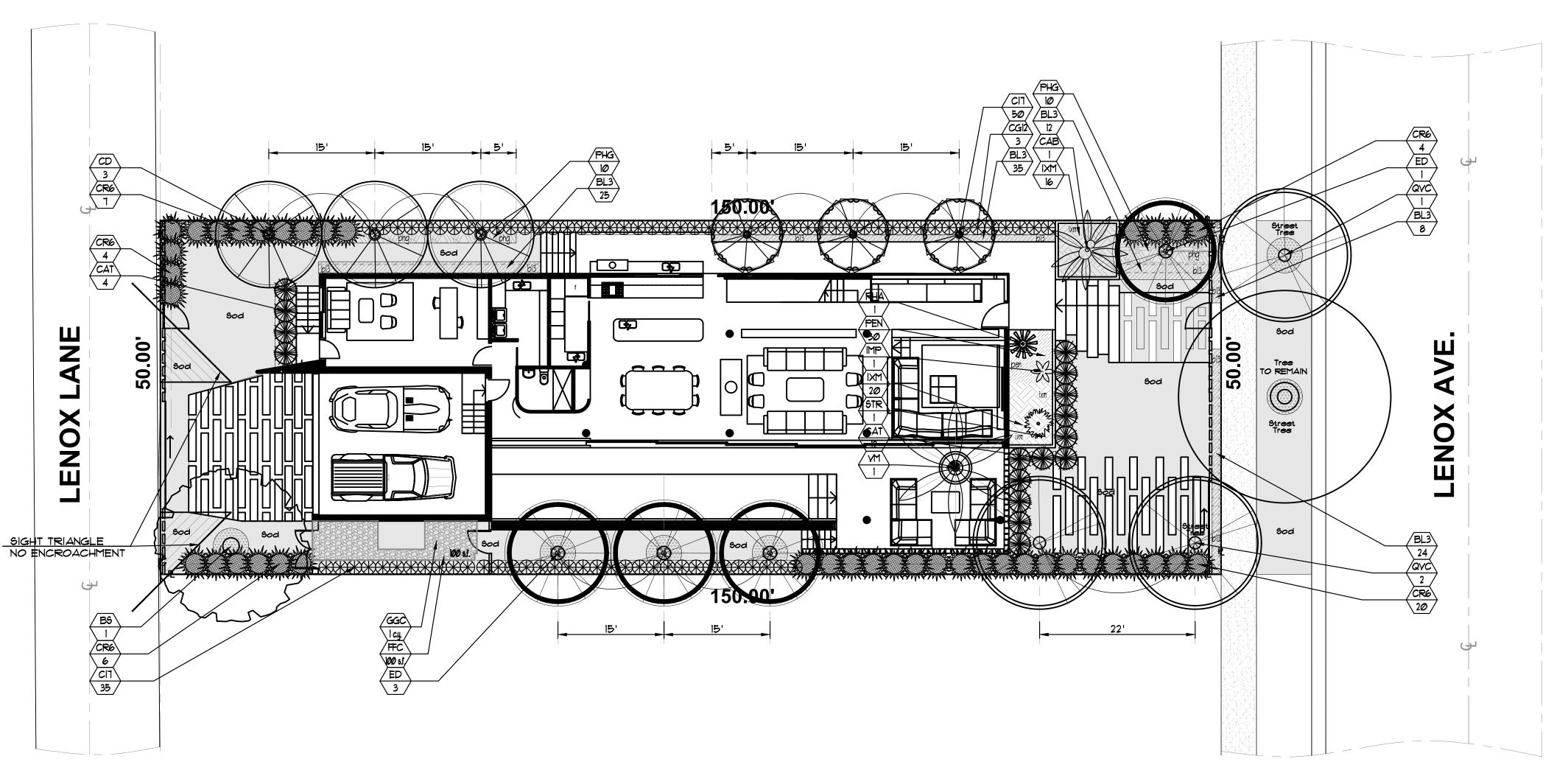
JIMMYTICO WENDY M.

T.Y. MORAN



SEE SHEET TD-2 FOR ISA CERTIFIED ARBORIST DESIGN, LAYOUT, DETAILS, NOTES, ETC. REPORT.

Drawing:



SYM.	NATIVE	*	NAME	BOTANICAL NAME	SPECIFICATION
*	SINGLE A	ASTEF	RISK = PROVIDE PHOTO	OS FOR OWNER APPROVA	L PRIOR TO PURCHASE
**	DOUBLE	ASTE	RISK = AT TIME OF PL	ANTING	
**	STREET	TREE	REQUIREMENT		
		1	EXISTING		SEE TREE INVENTORY
QYC	YES	2	LIVE OAK "Cathedral"	Quercus virginiana 'Cathedral'	16' x 7' spr., 4" cal., 6' c.t.
		3	STREET TREES		
**	PROPOS	ED LO	OT TREES		
BS	YES	1	GUMBO LIMBO	Bursera simaruba	16' x 7' spr., 4" cal., 6' c.t.
CG12	YES	3	SMALL LEAF CLUSIA	Clusia guttifera	12' O.A., × 6'-8', full
CD	YES	3	PIGEON PLUM	Coccoloba diversifolia	12' x 6'spr., 2 1/2' cal.
ED		4	JAPANESE BLUEBERRY	Elaeocarpus decipiens	STD., 12' HT., × 6', 2" CAL.
		11	LOT TREES		
**	PALMS				
CAB		1	CABADA PALMS	Dypsis cabada	FG., 12'-14' o.a., full head
M		1	MONTGOMERY PALMS	Veitchia montgomeryana	SGL. TK., FG., 18' C.T., full hd.
**	SHRUBS	<u> </u>			
CAT	01111020	16	CAT PALMS	Chamadorea cataractarum	7 gal., 30' x 24', 36' o.c.
CIT	YES	85	COCOPLUM	Chysobalanus icaco	7 GAL., 30' x 24' full, 24' o.c.
IXM		36	IXORA "MAUI"	lxora spp. "Maui"	3 gal., 18' x 18', 18' o.c., full
PHG		20	PHILO 'GIGANTEUM'	Philodendron giganteum	7 gal., 24' x 24', 24' o.c., full
**	PROPOS	SED LA	ARGE SHRUBS		
	YES	35	PITCH APPLE CLUSIA	Clusia rosea	6' ht., 36' O.C., FTB.

			P	LANTLIST	
SYM	I. NATIVE	*	NAME	BOTANICAL NAME	SPECIFICATION
**	ACCEN	T PLAN	ITS AND GROUNDCOVE	RS	
MP		1	IMPERIALIS BROMELIAD	Alcantarea imperalis	1 gal., full, BULLIS
BL3		99	BLUEBERRY FLAX LILY	Dianella tasmanica	3 gal., 12' x 18', 18' o.c., full
PEN	ı	30	EGYPTIAN STAR CLUSTER	Pentas lanceolata	l gal., 10' x 10', 14' o.c., full
RHZ	•	1	LADY PALMS	Rhapis excelsa	5'oa., FTG., sun acclimated
STIS		1	BIRD OF PARADISE	Strelitzia reginae	15 gal., 36' o.a. ht.
L	ANDSCA	APE MA	TERIALS		
GGC	;	1 c.y.	GRAY GRANITE CHIPS	1/2" dia., 2" depth on filter fa	abric, CRUSHED GRANITE, GRAY
FFC	19	00 s.f.	FILTER FABRIC	Black, porous, erosion contr	ol matting or sim.
SOF	OD 1	102 s.f.	"PALMETTO" ST. AUGUSTINE	Stenotaphrum secundatum	SOLID SOD, price per s.f.
501	•	334 s.f.	'PALMETTO' ST. AUGUSTINE	Stenotaphrum secundatum	SOLID SOD, price per s.f.
901	<u>, </u>	774 B.I.	PALITETIO OT, AUGUSTINE	Steriotapirum securidatum	ωτίν σον, price per s.i.
TOI	PSOIL:		TOPSOIL:SAND MIX	50:50 TOPSOIL:SAND M	1IX, SPREAD IN PLACE
	6	60 c.y.	TREES, PALMS, SHRUBS AND	O GROUNDCOVERS	
		9 c.y.	AREA TO BE SODDED WITH	A 2" DEPTH OF TOPSOIL SPR	EAD IN PLACE
MU	LCHING:				
		13 c.y.	DRK BRWN RECYCLED MULC	CH 3" DEPTH, SPREAD IN F	PLACE, ATLAS PEAT AND SOIL
				PROVIDE SAMPLE FOR	APPROVAL PRIOR TO INSTALLATION
			TOPSOIL, SOD AND M	ULCH QUANTITIES SHOWN ARE	APPROXIMATE, CONTRACTOR
			TO PROVIDE A UNIT F	PRICE PER UNIT AND WILL BE	PAID ON THAT UNIT PRICE BASIS
			UPON FINAL INSPECTION	ON AND APPROVAL.	
INS	TALLAT	ION WA	ATERING:		
			CONTRACTOR SHALL	THOROUGHLY WATER-IN ALL F	PLANTINGS WHEN PLANTED,
			AND SHALL CONTINUE	WATERING UNTIL FINAL INSPE	CTION AND APPROVAL BY
			THE LOCAL GOVERNIN	NG AGENCY AND THE OWNER.	
REI	PLACEM	ENT PL	ANTING NOTE: ANY PL	ANT MATERIAL THAT I	S DEAD, DYING OR LESS THAN

INF	ORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS	A 0.13	70
	Zoning District RS-R Lot Area 7,500 s.f.	Acres 0.17 REQUIRED/	<u>/2</u>
	OPEN SPACE	ALLOWED	PROVIDE
Α.	Square feet of required Open Space as indicated on site plan: Lot Area = $\frac{7,500}{s.f.x}$ s.f.	3,750 s.f.	2,555 s.f
В.	Square feet of parking lot open space required as indicated on site		
	Number of parking spaces N/Ax 10 s.f. parking space =	N/A	N/A
C.	Total square feet of landscaped open space required: A+B=	3,750 s.f.	2,555 s.f
	LAWN AREA CALCULATION		
A.	Square feet of landscaped open space required	3,750 s.f.	2,555 s.f
В.	Maximum lawn area (sod) permitted= 50 % x _3,750 s.f.	1,875 s.f.	1,102 s.
	TREES		
Α.	Number of trees required per lot or net lot acre, less existing number		
	of trees meeting minimum requirements=		
	trees x net lot acres - number of existing trees=	5	11
	% Natives required: Number of trees provided x 30% =	2	7
C.	% Low maintenance / drought and salt tolerant required:	3	11
D	Number of trees provided x 50%= Street Trees (maximum average spacing of 20' o.c.)	3	11
υ.	_50 ft linear feet along street divided by 20'=	3	3
E.		3	3
С.	(maximum average spacing of 20' o.c.):		
	_(DRIVEWAY)- ft linear feet along street divided by 20'=	0	N/A
	<u>SHRUBS</u>		
A.	Number of shrubs required: Sum of lot and street trees required x 12=	132	157
В.	% Native shrubs required: Number of shrubs provided x 50%=	66	85
	LARGE SHRUBS OR SMALL TREES		
A.	Number of large shrubs or small trees required: Number of required shrubs x 10%=	14	35
В.	% Native large shrubs or small trees required: Number of large shrubs		
	or small trees provided x 50%=	66	157

STREET TREE TA	BULATIO	NS
REQUIRED STREET TREES ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE CIP OFFICE AND PW GREENSPACE DIVISION PRIOR TO INSTALLATION.	REQUIRED	PROVIDED
LENOX AVE. 50 LF. 0 TREE / 20 LF.= 3	3	3 1 EXIST. + 1 QVC +1 ED



JFS Design Inc. LANDSCAPE ARCHITECTURE LC 000393

1833 N.W. 140th TERRACE PEMBROKE PINES, FL. 33028

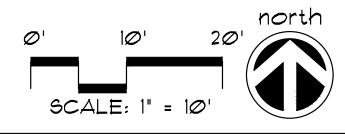
jimmy@jfsdesignfl.com

REPORT.

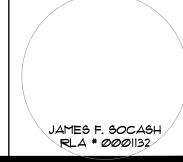
REMOVAL OF ANY REGULATED TREES OR PALMS FROM THE SITE.

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED SEE LANDSCAPE PLANS FOR LANDSCAPE FROM THE CITY OF MIAMI BEACH PRIOR TO DESIGN, LANDSCAPE LEGEND, DETAILS, NOTES, SPECIFICATIONS, ETC.

SEE SHEET TD-2 FOR ISA CERTIFIED ARBORIST DESIGN, LAYOUT, DETAILS, NOTES, ETC.



SITE LANDSCAPE PLAN



Drawing:

scale:

No.: Date

1728 LENOX AVE. MIAMI BEACH, FL. 33319

Revision

Site Plan modification

05/06/24 per Project Architect

JIMMYTICO WENDY M.

T.Y. MORAN

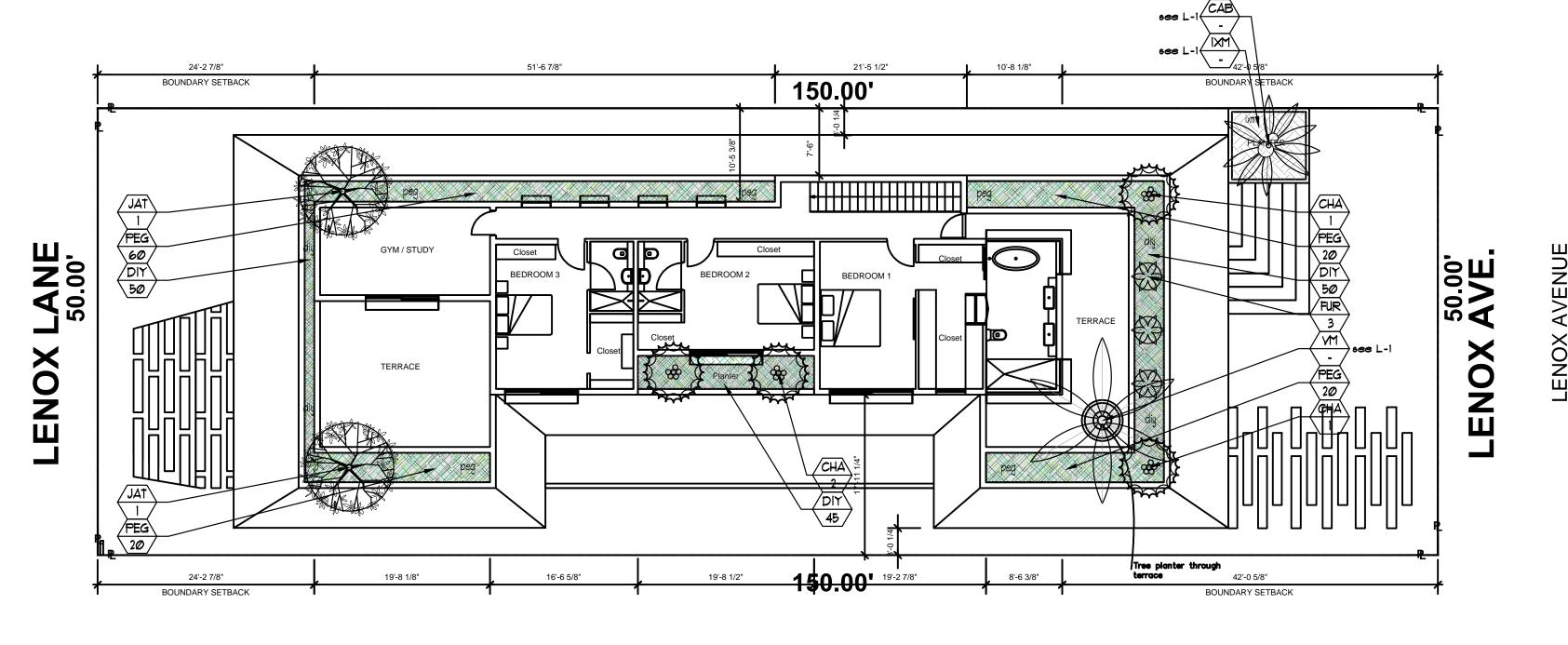
J. F. SOCASH

AS SHOWN

Nov. 7, 2023

02-3234-004-0190

23-33



MULCH WALL PLANTING SOIL MIX DRAINAGE

PLANTING SOIL:

SEE NOTE BELOW: PROVIDE SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

FILTER FABRIC BY "POLY FILTER" BY CARTHAGE MILLES INC., CINCINNATI, OH., OR APPROVED EQUAL.

3"4" BALLAST ROCK OR APPROVED EQUAL 3"-4" DEPTH TO BE INSTALLED BY GENERAL CONTRACTOR.

PROTECT DRAINAGE PIPE AS INSTALLED BY CENERAL CONTRACTOR.

LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE PROJECT SUPERINTENDENT TO HAVE ALL DRAINAGE PIPE INSTALLED AND CONNECTED PRIOR TO BACKFILLING WITH BALLAST RODS, FILTER FABRIC, ETC. CONTRACTOR SHALL ALSO COORDINATE ALL IRRIGATION INSTALLATION TO INSURE COMPLETE OPERATION LOGISTICS REGARDING IRRIGATION AND DRAINAGE.

TYPICAL LANDSCAPE PLANTER

N.T.S.

THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE PLANTERS WITH AN APPROVED SOIL MIX.

CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT A SOIL SAMPLE AND A SOIL MATERIAL RATIO CHART FOR APPROVAL PRIOR TO INSTALLATION OF THE SOIL, SOIL MIX SHALL BE A SPECIAL MIX TO PROVIDE, POROSITY FOR DRAINAGE, AND CONTAIN AMENDMENTS (PERLITE OR SIMILAR) TO REDUCE SOIL DENSITY AND WEIGHT, SOIL MIX SHALL BE AS PER ATLAS PEAT AND SOIL OR TOM WATERS INC. SOIL MIX OR AN APPROVED EQUAL TO CONTAIN EQUAL OR FORMULATED RATIOS OF THE FOLLOWING:

- 1. SILICA 2. SOIL
- 3. COMPOST
- 4. PERLITE 5. SHAYINGS

THE CONTRACTOR SHALL BE RESPONSIBLE TO FILL THE PLANTING MIX TO A DEPTH WHICH WILL BE 4" FROM THE TOP OF THE PLANTING WALL. SOIL & BALLAST ROCK QUANTITIES ARE APPROX. # WILL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR FINAL GRADE AS PER THIS

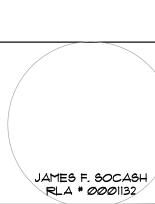
WALL IMPERMEABILIZATION, DRAINS AND EYE HOOKS SHALL BE PREPARED & INSTALLED BY THE GENERAL CONTRACTOR.

THE LANDSCAPE AND IRRIGATION CONTRACTORS SHALL COORDINATE ALL WORK WITH THE PROJECT MANAGER AND ALL PERTINENT SUBCONTRACTORS TO INSURE A PROFESSIONAL EXPEDITIOUS PROCESS.

ALL PLANTING BEDS SHALL BE MULCHED WITH AN APPROVED RECYCLED MULCH, OR AN APPROVED EQUAL. SEE "LANDSCAPE NOTES".

THE CONTRACTOR SHALL SUBMIT PHOTOS FOR ALL SPECIMEN PLANT MATERIAL (ALL PALMS AND TREES) TO THE L.A. FOR APPROVAL PRIOR TO PLANTING.

SYM. NA	ï∨E *	NAME	BOTANICAL NAME	SPECIFICATION
* SINC	LE ASTE	RISK = PROVIDE PHOTO	OS FOR OWNER APPROV	AL PRIOR TO PURCHASE
** DOL	BLE AST	ERISK = AT TIME OF PL	ANTING	
		D GROUNDCOVERS		
* CHA	4		Chamerops humilis	15 gal., 4' o.a., full
DIY	145	YELLOW AFRICAN IRIS	Dietes bicolor	3 gal., 12" x 18", 18" o.c., full
FUR	3	GIANT FALSE AGAVE	Furcrea foetida	15 gal., 4' x 4', full specimen
∗ J∆T	2	* RED JATROPHA	Jatropha spp.	25 gal., 5' o.a., MULTI TRUNK
PEG	165	GREEN FOUNTAIN GRASS	Pennisetum setaceum	3 gal., 18' x 18', 24' o.c., full
TOPSOII		TOPSOIL:SAND MIX		
	43 c.y.	'2100 MIX' FOR PLANTING-	PER ATLAS PEAT AND SOIL FO	R PLANTER BOXES
	-	"Based on 581 s.f. x 2" dept	th= 1,162 c.f./ 27= 43 c.y.	
MALII OLIII	JO.			
MULCHI	чи: 5 с.у.	DRK BRWN RECYCLED MUI	CH 3' DEPTH SPREAD IN E	PLACE, ATLAS PEAT AND SOIL
	<u> </u>		·	APPROVAL PRIOR TO INSTALLATION
		TOPSOIL SOD AND I	MULCH QUANTITIES SHOWN ARE	
		· · · · · · · · · · · · · · · · · · ·		PAID ON THAT UNIT PRICE BASIS
			TION AND APPROVAL.	ALD CRITICAL MARKET PROPERTY.
ΙΝΟΤΔΙΙ	ATION W	ATERING:		
INOTALL	AIION W		THOROUGHLY WATER-IN ALL F	PLANTINGS WHEN PLANTED.
			E WATERING UNTIL FINAL INSPEC	<u> </u>
		, , , , , , , , , , , , , , , , , , , ,	LING AGENCY AND THE OWNER.	
				S DEAD, DYING OR LESS THAN
DEDI AC	CMCNT D	I ANTING NOTE: ANY D	,, , ,, , ,, , , , , , , , , , , , , ,	





Drawing:

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LENOX AVE. SEACH, FL. 333

1728 MIAMI BE

Revision

Site Plan modificatio

05/06/24 per Project Architec

WENDY M.

T.Y. MORAN J. F. SOCASH

AS SHOWN

Nov. 7, 2023

02-3234-004-0190

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No.: Date



JFS Design Inc. LANDSCAPE ARCHITECTURE LC 000393

1833 N.W. 140th TERRACE PEMBROKE PINES, FL. 33028

jimmy@jfsdesignfl.com

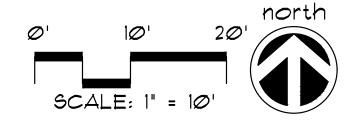
A WRITTEN TREE REMOVAL PERMIT IS REQUIRED SEE LANDSCAPE PLANS FOR LANDSCAPE FROM THE CITY OF MIAMI BEACH PRIOR TO REMOVAL OF ANY REGULATED TREES OR PALMS FROM THE SITE.

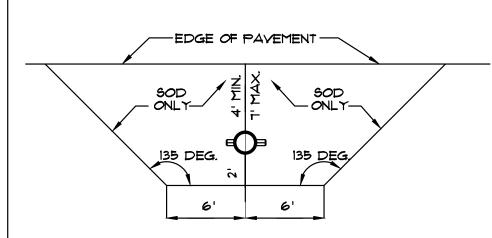
REPORT.

NOTES, SPECIFICATIONS, ETC.

SEE IRRIGATION PLANS FOR IRRIGATION SEE SHEET TD-2 FOR ISA CERTIFIED ARBORIST | DESIGN, LAYOUT, DETAILS, NOTES, ETC.

DESIGN, LANDSCAPE LEGEND, DETAILS,





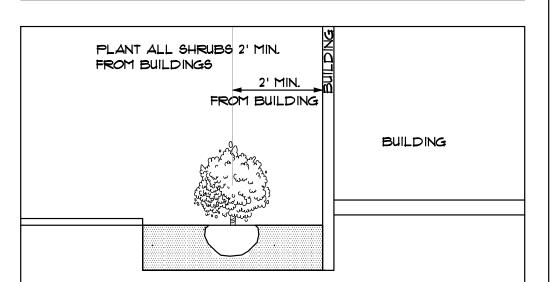
REQUIREMENTS APPLY TO FIRE HYDRANTS, SIAMESE CONNECTIONS AND ANY OTHER FIRE EQUIPMENT FOR UTILIZING FIRE HOSE, ON PUBLIC OR PRIVATE PROPERTY. BY THE AUTHORITY OF THE SOUTH FLORIDA FIRE PREVENTION CODE SECTION 5211.2

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

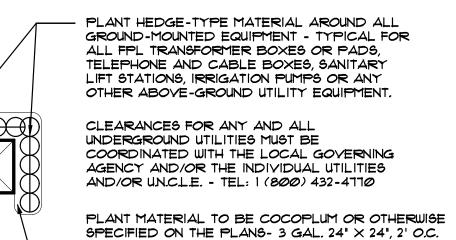
THE CLEAR ZONE SHALL BE FREE OF LANDSCAPE (EXCEPT SOD), MAILBOXES, PARKING, LAMP-POSTS AND ALL OTHER

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

FIRE HYDRANT **CLEAR ZONE**



SHRUB PLANTINGS **BUILDING DETAIL**

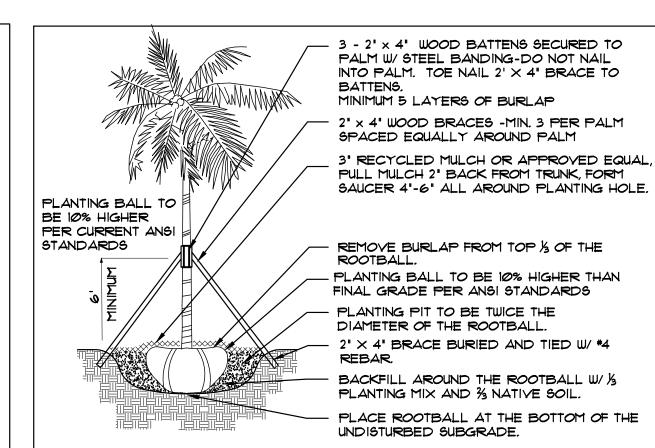


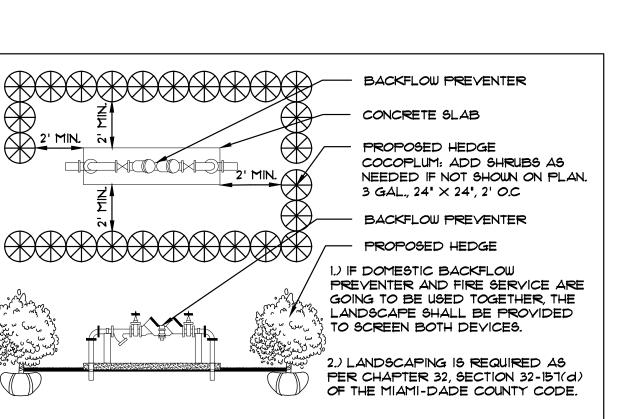
OR LARGER PER THE LOCAL REQUIREMENTS. QUANTITY TO BE PER THE SIZE OF THE UTILITY. PROVIDE UNIT PRICE AND BILL PER QUANTITY INSTALLED.

3' MIN. APPROVED RECYLED MULCH FOR ALL PLANTING AREAS. PROVIDE OPENING FOR ACCESS ON ONE SIDE

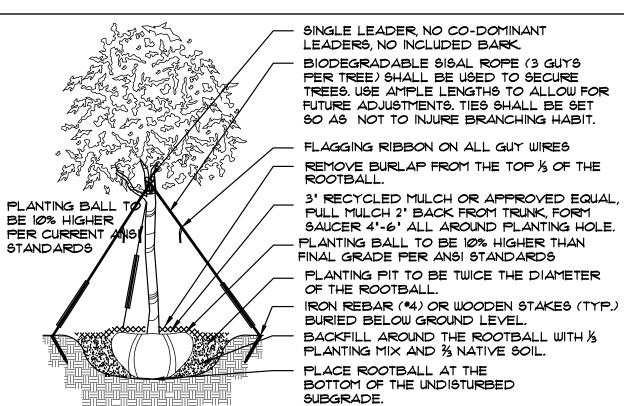
ONLY- OR AS REQUIRED BY THE UTILITY.

TYPICAL PLANTINGS FOR **GROUND-MOUNTED EQUIPMENT**





TYPICAL PLANTING SCREEN FOR **ABOVE-GROUND UTILITIES**



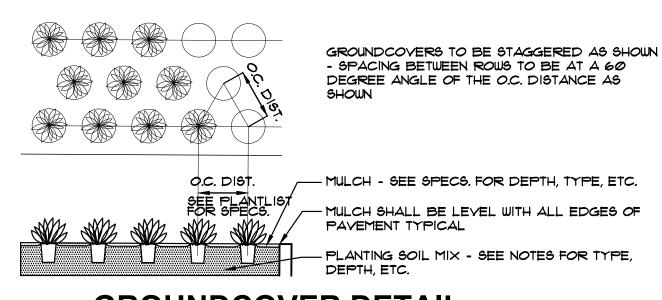
TREE PLANTING DETAIL

N.T.S.

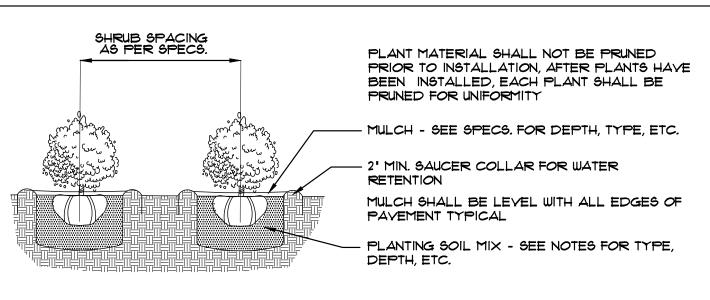
PALM PLANTING DETAIL

15' RADIUS MINIMUM 15' CLEARANCE OF ALL TREES FROM ALL LIGHT FIXTURES. CLEARANCE TO BE FROM THE LIGHT FIXTURE OR LAMP, NOT THE LIGHT POST. CONTRACTOR TO ADJUST ANY AND ALL TREES IN THE FIELD TO PROVIDE FOR MIN. 15' CLEARANCE FOR ANY SITUATIONS NOT PER PLAN. MINIMUM 15' CLEARANCE FROM ALL SMALL TREES

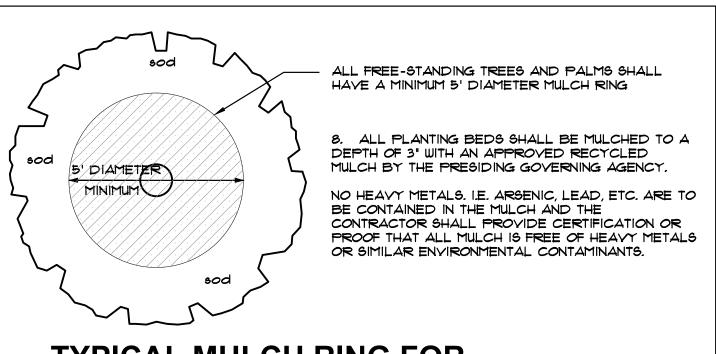
MINIMUM TREE CLEARANCE FROM LIGHT FIXTURES



GROUNDCOVER DETAIL



SHRUB PLANTING DETAIL



TYPICAL MULCH RING FOR FREE-STANDING TREES AND PALMS

■ ■ LANDSCAPE NOTES

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

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

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

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

SODDED-LAWN AREAS

2" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT. GROUNDCOVER PLANTING BEDS: 6" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT. SHRUB AND HEDGE PLANTING AREAS:

ALL BACKFILL FOR BERMS AND OTHER LANDSCAPE AREAS.

12" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT. TREES, PALMS, SPECIMEN PLANT MATERIAL:

24' DEPTH PLANTING SOIL SPREAD IN PLACE OR, TO THE DEPTH OF THE ROOTBALL OR CONTAINER WHICHEVER IS GREATEST. LANDSCAPE ISLANDS AND BUILDING FOUNDATIONS:

EXCAVATE AND REMOVE ALL LIMEROCK, ROCKS, DEBRIS. ETC. TO A DEPTH OF 18' AND BACKFILL W/ 50:50 TOPSOIL:SAND MIX. BUILDING FOUNDATIONS SHALL BE THE SAME DEPTH TO A WIDTH OF 36" FROM THE BUILDING BASE.

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

6. THE LANDSCAPE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THE 2" APPLICATION OF 50:50 MIX FOR ALL SOD AREAS AS A REFERENCE IN THE CASE THAT THERE WOULD BE A DISCREPANCY BETWEEN SITE AND LANDSCAPE CONTRACTORS AND NOTIFY THE SITE CONTRACTOR OR PROJECT SUPERINTENDENT AS TO THIS DISCREPANCY. IT WILL THEN BE DETERMINED WHICH PARTY WILL PROVIDE THIS 2' TOPSOIL: SAND APPLICATION AND SUBSEQUENT PAYMENT.

OTHER PLANTING SOIL MIXES TO BE ADDED, I.E. FOR TREES, PALMS, SPECIMEN PLANTS, SHRUBS AND GROUNDCOVERS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND BE INCLUSIVE WITH THE LANDSCAPE BID.

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

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

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

10. SOD SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AS DEFINED BY FDOT. SOD SHALL CARRY A 5-MONTH WARRANTY.

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

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

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

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

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

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

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

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

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

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

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

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





JFS Design Inc. LANDSCAPE ARCHITECTURE

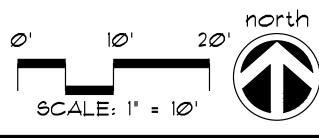
1833 N.W. 140th TERRACE PEMBROKE PINES, FL. 33028 jimmy@jfsdesignfl.com FROM THE CITY OF MIAMI BEACH PRIOR TO REMOVAL OF ANY REGULATED TREES OR PALMS FROM THE SITE.

REPORT.

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED SEE LANDSCAPE PLANS FOR LANDSCAPE DESIGN, LANDSCAPE LEGEND, DETAILS, NOTES, SPECIFICATIONS, ETC.

SEE IRRIGATION PLANS FOR IRRIGATION SEE SHEET TO-2 FOR ISA CERTIFIED ARBORIST | DESIGN, LAYOUT, DETAILS, NOTES, ETC.

N.T.S.



LANDSCAPE NOTES, DETAILS, SPECIFICATIONS, ETC.

JAMES F. SOCASH

Drawing:

JIMMYTICO

LENOX AVE. EACH, FL. 33

1728 MI B

Revision

Site Plan modificatio

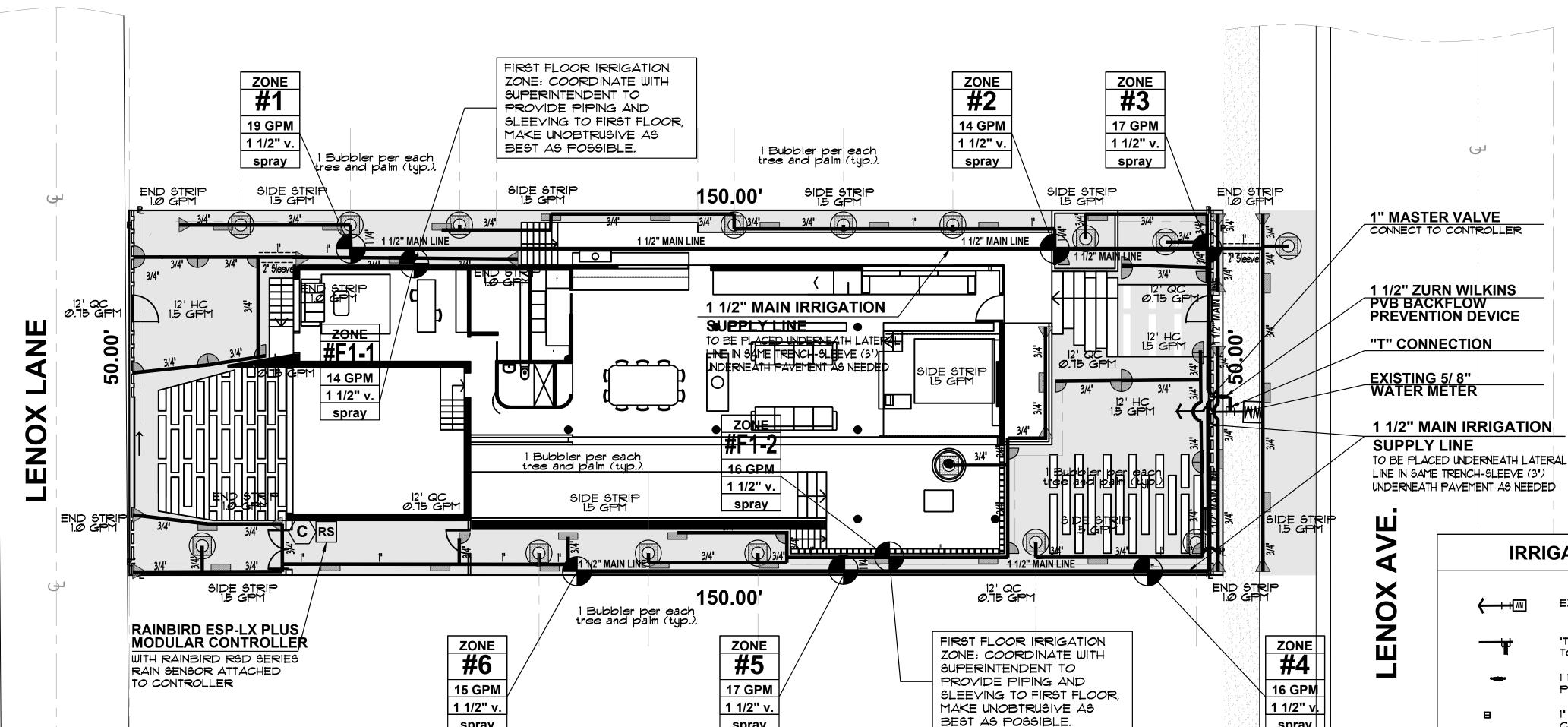
05/06/24 per Project Architect

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No.: Date

WENDY M. T.Y. MORAN J. F. SOCASH 23-33 AS SHOWN scale: Nov. 7, 2023

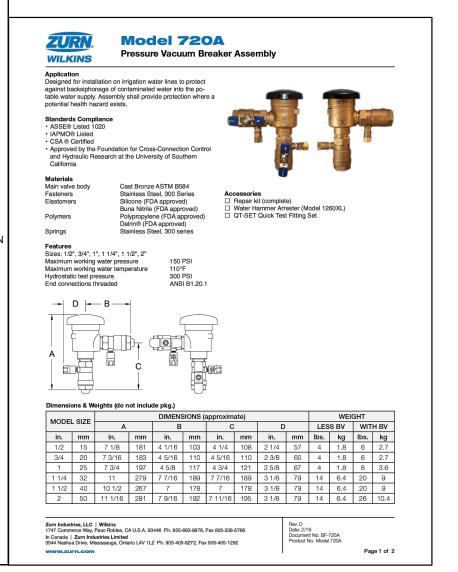
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GENERAL IRRIGATION NOTES

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



	NG CODE- APPENDIX F ART V- A-6			
WATER PIPE SIZE	SLEE√E SIZE			
3/4" 1"	1 1/2" 2"			
1 1/4"	2 1/2"			
1 1/2"	3' 			
2' 3'	4' 6'			
4"	8'			
	END A MIN. 3' BEYOND ALL BACKFILL AND COMPACTION :			
FLORIDA BUILDING CODE- APPENDIX F PIPE INSTALLATION-DEPTH OF COVER				
VEHICLE	E TRAFFIC AREAS			
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)			
1/2" TO 2 1/2"	18' TO 24'			
3' TO 5'	24" TO 3@"			
6' OR GREATER	3Ø TO 36'			
NON-TRAFFIC ANI	D NON-CULTIVATED AREAS			
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)			
1/2" TO 1 1/4"	12"			
1 1/2" TO 2"	12" TO 18"			
2 1/2" TO 3"	18" TO 24"			
4" OR LARGER	24" TO 36"			

SPECIAL NOTES:

5-1: A ROUGH INSPECTION IS REQUIRED BY THE CITY OF MIAMI BEACH PRIOR TO TRENCH BACKFILLING AND A FINAL INSPECTION SHALL BE REQUIRED PRIOR TO COMPLETION OF THE IRRIGATION WORK.

spray

- 5-2: SOUTH FLORIDA WATER MANAGEMENT WATER RESTRICTIONS, PHASE II ARE IN EFFECT. NEW LANDSCAPE SHALL BE EXEMPT PER SFWMD FOR A PERIOD OF SIXTY DAYS AFTER INSTALLATION WITH CONTRACTOR AND/OR OWNER TO ASSUME RESPONSIBILITY AFTER THAT INITIAL
- 6-3: ALL NEW IRRIGATION TO BE DUG BY HAND WHEN INSTALLING CLOSE TO EXISTING TREES. ANY ROOTS THAT ARE DAMAGED WILL NEED TO BE PRUNDED BY AN ISA CERTIFIED ARBORIST.

IRRI	GATION LEGEND
(+ wm	EXISTING & DOMESTIC WATER METER
₩	"T" CONNECTION FROM WATER LINE TO IRRIGATION SUPPLY LINE
	1 1/2" ZURN WILKING PVB BACKFLOW PREVENTION DEVICE
B	I' MASTER VALVE CONNECT TO CONTROLLER
	PROPOSED 1 1/2" PVC Main Supply Line- SCHEDULE 40
⟨ c ⟩	IRRIGATION CONTROLLER RAINBIRD ESP-LX-ME MODULAR
RS	RAIN SENSOR- RAINBIRD RSD SERIES ATTACHED TO CONTROLLER
JB	JUNCTION BOX W/ WATERPROOF CONNECTORS
	I' ELECTRIC VALVES, RAINBIRD PEB SERIES, OR APPROVED EQUAL IN 10' VALVE BOX
ZONE 1. 25 GPM 1" VALVE SPRAY	ZONE DESIGNATION
	LATERAL LINE
	PIPE IN SLEEVE (SEE SIZING CHART)
	PIPE CONNECTION
	PIPE CROSSING
15' radius	RAINBIRD 1800 STRIP-TYPE 15 EST (END STRIP), 15 CST (CENTER STRIP)
12' radiue	RAINBIRD 1800 "U SERIES" PRS, 4", 6", 12" POP-UP- QUARTER, HALF FULL 10', 12', 15' RADIUS AS SHOWN.
	RAINBIRD -5 SERIES MPR STREAM BUBBLER NOZZLES, 5' RADIUS, I.Ø GPM

ALL PLANTINGS IN NON-IRRIGATED AREAS. I.E. RIGHTS OF WAYS. SWALES. ETC. SHALL BE

OF OCCUPANCY (C.O.) ACCEPTANCE. COORDINATE WITH OWNER AND PROJECT MANAGER

TO PROVIDE POST C.O. WATERING TO INSURE PLANT ESTABLISHMENT FOR A MINIMUM OF

ONE YEAR AFTER CERTIFICATE OF OCCUPANCY ACCEPTANCE.

WATERED-IN THOROUGHLY AND CONTINUED TO BE WATERED THROUGHOUT UNTIL CERTIFICATE



JFS Design Inc. LANDSCAPE ARCHITECTURE

1833 N.W. 140th TERRACE PEMBROKE PINES, FL. 33028 jimmy@jfsdesignfl.com

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

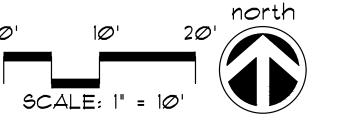
REPORT.

SEE SHEET TD-2 FOR ISA CERTIFIED ARBORIST | DESIGN, LAYOUT, DETAILS, NOTES, ETC.

spray

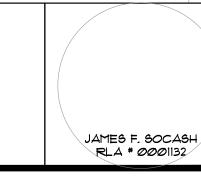
DESIGN, LANDSCAPE LEGEND, DETAILS, NOTES, SPECIFICATIONS, ETC.

SEE IRRIGATION PLANS FOR IRRIGATION



SITE **IRRIGATION PLAN**

NON-IRRIGATED AREA NOTES



Drawing:

approved:

scale:

SIDEN

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No.: Date

LENOX AVE. SEACH, FL. 333

1728 MI BI

Revision

Site Plan modificatio

05/06/24 per Project Architect

JIMMYTICO

WENDY M.

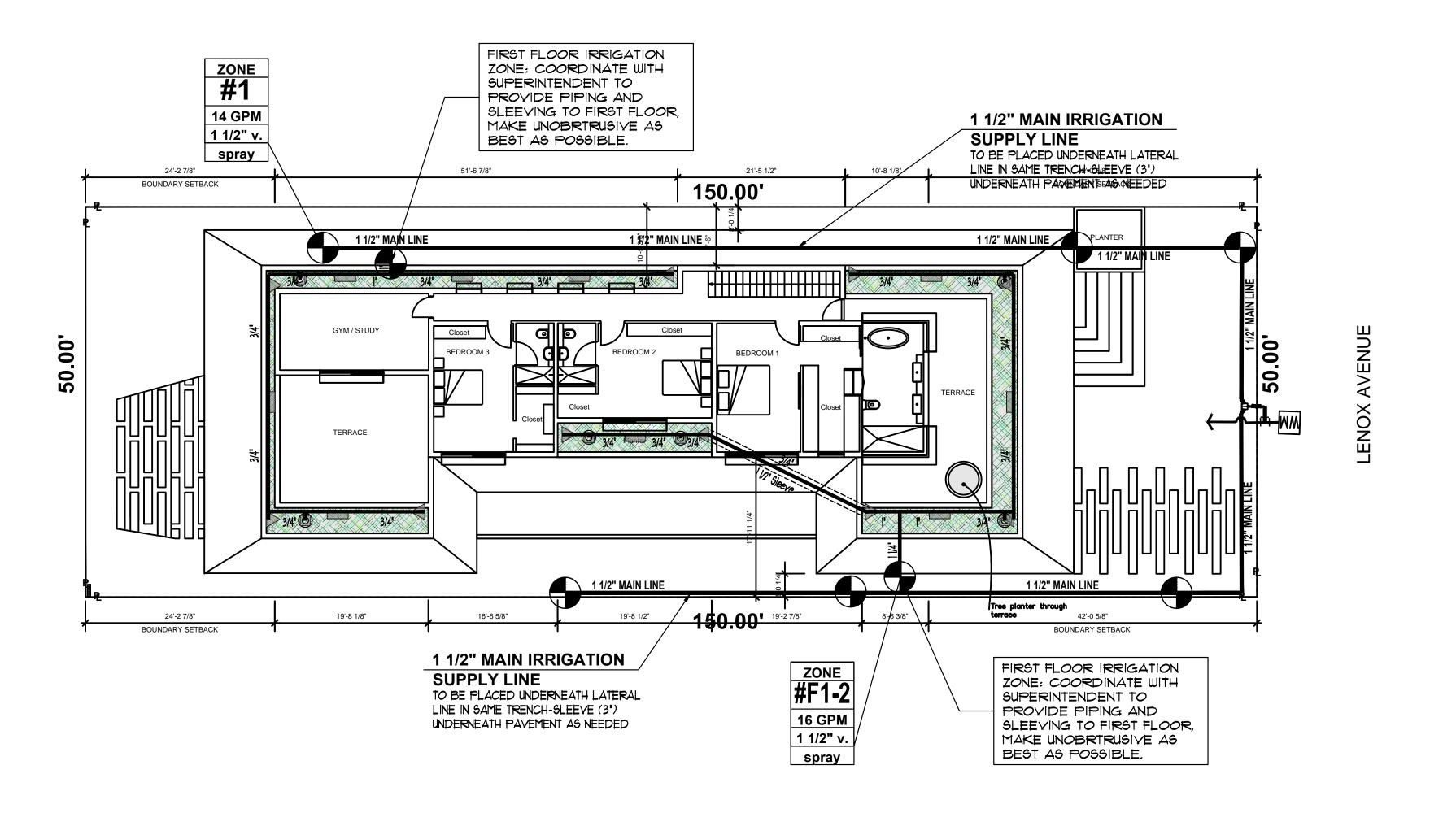
T.Y. MORAN

J. F. SOCASH

AS SHOWN

Nov. 7, 2023

02-3234-004-0190





1728 LENOX AVE. MIAMI BEACH, FL. 3331

No.:	Date	Revision
1.	<i>0</i> 5/06/24	Site Plan modifications per Project Architect.

JIMMYTICO
WENDY M.
T.Y. MORAN
J. F. SOCASH
23-33
AS SHOWN
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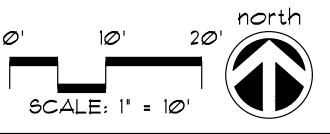
JFS Design Inc. LANDSCAPE ARCHITECTURE LC 000393 1833 N.W. 140th TERRACE PEMBROKE PINES, FL. 33028

jimmy@jfsdesignfl.com

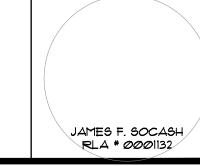
A WRITTEN TREE REMOVAL PERMIT IS REQUIRED SEE LANDSCAPE PLANS FOR LANDSCAPE FROM THE CITY OF MIAMI BEACH PRIOR TO DESIGN, LANDSCAPE LEGEND, DETAILS, NOTES, SPECIFICATIONS, ETC. REMOVAL OF ANY REGULATED TREES OR PALMS FROM THE SITE.

REPORT.

SEE SHEET TD-2 FOR ISA CERTIFIED ARBORIST DESIGN, LAYOUT, DETAILS, NOTES, ETC.



FIRST FLOOR **IRRIGATION PLAN**



Drawing:

IRR-2