

761 JEFFERSON AVE
MIAMI BEACH, FL
33139

FNAL SUBMITTAL 06/16/2024

LANDSCAPE SET

pl+s

panoply + lineare studio

2125 BISCAYNE BLVD. #340
MIAMI, FL 33137
p. 305-440-4411 www.pl.studio

Professionals

HABITAT LC, LLC. + FORLANDSCAPE
690 SW 1ST. CT., UNIT 2701
MIAMI, FL 33130

#	Date	Description
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Notes

FIRST SUBMITTAL
6/16/24

Client

**JEFFERSON
745 761 LLC**

761 JEFFERSON AVE
**JEFFERSON AVE
MIAMI BEACH, FL
33140**

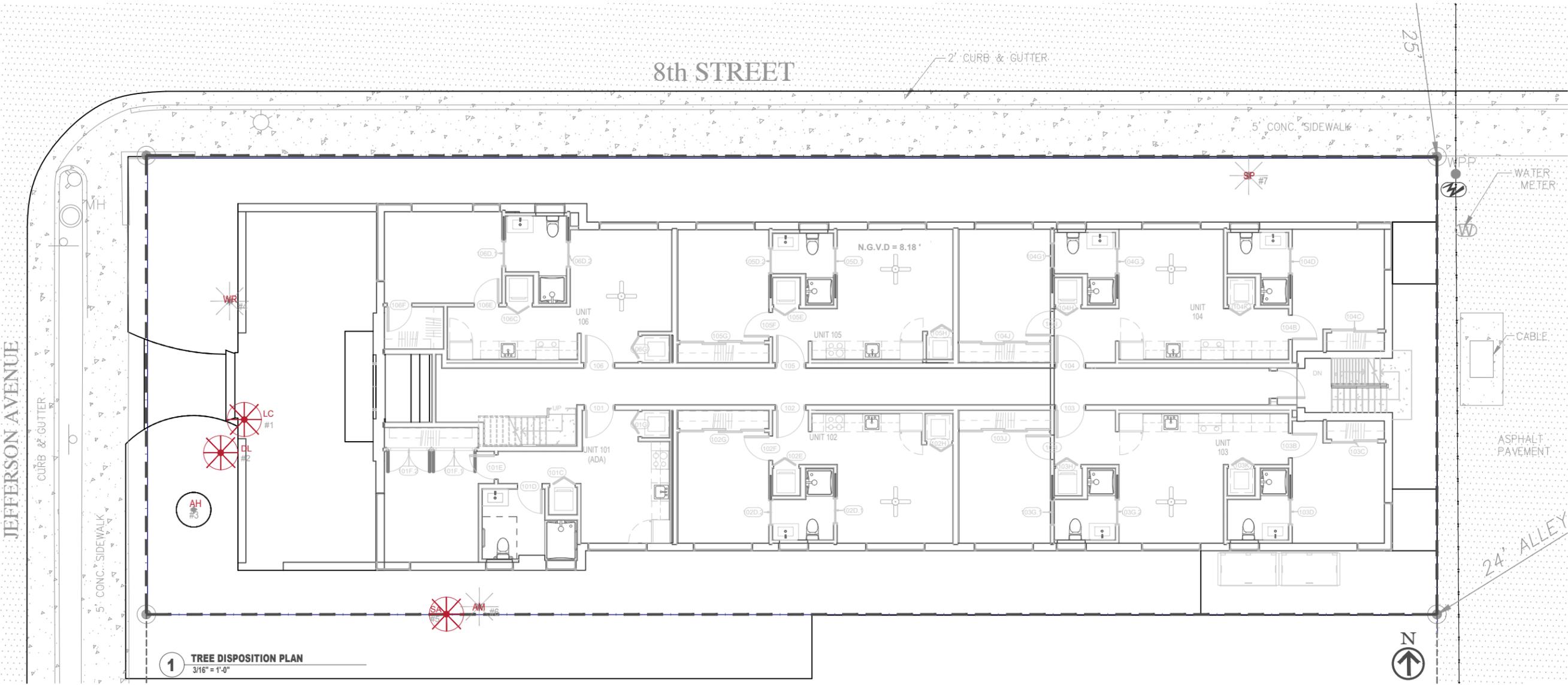
Title **TREE DISPOSTION
PLAN**

Drawn **VS** Field **Landscape**

Project Mgr. **VS** Scale

Approved **BN** Date **06/20/24**

L-0.0



1 TREE DISPOSITION PLAN
3/16" = 1'-0"

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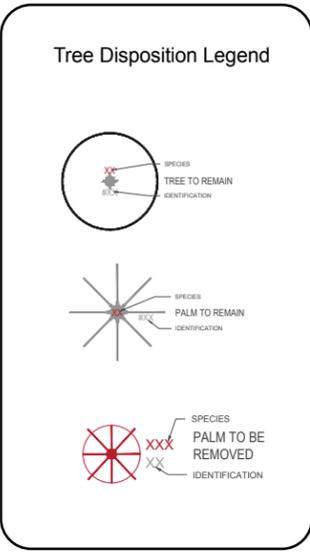
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TREE DISPOSITION
PLAN

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761 Jefferson Ave	Tree Nr as per survey	Abbreviation / Symbol	Common Name	Scientific Name	Height (ft)	Canopy Spread (ft)	DBH (in)	Condition as per Arborist Report	Native	Remarks	Disposition	Mitigation	DIAMETER OF TREE TO BE REMOVED
	1	LC  LC #1	Chinese Fan Palm	<i>Livistona chinensis</i>	8	12	6	Fair	No		Planter is broken, remove!	1 to 1	1 to 1
	2	DL  DL #2	Areca Palm	<i>Dypsis lutescens</i>	8	5	cluster	Poor	No		Remove, Poor	not applicable, each cane less than 3"	
	3	AH  AH #3	Norfolk Island Palm	<i>Araucaria heterophylla</i>	49	15	15	Fair	No		Remain		
	4	WR  WR #4	Washingtonia Palm	<i>Washingtonia robusta</i>	50	15	15	Good	No	It is growing in a raised planter and the roots are growing over it.	Remain		
	5	SA  SA #5	Umbrella Tree	<i>Schefflera actinophylla</i>	30	15	11	Fair	No	Invasive	Remove; no mitigation needed	Remove; no mitigation needed	
	6	AM  AM #6	Christmas Palm (double)	<i>Adonidia merrillii</i>	30	15	5,6	Fair	No		Remain		
	7	SP  SP #7	Sabal Palm	<i>Sabal palmetto</i>	15	14	15	Good	Yes		Remain		

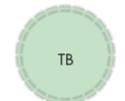
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1 PLANTING PLAN
3/16" = 1'-0"

PLANT-LEGEND

MEDIUM TO LARGE TREES

-  3 (PR) Pimenta racemosa, Bay Rum
-  4 (CD) Cocoloba diversifolia, Pigeon Plum, native
3 on property, 1 street tree
-  1 (TB) Tabebuia bahamensis; White tabebuia
1 street tree
-  1 (JA) Jacaranda mimosifolia, Jacaranda

SITE FURNISHING

-  Alt. Transportation Storage / Bike Rack

LARGE SHRUBS / SMALL TREES

-  4 (CG) Calotropis gigantea, Giant Milkweed
-  8 (CC) Capparis cynophallophora, Jamaica Caper
-  2 (MF) Myrcianthes fragrans, Simpson's Stopper
-  (CF) Canella Winteriana, Cinnamon Bark

GROUND COVER

-  Group planting:
Osmunda Cinnamomea, Cinnamon Fern;
Peperomia obtusifolia, FL Peperomia
Accents : Agave / Bromeliad attenuata;
Alcantarea imperialis, Aloe echinata

SHRUBS

-  (Cl_r) Cocoplum Chrysobalanus icaco, Red Tip
50x 30"
-  (Cl_h) Cocoplum Chrysobalanus icaco horizontalis
16 x 30" O.C.
-  (PL) Psychotria ligustrifolia Psychotria bahamensis, Bahama Wild Coffee
68 x 30" O.C.
-  (Bp) Bougainvillea spp., dwarf, Helen Johnson var. pink
2
-  (Bw) Bougainvillea spp., dwarf, Miss Alice Bougainvillea white
30
-  (RH) Rhaps Humilis, Slender Lady Palm
-  (AE) Aralia Elegantissima, False Aralia
-  (OS) Odontonema stricta, Firespike, lavender
-  (DF) Draecena fragrans, (DFjc) D. fragrans Jenny Craig

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PLANTING PLAN

Drawn VS Field Landscape
Project Mgr. VS Scale
Approved BN Date 06/20/24

PLANTING SCHEDULE

	QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	NATIVE	SPACING	DROUGHT TOLERANT	SALT TOLERANCE	SIZE PER MUNICIPAL CODE	COMMENTS
LARGE TREES										
	1	CD	Coccoloba diversifolia	Pigeon Plum	yes	n.a.	high	high	minimum clear trunk of four feet, an overall height of 12 to 14 feet and a minimum caliper of three inches at time of planting	Street Tree
	3	CD	Coccoloba diversifolia	Pigeon Plum	yes	n.a.	high	high	minimum tree requirement: 12 feet high, minimum crown spread of 6 feet, minimum caliper of 2 inches at time of planting.	in property
	1	JM	Jacaranda mimosifolia	Jacaranda	no	n.a.	moderate		minimum tree requirement: 12 feet high, minimum crown spread of 6 feet, minimum caliper of 2 inches at time of planting.	
	3	PR	Pimenta racemosa	Bay Rum	no	n.a.	moderate		minimum tree requirement: 12 feet high, minimum crown spread of 6 feet, minimum caliper of 2 inches at time of planting.	
	1	TB	Tabebuia bahamensis	White Tabebuia	yes	n.a.	high	high	minimum clear trunk of four feet, an overall height of 12 to 14 feet and a minimum caliper of three inches at time of planting	Street Tree
SMALL TREES / LARGE SHRUBS										
	4	CA	Calotropis gigantea	Giant Milkweed	no	n.a.	high		minimum of six feet high with a minimum crown spread of four feet at time of planting	
	1	CW	Canella winterana	Cinnamon bark	yes	n.a.	high		minimum of six feet high with a minimum crown spread of four feet at time of planting	
	8	CC	Capparis cynophallophora	Jamaican Caper	yes		high		minimum of six feet high with a minimum crown spread of four feet at time of planting	
	2	MF	Myrcianthes fragrans	Simpson's Stopper	yes		high		minimum of six feet high with a minimum crown spread of four feet at time of planting	
SMALL SHRUBS										
	4	AEle	Aralia Elegantisima	False Aralia	no	planted as specimens	moderate		minimum of 18 to 24 inches high at time of planting and spaced not to exceed 30 inches on center.	
	16	CL_h	Chrysobalanus icaco	Cocoplum: horizontalis	yes	30" O.C.	high	high	minimum of 18 to 24 inches high at time of planting and spaced not to exceed 30 inches on center.	
	50	CL_r	Chrysobalanus icaco	Cocoplum: Red tip	yes	30" O.C.	high	high	minimum of 18 to 24 inches high at time of planting and spaced not to exceed 30 inches on center.	
	1	DC	Dracaena compacta	D. "Janet Craig"	no	planted as specimens	high		minimum of 18 to 24 inches high at time of planting and spaced not to exceed 30 inches on center.	
	2	DF	Draecena fragrans	Coriplant	no	planted as specimens	high		minimum of 18 to 24 inches high at time of planting and spaced not to exceed 30 inches on center.	
	3	GP	Graptophyllum pictum	Caricature plant	no	planted as specimens			minimum of 18 to 24 inches high at time of planting and spaced not to exceed 30 inches on center.	
	3	OS	Odontonema stricta	Firespike, in Lavender	yes	24 to 36 inches	high		minimum of 18 to 24 inches high at time of planting and spaced not to exceed 30 inches on center.	
	2	RH	Rhapis humilis	Slender Lady Palm	no	planted as specimens			minimum of 18 to 24 inches high at time of planting and spaced not to exceed 30 inches on center.	
	68	PL	Psychotria ligustrifolia (Syn. P. bahamensis)	Bahama Wild Coffee	yes	30" O.C.	moderate		minimum of 18 to 24 inches high at time of planting and spaced not to exceed 30 inches on center.	
GROUND COVER & ACCENTS										
	SF	AG	Arachis glabrata	perennial peanut	no	planted as ground cover		n.a.		
	5	AA	Agave / Bromeliad attenuata	Agave / Bromeliad attenuata	no	planted as specimens		n.a.		
	3	AO	Alcantarea odorata	Bromeliad imperialis	no			n.a.		
	7	AR	Aloe rauhii/ descognsii	Aloe "Christmas carol", Red edges	no			n.a.		
	10	AH	Aloe humilis echinata	medicinal Aloe	no			n.a.		
	3	Bw	Bougainvillea spp	Miss Alice Bougainvillea dwarf, WHITE	no			n.a.		
	SF	OC	Osmunda Cinnamomea	Cinnamon Fern	yes	planted as ground cover		n.a.		
	SF	PO	Peperomia obtusifolia	FL Peperomia	yes	planted as ground cover		n.a.		

761 Jefferson Ave. Miami Beach, FL, 33139

CITY OF MIAMI BEACH
LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS
Zoning District RM-1 Lot Area 7000 SF Acres 0.16

OPEN SPACE

- A. Square feet of required Open Space as indicated on site plan:
Lot Area = 7000 s.f. x 30 % = 2100 s.f.
- B. Square feet of parking lot open space required as indicated on site plan:
Number of parking spaces _____ x 10 s.f. parking space =
no parking space provided
- C. Total square feet of landscaped open space required: A+B=

REQUIRED/ ALLOWED	PROVIDED
	<u>2,075</u>
<u>2100 S.F. ?</u>	<u>2,075</u>

LAWN AREA CALCULATION

- A. Square feet of landscaped open space required
- B. Maximum lawn area (sod) permitted= 50% % x 2,100 s.f.

<u>2,100</u>	<u>2,075</u>
<u>1,050</u>	<u>0</u>

TREES

- A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements=
28 trees x 0.16 net lot acres - number of existing trees = 4.48 = 5 trees
- B. % Natives required: Number of trees provided x 30% = 2
- C. % Low maintenance / drought and salt tolerant required: 3
- D. Street Trees (maximum average spacing of 20' o.c.) 2.5v = 2 as per 50 linear feet along street divided by 20' = 2
- E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.):
n.a. linear feet along street divided by 20' = n.a.

<u>7</u>	<u>3</u>
<u>3</u>	<u>3</u>
<u>2</u>	<u>2</u>
<u>n.a.</u>	<u>n.a.</u>

SHRUBS

- A. Number of shrubs required: Sum of lot and street trees required x 12 = 84
- B. % Native shrubs required: Number of shrubs provided x 50% = 42
- A Lot tree 5 + Street tree 2 = 7 x 12 = 84
- B. NATIVE 42
- LARGE SHRUBS OR SMALL TREES
- A. Number of large shrubs or small trees required: Number of required shrubs x 10% = 9
- B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50% = 5
- A. Lot tree 5 + Street tree 2 = 7 x 12 = 84 X 10% = 9 LARGE =
- B. NATIVES 4.5 = 5

191 total #
of shrubs and
large shrubs



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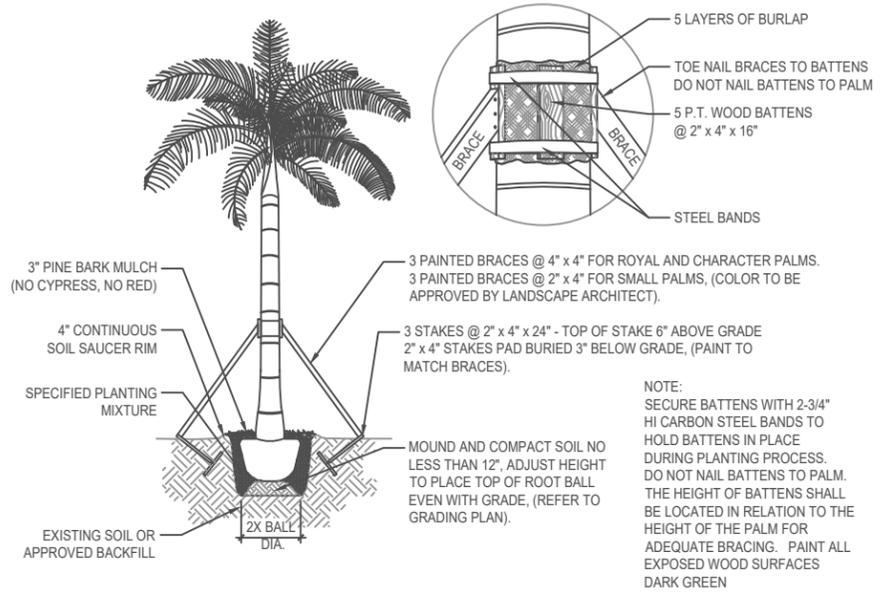
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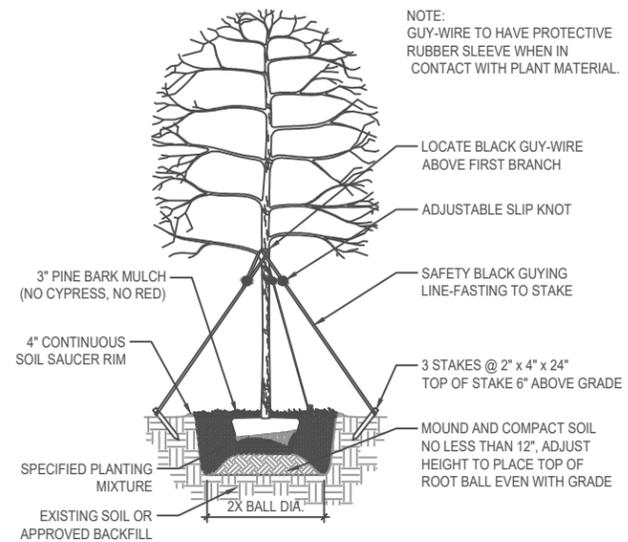
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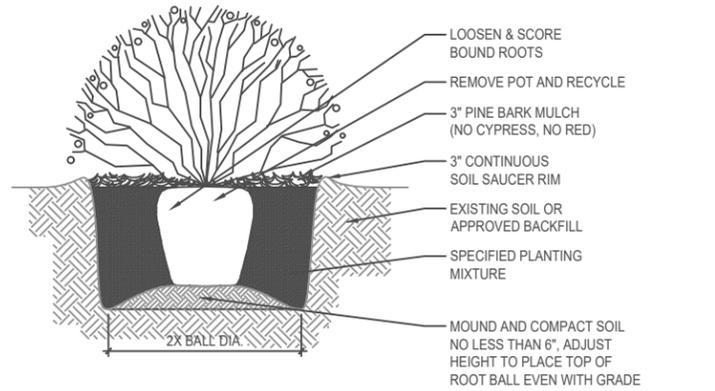
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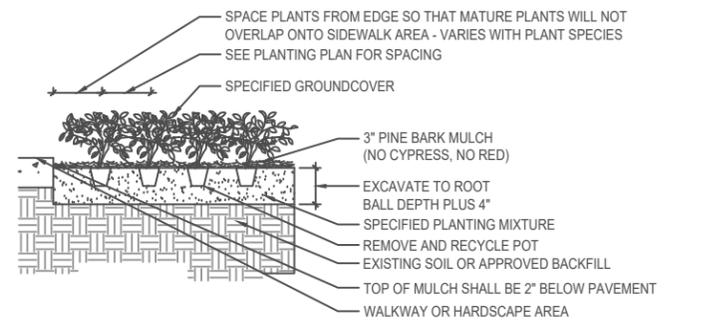
5 PALM STAKING DETAIL Scale: N/A



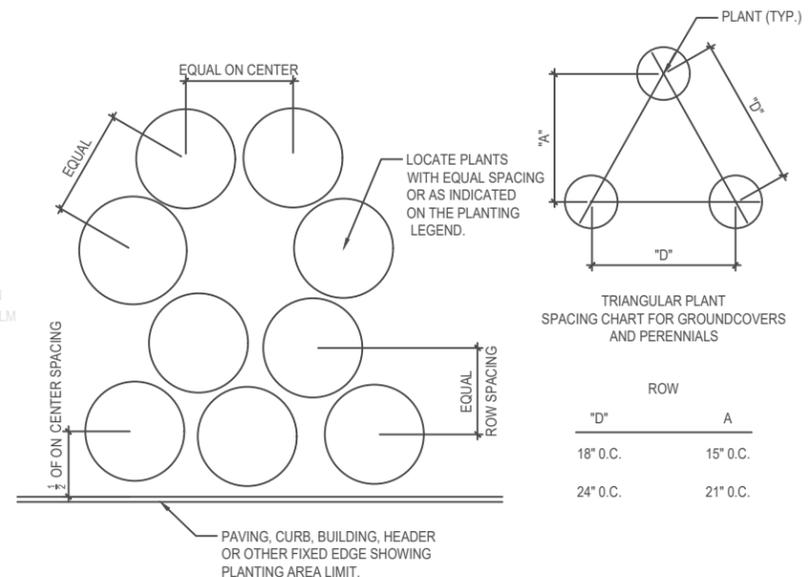
4 TREE STAKING DETAIL Scale: N/A



3 SHRUB PLANTING DETAIL Scale: N/A



2 GROUND COVER PLANTING DETAIL Scale: N/A



1 PLANT & SHRUB SPACING DETAIL Scale: N/A

GENERAL LANDSCAPE NOTES AND SPECIFICATIONS

- LANDSCAPE CONTRACTOR SHALL BECOME FAMILIAR WITH THE SCOPE OF WORK AS WELL AS THE SITE, DIGGING CONDITIONS, AND ANY OBSTACLES PRIOR TO SUBMITTING A BID.
- LANDSCAPE CONTRACTOR SHALL PROVIDE AN INSTALLATION SCHEDULE TO THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
- ALL PLANT MATERIAL SYMBOLS SHOWN ON LANDSCAPE PLANS SHALL BE CONSIDERED DIAGRAMMATIC AND SHOULD BE ADJUSTED IN THE FIELD BY LANDSCAPE CONTRACTOR TO AVOID ALL UTILITIES AND ALL OTHER OBSTRUCTIONS, AFTER CONSULTING THE LANDSCAPE ARCHITECT.
- ALL SIZES SPECIFIED FOR PLANT MATERIAL ON THE PLAN AND PLANT LIST SHALL BE CONSIDERED MINIMUM & SHALL MEET OR EXCEED THE SPECIFIED MINIMUM.
- ALL TREES & SHRUBS 5 GAL. OR LARGER, ALONG WITH ANY SPECIFIC REQUIREMENTS SUCH AS SPECIFIC CHARACTER, NUMBER OF TREE TRUNKS, AND OR PLANT SOURCE, WILL REQUIRE PHOTOGRAPHIC OR IN-PERSON APPROVAL AND COORDINATION WITH THE LANDSCAPE ARCHITECT.
- NO CHANGE OR SUBSTITUTION SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT. ANY REVISION OR MODIFICATIONS TO THE LANDSCAPE PLAN MUST HAVE PRIOR APPROVAL BY THE THE LANDSCAPE ARCHITECT & OWNER
- ALL MATERIAL SHALL BE SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. SUBSTITUTIONS MAY BE MADE AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT.
- CHANGES MAY OCCUR DURING THE NORMAL COURSE OF IMPLEMENTATION. VERBAL CHANGE ORDERS WILL BE HONORED AS LONG AS THEY ARE DOCUMENTED AFTER THE FACT AND APPROVED BY THE OWNER/CLIENT.
- LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES OR STRUCTURES PRIOR TO DIGGING. LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGES TO UNDERGROUND UTILITIES, AND OR CONSTRUCTION CAUSED BY LANDSCAPE INSTALLATION, AT NO COST TO THE OWNER.
- SITE PREPARATION SHOULD INCLUDE THE ERADICATION AND REMOVAL OF ANY WEEDS OR GRASS, REMOVAL AND CLEAN UP OF ANY DEAD MATERIAL AND ROUGH AND FINISH GRADING PER SPECS AND OR LANDSCAPE PLANS.
- ALL EXISTING PLANT MATERIAL THAT IS IN HEALTHY CONDITION SHOULD BE PRESERVED IN PLACE UNLESS OTHERWISE SPECIFIED BY THE LANDSCAPE ARCHITECT. ANY BROWN/DEAD PLANTS OR PARTS OF PLANTS SHALL BE REMOVED.
- ALL TREES, PALMS, SHRUBS AND GROUND COVER PLANTS SHALL BE FERTILIZED AT INSTALLATION, WITH LONG LASTING FERTILIZER, ACCORDING TO MANUFACTURERS' RECOMMENDATIONS AND BASED ON SOIL TESTS OF EXISTING ON-SITE SOILS.
- ALL PLANTING AREAS SHALL BE MULCHED WITH ORGANIC PINE BARK MULCH TO A MINIMUM OF 3".
- LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER APPROPRIATE CONTRACTORS.
- THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE JOB SITE CLEAN AND FREE FROM ACCUMULATION OF WASTE MATERIAL, DEBRIS, AND RUBBISH.
- LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
- ON-SITE LAYOUT OF PLANT MATERIAL SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT AT THE TIME OF INSTALLATION.
- ALL PLANTS, MATERIALS, WORKMANSHIP, AND INVOICE APPROVAL ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR TO FLAG ALL PROPOSED TREE LOCATIONS FOR OWNER AND LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO EXCAVATION OR INSTALLATION. PLAN LOCATIONS ARE SUBJECT TO FIELD ADJUSTMENTS BY THE LANDSCAPE ARCHITECT.
- LANDSCAPE ARCHITECT TO APPROVE ALL SHRUB AND GROUND COVER PLANTING LOCATION AND LAYOUT PRIOR TO INSTALLATION.
- IF LANDSCAPE ARCHITECT IS NOT ON SITE DURING INSTALLATION, CONTRACTOR SHALL PROVIDE DIGITAL PHOTOGRAPHIC DOCUMENTATION DURING INSTALLATION FOR LANDSCAPE ARCHITECT'S REVIEW, DAILY.
- LANDSCAPE CONTRACTOR TO INSURE ALL PLANT MATERIAL IS INSTALLED AT THE CORRECT ELEVATION.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY PERMITS OR APPROVALS FROM THE FEDERAL, STATE OR LOCAL GOVERNMENT REQUIRED FOR THE WORK INCLUDED IN THIS CONTRACT AND ON THESE DRAWINGS.
- NOTIFY THE OWNER AND LANDSCAPE ARCHITECT OF ANY UNFORESEEN CONDITIONS, I.E., COMPACTED SOIL / SUBGRADE, POOR DRAINAGE, UNCONSOLIDATED SOIL, EROSION, UTILITY CONFLICTS, EXCESSIVE SUN OR SHADE, ETC., PRIOR TO PROCEEDING WITH LANDSCAPE INSTALLATION.
- LANDSCAPE CONTRACTOR TO COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH IRRIGATION CONTRACTOR. LANDSCAPE CONTRACTOR SHALL HAND WATER OR ARRANGE FOR WATERING DURING PLANTING UNTIL IRRIGATION SYSTEM IS 100% OPERABLE. THIS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- ALL PLANTS SHALL MEET THE MINIMUM STANDARD OF FLORIDA NO. 1 OR BETTER AS SPECIFIED IN GRADE AND STANDARDS FOR NURSERY PLANTS AS PUBLISHED BY THE DIVISION OF PLANT INDUSTRY, FLORIDA DEPARTMENT OF AGRICULTURE, LATEST EDITION.
- NURSERY SUPPORT POLES SHALL BE REMOVED AT THE NURSERY, PRIOR TO DELIVERY, AND THAT TREES DELIVERED WITH THE NURSERY POLES WILL NOT BE ACCEPTED; AND THEREFORE REJECTED, WITH THE EXCEPTION OF THE FOLLOWING TREE SPECIES: CLUSIA ROSEA AND SILVER BUTTWOOD TREES.

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Digitally signed by Benjamin Noyes
Date: 2024.07.17 19:52:03-04'00'

L-2.2



1 IRRIGATION PLAN
3/16" = 1'-0"

THESE PLANS ARE DIAGRAMMATIC OF THE WORK TO BE PERFORMED. ALL LANDSCAPED AREAS ARE TO RECEIVED 100% COVERAGE. INSTALL THIS IRRIGATION SYSTEM PER THE SITE CONDITIONS, AVAILABLE FLOW/PRESSURE AND MANUFACTURERS RECOMMENDATIONS. ADJUST ZONE FLOWS TO ACCOMMODATE THE AVAILABLE MAINLINE FLOWS AND PRESSURES.

THE DESIGN PROFESSIONAL DOES NOT ACCEPT ANY/ALL RESPONSIBILITY AND/OR LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND DESIGN INTENT THEY CONVEY OR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE DESIGN PROFESSIONALS GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

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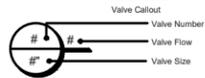
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Digitally signed
by Benjamin
Noyes
Date:
2024.07.17
19:52:34-04'00'

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IRRIGATION SCHEDULE			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Rain Bird 1806-U-PRS 15 Strip Series Turf Spray Gin. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet. Pressure Regulating.		30
	Rain Bird 1806-U-PRS HE-VAN Series Turf Spray Gin. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet. Pressure Regulating.		30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Rain Bird XCZ-100-LC Wide Flow Drip Control Kit, for Light Commercial Uses. 1in. PEB Valve, with 1in. Pressure Regulating 40psi Basket Filter. 0.3-20 GPM.		
	Rain Bird MDCFCAP Dripline Flush Valve cap in compression fitting coupler.		
	Rain Bird OPERIND Drip System Operation Indicator, stem rises 6" for clear visibility when drip system is charged to a minimum of 20psi. Includes 16" of 1/4" distribution tubing with connection fitting pre-installed.		
	Rain Bird PC-DIFF Single Outlet, Pressure Compensating Drip Emitter with Self-Piercing Barb Inlet and Diffuser Cap. Flow rate: 12 GPH=dark brown.		
	Area to Receive Dripline Rain Bird XFD-09-12 XFD On-Surface Pressure Compensating Landscape Dripline. 0.9 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. UV Resistant. Specify XF insert fittings.		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Rain Bird PEB 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.		
	Nibco T-113-K Class 125 bronze gate shut off valve with cross handle, same size as mainline pipe diameter at valve location. Size Range - 1/4" - 3"		
	Watts 919QT 1" Backflow reduced pressure zone - Installation by a licensed Florida Plumbing Contractor in accordance with Manufacturer's recommendations and all federal, state and local codes.		
	Hunter HPC-400 w/ (1) PCM 900 Module 4 Station with (1) PCM 900 Module Outdoor Wi-Fi enabled, full-functioning controller with touchscreen. Plastic Cabinet		
	Hunter MINI-CLIK-C Rain Sensor, with 1/2in. female thread at bottom for conduit installation, mount as noted		
	Water Meter 5/8" Water meter requires 14 GPM @ 60 PSI. Irrigation contractor shall be responsible to verify the sources ability to service the systems requirements at site before starting construction.		
	Irrigation Lateral Line: PVC Class 200 SDR 21 Only lateral transition pipe sizes 1" and above are indicated on the plan, with all others being 3/4" in size. Fittings shall be SCH 40 and molded. Install 12" below final grade.		
	Irrigation Mainline: PVC Class 200 SDR 21 Pipe sizes 3" inch or smaller shall have bell and socket joints. Fittings shall be SCH 40 and molded. Install 18" below grade.		
	Pipe Sleeve: PVC Schedule 40 The depth of the sleeves shall be a minimum 30" cover from finished grade under roadway crossings and 24" under all sidewalks and hardscapes. Extend sleeves 18" beyond edges of paving or construction, mark both ends with a 3" "V" in pavement.		



OUTDOOR WATER RESTRICTIONS

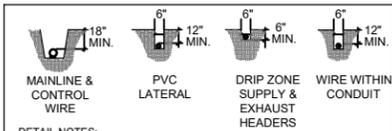
Watering is not allowed between 10 a.m. and 4 p.m.
Hand-watering with one hose fitted with an automatic shut-off nozzle is allowed for 10 minutes per day for landscape stress relief and to prevent plant die-off.
Restrictions apply to all users of any water resource within Miami-Dade County, whether from publicly or privately owned water utility sewer systems, private wells or private connections to surface water bodies.
Residents and businesses with an ODD-numbered street address (ending in 1, 3, 5, 7, 9):

Lawn watering is permitted on WEDNESDAYS and SATURDAYS before 10 a.m. and after 4 p.m.
Residents and businesses with an EVEN-numbered street address (ending in 0, 2, 4, 6, 8*), no street address, or who water both even and odd addresses within the same zones, including multi-family units and Homeowner Associations:

Lawn watering is permitted on THURSDAYS and SUNDAYS before 10 a.m. and after 4 p.m.
Residents should choose from one of two "watering windows" (before 10 a.m. or after 4 p.m.) on their designated irrigation days. For the most efficient use of water, residents should avoid irrigating during both time periods on the same day.

To report a water restriction violation, submit a 311 service request online by selecting the All tab, then choosing Other, or call 311.

LOW-VOLUME IRRIGATION, INCLUDING THE USE OF DROP AND MICRO JET SYSTEMS THAT APPLY WATER DIRECTLY TO PLANT ROOT ZONES, IS NOT RESTRICTED BUT IS ENCOURAGED TO BE REDUCED.



DETAIL NOTES:

- ALL P.V.C. PIPING SHALL BE SNAKED IN TRENCHES.
- ALL WIRING TO BE BUNDLED AND TAPED AT 20' INTERVALS.
- ALL MAIN SUPPLY LINES TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
- PROVIDE PIPE AND WIRE SLEEVES UNDER ALL PAVED SURFACES. WIRE SHALL BE WITHIN SEPARATE 2" ELECTRICAL CHASE.
- CONTRACTOR TO COMPLY WITH ALL LOCAL CODES AND ORDINANCES IN REFERENCE TO THE INSTALLATION OF PVC PIPING.
- TIE A LOOSE 20' LOOP IN WIRING AT ALL CHANGES OF DIRECTION GREATER THAN 30° UNTIL ALL LOOPS AFTER ALL CONNECTIONS HAVE BEEN COMPLETED.
- INSTALL #14-1 TRACKING WIRE NEXT TO MAINLINE

NOTES

- CONTRACTOR SHALL LOCATE ALL PROPERTY AND RIGHT OF WAY LINES BEFORE CONSTRUCTION BEGINS. THESE IRRIGATION PLANS ARE SCHEMATIC AND MAY BE EXAGGERATED. CONTRACTOR SHALL KEEP WITHIN ALL PROPERTY AND RIGHT OF WAY LINES DURING CONSTRUCTION. CONTRACTOR SHALL ADJUST ALL SPRAY HEADS SO AS NOT TO SPRAY ONTO IMPERVIOUS SURFACES.
- CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY DEPTHS AND COORDINATE IRRIGATION CONSTRUCTION WITH ALL EXISTING AND PROPOSED UTILITIES.
- ALL UNDERGROUND SLEEVES SHALL BE SCHEDULE 40 PVC AND SHALL BE TWICE THE DIAMETER OF ANY LINE IT HOUSES.
- CONTRACTOR TO PROTECT ALL EXISTING LANDSCAPING AND IRRIGATION
- ALL WIRE WILL BE COLOR-CODED DIRECT BURIAL UL/FL WIRE. COMMON (WHITE) #12-1, CONTROL WIRE (RED) #14-1
- IRRIGATION INSTALLATION CONTRACTOR SHALL INSTALL (2) SPARE CONTROL WIRES, COLOR-CODED YELLOW AND COMMON FROM CONTROLLER TO MIDPOINT OF MAINLINE, MOUNTED IN 10" ROUND VALVE BOX.

IRRIGATION SYSTEM PERFORMANCE NOTES

- IRRIGATION SYSTEM IS DESIGNED TO OPERATE OFF A POTABLE WATER METER PROVIDING A MINIMUM FLOW OF 14 GPM AND A MINIMUM PRESSURE OF 60 PSI.

CONTRACTOR MUST CONTACT THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION IF THE AVAILABLE FLOW AND PRESSURE DEVIATES MORE THEN 5% OR WILL AFFECT THE PERFORMANCE OF THE SYSTEM.

MINIMUM PRESSURE REQUIREMENTS - 60 PSI AT THE POINT OF CONNECTION

- 30 PSI AT THE BASE OF THE POP-UP SPRAY HEADS
- 20 PSI AT THE BASE OF THE LOW-VOLUME DRIP

- HEAD LAYOUT IS BASED ON BASE INFORMATION PROVIDED. HEADS SHALL BE ADJUSTED TO ACCOMMODATE FIELD VARIATIONS WHILE MAINTAINING 100% COVERAGE AND MINIMIZING OVER-SPRAY ONTO PAVED AREAS AND BUILDINGS.

- 1/2" PIPE SHALL NOT BE USED FOR LATERAL PIPING

DRIP TUBING NOTES

- INSTALL DRIP TUBING AT GRADE AND COVER WITH MULCH. TYPICAL SPACING FOR DRIP TUBING IS 12" TO 18" ON CENTER. SPACING TO BE DETERMINED BY PLANT LAYOUT. REFER TO LANDSCAPE PLAN. ANCHOR TUBING EVERY 10' WITH 12" LONG PLASTIC TUBING STAKES. INSTALL FLUSH VALVE ASSEMBLIES AT ALL TUBING "DEAD ENDS". INSTALL AIR/VACUUM RELIEF VALVES AT "HIGH POINTS" OF EVERY SECTION.
- GRID LAYOUT SHALL BE USED ON THIS PROJECT. USE CENTER GRID LAYOUT WHERE POSSIBLE.
- WHEN SLEEVEING DRIFLINE, USE BLANK DRIFLINE IN SLEEVE. SLEEVE SHALL BE 2X DRIFLINE DIAMETER. NO EMITTER DRIFLINE SHALL BE PLACED IN SLEEVE.
- THE LENGTH OF ANY DRIFLINE LATERAL SHALL NOT BE LONGER THAN: 12" EMITTERS @ 0.9 GPH
 - @ 15 PSI = 155 FEET
 - @ 20 PSI = 169 FEET
 - @ 30 PSI = 230 FEET
 - @ 40 PSI = 255 FEET
 LATERAL DISTANCE DOUBLED WHEN CENTER FEED LAYOUT USED (SEE CENTER FEED LAYOUT DETAIL.
- MANUAL FLUSH VALVE SHALL BE USED & PLACED WITH A 6" X 6" SUMP. VALVES SHALL BE OPENED EVERY WATERING DAY FOR 2 WEEKS AND THEN A MINIMUM OF 2 TIMES A YEAR TO CLEAR DRIFLINE OF DEBRIS.
- AIR/VACUUM RELIEF SHALL BE INSTALLED WHEN THE CHANGE IN SLOPE OCCURS 3% OR GREATER.
- STAPLES SHALL BE USED AT 5' O.C. AND 2 STAPLES 'X'ED OVER EACH OTHER WITH ANY CHANGE IN DIRECTION, ELBOWS, OR CROSSES.
- SUPPLY, EXHAUST HEADERS AND DRIFLINE SHALL BE PLACED 2"-4" FROM PLANTS AND PAVEMENT EDGES.
- BLANK DRIFLINE SHALL BE USED FOR ALL SUPPLY AND EXHAUST HEADERS, UNLESS OTHERWISE NOTED ON PLANS.
- PRIOR TO COVERING DRIFLINE, DRIFLINE CIRCUIT WILL BE PRESSURIZED AND TESTED FOR PROPER OPERATION.
- DRIP LINE LATERALS SHALL BE LAID IN THE LONGEST RUN, WHETHER IT BE THE WIDTH OR LENGTH OF THE ZONE.

TREE IRRIGATION AFTER PLANTING DURING ESTABLISHMENT

SIZE OF NURSERY STOCK	IRRIGATION SCHEDULE FOR VITALITY
LESS THAN 2" CALIPER	DAILY FOR TWO WEEKS, EVERY OTHER DAY FOR TWO MONTHS, WEEKLY UNTIL ESTABLISHED
2"-4" CALIPER	DAILY FOR ONE MONTH, EVERY OTHER DAY FOR THREE MONTHS, WEEKLY UNTIL ESTABLISHED.
GREATER THAN 4" CALIPER	DAILY FOR SIX WEEKS, EVERY OTHER DAY FOR FIVE MONTHS, WEEKLY UNTIL ESTABLISHED

- AT EACH IRRIGATION, APPLY TWO TO THREE GALLONS PER INCH TRUNK CALIPER AT THE ROOT BALL SURFACE. APPLY IT IN A MANNER SO ALL WATER SOAKS THE ENTIRE ROOT BALL. DO NOT WATER IF THE ROOT BALL IS WET/SATURATED ON THE IRRIGATION DAY

- DELETE DAILY IRRIGATION WHEN PLANTING IN WINTER. ESTABLISHMENT TAKES THREE (HARDINESS ZONE 10-11) TO FOUR (HARDINESS ZONE 8-9) MONTHS PER INCH TRUNK CALIPER. NEVER APPLY IRRIGATION IF THE SOIL IS SATURATED.

GENERAL IRRIGATION NOTES

- ALL MAINLINES TO HAVE A MINIMUM OF 18" OF COVER (CLASS 200 PVC PIPE).
- ALL LATERAL AND SUB-MAIN PIPE TO HAVE A MINIMUM OF 12" OF COVER (CLASS 200 PVC PIPE)
- NO ROCKS, BOULDER, OR OTHER EXTRANEIOUS MATERIALS TO BE USED IN BACKFILLING OF TRENCH.
- ALL PIPE TO BE INSTALLED AS PER MANUFACTURERS' SPECIFICATIONS.
- ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE OR LIQUID TEFLON.
- ALL LINES TO BE THOROUGHLY FLUSHED BEFORE INSTALLATION OF SPRINKLER HEADS.
- SPRINKLER AND RELATED EQUIPMENT TO BE INSTALLED AS PER DETAILS.
- ALL ELECTRICAL JOINTS TO BE MADE USING WATERPROOF CONNECTIONS AS SHOWN ON DETAILS.
- ALL EQUIPMENT NOT SPECIFIED IN THE LEGEND SHALL BE DETERMINED AND FURNISHED BY THE CONTRACTOR.
- NO ELECTRICAL CONNECTIONS SHALL BE MADE IN THE FIELD EXCEPT AT A VALVE CONTROL BOX OR ANOTHER VALVE BOX SPECIFICALLY FOR CONNECTIONS.
- ANY DISCREPANCY BETWEEN THIS SHEET AND OTHERS IN THIS SET MUST BE REFERRED TO THE IRRIGATION CONSULTANT BY THE CONTRACTOR FOR CLARIFICATION BEFORE PRECEDING WITH THE WORK.
- ALL 24 VOLT WIRE SHALL BE #12 UF/UL FOR COMMON WIRE, AND #14 UF/UL FOR CONTROL WIRES, DIRECT BURIAL, SOLID COPPER.
- CONTRACTOR TO BE RESPONSIBLE FOR PROPER COVERAGE OF AREAS TO BE WATERED. I.e ADJUST HEADS WITH INSUFFICIENT COVERAGE DUE TO BLOCKAGE BY EXISTING OR PROPOSED SITE FEATURES.
- CONTRACTOR TO REFER TO LANDSCAPE PLAN TO KEEP SPRINKLER EQUIPMENT AND ACCESSORY MATERIAL FROM INTERFERING WITH PROPER PLANTING, I.e VERIFY ROOT BALL SIZE FOR PLANTING
- CONTRACTOR SHALL PROVIDE EXPANSION COILS AT EACH WIRE CONNECTION IN A VALVE BOX (WRAP AROUND 3/4" PIPE 12 TIMES.
- SPRINKLERS IN LOW-LYING AREAS SHALL HAVE CHECK VALVES
- ALL SPRINKLERS TO BE MOUNTED ON FLEX PIPE - REFER TO DETAILS.
- INSTALL DRIF LINE TUBING AND NON-PRESSURE LATERAL LEAD LINE PIPING IN LANDSCAPE AREAS AND ADJACENT TO SELECTED PLANT MATERIAL AS SHOWN IN DETAILS.
- CONTRACTOR SHALL UTILIZE VALVE I.D. TAGS ON ALL REMOTE CONTROL VALVES.
- 24 VOLT WIRE SHALL BE COLOR CODE: COMMON-WHITE, CONTROL-RED.
- CONTRACTOR SHALL INSTALL MANUFACTURERS' RECOMMENDED GROUNDING EQUIPMENT FOR POWER SUPPLY AND VALVE OUTPUT WITH (2) 5/8" COPPER CLAD GROUND RODS.
- CONTRACTOR SHALL INSTALL MANUFACTURERS' RECOMMENDATION ON FAULT GROUND AND LIGHTNING PROTECTION.
- CONTROLLER GROUNDING MUST BE PER ASIC REQUIREMENTS.
- ALL MATERIAL TO BE SUPPLIED BY CONTRACTOR TO OWNER:
 - TWO WRENCHES FOR DISASSEMBLING AND ADJUSTING EACH TYPE OF SPRINKLER HEAD AND VALVE SUPPLIED.
 - TWO KEYS FOR EACH OF THE AUTOMATIC CONTROLLERS.
 - TWO QUICK COUPLER KEYS WITH MATCHING HOSE SWIVELS.
- SYSTEM IS DIAGRAMMATIC TO IMPROVE CLARITY. ALL MAINLINE PIPING, ELECTRIC VALVES AND WIRING ARE TO BE INSTALLED IN LANDSCAPED AREAS AND REFERENCE THE LANDSCAPE PLAN PRIOR TO THE INSTALLATION OF PIPING TO AVOID CONTACT WITH PLANT MATERIALS EXISTING OR NEW.
- CONTRACTOR SHALL INSTALL SPRINKLER EQUIPMENT 18" FROM FOUNDATIONS, ALSO INSTALL SPRINKLERS 4" FROM CURBS OR WALKS.
- PRIOR TO BID IRRIGATION CONTRACTOR SHALL VERIFY RIGHT-OF-WAY AND BACKFLOW REQUIREMENTS NO LATER THAN FIVE DAYS BEFORE BID SUBMITTALS. CONTRACTOR SHALL NOTIFY CONSULTANT OF ANY CHANGES FROM PLANS OR SPECIFICATIONS.
- IRRIGATION CONTRACTOR SHALL PROVIDE THE OWNER AND LANDSCAPE ARCHITECT WITH A REPRODUCIBLE AS-BUILT DRAWING OF THE INSTALLED IRRIGATION SYSTEM IN A PDF FILE FORMAT BEFORE FINAL ACCEPTANCE. PROVIDE CROSS-MEASURED LOCATIONS OF ALL VALVE LOCATIONS, CONTROLLER, WATER SOURCE, WIRE SPLICES, SLEEVE LOCATIONS, ETC.
- A 1-YEAR WARRANTY PERIOD SHALL BE PROVIDED FOR SYSTEM AFTER SUBSTANTIAL COMPLETION IS ACCEPTED. START UP AND ADJUSTING OF SYSTEM IN SPRING TIME SHALL BE INCLUDED IN WARRANTY.
- PRIOR TO BID, CONTRACTOR SHALL VERIFY THAT ALL MATERIAL, INSTALLATION PARAMETERS AND OPERATIONS CONFORM TO ALL APPLICABLE CODES AND ORDINANCES NO LATER THAN FIVE DAYS BEFORE BID SUBMITTALS. CONTRACTOR SHALL NOTIFY IRRIGATION CONSULTANT/DESIGNER OF ANY CHANGES REQUIRED DUE TO CURRENT CODE OR ORDINANCE DISCREPANCIES. IF CONTRACTOR DOES NOT COMPLY TO THIS NOTIFICATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY INSTALLATION CHANGE AND REDESIGN COSTS FOR NON-COMPLIANCE.
- UNLESS OTHERWISE NOTED, THE CONTRACTOR MUST COMPLETE TWO PRESSURE TESTS OF THE IRRIGATION SYSTEM MAINLINE (BOTH TO SHOW NO DROP IN PRESSURE DURING DURATION OF THE TEST).
 - 2-HOUR PRESSURE TEST AT 1.5 TIMES THE SYSTEM STATIC PRESSURE
 - 24-HOUR PRESSURE TEST AT THE SYSTEM STATIC PRESSURE
- IRRIGATION INSTALLATION CONTRACTOR SHALL PROVIDE THE OWNER WITH A COLOR-CODED ZONE DIAGRAM PLAN, 8-1/2"x11" LAMINATED SHEET(S) WITH AN ELECTRONIC FILE COPY TO IDENTIFY CONTROLLER STATION TO THE CONTROL VALVE NUMBER FOR EACH CONTROLLER. THE LAMINATED CHART IS TO BE LOCATED IN AN ADHESIVE POUCH ATTACHED TO THE INSIDE OF CONTROLLER(S).
- THE CONTROLLER(S) SHALL SCHEDULE PROGRAM "A" TO A REGULAR RUN-TIME SETTINGS FOR AFTER THE ESTABLISHMENT PERIOD OF THE PLANT MATERIAL. PROGRAM "B" SHALL BE USED DURING THE ESTABLISHMENT PERIOD AND TURNED OFF AFTER THE 30-60 DAYS OF PLANT INSTALLATION.
- THE IRRIGATION CONTRACTOR WILL READ ALL SPECIFICATIONS AND REVIEW ALL DETAILS AND EXAMINE THESE PLANS CAREFULLY PRIOR TO BIDDING THIS PROJECT. FAILURE TO READ THIS INFORMATION IS NOT AN ACCEPTABLE REASON IF THE JOB IS UNDERBID.
- THE PLAN MAY NOT INCLUDE ALL MATERIALS. THIS DOESN'T RELIEVE THE CONTRACTOR FROM BEING RESPONSIBLE TO PROVIDE A COMPLETE SYSTEM IN PERFECT WORKING ORDER.

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panopoly + lineare studio

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Professionals

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690 SW 1ST. CT., UNIT 2701
MIAMI, FL 33130

Date Description

#	Date	Description

Notes

FIRST SUBMITTAL
6/16/24

Client

JEFFERSON
745 761 LLC

761 JEFFERSON AVE

JEFFERSON AVE
MIAMI BEACH, FL
33140

Title

IRRIGATION NOTES
AND SCHEDULE

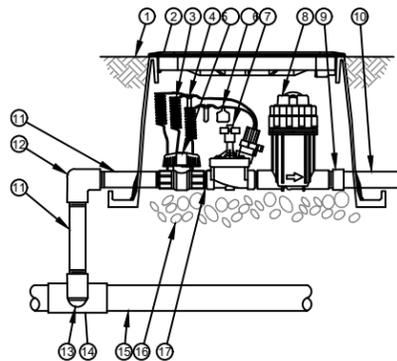
Drawn **BN** Field **Landscape**

Project Mgr. **VS** Scale

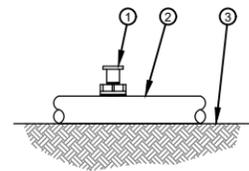
Approved **BN** Date **06/20/24**

L-3.1

- ① FINISH GRADE/TOP OF MULCH
- ② VALVE BOX WITH COVER: RAIN BIRD VB-STD
- ③ 30-INCH LINEAR LENGTH OF WIRE, COILED
- ④ WATERPROOF CONNECTION: RAIN BIRD DB SERIES
- ⑤ 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
- ⑥ ID TAG
- ⑦ REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUDED IN XCZ-PRB-100-COM KIT)
- ⑧ PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QKCHK-100 (INCLUDED IN XCZ-PRB-100-COM KIT)
- ⑨ PVC SCH 40 FEMALE ADAPTOR
- ⑩ LATERAL PIPE
- ⑪ PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- ⑫ PVC SCH 40 ELL
- ⑬ PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
- ⑭ PVC SCH 40 TEE OR ELL
- ⑮ MAINLINE PIPE
- ⑯ 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- ⑰ PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)



XCZ-PRB-100-COM 1" CONTROL ZONE KIT

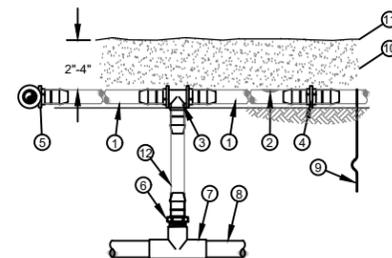


- ① PRESSURE-COMPENSATING MODULE BARB INLET X BARB OUTLET EMITTER WITH PC DIFFUSER CAP: RAIN BIRD PC EMITTER WITH PC DIFFUSER
- ② 1/2" POLYETHYLENE TUBING: RAIN BIRD XF SERIES TUBING OR RAIN BIRD XT-700 XERI-TUBE OR RAIN BIRD XBS BLACK STRIPE TUBING
- ③ FINISH GRADE

NOTES:

1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT EMITTER DIRECTLY INTO 1/2" POLYETHYLENE TUBING.
2. RAIN BIRD PC BARB X BARB EMITTERS ARE AVAILABLE IN THE FOLLOWING MODELS:
PC-05 5 GPH PC-07 7 GPH PC-10 10 GPH PC-12 12 GPH
PC-18 18 GPH PC-24 24 GPH
3. PC DIFFUSER CAPS ARE AVAILABLE IN BOTH BLACK AND PURPLE.

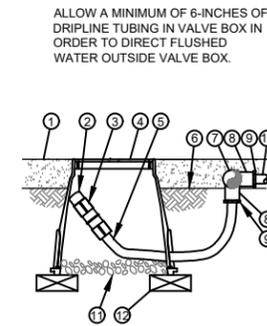
PRESSURE-COMPENSATING MODULE WITH PC DIFFUSER CAP INTO 1/2-INCH TUBING



NOTES:

1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

XFD ON-SURFACE DRIPLINE RISER ASSEMBLY

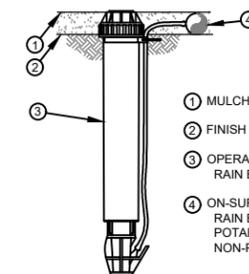


ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

- ① TOP OF MULCH LAYER
- ② FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE: RAIN BIRD MDCFCAP NON-POTABLE: RAIN BIRD MDCFCPCAP
- ③ EASY FIT COUPLING: RAIN BIRD MDCFCOUP
- ④ SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
- ⑤ RAIN BIRD XF BLANK TUBING
- ⑥ FINISH GRADE
- ⑦ PVC EXHAUST HEADER
- ⑧ PVC SCH 40 TEE OR EL
- ⑨ BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
- ⑩ ON-SURFACE DRIPLINE:
- ⑪ 3-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL
- ⑫ BRICK (1 OF 2)

XFD ON-SURFACE DRIPLINE FLUSH POINT

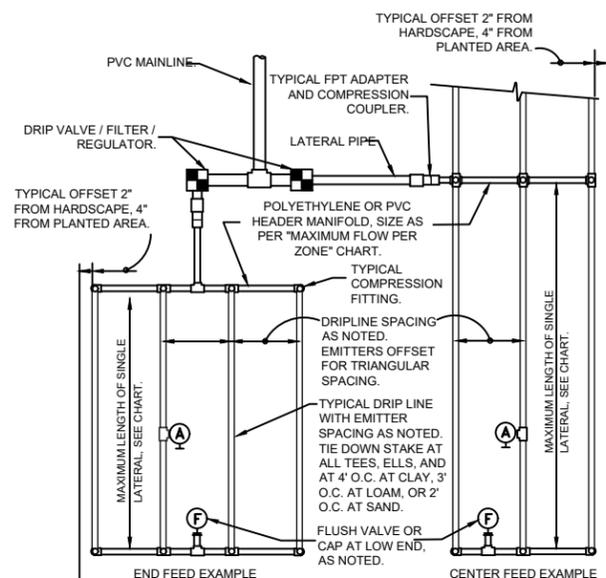
- ① ON-SURFACE DRIPLINE:
- ② INLINE DRIP EMITTER OUTLET, SEE PLANS FOR DRIPLINE OUTLET SPACING.
- ③ BARB TEE 17x17x17mm RAIN BIRD XFF-TEE
- ④ BARB COUPLING 17x17mm RAIN BIRD XFF-COUP
- ⑤ BARB ELBOW 17x17mm RAIN BIRD XFF-ELBOW
- ⑥ BARB MALE ADAPTER 17mm X 1/2" MPT RAIN BIRD XFF-MA-050 17mm X 3/4" MPT RAIN BIRD XFF-MA-075
- ⑦ PVC TEE SxSxT
- ⑧ PVC LATERAL SUPPLY HEADER
- ⑨ TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (TYP)
- ⑩ MULCH
- ⑪ FINISH GRADE
- ⑫ RAIN BIRD XF SERIES BLANK TUBING LENGTH AS REQUIRED



NOTE:

1. INSERT BARB TRANSFER FITTING DIRECTLY INTO DRIPLINE TUBING.
2. VAN NOZZLE MAY BE SET TO CLOSED, OR IF IT IS DESIRED TO SEE SPRAY FROM THE NOZZLE, SET THE ARC TO 1/4 PATTERN.

ON-SURFACE DRIPLINE OPERATIONAL INDICATOR



PSI	EMITTER FLOW RATE GPH		
	12" SPACING 0.6 0.9	18" SPACING 0.6 0.9	24" SPACING 0.6 0.9
10	125 96	175 135	218 171
20	249 191	350 171	442 340
30	307 236	434 333	550 422
40	350 268	495 380	627 171
50	125 96	175 135	218 171
60	125 96	175 135	218 171

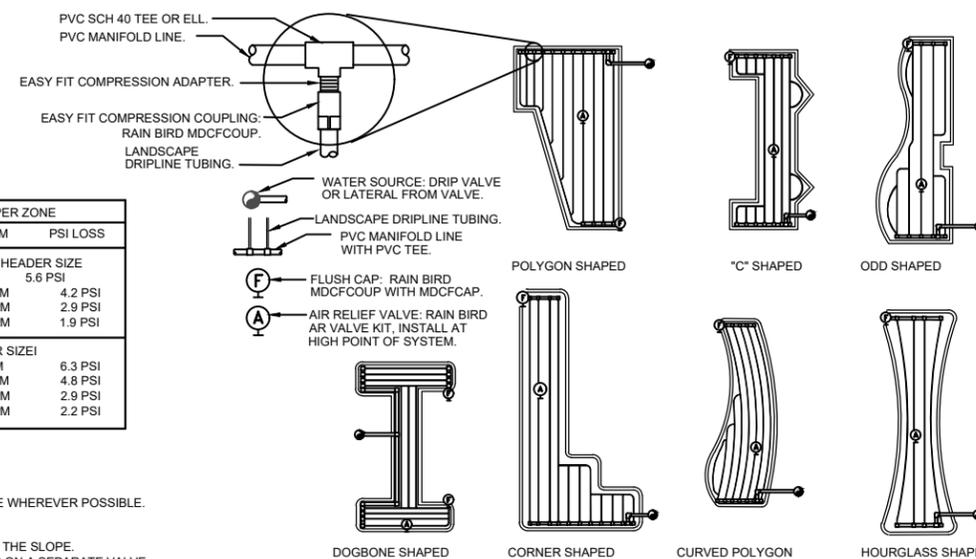
EMITTER SPACING	GRID PRECIPITATION RATES (IN/HR)	
	LATERAL SPACING	EMITTER FLOW RATE
12	12	0.96 1.44
18	18	0.69 1.03
24	24	0.28 0.41

EMITTER FLOW	LATERAL FLOW PER 100 FT (GPM)		
	12" SPACING	18" SPACING	24" SPACING
0.6 GPH	1.0 GPM	0.67 GPM	0.50 GPM
0.9 GPH	1.5 GPM	1.0 GPM	0.75 GPM

SLOPED CONDITION NOTE:

1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHEREVER POSSIBLE.
2. INSTALL AIR RELIEF VALVE AT THE HIGHEST POINT.
3. NORMAL SPACING WITHIN 2/3 OF SLOPE.
4. INSTALL DRIPLINE AT 25% GREATER SPACING AT THE BOTTOM 1/3 OF THE SLOPE.
5. WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM 1/3 ON A SEPARATE VALVE

TYPICAL DRIPLINE REQUIREMENTS



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Professionals

HABITAT LC, LLC. + FORLANDSCAPE
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MIAMI, FL 33130

Date Description

#	Date	Description

Notes

FIRST SUBMITTAL
6/16/24

Client

JEFFERSON
745 761 LLC

761 JEFFERSON AVE

JEFFERSON AVE
MIAMI BEACH, FL
33140

Title IRRIGATION DETAILS

Drawn BN Field Landscape

Project Mgr. VS Scale

Approved BN Date 06/20/24



Digitally signed
by Benjamin
Noyes
Date:
2024.07.17
19:53:16-04'00'

L-3.2



1 LIGHTING PLAN
3/16" = 1'-0"

pl+s

panopoly + lineare studio
2125 BISCAYNE BLVD. #340
MIAMI, FL 33137
p. 305-440-4411 www.pl.studio

Professionals
HABITAT LC, LLC. + FORLANDSCAPE
690 SW 1ST. CT., UNIT 2701
MIAMI, FL 33130

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JEFFERSON
745 761 LLC

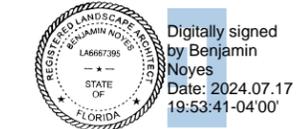
761 JEFFERSON AVE
JEFFERSON AVE
MIAMI BEACH, FL
33140

Title
LIGHTING PLAN

Drawn **BN** Field **Landscape**

Project Mgr. **VS** Scale

Approved **BN** Date **06/20/24**



Digitally signed
by Benjamin
Noyes
Date: 2024.07.17
19:53:41-04'00'

FLOOD/ACCENT LIGHT 12VAC/DC 12W LED MODULE MODEL FA-12L

Wet-location luminaire for uplighting or downlighting applications. Can be utilized for ground mounted, tree mounted or surface mounted installations.

- Machined 6061-T6 copper-free aluminum. Aluminum components are black anodized, then a polyester powder coat finish is applied.
- Seven standard TOIC powder coat finishes and clear anodized finish available.
- Adjustable LED Module: 2W, 4W, 6W, 9W, 12W (10W startup draw)
- CRF = 80
- Available in 2700K, 3000K.
- Field replaceable.
- Remote magnetic transformer required.
- Not applicable with electronic transformers.
- Stainless steel hardware.
- 2R, 18/2 LV wire leads.
- Three cap styles from which to choose.
- 1/2" NPS Mount Threads (Mount not included).
- Clear tempered glass lens, glued in.
- High-temperature silicone O-ring seal used to seal the cap against the body.
- Molded silicone wire pass-thru attached to socket wire prevents wicking and water leaking into the lamp compartment.
- Listed for wet location use.
- Warranty: 10 Years.

LAMPING: 2W-12W Adjustable LED Module		
Wattage	2700K	3000K
2W	240 hrs.	230 hrs.
4W	340 hrs.	335 hrs.
6W	580 hrs.	670 hrs.
9W	820 hrs.	915 hrs.
12W	960 hrs.	1165 hrs.

Ordering Logic:

MODEL	METAL	CAP STYLE	FINISH
FA-12L	A - Aluminum	1 - 90° Flush	BK - Black
		2 - 90° Regress	BZT - Bronze Texture
		3 - 30° Angled	WT - White
			SL - Silver
			DB - Dark Brass
			NT - Natural
			AC - Aged Copper

ORDERING EXAMPLE: FA-12L-A-1-BZT-S3
*See Module sheet to select module type to be installed

Excelsior Lighting, Inc. PROJECT TYPE

2507 N. Bundy Drive Fresno, CA 93727 T - 559.346.1051 F - 559.346.1071 excelsiorlighting.com

1 TREE UPLIGHT LIGHTING SPEC Scale: N.T.S.

excelsior MODEL PL-7 12V 50W MR16 8W LED PL-7
Simply Better by Design™

Model PL-7
Lamp: MR16 Halogen or LED
Maximum Wattage: 50 watt, 8 watt LED
Input Voltage: 12V (remote transformer required)
Material: Machined Aluminum
Hardware: Stainless Steel
Finishes: Seven Polyester Powder Coat
Lens: Tempered Clear Glass
Cap: Three cap styles available
Mounting: Adjustable or fixed
Stem Length: 9", 12", 16", 24", 30", 36"
Socket: GY-6.35 Bi Pin Porcelain
IP Rating: 65
Certification: Wet location
Wiring: 6 ft. 18/2 low voltage cable
Weight: 2.4 lbs.
Warranty: 10 Years
Dimensions: 2.38" dia. x 7.14" long

METALS: 6061-T6 Aluminum

Mounting Stake Options: MT-4S, MT-2, MT-6, MT-7, MT-8

ORDERING LOGIC:

Model	Cap	Stem Length	Finish
PL-7	1 - Flush	9" - 36"	BK - Black
	2 - Regress	12" - 36"	BZT - Bronze Texture
	3 - 45 Degree	18" - 36"	WT - White
			SL - Silver
			DB - Dark Brass
			AC - Aged Copper

ANODIZING PROTECTION: To increase the corrosion resistance in our products, we use a three-step process:
1. Machine 6061-T6 copper-free aluminum.
2. Anodized pre-treatment applied.
3. Polyester powder coat finish applied.

SEALED WIRE PASS-THRU SYSTEM: Our molded, high-temperature silicone wire pass-thru system is installed into every product to prevent water intrusion. Water will not leak into the lamp compartment. The socket is replaceable because it is not glued in.

MOD=TWIN HEAD
ORDERING EXAMPLE: PL-7-A-1-24-BK

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2 PATH LIGHTING SPEC Scale: N.T.S.

LIGHTING GENERAL NOTES

- LANDSCAPE LIGHTING IS INTENDED FOR AESTHETIC ILLUMINATION OF PLANT MATERIAL AND SHALL NOT BE USED AS SECURITY LIGHTING. ALL LIGHTING FIXTURES ARE TO BE CONNECTED INDEPENDENTLY TO A MAIN TIMER OR LIGHTING CONTRACTOR WITH A PHOTOCELL. LANDSCAPE LIGHTING SHALL GO ON AT SUNSET BY A PHOTOCELL, AND TIMED TO TURN-OFF AUTOMATICALLY AFTER 4-6 HOURS OF USE AT 12 MIDNIGHT OR 1:00 A.M. (A MANUAL OVERRIDE SHALL BE IMPLEMENTED TO ALLOW FOR MORE TIME ONLY FOR SPECIAL EVENTS, OR TURNED-OFF COMPLETELY WHEN DESIRED).
- CONDUIT INSTALLATION SHALL ONLY COMMENCE AFTER THE INSTALLATION OF ALL LARGE TREES AND PALMS.
- ELECTRICAL CONTRACTOR IS RESPONSIBLE TO COORDINATE THE ELECTRICAL INSTALLATION WITH THE PROPOSED GARDEN. ALL ELECTRICAL CONDUITS THAT FALL WITHIN PLANTERS OR LANDSCAPE AREAS SHALL BE INSTALLED AT THE PERIMETERS OF THESE AREAS TO ALLOW FOR THE SPECIFIED PLANTINGS.
- ALL GFI AND JUNCTION BOXES, CONDUITS/WIRING AND ELECTRICAL SUPPLY SHALL BE THE ELECTRICAL CONTRACTOR. ALL JUNCTION BOXES THAT FALL WITHIN SODDED OR LANDSCAPE AREAS ARE TO BE BELOW GRADE BURIED TYPE AND ABOVE GROUND OR VISIBLE JUNCTION BOXES SHALL NOT BE ALLOWED UNLESS MOUNTED ON A WALL AND SHALL MEET ALL APPLICABLE CODE REQUIREMENTS.
- ALL FIXTURES INSTALLED SHALL BE AS SPECIFIED. NO FIXTURE SUBSTITUTION SHALL BE MADE WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT.

LIGHTING LEGEND

- TREE UPLIGHT (FACING TOWARDS TREE)
- PATH LIGHT