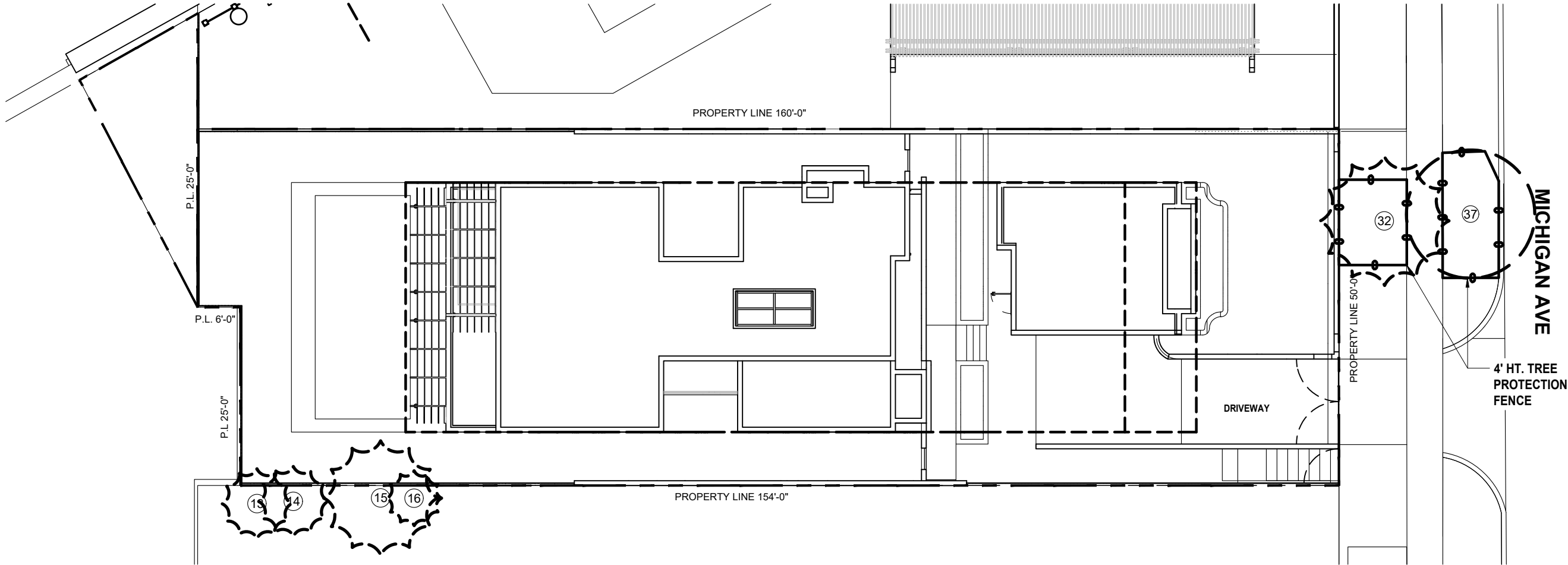


SHEET INDEX

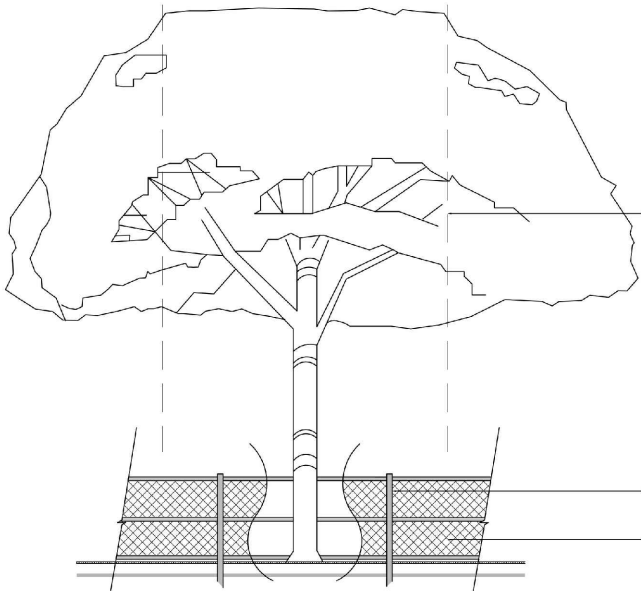
SHEET #	SHEET TITLE										
L.00	COVR SHEET, LANDSCAPE LEGEND	HPB SET	●								
L.01	TREE DISPOSITION AND MITIGATION PLAN		●								
L.02	PLANTING PLAN		●								
L.03	GENERAL PLANTING NOTES AND DETAILS		●								
IR.01	IRRIGATION PLAN		●								
IR.02	IRRIGATION NOTES AND DETAILS		●								

LANDSCAPE LEGEND		
MIAMI BEACH LANDSCAPE ORDINANCE CHAPTER 126		
ZONING: RS-4 LOT SIZE: 7,850 SF ACRES: 0.18		
MINIMUM STANDARDS	REQUIRED	PROVIDED
TREES		
FRONT YARD - 2 TREES PER LOT BACK YARD - 3 TREES PER LOT TOTAL OF 5 TREES REQUIRED FOR LOTS UP TO 6,000 SF. 1 ADDITIONAL TREE IS REQUIRED FOR EACH ADDITIONAL 1,000 SF OF LOT AREA. MIN 30% OF REQUIRED TREES SHALL BE NATIVE SPECIES MIN 50% OF REQUIRED TREES SHALL BE LOW MAINTENANCE AND DROUGHT TOLERANT SPECIES DIVERSITY OF 01 - 10 TOTAL TREES REQUIRED : 2 TREE SPECIES	FRONT YARD - 2 TREES PER LOT BACK YARD - 3 TREES PER LOT TOTAL LOT AREA: 7,850 SF 7 TREES REQUIRED 30% x 7 = 2 TREES OF NATIVE SPECIES 50% x 7 = 4 TREES OF LOW MAINTENANCE AND DROUGHT TOLERANT 2 TREE SPECIES	FRONT YARD - 3 TREES PROVIDED BACK YARD - 5 TREES PROVIDED 25 TOTAL TREES PROVIDED 25 TOTAL NATIVE TREES PROVIDED 25 TOTAL LOW MAINTENANCE TREES PROVIDED 3 TREE SPECIES PROVIDED
STREET TREES		
AVERAGE STREET TREE SPACING 20' ON CENTER	50 LINEAR FEET / 20 = 3 STREET TREES REQ	1 EXISTING + 2 NEW TREES PROVIDED
SHRUBS		
12 SHRUBS PER THE NUMBER OF REQUIRED LOT AND STREET TREES MIN 50% OF REQUIRED SHRUBS SHALL BE NATIVE SPECIES MIN 10% OF REQUIRED SHRUBS SHALL BE LARGE SHRUBS or SMALL TREES MIN 50% OF REQUIRED LARGE SHRUBS SHALL BE NATIVE SPECIES	108 TOTAL SHRUBS REQUIRED 50% x 84 = 42 SHRUBS OF NATIVE SPECIES 10% x 84 = 11 TOTAL LARGE SHRUBS 50% x 8 = 6 LARGE SHRUBS OF NATIVE SPECIES	92 TOTAL SHRUBS PROVIDED 84 TOTAL NATIVE SHRUBS PROVIDED 8 TOTAL LARGE SHRUBS PROVIDED 8 TOTAL NATIVE LARGE SHRUBS
LAWN		
LAWN SHALL BE MAXIMUM OF 50 % OF REQUIRED LANDSCAPE AREA	LAWN AREAS ARE LESS THAN 50% OF LANDSCAPE AREA	
IRRIGATION SYSTEM		
LANDSCAPE SHALL BE WATERED BY A PERMANENT IRRIGATION SYSTEM		100% IRRIGATION COVERAGE PROVIDED



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

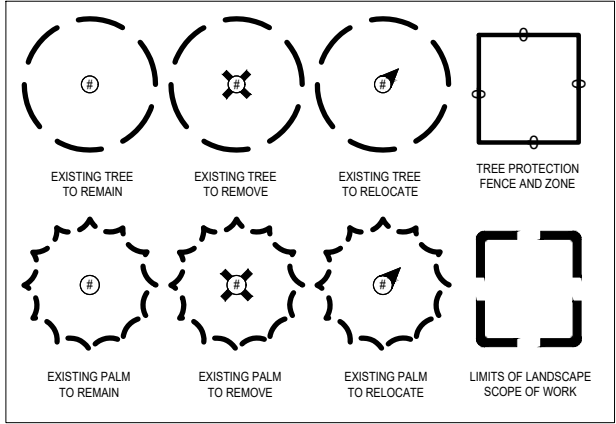
TREE + PALM PROTECTION BARRIERS TO EXTEND BEYOND THE 'DRIPLINE' OR TO THE 'CRITICAL ROOT ZONE AREA' OF ALL TREES/PALMS TO BE PROTECTED. EXTEND WHERE NECESSARY TO PROTECT TREE CANOPY ROOTS

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 2"x4" POSTS WITH THREE EQUALLY SPACED 2"x4" RAILS. POSTS MAY BE SHIFTED TO AVOID ROOTS.

PROTECTION DETAIL NOTE:
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

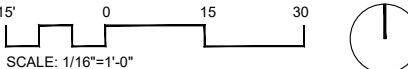
GRAPHIC LEGEND



EXISTING TREE LIST						
#	BOTANICAL NAME	COMMON NAME	DBH	HT	SP	DISPOSITION
NEIGHBORING TREES						
13	<i>Ptychosperma elegans</i>	Solitaire Palm	4 "	23 '	8 '	Remain
14	<i>Ptychosperma elegans</i>	Solitaire Palm	4 "	23 '	8 '	Remain
15	<i>Dictyosperma album</i>	Hurricane Palm	8 "	25 '	16 '	Remain
16	<i>Ptychosperma elegans</i>	Solitaire Palm	4 "	19 '	8 '	Remain
STREET TREES						
32	<i>Veitchia merrillii</i>	Christmas Palm	7 "	13 '	14 '	Remain
37	<i>Bulnesia arborea</i>	Verawood	6 "	17 '	18 '	Remain

NOTE: THERE ARE NO EXISTING TREES ON THE SITE

Always call 811 two full business days before you dig



PROJECT TITLE:
1810 MICHIGAN AVE RESIDENCE

PROJECT ADDRESS:
1810 Michigan Ave
Miami Beach, FL 33139

PROJECT TITLE:

REV	DATE	DESCRIPTION

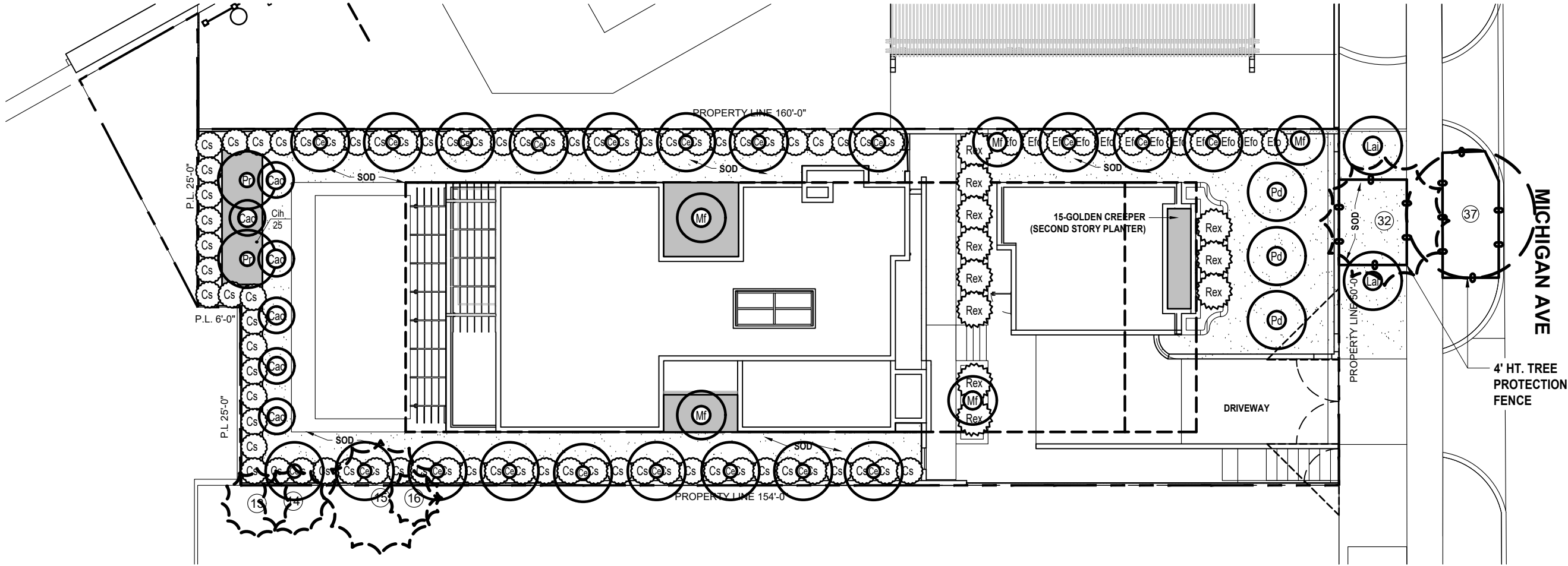


PROJECT NO: 13_24
PHASE: CONSTRUCTION
DATE: 05/03/2024
DRAWN: M.V.
CHECKED: P.S.

SHEET TITLE:
TREE DISPOSITION PLAN

SHEET NO.

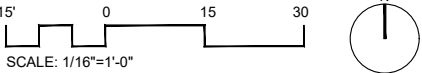
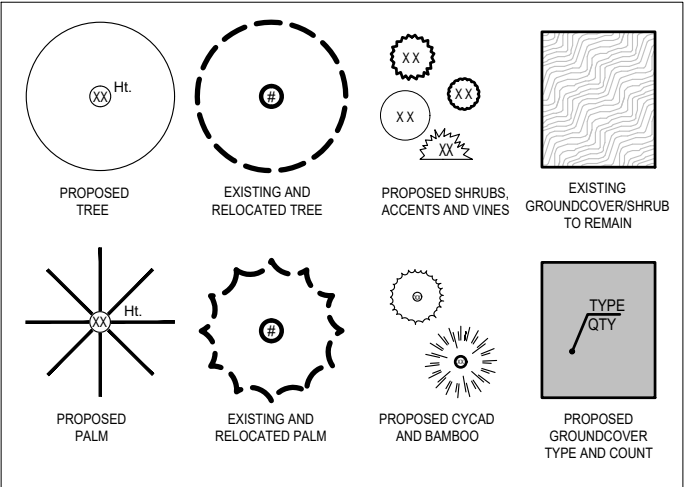
L.01



PLANT LIST

ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
Pd	3	<i>Pimenta dioica</i>	Allspice	2" DBH 12' Ht. Min
Ce	20	<i>Conocarpus Erectus</i>	Green Buttonwood	2" DBH 12' Ht. Min
Rr	2	<i>Pimenta racemosa</i>	Bay Rum	2" DBH 12' Ht. Min
STREET TREES				
Lai	2	<i>Lagerstroemia indica</i>	Crape Myrtle	3" DBH 15' Ht. Min
PALMS				
Rex	11	<i>Rhapis excelsa</i>	Lady Palm	25 Gal.
LARGE SHRUBS				
Cac	6	<i>Capparis cynophallophora</i>	Jamaican Caper	6' Ht. x 4' Sp. Min
Mf	5	<i>Myrcianthes fragrans</i>	Simpson Stopper	12' Ht. x 6' Sp. Min
SHRUBS				
Cs	71	<i>Conocarpus erectus var. sericeus</i>	Silver Buttonwood	15 Gal. 48" Ht. Min
Cih	25	<i>Chrysobalanus icaco 'Horizontalis'</i>	Horizontal Cocoplum	3 Gal. 24" Ht. Min
Efo	12	<i>Eugenia foetida</i>	Spanish Stopper	15 Gal. 48" Ht. Min
GROUNDCOVERS AND ACCENTS TYPE AND QUANTITY TO BE DETERMINED DURING THE NEXT DESIGN PHASE				
SUPPLEMENTAL				
TBD		Pine Bark Mulch (for planting beds)	T.B.D. by Landscape Contractor	
TBD		Planting Top Soil	T.B.D. by Landscape Contractor	
TBD		Fertilizer for initial plant installation	T.B.D. by Landscape Contractor	

PLANTING PLAN GRAPHIC LEGEND



1810 MICHIGAN AVE RESIDENCE

1810 Michigan Ave
Miami Beach, FL 33139

PROJECT TITLE:

DESCRIPTION
CITY OF MIAMI BEACH COMMENTS

DATE
07/03/24

REV
A



PROJECT NO: 13_24

PHASE: CONSTRUCTION

DATE: 05/03/2024

DRAWN: M.V.

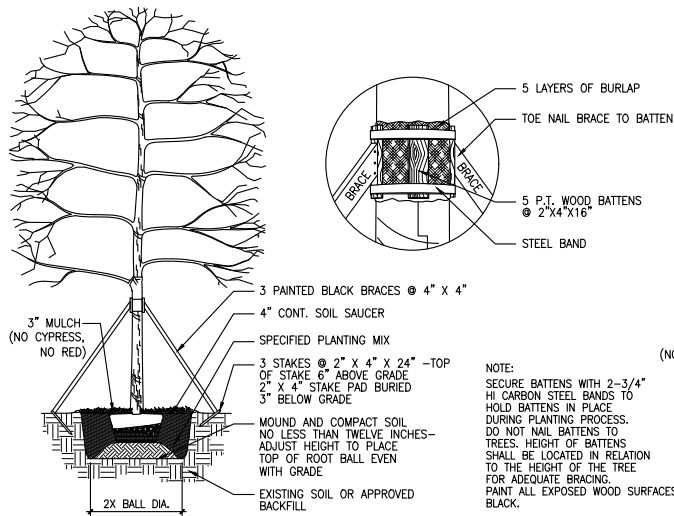
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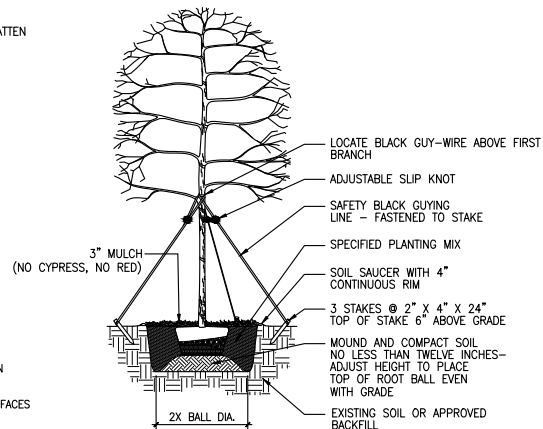
PLANTING
PLAN

SHEET NO.

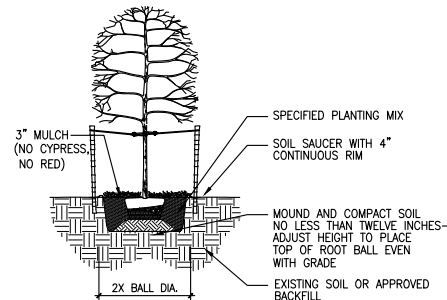
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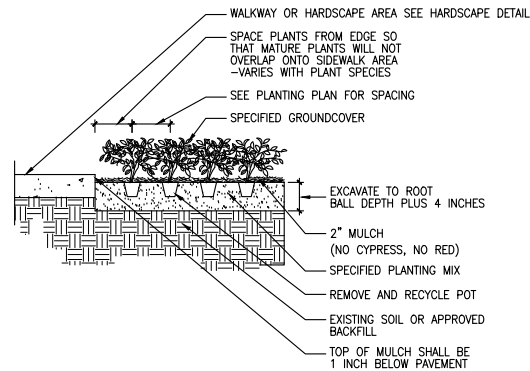
1 LARGE SIZE TREE AND PALM PLANTING AND STAKING DETAIL
SCALE: NTS



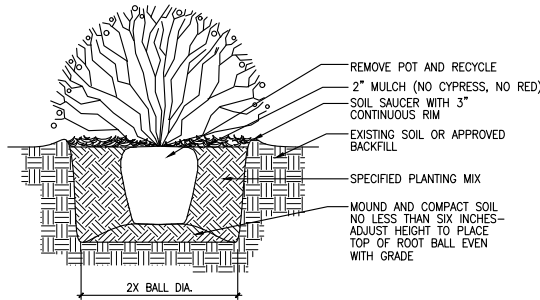
2 MEDIUM SIZE TREE PLANTING AND STAKING DETAIL
SCALE: NTS



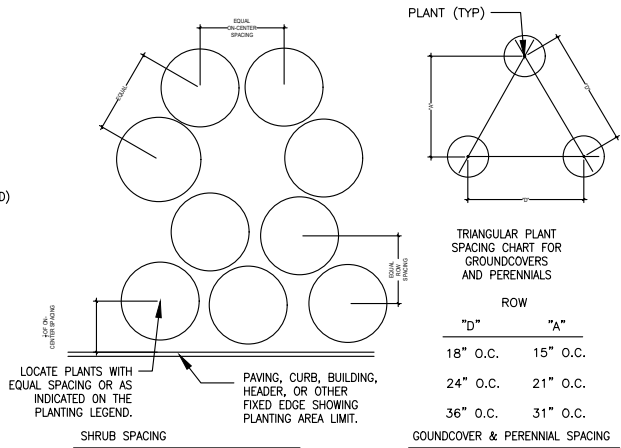
3 SMALL SIZE TREE PLANTING AND STAKING DETAIL
SCALE: NTS



4 GROUND COVER PLANTING DETAIL
SCALE: NTS



5 SHRUB PLANTING DETAIL
SCALE: NTS



6 PLANT SPACING DETAIL
SCALE: NTS

GENERAL PLANTING NOTES

- EXISTING TREES DESIGNATED TO REMAIN SHALL BE PROTECTED DURING ALL CONSTRUCTION PHASES. ANY TREES OR SHRUBS SCARRED OR DESTROYED DESIGNATED TO REMAIN WILL BE REPLACED AT THE CONTRACTORS EXPENSE, WITH SIMILAR SPECIES, SIZE AND QUALITY.
- EXISTING TREES DESIGNATED TO BE STORED OFF-SITE, SHALL BE PROTECTED AND CARED FOR ACCORDINGLY TO INDUSTRY STANDARD. ANY TREES OR SHRUBS SCARRED OR DESTROYED WILL BE REPLACED AT THE CONTRACTORS EXPENSE, WITH SIMILAR SPECIES, SIZE AND QUALITY.
- LANDSCAPE CONTRACTOR SHALL BECOME FAMILIAR WITH ALL UNDERGROUND UTILITIES OR STRUCTURES PRIOR TO DIGGING. LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO UNDERGROUND UTILITIES, AND/OR CONSTRUCTION CAUSED BY UTILITY DAMAGE, AT NO COST TO THE OWNER.
- LANDSCAPE CONTRACTOR SHALL VERIFY ALL ESTIMATED QUANTITIES OF MATERIAL SHOWN ON THE DRAWINGS PRIOR TO SUBMITTING HIS BID. PLANTING PLAN TO TAKE PRECEDENCE OVER PLANT LIST IN CASE OF DISCREPANCIES.
- EXISTING PLANT MATERIAL NOT SHOWN ON THE PLAN AND IN CONFLICT WITH NEW PLANTING SHALL BE EVALUATED AT THE TIME OF NEW PLANTING INSTALLATION BY THE LANDSCAPE ARCHITECT.
- ALL BUILDING CONSTRUCTION MATERIAL AND FOREIGN MATERIAL SHALL BE REMOVED FROM PLANTING AREAS AND REPLACED WITH 80/20 MIX FILL SOIL, OR AS PER SPECIFICATIONS. ALL ISLANDS IN PARKING LOTS AND AROUND BUILDINGS, SHALL BE EXCAVATED TO A DEPTH OF 3' MIN. AND REPLACED WITH 80/20 PLANT MIX, OR AS PER SPECIFICATIONS.
- ALL PLANT MATERIAL SYMBOLS SHOWN ON LANDSCAPE PLAN SHALL BE CONSIDERED DIAGRAMMATIC AND SHOULD BE ADJUSTED IN THE FIELD BY CONTRACTOR TO AVOID ALL UTILITIES AND ALL OTHER OBSTRUCTIONS AFTER CONSULTING THE LANDSCAPE ARCHITECT.
- ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLANT LIST ARE TO BE CONSIDERED MINIMUM. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN SHALL ALSO BE REQUIRED FOR ACCEPTANCE. ALL TREES TO HAVE SINGLE TRUNK, UNLESS OTHERWISE NOTED ON THE PLANS OR PLANT LIST.
- SITE PREPARATION SHALL INCLUDE THE ERADICATION AND REMOVAL OF ANY WEEDS, GRASS, AS WELL AS CLEAN-UP OF ANY DEAD MATERIAL AND FINISH GRADING AS PER THE SPECS.
- THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE JOB SITE CLEAN AND FREE FROM ACCUMULATION OF WASTE MATERIAL, DEBRIS, AND RUBBISH.
- THE LANDSCAPE CONTRACTOR SHALL EXERCISE CAUTION TO PROTECT ANY NEW HARDSCAPE CONSTRUCTION OR IRRIGATION. ANY DAMAGE SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL STATE BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- ALL PLANT MATERIAL TO BE FLORIDA #1 OR BETTER, AS DEFINED BY THE FLORIDA DEPARTMENT OF AGRICULTURES CODES AND STANDARDS FOR NURSERY PLANTS PART I AND II.
- MULCH ALL PLANTING AREAS WITH SHREDDED ORGANIC MULCH TO A MINIMUM DEPTH OF 2". WITH THE EXCEPTION OF BEACH PLANTING.
- ALL PLANTING AREAS WITHIN LIMIT OF WORK SHALL BE 100% FULLY IRRIGATED. THE IRRIGATION CONTRACTOR AWARDED THE BID SHALL COMPLY WITH THE PROPOSED IRRIGATION DESIGN.
- ON-SITE LAYOUT OF PLANT MATERIAL MUST BE COORDINATED WITH THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- TREE PROTECTION BARRIERS MUST BE INSTALLED AT THE DRIP LINES OF ALL TREES AND PALMS TO REMAIN OR BE RELOCATED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES ON-SITE AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION HAS COMPLETED.
- MULCH SHALL NOT BE APPLIED WITHIN 6' OF ANY TREE OR PALM TRUNKS THAT ARE INSTALLED OR INCORPORATED INTO THE PROJECT. FOR ROW TREES/PALMS PLEASE UTILIZE AMERIGROW (PREMIUM PINEBARK BROWN) SHREDDED MULCH OR A CITY APPROVED ALTERNATIVE.
- SHOULD ANY CORRECTIVE STRUCTURAL PRUNING BE NECESSARY FOR TREES PROPOSED TO REMAIN ON SITE, DUE TO CLEARANCE, SAFETY OR FOR CONSTRUCTION RELATED REASONS THE PRUNING SHALL BE DIRECTED OR PERFORMED BY AN CERTIFIED ARBORIST IN ACCORDANCE WITH THE LATEST VERSION OF THE ANSI A-300 PRUNING STANDARDS AND GOOD HORTICULTURAL PRACTICES. THE CITY URBAN FORESTER SHALL BE PROVIDED WITH A WRITTEN COPY OF THE PROPOSED PRUNING PLAN INCLUDING THE REASONS WHY PRUNING IS NECESSARY, PRIOR TO THE PRUNING ACTIVITIES TAKING PLACE.
- CARE SHALL BE TAKEN TO AVOID UTILITY OR CONSTRUCTION TRENCHING WITHIN CRITICAL ROOT ZONE OF TREES AND PALMS SLATED TO REMAIN IN PLACE OR BE RELOCATED. IF CONSTRUCTION REQUIRES THE CUTTING OF ANY ROOTS WITH A DIAMETER OF 2" OR GREATER, ROOTS SHALL BE CLEANLY CUT WITH A SHARP TOOL, AS DIRECTED BY AN ISA CERTIFIED ARBORIST, AND IN ACCORDANCE WITH THE ANSI A-300 STANDARDS. CUT ROOTS SHOULD BE IMMEDIATELY COVERED WITH SOIL TO PREVENT DRYING. ROOTS SHOULD NOT BE TORN OR BROKEN BY HEAVY EQUIPMENT, AND SHREDDED, RAGGED OR BROKEN ROOTS ENDS SHOULD BE NOTED AND REVIEWED WITH THE LANDSCAPE ARCHITECT PRIOR TO ANY ROOT PRUNING TAKING PLACE.

HANDLING AND TRANSPORTATION

- TREES/PALMS SHALL BE PROPERLY HANDLED DURING EXCAVATION, MOVING, STORAGE, RELOCATION, AND REPLANTING. DO NOT SCAR OR OTHERWISE DAMAGE TRUNKS AND BRANCHES, AND AVOID BREAKING LIMBS, BRANCHES, AND FRONDS. DAMAGE TO TREE/PALM MAY BE CAUSE FOR ITS REJECTION, AND MAY REQUIRE MITIGATION REPLACEMENT BY THE CONTRACTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE MANUAL WATERING OF ALL RELOCATED TREES/PALMS DURING MAINTENANCE PERIOD, UNTIL FINAL ACCEPTANCE OF ALL WORK BY THE LANDSCAPE ARCHITECT AND/OR CLIENT.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING TREE/PALM PROTECTION FENCE.

WARRANTY

- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF 12 MONTHS AFTER DATE OF SUBSTANTIAL COMPLETION.
- FOR ANY RELOCATED TREE/PALM REMOVED DUE TO ITS FAILURE TO THRIVE, LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING AND INSTALLING WITH A SPECIMEN OF EQUAL OR GREATER SPECIFICATION OF ORIGINAL REPLACEMENT MATERIAL SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT, PREPARATION OR INSTALLATION.
- LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM OF ONE (1) YEAR GUARANTEE FOR ALL RELOCATED TREES/PALMS AFTER FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT AND/OR CLIENT.

TREE / PALM RELOCATION NOTES

- VERIFY AND INSURE ALL TREES/PALMS IDENTIFIED ON THE CONSTRUCTION DRAWINGS AND THOSE TAGGED IN THE FIELD CORRESPOND AS TO NUMBER AND DESCRIPTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY, PRIOR TO PREPARATION.
- ROOTS TO BE PRUNED WITH CLEAN, SHARP TOOLS. ROOTS ONE (1) INCH AND LARGER IN DIAMETER SHALL BE NEATLY AND CLEANLY CUT WITH A HAND SAW OR OTHER APPROVED CUTTING IMPLEMENT.
- LANDSCAPE CONTRACTOR TO APPLY MYCORRHIZA APPLICATION TO ROOTS DURING ROOT PRUNING AND DIGGING OPERATIONS. ALL PRUNING TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PRUNING.
- DEAD WOOD, CROSSING BRANCHES, AND GENERAL CANOPY PRUNING SHALL BE PERFORMED OR DIRECTED BY AN ISA OR ASCA CERTIFIED ARBORIST IN ACCORDANCE WITH THE LATEST VERSION IF THE ANSI A-300 PRUNING STANDARDS AND GOOD HORTICULTURAL PRACTICES IMMEDIATELY AFTER COMPLETION OF ROOT PRUNING OF EACH SPECIMEN TO BE RELOCATED. ALL PRUNING TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PRUNING.

- MAINTAIN COMPACT ROOT BALLS. ROOT BALLS SHALL BE COMPLETELY ENCLOSED WITHIN A BURLAP COVERING OR STRETCH WRAP AS COMMONLY USED WITHIN THE HORTICULTURAL INDUSTRY, IN TWO COMPLETE LAYERS (THICKNESS).
- ALL PITS TO BE FILLED THE SAME DAY AND WITH CLEAN FILL IN 18 INCH LIFTS/LAYERS, EACH THEN COMPACTED BEFORE A SUBSEQUENT 18" LIFT/LAYER IS PLACED. REPEAT UNTIL BACKFILL IS FLUSH WITH SURROUNDING GRADE.
- CORRECT ALL PROBLEMS RELATED TO SETTLEMENT, EROSION, OR OTHER DISTRESS OF EXCAVATED/BACKFILLED PIT FROM WHICH TREE/PALM HAS BEEN REMOVED, INCLUDING THE COMPLETE AND THOROUGH REMOVAL OF ALL RESIDUAL ROOTS, STUMPS AND PORTIONS AND PARTS THEREOF.
- RESTORE THE SURFACE WITH MATERIAL TO MATCH ADJACENT AREAS. CONTRACTOR TO PROVIDE A MINIMUM ONE YEAR WARRANTY ON SETTLING AND PLANT MATERIAL.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIAL INCLUDING BUT NOT LIMITED TO BACKFILL MATERIAL, PROTECTION FENCING, FLAGGING, ROOT BALL BURLAP OR SHRINK WRAP.

INSTALLATION

- VERIFY ALL UNDERGROUND CONSTRUCTIONS OR OBSTRUCTION (UTILITIES, SEPTIC SYSTEMS, ETC.) ARE IDENTIFIED, LOCATED AND CLEARLY MARKED AS APPROPRIATE PRIOR TO EXCAVATION OF PLANTING PITS FOR RELOCATED TREES AND PALMS. ANY UNKNOWN OBJECTS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY, PRIOR TO INSTALLING AND BACKFILLING.
- LANDSCAPE CONTRACTOR TO FLAG ALL PROPOSED PLANT LOCATIONS FOR LANDSCAPE ARCHITECTS APPROVAL PRIOR TO INSTALLATION.
- PLANTING PITS SHALL BE A MINIMUM OF TWO (2) TIMES LARGER IN DIAMETER AND ONE AND A HALF (1-1/2) TIMES LARGER IN DEPTH THAN THE ROOT BALL. ROUGHEN SIDES AND BOTTOM OF PIT.
- AFTER EACH PLANTING PIT IS EXCAVATED, PLACE SUFFICIENT PLANTING MIX IN BOTTOM OF EXCAVATION, AND SEAT PLANT, INSURING TOP OF ROOT BALL IS FLUSH WITH IMMEDIATELY ADJACENT FINAL OR PROPOSED GRADE.
- LANDSCAPE CONTRACTOR TO INSURE ALL PLANT MATERIAL IS INSTALLED AT THE CORRECT ELEVATION. REFER TO HARDSCAPE PLANS AND CIVIL ENGINEERS GRADING PLANS FOR PROPOSED SITE ELEVATIONS.
- LANDSCAPE CONTRACTOR TO INSURE ALL ROOT FLARES ARE EXPOSED.
- PLACE PLANTING MIX IN 12 INCH LIFTS/LAYERS AROUND ROOT BALL AND COMPACT UNTIL ALL VOIDS ARE FILLED WITH COMPACTED PLANTING MIX.
- BUILD SOIL SAUCER OF MOUNDED EXCAVATED SOIL AROUND PERIMETER OF EACH PLANTING PIT TO FORM WATERING BASIN. MULCH TO A DEPTH OF 3".

1810 MICHIGAN AVE RESIDENCE

1810 Michigan Ave
Miami Beach, FL 33139

PROJECT TITLE:

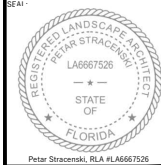
PROJECT ADDRESS:

DESCRIPTION

DATE

REV

SEALED



PROJECT NO: 13_24

PHASE: CONSTRUCTION

DATE: 05/03/2024

DRAWN: M.V.

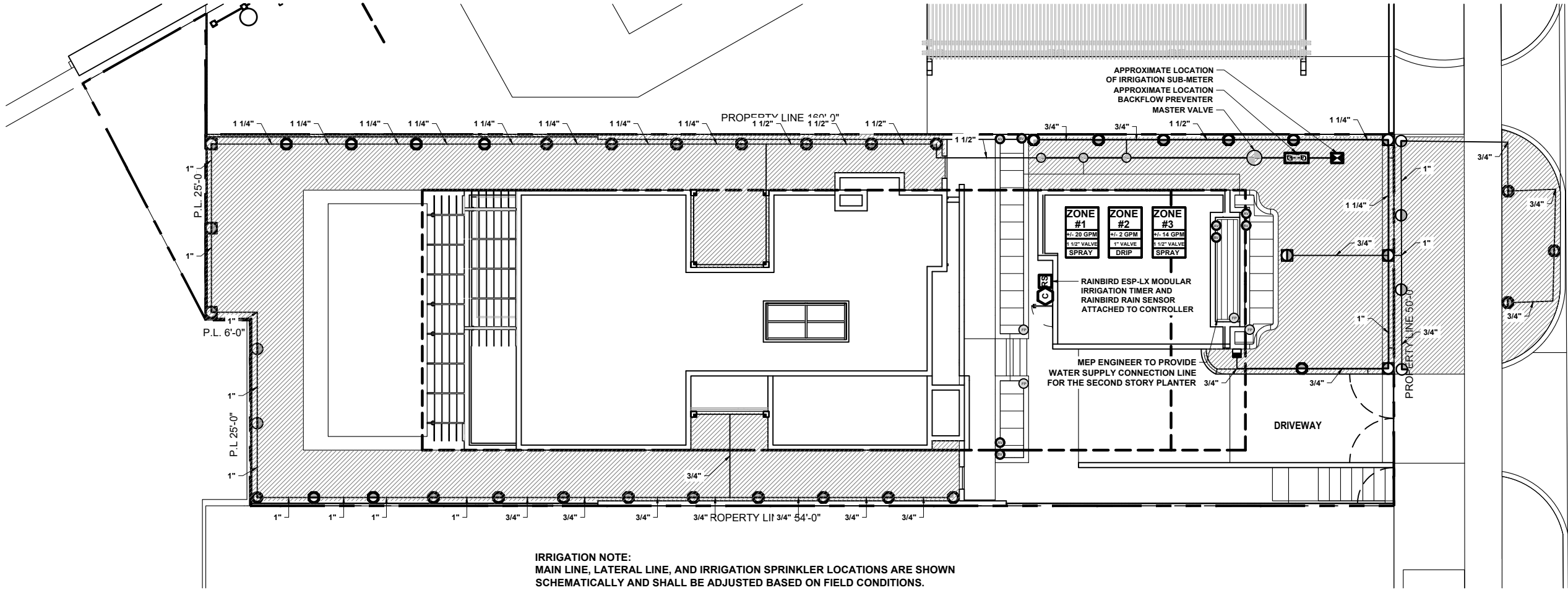
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SHEET TITLE:

**GENERAL
PLANTING DETAILS
& PLANT LIST**

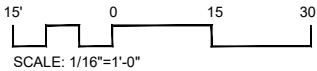
SHEET NO.

L.03



IRRIGATION NOTE:
MAIN LINE, LATERAL LINE, AND IRRIGATION SPRINKLER LOCATIONS ARE SHOWN SCHEMATICALLY AND SHALL BE ADJUSTED BASED ON FIELD CONDITIONS.
ALL LANDSCAPE AREAS TO RECEIVE 100% COVERAGE BY IRRIGATION SYSTEM.

MICHIGAN AVE



PROJECT TITLE:
1810 MICHIGAN AVE RESIDENCE

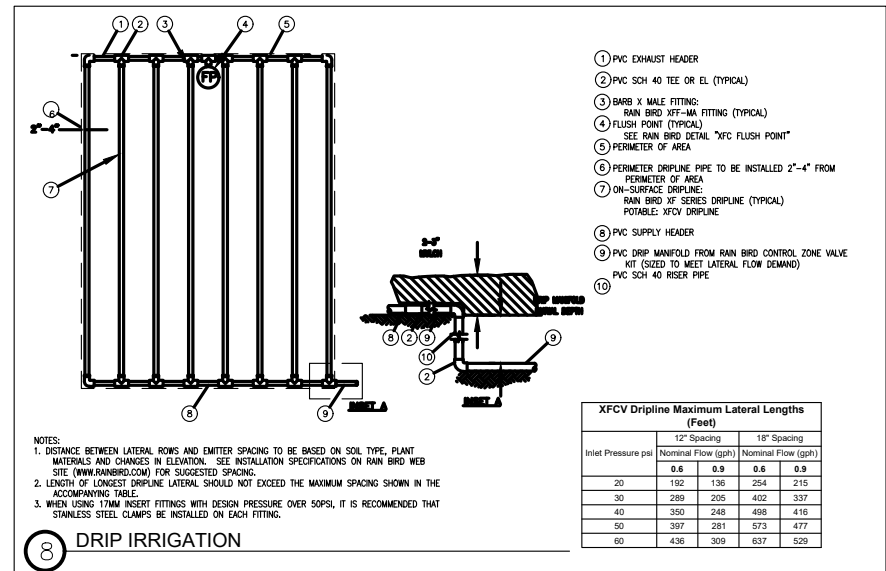
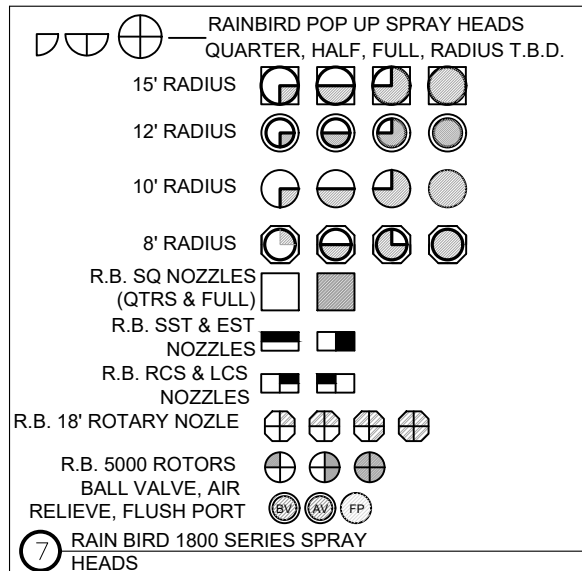
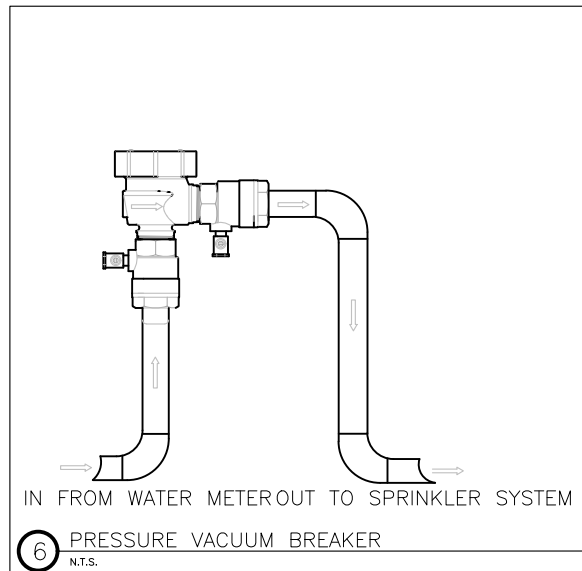
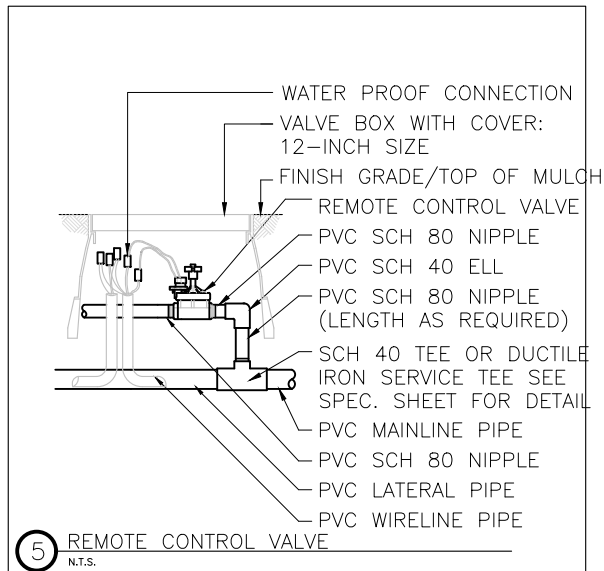
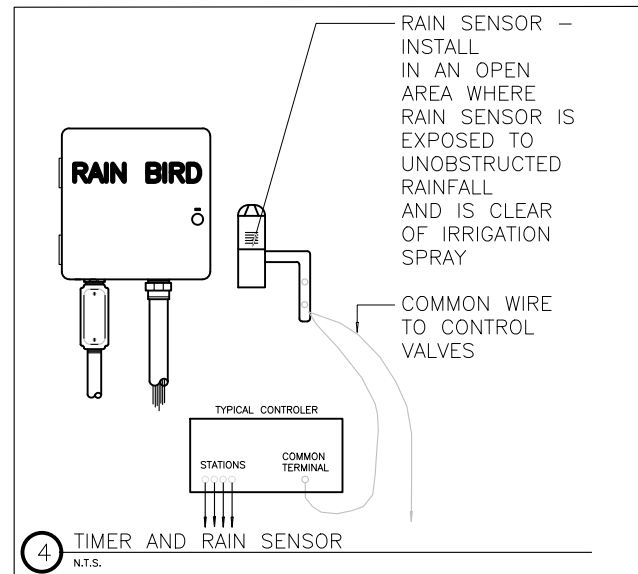
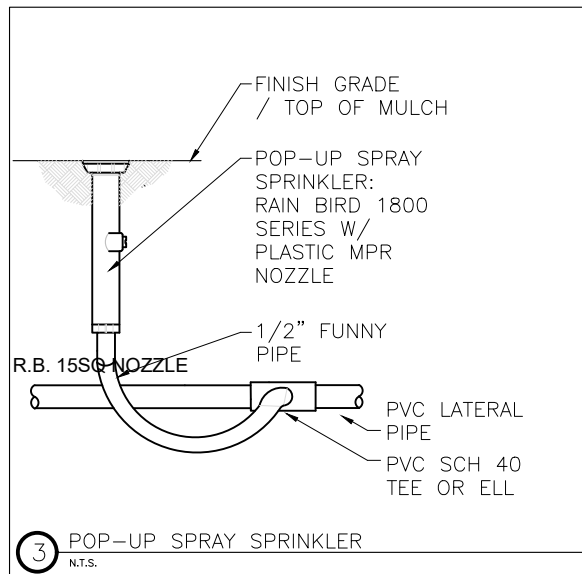
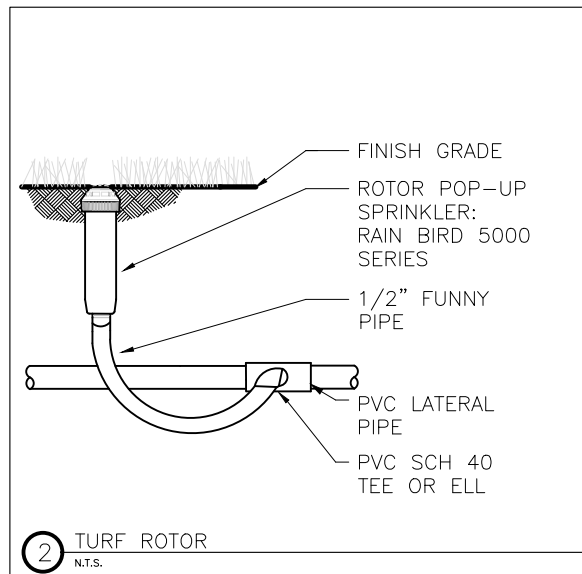
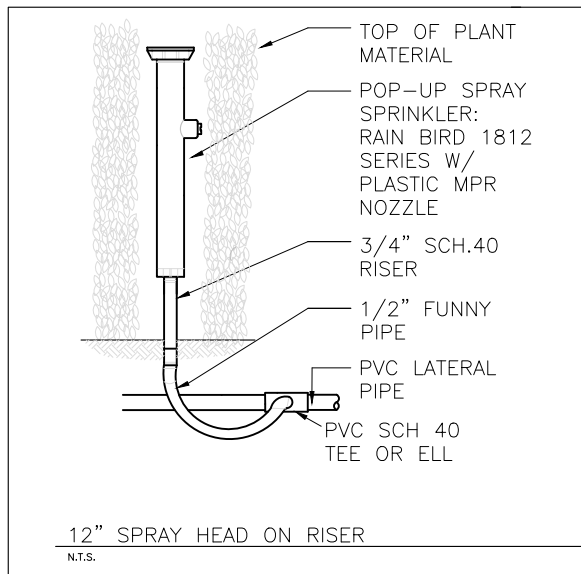
PROJECT ADDRESS:
1810 Michigan Ave
Miami Beach, FL 33139

REV	DATE	DESCRIPTION



PROJECT NO: 13_24
PHASE: CONSTRUCTION
DATE: 05/03/2024
DRAWN: M.V.
CHECKED: P.S.
SHEET TITLE:
IRRIGATION PLAN

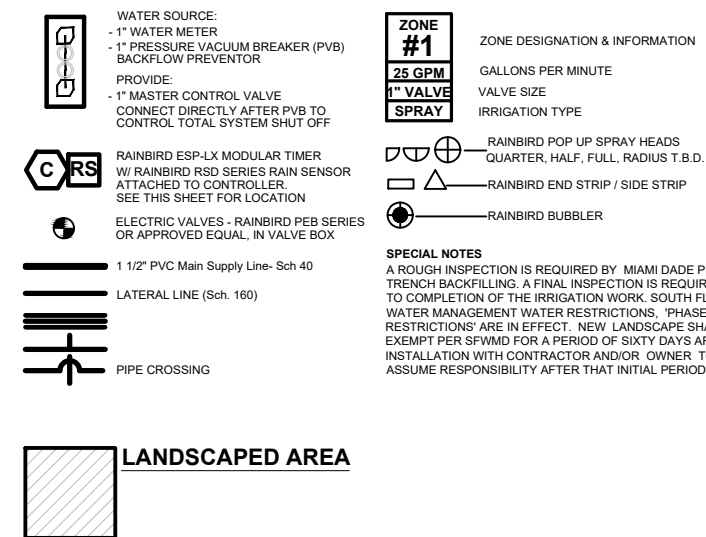
SHEET NO.
IR.01



IRRIGATION NOTES

1. Pipe sizes shall conform to those shown on the drawings. No substitutions of smaller pipe sizes shall be permitted, but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.
2. All mainline, lateral line and control wire conduit under paving shall be installed in separate sleeves. Sleeves shall be a minimum of twice (2X) the diameter of the pipe to be sleeved.
3. Install all backflow prevention devices and all piping between the point of connection and the backflow preventer as per local codes.
4. Final location of the backflow preventer and automatic controller shall be approved by the owner's authorized representative.
5. 120 VAC electrical power source at controller location shall be provided by others. The electrical contractor shall make the final connection from the electrical source to the controller.
6. All sprinkler heads shall be set perpendicular to finish grade unless otherwise specified.
7. The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum spray with minimal overspray onto walks, streets, walls, etc.
8. This design is diagrammatic. All piping, valves, etc., shown within paved areas is for design clarification only and shall be installed in planting areas wherever possible. The contractor shall locate all valves in shrub areas where possible.
9. It is the responsibility of the irrigation contractor to familiarize himself with all grade differences, location of walls, retaining walls, structures and utilities. The irrigation contractor shall repair or replace all items damaged by his work. He shall coordinate his work with other contractors for the location and installation of pipe sleeves through walls, under roadways and paving, etc.
10. Do not willingly install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences or differences in the area dimensions exist that might not have been considered in the engineering. Such obstructions or differences should be brought to the attention of the owner's authorized representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.
11. All sprinkler equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
12. The irrigation contractor shall install check valves on all heads in areas where finish grade exceeds 4:1, where post valve shut-off draining, of the irrigation head occurs or as directed by the owner's authorized representative.
13. The contractor shall provide 1800 PCS (pressure compensating screens) as necessary to reduce or eliminate overspray onto streets, walks or other areas as directed by the owner's authorized representative.
14. All control wires shall be installed in PVC conduit.
15. All remote control valves, gate valves, quick couplers, control wire and computer cable pull points shall be installed in approved valves boxes with covers.

IRRIGATION LEGEND



FLORIDA BUILDING CODE- APPENDIX F PIPE INSTALLATION-DEPTH OF COVER		FLORIDA BUILDING CODE- APPENDIX F PART V- A-6	
VEHICLE TRAFFIC AREAS		WATER PIPE SIZE	SLEEVE SIZE
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)	3/4"	1 1/2"
1/2" TO 2 1/2"	18" TO 24"	1"	2"
3" TO 5"	24" TO 30"	1 1/4"	2 1/2"
6" OR GREATER	30 TO 36"	1 1/2"	3"
NON-TRAFFIC AND NON-CULTIVATED AREAS		2"	4"
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)	3"	6"
1/2" TO 1 1/4"	6" TO 12"	4"	8"
1 1/2" TO 2"	12" TO 18"	SLEEVES TO EXTEND A MIN. 3' BEYOND ALL PAVED AREAS, BACKFILL AND COMPACTION PER APPENDIX F	
2 1/2" TO 3"	18" TO 24"		
4" OR LARGER	24" TO 36"		

LANDSCAPE AND IRRIGATION NOTE

1. THE PROPOSED LANDSCAPE AND IRRIGATION DESIGN MEETS AND EXCEEDS THE LANDSCAPE CODE REQUIREMENTS AS STIPULATED IN CHAPTER 18-A, MIAMI DADE COUNTY LANDSCAPE ORDINANCE.

2. EXISTING SITE CONDITIONS HAVE BEEN FIELD VERIFIED BY LANDSCAPE ARCHITECT.

3. ALL LANDSCAPE AREAS TO BE 100% COVERED BY A FULLY AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR. SEE THIS SHEET FOR IRRIGATION LAYOUT.