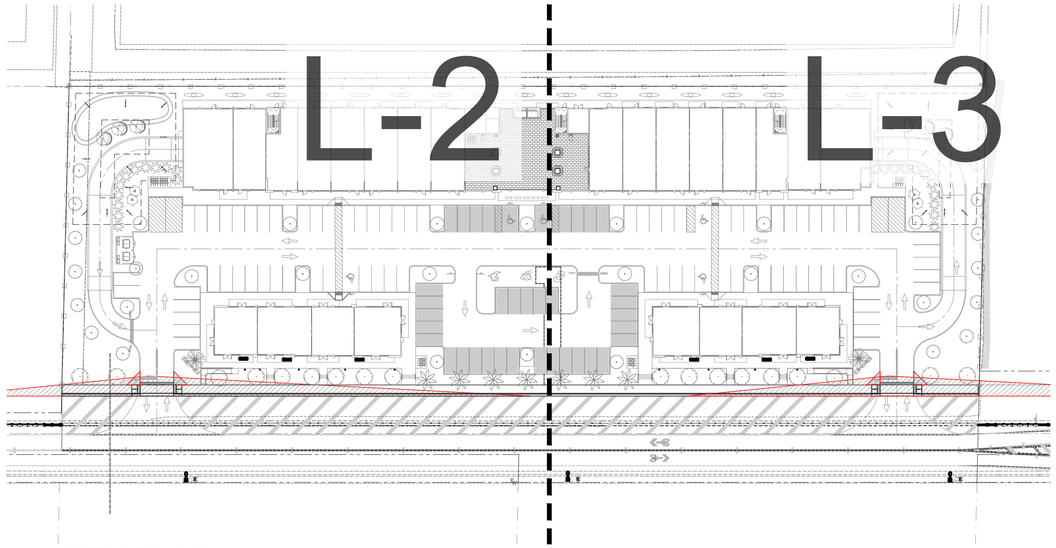
RECEIVED
By puglias at 9:46 am, Jun 12, 2025



KEY PLAN

NORTH

Scale: 1" = 50'-0"

SHEET INDEX:

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L-3 LANDSCAPE PLAN
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TREE DISPOSITION
TD-1 INDEX AND TREE LIST
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IRRIGATION
IR-1 INDEX
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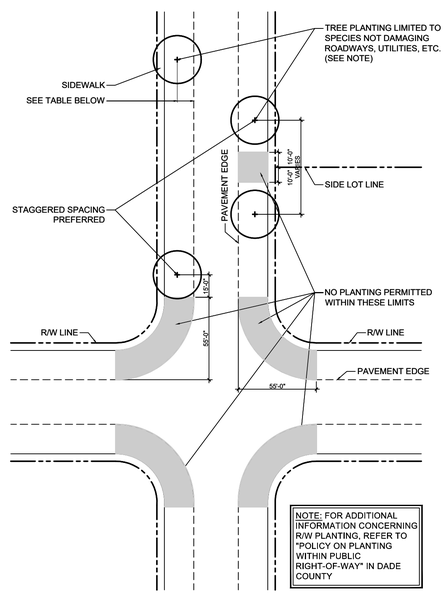
IR-4 IRRIGATION DETAILS

LANDSCAPE NOTES:

- NO TREES SHALL BE PLANTED ON TOP OR ADJACENT TO PROPOSED FRENCH DRAINS OR INLETS.
- ALL LANDSCAPE INSIDE THE PROPERTY ADJACENT TO DRIVEWAYS SHALL COMPLY WITH THE 10' x 10' SAFE SIGHT-TRIANGLE, PER SE, 33-11 OF MIAMI-DADE COUNTY CODE.
- SEE PUBLIC R.O.W. PLANTING SETBACK DETAILS FOR TREES WITHIN R.O.W.
- LANDSCAPE FOR ALL CORNER LOTS SHALL SHOW COMPLIANCE WITH PWD STANDARD G5.1
- DRIVEWAYS AND APPROACHES MUST ADHERE TO MDC DETAILS. MUST BE FLARED OR MIN. 5'-0" RADIUS, AND SHALL NOT BE WIDER THAN 20'-0".
- ALL TREE DIMENSIONS ARE MEASURED FROM THE FACE OF TREE TRUNK.

Canopy Replacement Calculations

Tree / Palm	Quantity*	Credit	Total Credits
Native Shade (Hardwood) Tree 1	38	500	19,000
Native Shade (Hardwood) Tree 2	24	300	7,200
Palm 1		300	-
Palm 2		100	-
Small Tree	16	200	3,200
Total Credits Provided			29,400
Total % Native			97%



Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

	DESIGN SPEED		
ROADWAYS	BELOW 35 mph	35 - 45 mph	50 mph & ABOVE
NO CURB & GUTTER	6'	14'	30'
WITH CURB & GUTTER	4'	4'	14'

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: CC-CORRIDOR COMERCIAL Net Lot Area 141,940 s.f. 3.25 acres

OPEN SPACE	REQUIRED	PROVIDED
A. Square Feet of open space required by Chapter 33, as indicated on site plan: Net lot area = 141,940 s.f. x 10 % = 14,194 s.f.	14,194	30,400
B. Square Feet of parking lot open space required by Chapter 33, as indicated on site plan: No. outside/ground-level parking spaces 115 x 10 s.f. per parking spaces =	1,150	1,150
C. Total s.f. of landscaped open space required by Chapter 33: A + B =	15,344	31,550
LAWN AREA CALCULATION		
A. 15,344 total s.f. of landscaped open space required by Chapter 33		
B. Maximum lawn area (sod) permitted = 20 % x 15,344 s.f. =	3,069	2,957
TREES		
A. No. trees required per net lot acre Less existing number of trees meeting minimum requirements = 22 trees x net lot acres =	72	72
B. % Palms Allowed: No. trees required x 30% =	22	19
C. % Natives Required: No. trees provided x 50% =	36	68
D. Street trees (maximum average spacing of 35' o.c.): 855 linear feet along street =	25	25
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required A + D + E = 97 Total Trees	97	97
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	970	2,114
B. No. shrubs allowed x 50% = No. of native shrubs required	485	1,476

SEE LANDSCAPE

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	BS	15	Bursera simaruba Gumbo Limbo	12' HT. X 6' SPR. X 2.5" CAL.	Y	-
	CD	18	Coccoloba diversifolia Pigeon Plum	12' HT. X 6' SPR. X 2.5" CAL.	Y	
	MF	4	Myrcianthes fragrans Simpson's Stopper	10` HT. X 5` SPR. X 2.5" CAL.	Y	-
	RM	17	Ravenala madagascariensis Traveler's Tree	14` - 16` O.A. HT.	N	FULL
	TD	6	Taxodium distichum Bald Cypress	8'-10' O.A. HT.	Y	-
PALM TREES						
	BN	2	Bismarckia nobilis Bismarck Palm	22' O.A. HT., 10' C.T.	N	
	VM	23	Veitchia montgomeryana 'Single' Montgomery Palm	18` O.A. HT. MIN.	N	-
STREET TREES						
	QV1	18	Quercus virginiana Live Oak	16' HT. X 6' SPR. X 3" CAL.	Y	STREET TREE
	RE1	7	Roystonea elata Florida Royal Palm	10' G.W., 22' O.A. HT.	Y	STREET TREE
SHRUBS						
	CG	585	Clusia guttifera Small Leaf Clusia	30" HT. X 24" SPR. / 24" O.C.	Y	-
	CE2	98	Conocarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	Y	-
	JI	12	Jatropha integerrima Jatropha Tree	6` HT. X 4 SPR.	N	FULL
	LJ	6	Ligustrum japonicum Japanese Privet	8` HT. X 8` SPR.	N	MULTI TRUNK
	RP	6	Rhapis excelsa Lady Palm	4` O.A. HT.	N	
SHRUB AREAS						
	CL	118	Canna generalis Canna Lily	36" HT. X 18" SPR. / 18" O.C.	Y	-
	DE	69	Duranta erecta 'Gold Mound' Gold Mound Dewdrops	18" HT. X 18" SPR. / 18" O.C.	N	-
	HP	229	Hamelia patens Firebush	18" HT. X 18" SPR. / 18" O.C.	Y	-
	MC	176	Muhlenbergia capillaris Pink Muhly Grass	24" HT. X 24" SPR. / 24" O.C.	Y	-
	SR	320	Schefflera arboricola Green Schefflera	18" HT. X 18" SPR. / 18" O.C.	N	-
	SA	225	Schefflera arboricola 'Trinette' Variegated Schefflera	18" HT. X 18" SPR. / 18" O.C.	N	-
	TF	270	Tripsacum floridanum Florida Fakahatchee Grass	24" HT. X 24" SPR. / 24" O.C.	Y	-
GROUND COVERS						
	FM	1,837	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		

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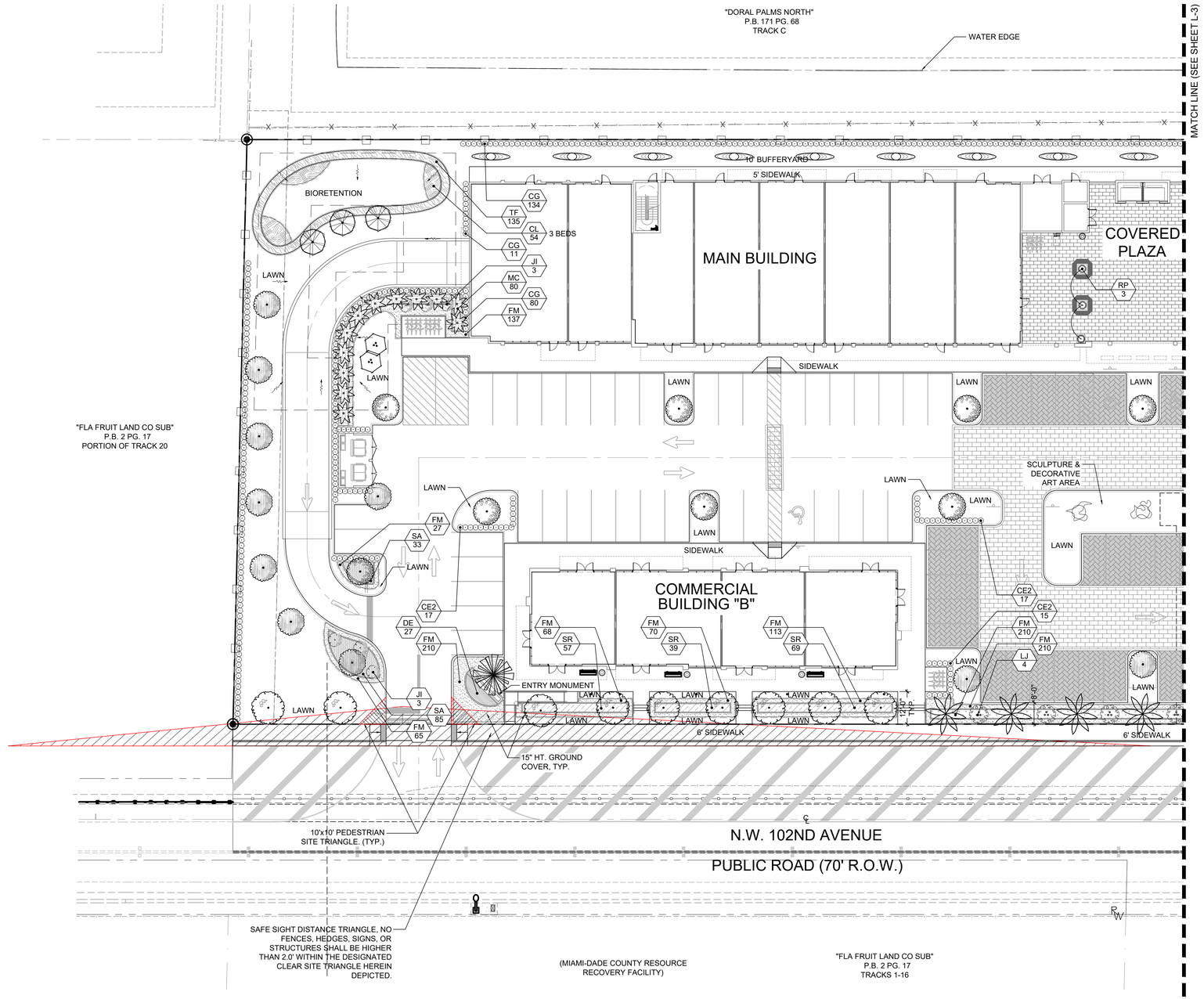
Project:
PRIME SQUARE DORAL
BRCC DEVELOPMENT GROUP, LLC
NW 74TH ST, NW 102ND AVENUE, DORAL, FL
INDEX

Revisions:	Date:	By:

Seal:

Lic. # LA6667290
Member: A.S.L.A.

Drawing: Index
Date: 09/09/2024
Scale: See Left
Drawn by: LBC
Sheet No.:
L-1
Cad Id.: 2024-043



LANDSCAPE PLAN

Scale: 1" = 20'-0"

NORTH

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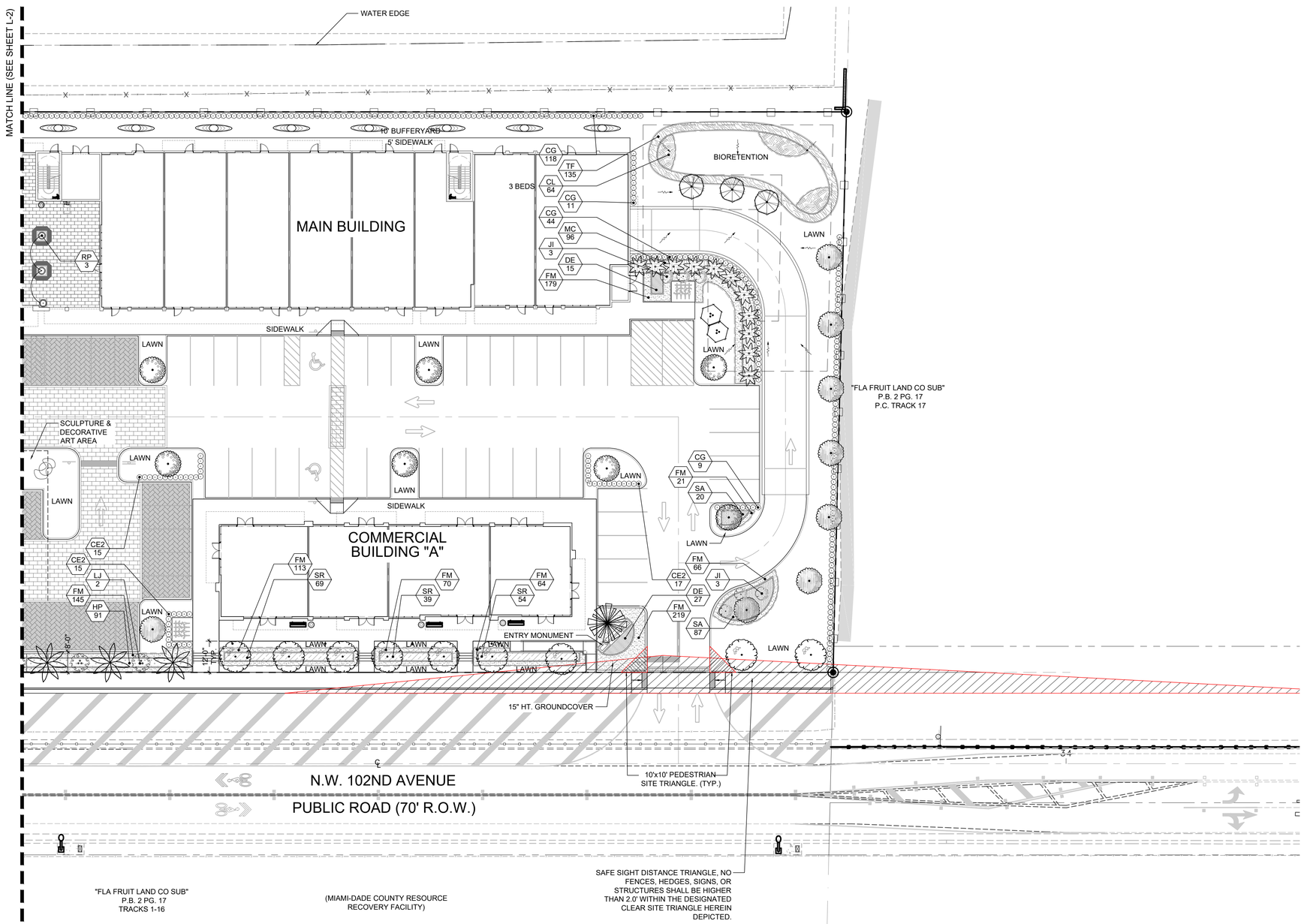
L-2

Cad Id.: 2024-043



LANDSCAPE PLAN

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NORTH

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Drawing: Landscape Plan

Date: 09/09/2024

Scale: See Left

Drawn by: LBC

Sheet No.:

L-3

Cad Id.: 2024-043

PLANTING NOTES:

-All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

-All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.

-Planting plans shall take precedence over plant list in case of discrepancies.

-No changes are to be made without the prior consent and approval of the Landscape Architect and Owner. Changes includes: additions; deletions; modifications to planting size; pot size; heights; species; grade etc.

-Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.

- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.

- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.

- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.

- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.

- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

SOD NOTES:

-Sod is to be grade "A" weed free.

-All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floratam' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.

-Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.

-Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.

-Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.

-Sod Shall be watered immediatley after installation to uniformily wet the soil to at least 2" below the bottom of the sod strips.
-Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

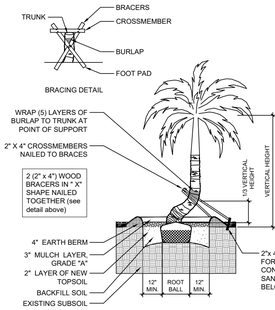
GENERAL NOTES:

-The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).

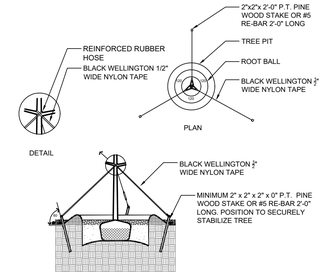
-Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.

-All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.

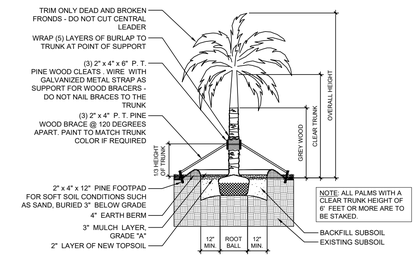
-All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.



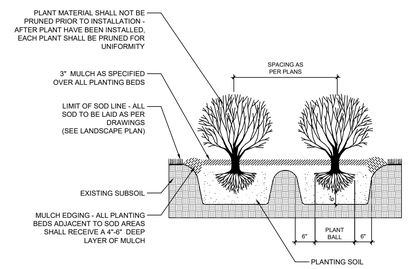
CURVED TRUNK PALM PLANTING DETAIL



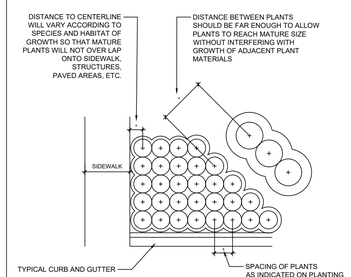
TYPICAL TREE GUYING DETAIL



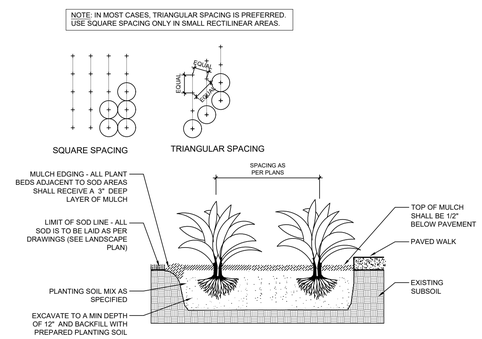
STRAIGHT TRUNK PALM PLANTING DETAIL



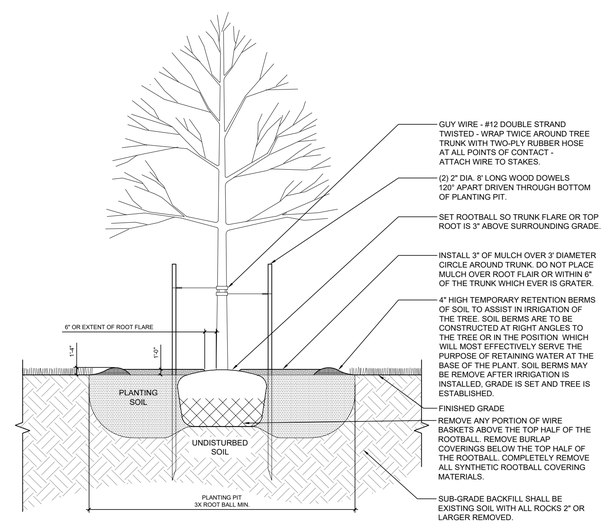
TYPICAL SHRUB PLANTING DETAIL



TYPICAL CONTAINER SPACING DETAIL

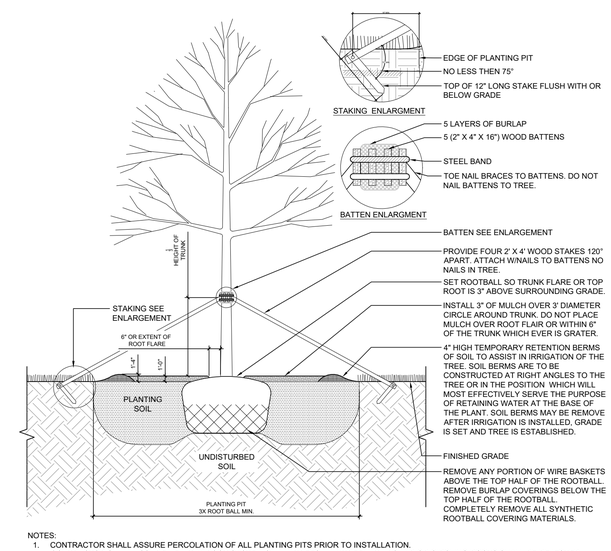


TYPICAL GROUNDCOVER PLANTING DETAIL



NOTES:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL ASSURE HEALTHY ROOT SYSTEM ON ALL TREES. ANY TREE WITH BOUND OR CIRCLING ROOTS SHALL BE REJECTED.
3. ALL SUPPORT MATERIALS ARE TO BE REMOVED FROM THE TREES ONCE THE TREES HAVE BECOME ESTABLISHED (NOT TO EXCEED 12 MONTHS FROM THE COMPLETION OF THE PROJECT).
4. IRREGULAR OR MULTI-STEMED TREES SHALL HAVE A SIMILAR STAKING PATTERN AS SINGLE TRUNKED TREES. STAKES DON'T NEED TO BE ATTACHED TO EVERY STEM.

TREE PLANTING DETAIL & BRACING 3" DBH & UNDER



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5. SECURE BATTENS WITH 2-3/4" HI CARBON STEEL BANDS TO HOLD BATTENS IN PLACE DURING PLANTING PROCESS.
6. DO NOT NAIL BATTENS TO TREE.

TREE PLANTING DETAIL & BRACING ABOVE 3" DBH

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Revisions:	Date:	By:

Seal:

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Member: A.S.L.A.

Drawing: Landscape Details

Date: 09/09/2024

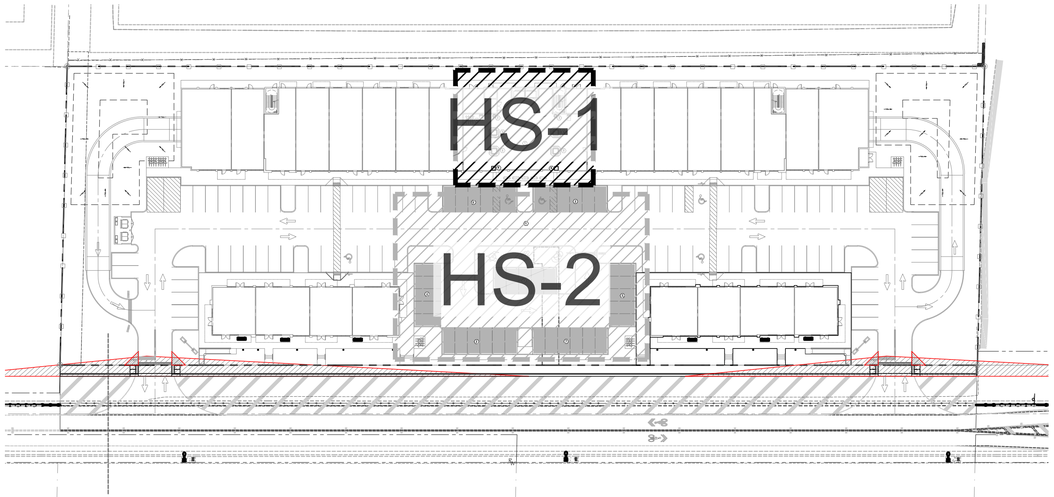
Scale: NTS

Drawn by: LBC

Sheet No.:

L-4

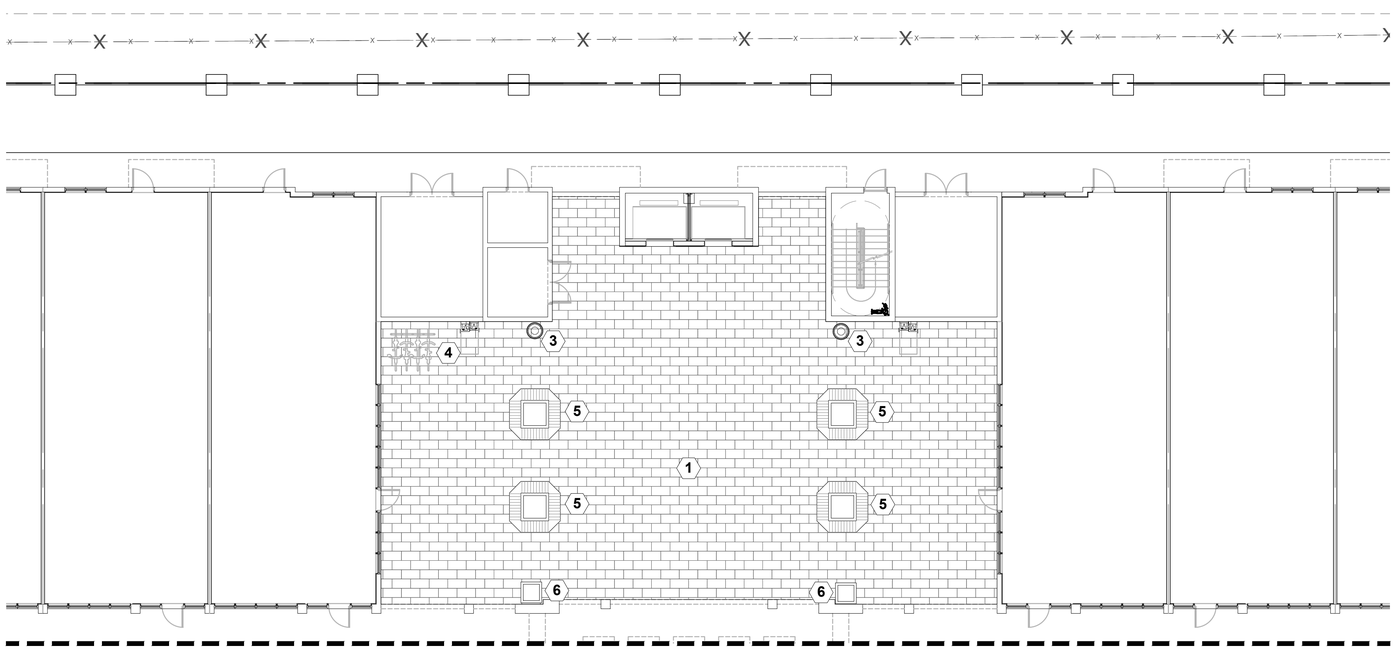
Cad Id.: 2024-043



KEY PLAN

Scale: 1" = 50'-0"

NORTH



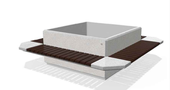
SEE SHEET HS-2

COVERED PLAZA

Scale: 1" = 10'-0"

NORTH

HARDSCAPE SCHEDULE

1	***PAVERS***	
2	***PAVERS***	
3	***TRASH RECEPTACLES***	
4	***BIKE RACKS***	
5	***PLANTER BENCH***	
6	***PLANTER***	

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HARDSCAPE PLAN

Revisions:	Date:	By:

Seal:

Lic. # LA6667290
Member: A.S.L.A.

Drawing: Hardscape Plan

Date: 11/22/2024

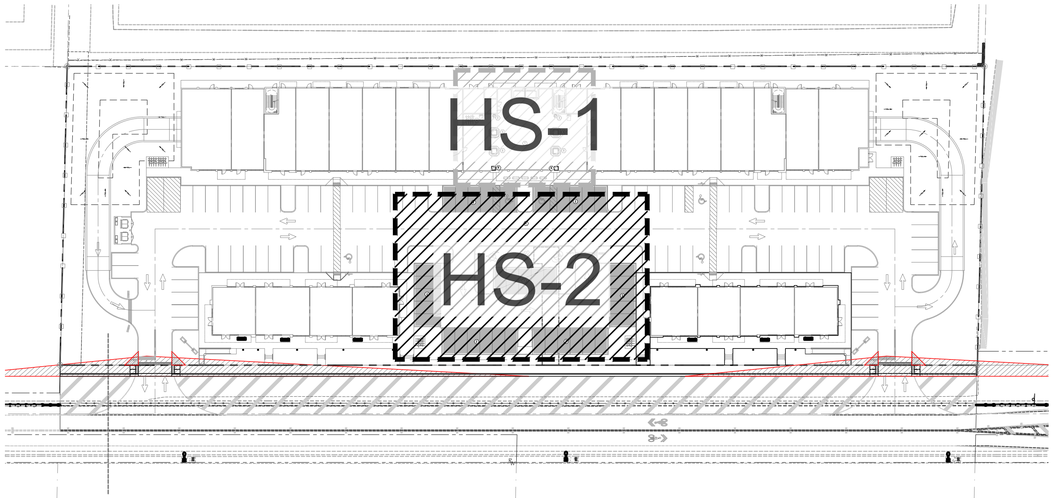
Scale: See Left

Drawn by: LBC

Sheet No.:

HS-1

Cad Id.: 2024-043



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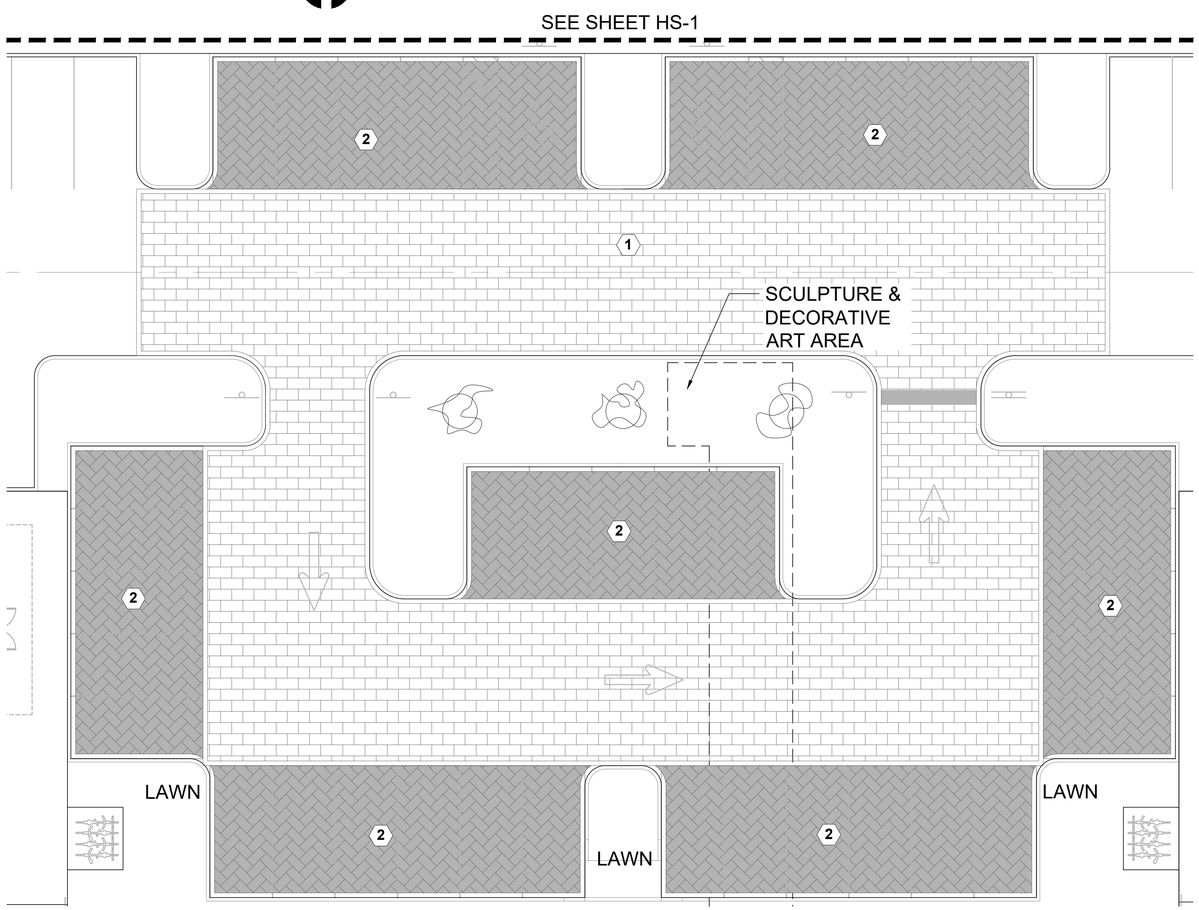

SCULPTURE PLAZA

Scale: 1" = 10'-0"

NORTH

HARDSCAPE SCHEDULE

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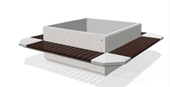
5	***PLANTER BENCH***	
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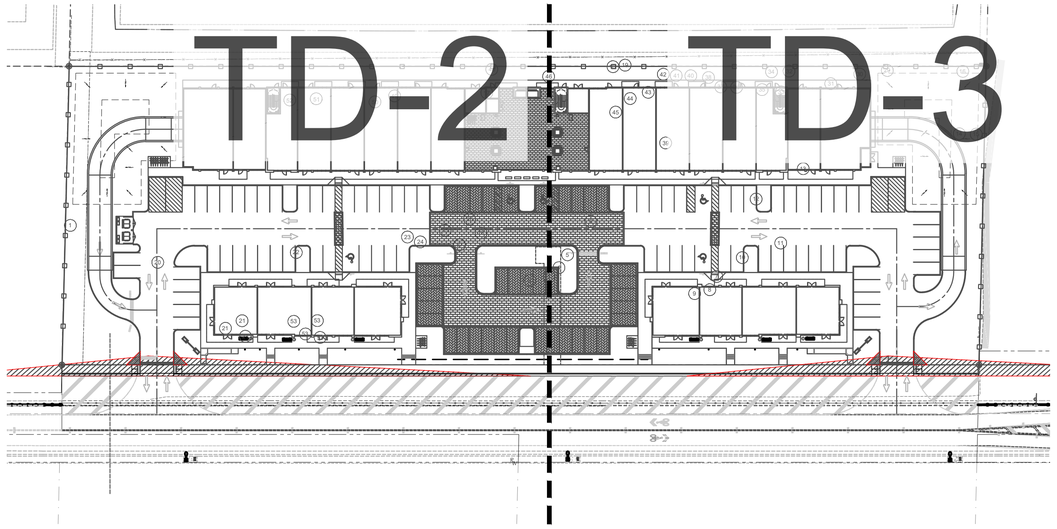

KEY PLAN

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NORTH

SHEET INDEX:

TD-1 INDEX & TREE DISPOSITION LIST
TD-2 TREE DISPOSITION PLAN
TD-3 TREE DISPOSITION PLAN

MITIGATION	
Total sq.ft. of Tree Canopy Removed	4,234
Total sq.ft. of Specimen Tree Canopy Removed (x2)	-
Total Credits Required	4,234

No.	Botanical Name	Common Name	DBH / inch.	Height / ft.	Canopy Spread ft.	Canopy Area	Condition	Disposition	Remarks
1	Ficus Aurea	Strangler Fig	28	30	40	1,256	Fair	Remove	
2	Lysilomalatisiliquum	FalseTamarind	6	25	20	314	Fair	Remove	
3	Lysilomalatisiliquum	FalseTamarind	6	25	15	177	Fair	Remove	
4	Lysilomalatisiliquum	FalseTamarind	6	25	15	177	Fair	Remove	
5	Lysilomalatisiliquum	FalseTamarind	8,6	25	20	314	Fair	Remove	
6	Lysilomalatisiliquum	FalseTamarind	4	20	10	79	Fair	Remove	
7	Lysilomalatisiliquum	FalseTamarind	4	15	10	79	Poor	Remove	Decay near the base of thetrunk
8	Lysilomalatisiliquum	FalseTamarind	6	20	15	177	Poor	Remove	Decay near the base of thetrunk
9	Lysilomalatisiliquum	FalseTamarind	5	20	10	79	Fair	Remove	
10	Lysilomalatisiliquum	FalseTamarind	8,6	25	15	177	Fair	Remove	
11	Lysilomalatisiliquum	FalseTamarind	6	20	10	79	Fair	Remove	
12	Lysilomalatisiliquum	FalseTamarind	6	20	15	177	Fair	Remove	
13	Lysilomalatisiliquum	FalseTamarind	6	20	10	79	Fair	Remove	
14	Lysilomalatisiliquum	FalseTamarind	6	20	12	113	Fair	Remove	
15	Lysilomalatisiliquum	FalseTamarind	10	20	15	177	Fair	Remove	
16	Casuarinaequisetifolia	AustralianPine	8,10	50	25	491	Fair	Remove	Invasive
17	Acaciaauriculiformis	Ear leafAcacia	6	25	15	177	Fair	Remove	Invasive
18	Casuarinaequisetifolia	AustralianPine	10	50	20	314	Fair	Remove	Invasive
19	Casuarinaequisetifolia	AustralianPine	8	40	15	177	Fair	Remove	Invasive
20	Schinusterebinthifolia	Florida Holly	Cl	25	25	491	Fair	Remove	Invasive
21	Schinusterebinthifolia	Florida Holly	Cl	20	25	491	Fair	Remove	Invasive
22	Schinusterebinthifolia	Florida Holly	Cl	20	25	491	Fair	Remove	Invasive
23	Acaciaauriculiformis	Ear leafAcacia	7	25	15	177	Fair	Remove	Invasive
24	Acaciaauriculiformis	Ear leafAcacia	6	25	15	177	Fair	Remove	Invasive
25	Acaciaauriculiformis	Ear leafAcacia	6	25	15	177	Fair	Remove	Invasive
26	Acaciaauriculiformis	Ear leafAcacia	6	25	15	177	Fair	Remove	Invasive
27	Acaciaauriculiformis	Ear leafAcacia	8	25	10	79	Fair	Remove	Invasive
28	Acaciaauriculiformis	Ear leafAcacia	888	25	25	491	Fair	Remove	Invasive
29	Acaciaauriculiformis	Ear leafAcacia	6	20	15	177	Fair	Remove	Invasive
30	Acaciaauriculiformis	Ear leafAcacia	7	25	15	177	Fair	Remove	Invasive
31	Casuarinaequisetifolia	AustralianPine	5	40	10	79	Fair	Remove	Invasive
32	Acaciaauriculiformis	Ear leafAcacia	5	20	10	79	Fair	Remove	Invasive
33	Casuarinaequisetifolia	AustralianPine	4	30	8	50	Fair	Remove	Invasive
34	Casuarinaequisetifolia	AustralianPine	4	30	10	79	Fair	Remove	Invasive
35	Casuarinaequisetifolia	AustralianPine	4	30	8	50	Fair	Remove	Invasive
36	Casuarinaequisetifolia	AustralianPine	4	30	8	50	Fair	Remove	Invasive
37	Casuarinaequisetifolia	AustralianPine	4	30	8	50	Fair	Remove	Invasive
38	Casuarinaequisetifolia	AustralianPine	10	45	15	177	Fair	Remove	Invasive
39	Syzygium cumini	Java plum	8	25	20	314	Fair	Remove	Invasive
40	Casuarinaequisetifolia	AustralianPine	4	30	8	50	Fair	Remove	Invasive
41	Casuarinaequisetifolia	AustralianPine	4	30	10	79	Fair	Remove	Invasive
42	Casuarinaequisetifolia	AustralianPine	4	40	10	79	Fair	Remove	Invasive
43	Lysilomalatisiliquum	FalseTamarind	3	20	10	79	Fair	Remove	
44	Acaciaauriculiformis	Ear leafAcacia	4	20	8	50	Fair	Remove	Invasive
45	Bischoffiajavanica	Bischoffia	8	20	20	314	Fair	Remove	Invasive
46	Acaciaauriculiformis	Ear leafAcacia	106	25	20	314	Fair	Remove	Invasive
47	Acaciaauriculiformis	Ear leafAcacia	7	25	20	314	Fair	Remove	Invasive
48	Lysilomalatisiliquum	FalseTamarind	44	15	10	79	Fair	Remove	
49	Lysilomalatisiliquum	FalseTamarind	12	20	20	314	Fair	Remove	
50	Acaciaauriculiformis	Ear leafAcacia	7	20	10	79	Fair	Remove	Invasive
51	Acaciaauriculiformis	Ear leafAcacia	8	20	15	177	Fair	Remove	Invasive
52	Lysilomalatisiliquum	FalseTamarind	4	10	10	79	Fair	Remove	
53	Schinusterebinthifolia	Florida Holly	Cl	20	25	491	Fair	Remove	Invasive

Aborist report by Big Ron's Tree Service, 16221 SW 98 Avenue, Miami Fl 33157, Phone: 305-588-3091

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Project:

PRIME SQUARE DORAL

BRCC DEVELOPMENT GROUP, LLC

NW 74TH ST, NW 102ND AVENUE, DORAL, FL

INDEX

Revisions: Date: By:

Seal:

Lic. # LA6667290
Member: A.S.L.A.

Drawing: Index

Date: 09/09/2024

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Drawn by: LBC

Sheet No.:

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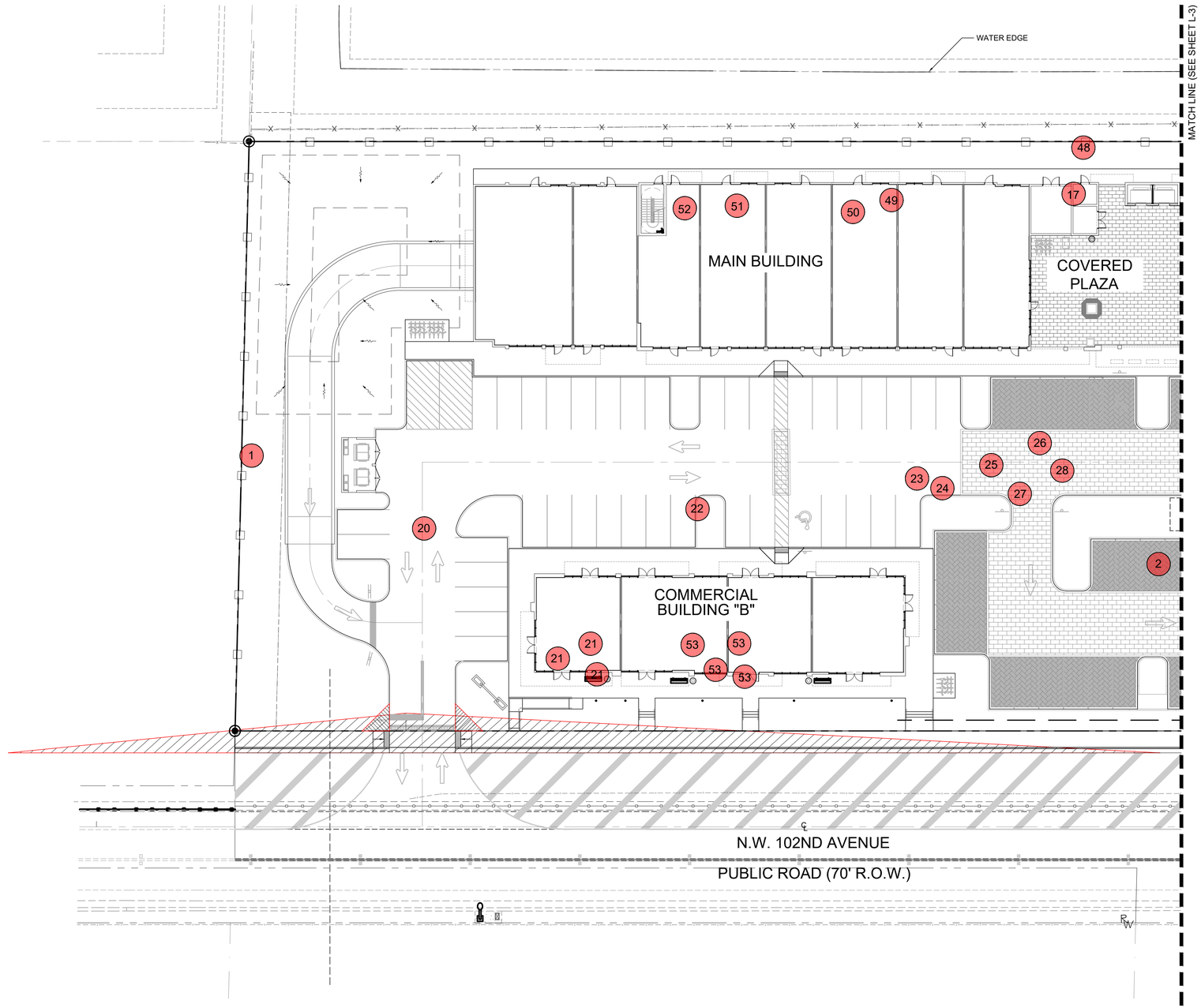
Cad Id.: 2024-043



TREE DISPOSITION PLAN

Scale: 1" = 20'-0"

NORTH

LEGEND
#x TREE TO REMOVE

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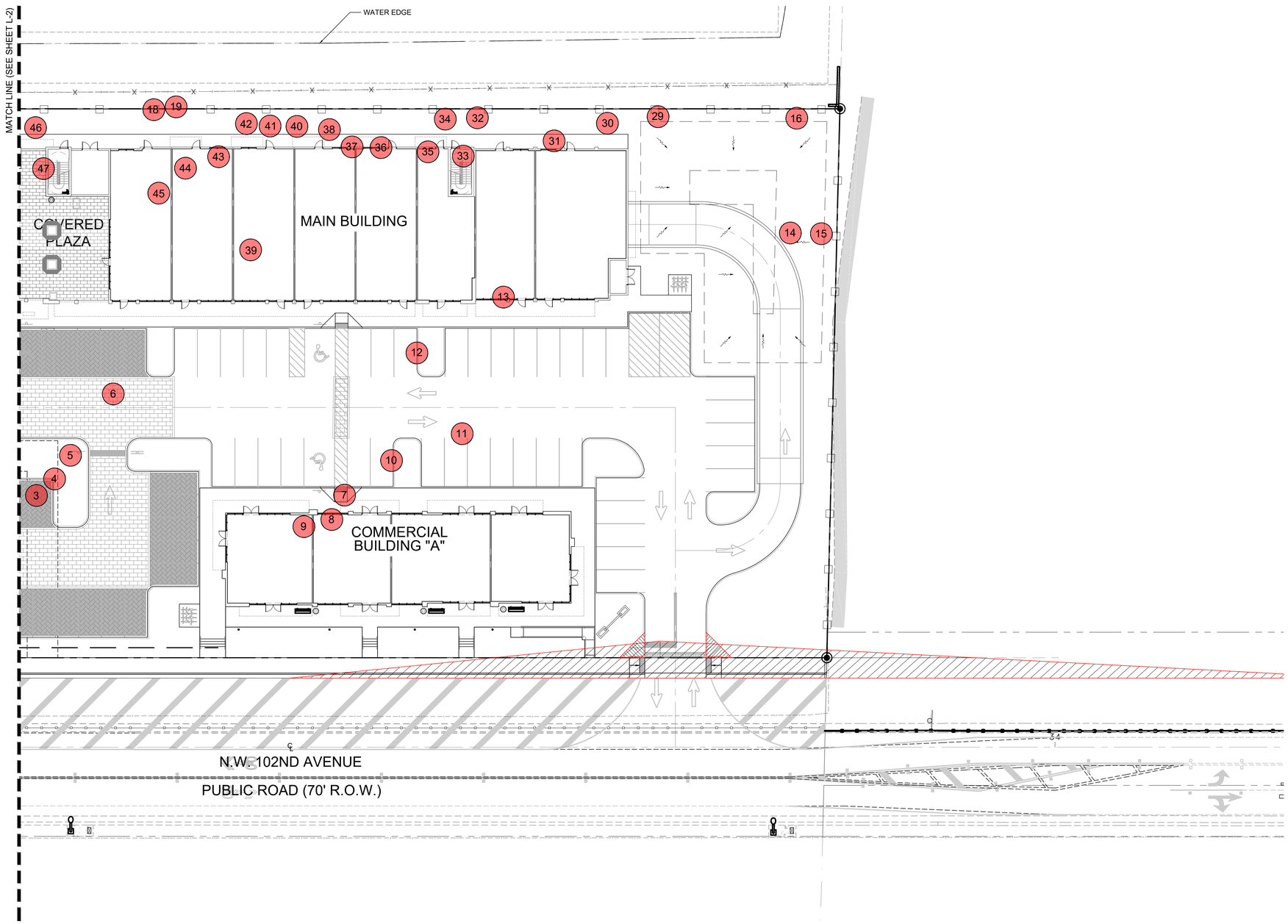

LANDSCAPE PLAN

Scale: 1" = 20'-0"

NORTH

LEGEND
#x TREE TO REMOVE

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NW 74TH ST, NW 102ND AVENUE, DORAL, FL
TREE DISPOSITION PLAN

Revisions:	Date:	By:

Seal:

LICENSED LANDSCAPE ARCHITECT STEVEN C. BAKER LA 6667290 STATE OF FLORIDA

Digitally signed by Steven C Baker
DN: cn=Steven C Baker, o=WITKIN HULTS + PARTNERS, ou=LANDSCAPE ARCHITECT, email=sbaker@witkindesign.com, c=US
On behalf of: Author's Profession: C.A.L.D.
Date: 2020.05.06 12:08:00 -04'00'

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Member: A.S.L.A.

Drawing: Landscape Plan

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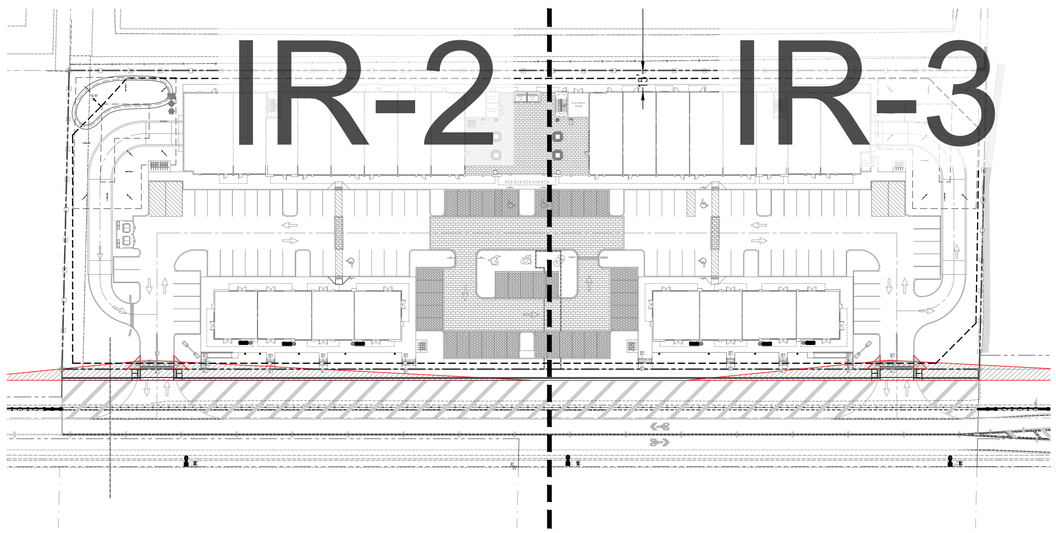

KEY PLAN

Scale: 1" = 50'-0"

NORTH

SHEET INDEX:

IR-1	INDEX
IR-2	CONCEPT PRELIMINARY IRRIGATION PLAN
IR-3	CONCEPT PRELIMINARY IRRIGATION PLAN
IR-4	CONCEPT PRELIMINARY IRRIGATION DETAILS

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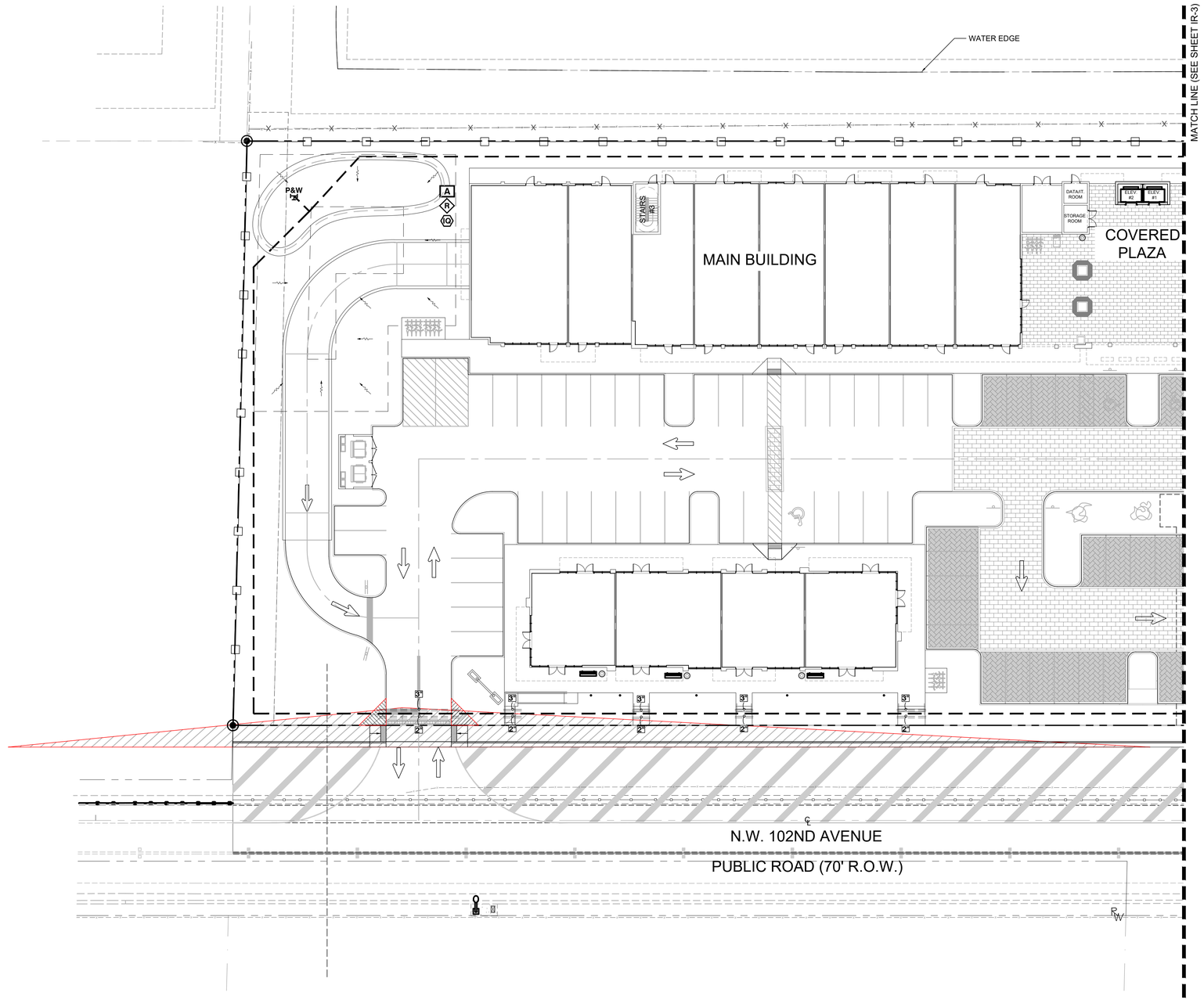

CONCEPT PRELIMINARY IRRIGATION PLAN

Scale: 1" = 20'-0"

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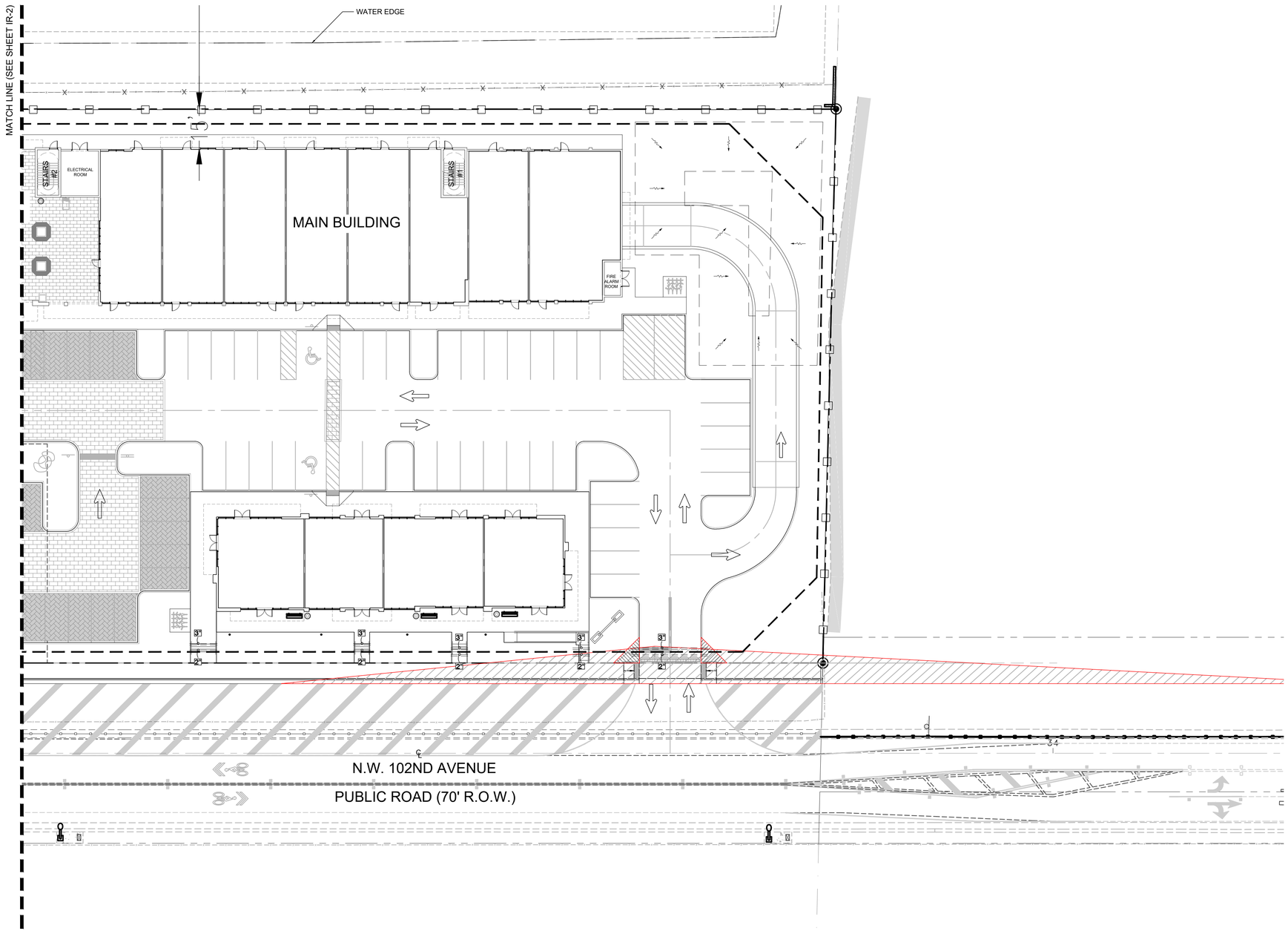

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Irrigation Notes

LAYOUT

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

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

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

PIPE

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

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

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

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

PIPES CONVEYING RECLAIM WATER SHALL HAVE A 3' HORIZONTAL DISTANCE SEPARATION FROM OTHER PIPING OR UTILITY SERVICES. AN 18" VERTICAL SEPARATION SHALL BE MAINTAINED WHEN APPLICABLE.

AIR RELEASE VALVES TO BE USED AT THE END OF ALL MAINLINE RUNS.

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

WIRES

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

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

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

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

FLUSHING

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

TRENCHING

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

MISC.

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

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

DESIGN

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

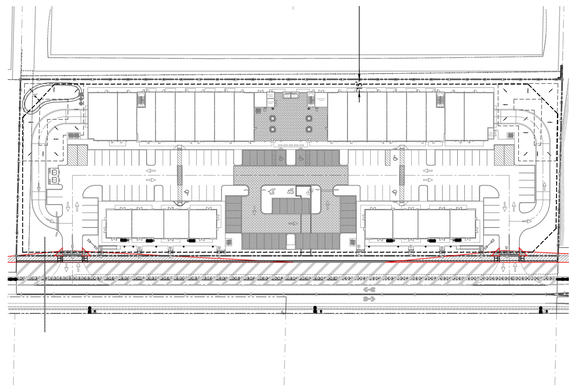
THE IRRIGATION CONTRACTOR IS RESPONSIBLE TO FAMILIARIZE THEMSELVES WITH THE SCOPE OF WORK, INCLUDING BUT NOT LIMITED TO GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, UTILITIES AND EXISTING IRRIGATION EQUIPMENT. THE IRRIGATION CONTRACTOR IS RESPONSIBLE SHALL REPAIR AND/OR REPLACE ANY DAMAGE CREATED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

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

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

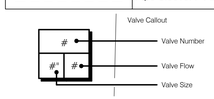
ELECTRIC

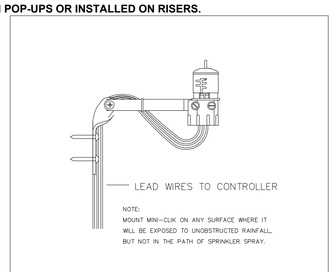
POWER TO BE PROVIDED TO THE CONTROLLER BY ELECTRICIAN.



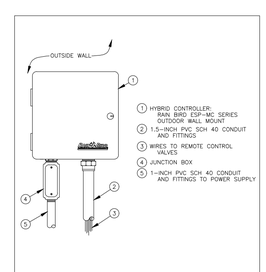
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
A	Rain Bird ESPLXME2 w/ (1) ESPLXMSM12 24 Station, Traditionally-Wired, Commercial Controller. (1) ESPLXME2 12-Station, Indoor/Outdoor, Plastic Wall-Mount Enclosure w/ (1) ESPLXMSM12 - 12-Station Expansion Modules.	1
IQ	Rain Bird IQ4G-USA IQ NCC 4G Cellular Cartridge upgrades ESP-LX Series controllers to IQ satellite, for communication with IQ central control. Include IQEXTANT4G external antenna for metal or stainless steel cabinet/pedestal. Used for Direct or Server Satellite applications.	1
R	Rain Bird RSD-BEx Rain Sensor, with metal latching bracket, extension wire.	1
P&W	Point of Connection 2" 2 HP Starite Pump with Rust Inhibitor & 2" Well	1
	Irrigation Mainline: PVC Schedule 40 2"	1,659 l.f.
	Pipe Sleeve: PVC Schedule 40 2"	120.5 l.f.
	Pipe Sleeve: PVC Schedule 40 3"	120.6 l.f.

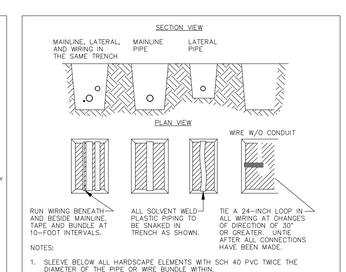




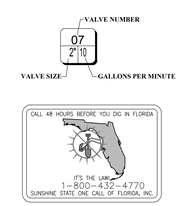
RAIN BIRD MINI-CLIK RAIN SENSOR



RAIN BIRD CONTROLLER DETAIL



TRENCH DETAIL



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HARRY SHELL LANDSCAPE ARCHITECT LICENSE CERTIFICATE LA 666 STATE OF FLORIDA

Lic. # LA6667290
Member: A.S.L.A.

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