

311 Atlantic Ave.

Sunny Isles, FL

100% Code-min.: Landscape Architecture

May 4th, 2023

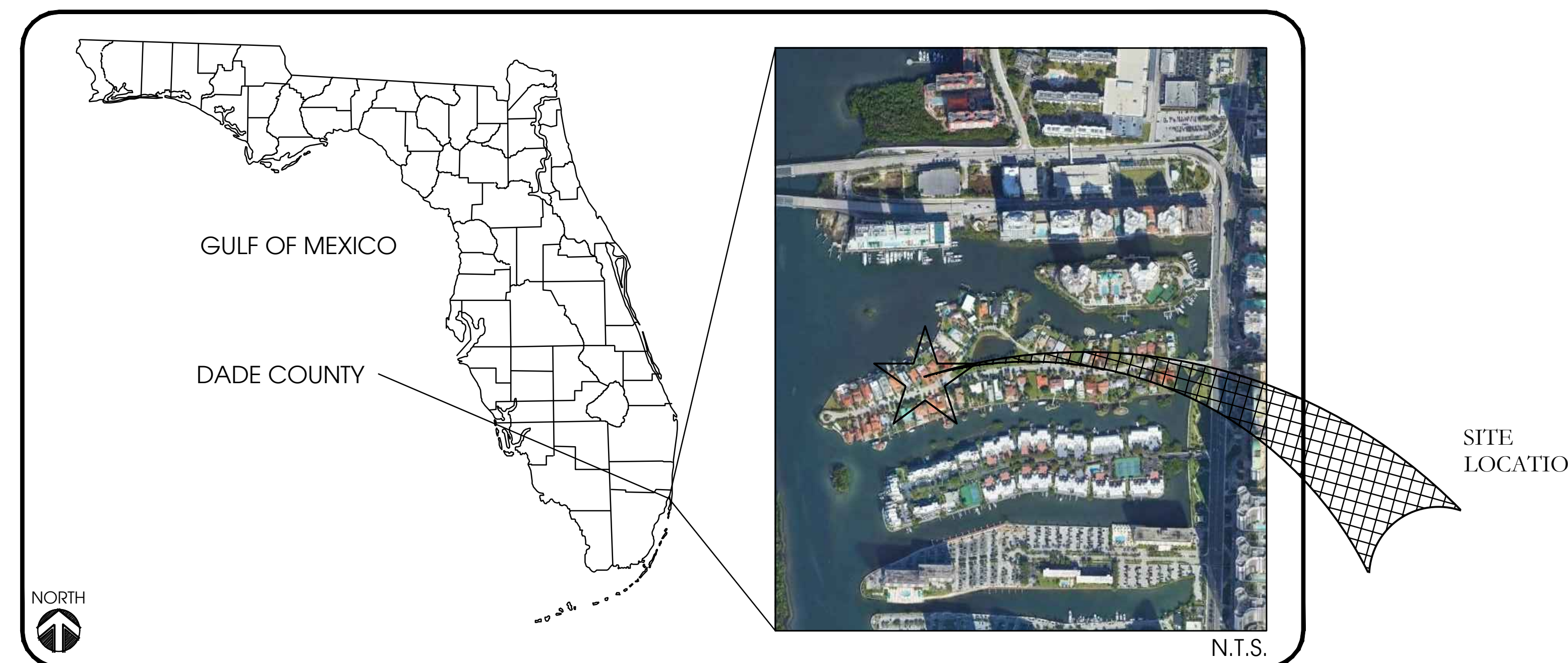
PREPARED FOR:

311 ATLANTIC DEVELOPMENT, LLC.

311 Atlantic Isle, Sunny Isles Beach, FL
33160

SHEET INDEX	
SHEET #	SHEET TITLE
COVER	COVER
KM-00	KEY MAP
LS-00	LANDSCAPE NOTES & SCHEDULE
LS-01	1st FLOOR LANDSCAPE PLAN
LS-02	LANDSCAPE DETAILS
IR-00	IRRIGATION NOTES & SCHEDULE
IR-01	1st FLOOR IRRIGATION PLAN
IR-02	IRRIGATION DETAILS

VICINITY MAP

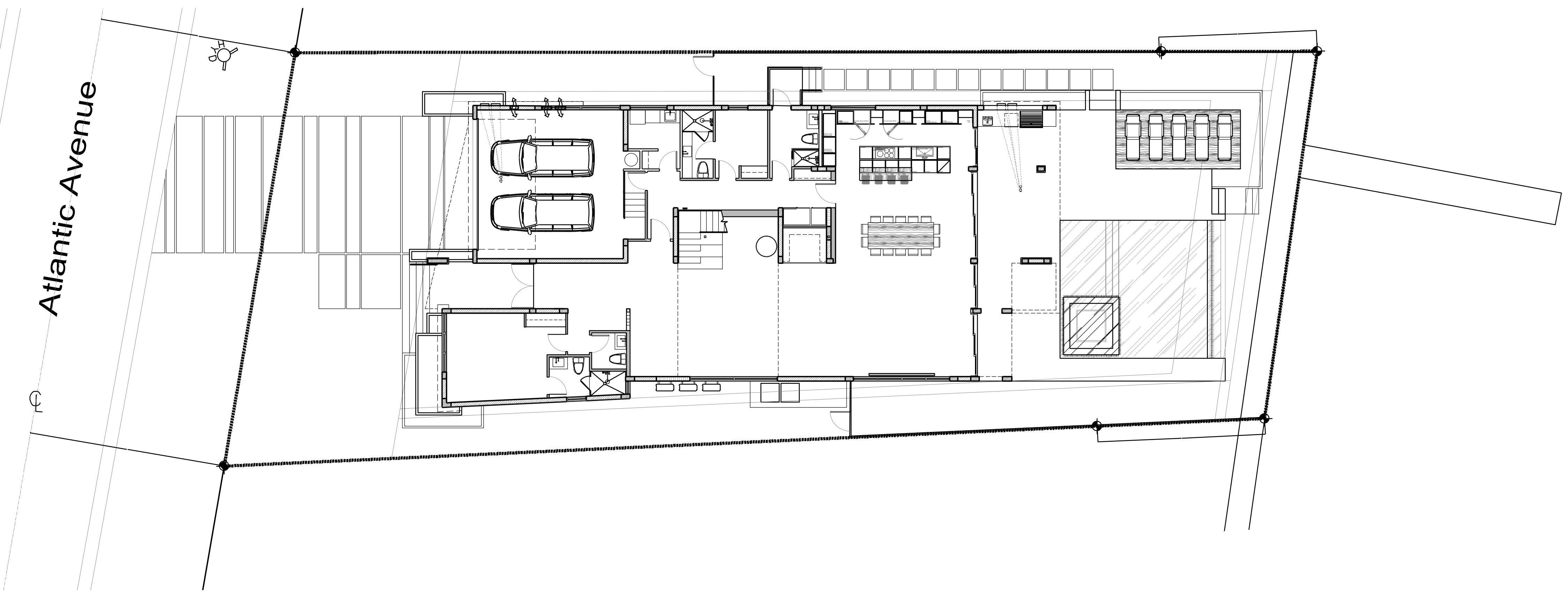


REVISIONS		
REV	DATE	COMMENT

PREPARED BY:



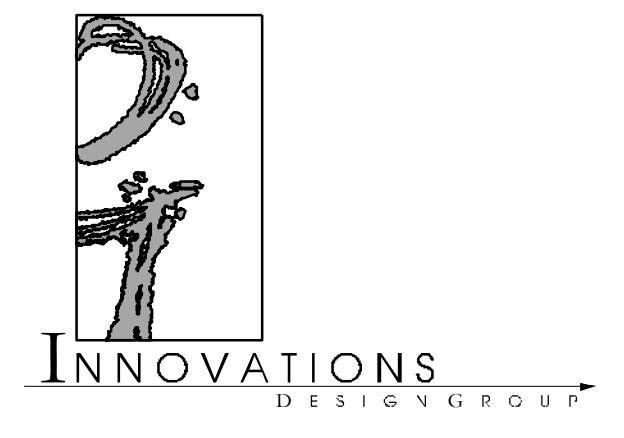
1200 HILLCREST ST., STE 305 ■ ORLANDO ■ FLORIDA ■ 32803
WWW.INNOVATIONS-DESIGN.COM ■ 407-440-3574



01 1ST FLOOR
PLAN

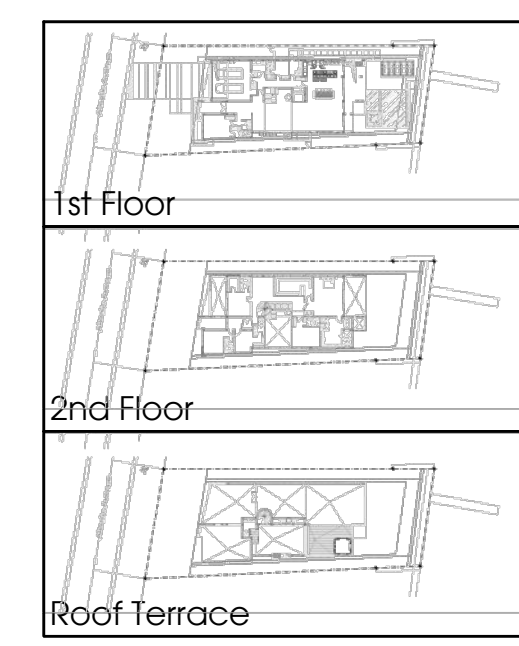
SCALE: 1"=10'-0"

Designed By:



101 S GARLAND AVE, STE 202 | ORLANDO, FL 32803
WWW.INNOVATIONS-DESIGN.COM | 407-552-3574

Key Map:



Owner:

311 ATLANTIC
DEVELOPMENT,
LLC.

311 ATLANTIC AVE.
SUNNY ISLES BEACH, FL

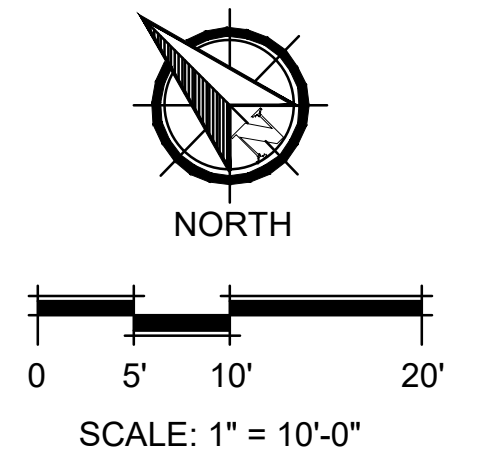
CODE-MINIMUM PLANS

KEY MAP

Rev:	Date:	Description:	By:
△			
△			
△			
△			
△			
△			
△			

Date: 04.07.2023	Scale: SEE PLAN
Drawn By: NP	Designed By: NP
Approved By: LDC	Project No: 23036
© Innovations Design Group, Inc.	

Seal:	Sheet Number: KM-00
-------	------------------------



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MATHEW E MCFADDEN USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

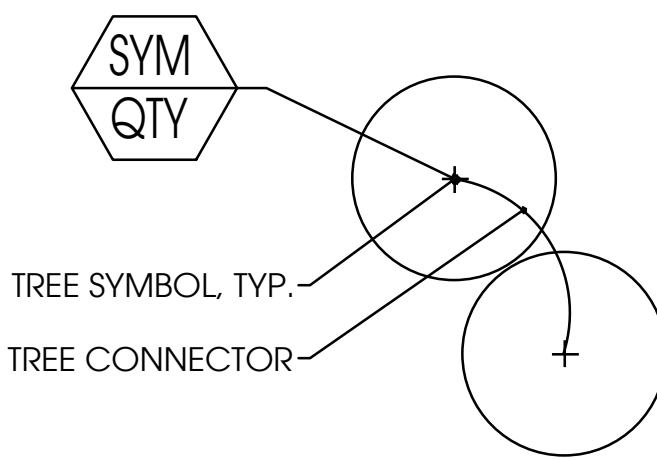
GENERAL LANDSCAPE NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND BASE INFORMATION PRIOR TO INITIATING PLANTING INSTALLATION. ALL EXISTING PLANTING SHALL REMAIN INTACT AND UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS.
2. CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES, IRRIGATION AND ALL OTHER OBSTRUCTIONS AND COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO INITIATING OPERATIONS. DRAWINGS ARE PREPARED ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARING THESE DOCUMENTS.
3. CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH EXISTING SITE CONDITIONS PRIOR TO INITIATING PLANTING. ALL EXISTING SITE FURNISHINGS, PAVING, LANDSCAPE AND OTHER ELEMENTS TO REMAIN SHALL BE PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.
4. UNLESS OTHERWISE NOTED, THE LIMITS OF CONSTRUCTION ARE THE CLEARING LIMITS NOTED ON THE DRAWINGS. (REFER TO CIVIL ENGINEERING DRAWINGS).
5. REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
6. LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT IN ORDER NOT TO IMPEDE THE PROGRESS OF THE WORK OF OTHERS OR THE CONTRACTOR'S OWN WORK.
7. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE EXISTING GROUND COVER FOR ALL PLANTING BEDS AS SPECIFIED PRIOR TO PLANTING INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE ALL PORTIONS OF EXISTING LAWN AREAS DAMAGED WHILE COMPLETING PLANTING INSTALLATION WITH THE SAME GRASS SPECIES TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
8. CONTRACTOR SHALL PERFORM SOIL TESTING PRIOR TO INSTALLATION TO DETERMINE NUTRIENTS PRESENT IN SOIL, PH OF SOIL, AND SOIL TEXTURE OF TOP 12" OF SOIL. BASED ON THE RESULTS OF THE TESTS THE CONTRACT SHALL MAKE THE NECESSARY AMENDMENTS TO SUPPORT THE HEALTH OF THE NEWLY INSTALLED PLANTS.
9. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) AND THE PROJECT MANUAL AND SPECIFICATIONS. PLANT MATERIALS SHALL EXCEED IN SOME INSTANCES SOME SPECIFICATIONS IF NECESSARY TO MEET THE MINIMUM REQUIREMENTS OF OTHERS.
10. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH THE FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS AS PUBLISHED BY THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE. ALL PLANT MATERIAL SHALL MEET FLORIDA #1 OR BETTER.
11. ALL TREES SHALL HAVE SIX FEET (6') CLEAR TRUNK UNLESS OTHERWISE SPECIFIED.
12. ALL CONTAINER SIZES NOTED ON PLANT LIST ARE MINIMUM. INCREASE SIZE IF NECESSARY TO CONFORM TO PLANT SIZE AND SPECIFICATIONS. ANY MATERIAL NOT MEETING THE SPECIFIED SIZE SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
13. ALL TREE CALIPER SIZES NOTED ON PLANT LIST ARE MINIMUM. INCREASE SIZE IF NECESSARY TO CONFORM TO PLANT SIZE AND SPECIFICATIONS. ANY MATERIAL NOT MEETING THE SPECIFIED SIZE SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
14. ANY TREES WITH A TRUNK FORMED "V" SHAPE CROTCH WILL BE REJECTED.
15. EROSION CONTROL FABRIC SHALL BE INSTALLED IN ALL SHRUB AND GROUND COVER PLANTING AREAS AS PER SPECIFICATIONS FOR ALL SLOPES THAT EXCEED 3:1. SEE GRADING PLANS FOR LOCATION OF SLOPES GREATER THAN 3:1 AND ADJACENT TO ANY WETLAND AREAS.
16. TYPICALLY, SHRUB AND GROUND COVER PLANTINGS ARE SHOWN AS MASS PLANTING BEDS. PLANTS SHALL BE PLACED ON A TRIANGULAR SPACING CONFIGURATION (STAGGERED SPACING). PLANT CENTER TO CENTER DIMENSIONS (O.C.) ARE LISTED UNDER "SPACING" ON THE PLANT LIST.
17. LANDSCAPE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT. ANY MATERIAL INSTALLED WITHOUT APPROVAL IS SUBJECT TO BEING RELOCATED AT THE CONTRACTOR'S EXPENSE.
18. LANDSCAPE CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO ALL EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
19. CONTRACTOR SHALL MULCH ALL NEW PLANT MATERIAL THROUGHOUT AND COMPLETELY TO DEPTH OF 3" UTILIZING HARDWOOD MULCH UNLESS OTHERWISE SPECIFIED.
20. ANY SUBSTITUTIONS IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
21. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND THE PROJECT MANUAL (IF AVAILABLE) AND SPECIFICATIONS FOR FURTHER AND COMPLETE LANDSCAPE PLANTING INSTRUCTIONS.
22. LANDSCAPE CONTRACTOR SHALL COORDINATE ALL LANDSCAPE PLANTING WORK WITH IRRIGATION WORK. LANDSCAPE WATERING AS REQUIRED BY OWNER'S REPRESENTATIVE TO SUPPLEMENT IRRIGATION WATERING AND RAINFALL. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION.
23. LANDSCAPE CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND DEPOSITED OFF-SITE DAILY. ALL MATERIALS, PRODUCTS AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
24. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING OF ALL AREAS INCLUDING CREATING POSITIVE DRAINAGE AWAY FROM BUILDINGS.
25. LANDSCAPE CONTRACTOR SHALL RE-GRADE ALL AREAS DISTURBED BY PLANT REMOVAL RELOCATION AND/OR INSTALLATION WORK. LANDSCAPE CONTRACTOR SHALL REPLACE (BY EQUAL SIZE AND QUALITY) ANY AND ALL EXISTING PLANT MATERIAL DISTURBED OR DAMAGED BY PLANT REMOVAL RELOCATION AND/OR INSTALLATION.
26. CONTRACTORS SHALL COMPLY WITH ALL NPDES REQUIREMENTS.

CITY NOTES:

- ALL GROUND LEVEL UTILITIES SHALL BE SCREENED WITH PLANT MATERIAL.
- ALL DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED WITH PLANT MATERIAL.

KEY FOR TYP. CALLOUT:

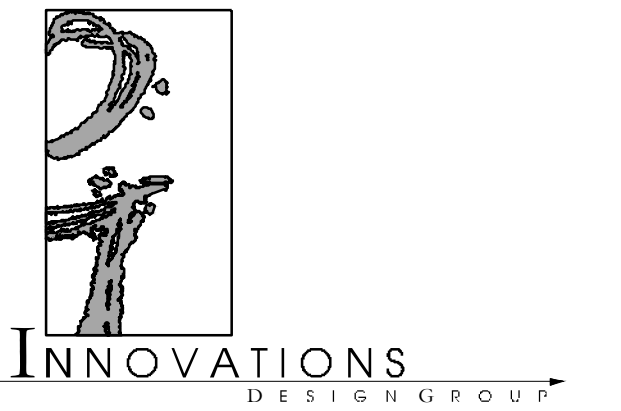


LANDSCAPE LEGEND SUNNY ISLES BEACH, FL		
ZONE DISTRICT: RU-1 (SINGLE FAMILY HOMES)		
Gross Land: 9,350 sq.ft.	ALWD.	PROV.
Landscape Open Space (if applicable)	N/A	N/A
Greenbelt Width (if applicable)	N/A	N/A
Lawn Area (maximum allowed)	60%	10%
TREES:		
A) Trees per lot: 3	3	5
B) Street Trees: 1 per 30 l.f.	2	2
TOTAL NUMBER OF TREES (A + B)	5	7
SHRUBS: (10 shrubs for each tree req.) (30% of shrubs/hedges shall be native species)	50	109
Irrigation system required pursuant to Miami-Dade Code		

NOTE:
PLANT MATERIAL SHALL COMPLY WITH REQUIRED INSPECTIONS, GRADING STANDARDS AND PLANT REGULATIONS AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE'S "GRADES AND STANDARDS OF NURSERY PLANTS, PART I", LATEST REVISIONS, AND "GRADES AND STANDARDS FOR NURSERY PLANTS, PART II FOR PALMS AND TREES", OR WITH SUPERSEDING STANDARDS CALLED FOR IN THESE SPECIFICATIONS. PLANTS SHALL CONFORM TO FLORIDA NO. 1 OR BETTER.

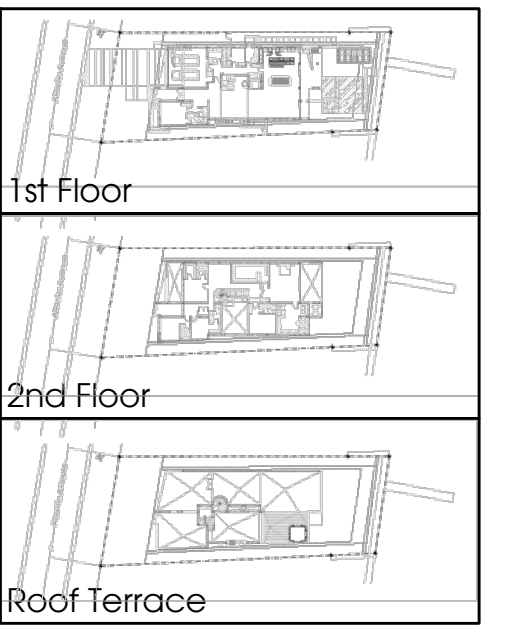
PLANT LIST							
SYM.	KEY	QTY.	BOTANICAL NAME	COMMON NAME	SPACING	NATIVE	SIZE / SPECIFICATION
CANOPY TREES							
CG		2	<i>Caesalpinia granaedillo</i>	Bridalveil Tree	See Plan	YES	25'-35' HT., 25'-35' SPD.
UNDERSTORY TREES							
LJ		3	<i>Ligustrum japonicum</i>	Japanese Privet	See Plan	NO	8' HT., 8' SPD., multi-trunk
FLOWERING TREES							
HA		2	<i>Hibiscus 'Anderson Crepe'</i>	Anderson Crepe Hibiscus	See Plan	NO	6' O.A. HT.
PALMS							
RE		2	<i>Roystonea elata</i>	Royal Palm	See Plan	YES	22' O.A. HT.
WB		4	<i>Wodyetia bifurcata</i>	Foxtail Palm	See Plan	NO	18' O.A. HT.
SHRUBS & ACCENTS							
AA		3	<i>Agave Americana 'Blue Wave'</i>	Century Plant	See Plan	NO	36" HT., 30" SPD.
AW		12	<i>Acalypha wilkesiana 'Louisiana Red'</i>	Copperleaf	24" O.C.	NO	36" HT., 24" SPD.
CI		38	<i>Chrysobalanus icaco 'Red Tip'</i>	Red-Tip Cocoplum	24" O.C.	YES	24" HT., 24" SPD.
PM		20	<i>Podocarpus macrophyllis</i>	Podocarpus	24" O.C.	NO	5' HT, FULL
PT		8	<i>Pittosporum tobira</i>	Variiegated Pittosporum	24" O.C.	NO	30" HT., 24" SPD.
PX		16	<i>Philodendron xanadu</i>	Philodendron Xanadu	See Plan	NO	18" HT., 24" SPD.
TA		24	<i>Tabernaemontana divaricata</i>	Crepe Jasmine	See Plan	NO	18" HT., 18" SPD.
GROUND COVER & GRASSES							
AR		42	<i>Ajuga reptans</i>	Carpet Bugleweed	12" O.C.	NO	12" HT., 12" SPD.
DT		119	<i>Dianella tasmanica</i>	Blueberry Flax Lily	24" O.C.	YES	18" HT., 18" SPD.
FM		291	<i>Ficus microcarpa 'Green Island'</i>	Green Island Ficus	15" O.C.	NO	15" HT., 15" SPD.
IT		40	<i>Ixora taiwanese 'Dwarf'</i>	Dwarf Ixora	18" O.C.	NO	18" HT., 18" SPD.
MC		28	<i>Muhlenbergia capillaris</i>	Pink Muhly Grass	24" O.C.	YES	24" HT., 24" SPD.
OJ		118	<i>Ophiopogon japonicus 'Nanus'</i>	Dwarf Mondo Grass	12" O.C.	NO	12" HT., 12" SPD.
SOD							
SOD		1,255 s.f.	<i>Stenotaphrum secundatum 'Floritam'</i>	St. Augustine Grass	0" O.C.		Sod (rolled, no gaps)

Designed By:



101 S GARLAND AVE. STE 202 CHLANDO, FL 32803
WWW.INNOVATIONS-DESIGN.COM 407-460-3574

Key Map:



Owner:

**311 ATLANTIC
DEVELOPMENT,
LLC.**

**311 ATLANTIC AVE.
SUNNY ISLES BEACH, FL**

CODE-MINIMUM PLANS

LANDSCAPE NOTES & SCHEDULE

Rev:	Date:	Description:	By:
△			
△			
△			
△			
△			
△			
△			
△			

Date: 04.07.2023	Scale: SEE PLAN
Drawn By: NP	Designed By: NP
Approved By: LDC	Project No: 23036
© Innovations Design Group, Inc.	

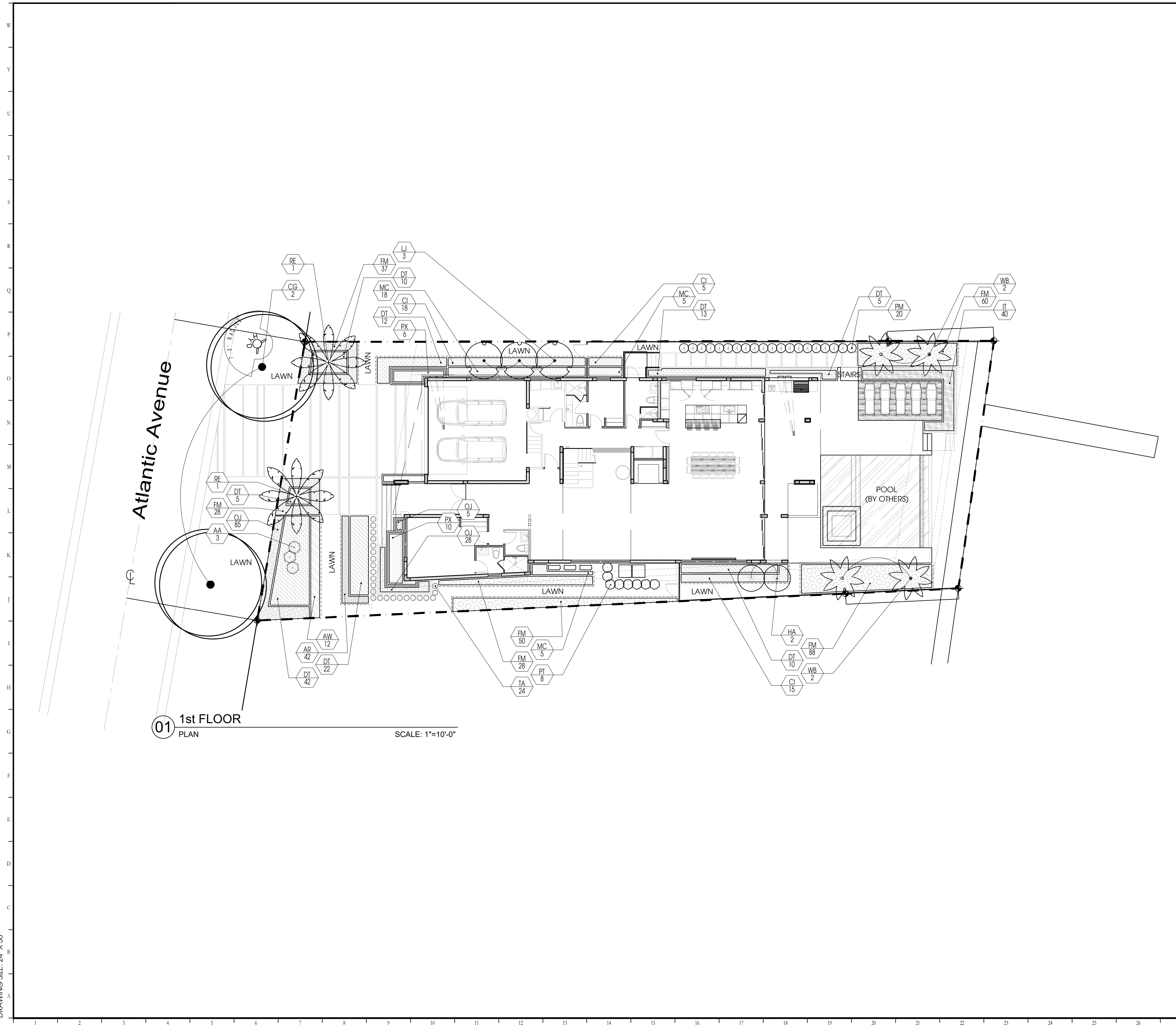
Seal: Sheet Number:

LS-00

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MATTHEW E MCFADDEN USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

FILE: Z:\4 Studio\Projects\2023\23036 - 311 Atlantic Ave\2 Autocad\5 Permit\Sheets\23036-01-Landscape.dwg
PRINT DATE: 4-May-23
DRAWING SIZE: 24" X 36"

FILE: Z:\1 Studio\Projects\2023\23036 - 311 Atlantic Ave\2 Autocad\5 Permit\Sheets\23036-01-Landscape.dwg
 PRINT DATE: 4-May-23
 DRAWING SIZE: 24" X 36"



01 1st FLOOR
 PLAN

SCALE: 1"=10'-0"

PLANT LEGEND		
SYM.	KEY	COMMON NAME
CANOPY TREES		
CG	Bridalveil Tree	
UNDERSTORY TREES		
LJ	Japanese Privet	
FLOWERING TREES		
HA	Anderson Crepe Hibiscus	
PALMS		
RE	Royal Palm	
WB	Foxtail Palm	
SHRUBS AND ACCENTS		
AA	Century Plant	
AW	Copperleaf	
CI	Red-Tip Cocoplum	
PM	Podocarpus	
PT	Variiegated Pittosporum	
PX	Philodendron Xanadu	
TA	Crepe Jasmine	
GROUNDCOVER AND GRASSES		
AR	Carpet Bugleweed	
DT	Blueberry Flax Lily	
FM	Green Island Ficus	
IT	Dwarf Ixora	
MC	Pink Muhly Grass	
OJ	Dwarf Mondo Grass	

Designed By:

101 S GARLAND AVE, STE 202 | ORLANDO, FL 32803
 WWW.INNOVATIONS-DESIGN.COM | 407-460-3574

Key Map:

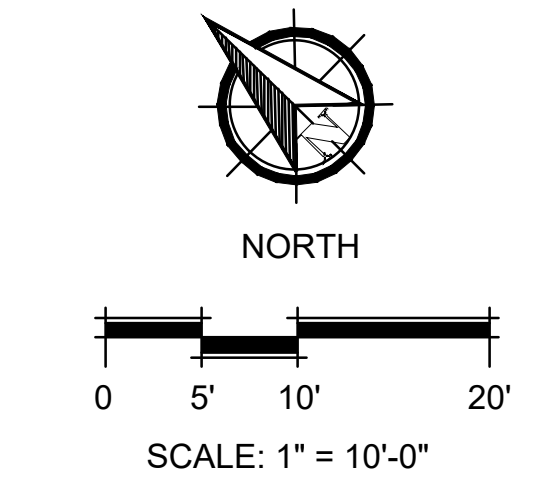
Owner:

311 ATLANTIC DEVELOPMENT, LLC.

311 ATLANTIC AVE.
 SUNNY ISLES BEACH, FL
 CODE-MINIMUM PLANS
 1st FLOOR LANDSCAPE PLAN

Rev:	Date:	Description:	By:
△			
△			
△			
△			
△			
△			

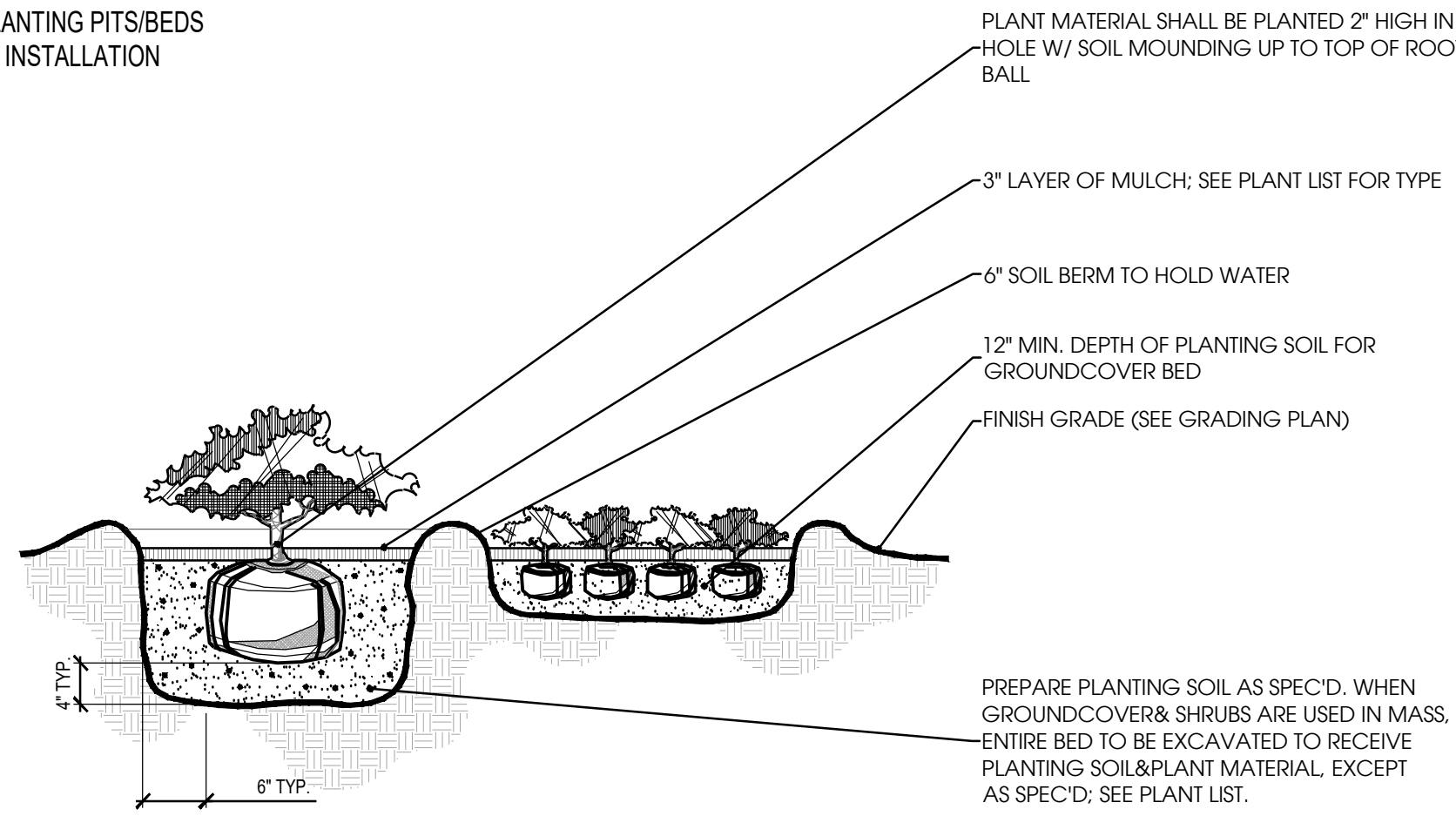
Date: 04.07.2023	Scale: SEE PLAN
Drawn By: NP	Designed By: NP
Approved By: LDC	Project No: 23036
© Innovations Design Group, Inc.	



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MATTHEW E MCFADDEN USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Seal:	Sheet Number: LS-01
-------	-------------------------------

NOTE:
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS/BEDS PRIOR TO INSTALLATION



PLANT MATERIAL SHALL BE PLANTED 2" HIGH IN HOLE W/ SOIL MOUNDING UP TO TOP OF ROOT BALL

3" LAYER OF MULCH: SEE PLANT LIST FOR TYPE

6" SOIL BERM TO HOLD WATER

12" MIN. DEPTH OF PLANTING SOIL FOR GROUND COVER BED

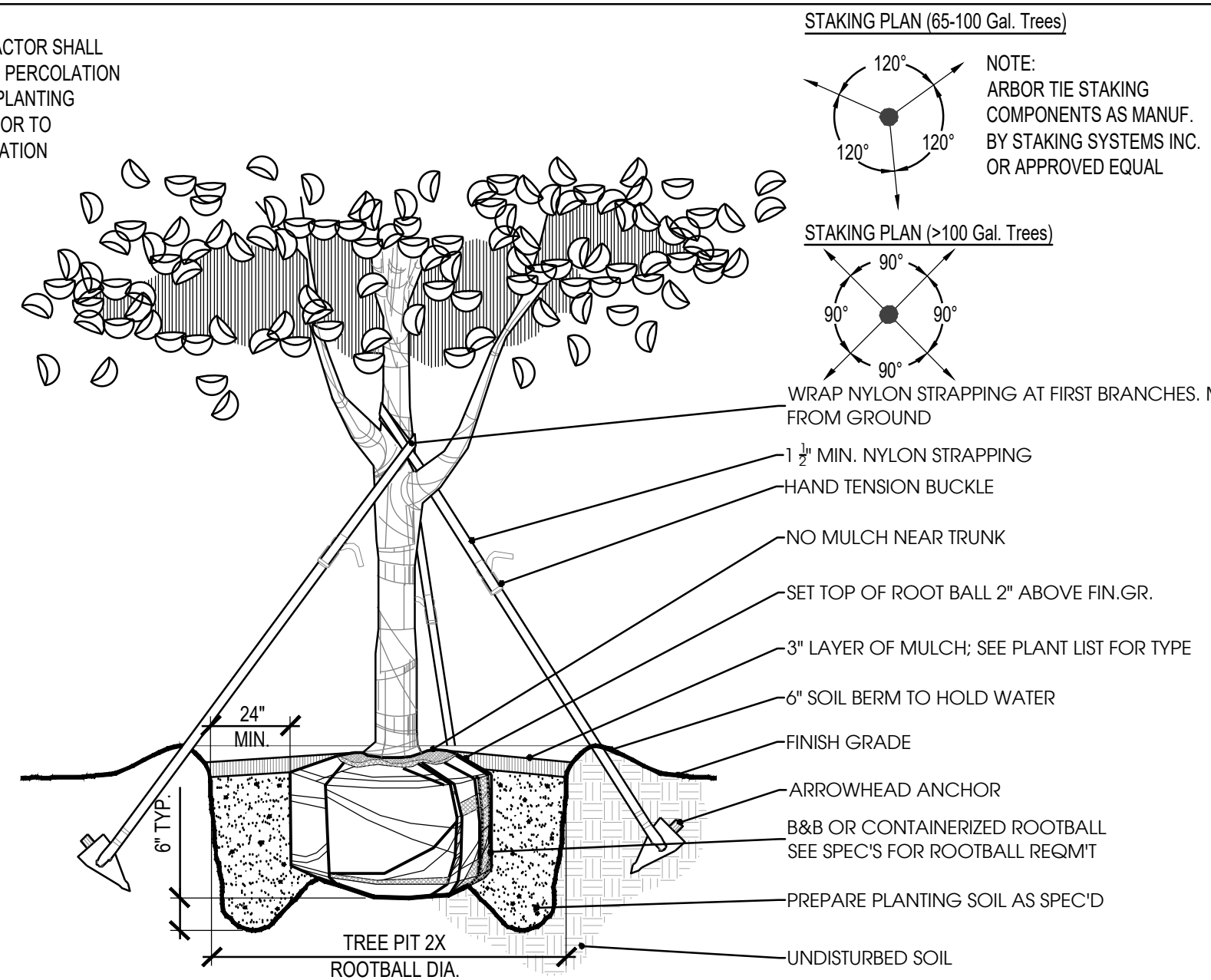
FINISH GRADE (SEE GRADING PLAN)

PREPARE PLANTING SOIL AS SPEC'D. WHEN GROUND COVER & SHRUBS ARE USED IN MASS, ENTIRE BED TO BE EXCAVATED TO RECEIVE PLANTING SOIL & PLANT MATERIAL, EXCEPT AS SPEC'D; SEE PLANT LIST.

1 Shrub & Groundcover Planting

Scale: N.T.S.

NOTE:
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION



STAKING PLAN (65-100 Gal. Trees)

NOTE:
ARBOR TIE STAKING COMPONENTS AS MANUF. BY STAKING SYSTEMS INC. OR APPROVED EQUAL

STAKING PLAN (>100 Gal. Trees)

NOTE:
ARBOR TIE STAKING COMPONENTS AS MANUF. BY STAKING SYSTEMS INC. OR APPROVED EQUAL

WRAP NYLON STRAPPING AT FIRST BRANCHES. MIN. 4'-6" FROM GROUND

1 1/2" MIN. NYLON STRAPPING

HAND TENSION BUCKLE

NO MULCH NEAR TRUNK

SET TOP OF ROOT BALL 2" ABOVE FIN. GR.

3" LAYER OF MULCH: SEE PLANT LIST FOR TYPE

6" SOIL BERM TO HOLD WATER

FINISH GRADE

ARROWHEAD ANCHOR

B&B OR CONTAINERIZED ROOTBALL SEE SPEC'S FOR ROOTBALL REQ'MT

PREPARE PLANTING SOIL AS SPEC'D

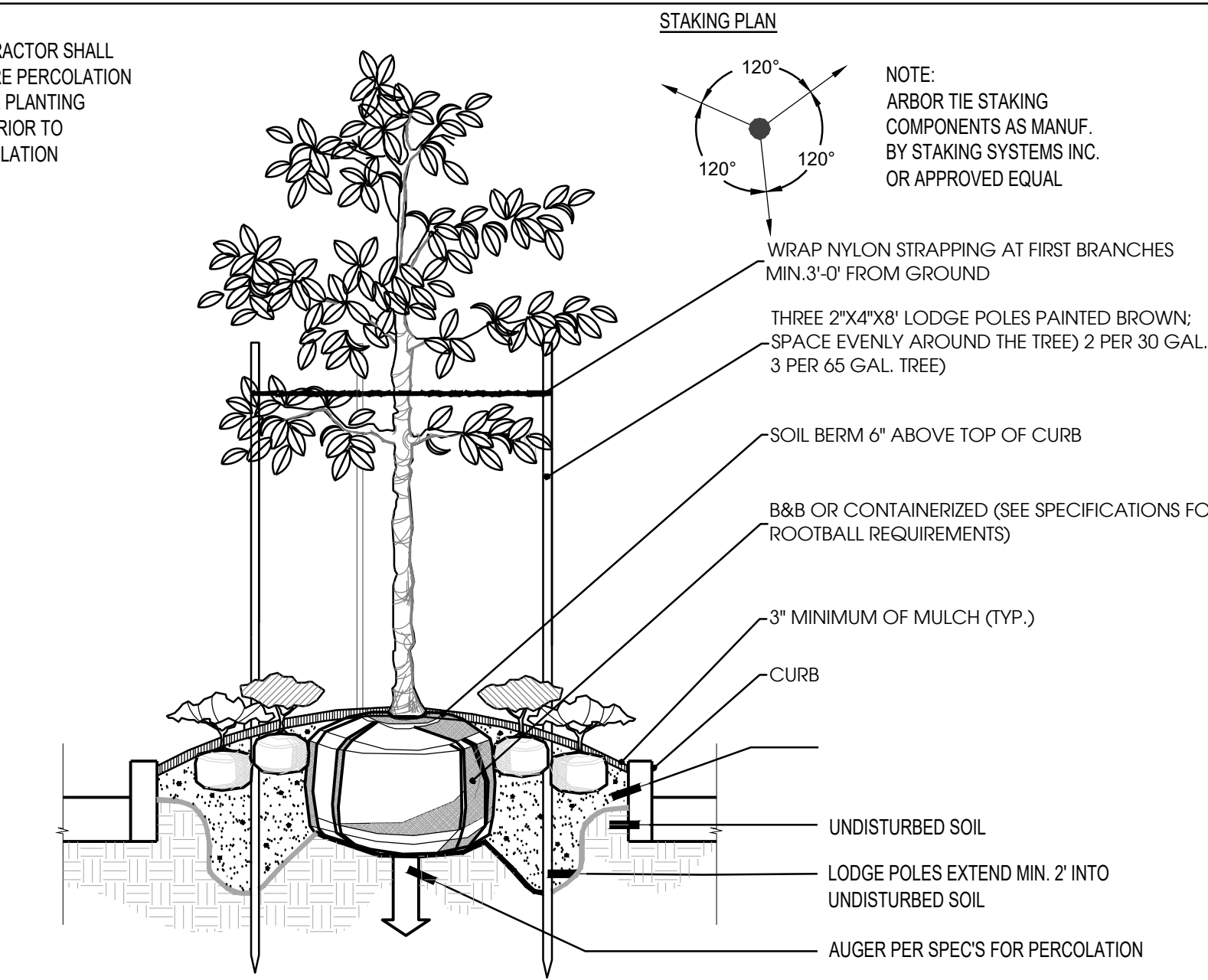
UNDISTURBED SOIL

TREE PIT 2X ROOTBALL DIA.

4 Tree Planting (65-100 Gal.)

Scale: N.T.S.

NOTE:
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION



STAKING PLAN

NOTE:
ARBOR TIE STAKING COMPONENTS AS MANUF. BY STAKING SYSTEMS INC. OR APPROVED EQUAL

WRAP NYLON STRAPPING AT FIRST BRANCHES MIN. 3'-0" FROM GROUND

THREE 2"x4"x8" LODGE POLES PAINTED BROWN; SPACE EVENLY AROUND THE TREE) 2 PER 30 GAL. TREE, 3 PER 65 GAL. TREE)

SOIL BERM 6" ABOVE TOP OF CURB

B&B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOTBALL REQUIREMENTS)

3" MINIMUM OF MULCH (TYP.)

CURB

UNDISTURBED SOIL

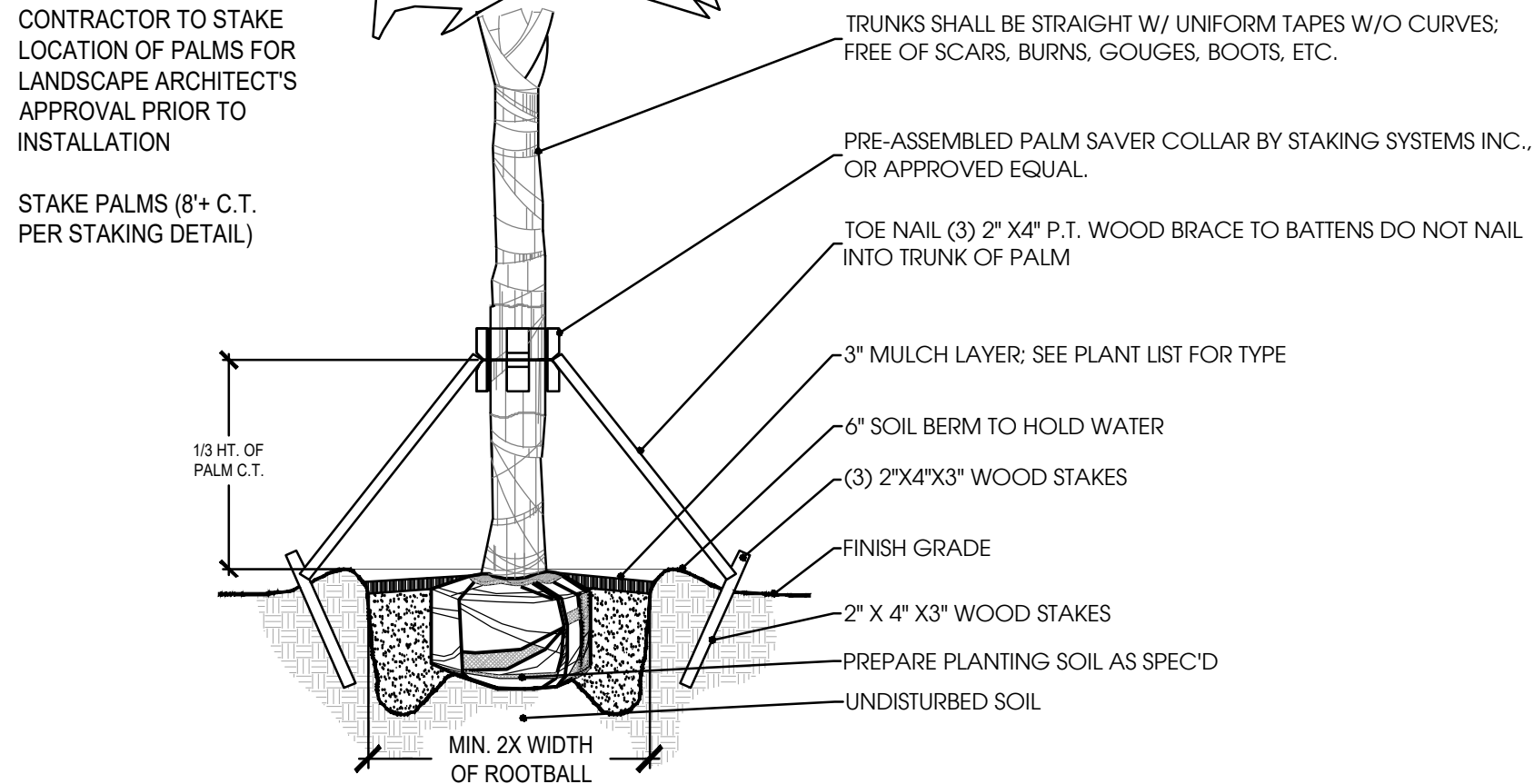
LODGE POLES EXTEND MIN. 2" INTO UNDISTURBED SOIL

AUGER PER SPEC'S FOR PERCOLATION

7 Curbed Island Plantings

Scale: N.T.S.

NOTE:
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION



PALM STAKING PLAN

NOTE:
PALM SAVER COMPONENTS AS MANUF. BY STAKING SYSTEMS INC. OR APPROVED EQUAL

CONTRACTOR TO STAKE LOCATION OF PALMS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION

TRUNKS SHALL BE STRAIGHT W/ UNIFORM TAPES W/O CURVES; FREE OF SCARS, BURNS, GOUGES, BOOTS, ETC.

PRE-ASSEMBLED PALM SAVER COLLAR BY STAKING SYSTEMS INC. OR APPROVED EQUAL

TOE NAIL (3) 2" X 4" P.T. WOOD BRACE TO BATTENS DO NOT NAIL INTO TRUNK OF PALM

3" MULCH LAYER: SEE PLANT LIST FOR TYPE

6" SOIL BERM TO HOLD WATER

(3) 2"x4"x3" WOOD STAKES

FINISH GRADE

2" X 4" X 3" WOOD STAKES

PREPARE PLANTING SOIL AS SPEC'D

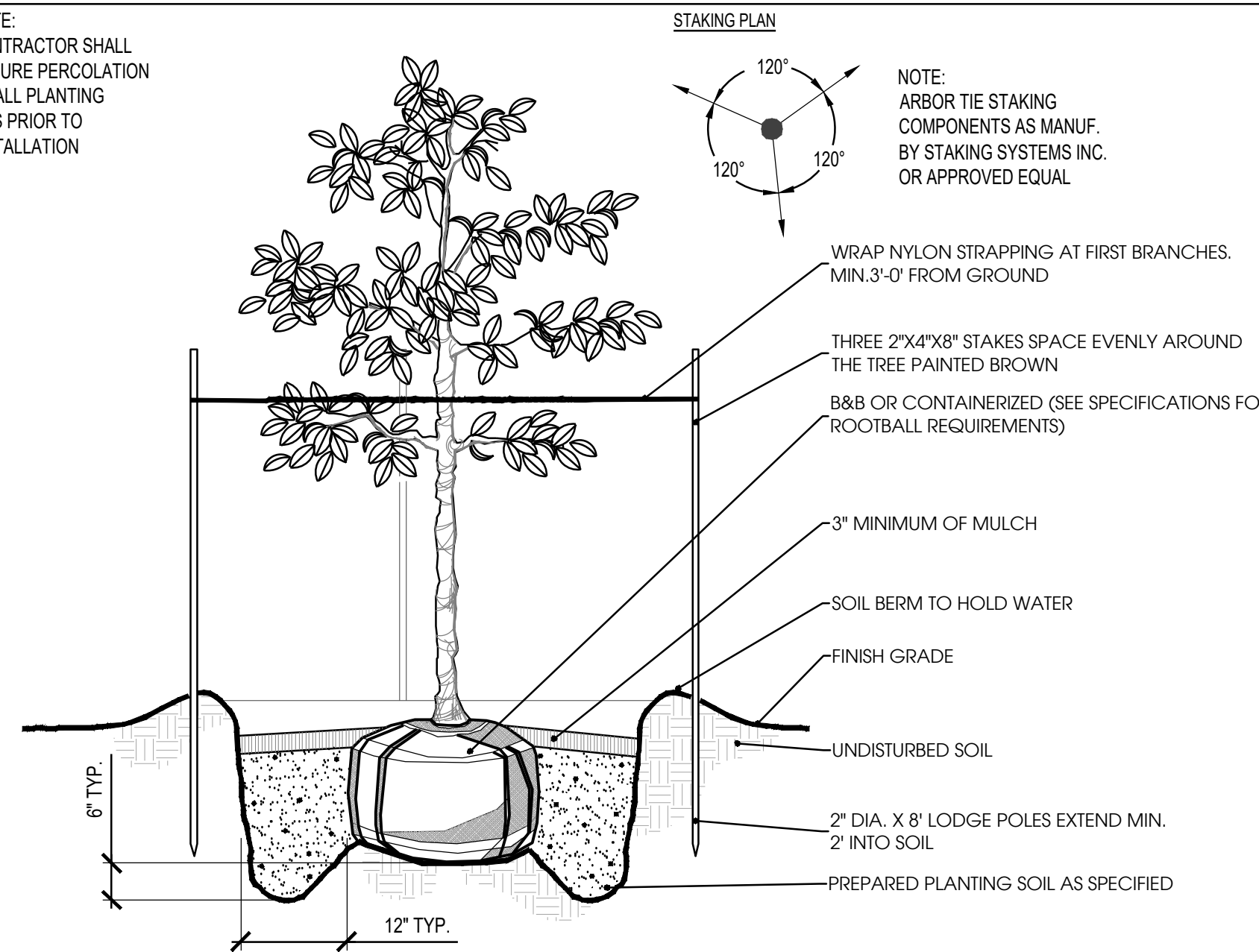
UNDISTURBED SOIL

MIN. 2X WIDTH OF ROOTBALL

2 Sabal Palm Planting

Scale: N.T.S.

NOTE:
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION



STAKING PLAN

NOTE:
ARBOR TIE STAKING COMPONENTS AS MANUF. BY STAKING SYSTEMS INC. OR APPROVED EQUAL

WRAP NYLON STRAPPING AT FIRST BRANCHES. MIN. 3'-0" FROM GROUND

THREE 2"x4"x8" STAKES SPACE EVENLY AROUND THE TREE PAINTED BROWN

B&B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOTBALL REQUIREMENTS)

3" MINIMUM OF MULCH

SOIL BERM TO HOLD WATER

FINISH GRADE

UNDISTURBED SOIL

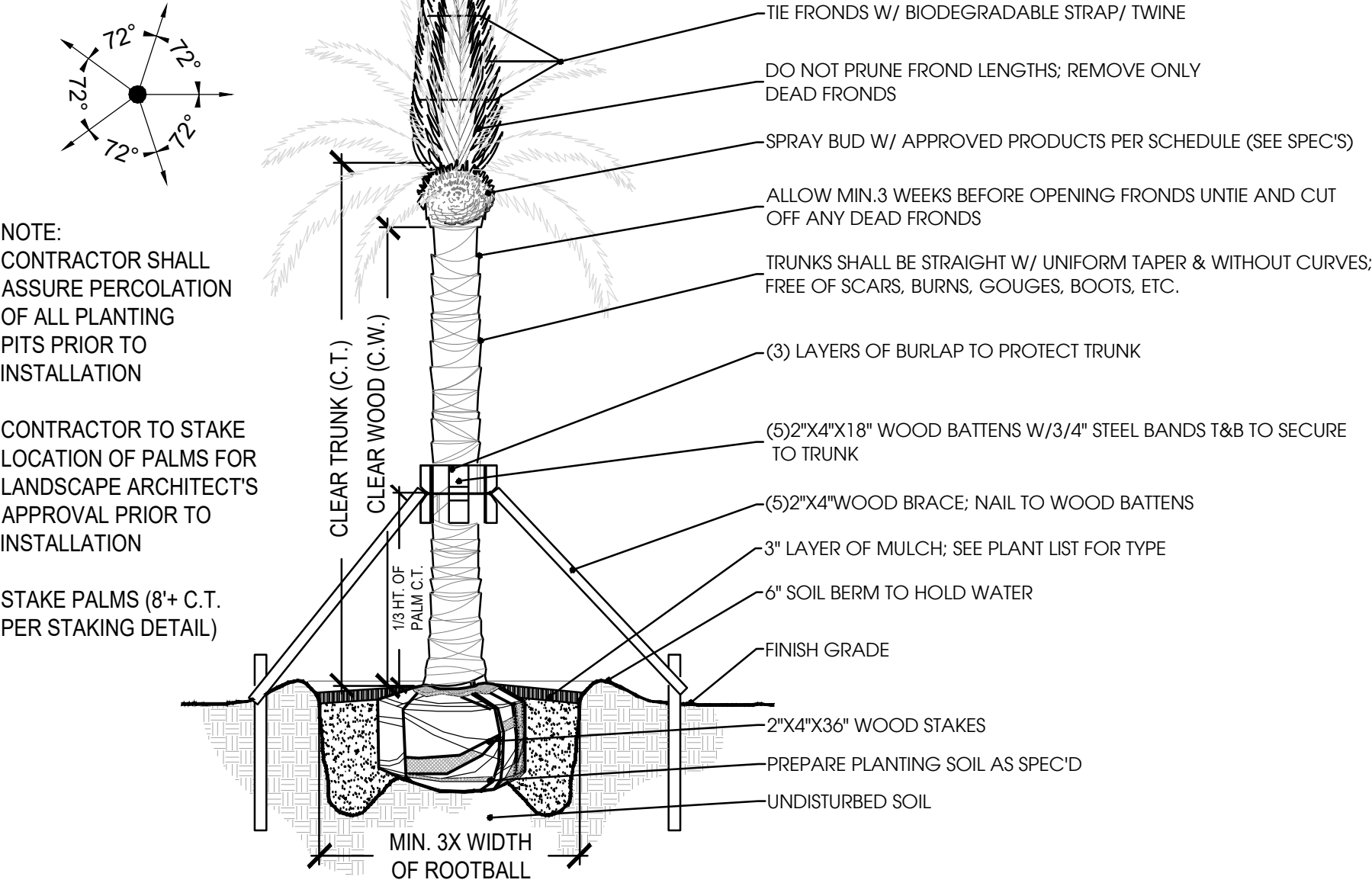
2" DIA. X 8" LODGE POLES EXTEND MIN. 2" INTO SOIL

PREPARED PLANTING SOIL AS SPECIFIED

5 Tree Planting (15-45 Gal.)

Scale: N.T.S.

NOTE:
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION



PALM STAKING PLAN

NOTE:
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION

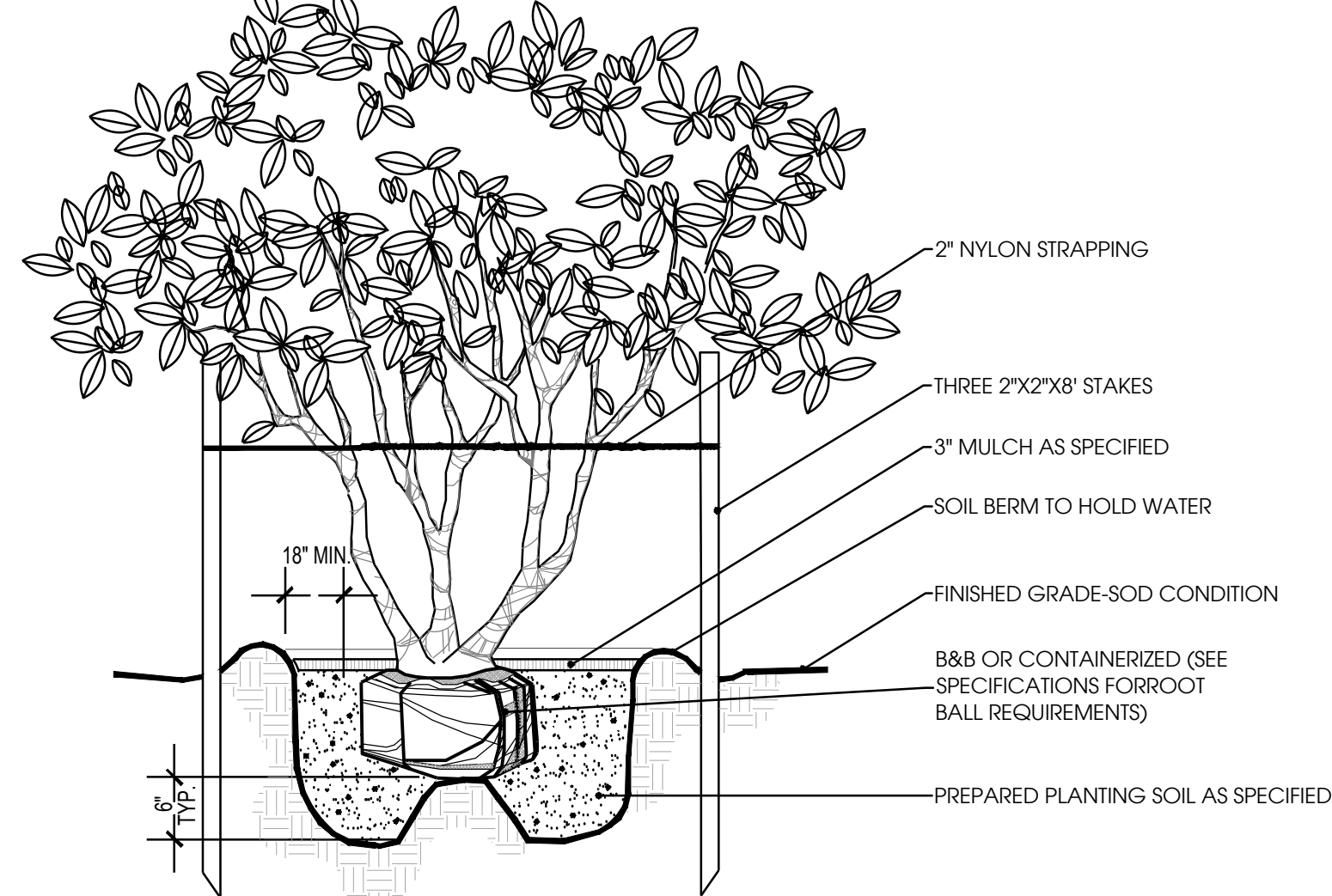
CONTRACTOR TO STAKE LOCATION OF PALMS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION

STAKE PALMS (8" + C.T. PER STAKING DETAIL)

3 Phoenix Palm Planting

Scale: N.T.S.

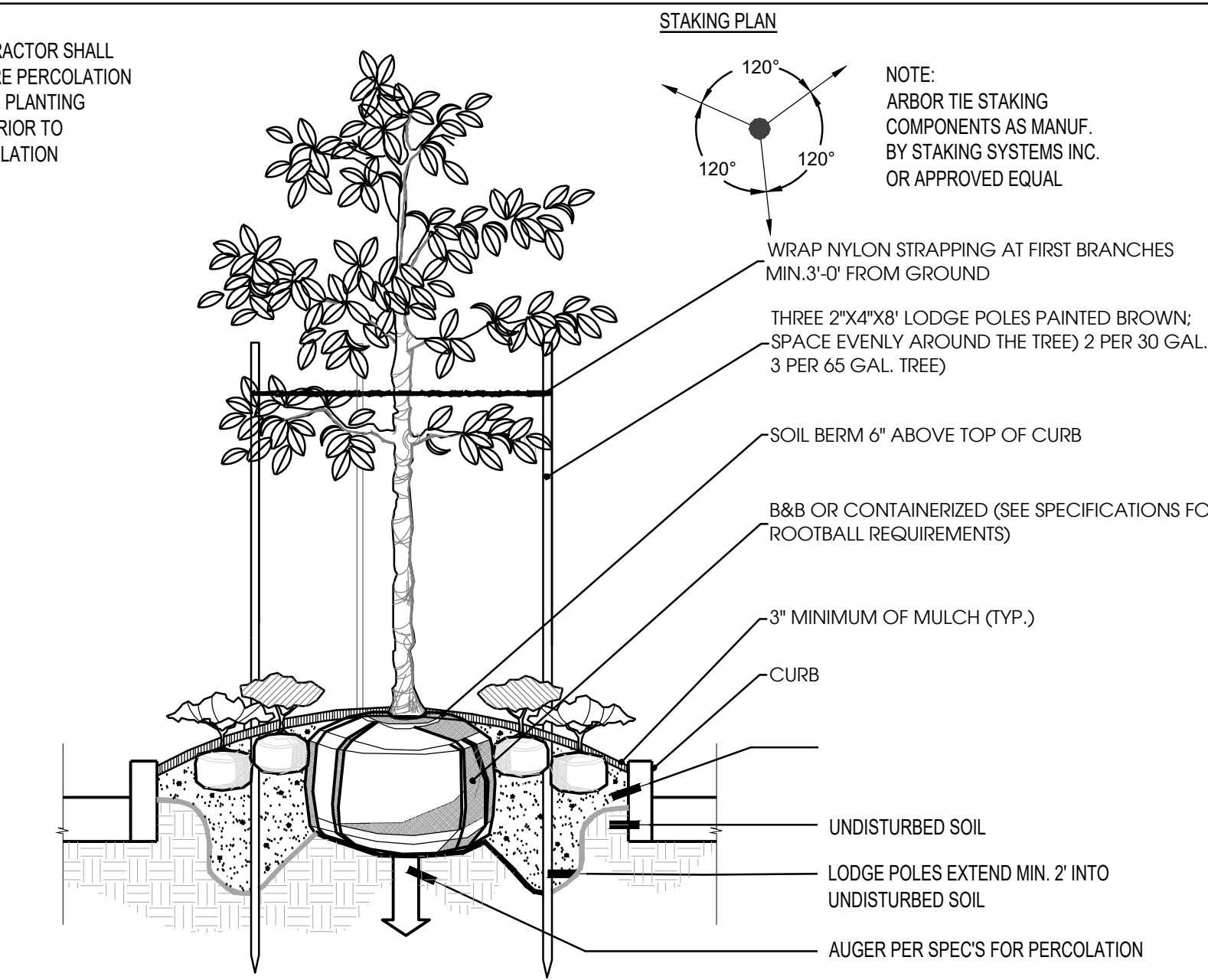
NOTE:
1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY THE L.A.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION



6 Multi-Trunk Tree Planting

Scale: N.T.S.

NOTE:
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION



NOTE:
CONTRACTOR SHALL ASSURE PROPER DRAINAGE AWAY FROM BUILDING

MULCH, TYP.

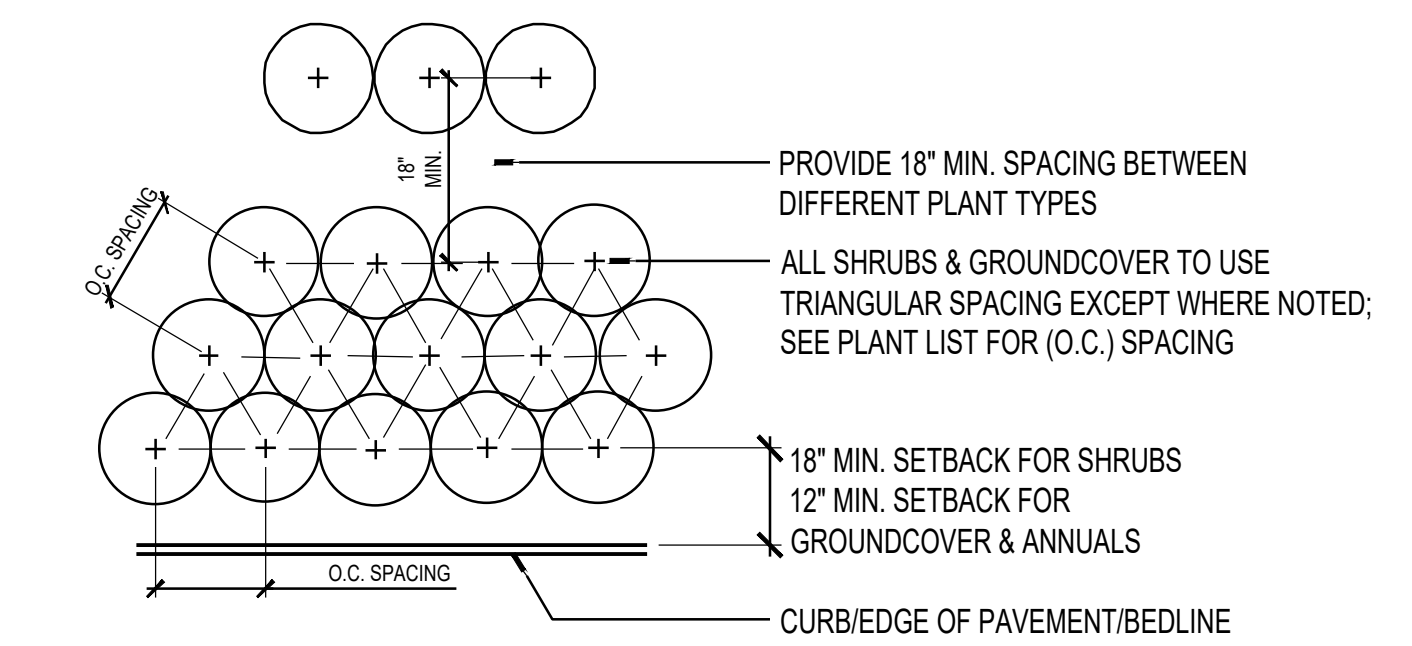
INSTALL PLANTS AS SPEC'D ON PLANTING PLANS

1-8" CLR. MIN.

SLOPE

8 Foundation Planting

Scale: N.T.S.



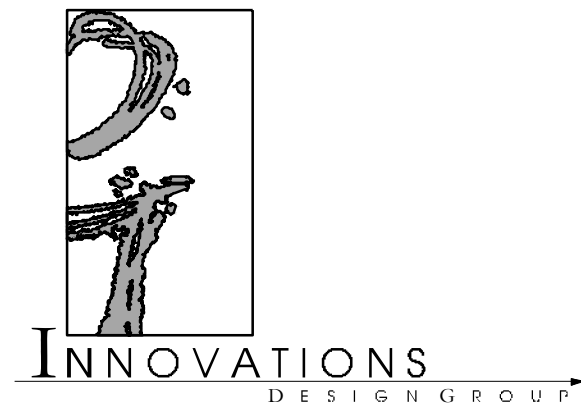
9 Shrub and Groundcover Spacing

Scale: N.T.S.

NOTE:
THE PERIMETER OF ALL CURVED PLANTING BEDS SHALL BE PLANTED WITH A ROW OF SHRUBS AS SHOWN IN THE PLANS AND AT THE SPACING SHOWN IN THE PLANT LIST. INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED AT APPROPRIATE SPACING ACCORDING TO THIS PLANT SPACING DETAIL

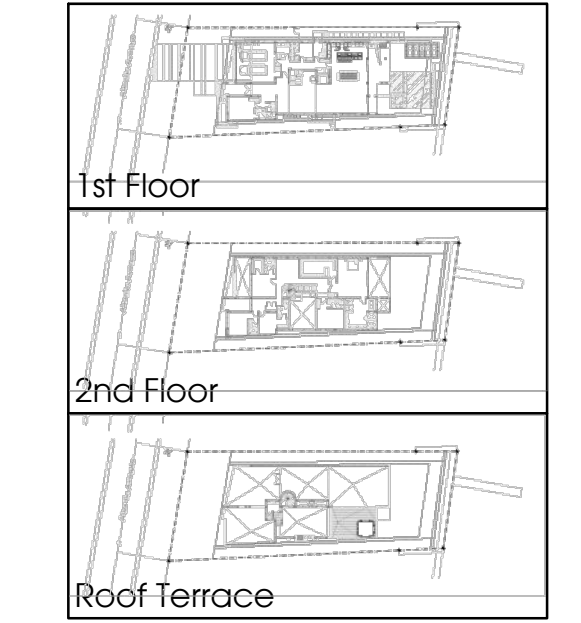
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MATTHEW E MCFADDEN USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Designed By:



101 S GARLAND AVE. STE. 202 CHLANDO, FL 32803
WWW.INNOVATIONS-DESIGN.COM 407-460-3674

Key Map:



Owner:

311 ATLANTIC DEVELOPMENT, LLC.

311 ATLANTIC AVE.
SUNNY ISLES BEACH, FL
CODE-MINIMUM PLANS
LANDSCAPE DETAILS

Rev:	Date:	Description:	By:
△			
△			
△			
△			
△			
△			

Date: 04.07.2023	Scale: SEE PLAN
Drawn By: NP	Designed By: NP
Approved By: LDC	Project No: 23036
© Innovations Design Group, Inc.	

Seal: Sheet Number:

LS-02

HUNTER SPRAY IRRIGATION

SYB	KEY	PATTERN	GPM	SPECIFICATIONS
○	A	15' FULL	3.75	PRDS-12-PRS30-CV-R-15F
○	B	15' HALF	1.86	PRDS-12-PRS30-CV-R-15H
○	C	15' QUARTER	.97	PRDS-12-PRS30-CV-R-15Q
●	D	12' FULL	2.7	PRDS-12-PRS30-CV-R-15F
●	E	12' HALF	1.3	PRDS-12-PRS30-CV-R-15H
●	F	12' QUARTER	.67	PRDS-12-PRS30-CV-R-15Q
◐	G	10' FULL	1.59	PRDS-12-PRS30-CV-R-15F
◐	H	10' HALF	.88	PRDS-12-PRS30-CV-R-15H
◐	I	10' QUARTER	.42	PRDS-12-PRS30-CV-R-15Q
⊕	J	8' FULL	.97	PRDS-12-PRS30-CV-R-15F
⊕	K	8' HALF	.47	PRDS-12-PRS30-CV-R-15H
⊕	L	8' QUARTER	.24	PRDS-12-PRS30-CV-R-15Q
⊖	M	5' FULL	.47	PRDS-12-PRS30-CV-R-15F
⊖	N	5' HALF	.23	PRDS-12-PRS30-CV-R-15H
⊖	O	5' QUARTER	.12	PRDS-12-PRS30-CV-R-15Q
■	P	5'X30' SIDE	1.3	PRDS-12-PRS30-CV-R-SS530
■	Q	5'X30' CENTER	1.3	PRDS-12-PRS30-CV-R-CS530
■	R	5'X15' END	.65	PRDS-12-PRS30-CV-R-EC515
□	S	9'X18' SIDE	1.72	PRDS-12-PRS30-CV-R-SS918
⦿	T	BUBBLER	.5	PCN50 ON FLEX PIPE

HUNTER ROTOR AND MATCHED ROTATORS IRRIGATION

SYB	KEY	PATTERN	GPM	SPECIFICATIONS
△	AR	44' FULL	8.0	PGP-04-CV-R-8
△	BR	40' HALF	4.0	PGP-04-CV-R-4
△	CR	34' QUARTER	2.0	PGP-04-CV-R-2
▲	DR	25' FULL	3.0	PGP-04-CV-R-3.0SR
▲	ER	25' HALF	1.5	PGP-04-CV-R-1.5SR
▲	FR	25' QUARTER	.75	PGP-04-CV-R-.75SR
⊙	GR	15'-20' FULL	1.47	PRDS-12-PRS40-CV-R-MP2RED
⊙	HR	15'-20' HALF	.74	PRDS-12-PRS40-CV-R-MP2BLACK
⊙	IR	15'-20' QUARTER	.4	PRDS-12-PRS40-CV-R-MP2BLACK
⊙	JR	8'-13' FULL	.75	PRDS-12-PRS40-CV-R-MP1OLIVE
⊙	KR	8'-13' HALF	.37	PRDS-12-PRS40-CV-R-MP1RED
⊙	LR	8'-13' QUARTER	.19	PRDS-12-PRS40-CV-R-MP1RED
⊙	MR	5'-30' SIDE	.44	PRDS-12-PRS40-CV-R-MPSS550
⊙	NR	5'-15' END	.22	PRDS-12-PRS40-CV-R-MPLCS515
⦿	OR	BUBBLER	.25	PCN25 ON FLEX PIPE

MISCELLANEOUS IRRIGATION ITEMS

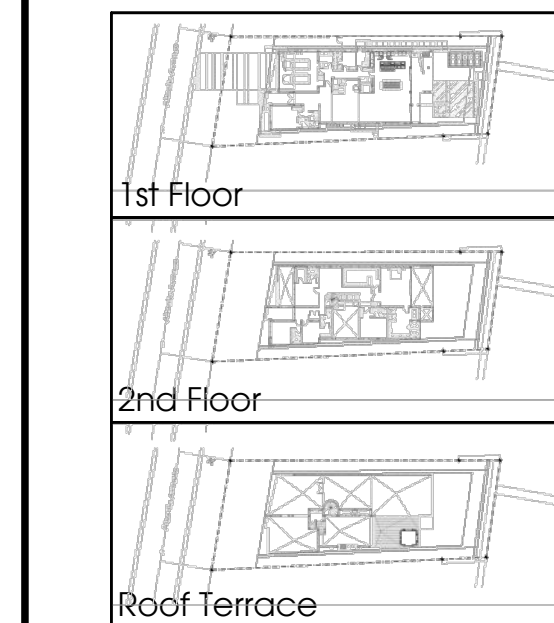
Ⓜ	CONTROLLER	PRO-C HYDRAWISE WI-FI 12 STATION CONTROLLER WITH RFC RAIN & FREEZE SENSOR
M	METER	3/4" POTABLE IRRIGATION METER
⊕	VALVE	ICV-101G-FS-R-AS-30 TURF ZONES ICZ-101-LF FOR DRIP ZONES
---	MAINLINE	1.25" MAINLINE
~	D.C.V.A.	1" DOUBLE CHECK VALVE ASSEMBLY FOR POTABLE LINE (PER SARASOTA)
----	SLEEVE	3" SCH40 PVC SLEEVE OR 2 TIMES SIZE OF PIPE

-NOTES-
 -ALL IRRIGATION HEADS WITHIN SHRUBS SHALL BE ON RISERS. DO NOT USE METAL REBAR OR ANGLE IRON FOR STAKING (SEE IRRIGATION DETAIL SHEET FOR PROPER INSTALLATION).
 -SPRAYS WITHIN BEDS SHALL BE 12" POP-UPS.
 -SPRAYS IN LAWN LAWN AREAS SHALL BE 6" POP-UPS.
 -ADJUST HEADS TO AVOID OVER SPRAY.
 -USE PURPLE HEADS, PIPES, & VALVES ONLY.
 -FIELD ADJUST IRRIGATION PLAN TO ACCOMMODATE SITE CHANGES.
 -VELOCITY SHALL NOT EXCEED 5' PER SEC. IN ALL PIPELINES
 -ALL POTS SHALL BE IRRIGATED WITH DRIP BUBBLER AND ATTACHED TO LAND IRRIGATION ZONE

Designed By:



Key Map:



Owner:

311 ATLANTIC DEVELOPMENT, LLC.

311 ATLANTIC AVE.
 SUNNY ISLES BEACH, FL
 CODE-MINIMUM PLANS
 IRRIGATION NOTES & SCHEDULE

Rev:	Date:	Description:	By:
△			
△			
△			
△			
△			
△			
△			

Date: 04.07.2023	Scale: SEE PLAN
Drawn By: NP	Designed By: NP
Approved By: LDC	Project No: 23036
© Innovations Design Group, Inc.	

Seal:	Sheet Number: IR-00
-------	----------------------------

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MATTHEW E MCFADDEN USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

IRRIGATION INSTALLATION GENERAL NOTES
 SECTION 02810
 PART ONE - GENERAL

- 1.0 SUMMARY
 A. All portions of Division I - General Requirements are included with this section.
 B. Furnish all transportation, materials, labor, equipment, and services to complete all work shown on the drawings and as specified.
- 1.1 RELATED SECTIONS: section 02900 landscape planting
- 1.2 TOLERANCE
 A. Install sprinkler heads where indicated by symbol.
 B. Drawings are schematic. Adjust pipe and locations to conform to site conditions and to avoid obstructions. Conceal components behind walls of shrubbery where possible. Verify questionable locations before installation.
- 1.3 SUBMITTAL
 A. Submit two bound folders containing:
 1. Written operating instructions for all components.
 2. Complete parts list and manufacturer's data.
 3. Copy of well completion report.
 4. Written maintenance instructions.
 5. Provide 2 sets as-built record drawings with the following items dimensioned to the nearest foot:
 a. Sprinkler main lines
 b. Water source
 c. Control valves
 d. Gate valve
 e. Electric control wire path
 (Red-line prints).
 B. Products furnished but not installed:
 1. 2 extra heads of each type and size
 2. 2 extra nozzles of each type and size
 3. 2 extra head wrenches for each type of head
 4. 1 extra valve box with lid
- 1.4 COORDINATE WORK WITH OWNER AND OTHER TRADES
 A. A Licensed electrician will install/provide power to the controller, pump, or fountain if utilized on project.
- 1.5 QUALITY ASSURANCE
 A. Contractor is expected to participate in preconstruction meeting with Owner and landscape architect to coordinate schedule, clarify questions, and discuss acceptable performance criteria for payment.
 B. Contractor is expected to participate in contract closeout meeting with Owner and landscape architect to verify proper completion of the work, establish "Date of Substantial Completion", and advise Owner as to system operation.

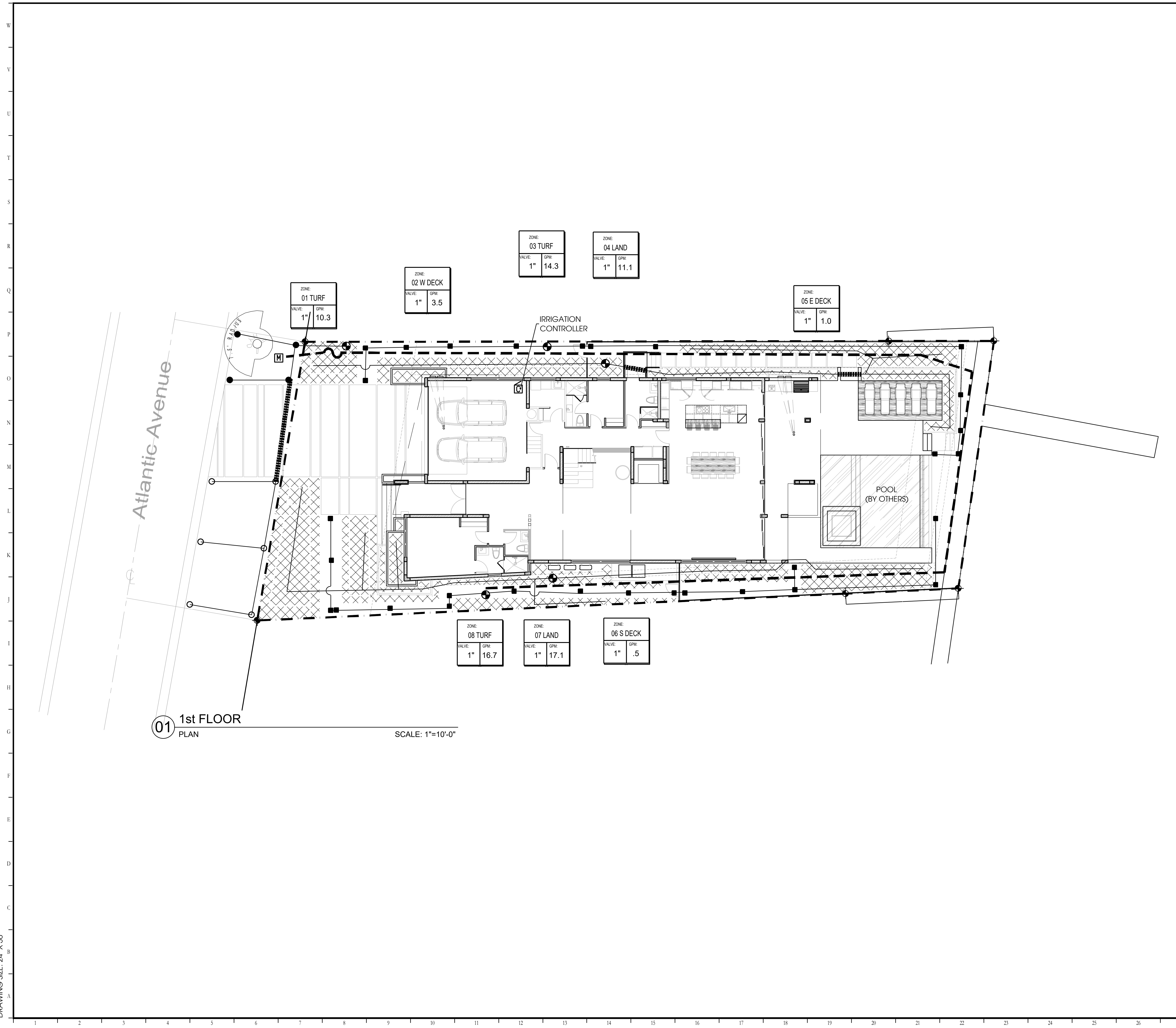
16. WARRANTIES
 A. Contractor will be fully responsible for system operation until Date of Substantial Completion.
 B. Contractor is fully responsible for all parts and workmanship for one year after Date of Substantial Completion of each specific phase or portion of the project.
 C. See to the fulfillment of all manufacturer's warranties.
- PART TWO - PRODUCTS
 2.0 MATERIALS
 Backfill shall be free from stone, trash, or other debris.
- 2.1 MANUFACTURED UNITS
 A. Automatic electro-mechanical controller fully installed and operating.
 B. Electric valve installed in valve box.
 C. Valve box with lid manufactured by "Antek" or "Brooks".
 D. Connection for control wires manufactured by "Pentite" or "3M" installed as per manufacturer's directions, and above grade in valve boxes.
 E. Gate valves shall be brass and installed in valve box.
 F. Automatic drain valves shall be installed in 1 cubic foot gravel.
- 2.2 COMPONENTS
 A. Control wire shall be direct burial # 14, type UF. Tape to underside of main every 10 feet. Install spare ground wire + 5 extra wires.
 B. Main line shall be class 200 PVC (ANSI/ASTM D2241).
 C. Lateral lines shall be class 160 PVC minimum (ANSI/ASTM 02241).
 D. Sleeve at all road and drive crossings shall be class 200 PVC.
 E. All pipe, connectors and misc. fittings for the meter and check valve assembly will be galvanized.
 F. all electrical work will conform to year construction N.E.C.
- PART THREE - EXECUTION
 3.0 EXAMINATION
 Examine surfaces to which work will be applied and immediately notify landscape architect in writing if site is not in proper condition for Contractor to perform his duties under the terms of this contract.
- 3.1 PROTECTION
 A. Locate identify, and mark all known utilities in area of the work. Take reasonable care to avoid damages or hazards.
 B. Damage caused by Contractor's work will be repaired to Owner's satisfaction at Contractor's expense.
 C. Document any damage to work caused by other trades. Immediately bring costs to Owner's attention and quickly repair at Owner's expense, as directed.

- 3.2 PREPARATION
 A. Surface Preparation. Stake out each run of pipes, each head, and each valve.
 B. Test control wire for continuity before unreeling for installation.
- 3.3 INSTALLATION
 A. Keep pipe interior clean and dry at all times.
 B. Ensure a square cut at all joints and ream ends to a smooth finish, inside and out.
 C. Lay all runs greater than 100 feet from side to side on trench bottom in serpentine pattern.
 D. Support all pipe with clean, compact soil.
 E. Backfill and compact to original soil.
 F. Set heads plumb and flush with top of sod or mulch.
 G. For lateral lines flush all debris from lines. Open valve and screw on one head at a time, starting at valve and continuing to the end. Ensure that lines are watertight.
- 3.4 TOLERANCES
 A. Main line and drive crossings shall have 18 inches minimum cover.
 B. Lateral lines shall have 12 inches minimum cover.
 C. All heads shall be 4 inches minimum from walks, drives, or curbs.
 D. All pop-up heads and valve boxes shall be installed with top flush with grade.
 E. All heads shall be installed plumb.
- 3.5 FIELD TESTS
 Apply 100 psi hydrostatic pressure to main lines for 120 minutes. If a leak is found, repair and retest until satisfactory.
- 3.6 ADJUSTMENTS
 A. Adjust sprinkler patterns and radius. Ensure uniform and sufficient coverage for optimum plant growth.
 B. No heads shall be allowed to spray walls, fences, walks, or drives.
 C. Set times to operate as appropriate for season, soil type, drainage, and plant requirements.
- 3.7 FIELD QUALITY CONTROL
 A. Landscape architect or Owner may conduct periodic inspections to determine that the terms of this contract are fulfilled.
 B. Contractor will be expected to participate with Owner in final inspection to review project for conformance to the contract. Items to be reviewed include, type, quantities, sizes, locations, dimensions, and quality of materials and workmanship.
 C. The Contractor shall keep the premises free from accumulations of waste materials or rubbish caused by his employees or work at all times.

END OF SECTION

FILE: Z:\1 Studio\Projects\2023\23036 - 311 Atlantic Ave\2 Autocad\5 Permit\Sheets\23036-02-Irrigation.dwg
 PRINT DATE: 4-May-23
 DRAWING SIZE: 24" X 36"

FILE: Z:\1 Studio\Projects\2023\23036 - 311 Atlantic Ave\2 Autocad\5 Permit\Sheets\23036-02-Irrigation.dwg
 PRINT DATE: 4-May-23
 DRAWING SIZE: 24" X 36"



01 1st FLOOR
 PLAN

SCALE: 1"=10'-0"

IRRIGATION LEGEND			
SYB	KEY	SYB	KEY
○ ○ ○	A B C	△	AR BR CR
● ● ●	D E F	▲	DR ER FR
◐ ◑ ◒	G H I	⊙	GR HR IR
⊕ ⊕ ⊕	J K L	⊗	JR KR LR
⊖ ⊖ ⊖	M N O	⊙	MR NR
■ ■ ■	P Q R	⊙	OR
□	S	●	
◊	T		
▨	U		

ⓐ	CONTROLLER
Ⓜ	METER
Ⓢ	DCVA
Ⓥ	VALVE
— — —	MAINLINE
— ■ — ■ —	SLEEVE

NORTH

SCALE: 1" = 10'-0"

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MATTHEW E MCFADDEN USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Designed By:

INNOVATIONS
DESIGN GROUP

101 S GARLAND AVE, STE 202 | CHLANDO, FL 32803
 WWW.INNOVATIONS-DESIGN.COM | 407-460-3574

Key Map:

Owner:

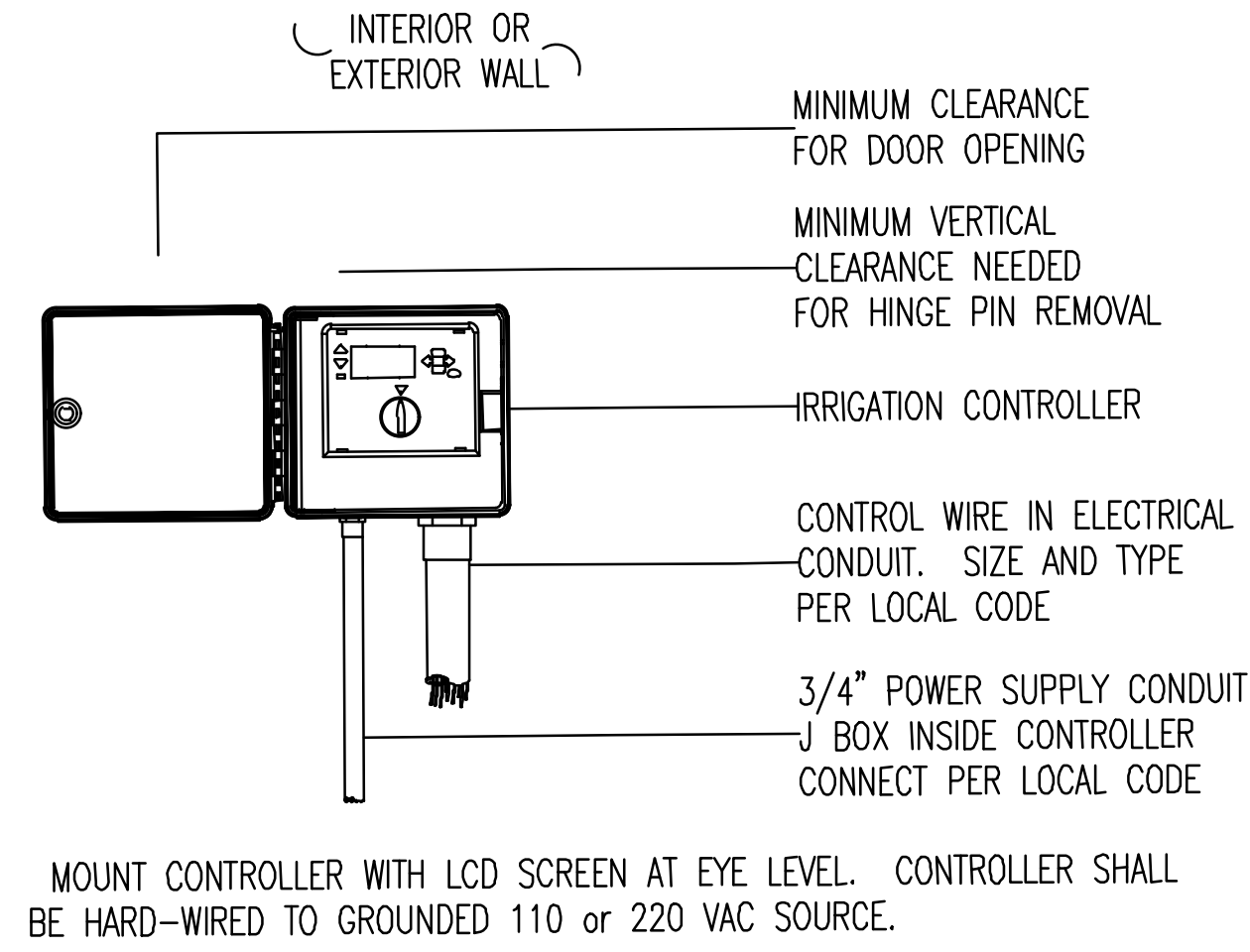
311 ATLANTIC DEVELOPMENT, LLC.

311 ATLANTIC AVE.
 SUNNY ISLES BEACH, FL
 CODE-MINIMUM PLANS
1st FLOOR IRRIGATION PLAN

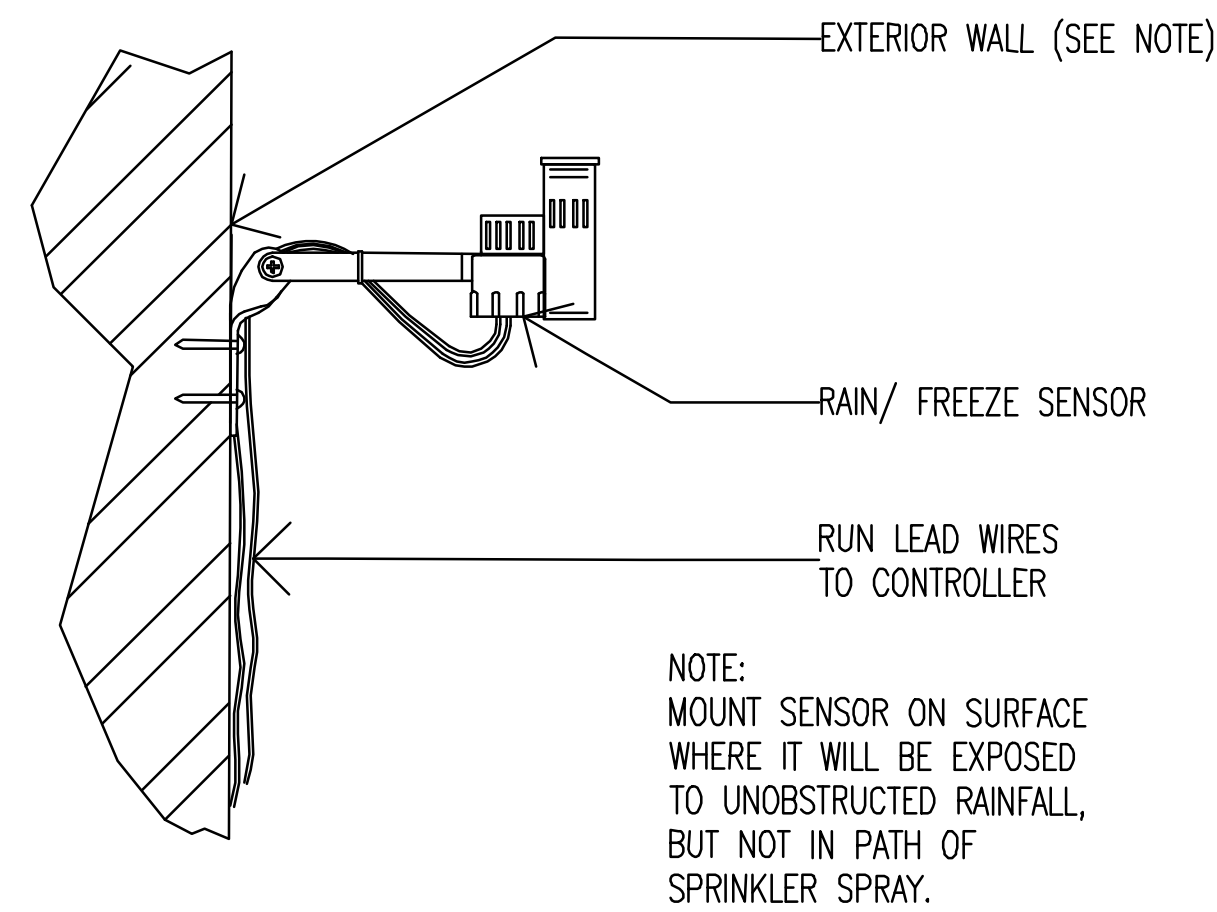
Rev:	Date:	Description:	By:
△			
△			
△			
△			
△			
△			

Date: 04.07.2023	Scale: SEE PLAN
Drawn By: NP	Designed By: NP
Approved By: LDC	Project No: 23036
© Innovations Design Group, Inc.	

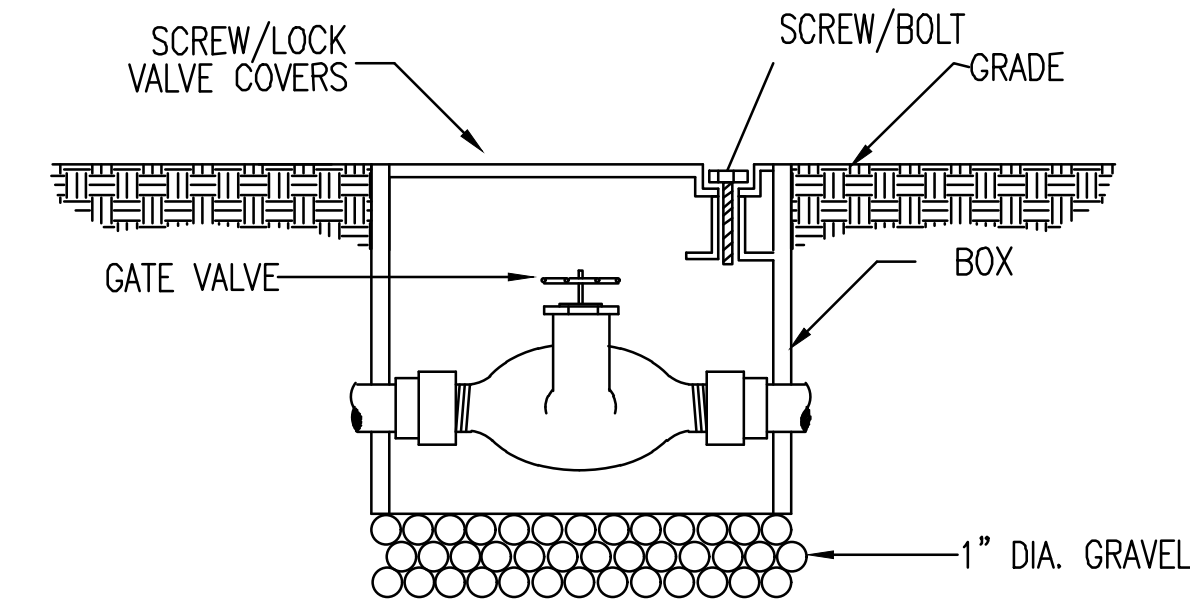
Seal:	Sheet Number: IR-01
-------	-------------------------------



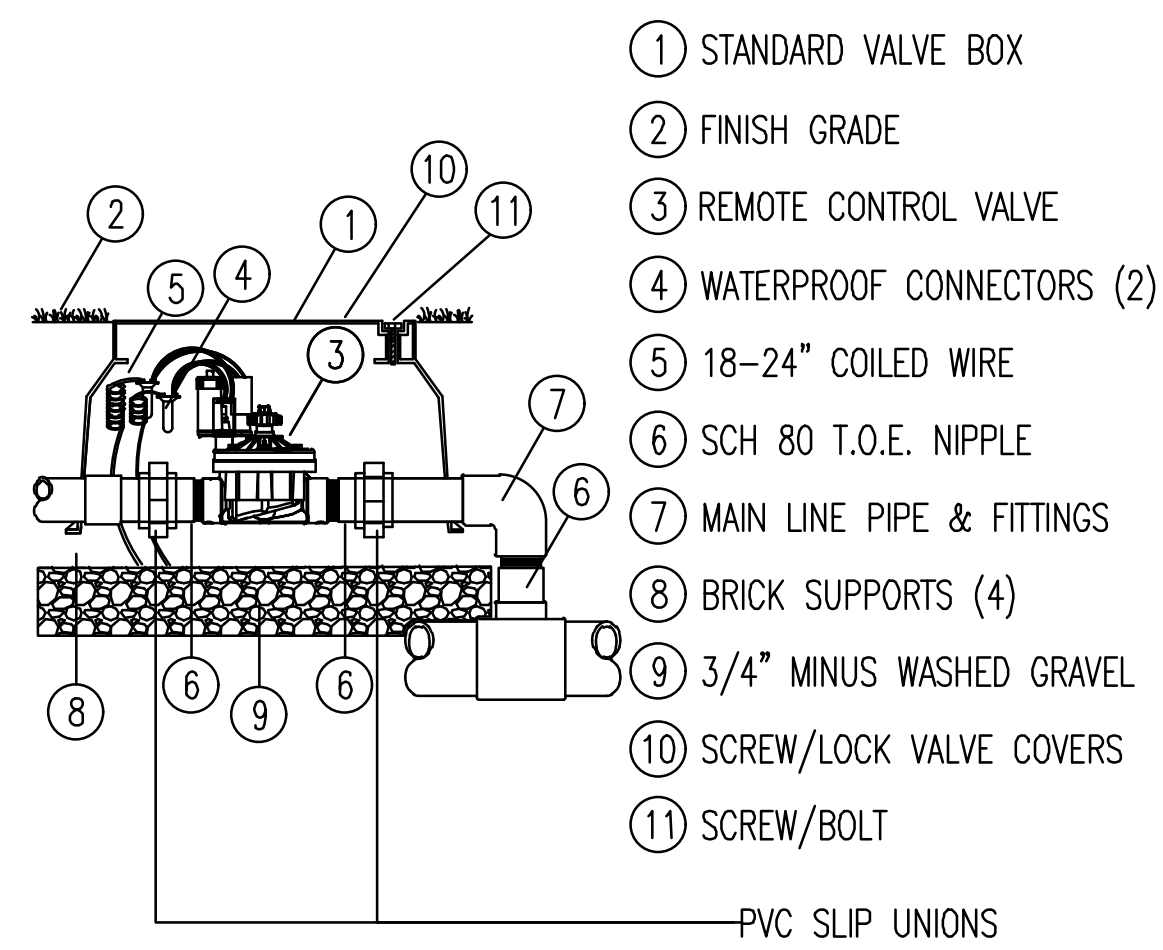
1 Irrigation Controller
Scale: N.T.S.



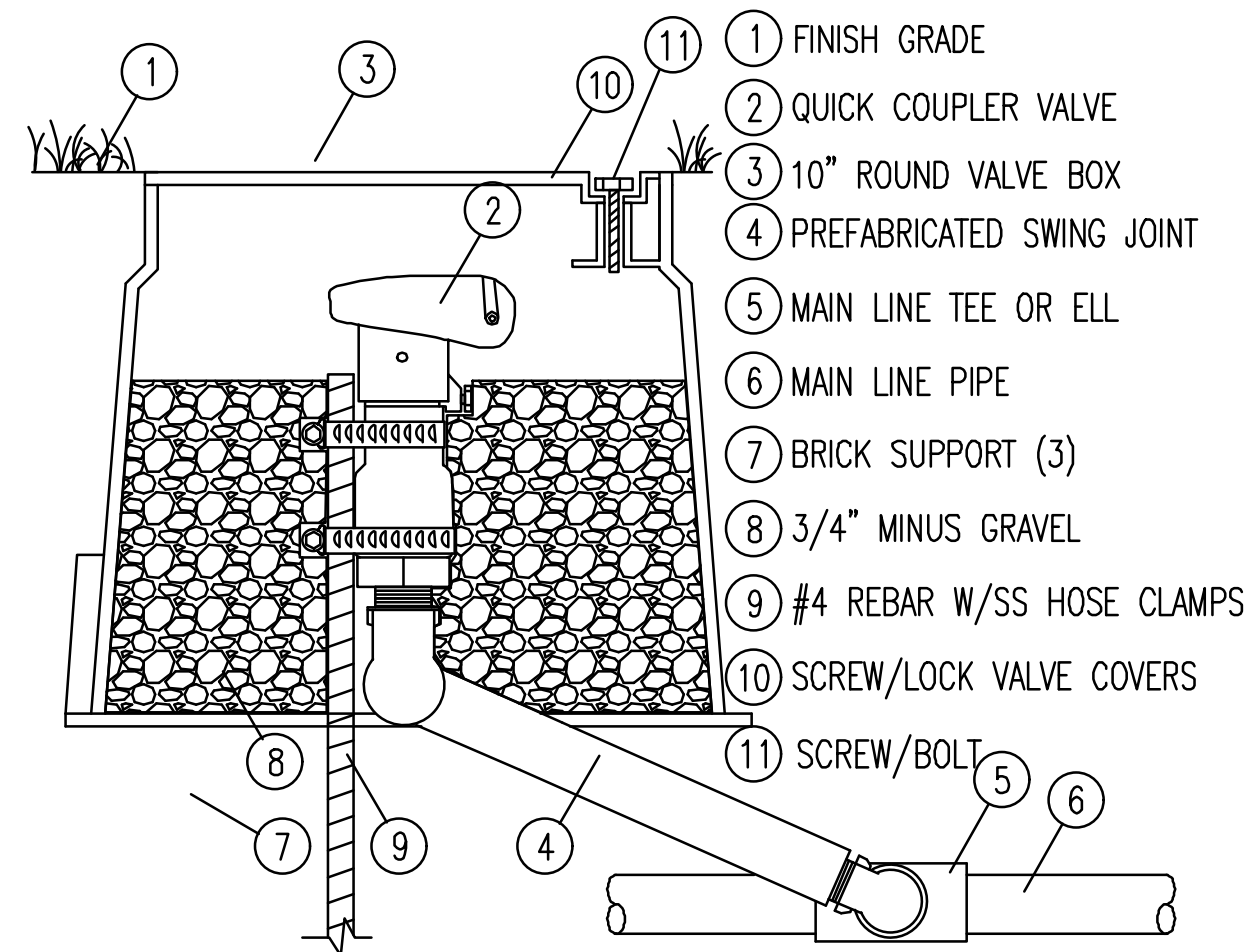
2 Rain and Freeze Sensor
Scale: N.T.S.



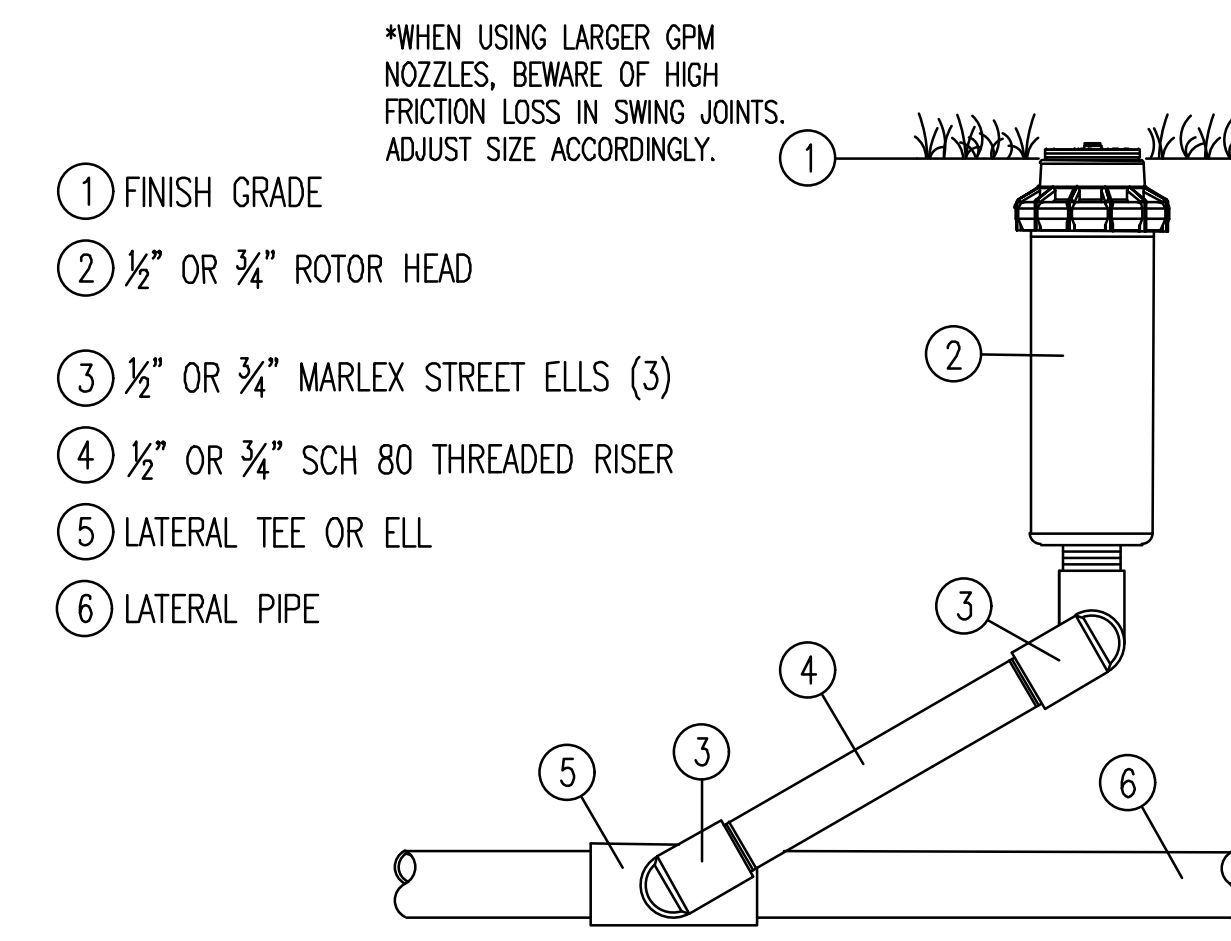
3 Gate Valve
Scale: N.T.S.



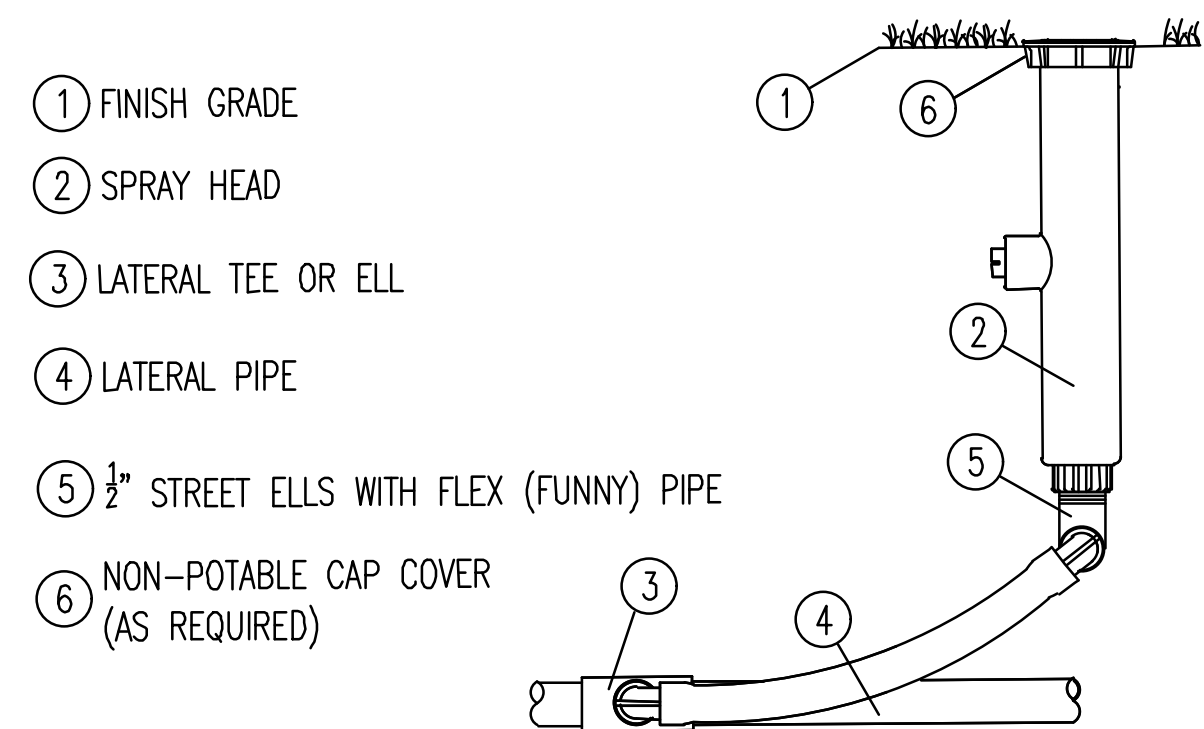
4 Remote Control Valve
Scale: N.T.S.



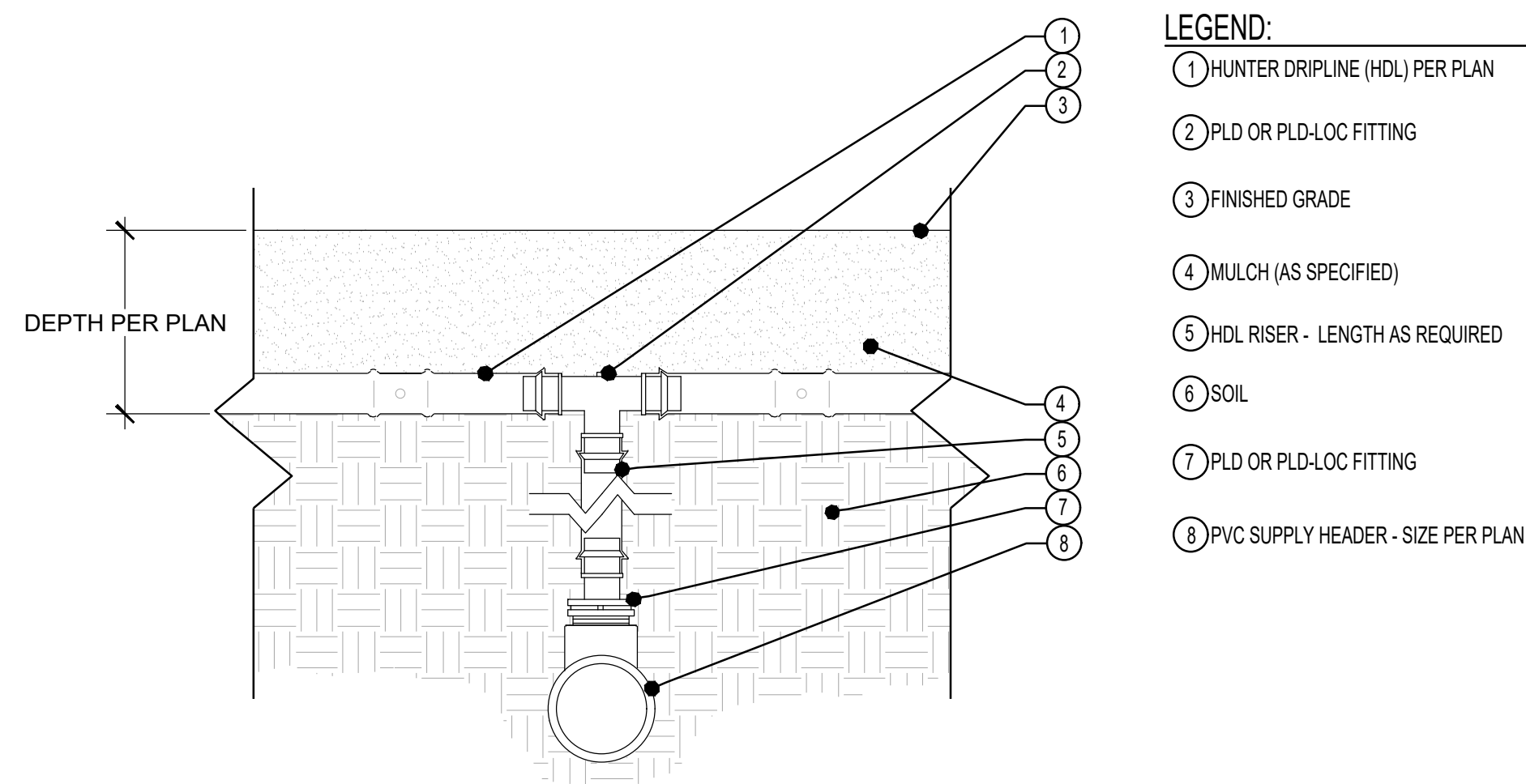
5 Quick Coupler Valve
Scale: N.T.S.



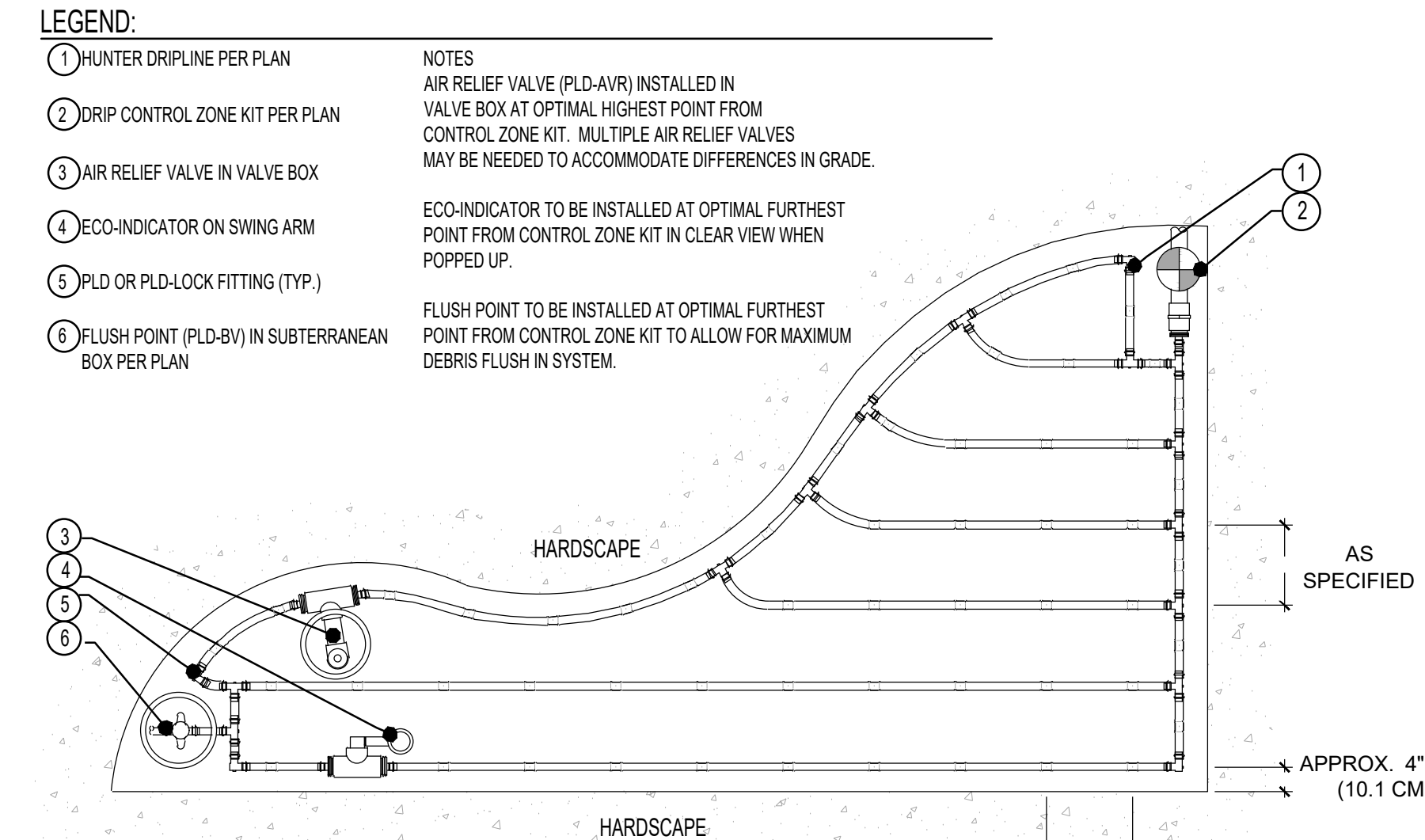
6 Rotor Head
Scale: N.T.S.



7 Spray Head
Scale: N.T.S.



8 Drip Line
Scale: N.T.S.

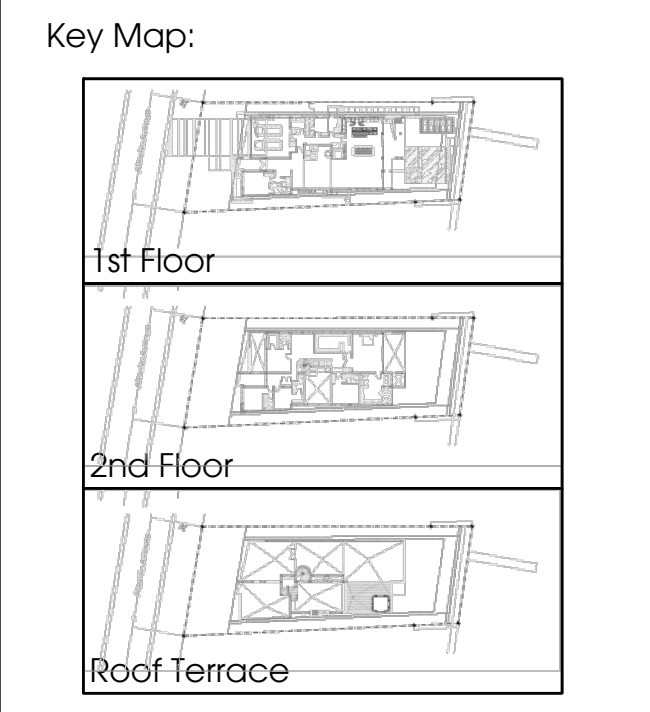


9 Drip Line
Scale: N.T.S.

Designed By:

INNOVATIONS DESIGN GROUP

1015 GARLAND AVE. STE. 202 CHLANDO, FL 32803
WWW.INNOVATIONS-DESIGN.COM 407-460-3574



Owner:

311 ATLANTIC DEVELOPMENT, LLC.

311 ATLANTIC AVE.
SUNNY ISLES BEACH, FL

CODE-MINIMUM PLANS

IRRIGATION DETAILS

Rev:	Date:	Description:	By:
△			
△			
△			
△			
△			
△			
△			

Date: 04.07.2023 Scale: SEE PLAN
 Drawn By: NP Designed By: NP
 Approved By: LDC Project No: 23036
 © Innovations Design Group, Inc.

Seal: Sheet Number:
IR-02