











































534



534



534



534

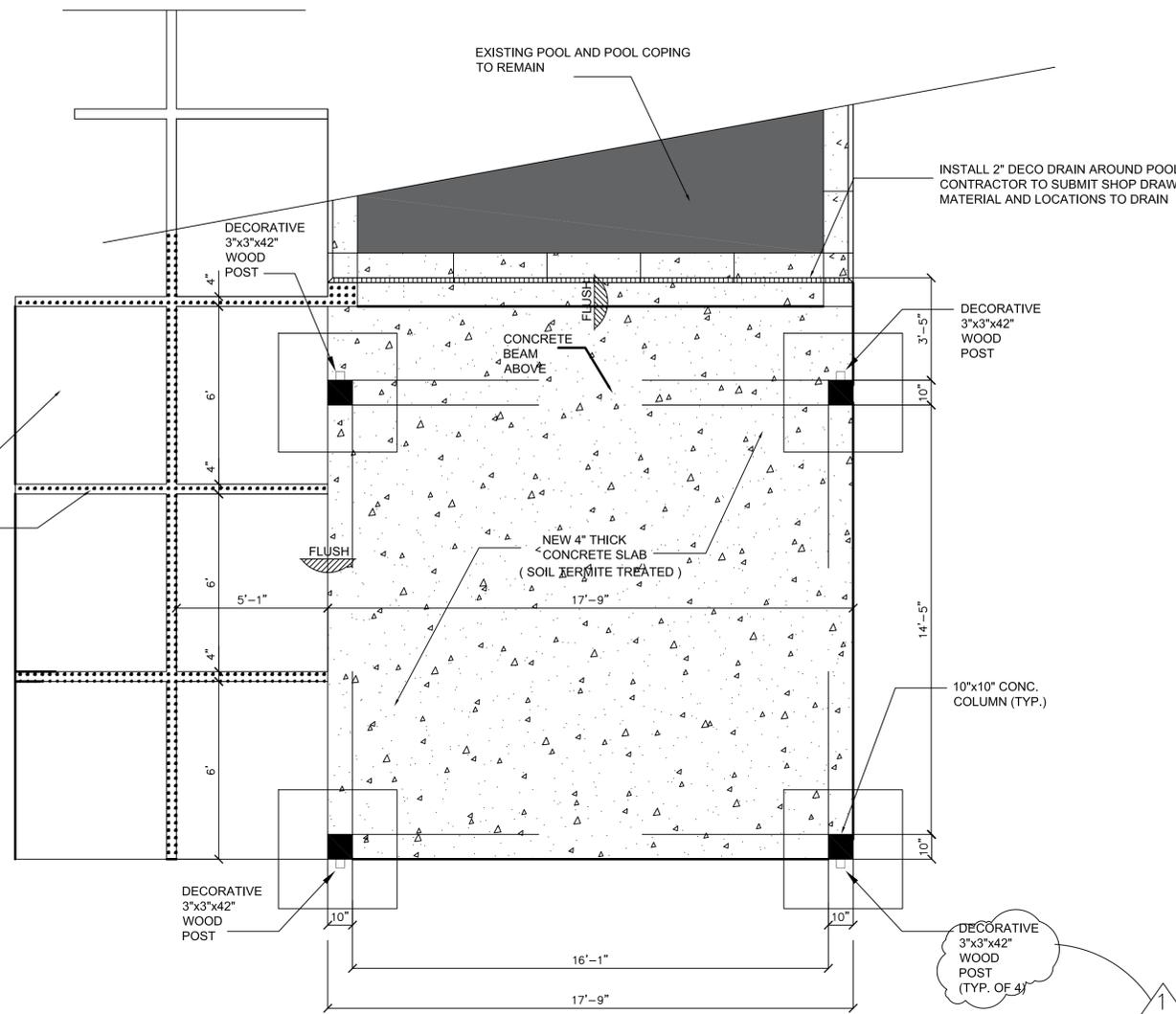






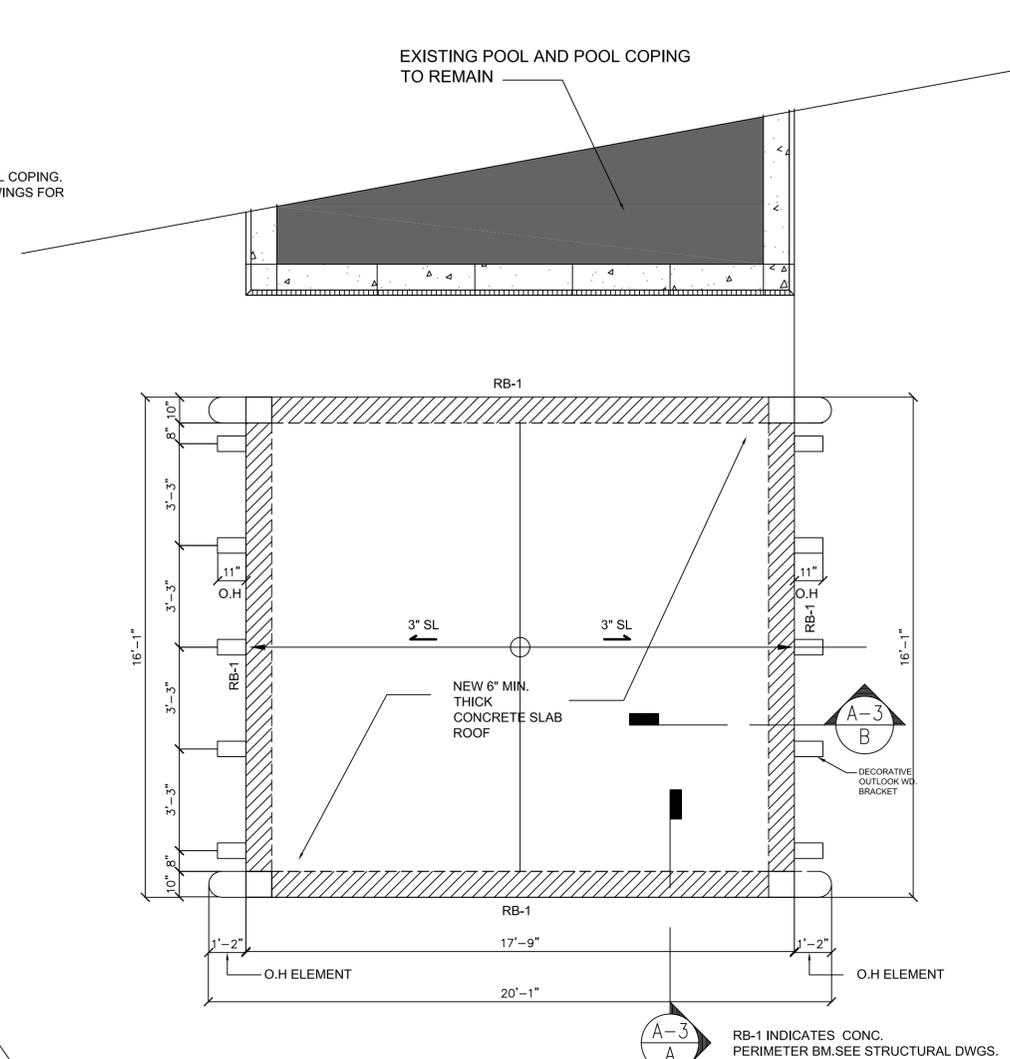
CONSULTANTS

PROPOSED GAZEBO AT:
534 MENENDEZ AV
CORAL GABLES, FL



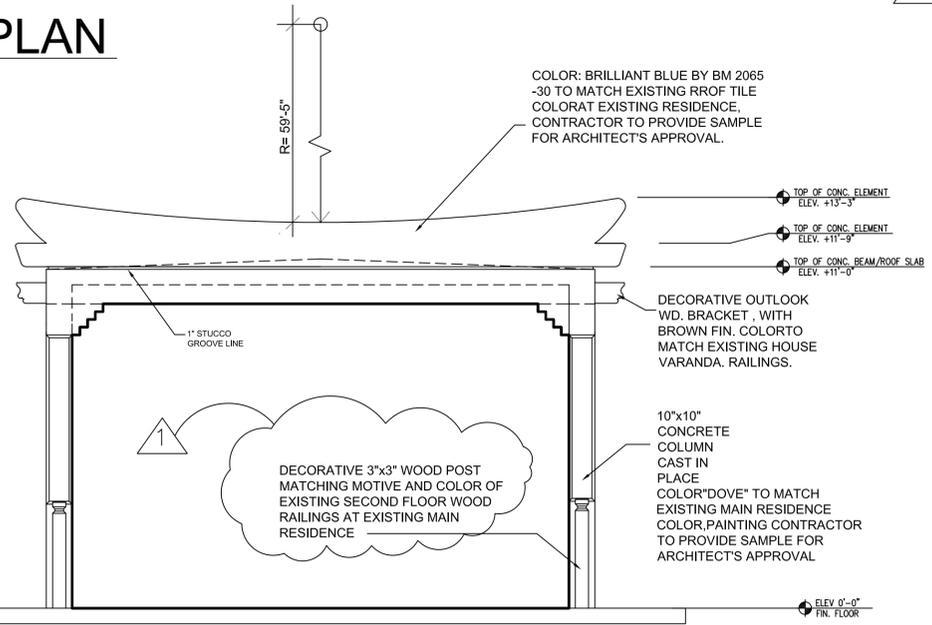
FLOOR PLAN

SCALE: 3/8" = 1'-0"



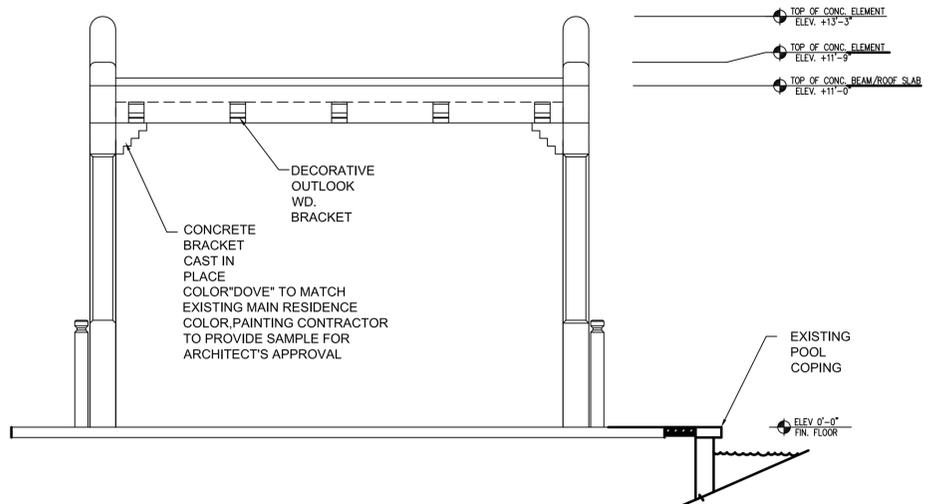
ROOF PLAN

SCALE: 3/8" = 1'-0"



NORTH-SOUTH ELEVATIONS

SCALE: 3/8" = 1'-0"

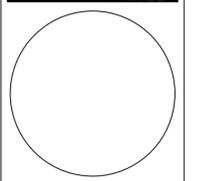


WEST-EAST ELEVATIONS

SCALE: 3/8" = 1'-0"

MARK	DATE	DESCRIPTION
10	05-20	ADDED
GAZEBO		
1	02-08-21	BOA

PROJECT No. BA-032
DRAWN BY: JLU
CHECKED BY: L.B
DATE: 8-3-2020



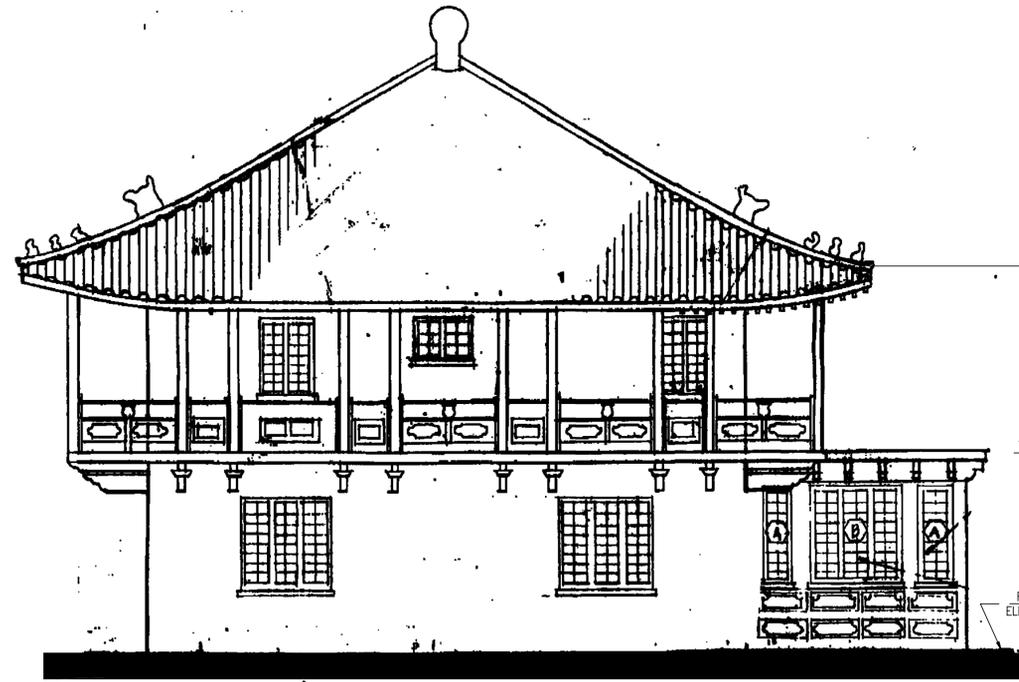
LEOPOLDO BELLON, AIA (AR-8737)

SHEET TITLE

A-2

SHEET OF

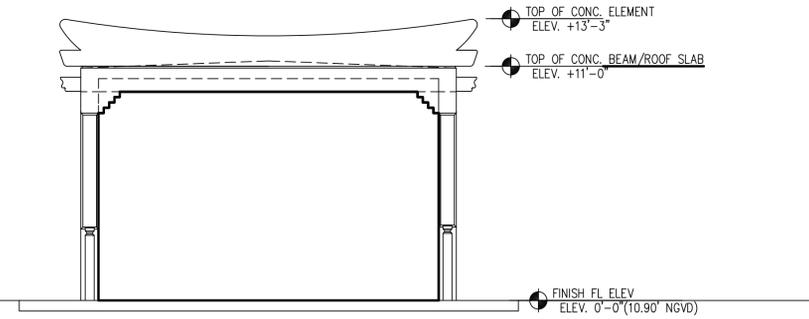
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534 MENENDEZ AV
CORAL GABLES, FL



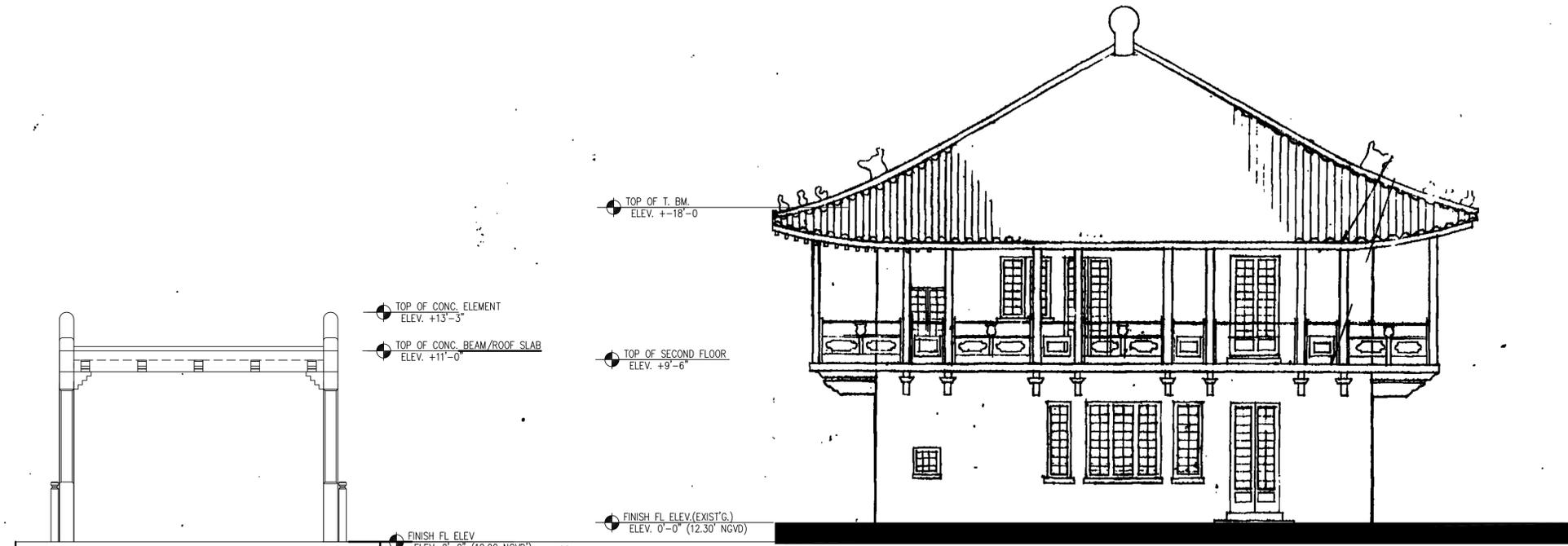
EXISTING RESIDENCE

SOUTH ELEVATION

SCALE: 3/4"=1'-0"



PROPOSED GAZEBO



PROPOSED GAZEBO

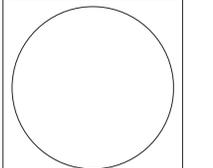
EXISTING RESIDENCE

WEST ELEVATION

SCALE: 3/4"=1'-0"

MARK	DATE	DESCRIPTION
	1-15-21	CITY COMM.
	1-27-21	CITY COMM.

PROJECT No.	BA-032
DRAWN BY:	JLU
CHECKED BY:	L.B
DATE:	8-3-2020



LEOPOLDO BELLÓN, AIA (AR-6737)

SHEET TITLE

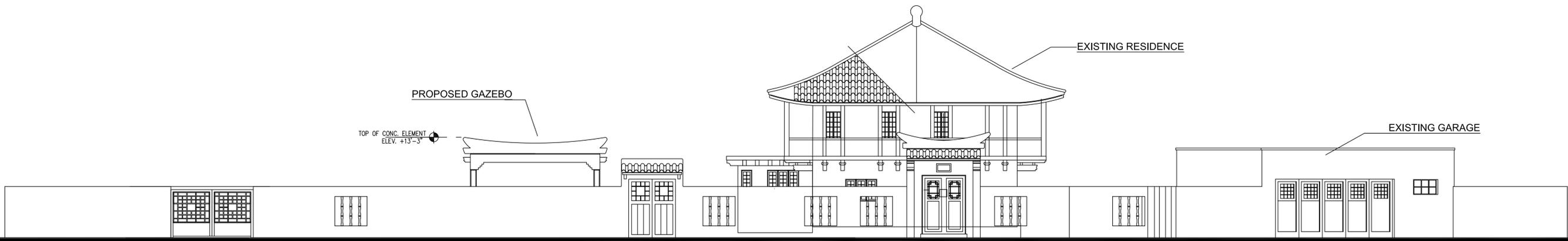
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SHEET OF



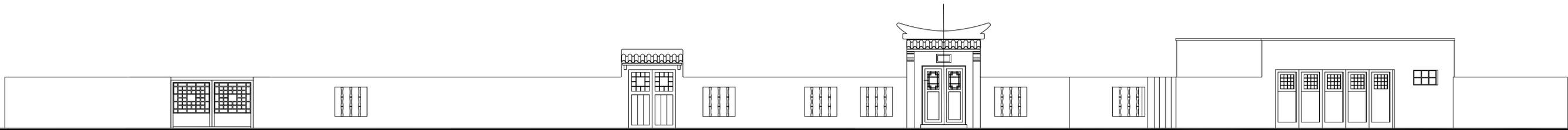
CONSULTANTS

PROPOSED GAZEBO AT:
534 MENENDEZ AV
CORAL GABLES, FL



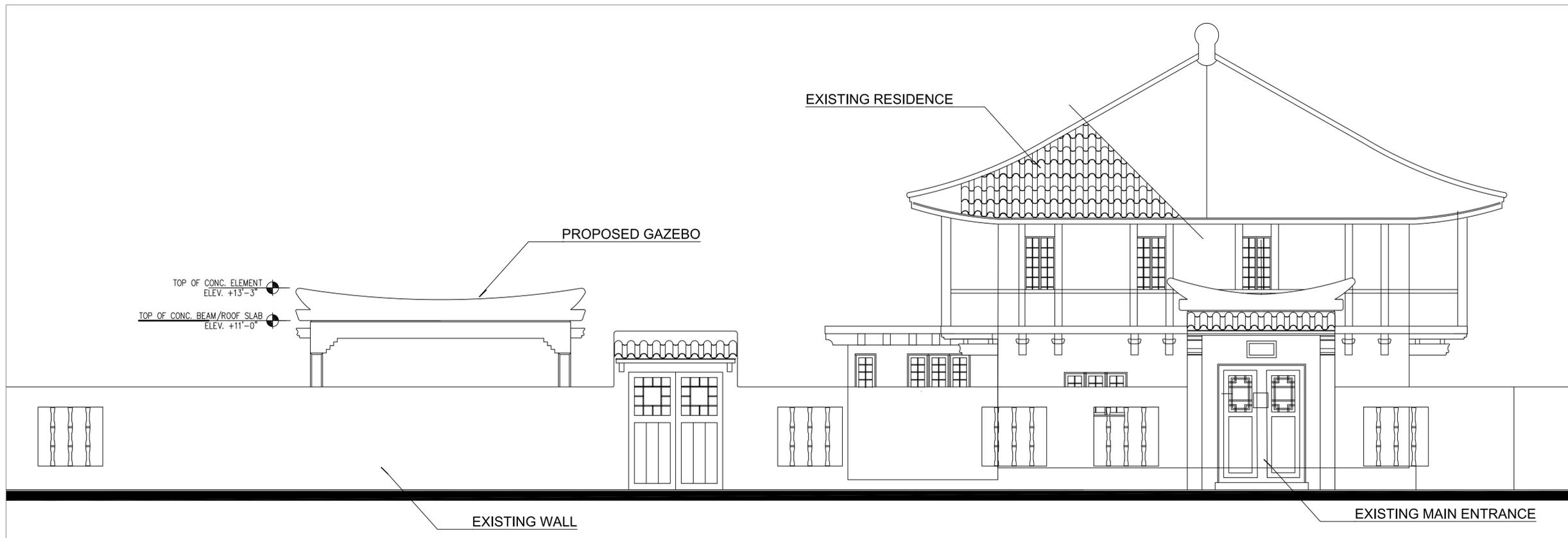
NORTH-NORTH WEST STREET ELEVATION

SCALE: 1/8"=1'-0"



EXISTING NORTH - NORTH WEST WALL STREET ELEVATION

SCALE: 1/8"=1'-0"

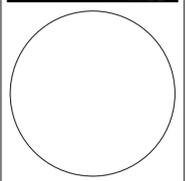


ENLARGED DETAIL ELEVATION

SCALE: 1/8"=1'-0"

MARK	DATE	DESCRIPTION
02-08-21	BOA	
	COMMENTS	

PROJECT No. BA-032
DRAWN BY: JLU
CHECKED BY: L.B
DATE: 8-3-2020

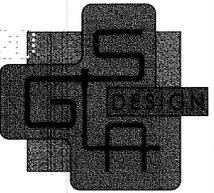


LEOPOLDO BELLON, AIA (AR-8737)

SHEET TITLE

A-6

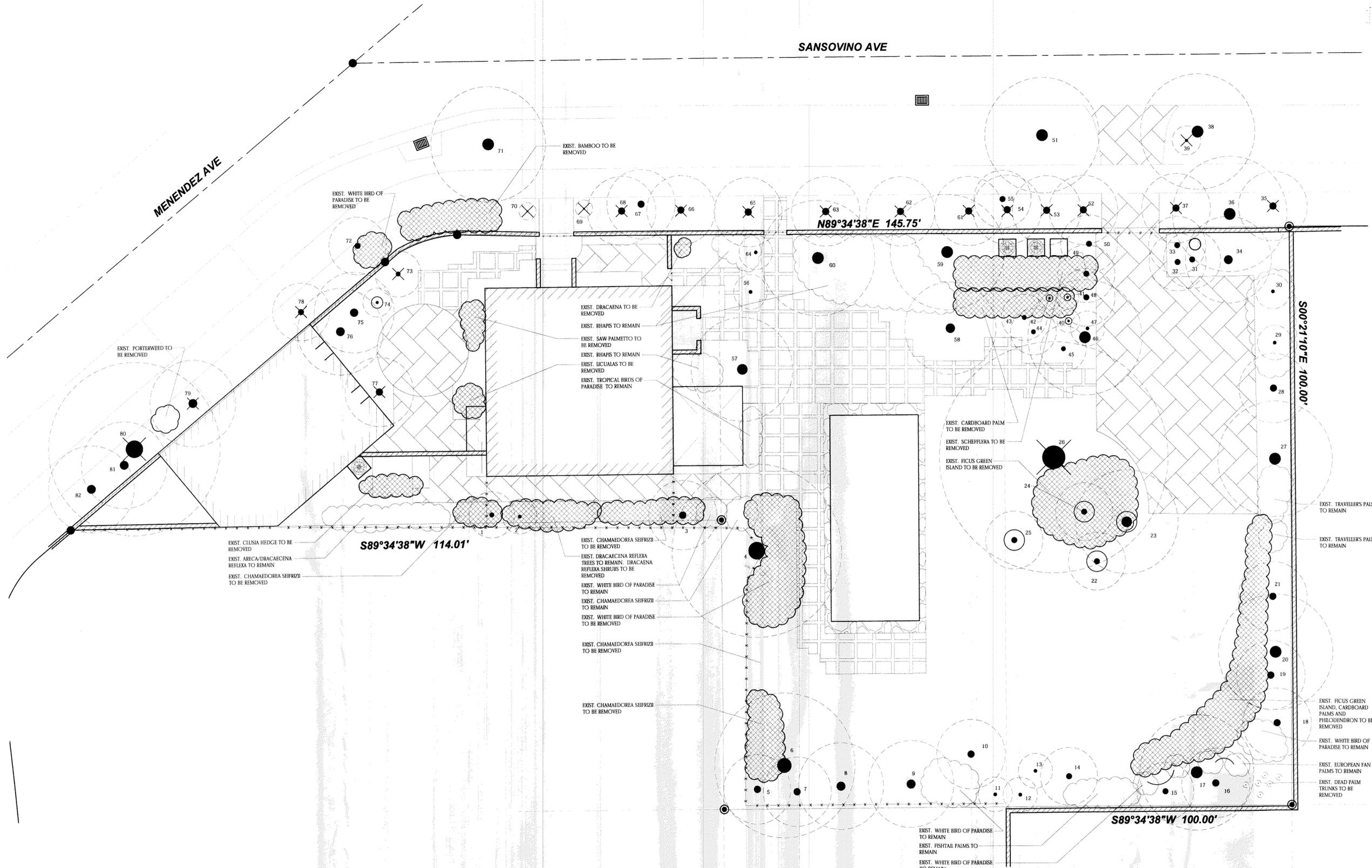
SHEET OF



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LANDSCAPE ARCHITECTURE
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MIAMI, FL 33015
P 305.392.1016 F 305.392.1019
CORP. ID # 0000266

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Coral Gables, FL



REV. _____ PERMIT SET

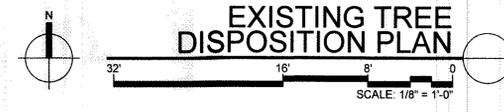
TITLE
EXISTING TREE
DISPOSITION PLAN

Digitally signed
by Kenneth Eric
Gardner
Date:
2020.10.01
15:51:48 -04'00'

Ken Gardner
Landscape Architect
FL LA #1569
DATE
07.30.2020

SCALE
as noted

SHEET
LA1.00

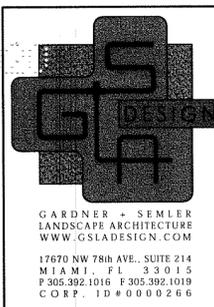
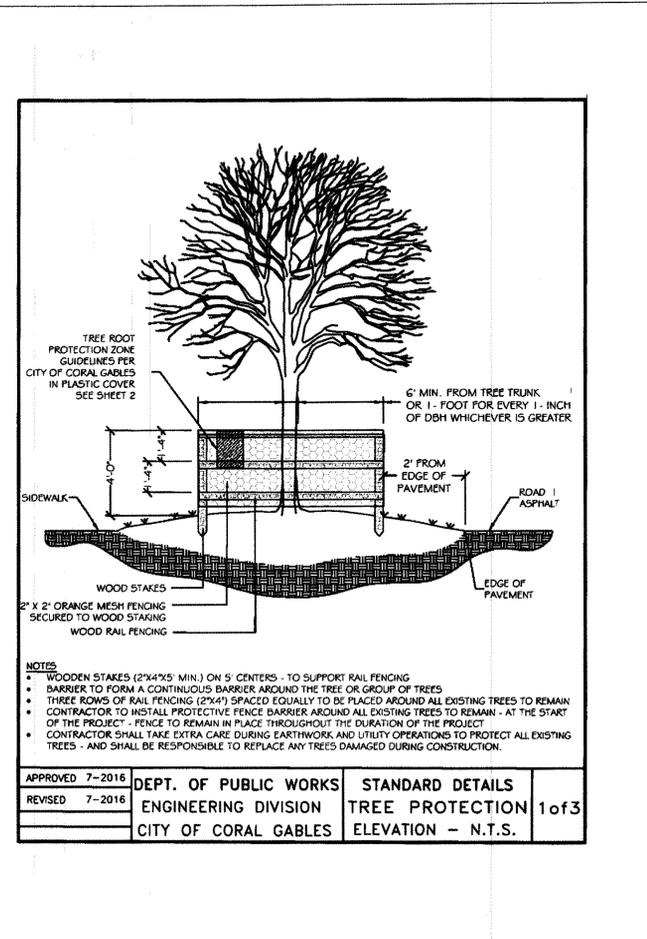


EXISTING TREE
DISPOSITION PLAN

EXISTING TREE DISPOSITION LIST										
KEY	BOTANICAL NAME	COMMON NAME	HT. (ft.)	SIZE		DISPOSITION			MITIGATION	
				SPD. (ft.)	DBH. (in.)	REMAIN	REMOVE	TRANSP.		
1	Veitchia montgomeryana	Montgomery Palm	20	9	4	X				
2	Veitchia montgomeryana	Montgomery Palm	12	6	4	X				
3	Veitchia montgomeryana	Montgomery Palm	30	12	6	X				
4	Phoenix canariensis	Canary Island Date Palm	30	30	double	X				
5	Canopy matis	Fishtail Palm	16	12	multi	X				
6	Veitchia montgomeryana	Montgomery Palm	30	25	double	X				
7	Canopy matis	Fishtail Palm	16	12	multi	X				
8	Canopy matis	Fishtail Palm	20	15	multi	X				
9	Canopy matis	Fishtail Palm	20	15	multi	X				
10	Psychopasma elegans	Saltire Palm	20	12	double	X				
11	Psychopasma elegans	Saltire Palm	18	6	4	X				
12	Psychopasma elegans	Saltire Palm	18	6	4	X				
13	Psychopasma elegans	Saltire Palm	10	6	2	X				
14	Phoenix roborilini	Pygmy Date Palm	10	10	double	X				
15	Veitchia montgomeryana	Montgomery Palm	14	10	4	X				
16	Veitchia montgomeryana	Montgomery Palm	24	12	triple	X				
17	Bismarckia nobilis	Bismarckia Palm	30	20	22	X				
18	Dypsis lutescens	Aneco Palm	20	12	multi	X				
19	Dypsis lutescens	Aneco Palm	20	12	multi	X				
20	Cocos nucifera	Coconut Palm	30	20	10	X				
21	Dypsis lutescens	Aneco Palm	20	12	multi	X				
22	Psychopasma elegans	Saltire Palm	30	10	4		X			
23	Psychopasma elegans	Saltire Palm	30	15	double		X			
24	Psychopasma elegans	Saltire Palm	30	10	4		X			
25	Psychopasma elegans	Saltire Palm	30	10	4		X			
26	Bambusa spp.	Bamboo	40	40	multi		X			
27	Seagrass rostratifolium	Queen Palm	30	20	10	X				
28	Dypsis lutescens	Aneco Palm	20	12	multi	X				
29	Psychopasma elegans	Saltire Palm	30	6	3	X				
30	Psychopasma elegans	Saltire Palm	30	6	3	X				
31	Veitchia montgomeryana	Montgomery Palm	22	10	4	X				
32	Veitchia montgomeryana	Montgomery Palm	22	10	4	X				
33	Veitchia montgomeryana	Montgomery Palm	9	10	4	X				
34	Veitchia montgomeryana	Montgomery Palm	30	15	5 trunks	X				
35	Dypsis lutescens	Aneco Palm	20	12	multi		X		113	
36	Cocos nucifera	Coconut Palm	30	20	10	X				
37	Dypsis lutescens	Aneco Palm	20	12	multi		X		113	
38	Cocos nucifera	Coconut Palm	35	20	10	X				
39	Dypsis lutescens	Aneco Palm	8	8	multi		X		NOT A TREE	
40	Licuala grandis	Licuala Palm	5	5	2			X		
41	Licuala grandis	Licuala Palm	5	5	2			X		
42	Licuala grandis	Licuala Palm	5	5	2			X		
43	Psychopasma elegans	Saltire Palm	26	8	4	X				
44	Psychopasma elegans	Saltire Palm	26	8	4	X				
45	Psychopasma elegans	Saltire Palm	26	8	4	X				
46	Seagrass rostratifolium	Queen Palm	28	20	10	X				
47	Psychopasma elegans	Saltire Palm	28	6	6	X				
48	Veitchia montgomeryana	Montgomery Palm	28	10	6	X				
49	Psychopasma elegans	Saltire Palm	28	10	double	X				
50	Dypsis lutescens	Aneco Palm	20	12	multi	X				
51	Cocos nucifera	Coconut Palm	35	20	10	X				
52	Dypsis lutescens	Aneco Palm	20	12	multi		X		113	
53	Dypsis lutescens	Aneco Palm	20	12	multi		X		113	
54	Dypsis lutescens	Aneco Palm	20	12	multi		X		113	
55	Veitchia montgomeryana	Montgomery Palm	25	10	3	X				
56	Seagrass schuzophylla	Ankary Palm	20	6	6	X				
57	Veitchia montgomeryana	Montgomery Palm	26	18	double	X				
58	Phoenix roborilini	Pygmy Date Palm	14	16	triple	X				
59	Dypsis cabodae	Caboda Palm	28	20	multi	X				
60	Veitchia memilii	Christmas Palm	25	20	multi		X		177	
61	Dypsis lutescens	Aneco Palm	20	15	multi		X		254	
62	Dypsis lutescens	Aneco Palm	20	18	multi		X		177	
63	Dypsis lutescens	Aneco Palm	20	15	multi		X		177	
64	Veitchia memilii	Christmas Palm	26	6	6	X			254	
65	Dypsis lutescens	Aneco Palm	20	18	multi		X		177	
66	Dypsis lutescens	Aneco Palm	20	15	multi		X		177	
67	Veitchia montgomeryana	Montgomery Palm	18	12	6	X				
68	Dypsis lutescens	Aneco Palm	20	15	multi		X		177	
69	Thrinax radiata	Green Thatch Palm	3	3	6		X		NOT A TREE	
70	Thrinax radiata	Green Thatch Palm	3	3	6		X		NOT A TREE	
71	Cocos nucifera	Coconut Palm	30	20	10	X				
72	Psychopasma elegans	Saltire Palm	20	10	double	X			50	
73	Veitchia montgomeryana	Montgomery Palm	12	8	4		X			
74	Thrinax monstata	Silver Thatch Palm	5	5	4			X		
75	Plumaria speciosa	Frangi Palm	26	14	6	X				
76	Dypsis lutescens	Aneco Palm	20	18	multi	X			113	
77	Veitchia memilii	Christmas Palm	30	12	triple		X		177	
78	Dypsis lutescens	Aneco Palm	20	15	multi		X		177	
79	Dypsis lutescens	Aneco Palm	20	15	multi		X		177	
80	Bessera actinophylla	Umbrella Tree	35	30	60		X		Exempt	
81	Veitchia montgomeryana	Montgomery Palm	25	15	5 trunks	X				
82	Veitchia montgomeryana	Montgomery Palm	25	15	5 trunks	X				
TOTAL CANOPY S.F. TO BE REPLACED									2,298	
TOTAL CANOPY S.F. REPLACEMENT PROVIDED									6,400	
Mitigation being provided by 2 Live Oaks and 18 Bay Rums that are not being used toward meeting the site landscape requirements.										

PALM TRANSPLANTING NOTES:

- The amount of general pruning and thinning of the leaf mass shall be limited to only the fronds that are more than 50% dead, unless otherwise directed by the Landscape Architect.
- Plant holes shall be roughly cylindrical in shape with sides approximately vertical. The depth of the hole shall be equal to the rootball depth plus 12" unless further depth is required to provide adequate drainage. The diameter of the hole shall be a minimum of 24" larger than the rootball diameter.
- PLANT MATERIAL SHALL BE PLANTED AT THEIR NATURAL AND ORIGINAL PLANTING LEVEL PRIOR TO THEIR PLACEMENT ON THIS PROJECT OR JOB. WHEN LOWERED INTO THE HOLE, THE PLANTS SHALL REST ON THE PREPARED HOLE BOTTOM SUCH THAT THE SURFACE ROOTS ARE LEVEL OR SLIGHTLY ABOVE THE LEVEL OF THE TOP OF THE HOLE. CREATE A SAUCER, APPROXIMATELY 6" DEEP TO HELP HOLD WATER. THE PRACTICE OF PLUNGING, BURYING, OR PLANTING THE PLANT MATERIAL SUCH THAT THE SURFACE ROOTS AT THE TOP OF THE ROOTBALL ARE BELOW THE LEVEL OF THE SURROUNDING FINAL GRADE WILL NOT BE PERMITTED UNLESS IT IS NOTED OTHERWISE IN THESE PLANS. The plants shall be set straight or plumb or normal to the relationship of their growth prior to transplanting. The Landscape Architect reserves the right to direct the Contractor to realign any plant material after it has been set.
- Backfill the bottom two-thirds of the planting hole and firmly tamp and settle by watering as backfilling progresses. After having tamped and settled the bottom two-thirds of the hole, thoroughly puddle with water and fill the remaining one-third of the hole with soil, tamping and watering to eliminate air pockets.
- Spread 3" thick layer of shredded Eucalyptus or Melaleuca mulch over entire area of the rootball immediately after transplanting. The cost of mulch shall be included on the cost of transplanting.
- Stake all transplanted palms at the new site as per details enclosed, or in the case of obstacle, in another manner which will support the palm. The cost of staking shall be included in the cost for transplanting.



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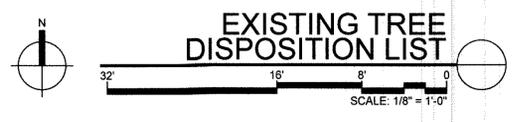
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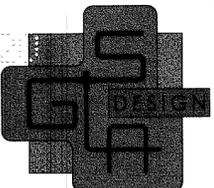
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EXISTING TREE DISPOSITION LIST

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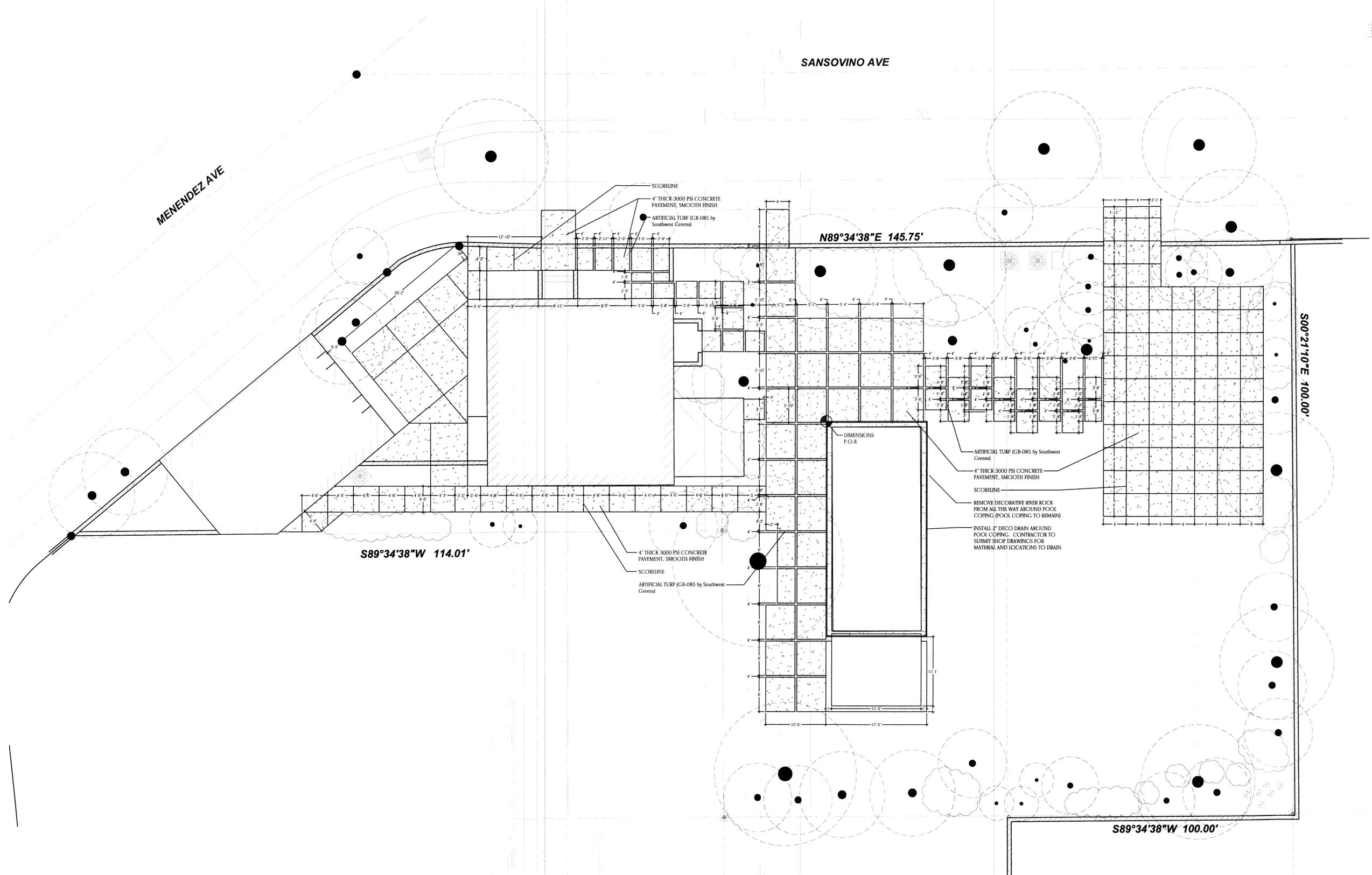
DATE 07.30.2020
SCALE as noted
SHEET IA1.01



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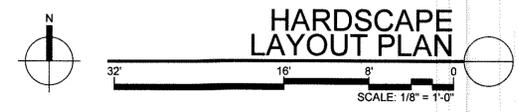


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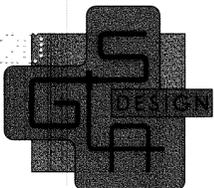
TITLE
HARDSCAPE LAYOUT PLAN

Digitally signed by Kenneth Eric Gardner
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Ken Gardner
 Earth Seidler
 DATE: 07.30.2020
 SCALE: as noted
 SHEET: LA2.00

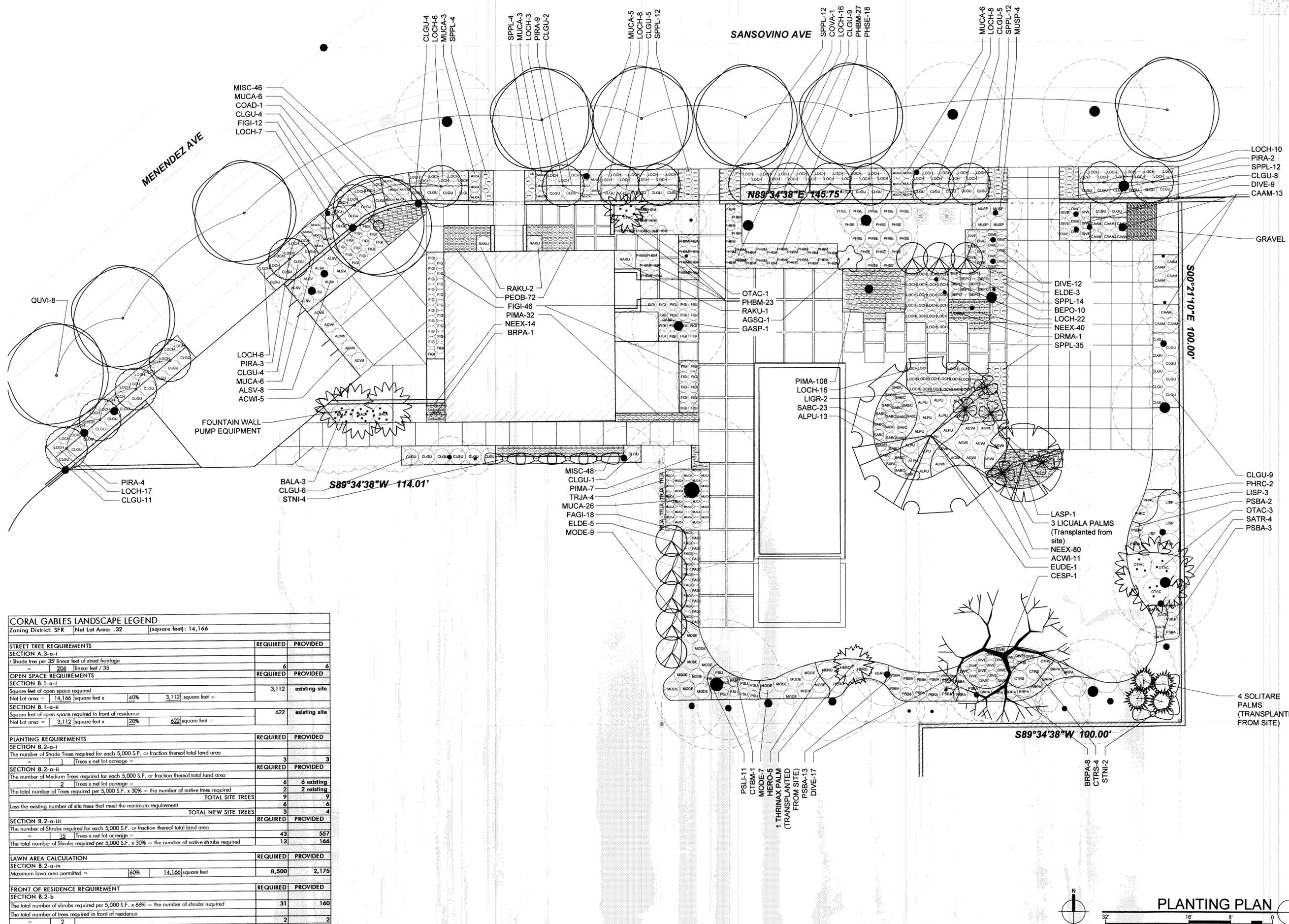


HARDSCAPE LAYOUT PLAN



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CORAL GABLES LANDSCAPE LEGEND			
Zoning District: SFR Net Lot Area: .32 (square feet): 14,166			
STREET TREE REQUIREMENTS		REQUIRED	PROVIDED
SECTION A.3-a-i			
1 Shade tree per 35' linear feet of street frontage			
=	206 linear feet / 35'	6	6
OPEN SPACE REQUIREMENTS		REQUIRED	PROVIDED
SECTION B.1-a-i			
Square feet of open space required			
Net Lot area =	14,166 square feet x 40%	3,112 square feet =	3,112 existing site
SECTION B.1-a-ii			
Square feet of open space required in front of residence			
Net Lot area =	3,112 square feet x 20%	622 square feet =	622 existing site
PLANTING REQUIREMENTS		REQUIRED	PROVIDED
SECTION B.2-a-i			
The number of Shade Trees required for each 5,000 S.F. or fraction thereof total land area			
=	1 Trees x net lot acreage =	3	3
SECTION B.2-a-ii			
The number of Medium Trees required for each 5,000 S.F. or fraction thereof total land area			
=	2 Trees x net lot acreage =	6	6 existing
The total number of Trees required per 5,000 S.F. x 30% = the number of native trees required			
TOTAL SITE TREES		9	9
Less the existing number of site trees that meet the minimum requirement		6	6
TOTAL NEW SITE TREES		3	4
SECTION B.2-a-iii			
The number of Shrubs required for each 5,000 S.F. or fraction thereof total land area			
=	15 Trees x net lot acreage =	43	557
The total number of Shrubs required per 5,000 S.F. x 30% = the number of native shrubs required			
TOTAL NEW SITE SHRUBS		13	166
LAWN AREA CALCULATION		REQUIRED	PROVIDED
SECTION B.2-a-iv			
Maximum lawn area permitted =			
=	60% 14,166 square feet	8,500	2,175
FRONT OF RESIDENCE REQUIREMENT		REQUIRED	PROVIDED
SECTION B.2-b			
The total number of shrubs required per 5,000 S.F. x 66% = the number of shrubs required			
TOTAL NEW SITE SHRUBS		31	160
The total number of trees required in front of residence			
=	2	2	2

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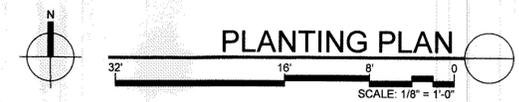
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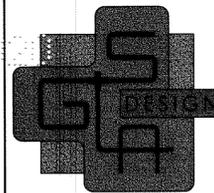
PERMIT SET

PLANTING PLAN

Digitally signed by Kenneth Eric Gardner
Date: 2020.10.01 15:55:37 -04'00'

Ken Gardner
Karl Seidler
DATE: 07.30.2020
SCALE: as noted
SHEET: LA3.00





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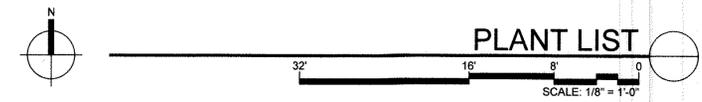
REV. _____
PERMIT SET

TITLE
PLANT LIST

Digitally signed
by Kenneth Eric
Gardner
Date:
2020.10.01
15:56:19 -04'00'

Key: Gardner Kenneth Semler
DATE 07.30.2020
SCALE as noted
SHEET LA3.01

PLANT LIST				
TREES				
KEY	PLANT NAME	QTY.	UT.	SIZE
CESP	Carba speciosa ...Silkless Tree	1	ea.	16' Tall x 8' Spread, 3" DBH
COAD	Cananga odorata ...Ylang Ylang	1	ea.	16' Tall x 8' Spread, 4" DBH
ELDE	Elaeocarpus decipiens ...Japanese Blueberry	8	ea.	5' Tall x 3' Spread, Full to Ground
EUDE	Eucalyptus deglupta ...Rainbow Eucalyptus	1	ea.	16' Tall x 7' Spread, 3" DBH
LASP	Lagerstromia speciosa ...Queensland Crepe Myrtle	1	ea.	12' Tall x 5' Spread 2" DBH
PIRA	Pimenta racemosa ...Bay Rum	18	ea.	8' Tall x 4' Spread, 2" DBH
QUMI	Quercus virginiana ...Live Oak	8	ea.	16' Tall x 8' Spread, 4" DBH
PALMS				
KEY	PLANT NAME	QTY.	UT.	SIZE
LGR	Licuala grandis ...Ruffled Fan Palm	2	ea.	5' Tall Overall
BAMBOO				
KEY	PLANT NAME	QTY.	UT.	SIZE
BALA	Bambusa lako ...Timor Black Bamboo	3	ea.	16'-18' Tall Overall, 5-6 Culms per Clump
OTAC	Olata acuminata ...Weeping Mexican Bamboo	4	ea.	36' x 36", Multi
SHRUBS				
KEY	PLANT NAME	QTY.	UT.	SIZE
ACWI	Acalypha wilkesiana ...Copperleaf	16	ea.	30" x 24"
AGSQ	Aglaonema Silver Queen	1	ea.	36" x 36"
ALPU	Alpinia purpurata ...Red Shell Ginger	13	ea.	30" x 30"
ALSV	Alpinia speciosa "Variegata" ...Variegated Shell Ginger	8	ea.	30" x 30"
BEPO	Begonia papenoi ...White Begonia	10	ea.	18" x 18"
BRPA	Burkedia pavillardii ...Yesterday, Today, and Tomorrow	8	ea.	24" x 24"
CAAM	Callicarpa americana ...Beautyberry	13	ea.	24" x 24"
CLGU	Clusia guttifera ...Small Leaf Clusia	67	ea.	4' Tall x 3' Spread, Full to Ground
COVA	Codiaeum variegatum ...Garden Croton	1	ea.	3' x 3', Variety to be Selected
CTBM	Cordyline fruticosa "Black Magic" ...Black Magic Hawaiian Ti Plant	1	ea.	4' Tall, 3 PPP
CTRS	Cordyline fruticosa "Red Sister" ...Red Sister Ti Plant	4	ea.	4l Tall, 3 PPP
DRMA	Dracaena massaboana ...Dumb Cane	1	ea.	5'-6' Tall, 2-3 PPP
FAGI	Fargesia japonicum gigantea ...Giant Leopard Plant	18	ea.	18" x 18"
FIGI	Ficus microcarpa "Green Island" ...Ficus Green Island	58	ea.	18" x 18"
GASP	Gardenia spp. ...Gardenia	1	ea.	30" x 30"
HERO	Heliconia rostrata ...Lobster Claw Heliconia	5	ea.	30" x 24"
LSP	Licuala spinosa ...Spiny Licuala	3	ea.	30" x 30"
LOCH	Loropetalum chinense "Rubrum" ...Chinese Fringe Flower	119	ea.	18" x 18"
MODE	Monstera deliciosa ...Monstera	16	ea.	24" x 24", Mature Leaves
MUCA	Muhlenbergia capillaris ...Muhly Grass	55	ea.	18" x 18"
MUSP	Mussaenda erythrophylla ...Ashanti Blood	4	ea.	30" x 24"
PHBM	Philodendron var. Burle Marx ...Burle Marx Philodendron	50	ea.	18" x 18"
PHRC	Philodendron "Rajo Congo" ...Rajo Congo Philodendron	2	ea.	24" x 24"
PHSE	Philodendron selloum	18	ea.	30" x 30", Mature Leaves
PSBA	Psychotria bahamensis ...Bahama Wild Coffee	18	ea.	24" x 24"
PSLI	Psychotria ligustrifolia ...Dwarf Coffee	11	ea.	18" x 18"
RAKU	Radermachera kunming ...Radermachera	3	ea.	30" x 30"
SATR	Sanseveria trifasciata ...Snake Plant	4	ea.	24" x 18"
SABC	Sanseveria trifasciata "Black Coral" ...Snake Plant	23	ea.	24" x 18"
STNI	Strelitzia nicholai ...White Bird of Paradise	6	ea.	6' Tall Overall
GROUNDCOVERS				
KEY	PLANT NAME	QTY.	UT.	SIZE
DIVE	Diets vegetata ...Walking Iris	39	ea.	18" x 12"
MISC	Microsorium scolopendria ...Wart Fern	46	ea.	12" x 12"
NEEX	Nephrolepis exaltata ...Boston Fern	134	ea.	12" x 12"
PEOB	Peperomia obtusifolia ...Baby Rubber Plant	72	ea.	8" x 8"
PIMA	Pilea microcarpa ...Auntie's Fern	147	ea.	8" x 8"
SPPL	Spathiphyllum plicata ...Ground Orchid	105	ea.	12" x 12"
VINES				
KEY	PLANT NAME	QTY.	UT.	SIZE
TRJA	Trachelospermum jasminoides ...Confederate Jasmine	4	ea.	
MISCELLANEOUS				
sod	Empire Zoysia	as req.	s.f.	solid sod
	Planting Soil	as req.	c.y.	
	70% Silica Sand			
	20% Everglades Muck			
	10% Shredded Pinebark			
	Shredded Metaleuca Mulch	as req.	c.y.	2" layer in all shrub beds



PLANT LIST

LANDSCAPE SPECIFICATIONS
PART 1 - GENERAL

- 1.1 SCOPE
A. Contractor shall provide all labor, materials, equipment, supervision, and related work necessary to complete the landscape work in accordance with the intent of the landscape plans, schedules and these specifications. The extent of work is shown on the drawings which are a part of this document.
- 1.2 CONTRACTOR QUALIFICATIONS
A. Landscape installation work to be performed by a Contractor Certified by the Florida Nurserymen, Growers and Landscape Association (FNLGA) as a Certified Landscape Contractor. Any pruning to be supervised by an Arborist, certified by the International Society of Arboriculture (ISA) and licensed in Miami-Dade County.
- 1.3 INVESTIGATION OF UTILITIES
A. Prior to beginning work, the Contractor shall be responsible to locate existing underground utilities. Check with all utility companies and Sunshine State, call (811).
- 1.4 SUBSTITUTIONS
A. Only materials specified will be accepted, unless approved in writing by the Landscape Architect in advance.
- 1.5 PLANT SIZES
A. All plant sizes shall equal or exceed the minimum sizes as specified in the plant list. When plant sizes are specified as a range of size, installed materials shall average the mean of the range specified. Plants shall be measured following pruning, with branches in normal position. All necessary pruning shall be done at the time of planting.
- 1.6 PLANT QUALITY
A. All plant material shall be equal to or better than Florida No. 1 as classified by "Grades and Standards for Nursery Plants" by the Division of Plant Industry, Florida Department of Agriculture. They shall have a growth habit that is normal for the species; healthy, vigorous, free from insects, disease and injury.

- B. The Owner or Landscape Architect reserves the right to refuse any plant material which does not conform to the intent of the written specifications or design.
- C. CIRCLING ROOTS FOUND ON CONTAINER-GROWN MATERIAL WILL NOT BE ACCEPTED UNLESS REMEDIAL ROOT PRUNING, APPROVED BY THE LANDSCAPE ARCHITECT IS DONE BEFORE PLANTING.
- 1.7 PLANT QUANTITY
A. The plant quantities shown on the plant list are to be used only as an aid to bidders. In the case of discrepancy between the plant list and the plan, the quantity on the plan shall override the plant list.

- 1.8 UNIT PRICES
A. The successful bidder shall furnish to the Owner and the Landscape Architect, a unit price breakdown for all materials. The Owner may, at his discretion, add to or delete from the materials utilizing the unit price breakdown submitted to and accepted by the Owner.

- 1.9 SUBMITTALS
A. Fertilizer: The Contractor shall submit to the Owner and Landscape Architect documentation that all the fertilizer used for the project is of the analysis specified and placed at the rates specified in section 2.2 FERTILIZER.

- B. Planting soil: The Contractor shall submit a sample of the planting soil (approximately 1 cu. ft.) for approval by the Landscape Architect prior to delivery to the site.

- 1.10 CLEAN-UP & MAINTENANCE OF TRAFFIC
A. Follow procedures in FDOT Index 600 for maintenance of traffic during construction.

- B. At the end of each work day, the Contractor shall remove debris and shall barricade the un-filled holes in a manner appropriate in the path of pedestrians and motorists.

- C. Upon completion of the work or any major portion of the work or as directed by the Landscape Architect, all debris and surplus material from his work shall be removed from the job site.

- 1.11 MAINTENANCE PRIOR TO ACCEPTANCE
A. The Contractor is responsible to maintain the plantings until they are accepted under the provisions of 1.12 "ACCEPTANCE OF INSTALLATION".

1. Plants: Begin maintenance immediately following the final plant installation operation for each plant and continue until plant installation is complete and accepted. Maintenance shall include watering all plants, weeding, mulching, pest and disease control, lightening and repairing of guys, repair of braces, removal of dead growth, resetting of plants to proper grade or up-right position, restoration of plant saucer, litter pick-up in plant beds and other necessary operations to assure specified minimum grade of Florida No. 1.

2. Turf Areas: Begin maintenance of turf immediately following the placement of sod and continue until sod installation is complete and accepted. Maintenance shall include but not be limited to: watering, leveling, mowing, weed and pest control, fungus and disease control and other necessary operations as determined by the Landscape Architect and good nursery practice.

3. Re-setting or straightening trees and palms:
The Contractor shall re-set and/or straighten trees and palms as required at no additional cost to the Owner unless caused by sustained winds of 75 mph or more. Then, the costs of the operations may be charged to the Owner. Re-set trees within 48 hours.

- 1.12 ACCEPTANCE OF INSTALLATION
A. Inspection: Inspection of the work, to determine completion of contract work, exclusive of the possible replacement of plants and turf, will be made by the Landscape Architect at the conclusion of the maintenance period. Written notice requesting such an inspection and submitted by the Contractor at least ten (10) days prior to the anticipated date.

- 1.13 GUARANTEE
A. Guarantee all plants for a period of one year (CCD). Guarantee shall commence from the date of written acceptance. Plant material which is on the site and scheduled to be relocated is not covered by the guarantee except in the case of Contractor's negligence or work that has been done in an unworkman-like manner. The Contractor is not responsible for loss due to acts of god, (i.e.) sustained winds of 75 mph or more, floods, frost, lightning, vandalism or theft.

- 1.14 REPLACEMENT
A. Replacement shall be made during the guarantee period as directed by the Landscape Architect within ten (10) days from time of notification. For all replacement plant material, the guarantee period shall extend for an additional forty-five (45) days beyond the original guarantee period. The Contractor shall be responsible to provide water to the replacement plants in sufficient quantity to aid in their establishment. At the end of the guarantee period, inspection will be made by the Landscape Architect, upon written notice requesting such inspection and submitted by the Contractor at least five (5) days before the anticipated date. Replacement plants must meet the requirements of Florida No. 1 at time of inspection. Remove from the site all plants that are dead or in a state of unsatisfactory growth, as determined by the Landscape Architect. Replace these and any plants missing due to the Contractor's negligence as soon as conditions permit.

1. Materials and Operations: All replacement plants shall be of the same kind and size as indicated on the plant list. The Contractor shall supply and plant the plants as specified under planting operations.
2. Cost of Replacements: A sum sufficient to cover the estimated cost of possible replacements, including material and labor will be retained by the Owner and paid to the Contractor after all replacements have been satisfactorily made and approved by the Landscape Architect.

PART 2 - MATERIALS

- 2.1 PLANTING SOIL
A. Planting soil for trees, shrubs and ground covers shall be of the composition noted on the plans, measured by volume.
- B. Soil for Sodded Areas: shall be coarse lawn sand.

- 2.2 FERTILIZER
A. Fertilizer for trees, palms, shrubs, and groundcovers shall be as follows: IESCO Palm Spectral 13-3-13 or equal, Sulfur coated with iron and other minor elements and maximum of 2% chlorine, or found with equal analysis. The fertilizer shall be uniform in composition, dry and free flowing and shall be delivered to the site in the original unopened containers, bearing the manufacturer's guaranteed analysis. Fertilizer for sod and seeded areas shall be 8-6-8, 50% organically derived nitrogen, or equal.

- 2.3 WATER
A. The Contractor shall provide potable water on site, available from the start of planting. The Contractor is responsible to ascertain the location and accessibility of the water source. The Contractor is responsible to provide the means of distribution (i.e. water truck, hoses, etc.) for distribution of water to the planting areas.

- 2.4 MULCH
A. Mulch shall be as specified on the Plant List.

- 2.5 ROOT BARRIER MATERIAL
A. Root barrier material shall be 24" deep polypropylene panels by Deeproot or approved equal.
B. Install per details in the plans.

PART 3 - INSTALLATION PROCEDURES

- 3.1 LAYOUT
A. Verify location of all underground utilities and obstructions prior to excavation.
- 3.2 HERBICIDE TREATMENT
A. In all areas infested with weed and/or grass growth, a systemic herbicide shall be applied per manufacturer's rates. When it has been established where work will be done, the systemic herbicide shall be applied in accordance with manufacturer's labeling to kill all noxious growth. Contractor shall schedule his work to allow more than one application to obtain at least 95% kill of undesirable growth. If necessary, Contractor shall conduct a test to establish suitability of product and applicator to be used on this project, prior to execution of the full application.

- 3.3 PLANT PIT EXCAVATION AND BACKFILLING
A. Trees: See the Planting and Bracing Details and notes.

- B. All planting holes shall be hand dug where machine dug holes may adversely affect utilities or improvements.

- C. Shrubs and Groundcover: Shrubs and groundcover shall be planted in a soil bed as described in the notes and details. Space shrubs and provide setback from curb and pavements as shown in the plans.

- D. Watering of field-grown plants: Thoroughly puddle in water to remove any air pockets in the plant hole.

- 3.4 WATERING
A. The Contractor is responsible to provide the water for all new plants and transplants and means of distribution (i.e. hand watering or water truck) during the maintenance period and extending into the period after acceptance until the full schedule as listed below is complete. Water for trees and other large field-grown plants shall be supplemented by hand or water truck, in addition to the irrigation system, (if one is provided). Contractor can adjust watering schedule during heavy rain season upon approval of the Landscape Architect.

- AMOUNT OF WATER PER APPLICATION
For trees up to 5 inch caliper - 5 gallons
From 5 to 8 inch caliper - 25 gallons
9 inch and up caliper - 50 gallons

- FREQUENCY OF WATER
Daily for the first week
3 times per week for weeks 2 - 5
2 times per week for weeks 6 - 8
1 time per week for weeks 9 - 12

- B. Water in plants by thoroughly soaking of the entire root ball immediately after planting. For large trees and shrubs, add water while backfilling hole to eliminate any air pockets in the soil around the root ball.

- C. Water shrubs, sod and groundcover a minimum of once daily for a week or until an irrigation system is fully operational. If no irrigation system is to be installed, the Contractor shall be responsible for watering the shrub, sod, and groundcover for the time specified above, after installation of each section of the planting installed.

- 3.5 FERTILIZING
A. Add fertilizer on top of the surface of shrub beds and tree and palms root balls two (2) months after installation. Fertilize soil within two (2) days after installing after planting of each segment of the job. Fertilizer shall be applied after soil has been well moistened. Fertilizer shall be washed off of plant leaves and stems immediately after application. Apply at the following rates:

1. Trees and Large Shrubs: One (1) pound per inch of trunk diameter, spread evenly over the root ball area.
2. Shrubs: One half (1/2) handful per shrub, spread evenly over the root ball area.
3. Groundcover: Twelve (12) pounds per 100 sq. ft. of bed area.

4. Sod: Twelve (12) pounds per 1,000 sq. ft. Wash fertilizer off blades immediately after spreading.

- 3.6 MULCHING
A. Spread mulch two (2) inches thick uniformly over the entire surface of shrubs and groundcover beds, depth measured after settling, unless otherwise specified in the plans. Provide 3/4" diameter bed of mulch, measured from outer edge of the trunk, for all trees and palms planted in soil areas. Keep mulch away from contact with the trunk. Create a 6" high ring of mulch at the outer edge of tree and palm holes.

- 3.7 GUYING AND BRACING
A. See the details bound herewith or made part of the plans.

- 3.8 SCODDING
A. Provide a blanket of lawn sand as described in the notes in these plans. 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.

- B. Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes. The sod shall be rolled with a 500 pound hand roller immediately after planting.

- C. Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" from trees, measured from the edge of plant or tree trunk.

- D. Sod shall be watered immediately after installation to uniformly wet the soil to at least two inches below the bottom of sod strips.

- E. Apply fertilizer to the sod as specified in Section 3.5.

- F. Excavate and remove excess soil so top of sod is flush w/top of curb or adjacent pavement, or adjacent existing sod.

- PLANT BED PREPARATION NOTES**
1. In all areas where new sod and shrub and groundcover masses are to be planted, kill all existing weeds by treating with systemic herbicide prior to beginning soil preparation.
2. In all shrub and groundcover beds, excavate and backfill soil as described in "Plant Lists". If no specific preparation is noted, prepare soil as described below for either condition, over the entire area to be planted:

- Condition A:
If any compacted road base or asphalt or rocky soil is encountered, remove compacted material entirely to allow an 18" depth of planting soil per plant list unless otherwise stated. Backfill the entire area of the shrub and groundcover beds with 18" planting soil (as specified in Plans) to within 2 inches of the adjacent pavement or top of curb. Remove all debris and rocks and pebbles larger than 2 inches in size and level the grade before planting.

- Condition B:
Where no compacted soil is encountered, thoroughly mix 6 inches of planting soil per plant list into the existing soil to a depth of 18 inches unless otherwise stated. If required, excavate and remove the existing soil to lower the grade, so that the prepared mix is finished to a minimum of 2 inches below top of curb or adjacent walkway. Remove all debris and rocks and pebbles larger than 2 inches in size and level the grade before planting.

- For all sod areas, spread a 2" deep layer of lawn sand prior to sodding. Remove all debris and rocks and pebbles larger than 2 inches in size and level the grade before sodding. Remove, if required, existing soil so that top of sod is flush with and adjacent top of curb or pavement.

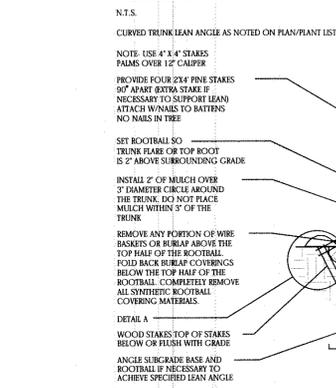
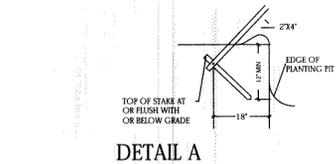
- For Trees and shrubs larger than 7 gallon, Add Diehard® transplant inoculant supplied by Horticultural Alliance, Inc. (800-928-6373) or equal. Mix into top 8-10 inches of planting hole, making sure it is contact with the root ball. Add at a rate specified by manufacturer (usually 4oz. per 1 inches of trunk caliper or 7 gallon can).

SPACING OF PLANTS (SEE PLANT SPACING DETAIL)

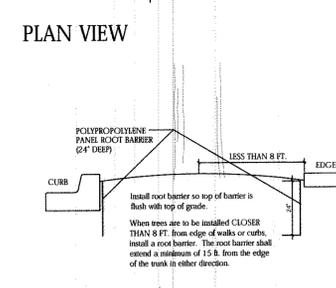
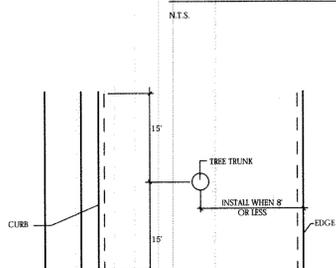
1. Plants shall be planted sufficiently away from edges of pavements or curbs, to allow for growth toward the edges of the bed.

PROTECTION OF PLANTS

1. The Contractor shall be responsible to protect existing trees and shrubs in and adjacent to the area of work. Erect barriers as necessary to keep equipment and materials, any toxic material, away from the canopy drip line of trees and shrubs. DO NOT PILE SOIL OR DEBRIS AGAINST TREE TRUNKS OR DEPOSIT NOXIOUS BUILDING SUPPLIES OR CHEMICALS WITHIN THE DRIP LINE.



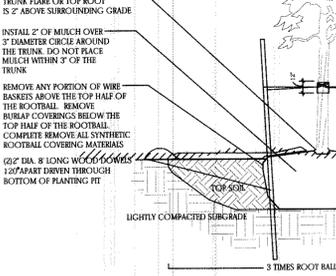
PLANTING & BRACING DETAIL FOR LEANING/CROOKED PALMS



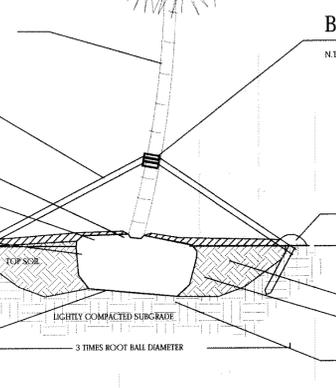
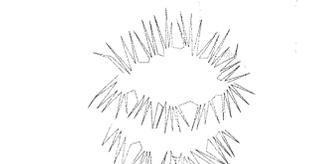
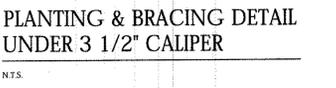
SHRUB SPACING DIAGRAM



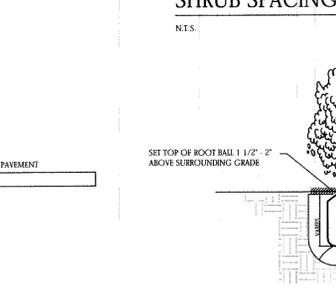
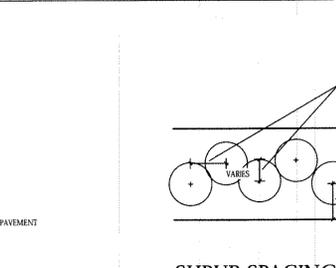
SHRUB INSTALLATION DETAIL



SHRUB INSTALLATION DETAIL



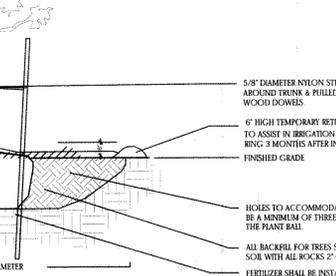
PLANTING & BRACING DETAIL UNDER 3 1/2" CALIPER



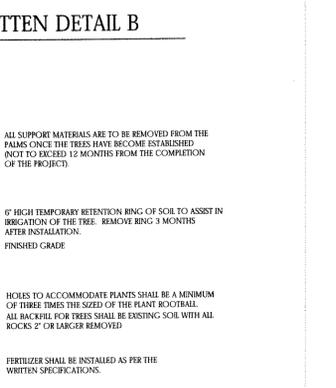
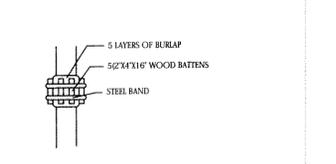
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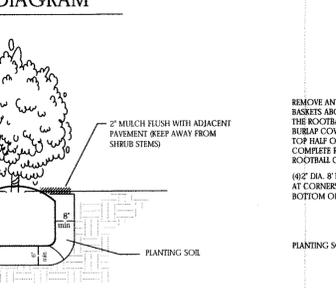
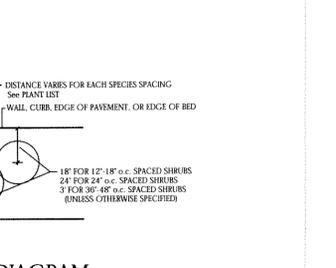
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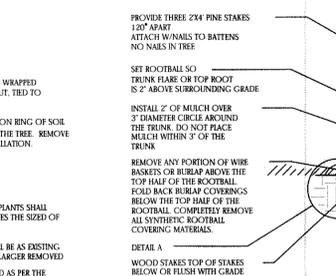
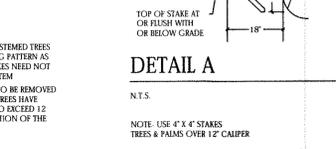
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SHRUB SPACING DIAGRAM



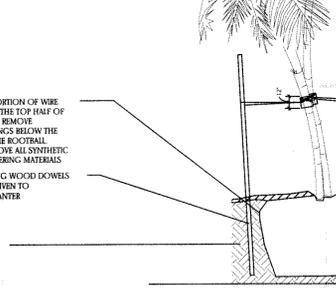
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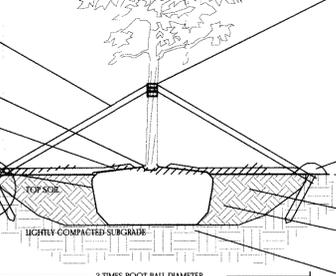
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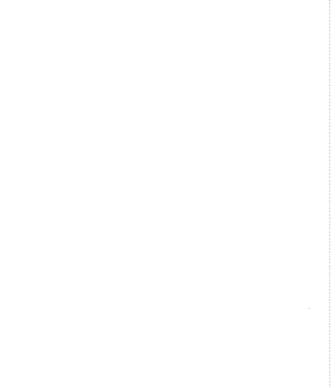
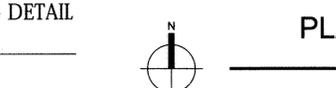
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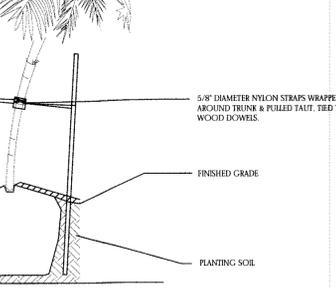
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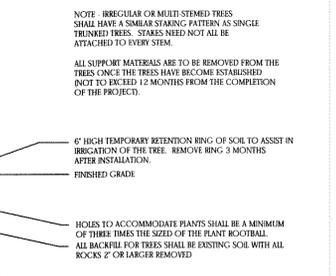
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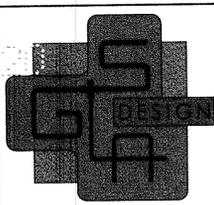
SHRUB SPACING DIAGRAM



SHRUB INSTALLATION DETAIL



SHRUB INSTALLATION DETAIL



GARDNER - SEMLER
LANDSCAPE ARCHITECTURE
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CORP. ID # 0000266

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VALLS RESIDENCE
534 Menedez Avenue
Coral Gables, FL

PLANTING SPECIFICATIONS AND DETAILS

REV. _____

PERMIT SET

TITLE _____

PLANTING SPECIFICATIONS AND DETAILS

Digitally signed by Kenneth Eric Gardner
Date: 2020.10.01 15:56:58 -0400

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

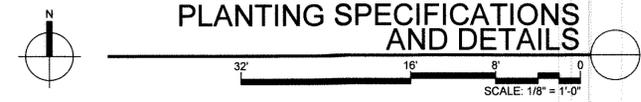
Ken Gardner
Kath Gardner

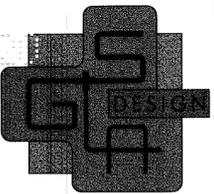
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FLIA #6667203

DATE 07.30.2020

SCALE as noted

SHEET LA3.02





GARDNER + SEIDLER
 LANDSCAPE ARCHITECTURE
 WWW.GSLADDESIGN.COM
 17670 NW 78th AVE., SUITE 214
 MIAMI, FL 33015
 P 305.392.1016 F 305.392.1019
 CORP. ID# 0000266

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VALLIS RESIDENCE
 534 Menendez Avenue
 Coral Gables, FL

REV. PERMIT SET

TITLE
 LANDSCAPE LIGHTING PLAN

Digitally signed by Kenneth Eric Gardner
 Date: 2020.10.01 15:57:37 -04'00'

Ken Gardner
 FLSA #1569
 FLSA #0967205

DATE 07.30.2020

SCALE as noted

SHEET LA4.00

SANSOVINO AVE

MENEDEZ AVE

N89°34'38"E 145.75'

S00°21'10"E 100.00'

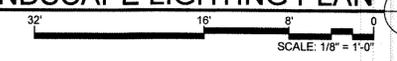
S89°34'38"W 114.01'

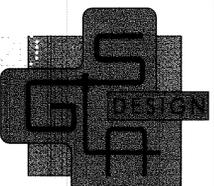
S89°34'38"W 100.00'

- LANDSCAPE LIGHTING LEGEND**
- QTY.
- 9 Uplight - L-011-S 25" narrow flood by Beachside Lighting
 -8W-NFL with BCS8 glare shield (dark bronze)
 -12'-24" GSR brass telescoping riser
 SPEC: L-011-S-12V-8W-NFL-GSR-BCS
 - 8 Uplight - L-011-S 40" wide flood by Beachside Lighting
 -5W-FL with BCS8 glare shields (dark bronze)
 -12'-24" GSR brass telescoping riser
 SPEC: L-011-S-12V-5W-FL-GSR-BCS
 - 6 Uplight - E8-S2 50" wide flood by Beachside Lighting
 -4W-5P with BCS8 glare shields (dark bronze)
 -12'-24" GSR brass telescoping riser



LANDSCAPE LIGHTING PLAN



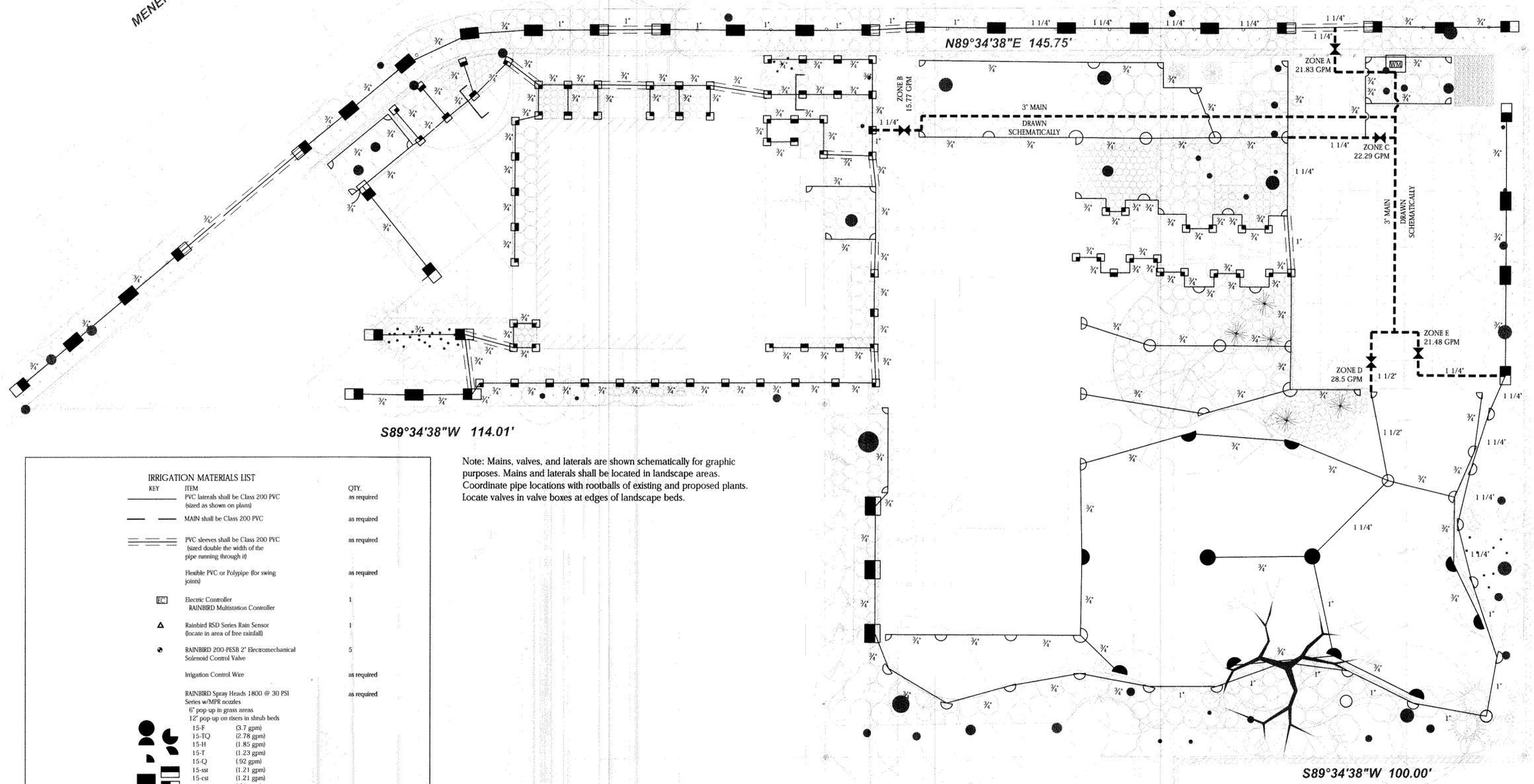


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SANSOVINO AVE

MENENDEZ AVE



Note: Mains, valves, and laterals are shown schematically for graphic purposes. Mains and laterals shall be located in landscape areas. Coordinate pipe locations with rootballs of existing and proposed plants. Locate valves in valve boxes at edges of landscape beds.

IRRIGATION MATERIALS LIST		
KEY	ITEM	QTY.
—	PVC laterals shall be Class 200 PVC (sized as shown on plans)	as required
—	MAIN shall be Class 200 PVC	as required
—	PVC sleeves shall be Class 200 PVC (sized double the width of the pipe running through it)	as required
—	Flexible PVC or Polytype (for swing joints)	as required
EC	Electric Controller RAINBIRD Multistation Controller	1
▲	Rainbird RSD Series Rain Sensor (locate in area of free rainfall)	1
●	RAINBIRD 200-PSS 2" Electromechanical Solenoid Control Valve	5
—	Irrigation Control Wire	as required
—	RAINBIRD Spray Heads 1800 @ 30 PSI Series w/MPI nozzles	as required
●	6" pop-up in grass areas	
●	12" pop-up on risers in shrub beds	
●	15-F (3.7 gpm)	
●	15-TQ (2.78 gpm)	
●	15-H (1.85 gpm)	
●	15-T (1.23 gpm)	
●	15-Q (92 gpm)	
●	15-st (1.21 gpm)	
●	15-est (1.21 gpm)	
●	15-est (1.61 gpm)	
●	9-st (1.73 gpm)	
●	10-F (1.58 gpm)	
●	10-TQ (1.18 gpm)	
●	10-H (79 gpm)	
●	10-T (53 gpm)	
●	10-Q (39 gpm)	
●	5-F (41 gpm)	
●	5-TQ (33 gpm)	
●	5-H (20 gpm)	
●	5-T (13 gpm)	
●	5-Q (10 gpm)	

VALLS RESIDENCE
534 Menendez Avenue
Coral Gables, FL

REV. _____
PERMIT SET
TITLE _____
IRRIGATION PLAN

Digitally signed
by Kenneth
Eric Gardner
Date:
2020.10.01
15:58:16 -04'00'
Ken Gardner
Ruth Semler
DATE 07.30.2020
SCALE as noted
SHEET LA5.00



GENERAL NOTES:

1. SCOPE OF WORK: The Contractor shall furnish all labor, machinery, tools, supplies, and equipment as necessary to construct and provide an operating system, as indicated in the Plans. The work shall include, but not be limited to, furnishing materials (pipe, valves, sprinkler heads, fittings, controllers, electrical, wire and fittings, primer, glue, etc.), layout, protection to the public, excavation, assembly, installation, backfilling, compaction, repair of road or pavement surfaces, controller and low voltage feed to the valves, clean-up, maintenance and guarantee, and as-built plans.

2. Contractor shall coordinate with General Contractor or other pertinent Contractors on the job to insure that sleeves are provided and installed under hard surfaces to allow access to all areas to be irrigated. All sleeves shall be constructed of Class 200 PVC. Buy all sleeves a minimum of 18" below the surface. Sleeve to be double the size if the pipe running through it. Sleeve shall extend 24" past the edge of pavement into the area to be irrigated.

3. GUARANTEE: The irrigation system shall be guaranteed for a minimum of one calendar year from the time of final acceptance.

4. REPAIR UTILITIES: The Contractor shall be responsible to verify the location of all utilities by hand excavation or other appropriate measures before performing any work that may result in damage to utilities structures, or property. The Contractor shall take immediate steps to repair, replace, or restore all services to any utilities which are disrupted due to his operations. All costs involved in disruption of service and repairs due to negligence on part of the Contractor shall be his responsibility.

5. AS-BUILT DRAWINGS: Prints of the plans will be supplied to the Contractor for recording "as-built" information. Immediately upon installation of any work which deviates from what is shown on the Plans, the Contractor shall clearly indicate such changes in red pencil on the plans. Such changes shall include, but not be limited to, changes in (1) materials; (2) sizes of material; (3) location; and (4) quantities.

6. The entire installation shall fully comply with all applicable local and state codes and ordinances. The Contractor shall take out all required plumbing and electrical applications and permits, arrange for all necessary inspections and shall pay all fees and expenses in connection with same as part of work under the contract.

7. UNIT PRICES: The successful bidder shall furnish, to the Owner, a unit price breakdown for all materials. The Owner may at his own discretion, add to or delete from the materials, using the unit price breakdown submitted to and accepted by the Owner.

8. MAINTENANCE PERIOD: The irrigation system shall be maintained for a period of 90 days after final acceptance of installation. Maintenance shall include checking of the system 2 times per week. Contractor shall be responsible to replace/repair any broken or malfunctioning parts of the system including those damaged by accidents or vandalism. Repairs shall be made immediately at the time of inspection or when notified by the Landscape Architect.

9. The irrigation system shall provide 100% coverage with a minimum of 90% overlap of water spray.

10. The system is design to provide sprinkler precipitation rates that are nearly equal in each zone. Mating of sprinklers with widely varying precipitation rates in a zone will not be accepted.

11. Irrigation mainline shall be made of Class 200 PVC and all laterals shall be Class 200 PVC, except flexible PVC (or Toro funny pipe) for flexible swing joint and Schedule 40 PVC risers for spray heads in shrub areas. Schedule 80 galvanized steel pipe is to be used for all above ground fittings. Pipe locations 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 rootballs. Coordinate pipe locations with plantings. They all mains and laterals 18" min. below surface. Depth shall be measured to top of pipe.

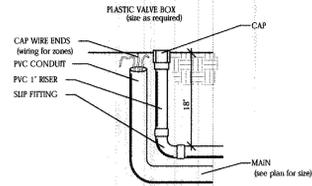
12. Keep pop-up sprinkler heads a minimum of 8" from edges of pavement and curbing, and heads on risers a minimum of 18", or as indicated in the plans.

13. All heads located in shrub or groundcover beds shall be installed on a riser as per details in the plans. All other heads shall be installed on a swing joint as per details in the plans.

14. Place irrigation control wire in conduit in the same trench as mains and under the main. ASI wire shall be #14 or larger solid copper U.L. approved underground direct burial cable and shall be continuous with no splices from controller to solenoid valve.

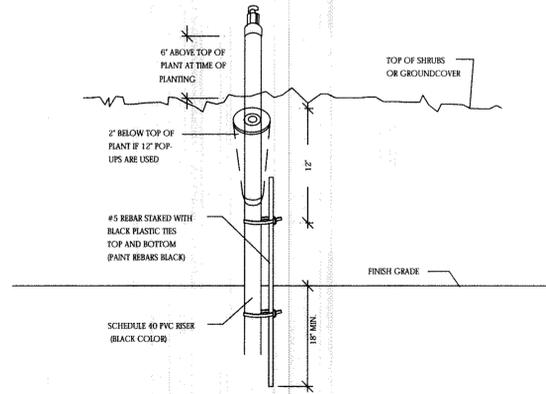
15. Valve locations are schematic and shall be adjusted in the field. Each valve shall be in a separate valve box (10" x 10" min.). When grouping valve boxes in grass or groundcover areas, set boxes a minimum of 12" apart to allow grass or groundcover to grow between them. When possible, hide valve boxes in shrub beds, a minimum of 12" from edge of beds. Set all valve boxes, concrete or plastic, in ground with cover flush with finish grade, and level, with a minimum of 6" of pea gravel at the bottom of the box, with at least 2" of clearance from the bottom of the valve to the top of the gravel.

16. TESTING: Notify the Landscape Architect in writing when testing will be conducted. Conduct test in the presence of the Landscape Architect. After all PVC assembly is completed the lines shall be flushed to insure that no rocks, sand, or other foreign debris remains in the lines. The mains shall be filled with water and all outlets shall be capped and plugged. The main shall be pressurized to 100 PSI for a minimum of one hour. No section of the main will be approved if the pressure drops more than 5 PSI at the end of the one hour period. Leaks shall be repaired immediately and the system shall be re-tested until found satisfactory by the Landscape Architect.



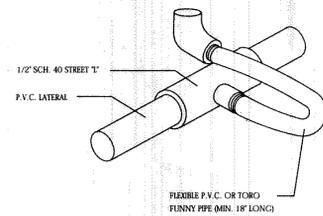
DETAIL OF STUB-OUT FOR FUTURE USE

N.T.S.



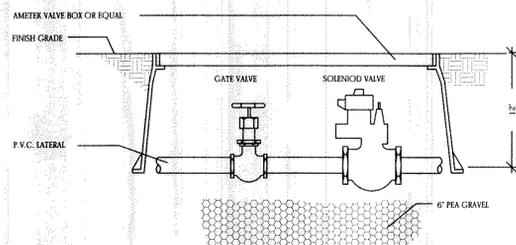
SPRINKLER ON RISER DETAIL FOR SHRUB AREAS

N.T.S.



FLEXIBLE SWING JOINT DETAIL

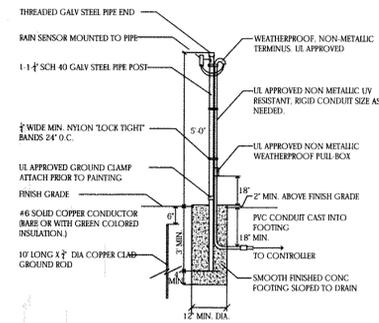
N.T.S.



TYPICAL SOLENOID VALVE ASSEMBLY

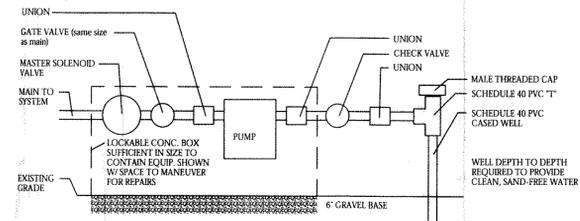
N.T.S.

NOTE:
ALL WIRE CONNECTIONS SHALL BE APPROVED WATER-TIGHT CONNECTIONS.
FINISH ENTIRE ASSEMBLY EXCEPT FOR EQUIPMENT WITH FLAT BLACK ACRYLIC ENAMEL PAINT.
FINISH METALLIC SURFACES WITH ZINC CHROMATE PRIOR TO FINISHING.



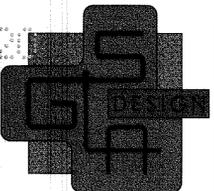
RAIN SENSOR DETAIL

N.T.S.



PUMP & WELL CONNECTION DETAIL

N.T.S.



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C O R P. I D # 0 0 0 0 2 6 6

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VALLS RESIDENCE
534 Menendez Avenue
Coral Gables, FL

REV. _____
PERMIT SET

TITLE
IRRIGATION NOTES AND DETAILS

Digitally signed by Kenneth Eric Gardner
Date: 2020.10.01 15:59:08 -04'00'

Ken Gardner
Rishi Semler
DATE 07.30.2020
SCALE as noted
SHEET LA5.01



IRRIGATION NOTES AND DETAILS

SCALE: N.T.S.



INTERIOR KITCHEN REMODELING AT:
534 MENENDEZ AV
CORAL GABLES, FL

MARK DATE DESCRIPTION

1 10-05-20 GAZEBO

REV

PROJECT No. BA-032

DRAWN BY: JLU

CHECKED BY: L.B

DATE: 8-3-2020

LEOPOLDO BELLÓN

Digitally signed by LEOPOLDO BELLÓN
DN: c=US, o=BELLÓN ARCHITECTURE, ou=A0110C0000017491CEFC500008AFD, cn=LEOPOLDO BELLÓN
Date: 2020.10.07 17:02:24 -0400
LEOPOLDO BELLÓN, AIA (AR-6737)

SHEET TITLE

SP-1.1

SHEET OF

SANSOVINO AVE

MENENDEZ AVE

EXISTING ONE STORY RESIDENCE

EXISTING TWO STORY RESIDENCE No 534

EXISTING COVERED PORCH

EXISTING POOL

* Existing pool enclosure as per Art. 5, Sect. 5-108.

AREA BREAKDOWN

NET SIZE AREA: 14,150 S.F.

IMPERVIOUS AREAS:

EXISTING TWO STORY RESIDENCE FOOT PRINT: 1,041 S.F.

EXISTING ONE STORY RESIDENCE: 569 S.F.

PROPOSED GAZEBO: 285 S.F.

EXISTING POOL: 559 S.F.

TOTAL IMPERVIOUS AREA: 2,454 S.F.

PERVIOUS AREAS:

CONCRETE PAVERS 4" APART: 3,818 S.F.

OPEN LANDSCAPE AREA PROVIDED: 7,878 S.F.

TOTAL PERVIOUS AREAS: 11,696 S.F.

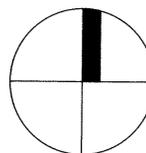
OUTSIDE SCOPE OF WORK:

- NEW PROPOSED GAZEBO
- NEW LANDSCAPE, SEE ATTACHED LS DRAWINGS

NOTE: SEE LANDSCAPE DRAWINGS FOR:

- 1.-ARTIFICIAL TURF
- 2.-4" THICK 3000 PSI CONCRETE PAVEMENT, SMOOTH FINISH
- 3.-SCORELINES LAYOUT
- 4.- DECORATIVE RIVER ROCK FROM ALL THE WAY AROUND POOL COPING (POOL COPING TO REMAIN)
- 5.-2" DECO DRAIN AROUND POOL COPING. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR MATERIAL AND LOCATIONS TO DRAIN

THIS REVISION:
NEW PROPOSED GAZEBO = 285 S.F.



LOCATION PLAN

SCALE: 1/8"=1'-0"

LEGAL DESCRIPTION

LOTS 2,3,4 , BLOCK 100, REVISED PLAT
CORAL GABLES , RIVIERA SECTION,PART 2
P.B. 28 PAGE 18, MIAMI-DADE COUNTY, FLORIDA