

AB-13-10-0622 +
AB-14-01-1415

CITY OF CORAL GABLES

TREE REMOVAL/RELOCATION APPLICATION

DATE: _____

PERMIT NO. PS 14063137

APPLICATION NO. _____

CONTROL NO. _____

NOTE: Whenever there is a proposed construction which involves the removal or relocation of tree(s) preliminary approval must be obtained through this application process. Applicant must guarantee that they have taken all steps reasonably necessary to preserve existing trees and to otherwise enhance the aesthetic appearance of the development by the incorporation of trees into the project. Applicant must include the 'preliminary approval' for the tree removal/relocation along with the construction documents.

Owner: Palmcorp Development Group, LLC Address: 4904 SW 72 Ave
Miami, FL, 33155
Job Address: 1011 Lisbon St. Lots 13-14-15 Telephone #: 305-446-7990
Folio No.: 03-4107-018-6280 (X) Residential () Commercial
Contractor Contact number(s): Kia Hernandez - 305-446-7990

I hereby make application for a permit to remove X, relocate _____ tree(s) from the above described property. (Attach site plan/survey as appropriate. See back of page). Specify types and # of trees and reasons for removal/relocation: LOT 15: Remove (9) Alexander Palms, (2) Royal Poinciana's
(1) Mango, (1) Gumbo Limbo, (2) Strangler Figs, (1) Mulberry. LOTS 13-14: (1) Queen Palm, 5 Alexander Palms, (1) Areca Palm,
(1) Macarthur Palm, 3 Royal Poincianas, (1) Lead Tree, (1) Chinaberry.

Public Service Dept. notes:

All protective Required
fencing to be in place
prior to any Removals

Remove 16 trees
as shown on plan

Hold _____
Approved Subject To: X tree work plan
Approved ✓
Denied _____

Permit Fee: \$ _____
Filling Fee: \$ _____
Document Preservation Fee: \$ _____
Total: \$ _____

INSPECTOR [Signature] DATE 9/23/14

I understand that if a permit is issued, I am responsible for the supervision and completion of said tree removal/relocation, in accordance with the approved plans and specifications, and in compliance with all applicable codes and ordinances of the City of Coral Gables. I further understand that I am responsible for and guarantee the survival of all trees relocated or planted in replacement of any trees removed pursuant to this application.

Owner (Print name and sign) Carlos Tosca

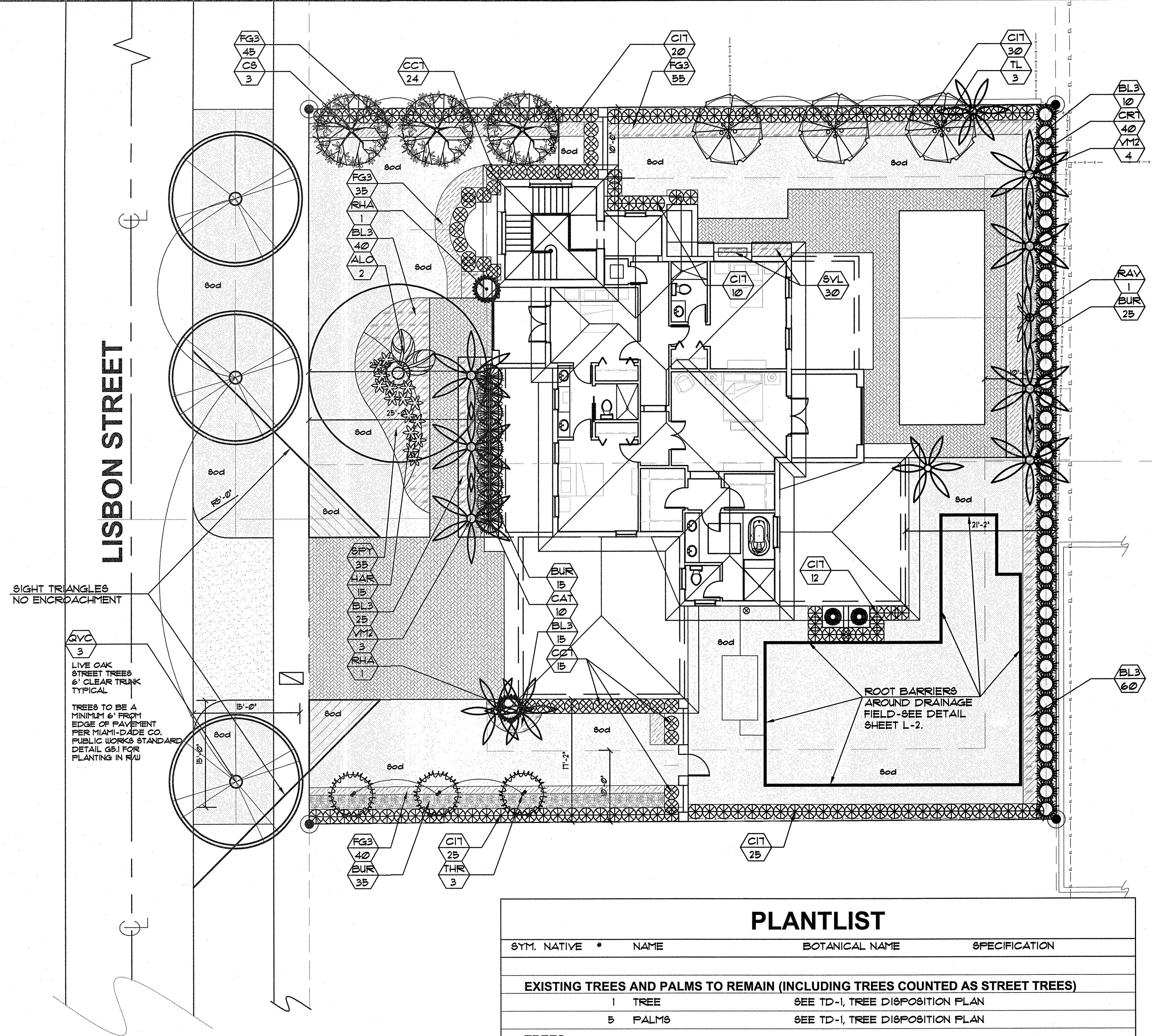
Date 6/13/14

The forgoing instrument was acknowledged before me this 13th day of June, 20 14
by Carlos Tosca. Who has taken an oath and: (✓) is personally
known to me, () has produced _____ as identification.

[Signature] My Commission Expires: 6/20/14
NOTARY PUBLIC, STATE OF FLORIDA, COUNTY OF MIAMI-DADE



MARTHA CASTELLON
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE209990
Expires 8/20/2016



PLANTLIST

SYM.	NATIVE	*	NAME	BOTANICAL NAME	SPECIFICATION
EXISTING TREES AND PALMS TO REMAIN (INCLUDING TREES COUNTED AS STREET TREES)					
1	TREE			SEE TD-1, TREE DISPOSITION PLAN	
5	PALMS			SEE TD-1, TREE DISPOSITION PLAN	
TREES					
CG	YES	3	ORANGE GEIGER	Cordia sebestena	FG, 8' x 5', 2' cal.
TL		3	TREE LIGUSTRUM	Ligustrum japonicum	FL, FANCY, 8' x 8' full crown
QVC	YES	3	LIVE OAK 'Cathedral'	Quercus virginiana 'Cathedral'	16' x 1' apr, 4' cal, 6' c.t.
PALMS					
RAV		1	TRAVELER'S PALM	Ravensia madagascariensis	FG, 12' o.a., full head
THR	YES	3	KEY THATCH PALMS	Thrinax morrisii	25 gal, 8' o.a., DBL TK, full
YM2		1	MONTGOMERY PALMS	Veitchia montgomeryana	DBL TK, FG, 14' o.a., full hd.
SHRUBS					
CC1	YES	38	JAMAICA CAPER	Capparis cynophallophora	1 gal, 30' x 24', 24' o.c. full
C17	YES	122	COCOPLUM	Chycobalanus icaco	1 GAL, 30' x 24' full, 24' o.c.
CR1	YES	40	PITCH APPLE	Clusia rosea	1 GAL, 36' ht, 30' o.c., FTB.
ACCENT PLANTS					
HAR		15	AECHMEA 'LITTLE HARV'	Aechmea spp.	10', container, BULLIS
ALO		2	GIANT ALOCASIA	Alocasia 'Portora'	1 gal, 'Excelsa' Nursery
CAT		10	CAT PALMS	Chamaedorea cataractarum	1 gal, 30' x 2', 30' o.c.
BL3		150	BLUEBERRY FLAX LILY	Dianella tasmanica	3 gal, 12' x 18', 18' o.c., full
FG3		130	'GREEN ISLAND' FIGUS	Ficus 'Green Island'	3 gal, 18' x 18', 18' o.c., full
BUR		15	PHILODENDRON 'ROJO CONGO'	Philodendron spp.	3 gal, 18' x 18', 18' o.c., full
RHA		2	LADY PALMS	Rhapis excelsa	5' o.a., FTG, sun acclimated
SVL		30	SANSEVIERIA 'LAURENTII'	Sansevieria trifasciata	3 gal, 18' x 12', 18' o.c. full
SPY		30	YELLOW GROUND ORCHIDS	Spathoglottis gracilis	1 gal, 10' x 10' full, 12' o.c.
SOD					
FLO		4,000 SF.	'FLORATAM' ST. AUGUSTINE	Stenotaphrum secundatum	SOLID SOD, price per s.f.
TOPSOIL:					
12 C.Y. TREES, PALMS, SHRUBS AND GROUNDCOVERS					
24 C.Y. AREA TO BE SODDED WITH A 2' DEPTH OF TOPSOIL SPREAD IN PLACE					
15 C.Y. PINE BARK NUGGETS MULCH, 3' DEPTH, SPREAD IN PLACE					
--- TOPSOIL, SOD AND MULCH QUANTITIES SHOWN ARE APPROXIMATE, CONTRACTOR TO PROVIDE A UNIT PRICE PER UNIT AND WILL BE PAID ON THAT UNIT PRICE BASIS UPON FINAL INSPECTION AND APPROVAL.					

1011 LISBON ST., CORAL GABLES, FL.

LANDSCAPE LEGEND (THIS INFORMATION IS REQUIRED TO BE PERMANENTLY AFFIXED TO THE PLAN)

ZONING DISTRICT: SFR	NET LOT AREA 024 ACRES	10500 SQUARE FEET	REQUIRED	PROVIDED
OPEN SPACE				
A. Square feet of open space required by Chapter 33, as indicated on site plan: Net lot area x 35% = 3675 square feet			3675	5393
B. Square feet of parking lot open space required by Chapter 18A, on site plan: The number of parking spaces x 10 square feet per parking space =			-	-
C. Total square feet of open space required by Chapter 33: A + B =			3675	5393
LAWN AREA CALCULATION				
A. Total square feet of landscaped open space required by chapter 33 =			3675	5393
B. Maximum lawn area (St. Augustine sod) permitted: 35% x 3675 square feet			1286	1286
TREES				
A. The number of trees required per net lot acre Less the existing number of trees that meet minimum requirements = trees x net lot acreage =			3	6
B. 30% Palms trees allowed (two palms one tree) Palms provided =			-	-
C. Percentage of natives trees required = the number of trees provided x 30% =			1	3
D. Street Trees (max. average spacing of 35' o.c.) linear feet along street / 35 = Palms as street trees (max. average spacing 25' o.c.) linear feet along street / 25 =			3	3
E. Street Trees located directly beneath power lines (Max. average spacing of 25' o.c.) linear feet along street / 25 =			-	-
F. Total number of trees provided =			6	9
SHRUBS:				
A. The total number of trees required x 10 = number of shrubs required			60	201
B. The number of shrubs required x 30% = the number of native shrubs required			18	201 (100%)
IRRIGATION PLAN Required by Chapter 33. Autoirrigation YES or hose bib provided				

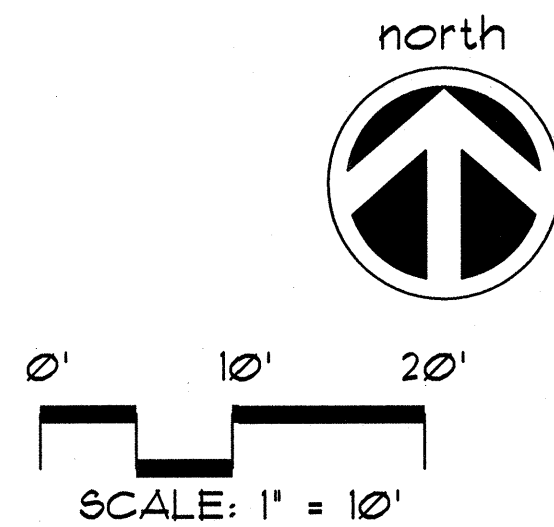
STREET TREE TABULATIONS

	REQUIRED	PROVIDED
LISBON ST. 100 L.F. = 1 TREE / 35 L.F. = 3 TREES	3	3 3 PROP. QVC
TOTAL	3	3

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE CITY OF CORAL GABLES PRIOR TO REMOVAL OF ANY TREES FROM THIS SITE.

SEE L-2 FOR LANDSCAPE DETAILS, NOTES, SPECIFICATIONS, ETC.

SEE IRRIGATION PLANS FOR PROPOSED IRRIGATION DESIGN, LAYOUT, DETAILS, SPECIFICATIONS, ETC.



LANDSCAPE PLAN LOTS 13-14 LISBON ST.

SINGLE FAMILY RESIDENCE

LOTS 13-14, LISBON ST.
CORAL GABLES, FL. 33134

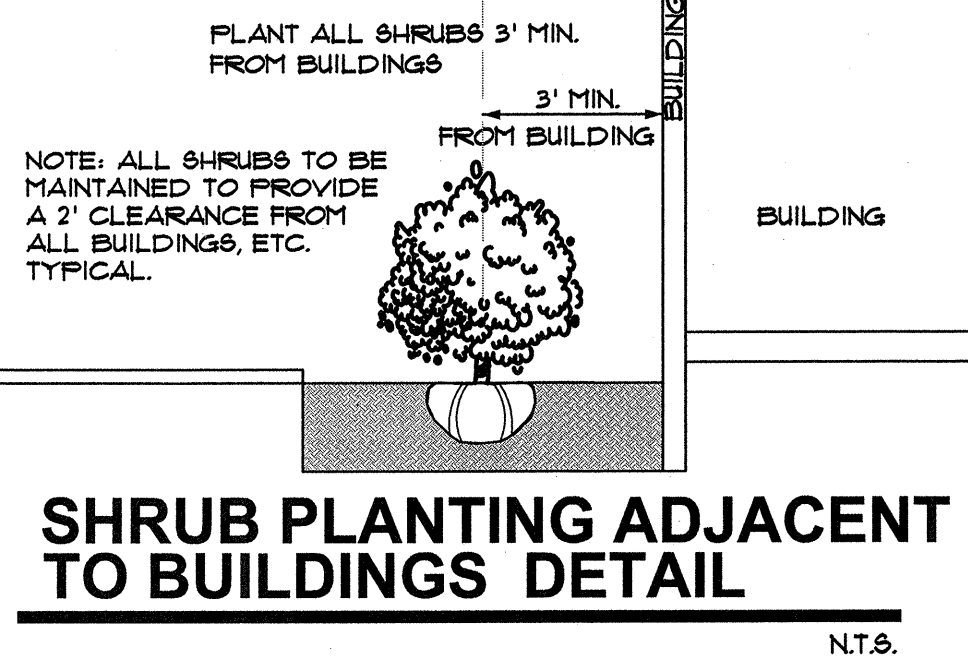
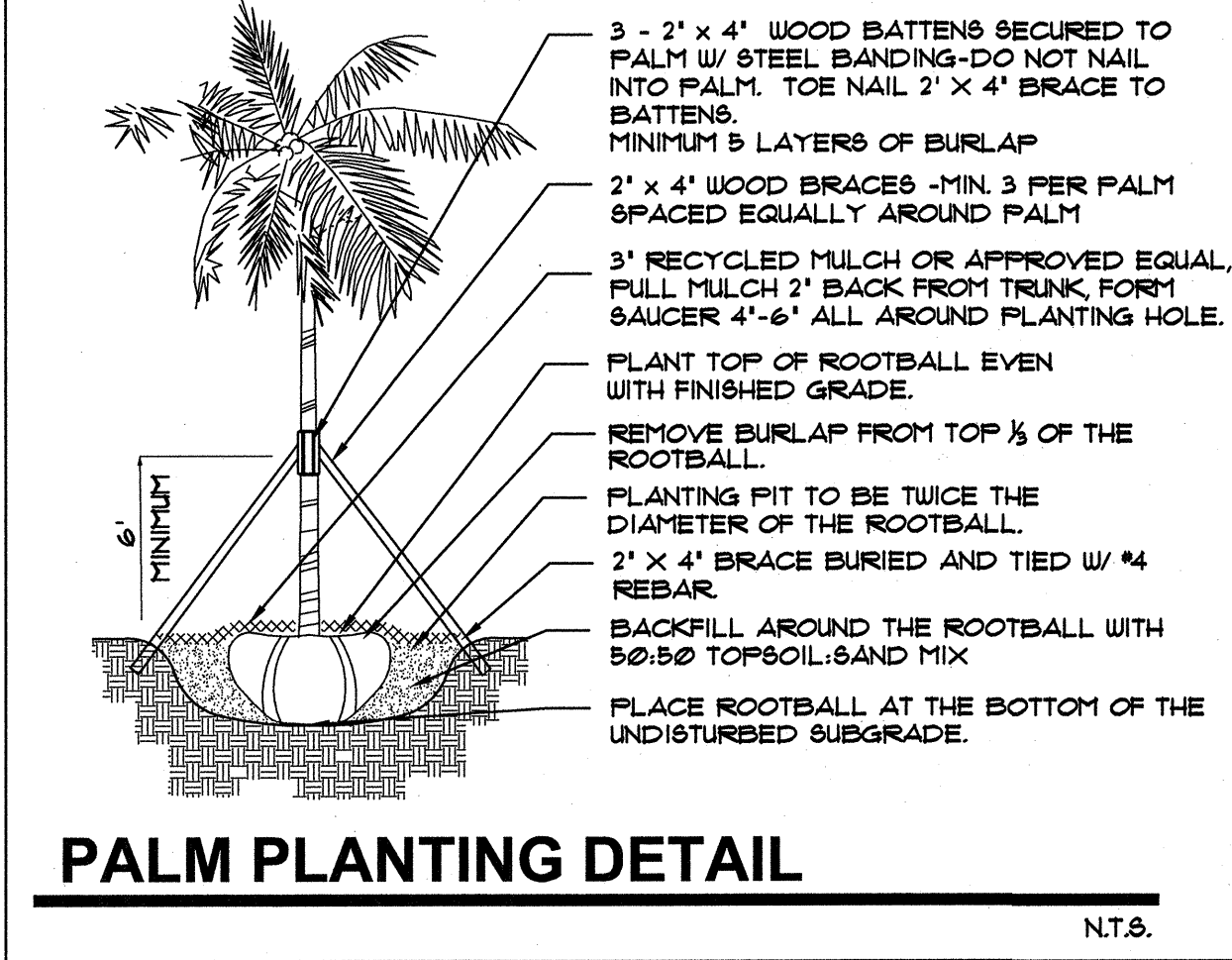
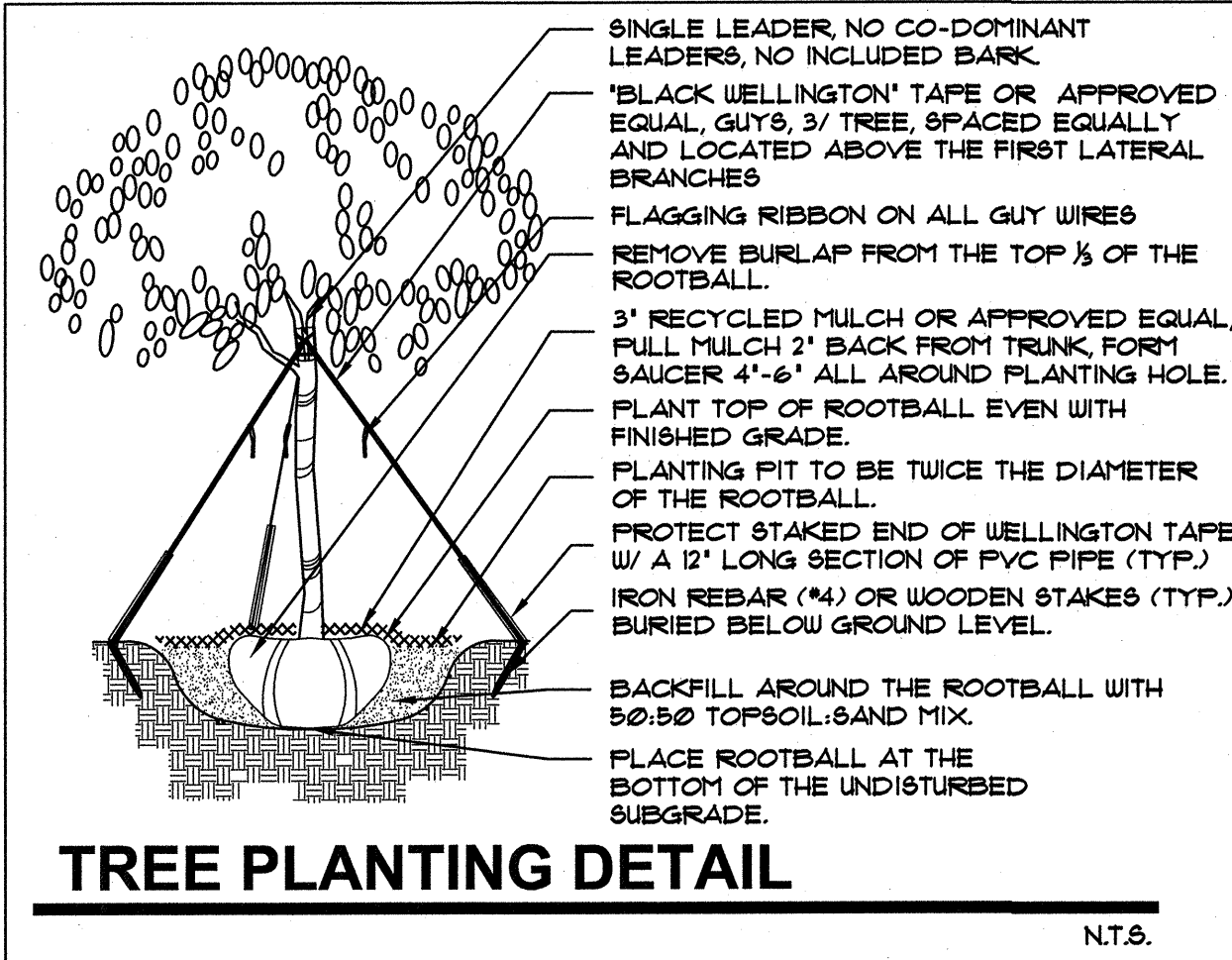
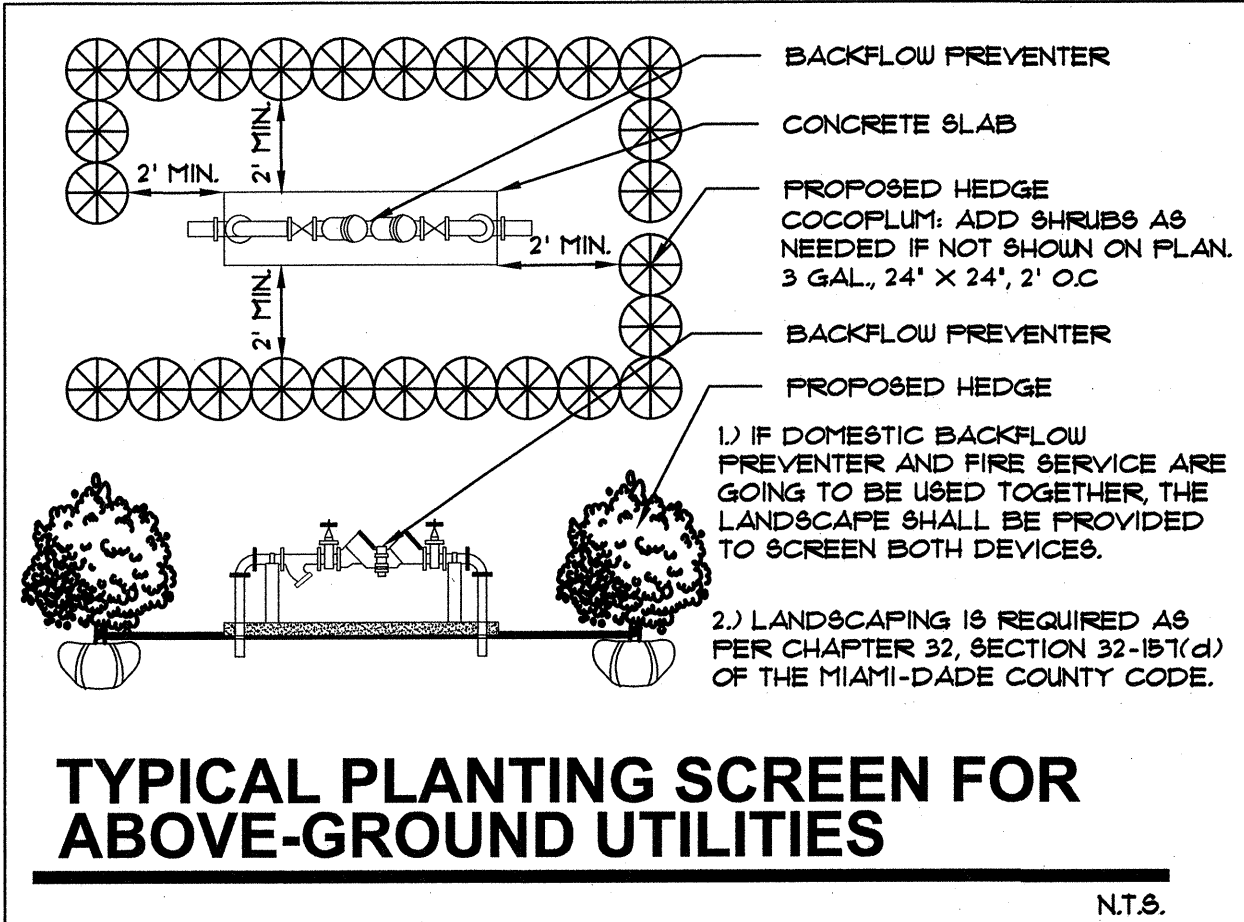
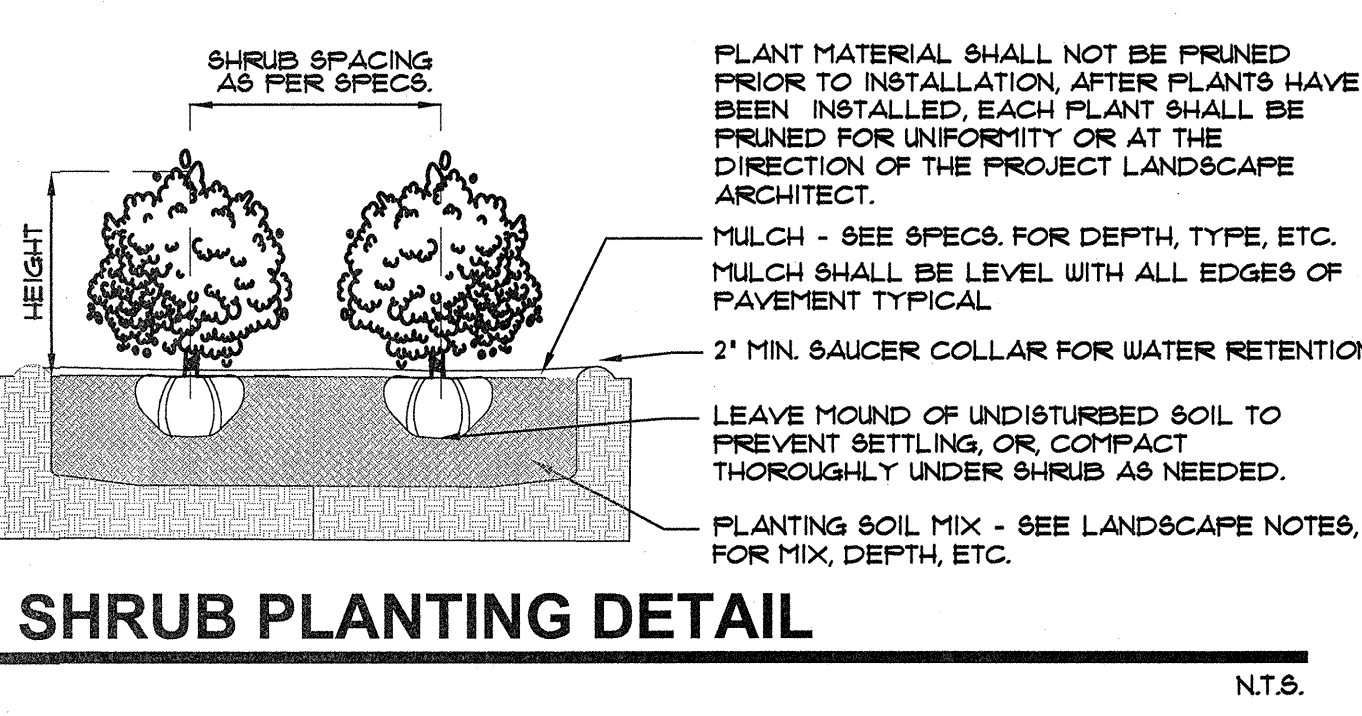
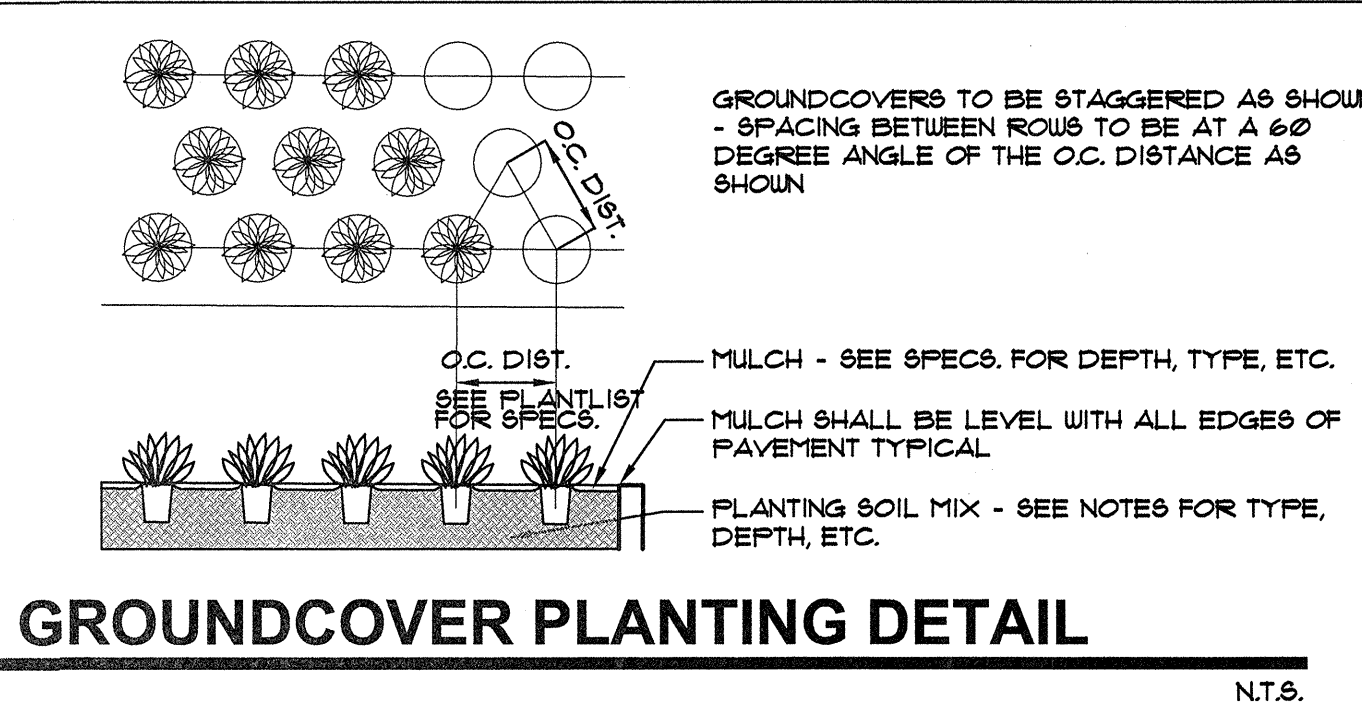
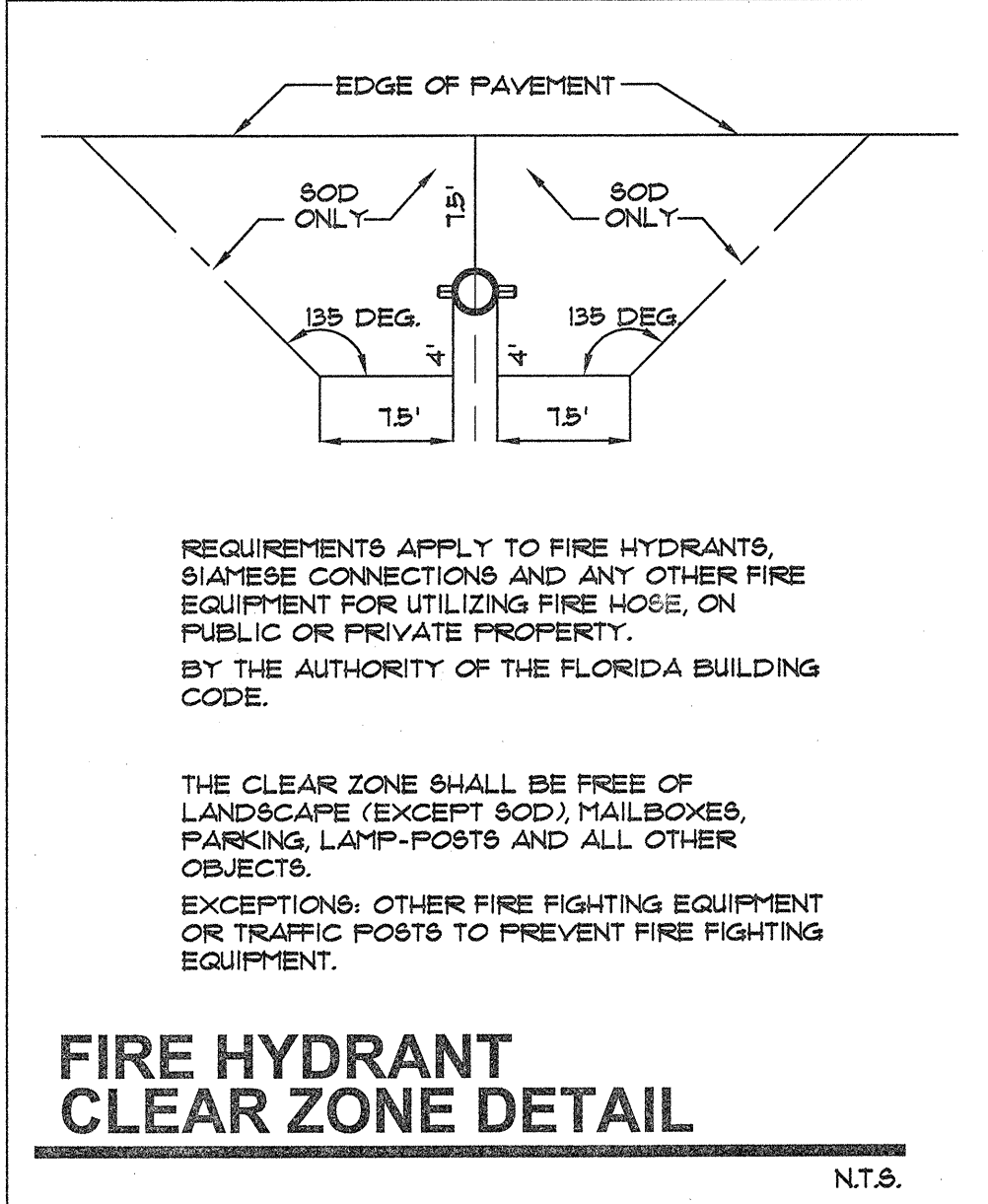
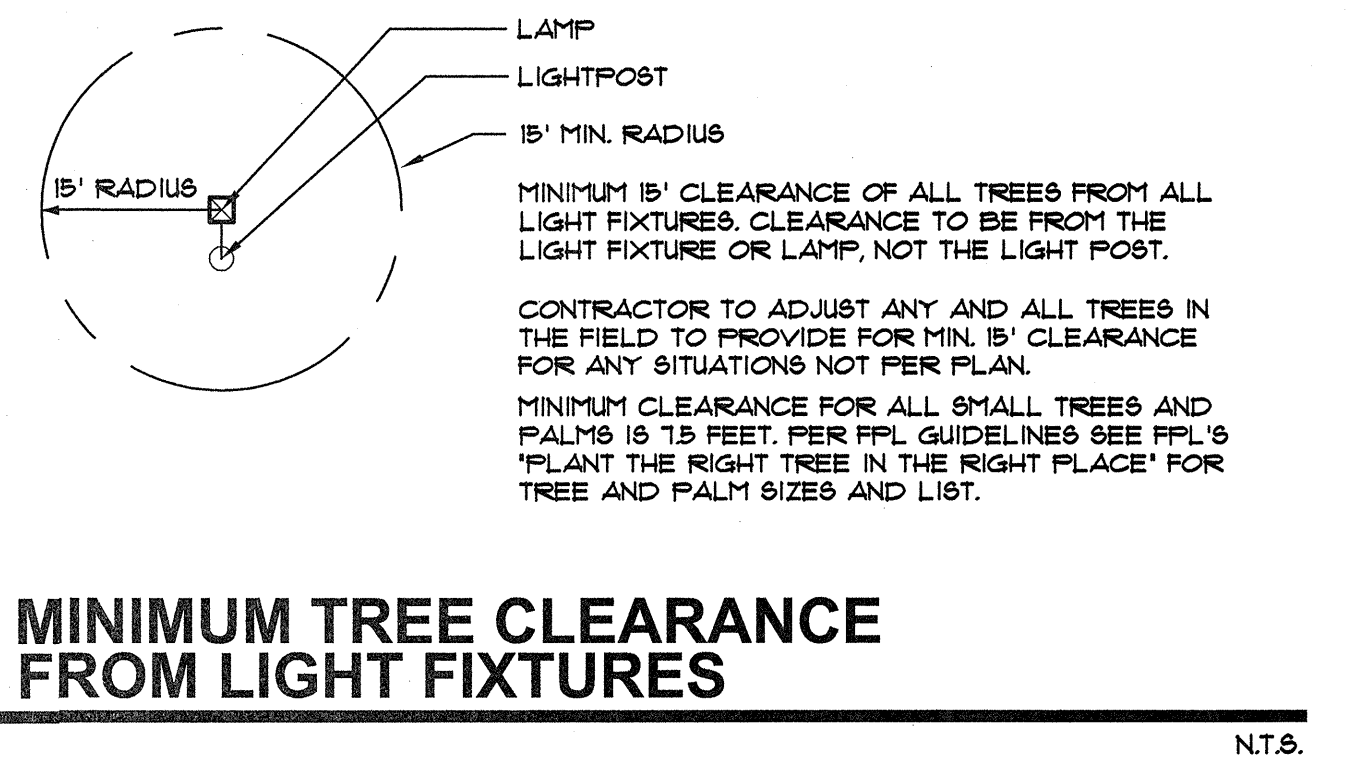
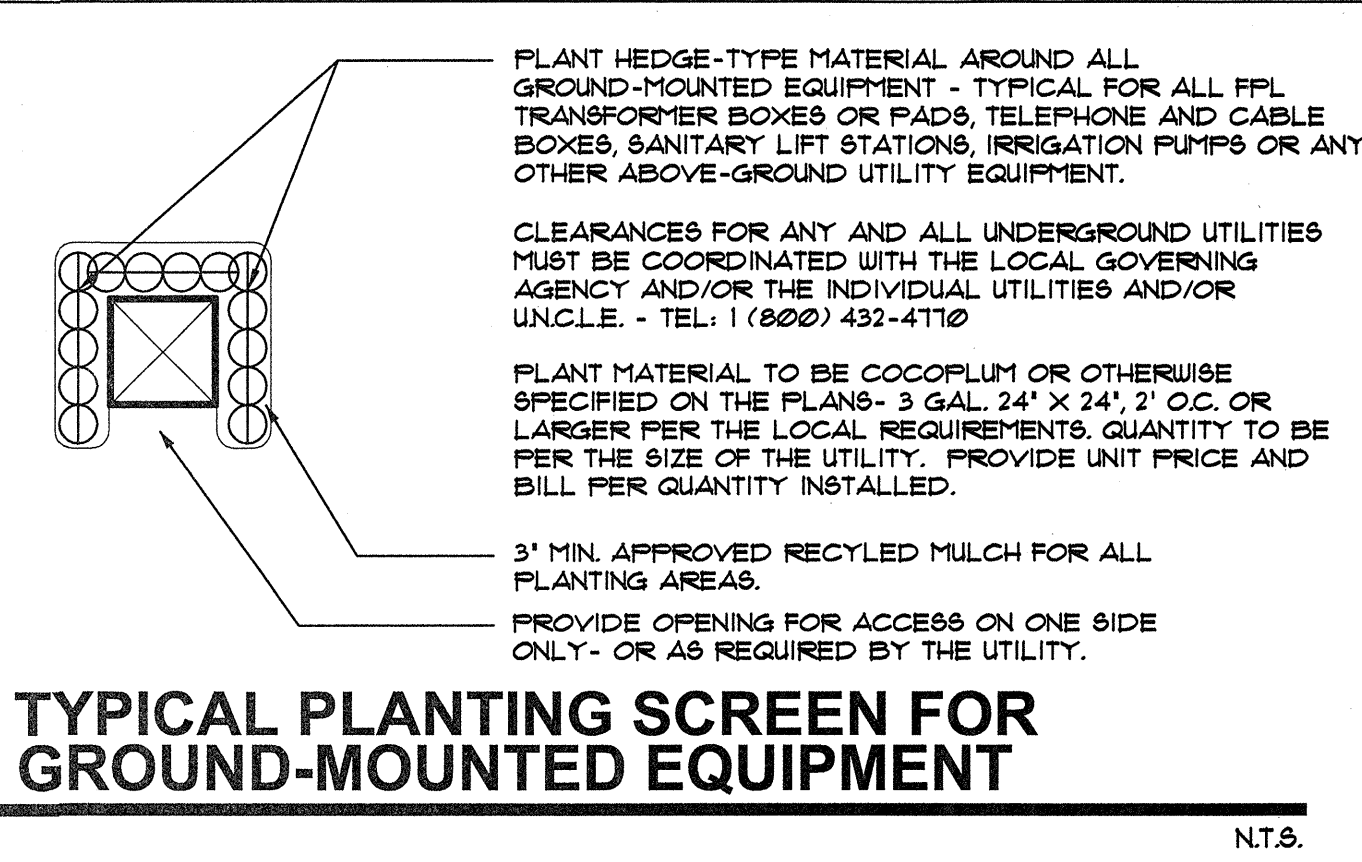
No.	Date	Revision

designed: JIMMYTICO
drawn: CURRO
checked: T.Y. MORAN
approved: J. F. SOCAASH
project #: SFR-14-02
scale: 1"=10'
date: June 10, 2014
cad ref: SFR-14-02

JAMES F. SOCAASH
R.L.A. # 2001132

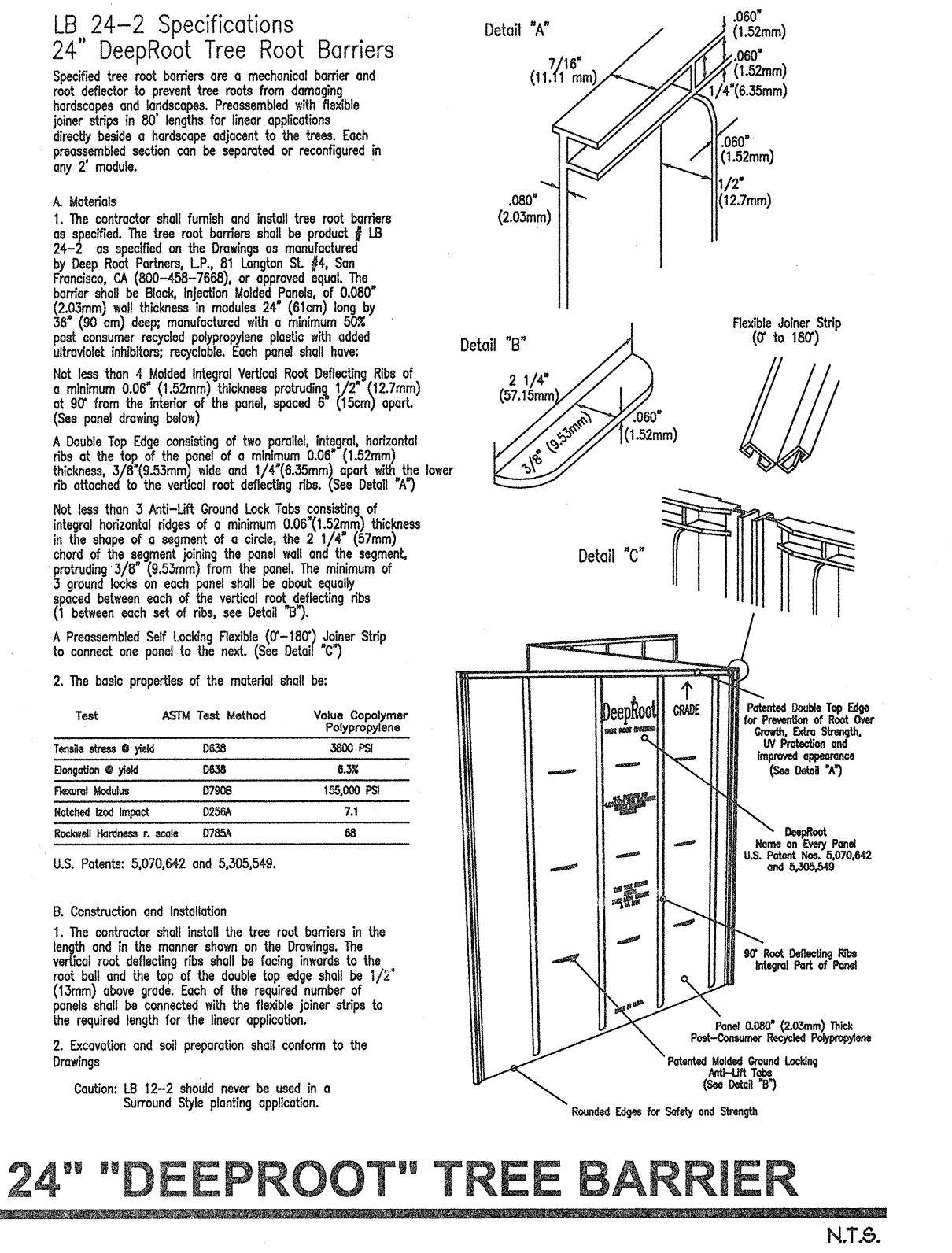
Drawing:

L-1



LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 GRADE OR BETTER.
- CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID AND PROTECT UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
- TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX, FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BERM'S AND OTHER LANDSCAPE AREAS.
 - BODDED-LAWN AREAS
 - 2\"/>
 - GROUNDCOVER PLANTING BEDS
 - 6\"/>
 - SHRUBS AND HEDGE PLANTING AREAS
 - 12\"/>
 - TREES, PALMS, SPECIMEN PLANT MATERIAL
 - 24\"/>
 - LANDSCAPE ISLANDS AND BUILDING FOUNDATIONS
 - EXCAVATE AND REMOVE ALL LIMESTONE, ROCKS, DEBRIS, ETC. TO A DEPTH OF 12\"/>
- THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2\"/>
- THE LANDSCAPE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THE 2\"/>
- CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL INCLUDING UNDERGROUND UTILITY LINE LOCATIONS DIAL 811 NO CUTS AS REQUIRED BY LAW.
- ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3\"/>
- SOD SHALL BE ARGENTINE 'BAHIA' OR ST. AUGUSTINE 'FLORANTIA' AS SHOWN ON THE PLANS, STRONGLY ROOTED, FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLAN OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL MEASURED BODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED.
- SOD SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AS DEFINED BY FDOT. SOD SHALL CARRY A 5-MONTH WARRANTY.
- ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROWERS LANDSCAPE ASSOCIATION (FNLGA). THERE SHALL BE ONE FINAL INSPECTION FOR APPROVAL BY THE PRESIDING GOVERNING AGENCY. CONTRACTOR SHALL INSURE THAT THE PLANS, DETAILS, SPECIFICATIONS AND NOTES HAVE BEEN ADHERED TO AND THAT THE LANDSCAPE AND IRRIGATION INSTALLATION IS COMPLIANT TO ALL ITEMS AS DIRECTED ON THE PLANS PRIOR TO SCHEDULING OF THE FINAL INSPECTION.
- THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING. ANY DISCREPANCIES FOUND BETWEEN THE QUANTITIES ON THE PLAN AND PLANT LIST, THE QUANTITIES ON THE PLAN SHALL BE HELD VALID.
- IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH A 100% OVERLAP, AUTOMATIC SYSTEM W/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX 'F' IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES.
- EXISTING IRRIGATION SYSTEM (IF APPLICABLE) SHALL BE RETROFITTED TO COMPLY WITH THOSE SPECIFICATIONS AS OUTLINED ABOVE.
- CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO INSURE PROPER WATERING-IN DURING INSTALLATION AND WILL BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER.
- ALL EXISTING TREES, PALMS AND PLANT MATERIAL TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. CONTRACTOR SHALL INSTALL PROTECTIVE BARRIERS SUCH AS 'TENAX' PROTECTIVE FENCING OR AS SHOWN ON THE DETAILS TO BE INSTALLED AT THE BEGINNING OF THE PROJECT. BARRIERS SHALL BE LOCATED TO INCLUDE THE DRIFLINE OF THE TREES, PALMS AND PLANT MATERIAL WHERE POSSIBLE. THE CONTRACTOR SHALL TAKE EXTRA CAUTION TO PREVENT ANY DAMAGE TO THE TRUNK, BRANCHES, ROOTS, ROOT ZONE AREAS AND ADJACENT GRADES.
- EXISTING TREES AND PALMS TO REMAIN SHALL BE TRIMMED PER ANSI-300 STANDARDS. SUPERVISION OF THE TRIMMING SHALL BE PERFORMED BY AN ISA-CERTIFIED ARBORIST.
- ALL EXISTING TREES AND PALMS SHALL BE 'LIFTED AND THINNED' TO PROVIDE FOR AN 8' MINIMUM CLEARANCE FOR SIDEWALKS AND PEDESTRIAN WALKWAYS AND A 14' MINIMUM CLEARANCE FOR ROADWAYS, DRIVEWAYS, AND ALL VEHICULAR USE AREAS.
- REMOVAL OF ANY TREES OR PALMS WILL REQUIRE A WRITTEN 'TREE REMOVAL PERMIT' FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL.



FERTILIZATION:

ONE COMPLETE APPLICATION OF GRANULAR FERTILIZER SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND APPROVAL BY THE LANDSCAPE ARCHITECT. AN ADDITIONAL FERTILIZATION PROGRAM SHALL BE SUBMITTED TO THE PROJECT MANAGER FOR AN ANNUAL FERTILIZATION APPLICATION PROGRAM. FERTILIZERS SHALL BE PER ATLANTIC-AFEC FERTILIZER & CHEMICAL (AFEC) OR AN APPROVED EQUAL. CONTRACTOR SHALL SUBMIT FERTILIZATION AS A SEPARATE ITEM IN THE BID.

FERTILIZATION SHALL BE AS FOLLOWS: TREES: 12-06-08 (AFEC # 5231) RATE: 15 LBS/ INCH OF DIA. * DBH PALMS: 12-04-12 (AFEC # 7216) RATE: 15 LBS/ INCH OF DIA. * DBH SHRUBS AND GROUNDCOVERS: (12-06-08 AFEC # 5231) RATE: 15 OZ/ FT. OF HEIGHT

LANDSCAPE DETAILS, LOTS 13-14 LISBON ST.

JFS Design Inc.
LANDSCAPE ARCHITECTURE
LC 000393
www.jfsdesignfl.com
jimny@jfsdesignfl.com

JFS
1833 NW 14th Ter.
FEBRUARY 2014
FL 33019
TEL: (954) 447-1852
FAX: (954) 442-8225

SINGLE FAMILY RESIDENCE
LOTS 13-14, LISBON ST.
CORAL GABLES, FL. 33134

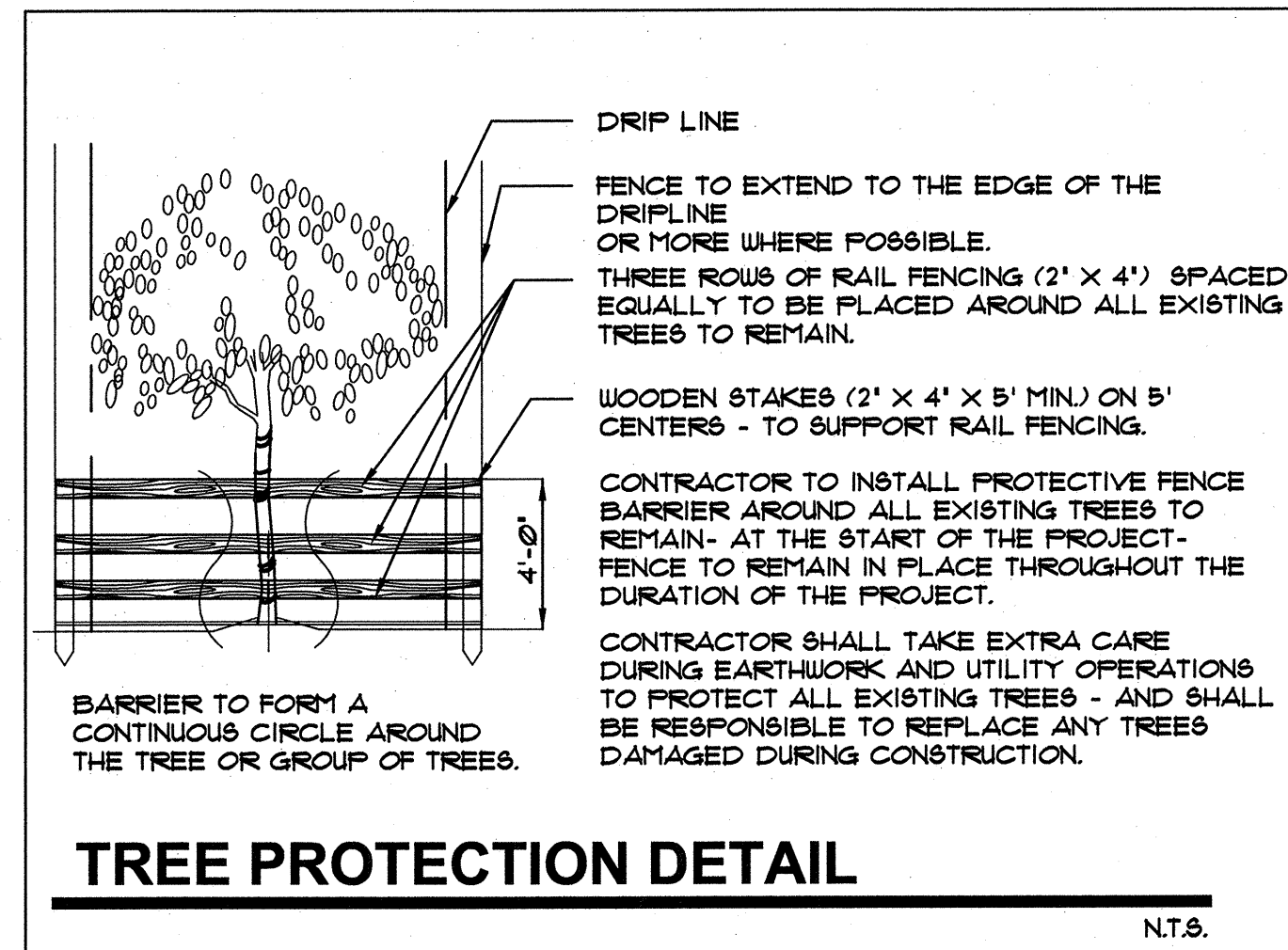
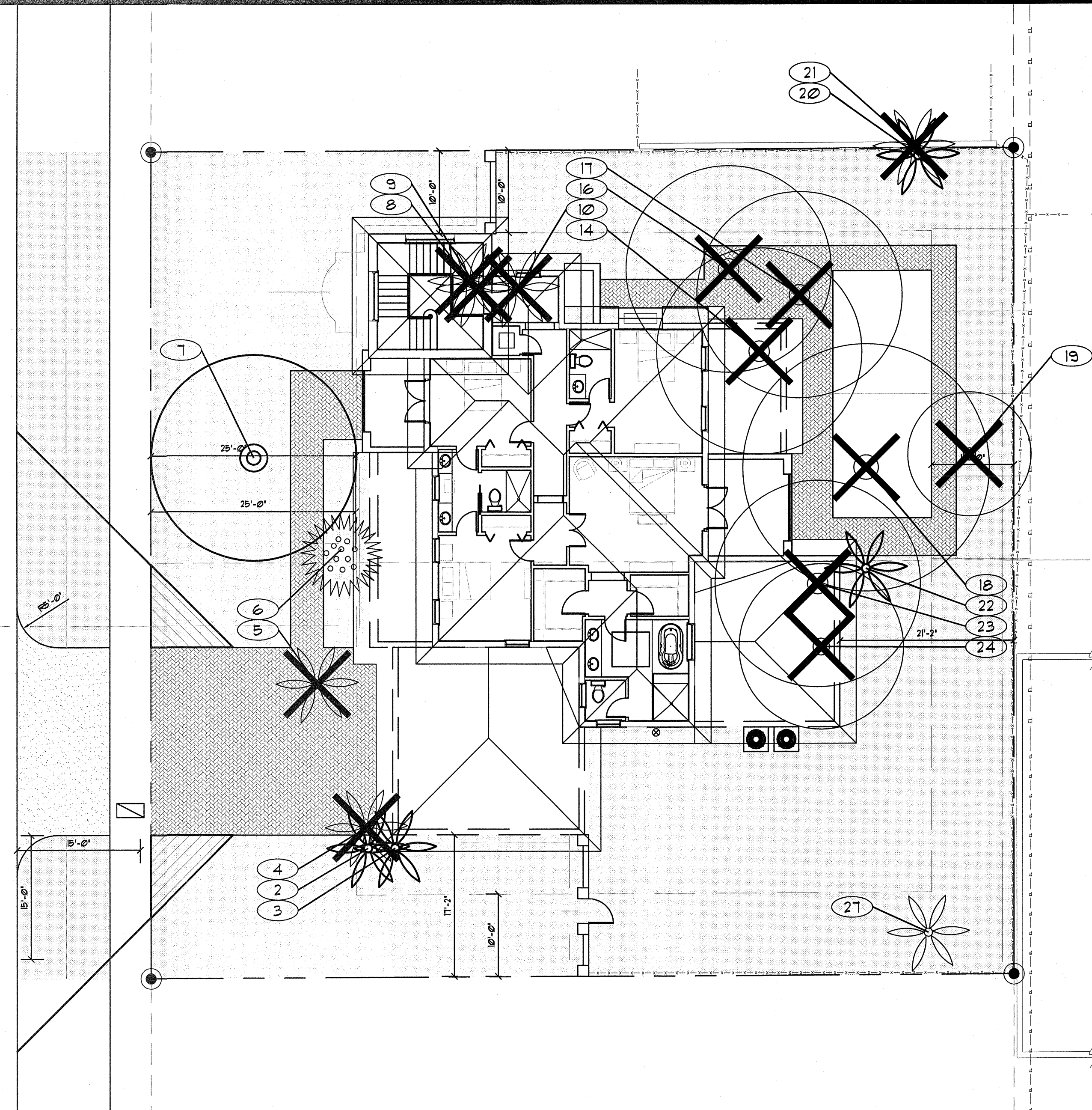
No.	Date	Revision

designed: JIMMYTICO
drawn: CURRO
checked: T.Y. MORAN
approved: J. F. SODASH
project #: SFR-14-02
scale: AS SHOWN
date: June 10, 2014
cad ref: SFR-14-02

JAMES F. SODASH
FLA. # 0001132

Drawing:
L-2

LISBON STREET



TREE PROTECTION DETAIL

N.T.S.

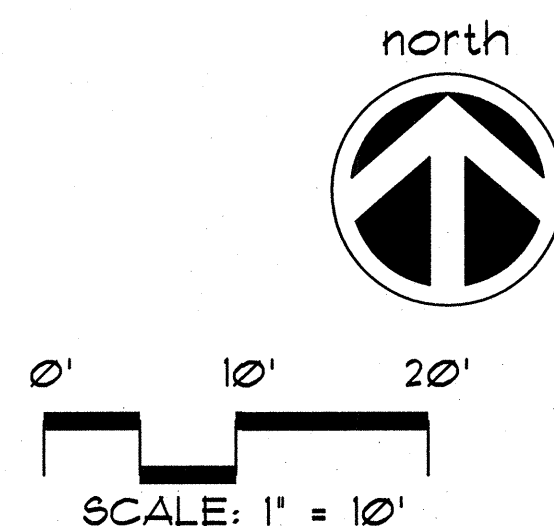
1011 LISBON ST. LOTS 13-14, CORAL GABLES, FL.									
5/29/2014									
SYM	COMMON NAME	BOTANICAL NAME	HEIGHT FT.	SPREAD FT.	DBH Inches	CANOPY S.F.	STATUS	CANOPY LOSS S.F.	2X CANOPY LOSS S.F.
NUMBERING									
2	PE	ALEXANDER PALM	<i>Ptychosperma elegans</i>	35	8	3	50	REMAIN	
3	PE	ALEXANDER PALM	<i>Ptychosperma elegans</i>	25	8	3	50	REMAIN	
4	SR	QUEEN PALM	<i>Syagrus romanzoffiana</i>	28	8	7	50	REMOVE	50
5	PE	ALEXANDER PALM	<i>Ptychosperma elegans</i>	25	8	3	50	REMOVE	50
6	ARE	ARECA PALM	<i>Dypsis lutescens</i>	25	15	16	177	REMOVE	177
7	OV	LIVE OAK	<i>Quercus virginiana</i>	30	25	18	491	REMAIN	
8	PM	MACARTHUR PALM	<i>Ptychosperma macarthuri</i>	25	8	10	50	REMOVE	50
9	PE2	ALEXANDER PALM	<i>Ptychosperma elegans</i>	25	8	6	50	REMOVE	50
10	PE	ALEXANDER PALM	<i>Ptychosperma elegans</i>	25	8	3	50	REMOVE	50
14	DR	ROYAL POINCIANA	<i>Delonix regia</i>	30	25	6	491	REMOVE	491
16	DR	ROYAL POINCIANA	<i>Delonix regia</i>	35	25	14	491	REMOVE	491
17	DR	ROYAL POINCIANA	<i>Delonix regia</i>	35	25	12	491	REMOVE	491
18	PA	AVOCADO	<i>Persea americana</i>	35	30	22	707	REMOVE	707
19	PA	AVOCADO	<i>Persea americana</i>	20	15	28	177	REMOVE	0
20	PE	ALEXANDER PALM	<i>Ptychosperma elegans</i>	25	8	3	50	REMAIN	
21	PE	ALEXANDER PALM	<i>Ptychosperma elegans</i>	20	0	3	0	REMOVE	0
22	PE	ALEXANDER PALM	<i>Ptychosperma elegans</i>	20	8	3	50	REMAIN	
23	LL	LEAD TREE	<i>Leucaena leucoccephala</i>	35	25	15	491	REMOVE	0
24	MA	CHINABERRY	<i>Melia azedarach</i>	20	20	10	314	REMOVE	0
27	PE	ALEXANDER PALM	<i>Ptychosperma elegans</i>	24	6	3	28	REMOVE	28
TOTALS							4,308	2,635	0

NOTES:

- SEE SHEET L-1 FOR PROPOSED TREE AND PALM LOCATIONS.
- THE CONTRACTOR SHALL REMOVE ALL TREES AND HEDGES AS PER PLANS AND AS APPROVED BY THE LOCAL GOVERNING AGENCIES (THE CITY OF CORAL GABLES). TREE, PALM AND HEDGE MATERIAL SHALL INCLUDE ALL TRUNKS, STUMPS AND ROOTS. ALL EXCESS DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED SITE. ALL HOLES AND DEPRESSIONS SHALL BE BACKFILLED WITH CLEAN, APPROVED BACKFILL.
- LOCATIONS SHOWN FOR THE EXISTING TREES AND PALMS ARE APPROXIMATE, EXACT LOCATIONS ARE TO BE FIELD VERIFIED BY A REGISTERED LAND SURVEYOR (RLS) PRIOR TO ANY PAVING OR ANY OTHER SUCH WORK WHICH WILL BE IMPACTED BY ANY TREES OR PALMS TO REMAIN.
- ALL INVASIVE EXOTIC VEGETATION AND ANY ANY OTHER PLANTS LISTED AS CATEGORY 1, ON THE FLORIDA EXOTIC PEST PLANT COUNCIL'S LIST OF FLORIDA'S MOST INVASIVE SPECIES SHALL BE REMOVED FROM THE SITE AND MAINTENANCE SHALL GUARANTEE CONTROL OF RE-INVASION.

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE CITY OF CORAL GABLES PRIOR TO REMOVAL OF ANY TREES FROM THIS SITE.

SEE LANDSCAPE PLANS FOR PROPOSED PLANTINGS, LANDSCAPE LEGEND, DETAILS, NOTES, ETC.



TREE DISPOSITION PLAN
LOTS 13-14 LISBON ST.

JFS

1933 NW 14th Terr.
FEBRUARY 2016
FL 33028
TEL: (954) 447-1822
FAX: (954) 442-8225

SINGLE FAMILY
RESIDENCE

LOTS 13-14, LISBON ST.
CORAL GABLES, FL. 33134

No.	Date	Revision

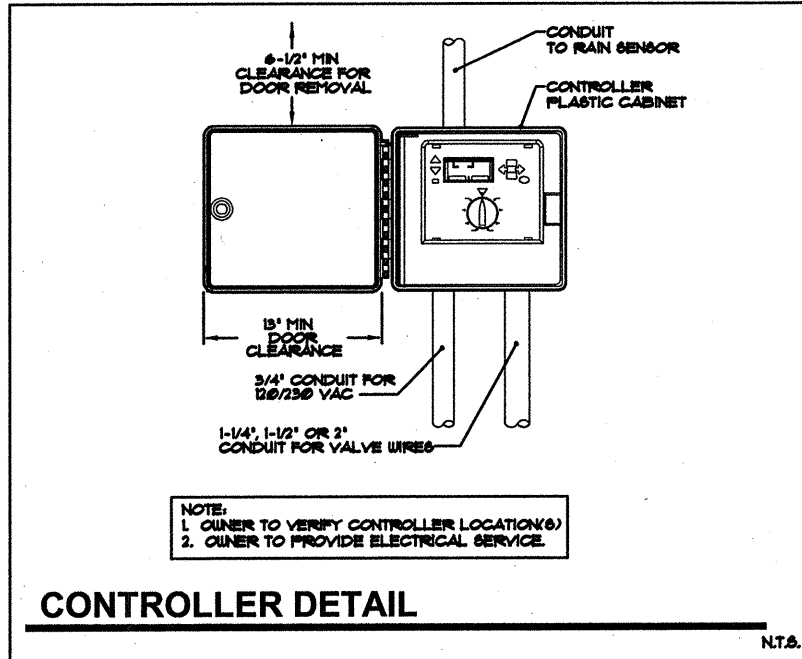
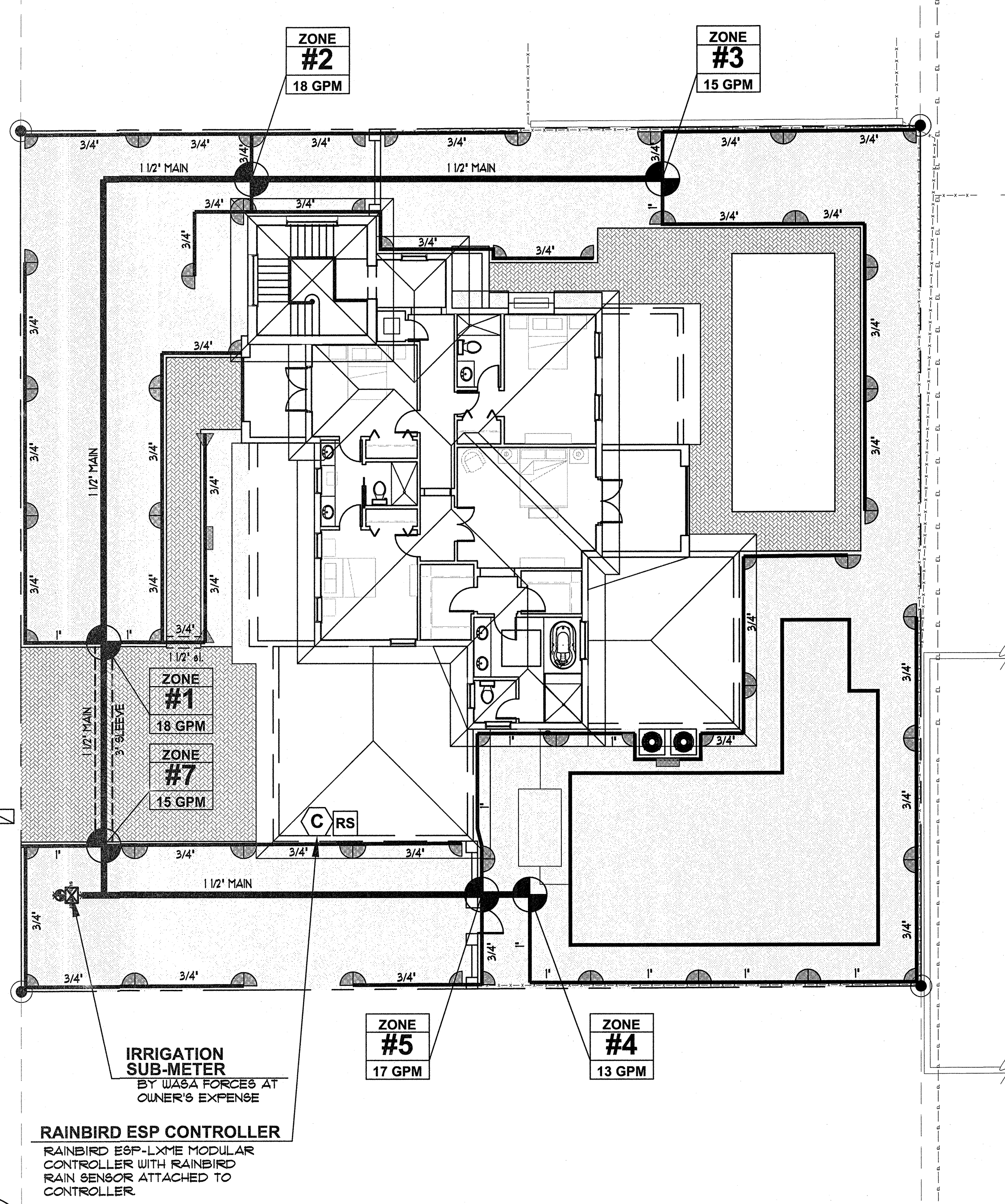
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JAMES F. SOCAASH
FLA. # 0001132

Drawing:

TD-1

LISBON STREET



IRRIGATION LEGEND

- IRRIGATION SUB-METER SEE STANDARD DETAIL-SKETCH PER MIAMI-DADE COUNTY RUDEPT. BY WATER DEPT. FORCES AT OWNER'S EXPENSE
- 1 1/2" PVC Main Supply Line- Sch 40
- RAINBIRD ESP-LXME MODULAR SERIES W/ RAINBIRD RAIN SENSOR
- RAINBIRD RSD SERIES RAIN SENSOR ATTACHED TO CONTROLLER
- JUNCTION BOX W/ WATERPROOF CONNECTORS
- 1" ELECTRIC VALVES-RAINBIRD FEB SERIES OR APPROVED EQUAL, IN JUMBO VALVE BOX
- LATERAL LINE (Sch 160)
- PIPE IN SLEEVE (See Sizing Chart)
- PIPE CONNECTION
- PIPE CROSSING
- ZONE DESIGNATION
- RAINBIRD 1000- U SERIES-FRS 4", 6", 12" POP-UP - HALF QUARTER FULL 10", 12", 15" RADIUS AS SHOWN
- RAINBIRD 1000 SERIES STRIP-TYPE (BEST (END STRIP), 15' COT (CENTER STRIP))
- RAINBIRD -5 SERIES, MFR STREAM BUBBLER NOZZLES, 5" RADIUS, 15 GPM

SPECIAL NOTES:

- 6-1. A ROUGH INSPECTION IS REQUIRED BY THE CITY OF CORAL GABLES PRIOR TO TRENCH BACKFILLING AND A FINAL INSPECTION SHALL BE REQUIRED PRIOR TO COMPLETION OF THE IRRIGATION WORK.
- 6-2. SOUTH FLORIDA WATER MANAGEMENT WATER RESTRICTIONS, PHASE II ARE IN EFFECT. NEW LANDSCAPE SHALL BE EXEMPT PER SFWM FOR A PERIOD OF SIXTY DAYS AFTER INSTALLATION BY CONTRACTOR AND/OR OWNER TO ASSUME RESPONSIBILITY AFTER THAT INITIAL PERIOD.

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE CITY OF CORAL GABLES PRIOR TO REMOVAL OF ANY TREES FROM THIS SITE.

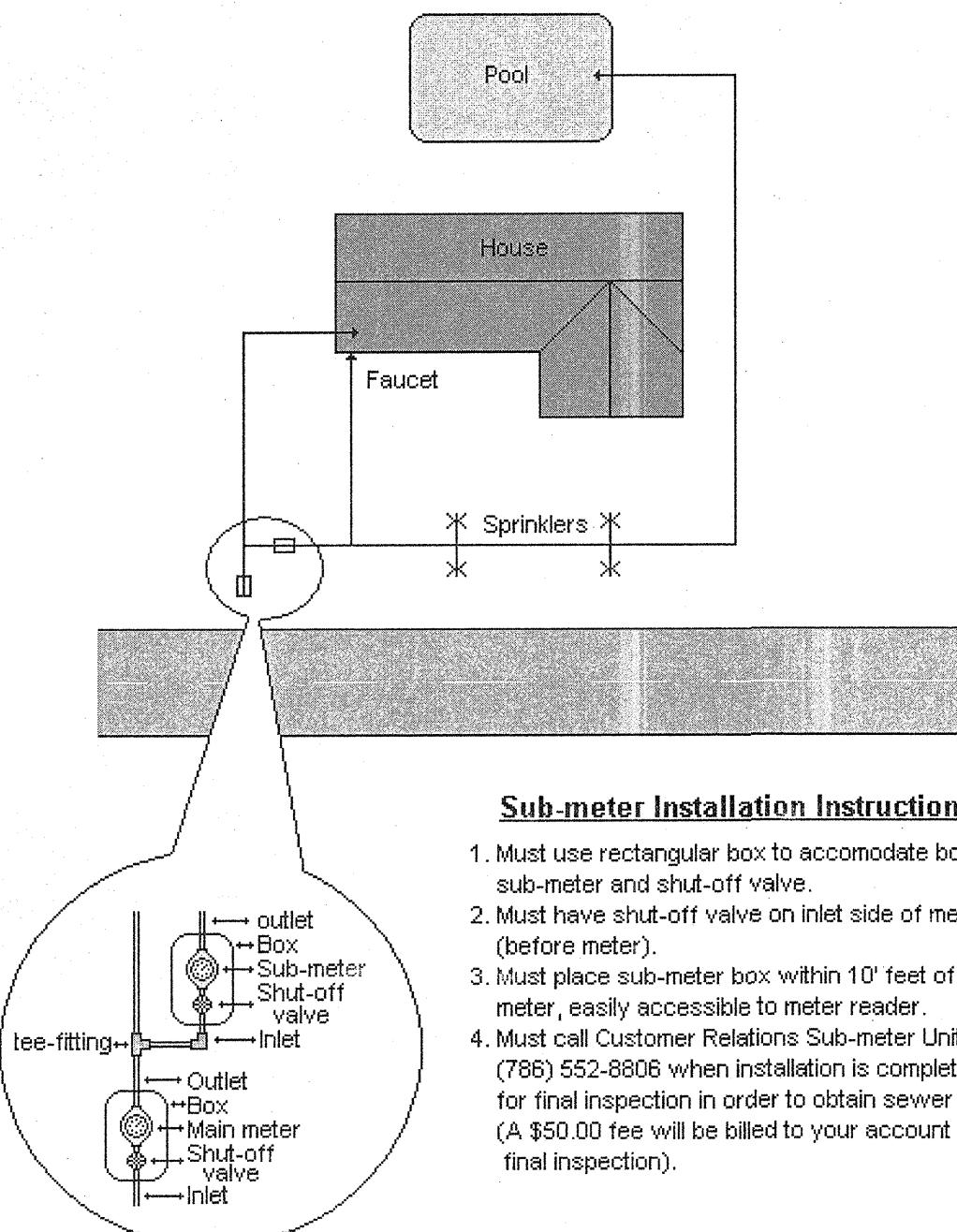
SEE L-1, L-2 FOR LANDSCAPE PLANS, DETAILS, NOTES, SPECIFICATIONS, ETC.

IRRIGATION PLAN
LOTS 13-14 LISBON ST.

GENERAL IRRIGATION NOTES

- IRRIGATION CONTRACTOR SHALL PROVIDE, FURNISH AND INSTALL A FULLY AUTOMATIC IRRIGATION SYSTEM WHICH WILL COMPLY WITH ALL LOCAL CODE, STATE CODE & FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) REQUIREMENTS.
- THE IRRIGATION CONTRACTOR SHALL SCHEDULE AN ON-SITE PRE-CONSTRUCTION CONFERENCE WITH THE OWNER & THE OWNERS AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCEMENT OF INSTALLATION OF THE IRRIGATION SYSTEM.
- CONTRACTOR SHALL INSTALL A POP-UP TYPE HEADS. SPRAY TYPE SHALL BE ROTOR, IMPACT, SPRAY OR BUBBLER AND SHALL BE SO INSTALLED TO NOT CAUSE ANY OVERSPRAY ONTO ANY PAVED SURFACES, I.E. ROADS, SIDEWALKS, ETC. ALL FIXTURES SHALL BE "TORO", "RAINBIRD" OR AN APPROVED EQUAL. ALL WORK SHALL BE DONE IN A PROFESSIONAL MANNER AND AS PER THE MANUFACTURERS SPECIFICATIONS. SPRAY HEADS SHALL BE 4" POP-UPS FOR SOODED AREAS, 8" FOR GROUNDCOVER PLANTINGS AND 12" POP-UPS FOR ALL PLANTING AND SHRUB BEDS. SPRAY HEADS ON RISERS SHALL ONLY BE PERMITTED PER THE LAND ARCH.
- ALL MAIN SUPPLY LINE SHALL BE PVC SCHEDULE 40 PIPE. ALL PVC FITTINGS SHALL BE SCHEDULE 40. THE MAIN LINE IS SHOWN SCHEMATICALLY. LOCATE MAIN LINES IN LANDSCAPE AREAS WHERE POSSIBLE AND SLEEVE UNDER PAVEMENT WHERE NECESSARY. MAIN LINES SHALL BE IN THE SAME TRENCH WITH LATERAL LINES WHERE POSSIBLE.
- CONTRACTOR SHALL CONSTRUCT CONCRETE THRUST BLOCKS, 12" X 12" X 12" AT ALL "T" INTERSECTIONS OR BENDS 45 DEGREES OR GREATER ON THE MAIN LINE.
- MINIMUM PIPE SIZE SHALL BE 3/4" PIPE.
- CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID & PROTECT ALL UTILITY LINES, DUCTS, BURIED CABLES AND OTHER UTILITIES IN THE AREA. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR, UTILITY AND COSTS INCURRED IN THE DAMAGE OR DESTRUCTION OF SAID UTILITIES. CALL U.N.C.L.E. (1-800) 432-8770, 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK FOR PROPER UTILITY LOCATION AND CLEARANCES.
- THE CONTRACTOR SHALL SECURE ALL WORK WITH THE PROJECT MANAGER, LANDSCAPE CONTRACTOR AND ALL OTHER CONTRACTORS TO INSURE PROPER INSTALLATION, SCHEDULING AND PROCEEDURE.
- THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT MANAGER TO PROVIDE ELECTRICAL SUPPLY TO THE CONTROLLER, PUMP, ETC. AS NEEDED.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL PERMITS AS MAY BE DEEMED NECESSARY TO PERFORM THE WORK. ENTIRE SYSTEM SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL AND STATE CODES. THE OWNER IS RESPONSIBLE FOR ALL PERMIT FEES.
- ALL SLEEVES UNDER PAVEMENT SHALL BE BURIED PER FL BLDG CODE, APPENDIX "F". ALL LATERAL SLEEVES UNDER SIDEWALKS SHALL BE BURIED BELOW WALKWAYS AND SHALL BE SCHEDULE 40 PVC. ALL SLEEVING SHALL BE SCHEDULE 40 PVC PIPE & SHALL BE 2 TIMES THE MAIN OR LATERAL PIPE SIZE.
- THE CONTRACTOR SHALL CONNECT THE MASTER VALVE (WHEN APPLICABLE) & ALL ELECTRIC VALVES TO THE CONTROLLER & PROVIDE PROPER SYNCHRONIZATION.
- ALL LOW-VOLTAGE ELECTRIC VALVES SHALL BE #14 DIRECT BURIAL. ALL WIRES UNDER ROADS TO BE PLACED IN A SEPARATE 1" SLEEVE. CONTRACTOR SHALL PROVIDE A MINIMUM OF 2 EXTRA WIRES FOR EMERGENCY POST-INSTALLATION WIRING.
- ALL LINE LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL ADJUST TRENCHING AND LOCATION OF SPRAY HEADS IN THE FIELD FOR EXISTING CONDITIONS, WALKS, UTILITIES, STRUCTURES & PLANTINGS TO PROVIDE AND INSURE 100% COVERAGE AND 100% OVERLAP.
- CONTRACTOR SHALL PROVIDE A ONE-YEAR GUARANTEE ON ALL PARTS AND A 90-DAY GUARANTEE ON LABOR FROM THE DATE OF FINAL ACCEPTANCE.
- THE IRRIGATION CONTRACTOR SHALL RECORD ALL CHANGES MADE TO THE IRRIGATION SYSTEM DURING INSTALLATION, & PROVIDE AN AS-BUILT DRAWING TO THE OWNERS REPRESENTATIVE UPON COMPLETION AND ACCEPTANCE OF THE WORK.
- THE IRRIGATION CONTRACTOR SHALL INSTRUCT THE OWNER OR THE OWNERS REPRESENTATIVE IN THE COMPLETE OPERATION & MAINTENANCE OF THE SYSTEM. THE CONTRACTOR SHALL FURNISH TWO (2) COPIES OF AN IRRIGATION SYSTEM MANAGEMENT MANUAL PREPARED BY THE MANUFACTURER & THE SYSTEM INSTALLER.
- THE IRRIGATION CONTRACTOR SHALL CHECK AND ADJUST THE SYSTEM AT THE END OF THE 90-DAY PERIOD, FROM THE DATE OF FINAL ACCEPTANCE.

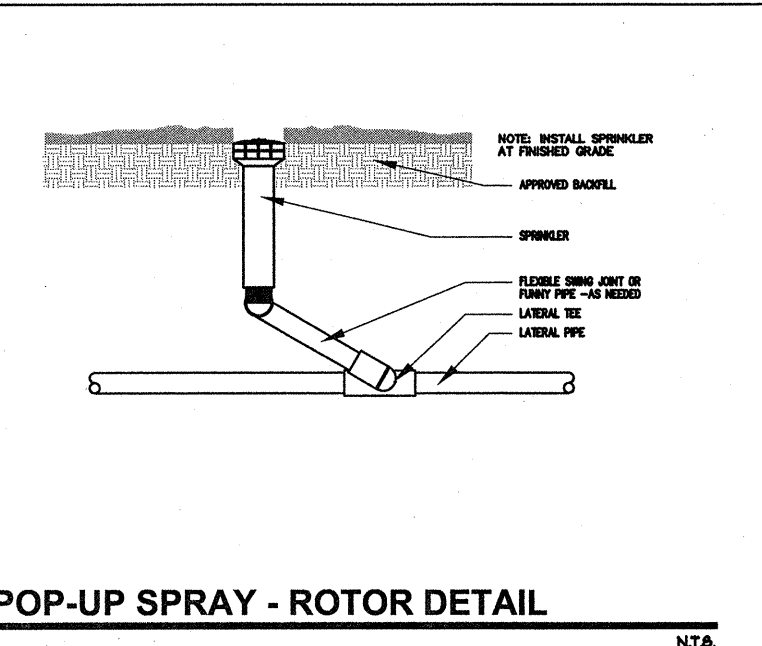
Miami Dade Water and Sewer Department
Customer Relations Sub-meter Unit
Typical customer owned sub-meter installation



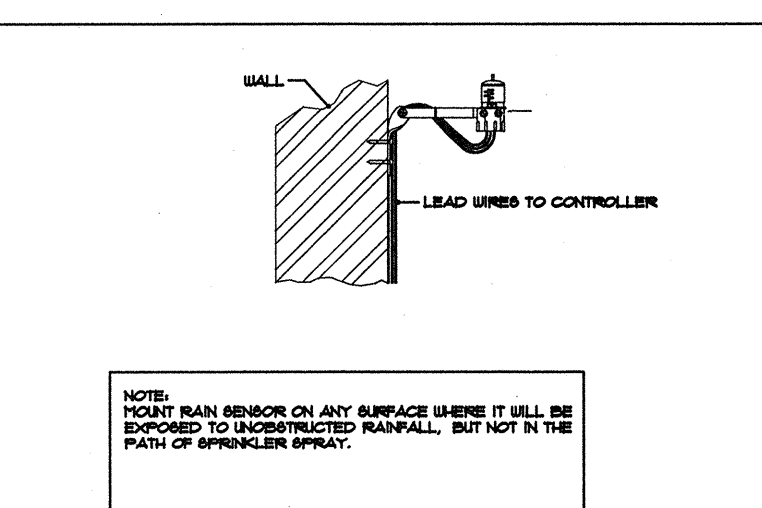
Sub-meter Installation Instructions

- Must use rectangular box to accommodate both the sub-meter and shut-off valve.
- Must have shut-off valve on inlet side of meter (before meter).
- Must place sub-meter box within 10' feet of main meter, easily accessible to meter reader.
- Must call Customer Relations Sub-meter Unit at (786) 552-8806 when installation is completed for final inspection in order to obtain sewer credit (A \$50.00 fee will be billed to your account for final inspection).

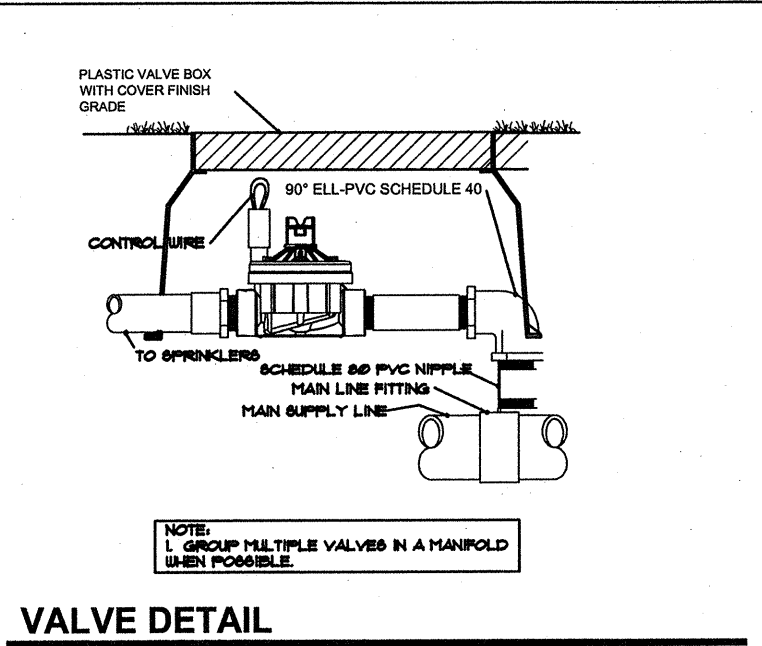
By GG.



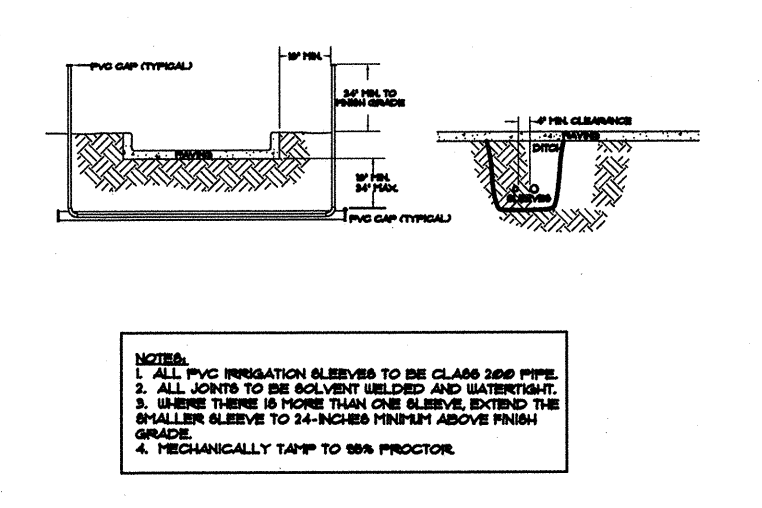
POP-UP SPRAY - ROTOR DETAIL



RAIN SENSOR DETAIL



VALVE DETAIL



SLEEVING AND TRENCH DETAIL

FLORIDA BUILDING CODE-APPENDIX F
PART V-A-6

WATER PIPE SIZE	SLEEVE SIZE
3/4"	1 1/2"
1"	2"
1 1/4"	2 1/2"
1 1/2"	3"
2"	4"
3"	6"
4"	8"

SLEEVES TO EXTEND A MIN. 3' BEYOND ALL PAVED AREAS, BACKFILL AND COMPACTION PER APPENDIX F.

FLORIDA BUILDING CODE-APPENDIX F
PIPE INSTALLATION-DEPTH OF COVER

VEHICLE TRAFFIC AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 2 1/2"	18" TO 24"
3" TO 5"	24" TO 30"
6" OR GREATER	30" TO 36"

NON-TRAFFIC AND NON-CULTIVATED AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 1 1/4"	12"
1 1/2" TO 2"	12" TO 18"
2 1/2" TO 3"	18" TO 24"
4" OR LARGER	24" TO 36"

JFS

SINGLE FAMILY
RESIDENCE

LOTS 13-14, LISBON ST.
CORAL GABLES, FL. 33134

No.	Date	Revision
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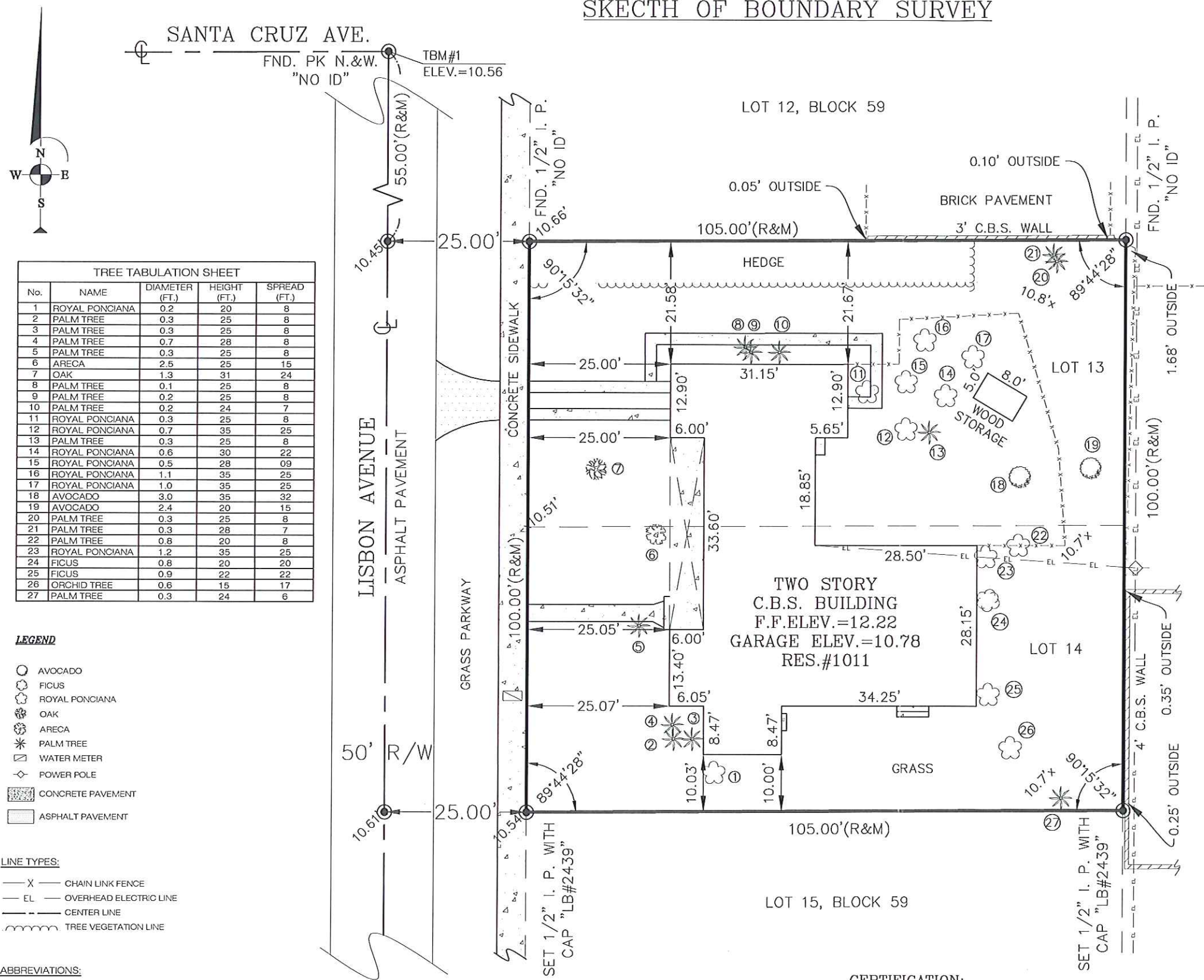
designed: JIMMYTICO
drawn: CURRO
checked: T.Y. MORAN
approved: J. F. SODASH
project #: SFR-14-02
scale: 1"=10'
date: June 10, 2014
cad ref: SFR-14-02

JAMES F. SODASH
RLA # 0001132

Drawing:

IRR-1

SKECTH OF BOUNDARY SURVEY

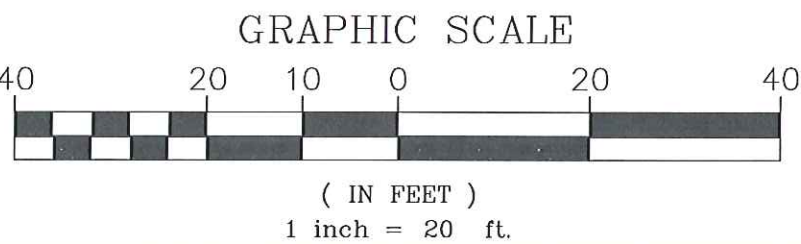


TREE TABULATION SHEET				
No.	NAME	DIAMETER (FT.)	HEIGHT (FT.)	SPREAD (FT.)
1	ROYAL PONCIANA	0.2	20	8
2	PALM TREE	0.3	25	8
3	PALM TREE	0.3	25	8
4	PALM TREE	0.7	28	8
5	PALM TREE	0.3	25	8
6	ARECA	2.5	25	15
7	OAK	1.3	31	24
8	PALM TREE	0.1	25	8
9	PALM TREE	0.2	25	8
10	PALM TREE	0.2	24	7
11	ROYAL PONCIANA	0.3	25	8
12	ROYAL PONCIANA	0.7	35	25
13	PALM TREE	0.3	25	8
14	ROYAL PONCIANA	0.6	30	22
15	ROYAL PONCIANA	0.5	28	09
16	ROYAL PONCIANA	1.1	35	25
17	ROYAL PONCIANA	1.0	35	25
18	AVOCADO	3.0	35	32
19	AVOCADO	2.4	20	15
20	PALM TREE	0.3	25	8
21	PALM TREE	0.3	28	7
22	PALM TREE	0.8	20	8
23	ROYAL PONCIANA	1.2	35	25
24	FICUS	0.8	20	20
25	FICUS	0.9	22	22
26	ORCHID TREE	0.6	15	17
27	PALM TREE	0.3	24	6

- LEGEND
- AVOCADO
 - FICUS
 - ROYAL PONCIANA
 - OAK
 - ARECA
 - PALM TREE
 - WATER METER
 - POWER POLE
 - CONCRETE PAVEMENT
 - ASPHALT PAVEMENT

- LINE TYPES:
- CHAIN LINK FENCE
 - OVERHEAD ELECTRIC LINE
 - CENTER LINE
 - TREE VEGETATION LINE

- ABBREVIATIONS:
- A/C: AIR CONDITIONING UNIT
 - B.C.: BLOCK CORNER
 - C.B.S.: CONCRETE BLOCK & STUCCO
 - ELEV.: ELEVATION
 NTS: NOT TO SCALE | ELEV.: ELEVATION | F.B.: FIELD BOOK | FND.: FOUND | ID: IDENTIFICATION | LB: LICENSED BUSINESS | P.B.: PLAT BOOK | PG: PAGE | PSM: PROFESSIONAL SURVEYOR & MAPPER | TEM: TEMPORARY BENCHMARK | I.R.: IRON REBAR | I.P.: IRON PIPE |



LEGAL DESCRIPTION:
LOT 13 AND 14, BLOCK 59, OF REVISED PLAT OF CORAL GABLES GRANADA SECTION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 113, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

SURVEYOR'S NOTES:

OWNERSHIP IS SUBJECT TO OPINION OF TITLE.

EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION FURNISHED BY THE CLIENT

THIS BOUNDARY SURVEY WAS PREPARED IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 FLORIDA STATUTES AND TO CHAPTER 5J-17 OF THE F.A.C.

ELEVATIONS ARE RELATIVE TO THE 1929 N.G.V.D. OF MEAN SEA LEVEL AND ARE BASED ON A BENCH MARK SUPPLIED BY THE ENGINEERING DEPARTMENT OF MIAMI-DADE COUNTY, FLORIDA.

BENCH MARK: N-517 ELEVATION=13.79, (F.B. 825, PG. 66)

FOR TBM INFORMATION SEE SURVEY SKETCH.

BASE FLOOD INFORMATION= BASE FLOOD ZONE: X, COMMUNITY: CITY OF CORAL GABLES, COMMUNITY No.: 120639, MAP No.: 1208600293, SUFFIX: L, ELEVATION: N/A

THIS MAP IS INTENDED TO BE DISPLAYED AT 1"=20' OR SMALLER.

NO ATTEMPT HAS BEEN MADE TO LOCATE ANY UNDERGROUND ENCROACHMENTS.

STREET RIGHT-OF-WAY, BUILDINGS SETBACK AND ZONING REQUIREMENTS MUST BE CHECKED BEFORE ANY CONSTRUCTION BEGINS ON THIS PROPERTY.

THESE MEASUREMENTS AND EXAMINATIONS WERE PERFORMED UNDER MY DIRECT SUPERVISION AND IN MY PROFESSIONAL JUDGMENT, EVERY ATTEMPT WAS MADE TO LOCATE THE DATA IN QUESTION USING THE STANDARD OF CARE FOR SURVEYING AND MAPPING IN THESE MATTERS, SUBJECT TO THE LIMITATIONS AS SET FORTH IN THIS SURVEY MAP AND REPORT.

THE SURVEY MAP IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALES IN ENGLISH UNITS OF MEASUREMENT AS DEPICTED ON THE SURVEY MAP. ATTENTION IS DIRECTED TO THE FACT THAT SAID SURVEY MAP MAY BE ALTERED IN SCALE BY REPRODUCTION AND MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

SINCE NO OTHER INFORMATION OTHER THAN WHAT IS CITED IN THE SOURCES OF DATA WERE FURNISHED, THE CLIENT IS HEREBY ADVISED THAT THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE SURVEY MAP OR CONTAINED WITHIN THIS REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR. THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP OR POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

NO EXCAVATION WAS MADE AS TO SHOW THE SUBJECT PROPERTY IS SERVED BY UTILITIES. SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS, CABLES AND OTHER MATERIALS ANCILLARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, TELEPHONE SERVICE, CABLE TELEVISION OR AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT PHYSICALLY LOCATED. OTHER SUBSURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED UNLESS OTHERWISE SHOWN ON THE SURVEY MAP OR ACCOUNTED FOR IN THE PRECEDING STATEMENT OF THIS SECTION. THIS NOTICE IS REQUIRED BY THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, PURSUANT TO RULE 5J-17 OF THE FLORIDA

LAST DAY OF FIELD WORK WAS ON AUGUST 23rd, 2013.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION THAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MANUEL G. VERA Jr., PSM#5291
Manuel G. Vera & Associates, Inc. LB 2439
STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

08/23/2013
J.P.
S.N.
825/62-67
13-05-32
1" = 20'

FILE LOCATION: 2: \map 2013\13-05-32\13-05-32.dwg
4
3
2
1
NO. DATE
REVISION
APPD. BY

BOUNDARY SURVEY

MANUEL G. VERA & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • MAPPERS
13950 SW 47th Street • Miami, FL 33175 • Phone (305) 221-6210
P.O. BOX 650578 • Miami, FL 33265 • Fax (305) 221-1295
www.mgvera.com

SHEET 1 OF 1