

Lisbon Lot 15
AB-13-10-0622

CITY OF CORAL GABLES

TREE REMOVAL/RELOCATION APPLICATION

DATE: 7/1/14
APPLICATION NO. _____

PERMIT NO. PS14072101
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: 1015 Lisbon St. Lot-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.

Public Service Dept. notes: Remove 15 trees
(as shown on plan)
All tree protective
fencing to be installed
PRIOR to any Removals

Hold _____ Permit Fee: \$ _____
Approved Subject To: card decks of tree Filling Fee: \$ _____
Approved _____ work plan Document Preservation Fee: \$ _____
Denied _____ 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 6/27/14

The forgoing instrument was acknowledged before me this 27th day of June 2014
by CARLOS TOSCA. Who has taken an oath and: (✓) is personally
known to me, () has produced _____ as identification.

[Signature] My Commission Expires: 6/20/2016
NOTARY PUBLIC, STATE OF FLORIDA, COUNTY OF MIAMI-DADE
MARTHA CASTELLON
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE209980
Expires 6/20/2016

LB 24-2 Specifications
24" DeepRoot Tree Root Barriers

Specified tree root barriers are a mechanical barrier and root deflector to prevent tree roots from damaging hardscapes and landscapes. Presented with flexible jointer strips in 60" lengths for linear applications directly beside a landscape adjacent to the trees. Each preassembled section can be separated or reconfigured in any 2' module.

A. Materials

1. The contractor shall furnish and install tree root barriers as specified. The tree root barriers shall be product # LB 24-2, as specified on the Drawings as manufactured by Deep Root Partners, L.P., 81 Langton St., #4, San Francisco, CA (800-456-7860), or approved equal. The barrier shall be Black, Injection Molding Panels, of 0.080" (2.03mm) wall thickness in modules 24" (61cm) long by 36" (96 cm) deep, manufactured with a minimum 50% post consumer recycled polypropylene plastic with added ultraviolet inhibitors, recyclable. Each panel shall have:

Not less than 4 Molded Integral Vertical Root Deflecting ribs of a minimum 0.06" (1.52mm) thickness protruding 1/2" (12.7mm) at 90° from the interior of the panel, spaced 6" (15cm) apart. (See panel drawing below)

A Double Top Edge consisting of two parallel, integral, horizontal ribs at the top of the panel of a minimum 0.06" (1.52mm) thickness, 3/8" (9.5mm) wide and 1/4" (6.35mm) apart with the lower rib attached to the vertical root deflecting ribs. (See Detail "A")

Not less than 3 Anti-Lift Ground Lock Tabs consisting of integral horizontal ridges of a minimum 0.06" (1.52mm) thickness in the shape of a segment of a circle, the 2 1/4" (61mm) chord of the segment joining the panel wall and the segment, protruding 3/8" (9.5mm) from the panel. The minimum of 3 ground locks on each panel shall be about equally spaced between each of the vertical root deflecting ribs (1 between each set of ribs, see Detail "B").

A Preassembled Self Locking Flexible (17-18°) Jointer Strip to connect one panel to the next. (See Detail "C")

2. The basic properties of the material shall be:

Test	ASTM Test Method	Value, Copolymer Polypropylene
Tensile stress @ yield	D638	3000 PSI
Elongation @ yield	D638	4.3%
Flexural modulus	D790B	150,000 PSI
Notched load impact	D256A	7.1
Rockwell hardness, r. scale	D785A	66

U.S. Patents: 5,070,642 and 5,305,549.

B. Construction and Installation

1. The contractor shall install the tree root barriers in the length and in the manner shown on the Drawings. The vertical root deflecting ribs shall be facing towards the root ball and the top of the double top edge shall be 1/2" (12.7mm) above grade. Each of the required number of panels shall be connected with the flexible jointer strips to the required length for the linear application.

2. Excavation and soil preparation shall conform to the Drawings

Caution: LB 12-2 should never be used in a Surround Style planting application.

24" "DEEPROOT" TREE BARRIER

PLANT HEDGE-TYPE MATERIAL AROUND ALL GROUND-MOUNTED EQUIPMENT - TYPICAL FOR ALL FPL TRANSFORMER BOXES OR PADS, TELEPHONE AND CABLE BOXES, SANITARY LIFT STATIONS, IRRIGATION PUMPS OR ANY OTHER ABOVE-GROUND UTILITY EQUIPMENT.

CLEARANCES FOR ANY AND ALL UNDERGROUND UTILITIES MUST BE COORDINATED WITH THE LOCAL GOVERNING AGENCY AND/OR THE INDIVIDUAL UTILITIES AND/OR UNCLC. - TEL: 1 (800) 432-4710

PLANT MATERIAL TO BE COCOPLUM OR OTHERWISE SPECIFIED ON THE PLANS- 3 GAL. 24" X 24", 2' O.C. OR LARGER PER THE LOCAL REQUIREMENTS. QUANTITY TO BE PER THE SIZE OF THE UTILITY. PROVIDE UNIT PRICE AND BILL PER QUANTITY INSTALLED.

3' MIN. APPROVED RECYCLED MULCH FOR ALL PLANTING AREAS.

PROVIDE OPENING FOR ACCESS ON ONE SIDE ONLY- OR AS REQUIRED BY THE UTILITY.

TYPICAL PLANTING SCREEN FOR GROUND-MOUNTED EQUIPMENT

LAMP
LIGHTPOST
15' MIN. RADIUS

MINIMUM 15' CLEARANCE OF ALL TREES FROM ALL LIGHT FIXTURES. CLEARANCE TO BE FROM THE LIGHT FIXTURE OR LAMP, NOT THE LIGHT POST.

CONTRACTOR TO ADJUST ANY AND ALL TREES IN THE FIELD TO PROVIDE FOR MIN. 15' CLEARANCE FOR ANY SITUATIONS NOT PER PLAN.

MINIMUM CLEARANCE FOR ALL SMALL TREES AND PALMS IS 7.5 FEET PER FPL GUIDELINES SEE FPL'S "PLANT THE RIGHT TREE IN THE RIGHT PLACE" FOR TREE AND PALM SIZES AND LIST.

MINIMUM TREE CLEARANCE FROM LIGHT FIXTURES

GROUNDCOVERS TO BE STAGGERED AS SHOWN - SPACING BETWEEN ROWS TO BE AT A 60 DEGREE ANGLE OF THE O.C. DISTANCE AS SHOWN

O.C. DIST. SEE PLANT LIST FOR SPECS.

MULCH - SEE SPECS. FOR DEPTH, TYPE, ETC.

MULCH SHALL BE LEVEL WITH ALL EDGES OF PAVEMENT TYPICAL

PLANTING SOIL MIX - SEE NOTES FOR TYPE, DEPTH, ETC.

GROUNDCOVER PLANTING DETAIL

SHRUB SPACING AS PER SPECS.

HEIGHT

PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION AFTER PLANTS HAVE BEEN INSTALLED. EACH PLANT SHALL BE PRUNED FOR UNIFORMITY OR AT THE DIRECTION OF THE PROJECT LANDSCAPE ARCHITECT.

MULCH - SEE SPECS. FOR DEPTH, TYPE, ETC.

MULCH SHALL BE LEVEL WITH ALL EDGES OF PAVEMENT TYPICAL

2' MIN. SAUCER COLLAR FOR WATER RETENTION TO PREVENT SETTLING OR COMPACT THOROUGHLY UNDER SHRUB AS NEEDED.

LEAVE MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING OR COMPACT THOROUGHLY UNDER SHRUB AS NEEDED.

PLANTING SOIL MIX - SEE LANDSCAPE NOTES, FOR MIX, DEPTH, ETC.

SHRUB PLANTING DETAIL

BACKFLOW PREVENTER
CONCRETE SLAB
PROPOSED HEDGE COCOPLUM: ADD SHRUBS AS NEEDED IF NOT SHOWN ON PLAN. 3 GAL., 24" X 24", 2' O.C.
BACKFLOW PREVENTER
PROPOSED HEDGE

1/ IF DOMESTIC BACKFLOW PREVENTER AND FIRE SERVICE ARE GOING TO BE USED TOGETHER, THE LANDSCAPE SHALL BE PROVIDED TO SCREEN BOTH DEVICES.

2/ LANDSCAPING IS REQUIRED AS PER CHAPTER 32, SECTION 32-1B1(d) OF THE MIAMI-DADE COUNTY CODE.

TYPICAL PLANTING SCREEN FOR ABOVE-GROUND UTILITIES

SINGLE LEADER, NO CO-DOMINANT LEADERS, NO INCLUDED BARK.
"BLACK WELLINGTON" TAPE OR APPROVED EQUAL, GUYS, 3/ TREE, SPACED EQUALLY AND LOCATED ABOVE THE FIRST LATERAL BRANCHES.
FLAGGING RIBBON ON ALL GUY WIRES
REMOVE BURLAP FROM THE TOP 1/3 OF THE ROOTBALL.
3" RECYCLED MULCH OR APPROVED EQUAL, FULL MULCH 2' BACK FROM TRUNK FOR 1 SAUCER 4'-6' ALL AROUND PLANTING HOLE. PLANT TOP OF ROOTBALL EVEN WITH FINISHED GRADE.
PLANTING FIT TO BE TWICE THE DIAMETER OF THE ROOTBALL.
PROTECT STAKED END OF WELLINGTON TAPE W/ A 12" LONG SECTION OF PVC PIPE (TYP.)
IRON REBAR (#4) OR WOODEN STAKES (TYP.) BURIED BELOW GROUND LEVEL.
BACKFILL AROUND THE ROOTBALL WITH 50:50 TOPSOIL:SAND MIX.
PLACE ROOTBALL AT THE BOTTOM OF THE UNDISTURBED SUBGRADE.

TREE PLANTING DETAIL

3 - 2' x 4' WOOD BATTENS SECURED TO PALM W/ STEEL BANDING-DO NOT NAIL INTO PALM. TOE NAIL 2' x 4' BRACE TO BATTENS.
MINIMUM 5 LAYERS OF BURLAP
2' x 4' WOOD BRACES -MIN. 3 PER PALM SPACED EQUALLY AROUND PALM
3" RECYCLED MULCH OR APPROVED EQUAL, FULL MULCH 2' BACK FROM TRUNK FOR 1 SAUCER 4'-6' ALL AROUND PLANTING HOLE.
PLANT TOP OF ROOTBALL EVEN WITH FINISHED GRADE.
REMOVE BURLAP FROM TOP 1/3 OF THE ROOTBALL.
PLANTING FIT TO BE TWICE THE DIAMETER OF THE ROOTBALL.
2' x 4' BRACE BURIED AND TIED W/ #4 REBAR
BACKFILL AROUND THE ROOTBALL WITH 50:50 TOPSOIL:SAND MIX
PLACE ROOTBALL AT THE BOTTOM OF THE UNDISTURBED SUBGRADE.

PALM PLANTING DETAIL

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.

SODDED-LAWN AREAS
2' DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.
GROUNDCOVER PLANTING BEDS:
6' DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.
SHRUB AND HEDGE PLANTING AREAS:
12' DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.
TREES, PALMS, SPECIMEN PLANT MATERIAL:
24' DEPTH PLANTING SOIL SPREAD IN PLACE OR, TO THE DEPTH OF THE ROOTBALL, OR CONTAINER WHICHEVER IS GREATEST.
LANDSCAPE ISLANDS AND BUILDING FOUNDATIONS:
EXCAVATE AND REMOVE ALL LIMESTONE, ROCKS, DEBRIS, ETC. TO A DEPTH OF 12' AND BACKFILL W/ 50:50 TOPSOIL:SAND MIX.
BUILDING FOUNDATIONS SHALL BE THE SAME DEPTH TO A WIDTH OF 36" FROM THE BUILDING BASE.
- THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2' OF FINAL GRADES. THIS SHALL INCLUDE A 2' APPLICATION OF 50:50 TOPSOIL:SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.
- THE LANDSCAPE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THE 2' APPLICATION OF 50:50 MIX FOR ALL SOD AREAS AS A REFERENCE IN THE CASE THAT THERE WOULD BE A DISCREPANCY BETWEEN SITE AND LANDSCAPE CONTRACTORS AND NOTIFY THE SITE CONTRACTOR OR PROJECT SUPERINTENDENT AS TO THIS DISCREPANCY. IT WILL THEN BE DETERMINED WHICH PARTY WILL PROVIDE THIS 2' TOPSOIL:SAND APPLICATION AND SUBSEQUENT PAYMENT.
OTHER PLANTING SOIL MIXES TO BE ADDED, I.E. FOR TREES, PALMS, SPECIMEN PLANTS, SHRUBS AND GROUNDCOVERS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND BE INCLUSIVE WITH THE LANDSCAPE BID.
- 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' WITH AN APPROVED RECYCLED MULCH BY THE PRESIDING GOVERNING AGENCY. NO HEAVY METALS, I.E. ARSENIC, LEAD, ETC. ARE TO BE CONTAINED IN THE MULCH AND THE CONTRACTOR SHALL PROVIDE CERTIFICATION OR PROOF THAT ALL MULCH IS FREE OF HEAVY METALS OR SIMILAR ENVIRONMENTAL CONTAMINANTS.
- SOD SHALL BE ARGENTINE "BAHIA" OR ST. AUGUSTINE "FLORATAM" 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 SODDED 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, PALMS, SHRUBS AND GROUNDCOVERS SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
- 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.

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.

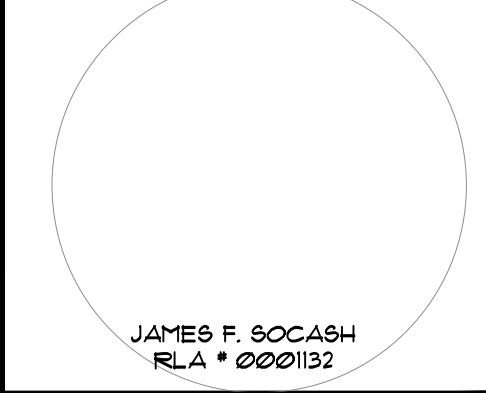
1015 LISBON STREET LANDSCAPE PLAN

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

SINGLE FAMILY RESIDENCE
1015 LISBON STREET
CORAL GABLES, FL. 33134

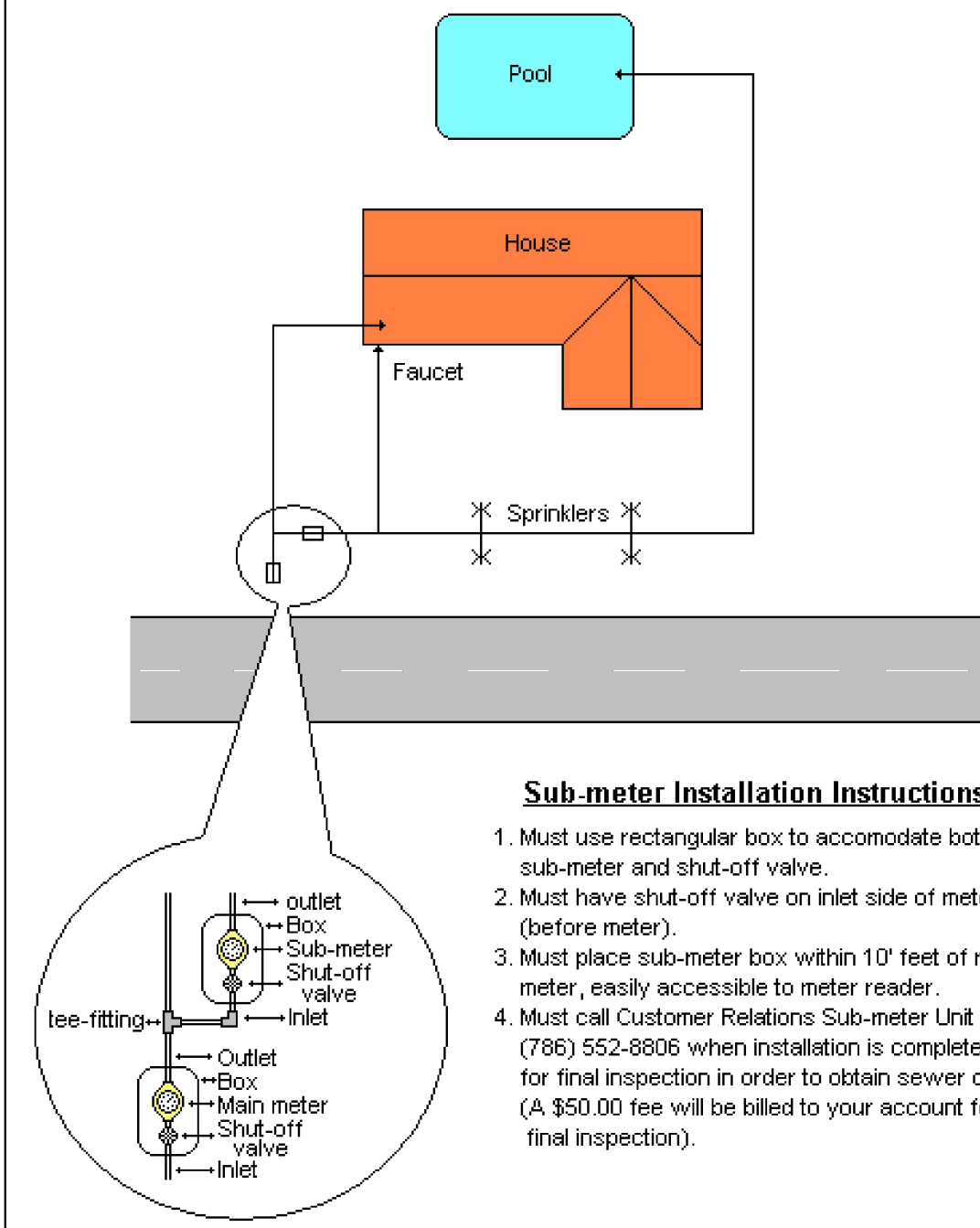
No.	Date	Revision
1.	07/22/14	Removed Irrigation from details per City FUD comment.
2.	08/26/14	Added new septic tank drain field layout to landscape plans.
3.	08/28/14	Per City Zoning Comments.

designed:	J. F. SOCAASH
drawn:	N.P. LANGFORD
checked:	T.Y. MORAN
approved:	J. F. SOCAASH
project #:	13-59
scale:	AS SHOWN
date:	Nov. 18, 2013
cad ref:	13-59



- 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 OWNER'S 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 MANUFACTURER'S SPECIFICATIONS. SPRAY HEADS SHALL BE 4" POP-UPS FOR SODDED AREAS, 6" 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.
 - THE 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, LIABILITY AND COSTS INCURRED IN THE DAMAGE OR DESTRUCTION OF SAID UTILITIES. CALL U.N.C.L.E. (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 PROCEDURE.
 - 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 SIDEWALKS 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 OWNER'S REPRESENTATIVE UPON COMPLETION AND ACCEPTANCE OF THE WORK.
 - THE IRRIGATION CONTRACTOR SHALL INSTRUCT THE OWNER OR THE OWNER'S 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.
 - ANY IRRIGATION PIPING WITHIN THE CONFINES OF ANY BUILDING SHALL BE CLEARLY MARKED "NON POTABLE WATER".

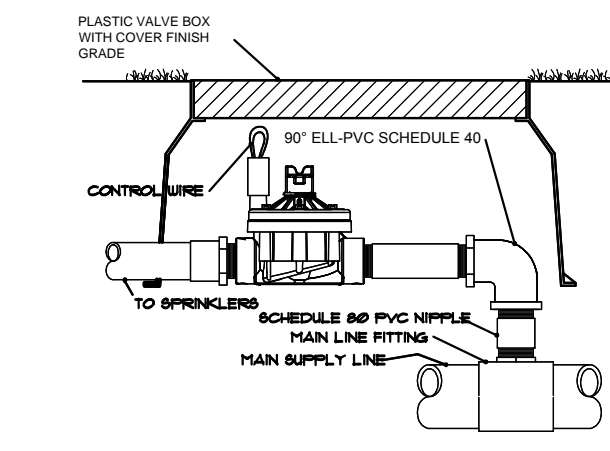
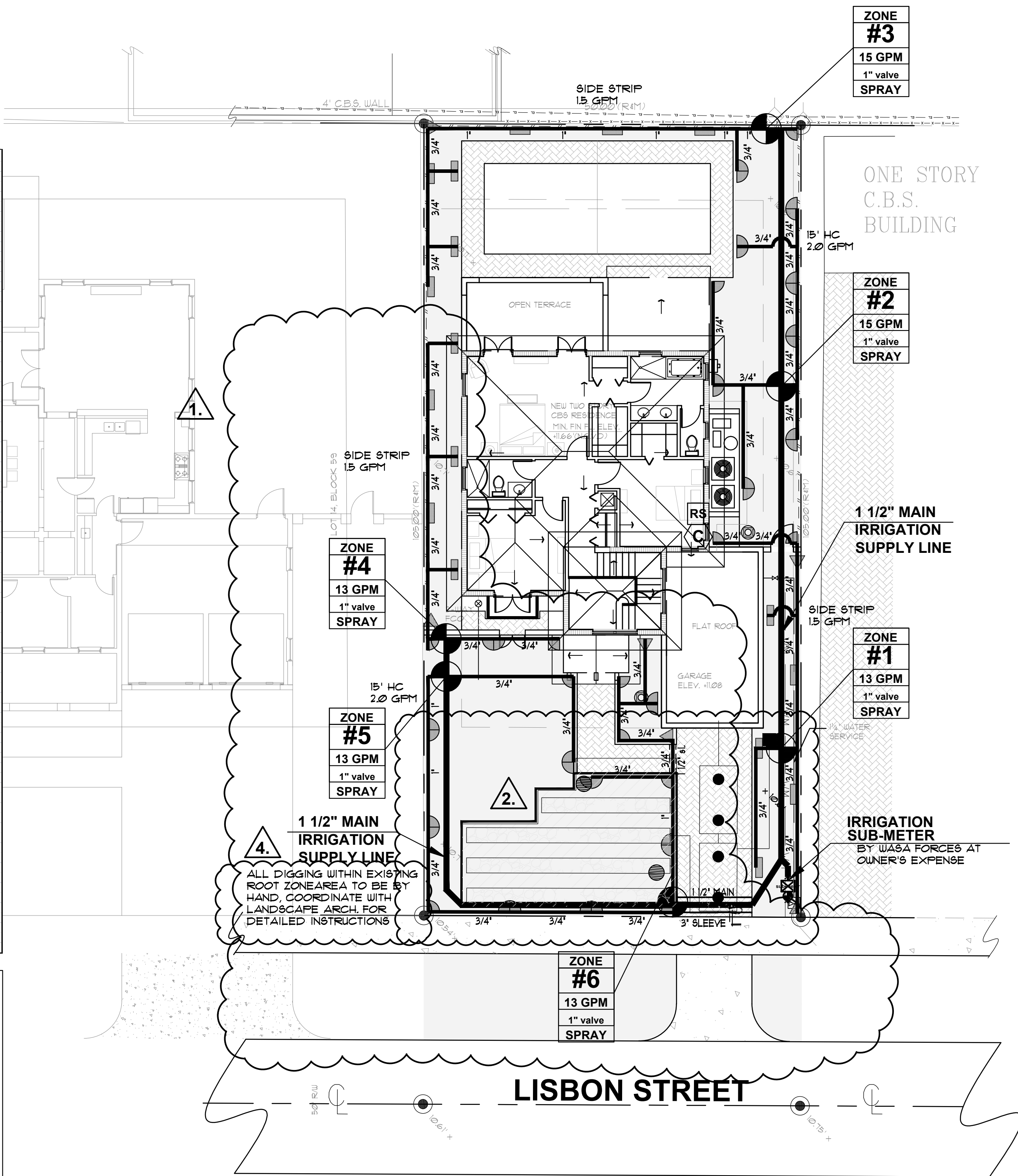
Miami Dade Water and Sewer Department
Customer Relations Sub-meter Unit
Typical customer owned sub-meter installation



Sub-meter Installation Instructions

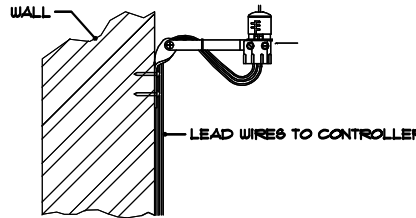
- Must use rectangular box to accommodate both the sub-meter and shut-off valve.
- Must have shut-off valve on inlet side of meter (before meter).
- Must place sub-meter box within 10' feet of main meter, easily accessible to meter reader.
- Must call Customer Relations Sub-meter Unit at (786) 552-8806 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.



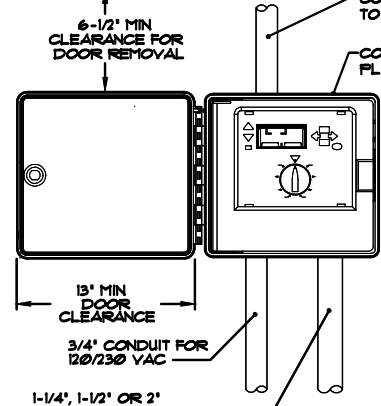
VALVE DETAIL

NTA



RAIN SENSOR DETAIL

NTA



CONTROLLER DETAIL

NTA

**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"

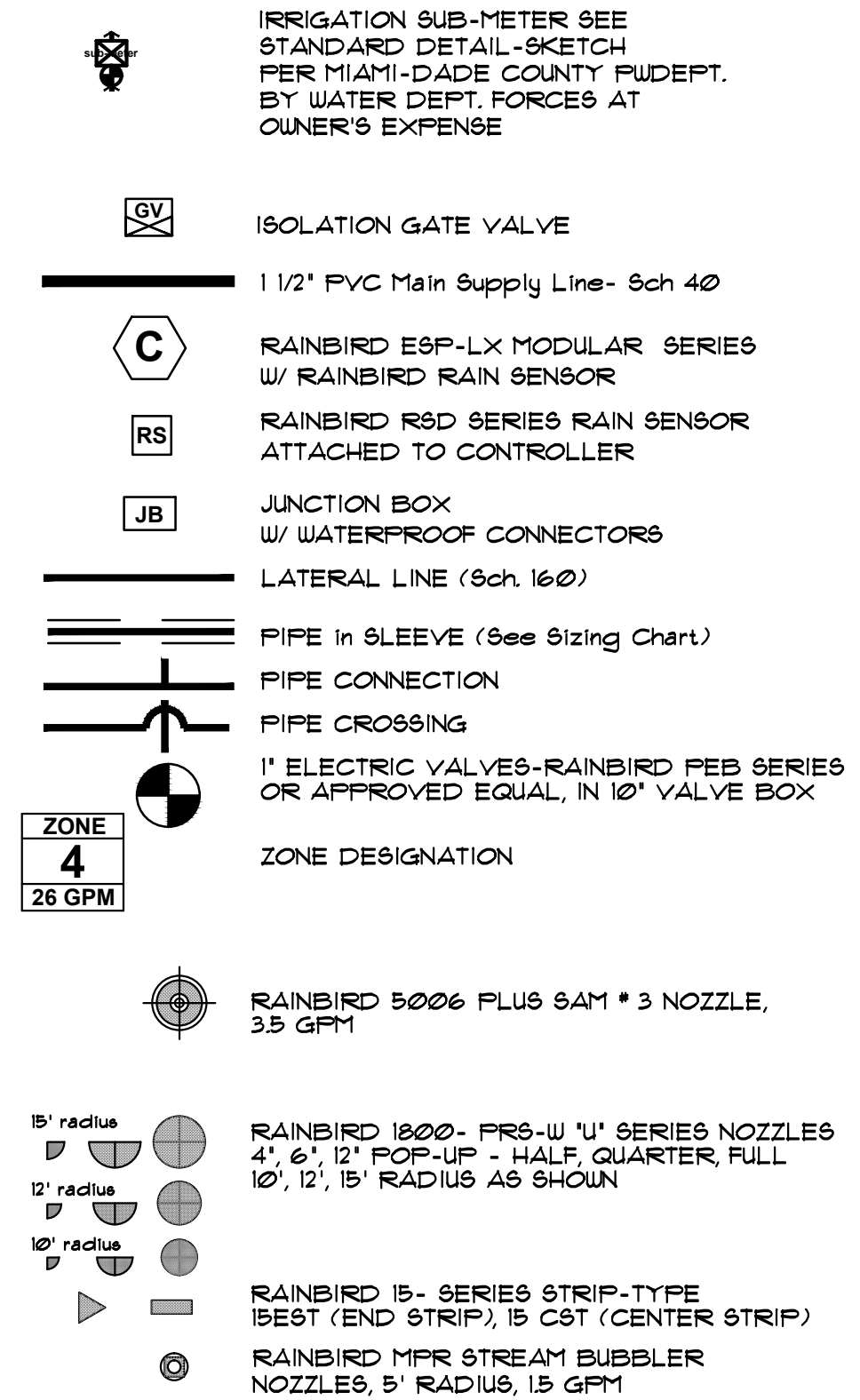
SLEEVES TO EXTEND A MIN. 3' BEYOND ALL PAVED AREAS, BACKFILL AND COMPACTION PER APPENDIX F.

**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)
3/4" 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"

IRRIGATION LEGEND



SPECIAL NOTES:

A ROUGH INSPECTION IS REQUIRED BY THE CITY OF CORAL GABLES IS REQUIRED PRIOR TO TRENCH BACKFILLING, AND A FINAL INSPECTION SHALL BE REQUIRED PRIOR TO COMPLETION OF THE IRRIGATION WORK.

SOUTH FLORIDA WATER MANAGEMENT DISTRICT WATER RESTRICTIONS ARE IN EFFECT. NEW LANDSCAPE IS EXEMPT FOR A PERIOD OF THIRTY DAYS AFTER PLANTING. CONTRACTOR AND OWNER SHALL BE RESPONSIBLE FOR ANY AND ALL VIOLATIONS OR FINES SHOULD THE RESTRICTIONS NOT BE STRICTLY ADHERED TO.

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.

**1015 LISBON STREET
IRRIGATION PLAN**

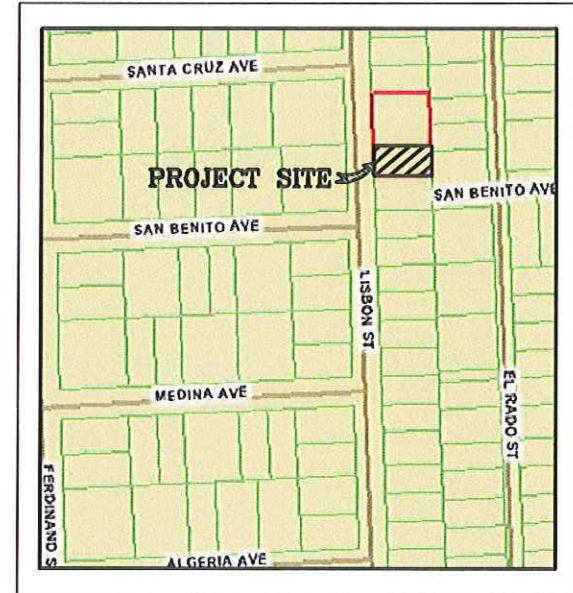
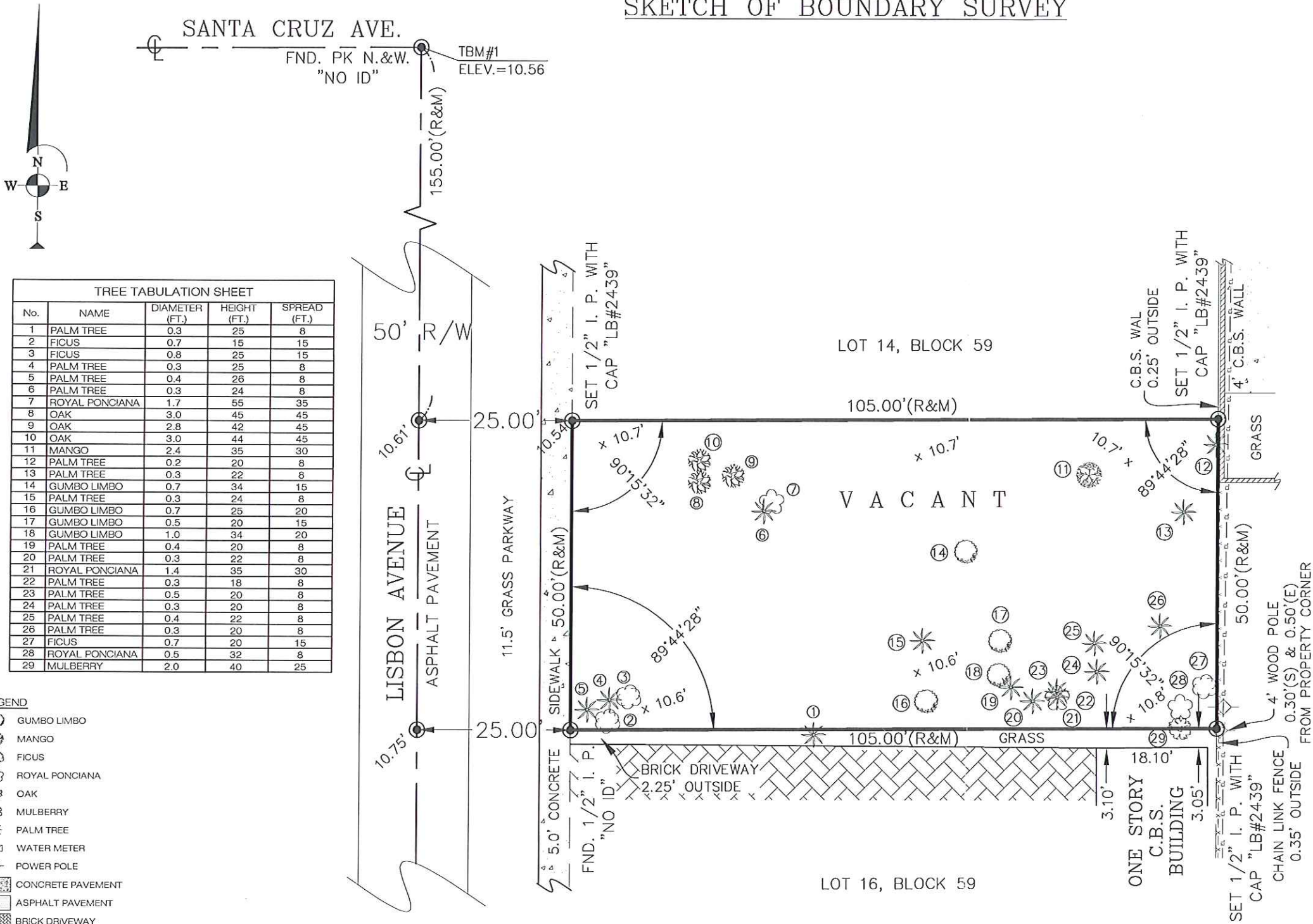
No.	Date	Revision
1.	07/22/14	Removed Irrigation from south per City FWD comment.
2.	08/26/14	Added new septic tank drain field layout to landscape plans.
3.	08/28/14	Per City Zoning Comments.
4.	09/08/14	Tree Protection items added to TD-1 per City comments.

designed: J. F. SOGASH
drawn: N.P. LANGFORD
checked: T.Y. MORAN
approved: J. F. SOGASH
project #: 13-59
scale: 1" = 10'
date: Nov. 18, 2013
cad ref: 13-59



Drawing:

SKETCH OF BOUNDARY SURVEY



LOCATION AND KEY MAP
NOT TO SCALE
CORAL GABLES, FLORIDA

LEGAL DESCRIPTION:
LOT 15, 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.: 12086C0293, 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.

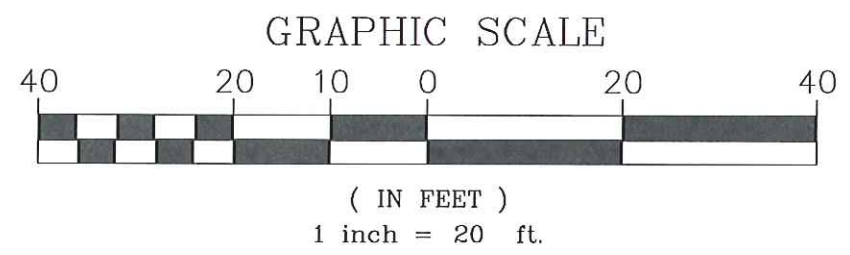
STREET RIGHT-OF-WAY, BUILDINGS SETBACK AND ZONING REQUIREMENTS MUST BE CHECKED BEFORE ANY CONSTRUCTION BEGINS ON THIS PROPERTY.

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



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.
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.

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

08/29/2013

DATE

J.P.

DRAWN BY

S.N.

CHECKER

825/62-67

F.B. & PG.

13-05-35

JOB No.

1" = 20'

SCALE

2: (MISC. JOB 2013) 13-05-35 (MISC. JOB 2013)

FILE LOCATION

4

NO.

3

DATE

2

REVISION

1

APPD. BY

BOUNDARY SURVEY

MANUEL G. VERA & ASSOCIATES, INC.

ENGINEERS • SURVEYORS • MAPPERS

13960 SW 47th Street • Miami, FL 33175 • Phone (305) 221-6210

P.O. BOX 650578 • Miami, FL 33265 • Fax (305) 221-1295

www.mgv.com

SHEET 1 OF 1