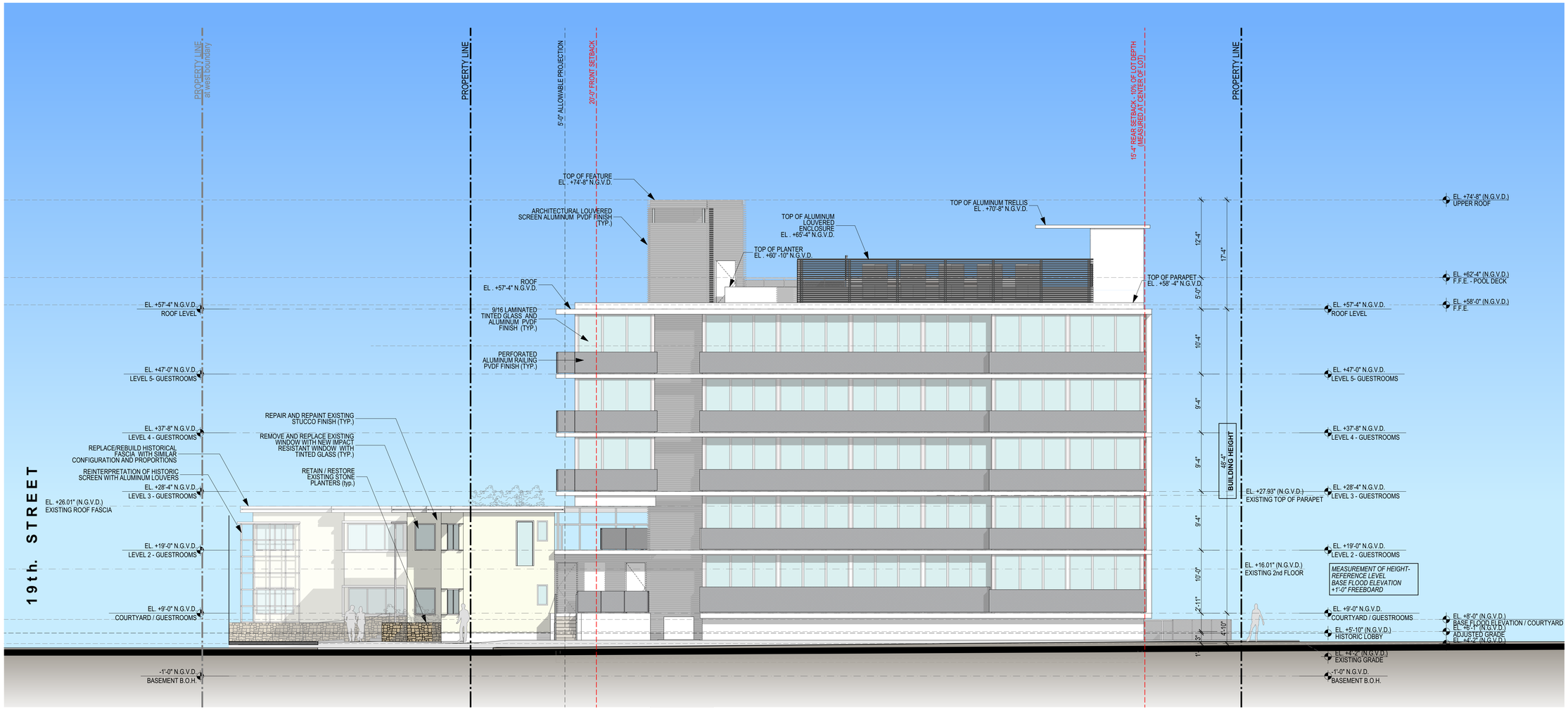
NOT FOR CONSTRUCTION



BUILDING ELEVATION - EAST | 1

SCALE 1/8"=1'-0"

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File: Billboard_Rev - Bill Board_1 - Billboard Base on Project Date: 2/28/2022 - Park Ave Hotel - By: Alex Jones By - Date: 04/01/19

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Project

PARK AVE. HOTEL

355 19th. Street
MIAMI BEACH, FLORIDA 33139

Revisions

Owner Information

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Consultant

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REGISTERED ARCHITECT

Luis O. Revuelta
AR-0007972

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Date	06/04/2019
Scale	AS SHOWN
Project No.	1822
Sheet Name	EAST ELEVATION
Sheet No.	A-402

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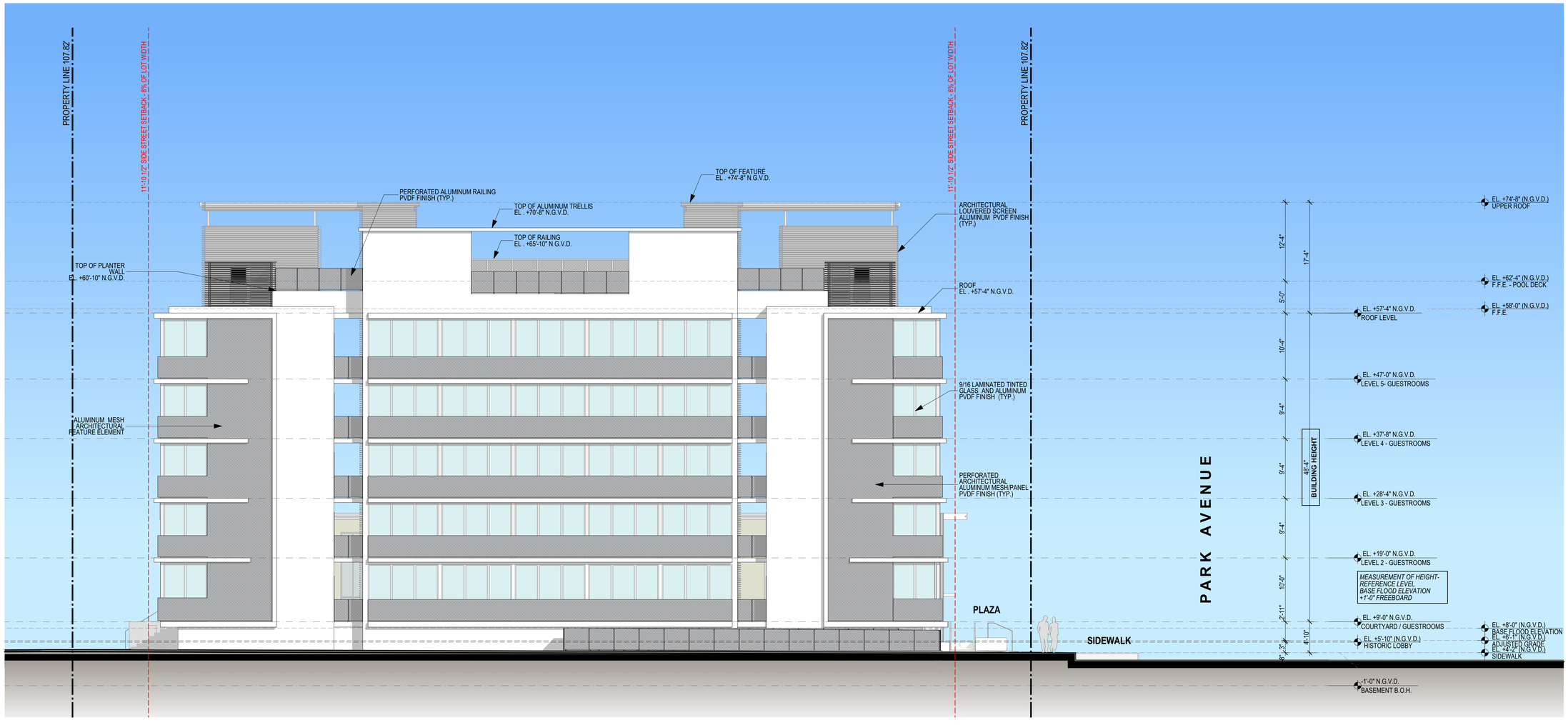

BUILDING ELEVATION - NORTH | 1

SCALE 1/8"=1'-0"

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File: Billtwoor R18 - Bill's Server 1 - Billtwoor Files\Architect\2018\02_Park Ave Hotel\1822_PARK AVE HOTEL - By Laura.rvt

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Date	06/04/2019
Scale	AS SHOWN
Project No.	1822
Sheet Name	NORTH ELEVATION
Sheet No.	A-403

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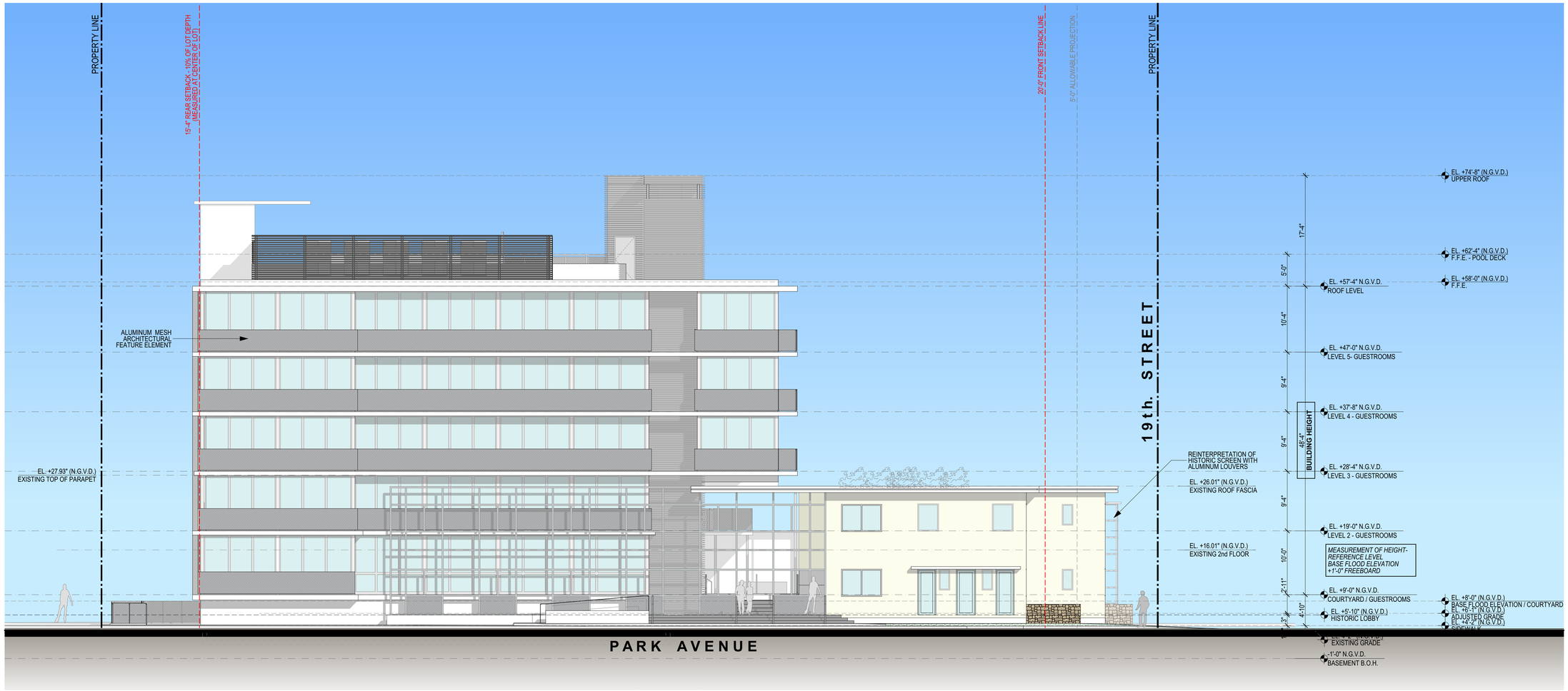

BUILDING ELEVATION - WEST | 1

SCALE 1/8"=1'-0"

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File: ERWood Park Ave Hotel_Latest Bldg Dwgs for Revit.rvt Date: 2019-05-31 Time: 2:56:45 PM Plotted By: Luis Revuelta

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Date
06/04/2019

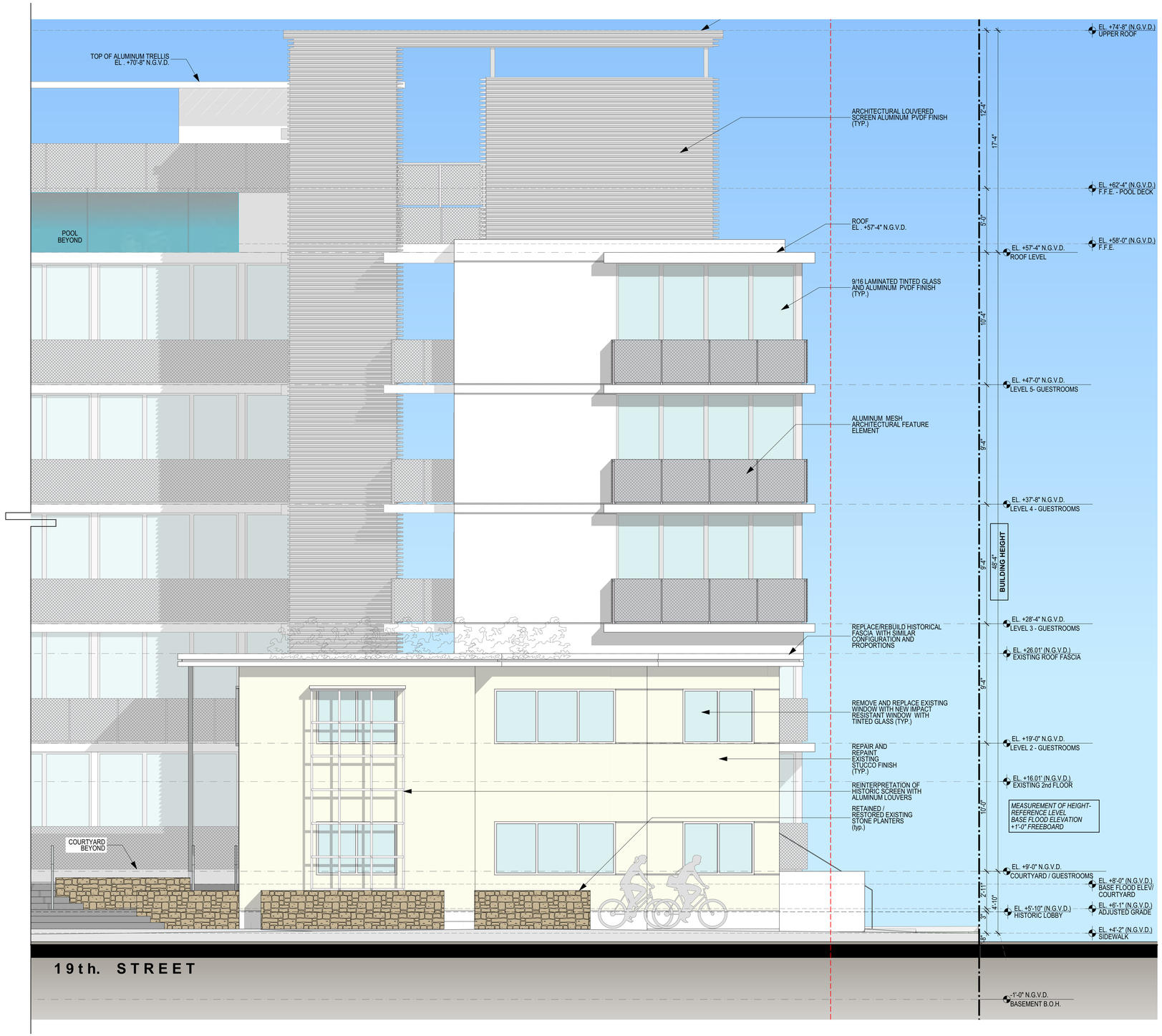
Scale
AS SHOWN

Project No.
1822

Sheet Name
WEST ELEVATION

Sheet No.
A-404

NOT FOR CONSTRUCTION



ENLARGED SOUTH ELEVATION | 1

SCALE 1/4"=1'-0"

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File Bilboard: Rev - 8th Street_1_Bilboard Back 12-Architect50-2d 1822_Park Ave Hotel_Revit 2018 - By Alex Sevilla - Date: 6/4/2019

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Date	**06/04/2019**
Scale	**AS SHOWN**
Project No.	**1822**
Sheet Name	**ENLARGED SOUTH ELEVATION**
Sheet No.	**A-405**

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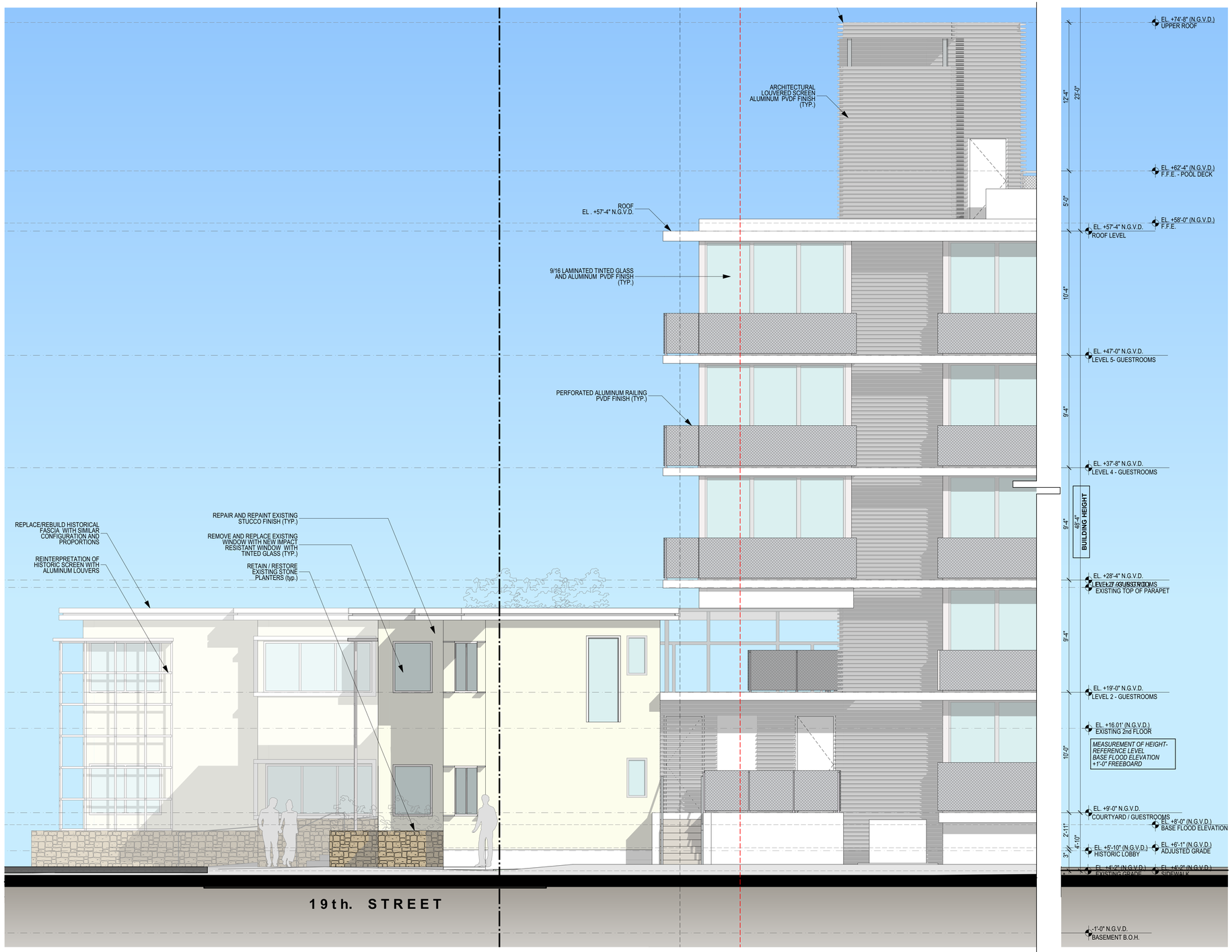

ENLARGED EAST ELEVATION | 1

SCALE 1/4"=1'-0"

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File: Bilboquet Net - Elev Sheet_1 - Bilboquet Beach Front.dwg 2D/3D2_Park Ave Hotel_Park Ave Hotel_Elevation - By Kaes Ivey By - Date: 6/4/2019

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Date	**06/04/2019**
Scale	**AS SHOWN**
Project No.	**1822**
Sheet Name	**ENLARGED EAST ELEVATION**
Sheet No.	**A-406**

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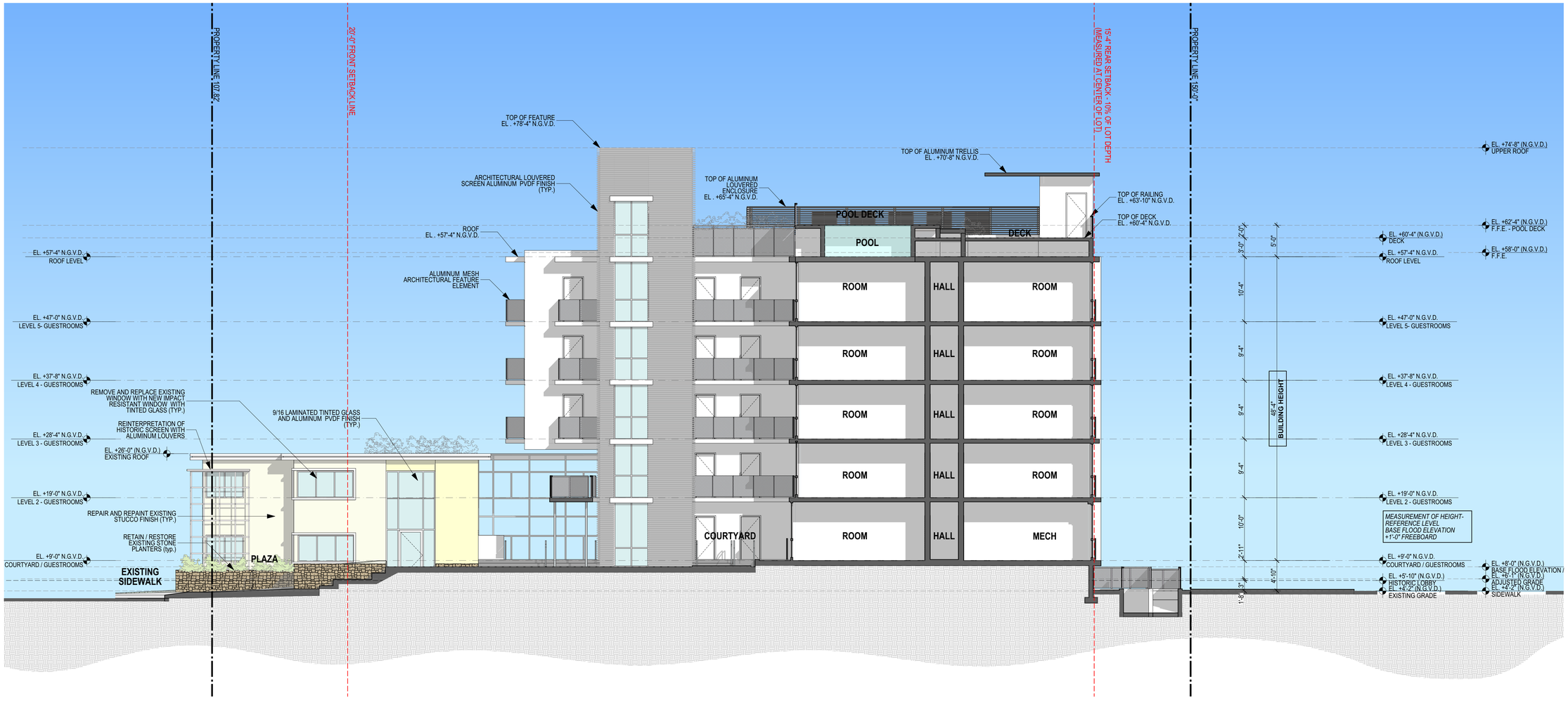

BUILDING SECTION A-A' | 1

SCALE 1/8"=1'-0"

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File: BIMdoor Rev.: BIM Server _LMdoor Exec Per Architect 2017.dwg - PARK AVE HOTEL - By jesus.lopez by - Date: 6/4/2019

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Date	06/04/2019
Scale	AS SHOWN
Project No.	1822
Sheet Name	SECTION A
Sheet No.	A-501

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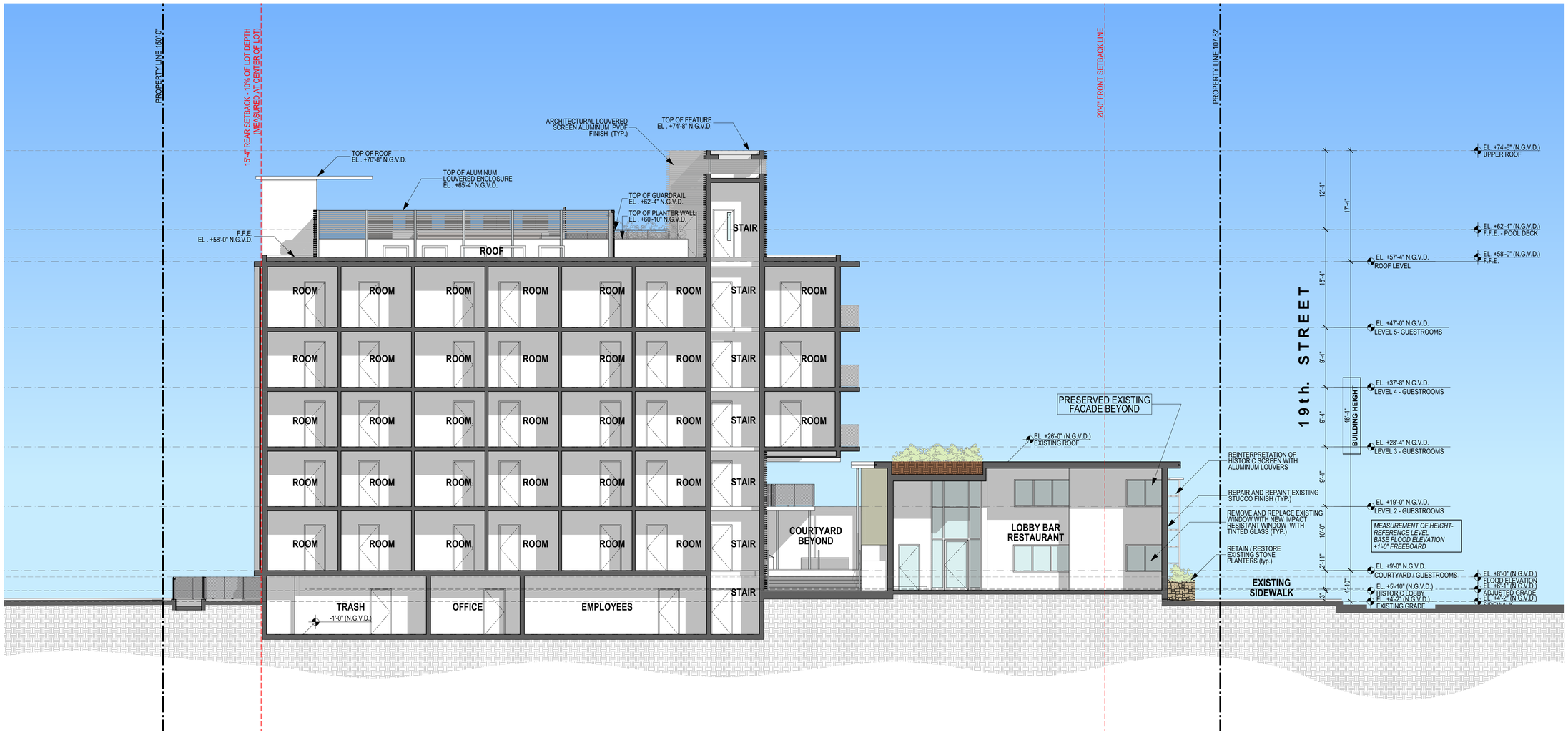

BUILDING SECTION B-B' | 1

SCALE 1/8"=1'-0"

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File: BMood Rev_BM Owner_LI Mood Exec Pentthouse Perfected 07102_PARK AVE HOTEL - By pablo.lopez@revuelta-architecture.com

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Scale
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Project No.
1822

Sheet Name
SECTION B

Sheet No.
A-502

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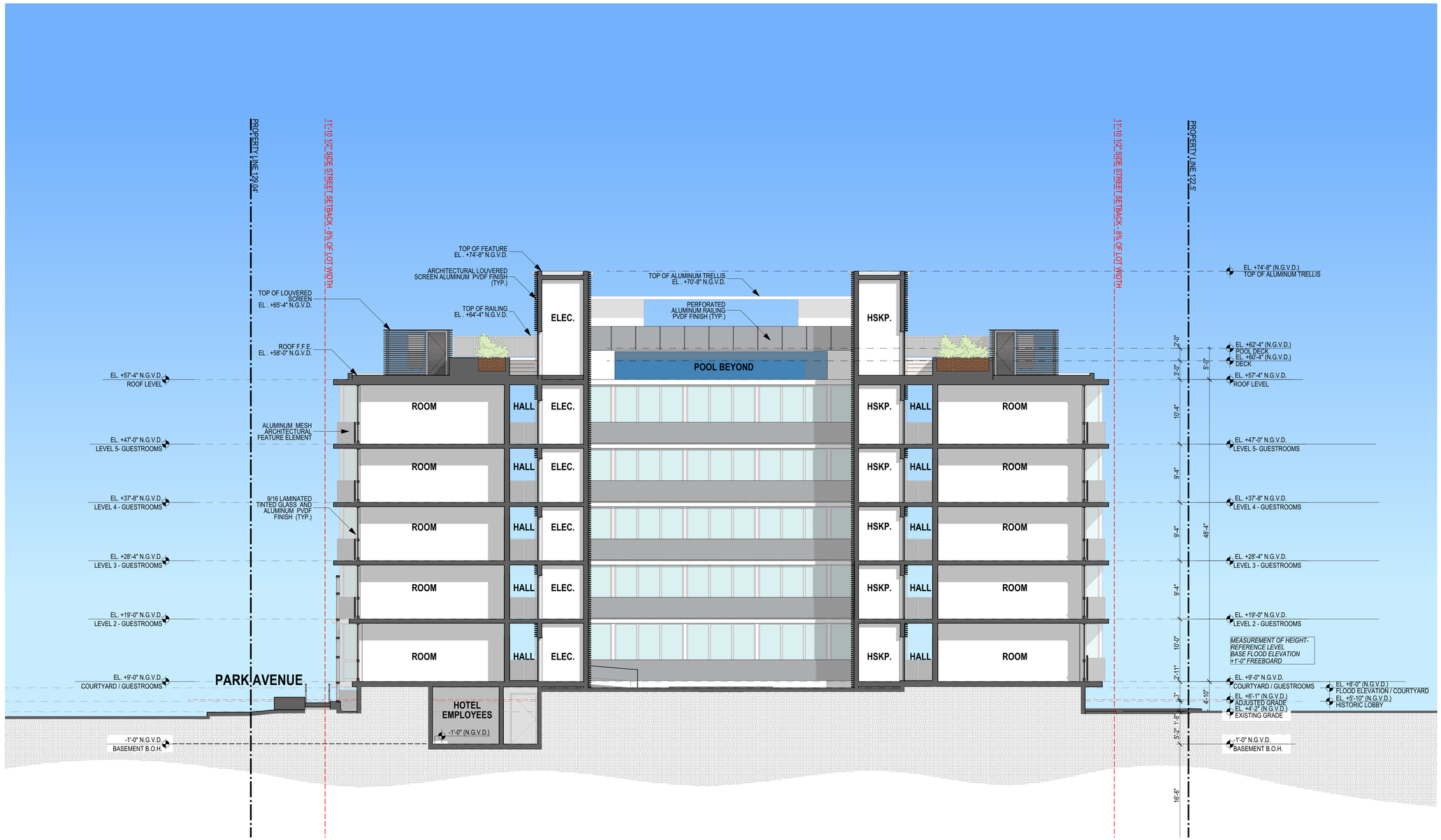

BUILDING SECTION C-C' | 1

SCALE 1/8"=1'-0"

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File: 01Revuelta Res - 8th Street - L Shaped Beds For Architect 2017.rvt Date: 2/28/2019 Architect: PARK AVE HOTEL - By Last saved by: Date: 5/6/2019

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Scale	AS SHOWN
Project No.	1822
Sheet Name	SECTION C
Sheet No.	A-503

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VIEW FROM CORNER OF PARK AVE. AND 19th. STREET
LOOKING NORTH-EAST - **NO LANDSCAPE** | 1

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File: Billboard_Rev1_355 Street_1_Billboard Basic 5.rvt Architect Date: 2/22/2019 Project: PARK AVE HOTEL By: Juan Sevilla Date: 6/4/2019

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Project

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Date
06/04/2019

Scale
AS SHOWN

Project No.
1822

Sheet Name
3D VIEW WEST WITH NO LANDSCAPE

Sheet No.
A-601

LANDSCAPE DRAWINGS

NOT FOR CONSTRUCTION

COCONUT PALM

SABAL PALM

CABADA PALM

MACARTHUR PALM

SIMPSON'S STOPPER

NATIVE TREE (PARADISE TREE)

PIGEON PLUM TREE

ALPHONSE KARR BAMBOO

PHILODENDRON 'WEEKS RED'

DWARF FAKAHATCHEE GRASS

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Date
06/04/2019
Scale
1/8" = 1'-0"
Project No.
1822

SCHEMATIC PLANTING PLAN GROUND FLOOR

L-1

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File: BIMcloud: RAI - BIM Server_1 - BIMcloud Basic for ARCHICAD 22/1822_PARK AV HOTEL - By miguelsv - Date: 5/31/2019

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THATCH PALM

ALCANTAREA VINICOLOR

SPARTINA GRASS

WHITE FOUNTAIN GRASS

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File: BIMcloud: RAI - BIM Server_1 - BIMcloud Basic for ARCHICAD 22/1822_PARK AV/1822_PARK AV HOTEL - By: mquesada - Date: 5/31/2019

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Date	06/04/2019
Scale	1/8" = 1'-0"
Project No.	1822

SCHEMATIC PLANTING PLAN TERRACE FLOOR

L-2

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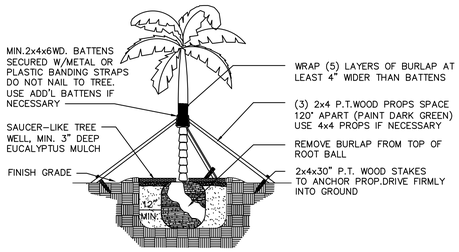
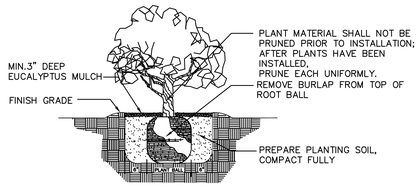
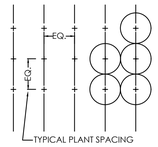


SPECIMEN TREE AND TALL PALMS SUPPORT DETAIL

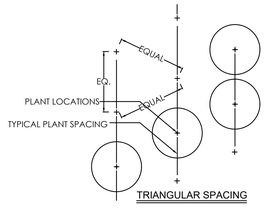


TYPICAL SHRUB PLANTING DETAIL

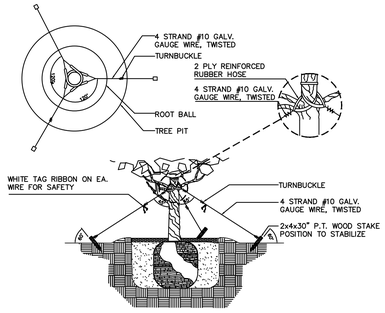
NOTE
IN MOST CASES TRIANGULAR SPACING IS PREFERRED, USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.



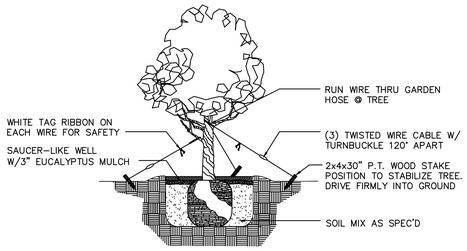
SQUARE SPACING



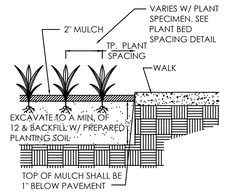
TRIANGULAR SPACING



TREE PLANTING AND GUYING DETAIL



SMALL TREE SUPPORT DETAIL



PLANTING DETAIL

06/04/2019 PARK AVE

PLANT LIST

Qty	Botanical/Common Name	Specifications	Native
	TREES & PALMS		
12	Alphonse karr bamboo Alphonse karr bamboo	25 gal.	N
12	Coccoloba diversifolia Pigeon Plum	8'-10' ht. x 6'-8' sp.	Y
2	Cocos nucifera 'Green Malayan' Coconut Palm	8' wd., 2 Street Trees	N
3	Dypsis cabadae Cabada Palm	3 trunks each cluster 6'-8' wd.	N
3	Myrcianthes fragrans Simpson Stopper	10'-12' ht. x 8'-10' sp., field grown, 2 Street Trees	Y
4	Native tree Native Tree	12'-14' ht. x 10'-12' sp., field grown	Y
14	Ptychosperma macarthurii Macarthur Palm	8'-12' wd., mixed heights, field grown	N
15	Sabal Palmetto Sabal Palm	crooked, curved trunks, planted as per plan 8'-22' wd., regenerated heads, 3 Street Trees	Y
11	Thrinax radiata Florida Thatch Palm	8'-12' ht. x 6'-8 sp.	Y

Qty	Botanical/Common Name	Specifications	
	SHRUBS AND GROUND COVERS		
6	Alcantarea vinicolor Alcantarea vinicolor	7 gal.	N
2400	Ernodea littoralis Golden Creeper	1 Gal., o.c. – 8"	Y
58	Pennisetum setaceum White Fountain Grass	36" o.c.	N
76	Philodendron 'Weeks Red' Weeks Red Philodendron	10 gal. 36" o.c.	N
434	Tripsacum dactyloides (dwarf) Dwarf Fakahatchee Grass	7 gal. 36" o.c.	Y
80	Spartina alterniflora Cordgrass	3 gal. 36" o.c.	Y
	RELOCATED MATERIAL		
3	Cocos Nucifera 'Green Mayalan' Coconut Palm		
1	Conocarpus erectus Green Buttonwood		

CITY OF MIAMI BEACH
LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District RM - 2 Lot Area 22,236 sq.ft Acres 0.51 acres

	REQUIRED/ ALLOWED	PROVIDED
OPEN SPACE		
A. Square feet of required Open Space as indicated on site plan: Lot Area = 22,236 s.f.x 30 % = 6,670 s.f.	6,670 s.f.	7,192 s.f.
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces N/A x 10 s.f. parking space =	N/A	N/A
C. Total square feet of landscaped open space required: A+B=	6,670 s.f.	7,192 s.f.
LAWN AREA CALCULATION		
A. Square feet of landscaped open space required	6,670 s.f.	7,192 s.f.
B. Maximum lawn area (sod) permitted= 30 % x 6,670 s.f.	2001 s.f.	0 s.f.
TREES		
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= 28 trees x 0.51 net lot acres - number of existing trees=	12	19
B. % Natives required: Number of trees provided x 30% =	6	19
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	10	19
D. Street Trees (maximum average spacing of 20' o.c.) 237 linear feet along street divided by 20'=	12	15 (06 TREES 18 PALMS)
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): N/A linear feet along street divided by 20'=	N/A	N/A
SHRUBS		
A. Number of shrubs required: Sum of lot and street trees required x 12=	228	228
B. % Native shrubs required: Number of shrubs provided x 50%=	114	114
LARGE SHRUBS OR SMALL TREES		
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	23	23
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	15	23

GENERAL LANDSCAPE NOTES:

1. ALL PLANT MATERIAL IS TO BE FLORIDA NO. 1 OR BETTER. FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS, PARTS I & II 1973, 1975 RESPECTIVELY.
2. ALL PLANTING BEDS TO BE TOPPED WITH 2"MIN. "GRADE A" CYPRESS OR EUCALYPTUS MULCH, UNLESS OTHERWISE NOTED.
3. ALL TREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER. NO NAIL STAKING PERMITTED. (REFER TO PLANTING DETAILS .)
4. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
5. ALL TREE HOLDS TO BE BACK FILLED AROUND AND UNDER ROOT BALL WITH PLANTING SOIL. ALL SHRUB BEDS TO BE INSTALLED WITH PLANTING SOIL. (SEE SPECS)
6. SOD SHALL BE "FLORATAM" ST. AUGUSTINE (UNLESS OTHERWISE NOTED) SOLID SOD LAID WITH ALTERNATIVE AND ABUTTING JOINTS, WITH 2" TOP SOIL MINIMUM IF REQUIRED. (SEE SPECS)
7. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR TWELVE MONTHS FROM DATE OF FINAL ACCEPTANCE. ALL PALMS ARE TO BE GUARANTEED FOR ONE YEAR.
8. ALL PLANTING BEDS SHALL BE WEED AND GRASS FREE.
9. ALL TREES, PALMS, SHRUBS AND GROUNDCOVER PLANTS SHALL BE FERTILIZED AT INSTALLATION WITH LONG LASTING FERTILIZER, ACCORDING TO MANUFACTURES RECOMMENDATIONS. (SUBMIT SAMPLE FOR APPROVAL.) (SEE SPEC)
10. PLANTING PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST IN CASE OF DISCREPANCIES. (NOTIFY LANDSCAPE ARCHITECT FOR DIRECTION.)
11. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
12. NO CHANGE SHALL BE MADE WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT.
13. ALL MATERIAL IS SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. SUBSTITUTIONS MAY BE MADE AFTER CONSULTATION WITH LANDSCAPE ARCHITECT.
14. ALL NEWLY PLANTED AREAS TO RECEIVE 100% COVERAGE BY AUTOMATIC IRRIGATION SYSTEM. (REFER TO IRRIGATION PLAN.)
15. ALL PLANTING BEDS TO RECEIVE NEW PLANTING SOIL (1/3 EVERGLADES PEAT, 1/3 SAND, 1/3 CYPRESS SAWDUST & CHOPS) MINIMUM 6" DEEP. (REFER TO PLANTING DETAILS.)
16. CONTRACTOR WILL VISIT SITE TO FAMILIARIZED HIMSELF WITH THE SCOPE OF WORK PRIOR TO SUBMITTING A BID.
17. LANDSCAPE CONTRACTOR TO COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR, THE IRRIGATION CONTRACTOR, AND THE ELECTRICAL CONTRACTOR.
18. ALL EXISTING PLANT MATERIAL TO REMAIN SHALL BE PROTECTED. (REFER TO DEMOLITION PLAN.)
19. ALL TREES TO BE RELOCATED WILL GET ROOT PRUNED 30 DAYS MIN. (OR MORE IF REQUIRED BY THE SPECIES). UPON RELOCATION, THIN OUT (UNDER LANDSCAPE ARCHITECT'S DIRECTION) 30% OF THE TREE CANOPY TO BE RELOCATED.
20. AFTER REMOVAL OR RELOCATION OF EXISTING TREES AND PALMS, BACKFILL TREE PIT WITH PLANTING SOIL AND SOD DISTURBED AREA, AS REQUIRED.
21. ALL TREES ON SOD AREAS SHALL RECEIVE A MULCH RING 2' IN DIAMETER TYPICAL.
22. ALL TREES SHALL HAVE A 2" CALIPER AT D.B.H. MINIMUM FOR A 10' HEIGHT TREE.
23. ALL 1 GALLON MATERIAL TO HAVE A 12" SPREAD MINIMUM, ALL 3 GALLON MATERIAL TO HAVE A 20-24" SPREAD MINIMUM.

TREE BRACING NOTES:

2" AND LARGER CALIPER TREES BRACED BY GUYING -

1. CHOOSE THE CORRECT SIZE AND NUMBER OF STAKES AND SIZE OF HOSE AND WIRE. GUYING SHALL BE COMPLETED WITHIN 48 HOURS OF PLANTING THE TREE.
2. CUT LENGTHS OF STAKING HOSE TO EXTEND 2 INCHES PAST TREE TRUNK WHEN WRAPPING AROUND.
3. SPACE STAKES EVENLY ON OUTSIDE OF WATER RING AND DRIVE EACH FIRMLY INTO THE GROUND. STAKES SHOULD BE DRIVING AT A 30 DEGREE ANGLE WITH THE POINT OF THE STAKE TOWARD THE TREE UNTIL 4 TO 5 INCHES ARE LEFT SHOWING.
4. PLACE THE HOSE AROUND THE TREE TRUCK JUST ABOVE THE LOWEST BRANCH.
5. THREAD THE WIRE THROUGH THE HOSE AND PAST THE STAKE, ALLOWING APPROXIMATELY 2 FEET OF EACH OF THE TWO ENDS BEYOND THE STAKE BEFORE CUTTING THE WIRE.
6. TWIST WIRE AT RUBBER HOSE TO KEEP IT IN PLACE.
7. PULL WIRE DOWN AND WIND BOTH ENDS AROUND STAKE TWICE. TWIST WIRE BACK ONTO ITSELF TO SECURE IT BEFORE CUTTING OFF THE EXCESS.
8. THE ABOVE PROCEDURES ARE TO BE FOLLOWED FOR EACH STAKE, KEEPING THE TREE STRAIGHT AT ALL TIMES. THERE SHOULD BE A 1 TO 3 INCH SWAY IN THE TREE (THE WIRES SHOULD NOT BE PULLED TIGHT) FOR BEST ESTABLISHMENT.
9. FLAG THE GUY WIRES WITH SURVEYOR'S FLAGGING OR APPROVED EQUAL FOR SAFETY.
10. GUYS ARE NOT TO BE REMOVED UNTIL APPROVED BY LANDSCAPE CONTRACTOR.

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06/04/19

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HPB SUBMITTAL

Date 06/04/2019
Scale AS SHOWN
Project No. 1822
Sheet Name PLANTING DETAILS AND NOTES
Sheet No. L-3

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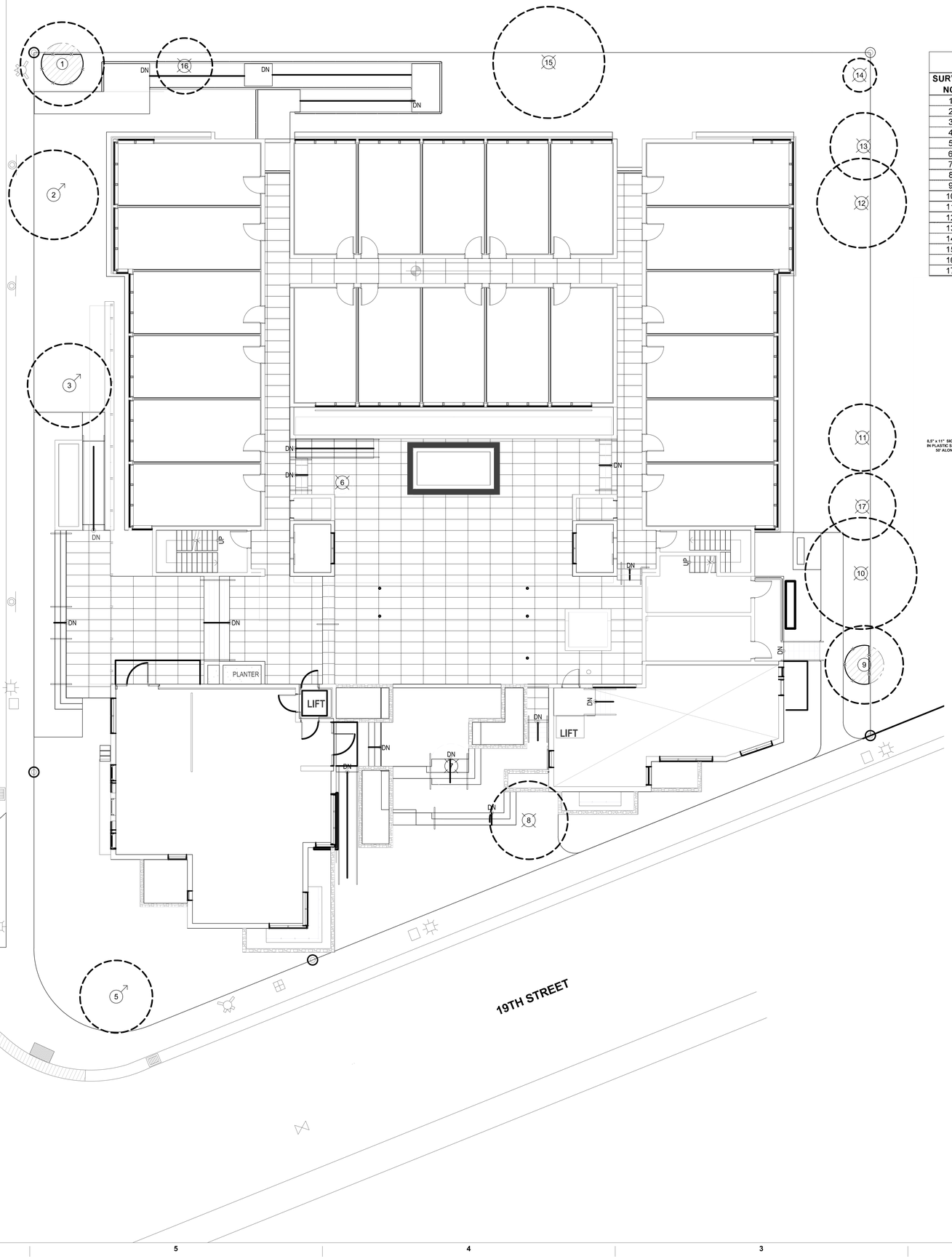
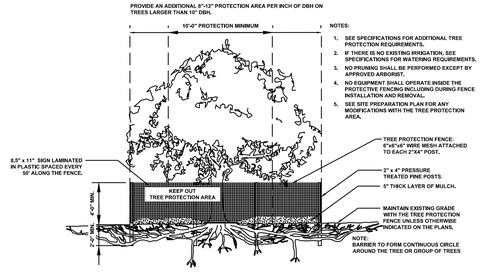


EXISTING TREE INVENTORY

SURVEY NO.	COMMON NAME	BOTANICAL NAME	DBH (IN.)	HT (FT.)	SP. (FT.)	T.P.Z. (FT.)	STATUS
1	Coconut Palm	*Cocos nuicifera ' Green Malayan'*	10.5	28	15	7.5	REMAIN
2	Coconut Palm	*Cocos nuicifera ' Green Malayan'*	9	25	16	8	RELOCATE
3	Coconut Palm	*Cocos nuicifera ' Green Malayan'*	9.5	26	15		RELOCATE
4	Pigeon Plum Tree	*Coccoloba diversifolia*	5	9	10		REMAIN
5	Green Buttonwood	*Conocarpus erectus*	7	12	15		RELOCATE
6	Areca Palms	*Dypsis lutescens*	3	10			REMOVE
7	Washingtonia Palm	*Washingtonia robusta*	14	45	8		REMOVE
8	Coconut Palm	*Cocos nuicifera ' Green Malayan'*	10	21	14		REMOVE
9	Sabal Palm	*Sabal palmetto*	16	20	14	7	REMAIN
10	Gumbo Limbo	*Bursera simaruba*	10	19	10		REMOVE
11	Sabal Palm	*Sabal palmetto*	15	18	12		REMOVE
12	Strangler Fig	*Ficus aurea*	14	20	20		REMOVE
13	Sabal Palm	*Sabal palmetto*	14	19	12		REMOVE
14	Florida Thatch Palm	*Thrinax radiata*	5	19	6		REMOVE
15	Strangler Fig	*Ficus aurea*	7.3	16	20		REMOVE
16	Gumbo Limbo	*Bursera simaruba*	4	15	10		REMOVE
17	Sabal Palm	*Sabal palmetto*	16	18	12		REMOVE



NOTES:

1. SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
2. IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.
3. NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
4. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
5. SEE SITE PREPARATION PLAN FOR ANY MODIFICATIONS WITH THE TREE PROTECTION AREA.

1 - YEAR MAINTENANCE PLAN

1. MAINTAIN A WIRE MESH FENCE AROUND ALL PERIMETER TREES TO REMAIN DURING THE CONSTRUCTION PERIOD.
2. MAINTAIN A 5" LAYER OF MULCH IN THE PROTECTION AREA. ROUTINELY REMOVE ANY WEEDS WHICH MAY GROW IN THE MULCH. REFER TO GENERAL NOTES FOR FURTHER SPECIFICATIONS REGARDING MULCH.
3. NO EQUIPMENT SHALL BE DRIVEN IN THE TREE PROTECTION AREA.
4. FERTILIZER WILL BE APPLIED ROUTINELY AS PER GENERAL NOTES.
5. A TEMPORARY IRRIGATION SYSTEM OR HAND WATERING WILL BE APPLIED A MINIMUM OF THREE TIMES PER WEEK, DURING TIME OF CONSTRUCTION.
6. ANY RELOCATED TREES OR PALMS SHALL BE STAKED AS PER GENERAL NOTES.
7. ANY TREES OR PALMS TO BE RELOCATED SHALL HAVE 50/50 PLANTING SOIL.
8. ANY HOLES FROM THE REMOVAL OR RELOCATION OF TREES OR PALMS SHALL BE FILLED AND GRADED WITH 50/50 PLANTING SOIL.

TREE PROTECTION FENCE DETAIL

EXISTING TREE & PALM LEGEND
(#) = TREE OR PALM TO REMAIN
(#) = TREE OR PALM TO RELOCATE
(#) = TREE OR PALM TO REMOVE
= TREE PROTECTION AREA (TPZ)
= CRITICAL ROOT ZONE (CRZ)

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TREE DISPOSITION PLAN

L-4

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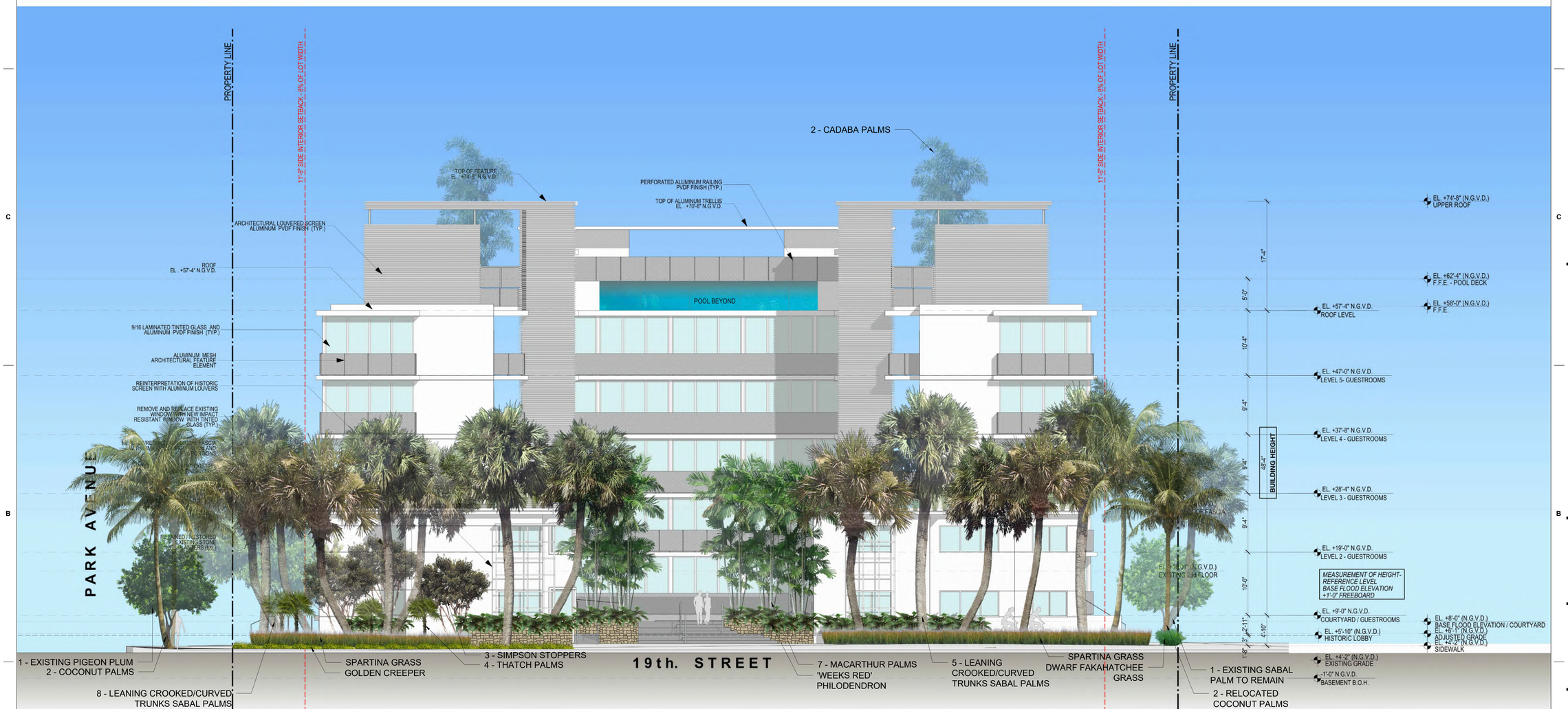

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SOUTH ELEVATION

L-5

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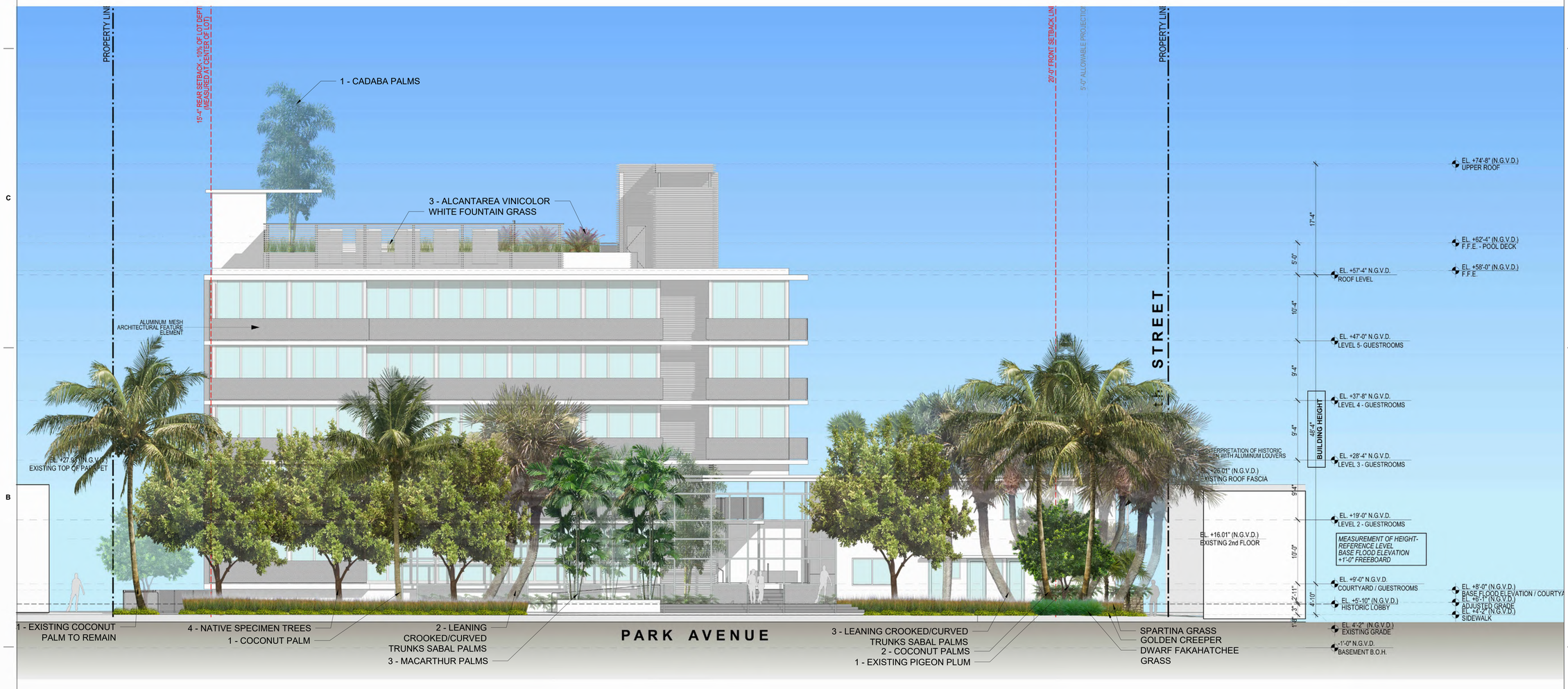

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WEST ELEVATION

L-6

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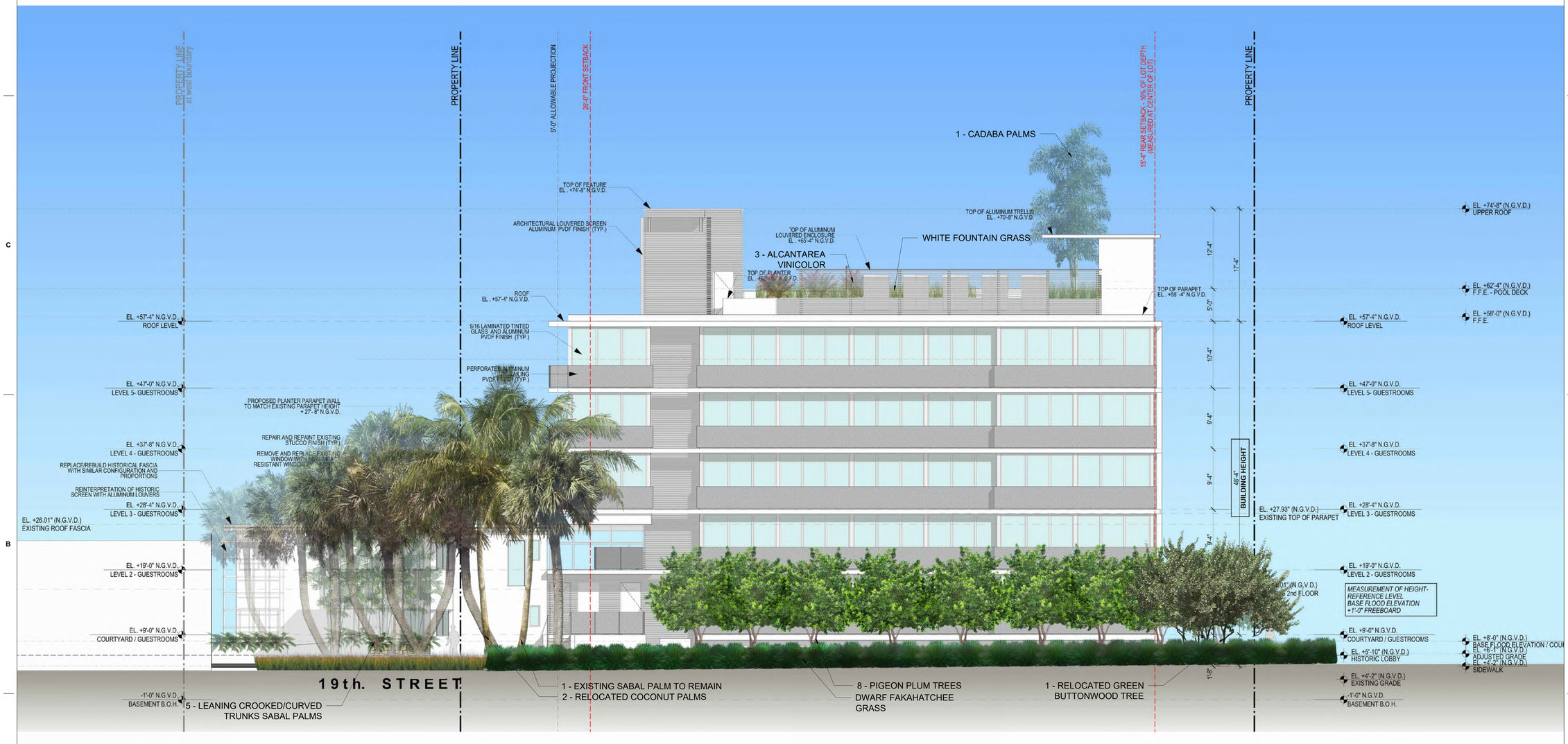

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EAST ELEVATION

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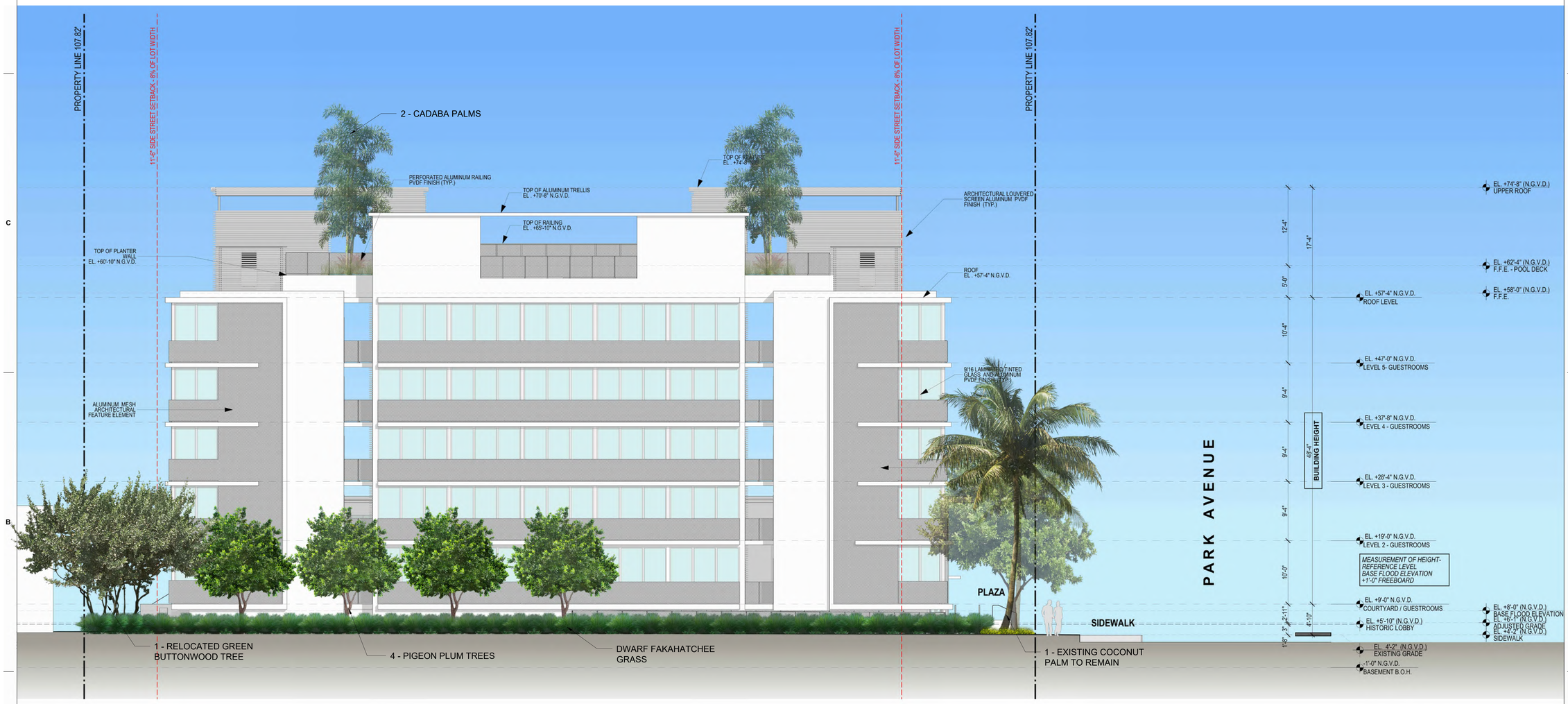

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NORTH ELEVATION

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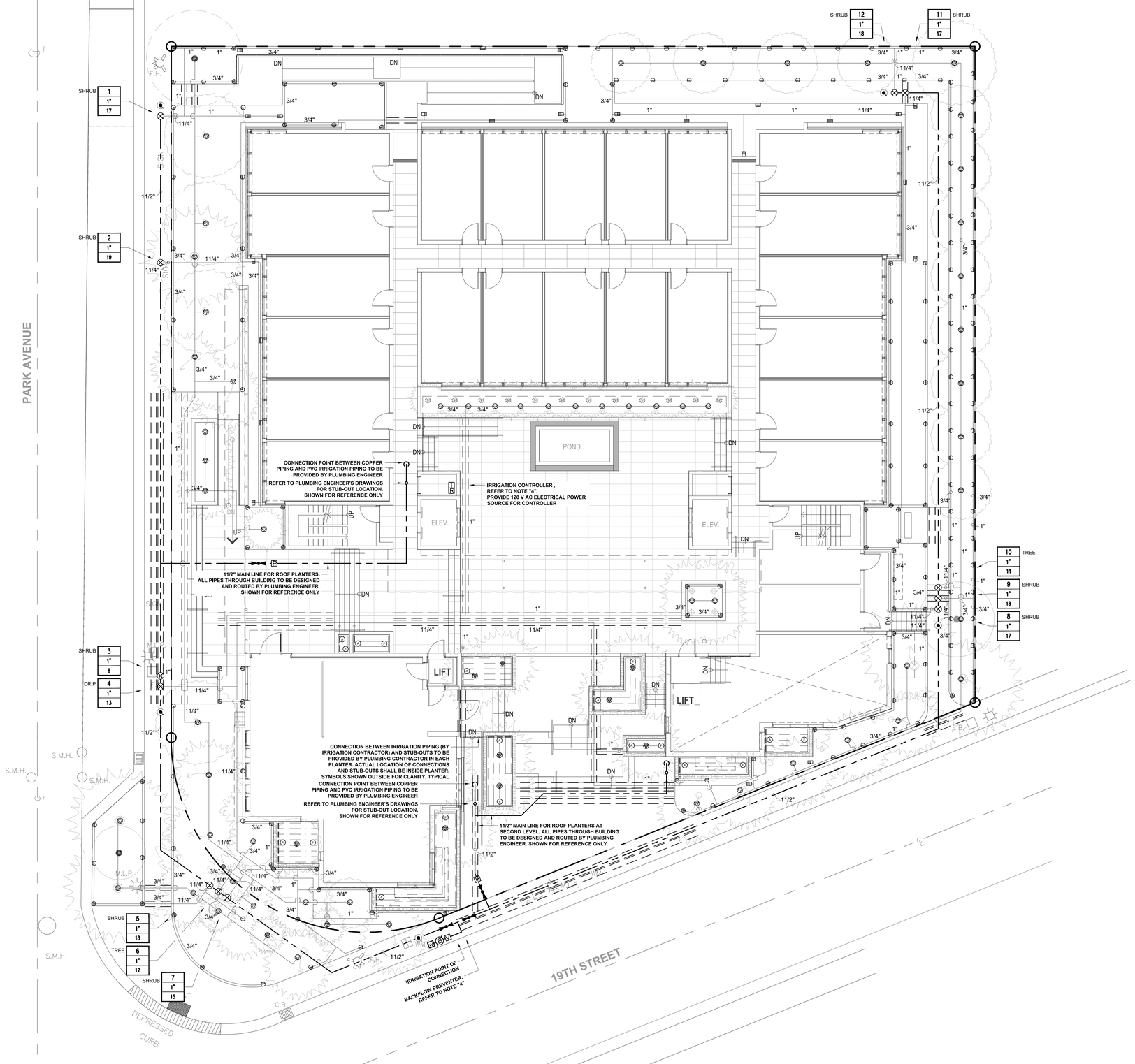

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IRRIGATION LEGEND

	Q	H	F
RAINBIRD 1800 12" POP-UP SHRUB SPRAY			
8 FT RADIUS			
10 FT RADIUS			
12 FT RADIUS			
15 FT RADIUS			
LCS/RCS/SS530 NOZZLES			
DRIP TUBING W/ 0.9 GPH EMITTERS INSTALLED AT 12" O.C.			
RAINBIRD XERI- BUBBLER			
DRIP FLUSH NOZZLE			
DRIP AIR RELIEF VALVE			
IRRIGATION SUB METER			
1" PRESSURE VACCUM BREAKER (PVB) BACKFLOW PREVENTOR			
1" MASTER CONTROL VALVE			
LASCO SLO-CLOSE FULL BLOCK TRU-UNION BALL VALVE			
RAINBIRD 44LRC 1" QUICK COUPLER VALVE			
RAINBIRD PEB SERIES ELECTRIC VALVES OR APPROVED EQUAL., IN VALVE BOX			
RAINBIRD ESP-LX MODULAR TIMER			
RSD-BEX SERIES RAIN SENSOR WITH METAL BRACKET			
PVC PIPE SCH. 40 AS LATERAL LINES 12" BELOW GRADE			
PVC PIPE SCH. 40 SOLVENT WELD AS MAINLINES 18" BELOW GRADE			
PVC PIPE SCH. 40 AS SLEEVING			

VALVE CALLOUT LEGEND

A	— ZONE STATION NUMBER
1"	— VALVE SIZE IN INCHES
18	— FLOW RATE IN G.P.M.

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0 5' 10' 25' 50'
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IRRIGATION PLAN - GROUND LEVEL

IR-1

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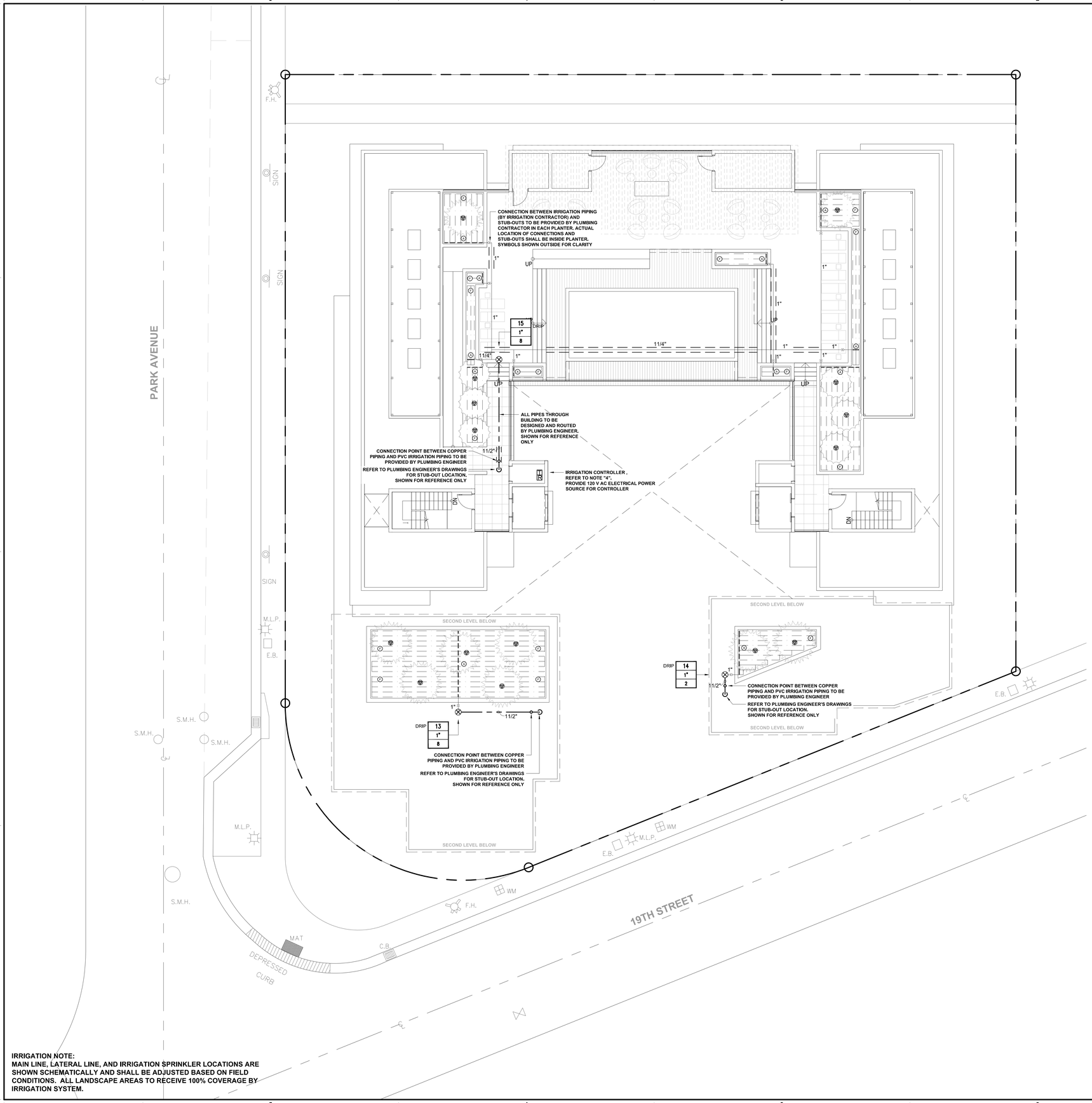

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IRRIGATION PLAN - TERRACE LEVEL

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The Contractor Must Check And Verify all Dimensions Of The Job And Be Responsible For Same. Reporting Any Discrepancies To The Architects Before Commencing work. Drawings Not to be Scaled.
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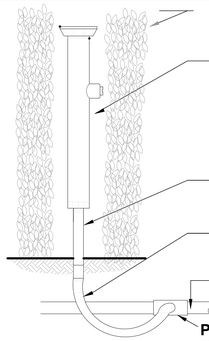
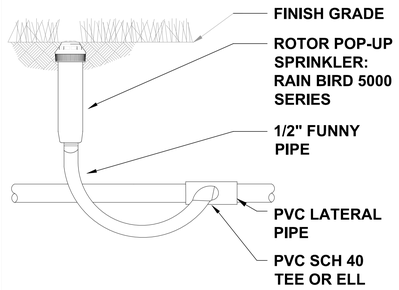


1 12" SPRAY HEAD ON RISER
N.T.S.



2 TURF ROTOR
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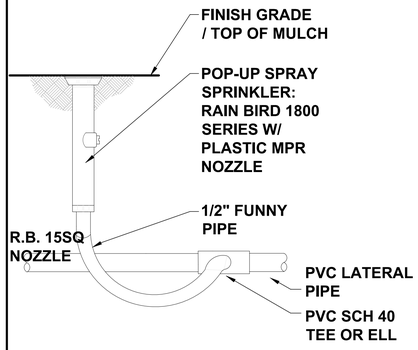
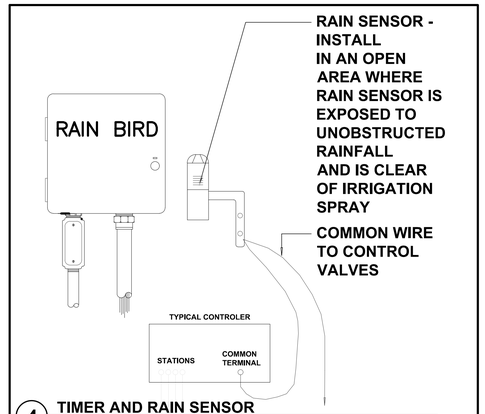
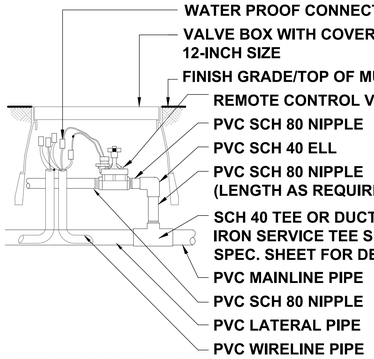


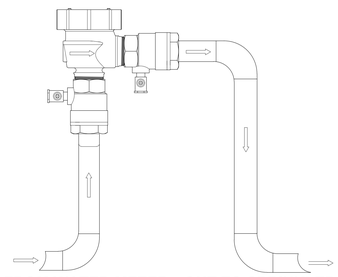
3 POP-UP SPRAY SPRINKLER
N.T.S.



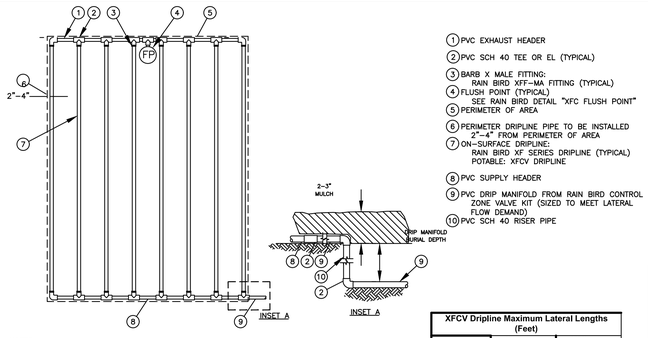
4 TIMER AND RAIN SENSOR
N.T.S.



5 REMOTE CONTROL VALVE
N.T.S.



6 PRESSURE VACUUM BREAKER
N.T.S.



NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
3. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

7 DRIP IRRIGATION

XFCV Dripline Maximum Lateral Lengths (Feet)

Inlet Pressure psi	12" Spacing		18" Spacing	
	Nominal Flow (gph)		Nominal Flow (gph)	
	0.6	0.9	0.6	0.9
20	192	136	254	215
30	289	205	402	337
40	350	248	498	416
50	397	281	573	477
60	436	309	637	529

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"	6" TO 12"
1 1/2" TO 2"	12" TO 18"
2 1/2" TO 3"	18" TO 24"
4" OR LARGER	24" TO 36"

IRRIGATION NOTES

1. PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.
2. ALL MAINLINE, LATERAL LINE AND CONTROL WIRE CONDUIT UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. SLEEVES SHALL BE A MINIMUM OF TWICE (2X) THE DIAMETER OF THE PIPE TO BE SLEEVED.
3. INSTALL ALL BACKFLOW PREVENTION DEVICES AND ALL PIPING BETWEEN THE POINT OF CONNECTION AND THE BACKFLOW PREVENTER AS PER LOCAL CODES.
4. FINAL LOCATION OF THE BACKFLOW PREVENTER AND AUTOMATIC CONTROLLER SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
5. 120 VAC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. THE ELECTRICAL CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER.
6. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.
7. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM SPRAY WITH MINIMAL OVERSPRAY ONTO WALKS, STREETS, WALLS, ETC.
8. THIS DESIGN IS DIAGRAMATIC. ALL PIPING, VALVES, ETC., SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. THE CONTRACTOR SHALL LOCATE ALL VALVES IN SHRUB AREAS WHERE POSSIBLE.
9. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS AND PAVING, ETC.
10. DO NOT WILLINGLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
11. ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
12. THE IRRIGATION CONTRACTOR SHALL INSTALL CHECK VALVES ON ALL HEADS IN AREAS WHERE FINISH GRADE EXCEEDS 4:1, WHERE POST VALVE SHUT-OFF DRAINING, OF THE IRRIGATION HEAD OCCURS OR AS DIRECTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
13. THE CONTRACTOR SHALL PROVIDE 1800 PCS (PRESSURE COMPENSATING SCREENS) AS NECESSARY TO REDUCE OR ELIMINATE OVERSPRAY ONTO STREETS, WALKS OR OTHER AREAS AS DIRECTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
14. ALL CONTROL WIRES SHALL BE INSTALLED IN PVC CONDUIT.
15. ALL REMOTE CONTROL VALVES, GATE VALVES, QUICK COUPLERS, CONTROL WIRE AND COMPUTER CABLE PULL POINTS SHALL BE INSTALLED IN APPROVED VALVES BOXES WITH COVERS.

13. THE CONTRACTOR SHALL PROVIDE 1800 PCS (PRESSURE COMPENSATING SCREENS) AS NECESSARY TO REDUCE OR ELIMINATE OVERSPRAY ONTO STREETS, WALKS OR OTHER AREAS AS DIRECTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
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LANDSCAPE AND IRRIGATION NOTE

1. THE PROPOSED LANDSCAPE AND IRRIGATION DESIGN MEETS AND EXCEEDS THE LANDSCAPE CODE REQUIREMENTS AS STIPULATED IN CHAPTER 18-A, MIAMI DADE COUNTY LANDSCAPE ORDINANCE.
2. EXISTING SITE CONDITIONS HAVE BEEN FIELD VERIFIED BY LANDSCAPE ARCHITECT.
3. ALL LANDSCAPE AREAS TO BE 100% COVERED BY A FULLY AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR. SEE THIS SHEET FOR IRRIGATION LAYOUT.

SPECIAL NOTES

A ROUGH INSPECTION IS REQUIRED BY MIAMI DADE PRIOR TO TRENCH BACKFILLING. A FINAL INSPECTION IS REQUIRED PRIOR TO COMPLETION OF THE IRRIGATION WORK. SOUTH FLORIDA WATER MANAGEMENT WATER RESTRICTIONS, 'PHASE II RESTRICTIONS' ARE IN EFFECT. NEW LANDSCAPE SHALL BE EXEMPT PER SFWMD FOR A PERIOD OF SIXTY DAYS AFTER INSTALLATION WITH CONTRACTOR AND/OR OWNER TO ASSUME RESPONSIBILITY AFTER THAT INITIAL PERIOD.

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Consultant

06/04/19

Luis O. Revuelta
AR-0007972

HPB SUBMITTAL

Date
06/04/2019
Scale
As noted
Project No.
1822

IRRIGATION DETAILS & NOTES

IR-3

NOT FOR CONSTRUCTION

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