

TREE DISPOSITION LIST							
BASED ON TREE SURVEY PROVIDED BY FORTIN, LEAVY, SKILES, INC., LB3653							
IDENTIFICATION OF ALL TREES SHOULD BE CONFIRMED BY THE DIVISION OF FORESTRY OR CERTIFIED ARBORIST							
ITEM	SCIENTIFIC NAME	COMMON NAME	HEIGHT (FT)	SPREAD (FT)	DBH (IN)	DISPOSITION	NOTES
1	PTYCHOSPERMA ELEGANS	ALEXANDER PALM-DBL	25	10	6	REMOVE	CONSTRUCTION AREA
2	PTYCHOSPERMA ELEGANS	ALEXANDER PALM-DBL	25	10	6	REMOVE	CONSTRUCTION AREA
3	PTYCHOSPERMA ELEGANS	ALEXANDER PALM-DBL	25	10	6	REMOVE	CONSTRUCTION AREA
4501	PHOENIX ROBELENI	PYGMY DATE PALM	6	6	4	REMOVE	FAIR CONDITION
4502	PHOENIX ROBELENI	PYGMY DATE PALM	8	6	4	REMOVE	FAIR CONDITION
4503	PHOENIX ROBELENI	PYGMY DATE PALM	10	6	4	REMOVE	FAIR CONDITION
4504	PHOENIX ROBELENI	PYGMY DATE PALM	10	6	4	REMOVE	FAIR CONDITION
4505	PHOENIX ROBELENI	PYGMY DATE PALM	6	6	4	REMOVE	CONTROLLED SPECIES
4506	PHOENIX ROBELENI	PYGMY DATE PALM	8	6	4	REMOVE	CONTROLLED SPECIES
4508	PHOENIX ROBELENI	PYGMY DATE PALM	10	6	4	REMOVE	FAIR CONDITION
4509	PHOENIX ROBELENI	PYGMY DATE PALM	6	6	4	REMOVE	FAIR CONDITION
4510	PHOENIX ROBELENI	PYGMY DATE PALM	6	6	4	REMOVE	FAIR CONDITION
4511	PHOENIX ROBELENI	PYGMY DATE PALM	6	6	4	REMOVE	FAIR CONDITION
4512	ROYSTONIA REGIA	ROYAL PALM	60	25	24	REMAIN	
4513	ROYSTONIA REGIA	ROYAL PALM	60	25	18	REMAIN	
4514	ROYSTONIA REGIA	ROYAL PALM	60	25	22	REMAIN	
4535	COCCOS NUCIFERA	COCONUT PALM	20	25	10	REMAIN	
4542	SABAL PALMETTO	SABAL PALM	15	10	10	REMAIN	
4543	SABAL PALMETTO	SABAL PALM	18	10	12	REMAIN	
4544	SABAL PALMETTO	SABAL PALM	18	10	12	REMAIN	
4545	SABAL PALMETTO	SABAL PALM	18	10	12	REMAIN	
4546	SABAL PALMETTO	SABAL PALM	18	10	12	RELOCATE	CONSTRUCTION AREA
4547	SABAL PALMETTO	SABAL PALM	18	10	12	RELOCATE	CONSTRUCTION AREA
4548	SABAL PALMETTO	SABAL PALM	18	10	12	REMAIN	
4549	WASHINGTONIA ROBUSTA	WASHINGTON PALM	35	8	12	REMOVE	CONTROLLED SPECIES
4550	CONOCARPUS ERECTUS	GREEN BUTTWOOD	20	15	12	REMOVE	SEVERE STORM DAMAGE
4551	WASHINGTONIA ROBUSTA	WASHINGTON PALM	45	15	12	REMOVE	CONTROLLED SPECIES
4552	WASHINGTONIA ROBUSTA	WASHINGTON PALM	50	15	12	REMOVE	CONTROLLED SPECIES
4555	WASHINGTONIA ROBUSTA	WASHINGTON PALM	50	15	20	REMOVE	CONTROLLED SPECIES
4556	WASHINGTONIA ROBUSTA	WASHINGTON PALM	50	15	20	REMOVE	CONTROLLED SPECIES

4557	WASHINGTONIA ROBUSTA	WASHINGTON PALM	50	15	20	REMOVE	CONTROLLED SPECIES
4558	WASHINGTONIA ROBUSTA	WASHINGTON PALM	50	15	20	REMOVE	CONTROLLED SPECIES
4559	WASHINGTONIA ROBUSTA	WASHINGTON PALM	50	15	20	REMOVE	CONTROLLED SPECIES
4560	WASHINGTONIA ROBUSTA	WASHINGTON PALM	50	15	20	REMOVE	CONTROLLED SPECIES
4562	WASHINGTONIA ROBUSTA	WASHINGTON PALM	50	15	20	REMOVE	CONTROLLED SPECIES
4563	WASHINGTONIA ROBUSTA	WASHINGTON PALM	50	15	20	REMOVE	CONTROLLED SPECIES
4564	WASHINGTONIA ROBUSTA	WASHINGTON PALM	50	15	20	REMOVE	CONTROLLED SPECIES
4565	WASHINGTONIA ROBUSTA	WASHINGTON PALM	50	15	20	REMOVE	CONTROLLED SPECIES
4566	ROYSTONIA REGIA	ROYAL PALM	50	25	30	REMOVE	POOR CONDITION
4567	COCCOS NUCIFERA	COCONUT PALM	40	20	8	RELOCATE	CONSTRUCTION AREA
4568	COCCOS NUCIFERA	COCONUT PALM	25	20	8	RELOCATE	CONSTRUCTION AREA
4569	STUMP						
4570	COCCOS NUCIFERA	COCONUT PALM	25	20	8	RELOCATE	CONSTRUCTION AREA
4571	COCCOS NUCIFERA	COCONUT PALM	25	20	8	RELOCATE	CONSTRUCTION AREA
4572	COCCOS NUCIFERA	COCONUT PALM	25	20	10	RELOCATE	CONSTRUCTION AREA
4573	COCCOS NUCIFERA	COCONUT PALM	25	20	8	RELOCATE	CONSTRUCTION AREA
4574	COCCOS NUCIFERA	COCONUT PALM	25	20	8	RELOCATE	CONSTRUCTION AREA
4576	WASHINGTONIA ROBUSTA	WASHINGTON PALM	15	15	8	REMOVE	CONTROLLED SPECIES
4578	WASHINGTONIA ROBUSTA	WASHINGTON PALM	15	15	8	REMOVE	CONTROLLED SPECIES
4579	WASHINGTONIA ROBUSTA	WASHINGTON PALM	15	15	8	REMOVE	CONTROLLED SPECIES
4580	WASHINGTONIA ROBUSTA	WASHINGTON PALM	15	15	8	REMOVE	CONTROLLED SPECIES
4581	WASHINGTONIA ROBUSTA	WASHINGTON PALM	15	15	8	REMOVE	CONTROLLED SPECIES
4582	WASHINGTONIA ROBUSTA	WASHINGTON PALM	15	15	8	REMOVE	CONTROLLED SPECIES
4583	WASHINGTONIA ROBUSTA	WASHINGTON PALM	15	15	8	REMOVE	CONTROLLED SPECIES
4584	WASHINGTONIA ROBUSTA	WASHINGTON PALM	15	15	8	REMOVE	CONTROLLED SPECIES
4585	WASHINGTONIA ROBUSTA	WASHINGTON PALM	15	15	8	REMOVE	CONTROLLED SPECIES
4586	WASHINGTONIA ROBUSTA	WASHINGTON PALM	15	15	8	REMOVE	CONTROLLED SPECIES
4587	WASHINGTONIA ROBUSTA	WASHINGTON PALM	15	15	8	REMOVE	CONTROLLED SPECIES
4588	WASHINGTONIA ROBUSTA	WASHINGTON PALM	10	10	8	REMOVE	CONTROLLED SPECIES
4589	WASHINGTONIA ROBUSTA	WASHINGTON PALM	10	10	8	REMOVE	CONTROLLED SPECIES
4590	WASHINGTONIA ROBUSTA	WASHINGTON PALM	10	10	8	REMOVE	CONTROLLED SPECIES
4591	WASHINGTONIA ROBUSTA	WASHINGTON PALM	25	10	8	REMOVE	CONTROLLED SPECIES

4592	WASHINGTONIA ROBUSTA	WASHINGTON PALM	25	12	8	REMOVE	CONTROLLED SPECIES
4593	WASHINGTONIA ROBUSTA	WASHINGTON PALM	15	15	8	REMOVE	CONTROLLED SPECIES
4594	WASHINGTONIA ROBUSTA	WASHINGTON PALM	15	15	8	REMOVE	CONTROLLED SPECIES
4595	WASHINGTONIA ROBUSTA	WASHINGTON PALM	15	15	8	REMOVE	CONTROLLED SPECIES
4596	WASHINGTONIA ROBUSTA	WASHINGTON PALM	15	15	8	REMOVE	CONTROLLED SPECIES
4597	WASHINGTONIA ROBUSTA	WASHINGTON PALM	15	15	8	REMOVE	CONTROLLED SPECIES
4598	WASHINGTONIA ROBUSTA	WASHINGTON PALM	12	15	8	REMOVE	CONTROLLED SPECIES
4599	WASHINGTONIA ROBUSTA	WASHINGTON PALM	12	15	8	REMOVE	CONTROLLED SPECIES
4600	WASHINGTONIA ROBUSTA	WASHINGTON PALM	15	15	8	REMOVE	CONTROLLED SPECIES
4601	WASHINGTONIA ROBUSTA	WASHINGTON PALM	15	15	8	REMOVE	CONTROLLED SPECIES
4602	WASHINGTONIA ROBUSTA	WASHINGTON PALM	15	15	8	REMOVE	CONTROLLED SPECIES
4603	WASHINGTONIA ROBUSTA	WASHINGTON PALM	12	15	8	REMOVE	CONTROLLED SPECIES
4604	WASHINGTONIA ROBUSTA	WASHINGTON PALM	12	15	8	REMOVE	CONTROLLED SPECIES
4605	WASHINGTONIA ROBUSTA	WASHINGTON PALM	12	15	8	REMOVE	CONTROLLED SPECIES
4606	WASHINGTONIA ROBUSTA	WASHINGTON PALM	20	15	8	REMOVE	CONTROLLED SPECIES
4607	WASHINGTONIA ROBUSTA	WASHINGTON PALM	4	10	8	REMOVE	CONTROLLED SPECIES
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4609	WASHINGTONIA ROBUSTA	WASHINGTON PALM	12	15	8	REMOVE	CONTROLLED SPECIES
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4613	WASHINGTONIA ROBUSTA	WASHINGTON PALM	12	15	8	REMOVE	CONTROLLED SPECIES
4614	WASHINGTONIA ROBUSTA	WASHINGTON PALM	5	5	8	REMOVE	CONTROLLED SPECIES
4615	WASHINGTONIA ROBUSTA	WASHINGTON PALM	5	5	8	REMOVE	CONTROLLED SPECIES
4616	WASHINGTONIA ROBUSTA	WASHINGTON PALM	3	5	8	REMOVE	CONTROLLED SPECIES
4617	WASHINGTONIA ROBUSTA	WASHINGTON PALM	5	5	8	REMOVE	CONTROLLED SPECIES
4618	WASHINGTONIA ROBUSTA	WASHINGTON PALM	5	5	8	REMOVE	CONTROLLED SPECIES
4619	WASHINGTONIA ROBUSTA	WASHINGTON PALM	5	5	8	REMOVE	CONTROLLED SPECIES
4620	WASHINGTONIA ROBUSTA	WASHINGTON PALM	5	5	8	REMOVE	CONTROLLED SPECIES
9856-B	COCCOLOBA UVIFERA	SEAGRAPE	20	25	14	REMOVE	CONTROLLED SPECIES, REMOVE MAJOR ROOTS NOT TO COMPROMISE SEAGRAPE TREE

LEGEND

- EXISTING PALM TO REMAIN
- EXISTING TREE TO REMOVE
- EXISTING PALM TO REMOVE
- EXISTING PALM TO RELOCATE

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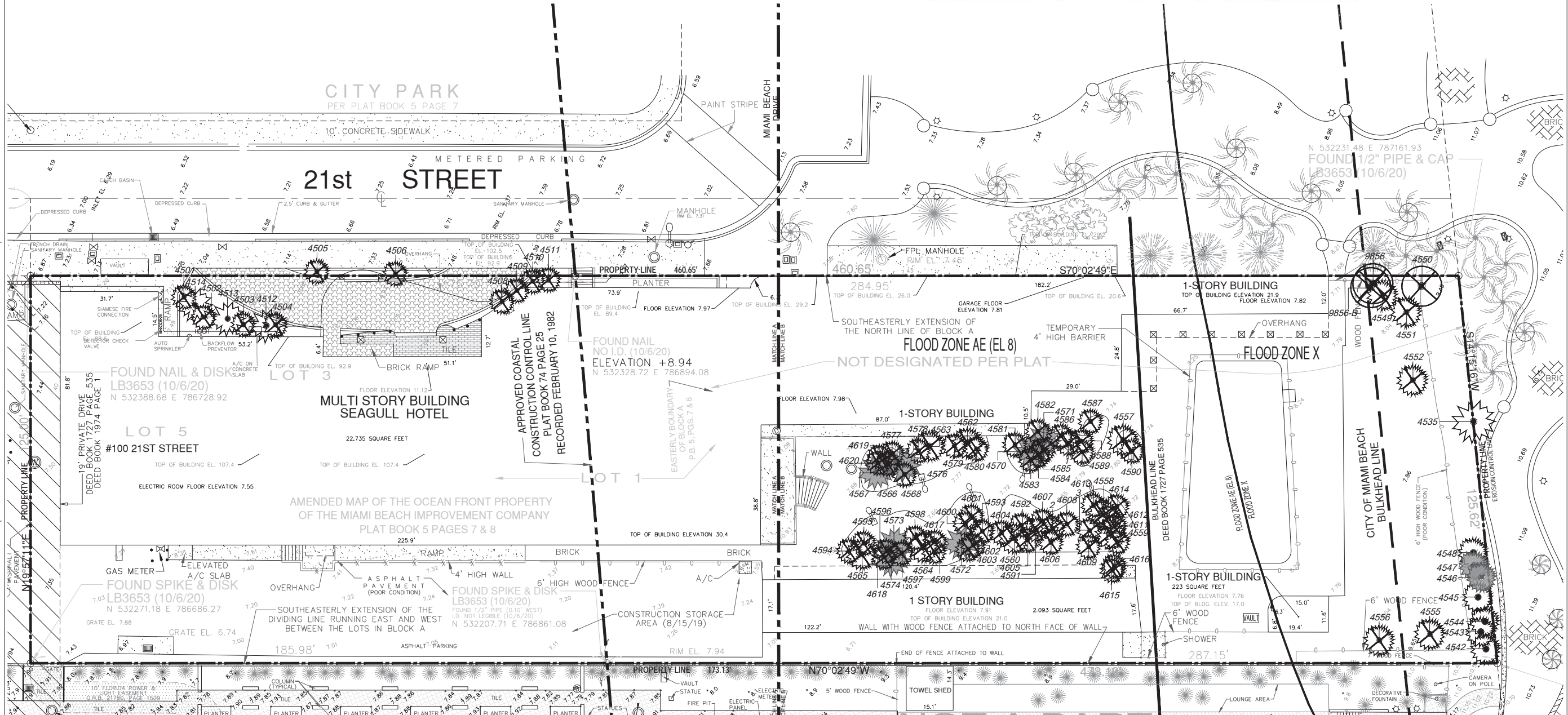
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HPB FINAL CAP SET

Date
03/08/2021
Scale
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Project No.
2005
Sheet Name
TREE DISPOSITION PLAN
Sheet No.
L-100



1 TREE DISPOSITION PLAN
SCALE: 1" = 16'

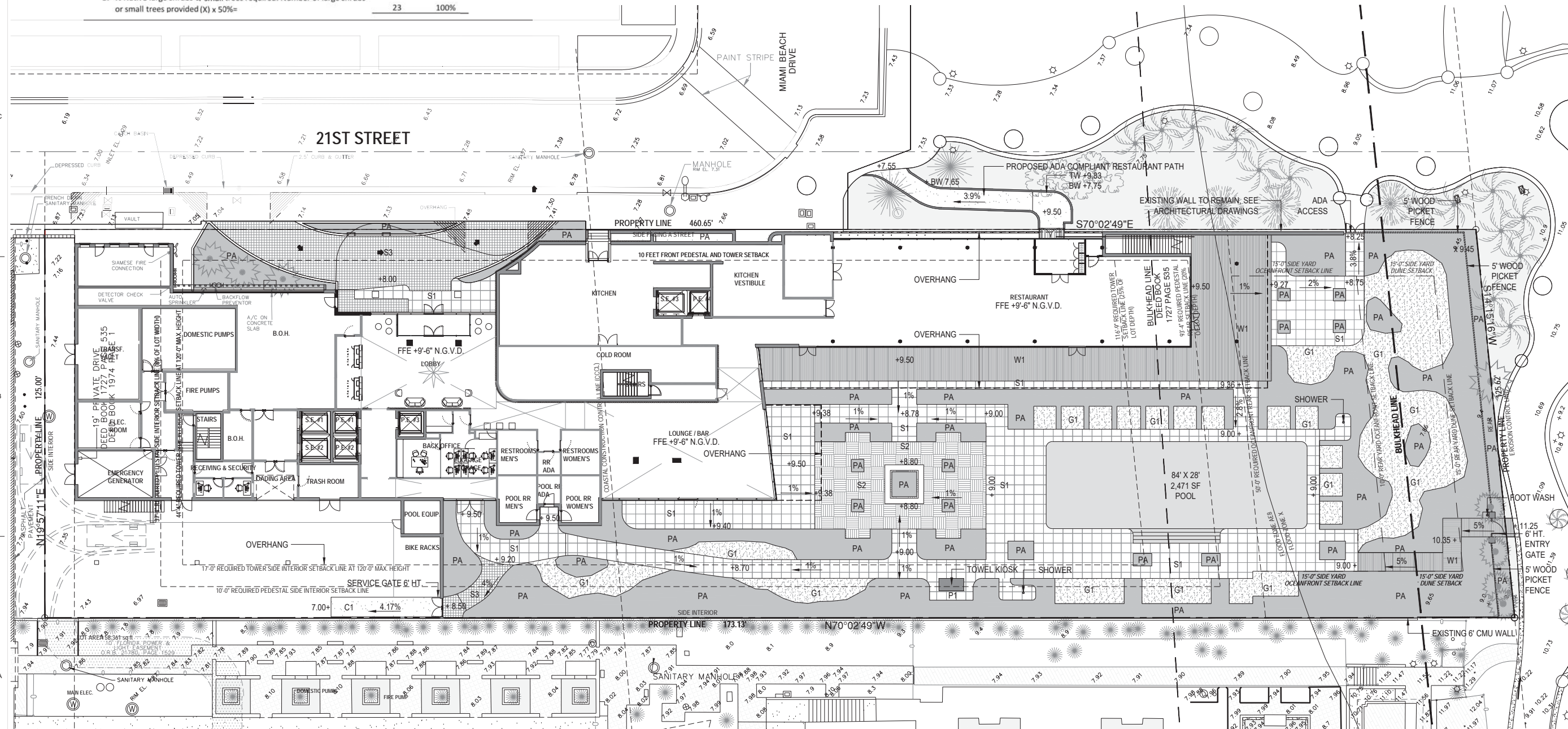
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CITY OF MIAMI BEACH LANDSCAPE LEGEND
 Zoning District: RM-3 Lot Area: 58,361 SF Acres: 1.34

	REQUIRED	PROVIDED
OPEN SPACE		
A. Square feet of required Open Space as indicated on site plan: Lot Area sf * 30% =	17,509	37,112
LAWN AREA CALCULATION		
A. Square feet of landscaped open space required	5,253	0
B. Maximum lawn area permitted (30%)	5,253	0
TREES		
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= (28 TREES*1.34 ACRES = 38) - (0 REMAIN) =	38	44
B. % Natives required: Number of trees provided x 30% =	12	43
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	18	100%
D. Street Trees (max. av.G. spacing of 30' o.c.): 202 LF along street / 30 = % Palms permitted to count towards street trees on 1:1 basis x 30%: *Property abuts sidewalk. No space for street trees	N/A	N/A
SHRUBS		
A. Number of shrubs required: Sum of Lot and Street Trees = 38 X 12	456	456 MIN
B. % Native shrubs required: Number of shrubs provided x 50%=	228	228 MIN
LARGE SHRUBS OR SMALL TREES		
A. Number of large shrubs or small trees required: Number of required shrubs (X) x 10%	46	47
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided (X) x 50%=	23	100%

LEGEND

S1	CORAL STONE HONED AND FILLED, SAND-SET, COLOR: CALYPSO
S2	PORCELAIN TILE ON CONCRETE SLAB
S3	BASALTINA SPLIT FACED CUBES
C1	CONCRETE
W1	IPE WOOD DECKING
G1	PERVIOUS CRUSHED SHELL
PA	PLANTING AREA



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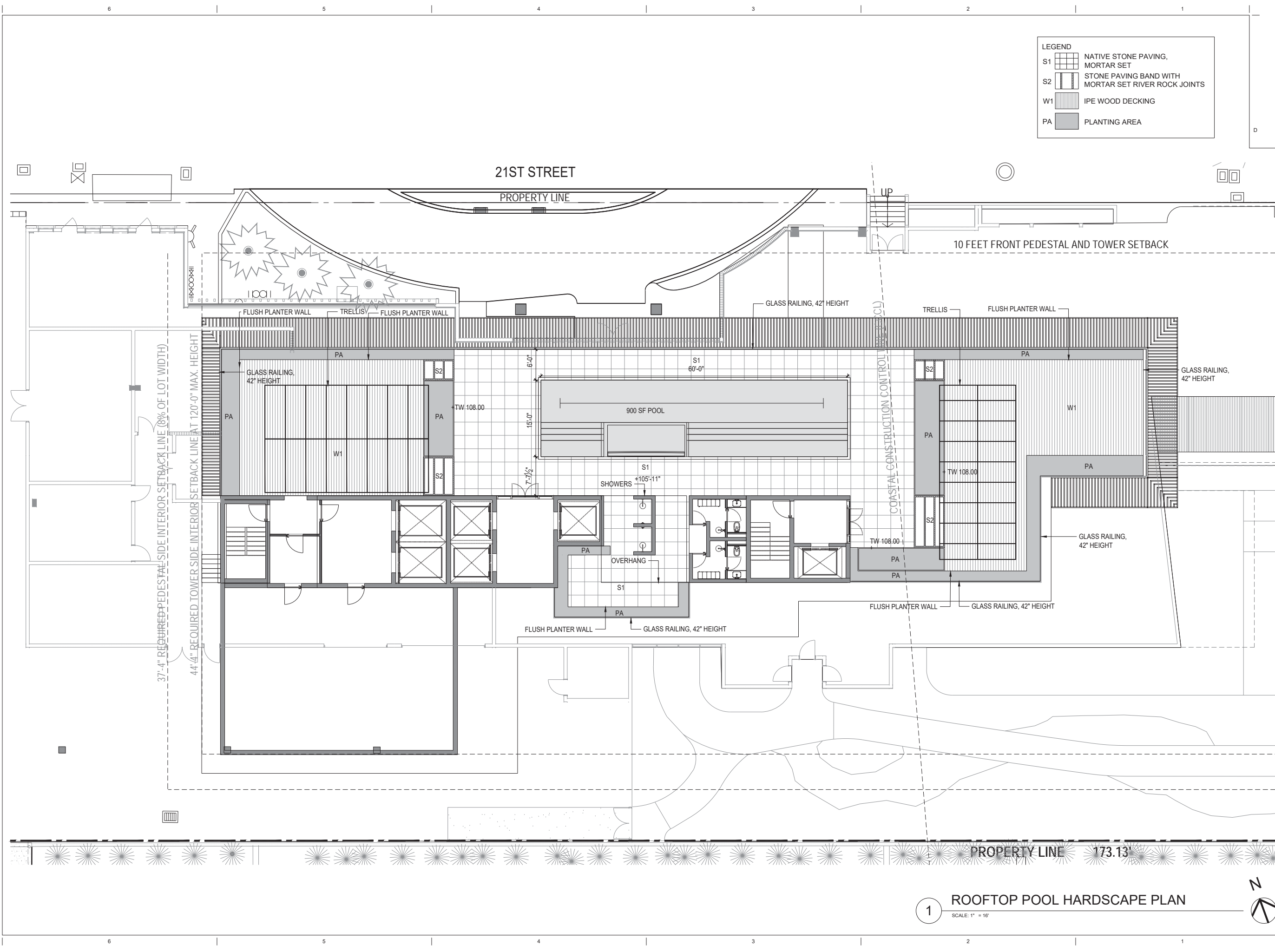
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 Sheet Name
 GROUND FLOOR HARDSCAPE PLAN
 Sheet No.

L-201

1 GROUND FLOOR HARDSCAPE PLAN
 SCALE: 1" = 16'

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LEGEND

S1	NATIVE STONE PAVING, MORTAR SET
S2	STONE PAVING BAND WITH MORTAR SET RIVER ROCK JOINTS
W1	IPE WOOD DECKING
PA	PLANTING AREA

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Date	03/08/2021
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Project No.	2005
Sheet Name	ROOFTOP POOL HARDSCAPE PLAN
Sheet No.	

L-203

1 ROOFTOP POOL HARDSCAPE PLAN
SCALE: 1" = 16'

FENCE AND GATE DETAILS

5' HEIGHT, 2X2" WOOD PICKET FENCE, 3.5" SPACING BETWEEN SLATS TO ACHIEVE 50% PERMEABILITY, 4X4" PRESSURE TREATED WOOD POSTS, MAX 8" O.C. PAINTED CHARCOAL COLOR TO RECEDE WITHIN THE PLANTING BUFFER

SAND-SET MONOLITHIC OOLITE STONE BLOCKS TO FRAME GATE

6' WIDE ENTRY, 5' HEIGHT IPE WOOD GATE - 2X4" SLATS WITH 1/4" SPACING, KEY FOB SECURE ENTRY

HOTEL BRAND LOGO

SITE CENTER LINE
NGVD 10.69'

SOUTH SIDE PROPERTY LINE



BEACH PROMENADE ENTRY



BEACH PROMENADE ENTRY LANDSCAPE CONTEXT

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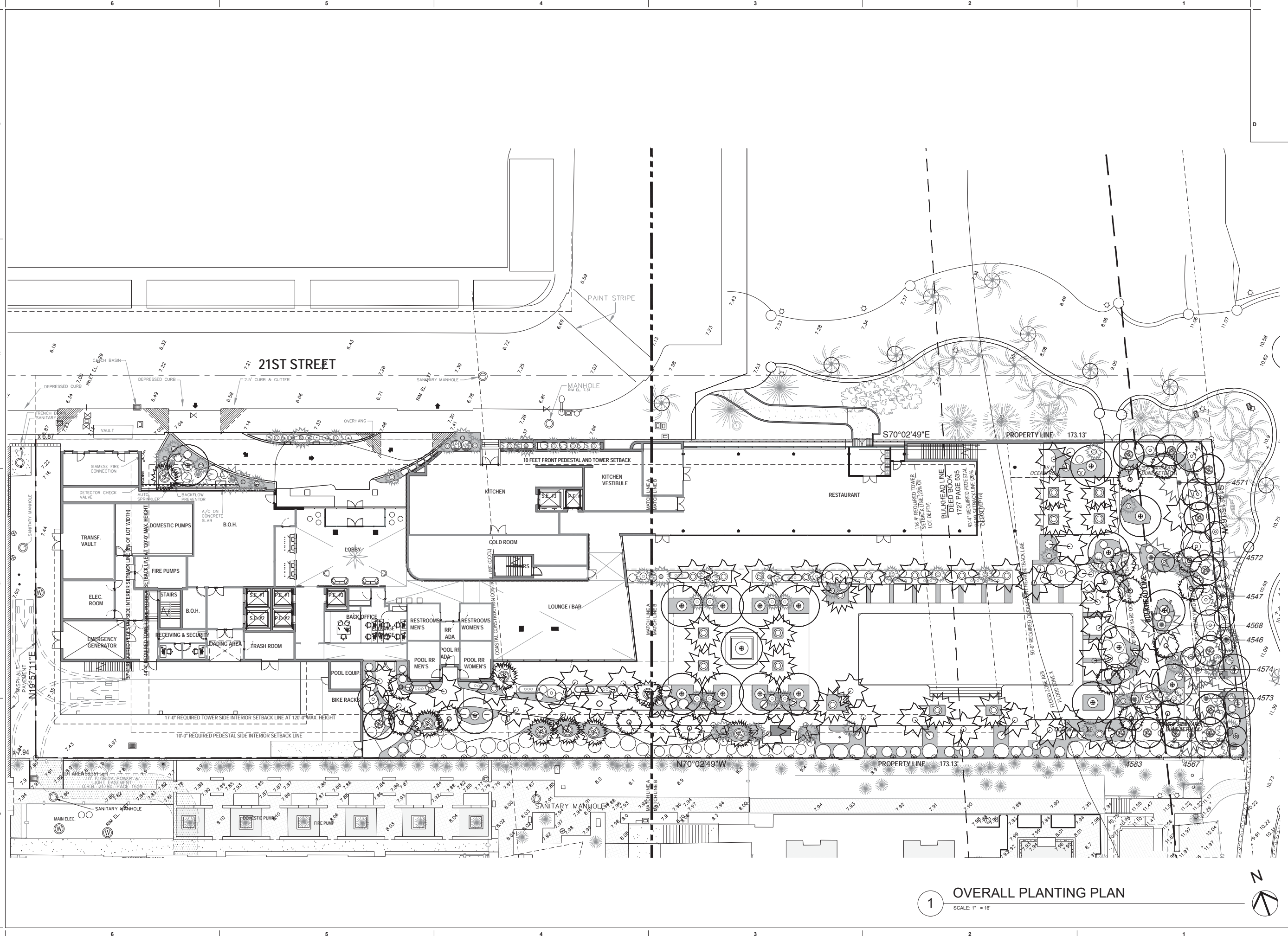
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Sheet Name
FENCE AND GATE DETAILS
Sheet No.

L-210

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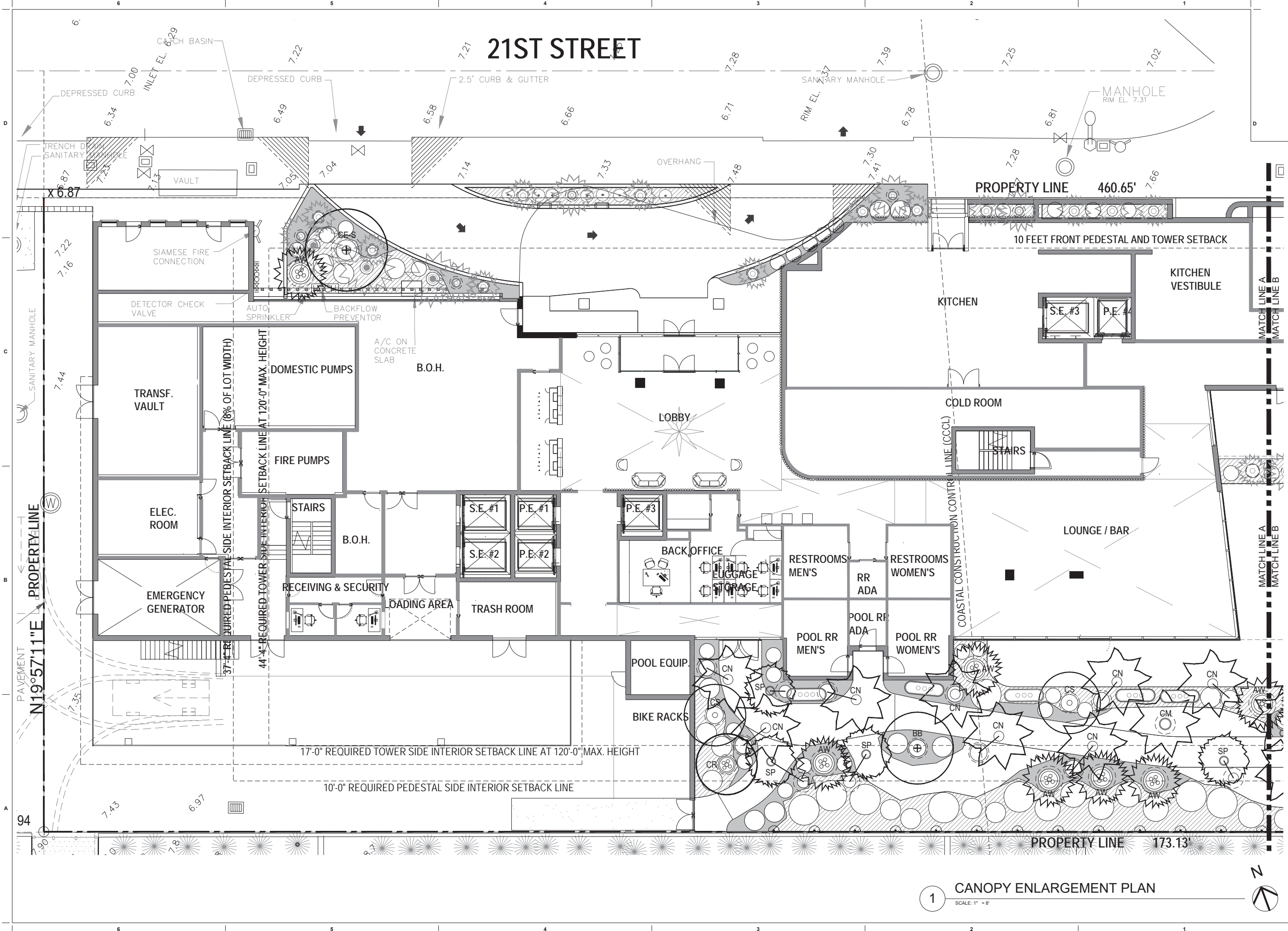
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2005
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OVERALL PLANTING PLAN
Sheet No.

L-300

1 OVERALL PLANTING PLAN
SCALE: 1" = 16'



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 Date
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 Scale
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 Project No.
 2005
 Sheet Name
 CANOPY ENLARGEMENT PLAN
 Sheet No.
L-301

1 CANOPY ENLARGEMENT PLAN
 SCALE: 1" = 8'



PALM TREES



AW | *Acoelorrhaphes wrightii*
Everglades Palm



CN | *Cocos nucifera*
Coconut Palm



CM | *Cocos nucifera* 'Maypan'
Maypan Coconut Palm



DC | *Dypsis cabadae*
Cabada Palm



LL | *Lantania loddigesii*
Blue Latan Palm



PC | *Phoenix canariensis*
Canary Island Date Palm



PD | *Phoenix dactylifera* 'Medjool'
Medjool Date Palm



PS | *Pleudophoenix sargentii*
Buccaneer Palm



RM | *Ravenala madagascariensis*
Travelers Palm



SP | *Sabal palmetto*
Sabal Palm



TM | *Thrinax morrisii*
Keys Thatch Palm

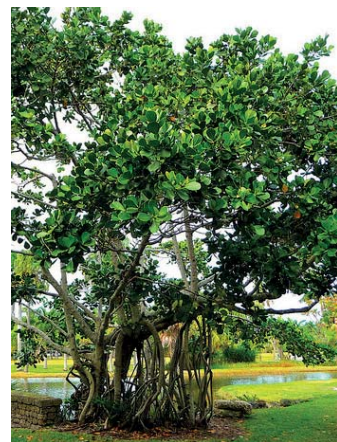


TR | *Thrinax radiata*
Thatch Palm

CANOPY TREES



BB | *Bucida buceras* 'shady lady'
Shady Lady



CR | *Clusia rosea*
Autograph Tree



CU | *Cocoloba uvifera*
Seagrape Tree



CE | *Conocarpus erectus* 'Erectus'
Green Buttonwood



CS | *Conocarpus erectus* 'Sericeus'
Silver Buttonwood



KF | *Krugiodendron ferreum*
Black Ironwood

PLANT PALETTE

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Sheet Name

PLANT PALETTE

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L-306

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SHRUBS



CCY | *Capparis cynophallophora*
Jamaica Caper



CIC | *Chrysobalanus icaco*
'Horizontal'
Horizontal Cocoplum



CGU | *Clusia Guttifera*
Small Leaf Clusia



SBA | *Savoa bahamensis*
Maidenbush

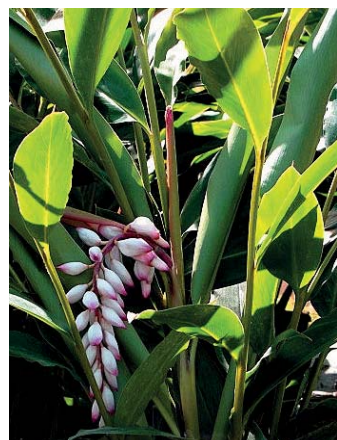


SMA | *Suriana maritima*
Bay Cedar



MFR | *Myrcianthes fragrans*
Simpson's Stopper

BIG LEAF ACCENTS



AZE | *Alpinia zerumbet*
Green Shell Ginger



AOC | *Alocasia odora 'California'*
Elephant ear



HNR | *Heliconia 'Rio Nights'*
Heliconia 'Rio Nights'



MDE | *Monstera deliciosa*
Monstera



PGI | *Philodendron 'Giganteum'*
Giganteum Philodendron



PWI | *Philodendron wilsonii*
Wilsonii Philodendron

ACCENTS



CAU | *Crinum augustum*
'Queen Emma'
Queen Emma Crinum Lily



CDI | *Croton Discolor*
Lechecillo



STR | *Strelitzia reginae*
Orange Bird of Paradise



ABL | *Agave*
Blue Wave



PUT | *Pandanus utilis*
Screw Pine



REX | *Rhaps excelsa*
Lady Palm

PLANT PALETTE

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DESIGN ARCHITECT

CITTERIO-VIEL
& PARTNERS

Project

BVLGARI HOTEL
MIAMI BEACH

100 21st STREET
MIAMI BEACH, FL 33139

Revisions

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LA6667206

HPB FINAL CAP SET

Date

03/08/2021

Scale

AS SHOWN

Project No.

2005

Sheet Name

PLANT PALETTE

Sheet No.

L-307

LANDSCAPE MATERIAL PALETTE



S1 CALYPSO CORAL STONE



G1 PERVIOUS CRUSHED SHELL SAND



S4 OOLITE STONE BLOCK



S2 DECORATIVE PORCELAIN TILE



S3 BASALTINA SPLIT FACE PAVING CUBES



W1 IPE WOOD DECKING

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Sheet Name
LANDSCAPE MATERIAL PALETTE
Sheet No.

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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION		
W		1 1/2" Irrigation Water Meter	
B	Hunter Tree Bubbler		
H	Hunter PROS-6 5' & 8' radius Shrub Spray, 6" Pop-Up.	BF	Febco 765 1.5" 12" (305MM) above highest downstream outlet and the highest point in the downstream piping.
H	Hunter PROS-6 10' radius Shrub Spray, 6" Pop-Up.		Hunter ICV-G 1/1/2" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet
H	Hunter PROS-6 12' radius Shrub Spray, 6" Pop-Up.		Lateral Line sch. 40 see size chart below
ES	Hunter PROS-6 5' side strip spray, end strip, center strip, Shrub Spray, 6" Pop-Up.		1 1/2" MAIN LINE
C	Hunter XC-400 8 stations, 120 VAC OUTDOOR	ZONE #1	ZONE DESIGNATION
RS	Hunter MINI-CLIK Rain Sensor, mount as noted	---	Pipe Sleeve: PVC Schedule 40 see chart for size

IRRIGATION ZONE SCHEDULE

ZONE #	G.P.M.	TYPE	DESCRIPTION
ZONE 1	31.4	SPRAY/BUBBLER	PLANTING NORTH SIDE OF BUILDING
ZONE 2	33.4	SPRAY/ BUBBLER	PLANTING NORTH/EAST
ZONE 3	25.1	SPRAY/ BUBBLER	PLANTING EAST PROPERTY LINE
ZONE 4	37.1	SPRAY/ BUBBLER	PLANTING SOUTH/EAST PROPERTY LINE
ZONE 5	40.2	SPRAY/BUBBLER	PLANTING NORTH AND EAST OF POOL
ZONE 6	24.9	SPRAY/TREE BUBBLER	PLANTING SOUTH OF LOUNGE / RR
ZONE 7	25.7	SPRAY/ BUBBLER	PLANTING SOUTH PROPERTY LINE

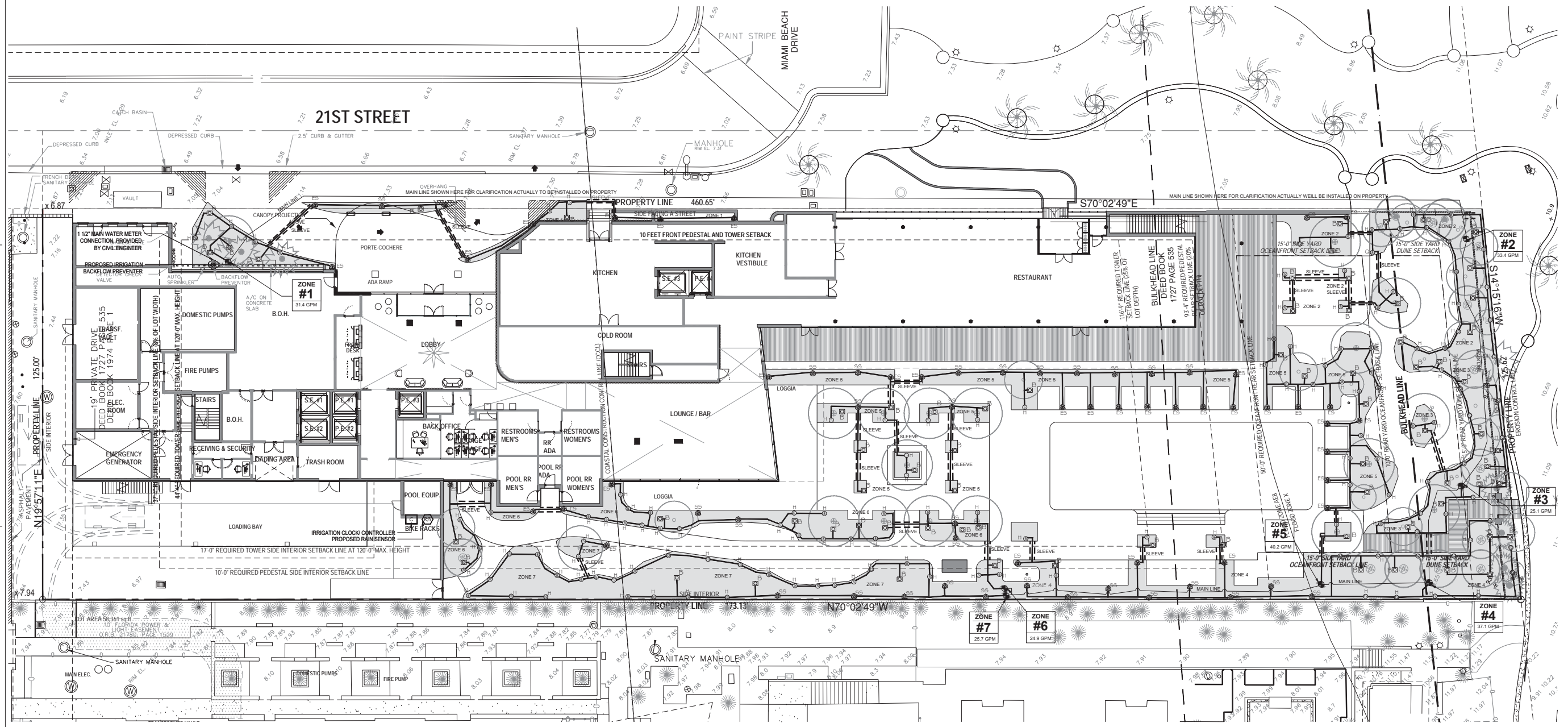
FLORIDA BUILDING CODE- APPENDIX F PIPE INSTALLATION-DEPTH OF COVER

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"

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



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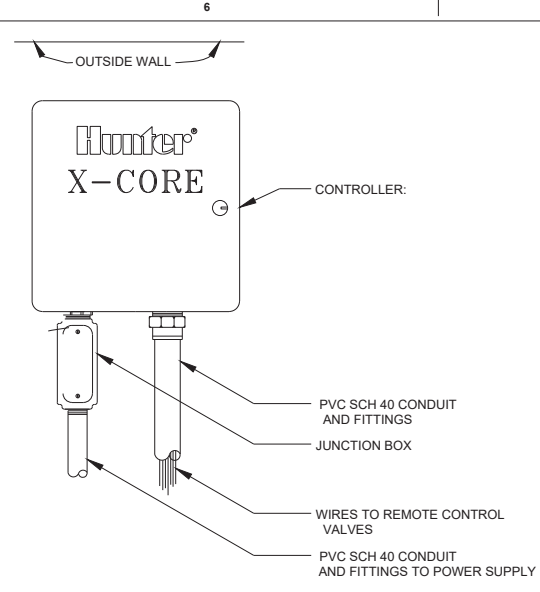
Project No.
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Sheet Name
IRRIGATION PLAN

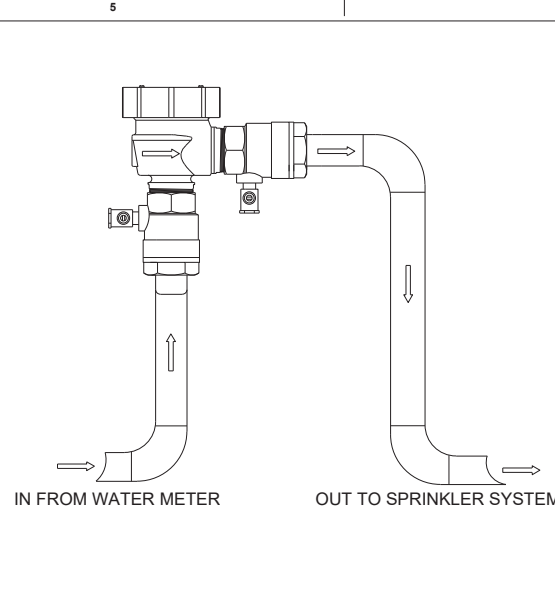
Sheet No.
IR-100

1 IRRIGATION PLAN
SCALE: 1" = 10'

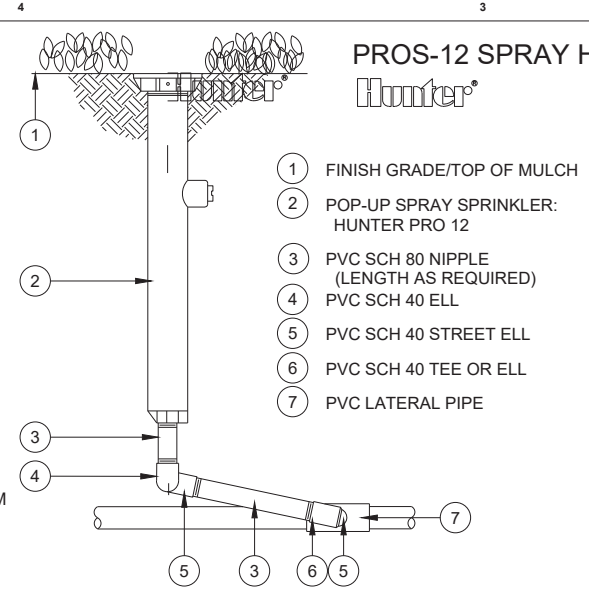
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 File: BIM/2016/04 - BIM/2016/04 - 1 - Billboard Plans for ARCHICAD 23.2016 - Singul - PLUM - By: aaraco - Date: 11/02/2020



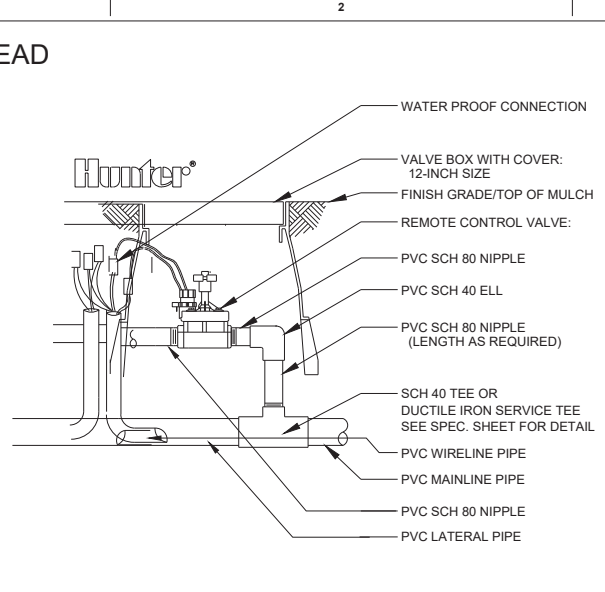
CONTROLLER



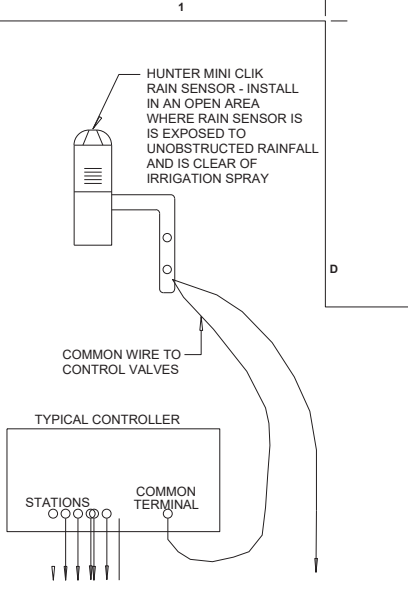
BACKFLOW PREVENTER



SPRAY HEAD



HUNTER ICV VALVE



AUTOMATIC RAIN SENSOR

IRRIGATION NOTES & SPECIFICATIONS

1.0 GENERAL IRRIGATION NOTES

- 1.1 SUMMARY: Includes but not limited to;
 - A. Furnishing and installing sprinkler system as described in Construction Documents complete with accessories necessary for proper functioning.

1.2 SYSTEM DESCRIPTION:

- A. Design Requirements
 - 1. Layout of Irrigation Heads
 - a. Location of heads shown in the drawing is approximate. Actual placement may vary as is required to achieve full even coverage without spraying on to buildings, sidewalks, fences.
 - b. During layout consult with Landscape Architect to verify proper placement and make recommendations, where revisions are advisable.

1.3 QUALITY ASSURANCE:

- A. Regulatory Requirements:
 - 1. Work and materials shall be in accordance with latest rules and regulations and other applicable state or local laws. Nothing in Contract Documents to be construed to permit work not conforming to these codes.
- B. Pre-Installation Conference:
 - 1. Meet with Owner and Landscape Architect to discuss and clarify all aspects of job requirements prior to commencing work of this Section.
- C. System Adjustments:
 - 1. Minor adjustments permitted to avoid fixed obstructions.

1.4 SUBMITTALS:

- A. Record Drawings
 - 1. Prepare an accurate as built-drawing as installation proceeds to be submitted prior to final inspection. Drawings shall include: Detail and dimension changes made during construction and Significant details and dimensions not shown in original Bidding Documents.
 - 2. Maintain, at job site, one copy of Contract Documents (as defined in General Conditions) and relevant shop drawings.
 - 3. Submit product literature for all sprinklers, valves, pipe, wire, wire connectors and controller.
 - 4. Final payment for system will not be authorized until accurate and complete submittals are delivered to the Landscape Architect.
- B. Instruction manual:
 - 1. Provide instruction manual which lists complete instructions for system operation and maintenance.

1.5 WARRANTY

- A. Standard one (1) year warranty stipulated in General Conditions shall include:
 - 1. Completed System including parts and labor.
 - 2. Filling and repairing depressions and replacing plantings due to settlement of irrigation trenches for one (1) year following final acceptance.
 - 3. System adjustment to supply proper coverage to areas to receive water.

1.6 MAINTENANCE

- A. Extra Materials:
 - 1. In addition to installed system, furnish Owner with the following items at close-out:
 - a. Two sprinkler head bodies of each size and type.
 - b. Two nozzles for each size and type.
 - c. Two adjusting keys for each sprinkler head cover type.

2.0 PRODUCTS

- 2.1 PIPE, PIPE FITTINGS AND CONNECTIONS
 - A. Pipes shall be continuously and permanently marked with the Manufacturers name, size, schedule, type and working pressure.
 - B. Pipe:
 - 1. Pressure Lines: as indicated on plans.
 - 2. Lateral Lines: as indicated on plans.
 - 3. Risers: schedule. 80 PVC, gray.
 - C. Fittings:
 - 1. Schedule 40 PVC
 - D. Sleeveing:
 - 1. Schedule 40 PVC

2.2 SPRINKLER HEADS:

- A. Conform to requirements shown on Drawings as to type, radius of throw, pressure and discharge.

2.3 AUTOMATIC SPRINKLER SYSTEM

- A. Control valves shall be the size and type indicated on Drawings.
- B. Control wire shall be UL listed, color coded copper conductor direct burial size 14. Tape control wire to the bottom of main line every ten feet. Where control wire leaves main it shall be enclosed in Class 200 PVC conduit. Use 3-M DBY waterproof wire connectors at splices and locate all splices within valve boxes. Use white or gray color for common wire and other colors for all other wire. Each common wire may serve only one controller.
- C. Add one extra control wire from panel to valves for use if a wire fails and mark it in the control box as an extra wire. This wire shall be a different color than the others.

2.4 VALVES

- A. Electric Valves:
 - 1. Make and model shown on the Drawings.
- B. Gate Valves:
 - 1. Bronze construction, angle type, 150 pound class, threaded connections, with cross-type operating handle designed to receive operating key.

2.5 VALVE ACCESSORIES:

- A. Valve boxes:
 - 1. Ametek or Brooks rectangular heavy-duty valve box with locking lid
 - 2. Do not install more than one (1) valve in a single box.
 - 3. Valve boxes shall be large enough for easy removal or maintenance

3.0 EXECUTION

3.1 PREPARATION

- A. Protection
 - 1. Work of others damaged by this Section during course of its work shall be replaced or repaired by original installer at this Section's expense.

3.2 INSTALLATION

- A. Trenching and Backfilling:
 - 1. Over-excavate trenches by two (2") inches and bring back to indicated depth by filling with fine, rock-free, soil or sand.
 - 2. Cover pipe both top and sides with two (2") inches of material specified in the paragraph above. In no case shall there be less than two (2") inches of rock-free soil or sand surrounding the pipe.
 - 3. Do not cover pressure main, sprinkler pipe or fittings until the Landscape Architect has inspected and approved the system.
- B. Installation of Plastic Pipe:
 - 1. Install plastic pipe in a manner to provide for expansion and contraction as recommended by Manufacturer.
 - 2. Unless otherwise indicted on Drawings, install main lines with a minimum cover of twelve (12") inches based on finish grade.
 - 3. Install pipe and wires under driveways or parking areas in specified sleeves a minimum of eighteen (18") inches below finish grade or as shown on drawings.
 - 4. Locate no sprinkler head closer than twelve (12") inches from building foundation. Heads immediately adjacent to mowing strips, walks or curbs shall be one (1") inch below top of mowing strip, walk or curb and have a minimum of one (1") inch clearance between head and mowing strip, walk or curb.
 - 5. Drawings show arrangement of piping. Should local conditions necessitate rearrangement, obtain approval of Landscape Architect prior to proceeding with work.
 - 7. Tape threaded connection with teflon tape.
 - 8. Install concrete thrust blocks wherever change of direction occurs in a PVC main pressure line unless otherwise detailed on Drawings.
- C. Control Valves and Controller:
 - 1. Install controller, control wires and valves in accordance with Manufacturers recommendations and according to applicable electrical code.
 - 2. Install valves in plastic boxes with reinforced heavy-duty plastic covers. Locate valve box tops at finish grade.
 - 3. Install remote control valves in valve boxes positioned over valve so that all parts can be reached for service. Set cover of valve box even with finish grade.
 - 4. Install all valve boxes over nine (9") inches of gravel for drainage.

3.3 FIELD QUALITY CONTROL:

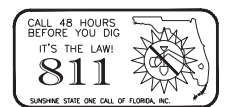
- A. Flushing and Testing:
 - 1. Test pressure lines at at minimum sustained pressure of 100 psi for four (4) hours. Notify Landscape Architect 24 hours prior to test. Do not backfill lines until approved by Landscape Architect.

3.4 ADJUSTMENT AND CLEANING:

- A. Adjust heads to proper grade when turf is sufficiently established to allow walking on it without appreciable harm. Such lowering or raising of heads shall be part of the original contract with no additional charge to the Owner.
- B. Adjust sprinkler heads for proper distribution and trim to ensure spray does not fall on building.
- C. Adjust watering time of valves to provide proper amounts of water to all plants

3.5 DEMONSTRATION

- A. After system is installed and approved, instruct Owners Representative in complete operation and maintenance.



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