

**PARK AVE. HOTEL**

355 19th Street  
MIAMI BEACH, FLORIDA 33139

Revisions

Owner Information

**PARK HOTEL LLC**  
800 SE 4th AVENUE, SUITE 704  
HALLANDALE BEACH, FL 33009  
1.305.984.3092

Consultant

David J. Odishoo  
RLA-666969

**HPB SUBMITTAL**

Date  
05/08/2023  
Scale  
1/10" = 1'-0"  
Project No.  
1822

Sheet Name  
**SCHEMATIC PLANTING PLAN  
GROUND FLOOR**  
Sheet No.



COCONUT PALM



SABAL PALM



CABADA PALM



MACARTHUR PALM



SIMPSON'S STOPPER



NATIVE TREE (PARADISE TREE)



PIGEON PLUM TREE



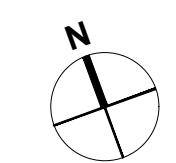
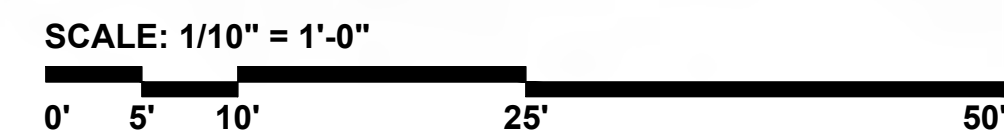
ALPHONSE KARR BAMBOO



PHILODENDRON 'WEEKS RED'



DWARF FAKAHATCHEE GRASS



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AS APPROVED ON HPB MEETING OF SEPTEMBER 9, 2019 - FILE No. HPB18-0252

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Table with 2 columns: Field, Value. Fields include Date (05/08/2023), Scale (1/10" = 1'-0"), Project No. (1822), Sheet Name (SCHEMATIC PLANTING PLAN TERRACE FLOOR), and Sheet No.



THATCH PALM



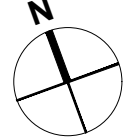
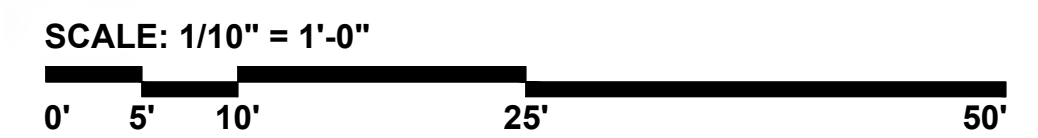
ALCANTAREA VINICOLOR



SPARTINA GRASS



WHITE FOUNTAIN GRASS



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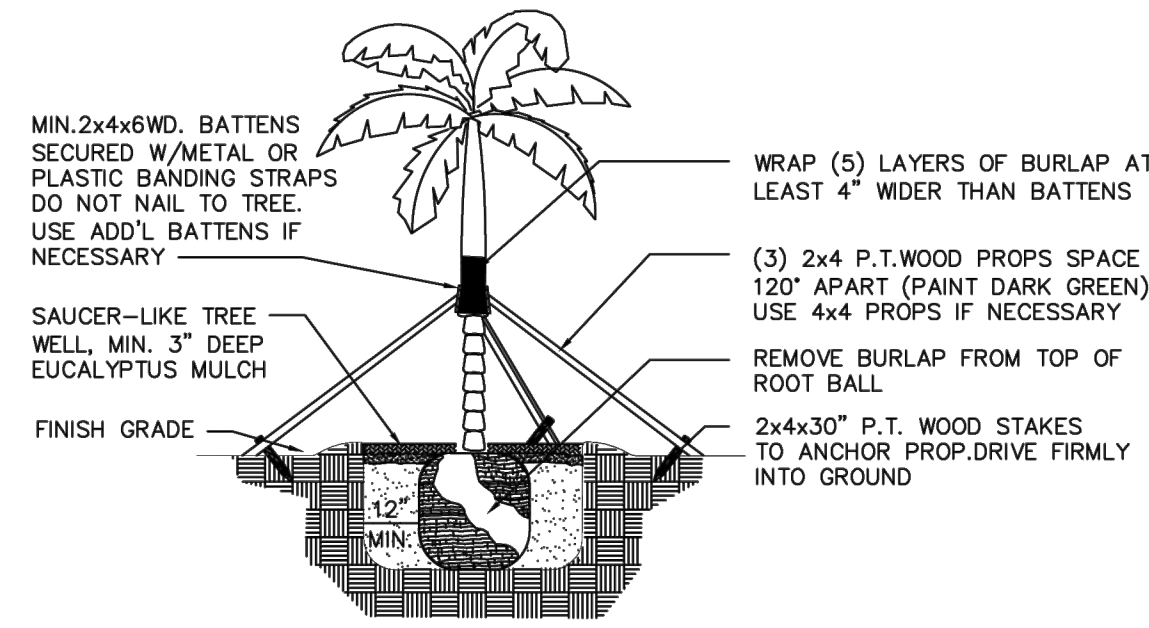
GENERAL LANDSCAPE NOTES:

- ALL PLANT MATERIAL IS TO BE FLORIDA NO. 1 OR BETTER. FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS, PARTS I & II 1973, 1975 RESPECTIVELY.
- ALL PLANTING BEDS TO BE TOPPED WITH 2" MIN. "GRADE A" CYPRESS OR EUCALYPTUS MULCH, UNLESS OTHERWISE NOTED.
- ALL TREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER. NO NAIL STAKING PERMITTED. (REFER TO PLANTING DETAILS.)
- LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
- 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)
- 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)
- 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.
- ALL PLANTING BEDS SHALL BE WEED AND GRASS FREE.
- ALL TREES, PALMS, SHRUBS AND GROUND COVER PLANTS SHALL BE FERTILIZED AT INSTALLATION WITH LONG LASTING FERTILIZER, ACCORDING TO MANUFACTURERS RECOMMENDATIONS. (SUBMIT SAMPLE FOR APPROVAL.) (SEE SPEC)
- PLANTING PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST IN CASE OF DISCREPANCIES. (NOTIFY LANDSCAPE ARCHITECT FOR DIRECTION.)
- LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- NO CHANGE SHALL BE MADE WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT.
- ALL MATERIAL IS SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. SUBSTITUTIONS MAY BE MADE AFTER CONSULTATION WITH LANDSCAPE ARCHITECT.
- ALL NEWLY PLANTED AREAS TO RECEIVE 100% COVERAGE BY AUTOMATIC IRRIGATION SYSTEM. (REFER TO IRRIGATION PLAN.)
- 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.)
- CONTRACTOR WILL VISIT SITE TO FAMILIARIZED HIMSELF WITH THE SCOPE OF WORK PRIOR TO SUBMITTING A BID.
- LANDSCAPE CONTRACTOR TO COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR, THE IRRIGATION CONTRACTOR, AND THE ELECTRICAL CONTRACTOR.

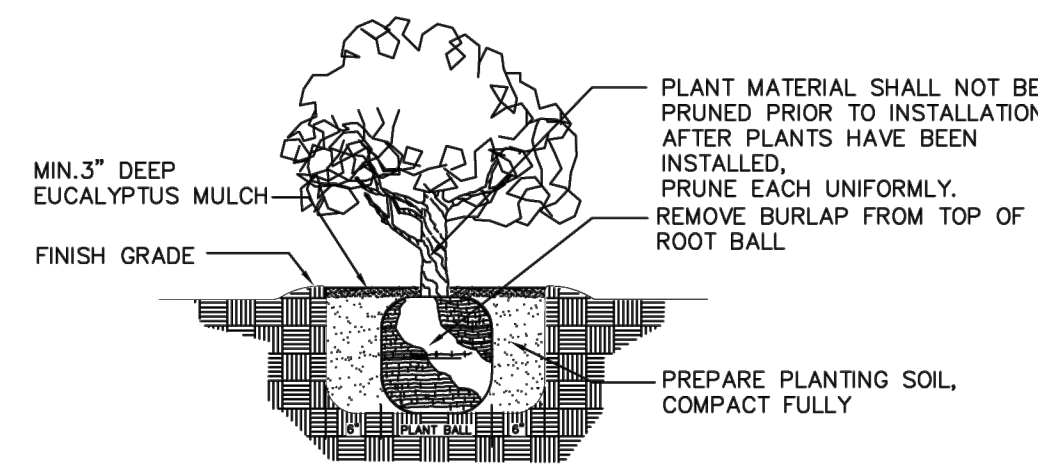
- ALL EXISTING PLANT MATERIAL TO REMAIN SHALL BE PROTECTED. (REFER TO DEMOLITION PLAN.)
  - ALL TREES TO BE RELOCATED WILL GET ROOT PRUNED 30 DAYS MIN. (OR MORE IF REQUIRED BY THE SPECIES). UPON RELOCATION, THIN OUT (UNDER LANDSCAPE ARCHITECT'S DIRECTION) 30% OF THE TREE CANOPY TO BE RELOCATED.
  - AFTER REMOVAL OR RELOCATION OF EXISTING TREES AND PALMS, BACKFILL TREE PIT WITH PLANTING SOIL AND SOD DISTURBED AREA, AS REQUIRED.
  - ALL TREES ON SOD AREAS SHALL RECEIVE A MULCH RING 2' IN DIAMETER TYPICAL.
  - ALL TREES SHALL HAVE A 2" CALIPER AT D.B.H. MINIMUM FOR A 10' HEIGHT TREE.
  - 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 -**
- 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.
  - CUT LENGTHS OF STAKING HOSE TO EXTEND 2 INCHES PAST TREE TRUNK WHEN WRAPPING AROUND.
  - 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.
  - PLACE THE HOSE AROUND THE TREE TRUCK JUST ABOVE THE LOWEST BRANCH.
  - 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.
  - TWIST WIRE AT RUBBER HOSE TO KEEP IT IN PLACE.
  - PULL WIRE DOWN AND WIND BOTH ENDS AROUND STAKE TWICE. TWIST WIRE BACK ONTO ITSELF TO SECURE IT BEFORE CUTTING OFF THE EXCESS.
  - 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.
  - FLAG THE GUY WIRES WITH SURVEYOR'S FLAGGING OR APPROVED EQUAL FOR SAFETY.
  - GUY Wires ARE NOT TO BE REMOVED UNTIL APPROVED BY LANDSCAPE CONTRACTOR.

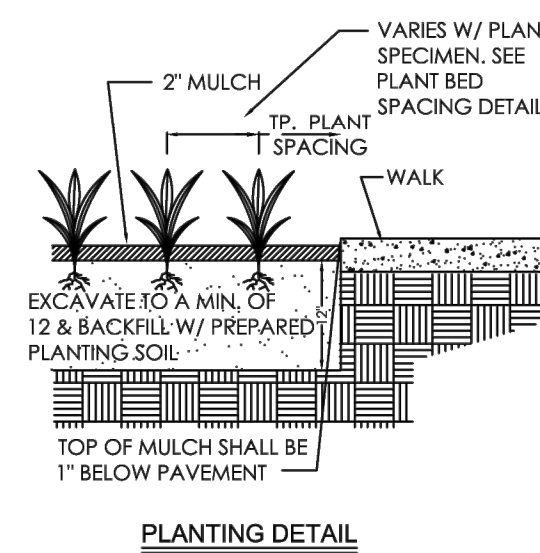
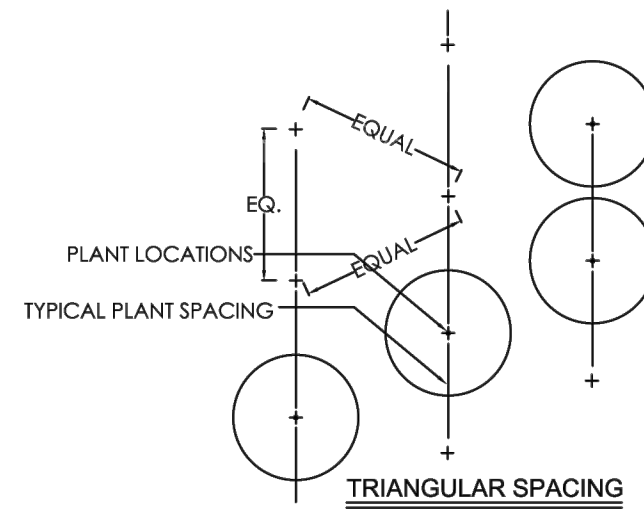
NOTE  
IN MOST CASES TRIANGULAR SPACING IS  
PREFERRED. USE SQUARE SPACING ONLY  
IN SMALL RECTILINEAR AREAS.



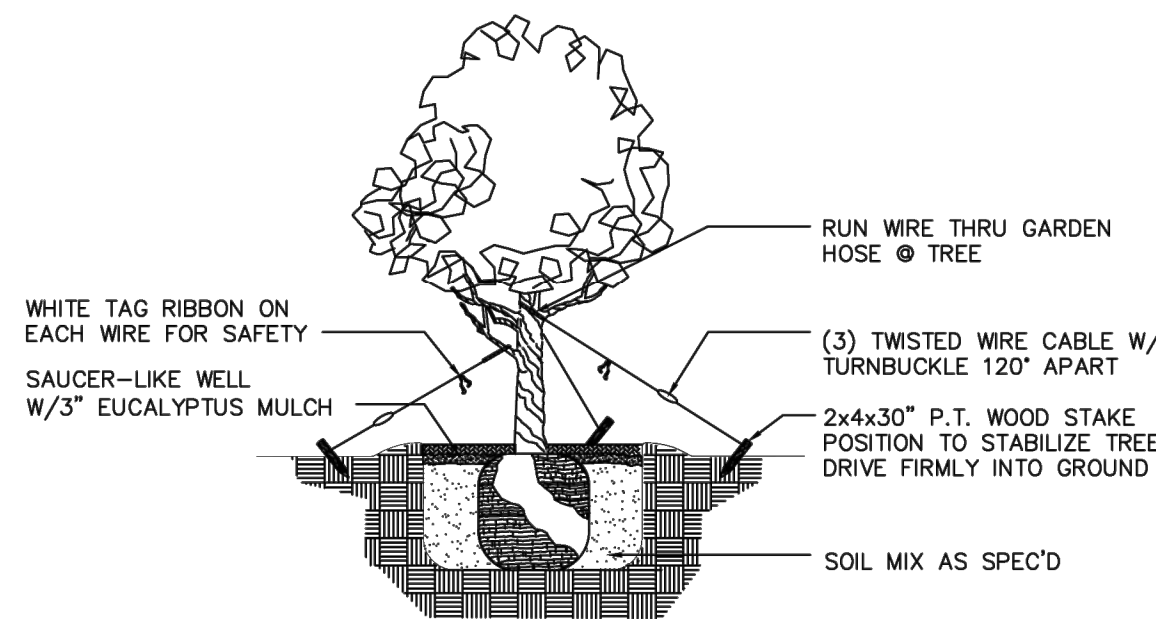
SPECIMEN TREE AND TALL PALMS SUPPORT DETAIL



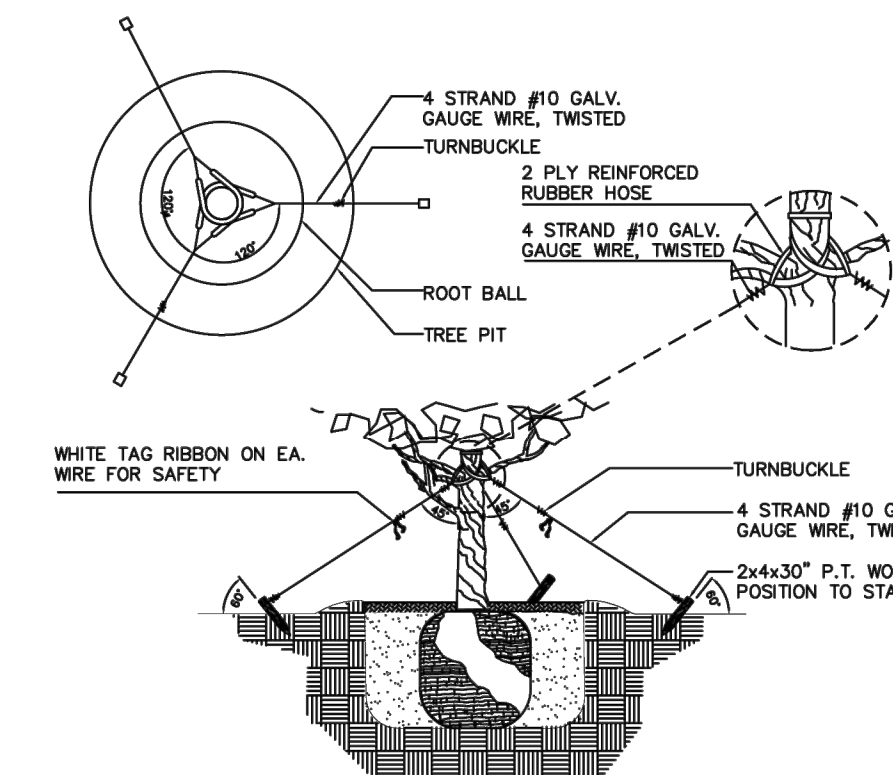
TYPICAL SHRUB PLANTING DETAIL



PLANTING DETAIL



SMALL TREE SUPPORT DETAIL



TREE PLANTING AND GUYING DETAIL

07/26/2019 PARK AVE

PLANT LIST

Qty	Botanical/Common Name	Specifications	Native
<b>TREES &amp; PALMS</b>			
12	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
2	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	12'-14' ht. x 10'-12' sp., field grown	Y
16	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
4	Coccoloba miraguama Miraguama Palm	5'-7' clear wood x 6' sp.	Y

Qty	Botanical/Common Name	Specifications	Native
<b>SHRUBS AND GROUND COVERS</b>			
6	Alcantarea vinicolor Alcantarea vinicolor	7 gal.	N
2400	Ernodea littoralis Golden Creeper	1 Gal., o.c. - 8"	Y
74	Pennisetum setaceum White Fountain Grass	36" o.c.	N
99	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
186	Spartina alterniflora Cordgrass	3 gal. 36" o.c.	Y
10	Mauna loa spathyphyllum Peace Lily	7 gal. 48" o.c.	Y
62	Stephanotis floribunda Madagascar Jasmine (12 each from Levels 2 to 5) (14 on Level 1)	7 gal. 36" o.c.	Y

RELOCATED MATERIAL

3	Cocos Nucifera 'Green Malayan' 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

OPEN SPACE

	REQUIRED/ ALLOWED	PROVIDED
A. Square feet of required Open Space as indicated on site plan: Lot Area = <u>22,236</u> s.f. x <u>30</u> % = <u>6,670</u> s.f.	<u>6,670</u> s.f.	<u>7,192</u> s.f.
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces <u>N/A</u> x 10 s.f. parking space =	<u>N/A</u>	<u>N/A</u>
C. Total square feet of landscaped open space required: A+B=	<u>6,670</u> s.f.	<u>7,192</u> s.f.

LAWN AREA CALCULATION

A. Square feet of landscaped open space required	<u>6,670</u> s.f.	<u>7,192</u> s.f.
B. Maximum lawn area (sod) permitted = <u>30</u> % x <u>6,670</u> s.f.	<u>2001</u> s.f.	<u>0</u> s.f.

TREES

A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements = <u>28</u> trees x <u>0.51</u> net lot acres - number of existing trees =	<u>12</u>	<u>19</u>
B. % Natives required: Number of trees provided x 30% =	<u>6</u>	<u>19</u>
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50% =	<u>10</u>	<u>19</u>
D. Street Trees (maximum average spacing of 20' o.c.) <u>237</u> linear feet along street divided by 20' =	<u>12</u>	<u>15</u> (06 TREES 18 PALMS)
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): <u>N/A</u> linear feet along street divided by 20' =	<u>N/A</u>	<u>N/A</u>

SHRUBS

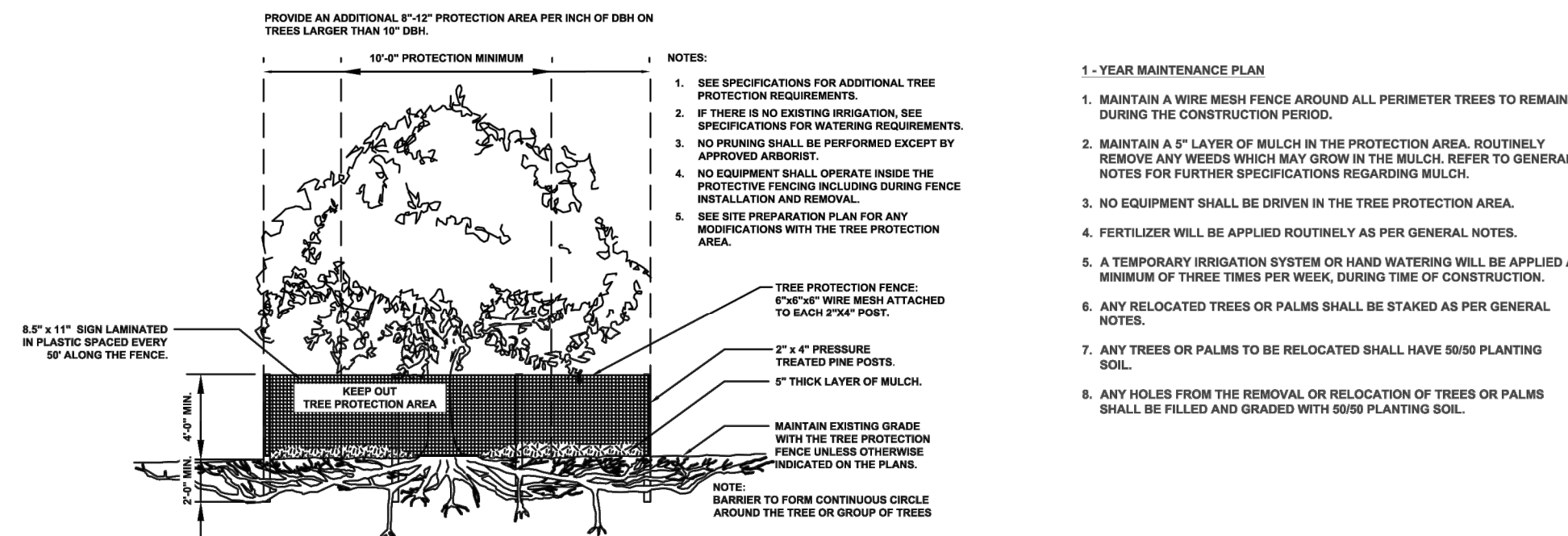
A. Number of shrubs required: Sum of lot and street trees required x 12 =	<u>228</u>	<u>228</u>
B. % Native shrubs required: Number of shrubs provided x 50% =	<u>114</u>	<u>114</u>

LARGE SHRUBS OR SMALL TREES

A. Number of large shrubs or small trees required: Number of required shrubs x 10% =	<u>23</u>	<u>23</u>
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50% =	<u>15</u>	<u>23</u>

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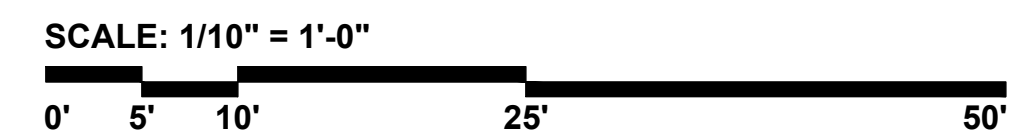
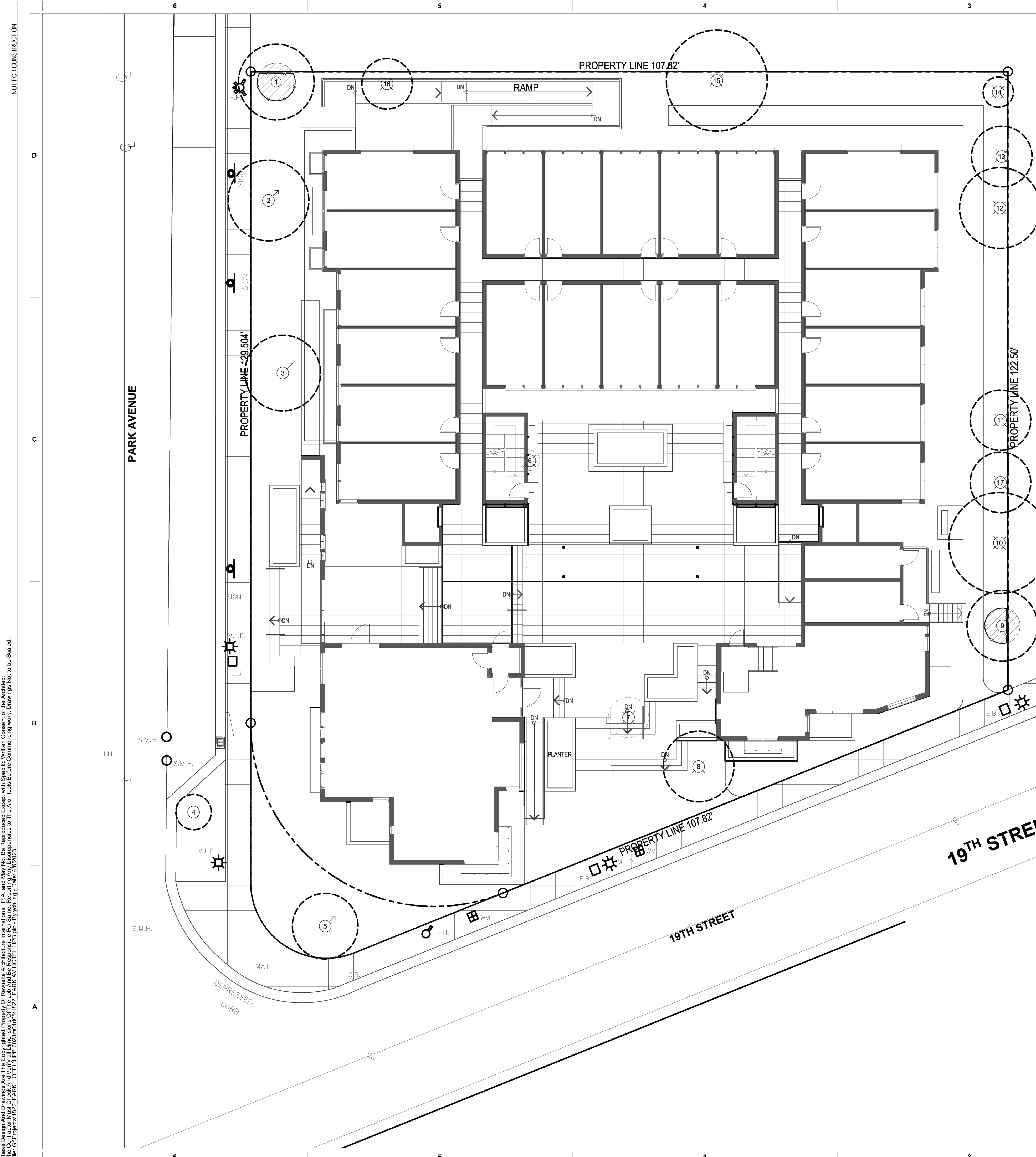
EXISTING TREE INVENTORY							
SURVEY NO.	COMMON NAME	BOTANICAL NAME	DBH (IN.)	HT (FT.)	SP. (FT.)	T.P.Z. (FT.)	STATUS
1	Coconut Palm	<i>Cocos nucifera</i> 'Green Malayan'	10.5	28	15	7.5	REMAIN
2	Coconut Palm	<i>Cocos nucifera</i> 'Green Malayan'	9	25	16	8	RELOCATE
3	Coconut Palm	<i>Cocos nucifera</i>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



**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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Sheet Name  
SOUTH ELEVATION  
Sheet No.



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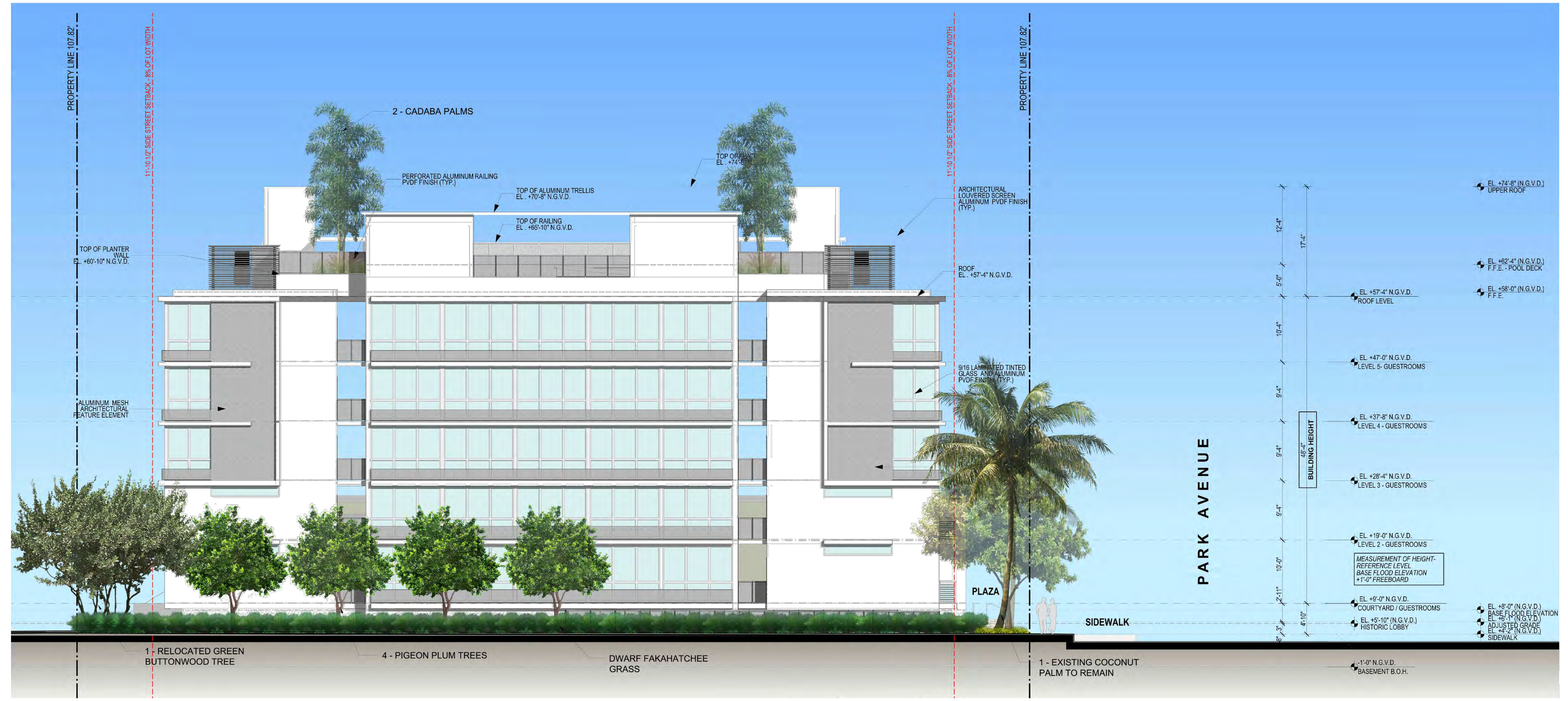
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**IRRIGATION LEGEND**

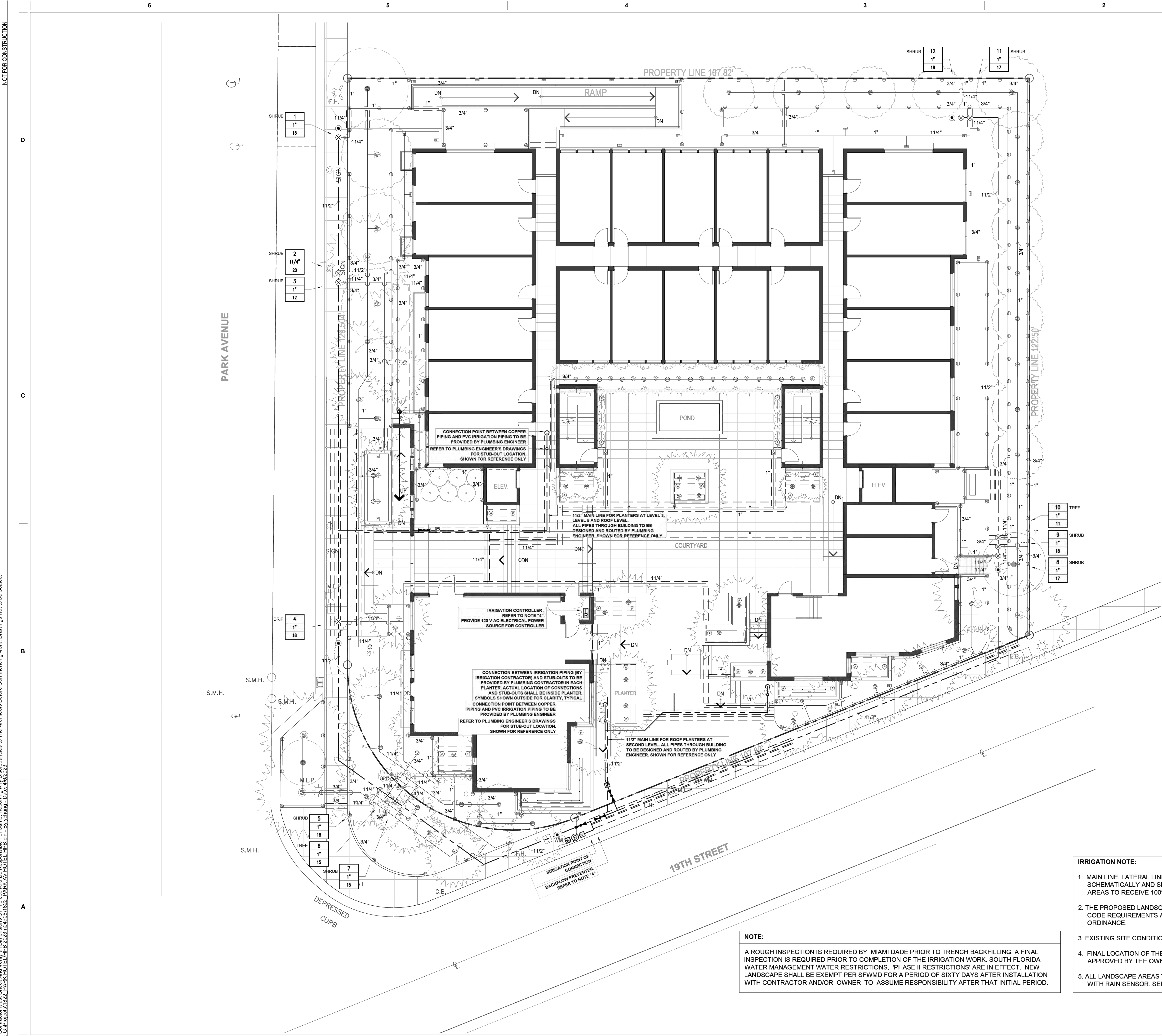
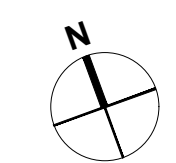
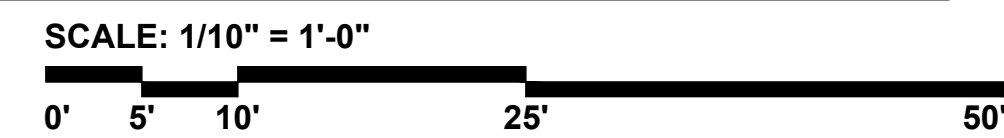
RAINBIRD 1800 12" POP-UP SHRUB SPRAY	Q	H	F
8 FT RADIUS	⊙	⊙	⊙
10 FT RADIUS	⊙	⊙	⊙
12 FT RADIUS	⊙	⊙	⊙
15 FT RADIUS	⊙	⊙	⊙
LCS/RCS/SS530 NOZZLES	⊞	⊞	
RAINBIRD 6" POP-UP BUBBLER (2 PER TREE)	⊙		
DRIP TUBING W/ 0.9 GPH EMITTERS INSTALLED AT 12" O.C.	⊞	⊞	⊞
RAINBIRD XERI-BUBBLER	⊙		
DRIP FLUSH NOZZLE	⊙		
DRIP AIR RELIEF VALVE	⊙		
IRRIGATION SUB METER	⊞		
1" PRESSURE VACUUM 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	---		
HDPE PIPING OR COPPER PIPING ROUTED BETWEEN PLANTERS, AND THROUGH BUILDING	---		
CONNECTION BETWEEN PIPING PROVIDED BY PLUMBER AND IRRIGATION PIPING	---		
PVC PIPE SCH. 40 SOLVENT WELD AS MAINLINES 18" BELOW GRADE	---		
PVC PIPE SCH. 40 AS SLEEVING	---		
<b>VALVE CALLOUT LEGEND</b>			
A	---	---	---
1"	---	---	---
18	---	---	---
	---	---	---

PRIOR TO ANY CONSTRUCTION,  
CONTRACTOR SHALL LOCATE ALL UTILITIES  
USING "SUNSHINE 811". UTILITIES SHALL BE  
PROTECTED THROUGHOUT CONSTRUCTION.



- IRRIGATION NOTE:**
1. MAIN LINE, LATERAL LINE, AND IRRIGATION SPRINKLER LOCATIONS ARE SHOWN SCHEMATICALLY AND SHALL BE ADJUSTED BASED ON FIELD CONDITIONS. ALL LANDSCAPE AREAS TO RECEIVE 100% COVERAGE BY IRRIGATION SYSTEM.
  2. THE PROPOSED LANDSCAPE AND IRRIGATION DESIGN MEETS AND EXCEEDS THE LANDSCAPE CODE REQUIREMENTS AS STIPULATED IN CHAPTER 18-A, MIAMI DADE COUNTY LANDSCAPE ORDINANCE.
  3. EXISTING SITE CONDITIONS HAVE BEEN FIELD VERIFIED BY LANDSCAPE ARCHITECT.
  4. FINAL LOCATION OF THE BACKFLOW PREVENTOR AND AUTOMATIC CONTROLLER SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
  5. ALL LANDSCAPE AREAS TO BE 100% COVERED BY A FULLY AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR. SEE THIS SHEET FOR IRRIGATION LAYOUT.

**NOTE:**  
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AS APPROVED ON HPB MEETING OF  
SEPTEMBER 9, 2019 - FILE No. HPB18-0252

**IRRIGATION LEGEND**

RAINBIRD 1800 12" POP-UP SHRUB SPRAY	Q	H	F
8 FT RADIUS	⊙	⊙	⊙
10 FT RADIUS	⊙	⊙	⊙
12 FT RADIUS	⊙	⊙	⊙
15 FT RADIUS	⊙	⊙	⊙
LCS/RCS/SS530 NOZZLES	⊞	=	
RAINBIRD 6" POP-UP BUBBLER (2 PER TREE)	⊙		
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 VACUUM 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	---		
HDPE PIPING OR COPPER PIPING ROUTED BETWEEN PLANTERS, AND THROUGH BUILDING	---		
CONNECTION BETWEEN PIPING PROVIDED BY PLUMBER AND IRRIGATION PIPING	---		
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.

PRIOR TO ANY CONSTRUCTION,  
CONTRACTOR SHALL LOCATE ALL UTILITIES  
USING "SUNSHINE 811". UTILITIES SHALL BE  
PROTECTED THROUGHOUT CONSTRUCTION.



**IRRIGATION NOTE:**

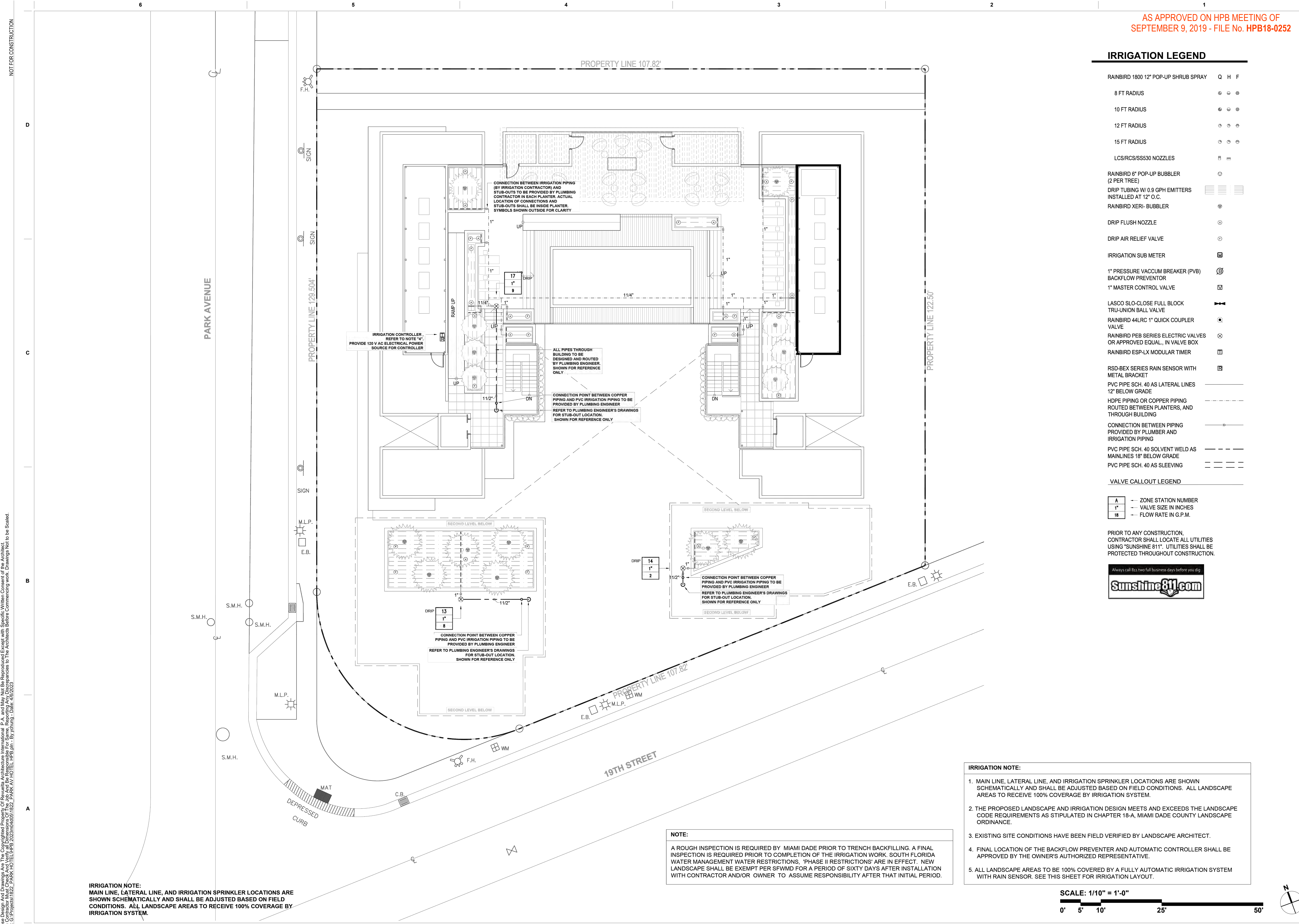
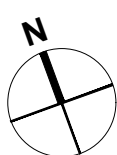
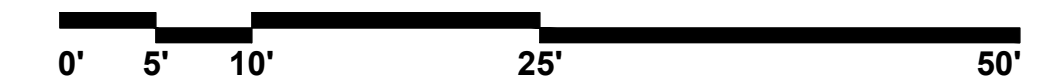
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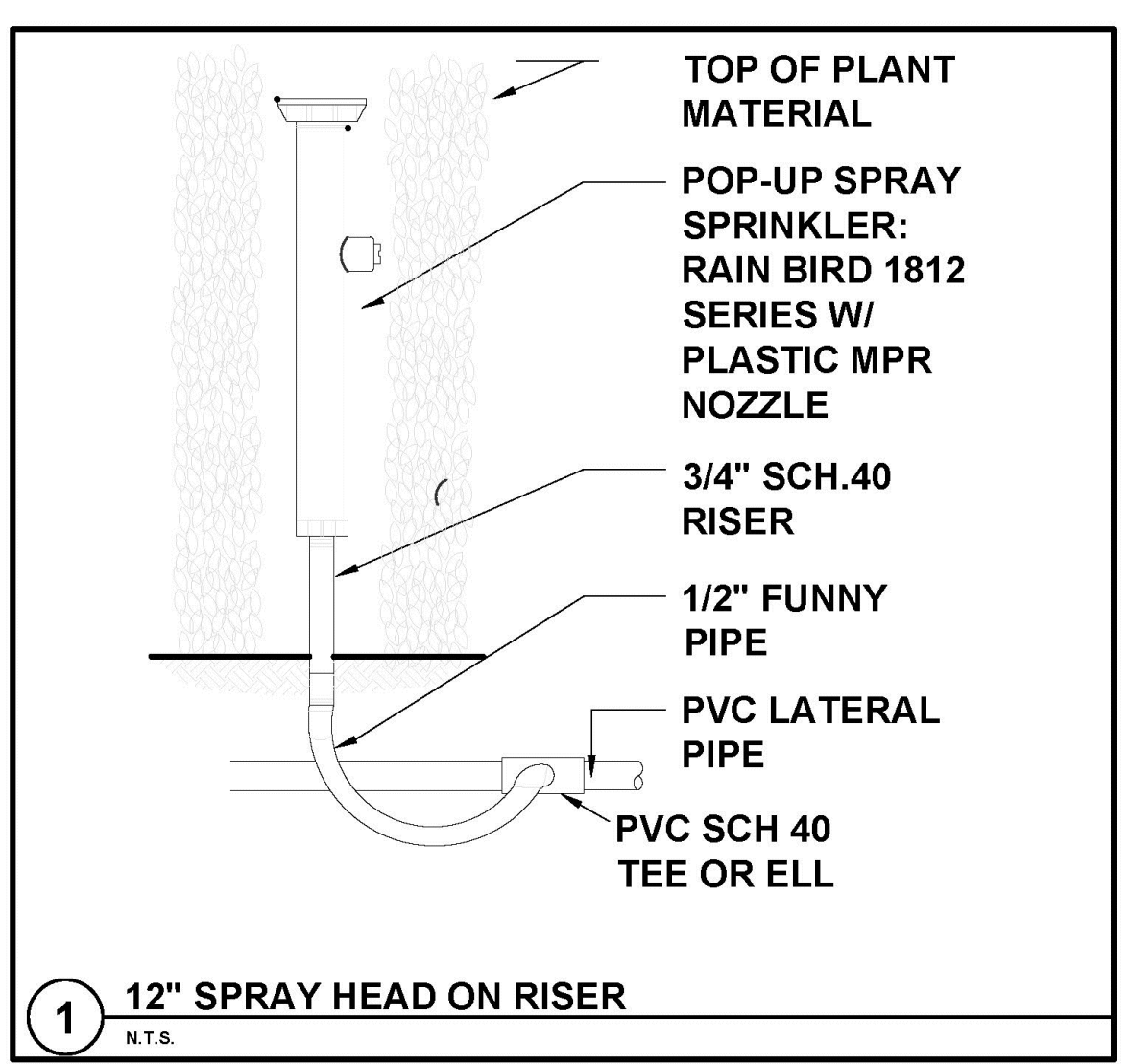
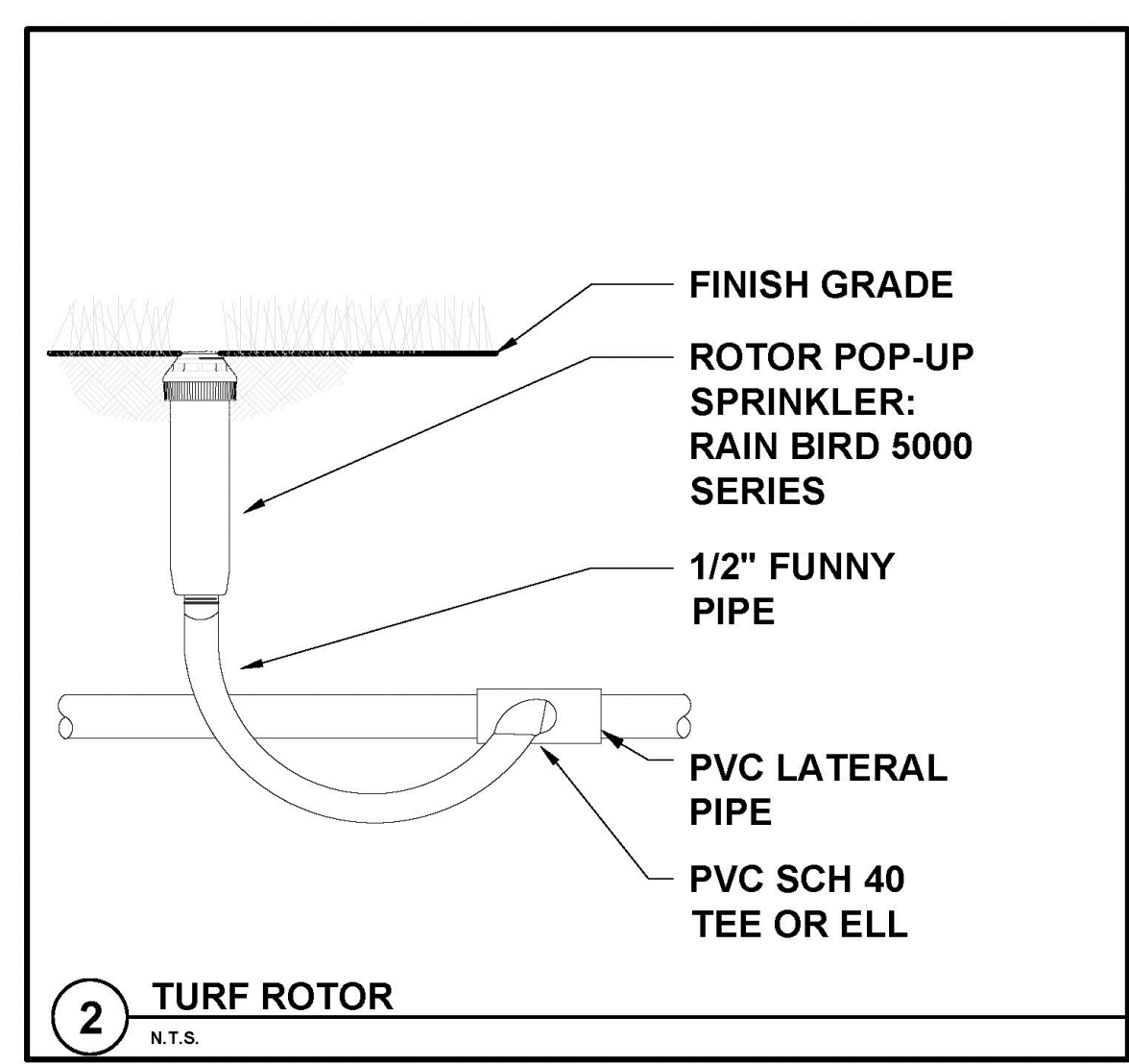
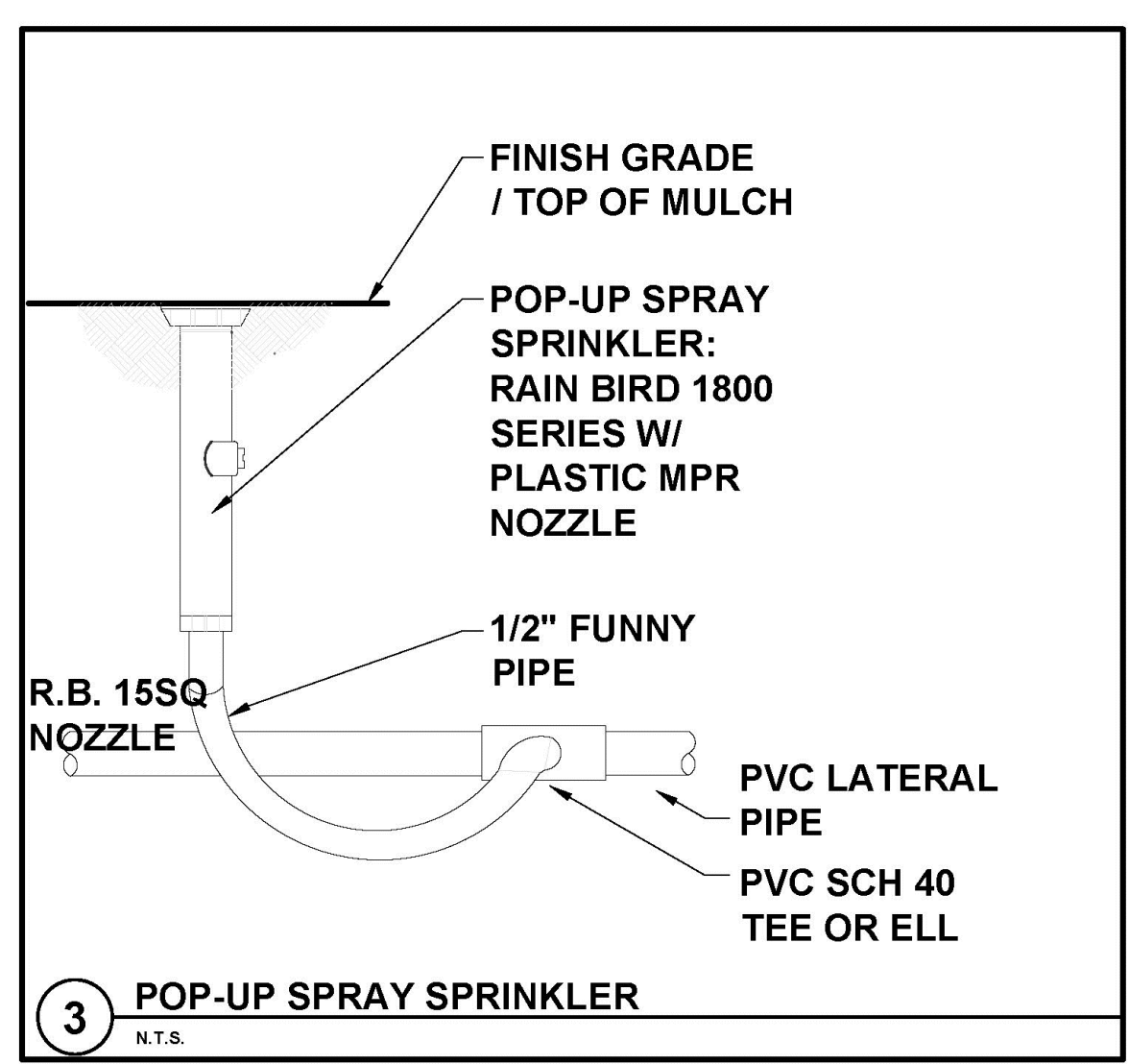
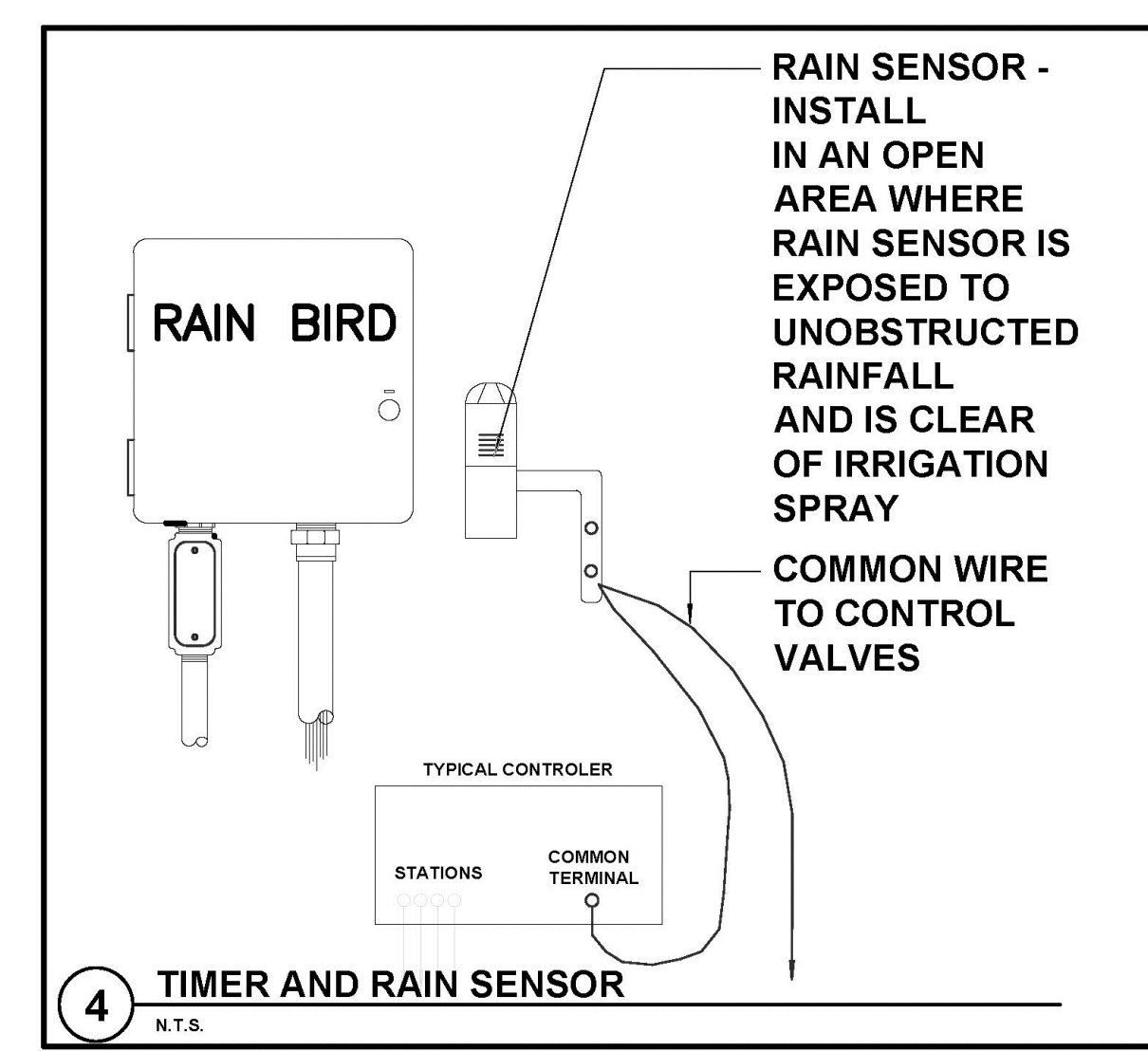
**IRRIGATION NOTE:**  
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SCALE: 1/10" = 1'-0"



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

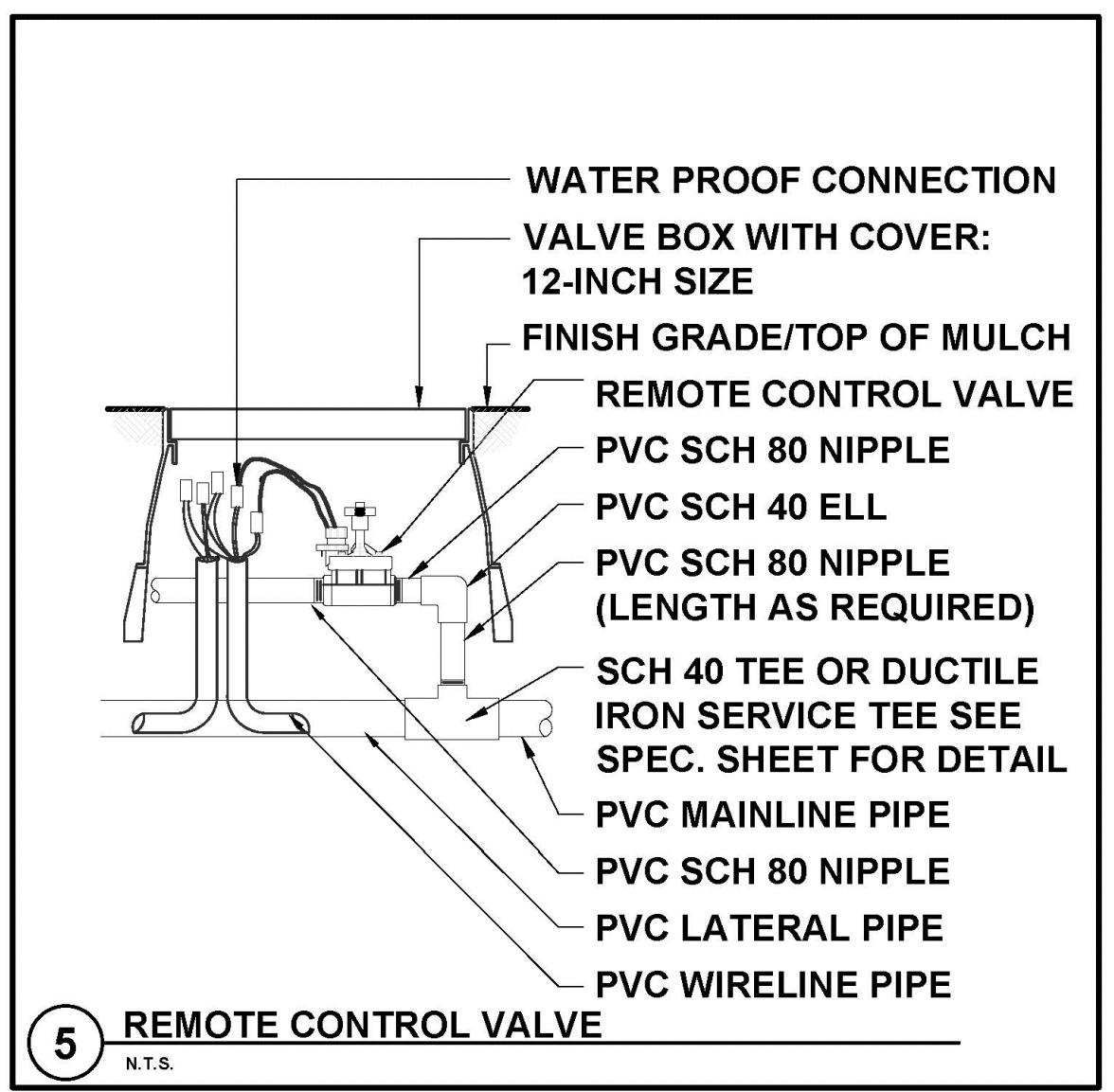
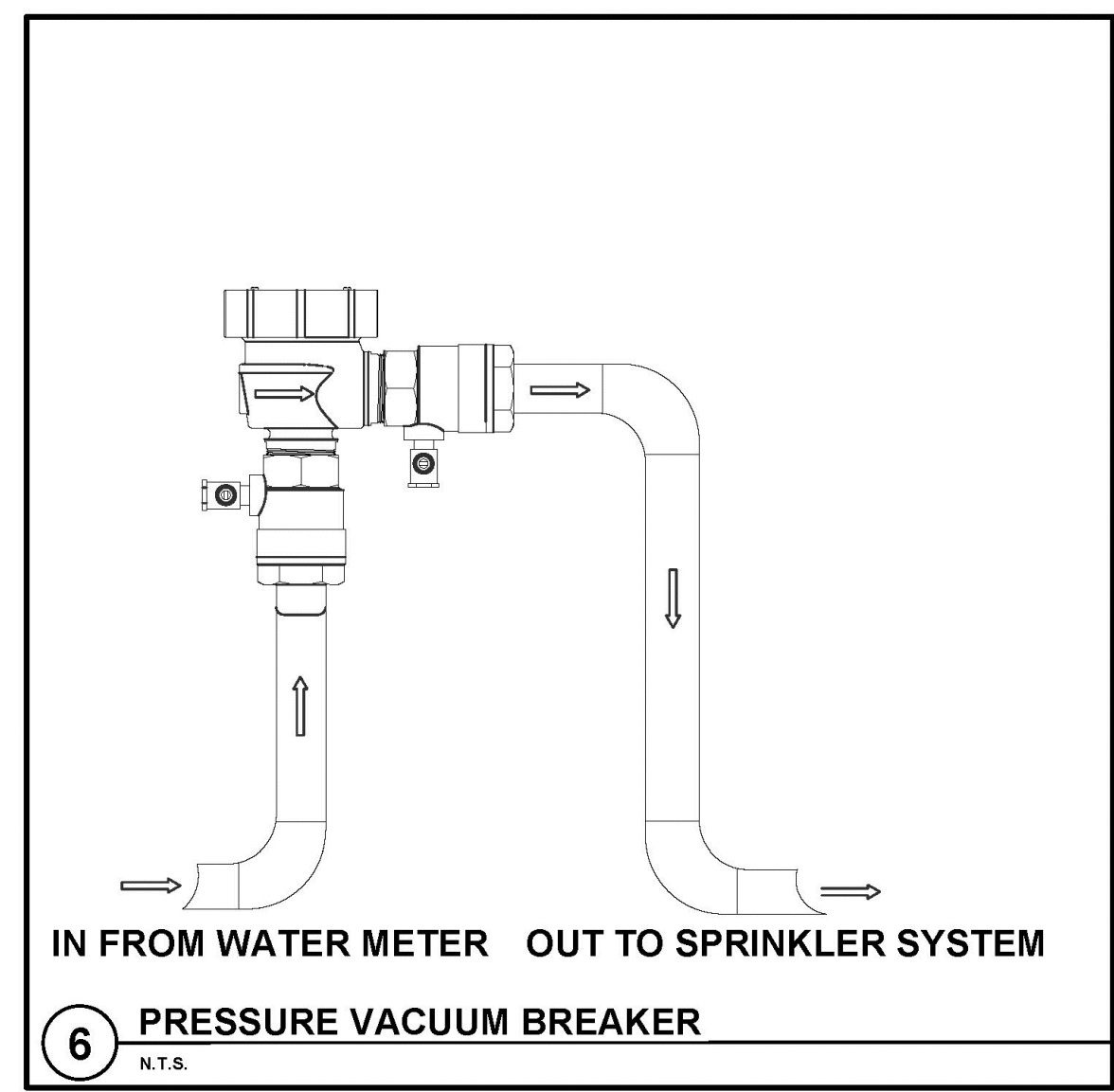
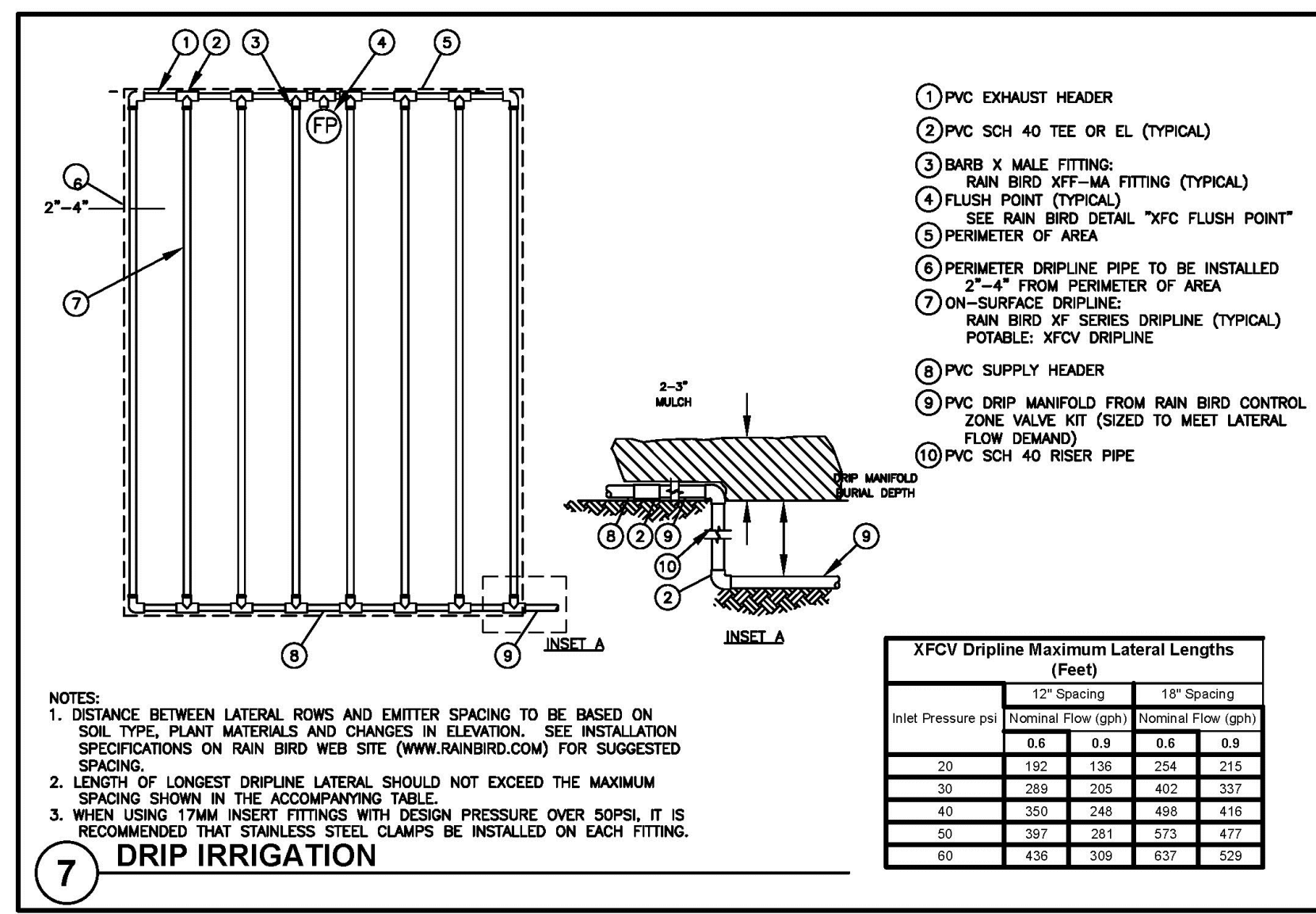
WATER PIPE SIZE	SLEEVE SIZE
1/2"	1 1/2"
3/4"	2"
1"	2 1/2"
1 1/4"	3"
1 1/2"	4"
2"	6"
3"	8"

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**

- 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.
- 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.
- INSTALL ALL BACKFLOW PREVENTION DEVICES AND ALL PIPING BETWEEN THE POINT OF CONNECTION AND THE BACKFLOW PREVENTER AS PER LOCAL CODES.
- FINAL LOCATION OF THE BACKFLOW PREVENTER AND AUTOMATIC CONTROLLER SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- 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.
- ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.
- THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM SPRAY WITH MINIMAL OVERSPRAY ONTO WALKS, STREETS, WALLS, ETC.
- 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.
- 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.
- 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.
- ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- 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.

- 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.
- ALL CONTROL WRES SHALL BE INSTALLED IN PVC CONDUIT.
- ALL REMOTE CONTROL VALVES, GATE VALVES, QUICK COUPLERS, CONTROL WIRE AND COMPUTER CABLE PULL POINTS SHALL BE INSTALLED IN APPROVED VALVES BOXES WITH COVERS.
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