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DUPLICATED WITH THEIR WRITTEN  
CONSENT.

**NASSAU SUITE HOTEL**  
**ADDITION & RENOVATION**  
1414 COLLINS AVENUE  
MIAMI BEACH, FL. 33139

Client  
Ocean Hotels Investments Corp.  
Contact:  
Juan-Pablo D'Onofrio  
(305) 532-0043

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Architectural Registration  
State of Florida  
Rodrigo A Carrion  
Registration no.: AR 91744

Revisions	
No.	Issue
Date	

RELEASED FOR CONSTRUCTION	
Date	06/22/2015
Job Number	1200100
Scale	
Drawn	
Checked	
CAD File	
Sheet Title	

Sheet

## L1

100% CONSTRUCTION DOCUMENTS

SYM.	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	HT. X SPR. & SPECIFICATION
<b>PALMS</b>					
TM	YES	3	THATCH PALM	<i>Thrinax radiata</i>	7 gallon, 5' height min., 4' spread,
<b>SHRUBS , ACCENTS + VINES</b>					
AL1	NO	2	IMPERIAL BROMELIAD	<i>Alcantarea imperialis</i>	3 gallon,36" height x 36" spread, Bullis Bromeliads
FGI	NO	105	GREEN ISLAND FICUS	<i>Ficus micocarpa</i>	3 gallon,18" height x 18" spread, space 18" o.c.
FIP	NO	5	CREeping Ficus	<i>Ficus pumila</i>	1 gallon,8" height x 12" spread, space 18" o.c.
NER	NO	105	GIANT APOSTLE IRIS	<i>Neomarica regina</i>	3 gallon, 24" height x 24" spread, space 18" o.c.
PRR	POLISHED RIVER ROCKS, 2" MIN DEPTH, COLOR TO BE SELECTED BY OWNER				

1/8" = 1'-0"

0' 8' 16' 24'

CHRISTOPHER CAWLEY, RLA  
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N.T.S.

[illegible]

**CONTRACTOR SHALL REMOVE ALL STAKES, POLES, WELLINGTON TAPE AND OR BRACING MATERIALS FROM ALL PALMS, TREES AND SHRUBS WITHIN 1 YEAR OF INSTALLATION.**

14. IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH 50% OVERLAP MINIMUM AND BE PROVIDED BY A FULLY AUTOMATIC IRRIGATION 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.

15. FERTILIZATION: ONE COMPLETE APPLICATION OF GRANULAR FERTILIZER SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND APPROVAL BY THE LANDSCAPE ARCHITECT. FERTILIZER SHALL BE OSMACOTE OR APPROVAL EQUAL.

15. FERTILIZATION: ONE COMPLETE APPLICATION OF GRANULAR FERTILIZER SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND APPROVAL BY THE LANDSCAPE ARCHITECT. FERTILIZER SHALL BE OSMACOTE OR APPROVAL EQUAL.



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L2

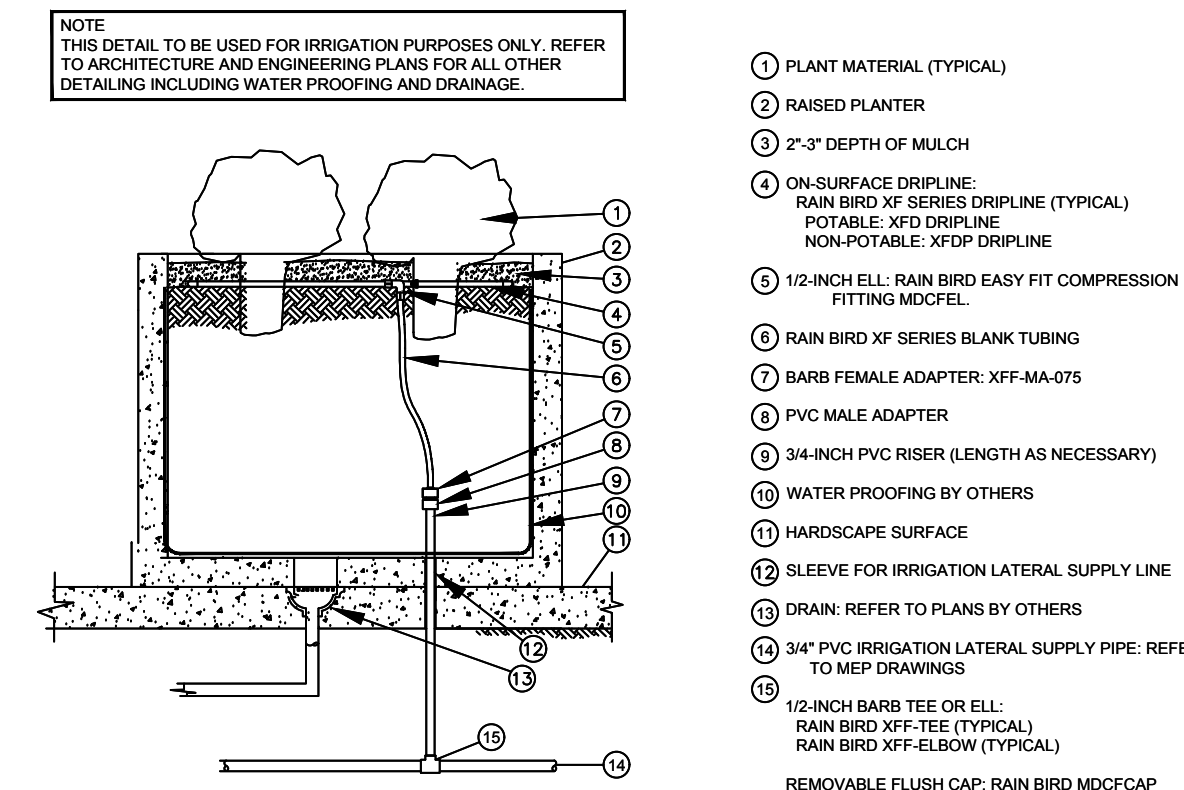
100% CONSTRUCTION DOCUMENTS

IRRIGATION NOTES

- IRRIGATION CONTRACTOR SHALL PROVIDE, FURNISH, AND INSTALL A FULLY AUTOMATIC IRRIGATION SYSTEM WHICH WILL COMPLY WITH ALL LOCAL CODE, STATE CODE, & WATER MANAGEMENT DISTRICT (SWFMD) REQUIREMENTS.
- THE IRRIGATION CONTRACTOR SHALL SCHEDULE AN ON-SITE PRE-CONSTRUCTION CONFERENCE WITH THE OWNER AND THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCEMENT OF INSTALLATION OF THE IRRIGATION SYSTEM.
- CONTRACTOR SHALL INSTALL POP-UP TYPE HEADS. SPRAY TYPE SHALL BE ROTOR, IMPACT, SPRAY, OR BUBBLER AND SHALL BE INSTALLED SO AS NOT TO 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 AS PER MANUFACTURER'S SPECIFICATIONS.
- ALL MAIN SUPPLY LINE SHALL BE PVC SCHEDULE 40 PIPE. ALL PVC FITTINGS SHALL BE SCHEDULE 40. THE MAINLINE IS SHOWN SCHEMATICALLY. LOCATE MAIN LINES IN LANDSCAPE AREAS WHERE POSSIBLE AND SLEEVE UNDER PAVEMENT WHERE NECESSARY. MAINLINES SHALL BE IN THE SAME TRENCH WITH THE LATERAL LINES WHERE POSSIBLE.
- 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 SUNSHINE STATE ONE CALL 811, 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.
- ALL SLEEVES UNDER PAVEMENT SHALL BE BURIED PER FLORIDA BUILDING CODE, APPENDIX "F". ALL LATERAL SLEEVES UNDER SIDEWALKS SHALL BE BURIED BELOW WALKWAYS AND SHALL BE SCHEDULE 40 PVC. ALL SLEEVEING SHALL BE SCHEDULE 40 PVC PIPE AND SHALL BE 2 TIMES THE MAIN OR LATERAL PIPE SIZE.
- THE CONTRACTOR SHALL CONNECT THE MASTER VALVE (WHEN APPLICABLE) AND ALL ELECTRIC VALVES TO THE CONTROLLER AND 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 TWO EXTRA WIRES FOR EMERGENCY POST INSTALLATION WIRING.
- ALL LINE LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL ADJUST TRENCHING AND LOCATION OF SPRAY HEADS IN THE FIELD FOR EXISTING CONDITIONS, WALKS, UTILITIES, STRUCTURES, AND 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, AND 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 AND MAINTENANCE OF THE SYSTEM. THE CONTRACTOR SHALL FURNISH TWO COPIES OF AN IRRIGATION SYSTEM MANAGEMENT MANUAL PREPARED BY THE MANUFACTURER AND THE SYSTEM INSTALLER.

IRRIGATION LEGEND

- C** RAINBIRD ESP-LX MODULAR SERIES  
W/ RAINBIRD RAIN SENSOR
- RS** RAINBIRD RSD SERIES RAIN SENSOR  
ATTACHED TO CONTROLLER
- JB** JUNCTION BOX  
W/ WATERPROOF CONNECTORS



ON SURFACE DRIP LINE RAISED PLANTER

N.T.S.

IRRIGATION NOTES

PROVIDED 100% IRRIGATION COVERAGE TO ALL BUILT IN POOL DECK PLANTERS. ALL BUILT IN PLANTERS TO RECEIVE RAINBIRD XERIGATION LANDSCAPE DRIP SYSTEM w/ 1" LOW FLOW VALVE, PRESSURE REGULATING FILTER, RESPECTIVE COUPLINGS, ETC.

PROVIDED IRRIGATION CONTROLLER AND RAIN SENSOR AT POOL DECK LEVEL. FINAL LOCATION TO BE DETERMINED BY OWNER. 120V ELECTRICAL POWER SUPPLY REQUIRED.

P.O.C. - PLUMBING CONTRACTOR TO PROVIDE A 1" STUB-OUT OFF THE DOMESTIC WATER IN THE BEST POSSIBLE LOCATION. \* ALL PIPING TO PLANTERS TO CONFORM TO ALL LOCAL PLUMBING CODES.

A CONTROL WIRE TO BE RUN THROUGH A CONDUIT FROM IRRIGATION CONTROLLER. LOCATED ON POOL DECK LEVEL. WIRE AND CONDUIT TO CONFORM TO ALL FLORIDA BUILDING CODES.

CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT AND OWNER.

RAIN BIRD ESP-LX MODULAR IRRIGATION TIMER AND RAIN BIRD RAIN SENSOR ATTACHED TO CONTROLLER. SEE IRRIGATION LEGEND

LANDSCAPE DETAILS NOTES

1. CONTRACTOR SHALL REMOVE ALL STAKES, POLES, WELLINGTON TAPE AND / OR BRACING MATERIALS FROM ALL PALMS, TREES, AND SHRUBS, WITHIN (1) YEAR OF INSTALLATION. THIS NOTE IS APPLICABLE TO ALL PLANTING DETAILS ON THIS SHEET.

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. CONTRACTOR TO PROVIDE SHOP DRAWING OF MODIFIED IRRIGATION SYSTEM TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.

4. SHEETS L1 - L-2 TO BE UTILIZED FOR LANDSCAPE AND IRRIGATION PURPOSES ONLY. ALL SITE IMPROVEMENTS INCLUDING GRADING AND DRAINAGE, WATER PROOFING AND CONSTRUCTION DETAILING TO BE BY OTHERS. REFER TO ARCHITECTURE AND ENGINEERING PLANS FOR ALL ADDITIONAL INFORMATION.

PLANTLIST - 1414 COLLINS AVENUE

SYM.	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	HT. X SPR. & SPECIFICATION
TREES					
CG	YES	1	SMALL LEAF CLUSIA TREE	Clusia guttifer	25 gallon. 7' height x 5' spread, multistem, limbed up.
PALMS, SHRUBS + ACCENTS					
TM	YES	9	THATCH PALM	Thrinax radiata	7 gallon, 5' height min., 4' spread,
ALO	NO	4	IMPERIAL BROMELIAD	Alcantarea imperialis	3 gallon, 36" height x 36" spread, Bullis Bromeliads
FGI	NO	87	GREEN ISLAND FICUS	Ficus micocarpa	3 gallon, 18" height x 18" spread, space 18" o.c.
SAN	NO	3	SANSEVERIA	Sansevieria trifasciata 'Laurentii'	3 gallon, 36" height x 12" spread
PRR			POLISHED RIVER ROCKS, 2" MIN DEPTH, COLOR TO BE SELECTED BY OWNER		

POOL DECK LANDSCAPE +  
IRRIGATION PLAN



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