

MATERIAL LEGEND:

PAVING TYPE	MATERIAL	DIMENSION	COLOR	APPLICATION	NOTES
PT 1	GRANITELOCK PAVER	12" X 12" X 2-3/8"	STERLING GRAY	DRIVEWAY	SAND SET ON 4" LIMEROCK BASE
PT 2	LIMESTONE	24" X 24" X 3 CM	NATURAL	STAIR LANDING	MUDSET ON STAIRS GROUTED & SEALED
PT 3	LIMESTONE	6.5" X 48" X 2 CM	NATURAL	STAIR RISER	MUDSET ON STAIRS GROUTED & SEALED
PT 4	LIMESTONE	12" X 48" X 3 CM	NATURAL	STAIR TREAD	MUDSET ON STAIRS GROUTED & SEALED
PT 5	IPE	6" PLANKS	NATURAL	REAR DECK	
PT 6	HARDWOOD	18" X 84" X 3" THICK	NATURAL	FLOATING STEPS	
MT 1	CORTEN STEEL	1" THICK	BLACK	SOD STEPS	
MT 2	PEBBLE TECH		MIDNIGHT BLUE	POOL FINISH	



PT-1



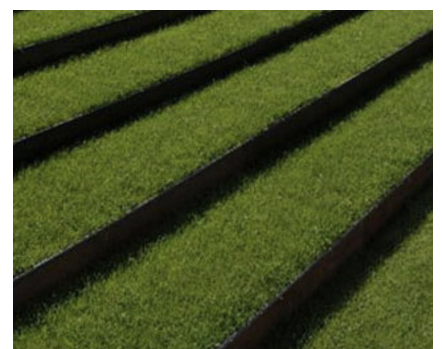
PT-2, PT-3 & PT-4



PT-5



PT-6



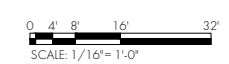
MT-1



MT-2

HARDSCAPE PLAN - UNDERSTORY AREA

SCALE: 1/16" = 1'-0"



REVISIONS / SUBMISSIONS

PASH PLACE ONE LLC
6650 SHEFFIELD LANE
MIAMI BEACH, FL 33141

HARDSCAPE PLAN
UNDERSTORY AREA

OWNER

FERNANDO WONG
OUTDOOR LIVING DESIGN

DRAWN BY: JAN
CHECKED BY: FW
DATE: FEBRUARY 8, 2024
SCALE: 1/16" = 1'-0"

H-101

IRRIGATION SYSTEM

PART 1-GENERAL

WORK SHALL INCLUDE ALL CONSTRUCTION AND MAINTENANCE/WATERING OF ALL IRRIGATION AREAS OF THIS CONTRACT UNTIL ACCEPTED BY THE OWNER. WORK SHALL INCLUDE THE FOLLOWING:

A. ALL PIPING, INCLUDING MAINS, LATERALS, FITTINGS, CONNECTIONS, TEES, RISERS, CLAMPS, SWING JOINTS.

B. ALL CONTROL, GATE, OR OTHER VALVES, INCLUDING VALVE BOXES, MARKERS, CONNECTIONS,

C. COMPLETE AUTOMATIC CONTROL SYSTEM AS SHOWN ON THE DRAWINGS, INCLUDING CONTROLLER, CONTROL WIRING CONNECTIONS AND ELECTRICAL CONNECTIONS.

D. ALL SPRINKLER HEADS, INCLUDING PROPER NOZZLES AS CALLED FOR HEREIN AND SHOWN ON THE PLANS AND ALL OTHER EQUIPMENT AND ACCESSORIES NECESSARY FOR PROPER OPERATION.

E. ALL EXCAVATION, SITE WORK, RELOCATION OR REPLACEMENT OF UTILITIES, BACK FILL AND

F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A COMPLETE AND OPERABLE SYSTEM FOR THE IRRIGATION OF ALL LANDSCAPING ON THE PROJECT SITE. PLANS AND SPECIFICATIONS MAY NOT INDICATE ALL ITEMS NECESSARY FOR THE PROPER IRRIGATION OF THE PROJECT. THIS SHALL NOT RELIEVE THE CONTRACTOR OF HIS OR HER RESPONSIBILITY TO FURNISH LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR A COMPLETE AND PROPER SYSTEM.

SYSTEM COMPONENTS TO INSURE 100% COVERAGE AND TO COMPLY WITH THE REQUIREMENTS OF THE LANDSCAPING AS INSTALLED.

1.02 SUBMITTALS:

A. THE CONTRACTOR SHALL MAKE ALL SUBMITTALS IN ACCORDANCE WITH THE GENERAL CONDITIONS. SHOP DRAWINGS SHALL INCLUDE MANUFACTURER'S PRODUCT SPECIFICATIONS AND INSTALLATION INSTRUCTIONS. INCLUDE OTHER DATA AS MAY BE REQUIRED TO SHOW

THE IRRIGATION SYSTEM.

C. PROVIDE AND KEEP UP TO DATE A COMPLETE SET OF DRAWINGS, CORRECTED DAILY TO

DEVIATIONS FROM THE IRRIGATION DESIGN DRAWING. SHOW REMOTE CONTROL VALVE LOCATIONS WITH ACTUAL MEASUREMENTS TO REFERENCE POINTS SO THEY MAY BE LOCATED EASILY IN THE FIELD. UPON COMPLETION OF THE WORK, FURNISH THE OWNER WITH A COMPLETE SET OF PLANS SHOWING THE IRRIGATION SYSTEM AS INSTALLED.

D. ALL DIMENSIONS INDICATED FOR THE IRRIGATION DESIGN ARE APPROXIMATE. PRIOR TO PROCEEDING WITH THE WORK, CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL DIMENSIONS WRITING.

1.03 GENERAL REQUIREMENTS

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING THE SYSTEM IN COMPLETE

MADE TO CONFORM WITH SAID CODES, LAWS AND ORDINANCES SHALL BE COMPLETED AT THE CONTRACTORS EXPENSE AT NO ADDITIONAL COST TO THE OWNER.

B. THE CONTRACTOR SHALL HAVE HIS LABOR CREWS CONTROLLED AND DIRECTED BY AN IRRIGATION FOREMAN WELL VERSED IN STANDARD PLUMBING PROCEDURES, PVC ASSEMBLY PROCEDURES,

ON THE WORK SITE AT ALL TIMES, AND SHALL BE FULLY AUTHORIZED AS THE CONTRACTOR'S AGENT ON THE JOB.

C. TESTING: THE CONTRACTOR SHALL REPLACE ALL WORK THAT FAILS THE TESTING REQUIREMENTS OR THAT WAS INSTALLED IN VIOLATION OF THE STANDARDS OUTLINED IN THESE SECTION.

1. THE CONTRACTOR IS ENTIRELY RESPONSIBLE FOR THE WORK UNTIL THE WORK IS DETERMINED TO BE SUBSTANTIALLY COMPLETE.

2. THE CONTRACTOR SHALL PROTECT ALL MATERIALS AND WORK AGAINST INJURY FROM ANY OF THE PUBLIC. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY NEGLIGENCE IN THE PROTECTION OF THE WORK.

3. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES SHOWN OR NOT SHOWN ON THE PLANS AND PROVIDING PROPER PROTECTION FOR THE UTILITIES. ANY CHARGES OR

1.04 DELIVERY, STORAGE AND HANDLING

A. MATERIALS DELIVERED TO THE SITE SHALL BE LEFT IN THEIR ORIGINAL BOXES, WRAPPINGS OR CONTAINERS UNTIL SUCH TIME AS THEY ARE EMPLOYED IN THE PROJECT CONSTRUCTION. THIS PROVISION DOES NOT INCLUDE UNPACKING FOR INSPECTION PURPOSES.

MUST BE APPROVED BY THE OWNER.

OWNER AT THE FINAL ACCEPTANCE OF THE PROJECT.

PART 2 - MATERIALS

A. ALL PIPE SHALL BE NEW AND FREE FROM DEFECTS, AND CONTINUOUSLY MARKED WITH IDENTIFICATION OF THE MANUFACTURER, TYPE, CLASS AND SIZE.

B. PLASTIC PIPE FOR THE MAIN WATER LINES, AND ALL SLEEVES, SHALL BE SCHEDULE 40

PVC FITTINGS. PLASTIC PIPE USED FOR LATERALS SHALL BE CLASS 200 PSI SDR (MINIMUM), UNPLASTICIZED POLYVINYL PIPE, TYPE 1120 OR 1220, SOLVENT WELD TYPE. FITTINGS, EXCEPT AS OTHERWISE SPECIFIED, SHALL BE PVC, MINIMUM OF SCHEDULE 40. PIPE AND FITTINGS SHALL BE MANUFACTURED FROM CLEAN, VIRGIN, NSF APPROVED TYPE 1, GRADE 1, PVC, CONFORMING

C. ALL TAPS ON MAIN OR LATERALS SHALL BE MADE WITH TEES. ALL NON-THREADED TYPE JOINTS SHALL BE SOCKET TYPE, DESIGNED FOR SOLVENT TYPE APPLICATION.

D. PRIOR TO THE CONNECTION OF ANY JOINT WITH PVC GLUE, THE FITTING AND PIPES SHALL BE TREATED WITH A HIGH ETCH PVC CLEANER. THE CLEANER AND SOLVENT USED SHALL BE

SCREW JOINT PIPE JOINT COMPOUND. UPON COMPLETION OF GLUE JOINTS, THE IRRIGATION SYSTEM SHALL REMAIN OUT OF SERVICE FOR THE PERIOD OF TIME SPECIFIED BY THE GLUE

E. ALL SLEEVES SHALL BE 2 NOMINAL PIPE SIZES LARGER THAN THE SIZE OF PIPE TO BE ACCOMMODATED.

A. ELECTRIC CONTROL WIRE - ALL ELECTRIC CONTROL AND GROUND WIRE SHALL BE NOT LESS THAN 14 GAUGE. ALL WIRING TO BE USED FOR CONNECTION TO THE

TYPE "UF", 600 VOLT, STRANDED OR SOLID COPPER, SINGLE CONDUCTOR WIRE WITH PVC INSULATION AND BEAR UL APPROVAL FOR DIRECT UNDERGROUND BURIAL FEEDER CABLE.

B. INSULATION SHALL BE 4/64" THICK MINIMUM COVERING FOR POSITIVE WATERPROOF PROTECTION OF SIZES AWG SIZE 18 THROUGH AND INCLUDING AWG SIZE 10. AWG SIZE 8

C. VERIFICATION OF WIRE TYPES AND INSTALLATION PROCEDURES SHALL BE CHECKED TO CONFORM TO LOCAL CODES.

D. PULSE CIRCUIT WIRES SHALL BE RED IN COLOR, COMMON WIRE SHALL BE WHITE AND SPARE WIRES SHALL BE BLUE IN COLOR.

2.04 CONTROL EQUIPMENT

A. AUTOMATIC CONTROLLER WITH A RAIN SENSOR, SHALL BE AS NOTED ON DRAWINGS. THE CONTROLLER SHALL BE SECURELY MOUNTED AS NOTED IN THE DRAWINGS.

B. AUTOMATIC CONTROL VALVES SHALL BE AS NOTED ON THE DRAWINGS. ALL VALVES SHALL BE SIZED

2.05 SPRINKLER HEADS

A. PROVIDE ALL SPRINKLERS AS SHOWN ON IRRIGATION DESIGN DRAWINGS, OR AN EQUAL ACCEPTED IN WRITING.

B. ALL SPRINKLER NOZZLES SHALL PERFORM TO THE MANUFACTURERS SPECIFICATIONS CONCERNING DIAMETER OF THROW AND GALLONAGE AT GIVEN PRESSURES.

PART 3 - EXECUTION

A. PERFORM ALL EXCAVATION NECESSARY TO INSTALL THE SYSTEM AS INDICATED ON DRAWINGS,

ENCOUNTERED IN TRENCH AREA. PILE EXCAVATION MATERIAL SUITABLE FOR BACK FILL AT A SUFFICIENT DISTANCE FROM TRENCH TO AVOID OVERLOADING, SLIDES AND/OR CAVE-INS. DISPOSE OF, OFF SITE, ALL ORGANIC OR UNSUITABLE FILL MATERIALS REMOVED DURING

EXCAVATED AREAS.

B. MAKE TRENCH BOTTOMS SMOOTH, CLEAN AND FREE OF ALL STONES, STUMPS AND ORGANIC MATTER. IF SUCH MATERIALS ARE ENCOUNTERED IN TRENCHING, EXCAVATE TRENCH 6 INCHES DEEPER THAN ORDINARILY REQUIRED AND SPREAD A 6" LAYER OF SAND TO PROVIDE A FIRM

D. EXCAVATE TRENCHES TO A WIDTH TO ALLOW A MINIMUM OF 6" BETWEEN PARALLEL PIPE LINES.

3.02 BACK FILLING

A. BACK FILL OVER-EXCAVATION OF TRENCHES UNDER PIPE WITH CLEAN, SANDY FILL MATERIAL, FREE OF ORGANIC MATERIALS AND OBJECTS LARGER THAN 1/4" DIAMETER. BACK FILL ONLY AFTER PRESSURE TESTING.

C. INSTALL WIRE IN TRENCH WITH PIPE, TAPING WIRE TO PIPE AT 10 FOOT INTERVALS.

D. NO PAVEMENT EXCEPT AS NOTED, SHALL BE CUT TO INSTALL IRRIGATION WORK. COORDINATE WITH PAVING OPERATION TO ASSURE ALL SLEEVES ARE INSTALLED UNDER DRIVES AND WALKWAYS PRIOR TO PAVING.

3.03 INSTALLATION

RECOMMENDATIONS OF THE MANUFACTURERS OF THE MATERIALS. THE OWNER RETAINS THE RIGHT TO ORDER REMOVAL OF REPLACEMENT OF ANY ITEM WHICH, IN HIS OPINION, DO NOT PRESENT A REASONABLE NEAT AND WORKMANLIKE APPEARANCE. PERFORM AND COMPLETE

OWNER.

B. INDIVIDUALLY SLEEVE ALL PVC PIPING THAT CROSS WALKWAYS AND PATHWAYS MORE THAN 5' IN WIDTH. ALL SLEEVES UNDER ROADWAYS AND WALKWAYS SHALL BE INSTALLED A MINIMUM OF 24" BELOW GRADE.

OF SAID STRUCTURE IS AT FINISHED GRADE UNDER LAID WITH A MINIMUM OF 6" OF 3/4" GRAVEL. INSTALL ALL VALVE BOXES AS INDICATED ON DRAWINGS.

D. ADJUST AUTOMATIC CONTROL VALVES TO PROVIDE FLOW RATE OF RATED OPERATING PRESSURE REQUIRED FOR EACH SPRINKLER CIRCUIT.

E. INSTALL ELECTRIC REMOTE CONTROL VALVES AS INDICATED ON THE DRAWINGS AND ACCORDING

ANY OVER PRESSURIZATION BEFORE ANY INDIVIDUAL NOZZLE ADJUSTMENTS ON THE SPRINKLERS

3.04 PIPING

A. PVC PIPE SHALL BE PROTECTED FROM DIRECT SUNLIGHT WHILE IN STORAGE. PIPE SHALL BE KEPT CLEAN AND CHECKED FOR PRESENCE OF ORGANIC OR FOREIGN MATERIAL PRIOR TO INSTALLATION.

B. PRIOR TO BACK FILL, PVC PIPE IN TRENCH SHALL BE PROTECTED FROM DIRECT SUNLIGHT BY COVERING WITH A LAYER OF CLEAN SANDY MATERIAL. PIPE SHALL ALSO BE COVERED WITH FILL MATERIAL, OTHERWISE ANCHORED, TO PREVENT FLOATING IN EVENT WATER ENTERS TRENCH PRIOR TO COMPLETE BACKFILLING.

C. SUBSTANTIAL DEVIATION FROM THE PIPING LAYOUT SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND SHALL BE RECORDED AS WORK PROGRESSES AND AS-BUILT DRAWINGS OF COMPLETE

D. INSTALLATION OF SYSTEM PIPING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND SHALL PROCEED FROM POINT OF CONNECTION OF WATER SUPPLY. ALL PIPING AND EQUIPMENT JOINTS SHALL BE WATER TIGHT. THE MAIN LINE SHALL BE FLUSHED PRIOR TO MAKING ANY LATERAL

ANY SPRINKLER NOZZLES.

3.05 SPRINKLERS

B. ALL SPRINKLER HEADS SHALL BE INSTALLED ON SWING JOINT AS SHOWN ON THE DRAWINGS. THE SPRINKLER HEAD SHALL BE INSTALLED SO THAT THE TOP IS IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATION WITH RESPECT TO THE FINISHED GRADE LEVEL, AND MARKED

JOINTS AND SPRINKLERS SHALL BE CLEAN SAND FILL MATERIAL FREE OF ROCKS, ORGANICS, OR

C. LOCATE PART-CIRCLE HEADS TO MAINTAIN A MINIMUM DISTANCE OF 12" FROM WALLS AND 6" FROM OTHER BOUNDARIES, UNLESS OTHERWISE INDICATED.

D. LANDSCAPE DRIPLINE SHALL BE INSTALL IN ACCORDANCE TO THE MANUFACTURES SPECIFICATIONS.

TREE TO BE IRRIGATED. IF THE TREE IS LOCATED ON A SLOPE, THE BUBBLER SHOULD BE LOCATED AT THE

3.06 ELECTRICAL COMPONENTS

A. SIZE ALL ELECTRIC CONTROL WIRE AS PREVIOUSLY STATED, INSTALL IN THE PIPING TRENCHES WHEREVER POSSIBLE AND PLACE UNDER THE PVC PIPING. TAPE CONTROL WIRES TOGETHER

AS POSSIBLE AND WITH AS MUCH SLACK AS POSSIBLE TO ALLOW FOR THE EXPANSION AND CONTRACTION OF THE WIRE.

B. CONNECTIONS AT ALL REMOTE CONTROL VALVES AND AT ALL WIRE SPLICES, LEAVE WIRE WITH SUFFICIENT SLACK SO THAT IN CASE OF REPAIR THE VALVE BONNET OR SPLICE MAY BE

BOXES. MAKE SPLICES USING UL LISTED WATERPROOF WIRE CONNECTORS AS RECOMMENDED BY THE WIRE MANUFACTURER.

CONNECT ALL REMOTE CONTROL VALVES, WHICH ARE TO BE CONNECTED TO THE SAME CONTROLLER, TO A COMMON GROUND WIRE OF A SIZE NOT LESS THAN 14 GAUGE. PROVIDE EACH INDIVIDUAL CONTROLLER WITH A SEPARATE COMMON GROUND WIRE WIRE SYSTEM ENTIRELY INDEPENDENT OF THE COMMON GROUND WIRE SYSTEM OF ALL OTHER

ONE SPECIFIC CONTROLLER, TO THAT CONTROLLER'S COMMON GROUND WIRE SYSTEM. THE CONTROL VALVE CONFIGURATION PIPING SHALL NOT BE OF THE PREFABRICATED TYPE BUT SHALL BE MANUFACTURED IN THE FIELD ONLY USING SCHEDULE 80 NIPPLES AND COUPLINGS. INSTALL ALL VALVES IN VALVE BOXES.

THE SIDES OF ALL BOXES ARE PARALLEL TO EACH OTHER.

E. INSTALL ALL CONTROLLERS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MANUFACTURER OF EQUIPMENT WITH LOCATION OF ALL CONTROLLERS APPROVED BY THE OWNER BEFORE THE ACTUAL INSTALLATION OF THE CONTROLLERS.

TO PROTECT EACH AUTOMATIC CONTROLLER.

G. USE DIELECTRIC FITTINGS AT CONNECTION WHERE PIPES OF DISSIMILAR METAL ARE JOINED.

3.07 TESTS

A. PERFORM OPERATIONAL TESTING AFTER BACK FILL IS IN PLACE, AND SPRINKLER HEADS ARE ADJUSTED TO FINAL POSITION. DEMONSTRATE TO OWNER THAT SYSTEM MEETS COVERAGE

REQUIREMENTS ARE BASED ON OPERATION OF ONE CIRCUIT AT A TIME.

B. AFTER COMPLETION OF GRADING, SEEDING OR SODDING, AND ROLLING OF GRASS AREAS, CAREFULLY ADJUST LAWN SPRINKLER HEADS SO THAT THEY WILL BE FLUSH WITH FINISH GRADE.

THE SYSTEM IS EFFICIENT. BALANCING AND ADJUSTMENT SHALL INCLUDE A SYNCHRONIZATION OF THE CONTROLLERS, WATER QUALITY CONTROL EQUIPMENT, SPRINKLER HEADS, AND INDIVIDUAL STATION ADJUSTMENTS ON THE CONTROLLERS.

D. UPON COMPLETION OF THE WORK AND FINAL ACCEPTANCE BY THE OWNER, TRAIN

PROVIDE COPIES OF MATERIALS, ALL PARTS LISTS, TROUBLE SHOOTING LISTS, SPECIFICATIONS SHEETS, AND CATALOG SHEETS TO THE SCHEDULES AND PROGRAMMING OF THE AUTOMATIC CONTROLLERS IN ACCORDANCE WITH THE SPECIFICATIONS AND/OR IRRIGATION DRAWINGS. SUBMIT

3.08 WARRANTY

A. ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF ACCEPTANCE AGAINST ALL DEFECTS IN MATERIALS, EQUIPMENT AND WORKMANSHIP. GUARANTEE SHALL ALSO COVER REPAIR OF DAMAGE TO ANY PART OF THE PREMISES RESULTING FROM LEAKS OR OTHER DEFECTS

REPAIRS, IF REQUIRED, SHALL BE DONE PROMPTLY AT NO COST TO THE OWNER.

Table with 1 column: REVISIONS / SUBMISSIONS. Contains 10 empty rows for tracking changes.

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Vertical title block containing: PASH PLACE ONE LLC, 6650 SHEFFIELD LANE, MIAMI BEACH, FL 33141, and IRRIGATION DETAILS & NOTES.

Vertical title block containing: OWNER.

Vertical title block containing: FERNANDO WONG, OUTDOOR LIVING DESIGN.

Vertical title block containing: FERNANDO WONG, OUTDOOR LIVING DESIGN.

Table with 2 columns: Field and Value. Fields include DRAWN BY: JAN, CHECKED BY: FW, DATE: FEBRUARY 8, 2024, SCALE.

Vertical title block containing: IR-300.

