

PROPERTY ADDRESS:
9 SEACREST PKWY
OWNER: KARASZ, KATALIN

ADJACENT DWELLING

NEW 6' H WALL
TYP. BY OTHERS

4-STORY BUILDING
COMMUNITY CENTER
HOUSE OF WORSHIP

SEACREST PKWY
MARTIN PARKWAY (PER PLAT)

PROPOSED BUILDING

Existing Coconuts (20' GW)
and Roebellins (10' GW)
on adjacent property

ADJACENT ASPHALT
PARKING AREA

TRACT A

LOT - 15

TRACT A

PROPERTY ADDRESS:
4000 S OCEAN DR HOLLYWOOD
OWNER: MHI/CARLYLE SIAN OWNER I LLC
% MHI HOSPITALITY LP

INDIGO BEACH RESORT
PLAT (P.B.176, PG.168)

EXISTING VEGETATION

Nr	Botanical name	Common name	Hight	Conditions	Action
1	<i>Cocos nucifera</i>	Coco palm	22' GW	70%	RELOCATE
2	<i>Cocos nucifera</i>	Coco palm	22' GW	70%	RELOCATE
3	<i>Bursera simaruba</i>	Gumbo limbo	20'x20'	75%	RELOCATE

**IF YOU DIG FLORIDA...
CALL US FIRST!
1-800-432-4770**
SUNSHINE STATE ONECALLING
OF FLORIDA, INC.
IT'S THE LAW

NOTE:
INDICATED UTILITIES ARE APPROXIMATE.
CONTRACTOR IS RESPONSIBLE FOR VERIFICATION
OF ALL UTILITIES ON SITE PRIOR TO
COMMENCEMENT OF ANY WORK.
LANDSCAPE ARCHITECT ASSUMES NO LIABILITY
FOR UTILITY DAMAGE.



The Mirror of Paradise

Gabriela Fojt
LA 6667277
LC 26000628

3924 N. Ocean Blvd.
Fort Lauderdale
FL 33308
Tel (954) 478 3064
www.florida-landscape.com
gabriela@themirrorofparadise.com

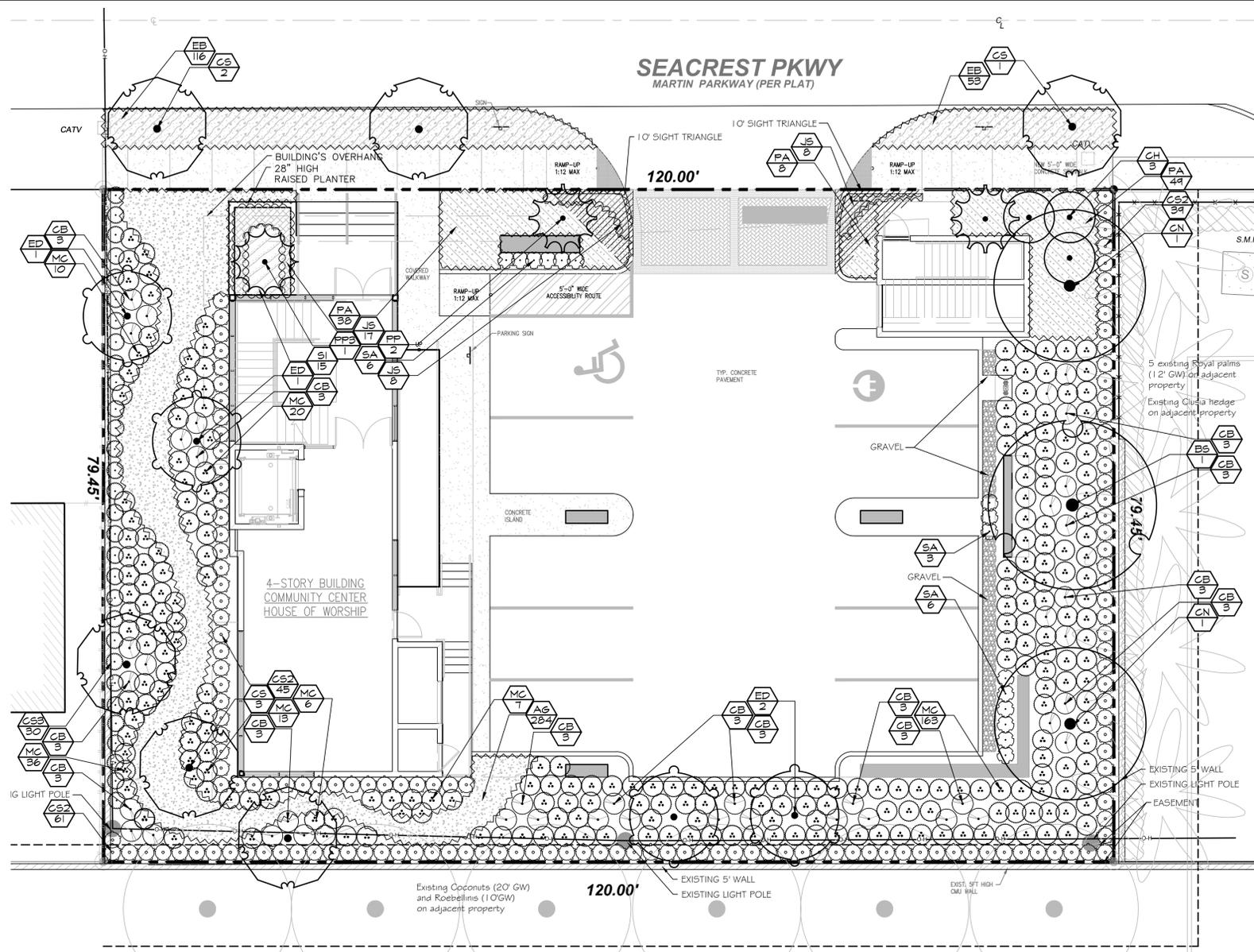


SCALE	1/8" = 1'-0"
DESIGNED BY	GW, GF
DRAWN BY	GF
CHECKED BY	GW, GF
CAD DWG.	
DATE	01.07.19
REVISIONS	

CHABAD OCEAN JEWISH CENTER

7 SEACREST PKWY
HOLLYWOOD, FL 33019

TREE RELOCATION PLAN



City of Hollywood Landscape Requirements RM-25

Condition	Requirement	Existing	Provided
PERIMETER LANDSCAPE			
-One Tree per 50' of street frontage (150 lf/50=3)	3	0	3
MITIGATION TREES AND PALMS (e existing palms and 1 tree relocated on site)			
	N/A		N/A
VEHICULAR USE AREA			
-Terminal Islands at ends of all parking areas	4	0	4
OPEN SPACE (Min 40% open landscape area)			
-Site area 9,534 x 40%	3,814 sf		3,822 sf
-One Tree per 1000SF open space (3,814 /1000)	4	1 tree, 2 palms	6
-Required tree species/variety	3	2	6
-Minimum 60% of required trees as Native	7	1	7
-Maximum 50% of required trees may be palms	(max) 5	2	2
DESIGN REVIEW			
-Complies with Design Review Guidelines for Landscaping	YES		YES
VIEW TRIANGLE			
-Clear site triangles at all drives and intersections	YES		YES
IRRIGATION			
-Provide 100%+ coverage by auto sprinkler system (In accordance with City of Hollywood and SFWMD)	YES		YES
OTHER			
-Apply Xeriscape principles to proposed landscape design	YES		YES
-Utilize plant species compatible with highly saline areas	YES		YES
-Trees to be 12'oah, 2" DBH at time of planting	YES		YES
-Palms to have minimum 8'CT at time of planting	YES		YES
-50% of all required shrubs to be Florida Native	YES		YES
- A City of Hollywood tree removal/relocation permit will be required for any tree removal or relocation as part of this project. Application is available online from public works section of city website, or in RM308 in City Hall.			

IF YOU DIG FLORIDA... CALL US FIRST!
1-800-432-4770
SUNSHINE STATE ONCALLING OF FLORIDA, INC.
IT'S THE LAW

NOTE:
INDICATED UTILITIES ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL UTILITIES ON SITE PRIOR TO COMMENCEMENT OF ANY WORK. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR UTILITY DAMAGE.

PLANT SCHEDULE GROUND LEVEL

EXISTING TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESISTANT
BS	1	Bursera simaruba / Gumbo Limbo	20'x20'	AS SHOWN	YES	HIGH
CN	2	Cocos nucifera / Coconut Palm	22' 6W	AS SHOWN	NO	HIGH
TREES AND PALMS						
CH	QTY	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESISTANT
CH	3	Chamaerops humilis / Mediterranean Fan Palm	6' OA single matched	AS SHOWN	NO	HIGH
CS	6	Conocarpus erectus 'Sericeus' / Silver Buttonwood	12' OA 2" DBH	AS SHOWN	YES	MODERATELY
ED	4	Elaeocarpus decipiens / Japanese Blueberry Tree	12' OA 2" DBH	AS SHOWN	NO	MODERATELY
PP	2	Polyalthia longifolia pendula / Indian Mast Tree	10' OA	AS SHOWN	NO	HIGH
PP3	1	Polyalthia longifolia pendula / Indian Mast Tree	14' OA	AS SHOWN	NO	HIGH
SHRUBS						
CB	QTY	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESISTANT
CB	42	Callitriche americana / American Beautyberry	3 gal 24"OA	AS SHOWN	YES	HIGH
CS3	30	Clusia guttiferia / Small Leaf Clusia	7gal 42"OA	30" OC	NO	HIGH
CS2	145	Conocarpus erectus 'Sericeus' / Silver Buttonwood	3 gal 24"OA	24" O.C.	YES	HIGH
MC	255	Muhlenbergia capillaris / Pink Muhly	3 gal 18"OA	30" OC	YES	HIGH
SA	15	Schefflera arboricola / Green arboricola	3 gal 24" h	24" O.C.	NO	HIGH
SHRUBS & GROUNDG.						
AG	QTY	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESISTANT
AG	284	Arachis glabrata / Perennial Peanut	1 gal 8" spr	18" O.C.	NO	AFETR ESTABLISHED
EB	169	Evolvulus glomeratus 'Blue Daze' / Blue daze	1 gal 8" spr	18" O.C.	NO	HIGH
JS	33	Juniperus conferta / Shore Juniper	1 gal 8" spr	18" O.C.	NO	HIGH
PA	45	Plumbago (mix) / Blue and white Plumbago mix	3 gal 18" OA	24" O.C.	NO	HIGH
SI	15	Salvia x 'Indigo Spire' / Sage	3 gal 18" OA	18" O.C.	NO	HIGH

JOB CONDITIONS

Any building construction material or foreign material shall be removed from planting areas and replaced with acceptable top soil.

Care shall be taken not to disturb or damage any underground construction or utilities. Any damage to these facilities during the planting operations will be repaired at the expense of the Landscape Contractor in a manner approved by the Owner. Where underground obstructions will not permit the planting materials in accordance with the plans, new locations shall be approved by the Landscape Architect.

Landscape work shall be coordinated with the landscape irrigation work. Landscape Contractor shall ensure that no plantings will interfere with the proper coverage. Landscape Contractor shall post out situations where minor adjustments or relocation or addition of sprinklers may be most beneficial for the landscape work as a whole.

PLANT MATERIAL:
Plant species and size shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, LATEST EDITION. All plant material shall be in accordance with GRADES AND STANDARDS FOR NURSERY PLANTS, latest edition published by the Florida Department of Agriculture and Consumer Services. All plants not otherwise specified as Florida Fancy or Specimens, shall be Florida Grade Number 1 or better as determined by the Florida Grade Plant Industry. Specimens means an exceptionally heavy, symmetrical, lightly-knifed plant, so trained or favored in its development that its appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry. All plants shall be sound, healthy, vigorous, well-branched and free of disease and insect eggs and larvae and shall have adequate root systems. Trees and shrubs for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the Plant List, the plants furnished shall be normal for the variety.

All container grown material shall be healthy, vigorous, well-rooted plants and established in the container. The plants shall have tops which are good quality and are in a healthy growing condition. An established container grown plant shall be transferred into a container and grown in that container long enough for the new fibrous roots to have developed enough to hold the root mass together when removed from the container.

Root bound plants will not be accepted.

Site water shall be verified by Contractor prior to submission of bids.

The use of natural material is strongly encouraged for balled and burlapped plants. All synthetic material shall be completely removed from root ball PRIOR to planting. At time of bid, Contractor shall submit a written schedule of all sources for coconut palms as well as seed sources for coconuts. Coconuts shall be certified Malayan Green with a certified seed source from Jamaica.

TREES:
The most critical factor for selecting a healthy Florida Number 1 tree is the structure. This consists of one central main trunk and leader. Branches are considered competing if they are 2/3 the diameter of the leader or greater. Competing branches may be acceptable if they occur above 50% of the overall height of the tree. Caliper of tree should meet specifications. Leader (center trunk) may have slight (+15 degree) bow (Tabebuia carabae excluded), but must be intact with apical (leading) bud. Branches should be spread evenly (staggered, alternating) through the tree branches spaced no closer than 4". Canopy should be full to specifications with little or no openings or holes. A thinning canopy will be taken into consideration with field dug plant material. Trees should have no open wounds or damage, flush cuts, chronic, shorter or taller than specified height, girdling roots, undersize loose root ball, crossing branches, smaller than normal leaves. 10% of root ball shall be above grade after planting. Root ball tying ropes removed from trunk and top of root ball.

MULTIPLE TRUNK TREES:
Trees having no distinct leader. Trunks on these trees should not be touching and free of damage and similar in size. Canopy should be full and uniform.

RELOCATED TREES:
These trees may not conform to grades and standards, yet do have quality criteria which affect the health, longevity and safety of the tree (and person which may contact tree). This is NOT meant to be a guideline for transplanting trees, but rather the criteria by which relocated trees will meet Town, County, State or governing agency guidelines. Trees which require excessive pruning should NOT be used. Damaged or dead relocated trees will be replaced with appropriate number of caliper inches and species equal to relocated or dead tree, as approved by the Landscape Architect.

No more than 20% of the foliage should be removed for any reason (excluding Sabal Palms). Trees should be corrected for any structural defects, lousing branches, dead or rotting wood, V-shaped branching or branching which may affect human safety issues post relocation. Topping a relocated tree is not acceptable.

Damage to the trunk/branches will not exceed 10% of the trunk diameter and 2" in height.

Any major limb or canopy pruning will be qualified and performed by a Certified Arborist.

IRRIGATION:
Provide bubblers on separate zones for all newly planted and transplanted trees unless alternate approach to provide additional water is approved by owner and Landscape Architect.

MATERIALS LIST

Landscape Contractor shall be responsible for verifying all quantities for material shown on drawings prior to submitting a bid. Planting plan shall take precedence over the plant list. Final quantity of soil and mulch shall be verified.

SUBSTITUTIONS:
No substitutions shall be made without the approval from the Landscape Architect and/or the Owner. Intended substitutions shall be indicated on the bid.

MEASUREMENTS:
Canopy Trees- Height shall be measured from the ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Caliper (d.b.h.) will be measured 4'-6" above grade.
Shrubs- Height shall be measured from the ground. Spread shall be measured to the end of branching equally around the shrub mass.
Palms- Clear trunk (C.T.) shall be measured from the ground to the point where the mature aged trunk joins the immature or green part of the trunk or head.
Overall height (O.A.) shall be measured from the ground to the tip of the unopened bud.

IRRIGATION:
100% irrigation coverage shall be provided. Provide bubblers on separate zones for all newly planted and transplanted trees unless alternate approach to provide additional water is approved by Owner and Landscape Architect.

GUARANTEE:
All new plant materials shall be guaranteed for one year from the time of acceptance and shall be alive and in satisfactory growth for each specific kind of plant at the end of the guarantee period. The Landscape Contractor shall not be responsible for damage caused by vandalism, violent wind storms or other acts of God beyond control. Replacement shall occur within two weeks of rejection and guaranteed six months from date of installation. Landscape Contractor shall repair damage to other plants or lawns during plant replacements at no additional cost.

MULCH:
Mulch shall not contain sticks 1/4" in diameter or longer. Apply 3" of mulch except on top of tree rootballs and against woody shrubs. Rootballs will receive less than 1" mulch with no mulch touching trunk or root collar. Do not apply mulch against the trunks of woody shrubs.

SOIL:
All soil shall be installed in such a manner that there is an even surface, staggered pattern. Soil will be green in color and in good health. NO overlap, gaps, damage, insects, disease and less than 10% chlorosis will be permitted. All gaps will be filled with clean native soil.

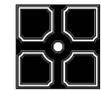
STAKING:
Landscape Contractor to suggest alternate means of staking for approval with Landscape Architect if staking methods shown are not feasible due to site conditions.

FERTILIZER:
Manufacturer's Specification: Submit manufacturer's specification sheets) for approval of product. Submit tags from bags of fertilizer used on site to the Architect. Submit copies of the manufacturer's specifications or analysis of all fertilizer for approval.
Composition and Quality: All fertilizer shall be uniform in composition and dry. Granular fertilizer shall be free flowing and delivered in unopened bags. Tablet fertilizer shall be delivered in unopened containers or boxes. All bags, containers or boxes shall be fully labeled with the manufacturer's analysis.
Fertilizer shall be slow release with ratio greater than 3 to 1 nitrogen to phosphorus applied on top of backfill, per manufacturer's recommendations. All shall comply with the State of Florida fertilizer laws.

CLEANUP:
Landscape Contractor shall at all times keep job site clean and free from accumulation of waste material, debris and rubbish.

INSPECTION:
Upon written request from the Contractor, Owner and/or Landscape Architect shall perform inspection to determine completion of Contract.

ACCEPTANCE:
Following inspection, Contractor will be notified, in writing, by Owner and/or Landscape Architect of acceptance of completion with regards to plant material and workmanship according to Contract.



The Mirror of Paradise

Gabriela Fojt
LA 6667277
LC 26000628

3924 N. Ocean Blvd.
Fort Lauderdale
FL 33308
Tel (954) 478 3064
www.florida-landscape.com
gabriela@themirrorofparadise.com

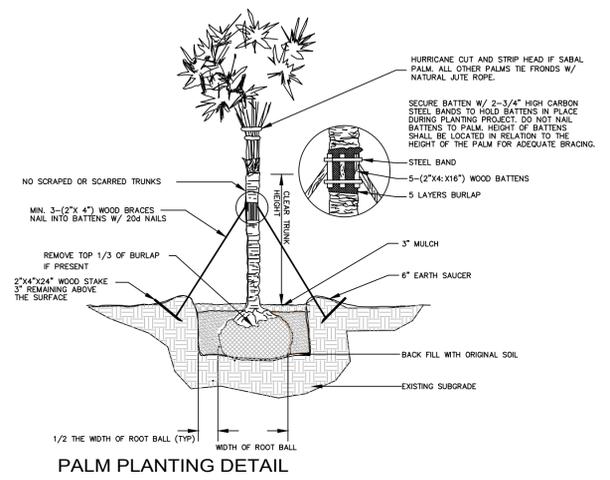
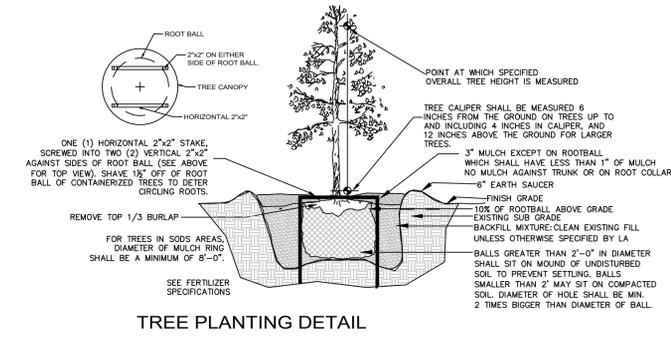
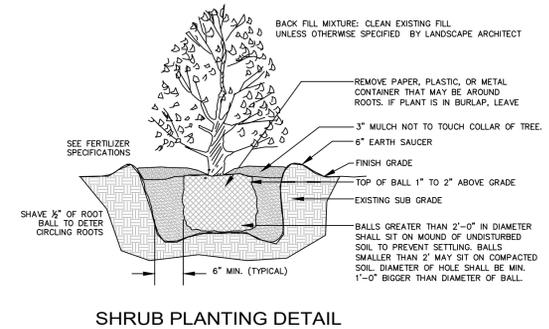
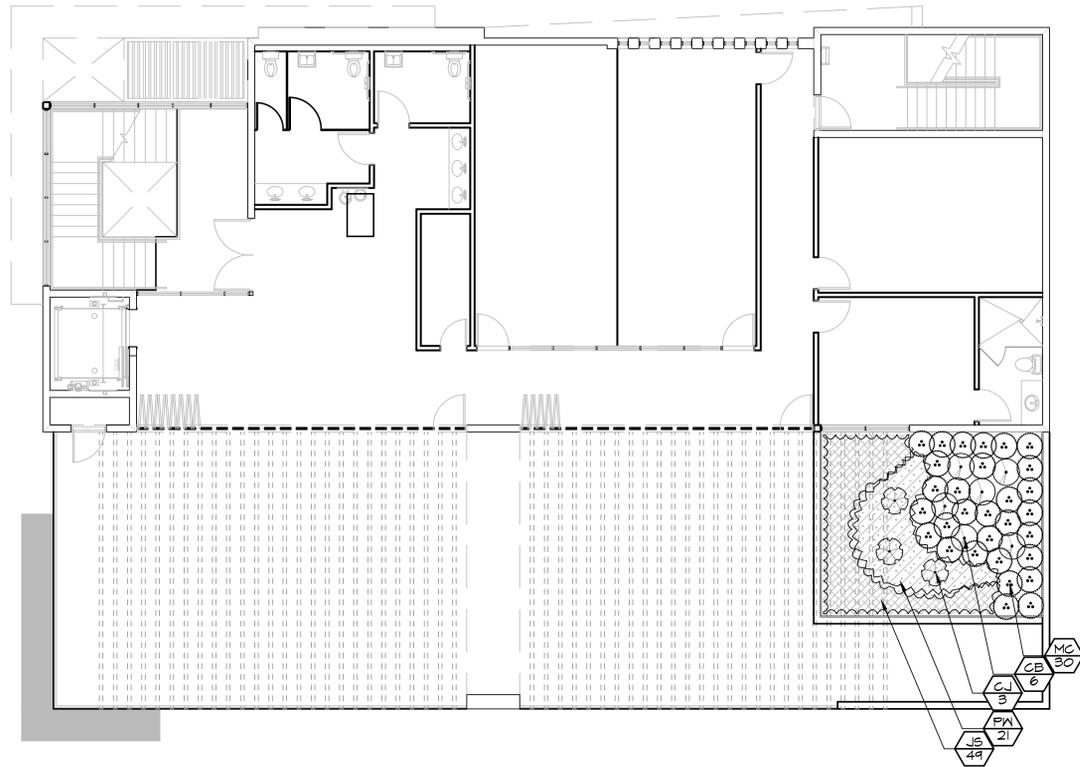


SCALE	1/8" = 1'-0"
DESIGNED BY	GW, GF
DRAWN BY	GF
CHECKED BY	GW,GF
CAD DWG.	
DATE	01.07.19
REVISIONS	

CHABAD OCEAN JEWISH CENTER

7 SEACREST PKWY
HOLLYWOOD, FL 33019

LANDSCAPE PLAN (GROUND LEVEL), CODE, NOTES

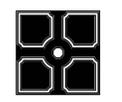


PLANT SCHEDULE 4TH FLOOR

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESISTANT
CJ	3	Crinum jagus / St. Christopher Lily	7 gal	AS SHOWN	NO	MODERATE
CB	6	Callicarpa americana / American Beautyberry	3 gal 24"OA	AS SHOWN	YES	HIGH
MC	30	Muhlenbergia capillaris / Pink Muhly	3 gal 18"OA	30" OC	YES	HIGH
SHRUBS & GROUND.	QTY	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESISTANT
JS	49	Juniperus conferta / Shore Juniper	1 gal 8" spr	18" O.C.	NO	HIGH
PW	21	Plumbago auriculata White / White Plumbago	3 gal	24" O.C.	NO	HIGH

IF YOU DIG FLORIDA... CALL US FIRST!
 1-800-432-4770
 SUNSHINE STATE ONECALLING OF FLORIDA, INC.
 IT'S THE LAW

NOTE:
 INDICATED UTILITIES ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL UTILITIES ON SITE PRIOR TO COMMENCEMENT OF ANY WORK. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR UTILITY DAMAGE.



The Mirror of Paradise
 Gabriela Fojt
 LA 6667277
 LC 26000628

3924 N. Ocean Blvd.
 Fort Lauderdale
 FL 33308
 Tel (954) 478 3064
 www.florida-landscape.com
 gabriela@themirrorofparadise.com

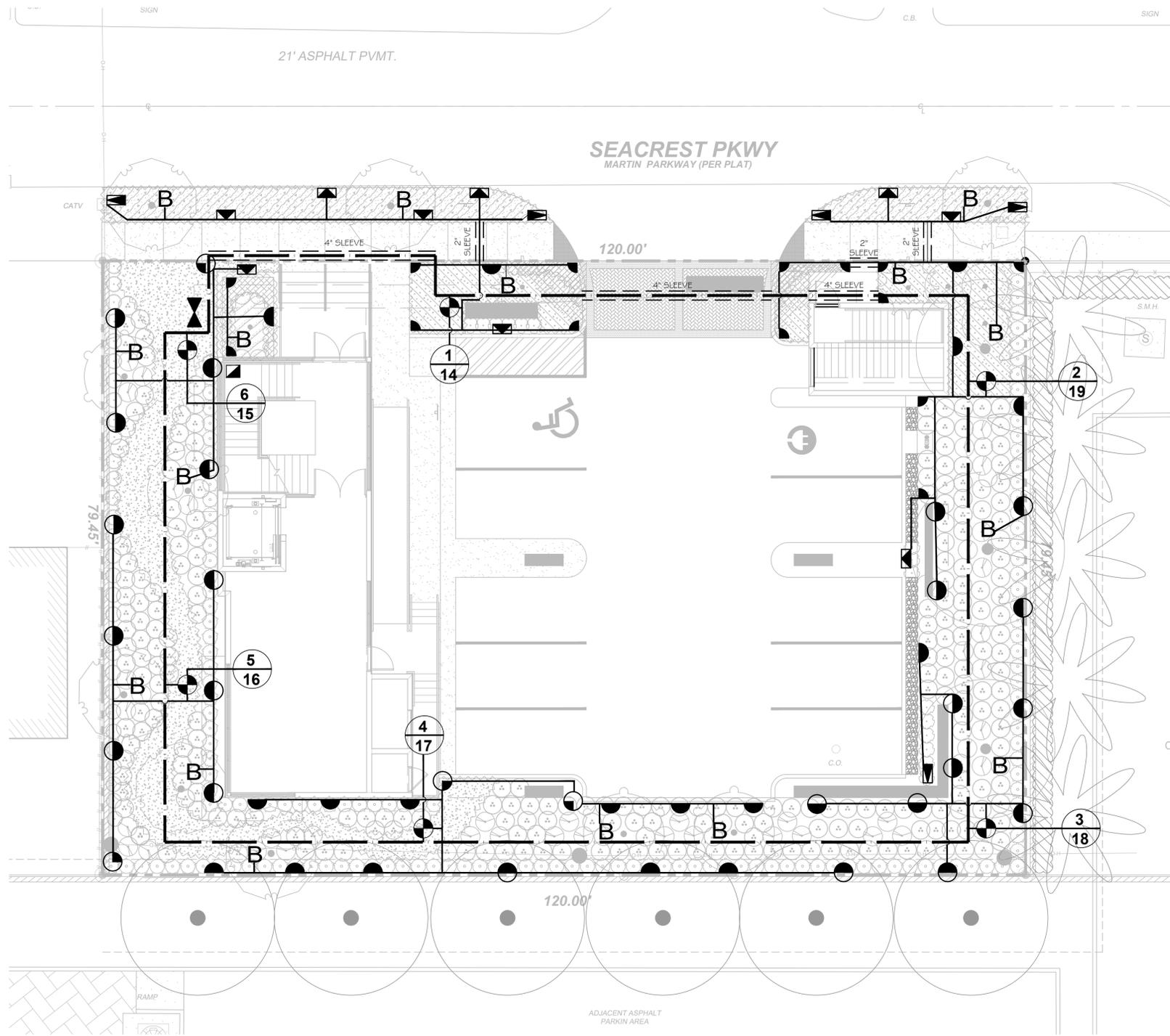


SCALE	1/8" = 1'-0"
DESIGNED BY	GW, GF
DRAWN BY	GF
CHECKED BY	GW,GF
CAD DWG.	
DATE	01.07.19
REVISIONS	

CHABAD OCEAN JEWISH CENTER

**7 SEACREST PKWY
 HOLLYWOOD, FL 33019**

LANDSCAPE PLAN ROOF GARDEN AND DETAILS



TO SIZE LATERAL PIPES NOT TO BE EXCEED 5' PER SECOND
AS NOTED IN THE APPENDIX 'I' CODE

- 1 1/4" SCHEDULE 40 MAIN LINE
- LATERAL PIPES SCHEDULE 40
- == SLEEVES
- ⊘ WILKINS #702-A P.V.B. BACKFLOW
- ▣ HUNTER PRO-C MODULAR CONTROLLER WITH #502-C RAIN SENSOR
- ⊙ HUNTER PGV-10 IJTG SERIES ELECTRIC VALVE (1")
- CIRCUIT NO. **3/16** REMOTE CONTROL VALVE CHARACTERISTIC SYMBOL

- B HUNTER ADJUSTABLE BUBBLER AFB-10
- ◐ 6" HUNTER PRO SPRAY MIST HEAD 10'-0" HALF CIRCLE
- ◑ 6" HUNTER PRO SPRAY MIST HEAD 10'-0" QUARTER CIRCLE
- 6" HUNTER PRO SPRAY MIST HEAD 15'-0" FULL CIRCLE
- ◉ 6" HUNTER PRO SPRAY MIST HEAD 15'-0" HALF CIRCLE
- ◌ 6" HUNTER PRO SPRAY MIST HEAD 15'-0" QUARTER CIRCLE
- ▣ 6" HUNTER PRO SPRAY MIST HEAD SIDE SPRAY
- ▤ 6" HUNTER PRO SPRAY MIST HEAD END SPRAY

**IF YOU DIG FLORIDA...
CALL US FIRST!
1-800-432-4770
SUNSHINE STATE ONECALLING
OF FLORIDA, INC.
IT'S THE LAW**

**NOTE:
INDICATED UTILITIES ARE APPROXIMATE.
CONTRACTOR IS RESPONSIBLE FOR VERIFICATION
OF ALL UTILITIES ON SITE PRIOR TO
COMMENCEMENT OF ANY WORK.
LANDSCAPE ARCHITECT ASSUMES NO LIABILITY
FOR UTILITY DAMAGE.**



The Mirror of Paradise

Gabriela Fojt
LA 6667277
LC 26000628

3924 N. Ocean Blvd.
Fort Lauderdale
FL 33308
Tel (954) 478 3064
www.florida-landscape.com
gabriela@themirrorofparadise.com



SCALE	1/8" = 1'-0"
DESIGNED BY	GW, GF
DRAWN BY	GF
CHECKED BY	GW, GF
CAD DWG.	
DATE	01.07.19
REVISIONS	

CHABAD OCEAN JEWISH CENTER
7 SEACREST PKWY
HOLLYWOOD, FL 33019

IRRIGATION PLAN - GROUND LEVEL

IRRIGATION SPECIFICATIONS

A. EXTENT:

Includes furnishing all labor, materials and equipment for the proper installation of the irrigation system. The work includes, but is not limited to the following: (1) Trenching and Backfill; (2) Automatically Controlled Irrigation System; (3) Test All Systems and Make Operative; (4) "As-Built" Drawings.

B. GENERAL:

- Permits and Fees:** Obtain all permits and pay required fees to any governmental agency having jurisdiction over the work. Inspections required by local ordinances during the course of construction shall be arranged as required. On completion of the work, satisfactory evidence shall be furnished to the Tenant's construction representative to show that all work has been installed in accordance with the ordinances and code requirements.
- Approval:** Wherever the terms "approve" or "approved" are used in the specifications, they shall mean the approval of the tenant's construction representative in writing.
- Before any work is started,** a conference shall be held between the contractor and the Tenant's construction representative concerning the work under this Contract.
- Coordination:** Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
- Inspection of Site:**
 - Submission of his proposal shall be considered evidence that the examination has been conducted. Should utilities not shown on the plans be found during excavations, Contractor shall promptly notify the Tenant's construction representative for instructions as to further action. Failure to do so will make contractor liable for any and all damage thereto arising from his operations subsequent to discovery of such utilities not shown in plans.
 - Contractor shall make necessary adjustments in the layout as may be required to connect to existing stubouts, should such stubs not be located exactly as shown, and as may be required to work around existing work at no increase in cost to the Tenant's construction representative.
- Protection of Existing Plants and Site Conditions:** The Contractor shall take necessary precautions to protect site conditions to remain. Should damage be incurred, this Contractor shall repair the damage to its original condition at his own expense.
- The owner reserves the right to substitute, add, or delete any material or work as the work progresses. Adjustments to the contract price shall be negotiated if deemed necessary by the Owner on a per diem basis.
- The Owner reserves the right to reject material or work which does not conform to the Contract Documents. Rejected work shall be removed or corrected at the earliest time possible.
- Work Schedule:** Within 10 days after award of the Contract, the contractor shall submit to the Owner a work schedule.
- "As-Built" Irrigation Drawings:** Prepare an "As-Built" drawing on a blueprint which shall show deviations from the bid documents made during construction affecting the main line pipe, controller locations, remote control valves and quick coupling valves. The drawings shall also indicate and show approved substitutions, material and manufacturers name and catalog name and catalog number. The drawings shall be delivered to the Tenant's construction representative before final acceptance of work.
- Final Acceptance:** Final acceptance of the work may be obtained from the Tenant's construction representative upon the satisfactory completion of all work.
- Guarantee:** All work shall be guaranteed for one year from date of acceptance against all defects in material, equipment and workmanship. Guarantee shall also cover repair of damage to any part of the premises resulting from leaks or other defects in material, equipment and workmanship to the satisfaction of the Tenant's construction representative. Repairs, if required, shall be done promptly at no cost to the Owner.

C. MATERIALS:

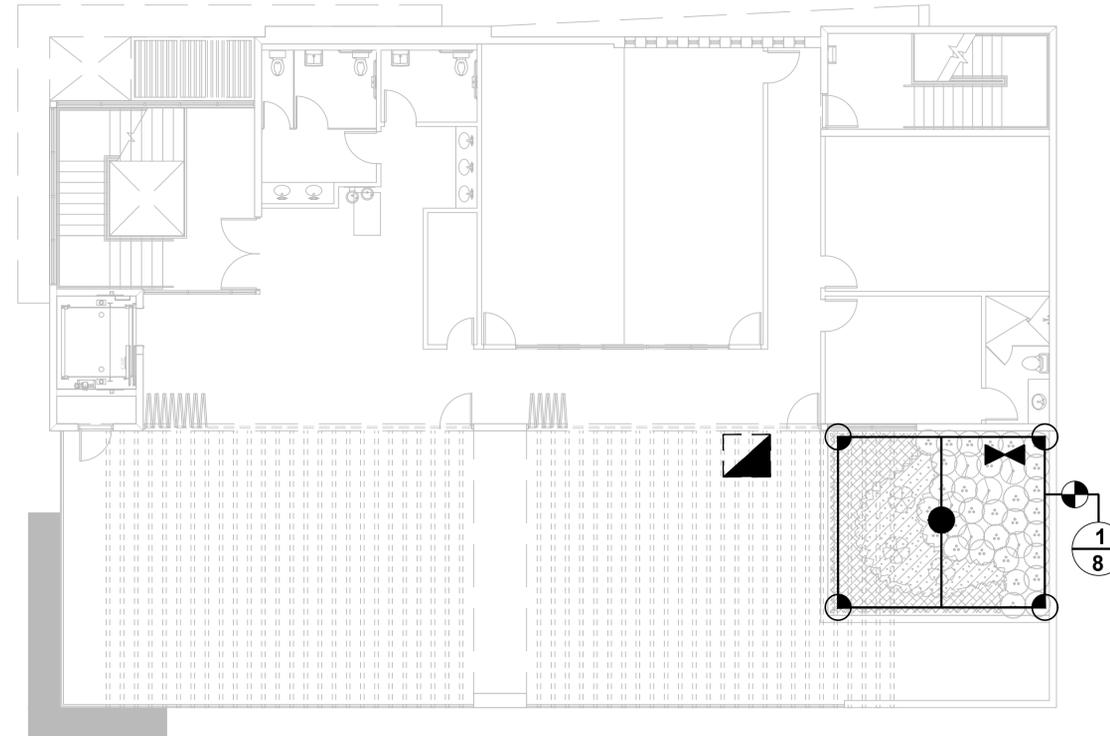
- Plastic Piping:** All main lines shall be Sch. 40 Type 1120-1220 polyvinyl chloride (PVC) pipe and shall conform to CS-256-63. All lateral piping shall be class 160 Type 1120-1220 polyvinyl chloride (PVC) pipe and shall conform to CS-256-63.
- Plastic Fittings:** Sch. 80 solvent weld, polyvinyl chloride (PVC) for mainline and Sch. 40 solvent weld, polyvinyl chloride (PVC) for zone laterals, as manufactured by Sloane, Lasco, or approved equal.
- Solvent Cement:** Compatible with PVC pipe, of proper consistency, and color.
- Sprinkler Head Risers:** Sch. 40 PVC for risers. Pipe shall be cut in a standard pipe cutting tool with sharp cutters. Ream only to full diameter of pipe and clean all rough edges or burrs. Cut all threads accurately with sharp dies. Not more than three(3) full threads shall show beyond fittings when pipe is made up. Assemblies shall be as detailed.
- Automatic Controllers:** See Legend
- Remote Control Valves:** See Legend
- Control Wiring:** 24 volt solid UL approved for direct burial in ground. Minimum wire size: 14 guage.
- Sleeves for Control Wiring:** Under all walks and paved areas and where indicated on drawings. Minimum PVC 1220-160 psi plastic pipe.
- Sprinkler Heads:** See Legend

D. WORKMANSHIP:

- Lay out work as accurately as possible to the drawings. The drawings, though carefully drawn, are generally diagrammatic to the extent that swing joints, offsets, and all fittings are not shown.
- The Contractor shall be responsible for full and complete coverage of all irrigated areas and shall make any necessary minor adjustments at no additional cost to the Tenant's construction representative.

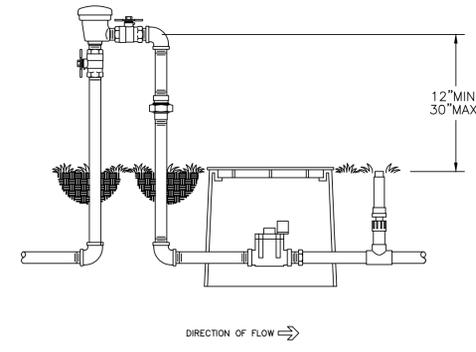
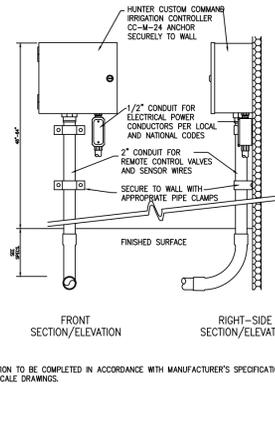
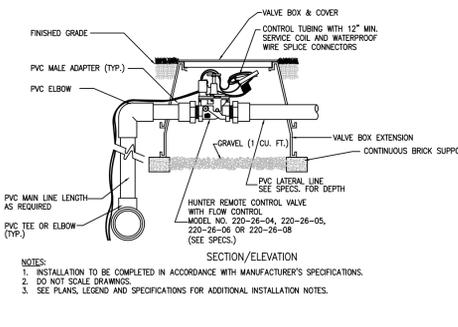
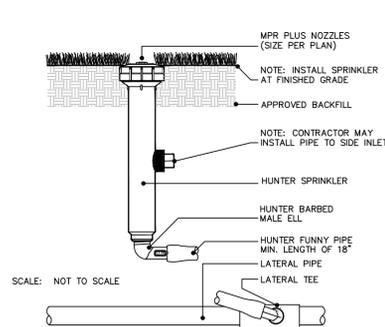
- Any major revisions to the irrigation system must be submitted and answered in written form, along with any change in contract price.
- INSTALLATION:**
 - Excavation and Trenching:**
 - Perform all excavations as required for the installation of the work including under this section, including shoring of earth banks to prevent cave-ins. Restore all surfaces, existing underground installations, etc., damaged or cut as a result of the excavations to their original condition and in a manner approved by the Owner.
 - Trenches shall be made wide enough to allow a minimum of 6 inches between parallel pipe lines. Trenches for pipe lines shall be made of sufficient depths to provide the minimum cover from finish grade as follows:
 - 18" minimum cover over main lines
 - 24" minimum cover over control wiring from controller to valves.
 - 10" minimum cover over lateral lines to heads.
 - Maintain all warning signs, shoring, barricades, flares and red lanterns as required by the Safety Orders of the Division of Industrial Safety and local ordinances.
 - Pipe Line Assembly:**
 - Install remote control valves where shown and group together where practical; place no closer than 12 inches to walk edges, buildings and walls.
 - Plastic pipe and fittings shall be solvent welded using solvents and methods recommended by manufacturer of the pipe, except where screwed connections are required. Pipe and fittings shall be thoroughly cleaned of dirt, dust and moisture before applying solvent with a non-synthetic bristle brush.
 - Pipe may be assembled and welded on the surface. Snake pipe from side to side of trench bottom to allow for expansion and contraction.
 - Make all connections between plastic pipe and metal valves or steel pipe with threaded fittings using plastic male adapters.
 - Sprinkler Heads:**
 - Install all sprinklers as detailed on drawings.
 - Do not scale plans for exact head location.
 - Flushing Lines:**
 - Thoroughly flush out all water lines before installing valves and sprinkler heads.
 - Upon completion of the flushing and installing valves and heads, the contractor adjust sprinkler heads for proper distribution to the landscape areas, limiting unnecessary overspray.
 - Automatic Controllers:**
 - Connect remote control valves to controller in a clockwise sequence to correspond with station setting beginning with Stations 1, 2, 3, etc.
 - Automatic Control Wiring:**
 - Install control wiring, sprinkler mains and laterals in common trenches wherever possible.
 - Install control wires at least 24" below finish grade and lay to the side and below the main line. Provide looped slack at valves and snake wires in trench to allow for contraction of wires. Tie wires in bundles at intervals.
 - Control wire splices will be allowed only runs over 500 ft.
 - All wiring passing under existing or future paving, construction, etc., shall be encased in plastic or galvanized steel conduit extending at least 12" beyond edges of paving or construction.
 - Backfill and Compacting:**
 - After system is operating and required tests and inspections have been made, backfill excavations and trenches with clean soil, free of rubbish.
 - Backfill for all trenches, regardless of the type of pipe covered, shall be compacted to minimum 90% density.
 - Compact trenches in areas to be planted by thoroughly flooding the backfill. Jetting process may be used in those areas.
 - Dress off all areas to finish grades.
- CLEAN-UP:** Remove from the site all debris resulting from work of this section.

FOR IRRIGATION LEGEND SEE IR-1



IF YOU DIG FLORIDA... CALL US FIRST!
 1-800-432-4770
 SUNSHINE STATE DIALING OF FLORIDA, INC.
 IT'S THE LAW

NOTE:
 INDICATED UTILITIES ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL UTILITIES ON SITE PRIOR TO COMMENCEMENT OF ANY WORK. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR UTILITY DAMAGE.



The Mirror of Paradise
 Gabriela Fojt
 LA 6667277
 LC 26000628

3924 N. Ocean Blvd.
 Fort Lauderdale
 FL 33308
 Tel (954) 478 3064
 www.florida-landscape.com
 gabriela@themirrorofparadise.com



SCALE	1/8" = 1'-0"
DESIGNED BY	GW, GF
DRAWN BY	GF
CHECKED BY	GW,GF
CAD DWG.	
DATE	01.07.19
REVISIONS	

CHABAD OCEAN JEWISH CENTER
 7 SEACREST PKWY
 HOLLYWOOD, FL 33019

IRRIGATION PLAN (ROOF GARDEN), NOTES, DETAILS



KallerArchitecture
 AA# 26001212
 2417 Hollywood Blvd.
 Hollywood Florida 33020
 954.920.5746
 joseph@kallerarchitects.com
 www.kallerarchitects.com

SEAL

 JOSEPH B. KALLER
 FLORIDA R.A. # 0009239

PROJECT TITLE
CHABAD OCEAN
JEWISH CENTER
 7 SEACREST PKWY
 HOLLYWOOD, FL 33019

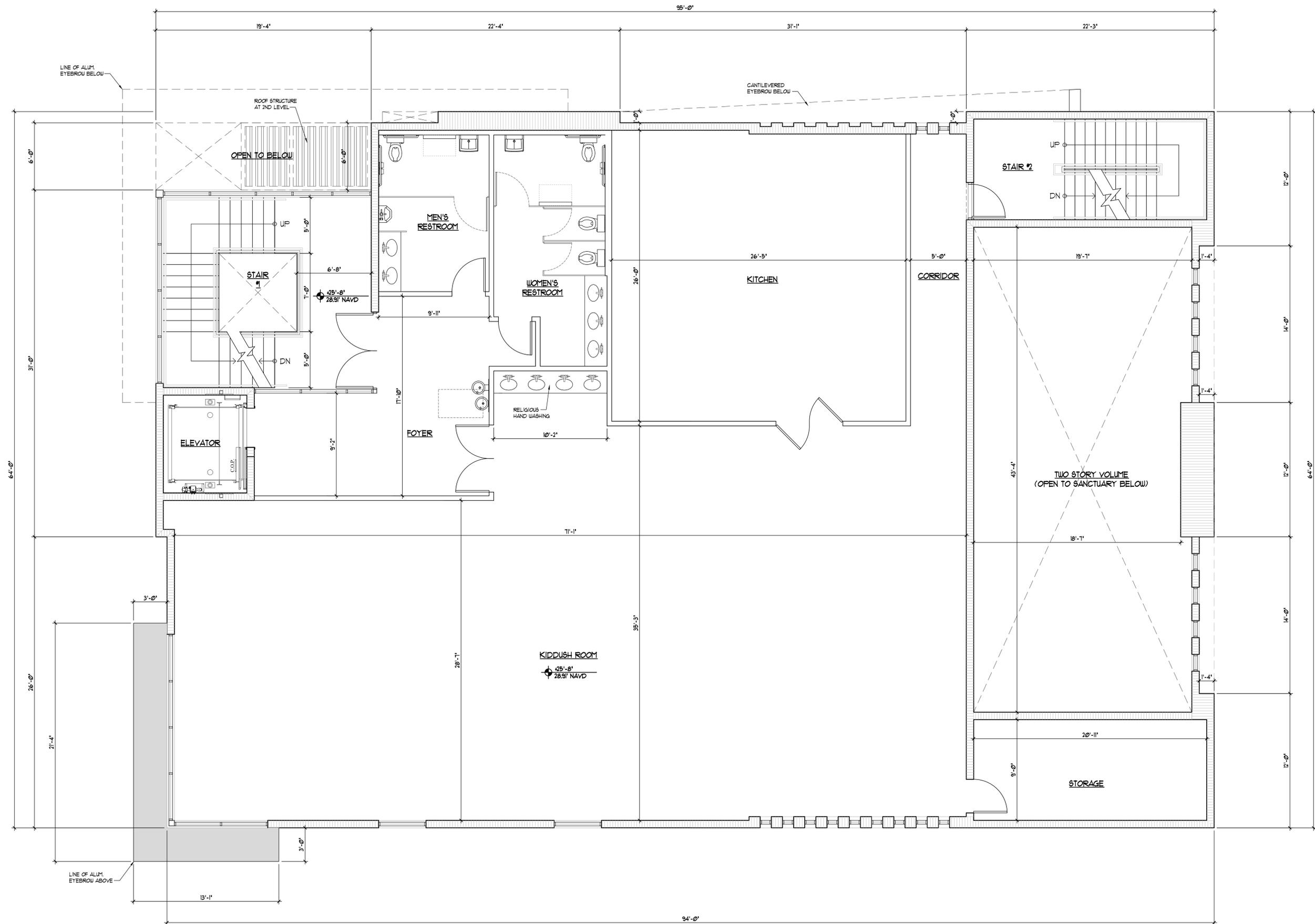
SHEET TITLE
THIRD FLOOR PLAN

REVISIONS

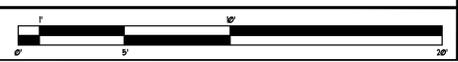
No.	DATE	DESCRIPTION

PROJECT No.: 18067
 DATE: 12/21/2018
 DRAWN BY: JP
 CHECKED BY: JBK

SHEET
A-3



1 THIRD FLOOR PLAN
 1/4" = 1'-0"



This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.
 The Architect's responsibility for the proper execution and completion of the work shall be as being set forth in the contract documents. The Contractor shall be responsible for the proper execution and completion of the work. The Contractor shall be responsible for the proper execution and completion of the work. The Contractor shall be responsible for the proper execution and completion of the work.

