

MATERIAL LEGEND:

PAVING TYPE	MATERIAL	DIMENSION	FINISH	COLOR	NOTES
PT 1	GRANITE COBBLESTONE	4" x 4" X4"		GREY	SET ON SAND
PT 2	LIMESTONE	24" x 36"x 1-1/2" THICK		GREY	SET ON SAND STEPPING STONES
PT 3	LIMESTONE	12" x24"x 1-1/2" THICK		GREY	SET ON SAND BORDER
PT 4	LIMESTONE	7'-2" x2'-4"x 1-1/2" THICK 2'-5" x1'-6"x 1-1/2" THICK		GREY	SET ON SAND POOL DECK PATTERN
PT 5	LIMESTONE	12" x48"x 1-1/2" THICK		GREY	SET ON CONCRETE SLAB WALKWAYS



Prepared By:

FERNANDO WONG
OUTDOOR LIVING DESIGN
 1500 BAY ROAD, SUITE #766 MIAMI BEACH, FL 33139
 E.C. NO. LC26500486 P/L-305.624.0051

MANGANARO RESIDENCE

2179 Meridian Ave
 Miami Beach, Florida 33139

Prepared For: Design Review Board

Drawing Title:

Revisions

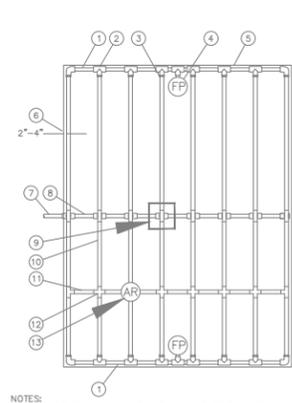
1. DRB Comments 2016.04.13

Project Name:
 Manganaro
 Residence
 Drawing Status:

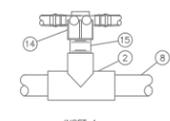
HARDSCAPE PLAN

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Sheet No. **H-1**



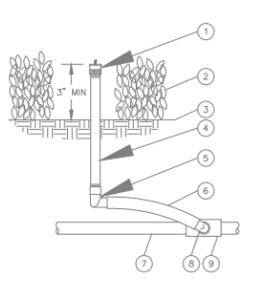
- 1 PVC EXHAUST HEADER
- 2 PVC SCH 40 TEE OR EL (TYPICAL)
- 3 BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
- 4 FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL "XFS FLUSH POINT" OR "XFS FLUSH POINT WITH BALL VALVE" PERIMETER OF AREA
- 5 PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
- 6 PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
- 7 PVC SUPPLY MANIFOLD
- 8 CONNECTION FROM SUPPLY MANIFOLD TO DRIPLINE (TYPICAL)- SEE INSET A
- 9 SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (TYPICAL)
- 10 POTABLE: XFS DRIPLINE NON-POTABLE: XFS SP DRIPLINE
- 11 RAIN BIRD XF SERIES BLANK TUBING
- 12 BARB X BARB INSERT TEE OR CROSS: RAIN BIRD XFF-TEE OR RAIN BIRD XFD-CROSS (TYPICAL)
- 13 1/2" AIR RELIEF VALVE: RAIN BIRD MODEL: ARVSDO FREE RAIN BIRD XFS DETAILS FOR AIR RELIEF INSTALLATION
- 14 BARB X FEMALE FITTING: RAIN BIRD XFD-FA-075 FITTING
- 15 3/4" PVC NIPPLE, LENGTH AS NECESSARY



NOTES:
 1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE RAIN BIRD XFF-SCH DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACING.
 2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
 3. AIR RELIEF VALVE TO BE INSTALLED AT HIGH POINT OF AREA.
 4. WHEN USING 1/2" INCH INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

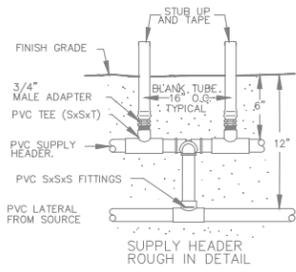
Inlet Pressure psi	12" Spacing		16" Spacing		24" Spacing	
	Nominal Flow (gph)	Normal Flow (gph)	Nominal Flow (gph)	Normal Flow (gph)	Nominal Flow (gph)	Normal Flow (gph)
15	273	155	314	250	424	322
20	319	189	363	294	509	368
30	350	230	413	350	588	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	596	455	780	514

XFS SUB-SURFACE CENTER FEED DRIP LAYOUT DETAIL



- 1 ADJUSTABLE FULL CIRCLE BUBBLER
- 2 PLANT MATERIAL
- 3 FINISH GRADE/TOP OF MULCH
- 4 UV RADIATION RESISTANT 1/2"-INCH PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 5 1/2"-INCH FEMALE NPT x .490"-INCH BARB ELBOW
- 6 1/2"-INCH FEMALE NPT x .490"-INCH BARB ELBOW
- 7 PVC LATERAL PIPE
- 8 1/2"-INCH MALE NPT x .490"-INCH BARB ELBOW
- 9 SCH 40 TEE OR ELL

ADJUSTABLE FULL CIRCLE BUBBLER ON RISER



SUPPLY HEADER ROUGH IN DETAIL

IRRIGATION SYSTEM PERFORMANCE NOTES

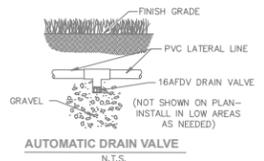
- 1) IRRIGATION SYSTEM AS SHOWN IS DESIGNED TO OPERATE FROM A POTABLE WATER METER PROVIDING A MINIMUM FLOW OF 15 GPM AND A MINIMUM PRESSURE OF 60 PSI.
 CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION IF AVAILABLE FLOW AND PRESSURE DEVIATES FROM 15 GPM AND 60 PSI MORE THEN 5% AND WILL AFFECT THE PERFORMANCE OF THE SYSTEM.
 MINIMUM PRESSURE REQUIREMENTS - 60 PSI AT THE POINT OF CONNECTION
 40 PSI AT THE BASE OF THE POP-UP ROTATOR HEADS
 40 PSI AT THE BASE OF THE POP-UP ROTOR HEADS
 30 PSI AT THE BASE OF THE POP-UP SPRAY HEADS
- 2) HEAD LAYOUT BASED ON BASE INFORMATION PROVIDED. HEADS SHALL BE ADJUSTED TO ACCOMMODATE FIELD VARIATIONS WHILE MAINTAINING 100% COVERAGE AND MINIMIZING OVERSPRAY ONTO PAVED AREAS AND BUILDINGS.
- 3) LATERAL PIPE SHALL BE SIZED SO THE WATER VELOCITY DOES NOT EXCEED 5 FEET PER SECOND. MAXIMUM GPM PER PIPE SIZE AS FOLLOWS:

CLASS 200	
PIPE	GPM
1" PIPE	10 GPM
1 1/4" PIPE	15 GPM
1 1/2" PIPE	25 GPM
2" PIPE	36 GPM
2 1/2" PIPE	55 GPM
3" PIPE	80 GPM
3 1/2" PIPE	120 GPM
- 4) WATER SERVICE LINE, WATER METER, CHECK VALVES, SURGE PROTECTION, ETC., AND PERFORMANCE OF THE WATER SOURCE ARE NOT A PART OF THESE DRAWINGS.

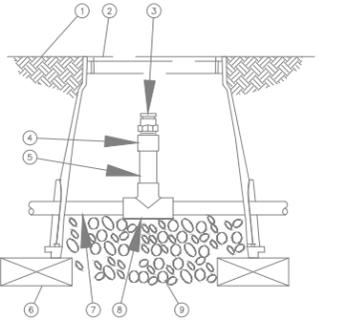
GENERAL NOTES

- 1) THE DRAWINGS ARE DIAGRAMMATIC. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM WHEN ITS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTION OR DIFFERENCE SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNERS AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS.
- 2) ALL WORK SHALL CONFORM TO ANY AND ALL APPLICABLE REGULATIONS AND CODES FOR THE LOCATION OF THE WORK. THE INSTALLER SHALL OBTAIN ANY NECESSARY LOCATES, PERMITS AND INSPECTIONS.
- 3) ALL WORK SHALL BE CLOSELY COORDINATED WITH THAT OF OTHER TRADES, IN ORDER TO AVOID CONFLICTS. REFER TO LANDSCAPE AND UTILITIES PLANS WHEN TRENCHING TO AVOID TREES, SHRUBS AND UNDER GROUND UTILITIES
- 4) ALL MATERIAL AND LABOR REQUIRED TO PROVIDE A COMPLETE, OPERATIONAL AND FULLY GUARANTEED SYSTEM SHALL BE CONSIDERED PART OF THE WORK, WHETHER OR NOT THEY ARE SPECIFICALLY INDICATED IN THE DOCUMENTS.
- 5) THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING ON A REPRODUCTION PAPER (SEPIA OR MYLAR SHOWING ALL IRRIGATION INSTALLATION. A MYLAR OR SEPIA OF THE ORIGINAL PLAN MAYBE OBTAINED FROM THE LANDSCAPE ARCHITECT FOR A FEE. THE DRAWING SHALL LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES. PLEASE SHOW WIRE DIRECTION
- 6) ALL HEADS SHALL BE OF THE PROPER TYPE FOR THE AREAS WHERE LOCATED, AND SHALL BE INSTALLED PLUMB AND WITH THE PROPER HEIGHT. ALL HEADS AND OTHER EQUIPMENT SHALL BE INSTALLED WITH ADEQUATE AND UNIFORM CLEARANCE FROM ALL HARD-SCAPING, TO MINIMIZE WATER OVER SPRAY ON IMPERVIOUS AREAS.
- 7) CONTRACTOR SHALL PERFORM PRESSURE AND VOLUME TEST ON IRRIGATION WATER SOURCE OVER A CONTINUOUS 24 HOUR PERIOD PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORK. SHOULD THE AVAILABLE SUPPLY NOT BE ADEQUATE TO MEET THE DEMANDS OF THE IRRIGATION SYSTEM AS DESIGNED THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION FOR DESIGN MODIFICATIONS.
- 8) HIGH VOLTAGE POWER SUPPLY TO THE IRRIGATION CONTROLLER SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING THE CONTROLLER AND THE LOW VOLTAGE WIRES. THE FINAL LOCATION OF THE AUTOMATIC CONTROLLER(S) SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.
- 9) ALL CONTROL WIRING SHALL BE INSTALLED UNDER MAINLINE, IF NOT POSSIBLE THEN ELEC. CONDUIT SHALL BE USED FOR WIRE PROTECTION USING PULL BOXES 150' O.C. WIRES SHALL BE TAPED EVERY 20' L.F. WITH ADEQUATE SLACK AND SURGE/ EXPANSION LOOPS AND SHALL BE SPLICED ONLY IN VALVE BOXES, USING "SNAP-TITE" CONNECTORS. THE CONTROL WIRE SHALL BE 14-1 UF PVC JACKETED, SINGLE CONDUCTOR CABLE, USING RED FOR "HOT" AND WHITE FOR VALVE COMMON. (SEE PLAN FOR SPARE WIRES.)
- 10) ALL PIPING AND WIRE PASSING UNDER PAVED AREAS SHALL BE SLEEVED WITH SCH 40 PVC PIPE, SIZED A MINIMUM OF TWO NOMINAL SIZES LARGER THAN CONTAINED PIPE.
- 11) ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS.
- 12) THE INSTALLER SHALL BE EXPECTED TO BE FAMILIAR WITH AND FOLLOW THE INSTRUCTIONS CONTAINED HEREIN, ON THE DRAWINGS, IN THE CONSTRUCTION DETAILS, AND IN THE WRITTEN SPECIFICATIONS. SHOULD A CONFLICT BE DISCOVERED WITHIN THE DOCUMENTS, HE SHALL IMMEDIATELY NOTIFY THE PROJECT MANAGER AND REQUEST
- 13) THE INSTALLER SHALL PROVIDE THE PROPERTY OWNER WITH AN IRRIGATION MAINTENANCE CHECKLIST & SEASONAL WATERING GUIDELINES.
- 14) THE IRRIGATION SYSTEM SHALL BE MAINTAINED AND MANAGED TO ENSURE WATER EFFICIENCY AND PREVENT WASTEFUL PRACTICES. THIS SHALL INCLUDE, BUT NOT LIMITED TO, RESETTING THE AUTOMATIC CONTROLLER ACCORDING TO THE SEASON, FLUSHING THE FILTERS, TESTING THE RAIN SENSOR DEVICES, MONITORING, ADJUSTING & REPAIRING THE IRRIGATION EQUIPMENT SUCH THAT THE EFFICIENCY OF THE SYSTEM IS MAINTAINED.
- 15) ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.
- 16) ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS
- 17) THE CONTROLLER SHALL SCHEDULE PROGRAM "A" TO A REGULAR RUN-TIME SETTINGS FOR AFTER THE ESTABLISHMENT PERIOD OF THE PLANT MATERIAL. PROGRAM "B" SHALL BE USED DURING THE ESTABLISHMENT PERIOD AND TURNED OFF AFTER THE 30-60 DAYS OF PLANT INSTALLATION.

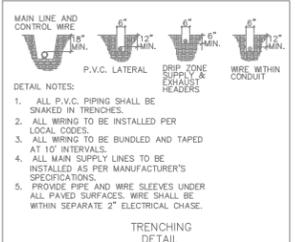
- 1 FINISH GRADE
- 2 SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
- 3 1/2" AIR RELIEF VALVE: RAIN BIRD ARVSDO TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
- 4 PVC SCH 40 FEMALE ADAPTOR
- 5 PVC SCH 80 RISER
- 6 BRICK (1 OF 2)
- 7 PVC HEADER PIPE
- 8 PVC SCH 40 TEE
- 9 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL



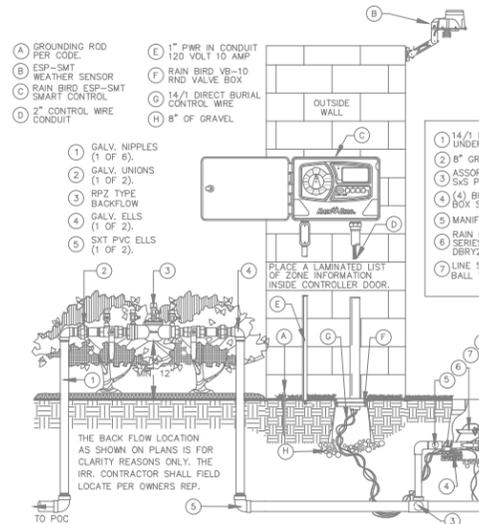
AUTOMATIC DRAIN VALVE N.T.S.



XFS SUB-SURFACE DRIPLINE 0.5 AIR RELIEF VALVE ON HEADER DETAIL



TRENCHING DETAIL



BACK FLOW DETAIL CONTROLLER DETAIL CONTROL VALVE DETAIL

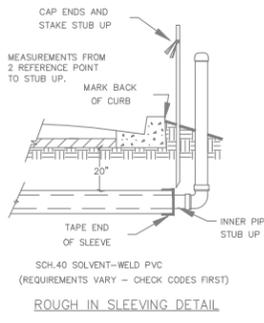
- 1 14/1 IRR. WIRE UNDER MAIN.
- 2 8" GRAVEL TYP.
- 3 ASSORTED INTAKE 3/8x5 PVC FITTINGS.
- 4 (4) BRICKS FOR BOX SUPPORT.
- 5 MANIFOLD TEE
- 6 RAIN BIRD DB SERIES CONNECTOR DERY20
- 7 LINE SIZE PVC BALL VALVE
- 8 1 OF 2 CONTROL VALVE TOP (SEE LEGEND)
- 9 SCH 80 PVC UNION (TYP.)
- 10 1 OF 2 SCH 40 SXT COUPLING
- 11 1 OF 2 RAIN BIRD VB-STD VALVE BOX (TYP.)
- 12 PVC 45 ELLS DISCHARGE FITTING (TYP.)
- 13 EXPANSION COIL (TYP.)
- 14 RAIN BIRD 150-PE5B WATERPROOF CONNECTION: RAIN BIRD DB SERIES
- 15 30-INCH LINEAR LENGTH OF WIRE, COILED
- 16 RAIN BIRD VALVE BOX VB-STD (TYP.)
- 17 3-INCH MINIMUM DEPTH OF 1" WASHED GRAVEL
- 18 PRESSURE REGULATING QUICK CHECK BASKET FILTER
- 19 PVC SCH 40 FEMALE ADAPTOR
- 20 (4) BRICKS FOR BOX SUPPORT.

NOTE:
 1) SCH 40 PVC SLEEVE, TWICE THE DIA. OF INNER PIPE. V-T SHALL RECEIVE A 2" SLEEVE.
 2) INSTALL SLEEVE AND INNER PIPING AT SAME TIME. (SEE ROUGH IN DETAIL)

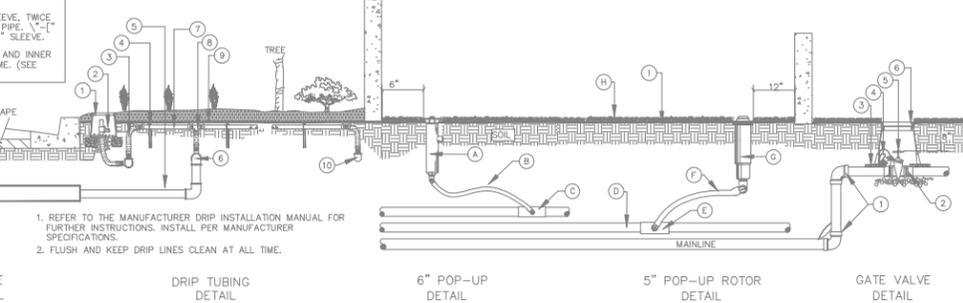
- 1 RAIN BIRD VB-7RND VALVE BOX.
- 2 SHUT OFF/FLUSHING VALVE
- 3 BLANK TUBING AS NEEDED
- 4 SS STAPLES INSTALLED EVERY 3 FEET
- 5 DRIP ZONE LATERAL PIPE
- 6 PVC SUPPLY HEADER.
- 7 DRIP TUBING INSTALLED IN 16" ROWS, 2" BELOW GRADE.
- 8 ASSORTED DRIP TUBING INSERT FITTINGS.
- 9 FINISH GRADE
- 10 (1 OF 2) PVC EXHAUST HEADER.

- 1 6" PRESSURE REGULATING SPRAY HEAD (REFER TO THE LEGEND AND PLANS FOR NOZZLE SELECTION).
- 2 1/2" FLEXIBLE SWING PIPE SPIRAL BARB ELBOWS (2), AND BARB ADAPTER
- 3 LATERAL TEE OR ELL SxSxT
- 4 PVC LATERAL PIPE
- 5 LATERAL TEE OR ELL SxSxT
- 6 1/2" FLEXIBLE SWING PIPE SPIRAL BARB ELBOWS (2), AND BARB ADAPTER
- 7 POP-UP ROTOR HEAD (REFER TO THE LEGEND AND PLANS FOR NOZZLE SELECTION).
- 8 TURF
- 9 FINISH GRADE

- 1 LINE SIZE PVC
- 2 LINE SIZE PVC MALE ADAPTERS
- 3 SUPPORT BRICK
- 4 TWO SPARE WIRES
- 5 LINE SIZE BRASS BALL VALVE.
- 6 RAIN BIRD VB-10RND VALVE BOX.
- 7 CAP ENDS AND STAKE STUB UP
- 8 MEASUREMENTS FROM 2 REFERENCE POINT TO STUB UP.
- 9 MARK BACK OF CURB
- 10 TAPE END OF SLEEVE
- 11 INNER PIPE STUB UP



ROUGH IN SLEEVING DETAIL



1. REFER TO THE MANUFACTURER DRIP INSTALLATION MANUAL FOR FURTHER INSTRUCTIONS. INSTALL PER MANUFACTURER SPECIFICATIONS.
2. FLUSH AND KEEP DRIP LINES CLEAN AT ALL TIME.

THE DESIGN PROFESSIONAL DENIES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND DESIGN INTENT THEY CONVEY OR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE DESIGN PROFESSIONALS GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

NOT TO SCALE

MASTER INSTALLATION DETAIL

Prepared By:
FERNANDO WONG
 OUTDOOR LIVING DESIGN
 1500 BAY ROAD, SUITE #766 MIAMI BEACH, FL 33154
 E.E. NO. LC2500469 P.L. 305.634.003

MANGANARO RESIDENCE
 2179 Meridian Ave
 Miami Beach, Florida 33139

Drawing Title:

Revisions
 1. DRB Comments 2016.04.13

Project Name:
Manganaro Residence
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IRRIGATION DETAILS

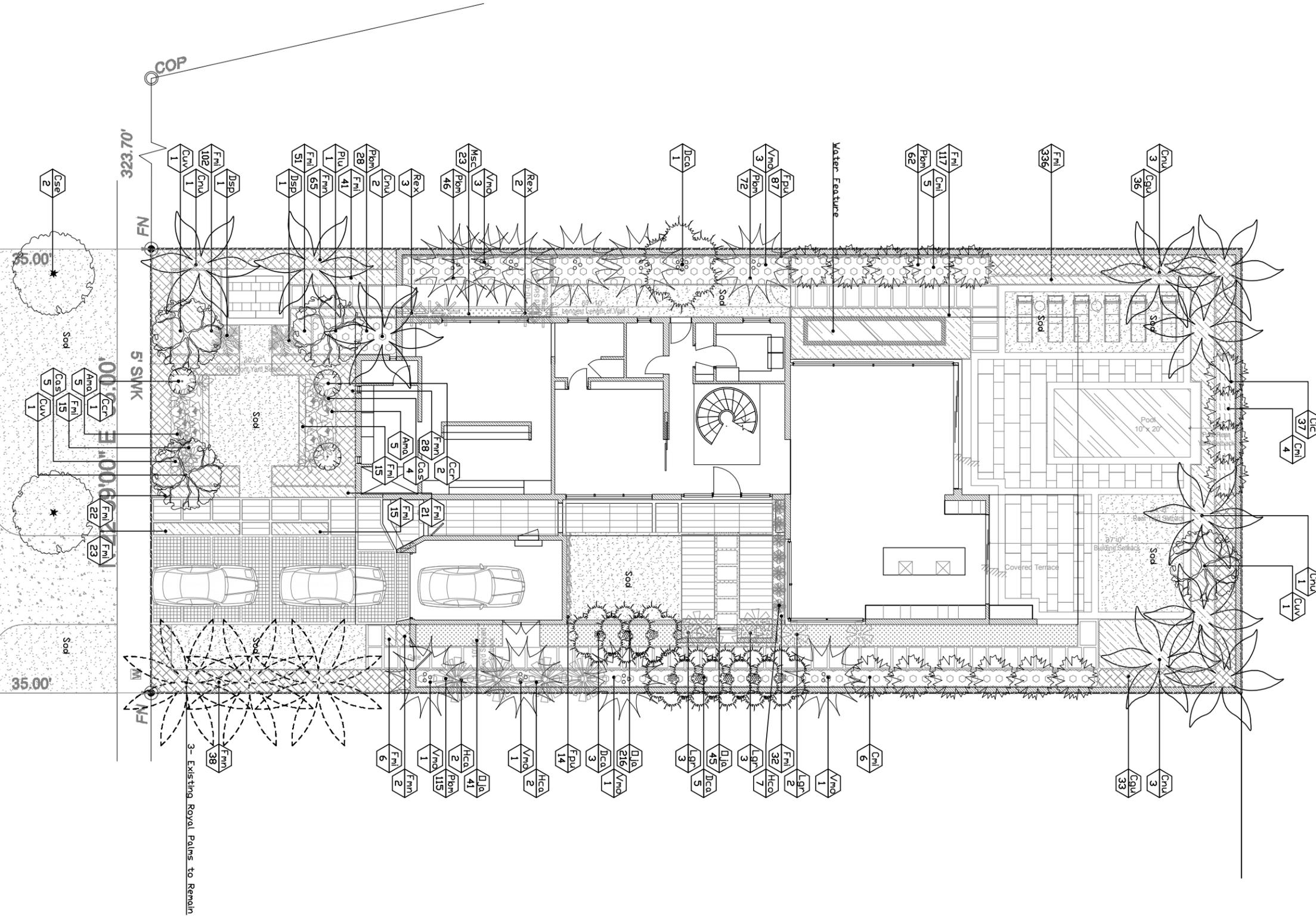
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Sheet No. **IR-2**

Prepared For: Design Review Board

MERIDIAN AVENUE
70' RW

22' ASPHALT PAVEMENT



Prepared By:
FERNANDO WONG
 OUTDOOR LIVING DESIGN
 1500 BAY ROAD, SUITE #766 MIAMI BEACH, FL 33139
 E.C. NO. LC26500486 P.H. 305.634.0051

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 Miami Beach, Florida 33139
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LANDSCAPE PLAN

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Sheet No. **L-1**

LANDSCAPE LIST

TREES & PALMS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
Ccr	3	Coccothrinax crinita	4' O.A. PLANTED HT.
		OLD MAN PALM	15 GAL.
Cmi	15	Caryota mitis	25' O.A. PLANTED HT. CLUSTER
		CLUSTERING FISHTAIL PALM	F.G.
Cnu	10	Cocos nucifera 'Green Malayan'	20' CT.
		COCONUT PALM	F.G.
Cse	2	*Cordia sebestena	12' O.A. PLANTED HT. STD.
		ORANGE GEIGER	25 GAL.
Cuv	3	*Coccoloba uvifera	14' O.A. PLANTED HT. STD.
		SEA GRAPE	F.G.
Dca	9	Dypsis cabadae	16' O.A. PLANTED HT. MULT. CANES
		CABADA PALM	F.G.
Lgr	8	Licuala gradis	4' PLANTED HEIGHT
		LICUALA PALM	15 GAL.
Plu	1	Plumeria	10' X 10'
		FRANGIPANY TREE	F.G.
Vmo	10	Veitchia montgomeryana	16' C.T. 24' O.A. PLANTED HT. TRIPLE
		MONTGOMERY PALM	F.G.

HEDGES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
Cic	37	*Chrysobalanus icaco	24" O.C.
		GREEN COCOPLUM	3 GAL.
Cgu	69	Clusia guttifera	10' O.A. PLANTED HT. BUSH
		SMALL LEAF CLUSIA	25 GAL.
Fmi	796	Ficus microcarpa	12" O.C.
		GREEN ISLAND FICUS	3 GAL.
Fmn	103	Ficus microcarpa 'Nitida'	4' O.A. PLANTED HT. 24" O.C.
		INDIAN CUBAN LAUREL	7 GAL.

SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
Ama	10	Alocasia macrorrhiza	36" O.C.
		GIANT ALOCASIA	7 GAL.
Cas	9	Crinum asiaticum	5' x 5' SINGLE
		CRINUM LILY	30 GAL.
Dsp	2	Dioon spinulosum	36" X 36"
		GIANT DIOON	15 GAL.
Hca	4	Heliconia caribaea x bihai 'Jacquini'	5' - 7' PLANTED HT.
		HELICONIA BIHAI	15 GAL.
Hco	7	Hedychium coronarium	24" O.C.
		WHITE BUTTERFLY GINGER	3 GAL.
Msc	23	Microsorium scolopendria	18" O.C.
		WART FERN	3 GAL.
Oja	302	Ophiopogon japonicus	12" O.C.
		REGULAR MONDO GRASS	1 GAL.
Pbm	323	Philodendron 'Burle Marx'	18" O.C.
		SAME	3 GAL.
Rex	5	Rhapis excelsa	24" O.C.
		LADY PALM	7 GAL.

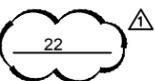
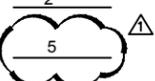
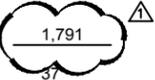
VINES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
Fpu	101	Ficus pumila	GREEN LEAVES
		CREEPING FIG	1 GAL.

SOD		
NAME	SQ. FT.	PROPOSED MATERIAL
SOD	1,244	Synthetic Sod

* DENOTES NATIVE SPECIES

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan
Following Miami Dade Landscape Code

Zoning District: RS-3 (Single Family Residential) Net Lot Area 0.24 acres 10,400 s.f.

PERVIOUS AREA	REQUIRED	PROVIDED
Square Feet of pervious space required, as indicated on site plan: Net lot area = <u>10,400</u> s.f. x <u>25</u> % = <u>2,500</u> s.f.	<u>2,600</u>	<u>4,556</u>
TREES		
A. No. trees required per s.f. Less existing number of trees meeting minimum requirements	<u>5</u>	<u>22</u> 
<u>3</u> trees for Lots of 7,500 s.f. or less AND		
<u>1</u> trees for each additional 2,500 s.f. or fraction thereof	<u>2</u>	<u>5</u> 
<u>2</u> Street trees. 1 Tree per 35 Linear Feet		
B. % Natives Required: No. trees provided x 30% =	<u>2</u>	<u>37</u> 
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	<u>70</u>	<u>1,791</u> 
B. No. shrubs allowed x 30% = No. of native shrubs required	<u>21</u>	

SEE LANDSCAPE LIST

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FERNANDO WONG
OUTDOOR LIVING DESIGN
1500 BAY ROAD, SUITE #766 MIAMI BEACH, FL 33134
E.P. NO. LC26500489 PH: 305.634.0052

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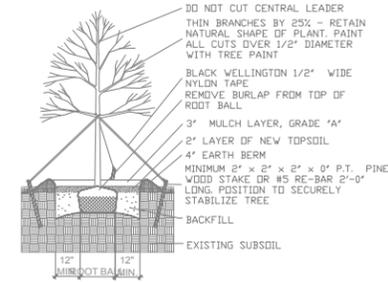
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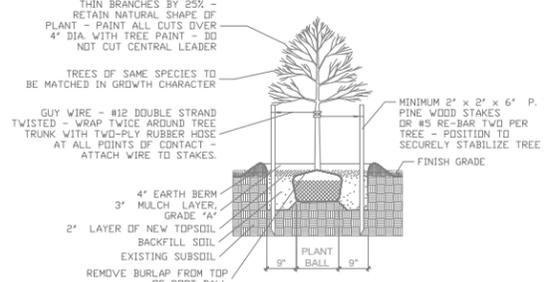
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Drawing Status:

LANDSCAPE LIST & LEGEND

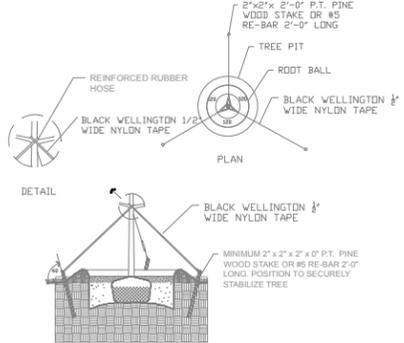
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Date: APRIL 13, 2016
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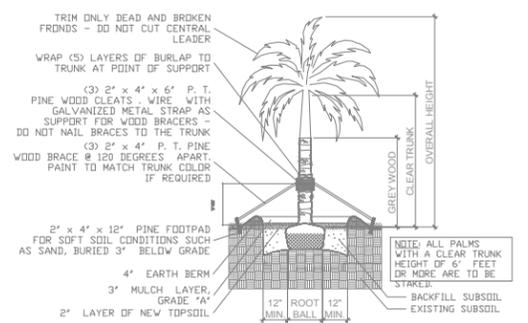
LARGE TREE PLANTING DETAIL



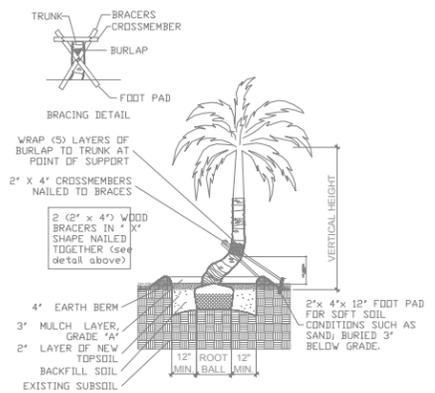
SMALL TREE PLANTING DETAIL



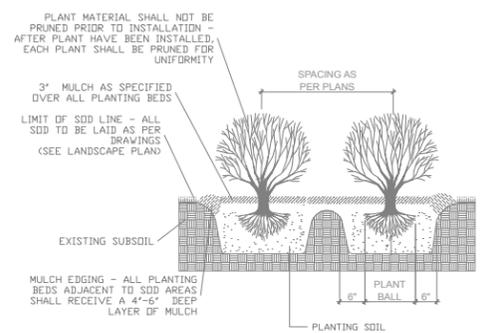
TYPICAL TREE GUYING DETAIL



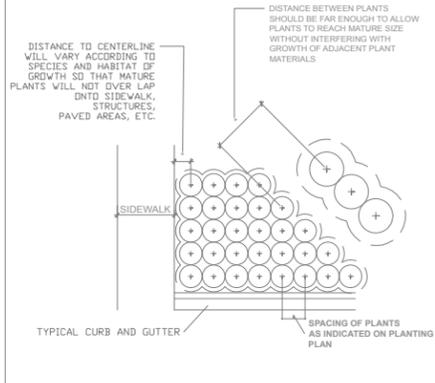
STRAIGHT TRUNK PALM PLANTING DETAIL



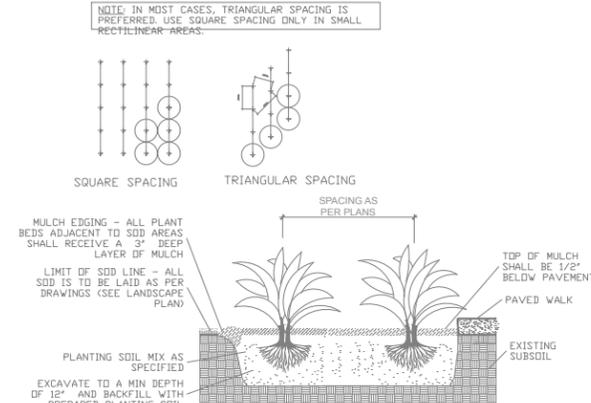
CURVED TRUNK PALM PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL



TYPICAL CONTAINER SPACING DETAIL



TYPICAL GROUNDCOVER PLANTING DETAIL

PLANTING NOTES: (See plant specification and details for additional standards)

- All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.
- All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.
- Planting plans shall take precedence over plant list in case of discrepancies.
- No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.
- Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.
- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.
- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.
- No mulch, fill or soil will be placed over the rootballs or within 4" of the trunks of the newly installed trees, and the trees will be installed at or slightly above the soil grade.
- All straps, poles and braces shall be removed from all of the installed trees and palms within the 1-year of planting.
- No changes are to be made without the prior consent of the Landscape Architect, owner, City Urban Forester and City Planning Department. Additions and or deletions to the plant material must be approved per the Project Engineer, City Urban Forester and City Planning Department.

- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.
- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.
- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.
- Tree protection fences shall be constructed prior to any construction activity including grubbing for all trees/palms to remain or be relocated. The fences should be of sturdy construction, 4x4 posts with wire mesh. Fences must be intact until the project is completed. They should not be removed or dropped for any reason without authorization from the city Urban Forester. No activity or disturbance should occur within the fenced areas, including vehicle use, storage of materials, dumping of liquids or materials, grade changes, grubbing and mechanical trenching for irrigation, electrical and lighting, etc.

GENERAL NOTES

- The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).
- Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.
- All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.
- All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.

Prepared By:
FERNANDO WONG
 OUTDOOR LIVING DESIGN
 1500 BAY ROAD, SUITE #766 MIAMI BEACH, FL 33134
 P.O. BOX 10000 MIAMI BEACH, FL 33108

MANGANARO RESIDENCE
 2179 Meridian Ave
 Miami Beach, Florida 33139
 Prepared For: Design Review Board

Revisions

1.	DRB Comments 2016.04.13

Project Name:
 Manganaro
 Residence
Drawing Status:

**PLANTING
 DETAILS**

Comm. No. _____
 Scale: N.T.S.
 Date: APRIL 13, 2016
 Drawn: _____
 Checked: _____
 CADD File: _____
 Drawing Title: _____

Prepared By:

FERNANDO WONG
OUTDOOR LIVING DESIGN
 1500 BAY ROAD, SUITE #766 MIAMI BEACH, FL 33139
 E.C. NO. LC26500486 PH: 305.634.0051

MANGANARO RESIDENCE

2179 Meridian Ave
 Miami Beach, Florida 33139

Prepared For: Design Review Board

Drawing Title:

Revisions

1. DRB Comments 2016.04.13

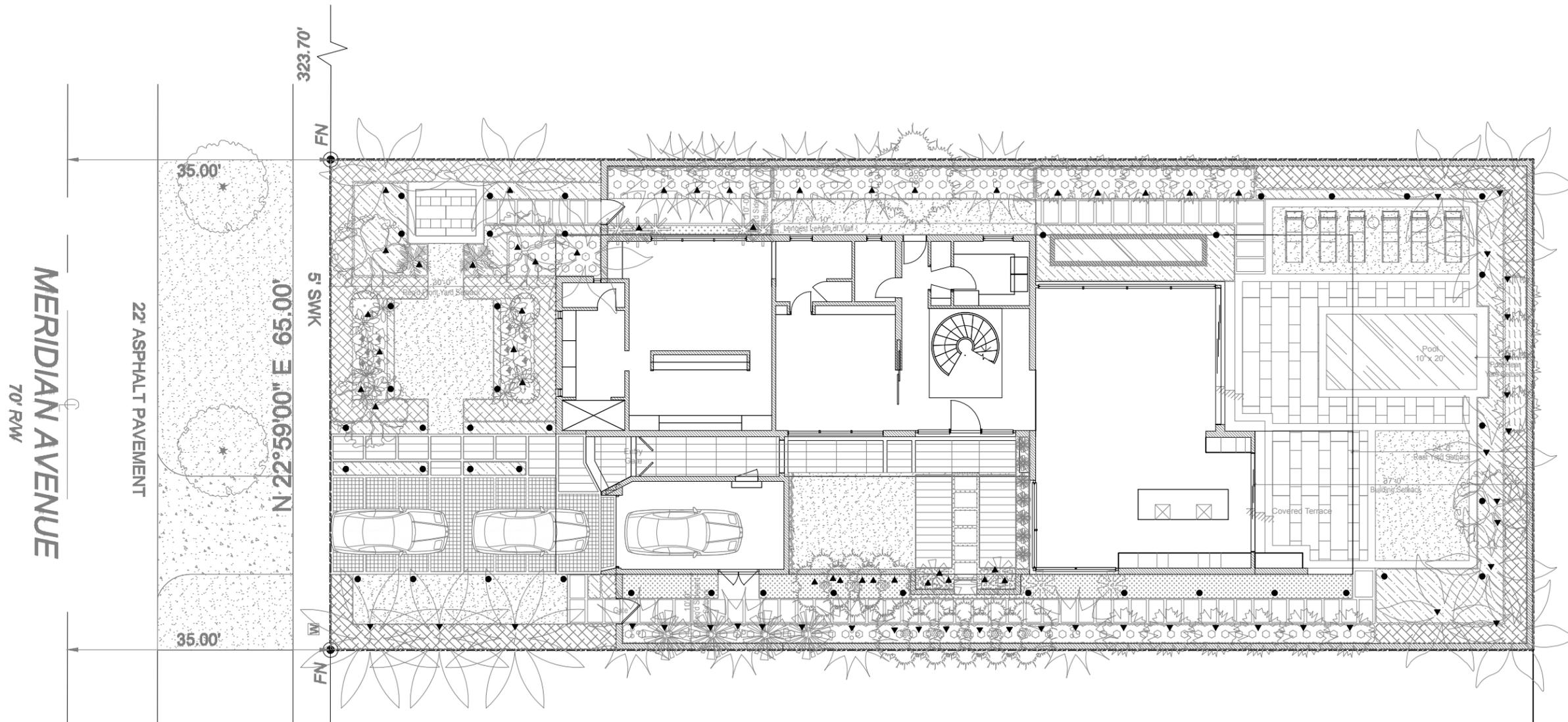
Project Name:
 Manganaro
 Residence
Drawing Status:

LIGHTING PLAN

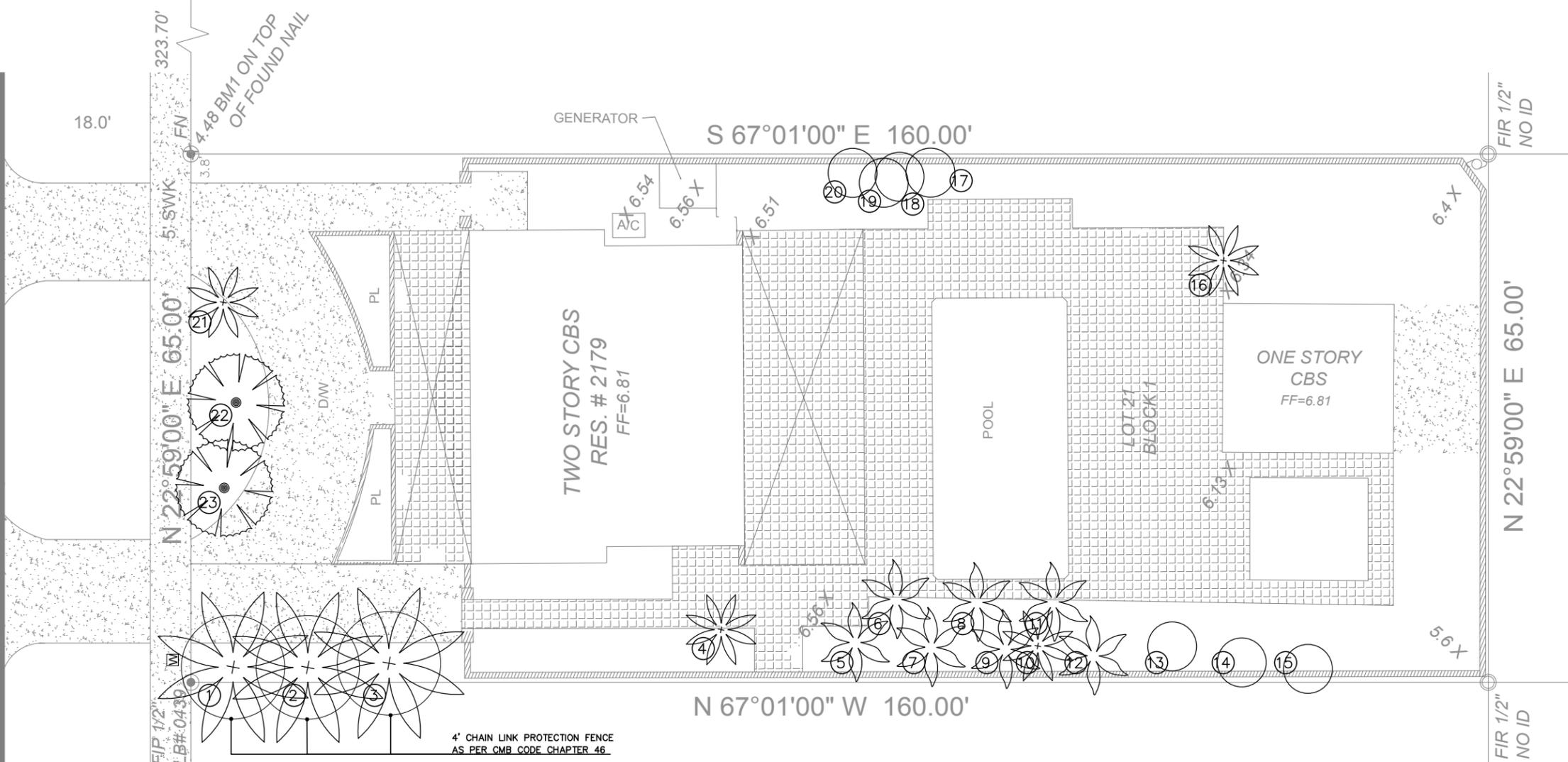
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Sheet No. **LT-1**

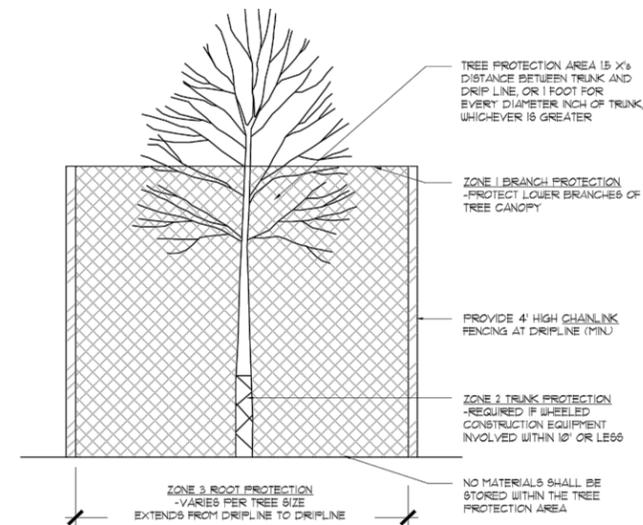


SYMBOL	FIXTURE	TOTAL # OF FIXTURES	TYPE OF MOUNT	NOTES
▲	Brass Up Light. Dauer Lampen	78	Stake	
●	Brass Path Light. Dauer Lampen	43	Pole	



TREE DISPOSITION PLANT SCHEDULE							
No	COMMON NAME	SCIENTIFIC NAME	NATIVE/ NON NATIVE	DBH	HEIGHT	SPREAD	DISPOSITION
1	ROYAL PALM	Roystonea regia	NATIVE	24"	40'	12'	REMAIN
2	ROYAL PALM	Roystonea regia	NATIVE	24"	40'	12'	REMAIN
3	ROYAL PALM	Roystonea regia	NATIVE	24"	40'	12'	REMAIN
4	ALEXANDER PALM	Ptychosterna elegans	NON NATIVE	6"	15'	5'	REMOVE
5	COCONUT PALM	Cocos nucifera	NON NATIVE	12"	30'	15'	REMOVE
6	COCONUT PALM	Cocos nucifera	NON NATIVE	18"	35'	25'	REMOVE
7	COCONUT PALM	Cocos nucifera	NON NATIVE	18"	35'	25'	REMOVE
8	COCONUT PALM	Cocos nucifera	NON NATIVE	18"	35'	25'	REMOVE
9	COCONUT PALM	Cocos nucifera	NON NATIVE	18"	35'	25'	REMOVE
10	ROEBELNII PALM	Phoenix roebelenii	NON NATIVE	4"	6'	3'	REMOVE
11	COCONUT PALM	Cocos nucifera	NON NATIVE	18"	35'	25'	REMOVE
12	COCONUT PALM	Cocos nucifera	NON NATIVE	18"	35'	25'	REMOVE

TREE DISPOSITION PLANT SCHEDULE							
No	COMMON NAME	SCIENTIFIC NAME	NATIVE/ NON NATIVE	DBH	HEIGHT	SPREAD	DISPOSITION
13	ARECA PALM	Dypsis lutescens	NON NATIVE	36"	25'	15'	REMOVE
14	ARECA PALM	Dypsis lutescens	NON NATIVE	30"	25'	15'	REMOVE
15	ARECA PALM	Dypsis lutescens	NON NATIVE	30"	25'	15'	REMOVE
16	ROEBELNII PALM	Phoenix roebelenii	NON NATIVE	12"	15'	12'	REMOVE
17	TRAVELERS PALM	Ravenea madagascariensis	NON NATIVE	18"	35'	25'	REMOVE
18	TRAVELERS PALM	Ravenea madagascariensis	NON NATIVE	18"	35'	25'	REMOVE
19	TRAVELERS PALM	Ravenea madagascariensis	NON NATIVE	18"	35'	25'	REMOVE
20	TRAVELERS PALM	Ravenea madagascariensis	NON NATIVE	18"	35'	25'	REMOVE
21	QUEEN PALM	Syagrus romanzoffiana	NON NATIVE	12"	15'	10'	REMOVE
22	SYLVESTER PALM	Phoenix sylvestris	NON NATIVE	18"	22'	15'	REMOVE
23	SYLVESTER PALM	Phoenix sylvestris	NON NATIVE	30"	22'	16'	REMOVE



TREE PROTECTION
SCALE: NTS



Prepared By:

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E.C. NO. LC26500488 P.L. 305.034.0001

MANGANARO RESIDENCE

2179 Meridian Ave
Miami Beach, Florida 33139

Prepared For: Client

Revisions

Project Name:
Manganaro
Residence
Drawing Status:

TREE DISPOSITION
PLAN

Comm. No.:
Scale: 1/16" = 1'-0"
Date: APRIL 1, 2016
Drawn:
Checked:
CADD File:
Drawing Title:

Sheet No.

TD-1