

Miami Beach, FL

1831 WEST 23RD STREET.
MIAMI BEACH,
FLORIDA 33140

ARCHITECT:

N/A

STRUCTURAL ENG.

TBD

SUBMITTED SEPARATELY

POOL CONSULTANT

Enea Garden Design Inc.
7580 NE 4th Court, Studio 105
Miami, Florida 33138, USA
T+1 305.576.6702 | F+1 305.576.6703
www.enea.ch | info.miami@enea.ch
REG.No: LC26000339
SEAL:

FOR THE FIRM: _____
GERARDO JAVIER DELGADO
B.L.A. 0001574 DATE _____

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No:	DATE:	ISSUE FOR
1	08.29.17	FIRST SUBM
2	09.18.17	RESPONSE
3	10.11.17	RESPONSE

ISSUED FOR:

PROJECT No: MA15201
DRAWN BY: CRS / MLT / BHA / CA
REVIEWED BY: CMO
DATE: 08.29.2017

DRAWING TITLE

SITE SECTIONS

SHEET NO. _____

L-302

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SECTION THROUGH POOL DECK

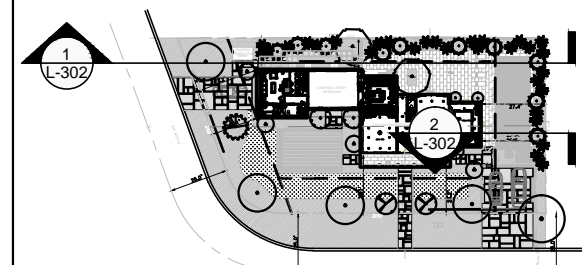
Scale: 1/4"=1'-0"



SECTION AT POOL AND WATER WALL

Scale: 1/2" = 1'-0"

KEY PLAN



KEY PLAN

HABER
RESIDENCE

Miami Beach, Fl.

SITE ADDRESS:

1831 WEST 23RD STREET.
MIAMI BEACH,
FLORIDA 33140

OWNER:	ARCHITECT:
DAVID HABER, TRUSTEE 1831 WEST 23RD STREET. MIAMI BEACH, FLORIDA 33140	N/A
MEP ENG.:	STRUCTURAL ENG.:
TBD	TBD
SUBMITTED SEPARATELY	SUBMITTED SEPARATELY

CIVIL ENG.:	POOL CONSULTANT:
TBD	
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CONSTRUCTION

PROJECT No: MA15201
DRAWN BY: CRS / MLT / BHA / CAL
REVIEWED BY: CMO
DATE: 08.29.2017

DRAWING TITLE:

CARPORT
RENDERING

SHEET NO:

L-400

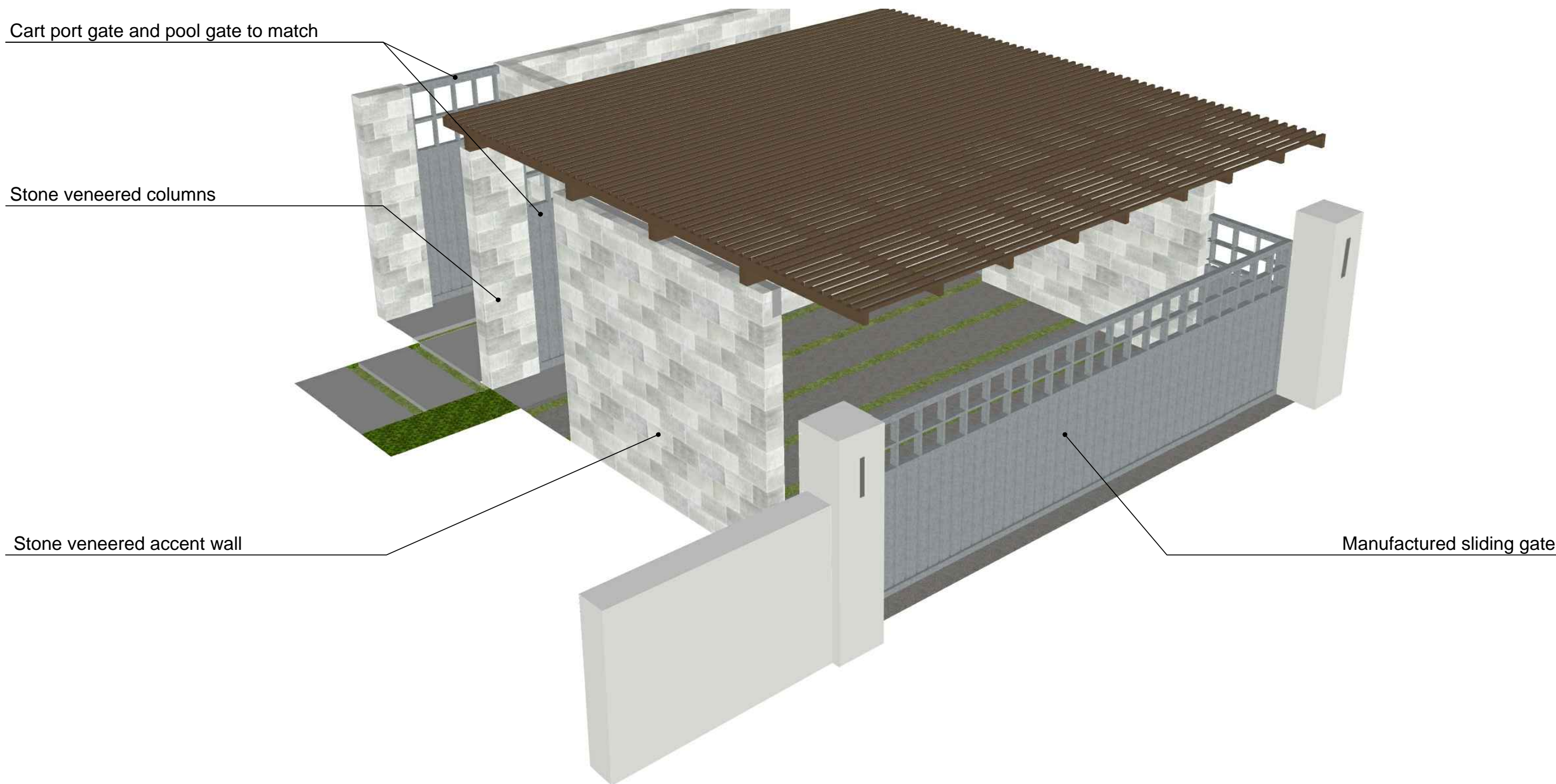
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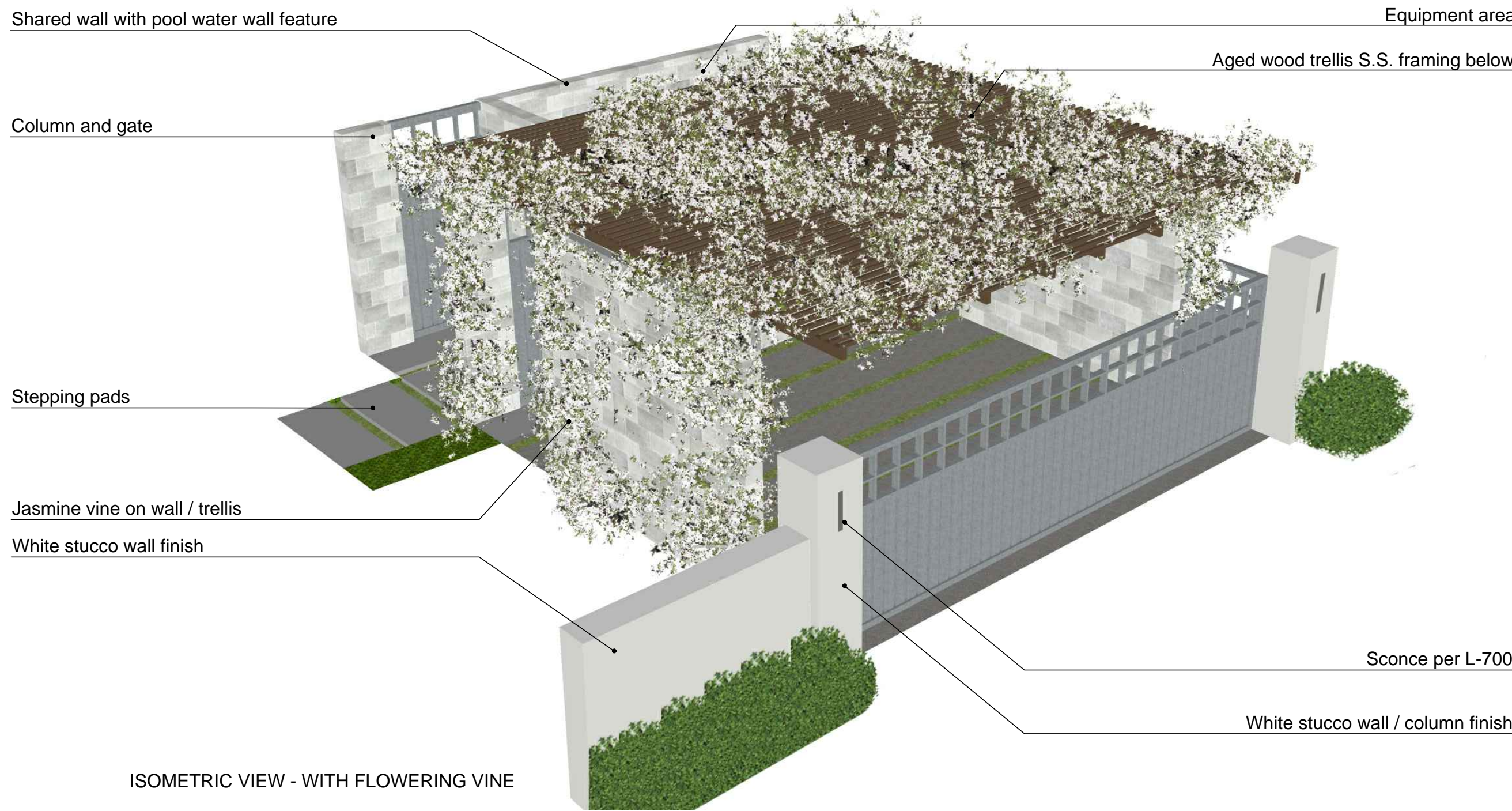
FRONT VIEW



FRONT VIEW - WITH FLOWERING VINE



ISOMETRIC VIEW



ISOMETRIC VIEW - WITH FLOWERING VINE

NOTE: DRAWINGS PROVIDED FOR DESIGN INTENT
ONLY. SEE STRUCTURAL / SPECIALTY ENGINEER
DRAWINGS FOR DETAILS

1 CAR PORT MODEL VIEW
Scale: N/A

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FLORIDA 33140
MEP ENG.: STRUCTURAL ENG.:
GUSTAVO SOLANO ATKINS ENGINEERS
SUBMITTED SEPARATELY SUBMITTED SEPARATELY

CIVIL ENG.:

GGB
ENGINEERING,
INC.

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No:	DATE:	ISSUE FOR
1	10.03.17	PERMIT SET
2		
3		
3		

ISSUED FOR:

PROJECT No: MA15201
DRAWN BY: CRS / MLT / BHA / CAL
REVIEWED BY: CMO
DATE: 04.20.2016
SCALE: 1/8"=1'

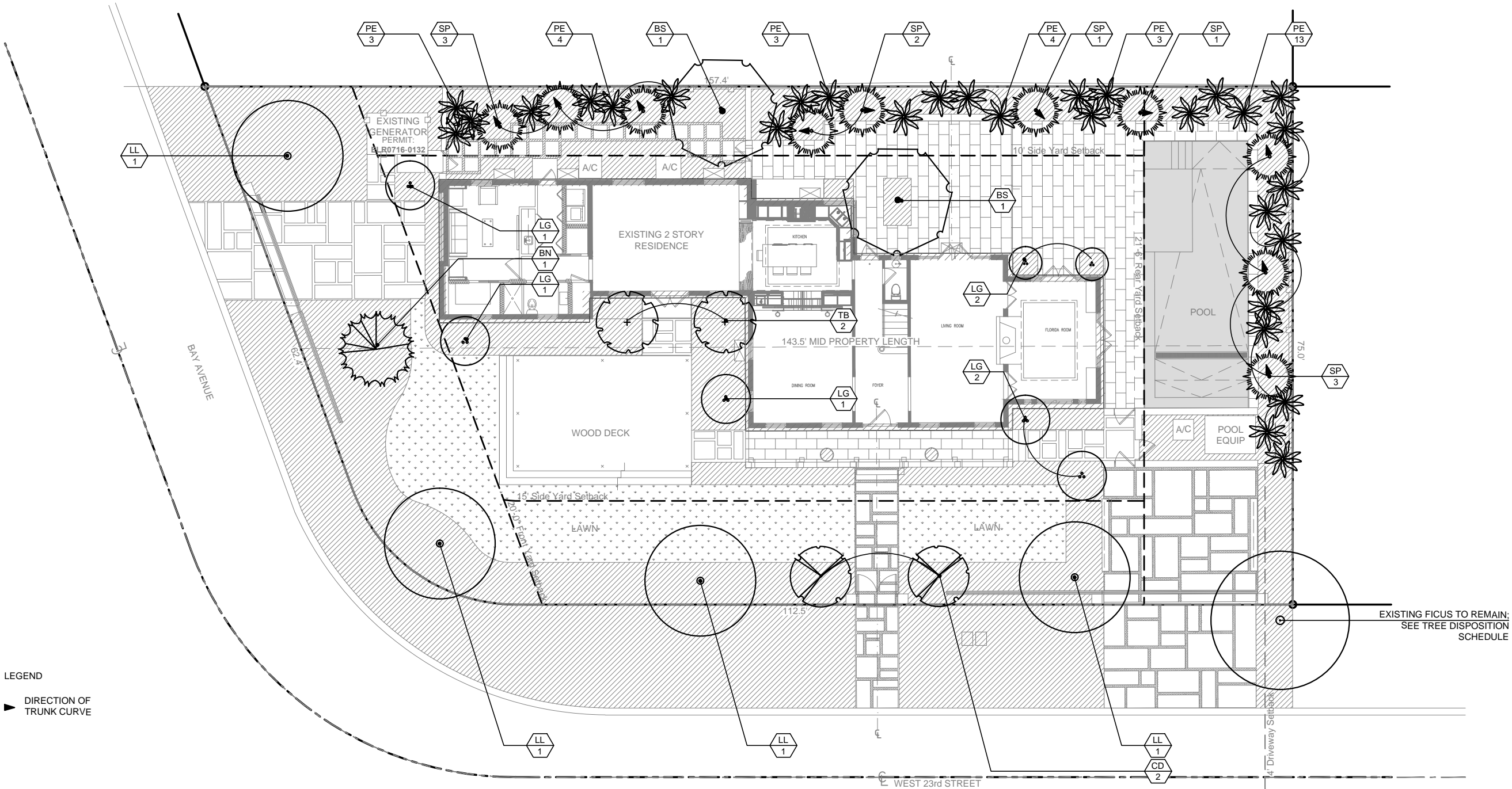
DRAWING TITLE:

CANOPY
PLANTING PLAN

SHEET NO:

L-500

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REQUIRED MITIGATION POINTS					PTS.
SUB TOTAL					3,453
PROPOSED LANDSCAPE MITIGATION					
	SIZE	MITIGATION PTS.	QTY		PTS.
Category 1 Trees	20'HT	475	11		5,225
Category 2 Trees	12'HT	200	9		1,800
Category 3 Trees (Simpson Stoppers)	8'HT	100	0		-
Category 4 Palms (Min. 6' CT)		50	10		500
			30		7,525
SUMMARY					
TOTAL REQUIRED					3,453
TOTAL PROPOSED					7,525

Trees						
SYM	QTY	SCIENTIFIC NAME	COMMON NAME	MINIMUM SPECIFICATIONS	NOTES	NATIVE
BS	2	Bursera Simaruba	Gumbo Limbo	FG; 15' HT; 14' SP	Character Tree	YES
CE	4	Conocarpus erectus	Green Buttonwood	FG; 10' HT; 6' SP	Multi-Trunk	YES
CS	3	Conocarpus erectus 'Sericeus'	Silver Buttonwood	FG; 10' HT; 6' SP	Multi-Trunk	YES
CD	3	Coccoloba diversifolia	Pigeon Plum	FG; 12HT; 6SP; 4" DBH	Character Tree	YES
LL	4	Lysiloma latifolia	Wild Tamarind	FG; 20HT; 16SP; 5" MIN DBH	Character Tree	YES
CR	2	Clusia rosea	Authograph Tree	16G ; 6' HT ; 3.5" SP ; 3" DBH	Multi-Trunk , Character Tree	YES
TB	2	Tabebuia caraiba	Yellow Trumpet Tree	FG; 12-14HT; 8-10SP	Character Tree	NO
Palms						
SYM	QTY	SCIENTIFIC NAME	COMMON NAME	MINIMUM SPECIFICATIONS	NOTES	NATIVE
BN	1	Bismarckia nobilis	Bismark Palm	FG; 12' HT; 12'-15' SP 3' GW		NO
PE	32	Ptychosperma elegans	Solitaire Palm	FG; 18' HT ; 12' SP	Vary heights throughout	NO
SP	10	Sabal palmetto	Cabbage Palm	FG; 15-25' HT.	Curved trunks and booted	YES

* Landscape Architects shall Tag all Trees and Sabal Palms on this plan. Any uninformed planting will result in replacement at contractors expense.

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REVIEWED BY: CMO

DATE: 08.29.2017

SCALE: 1/16"=1'

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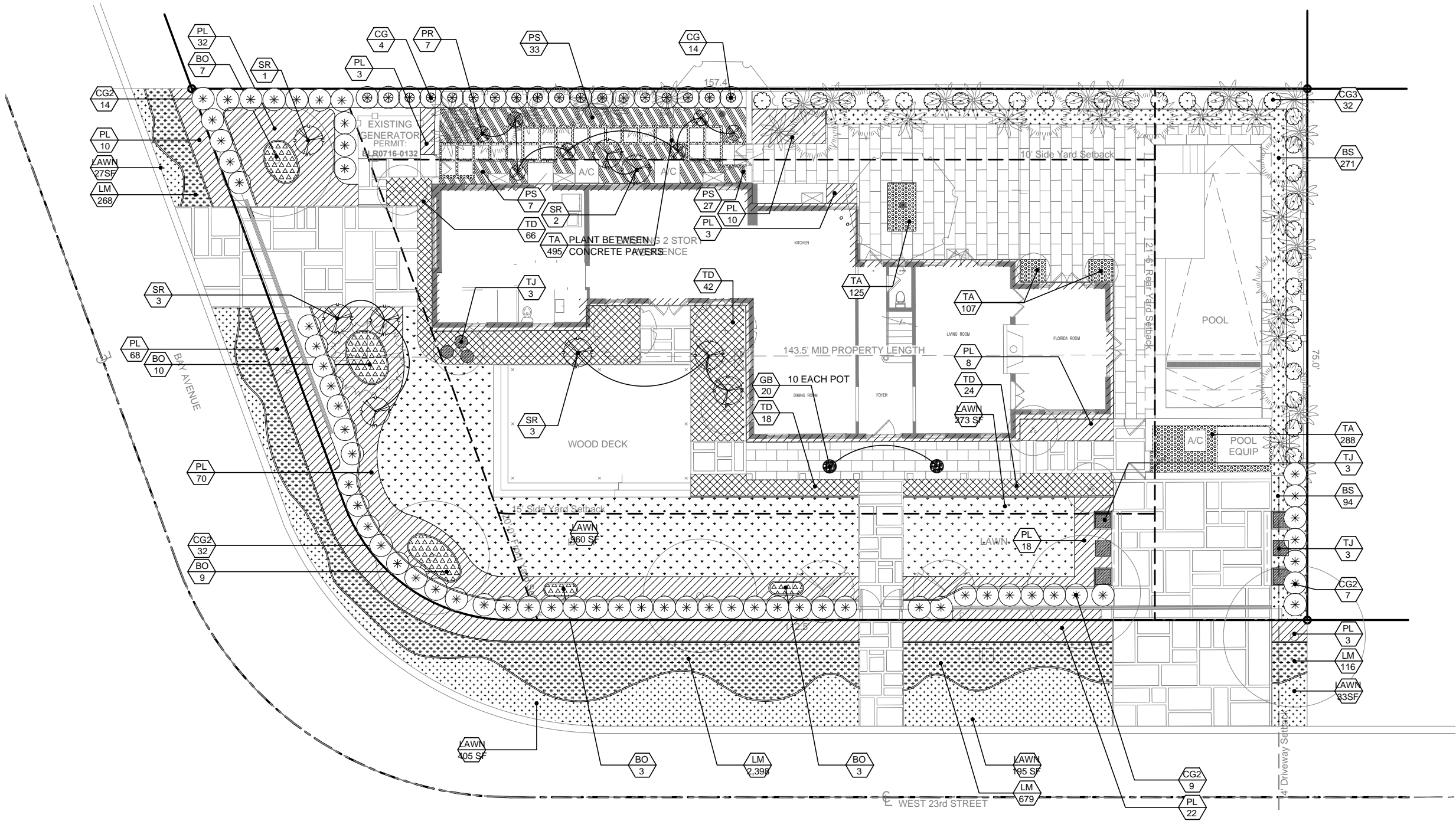
DRAWING TITLE:

UNDERSTORY
PLANTING PLAN

SHEET No:

L-501

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* WHITE AND PURPLE ORCHIDS ATTACHED TO
SABAL PALM TRUNKS. PLACEMENT IN FIELD BY
LANDSCAPE ARCHITECT

SYM	QTY	SCIENTIFIC NAME	COMMON NAME	MINIMUM SPECIFICATIONS	NOTES	NATIVE
BO	32	<i>Bougainvillea</i> spp.	White Bougainvillea	15G; 4HT; Shrub ; 24" O.C	Full to base	NO
BS	365	<i>Begonia semperflorens</i> White	Wax Begonia	3G; 12" x 12" Full ; 12" O.C	White	NO
GB	20	<i>Glandularia bipinnatifida</i>	Purple Verbena	1G; Full 6"Ht. 6" O.C		NO
LM	3,461	<i>Lantana montevidensis</i>	Purple Lantana	1G; Full 6"Ht. 6" O.C		NO
CG	18	<i>Clusia guttifera</i>	Small Leaf Clusia	25G ; 8' - 10' Ht. ; 36" O.C	Full to base hedge	NO
CG2	62	<i>Clusia guttifera</i>	Small Leaf Clusia	15G ; 5' Ht. ; 36" O.C	Full to base hedge	NO
CG3	32	<i>Clusia guttifera</i>	Small Leaf Clusia	45G; 12'-15' Ht. 4' SP max. 48" O.C.	Full to base hedge	NO
PL	247	<i>Psychotria ligustrifolia</i>	Dwarf Wild Coffee	7G; 24" - 30" Ht. Full" SP; 30" O.C.		NO
PR	7	<i>Philodendron 'Rojo Congo'</i>	Rojo Congo	3G; 18'-24' Ht. Full		NO
PS	67	<i>Polypodium scolopendria</i>	Wart Fern	3G; 12"x12" Full ; 24" O.C		NO
SR	9	<i>Serenoa repens</i>	Silver Saw Palmetto	15G; 24" x 24" Full		YES
TA	1015	<i>Trachelospermum asiaticum</i>	Asiatic Jasmine	1G; Full 6"Ht. 6" O.C		NO
TD	150	<i>Tripsacum dactyloides</i>	Fakahatchee Grass	3G; Full 30"HT; 24" O.C. (Staggered)		YES
TJ	9	<i>Trachelospermum jasminoides</i>	Confederate Jasmine	25G; TRL.; Blooming		NO
ZS	4,291 S.F	<i>Imperial Zoysia</i>	Zoysia - lawn grass	18"x24"pallets	Butt and staggered joints	NO

Accents					
50	<i>Phalaenopsis amabilis</i>	White Orchid	5" Blooming		NO
50	<i>Phalaenopsis amabilis</i>	Purple Orchid	5" Blooming		NO

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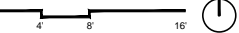
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REVIEWED BY: CMO
DATE: 08.29.2017
SCALE: 1/16"=1'



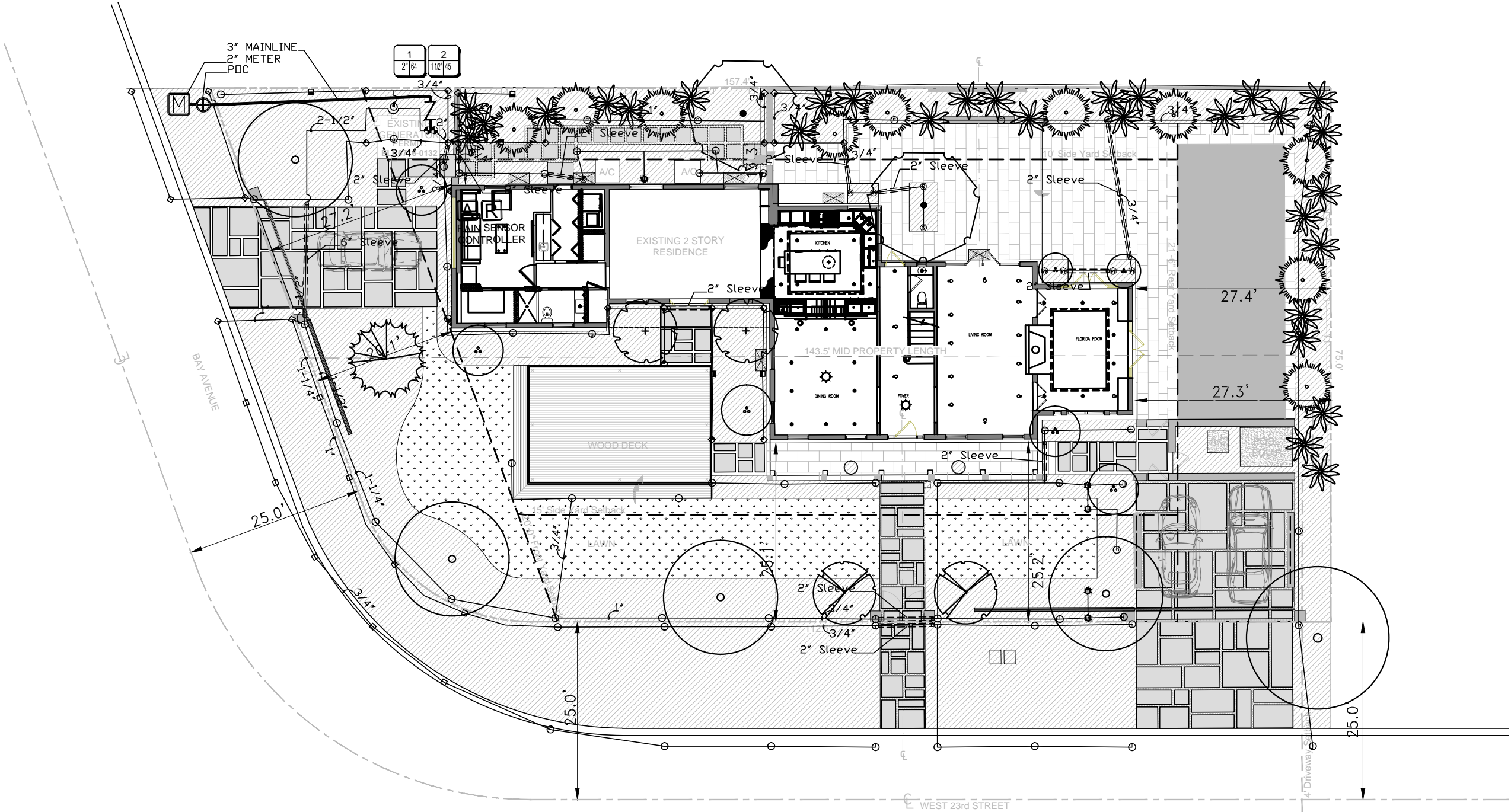
DRAWING TITLE:

IRRIGATION PLAN

SHEET NO:

L-600

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Irrigation Notes

LAYOUT

LAYOUT IRRIGATION SYSTEM MAINLINES AND LATERAL LINES. MAKE ALL NECESSARY ADJUSTMENTS AS REQUIRED TO TAKE INTO ACCOUNT ALL SITE OBSTRUCTIONS AND LIMITATIONS PRIOR TO EXCAVATING TRENCHES.

FLAG ALL SPRINKLER HEAD LOCATIONS. ADJUST LOCATION AND MAKE THE NECESSARY MODIFICATIONS TO NOZZLE TYPES ETC. AS REQUIRED TO INSURE 100% COVERAGE AND 50% OVERLAP.

LOW ANGLE TRAJECTORY NOZZLES SHALL BE USED WHEN ALL SPRINKLERS AND ROTORS ARE LOCATED WITHIN 100' OF POOLS OR PUBLIC GATHERING AREAS.

PIPE

PIPE LOCATIONS SHOWN ON PLAN ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED IN THE FIELD. WHEN LAYING-OUT MAINS AND LATERALS, LOCATE PIPE NEAR EDGES OF PAVEMENT OR AGAINST BUILDINGS WHEREVER POSSIBLE TO ALLOW SPACE FOR PLANT ROOT BALLS.

PIPING UNDER HARDSCAPES SUCH AS ROADS, WALKS, AND PATIOS ARE TO BE SLEEVED USING SCH. 40 PIPE.

THRUST BLOCKS OR MEGA LUGS AND DUCTILE IRON FITTINGS TO BE USED ON ALL GASKETED 'O' RING PIPES AT TURNING LOCATIONS.

*SIZE ALL PIPE SO NOT TO EXCEED 5' PER SECOND
*INSTALL RAIN SENSOR AS PER LOCAL CODE

PIPES CONVEYING RECLAIM WATER SHALL HAVE A 3' HORIZONTAL DISTANCE SEPERATION FROM OTHER PIPING OR UTILITY SERVICES. AN 18" VERTICAL SEPERATION SHALL BE MAINTAINED WHEN APPLICABLE.

AIR RELEASE VALVES TO BE USED AT THE END OF ALL MAINLINE RUNS.

WIRES

LOW VOLTAGE WIRE TO BE INSTALLED ALONG MAINLINE INSTALLATION. USE 2" SCH. 40 PVC WITH SWEEP ELBOWS AT TURNING LOCATIONS WHEN SLEEVING IS REQUIRED. ALL SPLICES SHALL BE ENCLOSED WITHIN A VALVE/SPLICE BOX.

WIRE SIZED AND COLORED AS FOLLOWS:
#12 WHITE FOR COMMON
#12 SPARE BLACK COMMON (1 SPARE NEEDED PER 10 HOT WIRES)
#14 RED HOT WIRES
#14 SPARE YELLOW HOT WIRE (1 SPARES NEEDED PER 10 HOT WIRES, 3 SPARE MINIMUM)

WHEN WIRE RUNS EXCEEDS 3,500 LINEAR FEET, USE #10 FOR COMMON WIRES AND #12 FOR HOT/SPARE WIRES.

ALL IRRIGATION CONTROLLERS TO BE PROPERLY GROUNDED IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS.

FLUSHING

PRIOR TO PLACEMENT OF HEADS FLUSH ALL LINES UNTIL LINES ARE COMPLETELY CLEAN OF DEBRIS.

TRENCHING

TRENCH BOTTOM TO BE UNIFORM AND FREE OF DEBRIS. NATIVE EXCAVATED MATERIAL USED TO BACKFILL TRENCH SHALL BE FREE FROM ROCKS OR STONES LARGER THAN 1" IN DIAMETER.

MISC.

PRESSURE TEST MAINLINE AS PER FLORIDA BUILDING CODE. INSTALL IRRIGATION SYSTEM AS PER LATEST EDITION OF THE FLORIDA BUILDING CODE, APPENDIX F., AND ALL PERTINENT LOCAL CODES.

SPRAY HEADS INSTALLED IN SHRUB AREAS TO BE 12 INCH POP-UPS OR INSTALLED ON RISERS.

DESIGN

THIS DESIGN IS DIAGRAMATIC. ALL IRRIGATION EQUIPMENT SUCH AS PIPES, VALVES, , ETC., SHOWN WITHIN PERVIOUS AREAS ARE FOR DESIGN CLARIFICATION ONLY. THE IRRIGATION CONTRACTOR SHALL INSTALL IRRIGATION EQUIPMENT IN PLANTING AREAS WHEREVER POSSIBLE.

THE IRRIGATION CONTRACTOR IS RESPONSIBLE TO FAMILIARIZE741 THEMSELVES WITH THE SCOPE OF WORK, INCLUDING BUT NOT LIMITED TO GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, UTILITIES AND EXISTING IRRIGATION EQUIPMENT. THE IRRIGATION CONTRACTOR IS RESPONSIBLE SHALL REPAIR AND/OR REPLACE ANY DAMAGE CREATED BY THEIR WORK. THEY SHALL COORDINATE HIS WORK WITH OTHER CONTRACTOR OR MUNICIPAL AUTHORITIES FOR THE LOCATION AND INSTALLATION OF IRRIGATION EQUIPMENT UNDER ROADWAYS AND PAVING, SLEEVES THROUGH WALLS AND FLOORS, ETC.

INSTALL ALL IRRIGATION EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. SUBSTITUTIONS FOR IRRIGATION EQUIPMENT TO BE APPROVED BY THE IRRIGATION DESIGNER. EQUIPMENT CHANGES TO INCLUDE BUT NOT LIMITED TO PUMP, CONTROLLER, SPRAY HEADS, ROTORS, AND VALVES.

DO NOT INSTALL IRRIGATION EQUIPMENT AS SHOWN ON THE DRAWINGS WHEN FIELD CONDITIONS DIFFER. OBSTRUCTIONS OR DIFFERENCES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR TO ASSUME FULL RESPONSIBILITY.

EQUIPMENT TABLE LAYOUT

Backflow Preventers

Quantity	Symbol	Description	Size
1		Series 765 Pressure Vacuum Breaker	----

Contrallers

Quantity	Symbol	Description	Size
1		Rainbird ESP-ME	----
1		Rain Sensor	----

Irrigation Heads

Quantity	Symbol	Description	Size
19		RAINBIRD 1800 SERIES 8 Series 6" above finish grade trajectory 5 deg 90°	8.00 ft
6		RAINBIRD 1800 SERIES 8 Series 6" above finish grade trajectory 5 deg 180°	8.00 ft
3		RAINBIRD 1800 SERIES 12 Series trajectory 30 deg 90°	12.00 ft
3		RAINBIRD 1800 SERIES 12 Series trajectory 30 deg 120°	12.00 ft
9		RAINBIRD 1800 SERIES 12 Series trajectory 30 deg 180°	12.00 ft
18		RAINBIRD 1800 SERIES 15 Series trajectory 30 deg 90°	15.00 ft
1		RAINBIRD 1800 SERIES 15 Series trajectory 30 deg 120°	15.00 ft
18		RAINBIRD 1800 SERIES 15 Series trajectory 30 deg 180°	15.00 ft
14		RAINBIRD 1800 SERIES 15 Strip Series trajectory 30 deg EST°	15.00 ft x 4.00 ft
16		RAINBIRD 1800 SERIES 15 Strip Series trajectory 30 deg SST°	30.00 ft x 4.00 ft
9		RAINBIRD SQ Nozzles 4 Feet Throw SST°	4.00 ft x 4.00 ft
5		RAINBIRD SQ Nozzles 8 Foot Half EST°	4.00 ft x 8.00 ft

Pipe (Lateral)

Quantity	Symbol	Description	Size
2'-7 1/2'		Class 160 PVC (Lateral)	2'
237'-4 15/16"		Class 160 PVC (Lateral)	1'
79'-5 7/8'		Class 160 PVC (Lateral)	1-1/4'
16'-6"		Class 160 PVC (Lateral)	1-1/2'
44'-9 15/16"		Class 160 PVC (Lateral)	2-1/2'
903'-9 1/2'		Class 160 PVC (Lateral)	3/4'

Pipe (Mainline)

Quantity	Symbol	Description	Size
35'-8 3/4'		SCH 40 PVC (Mainline)	35'-8 3/4'

Pipe (Sleeve)

Quantity	Symbol	Description	Size
16'-3 13/16"		Schedule 40 PVC Pipe	6'
71'-8 3/8"		Schedule 40 PVC Pipe	2'

Point of Connection

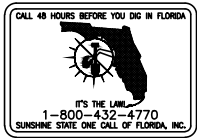
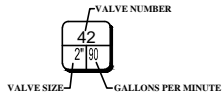
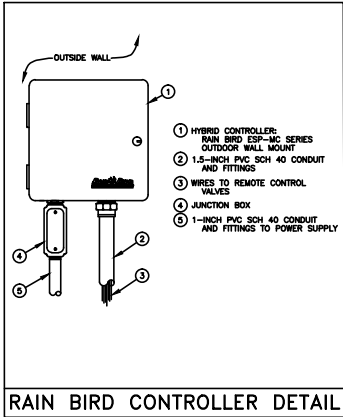
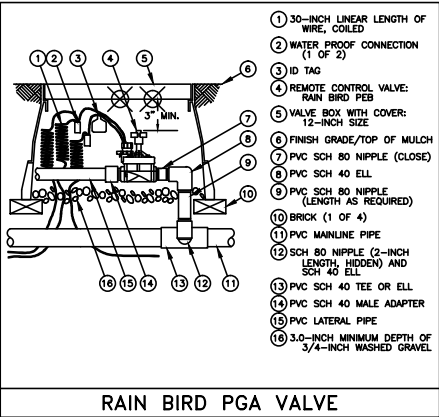
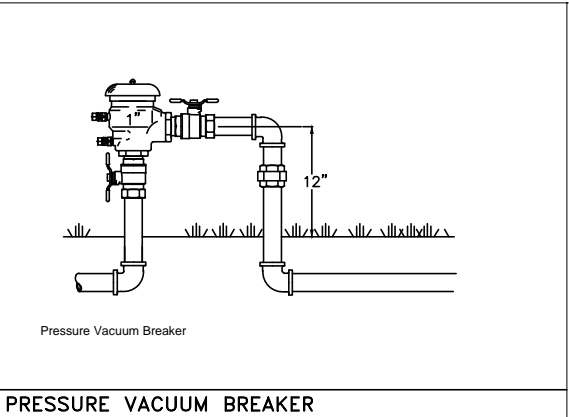
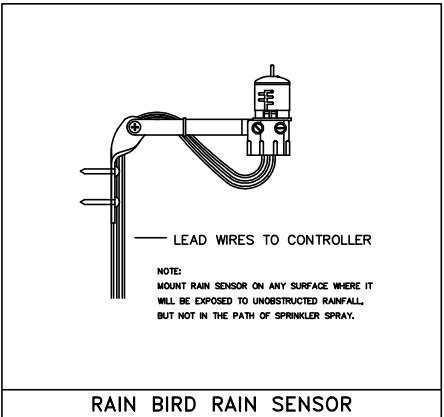
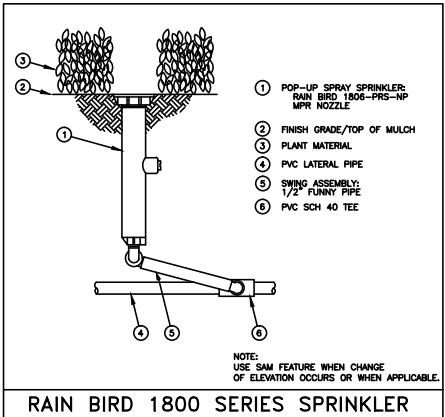
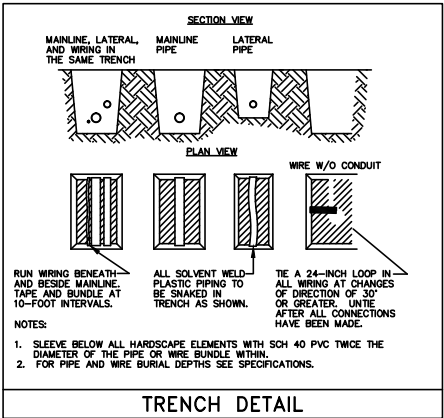
Quantity	Symbol	Description	Size
1		P.O.C	-----

Valves

Quantity	Symbol	Description	Size
1		PGA Rainbird Valve	2'
1		PGA Rainbird Valve	1 1/2'

Water Meters

Quantity	Symbol	Description	Size
1		Proposed 2" Water Meter	-----



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PROJECT No: MA15201
DRAWN BY: CRS / MLT / BHA / CAL
REVIEWED BY: CMO
DATE: 08.29.2017

DRAWING TITLE:

IRRIGATION DETAILS AND SCHEDULE

SHEET NO:

L-601

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FLORIDA 33140

OWNER:	ARCHITECT:
DAVID HABER, TRUSTEE 1831 WEST 23RD STREET. MIAMI BEACH, FLORIDA 33140	N/A
MEP ENG.:	STRUCTURAL ENG.:
TBD	TBD
SUBMITTED SEPARATELY	SUBMITTED SEPARATELY

CIVIL ENG.:	POOL CONSULTANT:
TBD	
SUBMITTED SEPARATELY	

enea
garden design

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REG.No: LC26000339
SEAL:

FOR THE FIRM:
GERARDO JAVIER DELGADO
R.L.A. 0001574 DATE:

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No:	DATE:	ISSUE FOR
1	08.29.17	FIRST SUBMITTAL
2	09.18.17	RESPONSE
3	10.11.17	RESPONSE

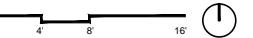
ISSUED FOR:

NOT FOR
CONSTRUCTION

PROJECT No: MA15201
DRAWN BY: CRS / MLT / BHA / CAL
REVIEWED BY: CMO

DATE: 08.29.2017

SCALE: 1/16"=1'



DRAWING TITLE:

LANDSCAPE
LIGHTING PLAN

SHEET NO:

L-700

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PROPOSED LANDSCAPE LIGHTING SCHEDULE FOR ENTIRE PROJECT

	SYM	FIXTURE TYPE	QTY	BRAND	MODEL #	MOUNTING TYPE	FINISH
01		ACCENT DOWN LIGHT	5	LUMIERE	SEE L-701 & L-702	TREE STRAP	BRASS
02		ACCENT UP LIGHT	38	LUMIERE	SEE L-701 & L-702	GROUND STAKE	BRASS
03		LED POOL LIGHT	6	LUMASCAPE	SEE L-701 & L-702	RECESSED WALL MOUNT	TBD
04		PATH LIGHT	19	EXCELSIOR	SEE L-701 & L-702	GROUND STAKE	BRONZE
05		WALL MOUNT SCNCE	22	EXCELSIOR	SEE L-701 & L-702	ARCH WALL	BRONZE
06		CEILING MOUNT ACCENT DOWN LIGHT	10	BEACHSIDE LIGHTING	SEE L-701 & L-702	TBD; RAFTER MOUNT	BRASS
07		RECESSED LINEAR LED STRIP	03	LEDLINEAR	SEE L-701 & L-702	RECESSED IN WALL	NICKEL
08		HANGING LIGHT/SCNCE	01	TBD BY OWNER		CEILING MOUNT BY CHAIN (HANGING)	