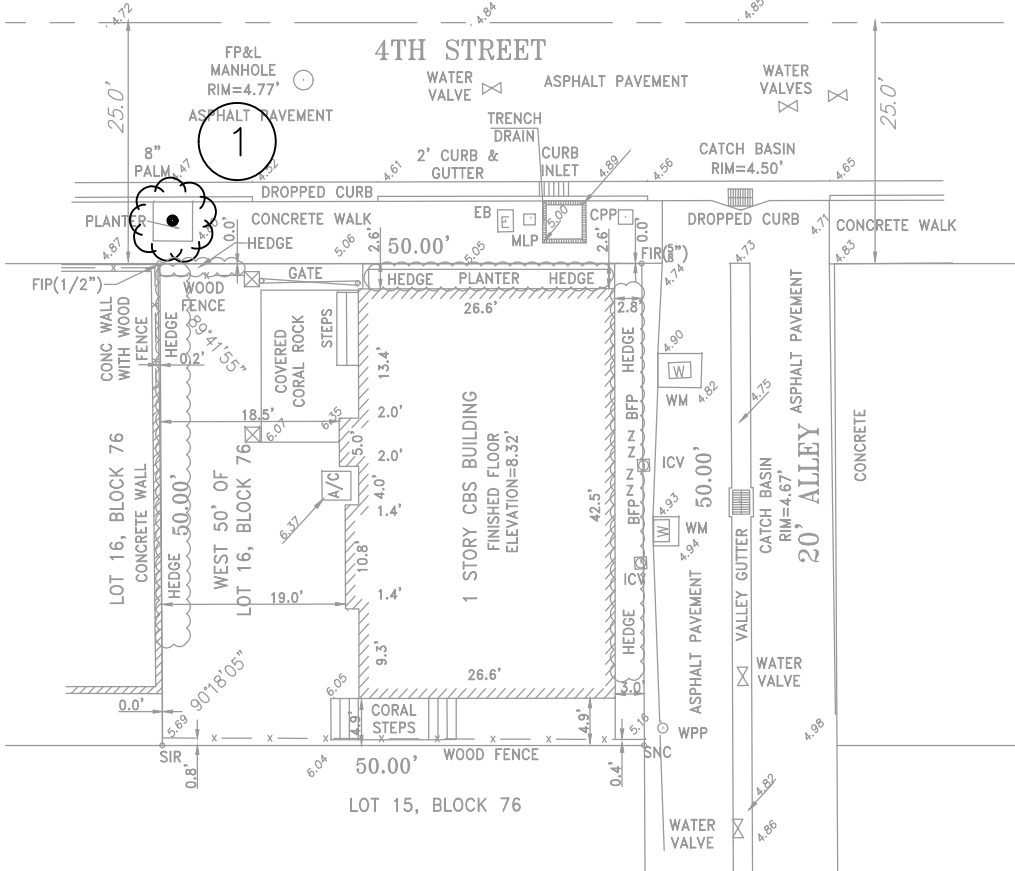
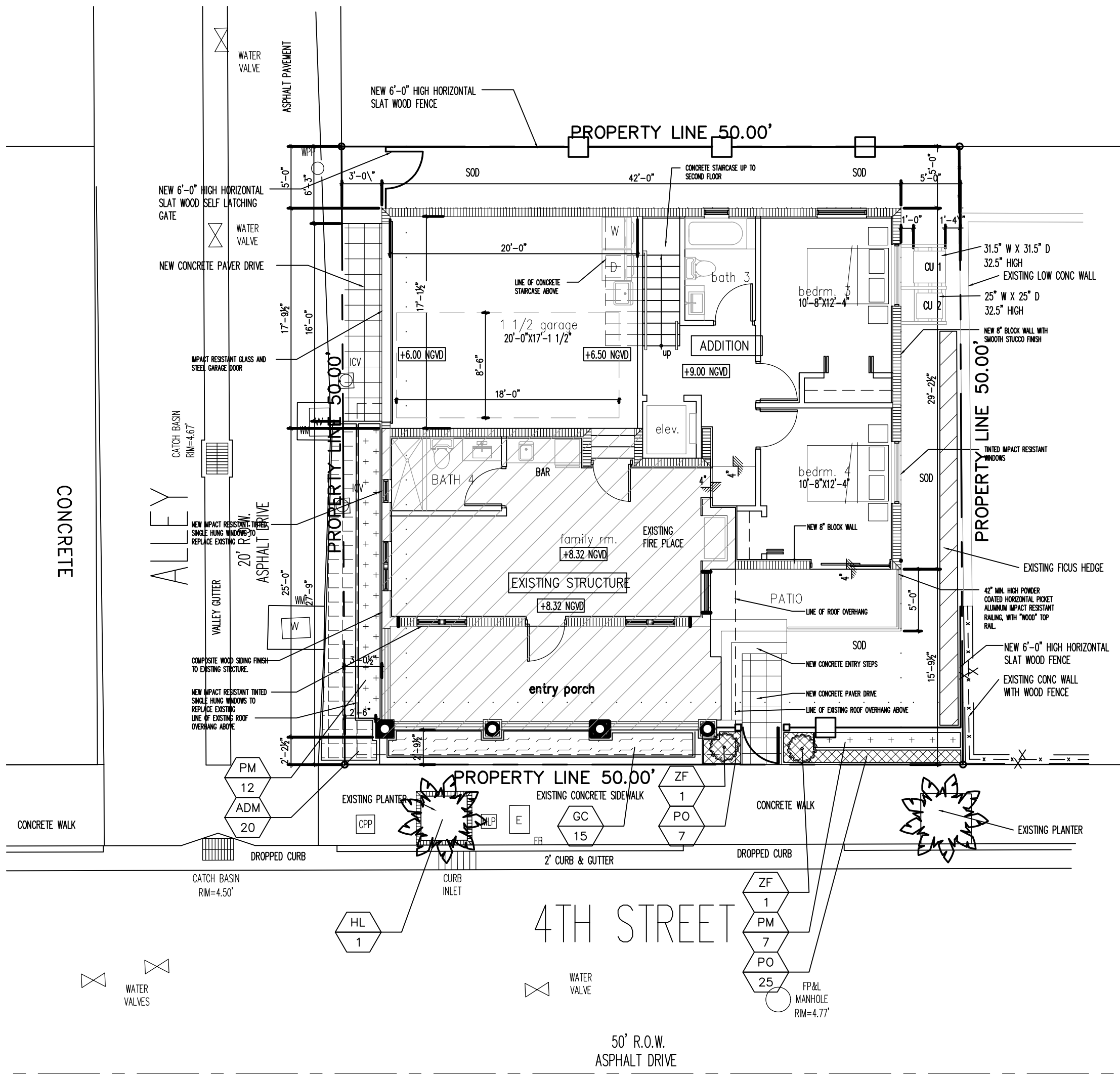




848 4th Street									
Tree #	Type	DBH	Height	Canopy	Disposition			Condition	Mitigation
					Remove	Remain	Relocate		
1	Spindle Palm	8"	10'	75 SF		X		Fair/Good	

PROPOSED PLANT LIST

TREES / PALMS

Code	Drought	QTY.	Botanical Name / Common Name	Specifications
HL	V	1	Hyophorbe verschaffeltii / Spindle Palm	B&B Field Grown, 8' Clear Trunk

ACCENTS / SHRUBS / GROUND COVERS

ADM	V	20	Asparagus densiflorus 'Myers' / Foxtail Fern	24" OC
ZF (N)	V	2	Zamia furfuracea / Cardboard Plant	36" OA, 36" OC
GC	V	15	Gamolepis chrysanthemoides / Daisy Bush	18" OA, 24" OC
PO	V	32	Peperomia obtusifolia / Peperomia	12" OC
PM	V	19	Podocarpus macrophyllus / Podocarpus	24" OA, 2' OC

MISCELLANEOUS

(N)	Florida Native Plant Species	M	Moderate Drought Tolerance
L	Low Drought Tolerance	V	Very Drought Tolerant

NOTES:

GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as included herein shall be warrantied by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 50% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

Each lot shall supply, install, and maintain an individual irrigation system for that individual lot.

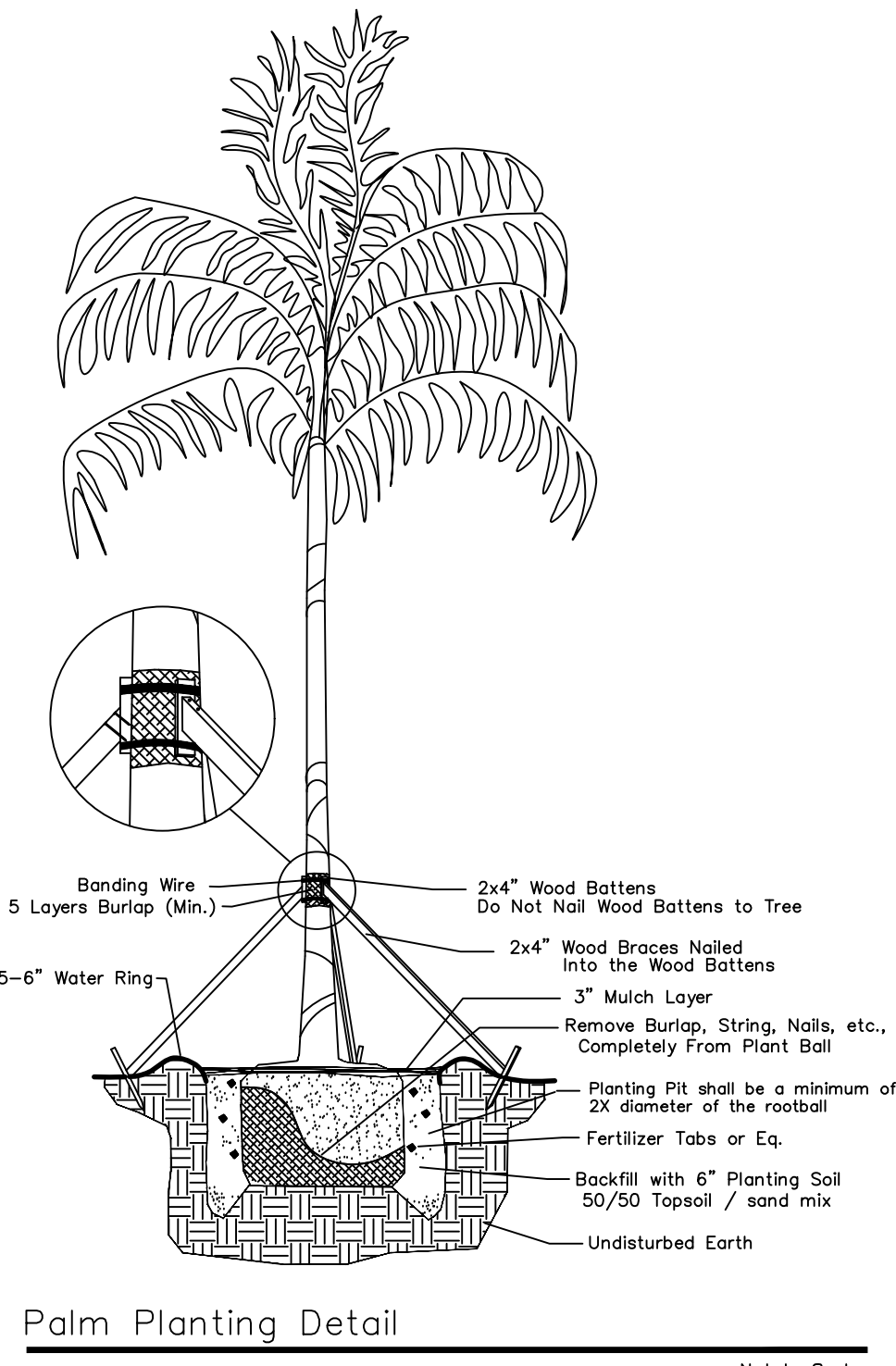
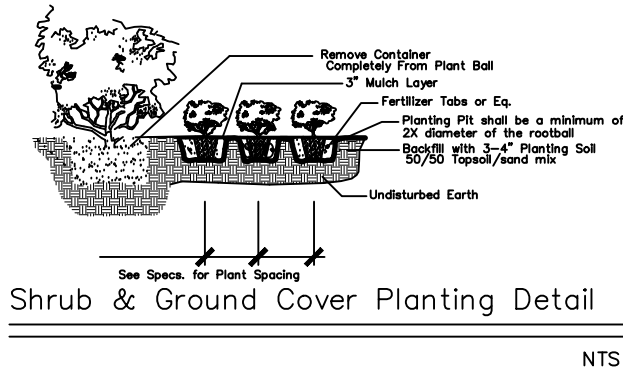
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All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Wayne K. Tanning, RLA.

The plan takes precedence over the plant list.



DRWG. TITLE : LANDSCAPE PLAN GROUND FLOOR

PROJECT : SANTORO RESIDENCE

848 4th STREET
MIAMI BEACH, FLORIDA

CLIENT : KALLER ARCHITECTS

SEAL

PROJECT NO. 18-101

DRAWN BY WKT

DESIGNED BY WKT

CHECKED BY WKT

DATE : 01-29-18

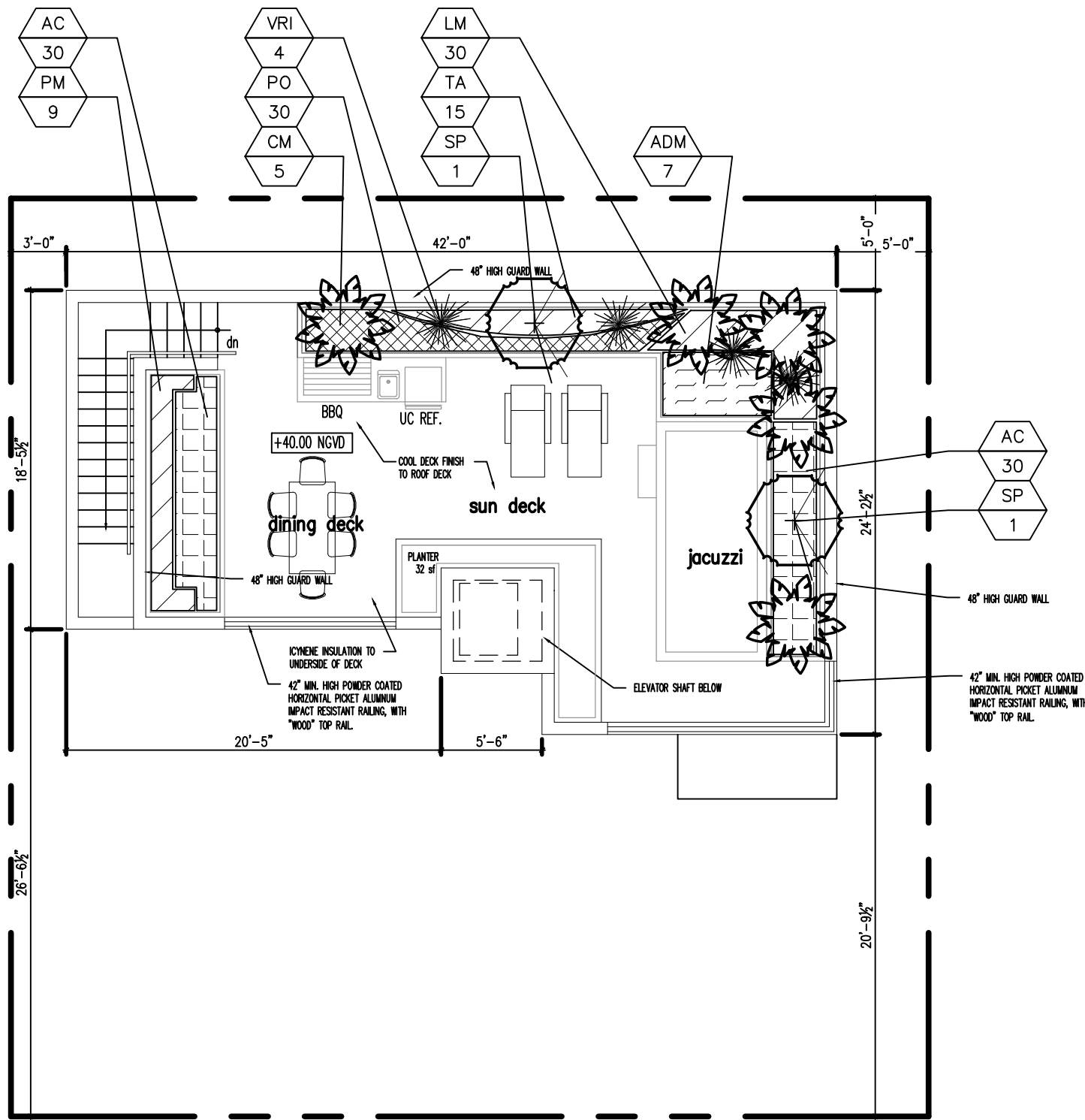
DWG. NO. LP-1

SHT. NO. 1 of 2

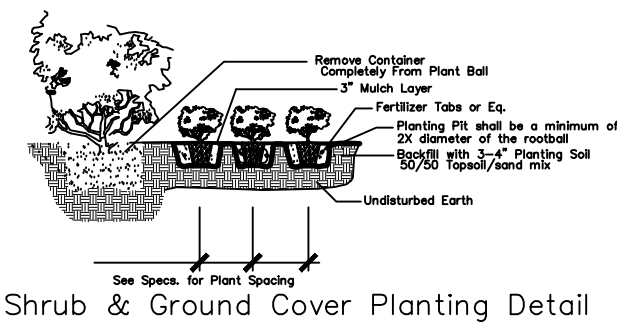
REVISIONS :

WAYNE K. TONNING, RLA
RLA #666709

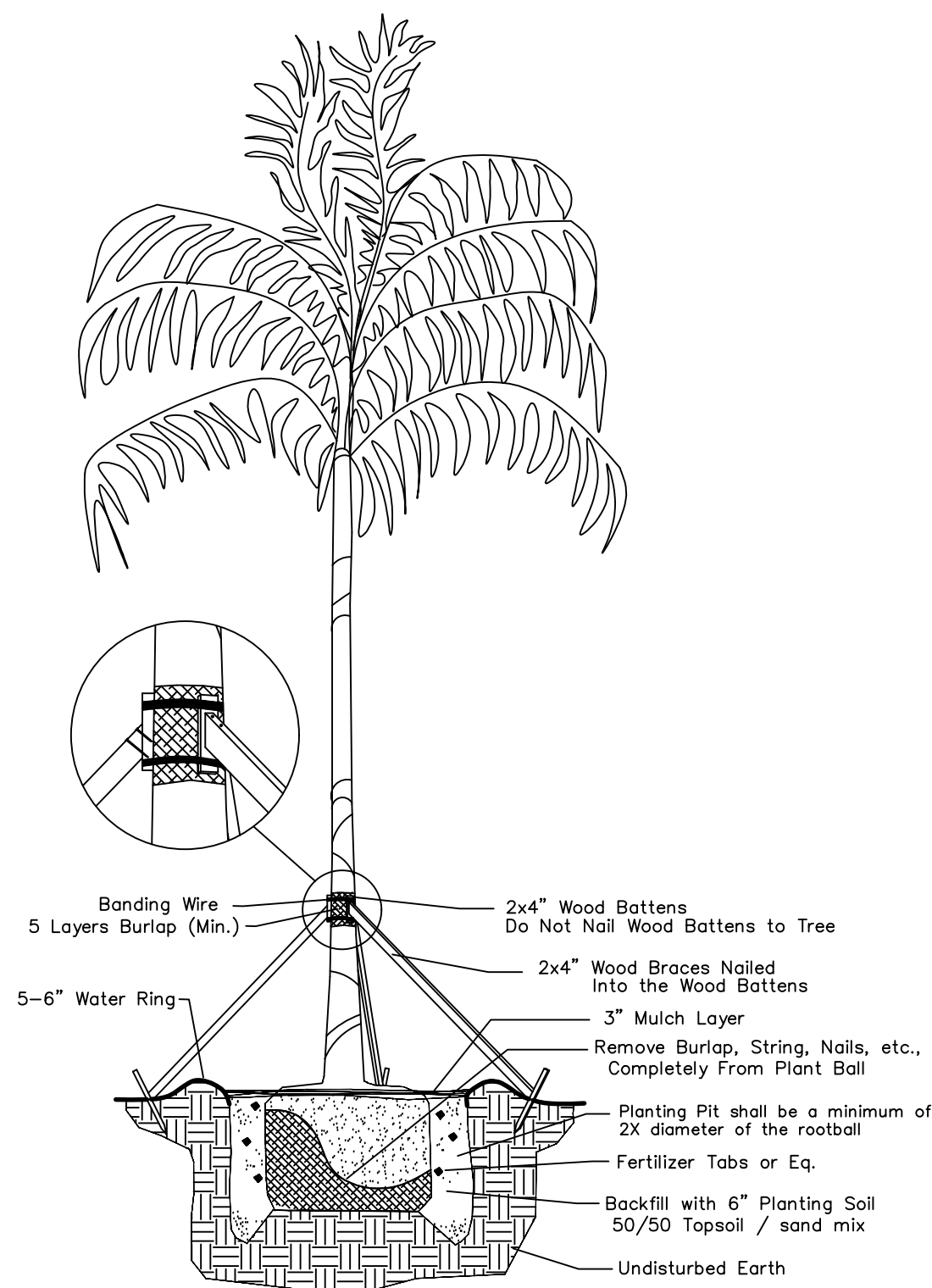
TONNING
S ASSOCIATES, INC.
Landscape Architecture & Land Planning
Landscape Architect - Florida License #6666709
4855 NW 92 Terrace
Coral Springs, Florida 33067
Tel. 561-414-8269 Email: wtonning@tonningandassociates.com



LANDSCAPE PLAN



Shrub & Ground Cover Planting Detail
NTS



Palm Planting Detail
Not to Scale

PROPOSED PLANT LIST

TREES / PALMS

Code	Drought	QTY.	Botanical Name / Common Name	Specifications
CM	V	5	Coccothrinax Miraguama / Miraguama Palm	B&B Field Grown, 3-4' OA

ACCENTS / SHRUBS / GROUND COVERS

AC	V	60	Aptenia cordifolia / Baby Sunrose	12" OA, 12" OC
ADM	V	7	Asparagus densiflorus 'Myers' / Foxtail Fern	24" OC
VRI	V	4	Vriesia sp / Large Vriesia	24" OA
LM	V	30	Liriope muscari / Liriope	12" OA, 12" OC
PO	V	30	Peperomia obtusifolia / Peperomia	12" OC
PM	V	9	Podocarpus macrophyllus / Podocarpus	24" OA, 2' OC
SP	V	2	Senna polyphylla / Desert Cassia	48" OA
TA	V	15	Trachelospermum asiaticum / Asiatic Jasmine	24" OA, 2' OC

MISCELLANEOUS

(N)	Florida Native Plant Species	M	Moderate Drought Tolerance
L	Low Drought Tolerance	V	Very Drought Tolerant

NOTES:

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The plan takes precedence over the plant list.



TONNING & ASSOCIATES, INC.
Landscape Architecture & Land Planning

Landscape Architect - Florida License #6666709
4855 NW 92 Terrace
Coral Springs, Florida 33067
Tel: 561-414-8265 Email: wtonning@tonningandassociates.com

DRWG. TITLE : LANDSCAPE PLAN ROOF

PROJECT : SANTORO RESIDENCE
848 4th STREET
MIAMI BEACH, FLORIDA

CLIENT : KALLER ARCHITECTS

SEAL

WAYNE K. TONNING, RLA
RLA #6666709

PROJECT NO. 18-101

DRAWN BY WKT

DESIGNED BY WKT

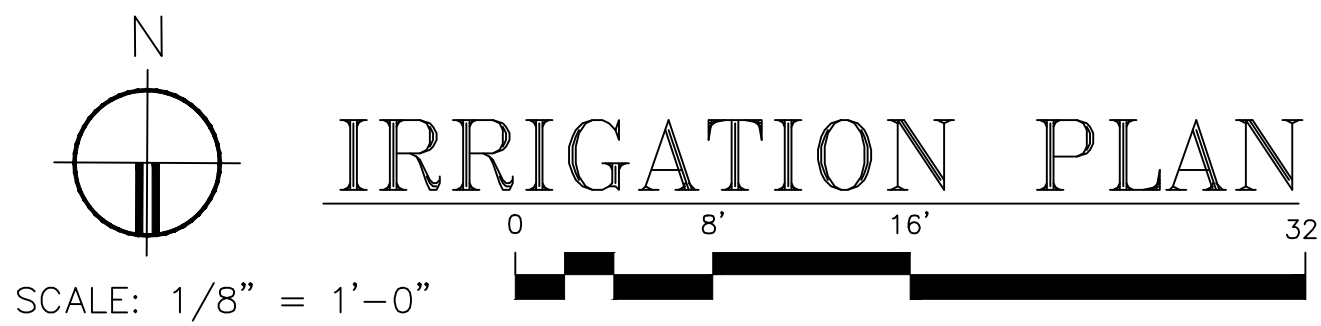
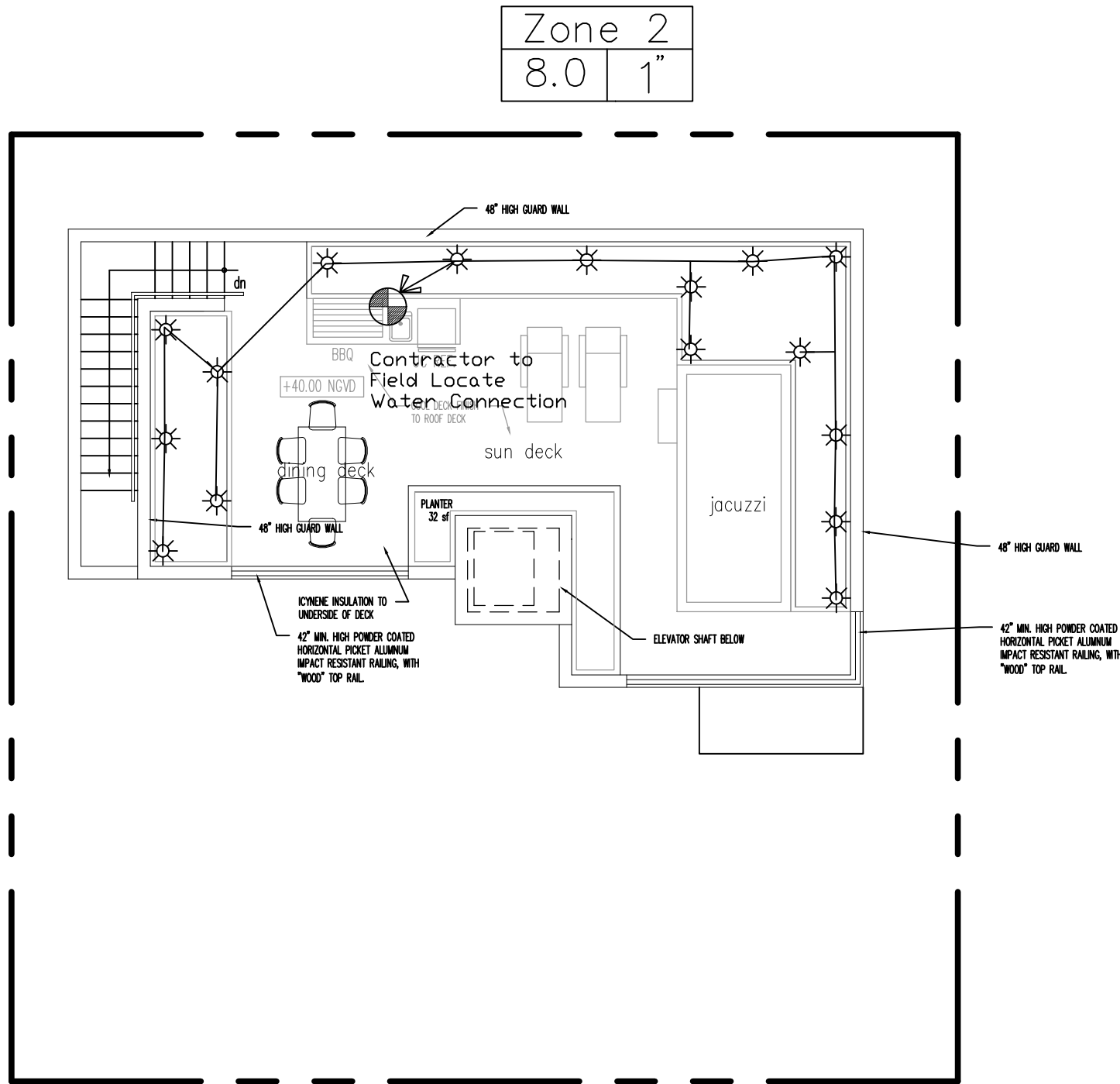
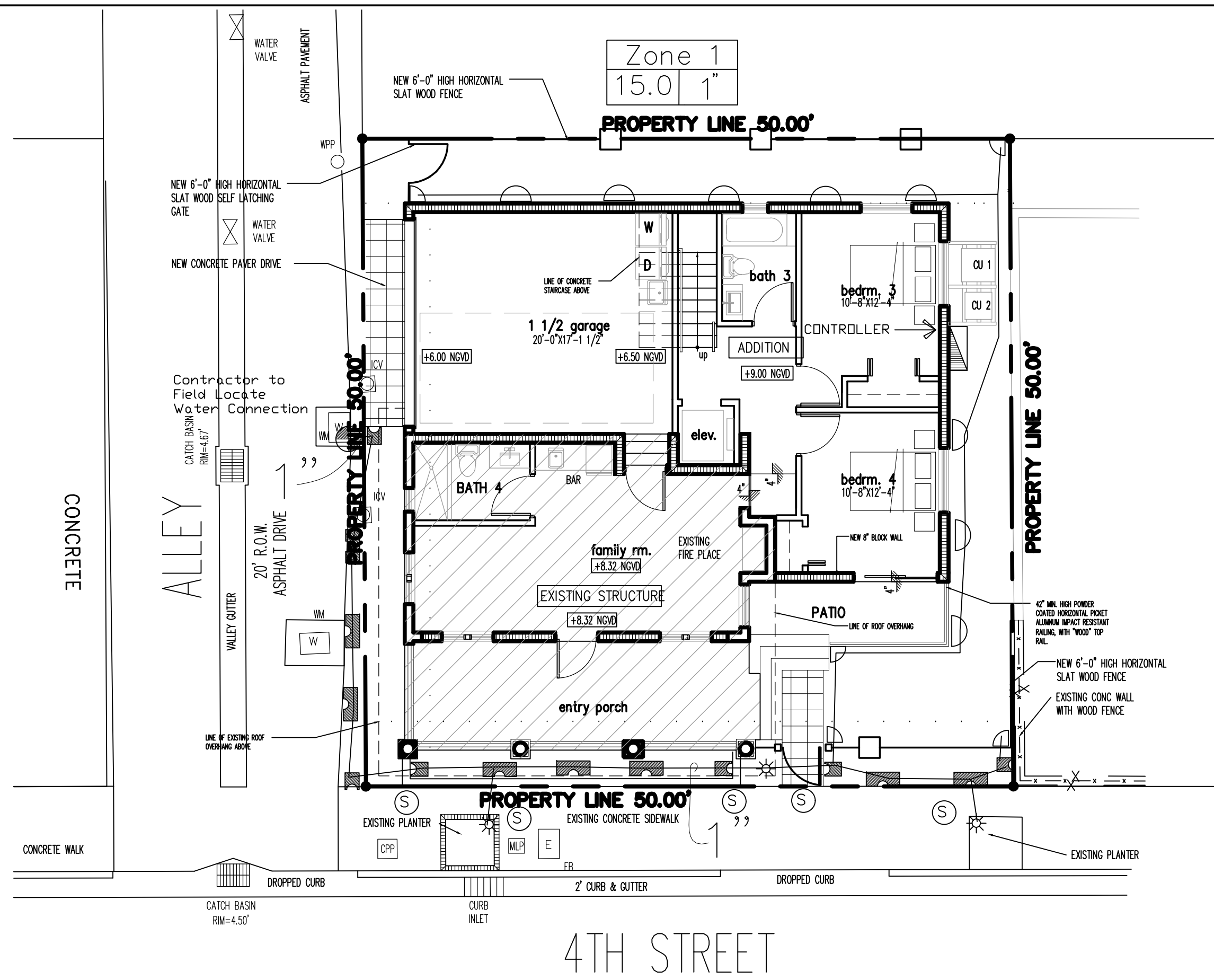
CHECKED BY WKT

DATE : 01-29-18

DWG. NO. LP-2

SHT. NO. 2 of 2

REVISIONS :

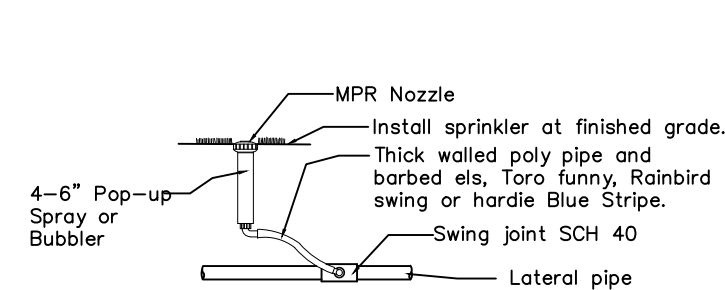


IRRIGATION LEGEND:

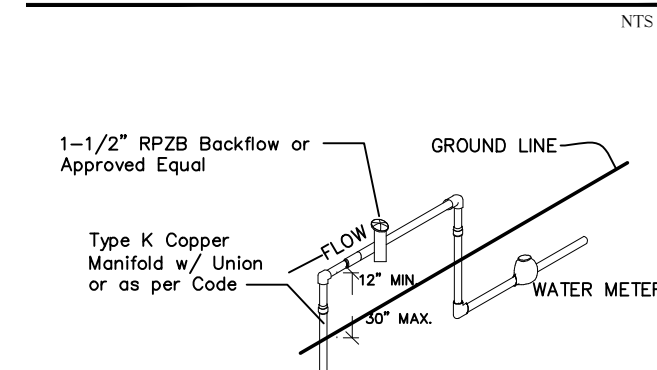
- MAIN LINE - 1-1/4" Feed From City Water Source
- LATERAL ZONE LINES - SDR PVC as noted
- ZONE BOUNDARIES
- BACK FLOW: See Point of Connection Detail.
- CONTROLLER - Toro Custom Command Series Electric 4 station controller MCC-P-4 mounted on East facade of structure, with a Rain Check automatic rain sensor shutoff switch mounted outside on eave of structure.
- ZONE VALVES - Toro 252 Series.
- PROPOSED WATER METER - 1" or per City Code.
- SLEEVES - Sch. 40, 2 Sizes Larger. NOTE - Pipe Size Shown is the Lateral Size, NOT the Sleeve Size
- 6" POP-UP SPRAY - Toro 570 Series MPR Spray Nozzles as Required. NOTE - All of the below may not be used
- 15' Series - 12' Series - 10' Series - 8' Series -
 - 15-Q-PC - 1/4"
 - 15-T-PC - 1/3"
 - 15-H-PC - 1/2"
 - 15-TT-PC - 2/3"
 - 15-TQ-PC - 3/4"
 - 15-F-PC - Full
 - 12-Q-PC - 1/4"
 - 12-T-PC - 1/3"
 - 12-H-PC - 1/2"
 - 12-TT-PC - 2/3"
 - 12-TQ-PC - 3/4"
 - 12-F-PC - Full
 - 10-Q-PC - 1/4"
 - 10-T-PC - 1/3"
 - 10-H-PC - 1/2"
 - 10-TT-PC - 2/3"
 - 10-TQ-PC - 3/4"
 - 10-F-PC - Full
 - 8-Q-PC - 1/4"
 - 8-T-PC - 1/3"
 - 8-H-PC - 1/2"
 - 8-TT-PC - 2/3"
 - 8-TQ-PC - 3/4"
 - 8-F-PC - Full
- 4S-SST-PC 4 x 18'
- 4-EST-PC 4 x 15'
- 4-CST-PC 4 x 30'
- 6" POP-UP FLOOD BUBBLER - Toro 570 Series MPR Pressure Compensating Nozzles as Required.
- HOSE BIB
- SYSTEM DESIGN OPERATING PRESSURE = Between 35 and 40 psi.
- Zone 2 37.6 1 1/2 - Zone Number, Valve Size, GPM per Zone
- 4" POP-UP ROTOR - Hunter PGM Rotor W/ Appropriate Nozzle as Required

IRRIGATION NOTES:

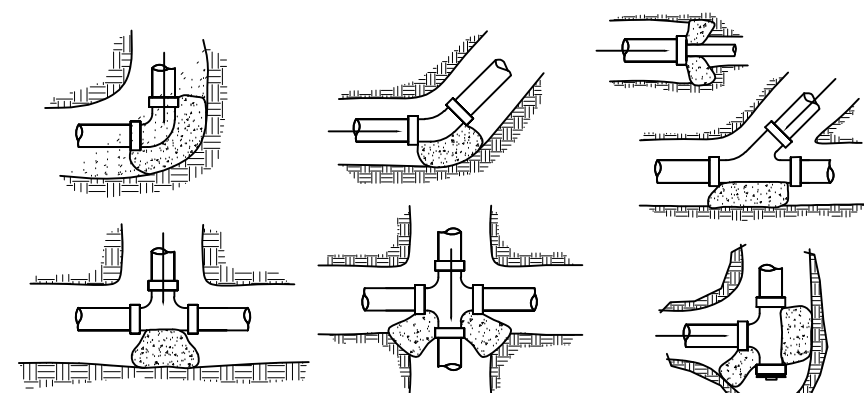
- Piping:
 - Zone Lines: PVC, 1/2 in. and 3/4 in. are not used. Min. pipe is 1 in. 315 PSI: 1 in. = SDR 21. 200 PSI: 1-1/4 in. and greater = SDR 26, 160 PSI. All solvent weld.
 - All end of the line unmarked pipe = 1 in. (min).
 - Sleeves and suction Line: PVC, SCH 40.
 - Fittings: SCH 40 PVC
 - Fabrication: To manufacturers specifications. Use blue or grey PVC cement, square cut, clean and prime all joints.
 - Allow all main lines to cure for 24 hours before pressuring.
 - All pipe, fittings, and solvents to conform to latest ASTM specs.
 - Depth of Lines: Main Line and wiring = 18 in. depth, min. Steeving under pavement = 24 in. depth, min. Suction Line = 24 in. depth, nominal. Zone Lines 1-1/2 in. and smaller = 10 in. depth, min.
 - Control Wires: AWG 14 for all hot wires and AWG 12 for common. Solid copper type UF UL listed for direct burial. Run wires under main and tape every 20 feet. Run spares, two min. Splice wires only in a valve box. All splices shall be moisture proof using Snap tie or DBV UL connectors. Common shall be white, hot shall be red or color coded. Spare shall be black. Run in conduit where no Main line runs.
 - Backfill all trenches free of debris, compact to original density, flush all lines, use screens in all heads, adjust heads for proper coverage avoiding excess water on walls, walks, etc.
 - All details are graphically shown only. All quantities shall be verified by the contractor prior to installation. It shall be the contractors responsibility to assure complete overlapping coverage. Any discrepancies shall be reported to the owner and landscape architect before proceeding. Codes and local regulations shall take precedence over these plans, it is the contractors responsibility to comply. The landscape architect reserves the right to make minor field changes, the contractor may field adjust spray nozzle selection to provide for proper 100% min. coverage.
 - Provide owner with an accurate as installed plan(s) at completion showing main lines, wiring, valves, crossings, etc. using dimensions from fixed datums.
 - Contractor shall verify all underground utilities prior to commencement of work.
 - The perimeter irrigation and landscape may be required to be installed prior to either or both pump stations and all main line / valve wiring. A separate plan showing modifications and alternate water source will be provided prior to construction. The modifications will not impact upon the design intent or substantially affect the construction plan.



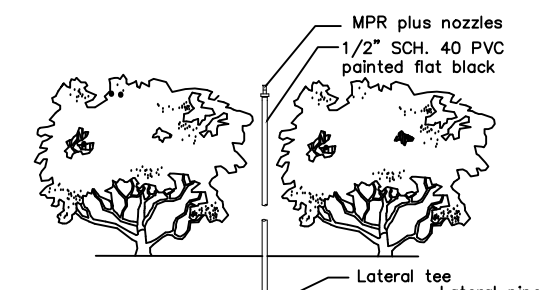
4 or 6" Pop-up Spray / Bubbler Detail



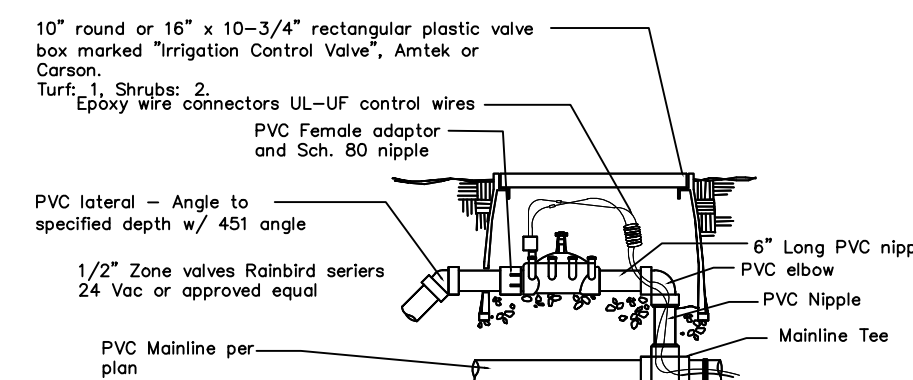
Point of Connection



Main Line Thrust Blocks



Shrub Riser Spray Detail



Zone Valve Detail

DRWG. TITLE : IRRIGATION PLAN

PROJECT : SANTORO RESIDENCE
848 4th STREET
MIAMI BEACH, FLORIDA
CLIENT : KALLER ARCHITECTS

SEAL

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SHT. NO. 1 of 1
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