



One D + B Architects
5582 NE 4th Court, Suite 7A, Miami, Florida 33137
Tel 305-506-7388

CONCEPT DESIGN
HUGO MIJARES NCARB AIAA LEED AP
structural engineer

mechanical and electrical engineers

[illegible]

OWNER:

SEAL:

STEPHEN MICHAEL CALLAHAN
FLORIDA RLA #7206

Design Review Board
PERMIT DRAWING SET

PROJECT TITLE _____

SHERIDAN AVE RESIDENCE

4212 SHERIDAN AVE
MIAMI BEACH, FL 33140

date

August 12, 2016

drawn by	checked by
THRESHOLD LANDSCAPE WORKSHOP	SMC

project no. _____

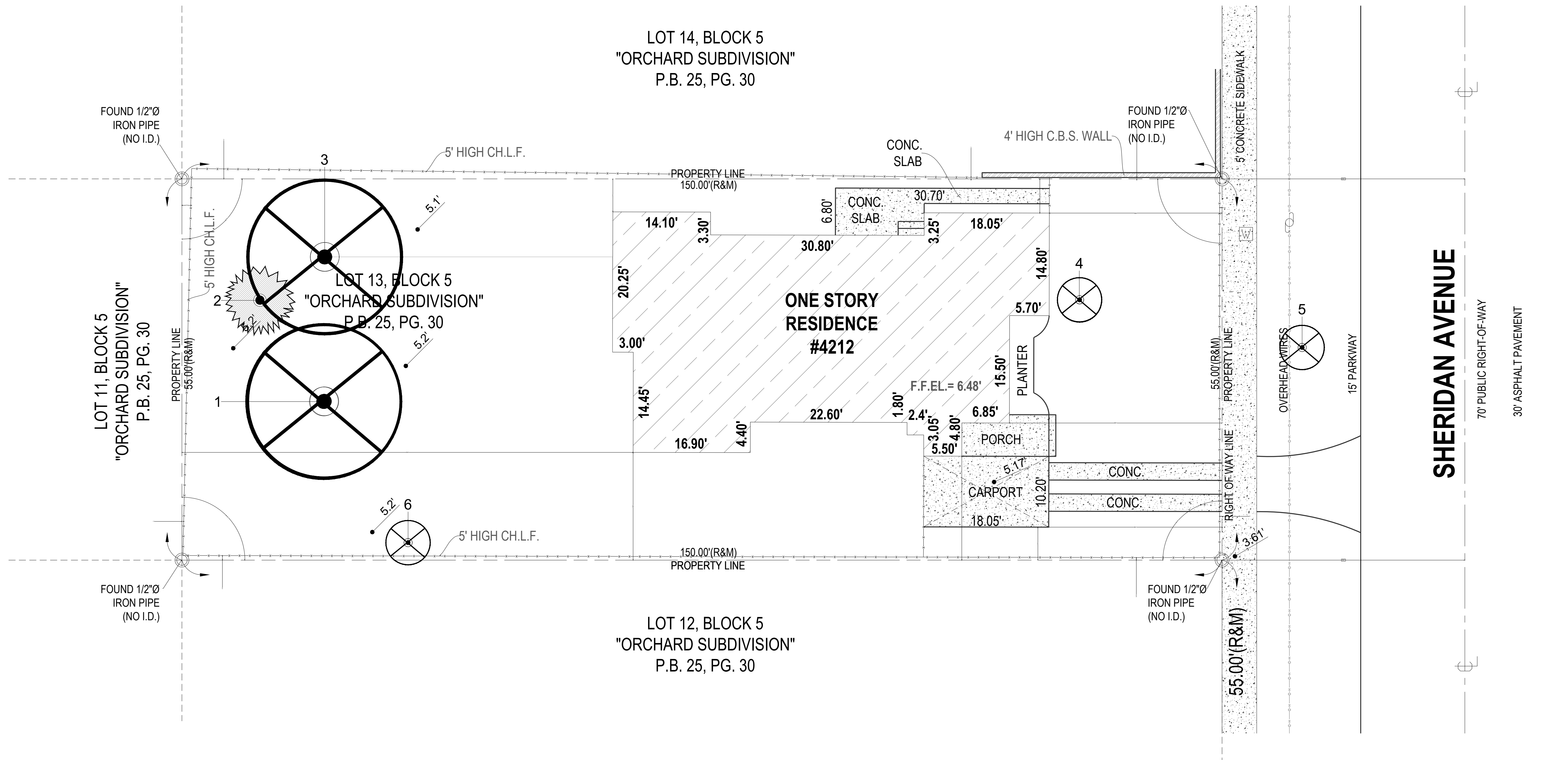
DRAWING TITLE:

**TREE DISPOSITION
PLAN**

SCALE: 1/8" = 1'-0"

PAGE:

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TREE DISPOSITION LIST						
NOTES						
*DENOTES INVASIVE SPECIES						
ITEM	SCIENTIFIC NAME	COMMON NAME	DBH	HEIGHT	SPREAD	DISPOSITION
1	MAGNIFERA INDICA	MANGO TREE	16"	40'	28'	REMOVE
2	SABAL PALMETTO	SABAL PALM		22'		RELOCATE
3	MAGNIFERA INDICA	MANGO TREE	23"	40'	33'	REMOVE
4	PLUMERIA SPECIES	FRANGIPANI (9 TRUNKS)		12'	18'	REMOVE
5	BAUHINIA PURPUREA	ORCHID TREE	3.5"	16'	10'	REMOVE
6	SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER*	CLUMP	15'	20'	REMOVE



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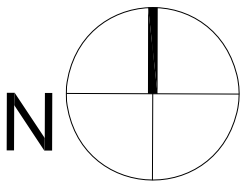
project no.

DRAWING TITLE:

LANDSCAPE PLAN

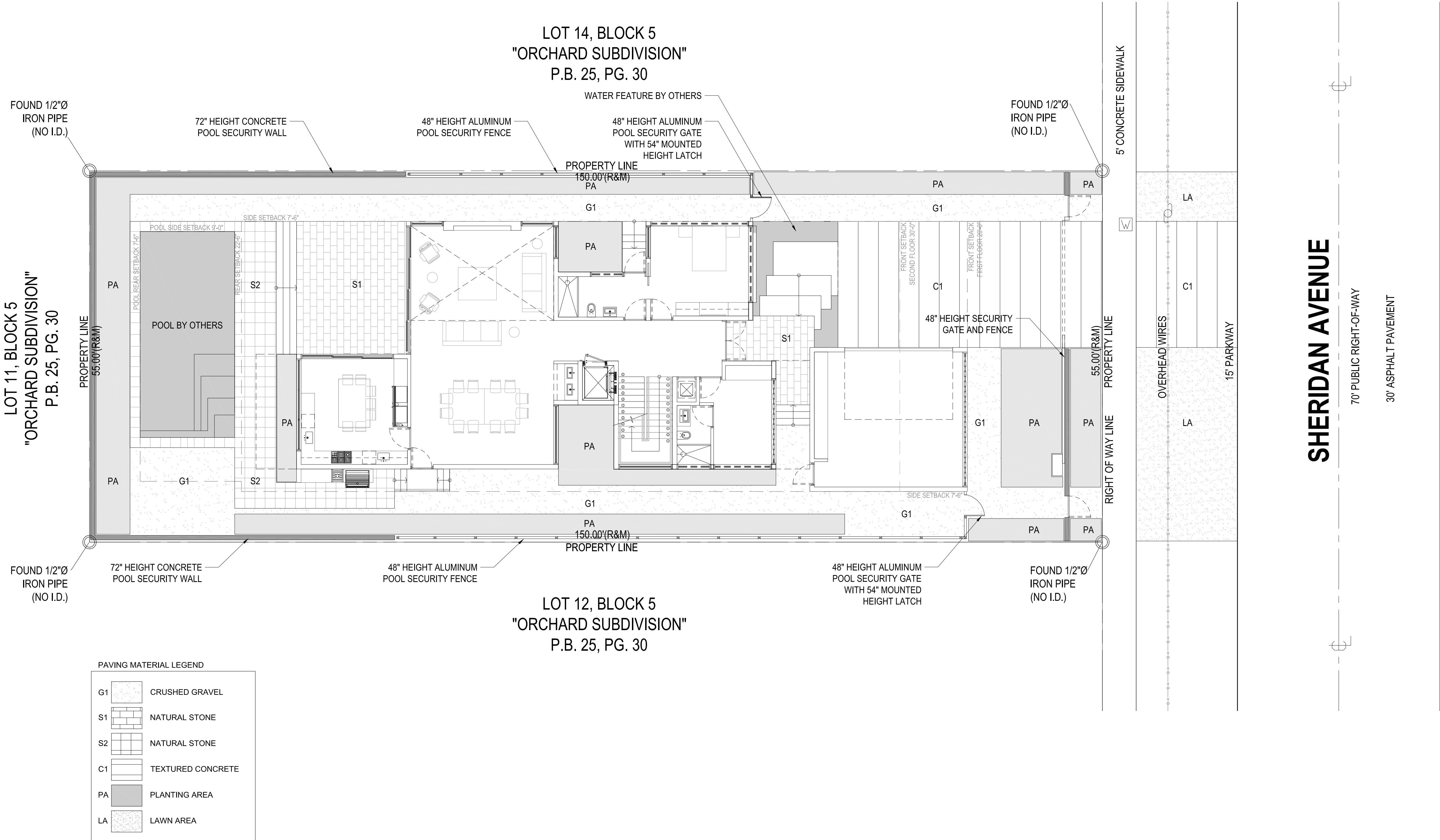
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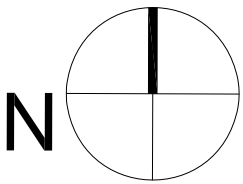
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DRAWING TITLE:

PLANTING PLAN

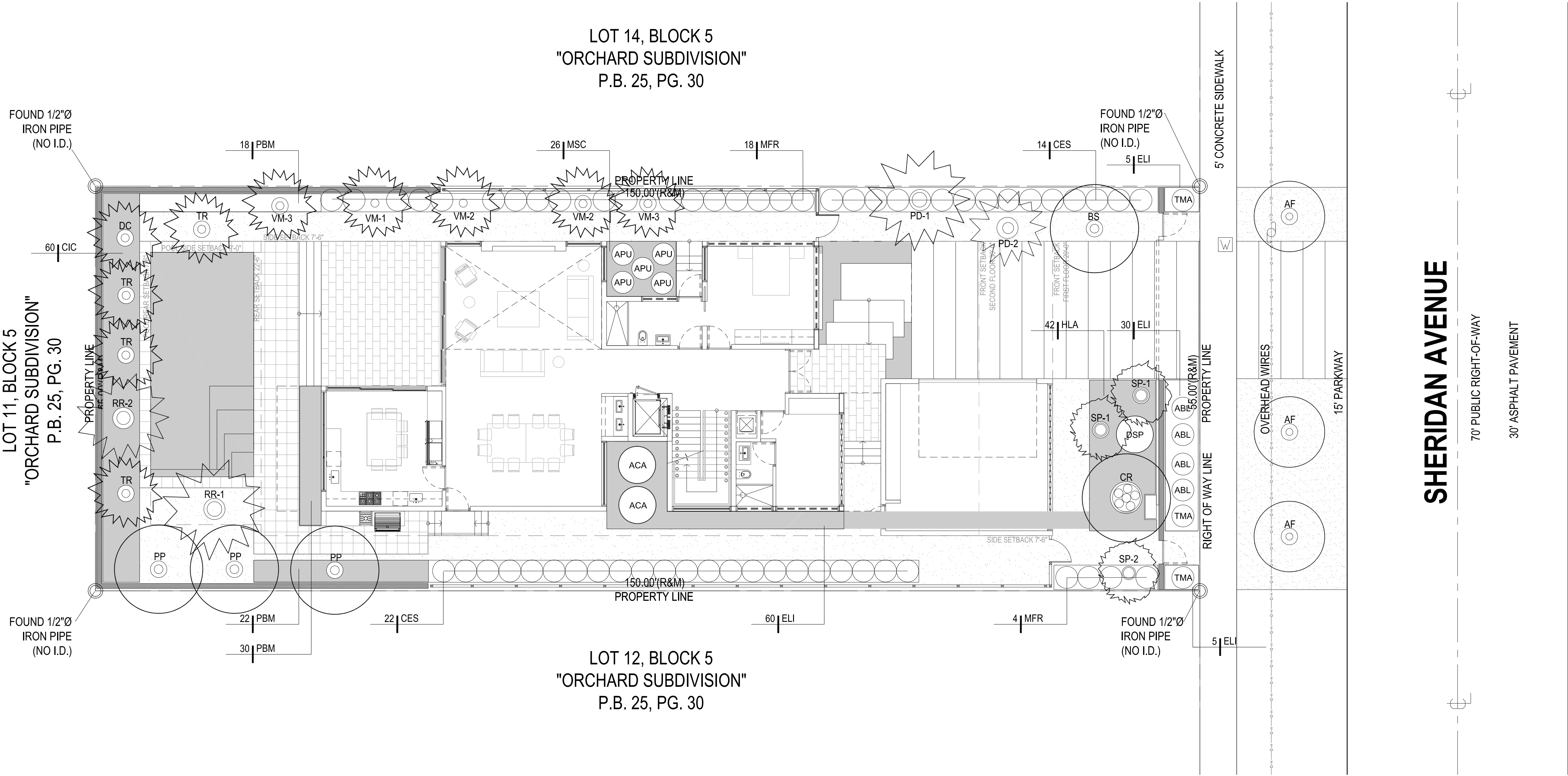
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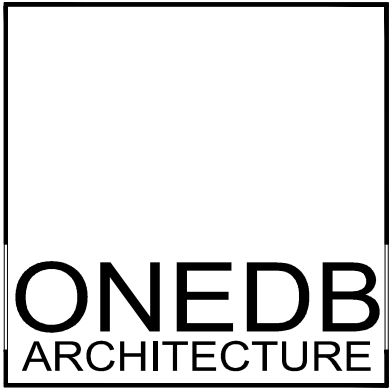
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4212 SHERIDAN AVENUE - PLANT LIST				
* Denotes Florida Native Species				
Plants installed pursuant to this Code shall conform to, or exceed, the minimum standards for Florida Number One as provided in the most current edition of "Grades and Standards for Nursery Plants, Part I and II," prepared by the State of Florida Department of Agriculture and Consumer Services.				
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
PALMS				
1	DC	DYPSIS CABADAE	CABADA PALM	30 GALLON, 10-12' HT., CLUMP, 6 CANE MIN.
1	VM-1	VEITCHIA ARECINA	MONTGOMERY PALM	SINGLE FIELD GROWN 6' CLEAR TRUNK MIN., FULL
2	VM-2	VEITCHIA ARECINA	MONTGOMERY PALM	DOUBLE FIELD GROWN 6' CLEAR TRUNK MIN., FULL
2	VM-3	VEITCHIA ARECINA	MONTGOMERY PALM	TRIPLE FIELD GROWN 6' CLEAR TRUNK MIN., FULL
2	SP-1	* SABAL PALMETTO	SABAL PALM	16- 30' CLEAR-TRUNK, HEAVY SLICK TRUNK, CHARACTER TRUNK
1	SP-2	* SABAL PALMETTO	SABAL PALM	RELOCATED FROM SITE, TREE DISPOSITON NUMBER 2
1	PD-1	PHOENIX DACTYLIFERA	DATE PALM	SINGLE FIELD GROWN, 6' CLEAR TRUNK MIN., HEAVY TRUNK
1	PD-2	PHOENIX DACTYLIFERA	DATE PALM	SINGLE FIELD GROWN, 10' CLEAR TRUNK MIN., HEAVY TRUNK
1	RR-1	* ROYSTONEA REGIA	FLORIDA ROYAL PALM	10' GREY WOOD MIN., THICK HEAVY TRUNK
1	RR-2	* ROYSTONEA REGIA	FLORIDA ROYAL PALM	6' GREY WOOD MIN., THICK HEAVY TRUNK
4	TR	* THRINAX RADIATA	FLORIDA THATCH PALM	SINGLE FIELD GROWN 6' CLEAR TRUNK MIN., FULL HEAD
TREES				
3	AF	*ACACIA FARNESIANA	SWEET ACACIA	15 GALLON 8' PALNTED HT., MULTI-TRUNK, BUSH
1	BS	* BURSERA SIMARUBA	GUMBO LIMBO	45 GALLON 12" PLANTED HT. X 4-5' SP., MULTI-TRUNK SPECIMEN
1	CR	* CLUSIA ROSIA	AUTOGRAPH TREE	45 GALLON 12" PLANTED HT. MIN. X 5' SP., BUSH FORM, MULTI-TRUNK
3	PP	* PISCIDIA PISCIPILA	JAMAICA DOGWOOD	FIELD GROWN 4" CAL. 14-18' HT. X 6' SP. MIN.
SHRUBS				
22	MFR	* MYCIANTHES FRAGRANS	SIMPSON'S STOPPER	7 GALLON 36" PLANTED HT. MIN., FULL TO BASE
36	CES	* CONOCARPUS ERECTUS	GREEN BUTTONWOOD	7 GALLON 36" PLANTED HT. MIN., FULL TO BASE
60	CIC	* CHRYSOBALANUS ICACO 'HORIZONTAL	HORIZONTAL COCOPLUM	3 GALLON 24" PLANTED HT. MIN., FULL TO BASE
ACCENTS				
2	ACA	ALOCASIA 'CALIDORA'	GIANT ELEPHANT EAR	7 GALLON 36" PLANTED HT. MIN., FULL
4	ABL	AGAVE 'BLUE WAVE'	BLUE WAVE AGAVE	7 GALLON 14" PLANTED HT. MIN., FULL
5	APU	ALPINIA PURPURATA 'PINK'	PINK GINGER	7 GALLON 36" PLANTED HT. MIN., FULL
1	DSP	DIOON SPINULOSUM	MEXICAN CYCAD	15 GALLON 5' PLANTED HT. MIN., FULL
3	TMA	* THRINAX MORRISII	KEY THATCH PALM	7 GALLON 36" PLANTED HT. MIN., FULL HEAD
GROUND COVER				
100	ELI	* ERNODEA LITTORALIS	GOLDEN BEACH CREEPER	1 GALLON 10" PLANTED HT. MIN., FULL TO BASE, 18" OC.
42	HLA	* HYMENOCALLIS LATIFOLIA 'KEYENSIS'	SPIDER LILY	3 GALLON 18" PLANTED HT. MIN., FULL TO BASE, 24" OC.
70	PBM	PHILODENDRON 'BURLE MARX'	BURLE MARX PHILODENDRON	3 GALLON 14" PLANTED HT. MIN., FULL TO BASE, 24" OC.
26	MSC	MICROSORUM SCOLOPENDRIUM	WART FERN	1 GALLON 10" PLANTED HT. MIN., FULL TO BASE, 14" OC.
MULCH AND SOD				
TBD			RECYCLED MULCH	NO CYPRESS MUCH, QUANTITY CALCULATED BY CONTRACTOR
TBD		EMPIRE ZOYSIA	TURFGRASS	QUANTITY CALCULATED BY CONTRACTOR

TREE MITIGATION CHART					
ITEM	SCIENTIFIC NAME	COMMON NAME	AREA IN S.F.	SPECIMEN MITIGATION REQUIREMENTS	TOTAL S.F.
1	MAGNIFERA INDICA*	MANGO TREE	351	X2	702
3	MAGNIFERA INDICA*	MANGO TREE	595	X2	1190
4	PLUMERIA SPECIES*	FRANGIPANI	170	X2	340
5	BAUHINIA PURPUREA	ORCHID TREE	126	NA	126
	TOTAL AREA REQUIRING MITIGATION				2358
NOTES					
1. *DENOTES SPECIMEN TREE, PER CITY OF MIAMI BEACH DEFINITION SEC. 46-56					
2. REQUIRED MINIMUM NUMBER OF SPECIES - 2, PER CITY OF MIAMI BEACH CODE SEC. 46-412.A					
3. DEFICIENCIES IN PLANTING AREA TO BE CONTRIBUTED TO CITY OF MIAMI BEACH TREE PRESERVATION TRUST FUND SEC. 46-61.6					

TREE REPLACEMENT CHART						
ITEM	SCIENTIFIC NAME	COMMON NAME	CATEGORY	SQARE FOOTAGE CREDIT PER TREE	QUANTITY SPECIFIED	TOTAL S.F.
1	*ACACIA FARNESIANA	SWEET ACACIA	3	100	3	300
2	* PISCIDIA PISCIPILA	JAMAICA DOGWOOD	1	300	3	900
3	* BURSERA SIMARUBA	GUMBO LIMBO	1	300	1	300
4	* CLUSIA ROSIA	AUTOGRAPH TREE	1	300	1	300
5	PHOENIX DACTYLIFERA	DATE PALM	4	50	2	100
6	* ROYSTONEA REGIA	FLORIDA ROYAL PALM	4	50	2	100
7	* THRINAX RADIATA	FLORIDA THATCH PALM	4	50	4	200
8	VEITCHIA ARECINA	MONTGOMERY PALM	4	50	5	250
TREE CREDIT					REQUIRED	PROVIDED
1. MINIMUM SQUARE FOOTAGE REPLACEMENT QUANTITY CALCULATIONS, CITY OF MIAMI BEACH CODE SECTION 46-61					2,358 SF MIN.	2450
2.*DENOTES NATIVE TREE, MINIMUM 50% NATIVES REQUIRED PER CITY OF MIAMI BEACH CODE SEC. 46-61					50%	67%
3. PALM REPLACEMENT CRITERIA , PER CITY OF MIAMI BEACH CODE SEC. 46-61					MAX 30%	25%
4. REQUIRED MINIMUM NUMBER OF SPECIES - 2, PER CITY OF MIAMI BEACH CODE SEC. 46-412.A					2	8



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DRAWING TITLE:
PLANT LIST

SCALE: NTS.
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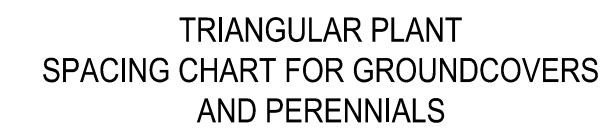
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PLANTING DETAILS

SCALE: NTS.

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	ROW
"D"	A
18" O.C.	15" O.C.
24" O.C.	21" O.C.
36" O.C.	31" O.C.

GROUNDCOVER & PERENNIAL SPACING



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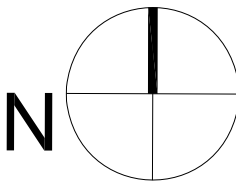
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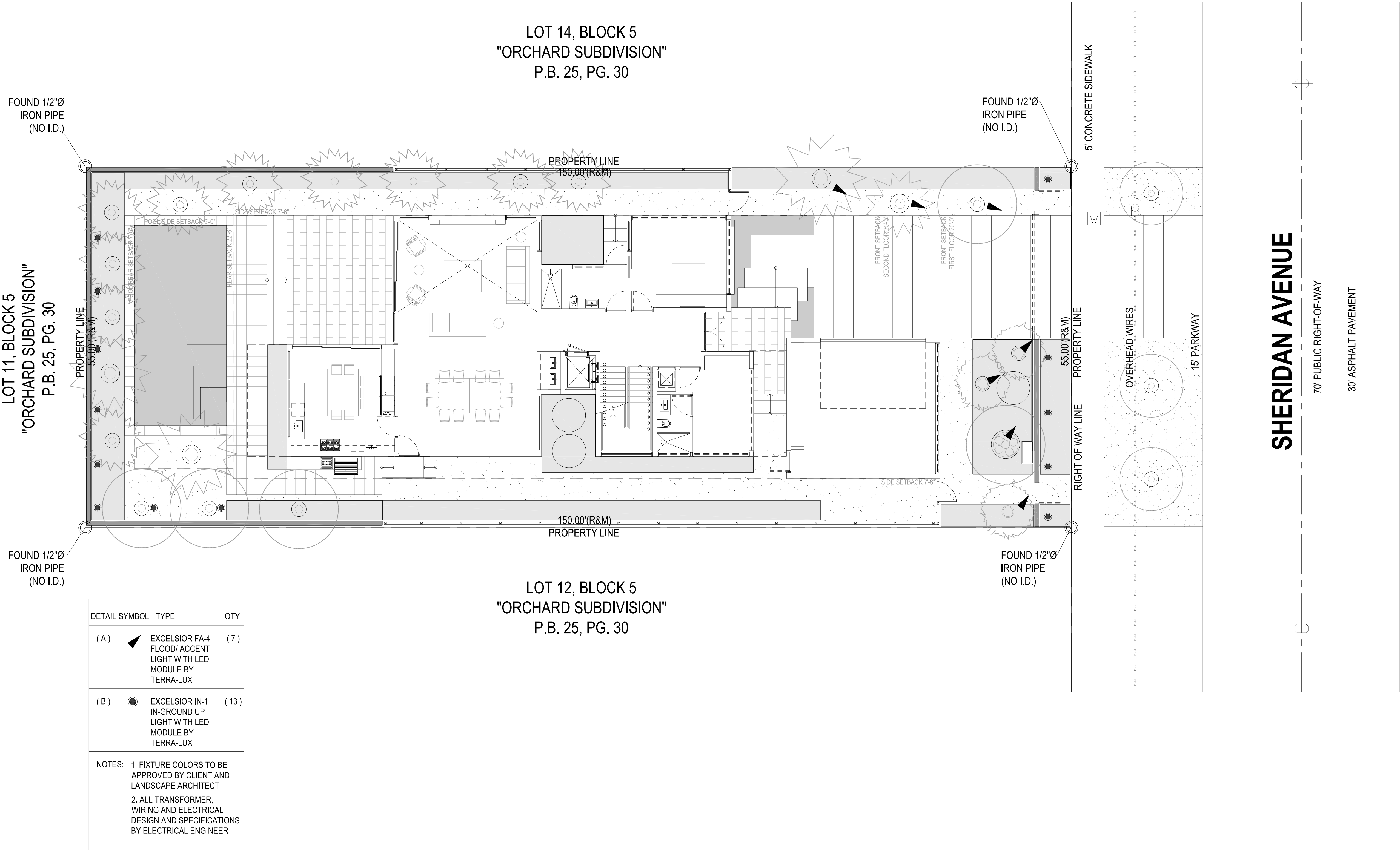
LIGHTING PLAN

SCALE: 1/8" = 1'-0"
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PERMIT DRAWING SET



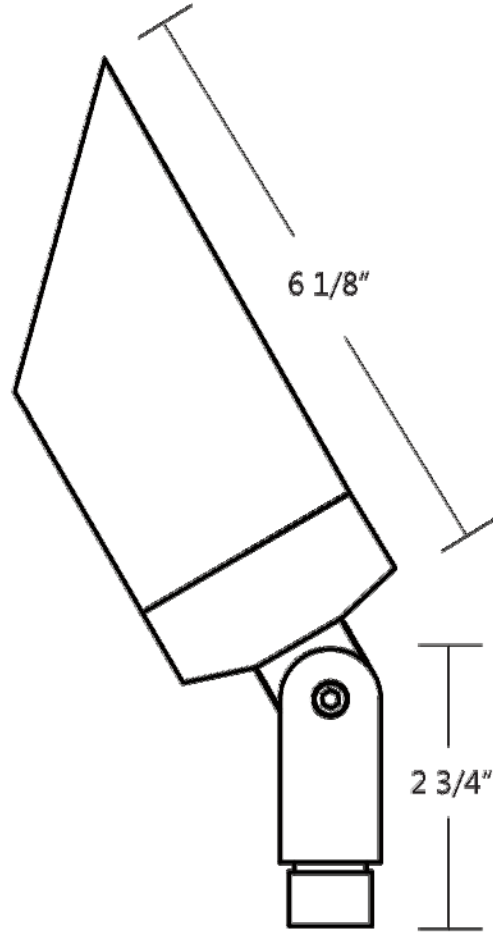
FLOOD/ACCENT LIGHT

MR16 50W 10W LED

MODEL FA-4

Specification-grade landscape lighting, wet-location luminaire for uplighting or downlighting applications. Can be utilized for ground mounted, tree mounted or surface mounted installations.

- Machined 6061-T6 copper-free aluminum. Aluminum components are black anodized, then a polyester powder coat finish is applied. Seven standard TGIC powder coat finishes and clear anodized finish available.
- Remote transformer required.
- Stainless steel hardware.
- 10" 18ga. Teflon coated wire leads.
- 45° angled cap for glare control holds 3 lens accessories.
- Clear tempered borosilicate glass lens, glued in.
- High-temperature silicone O-ring seal used to seal the cap against the body.
- Molded silicone wire pass-thru attached to socket wire prevents wicking and water leaking into the lamp compartment.
- CSA listed for wet location landscape use (UL1838).
- Warranty: 10 Years.



Specifications

MODEL:	FA - 4	LAMPING:	MR16 Halogen, 50W Maximum (order separately) 10W LED (order separately)	
MATERIAL:	6061-T6 Aluminum or C36000 Brass			
VOLTAGE:	12V			
WATTAGE:	50 Watt	FINISHES:	BK - Black BZ - Bronze WT - White BG - Beige	BKT - Black Texture BZT - Bronze Texture SL - Silver CA - Clear Anodized
SOCKET:	GY-6.35 Bi-pin porcelain socket rated 600V, 250°C 18 ga, Teflon® coated leads.			

Ordering Logic:

MODEL	METAL	FINISH
FA-4	A - Aluminum	BK- Black BZ - Bronze WT - White BG - Beige NT - Natural
		BKT - Black Texture BZT- Bronze Texture SL - Silver CA - Clear Anodized DB - Dark Brass

ORDERING EXAMPLE: FA - 4 - A - BZT

Excelsior Lighting, Inc.

PROJECT

TYPE

2507 N. Bundy Drive Fresno, CA 93727 T - 559.346.1051 F - 559.346.1071 excelsiorlighting.com

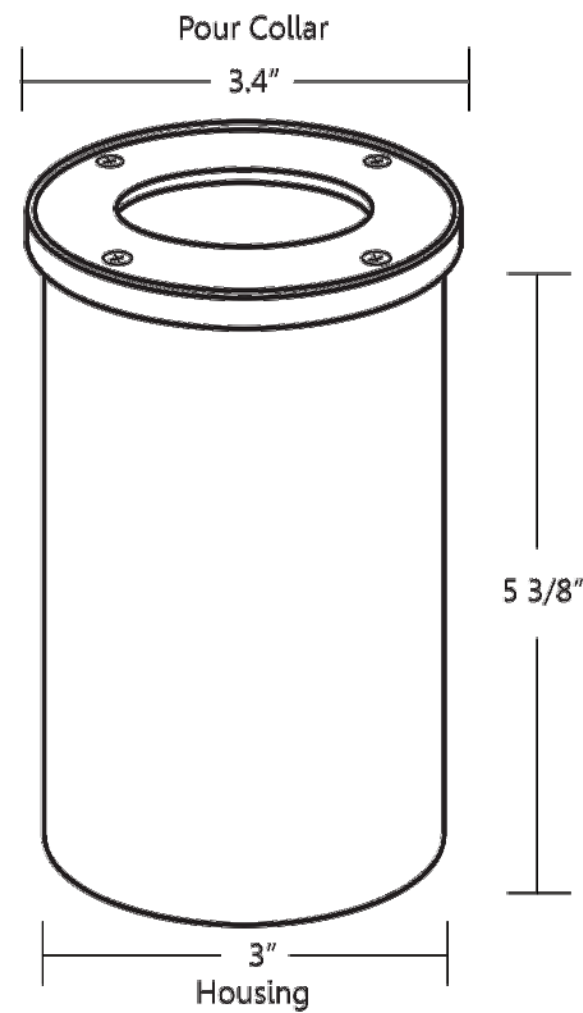
IN-GROUND LIGHT

MR16 35W LED 13W

MODEL IN-1

Specification-grade direct burial landscape lighting, wet-location luminaire for uplighting applications.

- Machined 6061-T6 copper-free aluminum. Aluminum components are black anodized, then a polyester powder coat finish is applied. Seven standard TGIC powder coat finishes and clear anodized finish available.
- Remote transformer required.
- GY 6.35 bi pin porcelain socket.
- IP 67 rated.
- Tempered glass lens.
- Holds 3 lens accessories.
- Pour collar option available.
- 6 feet of 16/2 low voltage cable supplied.
- Suitable for drive-over installations.
- Warranty: 10 Years.



Specifications:

MODEL:	IN-1	LAMPING:	MR16 Halogen, 35W Maximum (order separately) 13W LED (order separately)	
MATERIAL:	6061-T6 Aluminum			
VOLTAGE:	12V			
WATTAGE:	35 Watt	FINISHES:	BK - Black BZ - Bronze WT - White BG - Beige	BKT - Black Texture BZT - Bronze Texture SL - Silver CA - Clear Anodized
SOCKET:	GY-6.35 Bi-pin porcelain socket rated 600V, 250°C 18 ga, Teflon® coated leads.			

Ordering Logic:

MODEL	METAL	POUR COLLAR	FINISH
IN-1	A - Aluminum	0 - None (standard) PC - Pour Collar (optional)	BK- Black BZ - Bronze WT - White BG - Beige
			BKT - Black Texture BZT- Bronze Texture SL - Silver CA - Clear Anodized

ORDERING EXAMPLE: IN - 1 - A - 0 - BK

Excelsior Lighting, Inc.

PROJECT

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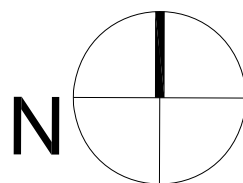
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LIGHTING
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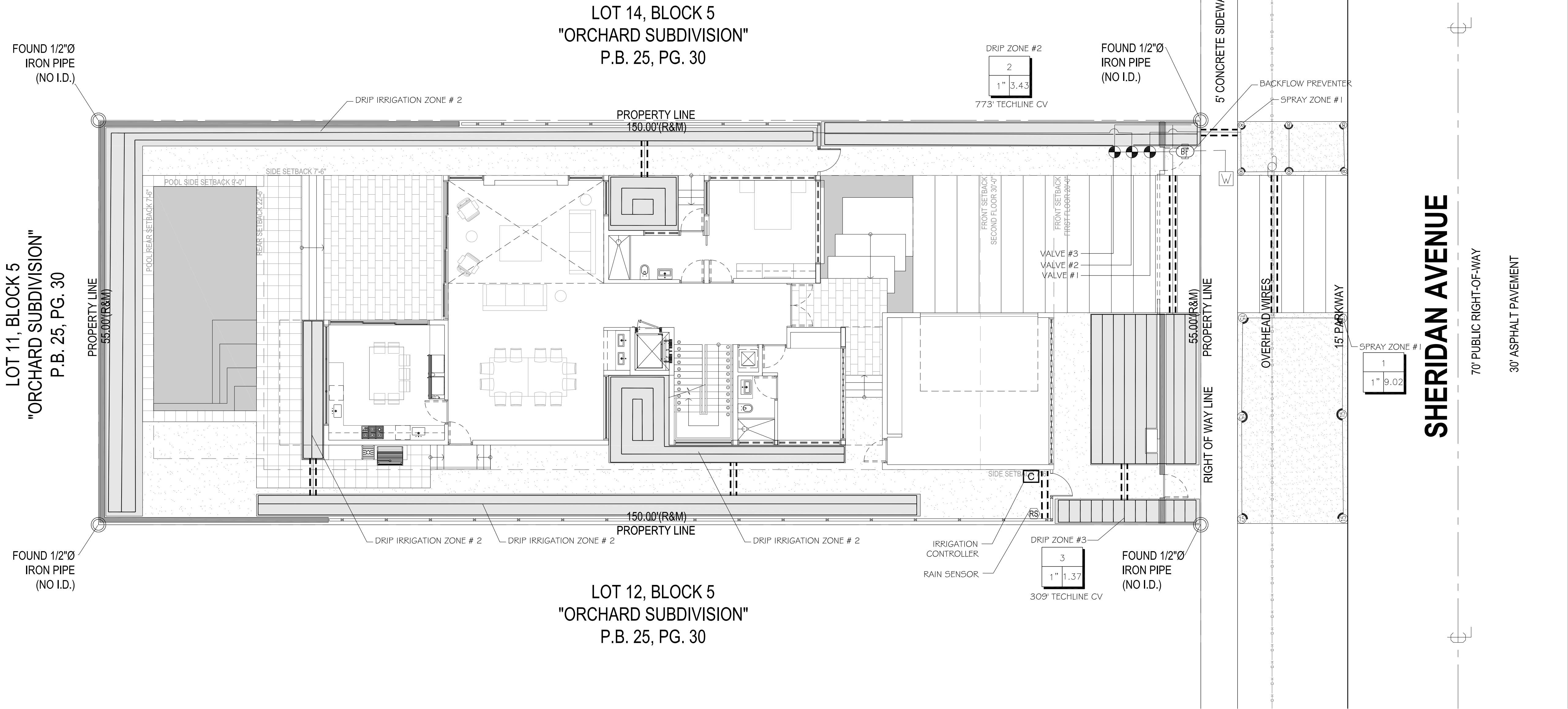
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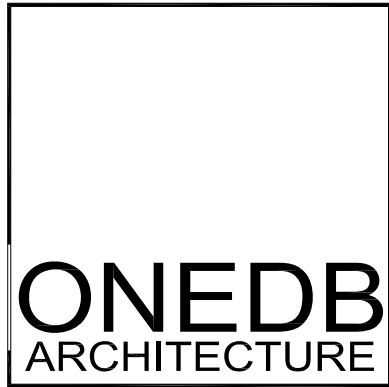


IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter PROS-06 8" radius Turf Spray, 6.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.	30		Hunter XC-400 4 stations, 120 VAC outdoor with plastic cabinet
	Hunter PROS-06 12" radius Turf Spray, 6.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.	30		Hunter MINI-CLIK Rain Sensor, mount as noted
	Hunter PROS-06 15" radius Turf Spray, 6.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.	30		Existing Water Meter 1"
	Netafilm Techline CV Drip Irrigation			Irrigation Lateral Line: PVC Schedule 40 PVC Schedule 40 irrigation pipe.
	Hunter ICV-G 1" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet			Irrigation Mainline: 1" PVC Schedule 40 PVC Schedule 40 irrigation pipe.
	Febcos 765 1" Pressure Vacuum Breaker, brass with ball valve SOV. Install 12" (305MM) above highest downstream outlet and the highest point in the downstream piping.			Pipe Sleeve: PVC Schedule 40 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.
				Valve Callout # Valve Number # Valve Flow # Valve Size

IRRIGATION ZONE SCHEDULE			
ZONE #	G.P.M.	TYPE	DESCRIPTION
ZONE 1	9.02	SPRAY	TURF FRONT
ZONE 2	3.43	DRIP	NORTH SIDE, WEST SIDE AND SOUTH SIDE
ZONE 3	1.37	DRIP	FRONT SOUTH EAST

NOTES:
-ALL VALVES ARE TO BE GROUPED TOGETHER AS INDICATED ON PLANS. ANY
CHANGES MADE BY CONTRACTOR SHALL BE APPROVED BY L.A./ OWNER AND
DOCUMENTED ON IRRIGATION AS-BUILT DRAWINGS.



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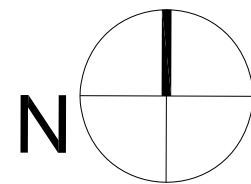
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AUGUST 12, 2016

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DRAWING TITLE:
IRRIGATION PLAN

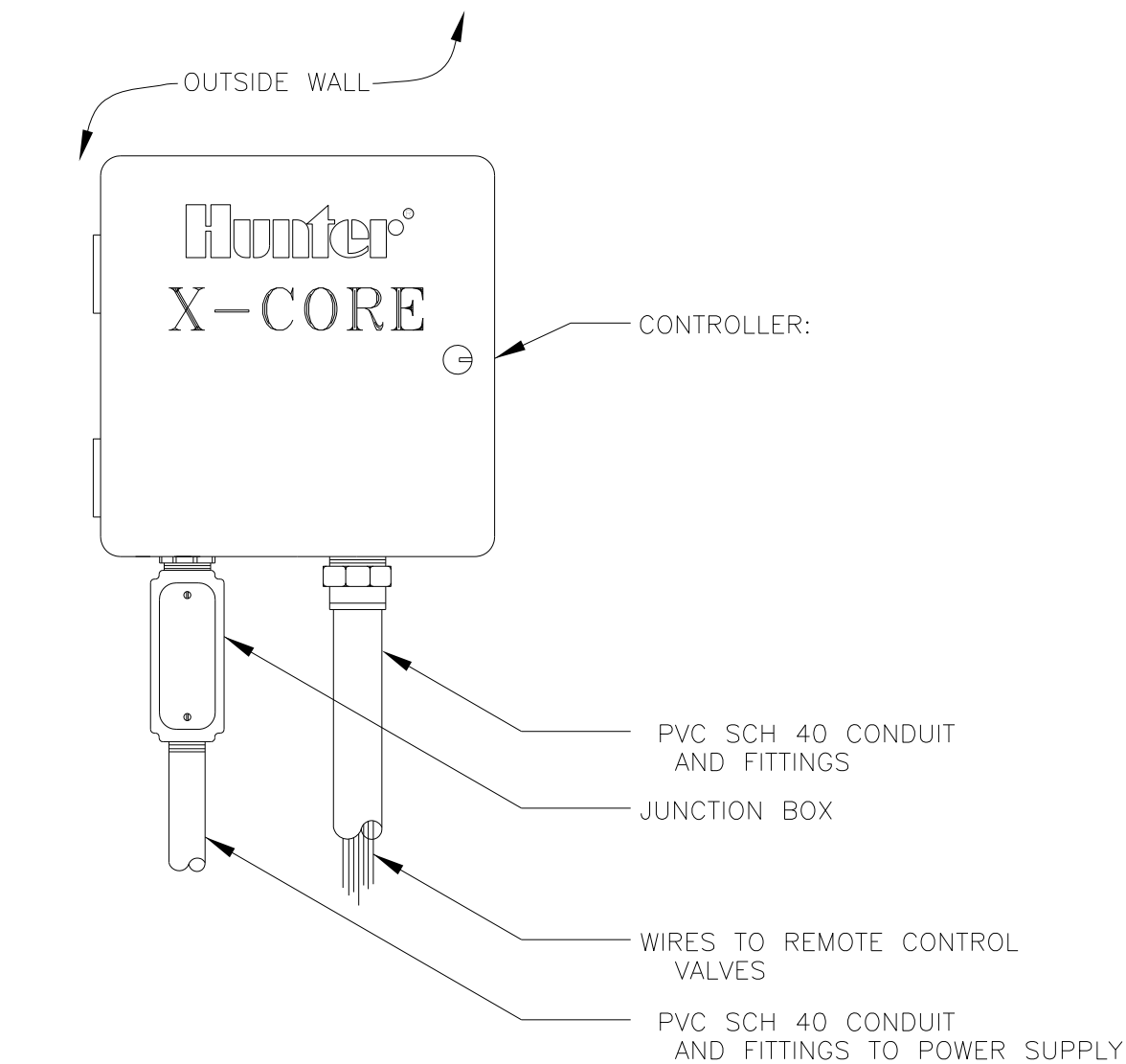
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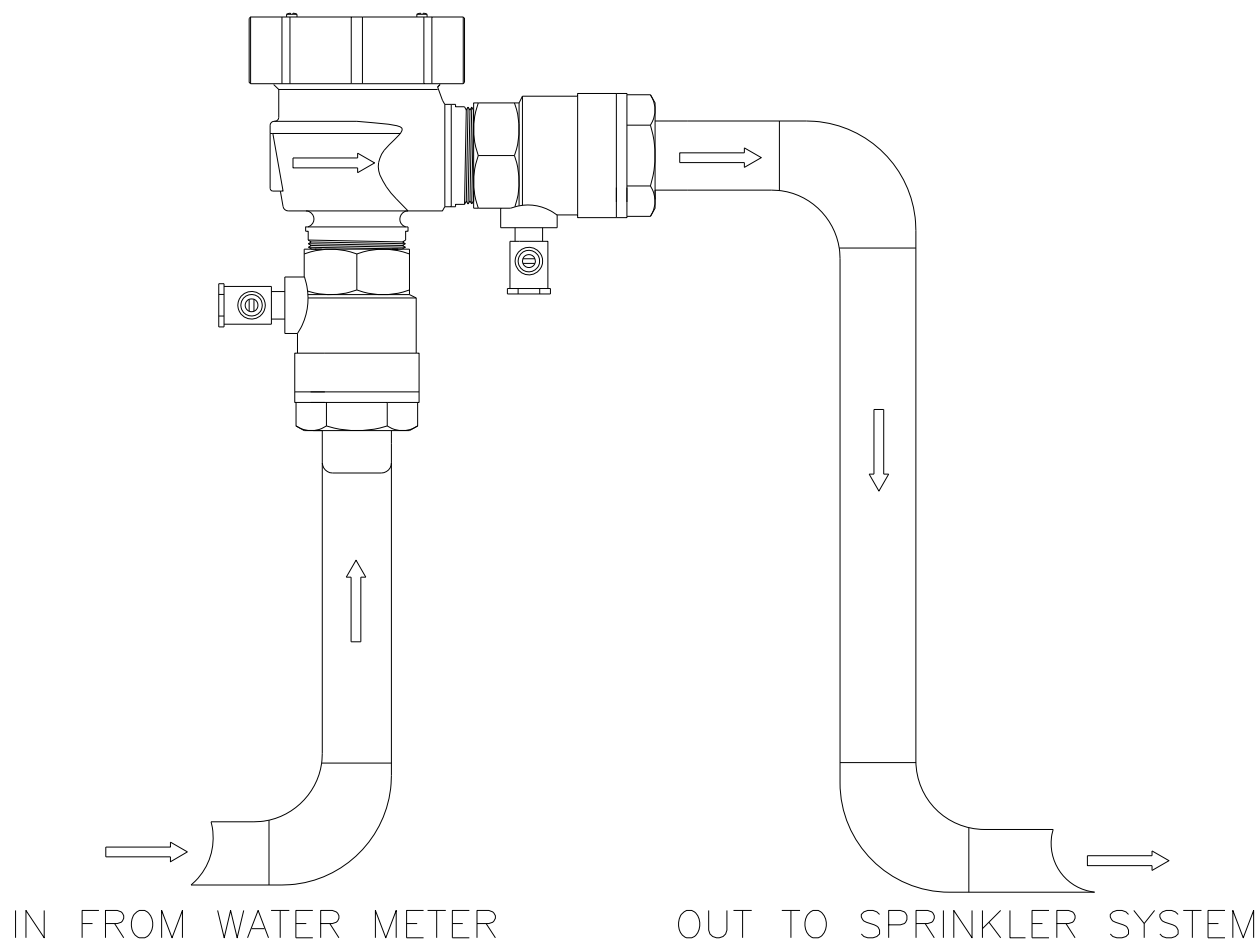
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GENERAL NOTES

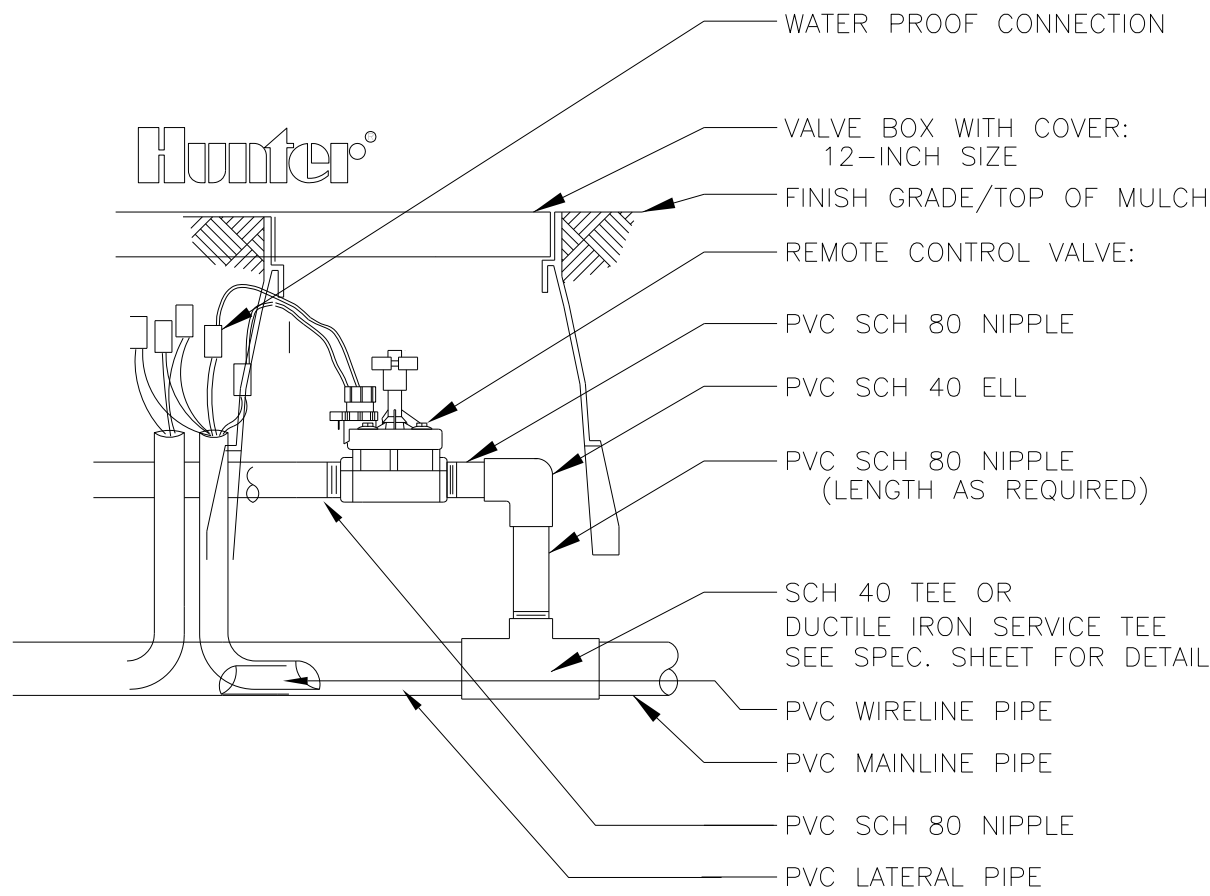
1. Pipe sizes shall conform to those shown on the drawings. No substitutions of smaller pipe sizes shall be permitted, but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.
2. All mainline, lateral line and control wire conduit under paving shall be installed in separate sleeves. Sleeves shall be a minimum of twice (2X) the diameter of the pipe to be sleeved.
3. Install all backflow prevention devices and all piping between the point of connection and the backflow preventer as per local codes.
4. Final location of the backflow preventer and automatic controller shall be approved by the owner's authorized representative.
5. 120 VAC electrical power source at controller location shall be provided by others. The electrical contractor shall make the final connection from the electrical source to the controller.
6. All sprinkler heads shall be set perpendicular to finish grade unless otherwise specified.
7. The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum spray with minimal overspray onto walks, streets, walls, etc.
8. This design is diagrammatic. All piping, valves, etc., shown within paved areas is for design clarification only and shall be installed in planting areas wherever possible. The contractor shall locate all valves in shrub areas where possible.
9. It is the responsibility of the irrigation contractor to familiarize himself with all grade differences, location of walls, retaining walls, structures and utilities. The irrigation contractor shall repair or replace all items damaged by his work. He shall coordinate his work with other contractors for the location and installation of pipe sleeves through walls, under roadways and paving, etc.
10. Do not willingly install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences or differences in the area dimensions exist that might not have been considered in the engineering. Such obstructions or differences should be brought to the attention of the owner's authorized representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.
11. All sprinkler equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
12. The irrigation contractor shall install check valves on all heads in areas where finish grade exceeds 4:1, where post valve shut-off draining, of the irrigation head occurs or as directed by the owner's authorized representative.
13. The contractor shall provide 1800 PCS (pressure compensating screens) as necessary to reduce or eliminate overspray onto streets, walks or other areas as directed by the owner's authorized representative.
14. All control wires shall be installed in PVC conduit.
15. All remote control valves, gate valves, quick couplers, control wire and computer cable pull points shall be installed in approved valves boxes with covers.
16. The installation devices are to be guaranteed for the period of (1) year from the date of final acceptance.



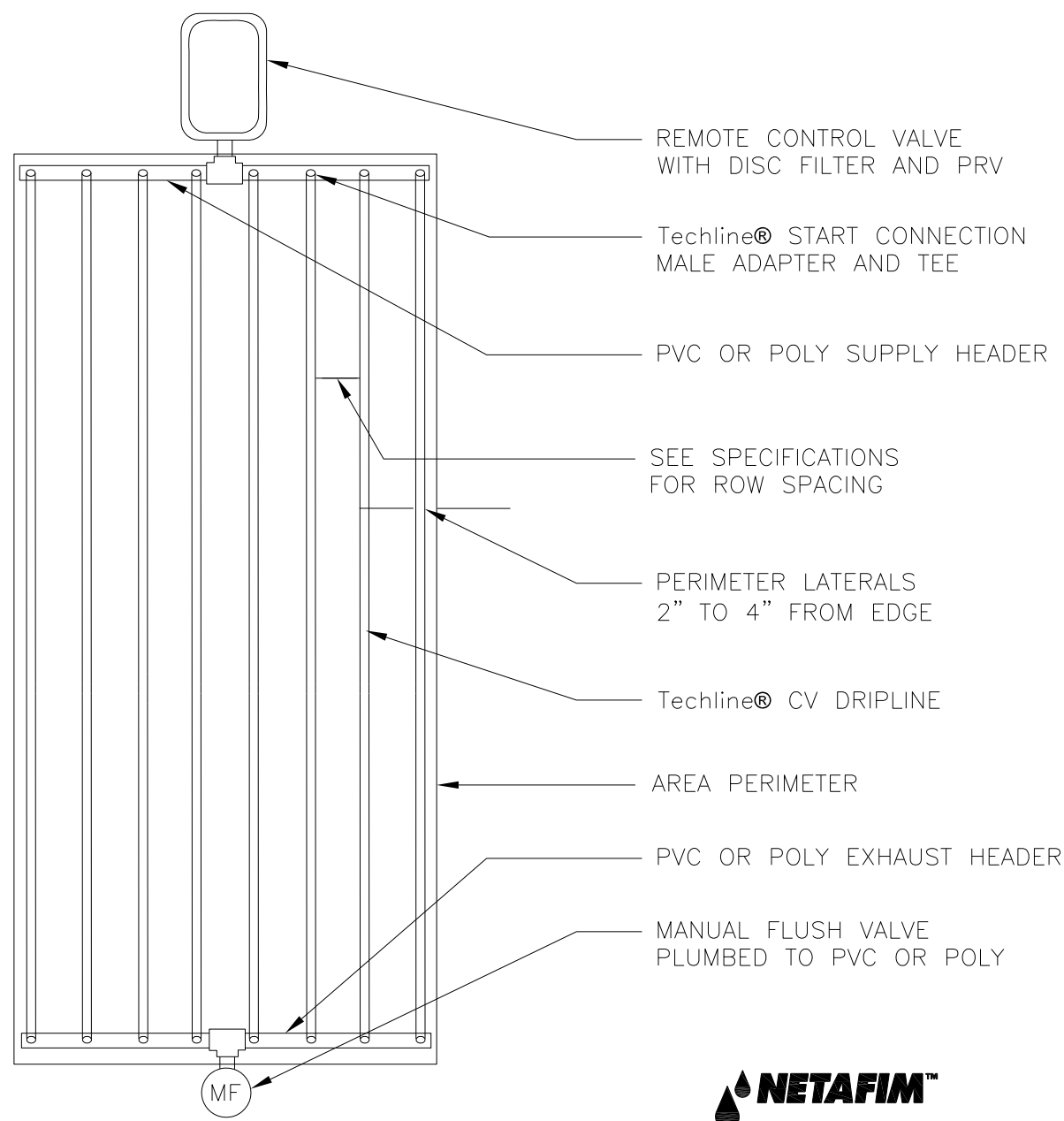
CONTROLLER



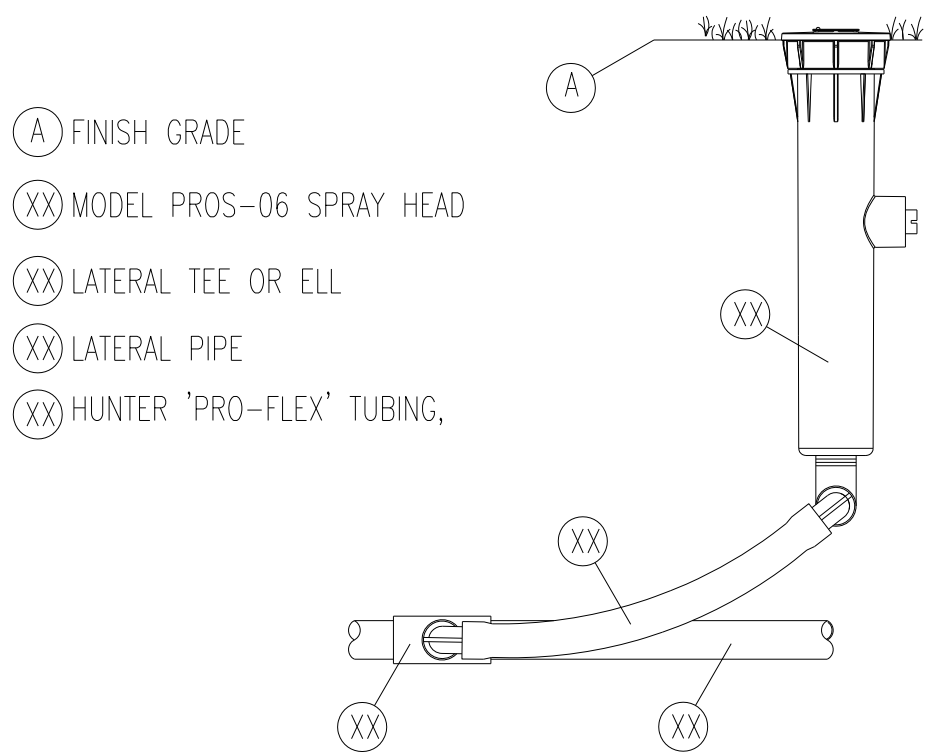
BACKFLOW PREVENTER



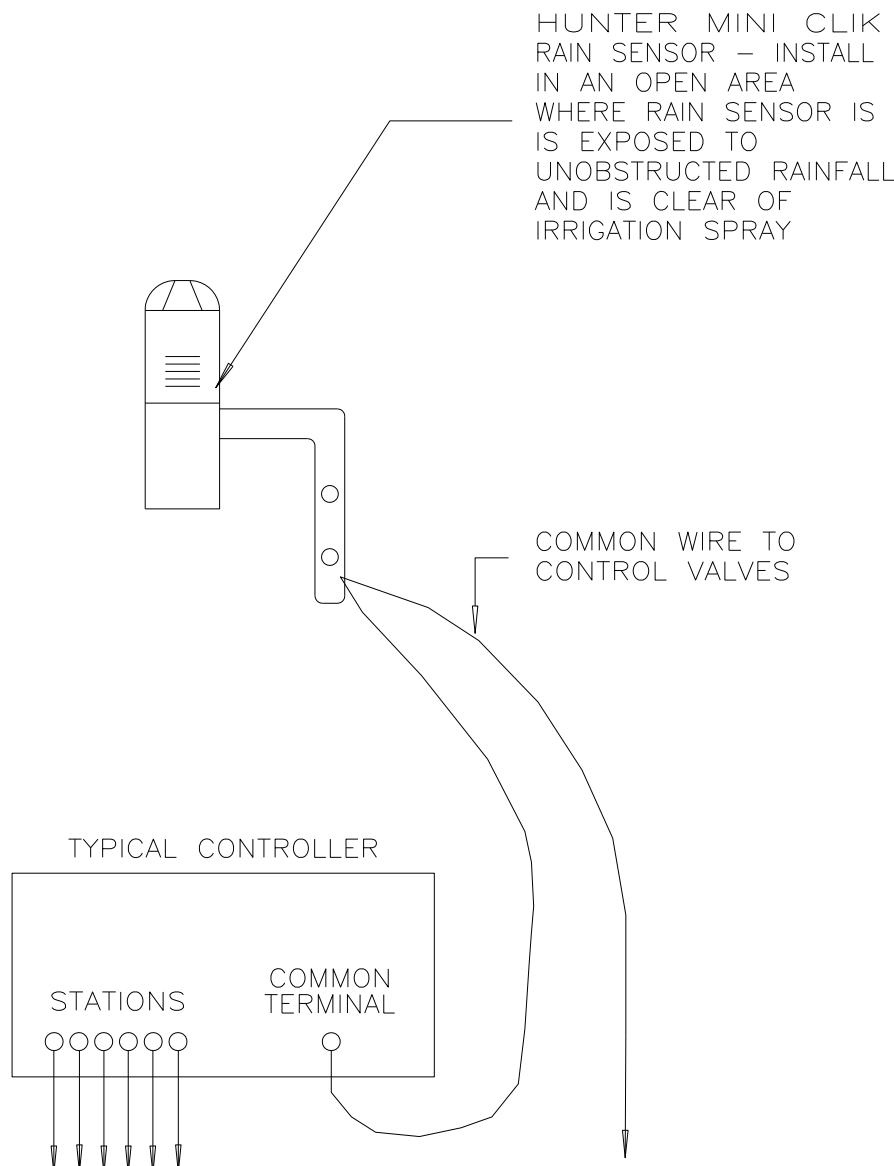
HUNTER ICV VALVE



TECHLINE CV END FEED LAYOUT



PROS-06 SPRAY HEAD



AUTOMATIC RAIN SENSOR

ONEDB
ARCHITECTURE

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CONCEPT DESIGN
HUGO MUJARES NCARB AIA LEED AP

structural engineer

mechanical and electrical engineers

NO. DATE REVISION BY

OWNER:

SEAL:

STEPHEN MICHAEL CALLAHAN
FLORIDA RLA #7206

Design Review Board
FINAL SUBMITTAL

PROJECT TITLE

SHERIDAN AVE
RESIDENCE

4212 SHERIDAN AVE
MIAMI BEACH, FL 33140

date

AUGUST 12, 2016

drawn by checked by
THRESHOLD LANDSCAPE WORKSHOP SMC
project no.

DRAWING TITLE:

IRRIGATION
DETAILS

SCALE: NTS.

PAGE:

PERMIT DRAWING SET

L4.1