



## The City of Coral Gables

*Historical Resources Department*

December 20, 2013

Robert Strauss and Camilla Cochran  
2627 South Bayshore Drive # 3202  
Miami, Florida 33133

Re: Revision to Certificate of Appropriateness for 814 Coral Way, legally described as Lots 7 and 8, Block 1, Coral Gables Section "A," according to the Plat thereof, as recorded in Plat Book 5, Page 102 of the public records of Miami-Dade County, Florida

Dear Mr. Strauss and Ms. Cochran:

On December 19, 2013, the Historic Preservation Board met to review an application for a revision to the previously issued Special Certificate of Appropriateness, COA (SP) 2012-01 for the property at 814 Coral Way, a contributing resource within the Coral Rock Residences Thematic Group Local Historic District, legally described as Lots 7 and 8, Block 1, Coral Gables Section "A," according to the Plat thereof, as recorded in Plat Book 5, Page 102 of the public records of Miami-Dade County, Florida. The applicant requested design approval for revisions to the proposed landscape design.

The Historic Preservation Board passed a motion granting Staff the authority to administratively review the request. Staff has reviewed the application and finds that the overall design of the proposed revision does not destroy or detract from the integrity of the historic building, and is minimal in impact, which is entirely consistent with the Secretary of the Interior's Standards for Rehabilitation. A Special Certificate of Appropriateness is hereby issued. Please be advised that any changes or alterations to the approved plans will need to be submitted to this office for a revision to the Certificate of Appropriateness.

Should you need any additional information or have questions please feel free to call the office.

Sincerely,

A handwritten signature in black ink, appearing to read "Kara Kautz".

Kara Kautz  
Assistant Historic Preservation Officer

cc: File COA (SP) 2012-001 Revised  
Jennifer Rogers-Pomaville, 906 Pizarro Street, Coral Gables FL 33134  
Jenifer Briley + Associates, 1829 Tiger Tail Avenue, Coconut Grove, FL 33133

**CITY OF CORAL GABLES  
HISTORIC PRESERVATION  
CERTIFICATE OF APPROPRIATENESS**

SITE ADDRESS/LOCATION: 814 Coral Way

LEGAL DESCRIPTION: Lots 7 and 8, Block 1, Coral Gables Section "A"

CASE FILE NUMBER: COA (SP) 2012-01 Revised

CERTIFICATE TYPE:  STANDARD  SPECIAL

DECISION BY:  STAFF

HISTORIC PRESERVATION BOARD

ACTION DATE: December 19, 2013

ACTION:  APPROVE  DENY

APPROVE W/CONDITIONS

Conditions: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

EXPIRATION DATE: December 19, 2015

Dona M. Spain Historic Preservation Officer  
PRINT NAME TITLE

 December 20, 2013  
SIGNATURE DATE



# The City of Coral Gables

Historical Resources Department

COA (SP) 2012-001 REVISED  
DECEMBER 19, 2013

**SPECIAL CERTIFICATE OF APPROPRIATENESS REVISION**  
**FOR THE PROPERTY LOCATED AT**  
**814 CORAL WAY, A CONTRIBUTING STRUCTURE WITHIN**  
**THE "CORAL ROCK RESIDENCES THEMATIC GROUP"**  
**LOCAL HISTORIC DISTRICT**  
**CORAL GABLES, FLORIDA**

- Proposal:** The application requests approval for a revision to the previously approved Certificate of Appropriateness for design modifications to landscape and hardscape features
- Landscape Architect:** Curtis + Rogers Design Studio, Inc. (Jennifer Rogers, RLA)
- Current Owner:** Robert Strauss and Camilla Cochrane
- Legal Description:** Lots 7 and 8, Block 1, Coral Gables Section "A," according to the Plat thereof, as recorded in Plat Book 5 at Page 102, of the Public Records of Miami- Dade County, Florida
- Folio Number:** 03-4118-001-0050
- Site Characteristics:** This property is located on two interior lots. The main elevation of the building faces north onto Coral Way. Dimensions of the site are approximately 100 feet by 175 feet.

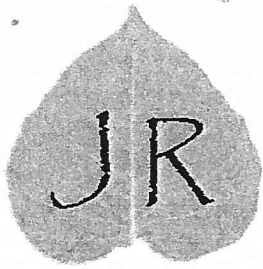
### **SUMMARY OF APPLICATION**

The structure at 814 Coral Way was originally the home of E. G. Bishop. Although the construction of the residence was recorded in 1924 as permit number 3 in the City of Coral Gables, it is believed to have been constructed closer to 1922. The original architect is currently unknown. The property was designated as part of the "Coral Rock Residences Thematic Group" local historic district in February 15, 2007

### **PROPOSAL**

In November of 2011, the Historic Preservation Board approved a request for additions and alterations to the residence and garage structure on the property at 814 Coral Way. The additions included the construction of a breakfast room, a connecting sun porch, a two-story addition (three bedrooms, bathrooms, a den and laundry room) at the rear of the residence. In March of 2012, the Historic Preservation Board approved an application for the installation of landscape and hardscape features and the construction of a coral rock wall and gates at the front of the property.

During the permitting process, the previous landscape architect, Tropolis Inc., was replaced by Curtis + Rogers Design Studio, Inc. The landscape and hardscape elements were significantly altered and Historical Resources Staff has requested that the Board review the modifications to the site improvements. The coral rock wall and gates are not included in this application as they have not changed. Board packets include the 2012 submittal as well as the current application.



Historic Review Board  
Coral Gables, Florida  
December 19, 2013

RE: 814 Coral Way – Revision to Hardscape and Landscape Drawing  
Permit #BL-12-01-7172

Jennie Rogers, RLA  
Landscape Architect  
LA6667093

Coral Gables, FL  
(305) 491-3605

My name is Jennifer Rogers-Pomaville (Jennie Rogers). I am a Registered Landscape Architect in the State of Florida, and a long time resident of a 1923 George Merrick Spec. house in the Granada area. I am fascinated by Florida's history, and have always wanted to work on one of the Historic Coral Rock homes.

I was asked by the owner of the property and the Architect of the renovation and addition to look at the permitted plan, which had been done by a different Landscape Architect, and to give my opinion. They were concerned that the design was too modern, and too dense for this beautiful, historic coral rock house. The owner hired me to re-design the landscape and hardscape to better represent a more traditional old Florida home.

The Hardscape changes were minimal aesthetically, but substantial in drainage concerns. In order to facilitate better drainage on the site, some French drains were added and paved areas were sloped gradually to control the water on the site. A small additional seating area was added to the back yard, and the brick pattern was simplified to be more traditional. The historic fountain is still being relocated to flank the back patio.

The landscape has changed significantly primarily in the plant materials chosen. Plants that were more tropical in appearance were added, along with unusual specimens. The front of the house has an open lawn, with low planting in front of the house, so that the architecture can be seen from the street. There are a number of existing small palms that are remaining here as well as some additional palms that will be added closer to the street. The side of the house with the new addition will be heavily landscaped as a lush tropical garden with a grey gravel walkway winding through. There is a small open lawn in the back of the house as well (lawns were integral to the old Florida home), that allows views to some antique stone garden ornaments of the owners.

One of the Landscape Designs goals was to surround the house with lush, dense tropical plants, then allow the house to be seen across lawn, with only thin palms and short planting. We believe this plan will achieve this goal.

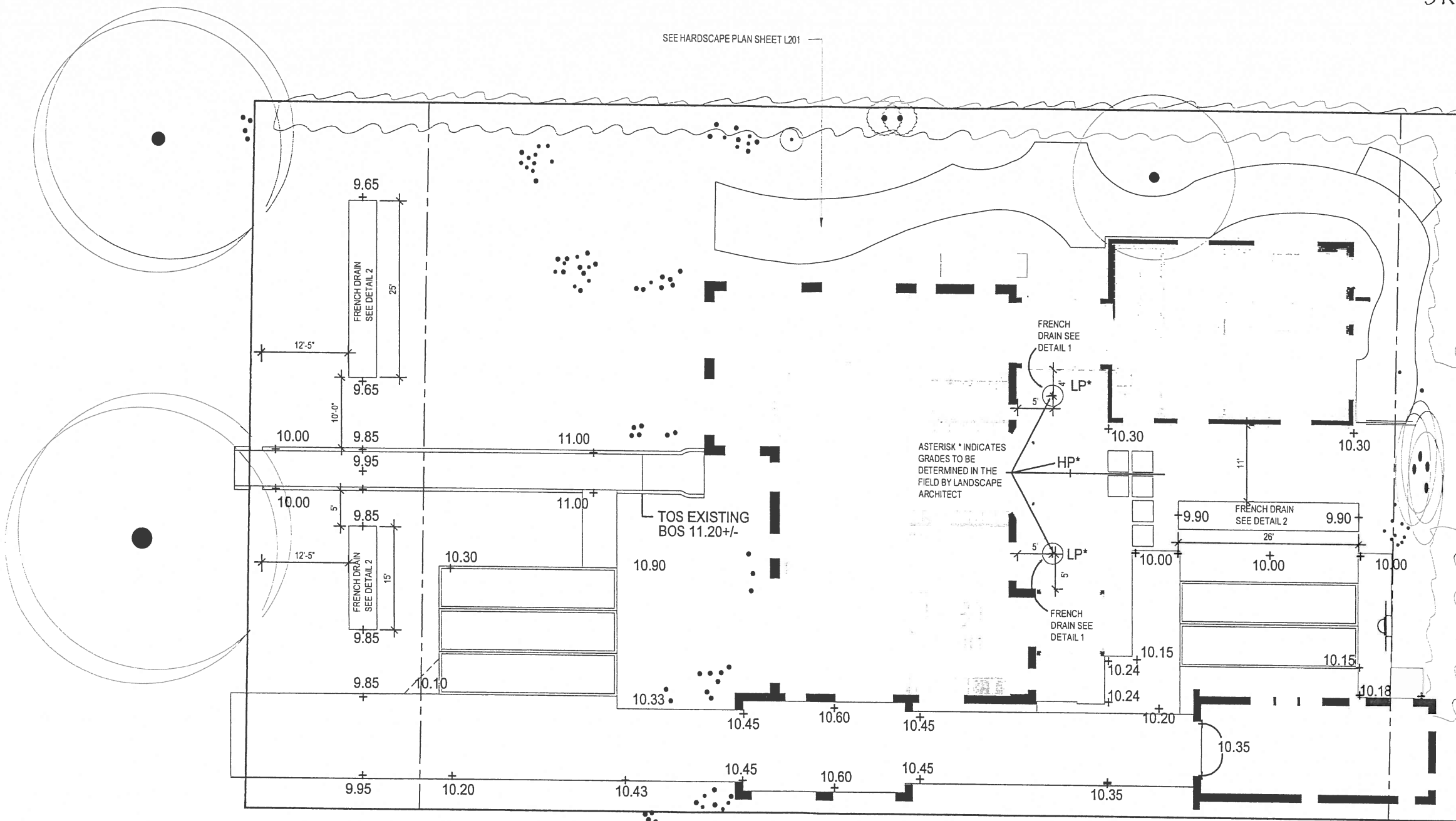
Thank you,

Jennifer Rogers-Pomaville  
Registered Landscape Architect (RLA)

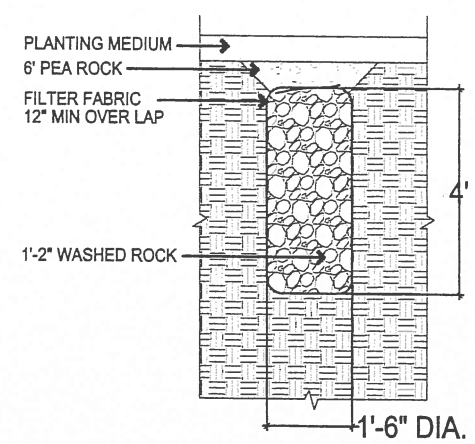
RECEIVED  
CITY OF CORAL GABLES  
HISTORICAL RESOURCES  
2013 NOV 22 AM 11:41



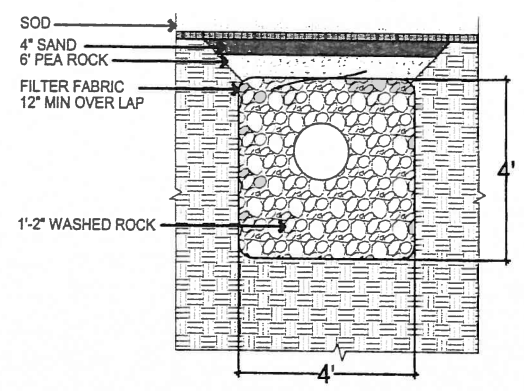
SEE HARDSCAPE PLAN SHEET L201



GRADING & DRAINAGE PLAN  
Scale: 1/8" = 1'-0"



1 CIRCULAR DRAIN  
Scale: NTS



2 TYPICAL FRENCH DRAIN DETAIL  
Scale: NTS

- NOTES:
1. LANDSCAPE ARCHITECT SHALL BE CALLED OUT TO SITE TO INSPECT AND CLARIFY GRADING PLAN. NOTIFY IN ADVANCE.
  2. SUBGRADE OF PLANTING AREAS SHALL BE LOOSENED OR SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES PRIOR TO SPREADING PLANTING SOIL.
  3. SUBGRADE SHALL BE BROUGHT TO TRUE AND UNIFORM GRADE AND SHALL BE CLEARED OF STONES GREATER THAN 2 INCHES, STICKS AND OTHER EXTRANEIOUS MATERIAL.
  5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UNDERGROUND UTILITIES AND OBTAINING THE NECESSARY CLEARANCES PRIOR TO DIGGING.
  6. CONTRACTOR TO SEE IRRIGATION SHEET L4.00 FOR LOCATIONS AND SIZES OF SLEEVES TO BE INSTALLED PRIOR TO PAVING.

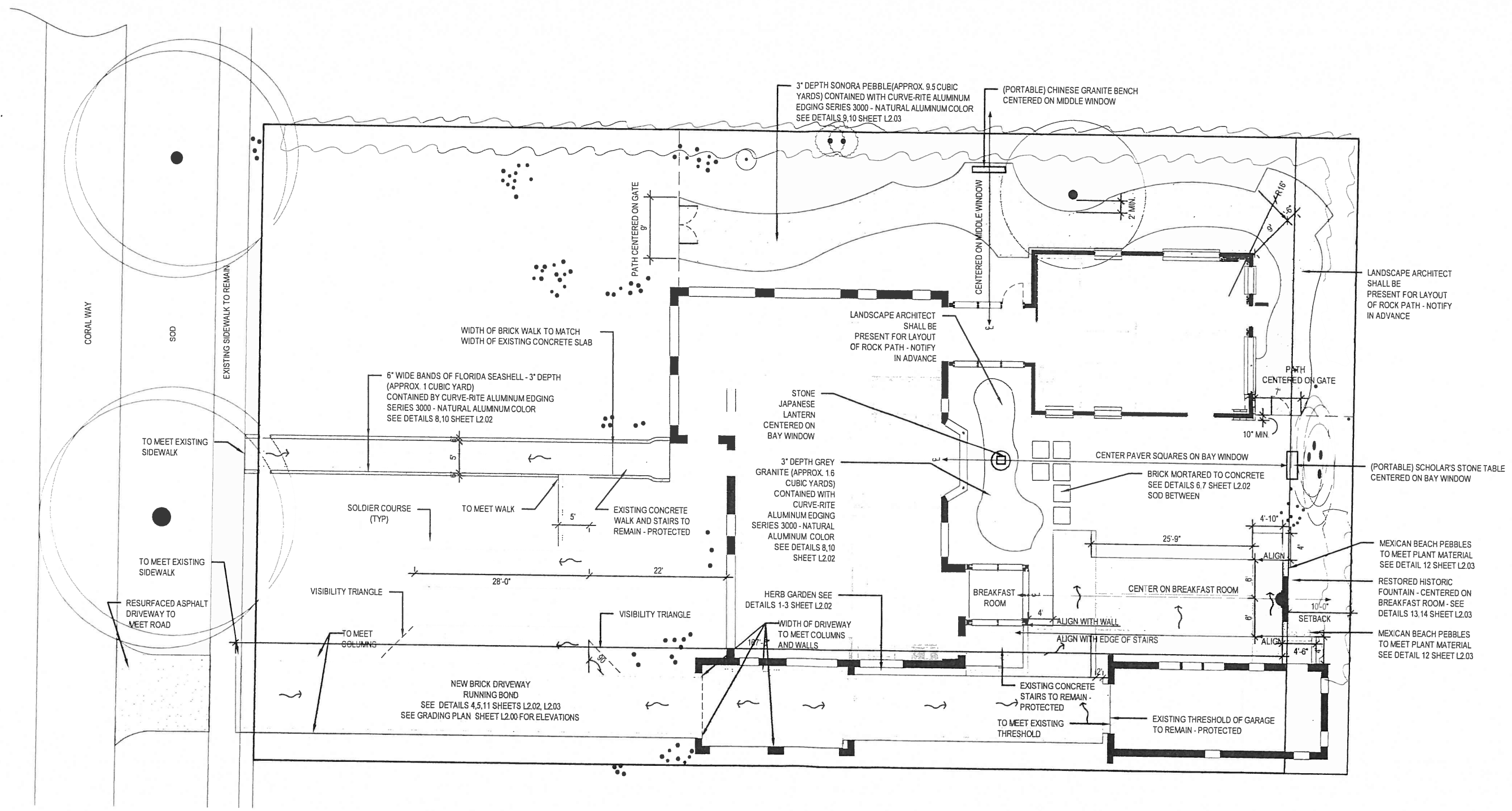


11-15-13  
Landscape Architect of Record  
JENNIFER A. ROGERS-POMAYUE  
LA 6667093

DATE: 09/11/2013  
DRAWN BY: J.S.P.  
CHECKED BY: R.H.R.  
REVISIONS:

JOB NO.  
2010-0001

SHEET NO.  
L2.00



HARDSCAPE & ORNAMENT PLAN

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

NOTE: CONTRACTOR TO SEE SHEET L4.00 FOR LOCATION AND SIZES OF SLEEVES TO BE INSTALLED BEFORE PAVING.



*JR*  
 11-15-13

Landscape Architect of Record  
 JENNIFER J. ROGERS-POMAYALE  
 LA 6667093

DATE 09/03/2013  
 DRAWN BY J.R.P.  
 CHECKED BY J.R.P.  
 REMARKS  
 REVISIONS

JOB NO.  
 2010-0001

SHEET NO.

L2.01

JR

Jennie Rogers - Landscape Architecture  
 RLA Lic. # LA6667093  
 906 Pizarro Street Coral Gables, FL 33134  
 Tel: (305) 491-3605

jenifer briley + associates  
 architecture · interior design · planning  
 1829 Tiger Tail Ave, Coconut Grove, FL 33133  
 Tel: 305.657.9323 Fax: 305.657.9343

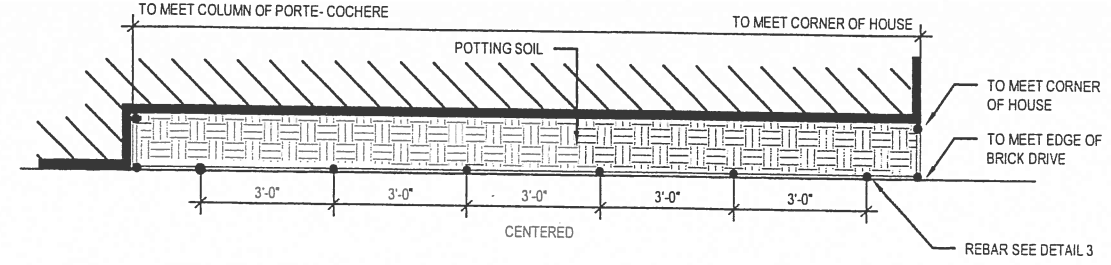
814 CORAL WAY  
 ADDITION

HARDSCAPE  
 DETAILS

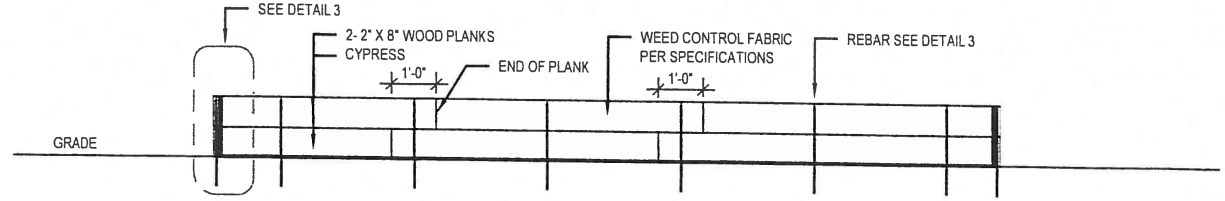
*JR*  
 11-15-13  
 Licensed Architect of Record  
 JENNIFER J. ROGERS-POMAVILLE  
 LA 6667093

DATE: 09/13/2013  
 DRAWN BY: J.R.P.  
 CHECKED BY: J.R.P.  
 REMARKS:  
 REVISIONS:  
 JOB NO:  
 2010-0001  
 SHEET NO:

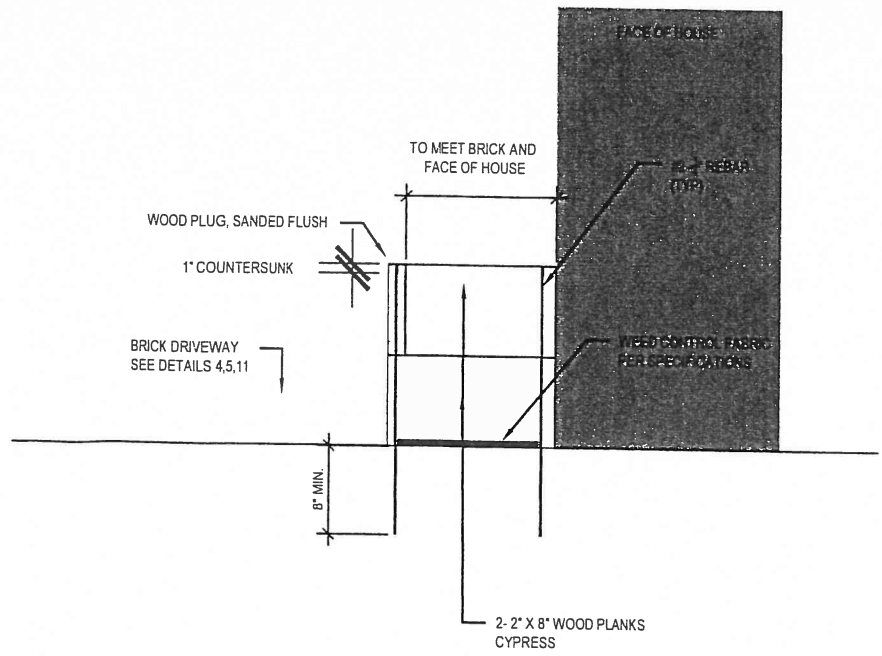
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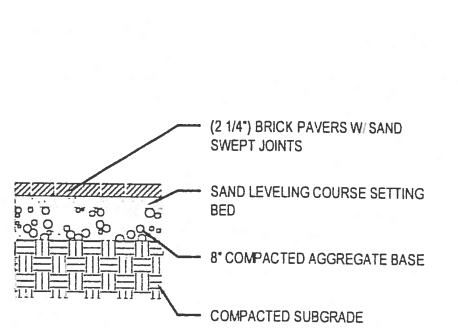
1 HERB GARDEN PLAN VIEW  
 Scale: 1/2" = 1'-0"



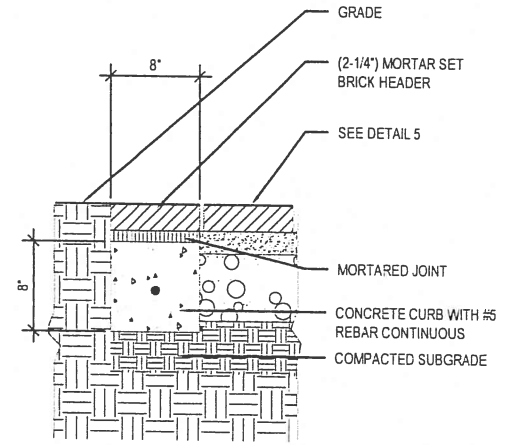
2 HERB GARDEN EAST ELEVATION  
 Scale: 1/2" = 1'-0"



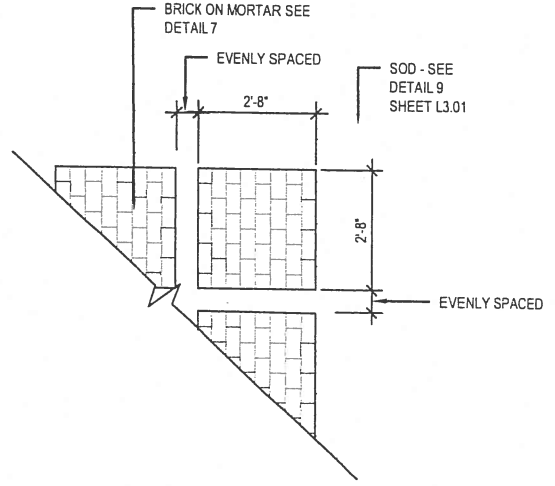
3 HERB GARDEN NORTH ELEVATION  
 Scale: 1/2" = 1'-0"



4 SAND SET BRICK SECTION  
 Scale: 1 1/2" = 1'-0"



5 BRICK EDGE DETAIL  
 Scale: 1 1/2" = 1'-0"

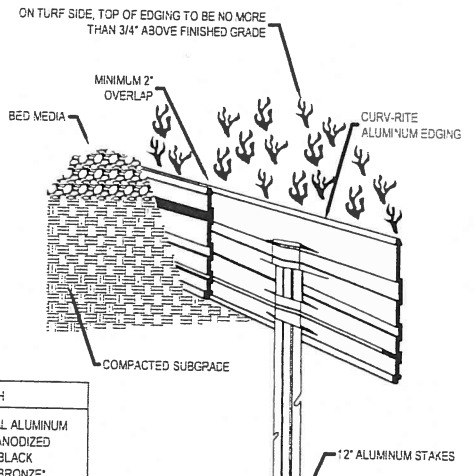


6 BRICK SQUARE PLAN LAYOUT  
 Scale: 1 1/2" = 1'-0"



CURV-RITE ALUMINUM EDGING  
 3603 NORTH MAIN ST.  
 WAYLAND, MICHIGAN 49348  
 TOLL FREE: 1-800-366-2878  
 PHONE: (269) 792-0044  
 FAX: (269) 792-8126  
 www.curv-rite.com

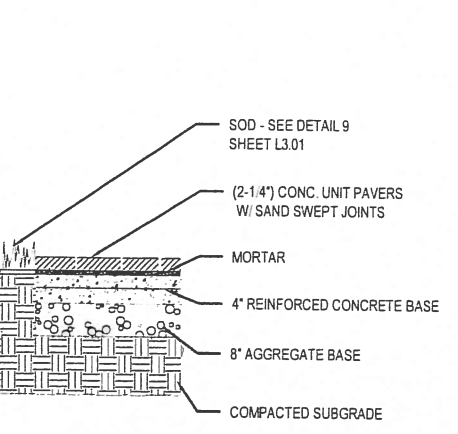
TECHNICAL SPECIFICATION  
 LANDSCAPE EDGING SHALL BE CURV-RITE 3/16" THICK ALUMINUM EDGING 5 5/8" DEEP WITH A NATURAL ALUMINUM FINISH AS MANUFACTURED BY CURV-RITE, INC. WAYLAND, MI: 1-800-366-2878 SIXTEEN (16) FOOT SECTIONS SHALL BE USED WITH (1) SUBSURFACE STAKE PER (38) INCHES OF EDGING EDGING SHALL HAVE A MINIMUM OF (2) INCHES OF INTERLOCKING OVERLAP BETWEEN SECTIONS. INSTALL PER MANUFACTURER'S SPECIFICATIONS WITH TOP OF EDGING 1/4" TO 1/2" ABOVE COMPACTED FINISH GRADE. FINISH GRADE TO BE COMPACTED ON EITHER SIDE OF EDGING TO MAINTAIN STABILITY.



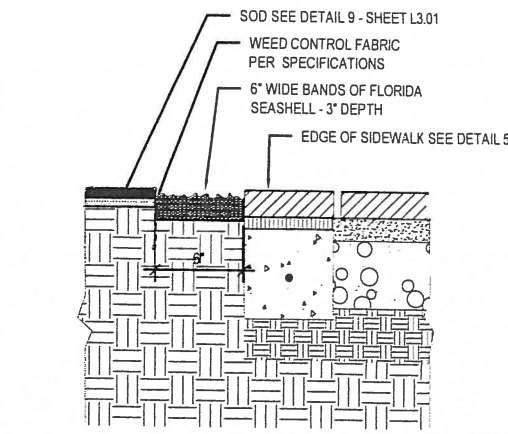
THICKNESS	DEPTH	LENGTH	F. NISH	
<input type="checkbox"/>	1/8"	3"	3' x 5'	<input checked="" type="checkbox"/> NATURAL ALUMINUM
<input type="checkbox"/>	1/8"	4"	4' x 8'	<input type="checkbox"/> BLACK ANODIZED
<input type="checkbox"/>	1/8"	4"	8'	<input type="checkbox"/> DECO - BLACK
<input type="checkbox"/>	1/8"	4"	15'	<input type="checkbox"/> DECO - BRONZE*
<input type="checkbox"/>	1/8"	4"	15'	<input type="checkbox"/> DECO - GREEN*
<input type="checkbox"/>	3/16"	4"	15'	
<input type="checkbox"/>	3/16"	5"	15'	

\* DECO-BRONZE AND DECO-GREEN IN THIS SIZE REQUIRE A MIN. PURCHASE OF 2400

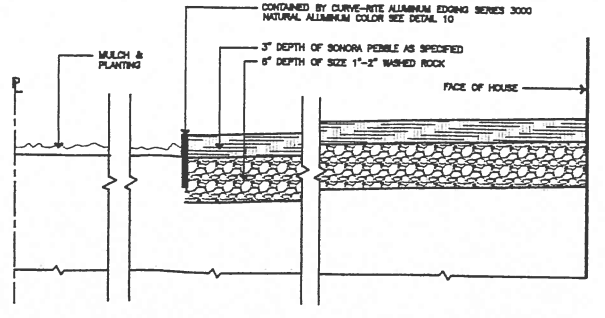
- NOTES:  
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS  
 2. DO NOT SCALE DRAWINGS.  
 3. CONNECTION BETWEEN STRIPS TO UTILIZE MANUFACTURER'S UNIQUE INTERLOCKING SPLICER.  
 4. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT [www.CADdetails.com/rto](http://www.CADdetails.com/rto) REFERENCE NUMBER 078-003



7 TYPICAL BRICK SQUARE SECTION  
 Scale: 1 1/2" = 1'-0"



8 WALK EDGING DETAIL - SHELLS  
 Scale: 1 1/2" = 1'-0"



9 DOG RUN WALK AREA  
 Scale: 1 1/2" = 1'-0"

10 LANDSCAPE BORDER EDGING  
 \* OR APPROVED EQUAL



JR

Jennie Rogers - Landscape Architecture  
 RLA Lic. # LA6667093  
 906 Pizarro Street Coral Gables, FL 33134  
 Tel: (305) 491-3605

jenifer briley + associates  
 architecture . interior design . planning  
 1829 Tiger Tail Ave., Coconut Grove, FL 33133  
 Tel: 305.857.9323 Fax: 305.857.9343

814 CORAL WAY  
 ADDITION

HARDSCAPE  
 DETAILS

*JR*  
 11-25-13

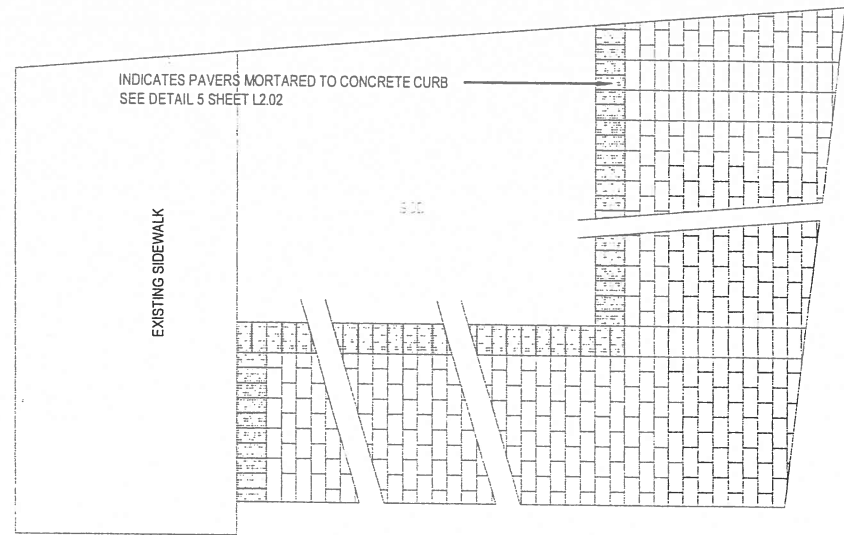
Landscape Architect of Record  
 JENNIFER J. ROGERS-POMAVILLE  
 LA 6667093

DATE 09/03/2013  
 DRAWN BY J.R.P.  
 CHECKED BY J.R.P.  
 REMARKS  
 REVISIONS

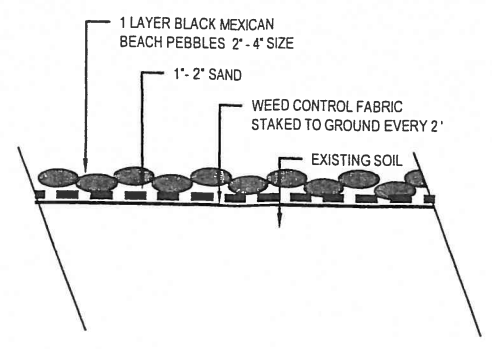
JOB NO.  
 2010-0001

SHEET NO.

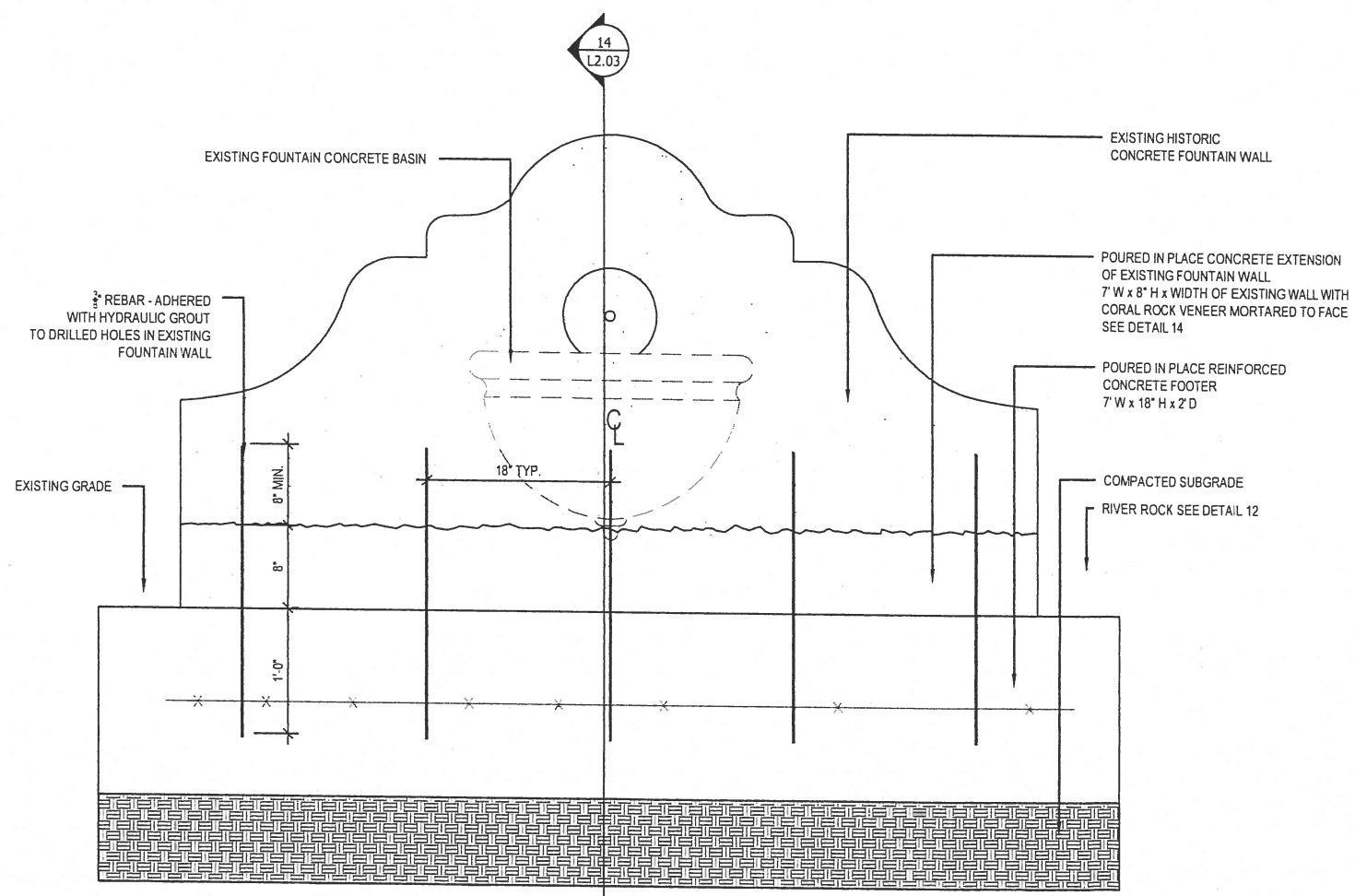
L2.03



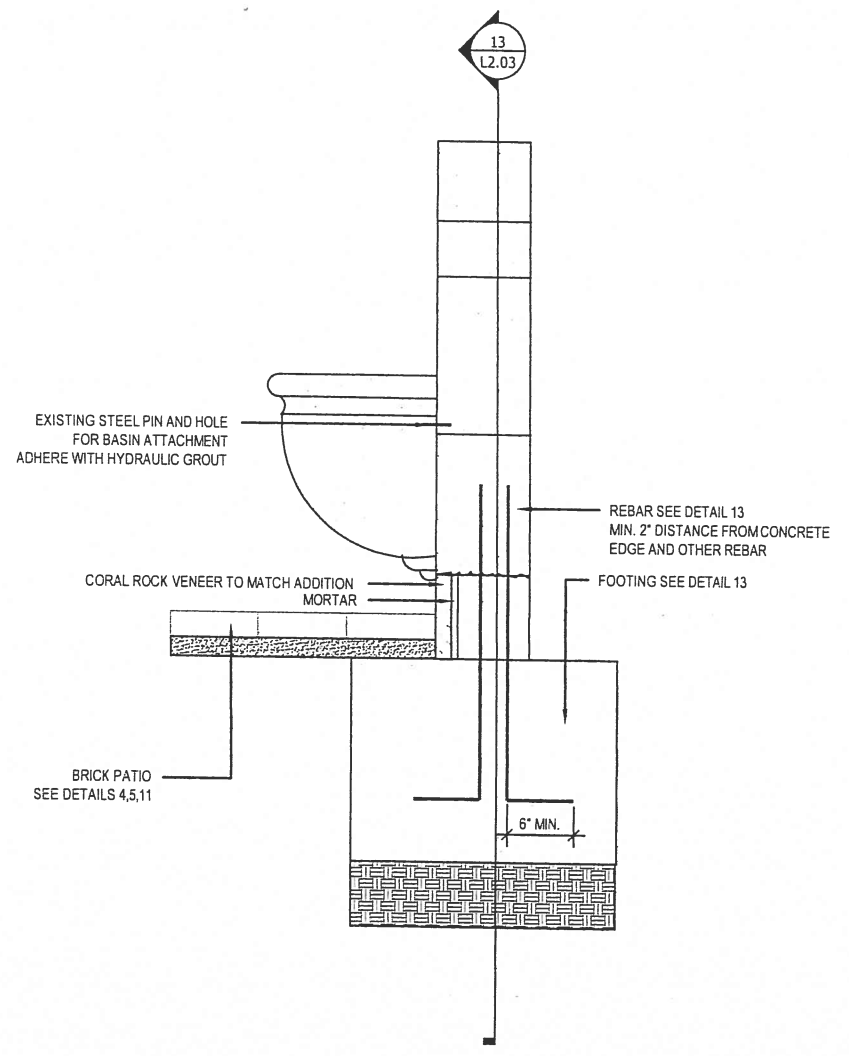
4 BRICK PAVING BOND DETAIL  
 Scale: 1/2"=1'-0"



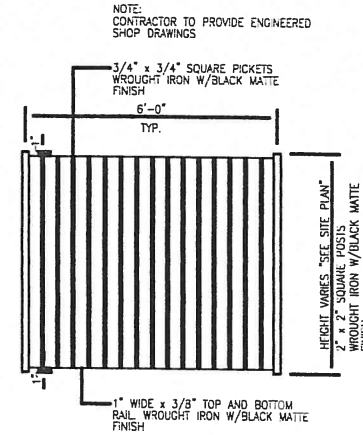
12 MEXICAN BEACH PEBBLE DETAIL  
 Scale: 3"=1'-0"



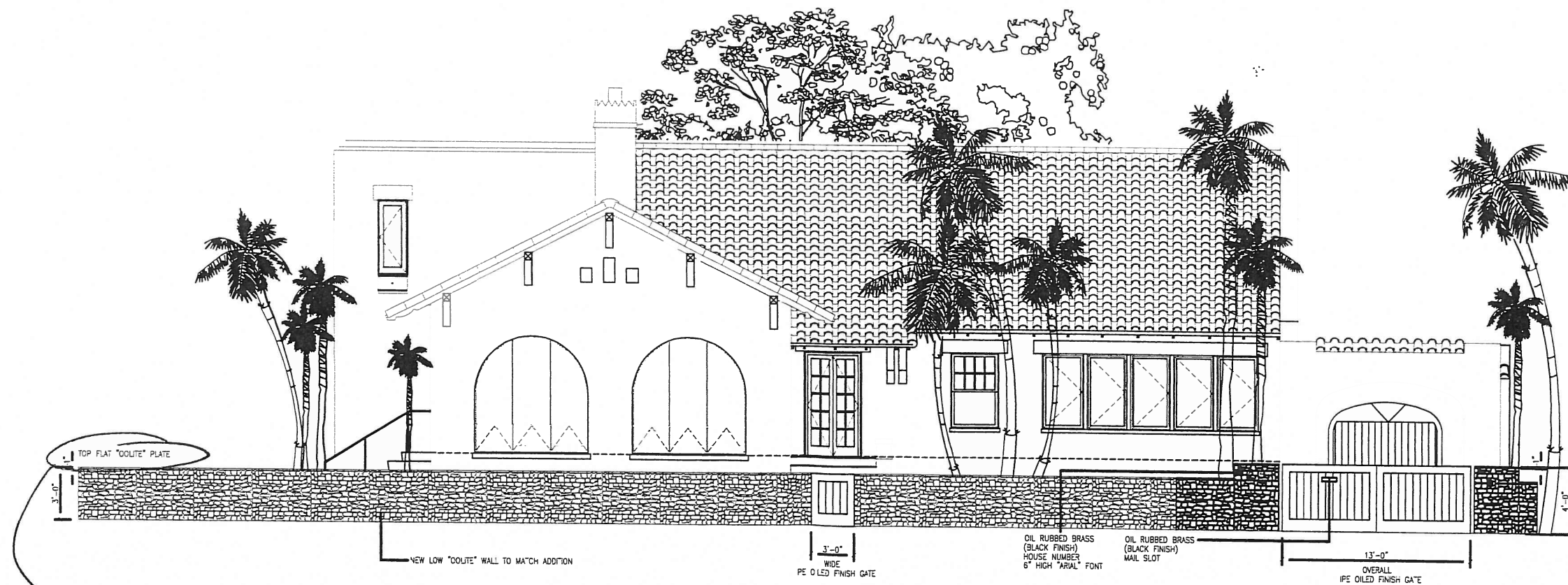
13 FOUNTAIN EAST-WEST SECTION  
 Scale: 1 1/2"=1'-0"



14 FOUNTAIN NORTH-SOUTH SECTION  
 Scale: 1 1/2"=1'-0"



WROUGHT IRON FENCE DETAIL  
 SCALE 1/2" = 1'-0"



LOW ROCK WALL AT (FRONT) STREET  
 ELEVATION  
 SCALE 1/4" = 1'-0"

→ installed  
 Pacific Grey  
 2cm. honed natural stone cap  
 (signature)

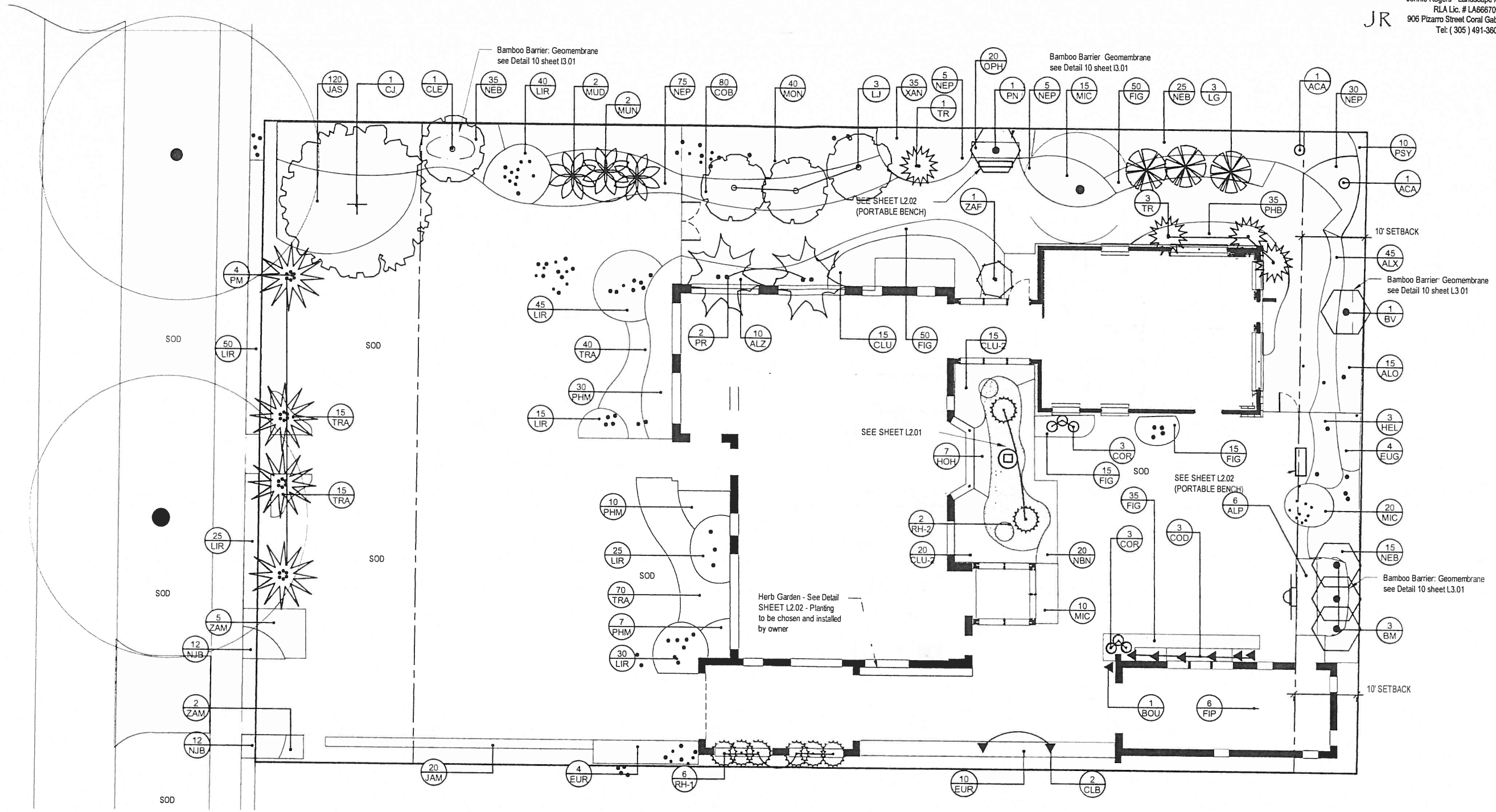
814 CORAL WAY  
 ADDITION

HARDSCAPE  
 DETAILS

DATE 9/23/2013  
 DRAWN BY JP  
 CHECKED BY JP  
 REVISIONS

2010-0001

L2.04



PLANTING PLAN  
 Scale: 1/8" = 1'-0"  
 NORTH

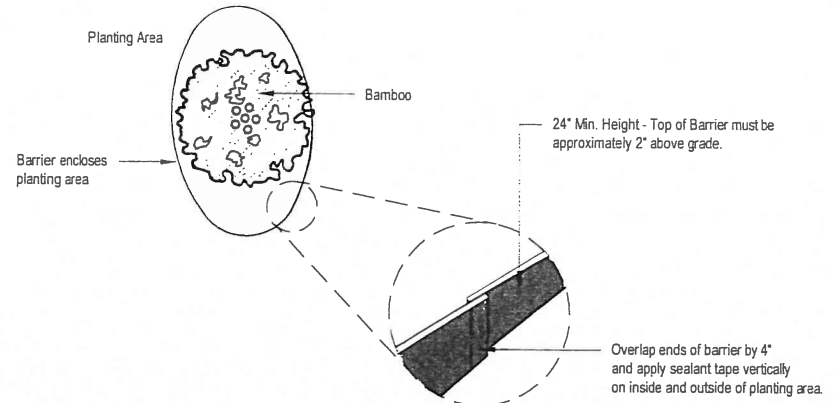
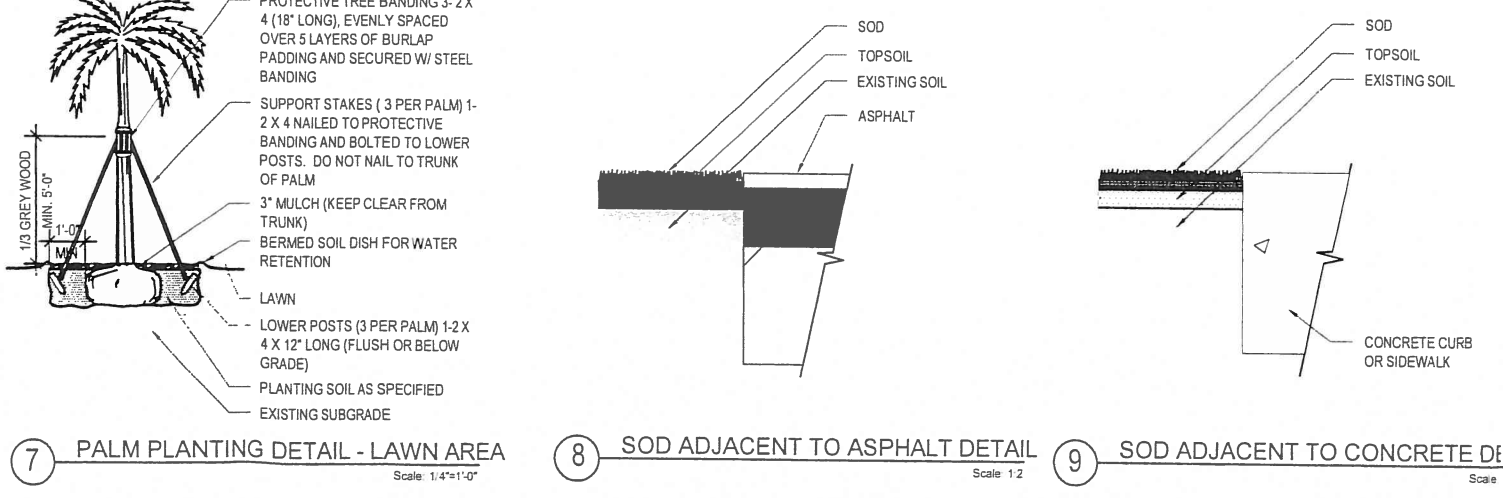
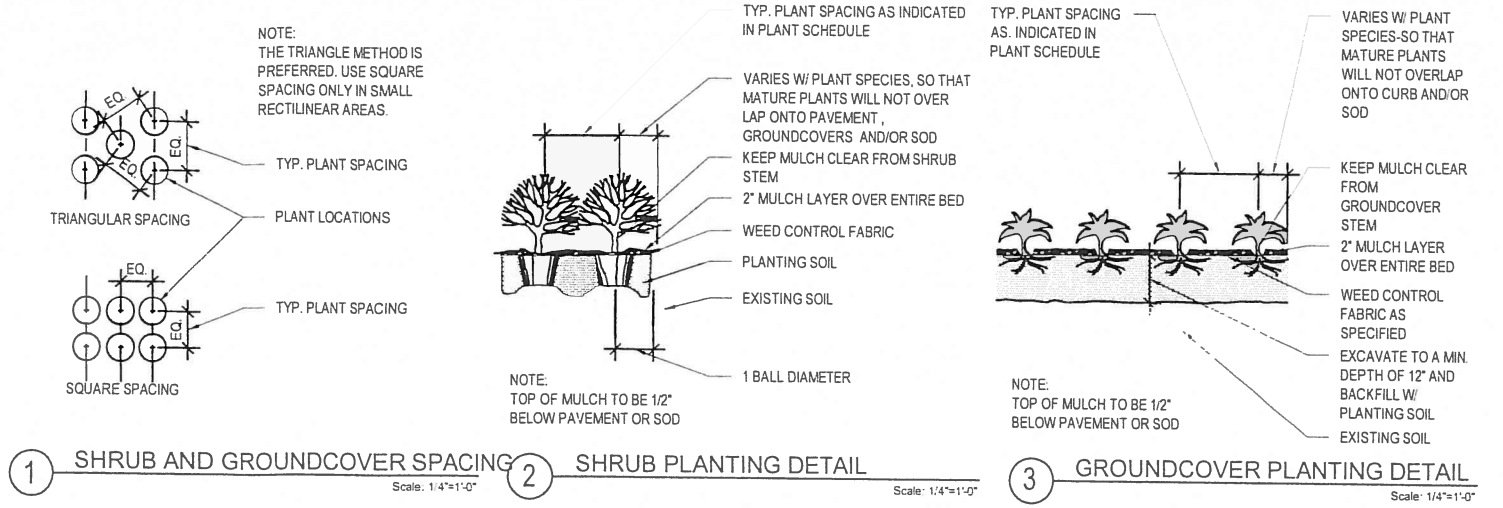
LANDSCAPE NOTES:

- All plant material shall be Florida No. 1, as specified in the Grades and Standards for Nursery Plants, 2nd edition, February 1998 - unless otherwise noted.
- All trees and palms shall be staked or guyed immediately after planting. Guying and staking shall be done in accordance with details and all local practices. No nails, screws or wiring shall penetrate the outer surface of the trees and palms.
- All plant material shall meet or exceed the size requirements as specified in the plant list. No substitutions shall be accepted without the Landscape Architect's written approval.
- Contractor to coordinate with Landscape Architect viewing of plant material in the nursery prior to installation. The Landscape Architect may choose to attach their seal to each plant or to a representative sample.
- Contractor is responsible for verifying all underground utilities and obtaining the necessary clearances prior to planting.
- Contractor shall examine subgrade and rough grade before planting and alert Landscape Architect to unacceptable rough grading or subgrade.
- Subgrade of planting areas shall be loosened or scarified to a minimum depth of 6 inches prior to spreading planting soil. Subgrade shall be brought to true and uniform grade and shall be cleared of stones greater than 2 inches, sticks and other extraneous material.
- All areas to receive planting shall be prepared with planting soil. Planting soil shall consist of a mixture of 80% sand and 20% mulch.
- All planted areas are to receive a 2" layer of shredded Grade "A" Eucalyptus mulch as manufactured by AACTION Nursery Products or approved equal.
- Individual trees, palms and shrub and groundcover bed outline areas shall be staked by the contractor in ample time to allow for inspection by Landscape Architect prior to planting. Landscape Contractor will notify L.A. when bed outlines are ready for inspection.
- All new trees, palms, shrubs and groundcover plantings shall be amended with soil moisturizer.
- Soil moisturizer shall be equal to "Horta-sorb" soil moisturizer, manufactured by Horticultural Alliance, Inc. (1-800-628-6373)
- Soil moisturizer shall be added in the following quantities:
  - For trees and palms up to 36 inch dia. root ball: Use one 3 oz. packet
  - For trees and palms with root ball larger than 36 inch dia.: Use two 3 oz. packets
  - For bedding areas: Use one 3 oz. packet for every 20 S.F. of planting area
 Spread moisturizer evenly throughout planting soil.
- New trees, palms, shrubs and groundcovers shall be fertilized with Agriform planting tablets, 20-10-5 formula, 21 gram, in accordance with manufacturer's recommendations.
- Sodded areas shall be fertilized with granular fertilizer having 12-6-8 analysis, at a rate of 12 lbs per 1000 S.F. of lawn and in accordance with the manufacturer's recommendations.
- Contractor shall maintain all plant material including sod until all punch list items have been accepted. Maintenance shall consist of pruning, watering, weeding, mulching, removal of dead material, repairing and replacing of tree stakes, tightening and repairing of guys, resetting plants to proper grades and upright position, and furnishing and applying such sprays as are necessary to keep plants free of insects and disease, and in a healthy growing condition.
- Plants shall be healthy, free of pests and disease, and in flourishing condition at the end of the guarantee period. Plants shall be free of dead and dying branches and branch tips, and shall bear foliage of normal density, size and color.
- All palms and shrubs shall be guaranteed for a period of one (1) year from the time of final acceptance.
- Sod shall be guaranteed for a period of 90 days from the time of final acceptance.
- Replace dead plants and all plants not in a vigorous, thriving condition, as determined by the Landscape Architect, during and at the end of the guarantee period, without cost to Owner, as soon as weather conditions permit and within the specified planting period.
- Replacements shall closely match adjacent specimens of the same species. Replacements shall be subject to all requirements stated in these specification.
- Make all necessary repairs caused by plant replacement activities. Such repairs shall be done at no cost to the Owner.
- The guarantee of all replacement plants shall extend for an additional one year period from the date of their acceptance after replacement. In the event that a replacement plant is not acceptable during or at the end of the said extended guarantee period, the Owner may elect either one more replacement, without guarantee, or credit for each item.
- The Contractor shall remove staking and guying materials according to the following schedule:
  - Palms: nine (9) months after substantial completion, or after hurricane season of the corresponding year whichever occurs later.
  - Trees: six (6) months after substantial completion, or after hurricane season of the corresponding year whichever occurs later.

*JR*  
 11-15-13  
 Landscape Architect of Record  
 JENNIFER J. ROGERS-PCMAVILLE  
 LA 5567093  
 DATE: 09/13/2013  
 DRAWN BY: J.R.P.  
 CHECKED BY: J.R.P.  
 REVISIONS:  
 REVISIONS:  
 JOB NO:  
 2010-0001  
 SHEET NO:  
**L3.00**

PLANT LIST	SYM	QTY	SCIENTIFIC NAME	COMMON NAME	SPECIFICATIONS	NATIVE
<b>TREES</b>						
CJ	1		Cassia javanica	Apple Blossom Cassia	12-14 ht. x 6-7 sp., 2-1/2" cal., Specimen	No
LI	3		Ligustrum japonicum	Wax Privet	8-10 ht. x 4-5 sp., 2" cal., MF	No
MUD	2		Musa acuminata Dwarf Cavendish	Dwarf Cavendish Banana	15 gal, 6 ht. min.	No
MUN	1		Musa Namweh	Namweh Banana	15 gal, 6 ht. min.	No
<b>PALM TREES</b>						
LG	3		Licuala grandis	Licuala Palm	5' oa. ht. Min.	No
PM	4		Psychosperma macarthurii	Macarthur Palm	16'-18' oa. ht., 5 trunk min.	No
PR	2		Phoenix roebelenii	Pygmy Date Palm	5'-6' oa. ht., triple trunks	No
RH-1	6		Rhapis excelsa	Lady Palm	15 gal., 6'-8' oa. ht., Multi trunk - SHADE GROWN	No
RH-2	2		Rhapis excelsa	Lady Palm	7 gal., 4 oa. ht. min., Multi trunk - SUN GROWN	No
TR	4		Thrinax radiata	Florida Thatch Palm	15 gal., 4 - 5' oa. ht.	Yes
<b>BAMBOO</b>						
BM	3		Bambusa mutabilis	The Emerald Bamboo	30 gallon, 12' ht. min., clumping	No
BV	1		Bambusa vulgaris Vittata	Hawaiian striped bamboo	30 gallon, 12' ht. min., clumping	No
BN	1		Phyllostachys nigra	Black Bamboo	30 gallon, 12' ht. min., clumping	No
<b>SHRUBS</b>						
ALO	15		Alocasia macrorrhiza	Upright Elephant Ear	3 gal, 24" ht. min., 36" oc	No
ALP	6		Alpinia purpurata	Red Ginger	7 gal, 36" ht. min., 36" oc	No
ALZ	10		Alpinia zerumbet Variegata	Shell Ginger	3 gal, 24" ht. min., 36" oc	No
CLU	15		Clusia guttata	Small Leaf Clusia	17 gal, 36" ht. min., 36" oc	No
CLU-2	35		Clusia guttata	Small Leaf Clusia	3 gal, 24" ht. min., 24" oc	No
COD	3		Codiaeum variegatum Eleanor Roosevelt	Eleanor Roosevelt Croton	7 gal, 36" ht. min., 36" oc	No
EUG	4		Eugenia foetida	Spanish Stopper	7 gal, 36" ht. min., 36" oc	Yes
EUR	14		Eugenia rhombica	Red Stopper	7 gal, 36" ht. min., 36" oc	Yes
HEL	3		Heliconia rostrata	Lobster Claw	15 gal, 4 ht. min., 48" oc	Yes
HGH	7		Hohenbergia Castellanosii	Lime green & Pink Bromeliad	10" Pots, 28" x 18", 24" oc	No
MON	40		Monstera deliciosa	Swiss Cheese Plant	3 gal, 24" ht. min., 36" oc	No
NEB	75		Nephrrolepis falicata Macho Fern	Macho Fern	3 gal, 24" ht. min., 36" oc	No
PSY	10		Psychotria nervosa	Wild Coffee	7 gal, 30" ht. min., 36" oc	Yes
ZAF	1		Zamia furcata	Cardboard Palm	7 gal, 30" ht. min., AS SHOWN	No
<b>ACCENT PLANTS</b>						
ACA	2		Acalypha hispida	Chenille Plant	7 gal, 30" ht. min., AS SHOWN	No
CLE	1		Clerodendrum Quadriculare	Starburst Clerodendrum	25 gal, 6" ht. min., STD, CLUMPING VARIETY	No
COR	6		Cordia alliodora	Hawaiian Ti Plant	7 gal, 42" ht. min., AS SHOWN	No
<b>GROUNDCOVERS</b>						
ALX	45		Alocasia x amazonica Compacta	African Mask	1 gal, 12" ht. min., 18" oc	No
CDB	80		Codiaeum variegatum Barana	Barana Croton	3 gal, 18" ht. min., 24" oc	No
FIG	155		Ficus 'Green Island'	Green Island Ficus	3 gal, 18" ht. min., 24" oc	No
JAS	120		Jasminum volubile	Wax Jasmine	1 gal, 12" ht. min., 18" oc	No
JAM	20		Jasminum multiflorum	Downy Jasmine	3 gal, 18" ht. min., 24" oc	No
LIR	230		Liriodendron muscari Evergreen Giant	Lily Turf	1 gal, 12" ht. min., 18" oc	No
MIC	45		Microrum scolopendrium	Wart Fern	3 gal, 18" ht. min., 24" oc	No
NBN	20		Neoregelia Bossa Nova	Variegated Bromeliad	9" Pots, 12" x 20", 18" oc	No
NJB	24		Neoregelia Jeffrey Block	Variegated Bromeliad	6" Pots, 12" x 16", 18" oc	No
NEP	115		Nephrrolepis exaltata	Boston Fern	1 gal, 12" ht. min., 18" oc	Yes
GPH	20		Ophiopogon japonicus	Mondo Grass	6" pot, 8" ht. min., 12" oc	No
PHB	35		Philodendron Burle Marx	Burle Marx Philodendron	3 gal, 18" ht. min., 24" oc	No
PHM	47		Philodendron Moonlight	Moonlight Philodendron	3 gal, 18" ht. min., 24" oc	No
TRA	140		Tradescantia spathacea Tricolor	Rainbow oyster plant	1 gal, 8" ht. min., 18" oc	No
XAN	35		Philodendron xanadu	Xanadu	3 gal, 24" ht. min., 24" oc	No
ZAM	7		Zamia pumila	Coontie	7 gal, 30" ht. min., 36" oc	Yes
<b>VINES</b>						
BDU	1		Bougainvillea spp.	Bougainvillea	3 gal, 24" ht. min., 24" oc, Trained to Trellis	No
FIP	6		Ficus pumila	Creeper Fig	1 gal, 8" ht. min., AS SHOWN	No
CLB	2		Clerodendrum thomsoniae Delectum	Bleeding Heart	3 gal, 24" ht. min., 24" oc, Trained to Trellis	No
<b>SOD</b>						
SOD	As Shown		St. Augustine	St. Augustine	See Doc	No

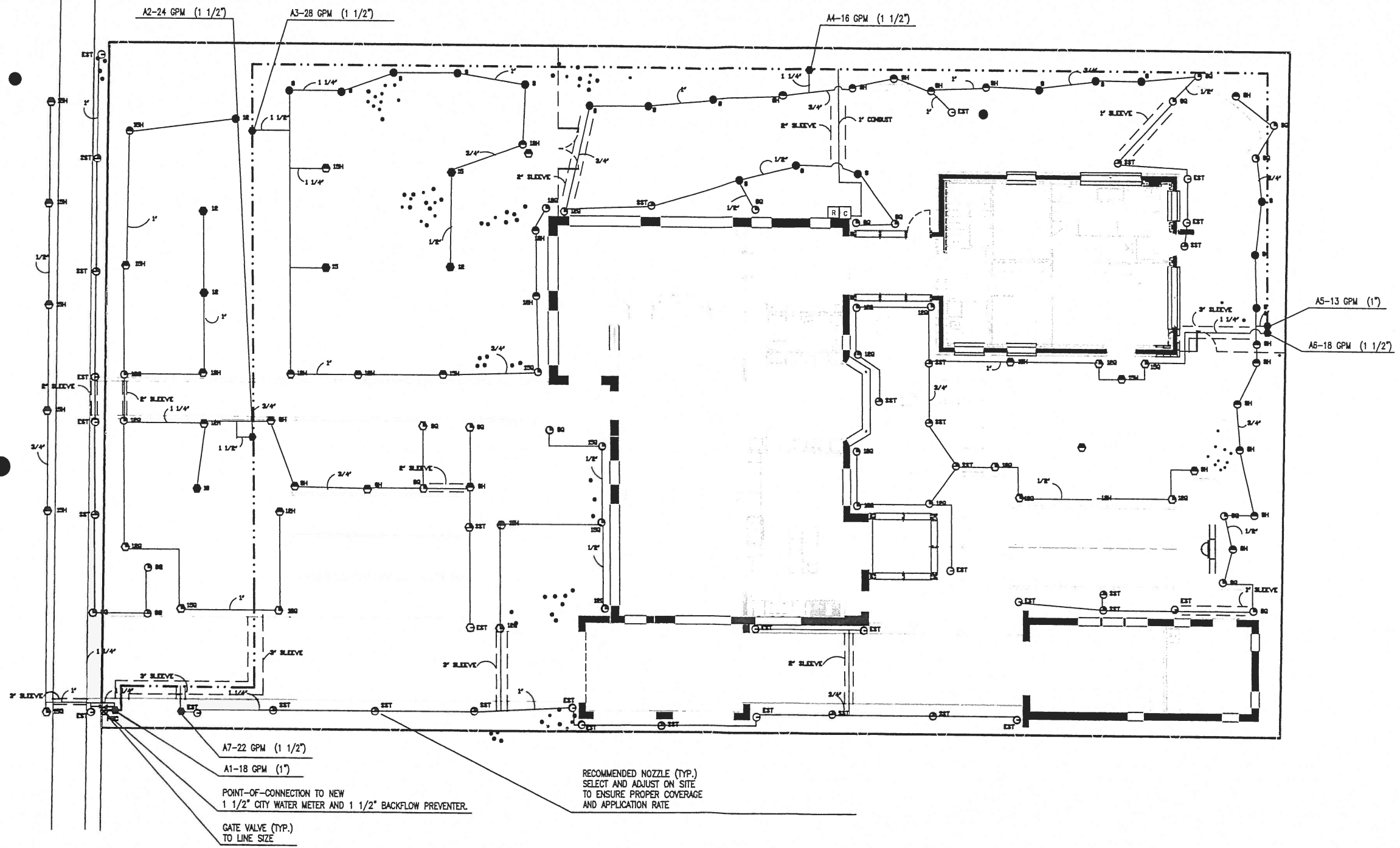
\* ALL AREAS NOT COVERED BY BUILDING PAVING, OR ROCK SHALL BE SODDED WITH ST. AUGUSTINE SOD.  
 \* QUANTITIES ARE APPROXIMATE, CONTRACTOR TO VERIFY IN FIELD.  
 \* NO SUBSTITUTIONS WITHOUT PRIOR CONSENT FROM LANDSCAPE ARCHITECT.



814 CORAL WAY  
 ADDITION

LANDSCAPE PLANT  
 LIST & DETAILS

DATE: 09/23/2010  
 DRAWN BY: J.R.P.  
 CHECKED BY: J.R.P.  
 REMARKS:  
 REVISIONS:  
 JOB NO.: 2010-0001  
 SHEET NO.: L3.01



IRRIGATION PLAN

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



*JR*  
11-13-15

Landscape Architect of Record  
LAW-482 & 1009 2105-POMANVILLE  
LA 0657063

DATE 09/03/2013  
DRAWN BY JRP  
CHECKED BY JRP  
REVISIONS  
REVISIONS

JOB NO.  
2010-0001

SECT NO.  
L4.00

jenifer briley + associates  
 architecture . interior design . planning  
 1829 Tiger Tail Ave, Coconut Grove, FL 33133  
 Tel: 305.857.9323 Fax: 305.857.9343

814 CORAL WAY  
 ADDITION

IRRIGATION NOTES

**LEGEND**

SYMBOL	MODEL NO.	DESCRIPTION	* EST. QTY.
● 8Q	1806-MPR-8Q	RAINBIRD ADJ. POP-UP SPRAY (12")	17
● 8H	1806-MPR-8H	RAINBIRD ADJ. POP-UP SPRAY (12")	13
● 8	1806-MPR-8F	RAINBIRD ADJ. POP-UP SPRAY (12")	14
● 10H	1806-MPR-10H	RAINBIRD ADJ. POP-UP SPRAY (12")	01
● 12Q	1806-MPR-12Q	RAINBIRD ADJ. POP-UP SPRAY (12")	12
● 12H	1806-MPR-12H	RAINBIRD ADJ. POP-UP SPRAY (12")	03
● 12	1806-MPR-12F	RAINBIRD ADJ. POP-UP SPRAY (12")	01
● 15Q	1806-MPR-15Q	RAINBIRD ADJ. POP-UP SPRAY (12")	04
● 15H	1806-MPR-15H	RAINBIRD ADJ. POP-UP SPRAY (12")	02
○ EST	1806-MPR-15EST	RAINBIRD ADJ. POP-UP SPRAY (12")	16
○ SST	1806-MPR-15SST	RAINBIRD ADJ. POP-UP SPRAY (12")	17
○ 8Q	1806-MPR-8Q	RAINBIRD ADJ. POP-UP SPRAY (6")	03
○ 8H	1806-MPR-8H	RAINBIRD ADJ. POP-UP SPRAY (6")	04
○ 10	1806-MPR-10F	RAINBIRD ADJ. POP-UP SPRAY (6")	01
○ 12Q	1806-MPR-12Q	RAINBIRD ADJ. POP-UP SPRAY (6")	06
○ 12H	1806-MPR-12H	RAINBIRD ADJ. POP-UP SPRAY (6")	06
○ 12	1806-MPR-12F	RAINBIRD ADJ. POP-UP SPRAY (6")	03
○ 15Q	1806-MPR-15Q	RAINBIRD ADJ. POP-UP SPRAY (6")	02
○ 15H	1806-MPR-15H	RAINBIRD ADJ. POP-UP SPRAY (6")	10
○ 15	1806-MPR-15F	RAINBIRD ADJ. POP-UP SPRAY (6")	02
○ EST	1806-MPR-15EST	RAINBIRD ADJ. POP-UP SPRAY (6")	01
○ SST	1806-MPR-15SST	RAINBIRD ADJ. POP-UP SPRAY (6")	01
●	150-PESB	RAINBIRD 1 1/2" 24 VAC SOLENOID VALVE	
		1 1/2"	05
		1'	02
□ C	ESPLXMB	RAINBIRD MODULAR AUTO. CONTROLLER	01
□ R	RSD-BEx	RAINBIRD RAIN SENSOR	01
NOT SHOWN		PAIGE UP WIRE AS REQUIRED	
		#14 AWG VALVE CONTRL	
		#12 AWG VALVE COMMON	
		SCH 40 PVC AS REQUIRED	
		MAIN LINE	
		LATERALS	
		SLEEVES	
NOT SHOWN		PVC FITTINGS (LATERALS)	
NOT SHOWN		SCH 80 PVC AS REQUIRED	
		MAIN LINE FITTINGS	
→←		GATE VALVE (TO LINE SIZE)	01
●, >		VALVE BOX	07
NOT SHOWN		CITY WATER METER	EXISTING
NOT SHOWN		BACKFLOW PREVENTER	BY OTHERS
○ PDC		POINT-OF-CONNECTION	01

NOTES:  
 ABOVE QUANTITIES ARE FOR COMPARISON ONLY.  
 CONTRACTOR SHALL VERIFY PRIOR TO SUBMITTING BID.

**ZONE SUMMARY CHART**

STA NO.	VALVE	SPRINKLER TYPE	VALVE SIZE	WATER DEMAND	RUN TIME	WEEKLY USAGE
1	A1	SPRAY	1"	18 GPM	60 MIN/WK	1080 GAL/WK
2	A2	SPRAY	1 1/2"	24 GPM	60 MIN/WK	1440 GAL/WK
3	A3	SPRAY	1 1/2"	28 GPM	60 MIN/WK	1680 GAL/WK
4	A4	SPRAY	1 1/2"	16 GPM	60 MIN/WK	960 GAL/WK
5	A5	SPRAY	1"	13 GPM	60 MIN/WK	780 GAL/WK
6	A6	SPRAY	1 1/2"	18 GPM	60 MIN/WK	1080 GAL/WK
7	A7	SPRAY	1 1/2"	22 GPM	60 MIN/WK	1320 GAL/WK
* TO APPLY 1.5 IN/WK						8,340 GAL/WK

**IRRIGATION NOTES & SPECIFICATIONS**

**AUTOMATIC IRRIGATION SYSTEM**  
 WATER DEMAND / ZONE REFER TO PLAN  
 WATER SOURCE 1 1/2" CITY WATER METER  
 PRESSURE REQUIRED 30 PSI

**GENERAL**

IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, CONTRACT DRAWINGS, AND CONTRACT SPECIFICATIONS.

IRRIGATION DESIGN BASED ON "PLANTING PLAN" DATED SEPTEMBER 2013. CONTRACTOR SHALL REFER TO THIS PLAN TO COORDINATE SPRINKLER LOCATIONS AND PIPE ROUTING WITH NEW AND EXISTING PLANT LOCATIONS.

THIS IRRIGATION PLAN SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL INSTALL IRRIGATION TO MATCH ON SITE CONDITIONS AND TO OVERCOME THE INHERENT INACCURACIES THAT RESULT WHEN DESIGNING FROM BASE PLANS SCALED AT 1/8"=1'-0".

THIS IRRIGATION HAS BEEN DESIGNED AS A TYPICAL BLOCK VALVE TYPE USING RAINBIRD SPRAY SPRINKLERS AND IN-LINE VALVES, AND A RAINBIRD AUTOMATIC CONTROLLER.

THE WATER SOURCE SHALL BE A 1 1/2" CITY WATER METER. CONTRACTOR SHALL VERIFY THAT PRESSURE IS MAINTAINED ABOVE 30 PSI WHEN IRRIGATION IS PROGRAMMED TO OPERATE.

BACKFLOW PREVENTION SHALL BE INSTALLED BY OTHERS.

CONTRACTOR IS ADVISED TO STUDY THE PLANS FOR ADDITIONAL INFORMATION AND TO VISIT THE SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS.

TO ENSURE PROPER OPERATION, PRESSURE REQUIRED, SOURCE SIZE, VALVE SIZES, ZONE CAPACITIES, SPRINKLER SPACING, PIPE AND WIRE SIZES, INSTALLATION NOTES AND DETAILS, AND SPECIFICATIONS SHALL BE FOLLOWED AS SHOWN.

**PIPING**

PIPE ROUTING IS SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS.

PIPE SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND PIPE MANUFACTURER'S INSTRUCTIONS.

PIPE ROUTED UNDER HARDSCAPED AREAS SHALL BE SLEEVED IN SCH 40 PVC. EACH SLEEVE SHALL: (1) BE BURIED TO A MINIMUM DEPTH OF 18", (2) BE TWO PIPE SIZES LARGER THAN CARRIER PIPE, AND (3) EXTEND 3' BEYOND HARDSCAPED AREA ON EACH END. CONTRACTOR SHALL VERIFY THE SIZE, DEPTH AND LOCATION OF ALL EXISTING SLEEVES.

PIPE AND FITTINGS INSTALLED ABOVE GRADE FOR THE BACKFLOW PREVENTER SHALL BE SCH 40 GALVANIZED STEEL. ALL OTHER PIPE SHALL BE SCH 40 TYPE 1120 PVC. FITTINGS SHALL BE SCH 40 PVC.

PIPE SIZED TO LIMIT FLOW VELOCITIES TO 5 FEET/SECOND AND TO LIMIT FRICTION LOSS IN THE PIPING NETWORK.

PIPE SHALL BE INSTALLED AT SUFFICIENT DEPTH BELOW GROUND TO PROTECT IT FROM HAZARD SUCH AS VEHICULAR TRAFFIC OR ROUTINE OCCURRENCES WHICH OCCUR IN THE NORMAL USE AND MAINTENANCE OF THE PROPERTY. DEPTHS OF COVER SHALL MEET OR EXCEED SCS CODE 430-DD. REFER TO THE APPLICABLE DETAIL FOR ADDITIONAL INFORMATION.

BACKFILL SHALL BE OF SUITABLE MATERIAL, FREE OF ROCKS, STONES, AND OTHER DEBRIS THAT WOULD DAMAGE IRRIGATION SYSTEM COMPONENTS.

THE GATE VALVE SHALL BE INSTALLED FOR ISOLATION. THIS VALVE SHALL BE TO LINE SIZE AND INSTALLED IN A VALVE BOX. POROUS MATERIAL SHALL BE INSTALLED PER BOX TO PROMOTE DRAINAGE.

**SPRINKLERS**

SPRINKLER LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR LANDSCAPING, SITE LIGHTING, PREVAILING WIND, SIGNS, FENCES, BENCHES, MOUNDING, ETC., TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. A PRIME OBJECTIVE SHALL BE TO ELIMINATE OVERTHROW ONTO HARDSCAPE AND BUILDINGS.

SPRAY HEADS SHALL BE RAINBIRD 1800 SERIES. SIX INCH POP-UP TYPE SHALL BE INSTALLED IN AREAS LANDSCAPED WITH SOD AND MULCH, TWELVE INCH POP-UP TYPE SHALL BE INSTALLED IN AREAS LANDSCAPED WITH GROUND COVER AND LOW SHRUBS. SHRUB HEADS SHALL BE INSTALLED IN AREAS LANDSCAPED WITH TALL SHRUBS.

POP-UP TYPE LOCATED IN SOD, MULCH, AND GROUND COVERS SHALL BE INSTALLED ON PVC SWING JOINTS CONSISTING OF THICKWALLED POLY PIPE AND 1/2" INSERT ELBOWS.

POP-UP SPRAY TYPE LOCATED IN SHRUBS SHALL BE INSTALLED ON 1/2" SCH 40 PVC RISERS TO A HEIGHT SO SPRINKLERS ARE CONCEALED FROM VIEW EXCEPT DURING USE.

SHRUB HEADS AND BUBBLERS SHALL BE INSTALLED ON 1 1/2" SCH 40 PVC RISERS. SHRUB HEADS SHALL BE INSTALLED A UNIFORM HEIGHT OF 6" ABOVE PLANTS AND SHALL BE LOCATED IN SHRUBS TO BE CONCEALED FROM VIEW. RISERS SHALL BE BLACK TO BE LESS VISIBLE.

EACH SPRAY HEAD SHALL BE EQUIPPED WITH THE APPROPRIATE MPR NOZZLE.

SPRINKLERS SHALL BE INSTALLED TO AND MAINTAINED AT THE PROPER HEIGHT TO ELIMINATE THE CHANCE OF INJURY TO THE PUBLIC.

ADJUSTMENT FEATURES OF SPRINKLERS SPECIFIED SHALL BE UTILIZED TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. LOW ANGLE, FLAT SPRAY, AND ADJUSTABLE ARC NOZZLES SHALL BE USED TO MINIMIZE OVERTHROW.

SPRINKLERS LOCATED ADJACENT TO HARDSCAPED AREAS SHALL BE INSTALLED AWAY FROM HARDSCAPED AREAS TO MINIMIZE OVERTHROW AND THE CHANCE OF DAMAGE BY VEHICLES, PEDESTRIANS, AND LAWN MAINTENANCE PERSONNEL. AS A GENERAL RULE, 6" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 4", SHRUB HEADS AND 12" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 12".

**CONTROL SYSTEM**

CONTROL SYSTEM SHALL BE RAINBIRD ESP MODULAR SERIES ELECTRIC TYPE. ONE 8 STATION CONTROLLER SHALL ACTIVATE 3 IN-LINE VALVES. ONE VALVE SHALL BE CONTROLLED PER STATION EXCEPT AS NOTED. A RAIN SENSOR WITH BYPASS SHALL BE INSTALLED TO CONSERVE WATER.

CONTROLLER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURER'S INSTRUCTIONS. PROPER GROUNDING EQUIPMENT SHALL BE PROVIDED.

CONTROLLER LOCATION SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE. A 110 VAC ELECTRIC SOURCE IS REQUIRED PER LOCATION.

CONTROL LINES FROM THE AUTOMATIC CONTROLLER TO IN-LINE AUTOMATIC VALVES SHALL BE #14 AWG DIRECT BURIAL UNDERGROUND FEED TYPE WHICH SHALL BE: (1) INSTALLED IN ACCORDANCE WITH LOCAL CODES, (2) ROUTED IN THE MAIN LINE TRENCH, (3) BURIED TO A MINIMUM DEPTH OF 15", (4) COLOR CODED TO FACILITATE TROUBLESHOOTING, AND (5) SPLICED MOSTLY AT VALVE LOCATIONS. SPLICES SHALL BE MADE WATERPROOF USING APPROVED METHODS. TWO SPARE WIRES SHALL BE ROUTED FROM THE CONTROLLER IN ALL DIRECTIONS TO THE FARTHEST VALVES CONTROLLED.

AN INDIVIDUAL CONTROL WIRE SHALL BE ROUTED TO EACH VALVE AND VALVES WHICH OPERATE SIMULTANEOUSLY SHALL BE TIED TOGETHER AT THE CONTROLLER.

AUTOMATIC VALVE LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS. EACH VALVE SHALL BE INSTALLED IN A VALVE BOX. A MINIMUM OF ONE CUBIC FOOT OF GRAVEL SHALL BE PROVIDED PER BOX TO PROMOTE DRAINAGE.

WATER CONSERVATION EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

**TIMING AND PRECIPITATION**

TIMING OF EACH STATION SHALL BE SET IN THE FIELD TO MATCH LOCAL REQUIREMENTS. REFER TO ZONE SUMMARY CHART FOR RECOMMENDED RUN TIMES TO APPLY 1.5 INCHES/WEEK.

*Handwritten signature and date: 11/15/13*

Landscape Architect of Record  
 JENNIFER A. ROGERS-POMAYALE  
 LA 6667093  
 DATE 09/03/2013  
 DRAWN BY JRP  
 CHECKED BY JRP  
 REVISIONS  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 JOB NO  
 2010-0001  
 SHEET NO

**L4.01**

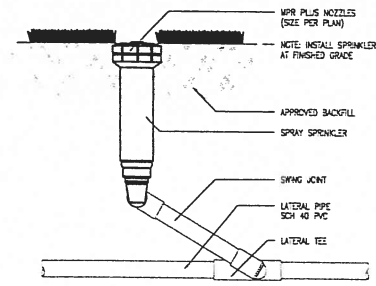
JR

Jennie Rogers - Landscape Architecture  
 RLA Lic. # LA6667093  
 906 Pizarro Street Coral Gables, FL 33134  
 Tel: (305) 491-3605

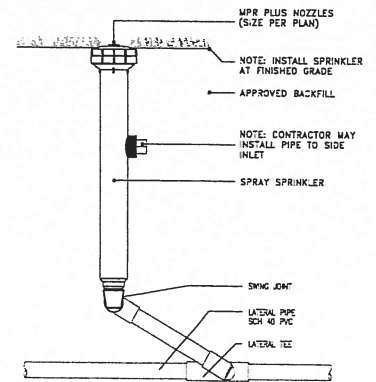
jennifer briley + associates  
 architecture, interior design, planning  
 1829 Tiger Tail Ave, Coconut Grove, FL 33133  
 Tel: 305.857.9323 Fax: 305.857.9343

814 CORAL WAY  
 ADDITION

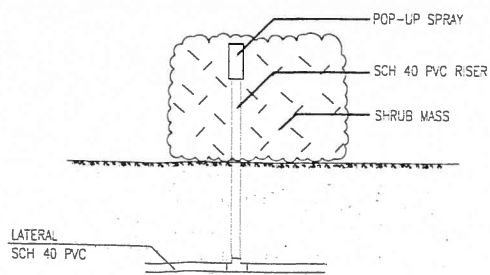
IRRIGATION DETAILS



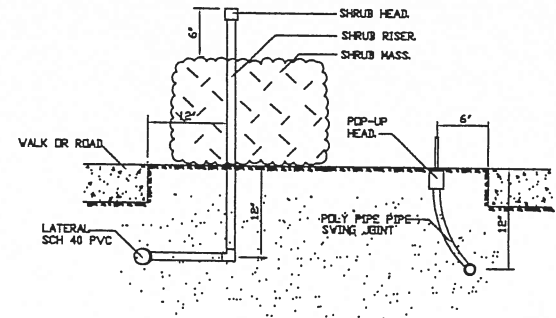
POP-UP SPRINKLER ON  
 POLY PIPE SWING JOINT  
 NOT TO SCALE



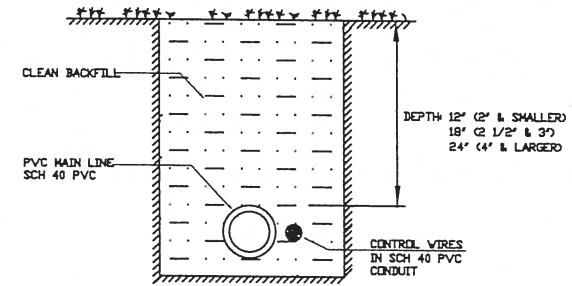
12" POP-UP SPRINKLER ON  
 POLY PIPE SWING JOINT  
 NOT TO SCALE



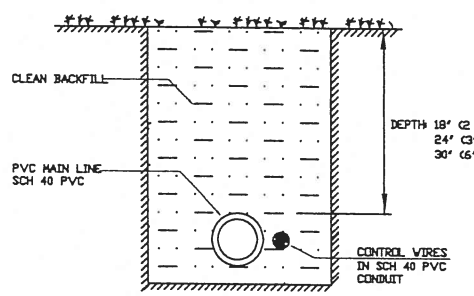
POP-UP SPRAY  
 IN SHRUB MASS  
 NOT TO SCALE



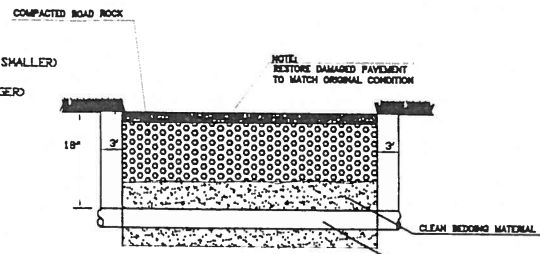
SPRINKLER LOCATION DETAIL  
 NOT TO SCALE



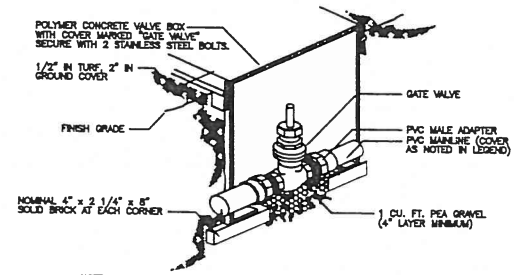
TRENCHING DETAIL  
 NON-VEHICLE TRAFFIC AREA  
 NOT TO SCALE



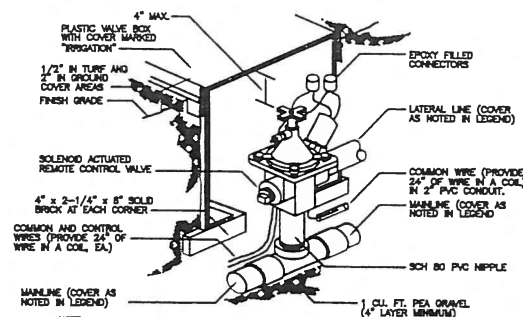
TRENCHING DETAIL  
 VEHICLE TRAFFIC AREA  
 NOT TO SCALE



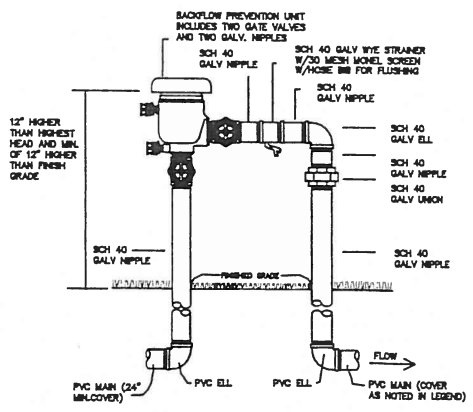
PIPE SLEEVE DETAIL  
 NOT TO SCALE



GATE VALVE DETAIL  
 NOT TO SCALE

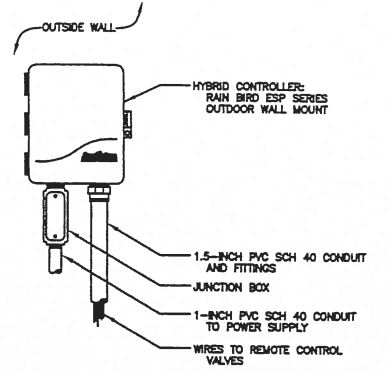


REMOTE CONTROL VALVE DETAIL  
 NOT TO SCALE

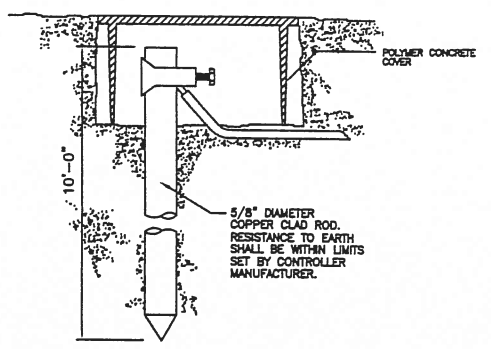


PRESSURE VACUUM BREAKER  
 NOT TO SCALE

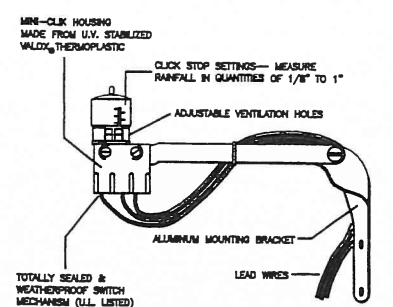
STATION #	WIRE COLOR
1, 11	BLACK
2, 12	RED
3, 13	GREEN
4, 14	YELLOW
5, 15	ORANGE
6, 16	BLUE
7, 17	BROWN
8, 18	PURPLE
9, 19	TAN
10, 20	GREY
COMMON	WHITE
SPARE	PINK



ESP WALL MOUNT CONTROLLER  
 NOT TO SCALE



GROUNDING ROD INSTALLATION  
 NOT TO SCALE



MINI-CLIK II RAIN SENSOR  
 NOT TO SCALE

DATE: 09/03/2013  
 DRAWN BY: JRP  
 CHECKED BY: JRP  
 REMARKS:  
 REVISIONS:  
 JOB NO.: 2010-0001  
 SHEET NO.:

L4.02