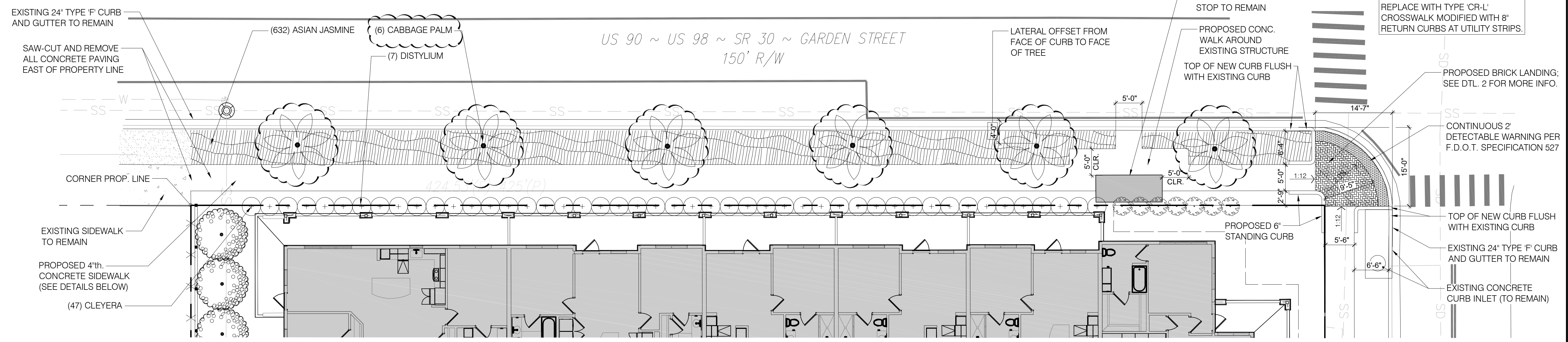


PROJ. CODE	20-043
DRAWN BY	DEM
REVIEWED BY	DML
ISSUED	
DATE	DESCRIPTION
9-21-21	FOR PERMITTING
10-27-21	RE-SUBMITTED FOR PERMITTING
11-4-21	RE-SUBMITTED FOR PERMITTING
11-10-21	RE-SUBMITTED FOR PERMITTING

REVISIONS	

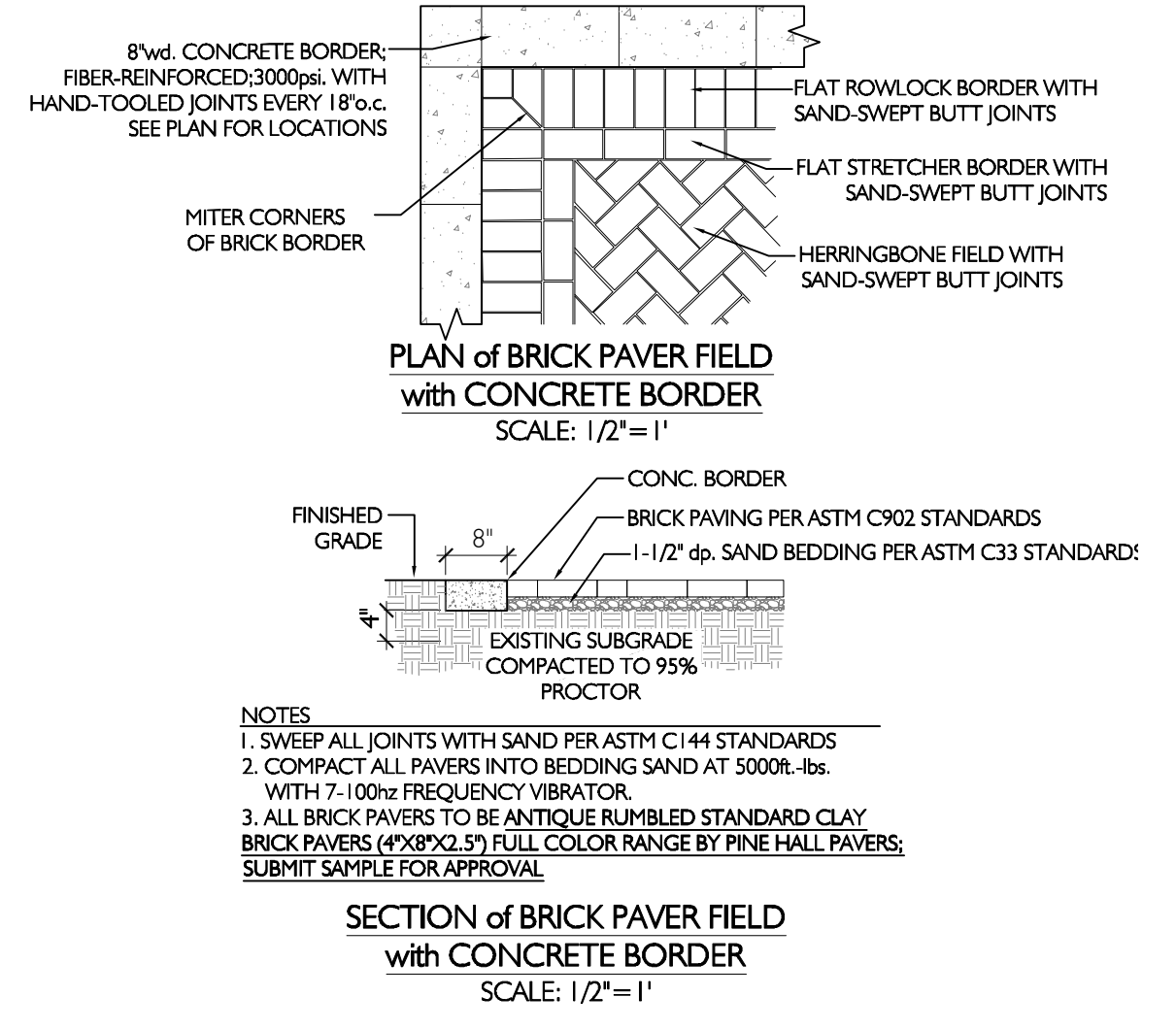
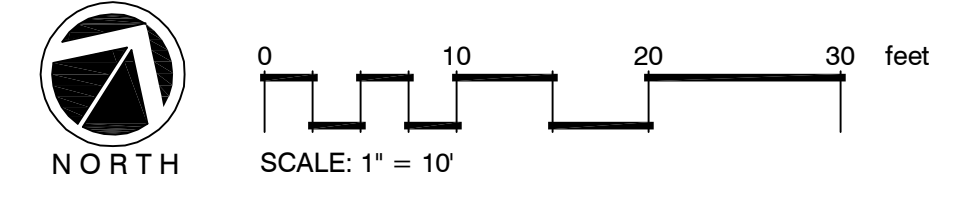
FOR
CONSTRUCTION

SHEET
L1.3



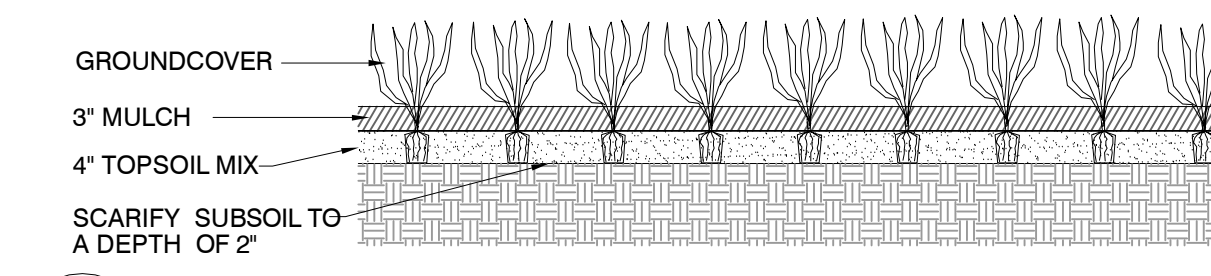
1 ENLARGED VIEW of LANDSCAPE IMPROVEMENTS in R.O.W. at GARDEN STREET

PLAN VIEW



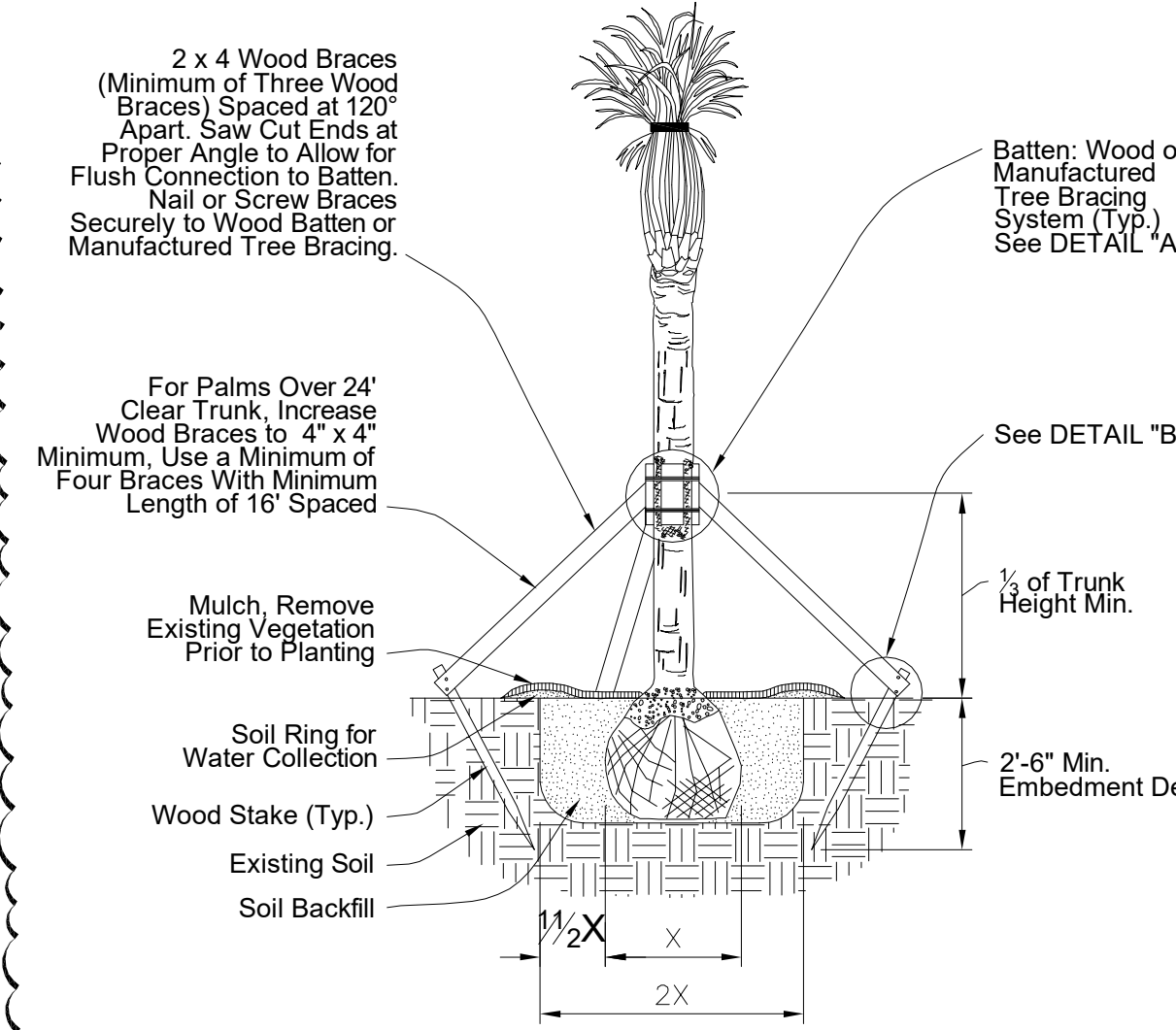
2 TYPICAL BRICK PAVER DETAILS

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



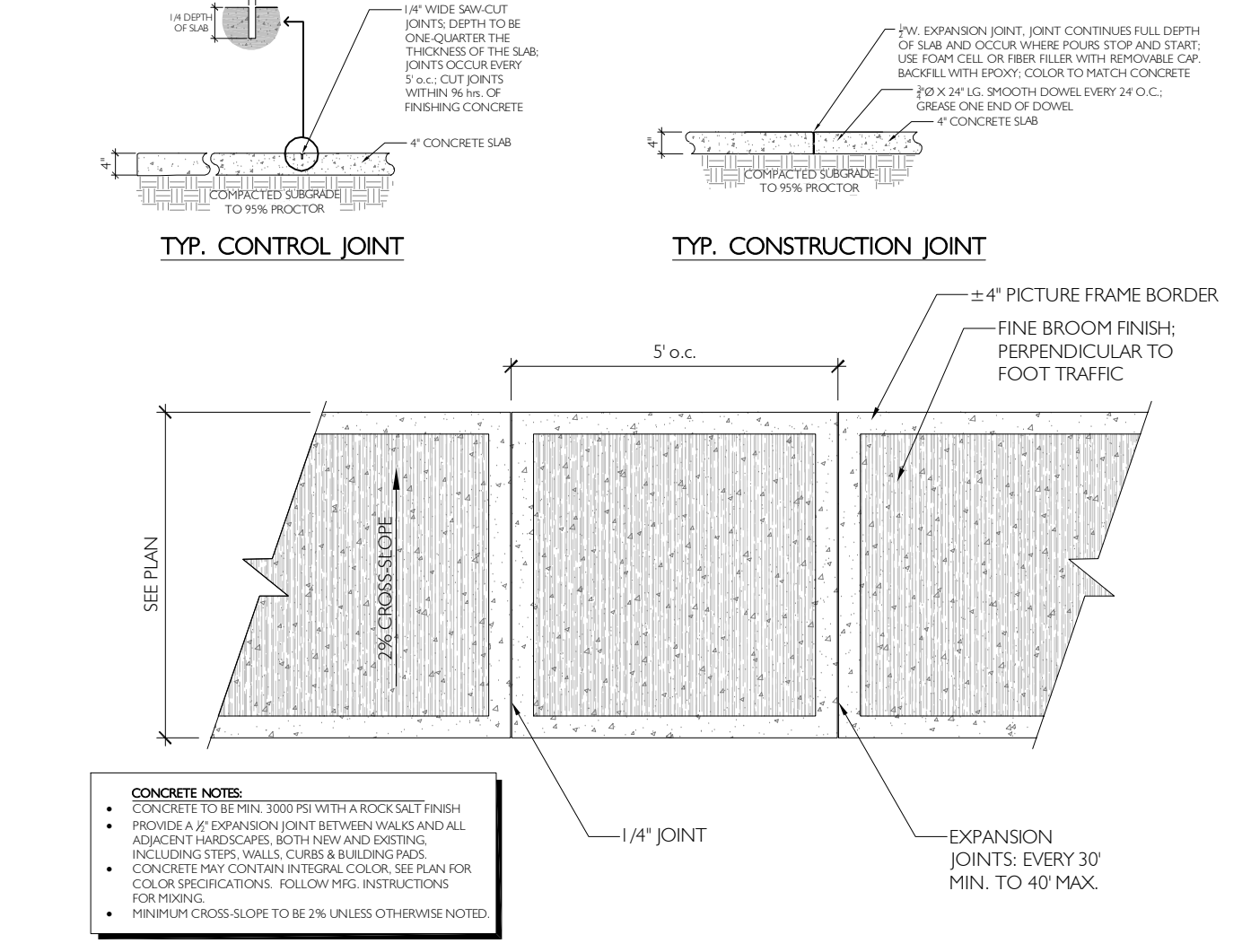
4 GROUNDCOVER PLANTING DETAILS

NOT TO SCALE



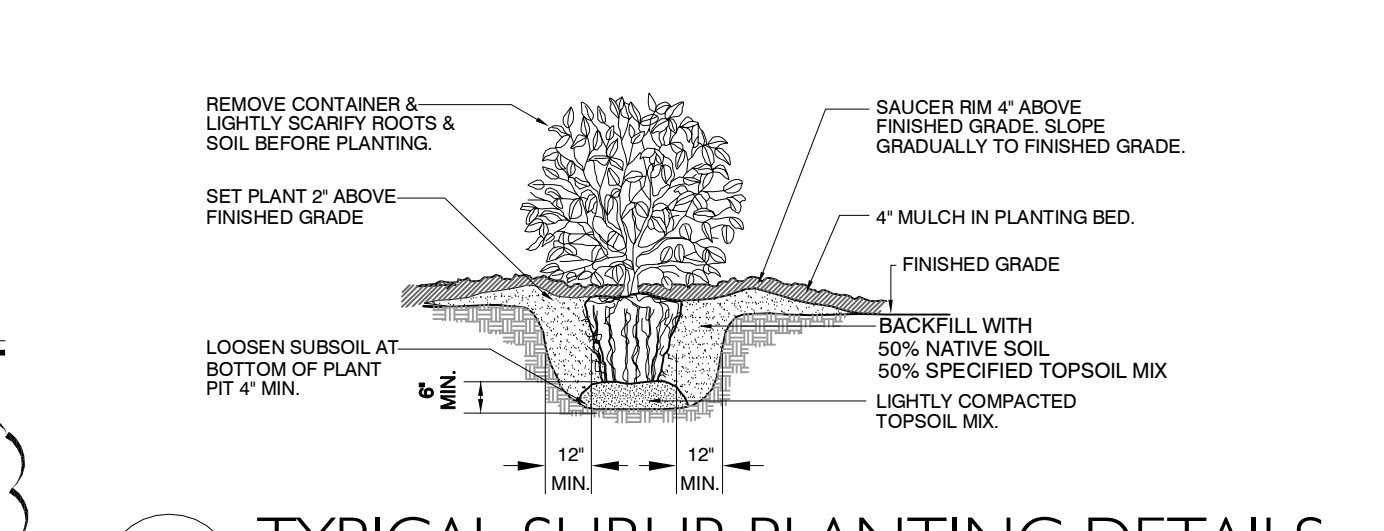
6 TYPICAL PALM PLANTING DETAILS

NOT TO SCALE



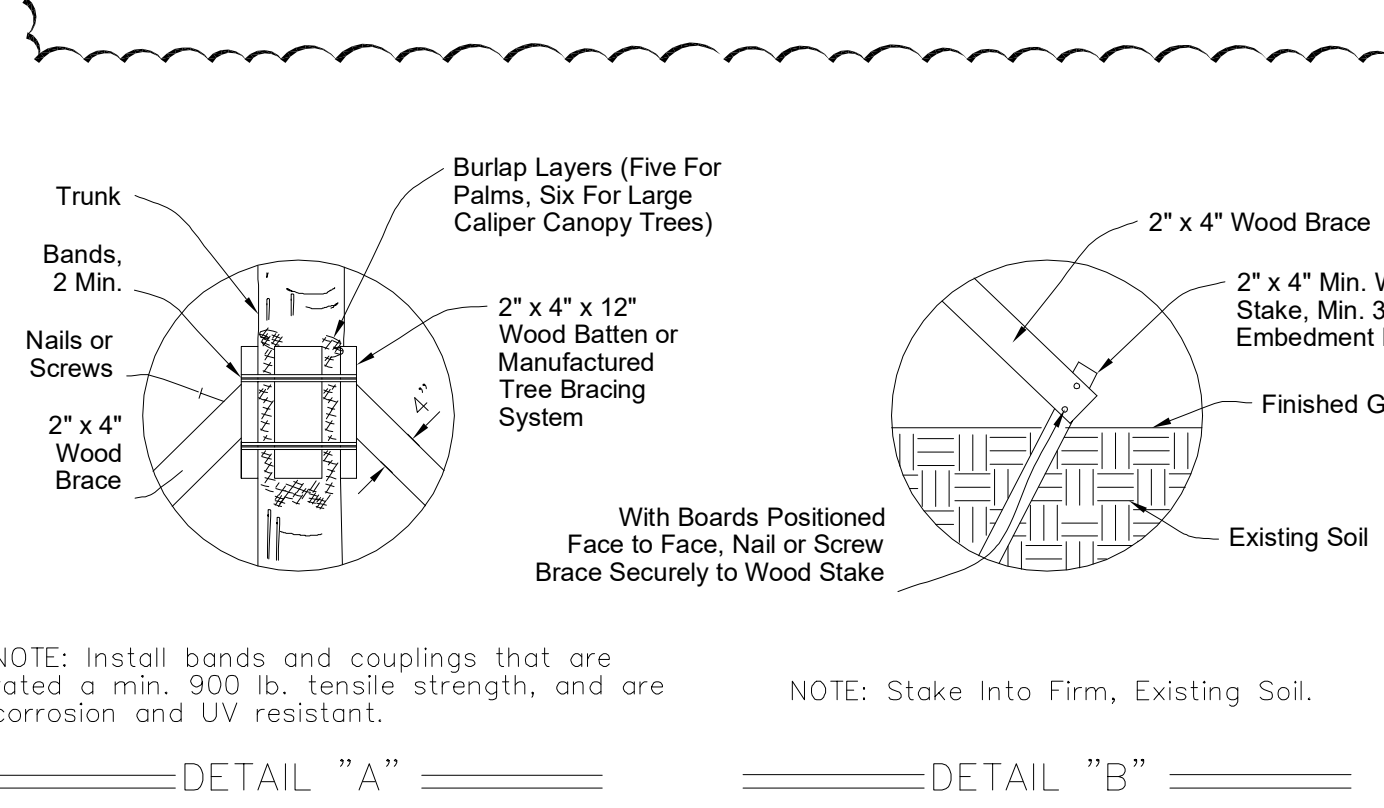
3 TYPICAL CONCRETE PAVING DETAILS

NOT TO SCALE



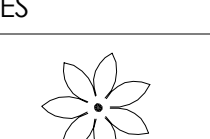



5 TYPICAL SHRUB PLANTING DETAILS

NOT TO SCALE



1:1 Excavation

PLANT SCHEDULE F.D.O.T.

TREES	QTY	COMMON / BOTANICAL NAME	SIZE	
	6	CABBAGE PALM / SABAL PALM CLEAN TRUNK; REGENERATED HEAD	18" C.T. FLA. FANCY	
SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE	SPACING
	47	CLEYERA / CLEYERA JAPONICA 'BRONZE BEAUTY'	3 GAL.	42" o.c.
	7	VINTAGE JADE DISTYLIUM / DISTYLIUM X 'VINTAGE JADE'	3 GAL.	42" o.c.
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	SIZE	SPACING
	632	ASIAN JASMINE / TRACHELOSPERMUM ASIATICUM	1 GAL.	18" o.c.

GENERAL PLANTING NOTES

- VERIFY ALL UTILITY LOCATIONS IN THE FIELD BEFORE BEGINNING WORK. REPAIR DAMAGED UTILITIES TO OWNER'S SATISFACTION AT NO ADDITIONAL COST.
- VERIFY QUANTITIES ON PLAN BEFORE PRICING WORK. NOTIFY OWNER OF DISCREPANCIES IN QUANTITIES PRIOR TO SUBMITTING PRICING.
- ALL MATERIALS ARE SUBJECT TO APPROVAL OF THE OWNER AT ANY TIME.
- ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIALS, FREE FROM DISEASE AND PESTS, AND SHALL MEET OR EXCEED A FLORIDA #1 GRADE FROM THE FLORIDA GRADE AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION. MAIN LEADERS OF ALL TREES SHALL REMAIN INTACT. NO GRAFTED MAPLES WILL BE ACCEPTED.
- MULCH ALL PLANTING BEDS WITH MULCH SPECIFIED ON PLAN TO A MINIMUM DEPTH OF 4". PROVIDE A 4" DIA. MULCH RING, 4" DEEP, AROUND ALL TREES LOCATED IN LAWN AREAS. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK.
- PREPARE ALL SOIL USED IN TREE AND PLANT BEDS IN THE FOLLOWING PROPORTIONS: 4 PARTS NATIVE TOPSOIL, 2 PARTS SAND, AND 2 PARTS DECOMPOSED ORGANIC MATTER. ADD SLOW-RELEASE BALANCED FERTILIZER PER MANUFACTURER'S INSTRUCTIONS. PRE-MIX ALL SOIL BEFORE PLACING IN BED.
- MAINTAIN PLANT MATERIAL UNTIL FINAL ACCEPTANCE UNLESS OTHERWISE SPECIFIED. MAINTENANCE INCLUDES WATERING, SPRAYING, WEEDING, MULCHING, STRAIGHTENING, PRUNING, MOWING, BLOWING, FERTILIZING, CLEAN-UP.
- REPLACE ANY PLANT MATERIAL WHICH TURNS BROWN OR DEFOOLIATES WITHIN FIVE (5) DAYS AFTER PLANTING. GUARANTEE ALL MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE BY OWNER.
- IF AN AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED, CONTRACTOR SHALL PROVIDE OWNER WITH IRRIGATION PLAN AND SHOP DRAWINGS OF HEADS, VALVES, PIPE, WIRE & CLOCKS PROPOSED FOR INSTALLATION. IRRIGATION PLAN SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.
- INSTALL ALL PLANT MATERIALS IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES.

MAINTENANCE NOTE:

ALL LANDSCAPE MATERIAL (BOTH HARDSCAPE AND VEGETATION) PROPOSED TO BE INSTALLED AS SHOWN ON THIS PLAN WILL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY LOCATED AT 51 SOUTH COYLE STREET. THE MAINTENANCE WILL BE CONDUCTED IN ACCORDANCE WITH F.D.O.T. STANDARDS. THIS RESPONSIBILITY FOR MAINTENANCE IS TRANSFERABLE AND SHALL RUN WITH LAND IN ACCORDANCE WITH STATE OF FLORIDA LAWS.

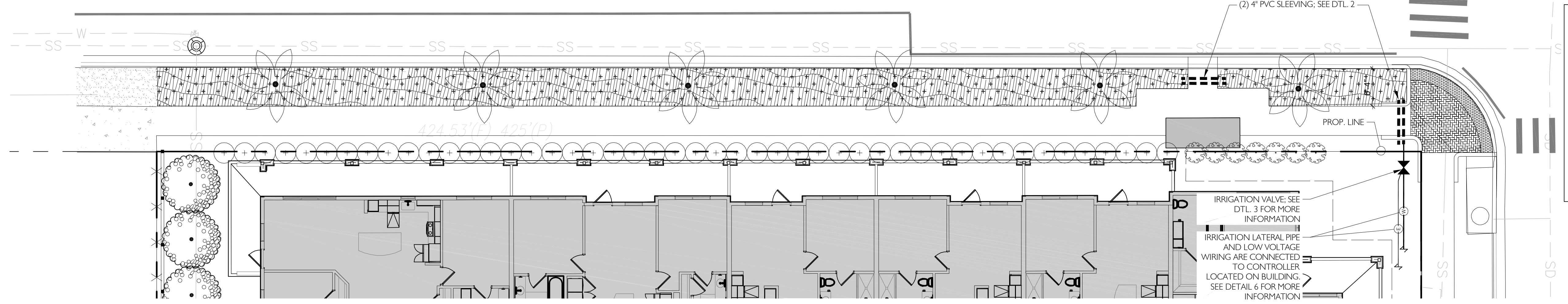
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAVID LORBERBAUM ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

LAYOUT NOTES:

- THE SITE LAYOUT IS BASED ON CENTERLINES AND CONTROL POINTS AS NOTED. DIMENSIONS NOTED (+/-) ARE FOR FIELD ADJUSTMENTS WHEN NECESSARY. ALL OTHER DIMENSIONS ARE TO BE MAINTAINED. MINOR FIELD ADJUSTMENTS MAY BE NECESSARY TO MAINTAIN PROPER LAYOUT OF BUILDING FOOTPRINT.
- THE CONTRACTOR IS TO CHECK ALL FINISHED GRADES AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO LAND ARCH. IMMEDIATELY.
- THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
- THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND RECEIVE APPROVAL WHERE NECESSARY BEFORE CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALL THE UTILITY COMPANY TO HAVE ALL EXISTING OVERHEAD AND UNDERGROUND UTILITIES, WHICH MAYBE ENCOUNTERED ON THIS PROJECT, FIELD LOCATED BOTH HORIZONTALLY AND VERTICALLY PRIOR TO THE BEGINNING OF CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR, WHEN SIGNING THE CONTRACT DOCUMENTS, RELIEVES LMO FROM ANY AND ALL LIABILITY CLAIMS RESULTING FROM THE DAMAGE TO AND/OR INJURY DERIVED FROM AN ENCOUNTER WITH ANY AND ALL EXISTING UTILITIES.
- INDIVIDUAL BUILDING CONTRACTORS ARE RESPONSIBLE FOR LOCATING THE PROPERTY SERVICE CONNECTIONS BY DIGGING DOWN TO THEM PRIOR TO SETTING THE BUILDING ELEVATIONS.
- BEFORE THE WORK IS STARTED, THE LANDSCAPE ARCHITECT AND GENERAL CONTRACTOR WILL MEET ON SITE FOR A DETAILED EXPLANATION & COORDINATION OF THE SITE LAYOUT PLAN.
- POINT OF BEGINNING FOR ALL CONSTRUCTION LAYOUT IS POINT SHOWN ON DRAWINGS AS P.O.B. UNLESS OTHERWISE NOTED.
- SEE CONSTRUCTION DETAILS FOR DIMENSIONS OF SITE DETAILS.
- DO NOT SCALE FROM DRAWING. WRITTEN DIMENSIONS PREVAIL OVER SCALED DIMENSIONS. FIELD DIMENSIONS PREVAIL OVER ALL OTHER DIMENSIONS. CONTACT LANDSCAPE ARCHITECT WITH DISCREPANCIES IN DIMENSIONS.
- ALL DIMENSIONS 90 DEGREES UNLESS OTHERWISE INDICATED.
- CONTRACTOR SHALL OBTAIN PROPER PERMIT FOR WORK PRIOR TO CONSTRUCTION.
- CONTRACTOR TO HAVE LICENSED SURVEYOR OR ENGINEER TO SET ALL LAYOUT STAKES TO ENSURE PROPOSED LAYOUT DOES NOT ENCOACH ANY SETBACKS OR PROPERTY LINES PRIOR TO CONSTRUCTION.

SITE LANDSCAPE PLAN & DETAILS

US 90 ~ US 98 ~ SR 30 ~ GARDEN STREET
150' R/W



IRRIGATION LEGEND

PLANT BEDS
Zones to be comprised of one of the following type irrigation heads:

Mulched Plant Beds

- Rainbird XFD series in-line emitter drip tubing.
- Hunter PLD series in-line emitter drip tubing.
- Approved equal mfg. (See Submittal notes).

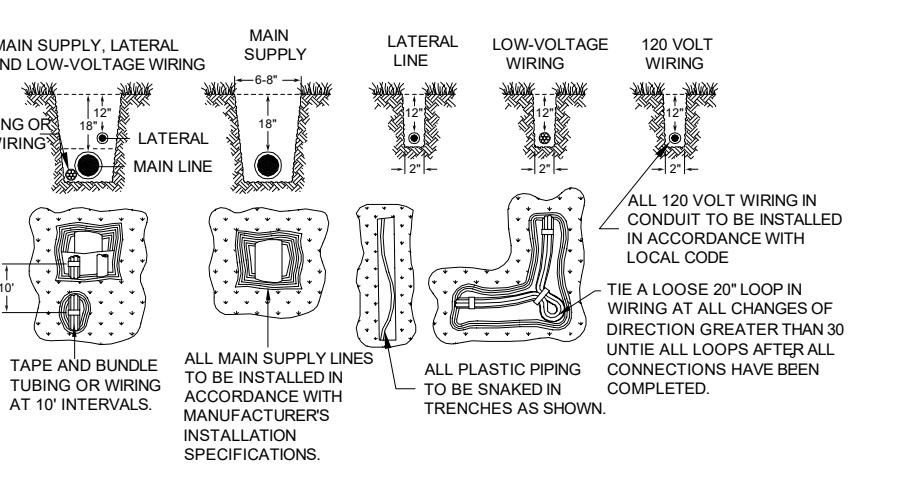
Mulched Groundcover Beds

- Rainbird XFD series in-line emitter drip tubing.
- Hunter PLD in-line emitter drip tubing.
- Approved equal mfg. (See Submittal notes).

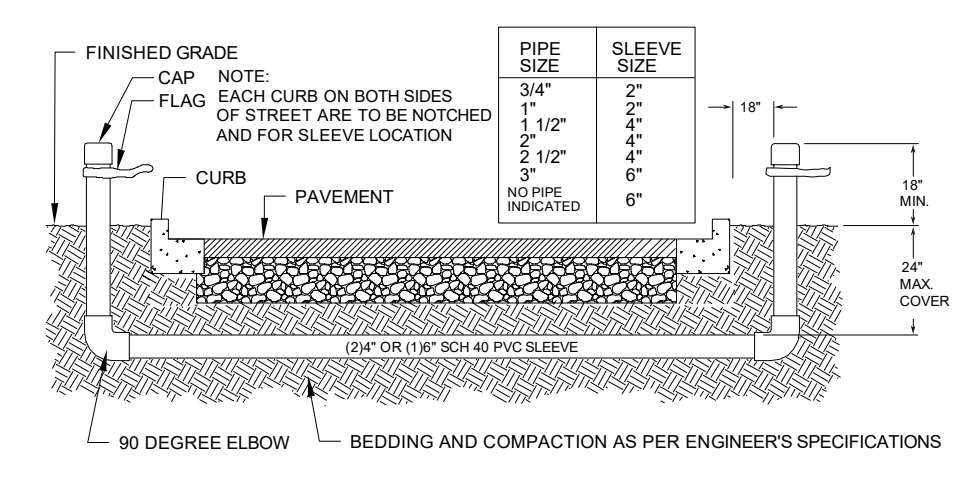
Mulched Tree Rings

- Rainbird 1800 Xeri-bubbler head (or) XFD dripline in loop configuration (See Detail).
- Hunter AFB bubbler head (or) PLD dripline in loop configuration (See Detail).
- Approved equal mfg. (See Submittal notes).

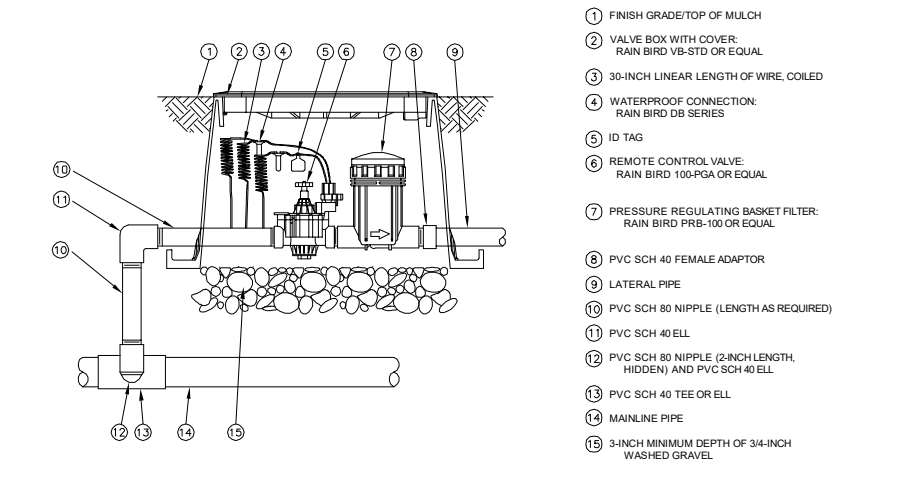
1 ENLARGED VIEW of LANDSCAPE IRRIGATION in R.O.W. at GARDEN STREET
PLAN VIEW



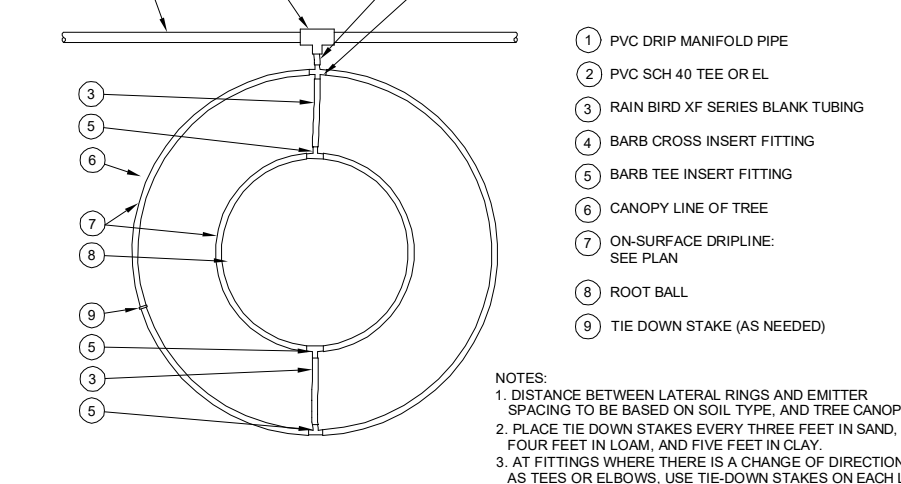
1 TYP. DIRECT BURIAL WIRE DETAILS
SCALE: 1/2" = 1'-0"



2 TYP. SIDEWALK SLEEVING DETAIL
SCALE: 1/2" = 1'-0"



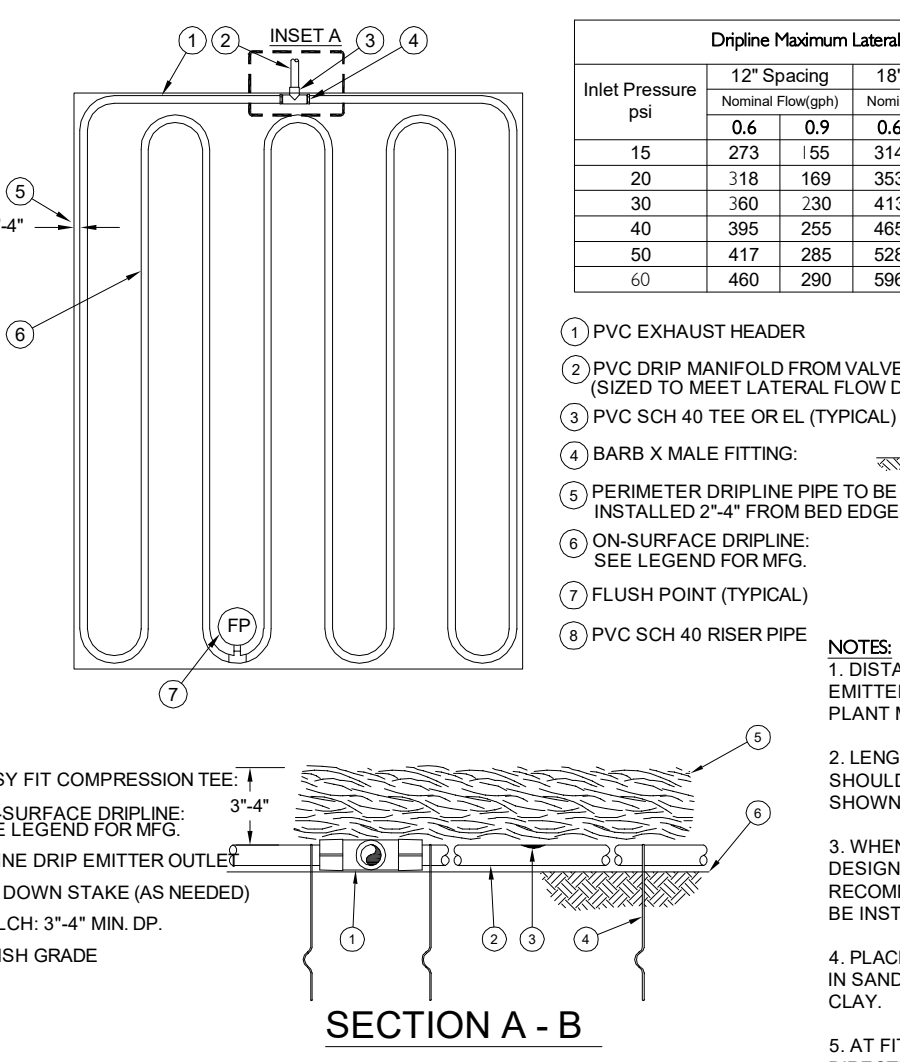
3 TYP. IRRIGATION VALVE DETAIL
SCALE: 1/2" = 1'-0"



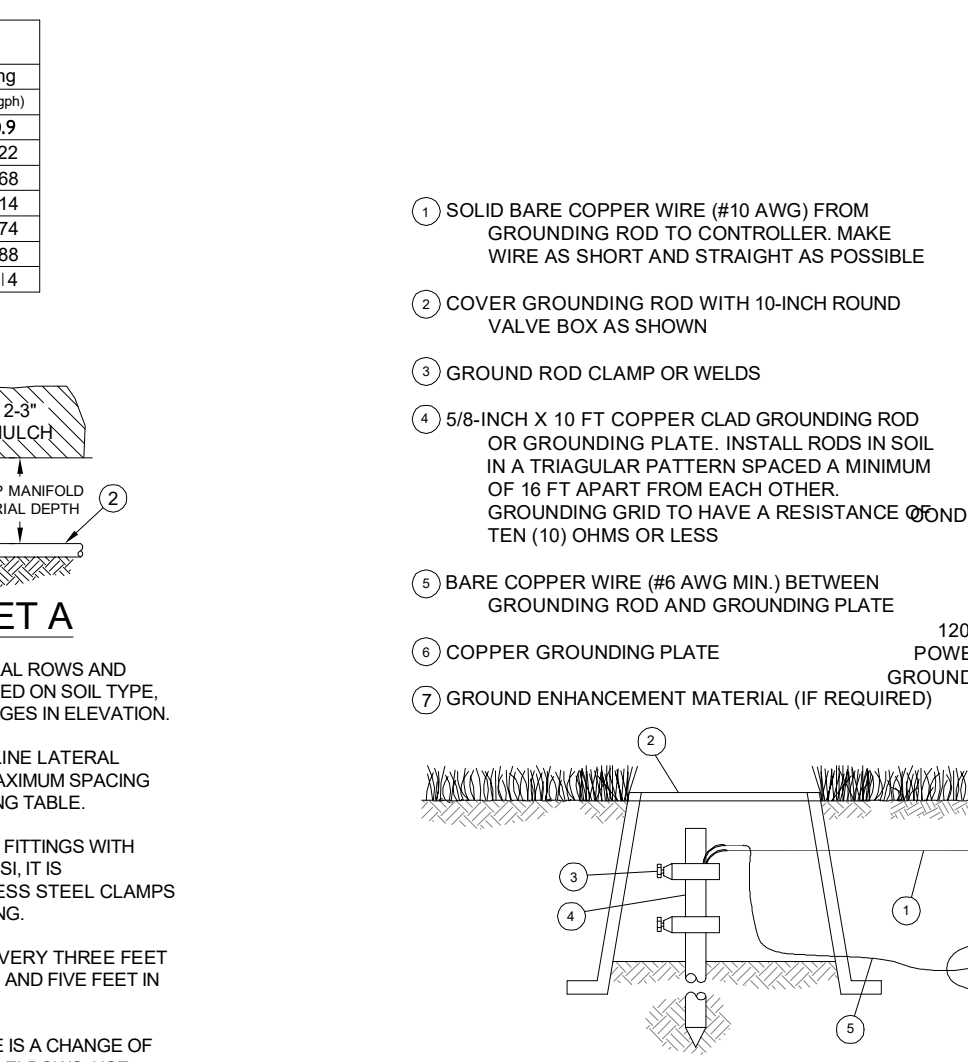
4 TYP. TREE DRIP DETAIL
SCALE: 1/2" = 1'-0"

NOTE
SOURCE OF IRRIGATION WATER TO BE FROM ON-SITE WELL OWNED AND MAINTAINED BY PROPERTY OWNER. F.D.O.T. WILL HAVE UNIMPEDED 24hr. ACCESS TO WELL AND IRRIGATION CONTROLLER.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAVID LORBERBAUM ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



5 TYP. SHRUB AND GROUNDCOVER DRIP DETAIL
SCALE: 1/2" = 1'-0"



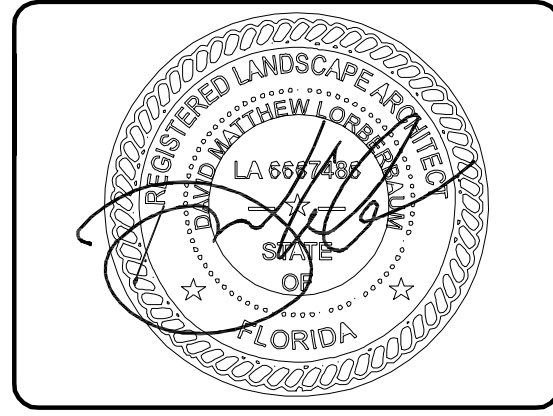
6 TYP. SHRUB AND GROUNDCOVER DRIP DETAIL
SCALE: 1/2" = 1'-0"

GENERAL IRRIGATION NOTES

1. ALL MAINLINES TO HAVE A MINIMUM OF 18" OF COVER.
2. ALL PIPE TO BE INSTALLED AS PER MANUFACTURERS' SPECIFICATIONS.
3. ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE OR LIQUID TEFLON. SPRINKLER AND RELATED EQUIPMENT TO BE INSTALLED AS PER DETAILS.
4. ALL ELECTRICAL JOINTS TO BE MADE USING WATERPROOF CONNECTIONS AS SHOWN ON DETAILS.
5. NO ELECTRICAL CONNECTIONS SHALL BE MADE IN THE FIELD EXCEPT AT A VALVE CONTROL BOX OR ANOTHER VALVE BOX SPECIFICALLY FOR CONNECTIONS.
6. ALL 24 VOLT WIRE SHALL BE #12 UF/UL FOR COMMON WIRE, AND #14 UF/UL FOR CONTROL WIRES, DIRECT BURIAL, SOLID COPPER.
7. CONTRACTOR SHALL PROVIDE EXPANSION COILS AT EACH WIRE CONNECTION IN VALVE BOX (WRAP AROUND 3/4" PIPE 12 TIMES).
8. CONTRACTOR TO UTILIZE APPROPRIATE AUTOMATIC DRAIN DEVICE WHERE LOW HEAD DRAINAGE MAY OCCUR AND WHERE LINES ARE BROUGHT ABOVE GRADE AND RISK OF FREEZING IS PRESENT.
9. ALL SPRINKLERS TO BE MOUNTED ON 12" FUNNY PIPE OR SWING JOINTS.
10. CONTRACTOR SHALL INSTALL A SEPARATE COMMON FOR EACH CONTROLLER.
11. ALL 24 VOLT WIRE SHALL BE COLOR CODED; COMMON-WHITE, CONTROL-RED.
12. CONTRACTOR SHALL INSTALL MANUFACTURERS' RECOMMENDED GROUNDING EQUIPMENT FOR POWER SUPPLY AND VALVE OUTPUT WITH (2) 5/8" COPPER CLAD GROUND RODS.

12. CONTRACTOR SHALL INSTALL MANUFACTURERS' RECOMMENDED GROUNDING EQUIPMENT FOR POWER SUPPLY AND VALVE OUTPUT WITH (2) 5/8" COPPER CLAD GROUND RODS.
 13. CONTRACTOR SHALL INSTALL MANUFACTURERS' RECOMMENDATION ON FAULT GROUND AND LIGHTNING PROTECTION
 14. ALL IRRIGATION EQUIPMENT TO BE INSTALLED ACCORDING TO SPECIFICATIONS AND DETAILS.
 15. CONTRACTOR TO ADD EXTENSION RISER TO POP-UP HEADS WHEN NEEDED FOR PROPER COVERAGE.
 16. CONTRACTOR SHALL INSTALL SPRINKLER EQUIPMENT 12" FROM FOUNDATIONS AND 4" FROM CURB OR WALKS.
 17. ALL MAIN AND LATERAL LINE PIPING TO BE SCHEDULE 40 PVC. PROVIDE THE FOLLOWING PIPE SIZES/ FLOW RATES:
- | Pipe Size | Flow Rate | Pipe Size | Flow Rate |
|-----------|-----------|-----------|-----------|
| 1/2" | 6gpm | 2" | 55gpm |
| 3/4" | 10gpm | 2-1/2" | 80gpm |
| 1" | 17gpm | 3" | 120gpm |
| 1-1/2" | 35gpm | 4" | 200gpm |
18. ADHERE TO LOCAL PLUMBING AND ELECTRICAL REQUIREMENTS.
 19. SPRAY HEADS IN LAWN AREAS WILL BE 4" POP-UP HEIGHT, SPRAY HEADS IN SHRUB AREAS WILL BE 12" POP-UP HEIGHT.
 20. ALL SOD SHALL BE ZONED SEPARATELY FROM SHRUB AND SEASONAL COLOR ZONES.
 21. INSTALL ALL LINES UNDER ROADWAYS AND SIDEWALKS IN SCHEDULE 40 PVC SLEEVES, PER PLAN.
 22. SYSTEM DESIGN SHALL ALLOW ENTIRE PLANTED AREAS TO BE IRRIGATED WITHIN 24 HOURS.

A LANDSCAPE DEVELOPMENT PLAN FOR
Palmilla
51 South Coyle Street
Pensacola, Florida



PROJ. CODE	20-043
DRAWN BY	DEM
REVIEWED BY	DML
ISSUED	
DATE	DESCRIPTION
9-21-21	FOR PERMITTING
10-27-21	RE-SUBMITTED FOR PERMITTING
11-4-21	RE-SUBMITTED FOR PERMITTING
11-10-21	RE-SUBMITTED FOR PERMITTING

REVISIONS	

FOR CONSTRUCTION

SHEET
L1.4

SITE IRRIGATION PLAN & DETAILS