CRA
Community Redevelopment Agency

East Garden District
Growing Since 1764

PENSACOLA
FLORIDA'S FIRST & FUTURE

Growing Pensacola …with a Local Team!

EGD

CiviCon, Southtowne, Pensacola's Complete Streets Initiative, & the CRA's mission to Restore, Revitalize, & Renew Pensacola have all inspired the local East Garden District Team to reactivate a historic block with synergistic placemaking & unique community growth projects.

Catalyst healthcare real estate

Chad Henderson, Founder & CEO of Catalyst HRE, is the local developer of the East Garden District project.

Catalyst HRE is one of the nation's fastest growing healthcare real estate development companies with 40 employees, over $500M in assets across 18 states, & offices in Pensacola & Ocala, FL, Milwaukee, WI, & Dallas, TX.

*Henderson has assembled a local Pensacola team to vision and execute the East Garden District project, and has spent over **$4.5M** to date on East Garden District real estate acquisitions and with local professionals on the design & engineering of the Jefferson Street Road Diet Project.*

Jerry Pate Design

Ruby Engineering, Inc

David W. Fitzpatrick, P.E., P.A.
Civil Engineering

B&L Beggs & Lane
Attorneys and Counsellors at Law

Gulf Power®

GBG Gulf Blue Group

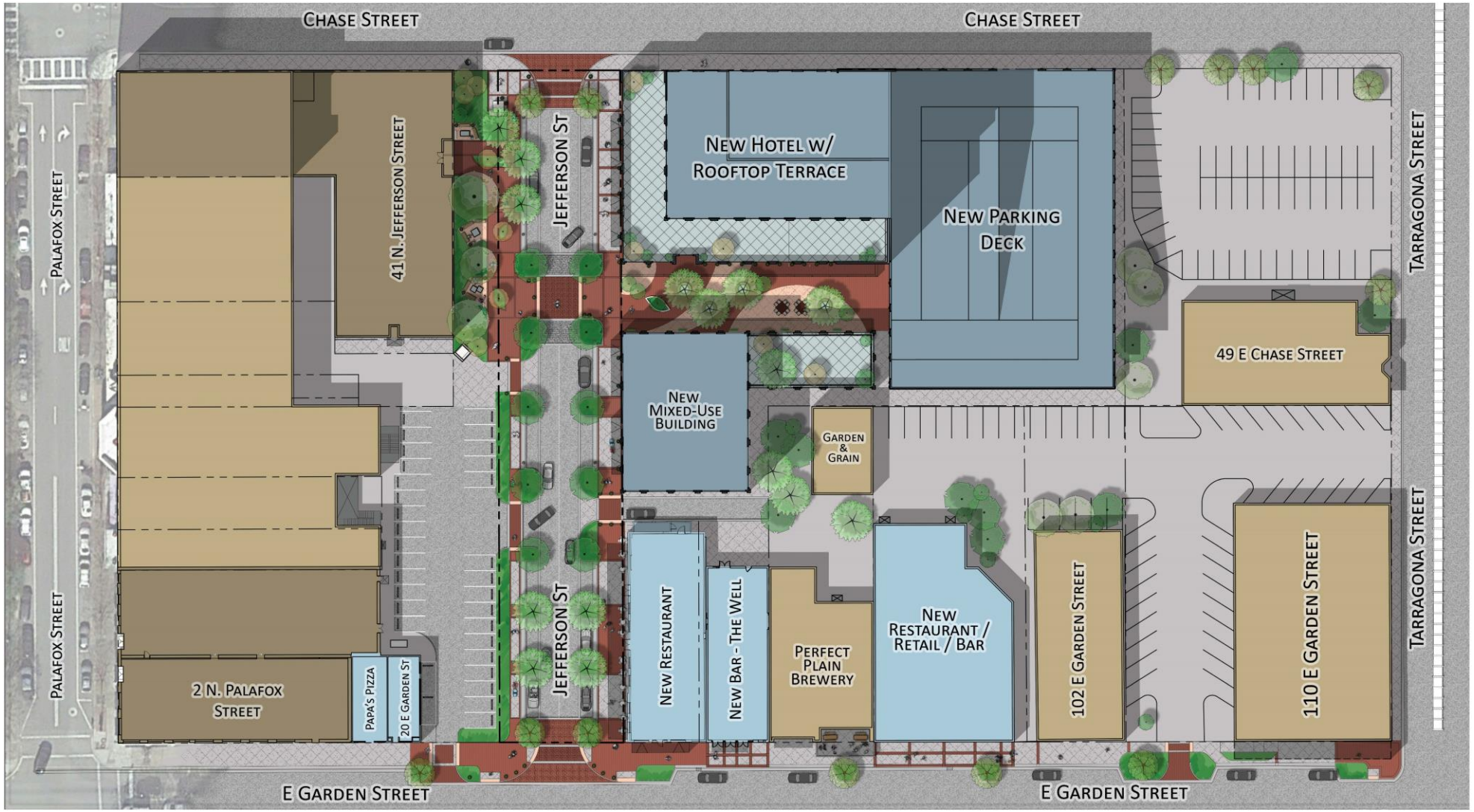
WILLIAMS-BROWN INC.
General Contractors

3 Bear General Contractors

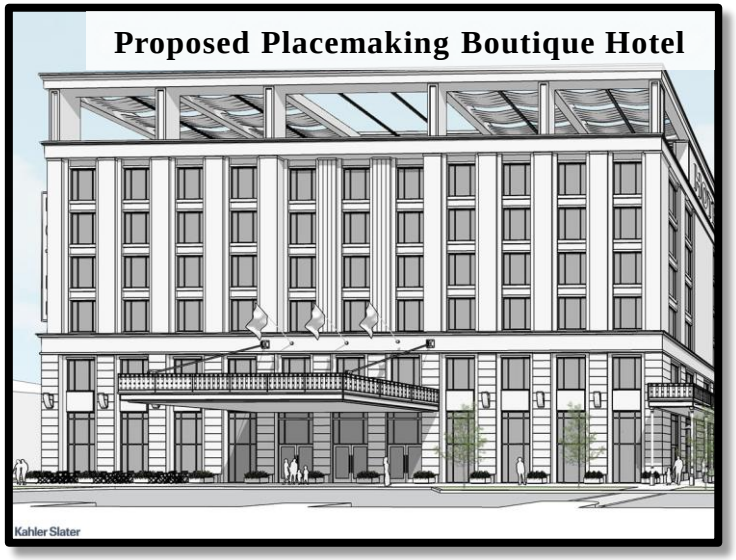
UE Engineering

dalrymple | sallis architecture

East Garden District *Conceptual Site Plan*



EGD



- **20,000 SF Repurposed Garden Street Buildings**
- **30,000 SF New Mixed-Use Development**
- **175,000 SF New Hotel & Parking Garage**

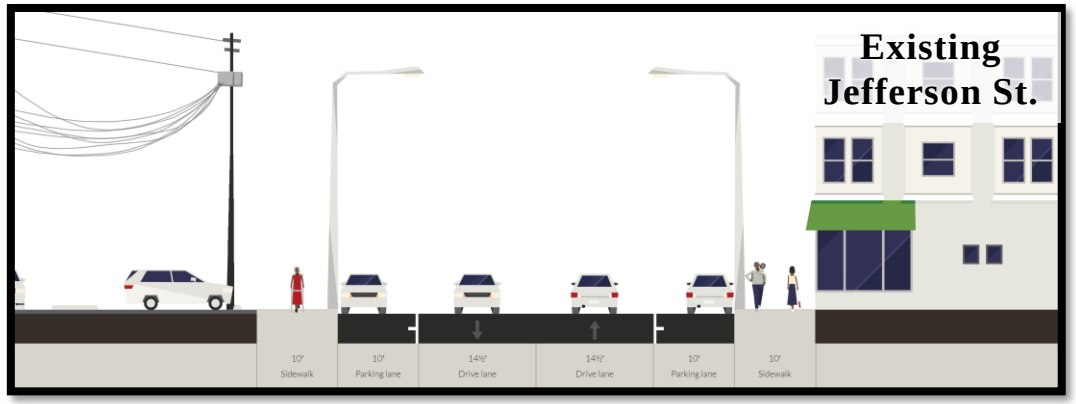
EGD Placemaking ❖ *Jefferson Street Road Diet Project Goals*

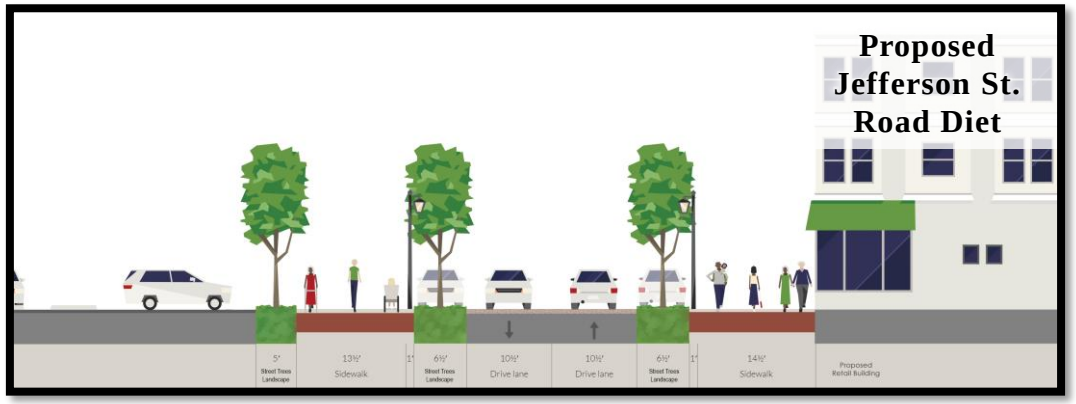
East Garden District Placemaking

Placemaking is at the heart of the East Garden District, and the Jefferson Street Road Diet Project is central to the transformational vision of the EGD. The road diet project design calls for the calming of traffic and a beautifully landscaped and pedestrian friendly streetscape that will join seamlessly with the planned new EGD boutique hotel, mixed-use building, and urban plaza.

Road Diet Project Goals

- Alignment with Pensacola's "Complete Streets Initiative"
- 120% increase in sidewalks & public areas
- Planting of over 1,200 new trees and shrubs
- Elimination all Jefferson Street power poles between Garden Street & Chase Street

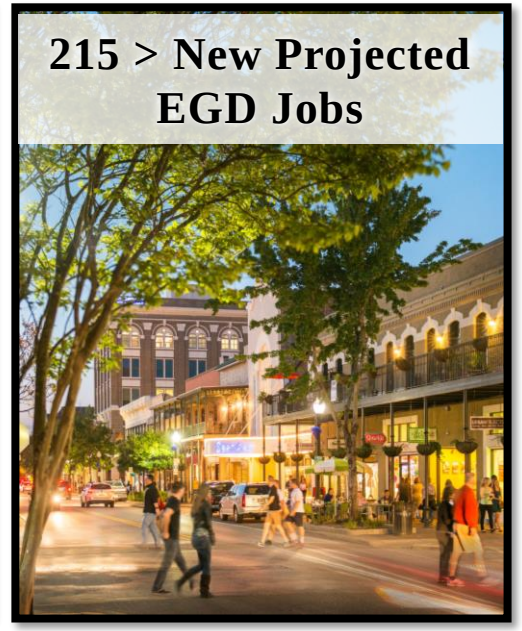




Projected EGD Annual Tax Impacts

$247,000 Property Tax
$2.2M Sales Tax
$368,000 Bed Tax

$2.8M Total Projected EGD Annual Tax Impacts



EGD

CRA / City Return on Investment

The East Garden District projects new annual tax revenues of $2.8M. The proposed CRA / City investment of $1.375M to the EGD Jefferson Street Road Diet Project will be returned in 1 year once the EGD is fully developed. Future EGD tax revenues will help support new Pensacola growth projects for years to come.

Project Status

- Landscape & Hardscape Construction Drawings are 100% complete & bid.
- Civil Engineering & Utility Engineering Construction Drawings are 95% complete & bid.
- FDOT permit received.
- Target commencement date for Jefferson Street Road Diet Project > Q1 2021.

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DATE PREPARED:

08/12/2020

CITY OF PENSACOLA RIGHT-OF-WAY:

BETWEEN
FDOT ROADWAY ID: 48100001 (CHASE ST.)
NORTH MILEPOST: N JEFFERSON ST - 0.064
&
FDOT ROADWAY ID: 48080060 (GARDEN ST.)
SOUTH MILEPOST: JEFFERSON ST - 4.020

PREPARED FOR:

90 E GARDEN STREET, LLC
41 N JEFFERSON STREET, 4TH FLOOR
PENSACOLA, FLORIDA 32502
CONTACT: TOSH BELSINGER
EMAIL: TB@GULFBLUEGROUP.COM
PHONE: (850) 776-2655

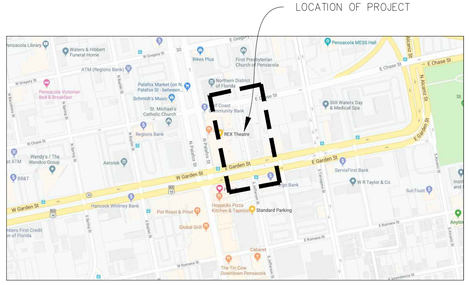
SIGNATURE BLOCK

ABBREVIATIONS

ADJ	ADJUST
AGG	AGGREGATE
AMER	AMERICAN
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS
ASA	AMERICAN STANDARDS ASSOCIATION
AWG	AMERICAN WIRE GAUGE
APP	APPROVED
APPROX	APPROXIMATELY
ARCH	ARCHITECT/ARCHITECTURE
ARB	ARCHITECTURE REVIEW BOARD
AVG	AVERAGE
BFP	BACKFLOW PREVENTER
BOC	BOTTOM OF CURB
CB	CATCH BASIN
CL	CENTER LINE
CERT	CERTIFICATION
CL200	CLASS 200 PIPE
CAD	COMPUTER AIDED DESIGN
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CJ	CONTROL JOINT
CF	CUBIC FOOT/FEET
CU FT	CUBIC FOOT/FEET
DEG	DEGREE
DEMO	DEMOLISH/DEMOLITION
DIAG	DIAGONAL
DIAM	DIAMETER
DBH	"DIAM AT BREAST HT: 4'6" ABOVE GRADE"
DIM	DIMENSION/DIMENSIONING
DID	DOWNTOWN IMPROVEMENT DISTRICT
DWG	DRAWING
DIP	DUCTILE IRON PIPE
ELEV	ELEVATION
EQ	EQUAL/EQUALLY
EXG	EXISTING
EXP	EXPANSION
EJ	EXPANSION JOINT
F/S	FEET PER SECOND
FFE	FINISHED FLOOR ELEVATION
FT	FOOT
GAL	GALLON
GPM	GALLONS PER MINUTE
GRND	GROUND
HP	HIGH POINT
HV	HIGH VOLTAGE
HORZ	HORIZONTAL
HR	HOUR
IN	INCH/INCHES
IN/HR	INCHES PER HOUR
ID	INSIDE DIAMETER
ISO	INT ORG FOR STANDARDIZATION
INV	INVERT
J-BOX	JUNCTION BOX
KWH	KILOWATT HOUR
LA	LANDSCAPE ARCHITECT
LAT	LATERAL
LH	LEFT-HAND
MAINT	MAINTENANCE
MH	MANHOLE
MFD	MANUFACTURED
MFR	MANUFACTURER
MFG	MANUFACTURING
MAT	MATERIAL
MAX	MAXIMUM
MED	MEDIUM
MEMB	MEMBRANE
MM	MILLIMETER
MIN	MINIMUM
NEC	NATIONAL ELECTRICAL CODE
NPT	NATIONAL PIPE TAPER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER(S)
OPP	OPPOSITE
ORIG	ORIGINAL
OD	OUTER DIAMETER
POC	POINT OF CONNECTION
POI	POINT OF INTERSECTION
PVC	POLYVINYL CHLORIDE
PSI	POUNDS PER SQUARE INCH
PRECIP	PRECIPITATION
QTY	QUANTITY
R	RADIUS
REF	REFERENCE
REV	REVISION
ROW	RIGHT-OF-WAY
RH	RIGHT-HAND
SCH	SCHEDULE
SCH40	SCHEDULE 40 POLYVINYL CHLORIDE
SCH80	SCHEDULE 80 POLYVINYL CHLORIDE
SIM	SIMILAR
SPEC	SPECIFICATION
SS	STAINLESS STEEL
STD	STANDARD
STA	STATION
SYM	SYMMETRICAL
TB	TITLE BLOCK
TOC	TOP OF CURB
TYP	TYPICAL
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH
W/O	WITHOUT
WI	WROUGHT IRON
YD	YARD
YR	YEAR

STATE LOCATION MAP

NOT TO SCALE



LOCATION MAP

NOT TO SCALE

CONSTRUCTION DOCUMENT GENERAL NOTES:

1. SEE ACCOMPANYING SPECIFICATIONS
2. ALL PLANTS, MATERIALS, HARDSCAPE AND WORKMANSHIP ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT. SUBSTITUTIONS OR ADJUSTMENTS SHALL BE CONSIDERED UNAPPROVED UNLESS IN WRITING BY LANDSCAPE ARCHITECT.
3. ALL UNAPPROVED FIELD CHANGES, ADJUSTMENTS AND SUBSTITUTIONS SHALL BE CONSIDERED UNAPPROVED THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. ALL UTILITIES SHALL BE ACCURATELY LOCATED PRIOR TO CONSTRUCTION BY THE CONTRACTOR.
5. LANDSCAPE PLANS SHALL BE USED IN CONJUNCTION WITH ENGINEERING CONSTRUCTION DOCUMENTS.
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7. CONTRACTOR SHALL REFERENCE ENGINEERING CONSTRUCTION DOCUMENTS FOR EXISTING CONDITIONS, SURVEY, DEMOLITION & ALL OTHER SITE IMPROVEMENTS WHICH FALL OUTSIDE THE SCOPE OF LANDSCAPE ARCHITECTURE CONSTRUCTION DOCUMENTS.
8. ALL LANDSCAPE WHICH FALLS WITHIN THE FDOT LIMITS OF CLEAR SITE TRIANGLE(S) SHALL COMPLY WITH FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN MANUAL (LATEST EDITION) CHAPTER 212 - INTERSECTIONS.
9. CONNECT ALL LATERAL IRRIGATION LINES TO AN FDOT COMPLIANT IRRIGATION SYSTEM CONTAINING A WEATHER STATION CAPABLE OF SHUTTING THE SYSTEM OFF IN THE EVENT OF PRECIPITATION IN ACCORDANCE WITH STATE LAWS & REGULATIONS.
10. IRRIGATION CONTROLLER, WEATHER STATION, RAIN SENSOR, MAINLINE & VALVES SHALL NOT BE LOCATED WITHIN THE FDOT RIGHT-OF-WAY.

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East Garden District
Growing Since 1764

EAST GARDEN DISTRICT
JEFFERSON STREET ROAD DIET

COVER PAGE

SIGNATURE BLOCK

REV	ISSUE PURPOSE / DATE
7	
6	
5	
4	
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2	
1	09/29/2020 DRAFT

JPD PROJECT NUMBER: 19008-4
SCALE:
DATE: 08/12/2020
SHEET NO.: G100

DRAFT - NOT FOR CONSTRUCTION

CONSTRUCTION DOCUMENT GENERAL NOTES:

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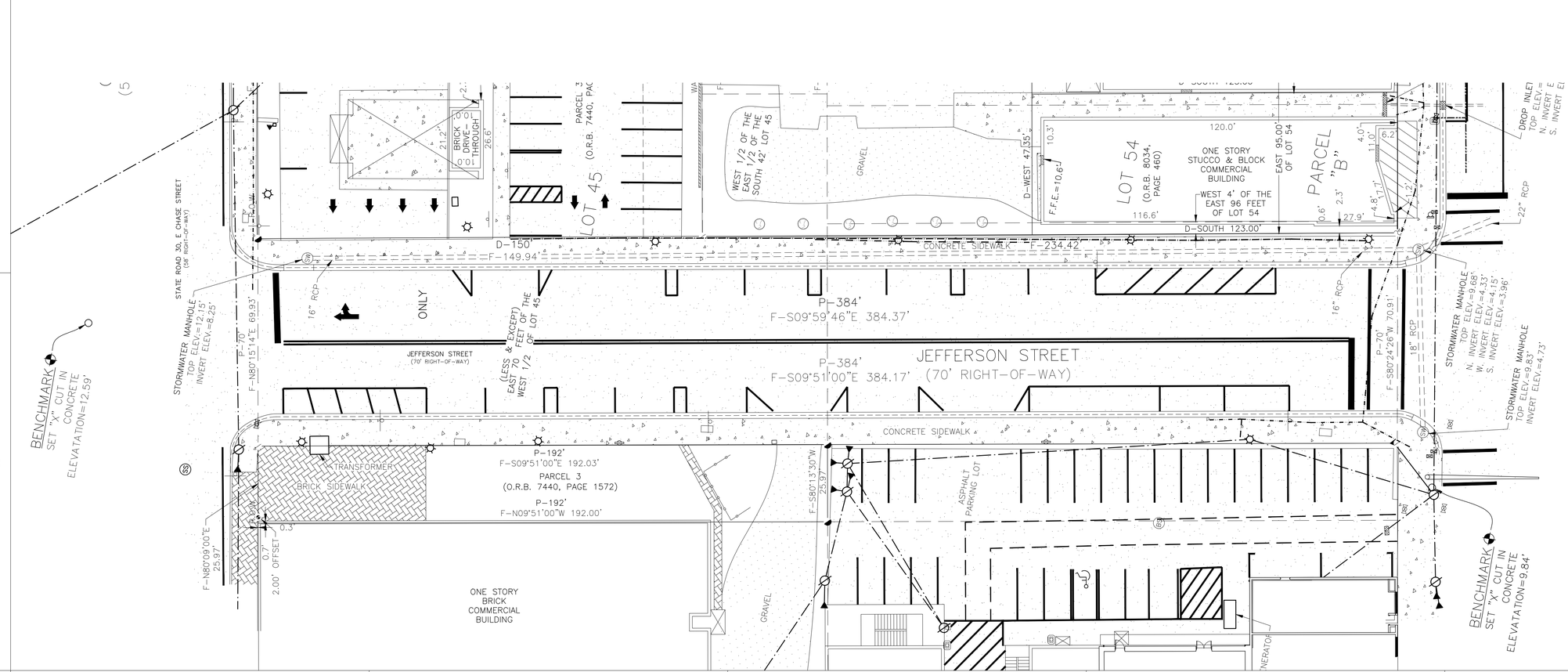

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JEFFERSON STREET ROAD DIET

EXISTING CONDITIONS

SIGNATURE BLOCK

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7	
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1	09/29/2020 DRAFT

JPD PROJECT NUMBER: 19008-4

SCALE:

DATE: 08/12/2020

SHEET NO.: G200

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NOTE:

1. DOCUMENTS CONTAINED HEREIN SHALL BE APPLICABLE TO ONLY THE CITY OF PENSACOLA RIGHT-OF-WAY AS DELINEATED HERE AND IN THE FIELD BY SURVEY POINTS.
2. NO CONSTRUCTION SHALL OCCUR OUTSIDE THE PENSACOLA CITY RIGHT-OF-WAY WITHOUT APPROVAL FROM THE AUTHORITY(S) HAVING JURISDICTION.
3. NO CONSTRUCTION SHALL OCCUR WITHIN THE CITY RIGHT-OF-WAY UNTIL PROPER NOTIFICATIONS ARE GIVEN TO CITY STAFF AND ENGINEERING DEPARTMENTS PER FL STATUTES.

PROPERTY OWNERSHIP/JURISDICTION MAP

EGD DEVELOPER OWNED PROPERTY

CITY OF PENSACOLA RIGHT-OF-WAY

FLORIDA DEPT OF TRANS RIGHT-OF-WAY

NORTH

GRAPHIC SCALE
0 10' 20'
1 IN = 20 FT

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East Garden District
Growing Since 1764

EAST GARDEN DISTRICT
JEFFERSON STREET ROAD DIET

SITE KEY PLAN

SIGNATURE BLOCK

REV	ISSUE PURPOSE / DATE
7	
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1	09/29/2020 DRAFT

JPD PROJECT NUMBER: 19008-4

SCALE:

DATE: 08/12/2020

SHEET NO.: G300

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EAST GARDEN DISTRICT
JEFFERSON STREET ROAD DIET

SITE LAYOUT PLAN

SIGNATURE BLOCK

REV	ISSUE PURPOSE / DATE
7	
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1	09/29/2020 DRAFT

JPD PROJECT NUMBER: 19008-4

SCALE:

DATE: 08/12/2020

SHEET NO.: L101

DRAFT - NOT FOR CONSTRUCTION

PUBLIC PLAZA/PARK TO BE DESIGNED

HOTEL, MIXED-USE & PARKING GARAGE SITE

NEW COMMERCIAL BUILDING PER ARCHITECTURE PLANS

JEFFERSON STREET
(70' RIGHT-OF-WAY)

JEFFERSON STREET
(70' RIGHT-OF-WAY)

CENTERLINE

STATE ROAD 30, US HIGHWAY 98, E GARDEN STREET
(150' RIGHT-OF-WAY)

EXISTING PARKING LOT TO REMAIN

EXISTING PARKING LOT TO REMAIN

SEE L101

SEE L101

SEE L101

EAST GARDEN DISTRICT
JEFFERSON STREET ROAD DIET

SITE LAYOUT PLAN

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SIGNATURE BLOCK

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JPD PROJECT NUMBER: 19008-4

SCALE:

DATE: 08/12/2020

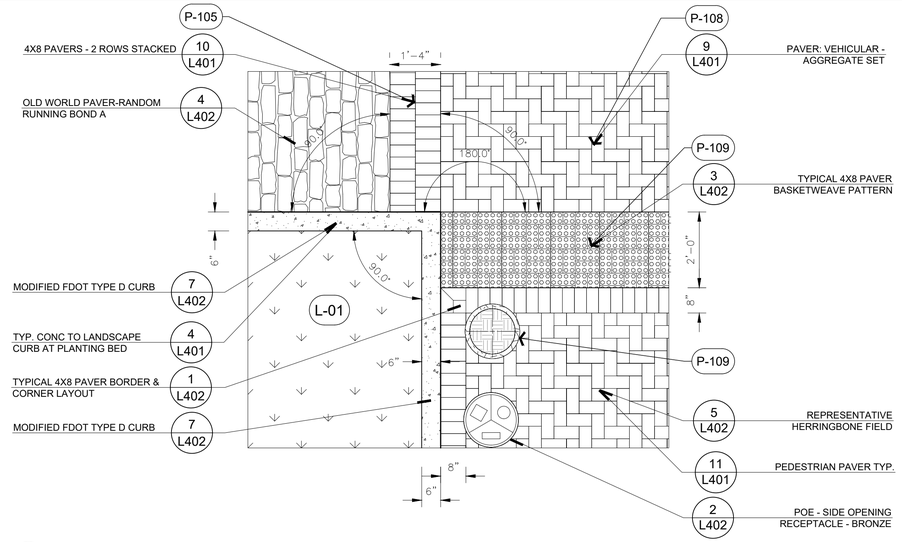
SHEET NO.: L102

DRAFT - NOT FOR CONSTRUCTION

REFERENCE NOTES SCHEDULE CITY ROW

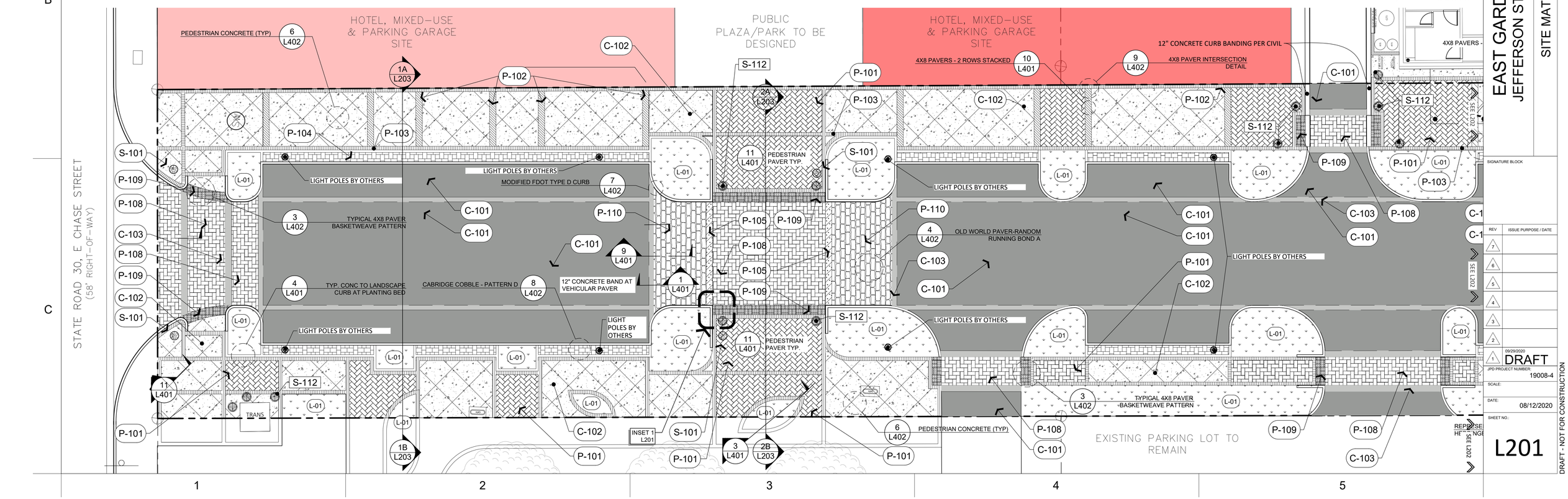
	SYMBOL	DESCRIPTION	QTY	DETAIL
		Vehicular Curbing		
	C-101	Asphalt-See Civil	10,183 sf	
	C-102	Pedestrian Concrete - Per Details	4,554 sf	6/L402
	C-103	Vehicular Concrete - Per Civil	851 sf	
		Landscape		
	L-01	Landscape-See Planting Plan	2,801 sf	
		Unit Paving		
	P-101	4X8-Pedestrian-Herringbone Pattern-Per Details	2,553 sf	5/L402
	P-102	4X8-Pedestrian-Two Rows-Soldier Course Stacked-Per Details	228 sf	10/L401
	P-103	4x8 Soldier Course-Per Details	1,076 sf	1/L402
	P-104	Cambridge Cobble - Belgard Hardscapes (3 Piece) Pattern (OAE) - See Details	766 sf	8/L402
	P-105	4X8-Pedestrian-Two Rows-Soldier Course Stacked-Crosswalk Specific	59 sf	
	P-108	4x8-Vehicular-Herringbone Pattern-Per Details	1,613 sf	9/L401
	P-109	4x8-Pedestrian-Basket Weave Pattern-Detectable Warning-Per Details	208 sf	3/L402
	P-110	Old World A - Belgard Hardscapes (OAE) Random Running Bond A	539 sf	4/L402
		Site Amenities		
	S-101	Litter Receptacle - Per Specs	5	2/L402
	S-112	Round Planter - 20"W x 22"H	12	

SCORE PATTERN NOTE: CONCRETE SCORE PATTERN IS SHOWN FOR INFORMATION PURPOSES ONLY. SHALL BE ASSESSED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT.



INSET 1 / LS201

NTS



GRAPHIC SCALE
0 5' 10'
1 IN = 10 FT

NORTH

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East Garden District
Growing Since 1764

EAST GARDEN DISTRICT
JEFFERSON STREET ROAD DIET
SITE MATERIALS PLAN

SIGNATURE BLOCK

REV	ISSUE PURPOSE / DATE
7	
6	
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1	09/29/2020 DRAFT

JPD PROJECT NUMBER: 19008-4

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SHEET NO.:

L201

DRAFT - NOT FOR CONSTRUCTION

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GRAPHIC SCALE
0 5' 10'
1 IN = 10 FT

NORTH

PUBLIC PLAZA/PARK TO BE DESIGNED

HOTEL, MIXED-USE & PARKING GARAGE SITE

NEW COMMERCIAL BUILDING PER ARCHITECTURE PLANS

12" CONCRETE CURB BANDING PER CIVIL

4X8 PAVERS - 2 ROWS STACKED 10 L401

9 L402 4X8 PAVER INTERSECTION DETAIL

4X8 PAVERS - 2 ROWS STACKED 10 L401

11 L401 PEDESTRIAN PAVER TYP.

LIGHT POLES BY OTHERS

4 L402 OLD WORLD PAVER-RANDOM RUNNING BOND A

7 L402 MODIFIED FDOT TYPE D CURB

8 L402 CABRIDGE COBBLE - PATTERN D

9 L402 4X8 PAVER INTERSECTION DETAIL

3 L402 TYPICAL 4X8 PAVER -BASKETWEAVE PATTERN

6 L402 PEDESTRIAN CONCRETE (TYP)

EXISTING PARKING LOT TO REMAIN

REPRESENTATIVE HERRINGBONE FIELD 5 L402

2 L401 CONCRETE PAVING JOINT DETAILS

TYPICAL 4X8 PAVER BORDER & CORNER LAYOUT 1 L402

EXISTING PARKING LOT TO REMAIN

SEE L201

2A L203

2B L203

3 L401

STATE ROAD 30, US HIGHWAY 98, E GARDEN STREET (150' RIGHT-OF-WAY)

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East Garden District
Growing Since 1764

EAST GARDEN DISTRICT
JEFFERSON STREET ROAD DIET
SITE MATERIALS PLAN

SIGNATURE BLOCK

REV	ISSUE PURPOSE / DATE
7	
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3	
2	
1	09/29/2020 DRAFT

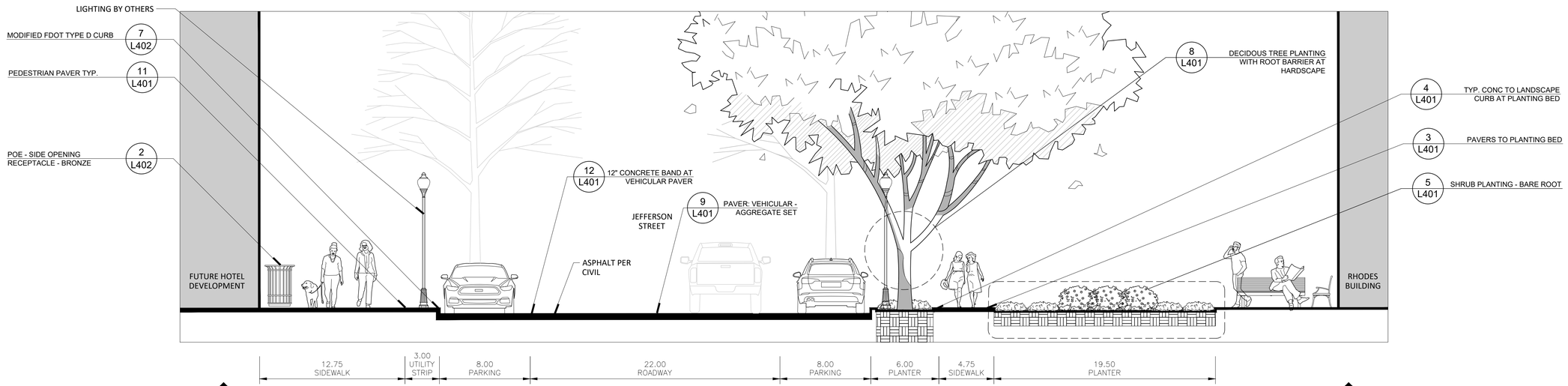
JPD PROJECT NUMBER: 19008-4

SCALE:

DATE: 08/12/2020

SHEET NO.: L202

DRAFT - NOT FOR CONSTRUCTION



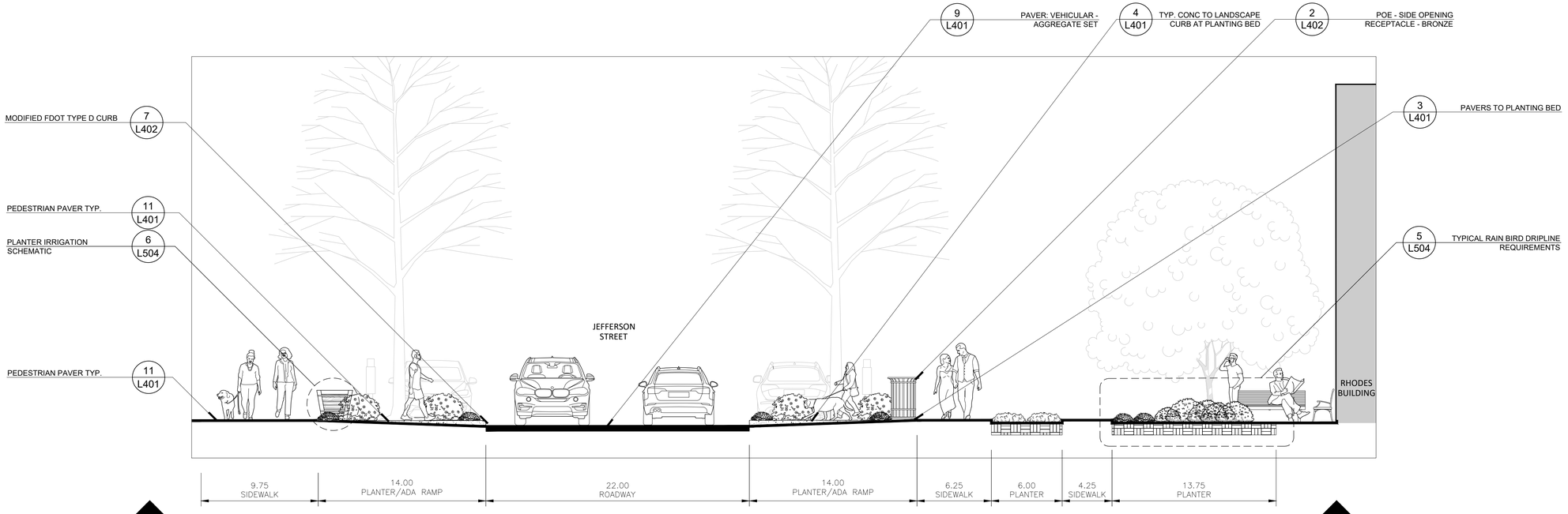
1A L203

SECTION ELEVATION

SCALE: 1" = 5'-0"

1B L203

GRAPHIC SCALE
0 2.5' 5'
1 IN = 5 FT



2A L203

SECTION ELEVATION

SCALE: 1" = 5'-0"

2B L203

GRAPHIC SCALE
0 2.5' 5'
1 IN = 5 FT

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East Garden District
Growing Since 1764

EAST GARDEN DISTRICT
JEFFERSON STREET ROAD DIET

SITE MATERIALS SECTIONS

SIGNATURE BLOCK

REV	ISSUE PURPOSE / DATE
7	
6	
5	
4	
3	
2	
1	09/29/2020 DRAFT

JPD PROJECT NUMBER: 19008-4
SCALE:
DATE: 08/12/2020
SHEET NO.: L203

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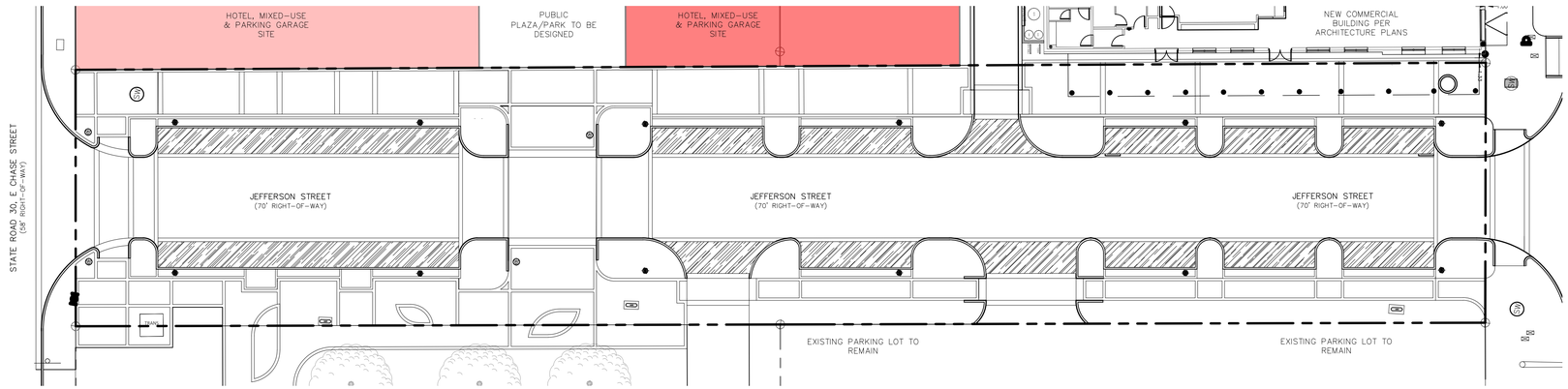
REFERENCE NOTES SCHEDULE - BID ALTERNATE - 1

SYMBOL	Vehicular Curbing DESCRIPTION	QUANTITY	DETAIL
	BID ALTERNATE - 1 VEHICULAR PAVER - SIMILAR TO ADJACENT SITE VEHICULAR PAVERS	3,406	9/L401



SEE L202
SEE L202
SEE L202

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East Garden District
Growing Since 1764

EAST GARDEN DISTRICT
JEFFERSON STREET ROAD DIET
SITE MATERIALS-BID ALTERNATE - 1

SIGNATURE BLOCK

REV	ISSUE PURPOSE / DATE
7	
6	
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2	
1	09/29/2020 DRAFT

JPD PROJECT NUMBER: 19008-4
SCALE:
DATE: 08/12/2020
SHEET NO.: L204

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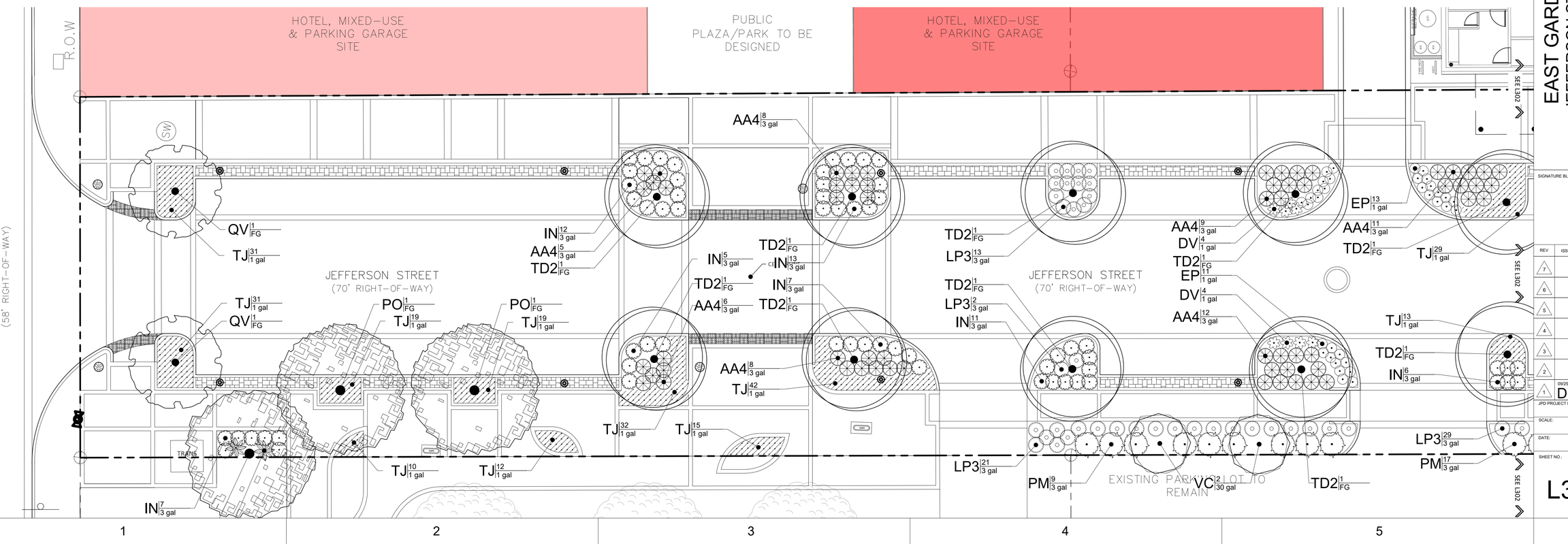
PLANT SCHEDULE CITY R-O-W

2020-09-08 17:01

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CAL	DBH	MIN. HT.
	PO	7	Platanus occidentalis American Sycamore	FG	3" DBH	16`-18` HT
	QV	4	Quercus virginiana Southern Live Oak	FG	4" DBH	
	TD2	10	Taxodium distichum Bald Cypress	FG	4"Cal	14`-16` HT
	VC	6	Vitex agnus-castus Chaste Tree	30 gal		6`-8` HT

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPEC	SPACING
	AA4	59	Azalea Encore `Autumn Coral` TM Autumn Coral Azalea	3 gal		36" o.c.
	CD	2	Cycas debaoensis Cycad	7 gal		48" o.c.
	DV	8	Daniellia tasmanica `Variegata` Varigated Flax Lily	1 gal		30" o.c.
	EP	34	Echinacea purpurea Purple Coneflower	1 gal	24" O.C.	24" o.c.
	IN	85	Ilex vomitoria `Nana` Dwarf Yaupon	3 gal		36" o.c.
	LP3	85	Loropetalum chinense `Purple Pixie` Purple Pixie Loropetalum	3 gal		36" o.c.
	PM	26	Podocarpus macrophyllus maki Shrubby Yew	3 gal	18" OA	60" o.c.

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING
	TJ	385	Trachelospermum jasminoides Star Jasmine	1 gal	6"Tx6"W Min.	18" o.c.



GRAPHIC SCALE
0 5' 10'
1 IN = 10 FT

NORTH

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East Garden District
Growing Since 1764

EAST GARDEN DISTRICT
JEFFERSON STREET ROAD DIET
LANDSCAPE PLAN

SIGNATURE BLOCK

REV	ISSUE PURPOSE / DATE
7	
6	
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2	
1	09/29/2020 DRAFT

JPD PROJECT NUMBER: 19008-4
SCALE:
DATE: 08/12/2020
SHEET NO.: L301

DRAFT - NOT FOR CONSTRUCTION

PLANT SCHEDULE CITY R-O-W

2020-09-08 17:01

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CAL	DBH	MIN. HT.
	PO	7	Platanus occidentalis American Sycamore	FG	3" DBH	16`-18` HT
	QV	4	Quercus virginiana Southern Live Oak	FG	4" DBH	
	TD2	10	Taxodium distichum Bald Cypress	FG	4"Cal	14`-16` HT
	VC	6	Vitex agnus-castus Chaste Tree	30 gal		6`-8` HT

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPEC	SPACING
	AA4	59	Azalea Encore `Autumn Coral` TM Autumn Coral Azalea	3 gal		36" o.c.
	CD	2	Cycas debaoensis Cycad	7 gal		48" o.c.
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GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING
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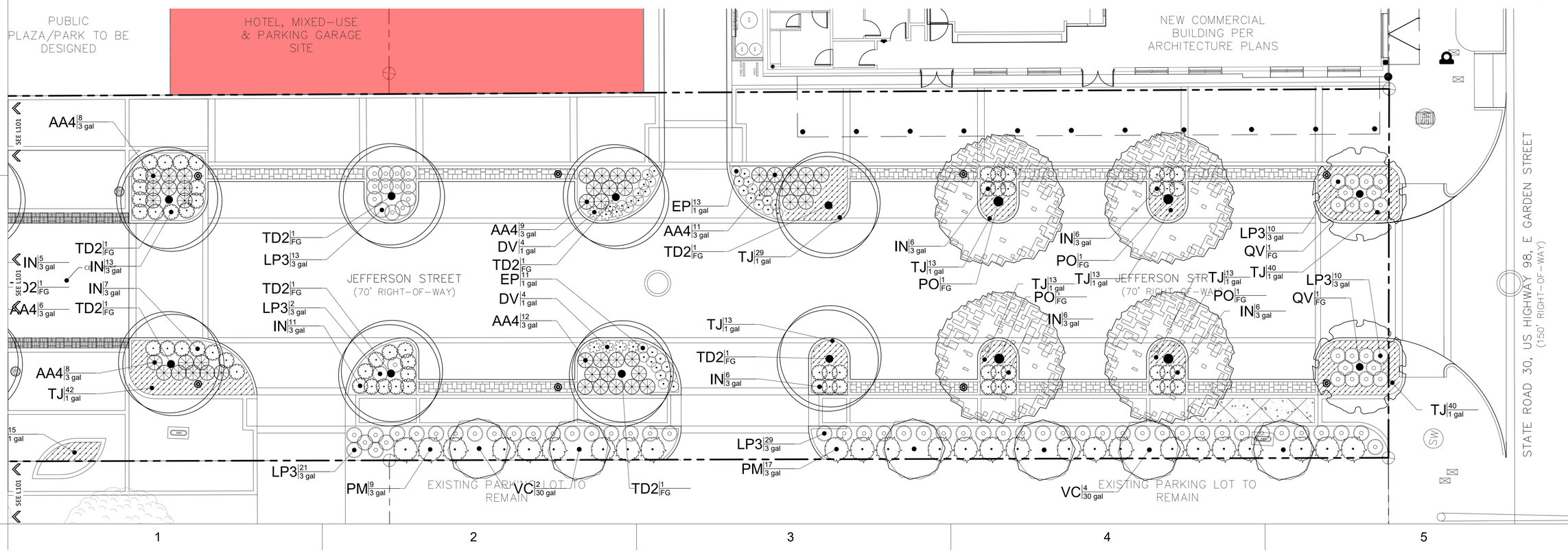

GRAPHIC SCALE
0 5' 10'
1 IN = 10 FT

NORTH

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East Garden District
Growing Since 1764

EAST GARDEN DISTRICT
JEFFERSON STREET ROAD DIET

LANDSCAPE PLAN

SIGNATURE BLOCK

REV	ISSUE PURPOSE / DATE
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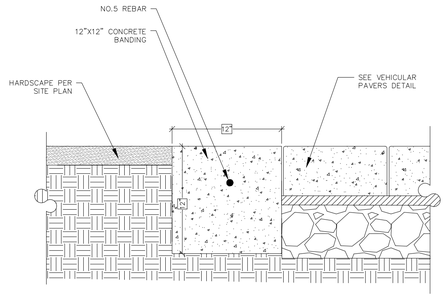
1	09/29/2020 DRAFT

JPD PROJECT NUMBER: 19008-4
SCALE:
DATE: 08/12/2020
SHEET NO.: L302

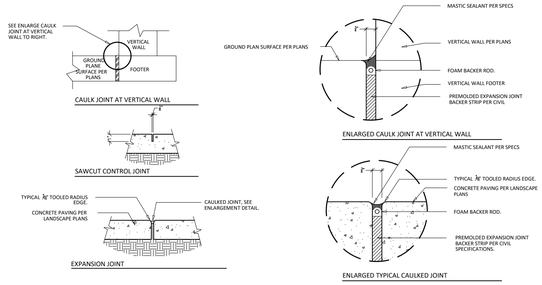
DRAFT - NOT FOR CONSTRUCTION



NOTE: ALL CONCRETE SHALL BE 3,000 PSI AT 28 DAYS

1 12" CONCRETE BAND AT VEHICULAR PAVER

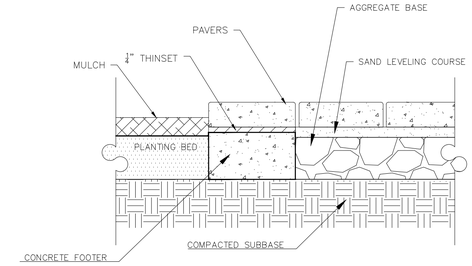
NTS JPD-CO-CONJ-329343-17



NOTE: ALL NEW CONCRETE WHERE MEETS EXISTING SHALL BE JOINTED BY EXPANSION JOINT PER LANDSCAPE DETAIL.

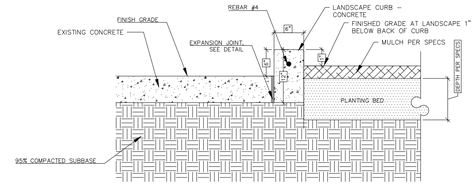
2 CONCRETE PAVING JOINT DETAILS

1" = 1" JPD-CO-CONJ-28



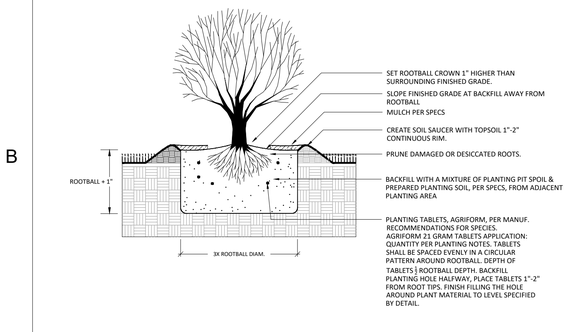
3 PAVERS TO PLANTING BED

NTS JPD-CO-PAV-329343-15



4 TYP. CONC TO LANDSCAPE CURB AT PLANTING BED

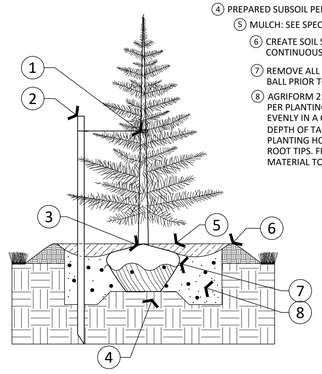
1" = 1" JPD-CO-CONJ-27



5 SHRUB PLANTING - BARE ROOT

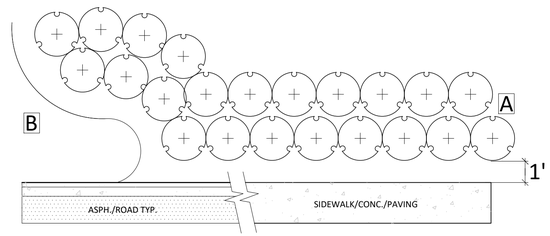
NTS DETAIL-FILE

1. ROOT HOSE AROUND WIRE AT TREE
2. LOCATE ANCHOR STAKE 18" AWAY FROM TREE TRUNK ON THE SIDE OF PREVAILING WIND. 2X2 WOOD STAKE. ANCHOR FIRMLY
3. CROWN OF ROOT BALL SHALL BE 2"-3" ABOVE GRADE. PLACED ON SUBGRADE PEDESTAL.
4. PREPARED SUBSOIL PEDESTAL
5. MULCH: SEE SPECS
6. CREATE SOIL SAUCER WITH TOPSOIL 3" CONTINUOUS RIM.
7. REMOVE ALL BURLAP, STRAPS & METAL FROM ROOT BALL PRIOR TO PLANTING.
8. AGRIFORM 21 GRAM TABLETS APPLICATION: QUANTITY PER PLANTING NOTES. TABLETS SHALL BE SPACED EVENLY IN A CIRCULAR PATTERN AROUND ROOTBALL. DEPTH OF TABLETS 1/2 ROOTBALL DEPTH. BACKFILL PLANTING HOLE HALFWAY, PLACE TABLETS 1"-2" FROM ROOT TIPS. FINISH FILLING THE HOLE AROUND PLANT MATERIAL TO LEVEL SPECIFIED BY DETAIL.



6 CONIFEROUS TREE PLANTING

NTS JPD-CO-PLA-329343-05



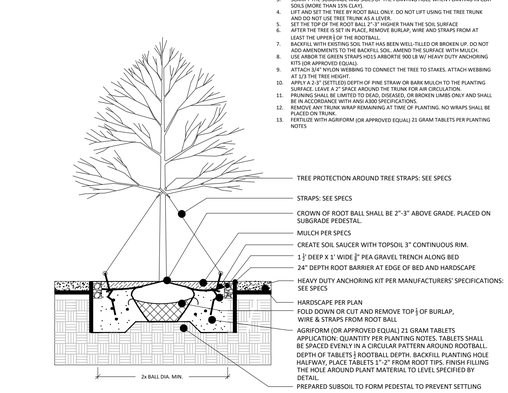
A SHRUBS AND GROUNDCOVERS ADJACENT TO STRAIGHT EDGES SHALL BE TRIANGULAR - SPACED IN ROWS PARALLEL TO THE STRAIGHT EDGE.

B SHRUBS AND GROUNDCOVERS ADJACENT TO CURVED EDGES SHALL BE PLANTED IN ROWS PARALLEL TO THE CURVED EDGES. CURVED EDGES TO BE VERY SMOOTH RADII.

C FIRST ROW OF SHRUBS ADJACENT TO CURB, BEDLINES & CONCRETE SHALL BE A OFFSET A DISTANCE OF 1'.

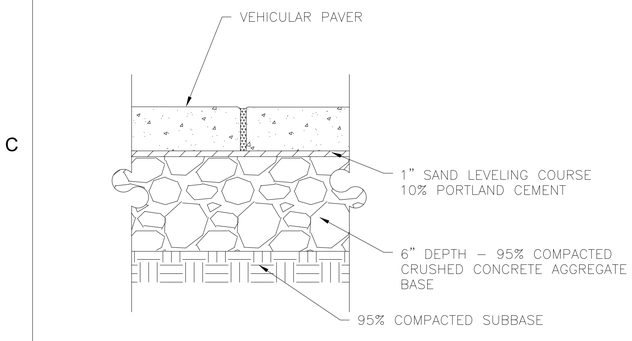
7 TYPICAL SPACING DETAIL

NTS JPD-CO-PLA-04



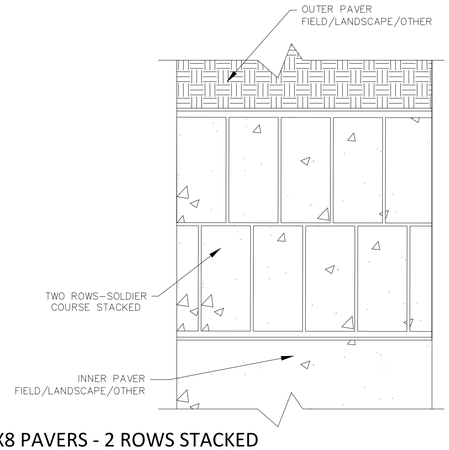
8 DECIDUOUS TREE PLANTING WITH ROOT BARRIER AT HARDSCAPE

NTS JPD-CO-PLA-11



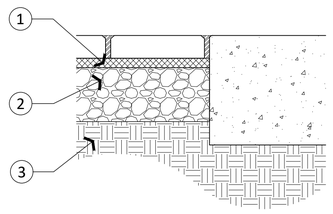
9 PAVER: VEHICULAR - AGGREGATE SET

NTS JPD-CO-PAV-28



10 4X8 PAVERS - 2 ROWS STACKED

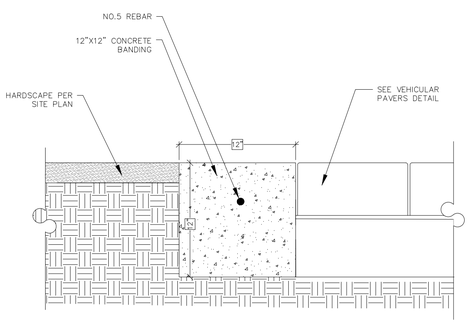
NTS



1. 1" LEVELING COURSE: WHITE MASONRY SAND (TYP.) 10% PORTLAND CEMENT
2. 4" PAVER SUBGRADE BASE. 95% COMPACTED CRUSHED AGGREGATE PER MANF. RECOMMENDATION.
3. 95% COMPACTED SUBGRADE PER CIVIL

11 PEDESTRIAN PAVER TYP.

NTS JPD-CO-PAV-329343-23



NOTE: ALL CONCRETE SHALL BE 3,000 PSI AT 28 DAYS

12 12" CONCRETE BAND AT VEHICULAR PAVER

NTS JPD-CO-PAV-321413-01

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JEFFERSON STREET ROAD DIET
LANDSCAPE ARCHITECTURE DETAILS

SIGNATURE BLOCK

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1	09/29/2020 DRAFT

JPD PROJECT NUMBER: 19008-4
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SHEET NO.: L401

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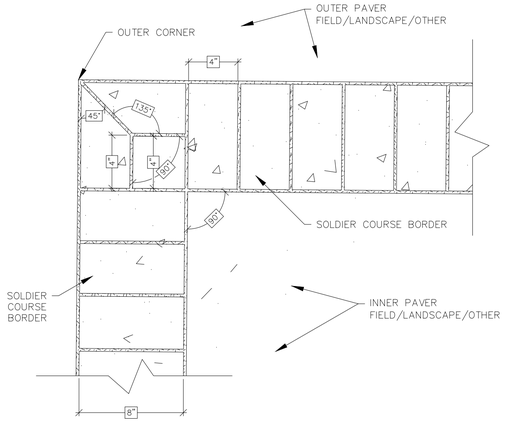
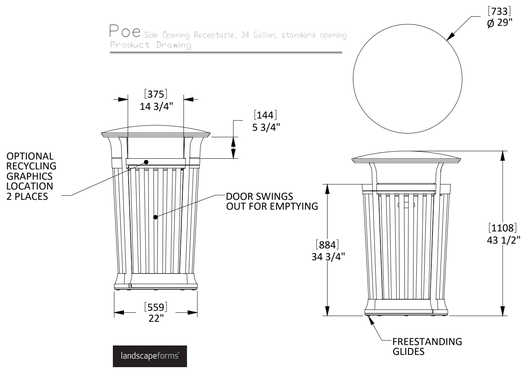


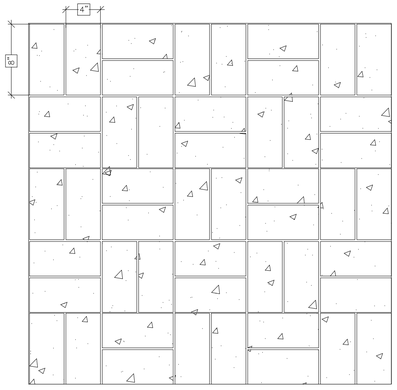
1 TYPICAL 4X8 PAVER BORDER & CORNER LAYOUT

NTS P1-033363-12



2 POE - SIDE OPENING RECEPTACLE - BRONZE

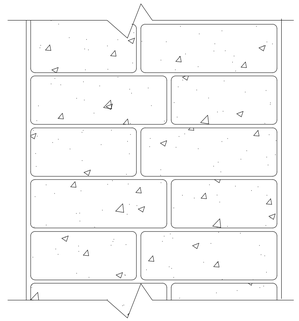
NTS JPD-CO-FUR-23



3 TYPICAL 4X8 PAVER BASKETWEAVE PATTERN

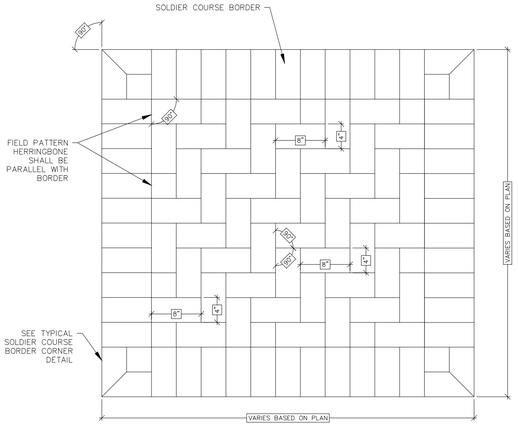
NTS JPD-CO-PAV-329343-21

BELGARD HARDSCAPES
OLD WORLD A
PATTERN: RANDOM RUNNING BOND
A-SEE DETAIL
COLOR: SEE SPECS
SIZE: SEE SPECS
FINISH: SEE SPECS



4 OLD WORLD PAVER-RANDOM RUNNING BOND A

NTS JPD-CO-PAV-25

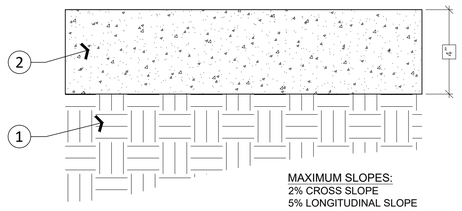


5 REPRESENTATIVE HERRINGBONE FIELD PATTERN LAYOUT

NTS P1-033363-14

1. 95% COMPACTED PREPARED SUBGRADE
2. PEDESTRIAN RATED CONCRETE

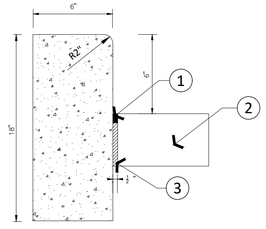
NOTE:SEE SPECIFICATIONS FOR PARAMETERS & SAW CUTTING PATTERN.



6 PEDESTRIAN CONCRETE (TYP)

NTS JPD-CO-CONJ-329343-15

1. JOINT SEAL
2. CONCRETE./ASPHALT/PAVING PER SITE PLAN
3. EXPANSION JOINT/ PREFORMED JOINT FILLER

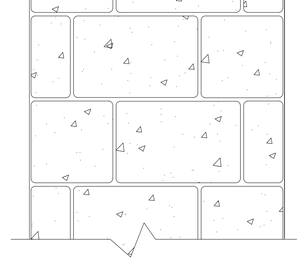


NOTE:
1. FOR USE ADJACENT TO CONCRETE OR FLEXIBLE PAVEMENT, CONCRETE SHOWN. EXPANSION JOINT, PREFORMED JOINT FILLER AND JOINT SEAL ARE REQUIRED BETWEEN CURBS AND CONCRETE PAVEMENT ONLY.
2. ALL CONCRETE SHALL BE 3,000 PSI AT 28 DAYS.

7 MODIFIED FDOT TYPE D CURB

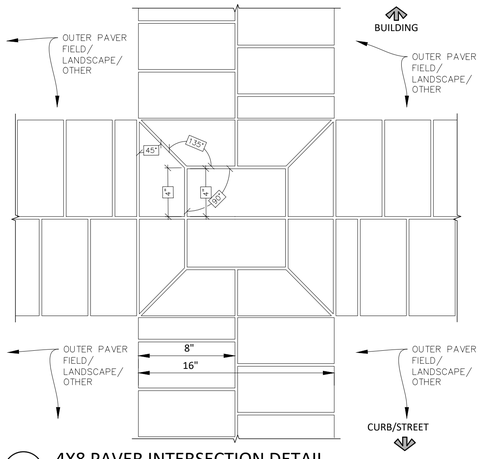
NTS JPD-CO-CONJ-329343-16

BELGARD HARDSCAPES
CAMBRIDGE COBBLE
PATTERN: (3) PIECE
PATTERN-SEE DETAIL
COLOR: SEE SPECS
SIZE: SEE SPECS
FINISH: SEE SPECS



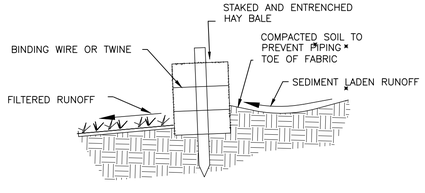
8 CABRIDGE COBBLE - PATTERN D

NTS



9 4X8 PAVER INTERSECTION DETAIL

NTS JPD-CO-PAV-321413-02



10 PROPOERLY INSTALLED HAY BALE

NTS JPD-ER-312513-02

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JEFFERSON STREET ROAD DIET

LANDSCAPE ARCHITECTURE DETAILS

SIGNATURE BLOCK

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JPD PROJECT NUMBER: 19008-4
SCALE:
DATE: 08/12/2020
SHEET NO.: L402

DRAFT - NOT FOR CONSTRUCTION

1. LANDSCAPE ARCHITECTURE GENERAL PROJECT NOTES & SPECS
1.1. EXISTING SITE CONDITIONS PROVIDED BY OTHERS.
1.2. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
1.3. THE CONTRACTOR IS TO COORDINATE WITH THE RESPONSIBLE UTILITY PROVIDER FOR PROTECTION/HOLDING OF UTILITY POLES, GUY WIRES, AND GUY ANCHORS IN AREAS OF CONSTRUCTION. THE CONTRACTOR SHALL INCLUDE THE COST OF PROTECTING UTILITY POLES IN THEIR OVERALL PRICE TO THE OWNER/OWNER'S REPRESENTATIVE.
1.4. ALL EXCESS MATERIAL SHALL BE HAULED AWAY AND DISPOSED OF APPROPRIATELY AT THE CONTRACTOR'S EXPENSE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL ORDINANCES.
1.5. RELOCATION OR REPLACEMENT OF OBSTRUCTIONS OWNED BY PRIVATE PROPERTY OWNER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WHO MUST COORDINATE WITH THE PROPERTY OWNER.
1.6. THE CONTRACTOR SHALL MAINTAIN TRAFFIC CONTROL IN ACCORDANCE WITH FDOT STANDARD PLANS (LATEST EDITION), FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) AND IN ACCORDANCE WITH ALL PERMIT REQUIREMENTS.
2. DEMOLITION NOTES:
2.1. ALL DEBRIS RESULTING FROM PROPOSED DEMOLITION WILL BE DISPOSED OF IN A LEGAL MANNER AND WILL CONFORM TO ANY AND ALL STATE AND LOCAL REGULATIONS AND/OR ORDINANCES WHICH GOVERN SUCH ACTIVITIES.
2.2. THE CONTRACTOR IS TO FIELD VERIFY THE LOCATION OF EXISTING UTILITIES AND COORDINATE RELOCATION WITH THE APPROPRIATE UTILITY OWNER AS NECESSARY. ANY AND ALL UTILITIES ENCOUNTERED DURING DEMOLITION WILL BE PROTECTED AND/OR RELOCATED AT THE DISCRETION OF THEIR PROSPECTIVE OWNERS.
2.3. NO DEMOLITION DEBRIS WILL BE STOCKPILED OR GATHERED ON THE PROJECT SITE OR ADJACENT PROPERTIES WITHOUT PRIOR WRITTEN AUTHORIZATION BY THE LANDSCAPE ARCHITECT.
3. HARDSCAPE NOTES:
3.1. DEFINITIONS:
3.1.1. HARDSCAPE - CONCRETE FLATWORK, CONCRETE RAMPS, STAMPED CONCRETE, DECORATIVE CONCRETE, PEDESTRIAN RATED PAVERS, VEHICULAR RATED PAVERS, UNIT PAVERS, POURED CONCRETE WALLS, MASONRY WALLS AND ALL OTHER MATERIALS PROPOSED WITHIN THE SCOPE OF THE LANDSCAPE ARCHITECTURE DRAWINGS.
3.2. BIDDER QUALIFICATIONS:
3.2.1. HARDSCAPE CONTRACTORS SUBMITTING BIDS SHALL BE A LICENSED FLORIDA CONTRACTOR.
3.2.2. BIDDING CONTRACTORS MUST HAVE AT LEAST FIVE (5) YEARS OF CONSTRUCTION EXPERIENCE WITH CONSTRUCTING AND RENOVATING SIMILAR TYPES OF HARDSCAPE.
3.2.3. FURTHER, BIDDERS SHALL PROVIDE QUALIFICATIONS FOR THE PROJECT SUPERINTENDENT WHO WILL BE ON THE SITE ON A DAILY BASIS.
3.2.3.1. SUPERINTENDENT SHALL POSSESS THE MINIMUM QUALIFICATIONS LISTED ABOVE.
3.3. ALL PAVERS LOCATED WITHIN THE CITY RIGHT OF WAY & FDOT RIGHT OF WAY SHALL HAVE A CONCRETE BASE IN ACCORDANCE WITH CITY STANDARDS & DETAILS.
3.4. SHOULD MINOR FIELD ADJUSTMENTS BE NECESSARY THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR RECOMMENDED COURSE OF ACTION.
3.5. THE CONTRACTOR IS RESPONSIBLE FOR ANY ADJUSTMENTS NOT APPROVED BY THE LANDSCAPE ARCHITECT.
3.6. WHERE HARDSCAPE ABUTS BUILDING FACE IT SHALL BE SEALED WITH:
3.6.1. SEALANT TO MATCH ARCHITECTURE DRAWINGS AND SPECIFICATIONS.
4. MATERIALS
4.1. MATERIALS LISTED UNDER THIS SECTION ARE EXPRESSLY SPECIFIED FOR USE BUT DOES NOT PROHIBIT OR RESTRICT THE CONTRACTOR FROM PROVIDING OTHER APPROVED MATERIALS NOT LISTED IN ORDER TO COMPLETE THE WORK REQUIRED HEREIN. ALL MATERIALS SHALL BE NEW AND IN PERFECT CONDITION.
4.2. IRRIGATION SYSTEM MATERIALS: ALL PARTS, PIECES, COMPONENTS AND PRODUCTS SHALL BE OF NEW, UNUSED, PERFECT CONDITION.
4.2.1. THE IRRIGATION SYSTEM COMPONENTS SHALL COMPLY WITH THOSE FOUND ON PERMIT DOCUMENT'S IRRIGATION PLAN(S) UNLESS OTHERWISE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
4.3. PLANT MATERIAL: ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER, UNLESS OTHERWISE NOTED, AS SET FORTH IN THE CURRENT EDITION OF THE 'GRADES AND STANDARDS FOR NURSERY PLANTS,' STATE OF FLORIDA.
4.4. PRE-EMERGENCE WEED CONTROL: CONTRACTOR OPTION (GRANULAR)
4.5. POST-EMERGENCE WEED CONTROL: CONTRACTOR OPTION
4.6. HERBICIDE: CONTRACTOR OPTION.
4.7. INSECTICIDE: CONTRACTOR OPTION.
4.8. FUNGICIDE: CONTRACTOR OPTION.
4.9. SHRUB BED FERTILIZER: AGRIFORM TABLETS PER MANUFACTURER'S RECOMMENDED RATES FOR EACH PLANT USED.
4.10. LAWN FERTILIZER: N/A
4.11. TREE FERTILIZER: AGRIFORM (OR APPROVED EQUAL) 21 GRAM TABLETS. APPLIED PER MANUFACTURER SPECIFICATIONS.
4.12. MULCH: NATURAL PINE STRAW - 3" MINIMUM DEPTH.
4.13. TREE STAKES AND GUYS: ARBORTIE HD-15 OR APPROVED EQUAL APPROVED IN FDOT STANDARD PLANS (LATEST EDITION).
4.14. PAVERS
4.14.1. 4X8 PEDESTRIAN
4.14.1.1. MAKE: BELGARD HARDSCAPES-HOLLAND STONE-OR APPROVED EQUAL.
4.14.1.2. COLOR:
4.14.1.3. FINISH: SMOOTH
4.14.1.4. SIZE: 60MM

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4.14.1.5. PATTERN: PER PLAN DOCUMENTS AND DETAILS.
4.14.2. 4X8-VEHICULAR
4.14.2.1. MAKE: BELGARD HARDSCAPES - HOLLAND STONE-OR APPROVED EQUAL
4.14.2.2. COLOR: PER OWNER
4.14.2.3. FINISH: PER OWNER
4.14.2.4. SIZE: 80MM
4.14.2.5. PATTERN: PER PLAN DOCUMENTS AND DETAILS.
4.14.3. 4X8-PEDESTRIAN - ADA COMPLIANT PAVER
4.14.3.1. MAKE: KEYSTONE - CITYSCAPE ADA
4.14.3.2. COLOR: CHARCOAL
4.14.3.3. FINISH: SMOOTH
4.14.3.4. SIZE: 60MM
4.14.3.5. PATTERN: PER PLAN DOCUMENTS AND DETAILS.
4.14.3. CAMBRIDGE COBBLE (3) PIECE MODULAR
4.14.3.1. MAKE: BELGARD HARDSCAPES OR APPROVED EQUAL
4.14.3.2. COLOR: GRANITE
4.14.3.3. FINISH: SMOOTH (NON-PROCESS)
4.14.3.4. SIZE: 60MM
4.14.3.5. PATTERN: PER PLAN DOCUMENTS AND DETAILS.
4.14.4. OLD WORLD PAVER
4.14.4.1. MAKE: BELGARD HARDSCAPES OR APPROVED EQUAL
4.14.4.2. COLOR: GRANITE
4.14.4.3. FINISH: PRESSED FACE
4.14.4.4. SIZE: 80MM
4.14.4.5. PATTERN: PER PLAN DOCUMENTS AND DETAILS
4.14.5. CONCRETE
4.14.5.1. 3,000 PSI AT 28 DAYS
4.14.5.2. SALT PITTED CONCRETE APPLICATION
4.14.5.2.1. APPLY MEDIUM BROOM FINISH PRIOR TO APPLYING SALT PARTICLES.
4.14.5.2.2. USE SALT CRYSTALS 3/8 INCH DIAM IN SIZE. PRESS INTO THE SURFACE TO A DEPTH OF APPROXIMATELY 3/8 INCH.
4.14.5.2.2.1. AVOID PRODUCING INDENTS LARGER THAN 1/4 INCH.
4.14.5.2.3. DISTRIBUTE EVENLY ACROSS SURFACE.
4.14.5.2.4. BEGIN WORKING SALT CRYSTALS INTO THE CONCRETE WHEN CONCRETE IS JUST BEGINNING TO SET.
4.14.5.2.4.1. A GOOD TEST IS TO PRESS YOUR FINGER INTO THE SURFACE. THE CONCRETE IS AT THE CORRECT STIFFNESS WHEN THE IMPRINT DEPTH IS APPROX 1/4 INCH.
4.14.5.2.5. WASH SALT AWAY ONCE CONCRETE IS ABLE TO BE WALKED ON. WHEN WASHING THE SALT AWAY, REMOVE ALL TRACES OF SALT TO PREVENT SURFACE DISCOLORATION.
4.14.5.2.5.1. SALT WILL DISCOLOR AND/OR STAIN CONCRETE, PAVERS, ASPHALT AND ALL OTHER HARDSCAPE SURFACES IF NOT FULLY REMOVED.
4.14.5.2.5.2. WASH SALT IN ACCORDANCE WITH ALL FLORIDA STATUTES.
4.14.5.3. CONTROL JOINTS
4.14.5.3.1. SAW CUT CONTROL JOINTS 1/8 INCH DEEP AND THICK.
4.14.5.3.2. SAW CUTS SHALL BE A 5 FOOT BY 5 FOOT GRID INSTALLED AT A 45 DEGREE ANGLE FROM CENTERLINE OF JEFFERSON STREET.
4.15. JOINT SEALANT
4.15.1. FDOT COMPLIANT MASTIC JOINT SEALANT, SUBMIT COLOR OPTIONS TO LANDSCAPE ARCHITECT FOR APPROVAL.
4.16. LITTER RECEPTACLES: LANDSCAPE FORMS POE, SIDE OPENING 34 GALLON, BRONZE IN COLOR, SURFACE MOUNTED THROUGH PAVERS INTO CONCRETE SUB-BASE/FOOTER.
4.17. PLANTERS: VARIOUS ON SITE DIFFERING IN SIZE. VERADEK BRAND, BLACK IN COLOR, SIZES PER DRAWINGS AND CALLOUTS.
5. LANDSCAPE GENERAL NOTES
5.1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PLANS AND WRITTEN NOTES. NO SUBSTITUTIONS SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT, JERRY PATE DESIGN.
5.2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE PLANS.
5.3. LANDSCAPE MATERIALS SHALL BE ADJUSTED IN THE FIELD TO AVOID CONFLICTS WITH ANY PROPOSED OR REMAINING UTILITY STRUCTURES, DRAINAGE STRUCTURES, DITCHES, UNDER DRAINS, DITCH BLOCKS, STORM WATER FACILITIES AND DRAINAGE DISCHARGE PATHS, EXISTING SIGNAGE, AND EXISTING LIGHTING AND THEIR APPURTENANCES. THE CONTRACTOR SHALL NOT INSTALL THE PROPOSED IMPROVEMENTS IF A CONFLICT EXISTS. ANY COSTS TO REMOVE AND/OR REPAIR WORK ADJUSTED THAT HAS NOT BEEN APPROVED PREVIOUSLY BY THE LANDSCAPE ARCHITECT SHALL BE AT THE CONTRACTOR'S EXPENSE.
5.4. LANDSCAPE IMPROVEMENTS SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE MOST CURRENT "FDOT DESIGN MANUAL - CHAPTER 329 LANDSCAPE PLANS" AND ALL OTHER PLANTING SPECIFICATIONS INCLUDED IN THE PERMIT DOCUMENTS.
5.5. PLANT QUANTITIES SHOWN ON THE LANDSCAPE PLAN ARE MINIMUM ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE CONTRACTOR'S OWN QUANTITY TAKE-OFF AND SHALL PROVIDE ALL PLANT MATERIAL REQUIRED TO FILL THE PLANTING BEDS TO MEET DESIGN INTENT.
5.6. PROTECTION OF EXISTING TREES TO REMAIN SHALL BE IN ACCORDANCE WITH THE MOST CURRENT "FDOT DESIGN MANUAL - CHAPTER 329 LANDSCAPE PLANS" AND ALL OTHER PLANTING SPECIFICATIONS INCLUDED IN THE PERMIT DOCUMENTS.
5.7. THE CONTRACTOR SHALL ENSURE, PRIOR TO MOVING ON SITE, ALL

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EQUIPMENT WHICH LAST OPERATED IN PLACES KNOW TO BE INFESTED WITH NOXIOUS WEEDS IS FREE OF SOIL, SEEDS, VEGETATIVE MATTER, OR OTHER DEBRIS THAT COULD CONTAIN OR HOLD SEEDS.
5.8. THE CONTRACTOR SHALL NOT BRING ANY HAZARDOUS MATERIALS ONTO THE JOB SITE. IF ANY KNOWN OR SUSPECTED HAZARDOUS MATERIAL IS FOUND ON THE PROJECT, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT.
5.9. ANY PUBLIC LAND SURVEY SYSTEM CORNER OR ANY MONUMENT THAT PERPETUATES THE RIGHT-OF-WAY WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED BY THE CONTRACTOR. IF A MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHOULD NOTIFY THE LANDSCAPE ARCHITECT.
6. PLANTING BED PREPARATION
6.1. ALL TRASH, ASPHALT, CONCRETE SIGNAGE, WEEDS AND OTHER SPOILAGE SHALL BE REMOVED FROM SITE PRIOR TO MOBILIZATION OF PLANTING CONTRACTOR.
6.2. ALL AREAS TO BE PLANTED OR SODDED SHALL BE GRADED TO SITE SPECIFICATIONS PRIOR TO MOBILIZATION OF PLANTING CONTRACTOR.
6.3. CONTRACTOR SHALL CONFIRM ALL PLANTING BEDS ARE NOT COMPACTED BEYOND 85 PERCENT TO ENSURE DRAINAGE. SHOULD COMPACTED SOILS EXIST, SOILS SHALL BE EXCAVATED AND REPLACED WITH WELL-DRAINING SOIL PRIOR TO MOBILIZATION OF PLANTING CONTRACTOR. NO PARKING LOT SUB-BASE, ASPHALT MATERIAL OR CONCRETE SPOILS SHALL REMAIN IN PLANTING BEDS.
6.4. ALL EXISTING VEGETATION SHALL BE REMOVED IN ALL PLANTING BED AREAS UNLESS OTHERWISE NOTED ON THE PLANS. HERBICIDE MANUFACTURER SPECIFICATIONS AND INSTRUCTIONS SHALL BE FOLLOWED AS TO TREATMENT DILUTION, MIX, APPLICATION, AND TIME PERIODS BETWEEN APPLICATIONS AS APPLICABLE TO ASSURE WEEDS ARE ELIMINATED FROM THE PLANTING BEDS PRIOR TO COMMENCING PLANTING. ALL PERSONNEL INVOLVED IN THE CHEMICAL PROGRAM ARE TO RECEIVE THE PROPER TRAINING AND LICENSURE, AND FOLLOW THE OPERATING GUIDELINES PROVIDED BY FDOT FOR CHEMICAL CONTROL. CONTACT THE ESCAMBIA COUNTY EXTENSION SERVICE FOR ADDITIONAL INFORMATION REGARDING HERBICIDES, PESTICIDES, AND REQUIRED LICENSES.
6.5. ALL SOIL AMENDMENTS SHALL BE ADDED TO THE PLANTING BEDS AND INCORPORATED INTO THE SOIL PRIOR TO COMMENCING FINAL GRADING AND PLANTING. ALL BEDS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE WITH NO AREAS WHERE STANDING WATER COULD OCCUR.
6.6. ALL PLANTING BED AREAS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE TO ENSURE THAT WEEDS WILL BE CONTROLLED.
7. PLANTING NOTES
7.1. THE LANDSCAPE INSTALLATION MUST BE PROPERLY SEQUENCED WITH OTHER CONSTRUCTION SO THAT THE LANDSCAPE IS NOT DAMAGED BY OTHER WORK/TRADES AND VICE VERSA.
7.2. THE CONTRACTOR SHALL VERIFY THE EXISTENCE OF AND STAKE ALL UTILITIES PRIOR TO CONSTRUCTION. EXCAVATION OF PLANT PITS LOCATED WITHIN 5' OF UTILITIES SHALL BE PERFORMED BY HAND. ANY UTILITY AND PLANT MATERIAL CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION, OR FIELD ADJUSTMENTS.
7.3. ALL PLANTS SHALL MEET SIZE, CONTAINER, AND SPACING SPECIFICATIONS AS SHOWN IN THE PERMIT DOCUMENTS. THE CONTRACTOR SHALL GUARANTEE PLANT HEALTH AND SURVIVABILITY FOR ONE YEAR FROM DATE OF PROJECT ACCEPTANCE BY THE LANDSCAPE ARCHITECT. ANY MATERIAL NOT MEETING SPECIFICATIONS OR DISPLAYING POOR HEALTH SHALL BE REPLACED AT CONTRACTOR'S EXPENSE WITHIN TWO WEEKS OF NOTICE.
7.3.1. INSTALLED PLANT MATERIAL NOT MEETING SPECIFICATIONS SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
7.3.2. ALL PLANTS MUST BE BROUGHT TO THE SITE FREE OF WEEDS.
7.3.3. ALL PLANT MATERIALS INDICATED WITH A GALLON SIZE SHALL BE CONTAINER GROWN AND WITHIN A CONTAINER APPROPRIATE FOR THE PLANT SIZE.
7.3.3.1. ROOT BOUND PLANTS SHALL NOT BE ACCEPTED.
7.3.4. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.
7.4. THE CONTRACTOR
7.5. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE PLANTING BED FIELD CHANGES TO ACCOMMODATE SITE CONDITIONS AND TO ACHIEVE THE DESIGN INTENT. THE CONTRACTOR SHALL FLAG ALL TREE AND BED LINE LOCATIONS FOR APPROVAL OF LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION.
7.6. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR ALL APPROPRIATE SOIL AMENDMENTS AND A PROPERLY PREPARED FINISHED SOIL LAYER IN ACCORDANCE WITH CURRENT FDOT STANDARD PLANS FOR ROAD CONSTRUCTION.
7.7. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING VEGETATION INTENDED TO REMAIN THAT IS DISTURBED BY PLANT MATERIAL INSTALLATION ACTIVITIES. THIS REPAIR /REPLACEMENT SHALL BLEND SEAMLESSLY WITH THE EXISTING LANDSCAPE.
7.8. ALL PLANT MATERIAL MUST BE PLANTED IMMEDIATELY UPON DELIVERY TO THE SITE AND WATERED IN, BY HAND IF THE IRRIGATION SYSTEM IS NOT YET FUNCTIONING PROPERLY. ANY PLANT MATERIAL NOT INSTALLED WITHIN 6 HOURS OF DELIVERY TO THE SITE MUST BE STORED IN AN APPROVED, PROTECTED HOLDING AREA AND SHALL BE WATERED AS NECESSARY TO MAINTAIN PLANT HEALTH AND QUALITY. ALL BLACK PLASTIC PLACED AROUND TREE ROOTBALLS SHALL BE REMOVED IMMEDIATELY UPON DELIVERY TO THE SITE.
7.8.1. TREES NOT PLANTED WITHIN 6 HOURS OF DELIVERY TO THE SITE: WATER SHALL BE IMMEDIATELY APPLIED TO THE ROOTBALL AND FOLIAGE. THE TOPS SHALL BE UNTIED AND THE TREES STORED UPRIGHT WITH MULCH COVERING THE ROOTBALLS.
7.8.2. TREES SHALL NOT BE STORED LYING DOWN.
7.8.3. IF TREES HAVE PLASTIC TRUNK PROTECTORS, THE PROTECTORS MAY STAY IN PLACE PRIOR TO PLANTING BUT SHALL NOT BE LEFT ON INDEFINITELY.
7.9. SHRUBS:
7.9.1. PLANT SHRUBS IN CIRCULAR PITS WITH A DIAMETER 3x DIAMETER OF ROOTBALL OR CONTAINER.
7.10. TREES:
7.10.1. PLANT TREES IN CIRCULAR PITS WITH A DIAMETER 2x DIAMETER OF ROOTBALL OR CONTAINER.
7.11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANTING AND GRADES UNTIL FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT. THIS MAINTENANCE INCLUDES: KEEPING BEDS FREE OF DEBRIS, WEEDS, DISEASES, AND INFESTATIONS.

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7.12. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SUFFICIENT WATER TO THE PLANTS DURING THIS TIME AND REPAIRING ERODED AREAS WITHIN THE LANDSCAPE SCOPE.
7.13. THE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANTS AND LABOR BEGINNING UPON FINAL ACCEPTANCE OF THE PROJECT BY THE LANDSCAPE ARCHITECT.
7.14. A FINAL WALK-THROUGH SHALL NOT BE PERFORMED IF PREVIOUS PUNCH LISTS ARE NOT COMPLETED.
8. UTILITY NOTES
8.1. THE LOCATIONS OF THE UTILITIES SHOWN ON THE PLANS SHOULD BE CONSIDERED APPROXIMATE ONLY, AND INTERPOLATIONS BETWEEN THESE POINTS HAVE NOT BEEN VERIFIED.
8.2. THE CONTRACTOR SHALL NOTIFY ALL UTILITIES TWO BUSINESS DAYS PRIOR TO DEMOLITION AND/OR EXCAVATION. CALL "SUNSHINE STATE ONE CALL SYSTEM" (OR 811) SO THAT UNDERGROUND UTILITIES MAY BE FIELD LOCATED.
8.3. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES DURING CONSTRUCTION.
8.4. NO UTILITY IS TO BE RELOCATED.
8.5. PLANTING SHALL BE ADJUSTED HORIZONTALLY, AT THE DIRECTION OF THE LANDSCAPE ARCHITECT, TO ADDRESS ANY UTILITY CONFLICTS.
9. MOCK UPS
9.1. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LANDSCAPE ARCHITECT TO OBTAIN A FULL LIST OF REQUIRED MOCK UPS, INFORMATIONAL SUBMITTALS, PRODUCT SUBMITTALS AND ALL OTHER REQUIREMENTS TO ACHIEVE EXPECTED QUALITY.
9.2. MOCK UPS REQUIRED
9.2.1. CONCRETE - VEHICULAR
9.2.2. CONCRETE - PEDESTRIAN
10. SUBMITTALS REQUIRED
10.1. SUBMITTALS REQUIRED SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW.
10.2. CONCRETE PAVERS:
10.2.1. AGGREGATES
10.2.1.1. SIEVE ANALYSIS PER ASTM C136 FOR SUBBASE, BASE, BEDDING AND JOINT AGGREGATE MATERIALS.
10.2.1.2. MINIMUM 3 LB. SAMPLE OF EACH MATERIAL FOR INDEPENDENT TESTING.
10.3. CONTRACTOR SHALL SUBMIT TO THE OWNER FOR APPROVAL A MINIMUM OF FOUR FULL-SIZE SAMPLES OF EACH CONCRETE PAVER TYPE/SIZE/THICKNESS/COLOR/FINISH SPECIFIED.
10.4. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LANDSCAPE ARCHITECT TO REVIEW THE HARDSCAPE LAYOUT PRIOR TO INSTALLATION.
10.5. REPRESENTATIVE COLORS LISTED IN MATERIALS LIST.
10.6. MASTIC SEALANT COLOR CHART FOR SELECTION AND APPROVAL BY THE LANDSCAPE ARCHITECT.
10.10. MANUFACTURER INFORMATIONAL CUT SHEETS ASSOCIATED WITH PAVERS USED IN DESIGN.
10.11. SHOP DRAWINGS FOR PAVER LAYOUT METHODS & PATTERNS.
10.10. MATERIALS TESTING AS PROVIDED BY MANUFACTURER IN ACCORDANCE WITH FEDERAL, STATE & LOCAL REQUIREMENTS.
10.11. PLANT MATERIAL
10.11.1. THE CONTRACTOR SHALL PROVIDE THE LANDSCAPE ARCHITECT WITH REPRESENTATIVE PLANT PHOTOS TO APPROVE FOR ALL PLANT MATERIALS PRIOR TO ANY PLANT DELIVERY. MEASURING STICKS SHALL BE SHOWN IN PHOTOS, AS APPROPRIATE.
10.11.2. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT A MINIMUM OF 48 HOURS PRIOR TO COMPLETION TO SCHEDULE A FINAL WALK-THROUGH.
10.11.3. ALL CERTIFICATIONS & LITERATURE ASSOCIATED WITH SIZE, HEALTH AND BRAND.
10.11.4. MANUFACTURER INFORMATION, CUT SHEETS AND SHOP DRAWINGS FOR ALL 4x8 PAVERS, VEHICULAR & PEDESTRIAN.
10.11.5. NOTIFY THE LANDSCAPE ARCHITECT A MINIMUM OF ONE WEEK PRIOR TO PLANT DELIVERY TO SCHEDULE ON-SITE INSPECTION UPON DELIVERY.
10.11.5.1. A FINAL WALK-THROUGH SHALL NOT BE PERFORMED IF PREVIOUS PUNCH LISTS ARE NOT COMPLETED.
10.12. MANUFACTURER SPECIFICATIONS AND TESTING FOR CONCRETE AS REQUIRED BY FDOT STANDARD SPECIFICATIONS.
10.13. THE CONTRACTOR SHALL CONDUCT REPRESENTATIVE SOIL ANALYSIS PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
10.13.1. SUBMIT ALL SOIL SAMPLES AND AMENDMENT RECOMMENDATIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW.
10.13.2. THE SOIL SAMPLE TEST RESULTS SHALL INCLUDE, AT A MINIMUM, PH, PRIMARY MACRO-NUTRIENTS, MICRO-NUTRIENTS, PERCENTAGE OF ORGANIC MATTER, AND SOIL TEXTURE.
10.13.3. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY IMPROPER SOIL CONDITION INCLUDING NUTRITIONAL DEFICIENCIES, WETNESS, MUCK, DEBRIS, ETC. AND SHALL RECOMMEND TO THE LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION, ALL SOIL AMENDMENTS THAT MAY BE NECESSARY TO PROMOTE HEALTHY VIGOROUS PLANT GROWTH.

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East Garden District
Growing Since 1764

EAST GARDEN DISTRICT
JEFFERSON STREET ROAD DIET

LANDSCAPE ARCHITECTURE SPECIFICATIONS

SIGNATURE BLOCK

REV	ISSUE PURPOSE / DATE
7	
6	
5	
4	
3	
2	
1	09/29/2020 DRAFT

JPD PROJECT NUMBER: 19008-4
SCALE:
DATE: 08/12/2020
SHEET NO.: L403

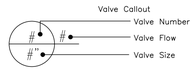
DRAFT - NOT FOR CONSTRUCTION

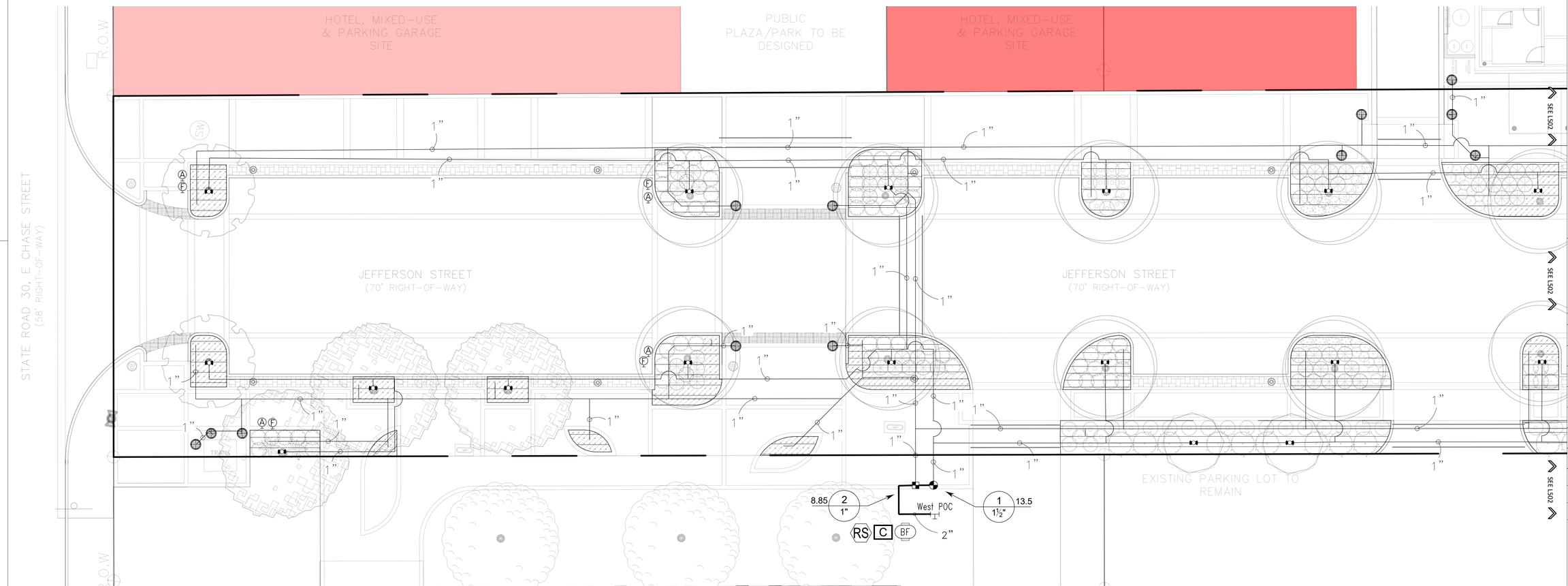
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PSI	GPM	DETAIL
	Rain Bird 1800-1400 Flood 1402	27	360	40	0.50	/
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY				DETAIL
	Rain Bird XCZ-100-PRB-COM 1" Wide Flow Drip Control Kit for Commercial Applications. 1" Ball Valve with 1" PESB Valve and 1" Pressure Regulating 40psi Quick-Check Basket Filter. 0.3gpm to 20gpm.	1				7/L503
F	Rain Bird MDCFCAP Dripline Flush Valve cap in compression fitting coupler.	6				6/L503
A	Rain Bird ARV050 1/2" 1/2" Air Relief Valve, made of quality rust-proof materials, with a 6.0" drip valve box (SEB 7XB emitter box). Use with installation below soil. The valve will allow air to escape the pipeline, thus preventing water hammer or blockage.	6				8/L503
A	Rain Bird ARV050 1/2" 1/2" Air Relief Valve, made of quality rust-proof materials, with a 6.0" drip valve box (SEB 7XB emitter box). Use with installation below soil. The valve will allow air to escape the pipeline, thus preventing water hammer or blockage.	6				8/L503
	Area to Receive Dripline Rain Bird XFD-06-24 XFD On-Surface Pressure Compensating Landscape Dripline. 0.6 GPH emitters at 18" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. UV Resistant. Specify XF insert fittings.	2,353 l.f.				5/L504

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Rain Bird PEB 1-1/2" 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	1	10/L503
BF	Backflow 1" Reduced Pressure Backflow Preventer as Approved by City of Pensacola & Florida Statute.	1	3/L504
C	Rain Bird ESP4ME3 with (1) ESP-SM3 7 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Use. LNK WiFi Module and Flow Sensor Ready.	1	12/L503
RS	Rain Bird WR2-RFC Wireless Rain and Freeze Sensor Combo, includes 1 receiver and 1 rain/freeze sensor transmitter.	1	4/L503





Jerry Pate Design
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East Garden District
Growing Since 1764

EAST GARDEN DISTRICT
JEFFERSON STREET ROAD DIET

IRRIGATION PLAN

SIGNATURE BLOCK

REV	ISSUE PURPOSE / DATE
7	
6	
5	
4	
3	
2	
1	09/29/2020 DRAFT

JPD PROJECT NUMBER: 19008-4

SCALE:

DATE: 08/12/2020

SHEET NO.:

L501

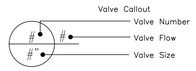
DRAFT - NOT FOR CONSTRUCTION

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PSI	GPM	DETAIL
	Rain Bird 1800-1400 Flood 1402	27	360	40	0.50	/
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY				DETAIL
	Rain Bird XCZ-100-PRB-COM 1" Wide Flow Drip Control Kit for Commercial Applications. 1" Ball Valve with 1" PESB Valve and 1" Pressure Regulating 40psi Quick-Check Basket Filter. 0.3gpm to 20gpm.	1				7/L503
F	Rain Bird MDCFCAP Dripline Flush Valve cap in compression fitting coupler.	6				6/L503
A	Rain Bird ARV050 1/2" 1/2" Air Relief Valve, made of quality rust-proof materials, with a 6.0" drip valve box (SEB 7XB emitter box). Use with installation below soil. The valve will allow air to escape the pipeline, thus preventing water hammer or blockage.	6				8/L503
A	Rain Bird ARV050 1/2" 1/2" Air Relief Valve, made of quality rust-proof materials, with a 6.0" drip valve box (SEB 7XB emitter box). Use with installation below soil. The valve will allow air to escape the pipeline, thus preventing water hammer or blockage.	6				8/L503
	Area to Receive Dripline Rain Bird XFD-06-24 XFD On-Surface Pressure Compensating Landscape Dripline. 0.6 GPH emitters at 18" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. UV Resistant. Specify XF insert fittings.	2,353 l.f.				5/L504

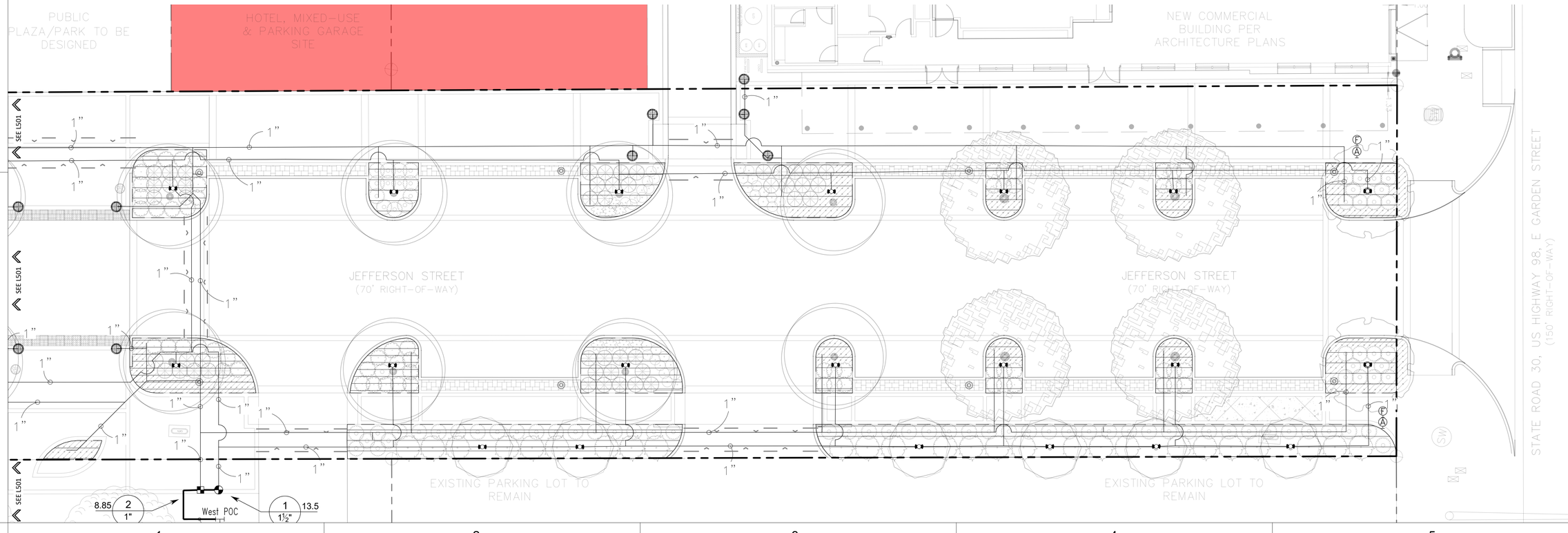
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Rain Bird PEB 1-1/2" 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	1	10/L503
BF	Backflow 1" Reduced Pressure Backflow Preventer as Approved by City of Pensacola & Florida Statute.	1	3/L504
C	Rain Bird ESP4ME3 with (1) ESP-SM3 7 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Use. LNK WiFi Module and Flow Sensor Ready.	1	12/L503
RS	Rain Bird WR2-RFC Wireless Rain and Freeze Sensor Combo, includes 1 receiver and 1 rain/freeze sensor transmitter.	1	4/L503



IRRIGATION NOTES:

1. LOCATE ALL UNDERGROUND UTILITIES, ELECTRICAL WIRING, WATER, SEWER, TELEPHONE, CABLE TV, AND OTHER UNDERGROUND LINES BEFORE LANDSCAPE AND IRRIGATION INSTALLATION.
2. INSTALL AN AUTOMATIC IRRIGATION SYSTEM TO ENSURE 100% COVERAGE OF ALL PLANTED AND GRASSED AREAS. THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS TO LANDSCAPE ARCHITECT AND OWNER SHOWING ALL INFORMATION REQUIRED BY LOCAL CODES AND NECESSARY FOR THE EFFICIENT OPERATION AND MAINTENANCE OF THE SYSTEM. ALL SENSORS, CONTROLLERS & VALVES SHALL BE LOCATED OUTSIDE THE FDOT ROW.
3. ELEMENT LOCATION ON THE DRAWINGS IS SCHEMATIC SHOWING INTENT. CONTRACTOR SHALL NOT MAKE CHANGES TO PIPE SIZING OR ROUTING WITHOUT PRIOR APPROVAL OF OWNER & IRRIGATION DESIGNER.
4. THE CONTROLLER SHALL BE EQUIPPED BY THE CONTRACTOR WITH PROPERLY LOCATED AND INSTALLED RAIN / FREEZE / WIND SHUTOFF SENSORS. THE SENSORS SHALL BE LOCATED IN SUCH A MANNER SO THAT THEY ARE UNOBSTRUCTED, AND DIRECTLY EXPOSED TO NATURAL RAINFALL, WIND, AND SUNLIGHT FROM ALL DIRECTIONS, BUT NOT TO RUNOFF WATER FROM SWALES OR OTHER SURFACES. ALL SENSORS, CONTROLLERS & VALVES SHALL BE LOCATED OUTSIDE THE FDOT ROW.
5. THE LANDSCAPE BID SHALL BE FOR THE IRRIGATION MATERIALS SPECIFIED. REQUESTS TO USE EQUAL, SUBSTITUTE MATERIALS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING AND OWNER'S APPROVAL GIVEN IN WRITING BEFORE THE SUBSTITUTION IS ALLOWED. REQUESTS TO USE EQUAL, SUBSTITUTE MATERIALS SHALL INCLUDE COMPLETE PRODUCT SPECIFICATIONS AND ANY COST SAVINGS TO THE PROJECT.
6. IF DISCREPANCIES OCCUR BETWEEN THE PLANS, NOTES, AND ACTUAL CONDITIONS CONTACT THE LANDSCAPE ARCHITECT IN WRITING FOR CLARIFICATION BEFORE PROCEEDING.
7. THE INSTALLER SHALL BE FAMILIAR WITH ALL REQUIREMENTS FOR THE WORK, AND TO CONDUCT HIS WORK IN A CLEAN, SAFE, AND WORKMANLIKE MANNER. THE OWNER RESERVES THE RIGHT TO ACT TO PROTECT HIS PROPERTY AND THE OTHER PERSONNEL AT WORK THERE, AND TO MAKE EMERGENCY REPAIRS OR TAKE CORRECTIVE ACTION IF THE INSTALLER DOES NOT FULFILL HIS OBLIGATIONS IN A TIMELY MANNER. THE OWNER FURTHER RESERVES THE RIGHT TO BACK-CHARGE THE INSTALLER TO COVER SUCH EXPENSES, TO THE EXTENT ALLOWED UNDER APPLICABLE LAW.
8. IRRIGATION MATERIALS AND WORKMANSHIP SHALL BE WARRANTIED FOR ONE YEAR. MANUFACTURER'S WARRANTIES SHALL BE PASSED TO THE OWNER.
9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH PREVAILING CODES AND REGULATIONS, AND ESCAMBIA COUNTY IRRIGATION STANDARDS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND CONFORM TO THE PARTICULAR CODES AND REGULATIONS APPLICABLE TO THIS LOCATION, AS WELL AS ESCAMBIA COUNTY IRRIGATION STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INCLUDING THOSE FOR ANY NEW WATER LINE TAPS OR WELLS, LOCATES, AND INSPECTIONS.
10. IRRIGATION SYSTEM AND ITS COMPONENTS SHALL BE INSTALLED ACCORDING TO MANUFACTURES' SPECIFICATIONS
11. IRRIGATION SCHEDULES ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR PERFORMING THEIR OWN TAKE OFF BASED ON PLAN DOCUMENTS & ENSURING UNIFORM COVERAGE OF LANDSCAPED AREAS.
12. IRRIGATION WATER SCHEDULE SHALL BE UNDERSTOOD TO BE FOR INFORMATIONAL PURPOSES ONLY. SHOULD LANDSCAPE MATERIAL REQUIRE INCREASED PRECIPITATION THE IRRIGATION WATERING SCHEDULE SHALL BE ADJUSTED AS NEEDED TO ENSURE A HEALTHY LANDSCAPE.
13. IRRIGATION SYSTEM AND ITS COMPONENTS SHALL BE INSTALLED ACCORDING TO MANUFACTURES' SPECIFICATIONS.
14. ALL UTILITIES IN THE FDOT RIGHT OF WAY AND ADJACENT SHALL BE ACCURATELY LOCATED PRIOR TO CONSTRUCTION BY THE CONTRACTOR.
15. NO SITE WORK ACTIVITIES SHALL TAKE PLACE WITHOUT CITY SITE REVIEW/APPROVAL OF PROPOSED EROSION CONTROL MEASURES AND ADVANCED NOTIFICATION OF THE REQUESTED INSPECTION IS REQUIRED.
16. PUBLIC WORKS STAFF SHALL BE NOTIFIED PRIOR TO PERFORMING ANY WORK IN THE CITY RIGHT OF WAY.
17. ALL CONSTRUCTION AND LABOR SHALL BE IN ACCORDANCE WITH INDEX NO. 102-612 OF THE FDOT STANDARD PLANS FOR ROAD CONSTRUCTION (LATEST EDITION).
18. SHOULD ANY WORK REQUIRE ENCROACHMENT ON THE EXISTING SIDEWALKS WITHIN THE DELINEATED FDOT RIGHT OF WAY, THE WORK SHALL BE IN ACCORDANCE WITH INDEX NO. 102-660 OF THE FDOT STANDARD PLANS FOR ROAD CONSTRUCTION (LATEST EDITION).
19. ALL MAINTENANCE OF LANDSCAPE AND IRRIGATION WITHIN THE FDOT RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND NOT THE FDOT.
20. ALL PROPOSED DEPTH OF IRRIGATION LINES SHALL BE MIN. 12" DEPTH OF COVER WITHIN THE FDOT RIGHT OF WAY.



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IRRIGATION PLAN

SIGNATURE BLOCK

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SCALE:
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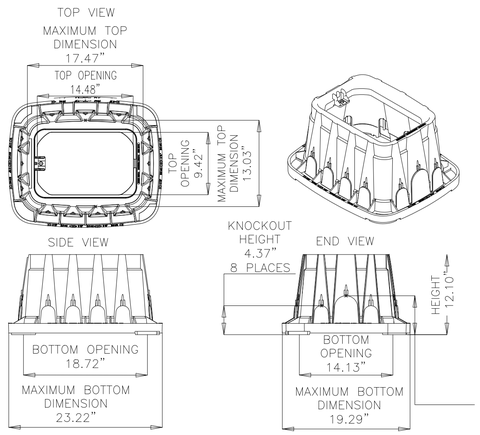
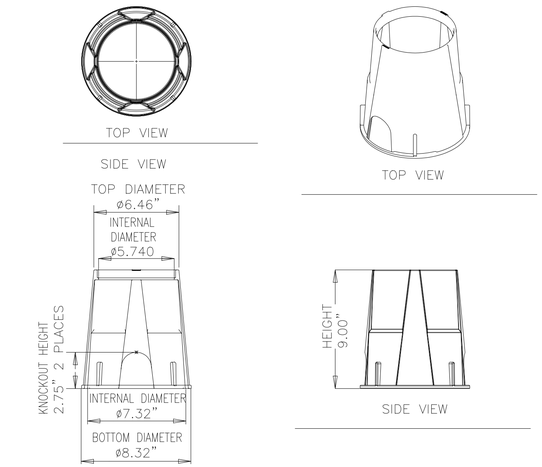
SHEET NO.: L502

DRAFT - NOT FOR CONSTRUCTION



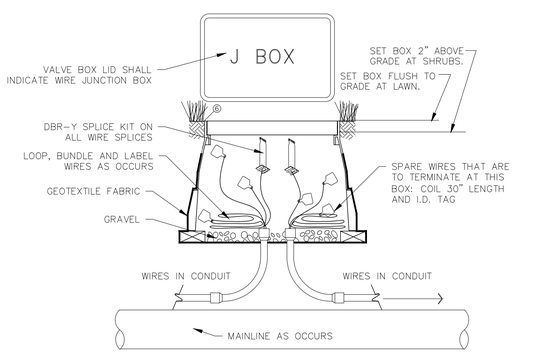
1 JUMBO VALVE BOX

NTS JPD–IR–CIRR–VALV–328406–13



2 6" ROUND VALVE BOX

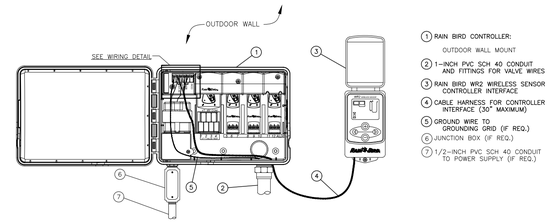
NTS JPD–IR–CIRR–AUXI–328409–08



NOTE: ALL WIRING SHALL BE IN ACCORDANCE WITH NEC ARTICLE 300.5 AND 310.10(F).
NOTE: ALL UNDERGROUND WIRE SHALL HAVE WARNING TAPE INSTALLED 6"[150MM] ABOVE WIRE.

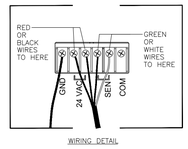
3 WIRE BUNDLE JUNCTION BOX

NTS JPD–IR–CIRR–AUXI–328409–09



NOTES:
1. FOR BEST PERFORMANCE, THE CONTROLLER INTERFACE SHOULD BE INSTALLED AT LEAST FIVE FEET ABOVE THE GROUND.
2. IT IS RECOMMENDED THAT THE CONTROLLER INTERFACE BE INSTALLED AWAY FROM SOURCES OF ELECTRICAL INTERFERENCE (SUCH AS TRANSFORMERS, GENERATORS, PUMPS, FANS, ELECTRICAL METER BOXES) AND METAL OBJECTS TO MAXIMIZE COMMUNICATION RANGE.

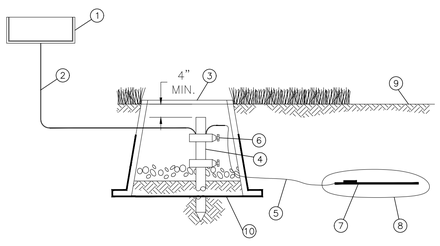
(OUTDOOR)



4 WIRELESS RAIN/FREEZE SENSOR (OUTDOOR)

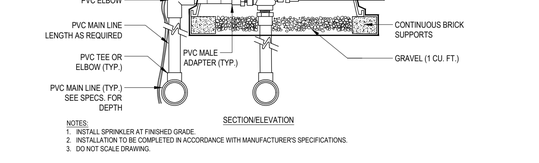
NTS JPD–IR–CIRR–AUXI–328409–12

1. TORO CONTROLLER, Or Approved Eq.
2. SOLID BARE COPPER WIRE (#10 AWG) FROM GROUNDING ROD TO CONTROLLER. MAKE WIRE AS SHORT AND STRAIGHT AS POSSIBLE
3. COVER GROUNDING ROD WITH 10–INCH ROUND VALVE BOX AS SHOWN
4. 5/8–INCH X 10 FT COPPER CLAD GROUNDING ROD. INSTALL RODS IN SOIL IN A TRIAGULAR PATTERN SPACED A MINIMUM OF 16 FT APART FROM EACH OTHER. GROUNDING GRID TO HAVE A RESISTANCE OF TEN (10) OHMS OR LESS
5. BARE COPPER WIRE (#6 AWG MIN.) BETWEEN GROUNDING ROD AND GROUNDING PLATE
6. GROUND ROD CLAMP OR WELDS
7. COPPER GROUNDING PLATE
8. GROUND ENHANCEMENT MATERIAL (IF REQUIRED)
9. FINISH GRADE
10. GEOTEXTILE FABRIC



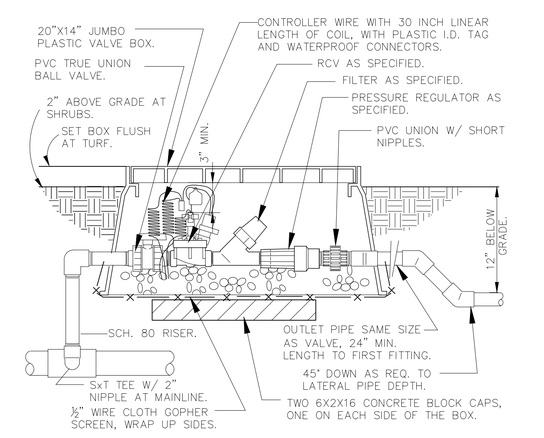
5 CONTROLLER GROUNDING GRID

NTS JPD–IR–CIRR–AUXI–328413–23



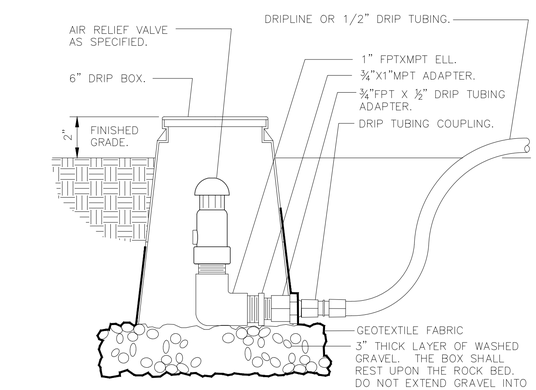
6 HARD PIPE TO FLUSH VALVE

1 1/2" = 1'–0" FX–IR–FX–DRIP–05



7 1" DRIP VALVE/FILTER/REGULATOR DETAIL

NTS JPD–IR–CIRR–DRIP–328413–08

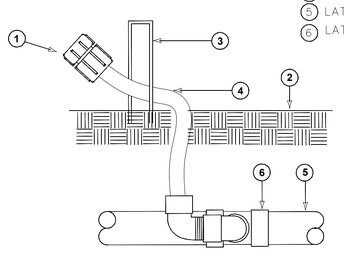


NOTES:
1. INSTALL MIN. (1) AIR RELIEF VALVE PER ZONE.

8 DRIP AIR RELIEF VALVE IN BOX

NTS JPD–IR–CIRR–DRIP–328413–10

1. FLOOD BUBBLER
2. FINISH GRADE
3. LANDSCAPE STAPLE
4. FUNNY PIPE
5. LATERAL LINE PIPING
6. LATERAL LINE PIPE FITTING



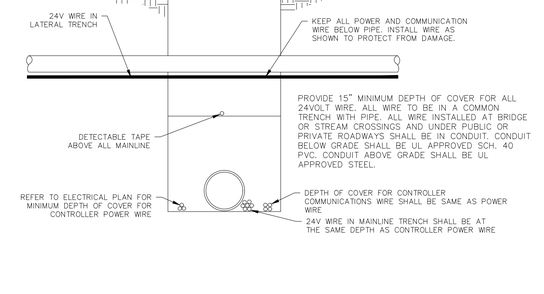
9 FLOOD BUBBLER ON FUNNY PIPE

NTS JPD–IR–CIRR–DRIP–328403–07

NOTES:
1. INSTALL SPRINKLER AT FINISHED GRADE.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. DO NOT SCALE DRAWING.

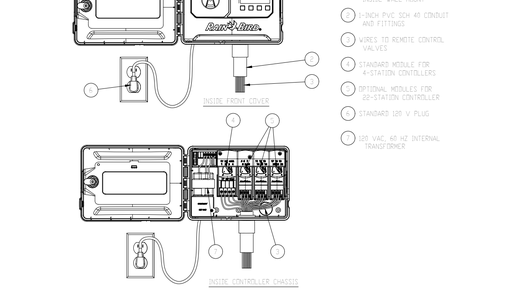
10 REMOTE CONTROL ELECTRIC VALVE-GLOBE/ANGLE

NTS JPD–IR–CIRR–VALV–328413–33



11 TRENCHING DETAIL

NTS JPD–IR–CIRR–PIPE–328409–11



12 CONTROLLER: RAINBIRD ESP4ME

NTS

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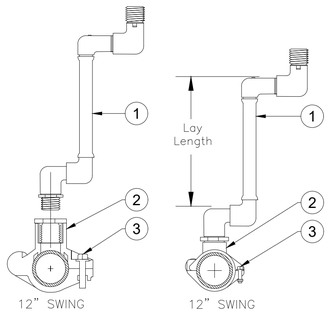


LASCO Fittings, Inc.

1. SWIVEL JOINTS.
2. SADDLE, LASCO. PUT AN "X" IN THE BOX NEXT TO THE PART NUMBER'S BELOW TO SELECT THE MODEL'S USED ON THE PROJECT.
3. RETAINING BOLT, 5/16"-18 x 1 1/2" LONG, 304 STAINLESS STEEL WITH NUT.

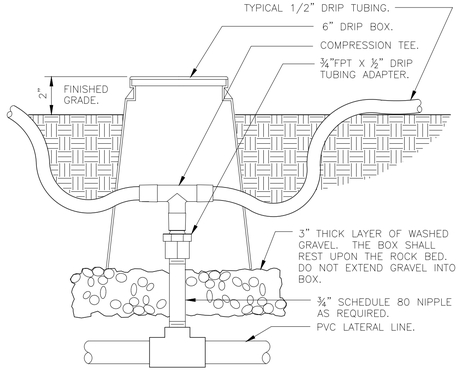
SADDLE SERVICE CONNECTIONS

- ☐ 1½" Saddle x 1" Socket outlet, Part # 361-211
- ☐ 1½ Saddle x ½" FIPT outlet, Part # 362-209
- ☐ 1½ Saddle x ¾" FIPT outlet, Part # 362-210
- ☐ 1½ Saddle x 1" FIPT outlet, Part # 362-211

Note: These FIPT threads are for use with LASCO Swivel Joints only. Use a non-hardening pipe sealant w/o PTTE on NPT threaded connections. Never use metal MIPT threads into plastic FIPT fittings.

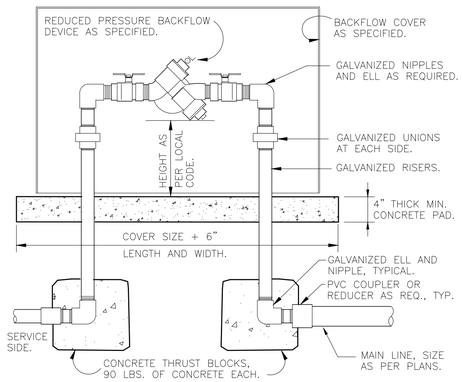
1 LASCO 1-1/2" SADDLE

N.T.S. FX-IR-LASC-SADD-03



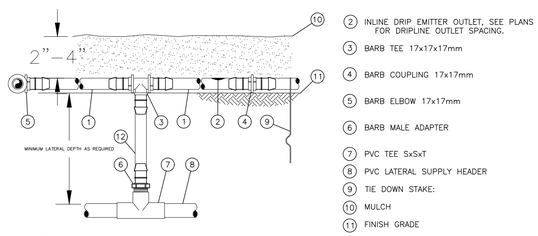
2 ZONE CONTROL

3" = 1'-0" FX-IR-FX-DRIP-02



3 RP BACKFLOW W/ENCLOSURE

1" = 1'-0" FX-IR-FX-BACK-06

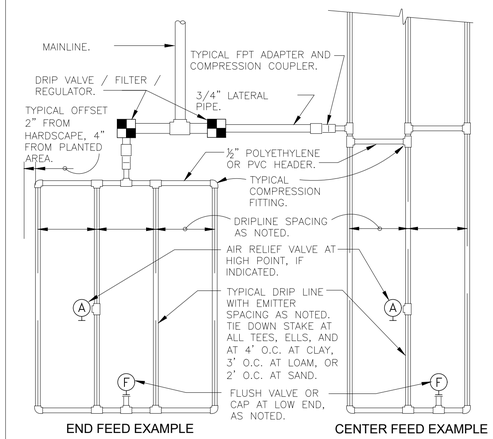


1. ON-SURFACE DRIPLINE:
2. INLINE DRIP EMITTER OUTLET, SEE PLANS FOR DRIPLINE OUTLET SPACING.
3. BARB TEE 17x17x17mm
4. BARB COUPLING 17x17mm
5. BARB ELBOW 17x17mm
6. BARB MALE ADAPTER
7. PVC TEE SxSxT
8. PVC LATERAL SUPPLY HEADER
9. TIE DOWN STAKE:
10. MULCH
11. FINISH GRADE
12. TUBING LENGTH AS REQUIRED

NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

4 ON SURFACE DRIPLINE RISER ASSEMBLY

1" = 1" JPD-IR-CIRR-DRIP-22



MAXIMUM LATERAL LENGTH (FEET)						
	EMITTER FLOW RATE GPH					
	12" SPACING		18" SPACING		24" SPACING	
PSI	0.6	0.9	0.6	0.9	0.6	0.9
10	125	96	175	135	218	171
20	249	191	350	171	442	340
30	307	236	434	333	550	422
40	350	268	495	380	627	171
50	125	96	175	135	218	171
60	125	96	175	135	218	171

GRID PRECIPITATION RATES (IN/HR)			
		EMITTER FLOW RATE	
EMITTER SPACING	LATERAL SPACING	0.6	0.9
12	12	0.96	1.44
18	18	0.69	1.03
24	24	0.28	0.41

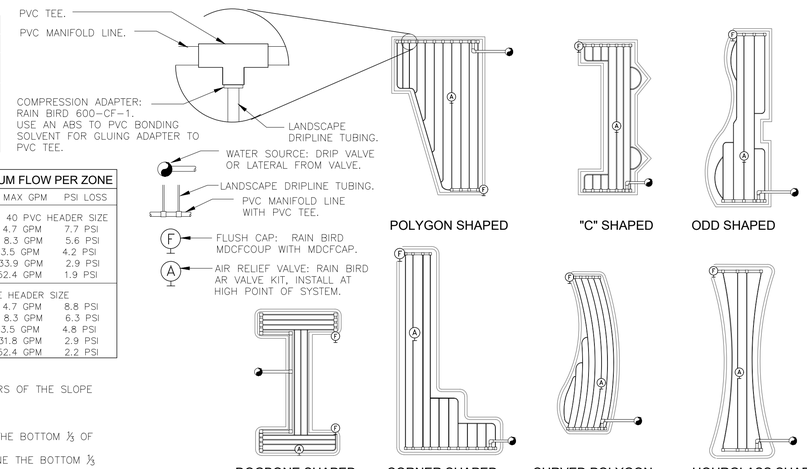
LATERAL FLOW PER 100 FT (GPM)			
EMITTER FLOW	12" SPACING	18" SPACING	24" SPACING
0.6 GPH	1.0 GPM	0.67 GPM	0.50 GPM
0.9 GPH	1.5 GPM	1.0 GPM	0.75 GPM

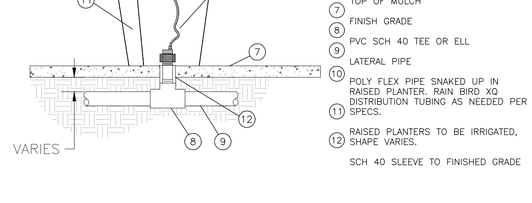
MAXIMUM FLOW PER ZONE		
	MAX GPM	PSI LOSS
SCHEDULE 40 PVC HEADER SIZE		
1/2"	4.7 GPM	7.7 PSI
3/4"	8.3 GPM	5.6 PSI
1"	13.5 GPM	4.2 PSI
1-1/2"	33.9 GPM	2.9 PSI
2"	52.4 GPM	1.9 PSI
POLY PIPE HEADER SIZE		
1/2"	4.7 GPM	8.8 PSI
3/4"	8.3 GPM	6.3 PSI
1"	13.5 GPM	4.8 PSI
1-1/2"	31.8 GPM	2.9 PSI
2"	52.4 GPM	2.2 PSI

SLOPED CONDITION NOTE:
1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHENEVER POSSIBLE.
2. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
3. NORMAL SPACING WITHIN THE TOP ⅔ OF SLOPE.
4. INSTALL DRIPLINE AT 25% GREATER SPACING AT THE BOTTOM ⅓ OF THE SLOPE.
5. WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM ⅓ ON A SEPARATE VALVE.

5 TYPICAL RAIN BIRD DRIPLINE REQUIREMENTS

3" = 1'-0" JPD-IR-CIRR-DRIP-328413-22





1. DIFFUSER BUG CAP: RAIN BIRD DBC-025
2. UNIVERSAL ¼" TUBING STAKE: RAIN BIRD TS-025
3. ¼" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED)
4. SINGLE OUTLET ½" FPT INLET X BARB OUTLET EMITTER: RAIN BIRD XERI-BUG XBT EMITTER
5. PVC SCH 80 NIPPLE(LENGTH AS REQUIRED)
6.
7. TOP OF MULCH
8. FINISH GRADE
9. PVC SCH 40 TEE OR ELL
10. LATERAL PIPE
11. POLY FLEX PIPE SNAKED UP IN RAISED PLANTER. RAIN BIRD XQ DISTRIBUTION TUBING AS NEEDED PER SPECS.
12. RAISED PLANTERS TO BE IRRIGATED, SHAPE VARIES.

SCH 40 SLEEVE TO FINISHED GRADE

6 PLANTER IRRIGATION SCHEMATIC

NTS

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301 SCHUBERT DRIVE - PENSACOLA, FL 32504
850-479-4653 WWW.JERRYPATEDESIGN.COM

East Garden District
Growing Since 1764

EAST GARDEN DISTRICT
JEFFERSON STREET ROAD DIET
IRRIGATION DETAILS

SIGNATURE BLOCK

REV	ISSUE PURPOSE / DATE
7	
6	
5	
4	
3	
2	
1	09/29/2020 DRAFT

JPD PROJECT NUMBER: 19008-4
SCALE:
DATE: 08/12/2020
SHEET NO.: L504

DRAFT - NOT FOR CONSTRUCTION

SHEET INDEX

SHEET	DESCRIPTION
LD1	KEY SHEET
C1	EXISTING CONDITIONS / DEMOLITION PLAN
C2	EXISTING CONDITIONS / DEMOLITION PLAN
C3	EXISTING CONDITIONS / DEMOLITION PLAN
C4	DRAINAGE PLAN
C5	DRAINAGE PLAN
C6	DRAINAGE PLAN
C7	DRAINAGE DETAILS
LD2	LAYOUT PLAN
LD3	LAYOUT PLAN
LD4	LAYOUT PLAN
LD5	SITE PLAN
LD6	SITE PLAN
LD7	SITE PLAN
LD8	DETAILS
LD9	DETAILS
LD10	DETAILS
LD11	FDOT COMPLIANCE PLANS
LD12	FDOT COMPLIANCE PLANS
LD13	IRRIGATION PLAN
LD14	IRRIGATION PLAN
LD15	IRRIGATION DETAILS
LD16	GENERAL NOTES

ABBREVIATION:

⁄/	DENOTES LINE SHOWN NOT TO SCALE
BOC	DENOTES BACK OF CURB
BFE	DENOTES BASE FLOOD ELEVATION
BUS	DENOTES ECAT BUS STOP SIGN
(C)	DENOTES CALCULATED PER DEED
CPO	DENOTES CUSTOMER PARKING ONLY SIGN
(D)	DENOTES DEED INFORMATION
DIA	DENOTES DIAMETER
ECUA	DENOTES EMERALD COAST UTILITIES AUTHORITY
EOP	DENOTES EDGE OF PAVEMENT
(F)	DENOTES FIELD INFORMATION
FDOT	DENOTES FLORIDA DEPARTMENT OF TRANSPORTATION
FIRM	DENOTES FLOOD INSURANCE RATE MAP
GAS	DENOTES CAUTION BURIED GAS LINE SIGN
HCP	DENOTES HANDICAPPED PARKING SIGN
I-110	DENOTES INTERSTATE I-110 SIGN
LSA	DENOTES LANDSCAPING AREA
LZ	DENOTES LOADING ZONE SIGN
#MPH	DENOTES SPEED LIMIT SIGN (SPEED INDICATED)
NO.	DENOTES NUMBER
NP	DENOTES NO PARKING SIGN
OW>	DENOTES ONE WAY SIGN (ARROW SHOWS DIRECTION)
(P)	DENOTES PLAT INFORMATION
POB	DENOTES POINT OF BEGINNING
PP	DENOTES PRIVATE PARKING SIGN
PSI	DENOTES POUNDS PER SQUARE INCH
ROW	DENOTES RIGHT-OF-WAY
R/W	DENOTES RIGHT-OF-WAY
STOP	DENOTES STOP SIGN
S/W	DENOTES SIDEWALK
TAZ	DENOTES TOW-AWAY ZONE SIGN
TYP.	DENOTES TYPICAL OF
USL	DENOTES UTILITY SPOT LOCATION

NOTES:

1. ALL UTILITIES IN THE FDOT RIGHT OF WAY AND ADJACENT SHALL BE ACCURATELY LOCATED PRIOR TO CONSTRUCTION BY THE CONTRACTOR.
2. ALL CONCRETE SHALL BE MINIMUM 3,000PSI CONCRETE AT 28 DAYS.
3. ALL PAVERS WITHIN THE FDOT & CITY OF PENSACOLA RIGHT-OF-WAY SHALL HAVE CONCRETE FOOTERS INCLUDED. SEE DETAILS & SPECIFICATIONS.
4. ALL DETECTABLE WARNING SURFACES SHALL BE INSTALLED ACCORDING TO FDOT DESIGN MANUAL (LATEST EDITION) & ADA STANDARDS.
5. ALL LANDSCAPE WHICH FALLS WITHIN THE FDOT LIMITS OF CLEAR SITE TRIANGLE(S) SHALL COMPLY WITH FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN MANUAL (LATEST EDITION) CH. 212 INTERSECTIONS.
6. CONNECT ALL LATERAL IRRIGATION LINES TO AN FDOT COMPLIANT IRRIGATION SYSTEM CONTAINING A WEATHER STATION CAPABLE OF SHUTTING THE SYSTEM OFF IN THE EVENT OF PRECIPITATION IN ACCORDANCE WITH STATE LAWS & REGULATIONS.
7. IRRIGATION CONTROLLER, WEATHER STATION, RAIN SENSOR, MAINLINE & VALVES SHALL NOT BE LOCATED WITHIN THE FDOT RIGHT-OF-WAY.

Garden & Jefferson

Project Location

36-118 E Garden Street,
Pensacola, Florida 32502

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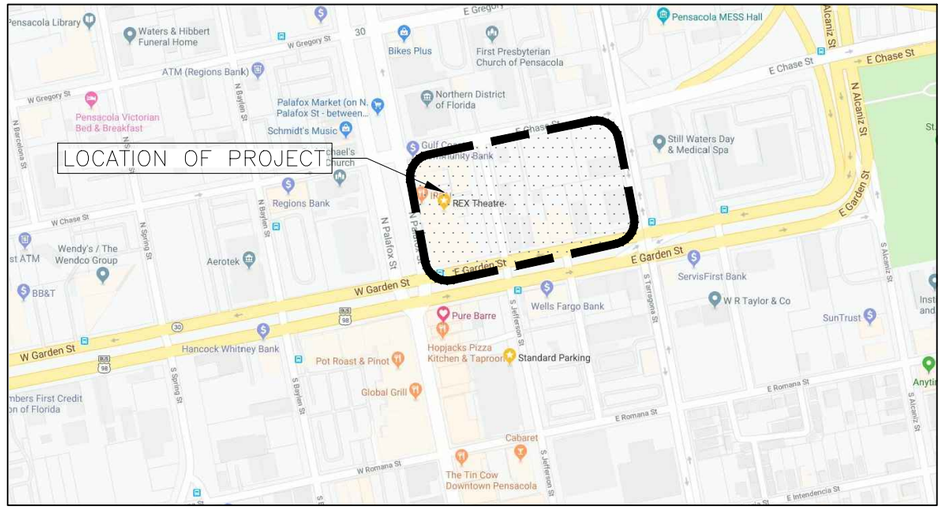
301 Schubert Drive – Pensacola, FL 32504
850-479-4653 www.JerryPateDesign.com



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GARDEN & JEFFERSON

KEY SHEET

DRAWN BY: E.ZHANG

DESIGNED BY: B.ALEXANDER

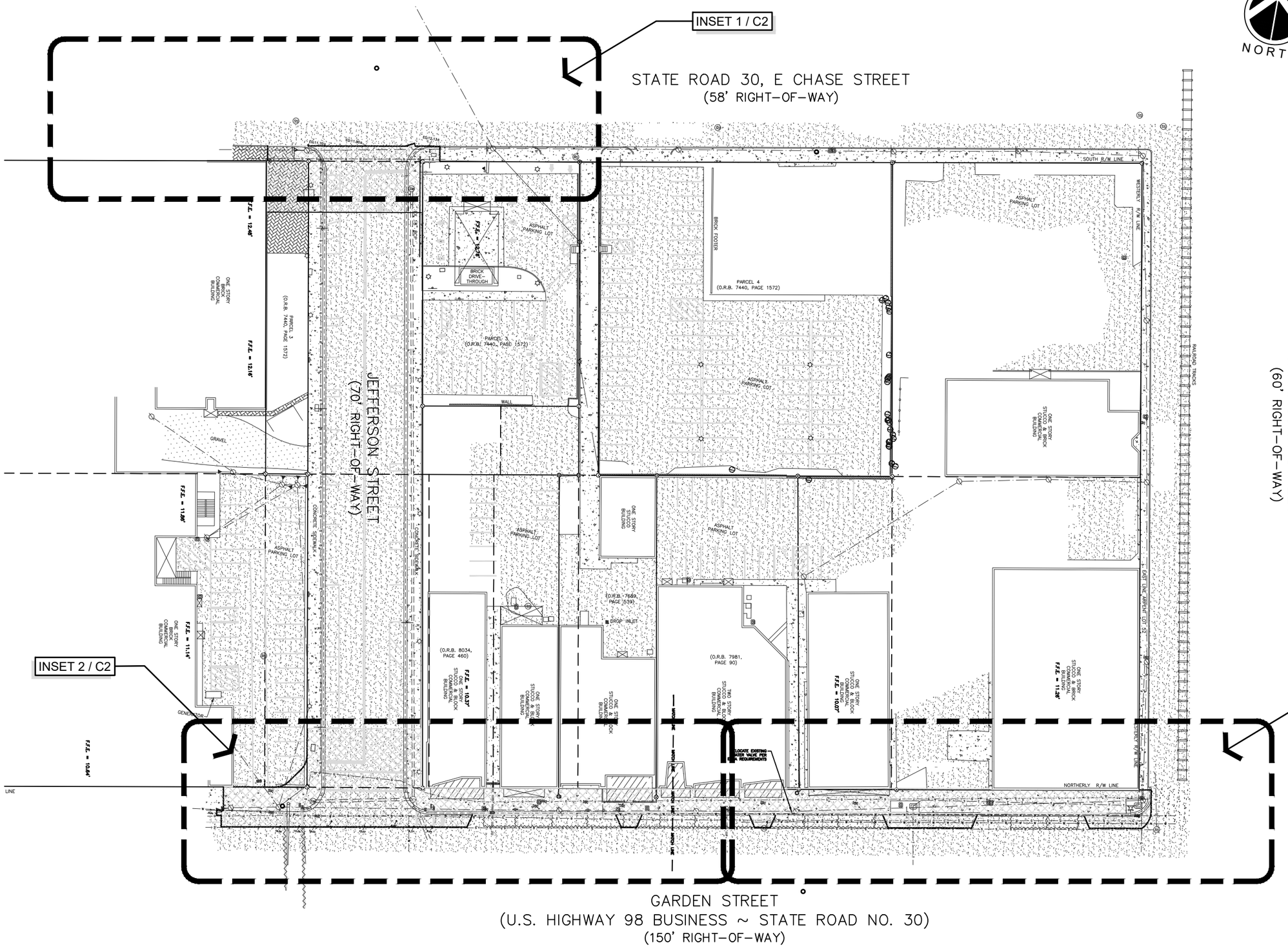
SIGNATURE & SEAL

DATE:

PROJECT NUMBER 19008

PLOT DATE 4/21/2020

SHEET LD1 OF LD16



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GARDEN & JEFFERSON

EXISTING CONDITIONS / DEMOLITION PLAN

DRAWN BY: A. BURKETT

DESIGNED BY: D. FITZPATRICK

SIGNATURE & SEAL

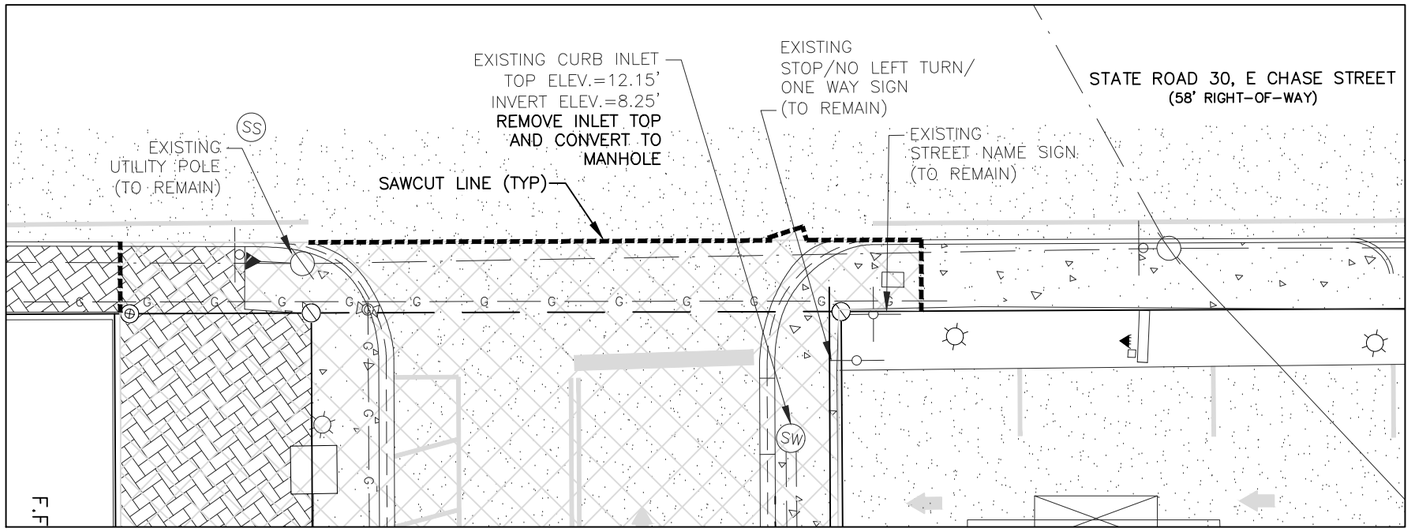
DATE:

PROJECT NUMBER 19-007

PLOT DATE 4/21/20

SHEET C1 OF C7

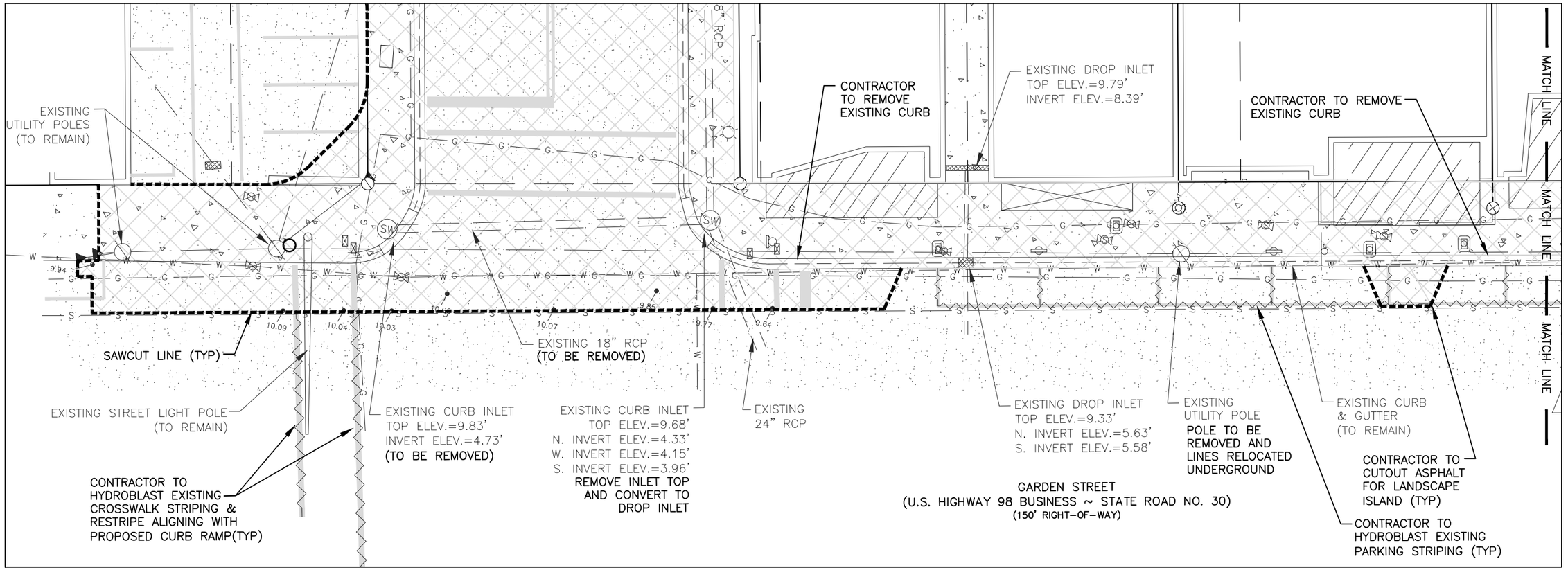
INSET 1



GRAPHIC SCALE
0 10' 20'
1 inch = 20 ft.

NORTH

INSET 2



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GARDEN & JEFFERSON

EXISTING CONDITIONS / DEMOLITION PLAN

DRAWN BY: A. BURKETT

DESIGNED BY: D. FITZPATRICK

SIGNATURE & SEAL

DATE:

PROJECT NUMBER 19-007

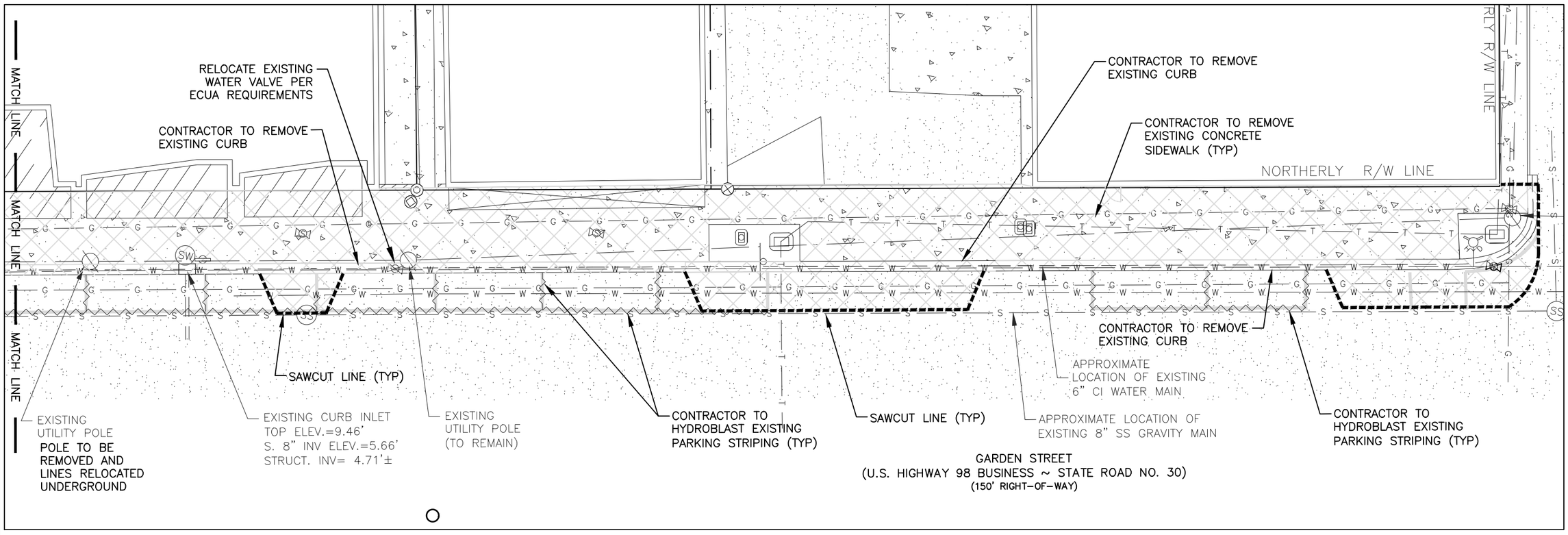
PLOT DATE 4/21/20

SHEET C2 OF C7

GRAPHIC SCALE
0 10' 20'
1 inch = 20 ft.

NORTH

INSET 3



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GARDEN & JEFFERSON

EXISTING CONDITIONS / DEMOLITION PLAN

DRAWN BY: A. BURKETT

DESIGNED BY: D. FITZPATRICK

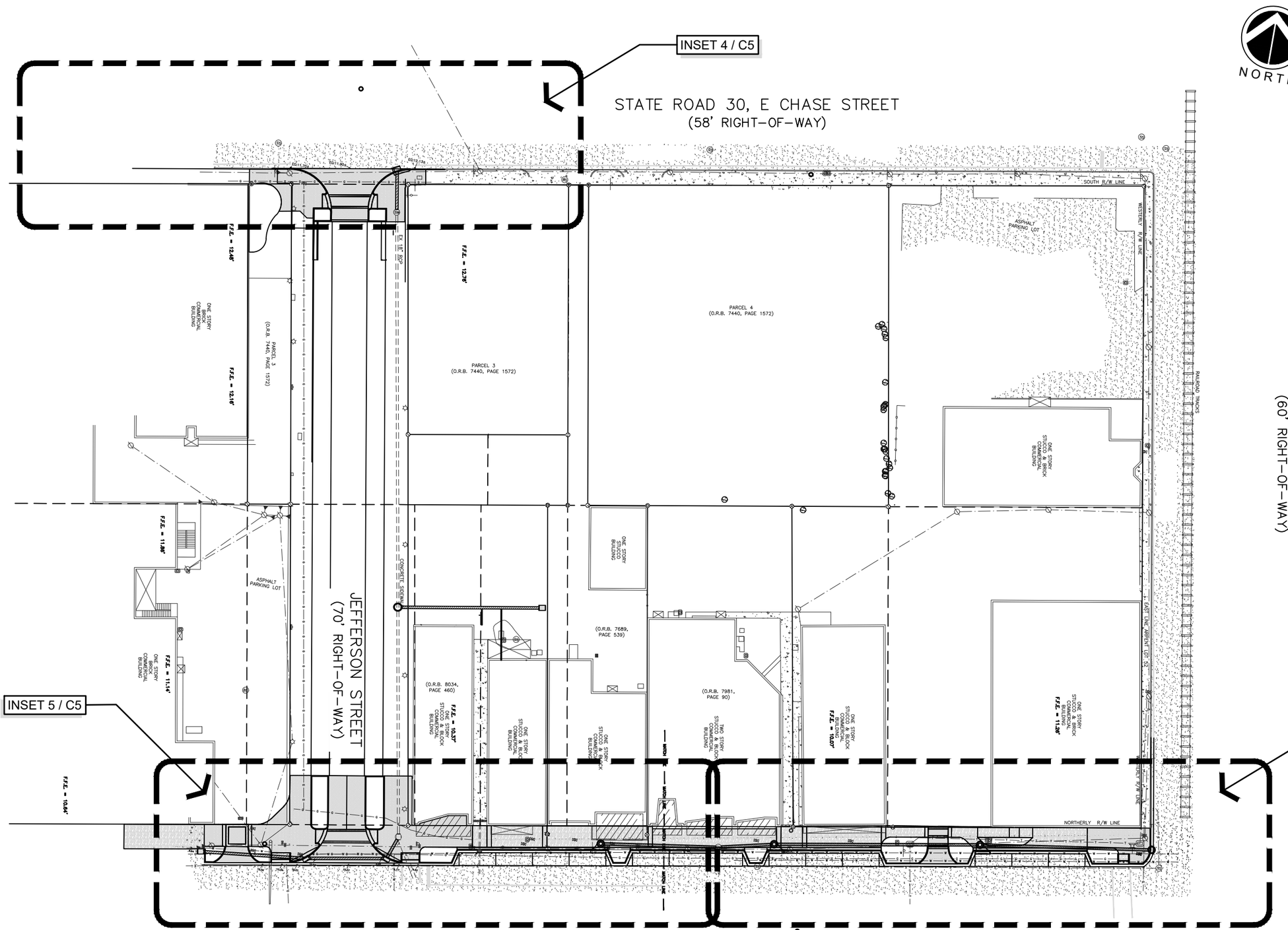
SIGNATURE & SEAL

DATE:

PROJECT NUMBER 19-007

PLOT DATE 4/21/20

SHEET C3 OF C7



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PENSACOLA, FL 32534
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GARDEN & JEFFERSON

DRAINAGE PLAN

DRAWN BY: A. BURKETT

DESIGNED BY: D. FITZPATRICK

SIGNATURE & SEAL

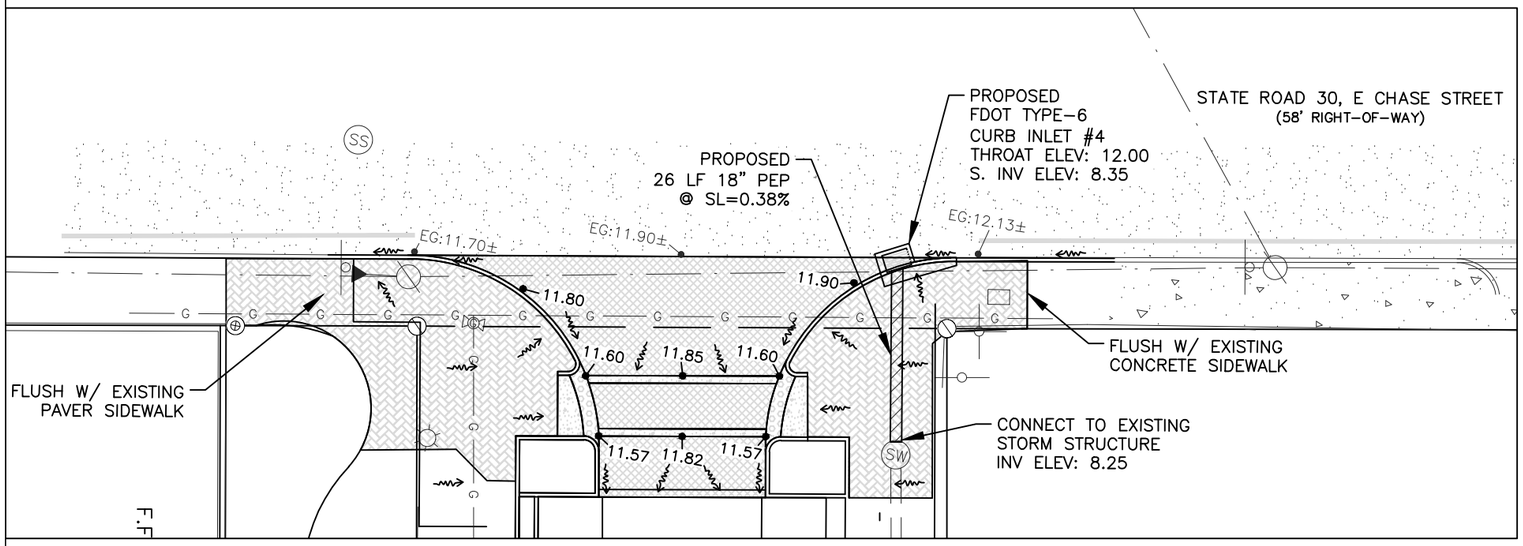
DATE:

PROJECT NUMBER 19-007

PLOT DATE 4/21/20

SHEET C4 OF C7

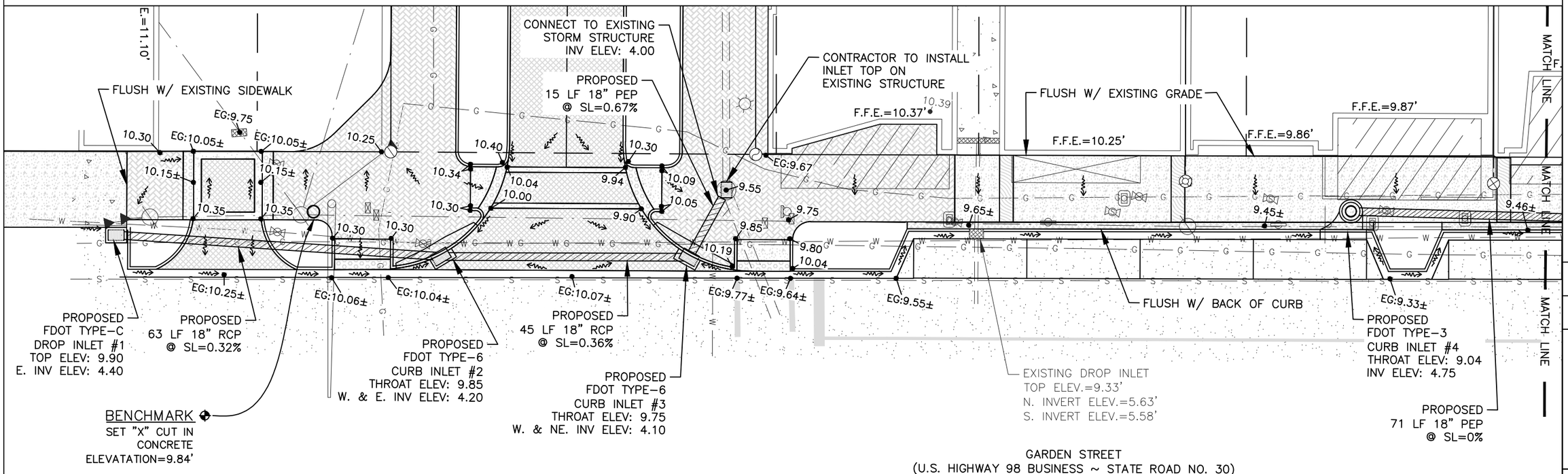
INSET 1



GRAPHIC SCALE
0 10' 20'
1 inch = 20 ft.

NORTH

INSET 2



GARDEN STREET
(U.S. HIGHWAY 98 BUSINESS ~ STATE ROAD NO. 30)
(150' RIGHT-OF-WAY)

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GARDEN & JEFFERSON

DRAINAGE PLAN

DRAWN BY: A. BURKETT

DESIGNED BY: D. FITZPATRICK

SIGNATURE & SEAL

DATE:

PROJECT NUMBER 19-007

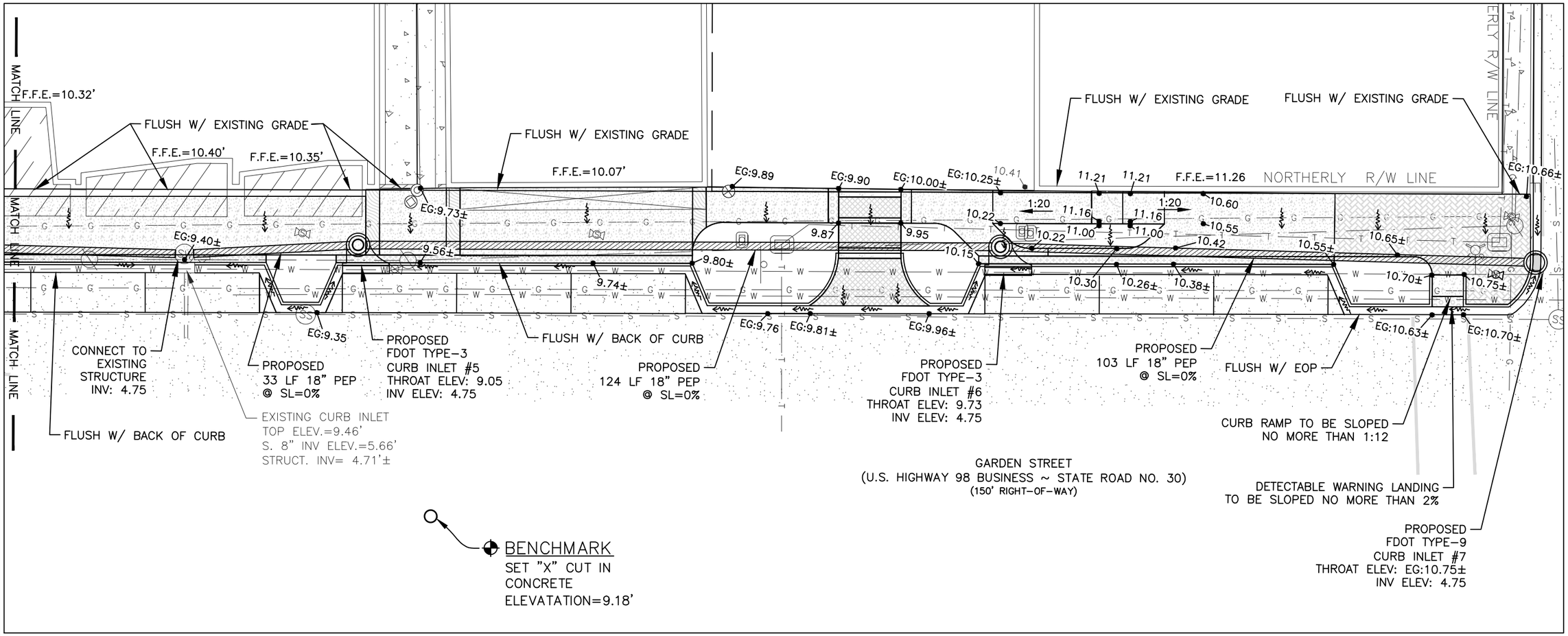
PLOT DATE 4/21/20

SHEET C5 OF C7

GRAPHIC SCALE
0 10' 20'
1 inch = 20 ft.

NORTH

INSET 3



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GARDEN & JEFFERSON

DRAINAGE PLAN

DRAWN BY: A. BURKETT

DESIGNED BY: D. FITZPATRICK

SIGNATURE & SEAL

DATE:

PROJECT NUMBER 19-007

PLOT DATE 4/21/20

SHEET C6 OF C7

NOTE: SEE FDOT STANDARD PLANS FOR
TYPICAL FDOT DRAINAGE DETAILS

DAVID W. FITZPATRICK

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CERTIFICATE # 00008423

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PENSACOLA, FL 32534
PH: (850)476-8677 FAX: (850)476-7708

GARDEN & JEFFERSON

DRAINAGE DETAILS

DRAWN BY:
A. BURKETT

DESIGNED BY:
D. FITZPATRICK

SIGNATURE & SEAL

DATE:

PROJECT NUMBER 19-007

PLOT DATE 4/21/20

NORTH

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STATE ROAD 30, E CHASE STREET (58' RIGHT-OF-WAY)

R.O.W

JEFFERSON STREET (70' RIGHT-OF-WAY)

INSET 1 / LD3

INSET 2 / LD3

INSET 3 / LD4

180.00'

SOUTH R/W LINE
P-153'
F-153.16'

WEST R/W LINE

TARRAGONA STREET (60' RIGHT-OF-WAY)

LOT 47

LOT 52

LOT 53

ASPHALT PARKING LOT

DROP INLET

F-S07°59'58"W 192.55'

P-192'

F-S00°54'04"W 192.36'

P-192'

F-S01°12'40"E 192.24'

P-192'

55.4'

50.7'

25.0'

6.7'

28.5'

44.5'

120.7'

80.1'

TWO STORY STUCCO & BLOCK COMMERCIAL BUILDING

ONE STORY STUCCO & BLOCK COMMERCIAL BUILDING

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GARDEN & JEFFERSON

LAYOUT PLAN

DRAWN BY: E.ZHANG

DESIGNED BY: B.ALEXANDER

SIGNATURE & SEAL

DATE:

PROJECT NUMBER 19008

PLOT DATE 4/21/2020

SHEET LD2 OF LD16

NORTH

GRAPHIC SCALE
0 10' 20'
1 inch = 20 ft.

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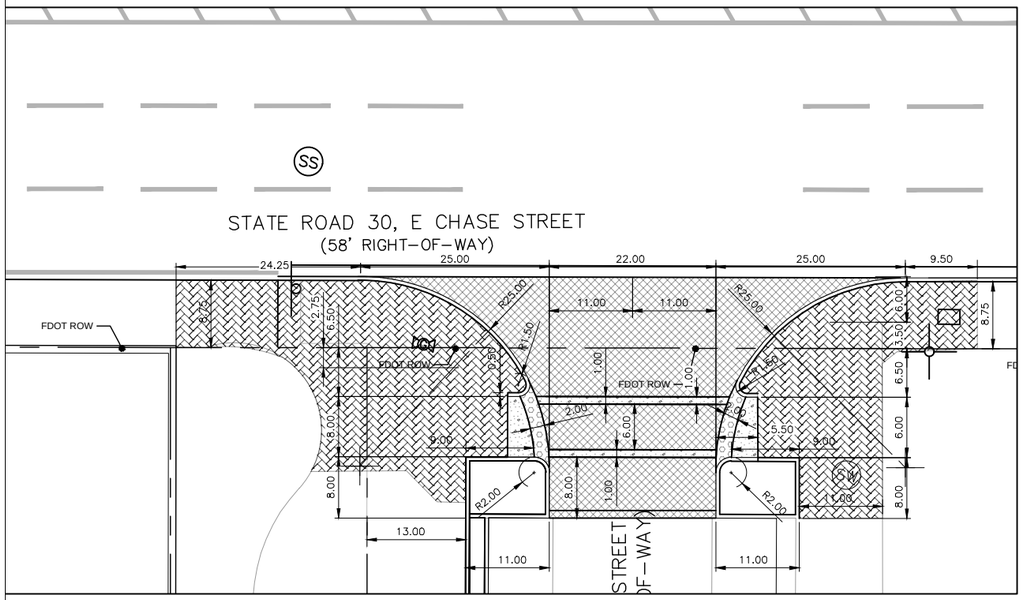
INSET 1



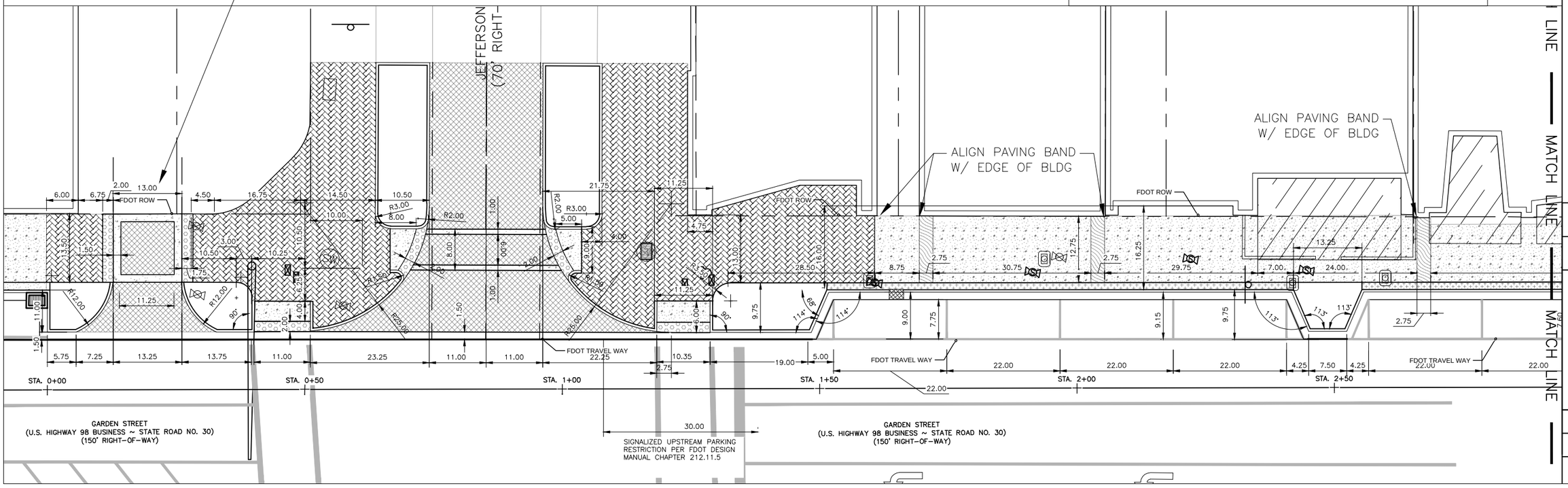
INSET 2

PNJ DRIVEWAY. SEE ANALYSIS ABOVE

FDOT DRIVEWAY ANALYSIS:

PNJ DRIVEWAY

GARDEN STREET (US HIGHWAY 98 BUSINESS – STATE ROAD NO. 30)
FUNCTIONAL CLASS: 14
- CONNECTION (DRIVEWAY) CATEGORY 'A' AS DEFINED BY 214.1.1 DRIVEWAY TERMINOLOGY
  - CATEGORY ' A '
    - 1–20 TRIPS/DAY OR 1–5 TRIPS/HOUR
- DESIGN & LAYOUT PER 214.2 & TABLE 214.2.1
- DIMENSIONS PER FDM TABLE 214.3.1 DRIVEWAY
- DIMENSIONS:
  - W = 12' MIN/24' MAX PER FDM 214.3.2
  - R = 12'
  - Y = 90 DEGREES
  - S = N/A
  - G = 12' MIN.
  - C & D = N/A



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GARDEN & JEFFERSON

LAYOUT PLAN

DRAWN BY: E.ZHANG

DESIGNED BY: B.ALEXANDER

SIGNATURE & SEAL

DATE:

PROJECT NUMBER 19008

PLOT DATE 4/21/2020

SHEET LD3 OF LD16

NORTH

GRAPHIC SCALE
0 10' 20'
1 inch = 20 ft.

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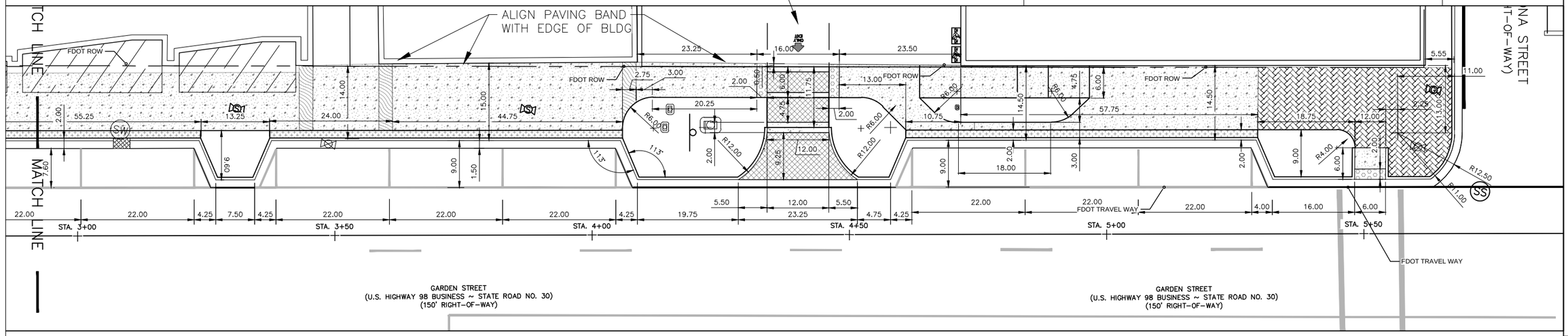
FDOT DRIVEWAY ANALYSIS:

LOT 52 DRIVEWAY

GARDEN STREET (US HIGHWAY 98 BUSINESS – STATE ROAD NO. 30)
FUNCTIONAL CLASS: 14
- CONNECTION (DRIVEWAY) CATEGORY 'A' AS DEFINED BY 214.1.1 DRIVEWAY TERMINOLOGY
  - CATEGORY ' A '
    - 1–20 TRIPS/DAY OR 1–5 TRIPS/HOUR
- DESIGN & LAYOUT PER 214.2 & TABLE 214.2.1
- DIMENSIONS PER FDM TABLE 214.3.1 DRIVEWAY
- DIMENSIONS:
  - W = 12' MIN/24' MAX PER FDM 214.3.2
  - R = 12'
  - Y = 90 DEGREES
  - S = N/A
  - G = 12' MIN.
  - C & D = N/A

LOT 52 DRIVEWAY. SEE ALAYSIS ABOVE

INSET 3



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PENSACOLA, FL 32534
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GARDEN & JEFFERSON

LAYOUT PLAN

DRAWN BY: E.ZHANG

DESIGNED BY: B.ALEXANDER

SIGNATURE & SEAL

DATE:

PROJECT NUMBER 19008

PLOT DATE 4/21/2020

SHEET LD4 OF LD16

NOTE: ALL PAVERS LOCATED WITHIN THE CITY RIGHT OF WAY & FDOT RIGHT OF WAY SHALL HAVE A CONCRETE BASE IN ACCORDANCE WITH CITY STANDARDS & DETAILS.

NORTH

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STATE ROAD 30, E CHASE STREET (SR RIGHT-OF-WAY)

R.O.W

JEFFERSON STREET (70' RIGHT-OF-WAY)

TARRAGONA STREET (60' RIGHT-OF-WAY)

180.00'

SOUTH R/W LINE

P-153'
F-153.16'

INSET 4 / LD6

INSET 5 / LD6

INSET 6 / LD7

LOT 47

LOT 52

LOT 53

ASPHALT PARKING LOT

DROP INLET

F-N89°56'56"W 192.55'

P-192'
F-N89°54'04"W 192.29'

P-192'
F-S10°12'40"E 192.24'

55.4'

50.7'

25.0'

6.7'

28.4'

44.5'

120.7'

150.1'

TWO STORY STUCCO & BLOCK COMMERCIAL BUILDING

ONE STORY STUCCO & BLOCK COMMERCIAL BUILDING

GARDEN STREET

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PENSACOLA, FL 32534
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GARDEN & JEFFERSON

SITE PLAN

DRAWN BY: E.ZHANG

DESIGNED BY: B.ALEXANDER

SIGNATURE & SEAL

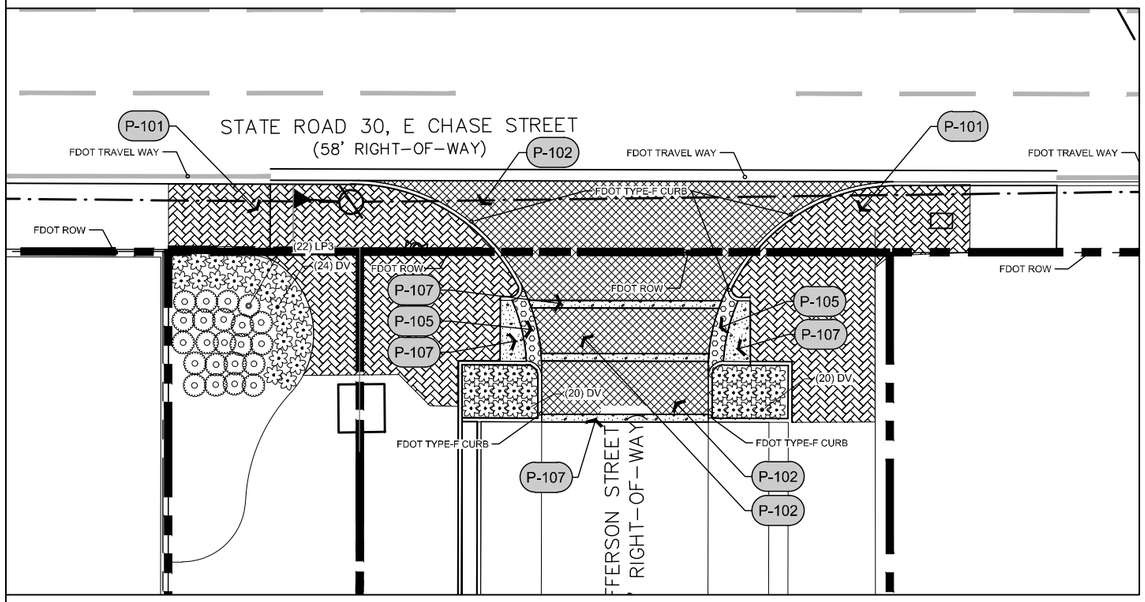
DATE:

PROJECT NUMBER 19008

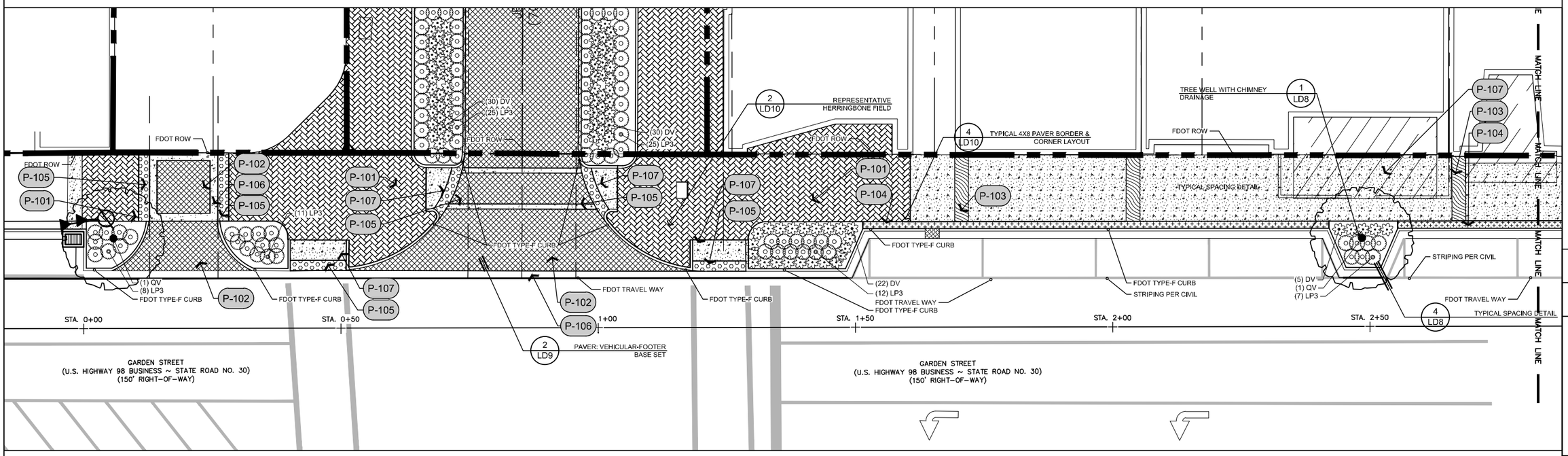
PLOT DATE 4/21/2020

SHEET LD5 OF LD16

INSET 4



INSET 5



NORTH

GRAPHIC SCALE
0 10' 20'
1 inch = 20 ft.

NOTE: ALL PAVERS LOCATED WITHIN THE CITY RIGHT OF WAY & FDOT RIGHT OF WAY SHALL HAVE A CONCRETE BASE IN ACCORDANCE WITH CITY STANDARDS & DETAILS.

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GARDEN & JEFFERSON

SITE PLAN

DRAWN BY: E.ZHANG

DESIGNED BY: B.ALEXANDER

SIGNATURE & SEAL

DATE:

PROJECT NUMBER 19008

PLOT DATE 4/21/2020

SHEET LD6 OF LD16

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CAL	DBH	
	QV	4	Quercus virginiana / Southern Live Oak Quercus virginiana or other shade producing canopy tree as approved by The City of Pensacola & appropriate utility authorities. At the time of planting all trees installed within FDOT Sight Triangle shall comply with FDOT Design Manual Chapter 212.	FG	6" DBH	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPEC	SPACING
	DV	267	Daniellia tasmanica `Variegata` / Varigated Flax Lily	1 gal		30" o.c.
	LP3	144	Loropetalum chinense `Purple Pixie` / Purple Pixie Loropetalum	3 gal		36" o.c.

NOTE: ALL TREES WITHIN THE FDOT SIGHT TRIANGLE LIMITS OF CLEAR SIGHT SHALL CONFORM TO FDOT DESIGN MANUAL CH 212.11.2.

REFERENCE NOTES SCHEDULE

	Unit Paving		
CODE	DESCRIPTION	QTY	DETAIL
P-101	PAVER TYPE 1 - 4X8 Pedestrian Paver - See Materials List & Details. PATTERN: 4X8 Herringbone - Aligned w/ Garden St/Jefferson St.	4,664 sf	1/LD9
P-102	PAVER TYPE 2 - 4X8 Vehicular Paver - See Materials List & Details- PATTERN: Herringbone - Aligned w/ Garden St./Jefferson St.	2,787 sf	2/LD9
P-103	PAVER TYPE 4 - 4X8 Pedestrian Paver - See Materials List & Details PATTERN: (4) FOUR Rows of Running Bond	194 sf	5/LD10
P-104	PAVER TYPE 5 - 6X6 Belgard Cambridge Cobble - Pedestrian Paver - See Materials List & Details. PATTERN: (3) Three Rows Stacked Bond.	423 sf	1/LD10
P-105	ADA Truncated Dome Pad per FDOT Design Manual	213 sf	/
P-106	CON. TYPE 1 - Proposed Vehicular Concrete. See Details.	172 sf	
P-107	CON. TYPE 2 - Proposed Pedestrian Concrete. See Details.	4,171 sf	

NOTE: ALL PAVERS LOCATED WITHIN THE CITY RIGHT OF WAY & FDOT RIGHT OF WAY SHALL HAVE A CONCRETE BASE IN ACCORDANCE WITH CITY STANDARDS & DETAILS.

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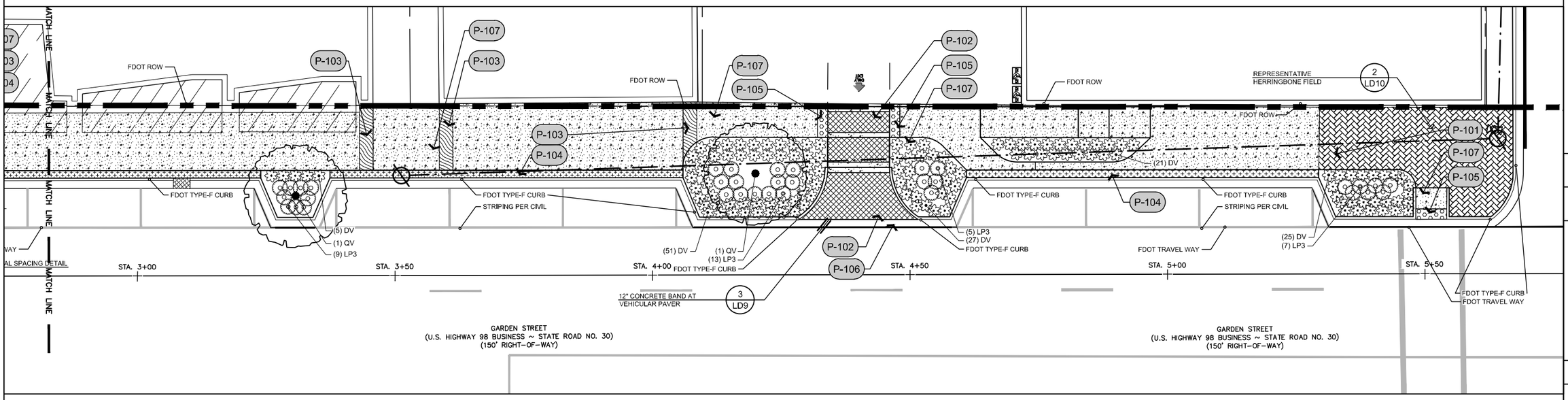
NORTH

GRAPHIC SCALE
0 10' 20'
1 inch = 20 ft.

INSET 6



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PH: (850)476-8677 FAX: (850)476-7708

GARDEN & JEFFERSON

SITE PLAN

DRAWN BY: E.ZHANG

DESIGNED BY: B.ALEXANDER

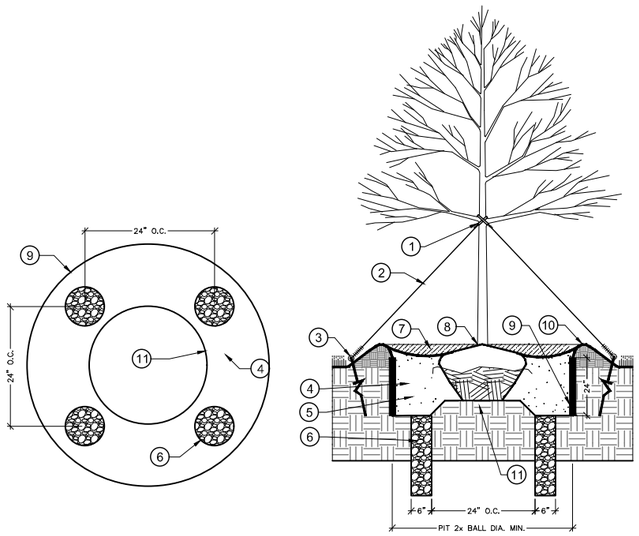
SIGNATURE & SEAL

DATE:

PROJECT NUMBER 19008

PLOT DATE 4/21/2020

SHEET LD7 OF LD16



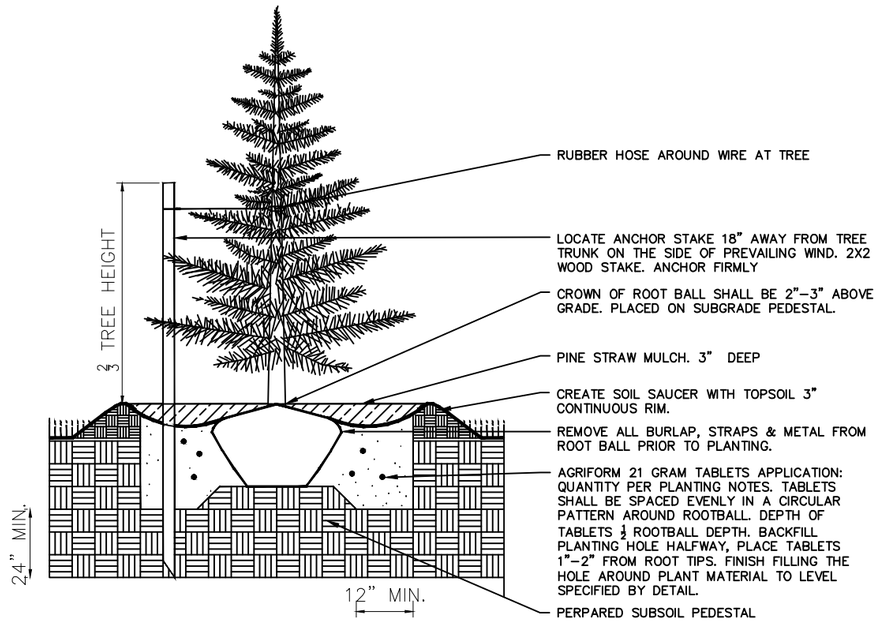
PLAN SECTION

1. ARBORTIE GREEN STRAPS KNOTTED PER MANF. SPEC.
2. FABRIC STRAPS. WIRE WILL NOT BE ACCEPTED UNLESS OTHERWISE NOTED.
3. ARBORTIE HD15 HEAVY DUTY ANCHORING KIT INSTALLED PER MANF. SPEC.
4. SPECIFIED PLANTING MIX. WATER AND TAMP TO REMOVE AIR POCKETS AND PREVENT SETTLING.
5. PLANTING TABLETS
6. TREE CHIMNEY. AGGREGATE FILLED WITH 3/8" PEA GRAVEL 12" BELOW IMPERMEABLE STRATA. MIN. 6" DIAM. CHIMNEY. SPACED 24" O.C. CONTRACTOR TO PRICE FOR CHIMNEY AS UNIT PRICE. ADD ALTERNATIVE IF NEEDED PER FIELD CONDITIONS.
7. MULCH
8. ROOT BALL CROWN SHALL BE 2"–3" ABOVE FINISHED GRADE.
9. ROOT BARRIER. 24" DEPTH FROM TOP OF TREE PIT DOWN, SURROUNDING ENTIRE TREE PIT OR AT EDGE OF HARDSCAPE IF LESS THAN SPECIFIED TREE PIT WIDTH IS NOT ACHIEVABLE IN URBAN CONDITIONS.
10. CREATE 3" CONTINUOUS RIM SOIL SAUCER W/ SPEC. TOPSOIL.
11. UNDISTURBED SUBSOIL TO FORM PEDESTAL TO PREVENT SETTLING.

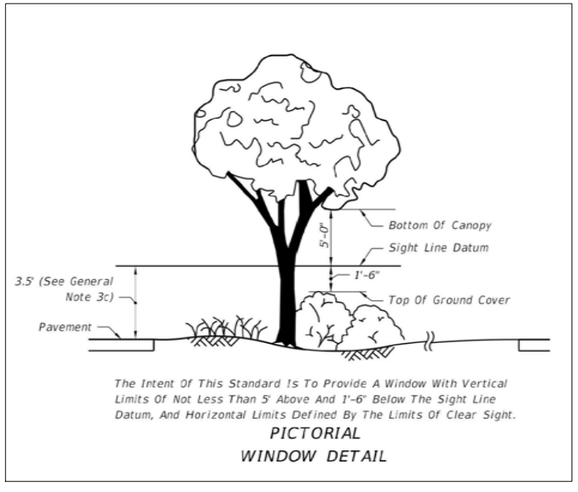
NOTES: TREE PLANTING (>2"CAL.)

1. ALL PLANT MATERIALS SHALL BE FLORIDA #1 OR BETTER IN ACCORDANCE WITH FLORIDA GRADES AND STANDARDS.
2. DIG THE PLANTING HOLE A MINIMUM OF 2x WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
3. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY)
4. LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
5. SET THE TOP OF THE ROOT BALL 2"–3" HIGHER THAN THE SOIL SURFACE.
6. AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER ⅓ OF THE ROOTBALL.
7. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL–TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL. AMEND THE SURFACE WITH MULCH.
8. APPLY A 2–3" (SETTLED) DEPTH OF MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
9. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
10. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.

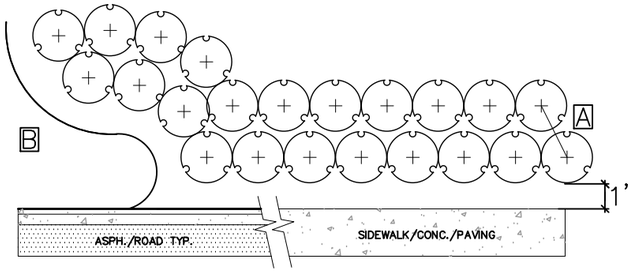
1 TREE WELL WITH CHIMNEY DRAINAGE
NTS JPD–CO–PLA–329343–06



2 CONIFEROUS TREE PLANTING
NTS JPD–CO–PLA–03



3 FDOT PICTORIAL WINDOW DETAIL
NTS JPD–CO–PLA–329343–09



A SHRUBS AND GROUNDCOVERS ADJACENT TO STRAIGHT EDGES SHALL BE TRIANGULAR – SPACED IN ROWS PARALLEL TO THE STRAIGHT EDGE.

B SHRUBS AND GROUNDCOVERS ADJACENT TO CURVED EDGES SHALL BE PLANTED IN ROWS PARALLEL TO THE CURVED EDGES. CURVED EDGES TO BE VERY SMOOTH RADII.

C FIRST ROW OF SHRUBS ADJACENT TO CURB, BEDLINES & CONCRETE SHALL BE A OFFSET A DISTANCE OF 1'.

4 TYPICAL SPACING DETAIL
NTS JPD–CO–PLA–329333–04

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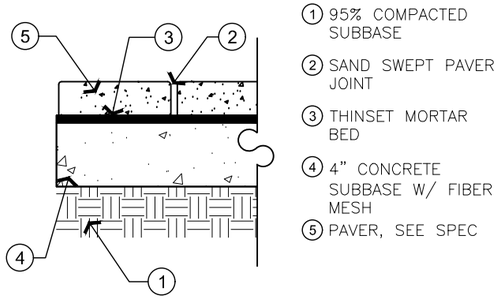
GARDEN & JEFFERSON

DETAILS

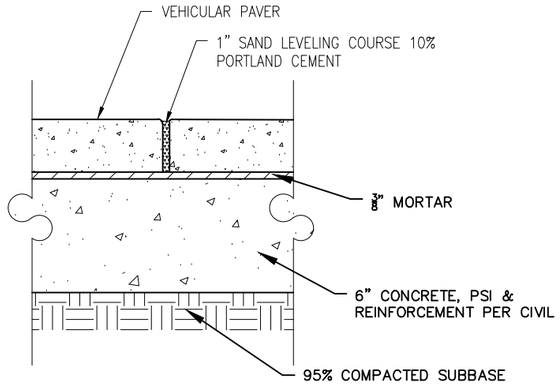
DRAWN BY: E.ZHANG
DESIGNED BY: B.ALEXANDER
SIGNATURE & SEAL
DATE:
PROJECT NUMBER 19008
PLOT DATE 4/21/2020
SHEET LD8 OF LD16



1. 95% COMPACTED SUBBASE
2. SAND SWEPT PAVER JOINT
3. THINSET MORTAR BED
4. 4" CONCRETE SUBBASE W/ FIBER MESH
5. PAVER, SEE SPEC

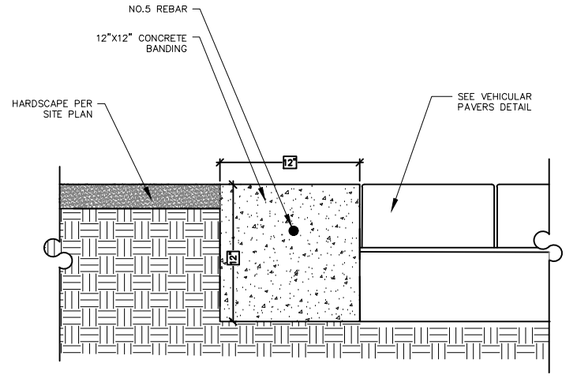
1 PAVER: PEDESTRIAN-FOOTER BASE SET

NTS P1-321413-20



2 PAVER: VEHICULAR-FOOTER BASE SET

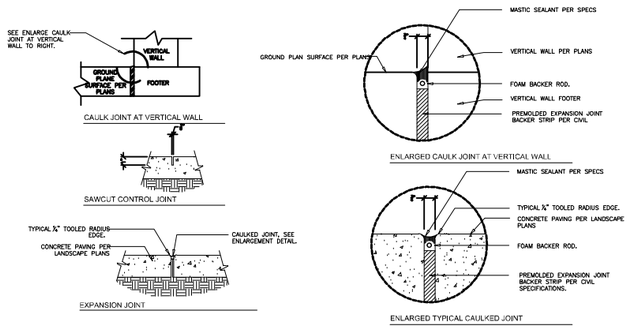
NTS JPD-CO-PAV-329343-18



NOTE: ALL CONCRETE SHALL BE 3,000 PSI AT 28 DAYS

3 12" CONCRETE BAND AT VEHICULAR PAVER

NTS JPD-CO-PAV-321413-01



NOTE: ALL NEW CONCRETE WHERE MEETS EXISTING SHALL BE JOINTED BY EXPANSION JOINT PER LANDSCAPE DETAIL.

4 CONCRETE PAVING JOINT DETAILS

1" = 1" JPD-CO-CONJ-28

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GARDEN & JEFFERSON

DETAILS

DRAWN BY: E.ZHANG

DESIGNED BY: B.ALEXANDER

SIGNATURE & SEAL

DATE:

PROJECT NUMBER 19008

PLOT DATE 4/21/2020

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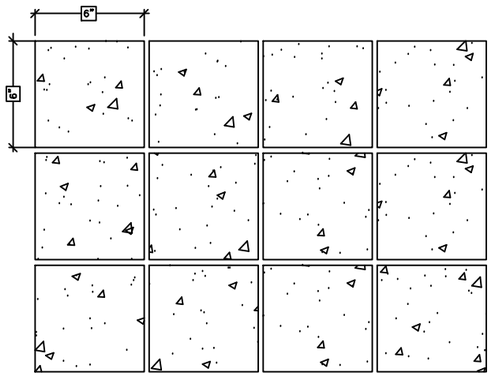
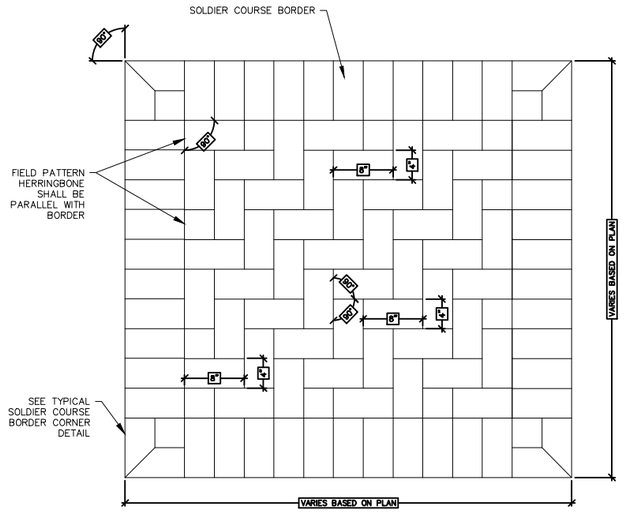
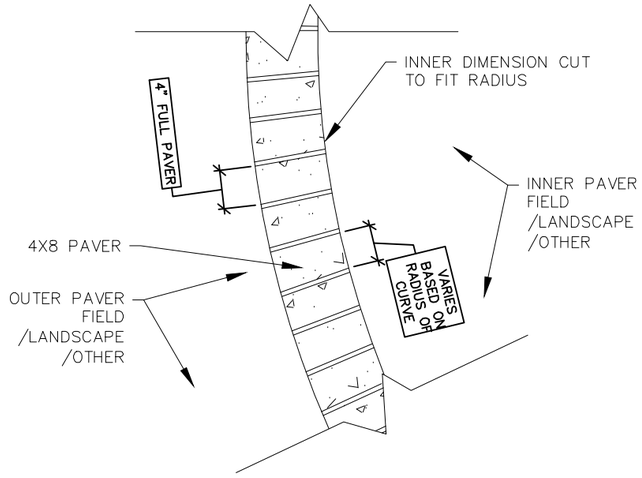


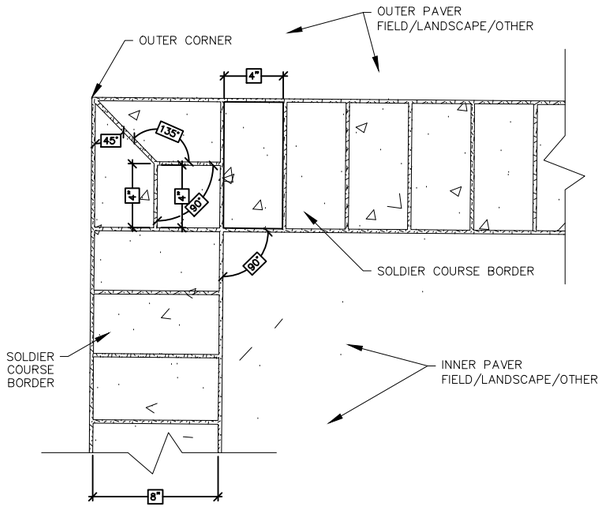
1 TYPICAL 6X6 PAVER STACKED PATTERN
NTS JPD-CO-PAV-329343-22



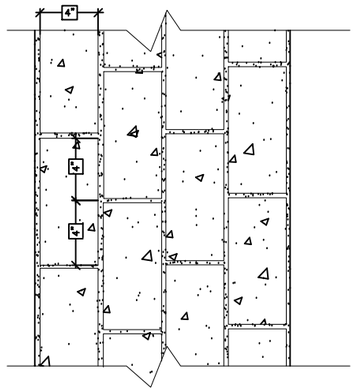
2 REPRESENTATIVE HERRINGBONE FIELD PATTERN LAYOUT
NTS P1-033363-14



3 TYPICAL 4X8 PAVER BORDER ON RADIUS
NTS P1-033363-11



4 TYPICAL 4X8 PAVER BORDER & CORNER LAYOUT
NTS P1-033363-12



5 TYPICAL 4X8 PAVER RUNNING BOND PATTERN
NTS JPD-CO-PAV-329343-20

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GARDEN & JEFFERSON

DETAILS

DRAWN BY: E.ZHANG
DESIGNED BY: B.ALEXANDER
SIGNATURE & SEAL
DATE:
PROJECT NUMBER 19008
PLOT DATE 4/21/2020
SHEET LD10 OF LD16

ANALYSIS: E. GARDEN STREET & JEFFERSON STREET
–GARDEN STREET
-- SPEED LIMIT: 30 MPH
INTERSECTIONS ADJACENT EAST & WEST: SIGNAL CONTROLLED

– IN ACCORDANCE WITH FDM 212.11.3 SIGNAL CONTROL (AASHTO CASE D)
1. SIGHT DISTANCES DEVELOPED BASED ON AASHTO CASE D INTERSECTIONS WITH SIGNAL CONTROL
2. THE FIRST VEHICLE STOPPED ON ANY APPROACH LEG IS VISIBLE TO THE DRIVER OF THE FIRST VEHICLE STOPPED ON EACH OF THE OTHER APPROACH LEGS.
3. FOR PERMISSIVE LEFT TURNS PROVIDE SUFFICIENT SIGHT DISTANCE FOR LEFT TURNING VEHICLES TO SELECT GAPS IN ONCOMING TRAFFIC AND COMPLETE LEFT TURNS.
4. IF A TRAFFIC SIGNAL IS TO BE PLACED ON TWO–WAY FLASHING OPERATION (I.E. FLASHING YELLOW ON THE MAJOR ROAD APPROACHES AND FLASHING RED ON THE MINOR ROAD APPROACHES) UDER OFF PEAK OR NIGHTTIME CONDITIONS, THEN PROVIDE THE APPROPRIATE DEPARTURE SIGHT TRANGLES FOR AASHTO CASE B (STOP CONTROL ON THE MINOR ROAD).
5. IF RIGHT TURNS ON RED ARE PERMITTED FROM ANY APPROACH LEG THEN PROVIDE THE APPROPRIATE DEPARTURE SIGN TRIANGLE TO THE LEFT FOR AASHTO CASE B.

RIGHT TURN ON RED ANALYSIS
--- FDM 212.11.1 STOP CONTROL (AASHTO CASE B)
---- MINIMUM DRIVER EYE SETBACK: 14.5 FEET FROM THE EDGE OF THE TRAVELED WAY MAY BE ADJUSTED ON ANY INTERSECTION LEG ONLY WHEN JUSTIFIED BY A DOCUMENTED, SITE SPECIFIC FIELD STUDY OF VEHICLE STOPPING POSITION AND DRIVER EYE POSITION.
---- DR : 90 FEET
---- DL : 255 FEET

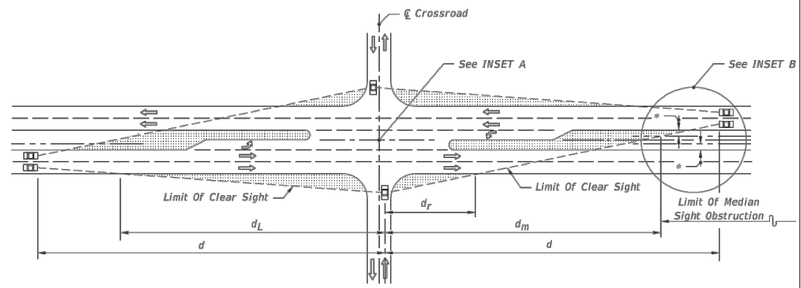
ALL LANDSCAPE MATERIAL WHICH FALLS WITHIN THE FDOT LIMITS OF CLEAR SIGHT SHALL COMPLY WITH FDOT DESIGN MANUAL CHAPTER 228 LATEST VERSION.

INTERSECTION SIGHT DISTANCE: 4-LANE DIVIDED

Median 22' or Less				
Design Speed (mph)	d (Ft.)	d_L (Ft.)	d_r (Ft.)	d_m (Ft.)
30	395	280	90	325
35	460	325	100	380
40	525	375	115	430
45	590	420	130	485
50	655	465	145	540
55	720	510	160	590
60	785	555	175	645
65	850	605	185	700

25'-64' Median				
Design Speed (mph)	d (Ft.)	d_L (Ft.)	d_V (Ft.)	d_{VL} (Ft.)
30	355	255	330	240
35	415	295	390	280
40	470	335	445	320
45	530	375	500	360
50	590	420	550	400
55	650	460	610	440
60	705	500	665	480
65	765	545	720	520

Passenger Vehicle

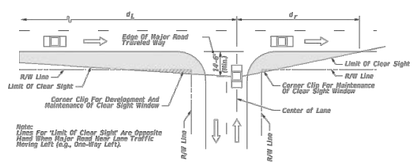


4-LANE DIVIDED

212.11.1 Stop Control (AASHTO Case B)

Figure 212.11.1 illustrates clear sight triangles for intersections and driveways.

Figure 212.11.1 Clear Sight Triangles



The minimum driver-eye setback of 14.5 feet from the edge of the traveled way may be adjusted on any intersection leg only when justified by a documented, site-specific field study of vehicle stopping position and driver-eye position.

Exhibits 212-4 through ***212-7*** provide intersection sight distances for stop controlled intersections. The tables in the exhibits provide sight distance values for Passenger vehicles, Single Unit (SU) Trucks, and Combination vehicles for design speeds ranging from 30 mph to 65 mph. Intersection sight distance based on Passenger vehicles is suitable for most intersections; however, consider the values for SU Vehicles or Combination vehicles for intersections with high truck volumes.

FDOT DRIVEWAY ANALYSIS:

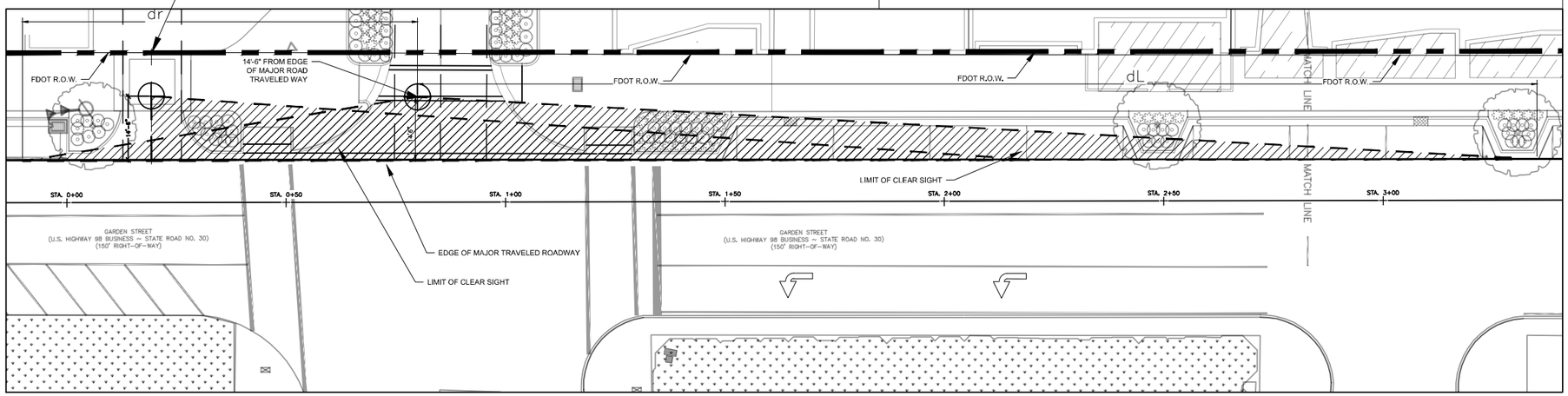
PNJ DRIVEWAY

GARDEN STREET (US HIGHWAY 98 BUSINESS – STATE ROAD NO. 30)
FUNCTIONAL CLASS: 14
– CONNECTION (DRIVEWAY) CATEGORY 'A' AS DEFINED BY 214.1.1
DRIVEWAY TERMINOLOGY
-- CATEGORY ' A '
--- 1–20 TRIPS/DAY OR 1–5 TRIPS/HOUR
– DESIGN & LAYOUT PER 214.2 & TABLE 214.2.1
– DIMENSIONS PER FDM TABLE 214.3.1 DRIVEWAY
– DIMENSIONS:
-- W = 12' MIN/24' MAX PER FDM 214.3.2
-- R = 12'
-- Y = 90 DEGREES
-- S = N/A
-- G = 12' MIN.
-- C & D = N/A

LEGEND

SYMBOL	DESCRIPTION
	EXISTING FDOT RIGHT OF WAY BOUNDARY
	LIMIT OF CLEAR SIGHT PER FDOT DESIGN MANUAL CHAPTER 212

PNJ DRIVEWAY. SEE ANALYSIS NOTE ABOVE



NORTH

GRAPHIC SCALE
0 15' 30'

1 inch = 30 ft.

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GARDEN & JEFFERSON

FDOT COMPLIANCE PLAN

DRAWN BY: E.ZHANG

DESIGNED BY: B.ALEXANDER

SIGNATURE & SEAL

DATE:

PROJECT NUMBER 19008

PLOT DATE 4/21/2020

SHEET LD11 OF LD16

ANALYSIS: E. GARDEN ST.

GARDEN STREET
- -- SPEED LIMIT: 30 MPH
- -- INTERSECTIONS ADJACENT EAST & WEST: SIGNAL CONTROLLED

– IN ACCORDANCE WITH FDM 214.6 SIGHT DISTANCE AT DRIVEWAYS
- -- WHEN INTERSECTION SIGHT DISTANCE CANNOT BE MET ON VERY LOW SPEED (DESIGN SPEED LESS THAN OR EQUAL TO 35 MPH) ROADWAYS, PROVIDE THE GREATEST SIGHT DISTANCE POSSIBLE, BUT NOT LESS THAN MINIMUM STOPPING SIGHT DISTANCE VALUES IN FDM 210.11.1

– IN ACCORDANCE WITH FDM 210.11.1 STOPPING SIGHT DISTANCE TABLE 210.11.1 MINIMUM STOPPING SIGHT DISTANCE
- -- DL = 200 FT

ALL LANDSCAPE MATERIAL WHICH FALLS WITHIN THE FDOT LIMITS OF CLEAR SIGHT SHALL COMPLY WITH FDOT DESIGN MANUAL CHAPTER 228 LATEST VERSION.

FDOT DRIVEWAY ANALYSIS:

LOT 52 DRIVEWAY

GARDEN STREET (US HIGHWAY 98 BUSINESS – STATE ROAD NO. 30)
FUNCTIONAL CLASS: 14
- – CONNECTION (DRIVEWAY) CATEGORY 'A' AS DEFINED BY 214.1.1 DRIVEWAY TERMINOLOGY
  - -- CATEGORY ' A '
    - --- 1–20 TRIPS/DAY OR 1–5 TRIPS/HOUR
- – DESIGN & LAYOUT PER 214.2 & TABLE 214.2.1
- – DIMENSIONS PER FDM TABLE 214.3.1 DRIVEWAY
- – DIMENSIONS:
  - -- W = 12' MIN/24' MAX PER FDM 214.3.2
  - -- R = 12'
  - -- Y = 90 DEGREES
  - -- S = N/A
  - -- G = 12' MIN.
  - -- C & D = N/A

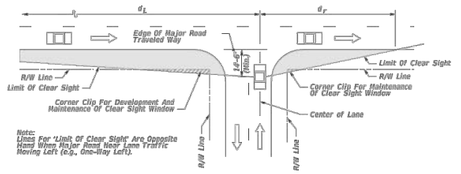
Table 210.11.1 Minimum Stopping Sight Distance

Grade (percent)		Minimum Stopping Sight Distance (feet)									
		Design Speed (mph)									
		25	30	35	40	45	50	55	60	65	70
Downgrade	≤ 2	155	200	250	305	360	425	495	570	645	730
	3	158	205	257	315	378	446	520	598	682	771
	4	160	208	261	320	385	454	530	610	696	788
	5	162	211	266	326	392	464	541	623	712	806
	6	165	215	271	333	400	474	553	638	728	825
	7	167	218	276	339	408	484	565	652	746	845
	8	170	222	281	346	417	495	579	669	765	867
	9	173	227	287	354	427	507	593	686	785	891
Upgrade	≤ 2	155	200	250	305	360	425	495	570	645	730
	3	147	190	237	289	344	405	469	538	612	690
	4	146	188	234	285	339	399	462	530	602	678
	5	144	186	231	281	335	393	456	522	593	668
	6	143	184	229	278	331	388	450	515	584	658
	7	142	182	226	275	327	383	443	508	576	648
	8	141	180	224	272	323	379	438	501	568	639
	9	139	179	222	269	320	375	433	495	561	631

212.11.1 Stop Control (AASHTO Case B)

Figure 212.11.1 illustrates clear sight triangles for intersections and driveways.

Figure 212.11.1 Clear Sight Triangles

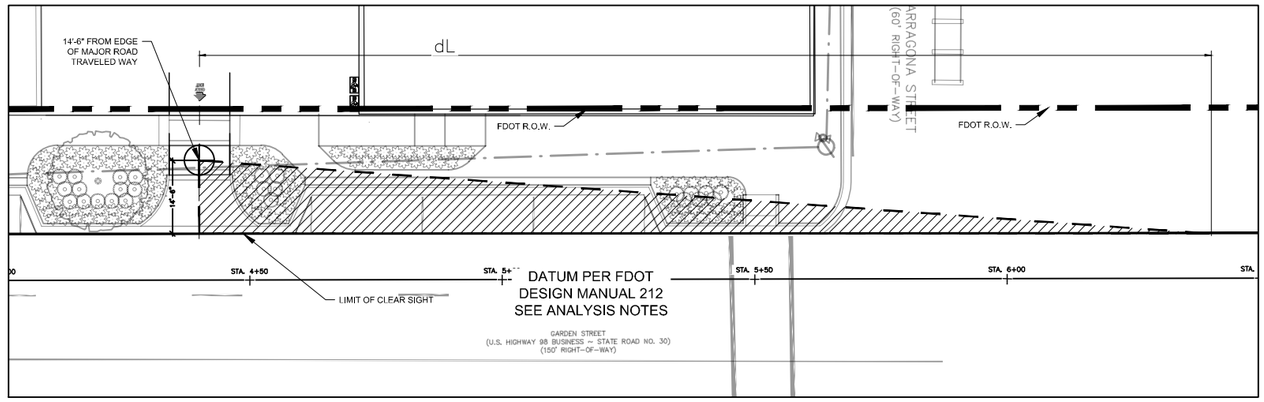


The minimum driver-eye setback of 14.5 feet from the edge of the traveled way may be adjusted on any intersection leg only when justified by a documented, site-specific field study of vehicle stopping position and driver-eye position.

Exhibits 212-4 through ***212-7*** provide intersection sight distances for stop controlled intersections. The tables in the exhibits provide sight distance values for Passenger vehicles, Single Unit (SU) Trucks, and Combination vehicles for design speeds ranging from 30 mph to 65 mph. Intersection sight distance based on Passenger vehicles is suitable for most intersections; however, consider the values for SU Vehicles or Combination vehicles for intersections with high truck volumes.

LEGEND

SYMBOL	DESCRIPTION
	EXISTING FDOT RIGHT OF WAY BOUNDARY
	LIMIT OF CLEAR SIGHT PER FDOT DESIGN MANUAL CHAPTER 212



GRAPHIC SCALE
0 15' 30'
1 inch = 30 ft.

NORTH

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GARDEN & JEFFERSON

FDOT COMPLIANCE PLAN

DRAWN BY: E.ZHANG

DESIGNED BY: B.ALEXANDER

SIGNATURE & SEAL

DATE:

PROJECT NUMBER 19008

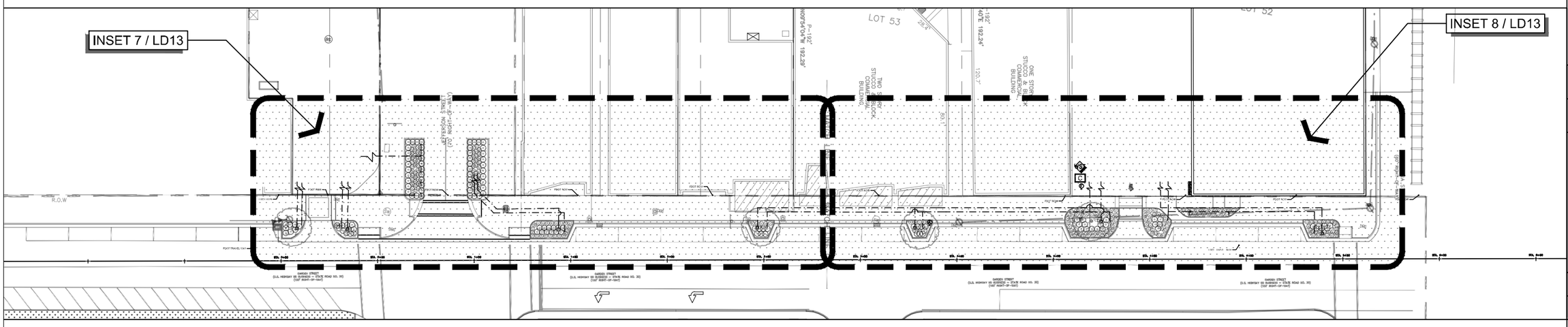
PLOT DATE 4/21/2020

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
25 50 10 20	Toro 570S-FB-PC Pressure-Compensating Flood Bubbler on Fixed Riser. 0.25GPM, 0.5GPM, 1.0GPM, and 2.0GPM.	8	30	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
F	Toro T-FCH-H-FIPT Flush Valve, plumbed to flush manifold at low point.	1
A	Toro T-YD-500-34 1/2" Air Vent- MIPT Air Release and Vacuum Relief Valve	1
	Area to Receive Drip Emitters Toro T-DPC-DC Single Outlet Emitter. Self-Flushing, Pressure Compensating, with Color-Coded Dust Cap. 0.5GPH=Blue; 1.0GPH=Black; 2.0GPH=Red.	948.2 s.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
C	Toro CC-M12 12-Station Irrigation Controller with Wall-Mount Metal Cabinet. Comes with internal transformer and high-surge protection. Controller & valves shall be located outside the FDOT ROW. Final location to be approved by Landscape Architect.	1
WS	Toro 53853 Wired Rain/Freeze Sensor. Mount as noted or approved, use controller power or optional transformer. Adjust rain shutoff index. Normally-Open or Normally-Closed. Shall be located outside the FDOT ROW. Final location to be approved by Landscape Architect.	1
— · — · —	Irrigation Lateral Line: HDPE PE4710 DR 11	1,000 l.f.



NORTH

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GARDEN & JEFFERSON

IRRIGATION PLAN

DRAWN BY: E.ZHANG

DESIGNED BY: B.ALEXANDER

SIGNATURE & SEAL

DATE:

PROJECT NUMBER 19008

PLOT DATE 4/21/2020

SHEET LD13 OF LD16

NORTH

GRAPHIC SCALE
0 10' 20'
1 inch = 20 ft.

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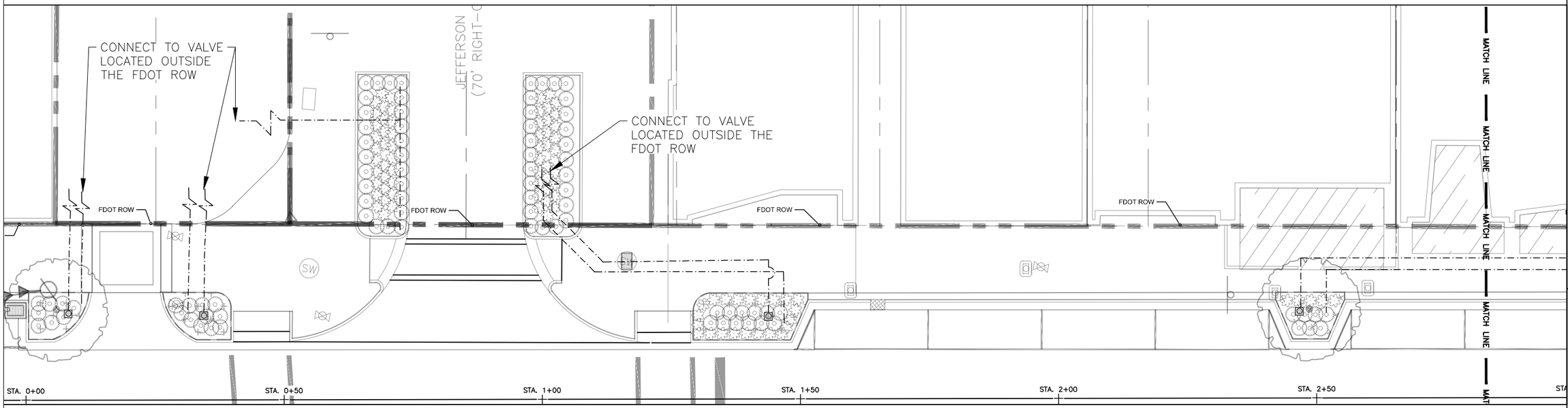
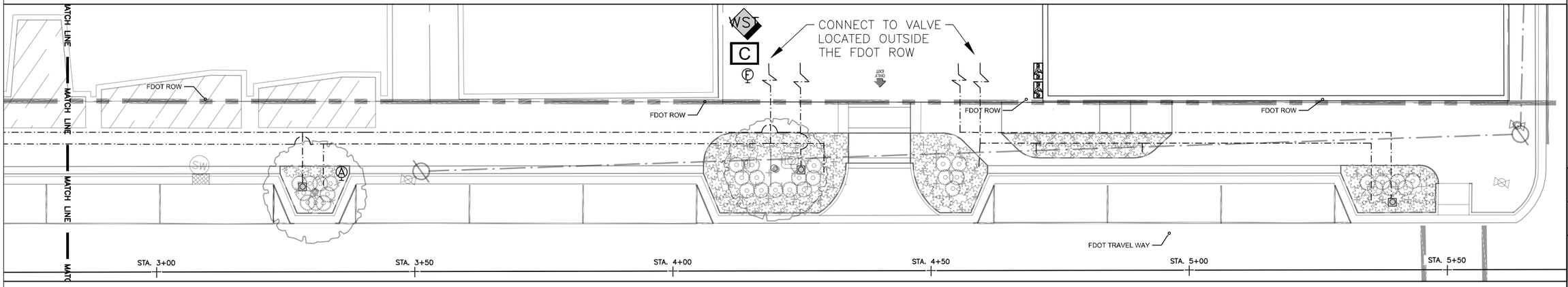
INSET 7



INSET 8



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GARDEN & JEFFERSON

IRRIGATION PLAN

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SIGNATURE & SEAL

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SHEET LD14 OF LD16

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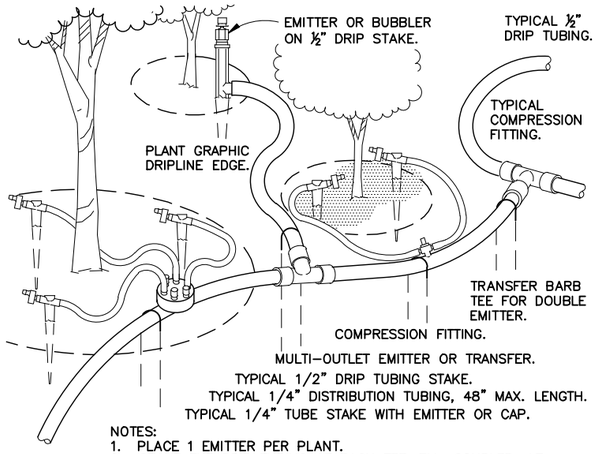
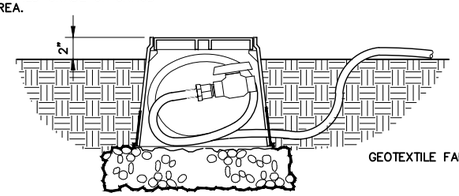


NOTES:
1. PLACE 1 EMITTER PER PLANT.
2. STAKE THE DRIP TUBING AT EACH TEE, ELL, COUPLER, AT EACH EMITTER OR TRANSFER, AND AT 6'-0" MAX O.C.

1 TYPICAL DRIP TUBING

NTS JPD-IR-CIRR-DRIP-328413-06

10" DIAMETER VALVE BOX.
COIL 24" TO 30" OF DRIP TUBING IN THE BOX.
½" DRIP TUBING TO ¾" FPT ADAPTER.
¾" PVC BALL VALVE WITH SHORT NIPPLE.
½" DRIP TUBING.
SET VALVE BOX 2" ABOVE FINISHED GRADE OF SHRUB AREA.



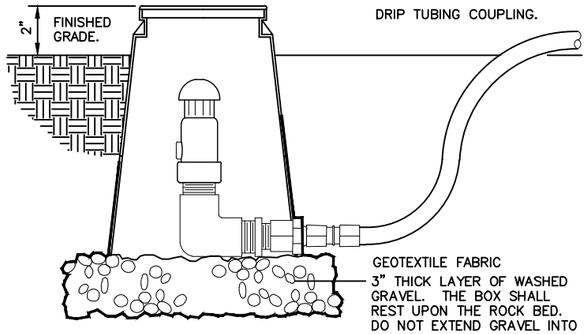
4" THICK LAYER OF WASHED GRAVEL. THE BOX SHALL REST UPON THE ROCK BED. DO NOT EXTEND GRAVEL INTO BOX.

NOTES:
1. INSTALL (1) FLUSH VALVE AT THE END OF EACH 3/4" TUBING RUN.
2 ENSURE THAT THE COILED DRIP TUBING IS OF SUFFICIENT LENGTH TO COMPLETELY EXTEND 3' OUT OF THE VALVE BOX WHEN FLUSHING.

2 DRIP FLUSH BALL VALVE ASSEMBLY

NTS JPD-IR-CIRR-DRIP-328413-09

DRIPLINE OR 1/2" DRIP TUBING.
AIR RELIEF VALVE AS SPECIFIED.
1" FPTXMPT ELL.
¾"X1"MPT ADAPTER.
¾"FPT X ½" DRIP TUBING ADAPTER.
DRIP TUBING COUPLING.
6" DRIP BOX.

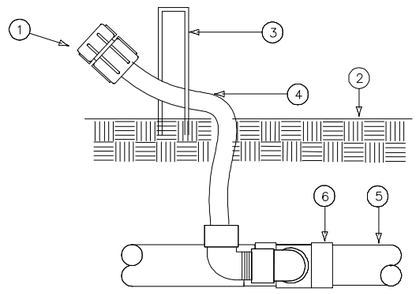


3" THICK LAYER OF WASHED GRAVEL. THE BOX SHALL REST UPON THE ROCK BED. DO NOT EXTEND GRAVEL INTO BOX.

NOTES:
1. INSTALL MIN. (1) AIR RELIEF VALVE PER ZONE.

3 DRIP AIR RELIEF VALVE IN BOX

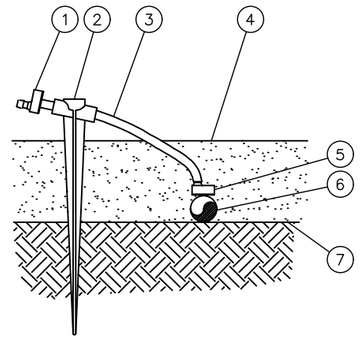
NTS JPD-IR-CIRR-DRIP-328413-10



1. FLOOD BUBBLER, TORO FB-XX-PC, Or Approved Eq.
2. FINISH GRADE
3. LANDSCAPE STAPLE
4. FUNNY PIPE
5. LATERAL LINE PIPING
6. LATERAL LINE PIPE FITTING

4 FLOOD BUBBLER TORO FB-XX-PC

NTS JPD-IR-CIRR-DRIP-328413-16



1. SINGLE-OUTLET BARB INLET X BARB OUTLET EMITTER AS SPECIFIED
2. UNIVERSAL ¼" TUBING STAKE: AS SPECIFIED.
3. ¼" DISTRIBUTION TUBING: AS SPECIFIED (LENGTH AS REQUIRED)
4. TOP OF MULCH
5. ¼" SELF-PIERCING BARB CONNECTOR: AS SPECIFIED
6. ½" POLYETHYLENE TUBING: AS SPECIFIED
7. FINISH GRADE

5 TORO T-DPC-DC DRIP EMITTER

NTS JPD-IR-CIRR-DRIP-328413-21

IRRIGATION NOTES:

1. LOCATE ALL UNDERGROUND UTILITIES, ELECTRICAL WIRING, WATER, SEWER, TELEPHONE, CABLE TV, AND OTHER UNDERGROUND LINES BEFORE LANDSCAPE AND IRRIGATION INSTALLATION.
2. INSTALL AN AUTOMATIC IRRIGATION SYSTEM TO ENSURE 100% COVERAGE OF ALL PLANTED AND GRASSED AREAS. THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS TO LANDSCAPE ARCHITECT AND OWNER SHOWING ALL INFORMATION REQUIRED BY LOCAL CODES AND NECESSARY FOR THE EFFICIENT OPERATION AND MAINTENANCE OF THE SYSTEM. ALL SENSORS, CONTROLLERS & VALVES SHALL BE LOCATED OUTSIDE THE FDOT ROW.
3. ELEMENT LOCATION ON THE DRAWINGS IS SCHEMATIC SHOWING INTENT. CONTRACTOR SHALL NOT MAKE CHANGES TO PIPE SIZING OR ROUTING WITHOUT PRIOR APPROVAL OF OWNER & IRRIGATION DESIGNER.
4. THE CONTROLLER SHALL BE EQUIPPED BY THE CONTRACTOR WITH PROPERLY LOCATED AND INSTALLED RAIN / FREEZE / WIND SHUTOFF SENSORS. THE SENSORS SHALL BE LOCATED IN SUCH A MANNER SO THAT THEY ARE UNOBSTRUCTED, AND DIRECTLY EXPOSED TO NATURAL RAINFALL, WIND, AND SUNLIGHT FROM ALL DIRECTIONS, BUT NOT TO RUNOFF WATER FROM SWALES OR OTHER SURFACES. ALL SENSORS, CONTROLLERS & VALVES SHALL BE LOCATED OUTSIDE THE FDOT ROW.
5. THE LANDSCAPE BID SHALL BE FOR THE IRRIGATION MATERIALS SPECIFIED. REQUESTS TO USE EQUAL, SUBSTITUTE MATERIALS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING AND OWNER'S APPROVAL GIVEN IN WRITING BEFORE THE SUBSTITUTION IS ALLOWED. REQUESTS TO USE EQUAL, SUBSTITUTE MATERIALS SHALL INCLUDE COMPLETE PRODUCT SPECIFICATIONS AND ANY COST SAVINGS TO THE PROJECT.
6. IF DISCREPANCIES OCCUR BETWEEN THE PLANS, NOTES, AND ACTUAL CONDITIONS CONTACT THE LANDSCAPE ARCHITECT IN WRITING FOR CLARIFICATION BEFORE PROCEEDING.
7. THE INSTALLER SHALL BE FAMILIAR WITH ALL REQUIREMENTS FOR THE WORK, AND TO CONDUCT HIS WORK IN A CLEAN, SAFE, AND WORKMANLIKE MANNER. THE OWNER RESERVES THE RIGHT TO ACT TO PROTECT HIS PROPERTY AND THE OTHER PERSONNEL AT WORK THERE, AND TO MAKE EMERGENCY REPAIRS OR TAKE CORRECTIVE ACTION IF THE INSTALLER DOES NOT FULFILL HIS OBLIGATIONS IN A TIMELY MANNER. THE OWNER FURTHER RESERVES THE RIGHT TO BACK-CHARGE THE INSTALLER TO COVER SUCH EXPENSES, TO THE EXTENT ALLOWED UNDER APPLICABLE LAW.
8. IRRIGATION MATERIALS AND WORKMANSHIP SHALL BE WARRANTIED FOR ONE YEAR. MANUFACTURER'S WARRANTIES SHALL BE PASSED TO THE OWNER.
9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH PREVAILING CODES AND REGULATIONS, AND ESCAMBIA COUNTY IRRIGATION STANDARDS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND CONFORM TO THE PARTICULAR CODES AND REGULATIONS APPLICABLE TO THIS LOCATION, AS WELL AS ESCAMBIA COUNTY IRRIGATION STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INCLUDING THOSE FOR ANY NEW WATER LINE TAPS OR WELLS, LOCATES, AND INSPECTIONS.
10. IRRIGATION SYSTEM AND ITS COMPONENTS SHALL BE INSTALLED ACCORDING TO MANUFACTURES' SPECIFICATIONS
11. IRRIGATION SCHEDULES ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR PERFORMING THEIR OWN TAKE OFF BASED ON PLAN DOCUMENTS & ENSURING UNIFORM COVERAGE OF LANDSCAPED AREAS.
12. IRRIGATION WATER SCHEDULE SHALL BE UNDERSTOOD TO BE FOR INFORMATIONAL PURPOSES ONLY. SHOULD LANDSCAPE MATERIAL REQUIRE INCREASED PRECIPITATION THE IRRIGATION WATERING SCHEDULE SHALL BE ADJUSTED AS NEEDED TO ENSURE A HEALTHY LANDSCAPE.
13. IRRIGATION SYSTEM AND ITS COMPONENTS SHALL BE INSTALLED ACCORDING TO MANUFACTURES' SPECIFICATIONS.
14. ALL UTILITIES IN THE FDOT RIGHT OF WAY AND ADJACENT SHALL BE ACCURATELY LOCATED PRIOR TO CONSTRUCTION BY THE CONTRACTOR.
15. NO SITE WORK ACTIVITIES SHALL TAKE PLACE WITHOUT CITY SITE REVIEW/APPROVAL OF PROPOSED EROSION CONTROL MEASURES AND ADVANCED NOTIFICATION OF THE REQUESTED INSPECTION IS REQUIRED.
16. PUBLIC WORKS STAFF SHALL BE NOTIFIED PRIOR TO PERFORMING ANY WORK IN THE CITY RIGHT OF WAY.
17. ALL CONSTRUCTION AND LABOR SHALL BE IN ACCORDANCE WITH INDEX NO. 102-612 OF THE FDOT STANDARD PLANS FOR ROAD CONSTRUCTION (LATEST EDITION).
18. SHOULD ANY WORK REQUIRE ENCROACHMENT ON THE EXISTING SIDEWALKS WITHIN THE DELINEATED FDOT RIGHT OF WAY, THE WORK SHALL BE IN ACCORDANCE WITH INDEX NO. 102-660 OF THE FDOT STANDARD PLANS FOR ROAD CONSTRUCTION (LATEST EDITION).
19. ALL MAINTENANCE OF LANDSCAPE AND IRRIGATION WITHIN THE FDOT RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND NOT THE FDOT.
20. ALL PROPOSED DEPTH OF IRRIGATION LINES SHALL BE MIN. 12" DEPTH OF COVER WITHIN THE FDOT RIGHT OF WAY.

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GARDEN & JEFFERSON

IRRIGATION DETAILS

DRAWN BY: E.ZHANG
DESIGNED BY: B.ALEXANDER
SIGNATURE & SEAL
DATE:
PROJECT NUMBER 19008
PLOT DATE 4/21/2020
SHEET LD15 OF LD16

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1. LANDSCAPE ARCHITECTURE GENERAL PROJECT NOTES & SPECS
   1.1. EXISTING SITE CONDITIONS PROVIDED BY OTHERS.
   1.2. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
   1.3. THE CONTRACTOR IS TO COORDINATE WITH THE RESPONSIBLE UTILITY PROVIDER FOR PROTECTION/HOLDING OF UTILITY POLES, GUY WIRES, AND GUY ANCHORS IN AREAS OF CONSTRUCTION. THE CONTRACTOR SHALL INCLUDE THE COST OF PROTECTING UTILITY POLES IN THEIR OVERALL PRICE TO THE OWNER/OWNER'S REPRESENTATIVE.
   1.4. ALL EXCESS MATERIAL SHALL BE HAULED AWAY AND DISPOSED OF APPROPRIATELY AT THE CONTRACTOR'S EXPENSE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL ORDINANCES.
   1.5. RELOCATION OR REPLACEMENT OF OBSTRUCTIONS OWNED BY PRIVATE PROPERTY OWNER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WHO MUST COORDINATE WITH THE PROPERTY OWNER.
   1.6. THE CONTRACTOR SHALL MAINTAIN TRAFFIC CONTROL IN ACCORDANCE WITH FDOT STANDARD PLANS (LATEST EDITION), FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) AND IN ACCORDANCE WITH ALL PERMIT REQUIREMENTS.
2. DEMOLITION NOTES:
   2.1. ALL DEBRIS RESULTING FROM PROPOSED DEMOLITION WILL BE DISPOSED OF IN A LEGAL MANNER AND WILL CONFORM TO ANY AND ALL STATE AND LOCAL REGULATIONS AND/OR ORDINANCES WHICH GOVERN SUCH ACTIVITIES.
   2.2. THE CONTRACTOR IS TO FIELD VERIFY THE LOCATION OF EXISTING UTILITIES AND COORDINATE RELOCATION WITH THE APPROPRIATE UTILITY OWNER AS NECESSARY. ANY AND ALL UTILITIES ENCOUNTERED DURING DEMOLITION WILL BE PROTECTED AND/OR RELOCATED AT THE DISCRETION OF THEIR PROSPECTIVE OWNERS.
   2.3. NO DEMOLITION DEBRIS WILL BE STOCKPILED OR GATHERED ON THE PROJECT SITE OR ADJACENT PROPERTIES WITHOUT PRIOR WRITTEN AUTHORIZATION BY THE LANDSCAPE ARCHITECT.
3. HARDSCAPE NOTES
   3.1. DEFINITIONS:
      3.1.1. HARDSCAPE - CONCRETE FLATWORK, CONCRETE RAMPS, STAMPED CONCRETE, DECORATIVE CONCRETE, PEDESTRIAN RATED PAVERS, VEHICULAR RATED PAVERS, UNIT PAVERS, POURED CONCRETE WALLS, MASONRY WALLS AND ALL OTHER MATERIALS PROPOSED WITHIN THE SCOPE OF THE LANDSCAPE ARCHITECTURE DRAWINGS.
   3.2. BIDDER QUALIFICATIONS:
      3.2.1. HARDSCAPE CONTRACTORS SUBMITTING BIDS SHALL BE A LICENSED FLORIDA CONTRACTOR.
      3.2.2. BIDDING CONTRACTORS MUST HAVE AT LEAST FIVE (5) YEARS OF CONSTRUCTION EXPERIENCE WITH CONSTRUCTING AND RENOVATING SIMILAR TYPES OF HARDSCAPE.
      3.2.3. FURTHER, BIDDERS SHALL PROVIDE QUALIFICATIONS FOR THE PROJECT SUPERINTENDENT WHO WILL BE ON THE SITE ON A DAILY BASIS.
         3.2.3.1. SUPERINTENDENT SHALL POSSESS THE MINIMUM QUALIFICATIONS LISTED ABOVE.
   3.3. ALL PAVERS LOCATED WITHIN THE CITY RIGHT OF WAY & FDOT RIGHT OF WAY SHALL HAVE A CONCRETE BASE IN ACCORDANCE WITH CITY STANDARDS & DETAILS.
   3.4. SHOULD MINOR FIELD ADJUSTMENTS BE NECESSARY THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR RECOMMENDED COURSE OF ACTION.
   3.5. THE CONTRACTOR IS RESPONSIBLE FOR ANY ADJUSTMENTS NOT APPROVED BY THE LANDSCAPE ARCHITECT.
   3.6. WHERE HARDSCAPE ABUTS BUILDING FACE IT SHALL BE SEALED WITH:
      3.6.1. SEALANT TO MATCH ARCHITECTURE DRAWINGS AND SPECIFICATIONS.
4. MATERIALS
   4.1. MATERIALS LISTED UNDER THIS SECTION ARE EXPRESSLY SPECIFIED FOR USE BUT DOES NOT PROHIBIT OR RESTRICT THE CONTRACTOR FROM PROVIDING OTHER APPROVED MATERIALS NOT LISTED IN ORDER TO COMPLETE THE WORK REQUIRED HEREIN. ALL MATERIALS SHALL BE NEW AND IN PERFECT CONDITION.
   4.2. IRRIGATION SYSTEM MATERIALS: ALL PARTS, PIECES, COMPONENTS AND PRODUCTS SHALL BE OF NEW, UNUSED, PERFECT CONDITION.
      4.2.1. THE IRRIGATION SYSTEM COMPONENTS SHALL COMPLY WITH THOSE FOUND ON PERMIT DOCUMENT'S IRRIGATION PLAN(S) UNLESS OTHERWISE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
   4.3. PLANT MATERIAL: ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER, UNLESS OTHERWISE NOTED, AS SET FORTH IN THE CURRENT EDITION OF THE 'GRADES AND STANDARDS FOR NURSERY PLANTS,' STATE OF FLORIDA.
   4.4. PRE-EMERGENCE WEED CONTROL: CONTRACTOR OPTION (GRANULAR)
   4.5. POST-EMERGENCE WEED CONTROL: CONTRACTOR OPTION
   4.6. HERBICIDE: CONTRACTOR OPTION.
   4.7. INSECTICIDE: CONTRACTOR OPTION.
   4.8. FUNGICIDE: CONTRACTOR OPTION.
   4.9. SHRUB BED FERTILIZER: AGRIFORM TABLETS PER MANUFACTURER'S RECOMMENDED RATES FOR EACH PLANT USED.
   4.10. LAWN FERTILIZER: N/A
   4.11. TREE FERTILIZER: AGRIFORM (OR APPROVED EQUAL) 21 GRAM TABLETS. APPLIED PER MANUFACTURER SPECIFICATIONS.
   4.12. MULCH: NATURAL PINE STRAW - 3" MINIMUM DEPTH.
   4.13. TREE STAKES AND GUYS: ARBORTIE HD-15 OR APPROVED EQUAL APPROVED IN FDOT STANDARD PLANS (LATEST EDITION).
   4.14. PAVERS
      4.14.1. PAVER TYPE 1 - 4X8 PEDESTRIAN PAVER: USA HARDSCAPES
         4.14.1.1. 50% RED, 25%03-ORANGE, 25% DARK BROWN IN COLOR.
      4.14.2. PAVER TYPE 2 - 4X8 VEHICULAR RATED PAVER: USA HARDSCAPES
         4.14.2.1. 50% RED, 25%03-ORANGE, 25% DARK BROWN IN COLOR.
      4.14.3. PAVER TYPE 4 - 4X8 PEDESTRIAN PAVER: USA HARDSCAPES.
         4.14.3.1. 0% RED, 25%03-ORANGE, 25% DARK BROWN IN COLOR.
      4.14.4. PAVER TYPE 5 - 6X6 BELGARD CAMBRIDGE COBBLE-PEDESTRIAN RATED
         4.14.4.1. GRAPHITE IN COLOR
      4.14.5. PAVER TYPE 6 - 4X8 ADA USA HARDSCAPES - PEDESTRIAN RATED.
         4.14.5.1. SANDSTONE IN COLOR
   4.15. JOINT SEALANT
      4.15.1. FDOT COMPLIANT MASTIC JOINT SEALANT, SUBMIT COLOR OPTIONS TO LANDSCAPE ARCHITECT FOR APPROVAL.
5. LANDSCAPE GENERAL NOTES
   5.1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PLANS AND WRITTEN NOTES. NO SUBSTITUTIONS SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT, JERRY PATE DESIGN.
   5.2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE PLANS.
   5.3. LANDSCAPE MATERIALS SHALL BE ADJUSTED IN THE FIELD TO AVOID CONFLICTS WITH ANY PROPOSED OR REMAINING UTILITY STRUCTURES, DRAINAGE STRUCTURES, DITCHES, UNDER DRAINS, DITCH BLOCKS, STORM WATER FACILITIES AND DRAINAGE DISCHARGE PATHS, EXISTING SIGNAGE, AND EXISTING LIGHTING AND THEIR APPURTENANCES. THE CONTRACTOR SHALL NOT INSTALL THE PROPOSED IMPROVEMENTS IF A CONFLICT EXISTS. ANY COSTS TO REMOVE AND/OR REPAIR WORK ADJUSTED THAT HAS NOT BEEN APPROVED PREVIOUSLY BY THE LANDSCAPE ARCHITECT SHALL BE AT THE CONTRACTOR'S EXPENSE.
   5.4. LANDSCAPE IMPROVEMENTS SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE MOST CURRENT "FDOT DESIGN MANUAL - CHAPTER 329 LANDSCAPE PLANS" AND ALL OTHER PLANTING SPECIFICATIONS INCLUDED IN THE PERMIT DOCUMENTS.
   5.5. PLANT QUANTITIES SHOWN ON THE LANDSCAPE PLAN ARE MINIMUM ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE CONTRACTOR'S OWN QUANTITY TAKE-OFF AND SHALL PROVIDE ALL PLANT MATERIAL REQUIRED TO FILL THE PLANTING BEDS TO MEET DESIGN INTENT.
   5.6. PROTECTION OF EXISTING TREES TO REMAIN SHALL BE IN ACCORDANCE WITH THE MOST CURRENT "FDOT DESIGN MANUAL - CHAPTER 329 LANDSCAPE PLANS" AND ALL OTHER PLANTING SPECIFICATIONS INCLUDED IN THE PERMIT DOCUMENTS.
   5.7. THE CONTRACTOR SHALL ENSURE, PRIOR TO MOVING ON SITE, ALL EQUIPMENT WHICH LAST OPERATED IN PLACES KNOW TO BE INFESTED WITH NOXIOUS WEEDS IS FREE OF SOIL, SEEDS, VEGETATIVE MATTER, OR OTHER DEBRIS THAT COULD CONTAIN OR HOLD SEEDS.
   5.8. THE CONTRACTOR SHALL NOT BRING ANY HAZARDOUS MATERIALS ONTO THE JOB SITE. IF ANY KNOWN OR SUSPECTED HAZARDOUS MATERIAL IS FOUND ON THE PROJECT, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT.
   5.9. ANY PUBLIC LAND SURVEY SYSTEM CORNER OR ANY MONUMENT THAT PERPETUATES THE RIGHT-OF-WAY WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED BY THE CONTRACTOR. IF A MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHOULD NOTIFY THE LANDSCAPE ARCHITECT.
6. PLANTING BED PREPARATION
   6.1. ALL TRASH, ASPHALT, CONCRETE SIGNAGE, WEEDS AND OTHER SPOILAGE SHALL BE REMOVED FROM SITE PRIOR TO MOBILIZATION OF PLANTING CONTRACTOR.
   6.2. ALL AREAS TO BE PLANTED OR SODDED SHALL BE GRADED TO SITE SPECIFICATIONS PRIOR TO MOBILIZATION OF PLANTING CONTRACTOR.
   6.3. CONTRACTOR SHALL CONFIRM ALL PLANTING BEDS ARE NOT COMPACTED BEYOND 85 PERCENT TO ENSURE DRAINAGE. SHOULD COMPACTED SOILS EXIST, SOILS SHALL BE EXCAVATED AND REPLACED WITH WELL-DRAINING SOIL PRIOR TO MOBILIZATION OF PLANTING CONTRACTOR. NO PARKING LOT SUB-BASE, ASPHALT MATERIAL OR CONCRETE SPOILS SHALL REMAIN IN PLANTING BEDS.
   6.4. ALL EXISTING VEGETATION SHALL BE REMOVED IN ALL PLANTING BED AREAS UNLESS OTHERWISE NOTED ON THE PLANS. HERBICIDE MANUFACTURER SPECIFICATIONS AND INSTRUCTIONS SHALL BE FOLLOWED AS TO TREATMENT DILUTION, MIX, APPLICATION, AND TIME PERIODS BETWEEN APPLICATIONS AS APPLICABLE TO ASSURE WEEDS ARE ELIMINATED FROM THE PLANTING BEDS PRIOR TO COMMENCING PLANTING. ALL PERSONNEL INVOLVED IN THE CHEMICAL PROGRAM ARE TO RECEIVE THE PROPER TRAINING AND LICENSURE, AND FOLLOW THE OPERATING GUIDELINES PROVIDED BY FDOT FOR CHEMICAL CONTROL. CONTACT THE ESCAMBIA COUNTY EXTENSION SERVICE FOR ADDITIONAL INFORMATION REGARDING HERBICIDES, PESTICIDES, AND REQUIRED LICENSES.
   6.5. ALL SOIL AMENDMENTS SHALL BE ADDED TO THE PLANTING BEDS AND INCORPORATED INTO THE SOIL PRIOR TO COMMENCING FINAL GRADING AND PLANTING. ALL BEDS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE WITH NO AREAS WHERE STANDING WATER COULD OCCUR.
   6.6. ALL PLANTING BED AREAS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE TO ENSURE THAT WEEDS WILL BE CONTROLLED.
7. PLANTING NOTES
   7.1. THE LANDSCAPE INSTALLATION MUST BE PROPERLY SEQUENCED WITH OTHER CONSTRUCTION SO THAT THE LANDSCAPE IS NOT DAMAGED BY OTHER WORK/TRADES AND VICE VERSA.
   7.2. THE CONTRACTOR SHALL VERIFY THE EXISTENCE OF AND STAKE ALL UTILITIES PRIOR TO CONSTRUCTION. EXCAVATION OF PLANT PITS LOCATED WITHIN 5' OF UTILITIES SHALL BE PERFORMED BY HAND. ANY UTILITY AND PLANT MATERIAL CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION, OR FIELD ADJUSTMENTS.
   7.3. ALL PLANTS SHALL MEET SIZE, CONTAINER, AND SPACING SPECIFICATIONS AS SHOWN IN THE PERMIT DOCUMENTS. THE CONTRACTOR SHALL GUARANTEE PLANT HEALTH AND SURVIVABILITY FOR ONE YEAR FROM DATE OF PROJECT ACCEPTANCE BY THE LANDSCAPE ARCHITECT. ANY MATERIAL NOT MEETING SPECIFICATIONS OR DISPLAYING POOR HEALTH SHALL BE REPLACED AT CONTRACTOR'S EXPENSE WITHIN TWO WEEKS OF NOTICE.
      7.3.1. INSTALLED PLANT MATERIAL NOT MEETING SPECIFICATIONS SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
      7.3.2. ALL PLANTS MUST BE BROUGHT TO THE SITE FREE OF WEEDS.
      7.3.3. ALL PLANT MATERIALS INDICATED WITH A GALLON SIZE SHALL BE CONTAINER GROWN AND WITHIN A CONTAINER APPROPRIATE FOR THE PLANT SIZE.
         7.3.3.1. ROOT BOUND PLANTS SHALL NOT BE ACCEPTED.
      7.3.4. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.
   7.4. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE PLANTING BED FIELD CHANGES TO ACCOMMODATE SITE CONDITIONS AND TO ACHIEVE THE DESIGN INTENT. THE CONTRACTOR SHALL FLAG ALL TREE AND BED LINE LOCATIONS FOR APPROVAL OF LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION.
   7.5. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR ALL APPROPRIATE SOIL AMENDMENTS AND A PROPERLY PREPARED FINISHED SOIL LAYER IN ACCORDANCE WITH CURRENT FDOT STANDARD PLANS FOR ROAD CONSTRUCTION.
   7.6. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING VEGETATION INTENDED TO REMAIN THAT IS DISTURBED BY PLANT MATERIAL INSTALLATION ACTIVITIES. THIS REPAIR /REPLACEMENT SHALL BLEND SEAMLESSLY WITH THE EXISTING LANDSCAPE.
   7.7. ALL PLANT MATERIAL MUST BE PLANTED IMMEDIATELY UPON DELIVERY TO THE SITE AND WATERED IN, BY HAND IF THE IRRIGATION SYSTEM IS NOT YET FUNCTIONING PROPERLY. ANY PLANT MATERIAL NOT INSTALLED WITHIN 6 HOURS OF DELIVERY TO THE SITE MUST BE STORED IN AN APPROVED, PROTECTED HOLDING AREA AND SHALL BE WATERED AS NECESSARY TO MAINTAIN PLANT HEALTH AND QUALITY. ALL BLACK PLASTIC PLACED AROUND TREE ROOTBALLS SHALL BE REMOVED IMMEDIATELY UPON DELIVERY TO THE SITE.
      7.7.1. TREES NOT PLANTED WITHIN 6 HOURS OF DELIVERY TO THE SITE: WATER SHALL BE IMMEDIATELY APPLIED TO THE ROOTBALL AND FOLIAGE. THE TOPS SHALL BE UNTIED AND THE TREES STORED UPRIGHT WITH MULCH COVERING THE ROOTBALLS.
      7.7.2. TREES SHALL NOT BE STORED LYING DOWN.
      7.7.3. IF TREES HAVE PLASTIC TRUNK PROTECTORS, THE PROTECTORS MAY STAY IN PLACE PRIOR TO PLANTING BUT SHALL NOT BE LEFT ON INDEFINITELY.
   7.8. PLANT SHRUBS IN CIRCULAR PITS WITH A DIAMETER 3X DIAMETER OF ROOTBALL OR CONTAINER.
   7.9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANTING AND GRADES UNTIL FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT. THIS MAINTENANCE INCLUDES: KEEPING BEDS FREE OF DEBRIS, WEEDS, DISEASES, AND INFESTATIONS.
   7.10. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SUFFICIENT WATER TO THE PLANTS DURING THIS TIME AND REPAIRING ERODED AREAS WITHIN THE LANDSCAPE SCOPE.
   7.11. THE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANTS AND LABOR BEGINNING UPON FINAL ACCEPTANCE OF THE PROJECT BY THE LANDSCAPE ARCHITECT.
   7.12. A FINAL WALK-THROUGH SHALL NOT BE PERFORMED IF PREVIOUS PUNCH LISTS ARE NOT COMPLETED.
8. UTILITY NOTES
   8.1. THE LOCATIONS OF THE UTILITIES SHOWN ON THE PLANS SHOULD BE CONSIDERED APPROXIMATE ONLY, AND INTERPOLATIONS BETWEEN THESE POINTS HAVE NOT BEEN VERIFIED.
   8.2. THE CONTRACTOR SHALL NOTIFY ALL UTILITIES TWO BUSINESS DAYS PRIOR TO DEMOLITION AND/OR EXCAVATION. CALL "SUNSHINE STATE ONE CALL SYSTEM" (OR 811) SO THAT UNDERGROUND UTILITIES MAY BE FIELD LOCATED.
   8.3. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES DURING CONSTRUCTION.
   8.4. NO UTILITY IS TO BE RELOCATED.
   8.5. PLANTING SHALL BE ADJUSTED HORIZONTALLY, AT THE DIRECTION OF THE LANDSCAPE ARCHITECT, TO ADDRESS ANY UTILITY CONFLICTS.
9. MOCK UPS
   9.1. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LANDSCAPE ARCHITECT TO OBTAIN A FULL LIST OF REQUIRED MOCK UPS, INFORMATIONAL SUBMITTALS, PRODUCT SUBMITTALS AND ALL OTHER REQUIREMENTS TO ACHIEVE EXPECTED QUALITY.
   9.2. MOCK UPS REQUIRED
      9.2.1. CONCRETE - VEHICULAR
      9.2.2. CONCRETE - PEDESTRIAN
      9.2.3. PAVER TYPE 1
         9.2.3.1. HERRINGBONE
            9.2.3.1.1. EXAMPLE(S) AND LAYOUT METHOD(S)
      9.2.4. PAVER TYPE 2
         9.2.4.1. HERRINGBONE PATTERN
            9.2.4.1.1. EXAMPLE(S) AND LAYOUT METHOD(S)
      9.2.5. PAVER TYPE 4
         9.2.5.1. FOUR ROWS RUNNING BOND
            9.2.5.1.1. EXAMPLE(S) AND LAYOUT METHOD(S)
      9.2.6. PAVER TYPE 5
         9.2.6.1. COBBLE PAVER - THREE ROWS STACKED COURSE.
            9.2.6.1.1. EXAMPLE(S) AND LAYOUT METHOD(S)
      9.2.7. PAVER TYPE 6
         9.2.7.1. DETECTABLE WARNING STRIP - BASKETWEAVE
            9.2.7.1.1. EXAMPLE(S) AND LAYOUT METHOD(S)
10. SUBMITTALS REQUIRED
   10.1. SUBMITTALS REQUIRED SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW.
   10.2. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LANDSCAPE ARCHITECT TO REVIEW THE HARDSCAPE LAYOUT PRIOR TO INSTALLATION.
   10.3. REPRESENTATIVE COLORS LISTED IN MATERIALS LIST.
   10.4. MASTIC SEALANT COLOR CHART FOR SELECTION AND APPROVAL BY THE LANDSCAPE ARCHITECT.
   10.5. PLANT MATERIAL
      10.5.1. THE CONTRACTOR SHALL PROVIDE THE LANDSCAPE ARCHITECT WITH REPRESENTATIVE PLANT PHOTOS TO APPROVE FOR ALL PLANT MATERIALS PRIOR TO ANY PLANT DELIVERY. MEASURING STICKS SHALL BE SHOWN IN PHOTOS, AS APPROPRIATE.
      10.5.2. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT A MINIMUM OF 48 HOURS PRIOR TO COMPLETION TO SCHEDULE A FINAL WALK-THROUGH.
      10.5.3. ALL CERTIFICATIONS & LITERATURE ASSOCIATED WITH SIZE, HEALTH AND BRAND.
      10.5.4. MANUFACTURER INFORMATION, CUT SHEETS AND SHOP DRAWINGS FOR ALL 4X8 PAVERS, VEHICULAR & PEDESTRIAN.
      10.5.5. NOTIFY THE LANDSCAPE ARCHITECT A MINIMUM OF ONE WEEK PRIOR TO PLANT DELIVERY TO SCHEDULE ON-SITE INSPECTION UPON DELIVERY.
         10.5.5.1. A FINAL WALK-THROUGH SHALL NOT BE PERFORMED IF PREVIOUS PUNCH LISTS ARE NOT COMPLETED.
   10.6. MANUFACTURER SPECIFICATIONS AND TESTING FOR CONCRETE AS REQUIRED BY FDOT STANDARD SPECIFICATIONS.
   10.7. THE CONTRACTOR SHALL CONDUCT REPRESENTATIVE SOIL ANALYSIS PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
      10.7.1. SUBMIT ALL SOIL SAMPLES AND AMENDMENT RECOMMENDATIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW.
      10.7.2. THE SOIL SAMPLE TEST RESULTS SHALL INCLUDE, AT A MINIMUM, PH, PRIMARY MACRONUTRIENTS, MICRONUTRIENTS, PERCENTAGE OF ORGANIC MATTER, AND SOIL TEXTURE.
      10.7.3. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY IMPROPER SOIL CONDITION INCLUDING NUTRITIONAL DEFICIENCIES, WETNESS, MUCK, DEBRIS, ETC. AND SHALL RECOMMEND TO THE LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION, ALL SOIL AMENDMENTS THAT MAY BE NECESSARY TO PROMOTE HEALTHY VIGOROUS PLANT GROWTH.
   10.8. PAVERS
      10.8.1. MANUFACTURER INFORMATIONAL CUT SHEETS ASSOCIATED WITH PAVERS USED IN DESIGN.
      10.8.2. SHOP DRAWINGS FOR PAVER LAYOUT METHODS & PATTERNS.
      10.8.3. MATERIALS TESTING AS PROVIDED BY MANUFACTURER IN ACCORDANCE WITH FEDERAL, STATE & LOCAL REQUIREMENTS.

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DATE:

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PLOT DATE 4/21/2020

SHEET LD16 OF LD16