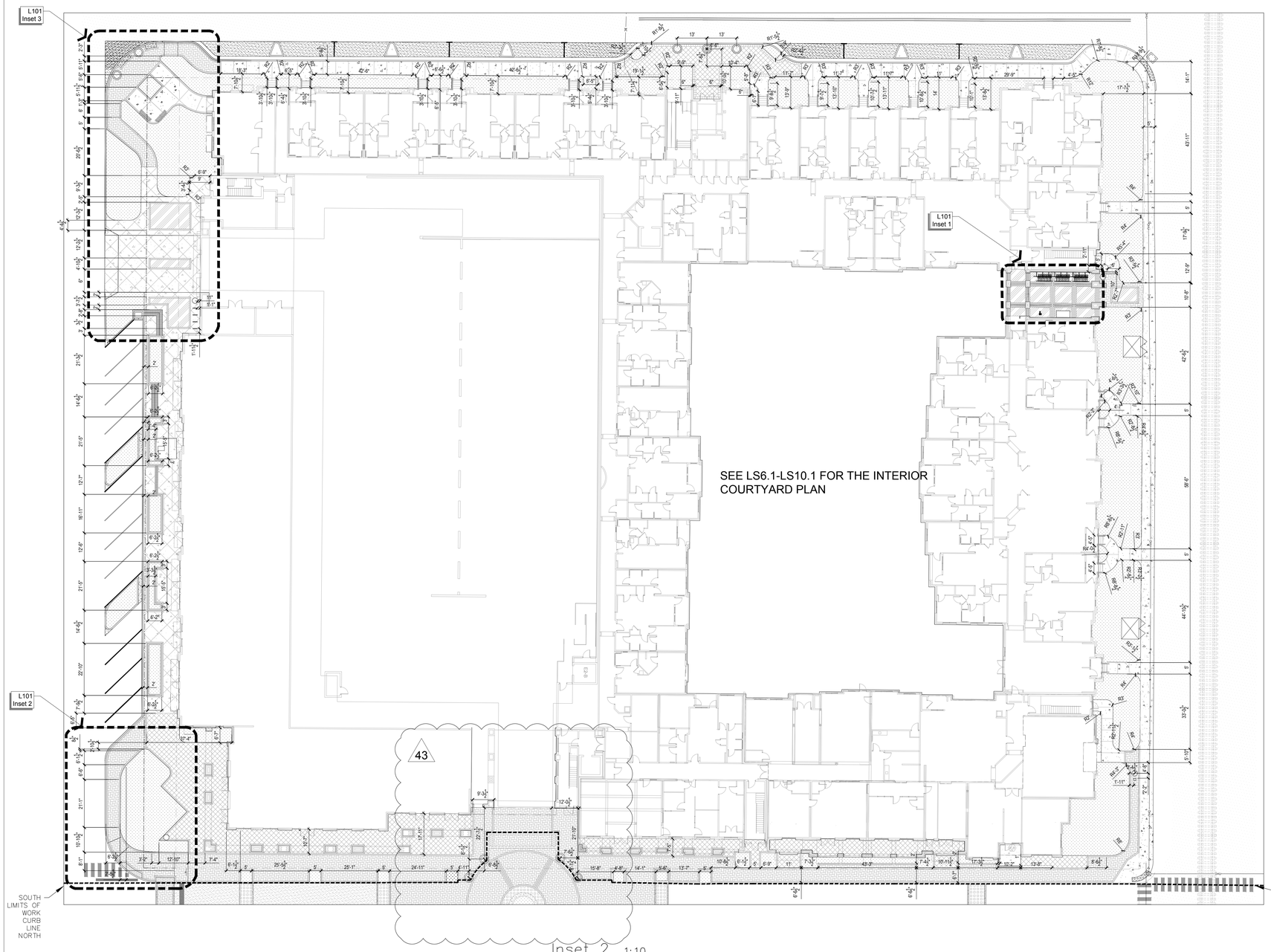

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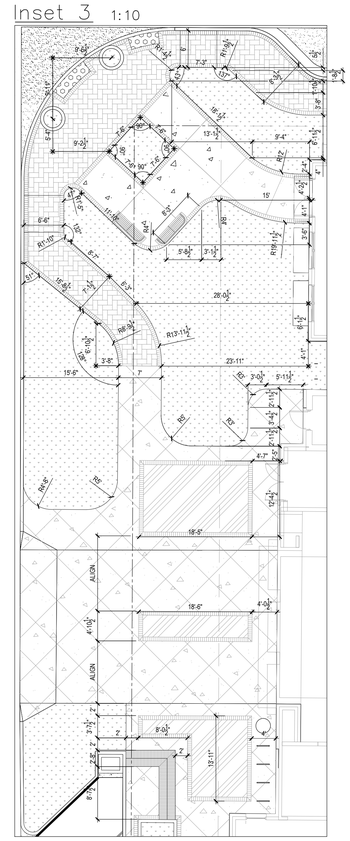

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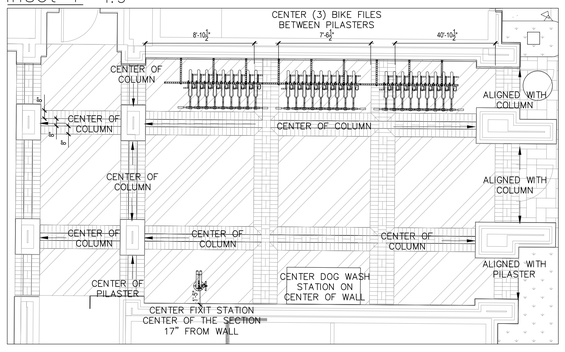

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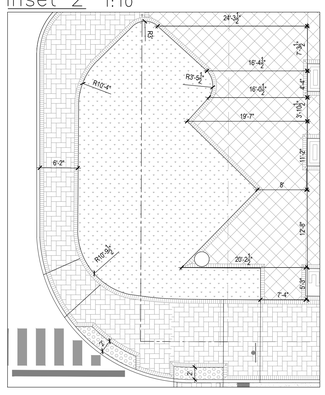
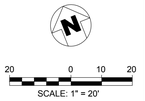




PROJECT #:

DRAWN BY: EZ

CHECKED BY: SD

Jerry Pate Design
301 SCHUBERT DRIVE · PENSACOLA, FL 32504
850.479.4653 WWW.JERRYPATEDESIGN.COM

REGISTERED LANDSCAPE ARCHITECT
JERRY PATE
No. 6666743
01/12/18
STATE OF FLORIDA
INVALID WITHOUT SIGNATURE

ISSUE DATE	DESCRIPTION
01/13/2017	R12-LANDSCAPE DEV.
04/26/2017	ARB REVIEW SET
04/27/2017	R14-A21 CONSTRUCTION DOC.
06/19/2017	ASI17-R26
07/11/2017	ASI20-R29
10/06/2017	ASI29-R38
01/12/2018	ASI33-R42
02/14/2018	ASI35-R43

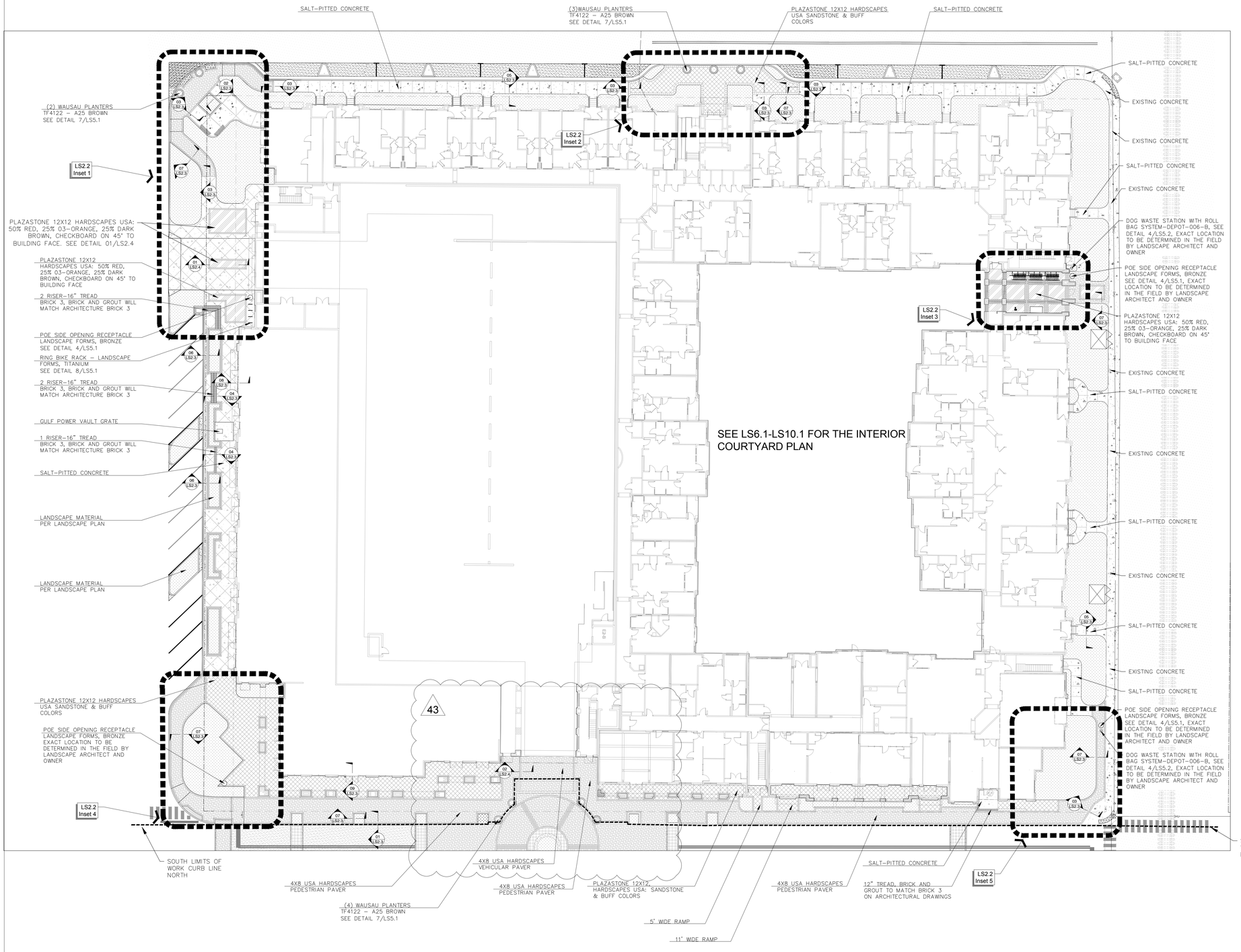
MIXED-USE DEVELOPMENT
JEFFERSON AT ROMANA AT TARRAGONA AT INTENDENCIA
PENSACOLA, FLORIDA
DEVELOPED BY DAILY CONVO, LLC

SHEET TITLE:
LAYOUT PLAN

SHEET NUMBER:
LS1.1

DATE: 01/13/2017

ISSUE FOR CONSTRUCTION



NOTE:

SALT-PITTED FINISH INSTRUCTIONS:
1. Give the concrete a medium broom finish before applying the salt particles.
2. Use salt crystals ⅜" in size and press them into the surface to a depth of about half of their diameter. Avoid producing indents larger than ½".
3. Use 7-10 pounds per 100 square feet. Distribute the salt evenly across the surface with a roller.
4. Start working the salt crystals into the concrete when the concrete is just beginning to set. A good test is to press your finger into the surface. The concrete is at the right stiffness when the imprint depth is about ¼".
5. Wash the salt away once the concrete is able to be walked on. When washing the salt away, remove all traces to prevent surface discoloration.

NOTE: ALL PLANTERS, BENCHES, BIKE RACKS, RECEPTACLES, BIKE FILES, DOG WASTE STATIONS, BIKE FIX SHALL NOT BE INCLUDED IN THE GENERAL CONTRACTOR'S BASE BID.

20 0 10 20
SCALE: 1" = 20'

PROJECT #:
DRAWN BY: EZ
CHECKED BY: SD

Jerry Pate Design
301 SCHUBERT DRIVE · PENSACOLA, FL 32504
850.479.4653 WWW.JERRYPATEDESIGN.COM

REGISTERED LANDSCAPE ARCHITECT JERRY PATE LA0001743 STATE OF FLORIDA
INVALID WITHOUT SIGNATURE

ISSUE DATE	DESCRIPTION
01/13/2017	R12-LANDSCAPE DEV.
04/26/2017	ARB REVIEW SET
04/27/2017	R14-A21 CONSTRUCTION DOC.
06/19/2017	ASI17-R26
07/11/2017	ASI20-R29
10/06/2017	ASI29-R38
01/12/2018	ASI33-R42
02/14/2018	ASI35-R43

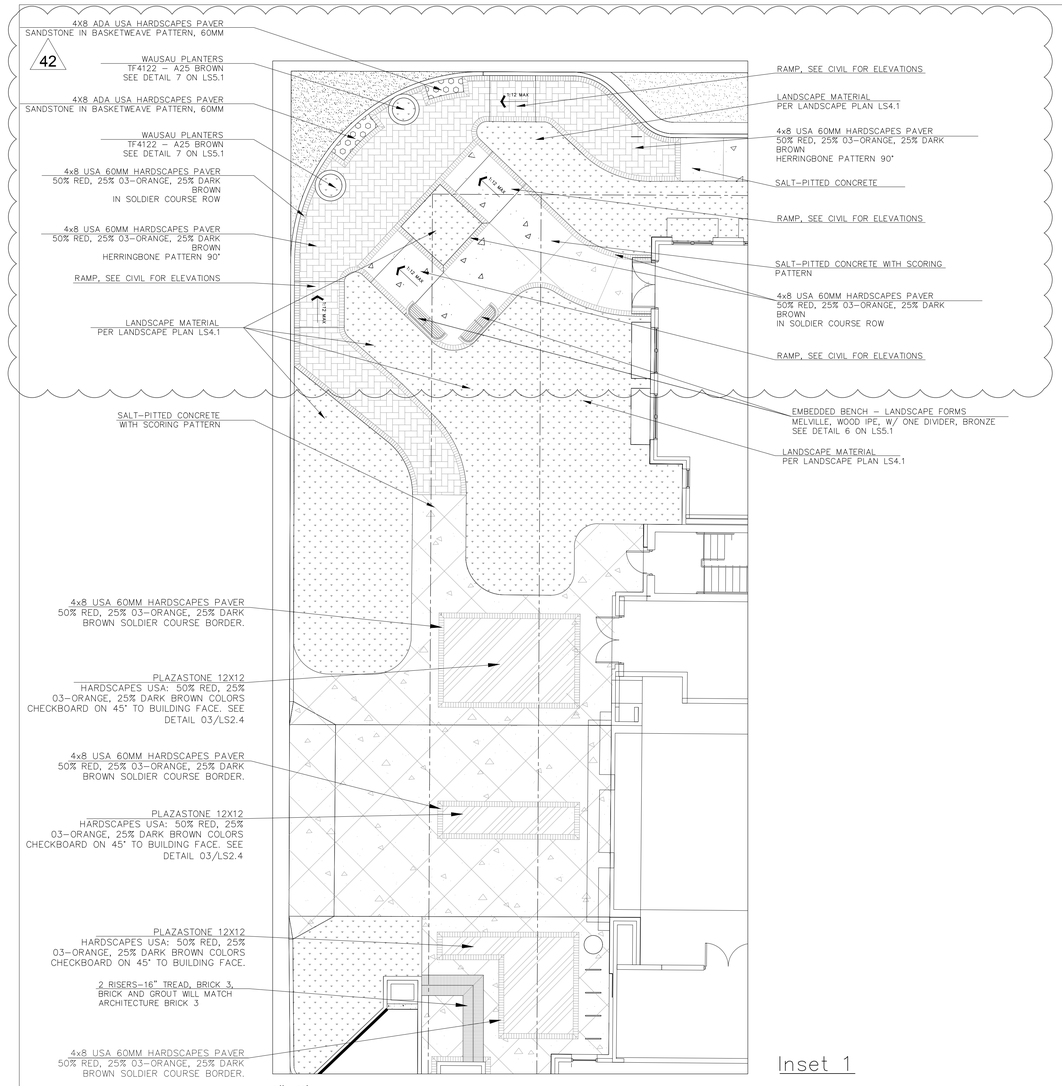
MIXED-USE DEVELOPMENT
JEFFERSON AT ROMANA AT TARRAGONA AT INTENDENCIA
PENSACOLA, FLORIDA
DEVELOPED BY DAILY CONVO, LLC

SHEET TITLE:
HARDSCAPE PLAN

SHEET NUMBER:
LS2.1

DATE: 01/13/2017

ISSUE FOR CONSTRUCTION



Inset 1

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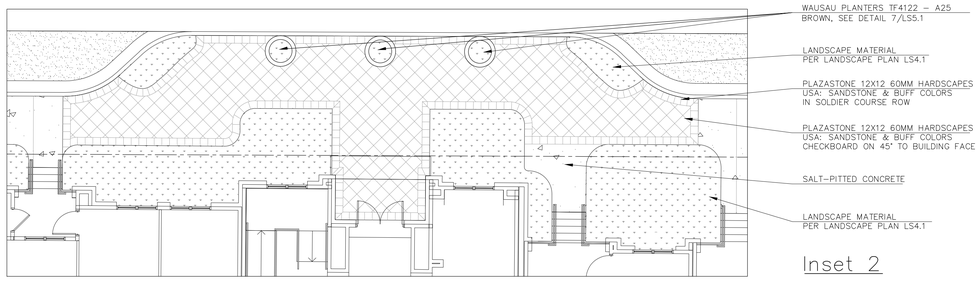
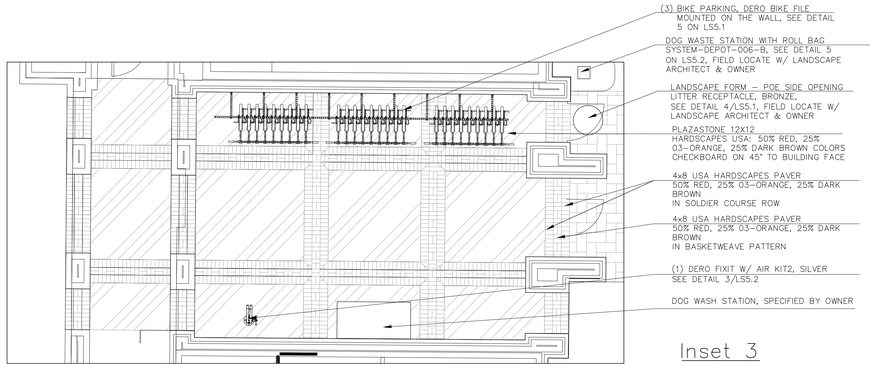


Inset 2

1"–8'



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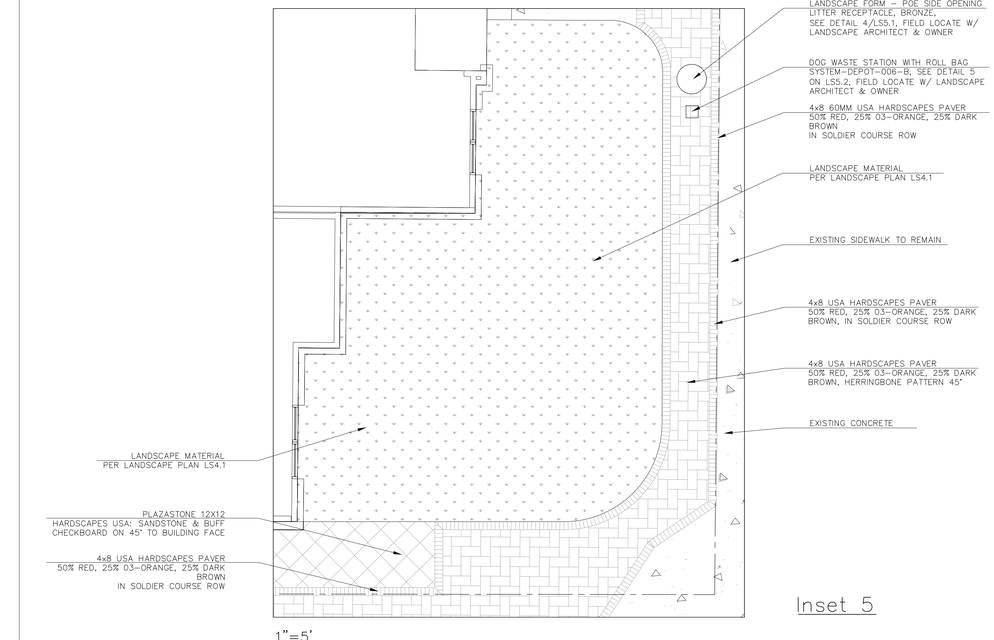
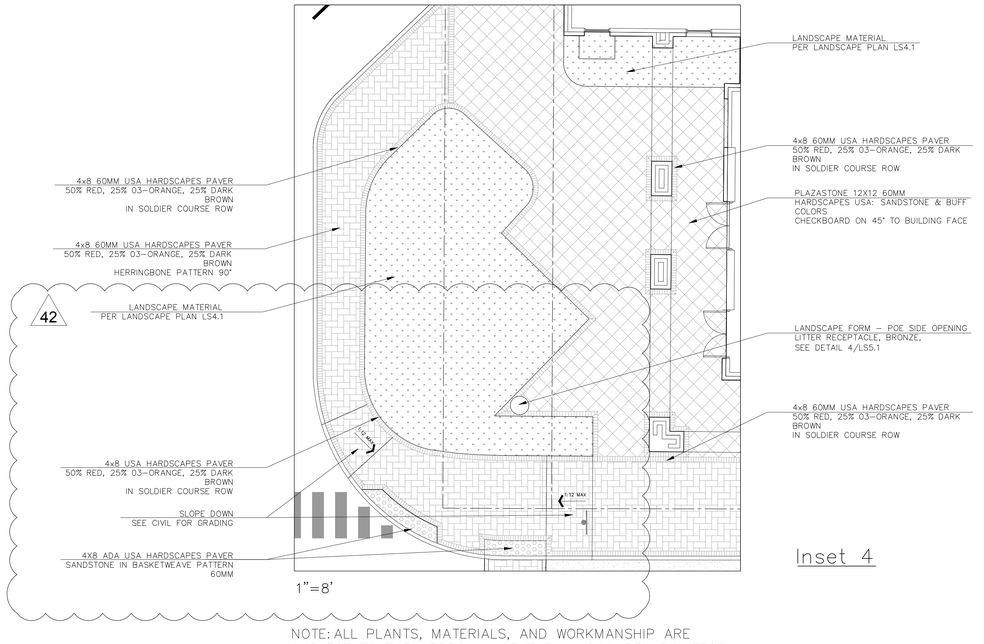


Inset 5

1"=5'



Inset 4

1"=8'

NOTE: ALL PLANTS, MATERIALS, AND WORKMANSHIP ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT. DO NOT MAKE SUBSTITUTIONS OF REVISIONS. ANY REVISIONS OR MODIFICATIONS TO THE LANDSCAPE PLANS MUST HAVE PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER.

PROJECT #:

DRAWN BY: EZ

CHECKED BY: SD

Jerry Pate Design
301 SCHUBERT DRIVE · PENSACOLA, FL 32504
850.479.4653 WWW.JERRYPATEDESIGN.COM

ISSUE DATE	DESCRIPTION
01/13/2017	R12-LANDSCAPE DEV.
04/26/2017	ARB REVIEW SET
04/27/2017	R14-A21 CONSTRUCTION DOC.
06/19/2017	ASI17-R26
07/11/2017	ASI20-R29
10/06/2017	ASI29-R38
01/10/2018	ASI33-R42

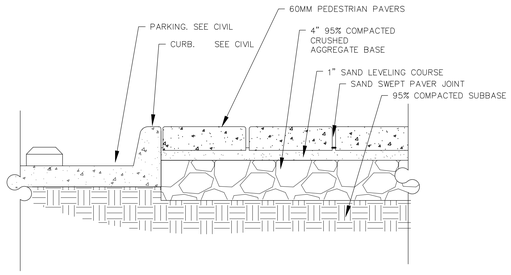
MIXED-USE DEVELOPMENT
JEFFERSON AT ROMANA AT TARRAGONA AT INTENDENCIA
PENSACOLA, FLORIDA
DEVELOPED BY DAILY CONVO, LLC

SHEET TITLE:
HARDCAPE INSETS

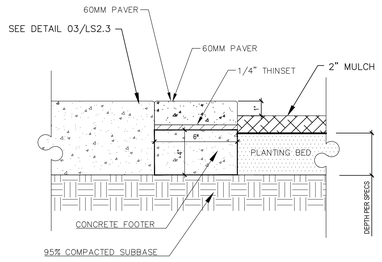
SHEET NUMBER:
LS2.2

DATE: 01/13/2017

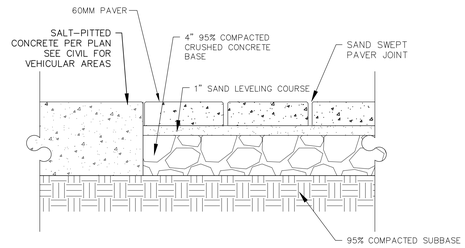
ISSUE FOR CONSTRUCTION



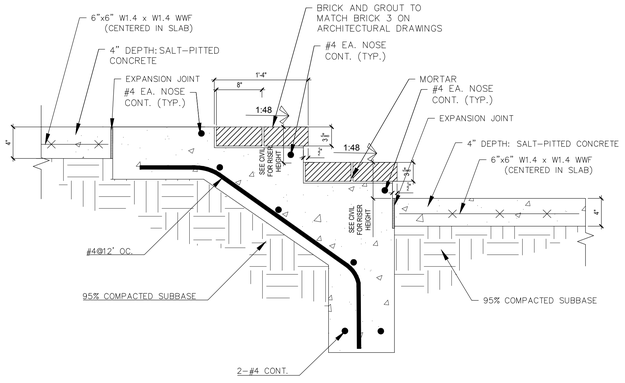
01 TYPICAL PEDESTRIAN PAVERS AT CURB
NTS



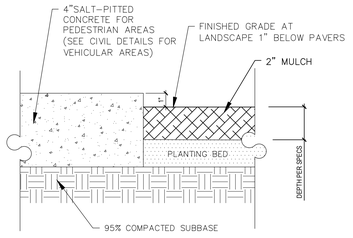
02 TYPICAL CONCRETE WITH PEDESTRIAN PAVER AT PLANTING BED
NTS



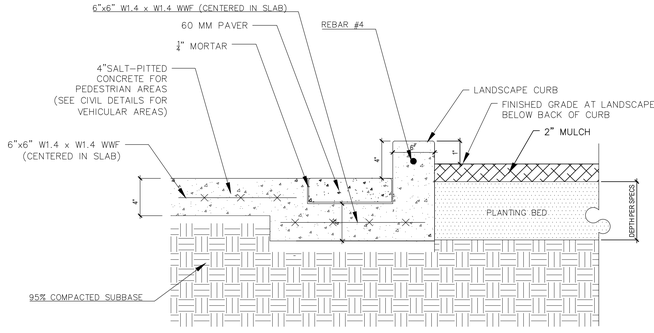
03 TYPICAL PEDESTRIAN PAVERS TO CONCRETE EDGE
NTS



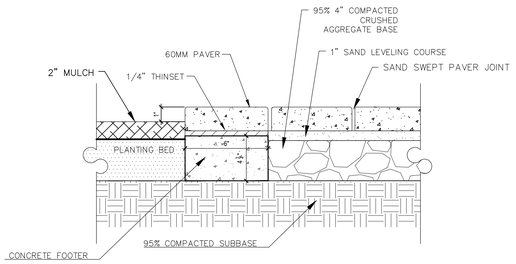
04 CONCRETE TO BRICK STAIRS TO CONCRETE
NTS



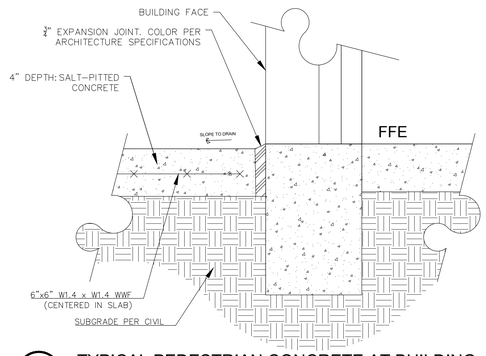
05 TYPICAL SALT-PITTED CONCRETE TO LANDSCAPE
NTS



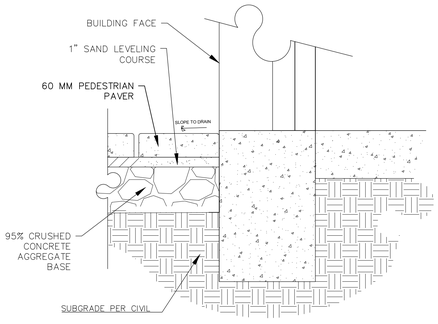
06 TYPICAL CONCRETE TO LANDSCAPE CURB AT LANDSCAPE BED
NTS



07 TYPICAL PEDESTRIAN PAVER AT PLANTING BED
NTS



08 TYPICAL PEDESTRIAN CONCRETE AT BUILDING
NTS



09 TYPICAL PEDESTRIAN PAVER AT BUILDING
NTS

PROJECT #:
DRAWN BY: EZ
CHECKED BY: SD

Jerry Pate Design
301 SCHUBERT DRIVE · PENSACOLA, FL 32504
850.479.4653 WWW.JERRYPATEDESIGN.COM

REGISTERED LANDSCAPE ARCHITECT JERRY STEVE PATE LA0001743 2/14/18 STATE OF FLORIDA
INVALID WITHOUT SIGNATURE

ISSUE DATE	DESCRIPTION
01/13/2017	R12-LANDSCAPE DEV.
04/26/2017	ARB REVIEW SET
04/27/2017	R14-&21 CONSTRUCTION DOC.
06/19/2017	ASI17-R26
07/11/2017	ASI20-R29
10/06/2017	ASI29-R38
01/12/2018	ASI33-R42
02/14/2018	ASI35-R43

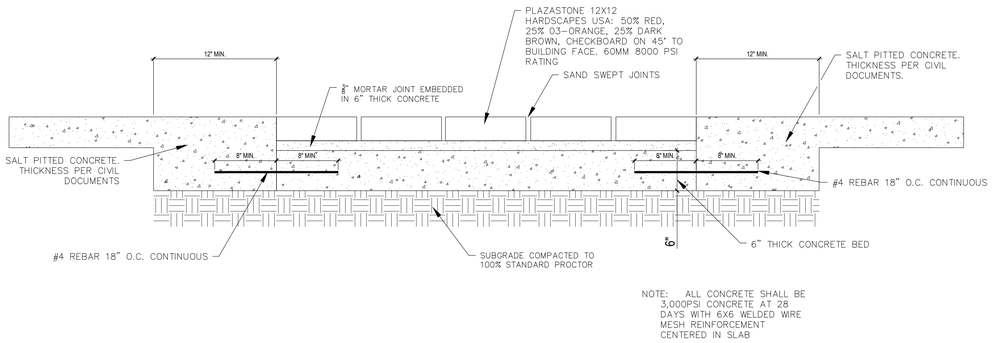
MIXED-USE DEVELOPMENT
JEFFERSON AT ROMANA AT TARRAGONA AT INTENDENCIA
PENSACOLA, FLORIDA
DEVELOPED BY DAILY CONVO, LLC

SHEET TITLE:
HARDSCAPE DETAILS

SHEET NUMBER:
LS2.3

DATE: 01/13/2017

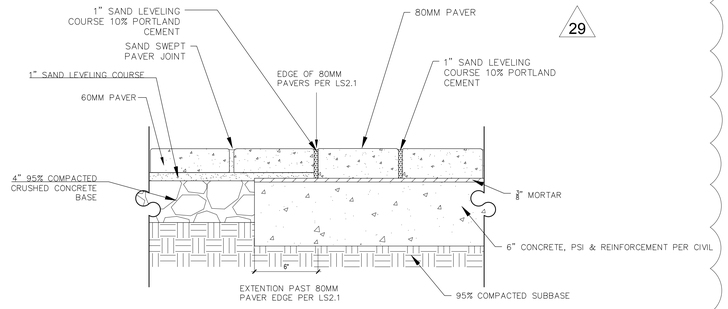
ISSUE FOR CONSTRUCTION



NOTE: ALL CONCRETE SHALL BE 3,000PSI CONCRETE AT 28 DAYS WITH 6X6 WELDED WIRE MESH REINFORCEMENT CENTERED IN SLAB

01 TYPICAL CONCRETE TO REINFORCED PAVER DETAIL

NTS



02 TYPICAL PEDESTRIAN PAVERS TO VEHICULAR PAVERS

NTS

PROJECT #:

DRAWN BY: EZ

CHECKED BY: SD

Jerry Pate Design
301 SCHUBERT DRIVE · PENSACOLA, FL 32504
850.479.4653 WWW.JERRYPATEDESIGN.COM

REGISTERED LANDSCAPE ARCHITECT JERRY PATE LARC0001667 STATE OF FLORIDA
INVALID WITHOUT SIGNATURE

ISSUE DATE	DESCRIPTION
01/13/2017	R12-LANDSCAPE DEV.
04/26/2017	ARB REVIEW SET
04/27/2017	R14-A21 CONSTRUCTION DOC.
06/19/2017	ASI17-R26
07/11/2017	ASI20-R29
10/06/2017	ASI29-R38
01/12/2018	ASI33-R42
02/14/2018	ASI35-R43

MIXED-USE DEVELOPMENT

JEFFERSON AT ROMANA AT TARRAGONA AT INTENDENCIA

PENSACOLA, FLORIDA

DEVELOPED BY DAILY CONVO, LLC

SHEET TITLE:

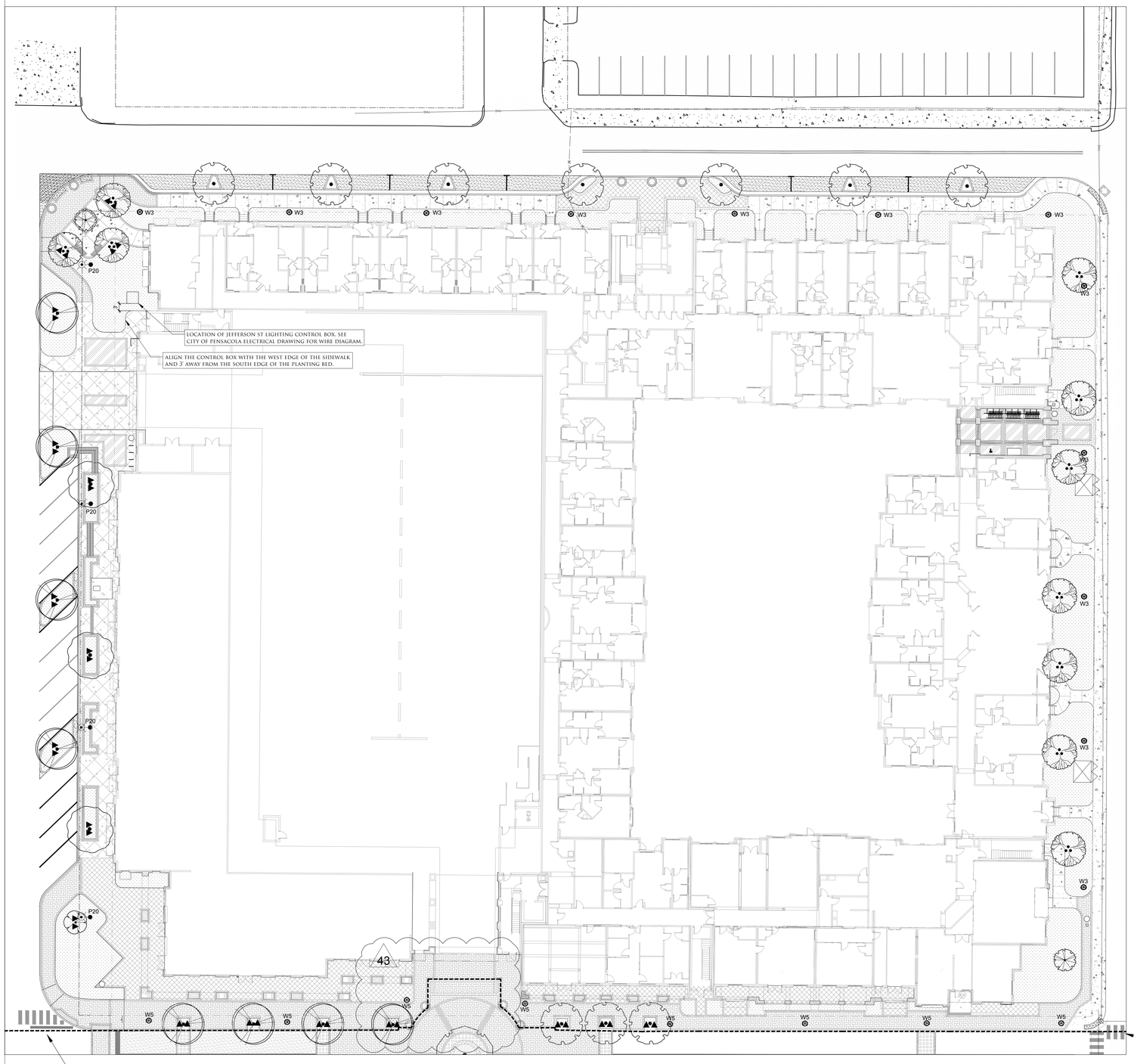
HARDSCAPE DETAILS

SHEET NUMBER:

LS2.4

DATE: 01/13/2017

ISSUE FOR CONSTRUCTION



FIXTURE SCHEDULE

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Light Loss Factor	Wattage	Note
	P20	4	Holophane	MPL2 P20S 40K AS BK TG 3 S mounted on 28' pole.	Esplanade LED, 3 COBs (downlight), 4000K, Teardrop glass and door, Type 3	1	0.9	83	Relocate Existing Jefferson Street Fixture or New Fixtures Supplied by City of Pensacola
	W3	12	Holophane	WSE2 P20 40K AS BK 3 BK 4 P7 mounted on 12' pole	Glass Washington Utility LED, LED Package 20, 39W, 4000K, 120-277V, Type 3 distribution	1	0.9	39	Pole Number: WDA 12 F5J 17 P07 ABG BK
	W5	8	Holophane	WSE2 P20 40K AS BK 3 BK 4 P7 mounted on 12' pole	Glass Washington Utility LED, LED Package 20, 39W, 4000K, 120-277V, Type 5 distribution	1	0.9	39	Pole Number: WDA 12 F5J 17 P07 ABG BK
▲	**LF**	36	Philips	HADCO #B9-DC-A-SP1	Accent line - voltage luminaire LED, 4000K, 120-277V, 10K	1	0.9	33	/

43

REFER TO ELECTRICAL PLANS FOR POWER SOURCE AND CIRCUITRY.
HADCO & SESCO LANDSCAPE ACCENT LIGHTING SHALL BE ON SEPERATE CIRCUITS FROM HOLOPHANE & JEFFERSON STREET POLE FIXTURES

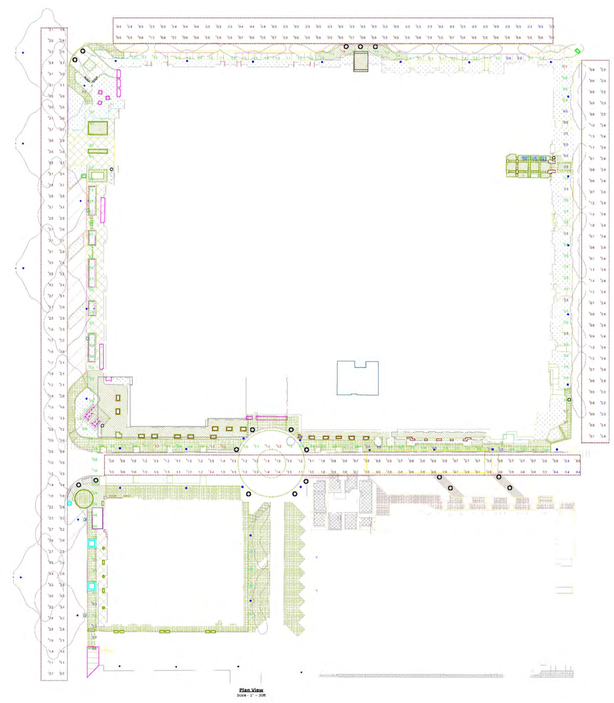
CONTRACTOR SHALL BE RESPONSIBLE FOR A RECESSED ELECTRICAL BOX FOR THE HADCO UPLIGHT MOUNTING.

LIGHTS SHALL BE FIELD LOCATED BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL CONTACT OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. 43

CALCULATION SUMMARY

Description	Unit	Avg	Max	Min	Max/Min	Avg/Min
Intendencia St.	Fc	0.9	1.4	0.4	3.5:1	2.3:1
Jefferson St.	Fc	2.5	4.1	0.7	5.9:1	3.6:1
Romana St.	Fc	0.5	1	0.3	3.3:1	1.7:1
Tarragonna St.	Fc	0.6	1.4	0.3	4.7:1	2.0:1
Sidewalk Intendencia	Fc	0.8	1.2	0.5	2.4:1	1.6:1
Sidewalk Jefferson	Fc	0.9	3.5	0.3	11.7:1	3.0:1
Sidewalk Romana	Fc	1.3	1.8	0.9	2.0:1	1.4:1
Sidewalk Tarragonna	Fc	0.6	0.7	0.5	1.4:1	1.2:1

PHOTOMETRICS PROVIDED BY ACUITY BRANDS LIGHTING.



20 0 10 20
SCALE: 1" = 20'

PROJECT #:
DRAWN BY: EZ
CHECKED BY: SD

Jerry Pate Design
301 SCHUBERT DRIVE · PENSACOLA, FL 32504
850.479.4653 WWW.JERRYPATEDESIGN.COM

LICENSED LANDSCAPE ARCHITECT JERRY STEVE DANA No. 6667 STATE OF FLORIDA
INVALID WITHOUT SIGNATURE

ISSUE DATE	DESCRIPTION
01/13/2017	R12-LANDSCAPE DEV.
04/26/2017	ARB REVIEW SET
04/27/2017	R14-&21 CONSTRUCTION DOC.
06/19/2017	ASI17-R26
07/11/2017	ASI20-R29
10/06/2017	ASI29-R38
01/12/2018	ASI33-R42
02/14/2018	ASI35-R43

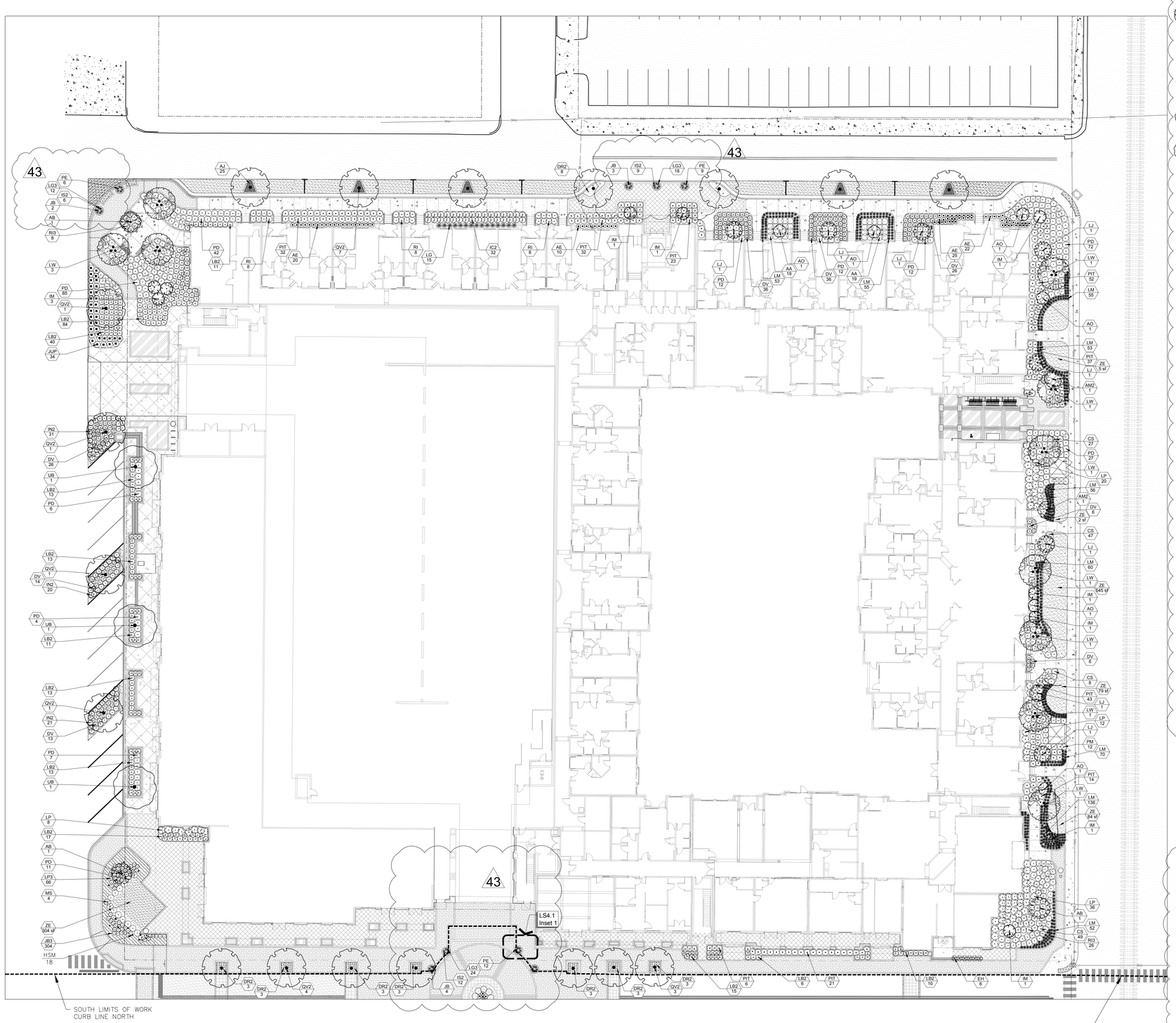
MIXED-USE DEVELOPMENT
JEFFERSON AT ROMANA AT INTENDENCIA
PENSACOLA, FLORIDA
DEVELOPED BY DAILY CONVO, LLC

SHEET TITLE:
LIGHTING PLAN

SHEET NUMBER:
LS3.1

DATE: 01/13/2017

ISSUE FOR CONSTRUCTION



PLANT SCHEDULE APARTMENT

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
	AM2	2	Acer palmatum ``Manyo No Sato`` / Manyo No Sato Japanese Maple	15gal	1.5"Cal	5-6` HT
	AB	2	Acer palmatum `Bloodgood` / Bloodgood Japanese Maple	FG	3.5"-4"Cal	10`-12`H
	AS2	1	Acer palmatum `Seiryu` / Seiryu Japanese Maple	B & B	3.5"-4"Cal	9-11` H
	AO	6	Acer palmatum 'Orangeola' / Orangeola Japanese Maple	15gal	1.5"Cal	5-6` HT
	IM	10	Ilex x `Mary Nell` / Mary Nell Holly	FG	Varies	6`-8` HT
	JB	9	Juniperus chinensis `Blue Point` / Blue Point Juniper	3 gal	Specimen	2-3` HT
	LW	10	Lagerstroemia x `Natchez` / White Crape Myrtle Multi-Trunk	FG	Varies	12-15` HT
	LJ	8	Ligustrum japonicum / Tree Form Japanese Ligustrum	FG	Varies	6`-8` HT
	QV2	18	Quercus virginiana / Southern Live Oak	FG	3" DBH	16`-18` HT
	UB	3	Ulmus parvifolia `Bosque` / Bosque Elm	FG	3" DBH	14`-16` HT

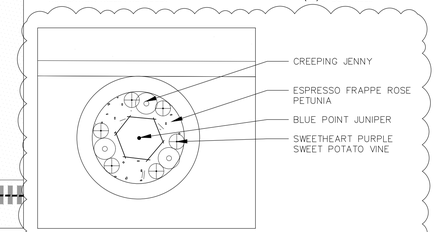
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	SPEC	SPACING
	AE	77	Aspidistra elatior / Cast Iron Plant	3 gal	18" OA	FTB, SP	24" o.c.
	AA	38	Azalea Encore `Autumn Angel` TM / Autmn Angel Azalea	3 gal	18" OA	FTB, SP	36" o.c.
	CS	131	Camellia sasanqua `Shishi-Gashira` / Camellia	3 gal	36" OA	SP	36" o.c.
	DV	163	Daniellia tasmanica `Variegata` / Varigated Flax Lily	3 gal	12" OA	Full Pot	30" o.c.
	EH	6	Equisetum hyemale / Horsetail Reed Grass	3 gal	12" OA	Full Pot	30" o.c.
	IC2	32	Ilex cornuta `Carissa` / Carissa Holly	3 gal	18" OA	FTB, SP	36" o.c.
	IN2	72	Ilex vomitoria `Nana` / Dwarf Yaupon	3 gal	18" OA	FTB, SP	30" o.c.
	IS2	27	Ipomoea batatas `Sweet Caroline Sweetheart Purple` / Sweetheart Purple Sweet Potato Vine	4" POT			8" o.c.
	JUP	34	Juniperus chinensis `Parsonii` / Parsoni Juniper	3 gal	30" OA	FTB, SP	36" o.c.
	LM	590	Liriope muscari `Big Blue` / Big Blue Liriope	1 gal	12" OA	Full Pot	18" o.c.
	LG	15	Liriope muscari `Evergreen Giant` / Evergreen Giant Border Grass	3 gal	18" OA	Full Pot	30" o.c.
	LB2	247	Lomandra longifolia `Breeze` / Breeze Grass	3 gal	18" OA	Full Pot	30" o.c.
	LP	76	Loropetalum chinense `Purple Diamond` / Fringe Flower	3 gal	24" OA	FTB, SP	42" o.c.
	LP3	67	Loropetalum chinense `Purple Pixie` / Purple Pixie Loropetalum	3 gal	36" OC	FTB, SP	24" o.c.
	LG3	54	Lysimachia nummularia `Goldilocks` / Creeping Jenny	1 gal	12" OA		6" o.c.
	MS	4	Miscanthus sinensis `Adagio` / Adagio Eulalia Grass	3 gal	18" OA	FTB, SP	36" o.c.
	PIT	260	Pittosporum tobira `Variegated Dwarf` / Variegated Dwarf Pittosporum	3 gal	18" OA	Full Pot	36" o.c.
	PD	290	Podocarpus macrophyllus `Dwarf Pringles` / Dwarf Podocarpus	3 gal	36" OA	Full Pot	36" o.c.
	PM	12	Podocarpus macrophyllus maki / Shrubby Yew	3 gal	18" OA	FTB, SP	36" o.c.
	RI	24	Rhaphiolepis indica / Indian Hawthorn `Snow White`	3 gal	30" OA	FTB, SP	36" o.c.
	RI3	34	Rosa x `Icy Drift` / Icy Drift Rose	3 gal	18" OA	SP	36" o.c.

GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	SPAC	SPACING
	DR2	30	Delosperma dyeri `Red Mountain` / Red Mountain Iceplant	1 gal	24" OA		36" o.c.
	JB3	304	Juniperus conferta `Blue Pacific` / Blue Pacific Juniper	1 gal	12" OA		12" o.c.
	PE	27	Petunia x hybrida Espresso Frappe Rose / Espresso Frappe Rose Petunia	4" Pot	12" OA		12" o.c.
	AJ	25	Trachelospermum asiaticum `Asiatic` / Asiatic Jasmine	1 gal	12" OA		24" o.c.
	ZE	1,020 sf	Zoysia japonica `Emerald` / Emerald Zoysia	sod	N/A		
	HSM	18	HISTORIC PENSACOLA STREET MARKERS PROVIDED BY OWNERS, SEE DETAIL 2/LS5.2				

NOTE: ROOT BARRIER TO BE INSTALLED AT THE EDGE OF HARDSCAPE WITH 7 LIVE OAKS ON ROMANA STREET, 3 ELMS ON JEFFERSON STREET, AND 7 LIVE OAKS ON INTENDENCIA STREET.

PROTECTED TREE MITIGATION:

PROTECTED TREES REMOVED:	=	5 TREES 98 DBH
MITIGATION TREES REQUIRED: (PER CH. 12-6, LAND DEVELOPMENT CODE)	=	18 TREES MIN. 3" DBH
MITIGATION TREES PROVIDED:	=	(18) 3" DBH TREES



Inset 1 1"=2' 43

N

20 0 10 20
SCALE: 1" = 20'

PROJECT #:
DRAWN BY: EZ
CHECKED BY: SD

Jerry Pate Design
301 SCHUBERT DRIVE · PENSACOLA, FL 32504
850.479.4653 WWW.JERRYPATEDESIGN.COM

JERRY E. PATE, JR. REGISTERED LANDSCAPE ARCHITECT LA0666743 STATE OF FLORIDA
INVALID WITHOUT SIGNATURE.

ISSUE DATE	DESCRIPTION
01/13/2017	R12-LANDSCAPE DEV.
04/26/2017	ARB REVIEW SET
04/27/2017	R14-A21 CONSTRUCTION DOC.
06/19/2017	ASI17-R26
07/11/2017	ASI20-R29
10/06/2017	ASI29-R38
01/12/2018	ASI33-R42
02/14/2018	ASI35-R43

MIXED-USE DEVELOPMENT
JEFFERSON AT ROMANA AT INTENDENCIA
PENSACOLA, FLORIDA
DEVELOPED BY DAILY CONVO, LLC

SHEET TITLE: LANDSCAPE PLAN

SHEET NUMBER: LS4.1

DATE: 01/13/2017

ISSUE FOR CONSTRUCTION

GENERAL NOTES

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.
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.
3. One Year Landscape Maintenance:

   The Establishment Period for watering and maintenance by the Contractor shall be 365 days. The Contractor shall request an Establishment Period Inspection at the end of the 365 day Establishment Period. A representative from the Owner who is responsible for the maintenance shall be in attendance at the establishment period inspection.
4. 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. Landscape improvements shall be installed by the Contractor in accordance with the most current FDOT Standard Specification 580, and any other planting specifications included in the Construction Documents.
6. 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 at the spacing indicated on the planting legend.
7. Planting for all plant material and the protection of existing trees to remain shall be in accordance with the most current FDOT Design Standard Index 987, and the details in the Construction Documents.
8. The Contractor shall insure that, 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.
9. The Contractor shall not bring any hazardous materials onto the job site. If the Contractor needs hazardous materials to perform the contracted work, the contractor shall request, in writing, advance permission from the Owner. If any known or suspected hazardous material is found on the project, the Contractor shall immediately notify the Owner.
10. 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 Owner.

PLANTING BED PREPARATION

1. 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. No parking lot sub-base or asphalt material shall remain in planting beds. Contractor shall install soil chimneys reference to detail 1&3 LS501 as necessary.
2. 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.
3. Contractor shall amend soil with a minimum 1' of new topsoil to all planting beds. The mixture of topsoil shall be 2/3 loamy sand and 1/3 mushroom compost to ensure plant material has a sufficient amount of nutrients to establish. Loamy sand soil used shall consist of 60% - 80% Sand, 10% - 30% Silt, and 0% - 20% Clay according to NRCS USDA soil classification chart.
4. Representative soil samples (3 minimum) from varying areas throughout the project shall be taken and provided to the owner's representative. Based upon the soil sample results and recommendations from the testing laboratory, the contractor shall incorporate all soil amendments / fertilizer necessary to correct any soil deficiencies so that optimal plant health can occur.
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. All planting bed areas shall be treated with a pre-emergent herbicide to assure that weeds will be controlled. If pre-emergent is a granular product the pre-emergent shall be installed after after all plants and mulch are installed in each bed. Granular pre-emergent shall be watered in to activate within 24 hours of application or time frame specified by manufacturer.Water used to activate granular pre-emergent shall come from an overhead source, not from a drip irrigation system.

UTILITY NOTES

1. The locations of the utilities shown on the plans should be considered approximate only, and interpolations between these points have not been verified.
2. The Contractor shall notify all utilities two business days prior to demolition and/or excavation. Call "Sunshine State One Call System" 1-800-432-4770 (or811) so that underground utilities may be field located.
3. The Contractor shall coordinate with the utility companies during construction. No Utility is to be relocated. Planting shall be adjusted horizontally, at the direction of the landscape architect, to address any Utility conflicts.

365-DAY ESTABLISHMENT PERIOD MAINTENANCE PLAN

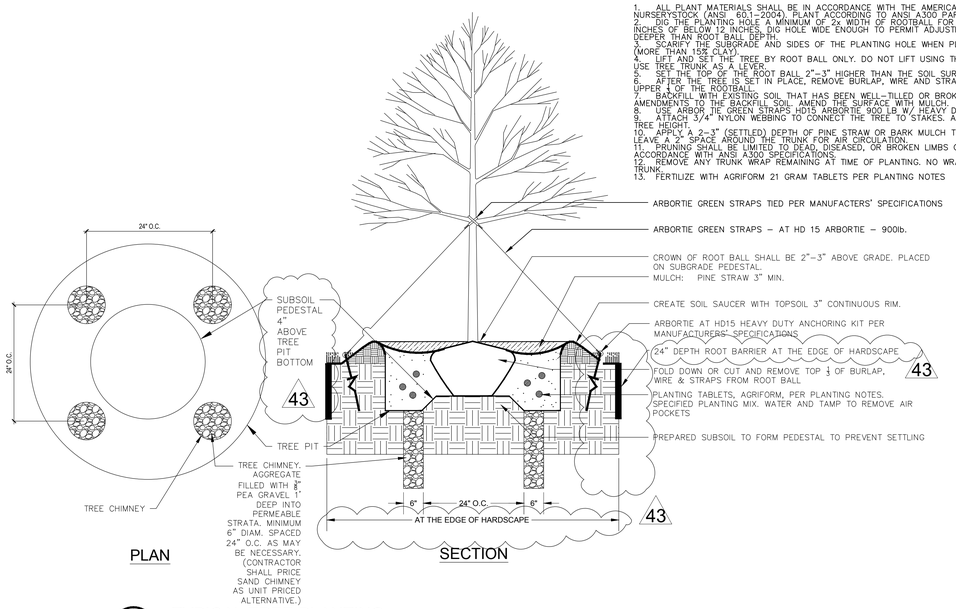
The following maintenance operations shall be performed by the Contractor during the 365 Day Establishment Period. The Contractor shall assume responsibility for the proper maintenance, survival, and condition of all plants and irrigation components for a period of one year after the final installation acceptance of all work under the contract. At a minimum, maintenance shall occur weekly from April through October, and twice a month from November through March. The contractor shall include this 365 day maintenance within their bid. Work shall include all labor, material, equipment, supplies, and services required for the maintenance.

The Contractor shall follow accepted horticultural practices to keep the project attractive and clean in appearance and maintain all plants in a healthy, vigorous condition. All work shall be performed in a professional manner, using quality equipment, methods and materials, all of which must be maintained and operated to the highest industry standards. The workers shall be neat in appearance, wear a uniform which identifies the contractor, and perform their work in a professional manner.

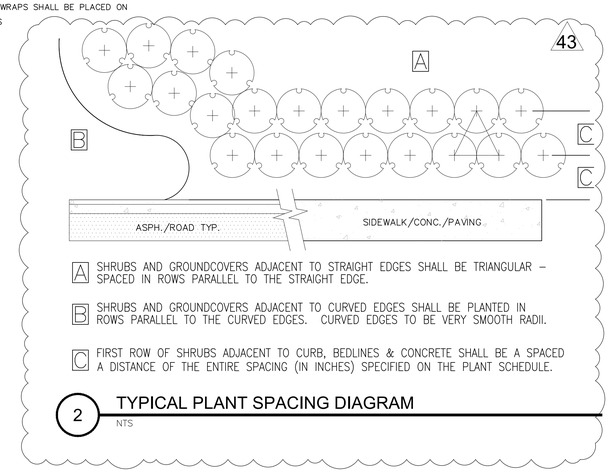
1. Representative soil samples (3 minimum) from varying areas throughout the project shall be taken and provided to the owner's representative at the 6-month point of the establishment period. Based upon the soil sample results and recommendations from the testing laboratory, the contractor shall incorporate all soil amendments / fertilizer necessary to correct any soil deficiencies so that optimal plant health can occur.
2. Fertilizer: During the establishment period, at a frequency necessary based on plant growth monitoring and soil analysis.
3. Weeding / Edging:
   a. Weeding - All planting areas shall remain weed free during the establishment period. Manual removal of weeds is preferable to control by herbicide.
   b. Edging - All applicable concrete walks and curbing shall be edged as needed to maintain a neat appearance. All beds shall be edged as needed to maintain definition of the original outline approved by the landscape architect.
4. Herbicides / Pesticides:
   a. Pre-emergent weed control is required in all bed areas. Post emergent weed control shall be applied as needed to control weed growth in landscape beds and any pavement cracks. Pre-emergent weed control shall be applied two to three times per growing season. All personnel involved in the chemical program are to receive proper training and follow the operating guidelines provided by the FDOT for chemical control. Contact the Escambia County Extension Service for additional information regarding herbicides, pesticides, and required licenses.
   b. Remove mechanically or by herbicide treatment all invasive exotic species, including aquatics, found during the establishment period on an as-needed basis. This includes all noxious weeds, Florida Exotic Pest Plant Council Category 1 and Category 2 listed plants.
   c. Provide plant material insect and disease control inspections continually during the establishment period and treat as necessary.
5. Pruning: Prune all plants as necessary to maintain proper form, health and vigor during the establishment period. Pruning into geometric shapes is to be avoided. The contractor shall not pollard the trees.
6. Mulch:
   a. All planting beds are to be mulched.
   b. Replenish all mulch one month before the end of the establishment period. The cost of this replenishment must be included with the Contractor's bid. During this replenishment, the new mulch is to be spread to a depth of 1.5 inches such that none of the old or previously laid mulch is visible. The contractor is responsible for accurate measurements of all mulch areas as part of the bid process. During the establishment period the contractor is responsible for spot mulching all bare soil areas that may have occurred.
   c. All pine straw shall be 'high grade' from the 'improved' slash pine tree with a minimum needle length of eight inches.
7. Irrigation: Maintain the irrigation system and well, and provide sufficient water to ensure plant material health during the establishment. Overwatering is recognized to be as serious a detriment to plant health as under-watering and shall be avoided. Irrigation runtimes shall be established and adjusted using plant water use, ET, as a guide. Rainfall shall be factored into irrigation runtime.
8. Litter Pick-Up: During the establishment period, ensure litter pickup, including but not limited to debris such as paper, cans, bottles, sticks, etc.
9. Staking: Contractor shall maintain all tree-bracing for the duration of the establishment period. Contractor to remove all tree bracing immediately prior to the end of the establishment period.

PLANTING NOTES

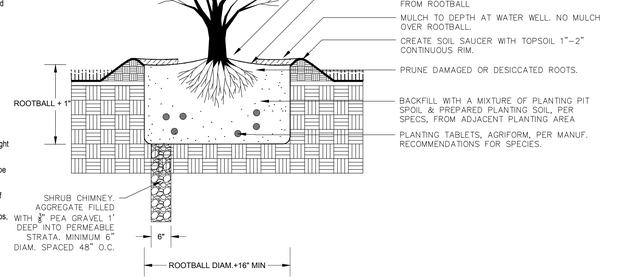
1. The landscape installation must be properly sequenced with other construction so that the landscape is not damaged by other work/trades and vice versa.
2. The Contractor shall verify the existence of and stake all utilities prior to construction. Excavation of plant pits located within 5' of utilities 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.
3. All plants shall meet size, container, and spacing specifications as shown in the plant schedule. 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.
4. 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. Notify the landscape architect a minimum of one week prior to plant delivery to schedule on-site inspection upon delivery. Installed plant material not meeting specifications shall be removed and replaced at contractor's expense. All plants must be brought to the site free of weeds. Additionally, 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.
5. All plant materials indicated with a gallon size shall be container grown and within a container appropriate for the plant size. Root bound plants shall not be accepted. No substitutions shall be permitted without prior approval of the landscape architect.
6. 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 bedline locations for approval of landscape architect prior to any installation.
7. The Contractor shall conduct representative soil analysis prior to the installation of any plant material. The Contractor shall notify the landscape architect of any improper soil condition including nutritional deficiencies, poor drainage, 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. The soil sample test results shall include, at a minimum, pH, primary macronutrients, micronutrients, percentage of organic matter, and soil texture. Submit all soil samples and amendment recommendations to the landscape architect for review. The contractor is ultimately responsible for all appropriate soil amendments and a properly prepared finished soil layer in accordance with FDOT Standard Specifications 162 and 967.
8. 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.
9. The Contractor shall coordinate with all other trades and plans in preparing planting areas, including final grade elevations.
10. 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, burlap wrapping shall stay in place. For 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, pine straw or hay covering the rootballs. Trees shall not be stored lying down. If trees have plastic trunk protectors, the protectors may stay in place prior to planting but shall not be left on indefinitely.
11. Plant shrubs in circular pits with a diameter 16" greater than rootball or container.
12. Plant trees in circular pits with a diameter 36" greater than rootball or container.
13. Fertilize all trees with agriform 21 gram tablets, slow release 20-10-5 analysis with one tablet per ½" of trunk diameter.
14. The Contractor shall notify the landscape architect a minimum of 48 hours prior to completion to schedule a final walkthrough. A final walkthrough shall not be performed if previous punch lists are not completed.
15. 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. The Contractor shall also be responsible for providing sufficient water to the plants during this time, and repairing erosion areas.
16. The Contractor shall supply the landscape architect with electronic as-built drawings within 30 days of project acceptance.
17. Refer to current FDOT Standard Specifications and Design Standard Indices, the General Notes, and all other notes within the Contract Documents for additional requirements.
18. One year warranty on all plants and labor



1 TYPICAL TREE PLANTING
NTS

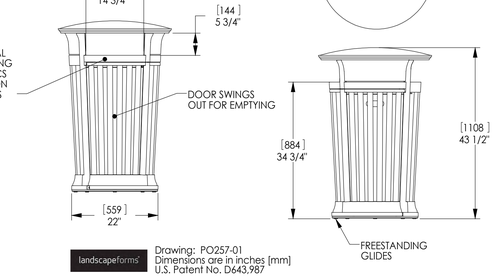


2 TYPICAL PLANT SPACING DIAGRAM
NTS

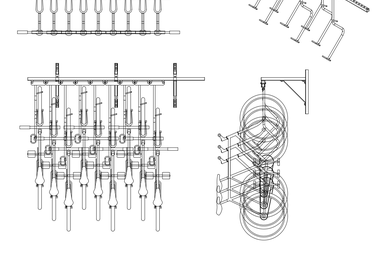


3 TYPICAL SHRUB PLANTING - BARE ROOT
NTS

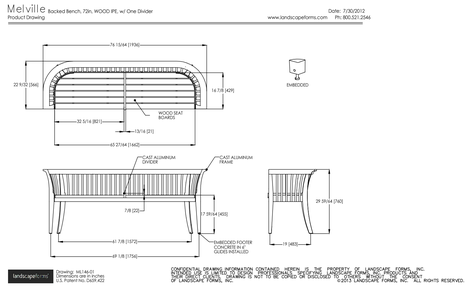
Poe Side Opening Receptacle, 34 Gallon, standard opening
Product Drawing



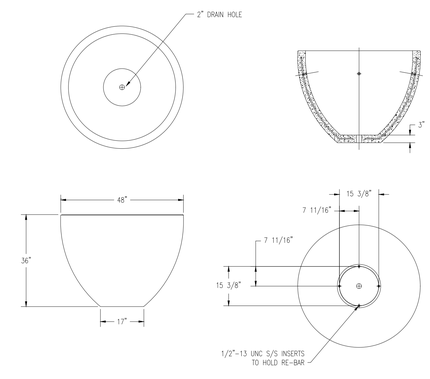
4 SIDE OPENING RECEPTACLE, BRONZE - LANDSCAPE FORMS POE
NTS



5 DERO BIKE FILE, SILVER MOUNTED TO THE WALL
NTS

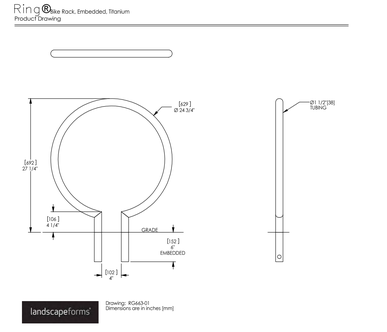


6 EMBEDDED BENCH, BRONZE, ONE DIVIDER - LANDSCAPE FORMS MELVILLE
NTS



7 WAUSAU TF4122 PLANTER DETAIL A25 BROWN
NTS

Ring® Bike Rack, Embedded, Titanium
Product Drawing



8 RING BIKE RACK, TITANIUM - LANDSCAPE FORMS
NTS

Jerry Pate Design
301 SCHUBERT DRIVE · PENSACOLA, FL 32504
850.479.4653 WWW.JERRYPATEDESIGN.COM

LICENSED LANDSCAPE ARCHITECT JERRY WAYNE PATE LA0001743 STATE OF FLORIDA
INVALID WITHOUT SIGNATURE

PROJECT #:
DRAWN BY: EZ
CHECKED BY: SD

ISSUE DATE	DESCRIPTION
01/13/2017	R12-LANDSCAPE DEV.
04/26/2017	ARB REVIEW SET
04/27/2017	R14-&21 CONSTRUCTION DOC.
06/19/2017	ASI17-R26
07/11/2017	ASI20-R29
10/06/2017	ASI29-R38
01/12/2018	ASI33-R42
02/14/2018	ASI35-R43

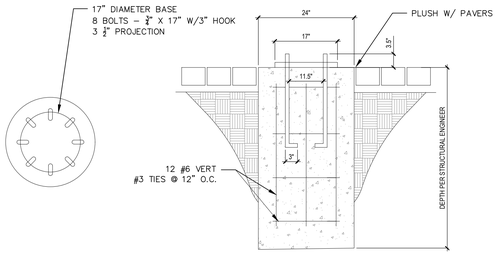
MIXED-USE DEVELOPMENT
JEFFERSON AT ROMANA AT TARRAGONA AT INTENDENCIA
PENSACOLA, FLORIDA
DEVELOPED BY DAILY CONVO, LLC

SHEET TITLE:
DETAILS

SHEET NUMBER:
LS5.1

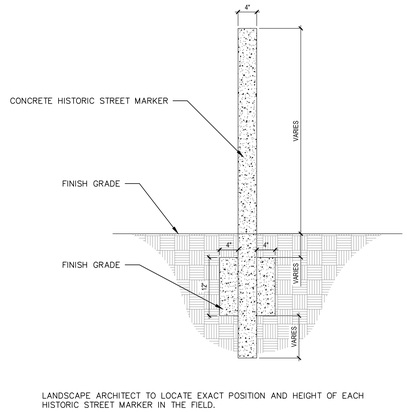
DATE: 01/13/2017

ISSUE FOR CONSTRUCTION



1 LIGHT POLE BASE DETAIL - W3 & W5 FIXTURES

NTS

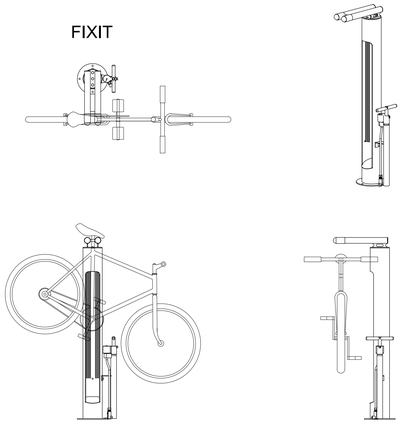


LANDSCAPE ARCHITECT TO LOCATE EXACT POSITION AND HEIGHT OF EACH HISTORIC STREET MARKER IN THE FIELD.

2 HISTORIC STREET MARKER

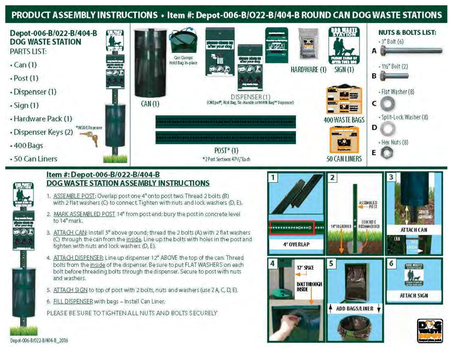
NTS

SUPPLIED BY OWNER



3 DERO FIXIT W/ AIR KIT2, SILVER

NTS



4 DOG WASTE STATION WITH ROLL BAG SYSTEM

NTS

DEPOT-006-B

PROJECT #:

DRAWN BY: EZ

CHECKED BY: SD

Jerry Pate Design
301 SCHUBERT DRIVE · PENSACOLA, FL 32504
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REGISTERED LANDSCAPE ARCHITECT JERRY PATE NUMBER 666 STATE OF FLORIDA
INVALID WITHOUT SIGNATURE

ISSUE DATE	DESCRIPTION
01/13/2017	R12-LANDSCAPE DEV.
04/26/2017	ARB REVIEW SET
04/27/2017	R14-A21 CONSTRUCTION DOC.
06/19/2017	ASI17-R26
07/11/2017	ASI20-R29
10/06/2017	ASI29-R38
01/12/2018	ASI33-R42
02/14/2018	ASI35-R43

MIXED-USE DEVELOPMENT
JEFFERSON AT ROMANA AT TARRAGONA AT INTENDENCIA
PENSACOLA, FLORIDA
DEVELOPED BY DAILY CONVO, LLC

SHEET TITLE:

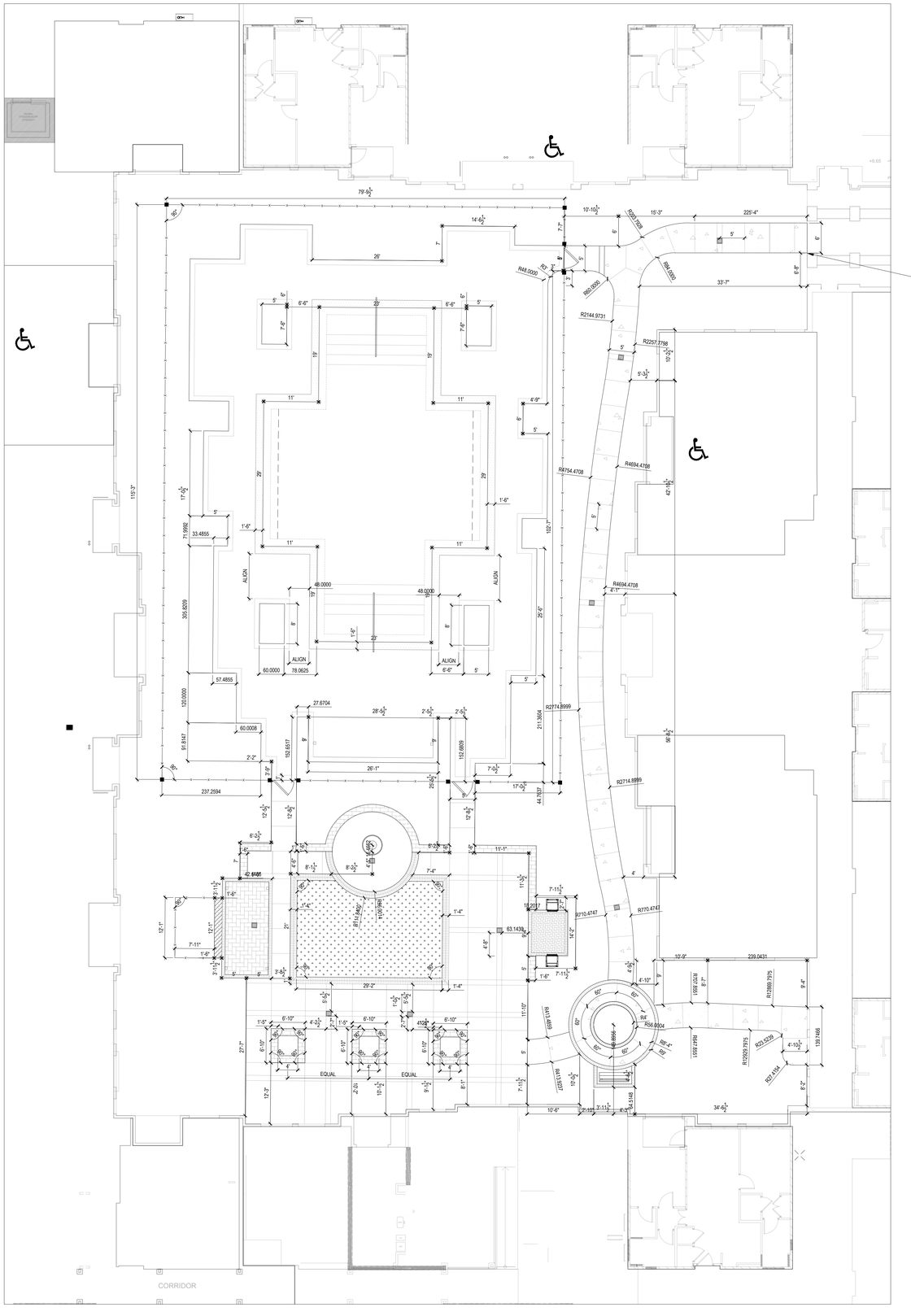
DETAILS

SHEET NUMBER:

LS5.2

DATE: 01/13/2017

ISSUE FOR CONSTRUCTION



PROJECT #:

DRAWN BY: BA

CHECKED BY: SD

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

REGISTERED LANDSCAPE ARCHITECT
STEVE DAVIS
LA6667043
STATE OF FLORIDA

ISSUE DATE	DESCRIPTION
01/13/2017	R12-LANDSCAPE DEV.
04/26/2017	ARB REVIEW SET
04/27/2017	R14-Δ21 CONSTRUCTION DOC.

MIXED-USE DEVELOPMENT

JEFFERSON AT ROMANA AT TARRAGONA AT INTENDENCIA
PENSACOLA, FLORIDA
DEVELOPED BY DAILY CONVO, LLC

SHEET TITLE:
LAYOUT PLAN

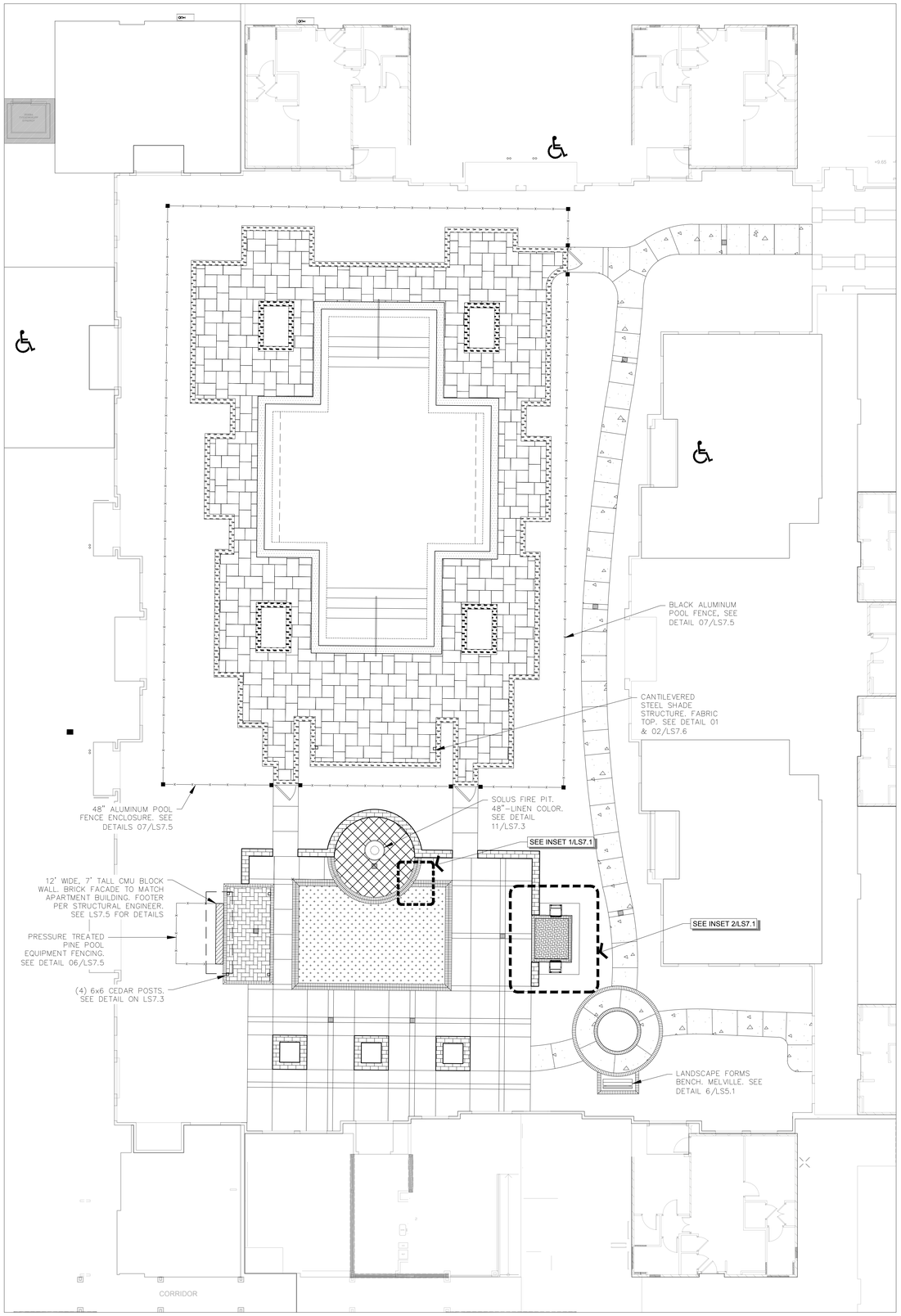
SHEET NUMBER:
LS6.1

DATE: 01/13/2017

ISSUE FOR CONSTRUCTION

SCALE: 1" = 10'

NOTE: ALL PLANTERS, BENCHES, BIKE RACKS, RECEPTACLES, BIKE FILES, DOG WASTE STATIONS, BIKE FIX, GRILLS SHALL NOT BE INCLUDED IN THE GENERAL CONTRACTOR'S BASE BID.



SALT-PITTED CONCRETE

4X8 USA HARDSCAPES PAVER
50% RED, 25% 03-ORANGE, 25% DARK BROWN. HERRINGBONE PATTERN

PLAZASTONE 12X12, HARDSCAPES USA:
SANDSTONE & BUFF COLORS
CHECKERBOARD PATTERN

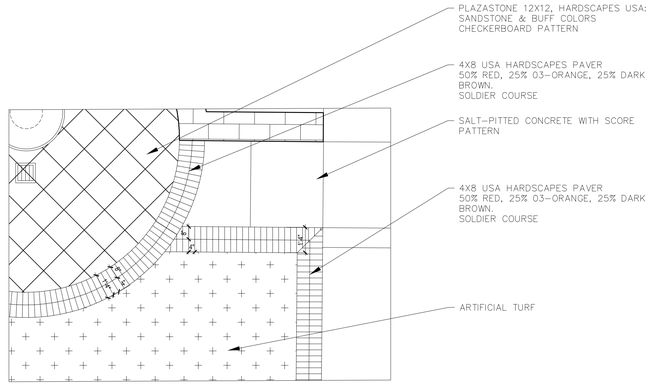
ARTISTIC PAVERS FLORIDA SERIES SHELLOCK
-IVORY
-HOPSCOTCH DIAMOND PATTERN
-12x12 & 16X16 SIZE PAVERS

18" SEATWALL
-SEE DETAIL 02/LS2.3

ARTISTIC PAVERS FLORIDA SERIES SHELLOCK
-CAFE
-12x12 SIZE PAVERS

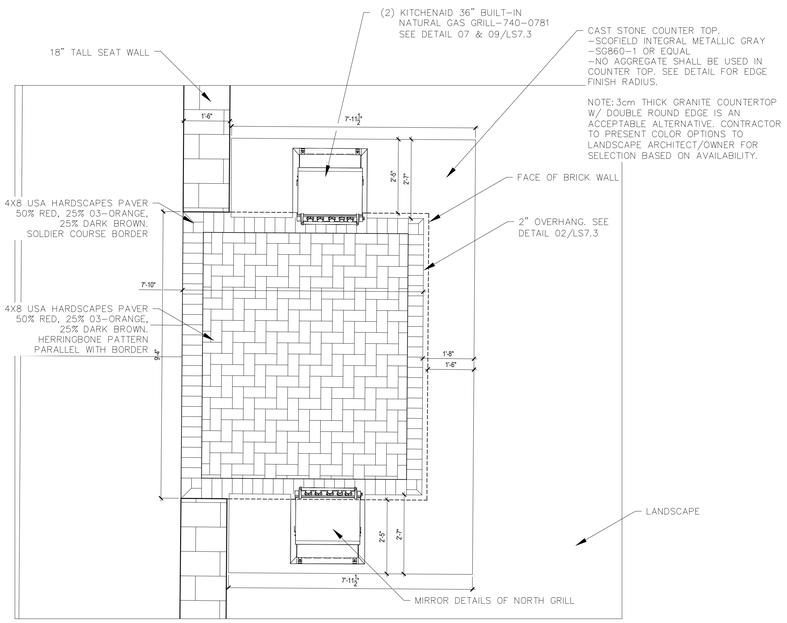
ARTISTIC PAVERS FLORIDA SERIES SHELLOCK
-CAFE
-12x12 SIZE PAVERS WITH BULLNOSE COPING

ARTIFICIAL TURF



01 4X8 PAVING DETAIL AROUND ARTIFICIAL TURF

N.T.S.



02 OUTDOOR KITCHEN INSET DETAIL

SCALE: 1"=2'

N

10 0 5 10

SCALE: 1" = 10'

PROJECT #:
DRAWN BY: BA
CHECKED BY: SD

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

REGISTERED LANDSCAPE ARCHITECT STEVE DAVIS LA6667043 STATE OF FLORIDA

ISSUE DATE	DESCRIPTION
01/13/2017	R12-LANDSCAPE DEV.
04/26/2017	ARB REVIEW SET
04/27/2017	R14-&21 CONSTRUCTION DOC.

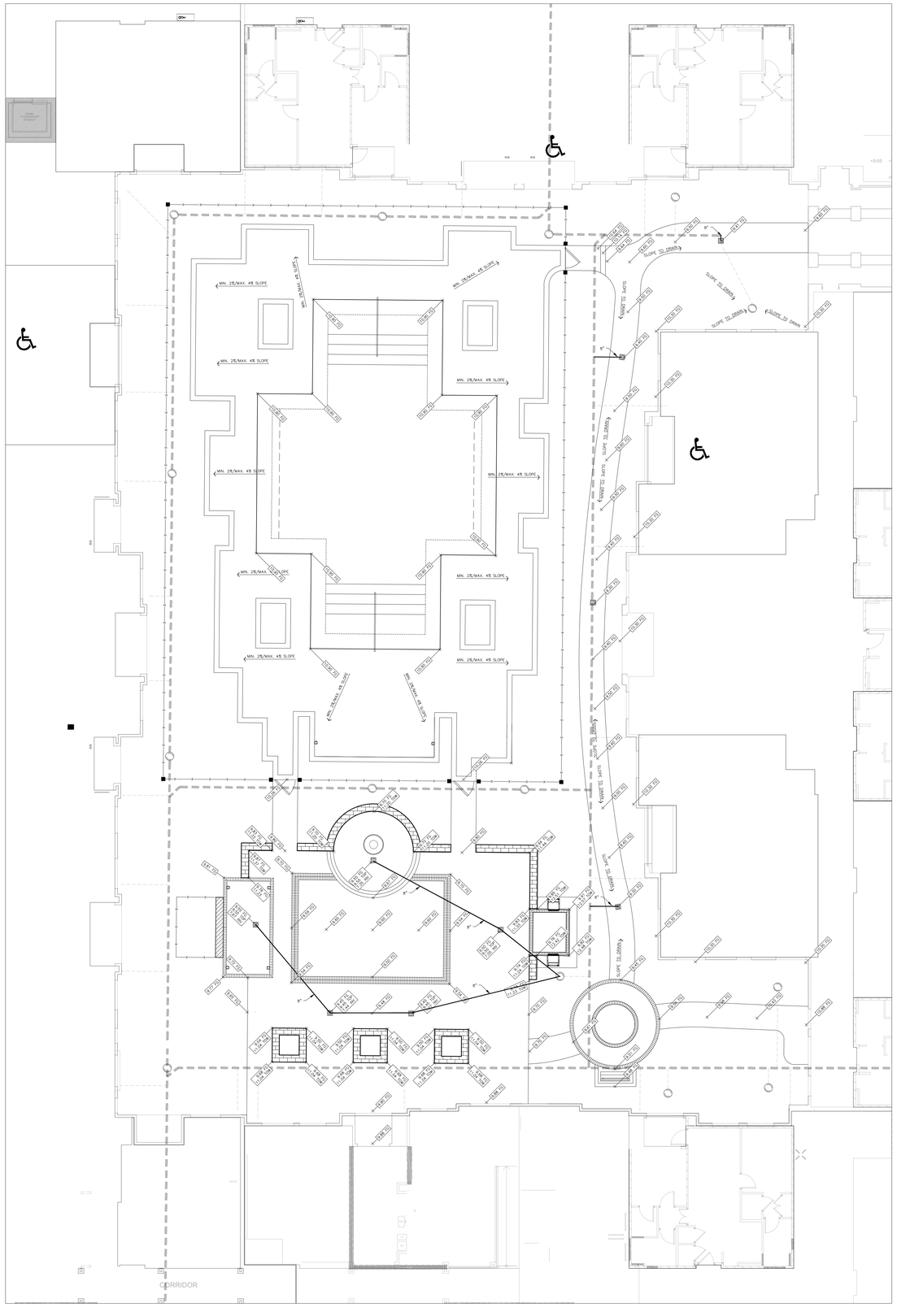
MIXED-USE DEVELOPMENT
JEFFERSON AT ROMANA AT TARRAGONA AT INTENDENCIA
PENSACOLA, FLORIDA
DEVELOPED BY DAILY CONVO, LLC

SHEET TITLE: HARDSCAPE PLAN

SHEET NUMBER: LS7.1

DATE: 01/13/2017

ISSUE FOR CONSTRUCTION



DRAINAGE SCHEDULE

- (9) NYLOPLAST IN-LINE 12" DRAIN W/ H-10 12" PEDESTRIAN CAST IRON GRATE (MODEL 1299CGP). BLACK FINISH. SEE DETAILS 07 & 08 / LS7.4

- ADS N12 DRAINAGE PIPE - AS SIZED

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

REGISTERED LANDSCAPE ARCHITECT STEVE DAVIS LA6667043 STATE OF FLORIDA

PROJECT #:
DRAWN BY: BA
CHECKED BY: SD

ISSUE DATE	DESCRIPTION
01/13/2017	R12-LANDSCAPE DEV.
04/26/2017	ARB REVIEW SET
04/27/2017	R14-Δ21 CONSTRUCTION DOC.

MIXED-USE DEVELOPMENT
JEFFERSON AT ROMANA AT TARRAGONA AT INTENDENCIA
PENSACOLA, FLORIDA
DEVELOPED BY DAILY CONVO, LLC

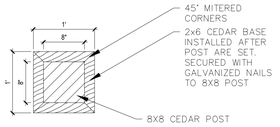
SHEET TITLE:
GRADING/ DRAINAGE PLAN

SHEET NUMBER:
LS7.2

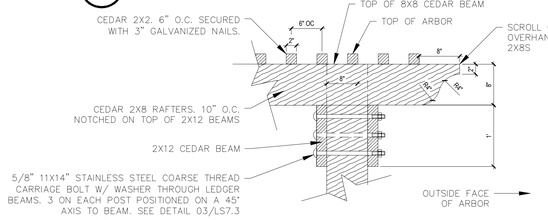
DATE: 01/13/2017

ISSUE FOR CONSTRUCTION

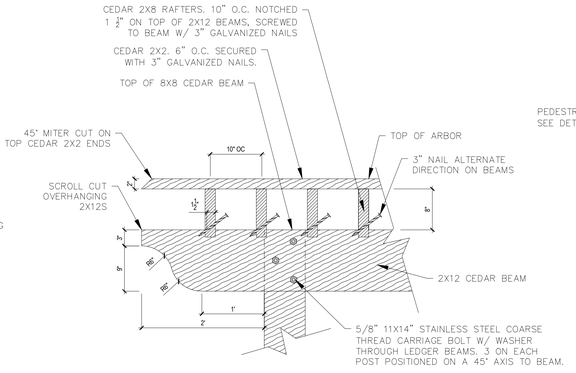
10 0 5 10
SCALE: 1" = 10'



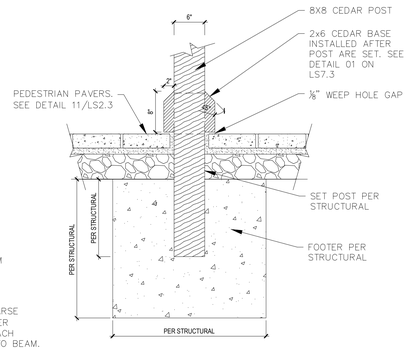
01 PLAN VIEW ARBOR POST AND BASE TRIM
NTS



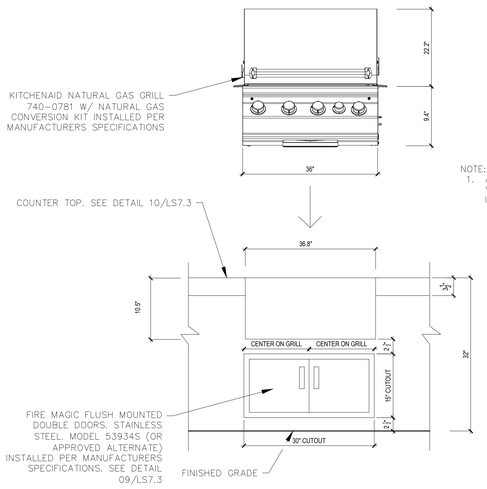
02 SOUTH ARBOR BEAM SECTION DETAIL
NTS



03 EAST ARBOR BEAM SECTION DETAIL
NTS

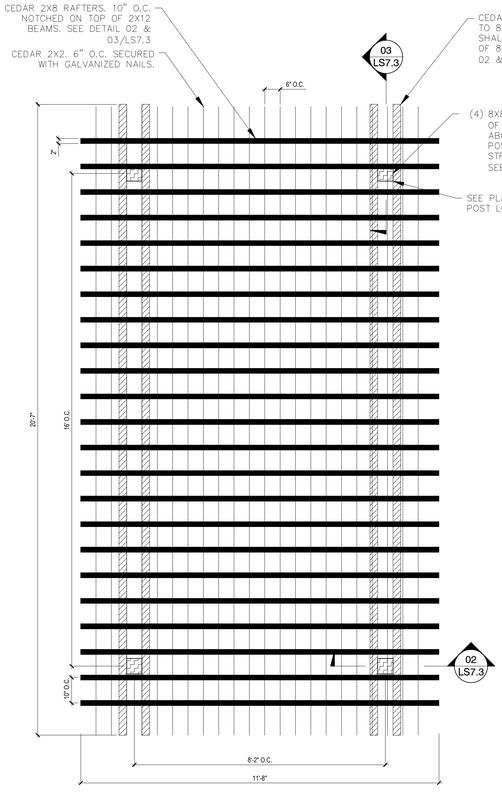


04 ARBOR POST SET SECTION DETAIL
NTS



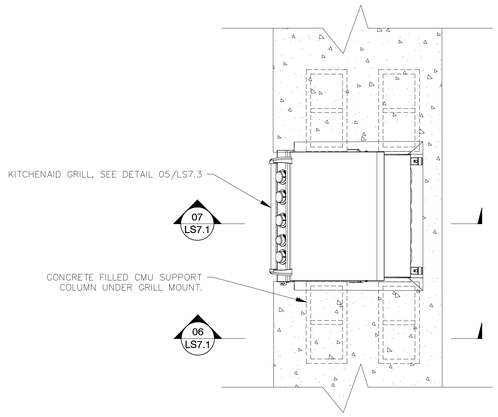
NOTE:
1. ALL DIMENSIONS ARE INFORMATIONAL AND SHALL BE VERIFIED BY CONTRACTOR BASED ON MANUFACTURERS INSTALLATION SPECIFICATIONS.

05 OUTDOOR KITCHEN GRILL INSERT DETAIL
NTS

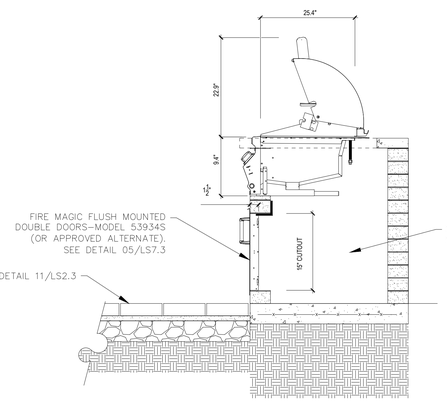


NOTE: ALL CEDAR SHALL BE SEALED WITH A SATIN POLYURETHANE OIL BASED SEALER. SEALING SHALL BE COMPLETED 12 MONTHS AFTER STRUCTURE HAS BEEN COMPLETED.

06 COURTYARD ARBOR DETAIL
NTS



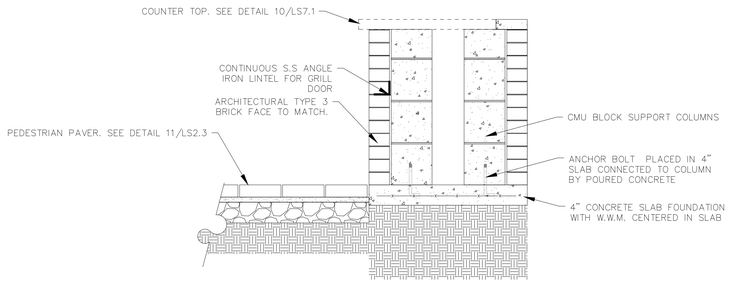
07 GRILL PLAN VIEW/SUPPORT COLUMNS
NTS



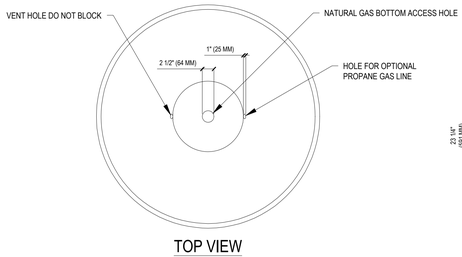
NOTE:
1. ALL DIMENSIONS ARE INFORMATIONAL AND SHALL BE VERIFIED BY CONTRACTOR BASED ON MANUFACTURERS INSTALLATION SPECIFICATIONS.

NOTES:
1. SEE PLUMBING PLAN FOR NATURAL GAS SUPPLY & CONNECTIONS.

09 OUTDOOR KITCHEN GRILL INSERT SECTION DETAIL
NTS



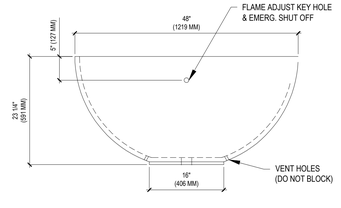
08 OUTDOOR KITCHEN SECTION DETAIL
NTS



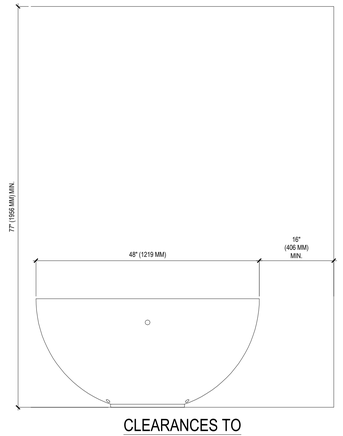
NOTES:
1. 3cm THICK GRANITE COUNTERTOP W/ DOUBLE ROUND EDGE IS AN ACCEPTABLE ALTERNATIVE. CONTRACTOR TO PRESENT COLOR OPTIONS TO LANDSCAPE ARCHITECT/OWNER FOR SELECTION BASED ON AVAILABILITY.

10 OUTDOOR KITCHEN CAST STONE TOP DETAIL
NTS

TOP VIEW



FRONT VIEW



CLEARANCES TO ADJACENT MATERIALS

NOTES:
1. SEE PLUMBING PLAN FOR NATURAL GAS SUPPLY & CONNECTIONS.

11 SOLUS - FIRE PIT - LINEN COLOR - 48" NATURAL GAS W/ AUTO STARTER
NTS

NORTH AMERICA SPECIFICATIONS:

GAS TYPE:	NATURAL GAS	PROPANE/BUT
GAS PRESS:	3.5" - 7.0" W.C.	N/A
ELECTRICAL:	24V/110 VAC	24V/110 VAC
	1.5A, 60 HZ	1.5A, 60 HZ
BTU/KWH:	60,000/11.7	76,000/22.5

CONCRETE SPECIFICATIONS:

STRENGTH: 10,000 PSI (PROPRIETARY)
WEIGHT: 225 LBS/102 KG

N

20 0 10 20
SCALE: 1" = 20'

PROJECT #:
DRAWN BY: BA
CHECKED BY: SD

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

REGISTERED LANDSCAPE ARCHITECT STEVE DAVIS LA6667043 STATE OF FLORIDA

ISSUE DATE	DESCRIPTION
01/13/2017	R12-LANDSCAPE DEV.
04/26/2017	ARB REVIEW SET
04/27/2017	R14-A21 CONSTRUCTION DOC.

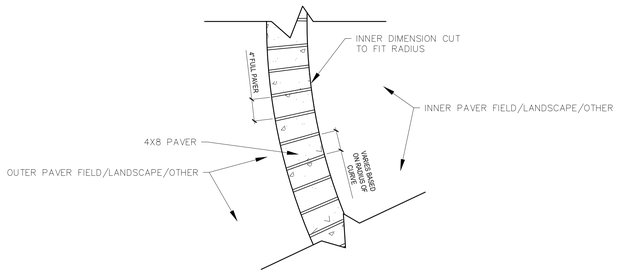
MIXED-USE DEVELOPMENT
JEFFERSON AT ROMANA AT TARRAGONA AT INTENDENCIA
PENSACOLA, FLORIDA
DEVELOPED BY DAILY CONVO, LLC

SHEET TITLE: HARDSCAPE DETAILS

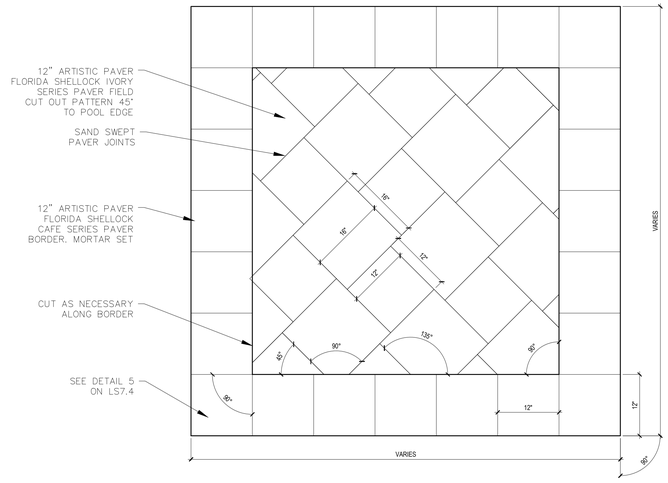
SHEET NUMBER: LS7.3

DATE: 01/13/2017

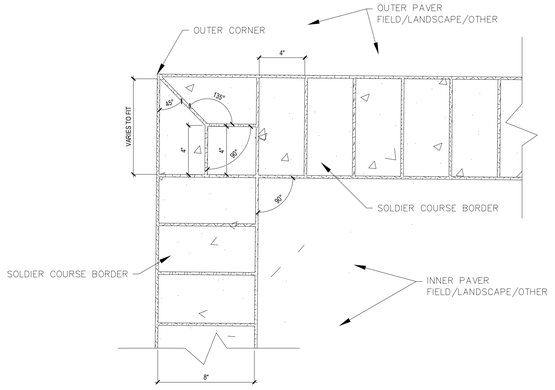
ISSUE FOR CONSTRUCTION



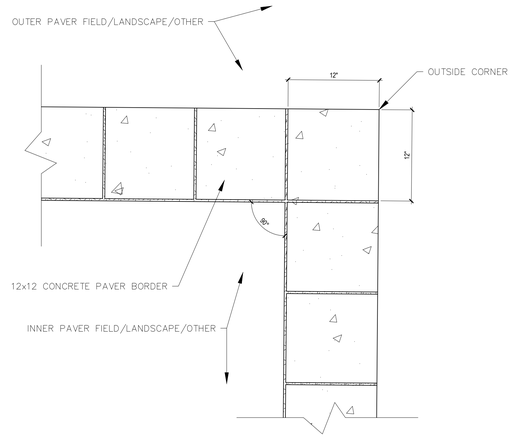
01 TYPICAL 4X8 PAVER BORDER ON RADIUS
NTS



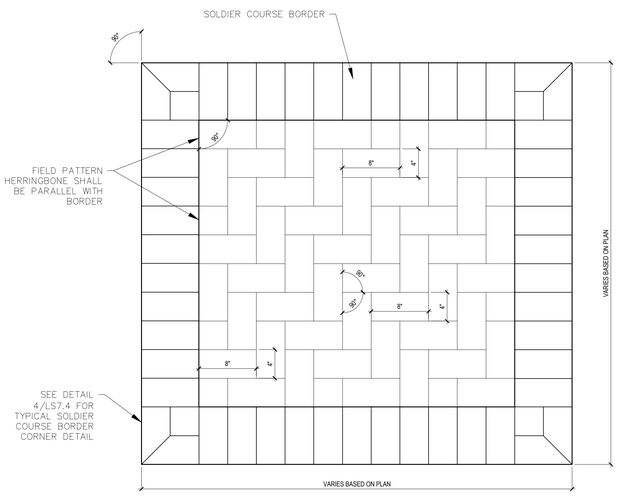
03 REPRESENTATIVE ARTISTIC PAVERS POOL DECK LAYOUT
NTS



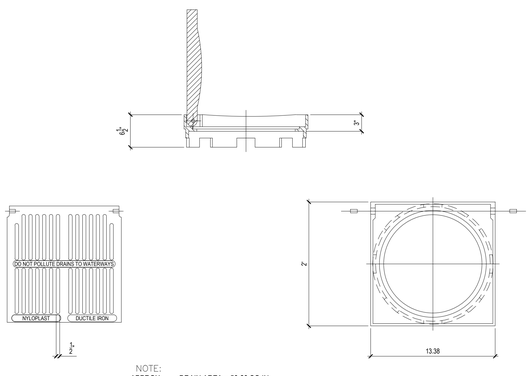
04 TYPICAL 4X8 PAVER BORDER & CORNER LAYOUT
NTS



05 TYPICAL 12x12 PAVER BORDER & CORNER LAYOUT
NTS

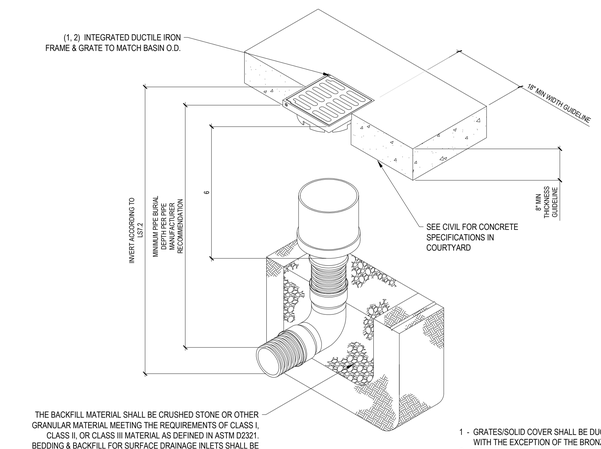


06 REPRESENTATIVE HERRINGBONE FIELD PATTERN LAYOUT
NTS



NOTE:
APPROX. DRAIN AREA = 50.60 SQ IN
APPROX. WEIGHT WITH FRAME = 35.04 LBS

07 NYLOPLAST H-10 12" PEDESTRIAN GRATE
MODEL 1299CGP
NTS



1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL). N-12 HP, & PVC SEWER.
4 - DIMENSIONS ARE FOR REFERENCE ONLY. ACTUAL DIMENSIONS MAY VARY.
5 - DIMENSIONS ARE IN INCHES
6 - SEE DRAWING NO. 7001-110-275 FOR ADS N-12 & HANCOR DUAL WALL BELL INFORMATION & DRAWING NO. 7001-110-364 FOR N-12 HP BELL INFORMATION.

08 NYLOPLAST 12" INLINE DRAIN
NTS

Jerry Pate Design
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850-479-4653 WWW.JERRYPATEDESIGN.COM

REGISTERED LANDSCAPE ARCHITECT
STEVE DAVIS
LA6667043
STATE OF FLORIDA

PROJECT #:
DRAWN BY: BA
CHECKED BY: SD

ISSUE DATE	DESCRIPTION
01/13/2017	R12-LANDSCAPE DEV.
04/26/2017	ARB REVIEW SET
04/27/2017	R14-A21 CONSTRUCTION DOC.

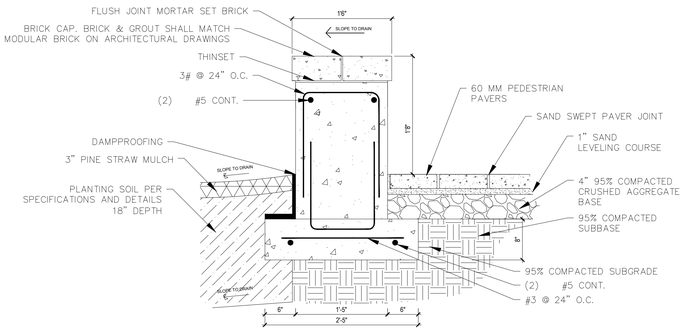
MIXED-USE DEVELOPMENT
JEFFERSON AT ROMANA AT TARRAGONA AT INTENDENCIA
PENSACOLA, FLORIDA
DEVELOPED BY DAILY CONVO, LLC

SHEET TITLE:
HARDSCAPE DETAILS

SHEET NUMBER:
LS7.4

DATE: 01/13/2017

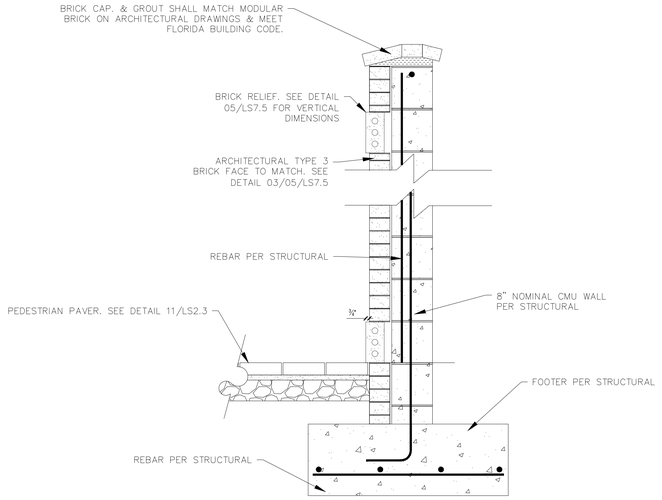
ISSUE FOR CONSTRUCTION



NOTES:
1. CONCRETE SHALL BE 3,000 PSI @ 28 DAYS – WHITE
2. REINFORCING ASTM A615– GR60; ACCORDING TO ACI–315 DETAILING
3. SEE HARDSCAPE PLAN FOR LOCATION AND CONFIGURATION.
4. MEDIUM SAND BLASTED FINISH
5. CONTRACTOR TO PROVIDE MOCK–UP FOR APPROVAL OF LANDSCAPE ARCHITECT & ARCHITECT PRIOR TO INSTALLATION.

01 COURTYARD 18" CONCRETE WALL SECTION @ PEDESTRIAN PAVER

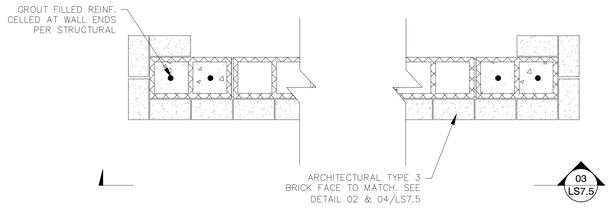
NTS



02 BRICK PATIO WALL SECTION

NTS

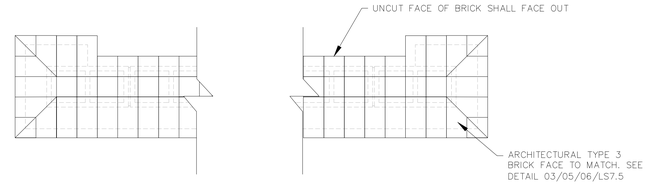
NOTE:
1. ALL BRICK VENEER AND CAPPING SHALL BE FLORIDA BUILDING CODES
2. SEE STRUCTURAL PLAN S–1 FOR STRUCTURAL REQUIREMENTS AND DETAILS.



03 BRICK PATIO WALL VERTICAL SECTION

NTS

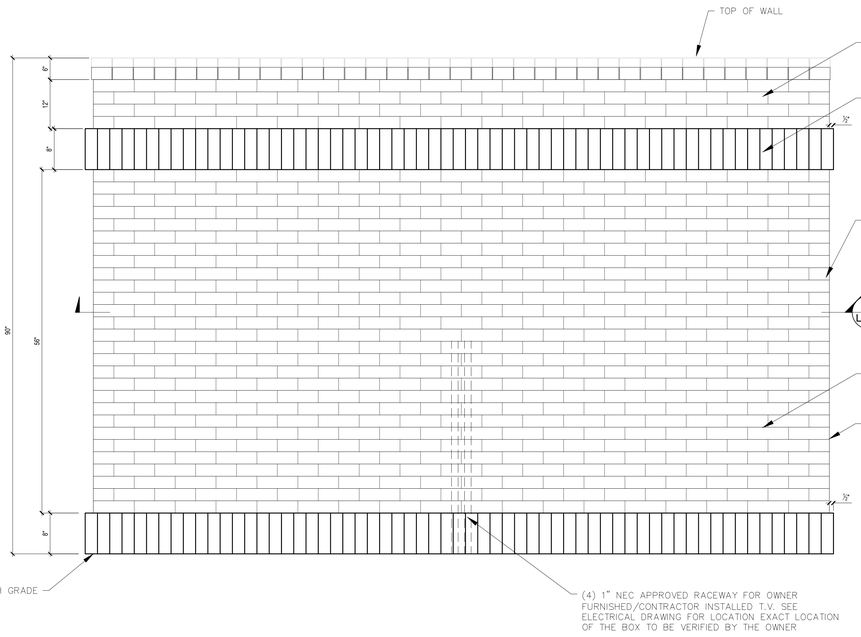
NOTE:
1. ALL BRICK VENEER AND CAPPING SHALL BE FLORIDA BUILDING CODES
2. SEE STRUCTURAL PLAN S–1 FOR STRUCTURAL REQUIREMENTS AND DETAILS.



04 BRICK PATIO WALL BRICK CAP LAYOUT

NTS

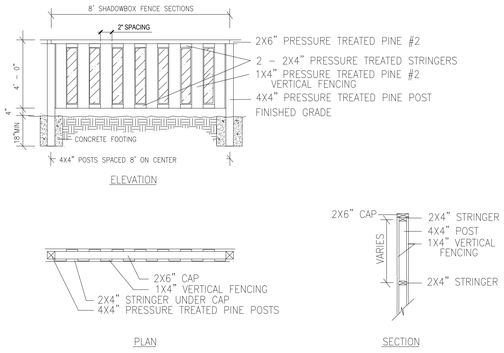
NOTE:
1. ALL BRICK VENEER AND CAPPING SHALL BE FLORIDA BUILDING CODES.
2. SEE STRUCTURAL PLAN S–1 FOR STRUCTURAL REQUIREMENTS AND DETAILS.
3. ALL CUT FACES OF BRICK SHALL FACE INWARD TOWARD CENTER OF BLOCK WALL.



05 BRICK PATIO WALL ELEVATION

NTS

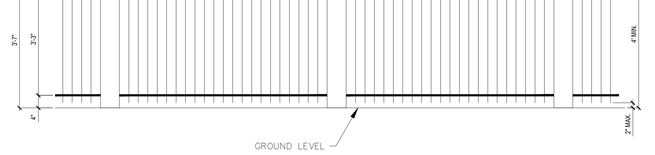
NOTE:
1. ALL BRICK VENEER AND CAPPING SHALL BE FLORIDA BUILDING CODES
2. SEE STRUCTURAL PLAN S–1 FOR STRUCTURAL REQUIREMENTS AND DETAILS.



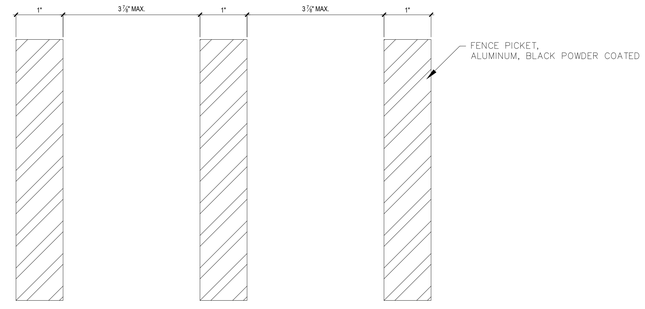
06 POOL EQUIPMENT FENCE

NTS

4' SHADOWBOX - PT PINE



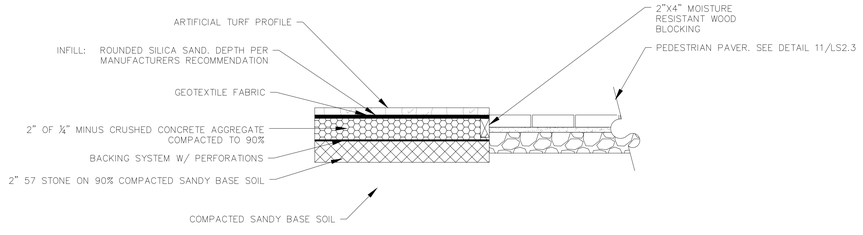
NOTE:
1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY ARCHITECTS OR LANDSCAPE ARCHITECTS.
2. SEE LS6.1 FOR EXTENTS AND CONSTRUCTION. ACCESS THROUGH THE FENCED AREA SHALL BE SELF–LOCKING, SELF LATCHING GATE OF 48" MINIMUM HEIGHT WITH THE LATCH LOCATED A MINIMUM OF 54" FROM THE BOTTOM OF THE GATE OR AT LEAST 3" BELOW THE TOP OF THE GATE ON THE POOL SIDE.
3. POOL FENCE SHALL CONFORM TO ALL FLORIDA CODES AND REGULATIONS



07 07

NTS

ALUMINUM, BLACK POWDER COATED



08 ARTIFICIAL TURF SECTION

NTS

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

REGISTERED LANDSCAPE ARCHITECT STEVE PATE LA6667043 STATE OF FLORIDA

PROJECT #:
DRAWN BY: BA
CHECKED BY: SD

ISSUE DATE	DESCRIPTION
01/13/2017	R12-LANDSCAPE DEV.
04/26/2017	ARB REVIEW SET
04/27/2017	R14-021 CONSTRUCTION DOC.

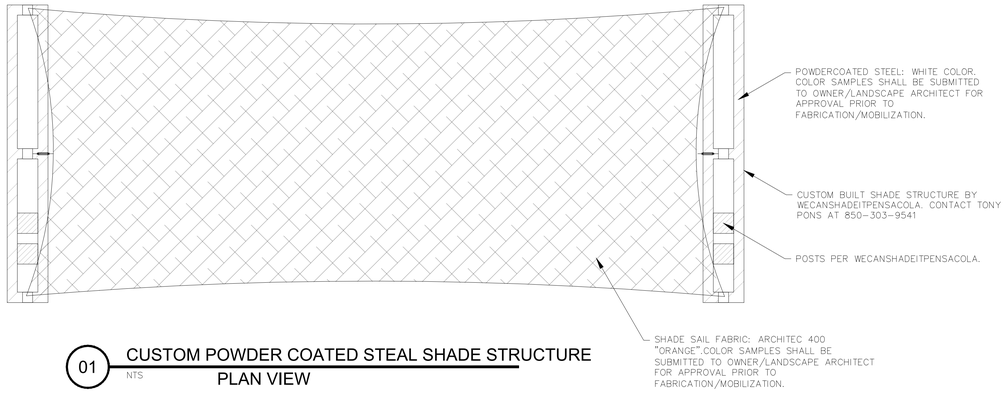
MIXED-USE DEVELOPMENT
JEFFERSON AT ROMANA AT TARRAGONA AT INTENDENCIA
PENSACOLA, FLORIDA
DEVELOPED BY DAILY CONVO, LLC

SHEET TITLE:
HARDSCAPE DETAILS

SHEET NUMBER:
LS7.5

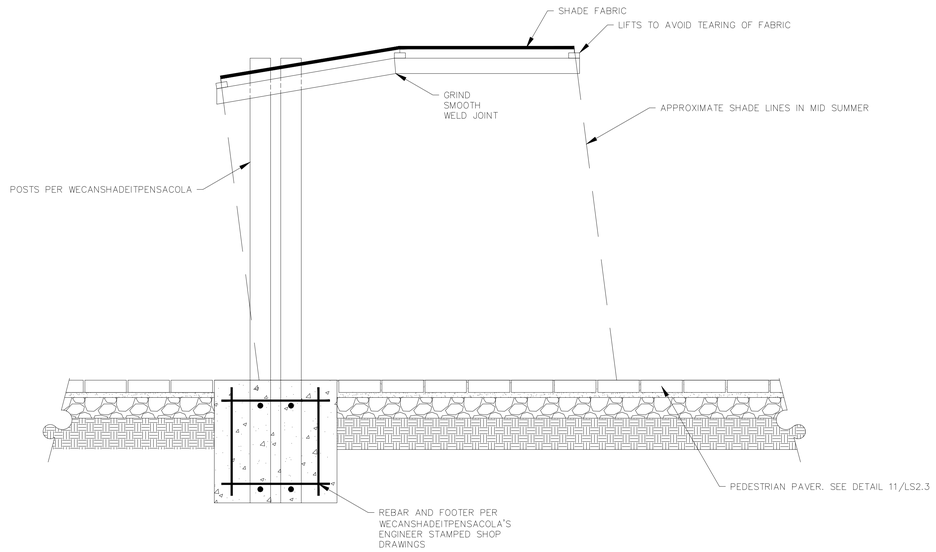
DATE: 01/13/2017

ISSUE FOR CONSTRUCTION



01 CUSTOM POWDER COATED STEAL SHADE STRUCTURE
NTS PLAN VIEW

NOTE:
1. CUSTOM SHADE STRUCTURE BY WECANSHADEITPENSACOLA. CONTACT TONY PONS: 850-303-9541.
2. CONTRACTOR SHALL SUBMIT ENGINEER STAMPED SHOP DRAWINGS TO BE APPROVED BY OWNER.
3. ALL PORTIONS OF THE SHADE STRUCTURE SHALL CONFORM TO APPLICABLE FLORIDA CODES.



02 CUSTOM POWDER COATED STEAL SHADE STRUCTURE
NTS SECTION ELEVATION VIEW

NOTE:
1. CUSTOM SHADE STRUCTURE BY WECANSHADEITPENSACOLA. CONTACT TONY PONS: 850-303-9541.
2. CONTRACTOR SHALL SUBMIT ENGINEER STAMPED SHOP DRAWINGS TO BE APPROVED BY OWNER.
3. ALL PORTIONS OF THE SHADE STRUCTURE SHALL CONFORM TO APPLICABLE FLORIDA CODES.

PROJECT #:
DRAWN BY: BA
CHECKED BY: SD

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

REGISTERED LANDSCAPE ARCHITECT STEVE DAVIS LA6667043 STATE OF FLORIDA

ISSUE DATE	DESCRIPTION
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04/27/2017	R14-Δ21 CONSTRUCTION DOC.

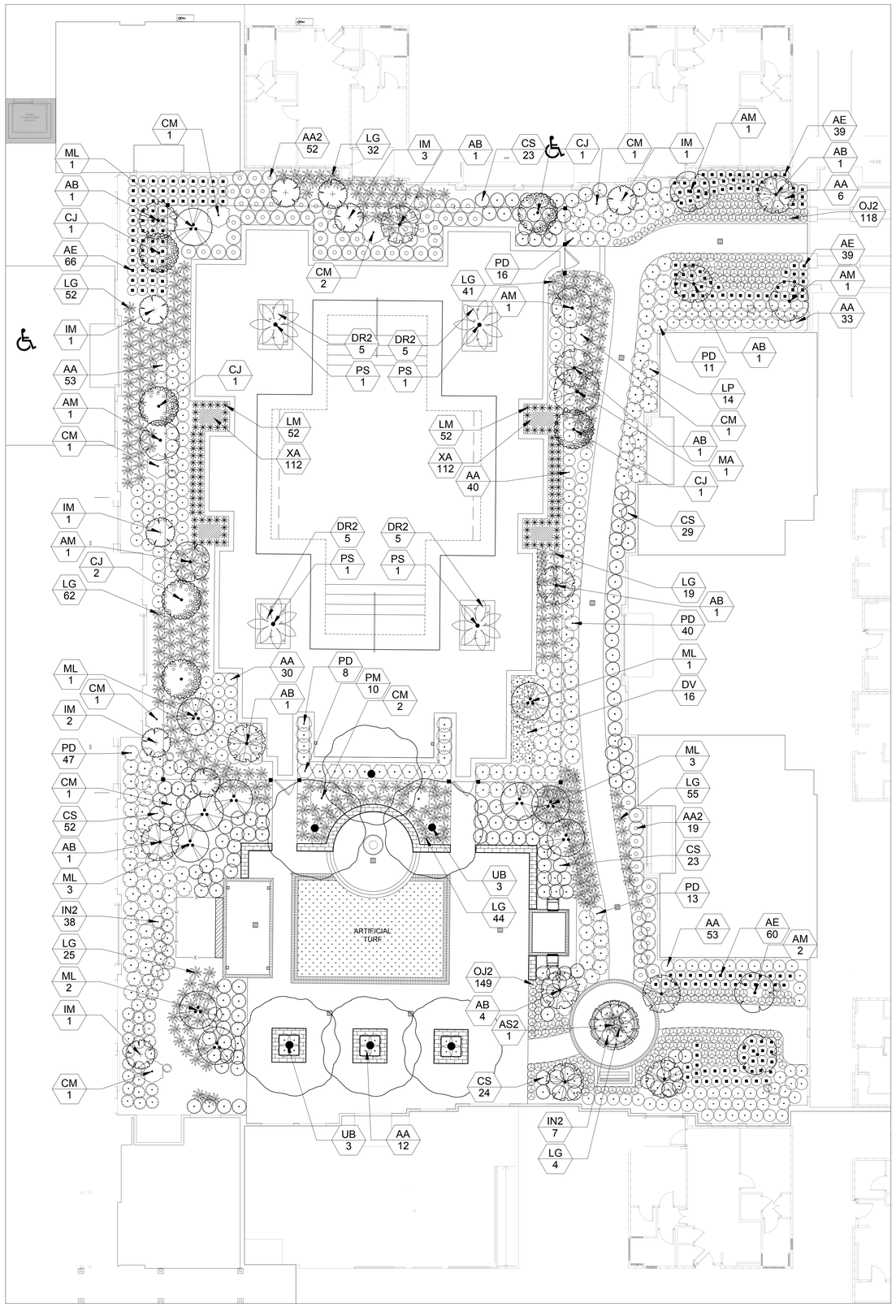
MIXED-USE DEVELOPMENT
JEFFERSON AT ROMANA AT TARRAGONA AT INTENDENCIA
PENSACOLA, FLORIDA
DEVELOPED BY DAILY CONVO, LLC

SHEET TITLE:
HARDSCAPE DETAILS

SHEET NUMBER:
LS7.6

DATE: 01/13/2017

ISSUE FOR CONSTRUCTION



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
	AB	12	Acer palmatum `Bloodgood` / Bloodgood Japanese Maple	15gal	1.5"Cal	5-6` HT
	AM	7	Acer palmatum `Manyo No Sato` / Manyo No Sato Japanese Maple	15gal	1.5"Cal	5-6` HT
	AS2	1	Acer palmatum `Seiryu` / Seiryu Japanese Maple	B & B	3.5"-4"Cal	9-11` H
	CJ	6	Camellia japonica / Tree Form Camellia	15gal	3"Cal	8`
	IM	9	Ilex x `Mary Nell` / Mary Nell Holly	FG	Varies	6`-8` HT
	MA	1	Magnolia grandiflora `Alta` / Alta Magnolia	FG	3" Cal	6`-8` HT
	ML	11	Magnolia grandiflora `Little Gem` / Dwarf Southern Magnolia	FG	2.5"Cal	Varies
	PS	4	Phoenix sylvestris / Wild Date Palm	FG	12` CT	12" CT
	UB	6	Ulmus parvifolia `Bosque` / Bosque Elm	FG	Approx 3"Cal	Varies

SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	SPEC	SPACING
	AE	204	Aspidistra elatior / Cast Iron Plant	3 gal	30" OA	FTB, SP	24" o.c.
	AA2	71	Azalea Encore `Autumn Amethyst` TM / Autumn Amethyst Azalea	3 gal	18" OA	SP	36" o.c.
	AA	227	Azalea Encore `Autumn Angel` TM / Autmn Angel Azalea	3 gal	18" OA	FTB, SP	30" o.c.
	CM	11	Camellia sasanqua `Mine No Yuki` / White Camellia	3 gal	24" OA	SP	60" o.c.
	CS	151	Camellia sasanqua `Shishi-Gashira` / Camellia	3 gal	18" OA	SP	36" o.c.
	DV	16	Daniellia tasmanica `Variegata` / Variegated Flax Lily	1 gal	12" OA	Full Pot	30" o.c.
	IN2	45	Ilex vomitoria `Nana` / Dwarf Yaupon	3 gal	18" OA	FTB, SP	30" o.c.
	LM	104	Liriope muscari `Big Blue` / Big Blue Liriope	1 gal	12" OA	Full Pot	18" o.c.
	LG	334	Liriope muscari `Evergreen Giant` / Evergreen Giant Border Grass	3 gal	12" OA	Full Pot	30" o.c.
	LP	14	Loropetalum chinense `Purple Diamond` / Fringe Flower	3 gal	24" OA	FTB, SP	42" o.c.
	OJ2	267	Ophiopogon japonicus / Mondo Grass	1 gal	12" OA	Full Pot	18" o.c.
	PD	135	Podocarpus macrophyllus `Dwarf Pringles` / Dwarf Podocarpus	3 gal	36" OA	Full Pot	36" o.c.
	PM	10	Podocarpus macrophyllus maki / Shrubby Yew	3 gal	18" OA	FTB, SP	36" o.c.

GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	SPACING
	XA	224	Annuals / Annuals	4" Pot		6" o.c.
	DR2	20	Delosperma dyeri `Red Mountain` / Red Mountain Iceplant	1 gal	24" OA	36" o.c.

10 0 5 10
SCALE: 1" = 10'

PROJECT #:
DRAWN BY: BA
CHECKED BY: SD

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

REGISTERED LANDSCAPE ARCHITECT STEVE DAVIS LA6667043 STATE OF FLORIDA

ISSUE DATE	DESCRIPTION
01/13/2017	R12-LANDSCAPE DEV.
04/26/2017	ARB REVIEW SET
04/27/2017	R14-021 CONSTRUCTION DOC.

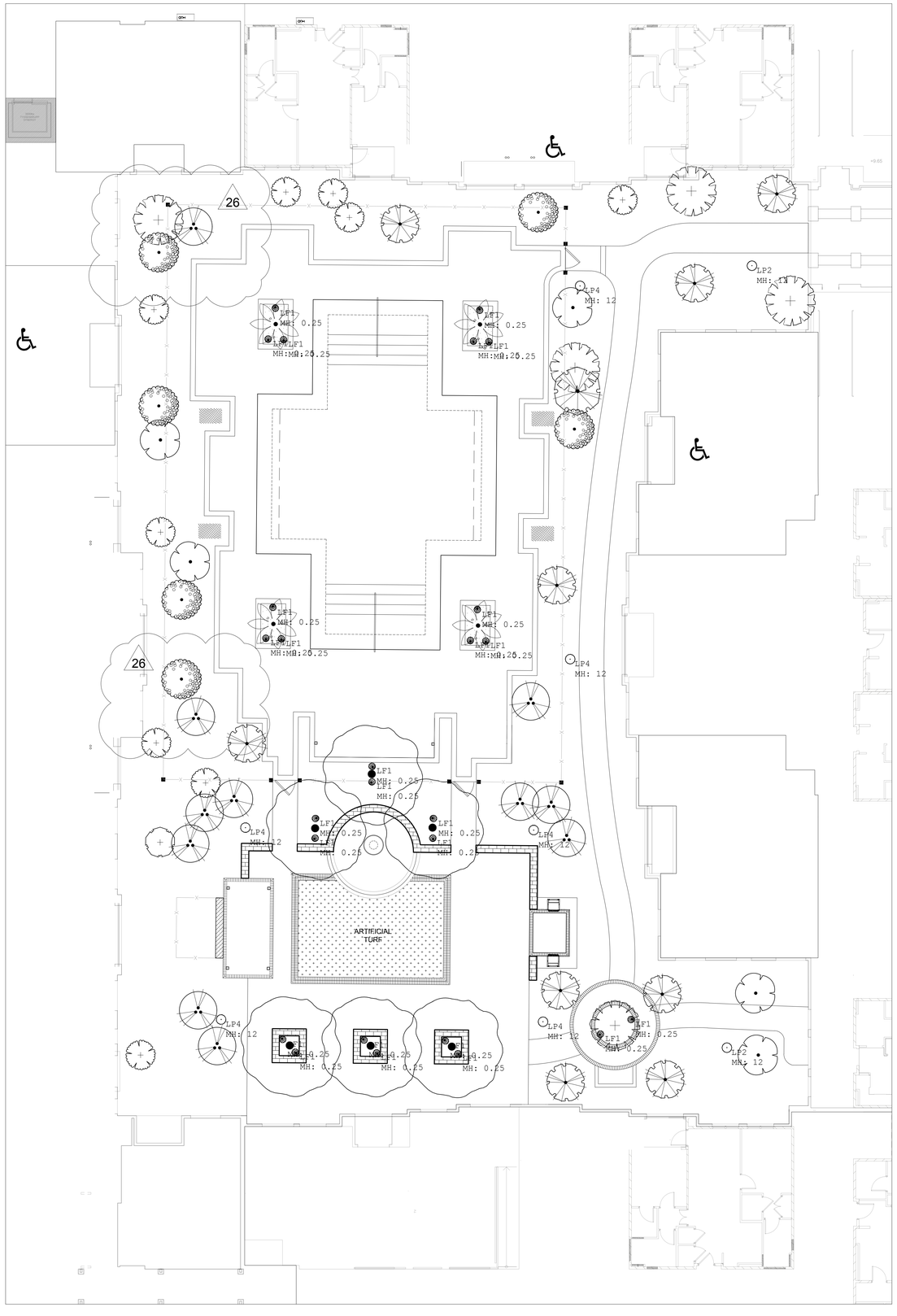
MIXED-USE DEVELOPMENT
JEFFERSON AT ROMANA AT TARRAGONA AT INTENDENCIA
PENSACOLA, FLORIDA
DEVELOPED BY DAILY CONVO, LLC

SHEET TITLE:
COURTYARD LANDSCAPE PLAN

SHEET NUMBER:
LS8.1

DATE: 01/13/2017

ISSUE FOR CONSTRUCTION



Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	[LAMP]	LLF	Lum. Watts
	28	LF1	SINGLE	HADCO#B9-DC-(BLACK FINISH)-SP1	3000K WHITE LED	0.900	33
	2	LP2	SINGLE	LUMEC#MPTR-35W32LED3K-T-LE2-(VOLTAGE)-MOUNTING-(BLACK FINISH)-POLE:VALMONT#7B02A-R-12004085JL-PXX-(BLACK FINISH)	3000K WHITE LED	0.850	37
	6	LP4	SINGLE	LUMEC#MPTR-35W32LED3K-T-LE4-(VOLTAGE)-MOUNTING-(BLACK FINISH)-POLE:VALMONT#7B02A-R-12004085JL-PXX-(BLACK FINISH)	3000K WHITE LED	0.850	37

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The lighting fixtures listed in the lighting fixture schedule are the basis of design for the lighting system for this project. This project must be bid using only the specified fixtures as the base (as specified) bid. All LED product submittals must include LM-79 and LM-80 reports by a lab accredited by NIST. If the contractor would like to propose alternate fixtures to those specified, he is required, at the time of the bid, to furnish all of the following with his bid:

a) Total amount of credit to owner if alternate fixtures are used in lieu of specified fixtures.
b) Cost to the owner for each alternate fixture type
c) Complete catalog and photometric information for each alternate fixture type
d) Fixture sample on fixture types requested or noted in the fixture schedule

All proposed alternate fixtures must be equivalent to the basis of design (specified fixtures) in all respects as to performance, light output, quality of finish, suitability for the application, and overall appearance and including aesthetic considerations for compatibility with the architecture. The engineer shall have sole discretion in determining acceptable alternatives.

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
FIRE PIT AREA	Illuminance	Fc	1.68	3.5	0.5	3.36	7.00
PATIO AREA	Illuminance	Fc	1.13	2.9	0.3	3.77	9.67
POOL DECK	Illuminance	Fc	0.92	3.1	0.2	4.60	15.50
WALKWAY	Illuminance	Fc	1.73	4.2	0.4	4.33	10.50

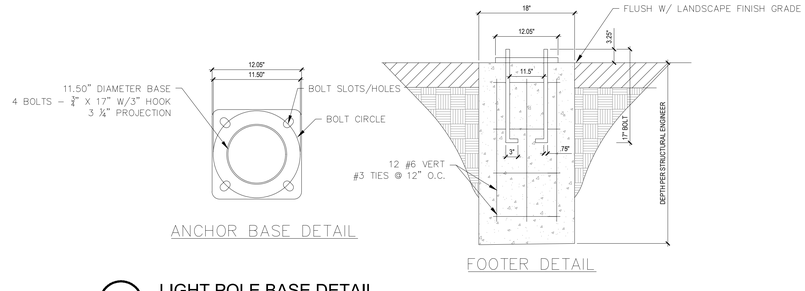
Notes:

1) Readings shown are taken at grade.
2) Readings shown are average maintained illuminance.
3) Luminaire mounting heights: Shown at base of fixture locations.
4) MH=Lighting Fixture mounting height above grade.

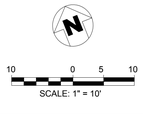
Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The Contractor and/or Engineer and/or Architect must determine applicability of the layout to existing or future field conditions.

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with the Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variations in electrical voltage, tolerance in lamps, and other variable field conditions.

Contractor shall be responsible for a recessed electrical box for the Hadco LF1 uplight fixture mounting.



01 LIGHT POLE BASE DETAIL
NTS
LP2 & LP4



PROJECT #:
DRAWN BY: BA
CHECKED BY: SD

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REGISTERED LANDSCAPE ARCHITECT JERRY PATE LA6667043 STATE OF FLORIDA

ISSUE DATE	DESCRIPTION
01/13/2017	R12-LANDSCAPE DEV.
04/26/2017	ARB REVIEW SET
04/27/2017	R14-A21 CONSTRUCTION DOC.
06/19/2017	ASI17-R26

MIXED-USE DEVELOPMENT
JEFFERSON AT ROMANA AT TARRAGONA AT INTENDENCIA
PENSACOLA, FLORIDA
DEVELOPED BY DAILY CONVO, LLC

SHEET TITLE:
COURTYARD LIGHTING PLAN

SHEET NUMBER:
LS9.1

DATE: 01/13/2017

ISSUE FOR CONSTRUCTION

GENERAL NOTES

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.
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.
3. One Year Landscape Maintenance:

   The Establishment Period for watering and maintenance by the Contractor shall be 365 days. The Contractor shall request an Establishment Period Inspection at the end of the 365 day Establishment Period. A representative from the Owner who is responsible for the maintenance shall be in attendance at the establishment period inspection.
4. 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. Landscape improvements shall be installed by the Contractor in accordance with the most current FDOT Standard Specification 580, and any other planting specifications included in the Construction Documents.
6. 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 at the spacing indicated on the planting legend.
7. Planting for all plant material and the protection of existing trees to remain shall be in accordance with the most current FDOT Design Standard Index 987, and the details in the Construction Documents.
8. The Contractor shall insure that, 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.
9. The Contractor shall not bring any hazardous materials onto the job site. If the Contractor needs hazardous materials to perform the contracted work, the contractor shall request, in writing, advance permission from the Owner. If any known or suspected hazardous material is found on the project, the Contractor shall immediately notify the Owner.
10. 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 Owner.

PLANTING BED PREPARATION

1. 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. No parking lot sub-base or asphalt material shall remain in planting beds.
2. 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.
3. Contractor shall amend soil with a minimum 1' of new topsoil to all planting beds. The mixture of topsoil shall be 2/3 loamy sand and 1/3 mushroom compost to ensure plant material has a sufficient amount of nutrients to establish. Loamy sand soil used shall consist of 60% - 80% Sand, 10% - 30% Silt, and 0% - 20% Clay according to NRCS USDA soil classification chart.
4. Representative soil samples (3 minimum) from varying areas throughout the project shall be taken and provided to the owner's representative. Based upon the soil sample results and recommendations from the testing laboratory, the contractor shall incorporate all soil amendments / fertilizer necessary to correct any soil deficiencies so that optimal plant health can occur.
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. All planting bed areas shall be treated with a pre-emergent herbicide to assure that weeds will be controlled. If pre-emergent is a granular product the pre-emergent shall be installed after after all plants and mulch are installed in each bed. Granular pre-emergent shall be watered in to activate within 24 hours of application or time frame specified by manufacturer.Water used to activate granular pre-emergent shall come from an overhead source, not from a drip irrigation system.

UTILITY NOTES

1. The locations of the utilities shown on the plans should be considered approximate only, and interpolations between these points have not been verified.
2. The Contractor shall notify all utilities two business days prior to demolition and/or excavation. Call "Sunshine State One Call System" 1-800-432-4770 (or811) so that underground utilities may be field located.
3. The Contractor shall coordinate with the utility companies during construction. No Utility is to be relocated. Planting shall be adjusted horizontally, at the direction of the landscape architect, to address any Utility conflicts.

365-DAY ESTABLISHMENT PERIOD MAINTENANCE PLAN

The following maintenance operations shall be performed by the Contractor during the 365 Day Establishment Period. The Contractor shall assume responsibility for the proper maintenance, survival, and condition of all plants and irrigation components for a period of one year after the final installation acceptance of all work under the contract. At a minimum, maintenance shall occur weekly from April through October, and twice a month from November through March. The contractor shall include this 365 day maintenance within their bid. Work shall include all labor, material, equipment, supplies, and services required for the maintenance.

The Contractor shall follow accepted horticultural practices to keep the project attractive and clean in appearance and maintain all plants in a healthy, vigorous condition. All work shall be performed in a professional manner, using quality equipment, methods and materials, all of which must be maintained and operated to the highest industry standards. The workers shall be neat in appearance, wear a uniform which identifies the contractor, and perform their work in a professional manner.

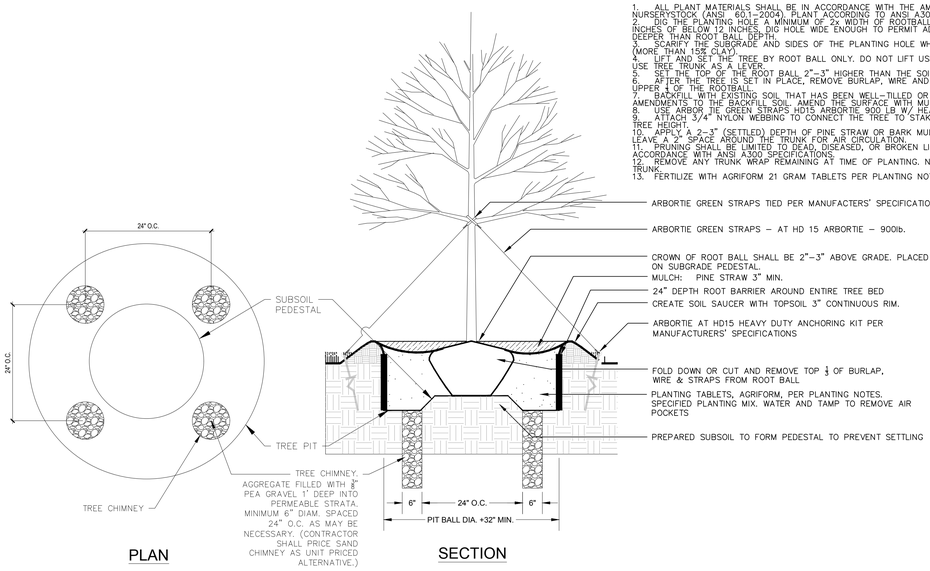
1. Representative soil samples (3 minimum) from varying areas throughout the project shall be taken and provided to the owner's representative at the 6-month point of the establishment period. Based upon the soil sample results and recommendations from the testing laboratory, the contractor shall incorporate all soil amendments / fertilizer necessary to correct any soil deficiencies so that optimal plant health can occur.
2. Fertilizer: During the establishment period, at a frequency necessary based on plant growth monitoring and soil analysis.
3. Weeding / Edging:
   a. Weeding - All planting areas shall remain weed free during the establishment period. Manual removal of weeds is preferable to control by herbicide.
   b. Edging - All applicable concrete walks and curbing shall be edged as needed to maintain a neat appearance. All beds shall be edged as needed to maintain definition of the original outline approved by the landscape architect.
4. Herbicides / Pesticides:
   a. Pre-emergent weed control is required in all bed areas. Post emergent weed control shall be applied as needed to control weed growth in landscape beds and any pavement cracks. Pre-emergent weed control shall be applied two to three times per growing season. All personnel involved in the chemical program are to receive proper training and follow the operating guidelines provided by the FDOT for chemical control. Contact the Escambia County Extension Service for additional information regarding herbicides, pesticides, and required licenses.
   b. Remove mechanically or by herbicide treatment all invasive exotic species, including aquatics, found during the establishment period on an as-needed basis. This includes all noxious weeds, Florida Exotic Pest Plant Council Category 1 and Category 2 listed plants.
   c. Provide plant material insect and disease control inspections continually during the establishment period and treat as necessary.
5. Pruning: Prune all plants as necessary to maintain proper form, health and vigor during the establishment period. Pruning into geometric shapes is to be avoided. The contractor shall not pollard the trees.
6. Mulch:
   a. All planting beds are to be mulched.
   b. Replenish all mulch one month before the end of the establishment period. The cost of this replenishment must be included with the Contractor's bid. During this replenishment, the new mulch is to be spread to a depth of 1.5 inches such that none of the old or previously laid mulch is visible. The contractor is responsible for accurate measurements of all mulch areas as part of the bid process. During the establishment period the contractor is responsible for spot mulching all bare soil areas that may have occurred.
   c. All pine straw shall be 'high grade' from the 'improved' slash pine tree with a minimum needle length of eight inches.
7. Irrigation: Maintain the irrigation system and well, and provide sufficient water to ensure plant material health during the establishment. Overwatering is recognized to be as serious a detriment to plant health as under-watering and shall be avoided. Irrigation runtimes shall be established and adjusted using plant water use, ET, as a guide. Rainfall shall be factored into irrigation runtime.
8. Litter Pick-Up: During the establishment period, ensure litter pickup, including but not limited to debris such as paper, cans, bottles, sticks, etc.
9. Staking: Contractor shall maintain all tree-bracing for the duration of the establishment period. Contractor to remove all tree bracing immediately prior to the end of the establishment period.

PLANTING NOTES

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.
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.
3. All plants shall meet size, container, and spacing specifications as shown in the plant schedule. 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.
4. 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. Notify the landscape architect a minimum of one week prior to plant delivery to schedule on-site inspection upon delivery. Installed plant material not meeting specifications shall be removed and replaced at contractor's expense. All plants must be brought to the site free of weeds. Additionally, 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.
5. All plant materials indicated with a gallon size shall be container grown and within a container appropriate for the plant size. Root bound plants shall not be accepted. No substitutions shall be permitted without prior approval of the landscape architect.
6. 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 bedline locations for approval of landscape architect prior to any installation.
7. The Contractor shall conduct representative soil analysis prior to the installation of any plant material. The Contractor shall notify the landscape architect of any improper soil condition including nutritional deficiencies, poor drainage, 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. The soil sample test results shall include, at a minimum, pH, primary macronutrients, micronutrients, percentage of organic matter, and soil texture. Submit all soil samples and amendment recommendations to the landscape architect for review. The contractor is ultimately responsible for all appropriate soil amendments and a properly prepared finished soil layer in accordance with FDOT Standard Specifications 162 and 967.
8. 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.
9. The Contractor shall coordinate with all other trades and plans in preparing planting areas, including final grade elevations.
10. 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, burlap wrapping shall stay in place. For 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, pine straw or hay covering the rootballs. Trees shall not be stored lying down. If trees have plastic trunk protectors, the protectors may stay in place prior to planting but shall not be left on indefinitely.
11. Plant shrubs in circular pits with a diameter 16" greater than rootball or container.
12. Plant trees in circular pits with a diameter 36" greater than rootball or container.
13. Fertilize all trees with agriform 21 gram tablets, slow release 20-10-5 analysis with one tablet per ½" of trunk diameter.
14. The Contractor shall notify the landscape architect a minimum of 48 hours prior to completion to schedule a final walkthrough. A final walkthrough shall not be performed if previous punch lists are not completed.
15. 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. The Contractor shall also be responsible for providing sufficient water to the plants during this time, and repairing erosion areas.
16. The Contractor shall supply the landscape architect with electronic as-built drawings within 30 days of project acceptance.
17. Refer to current FDOT Standard Specifications and Design Standard Indices, the General Notes, and all other notes within the Contract Documents for additional requirements.
18. One year warranty on all plants and labor

NOTES: TREE PLANTING (>2"CAL.)

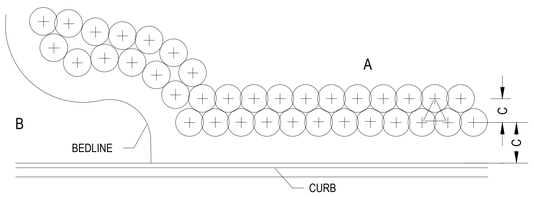
1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERYSTOCK (ANSI Z60.1–2004). PLANT ACCORDING TO ANSI A300 PART 6.
2. DIG THE PLANTING HOLE A MINIMUM OF 2x WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. 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. USE ARBOR TIE GREEN STRAPS HD15 ARBORTIE 900 LB W/ HEAVY DUTY ANCHORING KITS.
9. ATTACH 3/4" NYLON WEBBING TO CONNECT THE TREE TO STAKES. ATTACH WEBBING AT 1/3 THE TREE HEIGHT.
10. APPLY A 2–3" (SETTLED) DEPTH OF PINE STRAW OR BARK MULCH TO THE PLANTING SURFACE. LEAVE 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
11. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
12. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.
13. FERTILIZE WITH AGRIFORM 21 GRAM TABLETS PER PLANTING NOTES



PLAN SECTION

1 TYPICAL TREE PLANTING
NTS

3 TYPICAL SHRUB PLANTING - BARE ROOT
NTS



A SHRUBS AND GROUNDCOVERS ADJACENT TO STRAIGHT EDGES SHALL BE TRIANGULAR - SPACED IN ROWS PARALLED 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 SPACED A DISTANCE OF THE ENTIRE SPACING (IN INCHES) SPECIFIED ON THE PLANT SCHEDULE.

02 TYPICAL PLANT SPACING DIAGRAM
NTS

PROJECT #:
DRAWN BY: BA
CHECKED BY: SD

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REGISTERED LANDSCAPE ARCHITECT STEVE DANIEL LA6667043 STATE OF FLORIDA

ISSUE DATE	DESCRIPTION
01/13/2017	R12-LANDSCAPE DEV.
04/26/2017	ARB REVIEW SET
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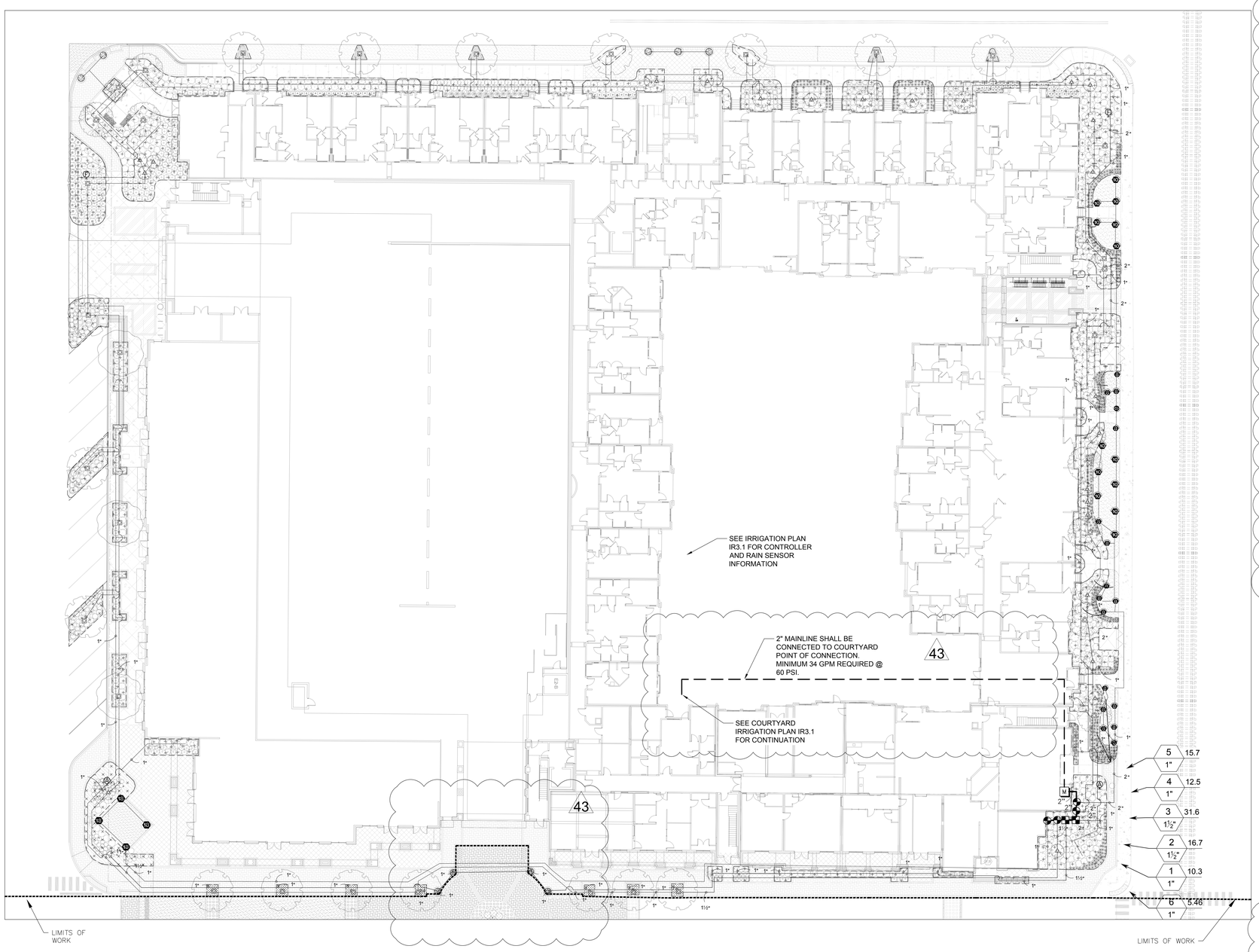
MIXED-USE DEVELOPMENT
JEFFERSON AT ROMANA AT TARRAGONA AT INTENDENCIA
PENSACOLA, FLORIDA
DEVELOPED BY DAILY CONVO, LLC

SHEET TITLE: LANDSCAPE DETAILS

SHEET NUMBER: LS10.1

DATE: 01/13/2017

ISSUE FOR CONSTRUCTION



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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PSI	GPM	RADIUS
	Rain Bird 1806-SAM 8 Series MPR	13	180	30	0.52	8'
	Rain Bird 1806-SAM 8 Series MPR	4	90	30	0.26	8'
	Rain Bird 1806-SAM 10 Series MPR	7	180	30	0.79	10'
	Rain Bird 1806-SAM 10 Series MPR	6	90	30	0.39	10'
	Rain Bird 1806-SAM VAN Series	4	Adj	30		18'
	Rain Bird 1800-1400 Flood	25	360	30	0.25	3'
	Rain Bird 1800-1400 Flood	33	360	30	0.50	3'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZ-150-PRB-COM 1-1/2" High Flow Control Zone Kit, for Large Commercial Drip Zones. 1-1/2" PESB Valve with two 1" Pressure Regulating (40psi) Quick-Check Basket Filters. Flow range: 15-40gpm.	2
	Rain Bird MDCFCAP Dripline Flush Valve cap in compression fitting coupler.	2
	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.	2
	Area to Receive Drip Emitters Rain Bird XB-PC Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5gph=blue, 1.0gph=black, and 2.0gph=red. Comes with a self-piercing barb inlet x barb outlet.	11,762 s.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PEB-PRS-D 1" 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. With Pressure Regulator Module.	4
M	Water Meter 1 1/2" 1.5" Water Meter. Assumed 60 PSI at Water Meter	1
	Irrigation Lateral Line: HDPE PE4710 DR11 (200PSI) 1"	3,631 l.f.
	Irrigation Lateral Line: HDPE PE4710 DR11 (200PSI) 1 1/2"	657.5 l.f.
	Irrigation Lateral Line: HDPE PE4710 DR11 (200PSI) 2"	481.1 l.f.
	Irrigation Mainline: HDPE PE4710 DR11 (200PSI) 2"	251.6 l.f.

Valve Callout
— Valve Number
— Valve Flow
#" — Valve Size

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PSI @ POC	PRECIP
1	Rain Bird PEB-PRS-D	1"	Bubbler	10.25	36.07	36.81	1.52 in/h
2	Rain Bird XCZ-150-PRB-COM	1-1/2"	Area for Drip Emitters	16.68	49.66	51.25	6.28 in/h
3	Rain Bird XCZ-150-PRB-COM	1-1/2"	Area for Drip Emitters	31.55	60.23	66.29	7.79 in/h
4	Rain Bird PEB-PRS-D	1"	Bubbler	12.50	37.68	38.64	1.22 in/h
5	Rain Bird PEB-PRS-D	1"	Turf Spray	15.67	36.67	38.02	1.00 in/h
6	Rain Bird PEB-PRS-D	1"	Turf Spray	5.46	35.48	35.73	1.42 in/h

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	Rain Bird PEB-PRS-D	Bubbler	1.52 in/h	2	80	820	117.1
2	Rain Bird XCZ-150-PRB-COM	Area for Drip Emitters	6.28 in/h	1.10	11	183.5	26.2
3	Rain Bird XCZ-150-PRB-COM	Area for Drip Emitters	7.79 in/h	1.10	9	284.0	40.6
4	Rain Bird PEB-PRS-D	Bubbler	1.22 in/h	2	99	1,238	176.8
5	Rain Bird PEB-PRS-D	Turf Spray	1.00 in/h	1.50	91	1,426	203.7
6	Rain Bird PEB-PRS-D	Turf Spray	1.42 in/h	1.50	64	349.5	49.9
		TOTALS:			354	4,300	614.4

Drip Emitter Chart

Plant Material

Botonical	Common	Emitter Size (gph)
Asclepias tuberosa	Butterfly Milkweed	0.5
Azalea Encore 'Autumn Amethyst'	Autumn Amenthyst Azalea	1.0
Azalea Encore 'Autumn Angel'	Autumn Angel Azalea	1.0
Camellia sasanqua 'Mine No Yuki'	White Camellia	1.0
Camellia sasanqua 'Shishi-Gashira'	Camellia	1.0
Daniellia tasmanica `Variegata`	Varigated Flax Lily	0.5
Equisetum hyemale	Horsetail Reed Grass	2.0
Helianthus angustifolius 'Gold Lace'	Gold Lace Sunflower	1.0
Ilex cornuta 'Carissa'	Carissa Holly	0.5
Ilex vomitoria `Nana`	Dwarf Yaupon	0.5
Juniperus chinensis 'Parsonii'	Parsoni Juniper	0.5
Liriope muscari 'Big Blue'	Big Blue Liriope	1.0
Liriope muscari 'Evergreen Giant'	Evergreen Giant Border Grass	1.0
Lomandra longifolia `Breeze`	Breeze Grass	0.5
Loropetalum chinense 'Purple Diamond'	Fringe Flower	1.0
Loropetalum chinense 'Purple Pixie'	Purple Pixie Loropetalum	1.0
Miscanthus sinensis 'Adagio'	Adagio Eulalia Grass	0.5
Ophiopogon japonicus	Mondo Grass	1.0
Pittosporum tobira 'Variegated Dwarf'	Varigated Dwarf Pittosporum	1.0
Podocarpus macrophyllus 'Dwarf Pringles'	Dwarf Podocarpus	1.0
Podocarpus macrophyllus maki	Shrubby Yew	1.0
Rhaphiolepis indica	Indian Hawthorn 'Snow White'	0.5
Rosa acicularis 'Noaschnee' TM	White Flower Carpet Rose	1.0

NOTES:
1. ELEMENT LOCATION ON DRAWINGS ARE SCHEMATIC SHOWING DESIGN INTENT. ENSURE 100% IRRIGATION COVERAGE AND LOCATE PIPE IN BEDS.
2. GALLONS PER MINUTE AND PSI SHALL BE VERIFIED BY THE CONTRACTOR. SHOULD ACTUAL GPM & PSI BE LESS THAN SPECIFIED ON IRRIGATION PLANS THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT IN WRITING. ARCHITECT SUPPLEMENTAL INSTRUCTIONS MAY BE NECESSARY FOR CORRECT FUNCTION OF THE INTENDED IRRIGATION SYSTEM DESIGN.

43

N

20 0 10 20
SCALE: 1" = 20'

PROJECT #:
DRAWN BY: EZ
CHECKED BY: SD

Jerry Pate Design
301 SCHUBERT DRIVE · PENSACOLA, FL 32504
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LICENSED LANDSCAPE ARCHITECT JERRY STEVE DAVIS No. 0001703 STATE OF FLORIDA
INVALID WITHOUT SIGNATURE

ISSUE DATE	DESCRIPTION
01/13/2017	R12-LANDSCAPE DEV.
04/26/2017	ARB REVIEW SET
04/27/2017	R14-Δ21 CONSTRUCTION DOC.
06/19/2017	ASI17-R26
07/11/2017	ASI20-R29
10/06/2017	ASI29-R38
01/12/2018	ASI33-R42
02/14/2018	ASI35-R43

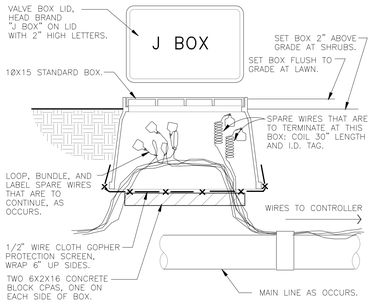
MIXED-USE DEVELOPMENT
JEFFERSON AT ROMANA AT TARRAGONA AT INTENDENCIA
PENSACOLA, FLORIDA
DEVELOPED BY DAILY CONVO, LLC

SHEET TITLE:
IRRIGATION PLAN

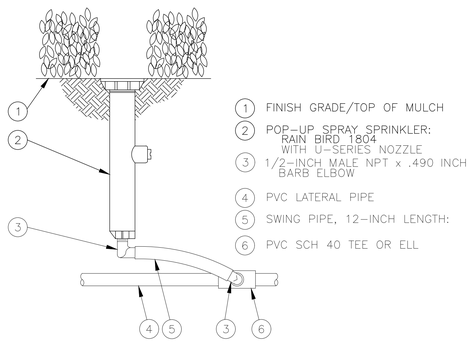
SHEET NUMBER:
IR1.1

DATE: 01/13/2017

ISSUE FOR CONSTRUCTION



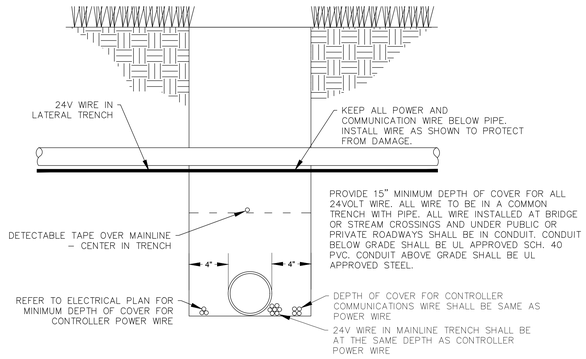
01 WIRE BUNDLE JUNCTION BOX
NTS



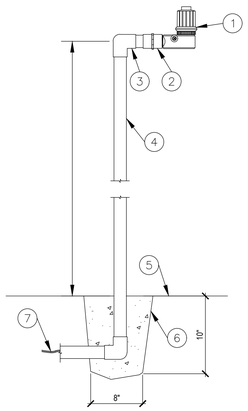
1. FINISH GRADE/TOP OF MULCH
2. POP-UP SPRAY SPRINKLER: RAIN BIRD 1804 WITH U-SERIES NOZZLE
3. 1/2-INCH MALE NPT x .490 INCH BARB ELBOW
4. PVC LATERAL PIPE
5. SWING PIPE, 12-INCH LENGTH:
6. PVC SCH 40 TEE OR ELL

02 POP UP SPRAY SPRINKLER
N.T.S.

RAINBIRD 1804-SAM-PRS



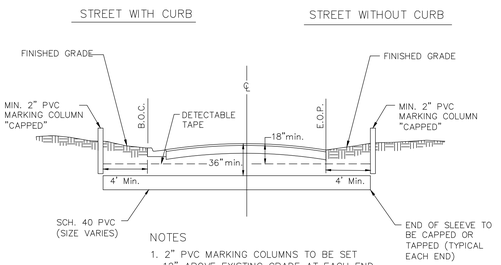
03 MAINLINE & TRENCHES
NTS



1. RAIN SENSOR: RAIN BIRD RSD-BEx
2. FEMALE ADAPTER (SLIP X FIPT)
3. GALVANIZED 90° EL (1 OF 2)
4. 3/4-INCH GALVANIZED PIPE
5. FINISHED GRADE
6. CONCRETE BASE
7. WIRE TO IRRIGATION CONTROLLER

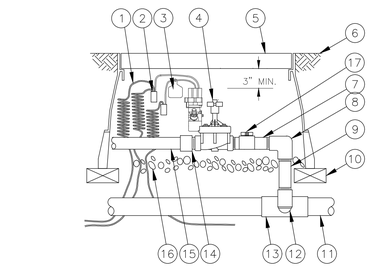
04 RAIN SENSOR
N.T.S.

RSD-CEx POLE MOUNT



NOTES
1. 2" PVC MARKING COLUMNS TO BE SET 12" ABOVE EXISTING GRADE AT EACH END OF PVC SLEEVES.
2. MARKING COLUMNS TO BE REMOVED AFTER PIPE INSTALLATION
3. SLEEVES UNDER ALL HARDSCAPE ELEMENTS SHALL BE TWO TIMES THE DIAMETER OF THE PIPE WITHIN.

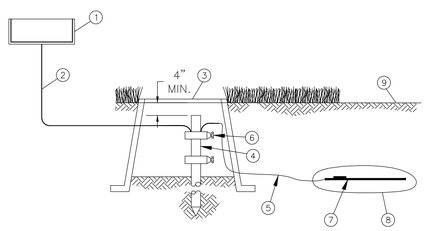
05 IRRIGATION SLEEVE
N.T.S.



1. 30-INCH LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION RAIN BIRD SPLICE-1 (1 OF 2)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PEB-PRS-D
5. VALVE BOX WITH COVER: RAIN BIRD PVB JMB
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. BRICK (1 OF 4)
11. HDPE MAINLINE PIPE
12. SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
13. PVC SCH 40 TEE OR ELL
14. PVC SCH 40 MALE ADAPTER
15. PVC LATERAL PIPE
16. 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
17. MANUAL ISOLATION VALVE

06 REMOTE CONTROL VALVE
N.T.S.

PEB - PRS -D

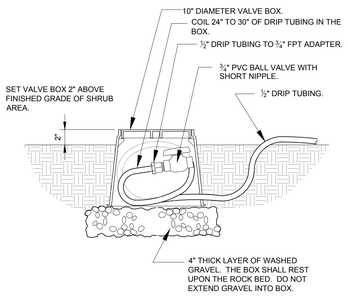


1. RAIN BIRD CONTROLLER
2. SOLID BARE COPPER WIRE (#10 AWG) FROM GROUNDING ROD TO CONTROLLER. MAKE WIRE AS SHORT AND STRAIGHT AS POSSIBLE
3. COVER GROUNDING ROD WITH 10-INCH ROUND VALVE BOX AS SHOWN
4. 5/8-INCH X 10 FT COPPER CLAD GROUNDING ROD. INSTALL RODS IN SOIL IN A TRIAGULAR PATTERN SPACED A MINIMUM 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)

FINISH GRADE

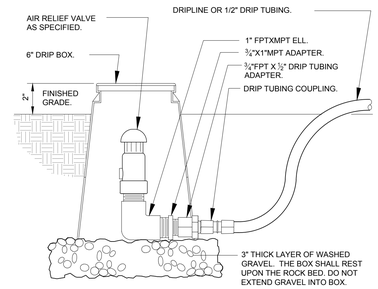
07 CONTROLLER GROUNDING GRID
N.T.S.

GROUNDING PLATE DESIGN LAYOUT



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.

08 DRIP FLUSH BALL VALVE ASSEBLY
NTS



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

09 DRIP AIR RELIEF VALVE IN BOX
NTS

PROJECT #:
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CHECKED BY: SD

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IR2.1

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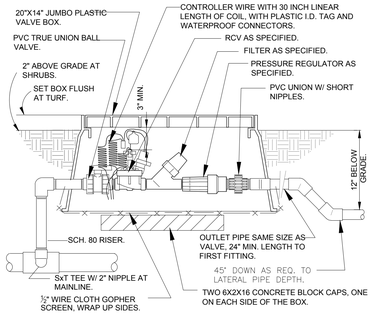
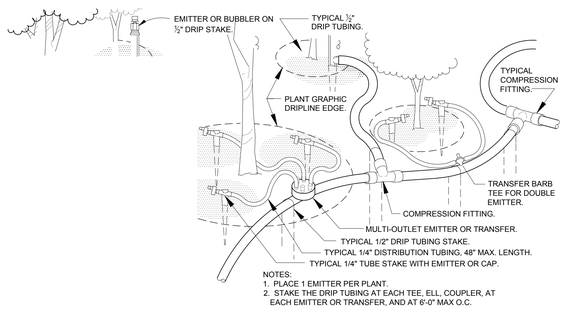
ISSUE FOR CONSTRUCTION

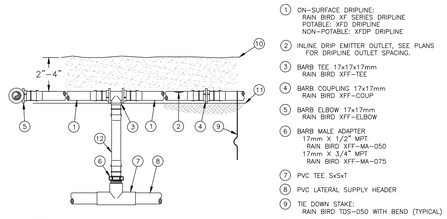


01 1" DRIP VALVE/FILTER/REGULATOR
NTS



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.

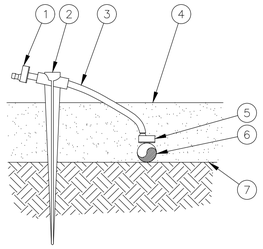
02 TYPICAL DRIP TUBING
NTS



1. ON-SURFACE DRIPLINE:
   RAIN BIRD XF SERIES DRIPLINE
   POTABLE: XFD DRIPLINE
   NON-POTABLE: XFDP DRIPLINE
2. INLINE DRIP EMITTER OUTLET, SEE PLANS FOR DRIPLINE OUTLET SPACING.
3. BARB TEE 17x17x17mm
   RAIN BIRD XFT-TEE
4. BARB COUPLING 17x17mm
   RAIN BIRD XFT-COUP
5. BARB ELBOW 17x17mm
   RAIN BIRD XFT-ELBOW
6. BARB MALE ADAPTER
   17mm X 1/2" MPT
   RAIN BIRD XFT-MA-050
   17mm X 3/4" MPT
   RAIN BIRD XFT-MA-075
7. PVC TEE SxSxT
8. PVC LATERAL SUPPLY HEADER
9. TIE DOWN STAKE:
   RAIN BIRD TDS-050 WITH BEND (TYPICAL)
10. MULCH
11. FINISH GRADE
12. RAIN BIRD XF SERIES BLANK 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.

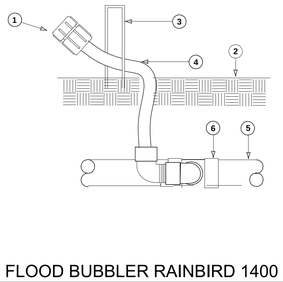
03 XFD ON SURFACE DRIPLINE RISER ASSEMBLY
NTS



1. SINGLE-OUTLET BARB INLET X BARB OUTLET EMITTER:
   RAIN BIRD XERI-BUG EMITTER PER EMITTE CHART ON IR1.1
2. UNIVERSAL ¼" TUBING STAKE:
   RAIN BIRD TS-025
3. ¼" DISTRIBUTION TUBING:
   RAIN BIRD XQ TUBING
   (LENGTH AS REQUIRED)
4. TOP OF MULCH
5. ¼" SELF-PIERCING BARB CONNECTOR:
   RAIN BIRD SPB-025
6. ½" POLYETHYLENE TUBING:
   RAIN BIRD XF SERIES TUBING OR
   RAIN BIRD XT-700 XERI-TUBE OR
   RAIN BIRD XBS BLACK STRIPE TUBING
7. FINISH GRADE

NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT BARB CONNECTOR DIRECTLY INTO ½" POLYETHYLENE TUBING.
2. SHOULD THE EMITTER BECOME DISLODGED UNREGULATED FLOW WILL OCCUR.
3. RAIN BIRD XERI-BUG BARB X BARB EMITTERS ARE AVAILABLE IN THE FOLLOWING MODELS:
   XB-05PC 0.5 GPH XB-10PC 1.0 GPH XB-20PC 2.0 GPH

04 BARB CONNECTOR INTO 1/2" TUBING WITH 1/4" TUBING, STAKE AND XERI-BUG
NTS



1. FLOOD BUBBLER, RAINBIRD 1400
2. FINISH GRADE
3. LANDSCAPE STAPLE
4. FUNNY PIPE
5. LATERAL LINE PIPING
6. LATERAL LINE PIPE FITTING

05 FLOOD BUBBLER RAINBIRD 1400
N.T.S.

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.
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.
5. All mainline and lateral piping is HDPE PE4710 DR 11.
6. Irrigation sleeving shall be schedule 40, 2X total pipe diameter.
7. 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.
8. If discrepancies occur between the plans, notes, and actual conditions contact the landscape architect in writing for clarification before proceeding.
9. 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.
10. Irrigation materials and workmanship shall be warrantied for one year. Manufacturer's warranties shall be passed to the owner.
11. 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.
12. Irrigation system and its components shall be installed according to manufactures' specifications
13. All wire splices shall occur in a valve box with DBR waterproof wire splice kits.
14. 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.
15. 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.
16. Irrigation system shall be fully operational, tested, and adjusted prior to planting commencing.

PROJECT #:
DRAWN BY: EZ
CHECKED BY: SD

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IRRIGATION DETAIL

SHEET NUMBER:
IR2.2

DATE: 01/13/2017

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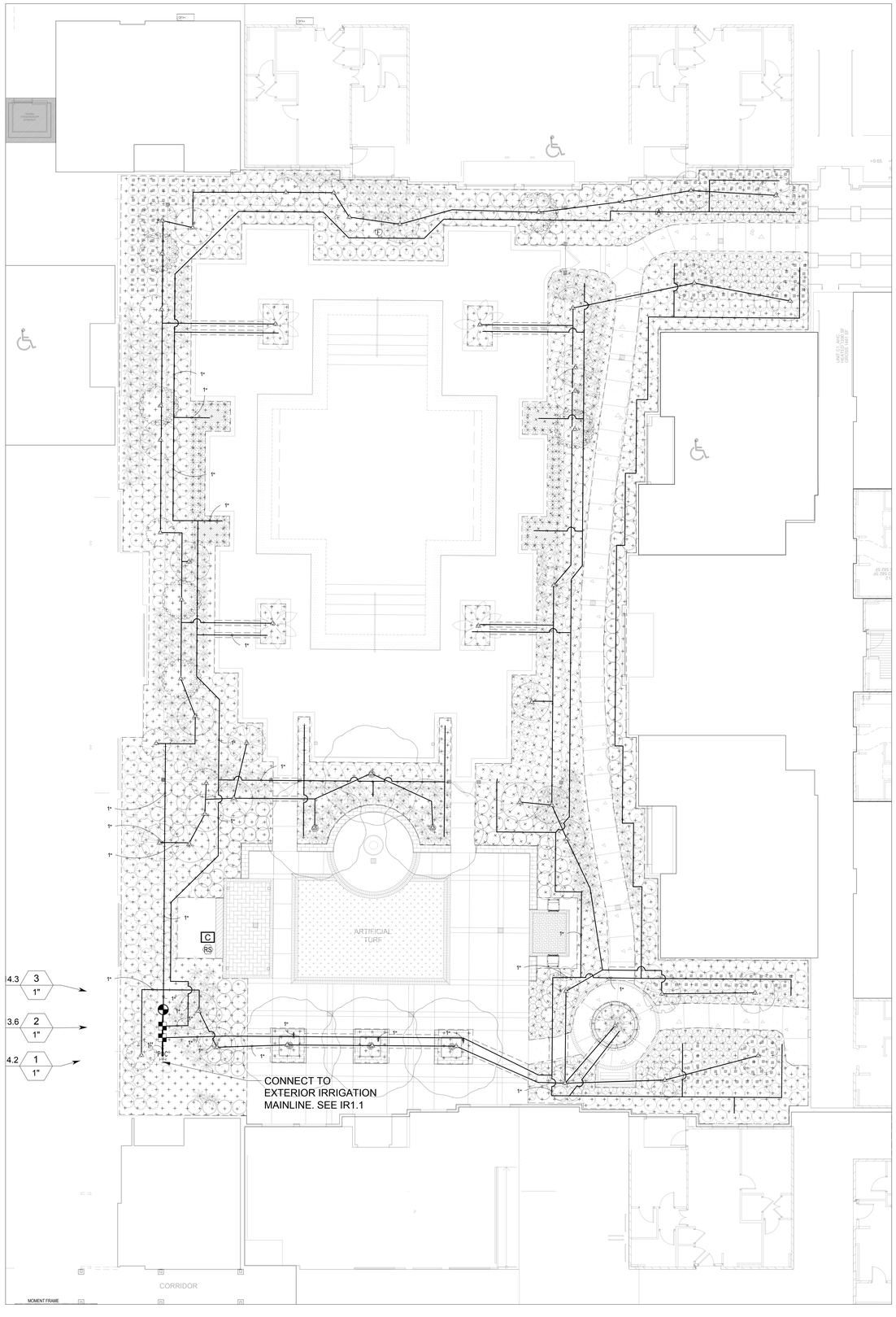

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
1401 1402 1404 1408	Rain Bird 1800-1400 Flood Fixed flow rate (0.25-2.0GPM), full circle bubbler, 1/2" FIPT.	57	30	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZ-100-PRB-COM 1" Medium Plus Flow Drip Control Kit for Commercial Applications. 1" Ball Valve with 1" PESB Valve and 1" Pressure Regulating 40psi Quick-Check Basket Filter. 3gpm to 20gpm.	2
F	Rain Bird MDCFCAP Dripline Flush Valve cap in compression fitting coupler.	1
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.	1
	Area to Receive Drip Emitters Rain Bird XB-PC Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5gph=blue, 1.0gph=black, and 2.0gph=red. Comes with a self-piercing barb inlet x barb outlet. Emitter Notes: See drip emitter chart on IR3.1	9,898 s.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PEB-PRS-D 1" 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. With Pressure Regulator Module.	1
C	Rain Bird ESP4-SMTE with (1) ESP-SM6 10 Station Outdoor Smart Modular Control System for Residential and Light Commercial Use. Wall Mount, Tipping Bucket Rain Sensor that Measures Rainfall.	1
RS	Rain Bird RSD-BEx Rain Sensor, with metal latching bracket, extension wire.	1
POC	34 GPM 1 1/2" Main From Street Irrigation Main. Assumed 34GPM @ 60PSI	1
	Irrigation Lateral Line: PVC Class 200 SDR 21 1" PVC Class 200 SDR 21	2,018 l.f.
	Irrigation Mainline: PVC Class 200 SDR 21 1" PVC Class 200 irrigation pipe.	10.0 l.f.
	Pipe Sleeve: PVC Class 200 SDR 21 Pipe sleeve shall be 2X the diameter of the pipe it is sleeving.	152.8 l.f.

Valve Callout
Valve Number
Valve Flow
Valve Size

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PSI @ POC	PRECIP
1	Rain Bird XCZ-100-PRB-COM	1"	Area for Drip Emitters	14.18	65.27	65.40	0.35 in/h
2	Rain Bird XCZ-100-PRB-COM	1"	Area for Drip Emitters	13.63	65.77	65.96	0.26 in/h
3	Rain Bird PEB-PRS-D	1"	Bubbler	14.25	33.15	33.45	0.85 in/h

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	Rain Bird XCZ-100-PRB-COM	Area for Drip Emitters	0.35 in/h	1.10	188	2,665	380.7
2	Rain Bird XCZ-100-PRB-COM	Area for Drip Emitters	0.26 in/h	1.10	256	3,490	498.6
3	Rain Bird PEB-PRS-D	Bubbler	0.85 in/h	2	141	2,009	287.0
		TOTALS:			585	8,164	1,166

Drip Emitter Chart

Plant Material

Botonical	Common	Emitter Size (gph)
Asclepias tuberosa	Butterfly Milkweed	0.5
Azalea Encore 'Autumn Amethyst'	Autumn Amenthyst Azalea	1.0
Azalea Encore 'Autumn Angel'	Autumn Angel Azalea	1.0
Camellia sasanqua 'Mine No Yuki'	White Camellia	1.0
Camellia sasanqua 'Shishi-Gashira'	Camellia	1.0
Daniellia tasmanica `Variegata`	Varigated Flax Lily	0.5
Equisetum hyemale	Horsetail Reed Grass	2.0
Helianthus angustifolius 'Gold Lace'	Gold Lace Sunflower	1.0
Ilex cornuta 'Carissa'	Carissa Holly	0.5
Ilex vomitoria `Nana`	Dwarf Yaupon	0.5
Juniperus chinensis 'Parsonii'	Parsoni Juniper	0.5
Liriope muscari 'Big Blue'	Big Blue Liriope	1.0
Liriope muscari 'Evergreen Giant'	Evergreen Giant Border Grass	1.0
Lomandra longifolia `Breeze`	Breeze Grass	0.5
Loropetalum chinense 'Purple Diamond'	Fringe Flower	1.0
Loropetalum chinense 'Purple Pixie'	Purple Pixie Loropetalum	1.0
Miscanthus sinensis 'Adagio'	Adagio Eulalia Grass	0.5
Ophiopogon japonicus	Mondo Grass	1.0
Pittosporum tobira 'Variegated Dwarf'	Varigated Dwarf Pittosporum	1.0
Podocarpus macrophyllus 'Dwarf Pringles'	Dwarf Podocarpus	1.0
Podocarpus macrophyllus maki	Shrubby Yew	1.0
Rhaphiolepis indica	Indian Hawthorn 'Snow White'	0.5
Rosa acicularis 'Noaschnee' TM	White Flower Carpet Rose	1.0

10 0 5 10
SCALE: 1" = 10'

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850-479-8653 WWW.JERRYPATEDESIGN.COM

REGISTERED LANDSCAPE ARCHITECT STEVE DAVIS LA6667043 STATE OF FLORIDA

ISSUE DATE	DESCRIPTION
01/13/2017	R12-LANDSCAPE DEV.
04/26/2017	ARB REVIEW SET
04/27/2017	R14-Δ21 CONSTRUCTION DOC.

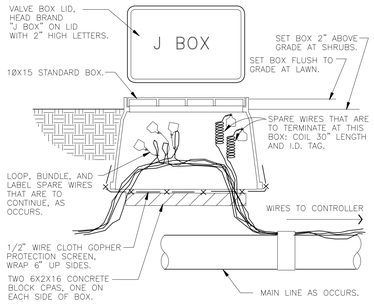
MIXED-USE DEVELOPMENT
JEFFERSON AT ROMANA AT TARRAGONA AT INTENDENCIA
PENSACOLA, FLORIDA
DEVELOPED BY DAILY CONVO, LLC

SHEET TITLE:
COURTYARD IRRIGATION PLAN

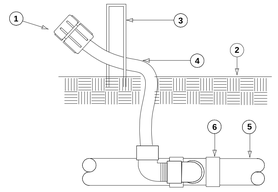
SHEET NUMBER:
IR3.1

DATE: 01/13/2017

ISSUE FOR CONSTRUCTION

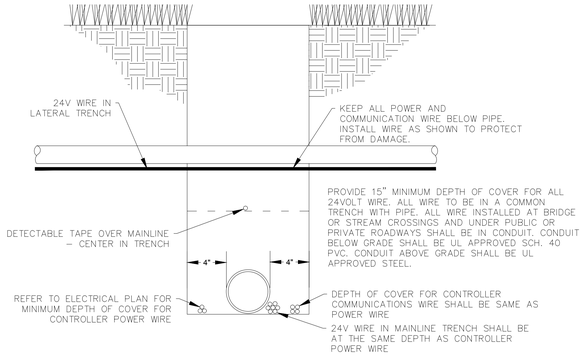


01 WIRE BUNDLE JUNCTION BOX
NTS

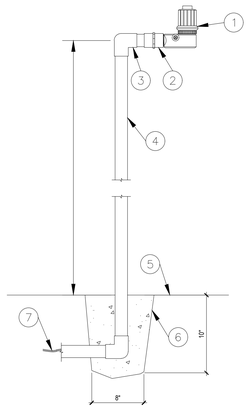


1. FLOOD BUBBLER, RAINBIRD 1400
2. FINISH GRADE
3. LANDSCAPE STAPLE
4. FUNNY PIPE
5. LATERAL LINE PIPING
6. LATERAL LINE PIPE FITTING

00 FLOOD BUBBLER RAINBIRD 1400
N.T.S.

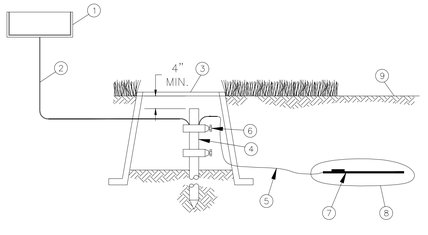


03 MAINLINE & TRENCHES
NTS



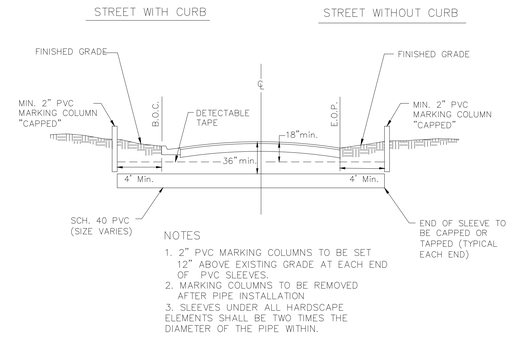
1. 30–INCH LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION RAIN BIRD SPLICE–1 (1 OF 2)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PEB–PRS–D
5. VALVE BOX WITH COVER: RAIN BIRD PVBJMB
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE
12. SCH 80 NIPPLE (2–INCH LENGTH, HIDDEN) AND SCH 40 ELL
13. PVC SCH 40 TEE OR ELL
14. PVC SCH 40 MALE ADAPTER
15. PVC LATERAL PIPE
16. 3.0–INCH MINIMUM DEPTH OF 3/4–INCH WASHED GRAVEL
17. MANUAL ISOLATION VALVE

06 REMOTE CONTROL VALVE
N.T.S. PEB-PRS-D



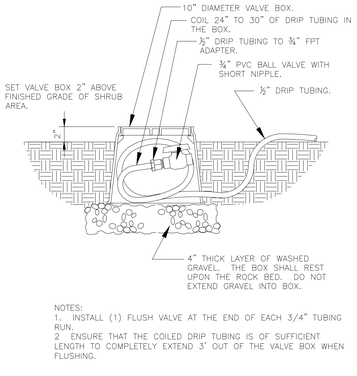
1. RAIN BIRD CONTROLLER
2. SOLID BARE COPPER WIRE (#10 AWG) FROM GROUNDING ROD TO CONTROLLER. MAKE WIRE AS SHORT AND STRAIGHT AS POSSIBLE
3. COVER GROUNDING ROD WITH 10–INCH ROUND VALVE BOX AS SHOWN
4. 5/8–INCH X 10 FT COPPER CLAD GROUNDING ROD. INSTALL RODS IN SOIL IN A TRIAGULAR PATTERN SPACED A MINIMUM 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

07 CONTROLLER GROUNDING GRID
N.T.S. GROUNDING PLATE DESIGN LAYOUT



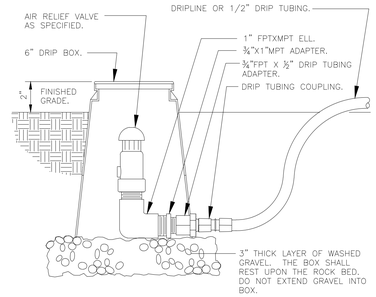
NOTES
1. 2" PVC MARKING COLUMNS TO BE SET 12" ABOVE EXISTING GRADE AT EACH END OF PVC SLEEVES.
2. MARKING COLUMNS TO BE REMOVED AFTER PIPE INSTALLATION
3. SLEEVES UNDER ALL HARDSCAPE ELEMENTS SHALL BE TWO TIMES THE DIAMETER OF THE PIPE WITHIN.

05 IRRIGATION SLEEVE
N.T.S.



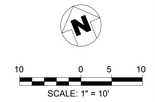
NOTES:
1. INSTALL (1) FLUSH VALVE AT THE END OF EACH 3/4" TUBING RUN.
2. ENSURE THAT THE COILED DRIP TUBING IS OF SUFFICIENT LENGTH TO COMPLETELY EXTEND 3' OUT OF THE VALVE BOX WHEN FLUSHING.

08 DRIP FLUSH BALL VALVE ASSEBLY
NTS



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

09 DRIP AIR RELIEF VALVE IN BOX
NTS



SCALE: 1" = 10'

PROJECT #:
DRAWN BY: BA
CHECKED BY: SD

Jerry Pate Design
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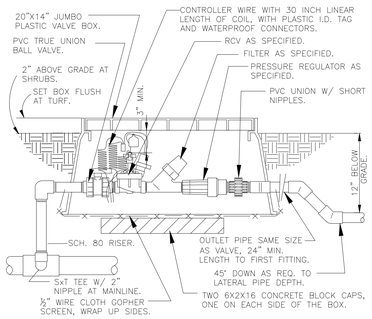
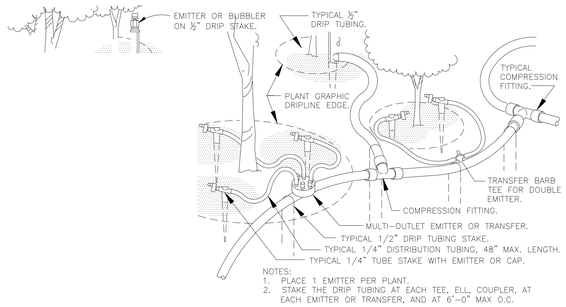
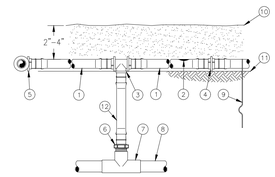


01 1" DRIP VALVE/FILTER/REGULATOR
NTS



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.

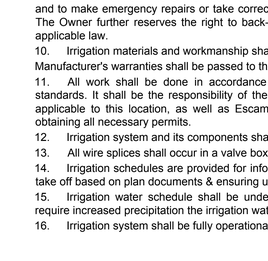
02 TYPICAL DRIP TUBING
NTS



1. ON-SURFACE DRIPLINE:
   RAIN BIRD XF SERIES DRIPLINE
   POTABLE: XFS DRIPLINE
   NON-POTABLE: XFDP DRIPLINE
2. INLINE DRIP EMITTER OUTLET, SEE PLANS FOR DRIPLINE OUTLET SPACING.
3. BARB TEE 17x17x17mm
   RAIN BIRD XFT-TEE
4. BARB COUPLING 17x17mm
   RAIN BIRD XFT-COUP
5. BARB ELBOW 17x17mm
   RAIN BIRD XFT-ELBOW
6. BARB MALE ADAPTER
   17mm X 1/2" MPT
   RAIN BIRD XFT-MA-050
   17mm X 3/4" MPT
   RAIN BIRD XFT-MA-075
7. PVC TEE SxSxT
8. PVC LATERAL SUPPLY HEADER
9. TIE DOWN STAKE:
   RAIN BIRD TDS-050 WITH BEND (TYPICAL)
10. MULCH
11. FINISH GRADE
12. RAIN BIRD XF SERIES BLANK 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.

03 XFD ON SURFACE DRIPLINE RISER ASSEMBLY
NTS



1. SINGLE-OUTLET BARB INLET X BARB OUTLET EMITTER:
   RAIN BIRD XERI-BUG EMITTER PER EMITTER SCHEDULE ON IR3.1
2. UNIVERSAL ¼" TUBING STAKE:
   RAIN BIRD TS-025
3. ¼" DISTRIBUTION TUBING:
   RAIN BIRD XQ TUBING
   (LENGTH AS REQUIRED)
4. TOP OF MULCH
5. ½" SELF-PIERCING BARB CONNECTOR:
   RAIN BIRD SPB-025
6. ½" POLYETHYLENE TUBING:
   RAIN BIRD XF SERIES TUBING OR
   RAIN BIRD XT-700 XERI-TUBE OR
   RAIN BIRD XBS BLACK STRIPE TUBING
7. FINISH GRADE

NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT BARB CONNECTOR DIRECTLY INTO ½" POLYETHYLENE TUBING.
2. SHOULD THE EMITTER BECOME DISLODGED UNREGULATED FLOW WILL OCCUR.
3. RAIN BIRD XERI-BUG BARB X BARB EMITTERS ARE AVAILABLE IN THE FOLLOWING MODELS:
   XB-05PC 0.5 GPH XB-10PC 1.0 GPH XB-20PC 2.0 GPH

04 BARB CONNECTOR INTO 1/2" TUBING WITH 1/4" TUBING, STAKE AND XERI-BUG
NTS

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.
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.
5. Piping shall be SDR 21 CL200 pvc with glue fittings. Glue fittings shall be glued following the requirements of the pipe and fitting manufacturers, and county plumbing ordinance.
6. Irrigation sleeving shall be schedule 40, 2X total pipe diameter.
7. 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.
8. If discrepancies occur between the plans, notes, and actual conditions contact the landscape architect in writing for clarification before proceeding.
9. 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.
10. Irrigation materials and workmanship shall be warrantied for one year. Manufacturer's warranties shall be passed to the owner.
11. 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.
12. Irrigation system and its components shall be installed according to manufactures' specifications
13. All wire splices shall occur in a valve box with DBR waterproof wire splice kits.
14. 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.
15. 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.
16. Irrigation system shall be fully operational, tested, and adjusted prior to planting commencing.

PROJECT #:
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CHECKED BY: SD

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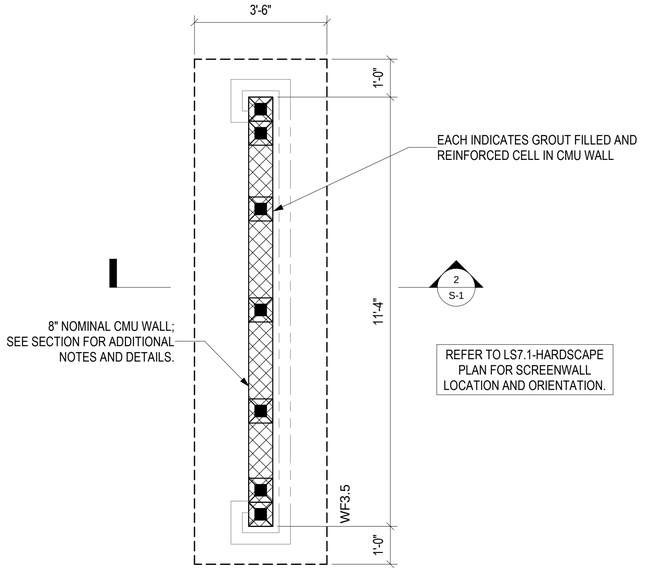
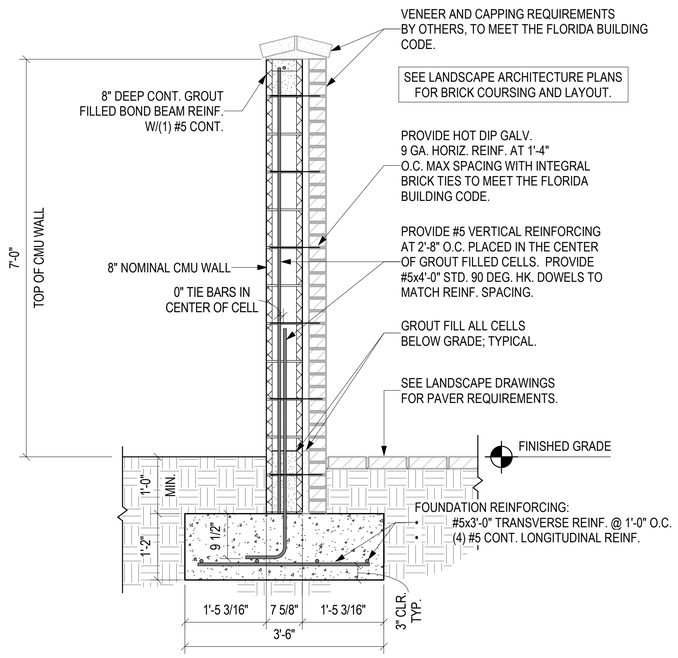
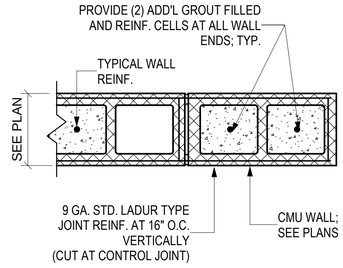


1 S-1 SCREENWALL PLAN
1/2" = 1'-0"



2 S-1 SCREENWALL SECTION
3/4" = 1'-0"



4 S-1 TYPICAL CMU SCREENWALL REINFORCING
1 1/2" = 1'-0"

1.00 GENERAL NOTES

1.01 ALL CONSTRUCTION SHALL CONFORM TO THE FLORIDA BUILDING CODE, 2014.

1.02 WIND LOADS - THE SCREENWALL HAS BEEN DESIGNED TO CONFORM TO THE WIND PROVISIONS OF ASCE 7-10 BASED ON THE FOLLOWING CRITERIA:

A. ULTIMATE BASIC WIND SPEED: 140 MPH (BASED ON RISK CATEGORY 1)
B. RISK CATEGORY: 1
C. WIND EXPOSURE CATEGORY: C
D. DESIGN WIND BASIS: SOLID FREESTANDING WALLS AND SOLID SIGNS
E. DESIGN WIND PRESSURE FOR THE WALL: 47 PSF ULTIMATE

1.03 DRAWINGS SHOW TYPICAL AND CERTAIN SPECIFIC CONDITIONS ONLY. FOR DETAILS NOT SPECIFICALLY SHOWN, PROVIDE DETAILS SIMILAR TO THOSE SHOWN.

1.04 THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

1.05 CONTRACTOR SHALL MAKE NO DEVIATION FROM DESIGN DRAWINGS WITHOUT WRITTEN APPROVAL OF THE ENGINEER.

1.06 REVIEW OF SUBMITTALS AND/OR SHOP DRAWINGS BY THE STRUCTURAL ENGINEER OR OTHERS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO REVIEW AND CHECK SHOP DRAWINGS BEFORE SUBMITTAL TO THE STRUCTURAL ENGINEER. THE CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES, DETAILS, AND DIMENSIONS SPECIFIED IN THE CONTRACT DOCUMENTS. CONTRACTOR IS ALSO RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.

2.00 FOUNDATIONS AND SLAB-ON-GRADE

2.01 AN ALLOWABLE SOIL BEARING PRESSURE OF 1,500 PSF HAS BEEN CONSERVATEVELY ESTIMATED BASED ON SILILAR PROJECTS LOCATED IN THE SAME GENERAL AREA OF CONSTRUCTION. FOUNDATION SHALL BE PLACED ON NATURAL UNDISTURBED SOILS OR COMPACTED FILL.

2.02 SIDES OF FOUNDATIONS SHALL BE FORMED UNLESS CONDITIONS PERMIT EARTH FORMING. FOUNDATIONS POURED AGAINST THE EARTH REQUIRE THE FOLLOWING PRECAUTIONS: SLOPE SIDES OF EXCAVATIONS AS APPROVED BY GEOTECHNICAL ENGINEER AND CLEAN UP SLOUGHING BEFORE AND DURING CONCRETE PLACEMENT.

2.03 CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY PROTECTING ALL EXCAVATION SLOPES.

2.04 DEWATER TO AT LEAST TWO FEET BELOW BOTTOM OF LOWEST FOUNDATION IF GROUNDWATER IS ENCOUNTERED.

3.00 REINFORCED CONCRETE

3.01 ALL CONCRETE WORK SHALL CONFORM TO ACI 301-10, SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS. DESIGN IS BASED ON ACI 318-11, BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE. DETAIL CONCRETE REINFORCEMENT AND ACCESSORIES IN ACCORDANCE WITH ACI 315, DETAILING MANUAL.

3.02 UNLESS NOTED OTHERWISE, ALL CONCRETE SHALL BE NORMAL WEIGHT AND HAVE THE FOLLOWING MINIMUM 28 DAY COMPRESSIVE STRENGTHS:

A. FOUNDATIONS 3000 PSI

CONCRETE MAY CONTAIN A PROPERLY DESIGNED SUPERPLASTICIZER FOR WORKABILITY.

3.03 REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60 UNLESS NOTED OTHERWISE.

3.04 THE PROPOSED MATERIALS AND MIX DESIGN SHALL BE FULLY DOCUMENTED AND REVIEWED BY THE OWNER'S TESTING LABORATORY. RESPONSIBILITY FOR OBTAINING THE REQUIRED DESIGN STRENGTH IS THE CONTRACTOR'S.

3.05 USE OF CALCIUM CHLORIDE, CHLORIDE IONS, OR OTHER SALTS IN CONCRETE IS NOT PERMITTED.

3.06 CHAMFER OR ROUND ALL EXPOSED CORNERS A MINIMUM OF 3/4".

3.07 TIE ALL REINFORCING STEEL AND EMBEDMENTS SECURELY IN PLACE PRIOR TO PLACING CONCRETE. PROVIDE SUFFICIENT SUPPORTS TO MAINTAIN THE POSITION OF REINFORCEMENT WITHIN SPECIFIED TOLERANCE DURING ALL CONSTRUCTION ACTIVITIES. "STICKING" DOWELS INTO WET CONCRETE IS NOT PERMITTED.

3.08 PROVIDE CONTINUOUS REINFORCEMENT WHEREVER POSSIBLE; SPLICE ONLY AS SHOWN OR APPROVED; STAGGER SPLICE WHERE POSSIBLE; USE FULL TENSION SPLICE (CLASS "B") UNLESS NOTED OTHERWISE. DOWELS SHALL MATCH THE SIZE AND SPACING OF THE SPECIFIED REINFORCEMENT AND SHALL BE LAPPED WITH FULL TENSION SPLICES (CLASS "B") UNLESS NOTED OTHERWISE. TERMINATE BARS WITH STANDARD HOOKS.

3.09 REINFORCING STEEL SHALL HAVE 3" CLEAR COVER UNLESS NOTED OTHERWISE.

4.00 MASONRY

4.01 CONCRETE MASONRY DESIGN AND CONSTRUCTION SHALL CONFORM TO ACI 530, BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY STRUCTURES AND ACI 530.1, SPECIFICATIONS FOR CONCRETE MASONRY CONSTRUCTION.

4.02 PROVIDE LIGHTWEIGHT, HOLLOW, CONCRETE MASONRY UNITS (CMU) CONFORMING TO ASTM C90, UNLESS NOTED OTHERWISE.

4.03 PROVIDE MASONRY CONSTRUCTION WITH MINIMUM COMPRESSIVE STRENGTH, f'm = 1700 PSI.

4.04 PROVIDE TYPE "N" MORTAR IN ACCORDANCE WITH ASTM C270, UNLESS NOTED OTHERWISE.

4.05 VERTICAL CELLS SHALL BE REINFORCED WITH #5 @32" O.C. MINIMUM, UNLESS NOTED OTHERWISE (U.N.O.) IN THE CONTRACT DRAWINGS. VERTICAL REINFORCING SHALL BE CONTINUOUS (LAPPED 48 BAR DIAMETERS MINIMUM AT SPLICES, U.N.O.) AND HELD IN POSITION AT THE TOP AND BOTTOM OF THE GROUT POUR. U.N.O., POSITION VERTICAL REINFORCING IN THE CENTER OF THE CELL.

4.06 PROVIDE GROUT FOR REINFORCED MASONRY IN ACCORDANCE WITH ASTM C476. GROUT SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2,000 PSI UNLESS NOTED OTHERWISE. GROUT SHALL BE FLUID CONSISTENCY. FLUID CONSISTENCY SHALL MEAN THAT CONSISTENCY AS FLUID AS POSSIBLE FOR POURING WITHOUT SEGREGATION OF THE CONSTITUENT PARTS. FILL ALL CELLS BELOW GRADE WITH GROUT. ALL GROUT SHALL BE CONSOLIDATED AT THE TIME OF POURING BY VIBRATING AND THEN RECONSOLIDATED BY AGAIN PUDDLING LATER, BEFORE PLASTICITY IS LOST. WHEN GROUTING IS STOPPED FOR ONE HOUR OR LONGER, CONSTRUCTION JOINTS SHALL BE FORMED BY STOPPING THE POUR OF THE GROUT 1-1/2 INCHES BELOW THE TOP OF THE UPPERMOST UNIT.

4.07 PROVIDE HORIZONTAL JOINT REINFORCEMENT COMPLYING WITH ASTM A82, NO. 9 GAUGE OR HEAVIER, ZINC COATED, PLACED 16 INCHES ON CENTER IN 8" NOMINAL CMU WALLS AND 8" ON CENTER IN 12" NOMINAL CMU WALLS, UNLESS NOTED OTHERWISE.

4.08 PROVIDE RUNNING BONDS WITH VERTICAL JOINTS LOCATED AT CENTER OF MASONRY UNITS IN THE ALTERNATE COURSE BELOW, UNLESS NOTED OTHERWISE.

4.09 ALL MASONRY UNITS SHALL BE FREE OF EXCESSIVE DUST AND DIRT AT THE TIME THEY ARE LAYED BY THE MASON.

4.10 ALL REINFORCED HOLLOW UNIT MASONRY SHALL BE BUILT TO PRESERVE THE UNOBSTRUCTED VERTICAL CONTINUITY OF THE CELLS TO BE FILLED. WALLS AND CROSS WEBS IN ALL REINFORCED MASONRY WALLS SHALL BE FULLY BEDDED IN MORTAR. ALL HEAD (OR END) JOINTS SHALL BE SOLIDLY FILLED WITH MORTAR FOR A DISTANCE IN FROM EACH FACE OF THE UNIT NOT LESS THAN THE THICKNESS OF THE LONGITUDINAL FACE SHELLS, BOND SHALL BE PROVIDED BY LAPPING UNITS IN SUCCESSIVE VERTICAL COURSES.

4.11 PROVIDE VERTICAL CONTROL JOINTS BETWEEN REINFORCED MASONRY WALLS AND MASONRY PARTITION WALLS AND AS INDICATED IN THE STRUCTURAL CONTRACT DRAWINGS.

4.12 SAMPLE AND TEST MASONRY MATERIAL IN ACCORDANCE WITH TMS 602-16, TABLE 3, QUALITY ASSURANCE LEVEL 2 FOR RISK CATEGORY 1.

4.13 INSPECT MASONRY CONSTRUCTION IN ACCORDANCE WITH TMS 602-16, TABLE 4, QUALITY ASSURANCE LEVEL 2 FOR RISK CATEGORY 1.

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LOUIS JOSEPH DEREUIL
CERTIFICATE
No. 54319
STATE OF
4/11/17
FLORIDA
REGISTERED ENGINEER

DESIGNED: BJB CHECKED: LJD
DRAWN: BJB DATE: 11 APRIL 2017

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