

TREE DISPOSITION

Tree Number	Botanical Name	Common Name	DBH (Inches)	Height (FT)	Canopy (FT)	Disposition	Condition	Remarks	Replacement Canopy (SQFT)
1	Veitchia arecina	Montgomery Palm	6	18	12	Remain	Fair		
2	Veitchia arecina	Montgomery Palm	6	18	12	Remain	Fair		

MITIGATION CALCULATION (SECTION 4.6.19 E(8)(b)(i)

\$850.00 per 100 square feet for those trees removed with a canopy larger than 899 square feet (Ord. No. 19-17, § 1,

CANOPY REMOVED TREES = 6,356 SF

MITIGATION CANOPY CREDITS = 3,000 SF

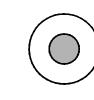
- 300 x 6 (6 Quercus virginiana) + 300 x 2 (2 Coccoloba diversifolia)+ 300 x 4 (2 Conocarpus erectus Sericeous)+ 50 x 6 (4 Ptychosperma macarthurrii 'Schefferi')

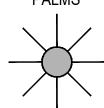
CANOPY TO BE MITIGATED = 6,356 SF - 3,900 SF = 2,453 SF

MITIGATION FEES = 2,453 / 100 = 24.53 X \$850.00 = **\$20,850.50 IN LEU FEES TO BE PAID TO THE CITY**

PLANT SYMBOLS

EXISTING TO REMAIN









REVISIONS: △ 05/22/23 TAC COMMENTS

No. Date Description

LANDSCAPE ARCHITECT: Jose M Alvarez

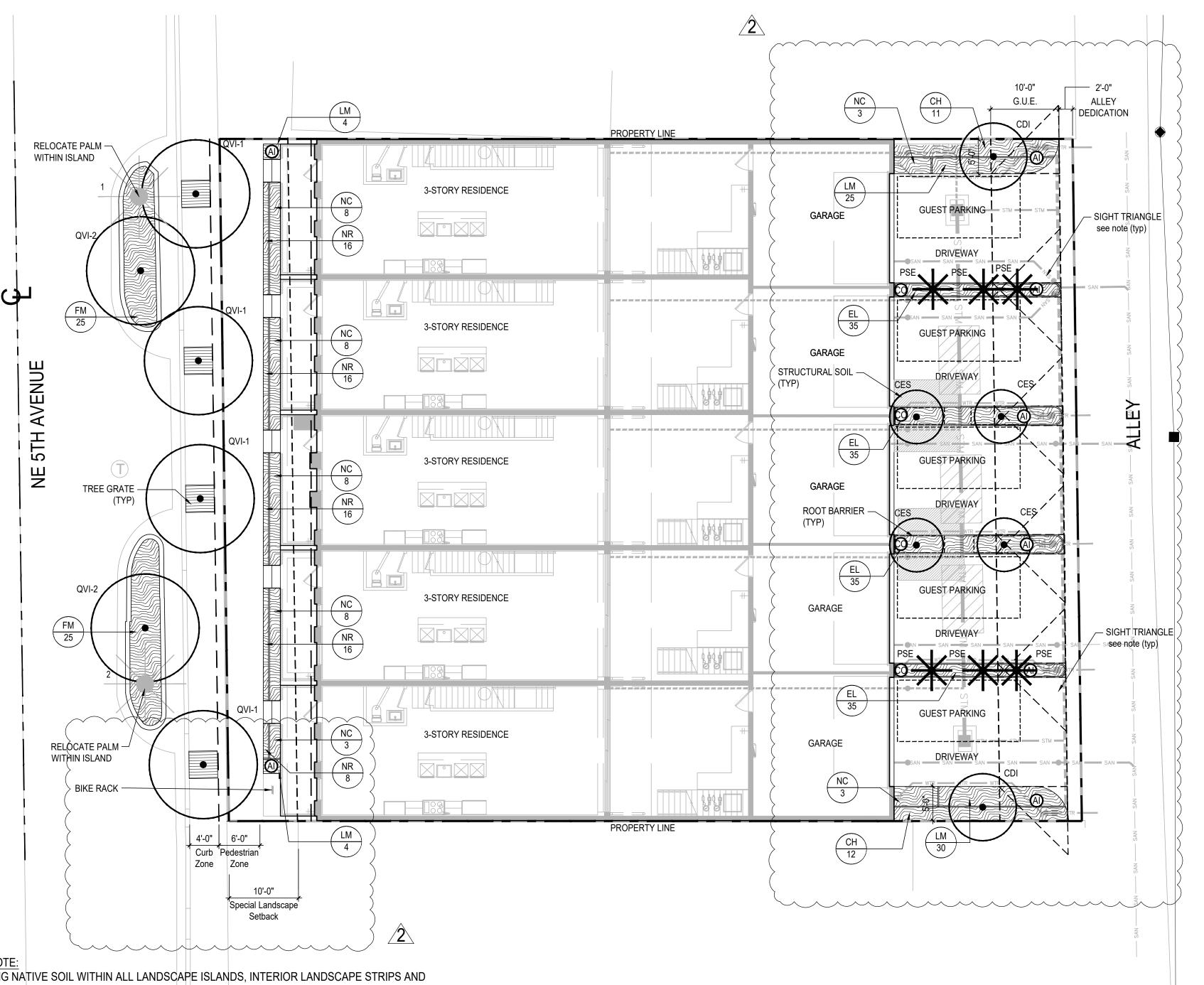
REGISTRATION NO. RLA 6667245

TREE DISPOSITION

Know what's **below. Call** before you dig.

Scale: 1" = 10' - 0"
Drawn By: JMA
Checked By: JMA
Date: 01/25/2023
SHEET NUMBER:





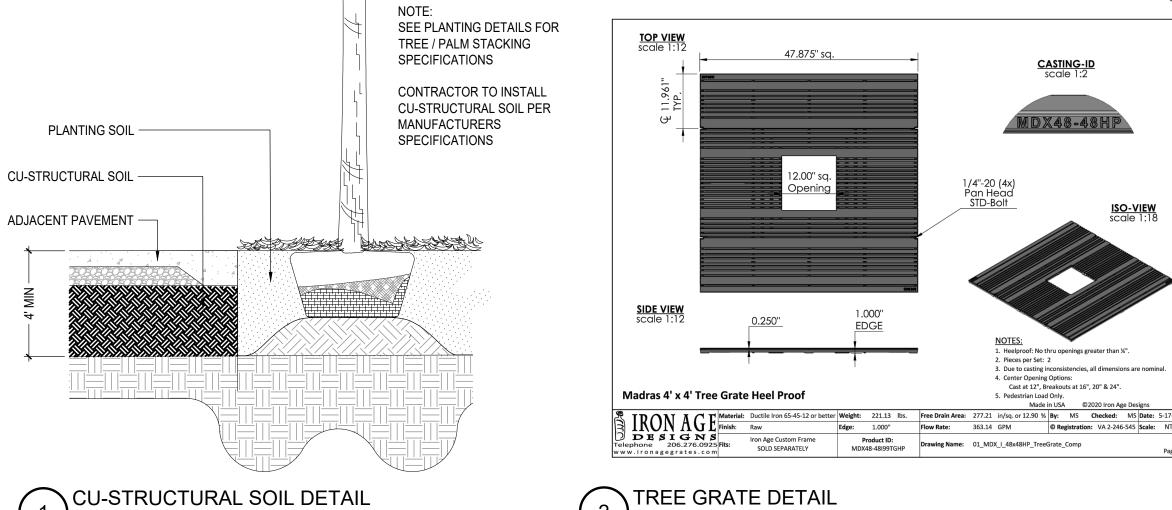
SOIL NOTE: EXISTING NATIVE SOIL WITHIN ALL LANDSCAPE ISLANDS, INTERIOR LANDSCAPE STRIPS AND PERIMETER LANDSCAPE STRIPS, ADJACENT TO VEHICULAR USE AREAS, SHALL BE EXCAVATED DOWN TO A DEPTH OF 30 INCHES BELOW EXISTING GRADE, EXCEPT FOR A 12-INCH BUFFER FROM THE INSIDE OF CURB OR PAVEMENT (SEE DIAGRAM BELOW). A SUITABLE PLANTING SOIL MIXTURE OF 50/50, 60/40 (SAND/TOPSOIL) OR AS OTHERWISE INDICATED BY THE REGISTERED LANDSCAPE ARCHITECT, SHALL EITHER BE BACKFILLED IN PLACE OF THE NATIVE SOIL OR EFFICIENTLY MIXED WITH THE NATIVE SOIL TO CREATE AN OPTIMUM ENVIRONMENT FOR SUCCESSFUL ROOT DEVELOPMENT. IF NATIVE SOIL IS TO BE MIXED, IT SHALL FIRST BE SCREENED TO REMOVE ROCKS AND DEBRIS LARGER THAN ONE-HALF INCH IN DIAMETER PRIOR TO MIXING. ALL PROPERTIES UNDER THIS SECTION SHALL BE REQUIRED TO HAVE AN OPEN LANDSCAPE BED INSPECTION PRIOR TO BACKFILLING TO INSURE THE 30-INCH DEPTH HAS BEEN MET.

SIGHT TRIANGLE NOTE:

ALL TREES OR PALMS INSTALLED IN NODES WITHIN A RIGHT-OF-WAY SHALL MAINTAIN A FOUR FOOT OFFSET FROM THE FACE OF THE CURB. ALL SHRUBS AND GROUND COVERS SHALL BE MAINTAINED BELOW 36 INCHES IN HEIGHT. ALL TREE CANOPIES MUST BE MAINTAINED ABOVE EIGHT FEET IN HEIGHT.

IRRIGATION NOTE:

ALL LANDSCAPE AREAS TO RECEIVE 100% COVERAGE WITH 100% OVERLAP BY IRRIGATION SYSTEM.



TREES QTY Scientific Name Common Name Pigeon Plum 16' HT, 4" DBH Min., 7' SPR; 8' CT 2 Coccoloba diversifolia Standard; 16' HT, 4" DBH Min., 7' SPR; 8' CT 4 Conocarpus erectus 'Sericeous' Silver Buttonwood Standard; Drought Notes PALMS | QTY | Scientific Name Common Name 6 Ptychosperma macarthurii 'Schefferi' Scheffers Palm Drought Notes STREET QTY Scientific Name Common Name **TREES** Live Oak 16' HT, 4" DBH Min., 7' SPR; 8' CT 4 Quercus viginiana STREET QTY | Scientific Name ISLAND Common Name **TREES** 16' HT, 4" DBH Min., 7' SPR; 8' CT $\sqrt{}$ Standard; Live Oak Quercus viginiana SHRUBS | QTY | Scientific Name **Common Name** √ √ 24" O.C. 23 Chrysobalanus icaco 'Horizontal' Horizontal Cocoplum 3 Gallon, 24 HT, Full 12" O.C. 140 Ernodea littoralis Golden Creeper 3 Gallon, 12 HT, Full Per Plan Imperial Bromeliad 7 Gallon, 30" HT 8 Alcantarea imperialis Per Plan 4 Cordyline fruticosa Black Magic Γi Plant 3 Gallon, 24 HT, Full 41 Neomarica caerulea 'Regina' Giant Apostle's Iris 3 Gallon, 24 HT, Full Per Plan √ 24" O.C. 50 Ficus microcarpa 'Green Island' 3 Gallon, 24 HT, Full Green Island Ficus Native Drought Tolerant Notes GROUND QTY Scientific Name Common Name Specs **COVERS** 63 Liriope mascari 'Super Blue' 1 Gallon, Full 12" O.C. Lilyturf 12" O.C. 1 Gallon, Full 72 Liriope mascari 'Super Blue'

LANDSCAPE REQUIREM (MULTI-FAMILY RESIDENTIAL					
AREA CALCULATIONS					
Lot Area	12,503 S.F.				
Building	8,743 S.F.				
Parking / Accessways Area	+/- 2,065 S.F.				
DESCRIPTION	Required/Allowed	Provided			
Street Trees (35-40' o.c.) Total Frontage = 100'-0" (Sec. 4.6.16.H.(6)	4	4 Live Oak			
Interior Landscape Area = 10% of Parking / Accessways Areas Sec. 4.6.16.(H)(3)(g)	206 SF	374 SF			
1 Tree Per 125 SF of Int. Lndsp.		4 Silver Buttonwood +			

PLANT SCHEDULE

6 Scheffers Palms (3 Palms = 1 Tree) (3 Palms = 1 Tree) Sec. 4.6.16.(H)(3)(h) Foundation Landscaping Shrubs & Groundcovers 10' Landscape Area Sec.4.4.13(3)(2)(a)(3) Landscape Barrier 2 Trees + Continous 2 Pigeon Plum Trees + Sec. 4.6.16(H)(3)(d) Continous Cocoplum Hedge Special landscape regulations within CBD **Trees** Live Oak Trees (Sec. 4.6.16.H.(5)(a)(3)) Native Trees 50.0% 100% 25% 59% Native Shrubs

CASTING-ID scale 1:2

IDX48-48HP

NOTES:

1. Heelproof: No thru openings greater than ¼".

2. Pieces per Set: 2

Due to casting inconsistencies, all dimension
 Center Opening Options:
 Cast at 12", Breakouts at 16", 20" & 24".

Pedestrian Load Only

Drawing Name: 01_MDX_I_48x48HP_TreeGrate_Comp

TREE GRATE DETAIL

1/4"-20 (4x) Pan Head STD-Bolt

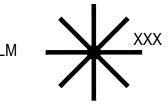
MITIGATION NOTE: PROPOSED STREET TREES ARE PART OF TOTAL MITIGATION REQUIRED FOR TREES REMOVED ON SITE. SEE SHEET LP-0 FOR DETAILED MITIGATION CALCULATIONS.

LEGEND

PROPOSED:	
TREE	• XXX

LAWN AREA







Know what's **below. Call** before you dig.

REGISTRATION NO. RLA 6667245 LANDSCAPE PLAN

REVISIONS:

△ 05/22/23 TAC COMMENTS

<u>2</u> 07/17/23 TAC COMMENTS

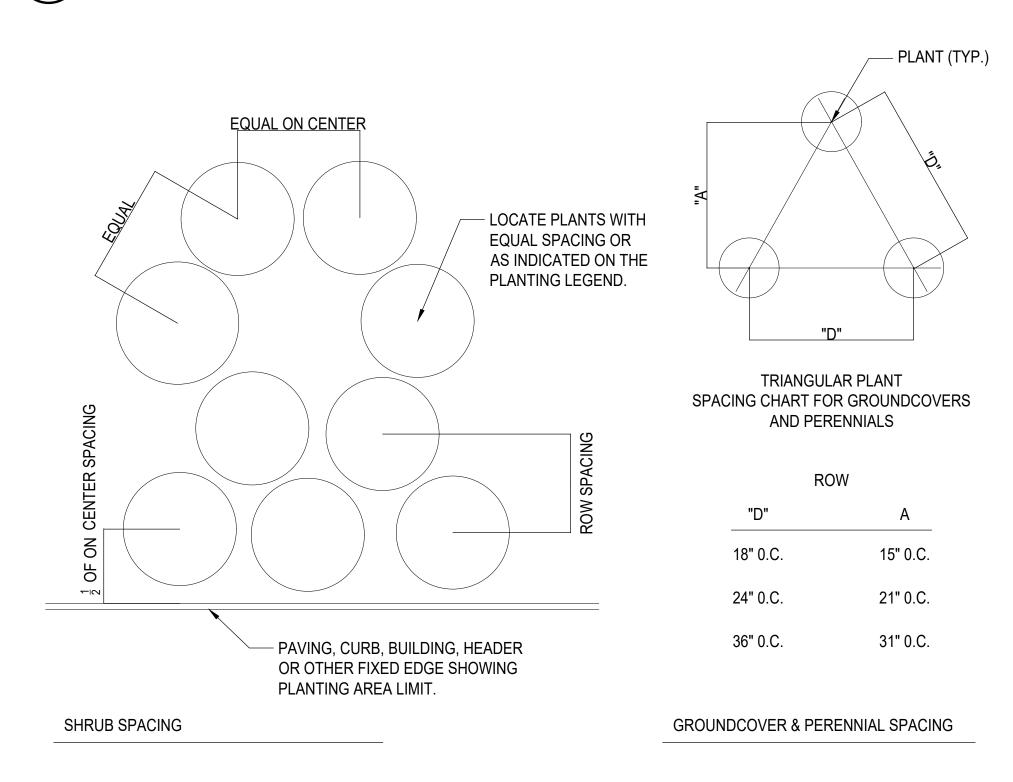
No. Date Description

LANDSCAPE ARCHITECT: Jose M Alvarez

Scale: 1" = 10' - 0" Drawn By: JMA Checked By: JMA Date: 01/25/2023 SHEET NUMBER:

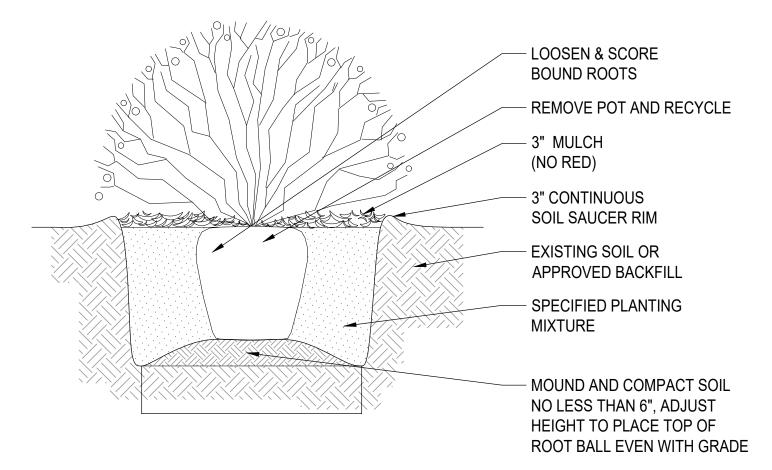
SCALE: 1:10

PALM PLANTING AND STAKING DETAIL SCALE: N/A

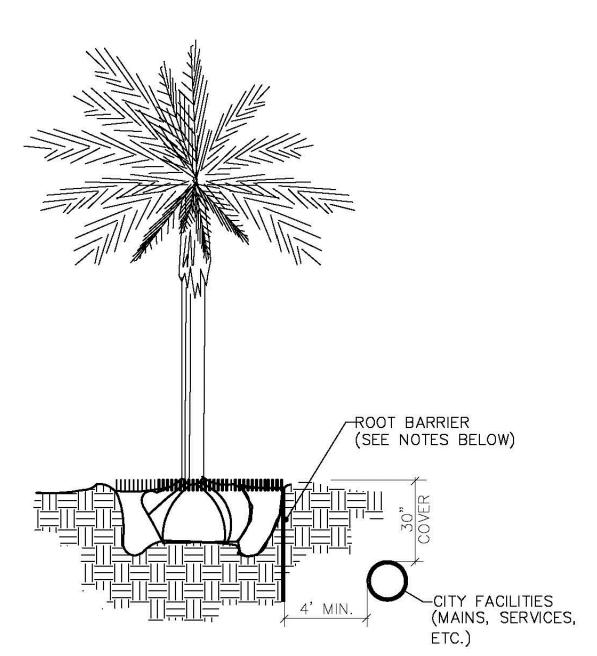


PLANT & SHRUB SPACING DETAIL

SCALE: N/A



SHRUB PLANTING DETAIL SCALE: N/A

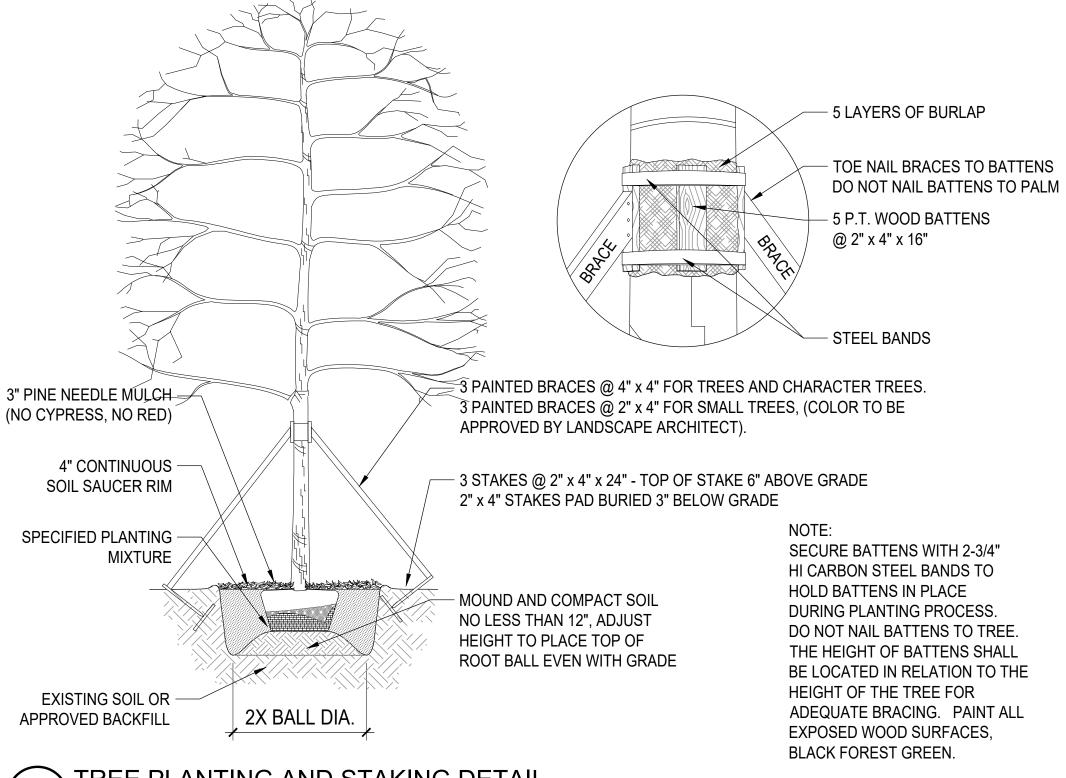


NOTES:

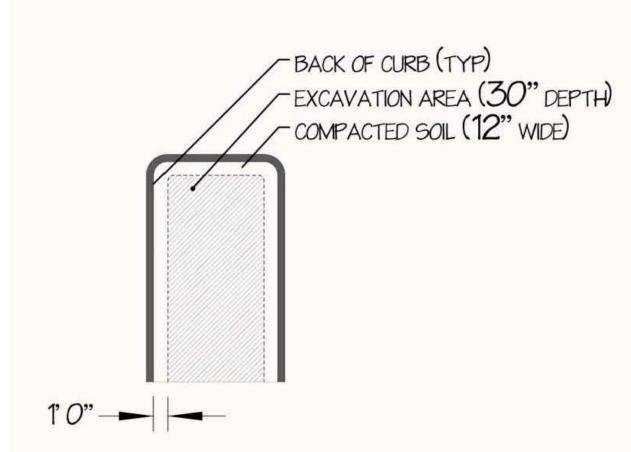
1. ALL ROOT BARRIERS SHALL BE 4' MINIMUM FROM ALL CITY FACILITIES

- THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH CITY AND INSPECTED BY CITY PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
- ROOT BARRIERS SHALL BE A MINIMUM 36" DEEP, APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS. FLEXIBLE BARRIERS SHALL BE 36" PANELS MANUFACTURED BY BIOBARRIER.
- ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

TYPICAL TREE WITH ROOT BARRIER (CITY OF DELRAY BEACH) SCALE: NTS



TREE PLANTING AND STAKING DETAIL SCALE: 3/32" = 1'- 0"



SOIL NOTE: EXISTING NATIVE SOIL WITHIN ALL LANDSCAPE ISLANDS. INTERIOR LANDSCAPE STRIPS AND PERIMETER LANDSCAPE STRIPS, ADJACENT TO VEHICULAR USE AREAS, SHALL BE EXCAVATED DOWN TO A DEPTH OF 30 INCHES BELOW EXISTING GRADE. EXCEPT FOR A 12-INCH BUFFER FROM THE INSIDE OF CURB OR PAVEMENT (SEE DIAGRAM BELOW). A SUITABLE PLANTING SOIL MIXTURE OF 50/50, 60/40 (SAND/TOPSOIL) OR AS OTHERWISE INDICATED BY THE REGISTERED LANDSCAPE ARCHITECT, SHALL EITHER BE BACKFILLED IN PLACE OF THE NATIVE SOIL OR EFFICIENTLY MIXED WITH THE NATIVE SOIL TO CREATE AN OPTIMUM ENVIRONMENT FOR SUCCESSFUL ROOT DEVELOPMENT. IF NATIVE SOIL IS TO BE MIXED, IT SHALL FIRST BE SCREENED TO REMOVE ROCKS AND DEBRIS LARGER THAN ONE-HALF INCH IN DIAMETER PRIOR TO MIXING. ALL PROPERTIES UNDER THIS SECTION SHALL BE REQUIRED TO HAVE AN OPEN LANDSCAPE BED INSPECTION PRIOR TO BACKFILLING TO INSURE THE 30-INCH DEPTH HAS BEEN MET.

LANDSCAPE ISLAND BACKFILLING DETAIL (CITY OF DELRAY BEACH) SCALE: NTS

GENERAL LANDSCAPE NOTES AND SPECIFICATIONS

- LANDSCAPE CONTRACTOR SHALL BECOME FAMILIAR WITH THE SCOPE OF WORK AS WELL AS THE SITE, DIGGING CONDITIONS, AND ANY OBSTACLES PRIOR TO SUBMITTING A BID.
- 2. LANDSCAPE CONTRACTOR SHOULD VERIFY ALL ESTIMATED QUANTITIES OF MATERIAL SHOWN ON THE LANDSCAPE ARCHITECT'S DRAWINGS PRIOR TO SUBMITTING A BID.
- 3. PLANTING PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST IN CASE OF DISCREPANCIES.
- 4. ALL PLANT MATERIAL SYMBOLS SHOWN ON LANDSCAPE PLANS SHALL BE CONSIDERED DIAGRAMMATIC AND SHOULD BE ADJUSTED IN THE FIELD BY LANDSCAPE CONTRACTOR TO AVOID ALL UTILITIES AND ALL OTHER OBSTRUCTIONS.
- 5. ALL SIZES SPECIFIED FOR PLANT MATERIAL ON THE PLAN AND PLANT LIST SHALL BE CONSIDERED MINIMUM.
- 6. ALL PLANT MATERIAL MUST MEET OR EXCEED THE SPECIFIED MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD.
- 7. ALL MATERIAL SHALL BE SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION.
- ALL TREES, PALMS, SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR A PERIOD OF 6 MONTHS FROM DATE OF FINAL ACCEPTANCE.
- 9. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES OR STRUCTURES PRIOR TO DIGGING
- 10. LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR, THE REMOVAL OF ALL BUILDING CONSTRUCTION DEBRIS AND FOREIGN MATERIAL PRIOR TO INSTALLATION OF ANY PLANT MATERIAL
- 11. SITE PREPARATION SHOULD INCLUDE THE ERADICATION AND REMOVAL OF ANY WEEDS OR GRASS. REMOVAL AND CLEAN UP OF ANY DEAD MATERIAL AND ROUGH AND FINISH GRADING PER SPECS AND OR LANDSCAPE PLANS.
- 12. FOR PLANT MATERIAL DESIGNATED TO BE REMOVED, THE ENTIRE ROOT SYSTEM SHALL BE DUG AND REMOVED FROM THE SITE.
- 13. ALL PLANTING AREAS SHOULD RECEIVE AN 80/20 MIX FILL SOIL. SAND USED IN PLANTING SOIL MIX SHALL BE SILICA SAND.
- 14. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER AS SET FORTH IN THE FLORIDA DEPARTMENT OF AGRICULTURE 'GRADES AND STANDARDS FOR NURSERY PLANTS" SECOND EDITION FEB. 1998 INCLUDING REVISIONS AND WHICH MEET OR EXCEED THE SIZES INDICATED IN THE PLANTING SCHEDULE AND DETAILS.
- 15. ALL TREES SHALL BE STAKED IN A GOOD WORKMANLIKE MANNER. NO NAIL STAKING PERMITTED. (REFER TO BRACING NOTES AND PLANTING DETAILS)
- 16. AFTER REMOVAL OR RELOCATION OF EXISTING TREES AND PALMS, ALL REMAINING HOLES SHALL BE BACK FILLED AROUND AND UNDER ROOT BALL.
- 17. ALL EXISTING PLANT MATERIAL TO REMAIN, SHALL BE PROTECTED DURING ALL CONSTRUCTION PHASES. ANY PLANT MATERIAL SCARRED OR DESTROYED DESIGNATED TO REMAIN MUST BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH SIMILAR SPECIES SIZE AND QUALITY.
- 18. ALL TREES AND ALL PLANTING BEDS TO BE TOPPED WITH 3" MIN. "GRADE A" ORGANIC MULCH (MELALEUCA IS PREFERRED), UNLESS OTHERWISE NOTED. (CYPRESS MULCH AND RED MULCH SHALL NOT BE USED).
- 19. ALL TREES SHALL HAVE 2" CALIPER AT D.B.H. MINIMUM FOR A 12' HEIGHT TREE. UNLESS NOTED OTHERWISE.
- 20. ALL 1 GALLON MATERIAL SHALL HAVE 12" SPREAD MINIMUM, ALL 3 GALLON MATERIAL TO HAVE 18-24" SPREAD MINIMUM.
- 21. ALL PLANTING AREAS WITHIN THE LIMITS OF WORK SHALL RECEIVE 100% COVERAGE BY AUTOMATIC IRRIGATION SYSTEM (DRIP PREFERRED) UNLESS OTHERWISE DIRECTED BY OWNER. SEE IRRIGATION PLANS FOR ADDITIONAL SPECIFICATIONS.
- 22. LANDSCAPE CONTRACTOR TO COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH IRRIGATION CONTRACTOR. IRRIGATION TIME CLOCK TO BE HARD WIRED ON COMPLETION - RESPONSIBILITY OF IRRIGATION CONTRACTOR. LANDSCAPE CONTRACTOR SHALL HAND WATER OR ARRANGE FOR WATERING DURING PLANTING UNTIL IRRIGATION SYSTEM IS 100% OPERABLE. THIS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- 23. LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER APPROPRIATE CONTRACTORS.
- 24. THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE JOB SITE CLEAN AND FREE FROM ACCUMULATION OF WASTE MATERIAL, DEBRIS, AND RUBBISH.
- 25. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
- 26. THESE DRAWINGS, DOCUMENTS, AND ALL CONTENTS ARE THE PROPERTY OF CHRIS CABEZAS LANDSCAPE ARCHITECTURE. INC. ALL RIGHTS ARE RESERVED. UNAUTHORIZED USE OR PRODUCTION, IN PART OR WHOLE, FOR ANY PURPOSE IS UNLAWFUL AND PROHIBITED EXCEPT BY EXPRESS WRITTEN CONSENT.
- 27. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY PERMITS OR APPROVALS FROM THE FEDERAL, STATE OR LOCAL GOVERNMENT REQUIRED FOR THE WORK INCLUDED IN THIS CONTRACT AND ON THESE DRAWINGS.
- 28. NOTIFY THE OWNER AND LANDSCAPE ARCHITECT OF ANY UNFORESEEN CONDITIONS, I.E., COMPACTED SOIL / SUBGRADE, POOR DRAINAGE, UNCONSOLIDATED SOIL EROSION, UTILITY CONFLICTS, EXCESSIVE SUN OR SHADE, ETC., PRIOR TO PROCEEDING WITH LANDSCAPE INSTALLATION.
- 29. ALL PLANTS, MATERIALS AND WORKMANSHIP ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER.



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REVISIONS: No. Date Description

LANDSCAPE ARCHITECT: Jose M Alvarez

REGISTRATION NO. RLA 6667245

PLANTING DETAILS

Scale: 1" = 10' - 0" Drawn By: JMA Checked By: JMA Date: 01/25/2023

SHEET NUMBER:

REVISIONS: ⚠ 05/22/23 TAC COMMENTS 2 07/17/23 TAC COMMENTS

No. Date Description

LANDSCAPE ARCHITECT: Jose M Alvarez

REGISTRATION NO. RLA 6667245

IRRIGATION PLAN

Scale: 1" = 10' - 0" Drawn By: JMA Checked By: JMA Date: 01/25/2023

SHEET NUMBER:



WATER METER ———

IRRIGATION — SUBMETER

1.25" MAINLINE 7

DRIVEWAY - 2" SLEEVE

-- DRIVEWAY 2" SLEEVE

Şiji<mark>------</mark> 2" SLEEVE

+-- 2"|SLEEVE

DRIVEWAY

_DRIVEWAY

DRIVEWAY _

APPROXIMATE LOCATION OF RAIN CENSOR

MANUFACTURERS RECOMMENDATION, IN FULL

VALVES SHALL BE DETERMINED BY IRRIGATION

SUN AND ABOVE ROOF LINE. FINAL AND BEST

LOCATION OF TIMER, RAIN SENSOR AND

SHOWN. INSTALLATION SHALL BE PER

LAYOUT IRRIGATION SYSTEM MAINLINES AND LATERAL LINES. MAKE ALL NECESSARY ADJUSTMENTS AS REQUIRED TO TAKE INTO ACCOUNT ALL SITE OBSTRUCTIONS AND LIMITATIONS PRIOR TO EXCAVATING TRENCHES.

FLAG ALL SPRINKLER HEAD LOCATIONS. ADJUST LOCATION AND MAKE THE NECESSARY MODIFICATIONS TO NOZZLE TYPES ETC. AS REQUIRED TO INSURE 100% COVERAGE AND 50%

LOW ANGLE TRAJECTORY NOZZLES SHALL BE USED WHEN ALL SPRINKLERS AND ROTORS ARE LOCATED WITHIN 100' OF POOLS OR PUBLIC GATHERING AREAS.

PIPE LOCATIONS SHOWN ON PLAN ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED IN THE FIELD. WHEN LAYING-OUT MAINS AND LATERALS, LOCATE PIPE NEAR EDGES OF PAVEMENT OR AGAINST BUILDINGS WHEREVER POSSIBLE TO ALLOW SPACE FOR PLANT ROOT BALLS.

PIPING UNDER HARDSCAPES SUCH AS ROADS, WALKS, AND PATIOS ARE TO BE SLEEVED USING

PIPES 4" AND UNDER TO BE SOLVENT WELD. LARGER PIPES TO BE GASKETED 'O' RING PIPES AND USE THRUST BLOCKS OR MEGA LUGS AND DUCTILE IRON FITTINGS AT TURNING LOCATIONS.

*SIZE ALL PIPE SO NOT TO EXCEED 5' PER SECOND *INSTALL RAIN SENSOR AS PER LOCAL CODE

PIPES CONVEYING RECLAIM WATER SHALL HAVE A 3' HORIZONTAL DISTANCE SEPARATION FROM OTHER PIPING OR UTILITY SERVICES. AN 18" VERTICAL SEPARATION SHALL BE MAINTAINED

AIR RELEASE VALVES TO BE USED AT THE END OF ALL MAINLINE RUNS.

LOW VOLTAGE WIRE TO BE INSTALLED ALONG MAINLINE INSTALLATION. USE 2" SCH. 40 PVC WITH SWEEP ELBOWS AT TURNING LOCATIONS WHEN SLEEVING IS REQUIRED. ALL SPLICES SHALL BE ENCLOSED WITHIN A VALVE/SPLICE BOX.

WIRE SIZED AND COLORED AS FOLLOWS:

#12 WHITE FOR COMMON #12 SPARE BLACK COMMON (1 SPARE NEEDED PER 10 HOT WIRES)

#14 RED HOT WIRES #14 SPARE YELLOW HOT WIRE (1 SPARES NEEDED PER 10 HOT WIRES, 3 SPARE MINIMUM)

WHEN WIRE RUNS EXCEEDS 3,500 LINEAR FEET, USE #10 FOR COMMON WIRES AND #12 FOR

HOT/SPARE WIRES.

ALL IRRIGATION CONTROLLERS TO BE PROPERLY GROUNDED IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS.

PRIOR TO PLACEMENT OF HEADS FLUSH ALL LINES UNTIL LINES ARE COMPLETELY CLEAN OF

TRENCH BOTTOM TO BE UNIFORM AND FREE OF DEBRIS. NATIVE EXCAVATED MATERIAL USED TO BACKFILL TRENCH SHALL BE FREE FROM ROCKS OR STONES LARGER THAN 1" IN DIAMETER.

PER LATEST EDITION OF THE FLORIDA BUILDING CODE, APPENDIX F., AND ALL PERTINENT LOCAL

SPRAY HEADS INSTALLED IN SHRUB AREAS TO BE 12 INCH POP-UPS OR INSTALLED ON RISERS.

THIS DESIGN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT SUCH AS PIPES, VALVES, , ETC., SHOWN WITHIN PERVIOUS AREAS ARE FOR DESIGN CLARIFICATION ONLY. THE IRRIGATION CONTRACTOR SHALL INSTALL IRRIGATION EQUIPMENT IN PLANTING AREAS WHEREVER POSSIBLE.

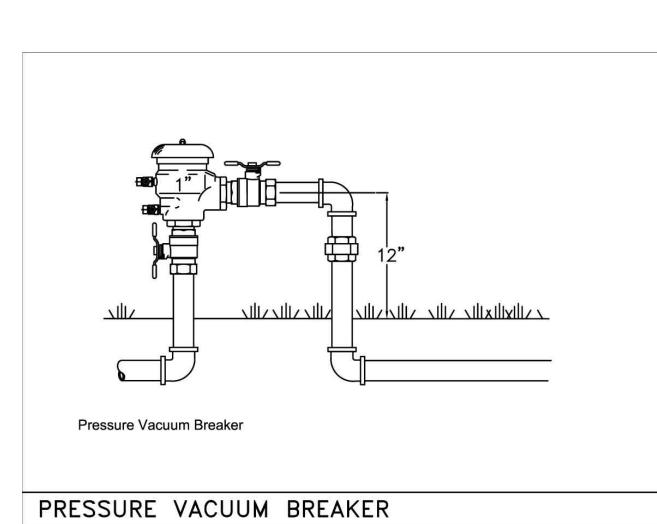
THE IRRIGATION CONTRACTOR IS RESPONSIBLE TO FAMILIARIZE741 THEMSELVES WITH THE SCOPE OF WORK, INCLUDING BUT NOT LIMITED TO GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, UTILITIES AND EXISTING IRRIGATION EQUIPMENT. THE IRRIGATION CONTRACTOR IS RESPONSIBLE SHALL REPAIR AND/OR REPLACE ANY DAMAGE CREATED BY THEIR WORK. THEY SHALL COORDINATE HIS WORK WITH OTHER CONTRACTOR OR MUNICIPAL AUTHORITIES FOR THE LOCATION AND INSTALLATION OF IRRIGATION EQUIPMENT UNDER ROADWAYS AND PAVING, SLEEVES THROUGH WALLS AND FLOORS, ETC.

INSTALL ALL IRRIGATION EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. SUBSTITUTIONS FOR IRRIGATION EQUIPMENT TO BE APPROVED BY THE IRRIGATION DESIGNER. EQUIPMENT CHANGES TO INCLUDE BUT NOT LIMITED TO PUMP, CONTROLLER, SPRAY HEADS, ROTORS, AND VALVES.

DO NOT INSTALL IRRIGATION EQUIPMENT AS SHOWN ON THE DRAWINGS WHEN FIELD CONDITIONS DIFFER. OBSTRUCTIONS OR DIFFERENCES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR TO ASSUME FULL RESPONSIBILITY.

EQUIPMENT TABLE

Backflow Pr	eventers							
Symbol	Description							
Z	Pressure Vacuum Breaker							
Controllers								
Symbol	Description							
A	Rainbird ESP-Me							
R	Rain Sensor							
rrigation He	pads							
Symbol	Description							
	RAINBIRD 1400 SERIES Pressure Compensating Trickle Bubbler 0.25 GPM							
0	RAINBIRD 1800 SERIES 15 Strip Series trajectory 30 deg SST°							
()	RAINBIRD 1800 SERIES HE-VAN 08 Series 90°							
	RAINBIRD 1800 SERIES HE-VAN 08 Series 180°							
3	RAINBIRD 1800 SERIES HE-VAN 10 Series 90°							
\bigcirc	RAINBIRD 1800 SERIES HE-VAN 10 Series 180°							
(RAINBIRD 1800 SERIES HE-VAN 12 Series 90°							
\ominus	RAINBIRD 1800 SERIES HE-VAN 12 Series 180°							
\Diamond	RAINBIRD 1800 SERIES HE-VAN 12 Series 360°							
0	RAINBIRD 1800 SERIES HE-VAN 15 Series 90°							
E	RAINBIRD 5000 SERIES ROTARY FULL CIRCLE							
P	RAINBIRD 5000 SERIES ROTARY PART CIRCLE							
Pipe (Latera								
Symbol	Description							
	Class 160 PVC (Lateral)							
Pipe (Mainli	ne)							
Symbol	Description							
-	Schedule 40 PVC Pipe							
Pipe (Sleeve	e)							
Symbol	Description							
===	Schedule 40 PVC Pipe							
Valves								
Symbol	Description							
•	Rainbird PGA Valve							
Water Meter	rs							
Symbol	Description							
M	1" Water Meter							
Drip Line								
Symbol	Description							
[[]]	Rainbird Dripline (System to be determined by Contractor)							
VALVE N	JUMBER —							
	1							



4'-0" 6'-0"

Curb Pedestrian

Zone Zone

7'-6"

Special Landscape

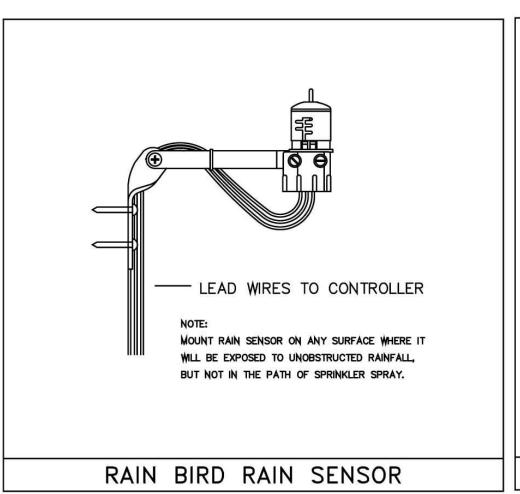
Setback

IRRIGATION LINES TO BE ROUTED ——

ALONG WALL INSIDE PROPERTY LINE

AVENUE

5TH



PROPERTY LINE

IRRIGATION NOTE: MAIN LINE, LATERAL LINE,

BACKFLOW PREVENTERS AND IRRIGATION

SCHEMATICALLY AND SHALL BE ADJUSTED

AREAS TO RECEIVE 100% COVERAGE WITH

100% OVERLAP BY IRRIGATION SYSTEM.

BASED ON FIELD CONDITIONS. ALL LANDSCAPE

IRRIGATION/SPRINKLER SYSTEMS AND RISERS FOR SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1 FOOT OF THE BUILDING SIDEWALL.

SPRINKLER LOCATIONS ARE SHOWN

3-STORY RESIDENCE

3-STORY RESIDENCE

IRRIGATION CONTROLLER,

ELECTRICAL POWER SOURCE

CONTROLLER RAIN ---

INSTÁLL PER

GARAGE

GARAGE

GARAGE

GARAGE

CONTRACTOR.

MANUFACTURER

RECOMMENDATIONS

SENSOR MOUNTED IN

FULL SUN EXPOSURE.

PROVIDE 120 V AC

FOR CONTROLLER

