

BUILDING DATA:

DESCRIPTION: 2 STORIES CBS COMMERCIAL STRUCTURE TO RECEIVE A CHANGE OF OCCUPANCY FROM BUSINESS TO ASSEMBLY (BANK TO RESTAURANT). THE PROJECT INCLUDE OUTDOOR SEATING AND ADJACENT ACCESSORY LOT FOR PARKING USE

CONSTRUCTION TYPE IIIA (PROTECTED)

SCOPE OF WORK AREA :
INTERIOR BUILDOUT 8,379 SF- OUTDOOR SEATING 2,432SF

LEGAL DESCRIPTION:

PARCEL 1:
LOT 36, BLOCK 93, RE-SUBDIVISION OF BLOCK 93, CITY OF DELRAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 2:
ALL OF LOT 8 AND THE WEST 10 FEET OF LOT 7, BLOCK 93, RE-SUBDIVISION OF BLOCK 93, CITY OF DELRAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 3:
LOTS 34 AND 35, BLOCK 93, RE-SUBDIVISION OF BLOCK 93, CITY OF DELRAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
CONTAINING 15,129 SQUARE FEET OR 0.347 ACRES, MORE OR LESS.

Folios:
& PCN # 12-43-46-16-01-093-0360
& PCN # 12-43-46-16-01-093-0072
& PCN # 12-43-46-16-01-093-0340

Owner:
25 SE 3RD AVENUE LLC

ZONING: CBD - CBD-CENTRAL BUSINESS
(12-DELRAY BEACH)

USE: BANK (EXISTING) 2300
RESTAURANT (PROPOSED) 2100

OCCUPANCY: A2 - FOODSERVICE
ESTABLISHMENT >50 PEOPLE

Sheet List			
Sheet Number	Sheet Name	Current Revision	Curr ent Revision Date
1- Architectural			
1 G-0	COVER		
2 - V-1	AERIAL CONTEXT MAP		
2 - V-2	CONTEXT PHOTOS		
3 -A1	SITE PLAN		
4 -A2	SITE PLAN AND PEDESTRIAN PATHS		
5 -A3	EXTERIOR ELEVATIONS EXISTING / PROPOSED		
6 -A4	FLOOR PLAN 1 & 2 LVL		
6 -A5	AREA DIAGRAM		
Designer			
8 -L1A	OVERALL LANDSCAPE PLAN		
8 -L1B	LANDSCAPE PLAN		
8 -L2	LANDSCAPE DETAIL AND NOTES		
8 -L3	LANDSCAPE IRRIGATION PLAN		
8 -L4	LANDSCAPE IRRIGATION DETAILS		
8-LD	OVERALL DISPOSITION PLAN		

ARCHIMIA

DESIGN + ARCHITETCTURE

ARCHIMIA, P.A. | AA26003423|8425 BISCAYTNE BLVD #101, MAIMI 33138 | 786.663.3056| ARCHIMIAPA.COM

PROJECT:

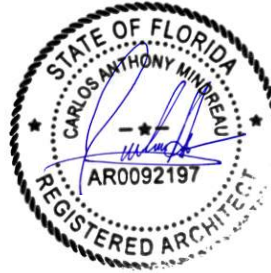
DELRAY BUNGALOWS RESTAURANT

ADDRESS

25 SE 3rd AVENUE
DELRAY BEACH , FL 33483

REGISTERED ARCHITECT
STATE OF FLORIDA #

CARLOS ANTHONY MINDREAU
AR 92197



SUBMITTAL: Payment in Lieu of Required Parking Application

DATE: 5/24/2025

REVISION ISSUED: No

REVISION DATE:

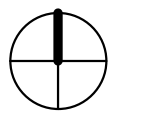
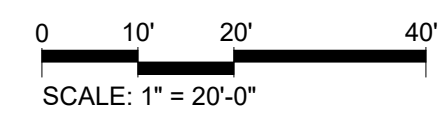
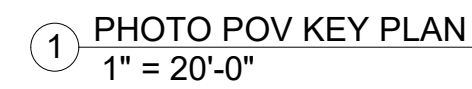
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REVISION NUMBER :

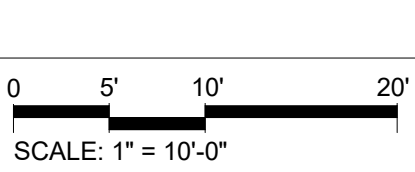
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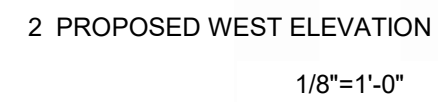
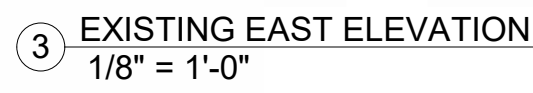
2 - V-1



2 - V-2



4 -A2



○ PAINT LEGEND
12" = 1'-0"

ARCHIMIA, P.A. | AA26003423 | 3250 NE 1st AVE
SUITE 309 MIAMI, FL 33137 | 786.663.3056 |
ARCHIMIAPA.COM

ADDRESS
25 SE 3rd AVENUE
DELRAY BEACH , FL 33483

REGISTERED ARCHITECT
STATE OF FLORIDA #

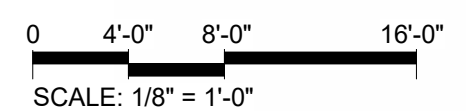
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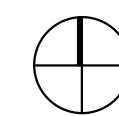
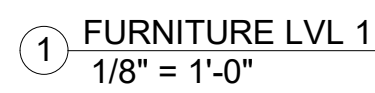
PROJECT NO. A220217

DATE: 5/24/2025

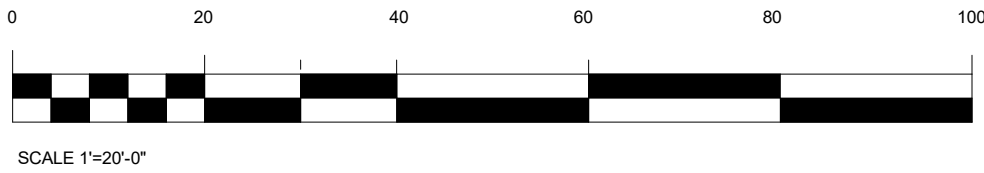
EXTERIOR ELEVATIONS EXISTING /
PROPOSED

5 -A3

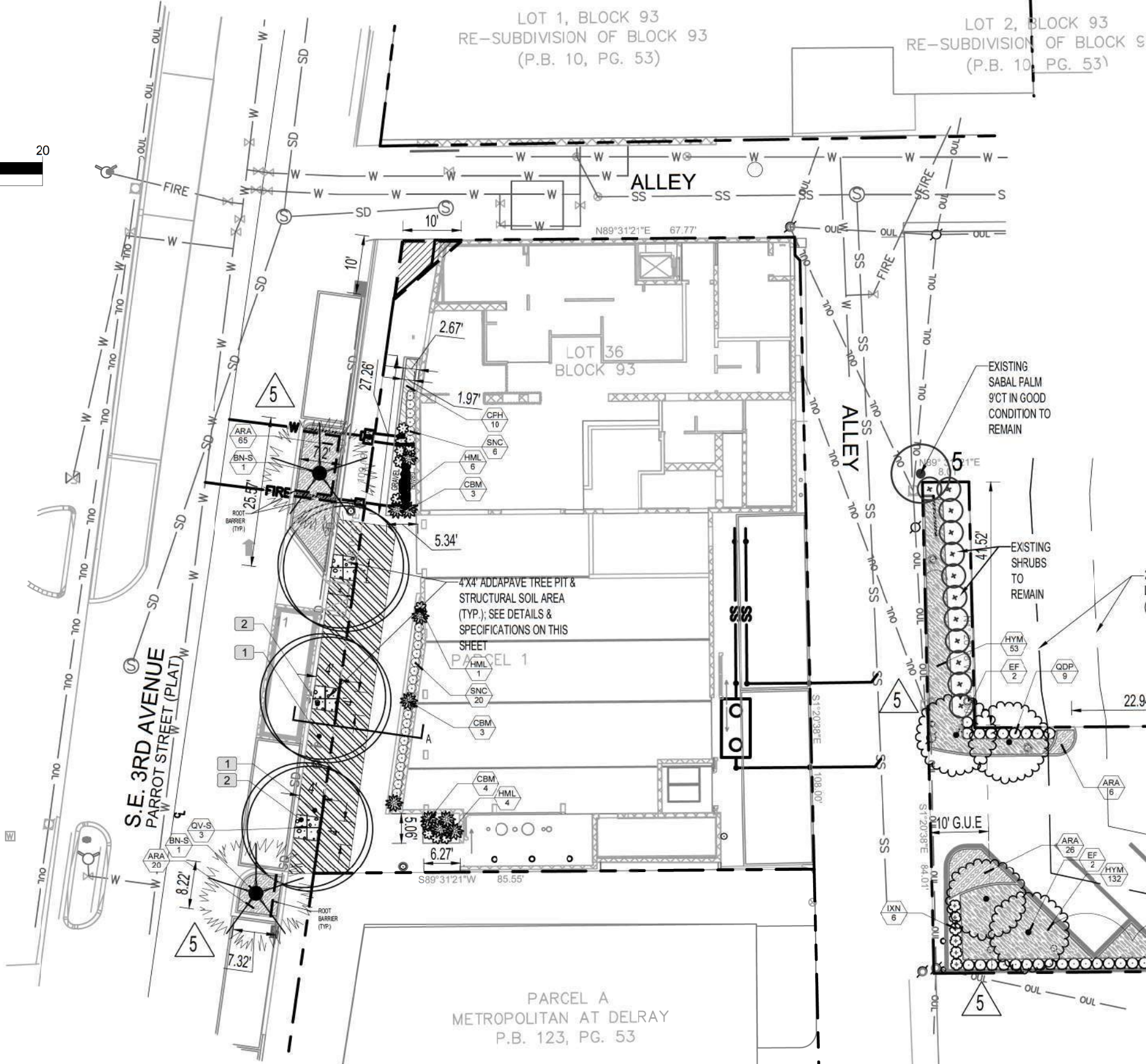
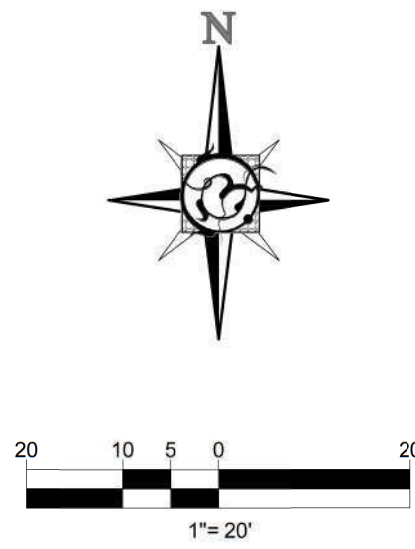




6 -A4



6 -A5



IRRIGATION POINT OF CONNECTION SHALL BE A 5" WATER METER WITH CITY WATER. ALL LANDSCAPE AREAS SHALL RECEIVE 100% COVERAGE & A MINIMUM 50% OVERLAP

A WAIVER IS APPLIED FOR SEC 4.6.16(H)(3)(I)(1), RELATED TO LANDSCAPE ISLANDS WIDTH

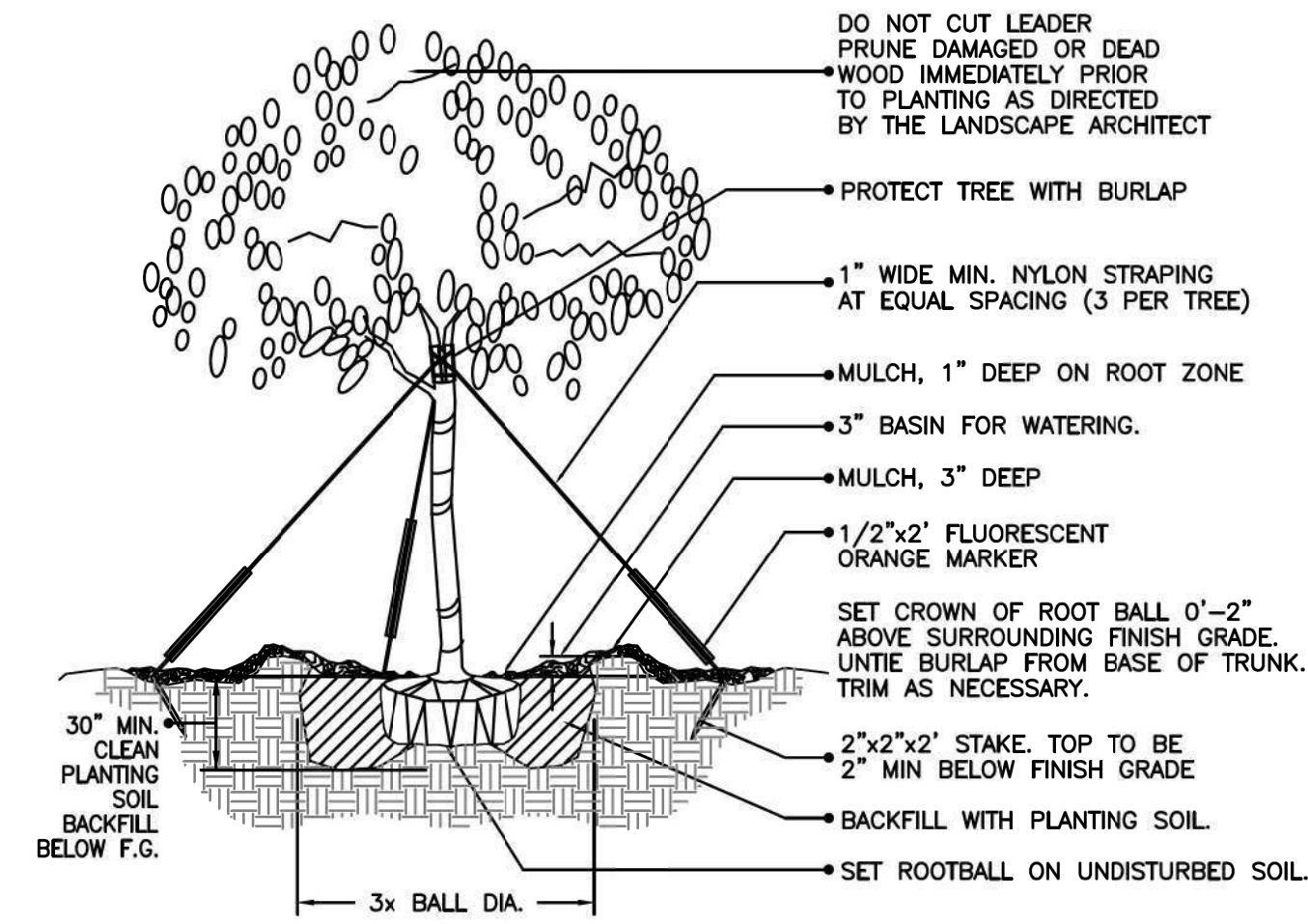
ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS; LD 1.1 & LD 1.2 (SEE SHEET L-2 DETAILS & NOTES)

LANDSCAPE CALCULATION FORM		
MULTIPLE FAMILY, COMMERCIAL AND INDUSTRIAL		
CITY OF DELRAY BEACH		
561-243-7200		
ZONING: CBD DISTRICT		
A	TOTAL LOT AREA (PARCEL 1)	8271 S.F.
B	STRUCTURES, PARKING, WALKWAYS, DRIVES, ETC	8096.44 S.F.
C	TOTAL PERVIOUS LOT AREA	5 X 173.06 S.F.
D	AREA OF SHRUBS AND GROUND COVERS REQUIRED	173.06 S.F.
E	AREA OF SHRUBS AND GROUND COVERS PROVIDED	173.06 S.F.
F	NATIVE VEGETATION REQUIRED	12.9795 S.F.
G	NATIVE VEGETATION PROVIDED	135 S.F.
H	TOTAL PAVED VEHICULAR AREA	715.89 S.F.
I	TOTAL INTERIOR LANDSCAPE REQUIRED	71.589 S.F.
J	TOTAL INTERIOR LANDSCAPE PROVIDED	0 EXISTING** S.F.
K	TOTAL INTERIOR SHADE TREES REQUIRED	2 TREES
L	TOTAL INTERIOR SHADE TREES PROVIDED	0 EXISTING** TREES
M	TOTAL LINEAR FEET SURROUNDING PARKING OR VEHICULAR USE AREAS	NA (EXISTING) L.F.
N	TOTAL NUMBER OF PERIMETER TREES REQUIRED (NOT APPLICABLE)	0 TREES
O	TOTAL NUMBER OF PERIMETER TREES PROVIDED	0 TREES
P	TOTAL NUMBER OF STREET TREES REQUIRED (@1 TREE/30 FT IN CBD)	4 TREES
Q	TOTAL NUMBER OF STREET TREES PROVIDED (@1 TREE/30 FT IN CBD)	5 TREES
R	TOTAL NUMBER OF EXISTING TREES TO BE SAVED ON SITE	NA (EXISTING) TREES
S	TOTAL NUMBER OF NATIVE TREES REQUIRED (50%)	1 TREES
T	TOTAL NUMBER OF NATIVE TREES PROVIDED	3 TREES
U	TOTAL NUMBER OF TREES ON PLAN	5** TREES

**EXISTING LEGALLY NON-CONFORMING SITE RESTORED TO CODE TO THE GREATEST EXTENT PRACTICAL

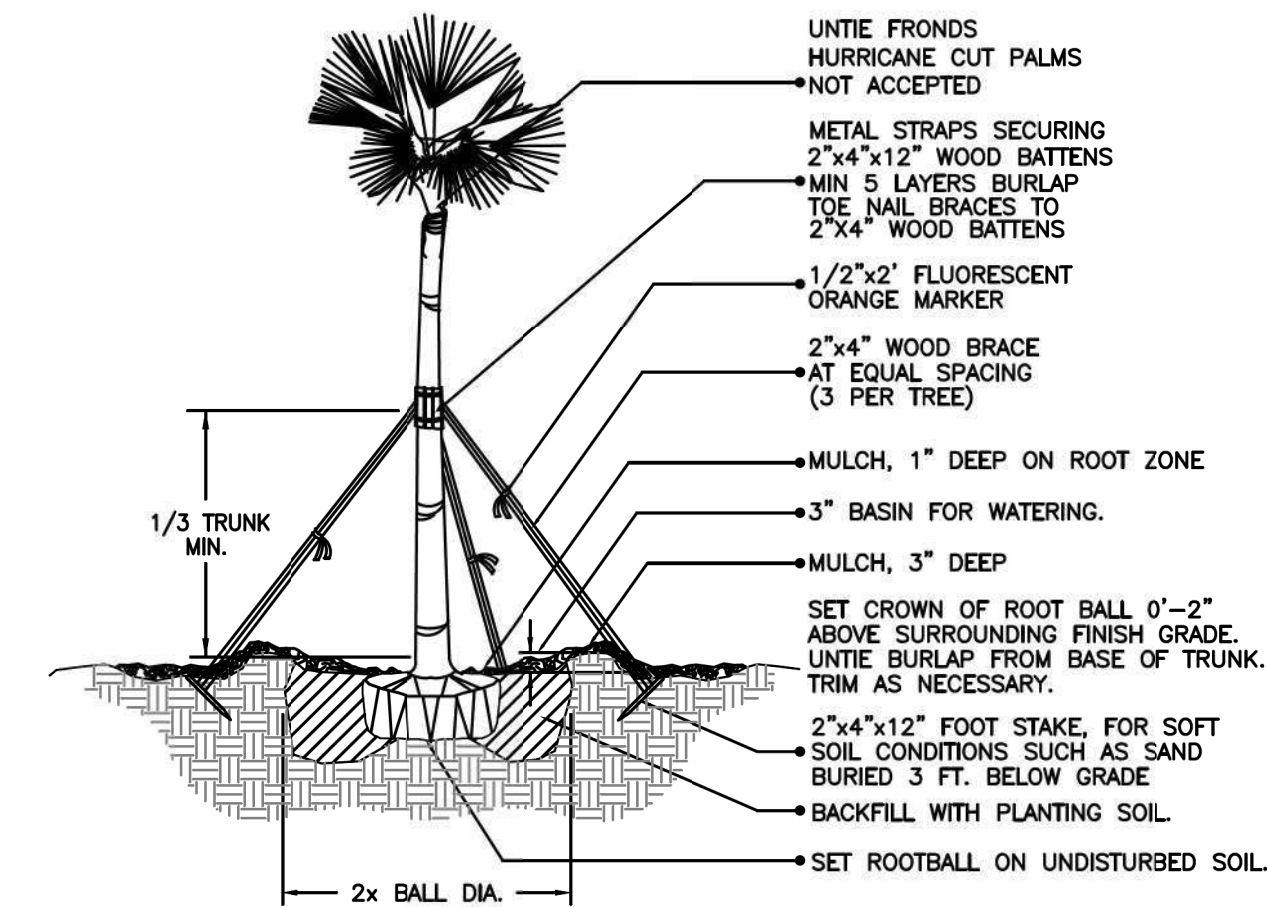
LANDSCAPE CALCULATION FORM		
MULTIPLE FAMILY, COMMERCIAL AND INDUSTRIAL		
CITY OF DELRAY BEACH		
561-243-7200		
ZONING: CBD DISTRICT		
A	TOTAL LOT AREA (PARCEL 2)	5590.2 S.F.
B	STRUCTURES, PARKING, WALKWAYS, DRIVES, ETC	3853.098 S.F.
C	TOTAL PERVIOUS LOT AREA	1737.104 S.F.
D	AREA OF SHRUBS AND GROUND COVERS REQUIRED	521.1312 S.F.
E	AREA OF SHRUBS AND GROUND COVERS PROVIDED	1737.1 S.F.
F	NATIVE VEGETATION REQUIRED	130.28 S.F.
G	NATIVE VEGETATION PROVIDED	1591.1 S.F.
H	TOTAL PAVED VEHICULAR AREA	3853.098 S.F.
I	TOTAL INTERIOR LANDSCAPE REQUIRED	385.3098 S.F.
J	TOTAL INTERIOR LANDSCAPE PROVIDED	688.45 S.F.
K	TOTAL INTERIOR SHADE TREES REQUIRED	3 TREES
L	TOTAL INTERIOR SHADE TREES PROVIDED	3 TREES
M	TOTAL LINEAR FEET SURROUNDING PARKING OR VUAS (N/A Driveways)	295.29 L.F.
N	TOTAL NUMBER OF PERIMETER TREES REQUIRED (NOT APPLICABLE)	0 TREES
O	TOTAL NUMBER OF PERIMETER TREES PROVIDED	4 (incl. 3 Palms @3:1) TREES
P	TOTAL NUMBER OF EXISTING TREES TO BE SAVED ON SITE	2 (incl. 3 Palms @3:1) TREES
Q	TOTAL NUMBER OF NATIVE TREES REQUIRED (50%)	2 TREES
R	TOTAL NUMBER OF NATIVE TREES PROVIDED	7** TREES
S	TOTAL NUMBER OF TREES ON PLAN	7 (incl. Palms @3:1)** TREES

**EXISTING LEGALLY NON-CONFORMING SITE RESTORED TO CODE TO THE GREATEST EXTENT PRACTICAL



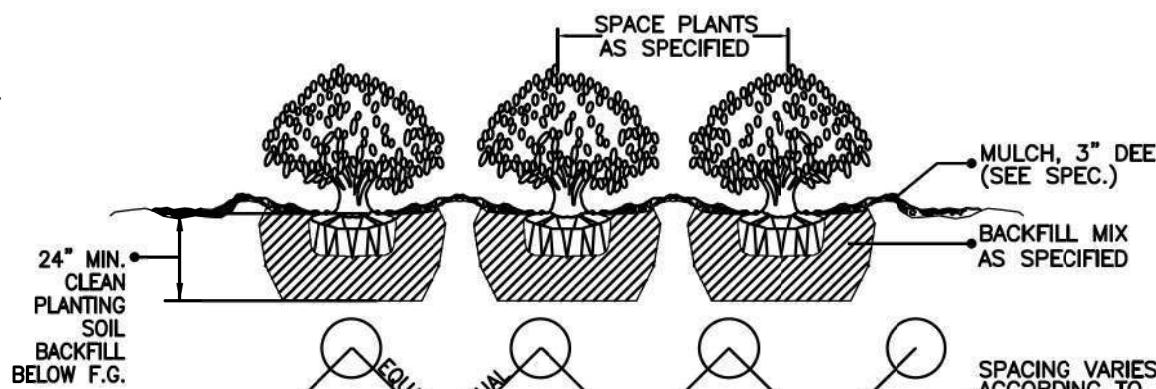
(2" cal. and over) LARGE TREE PLANTING DETAIL

NTA



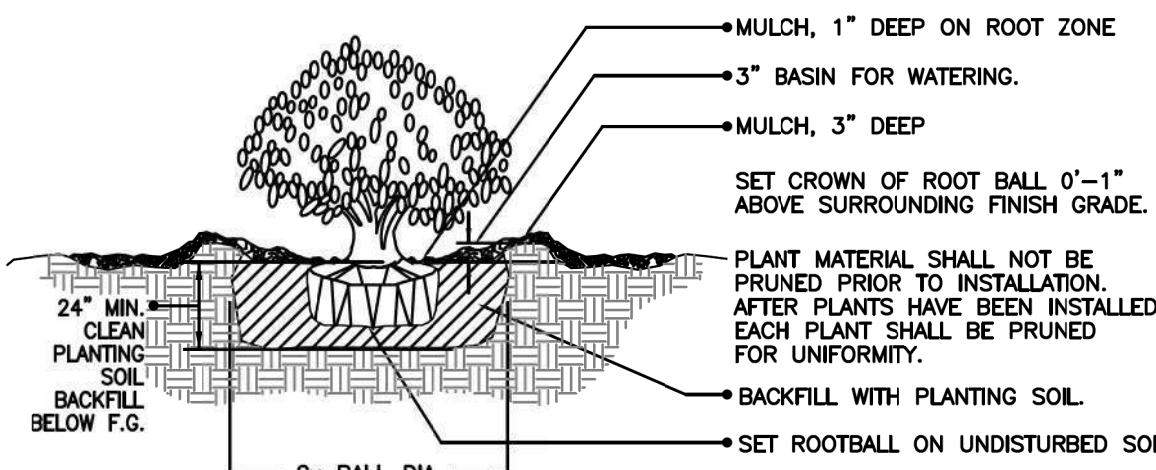
SABAL PALM PLANTING DETAIL

NTA



SHRUB / GROUNDCOVER SPACING / PLANTING DETAIL

NTA



SHRUB PLANTING DETAIL

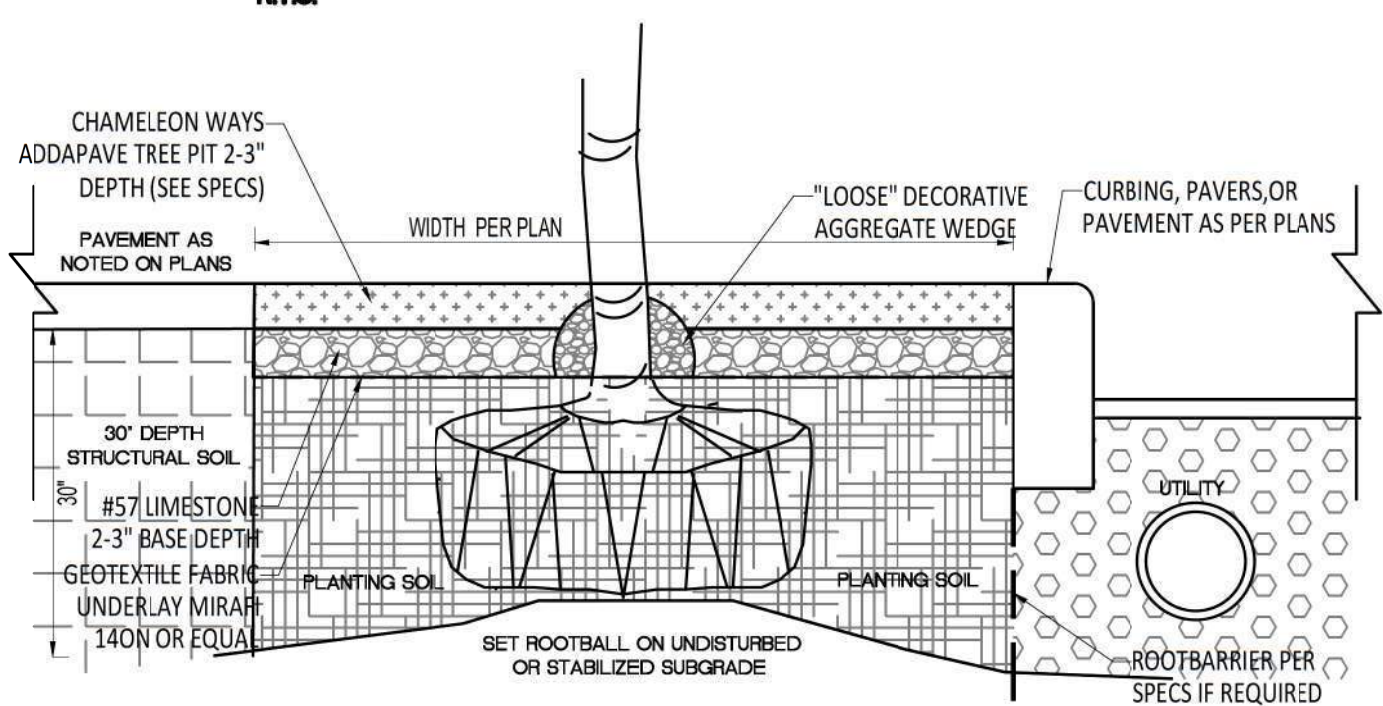
NTA

- Panels of 0.085" thick polypropylene
- Zipper joining system
- Rounded edges
- 24" depth
- Anti-lift pads

*Contact the Landscape Division if you propose an equivalent root barrier option.

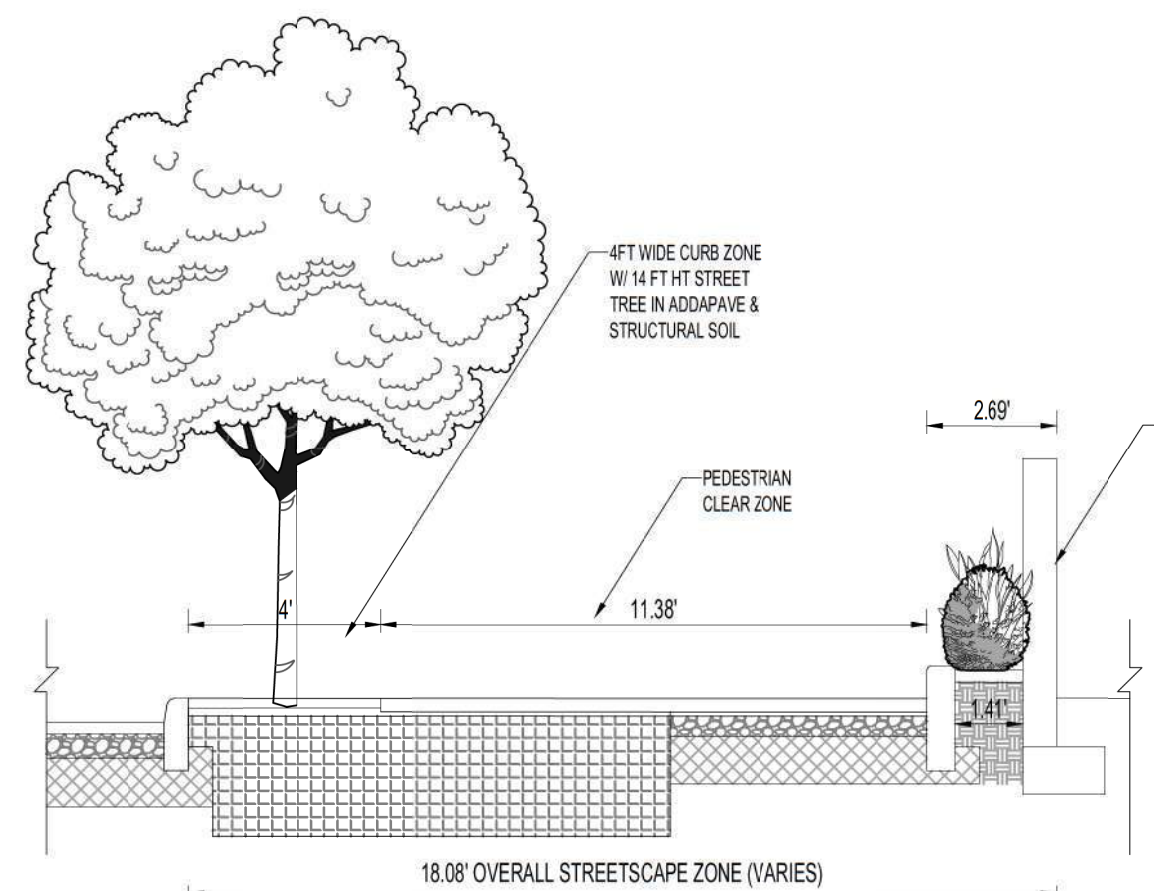
ROOT BARRIER DETAIL

NTA



ADDAPAVE RESIN BOUND TREE PIT DETAIL

NTA



TYP. STREETSCAPE SECTION A

SCALE 1/4" = 1'



REVISIONS / SUBMISSIONS

1	03/12/23	TAC COMMENTS	RKE
2	10/17/23	TAC COMMENTS	RKE
3	6/27/24	TAC COMMENTS	RKE
4	11/18/24	TAC COMMENTS	RKE
5	05/27/25	TAC COMMENTS	RKE

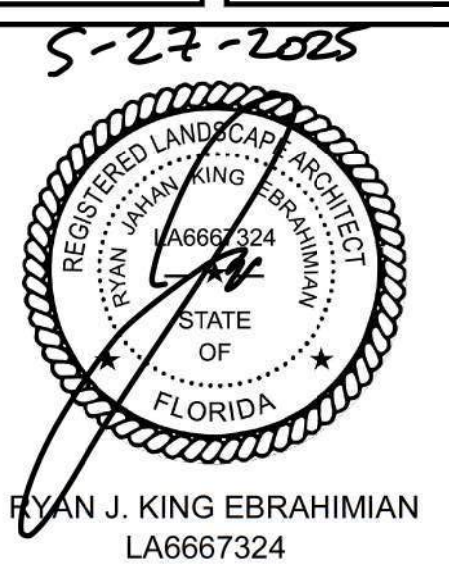


PHASE:

CLIENT:

DELRAY BUNGALOWS RESTAURANT
302 E ATLANTIC AV #2
DELRAY BEACH, FL 33483

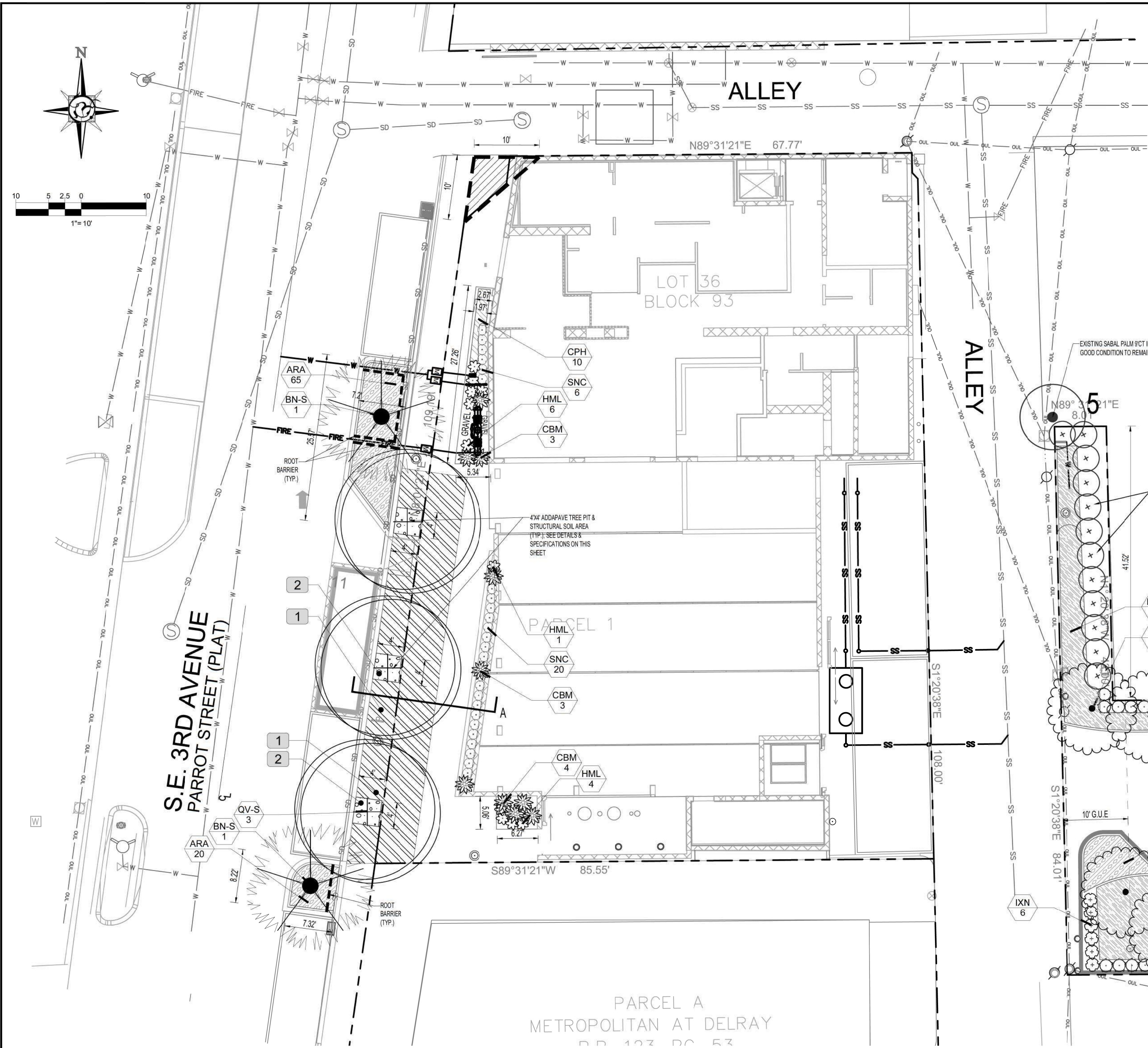
OVERALL LANDSCAPE PLAN



DRAWN BY: RJK
CHECKED BY:
DATE: 2025-05-27

SHEET NUMBER:

L-1A



PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
TREES										
EF	4	Spanish Stopper	Eugenia foetida	B & B	4" DBH	16' Ht	7'	Yes	High	8' CT; STD
IC	1	Dahoon Holly	Ilex cassine	B & B	4" DBH	16' Ht	7'	Yes	High	8' CT; STD
STREET PALMS										
BN-S	2	Silver Bismarck Palm	Bismarckia nobilis 'Silver'	B & B		12' c.t.	15'	No	High	COUNTED @1:1
STREET TREES										
QV-S	3	'HighRise' Live Oak	Quercus virginiana 'HighRise'	B & B	3" Cal	14' Ht	8'	Yes	High	6' CT
SHRUBS										
CBM	10	Black Magic Ti Plant	Cordyline fruticosa 'Black Magic'	NA	As Shown	24"-30"	18-24"	No	High	Low Branched
HML	11	Spider Lily	Hymenocallis latifolia	NA	As Shown	18"	18"	Yes	High	
IXN	16	Nora Grant Ixora	Ixora x 'Nora Grant'	NA	24"	24"	18-24"	No	High	Full to Base
QDP	99	Jamaica Caper	Quadrrella jamaicensis	3 gal	As Shown	24"	18-24"	Yes	High	Full to Base
SNC	26	Chapman's Senna	Senna mexicana chapmanii	7 gal	As Shown	24"	18"	Yes	High	Single Ldr; Shade Grown
GROUND COVERS										
ARA	131	Perennial Peanut	Arachis glabrata	1 gal.	18"	6"	12-14"	No	High	
CPH	10	False Heather	Cuphea hyssopifolia	n/a	16"	6"	10-12"	No	High	
HYM	227	Spider Lily	Hymenocallis latifolia	n/a	24"	14-16"	14-16"	Yes	High	Full

ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS; LD 1.1 & LD 1.2 (SEE SHEET L-2 DETAILS & NOTES)

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	QTY
1	CU-Structural Soil to 30" depth; See Detail; Follow Manufacturers specs	51.6 cy
2	'Addapave tp' tree pit shall be manufactured by chameleon ways (color: 'Burgandy' 6-10 mm) to be applied over compacted washed stone above cu structural soil (30" depth)	48 sf

City of Delray Beach, Florida - Tree Removal and Tree Replacement Guidelines:
(The Following Shall Apply Pursuant To "City of Delray Beach Land Development Code - Landscape Regulations (Section 4.6.16(D)(2)(a) - "Preservation and Promotion of Existing Plant Communities"; and Section 3.4.6(G) "Tree Removal Permits"; and Are Reflected Upon These Tree Disposition/ Mitigation Plans and the "Landscape Planting Plans" Accordingly. The Owner and/ or Contractor Shall Follow The Tree Replacement and Protection Guidelines, Within These Notes, As Well As The Aforementioned Codes.)

General Conditions/ Pre-Clearing Inspections: A Pre-Clearing Inspection Is Required Prior To The Initial Removal or Alteration of Any Vegetation In Order To Assure Proper Compliance With The Permit Conditions. A Post-Clearing Inspection Is Required Prior to Issuance of The Final Certificate of Occupancy. All Native Vegetation Outside of The Development Area Shall Be Maintained In Place As Outlined On The Tree Disposition Site Plans.

Tree Protection Note: Contractors Shall Use Caution During Construction To Avoid Damaging Any Existing Trees Listed As To Remain. (1) Barriers Shall Enclose Area Inside The Outer Edge of Dripline; (2) Tree Protection Barrier Shall Be Conspicuous and High Enough To Be Easily Seen By Any Equipment Operators; (3) All Tree Protection Barrier Shall Be Constructed of Sturdy Scrap Wood (Four by Four Stock), or Other Sturdy Material (No Flagging or Ribbon Type Fencing Shall Be Allowed); (4) All Tree Protection Barriers To Be Completely Removed From Site At The End of Construction Period (Immediately Prior To Issuance of 'Certificate of Occupancy By The City of Delray Beach Building Department) Unless Otherwise Stipulated.

Methodology of Tree Removals: No Heavy Equipment or Machinery Shall Be Used, Nor Shall Any Construction Activities or Grade Changes Occur Within The Radius of The Drip Line of Native Trees Which Shall Be Preserved In Place, Unless Specifically Approved In Writing By The City of Delray Beach and/ or the Landscape Architect. Use of Any Chemical Treatments Shall Have Prior Approval By The City of Delray Beach and the Landscape Architect Before Application. All Prohibited Species and/ or Invasive Species Shall Be Removed as Indicated Within The Limits of Contract Area or Property To Be Developed Accordingly, as per The City of Delray Beach's Land Development Code.

Tree Locations/ Tree Removals and Tree Replacement Calculations: Trees That Are To Be Removed Must Be Mitigated For According To The Tree Canopy Credits Guidelines (Section 3.4.6(G) and Section 4.6.16(D)(1)(d) of The City of Delray Beach Land Development Code).

Maintenance and Monitoring Requirements: The Permit Holder Shall Be Responsible For Maintaining The Health of Any Replacement and/ or Relocated Trees For A Min. of One Year From Planting. Throughout The Monitoring Period, The Permit Holder Shall Maintain a (100%) Survivorship Rate For All Installed Replacement Trees. If During The Monitoring Periods, The Survival Rate of Any of The Plants Drops Below The Required Level, The Permit Holder Shall Have (15) Days To Plant A Sufficient Number of Additional Trees So As To Maintain The Required Survival Rate.

Tree Replacement Bond Requirement: Bonds May Be Required By The City of Delray Beach For Tree Removal and/ or Tree Replacement Permits. Calculations For The Amount of Bonds For Non-Mature Trees Shall Be Computed Based Upon The Equivalent Canopy Replacement Criteria Applied To Each Tree To Be Relocated or Replaced and Upon The Cost of Installation and Maintenance. Determination of The Bond Amount For Mature Trees Shall Be Computed Based Upon The Most Current Version of The Guide For Plant Appraisal, Published By The International Society of Arboriculture. The Fair Market Value of The Cost of Trees That Would Be Required To Compensate For The Canopy To Be Relocated or Replaced Shall Be Posted.



REVISIONS / SUBMISSIONS

1	03/12/23	TAC COMMENTS	RKE
2	10/17/23	TAC COMMENTS	RKE
3	6/27/24	TAC COMMENTS	RKE
4	11/18/24	TAC COMMENTS	RKE
5	05/27/25	TAC COMMENTS	RKE



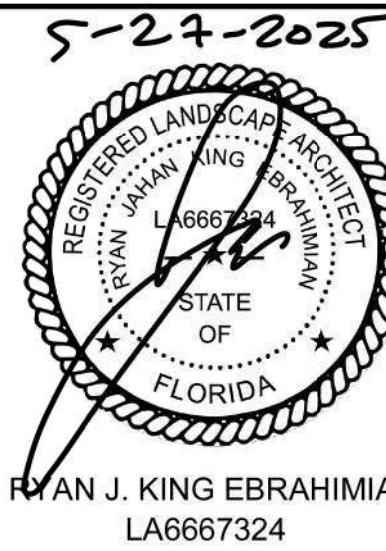
PHASE:

CLIENT:

DELRAY BUNGALOWS RESTAURANT

302 E ATLANTIC AV #2
DELRAY BEACH, FL 33483

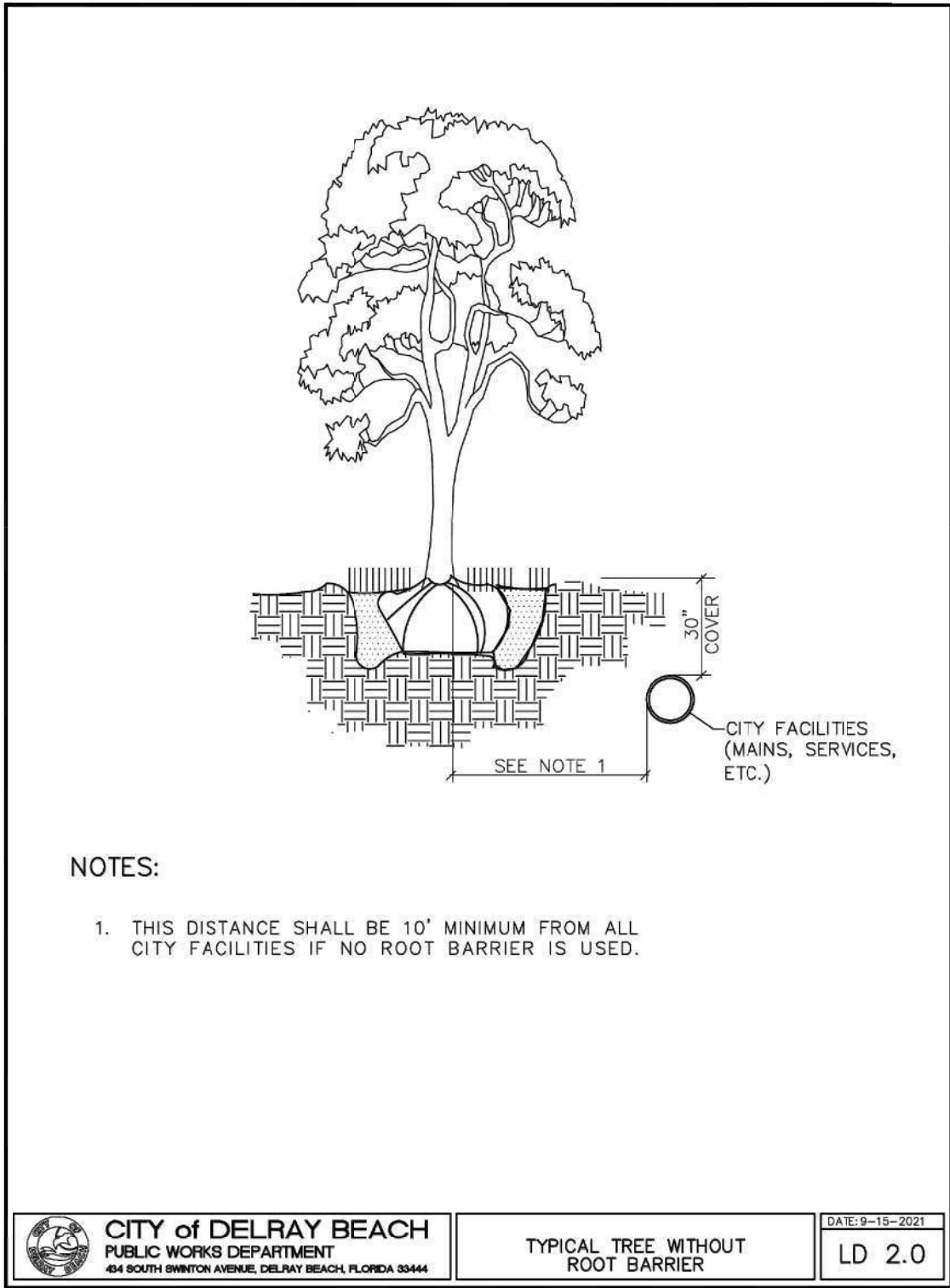
LANDSCAPE PLAN



DRAWN BY: RJK
CHECKED BY:
DATE: 2025-05-27

SHEET NUMBER:

L-1B



NOTES:

1. THIS DISTANCE SHALL BE 10' MINIMUM FROM ALL CITY FACILITIES IF NO ROOT BARRIER IS USED.

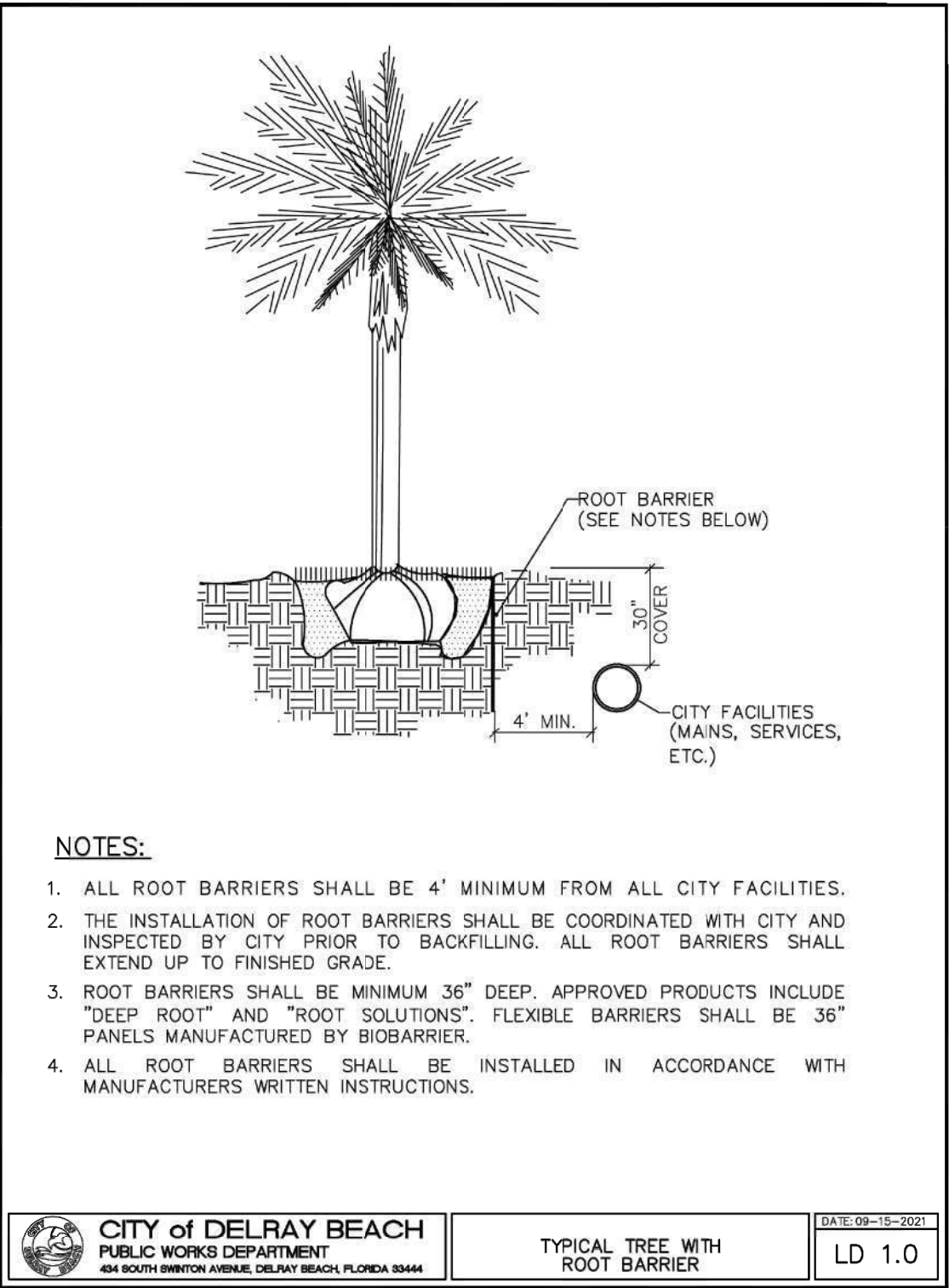


CITY of DELRAY BEACH, FLORIDA
PUBLIC WORKS DEPARTMENT
404 SOUTH BENTON AVENUE, DELRAY BEACH, FLORIDA 33446

TYPICAL TREE WITHOUT
ROOT BARRIER

DATE: 09-15-2021

LD 2.0



NOTES:

1. ALL ROOT BARRIERS SHALL BE 4' MINIMUM FROM ALL CITY FACILITIES.
2. 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.
3. ROOT BARRIERS SHALL BE MINIMUM 36" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS". FLEXIBLE BARRIERS SHALL BE 36" PANELS MANUFACTURED BY BIOBARRIER.
4. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.



CITY of DELRAY BEACH, FLORIDA
PUBLIC WORKS DEPARTMENT
404 SOUTH BENTON AVENUE, DELRAY BEACH, FLORIDA 33446

TYPICAL TREE WITH
ROOT BARRIER

DATE: 09-15-2021

LD 1.0

GENERAL LANDSCAPE NOTES:

1. PLANT MATERIAL: ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER AS ESTABLISHED BY "GRADES AND STANDARDS FOR NURSERY PLANTS" OF THE STATE OF FLORIDA (FL) . DEPARTMENT OF AGRICULTURE. UNLESS OTHERWISE NOTED, ALL TREES SHALL BE SINGLE LEADER, FIELD GROWN(BALLED & BURLAPPED) (FGBB); CONTAINER GROWN TREES ARE NOT ACCEPTABLE & WILL BE IMMEDIATELY REJECTED UPON INSPECTION ON ANY CHANGES TO THE APPROVED LANDSCAPE PLAN SHALL BE APPROVED BY THE CITY FORESTER & LA OF RECORD. ALL SUBSTITUTIONS AND CHANGES SHALL BE APPROVED IN WRITING PRIOR TO INSTALLATION. ANY DISCREPANCIES BETWEEN PLANS, SITE AND SPECIFICATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT. THE OWNER AND GOVERNING MUNICIPALITY. OPTIONS FOR ALTERNATE SPECIES BASED ON LACK OF STATEWIDE AVAILABILITY SHALL BE FURNISHED TO LANDSCAPE ARCHITECT OF RECORD A MINIMUM OF 30 DAYS BEFORE COMMENCEMENT OF CONSTRUCTION. LACK OF AVAILABILITY WILL BE VERIFIED USING THE LATEST INDUSTRY ACCEPTED PUBLICATION LISTINGS. PLANT SPACING SHALL SUPERCEDE PLANT QUANTITY TO FILL THE BED FOR SHRUBS AND GROUNDCOVERS. THE LOCATION OF NEW SHRUB AND GROUNDCOVER PLANTINGS SHALL BE A MINIMUM OF 3 FEET FROM THE TRUNK FLARES OF EXISTING TREES TO BE PRESERVED. NEW SHRUB AND GROUNDCOVER PLANTINGS UNDER THE DRIPLINES SHALL BE INSTALLED BY HAND WITH CARE IN BETWEEN ROOTS 1" DIAMETER AND GREATER.
2. ALL TREES, SHRUBS AND GROUNDCOVERS SHALL, AT A MINIMUM, BE OF THE SIZES AS SPECIFIED IN THE PLANT LIST. WHERE THERE IS A DISCREPANCY EITHER IN QUANTITIES, PLANT NAMES, SIZES OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PRECEDENCE. QUANTITIES LISTED ON THE THE PLAN LIST ARE FOR ESTIMATING PURPOSES. CONTRACTOR SHALL VERIFY ALL QUANTITIES. MULCH, TOPSOIL, FERTILIZER, ETC. SHALL BE INCLUDED IN THE UNIT COST OF THE PLANTS. THE PLANTING PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS.
3. SOD: ALL AREAS NOT USED FOR BUILDINGS, VEHICULAR USE AREAS, WALKS OR PLANTING BEDS SHALL BE GRASSED. GRASSING SHALL EXTEND TO ANY ABUTTING STREET PAVEMENT EDGE AND TO THE MEAN WATERLINE OF ANY ABUTTING CANAL, LAKE OR WATERWAY. ZOYSIA, JAPONICA, V. 'EMPIRE' UNLESS OTHERWISE NOTED (EMPIRE SOD), PASPALUM NOTATUM 'ARGENTINE' (ARGENTINE BAHIA SOD) SHALL BE PROVIDED IN THE RIGHT-OF-WAYS & ON THE BANKS & BOTTOM OF DETENTION PONDS. OFFSITE DISTURBED AREAS SHALL BE RE-SODED TO MATCH EXISTING. ALL AREAS DISTURBED BY CONSTRUCTION & NOT NOTED TO HAVE SHRUBS OR GROUNDCOVERS ON THE LANDSCAPE PLAN SHALL BE SODED BY THE CONTRACTOR.
4. AMENDED PLANTING SOIL: PLANTING SOIL FOR USE IN BACK FILLING PLANTING HOLES SHALL BE FORTY PERCENT (40%) TOPSOIL AND SIXTY PERCENT (60%) SAND AND BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND OBTAINED FROM A WELL-DRAINED, ARABLE SITE. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND SHALL BE FREE FROM HEAVY CLAY, COARSE SAND, STONES, LIME, LUMPS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, OR NOXIOUS WEEDS. IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. PH RANGE SHALL BE 6.0 TO 7.0 INCLUSIVE. ALL PLANT MATERIAL TO RECEIVE PLANTING SOIL AS PER DETAILS & NOTES.
5. GENERAL RECOMMENDED PLANTING SOIL DEPTH: ALL TREES AND SHRUBS SHALL BE PLANTED WITH A MINIMUM OF 12" TOPSOIL AROUND AND BENEATH THE ROOTBALL. MINIMUM TOPSOIL SHALL BE 8" FOR GROUNDCOVER AREAS AND 2" FOR SOODED GRASS AREAS. THIS IS IN ADDITION TO A MINIMUM OF 10" OF UNDISTURBED OR NATIVE SOIL THAT WAS STORED/STOCKPILED ON SITE AND REUSED, OR CLEAN IMPORTED PLANTING SOIL WITH A RANGE OF ORGANIC MATTER BETWEEN 3-5% WITH NO STONES GREATER THAN AN INCH AND A HALF IN DIAMETER IN ANY DIRECTION. TOPSOIL DEPTHS PLUS PLANTING SOIL/EXISTING NATIVE SOIL MINIMUM DEPTHS ARE IN ADDITION TO ANY LIMESTONE LIMEROCK SUBGRADE. & IN ADDITION TO EXCAVATION WIDTHS REQUIRED FOR TREE PITS AS SHOWN ON THE PLANTING DETAILS. TREE PITS SHALL BE EXCAVATED & BACKFILLED TO A MINIMUM DEPTH OF 30". PARKING LOT TREE ISLAND SHALL BE EXCAVATED TO 36 INCHES DEPTH AND BACKFILLED WITH CLEAN FILL AND TOPSOIL AT LEAST TO THE TOP OF CURB.
6. CONTRACTOR TO NOTIFY "SUNSHINE STATE ONE CALL OF FLORIDA, INC." AT 1-800-432-4770 TWO FULL BUSINESS DAYS PRIOR TO DIGGING FOR UNDERGROUND UTILITY LOCATIONS.
7. CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL UTILITY LOCATIONS AND INSTALLING FACILITIES SO AS TO NOT CONFLICT. ALL DAMAGE TO EXISTING UTILITIES OR IMPROVEMENTS CAUSED BY CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES IN THE SITE SURVEY OR DISPOSITION PLAN TO THE OWNER & LANDSCAPE ARCHITECT OF RECORD PRIOR TO STARTING WORK. ANY OVERHEAD POWERLINES, UNDERGROUND UTILITIES, EXISTING TREES, ETC. IN CONFLICT WITH PROPOSED LANDSCAPING, INCLUDING P/L RIGHT-TREE-RIGHT-PLACE GUIDELINES, SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE OR DESIGNEE, AND TO THE LANDSCAPE ARCHITECT OF RECORD PRIOR TO SUBJECT PLANT MATERIAL INSTALLATION. FAILURE TO NOTIFY THE LANDSCAPE ARCHITECT & OWNER OF ANY DISCREPANCIES SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND WILL RESULT IN THE CONTRACTOR MOVING OR REPLACING THE PLANT MATERIAL AT THEIR OWN EXPENSE. LARGE MATURING SHADE TREES (THOSE THAT TYPICALLY GROW TO A SPREAD OR HEIGHT GREATER THAN 25 FEET) SHALL NOT BE PLANTED WITHIN 20 FEET OF ANY OTHER LARGE MATURING SHADE TREES UNLESS OTHERWISE SPECIFICALLY SHOWN ON THE LANDSCAPE PLAN. CONTRACTOR SHALL NOT WILFULLY INSTALL PLANT MATERIALS IN CONFLICT WITH EXISTING OR PROPOSED SITE FEATURES.
8. ROOT BARRIER SPECIFICATIONS: ROOT BARRIERS SHALL BE PROVIDED FOR WHERE NEW TREES ARE TO BE INSTALLED ADJACENT TO PROPOSED UTILITIES, AS PRESCRIBED HEREIN AND BY THE MANUFACTURER. SEE ROOT BARRIER DETAIL ON THIS SHEET. PRODUCT SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS FOR ROOT CONTROL SYSTEMS. USE PRODUCT WHERE TREES ARE TO BE INSTALLED TEN FEET (10') OR LESS FROM HARDSCAPE SURFACES OR UNDERGROUND UTILITIES, INCLUDING BUT NOT LIMITED TO CURBS, SIDEWALKS, STEPS, ROADWAYS, WATER, DRAINAGE, EXFILTRATION TRENCH, & SEWER LINES. SMALL TREES THAT TYPICALLY MATURE AT 18' HEIGHT OR LESS REQUIRE ROOT BARRIERS WHERE SMALL TREES ARE WITHIN SIX FEET (6') OR LESS OF HARDSCAPE SURFACES OR UTILITIES. EXISTING TREES TO BE PRESERVED (WHERE THE EDGE ROOT FLARE IS LOCATED GREATER THAN TEN FEET (10') FROM ANY NEW HARDSCAPE AREAS OR UNDERGROUND UTILITIES) DO NOT REQUIRE ROOT BARRIERS. WHERE PROPOSED UNDERGROUND UTILITIES ARE TO BE INSTALLED 10 FEET OR LESS FROM THE ROOT FLARE OF EXISTING TREES, ROOT BARRIERS SHALL BE UTILIZED. ROOT BARRIERS ARE NOT REQUIRED WHERE PROPOSED TREES ARE LOCATED ADJACENT TO D-TYPE CURBING. THE USE OF ROOT BARRIERS SHALL BE MINIMUM 6' OVERALL LENGTH FROM THE CENTER OF THE TRUNK PARALLEL TO LINEAR FEATURES TO BE PROTECTED FOR SMALL TREES, OR MINIMUM 10' OVERALL LENGTH FROM THE CENTER OF THE TRUNK FOR MEDIUM TO LARGE MATURING SHADE TREES. MINIMUM LENGTHS OF ROOT BARRIER PRODUCTS MAY BE INCREASED (BUT NOT DECREASED) BASED ON LENGTH GRAPHICALLY DEPICTED ON PLAN, OR AT THE DISCRETION OF THE LANDSCAPE INSPECTOR. IN PARKING LOT ISLANDS ONLY, THE ROOT BARRIER LENGTH SHALL BE PROVIDED FOR THE FULL LENGTH OF FEATURE (UNDERGROUND UTILITY, STRUCTURE, OR PAVEMENT) TO BE PROTECTED. ROOT BARRIERS SHALL BE INSTALLED 1 FOOT HORIZONTAL DISTANCE FROM FEATURES TO BE PROTECTED.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FINAL GRADING OF ALL ASSOCIATED PLANTING AREAS. AFTER FINAL GRADE, AREA TO BE RAKED TO 6" DEPTH AND ALL ROCK AND FOREIGN INORGANIC MATERIALS REMOVED AND DISPOSED OF PROPERLY OFF-SITE.
10. ALL PLANTING HOLES TO BE HAND DUG EXCEPT WHERE MACHINE DUG HOLES WILL NOT ADVERSELY AFFECT OR DAMAGE UTILITIES OR IMPROVEMENTS. ALL TRENCHES & EXCAVATION REQUIRED FOR NSTALLATION OF UNDERGROUND UTILITIES OR IRRIGATION EQUIPMENT ADJACENT TO EXISTING TREES & VEGETATION TO BE PRESERVED SHALL BE HAND-DUG CAREFULLY AS FAR FROM THE TRUNK AS POSSIBLE.
11. NO PLUNGING OF ANY TREE OR PALM WILL BE ACCEPTED. TRUNK FLARE SHALL BE SET 1'2" ABOVE FINISH GRADE FOR ALL TREES & PALMS. ALL PLANTS TO BE PLANTED AT THE NURSERY GRADE OR SLIGHTLY HIGHER.
12. CONTRACTOR SHALL STAKE & GUY ALL TREES AND PALMS AT TIME OF PLANTING AS PER THE APPROPRIATE DETAIL. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND/OR REPAIR OF ALL STAKING AND GUYING DURING WARRANTY PERIOD AND REMOVAL & DISPOSAL OF STAKING AFTER ESTABLISHMENT PERIOD.
13. FERTILIZER FOR GRASS AREAS SHALL BE NPK 16-4-8 @ 12.5 LBS/1000 S.F. OR 645 LBS/ACRE. NITROGEN 50% SLOW RELEASE FORM & FERTILIZER TO INCLUDE SECONDARY MICRONUTRIENTS.
14. WATERING: ALL PLANT MATERIAL SHALL BE WATERED IN AT TIME OF PLANTING IN ACCORDANCE WITH STANDARD NURSERY PRACTICES. IN ADDITION, CONTRACTOR WILL CONTINUE WATERING OF PLANT MATERIAL UNTIL SUBSTANTIAL COMPLETION AND AS NEEDED THEREAFTER FOR A PERIOD OF 2 MONTHS.
15. ALL PLANTS AND PLANTING MATERIALS INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-ISTAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER OR OWNER'S DESIGNEE. MAINTENANCE AFTER THE CERTIFICATION OF AN ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF NINETY (90) CALENDAR DAYS COMMENCING AFTER ACCEPTANCE
16. GUARANTEE: ALL NEW PLANT MATERIAL SHALL BE GUARANTEED FOR 1 YEAR FROM TIME OF FINAL ACCEPTANCE OF PROJECT. ANY PLANT MATERIAL NOT IN A HEALTHY GROWING CONDITION WILL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER WITHIN 10 DAYS OF NOTIFICATION. FOR ALL REPLACEMENT PLANT MATERIAL, THE WARRANTY PERIOD SHALL BE EXTENDED AN ADDITIONAL 45 DAYS BEYOND THE ORIGINAL WARRANTY PERIOD. ALL TREES THAT LEAN OR ARE BLOWN OVER, CAUSED BY WINDS LESS THAN 75 MPH, WILL BE RE-SET AND BRACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. FINAL INSPECTION BY OWNER OR THEIR DESIGNEE AT THE END OF THE 1 YR GUARANTEE PERIOD SHALL INCLUDE PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY PLANTS NOT MEETING THE CRITERIA OF HEALTHY, VIGOROUS, AND THRIVING AT THIS TIME, AND THAT HAVE NOT ALREADY BEEN REPLACED PREVIOUSLY UNDER SAID WARRANTY, SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARANTEE (OR AS SPECIFIED BY THE OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.
17. THE SUCCESSFUL BIDDER SHALL FURNISH TO THE OWNER A UNIT PRICE BREAKDOWN FOR ALL MATERIALS.
18. NO PLANT MATERIAL WILL BE ACCEPTED SHOWING EVIDENCE OF CABLE, CHAIN MARKS, EQUIPMENT SCARS, OR OTHERWISE DAMAGED. PLANT MATERIAL WILL NOT BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN CRACKED, BROKEN OR OTHERWISE DAMAGED.
19. ROOT-PRUNE ALL NEW TREES A MINIMUM OF (90) DAYS PRIOR TO PLANTING.
20. ALL LANDSCAPED AREAS WILL BE IRRIGATED BY AN UNDERGROUND, AUTOMATIC, RUST-FREE IRRIGATION SYSTEM PROVIDING 100% COVERAGE AND MINIMUM 50% SPRAY OVERLAP. THE SYSTEM SHALL BE MAINTAINED IN GOOD WORKING ORDER AND DESIGNED TO MINIMIZE WATER ON IMPERVIOUS SERVICES AND NOT OVERSPRAY WALKWAYS. A RAIN SENSOR DEVICE IS REQUIRED BY FL LAW & SHALL BE OPERATIONAL TO OVERRIDE THE IRRIGATION CYCLE OF THE SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED.
21. ALL PLANT MATERIAL PLANTED WITHIN THE SIGHT DISTANCE TRIANGLE AREAS (SEE PLAN) SHALL PROVIDE UNOBSTRUCTED CROSS-VISIBILITY AT A HORIZONTAL LEVEL, BETWEEN 30 INCHES AND 8 FEET ABOVE ADJACENT STREET GRADE.
23. NO CANOPY TREES SHALL BE PLANTED WITHIN 15 FEET OF A LIGHT POLE. NO PALM SPECIES SHALL BE PLANTED WITHIN 7.5 FEET OF A LIGHT POLE.
24. TREE PROTECTION BARRICADES SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AROUND EXISTING TREES THAT MAY BE IMPACTED BY THE PROPOSED CONSTRUCTION. PRIOR TO ANY CONSTRUCTION A TREE PROTECTION BARRICADE INSPECTION SHALL BE CONDUCTED BY THE LANDSCAPE ARCHITECT, OWNER OR GOVERNING MUNICIPALITY. REFER TO LANDSCAPE DETAIL FOR TREE PRESERVATION BARRICADE FENCING.
25. IN ALL PEDESTRIAN AREAS, ALL TREES AND PALMS SHALL BE MAINTAINED TO ALLOW FOR CLEAR PASSAGE AT AN 8 FOOT CLEAR TRUNK.
26. ALL LANDSCAPE MATERIAL SHALL BE SETBACK A MINIMUM OF 7.5 FEET FROM THE FRONTSIDES AND 4 FEET FROM THE BACK ANY FIRE HYDRANT.
27. MULCH SHALL BE FROM SHREDDED WOOD DERIVED FROM MELALEUCA OR OTHER INVASIVE TREE SPECIES AND SHALL BE STERILIZED TO EFFECTIVELY ELIMINATE ALL SEEDS, SPORES, ETC. AND RENDER THEM BARREN. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT AND APPLIED AT A DEPTH OF THREE INCHES (3"). MULCH IS TO BE KEPT 2'-3" FROM THE STEM OF ALL GROUNDCOVERS & 3'-6" FROM THE TRUNK OF ALL TREES & PALMS. MULCH SHALL BE GRADE 'B' SHREDDED, AND SHALL BE APPLIED EVENLY AND SMOOTH TO PLANTED AREAS. NO RED OR COLORED MULCH SHALL BE ACCEPTED UNLESS SPECIFIED ACCORDINGLY. NO CYPRESS MULCH OR PINE BARK SHALL BE USED.
28. PLANTINGS SHALL BE INSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS. WHERE DISCREPANCIES EXIST, JURISDICTIONAL CODES, STANDARDS, & REGULATIONS SHALL GOVERN.
29. ALL ABOVE GROUND EQUIPMENT SHALL BE VISUALLY SCREENED A MIN. OF 3' ABOVE THE TOP OF EQUIPMENT. BACKFLOW PREVENTERS SHALL BE PAINTED BLACK.

GENERAL EXISTING TREE NOTES:

1. TREE PROTECTION BARRICADES SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AROUND EXISTING TREES THAT MAY BE IMPACTED BY THE PROPOSED CONSTRUCTION. PRIOR TO ANY CONSTRUCTION A TREE PROTECTION BARRICADE INSPECTION SHALL BE CONDUCTED BY THE LANDSCAPE ARCHITECT, OWNER OR GOVERNING MUNICIPALITY. REFER TO LANDSCAPE DETAIL FOR TREE PRESERVATION BARRICADE FENCING. DURING PERIODS OF DEVELOPMENT & CONSTRUCTION, THE AREAS WITHIN THE DRIP-LINE OF PRESERVED TREES SHALL BE MAINTAINED AT THEIR ORIGINAL GRADE WITH PERVIOUS LANDSCAPE MATERIAL. WITHIN THESE AREAS, THERE SHALL BE NO TRENCHING OR CUTTING OF ROOTS, EXCEPT WHERE NECESSARY DUE TO PROPOSED CONSTRUCTION; NO FILL, COMPACTION, OR REMOVAL OF SOIL; & NO USE OF CONCRETE, PAINT, CHEMICALS, OR OTHER FOREIGN SUBSTANCES.
2. ALL ROOT-PRUNING & CANOPY TRIMMING ACTIVITIES SHALL BE CONDUCTED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST UTILIZING BEST MANAGEMENT PRACTICES TO ENSURE VIABILITY OF EXISTING TREES; NO TREE CANOPY SHALL BE TRIMMED BY MORE THAN 25%. ALL TREES TO REMAIN WITHIN 30 FEET OF PROPOSED DEVELOPMENT OR PUBLIC ROADWAYS SHALL BE STRUCTURALLY PRUNED. THE BRANCHES OF A TREE EXTENDING OVER THE TRAVEL PORTION OF ANY PUBLIC STREET OR ALLEY USED FOR VEHICULAR TRAFFIC SHALL BE TRIMMED TO THE HEIGHT OF AT LEAST 15 FEET ABOVE THE STREET OR ALLEY ANY NECESSARY TREE TRIMMING SHALL BE IN ACCORDANCE WITH THE JURISDICTIONAL PRUNING STANDARDS PRIOR TO ANY CONSTRUCTION WORK TAKING PLACE.
3. ROOT PRUNING: PRIOR TO ANY CONSTRUCTION OR INSTALLATION OF UNDERGROUND UTILITIES WITHIN THE EXISTING CANOPY DRIPLINE, ROOT-PRUNE ALL TREES TO BE PRESERVED IN THE CONSTRUCTION IMPACT AREA FOR THIS SITE A MINIMUM OF SIX (6) WEEKS PRIOR TO CONSTRUCTION. TRENCHES FOR PROPOSED UTILITIES SHALL BE HAND DUG AS FAR FROM THE TRUNK OF EXISTING TREES TO REMAIN AS POSSIBLE. ALL WORK DONE WITHIN THE DRIPLINE OF ANY EXISTING TREE TO REMAIN SHALL BE DONE ONLY BY HAND WITH CARE.
4. LIQUIDATED DAMAGES SHALL BE ASSESSED TO THE CONTRACTOR FOR TREES SPECIFIED TO BE PRESERVED THAT DIE OR ARE DAMAGED AS A RESULT OF IMPROPER TREE PROTECTION PROCEDURES &/OR CONSTRUCTION OPERATIONS. TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN &/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER DBH INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY PERCENT (20%) PER INCH OVER FOUR INCHES (4") DBH AS FIXED AND AGREED LIQUIDATED DAMAGES, OR AS MAY BE REQUIRED BY THE REGULATING GOVERNMENT AGENCY, WHICHEVER IS GREATER. DBH SHALL BE MEASURED AT FOUR FEET & A HALF (4.5) ABOVE SURROUNDING GROUND.
5. IN ALL VEHICULAR USE AREAS, ALL TREES SHALL BE PRUNED & MAINTAINED TO ALLOW FOR CLEAR PASSAGE AT AN 8.5 FT HEIGHT. EXISTING TREES ADJACENT TO VEHICULAR USE AREAS MAY BE TRIMMED UP TO 13.5 FT ABOVE VEHICULAR USE AREAS.
6. ROOT BARRIERS SHALL BE PROVIDED FOR ADJACENT TO ALL PROPOSED UTILITIES. SEE ROOT BARRIER DETAIL ON THE LANDSCAPE DETAILS SHEET.
7. ALL INVASIVE EXOTIC PLANT MATERIALS SHALL BE REMOVED & ERADICATED FROM THE ENTIRE SITE & ADJACENT RIGHT-OF-WAYS IN PERPETUITY PRIOR TO FINAL LANDSCAPE CERTIFICATION. PERPETUAL MAINTENANCE IS REQUIRED TO PROHIBIT THE REESTABLISHMENT OF INVASIVE EXOTIC SPECIES THROUGHOUT THE SITE & WITHIN ALL PRESERVATION & RESTORATION AREAS.
8. ALL TREES SCHEDULED TO BE REMOVED OR THAT HAVE BEEN PREVIOUSLY REMOVED & HAVE REMAINING STUMPS SHALL BE CUT DOWN, STUMP GROUND, & SHALL HAVE ALL ROOTS REMOVED
9. DURING LAND ALTERATION & CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIALS, MACHINERY, OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN UNLESS OTHERWISE APPROVED BY THE JURISDICTION
10. UNLESS OTHERWISE NOTED, ALL SHRUBS, ACCENT PLANTS, & GROUNDCOVERS SHALL BE REMOVED FROM CONSTRUCTION AREA, EXCEPT NATIVE PLANTS IN PRESERVATION AREAS
11. VIABLE & ARABLE WELL DRAINED NATIVE SOILS SHALL BE LAB TESTED, STOCKPILED, AMENDED IF NECESSARY, & REUSED BENEATH IMPORTED TOPSOILS IN LANDSCAPE AREAS

IRRIGATION SCHEDULE FOR NEW TREES BASED ON UF/IFAS ENH857

Trunk diameter of tree	Irrigation schedule for vigor*	Irrigation schedule for survival
< 2"	Daily for 2 weeks, every other day for 2 months, then weekly until established	Twice weekly for 2-3 months.
2" to 4"	Daily for 1 month, every other day for 3 months, then weekly until established.	Twice weekly for 3-4 months.
Over 4"	Daily for 6 weeks, every other day for 5 months, then weekly until established.	Twice weekly for 4-5 months.

NOTE: NEWLY PLANTED & RELOCATED TREES SHALL RECEIVE 3 GAL PER CALIPER INCH FOR EACH DAY THAT WATERING IS SCHEDULED PER THE ABOVE CHART; I.E. FOR VIGOR, A 4" TREE SHALL RECEIVE 12 GALLONS OF WATER DAILY FOR 1 MONTH, THEN EVERY OTHER DAY FOR 3 MONTHS, THEN WEEKLY UNTIL ESTABLISHED

CITY OF DELRAY BEACH, FLORIDA
GENERAL LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER;
- MULCH SHALL BE APPLIED TO A MINIMUM DEPT OF THREE (3) INCHES IN ALL PLANTING BEDS;
- ALL PROHIBITED PLANT SPECIES SHALL BE ERADICATED FROM THE SITE;
- ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM, AUTOMATICALLY OPERATED, TO PROVIDE COMPLETE COVERAGE TO ALL PLANT MATERIALS AND GRASS TO BE MAINTAINED;
- SOD AND IRRIGATION SHALL BE PROVIDED WITHIN THE UNPAVED PORTION OF THE RIGHT-OF-WAY ADJACENT TO THE PROPERTY LINE;
- REINFORCED CONCRETE CURBING AT LEAST SIX (6) INCHES IN HEIGHT SHALL BE PROVIDED AROUND ALL LANDSCAPE ISLANDS AND AS A SEPARATOR BETWEEN ALL LANDSCAPED AREAS THAT ARE ADJACENT TO VEHICULAR USE AREAS UNLESS SUCH CURBING WILL INTERFERE WITH THE DRAINAGE.

REMINDERS:

LANDSCAPE PLANS SHALL BE PREPARED BY AND BEAR THE SEAL OF A LANDSCAPE ARCHITECT OR OTHERWISE BE PREPARED BY PERSONS AUTHORIZED TO PREPARE LANDSCAPE PLANS OR DRAWINGS BY CHAPTER 481, PART II, OF THE FLORIDA STATUTES. PLANS MUST BE DRAWN TO SCALE, SHOW THE PROPERTY BOUNDARIES AND RIGHT-OF-WAY, BEAR A NORTH ARROW AND INDICATE THE STREET(S) ON WHICH THE PROPERTY IS LOCATED. ALL PLANT MATERIAL MUST BE CLEARLY SHOWN IN THE PROPOSED LOCATION WITH THE QUANTITY, SIZE AND SPACING APPEARING SOMEWHERE ON THE PLAN. ALL EXISTING TREES, VEGETATION, WATER BODIES, FENCES, WALLS, SITE LIGHTING, OVERHEAD POWER LINES, EASEMENTS AND OTHER ITEMS THAT MAY BE IN CONFLICT WITH THE LANDSCAPE SHALL BE SHOWN ON THE LANDSCAPE PLAN TO AVOID ANY SUCH CONFLICTS AT THE TIME OF INSTALLATION. EXISTING TREES AND NATIVE VEGETATION MUST BE INTEGRATED INTO THE LANDSCAPE PLAN. A TREE SURVEY MAY BE REQUIRED. WHEN TREES OR OTHER VEGETATION ON THE SITE IS TO BE REMOVED, A TREE/SCRUB REMOVAL APPLICATION MUST BE SUBMITTED AND A PERMIT ISSUED AT THE TIME THE BUILDING PERMIT IS ISSUED. AN IRRIGATION PLAN MUST ALSO BE SUBMITTED AT THAT TIME WITH STAFF REVIEW AND A PERM IT REQUIRED.



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REVISIONS / SUBMISSIONS

1	03/12/23	TAC COMMENTS	RKE
2	10/17/23	TAC COMMENTS	RKE
3	6/27/24	TAC COMMENTS	RKE
4	11/18/24	TAC COMMENTS	RKE
5	05/27/25	TAC COMMENTS	RKE



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DETAILS & NOTES

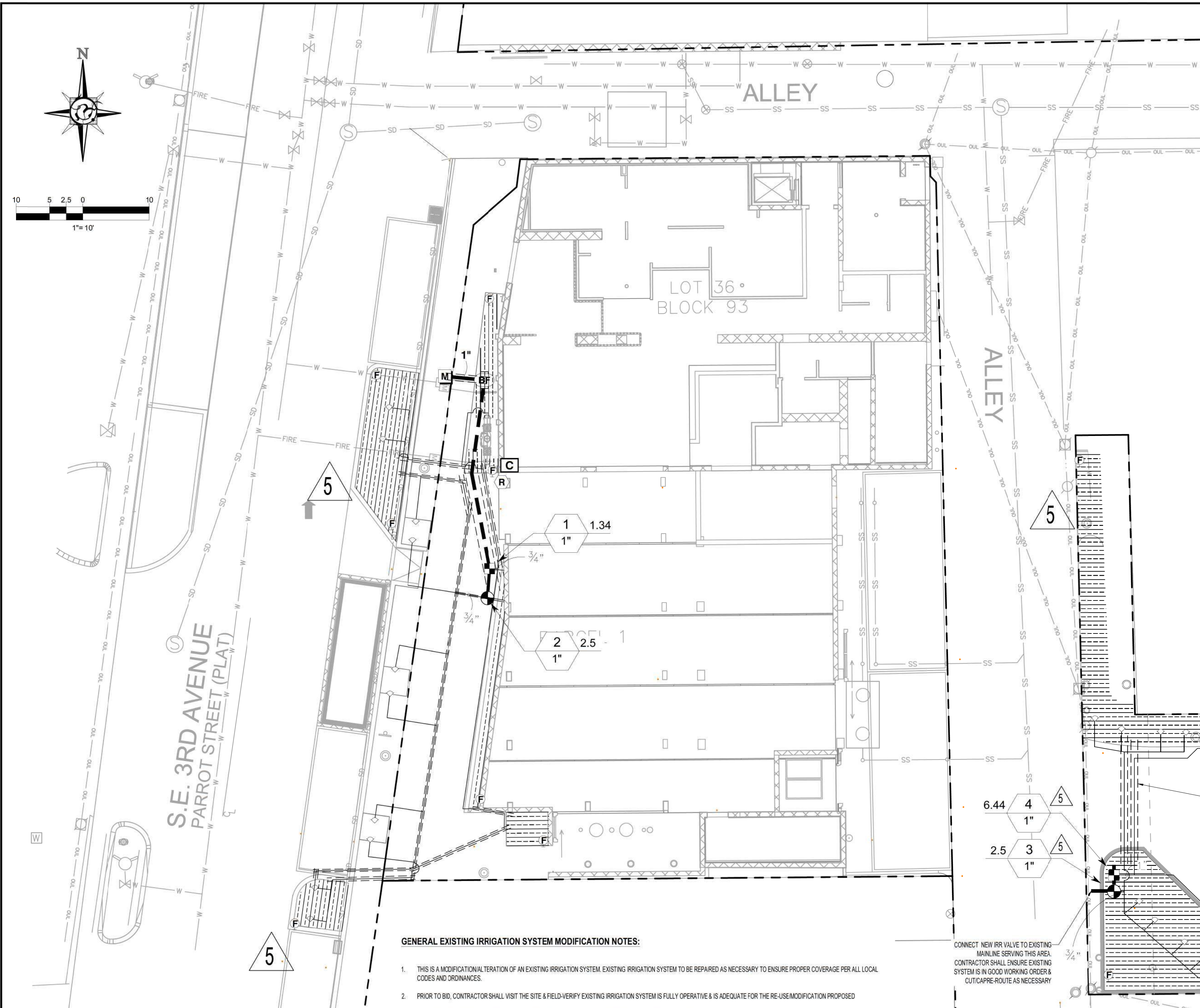


RYAN J. KING EBRAHIMIAN
LA6667324

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DATE:	2025-05-27

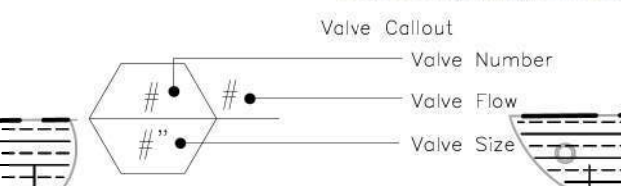
SHEET NUMBER:

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IRRIGATION SCHEDULE [△]5

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Rain Bird 1400 Flood 1401 Fixed flow rate (0.25 GPM), full circle bubbler, 1/2" FIPT. 1402 Bubblers for Trees provide Matched Water Volume Application when connected to Shrub Zone	20	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	Rain Bird XCZLF-100-PRF Low Flow, 0.2-10 GPM, with 1" Low Flow Valve valve and 1" Pressure Regulating RBY filter and 40psi pressure regulator.	2	
	Rain Bird MDCFCAP Dripline Flush Valve cap in compression fitting coupler.	11	
	Area to Receive Dripline Rain Bird XFD-06-18 XFD On-Surface Pressure Compensating Landscape Dripline. 0.6 GPH emitters at 18" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. UV Resistant. Specify XF insert fittings.	1,199 lf	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	Rain Bird FEB 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	2	
	Rain Bird ESP4ME3 4 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Use. LNK WiFi Module and Flow Sensor Ready.	1	
	Rain Bird RSD-BEx Rain Sensor, with metal latching bracket, extension wire.	1	
	Water Meter 5/8" Existing 5/8" Water Meter & 1" Service Line with City Water (ASSUMED; CONTRACTOR TO VERIFY)	1	
	Irrigation Lateral Line: Polyethylene Pipe SDR-7 Polyethylene SDR-7 up to 1-1/4. Only lateral transition pipe sizes 1" and above are indicated on the plan, with all others being 3/4" in size.	605.0 lf	
	Irrigation Mainline: Existing PVC Class 200 Mainline PVC Class 200 SDR 21 sizes 1" & larger	46.4 lf	
	Pipe Sleeve: PVC Schedule 80 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	256.5 lf	



GENERAL IRRIGATION NOTES:

- POINTS OF CONNECTION SHALL BE AN EXISTING 5/8" METER & 1" SERVICE LINE WITH CITY WATER (ASSUMED; CONTRACTOR TO VERIFY). VERIFY THE ACTUAL LOCATION, SIZE AND WATER PRESSURE IN THE FIELD PRIOR TO STARTING WORK. IF ANY OF THE POC INFORMATION SHOWN ON THESE DRAWING IS FOUND TO BE DIFFERENT THAN THE ACTUAL POC INFORMATION GATHERED IN THE FIELD, IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT. SHOULD THE CONTRACTOR FAIL TO VERIFY THE POC INFORMATION ANY CHANGES REQUIRED BY LOW PRESSURE OR VOLUME SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
MINIMUM PRESSURE REQUIRED:
DESIGN STATIC WATER PRESSURE 60 PSI
MAXIMUM SYSTEM DEMAND 10 GPM
- ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH THE CODES & STANDARDS OF THE LOCAL CITY, COUNTY, STATE, FPC, APPENDIX F, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA), AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM), NATIONAL SANITATION FOUNDATION (NSF), & THE IRRIGATION ASSOCIATION (IA) STANDARDS & CODES WITH REGARDS TO MATERIALS, EQUIPMENT, AND INSTALLATION METHODS.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNERS REPRESENTATIVE.
- THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING, ARCHITECTURAL, OR OTHER RELEVANT CONSULTANT PLANS BEFORE BEGINNING WORK. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
- THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS.
- THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
- INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS.
- PLASTIC PIPE, FITTINGS AND CONNECTIONS SHALL BE AS FOLLOWS:
1. POLYVINYL CHLORIDE PIPE: ASTM D2241, RIGID, UNPLASTICIZED PVC, EXTRUDED FROM VIRGIN PARENT MATERIAL, PROVIDE PIPE HOMOGENEOUS THROUGHOUT AND FREE FROM VISIBLE CRACKS, HOLES, FOREIGN MATERIALS, BUSTERS, WRINKLES AND DENTS. SDR 21, CLASS 200 FOR MAINLINE, SDR 16, CLASS 180 FOR 1-1/2" AND LARGER, OR OTHERWISE SDR 7 POLYETHYLENE PIPE FOR LATERALS.
2. POLYETHYLENE PIPE: ASTM D2238 FLEXIBLE POLYETHYLENE PIPE RATED AT 100 PSI MINIMUM WORKING PRESSURE.
3. PVC PIPE FITTINGS: ASTM D2241 SCHEDULE 40 PVC MOLDED FITTINGS BUTTLE & FOR SOLVENT WELD, SLIP-JOINT TIGHT SEAL, OR SCREWED CONNECTIONS. FITTINGS MADE OF OTHER MATERIALS ARE NOT PERMITTED.
A. SIZE SLIP FITTING SOCKET TAPER TO PERMIT A DRY UNSOFTENED PIPE END TO BE INSERTED MORE THAN HALF WAY INTO THE SOCKET. NO SADDLE AND CROSS FITTINGS.
B. SCHEDULE 80 PVC PIPE MAY BE THREADED.
4. INSERT FITTINGS: ASTM D4018 INSERT TYPE FITTINGS.
5. SPRINKLER RISERS SHALL BE CUT-OFF POLYETHYLENE, HEIGHT AS REQUIRED FOR 100% COVERAGE.
6. LOW VOLTAGE WIRE CONNECTORS SHALL BE SOCKET SEAL TYPE WIRE CONNECTORS AND 3/4" DBY DIRECT BURY SPLICE KIT.
- ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNERS AUTHORIZED REPRESENTATIVE.
- CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE FROM CONTROLLER ALONG ENTIRETY OF MAIN LINE TO THE LAST RCV ON EACH AND EVERY LEG OF MAIN LINE. LABEL SPARE WIRES AT BOTH ENDS.
- MAINLINE, LATERAL LINES, CONTROL VALVES, AND RELATED EQUIPMENT SHOWN WITHIN PAVING FOR CLARITY ONLY. INSTALL WITHIN PAVED AREA AND A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES TYP. CONFIRM ALL LAYOUT IN FIELD WITH OWNERS AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.
- ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SCHEDULE 80 PVC SLEEVING AT LEAST TWICE THE DIAMETER OF THE PIPE CARRIED. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.
- ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER AND REMOTE CONTROL VALVES WITHIN 18" OF HARDSCAPE.
- ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF OFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.
- CONTRACTOR SHALL ADJUST ALL HEADS AS REQUIRED TO PROVIDE 100% COVERAGE WITH MIN. 5% OVERLAP TO ACCOMMODATE ANY VERTICAL OBSTRUCTIONS THAT MAY OCCUR, INCLUDING BUT NOT LIMITED TO LIGHT POLES, FIRE HYDRANTS, ETC. VERIFY ALL HEAD LAYOUT WITH OWNERS AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.
- CONTROLLER IS AS SPECIFIED. PRIOR TO STARTING WORK, CONTRACTOR TO VERIFY CONDITION AND FINAL LOCATION OF CONTROLLER AND ELECTRICAL POC SHALL BE CONFIRMED WITH OWNERS AUTHORIZED REPRESENTATIVE.
- MANUFACTURERS SPECIFICATIONS & PROPER GROUNDING TECHNIQUES SHALL BE ADHERED TO FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT. A PROPERLY INSTALLED GROUNDING SYSTEM SHOULD MAINTAIN A MAXIMUM GROUND RESISTANCE OF 10 OHMS, OR LESS. MEASURE FOR PROPER GROUND AT LEAST ONCE ANNUALLY, AND NECESSARY ADJUSTMENTS MADE TO COMPLY WITH MANUFACTURER SPECIFICATIONS. INSPECT THE GROUNDING SYSTEMS CLAIMED CONNECTIONS TO THE CONTROLLER EACH YEAR TO MAKE SURE THEY ARE SECURE AND CORROSION-FREE.
- INSTALLER IS REQUIRED TO CONDUCT FINAL TESTING & ADJUSTMENT TO ACHIEVE DESIGN SPECIFICATIONS, FLOW OF LEAKS, PRIOR TO COMPLETION OF THE SYSTEM & ACCEPTANCE BY THE OWNER OR OWNERS REPRESENTATIVE. CONTRACTOR ALSO RESPONSIBLE FOR SETTING TIME/CLOCK TO SCHEDULE APPROPRIATE FOR ESTABLISHMENT, & SUBSEQUENTLY POST-ESTABLISHMENT WATERING SCHEDULES TO COMPLY WITH JURISDICTIONAL WATERING RESTRICTIONS.
- FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE OF WORK PERFORMED UNDER THE IRRIGATION CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROMPTLY FURNISH AND INSTALL ANY AND ALL PARTS AND EQUIPMENT WHICH PROVE DEFECTIVE IN MATERIAL, WORKMANSHIP OR INSTALLATION AT NO ADDITIONAL COST TO THE OWNER.

GENERAL EXISTING IRRIGATION SYSTEM MODIFICATION NOTES:

- THIS IS A MODIFICATION/ALTERATION OF AN EXISTING IRRIGATION SYSTEM. EXISTING IRRIGATION SYSTEM TO BE REPAIRED AS NECESSARY TO ENSURE PROPER COVERAGE PER ALL LOCAL CODES AND ORDINANCES.
- PRIOR TO BID, CONTRACTOR SHALL VISIT THE SITE & FIELD-VERIFY EXISTING IRRIGATION SYSTEM IS FULLY OPERATIVE & IS ADEQUATE FOR THE RE-USE/MODIFICATION PROPOSED.
- DISCONNECTION OF EXISTING IRRIGATION SYSTEM SHALL NOT OCCUR UNTIL AFTER NEW MAINLINE IS INSTALLED.
- CONTRACTOR TO ENSURE EXISTING IRRIGATION SYSTEM AND EQUIPMENT TO REMAIN IS FULLY OPERATIVE & SHALL OBTAIN/RE-ROUTES AS NECESSARY; REPLACE/REPAIR EXISTING EQUIPMENT TO REMAIN AS REQUIRED.
- ALL IRRIGATION ON EMITTERS SHALL BE ADJUSTED TO MINIMIZE OVERSPRAY ONTO IMPERVIOUS SURFACES PRIOR TO FINAL INSPECTION.
- INSTALLER IS REQUIRED TO CONDUCT FINAL TESTING & ADJUSTMENT TO ACHIEVE DESIGN SPECIFICATIONS PRIOR TO COMPLETION OF THE SYSTEM & ACCEPTANCE BY THE OWNER OR OWNERS REPRESENTATIVE.
- EXISTING IRRIGATION SPRAYHEADS & LATERALS DIRECTLY IMPACTED BY CONSTRUCTION SHALL BE REMOVED UNLESS OTHERWISE NOTED & DISPOSED OF IN A MANNER COMPLYANT WITH LOCAL CODES & REGULATIONS.
- EXISTING IRRIGATION EQUIPMENT TO REMAIN THAT IS DAMAGED OR DESTROYED SHALL BE REPLACED BY CONTRACTOR AS REQUIRED, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL EXCAVATE & PATCH EXISTING PAVEMENT AS REQUIRED, INCLUDING PAVEMENT OFF-SITE, IN RIGHT-OF-WAYS, OR ON CYPRESS RUN PROPERTY. COORDINATE WITH SITE CONTRACTOR TO ENSURE MINIMAL IMPACT TO EXISTING PAVED AREAS.
- IRRIGATION EQUIPMENT SHALL NOT BE INSTALLED WITHIN THE DRIPLINES OF ANY EXISTING TREES TO REMAIN UNLESS ABSOLUTELY NECESSARY. SHOULD NO ALTERNATIVE ROUTE EXIST, TRENCHES SHALL BE CAREFULLY HAND DUG AS FAR FROM THE TRUNK OF TREES TO REMAIN AS POSSIBLE.
- ALL ROOT PRUNING ACTIVITIES SHALL BE CONDUCTED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST IN ACCORDANCE WITH (ANSI) A-300 PRUNING STANDARDS.
- ALL WORK SHALL COMPLY WITH APPENDIX "F" OF THE FLORIDA BUILDING CODE.

VALVE SCHEDULE [△]5

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Rain Bird XCZLF-100-PRF	1"	Area for Dripline	1.34	34.4	34.5	41.5	0.43 in/h
2	Rain Bird PEB	1"	Bubbler	2.5	38.9	31.6	38.6	0.98 in/h
3	Rain Bird PEB	1"	Bubbler	2.5		31.5		0.97 in/h
4	Rain Bird XCZLF-100-PRF	1"	Area for Dripline	6.44		38.4		0.43 in/h
	Common Wire				46.4			

WATERING SCHEDULE [△]5

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	Rain Bird XCZLF-100-PRF	Area for Dripline	0.43 in/h	1	140	188	
2	Rain Bird PEB	Bubbler	0.98 in/h	1	62	155	
3	Rain Bird PEB	Bubbler	0.97 in/h	1	62	155	
4	Rain Bird XCZLF-100-PRF	Area for Dripline	0.43 in/h	1	141	908	
	TOTALS:				405	1,406	

CRITICAL ANALYSIS [△]5

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P.O.C. NUMBER: 01
Water Source Information: Existing 5/8" Water Meter & 1" Service Line with City Water (ASSUMED; CONTRACTOR TO VERIFY)

FLOW AVAILABLE
Water Meter Size: 5/8"
Flow Available: 13.34 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 60 PSI
Elevation Change: 4.00 ft
Service Line Size: 0 PSI
Length of Service Line: 0 ft
Pressure Available: 57 PSI

DESIGN ANALYSIS
Maximum Multi-valve Flow: 10 GPM
Flow Available at POC: 13.34 GPM
Residual Flow Available: 3.34 GPM

Critical Station:
Design Pressure: 30 PSI
Friction Loss: 0.03 PSI
Fittings Loss: 0 PSI
Elevation Loss: 0 PSI
Loss through Valve: 4.5 PSI
Pressure Req. at Critical Station: 34.5 PSI
Loss for Fittings: 0.01 PSI
Loss for Main Line: 0.08 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 3.2 PSI
Loss for Water Meter: 3.7 PSI
Critical Station Pressure at POC: 41.5 PSI
Pressure Available: 57 PSI
Residual Pressure Available: 15.5 PSI



REVISIONS / SUBMISSIONS

		TAC	COMMENTS	RKE
1	03/12/23			
2	10/17/23			
3	6/27/24			
4	11/18/24			
5	05/27/25			

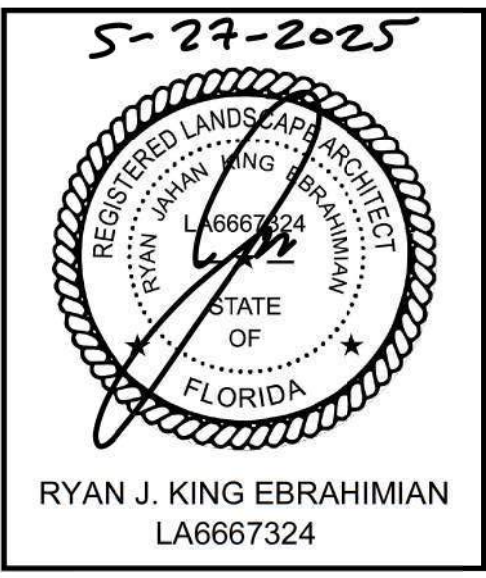


PHASE:

CLIENT:

DELRAY BUNGALOWS RESTAURANT
302 E ATLANTIC AV #2
DELRAY BEACH, FL 33483

IRRIGATION PLAN



DRAWN BY: RJK
CHECKED BY:
DATE: 2025-05-27

SHEET NUMBER:
L-3

REVISIONS / SUBMISSIONS

1	03/12/23	TAC COMMENTS	RKE
2	10/17/23	TAC COMMENTS	RKE
3	6/27/24	TAC COMMENTS	RKE
4	11/18/24	TAC COMMENTS	RKE
5	05/27/25	TAC COMMENTS	RKE

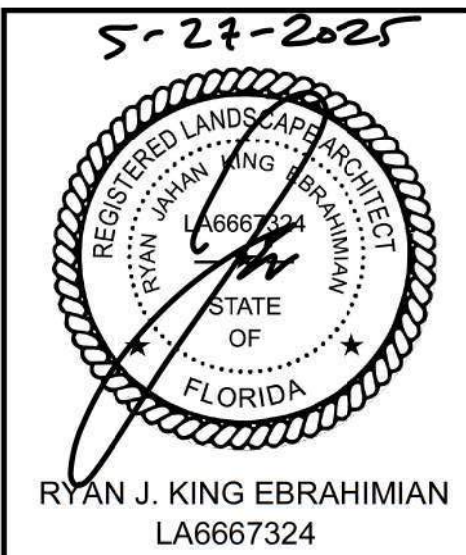


PHASE:

CLIENT:

DELRAY BUNGALOWS RESTAURANT
302 E ATLANTIC AV #2
DELRAY BEACH, FL 33483

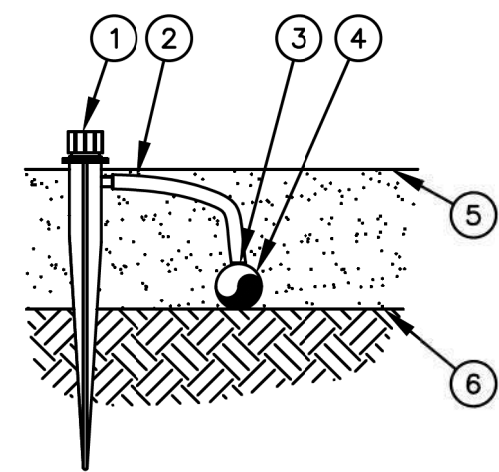
IRRIGATION DETAILS



DRAWN BY: RJK
CHECKED BY:
DATE: 2025-05-27

SHEET NUMBER:

L-4



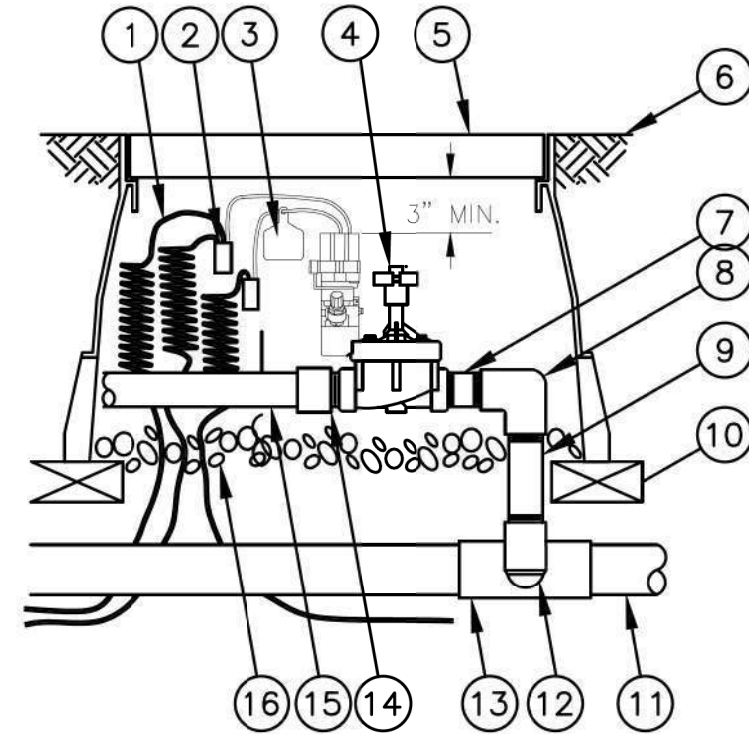
- 1 BUBBLER ON 1/2" TUBING STAKE: RAIN BIRD XERI-BUBBLER SPIKE
- 2 1/4" DISTRIBUTION TUBING: RAIN BIRD XO TUBING (LENGTH AS REQUIRED)
- 3 1/4" BARB CONNECTOR INCLUDED ON XERI-BUBBLER SPIKE
- 4 1/2" POLYETHYLENE TUBING: RAIN BIRD XF SERIES TUBING OR RAIN BIRD XT-700 X20-TUBE OR RAIN BIRD XBS BLACK STRIPE TUBING
- 5 TOP OF MULCH
- 6 FINISH GRADE

NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM--TOOL TO INSERT BARB CONNECTOR DIRECTLY INTO 1/2-INCH POLYETHYLENE TUBING.
2. RAIN BIRD XERI-BUBBLER SPIKES AVAILABLE IN THE FOLLOWING MODELS:
SXB-180-SPYK - HALF CIRCLE - 5 STREAMS - 13 GPH MAX
SBX-360-SPYK - FULL CIRCLE - 8 STREAMS - 13 GPH MAX
UXB-360-SPYK - FULL CIRCLE - UMBRELLA - 35 GPH MAX

A XERI-BUBBLER SPIKE ON 1/2" POLYETHYLENE TUBING WITH 1/4" TUBING AND STAKE
N.T.S. OPTION 1

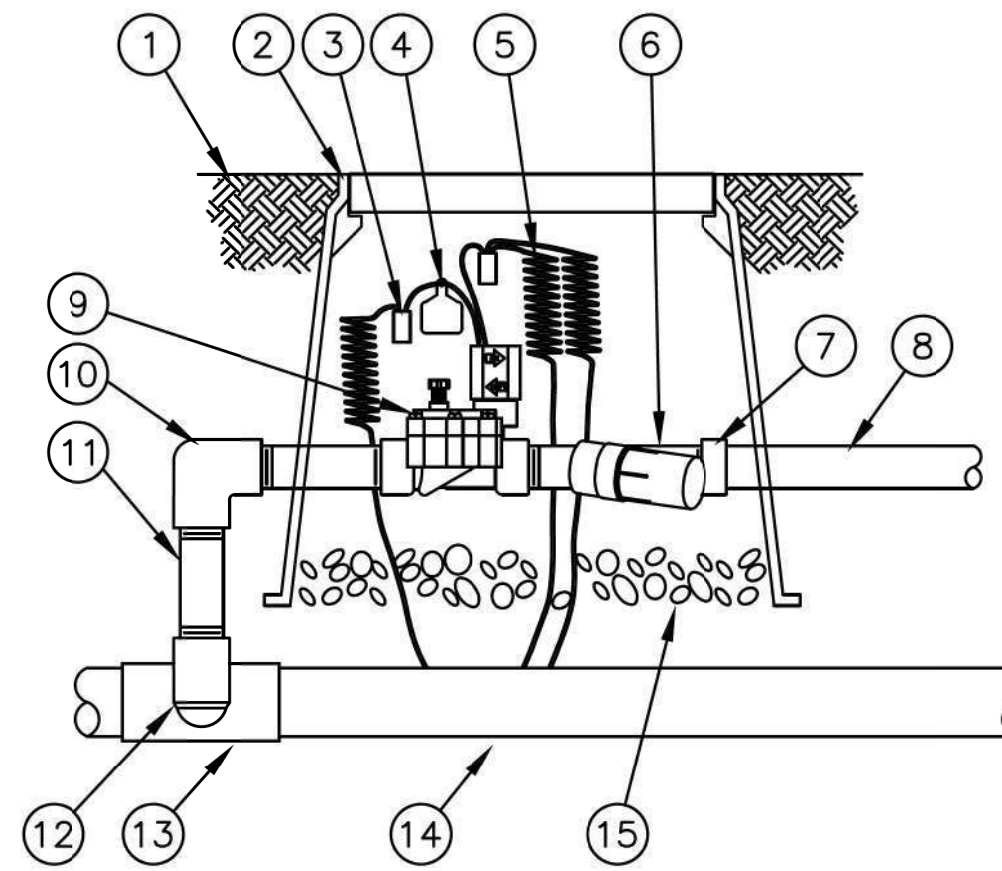
1-14-10

Xeri-bubbler Spike Option 1.dwg



- 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 PESB WITH NP-HAN
- 5 VALVE BOX WITH COVER: RAIN BIRD VB-STD
- 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

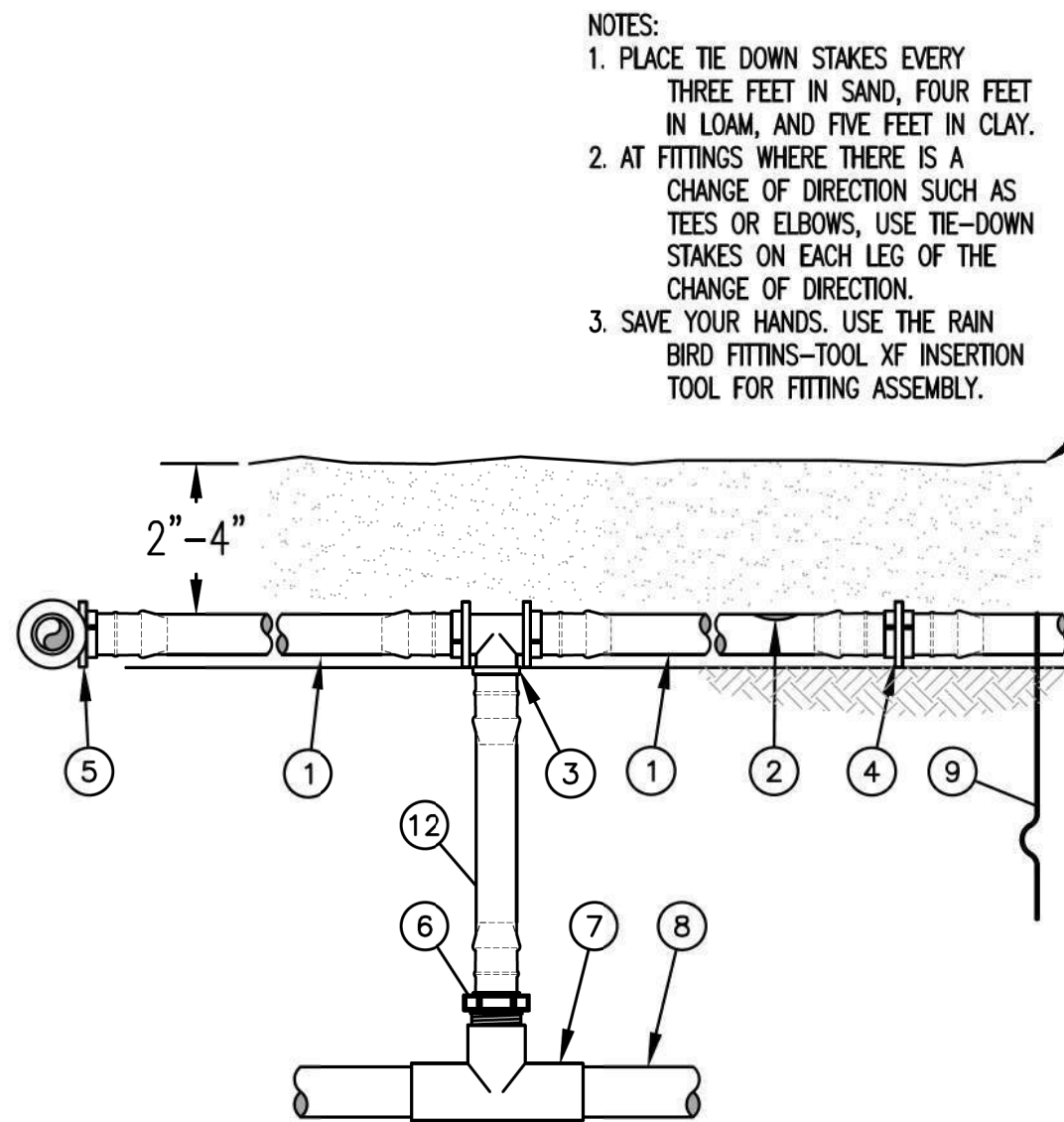
B ELECTRIC REMOTE-CONTROL VALVE PEB OR PEBS SERIES
N.T.S.



SIDE VIEW

C XCZ-100-PRF 1" CONTROL ZONE KIT IN ROUND VALVE BOX
N.T.S. OPTION 2

XCZ-100-PRF Option 2.dwg

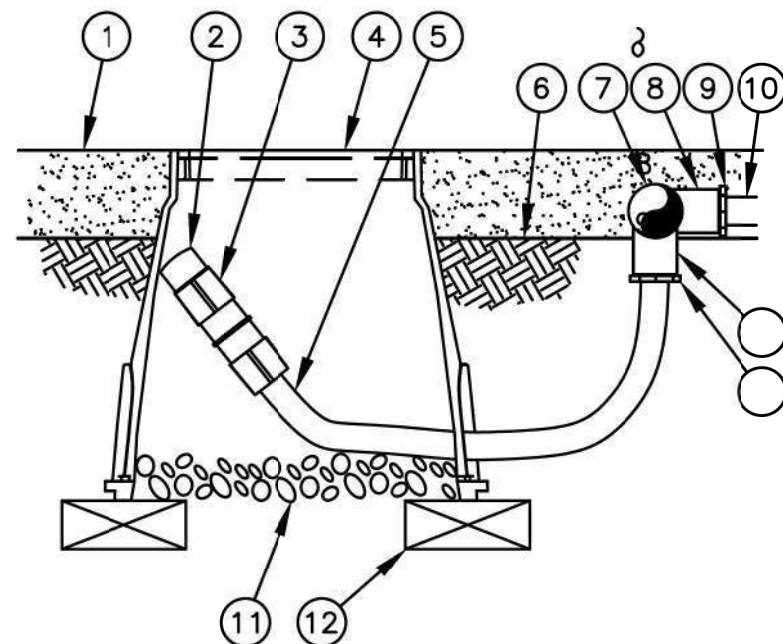


- NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
3. SAVE YOUR HANDS. USE THE RAIN BIRD FITTINGS--TOOL XF INSERTION TOOL FOR FITTING ASSEMBLY.
- 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 17x17mm RAIN BIRD XFF-TEE
 - 4 BARB COUPLING 17x17mm RAIN BIRD XFF-COUP
 - 5 BARB ELBOW 17x17mm RAIN BIRD XFF-ELBOW
 - 6 BARB MALE ADAPTER 17mm X 1/2" MPT RAIN BIRD XFF-MA-050 17mm X 3/4" MPT RAIN BIRD XFF-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

D XFD ON-SURFACE DRIPLINE RISER ASSEMBLY
N.T.S.

12-18-2012

IRRIGATION PLAN



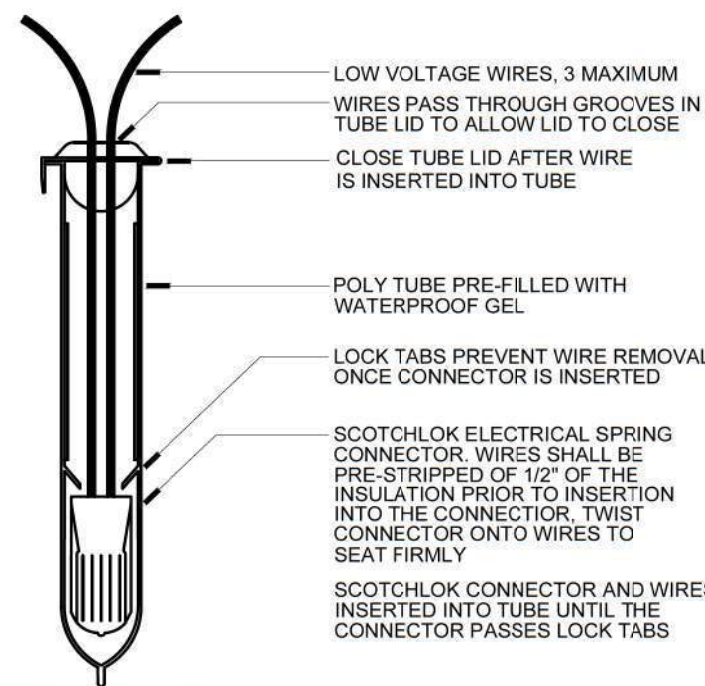
- 1 MULCH
- 2 FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE: RAIN BIRD MDCFCAP NON-POTABLE: RAIN BIRD MDCFPCAP
- 3 EASY FIT COUPLING: RAIN BIRD MDCFCOUP
- 4 SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
- 5 RAIN BIRD XF BLANK TUBING
- 6 FINISH GRADE
- 7 PVC EXHAUST HEADER
- 8 PVC SCH 40 TEE OR EL
- 9 BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
- 10 ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFD DRIPLINE NON-POTABLE: XFDP DRIPLINE
- 11 3-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL
- 12 BRICK (1 OF 2)

NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

E XFD ON-SURFACE DRIPLINE FLUSH POINT WITH EASY FIT COMPRESSION FITTINGS
N.T.S.

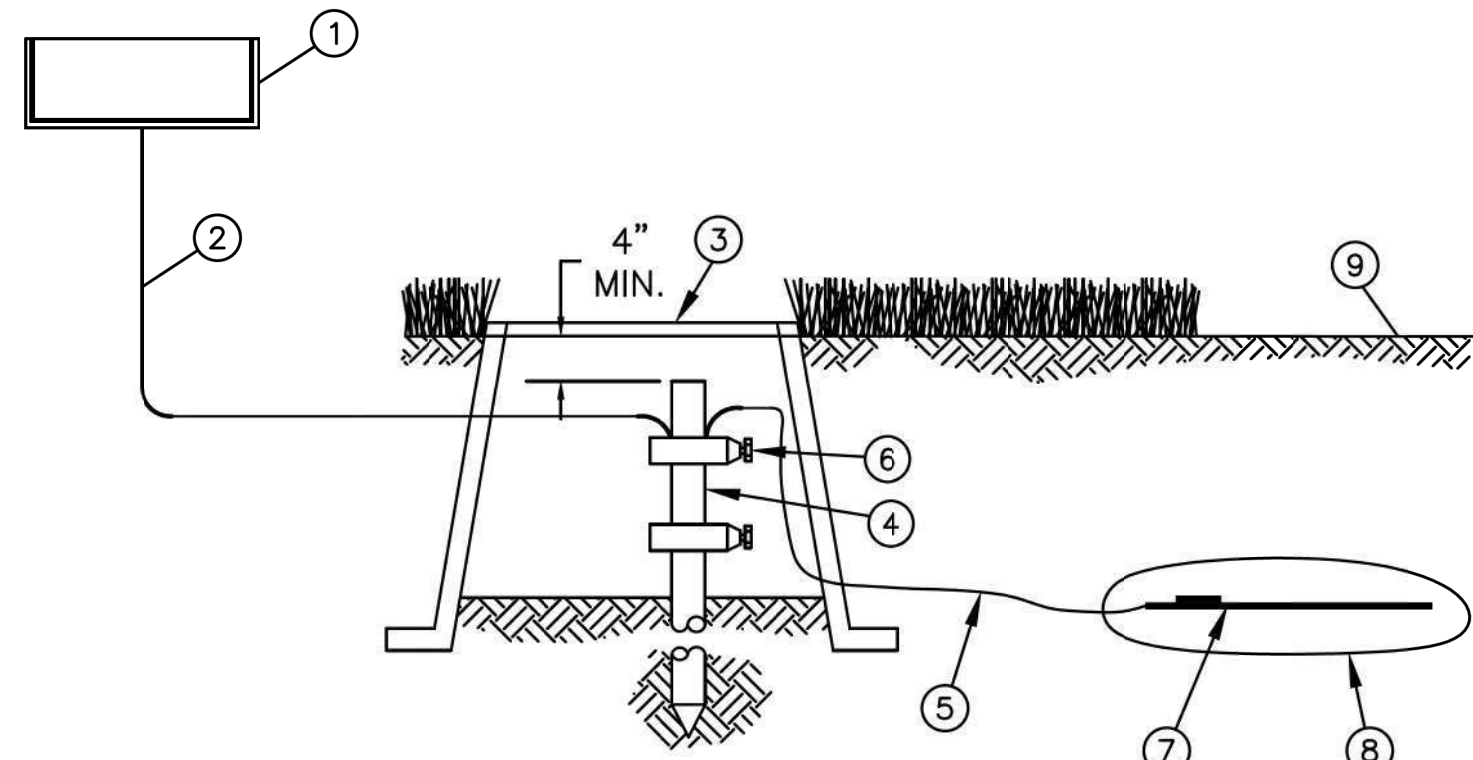
12-18-2012

IRRIGATION PLAN



NOTE:
WIRE CONNECTOR SHALL BE A 3M DBY-6 DIRECT BURY SPLICE KITS
KIT SHALL INCLUDE A SCOTCHLOK Y SPRING CONNECTOR, A POLYPROPYLENE TUBE AND A WATERPROOF SEALING GEL. TUBE SHALL BE SUPPLIED PRE-FILLED WITH GEL.
DIRECT BURY SPLICE KIT SHALL BE USED TO ELECTRICALLY CONNECT 2-3 #14 OR #12 PRE-STRIPPED COPPER WIRES. LARGER WIRES OR GREATER QUANTITIES OF WIRES SHALL REQUIRE A LARGER APPROVED WIRE CONNECTION.

F WIRE CONNECTION
N.T.S.

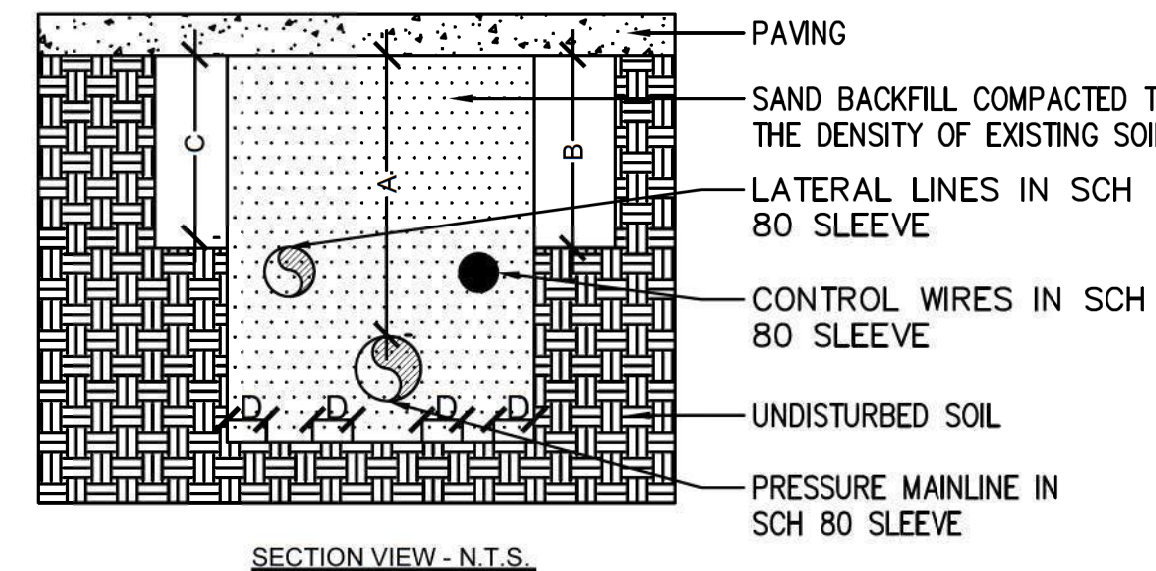


G CONTROLLER GROUNDING GRID GROUNDING PLATE DESIGN LAYOUT
N.T.S.

6-15-10

D--GROUNDING PLATE GRID FOR CONTROLLER.DWG

- 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 OR GROUNDING PLATE. INSTALL RODS IN SOIL IN A TRIANGULAR 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

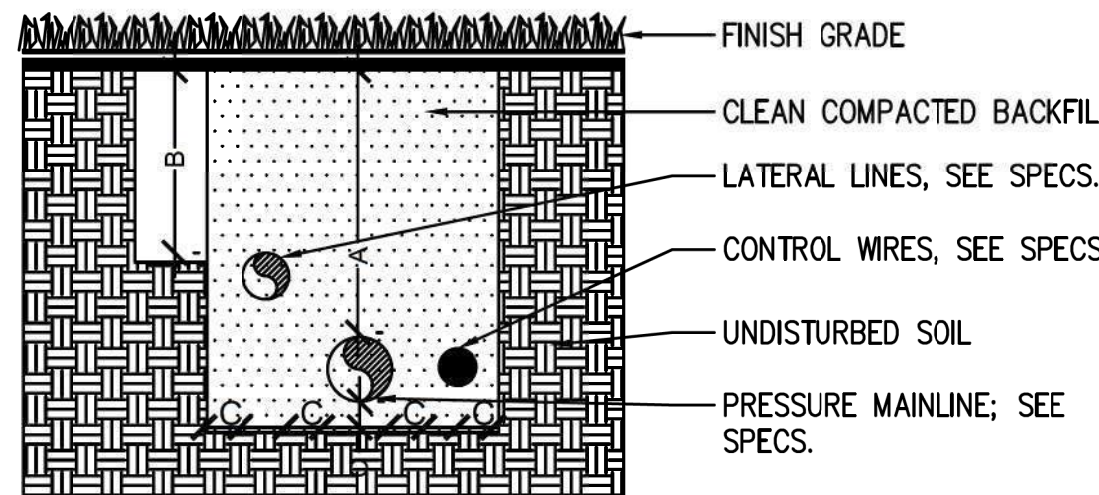


SECTION VIEW - N.T.S.

DIMENSION	A	B	C	D
1 1/2" TO 6" IN SIZE	36"	24"	24"	4"

TWICE THE DIAMETER OFF THE PIPE OR WIRE BUNDLE CARRIED
DETAIL ALSO FOR PIPE INSTALLED IN ROCK SOIL

H SLEEVE INSTALLATION
N.T.S.

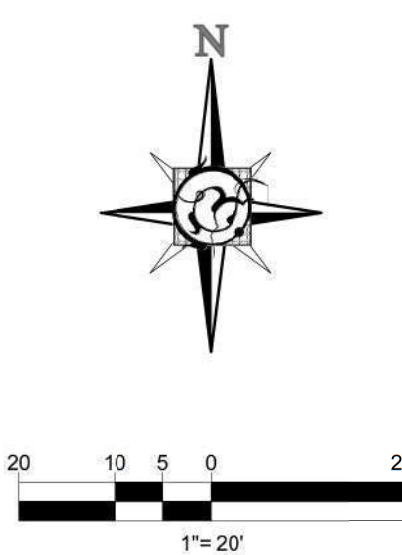


SECTION VIEW - N.T.S.

DIMENSION	A	B	C
1/2" TO 2-1/2" IN SIZE	18"	12"	4"
3" TO 6" IN SIZE	24"	X	4"

I PIPE INSTALLATION
N.T.S.

- 1 FINISH GRADE
- 2 ROUND VALVE BOX WITH COVER: RAIN BIRD VB-10RND
- 3 WATERPROOF CONNECTION: RAIN BIRD DB SERIES
- 4 VALVE ID TAG
- 5 30-INCH LINEAR LENGTH OF WIRE, COILED
- 6 PRESSURE REGULATING FILTER: RAIN BIRD PRF-100-RBY (INCLUDED IN XCZ-100-PRF KIT)
- 7 PVC SCH 40 FEMALE ADAPTOR
- 8 LATERAL PIPE
- 9 REMOTE CONTROL VALVE: RAIN BIRD 100-DV (INCLUDED IN XCZ-100-PRF KIT)
- 10 PVC SCH 40 ELL
- 11 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 12 PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
- 13 PVC SCH 40 TEE OR ELL
- 14 PVC MAINLINE 1-25-10
- 15 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL



LD-1