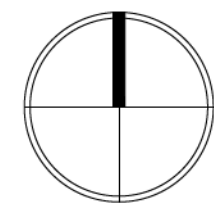
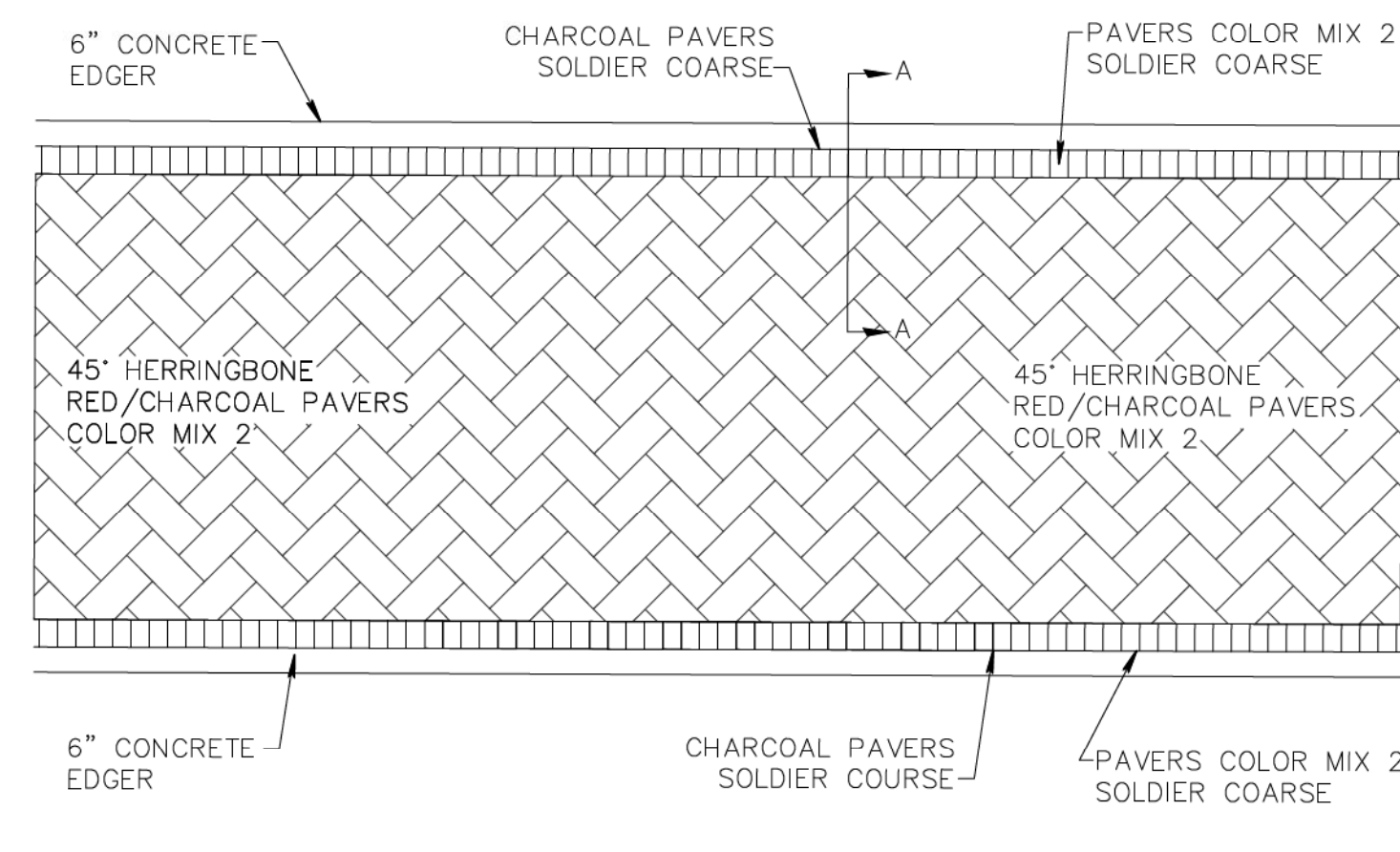
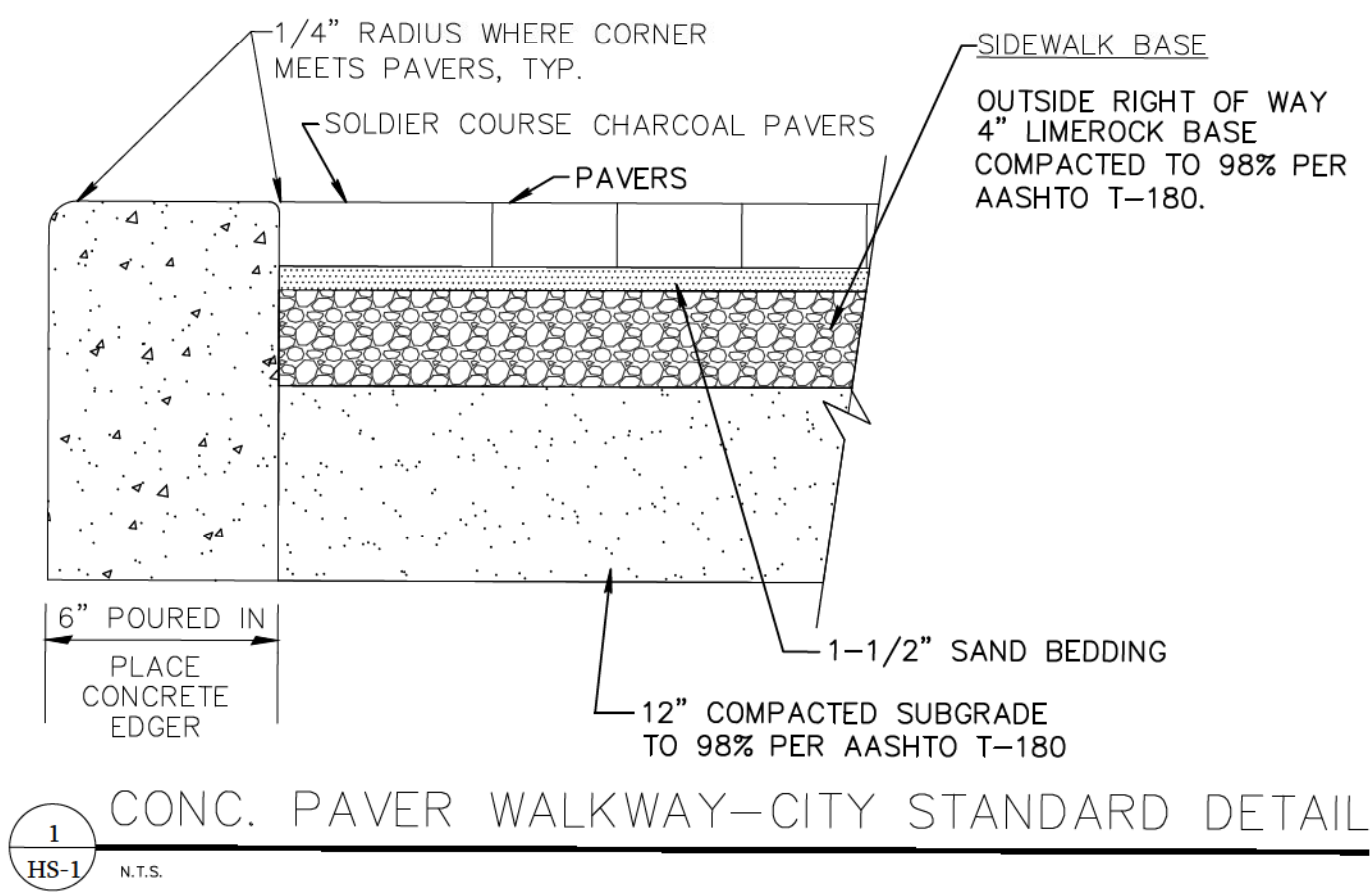
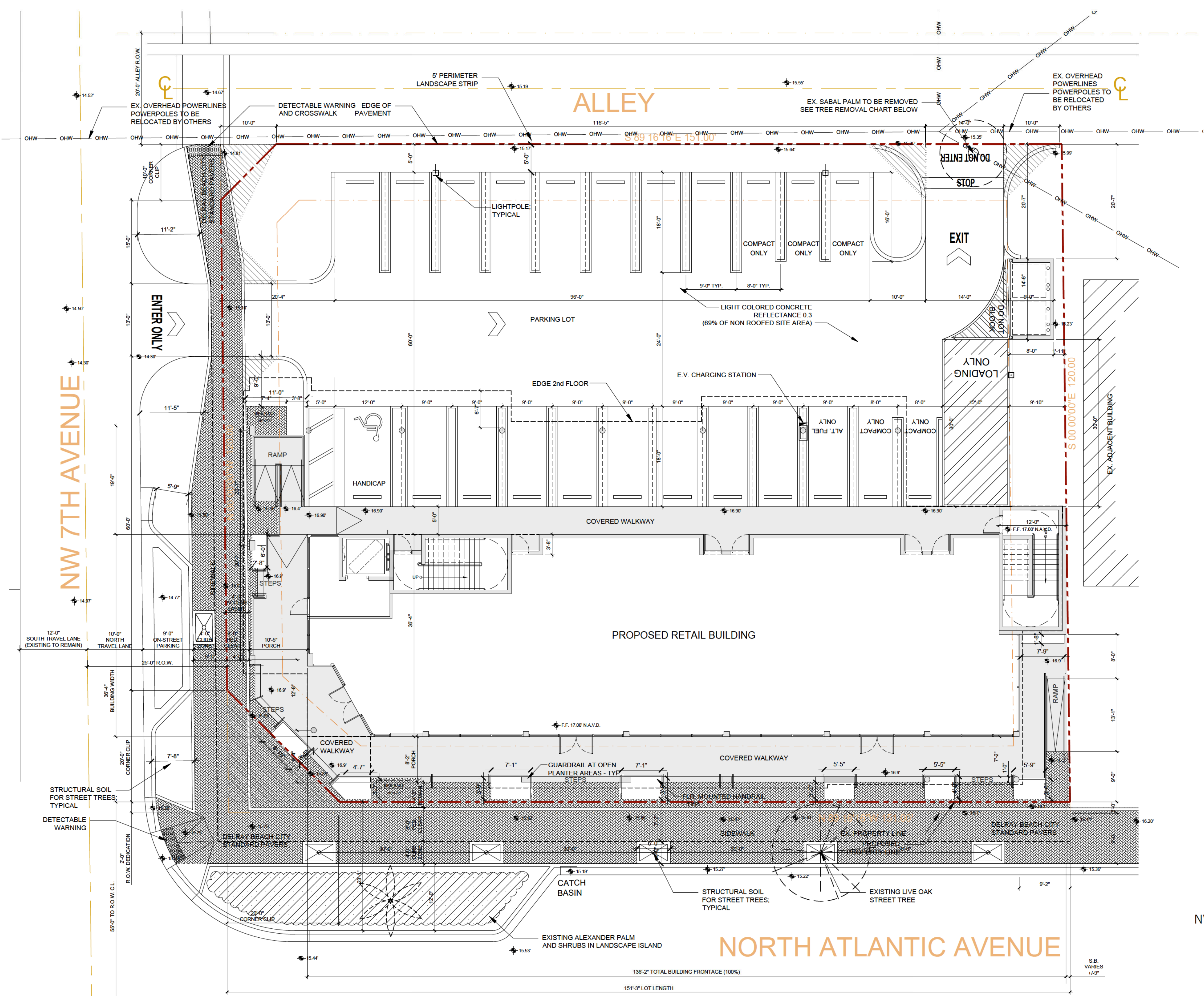


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SCALE: 1" = 10'

PROJECT
BANYAN WEST ATLANTIC
NW 7TH AVE & ATLANTIC BLVD

DELRAY BEACH, FL

TITLE
HARDSCAPE PLAN

PROJ. NO.
FILE NAME
BB DRAWN
05-20-22 DATE
REV.

PLANT LIST

	KEY	QTY	PLANT AND SPECIFICATION	
	TREES			
**	BA	5	Bulnesia arborea (Bulnesia) 16' ht., 8' spr., 8' c.t. 6' single straight trunk, full, matched	SAN
**	N CES	6	Conocarpus erectus 'Sericeus' (Silver Buttonwood) 16' ht., 7' spr., 8' c.t. 6' single straight trunk, full, matched, right tree right place	SAN
**	N QV	7	Quercus virginiana (Live Oak) 16' ht., 8' spr., 8' c.t., 6' single straight trunk, matched	SAN
	TA	1	Tabebuia argentea (Yellow Tabebuia) 16' ht., 8' spr., 8' c.t., 6' single straight trunk, character branching	SAN
	TH	1	Tabebuia heterophylla (Pink Tabebuia) 14' ht., 8' spr., 6' c.t., 6' single straight trunk	SAN

PALMS AND ACCENTS

** PM	2	<i>Ptychosperma macarthurii</i> (Macarthur Palm) 16' ht., clump, 8' c.t., full
** BGS	2	<i>Bougainvillea arborea</i> (Red Bougainvillea Tree) 8' ht., 6' spr., standard, 4' c.t., full
** N MF	6	<i>Myrcianthes fragrans</i> (Simpson's Stopper) 8'-10' ht., 4' spr., multi-trunk, matched

VINES

CON	5	<i>Trachelospermum jasminoides</i> (Confederate Jasmine) 8' ht. train to trellis columns
THU	5	<i>Thunbergia grandiflora</i> (Sky Vine) 8' ht. train to wall

SHRUBS AND GROUNDCOVERS

ARA	170	<i>Arachis glabrata</i> (Perennial Peanut) 4" ht., 12" spr., 4" pots, 12" o.c., full
ALO	6	<i>Allocaia portora</i> (Giant Elephant Ear) 4" ht., full clump, matched
BRO	omit	<i>Alcantarea odorata</i> (Giant Silver Bromeliad) 30" spr., 30" ht., matched
CHR	74	<i>Chrysobalanus icaco</i> (Cocoplum) 24" ht., 24" spr., full, 24" o.c.
FGI	180	<i>Ficus microcarpa</i> 'Green Island' (Green Island Ficus) 14" ht., 14" spr., 18" o.c., full
HYM	35	<i>Hymenocallis latifolia</i> (Spider Lily) 24" ht., 20" spr., full, 2" o.c.
LAN	38	<i>Lantana</i> sp. 'Yellow Trailing' (Yellow Trailing Lantana) 14" ht., 14" spr., 18" o.c., full
LAM	40	<i>Lantana montevidensis</i> (Purple Trailing Lantana) 14" ht., 14" spr., 18" o.c., full
LIR	92	<i>Liriope muscari</i> 'Super Blue' (Super Blue Liriope) 12" ht., 12" spr., 12" o.c., full
MUH	31	<i>Muhlenbergia capillaris</i> (Muhly Grass) 24" o.a., full, 30" o.c.
PBM	16	<i>Philodendron</i> 'Burle Marx' (Burle Marx Philodendron) 16" ht., 16" spr., 18" o.c., full
POD	44	<i>Podocarpus macrophyllus</i> (Podocarpus) 6" ht., 20" spr., full, 24" o.c.
PRI	132	<i>Podocarpus macrophyllus</i> 'Pringles' (Pringles Podocarpus) 18" ht., 18" spr., full, 18" o.c.
PRC	10	<i>Philodendron</i> 'Rojo Congo' (Rojo Congo Philodendron) 24" ht., 24" spr., 30" o.c., full

N DENOTES NATIVE SPECIES

** DENOTES DROUGHT TOLERANT

MULCH	Brown mulch, non-Cypress, 3" depth, contractor to determine quantity
SOD	St. Augustine 'Palmetto' Sod see plan for locations, contractor to determine quantity



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.



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



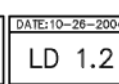
TYPICAL TREE WITH ROOT BARRIER

LD 1.1

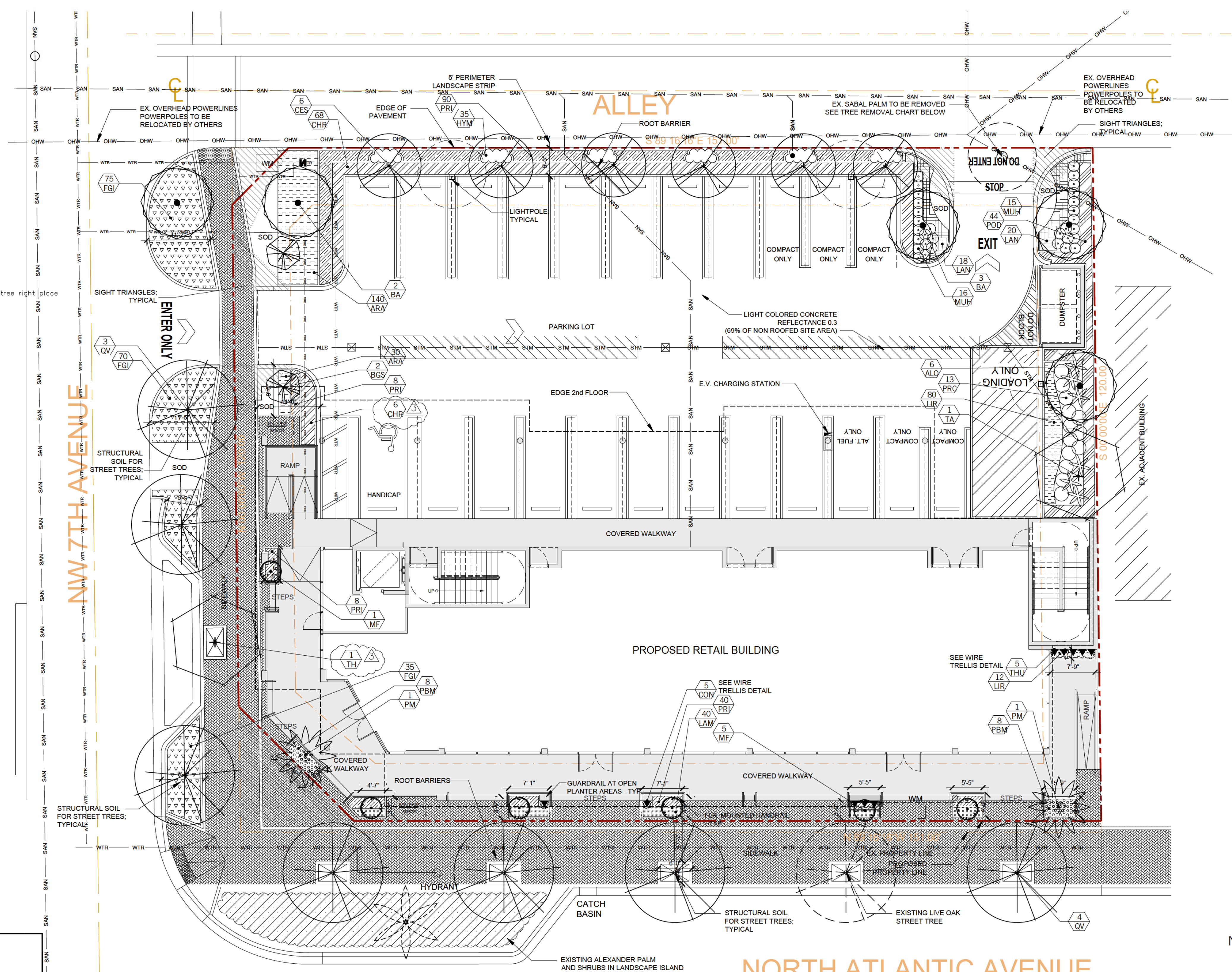


TYPICAL TREE WITHOUT
ROOT BARRIER

LD 1.2



NOTE:
ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER, OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS; LD1.1 & LD1.2



TREE REMOVAL CHART

LATIN NAME	COMMON NAME	HT., SPR., C.T.	CONDITION	DBH"	PROPOSED ACTION	MITIGATION REQUIREMENTS PER LDC Sec.4.6.19(E)(5)
Sabal palmetto	SABAL PALM	15' ht, 12' spr.	60%	16"	REMOVE - volunteer, under overhead utilities, invasive Schefflera growing out of head	MITIGATED ON SITE WITH 1 PALM

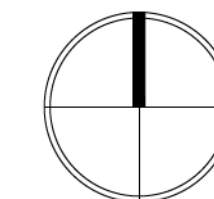
LANDSCAPE REQUIREMENT CHART

ITEM	REQUIRED	PROVIDED	PLANT LIST
INTERIOR LANDSCAPING LDR Sec 4.6.16.(h)(3)(g)&(h)	10% OF 7,600 S.F. PARKING & ACCESSWAYS, ONE TREE FOR EVERY 125 S.F. (760 S.F./125 S.F. = 6 TREES)	4 TREES	2 – SILVER BUTTONWOOD 1 – BULNESIA 1 – TABERBUA
LANDSCAPE STRIP LDR Sec 4.6.16.(h)(3)(a) LANDSCAPE BARRIER LDR Sec 4.6.16.(h)(3)(a)	ONE TREE FOR EVERY 30 L.F. WITH CONTINUOUS HEDGE (116 L.F./30 L.F. = 4 TREES)	4 TREES AND CONTINUOUS HEDGE	4 – SILVER BUTTONWOOD 68 – COCOPLUM HEDGE
FOUNDATION LANDSCAPING LDR Sec 4.6.16.(h)(4)	TOTAL BUILDING FACADE LENGTH FACING ROW'S (988 L.F.)	62 L.F.	6 – SIMPSON'S STOPPER 5 – CONFEDERATE JASMINE 5 – SKY VINE 2 – MACARTHUR PALM 16 – PHILODENDRON BURLE MAR 48 – PURPLE TRAILING LANTANA 48 – PODOCARPUS PRINGLES 12 – LIRIOPE
STREET TREES LDR Sec 4.6.16.(h)(6)	ONE TREE FOR EVERY 40 L.F. WITH A MINIMUM OF 1 TREE PER PROPERTY (238 L.F./40 L.F. = 9 TREES)	9 TREES	7 – LIVE OAK 1 – EXISTING LIVE OAK 1 – BULNESIA
LANDSCAPE ISLAND AND STRIP FOR PARKING LOT LDR Sec 4.6.16.(h)(3)(i)&(k)&(l)	NUMBER OF PARKING ISLANDS (3 TREES)	3 TREES	3 – BULNESIA
NATIVE REQUIREMENTS 	50% NATIVE TREES AND PALMS 25% NATIVE SHRUBS AND GROUNDCOVER	65% 31%	



132 NORTH SWINTON AVENUE
DELRAY BEACH, FL 33444
T (561) 276-5050
www.agtland.com

Carol B
Perez



SCALE: 1" = 10

PROJECT

BANYAN WEST ATLANTIC
NW 7TH AVE & ATLANTIC BLVD

DELRAY BEACH, FL

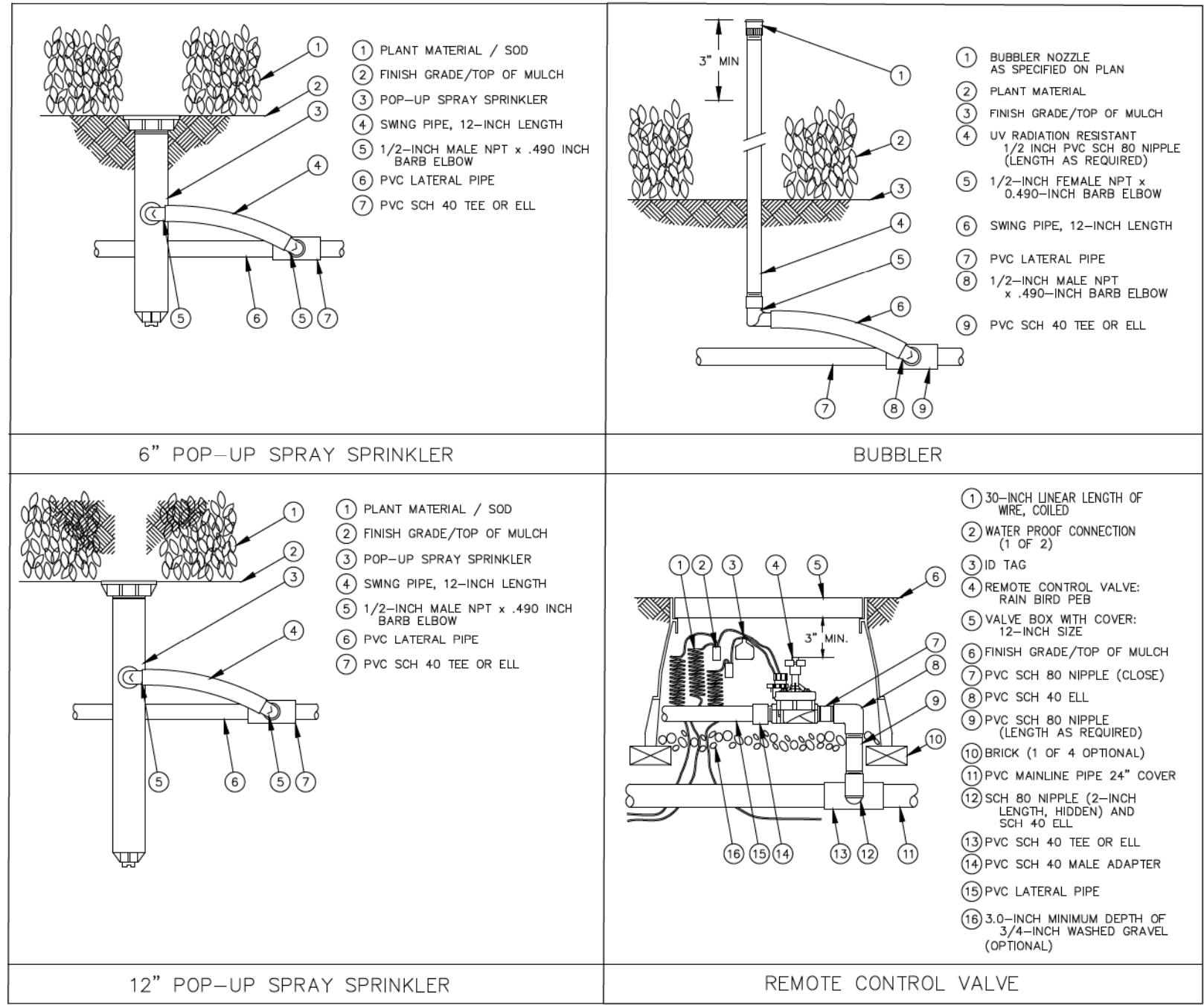
TITLE

LANDSCAPE PLAN

	PROJ. NO.
	FILE NAME
BB	DRAWN
11-12-21	DATE
12-16-21	REV.
05-20-22	
 07-11-22	

SHEET

LP-1
OF
2



IRRIGATION LEGEND

- MIST HEADS**
- RAINBIRD 1806 6" POP-UP MIST HEAD OR EQUAL WITH THE FOLLOWING NOZZLES: (USE 12" POP-UP MIST HEAD FOR TALLER PLANT MATERIAL. ADJUST RISER HEIGHT TO PLANT MATERIAL.)
- 15' SERIES NOZZLE.
 - 12' SERIES NOZZLE.
 - 10' SERIES NOZZLE.
 - 8' SERIES NOZZLE.

BUBBLER NOZZLES

RAINBIRD BUBBLER NOZZLE ON FIXED RISER 3" ABOVE FINISH GRADE. AS FOLLOWS:
5H-B .5 - 1.0 GPM

VALVES

- RAINBIRD PEB SERIES ELECTRIC GLOBE VALVE, SIZE AS NOTED ON PLAN, IN AMETEK OR CARSON 12"x18" VALVE BOX OR EQUAL
- CONTRACTOR TO SUPPLY: RAINBIRD RSD SERIES RAIN SENSOR OR EQUAL
- FIELD CONTROLLERS LOCATION RAINBIRD ESP SERIES OR EQUAL

SCH 40 PVC SLEEVES UNDER PAVEMENT
SLEEVES: SCH 40 PVC OR RATED EQUAL CLASS. SLEEVES TO BE MIN. 24" - MAX. 36" DEEP - See FPC Chart

IRRIGATION NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIAL REQUIRED TO MAKE THE SYSTEM FUNCTION PROPERLY. ALL IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND ALSO STATE AND/OR LOCAL CODES.
- IRRIGATION PLANS ARE SCHEMATIC AND DRAWN FOR GRAPHIC CLARITY. ALL PIPING BELOW PAVEMENT SHALL BE SLEEVED. LAYOUT OF IRRIGATION SYSTEM SHALL BE COORDINATED WITH CORRESPONDING LANDSCAPE PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING LOCAL UNDERGROUND UTILITIES TO VERIFY LOCATIONS. THE CONTRACTOR SHOULD VISIT THE SITE PRIOR TO INSTALLATION AND BECOME FAMILIAR WITH EXISTING CONDITIONS.
- VALVE LOCATIONS ARE SCHEMATIC ONLY AND WILL BE ADJUSTED FOR SITE CONDITIONS. EACH VALVE SHALL BE INSTALLED IN A AMETEK OR CARSON VALVE BOX. THE FLOW ADJUSTMENT FEATURE WILL BE USED TO BALANCE PRESSURE THROUGHOUT THE SYSTEM.
- PIPING SHALL BE SIZED TO MINIMIZE FRICTION LOSS AND MAINTAIN FLOW VELOCITY BELOW 5 FPS.
- THE IRRIGATION CONTROLLER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURER'S RECOMMENDATIONS. PROPER GROUNDING EQUIPMENT AND SURGE PROTECTION SHALL BE PROVIDED. A RAIN SENSOR SHALL BE INSTALLED TO OVER-RIDE THE CONTROLLER.
- ALL HEADS ON RISERS SHALL BE SET AT THE HEIGHT OF ADJACENT PLANT MATERIAL.
- SPRINKLER LOCATIONS ADJACENT TO PAVEMENT, STRUCTURES, FENCES, ETC. SHALL BE OFFSET AS FOLLOWS: 12" MIN FOR POP-UP MIST HEADS, 18" FOR SHRUB RISERS, 18" FOR ROTOR HEADS, AND TYPICALLY 5 FEET FOR ROTORS ALONG UNCURRED ROADWAYS.
- ALL SLEEVING SHALL BE SCH 40 PVC TO SIZE INDICATED ON PLAN, OR IF NOT INDICATED, A MIN. OF 2 PIPE SIZES LARGER THAN SUPPLY LINE CONTAINED. ALL SLEEVES SHALL BE INSTALLED A MIN. OF 24" BELOW FINISH GRADE.
- CONTROL WIRES SHALL BE UL APPROVED PE IRRIGATION CONTROL WIRE. USE 14 GAGE CONTROL WIRE AND 12 GAGE GROUND WIRE. WIRE SHALL BE BUNDLED AND ATTACHED TO THE MAIN LINE IN TRENCH OR THROUGH WIRE SLEEVES AT PAVEMENT CROSSINGS 24" BELOW FIN. GRADE. ALL SPLICES SHALL BE MADE WITH WATERPROOF DIRECT-BURIAL SPLICE KITS AND CONTAINED IN VALVE BOXES. TWO EXTRA CONTROL WIRES SHALL BE INSTALLED TO THE FURTHEST VALVES IN EACH DIRECTION FROM THE CONTROLLER.
- PIPING IN NARROW PLANTING AREAS, PARKING ISLANDS AND PLANTERS SHALL BE SET TO ONE SIDE TO ALLOW ROOM FOR ROOT BALLS. PIPE AS INDICATED ON PLAN IS SCHEMATIC AND SHOULD BE ADJUSTED FOR FIELD CONDITIONS.
- ALL GLUE JOINTS SHALL BE CLEANED, SANDED, AND TREATED WITH A COLORED HIGH ETCH PRIMER AND JOINED USING A SOLVENT CONFORMING WITH ASTM D2564.
- SYSTEM PIPE SIZE 3/4" SHALL BE CLASS 200 PVC, SYSTEM PIPE SIZE 1" OR GREATER SHALL BE CLASS 160 PVC. SYSTEM MAIN WILL BE SCH. 40 PVC TO SIZE INDICATED ON PLAN. ALL FITTINGS WILL BE SOLVENT WELD SCH 40 PVC. MAIN LINE SHALL HAVE 24" MINIMUM COVER; ALL OTHER PIPING WILL HAVE 12" MIN. COVER. ALL BACKFILL FOR PIPE TRENCHES SHALL BE CLEAN AND FREE OF FOREIGN DEBRIS AND SHARP OBJECTS; BACKFILLED TRENCHES SHALL BE PROPERLY COMPACTED. ALL MAIN LINES WILL BE INSTALLED A MIN. OF 3' FROM ANY TREE OR PALM.
- AS-BUILT DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR AND GIVEN TO THE OWNER PRIOR TO FINAL ACCEPTANCE.
- WATERING TIME PER STATION WILL BE DETERMINED IN THE FIELD AND PER LOCAL REQUIREMENTS. REFER TO MANUFACTURER'S INSTRUCTIONS FOR PRECIPITATION RATES OF SPRINKLERS SPECIFIED.
- IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE WITH 50% OVERLAP MIN.

IRRIGATION PIPE INSTALLATION to follow specifications called for in Florida Plumbing Code Appendix F:

A. Vehicle Traffic Areas	
PIPE SIZE (inches)	DEPTH of COVER (inches)
1/2 - 2 1/2	18 - 24
3 - 5	24 - 36
6 and larger	30 - 36

B. Non-Traffic and Non- Cultivated Areas	
PIPE SIZE (inches)	DEPTH of COVER (inches)
1/2 - 1 1/4	6 - 12
1 1/2 - 2	12 - 18
2 1/2 - 3	18 - 24
4 and larger	24 - 36

Depths of cover to meet or exceed SCS Code 430-00

(*) ALL TESTING AND INSPECTIONS OF INSTALLED IRRIGATION SYSTEM SHALL BE AS PER FBC APPENDIX "F", PART VI

Irrigation installation shall observe all other standards established by FPC.

IRRIGATION PIPE SIZES TO FOLLOW FOLLOWING SCHEDULE:		
PIPE SIZE (inches)	max. GPM	
3/4	10	
1	15	
1 1/4	25	
1 1/2	35	
2	55	
2 1/2	85	
3	over 85	

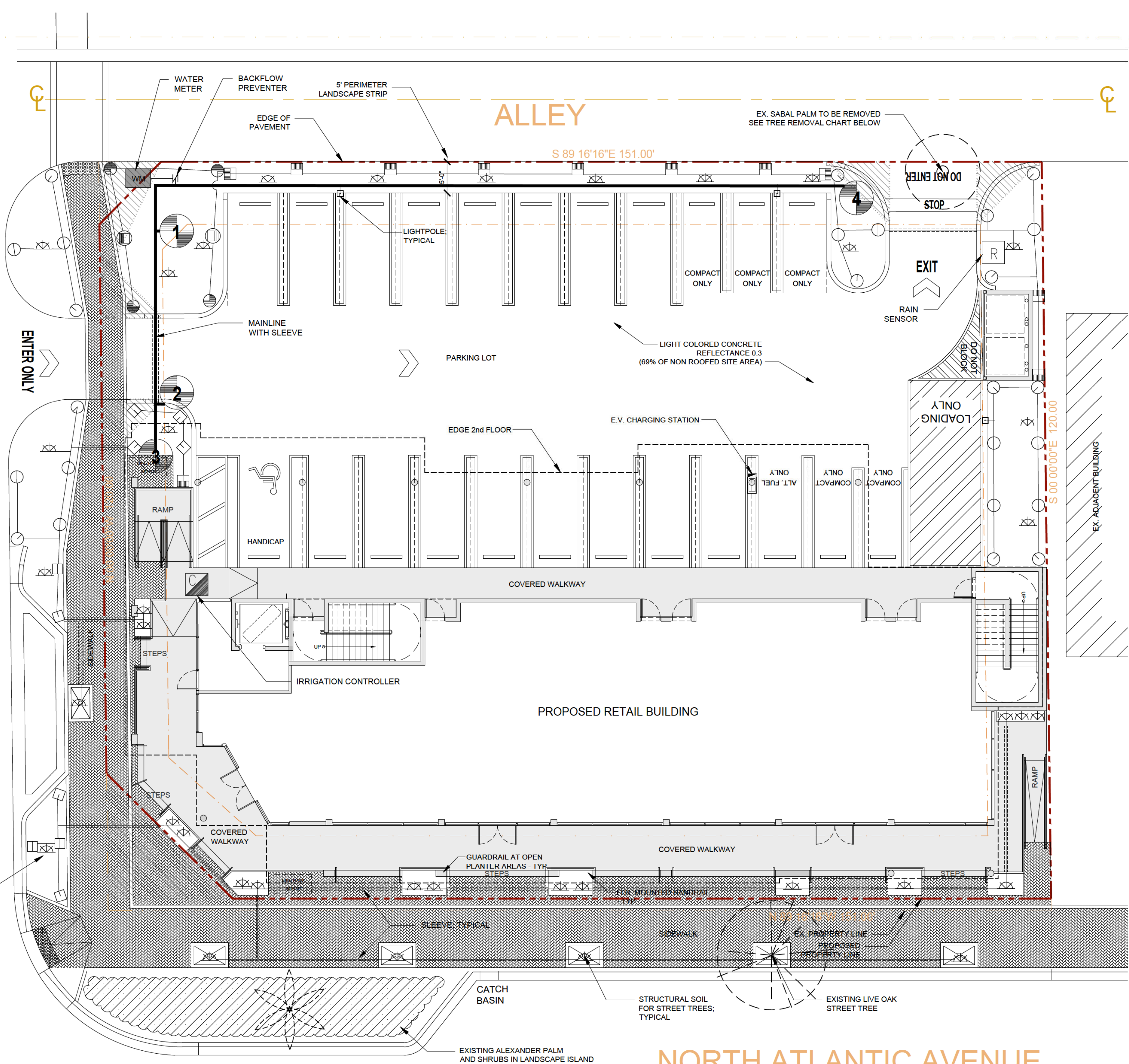
City required backflow valve provided. (pressure vacuum breaker)

Irrigation heads shall have 100 % coverage / 100 % overlap.

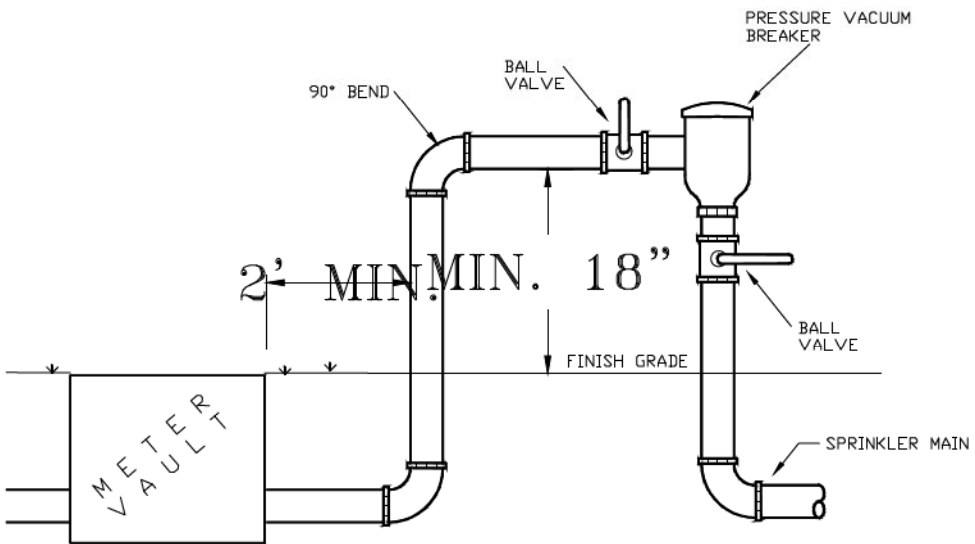
Irr. system to have rain sensor.

Site has high irrigation demand separated from low demand areas.

NW 7TH AVENUE



NORTH ATLANTIC AVENUE



SUPPLY - PRESSURE VACUUM BREAKER

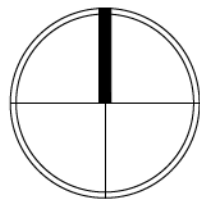
CODE SHALL TAKE PRECEDENCE OVER ANY DETAIL SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COMPLY.

AGT LAND
LANDSCAPE ARCHITECTURE

132 NORTH SWINTON AVENUE
DELRAY BEACH, FL 33444
T (561) 276-5050
www.agtland.com

Carol B
Perez

Digitally signed
by Carol B Perez
Date: 2022.07.20
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SCALE: 1" = 10'

PROJECT

BANYAN WEST ATLANTIC
NW 7TH AVE & ATLANTIC BLVD

DELRAY BEACH, FL

TITLE

IRRIGATION
HEAD LAYOUT PLAN

PROJ. NO.

FILE NAME

BB DRAWN

12-16-21 DATE

05-20-22 REV.

SHEET

IR-1

OF

1