

REMOVAL NOTES:
 1. All tree's to be removed shall be completely removed from the site.
 2. The root systems, of the removals, shall be removed in such a manner to facilitate the installation of new tree's, or palms. Root system removal shall be a minimum of 24" depth, and a 6 foot diameter around the trunk.
 3. TREE REMOVAL PERMITS WILL BE REQUIRED BY THE GOVERNING MUNICIPALITY, AND IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS.

ALL UNDERGROUND UTILITIES SHALL BE LOCATED PRIOR TO COMMENCING ANY WORK ON THE SITE, PER FLORIDA LAW.

PROJECT NOTE:
 ALL MATERIALS ON SITE NOT INDICATED TO BE REMOVED OR RELOCATED SHALL REMAIN.

EXISTING TREE LEGEND			
No.	Name	Size	Disposition
#1	Pine Tree	24"	To Remain
#2	Live oak tree	6"	To Be Removed (Due to proposed grades for construction)
#3	Sabal Palm	16'-18' oa	To Remain
#4	Sabal Palm	16'-18' oa	To Remain
#5	Seagrape	20'-24' oa	To Remain

REVISIONS	BY
REVISED 7-14-15 PER REVISED SITE PLAN (CITY COMMENTS)	
REVISED 1-11-16 PER REVISED SITE PLAN	
REVISED 3-9-16 PER REVISED SITE PLAN	

DESIGNED BY:
CARTER & ASSOCIATES
LANDSCAPE ARCHITECTS INC.
 74 N.E. 5th AVE. Delray Beach, FL 33483
 L.A. 831
 561-272-9621

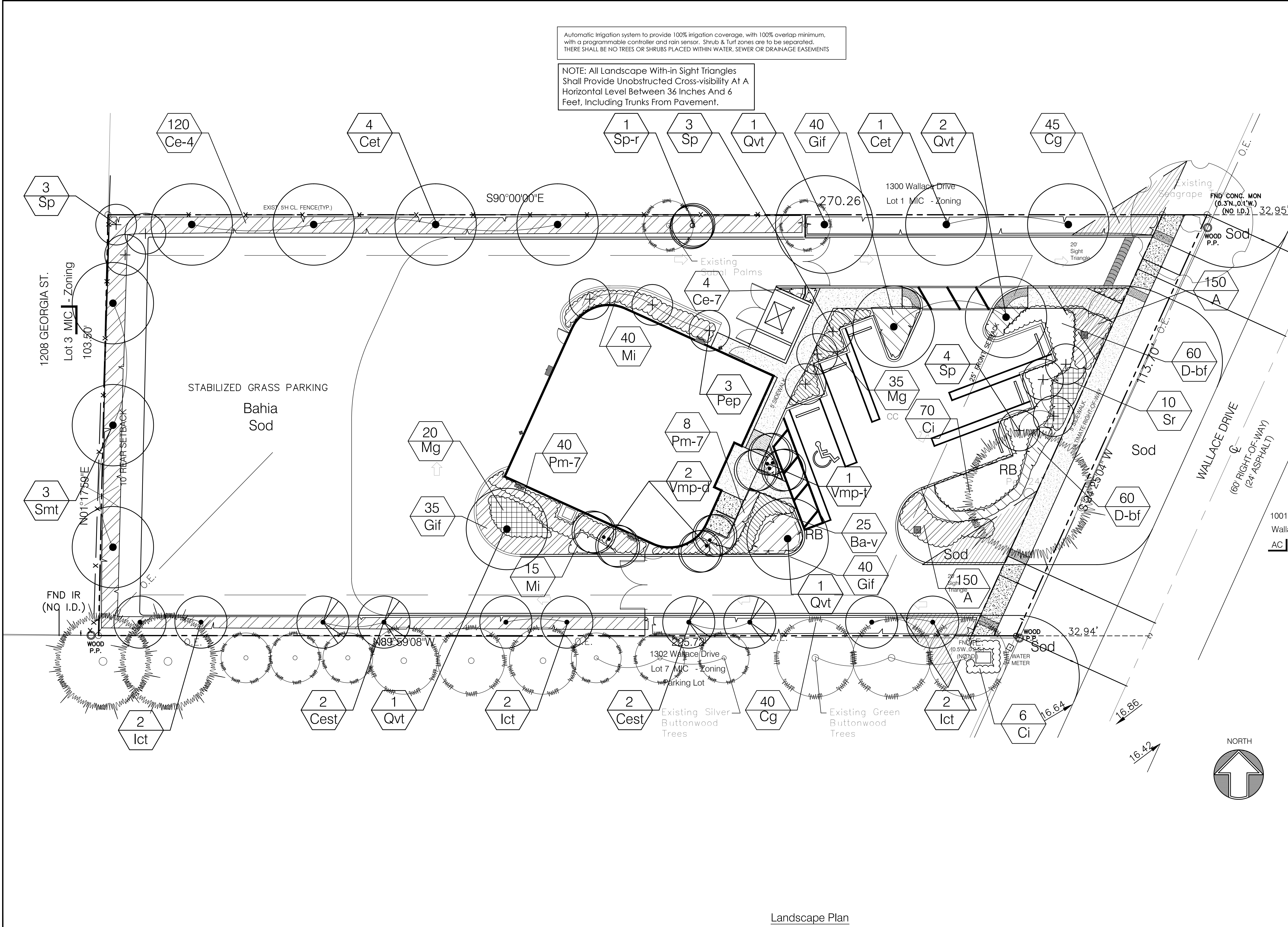
Landscape for:
Schmidt Ivestment Properties
 1302 Wallace Drive, Delray Beach, Florida

DRAWN	SKP
CHECKED	D.H.C.
DATE	1.07.15
SCALE	1" = 10'
JOB NO.	1.15.15
SHEET	
L-1	
OF	6 SHEETS

Overall Existing Tree Removal & Relocation Plan

Automatic Irrigation system to provide 100% irrigation coverage, with 100% overlap minimum, with a programmable controller and rain sensor. Shrub & Turf zones are to be separated. THERE SHALL BE NO TREES OR SHRUBS PLACED WITHIN WATER, SEWER OR DRAINAGE EASEMENTS

NOTE: All Landscape Within Sight Triangles Shall Provide Unobstructed Cross-visibility At A Horizontal Level Between 36 Inches And 6 Feet, Including Trunks From Pavement.



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Landscape Plan

- NOTES:**
1. All Trees, Shrubs & Plants used on this site shall conform to the requirements of "Low watering needs" materials as specified in the South Florida Water Management District's "Waterwise" publication.
 2. All proposed utility structures shall be planted on three sides with "Waterwise" Cocoplum hedges
 3. All landscape areas containing trees and vegetation shall be first filled with city inspected clean fill soil.
 4. Clean fill. All planted areas on the site shall first be filled with clean fill to a depth of one foot from the surface along the entire length of the green space, island, or landscape buffer.
 5. Inspection. The city shall inspect all clean fill, irrigation systems and landscape improvements prior to installation.

Note:
All Above Ground Mechanical Equipment Such As, But Not Limited To, Exterior Utility Boxes, Meters, And Transformers Shall Be Depicted On All Plans And Shall Be Visually Screened. Backflow Preventers Shall Be Painted To Match Principle Structure.

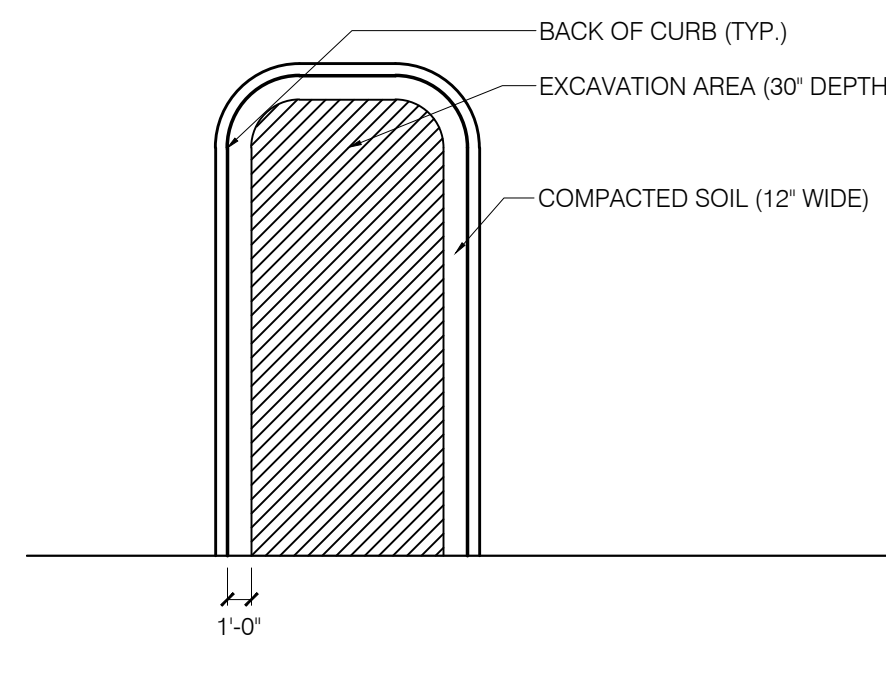
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NOTE: All Landscape Within Sight Triangles Shall Provide Unobstructed Cross-visibility At A Horizontal Level Between 30 Inches And 8 Feet, Including Trunks From Pavement.

MATERIAL SCHEDULE			
Qty.	Key	Botanical / common name	Size
4	Cest*	Conocarpus E. Serectus /Silver buttonwood tree	14-16'x7' B&B
4	Qvt*	Quercus virginiana/ Live oak tree	16'x8' 7" caliper
3	Smt*	Swietenia mahogany/ Mahogany tree	16'x7' B&B
2	Vmp-d*	Veitchia Montgomeryana/ Montgomery Palm, double	16' oa mtchg. hvy. calip. dble.
1	Vmp-t*	Veitchia Montgomeryana/ Montgomery Palm, triple	16' oa mtchg. hvy. calip. trple.
10	Sp*	Sabal Palm	16-18'oa.
1	Sp-t*	Sabal Palm Relocate	16-18'oa. Relocated
3	Pep*	Ptychosperma elegans / Alexander palm	16' oa
6	Cef	Conocarpus erectus/green buttonwood tree	16'x7' B&B
6	Ict*	Ilex Cassine/ Dahoon Holly	14-17'x7' B&B
300	A*	Annuals	4" pol@6"oc
76	Ct*	Chrysobalanus icaco/ Cocoplum	24"3g.@24"oc.
48	Pm-7	Podocarpus maki/ Yew	5-6'oa. columnar form
55	Mg	Muhly Grass	15"3gal.@15"oc.
115	Gif*	Ficus microcarpa/ Green island ficus	18"3g.@15" oc.
3	Ce-7*	Conocarpus erectus/ Grn btnwood	4.5-5' oa @30"oc.
120	Ce-4*	Conocarpus erectus/ Grn btnwood	4'x2' @48"oc.
120	D-bf	Dianella tasmanica/Blue flax lily	15-18"3g.@20"oc.
25	Ba-v	Brassia Arbocola /Variegated trinet	18"3g.@20"oc.
85	Cg*	Clusia guttifera/ Small leaf clusia	24"3g.@24"oc.
55	Mi	Moraea iridioides/ White african iris	24"3g.@24"oc.
10	Sr*	Serenoa repens/ Saw palmetto	15"3g.@30"oc.

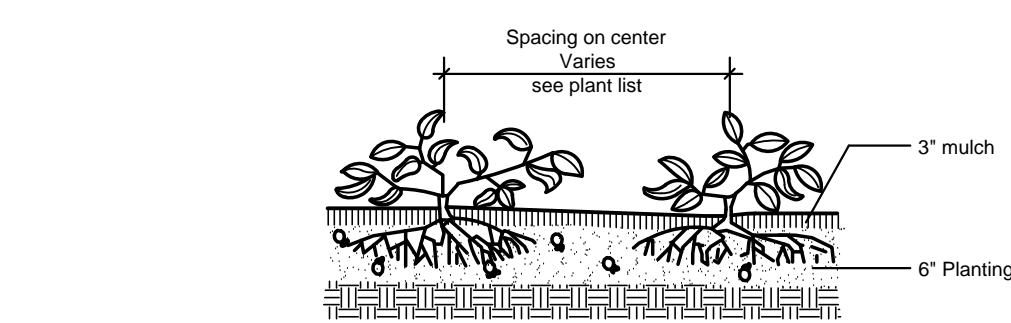
* - Denotes native, or highly drought tolerant plant materials, per SFWMD, "Waterwise Manual".

Planting soils: see specs. & details
Mulch: see specs. & details
Sod Solid Floratam and Bahia as noted
77% Native plant materials used.

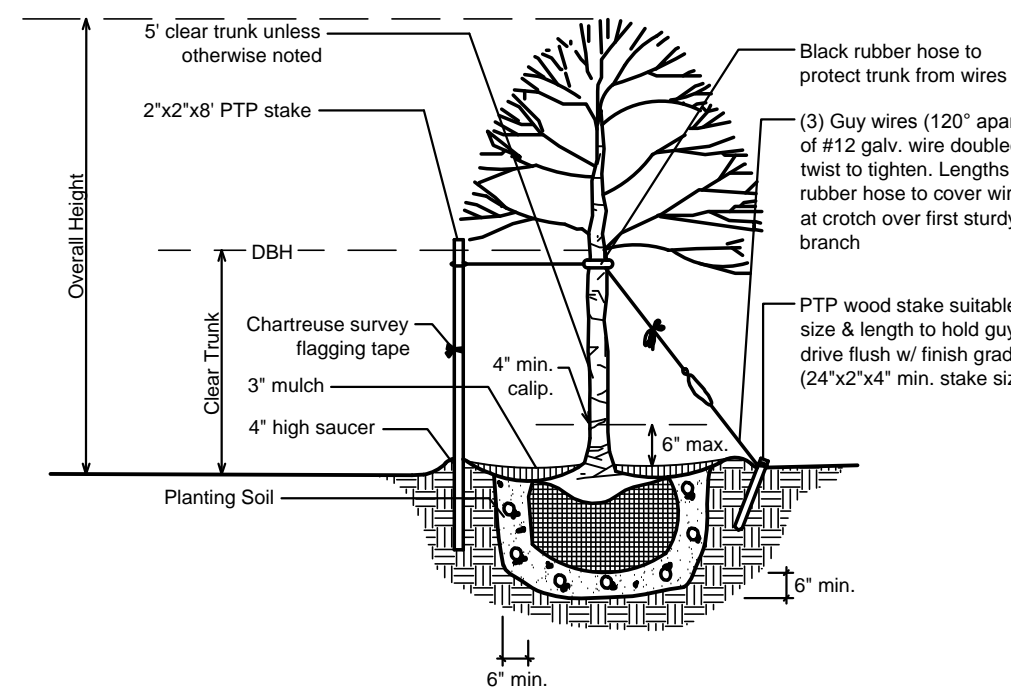


Parking Area Soil Replacement Detail

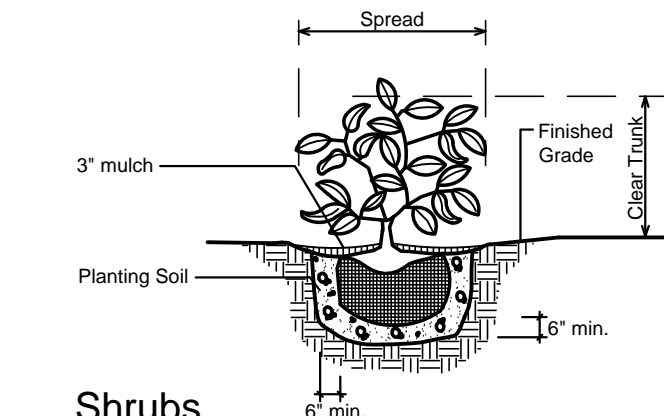
NOTE:
Existing native soil within all landscape islands, interior landscape strips and perimeter landscape strips, adjacent to vehicular use areas, shall be excavated down to a depth of thirty (30) inches below existing grade, except for a 12" buffer from the inside of curb or pavement (see detail). A suitable planting soil mixture of fifty/fifty (50/50), sixty/forty (60/40) (sand / planting soil) shall either be backfilled in place of the native soil or efficiently mixed with the native soil 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 (1/2) 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 thirty (30) inch depth has been met.



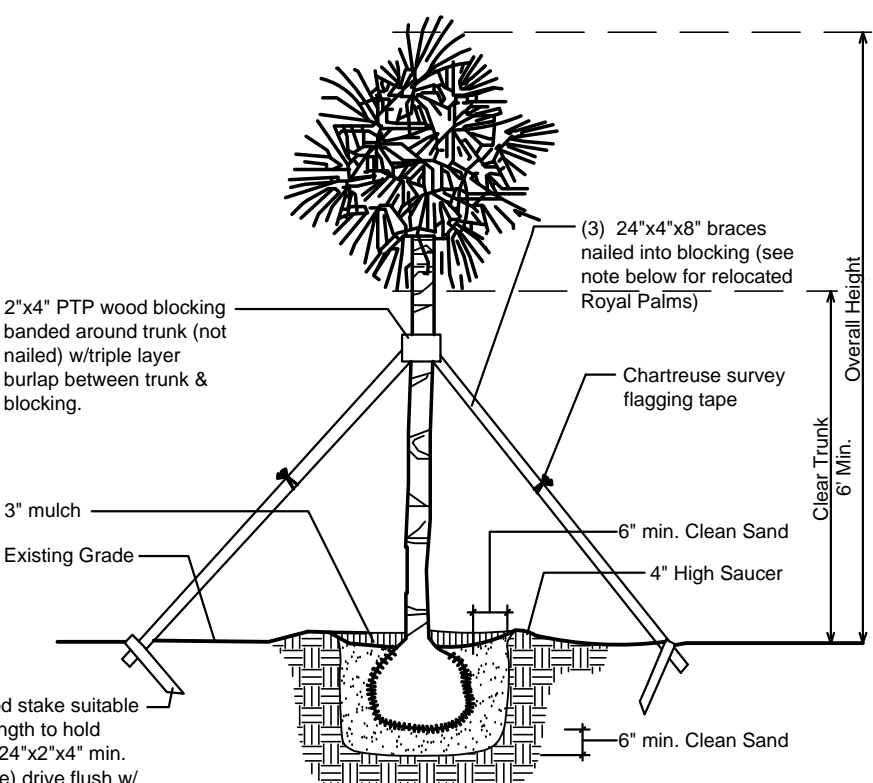
Groundcovers



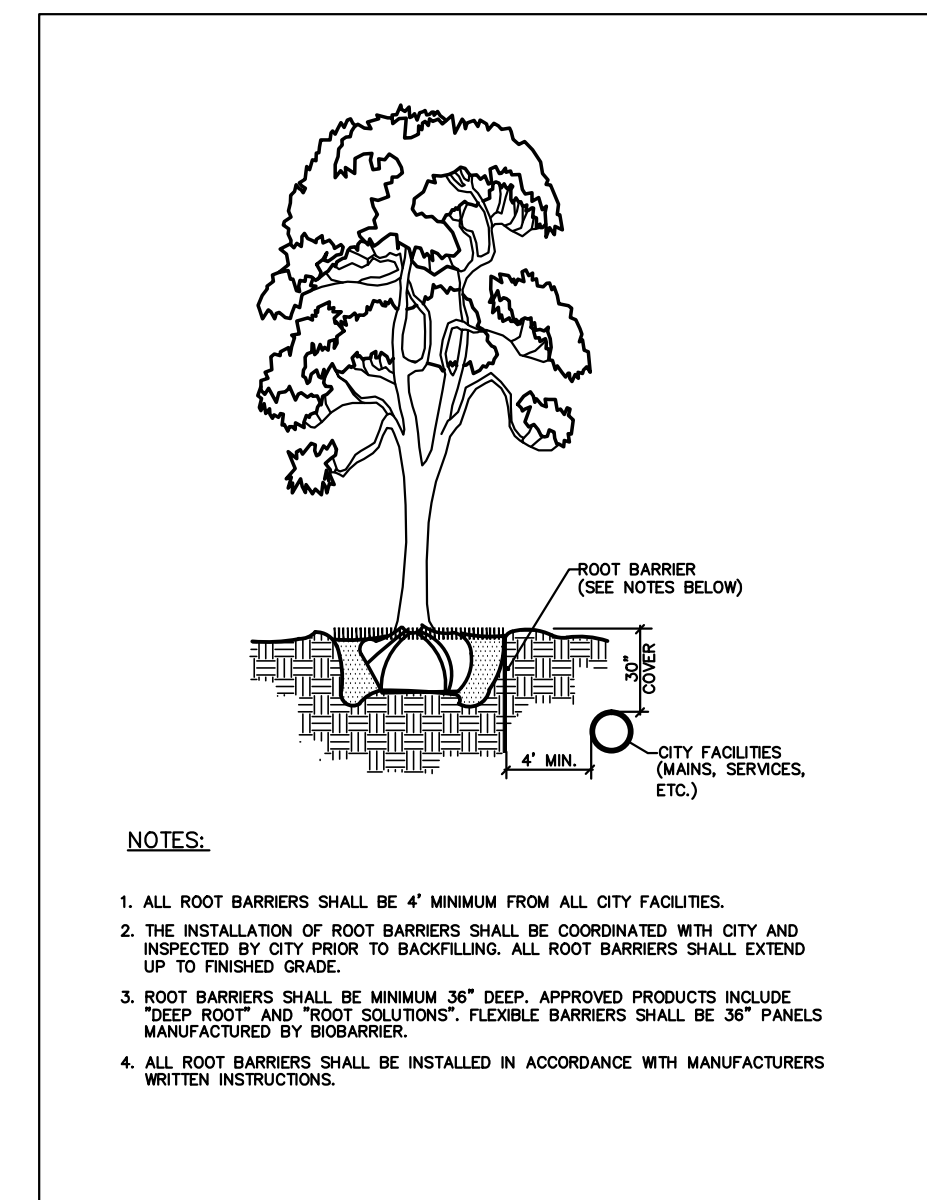
Trees
NOTE: Stake all trees up to 2' cal. @ 2 per tree. Guy all trees larger than 2' cal. Pull burlap from top of root ball. Remove all non-biodegradable materials such as wire, twine, etc. on rootball



Shrubs



Straight Trunk Palms



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.

Any Trees or shrubs placed within water, sewer or drainage easements shall conform to the City Standard Detail requirements.

GENERAL LANDSCAPE NOTES:

1. All plant material shall be F1, #1, or better, as per the latest addition of F1, Grades & standards. All "specimen" quality materials shall be F, Fancy, and shall be pre-approved by the Landscape Architect.
2. All plant materials shall be true to name & size, as per F1, Grades & Standards. Plant materials which do not meet, or exceed these standards will not be accepted.
3. Quantities, sizes, and locations of plants will be determined by the plan and material schedule. Sizes of the specified plants shall take precedence over the container size. Spacing of the ground covers will be determined by the material schedule. Quantities shown on the material schedule are to be used as a guideline. The landscape contractor shall be responsible for the actual quantities shown on the plan. The plans will take precedence over the material schedule. Discrepancies shall be brought to the attention of the Landscape Architect, prior to commencing.
4. No substitutions shall be accepted without the Landscape Architect's written approval. All substitution requests shall be made in writing.
5. Planting soils shall be clean, sterile, and free of debris. Soil shall consist of 40% Fl. muck, 60% existing native soils, mixed thoroughly together, clean sand. Tree's shall be installed with a minimum of 6" on sides & bottom of root balls. Shrubs, plants & ground covers shall be installed with a minimum of 6" on sides & bottom of root balls. Rooted cuttings shall be installed with a minimum of 4" of planting soils worked into the top 6" of the existing soils. Sabal palms and Phoenix specie shall be installed with a clean well drained sand.
6. Milorganite, or equal, fertilizer shall be applied to all plantings, per manufactures recommendations. In addition, "Agriform" tablets (20-10-5) shall also be applied to all plants 1 gal. and above, per manufactures recommendations.
7. All tree's & palms shall be mulched with a 3ft. diameter circle. 3" minimum depth. All planting beds shall receive 3" finished depth, mulch upon completion of planting process. Mulch shall "Eucalyptus", or approved equal. NO CYPRESS MULCH SHALL BE UTILIZED ON THE PROJECT.
8. All plants shall be planted at soil levels which they were previously grown. Shrubs and hedges are to be planted 2ft. away from any wall, or structures. Materials with a six greater than overhangs shall be planted so as not to impede the natural growth habit of the plant.
9. All materials are to be watered-in immediately after planting, so as to remove all air pockets. B&B materials are to be hand-watered for a minimum of 1 week after installation, and there-after as required. Contractor shall advise the owner of any additional hand-watering requirements.
10. All tree's 8ft., or larger, are to be staked, or guyed, to provide ample support such that materials remain straight & true in an up-right position through the guarantee period. Staking & guying shall be performed at the option of the landscape contractor, except where required by code. However, the landscape contractor shall be responsible for all tree's & palms remaining straight & true through the guarantee period. In the event that a material shifts after it has been properly staked, or guyed, the landscape contractor shall not be held responsible.
11. All sod shall be "Floratom", unless otherwise specified. Sod shall be dense, green, well-rooted, and free of debris, weeds, disease, or insects. A complete 6-6-6 fertilizer shall be applied at a rate of 10lbs. per 1,000sq.ft.. Sod is to be watered to a depth of 3" immediately after installation. Grades are to be raked smooth, and all debris removed, prior to installation.
12. All tree's, plants & ground-covers shall be guaranteed for a period of 120 days, and all palms are for a period of one year, after the date of substantial completion. Phoenix canariensis & dactylifera palms are to be maintained, per growers/suppliers recommendations, by a qualified person, or firm. Said maintenance program shall be the responsibility of the owner.
13. The landscape invoice will be deemed as rejection of the plant materials. The landscape contractor shall remove any, or all of the rejected materials from the site as their discretion.
14. The removal of "base rock" is not included in the landscape contract.
15. All grades are to be within 2" of finished grades, prior to the landscape contractor commencing work.






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IRRIGATION LEGEND

-  Bubbler Head
-  Rain bird 6 Pop-up 1800 Series w/PCP pattern as shown
-  Rain bird Adjustable Rotary 3500 Series pattern as shown
-  Irritrol Valves
-  Rain bird Controller ESP Series/ Mini Click Rain Sensor Water Source: City Water Meter

NOTE: Main line & valve locations are shown for graphic clarity only. All main lines & valves are to be located within landscape area's on-site. IRRIGATION NOTES:

Notes:
Automatic Irrigation System
Water demand/ zone
Pressure required (refer to plan)

GENERAL
System shall be installed in accordance with a Federal, State, and local codes, Contract drawings and Contract Specifications. Irrigation design is based on "Planting Plan" dated 01.11.16. Contractor shall refer to this plan to coordinate sprinkler locations and pipe routing with plant locations. The water source for this system shall be City Water source. The master shut-off valve shall be activated via the automatic controller, and shall be used to depressurize the zone lines when the system is not operational. Contractor shall adjust the irrigation, where noted on the plans for actual field conditions, and shall install the system in accordance with South Florida Irrigation Society Standards and specifications.

To insure proper operation of this system, pump size, pressure required, pipe and wire sizes, sprinkler spacing, installation details, and specifications shall be followed as shown on the drawings and in the specifications.

Irrigation system shall provide 100% coverage, with a 50% overlap minimum, utilizing "rust-free" water source. If a well & pump system is to be utilized, the contractor shall provide a "chemical injection system" to inhibit rust stains, if water sample testing indicates that there will be "rust" staining from the well water.

PIPING

ALL PIPING SHALL BE PURPLE PIPE FOR FUTURE AVAILABILITY OF RECLAIMED WATER

Pipe routing is schematic only, and shall be field adjusted for on-site conditions. All pipe shall be installed in accordance with local codes, and per manufactures recommendations. Pipe routed under paver surfaces, and through planter walls shall be sleeved in SCH 40 PVC. Sleeves shall be of adequate size to allow for 1/2" clearance for pipe & wire. Contractor shall verify the location, depth & size of all existing sleeves, as required. Pipe installed above grade for the backflow preventer shall be SCH 40 Galvanized pipe. All other piping shall be PVC. The main line shall be SCH 40 PVC, laterals sized from 1" to 2" shall be SDR 26, Class 160, and laterals sized from 1" to 3/4" shall be SDR 21, Class 200 PVC pipe.

Pipe shall be installed so the backfill depths are maintained at 18", for main lines and all lateral lines routed beneath pavement, and at 12" for all other lines. The depths from 1" to 2" shall be SDR 26, Class 160, and laterals sized from 1" to 3/4" shall be SDR 21, Class 200 PVC pipe. Backfill material shall be suitable material, free of rocks, stones, or other debris that could damage components of the irrigation system.

SPRINKLERS

Sprinkler locations are schematic only, and shall be adjusted for wind, landscape materials, hardscape elements, etc., to provide 100% coverage with a no overthrow onto paved surfaces, or building facades. Pop-up spray heads shall be Toro series 6", and 12" type, which are to be installed on flexible swing joints of Toro thick-walled poly pipe with 1/2" insert elbows. THERE SHALL BE NO 4" POP-UP HEADS UTILIZED FOR THE PROJECT. Shrub heads shall be installed at a uniform height of 6" above the plantings, and are to be located within planting masses so as to be concealed from view. Shrub type spray heads shall be Toro 570 series, and are to be installed on a 1/2" SCH 40 PVC risers. Bubblers are to be installed on a SCH 40 PVC risers at the base of the plant material, for low-level watering. All SCH 40 PVC risers are to be painted "Forest green", or Brown, to be less conspicuous. Toro 12" pop-up sprinklers shall be installed in ground-cover areas at the parking-lot islands, and at other critical locations, as determined in the field by the Landscape Architect.

Sprinklers located adjacent to pavement, sidewalks, decks, patios, buildings, etc., shall be installed 8" from the edge. Unless other-wise noted on the plans, pop-up sprinklers shall be installed 6" from the edge, and shrub sprinklers shall be installed 18" from the edge. Shrub risers are not to be installed at walk-way intersections, or where-ever a "trip & fall" hazard may occur. Adjustment feature of sprinklers specified shall be utilized to insure proper coverage, while minimizing undesirable overthrow. Contractor shall use precaution in locating, and setting sprinkler heads in planting areas adjacent to parking spaces to minimize the damage to sprinklers by overhanging car bumpers. Pop-up sprinklers with "low angle" nozzles shall be installed amid masses of tall shrubs, for low level watering. Contractor shall install sprinklers at optimum locations for the most effective coverage.

CONTROL SYSTEM

Rainbird control system shall be installed, per manufactures recommendations, to activate in-line valves, and the master shut-off valve. Proper grounding equipment shall be installed, for the controller. Controller location shall be approved by the Landscape Architect, and project supervisor. The irrigation contractor shall supply the controller, however the physical installation there-of, and the electrical hook-up shall be by others.

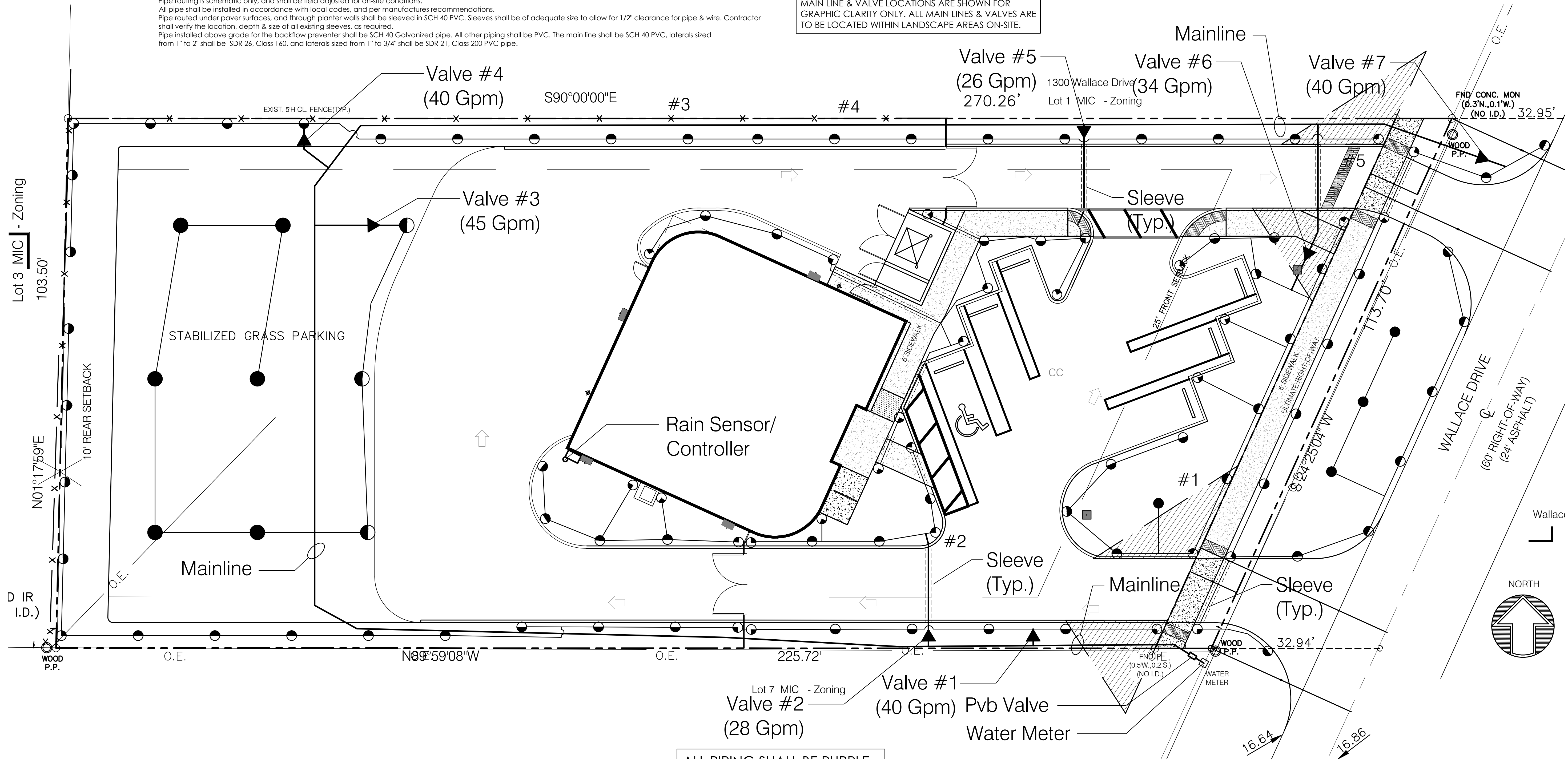
VALVES

Richardale, or approved equal, electric valves shall be installed per manufactures recommendations, and as per details. All valves are to be installed in a 10" Armetex valve box, see details.

RAIN SENSOR

Mini-click" rain sensor shall be installed, per manufactures recommendations. Rain sensor location shall be approved by the Landscape Architect.

IRRIGATION MAIN LINE NOTE:
MAIN LINE & VALVE LOCATIONS ARE SHOWN FOR GRAPHIC CLARITY ONLY. ALL MAIN LINES & VALVES ARE TO BE LOCATED WITHIN LANDSCAPE AREAS ON-SITE.



ALL PIPING SHALL BE PURPLE PIPE FOR FUTURE AVAILABILITY OF RECLAIMED WATER

Irrigation Plan

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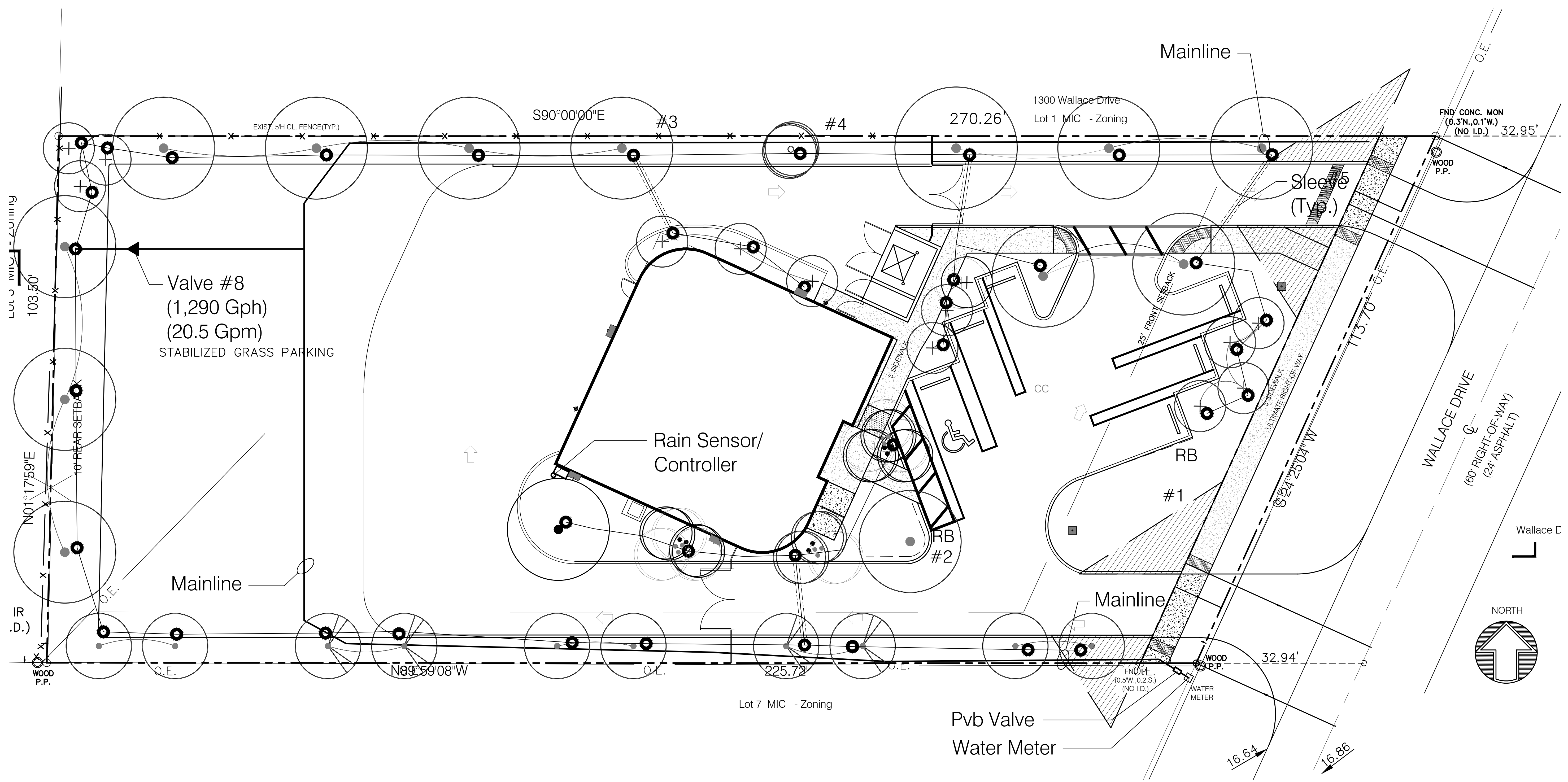
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IRRIGATION LEGEND

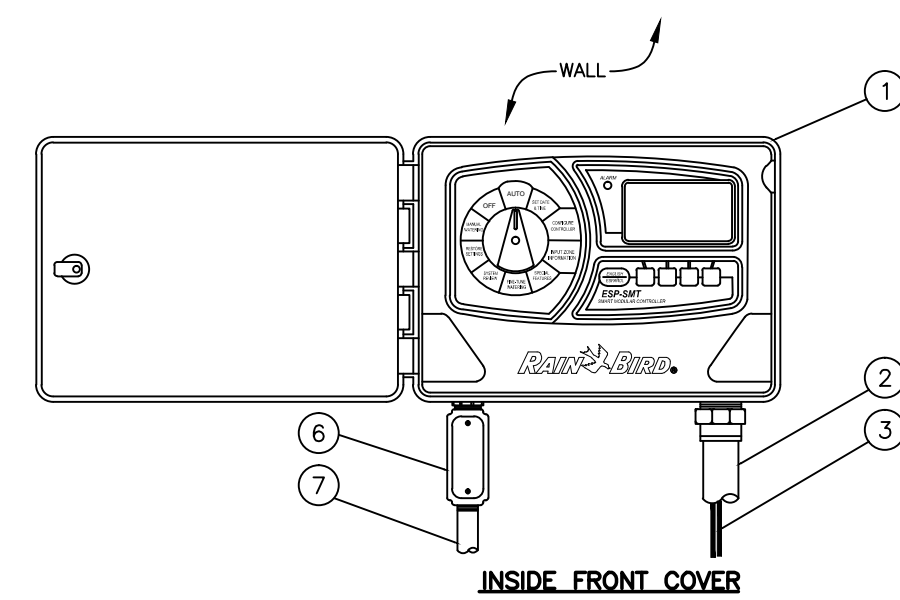
-  Bubbler Head
 -  Irritrol Valves
 -  Rain bird Controller/ Mini Click Rain Sensor
- Water Source: Well & Pump System

IRRIGATION NOTE:
 ALL LANDSCAPE AREAS TO RECEIVE 100% IRRIGATION COVERAGE WITH 50% OVERLAP MIN. SYSTEM TO BE FULLY AUTOMATIC WITH A "PROGRAMMABLE" CONTROLLER, LOW VOLTAGE VALVES AND RAIN SENSOR.

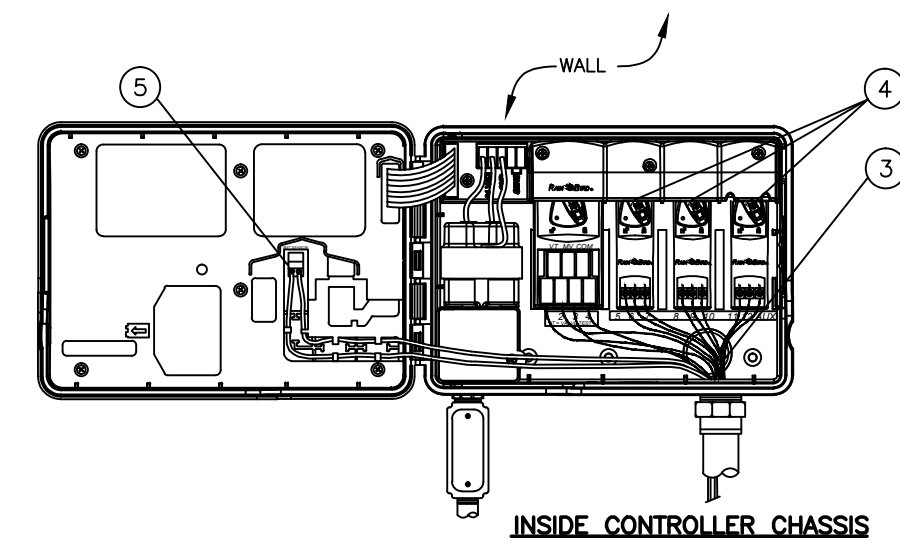
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Bubbler Plan

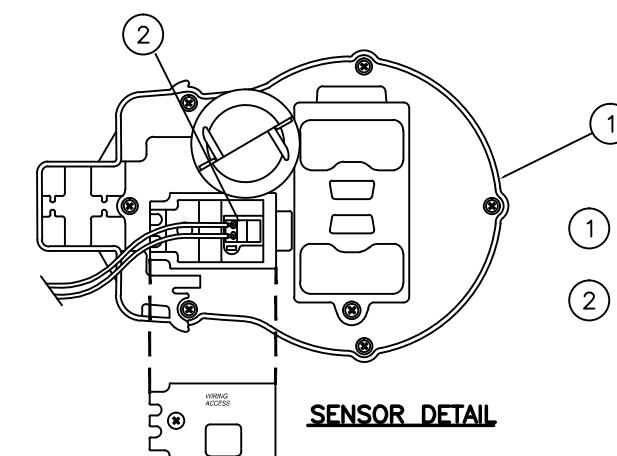


- 1 RAIN BIRD ESP-SMT4 OUTSIDE WALL MOUNT
- 2 1-INCH PVC SCH 40 CONDUIT AND FITTINGS
- 3 WIRES TO REMOTE CONTROL VALVES AND SENSOR
- 4 OPTIONAL MODULES FOR 13-STATION CONTROLLER
- 5 CONNECTION FOR WIRES FROM SENSOR
- 6 JUNCTION BOX
- 7 1/2-INCH PVC SCH 40 CONDUIT TO POWER SUPPLY



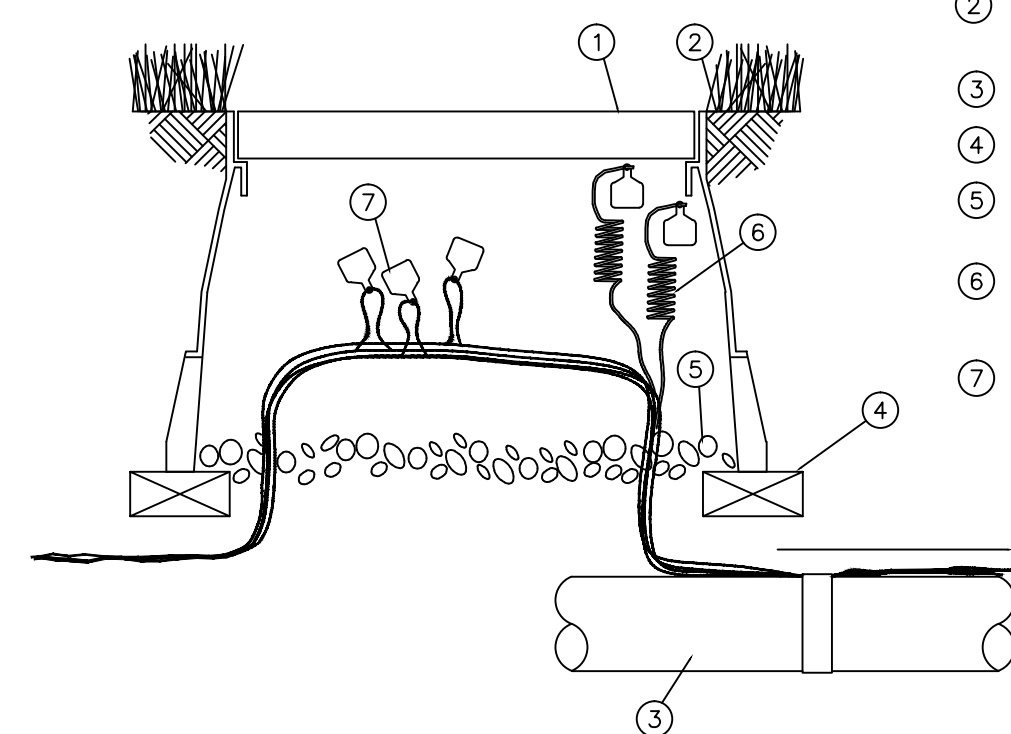
INSIDE CONTROLLER CHASSIS

NOTE:
WIRE LENGTH FROM CONTROLLER TO SENSOR NOT TO EXCEED 200 FEET.



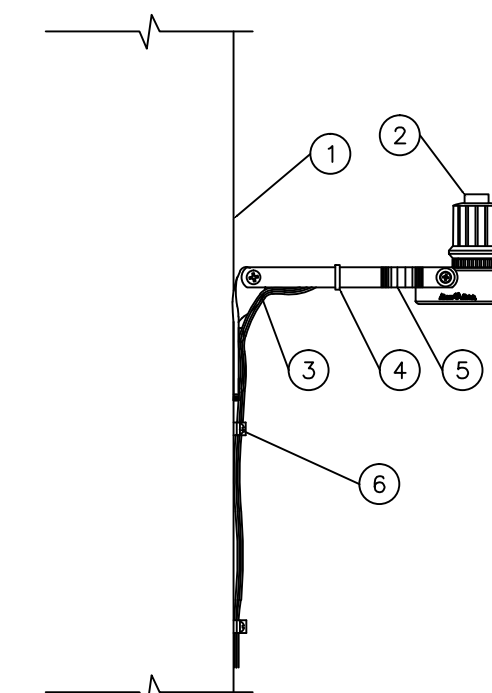
- 1 ESP-SMT SENSOR (BOTTOM VIEW)
- 2 CONNECTION FOR WIRES FROM CONTROLLER

1 ESP-SMT SMART CONTROL SYSTEM
N.T.S.



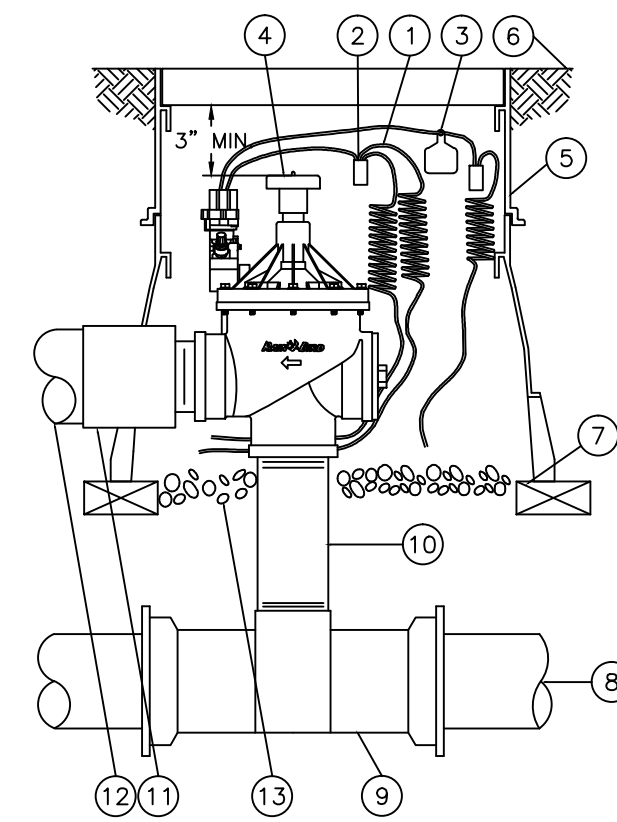
- 1 STANDARD VALVE BOX WITH COVER: 12-INCH SIZE
- 2 FINISH GRADE / TOP OF MULCH
- 3 PVC MAINLINE PIPE
- 4 BRICK (1 OF 4)
- 5 3.0 - INCH MIN. DEPTH OF 3/4 - INCH WASHED GRAVEL
- 6 SPARE WIRES THAT ARE TO TERMINATE AT THIS BOX COIL 30" ID TAG.
- 7 LOOP BUNDLE AND LABEL WIRES THAT ARE TO CONTINUE AS OCCURS

2 WIRE BUNDLE JUNCTION BOX
N.T.S.



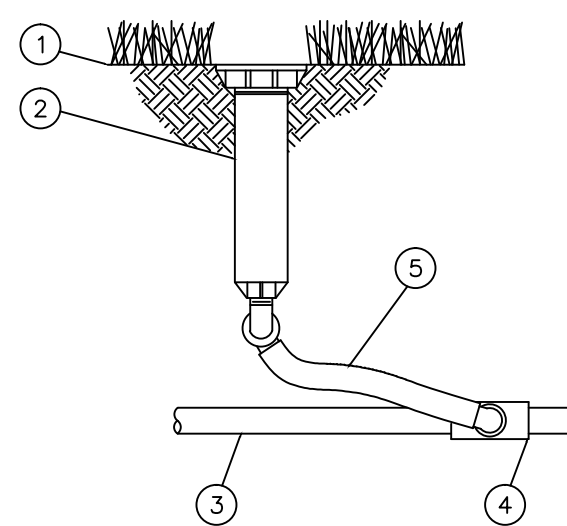
- 1 EAVE OF BUILDING
- 2 RAIN SENSOR: RAIN BIRD RSD-BE
- 3 WIRE TO IRRIGATION CONTROLLER
- 4 PLASTIC TIE DOWN STRAP
- 5 MOUNTING BRACKET
- 6 SECURE WIRE WITH CABLE TIE BRACKET (1 OF 2)

3 RAIN SENSOR- RSD-BEx WALL BRACKET
N.T.S.



- 1 30-INCH LINEAR LENGTH OF WIRE, COILED
- 2 WATERPROOF CONNECTION: RAIN BIRD SPLICE-1 (1 OF 2)
- 3 ID TAG: RAIN BIRD VID SERIES
- 4 REMOTE CONTROL VALVE: RAIN BIRD 300-BPES-PRS-D WITH BSP THREADS
- 5 VALVE BOX WITH COVER: RAIN BIRD VB-STD WITH 6-INCH EXTENSION
- 6 FINISH GRADE/TOP OF MULCH
- 7 BRICK (1 OF 4)
- 8 MAINLINE PIPE
- 9 DUCTILE IRON SERVICE TEE
- 10 DUCTILE IRON NIPPLE (6-INCH LENGTH)
- 11 PVC REDUCING MALE ADAPTER
- 12 PVC LATERAL PIPE
- 13 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

4 ELECTRIC REMOTE CONTROL VALVE
N.T.S.



- 1 FINISH GRADE/TOP OF MULCH
- 2 POP-UP SPRAY SPRINKLER: RAIN BIRD 1802 WITH 1800 NP COVER WITH RAIN BIRD ROTARY NOZZLE
- 3 PVC LATERAL PIPE
- 4 PVC SCH 40 TEE OR ELL
- 5 POLYETHYLENE FLEXIBLE TUBING LENGTH AS REQUIRED

5 ROTARY SPRAY ASSEMBLY
N.T.S.

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REVISED 3-9-16 PER REVISED SITE PLAN	

DESIGNED BY:
CARTER & ASSOCIATES
LANDSCAPE ARCHITECTS INC.
74 N.E. 5th AVE. Delray Beach, FL 33483
L.A. 831
561-272-9621

Landscape for:
Schmidt Ivestment Properties
1302 Wallace Drive, Delray Beach, Florida

DRAWN	SKP
CHECKED	D.H.C.
DATE	1.07.15
SCALE	1" = 10'
JOB NO.	1.15.15
SHEET	
L-6	
OF	6 SHEETS