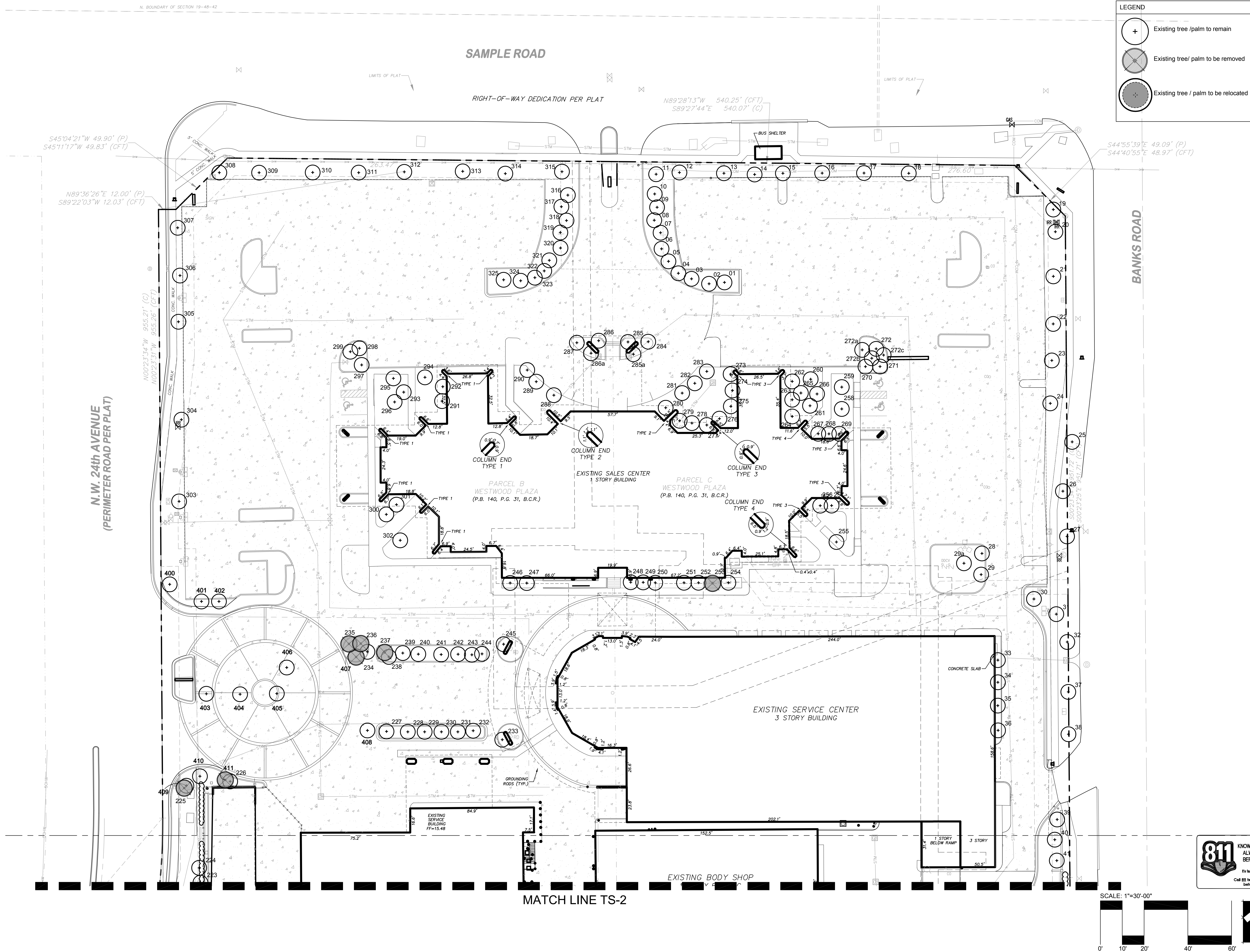




PARKING GARAGE AND CAR WASH BUILDING FOR

JM LEXUS OF MARGATE

5350 W. SAMPLE ROAD
MARGATE, FLORIDA

Sheet Description
TREE
DISPOSITION
PLAN

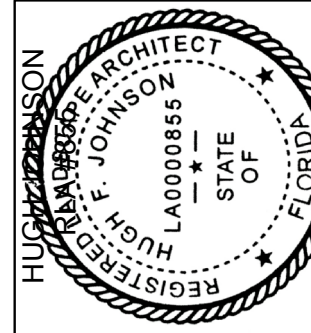
Release Date
6-10-2017

Project Number
1715b

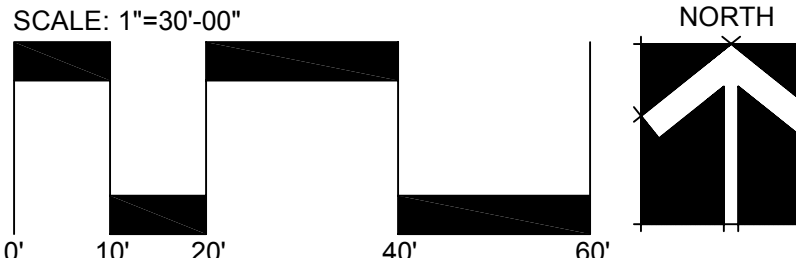
Drawing Number
TS-1

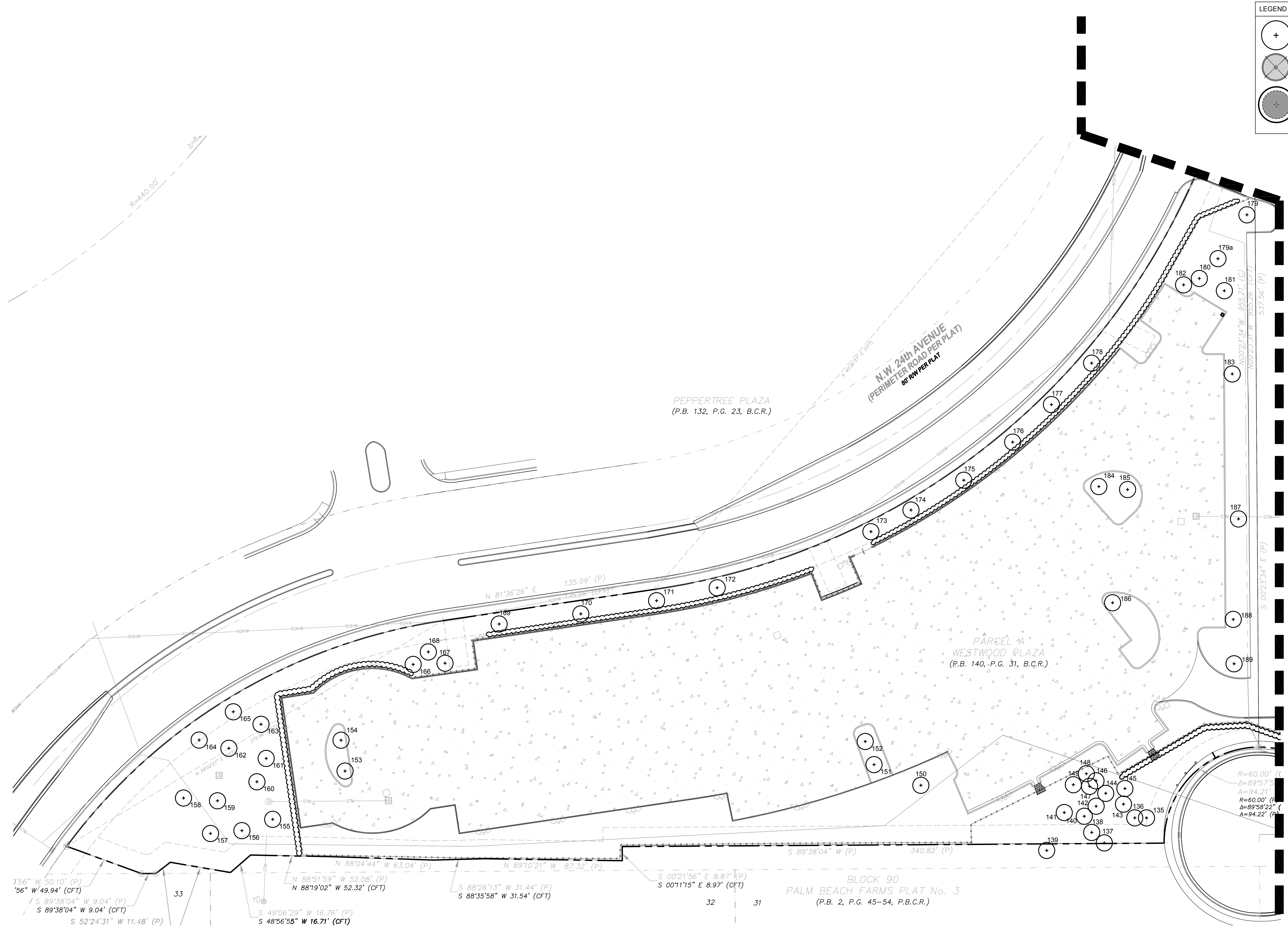
Sheet 1 of 5

AAL
Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237
TEL: 954-764-8858 EMAIL: HJohnson@archall.net



Revision Dates





LEGEND

- Existing tree / palm to remain
- Existing tree/ palm to be removed
- Existing tree / palm to be relocated

SCALE: 1"=30'-00"

NORTH

AAL
Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237
TEL: 954-764-8858 EMAIL: hjohnson@archall.net

HUGH JACKSON ARCHITECT
LAD000865
STATE OF FLORIDA
REGISTERED PROFESSIONAL ARCHITECT

Revision Dates

PARKING GARAGE AND CAR WASH BUILDING FOR
JM LEXUS OF MARGATE
5350 W. SAMPLE ROAD
MARGATE, FLORIDA

Sheet Description
TREE DISPOSITION PLAN
Release Date
6-10-2017
Project Number
1715b
Drawing Number
TS-3
Sheet 3 of 5

811 KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days
before digging.

Existing Tree Survey 06/19/17

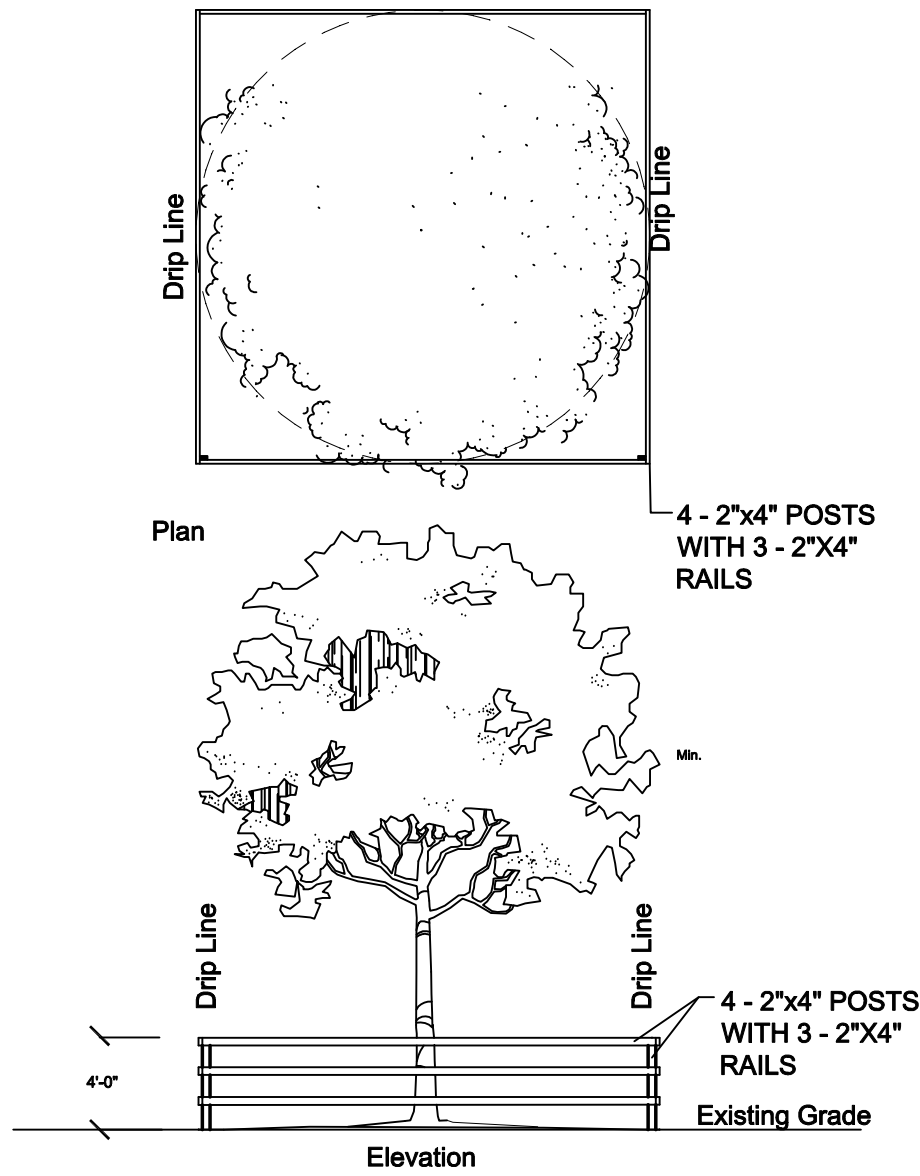
JM LEXUS									
KEY	BOTANTICAL NAME	COMMON NAME	CALIPER (INCHES)	HEIGHT (FEET)	CANOPY (FEET)	CONDITION	DISPOSITION	COMMENTS	
1	Roystonea regia	Royal Palm	18	25	15	80%	Remain		
2	Hyophorbe lagenicaulis	Bottle Palm	16	8	6	75%	Remain		
3	Roystonea regia	Royal Palm	18	25	15	80%	Remain		
4	Hyophorbe lagenicaulis	Bottle Palm	16	8	6	75%	Remain		
5	Roystonea regia	Royal Palm	18	25	15	80%	Remain		
6	Hyophorbe lagenicaulis	Bottle Palm	16	8	6	75%	Remain		
7	Roystonea regia	Royal Palm	18	25	15	80%	Remain		
8	Hyophorbe lagenicaulis	Bottle Palm	16	8	6	75%	Remain		
9	Roystonea regia	Royal Palm	18	25	15	80%	Remain		
10	Hyophorbe lagenicaulis	Bottle Palm	16	8	6	75%	Remain		
11	Roystonea regia	Royal Palm	18	25	15	80%	Remain		
12	Roystonea regia	Royal Palm	18	25	15	80%	Remain		
13	Roystonea regia	Royal Palm	18	25	15	80%	Remain		
14	Roystonea regia	Royal Palm	18	25	15	80%	Remain		
15	Roystonea regia	Royal Palm	18	25	15	80%	Remain		
16	Roystonea regia	Royal Palm	18	25	15	80%	Remain		
17	Roystonea regia	Royal Palm	18	25	15	80%	Remain		
18	Roystonea regia	Royal Palm	18	25	15	80%	Remain		
19	Roystonea regia	Royal Palm	18	25	15	80%	Remain		
20	Roystonea regia	Royal Palm	18	25	15	80%	Remain		
21	Roystonea regia	Royal Palm	18	25	15	80%	Remain		
22	Roystonea regia	Royal Palm	18	25	15	80%	Remain		
23	Roystonea regia	Royal Palm	18	25	15	80%	Remain		
24	Roystonea regia	Royal Palm	18	25	15	80%	Remain		
25	Roystonea regia	Royal Palm	18	23	15	80%	Remain		
26	Roystonea regia	Royal Palm	18	23	15	80%	Remain		
27	Roystonea regia	Royal Palm	18	25	15	80%	Remain		
28	Quercus virginiana	Live Oak	18	20	22	75%	Remain		
29	Quercus virginiana	Live Oak	12	20	20	75%	Remain		
29a	Phoenix roebelenii	Pygmy Date Palm	7 Triple	7	7	60%	Remain		
30	Phoenix roebelenii	Pygmy Date Palm	7 Triple	7	7	60%	Remain		
31	Roystonea regia	Royal Palm	18	25	15	80%	Remain		
32	Roystonea regia	Royal Palm	18	23	15	80%	Remain		
33	Ptychosperma elegans	Solitaire Palm	3	15	6	70%	Remain		
34	Ptychosperma elegans	Solitaire Palm	3	15	6	70%	Remain		
35	Ptychosperma elegans	Solitaire Palm	3	15	6	70%	Remain		
36	Ptychosperma elegans	Solitaire Palm	3	15	6	70%	Remain		
37	Roystonea regia	Royal Palm	18	23	15	80%	Remain		
38	Roystonea regia	Royal Palm	18	25	15	80%	Remain		
39	Dypsis lutescens	Areca Palm	15 Multi	16	10	65%	Remain		
40	Dypsis lutescens	Areca Palm	15 Multi	16	10	65%	Remain		
41	Dypsis lutescens	Areca Palm	15 Multi	16	10	65%	Remain		
42	Quercus virginiana	Live Oak	9	20	20	70%	Remain		
43	Conocarpus erectus	Buttonwood	24	20	25	70%	Remain		
44	Sabal palmetto	Sabal Palm	9	18	9	60%	Remain		
45	Sabal palmetto	Sabal Palm	9	18	9	60%	Remain		
46	Sabal palmetto	Sabal Palm	9	18	9	60%	Remain		
47	Roystonea regia	Royal Palm	14	22	10	60%	Remain		
48	Conocarpus erectus	Buttonwood	20	20	20	60%	Remain		
49	Calophyllum inophyllum	Beauty Leaf	8	12	9	60%	Remain		
50	Calophyllum inophyllum	Beauty Leaf	8	12	9	60%	Remain		
51	Calophyllum inophyllum	Beauty Leaf	8	12	7	40%	Remove		
52	Quercus virginiana	Live Oak	8	14	14	60%	Relocate		
53	Quercus virginiana	Live Oak	10	16	16	60%	Relocate		
54	Quercus virginiana	Live Oak	10	16	16	60%	Relocate		
55	Quercus virginiana	Live Oak	10	16	16	60%	Relocate		
56	Quercus virginiana	Live Oak	8	14	14	60%	Relocate		
57	Quercus virginiana	Live Oak	8	14	14	60%	Relocate		
58	Quercus virginiana	Live Oak	10	16	16	60%	Relocate		
59	Quercus virginiana	Live Oak	8	14	14	60%	Relocate		
60	Quercus virginiana	Live Oak	10	16	16	60%	Relocate		
61	Quercus virginiana	Live Oak	8	14	14	60%	Relocate		
62	Quercus virginiana	Live Oak	10	16	16	60%	Relocate		
63	Quercus virginiana	Live Oak	8	14	14	60%	Relocate		
64	Quercus virginiana	Live Oak	10	16	16	60%	Relocate		
65	Quercus virginiana	Live Oak	8	14	14	60%	Relocate		
66	Quercus virginiana	Live Oak	10	16	16	60%	Relocate		
67	Quercus virginiana	Live Oak	8	14	14	60%	Relocate		
68	Wodyetia bifurcata	Foxtail Palm	6	12	6	30%	Remove		
69	Calophyllum inophyllum	Beauty Leaf	8	14	10	70%	Remove		
70	Calophyllum inophyllum	Beauty Leaf	8	14	10	70%	Remove		
71	Sabal palmetto	Sabal Palm	10	14	9	65%	Remain		
72	Sabal palmetto	Sabal Palm	10	14	9	65%	Remain		
73	Sabal palmetto	Sabal Palm	10	14	9	65%	Remain		
74	Pongamia pinnata	Pongam	14	18	18	60%	Remain		
75	Pongamia pinnata	Pongam	14	18	18	60%	Remain		
76	Pongamia pinnata	Pongam	14	18	18	60%	Remain		
77	Conocarpus erectus	Buttonwood	24	20	25	60%	Remain		
78	Conocarpus erectus	Buttonwood	21	20	20	70%	Remain		
79	Syagrus romanzoffiana	Queen Palm	7	18	10	60%	Remain		
80	Syagrus romanzoffiana	Queen Palm	7	18	10	60%	Remain		
81	Sabal palmetto	Sabal Palm	11	20	9	70%	Remain		
82	Sabal palmetto	Sabal Palm	11	20	9	70%	Remain		
83	Sabal palmetto	Sabal Palm	11	20	9	70%	Remain		
84	Acer rubrum	Red Maple	14	20	15	60%	Remain		
85	Sabal palmetto	Sabal Palm	12	12	9	70%	Remain		
86	Conocarpus erectus	Buttonwood	8	18	15	60%	Remain		
87	Sabal palmetto	Sabal Palm	13	12	9	70%	Remain		
88	Sabal palmetto	Sabal Palm	13	12	9	70%	Remain		
89	Sabal palmetto	Sabal Palm	12	18	9	70%	Remain		
90	Sabal palmetto	Sabal Palm	12	18	9	70%	Remain		
91	Sabal palmetto	Sabal Palm	12	18	9	70%	Remain		
92a	Pongamia pinnata	Pongam	14	20	15	60%	Remain		
92	Pongamia pinnata	Pongam	14	20	15	60%	Remain		
93	Acer rubrum	Red Maple	14	20	15	60%	Remain		
94	Conocarpus erectus	Buttonwood	20	20	20	70%	Remain		
95	Acer rubrum	Red Maple	14	20	15	60%	Remain		
95a	Acer rubrum	Red Maple	12	18	10	70%	Remain		
96	Conocarpus erectus	Buttonwood	20	20	20	70%	Remain		
97	Sabal palmetto	Sabal Palm	18	14	9	70%	Remain		
98	Sabal palmetto	Sabal Palm	10	20	9	70%	Remain		
99	Sabal palmetto	Sabal Palm	10	20	9	70%	Remain		
100	Sabal palmetto	Sabal Palm	10	20	9	70%	Remain		

Existing Tree Survey 06/19/17

JM LEXUS								
KEY	BOTANTICAL NAME	COMMON NAME	CALIPER (INCHES)	HEIGHT (FEET)	CANOPY (FEET)	CONDITION	DISPOSITION	COMMENTS
101	Acer rubrum	Red Maple	12	18	20	70%	Remain	
102	Acer rubrum	Red Maple	12	18	20	70%	Remain	
103	Conocarpus erectus	Buttonwood	16	20	20	70%	Remain	
104	Conocarpus erectus	Buttonwood	16	20	20	70%	Remain	
105	Sabal palmetto	Sabal Palm	9	15	9	60%	Remain	
106	Conocarpus erectus	Buttonwood	8	18	18	70%	Remain	
107	Conocarpus erectus	Buttonwood	24	18	20	70%	Remain	
108	Sabal palmetto	Sabal Palm	9	18	6	60%	Remain	
109	Syagrus romanzoffiana	Queen Palm	9	18	6	60%	Remain	
109a	Syagrus romanzoffiana	Queen Palm	9	18	6	60%	Remain	
110a	Syagrus romanzoffiana	Queen Palm	9	18	6	60%	Remain	
111	Sabal palmetto	Sabal Palm	12	20	9	70%	Remain	
112	Sabal palmetto	Sabal Palm	12	20	9	70%	Remain	
113	Sabal palmetto	Sabal Palm	12	20	9	70%	Remain	
114	Sabal palmetto	Sabal Palm	16	20	9	70%	Remain	
115	Sabal palmetto	Sabal Palm	16	20	9	70%	Remain	
116	Conocarpus erectus	Buttonwood	10	14	10	60%	Remain	
117	Conocarpus erectus	Buttonwood	25	20	25	60%	Remain	
118	Conocarpus erectus	Buttonwood	9	18	8	50%	Remain	
119	Conocarpus erectus	Buttonwood	6	18	8	40%	Remain	
120	Sabal palmetto	Sabal Palm	11	18	9	60%	Remain	
121	Sabal palmetto	Sabal Palm	11	18	9	60%	Remain	
122	Sabal palmetto	Sabal Palm	11	18	9	60%	Remain	
123	Conocarpus erectus	Buttonwood	14	18	14	60%	Remain	
124	Conocarpus erectus	Buttonwood	14	18	16	60%	Remain	
125	Sabal palmetto	Sabal Palm	6	12	7	60%	Remain	
126	Sabal palmetto	Sabal Palm	6	12	7	60%	Remain	
127	Sabal palmetto	Sabal Palm	6	12	7	60%	Remain	
128	Conocarpus erectus	Buttonwood	8	12	12	60%	Remain	
129	Conocarpus erectus	Buttonwood	14	20	20	70%	Remain	
130	Conocarpus erectus	Buttonwood	8	12	12	60%	Remain	
131	Sabal palmetto	Sabal Palm	11	18	9	60%	Remain	
132	Sabal palmetto	Sabal Palm	11	18	9	60%	Remain	
133	Sabal palmetto	Sabal Palm	11	18	9	60%	Remain	
134	Quercus laurifolia	Diamond Leaf Oak	18	20	25	75%	Remain	
135	Taxodium ascendens	Pondcypress	14	25	16	70%	Remain	
136	Taxodium ascendens	Pondcypress	14	25	16	70%	Remain	
137	Roystonia regia	Royal Palm	13	25	12	70%	Remain	
138	Roystonia regia	Royal Palm	13	25	12	70%	Remain	
139	Roystonia regia	Royal Palm	15	22	12	60%	Remain	
140	Roystonia regia	Royal Palm	8	16	10	60%	Remain	
141	Taxodium ascendens	Pondcypress	18	25	22	65%	Remain	
142	Bischofia javanica	Toog Tree	24	25	20	70%	Remain	
143	Roystonia regia	Royal Palm	15	22	12	60%	Remain	
144	Bischofia javanica	Toog Tree	24	25	20	70%	Remain	
145	Bischofia javanica	Toog Tree	20	25	20	70%	Remain	
146	Bischofia javanica	Toog Tree	20	25	20	70%	Remain	
147	Roystonia regia	Royal Palm	16	25	12	60%	Remain	
148	Taxodium ascendens	Pondcypress	18	25	20	65%	Remain	
149	Taxodium ascendens	Pondcypress	18	25	20	65%	Remain	
150	Quercus virginiana	Live Oak	12	18	25	70%	Remain	
151	Wodyetia bifurcata	Foxtail Palm	10	18	10	70%	Remain	
152	Wodyetia bifurcata	Foxtail Palm	10	18	10	70%	Remain	
153	Wodyetia bifurcata	Foxtail Palm	9	18	9	60%	Remain	
154	Wodyetia bifurcata	Foxtail Palm	9	18	9	60%	Remain	
155	Quercus virginiana	Live Oak	9	18	16	65%	Remain	
156	Quercus virginiana	Live Oak	9	18	18	65%	Remain	
157	Quercus virginiana	Live Oak	9	18	18	65%	Remain	
158	Quercus virginiana	Live Oak	9	18	18	65%	Remain	
159	Quercus virginiana	Live Oak	9	18	18	65%	Remain	
160	Quercus virginiana	Live Oak	9	18	18	65%	Remain	
161	Quercus virginiana	Live Oak	9	18	18	65%	Remain	
162	Quercus virginiana	Live Oak	11	18	18	65%	Remain	
163	Quercus virginiana	Live Oak	11	18	18	65%	Remain	
164	Conocarpus erectus var. sericeus	Silver Buttonwood	5	12	12	70%	Remain	
165	Conocarpus erectus var. sericeus	Silver Buttonwood	5	12	12	70%	Remain	
166	Wodyetia bifurcata	Foxtail Palm	10	18	9	70%	Remain	
167	Wodyetia bifurcata	Foxtail Palm	10	18	9	60%	Remain	
168	Wodyetia bifurcata	Foxtail Palm	10	18	9	60%	Remain	
169	Conocarpus erectus var. sericeus	Silver Buttonwood	6	12	14	70%	Remain	
170	Conocarpus erectus var. sericeus	Silver Buttonwood	6	12	14	70%	Remain	
171	Conocarpus erectus var. sericeus	Silver Buttonwood	6	12	14	70%	Remain	
172	Conocarpus erectus var. sericeus	Silver Buttonwood	6	12	14	70%	Remain	
173	Conocarpus erectus var. sericeus	Silver Buttonwood	6	12	12	70%	Remain	
174	Conocarpus erectus var. sericeus	Silver Buttonwood	6	12	12	70%	Remain	
175	Conocarpus erectus var. sericeus	Silver Buttonwood	6	12	12	70%	Remain	
176	Conocarpus erectus var. sericeus	Silver Buttonwood	6	12	12	70%	Remain	
177	Conocarpus erectus var. sericeus	Silver Buttonwood	6	12	12	70%	Remain	
178	Conocarpus erectus var. sericeus	Silver Buttonwood	6	12	12	70%	Remain	
179	Hyophorbe lagenicaulis	Bottle Palm	12	7	6	60%	Remain	
179a	Quercus virginiana	Live Oak	16	20	25	70%	Remain	
180	Roystonia regia	Royal Palm	12	14	7	60%	Remain	
181	Quercus virginiana	Live Oak	18	20	18	60%	Remain	
182	Roystonia regia	Royal Palm	12	8	8	60%	Remain	
183	Quercus virginiana	Live Oak	12	16	18	70%	Remain	
184	Wodyetia bifurcata	Foxtail Palm	14	20	9	60%	Remain	
185	Wodyetia bifurcata	Foxtail Palm	14	20	9	60%	Remain	
186	Wodyetia bifurcata	Foxtail Palm	10	12	20	65%	Remain	
187	Quercus laurifolia	Diamond Leaf Oak	20	18	18	60%	Remain	
188	Quercus virginiana	Live Oak	20	20	20	75%	Remain	
189	Quercus virginiana	Live Oak	9	12	15	60%	Remain	
190	Taxodium ascendens	Pondcypress	14	25	15	70%	Remain	
191	Taxodium ascendens	Pondcypress	14	25	15	70%	Remain	
192	Taxodium ascendens	Pondcypress	14	25	15	70%	Remain	
193	Taxodium ascendens	Pondcypress	14	25	15	70%	Remain	
194	Taxodium ascendens	Pondcypress	14	25	15	70%	Remain	
196	Ficus aurea	Strangler Fig	48	25	20	60%	Remain	
196	Sabal palmetto	Sabal Palm	14	12	9	70%	Remain	
197	Sabal palmetto	Sabal Palm	14	12	9	70%	Remain	
198	Sabal palmetto	Sabal Palm	14	12	9	70%	Remain	
199	Sabal palmetto	Sabal Palm	14	12	9	70%	Remain	
200	Sabal palmetto	Sabal Palm	14	12	9	70%	Remain	

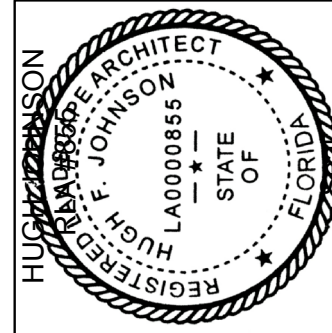
Existing Tree Survey 05/19/17									
JM LEXUS									
KEY	BOTANTICAL NAME	COMMON NAME	CALIPER	HEIGHT	CANOPY	CONDITION	DISPOSITION	COMMENTS	
			(INCHES)	(FEET)	(FEET)				
301	Hyophorbe lagenicaulis	Bottle Palm	18	8	6	70%	Remain		
302	Dyopsis lutescens	Areca Palm	12 Multi	12	12	60%	Remain		
303	Syagrus romanzoffiana	Queen Palm	7	20	10	60%	Remain		
304	Syagrus romanzoffiana	Queen Palm	7	20	10	60%	Remain		
305	Syagrus romanzoffiana	Queen Palm	7	20	10	60%	Remain		
306	Syagrus romanzoffiana	Queen Palm	7	20	10	60%	Remain		
307	Syagrus romanzoffiana	Queen Palm	7	20	10	60%	Remain		
308	Roystonea regia	Royal Palm	14	24	12	70%	Remain		
309	Roystonea regia	Royal Palm	14	24	12	70%	Remain		
310	Roystonea regia	Royal Palm	18	24	12	70%	Remain		
311	Roystonea regia	Royal Palm	18	24	12	70%	Remain		
312	Roystonea regia	Royal Palm	14	24	12	70%	Remain		
313	Roystonea regia	Royal Palm	14	24	12	70%	Remain		
314	Roystonea regia	Royal Palm	14	24	12	70%	Remain		
315	Roystonea regia	Royal Palm	16	24	12	70%	Remain		
316	Hyophorbe lagenicaulis	Bottle Palm	18	8	7	70%	Remain		
317	Roystonea regia	Royal Palm	16	24	12	70%	Remain		
318	Hyophorbe lagenicaulis	Bottle Palm	18	8	7	70%	Remain		
319	Roystonea regia	Royal Palm	16	24	12	70%	Remain		
320	Hyophorbe lagenicaulis	Bottle Palm	18	8	7	70%	Remain		
321	Roystonea regia	Royal Palm	16	24	12	70%	Remain		
322	Hyophorbe lagenicaulis	Bottle Palm	18	8	7	70%	Remain		
323	Roystonea regia	Royal Palm	16	24	12	70%	Remain		
324	Hyophorbe lagenicaulis	Bottle Palm	18	8	7	70%	Remain		
325	Roystonea regia	Royal Palm	16	24	12	70%	Remain		
400	Syagrus romanzoffiana	Queen Palm	7	14	10	90%	Remain		
401	Syagrus romanzoffiana	Queen Palm	7	14	10	90%	Remain		
402	Syagrus romanzoffiana	Queen Palm	7	14	10	90%	Remain		
403	Roystonea regia	Royal Palm	12	20	12	90%	Remain		
404	Roystonea regia	Royal Palm	12	20	12	90%	Remain		
405	Roystonea regia	Royal Palm	12	20	12	90%	Remain		
406	Roystonea regia	Royal Palm	12	20	12	90%	Remain		
407	Roystonea regia	Royal Palm	12	20	12	90%	Remain		
408	Roystonea regia	Royal Palm	12	20	12	90%	Remain		
409	Syagrus romanzoffiana	Queen Palm	7	14	10	90%	Remain		
410	Syagrus romanzoffiana	Queen Palm	7	14	10	90%	Remain		
411	Syagrus romanzoffiana	Queen Palm	7	14	10	90%	Remain		

Note: #226, #227, and #234-237 removed under separate permit (previously submitted)



Existing Tree(s) Protection Detail

NTS



Revision Dates

Sheet Description
TREE
DISPOSITION
PLAN

Release Date
6-10-2017

Project Number
1715b

Drawing Number

TS-5
Sheet 5 of 5



NOTES:

1. ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE. MODIFY EXISTING IRRIGATION SYSTEM FOR CURRENT PROPOSED PLAN CHANGES. CONTRACTOR TO FIELD VERIFY EXISTING CAN BE MODIFIED PER PROPOSED PLANTING.
2. IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR.
3. SEE SHEET LP-6 FOR LANDSCAPE DETAILS AND NOTES.
4. SEE SHEET LP-6 FOR PLANTING SCHEDULE OF EXISTING TREES FOR OVERALL SITE. SHEETS LP-4, LP-5, AND LP-7 CONTAIN PLANTING SCHEDULES FOR THEIR INDIVIDUAL AREAS.
5. ALL PLANTED MATERIAL ADJACENT TO CURBING SHALL BE PLANTED 3' BACK OF SAID CURB.

NOTE:
ALL DEAD OR DECLINING PLANT MATERIAL SHALL BE REPLACED WITH THE SAME SIZE OF THE ADJACENT REMAINING MATERIAL.
ALL EXISTING PERIMETER HEDGES SHALL REMAIN.
ALL EXISTING UNDERSTORY PLANTINGS AROUND THE EXISTING STRUCTURES AND WITHIN THE PLANTING ISLANDS SHALL REMAIN.

NOTE:
ALL DEAD OR DECLINING PLANT MATERIAL SHALL BE REPLACED WITH THE SAME SIZE OF THE ADJACENT REMAINING MATERIAL.
ALL EXISTING PERIMETER HEDGES SHALL REMAIN.
ALL EXISTING UNDERSTORY PLANTINGS AROUND THE EXISTING STRUCTURES AND WITHIN THE PLANTING ISLANDS SHALL REMAIN.

PLANTING WITHIN THIS AREA
UNDER PREVIOUS PERMIT,
NOT INCLUDED

REFER TO SHEET LP-4 FOR
PLANTING WITHIN THIS AREA

MATCH LINE LP-2

SCALE: 1"=30'-00"



NORTH

PARKING GARAGE AND CAR WASH BUILDING FOR
JM LEXUS OF MARGATE
5350 W. SAMPLE ROAD
MARGATE, FLORIDA

Sheet Description

LANDSCAPE
PLAN

Release Date
7-10-2017

Project Number
1715b

Drawing Number

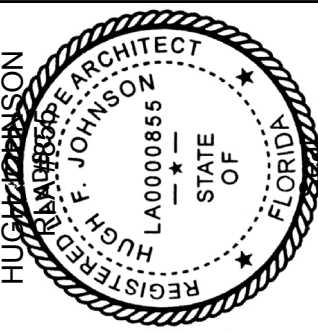
LP-1

Sheet 1 of 7

1 DRC Comm. 10-11-17

Revision Dates

AAL
Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237
TEL: 954-764-8858 EMAIL: hjohnson@archall.net



MATCH LINE LP-1

NOTE:
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MATCH LINE LP-3

REFER TO SHEET LP-4 FOR PLANTING WITHIN THIS AREA

REFER TO SHEET LP-4 FOR PLANTING WITHIN THIS AREA

REFER TO SHEET LP-5 FOR PLANTING WITHIN THIS AREA

PROPOSED RECON CENTER AND PDI
19,689 SQ. FT.

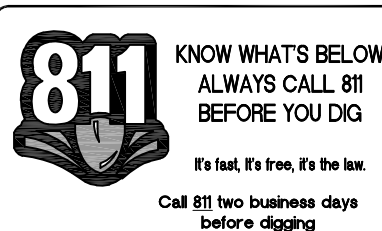
REFER TO SHEET LP-4 FOR CAR WASH AREA PLANTING

REFER TO SHEET LP-5 FOR PARKING GARAGE PLANTING

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4. SEE SHEET LP-6 FOR PLANTING SCHEDULE OF EXISTING TREES FOR OVERALL SITE. SHEETS LP-4, LP-5, AND LP-7 CONTAIN PLANTING SCHEDULES FOR THEIR INDIVIDUAL AREAS.
5. ALL PLANTED MATERIAL ADJACENT TO CURBING SHALL BE PLANTED 3' BACK OF SAID CURB.



SCALE: 1"=30'-00"

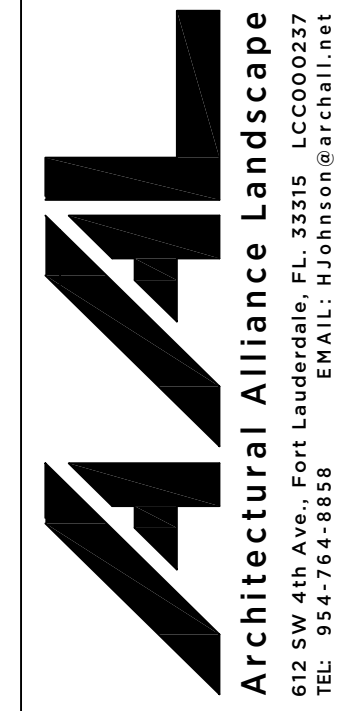
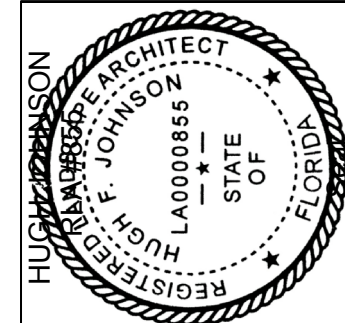
NORTH

PARKING GARAGE AND CAR WASH BUILDING FOR
JM LEXUS OF MARGATE
5350 W. SAMPLE ROAD
MARGATE, FLORIDA

Sheet Description
LANDSCAPE PLAN
Release Date
7-10-2017
Project Number
1715b
Drawing Number
LP-2
Sheet 2 of 7

1 DRC Comm. 10-11-17

Revision Dates

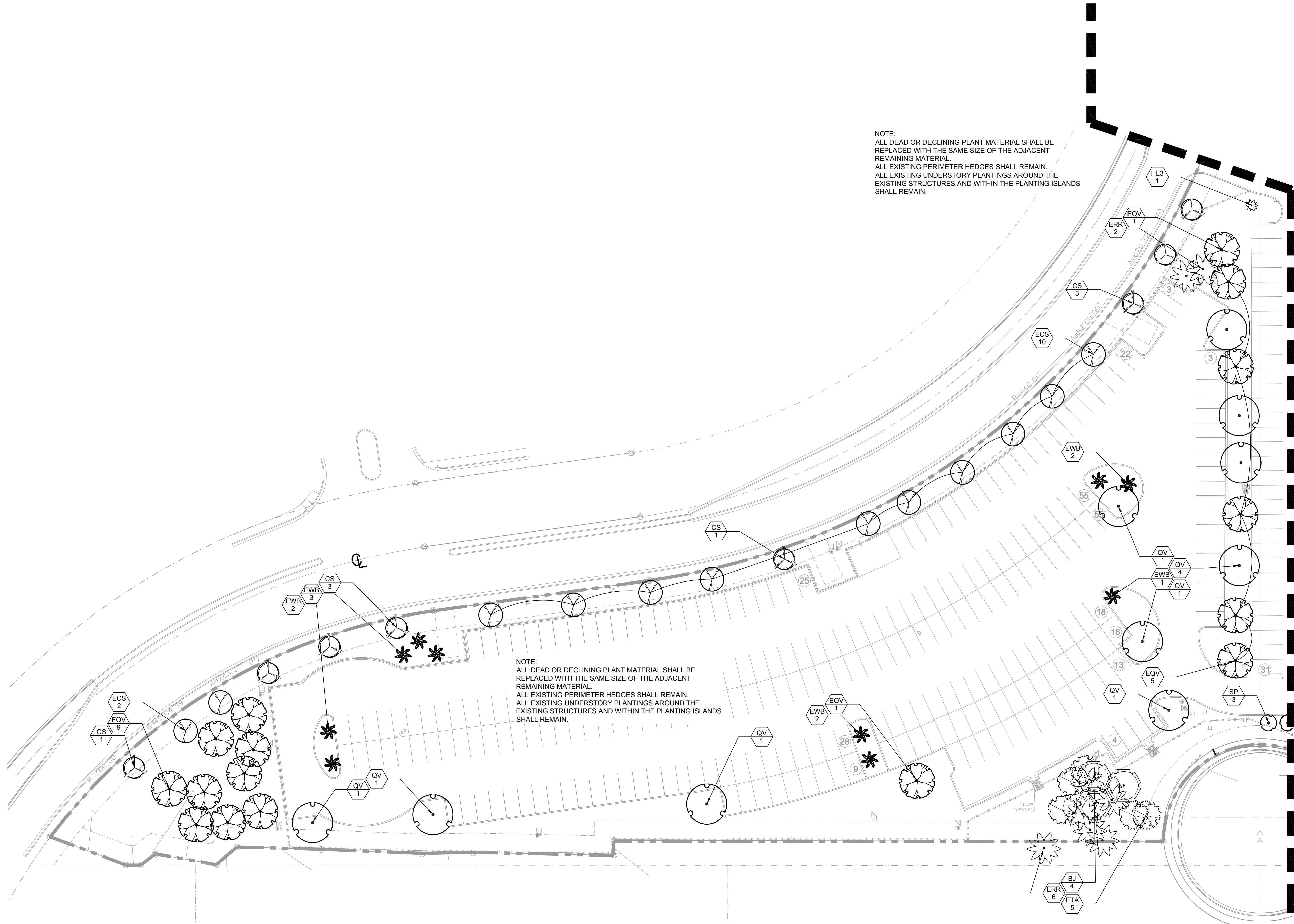


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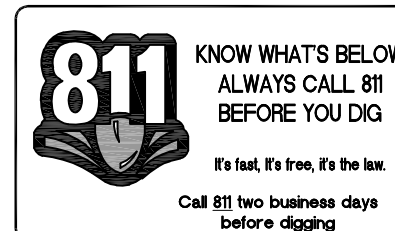
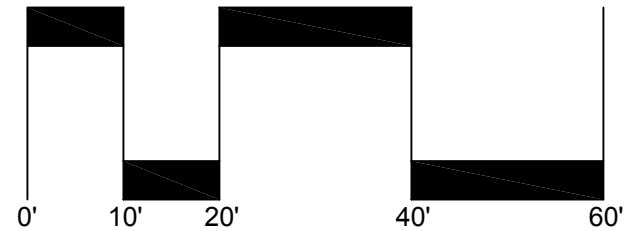
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MATCH LINE LP-2

SCALE: 1"=30'-00"

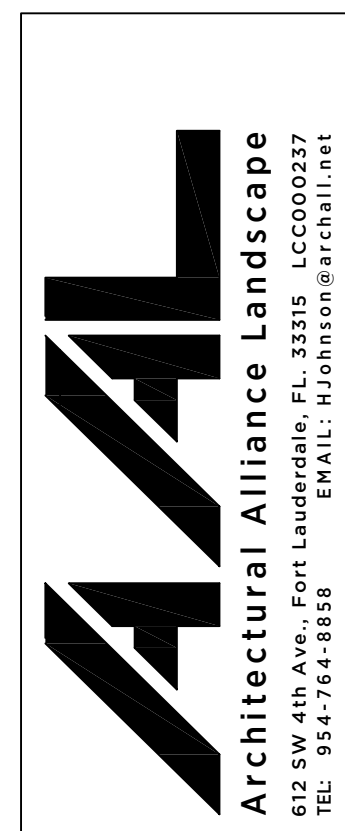
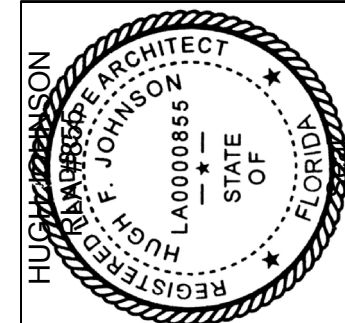


PARKING GARAGE AND CAR WASH BUILDING FOR
JM LEXUS OF MARGATE
5350 W. SAMPLE ROAD
MARGATE, FLORIDA

Sheet Description
LANDSCAPE PLAN
Release Date
7-10-2017
Project Number
1715b
Drawing Number
LP-3
Sheet 3 of 7

1 DRC Comm. 10-11-17

Revision Dates



The site plan illustrates the layout of the Carwash Facility Area Enlargement. Key features include:

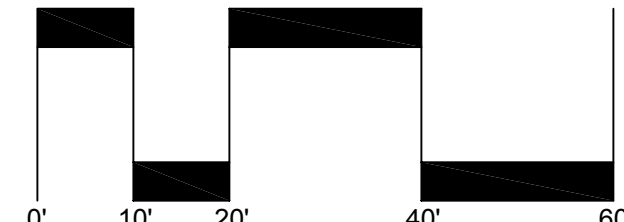
- Pressure Wash Area:** Located on the left side of the plan.
- Storage Spaces:** Indicated by a dashed line and labeled "STORAGE SPACES".
- Equipment and Materials:** Various items are labeled with codes and quantities, such as:
 - JVW 69, QV 2
 - NES 99, QV 1, CIR 81
 - FMG 222, MCG 41, VM 3, ESP 15, ETA 5
 - EFBS 1, EBS 1
 - FMG 124, QV 1, NES 122
 - EQV 1, CIR 77, MCG 48, FMG 65, PE 3
 - EQV 1, CGS 46, DTB 312, EQV 1
 - EQV 2, PE 3, MCG 67, FMG 31
 - CE 1
 - IVD 202, CIR 17, QV 2, CGS 78, SP 9, DTB 87
 - EQV 3, SOD 3 109
 - EQV 1, NES 123, FMG 142, CIR 35, MCG 44, VM 3
 - EQV 1, CES 21, PE 3, FMG 51
- Structural Elements:** Walls, doors, and windows are shown with standard architectural symbols.
- Landscaping:** Trees and shrubs are depicted along the perimeter and within the facility area.
- Orientation:** A north arrow is located in the upper right corner.
- Scale:** A scale bar is provided in the lower right corner.

NOTES:

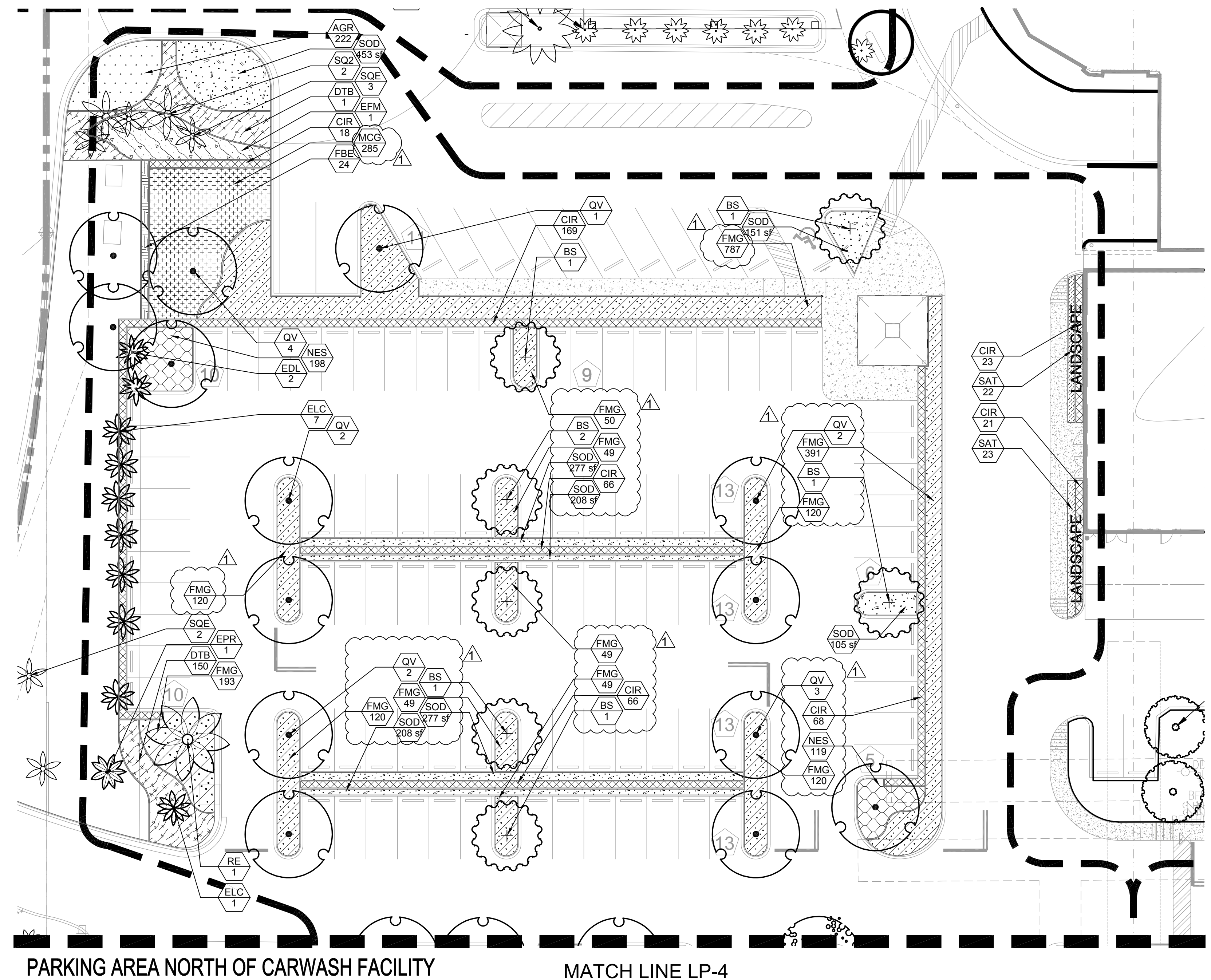
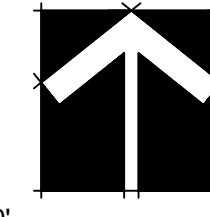
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SCALE: 1"=20'-00"



NORTH



PARKING AREA NORTH OF CARWASH FACILITY

MATCH LINE LP-4

PLANT SCHEDULE CAR WASH											
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT			
EB5	1	BURSERA SIMARUBA	GUMBO LIMBO	EXISTING			YES	HIGH			
BS	7	BURSERA SIMARUBA	GUMBO LIMBO	FG/BBB	3'C/CAL	14' HT. X 6" SPR. STD.	YES	HIGH			
CE	1	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	FG/BBB	2' C/CAL	12' HT. X 5" SPR. STD.	YES	HIGH			
EFS	1	FICUS AUREA	STRANGLER FIG	EXISTING			YES	MED.			
EOL	1	QUERCUS LAURIFOLIA	LAUREL OAK	EXISTING			YES	HIGH			
EOV	8	QUERCUS VIRGINIANA	LIVE OAK	EXISTING			YES	HIGH			
QV	20	QUERCUS VIRGINIANA	LIVE OAK	FG/BBB	3'C/CAL	14' HT X 6" SPR	YES	HIGH			
ETA	5	TAXODIUM ASCENDENS	POND CYPRESS	EXISTING			YES	HIGH			
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT			
EDL	2	DYPSIS LUTESCENS	ARECA PALM	EXISTING			NO	HIGH			
ELC	8	LIVISTONA CHINENSIS	CHINESE FAN PALM	EXISTING			NO	HIGH			
EPLR	1	PHOENIX ROSEBENI	PYQMY DATE PALM	EXISTING			NO	MEDIUM			
FE	9	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	FG/BBB		16' -20' OA	NO	HIGH			
RE	1	ROYSTONIA REGIA	ROYAL PALM	FG/BBB		16' -20' OA	YES	MEDIUM			
ESP	15	SABAL PALMETTO	CABBAGE PALMETTO	EXISTING			YES	HIGH			
SP	9	SABAL PALMETTO	CABBAGE PALMETTO	FG/BBB		18' -24' OA	YES	HIGH			
SOE	5	SYAGRUS ROMANZOFFIANA	QUEEN PALM	EXISTING			NO	MED.			
SO2	2	SYAGRUS ROMANZOFFIANA	QUEEN PALM	FG/BBB		14'-20' OA. VARY HEIGHTS	NO	HIGH			
VM	6	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	FG/BBB		16' -20' OA	NO	MEDIUM			
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING		
CIR	641	CHRYSOBALANUS ICACO 'REDTIP'	RED TIP COCOPLUM	-		24"HT X 24"SPR	YES	HIGH	24" o.c.		
CGS	124	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	-		24" HT X 24" SPR X 2" OC	NO	HIGH	24" o.c.		
CES	21	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	-		24" HT X 24" SPR	YES	HIGH	24" o.c.		
FBE	24	FICUS BENJAMINA	WEEPING FIG	EXISTING HEDGE							
FMG	2,732	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	-		14" HT X 16" SPR	NO	HIGH	18" o.c.		
EFM	1	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	EXISTING HEDGE			NO	HIGH	18" o.c.		
JVW	69	JASMINUM VOLUBILE	WAX JASMINE	-		20" HT X 20" SPR	NO	MEDIUM	24" o.c.		
MCG	485	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	-		24" HT X 24" SPR	YES	HIGH	24" o.c.		
SAT	45	SCHIEFFELERA ARBORICOLA 'TRINETTE'	SCHIEFFELERA	3 GAL.		24"HT X 24"SPR	NO	HIGH	24" o.c.		
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING		
AGR	222	ARACHIS GLABRATA	PERENNIAL PEANUT	1 GAL		6"HT X 12"SPR ☼	NO	HIGH	16" o.c.		
DTB	550	DIANELLA TASMANICA	BLUEBERRY FLAX LILY	-		16" HT X 16" SPR ☼	NO	MEDIUM	20" o.c.		
IVD	202	ILEX VOMITORIA 'STOKES DWARF'	DWARF YAUPON HOLLY	-		14" HT X 16" SPR	YES	HIGH	16" o.c.		
NES	661	NEPHELOREPIS EXALTATA	BOSTON FERN	-		12" HT. X 12" SPR.	YES	HIGH	16" o.c.		
SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING		
SOD	4,788 SF	STENOTAPHRUM SECUNDATUM 'FLORITAM'	'FLORITAM' ST. AUGUSTINE SOD	SOD							

PARKING GARAGE AND CAR WASH BUILDING FOR

PARKING GARAGE AND CAR WASH BUILDING FOR
JM LEXUS OF MARGATE
 10000 W. MARGATE BLVD.

350 W. SAMPLE ROAD
MARGATE, FLORIDA

Sheet Description

LANDSCAPE
PLAN

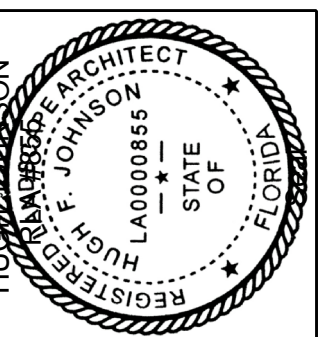
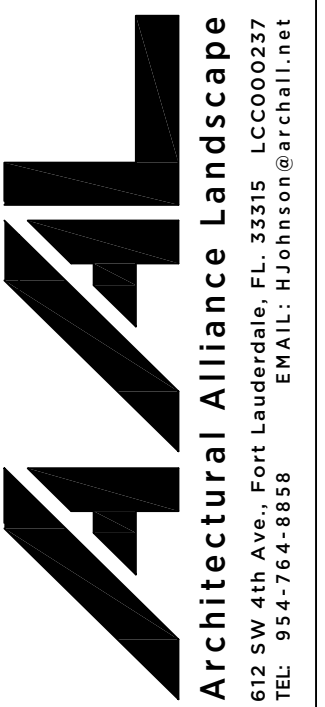
Release Date
7-10-2017

Project Number
1715b

Drawing Number

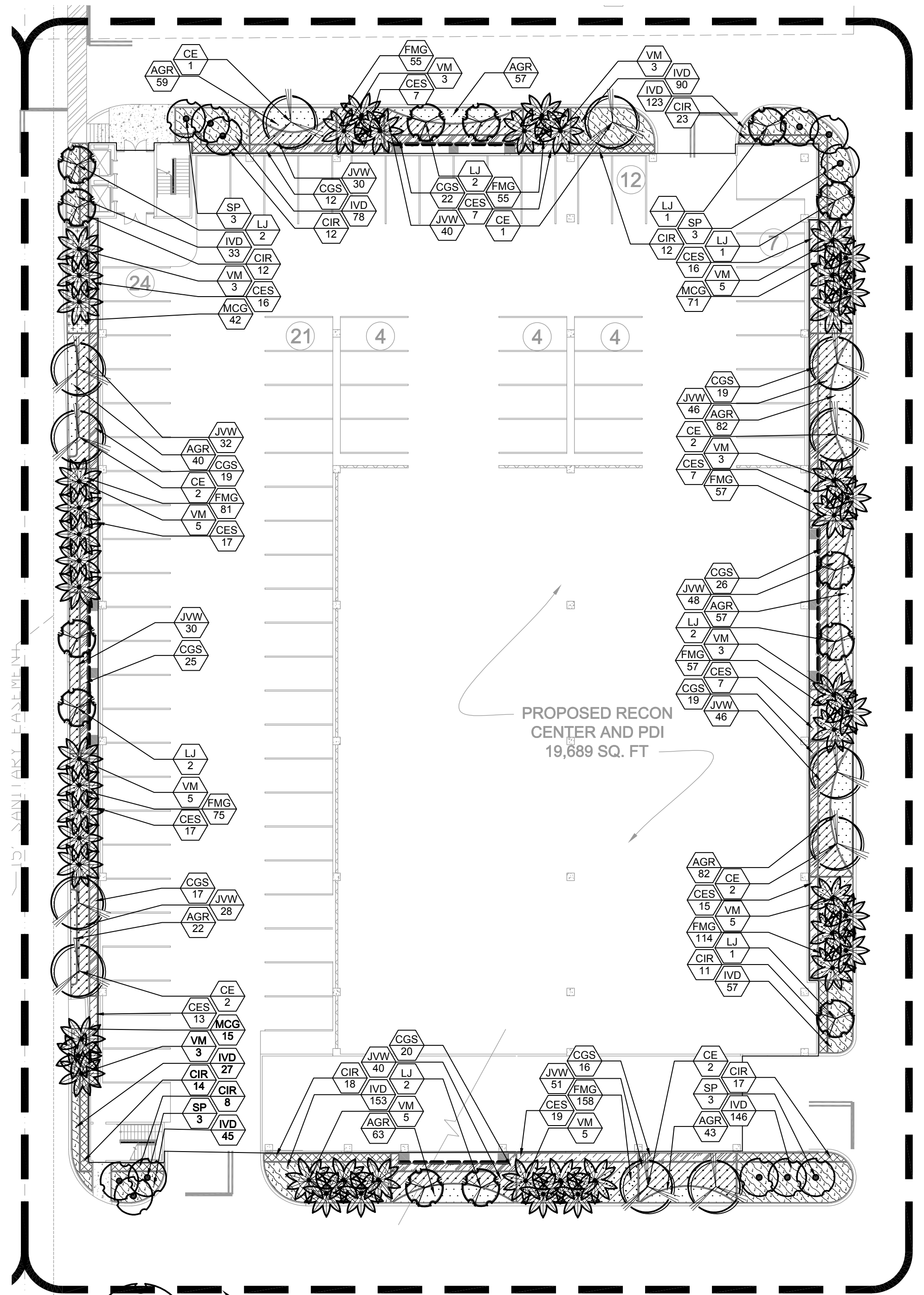
LP-4

Sheet 4 of 7



DRC Comm. 10-11-17

REVISION DATES



PARKING GARAGE ENLARGEMENT

NOTES:

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PLANT SCHEDULE PARKING GARAGE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	
CE	12	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	FG/B&B	2" CAL.	12' HT. X 5' SPR., STD.	YES	HIGH	
LJ	13	LIGUSTRUM JAPONICUM	TREE LIGUSTRUM	FG/B&B	MULTI STEM	10' HT. X 5' SPR.	NO	MEDIUM	
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	
SP	12	SABAL PALMETTO	CABBAGE PALMETTO	FG/B&B		18' - 24' OA	YES	HIGH	
VM	48	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	FG/B&B		16' -20' OA	NO	MEDIUM	
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
CIR	127	CHRYSOBALANUS ICACO 'REDTIP'	RED TIP COCOPLUM	-		24"HT X 24"SPR	YES	HIGH	24" o.c.
CGS	195	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	-		24" HT X 24" SPR X 2' OC	NO	HIGH	24" o.c.
CES	141	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	-		24" HT X 24" SPR	YES	HIGH	24" o.c.
FMG	652	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	-		14" HT X 16" SPR	NO	HIGH	18" o.c.
IVD	752	ILEX VOMITORIA 'SCHILLINGS DWARF'	DWARF SCHILLINGS HOLLY	-		14" HT X 14" SPR	YES	HIGH	18" o.c.
JVV	391	JASMINUM VOLUBILE	WAX JASMINE	-		20" HT X 20" SPR	NO	MEDIUM	24" o.c.
MCG	128	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	-		24" HT X 24" SPR	YES	HIGH	24" o.c.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
AGR	505	ARACHIS GLABRATA	PERENNIAL PEANUT	1 GAL		6"HT X 12"SPR @	NO	HIGH	16" o.c.

PARKING GARAGE AND CAR WASH BUILDING FOR

JM LEXUS OF MARGATE

5350 W. SAMPLE ROAD
MARGATE, FLORIDA

Sheet Description

LANDSCAPE
PLAN

Release Date

7-10-2017

Project Number

1715b

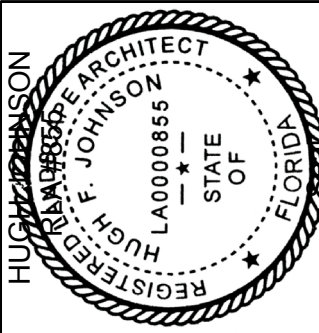
Drawing Number

LP-5

Sheet 5 of 7

1 DRC Comm. 10-11-17

Revision Dates

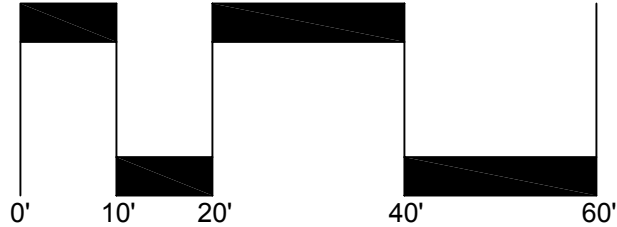


AAL
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612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237
TEL. 954-764-8838 EMAIL: HJohnson@archall.net



SCALE: 1"=20'-00"

NORTH



NOTES:

GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees".

All plant material as included herein shall be warrantied by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

Solid sod shall be used in swales or other areas subject to erosion. Sod shall be installed flat and continuous, with no gaps or overlaps. The finished grade of sod area must be free of all rocks, sticks, and objectionable material including weeds and weed seeds prior to placement of sod.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds.

Six inches (6") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor. Do not overspray onto impervious areas.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Architectural Alliance.

For the staking, guying, and wrapping of Trees please refer to details provided on this sheet to the right for specifications.

The plan takes precedence over the plant list.

SPECIAL INSTRUCTIONS

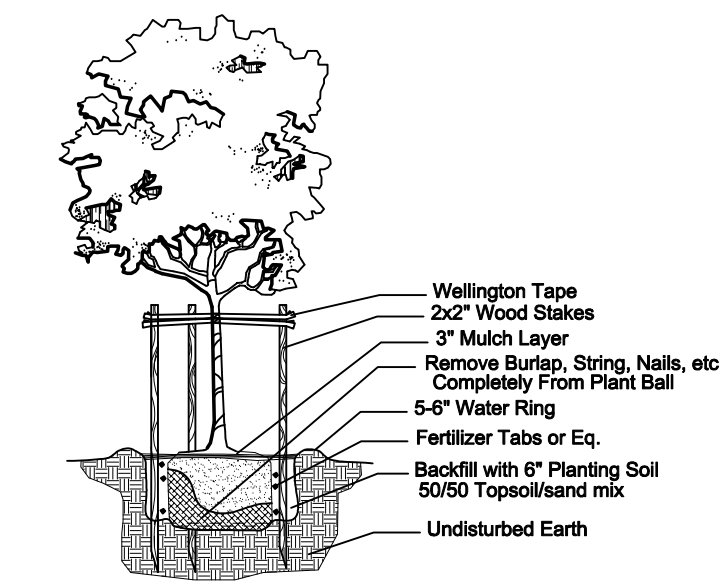
General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive Stenotaphrum secundatum, St. Augustine 'Floratum' solid sod for sod type "A" and Paspalum notatum, bahia grass solid sod for sod type "B" and It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.

Ground covers to provide minimum 75% coverage at time of installation with 100% occuring within 3 months of installation.

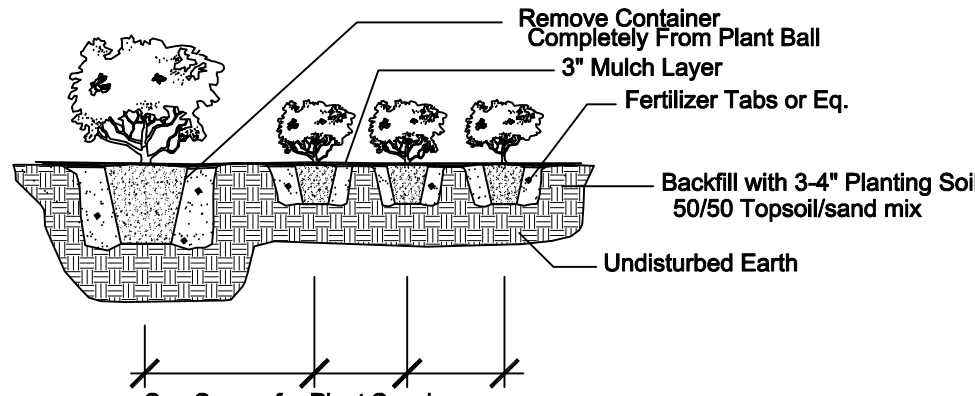
Water conservation requirements have been met by providing the following:

- 1) The reestablishment of native plant communities.
- 2) The use of shade trees to reduce transpiration rates of lower story plant materials, and
- 3) Trees and plants used are appropriate to conditions in which they are planted; have non-invasive growth habits; and are low maintenance and of high quality design.



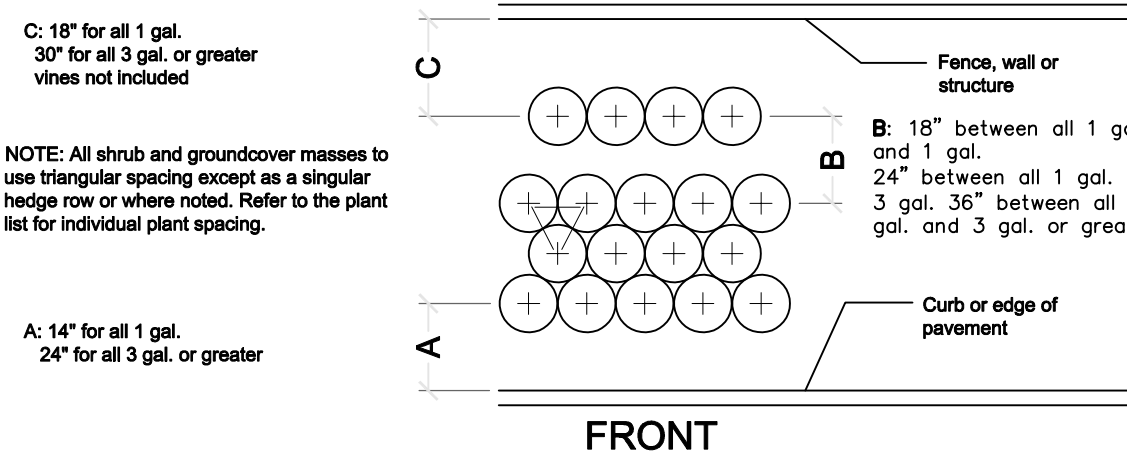
Small Tree Planting Detail

NTS



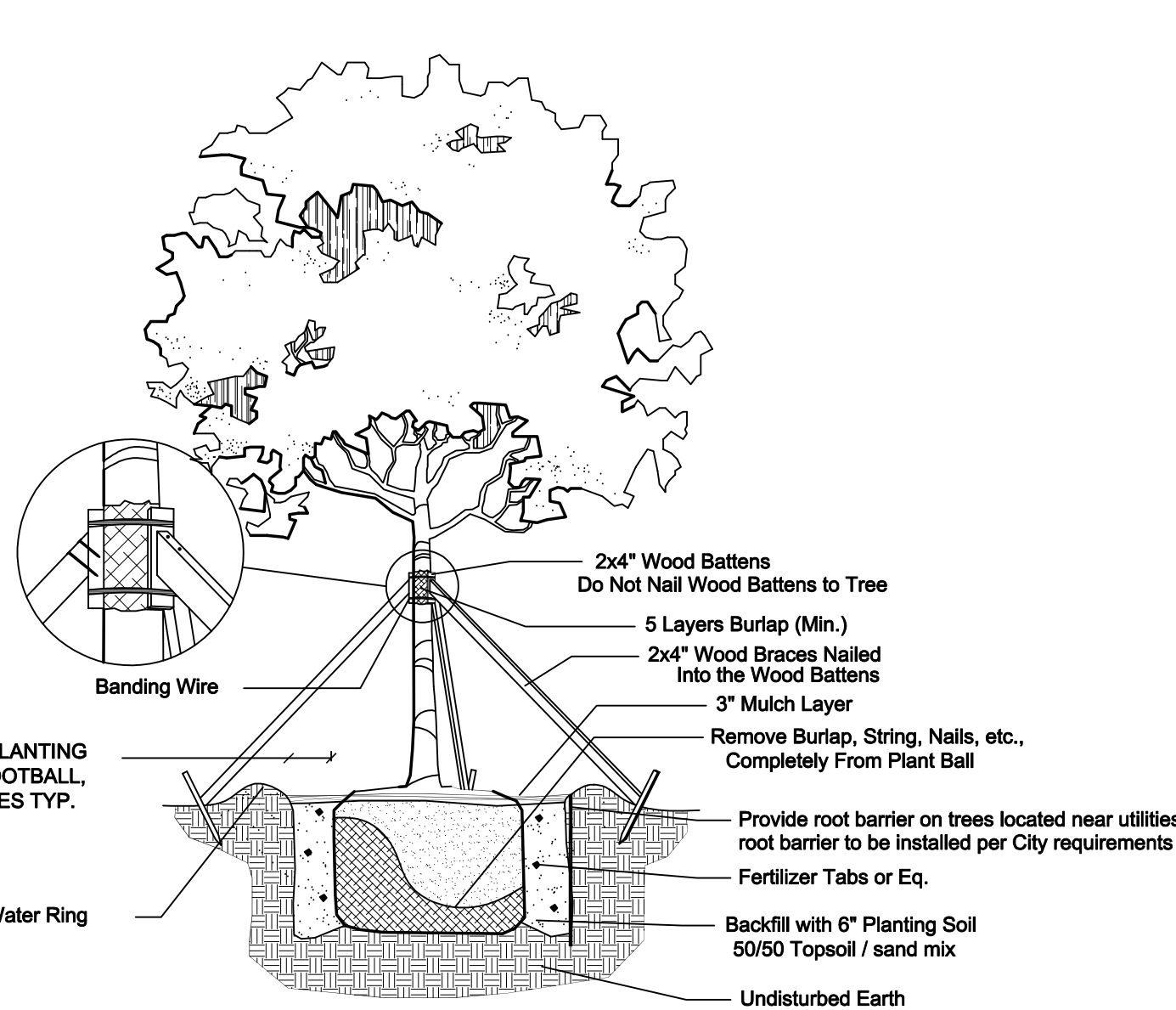
Typical Plant Spacing Detail

NTS



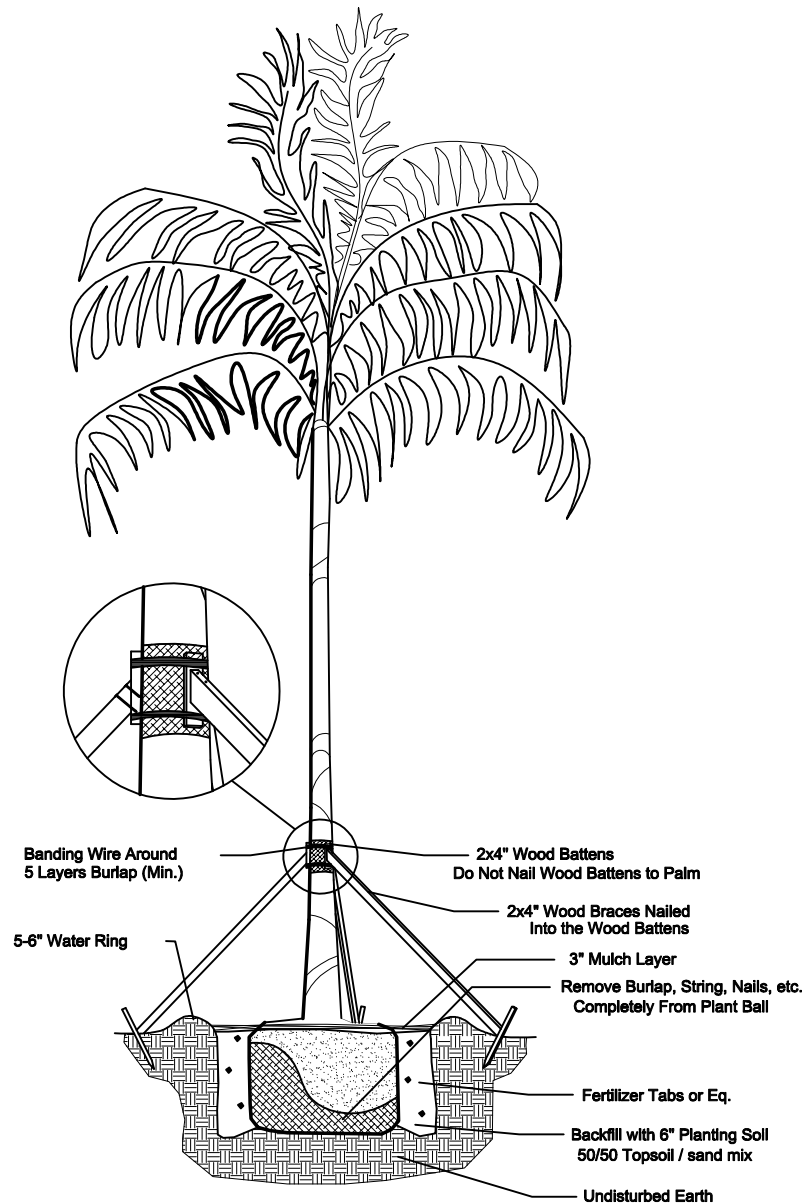
Typical Plant Spacing

NTS



Large Tree Planting Detail

NTS



Palm Planting Detail

NTS

LANDSCAPE CALCULATIONS		
ZONING: B2-A		
COMMERCE LAND USE		
Chapter 23 - LANDSCAPING		
GROSS SITE AREA	774,920 S.F.	
OPEN SPACE / PERVIOUS AREA	154,815 S.F.	20.00%
TOTAL IMPERVIOUS AREA	620,105 S.F.	80.00%
LANDSCAPE / OPEN	154,815 S.F.	20.00%
BUILDING COVERAGE	149,102 S.F.	19.20%
VEHICULAR USE AREA	537,000 S.F.	60.80%
	REQUIRED	PROVIDED
SECTION 23-6 (B)		
LANDSCAPING ABUTTING ROW		
(1) TREE FOR EVERY 40 LINEAL FEET OF FRONTAGE OR PORTION OF IT. HEDGE STRIP PARALLEL TO STREET		
SAMPLE RD. NORTH 620 L.F. / 40 = 15.5 TREES	16	17
NW 34TH ST. SOUTH 620 L.F. / 40 = 15.5 TREES	16	16
BANKS RD. EAST 1,010 L.F. / 40 = 25.2 TREES	25	28
NW 42ND AVE. WEST 1,391 L.F. / 40 = 34.7 TREES	35	35
TOTAL	92 TREES	96 TREES
SECTION 23-7		
PERIMETER ABUTTING OTHER PROPERTIES		
(1) SHADE TREE PER EVERY 75 LINEAL FEET		
SOUTHWEST PERIMETER 690 L.F. / 75 = 9.2 TREES	10 TREES	10 TREES
SECTION 23-8		
PARKING AREA INTERIOR LANDSCAPING		
20 SF OF LANDSCAPING FOR EACH SURFACE SPACE(1) SHADE TREE AND (5) SHRUBS PER 200 S.F. OF INTERIOR LANDSCAPING		
678 INTERIOR SURFACE SPACES X 20 SF = 13,560 SF	13,560 SF	63,706 SF
SHRUBS 13,560 SF / 200 SF = 68 X 5 = 340 SHRUBS REQUIRED	340 SHRUBS	500+ SHRUBS
TREES 13,560 SF / 200 SF = 68 TREES REQUIRED	68 TREES	72 TREES
SECTION 23-11		
MINIMUM LDSC RQUIREMENTS FOR ZONING DISTRICT		
C(2) - NONRESIDENTIAL DISTRICTS: 15' WIDE BUFFER ADJ TO RES.		
EXISTING WALL AND PLANTING		
1 TREE / 25 LF ABUTTING RESIDENTIAL (CAT. 1 TREES)		
ALL OF 34TH STREET AND A PORTION OF BANKS ROAD		
620 + 550 LF / 25 = 47 TREES	47 TREES	48 TREES
TOTAL TREES	217 TREES	226 TREES
		150 TREES
PALMS (3:1, NOT MORE THAN 35% REQ)		76 (228) PALMS
NOTES		
	REQUIRED	PROVIDED
ALL CAT. 1 - SHADE TREES TO BE 12' HT. & TO HAVE MIN. 2" OF DBH		
1 50% OF TOTAL TREES SHALL BE NATIVE SPECIES	50%	82%
1A 50% OF TOTAL PALMS SHALL BE NATIVE SPECIES	50%	59%
2 50% OF TREES TO BE LOW MAINTENANCE & DROUGHT TOLERANT	50%	92%
3 PERCENT OF PALMS-NO MORE THAN 35% (OF REQUIRED TREES)	35%	35%
217 TREES REQUIRED X 35% = 76 CAN BE PALMS, PROVIDED = 76		
3 PALMS COUNT AS ONE 1 TREE (76 X 3 = 228 PALMS)		
SITE IS PROVIDING MORE PALMS THAN REQUIRED		
4 30% OF SOD MAX. ON INTERIOR LANDSCAPING AT PARKING AREAS	30%	N/A
154,856 X 30% = 46,457 SF MAX. SOD ALLOWED (ENTIRE SITE)		
4A MODIFIED AREAS (GARAGE AND CARWASH FACILITY ONLY) 30% MAX	30%	16%
28,452 SF X 30% = 8,535 SF MAX, PROVIDED (NIC PERIMETER)	8,535 SF	4,788 SF

NOTE: THE FOLLOWING PALMS WERE NOT INCLUDED WITHIN THE PLANTING CALCULATIONS BECAUSE THEY DO NOT MEET THE MIN. REQUIRED SIZES: ARECA, BOTTLE, AND ROEBELENI PALMS.

PLANT SCHEDULE OVERALL TREE PLANTINGS

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT
EAR	6	ACER RUBRUM	RED MAPLE	EXISTING			YES	MEDIUM
BJ	4	BISCHOFIA JAVANICA	TOOG TREE	EXISTING			NO	MEDIUM
CB	16	CALOPHYLLUM BRASILENSE	BRAZILIAN BEAUTYLEAF	FG/B&B	3"CAL	14' HT X 6' SPR, STD	NO	HIGH
ECE	20	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	EXISTING			YES	HIGH
CE	7	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	FG/B&B	2"CAL.	12' HT. X 5' SPR., STD.	YES	HIGH
ECS	12	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	EXISTING			YES	HIGH
CS	8	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	FG/B&B	2.5"CAL	12' HT. X 5' SPR., STD.	YES	HIGH
IA	6	ILEX CASSINE	DAHOON HOLLY	FG/B&B	2"CAL	12' HT X 6' SPR	YES	HIGH
EPP	5	PONGAMIA PINNATA	PONGAM	EXISTING			NO	HIGH
EQL	1	QUERCUS LAURIFOLIA	LAUREL OAK	EXISTING			YES	HIGH
EQV	20	QUERCUS VIRGINIANA	LIVE OAK	EXISTING			YES	HIGH
QV	29	QUERCUS VIRGINIANA	LIVE OAK	FG/B&B	3"CAL	14' HT X 6' SPR	YES	HIGH
ETA	5	TAXODIUM ASCENDENS	POND CYPRESS	EXISTING			YES	HIGH

PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT
EDL	17	DYPsis LUTESCENS	ARECA PALM	EXISTING			NO	HIGH
HL3	55	HYOPHORBE LAGENICAILIS	BOTTLE PALM	EXISTING			NO	MEDIUM
EPR	1	PHOENIX ROEBELENI	PYGMY DATE PALM	EXISTING			NO	MEDIUM
PEE	6	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	EXISTING			NO	HIGH
ERR	67	ROYSTONEA REGIA	ROYAL PALM	EXISTING			YES	MEDIUM
RE	2	ROYSTONEA REGIA	ROYAL PALM	FG/B&B		16' - 20' OA	YES	MEDIUM
ESP	35	SABAL PALMETTO	CABBAGE PALMETTO	EXISTING			YES	HIGH
SP	12	SABAL PALMETTO	CABBAGE PALMETTO	FG/B&B		18' - 24' OA	YES	HIGH
SQE	14	SYAGRUS ROMANZOFFIANA	QUEEN PALM	EXISTING			NO	MED.
SQ2	3	SYAGRUS ROMANZOFFIANA	QUEEN PALM	FG/B&B		14'-20' OA, VARY HEIGHTS	NO	HIGH
EWB	13	WODYETIA BIFURCATA	FOXTAIL PALM	EXISTING			NO	HIGH

SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
PMP	67	PODOCARPUS MACROPHYLLUS.	PODOCARPUS	15 GAL		48" HT. X 36" SPR.	NO	MEDIUM	30" o.c.

NOTE:
PLANT SCHEDULE ABOVE DOES NOT INCLUDE PLANT MATERIAL LISTED ON SHEETS LP-4, LP-5 AND LP-7. REFER TO THOSE SHEETS FOR THEIR INDIVIDUAL PLANT LISTS.



PARKING GARAGE AND CAR WASH BUILDING FOR

JM LEXUS OF MARGATE

5350 W. SAMPLE ROAD
MARGATE, FLORIDA

Sheet Description

LANDSCAPE
PLAN

Release Date

7-10-2017

Project Number

1715b

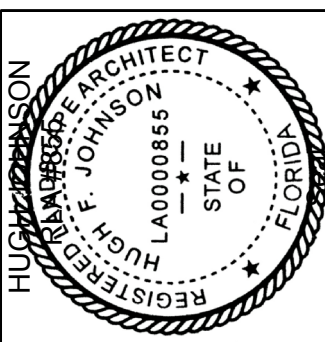
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LP-6

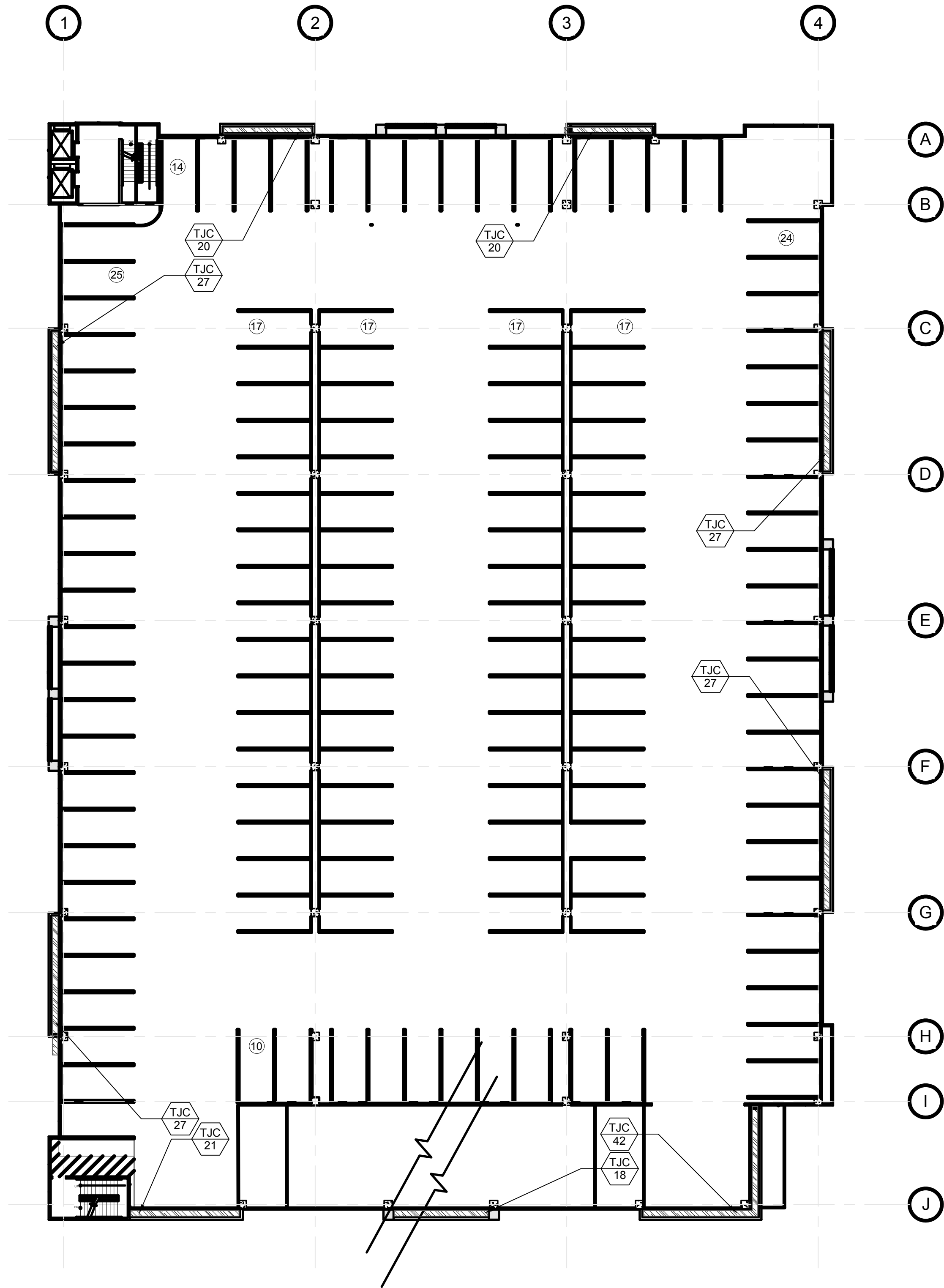
Sheet 6 of 7

1 DRC Comm. 10-11-17

Revision Dates



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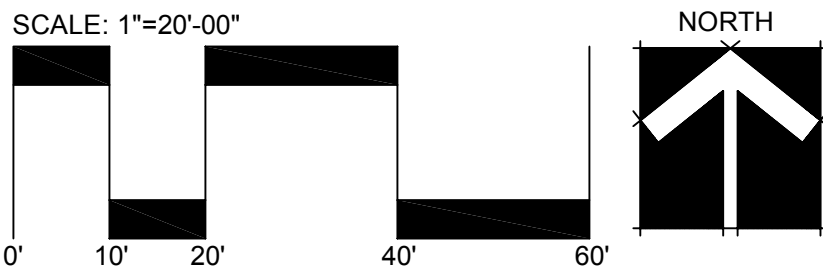
PLANT SCHEDULE GARAGE TYPICAL PLANTING

SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	DROUGHT	SPACING
TJC	229	TRACHELOSPERMUM JASMINOIDES 'CONFEDERATE'	CONFEDERATE JASMINE	7 GAL.	24"-30" RUNNERS 5 - MIN.	NO	HIGH	16" o.c.

NOTE:
PLANT LIST IS PER FLOOR OF THE PARKING GARAGE BUILT IN PLANTERS.
QUANTITIES WILL NEED TO BE MULTIPLIED BY (5) FIVE (FLOOR 2 THROUGH FLOOR 6). THERE ARE NO PLANTINGS ON FLOOR 7. REFER TO SHEET LP-5 FOR PLANTING ON THE GROUND FLOOR OF THE PARKING GARAGE.

NOTES:

- ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE. MODIFY EXISTING IRRIGATION SYSTEM FOR CURRENT PROPOSED PLAN CHANGES. CONTRACTOR TO FIELD VERIFY EXISTING CAN BE MODIFIED PER PROPOSED PLANTING.
- IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR.
- SEE SHEET LP-6 FOR LANDSCAPE DETAILS AND NOTES.
- SEE SHEET LP-6 FOR PLANTING SCHEDULE OF EXISTING TREES FOR OVERALL SITE. SHEETS LP-4, LP-5, AND LP-7 CONTAIN PLANTING SCHEDULES FOR THEIR INDIVIDUAL AREAS.
- ALL PLANTED MATERIAL ADJACENT TO CURBING SHALL BE PLANTED 3' BACK OF SAID CURB.



PARKING GARAGE AND CAR WASH BUILDING FOR
JM LEXUS OF MARGATE
5350 W. SAMPLE ROAD
MARGATE, FLORIDA

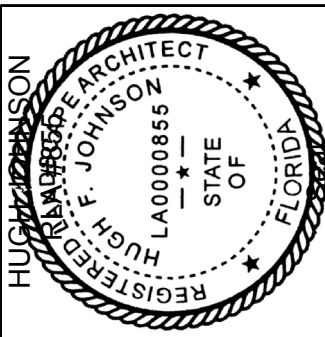
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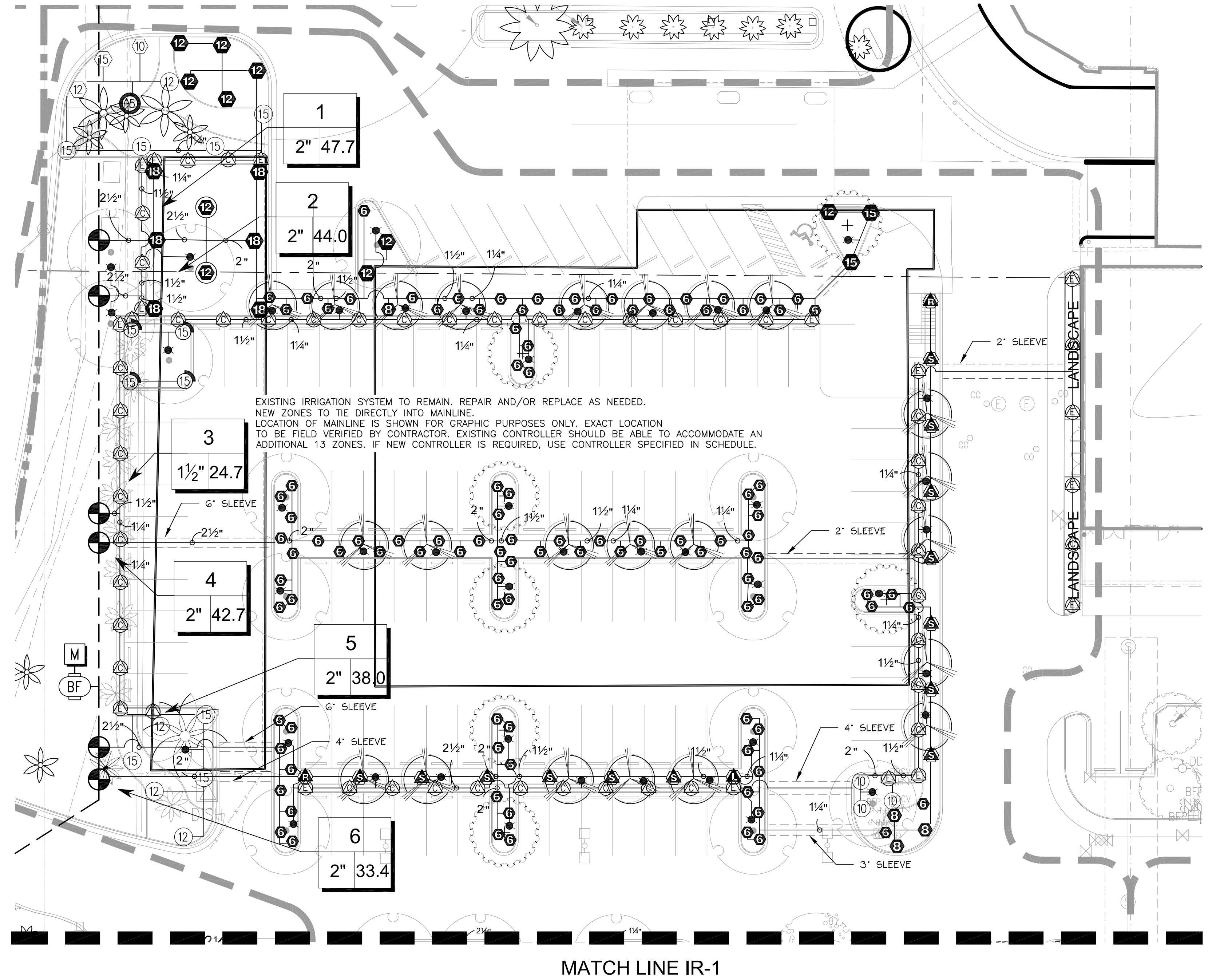
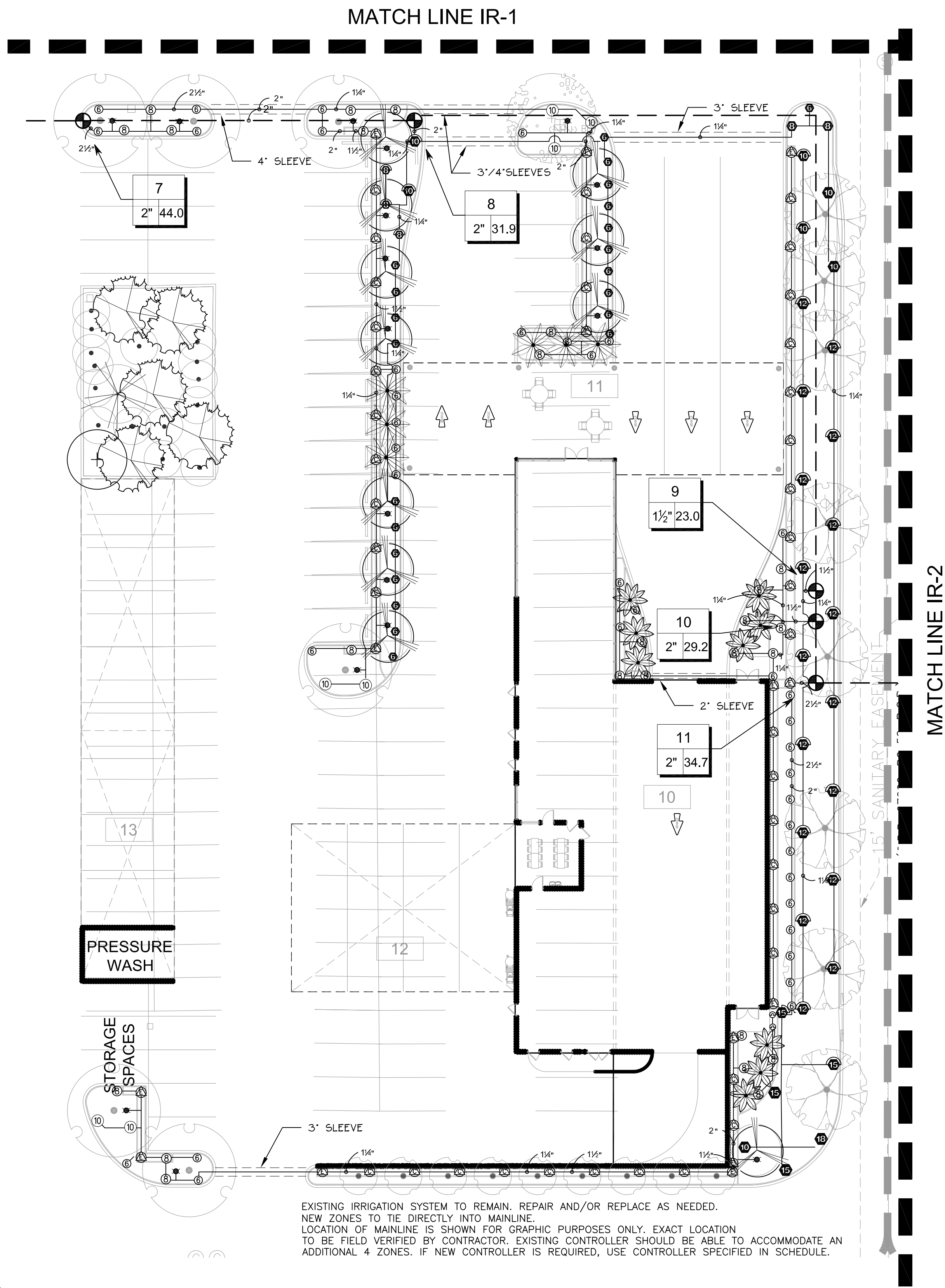
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LP-7
Sheet 7 of 7

1 DRC Comm. 10-11-17



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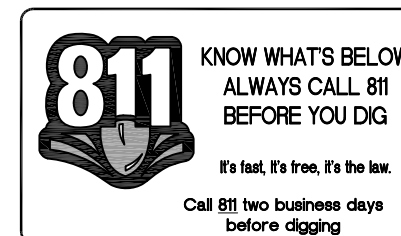
NON-VEHICULAR SLEEVING SCHEDULE	
PIPE SIZE	SLEEVING PIPE SIZE
3/4"	2"
1"	2"
1-1/4"	3"
1-1/2"	3"
2"	4"
3"	6"
4"	8"
6"	12"
8"	16"

SLEEVING NOTES:
1. VEHICULAR CROSSINGS ARE SHOWN AND SIZED ON THE PLANS.
2. NON-VEHICULAR SLEEVES ARE SHOWN BUT NOT SIZED.
3. SIZE ALL NON-VEHICULAR SLEEVES ACCORDING TO THE ADJACENT CHART.
4. MAINLINE CROSSINGS MUST ALSO INCLUDE A 2" CONDUIT SLEEVE FOR CONTROL WIRE.
5. CONTRACTOR TO DUCT TAPE END OF SLEEVES TO KEEP SLEEVE CLEAN AND CLEAR.
6. CONTRACTOR TO STAKE END OF EACH SLEEVE ABOVE GROUND AND PAINT FLUORESCENT ORANGE. LABEL EACH STAKE WITH THE WORD "SLEEVE" AND ITS SIZE.
7. CONTRACTOR TO PROVIDE A 3 FT MINIMUM DEPTH OF COVERAGE OVER ALL SLEEVES.

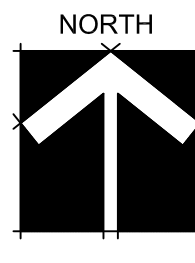
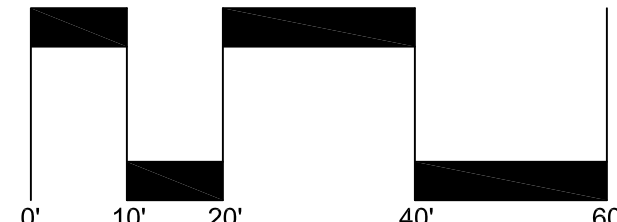
SLEEVE LABEL:
12"/6"/2" SLEEVES MEANS TO INSTALL ONE 12", ONE 6" AND ONE 2" SLEEVE.

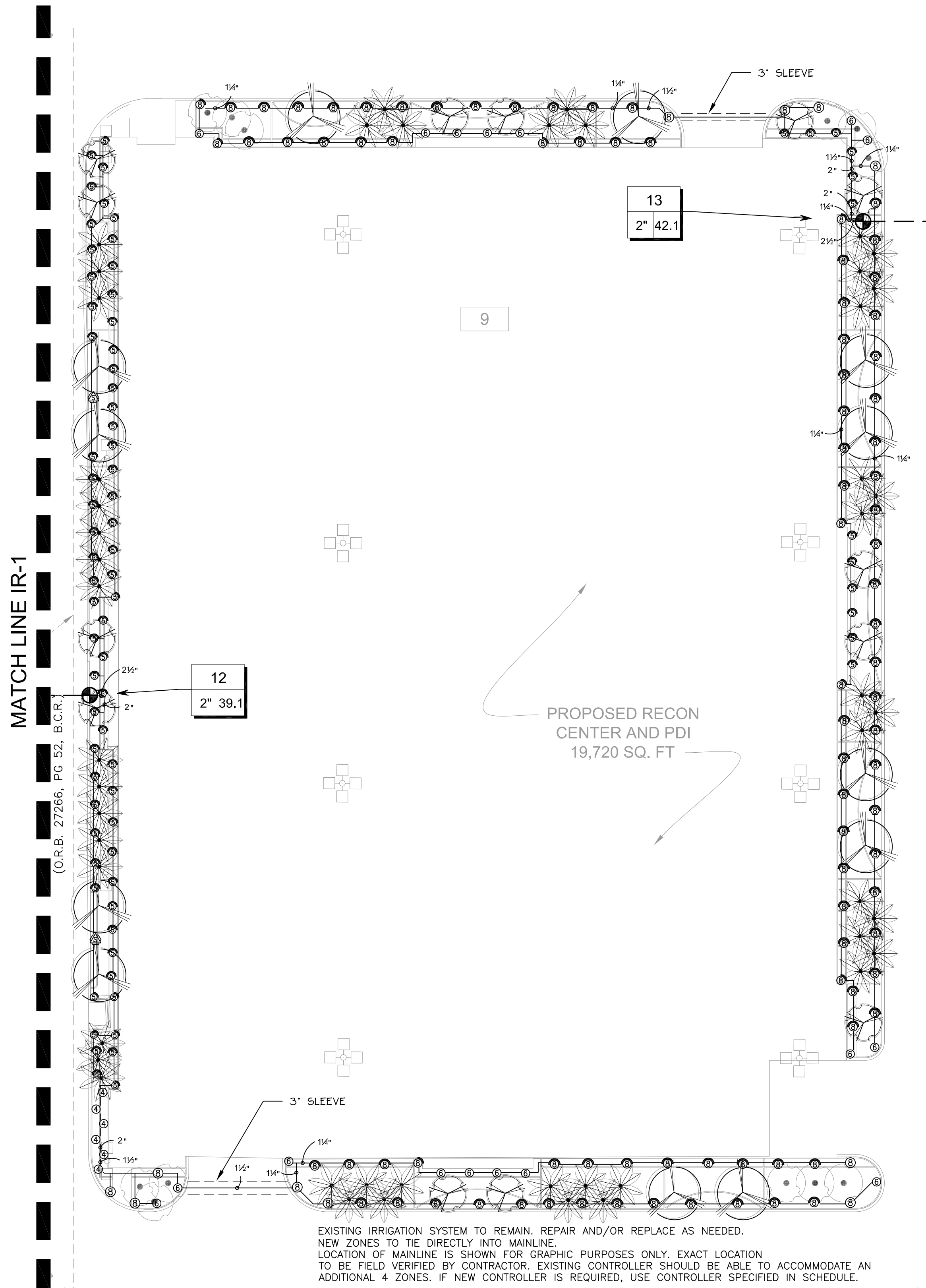
NOTES:

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- IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR.
- EXISTING IRRIGATION SYSTEM TO REMAIN. REPAIR AND/OR REPLACE AS NEEDED. NEW ZONES TO TIE DIRECTLY INTO MAINLINE. EXACT LOCATION TO BE FIELD VERIFIED BY CONTRACTOR.
- EXISTING CONTROLLER SHOULD BE ABLE TO ACCOMMODATE AN ADDITIONAL 13 ZONES. IF NEW CONTROLLER IS REQUIRED, USE CONTROLLER SPECIFIED IN SCHEDULE.
- (1) RAINBIRD 5 STREAM F40 BUBBLERS SHALL BE PLACED NEXT TO ALL NEWLY PLANTED TREES AND ROYAL PALMS, EVEN IF NOT SHOWN ON IRRIGATION PLANS. (REFER TO LANDSCAPE PLAN FOR LOCATION OF ALL PROPOSED TREES.) 5 STREAM BUBBLERS DO NOT REQUIRE SEPARATE ZONE AND CAN BE CONNECTED TO LATERAL LINE OF CLOSEST EXISTING VALVE, PREFERABLY A SHRUB ZONE.



SCALE: 1"=20'-00"





NOTES:

- ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE. MODIFY EXISTING IRRIGATION SYSTEM FOR CURRENT PROPOSED PLAN CHANGES. CONTRACTOR TO FIELD VERIFY EXISTING CAN BE MODIFIED PER PROPOSED PLANTING.
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NON-VEHICULAR SLEEVING SCHEDULE	
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8"	16"

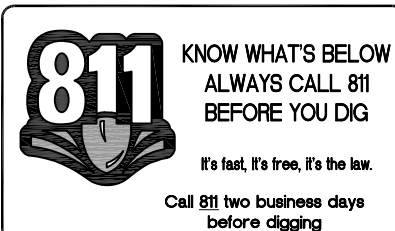
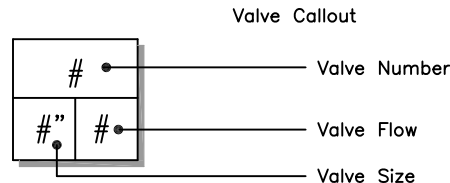
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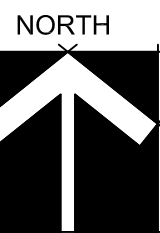
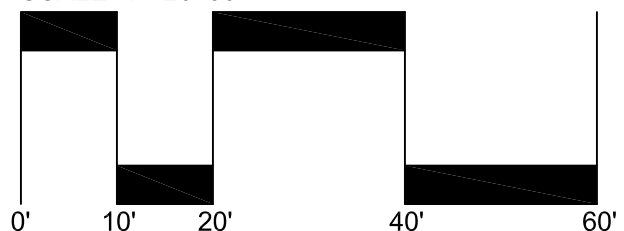
SLEEVE LABEL:
12"/6"/2" SLEEVES MEANS TO INSTALL ONE 12", ONE 6" AND ONE 2" SLEEVE.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
EST LCS RCS CST SST	RAIN BIRD 1806-PRS 15 STRIP SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, SIDE AND BOTTOM INLET, 1/2" NPT FEMALE THREADED INLET, PRESSURE REGULATING.	16	30
Q T H F	RAIN BIRD 1806-PRS 8 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, SIDE AND BOTTOM INLET, 1/2" NPT FEMALE THREADED INLET, PRESSURE REGULATING.	3	30
Q T H F	RAIN BIRD 1806-PRS 10 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, SIDE AND BOTTOM INLET, 1/2" NPT FEMALE THREADED INLET, PRESSURE REGULATING.	4	30
Q T H TQ F	RAIN BIRD 1806-PRS 12 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, SIDE AND BOTTOM INLET, 1/2" NPT FEMALE THREADED INLET, PRESSURE REGULATING.	19	30
Q T H TQ F	RAIN BIRD 1806-PRS 15 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, SIDE AND BOTTOM INLET, 1/2" NPT FEMALE THREADED INLET, PRESSURE REGULATING.	2	30
4V 6V 18V	RAIN BIRD 1806-PRS ADJ TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, SIDE AND BOTTOM INLET, 1/2" NPT FEMALE THREADED INLET, PRESSURE REGULATING.	136	30
08HE-VAN 12HE-VAN 10HE-VAN 15HE-VAN	RAIN BIRD 1806-PRS ADJ TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, SIDE AND BOTTOM INLET, 1/2" NPT FEMALE THREADED INLET, PRESSURE REGULATING.	21	30
2Q 2H 2F 4Q 4H 4F	RAIN BIRD 1800-PA-8S-PRS SQ SERIES SHRUB SPRAY ON FIXED RISER WITH THE PA-8S-PRS PRESSURE REGULATING SHRUB ADAPTER, USE WITH 1/2" MPT THREADED RISERS.	2	30
EST LCS RCS CST SST	RAIN BIRD 1800-PA-8S-PRS 15 STRIP SERIES SHRUB SPRAY ON FIXED RISER WITH THE PA-8S-PRS PRESSURE REGULATING SHRUB ADAPTER, USE WITH 1/2" MPT THREADED RISERS.	116	30
Q H F	RAIN BIRD 1800-PA-8S-PRS 5 SERIES MPR SHRUB SPRAY ON FIXED RISER WITH THE PA-8S-PRS PRESSURE REGULATING SHRUB ADAPTER, USE WITH 1/2" MPT THREADED RISERS.	76	30
Q T H F	RAIN BIRD 1800-PA-8S-PRS 8 SERIES MPR SHRUB SPRAY ON FIXED RISER WITH THE PA-8S-PRS PRESSURE REGULATING SHRUB ADAPTER, USE WITH 1/2" MPT THREADED RISERS.	69	30
Q T H TQ F	RAIN BIRD 1800-PA-8S-PRS 15 SERIES MPR SHRUB SPRAY ON FIXED RISER WITH THE PA-8S-PRS PRESSURE REGULATING SHRUB ADAPTER, USE WITH 1/2" MPT THREADED RISERS.	5	30
4V 6V 18V	RAIN BIRD 1800-PA-8S-PRS ADJ SHRUB SPRAY ON FIXED RISER WITH THE PA-8S-PRS PRESSURE REGULATING SHRUB ADAPTER, USE WITH 1/2" MPT THREADED RISERS.	61	30
08HE-VAN 12HE-VAN 10HE-VAN 15HE-VAN	RAIN BIRD 1800-PA-8S-PRS ADJ SHRUB SPRAY ON FIXED RISER WITH THE PA-8S-PRS PRESSURE REGULATING SHRUB ADAPTER, USE WITH 1/2" MPT THREADED RISERS.	57	30
EST LCS RCS CST SST	RAIN BIRD 1812-PRS 15 STRIP SERIES SHRUB SPRAY 12.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, SIDE AND BOTTOM INLET, 1/2" NPT FEMALE THREADED INLET, WITH PRESSURE REGULATING DEVICE.	2	30
Q T H F	RAIN BIRD 1812-PRS 8 SERIES MPR SHRUB SPRAY 12.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, SIDE AND BOTTOM INLET, 1/2" NPT FEMALE THREADED INLET, WITH PRESSURE REGULATING DEVICE.	21	30
08HE-VAN 12HE-VAN 10HE-VAN 15HE-VAN	RAIN BIRD 1812-PRS ADJ SHRUB SPRAY 12.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, SIDE AND BOTTOM INLET, 1/2" NPT FEMALE THREADED INLET, WITH PRESSURE REGULATING DEVICE.	3	30
CST H F	RAIN BIRD 1812-5 SERIES STREAM W/ PCS 5CST-020 STREAM BUBBLER 12.0" POPUP WITH PRESSURE COMPENSATING SCREEN.	63	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	RAIN BIRD PEB 1" 1-1/2", 2" PLASTIC INDUSTRIAL VALVES, LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	13	
BF	EXISTING	1	
C	RAIN BIRD ESP8LXME WITH (03) ESPLXMSM12 44 STATION COMMERCIAL CONTROLLER, MOUNTED ON A PLASTIC WALL MOUNT, WITHOUT FLOW SENSING.	1	
RS	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1	
M	WATER METER 1-1/2" IRRIGATION METER FROM EXISTING SYSTEM TO BE USED	1	
---	IRRIGATION LATERAL LINE: CPVC SCHEDULE 40	7,158 L.F.	
---	IRRIGATION MAINLINE: PVC SCHEDULE 40	2,680 L.F.	
---	PIPE SLEEVE: BLUE LOCK AND PVC CLASS 200 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.	413.5 L.F.	



SCALE: 1"=20'-00"



PARKING GARAGE AND CAR WASH BUILDING FOR

JM LEXUS OF MARGATE

5350 W. SAMPLE ROAD
MARGATE, FLORIDA

Sheet Description

IRRIGATION
PLAN

Release Date
7-10-17

Project Number
1715b

Drawing Number

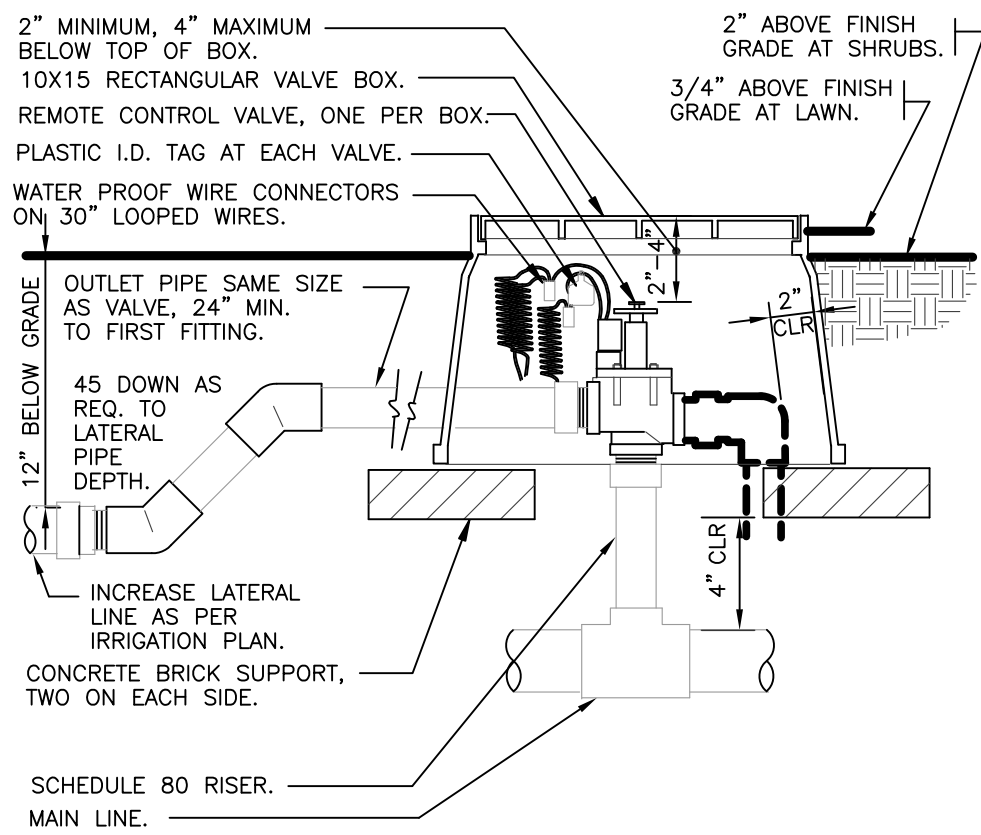
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Sheet 2 of 4

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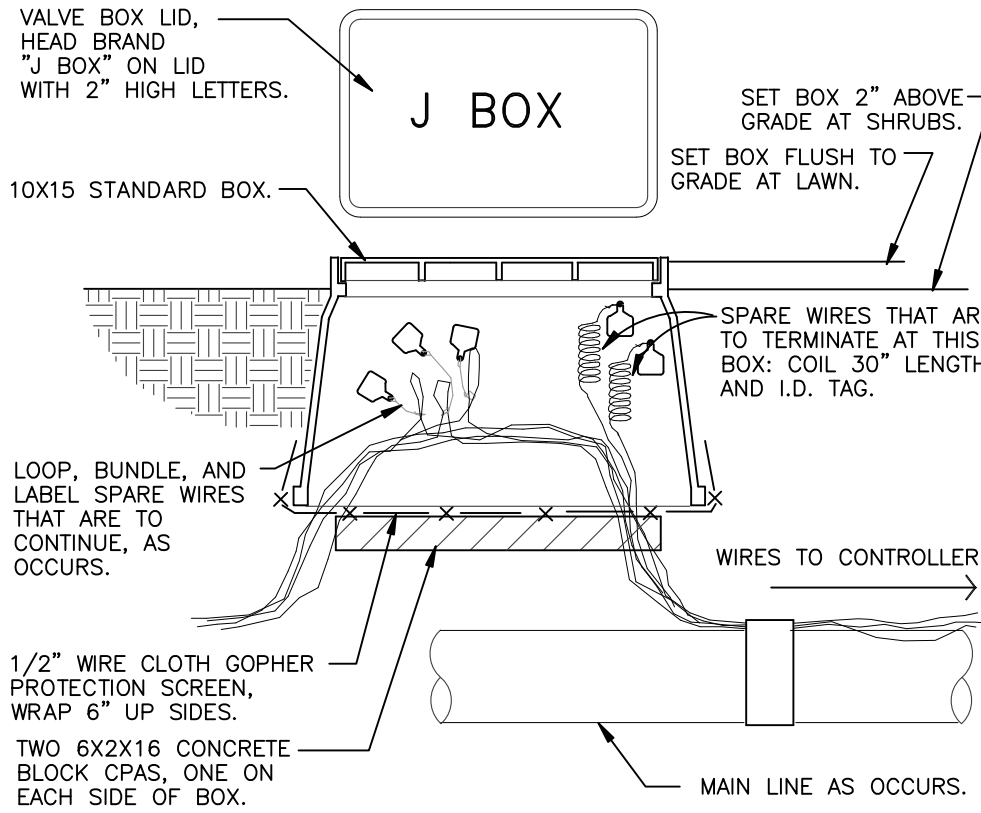
Revision Dates



1 ELECTRIC REMOTE CONTROL VALVE

1 1/2" = 1'-0"

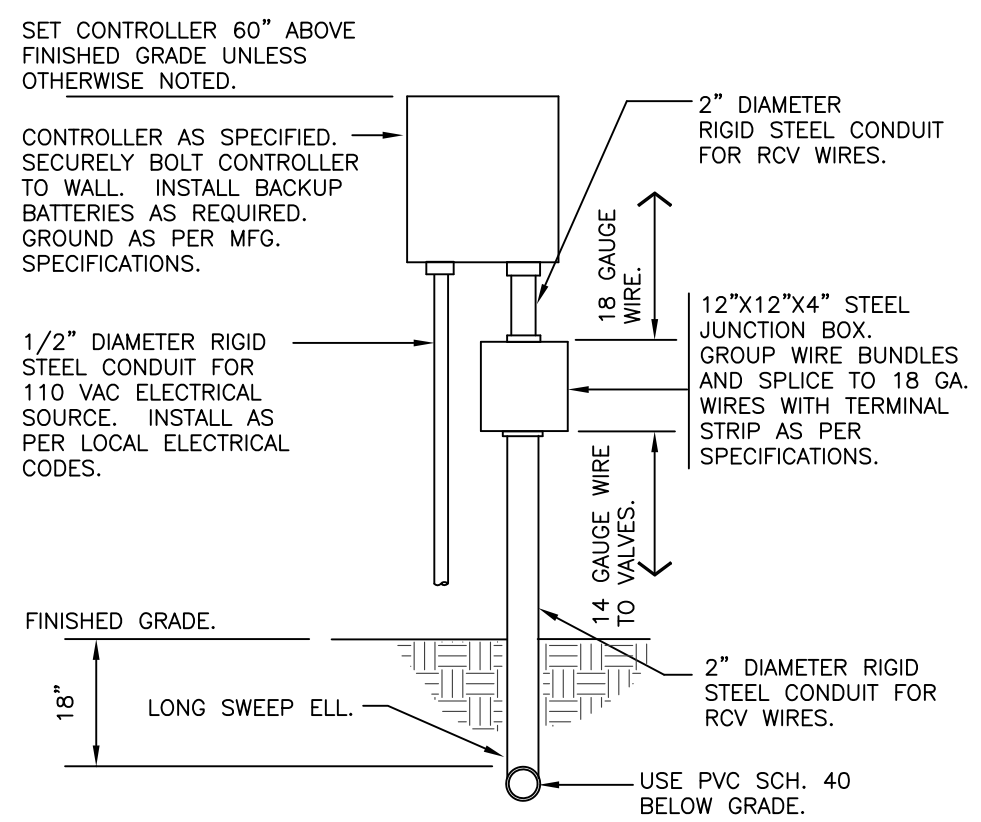
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2 WIRE BUNDLE JUNCTION BOX

1 1/2" = 1'-0"

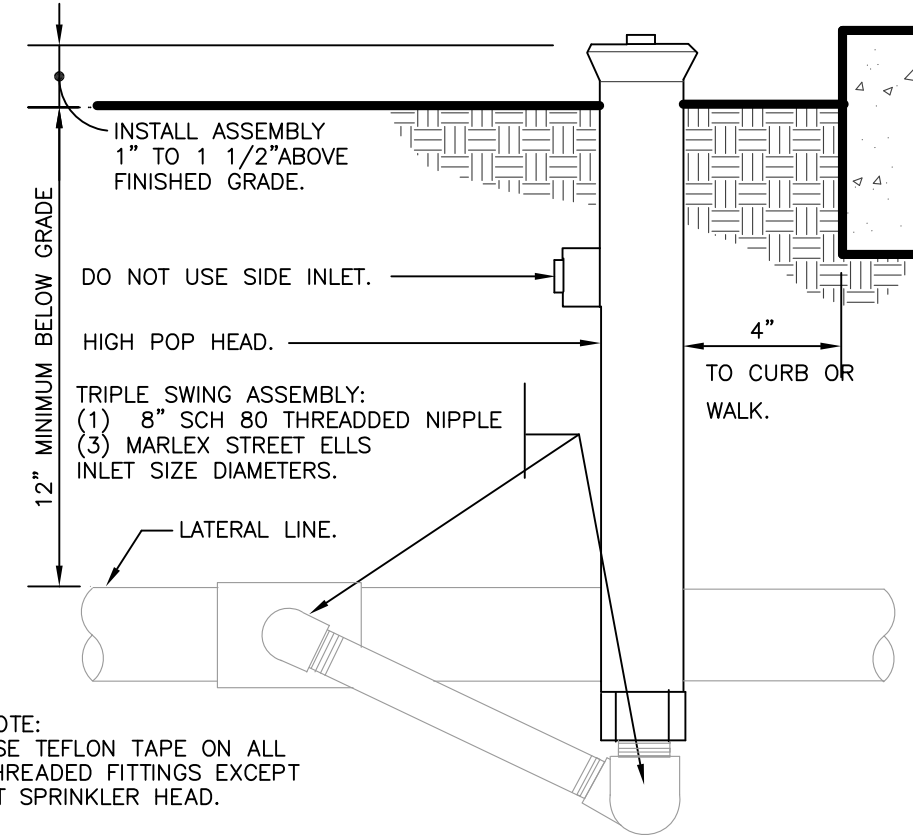
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3 WALL MOUNT CONTROLLER

1" = 1'-0"

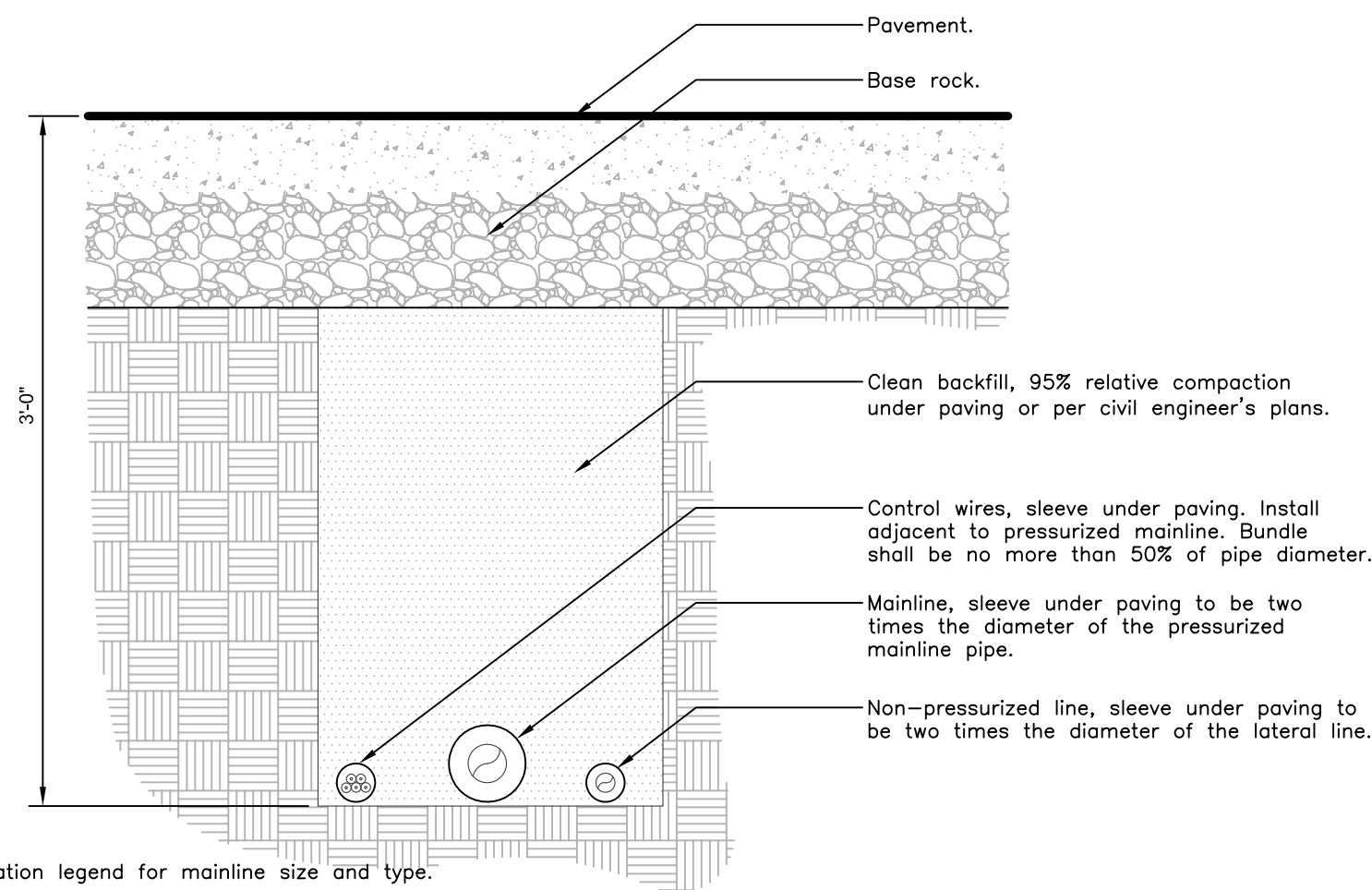
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4 SHRUB SPRAY HIGHPOP MARLEX ASSEMBLY

3" = 1'-0"

FX-IR-FX-HEAD-10



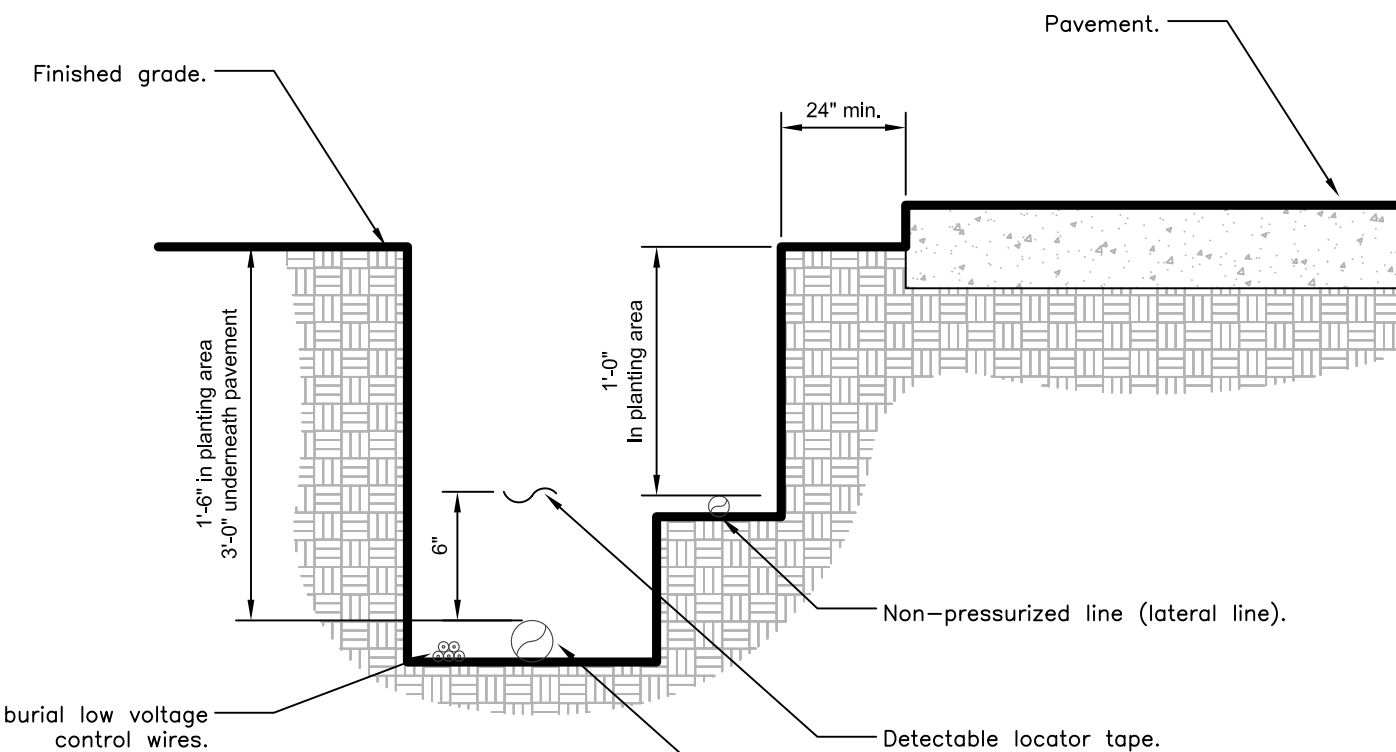
Notes:
1- See irrigation legend for mainline size and type.
2- All sleeves shall be Sch. 40 PVC pipe.
3- All sleeves shall extend 12" beyond the edge of pavement.
4- End of sleeves shall be located with a wooden stake or PVC pipe. Locators shall run continuously from the end of the sleeve to finished grade.

5 PIPE BENEATH PAVEMENT

1 1/2" = 1'-0"

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FX-IR-FX-AUXEQ-05



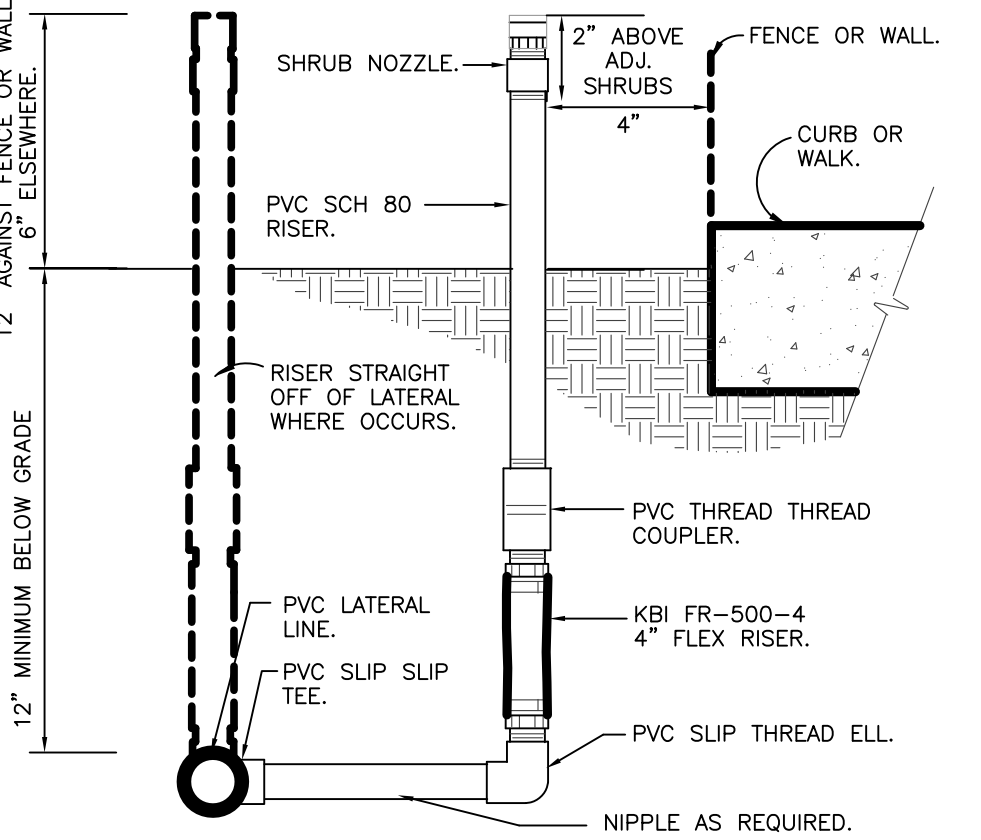
NOTES:
1- See irrigation legend for mainline and lateral line pipe size and type.
2- Direct burial control wires shall be installed in Sch. 40 PVC electrical conduit if required.
3- 2-wire irrigation wire shall be installed in Sch. 40 PVC electrical conduit.
4- Detectable locator tape shall be located six inches (6") above the entire mainline run.

6 IRRIGATION TRENCHING

1 1/2" = 1'-0"

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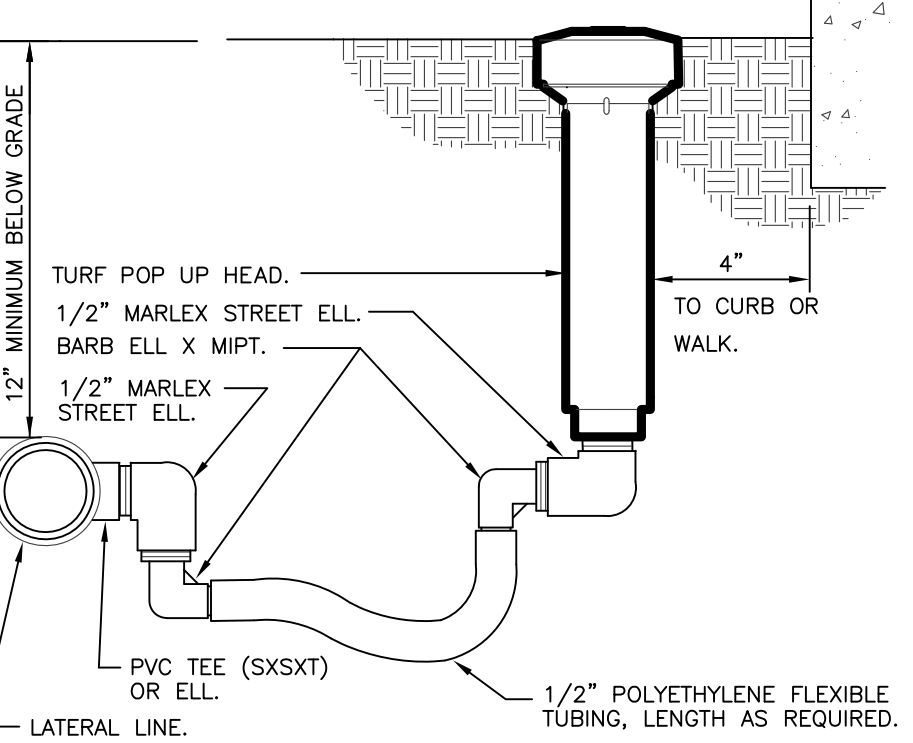
FX-IR-FX-AUXEQ-08



7 SHRUB SPRAY KBI FIXED RISER

3" = 1'-0"

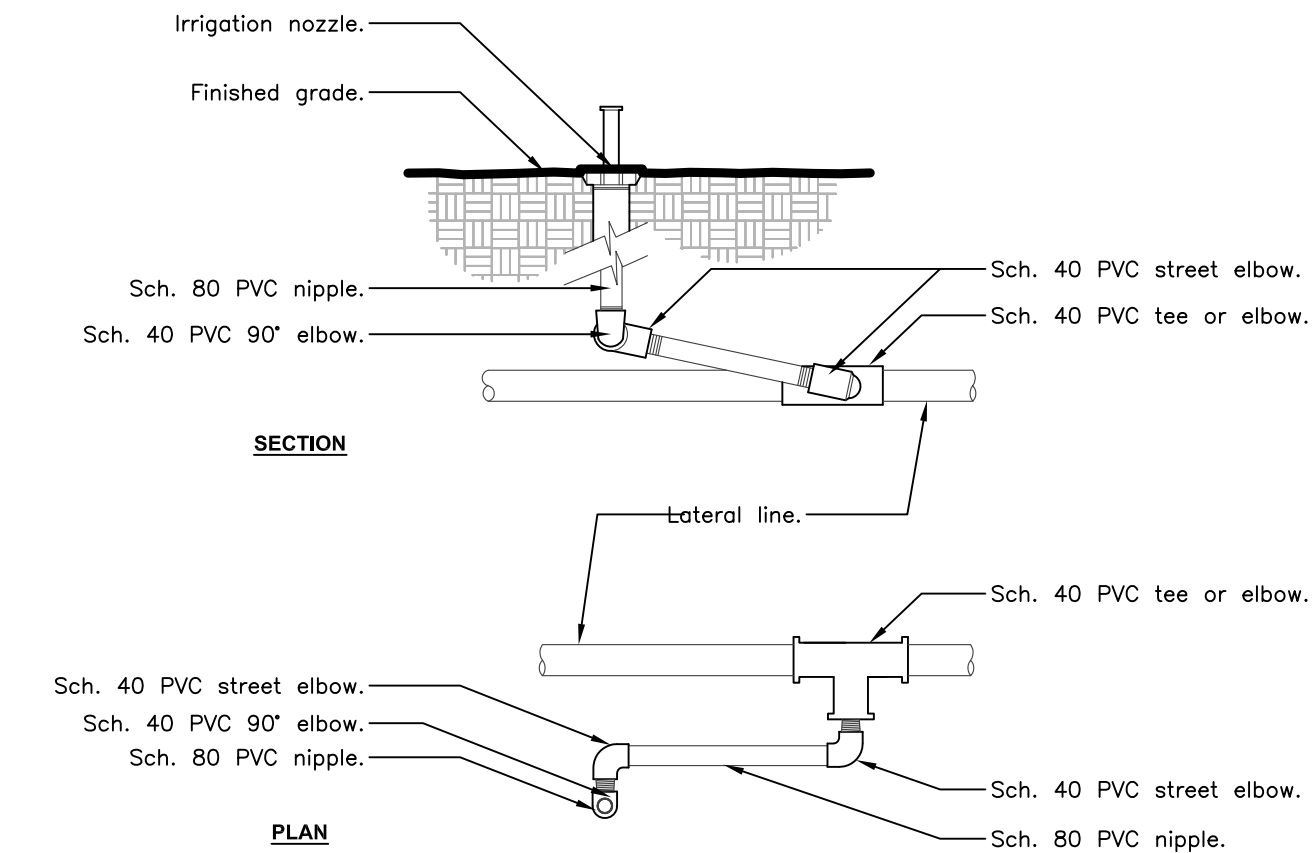
FX-IR-FX-HEAD-07



8 TURF SPRAY FLEX ASSEMBLY

3" = 1'-0"

FX-IR-FX-HEAD-05



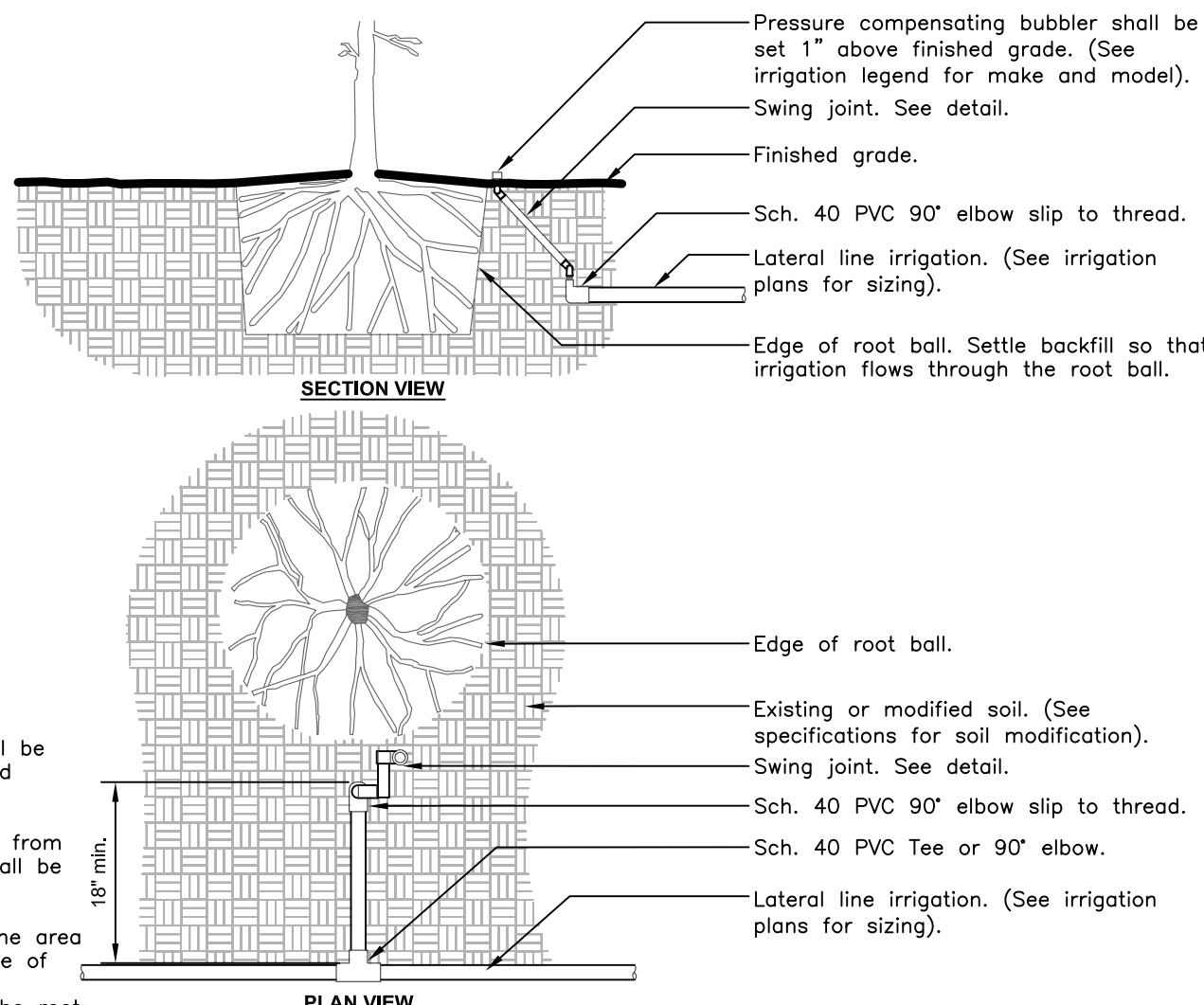
Note:
1- All threaded connections from Sch. 40 PVC to Sch. 80 PVC shall be made using teflon tape.
2- Hunter swing joints or approved equal shall be used per approval by the Owner's Representative.

9 SWING JOINT

3" = 1'-0"

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FX-IR-FX-AUXEQ-06



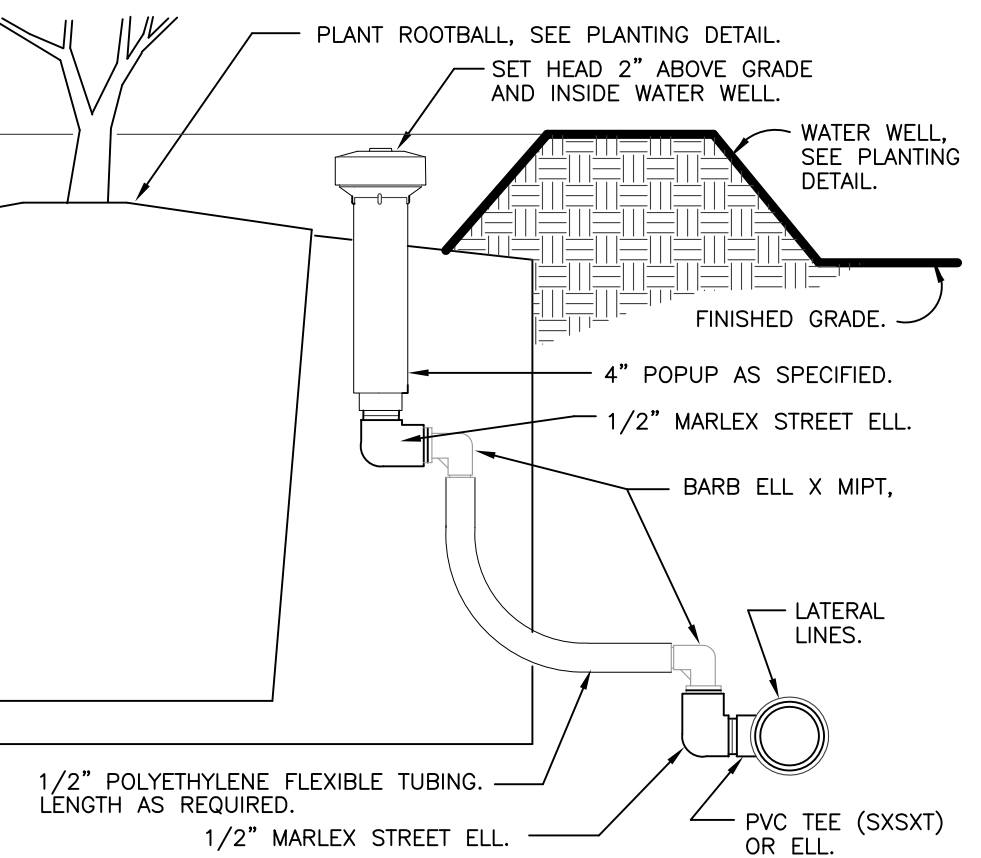
NOTES:
1- All irrigation fittings shall be Sch. 40 PVC unless specified otherwise.
2- All threaded connections from Sch. 40 to Sch. 80 PVC shall be made using teflon tape.
3- Contractor shall settle the area around the bubbler and edge of the root ball so that all irrigation flows through the root ball.

10 IRRIGATION BUBBLER W/ LAYOUT

3/4" = 1'-0"

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FX-IR-FX-BUBB-04



11 POPUP BUBBLER AT PLANT PIT

3" = 1'-0"

FX-IR-FX-HEAD-16

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Revision Dates

PARKING GARAGE AND CAR WASH BUILDING FOR
JM LEXUS OF MARGATE
5350 W. SAMPLE ROAD
MARGATE, FLORIDA

Sheet Description

IRRIGATION
DETAILS

Release Date

7-10-17

Project Number

1715b

Drawing Number

IR-3

Sheet 3 of 4

WIRING

Irrigation control wire shall be thermoplastic solid copper, single conductor, low voltage irrigation controller wire, suitable for direct burial and continuous operation at rated voltages.

Tape and bundle control wire every 10' and run alongside the mainline. At all turns in direction, make a 2' coil of wire. At all valve boxes coil wire around a ¾" piece of PVC pipe to make a coil using 30 linear inches of wire. Make electrical connections with 3MDBY/R connectors.

Number all wires, using an electrical book of numbers, according to the plans. Number wires in all valve boxes, junction boxes and at the controller.

Wire sized, numbered and colored as follows:
#14 white for common
#14 spare black common
#14 individual color coded hot wire
#14 spare yellow hot wire

Spare wires
Leaving each controller, run four spare wires in both directions (eight spare wires total). Install as 1 common spare (2 total) and 3 hot wires (6 total). Loop these wires into each RCV along their path and terminate in the last valve box controlled by the wires respective controller. The loop into each valve box shall extend up into the valve box a minimum of 8" and be readily accessible by opening the valve box lid. These wires must all be color coded and numbered as required in the plans.

Controller and pump station Control Panel grounding - Contractor to utilize 4"x8"x⅝" copper grounding plates, ⅝"x10" copper clad grounding rods, 'One Strike' CAD wells at all connection points, #6 insulated copper wire, and earth contact material. Install these and other required components as outlined in the detail. Contractor to verify that the earth to ground resistance does not exceed 10 ohms. Contractor shall provide a written certification, on a licensed electrical contractors letter head, showing the date of the test, controller/pump location, and test results. Each controller/pump shall be so grounded an tested. Each component must have its own separate ground grid, unless they are siting side by side, in which case up to two controllers can share a common grounding grid.

LAYOUT

Lay out irrigation system mainlines and lateral lines. Make the necessary adjustments as required to take into account all site obstructions and limitations prior to excavating trenches.

Stake all sprinkler head locations. Adjust location and make the necessary modifications to nozzle types, etc. required to ensure 100% head to head coverage. Refer to the Edge of Pavement Detail on the Irrigation Detail sheet.

Spray heads shall be installed 4" from sidewalks or curbed roadways and 12" from uncurbed roadways and building foundations. Rotors shall be installed 4" from sidewalks or curbed roadways, 12" from building foundations, and 36" from uncurbed roadways.

Shrub heads shall be installed on ¾" Sch 40 PVC risers. The risers shall be set at a minimum of 18" off sidewalks, roadway curbing, building foundations, and/or any other hardscaped areas. Shrub heads shall be installed to a standard height of 2" above maintained height of plants and shall be installed a minimum of 6" within planted masses to be less visible and offer protection. Paint all shrub risers with flat black or forest green paint, unless irrigation system will utilize reuse water; in this case the risers shall be purple PVC and shall not be painted.

Locate valves prior to excavation. Ensure that their location provides for easy access and that there is no interference with physical structures, plants, trees, poles, etc. Valve boxes must be placed a minimum of 12" and a maximum of 15" from the edge of pavement, curbs, etc. and the top of the box must be 2" above finish grade. No valve boxes shall be installed in turf areas without approval by the irrigation designer - only in shrub beds. Never install in sport field areas.

VALVES

Sequence all valves so that the farthest valve from the POC operates first and the closest to the POC operates last. The closest valve to the POC should be the last valve in the programmed sequence.

Adjust the flow control on each RCV to ensure shut off in 10 seconds after deactivation by the irrigation controller.

Using an electric branding iron, brand the valve ID letter/number on the lid of each valve box. This brand must be 2"-3" tall and easily legible.

EQUIPMENT

All pop-up heads and shrub risers shall be pressure compensating. All pop-up heads shall be mounted on flex-type swing joints. All rotors shall be installed with PVC triple joints unless otherwise detailed.

All sprinkler equipment, not otherwise detailed or specified on these plans, shall be installed as per manufacturer's recommendations and specifications, and according to local and state laws.

TRENCHING

Excavate straight and vertical trenches with smooth, flat or sloping bottoms. Trench width and depth should be sufficient to allow for the proper vertical and horizontal separation between piping as shown in the pipe installation detail on the detail sheet.

Protect existing landscaped areas. Remove and replant any damaged plant material upon job completion. The replacement material shall be of the same genus and species, and of the same size as the material it is replacing. The final determination as to what needs to be replaced and the acceptability of the replacement material shall be solely up to the owner or owner's representative.

INSTALLATION

Solvent Wld Pipe: Cut all pipe square and deburr. Clean pipe an fittings of foreign material; then apply a small amount of primer while ensuring that any excess is wiped off immediately. Primer should not puddle or drip from pipe or fittings. Next apply a thin coat of PVC cement; first apply a thin layer to the pipe, next a thin layer inside the fitting, and finally another very thin on the pipe. Insert the pipe into the fitting. Insure that the pipe is inserted to the bottom of the fitting, then urn the pipe a ¼ turn and hold for 10 seconds. make sure that the pipe doesn't recede from the fitting. If the pipe isn't at the bottom of the fitting upon completion, the glue joint is unacceptable and must be discarded. Pipes must curve a minimum of 30 minutes prior to handling and placing into trenches. A longer curing time may be required; refer to the manufacturer's specifications. The pipe must cure a minimum of 24 hous prior to filling with water.

BACK FILL

The back fill 6" below, 6" above, and around all piping shall be clean sand and anything beyond that in the trench can be of native material but nothing larger than 2" in diameter. All piping and excavations shall be backfilled and compacted to a density of 95% modified Proctor, or greater.

Main line pipe depth measure to the top of pipe shall be:
24" minimum for ¾" - 2½" PVC with a 30" minimum at vehicular crossings;
30" minimum for 3" & 4" PVC with a 36" minimum at vehicular crossings.

Lateral line depths measure to top of pipe shall be:
18" minimum for ¾" - 3" PVC with a 30" minimum at vehicular crossings;
24" minimum for 4" PVC and above with a 30" minimum at vehicular crossings.

Contractor shall backfill all piping, both mainline and laterals, prior to performing any pressure tests. The pipe shall be backfilled with the exception of 2' on each side of every joint (bell fittings, 90's, tees, 45's, etc). These joints shall not be backfilled until all piping has satisfactorily passed its appropriate pressure test as outlined below.

FLUSHING

Prior to the placement of valves, flush all mainlines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.

Prior to the placement of heads, flush all lateral lines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.

Use screens in heads and adjust heads for proper coverage avoiding excess water on walks, walls and paving.

TESTING

Schedule testing with Owner's Representative a minimum of three (3) days in advance of testing.

Mainline: Remove all remote control valves and cap using a threaded cap on SCH 80 nipple. Hose bibs and gate valves shall not be tested against during a pressure test unless authorized by written permission from the owner. fill mainline with water and pressurize the system to 125 PSI. Monitor the system pressure at two gauge locations; the gauge locations must be at opposite ends of the mainline. With the same respective pressures, monitor the gauges for two hours. There can be no loss in pressure at either gauge for solvent-welded pipe.

If these parameters are exceeded, locate the problem; repair it; wait 24 hours and retry the test. This procedure must be followed until the mainline passes the test.

Lateral lines: The lateral lines must be fully filled to operational pressure and visually checked for leaks. Any leaks detected must be repaired.

Operational Testing - Once the mainline and lateral lines have passed their respective tests, and the system is completely operational, a coverage test and demonstration of the system is required. The irrigation contractor must demonstrate to the owner, or his/her representative, that proper coverage is obtained and the system works automatically from the controller. This demonstration requires each zone to be turned on, in the proper sequence as shown on the plans, from the controller. Each zone will be inspected for proper coverage and function. The determination of proper coverage and function is at the sole discretion of the owner or owner's representative.

Upon completion of the operational test, run each zone until water begins to puddle or run off. This will allow you to determine the number of irrigation start times necessary to meet the weekly evapotranspiration requirements of the planting material in each zone. In fine sandy soils, it is possible no puddling will occur. If this is experienced, then theoretical calculations for run times will be required for controller programming.

SUBMITTALS

Pre-Construction: Deliver five (5) copies of submittals to Owner's Representative within ten (10) working days from date of Notice to Proceed. Furnish information in 3-ring binder with table of contents and index sheet. Index sections for different components and label with specification section number and name of component. Furnish submittals for components on material list. Indicated which items are being supplied on catalog cut sheets when multiple items are shown on one sheet. Incomplete submittals will be returned without review. in lieu of hardcopies, an electronic package in PDF format can be submitted.

After project completion:
As a condition of final acceptance, the irrigation contractor shall provide the owner with:

1. Irrigation As-builts - shall be provided accurately locating all mainlines, sleeves, remote control valves, gate valves, independent wire runs, wire splice boxes, controllers, high voltage supply sources/conduit path, control mechanisms, sensors, wells and water source connections. All mainline and independent runs of wire shall be located every 30' for straight runs and at every change of direction. Sleeves will be located at end points and every 20' of length. All underground items shall include depth in inch format.

2. Controller charts - Upon completion of "as-built" prepare controller charts; one per controller. Indicate on each chart the area controlled by a remote control valve (using a different color for each zone). This chart shall be reduced to a size that will fit inside the controller door. The reduction shall be hermetically sealed inside two 2ml pieces of clear plastic.

3. Grounding Certification - Provide ground certification results for each controller and pump panel grounding grid installed. This must be on a licensed electrician letter head indication location tested (using IR plan symbols), date, time, test method and testing results.

INSPECTIONS AND COORDINATION MEETINGS REQUIRED - Contractor is required to schedule, perform, and attend the following, and demonstrate to the owner and/or owners representative to their satisfaction, as follows:

- 1.Pre-construction meeting - Designer and contractor to review entire install process and schedule with owner/general contractor.
2. Mainline installation inspection(s) - All mainline must be inspected for proper pipe, fittings, depth of coverage, backfill and installation method.
3. Mainline pressure test - All mainline shall be pressure tested according to this design's requirements.
4. Flow meter calibration - All flow meters must be calibrated. Provide certified calibration report for all flow meters.
5. Coverage and operational test
6. Final inspection
7. Punch list inspection

FINAL ACCEPTANCE

Final acceptance of the irrigation system will be given after the following documents and conditions have been completed and approved. Final payment will not be released until these conditions are satisfied.

- 1.All above inspections are completed, documented, approved by owner.
- 2.Completion and acceptance of 'as-built' drawings.
3. Acceptance of required controller charts and placement inside controllers.
4. All other submittals have been made to the satisfaction of the owner.

GUARANTEE: The irrigation system shall be guaranteed for a minimum of one calendar year from the time of final

acceptance.

MINIMUM RECOMMENDED IRRIGATION MAINTENANCE PROCEDURES

1. Every irrigation zone should be checked monthly and written reports generated describing the date(s) each zone was inspected, problems identified, date problems repaired, and a list of materials used in the repair. At minimum, these inspections should include the following tasks:

A. Turn on each zone from the controller to verify automatic operation.

B. Check schedules to ensure they are appropriate for the season, plant and soil type, and irrigation method. Consult an I.A. certified auditor for methods used in determining proper irrigation scheduling requirements.

C. Check remote control valve to ensure proper setting, if present.

D. Check setting on pressure regulator it verify proper setting, if present.

E.Check flow control and adjust as needed; ensure valve closure within 10-15 seconds after deactivation by controller.

F. Check for leaks - mainline, lateral lines, valves, heads, etc.

- G. Check all heads as follows:
1. Proper set height (top of sprinkler is 1" below mow height)
 2. Verify head pop-up height - 6" in turf, 12" in groundcover, and riser in shrub beds
 3. Check wiper seal for leaks - if leaking , clean head and re-inspect.
 4. If still leaking, replace head with the appropriate head with pressure regulator and built-in check valve.
 5. All nozzles checked for proper pattern, clogging, leaks, correct make & model, etc. - replace as needed
 6. Check for proper alignment - perfectly vertical; coverage area is correct;p minimize over spray onto hardscapes
 7. Riser height raised/lowered to accommodate plant growth patterns and ensure proper coverage.
 8. Verify pop-ups retract after operation. If not, repair/replace as needed.

H. Check controller/C.C.U. grounds for resistance (10 ohms or less) once per year. Submit written reports.

I. check rain shut-off device monthly and clean/repair/replace as needed.

J. Inspect all valve boxes to ensure they are in good condition, lids are in place and locked.

K. Inspect backflow devices by utilizing a properly licensed backflow inspector. This should be done annually, at minimum.

L. Inspect all filters monthly and clean/repair/replace as needed.

M. Check pump stations fpr proper operation, pressures, filtration, settings, etc. - refer to pump station operations manual.

N. Check and clean intake screens on all suction lines quarterly, at minimum. Clean and/or repair, as needed.

O. Winterize, if applicable, as weather in your area dictates. follow manufacturer recommendations and blow out all lines and equipment using compressed air. Perform seasonal startup of system as per manufacturer recommendations.

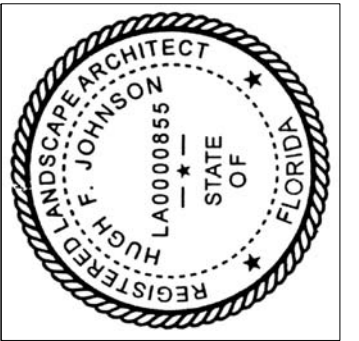
P. Conduct additional inspections, maintenance tasks, etc. that are particular for your site.

SOIL MOISTURE SENSOR (When applicable)

1. Place all soil moisture sensor wiring in 1" SCH 40 PVC conduit

2. Soil moisture sensor should be placed in the middle of a spray or drip area as per manufacturer's recommendations.

3. Controller shall be set to the Florida Automated Weather Network's urban scheduler settings using the SMS as a moisture cut off device (like a rain switch) per manufacturer directions.



Revision Dates

PARKING GARAGE AND CAR WASH BUILDING FOR

JM LEXUS OF MARGATE

5350 W. SAMPLE ROAD
MARGATE, FLORIDA

Sheet Description
IRRIGATION NOTES
Release Date 7-10-17
Project Number 1715b
Drawing Number IR-4 Sheet 4 of 4