

PLANT SCHEDULE

SYMBOL CODE QTY COMMON NAME BOTANICAL NAME CONT CAL HEIGHT

TREES

	ILE AME	6	American Holly	Ilex opaca	30 Gal Min.	2" Cal Min.	8' HT Min.
	ILE NEL	8	Nellie R. Stevens Holly, ST	Ilex x 'Nellie R. Stevens'	30 Gal Min.	1.5" Cal Min.	8' HT Min.
	JUN EAS	17	Eastern Redcedar	Juniperus virginiana	30 Gal Min.	2" Cal Min.	8' HT Min.

SYMBOL CODE QTY COMMON NAME BOTANICAL NAME CONT HEIGHT SPREAD

SHRUBS

	CAM SAS	51	Sasanqua Camellia	Camellia sasanqua	3 Gal Min.	18" HT Min.	
	SAB MIN	68	Dwarf Palmetto	Sabal minor	3 Gal Min.	18" HT Min.	

SYMBOL CODE QTY COMMON NAME BOTANICAL NAME MAT RATE SPACE

GROUND COVERS

	ERE OPH	7,886 sf	Centipede Sod	Eremochloa ophiuroides	Sod		
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SOIL/MULCH

	BED BUI	1,144 sf	Bed Builder Bed Preparation (9" DEPTH) + Landscape Fabric + Shredded Hardwood Top Dress Mulch (3" DEPTH) + Soil Conditioners, Fertilizers, Amendments, and Pre-Emergent Herbicides	Bed Builder	Soil		
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CITY OF TALLAHASSEE CODE MATRIX FOR:

Dutch Bros
Zone AC

PERIMETER LANDSCAPING				(per Section 5-85(k)(1,3,4))
Front Property Line	147 LF	10' Pervious Depth Req.	PROVIDED	
Trees (1 per 18 LF)	8		8	
Shrubs (entire length, 3-6' OC)			Yes	
Southeast Side	164 LF	8' Pervious Depth Req.	PROVIDED	
Trees (1 per 18 LF)	10		10	
Shrubs (entire length, 3-6' OC)			Yes	
Rear Property Line	104 LF	8' Pervious Depth Req.	PROVIDED	
Trees (1 per 18 LF)	6		6	
Shrubs (entire length, 3-6' OC)			Yes	
Are 75% of required trees shade trees?			Yes	

SIGHT TRIANGLE		(per Section 5-85(k)(6))
Are sight triangles provided at all points where an accessway intersects the right-of-way easement of streets and where streets intersect?	Yes	

LANDSCAPE ISLAND TREE REQUIREMENTS		(per Section 5-85(k)(7)(g))
Tree Count	2 ISLANDS	PROVIDED
Trees (3 2" cal per Island)	6	6

BUFFERS		(per Section 5-85(l))
Is a minimum of 75% of all required plant material evergreen?	Yes	
Are 40% of plants per category native species?	Yes	

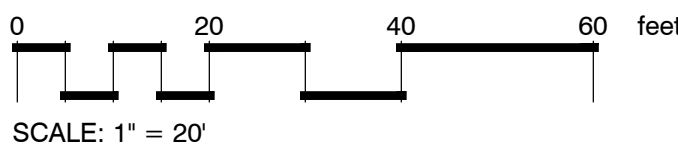
WHERE UNDERGROUND UTILITIES CONFLICT WITH PROPOSED PLANTINGS, TREE PLACEMENT SHALL BE A MINIMUM OF TEN FEET FROM THE UNDERGROUND UTILITY AND A ROOT BARRIER OF TWO FEET DEEP SHALL BE INSTALLED.

AUTOMATIC IRRIGATION WILL BE DESIGNED BY LANDSCAPE ARCHITECT AND SHALL BE INSTALLED AS PART OF THIS PROJECT. INLINE DRIP IRRIGATION TO BE LOCATED IN LANDSCAPE BED AREAS. SPRAY IRRIGATION TO BE LOCATED IN TURF AREAS.

MIN. SPEC PLANT SIZE SHALL BE MET REGARDLESS OF CONTAINER SIZE NEEDED.

CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING TURF IN ANY DISTURBED AREAS NOT SHOWN ON PLAN

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.



** REFER TO SHEETS L-1.1 AND L-1.2 FOR DETAILS AND SPECIFICATION INFORMATION **

LANDSCAPE
PLAN



Project:

1830 N MONROE ST.
TALLAHASSEE, FL
Parcel ID: 2124204630000

OLSON LAND
PARTNERS, LLC
Real Estate Acquisitions & Development
OLP TALLAHASSEE
PARTNERS, LLC

REVISIONS			
REV	DATE	COMMENT	BY

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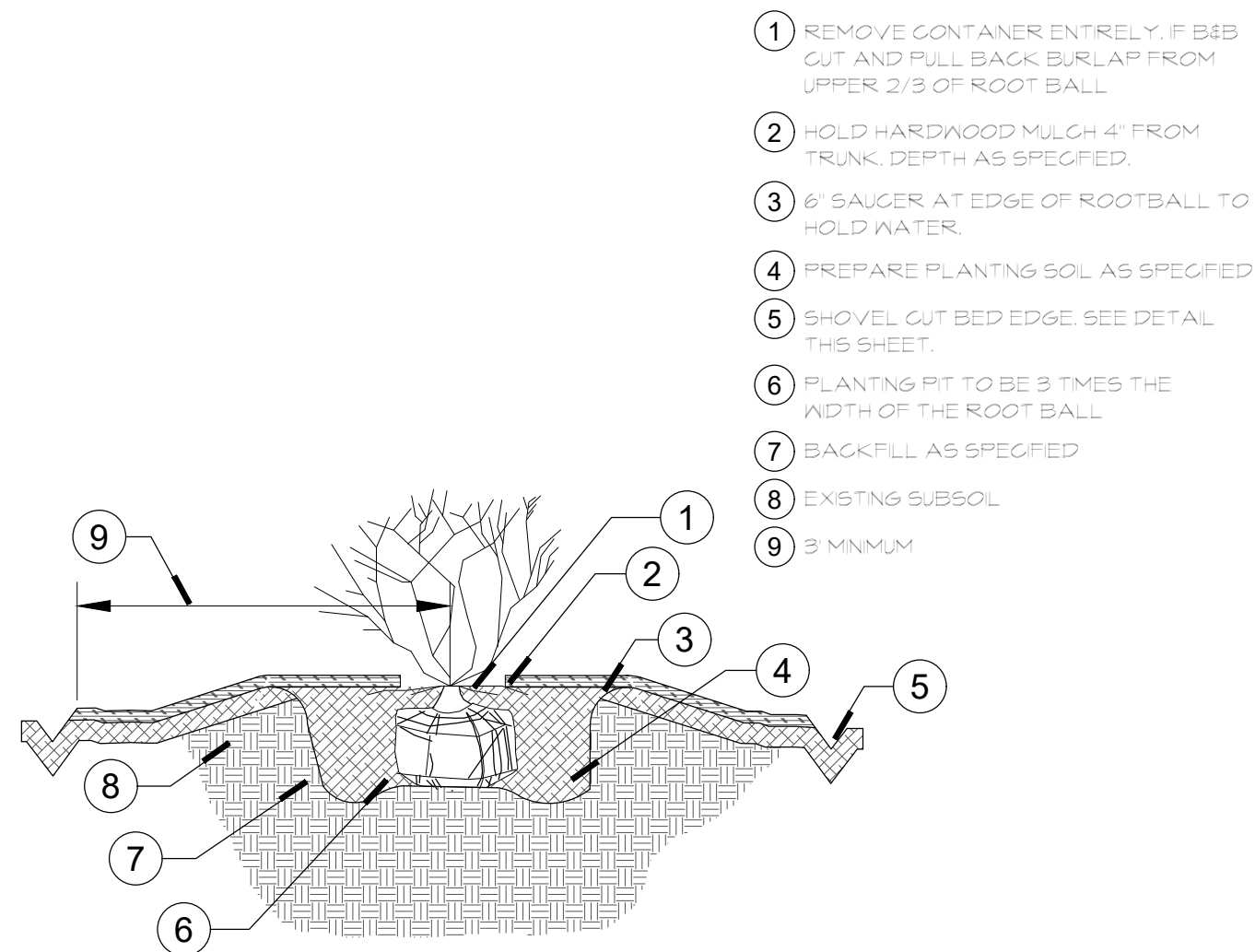
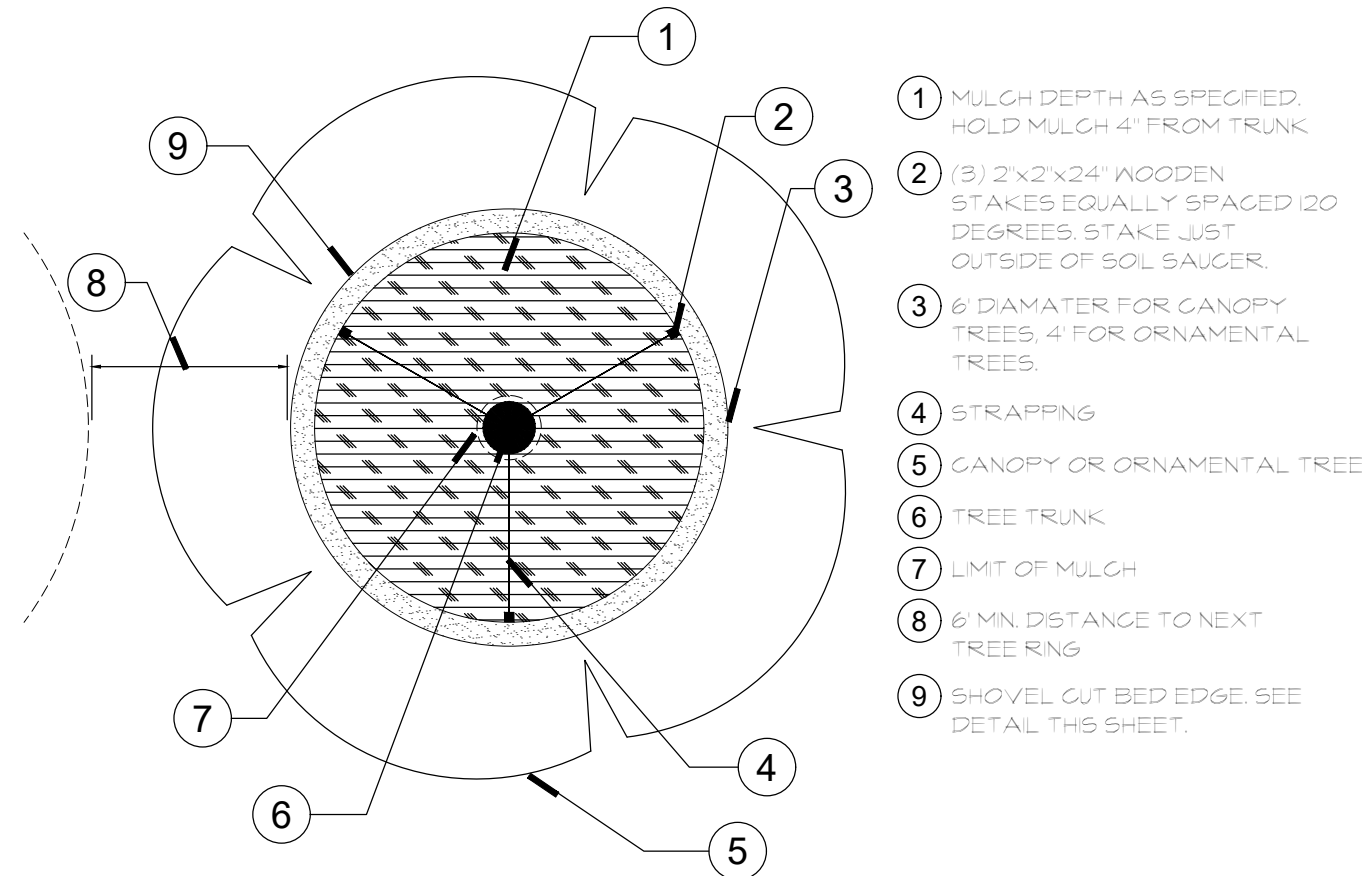
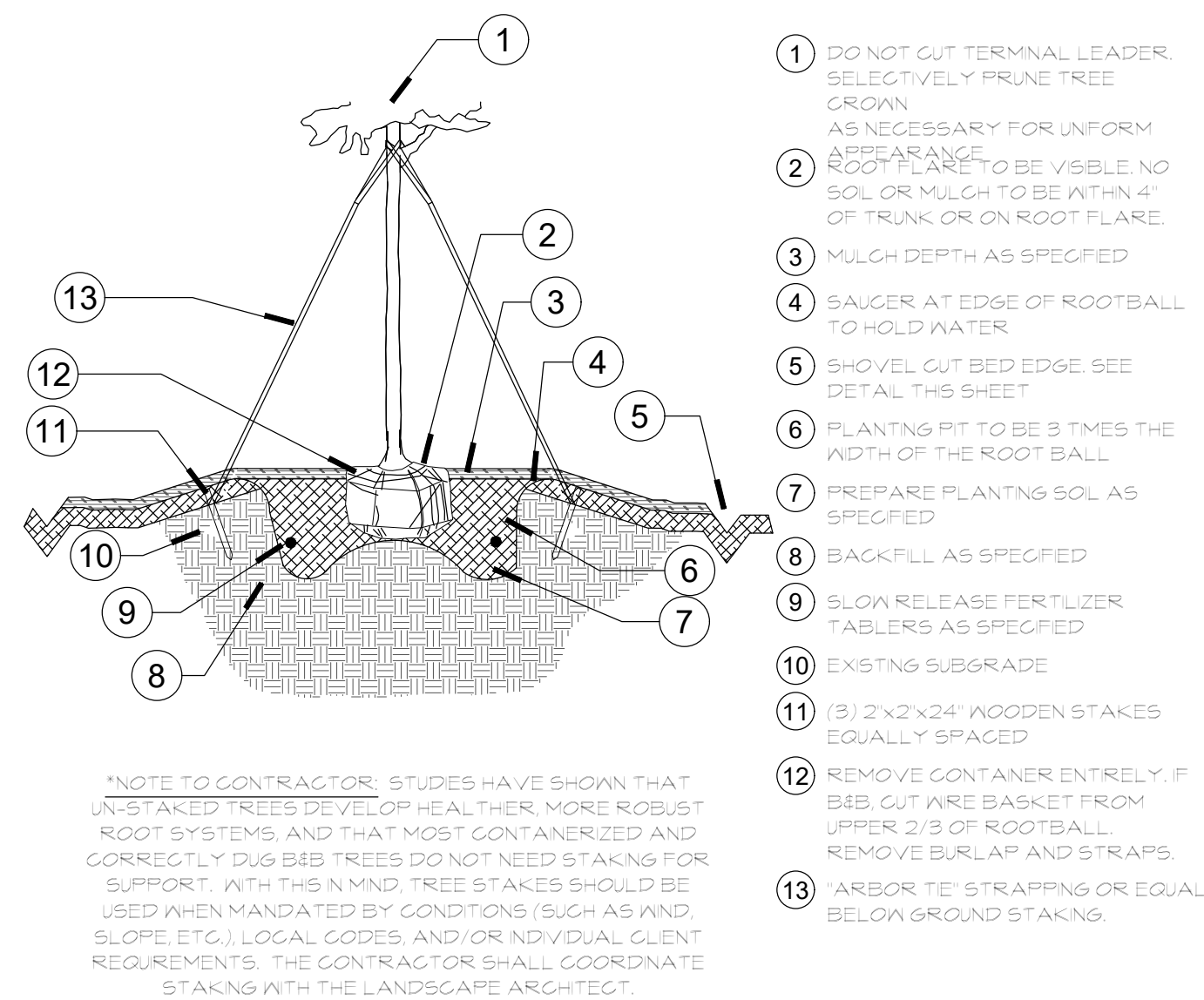
Project No.: DDG 25-1394
Drawn By: LB
Checked By: JH
Date: 06.01.25

Sheet Title:

Landscape
Plan

Sheet Number:

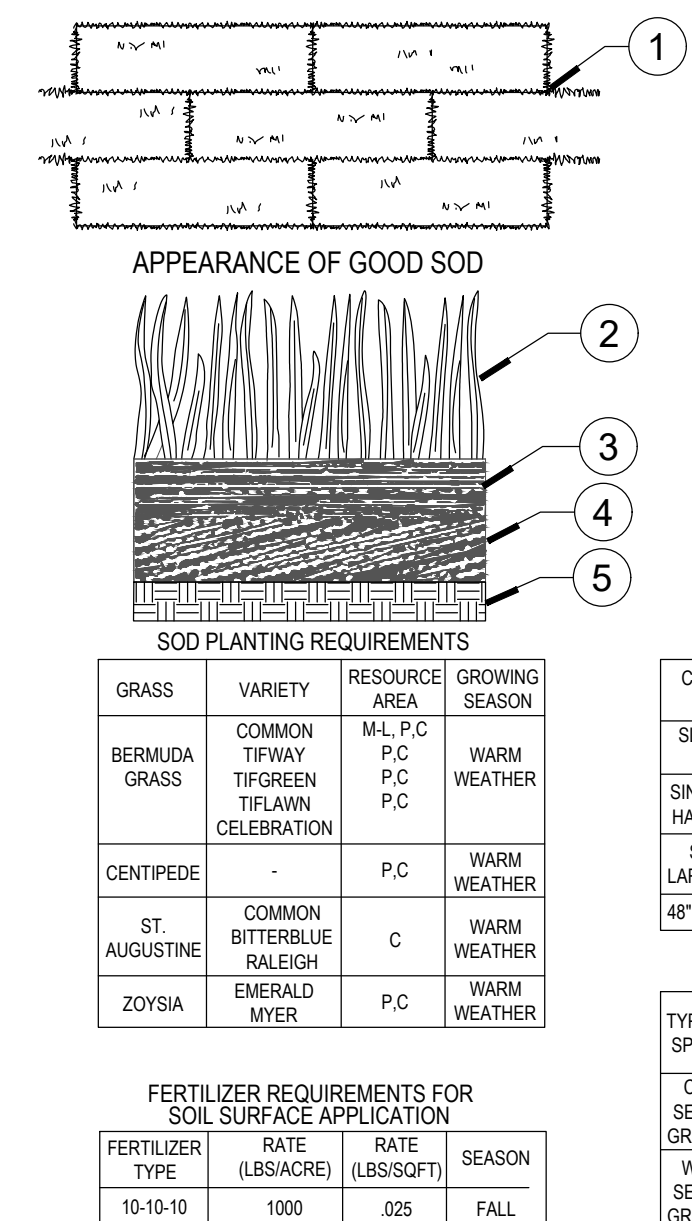
L-1.0



1 STAKED TREE (TYPICAL)

N.T.S.

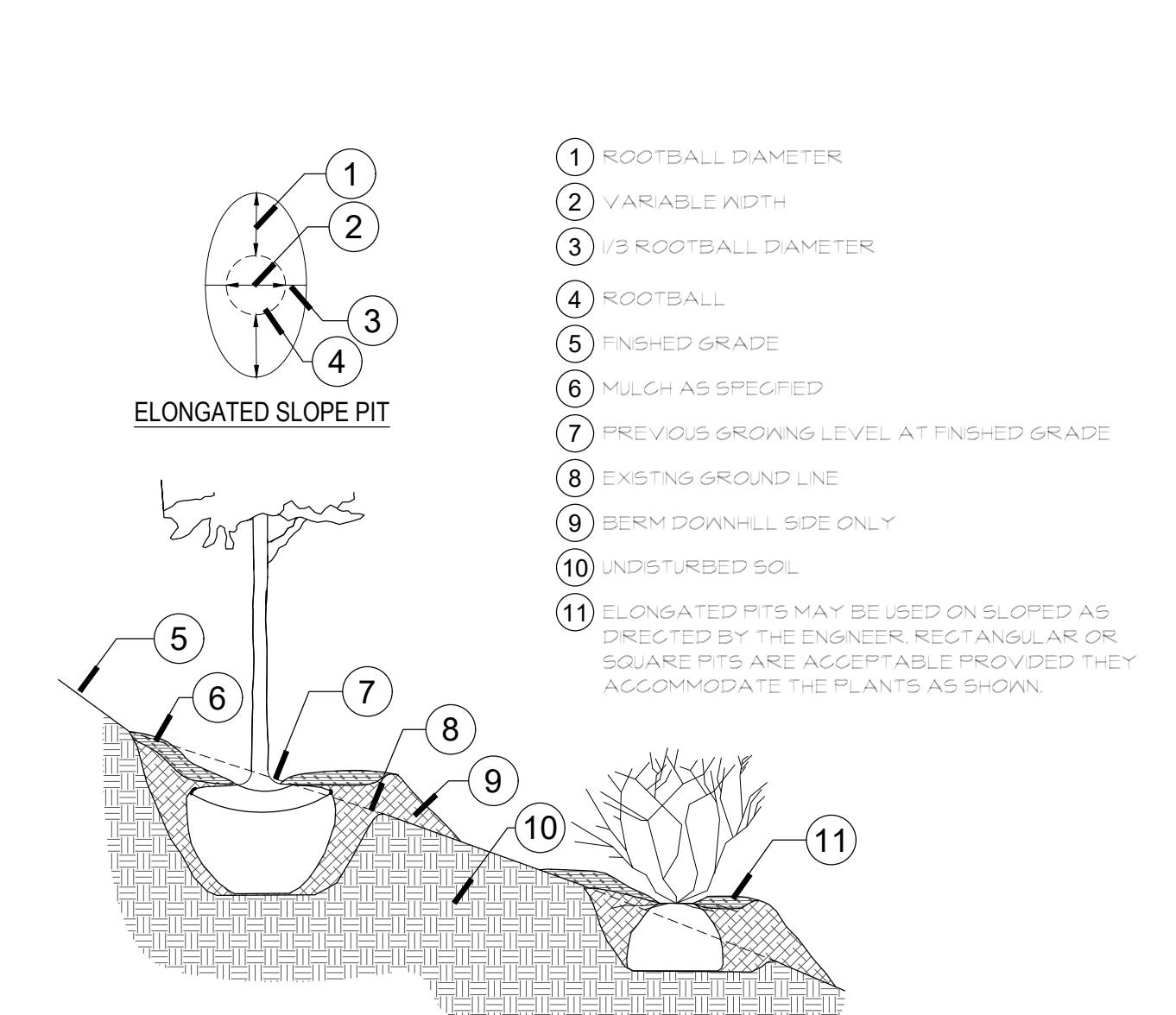
DDG-GE-LA-01



2 MULCHING RING AT TREES

N.T.S.

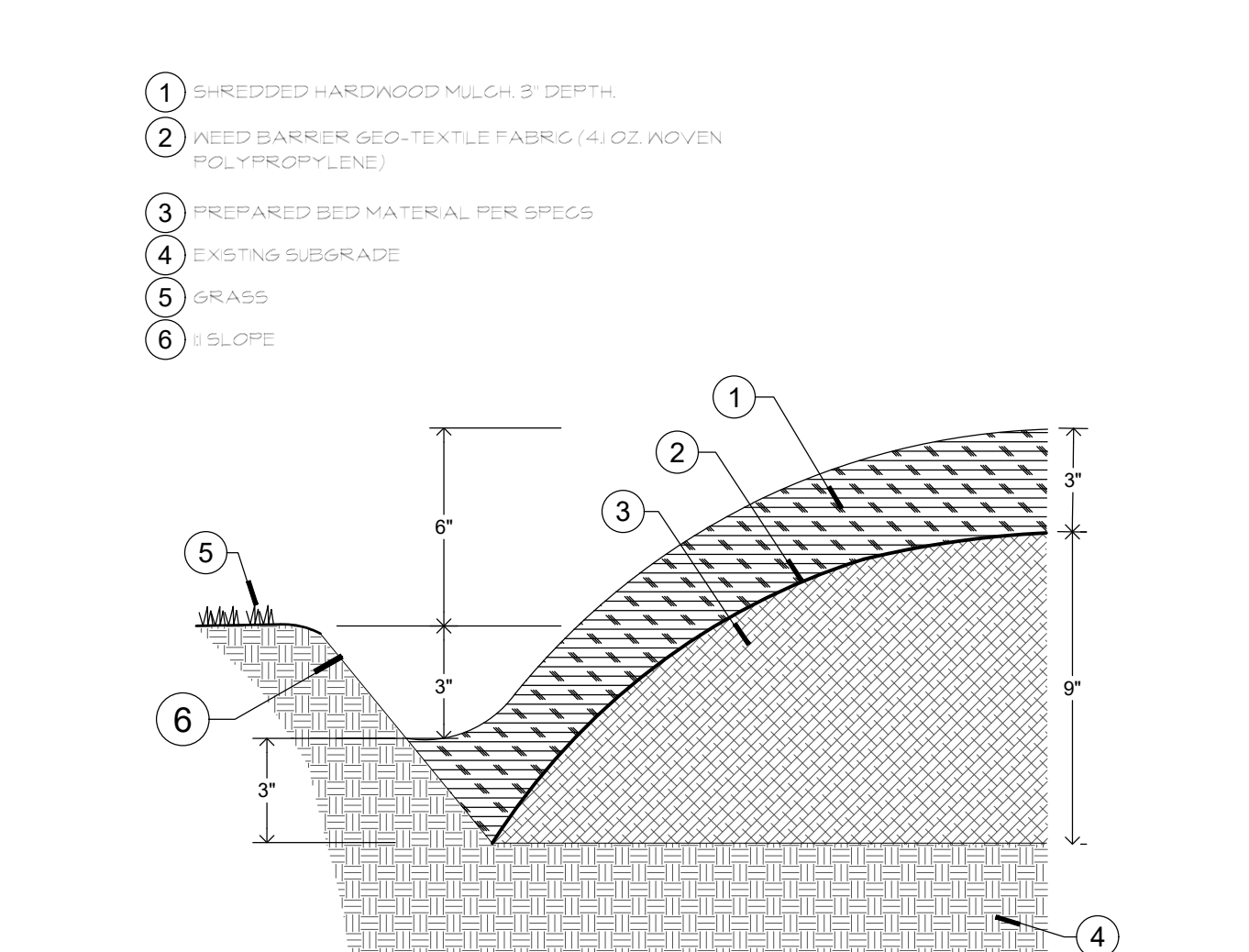
DDG-GE-LA-02



3 SHRUB (GENERAL)

N.T.S.

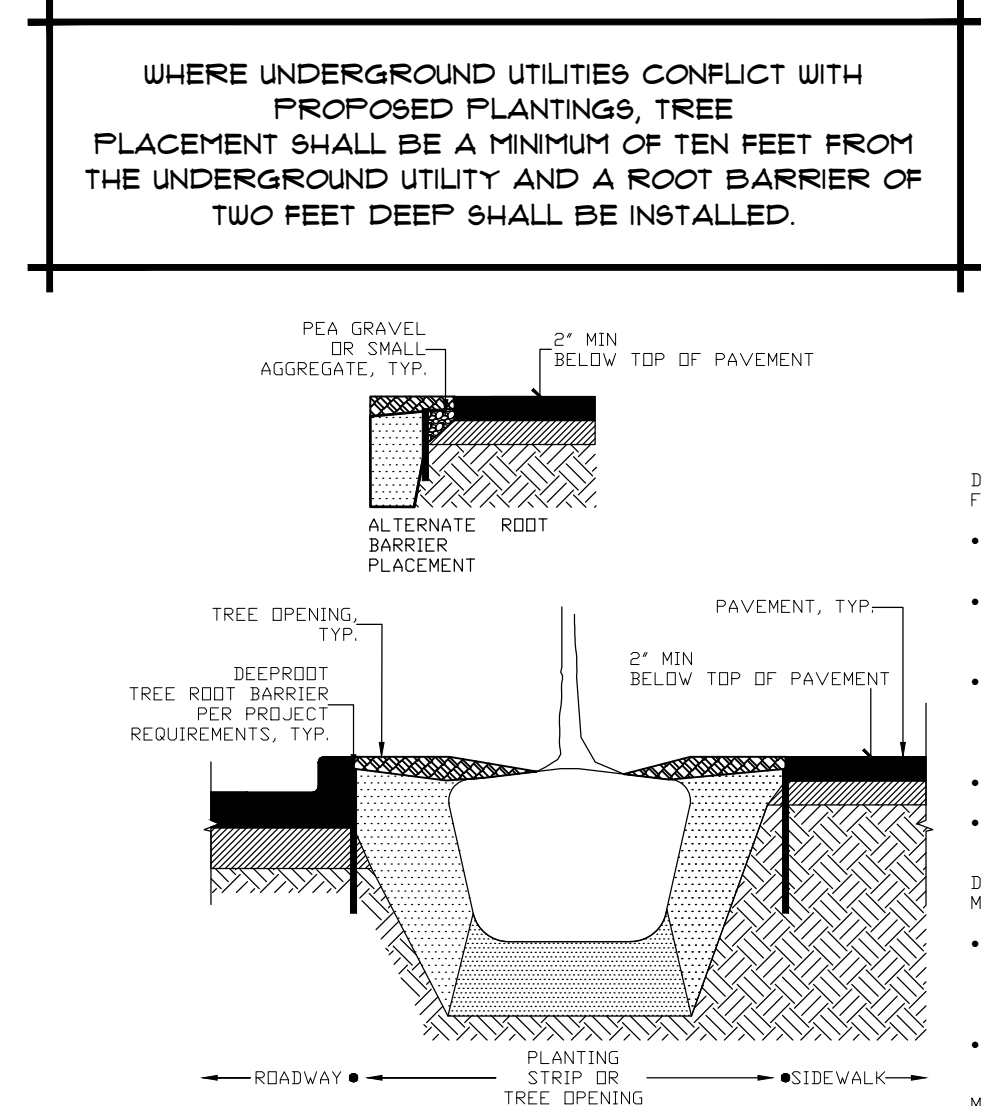
DDG-GE-LA-04



4 SOD

N.T.S.

DDG-GE-LA-05



5 PLANT PLACEMENT ON SLOPE

N.T.S.

DDG-GE-LA-06



6 BED PREP DETAIL

N.T.S.

DDG-GE-LA-05



7 ROOT BARRIER

3/8" x 1'-0"

DDG-GE-LA-24



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LANDSCAPE DETAILS

DDG

3960 BURBANK DRIVE
BATON ROUGE, LA 70808
225.751.4490

Project:

Dutch Bros

1830 N MONROE ST.
TALLAHASSEE, FL
Parcel ID: 2124204630000

FOR

OLSON LAND PARTNERS, LLC

Real Estate Acquisitions & Development

OLP TALLAHASSEE PARTNERS, LLC

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REGISTERED LANDSCAPE ARCHITECT

DAVID D. DAVIS

LA 6666959

STATE OF LOUISIANA

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Project No.: DDG 25-1394
Drawn By: LB
Checked By: JH
Date: 06.01.25

Sheet Title:

Landscape Details

Sheet Number:

L-1.1



VALVE SCHEDULE

CRITICAL ANALYSIS

Critical Station:	6
Design Pressure:	30 PSI
Friction Loss:	0.94 PSI
Fittings Loss:	0.09 PSI
Elevation Loss:	0 PSI
Loss through Valve:	5.52 PSI
Pressure Req. at Critical Station:	36.5 PSI
Loss for Fittings:	0.08 PSI
Loss for Main Line:	0.84 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	3.84 PSI
Loss for Water Meter:	0.94 PSI
Critical Station Pressure at POC:	42.2 PSI
Pressure Available:	56 PSI
Residual Pressure Available:	13.8 PSI

Project:



Dutch Bros
Coffee

1830 N MONROE ST
TALLAHASSEE, FL

Parcel ID: 2124204630000

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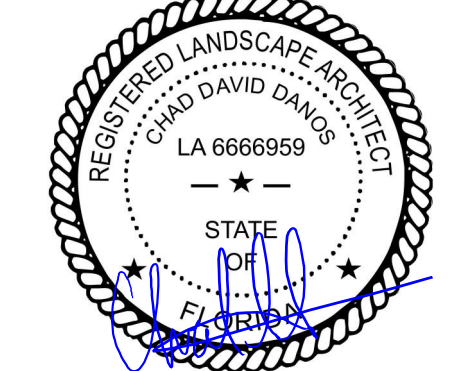
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Project No.: DDG 25-139
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 Checked By: J
 Date: 06.01.2

Sheet Title:

Irrigation Plan

Sheet Number:

L-2.0

AUTOMATIC IRRIGATION WILL BE DESIGNED BY LANDSCAPE ARCHITECT AND SHALL BE INSTALLED AS PART OF THIS PROJECT. INLINE DRIP IRRIGATION TO BE LOCATED IN LANDSCAPE BED AREAS. SPRAY IRRIGATION TO BE LOCATED IN TURF AREAS.

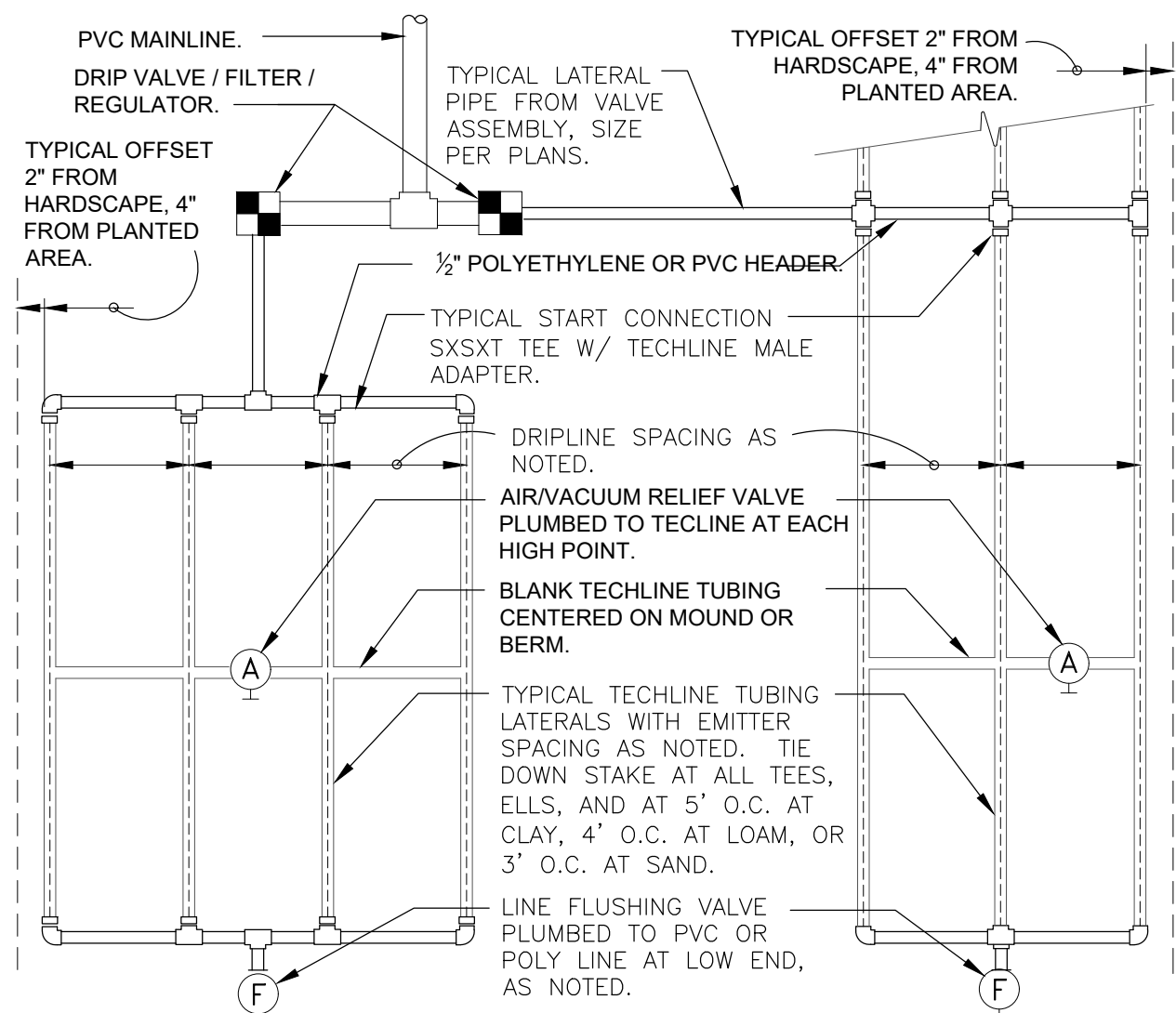
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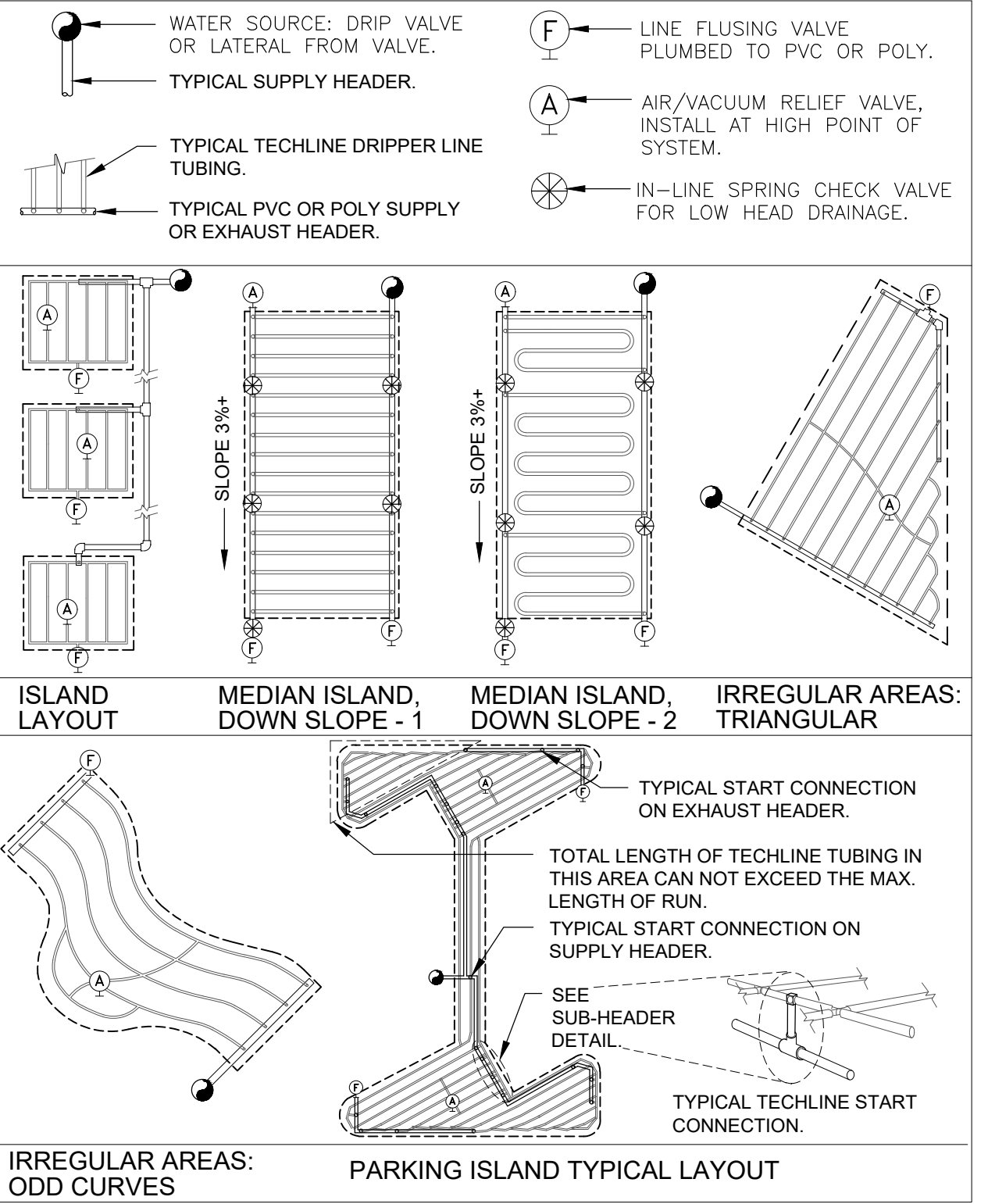
IRRIGATION PLAN



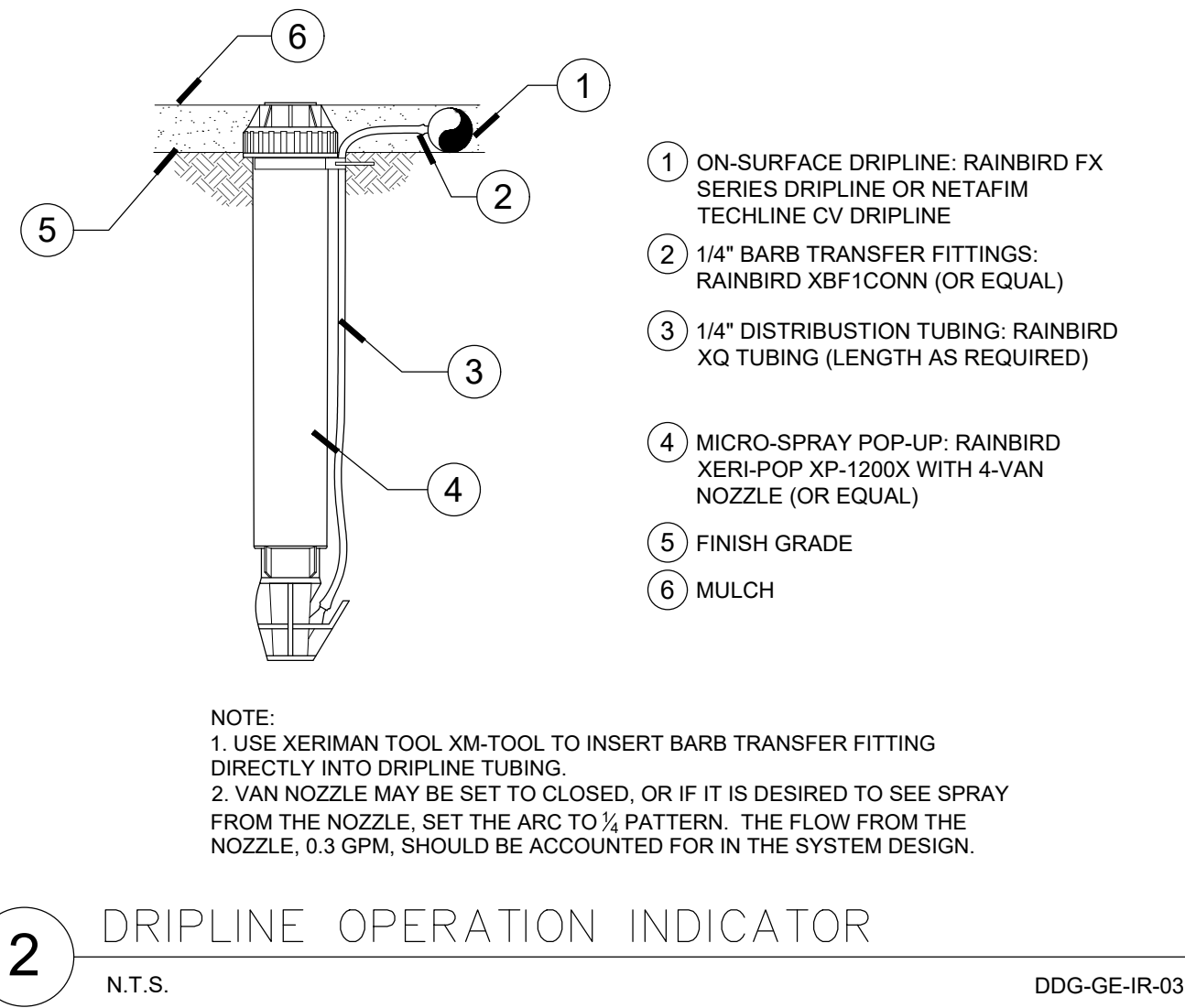
END FEED EXAMPLE CENTER FEED EXAMPLE

- SLOPED CONDITION NOTES:**
1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHENEVER POSSIBLE.
 2. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
 3. TECHLINE NORMAL SPACING WITHIN THE TOP 2/3 OF SLOPE.
 4. INSTALL TECHLINE AT NORMAL SPACING PLUS 25% AT THE BOTTOM 1/3 OF THE SLOPE.
 5. WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM 1/3 ON A SEPARATE VALVE.

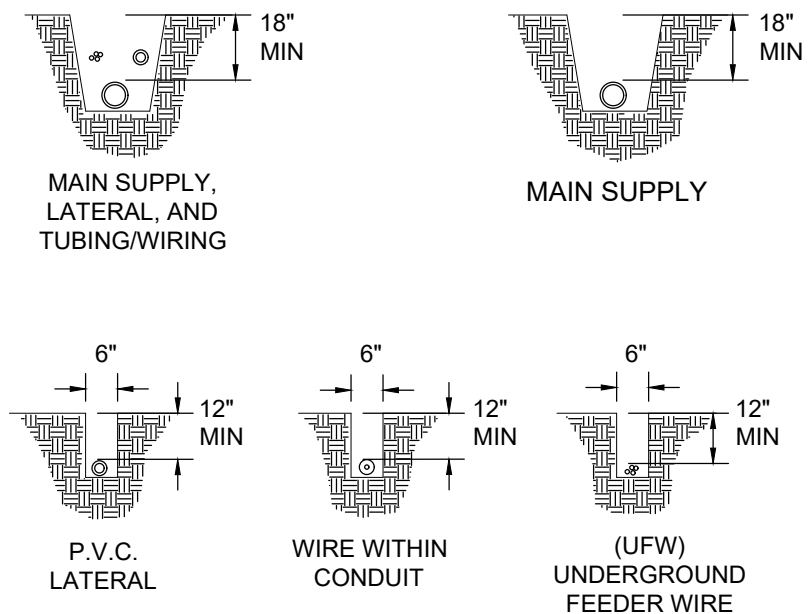
TECHLINE MAXIMUM LENGTH OF SINGLE LATERAL (FEET)									
DRIPPER SPACING		12"			18"			24"	
DRIPPER FLOW RATE (GPH)		0.4	0.6	0.9	0.4	0.6	0.9	0.6	0.9
INLET PRESSURE (PSI)	15	292	233	175	410	322	247	405	308
	25	397	321	238	558	438	335	553	423
	35	486	365	279	656	514	394	649	497
	45	520	407	311	732	574	439	725	555
TECHLINE FLOW PER 100 FEET									
DRIPPER SPACING		0.4 GPH DRIPPER		0.6 GPH DRIPPER		0.9 GPH DRIPPER			
DRIPPER SPACING	GPH	GPM	GPH	GPM	GPH	GPM			
12"	40.00	0.67	61.00	1.02	92.00	1.53			
18"	26.67	0.44	41.00	0.68	61.00	1.02			
24"	N/A	N/A	31.00	0.51	46.00	0.77			



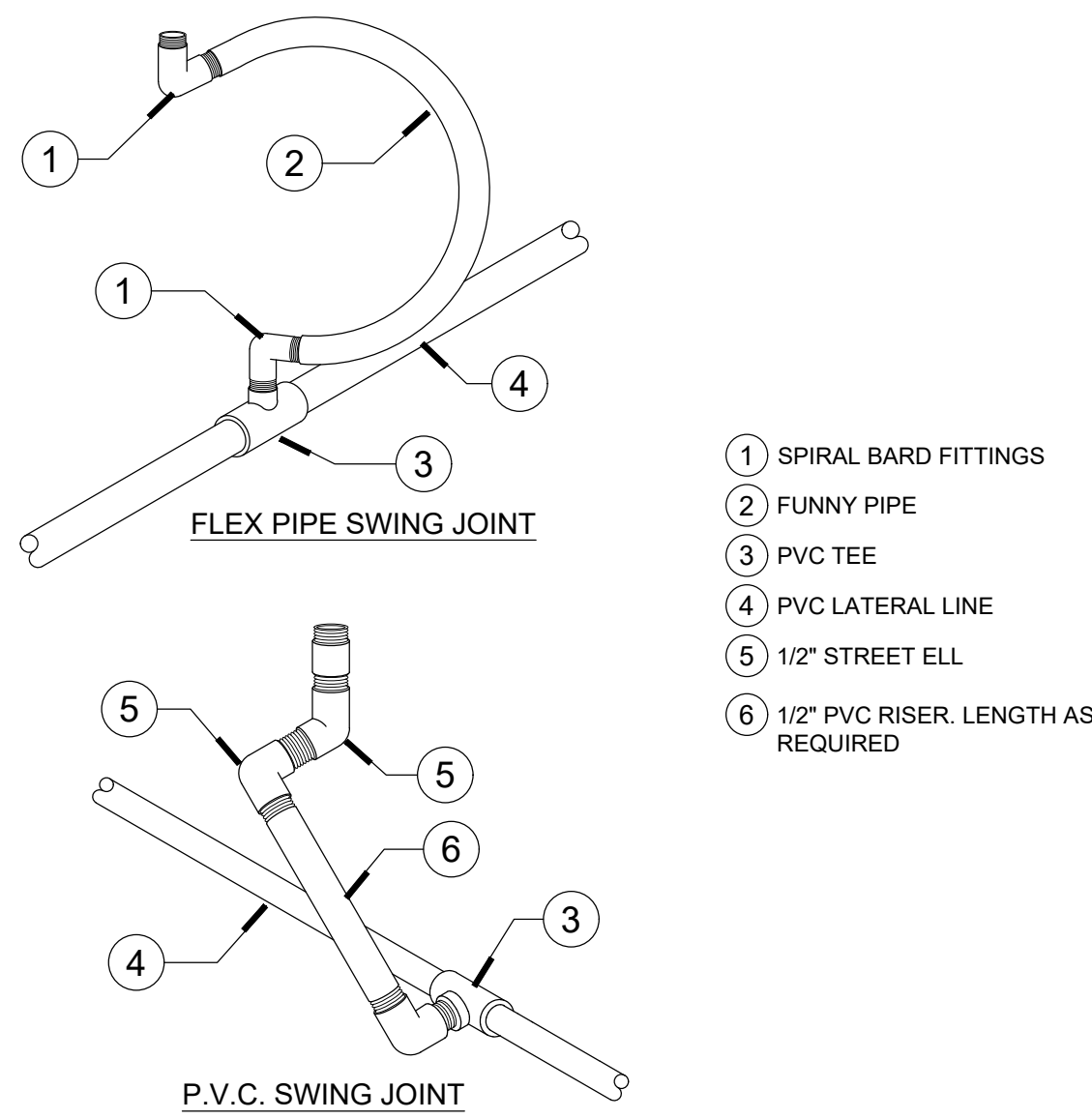
1 TYPICAL NETAFIM TECHLINE REQUIREMENTS 3" = 1'-0" FX-IRRG-NETA-DRIP-05



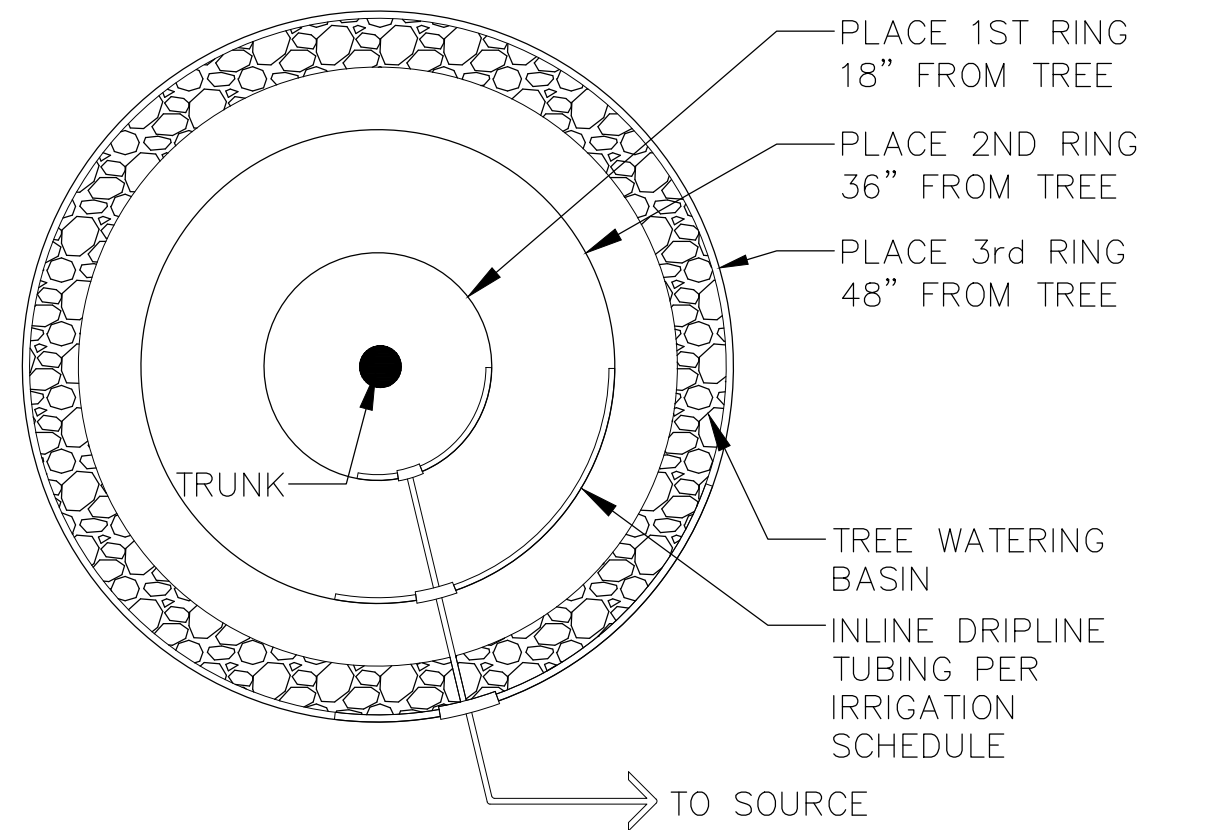
2 DRIPLINE OPERATION INDICATOR N.T.S. DDG-GE-IR-03



5 TRENCHING DETAIL N.T.S. DDG-GE-IR-01

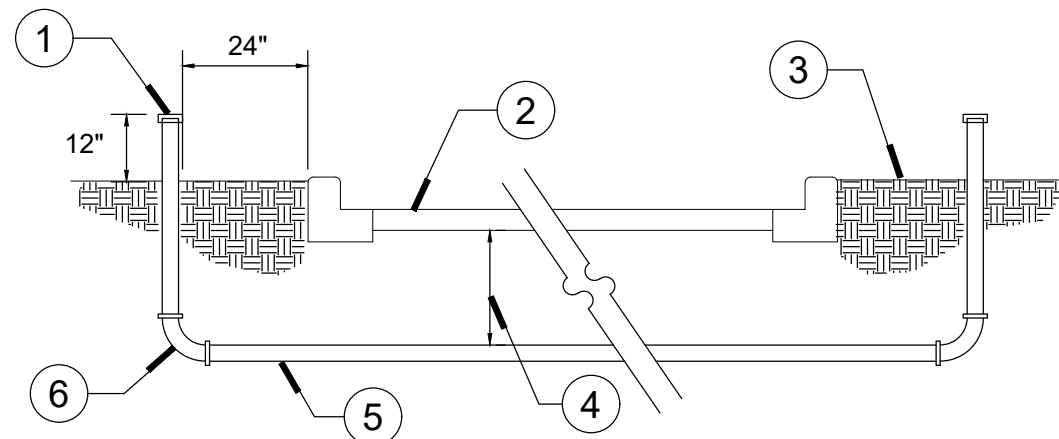


8 HEAD TO LATERAL CONNECTION N.T.S. DDG-GE-IR-09

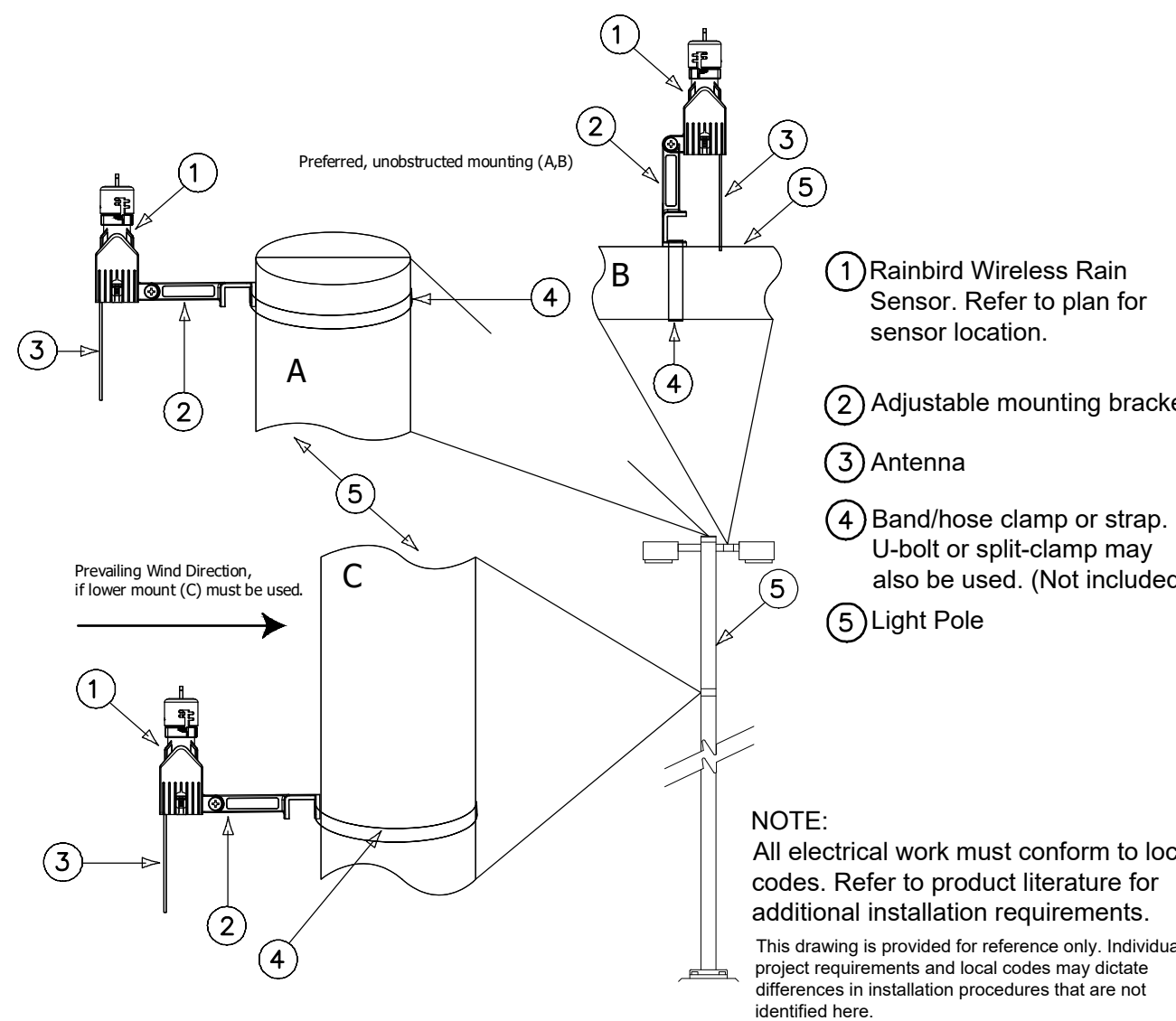


3 DRIP LAYOUT AROUND TREES N.T.S. DDG-GE-IR-20

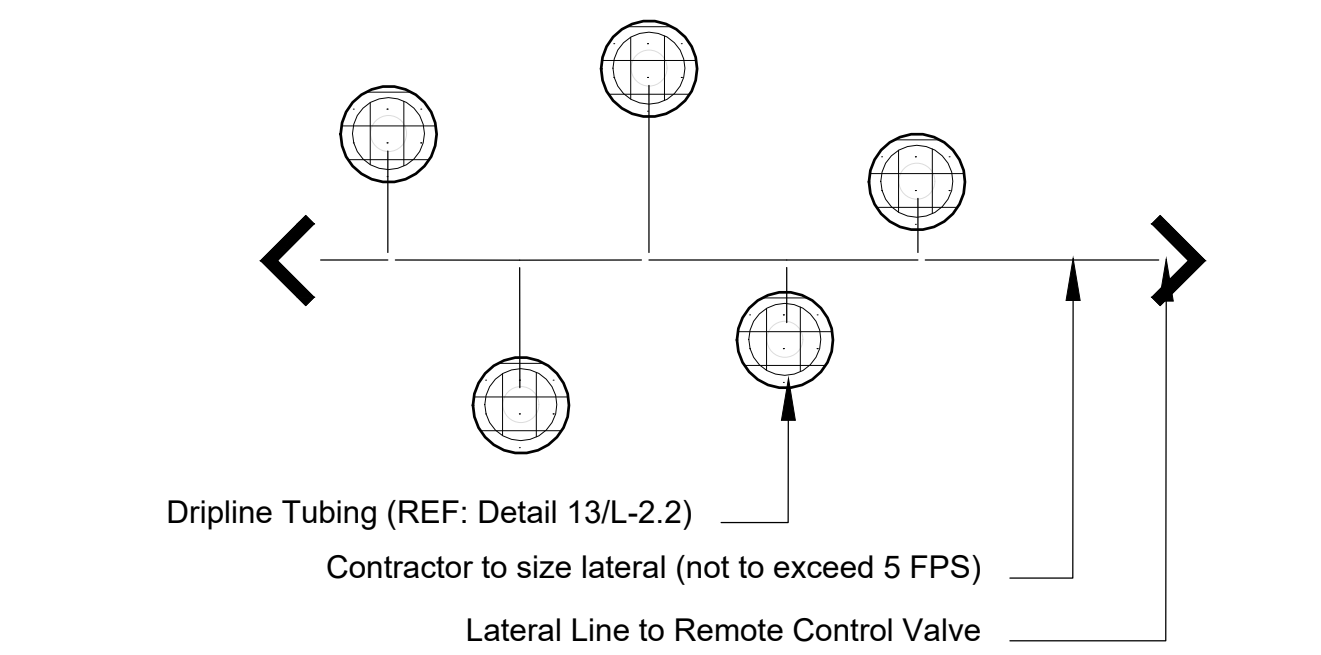
1. TEMPORARY RISER AND CAP. SOLVENT WELD CAP TO RISER
2. PAVEMENT
3. FINISHED GRADE
4. 18" FOR NON-PRESSURIZED LATERAL. 24" FOR MAINLINE
5. SLEEVE AS SPECIFIED. ALSO PROVIDE SEPARATE 2" CHASE FOR CONTROL WIRING.
6. 90 ELL (TYPICAL)



6 SLEEVE INSTALLATION DETAIL N.T.S. DDG-GE-IR-02

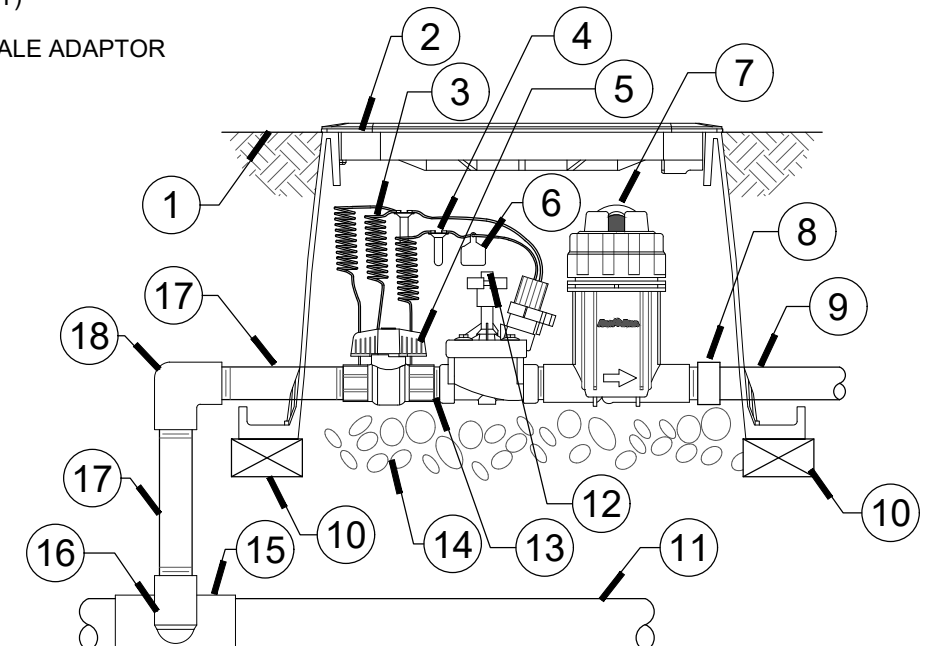


9 RAINBIRD RAIN SENSOR MOUNT N.T.S. DDG-GE-IR-57

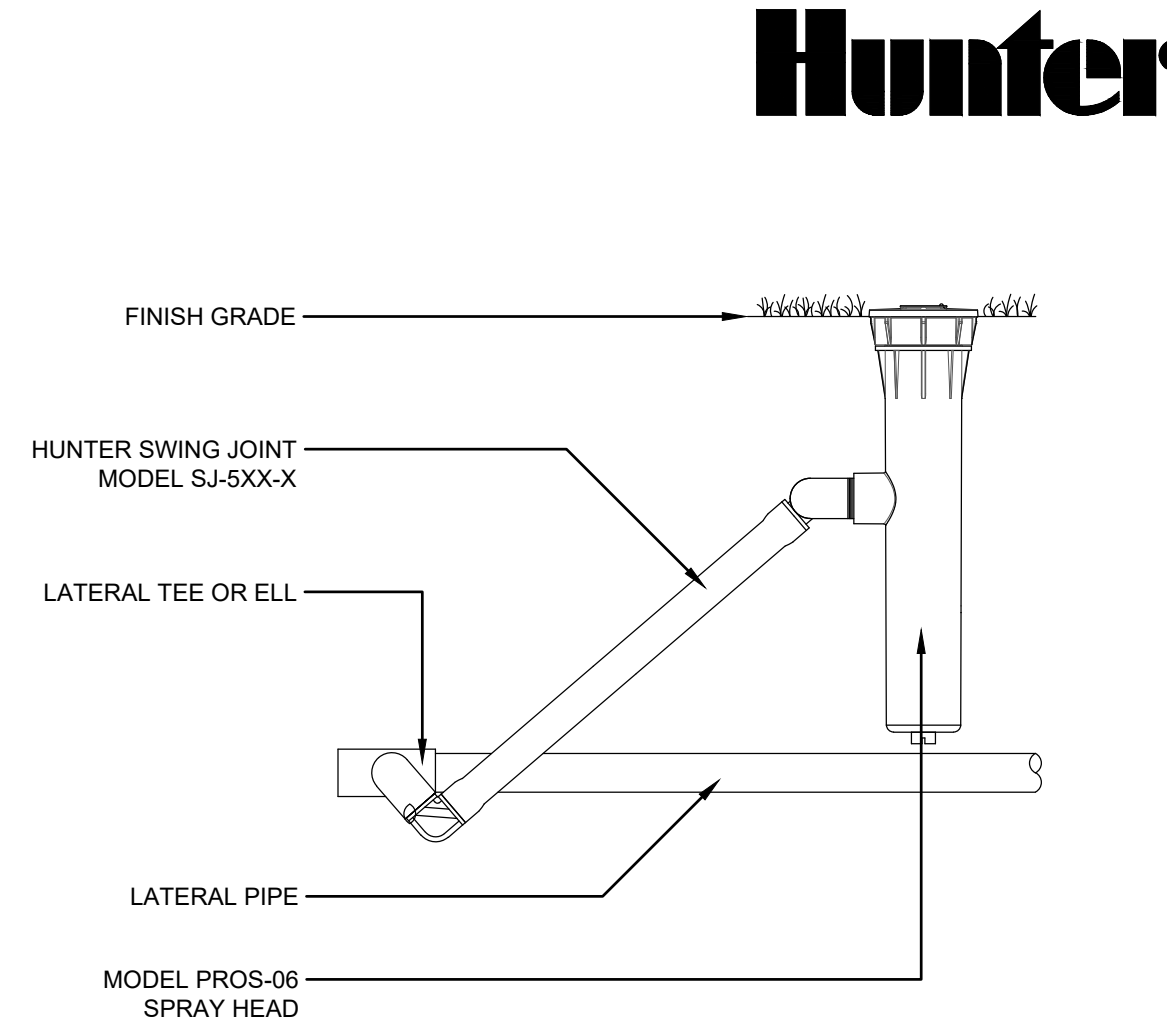


4 TREE IRRIGATION RINGS N.T.S. DDG-GE-IR-21

1. FINISH GRADE / TOP OF MULCH
2. VALVE BOX WITH COVER: HEAVY DUTY STANDARD BOX (1 VALVE) OR JUMBO BOX (2 VALVES)
3. 30' LENGTH OF WIRE, COILED
4. WATER PROOF CONNECTION: DBY WIRE CONNECTOR (RAINBIRD OR 3M)
5. BALL VALVE TO MATCH VALVE SIZE (INCLUDED IN KIT)
6. ID TAG
7. PRESSURE REGULATING QUICK CHECK BASKET FILTER (INCLUDED IN KIT)
8. PVC SCHEDULE 40 FEMALE ADAPTOR
9. LATERAL PIPE
10. BRICK
11. MAIN LINE PIPE
12. REMOTE CONTROL VALVE: REF. IRRIGATION SCHEDULE FOR MODEL (INCLUDED IN KIT)
13. PVS SCHEDULE 80 NIPPLE, CLOSE (INCLUDED IN KIT)
14. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL
15. PVC SCHEDULE 40 TEE OR ELL
16. PVS SCHEDULE 80 NIPPLE (2" LENGTH, HIDDEN) AND PVC SCHEDULE 40 ELL
17. PVC SCHEDULE 80 NIPPLE (LENGTH AS REQUIRED)
18. PVC SCHEDULE 40 ELL



7 COMMERCIAL DRIP VALVE N.T.S. DDG-GE-IR-06



10 PROS SPARY POP-UP SERIES WITH SIDE INLET 3" = 1'-0" FX-IRRG-HUNT-SPRY-03

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IRRIGATION DETAILS

DDG
3960 BURBANK DRIVE
BATON ROUGE, LA 70808
225.751.4490

Project:
Dutch Bros
1830 N MONROE ST.
TALLAHASSEE, FL
Parcel ID: 2124204630000

OLSON LAND PARTNERS, LLC
Real Estate Acquisitions & Development
OLP TALLAHASSEE PARTNERS, LLC

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REGISTERED LANDSCAPE ARCHITECT
DAVID DAMOS
LA 6666959
STATE
FLORIDA

Project No.: DDG 25-1394
Drawn By: LB
Checked By: JH
Date: 06.01.26

Sheet Title:

Irrigation Details

Sheet Number:

L-2.1

- 1.1 SUMMARY
 - A. Piping, valves, sprinklers, specialties, controls, and wiring for automatic-control irrigation system.
- 1.2 PERFORMANCE REQUIREMENTS
 - A. Minimum Working-Pressure Ratings:
 1. Irrigation Main Piping: 200 psig.
 2. Circuit Piping: 150 psig.
 3. Drain Piping: 100 psig.
- 1.3 MATERIALS
 - A. Encasement for Underground Metal Piping: PE film.
 - B. Control-Valve Boxes: Jumbo, plastic w/ lid, economy sized boxes are NOT acceptable.
 - C. Control-Wiring: UL 493, with solid-copper conductors; insulated cable; suitable for direct burial.
 - D. Sprinkler and controllers:
 1. Feeder-Circuit Cables: No. 12 AWG minimum, between building and controllers.
 2. Low-Voltage, Branch-Circuit Cables: No. 14 AWG minimum, between controller and automatic control valves.
 3. Splicing Materials: 3-M DBY or Equal; packaged kit consisting of insulating, spring-type connector or crimped joint & Epoxy resin moisture seal; suitable for direct burial. Wire nuts with silicone are NOT acceptable.
 - E. Piping Specialties: Water regulators, water hammer arresters, and pressure gauges.
 - E. Sprinklers (as identified on plant Schedule):
 1. Flush surface.
 2. Bubblers.
 3. Shrubby.
 4. Pop-up spray.
 5. Pop-up, rotary spray.
 6. Pop-up, rotary impact.
 - F. Sprinkler Specialties: Pressure gages, application pressure regulators, transformer/filter units, emitters, and drip tubes.
- 1.4 Automatic Control System: 24V ac; with exterior control enclosures, transducer, controller stations for automatic control valves, timing device, and wiring.
 - H. Provide a minimum 2 spare wires that loop to each valve & controller.

1.4. INSTALLATION

A. Underground Irrigation Main Piping Applications:

- 1. NPS 2 and Smaller: SDR 21 PVC pressure-rated pipe.
- 2. NPS 5 and Larger: SDR 21 PVC pressure-rated pipe.

B. Circuit Piping Applications:

- 1. NPS 2 and Smaller: SDR 21 PVC pressure-rated pipe.
- 2. NPS 2-1/2 to NPS 4: SDR 21 PVC pressure-rated pipe.

C. Drain Piping Applications: Schedule 40 PVC pipe.

D. Valve Applications:

- 1. Aboveground, Shutoff-Duty Valves: Bronze, nonrising-stem gate valve.
- 2. Underground, Shutoff-Duty Valves: Gate valve.

E. Underground, Manual Control Valves: Bronze globe valve.

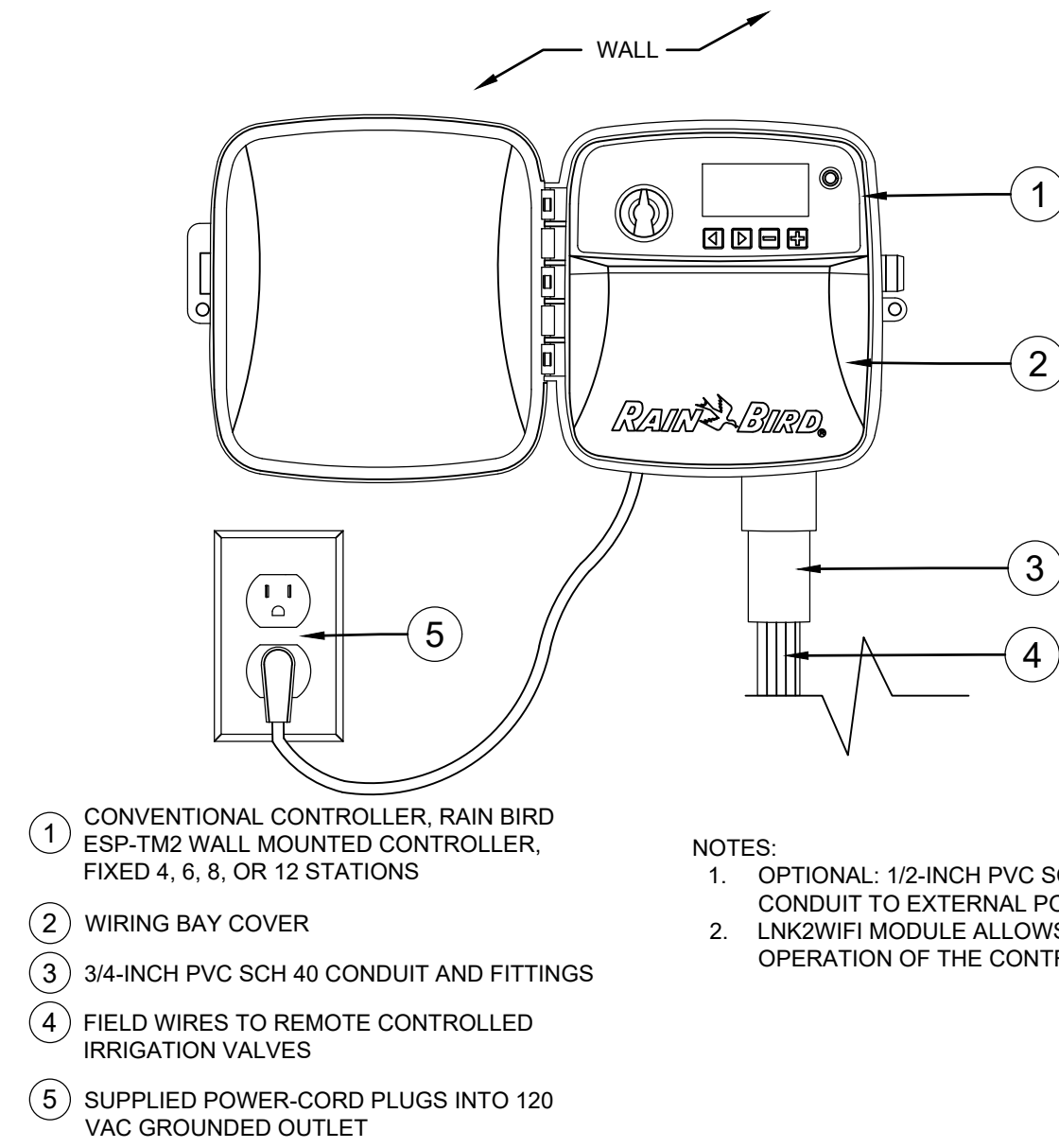
- 1. Control Valves: Bronze or Plastic diaphragm valve as shown on plans.

F. Drain Valves: Automatic drain or Plastic ball valve.

G. Earthwork:

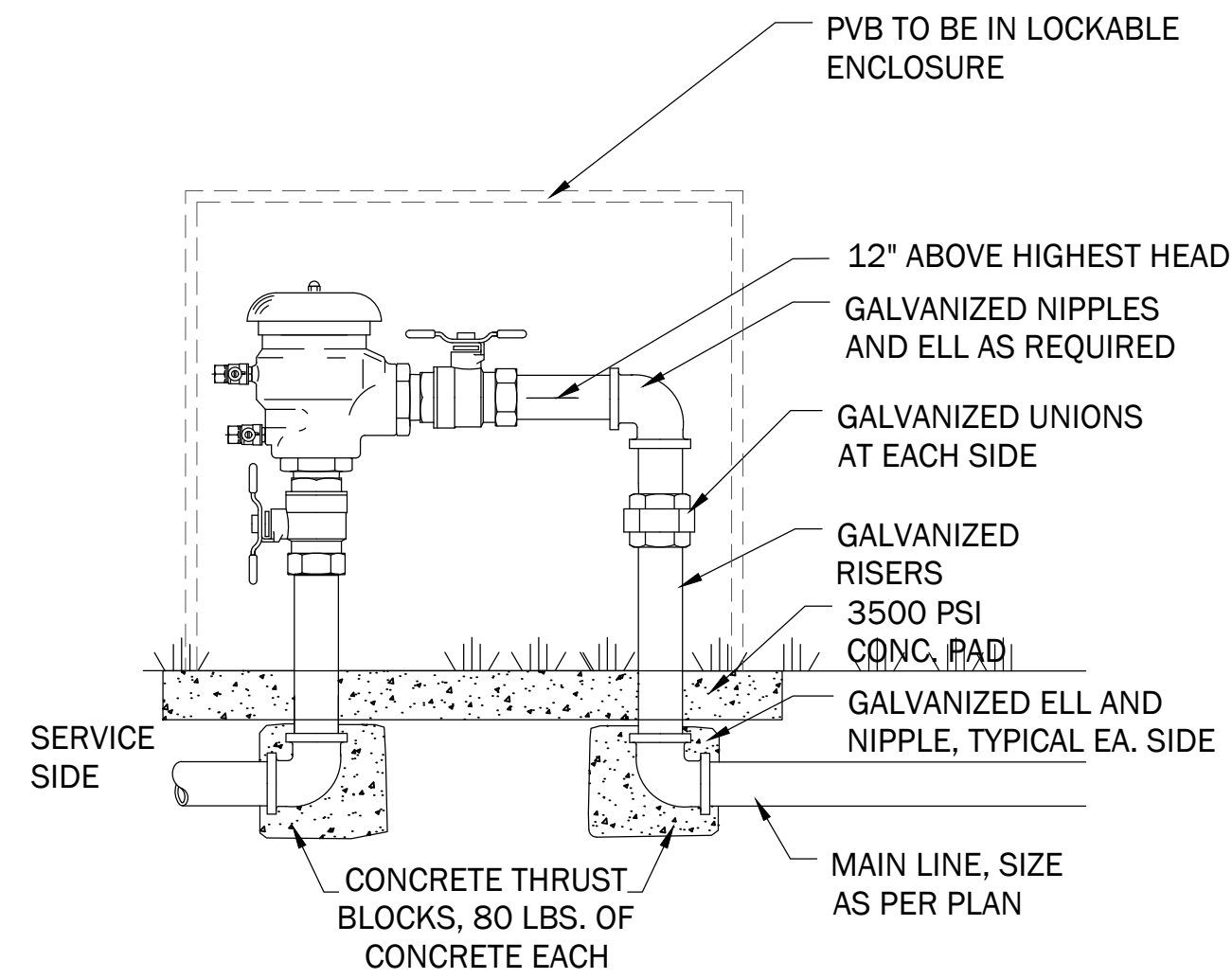
- 1. Excavation, trenching, and backfilling are specified in Division 31, Earth Moving.
- 2. Provide minimum cover over top of underground piping according to the following:
 - a. Irrigation Main Piping: Minimum depth of 24 inches below finished grade.
 - b. Circuit Piping: Minimum depth of 12 inches below finished grade.
 - c. Drain Piping: Minimum depth of 12 inches below finished grade.
 - d. Sleeves: Minimum depth of 24 inches below finished grade.

END OF SECTION 02810



NOTES:

1. OPTIONAL: 1/2-INCH PVC SCH 40 CONDUIT TO EXTERNAL POWER SUPPLY.
2. LNK2WIFI MODULE ALLOWS REMOTE OPERATION OF THE CONTROLLER.



2 ESP-TM2 CONTROLLER
3" = 1'-0" FX-IRRG-RAIN-CONT-02

3 FEBCO MODEL 765 PVB (ENCLOSED)
N.T.S. 328409.46-04

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IRRIGATION SPECIFICATIONS



Project:



1830 N MONROE ST.
TALLAHASSEE, FL
Parcel ID: 2124204630000

OR •



OLSON LAND
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DLP TALLAHASSEE
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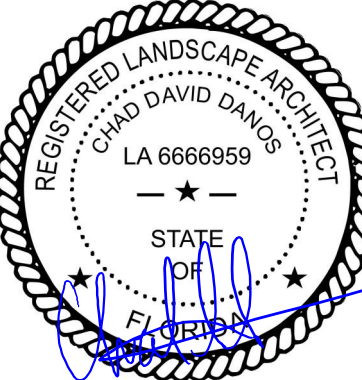
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Sheet Title:

Irrigation Specifications

Sheet Number:

L-2.2