

STAFF REPORT

DATE: July 1, 2022

RE: **255 Trumbo Road (file #TP2022-0013)**
Final Landscape Plan Review

FROM: Karen DeMaria, City of Key West Urban Forestry Manager

On June 29, 2022, an application was submitted for Final Landscape Plan approval with tree removal for the above referenced property. A staff report regarding conceptual landscape plan design approval and tree removal was reviewed and approved by the Tree Commission on April 11, 2022 and included approval of the removal of 18-Green Buttonwoods (tree #4, #6, #7, #9, #10, #12, #13, #15, #16, #18, #19, #21, #22, #23, #24, #26, #27, & #29), 1-young Fiddlewood (tree #56), and 1-young Gumbo Limbo (tree #57), the transplantation of 9-Royal Palms (Palm #5, #11, #17, #28, #45, #46, #47, #48, & #49) on site, and the heavy maintenance trim of 2-Green Buttonwoods (Trees #53 & #54). All required replacement trees related to the removal approvals have been incorporated into the landscape plan. The Tree Commission also agreed that the Final Landscape Plan can be approved by the Urban Forestry Manager if no major changes occur to the landscape plan through the review process.

On May 5, 2022, an updated landscape plan was received that included some minor changes to the approved Conceptual Landscape plan design. A Sec 108 landscaping and buffer requirements report was created on May 10, 2022, for the Planning Board and this review, based on the May 5, 2022 plans, documented that no landscape waivers were required. The Planning Board approved the development plan on May 19, 2022. The project was then approved by HARC on June 28, 2022.

All required mitigation for the tree removals has been incorporated into the landscape design and the property owner will be required to remove all Brazilian pepper trees, an invasive exotic plant species, currently on the site. Conditions have been placed on the Development Plan, that the property maintenance plan must include a statement regarding continual maintenance of the property to remove any invasive exotic plant species including Brazilian Pepper (*Schinus terebinthifolia*), Lead tree (*Leucaena leucocephala*), and Australian Pine (*Casuarina equisetifolia*) from the property.

Drawings submitted for Final Landscape Plan approval are the same as reviewed through the Sec 108 review and approved by the Planning Board. Therefore, since the landscape plans of June 29, 2022 represent a minor change to the approved conceptual plan by the Tree Commission, Final Landscape Plan approval is hereby given.


Karen DeMaria
Urban Forestry Manager, City of Key West
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1. Protect designated existing trees scheduled to remain against:
 - Unnecessary cutting, breaking, or skinning of roots
 - Skinning and bruising of bark
 - Smothering of trees by stockpiling construction or excavation materials within protection barrier
2. Protection barriers (tree barricades) shall be plainly visible and shall create a continuous boundary around trees or vegetation clusters in order to prevent encroachment within the barricade.
3. For all trees to be preserved, see Tree Protection and Barricade Elevation detail.
4. No grade changes shall be made within the protective barrier zones without prior approval.
5. The method of protection is to make certain that 50% of the area under the canopy dipline remains undisturbed (no grade change or root cut) and there shall be no disturbance to the root plate.
6. General contractor shall be responsible for the replacement and mitigation costs of trees damaged beyond repair that have been identified as protected and preserved. If trees are harmed through lack of protection or through negligence on the part of the contractor, the contractor shall bear the burden of the cost of repair or replacement.
7. Root pruning shall be done by or under supervision of an ISA certified arborist, and meet or exceed ANSI A300 or approved tree care industry standards. A certified arborist must be onsite during the entirety of root pruning.
8. No root pruning shall be done within a distance of 3x the diameter the tree unless authorized by the arborist.
9. No more than 30% of the trees roots may be pruned.
10. A pruning trench shall be cleared in a way that exposes the roots while leaving them intact. Use hand tools or an air knife. Limits of trench to be determined by the arborist.
11. All roots outside of the protective barricade to be removed during the development shall be severed clean using a sharp tool to provide a clean cut. Roots shall be left with clean smooth ends and no ragged edges and a two-inch layer of mulch shall be applied over the surface of exposed roots during development within one hour of damage or exposure.
12. After pruning, tree roots shall be covered and kept moist. Fill pruning trench with topsoil and water daily for a period determined by the arborist.

1. All trees and palms to be transplanted are listed on the tree inventory sheet and shown on the proposed landscape plans.
2. If transplanted materials are not immediately installed in their final location, they will be held on site. The contractor will set up a holding area and ensure trees and palms are stored in an upright manner and braced appropriately. All root balls will be covered with an organic layer of mulch and soil. Root balls will be kept moist and checked regularly for moisture content. A temporary overhead misting system will be installed to keep canopy and plan buds moist to reduce plants from shocking.
3. Pruning of trees and palms to be transplanted will be in accordance with the Florida Grades and Standards Manual's most recent addition.
4. Trees and palms will be root pruned a minimum of 6 weeks prior to moving or as industry standard and Florida Grades and Standards dictate.



☐ TREE PROTECTION BARRIER
 R = REMOVE
 T = TRANSPLANT
 S = SAVE

ALL INVASIVE SPECIES SHALL BE
REMOVED FROM SITE

A GAI Consultants, Inc. Service Group
618 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407.423.8398

CERTIFICATE OF AUTHORIZATION EB9951

PROJECT
TRUMBO VILLAGE
255 TRUMBO ROAD
KEY WEST, FL

CLIENT
POPE-SCARBROUGH
ARCHITECTS
610 WHITE STREET
KEY WEST, FL
305.296.3611 tel

OWNER

CONSULTANTS



RECEIVED
JUN 29 2022
BY: *SP*

REGISTRATION

[illegible]

| | |
|----------------|-----------------|
| PROJECT NUMBER | R210943.00 |
| DATE: | 12.10.21 |
| SCALE: | SCALE 1"=20'-0" |
| DRAWN BY: | IM |
| CHECKED BY: | KO |

DRAWING SCALE AND NORTH ARROW

GRAPHIC SCALE

NORTH

SHEET TITLE

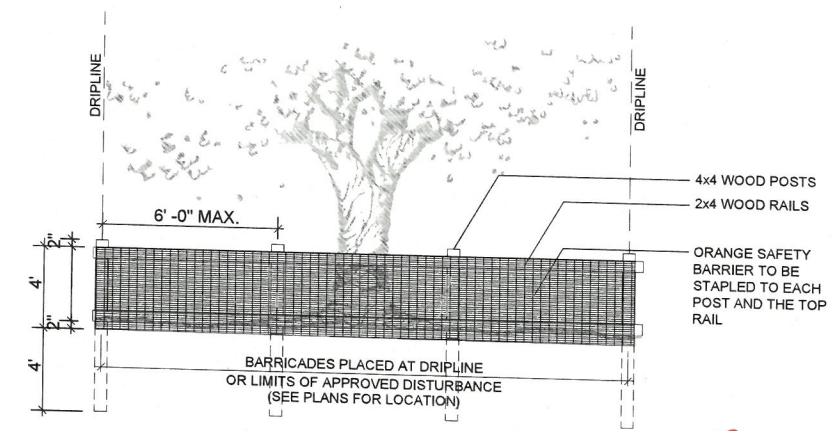
DEMOLITION PLAN

SHEET NUMBER 0.00

| Tree No. | Type | DBH (in.) | |
|----------|------------------|-----------|---|
| 1 | Green Buttonwood | 10 | S |
| 2 | Royal Palm | > 20 ft | S |
| 3 | Green Buttonwood | 10 | S |
| 4 | Green Buttonwood | 11 | R |
| 5 | Royal Palm | > 20 ft | T |
| 6 | Green Buttonwood | 12 | R |
| 7 | Green Buttonwood | 11 | R |
| 8 | DEAD Royal Palm | DEAD | R |
| 9 | Green Buttonwood | 9 | R |
| 10 | Green Buttonwood | 9 | R |
| 11 | Royal Palm | > 20 ft | T |
| 12 | Green Buttonwood | 15 | R |
| 13 | Green Buttonwood | 11 | R |
| 14 | DEAD Royal Palm | DEAD | R |
| 15 | Green Buttonwood | 10 | R |
| 16 | Green Buttonwood | 8 | R |
| 17 | Royal Palm | > 20 ft | T |
| 18 | Green Buttonwood | 15 | R |
| 19 | Green Buttonwood | 11 | R |
| 20 | DEAD Royal Palm | DEAD | R |
| 21 | Green Buttonwood | 12 | R |
| 22 | Green Buttonwood | 8 | R |
| 23 | Green Buttonwood | 9 | R |
| 24 | Green Buttonwood | 10 | R |
| 25 | DEAD Royal Palm | DEAD | R |
| 26 | Green Buttonwood | 10 | R |
| 27 | Green Buttonwood | 12 | R |
| 28 | Royal Palm | > 20 ft | T |

| Tree No. | Type | DBH (in.) | |
|----------|------------------|-----------|---|
| 29 | Green Buttonwood | 9 | R |
| 30 | Green Buttonwood | 13 | S |
| 31 | DEAD Royal Palm | DEAD | R |
| 32 | Green Buttonwood | 13 | S |
| 33 | Green Buttonwood | 12 | S |
| 34 | Green Buttonwood | 16 | S |
| 35 | Green Buttonwood | 11 | S |
| 36 | Young Sabal Palm | 5 ft | S |
| 37 | Green Buttonwood | 9 | S |
| 38 | Green Buttonwood | 9 | S |
| 39 | Green Buttonwood | 9 | S |
| 40 | Green Buttonwood | 9 | S |
| 41 | Green Buttonwood | 6 | S |
| 42 | Green Buttonwood | 8 | S |
| 43 | Royal Palm | > 20 ft | S |
| 44 | Royal Palm | > 20 ft | S |
| 45 | Royal Palm | > 20 ft | T |
| 46 | Royal Palm | > 20 ft | T |
| 47 | Royal Palm | > 20 ft | T |
| 48 | Royal Palm | > 20 ft | T |
| 49 | Royal Palm | > 20 ft | T |
| 50 | Royal Palm | > 20 ft | S |
| 51 | Royal Palm | > 20 ft | S |
| 52 | Royal Palm | > 20 ft | S |
| 53 | Green Buttonwood | 18 | S |
| 54 | Green Buttonwood | 15 | S |
| 55 | Fiddlewood | 2 | S |
| 56 | Fiddlewood | 2 | R |
| 57 | Gumbo Limbo | 2.5 | R |

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| 200 Cal. Inches Removed |
| 304 Cal Provided (19 – 4" cal. Gumbo Limbo x4) |
| 24 Cal. Provided (12 – 2" cal. Pigeon Plum x1) |

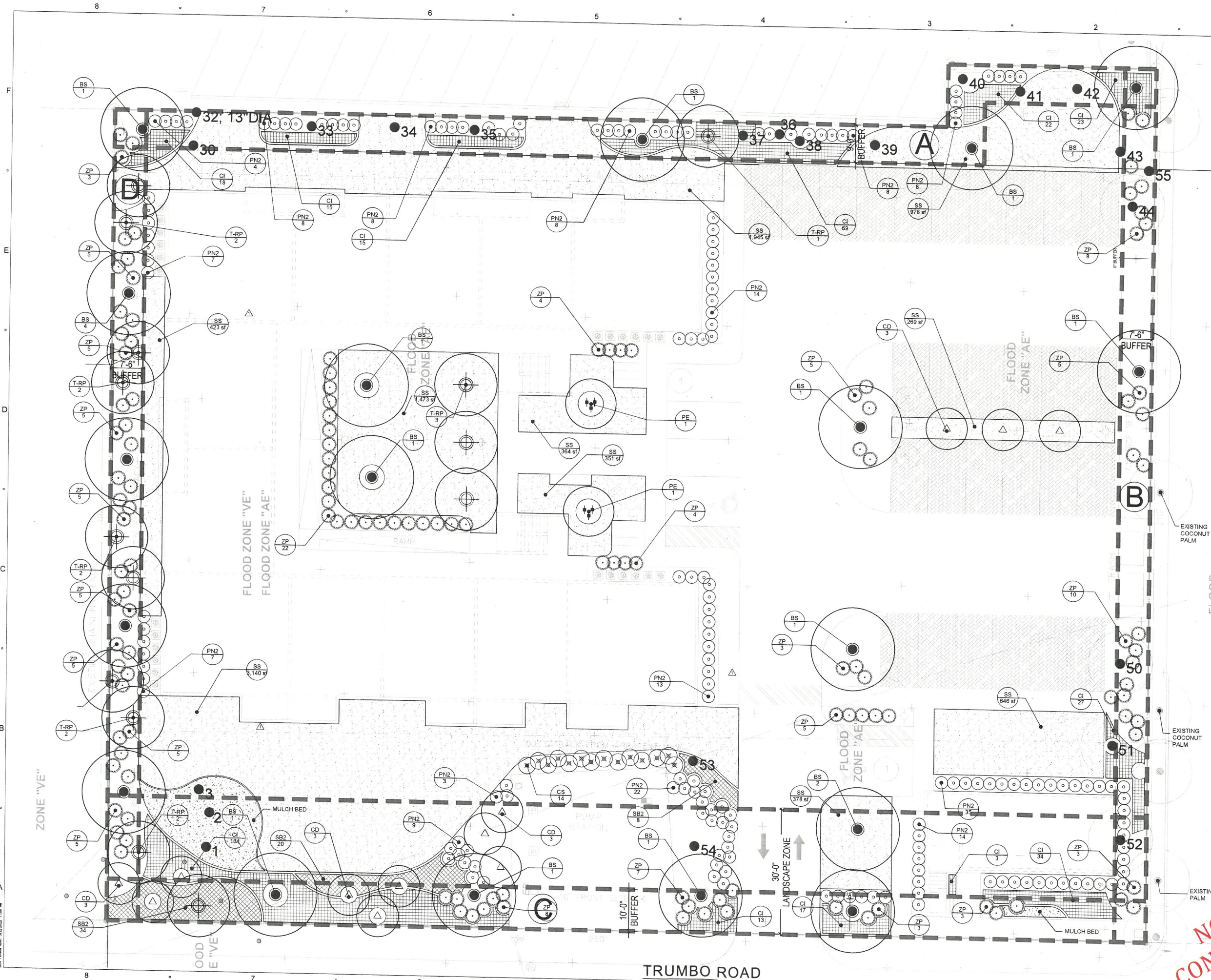


TREE PROTECTION DETAIL

N.T.S

NOT FOR CONSTRUCTION

File: 2102101094300 - TRUMBO VILLAGE LANDSCAPE ARCHITECTURE (DRAWING) - L3.00
User: jason@communitysolutionsgroup.com
Last Printed: 06/29/2022 11:05 AM



LANDSCAPE CALCULATIONS

BUFFER YARD "A"
Required:
9' Wide
40 Plant Units/100 LF
250 LF/100 LF = 2.5 x 40 = 100 Plant Units
Provided:
(4) Canopy Trees = 40 Plant Units
(212) Shrubs = 212 Plant Units
252 Plant Units Provided
Plus 112 Cal. Inches of Existing Trees

BUFFER YARD "B"
Required:
7.5' Wide
40 Plant Units/100 LF
210 LF/100 LF = 2.1 x 40 = 84 Plant Units
Provided:
(5) Canopy Trees = 50 Plant Units
(11) Existing Evergreen Tree = 55 Plant Units
(112) Shrubs = 112 Plant Units
217 Plant Units Provided

BUFFER YARD "C"
Required:
10' Wide
36 Plant Units/100 LF
250 LF/100 LF = 2.5 x 36 = 90 Plant Units
Provided:
(4) Canopy Trees = 40 Plant Units
(5) Existing Evergreen Tree = 25 Plant Units
(141) Shrubs = 141 Plant Units
206 Plant Units Provided

BUFFER YARD "D"
Required:
7.5' Wide
40 Plant Units/100 LF
195 LF/100 LF = 1.95 x 40 = 78 Plant Units
Provided:
(4) Canopy Trees = 40 Plant Units
(40) Shrubs = 40 Plant Units
80 Plant Units Provided

LANDSCAPE ZONE
Required:
30' Wide
120 Plant Units/100 LF
250 LF/100 LF = 2.5 x 120 = 300 Plant Units
Provided:
(5) Canopy Trees = 50 Plant Units
(12) Existing Evergreen Trees = 52 Plant Units
(315) Shrubs = 315 Plant Units
417 Plant Units Provided
Plus - 2 Existing Buttonwood of 33 Inches

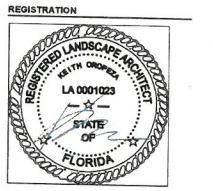


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618 E. SOUTH STREET
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255 TRUMBO ROAD
KEY WEST, FL

CLIENT
POPE-SCARBROUGH
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KEY WEST, FL
305.296.3611

OWNER



ISSUED FOR:

| | |
|------------------|-----------|
| ISSUANCE | DD MM YY |
| PER DRC COMMENTS | 09 FEB 22 |
| TREE COMMISSION | 17 FEB 22 |
| PER COMMENTS | 29 APR 22 |

PROJECT NUMBER R210943.00
DATE: 12.10.21
SCALE: SCALE 1"=10'-0"
DRAWN BY: JM
CHECKED BY: KO

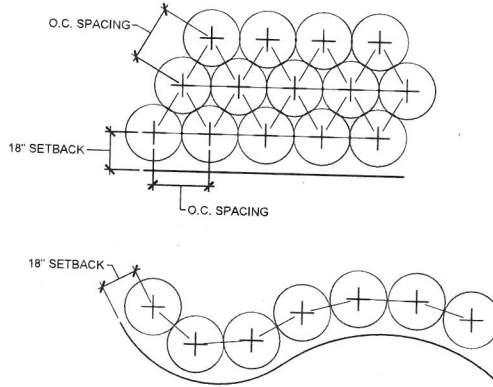
DRAWING SCALE AND NORTH ARROW
GRAPHIC SCALE
NORTH
SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L3.00

NOT FOR
CONSTRUCTION

NOTES:

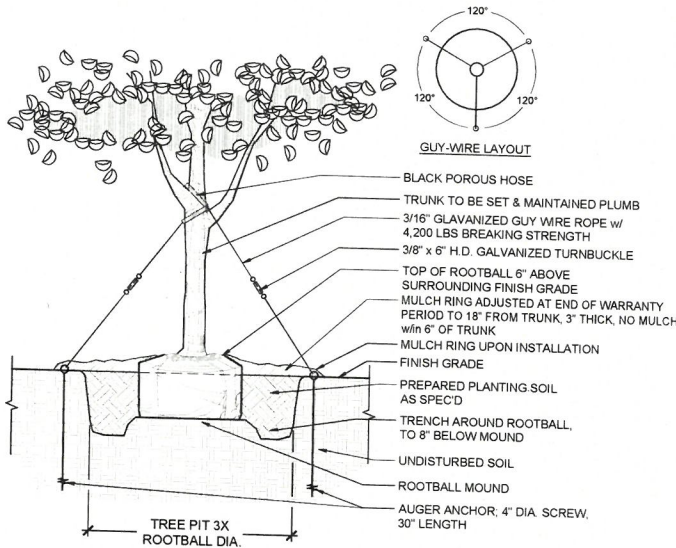
1. THE PERIMETER OF ALL CURVED PLANTING BEDS SHALL BE PLANTED AT WITH A ROW OF PLANTS AS SHOWN IN THIS DETAIL. AT THE O.C. SPACING SHOWN IN THE PLANT LIST.
2. INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED IN A TRIANGULAR PATTERN AS SHOWN IN THIS DETAIL. AT THE O.C. SPACING SHOWN IN THE PLANT LIST.
3. SETBACKS ARE APPLICABLE AGAINST ALL HARDSCAPE SURFACES AND SOD EDGES.



1 SHRUB AND GROUNDCOVER LAYOUT
N.T.S.

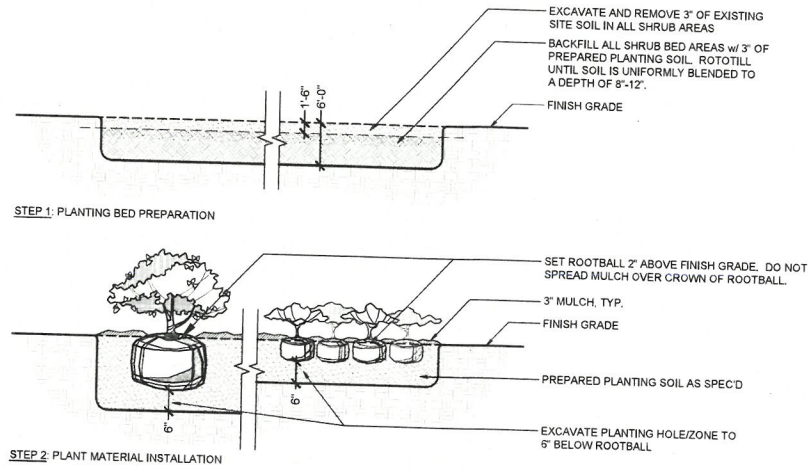
NOTES:

1. EXCAVATE OVERALL PLANTING HOLE TO DEPTH NECESSARY TO SET TOP OF ROOTBALL 6" ABOVE SURROUNDING FINISH GRADE. THIS IS THE ROOTBALL MOUND ELEVATION.
2. EXCAVATE A TRENCH TO AN ADDITIONAL 8" DEPTH AROUND THE ROOTBALL MOUND.
3. ASSURE PERCOLATION OF PLANTING HOLE PRIOR TO SETTING THE TREE. NOTIFY THE OWNER IN WRITING IF SATISFACTORY PERCOLATION IS NOT ACHIEVED.
4. SET AUGER ANCHOR OUTSIDE THE EXCAVATED TREE PIT. EXTEND MULCH RING BEYOND THE ANCHORS UPON INSTALLATION TO ENSURE EASE OF MAINTENANCE (MOWING AND TRIMMING PRACTICES) DURING THE WARRANTY PERIOD.
5. UPON REMOVAL OF GUY WIRE AND AUGER ANCHOR AT END OF THE WARRANTY PERIOD, PULL THE MULCH RING BACK TO 18" DIAMETER. INSTALL SOD OR RELATIVE ADJACENT PLANT MATERIAL IN VACATED MULCH ZONE.
6. THIS INSTALLATION METHOD IS TO BE UTILIZED ONLY FOR TREES IN ROAD R.O.W's.



4 TREE PLANTING DETAIL (65-300 GAL)
N.T.S.

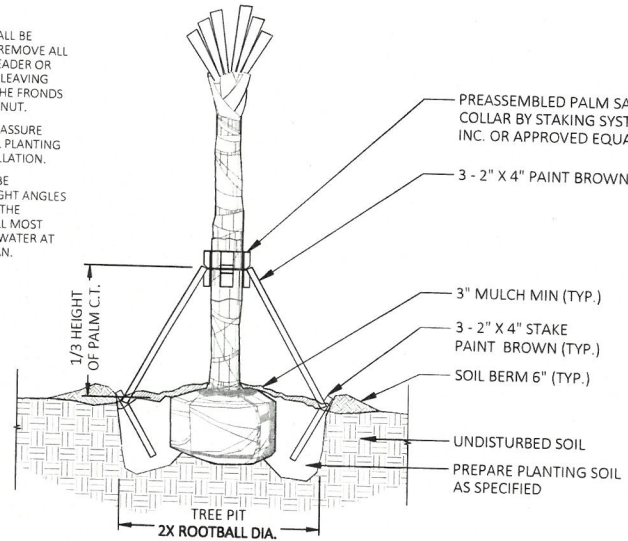
2 SHRUB AND GROUNDCOVER DETAIL
N.T.S.



2 SHRUB AND GROUNDCOVER DETAIL
N.T.S.

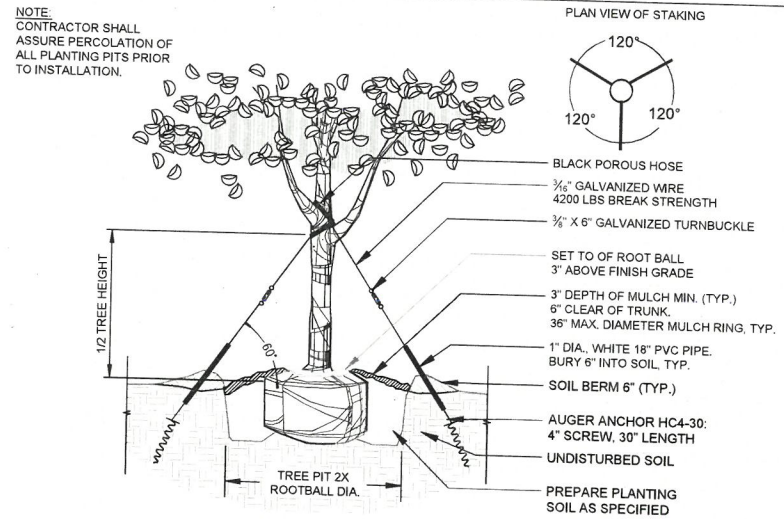
NOTES:

1. CABBAGE PALMS SHALL BE HURRICANE CUT TO REMOVE ALL FRONDS. CUT THE LEADER OR CENTRAL BUD BACK, LEAVING ONLY SECTIONS OF THE FRONDS CLOSE TO THE PALM NUT.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
3. SOIL BERMS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE PLANT OR IN THE POSITION WHICH WILL MOST EFFECTIVELY RETAIN WATER AT THE BASE OF THE PLANT.



5 PALM PLANTING DETAIL
N.T.S.

NOTE:
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.



3 TREE PLANTING DETAIL (15-45 GAL)
N.T.S.

NOTES:

1. THE SITE WILL BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH A SEPARATE METER TO MONITOR IRRIGATION WATER USAGE. AN IRRIGATION PLAN WILL BE SUBMITTED FOR PERMITTING PRIOR TO CONSTRUCTION. BOTH SPRAY AND DRIP MAY BE UTILIZED.
2. ALL LANDSCAPE SHALL COMPLY WITH CITY OF KEY WEST LANDSCAPE CODES.
3. ALL PLANT MATERIAL SIZES SPECIFIED ARE MINIMUM SIZES. CONTAINER SIZE SHALL BE INCREASED IF NECESSARY TO PROVIDE OVERALL PLANT SIZE SPECIFIED.
4. FINAL ARRANGEMENT OF PLANT MATERIAL SHALL BE STAKED BY THE CONTRACTOR FOR THE APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. THE PLANT QUANTITIES SHOWN ON THE LANDSCAPE CONTRACT DOCUMENTS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES BASED ON SPECIFIED SPACING AND SHALL REPORT ANY DISCREPANCIES TO THE OWNER FOR CLARIFICATION PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK.
6. WHERE DISCREPANCIES APPEAR BETWEEN THE NUMBER OF SHRUB SYMBOLS AND PLANT TAGS ON THE PLAN SHEETS, THE PLANT TAGS RULE.
7. REMOVE SURVEY STAKES, SILT FENCE, TREE TAGGING, AND OTHER RELATED ITEMS AFTER OWNER'S FINAL ACCEPTANCE OF THE WORK.
8. ALL PLANT MATERIAL SHALL BE PROVIDED AND MAINTAINED THROUGH FINAL COMPLETION AT FL #1 OR BETTER, ACCORDING TO THE FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, FL DEPT. OF AGRICULTURE AND CONSUMER SERVICES.

PLANT SCHEDULE

| TREES | QTY | BOTANICAL / COMMON NAME | CONT | CAL | SIZE |
|---------------|----------|---|--------------|----------------------|-----------|
| | 19 | Bursera simaruba / Gumbo Limbo | 65 GAL. | 14'-16' HT. | 4" CAL. |
| | 12 | Coccoloba diversifolia / Pigeon Plum | 45 GAL. | SINGLE, STD. 12' HT. | 2" CAL. |
| | 2 | Ptychosperma elegans / Alexander Palm | 25 GAL. | Triple | 8'-10' HT |
| | 14 | Roystonea borinquena / Transplant Royal Palm | Transplanted | | |
| SHRUBS | QTY | BOTANICAL / COMMON NAME | CONTAINER | SIZE | |
| | 14 | Conocarpus erectus sericeus / Silver Buttonwood | 7 GAL. | 3' HT, FULL | |
| | 168 | Psychotria nervosa / Wild Coffee | 3 GAL. | 18"-24" OA | |
| | 133 | Zamia pumila / Coontie | 7 gal | 3' HT, FULL | |
| SHRUB AREAS | QTY | BOTANICAL / COMMON NAME | CONT | SIZE | |
| | 390 | Chrysobalanus icaco / Coco Plum | 3 GAL. | 18" HT. | 24" o.c. |
| | 62 | Spartina bakeri / Sand Cord Grass | 3 GAL. | 24"-30" OA, FULL | 30" o.c. |
| GROUND COVERS | QTY | BOTANICAL / COMMON NAME | CONT | SIZE | |
| | 9,967 sf | Stenotaphrum secundatum / St. Augustine Grass | sod | | |

COMMUNITY SOLUTIONS GROUP

618 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407.423.8398

CERTIFICATE OF AUTHORIZATION EB9951

PROJECT

TRUMBO VILLAGE
255 TRUMBO ROAD
KEY WEST, FL

CLIENT

POPE-SCARBROUGH ARCHITECTS
610 WHITE STREET
KEY WEST, FL
305.296.3611 (t)

OWNER

CONSULTANTS



REGISTRATION



ISSUED FOR:

| ISSUANCE | DD MM YY |
|------------------|-----------|
| PER DRC COMMENTS | 09 FEB 22 |
| TREE COMMISSION | 17 FEB 22 |
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PROJECT NUMBER R210943.00

DATE: 12-10-21

SCALE: SCALE AS NOTED

DRAWN BY: IM

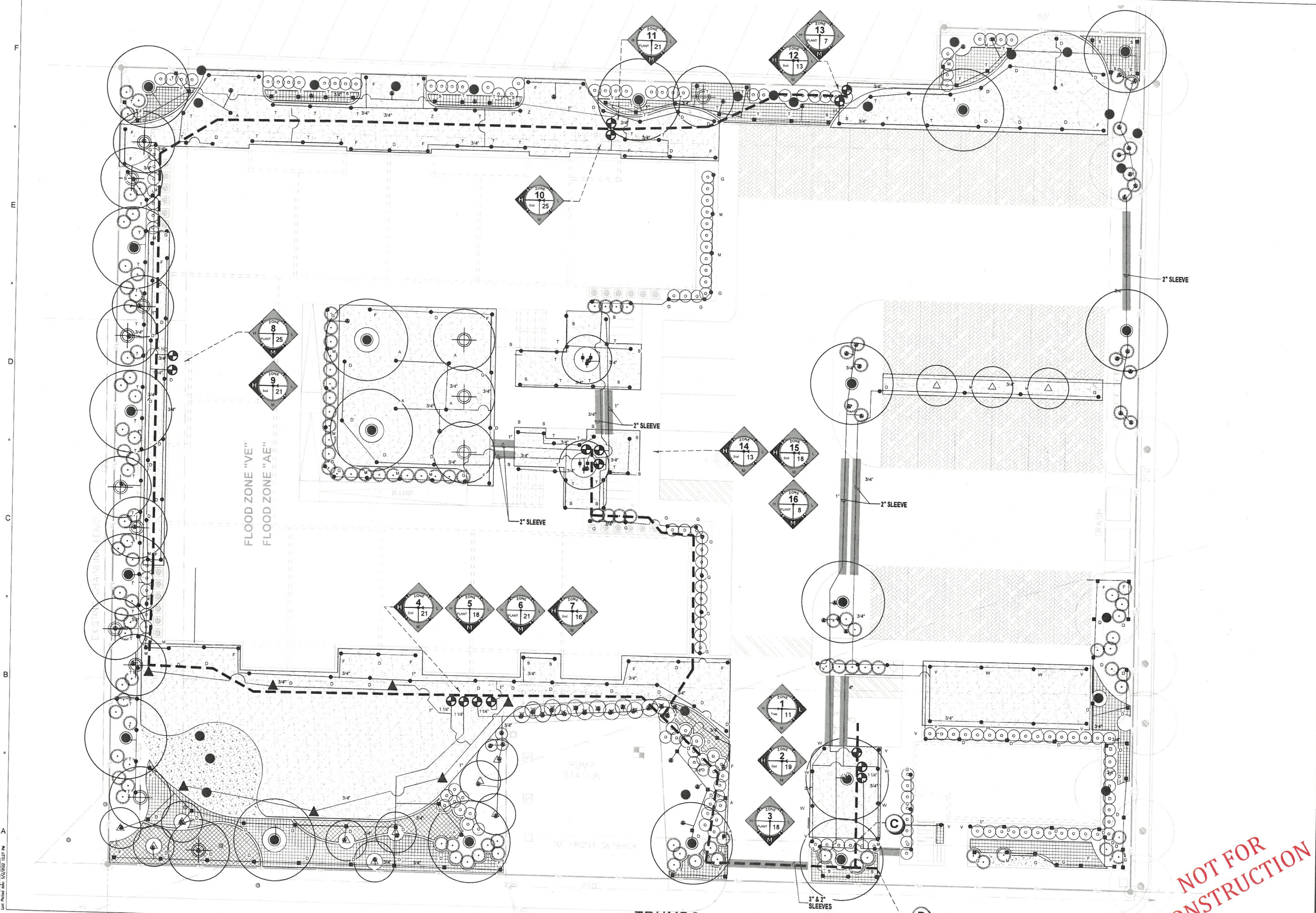
CHECKED BY: KO

DRAWING SCALE AND NORTH ARROW

SHEET TITLE
PLANT SCHEDULE & DETAILS

SHEET NUMBER
L3.01

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User: [redacted]
Last Modified: 06/29/2022 12:27 PM



COMMUNITY SOLUTIONS GROUP
A GAI Consultants, Inc. Service Group

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OWNER

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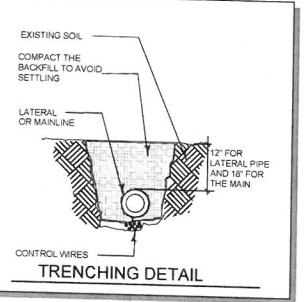
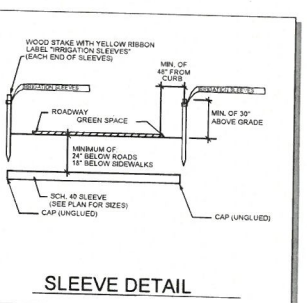
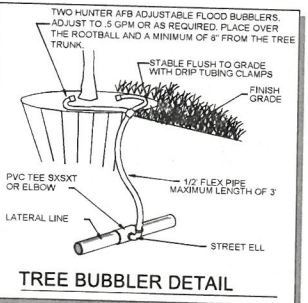
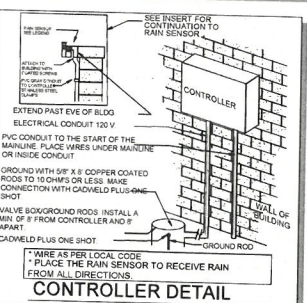
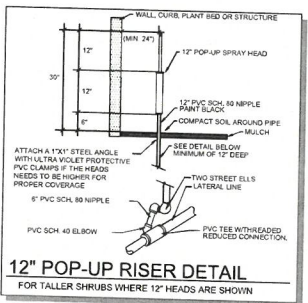
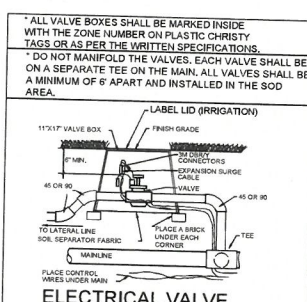
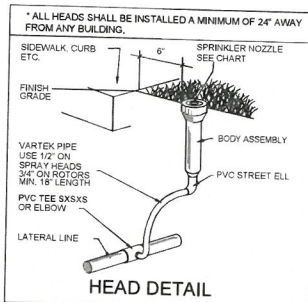
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|------------------|-----------|
| ISSUANCE | 10 MAY 22 |
| PER DRC COMMENTS | 09 FEB 22 |
| TREE COMMISSION | 17 FEB 22 |
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SCALE SCALE 1"=10'-0"
DRAWN BY: IM
CHECKED BY: KG

DRAWING SCALE AND NORTH ARROW
GRAPHIC SCALE
SHEET TITLE
IRRIGATION PLAN

SHEET NUMBER
L4.00

NOT FOR CONSTRUCTION



GENERAL NOTES

- 1) REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS. HAND DIG AROUND ANY EXISTING TREES. DO NOT CUT ANY ROOTS OVER 2" IN DIAMETER.
- 2) ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
- 3) ALL POP-UP ROTORS AND SPRAYS SHALL BE INSTALLED USING AN 18" PVC FLEX PIPE CONNECTION. DO NOT USE POLYETHYLENE PIPE. USE WELDON 737 WITH A PURPLE PRIMER OR RED HOT CHRISTY'S BLUE GLUE ON ALL CONNECTIONS.
- 4) ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES, WINDOWS AND BLDG. WALLS. THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING. USE ADJUSTABLE NOZZLES WHERE REQUIRED TO AVOID ANY WATER ON BUILDING WINDOWS.
- 5) ALL RISERS SHALL BE PAINTED BLACK OR A COLOR CHOSEN BY THE OWNER'S REPRESENTATIVE AND SHALL BE STAKED WITH A STEEL ANGLE AND SECURED WITH STAINLESS STEEL CLAMPS. LEAVE THE BOTTOM 12" OF THE PIPE PURPLE ON RECLAIMED SYSTEMS.
- 6) ALL CONTROL WIRE CONNECTIONS SHALL BE MADE IN VALVE BOXES USING 3M DBR-Y WIRE CONNECTORS AND SEALANT WITH WIRE NUTS.
- 7) THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING SHOWING ALL IRRIGATION INSTALLATION. THE CONTRACTOR SHALL NEATLY MARK IN RED INK ON A WHITE BOND PAPER COPY OF THE IRRIGATION PLAN ANY INSTALLATION THAT DEVIATES FROM THE PLAN. THE AS-BUILT DRAWING SHALL ALSO LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES. MEASUREMENTS SHALL BE MARKED ON THE PLAN EVEN WHEN THE EQUIPMENT IS INSTALLED IN THE EXACT LOCATION AS THE PLAN. PROVIDE THE OWNER A PDF OF THE AS-BUILT PLAN.
- 8) ALL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES. THE VALVE BOXES SHALL BE PURPLE WHEN USING RECLAIMED WATER.
- 9) ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS OR INSIDE A SCH. 40 SLEEVE.
- 10) ALL HEADS SHALL BE INSTALLED A MINIMUM OF 24" FROM ANY WALL AND A MINIMUM OF 6" FROM ANY SIDEWALK, PATIO OR ROAD. (MINIMUM OF 2" WHERE THERE ARE NO BUMPER STOPS) THE EXACT HEIGHT OF ANY 12" POP-UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE OWNER'S REPRESENTATIVE IN THE FIELD. INSTALL THE 12" POP-UP HIGHER WHERE BLOCKED BY TALL SHRUBS.
- 11) THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY THEIR WORK.
- 12) ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP OR AS OUTLINED IN THE WRITTEN SPECIFICATIONS.
- 13) ELECTRICAL SERVICE TO LOCATION OF THE CONTROLLER, WELL OR PUMP SHALL BE PROVIDED TO A JUNCTION BOX OR DISCONNECT AT THE EQUIPMENT LOCATION BY THE ELECTRICAL CONTRACTOR OR BY OWNER WHEN IT IS NOT PART OF THE BID PACKAGE. CONFIRM THE LOCATION OF THE CONTROLLER WITH THE OWNER OR GENERAL CONTRACTOR BEFORE ANY INSTALLATION.
- 14) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SCALE THE PLAN AND CHECK NOZZLE TYPES TO DETERMINE THE CORRECT SPACING OF THE HEADS. THE CONTRACTOR SHALL NOT SPACE THE HEADS FURTHER APART OR USE LESS HEADS THAN SHOWN ON THE PLAN. ANY CHANGES TO THE HEAD SPACING OR LAYOUT, WITHOUT THE CONSENT OF THE LANDSCAPE ARCHITECT OR OWNER, SHALL HOLD THE IRRIGATION CONTRACTOR RESPONSIBLE FOR WARRANTY OF THE PLANTS AND OR SOD IN THESE AREAS.
- 15) 48 HOURS BEFORE DIGGING, CALL 1-800-432-4770 (SUNSHINE STATE ONE CALL CENTER).
- 16) INSTALL THREE EXTRA CONTROL WIRES TO EACH TERMINATION OF THE MAIN. ALL CONTROL WIRES SHALL BE INSTALLED INSIDE OF SCH. 40 GRAY PVC CONDUIT WHERE THEY CANNOT BE UNDER THE MAIN.

NOZZLE CHART

| LETTER | SPEC. | COLOR | G.P.M. 40 PSI | DISTANCE | RADIUS | ZONE LABELS |
|--------|--------------|-----------|------------------|----------|----------------|-------------|
| A | MP2000 | RED | 1.47 | 19' | FULL 360° | |
| B | MP CORNER | TURQUOISE | .45 | 14' | CORNER 105° | |
| C | MP CORNER | TURQUOISE | .19 | 14' | CORNER 45° | |
| D | MP2000 | BLACK | .74 | 19' | HALF 180° | |
| E | MP2000 | BLACK | .40 | 19' | QUARTER 90° | |
| G | MP END STRIP | COPPER | .22 | 5' X 15' | END STRIP | |
| H | RAIN, XPCN | BLACK | .23 | 4.5' | HALF PATTERN | |
| K | MP815 | OLIVE | 1.87 | 8'-16' | FULL 360° | |
| M | MP SIDE S | BROWN | .44 | 5' X 30' | SIDE STRIP | |
| S | MP815 | MAROON | .49 | 8'-16' | 90° ~180° | |
| T | MP815 | MAROON | .93 | 8'-16' | 90° ~180° | |
| V | MP3000 | BLUE | .86 | 30' | QUARTER 90° | |
| W | MP3000 | BLUE | 1.82 | 30' | HALF 180° | |
| X | MP3000 | YELLOW | 2.73 | 30' | THREE QTR 270° | |
| Y | MP3000 | GRAY | 3.64 | 30' | FULL 360° | |
| Z | MP2000 | GREEN | 1.10 | 19' | THREE QTR 270° | |

THE NOZZLES LISTED SHOW THE TYPE OF MP ROTATOR NOZZLE THAT SHOULD BE USED. THE CONTRACTOR SHOULD INSTALL CORRECT NOZZLE IN EACH HEAD AS SHOWN BY THE LETTER BESIDE THE HEAD ON THE PLAN. APPROXIMATE. THE CONTRACTOR SHALL ADJUST ALL NOZZLES TO PROVIDE THE 100% COVERAGE, BUT LIMIT OVERTHROW ON TO BUILDINGS, WALLS, PAVEMENT, ETC. THE HEADS SHALL BE SPACED AS PER THE PLAN. SPRAY HEADS. THE PRECIPITATION RATE FOR THESE NOZZLES IS LESS THAN A CONVENTIONAL SPRAY NOZZLE. FOLLOW THE ZONE CHART FOR AN APPROXIMATE RUN TIME FOR EACH ZONE, BUT SET THE RUN TIME ON THE CONTROLLER BASED ON THE SPECIFIC SITE CONDITIONS. DO NOT SUBSTITUTE WITH STANDARD NOZZLES.

LEGEND

| | |
|-----|---|
| ● | HUNTER PRS40 SPRAY SERIES 6" POP-UP |
| ■ | HUNTER PRS40 SPRAY SERIES 12" POP-UP |
| ⊙ | TWO HUNTER AFB ADJUSTABLE FLOOD BUBBLERS PER TREE. |
| ▲ | HUNTER PGP ULTRA ROTOR HEAD - 3 GPM |
| --- | CLASS 200 PVC MAINLINE-1 1/2" |
| --- | CLASS 200 PVC LATERAL LINE- SIZE AS SHOWN UNTIL A SMALLER SIZE IS SHOWN (MINIMUM SIZE OF 3/4" (EXCEPT RISERS AND FLEX PIPE)) |
| --- | SCH. 40 SLEEVE (MINIMUM OF 24" DEPTH AND 2 SIZES LARGER THAN THE PIPE SIZE OR AS LABELED ON THE PLAN) |
| ⊕ | HUNTER ICV ELECTRIC VALVE. SIZE AS SHOWN BELOW. INSTALL VALVE IN A 11"X17" VALVE BOX AND COVER 0-25 GPM=1" |
| ⊙ | CONTROLLER-HUNTER ICC2 SERIES. WHERE SHOWN ON THE PLAN. INSTALL WITH A HUNTER MINI-CLIK RAIN SENSOR. GROUND WITH A MINIMUM 8" COPPER CLAD ROD. SLEEVE TO AS REQUIRED. |
| Ⓟ | POINT OF CONNECTION TO A 1" POTABLE WATER METER AND BACKFLOW PREVENTER. REFER TO THE UTILITY PLAN FOR THE EXACT LOCATION AND DETAILS. |

ZONE CHART

| ZONE | PLANT (TYPE) | IRRIGATION (TYPE) | WATER (DEMAND) | PRECIP. (RATE) (IN. PER WEEK REQ.) | APPLIC. (GPM) | MINUTES (PER CYCLE) | TOTAL (GALLONS) |
|---|--------------|-------------------|----------------|------------------------------------|---------------|---------------------|-----------------|
| 1 | TREE | BUBBLER | LOW | 1.5 | 0.5 | 11 | 110 |
| 2 | SOD | SPRAY | HIGH | 0.75 | 1.5 | 19 | 1,140 |
| 3 | PLANT | SPRAY | MEDIUM | 0.75 | 1.0 | 18 | 720 |
| 4 | SOD | SPRAY | HIGH | 0.5 | 1.5 | 21 | 840 |
| 5 | PLANT | SPRAY | MEDIUM | 0.75 | 1.0 | 18 | 720 |
| 6 | PLANT | SPRAY | MEDIUM | 0.75 | 1.0 | 18 | 720 |
| 7 | SOD | SPRAY | HIGH | 0.75 | 1.0 | 21 | 840 |
| 8 | PLANT | SPRAY | MEDIUM | 0.75 | 1.5 | 18 | 960 |
| 9 | SOD | SPRAY | HIGH | 0.75 | 1.5 | 25 | 1,000 |
| 10 | SOD | SPRAY | HIGH | 0.75 | 1.5 | 25 | 1,260 |
| 11 | PLANT | SPRAY | MEDIUM | 0.75 | 1.0 | 21 | 840 |
| 12 | SOD | SPRAY | MEDIUM | 0.75 | 1.0 | 21 | 840 |
| 13 | PLANT | SPRAY | MEDIUM | 0.75 | 1.0 | 13 | 780 |
| 14 | SOD | SPRAY | HIGH | 0.75 | 1.5 | 13 | 280 |
| 15 | SOD | SPRAY | HIGH | 0.75 | 1.5 | 18 | 780 |
| 16 | PLANT | SPRAY | MEDIUM | 0.75 | 1.0 | 8 | 320 |
| TOTAL GPM PER RUN CYCLE | | | | | 275 | 800 | 14,220 |
| TOTAL GPM PER WEEK (PEAK WEEKLY DEMAND) | | | | | | 28,440 | |

THE RUN TIMES SHOWN FOR THE ZONE IS FOR ONE RUN CYCLE AND WILL PROVIDE HALF THE REQUIRED AMOUNT OF WATER NEEDED PER WEEK. TWO RUN CYCLES PER WEEK ARE REQUIRED TO PROVIDE THE TOTAL WEEKLY REQUIREMENT. ALL RUN TIMES SHALL BE SET TO FOLLOW THE CURRENT WATER MANAGEMENT DISTRICT REGULATIONS AND REDUCED TO ONLY ONE RUN TIME PER WEEK WHEN RESTRICTED BY DAYLIGHT SAVINGS TIME OR WATER RESTRICTIONS. THE ZONE CHART IS PROVIDED AS A GENERAL OUTLINE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE TO SET THE RUN TIMES BASED ON THE SPECIFIC SITE CONDITIONS AND THE PLANT REQUIREMENTS. THIS SHALL INCLUDE, BUT NOT LIMITED TO, SOIL TYPE, DRAINAGE, SLOPES, SUN EXPOSURE AND THE ESTABLISHMENT PERIOD. THE TOTAL GPM REQUIRED PER YEAR WILL BE LESS THAN THE PEAK DEMAND PER WEEK TIMES 52 WEEKS, BASED ON THE RUN TIMES BEING REDUCED BY SENSORS AND A REDUCED WATER DEMAND IN THE WINTER MONTHS.

COMMUNITY SOLUTIONS GROUP

A GAI Consultants, Inc. Service Group

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407.423.8398

CERTIFICATE OF AUTHORIZATION EB9951

PROJECT

TRUMBO VILLAGE
255 TRUMBO ROAD
KEY WEST, FL

CLIENT

POPE-SCARBROUGH
ARCHITECTS
610 WHITE STREET
KEY WEST, FL
305.296.3611 (M)

OWNER

CONSULTANTS

RECEIVED
JUN 29 2022
KLD

REGISTRATION



ISSUED FOR:

| | |
|------------------|-----------|
| ISSUANCE | DD MM YY |
| PER DRC COMMENTS | 09 FEB 22 |
| TREE COMMISSION | 17 FEB 22 |
| PER COMMENTS | 29 APR 22 |

PROJECT NUMBER R210943.00

DATE 12.10.21

SCALE:

DRAWN BY: IM

CHECKED BY: KO

DRAWING SCALE AND NORTH ARROW

SHEET TITLE

IRRIGATION DETAILS

SHEET NUMBER

L4.01

NOT FOR CONSTRUCTION