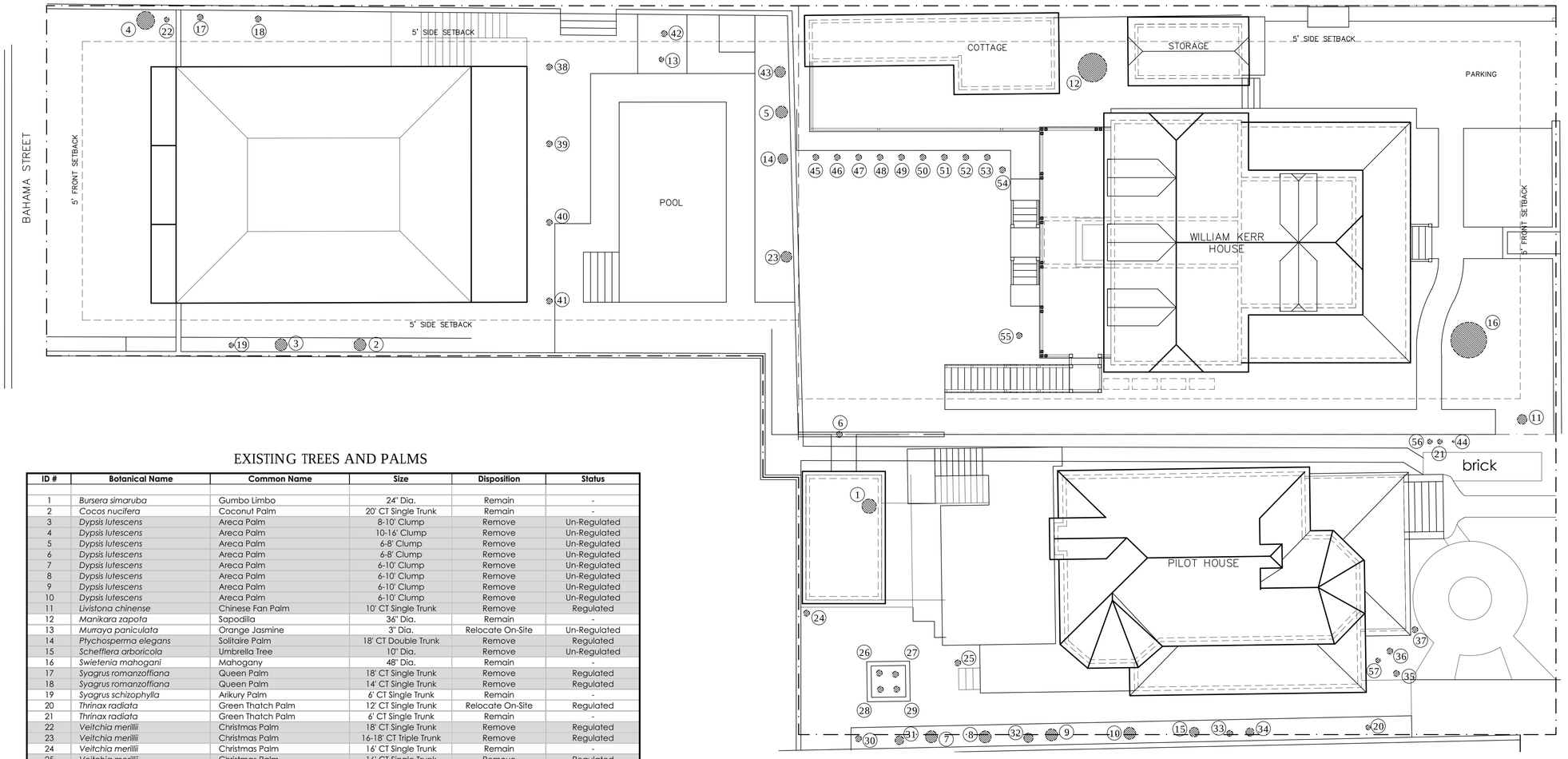


EXISTING TREES AND PALMS

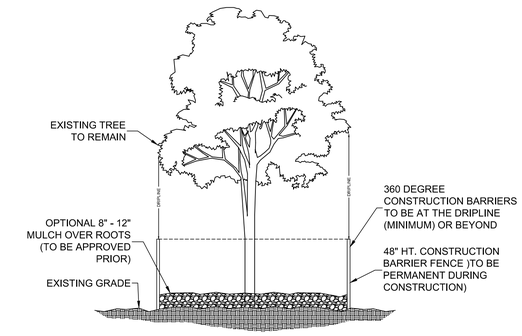
ID #	Botanical Name	Common Name	Size	Disposition	Status
1	*Bursera simaruba*	Gumbo Limbo	24" Dia.	Remain	-
2	*Cocos nucifera*	Coconut Palm	20' CT Single Trunk	Remain	-
3	*Dypsis lutescens*	Areca Palm	8-10' Clump	Remove	Un-Regulated
4	*Dypsis lutescens*	Areca Palm	10-16' Clump	Remove	Un-Regulated
5	*Dypsis lutescens*	Areca Palm	6-8' Clump	Remove	Un-Regulated
6	*Dypsis lutescens*	Areca Palm	6-8' Clump	Remove	Un-Regulated
7	*Dypsis lutescens*	Areca Palm	6-10' Clump	Remove	Un-Regulated
8	*Dypsis lutescens*	Areca Palm	6-10' Clump	Remove	Un-Regulated
9	*Dypsis lutescens*	Areca Palm	6-10' Clump	Remove	Un-Regulated
10	*Dypsis lutescens*	Areca Palm	6-10' Clump	Remove	Un-Regulated
11	*Livistona chinense*	Chinese Fan Palm	10' CT Single Trunk	Remove	Regulated
12	*Manikara zapota*	Sapodilla	36" Dia.	Remain	-
13	*Murraya paniculata*	Orange Jasmine	3" Dia.	Relocate On-Site	Un-Regulated
14	*Ptychosperma elegans*	Solitaire Palm	18' CT Double Trunk	Remove	Regulated
15	*Schefflera arboricola*	Umbrella Tree	10" Dia.	Remove	Un-Regulated
16	*Swietenia mahogani*	Mahogany	48" Dia.	Remain	-
17	*Syagrus romanzoffiana*	Queen Palm	18' CT Single Trunk	Remove	Regulated
18	*Syagrus romanzoffiana*	Queen Palm	14' CT Single Trunk	Remove	Regulated
19	*Syagrus schizophylla*	Arikury Palm	6' CT Single Trunk	Remain	-
20	*Thrinax radiata*	Green Thatch Palm	12' CT Single Trunk	Relocate On-Site	Regulated
21	*Thrinax radiata*	Green Thatch Palm	6' CT Single Trunk	Remain	-
22	*Veitchia merillii*	Christmas Palm	18' CT Single Trunk	Remove	Regulated
23	*Veitchia merillii*	Christmas Palm	16-18' CT Triple Trunk	Remove	Regulated
24	*Veitchia merillii*	Christmas Palm	16' CT Single Trunk	Remain	-
25	*Veitchia merillii*	Christmas Palm	16' CT Single Trunk	Remove	Regulated
26	*Veitchia merillii*	Christmas Palm	5' CT Single Trunk	Remove	Un-Regulated
27	*Veitchia merillii*	Christmas Palm	18' CT Single Trunk	Remove	Regulated
28	*Veitchia merillii*	Christmas Palm	18' CT Single Trunk	Remove	Regulated
29	*Veitchia merillii*	Christmas Palm	12' CT Single Trunk	Remove	Regulated
30	*Veitchia merillii*	Christmas Palm	7' CT Single Trunk	Remain	-
31	*Veitchia merillii*	Christmas Palm	6-10' CT Double Trunk	Remain	-
32	*Veitchia merillii*	Christmas Palm	18' CT Double Trunk	Remain	-
33	*Veitchia merillii*	Christmas Palm	15' Single Trunk	Remain	-
34	*Veitchia merillii*	Christmas Palm	8' CT Double Trunk	Remain	-
35	*Veitchia merillii*	Christmas Palm	15' CT Single Trunk	Remove	Regulated
36	*Veitchia merillii*	Christmas Palm	15' CT Single Trunk	Remain	-
37	*Veitchia merillii*	Christmas Palm	15' CT Single Trunk	Remain	-
38	*Veitchia montgomeryana*	Montgomery Palm	20' CT Single Trunk	Remove	Regulated
39	*Veitchia montgomeryana*	Montgomery Palm	20' CT Single Trunk	Remove	Regulated
40	*Veitchia montgomeryana*	Montgomery Palm	20' CT Single Trunk	Remove	Regulated
41	*Veitchia montgomeryana*	Montgomery Palm	20' CT Single Trunk	Remove	Regulated
42	*Veitchia montgomeryana*	Montgomery Palm	18' CT Single Trunk	Remove	Regulated
43	*Veitchia montgomeryana*	Montgomery Palm	12-14' CT Triple Trunk	Remove	Regulated
44	*Bursera simaruba*	Gumbo Limbo	3" Dia.	Remove	Regulated
45	*Thrinax radiata*	Green Thatch Palm	40" PH	Relocate On-Site	Regulated
46	*Thrinax radiata*	Green Thatch Palm	40" PH	Relocate On-Site	Regulated
47	*Thrinax radiata*	Green Thatch Palm	40" PH	Relocate On-Site	Regulated
48	*Thrinax radiata*	Green Thatch Palm	40" PH	Relocate On-Site	Regulated
49	*Thrinax radiata*	Green Thatch Palm	40" PH	Relocate On-Site	Regulated
50	*Thrinax radiata*	Green Thatch Palm	40" PH	Relocate On-Site	Regulated
51	*Thrinax radiata*	Green Thatch Palm	40" PH	Relocate On-Site	Regulated
52	*Thrinax radiata*	Green Thatch Palm	40" PH	Relocate On-Site	Regulated
53	*Thrinax radiata*	Green Thatch Palm	40" PH	Relocate On-Site	Regulated
54	*Thrinax radiata*	Green Thatch Palm	40" PH	Relocate On-Site	Regulated
55	*Pitchecellobium keyense*	Blackbead	36" x 36"	Relocate On-Site	Regulated
56	*Thrinax radiata*	Green Thatch Palm	36" PH	Remain	-
57	*Thrinax radiata*	Green Thatch Palm	36" PH	Remain	-

GENERAL LANDSCAPE RELOCATION NOTES:

1. CHANGES MAY OCCUR DURING THE NORMAL COURSE OF IMPLEMENTATION. VERBAL CHANGE ORDERS WILL NOT BE HONORED. ANY CHANGES MUST BE SUBMITTED TO LANDSCAPE ARCHITECT IN WRITING AS A CHANGE ORDER TO BE REVIEWED AND APPROVED.
2. ALL NEWLY PLANTED OR RELOCATED PLANTS ARE TO RECEIVE 100% COVERAGE BY AUTOMATIC IRRIGATION SYSTEM (DRIP PREFERRED) UNLESS OTHERWISE DIRECTED BY OWNER. LANDSCAPE CONTRACTOR TO COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH IRRIGATION CONTRACTOR. IRRIGATION TIME CLOCK TO BE HARD WIRED ON COMPLETION - RESPONSIBILITY OF IRRIGATION CONTRACTOR. LANDSCAPE CONTRACTOR TO HAND WATER OR ARRANGE FOR WATERING DURING PLANTING UNTIL IRRIGATION SYSTEM IS 100% OPERABLE. *THIS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.*
3. LANDSCAPE CONTRACTOR TO BECOME FAMILIAR WITH THE SCOPE OF WORK AS WELL AS THE SITE, DIGGING CONDITIONS, AND ANY OBSTACLES PRIOR TO BIDDING.
4. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
5. ALL RELOCATED TREES AND PALMS TO BE STAKED IN A GOOD WORKMANLIKE MANNER. NO NAIL STAKING PERMITTED. (REFER TO PLANTING DETAILS)
6. LANDSCAPE CONTRACTOR TO COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR, IRRIGATION CONTRACTOR AND ELECTRICAL CONTRACTOR.
7. ALL EXISTING PLANT MATERIAL TO REMAIN SHALL BE PROTECTED. REFER TO PROTECTION DIAGRAM.
8. ALL PALMS TO BE RELOCATED WILL GET ROOT PRUNED 30 DAYS MIN. (OR MORE IF REQUIRED BY THE SPECIES). UPON RELOCATION, THIN OUT MAXIMUM 30% OF THE RELOCATED PALMS CANOPY.
9. REMOVE AND DISPOSE OF ALL INVASIVE EXOTICS SUCH AS, BUT NOT LIMITED TO, SCHEFFELERA, BRAZILIAN PEPPER, CHINESE FAN PALM, AND WASHINGTONIA PALMS

TREE PROTECTION NOTES:

1. WHILE WORKING AROUND ANY TREES ON THE JOB SITE, IT IS CRITICAL AND MANDATORY THAT YOU FOLLOW THE DIAGRAM TO PREVENT DAMAGE TO THE TREES.
2. TREE PROTECTION FENCING IS A REQUIREMENT.
3. FENCING AROUND THE DRIPLINE IS THE MINIMUM REQUIREMENT.
4. IF FENCING WITHIN THE DRIPLINE IS ABSOLUTELY NECESSARY, ADDITIONAL PROTECTIVE MEASURES MUST BE IMPLEMENTED. THESE MEASURES ARE TO INSTALL 8-126 OF MULCH OVER THE ROOT SYSTEM OUT TO THE DRIPLINE AT A MINIMUM. THIS METHOD IS ONLY ALLOWED IF PRIOR APPROVAL IS OBTAINED FROM PERMITTING AUTHORITY.



TREE PROTECTION DIAGRAM

SCALE: NONE

MARQUESA HOTEL ANNEX

TREE DISPOSITION PLAN

DATE: 08 / 25 / 15
SCALE: 1/8" = 1' - 0"
SHEET: TS-1

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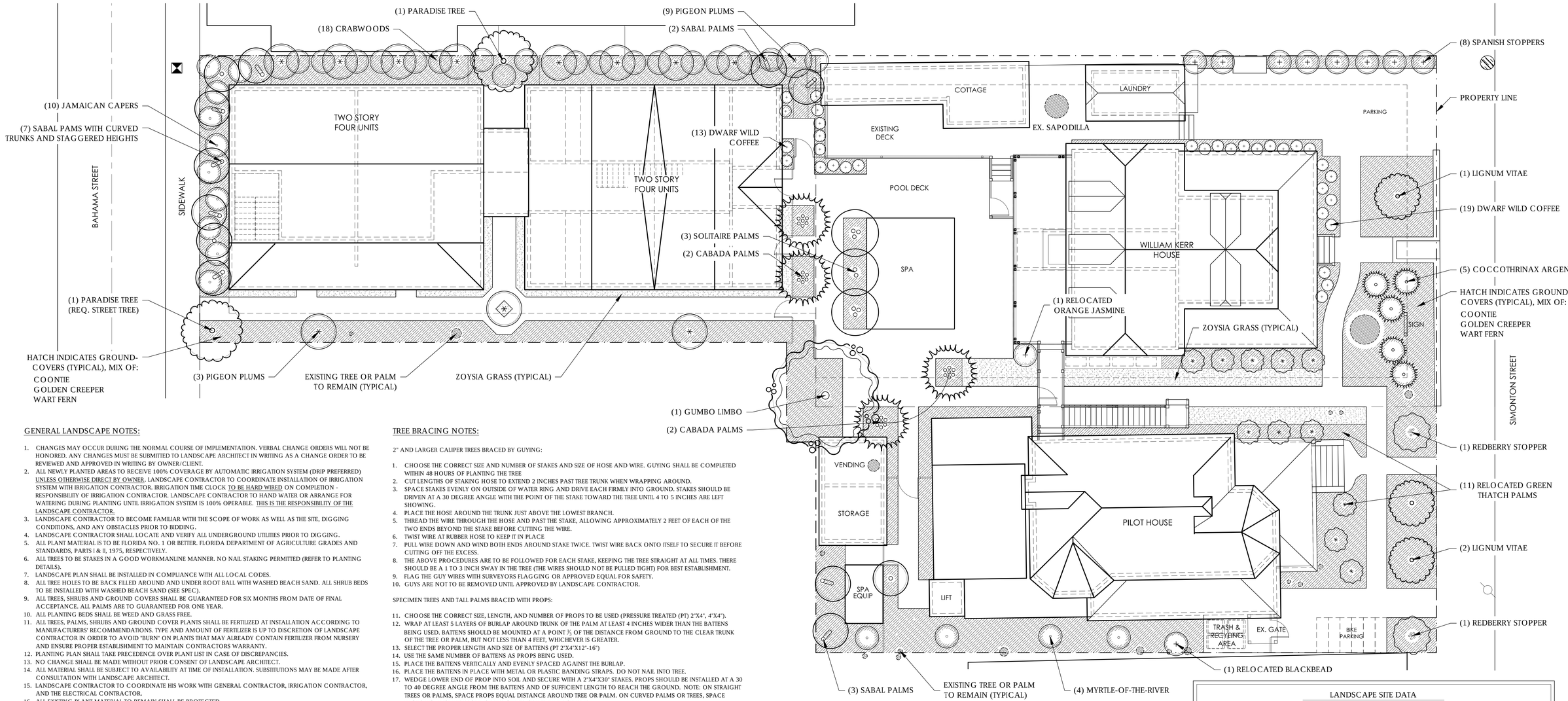

GENERAL LANDSCAPE NOTES:

1. CHANGES MAY OCCUR DURING THE NORMAL COURSE OF IMPLEMENTATION. VERBAL CHANGE ORDERS WILL NOT BE HONORED. ANY CHANGES MUST BE SUBMITTED TO LANDSCAPE ARCHITECT IN WRITING AS A CHANGE ORDER TO BE REVIEWED AND APPROVED IN WRITING BY OWNER/CLIENT.
2. ALL NEWLY PLANTED AREAS TO RECEIVE 100% COVERAGE BY AUTOMATIC IRRIGATION SYSTEM (DRIP PREFERRED) UNLESS OTHERWISE DIRECT BY OWNER. LANDSCAPE CONTRACTOR TO COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH IRRIGATION CONTRACTOR. IRRIGATION TIME CLOCK TO BE HARD WIRED ON COMPLETION - RESPONSIBILITY OF IRRIGATION CONTRACTOR. LANDSCAPE CONTRACTOR TO HAND WATER OR ARRANGE FOR WATERING DURING PLANTING UNTIL IRRIGATION SYSTEM IS 100% OPERABLE. THIS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
3. LANDSCAPE CONTRACTOR TO BECOME FAMILIAR WITH THE SCOPE OF WORK AS WELL AS THE SITE, DIGGING CONDITIONS, AND ANY OBSTACLES PRIOR TO BIDDING.
4. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
5. ALL PLANT MATERIAL IS TO BE FLORIDA NO. 1 OR BETTER. FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS, PARTS I & II, 1975, RESPECTIVELY.
6. ALL TREES TO BE STAKES IN A GOOD WORKMANLINE MANNER. NO NAIL STAKING PERMITTED (REFER TO PLANTING DETAILS).
7. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
8. ALL TREE HOLES TO BE BACK FILLED AROUND AND UNDER ROOT BALL WITH WASHED BEACH SAND. ALL SHRUB BEDS TO BE INSTALLED WITH WASHED BEACH SAND (SEE SPEC).
9. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR SIX MONTHS FROM DATE OF FINAL ACCEPTANCE. ALL PALMS ARE TO GUARANTEED FOR ONE YEAR.
10. ALL PLANTING BEDS SHALL BE WEED AND GRASS FREE.
11. ALL TREES, PALMS, SHRUBS AND GROUND COVER PLANTS SHALL BE FERTILIZED AT INSTALLATION ACCORDING TO MANUFACTURERS' RECOMMENDATIONS. TYPE AND AMOUNT OF FERTILIZER IS UP TO DISCRETION OF LANDSCAPE CONTRACTOR IN ORDER TO AVOID "BURN" ON PLANTS THAT MAY ALREADY CONTAIN FERTILIZER FROM NURSERY AND ENSURE PROPER ESTABLISHMENT TO MAINTAIN CONTRACTORS WARRANTY.
12. PLANTING PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST IN CASE OF DISCREPANCIES.
13. NO CHANGE SHALL BE MADE WITHOUT PRIOR CONSENT OF LANDSCAPE ARCHITECT.
14. ALL MATERIAL SHALL BE SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. SUBSTITUTIONS MAY BE MADE AFTER CONSULTATION WITH LANDSCAPE ARCHITECT.
15. LANDSCAPE CONTRACTOR TO COORDINATE HIS WORK WITH GENERAL CONTRACTOR, IRRIGATION CONTRACTOR, AND THE ELECTRICAL CONTRACTOR.
16. ALL EXISTING PLANT MATERIAL TO REMAIN SHALL BE PROTECTED.
17. ALL TREES TO BE RELOCATED WILL BE ROOT PRUNED 30 DAYS MINIMUM (OR MORE IF REQUIRED BY SPECIES). UPON RELOCATION, THIN OUT 30% OF THE RELOCATED TREES' CANOPY.
18. AFTER REMOVAL OR RELOCATION OF EXISTING TREES AND PALMS, BACKFILL TREE PIT WITH WASHED BEACH SAND, AND SOD DISTURBED AREA, IF REQUIRED.
19. ALL TREES ON SOD AREA SHALL RECEIVE A MULCH RING 2" IN DIAMETER TYPICAL.
20. ALL TREES SHALL HAVE 2" CALIPER AT D.B.H. MINIMUM FOR A 10' HEIGHT TREE.
21. ALL 1 GALLON MATERIAL TO HAVE 12" SPREAD MINIMUM, ALL 3 GALLON MATERIAL TO HAVE 20-24" SPREAD MINIMUM.
22. LANDSCAPE CONTRACTOR TO BE COUNTY OR CITY LICENSED WHERE WORK IS TO BE PERFORMED. LIABILITY AND WORKMANS COMP INSURANCE IS REQUIRED FOR EACH AND EVERY EMPLOYEE TO BE ON-SITE AT ANY TIME DURING IMPLEMENTATION. PAPERWORK TO THIS EFFECT TO BE PROVIDED ON REQUEST WITHIN 2 BUSINESS DAYS.

END

TREE BRACING NOTES:

2" AND LARGER CALIPER TREES BRACED BY GUYING:

1. CHOOSE THE CORRECT SIZE AND NUMBER OF STAKES AND SIZE OF HOSE AND WIRE. GUYING SHALL BE COMPLETED WITHIN 48 HOURS OF PLANTING THE TREE
2. CUT LENGTHS OF STAKING HOSE TO EXTEND 2 INCHES PAST TREE TRUNK WHEN WRAPPING AROUND.
3. SPACE STAKES EVENLY ON OUTSIDE OF WATER RING AND DRIVE EACH FIRMLY INTO GROUND. STAKES SHOULD BE DRIVEN AT A 30 DEGREE ANGLE WITH THE POINT OF THE STAKE TOWARD THE TREE UNTIL 4 TO 5 INCHES ARE LEFT SHOWING.
4. PLACE THE HOSE AROUND THE TRUNK JUST ABOVE THE LOWEST BRANCH.
5. THREAD THE WIRE THROUGH THE HOSE AND PAST THE STAKE, ALLOWING APPROXIMATELY 2 FEET OF EACH OF THE TWO ENDS BEYOND THE STAKE BEFORE CUTTING THE WIRE.
6. TWIST WIRE AT RUBBER HOSE TO KEEP IT IN PLACE
7. PULL WIRE DOWN AND WIND BOTH ENDS AROUND STAKE TWICE. TWIST WIRE BACK ONTO ITSELF TO SECURE IT BEFORE CUTTING OFF THE EXCESS.
8. THE ABOVE PROCEDURES ARE TO BE FOLLOWED FOR EACH STAKE, KEEPING THE TREE STRAIGHT AT ALL TIMES. THERE SHOULD BE A 1 TO 3 INCH SWAY IN THE TREE (THE WIRES SHOULD NOT BE PULLED TIGHT) FOR BEST ESTABLISHMENT.
9. FLAG THE GUY WIRES WITH SURVEYORS FLAGGING OR APPROVED EQUAL FOR SAFETY.
10. GUYS ARE NOT TO BE REMOVED UNTIL APPROVED BY LANDSCAPE CONTRACTOR.

SPECIMEN TREES AND TALL PALMS BRACED WITH PROPS:

11. CHOOSE THE CORRECT SIZE, LENGTH, AND NUMBER OF PROPS TO BE USED (PRESSURE TREATED (PT) 2"X4", 4"X4").
12. WRAP AT LEAST 5 LAYERS OF BURLAP AROUND TRUNK OF THE PALM AT LEAST 4 INCHES WIDER THAN THE BATTENS BEING USED. BATTENS SHOULD BE MOUNTED AT A POINT ⅓ OF THE DISTANCE FROM GROUND TO THE CLEAR TRUNK OF THE TREE OR PALM, BUT NOT LESS THAN 4 FEET, WHICHEVER IS GREATER.
13. SELECT THE PROPER LENGTH AND SIZE OF BATTENS (PT 2"X4"X12'-16')
14. USE THE SAME NUMBER OF BATTENS AS PROPS BEING USED.
15. PLACE THE BATTENS VERTICALLY AND EVENLY SPACED AGAINST THE BURLAP.
16. PLACE THE BATTENS IN PLACE WITH METAL OR PLASTIC BANDING STRAPS. DO NOT NAIL INTO TREE.
17. WEDGE LOWER END OF PROP INTO SOIL AND SECURE WITH A 2"X4"X30" STAKES. PROPS SHOULD BE INSTALLED AT A 30 TO 40 DEGREE ANGLE FROM THE BATTENS AND OF SUFFICIENT LENGTH TO REACH THE GROUND. NOTE: ON STRAIGHT TREES OR PALMS, SPACE PROPS EQUAL DISTANCE AROUND TREE OR PALM. ON CURVED PALMS OR TREES, SPACE PROPS AGAINST THE FRONT OF THE CURVE OF THE PALM OR TREE.
18. CUT A SMOOTH ANGLE AT THE END OF THE PROPS. ALIGN WITH AND NAIL INTO BATTENS. DO NOT PENETRATE TREE OR PALM WITH NAILS.
19. IF IT APPEARS THAT ADDITIONAL CONSTRUCTION WORK WILL TAKE PLACE NEAR TO OR IN VICINITY OF THE NEWLY BRACED TREES OR PALMS, THEN PROPS ARE TO BE CLEARED LABELED WITH THE STATEMENT "DO NOT REMOVE".
20. PROPS ARE NOT TO BE REMOVED UNTIL APPROVED BY THE LANDSCAPE CONTRACTOR.

END

PLANT LIST

Qty.	Botanical Name	Common Name	Specifications	CALIPER	Native
TREES & PALMS					
1	*Bursera simaruba*	Gumbo Limbo	14-16' PH x 12-14' spread, character specimen	3" MIN.	YES
4	*Calyptranthes zuzygium*	Myrtle-of-the-River	25 gallon, very full	1" MIN.	YES
10	*Capparis cynophallophora*	Jamaica Caper	15 gallon, very full	0.5" MIN.	YES
12	*Coccoloba diversifolia*	Pigeon Plum	25 gallon, 8-10' PH, very full	1" MIN.	YES
5	*Coccothrinax argentata*	Florida Silver Palm	15 gallon, very full		YES
4	*Dypsis cabadae*	Cabada Palm	12-14' PH; minimum 5 trunks		NO
2	*Eugenia confusa*	Redberry Stopper	6-8' PH, very full	1" MIN.	YES
8	*Eugenia foetida*	Spanish Stopper	15 gallon, very full	1" MIN.	YES
3	*Guaiacum sanctum*	Native Lignum Vitae	6-8' PH x 6-8' spread, character specimens	1" MIN.	YES
18	*Gymnanthes lucida*	Crabwood	6-8' PH, very full	0.5" MIN.	YES
1	*Pithecellobium keyense*	Blackbead	Relocated from on-site		YES
3	*Ptychosperma elegans*	Alexander Palm	(2) triple-trunk @ 12-14' PH, (1) double-trunk @ 12' PH		NO
12	*Sabal palmetto*	Sabal Palm	(7) @ 14' CT, (8) @ 12' CT, (6) @ 10' CT; curved-trunks w/ regenerated heads		YES
2	*Simarouba glauca*	Paradise Tree	16-18' PH x 12-16' spread	3" MIN.	YES
1	*Syagrus schizophylla*	Arikury Palm	Relocated from on-site		NO
11	*Thrinax radiata*	Green Thatch Palm	Relocated from on-site		YES
*Note: 18 non-native palms removed (refer to sheet TS-1) and replaced with (5) native Florida Silver Palms and (12) native Sabal Palms (2x credit) - 29 total palm replacements (18 required)					
SHRUBS & GROUNDCOVERS					
TBD	*Ernodea littoralis*	Golden Creeper	1 gallon, full 12" O.C.		YES
1	*Murraya paniculata*	Orange Jasmine	Relocated from on-site		NO
TBD	*Polypodium scolopendria*	Wart Fern	1 gallon, full, 12" O.C.		NO
33	*Pyschotria ligustrifolia*	Dwarf Wild Coffee	7 gallon, very full		YES
TBD	*Zamia pumila*	Coontie	3 gallon, full, 18" O.C.		YES
TBD	*Zoysia 'empire'*	Zoysia Grass	Per Plans		NO

LANDSCAPE SITE DATA

PROJECT AREA ..... 16,054 FTÍ

(SEC. 108-412) MINIMUM REQUIRED LANDSCAPE AREA (PROJECT AREA < 0.5 ACRE) ..... 20% (3,210 FTÍ)

LANDSCAPE AREA PROVIDED ..... 24.5% (3,928 FTÍ)

(SEC 108-413) REQUIRED RIGHT OF WAY PLANTING (SITE < 0.5 ACRE) ..... 10' WIDTH & 40 PLANT UNITS / 100 LF

EAST RIGHT OF WAY (SIMONTON STREET) ..... +/- 19' WIDTH / 102 LF

REQUIRED PLANT UNITS 40.8

PROVIDED PLANT UNITS 42

WEST RIGHT OF WAY (BAHAMA STREET) ..... 5' WIDTH / 49 LF

REQUIRED PLANT UNITS 20

PROVIDED PLANT UNITS 25

*REQUESTING MODIFICATION TO LANDSCAPE R.O.W. WIDTH REQUIREMENT ALONG BAHAMA STREET

(SEC. 108-414) INTERIOR LANDSCAPE AREA REQUIRED ..... N/A

INTERIOR LANDSCAPE AREA PROVIDED ..... N/A

(SEC. 108-415) PERIMETER LANDSCAPE AREA REQUIRED ..... N/A

PERIMETER LANDSCAPE AREA PROVIDED ..... N/A

(SEC. 108-416) NON-VEHICULAR OPEN SPACE REQUIRED (NOS < 30%) ..... 4 TREES / 2,000 FTÍ NOS

NON-VEHICULAR OPEN SPACE PROVIDED ..... 3,928 FTÍ

REQUIRED TREES PER NON-VEHICULAR OPEN SPACE PROVIDED 7.85

TREES PROVIDED 8

(SEC. 108-347) LANDSCAPE SCREENING / BUFFERYARD REQUIREMENTS ..... NOT REQUIRED

*PROPOSED USE: LOW-IMPACT COMMERCIAL
ADJOINING USES: LOW-IMPACT COMMERCIAL ..... SAME USES DO NOT REQUIRE BUFFERYARDS

MARQUESA HOTEL ANNEX

PROPOSED PLANTING PLAN

DATE: 08 / 25 / 15
SCALE: ⅛" = 1' - 0"
SHEET: LP-1

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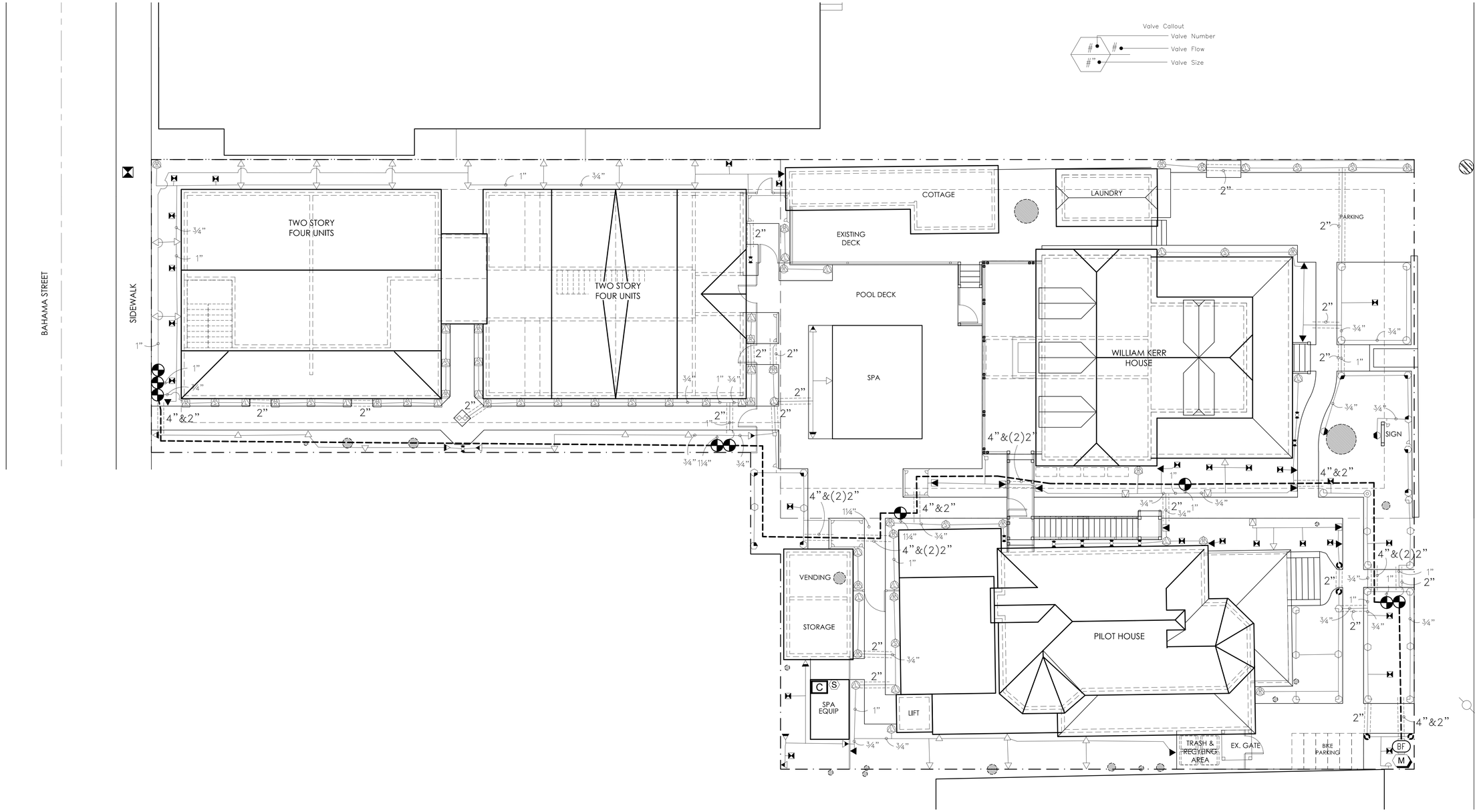

MARQUESA HOTEL ANNEX

PROPOSED IRRIGATION PLAN

DATE: 08 / 25 / 15
SCALE: 1/8" = 1' - 0"
SHEET: IR-1

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517 Duval Street, Suite 204 Key West, Florida 33040

UNDERGROUND IRRIGATION SPECIFICATIONS

1.0 GENERAL

1.1 SUMMARY: Includes but not limited to:
- A. Furnishing and installing sprinkler system as described in Contract Documents complete with accessories necessary for proper functioning.

1.2 SYSTEM DESCRIPTION:
- A. Design Requirements:
  - 1. Layout of Irrigation Heads:
    - a. Location of heads shown on Drawings is approximate. Actual placement may vary slightly as is required to achieve full, even coverage without spraying onto buildings, sidewalks, fences, etc.
    - b. During layout, consult with Landscape Architect to verify proper placement and make recommendations, where revisions are advisable.

1.3 QUALITY ASSURANCE:
- A. Regulatory Requirements:
  - 1. Work and materials shall be in accordance with latest rules and regulations, and other applicable state or local laws. Nothing in Contract Documents is to be construed to permit work not conforming to these codes.
- B. Pre-Installation Conference:
  - 1. Meet with Owner and Landscape Architect to discuss and clarify all aspects of job requirements prior to commencing work of this Section.
- C. System Adjustments:
  - 1. Minor adjustments in system will be permitted to avoid existing fixed obstructions.
  - 2. Mainline, laterals, and valves are shown for clarity purposes only. All irrigation equipment to be with landscape area. Mainline, laterals and valves to be installed as far away from existing and new specimen trees as possible.
- D. 1. Documentation and submittal of actual water supply performance prior to commencing installation.

1.4 SUBMITTALS:
- A. Record Drawings:
  - 1. Prepare an accurate as-built drawing as installation proceeds to be submitted prior to final inspection. Drawing shall include:
    - a. Detail and dimension changes made during construction.
    - b. Significant details and dimensions not shown in original Bidding Documents.
  - 2. Maintain, at job site, one copy of Contract Documents (as defined in General Conditions) and relevant shop drawings.
  - 3. Clearly mark each document "PROJECT RECORD COPY" and maintain in good condition for use of the Landscape Architect and Owner.
  - 4. As-built drawing shall be provided in pdf format.
  - 5. Submit product literature for all sprinklers, valves, pipe, wire, wire connectors and controller.
  - 6. Final payment for system will not be authorized until accurate and complete submittals are delivered to the Landscape Architect.
- B. Instruction Manual:
  - 1. Provide instruction manual which lists complete instructions for system operation and maintenance.

1.5 PRODUCT STORAGE:
- A. During construction and storage, protect materials from damage and prolonged exposure to sunlight.

1.6 WARRANTY:
- A. Standard one (1) year warranty stipulated in General Conditions shall include:
  - 1. Completed system including parts and labor.
  - 2. Filling and repairing depressions and replacing plantings due to settlement of irrigation trenches for one (1) year following final acceptance.
  - 3. System adjustment to supply proper coverage to areas to receive water.

1.7 MAINTENANCE:
- A. Extra Materials:
  - 1. In addition to installed system, furnish Owner with the following items at close-out:
    - a. Two sprinkler head bodies of each size and type.
    - b. Two nozzles for each size and type.
    - c. Two adjusting keys for each sprinkler head cover type.

2.0 PRODUCTS:

2.1 PIPE, PIPE FITTINGS, AND CONNECTIONS:
- A. Pipe shall be continuously and permanently marked with Manufacturer's name, size, schedule, type, and working pressure.
- B. Pipe:
  - 1. Pressure Lines: as indicated on plans.
  - 2. Lateral Lines: as indicated on plans.
  - 3. Risers: sch. 80 PVC, gray
- C. Fittings:
  - 1. Schedule 40 PVC.
- D. Sleeving:
  - 1. Schedule 40 PVC.

2.2 SPRINKLER HEADS:
- A. Conform to requirements shown on Drawings as to type, radius of throw, pressure, and discharge.

2.3 AUTOMATIC SPRINKLER SYSTEM:
- A. Control valves shall be of size and type indicated on Drawings.
- B. Control wire shall be UL listed, color coded copper conductor direct burial size 14. Use 3M-DBY waterproof wire connectors at splices and locate all splices within valve boxes. Use white or gray color for common wire and other colors for all other wire. Each common wire may serve only one controller.
- C. Add two extra control wires from panel to valves for use if a wire fails and mark it in the control box as extra wires. These wires shall be of a different color than the others.

2.4 VALVES:
- A. Electric Valves:
  - 1. Make and model shown on Drawings.
- B. Gate valves:
  - 1. Bronze construction, angle type, 150 pound class, threaded connections, with cross-type operating handle designed to receive operating key.
- C. Automatic Controller:
  - 1. Make and model shown on Drawings.
- D. Backflow Preventor:
  - 1. Make and model shown on Drawings.

2.5 VALVE ACCESSORIES:
- A. Valve Boxes:
  - 1. Ametek or Brooks rectangular heavy duty valve box with locking lid or Landscape Architect approved equal.
  - 2. Do not install more than one (1) valve in a single box.
  - 3. Valve boxes shall be large enough for easy removal or maintenance of valves.

3.0 EXECUTION:

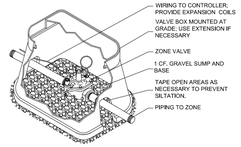
3.1 PREPARATION:
- A. Protection:
  - 1. Work of others damaged by this Section during course of its work shall be replaced or repaired by original installer at this Section's expense.

3.2 INSTALLATION:
- A. Trenching and Backfilling:
  - 1. Over-excavate trenches by two (2") inches and bring back to indicated depth by filling with fine, rock-free soil or sand.
  - 2. Cover pipe both top and sides with two (2") inches of material specified in paragraph above. In no case shall there be less than two (2") inches of rock-free soil or sand surrounding pipe.
  - 3. Do not cover pressure main, sprinkler pipe, or fittings until the Landscape Architect has inspected and approved system.
- B. Installation of Plastic Pipe:
  - 1. Install plastic pipe in a manner to provide for expansion and contraction as recommended by Manufacturer.
  - 2. Unless otherwise indicated on Drawings, install main lines with a minimum cover of eighteen (18") inches based on finish grade. Install lateral lines with a minimum cover of twelve (12") inches based on finish grade.
  - 3. Install pipe and wires under driveways or parking areas in specified sleeves a minimum of eighteen (18") inches below finish grade or as shown on Drawings.
  - 4. Locate no sprinkler head closer than twelve (12") inches from building foundation. Heads immediately adjacent to mowing strips, walks or curbs shall be one (1") inch below top of mowing strip, walk or curb and have a minimum of one (1") inch clearance between head and mowing strip, walk or curb.
  - 5. Drawings show arrangement of piping. Should local conditions necessitate rearrangement, obtain approval of Landscape Architect prior to proceeding with work.
  - 6. Cut plastic pipe square. Remove burrs at cut ends prior to installation so unobstructed flow will result.
  - 7. Make solvent weld joints in the following manner:
    - a. Clean mating pipe and fitting with clean, dry cloth and apply one (1) coat of P-70 primer to each.
    - b. Apply uniform coat of 711 solvent to outside of pipe.
    - c. Apply solvent to fitting in similar manner.
    - d. Reapply a light coat of solvent to pipe and quickly insert into fitting.
    - e. Give pipe or fitting a quarter turn to insure even distribution of solvent and make sure pipe is inserted to full depth of fitting socket.
    - f. Hold in position for fifteen (15) seconds minimum or long enough to secure joint.
    - g. Wipe off solvent appearing on outer shoulder of fitting.
    - h. Do not use an excessive amount of solvent thereby causing an obstruction to form on the inside of pipe.
    - i. Allow joints to set at least 24 hours before applying pressure to PVC pipe.
  - 8. Tape threaded connection with teflon tape.
  - 9. Install concrete thrust blocks wherever change of direction occurs a PVC main pressure lines unless otherwise detailed on Drawings.
- C. Control Valves and Controller:
  - 1. Install controller, control wires, and valves in accordance with Manufacturer's recommendations and according to applicable electrical code.
  - 2. Install valves in plastic boxes with reinforced heavy duty plastic covers. Locate valve box tops at finish grade.
  - 3. Install remote control valves in valve boxes positioned over valve so all parts of valve can be reached for service. Set cover of valve box even with finish grade.
  - 4. Install all valve boxes over nine (9") inches of gravel for drainage.
- D. Sprinkler Heads:
  - 1. Prior to the installation of sprinkler heads, open control valves and use full head of water to flush out system.
  - 2. Set sprinkler heads perpendicular to finish grade.
  - 3. Set lawn sprinkler heads adjacent to existing walks, curbs, and other paved areas to grade.

3.3 ADJUSTMENT AND CLEANING:
- A. Adjust heads to proper grade when turf is sufficiently established to allow walking on it without appreciable harm. Such lowering or raising of of heads shall be part of the original contract with no additional charge to the Owner.
- B. Adjust sprinkler heads for proper distribution and trim to ensure spray does not fall on building.
- C. Adjust watering time of valves to provide proper amounts of water to all plants.

3.4 DEMONSTRATION:
- A. After system is installed and approved, instruct Owners Representative in complete operation and maintenance.

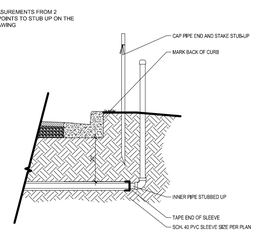
END OF SECTION



INSTALL TOP OF VALVE A MAXIMUM OF 15" FROM FINISHED GRADE.

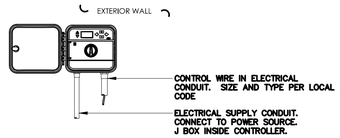
ZONE VALVE INSTALLATION DETAIL

SCALE: NTS



SLEEVING ROUGH-IN DETAIL

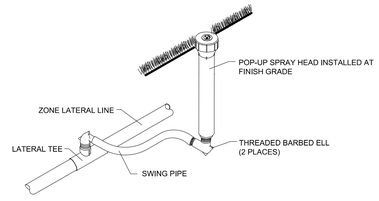
SCALE: NTS



NOTE
1.MOUNT CONTROLLER WITH LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD WIRED BY A LICENSED ELECTRICIAN.

CONTROLLER INSTALLATION DETAIL

SCALE: NTS



SPRAY HEAD INSTALLATION DETAIL

SCALE: NTS

IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PSI	GPM	RADIUS
	Rain Bird 1806 15 Strip Series	6	EST	30	0.61	4'x15'
	Rain Bird 1806 15 Strip Series	3	SST	30	1.21	4'x30'
	Rain Bird 1806 5 Series MPR	4	90	30	0.10	5'
	Rain Bird 1812 15 Strip Series	10	EST	30	0.61	4'x15'
	Rain Bird 1812 15 Strip Series	5	LCS	30	0.49	4'x15'
	Rain Bird 1812 15 Strip Series	5	RCS	30	0.49	4'x15'
	Rain Bird 1812 15 Strip Series	33	SST	30	1.21	4'x30'
	Rain Bird 1812 5 Series MPR	1	180	30	0.20	5'
	Rain Bird 1812 5 Series MPR	17	90	30	0.10	5'
	Rain Bird 1812 8 Series MPR	8	180	30	0.52	8'
	Rain Bird 1812 8 Series MPR	11	90	30	0.26	8'
	Rain Bird 1812 10 Series MPR	2	180	30	0.79	10'
	Rain Bird 1812 10 Series MPR	8	90	30	0.39	10'
	Rain Bird 1812 10 Series MPR	1	120	30	0.53	10'
	Rain Bird 1812 12 Series MPR	5	90	30	0.65	12'
	Rain Bird 1812 6 Series VAN	4	Adj	30		6'
	Rain Bird 1812 8 Series VAN	1	Adj	30		8'
	Rain Bird 1812 15 Strip Series	13	LCS	30	0.49	4'x15'
	Rain Bird 1812 15 Strip Series	17	RCS	30	0.49	4'x15'
	Rain Bird 1812 15 Strip Series	5	SST	30	1.21	4'x30'
	Rain Bird 1806 15 Strip Series w/PCS-030 screen	8	LCS	30	0.49	4'x15'
	Rain Bird 1806 15 Strip Series w/PCS-030 screen	8	RCS	30	0.49	4'x15'
	Rain Bird 1806 15 Strip Series w/PCS-030 screen	11	SST	30	1.21	4'x30'
	Rain Bird 1806-5 Series Stream	9	180	30	0.50	1'x10'
	Rain Bird 1806 w/Maxijet ARCGHFG09H	26	90	30	0.25	5'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird 100HVF in 10" Valve Box	9
BF	Wilkins 975XL 1" Backflow Preventer	1
C	Rain Bird ESP12m 12 Station Controller	1
S	Rain Bird RSD-BEx Rain Sensor	1
M	Water Meter 1"	1
	Irrigation Lateral Line: PVC Class 160	1,500 l.f.
	Irrigation Mainline: PVC 1-1/2" Schedule 40	300 l.f.
	Pipe Sleeve: PVC Schedule 40 Extend sleeves 18 inches beyond edges of paving or construction.	

IRRIGATION CONTRACTOR RESPONSIBLE FOR THEIR OWN TAKE OFF

MARQUESA HOTEL ANNEX

PROPOSED IRRIGATION PLAN

DATE: 08 / 25 / 15
SCALE: N/A
SHEET: IR-2

CRAIG REYNOLDS landscape architecture
craigreynolds.net 305.292.7243
517 Duval Street, Suite 204 Key West, Florida 33040

Staff Report

STAFF REPORT

DATE: August 27 2015

RE: **410-414 Simonton Street/411 Bahama Street**
(permit application # T15-7560)

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

An application was received for the Conceptual Approval of a Landscape Plan to redevelop the above listed properties. The redevelopment involves the removal of the following regulated species: **(1) Gumbo Limbo tree (1) Chinese Fan Palm, (1) Solitaire Palm, (2) Queen Palms, (8) Christmas Palms, and (6) Montgomery Palms and the transplantation of (1) Blackbead tree and (11) Thatch Palms**. A site inspection was done on August 19, 2015 and documented the following:

1. Tree Species: Gumbo Limbo (Bursera simaruba) Tree #44 located at 414 Simonton Street

Diameter: 3”
Location: 70%
Species: 100% (on protected tree list)
Condition: 70% (fair-young)

Total Average Value = 80%

Value x Diameter = 2.4” replacement caliper inches

Palms to be removed at 410 and 414 Simonton Street:

Tree #16-Mahogany to remain

Tree #11-Chinese Fan Palm

Tree #36 & #37-Christmas Palms to remain

Tree #35-Christmas Palm

Tree #27, 28, & 29-Christmas Palms (tree #26 Christmas palm not regulated)

Tree #25-Christmas Palm

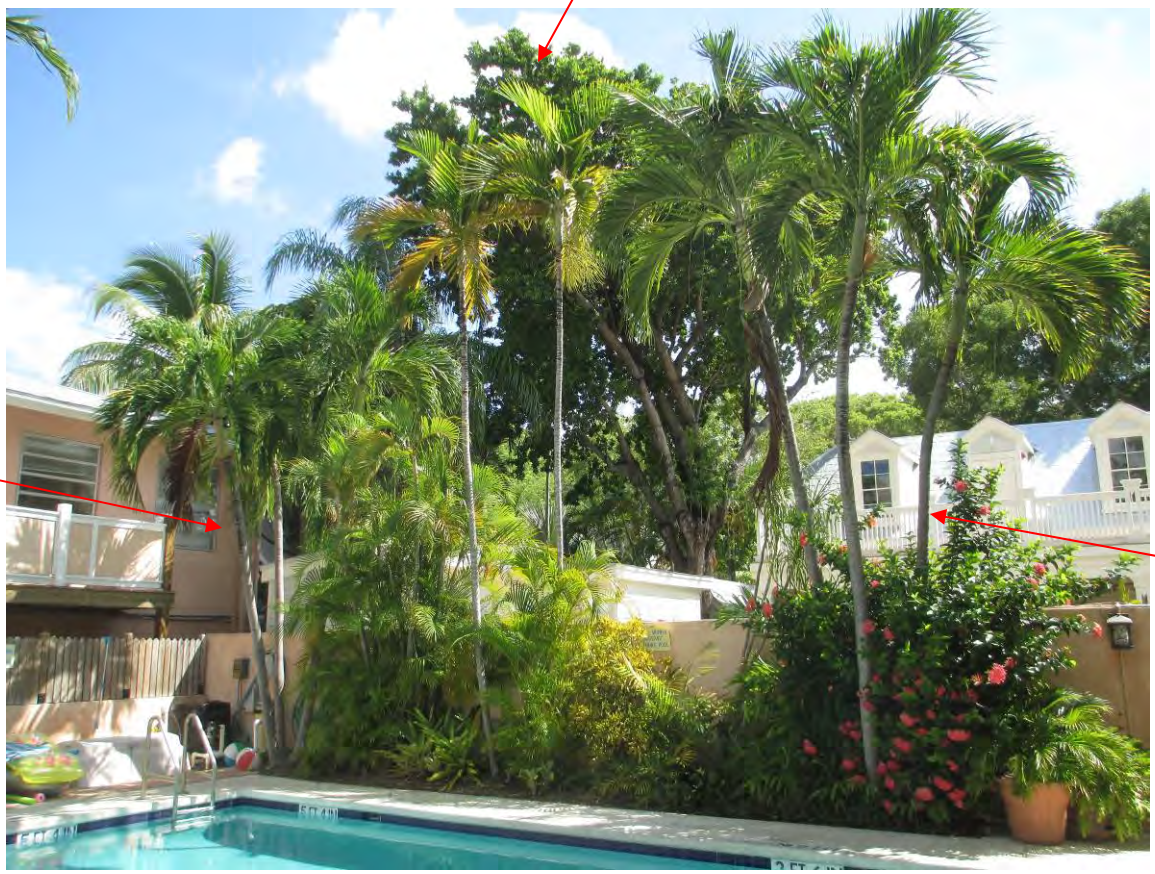
Palms to be removed at 411 Bahama Street:

Trees #38, 39, 40, and 41-Montgomery Palms

Tree #23-Christmas Palms

Tree #14-Solitaire Palms

Tree #43-Montgomery Palms



#43

#23

Tree #22, #17, and #18-Christmas Palm and 2 Queen Palms

Note: The buildings at 411 Bahama Street are to be demolished.

Total of 18 palms to be removed from the properties.

Transplants:

Tree #45, #46, #47, #48, #49, #50, #51, #52, #53, and #54-Thatch palms planted as replacement credit for T13-6355

Recommendation: Recommend approval of the Conceptual Landscape Plan to include the removal of (1) Gumbo Limbo tree (1) Chinese Fan Palm, (1) Solitaire Palm, (2) Queen Palms, (8) Christmas Palms, and (6) Montgomery Palms and the transplantation of (1) Blackbead tree and (11) Thatch Palms. The conceptual landscape plan does include the replacement of 18 native palms and 2.4 caliper inches of approved native dicot trees and incorporates over 70% native vegetation.

Application

7560

Tree Permit Application

Conceptual Landscape Plan

Date: 8/25/16

Please Clearly Print All Information unless indicated otherwise.

Tree Address 410 SIMONTON ST.
Cross/Corner Street FLEMING ST.
List Tree Name(s) and Quantity SEE TREE DISPOSITION PLAN → TS-1
Species Type(s) check all that apply (X) Palm ( ) Flowering ( ) Fruit (X) Shade ( ) Unsure
Reason(s) for Application:

( ) **REMOVE** ( ) Tree Health ( ) Safety ( ) Other/Explain below
( ) **TRANSPLANT** ( ) New Location ( ) Same Property ( ) Other/Explain below
( ) **HEAVY MAINTENANCE** ( ) Branch Removal ( ) Crown Cleaning/Thinning ( ) Crown Reduction
Other/Explain MAJOR REDEVOPMENT PLAN
Reason for Request —

Property Owner Name Inter-Ocean Holdings LLC.
Property Owner eMail Address edeboer@bellsouth.net
Property Owner Mailing Address 600 Fleming St.
Property Owner Mailing City Key West **State** FL **Zip** 33040
Property Owner Phone Number (305) 304-5157
Property Owner Signature

Representative Name ALEX THOLMES (CRAIG REYNOLDS LANDSCAPE ARCH.)
Representative eMail Address ALEX@CRAIGREYNOLDS.NET
Representative Mailing Address 517 DUVAL ST. SUITE 204
Representative Mailing City KEY WEST **State** FL **Zip** 33040
Representative Phone Number (772) 631-9898

NOTE: A Tree Representation Authorization form must accompany this application if someone other than the owner will be representing the owner at a Tree Commission meeting or picking up an issued Tree Permit.
Tree Representation Authorization form attached ( )

<<<<< Sketch location of tree in this area including cross/corner Street >>>>>

Please identify tree(s) with colored tape

SEE ATTACHED PROPOSED PLANTING PLAN.

If this process requires blocking of a City right-of-way, a separate ROW Permit is required. Please contact 305-809-3740.

7560

Tree Representation Authorization

Date: 8/25/15

Attendance at the Tree Commission meeting on the date when your request will be discussed is necessary in order to expedite the resolution of your application. This **Tree Representation Authorization** form must accompany the application if the property owner is unable to attend or will have someone else pick up the Tree Permit once issued.

Please Clearly Print All Information unless indicated otherwise.

Tree Address ~~###~~ 410 SIMONTON ST.

Property Owner Name Inter-Ocean Holdings LLC
Property Owner eMail Address edeboer@bellsouth.net
Property Owner Mailing Address 600 Fleming St
Property Owner Mailing City Key West **State** FL **Zip** 33040
Property Owner Phone Number (305) 304-5757
Property Owner Signature Erik deBoer

Representative Name ALEX THOMMES (CRAIG REYNOLDS LANDSCAPE ARCHITECTURE)
Representative eMail Address ALEX@CRAIGREYNOLDS.NET
Representative Mailing Address 517 DUVAL ST. ; SUITE 204
Representative Mailing City KEY WEST **State** FL **Zip** 3040
Representative Phone Number (772) 631-9598

I Erik de Boer, hearby authorize the above listed agent(s) to represent me in the matter of obtaining a Tree Permit from the City of Key West for my property at the tree address above listed. You may contact me at the telephone listed above is there is any questions or need access to my property.

Property Owner Signature Erik deBoer Managing Partner

The forgoing instrument was acknowledged before me on this 24th day August 2015

By (Print name of Affiant) Erik deBoer who is personally known ~~to me or has produced~~ ~~as identification~~ and who did take an oath.

NOTARY PUBLIC
Sign Name: Jo Bennett
Print Name: Jo Bennett
My Commission Expires: May 26, 2019

Notary Public - State of Florida (seal)

JO BENNETT
Commission # FF 222226
Expires May 26, 2019

Updated: 02/22/2014