

7 FISH

921 TRUMAN AVENUE

PLANTING PLAN

5-28-2014

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 surveyor's 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 1/3 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. Secure 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" stake. 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 OR TREES, SPACE PROPS EQUAL DISTANCE AROUND TREE OR PALM. ON CURVED PALMS OR TREES, SPACE PROPS AGAINST THE FRONT OF THE CURVE OF THE PALM.**
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 the vicinity of the newly braced trees or palms, then props are to be clearly labeled with the statement, "DO NOT REMOVE."**
20. Props are not to be removed until approved by the landscape contractor.

END

GENERAL LANDSCAPE NOTES:

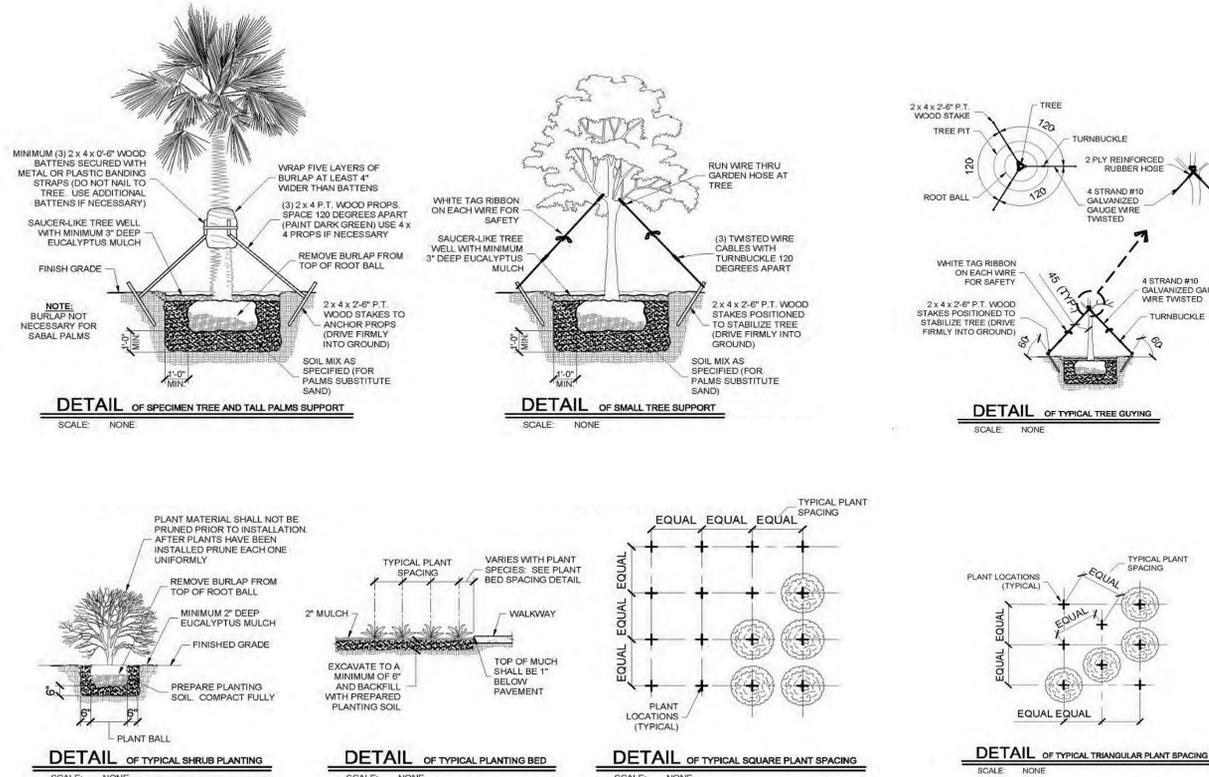
1. Changes may occur during the normal course of implementation. Verbal change orders will not be honored. Any changes must be submitted to landscape architect in writing as a change order to be reviewed and approved in writing by owner/client.
2. All newly planted areas to receive 100% coverage by automatic irrigation system (drip preferred) unless otherwise 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 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 staked in a good workmanlike 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 be 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 the 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 get root pruned 30 days min. (or more if required by the 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 and City licensed where work is to be performed. Liability and Workman's 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

IRRIGATION NOTES:

1. All Lady Palms (*Rhapis spp.*), Heliconia, and Bamboos to have single bubbler. All Major Palms to have two bubblers on opposing sides of root ball. Bubblers to be hidden from view.
2. Irrigation contractor to coordinate location of main lines with Landscape Contractor prior to implementation. Avoid root balls of trees and large plant materials. Refer to landscape drawings.
3. All pipe to be PVC schedule 40, 8" minimum cover.
4. All heads installed on flexible PVC pipe and fittings.
5. Pressurized backflow, rain switch, and multi-programmable controller with battery backup required.
6. All crossings under permanent concrete to be sleeved two times the sprinkler pipe size with schedule 40 PVC.
7. All valves to have flow control and be installed in green valve boxes with room to work in future.
8. All valve boxes to be located away from walkways, garden paths, and groundcovers - keep to back of beds.
9. All sprinklers to be commercial grade Toro 570 Series 4" and 12" and installed out of sight.
10. Irrigation contractor to measure water available on-site and use no more than 75% of available GPM.
11. Water connection to the house, including shut-off valves, shall not be altered by pressurized backflow.
12. All wire splices to be in valve boxes and clearly labeled at back of time clock. All wire splices to be installed with water proof connections.
13. 2 spare wires to be run to the last valve in each direction.
14. Controller to be hard-wired at time of completion and included in irrigation contractors bid.
15. System to provide 100% controlled coverage on completion. Additions/modifications from irrigation plan may be necessary.
16. Irrigation contractor to be County and City licensed where work is to be performed. Liability and Workman's 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.
17. **As-built irrigation drawing to be provided prior to final payment.**

END

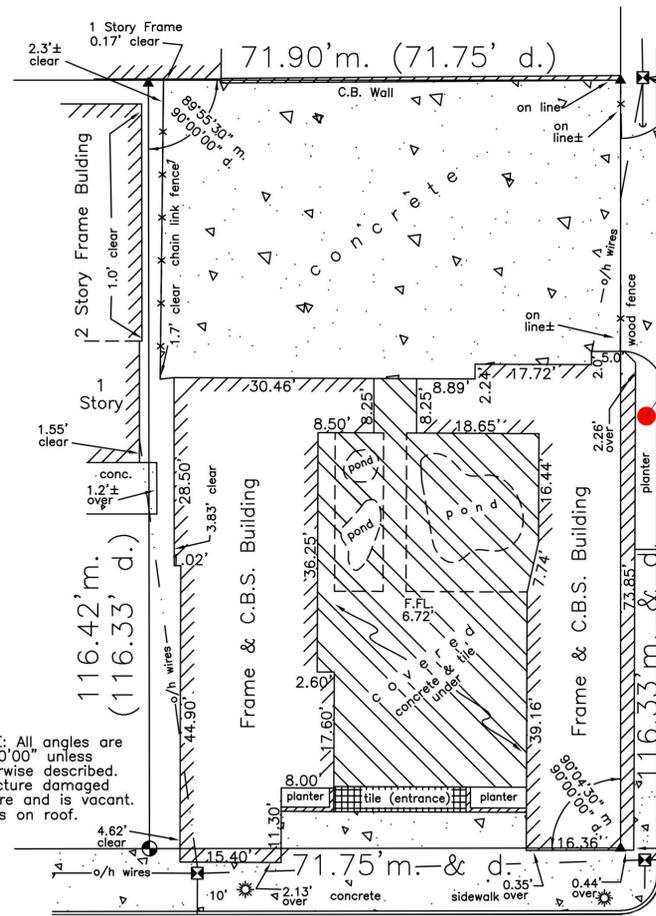


DRAWING LIST:

1. COVER: Specifications
2. LC-1: Planting Plan and Plant List

REVISIONS:

1. August 8, 2014: Revisions per Floor Plan Changes & DRC/Tree Commission Comments
2. August 28, 2014: Revisions per Tree Commission Comments—Remove Tam arind on PL, replace with (2) Sabal Palms
- 3.



(1) Pink Tabebuia (*Tabebuia heterophylla*, invasive/non-native) 6" D.B.H. to be removed.

Existing Landscape Plan

N.T.S.

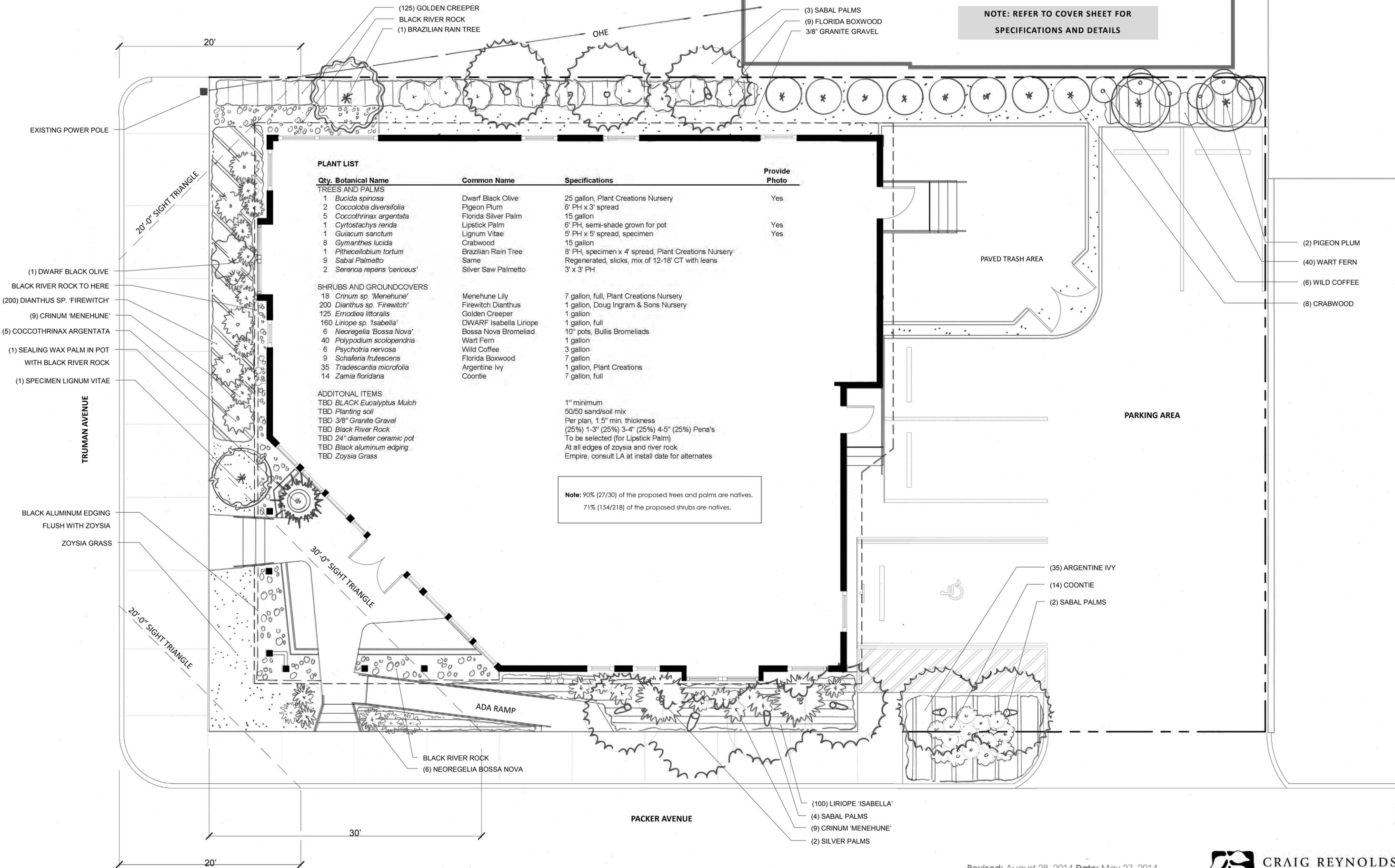
The drawings, specifications, and other documents prepared by the Landscape Architect are instruments of the landscape architecture.



CRAIG REYNOLDS
landscape architecture

craigreynolds.net 305.292.7243
517 Duval Street Suite 204 Key West Florida 33040

NOTE: REFER TO COVER SHEET FOR SPECIFICATIONS AND DETAILS



PLANT LIST

Qty.	Botanical Name	Common Name	Specifications	Provide Photo
TREES AND PALMS				
1	<i>Bucida spinosa</i>	Dwarf Black Olive	25 gallon, Plant Creations Nursery	Yes
2	<i>Coccoloba diversifolia</i>	Pigeon Plum	6' PH x 3' spread	
5	<i>Coccothrinax argentata</i>	Florida Silver Palm	15 gallon	
1	<i>Cyrtostachys renda</i>	Lipstick Palm	6' PH, semi-shade grown for pot	Yes
1	<i>Guaiacum sanctum</i>	Lignum Vitae	5' PH x 5' spread, specimen	Yes
8	<i>Gymnanthes lucida</i>	Crabwood	15 gallon	
1	<i>Pithecellobium tortum</i>	Brazilian Rain Tree	8' PH, specimen x 4' spread, Plant Creations Nursery	
9	<i>Sabal Palmetto</i>	Same	Regenerated, slicks, mix of 12-18' CT with leans	
2	<i>Serenoa repens 'bericeus'</i>	Silver Saw Palmetto	3' x 3' PH	
SHRUBS AND GROUNDCOVERS				
18	<i>Crinum sp. 'Menehune'</i>	Menehune Lily	7 gallon, full, Plant Creations Nursery	
200	<i>Dianthus sp. 'Firewitch'</i>	Firewitch Dianthus	1 gallon, Doug Ingram & Sons Nursery	
125	<i>Ernodea littoralis</i>	Golden Creeper	1 gallon	
160	<i>Liriope sp. 'Isabella'</i>	DWARF Isabella Liriope	1 gallon, full	
6	<i>Neoregelia 'Boss Nova'</i>	Bossa Nova Bromeliad	10" pots, Bullis Bromeliads	
40	<i>Polypodium scolopendria</i>	Wart Fern	1 gallon	
6	<i>Psychotria nervosa</i>	Wild Coffee	3 gallon	
9	<i>Schaferia frutescens</i>	Florida Boxwood	7 gallon	
35	<i>Tradescantia microfolia</i>	Argentine Ivy	1 gallon, Plant Creations	
14	<i>Zamia floridana</i>	Coontie	7 gallon, full	
ADDITIONAL ITEMS				
TBD	BLACK Eucalyptus Mulch		1" minimum	
TBD	Planting soil		50/50 sand/soil mix	
TBD	3/8" Granite Gravel		Per plan, 1.5" min. thickness	
TBD	Black River Rock		(25%) 1-3" (25%) 3-4" (25%) 4-5" (25%) Pena's	
TBD	24" diameter ceramic pot		To be selected (for Lipstick Palm)	
TBD	Black aluminum edging		At all edges of zoysia and river rock	
TBD	Zoysia Grass		Empire, consult LA at install date for alternates	

Note: 90% (27/30) of the proposed trees and palms are natives.
71% (154/218) of the proposed shrubs are natives.

STAFF REPORT

DATE: August 27, 2014

RE: 921 Truman Avenue (permit application #7055)

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

An application was received for the Conceptual Approval of a Landscape Plan that includes the removal of 1-Pink Tabebuia tree. The pink tabebuia is approximately 6” diameter, therefore, a permit is not required for its removal. There are no other trees on the property.

The landscape plan, therefore, has no requirements of tree replacements according to Section 110. The project is a re-development of an existing property to include demolition of an old, burned out building and construction of a new building.

The applicant proposes to plant a mixture of native and non-native vegetation along the property lines and a tree to be planted on City ROW on Packer Street. City Engineering has a concern about a canopy tree being planted on the City Row in that area of Packer Street.

921 Truman Avenue (August 4, 2014)



Front of property (Truman Avenue)



Side of property (Packer Street)



Clump of non-regulated vegetation along side of property on Packer Street.



Pink Tabebuia tree (<24" diameter-not regulated) growing along side of property on Packer Street.



Standing on Packer Street looking toward Truman Avenue at property.



Standing on Packer Street looking at rear property line.



Looking toward Truman Avenue down side of property. All non-regulated vegetation.



Karen DeMaria <kdemaria@keywestcity.com>

921 Truman

Karen Olson <kolson@keywestcity.com>
To: Karen DeMaria <kdemaria@keywestcity.com>

Tue, Aug 26, 2014 at 2:24 PM

Karen -

As the City may, at some point in the future, place sidewalks along Packer Street we request that no canopy or sub-canopy trees be placed within or directly adjacent to the right-of-way. Shrubs, palms and ground cover would be acceptable.

Thanks

Karen M Olson
Special Projects Designer
City of Key West
Engineering Services
305-809-3963 (t)
305-809-3739 (f)



Karen DeMaria <kdemaria@keywestcity.com>

921 Truman

Karen DeMaria <kdemaria@keywestcity.com>

Wed, Aug 27, 2014 at 4:06 PM

To: alexthommes <alex@craigreynolds.net>

Cc: Kevin Bond <kbond@keywestcity.com>

Alex:

Regarding the landscape plan for 921 Truman Avenue (7 Fish-permit application # 7055), please see Karen Olson's comment below regarding planting on the City ROW along Packer Street. The plan shows a Wild Tamarind tree being planted and she is concerned about the future root system of that tree and any sidewalk in that area.

Also, I am not sure if the plan meets the 70% native criteria. It is hard to tell. Can you please submit a statement regarding that part of the code (Sec 108). Are you guys requesting any landscape waivers?

Sincerely,

Karen

[Quoted text hidden]

—
Karen DeMaria

Urban Forestry Manager

Certified Arborist

City of Key West

305-809-3768



Karen DeMaria <kdemaria@keywestcity.com>

921 Truman

Alex Thommes <alex@craigreynolds.net>

Thu, Aug 28, 2014 at 11:08 AM

Reply-To: alex@craigreynolds.net

To: Karen DeMaria <kdemaria@keywestcity.com>

Cc: CRAIG REYNOLDS <craig@craigreynolds.net>, owen@owentrepanier.com, Lori Thompson <lori@owentrepanier.com>

Karen,

Attached is our revised plan removing the Tamarind and adding two Sabal Palms in its place. In regards to the native requirement, 90% (27/30) of the proposed trees & palms are native along with 71% (155/218) of the proposed shrubs; I included this information to the plan. Also, we are applying for the following waivers:

Specific Waivers/ Modifications:

Sec. 108-413. Requirements along street frontage.

To permit the street frontage landscaping as proposed on the attached plans.

Sec. 108-415. Perimeter landscape requirements.

To permit the perimeter landscaping as proposed on the attached plans.

Sec. 108-416. Other landscape requirements for nonvehicular use areas.

To permit the non-vehicular use area landscaping as proposed on the attached plans.

Sec. 108-450. Landscape screening.

To permit the landscape screening as proposed on the attached plans.

Also here is a picture of one of our proposed ground covers which makes up 50% of the ground cover composition.

Dianthus 'Firewitch'



Karen DeMaria

Wednesday, August 27, 2014 4:06 PM

Alex:

Regarding the landscape plan for 921 Truman Avenue (7 Fish-permit application # 7055), please see Karen Olson's comment below regarding planting on the City ROW along Packer Street. The plan shows a Wild Tamarind tree being planted and she is concerned about the future root system of that tree and any sidewalk in that area.

Also, I am not sure if the plan meets the 70% native criteria. It is hard to tell. Can you please submit a statement regarding that part of the code (Sec 108). Are you guys requesting any landscape waivers?

Sincerely,

Karen

--
Karen DeMaria
Urban Forestry Manager
Certified Arborist
City of Key West
305-809-3768

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Nh | #Z hvw/#IO#6373

zzz1fudlj@keywest.com
63815<51:576

 **08_28_14_CRLA_7-Fish_Planting Plan.pdf**
6665K

Application



7055

Tree Permit Application

Date: AUGUST 18, 2014 ^{1/10}

Please Clearly Print All Information unless indicated otherwise.

Tree Address 921 TRUMAN AVE
 Cross/Corner Street PACKER ST.
 List Tree Name(s) and Quantity (1) TABERUIA HETEROPHYLLA
 Species Type(s) check all that apply Palm Flowering Fruit 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 WITHIN LIMITS OF NEW CONSTRUCTION.

Reason for Request _____

Property Owner Name ROBERT & NOREEN POLLMAN
 Property Owner eMail Address BPOLLMAN@DUNIS.COM
 Property Owner Mailing Address 628 WILLIAMS ST. (REAR)
 Property Owner Mailing City KEY WEST State FL Zip 33040
 Property Owner Phone Number (305) 434-0031
 Property Owner Signature SEE REP. FORM

Representative Name CRAIG REYNOLDS LANDSCAPE ARCHITECTURE
 Representative eMail Address CRAIGREYNOLDS@CRAIGREYNOLDS.NET ALEX@CRAIGREYNOLDS.NET
 Representative Mailing Address 517 DUAL ST. SUITE 204
 Representative Mailing City KEY WEST State FL Zip 33040
 Representative Phone Number (305) 292-7243

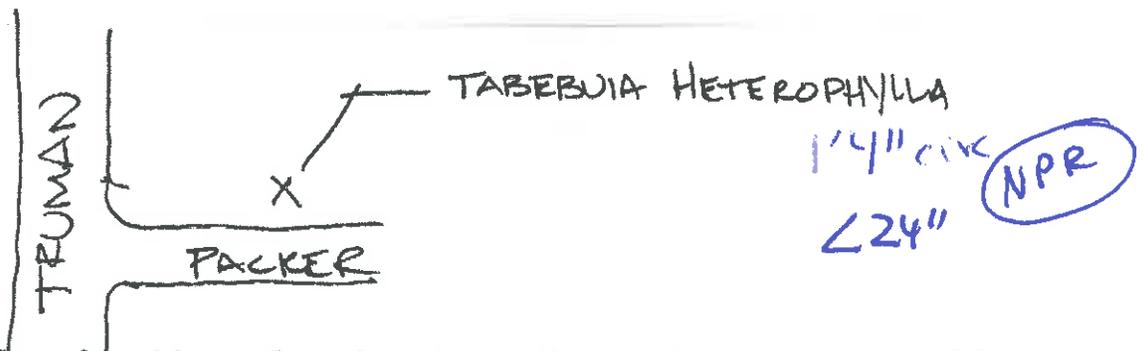
NOTE: A Tree Representation Authorization form must accompany this application if someone other than the owner will be representing the owner at a Tree Commission meeting or picking up an issued Tree Permit.

Tree Representation Authorization form attached

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

Please identify tree(s) with colored tape

8-21-14



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



Tree Representation Authorization

Date: 8-14-14

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 921 Truman Ave. Key West, FL 33040

Property Owner Name Robert and Noreen Pollman as trustees of Robert and Noreen Pollman Revocable Trust of 1999

Property Owner eMail Address bpollman@dcwis.com

Property Owner Mailing Address PO Box 87 Egg Harbor Wj 54209

Property Owner Mailing City Same State FL Zip 33040

Property Owner Phone Number (920) 333-0192

Property Owner Signature [Signature]

Representative Name CRAIG REYNOLDS LANDSCAPE ARCHITECTURE

Representative eMail Address CRAIG@CRAIGREYNOLDS.NET ALEX@CRAIGREYNOLDS.NET

Representative Mailing Address 514 DUNN ST. SUITE 204

Representative Mailing City KEY WEST State FL Zip 33040

Representative Phone Number (305) 292-7243

I Noreen Pollman, hereby 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 [Signature]

The forgoing instrument was acknowledged before me on this 14th day August 2014.

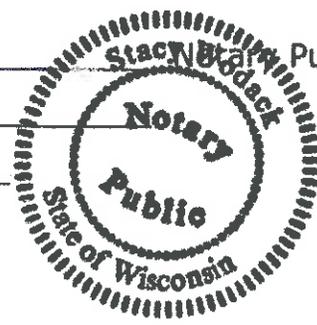
By (Print name of Affiant) Noreen Pollman who is personally known to me or has produced _____ as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Facy Wodack

Print Name: Facy Wodack

My Commission Expires: 12-25-16



Notary Public - State of Florida (seal)



Karen DeMaria <kdemaria@keywestcity.com>

7 Fish Tree Permit Application

Alex Thommes <alex@craigreynolds.net>
Reply-To: alex@craigreynolds.net
To: Karen DeMaria <kdemaria@keywestcity.com>
Cc: CRAIG REYNOLDS <craig@craigreynolds.net>

Mon, Aug 18, 2014 at 11:37 AM

Karen,

It was very nice meeting you last week, thank you for being so helpful and informative in regards to current and future projects!

Attached is our Tree Permit Application along with the proposed landscape plans for the 7 Fish project. We are still waiting for the Tree Representation form to get mailed back from the owner, but we will have it present at the meeting, most likely sooner. Our goal is just to be on the agenda for the Sept. 9th meeting. Please let me know if you have any questions.

Thank you,

Alex

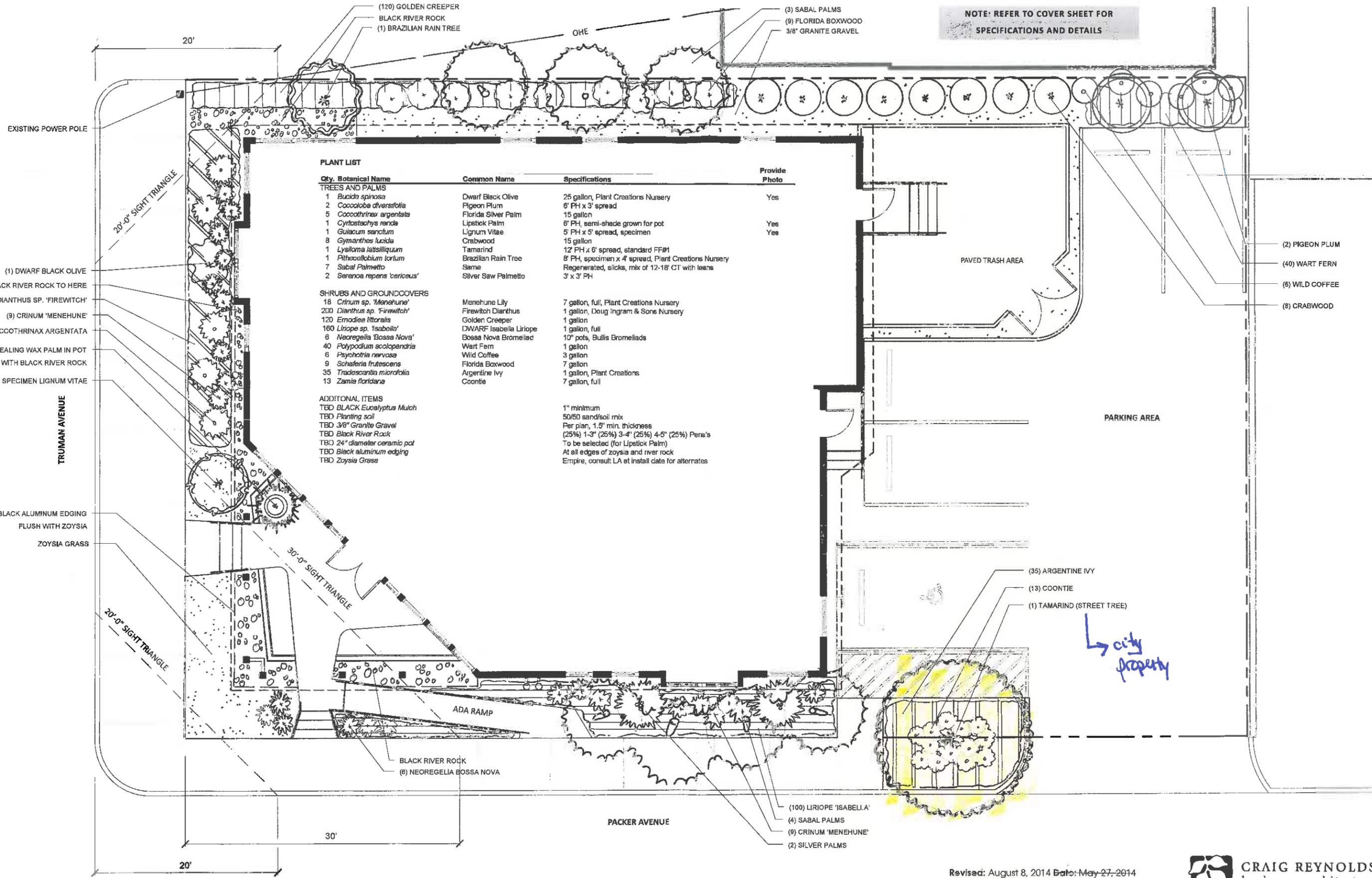
—
Craig Reynolds Landscape Architecture
Alex Thommes, Associate Landscape Architect
517 Duval Street STE 204
Key West, FL 33040

www.craigreynolds.net
305.292.7243

2 attachments

7 Fish planting plan CRLA 8-8-2014.pdf
6681K

921 Truman Tree Permit Application.pdf
3804K



PLANT LIST

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NOTE: REFER TO COVER SHEET FOR SPECIFICATIONS AND DETAILS

7 FISH 902 Truman Avenue

PLANTING PLAN

Revised: August 8, 2014 Date: May 27, 2014
 Scale: 3/16" = 1'-0"
 Sheet: LP-1

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

7 FISH

921 TRUMAN AVENUE

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5-28-2014

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- Props are not to be removed until approved by the landscape contractor.

END

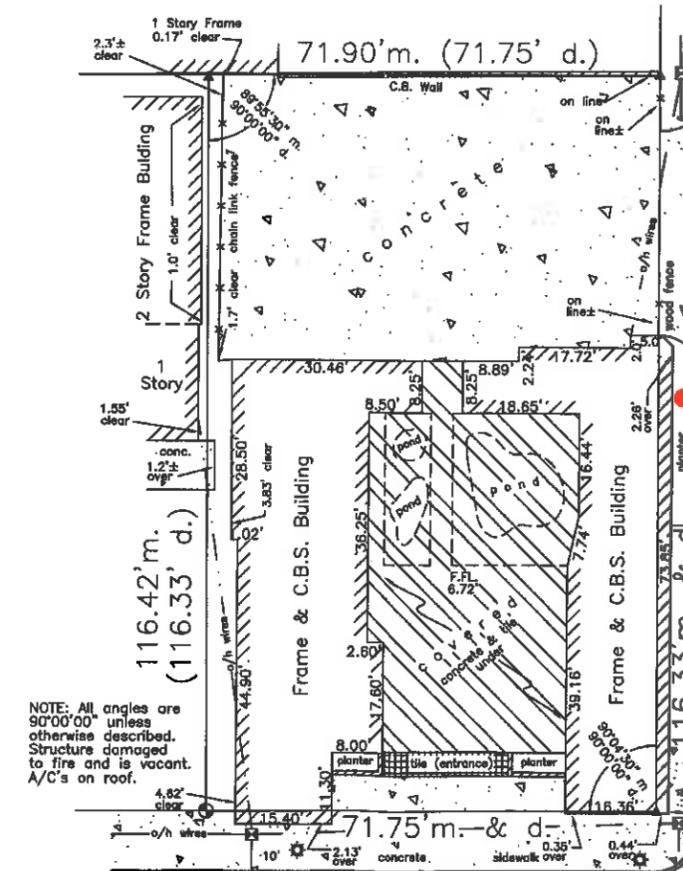
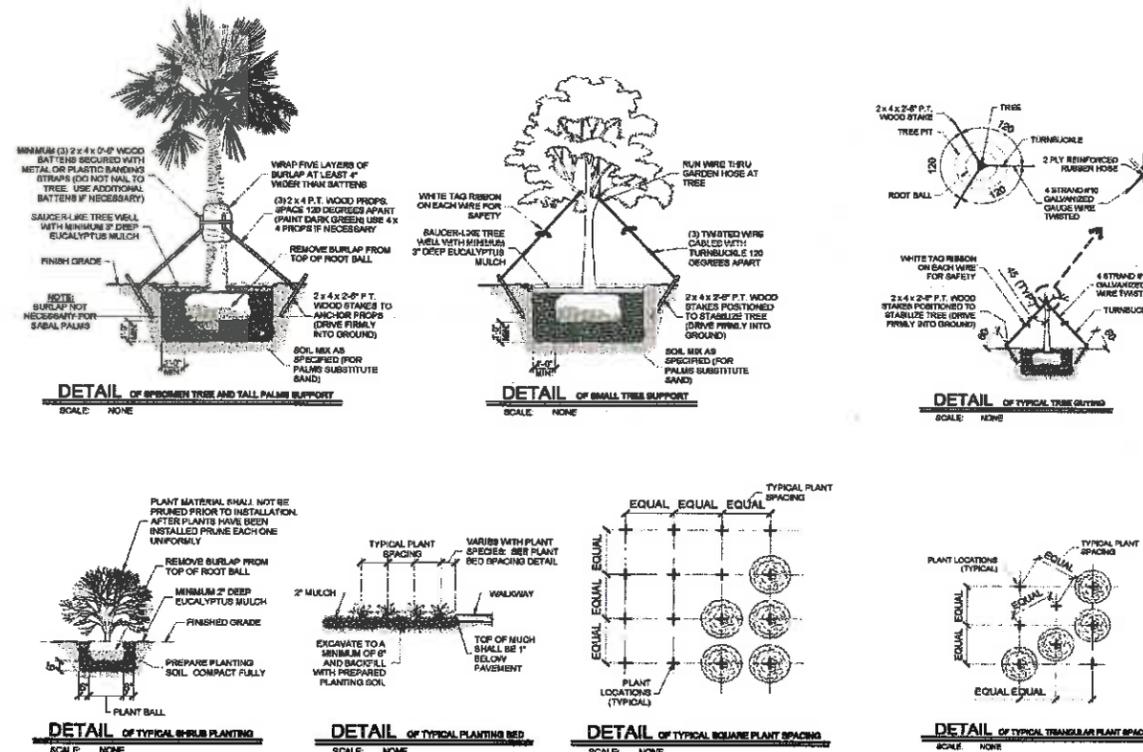
GENERAL LANDSCAPE NOTES:

- 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/contractor.
- All newly planted areas 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.
- Landscape contractor to become familiar with the scope of work as well as the site, digging conditions, and any obstacles prior to bidding.
- Landscape contractor shall locate and verify all underground utilities prior to digging.
- All Plant material is to be Florida No. 1 or better. Florida Department of Agriculture Grades and Standards, Parts I & II, 1975, respectively.
- All trees to be staked in a good workmanlike manner. No nail staking permitted. (Refer to planting details)
- Landscape plan shall be installed in compliance with all local codes.
- 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)
- All trees, shrubs and ground covers shall be guaranteed for six months from date of final acceptance. All palms are to be guaranteed for one year.
- All planting beds shall be weed and grass free.
- 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.
- Planting plan shall take precedence over plant list in case of discrepancies.
- No change shall be made without prior consent of Landscape Architect.
- All material shall be subject to availability at time of installation. Substitutions may be made after consultation with Landscape Architect.
- Landscape Contractor to coordinate his work with the General Contractor, Irrigation Contractor, and the Electrical Contractor.
- All existing plant material to remain shall be protected.
- All trees to be relocated will get root pruned 30 days min. (or more if required by the species). Upon relocation, thin out 30% of the relocated trees' canopy.
- After removal or relocation of existing trees and palms, backfill tree pit with washed beach sand, and sod disturbed area, if required.
- All trees on sod area shall receive a mulch ring 2" in diameter typical.
- All trees shall have 2" caliper at D.B.H. minimum for a 10' height tree.
- All 1 gallon material to have 12" spread minimum, all 3 gallon material to have 20-24" spread minimum.
- Landscape contractor to be County and City licensed where work is to be performed. Liability and Workman's 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.

IRRIGATION NOTES:

- All Lady Palms (*Rhapis spp.*), Heliconia, and Bamboos to have single bubbler. All Major Palms to have two bubblers on opposing sides of root ball. Bubblers to be hidden from view.
- Irrigation contractor to coordinate location of main lines with Landscape Contractor prior to implementation. Avoid root balls of trees and large plant materials. Refer to landscape drawings.
- All pipe to be PVC schedule 40, 8" minimum cover.
- All heads installed on flexible PVC pipe and fittings.
- Pressurized backflow, rain switch, and multi-programmable controller with battery backup required.
- All crossings under permanent concrete to be sleeved two times the sprinkler pipe size with schedule 40 PVC.
- All valves to have flow control and be installed in green valve boxes with room to work in future.
- All valve boxes to be located away from walkways, garden paths, and groundcovers - keep to back of beds.
- All sprinklers to be commercial grade Toro 570 Series 4" and 12" and installed out of sight.
- Irrigation contractor to measure water available on-site and use no more than 75% of available GPM.
- Water connection to the house, including shut-off valves, shall not be altered by pressurized backflow.
- All wire splices to be in valve boxes and clearly labeled at back of time clock. All wire splices to be installed with water proof connections.
- 2 spare wires to be run to the last valve in each direction.
- Controller to be hard-wired at time of completion and included in irrigation contractors bid.
- System to provide 100% controlled coverage on completion. Additions/modifications from irrigation plan may be necessary.
- Irrigation contractor to be County and City licensed where work is to be performed. Liability and Workman's 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.
- As-built irrigation drawing to be provided prior to final payment.

END



(1) Pink Tabebuia (*Tabebuia heterophylla*, invasive/non-native) 6" D.B.H. to be removed.

DRAWING LIST:

- COVER: Specifications
- LC-1: Planting Plan and Plant List

REVISIONS:

- August 8, 2014: Revisions per Floor Plan Changes & DRC/Tree Commission Comments
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Existing Landscape Plan
N.T.S.