



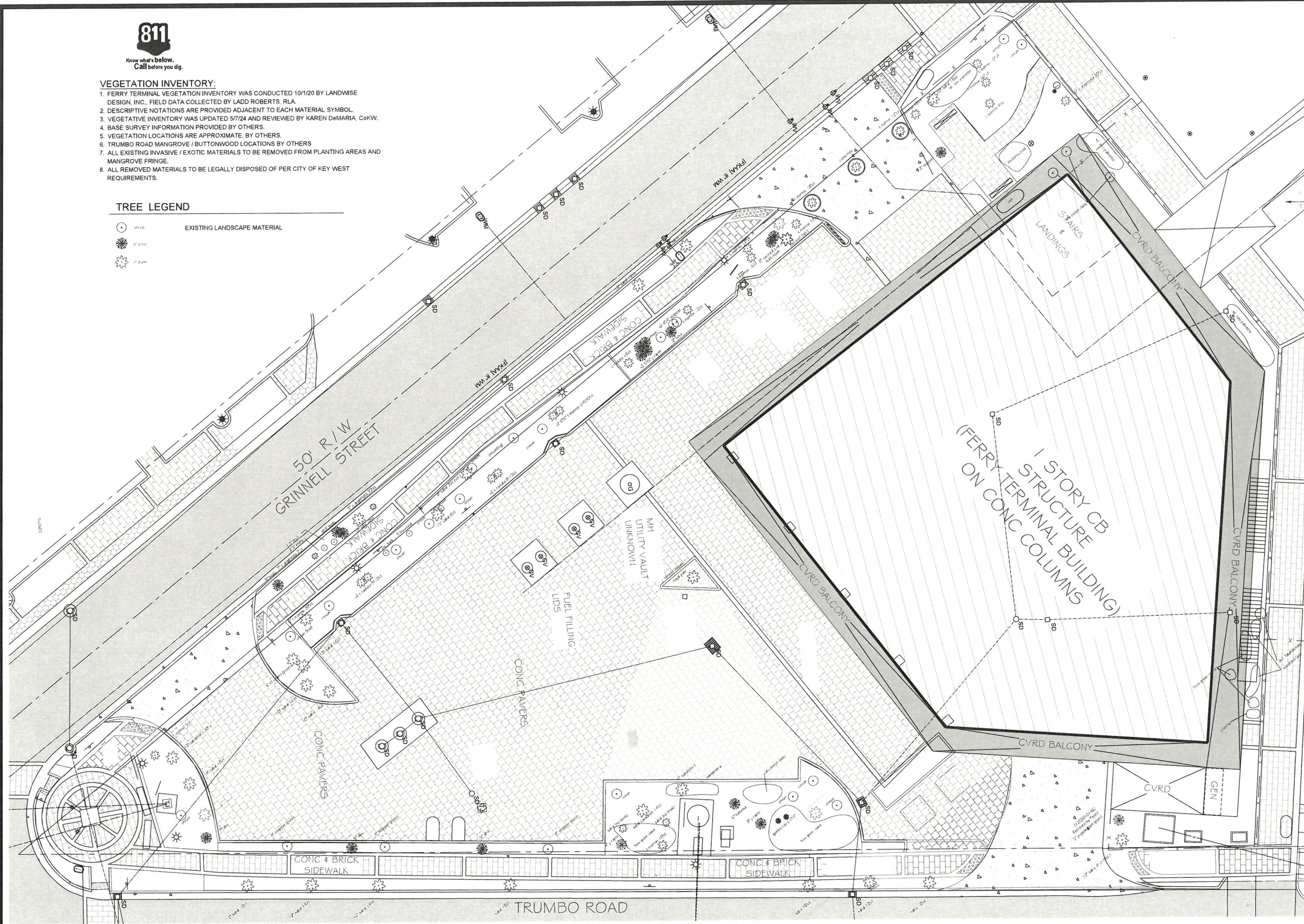
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VEGETATION INVENTORY:

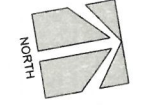
1. FERRY TERMINAL VEGETATION INVENTORY WAS CONDUCTED 10/1/20 BY LANDWISE DESIGN, INC., FIELD DATA COLLECTED BY LADD ROBERTS, RLA.
2. DESCRIPTIVE NOTATIONS ARE PROVIDED ADJACENT TO EACH MATERIAL SYMBOL.
3. VEGETATIVE INVENTORY WAS UPDATED 5/7/24 AND REVIEWED BY KAREN DeMARIA, CoKW.
4. BASE SURVEY INFORMATION PROVIDED BY OTHERS.
5. VEGETATION LOCATIONS ARE APPROXIMATE, BY OTHERS.
6. TRUMBO ROAD MANGROVE / BUTTWOOD LOCATIONS BY OTHERS
7. ALL EXISTING INVASIVE / EXOTIC MATERIALS TO BE REMOVED FROM PLANTING AREAS AND MANGROVE FRINGE.
8. ALL REMOVED MATERIALS TO BE LEGALLY DISPOSED OF PER CITY OF KEY WEST REQUIREMENTS.

TREE LEGEND

- | | |
|--|-----------------------------|
| | EXISTING LANDSCAPE MATERIAL |
| | |
| | |



**RFQ 23-002
FERRY TERMINAL
REVITALIZATION**



SCALE 1" = 10'-0"



**VEGETATION INVENTORY
FERRY TERMINAL**

DATE: 5.19.26

REVISIONS:

No.	Date	Notes

PERMIT DOCUMENTS

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SHEET NUMBER
L-1
sheet 1 of 7

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**RFQ 23-002
FERRY TERMINAL
REVITALIZATION**



SCALE 1" = 10'-0"



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**TREE DISPOSITION PLAN
FERRY TERMINAL**

DATE: 5.19.26

REVISIONS	
No.	Date

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EXISTING TREE IMPACT							CONDITION (Value %)				Value x DSH		
TREE #	LOCAL NAME	BOTANICAL NAME	NOTES	APPRX. DSH	HEIGHT	Relocate	Remove	Location	Species	Condition	Mit. Req.	Total Value	Inches Required
1	Blooly		Sucker growth from stump	1.5	3'		X	50	100	60	y	70.0	1.1
2	Blooly		Sucker growth from stump	2.5	3'		X	60	100	80	y	80.0	2.0
3	Pigeon Plum	Coccoloba diversifolia	Removed by Permit (T2020-0146)	5	14'		gone	0	0	0	y	0.0	0.0
4	Jamaican Caper	Capparis cynophallophora	Leaning growth into sidewalk	4.7	10'		X	20	100	70	y	63.3	3.0
5	Stopper (Spanish)		Dead and Removed	4	8'		gone	0	0	0	n	0.0	0.0
6	Stopper (Spanish)		Poor, poor form, leaning, propped up	3.8	8'		X	40	100	20	y	53.3	2.0
7	Stopper (Spanish)		Poor - poor form	4.4	8'		X	40	100	20	y	53.3	2.3
TOTAL TREE MITIGATION INCHES REQUIRED												10.4	
TOTAL MITIGATION INCHES PROVIDED												33.0	

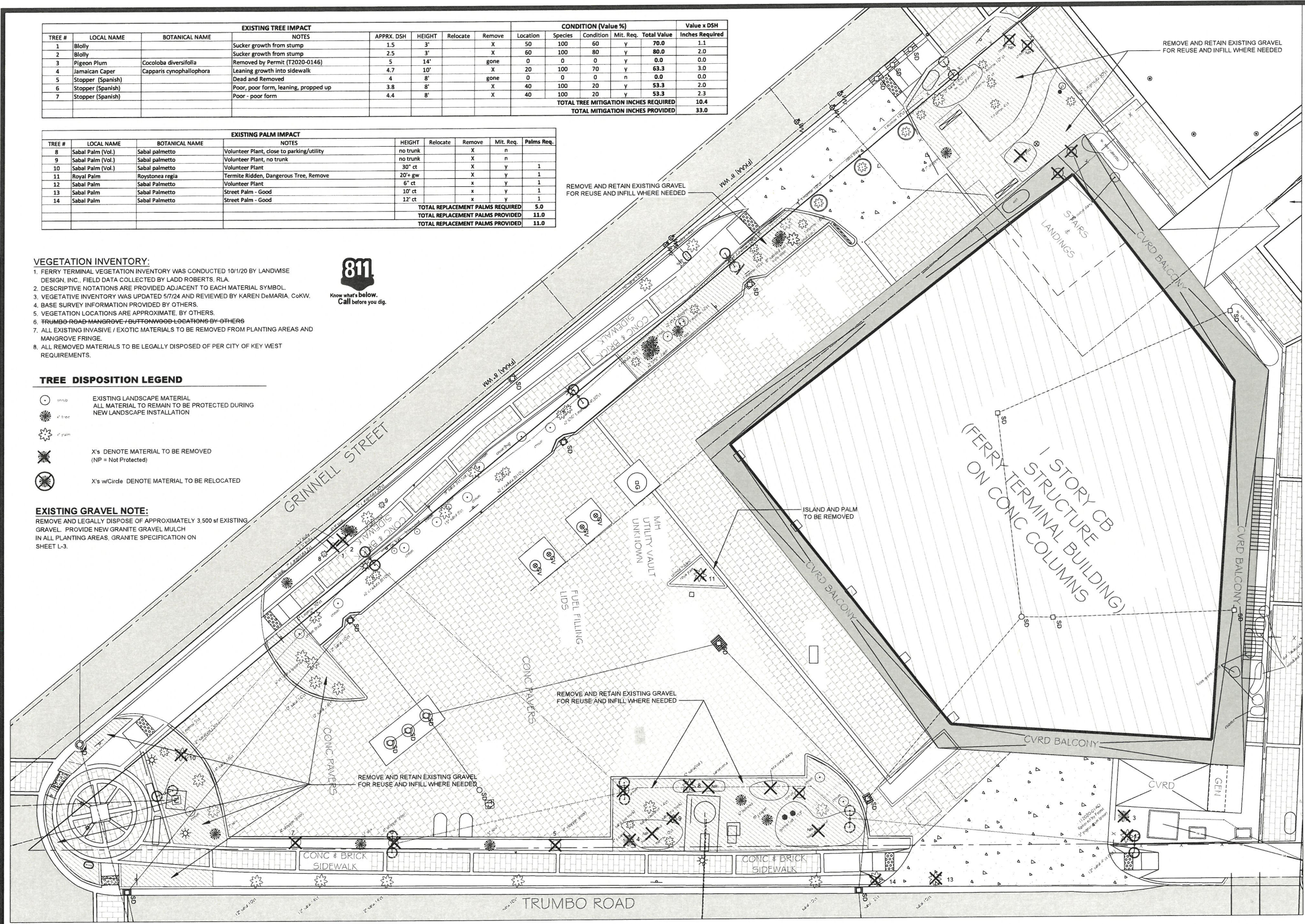
EXISTING PALM IMPACT							TOTAL REPLACEMENT PALMS REQUIRED	
TREE #	LOCAL NAME	BOTANICAL NAME	NOTES	HEIGHT	Relocate	Remove	Mit. Req.	Palms Req.
8	Sabal Palm (Vol.)	Sabal palmetto	Volunteer Plant, close to parking/utility	no trunk		X	n	
9	Sabal Palm (Vol.)	Sabal palmetto	Volunteer Plant, no trunk	no trunk		X	n	
10	Sabal Palm (Vol.)	Sabal palmetto	Volunteer Plant	30" ct		X	y	1
11	Royal Palm	Roystanea regia	Termite Ridden, Dangerous Tree, Remove	20'+ gw		X	y	1
12	Sabal Palm	Sabal Palmetto	Volunteer Plant	6' ct		x	y	1
13	Sabal Palm	Sabal Palmetto	Street Palm - Good	10' ct		x	y	1
14	Sabal Palm	Sabal Palmetto	Street Palm - Good	12' ct		x	y	1
TOTAL REPLACEMENT PALMS REQUIRED								5.0
TOTAL REPLACEMENT PALMS PROVIDED								11.0
TOTAL REPLACEMENT PALMS PROVIDED								11.0

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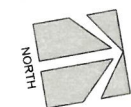


- TREE DISPOSITION LEGEND**
- Existing Landscape Material
ALL MATERIAL TO REMAIN TO BE PROTECTED DURING NEW LANDSCAPE INSTALLATION
 - ✱ Tree
 - ✱ Palm
 - ✱ X's DENOTE MATERIAL TO BE REMOVED (NP = Not Protected)
 - X's w/Circle DENOTE MATERIAL TO BE RELOCATED

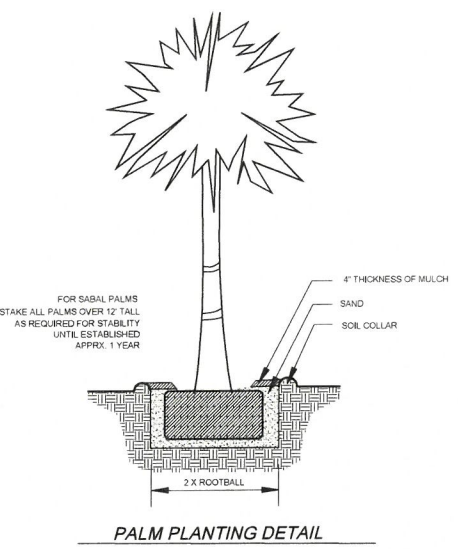
EXISTING GRAVEL NOTE:
REMOVE AND LEGALLY DISPOSE OF APPROXIMATELY 3,500 sf EXISTING GRAVEL. PROVIDE NEW GRANITE GRAVEL MULCH IN ALL PLANTING AREAS. GRANITE SPECIFICATION ON SHEET L-3.



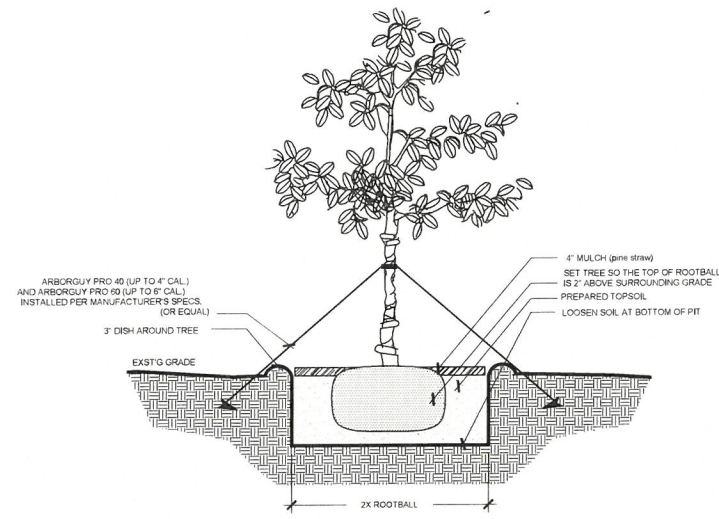
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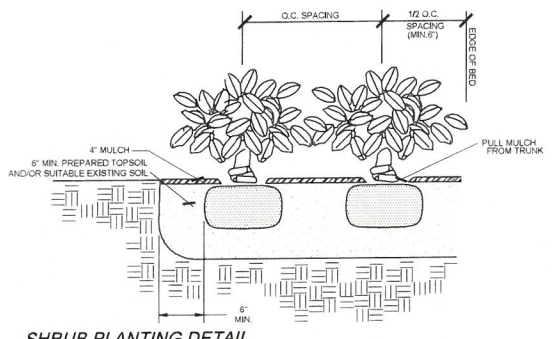
PALM PLANTING DETAIL



TREE PLANTING DETAIL

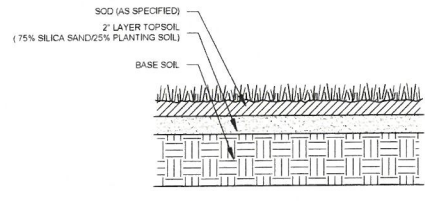
ALL TREES ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. WATER RINGS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.

THE ROOTBALL OF THE TREE SHOULD BE POSITIONED IN THE HOLE SO THAT THE FINISH GRADE OF THE BACKFILL SOIL AND LANDSCAPE SOIL IS 2\"/>



SHRUB PLANTING DETAIL

ALL SHRUBS ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. WATER RINGS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.



SODDING DETAIL

ALL AREAS TO BE SODDED TO RECEIVE 2\"/>



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. 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 WORKMAN LIKE MANNER. NO NAIL STAKING PERMITTED.
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 AND PLANTING MIX. ALL SHRUB BEDS TO BE INSTALLED WITH WASHED BEACH SAND AND PLANTING MIX.
9. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR ONE YEAR 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 CHANGES 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, TRIM 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\"/>

END

IRRIGATION NOTES: (EXISTING IRRIGATION SYSTEM TO BE REMOVED AND REPLACED WITH NEW SYSTEM PER PLANS PROVIDED HERewith FOR 100% COVERAGE TO ALL PLANTING AREAS). SEE IRRIGATION PLANS IR-1 to IR-3.

1. 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\"/>

TREE BRACING NOTES:

2\"/>

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. GUY'S 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\"/>
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\"/>
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\"/>
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 SCHEDULE - KEY WEST BIGHT FERRY TERMINAL PARKING AREA								
QTY.	COMMON NAME	BOTANICAL NAME	SIZE	NOTE	NATIVE	MIT. RATIO	MIT. CREDIT	
TREES								
7	PIGEON PLUM	<i>Coccoloba diversifolia</i>	3\"/>	FL #1	NATIVE	1:1	21	
							Total Canopy Inches	21
6	SPANISH STOPPER	<i>Eugenia foetida</i>	3\"/>	FL #1	NATIVE	1:1	18	
							Total Understory Inches	18
							Total Combined Inches	33
PALMS								
5	SABAL PALM	<i>Sabal palmetto</i>	(0) 18' ct, (5) 10' ct, (0) 12' ct, regens, slick-skinny	FL #1	NATIVE			
6	GREEN THATCH PALM	<i>Thrinax radiata</i>	(0) 2', (1) 4', (0) 6' ct, (5) 8' ct	FL #1	NATIVE			
							Total Palms Provided	11
SHRUBS AND GROUNDCOVERS								
11	SILVER BUTTONWOOD	<i>Conocarpus erectus var. sericeus</i>	7 gal., 30\"/>	FL #1	NATIVE			
2	GREEN CRINUM LILY	<i>Crinum spp. 'Green'</i>	15 gal., Full	FL #1				
1	PURPLE CRINUM LILY	<i>Crinum spp. 'Purple - Queen Emma'</i>	15 gal., Full	FL #1				
0	COONTIE	<i>Zamia pumilla</i>	7 gal., 24\"/>	FL #1	NATIVE			
43	DWF. PORTERWEED	<i>Stachytarpheta jamaicensis (blue)</i>	3 gal., full	FL #1	NATIVE			
0	HORIZONTAL COCOPLUM	<i>Chrysobalanus icaco 'Horizontal'</i>	7 gal., full	FL #1	NATIVE			
195	GOLDEN CREEPER	<i>Ernodea littoralis</i>	3 gal., full	FL #1	NATIVE			
5	SILVER SAW PALMETTO	<i>Serenoa repens 'silver'</i>	1.5g, 3\"/>	FL #1	NATIVE			
8	FICUS GREEN ISLAND	<i>Ficus microcarpa 'Green Island'</i>	3 gal., full	FL #1	NATIVE			
12	SPANISH STOPPER	<i>Eugenia foetida</i>	1.5g, multi, 4\"/>	FL #1	NATIVE			
186	DWF. FAKAHATCHEE GRASS	<i>Tripsacum floridanum</i>	7 gal., full	FL #1	NATIVE			
SOD & SUNDRY ITEMS								
630 SF	ZOYSIA	CONTRACTOR TO VERIFY QUANTITY						
3,500 sf	Remove existing gravel (mulch)	in preparation for new planting. Typical for all new planting areas. Infill remaining gravel areas as needed. Lawfully dispose of remaining gravel waste.						
3,000 SF	CYPRESS MULCH	COLOR: BLACK CYPRESS MULCH						

EXISTING IRRIGATION SYSTEM TO BE REMOVED AND A NEW SYSTEM TO BE INSTALLED PER PLANS PROVIDED HERewith. ALL PLANTING AREAS TO RECEIVE 100% IRRIGATION COVERAGE PER PLANS

Final Inspection will be by the City's Urban Forester for final acceptance and to close out the tree permit



DATE: 5.19.26

REVISIONS:	
No.	Date

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IRRIGATION PLAN FERRY TERMINAL

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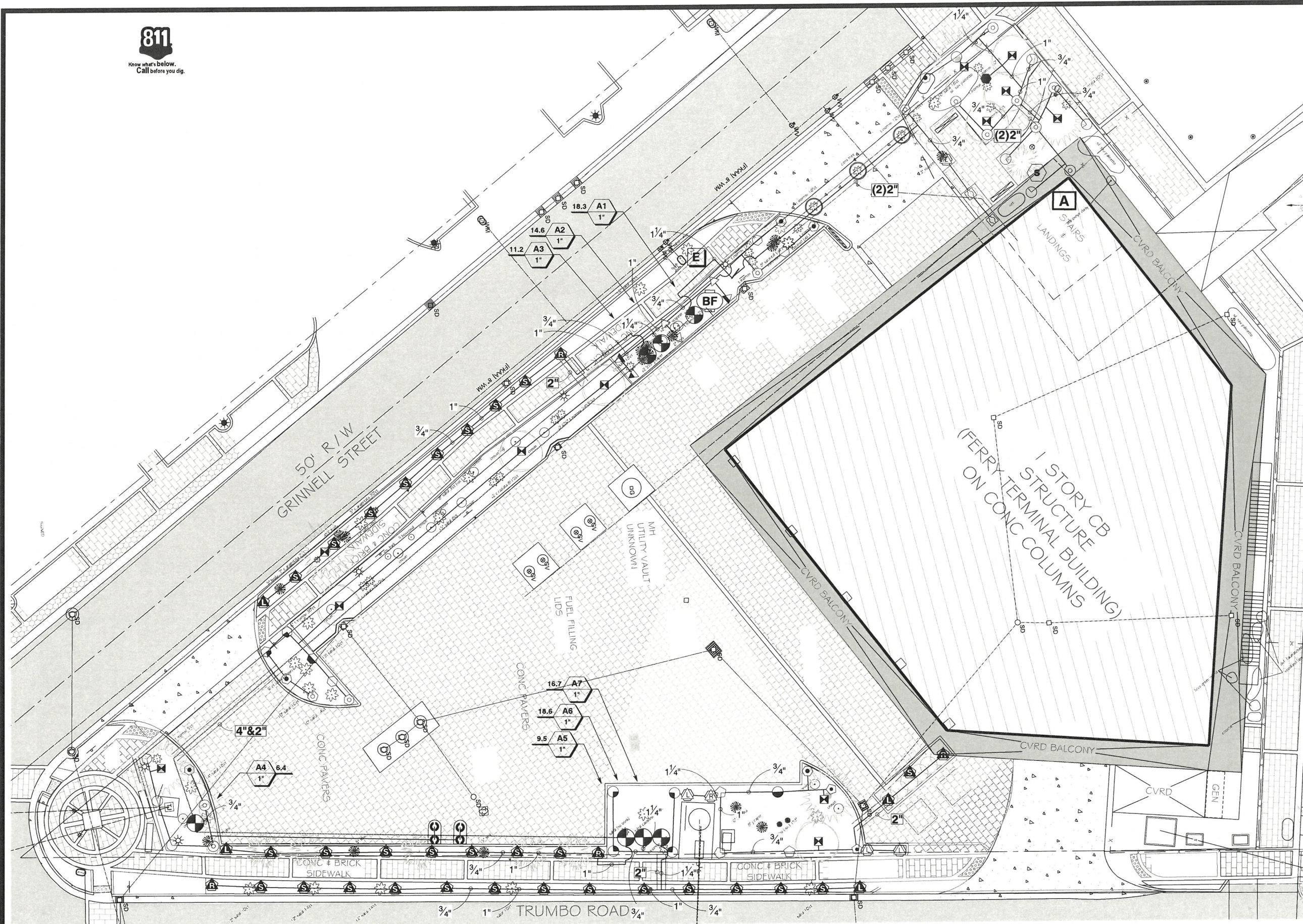
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IRRIGATION_SCHEDULE

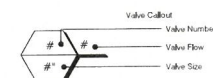
SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PSI	GPM	RADIUS
☐	Hunter PROS-06-CV 08A	2	Adj	30	≤ 1.19	8'
☐	Hunter PROS-06-CV Rain Bird 15LCS	4	LCS	30	0.49	4x15'
☐	Hunter PROS-06-CV Rain Bird 15RCS	4	RCS	30	0.49	4x15'
☐	Hunter PROS-06-CV Rain Bird 15SST	29	SST	30	1.21	4x30'
◁	Hunter PROS-12-CV LCS-515	1	LCS	30	0.65	5x15'
◁	Hunter PROS-12-CV RCS-515	2	RCS	30	0.65	5x15'
◁	Hunter PROS-12-CV SS-530	3	SST	30	1.3	5x30'
◁	Hunter PROS-12-CV 05Q	2	90	30	0.12	5'
⊙	Hunter PROS-12-CV 08H	3	180	30	0.47	8'
⊙	Hunter PROS-12-CV 08O	1	90	30	0.24	8'
⊙	Hunter PROS-12-CV 08T	1	120	30	0.32	8'
⊙	Hunter PROS-12-CV 10F	1	360	30	1.59	10'
⊙	Hunter PROS-12-CV 10Q	2	90	30	0.42	10'
⊙	Hunter PROS-12-CV 12H	2	180	30	1.3	12'
⊙	Hunter PROS-12-CV 12Q	3	90	30	0.67	12'
⊙	Hunter PROS-12-CV 12T	2	120	30	0.89	12'
⊙	Hunter PROS-12-CV 15H	1	180	30	1.66	15'
⊙	Hunter PROS-12-CV 15Q	4	90	30	0.97	15'
⊙	Hunter PROS-12-CV 17H	1	180	30	2.37	17'
⊙	Hunter PROS-12-CV 17Q	2	90	30	1.15	17'
⊙	Hunter PROS-12-CV 08A	4	Adj	30	≤ 1.37	8'
⊙	Hunter PROS-12-CV 08A	4	Adj	30	≤ 1.76	8'
⊙	Hunter PROS-12-CV 10A	4	Adj	30	≤ 2.02	10'
⊙	Hunter PROS-12-CV 12A	9	Adj	30	≤ 2.52	12'
⊙	Hunter PROS-12-CV 17A	2	Adj	30	≤ 4.61	17'
⊙	Hunter PROS-06-CV 15LCS with PCS-020	4	LCS	30	0.49	4x15'
⊙	Hunter PROS-06-CV 15RCS with PCS-020	1	RCS	30	0.49	4x15'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
⊕	Hunter PGV in a 12" Valve Box	7
⊕	Zurn 975XL 1" Reduced Pressure Backflow device	1
A	Hunter PC-700-PL 7 Station Controller	1
⊕	Hunter MINI-CLIK Rain Sensor	2
E	Existing Water Meter	1
—————	Irrigation Lateral Line: PVC Class 200	1,000 Lf.
—————	Irrigation Mainline: PVC Class 200 2"	260 Lf.
-----	Pipe Sleeve: PVC Schedule 40	

WATERING_SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	GPM
A1	Hunter	Shrub Spray	1.7 in/h	18.3
A2	Hunter	Shrub Spray	1.7 in/h	14.6
A3	Hunter	Turf Spray	1.7 in/h	11.2
A4	Hunter	Shrub Spray	1.7 in/h	6.4
A5	Hunter	Turf Spray	1.7 in/h	9.5
A6	Hunter	Shrub Spray	1.7 in/h	18.6
A7	Hunter	Turf Spray	1.7 in/h	16.7

AVERAGE GALLONS PER DAY: 168



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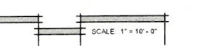
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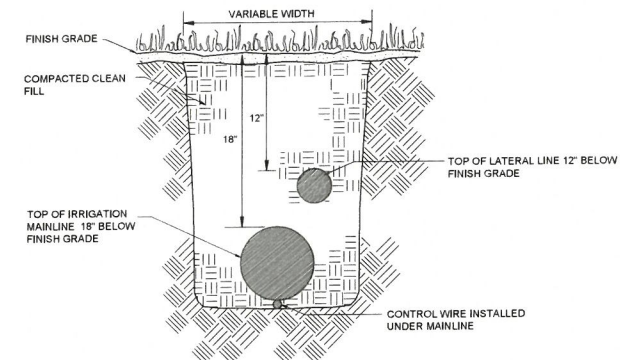
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IRRIGATION NOTES:

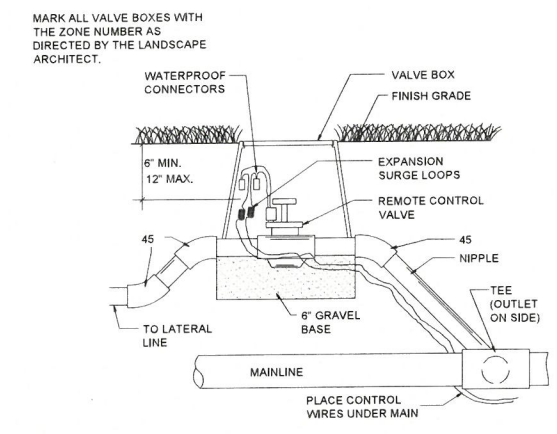
- THE PLANS AND DRAWINGS ARE DIAGRAMMATIC OF THE WORK TO BE PERFORMED. SOME COMPONENTS MAY BE SHOWN OUTSIDE THE WORK AREA FOR CLARITY. THE WORK SHALL BE EXECUTED IN A MANNER TO AVOID CONFLICTS WITH UTILITIES AND OTHER ELEMENTS OF CONSTRUCTION INCLUDING LANDSCAPE MATERIALS. ALL DEVIATIONS FROM THE PLANS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE BEING INSTALLED. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY ASPECT OF THE IRRIGATION SYSTEM AS SHOWN ON THE PLANS AND DRAWINGS, WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DISCREPANCIES EXIST THAT MIGHT NOT HAVE BEEN KNOWN DURING THE DESIGN OF THE IRRIGATION SYSTEM. IN THE EVENT THAT NOTIFICATION OF THE CONFLICT IS NOT APPROVED BY THE OWNER'S REPRESENTATIVE, THE CONTRACTOR WILL ASSUME FULL RESPONSIBILITY FOR ALL REVISIONS.
- THE IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS, IRRIGATION SYSTEM SPECIFICATIONS AND ALL CONTRACT DOCUMENTS. THE CONTRACTOR SHALL COMPLY WITH ALL PREVAILING LOCAL CODES, ORDINANCES, AND REGULATIONS.
- CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, INCLUDING UTILITY LOCATIONS, BEFORE INSTALLATION OF THE IRRIGATION SYSTEM. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THE PLANS - CONTRACTOR TO VERIFY. COORDINATE ALL IRRIGATION SYSTEM CONSTRUCTION WITH EXISTING AND NEW PLANTINGS TO AVOID CONFLICT OR INTERFERENCE WITH LOCATION OF PIPING, SLEEVING, CABLES, AND SERVICE UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION WITH ALL OTHER CONSTRUCTION ON SITE, ESPECIALLY LANDSCAPE INSTALLATION. IRRIGATION SYSTEM SHALL BE RELOCATED AT NO ADDITIONAL COST FOR ANY CONFLICT WITH LANDSCAPE INSTALLATION OR ANY OTHER SITE CONSTRUCTION OR EXISTING CONDITIONS. ALL COMPONENTS THAT ARE NOT CONTAINED WITHIN THE SPECIFIC AREAS SHOWN OR CALLED OUT ON THE DRAWINGS WILL NOT BE ACCEPTED. ALL PIPING AND OTHER COMPONENTS ARE TO REMAIN WITHIN THE PROPERTY OF THE OWNER.
- WHERE EXISTING OR NEW TREES, LIGHT STANDARDS, SIGNS, ELECTRONIC CONTROLLERS AND/OR OTHER OBJECTS ARE AN OBSTRUCTION TO AN IRRIGATION SPRINKLER'S PATTERN, THE COMPONENT AND PIPING SHALL BE RELOCATED AS NECESSARY TO OBTAIN PROPER COVERAGE OF AN IRRIGATION SPRINKLER'S PATTERN. THE COMPONENT AND PIPING SHALL BE RELOCATED AS NECESSARY TO OBTAIN THE PROPER COVERAGE WITHOUT DAMAGING THE OBSTRUCTION. OWNER'S REPRESENTATIVE SHALL DETERMINE WHETHER AN OBSTRUCTION OCCURS OR NOT.
- COMPONENT SPACINGS ARE MAXIMUM. DO NOT EXCEED SPACINGS SHOWN OR NOTED ON THE PLANS. COMPONENT SPACINGS MAY BE ADJUSTED TO ACCOMMODATE CHANGES IN TERRAIN AND PLANTING LAYOUT AS LONG AS THE MODIFIED SPACINGS DO NOT EXCEED THE SPACINGS SHOWN IN THE PLANS. UNLESS SHOWN OTHERWISE, CONTRACTOR SHALL PROVIDE 100% COVERAGE.
- ALL MATERIALS AND EQUIPMENT SHOWN SHALL BE NEW AND INSTALLED AS DETAILED ON THE PLANS. IF THE DRAWINGS DO NOT THOROUGHLY DESCRIBE THE TECHNIQUES TO BE USED, THE INSTALLER SHALL FOLLOW THE INSTALLATION METHODS AND INSTRUCTIONS RECOMMENDED BY THEIR MANUFACTURER.
- THE LOCATION OF THE IRRIGATION MAINLINE SHALL BE IDENTIFIED IN THE FIELD AND APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE INSTALLATION.
- IRRIGATION CONTRACTOR SHALL ADJUST ALL SPRINKLERS, CONTROLLER AND OTHER DEVICES TO OBTAIN SPECIFIED OPERATING PARAMETERS, INCLUDING COVERAGE, OPERATING PRESSURE, FLOW RATES AND OPERATION TIME, AS INDICATED ON THE DRAWINGS AND IN THE IRRIGATION SYSTEM SPECIFICATIONS.
- CONTRACTOR TO PROVIDE INSTALLATION SHOP DRAWINGS AND MANUFACTURER PRODUCT INFORMATION FOR ALL IRRIGATION COMPONENTS. ALL INSTALLATIONS SHALL BE AS RECOMMENDED BY MANUFACTURERS. THE QUANTITIES SHOWN IN THE LEGENDS AND SYMBOL SHEETS SHALL NOT BE USED FOR BIDDING PURPOSES. THE CONTRACTOR WILL BE RESPONSIBLE FOR CONDUCTING A COMPREHENSIVE MATERIALS TAKEOFF TO DETERMINE THE ACTUAL QUANTITIES OF MATERIAL NECESSARY TO EXECUTE THE WORK DESCRIBED IN THE DOCUMENTS.
- ALL TRENCHES SHALL BE BACKFILLED WITH CLEAN, DEBRIS-FREE MATERIALS. CLEAN SAND SHALL BE USED FOR BEDDING MATERIAL IF PARENT SOIL CANNOT BE ADEQUATELY RID OF ROCK AND OTHER EXTRANEANEOUS DEBRIS. PULLING PIPE SHALL BE PROHIBITED.
- ALL SOLVENT WELDING SHALL BE PRECEDED BY PRIMING OF THE FITTINGS AND PIPE AS RECOMMENDED BY THE MANUFACTURER.
- CONTRACTOR TO PLACE TREE BUBBLERS AT OUTER EDGE OF ROOT BALL, NOT OUTER EDGE OF PLANTING HOLE.
- THE CONTROL WIRE SHALL BE 14 GAUGE SINGLE STRAND UL LISTED FOR DIRECT BURIAL. ALL WIRE SPLICES SHALL BE MADE WITH 3M-DBY WIRE CONNECTORS. INSTALL THREE SPARE CONTROL WIRES FROM THE CONTROLLER WITH THE ENTIRE MAINLINE.
- LOCATE ALL VALVES IN PLANTING BEDS OR MULCHED AREAS WITH A MINIMUM OFFSET OF 3'-0" FROM BACK OF CURB OR EDGE OF PAVEMENT.
- ALL IRRIGATION LINES UNDER PAVEMENT SHALL BE INSTALLED WITHIN SCH 40 PVC SLEEVES AS NOTED. IRRIGATION COMMUNICATION CABLE SHALL HAVE ITS OWN SEPARATE SLEEVE UNLESS NOTED OTHERWISE.
- IRRIGATION LATERAL LINES TO BE BURIED AT A DEPTH OF 12" UNLESS NOTED OTHERWISE.
- IRRIGATION MAINLINES TO BE BURIED AT A DEPTH OF 18".
- ALL COMPONENTS INSTALLED BY THE IRRIGATION CONTRACTOR, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE EXACT LOCATION AND DEPTH BELOW FINISH GRADE OF CONTROL VALVE, ISOLATION VALVES AND SLEEVES SHALL BE NOTED WITH TWO REFERENCE POINTS ON THE "AS-BUILT" DRAWINGS. THE "AS-BUILT" SHALL BE PROVIDED IN ELECTRONIC PDF FORMAT WITH TWO HARD COPIES.
- IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE LANDSCAPE SUPERVISOR. WORK IN THE RIGHT OF WAY SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE HIGHWAY JURISDICTION.
- INSTALLATION OF WORK SHALL BE COORDINATED WITH OTHER CONTRACTORS IN SUCH A MANNER AS TO ALLOW FOR A SPEEDY AND ORDERLY FLOW OF VEHICULAR TRAFFIC AND COMPLETION OF ALL WORK ON THE SITE.
- AT THE COMPLETION OF THE PROJECT THE CONTRACTOR SHALL PROVIDE TO THE OWNER THE FOLLOWING ITEMS AS THEY RELATE TO THE IRRIGATION SYSTEM:
 - SET OF DIGITAL AS-BUILT RECORD DRAWINGS AT A SCALE NO SMALLER THAN 1 INCH = 20 FEET.
 - SETS OF PRINTED AS-BUILT RECORD DRAWINGS AT A SCALE NO SMALLER THAN 1 INCH = 20 FEET.
 - COPIES OF OWNER'S OPERATIONS AND MAINTENANCE MANUALS.
 - COPIES OF RECOMMENDED IRRIGATION SCHEDULE WITH PROPOSED APPLICATION RATES.
 - EXTRA SPRAY / ROTOR HEADS FOR EACH TYPE USED ON THE PROJECT.



- NOTES:**
- DEPTH MEASUREMENTS ARE TO BE DONE FROM FINISH GRADE TO TOP OF PIPE.
 - PROVIDE A 6" MINIMUM VERTICAL SEPARATION BETWEEN MAINLINES AND LATERAL LINES.
 - ALL TRENCHES SHALL BE BACKFILLED WITH CLEAN SOIL FREE OF DEBRIS & NOXIOUS WEEDS.

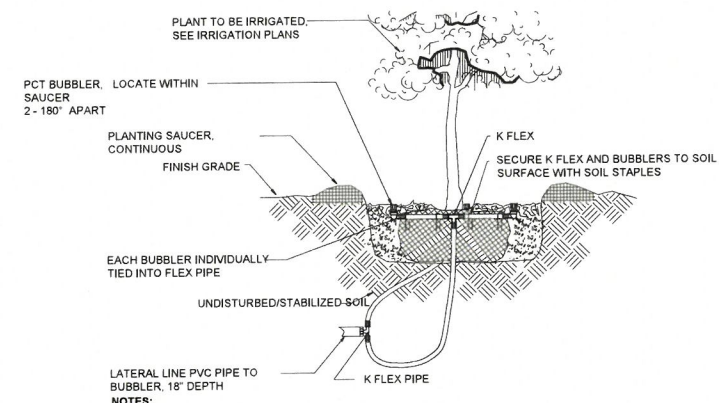
TRENCHING DETAIL

SCALE: NTS



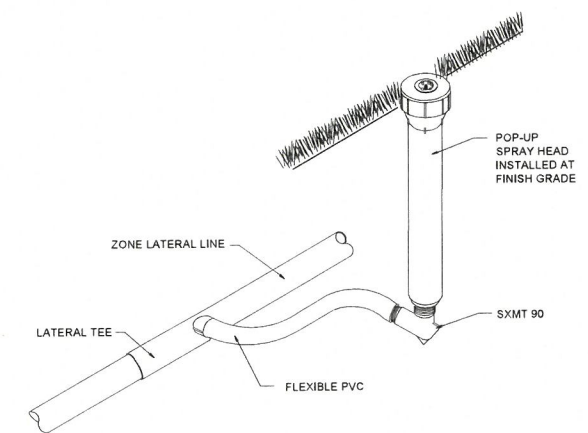
ELECTRIC VALVE INSTALLATION DETAIL

SCALE: NTS



BUBBLER APPLICATION

IRRIGATION DETAIL



SPRAY HEAD AND ROTOR DETAIL

SCALE: NTS

DATE: 5.19.26

REVISIONS		
No.	Date	Notes

PERMIT DOCUMENTS

NOT-FOR-CONSTRUCTION
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