



THE CITY OF KEY WEST
Tree Commission
Post Office Box 1409 Key West, FL 33041-1409
Telephone: 305-809-3764

February 11, 2015

Joel Meisel
6000 Executive Blvd Suite 700
Rockville, MD 20852

Dear Mr. Meisel:

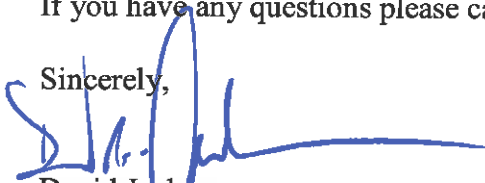
The City of Key West Tree Commission recently considered your permit application regarding property located at 1212-1222 Simonton Street, Key West, Florida at their regularly scheduled meeting on February 10, 2015.

The request of the permit application was for **Approval of the Final Landscape Plan with Tree Removal** for the above mentioned property. The Tree Commission approved the Final Landscape Plan submitted with the application and presented to the Commission, permit #7251. The application that was approved included the removal of 1-Woman's Tongue tree, 1-Spanish Lime, 1-Frangipani, and 1-Christmas Palm to be replaced with 8.7 caliper inches of FL#1 native dicot trees and 1 native palm, minimum 4 ft tall, planted on-site and the relocation of 14-Christmas Palms, 2-Thatch Palms, and 1-Hispaniola Palm. This approval also includes the relocation of 2-Christmas Palms on the City Right of Way.

The permits to actually remove and transplant the trees will not be issued until demolition and/or building permits have been issued for each phase of the project.

If you have any questions please call the office at (305) 809-3723.

Sincerely,



David Jackson
Chairman, Tree Commission



Karen DeMaria
Urban Forestry Program Manager
City of Key West
Office: 305/809-3768
Fax: 305/809-3978
kdemaria@cityofkeywest-fl.gov

cc: Tyler Nielsen & Matthew Lewis
Trepanier and Associates

DRAWING REVISION REGISTER

REV#	SHEET #	REVISION DESCRIPTION
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01/21/2015 TREE COMM. 2
07/21/2014 TREE COMM. 1

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NOT IN SCOPE OF WORK
NOT IN SCOPE OF WORK

LOCATION MAP



H2O SUITES
1212 & 1222 SIMONTON STREET | KEY WEST, FLORIDA 33040

SEAL (S TYLER NIELSEN - L6667067)
NOT FOR CONSTRUCTION

CLIENT

MEISEL HOLDINGS, LLC
8000 EXECUTIVE BLVD., SUITE 700
ROCKVILLE, MD 20852
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JOSE GONZALEZ
JOSE@GONZALEZ-ARCHITECTS.COM

COVER PAGE

DATE	ISSUE
07/21/2014	TREE COM. REVIEW
08/20/2014	TREE COM. REVIEW
01/21/2015	TREE COM. REVIEW



Know what's below.
Call before you dig.

SITWORK GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK BY THE SUBCONTRACTORS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AT JOB SITE AND NOTIFY LANDSCAPE ARCHITECT AND GENERAL CONTRACTOR OF DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING ANY WORK.
3. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. ALL CONTRACTORS MUST COMPLY WITH PERMIT REQUIREMENTS, LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES RULES AND REGULATIONS AND LAND USE APPROVAL CONDITIONS AT ALL TIMES.
4. WORK PERFORMED WITHOUT APPROVAL OF LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES AND/OR NOT IN COMPLIANCE WITH SPECIFICATIONS AND/OR DRAWINGS IS SUBJECT TO REMOVAL AT CONTRACTOR'S EXPENSE.
5. ALL WORK SHALL CONFORM TO THE APPROPRIATE AGENCIES. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR UTILITIES OR STRUCTURES NOT SHOWN ON THE DRAWINGS. CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING OVER OR NEAR EXISTING GAS AND ELECTRICAL LINES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTING ALL LAND MONUMENTS DISRUPTED BY CONSTRUCTION ACTIVITIES OR NEGLIGENCE ON THE PART OF THE CONTRACTOR. RESETS SHALL BE PERFORMED UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR AND MONUMENT RECORDS MUST BE FILED AS REQUIRED BY STATUTE FOR ALL MONUMENTS.
7. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS AND STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE LANDSCAPE ARCHITECT AT THE CONTRACTOR'S EXPENSE.
8. ALL BARRICADING AND TEMPORARY TRAFFIC CONTROL DEVICES OR METHODS USED DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES STANDARDS. PROVIDE ADEQUATE TIME FOR REVIEW AND APPROVAL BY THE ABOVE JURISDICTIONS PRIOR TO COMMENCEMENT.
9. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES UTILIZED OR FOR SAFETY PRECAUTIONS OR PROBLEMS IN CONNECTION WITH THE WORK. THE LANDSCAPE ARCHITECT WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. CONTRACT DOCUMENTS INCLUDE THE CONSTRUCTION DOCUMENT DRAWING SET/TECHNICAL SPECIFICATIONS MANUAL/LASIS.
10. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE.
11. A SYSTEM OF DIAGRAMMATIC SYMBOLS, HATCHES AND NOTATIONS IS USED IN THESE DRAWINGS. REVIEW NOTATIONS CAREFULLY, NOTIFY LANDSCAPE ARCHITECT AND REQUEST CLARIFICATION OF ANY UNCLEAR NOTATION OR DISCREPANCY PRIOR TO COMMENCING WORK.

SITWORK GENERAL NOTES CONTINUED

1. PROVIDE SLEEVES AS REQUIRED FOR DRAINAGE, IRRIGATION AND ELECTRICAL LINES. IRRIGATION AND ELECTRICAL SLEEVES AND SUBSURFACE DRAINAGE SYSTEMS SHALL BE CONSTRUCTED PRIOR TO PAVING AND LANDSCAPE WORK. UTILITY SLEEVES ARE REQUIRED IN ALL PLANT BEDS ISOLATED BY PAVEMENT OR ANY OTHER STRUCTURES.
2. SPECIAL CONSIDERATION IS GIVEN TO THE DESIGN AND INTENDED RELATIONSHIP BETWEEN ARCHITECTURE, PLANTING AREAS AND PAVING SYSTEMS. PAVEMENT JOINTING, PAVERS, STONE, FINISHES AND GRADES HAVE BEEN STRICTLY COORDINATED IN THE CONTRACT DOCUMENTS. CONSTRUCTION OF THESE SYSTEMS SHALL BE STRICTLY COORDINATED.
3. VEHICLES, EQUIPMENT, AND/OR MATERIALS SHALL NOT BE PARKED OR STORED IN AREAS OF EXISTING VEGETATION, INCLUDING WITHIN THE DRIPLINE OF EXISTING TREES TO REMAIN.
4. CONSTRUCTION WASTE-INCLUDING BUT NOT LIMITED TO: PLANT MATERIAL, BUILDING MATERIALS, DEMOLISHED MATERIALS, PACKAGING, LEFTOVER PAINT AND CONCRETE SLURRY-SHOULD BE PROPERLY REUSED, RECYCLED, DISPOSED OF LEGALLY OFF-SITE OR IN DESIGNATED WASH-OUT AREAS DETERMINED BY THE GENERAL CONTRACTOR.
5. RECYCLING AND TRASH BINS TO BE PROVIDED ON SITE. SEPARATE BINS FOR CARDBOARD, CO-MINGLED, AND OTHER RECYCLABLE/REUSABLE MATERIALS IDENTIFIED BY THE LOCAL JURISDICTION SHALL BE MAINTAINED. ALL BINS TO BE WILDLIFE-PROOF.
6. ON-SITE FUEL STORAGE FOR CONSTRUCTION EQUIPMENT IS DISCOURAGED. CONSTRUCTION EQUIPMENT USED ON SITE TO BE CHECKED REGULARLY TO ASSURE CONTAMINATION CONCERNS FROM OILS AND GREASES ARE ELIMINATED. NO TOXIC MATERIALS SHALL BE STORED ON-SITE.
7. GENERAL CONTRACTOR TO KEEP ALL ITEMS IMPLEMENTED BY LANDSCAPE ARCHITECT IN PROPER WORKING ORDER THROUGHOUT THE DURATION OF THE PROJECT.
8. THE CONSTRUCTION SITE TO BE INSPECTED ON A MONTHLY BASIS BY LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER TO ASSURE THAT THE SILT FENCE AND MUD TRACKING PAD ARE PROPERLY IN PLACE AND FUNCTIONING AS DESIGNED.
9. GREEN BUILDING PRACTICES SHALL BE EMPLOYED TO THE EXTENT FEASIBLE. SUCH PRACTICES INCLUDE: CARPOOLING/VANPOOLING TO JOB SITE, MINIMIZING MATERIALS PACKING BEFORE ARRIVAL TO JOB SITE, REDUCING MATERIAL/RESOURCE INEFFICIENCIES BY COORDINATING WORK.
10. THE PROJECT LIMIT OF CONSTRUCTION AND ALL EXISTING VEGETATION TO REMAIN IS TO BE CLEARLY DEFINED BY STURDY, WEATHERPROOF FENCING AT A MINIMUM OF FOUR (4) FEET HIGH.
11. WATERPROOFING OF SUBGRADE AND OTHER ARCHITECTURAL SPACES BELOW AND/OR ADJACENT TO IMPROVEMENTS DESIGNED BY THE LANDSCAPE ARCHITECT IS TO BE ADEQUATELY DESIGNED AND DETAILED BY OTHERS TO PERMANENTLY REPEL ALL WATER SOURCES INCLUDING, BUT NOT LIMITED TO: PRECIPITATION, STORM WATER RUNOFF, GROUND WATER, IRRIGATION, ROOF RUNOFF, GROUND WATER, AND PLUMBING LEAKS.
12. STRUCTURAL DESIGN TO SUPPORT IMPROVEMENTS DESIGNED BY THE LANDSCAPE ARCHITECT AND LOCATED ABOVE, BELOW, AND/OR ADJACENT TO SUBGRADE AND OTHER ARCHITECTURAL SPACES IS THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER. THE STRUCTURAL DESIGN SHOULD BE ADEQUATELY DESIGNED TO SUPPORT ALL POSSIBLE LOADS INCLUDING, BUT NOT LIMITED TO: BACKFILL, COMPACTION, PLANTINGS, HARDSCAPES, RETAINING AND FREESTANDING SITE WALLS, AND CONSTRUCTION MATERIALS/EQUIPMENT/ACTIVITY.

SOIL EROSION CONTROL NOTES

1. PRIOR TO BEGINNING ANY EARTH CHANGE, THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL SESC MEASURES AS SHOWN ON THE CONTRACT DOCUMENTS AND AS REQUIRED BY ANY GOVERNING AGENCIES.
2. ALL SESC MEASURES TO BE MAINTAINED DAILY.
3. THE CONTRACTOR TO CONDUCT ALL EXCAVATION, FILLING, GRADING, AND CLEANUP OPERATIONS IN A MANNER SUCH THAT SEDIMENT, GENERATED BY WIND OR WATER IS NOT DISCHARGED INTO ANY STORM SEWER, DRAINAGE DITCH, RIVER, LAKE, AIR, OR UNDERGROUND UTILITY SYSTEM. STAGE WORK TO MINIMIZE THE AREA OF EXPOSED SOIL, THEREBY REDUCING THE OPPORTUNITY FOR SOIL EROSION.
4. WATER FROM TRENCHES AND OTHER EXCAVATION TO BE PUMPED INTO A FILTRATION BAG TO REMOVE SEDIMENTS FROM THE WATER.
5. NORTH AMERICAN GREEN SC-150 OR EQUIVALENT EROSION CONTROL FABRIC IS REQUIRED ON ALL DISTURBED SLOPES GREATER THAN 3:1 UNTIL PROJECT AREA IS REVEGETATED PER THE PLANTING PLAN.
6. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
7. CONTRACTOR TO PROVIDE ONSITE WATERING TO REDUCE FUGITIVE DUST LEAVING THE SITE DURING CONSTRUCTION.
8. SOIL EROSION CONTROL MEASURES TO BE PROVIDED FOR ALL EXISTING AND PROPOSED DRAINAGE STRUCTURES WITHIN THE PROJECT LIMITS.
9. CONSTRUCTION STAGING AND PHASING SHALL OCCUR, WHERE APPLICABLE, TO MINIMIZE SOIL DISTURBANCE TIME.
10. BEST MANAGEMENT PRACTICES (BMPs) SHALL BE ADJUSTED AS NEEDED TO MEET ANY OTHER UNFORESEEN CONDITIONS.
11. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING A MUD TRACKING PAD/WASHING PAD AT THE CONSTRUCTION ENTRANCES TO MINIMIZE MUD DETACHMENT FROM TRUCK TIRES. 1-1/2 INCH SCREENED ROCK TO BE PLACED ON MIRAFI 140-N FILTER FABRIC. ADDITIONAL CLEAN GRAVEL TO BE ADDED THROUGHOUT THE DURATION OF CONSTRUCTION AS NEEDED.
12. CONTRACTOR SHALL ABIDE BY THE LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES CONSTRUCTION MANAGEMENT PLAN REQUIREMENTS.
13. RESEED AS INDICATED IN SEEDING NOTES.

H2O SUITES
1212 & 1222 SIMONTON STREET | KEY WEST, FLORIDA 33940

SEAL (S TYLER NIELSEN - L6667067)
NOT FOR CONSTRUCTION

GENERAL SITE NOTES	
DATE	ISSUE
07/21/2014	TREE COM. REVIEW
08/20/2014	TREE COM. REVIEW
01/21/2015	TREE COM. REVIEW

EXISTING TREES & PALMS

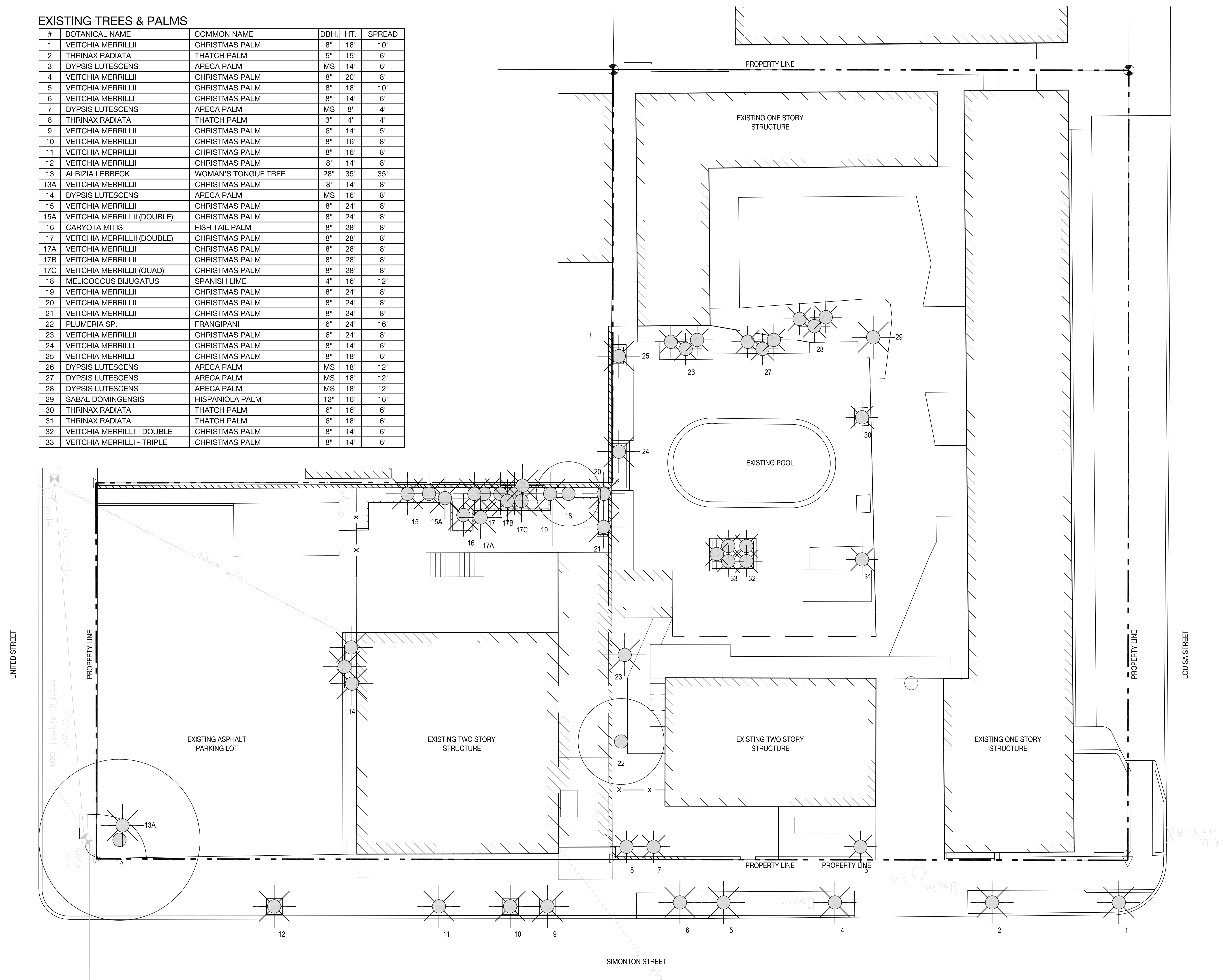
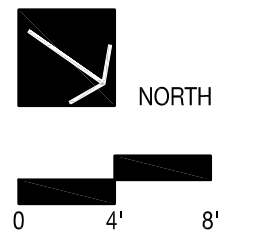
#	BOTANICAL NAME	COMMON NAME	DBH.	HT.	SPREAD
1	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	18'	10'
2	THRINAX RADIATA	THATCH PALM	5"	15'	6'
3	DYPSIS LUTESCENS	ARECA PALM	MS	14'	6'
4	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	20'	8'
5	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	18'	10'
6	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	14'	6'
7	DYPSIS LUTESCENS	ARECA PALM	MS	8'	4'
8	THRINAX RADIATA	THATCH PALM	3"	4'	4'
9	VEITCHIA MERRILLII	CHRISTMAS PALM	6"	14'	5'
10	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	16'	8'
11	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	16'	8'
12	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	14'	8'
13	ALBIZIA LEBBECK	WOMAN'S TONGUE TREE	28"	35'	35'
13A	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	14'	8'
14	DYPSIS LUTESCENS	ARECA PALM	MS	16'	8'
15	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	24'	8'
15A	VEITCHIA MERRILLII (DOUBLE)	CHRISTMAS PALM	8"	24'	8'
16	CARYOTA MITIS	FISH TAIL PALM	8"	28'	8'
17	VEITCHIA MERRILLII (DOUBLE)	CHRISTMAS PALM	8"	28'	8'
17A	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	28'	8'
17B	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	28'	8'
17C	VEITCHIA MERRILLII (QUAD)	CHRISTMAS PALM	8"	28'	8'
18	MELICOCOCUS BIJUGATUS	SPANISH LIME	4"	16'	12'
19	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	24'	8'
20	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	24'	8'
21	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	24'	8'
22	PLUMERIA SP.	FRANGIPANI	6"	24'	16'
23	VEITCHIA MERRILLII	CHRISTMAS PALM	6"	24'	8'
24	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	14'	6'
25	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	18'	6'
26	DYPSIS LUTESCENS	ARECA PALM	MS	18'	12'
27	DYPSIS LUTESCENS	ARECA PALM	MS	18'	12'
28	DYPSIS LUTESCENS	ARECA PALM	MS	18'	12'
29	SABAL DOMINGENSIS	HISPANIOLA PALM	12"	16'	16'
30	THRINAX RADIATA	THATCH PALM	6"	16'	6'
31	THRINAX RADIATA	THATCH PALM	6"	18'	6'
32	VEITCHIA MERRILLII - DOUBLE	CHRISTMAS PALM	8"	14'	6'
33	VEITCHIA MERRILLII - TRIPLE	CHRISTMAS PALM	8"	14'	6'

H2O SUITES
 1212 & 1222 SIMONTON STREET | KEY WEST, FLORIDA 33940

SEAL (S TYLER NIELSEN - L6667067)
 NOT FOR CONSTRUCTION

TREE & PALM SURVEY

DATE	ISSUE
07/21/2014	TREE COM. REVIEW
08/20/2014	TREE COM. REVIEW
01/21/2015	TREE COM. REVIEW



TREES & PALMS TO BE PRESERVED NOTES

- EXISTING TREES TO BE PRESERVED SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS THEY BEAR TO PRE-CONSTRUCTION GRADE.
- EXISTING TREES TO BE PRESERVED SHALL BE PROTECTED WITH STURDY, WEATHERPROOF FENCING AT A MINIMUM FOUR (4) FEET HEIGHT INSTALLED NO CLOSER TO THE TREE TRUNK THAN ITS DRIPLINE. THIS FENCE SHALL BE MAINTAINED IN WORKING ORDER DURING ALL PHASES OF CONSTRUCTION. MAINTAIN TREE PROTECTION ZONES FREE OF WEEDS AND TRASH.
- NO WORK SHALL BE CONDUCTED WITHIN THE DRIPLINE, UNLESS REVIEWED AND APPROVED BY THE CITY OF MIAMI. ALL WORK APPROVED WITHIN THE DRIPLINE SHALL BE COMPLETED BY HAND. PROTECT ROOT SYSTEMS FROM PONDING, ERODING, OR EXCESSIVE WETTING.
- THE PROJECT LIMIT OF CONSTRUCTION AND ALL EXISTING VEGETATION TO REMAIN IS TO BE CLEARLY DEFINED BY STURDY, WEATHERPROOF FENCING AT A MINIMUM OF FOUR (4) FEET HIGH.

TREES & PLANTING TO BE RELOCATED NOTES

- EACH TREE AND PALM TO BE WATER EXCEEDING FIELD CAPACITY EACH DAY PRIOR TO TRANSPLANT. THE WATERING REGIMEN SHOULD BE FOR AS MANY DAYS AS POSSIBLE TO INCREASE THE TURGIDITY OF THE CELLS WITHIN EACH PLANT. EXCEEDING FIELD CAPACITY OF WATER SATURATION ENABLES THE TREES TO BETTER ABSORB THE MOISTURE.
- WATER FOR DICOTS IS MOST IMPORTANT DURING THE FIRST WEEK AFTER MOVING. CONTRACTOR TO MONITOR THE PLANT'S HEALTH DAILY TO INCREASE THE SURVIVABILITY OF THE TREES.
- TREES TO BE RELOCATED TO BE MOVED TO LANDSCAPE CONTRACTOR'S TEMPORARY HOLDING PEN OFF-SITE.
- THE CONTRACTOR IS TO ROOT PRUNE ALL PLANT MATERIAL 90 DAYS MINIMUM IN ADVANCE OF MOVING PLANT MATERIAL. ROOTS TO BE CUT WITH SHARP TOOLS. ALL TOOLS TO BE DISINFECTED WITH ALCOHOL PRIOR TO STARTING THE JOB.
- WHEN LIFTING THE TREE WITH STRAPS, EACH TREE WILL BE WRAPPED WITH BURLAP CLOTH PRIOR TO APPLICATION OF 6 INCH WIDE LIFTING STRAPS OR WIDER.
- ROOT BALL DEPTH SHOULD BE AS DEEP AS POSSIBLE.
- THE CONTRACTOR IS TO WARRANTY ALL RELOCATED PLANT MATERIAL.
- THE CONTRACTOR IS RESPONSIBLE FOR THE WATERING AND FERTILIZING OF ALL PLANT RELOCATED PLANT MATERIAL UNTIL PROJECT COMPLETION.
- ALL RELOCATED PLANT MATERIAL IS TO BE APPROPRIATELY BRACED.
- CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT TWO WEEKS IN ADVANCE OF ALL SCHEDULED WORK PERTAINING TO THE RELOCATION OF SITE TREES.
- TOP OF ROOTBALL OR ROOT FLAIR SHALL BE AT GROUND LEVEL OR A FEW INCHES ABOVE UPON PLANTING.

TREES & PLANTING TO BE REMOVED NOTES

- THE CONTRACTOR IS TO COMPLETELY REMOVE ALL PLANTER MATERIAL DESIGNATED FOR REMOVAL (I.E. ROOT BALL, DEBRIS, SAW DUST, ETC.).
- THE CONTRACTOR IS TO BACKFILL ALL EXCAVATED ROOT BALLS FLUSH TO THE ADJACENT ELEVATION LEVEL.
- CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT TWO WEEKS IN ADVANCE OF ALL SCHEDULED WORK PERTAINING TO THE RELOCATION OF SITE TREES.

TREE DISPOSITION SCHEDULE

PALMS SPECIFIED TO BE PRESERVED THAT ARE LOCATED WITHIN THE CITY OF KEY WEST RIGHT OF WAY

#	BOTANICAL NAME	COMMON NAME	DBH.	HT.	SPREAD	ACTION	NOTES
1	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	18'	10'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
2	THRINAX RADIATA	THATCH PALM	5"	15'	6'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
4	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	20'	8'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
5	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	18'	10'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
6	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	14'	6'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
8	THRINAX RADIATA	THATCH PALM	3"	4'	4'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
11	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	16'	8'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
12	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	14'	8'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL

A TOTAL OF **8 PALMS** ARE SPECIFIED TO BE PRESERVED LOCATED WITHIN THE CITY OF KEY WEST RIGHT OF WAY.

PALMS SPECIFIED TO BE RELOCATED THAT ARE LOCATED WITHIN THE CITY OF KEY WEST RIGHT OF WAY

#	BOTANICAL NAME	COMMON NAME	DBH.	HT.	SPREAD	ACTION	NOTES
9	VEITCHIA MERRILLII	CHRISTMAS PALM	6"	14'	5'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
10	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	16'	8'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE

A TOTAL OF **2 PALMS** ARE SPECIFIED TO BE RELOCATED LOCATED WITHIN THE CITY OF KEY WEST RIGHT OF WAY. TREES TO BE RELOCATED TO APPROVED CITY OF KEY WEST PROPERTY. LANDSCAPE ARCHITECT AND LANDSCAPE CONTRACTOR TO COORDINATE TRANSPLANT ACTIVITY WITH CITY OF KEY WEST ARBORIST AND PLANNING DEPARTMENT.

TREES SPECIFIED TO BE RELOCATED

#	BOTANICAL NAME	COMMON NAME	DBH.	HT.	SPREAD	ACTION	NOTES
15	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	24'	8'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
15A	VEITCHIA MERRILLII (DOUBLE)	CHRISTMAS PALM	8"	24'	8'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
17	VEITCHIA MERRILLII (DOUBLE)	CHRISTMAS PALM	8"	28'	8'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
17A	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	28'	8'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
17B	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	28'	8'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
17C	VEITCHIA MERRILLII (QUAD)	CHRISTMAS PALM	8"	28'	8'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
19	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	24'	8'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
20	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	24'	8'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
21	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	24'	8'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
23	VEITCHIA MERRILLII	CHRISTMAS PALM	6"	24'	8'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
24	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	14'	6'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
25	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	18'	6'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
29	SABAL DOMINGENSIS	HISPANIOLA PALM	12"	16'	16'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
30	THRINAX RADIATA	THATCH PALM	6"	16'	6'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
31	THRINAX RADIATA	THATCH PALM	6"	18'	6'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
32	VEITCHIA MERRILLII - DOUBLE	CHRISTMAS PALM	8"	14'	6'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
33	VEITCHIA MERRILLII - TRIPLE	CHRISTMAS PALM	8"	14'	6'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE

A TOTAL OF **17 PALMS** ARE SPECIFIED TO BE RELOCATED TO TEMPORARY HOLDING PEN. GENERAL CONTRACTOR AND LANDSCAPE CONTRACTOR TO COORDINATE PHASING OF PALMS BACK ON-SITE.

TREES SPECIFIED TO BE REMOVED (CITY OF KEY WEST PROTECTED TREES)

#	BOTANICAL NAME	COMMON NAME	DBH.	HT.	SPREAD	ACTION	NOTES
13	ALBIZIA LEBBECK	WOMAN'S TONGUE TREE	28"	35'	35'	REMOVE	PLANT CONFLICTS WITH CONSTRUCTION ENVELOPE
13A	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	14'	8'	REMOVE	PLANT CONFLICTS WITH CONSTRUCTION ENVELOPE
18	MELICOCOCCUS BIJUGATUS	SPANISH LIME	4"	16'	12'	REMOVE	PLANT CONFLICTS WITH CONSTRUCTION ENVELOPE
22	PLUMERIA SP.	FRANGIPANI	6"	24'	16'	REMOVE	PLANT CONFLICTS WITH CONSTRUCTION ENVELOPE

A TOTAL OF **3 TREES** AND **1 PALM** ARE SPECIFIED FOR REMOVAL. THE PROPOSED PLANTING PLAN SPECIFIES A TOTAL OF (X) NATIVE PALMS AND (X) NATIVE TREES TO MITIGATED FOR REMOVAL OF ABOVE SPECIMENS. REFER TO SHEETS L700 - L705 FOR PROPOSED SPECIES, SPECIFICATIONS, LAYOUT, AND GENERAL PLANTING DETAILS.

TREES SPECIFIED TO BE REMOVED (CITY OF KEY WEST UNPROTECTED TREES - DO NOT REQUIRE PERMIT FOR REMOVAL OR MITIGATION)

#	BOTANICAL NAME	COMMON NAME	DBH.	HT.	SPREAD	ACTION	NOTES
3	DYPSIS LUTESCENS	ARECA PALM	MS	14'	6'	REMOVE	PLANT MATERIAL IS UNDESIRABLE
7	DYPSIS LUTESCENS	ARECA PALM	MS	8'	4'	REMOVE	PLANT MATERIAL IS UNDESIRABLE
14	DYPSIS LUTESCENS	ARECA PALM	MS	16'	8'	REMOVE	PLANT MATERIAL IS UNDESIRABLE
16	CARYOTA MITIS	FISH TAIL PALM	8"	28'	8'	REMOVE	PLANT MATERIAL IS UNDESIRABLE
26	DYPSIS LUTESCENS	ARECA PALM	MS	18'	12'	REMOVE	PLANT MATERIAL IS UNDESIRABLE
27	DYPSIS LUTESCENS	ARECA PALM	MS	18'	12'	REMOVE	PLANT MATERIAL IS UNDESIRABLE
28	DYPSIS LUTESCENS	ARECA PALM	MS	18'	12'	REMOVE	PLANT MATERIAL IS UNDESIRABLE

A TOTAL OF **7 UNPROTECTED** PALMS TO BE REMOVED FROM SITE

TREE DISPOSITION NOTES

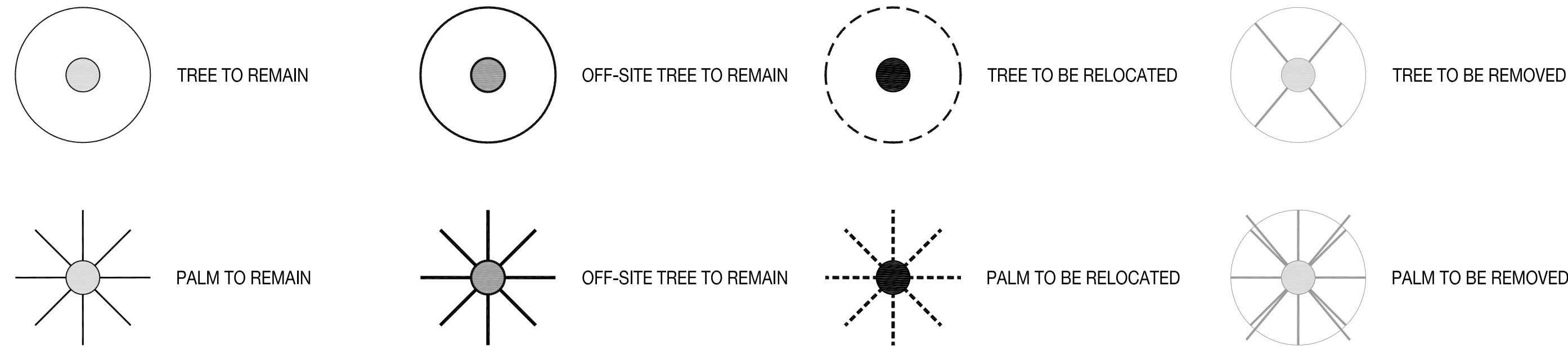
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TREE & PALM DISPOSITION SCHEDULE

#	BOTANICAL NAME	ACTION
1	VEITCHIA MERRILLII	REMAIN
2	THRINAX RADIATA	REMAIN
3	DYPSIS LUTESCENS	REMOVE
4	VEITCHIA MERRILLII	REMAIN
5	VEITCHIA MERRILLII	REMAIN
6	VEITCHIA MERRILLII	REMAIN
7	DYPSIS LUTESCENS	REMOVE
8	THRINAX RADIATA	RELOCATE
9	VEITCHIA MERRILLII	RELOCATE
10	VEITCHIA MERRILLII	RELOCATE
11	VEITCHIA MERRILLII	REMAIN
12	VEITCHIA MERRILLII	REMAIN
13	ALBIZIA LEBBECK	REMOVE
13A	VEITCHIA MERRILLII	REMOVE
14	DYPSIS LUTESCENS	REMOVE
15	VEITCHIA MERRILLII	RELOCATE
15A	VEITCHIA MERRILLII (DOUBLE)	RELOCATE
16	CARYOTA MITIS	REMOVE
17	VEITCHIA MERRILLII (DOUBLE)	RELOCATE

#	BOTANICAL	ACTION
17A	VEITCHIA MERRILLII	RELOCATE
17B	VEITCHIA MERRILLII	RELOCATE
17C	VEITCHIA MERRILLII (QUAD)	RELOCATE
18	MELICOCCLUS BIJUGATUS	REMOVE
19	VEITCHIA MERRILLII	RELOCATE
20	VEITCHIA MERRILLII	RELOCATE
21	VEITCHIA MERRILLII	RELOCATE
22	PLUMERIA SP.	REMOVE
23	VEITCHIA MERRILLII	RELOCATE
24	VEITCHIA MERRILLII	RELOCATE
25	VEITCHIA MERRILLII	RELOCATE
26	DYPSIS LUTESCENS	REMOVE
27	DYPSIS LUTESCENS	REMOVE
28	DYPSIS LUTESCENS	REMOVE
29	SABAL DOMINGENSIS	RELOCATE
30	THRINAX RADIATA	RELOCATE
31	THRINAX RADIATA	RELOCATE
32	VEITCHIA MERRILLII - DOUBLE	RELOCATE
33	VEITCHIA MERRILLII - TRIPLE	RELOCATE

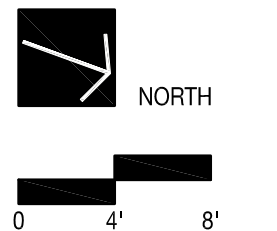
TREES & PALM DISPOSITION LEGEND



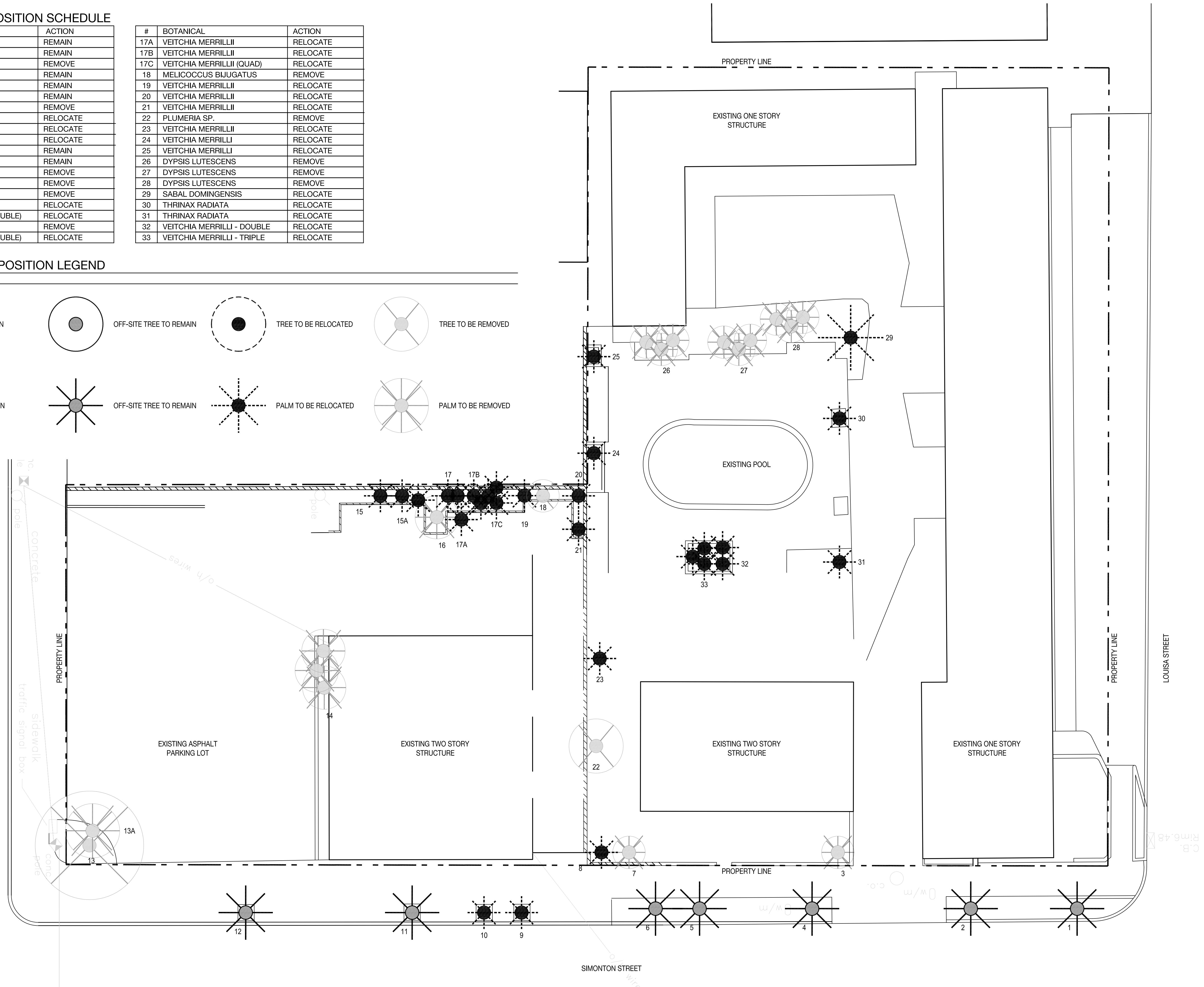
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TREE DISPOSITION PLAN

DATE	ISSUE
07/21/2014	TREE COM. REVIEW
08/20/2014	TREE COM. REVIEW
01/21/2015	TREE COM. REVIEW

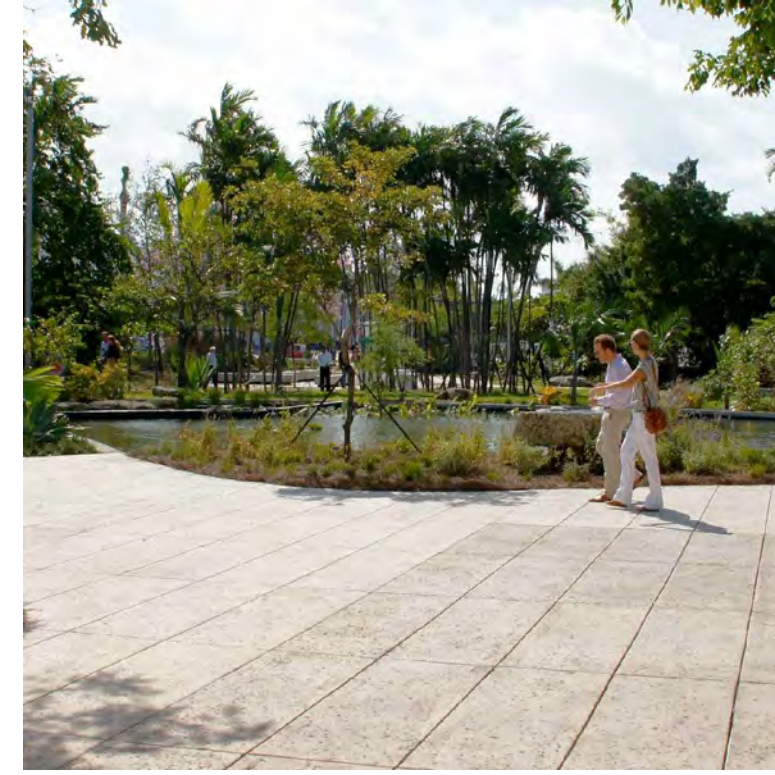


L101



MATERIALS NOTES

1. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE.
2. ALL CONSTRUCTION AND MATERIALS NOT SPECIFICALLY ADDRESSED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES STANDARDS.
3. THE CONTRACTOR SHALL PROVIDE A FULL-SCALE MOCKUP AND RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT FOR ALL SYSTEMS BEFORE BEGINNING CONSTRUCTION OF PAVEMENT.
4. EXPANSION JOINTS SHALL BE PROVIDED WHERE FLATWORK MEETS VERTICAL STRUCTURES, SUCH AS WALLS, CURBS, STEPS, AND OTHER HARDSCAPE ELEMENTS. EXPANSION JOINTS SHALL ALSO BE PROVIDED AT MATERIAL CHANGES. EXPANSION JOINT MATERIALS/METHODS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
5. CONTROL JOINTS SHOULD BE SPACED NO GREATER THAN TEN (10) LINEAR FEET MAXIMUM, UNLESS OTHERWISE SPECIFIED. EXPANSION JOINTS SHOULD BE SPACED NO GREATER THAN FORTY (40) LINEAR FEET MAXIMUM, UNLESS OTHERWISE SPECIFIED. CONTRACTOR SHALL ADVISE ON OTHER JOINTS AS NEEDED TO MINIMIZE CRACKING. THIS INFORMATION SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
6. CONTROL JOINTS SHALL BE PROVIDED AS SPECIFIED IN THE CONTRACT DOCUMENTS. CONTROL JOINT MATERIALS, METHODS AND RECOMMENDATIONS ON ADDITIONAL CONTROL JOINTS TO MINIMIZE CRACKING SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
7. ALL STEPS SHALL HAVE TWELVE (12) INCH TREADS AND SIX (6) INCH RISERS, UNLESS OTHERWISE SPECIFIED.
8. HOLD TOP OF WALLS AND FENCES LEVEL, UNLESS OTHERWISE SPECIFIED.
9. CONTRACTOR SHALL NOT INSTALL WORK LOCATED ON TOP OF ARCHITECTURAL STRUCTURES WITHOUT FIRST REVIEWING ARCHITECTURAL DRAWINGS.
10. SAMPLES OF SPECIFIED MATERIALS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING FOR JOB.



CONCRETE

COLOR: TBD
 FINISH: ROCK SALT W/ TOOLED JOINTS
 DIMENSIONS:
 SOURCE:



CRUSHED GRANITE FINES

COLOR: GREY
 FINISH: NATURAL
 DIMENSIONS: NA
 SOURCE: LARRY'S CAP ROCK & STONE
 1319 NW 2nd STREET
 HOMESTEAD, FL 33030
 305.247.0947

SUPPORT@LARRYSCAPROCKANDSTONE.COM



METROPOLITAN PLANTER

COLOR: TBD
 FINISH: POWDER COAT
 DIMENSIONS: TBD
 SOURCE: PLANTERWORX



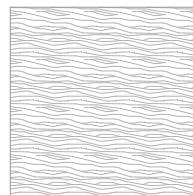
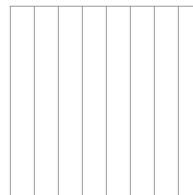
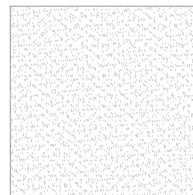
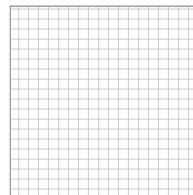
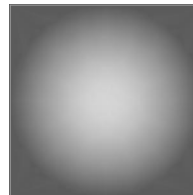
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MATERIALS SCHEDULE & NOTES

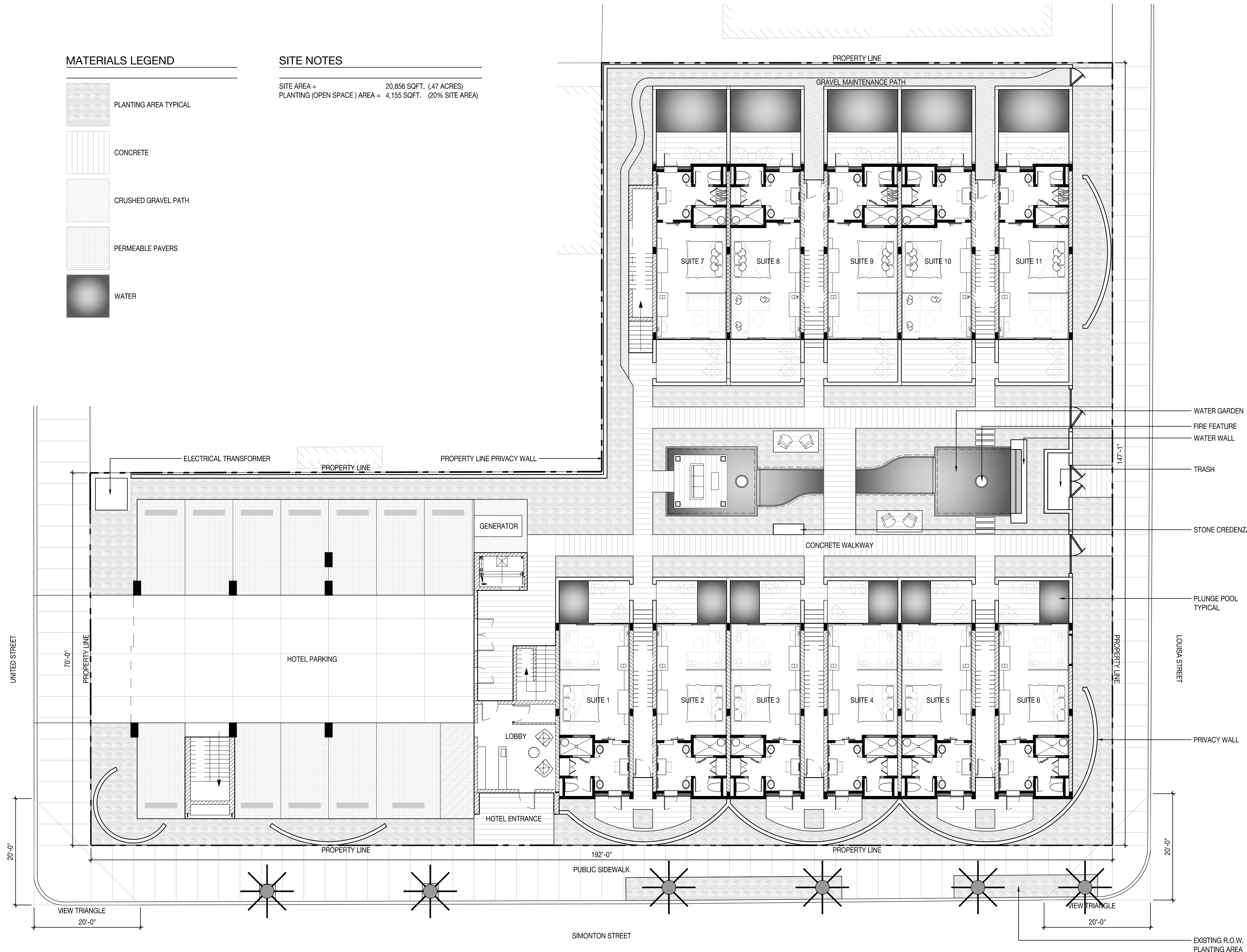
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01/21/2015	TREE COM. REVIEW

MATERIALS LEGEND

-  PLANTING AREA TYPICAL
-  CONCRETE
-  CRUSHED GRAVEL PATH
-  PERMEABLE PAVERS
-  WATER

SITE NOTES

SITE AREA = 20,856 SQFT. (.47 ACRES)
PLANTING (OPEN SPACE) AREA = 4,155 SQFT. (20% SITE AREA)



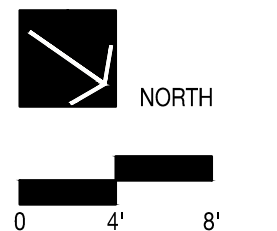
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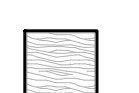


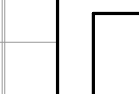
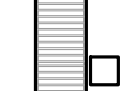


MATERIALS PLAN

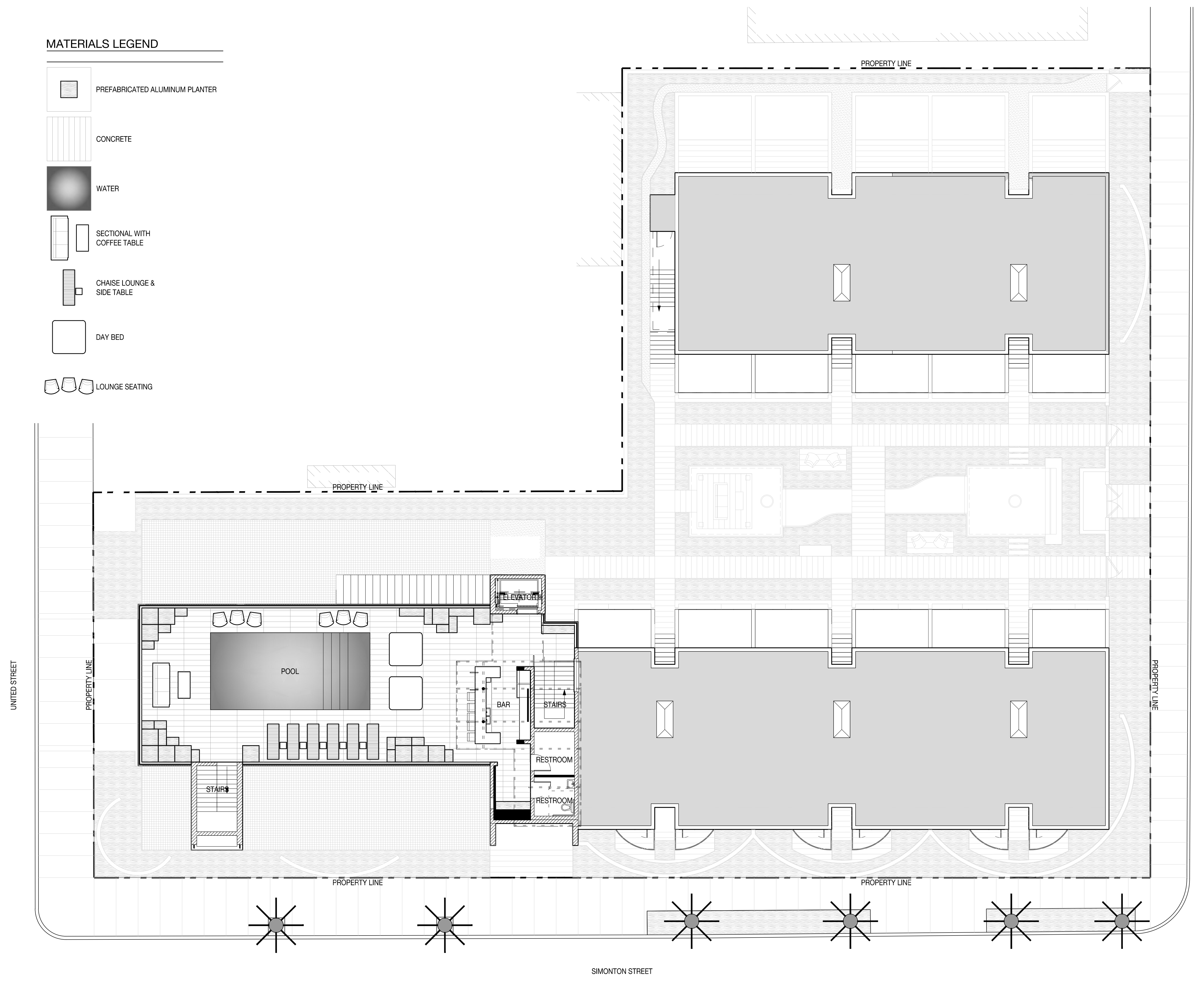
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01/21/2015	TREE COM. REVIEW



L301

MATERIALS LEGEND

-  PREFABRICATED ALUMINUM PLANTER
-  CONCRETE
-  WATER
-  SECTIONAL WITH COFFEE TABLE
-  CHAISE LOUNGE & SIDE TABLE
-  DAY BED
-  LOUNGE SEATING

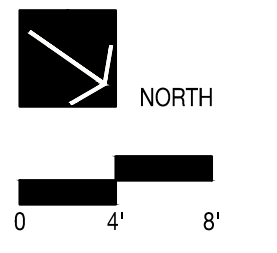


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MATERIALS PLAN - AMENITY LEVEL

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01/21/2015	TREE COM. REVIEW



L302

PLANTING NOTES

1. PLANT MATERIAL IS TO BE HEALTHY SPECIMENS FREE FROM DISEASE OR DAMAGE, AND IS TO BE MAINTAINED IN EXCELLENT CONDITION WHILE ON THE JOBSITE. LANDSCAPE ARCHITECT SHALL INSPECT PLANT MATERIAL UPON ARRIVAL TO JOBSITE AND WILL REJECT PLANT MATERIAL THAT DOES NOT MEET THE STANDARDS DESCRIBED WITHIN THE CONTRACT DOCUMENTS.
2. THE LANDSCAPE ARCHITECT WILL PERIODICALLY INSPECT PLANT MATERIAL STOCKPILED AND/OR PLANTED ON SITE DURING THE COURSE OF CONSTRUCTION. PLANT MATERIAL NOT MEETING THE STANDARDS CONTAINED WITHIN CONTRACT DOCUMENTS SHALL BE REPLACED AT NO COST TO THE OWNER.
3. PROVIDE MATCHING SIZES AND FORMS FOR EACH PLANT OF THE SAME SPECIES UNLESS OTHERWISE INDICATED.
4. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF DISCREPANCIES, GRAPHICALLY SHOWN QUANTITIES SHALL TAKE PRECEDENCE.
5. ALL MATERIALS USED SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
6. ALL PLANT MATERIAL SHALL BE INSTALLED PLUMB AND PER THE SPECIFICATIONS CONTAINED WITHIN THE CONTRACT DOCUMENTS. ANY NECESSARY STAKING AND/OR OTHER SUPPORTS MATERIALS/METHODS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
7. THE CONTRACTOR SHALL PRUNE EXISTING AND/OR NEW TREES ONLY PER LANDSCAPE ARCHITECT DIRECTION.
8. THE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL TREES AND B&B SHRUBS FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL, PRIOR TO INSTALLATION.
9. ALL ROOT-WRAPPING MATERIALS THAT ARE NOT BIO-DEGRADABLE SHALL BE REMOVED FROM THE ROOT BALL. ROOT BALLS SHALL BE FREE OF WEEDS.
10. SPECIFIED PLANT MATERIAL SIZES SHALL BE CONSIDERED MINIMUM SIZES.
11. FINISH GRADE OF PLANTING BEDS SHALL BE ONE (1) INCH BELOW ADJACENT FLATWORK, UNLESS SPECIFIED OTHERWISE.
12. MULCH OR PLANTING BED DRESSING SHALL BE PLACED IN ALL PLANTING AREAS AS SPECIFIED. MULCH OR PLANTING BED DRESSING SHALL NOT BE PLACED WITHIN SIX (6) INCHES OF TREE TRUNKS. MULCHING SHOULD BE REPEATED ANNUALLY DURING THE AUTUMN TO A THREE (3) INCH DEPTH.
13. ALL PLANT MATERIAL SHOULD RECEIVE AN ORGANIC FERTILIZER IN LIMITED APPLICATION FOLLOWING INSTALLATION. TYPE AND APPLICATION RATE AND METHOD OF APPLICATION TO BE SPECIFIED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT.
14. EXCESS FERTILIZER SHALL BE DISPOSED OF PROPERLY OFF-SITE. IT SHALL NOT BE DISPOSED OF IN STORM DRAINS AND/OR DRYWELLS.
15. STOCKPILED PLANT MATERIAL TO BE PLACED IN THE SHADE AND PROPERLY HAND-WATERED UNTIL PLANTED.
16. MINI-NUGGET TYPE DECORATIVE BARK MULCH WILL BE USED TO RETURN NUTRIENTS TO THE SOIL, REDUCE MAINTENANCE AND MINIMIZE EVAPORATION FOR AREAS APPROXIMATE TO THE RESIDENCE. LARGER SHREDDED BARK MULCH WILL BE USED FOR STEEP AREAS SO SLOUGHING IS LESS LIKELY TO OCCUR.
17. PRESERVE & PROTECT ALL EXISTING VEGETATION INDICATED TO REMAIN AT ALL TIMES.
18. ALL VEGETATION PROPOSED FOR OUTSIDE THE BUILDING ENVELOPE TO BE NATIVE UNLESS OTHERWISE NOTED. PLANTING THAT OCCURS OUTSIDE THE BUILDING ENVELOPE IS FOR RESTORATION PURPOSES ONLY OR IS SPECIFIC TO UTILITIES RESTORATION.
19. SIX (6) INCH PLANT MIX SHALL BE PROVIDED FOR ALL LAWN, TURF, AND NATIVE PLANTING ZONES. 18 INCH PLANT MIX SHALL BE PROVIDED FOR ALL PERENNIAL PLANTING BEDS UNLESS OTHERWISE NOTED.

PLANTING SCHEDULE

GROUND LEVEL

ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
CDI	8	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	FG. 4 IN. DBH MIN. 12' - 14' HT.
MF1	1	MYRCIANTHES FRAGRANS	SIMPSON STOPPER	100 GAL. MULTI-TRUNK
CZU	22	CALYPTRANTHES ZUZYGIUM	MYRTLE OF THE RIVER	30 GAL. 8' - 10'
PALMS				
CNU1	6	COCOS NUCIFERA	COCONUT PALM	CHARACTER CURVE TRUNK 12' GW.
CNU2	8	COCOS NUCIFERA	COCONUT PALM	CHARACTER CURVE TRUNK 14' GW.
CNU3	7	COCOS NUCIFERA	COCONUT PALM	CHARACTER CURVE TRUNK 18' GW.
PEL1	11	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	FG. 10' GW. SINGLE
PEL2	15	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	FG. 14' GW. SINGLE
PEL3	15	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	FG. 18' GW. SINGLE
SDO	1	SABAL DOMINGENSIS	DOMINICAN SABAL PALM	FG. 25' OA MIN.
SP1	9	SABAL PALMETTO	SABAL PALM	CHARACTER CURVE TRUNK 18' GW. (NATIVE PALM)
SP2	8	SABAL PALMETTO	SABAL PALM	CHARACTER CURVE TRUNK 22' GW. (NATIVE PALM)
SP3	13	SABAL PALMETTO	SABAL PALM	CHARACTER CURVE TRUNK 26' GW. (NATIVE PALM)
UNDERSTORY TREES & SHRUBS				
GL	44	GYMNANTHES LUCIDA	CRABWOOD	25 GAL. 6' OA
MF2	3	MYRCIANTHES FRAGRANS	SIMPSON STOPPER	45 GAL. MULTI-TRUNK
NUT	12	PIMENTA RACEMOSA	BAY RUM	25 GAL. MULTI-TRUNK
NUT	12	CAPPARIS CYNOPHALLOPHORA	JAMAICA CAPER	25 GAL. 6' - 8' OA
NUT	12	EUGENIA FOETIDA	SPANISH STOPPER	25' GAL. 8' - 10' OA
NUT	12	SURIANA MARITIMA	BAY CEDAR	25' GAL. 8' OA.
NUT	12	GENIPA CLUSIIFOLIA	SEVEN YEAR APPLE	15' GAL. 6 - 8" OA.
NUT	12	SAVIA BAHAMENSIS	MADIENBUSH	7 GAL. 3' x 3' MINIMUM
PN	44	PSYCHOTRIA NERVOSA	WILD COFFEE	7 GAL. 3' x 3' MINIMUM
ACCENTS				
AA	21	AGAVE ATTENUATA	SPINELESS AGAVE	15 GAL. 24" X 24" MIN.
PG	51	PHILODENDRON GIGANTEUM	SAME	3 GAL. 24" X 24"
GROUNDCOVERS				
LM	530	LIRIOPE MUSCARI	SAME	1 GAL. 12" OC.
MS	1055	MICROSORUM SCOLPENDINGRUM	WART FERN	1 GAL. 12" OC.
PB	810	PHILODENDRON BURLE MARX	SAME	3 GAL. 18" X 18"
VINES, ORCHIDS, & WATER PLANTS				
BV	13	BOUGAINVILLEA 'HAWAIIAN TORCH'	SAME	15 GAL.
CONTRACTOR TO PROVIDE \$1,000 MISCELLANEOUS ACCENT PLANT ALLOWANCE				

AMENITY LEVEL

ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
GC	6	GENIPA CLUSIIFOLIA	SEVEN YEAR APPLE	15' GAL. 6 - 8" OA.
PALMS				
TRA	6	THRINAX RADIATA	THATCH PALM	15 GAL.
ACCENTS				
AA	15	AGAVE ATTENUATA	SPINELESS AGAVE	15 GAL. 24" X 24" MIN.
GROUNDCOVERS				
EL	108	ERNODEA LITTORALIS	GOLDEN CREEPER	1 GAL. 12" OC.
BF	69	BULBINE FRUTESCENS	DESERT CANDLES	1 GAL. 12" OC.

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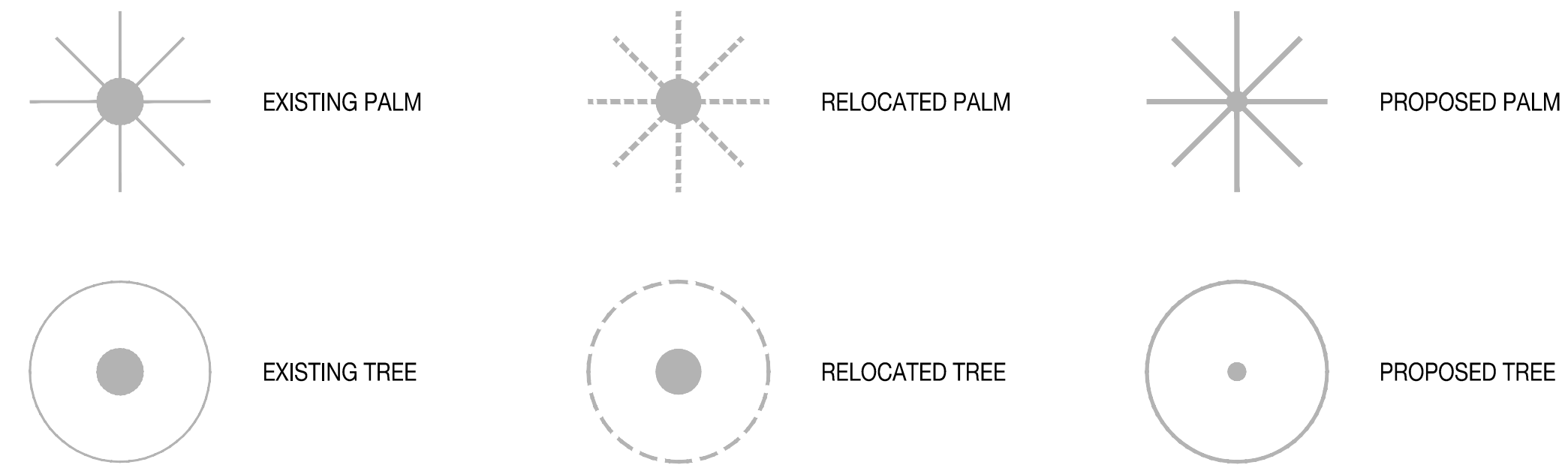
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PLANTING SCHEDULE & NOTES

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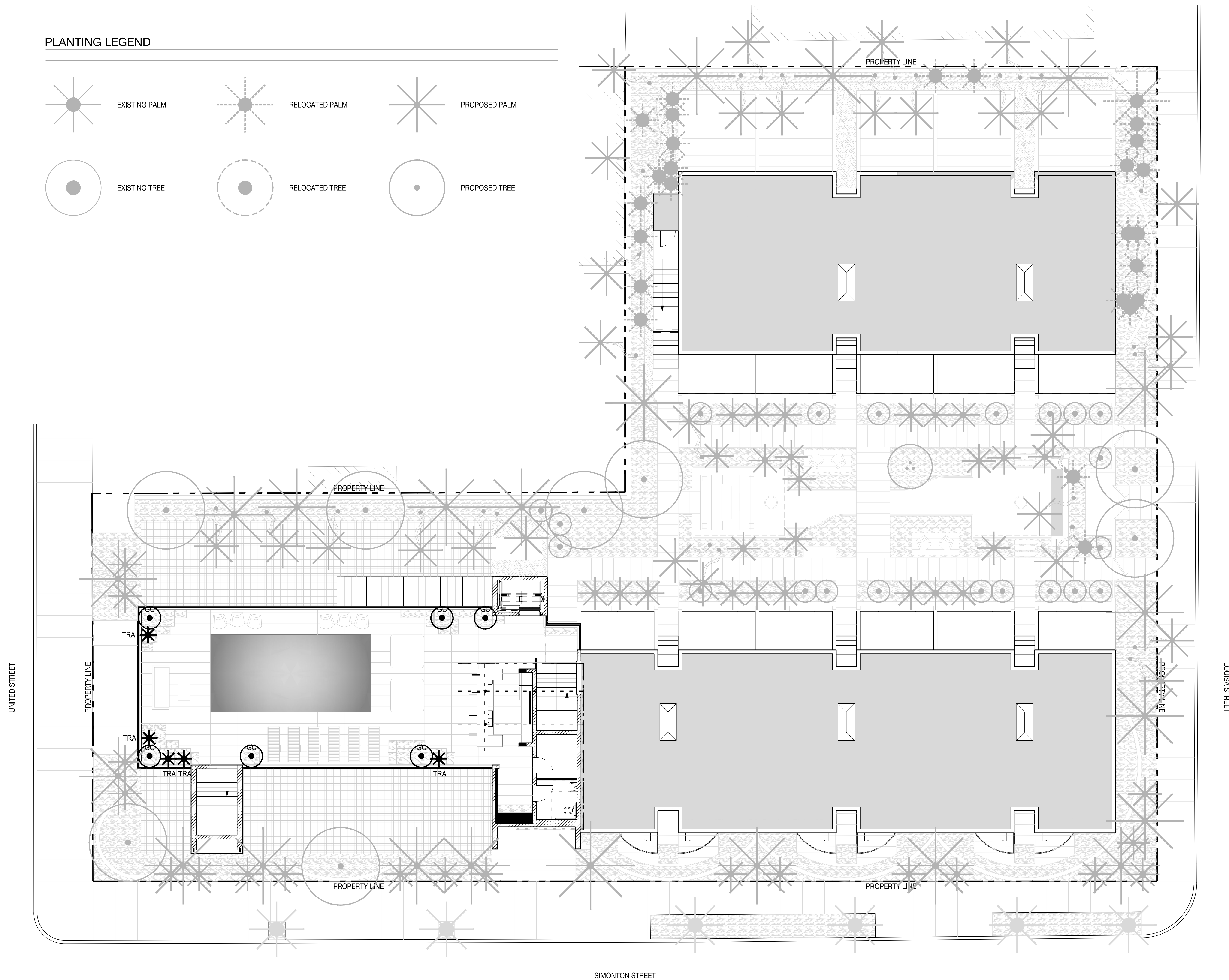
L700

PLANTING LEGEND



PLANTING SCHEDULE

GC	GENIPA CLUSIIFOLIA
TRA	THRINAX RADIATA

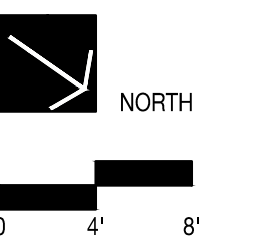


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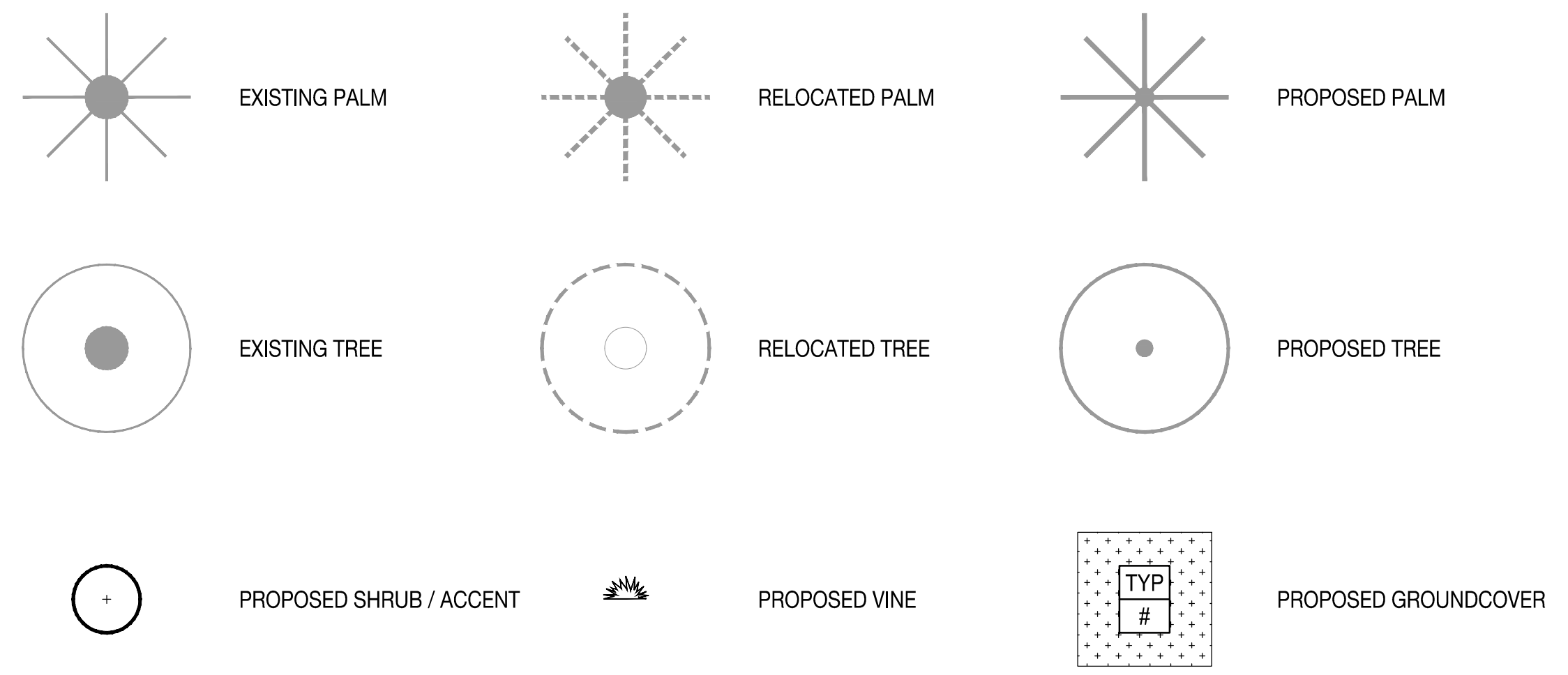
TREE & PALM PLAN - AMENITY LEVEL

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01/21/2015	TREE COM. REVIEW



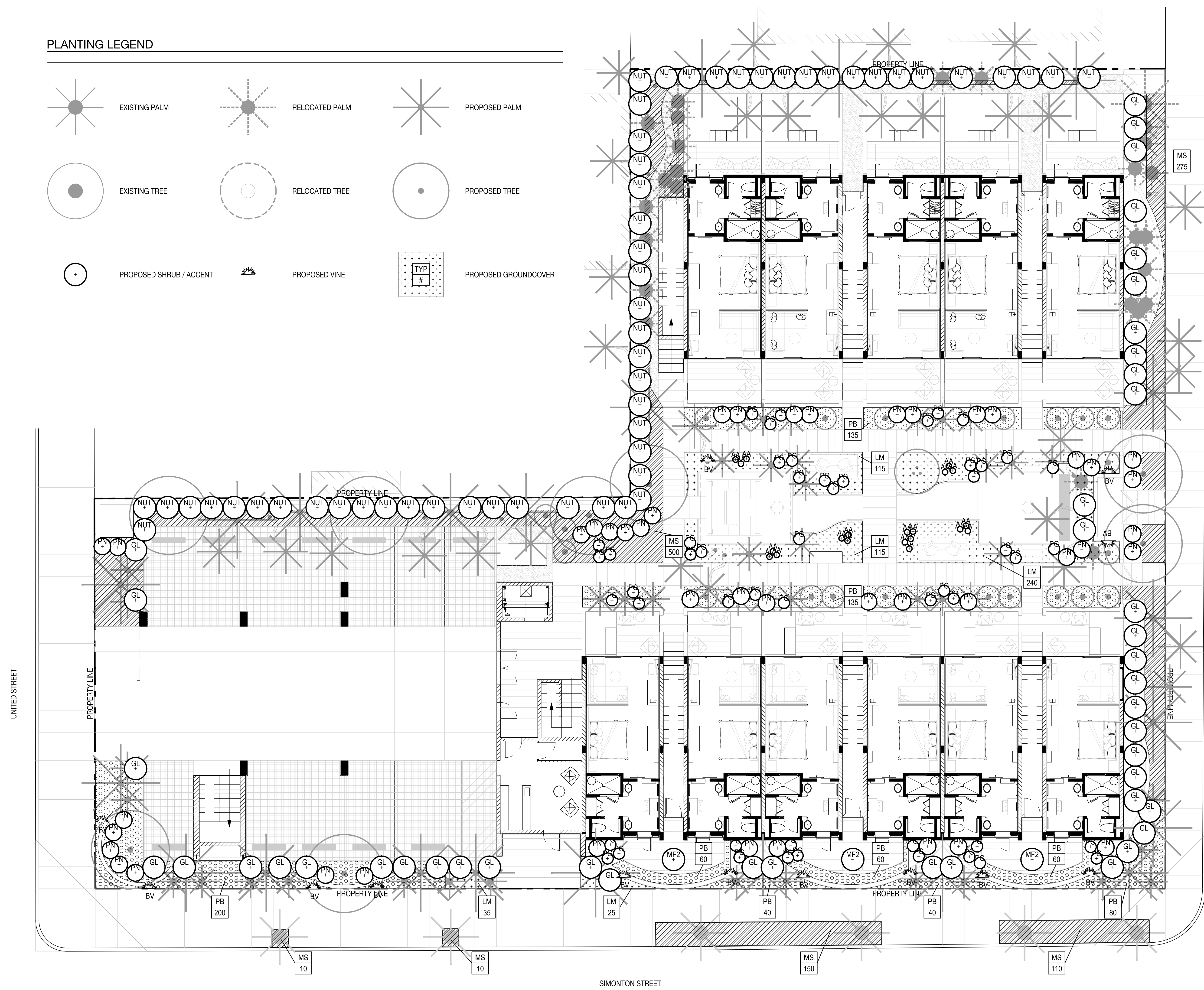
L702

PLANTING LEGEND



PLANTING SCHEDULE

GL	GYMNANTHES LUCIDA
MF2	MYRCIANTHES FRAGRANS
NUT	PIMENTA RACEMOSA
NUT	CAPPARIS CYNOPHALLOPHORA
NUT	EUGENIA FOETIDA
NUT	SURIANA MARITIMA
NUT	GENIPA CLUSIIFOLIA
NUT	SAVIA BAHAMENSIS
PN	PSYCHOTRIA NERVOSA
AA	AGAVE ATTENUATA
PG	PHILODENDRON GIGANTEUM
LM	LIRIOPE MUSCARI
MS	MICROSORUM SCOLPENDRIUM
PB	PHILODENDRON BURLE MARX
BV	BOUGAINVILLEA 'HAWAIIAN TORCH'

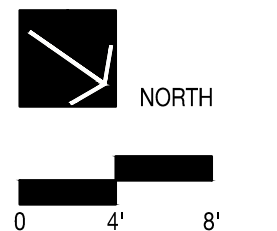


H2O SUITES
1212 & 1222 SIMONTON STREET | KEY WEST, FLORIDA 30940

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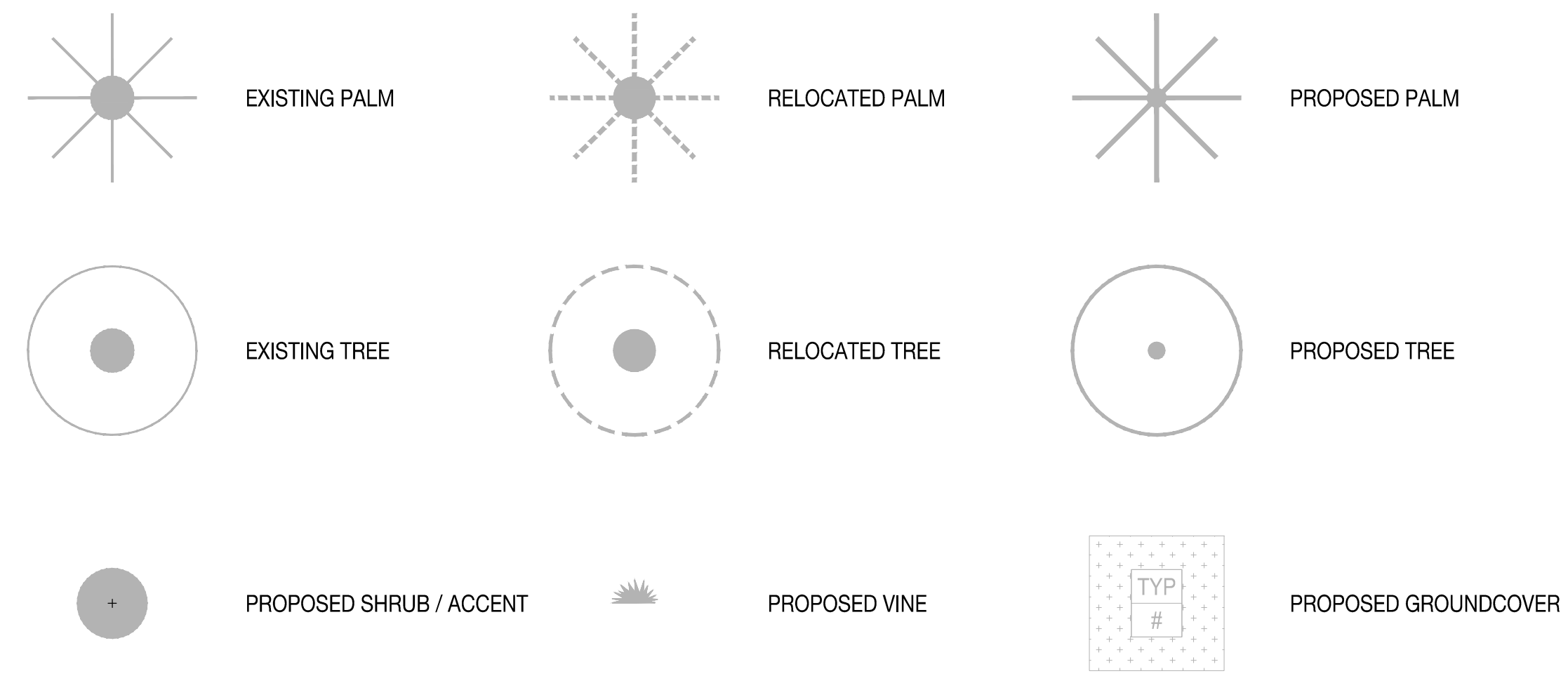
UNDERSTORY PLAN - GROUND LEVEL

DATE	ISSUE
07/21/2014	TREE COM. REVIEW
08/20/2014	TREE COM. REVIEW
01/21/2015	TREE COM. REVIEW



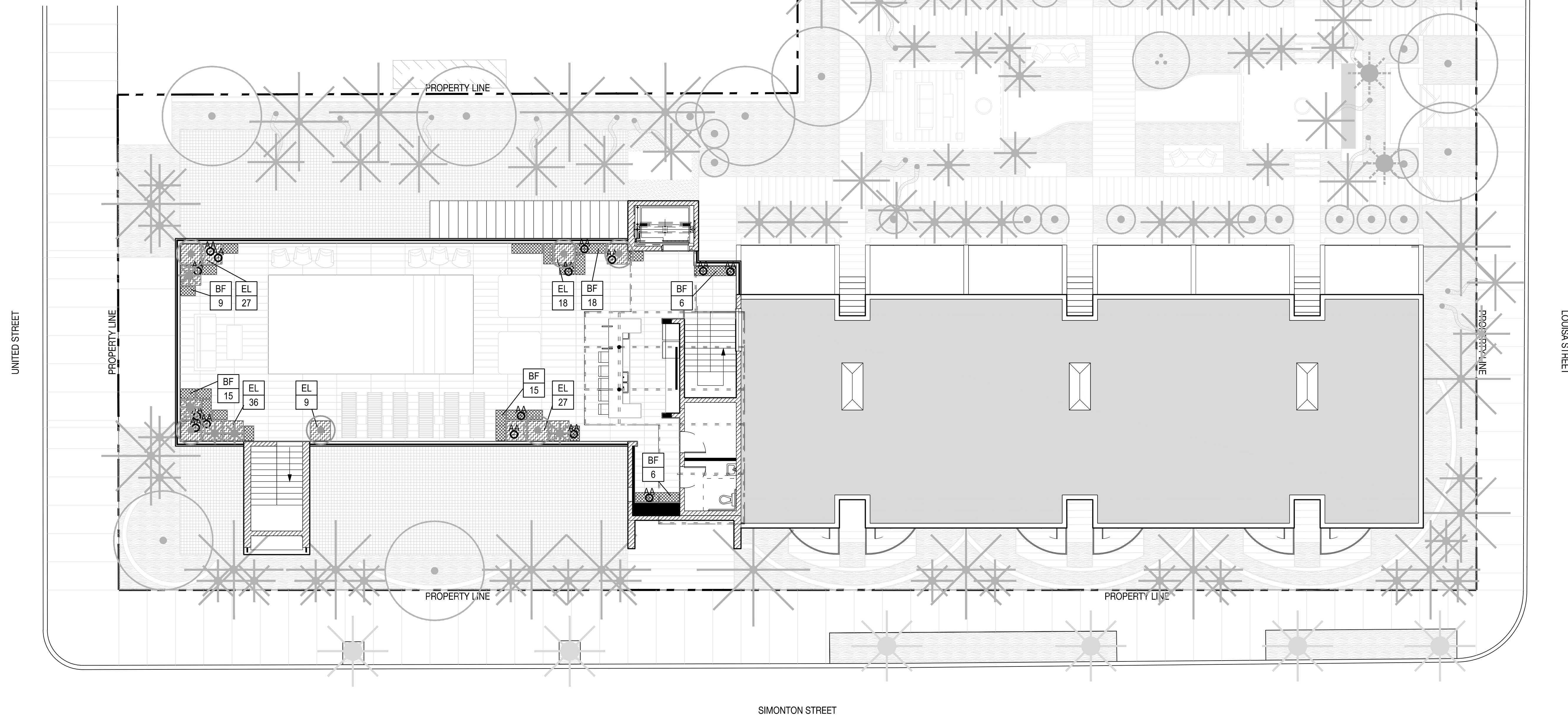
L703

PLANTING LEGEND



PLANTING SCHEDULE

AA	AGAVE ATTENUATA
EL	ERNODEA LITTORALIS
BF	BULBINE FRUTESCENS

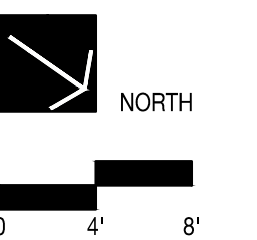


H2O SUITES
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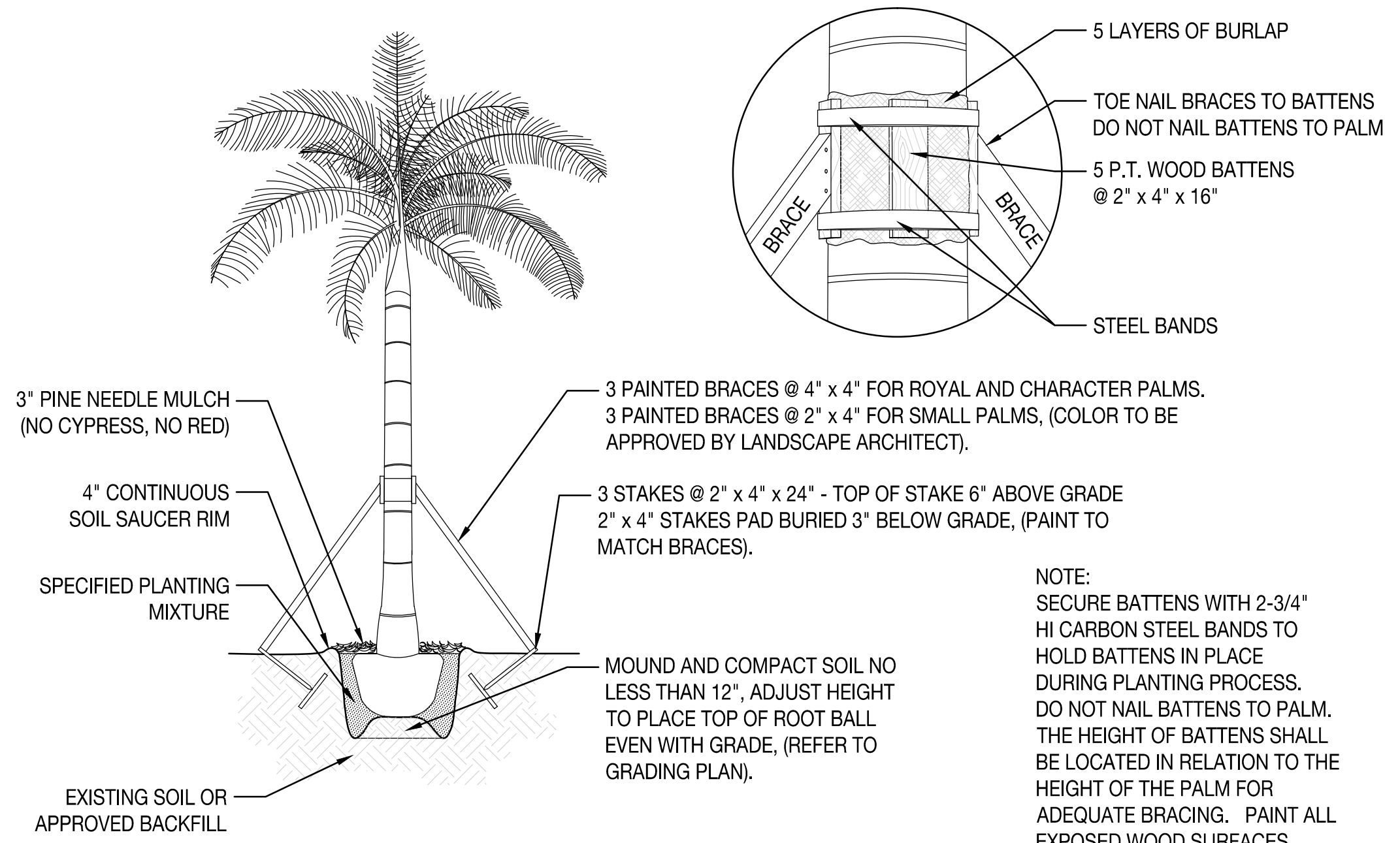
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UNDERSTORY PLAN - AMENITY

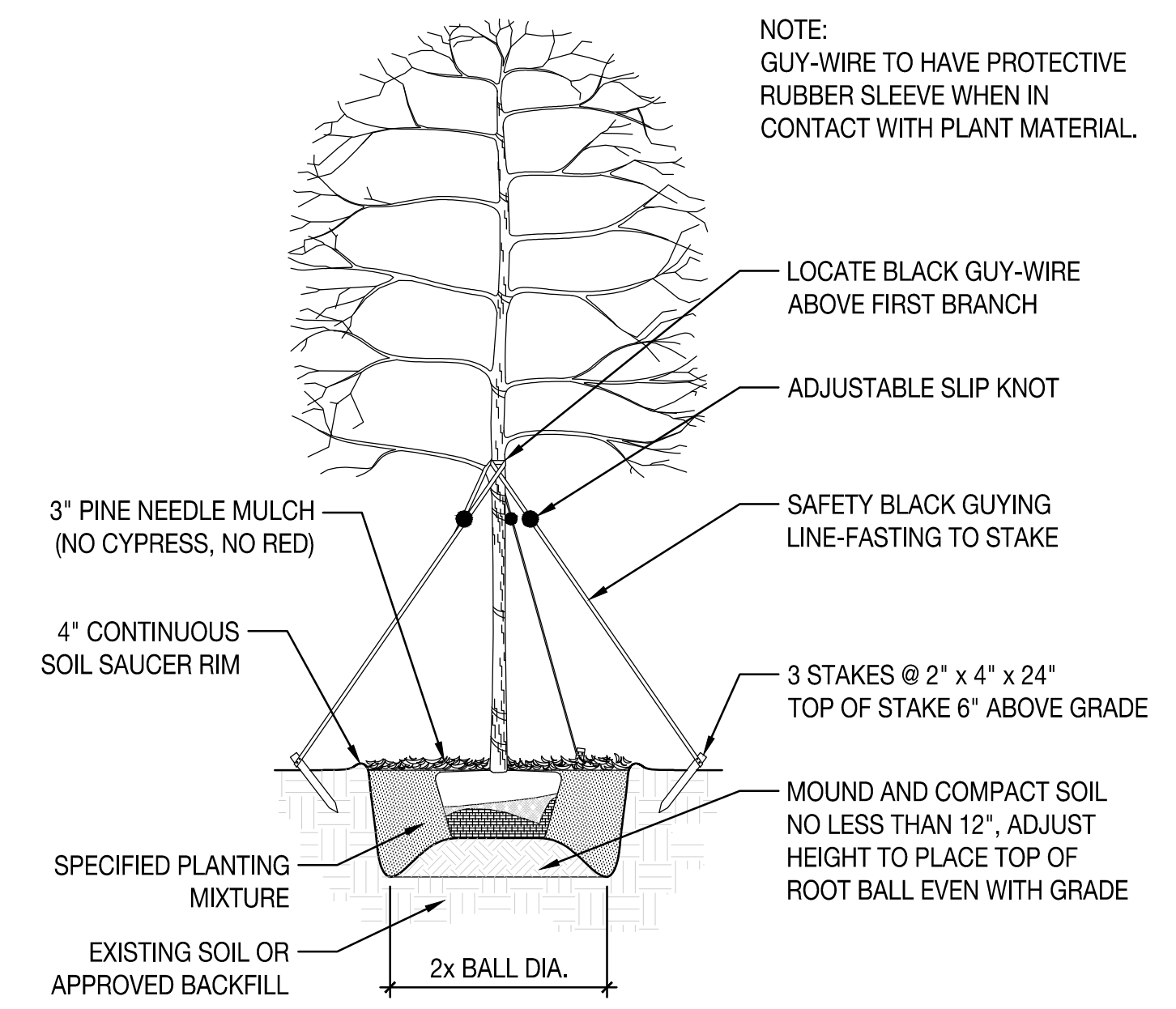
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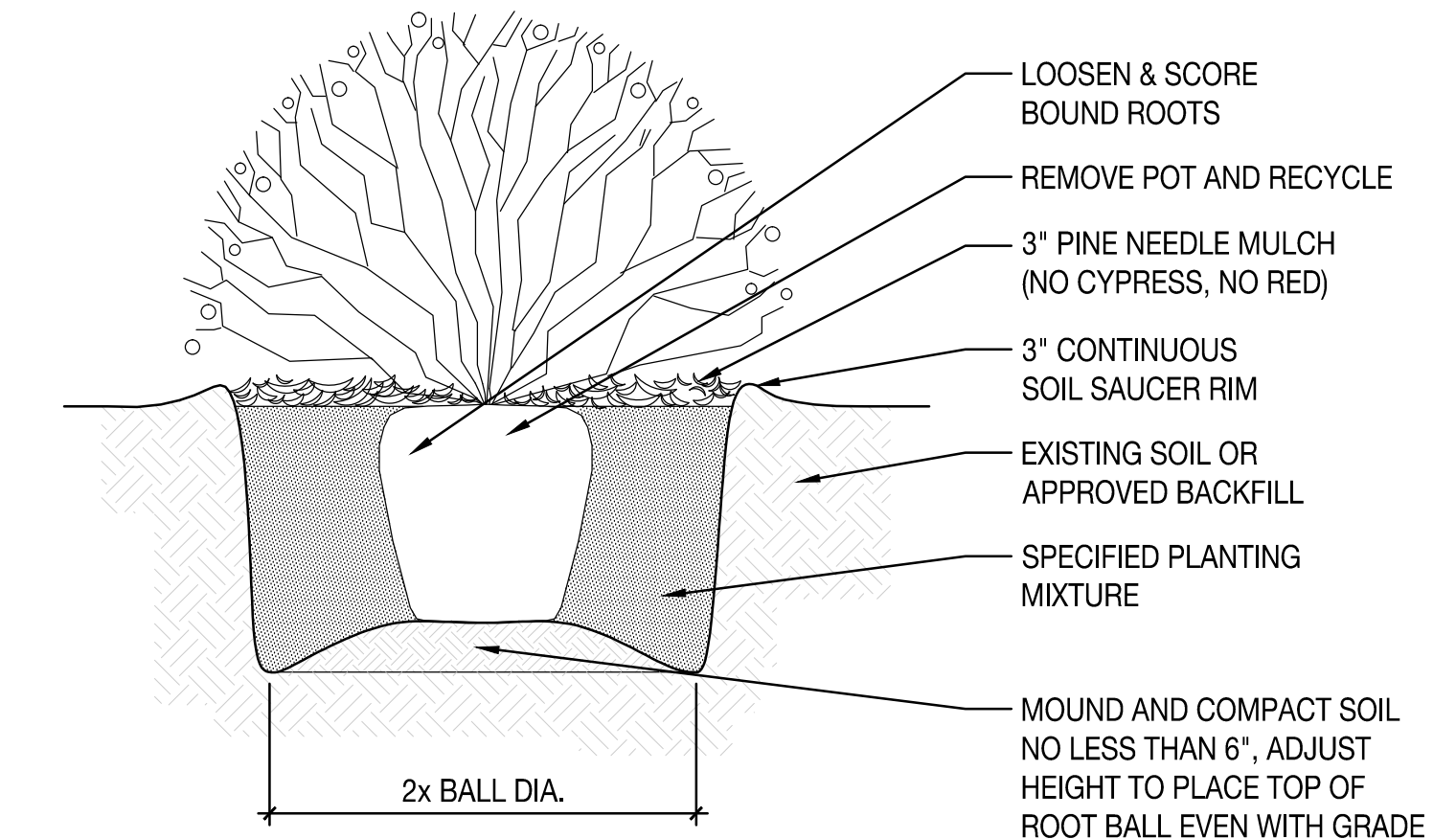
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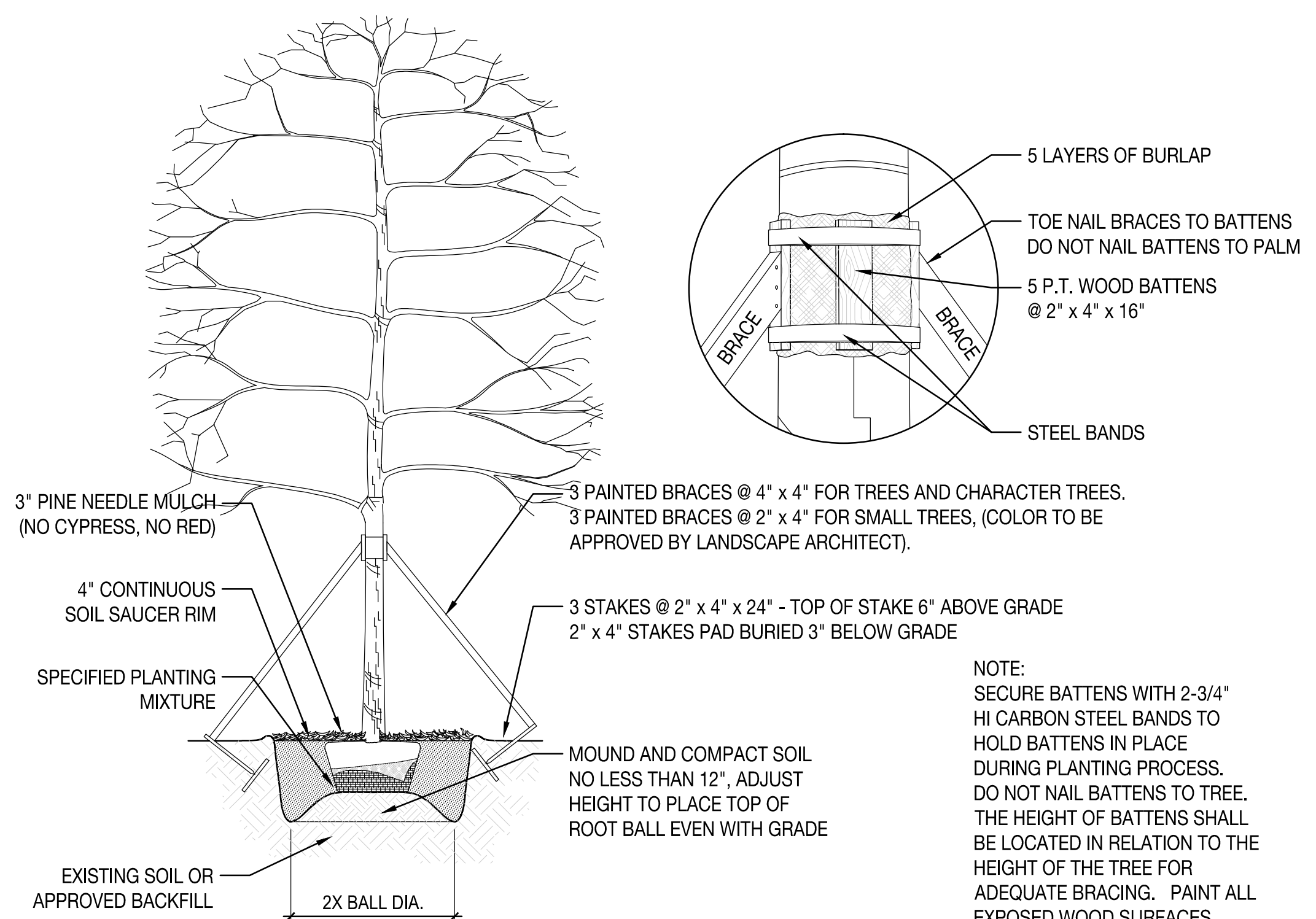
1 PALM PLANTING AND STAKING DETAIL
SCALE: 3/32" = 1'- 0"



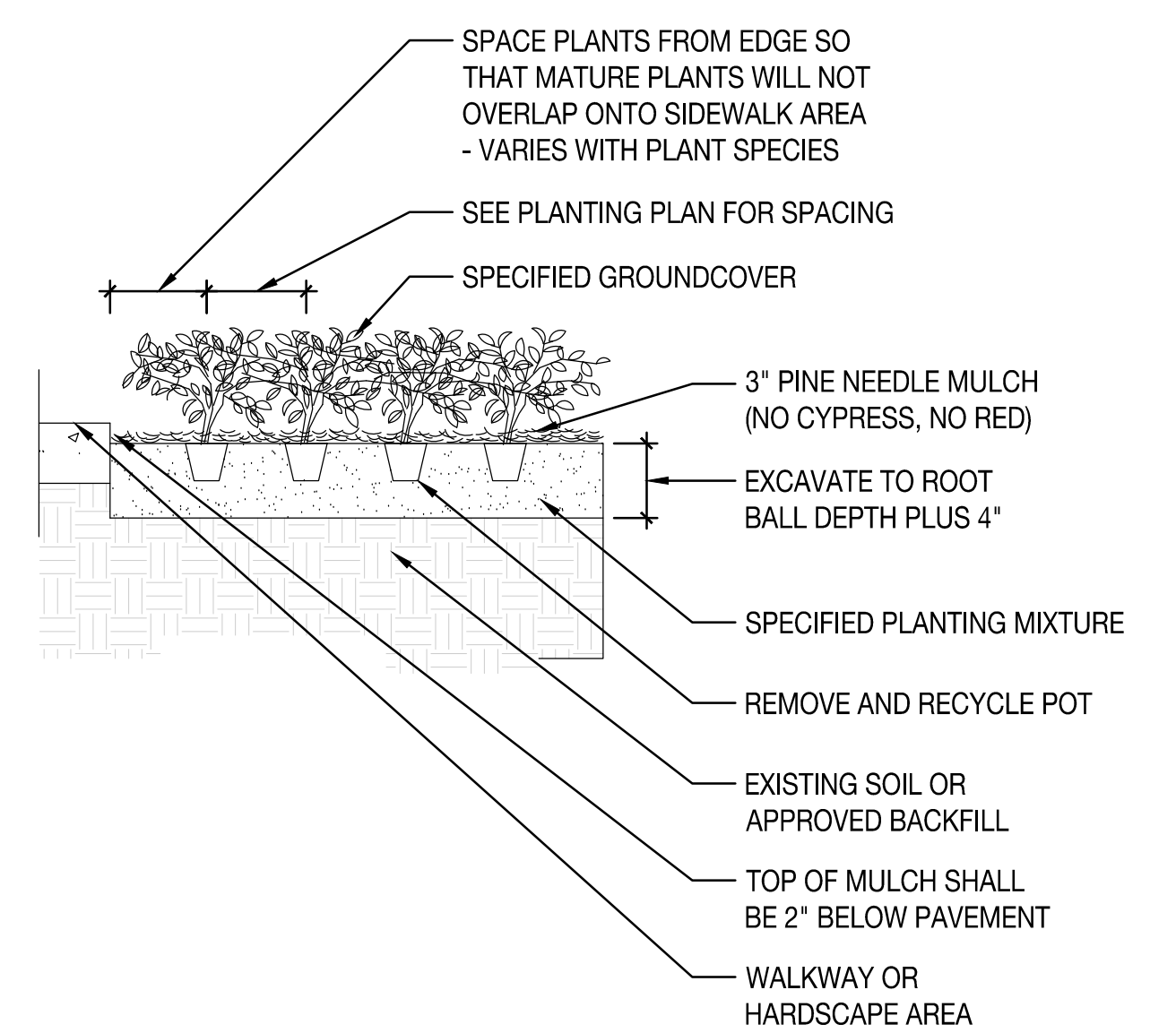
2 UNDERSTORY TREE PLANTING AND STAKING DETAIL
SCALE: 3/32" = 1'- 0"



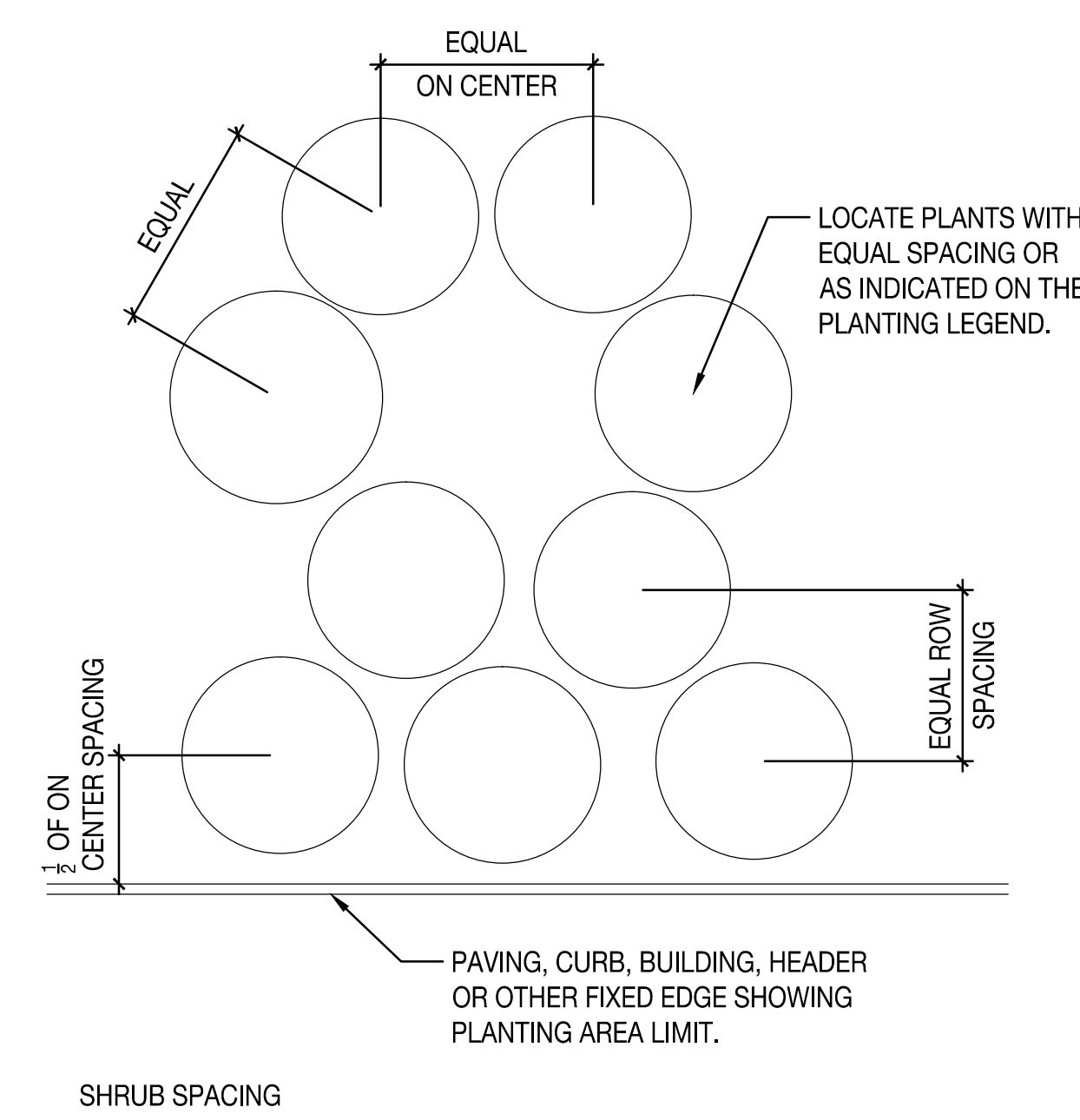
3 SHRUB PLANTING DETAIL
SCALE: 3/32" = 1'- 0"



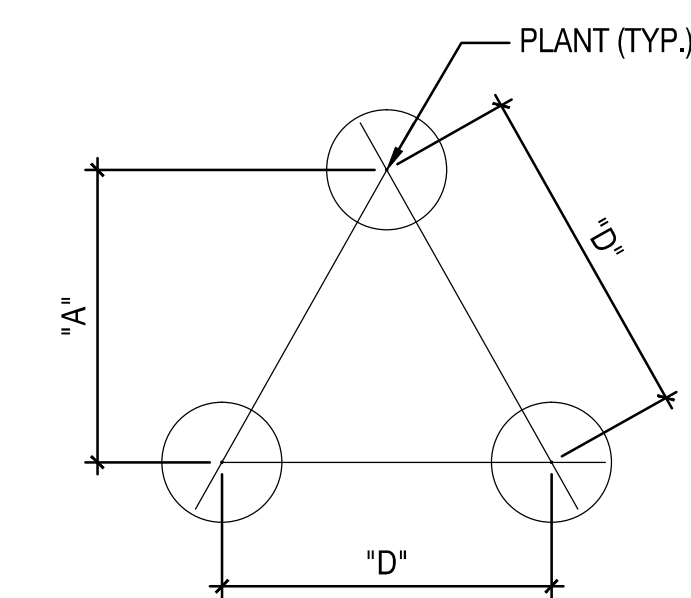
4 TREE PLANTING AND STAKING DETAIL
SCALE: 3/32" = 1'- 0"



5 GROUND COVER PLANTING DETAIL
SCALE: 3/32" = 1'- 0"



6 PLANT & SHRUB SPACING DETAIL
SCALE: 3/32" = 1'- 0"



TRIANGULAR PLANT SPACING CHART FOR GROUNDCOVERS AND PERENNIALS

ROW	
"D"	"A"
18" O.C.	15" O.C.
24" O.C.	21" O.C.
36" O.C.	31" O.C.

GROUNDCOVER & PERENNIAL SPACING

PLANTING DETAILS

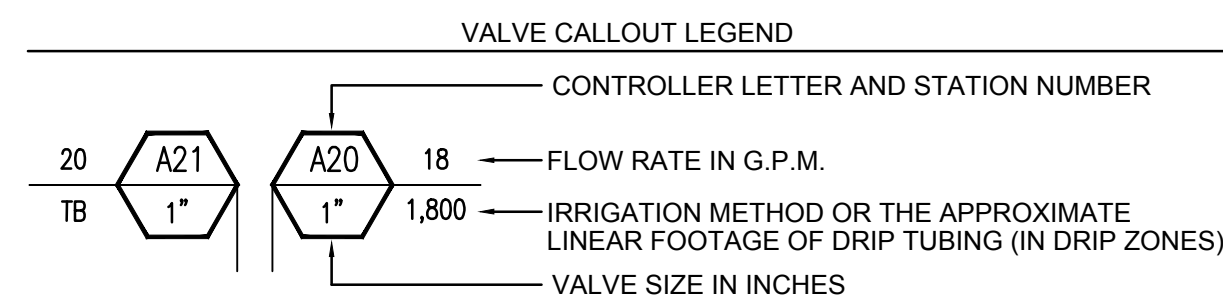
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IRRIGATION NOTES

- ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
- THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS.
- THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
- INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.
- ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE FROM CONTROLLER ALONG ENTIRETY OF MAIN LINE TO THE LAST RCV ON EACH AND EVERY LEG OF MAIN LINE. LABEL SPARE WIRES AT BOTH ENDS.
- ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SLEEVING TWICE THE DIAMETER OF THE PIPE CARRIED. SEE LEGEND FOR TYPE. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.
- ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER AND REMOTE CONTROL VALVES WITHIN 18" OF HARDSCAPE.
- ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.
- CONTRACTOR SHALL INSTALL ADDITIONAL CHECK VALVES TO HEADS AND LATERALS AS REQUIRED TO PREVENT LOW HEAD DRAINAGE.
- THE CONTRACTOR SHALL USE PROPER GROUNDING TECHNIQUES FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT PER MANUFACTURERS SPECIFICATIONS. SWEENEY AND ASSOCIATES RECOMMENDS MEASURING FOR PROPER GROUND AT LEAST ONCE ANNUALLY, AND NECESSARY ADJUSTMENTS MADE TO COMPLY WITH MANUFACTURER SPECIFICATIONS.

IRRIGATION MATERIAL LEGEND

SYMBOL	MANUFACTURER	MODEL NO. / DESCRIPTION	FLOW RATE (GPM)	PSI	RADIUS	P.R. (TRI.)	DETAIL
	HUNTER	PROS-06-PRS30-CV 6" POP-UP BUBBLER HEAD WITH A RAIN BIRD 5Q-B STREAM BUBBLER NOZZLE, EACH SYMBOL REPRESENTS TWO (2) BUBBLERS PER PALM, PLACE BUBBLERS AT EDGE OF ROOT BALL ON OPPOSITE SIDES OF PALM, TYPICAL. ADJUST BUBBLER STREAMS TO WET THE ROOT BALL AND AMENDED SOIL WITHOUT HITTING THE TRUNK OF THE PALM.	.50 (1.0 TOTAL)	30	5 FT	N/A	A,B
	HUNTER	PROS-06-PRS30-CV 6" POP-UP BUBBLER HEAD WITH A RAIN BIRD 5Q-B STREAM BUBBLER NOZZLE, EACH SYMBOL REPRESENTS TWO (2) BUBBLERS PER TREE, PLACE BUBBLERS AT EDGE OF ROOT BALL ON OPPOSITE SIDES OF TREE, TYPICAL. ADJUST BUBBLER STREAMS TO WET THE ROOT BALL AND AMENDED SOIL WITHOUT HITTING THE TRUNK OF THE TREE.	.50 (1.0 TOTAL)	30	5 FT	N/A	A,B
	RAIN BIRD	XFS-06-12 SUBSURFACE DRIP TUBING (COPPER EXTERIOR COLOR) WITH 0.60 GPH, PRESSURE COMPENSATING EMITTERS INTERNALLY INSTALLED IN THE DRIP TUBING AT 12" O.C. SPACING. DRIP TUBING SHALL BE EQUIPPED WITH COPPER CHIP TECHNOLOGY TO PREVENT ROOT INTRUSION INTO THE DRIP EMITTER. DRIP TUBING SHALL BE INSTALLED 2" BELOW FINISHED SOIL GRADE (NOT COUNTING MULCH) AND IN PARALLEL ROWS A MAXIMUM OF 16" ON CENTER. THE PERIMETER ROW OF DRIP TUBING SHALL BE INSTALLED A MAXIMUM OF 4" FROM THE EDGE OF ANY HARDSCAPE OR TURF EDGE. ALL SUBSEQUENT INTERIOR ROWS SHALL BE ADJUSTED TO PROVIDE AN EVEN SPACING ACROSS THE PLANTER WITHOUT EXCEEDING 16" MAXIMUM SPACING. INSTALL 9" PVC COATED GALVANIZED TUBING STAKES A MAXIMUM OF FIVE (5) FEET ON CENTER ALONG THE LENGTH OF THE TUBING. TUBING STAKES SHALL BE MODEL #GDT5140900 AS MANUFACTURED BY GPH IRRIGATION PRODUCTS (866) 582-9684. THE HATCH PATTERN SYMBOLS ON THE PLANS REPRESENT THE APPROXIMATE DIRECTION AND SPACING OF THE DRIP TUBING ROWS, SEE ACTUAL SPACING REQUIREMENTS ABOVE AND IN DETAILS.					C,D
NO SYMBOL	RAIN BIRD	CONNECTION BETWEEN XFS DRIP TUBING AND PVC SUPPLY AND DISCHARGE HEADERS SHALL BE MADE USING XF DRIP LINE BARBED FITTINGS, SCH. 40 PVC THREADED FITTINGS, SCH. 80 NIPPLES AND FLEXIBLE NIPPLES. WHEN THE CONNECTION IS AT THE END RUN OF THE TUBING USE A 1/2" SCH. 40 PVC THREADED 90° ELBOW, A 1/2" X LENGTH AS REQUIRED SCH. 80 PVC THREADED NIPPLE, A 1/2" X 6" MIPT X FIPT FLEXIBLE NIPPLE, AND A XFF-MA-050 17mm BARB X 1/2" MIPT ADAPTER FITTING. WHEN THE CONNECTION IS IN THE MIDDLE OF THE TUBING RUN USE A 1/2" SCH. 40 PVC THREADED TEE FITTING, A 1/2" X LENGTH AS REQUIRED SCH. 80 PVC THREADED NIPPLE, A 1/2" X 6" MIPT X FIPT FLEXIBLE NIPPLE, AND TWO (2) XFF-MA-050 17mm BARB X 1/2" MIPT ADAPTERS. ALL END RUNS OF TUBING SHALL BE CONNECTED WITH A PVC DISCHARGE HEADER. FLEXIBLE NIPPLES SHALL BE MODEL #GFN050600 AS MANUFACTURED BY GPH IRRIGATION PRODUCTS (866) 582-9684.					C,D
NO SYMBOL	RAIN BIRD	XF SERIES 17mm BARBED FITTINGS FOR ALL CONNECTIONS BETWEEN DRIP TUBING (TUBING-TO-TUBING ONLY). ALL BARBED DRIP TUBING FITTINGS SHALL BE INSTALLED USING A FITNS-TOOL FOR PROPER INSERTION OF THE FITTING INTO THE TUBING. NO HEATING OF TUBING SHALL BE ALLOWED.					C,D
	AS APPROVED	PVC SUPPLY AND DISCHARGE HEADERS SHALL BE PVC LATERAL LINE PIPE (AS SHOWN BELOW), 1" MINIMUM SIZE WITH SCH. 40 PVC FITTINGS. PVC HEADERS (LATERALS) SHALL BE INSTALLED A MINIMUM OF 12" BELOW FINISHED GRADE IN THE SAME MANNER AS LATERAL LINES, SEE BELOW.					C,D
NO SYMBOL	RAIN BIRD	WHERE VINES ARE PLANTED ON WALLS, FENCES OR COLUMNS WITHIN THE DRIP TUBING ZONES, ADDITIONAL DRIP EMITTERS SHALL BE REQUIRED FOR THESE VINE PLANTINGS. THE CONTRACTOR SHALL INSTALL TWO (2) XB-10PC 1 GPH DRIP EMITTERS PER VINE PLANTING. THESE ADDITIONAL EMITTERS SHALL BE PUNCHED DIRECTLY INTO THE DRIP TUBING. EMITTERS SHALL BE INSTALLED USING A XM-TOOL EMITTER INSTALLATION TOOL. EACH DRIP EMITTER SHALL BE INSTALLED WITH AN 18" LENGTH OF XQ-14" DISTRIBUTION TUBING, A TS-025 TUBING STAKE AND A DBC-025 DIFFUSER BUG CAP. LOCATE EMITTER OUTLETS DIRECTLY OVER THE ROOT BALL OF THE VINE PLANTING.					E
	LASCO	1/2" SCH. 40 PVC BALL VALVE WITH SLIP ENDS AND A LASCO MHT-105 3/4" MHT X 1/2" SPIGOT ADAPTER WITH A LASCO FHT-301 HOSE THREAD CAP, FOR USE AS A DRIP TUBING FLUSH VALVE. SEE PLANS FOR LOCATIONS. INSTALL INSIDE A 10" ROUND VALVE BOX.					C,F
	RAIN BIRD	ARV050 AIR/VACUUM RELIEF VALVE INSTALLED WITH A XFD-TFA-075 BARB X BARB X 3/4" FIPT TEE FITTING AND A AND A 3/4" X 1/2" SCH. 40 PVC THREADED REDUCER BUSHING. INSTALL AIR RELIEF ASSEMBLY AT THE HIGH POINT OF EACH PLANTER. SEE PLANS FOR THE APPROXIMATE LOCATION AND QUANTITY OF ARV'S PER DRIP ZONE. USING AN AIR RELIEF LATERAL CONSTRUCTED OF XFD "BLANK" XT TUBING, CONNECT AIR RELIEF VALVE TO ALL DRIP LINE LATERALS WITHIN THE ELEVATED AREA. MULTIPLE ARV'S MAY BE REQUIRED PER DRIP TUBING ZONE. SEE PLANS. INSTALL INSIDE A 7" ROUND VALVE BOX.					C,G
	RAIN BIRD	1806-SAM 6" POP-UP "INDICATOR HEAD" WITH A 10 SERIES VAN NOZZLE (PAINT NOZZLE BRIGHT ORANGE). INSTALL INDICATOR HEAD ON A DISCHARGE HEADER OF THE DRIP SYSTEM ZONE AND WITHIN SIGHT OF THE DRIP REMOTE CONTROL VALVE. ADJUST VAN NOZZLE TO FULLY CLOSED.					C,H
	P.O.C.	2" POTABLE (DOMESTIC) WATER METER WITH 2" SERVICE LINE. IRRIGATION SUPPLY SHALL BE FROM A STUB-OUT OFF OF THE LINE SERVING THE BUILDING. VERIFY METER SIZE, LOCATION AND WATER PRESSURE IN FIELD.					N/A
	WILKINS	975XLS, 1 1/2" R/P BACK FLOW PREVENTION DEVICE WITH WYE STRAINER, INSTALL WITH BRASS NIPPLES, UNIONS AND FITTINGS, SIZED PER DEVICE					I
	RAIN BIRD	100-PEB 1" NORMALLY CLOSED, PRESSURE REGULATING, PLASTIC MASTER CONTROL VALVE. WIRE MCV TO THE CONTROLLER USING A SEPARATE PILOT AND GROUND WIRE. ROUTE INSIDE CONDUIT WITH FLOW SENSOR WIRE. INSTALL INSIDE A STANDARD RECTANGULAR VALVE BOX.					J
	RAIN BIRD	FS100P 1" PVC TEE, HDPE IMPELLER TYPE FLOW SENSOR, WIRE TO CONTROLLER USING TWO (2) #14UF AWG WIRES INSIDE A 1 1/4" SCH. 40 PVC (GRAY) ELECTRICAL CONDUIT, WITH MASTER CONTROL VALVE WIRES. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND INSIDE A STANDARD RECTANGULAR VALVE BOX.					K
	LASCO	V17101N-SC 1 1/2" SLO-CLOSE SCH. 80 PVC, TRUE-UNION BALL VALVE WITH SOLVENT WELD SOCKET CONNECTIONS, LINE SIZE PER MAINLINE. INSTALL INSIDE A 10" ROUND VALVE BOX.					L
	RAIN BIRD	33DLRC 3/4" QUICK COUPLER VALVE WITH LOCKING VINYL COVER AND A LASCO G13T-218 SWING JOINT. INSTALL INSIDE A 10" ROUND VALVE BOX.					M
	RAIN BIRD	100-PEB 1" PLASTIC REMOTE CONTROL VALVE (RCV), INSTALL THE RCV INSIDE A STANDARD RECTANGULAR VALVE BOX.					N
	RAIN BIRD	100-PEB 1" PLASTIC DRIP REMOTE CONTROL VALVE (DRCV), INSTALL A RAIN BIRD LCRBY-100D DISC FILTER AND A SENNINGER 1 1/4" PMR-40HF INLINE PRESSURE REGULATOR ON THE DOWNSTREAM SIDE OF EACH DRCV. INSTALL THE DRCV ASSEMBLY INSIDE A JUMBO RECTANGULAR VALVE BOX.					O
NO SYMBOL	WILKINS/ RAIN BIRD/ NIBCO	IN POOL EQUIPMENT ROOM THE IRRIGATION SERVICE FOR THE AMENITY DECK IRRIGATION SHALL CONSIST OF A 1" STUB OUT FROM THE POOL EQUIPMENT WATER SUPPLY. INSTALL A 1" WILKINS 975XL2 R/P BACK FLOW PREVENTION DEVICE, A WILKINS XBXL-100 1" BRONZE WYE STRAINER WITH A 100 MESH STRAINER SCREEN (REQUIRED FOR DRIP IRRIGATION), A RAIN BIRD 100-EFB 1" BRASS REMOTE CONTROL VALVE, AND A NIBCO KT-403-W 1" BRASS SWING CHECK VALVE. INSTALL BFD / RCV ASSEMBLY ON A WALL OF THE POOL EQUIPMENT ROOM USING UNI-STRUT SUPPORT BRACKETS AND CUSH-A-CLAMP PIPE HANGERS BASED ON THE SIZE OF THE PIPE. CONNECT WIRES FROM RCV TO CONTROLLER AT GROUND LEVEL BY ELECTRICAL CONDUIT PROVIDED BY THE ELECTRICIAN, SEE THE ELECTRICAL DRAWINGS. WATER SUPPLY IN POOL ROOM TO BE PROVIDED AS SHOWN ON PLUMBING PLANS.					P
	RAIN MASTER	EGP24i-PSB EAGLE PLUS 24 STATION CONTROLLER WITH INTERNET COMMUNICATIONS CARD (i CENTRAL), COMPLETE WITH A V.I.T. PRODUCTS SB-16SS 14 GAGE STAINLESS STEEL, TOP ENTRY ENCLOSURE. INSTALL CONTROLLER ENCLOSURE ONTO A V.I.T. OP-16 "QUICK PAD" ENCLOSURE MOUNTING PAD. CONTROLLER IS COMPLETE WITH TWO (2) YEARS OF iCENTRAL INTERNET BASED CENTRAL CONTROL. CONTRACTOR TO REGISTER iCENTRAL SOFTWARE AND FULLY PROGRAM THE CONTROLLER FOR AUTOMATIC PROGRAM ADJUSTMENT WITH RAINMASTER WEATHER DATA DOWNLOAD. CONTRACTOR TO PROVIDE PROOF OF REGISTRATION AND PROGRAMMING TO THE OWNER. IF NECESSARY, PROVIDE AN ANTENNA FOR PROPER COMMUNICATION.					Q
NO SYMBOL	PAIGE ELECTRIC	THE CONTROLLER SHALL BE GROUNDING USING A #182000 5/8" X 8 FOOT COPPER CLAD GROUND ROD, A #182005 CAST BRONZE ROD CLAMP AND THE REQUIRED LENGTH OF #6AWG BARE, SINGLE STRAND COPPER GROUND WIRE. INSTALL INSIDE A 10" ROUND VALVE BOX.					R
	RAIN MASTER	RS-500 WIRED RAIN SENSOR, MOUNT IN RGRVSS ENCLOSURE ON THE SIDE OF THE CONTROLLER ENCLOSURE, WIRE TO THE CONTROLLER.					Q
	N/A	120 VOLT ELECTRICAL POWER FOR CONTROLLER, PROVIDED BY ELECTRICIAN, VERIFY ACTUAL LOCATION IN FIELD					N/A
	AS APPROVED	PVC PIPE 3/4" - 2" CL. 200, SOLVENT WELD WITH SCH. 40 PVC FITTINGS, AS LATERAL LINES INSTALLED 12" BELOW FINISHED GRADE					S
	AS APPROVED	PVC PIPE 1 1/2" - 2" SCH. 40, SOLVENT WELD WITH SCH. 80 PVC FITTINGS, AS MAINLINES INSTALLED 18" BELOW FINISHED GRADE					S
	AS APPROVED	ALL PVC MAINLINE SHALL BE 1 1/2" SIZE UNLESS OTHERWISE SHOWN AS LARGER.					T
	AS APPROVED	PVC PIPE SCH. 40 AS SLEEVING, 2.5 TIMES THE DIAMETER OF PIPE OR WIRE BUNDLE CARRIED (2" MINIMUM SIZE) INSTALL ALL PIPE AND WIRE UNDER PAVING, HARDSCAPE, ETC. (OR AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE) INSIDE SLEEVES. SLEEVES UNDER PEDESTRIAN PAVING SHALL BE INSTALLED 24" BELOW FINISHED GRADE. SLEEVES UNDER VEHICULAR PAVING SHALL BE INSTALLED 36" BELOW FINISHED GRADE.					T
NO SYMBOL	LASCO	ALL FITTINGS USED WITH SOLVENT WELD MAINLINE PIPE SHALL BE SCH. 80 PVC FITTINGS, GRAY IN COLOR, AND SIZED TO MATCH THE THR MAINLINE PIPE. ALL FITTINGS USED WITH SOLVENT WELD LATERAL LINE PIPE SHALL BE SCH. 40 PVC, WHITE IN COLOR, AND SIZED TO MATCH THE LATERAL LINE PIPE. ALL THREADED PVC NIPPLES SHALL BE SCH. 80 PVC PIPE, DARK GRAY IN COLOR, WITH MOLDED THREADS.					N/A
NO SYMBOL	CHRISTY'S	ALL SOLVENT WELD CONNECTIONS FOR BOTH MAINLINE AND LATERAL LINE SHALL BE MADE USING THE TWO-STEP PROCESS OF PRIMER AND SOLVENT CEMENT. PRIMER SHALL BE LOW VOC "PURPLE PRIMER". MAINLINE SOLVENT CEMENT SHALL BE LOW VOC, "GRAY-HEAVY BODY" CEMENT. LATERAL LINE SOLVENT CEMENT SHALL BE LOW VOC, "RED HOT BLUE GLUE" CEMENT. USE DAUBERS SIZED AT LEAST ONE-HALF THE SIZE OF THE LARGEST PIPE BEING JOINED. ALL SOLVENT CEMENTED JOINTS SHALL BE MADE PER THE PIPE AND FITTING MANUFACTURER'S RECOMMENDATIONS.					N/A
	AS APPROVED	TYPE 'K' COPPER PIPING ROUTED BETWEEN PLANTERS, AND THROUGH BUILDING AND GARAGES. COPPER PIPING SHALL BE DESIGNED BY THE PLUMBING ENGINEER AND BE SHOWN ON THE PLUMBING PLANS. COPPER PIPING SHALL BE INSTALLED BY THE PLUMBER. COPPER PIPING SHOWN IS FOR REFERENCE ONLY. VERIFY LOCATION, SIZE AND STUB-OUTS OF COPPER PIPING IN THE FIELD PRIOR TO STARTING WORK.					N/A
	AS APPROVED	CONNECTION POINT BETWEEN COPPER PIPING (PROVIDED BY PLUMBER) AND PVC IRRIGATION PIPING. COPPER PIPE STUB-OUT SHALL HAVE A LINE SIZED SWEAT X FIPT COPPER ADAPTER PROVIDED FOR CONNECTION TO THE IRRIGATION PIPING. USE A LINE SIZED X 6" SCH. 80 T.O.E. PVC NIPPLE AND A LINE SIZED PVC COUPLING FOR THE CONNECTION. VERIFY LOCATION, SIZE AND STUB-OUTS OF COPPER PIPING IN THE FIELD PRIOR TO STARTING WORK.					N/A
NO SYMBOL	PAIGE ELECTRIC	P7079D POLYETHYLENE INSULATED, SOLID COPPER CONDUCTOR IRRIGATION CONTROL WIRE #14UF AWG DIRECT BURIAL (U.L. APPROVED). PILOT WIRES SHALL BE RED IN COLOR, COMMON GROUND WIRE SHALL BE WHITE IN COLOR, SPARE WIRES SHALL BE YELLOW IN COLOR. THE CONTRACTOR SHALL ROUTE TWO (2) SPARE CONTROL WIRES (YELLOW) FROM THE CONTROLLER ALONG THE MAINLINE IN ALL DIRECTIONS AWAY FROM THE CONTROLLER LOOP SPARE WIRES UP AND INTO EACH VALVE BOX ALONG THE MAINLINE, PROVIDING A 3 FOOT MINIMUM LOOP.					S,T,U
NO SYMBOL	3M	DBRY-Y-6 DIRECT BURIAL (I.L. APPROVED) WATER-PROOF WIRE CONNECTORS FOR USE ON ALL WIRE SPLICES AND CONNECTIONS					U
NO SYMBOL	RAIN BIRD	ALL VALVE BOXES SHALL BE VB SERIES, PLASTIC TYPE WITH OVERLAPPING LIDS. COVERS FOR BOXES IN TURF AREAS SHALL BE GREEN AND COVERS FOR VALVE BOXES IN SHRUB AREAS SHALL BE BLACK. ALL BOXES SHALL BE SECURED WITH A RAIN BIRD VB-LOCK-P PENTA HEAD BOLT, WASHER AND CLIP. BOXES SHALL BE AS SHOWN BELOW:					V



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NOTE A:
POINT OF CONNECTION (POC) #1 SHALL BE A 2" STUB-OUT OFF OF THE DOMESTIC WATER LINE SERVING THE BUILDING FROM THE BUILDING WATER METER. THE CONTRACTOR SHALL VERIFY THE ACTUAL LOCATION, WATER TYPE, METER SIZE AND WATER PRESSURE IN THE FIELD PRIOR TO STARTING WORK. IF ANY OF THE POC INFORMATION SHOWN ON THESE DRAWINGS IS FOUND TO BE DIFFERENT THAN THE ACTUAL POC INFORMATION GATHERED IN THE FIELD, IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT. SHOULD THE CONTRACTOR FAIL TO VERIFY THE POC INFORMATION AS SHOWN HEREIN, ANY CHANGES REQUIRED BY LOW PRESSURE OR VOLUME SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

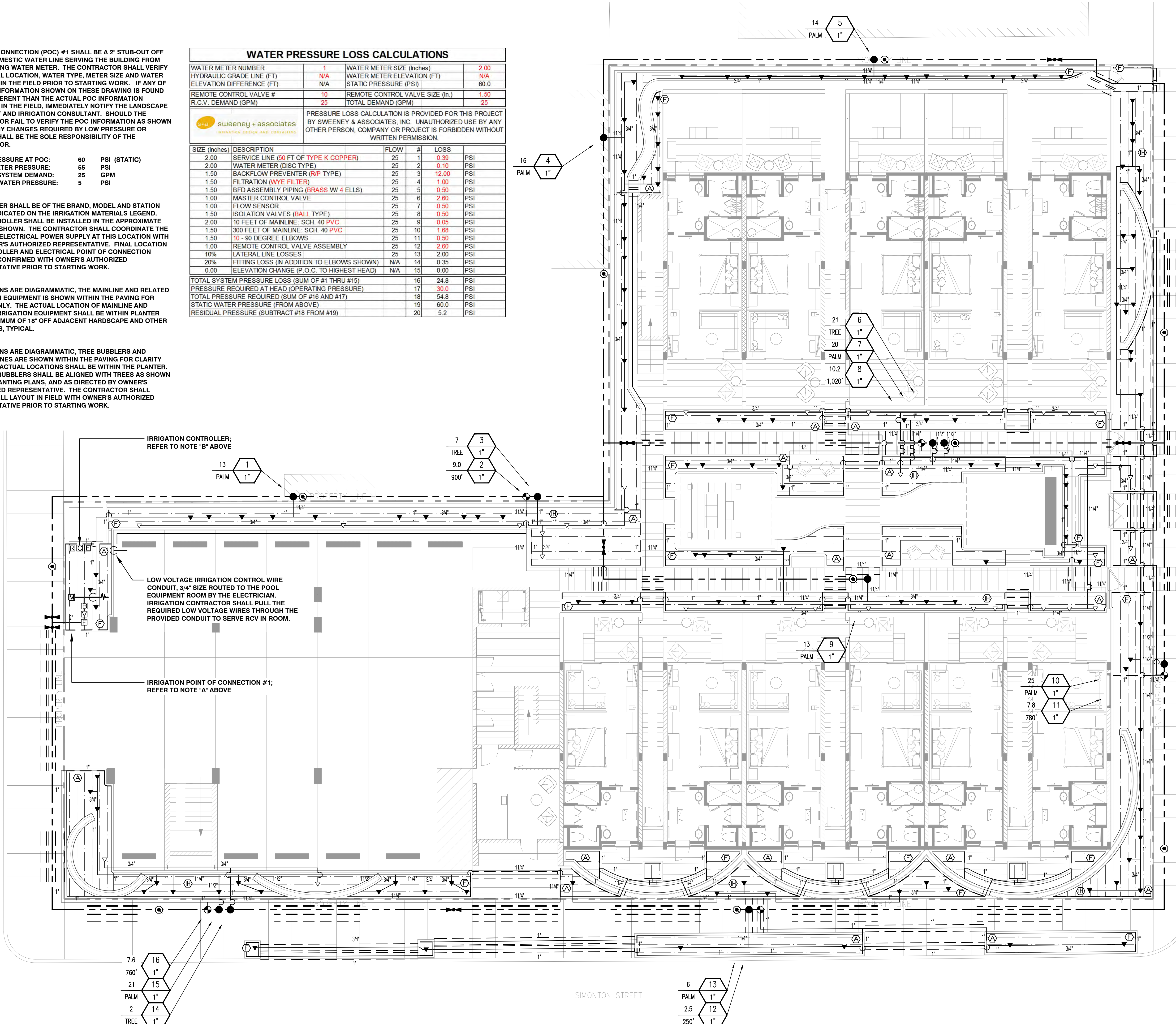
WATER PRESSURE AT POC: 60 PSI (STATIC)
DESIGN WATER PRESSURE: 55 PSI
MAXIMUM SYSTEM DEMAND: 25 GPM
RESIDUAL WATER PRESSURE: 5 PSI

NOTE B:
CONTROLLER SHALL BE OF THE BRAND, MODEL AND STATION SIZE AS INDICATED ON THE IRRIGATION MATERIALS LEGEND. THE CONTROLLER SHALL BE INSTALLED IN THE APPROXIMATE LOCATION SHOWN. THE CONTRACTOR SHALL COORDINATE THE REQUIRED ELECTRICAL POWER SUPPLY AT THIS LOCATION WITH THE OWNER'S AUTHORIZED REPRESENTATIVE. FINAL LOCATION OF CONTROLLER AND ELECTRICAL POINT OF CONNECTION SHALL BE CONFIRMED WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.

NOTE C:
THESE PLANS ARE DIAGRAMMATIC, THE MAINLINE AND RELATED IRRIGATION EQUIPMENT IS SHOWN WITHIN THE PAVING FOR CLARITY ONLY. THE ACTUAL LOCATION OF MAINLINE AND RELATED IRRIGATION EQUIPMENT SHALL BE WITHIN PLANTER AND A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES, TYPICAL.

NOTE D:
THESE PLANS ARE DIAGRAMMATIC, TREE BUBBLERS AND LATERAL LINES ARE SHOWN WITHIN THE PAVING FOR CLARITY ONLY. THE ACTUAL LOCATIONS SHALL BE WITHIN THE PLANTER. THE TREE BUBBLERS SHALL BE ALIGNED WITH TREES AS SHOWN ON THE PLANTING PLANS, AND AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL CONFIRM ALL LAYOUT IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.

WATER PRESSURE LOSS CALCULATIONS				
WATER METER NUMBER	1	WATER METER SIZE (Inches)	2.00	
HYDRAULIC GRADE LINE (FT)	N/A	WATER METER ELEVATION (FT)	N/A	
ELEVATION DIFFERENCE (FT)	N/A	STATIC PRESSURE (PSI)	60.0	
REMOTE CONTROL VALVE #	10	REMOTE CONTROL VALVE SIZE (In.)	1.50	
R.C.V. DEMAND (GPM)	25	TOTAL DEMAND (GPM)	25	
 PRESSURE LOSS CALCULATION IS PROVIDED FOR THIS PROJECT BY SWEENEY & ASSOCIATES, INC. UNAUTHORIZED USE BY ANY OTHER PERSON, COMPANY OR PROJECT IS FORBIDDEN WITHOUT WRITTEN PERMISSION.				
SIZE (Inches)	DESCRIPTION	FLOW	#	LOSS
2.00	SERVICE LINE (60 FT OF TYPE K COPPER)	25	11	0.39 PSI
2.00	WATER METER (DISC TYPE)	25	2	0.10 PSI
1.50	BACKFLOW PREVENTER (RP TYPE)	25	3	12.00 PSI
1.50	FILTRATION (WYE FILTER)	25	4	1.00 PSI
1.50	BFD ASSEMBLY PIPING (BRASS W/ 4 ELLS)	25	5	0.50 PSI
1.00	MASTER CONTROL VALVE	25	6	2.60 PSI
1.00	FLOW SENSOR	25	7	0.50 PSI
1.50	ISOLATION VALVES (BALL TYPE)	25	8	0.50 PSI
2.00	10 FEET OF MAINLINE: SCH. 40 PVC	25	9	0.05 PSI
1.50	300 FEET OF MAINLINE: SCH. 40 PVC	25	10	1.68 PSI
1.50	10 - 90 DEGREE ELBOWS	25	11	0.50 PSI
1.00	REMOTE CONTROL VALVE ASSEMBLY	25	12	2.60 PSI
10%	LATERAL LINE LOSSES	25	13	2.00 PSI
20%	FITTING LOSS (IN ADDITION TO ELBOWS SHOWN)	N/A	14	0.35 PSI
0.00	ELEVATION CHANGE (P.O.C. TO HIGHEST HEAD)	N/A	15	0.00 PSI
TOTAL SYSTEM PRESSURE LOSS (SUM OF #1 THRU #15)			16	24.8 PSI
PRESSURE REQUIRED AT HEAD (OPERATING PRESSURE)			17	30.0 PSI
TOTAL PRESSURE REQUIRED (SUM OF #16 AND #17)			18	54.8 PSI
STATIC WATER PRESSURE (FROM ABOVE)			19	60.0 PSI
RESIDUAL PRESSURE (SUBTRACT #18 FROM #19)			20	5.2 PSI



IRRIGATION CONTROLLER:
REFER TO NOTE 'B' ABOVE

LOW VOLTAGE IRRIGATION CONTROL WIRE
CONDUIT, 3/4" SIZE ROUTED TO THE POOL
EQUIPMENT ROOM BY THE ELECTRICIAN.
IRRIGATION CONTRACTOR SHALL PULL THE
REQUIRED LOW VOLTAGE WIRES THROUGH THE
PROVIDED CONDUIT TO SERVE RCV IN ROOM.

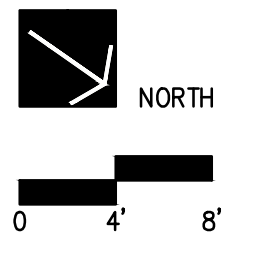
IRRIGATION POINT OF CONNECTION #1;
REFER TO NOTE 'A' ABOVE

H2O SUITES
1212 & 1222 SIMONTON STREET | KEY WEST, FLORIDA 33040

SEAL (S TYLER NIELSEN - L6667067)
NOT FOR CONSTRUCTION

IRRIGATION PLAN

DATE	ISSUE
07/21/2014	TREE COM. REVIEW
08/20/2014	TREE COM. REVIEW
01/21/2015	TREE COM. REVIEW



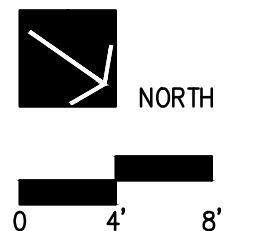
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H2O SUITES
 1212 & 1222 SIMONTON STREET | KEY WEST, FLORIDA 33040

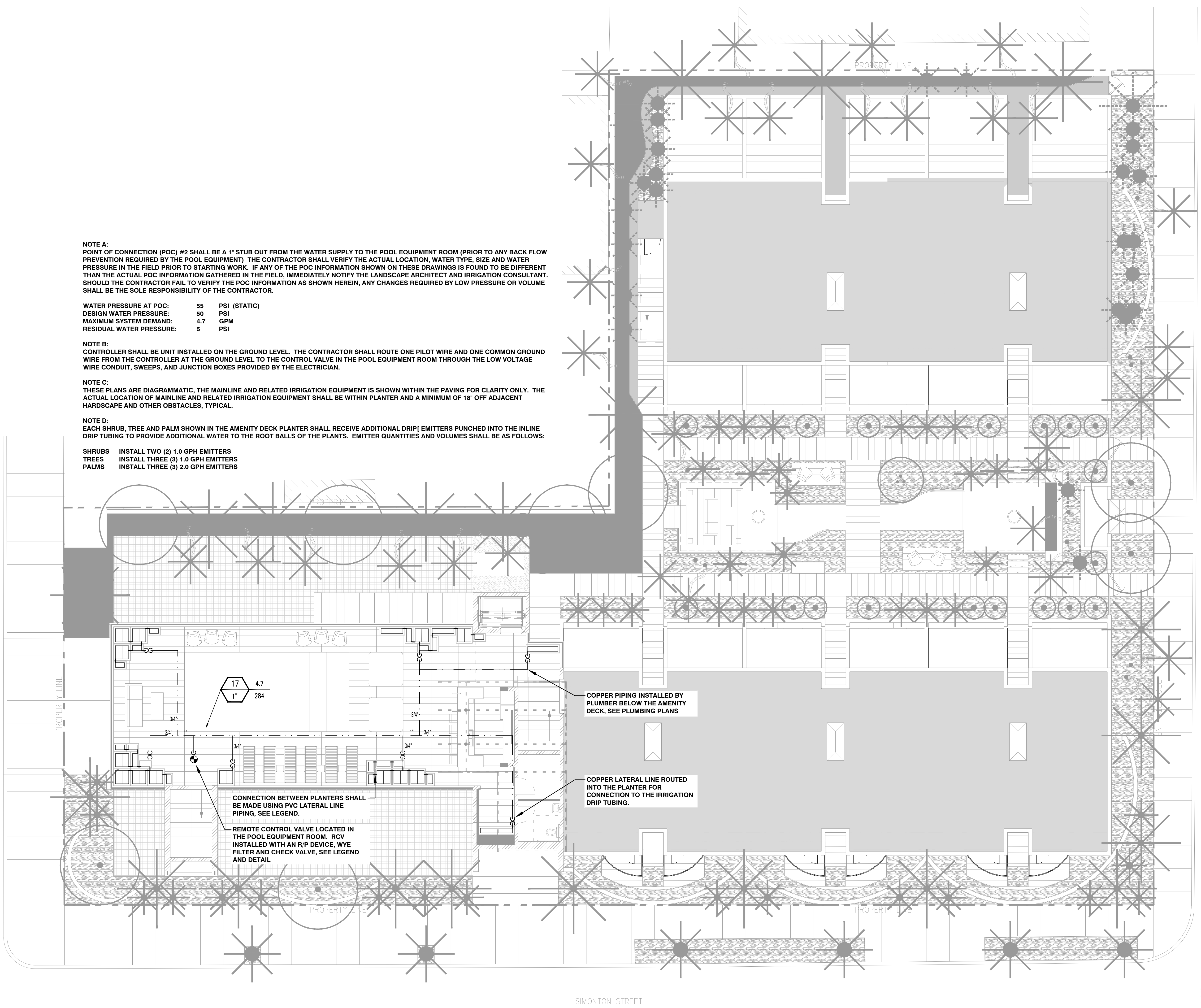
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IRRIGATION PLAN - AMENITY LEVEL

DATE	ISSUE
07/21/2014	TREE COM. REVIEW
08/20/2014	TREE COM. REVIEW
01/21/2015	TREE COM. REVIEW



L802



NOTE A:
 POINT OF CONNECTION (POC) #2 SHALL BE A 1" STUB OUT FROM THE WATER SUPPLY TO THE POOL EQUIPMENT ROOM (PRIOR TO ANY BACK FLOW PREVENTION REQUIRED BY THE POOL EQUIPMENT). THE CONTRACTOR SHALL VERIFY THE ACTUAL LOCATION, WATER TYPE, SIZE AND WATER PRESSURE IN THE FIELD PRIOR TO STARTING WORK. IF ANY OF THE POC INFORMATION SHOWN ON THESE DRAWINGS IS FOUND TO BE DIFFERENT THAN THE ACTUAL POC INFORMATION GATHERED IN THE FIELD, IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT. SHOULD THE CONTRACTOR FAIL TO VERIFY THE POC INFORMATION AS SHOWN HEREIN, ANY CHANGES REQUIRED BY LOW PRESSURE OR VOLUME SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

WATER PRESSURE AT POC: 55 PSI (STATIC)
 DESIGN WATER PRESSURE: 50 PSI
 MAXIMUM SYSTEM DEMAND: 4.7 GPM
 RESIDUAL WATER PRESSURE: 5 PSI

NOTE B:
 CONTROLLER SHALL BE UNIT INSTALLED ON THE GROUND LEVEL. THE CONTRACTOR SHALL ROUTE ONE PILOT WIRE AND ONE COMMON GROUND WIRE FROM THE CONTROLLER AT THE GROUND LEVEL TO THE CONTROL VALVE IN THE POOL EQUIPMENT ROOM THROUGH THE LOW VOLTAGE WIRE CONDUIT, SWEEPS, AND JUNCTION BOXES PROVIDED BY THE ELECTRICIAN.

NOTE C:
 THESE PLANS ARE DIAGRAMMATIC. THE MAINLINE AND RELATED IRRIGATION EQUIPMENT IS SHOWN WITHIN THE PAVING FOR CLARITY ONLY. THE ACTUAL LOCATION OF MAINLINE AND RELATED IRRIGATION EQUIPMENT SHALL BE WITHIN PLANTER AND A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES, TYPICAL.

NOTE D:
 EACH SHRUB, TREE AND PALM SHOWN IN THE AMENITY DECK PLANTER SHALL RECEIVE ADDITIONAL DRIP EMITTERS PUNCHED INTO THE INLINE DRIP TUBING TO PROVIDE ADDITIONAL WATER TO THE ROOT BALLS OF THE PLANTS. EMITTER QUANTITIES AND VOLUMES SHALL BE AS FOLLOWS:

- SHRUBS INSTALL TWO (2) 1.0 GPH EMITTERS
- TREES INSTALL THREE (3) 1.0 GPH EMITTERS
- PALMS INSTALL THREE (3) 2.0 GPH EMITTERS

17 4.7
 1" 284

CONNECTION BETWEEN PLANTERS SHALL BE MADE USING PVC LATERAL LINE PIPING, SEE LEGEND.
 REMOTE CONTROL VALVE LOCATED IN THE POOL EQUIPMENT ROOM. RCV INSTALLED WITH AN R/P DEVICE, WYE FILTER AND CHECK VALVE, SEE LEGEND AND DETAIL.

COPPER PIPING INSTALLED BY PLUMBER BELOW THE AMENITY DECK, SEE PLUMBING PLANS

COPPER LATERAL LINE ROUTED INTO THE PLANTER FOR CONNECTION TO THE IRRIGATION DRIP TUBING.

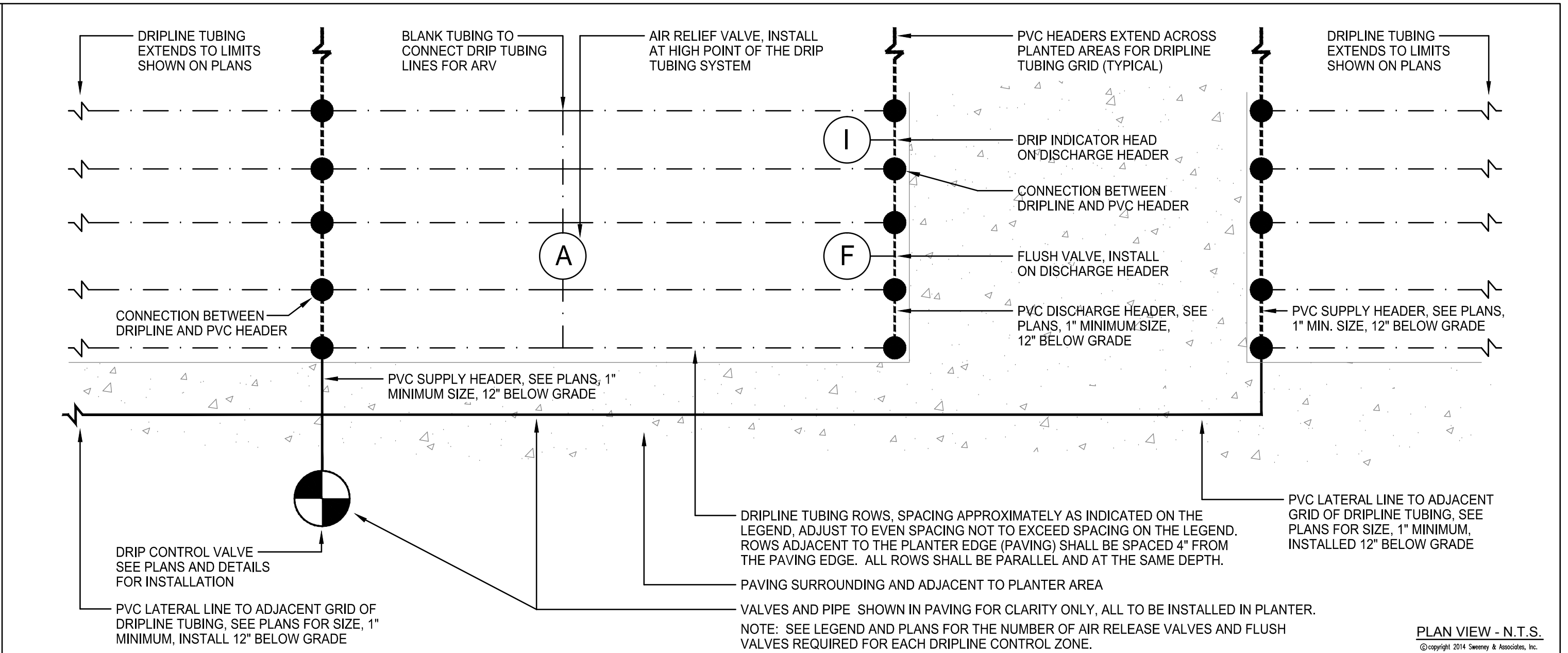
SIMONTON STREET

UNITED STREET

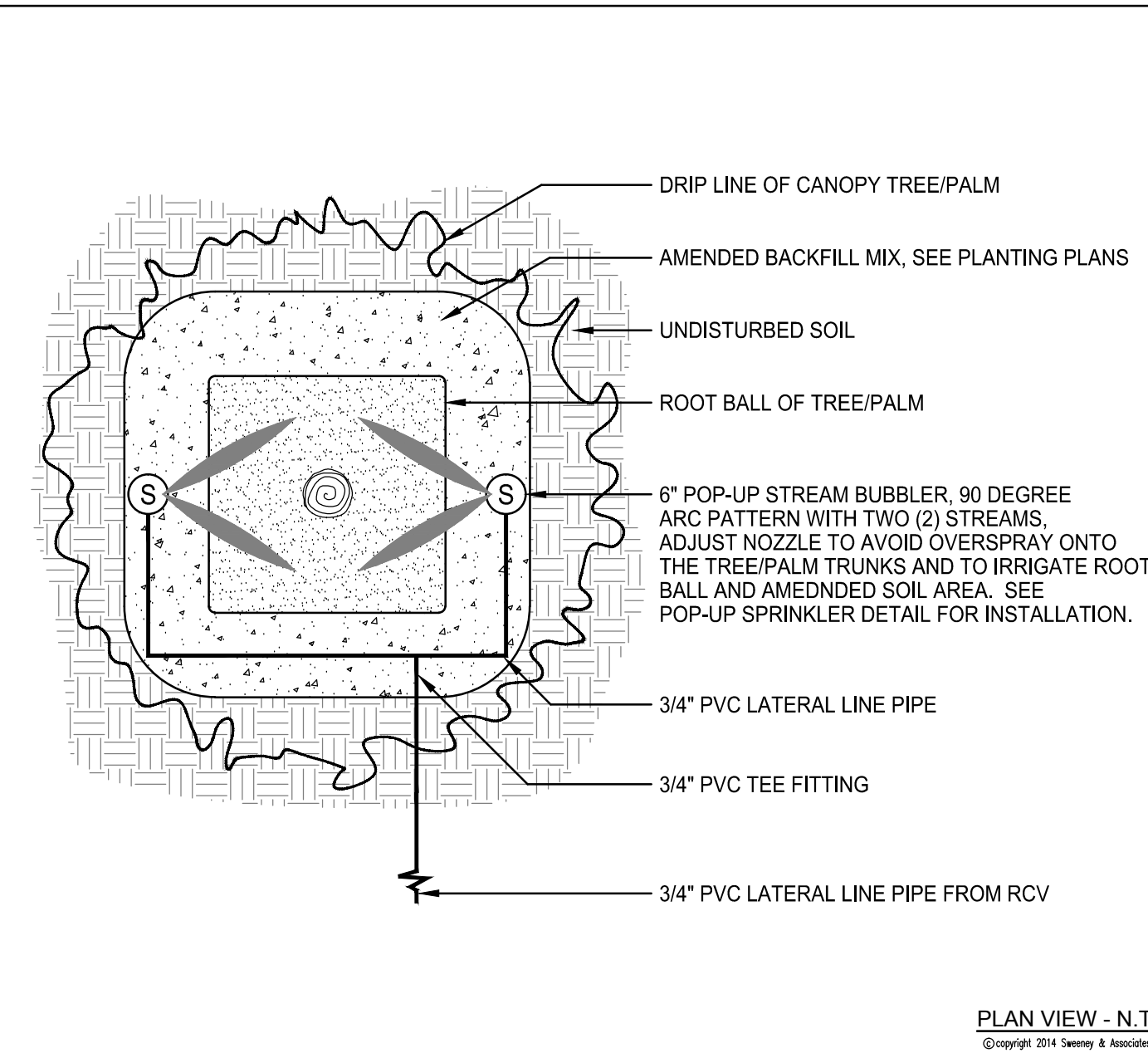
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IRRIGATION DETAILS

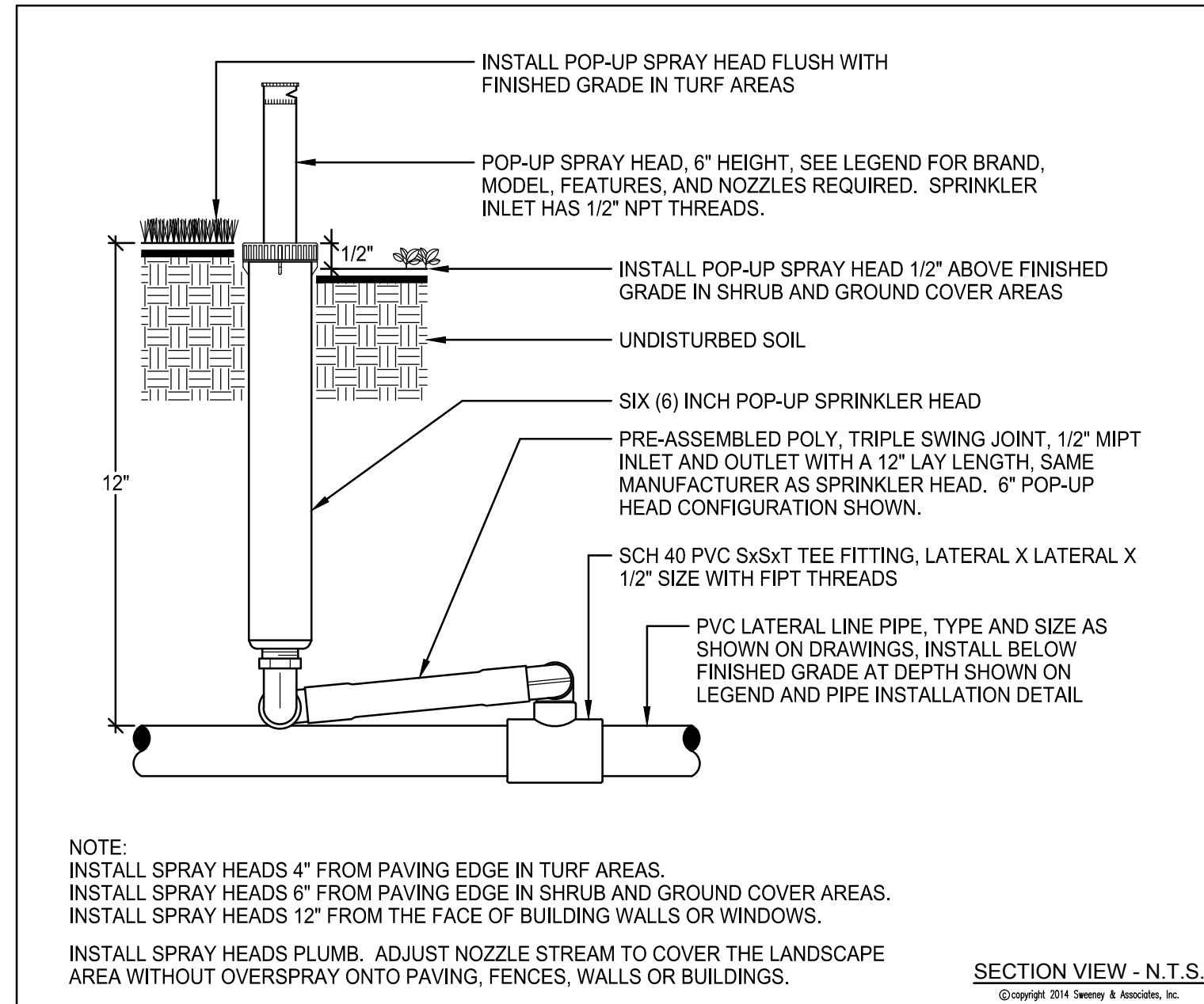
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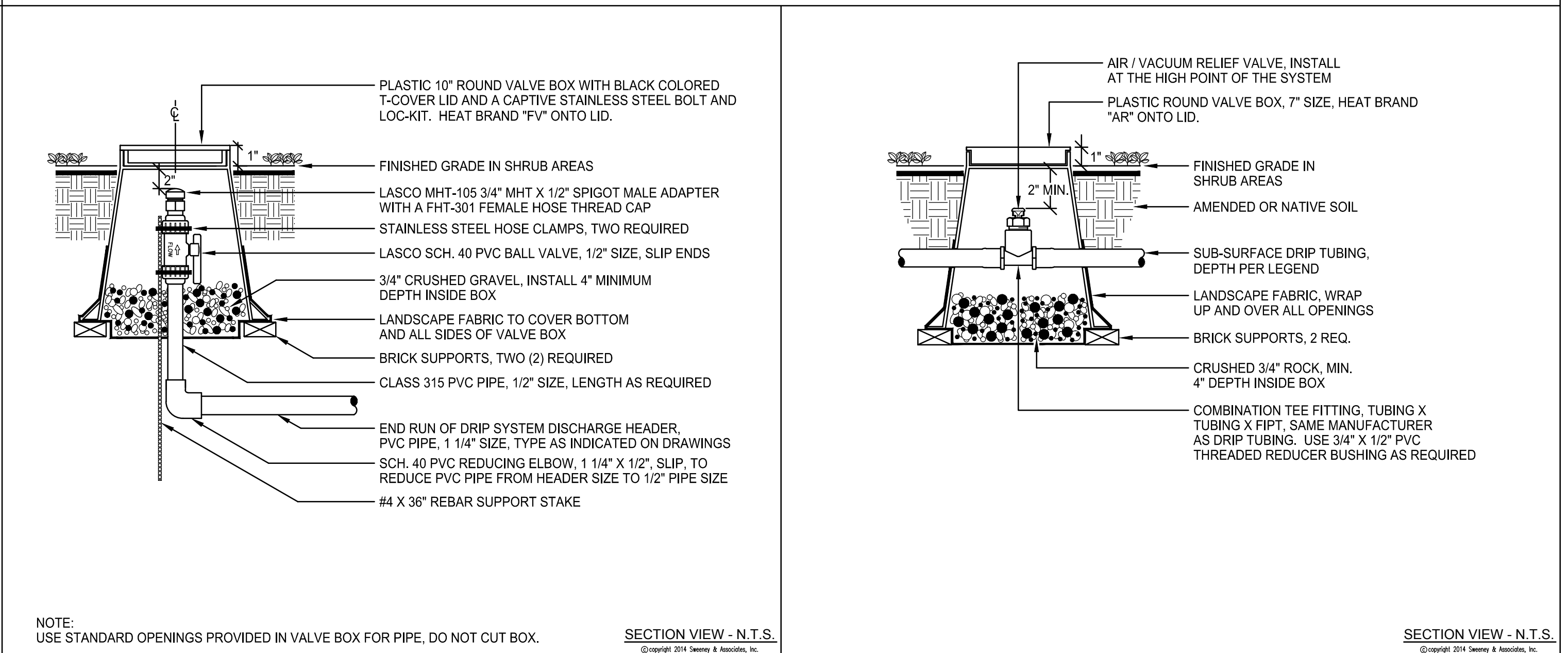
(C) DRIP TUBING LAYOUT



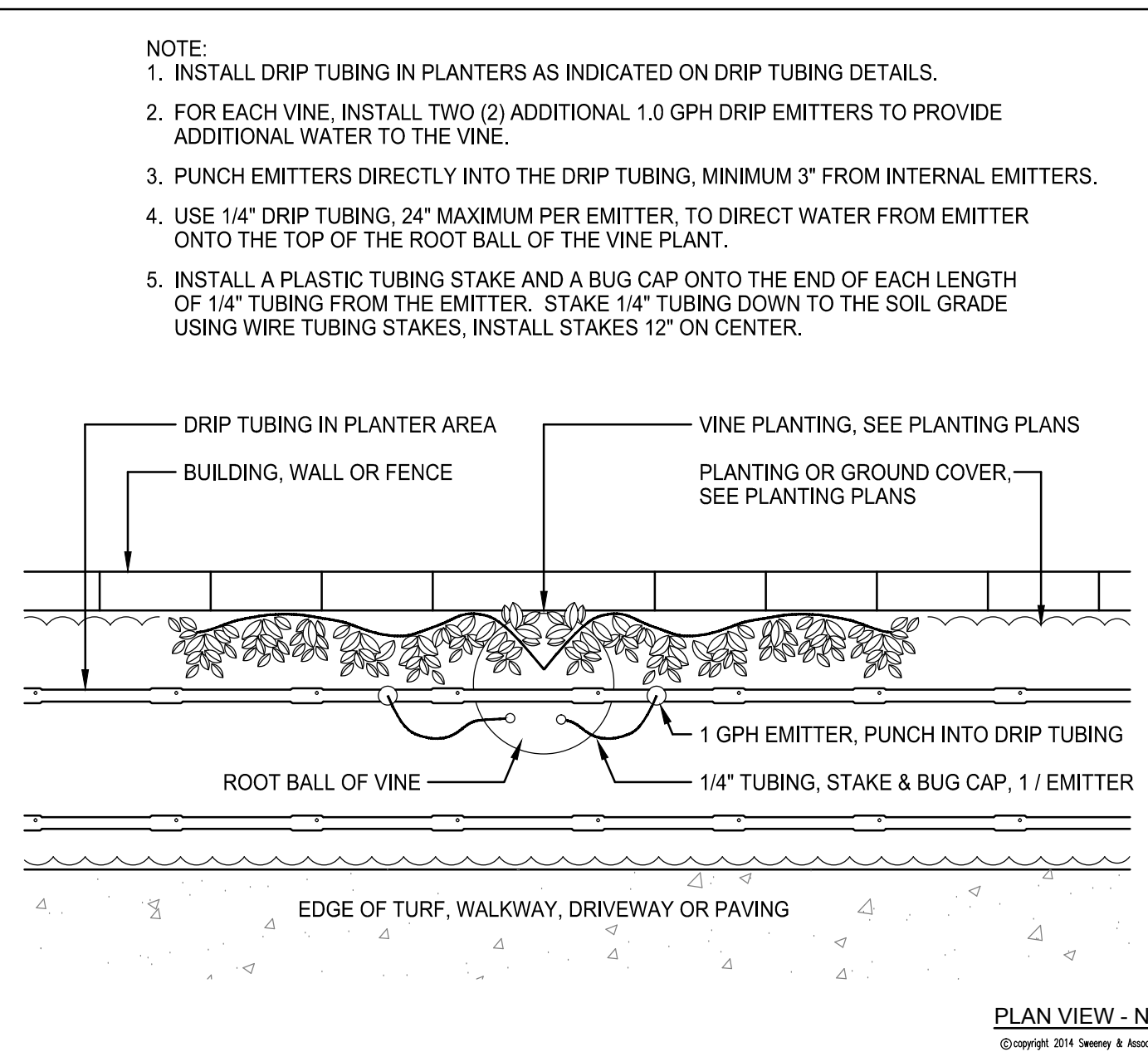
(B) BUBBLER LAYOUT



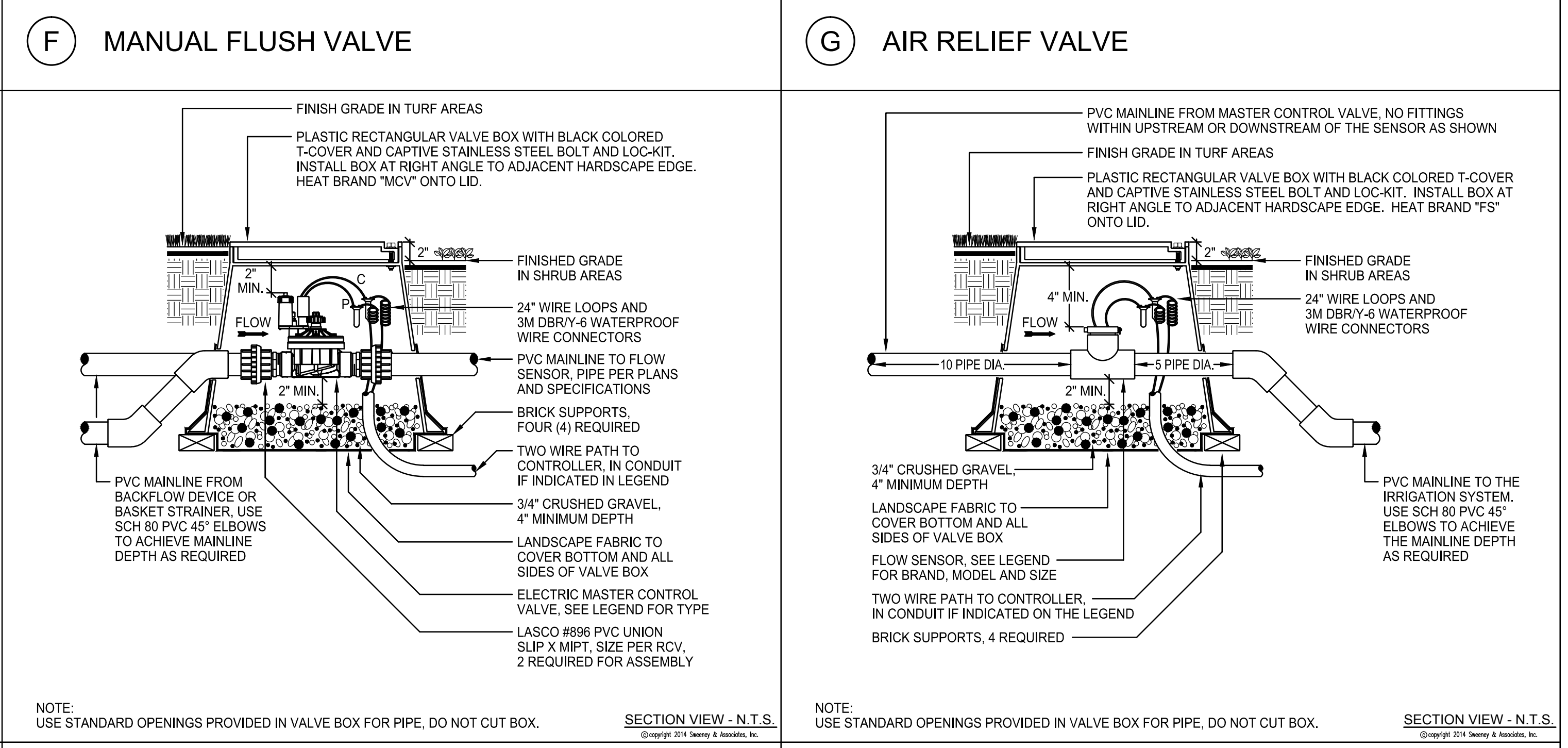
(A) POP-UP HEAD



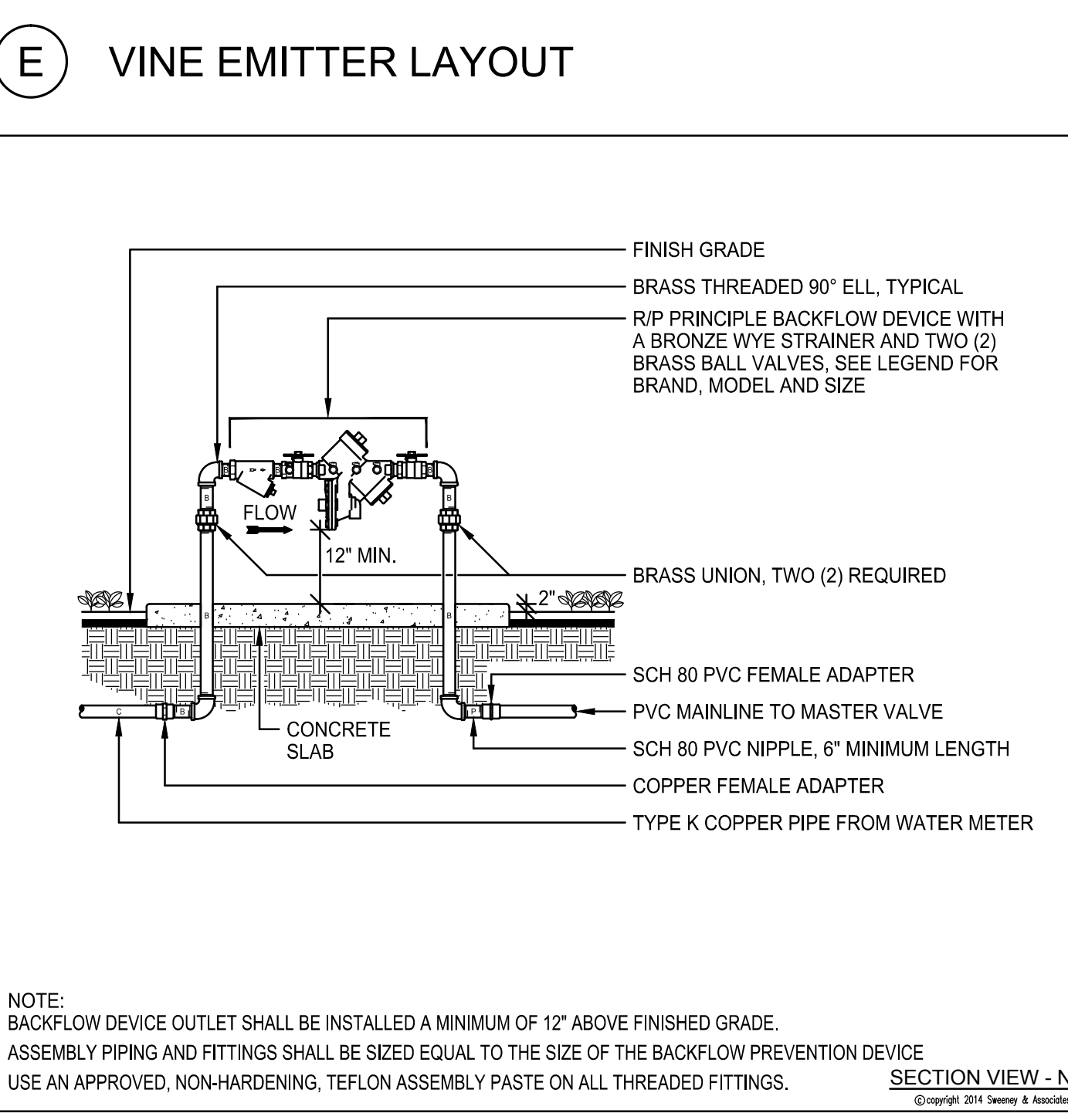
(F) MANUAL FLUSH VALVE



(E) VINE EMITTER LAYOUT



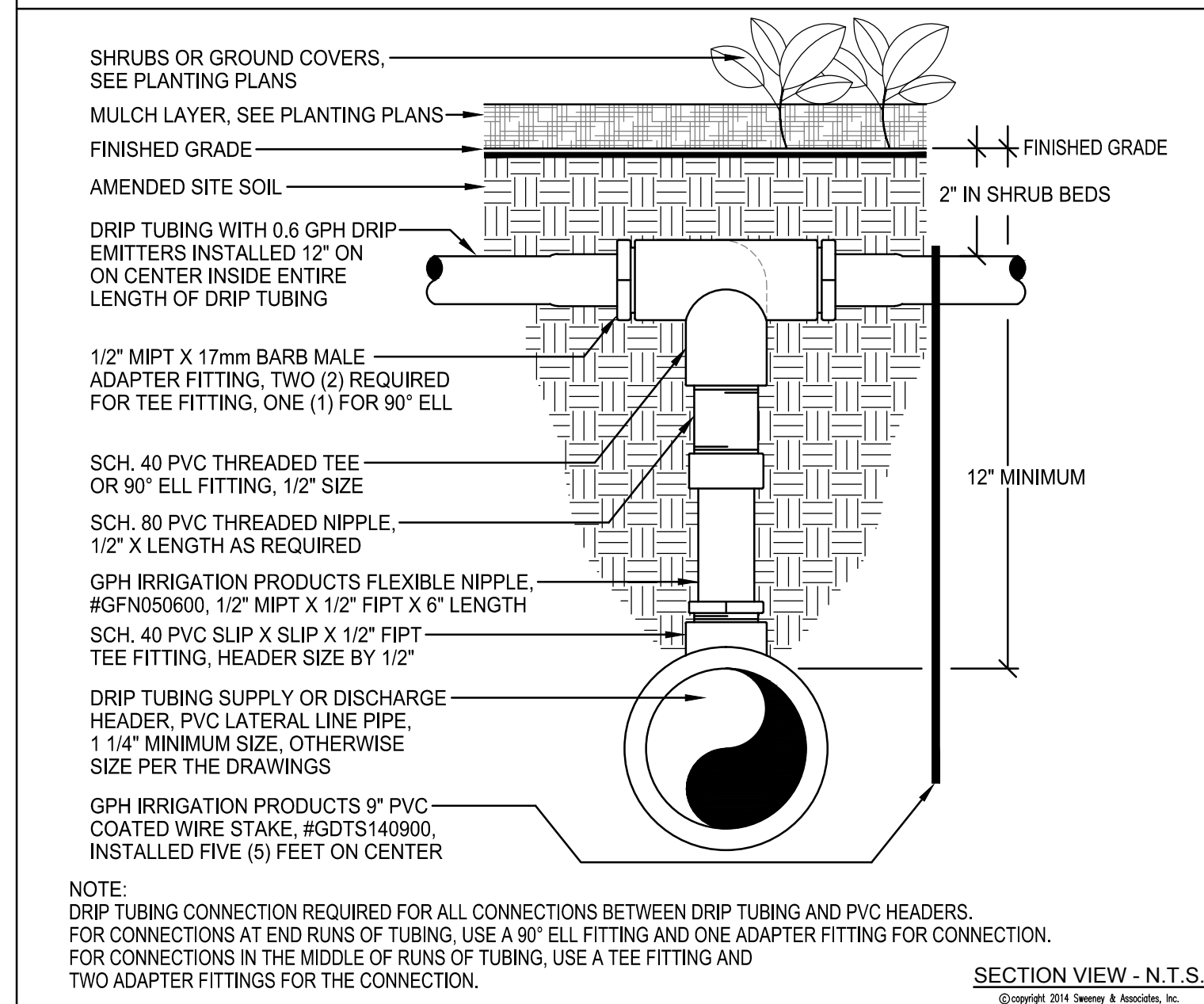
(G) AIR RELIEF VALVE



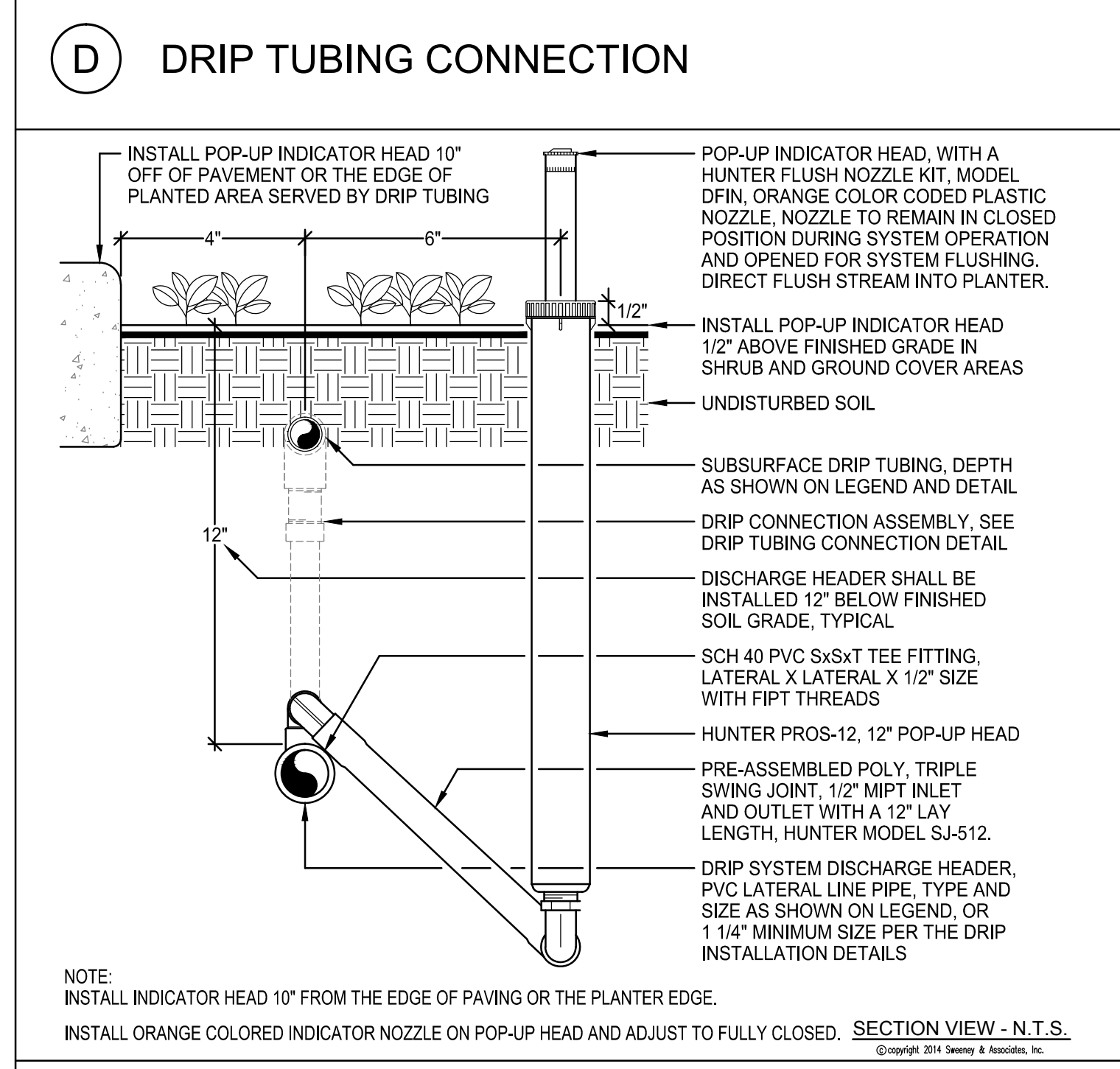
(I) BACKFLOW PREVENTER



(J) MASTER CONTROL VALVE



(D) DRIP TUBING CONNECTION



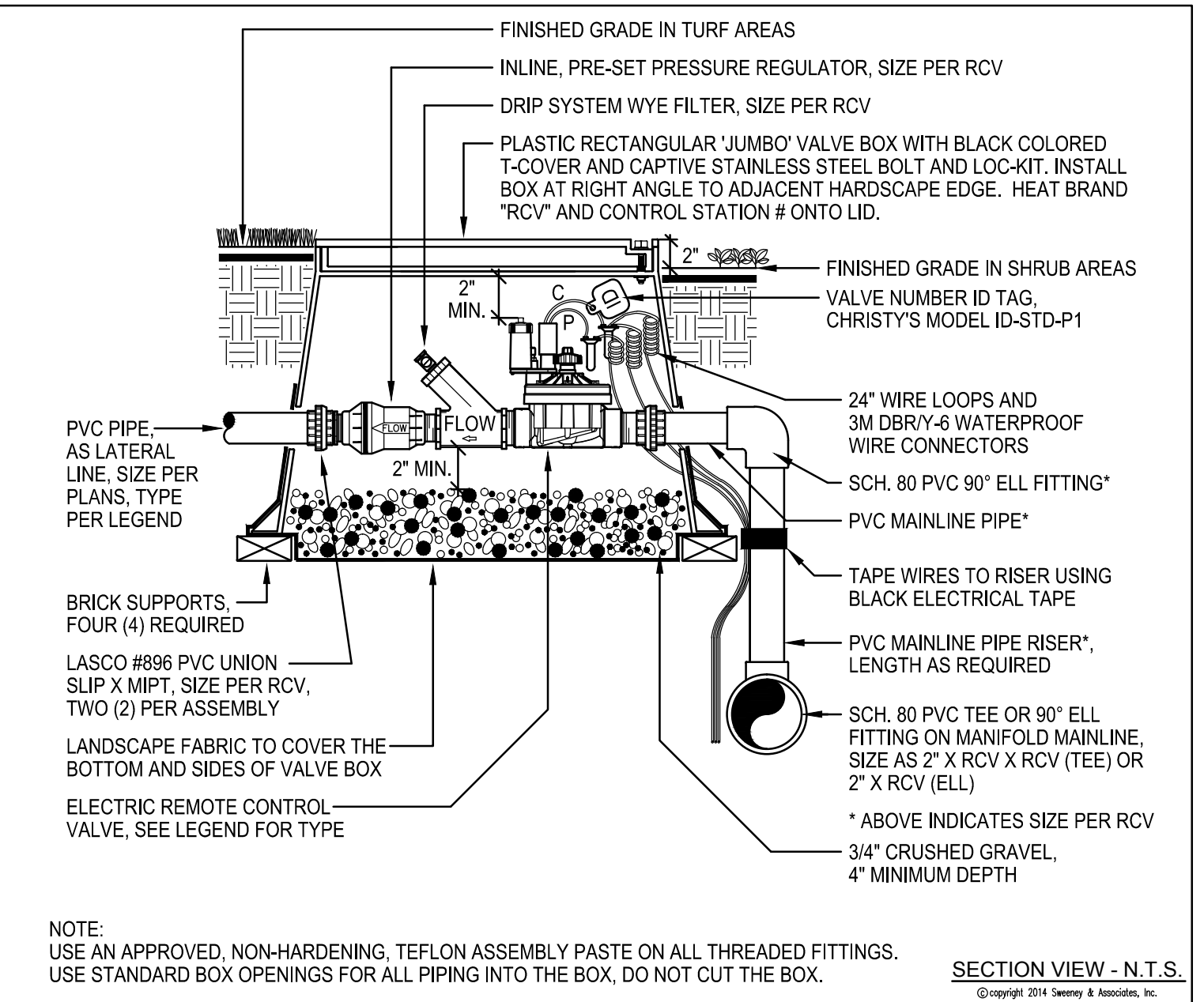
(H) DRIP INDICATOR HEAD



(K) FLOW SENSOR

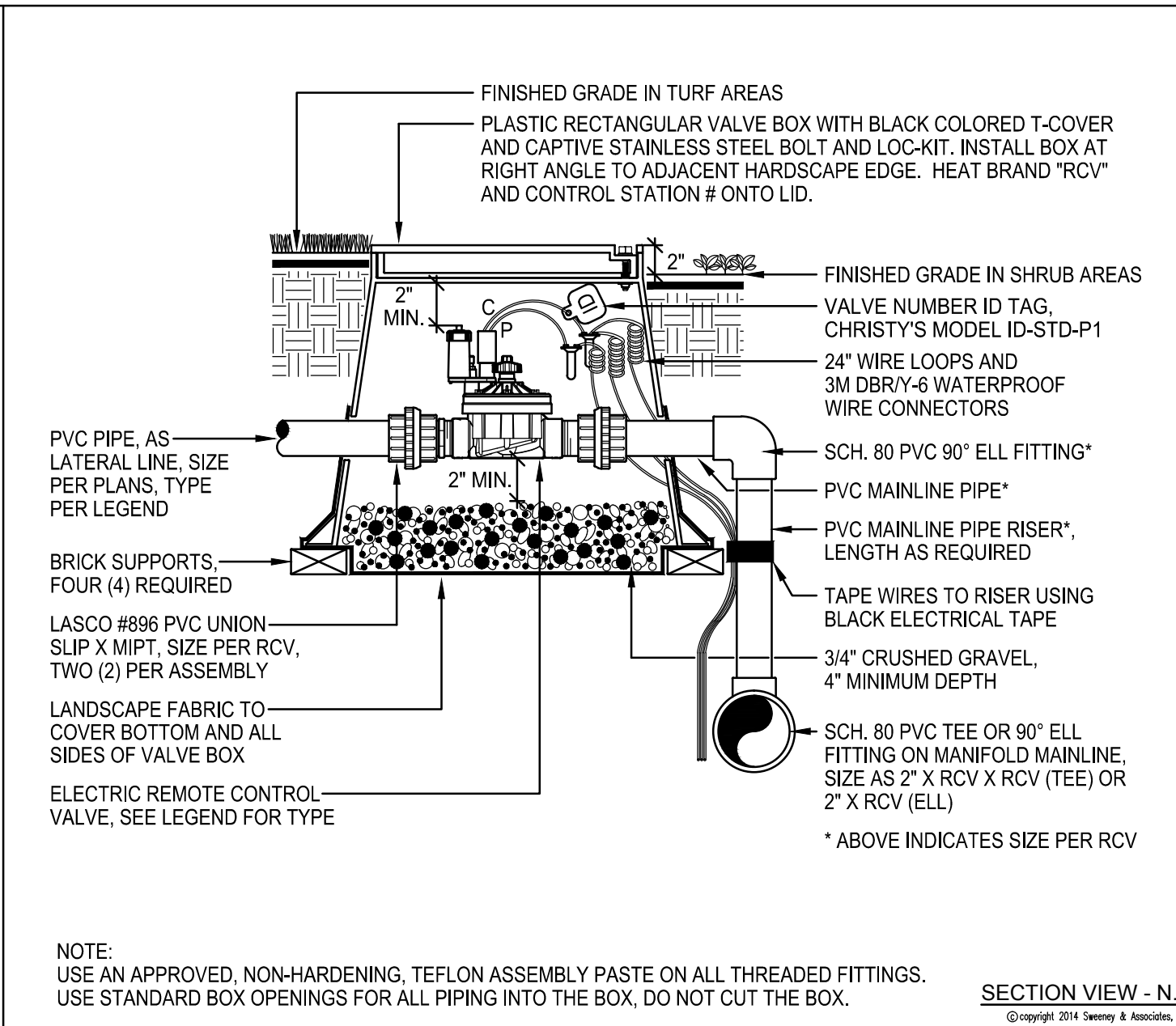
IRRIGATION DETAILS

DATE	ISSUE
07/21/2014	TREE COM. REVIEW
08/20/2014	TREE COM. REVIEW
01/21/2015	TREE COM. REVIEW



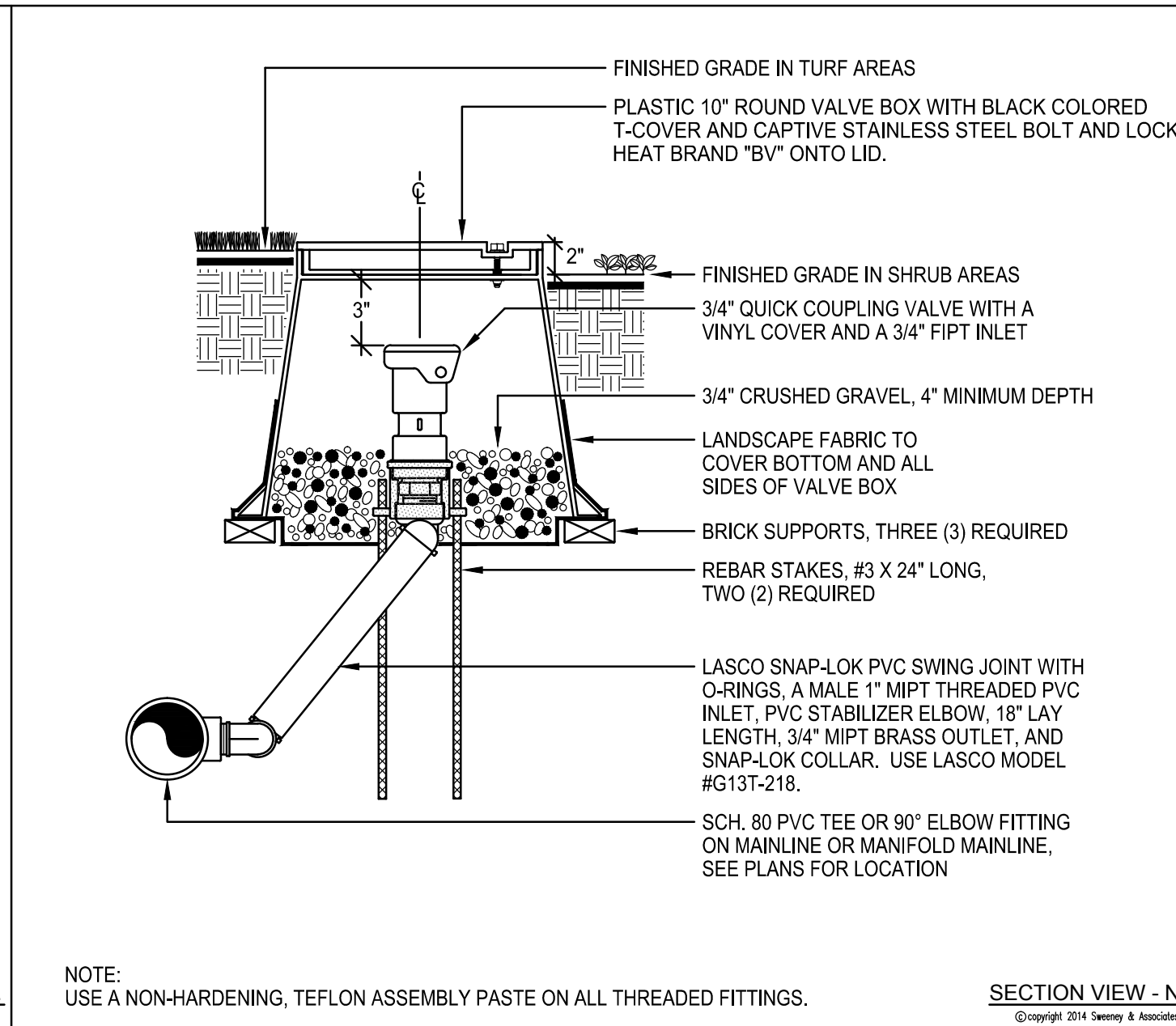
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O DRIP REMOTE CONTROL VALVE



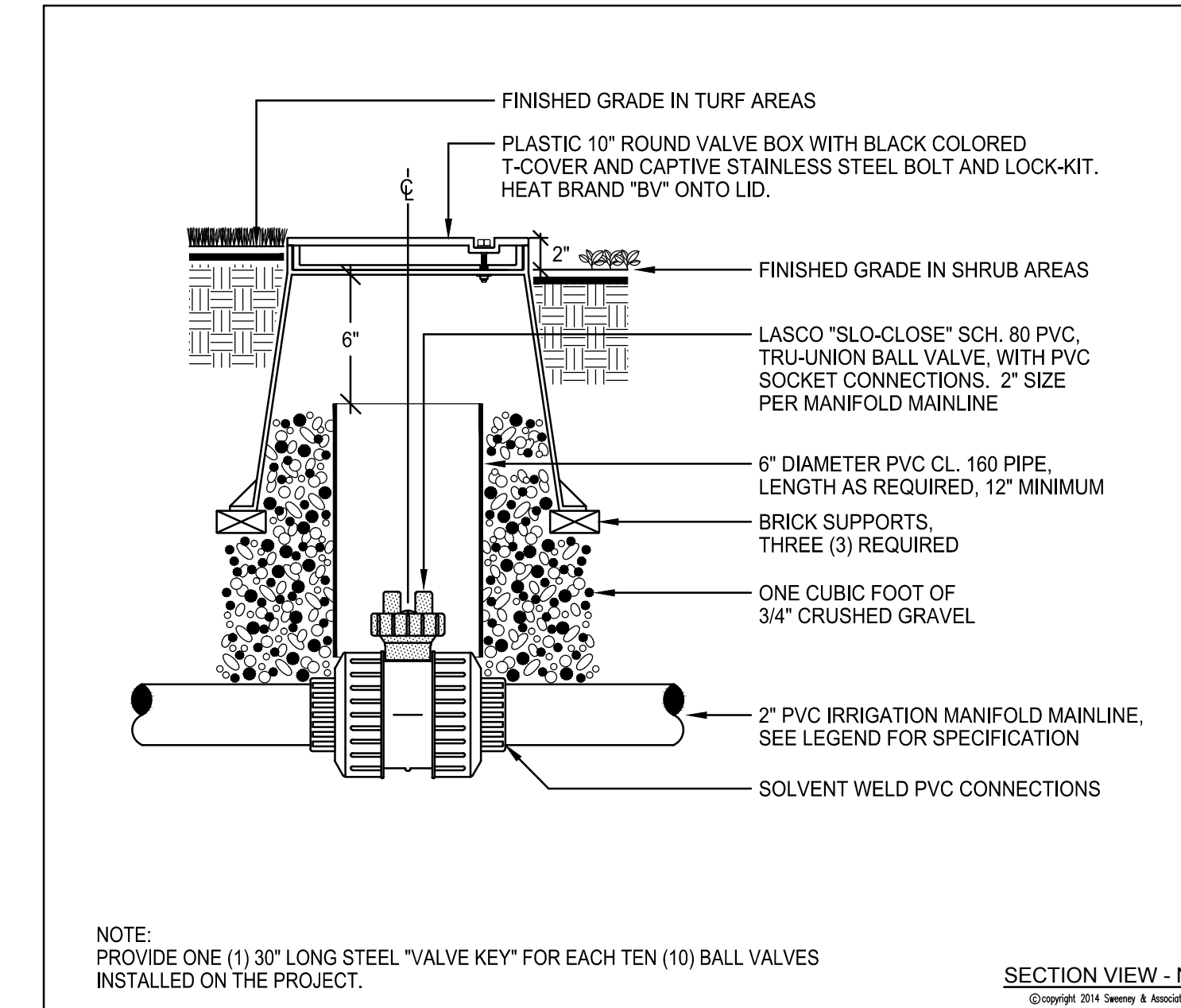
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N REMOTE CONTROL VALVE



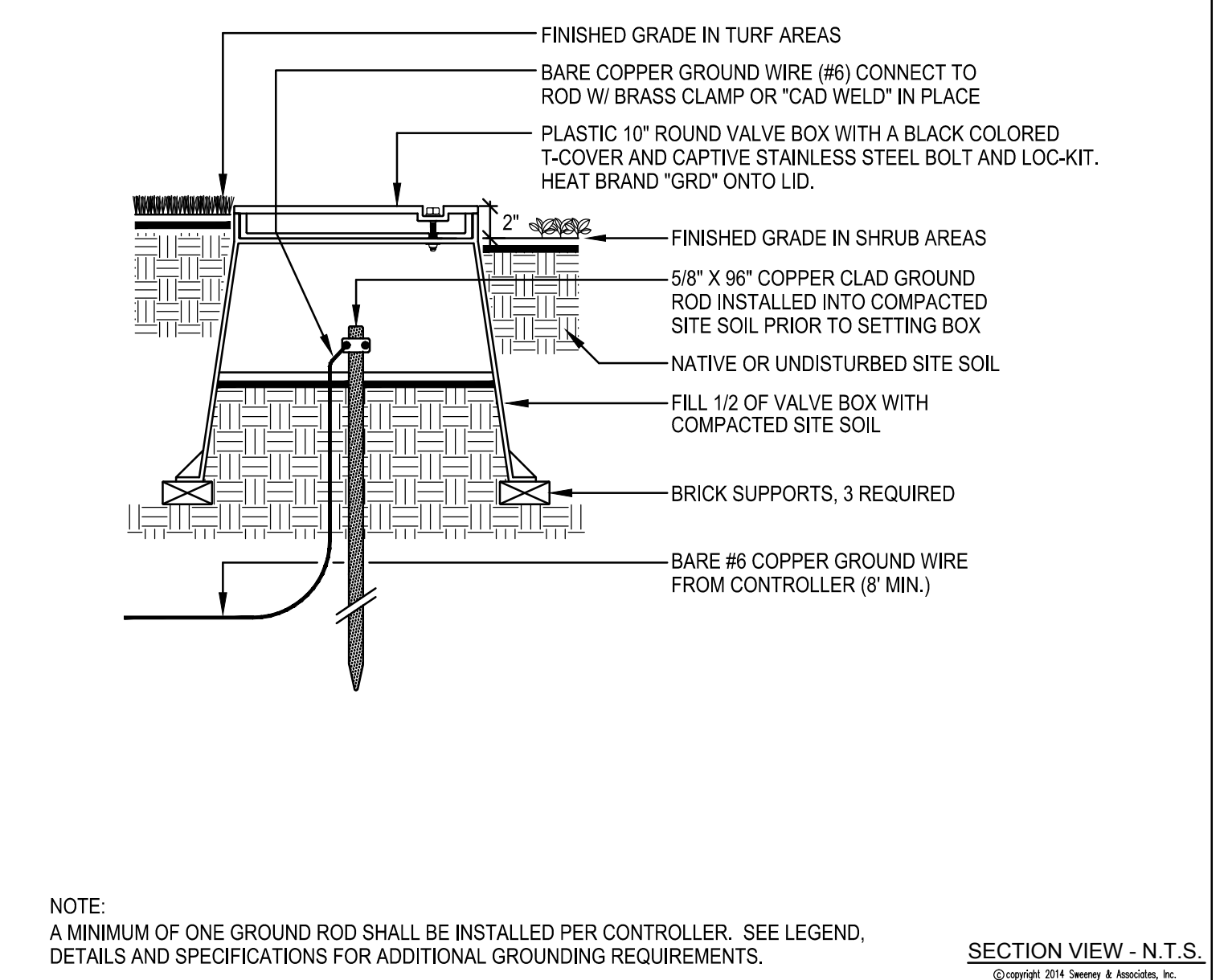
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M QUICK COUPLER VALVE



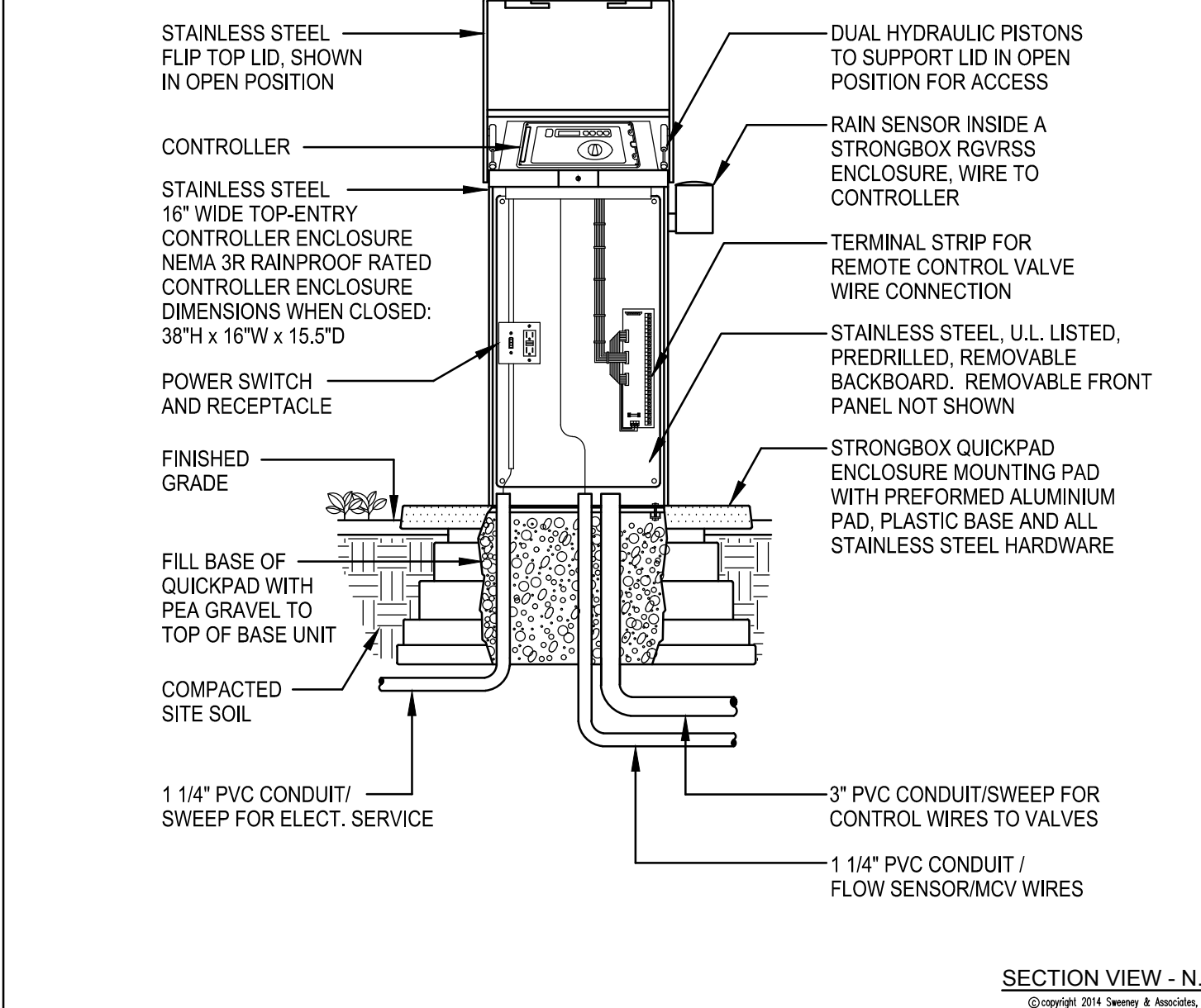
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L BALL VALVE



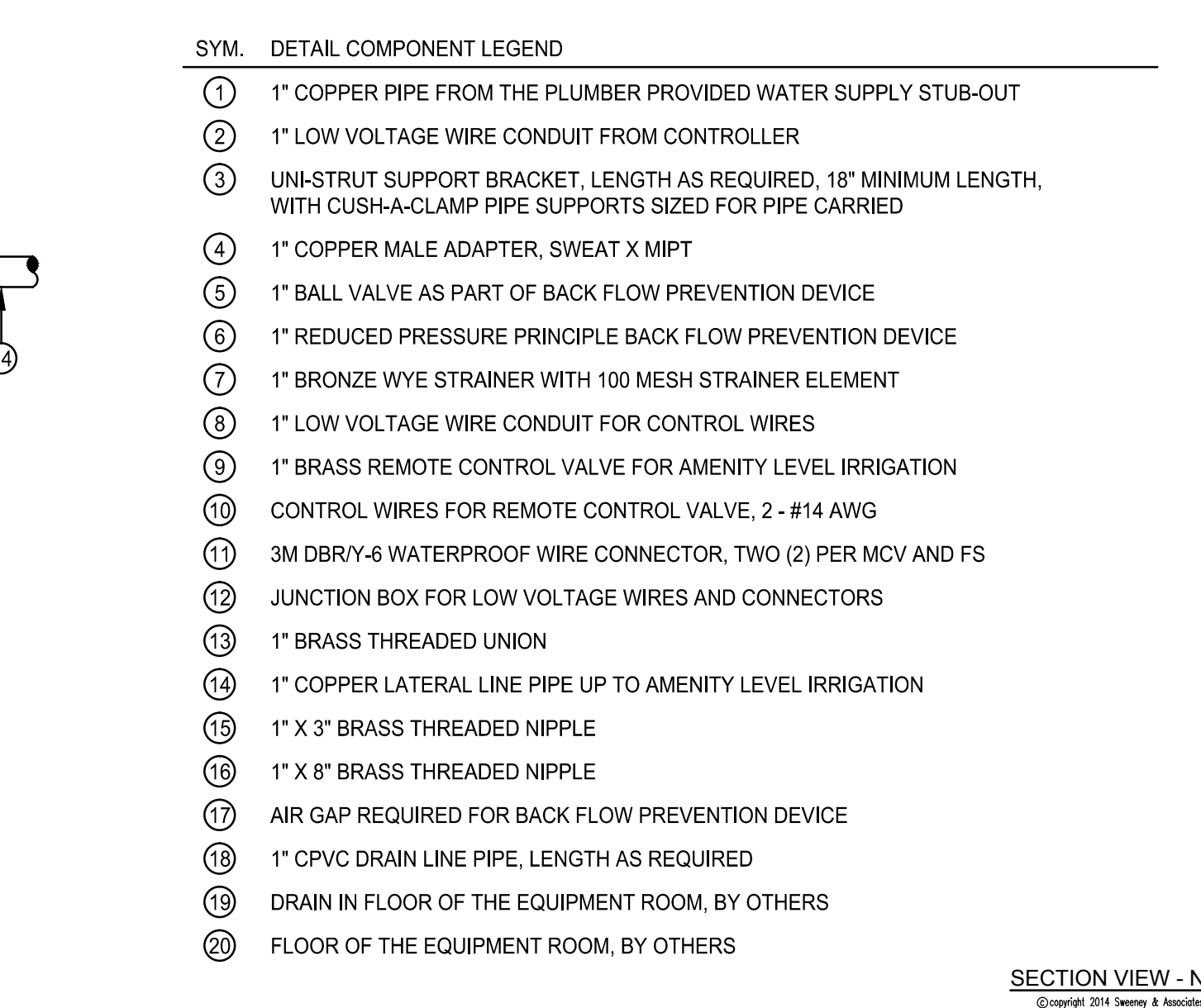
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R CONTROLLER GROUNDING



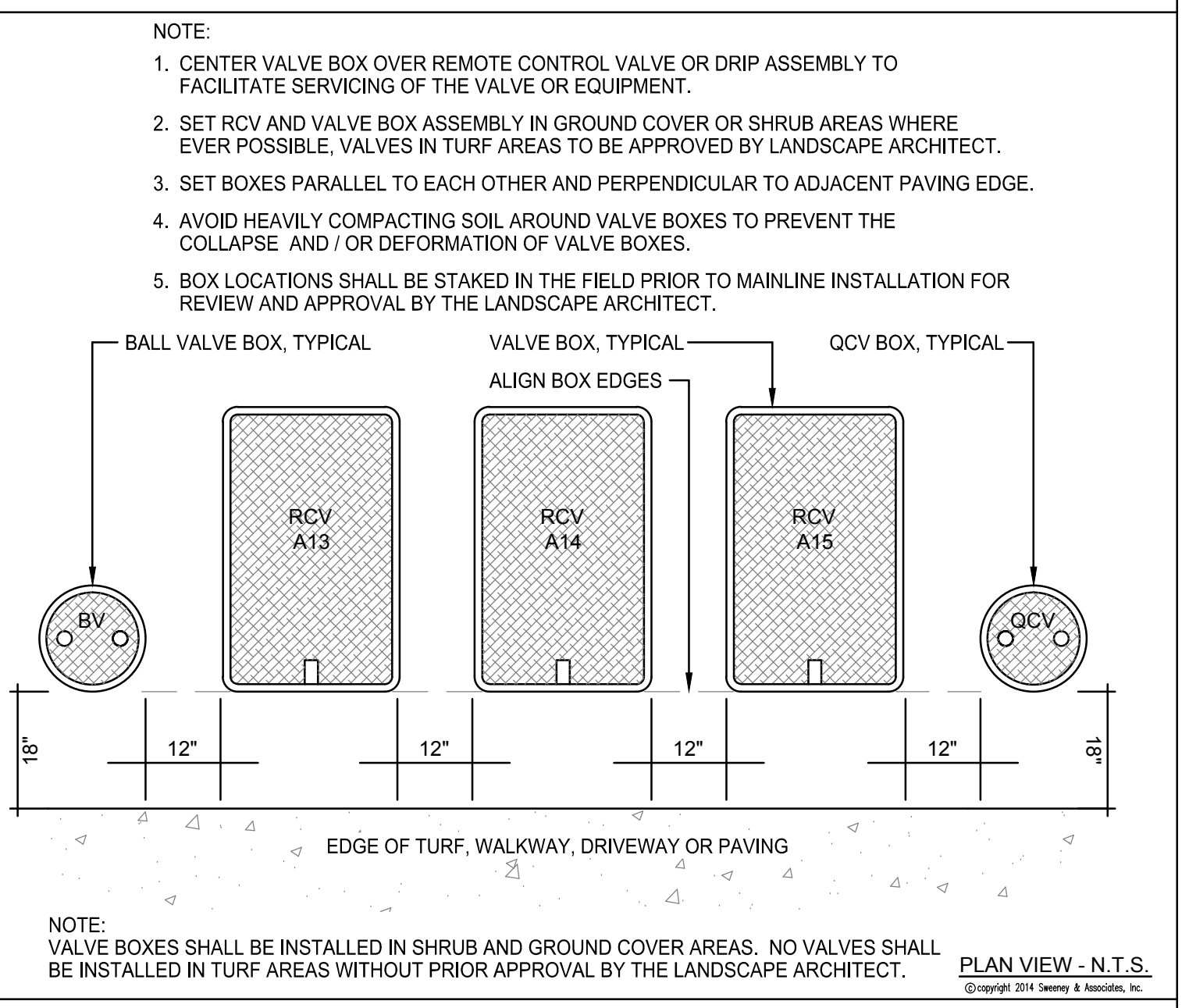
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Q CONTROLLER



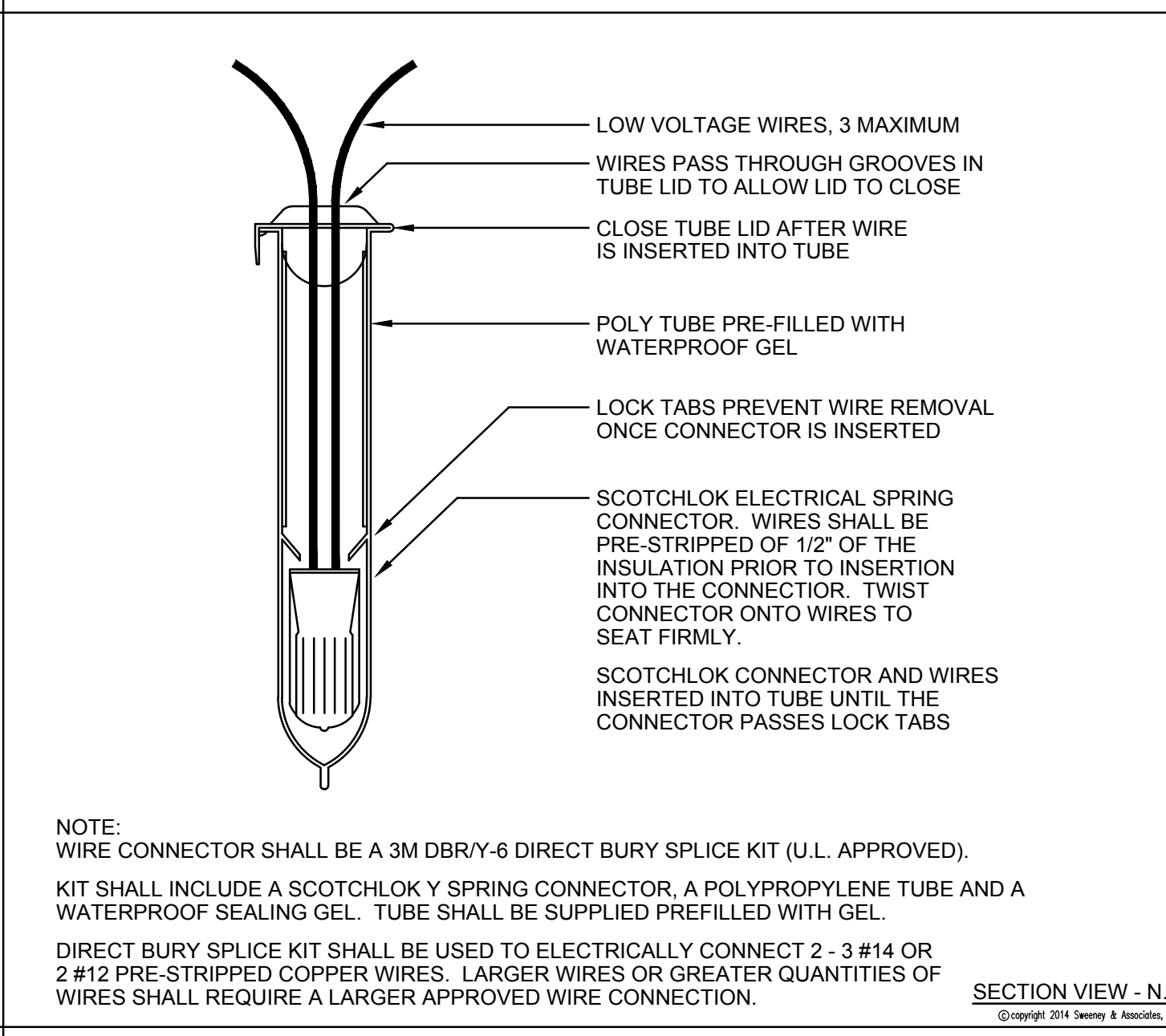
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P POINT OF CONNECTION ASSEMBLY LAYOUT



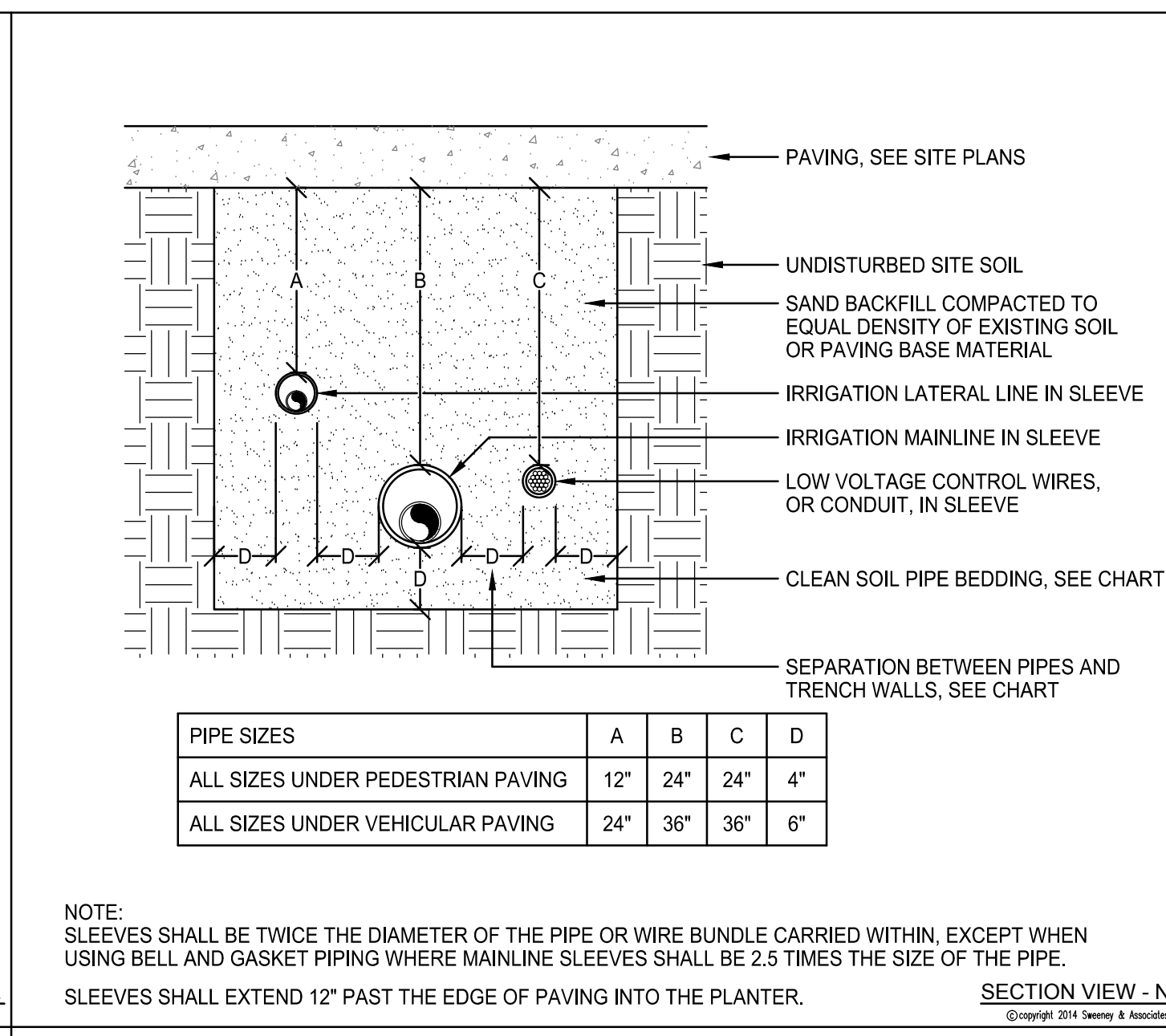
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V VALVE BOX LAYOUT



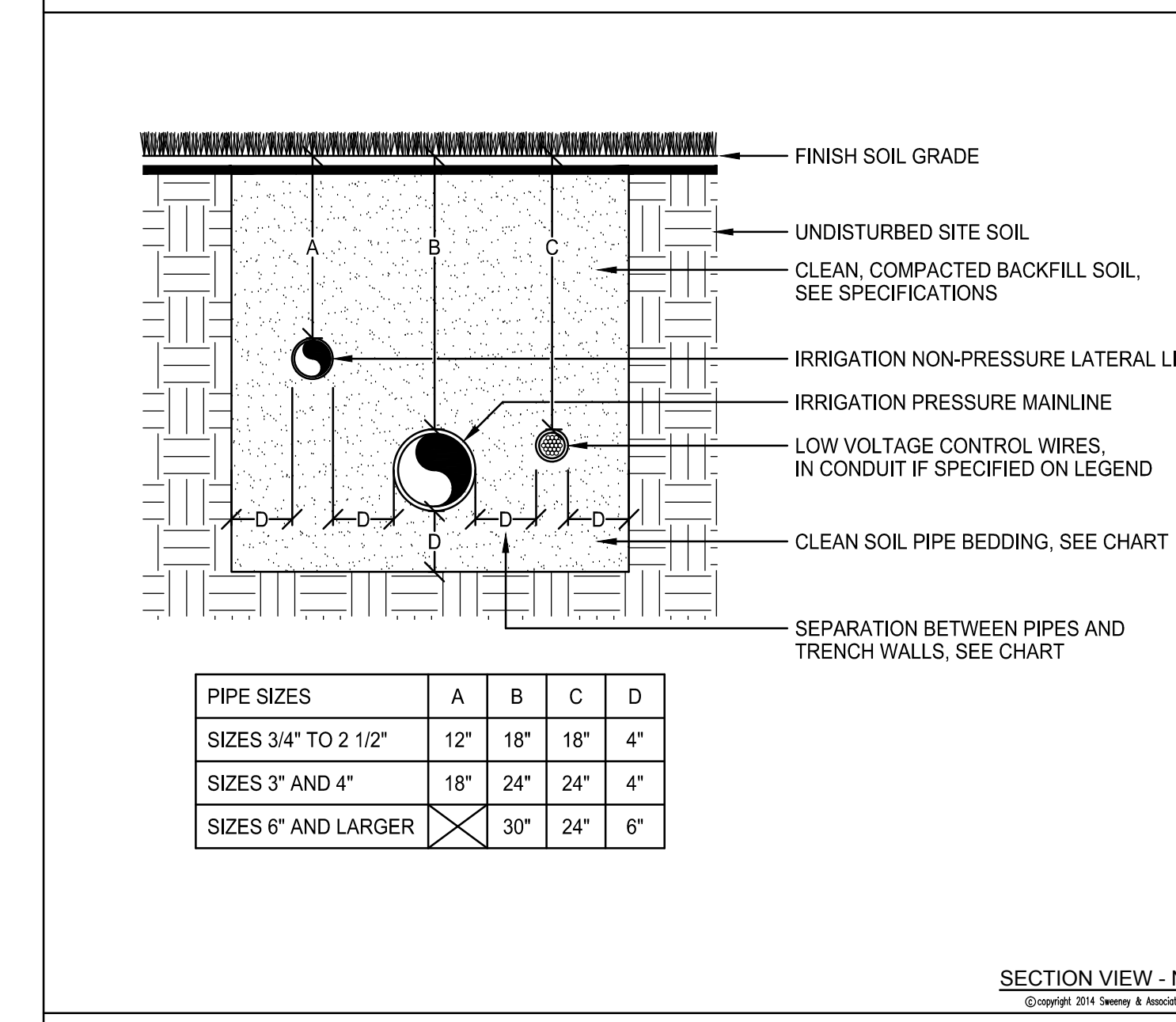
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U WIRE CONNECTION



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T SLEEVE INSTALLATION



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S PIPE INSTALLATION