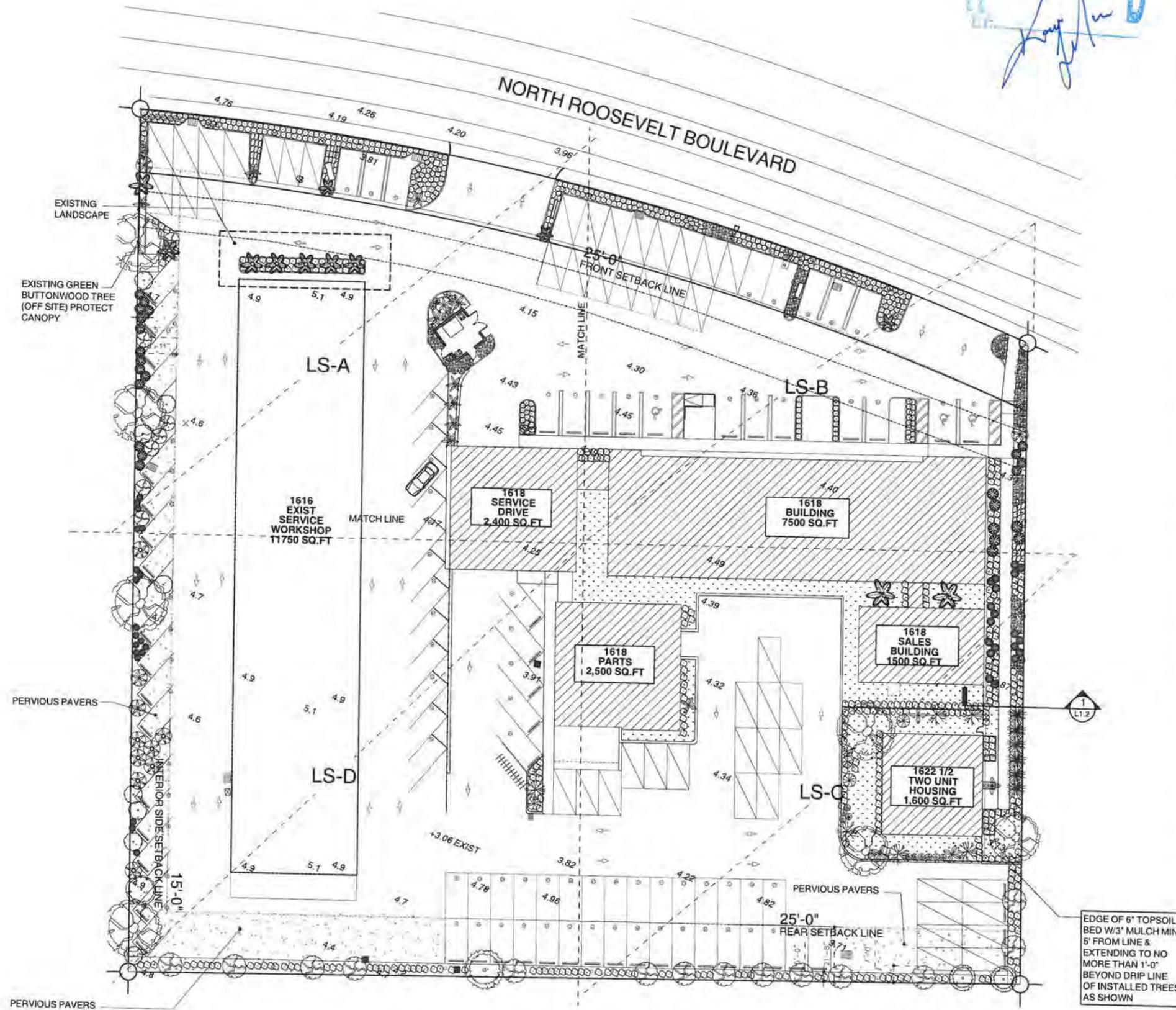


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SUMMARY LANDSCAPE SCHEDULE				
	COMMON NAME	BOTANICAL NAME	No	SIZE / NOTES
Rp1	NEW ROYAL PALM TREE	ROYSTONEA ARECACEAE	6	12-14' GREY TRUNK
Fp	FAN PALM TREE NEW	LIVISTONA SPECIOSA	5	12-14' GREY TRUNK
Ap	ARECA PALM	DYPSIS LUTESCENS	123	3 GAL 6'-0" & 8'-0"
Sbs	SILVER BUTTWOOD (SHRUB)	CONOCARPUS ERECTUS	83	3 GAL . 18"
Sbt	SILVER BUTTWOOD (TREE)	CONOCARPUS ERECTUS	56	7 GAL(24"-30")
Ch	CLUSIA HEDGE	CLUSIA ROSEA	317	7 GAL (4'-0" HIGH) @24" STAGGERED
Cp	COCOPLUM	CHRYSOBALANUS ICACO	344	3 GAL . 24"
Sod	SAINT AUGUSTINE GRASS	STENOTAPHRUM SECUNDATUM	SF/A	8400 SF.
Gl	GUMBO LIMBO TREE	BURSERIA SIMARUBA	22/21	4" DBH, 10'-0", SINGLE TRUNK
Mt	MAHOGANY TREE	SWIETENIA MAHAGONY	8	4" DBH, 10'-0", SINGLE TRUNK
Ts	6" TOPSOIL & 3" MULCH BED SEE PLAN		SF/A	9,706.19 SF.
Bt	GREEN BUTTWOOD TREE	CONOCARPUS ERECTUS	6	12'-14' TRUNK
SUB. CANOPY TREES				
St	SIMPSON'S STOPPER TREE	MYRCIANTHES FRAGRANS	6	5' HEIGHT
Tp	THATCH PALM	LEUCOTHRINAX MORRISII	3	5'-10' HEIGHT
Bp	BUCCANEER PALM	PSEUDOPHOENIX SARGENTII	5	10'-15' HEIGHT
EXISTING LANDSCAPE				
Rpe	EXISTING PALM TREE (REMAIN IN PLACE)	ROYSTONEA ARECACEAE	6	12-14' GREY TRUNK
Rp0	ROYAL PALM TREE (TRANSPLANTED, SEE LS1.1)	ROYSTONEA ARECACEAE	9	12'-15' HEIGHT
Bmp	BISMARCKIA PALM (TRANSPLANTED, SEE LS1.1)	BISMARCKIA NOBILIS	6	12'-14' HEIGHT, EXIST.
Sf	STRANGLER FIG	FICUS AUREA	3	12'-14' HEIGHT, EXIST.
BiE	GREEN BUTTWOOD TREE	CONOCARPUS ERECTUS	1	12'-14' TRUNK
Wt	WOMAN'S TONGUE TREE	ALBIZIA LEBBECK	1	EXIST.
Fpe	FAN PALM TREE EXISTING	LIVISTONA SPECIOSA	8	EXIST.



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DATE: 09.23.21

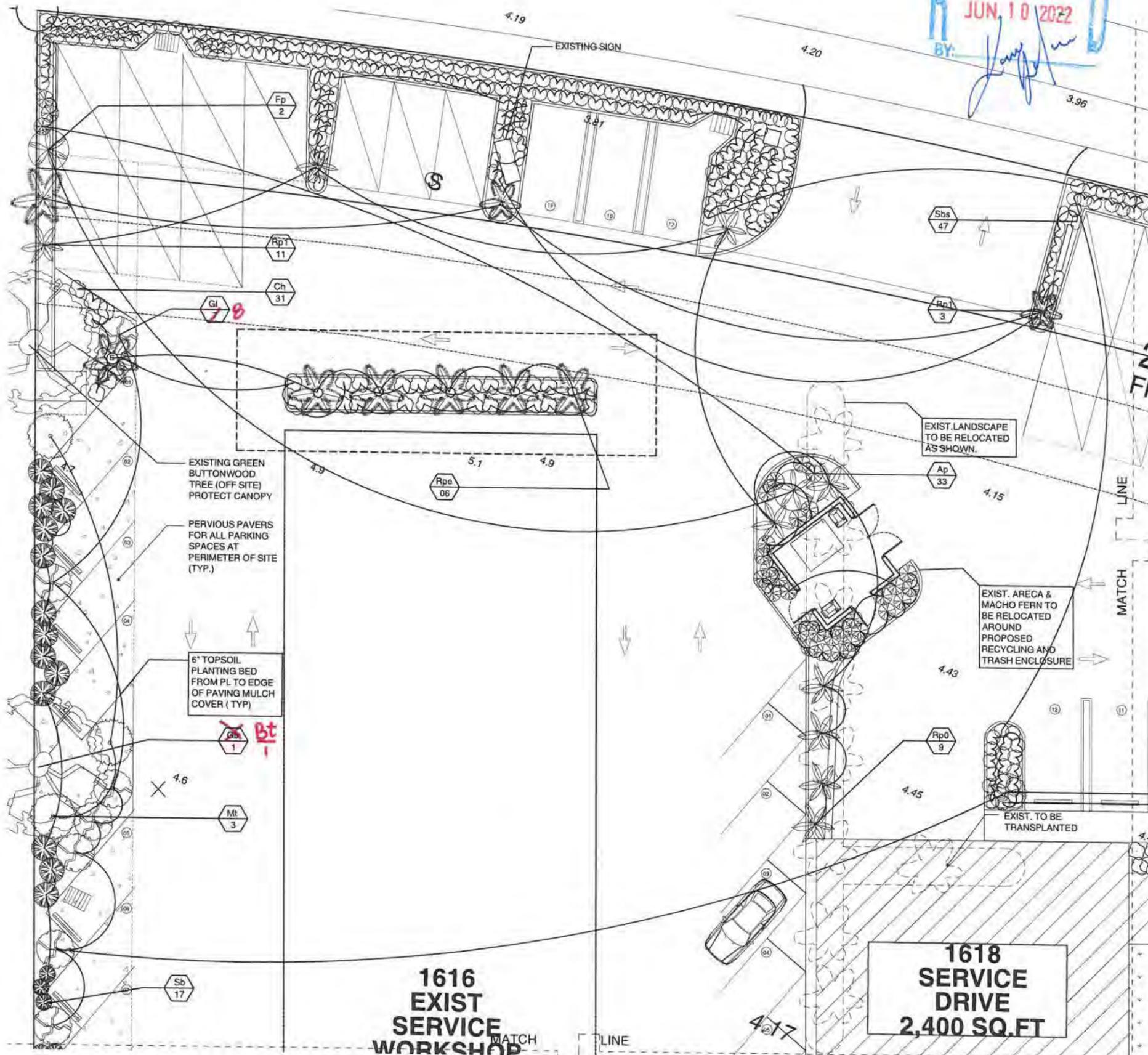
LS1.0

LANDSCAPE PLAN PROPOSAL OVERALL
SCALE: 1/20" = 1'-0"



NOTE: ALL LANDSCAPE AREAS TO BE IRRIGATED W/ DRIP IRRIGATION ONLY SYSTEM (BY OTHERS) TO BE INCLUDED IN PERMIT.
-SEE SHEETS LS-A,LS-B,LS-C,LS-D FOR DETAIL PLANS.

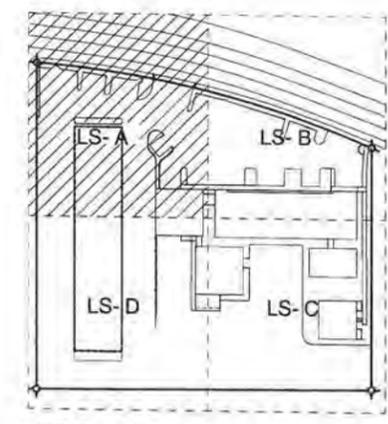
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LANDSCAPE SCHEDULE FOR AREA A

BOTANICAL NAME		No.	SIZE / NOTES
Rp0	EXISTING ROYAL PALM TREE (TRANSPLANTED) ROYSTONEA ARECACEAE	9	12-14' GREY TRUNK
Rpe	EXISTING PALM TREE ROYSTONEA ARECACEAE	6	12-14' GREY TRUNK
Rp1	NEW. ROYAL PALM TREE ROYSTONEA ARECACEAE	3	12-14' GREY TRUNK
Fp	NEW FAN PALM TREE LIVISTONA SPECIOSA	2	12-14' GREY TRUNK
Ap	ARECA PALM DYPsis LUTESCENS	33	3 GAL 6'-0" & 8'-0"
Sbs	SILVER BUTTWOOD (SMALL BUSH) CONOCARPUS ERECTUS	47	3 GAL, 18"
Sbt	SILVER BUTTWOOD (LARGE BUSH) CONOCARPUS ERECTUS	17	7 GAL(24"-30")
BtE	GREEN BUTTWOOD (EXISTING) CONOCARPUS ERECTUS	1	12-14' TRUNK, 4" DBH
Cp	COCOPLUM CHRYSOBALANUS ICACO	187	3 GAL, 24"
Sod	SAINT AUGUSTINE GRASS STENOTAPHRUM SECUNDATUM	SF/A	250 SF.
Gl	GUMBO LIMBO TREE BURSERA SIMARUBA	1	4" DBH, 10'-0", SINGLE TRUNK
Mt	MAHOGANY TREE SWIETENIA MAHAGONY	3	4" DBH, 10'-0", SINGLE TRUNK
Ts	6" TOPSOIL & 3" MULCH BED	N/A	1,995.37SF.
Ch	CLUSIA HEDGE CLUSIA ROSEA	31	7 GAL (4'-0" HIGH) @24" STAGGERED
Bt	GREEN BUTTWOOD TREE CONOCARPUS ERECTUS	1	12'-14' TRUNK

NOTE: ALL LANDSCAPE AREAS TO BE IRRIGATED W/ DRIP IRRIGATION ONLY SYSTEM (BY OTHERS) TO BE INCLUDED IN PERMIT.
 -COUNTS ARE FOR THIS QUARANT ONLY.



KEY PLAN
 SCALE: N/A

1618 SERVICE DRIVE
 2,400 SQ.FT

LANDSCAPE PLAN AREA - A
 SCALE: 1/8" = 1'-0"



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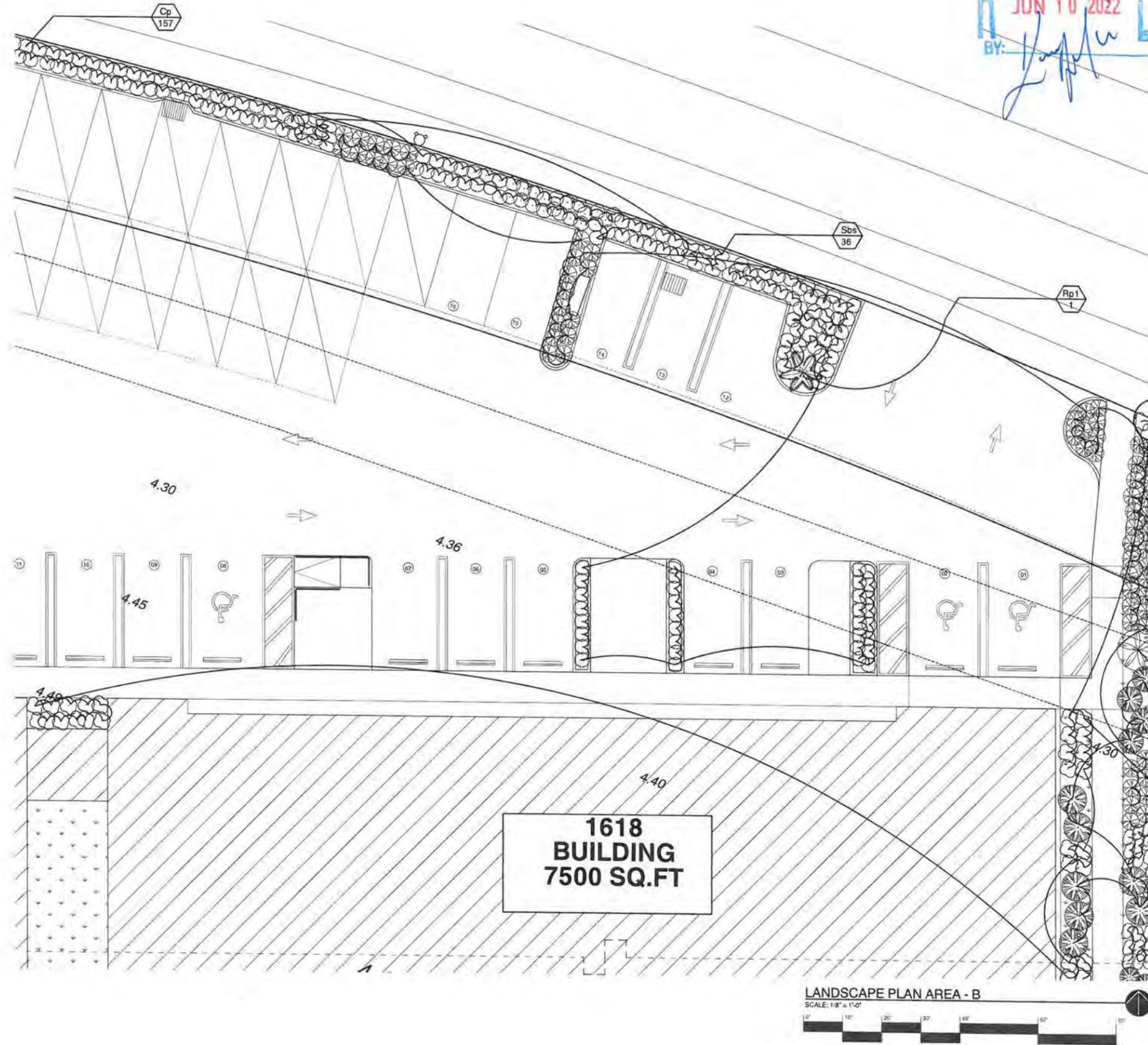
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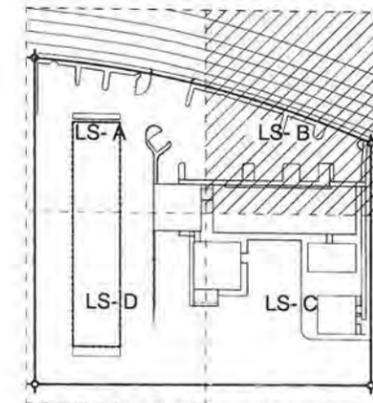
LS-A

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LANDSCAPE SCHEDULE FOR AREA B				
	COMMON NAME	BOTANICAL NAME	No	SIZE / NOTES
Rp1	NEW. ROYAL PALM TREE	ROYSTONEA ARECACEAE	1	12-14' GREY TRUNK
Fp	FAN PALM TREE	LIVISTONA SPECIOSA	1	12-14' GREY TRUNK
Ap	ARECA PALM	DYPSIS LUTESCENS	64	3 GAL 6'-0" & 8'-0"
Sbs	SILVER BUTTWOOD (SMALL BUSH)	CONOCARPUS ERECTUS	36	3 GAL, 18"
Sbt	SILVER BUTTWOOD (LARGE BUSH)	CONOCARPUS ERECTUS	11	7 GAL(24"-30")
Ch	CLUSIA HEDGE	CLUSIA ROSEA	29	7 GAL (4'-0" HIGH) @24" STAGGERED
Cp	COCOPLUM SHRUB	CHRYSOBALANUS ICACO	157	3 GAL, 24"
Sod	SAINT AUGUSTINE GRASS	STENOTAPHRUM SECUNDATUM	SF/A	2994 SF.

NOTE: ALL LANDSCAPE AREAS TO BE IRRIGATED W/ DRIP IRRIGATION ONLY SYSTEM (BY OTHERS) TO BE INCLUDED IN PERMIT.



KEY PLAN
 SCALE: NA



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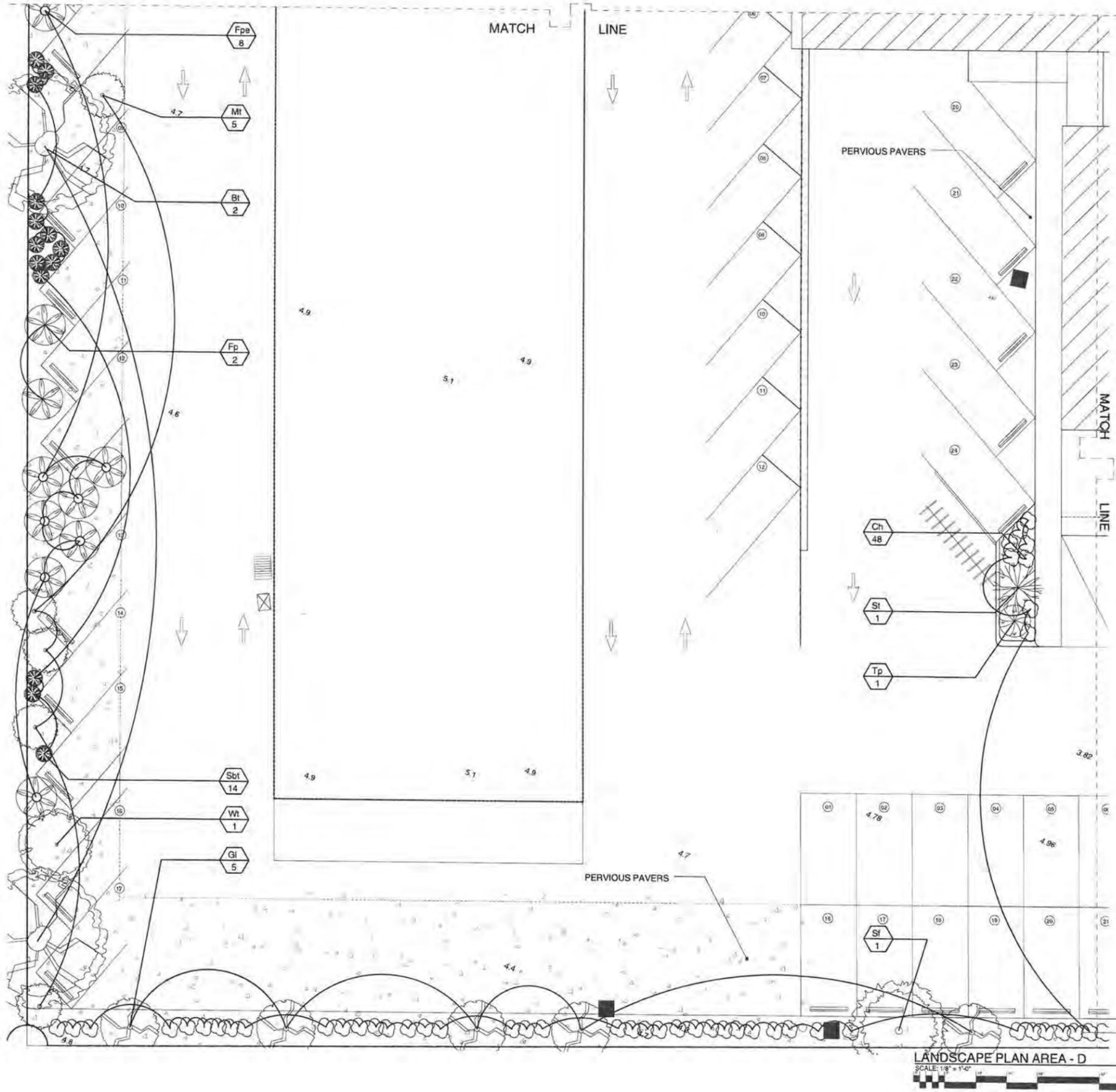
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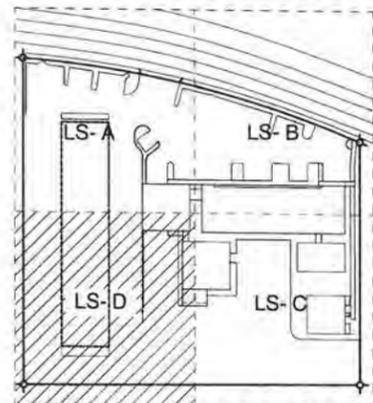
LS-B



LANDSCAPE SCHEDULE FOR AREA D

	COMMON NAME	BOTANICAL NAME	No	TYPE
Sbt	SILVER BUTTWOOD (LARGE BUSH)	CONOCARPUS ERECTUS	14	7 GAL (24"-30")
Ch	CLUSIA HEDGE	CLUSIA ROSEA	48	7 GAL (4'-0" HIGH) @24" STAGGERED
Gl	GUMBO LIMBO TREE	BURSERA SIMARUBA	5	4" DBH
Mt	MAHOGANY TREE	SWIETENIA MAHAGONY	5	4" DBH
Ts	6" TOPSOIL & 3" MULCH BED SEE PLAN		N/A	5,619.32 SF.
Fp	FAN PALM NEW	LIVISTONA SPECIOSA	2	8'-12" HEIGHT
St	SIMPSON'S STOPPER TREE	MYRCIANTHES FRAGRANS	1	5' HEIGHT, 3" DBT
Wt	WOMAN'S TONGUE TREE, EXIST.	ALBIZIA LEBBECK	1	12' HEIGHT
Sf	STRANGLER FIG, EXIST.	FICUS AUREA	1	8'-12" HEIGHT
Fpe	FAN PALM TREE EXISTING	LIVISTONA SPECIOSA	8	EXIST.
Bt	GREEN BUTTWOOD TREE	CONOCARPUS ERECTUS	2	12'-14" TRUNK
Tp	THATCH PALM	LEUCOTHRINAX MORRISII	1	5'-10" HEIGHT

NOTE: ALL LANDSCAPE AREAS TO BE IRRIGATED W/ DRIP IRRIGATION ONLY SYSTEM (BY OTHERS) TO BE INCLUDED IN PERMIT.



KEY PLAN
SCALE: N/A

LANDSCAPE PLAN AREA - D
SCALE: 1/8" = 1'-0"

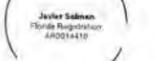


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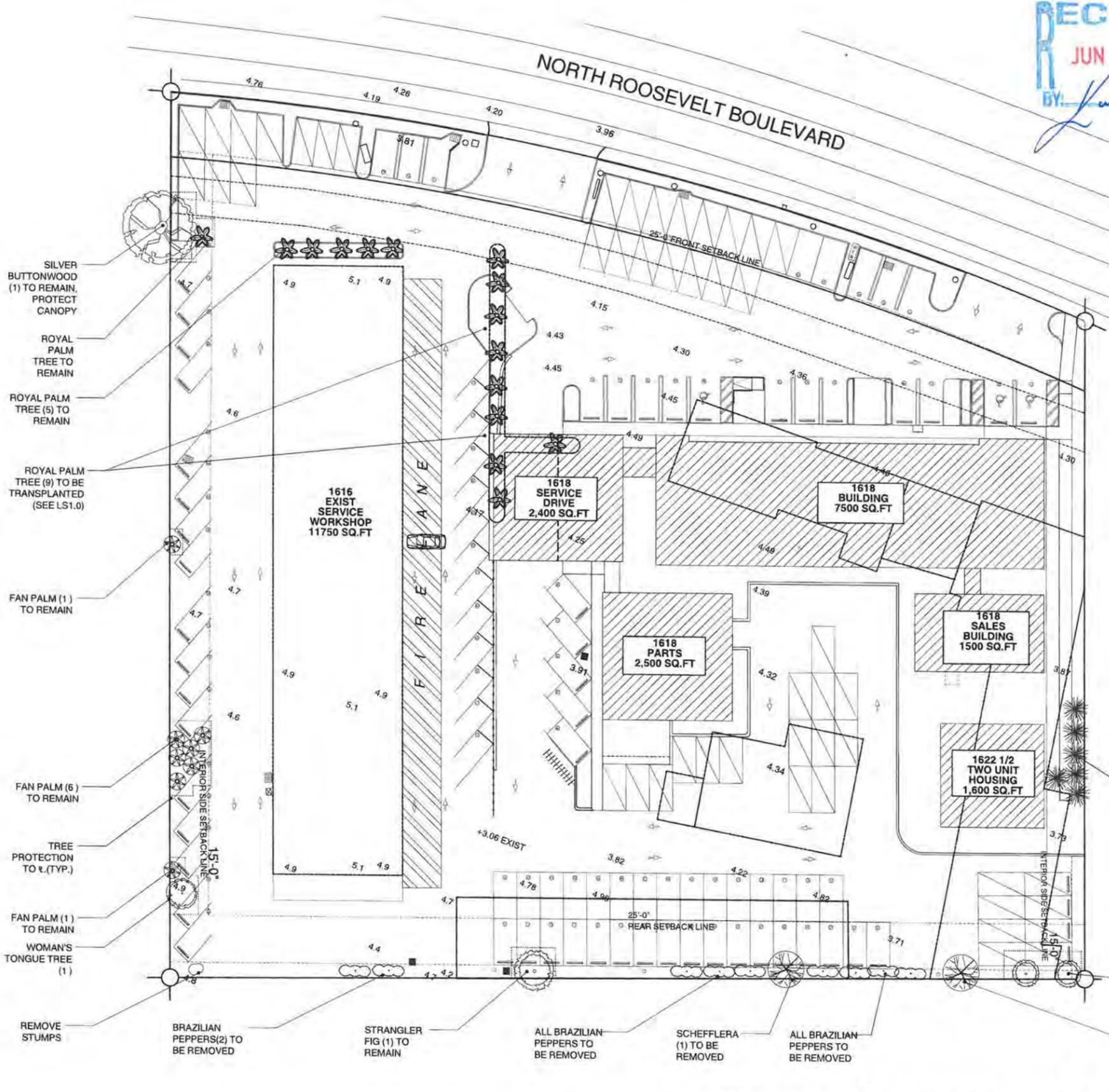
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LS-D

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- SILVER BUTTWOOD (1) TO REMAIN, PROTECT CANOPY
- ROYAL PALM TREE TO REMAIN
- ROYAL PALM TREE (5) TO REMAIN
- ROYAL PALM TREE (9) TO BE TRANSPLANTED (SEE LS1.0)
- FAN PALM (1) TO REMAIN
- FAN PALM (6) TO REMAIN
- TREE PROTECTION TO R.(TYP.)
- FAN PALM (1) TO REMAIN
- WOMAN'S TONGUE TREE (1)
- REMOVE STUMPS
- BRAZILIAN PEPPERS(2) TO BE REMOVED
- STRANGLER FIG (1) TO REMAIN
- ALL BRAZILIAN PEPPERS TO BE REMOVED
- SCHIFFLERA (1) TO BE REMOVED
- ALL BRAZILIAN PEPPERS TO BE REMOVED
- STRANGLER FIG (2) TO REMAIN
- SCHIFFLERA (1) TO BE REMOVED



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EXISTING LANDSCAPE SCHEDULE

	COMMON NAME	BOTANICAL NAME	No
Rp0	ROYAL PALM TREE	ROYSTONEA ARECACEAE	15
Bmp	BISMARCKIA PALM	BISMARCKIA NOBILIS	6
Fp	FAN PALM	LIVISTONA SPECIOSA	8
St	STRANGLER FIG	FICUS AUREA	3
Bp	BRAZILIAN PEPPER (ALL TO BE REMOVED)	SCHINUS TEREBINTHIFOLIA	N/A
Bb	GREEN BUTTWOOD TREE	CONOCARPUS ERECTUS	1
Wt	WOMAN'S TONGUE TREE	ALBIZIA LEBBECK	1
S1	STUMPS		1
S	SCHIFFLERA	SCHIFFLERA ACTINOPHYLLA	2

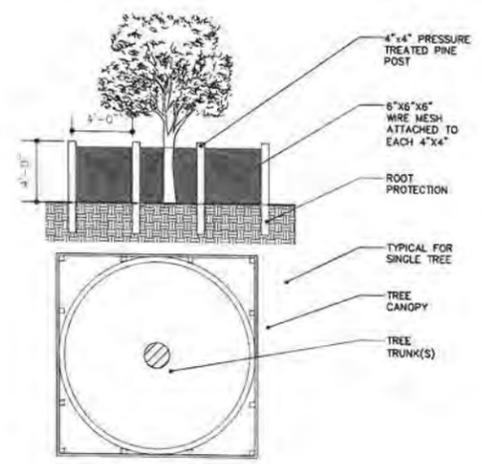
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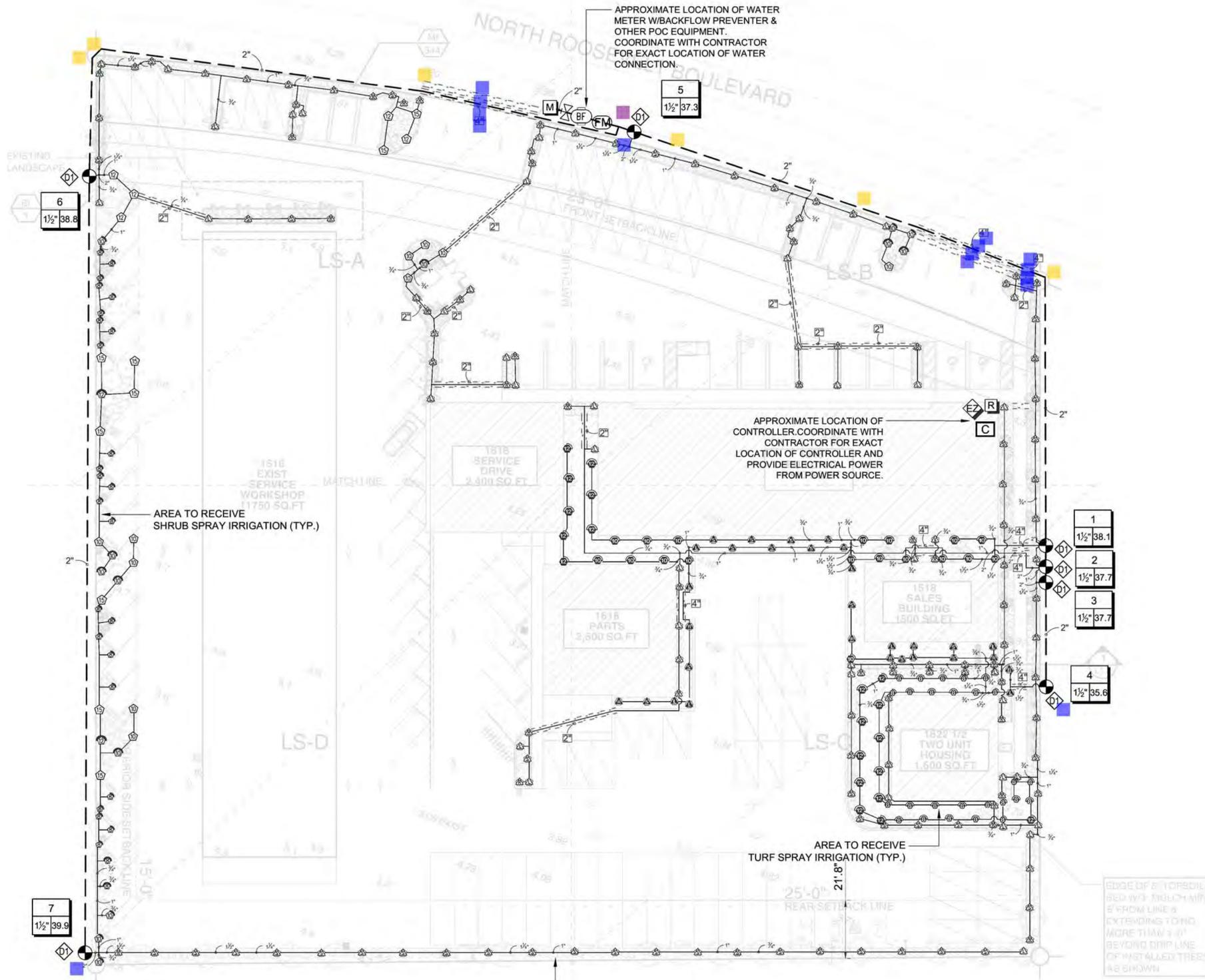
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TREE PROTECTION PLAN DETAIL
 SCALE: N/A

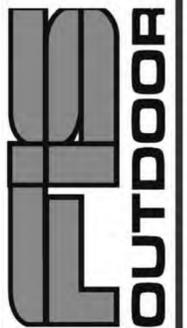
EXISTING LANDSCAPE & TREE PROTECTION PLAN
 SCALE: 1"=20'-0"

LS1.1



PREPARED FOR:
KEYS AUTO CENTER
1618 N. Roosevelt Blvd
Key West, FL 33040

PREPARED BY:
FIS OUTDOOR
1112 Samples
Industrial Dr.
Cumming, GA 30041
770-844-7899
www.fisoutdoor.com



IRRIGATION PLAN

REVISION	COMMENTS	DATE
1		XX-XX-XXXX
2		XX-XX-XXXX
3		XX-XX-XXXX
4		XX-XX-XXXX
5		XX-XX-XXXX



DRAWING SCALE: 1" = 20'

PROJECT NUMBER: F55905

DRAWING TITLE: IRRIGATION DESIGN

DRAWN BY: ZN

CHECKED BY: JF

AUTHORIZED: JF

ISSUE: DESIGN

ISSUE DATE: 05-06-2022

SHEET NUMBER: IRR-01

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IRRIGATION DESIGN LAYOUT
1 of 3
FIS OUTDOOR
FIRST IN SERVICE

DRAWING INDEX
IRR-01: IRRIGATION DESIGN
IRR-02: IRRIGATION DETAILS
IRR-03: INSTALLATION DETAILS

	MAINLINE 2" 45'S ANGLES	6.0
	MAINLINE TEE 2"X2"X2"	1.0
	MAINLINE 2" 90'S ANGLES	15.0



CRITICAL ANALYSIS

Generated:

P.O.C. NUMBER: 01

Water Source Information: Potable

FLOW AVAILABLE

Water Meter Size: 2"
Flow Available: 84.89 GPM

PRESSURE AVAILABLE

Static Pressure at POC: 70.00 PSI
Elevation Change: 5.00 ft
Service Line Size: 2"
Length of Service Line: 20 ft
Pressure Available: 67.00 psi

DESIGN ANALYSIS

Maximum Station Flow: 39.86 GPM
Flow Available at POC: 84.89 GPM
Residual Flow Available: 45.03 GPM

Pressure Req. at Critical Station: 38.89 PSI
Loss for Fittings: 0.54 PSI
Loss for Main Line: 5.37 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 11.86 PSI
Loss for Water Meter: 1.29 PSI
Critical Station Pressure at POC: 57.95 PSI
Pressure Available: 67 PSI
Residual Pressure Available: 9.05 PSI

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Hunter PGV-151G	1-1/2"	Turf Spray	38.07	124.8	37.92	53.78	1.6 in/h
2	Hunter PGV-151G	1-1/2"	Shrub Spray	37.70	132.7	36.7	52.56	1.57 in/h
3	Hunter PGV-151G	1-1/2"	Shrub Spray	37.70	138.7	36.07	51.98	1.52 in/h
4	Hunter PGV-151G	1-1/2"	Turf Spray	35.56	177.9	37.12	52.89	1.49 in/h
5	Hunter PGV-151G	1-1/2"	Shrub Spray	37.33	288.2	37.16	50.43	1.49 in/h
6	Hunter PGV-151G	1-1/2"	Shrub Spray	38.78	542.7	36.9	52.7	1.27 in/h
7	Hunter PGV-151G Common Wire	1-1/2"	Shrub Spray	39.86	834.7 890.6	38.88	57.95	1.3 in/h

WATERING SCHEDULE

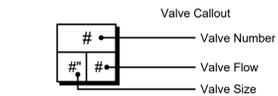
NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	Hunter PGV-151G	Turf Spray	1.6 in/h	1.01	38	1,447	482.2
2	Hunter PGV-151G	Shrub Spray	1.57 in/h	1.01	39	1,470	490.1
3	Hunter PGV-151G	Shrub Spray	1.52 in/h	1.01	40	1,508	502.7
4	Hunter PGV-151G	Turf Spray	1.49 in/h	1.01	41	1,458	486.0
5	Hunter PGV-151G	Shrub Spray	1.49 in/h	1.01	41	1,531	510.2
6	Hunter PGV-151G	Shrub Spray	1.27 in/h	1.01	48	1,861	620.4
7	Hunter PGV-151G	Shrub Spray	1.3 in/h	1.01	47	1,873	624.4
TOTALS:					294	11,148	3,716

IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY
	Hunter PROS-06-NSI 5' strip spray	30
	Hunter PROS-06-NSI 8' radius	26
	Hunter PROS-06-NSI 10' radius	18
	Hunter PROS-06-NSI 12' radius	20
	Hunter PROS-12 5' strip spray on riser	161
	Hunter PROS-12 8' radius on riser	27
	Hunter PROS-12 10' radius	13
	Hunter PROS-12 12' radius	2
	Hunter PROS-12 Adjustable Arc	24

SYMBOL	MANUFACTURER/MODEL	QTY
	Hunter PGV-151G 1-1/2"	7
	Gate Valve 2"	1
	Apollo RPZ Backflow 2"	1
	Hunter I2C-0800-PL	1
	Hunter EZ-1 Decoder	7
	Hunter EZDM	1
	Hunter WR-CLIK	1
	Hunter HC-200-FLOW	1
	Water Meter 2"	1

	Irrigation Lateral Line: PVC Class 200 SDR 21 3/4"	2,680 l.f.
	Irrigation Lateral Line: PVC Class 200 SDR 21 1"	720 l.f.
	Irrigation Lateral Line: PVC Class 200 SDR 21 1 1/4"	360 l.f.
	Irrigation Lateral Line: PVC Class 200 SDR 21 1 1/2"	180 l.f.
	Irrigation Lateral Line: PVC Class 200 SDR 21 2"	80 l.f.
	Irrigation Mainline: PVC Class 200 SDR 21 2"	900 l.f.
	Pipe Sleeve: Conduit 1 1/4" (Wire)	110 l.f.
	Pipe Sleeve: PVC Schedule 40 2"	250 l.f.
	Pipe Sleeve: PVC Schedule 40 4"	150 l.f.



SLEEVING SIZE SCHEDULE

PIPE SIZE	SLEEVE SIZE
3/4"	2" SLV
1"	2" SLV
1 1/4"	2" SLV
1 1/2"	4" SLV
2"	4" SLV
2 1/2"	4" SLV
3"	6" SLV

VALVE SIZING REQUIREMENTS

MAX.FLOW RANGE	VALVE SIZE
1 TO 25 GPM	1"
26 TO 50 GPM	1-1/2"
51 TO 75 GPM	2"

LATERAL PIPE SIZING REQUIREMENTS

PVC CLASS 200		PVC SCH 40	
3/4"	10 GPM	3/4"	8 GPM
1"	16 GPM	1"	12 GPM
1 1/4"	26 GPM	1 1/4"	22 GPM
1 1/2"	35 GPM	1 1/2"	30 GPM
2"	55 GPM	2"	50 GPM
2 1/2"	80 GPM	2 1/2"	70 GPM
3"	120 GPM	3"	110 GPM

GENERAL IRRIGATION NOTES

- IRRIGATION SYSTEM DESIGN IS BASED ON 40 GPM AND 70 PSI. EACH IRRIGATION ZONE SHALL BE PROGRAMMED ON THE BASIS OF WATER REQUIREMENT 0.75 (LOW VOLUME IRRIGATION) 1.01 (HIGH VOLUME IRRIGATION) INCH WATER PER WEEK TO THE LANDSCAPE IRRIGATION SYSTEM.
- IRRIGATION DESIGN IS FROM THE POINT OF CONNECTION (POC) ONLY. THE DESIGN IS BASED ON GALLONS PER MINUTE (GPM) AND POUNDS PER SQUARE INCH (PSI) FURNISHED BY OTHERS.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL SITE UTILITIES AND MAKING THE NECESSARY ADJUSTMENTS TO THE IRRIGATION SYSTEM TO ACCOMMODATE THE INFRASTRUCTURE.
- THE PRESSURE REQUIREMENT AT THE POINT OF CONNECTION IS BASED ON NO MORE THAN 5 FEET OF ELEVATION CHANGE IN THE AREAS OF IRRIGATION.
- PIPE LOCATIONS ARE DIAGRAMATIC. MAINLINE, LATERAL & VALVES SHOWN IN OUTSIDE OF CURBS FOR GRAPHIC CLARITY ONLY.
- CONTRACTOR TO VERIFY WATER PRESSURE AND AVAILABILITY PRIOR TO INSTALLATION.
- ALL CONTROL WIRING DOWNSTREAM OF THE CONTROLLER IS TO BE 2-WIRE, UL APPROVED DIRECT BURY.
- LOCATION OF IRRIGATION COMPONENTS SHOWN ON DRAWING IS APPROXIMATE. ACTUAL PLACEMENT MAY VARY SLIGHTLY AS REQUIRED TO ACHIEVE FULL, EVEN COVERAGE.
- CONTRACTOR SHALL INSTALL ADDITIONAL CHECK VALVES TO HEADS AND LATERALS AS REQUIRED TO PREVENT LOW HEAD DRAINAGE.
- ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW AND THE CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- 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, FENCE AND ANY HARD STRUCTURE.
- FINAL LOCATION OF THE AUTOMATIC CONTROLLER (S) SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION (INDOOR VS OUTDOOR).
- SLEEVE SHALL BE PLACED UNDER PAVEMENT AS SHOWN ON PLANS AND SHALL BE A MINIMUM OF 2X THE SIZE OF THE IRRIGATION PIPE. SEE SLEEVE SIZE CHART.
- ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER AND ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
- ALL REMOTE CONTROL VALVES, GATE VALVES AND QUICK COUPLER VALVE SHALL BE INSTALLED IN VALVE BOXES.
- ANY PIPING OR VALVES SHOWN OUTSIDE OF THE PROPERTY LINE OR OUTSIDE OF LANDSCAPE AREA IS SHOWN THERE FOR DESIGN CLARITY ONLY. ALL PIPING AND VALVES SHALL BE INSTALLED ON THE PROPERTY AND WITHIN LANDSCAPE AREAS.

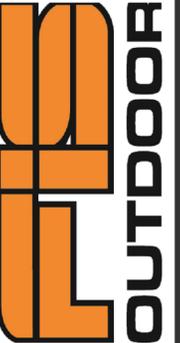
PREPARED FOR:

KEYS AUTO CENTER
1618 N. Roosevelt Blvd
Key West, FL 33040

PREPARED BY:

FIS OUTDOOR
1112 Samples
Industrial Dr.
Cumming, GA 30041

770-844-7899
www.fisoutdoor.com



IRRIGATION DETAILS

REVISION	COMMENTS	DATE
1		XX-XX-XXXX
2		XX-XX-XXXX
3		XX-XX-XXXX
4		XX-XX-XXXX
5		XX-XX-XXXX

DRAWING SCALE: NTS

PROJECT NUMBER: F55905

DRAWING TITLE: IRRIGATION DETAILS

DRAWN BY: ZN

CHECKED BY: JF

AUTHORIZED: JF

ISSUE: DESIGN

ISSUE DATE: 05-06-2022

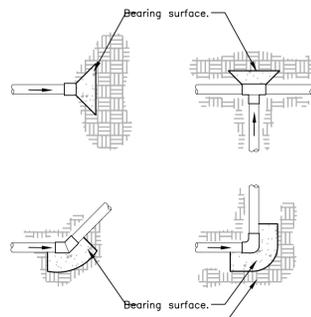
SHEET NUMBER:

IRR-02

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IRRIGATION DETAILS LAYOUT



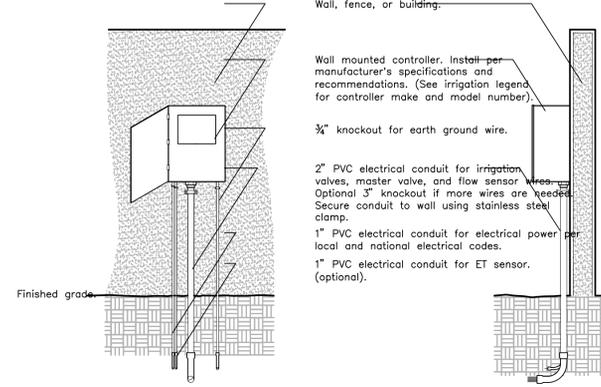


PIPE SIZE	TEE AND PLUG	90° BEND	45° BEND
1-1/2"	0.45 FEET ²	0.63 FEET ²	0.34 FEET ²
2"	0.69 FEET ²	0.97 FEET ²	0.53 FEET ²
2-1/2"	1.0 FEET ²	1.41 FEET ²	0.77 FEET ²
3"	1.48 FEET ²	2.10 FEET ²	1.14 FEET ²
4"	2.43 FEET ²	3.45 FEET ²	1.87 FEET ²
6"	5.25 FEET ²	7.41 FEET ²	4.02 FEET ²
8"	9.08 FEET ²	12.83 FEET ²	6.96 FEET ²
10"	14.93 FEET ²	21.07 FEET ²	11.44 FEET ²

- Existing or modified soil. (See specifications for soil modification).
- Notes:
- 1- Size thrust blocks shall be specified as show in the table above.
 - 2- Control wires shall not be encased in concrete.
 - 3- All fittings shall be wrapped with polyethylene to prevent concrete from adhering to pipe, fittings or bolts.
 - 4- Joints and bolts shall be accessible for repairs.
 - 5- Thrust blocks shall be a minimum of 6" thick.
 - 6- One 80 lbs. sack of concrete shall cover .6 ft.²

01 THRUST BLOCK

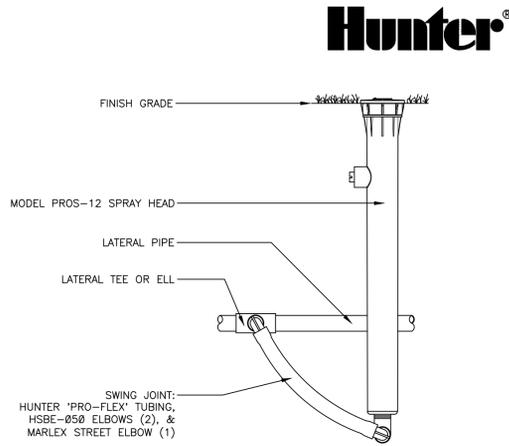
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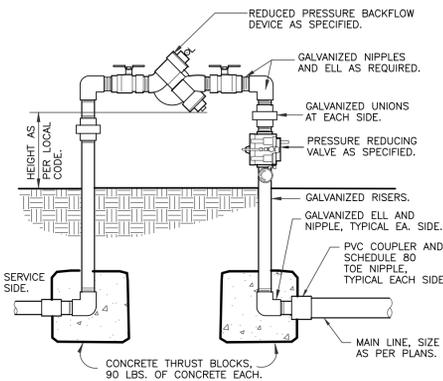
- Notes:
- 1- Common and controller wire to be bundled using electrical tape at 10"-0" on center.
 - 2- Grounding rods shall be located between 8'-0" to 12'-0" away from the controller. Grounding rods shall be 3/8" in diameter x 8' in length. Connect the grounding rod to the controller using 6 gauge bare copper wire or per the manufacturer's specifications. See grounding rod detail.
 - 3- ET Station shall be installed no further than 90° away from the controller and a minimum of 15' off of the ground, out from under any overhead obstructions such as, but not limited to, building overhangs, trees, or utilities.

02 WALL MOUNTED CONTROLLER

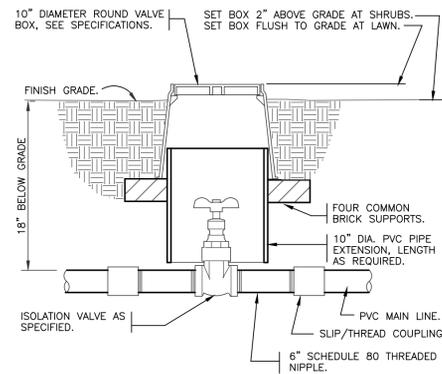
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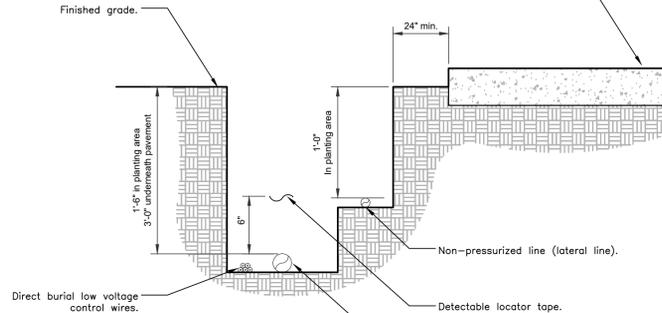
03 PROS-12 SPRAY HEAD WITH PRO-FLEX TUBING



04 REDUCED PRESSURE BACKFLOW



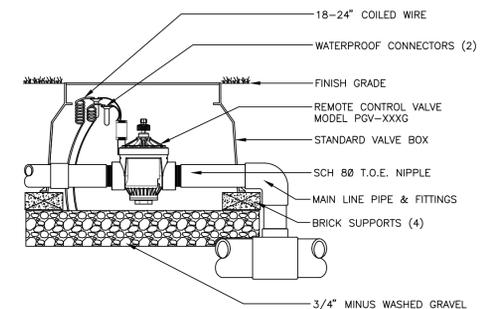
05 BRASS ISOLATION VALVE



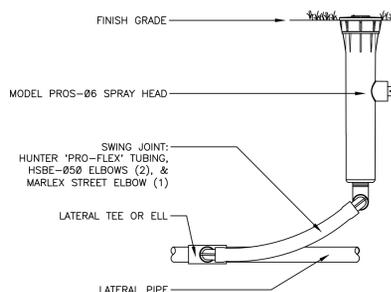
- Notes:
- 1- See irrigation legend for mainline and lateral line pipe size and type.
 - 2- Direct burial control wires shall be installed in Sch. 40 PVC electrical conduit if required. Pressurized line (mainline).
 - 3- 2-wire irrigation wire shall be installed in Sch. 40 PVC electrical conduit.
 - 4- Detectable locator tape shall be located six inches (6") above the entire mainline run.

06 IRRIGATION TRENCHING

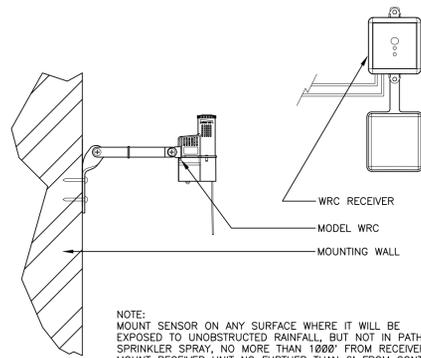
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07 PGV GLOBE VALVE



08 PROS-06 SPRAY HEAD WITH PRO-FLEX TUBING

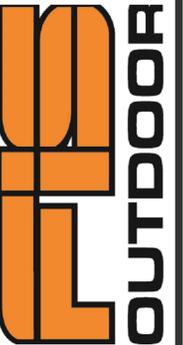


19 WIRELESS RAIN-CLIP

NOTE:
MOUNT SENSOR ON ANY SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN PATH OF SPRINKLER SPRAY, NO MORE THAN 1000' FROM RECEIVER UNIT. MOUNT RECEIVER UNIT NO FURTHER THAN 6" FROM CONTROLLER.

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INSTALLATION DETAILS

REVISION	COMMENTS	DATE
1		XX-XX-XXXX
2		XX-XX-XXXX
3		XX-XX-XXXX
4		XX-XX-XXXX
5		XX-XX-XXXX

DRAWING SCALE: NTS

PROJECT NUMBER:
F55905

DRAWING TITLE:
IRRIGATION DETAILS

DRAWN BY: ZN

CHECKED BY: JF

AUTHORIZED: JF

ISSUE: DESIGN

ISSUE DATE: 05-06-2022

SHEET NUMBER:

IRR-03

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STAFF REPORT

DATE: June 7 and 10, 2022

RE: 1618 N. Roosevelt Blvd #TP2022-0012
(Final Landscape Plan Review)

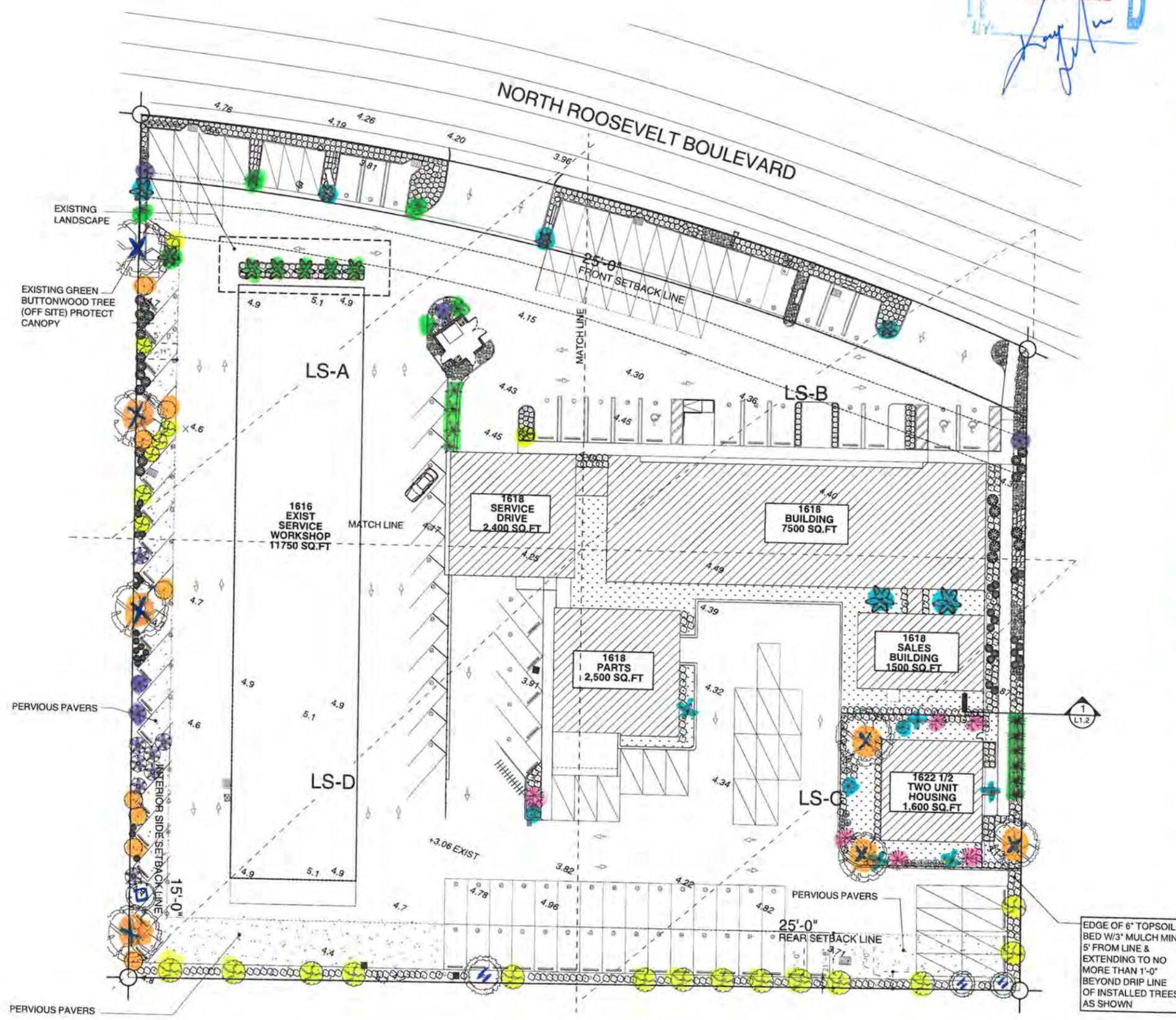
FROM: Karen DeMaria, City of Key West Urban Forestry Manager

An application was submitted for Final Landscape Plan Approval for the above referenced property also known as Keys Auto Center. There is no tree removal involved with this review but, several palms will be transplanted.

A staff report regarding conceptual landscape plan design approval was created on May 12 & 17, 2022 and a Sec 108 landscaping and buffer requirements memorandum was created on May 13 & 18, 2022. The reports are attached. The Planning Board approved the development plan with landscape waivers on May 19, 2022.

The property is an existing car dealership/auto repair facility that is being redeveloped. The Final Landscape Plan will enhance the existing area and includes additional trees around the property line buffer areas and around the two new residential units. Nine existing Royal Palms and (6) young Bismarkia palms will be transplanted to other areas of the property. The new landscaping is 70% native vegetation. An irrigation and landscape maintenance plan has been submitted. A transplantation plan must be submitted prior to issuance of any building permits.

RECEIVED
JUN 10 2022



LANDSCAPE PLAN PROPOSAL OVERALL
SCALE: 1/20" = 1'-0"

SUMMARY LANDSCAPE SCHEDULE				
	COMMON NAME	BOTANICAL NAME	No	SIZE / NOTES
Rp1	NEW ROYAL PALM TREE	ROYSTONEA ARECACEAE	6	12-14' GREY TRUNK
Fp	FAN PALM TREE NEW	LIVISTONA SPECIOSA	5	12-14' GREY TRUNK
Ap	ARECA PALM	DYPSIS LUTESCENS	123	3 GAL 6'-0" & 8'-0"
Sbs	SILVER BUTTONWOOD (SHRUB)	CONOCARPUS ERECTUS	83	3 GAL, 18"
Sbt	SILVER BUTTONWOOD (TREE)	CONOCARPUS ERECTUS	56	7 GAL (24"-30")
Ch	CLUSIA HEDGE	CLUSIA ROSEA	317	7 GAL (4'-0" HIGH) @24" STAGGERED
Cp	COCOPLUM	CHRYSOBALANUS ICACO	344	3 GAL, 24"
Sod	SAINT AUGUSTINE GRASS	STENOTAPHRUM SECUNDATUM	SF/A	8400 SF.
Gl	GUMBO LIMBO TREE	BURSERA SIMARUBA	22	4' DBH, 10'-0", SINGLE TRUNK
Mt	MAHOGANY TREE	SWIETENIA MAHAGONY	8	4' DBH, 10'-0", SINGLE TRUNK
Ts	6" TOPSOIL & 3" MULCH BED SEE PLAN		SF/A	9,706.19 SF.
Bt	GREEN BUTTONWOOD TREE	CONOCARPUS ERECTUS	6	12-14' TRUNK
SUB. CANOPY TREES				
St	SIMPSON'S STOPPER TREE	MYRCIANTHES FRAGRANS	6	5' HEIGHT
Tp	THATCH PALM	LEUCOTHRINAX MORRISII	3	5'-10' HEIGHT
Bp	BUCCANEER PALM	PSEUDOPHOENIX SARGENTII	5	10'-15' HEIGHT
EXISTING LANDSCAPE				
Rpe	EXISTING PALM TREE (REMAIN IN PLACE)	ROYSTONEA ARECACEAE	6	12-14' GREY TRUNK
Rp0	ROYAL PALM TREE (TRANSPLANTED, SEE LS1.1)	ROYSTONEA ARECACEAE	9	12'-15' HEIGHT
Bmp	BISMARCKIA PALM (TRANSPLANTED, SEE LS1.1)	BISMARCKIA NOBILIS	6	12'-14' HEIGHT, EXIST.
St	STRANGLER FIG	FICUS AUREA	3	12'-14' HEIGHT, EXIST.
BtE	GREEN BUTTONWOOD TREE	CONOCARPUS ERECTUS	1	12'-14' TRUNK
Wt	WOMAN'S TONGUE TREE	ALBIZIA LEBBECK	1	EXIST.
Fpe	FAN PALM TREE EXISTING	LIVISTONA SPECIOSA	8	EXIST.

NOTE: ALL LANDSCAPE AREAS TO BE IRRIGATED W/ DRIP IRRIGATION ONLY SYSTEM (BY OTHERS) TO BE INCLUDED IN PERMIT.
-SEE SHEETS LS-A, LS-B, LS-C, LS-D FOR DETAIL PLANS.



ARCHITECTS
PLANNERS
INTERIORS
DESIGNERS
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Miami, FL 33145
305-542-0142
AA2603307

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Proposed

Keys Auto Center

Auto Dealership

Address:
1618 N. Roosevelt Blvd
Key West, FL
33040

ISSUE DATE: 05.08.22
DCR - KEY WEST

JTB Desig 04.04.22
Surr 09.23.21

LS1.0

DRAFT STAFF REPORT

DATE: May 13 and 18, 2022

RE: 1618 North Roosevelt Blvd (Landscape Sec 108 Review)

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

An application was submitted to the Tree Commission for Conceptual Landscape Plan approval for a major development plan to redevelop the property. A site visit was done with the architect to document the existing vegetation on the site on April 28, 2022. Review and acceptance of the existing tree map and preliminary, conceptual review of the landscape plan was done by the Urban Forestry Manager on May 17, 2022. The review below is to verify compliance to Sec 108 of the City Code regarding landscaping and buffer requirements to help the Planning Board with their review. This review is based on the site and landscape plans submitted to the Urban Forestry Manager on May 17, 2022 and to the Planning department dated May 6, 2022.

Review of Section 108:

1. Sec 108-243: A landscape plan and a tree protection plan has been submitted. An irrigation plan as per Sec 108-515, has not been submitted.
2. Sec 108-289: The property is an existing, car dealership (disturbed uplands-commercial). The project will not be removing any regulated trees. Regulated palms are to be transplanted on the property.
3. Sec 108-346: As per the submitted plans, the open space percentage is 17%. This has not been verified. There are several Brazilian pepper trees, an invasive exotic plant, along the rear property line with the school that will be removed. Due to the seed source being in the soil, the property maintenance plan must include a statement regarding maintenance of the property to remove any invasive exotic plant species. **A waiver might be needed for open space.**
4. Sec 108-347 (bufferyards): The proposed and current use are the same, car dealership with the exception of an added residential unit in the rear of the property (medium/high impact). According to the property appraiser site, the property along the east side is a shopping center (medium impact), along the south is HOB School-classroom building (medium impact), and along the west side municipal-fire and police station (medium/high impact). Code buffer requirements would be a C for all three areas.

The east side buffer is approximately 5 ft wide therefore, 72 plant units per 100 linear feet are required for a total of 267 plant units. The plan proposes a total of 167 plant units. **Waiver required or add additional plants to the plan.** There is a sidewalk immediately adjacent to this buffer area with approximately an additional 80 shrubs being planted.

The south side buffer is approximately 5 ft wide therefore, 72 plant units per 100 linear feet are required for a total of 267 plant units. Three existing Strangler Fig trees are located in this buffer area and are to remain. Strangler Fig trees are an important canopy tree therefore, as per Sec 108-451, a two tree credit for each Strangler Fig tree has been given. The plan proposes a total of 251 plant units. **Waiver required or add additional plants to the plan.**

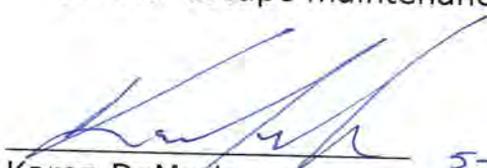
The west side buffer is approximately 2.5 ft wide therefore, 80 plant units per 100 linear feet are required for a total of 278 plant units. The plan proposes a total of 255 plant units. **Waiver required or add additional plants to the plan.**

5. Sec 108-348 allows for credit of existing plant material. Regulated and not regulated trees and palms currently located along the property lines will remain. Royal Palms located in the interior of the property will be transplanted to other areas on the property. Credit has been given during the review for those palms and trees that are remaining on site.
6. Sec 108-412: The applicant states that 17% of the site will be landscaped. This has not been verified. Code requires a minimum of 20% of the building site area be landscaped and 70% of the vegetation shall be native vegetation. The landscape plan does include 70% native vegetation. **A waiver might be needed for minimum landscape area.**
7. 108-413, landscape requirement along street frontages. The property is 2.76 acres therefore, this section of the code requires 120 plant units per 100 linear ft in a 30 ft wide buffer area for a total of 464 plant units. The plan proposes approximately 260 shrubs planted in a 5 ft wide landscape strip along the N. Roosevelt Blvd sidewalk. The proposed landscaping also includes several island extension areas from the shrub landscape strip that include an additional 150 plants units that include shrubs and five palms. **A waiver is needed for buffer width and plant units.**
8. Sec 108-414 Interior parking areas: The property includes parking for customers, employees, parking areas for car repair work areas, and parking of new vehicles-for sale. Parking islands are proposed primarily in the customer areas. Code requires a minimum landscape area of 20% of the total parking area and includes requirements as to size and vegetation. At this time, it is not known what percentage of the parking areas are for what purpose. **A waiver might be needed.**
9. Sec 108-416, interior area landscaping. This section of code specifically looks at the planting of trees and requires that all areas not covered by buildings or hardscape will have grass, groundcover, shrubs or other landscaping materials. The application states 20,157 square feet of area or 17% is not covered by asphalt or buildings. Therefore, 10 canopy trees are required to be planted in the interior of the property. The landscape plan includes most of the canopy trees to be planted along the side buffer areas. The proposed landscape plan does include the planting of three Simpson Stopper trees, a subcanopy tree species, a Gumbo Limbo tree, and numerous palms in the interior area. **A waiver will be needed.**
10. Sec 108-447: A tree protection has been submitted.

11. Sec108-448: Landscape strips are to be covered in soil and mulch. Sod has been proposed in some larger areas and pervious pavers are also proposed. No other groundcover plants have been proposed. **A waiver might be needed.**
12. Sec 108-450: Landscape screening has been provided.
13. Sec 108-452: This section reviews line of site areas. There is a concern regarding the use of vegetation along the N. Roosevelt Blvd landscape area due to the nature and shape of the roadway in this area. The proposed landscape plan provides minimal landscaping in this area with cocoplum shrubs that easily be maintained at a 24 inch height.
14. Sec 108-481: Palms constitute less than 25% of total tree requirements.
15. Sec 108-482: A landscape maintenance plan is required. A maintenance plan has not been submitted.
16. Sec 108-515: Irrigation plan required. An irrigation plan has not been submitted. A note on the landscape plans states; "all areas to be irrigated w/drip irrigation only system (by others) to be included in permit." **A condition of the approval is needed.**

Conditions:

1. Due to the rush review of the submitted landscape plan, final approval of a corrected and updated landscape plan is required from the Tree Commission to include additional plantings, as requested by the Planning Director, and Urban Forestry Manager.
2. An irrigation plan is required prior to placement on City Commission agenda.
3. A landscape maintenance plan and palm transplantation plan is required.


Karen DeMaria
Urban Forestry Manager
City of Key West

5-18-22

STAFF REPORT

DATE: May 12 and May 17, 2022

RE: **1618 N. Roosevelt Blvd (permit application #TP2022-0010)**

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

On March 28, 2022, an application was submitted for Conceptual Landscape Plan approval for a major development plan. The application was considered incomplete due to the lack of a proper existing tree map and outstanding issues with other departments.

On April 11, 2022, a meeting was held to discuss pending issues regarding city departments and the development plan. A site meeting was then scheduled on April 28, 2022 to document the existing conditions of the site and to verify locations of existing trees and palms on the property. On May 2 and 4, 2022 updated plans including an updated site map and landscape plan were submitted. Additional information and clarification was requested and on May 16, 2022 the existing tree map and landscape plan was accepted for review.

The existing site map shows all the documented vegetation on the property. The plan misidentifies the scientific name on a few species. This will need to be corrected prior to Final Landscape Plan review by the Tree Commission.

No regulated trees or palms are being removed. Nine Royal Palms will be relocated on the property. A transplant plan will need to be provided.

The Conceptual Landscape Plan is 70% native vegetation, tree species are appropriate for the area, and no regulated trees are being removed. Therefore, the Urban Forester approves of the Conceptual Landscape Plan, as submitted, so that the file can be reviewed by the Planning Board. Final Landscape Plan approval will have to be approved by the Tree Commission.



Karen DeMaria
Urban Forestry Manager
City of Key West



Google Earth photo showing entire site.



Photo looking toward the west along front of the property and N. Roosevelt Blvd.

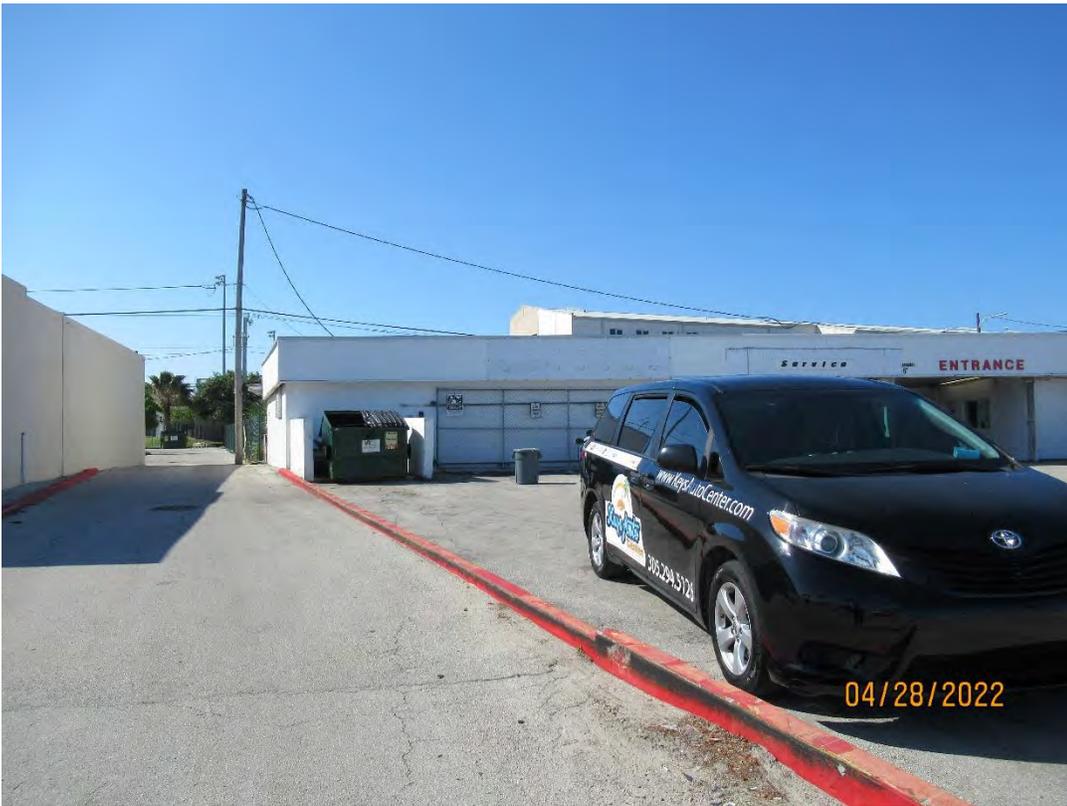


Photo looking south down the eastern property line.



Photo showing young Bismarkia palms on eastern property line



Photo standing on eastern property line looking south toward HOB school.



Standing near the southeast corner of the property looking toward the west at the interior of the property.



Photo of the southeast corner of the property looking at the existing Ficus trees.



Photo of the southern property line, southeast corner area where ficus and Brazilian pepper trees are located.



Standing near southwest area of property looking at southern property line with HOB school.



Existing ficus tree on southern property line, view 1.



Existing ficus tree on southern property line, view 2.



Photo looking down southern property line toward southwest corner.



Photo of Brazilian Pepper tree on southern property line.



Photo of southwestern property corner.



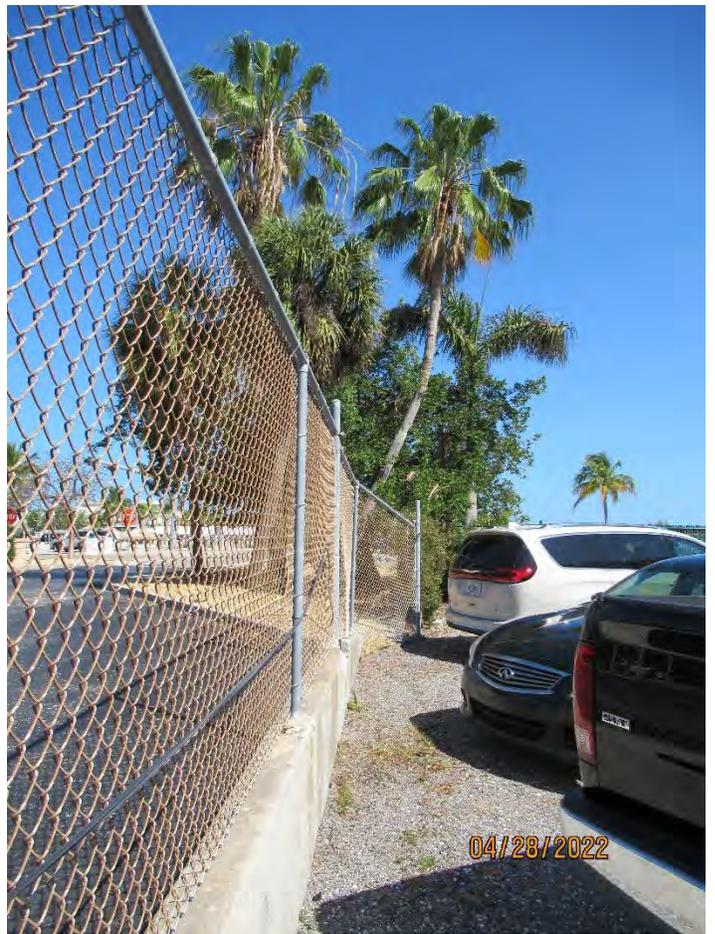
Photo of western property line area.



Photo of existing Woman's Tongue tree on western property line.



Photo of Fan Pam clump on western property line.



Looking toward the north down western property line area at large green buttonwood tree.



Standing at the northwestern property corner looking south down the western property line.



Standing at the northwestern property corner looking east down the northern property line.



Existing vegetative area in front of tiki repair area, to remain.



Existing vegetative area along side of tiki repair area. Palms to be transplanted.