

STAFF REPORT

DATE: July 1, 2022

RE: **255 Trumbo Road (file #TP2022-0013)**
Final Landscape Plan Review

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

On June 29, 2022, an application was submitted for Final Landscape Plan approval with tree removal for the above referenced property. A staff report regarding conceptual landscape plan design approval and tree removal was reviewed and approved by the Tree Commission on April 11, 2022 and included approval of the removal of 18-Green Buttonwoods (tree #4, #6, #7, #9, #10, #12, #13, #15, #16, #18, #19, #21, #22, #23, #24, #26, #27, & #29), 1-young Fiddlewood (tree #56), and 1-young Gumbo Limbo (tree #57), the transplantation of 9-Royal Palms (Palm #5, #11, #17, #28, #45, #46, #47, #48, & #49) on site, and the heavy maintenance trim of 2-Green Buttonwoods (Trees #53 & #54). All required replacement trees related to the removal approvals have been incorporated into the landscape plan. The Tree Commission also agreed that the Final Landscape Plan can be approved by the Urban Forestry Manager if no major changes occur to the landscape plan through the review process.

On May 5, 2022, an updated landscape plan was received that included some minor changes to the approved Conceptual Landscape plan design. A Sec 108 landscaping and buffer requirements report was created on May 10, 2022, for the Planning Board and this review, based on the May 5, 2022 plans, documented that no landscape waivers were required. The Planning Board approved the development plan on May 19, 2022. The project was then approved by HARC on June 28, 2022.

All required mitigation for the tree removals has been incorporated into the landscape design and the property owner will be required to remove all Brazilian pepper trees, an invasive exotic plant species, currently on the site. Conditions have been placed on the Development Plan, that the property maintenance plan must include a statement regarding continual maintenance of the property to remove any invasive exotic plant species including Brazilian Pepper (*Schinus terebinthifolia*), Lead tree (*Leucaena leucocephala*), and Australian Pine (*Casuarina equisetifolia*) from the property.

Drawings submitted for Final Landscape Plan approval are the same as reviewed through the Sec 108 review and approved by the Planning Board. Therefore, since the landscape plans of June 29, 2022 represent a minor change to the approved conceptual plan by the Tree Commission, Final Landscape Plan approval is hereby given.


Karen DeMaria
Urban Forestry Manager, City of Key West
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TREE PROTECTION AND PRESERVATION NOTES

- Protect designated existing trees scheduled to remain against:
 - Unnecessary cutting, breaking, or skinning of roots
 - Skinning and bruising of bark
 - Smothering of trees by stockpiling construction or excavation materials within protection barrier
- Protection barriers (tree barricades) shall be plainly visible and shall create a continuous boundary around trees or vegetation clusters in order to prevent encroachment within the barricade.
- For all trees to be preserved, see Tree Protection and Barricade Elevation detail.
- No grade changes shall be made within the protective barrier zones without prior approval.
- The method of protection is to make certain that 50% of the area under the canopy dripline remains undisturbed (no grade change or root cut) and there shall be no disturbance to the root plate.
- General contractor shall be responsible for the replacement and mitigation costs of trees damaged beyond repair that have been identified as protected and preserved. If trees are harmed through lack of protection or through negligence on the part of the contractor, the contractor shall bear the burden of the cost of repair or replacement.
- Root pruning shall be done by or under supervision of an ISA certified arborist, and meet or exceed ANSI A300 or approved tree care industry standards. A certified arborist must be onsite during the entirety of root pruning.
- No root pruning shall be done within a distance of 3x the diameter the tree unless authorized by the arborist.
- No more than 30% of the trees roots may be pruned.
- A pruning trench shall be cleared in a way that exposes the roots while leaving them intact. Use hand tools or an air knife. Limits of trench to be determined by the arborist.
- All roots outside of the protective barricade to be removed during the development shall be severed clean using a sharp tool to provide a clean cut. Roots shall be left with clean smooth ends and no ragged edges and a two-inch layer of mulch shall be applied over the surface of exposed roots during development within one hour of damage or exposure.
- After pruning, tree roots shall be covered and kept moist. Fill pruning trench with topsoil and water daily for a period determined by the arborist.

TRANSPLANTING CRITERIA

- All trees and palms to be transplanted are listed on the tree inventory sheet and shown on the proposed landscape plans.
- If transplanted materials are not immediately installed in their final location, they will be held on site. The contractor will set up a holding area and ensure trees and palms are stored in an upright manner and braced appropriately. All root balls will be covered with an organic layer of mulch and soil. Root balls will be kept moist and checked regular for moisture content. A temporary overhead misting system will be installed to keep canopy and plan buds moist to reduce plants from shocking.
- Pruning of trees and palms to be transplanted will be in accordance with the Florida Grades and Standards Manual's most recent addition.
- Trees and palms will be root pruned a minimum of 6 weeks prior to moving or as industry standard and Florida Grades and Standards dictate.

LEGEND

- TREE PROTECTION BARRIER
- R = REMOVE
- T = TRANSPLANT
- S = SAVE

ALL INVASIVE SPECIES SHALL BE REMOVED FROM SITE



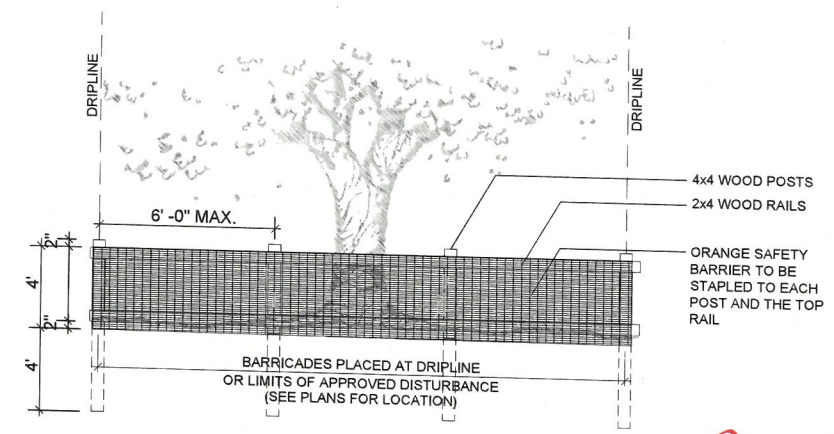
EXISTING TREE SURVEY

Tree No.	Type	DBH (in.)	
1	Green Buttonwood	10	S
2	Royal Palm	> 20 ft	S
3	Green Buttonwood	10	S
4	Green Buttonwood	11	R
5	Royal Palm	> 20 ft	T
6	Green Buttonwood	12	R
7	Green Buttonwood	11	R
8	DEAD Royal Palm	DEAD	R
9	Green Buttonwood	9	R
10	Green Buttonwood	9	R
11	Royal Palm	> 20 ft	T
12	Green Buttonwood	15	R
13	Green Buttonwood	11	R
14	DEAD Royal Palm	DEAD	R
15	Green Buttonwood	10	R
16	Green Buttonwood	8	R
17	Royal Palm	> 20 ft	T
18	Green Buttonwood	15	R
19	Green Buttonwood	11	R
20	DEAD Royal Palm	DEAD	R
21	Green Buttonwood	12	R
22	Green Buttonwood	8	R
23	Green Buttonwood	9	R
24	Green Buttonwood	10	R
25	DEAD Royal Palm	DEAD	R
26	Green Buttonwood	10	R
27	Green Buttonwood	12	R
28	Royal Palm	> 20 ft	T

Tree No.	Type	DBH (in.)	
29	Green Buttonwood	9	R
30	Green Buttonwood	13	S
31	DEAD Royal Palm	DEAD	R
32	Green Buttonwood	13	S
33	Green Buttonwood	12	S
34	Green Buttonwood	16	S
35	Green Buttonwood	11	S
36	Young Sabal Palm	5 ft	S
37	Green Buttonwood	9	S
38	Green Buttonwood	9	S
39	Green Buttonwood	9	S
40	Green Buttonwood	9	S
41	Green Buttonwood	6	S
42	Green Buttonwood	8	S
43	Royal Palm	> 20 ft	S
44	Royal Palm	> 20 ft	S
45	Royal Palm	> 20 ft	T
46	Royal Palm	> 20 ft	T
47	Royal Palm	> 20 ft	T
48	Royal Palm	> 20 ft	T
49	Royal Palm	> 20 ft	T
50	Royal Palm	> 20 ft	S
51	Royal Palm	> 20 ft	S
52	Royal Palm	> 20 ft	S
53	Green Buttonwood	18	S
54	Green Buttonwood	15	S
55	Fiddlewood	2	S
56	Fiddlewood	2	R
57	Gumbo Limbo	2.5	R

REMOVE / REPLACEMENT SUMMARY CHART

200 Cal. Inches Removed
304 Cal Provided (19 - 4" cal. Gumbo Limbo x4)
24 Cal. Provided (12 - 2" cal. Pigeon Plum x1)



TREE PROTECTION DETAIL
N.T.S.

NOT FOR CONSTRUCTION



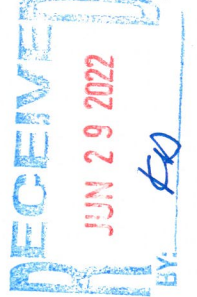
A G4I Consultants, Inc. Service Group
618 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407.423.8398

PROJECT
TRUMBO VILLAGE
255 TRUMBO ROAD
KEY WEST, FL

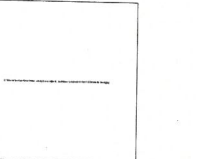
CLIENT
POPE-SCARBROUGH ARCHITECTS
610 WHITE STREET
KEY WEST, FL
305.296.3611

OWNER

CONSULTANTS



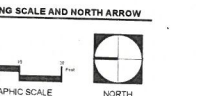
REGISTRATION



ISSUANCE	DD MM YY
PER DRG COMMENTS	09 FEB 22
TREE COMMISSION	17 FEB 22

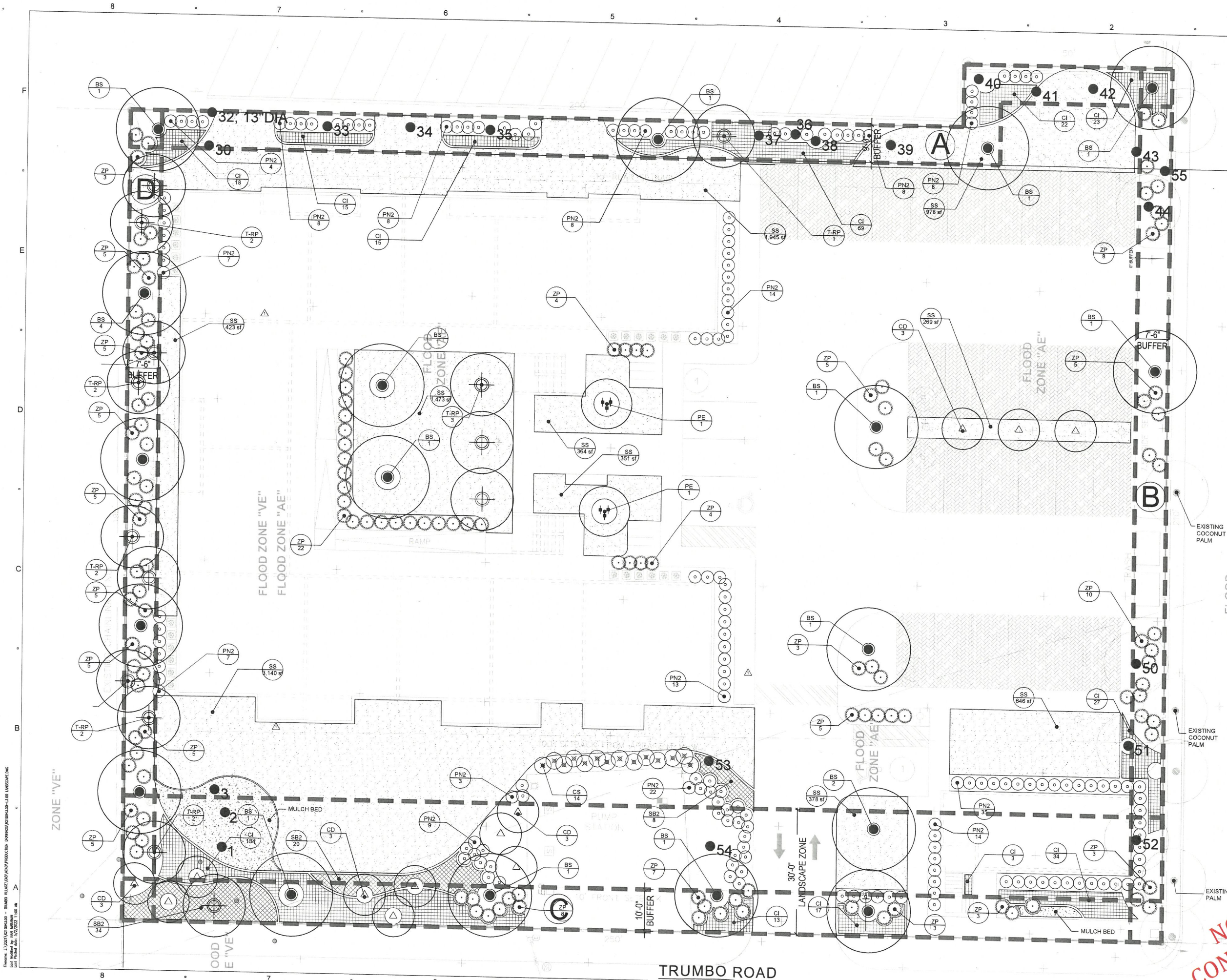
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SCALE:	SCALE 1"=20'-0"
DRAWN BY:	IM
CHECKED BY:	KO

DRAWING SCALE AND NORTH ARROW



SHEET TITLE
DEMOLITION PLAN

SHEET NUMBER
L0.00



LANDSCAPE CALCULATIONS

BUFFER YARD "A"
 Required:
 9' Wide
 40 Plant Units/100 LF
 250 LF/100 LF= 2.5 x 40= 100 Plant Units
 Provided:
 (4) Canopy Trees = 40 Plant Units
 (212) Shrubs = 212 Plant Units
 252 Plant Units Provided
 Plus 112 Cal. Inches of Existing Trees

BUFFER YARD "B"
 Required:
 7.5' Wide
 40 Plant Units/100 LF
 210 LF/100 LF= 2.1 x 40= 84 Plant Units
 Provided:
 (5) Canopy Trees = 50 Plant Units
 (11) Existing Evergreen Tree = 55 Plant Units
 (112) Shrubs = 112 Plant Units
 217 Plant Units Provided

BUFFER YARD "C"
 Required:
 10' Wide
 36 Plant Units/100 LF
 250 LF/100 LF= 2.5 x 36= 90 Plant Units
 Provided:
 (4) Canopy Trees = 40 Plant Units
 (5) Evergreen Tree = 25 Plant Units
 (141) Shrubs = 141 Plant Units
 206 Plant Units Provided

BUFFER YARD "D"
 Required:
 7.5' Wide
 40 Plant Units/100 LF
 195 LF/100 LF= 1.95 x 40= 78 Plant Units
 Provided:
 (4) Canopy Trees = 40 Plant Units
 (40) Shrubs = 40 Plant Units
 80 Plant Units Provided

LANDSCAPE ZONE
 Required:
 30' Wide
 120 Plant Units/100 LF
 250 LF/100 LF= 2.5 x 120= 300 Plant Units
 Provided:
 (5) Canopy Trees = 50 Plant Units
 (12) Evergreen Trees = 52 Plant Units
 (315) Shrubs = 315 Plant Units
 417 Plant Units Provided
 Plus - 2 Existing Buttonwood of 33 Inches

COMMUNITY SOLUTIONS GROUP

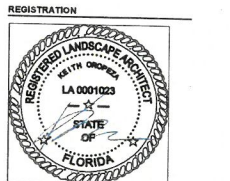
A GA Consultants, Inc. Service Group
 618 E. SOUTH STREET
 SUITE 700
 ORLANDO, FL 32801
 407.423.8398
 CERTIFICATE OF AUTHORIZATION EB9951

PROJECT
 TRUMBO VILLAGE
 255 TRUMBO ROAD
 KEY WEST, FL

CLIENT
 POPE-SCARBROUGH ARCHITECTS
 610 WHITE STREET
 KEY WEST, FL
 305.298.3611 tel

OWNER

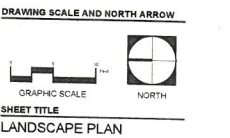
CONSULTANTS
 RECEIVED
 JUN 29 2022
 BY: [Signature]



ISSUED FOR:

ISSUANCE	DATE
PER DRC COMMENTS	09 FEB 22
TREE COMMISSION	17 FEB 22
PER COMMENTS	29 APR 22

PROJECT NUMBER R210943.00
DATE: 12.10.21
SCALE: SCALE 1"=10'-0"
DRAWN BY: JM
CHECKED BY: KO



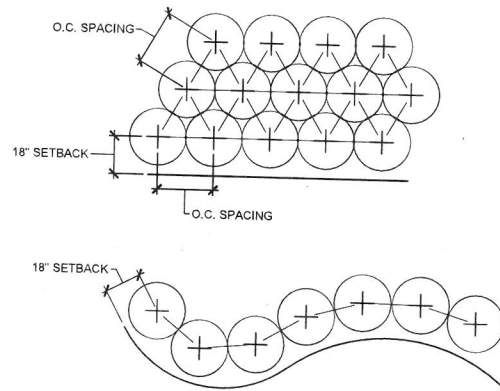
SHEET NUMBER
 L3.00

NOT FOR CONSTRUCTION

File Name: L:\2021\TRUMBO VILLAGE - TRUMBO VILLAGE (Landscape) - L3.00 LANDSCAPE PLAN.dwg
 User: jmm
 Date: 12/10/21 11:00 AM

NOTES:

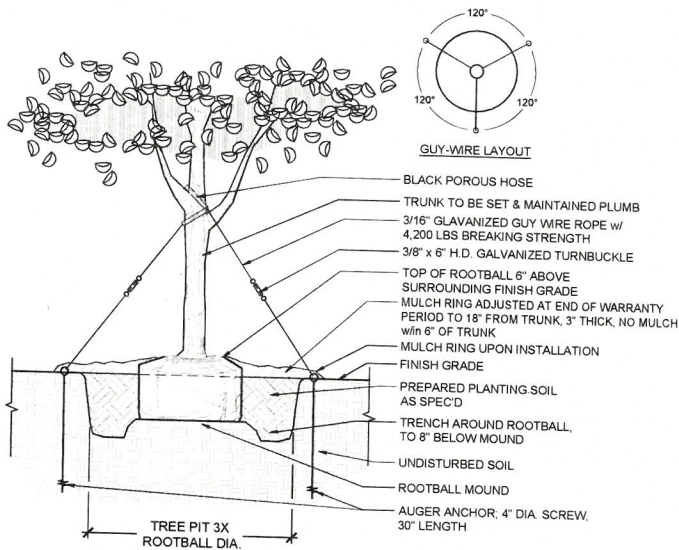
1. THE PERIMETER OF ALL CURVED PLANTING BEDS SHALL BE PLANTED AT WITH A ROW OF PLANTS AS SHOWN IN THIS DETAIL AT THE O.C. SPACING SHOWN IN THE PLANT LIST.
2. INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED IN A TRIANGULAR PATTERN AS SHOWN IN THIS DETAIL AT THE O.C. SPACING SHOWN IN THE PLANT LIST.
3. SETBACKS ARE APPLICABLE AGAINST ALL HARDSCAPE SURFACES AND SOG EDGES.



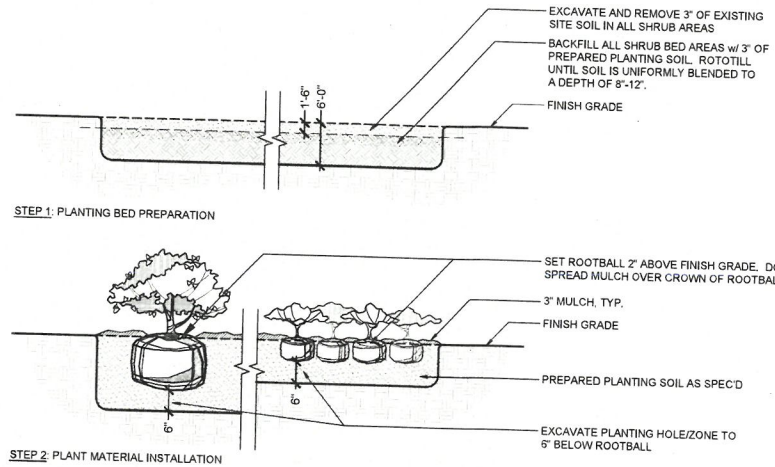
1 SHRUB AND GROUNDCOVER LAYOUT
N.T.S.

NOTES:

1. EXCAVATE OVERALL PLANTING HOLE TO DEPTH NECESSARY TO SET TOP OF ROOTBALL 6" ABOVE SURROUNDING FINISH GRADE. THIS IS THE ROOTBALL MOUND ELEVATION.
2. EXCAVATE A TRENCH TO AN ADDITIONAL 8" DEPTH AROUND THE ROOTBALL MOUND.
3. ASSURE PERCOLATION OF PLANTING HOLE PRIOR TO SETTING THE TREE. NOTIFY THE OWNER IN WRITING IF SATISFACTORY PERCOLATION IS NOT ACHIEVED.
3. SET AUGER ANCHOR OUTSIDE THE EXCAVATED TREE PIT. EXTEND MULCH RING BEYOND THE ANCHORS UPON INSTALLATION TO ENSURE EASE OF MAINTENANCE (MOWING AND TRIMMING PRACTICES) DURING THE WARRANTY PERIOD.
4. UPON REMOVAL OF GUY WIRE AND AUGER ANCHOR AT END OF THE WARRANTY PERIOD, PULL THE MULCH RING BACK TO 18" DIAMETER. INSTALL SOG OR RELATIVE ADJACENT PLANT MATERIAL IN VACATED MULCH ZONE.
5. THIS INSTALLATION METHOD IS TO BE UTILIZED ONLY FOR TREES IN ROAD R.O.W.'s.



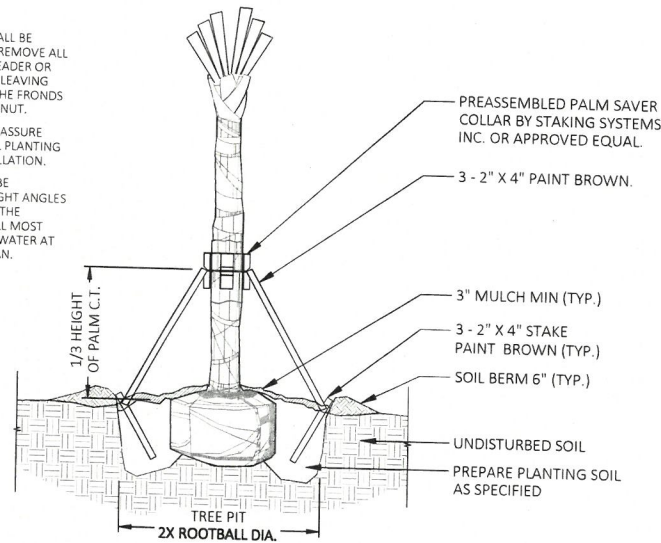
4 TREE PLANTING DETAIL (65-300 GAL)
N.T.S.



2 SHRUB AND GROUNDCOVER DETAIL
N.T.S.

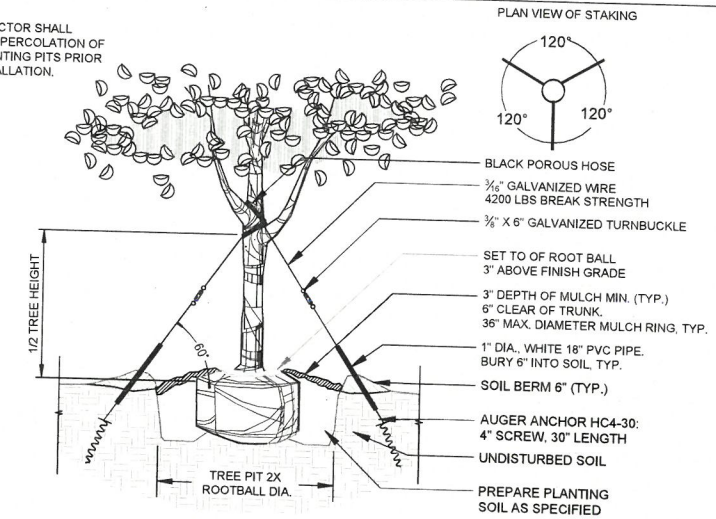
NOTES:

1. CABBAGE PALMS SHALL BE HURRICANE CUT TO REMOVE ALL FRONDS. CUT THE LEADER OR CENTRAL BUD BACK, LEAVING ONLY SECTIONS OF THE FRONDS CLOSE TO THE PALM NUT.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
3. SOIL BERMS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE PLANT OR IN THE POSITION WHICH WILL MOST EFFECTIVELY RETAIN WATER AT THE BASE OF THE PLAN.



5 PALM PLANTING DETAIL
N.T.S.

NOTE: CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.



3 TREE PLANTING DETAIL (15-45 GAL)
N.T.S.

NOTES:

1. THE SITE WILL BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH A SEPARATE METER TO MONITOR IRRIGATION WATER USAGE. AN IRRIGATION PLAN WILL BE SUBMITTED FOR PERMITTING PRIOR TO CONSTRUCTION. BOTH SPRAY AND DRIP MAY BE UTILIZED.
2. ALL LANDSCAPE SHALL COMPLY WITH CITY OF KEY WEST LANDSCAPE CODES.
3. ALL PLANT MATERIAL SIZES SPECIFIED ARE MINIMUM SIZES. CONTAINER SIZE SHALL BE INCREASED IF NECESSARY TO PROVIDE OVERALL PLANT SIZE SPECIFIED.
4. FINAL ARRANGEMENT OF PLANT MATERIAL SHALL BE STAKED BY THE CONTRACTOR FOR THE APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. THE PLANT QUANTITIES SHOWN ON THE LANDSCAPE CONTRACT DOCUMENTS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES BASED ON SPECIFIED SPACING AND SHALL REPORT ANY DISCREPANCIES TO THE OWNER FOR CLARIFICATION PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK.
6. WHERE DISCREPANCIES APPEAR BETWEEN THE NUMBER OF SHRUB SYMBOLS AND PLANT TAGS ON THE PLAN SHEETS, THE PLANT TAGS RULE.
7. REMOVE SURVEY STAKES, SILT FENCE, TREE TAGGING, AND OTHER RELATED ITEMS AFTER OWNER'S FINAL ACCEPTANCE OF THE WORK.
8. ALL PLANT MATERIAL SHALL BE PROVIDED AND MAINTAINED THROUGH FINAL COMPLETION AT PL #1 OR BETTER, ACCORDING TO THE FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, FL DEPT. OF AGRICULTURE AND CONSUMER SERVICES.

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	19	Bursera simaruba / Gumbo Limbo	65 GAL.	14'-16' HT.	4" CAL
	12	Coccoloba diversifolia / Pigeon Plum	45 GAL.	SINGLE, STD. 12' HT.	2" CAL
	2	Ptychosperma elegans / Alexander Palm	25 GAL.	Triple	8'-10' HT
	14	Roystonea borinquena / Transplant Royal Palm	Transplanted		
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONTAINER	SIZE	
	14	Conocarpus erectus sericeus / Silver Buttonwood	7 GAL.	3' HT, FULL	
	168	Psychotria nervosa / Wild Coffee	3 GAL.	18"-24" OA	
	133	Zamia pumila / Coontie	7 gal	3' HT, FULL	
SHRUB AREAS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	
	390	Chrysobalanus icaco / Coco Plum	3 GAL.	18" HT.	24" o.c.
	62	Spartina bakeri / Sand Cord Grass	3 GAL.	24"-30" OA, FULL	36" o.c.
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	
	9,967 sf	Stenotaphrum secundatum / St. Augustine Grass	sod		

NOT FOR CONSTRUCTION

COMMUNITY SOLUTIONS GROUP

A GAI Consultants, Inc. Service Group

618 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407.423.8398

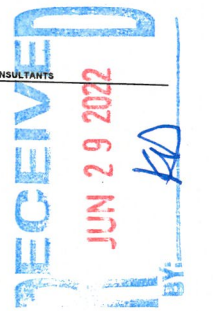
CERTIFICATE OF AUTHORIZATION: EB9951

PROJECT
TRUMBO VILLAGE
255 TRUMBO ROAD
KEY WEST, FL

CLIENT
POPE-SCARBROUGH ARCHITECTS
610 WHITE STREET
KEY WEST, FL
305.296.3611 ext

OWNER

CONSULTANTS



REGISTRATION



ISSUED FOR:

ISSUANCE	DD	MM	YY
PER DRC COMMENTS	09	FEB	22
TREE COMMISSION	17	FEB	22
PER COMMENTS	28	APR	22

PROJECT NUMBER R210943.00

DATE: 12.10.21

SCALE: SCALE AS NOTED

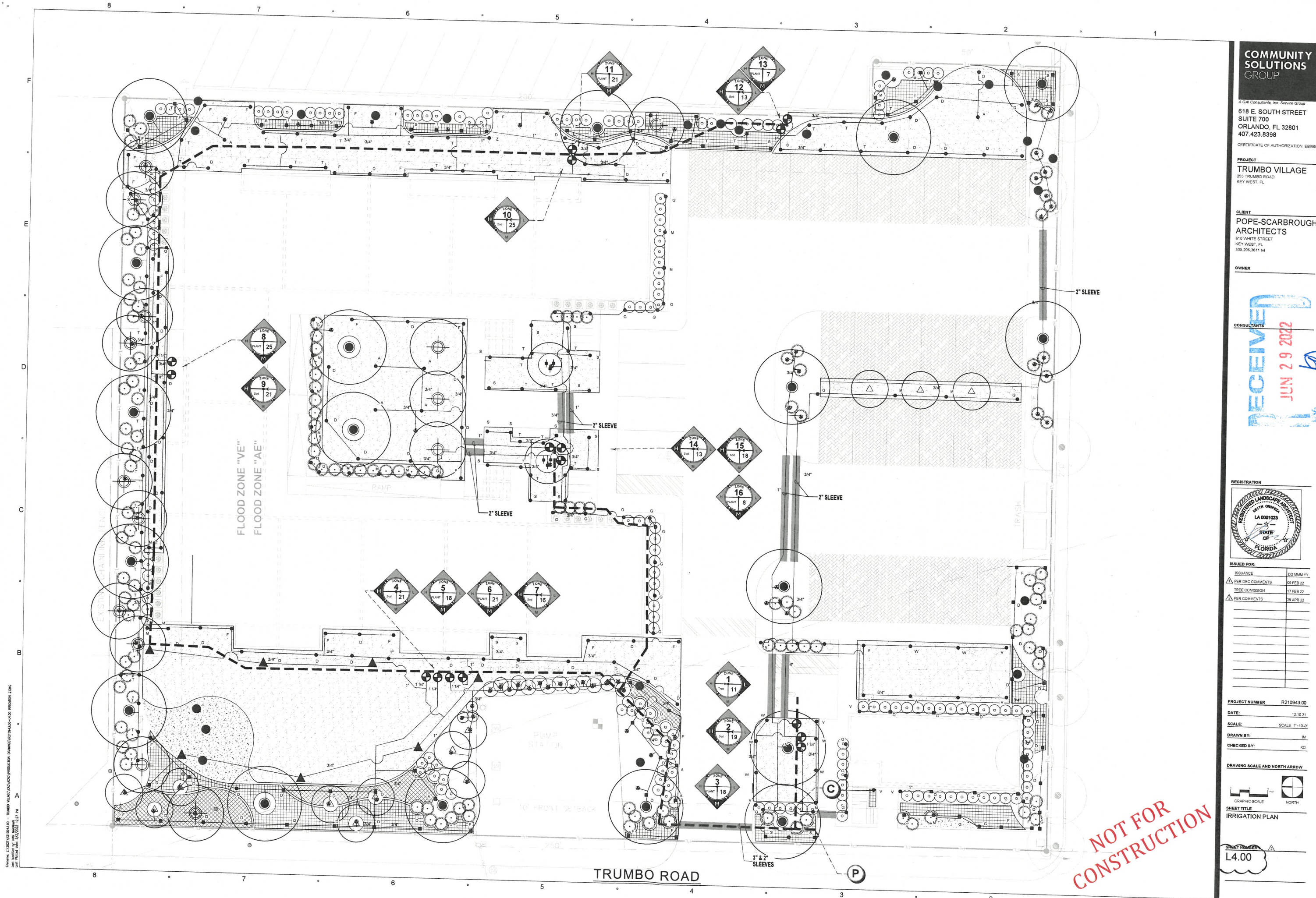
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CHECKED BY: KG

DRAWING SCALE AND NORTH ARROW

SHEET TITLE
PLANT SCHEDULE & DETAILS

SHEET NUMBER
L3.01



DRAWING NO. 2202100104010 - TRUMBO VILLAGE IRRIGATION PLAN - 1/2\" SCALES
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COMMUNITY SOLUTIONS GROUP

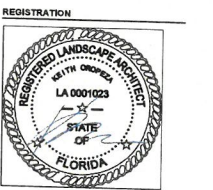
A GAI Consultants, Inc. Service Group
 618 E. SOUTH STREET
 SUITE 700
 ORLANDO, FL 32801
 407.423.8398
 CERTIFICATE OF AUTHORIZATION: EB9951

PROJECT
 TRUMBO VILLAGE
 255 TRUMBO ROAD
 KEY WEST, FL

CLIENT
 POPE-SCARBROUGH ARCHITECTS
 610 WHITE STREET
 KEY WEST, FL
 305.296.3611 (H)

OWNER

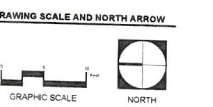
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 JUN 29 2022



ISSUED FOR:

ISSUANCE	DD MM YY
PER DRC COMMENTS	09 FEB 22
TREE COMMISSION	17 FEB 22
PER COMMENTS	28 APR 22

PROJECT NUMBER: R210943 00
DATE: 12.10.21
SCALE: SCALE 1"=10'-0"
DRAWN BY: IM
CHECKED BY: KG



SHEET TITLE
 IRRIGATION PLAN

SHEET NUMBER
 L4.00

NOT FOR CONSTRUCTION



ISSUANCE	CD	MM	YY
PER DRC COMMENTS	09	FEB	22
TREE COMMISSION	17	FEB	22
PER COMMENTS	29	APR	22

USE HUNTER MP ROTATOR NOZZLES

LEGEND

●	HUNTER PRS40 SPRAY SERIES 6" POP-UP
■	HUNTER PRS40 SPRAY SERIES 12" POP-UP
⊕	TWO HUNTER AFB ADJUSTABLE FLOOD BUBBLERS PER TREE.
▲	HUNTER PGP ULTRA ROTOR HEAD - 3 GPM
---	CLASS 200 PVC MAINLINE-1 1/2"
---	CLASS 200 PVC LATERAL LINE- SIZE AS SHOWN UNTIL A SMALLER SIZE IS SHOWN, MINIMUM SIZE OF 3/4" (EXCEPT RISERS AND FLEX PIPE)
---	SCH. 40 SLEEVE (MINIMUM OF 24" DEPTH AND 2 SIZES LARGER THAN THE PIPE SIZE OR AS LABELED ON THE PLAN)
⊕	HUNTER ICV ELECTRIC VALVE. SIZE AS SHOWN BELOW. INSTALL VALVE IN A 11"X17" VALVE BOX AND COVER 0-25 GPM=1"
⊙	CONTROLLER- HUNTER ICC2 SERIES. WHERE SHOWN ON THE PLAN, INSTALL WITH A HUNTER MINI-CLICK RAIN SENSOR. GROUND WITH A MINIMUM 8" COPPER CLAD ROD. SLEEVE TO AS REQUIRED.
Ⓟ	POINT OF CONNECTION TO A 1" POTABLE WATER METER AND BACKFLOW PREVENTER. REFER TO THE UTILITY PLAN FOR THE EXACT LOCATION AND DETAILS.

GENERAL NOTES

- REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS. HAND DIG AROUND ANY EXISTING TREES. DO NOT CUT ANY ROOTS OVER 2" IN DIAMETER.
- ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
- ALL POP-UP ROTORS AND SPRAYS SHALL BE INSTALLED USING AN 18" PVC FLEX PIPE CONNECTION. DO NOT USE POLYETHYLENE PIPE. USE WELDON 737 WITH A PURPLE PRIMER OR RED HOT CHRISTY'S BLUE GLUE ON ALL CONNECTIONS.
- ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES, WINDOWS AND BLDG. WALLS. THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING. USE ADJUSTABLE NOZZLES WHERE REQUIRED TO AVOID ANY WATER ON BUILDING WINDOWS.
- ALL RISERS SHALL BE PAINTED BLACK OR A COLOR CHOSEN BY THE OWNER'S REPRESENTATIVE AND SHALL BE STAKED WITH A STEEL ANGLE AND SECURED WITH STAINLESS STEEL CLAMPS. LEAVE THE BOTTOM 12" OF THE PIPE PURPLE ON RECLAIMED SYSTEMS.
- ALL CONTROL WIRE CONNECTIONS SHALL BE MADE IN VALVE BOXES USING 3M DBR-Y WIRE CONNECTORS AND SEALANT WITH WIRE NUTS.
- THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING SHOWING ALL IRRIGATION INSTALLATION. THE CONTRACTOR SHALL NEATLY MARK IN RED INK ON A WHITE BOND PAPER COPY OF THE IRRIGATION PLAN ANY INSTALLATION THAT DEVIATES FROM THE PLAN. THE AS-BUILT DRAWING SHALL ALSO LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES. MEASUREMENTS SHALL BE MARKED ON THE PLAN EVEN WHEN THE EQUIPMENT IS INSTALLED IN THE EXACT LOCATION AS THE PLAN. PROVIDE THE OWNER A PDF OF THE AS-BUILT PLAN.
- ALL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES. THE VALVE BOXES SHALL BE PURPLE WHEN USING RECLAIMED WATER.
- ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS OR INSIDE A SCH. 40 SLEEVE.
- ALL HEADS SHALL BE INSTALLED A MINIMUM OF 24" FROM ANY WALL AND A MINIMUM OF 6" FROM ANY SIDEWALK, PATIO OR ROAD. (MINIMUM OF 24" WHERE THERE ARE NO BUMPER STOPS) THE EXACT HEIGHT OF ANY 12" POP-UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE OWNER'S REPRESENTATIVE IN THE FIELD. INSTALL THE 12" POP-UP HIGHER WHERE BLOCKED BY TALL SHRUBS.
- THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY THEIR WORK.
- ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP OR AS OUTLINED IN THE WRITTEN SPECIFICATIONS.
- ELECTRICAL SERVICE TO LOCATION OF THE CONTROLLER, WELL OR PUMP SHALL BE PROVIDED TO BY OWNER WHEN IT IS NOT PART OF THE BID PACKAGE. CONFIRM THE LOCATION OF THE CONTROLLER WITH THE OWNER OR GENERAL CONTRACTOR BEFORE ANY INSTALLATION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SCALE THE PLAN AND CHECK NOZZLE TYPES TO DETERMINE THE CORRECT SPACING OF THE HEADS. THE CONTRACTOR SHALL NOT SPACE THE HEADS FURTHER APART OR USE LESS HEADS THAN SHOWN ON THE PLAN. ANY CHANGES TO THE HEAD SPACING OR LAYOUT, WITHOUT THE CONSENT OF THE LANDSCAPE ARCHITECT OR OWNER, SHALL HOLD THE IRRIGATION CONTRACTOR RESPONSIBLE FOR WARRANTY OF THE PLANTS AND OR SOD IN THESE AREAS.
- 48 HOURS BEFORE DIGGING, CALL 1-800-432-4770 (SUNSHINE STATE ONE CALL CENTER)
- INSTALL THREE EXTRA CONTROL WIRES TO EACH TERMINATION OF THE MAIN. ALL CONTROL WIRES SHALL BE INSTALLED INSIDE OF SCH. 40 GRAY PVC CONDUIT WHERE THEY CANNOT BE UNDER THE MAIN.

NOZZLE CHART

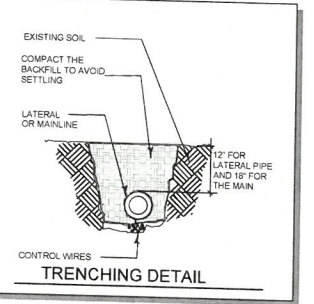
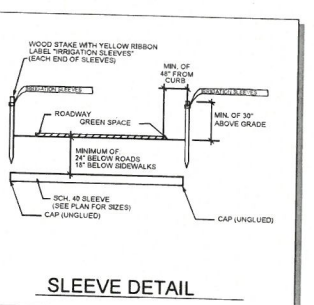
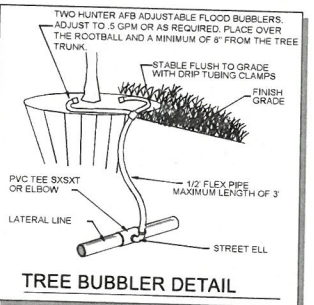
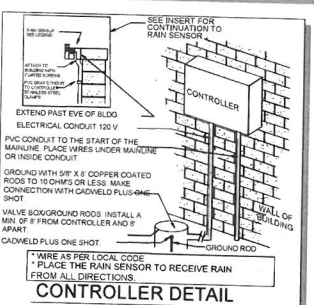
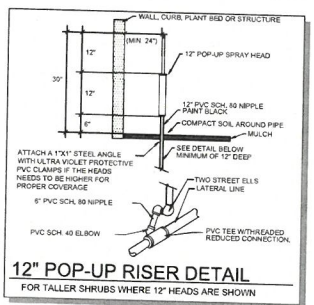
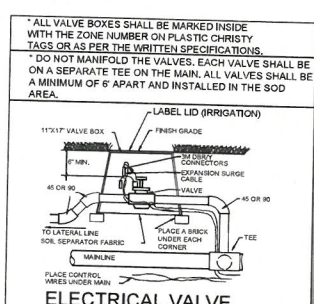
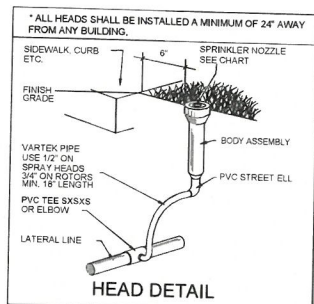
LETTER	SPEC.	COLOR	G.P.M. 40 PSI	DISTANCE	RADIUS	ZONE LABELS
A	MP2000	RED	1.47	19'	FULL	360'
B	MP CORNER	TURQUOISE	.45	14'	CORNER	105'
C	MP CORNER	TURQUOISE	.19	14'	CORNER	45'
D	MP2000	BLACK	.74	19'	HALF	180'
E	MP2000	BLACK	.40	19'	QUARTER	90'
O	MP END STRIP	COPPER	.22	5' X 15'	END STRIP	
H	RAIN_XPCN	BLACK	.23	15'	HALF PATTERN	
K	MP815	OLIVE	1.87	8-16'	FULL	360'
M	MP SIDE S	BROWN	.44	5' X 30'	SIDE STRIP	
S	MP815	MAROON	.49	8-16'	90° - 180°	
T	MP815	MAROON	.93	8-16'	90° - 180°	
V	MP3000	BLUE	.86	30'	QUARTER	90°
W	MP3000	BLUE	1.92	30'	HALF	180°
X	MP3000	YELLOW	2.73	30'	THREE QTR	270°
Y	MP3000	GRAY	3.84	30'	FULL	360°
Z	MP2000	GREEN	1.10	19'	THREE QTR	270°

THE NOZZLES LISTED SHOW THE TYPE OF MP ROTATOR NOZZLE THAT SHOULD BE USED. THE CONTRACTOR SHOULD INSTALL CORRECT NOZZLE IN EACH HEAD AS SHOWN BY THE LETTER BESIDE THE HEAD ON THE PLAN. APPROXIMATE. THE CONTRACTOR SHALL ADJUST ALL NOZZLES TO PROVIDE THE 100% COVERAGE, BUT LIMIT OVERTHROW ON TO BUILDINGS, WALLS, PAVEMENT, ETC. THE HEADS SHALL BE SPACED AS PER THE PLAN. SCALE THE PLAN FOR DISTANCE, WALLS, PAVEMENT, ETC. THE HEADS SHALL BE SPACED AS PER THE PLAN. SPRAY HEADS. THE PRECIPITATION RATE FOR THESE NOZZLES IS LESS THAN A CONVENTIONAL SPRAY NOZZLE. FOLLOW THE ZONE CHART FOR AN APPROXIMATE RUN TIME FOR EACH ZONE, BUT SET THE RUN TIME ON THE CONTROLLER BASED ON THE SPECIFIC SITE CONDITIONS. DO NOT SUBSTITUTE WITH STANDARD NOZZLES.

ZONE CHART

ZONE	PLANT (TYPE)	IRRIGATION (TYPE)	WATER (DEMAND)	PRECIP. (RATE)	APPLIC. (IN. PER WEEK REQ.)	GPM	MINUTES (PER CYCLE)	TOTAL (GALLONS)
1	TREE	BUBBLER	LOW	1.5	0.5	11	10	110
2	SOD	SPRAY	HIGH	0.75	1.5	19	60	1,140
3	PLANT	SPRAY	MEDIUM	0.75	1.0	18	40	720
4	SOD	ROTOR	HIGH	0.5	1.5	21	60	1,260
5	PLANT	SPRAY	MEDIUM	0.75	1.0	21	40	840
6	PLANT	SPRAY	MEDIUM	0.75	1.0	21	40	840
7	SOD	SPRAY	HIGH	0.75	1.5	16	60	960
8	PLANT	SPRAY	MEDIUM	0.75	1.0	21	40	840
9	SOD	SPRAY	HIGH	0.75	1.5	25	40	1,000
10	SOD	SPRAY	HIGH	0.75	1.5	25	60	1,500
11	PLANT	SPRAY	MEDIUM	0.75	1.0	21	40	840
12	SOD	SPRAY	MEDIUM	0.75	1.0	21	40	840
13	PLANT	SPRAY	MEDIUM	0.75	1.5	13	60	780
14	SOD	SPRAY	HIGH	0.75	1.5	7	40	280
15	SOD	SPRAY	HIGH	0.75	1.5	13	60	780
16	PLANT	SPRAY	MEDIUM	0.75	1.0	8	40	320
						TOTAL GPM PER RUN CYCLE	275	800
						TOTAL GPM PER WEEK (PEAK WEEKLY DEMAND)	14,220	28,440

THE RUN TIMES SHOWN FOR THE ZONE IS FOR ONE RUN CYCLE AND WILL PROVIDE HALF THE REQUIRED AMOUNT OF WATER NEEDED PER WEEK. TWO RUN CYCLES PER WEEK ARE REQUIRED TO PROVIDE THE TOTAL WEEKLY REQUIREMENT. ALL RUN TIMES SHALL BE SET TO FOLLOW THE CURRENT WATER MANAGEMENT DISTRICT REGULATIONS AND REDUCED TO ONLY ONE RUN TIME PER WEEK WHEN RESTRICTED BY DAYLIGHT CONTRACTOR SHALL BE RESPONSIBLE TO SET THE RUN TIMES BASED ON THE SPECIFIC SITE CONDITIONS AND THE PLANT REQUIREMENTS. THIS SHALL INCLUDE, BUT NOT LIMITED TO, SOIL TYPE, DRAINAGE, SLOPES, SUN EXPOSURE AND THE ESTABLISHMENT PERIOD. THE TOTAL GPM REQUIRED PER YEAR WILL BE LESS THAN THE PEAK DEMAND PER WEEK TIMES 52 WEEKS, BASED ON THE RUN TIMES BEING REDUCED BY SENSORS AND A REDUCED WATER DEMAND IN THE WINTER MONTHS.



NOT FOR CONSTRUCTION

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