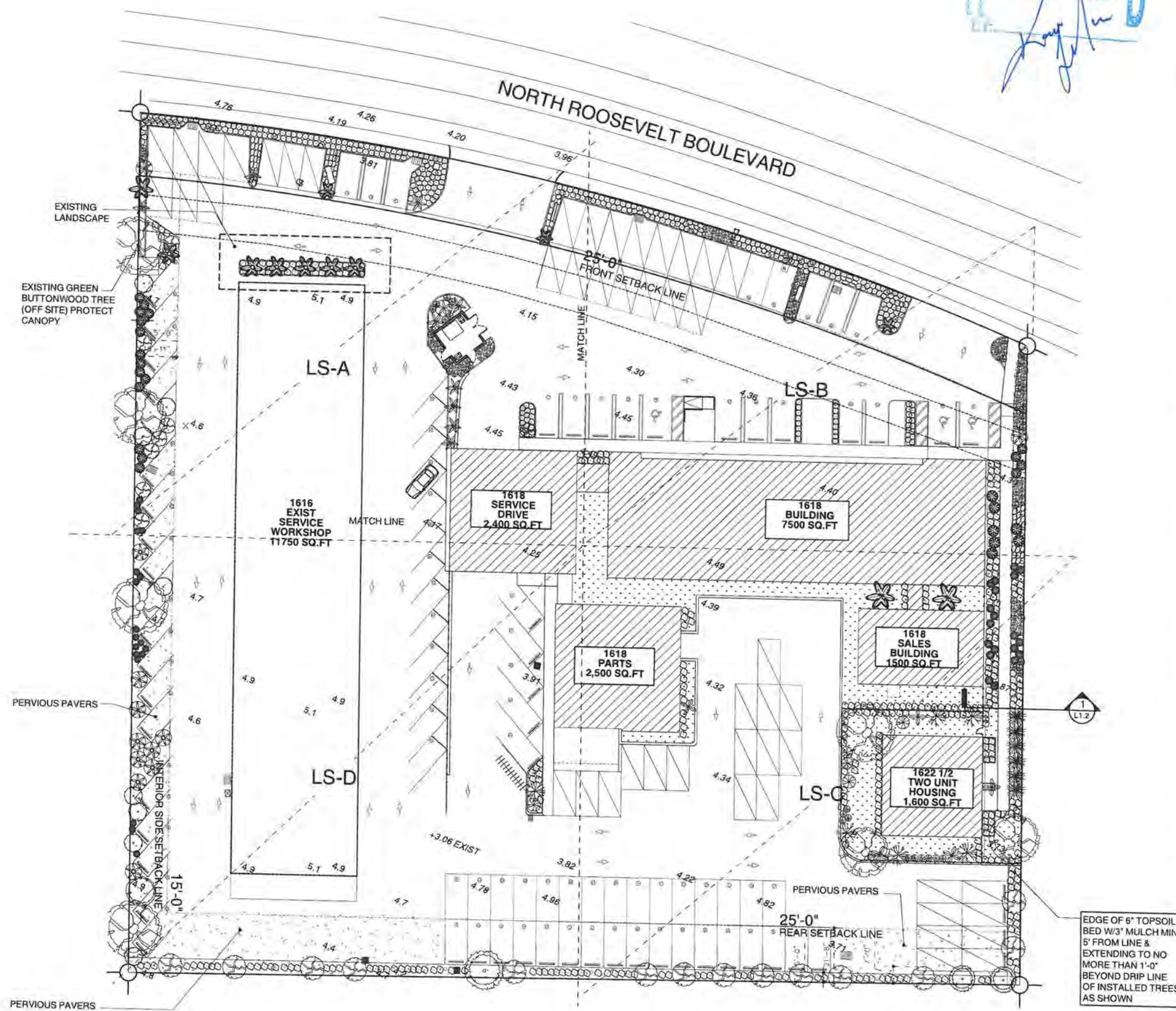


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LANDSCAPE PLAN PROPOSAL OVERALL
SCALE: 1/20" = 1'-0"

| 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 | 9,705.19 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 | FIGUS 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.



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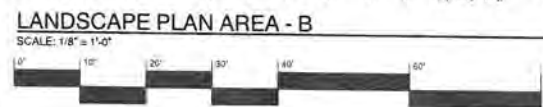
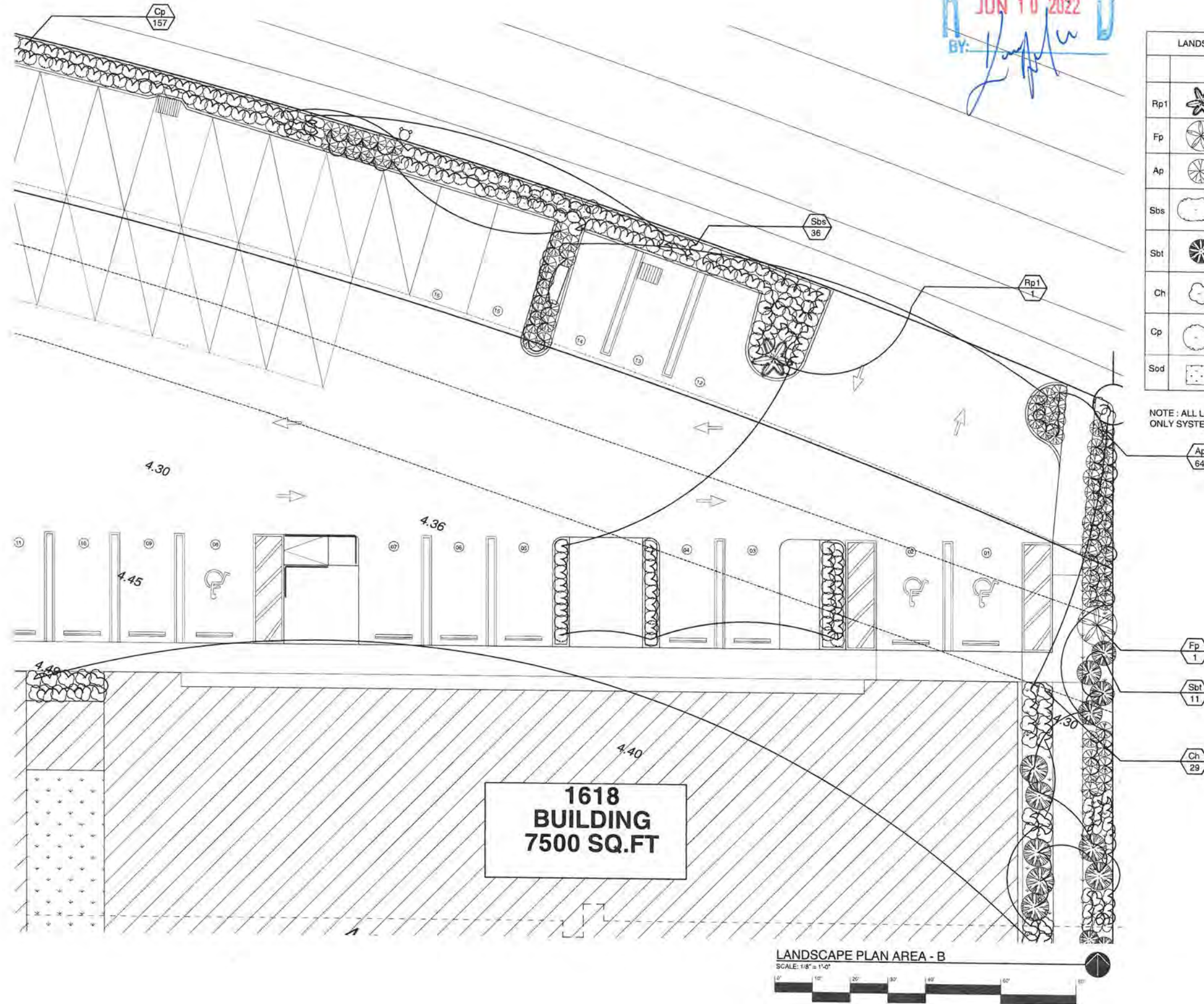
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DATE: 04.04.22
DRAWN: 09.22.21

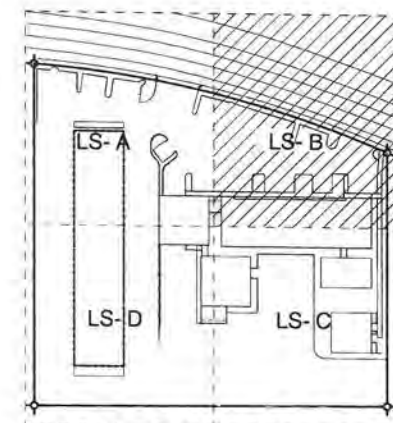
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| LANDSCAPE SCHEDULE FOR AREA B | | | | |
|-------------------------------|--------------------------------|-------------------------|------|-----------------------------------|
| | COMMON NAME | BOTANICAL NAME | No | SIZE / NOTES |
| Rp1 | NEW. ROYAL PALM TREE | ROYSTONEA ARECACEAE | 1 | 12-14' GREY TRUNK |
| Fp | FAN PALM TREE | LIVISTONA SPECIOSA | 1 | 12-14' GREY TRUNK |
| Ap | ARECA PALM | DYSPIS LUTESCENS | 64 | 3 GAL 5'-0" & 8'-0" |
| Sbs | SILVER BUTTONWOOD (SMALL BUSH) | CONOCARPUS ERECTUS | 36 | 3 GAL, 18" |
| Sbt | SILVER BUTTONWOOD (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. |

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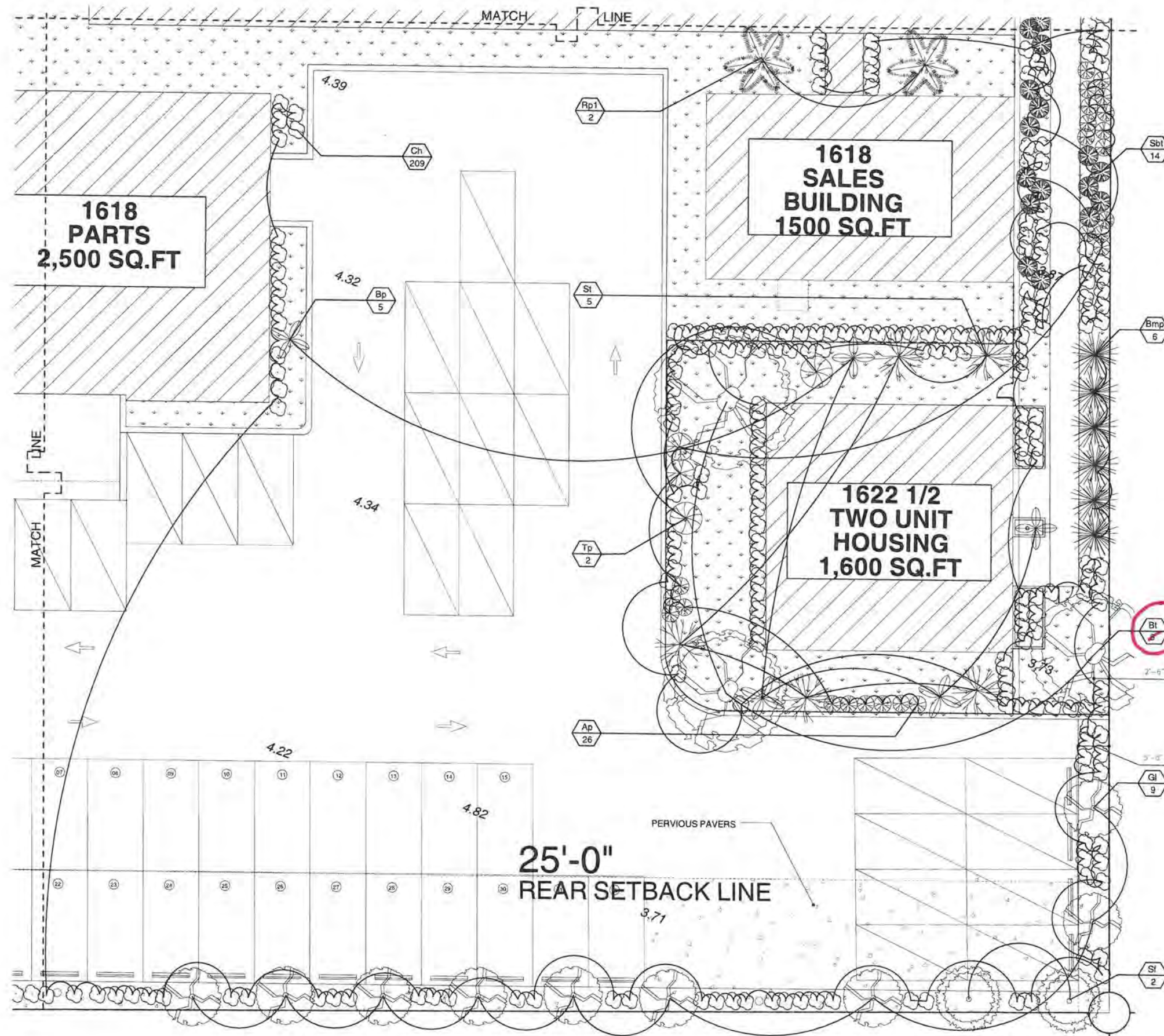
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33040

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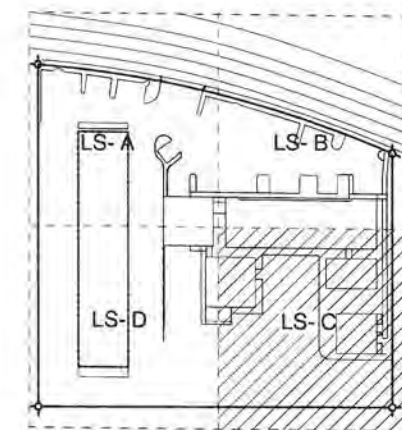
Upd Date: 04.04.23
Sheet: 00.23.21

LS-B



| LANDSCAPE SCHEDULE FOR AREA C | | | | |
|-------------------------------|------------------------------------|-------------------------|-----|-----------------------------------|
| | COMMON NAME | BOTANICAL NAME | No | TYPE |
| Rp1 | NEW ROYAL PALM TREE | ROYSTONEA ARECACEAE | 2 | 12-14' GREY TRUNK |
| Ap | ARECA PALM | DYSPIS LUTESCENS | 26 | 3 GAL 6'-0" & 8'-0" |
| Sbt | SILVER BUTTWOOD | CONOCARPUS ERECTUS | 14 | 7 GAL (24"-30") |
| Ch | CLUSIA HEDGE | CLUSIA ROSEA | 209 | 7 GAL (4'-0" HIGH) @24" STAGGERED |
| Sod | SAINT AUGUSTINE GRASS | STENOTAPHRUM SECUNDATUM | N/A | 5,086 SF. |
| Gl | GUMBO LIMBO TREE | BURSERA SIMARUBA | 9 | 4" DBH |
| Ts | 6" TOPSOIL & 3" MULCH BED SEE PLAN | | N/A | 2091.50 SF. |
| Bmp | BISMARCKIA PALM (TRANSPLANTED) | BISMARCKIA NOBILIS | 6 | 12-14' TRUNK |
| St | STRANGLER FIG EXIST. | FICUS AUREA | 2 | 12-14' TRUNK |
| SUB. CANOPY TREES | | | | |
| St | SIMPSON'S STOPPER TREE | MYRCIANTHES FRAGRANS | 5 | 5' HEIGHT |
| Tp | THATCH PALM | LEUCOTHRIX MORRISII | 2 | 5'-10' HEIGHT |
| Bp | BUCCANEER PALM | PSEUDOPHOENIX SARGENTII | 5 | 10'-15' HEIGHT |
| Bl | GREEN BUTTWOOD TREE | CONOCARPUS ERECTUS | 3 | 12'-14' TRUNK |

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



KEY PLAN
SCALE: 1/8" = 1'-0"

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



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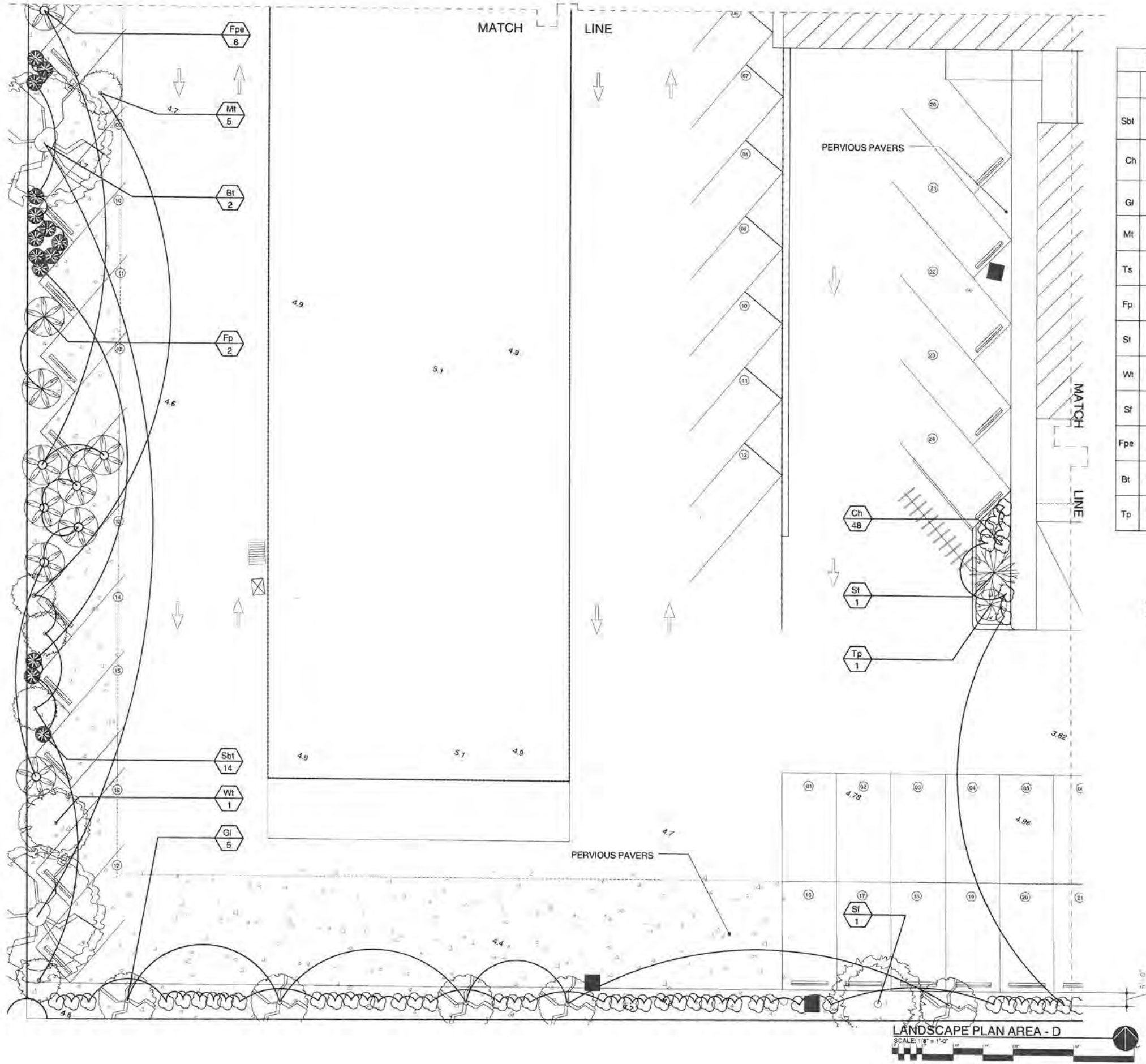
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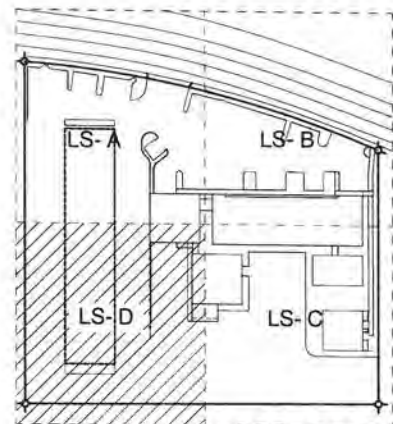
LS-C





| LANDSCAPE SCHEDULE FOR AREA D | | | | |
|-------------------------------|------------------------------------|-----------------------|-----|-----------------------------------|
| | COMMON NAME | BOTANICAL NAME | No | TYPE |
| Sbt | SILVER BUTTONWOOD (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 |
| St | STRANGLER FIG, EXIST. | FICUS AUREA | 1 | 8'-12' HEIGHT |
| Fpe | FAN PALM TREE EXISTING | LIVISTONA SPECIOSA | 8 | EXIST. |
| Bl | GREEN BUTTONWOOD TREE | CONOCARPUS ERECTUS | 2 | 12'-14' TRUNK |
| Tp | THATCH PALM | LEUCOTHRINAX MORRISII | 1 | 5'-10' HEIGHT |

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KEY PLAN
SCALE: 1/8" = 1'-0"



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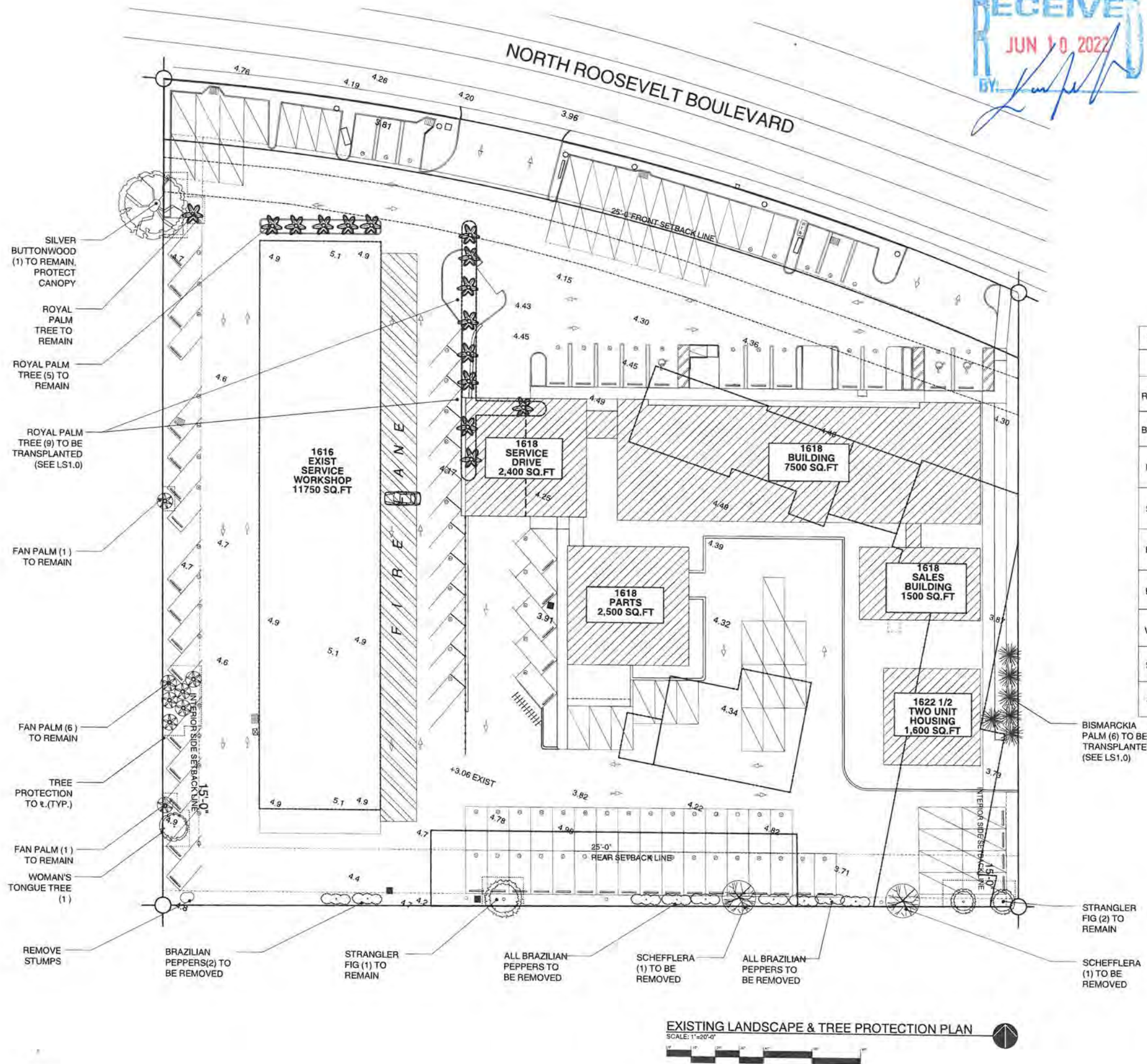
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




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& ASSOCIATES**

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LOCATION MAP
CITY OF KEY WEST & STOCK ISLAND

| EXISTING LANDSCAPE SCHEDULE | | | | |
|-----------------------------|---|---|-------------------------|-----|
| | | COMMON NAME | BOTANICAL NAME | N |
| Rp0 |  | ROYAL PALM TREE | ROYSTONEA ARECACEAE | 15 |
| Bmp |  | BISMARCKIA PALM | BISMARCKIA NOBILIS | 6 |
| Fp |  | FAN PALM | LIVISTONA SPECIOSA | 8 |
| Sf |  | STRANGLER FIG | FICUS AUREA | 3 |
| Bp |  | BRAZILIAN PEPPER (ALL TO BE REMOVED) | SCHINUS TEREBINTHIFOLIA | N/A |
| Bb |  | GREEN BUTTONWOOD TREE | CONOCARPUS ERECTUS | 1 |
| Wt |  | WOMAN'S TONGUE TREE | ALBIZIA LEBBECK | 1 |
| S1 |  | STUMPS | | 1 |
| S |  | SCHEFFLERA | SCHEFFLERA ACTINOPHYLLA | 2 |

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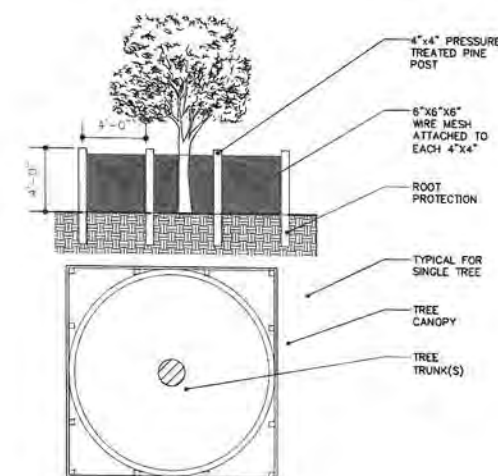
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TREE PROTECTION PLAN DETAIL

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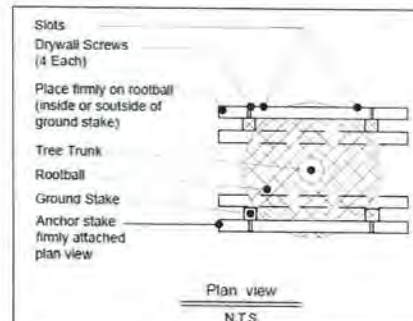
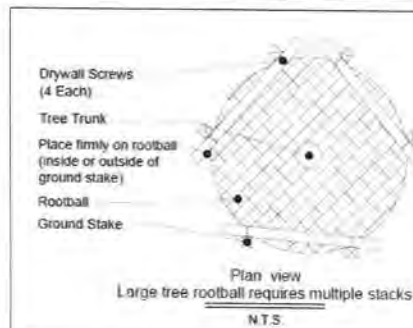
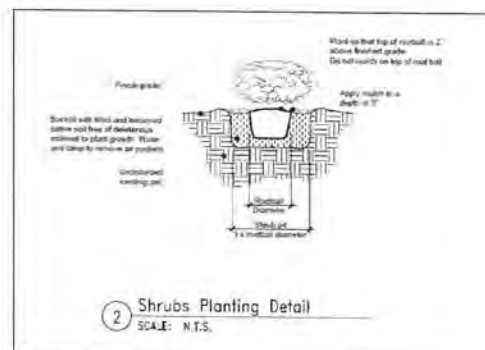
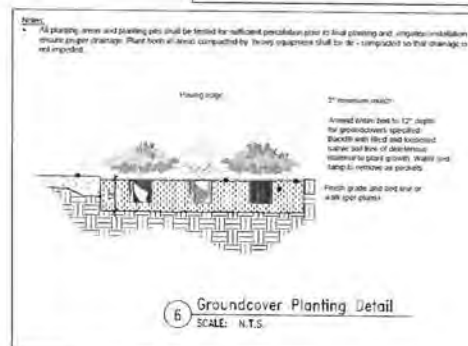
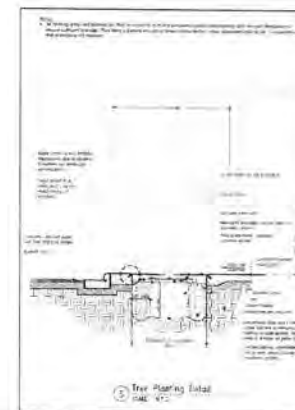
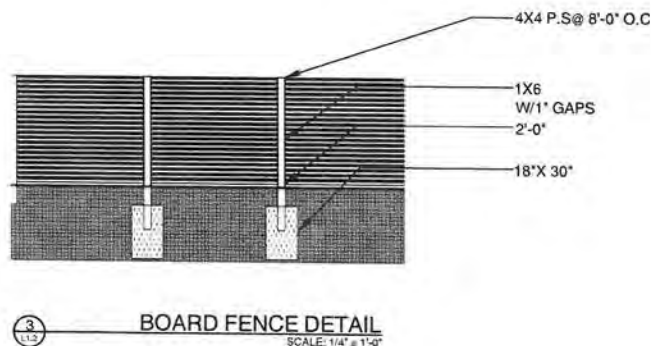
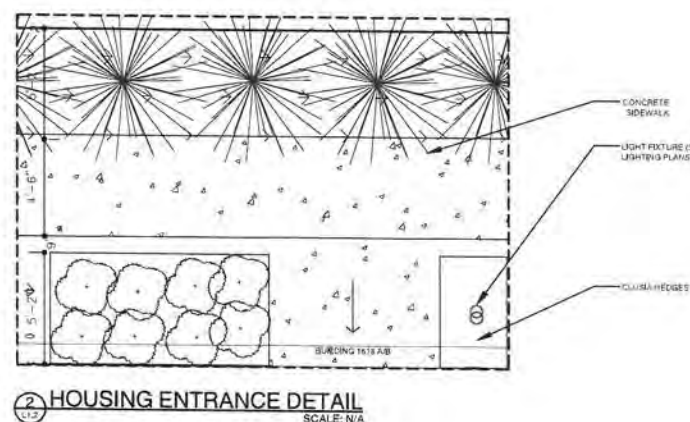
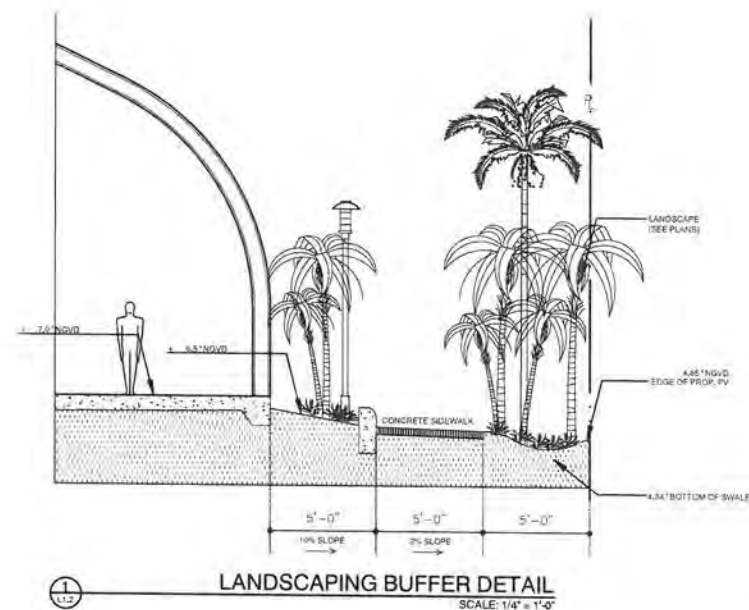
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NOTES

1. All mechanical equipment including, but not limited to Back Flow Preventor, Pumps, Electric, Phone or Cable Boxes, Lift Stations, Etc. shall be screened on 3 sides from view using an approved hedge, fence or wall.
2. All light poles if any shown on plan shall be a minimum of 15' from tree locations.
3. The Landscape Architect must be notified when the plant material has been set in place to approve final locations, prior to installation.

GENERAL NOTES

1. Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All Utility companies and/or the General Contractor shall be needed to verify utility locations prior to digging. Utility trenching is to be coordinated with the Landscape plans prior to beginning of project. The Owner and Landscape Architect shall not be responsible for damage to utility or irrigation lines.
2. Landscape Contractor shall examine the site and become familiar with conditions affecting the installation prior to submitting bids. Failure to do so shall not be considered cause for change orders.
3. Landscape Contractor is responsible for verifying all plant quantities prior to bidding and within (7) seven calendar days of the date of these plans. If any discrepancies are noted, the Landscape Architect in writing or any and all discrepancies. In case of discrepancies planting plans shall take precedence over plant list.
4. No substitutions are to be made without prior consent of the Landscape Architect. Plant material supply is the responsibility of the Landscape Contractor, and he/she shall take steps to insure availability at time of planting.
5. All plant material shall meet or exceed the size on the plant list. In all cases meeting the height and spread specifications shall take precedence over container size.
6. All planted areas to be outfitted with automatic irrigation system providing 100% coverage and 50% overlap. A rain sensor must be part of the irrigation system.
7. Landscape Contractor shall be responsible for providing temporary hand watering to all proposed landscape areas during construction.
8. The Landscape Contractor is responsible for coordinating tree and palm removals and transplants shown on the Tree/Palm Disposition Plan. The Landscape Contractor is to remove and discard from site existing unwanted trees, palms, shrubs, groundcovers, sod and weeds within landscape areas.
9. All permitting and fees to be the responsibility of the Contractor.

PLANTING NOTES

- 1 Landscape Contractor shall furnish and install all trees, palms, shrubs, groundcover, sod, planting soil, herbicide, preemergence herbicide, seed, and mulch. Landscape Contractor to provide Landscape Architect with at least 5 days notice prior to tree installation.
- 2 Landscape Contractor shall guarantee all plant material for a period of one year from the day of final acceptance by the Landscape Architect.
- 3 All plant material shall be Florida #1 or better, as defined in the Grades and Standards for Nursery Plants, Part I and II by the State of Florida Department of Agriculture.
- 4 Landscape Contractor is responsible for scheduling a nursery visit for Landscape Architect to approve all trees, palms and shrubs prior to delivery to the project site.
- 5 Landscape Contractor shall coordinate his work with that of the Irrigation and Landscape Lighting Contractor.
- 6 The Landscape Contractor shall treat planted areas with preemergence herbicide after weeds and grass have been removed. Landscape Contractor shall apply pre emergent herbicide per manufacturer's recommendation, walk prior to planting as specified. Planting soil machbackfill shall be clean and free of construction debris, rocks, weed seeds and insects.
- 7 All soil mix in plant beds for ground covers, shrubs, palms and trees shall be as per details. All other areas shall be dressed with a minimum of 4" topsoil if required.
- 8 All planting areas and planting pits shall be tested for sufficient percolation prior to final planting and irrigation installation to ensure proper drainage. Plant beds in parking lots and in areas compacted by heavy equipment shall be de-compacted so that drainage is not impeded.
- 9 All synthetic burlap, string, cords or wire baskets shall be removed before trees are planted, without breaking the soil ball. All synthetic tape shall be removed from branches and trunks prior to final acceptance. The top 1/3 of natural burlap shall be removed, after the tree is set in the planting hole and before the tree is backfilled. Landscape Contractor is to check for root defects including deep planting in the root ball and circling roots, trees with root problems will not be accepted.
- 10 Landscape Contractor is responsible for mulching all plant beds and planters with a minimum 3" layer of natural color Eucalyptus or Enviro-mulch immediately after planting. In no case shall Cypress mulch be used.
- 11 All Trees/Palms in sod areas are to receive a 48" diameter mulched saucer at the base of the trunk respectively.
- 12 Landscape Contractor shall guy and stake all trees and palms as per specifications and details. No nails, screws or wiring shall penetrate the outer surface of trees and palms. All guying and staking shall be removed twelve months after planting.
- 13 All palm and tree guy wires and braces are to be flagged for visibility, for their duration. All unattended and unplanted tree pits shall be properly barricaded and flagged during construction.
- 14 All broken branches and clear trunk branches on street trees are to be pruned according to ANSI A - 300 Guidelines for Tree Pruning to min. 5' - 0" height clearance to the base of canopy.
- 15 Landscape Contractor shall fertilize plant material as needed to support optimum healthy plant growth. All fertilization shall be performed in compliance with the latest ANSI A300 (Part 2) Standards.
- 16 Stake all trees and palms for approval by Landscape Architect prior to installation.
- 17 Any sod areas damaged by construction are to be replaced with St. Augustine Floratam sod.
- 18 All areas within limits of work not covered by walks, buildings, playground, and/or any other hardscape feature shall be sodded with St. Augustine Floratam sod.
- 19 St. Augustine Floratam - Contractor's responsibility to verify quantity.
- 20 Install rootbarrier as per manufacturer's recommendation on all large trees that are 5' or closer to any pavement or building, as shown on details page.
- 21 Root barrier shall be Vespro Inc. or approved equal.

ONE YEAR - TREE MAINTENANCE PLAN

All Plants shall be maintained in a healthy condition and in accordance with the following

Planting Day

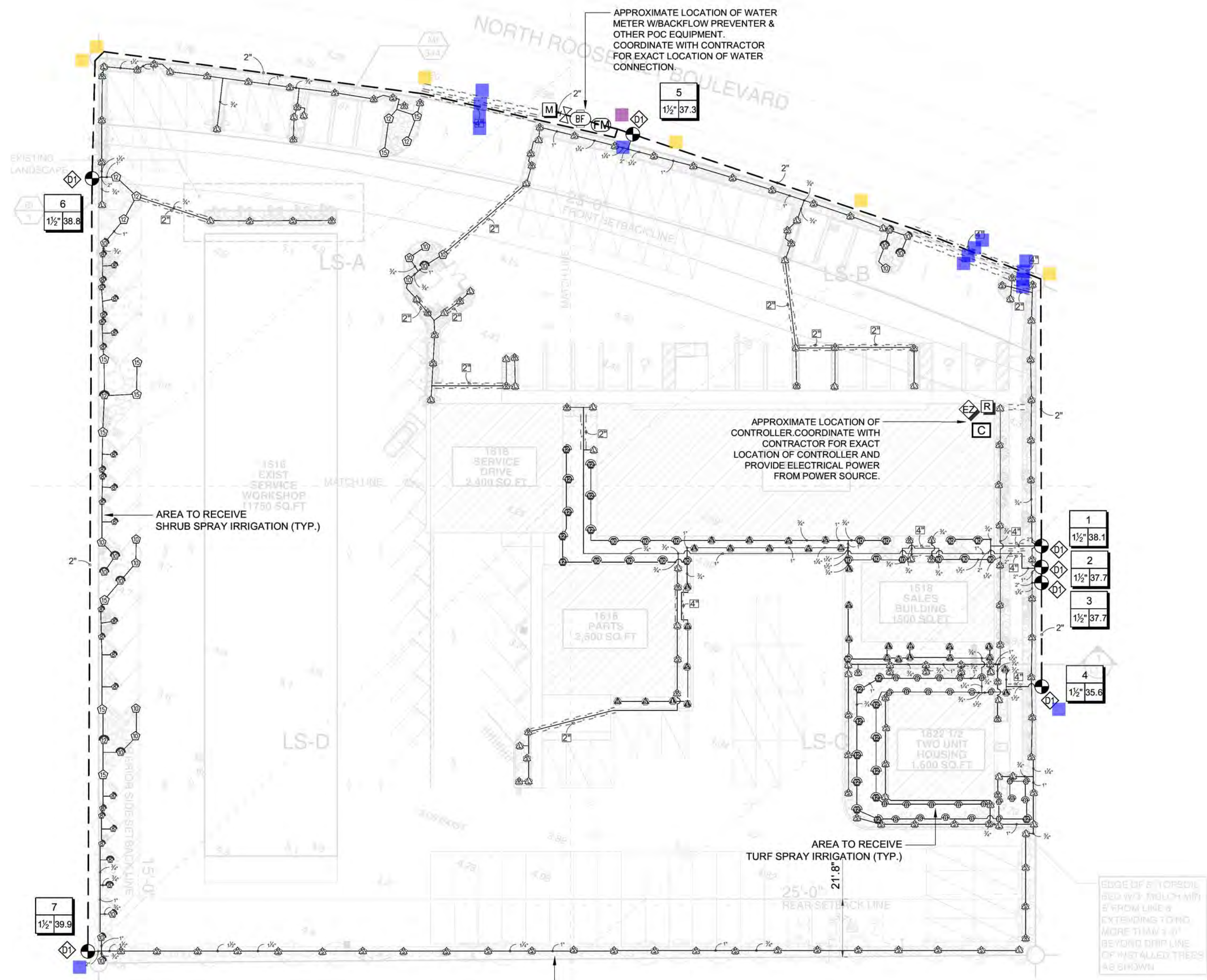
- Keep roots moist, **do not allow** the roots to dry out
- Remove turf from **planting area**.
- Dig planting hole wide and shallow. The hole should be 2-3 times wider in all directions than the root spread.
- Prune only dead or broken branches
- Remove all twine or rope from trunk and branches
- Remove planting container and burlap (any material that would restrict growth of roots; wire, plastic, wooden basket)
- Make sure that root flare is at soil level (Rule of thumb first root closest to soil should be an inch below soil surface)
- Do not use amendments in the planting hole
- Water tree at planting to remove air pockets. After backfilling gently firm soil, do not pack soil. Heavy packing will remove air space in soil.
- Do not mound soil against trunk of tree
 - Mound over entire rooting area with 2-4" of mulch (wood chips, shredded bark, etc.) Keep mulch 2-4" from trunk of tree since the could create a favorable environment for fungi.
 - Fertilizer is not recommended for newly planted trees. (Consider time-released fertilizer, if there is a need to fertilize)

After Planting

- Plants shall be watered in accordance with specification as provided on the irrigation plans.
- All lawn areas shall be mowed weekly during growing season and bi-weekly in non-growing season.
- Fertilizer shall be applied in the fall or early spring. Although it is not harmful to apply fertilizer at any time during the year.
- Inspect trees for disease or insect problems.
- Monitor health and vigor of trees
- Pruning of all shrubs shall be done regularly to control shape and form. All pruning shall be done in accordance with the American National Standards Institute (ANSI) A-300 standards.

After One Year

- Continue to monitor trees health and vigor. Inspect for disease and insect problems. Inspect evergreen trees for winter injury and fruit trees for rodent damage.
- Remove tree wrap from trees bark trees in spring.
- Remove stakes from trees planted previous year.
- All plants shall be mulched on a yearly basis or as needed to maintain healthy growth and reduce weed growth.
- Begin corrective pruning trees one year after trees are planted (general rule of thumb is to remove no more than 1/3 of the foliage at one time). All pruning shall be done in accordance with the American National Standards Institute (ANSI) A-300 standards.
- Continue watering trees as needed. If trees died in first year notify nursery that planted trees. They should guarantee trees for one year.



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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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: | |
| 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 |




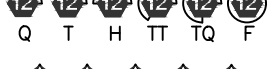




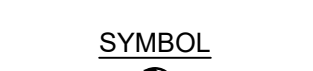














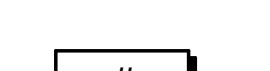
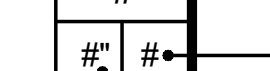


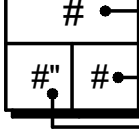


VALVE SCHEDULE

| 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 | 1-1/2" | Shrub Spray | 39.86 | 834.7 | 38.88 | 57.95 | 1.3 in/h |
| Common Wire | | | | 890.6 | | | | |

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. |
| Valve Callout | | |
|  | Valve Number | |
|  | Valve Flow | |
|  | Valve Size | |

SLEEVEING 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" |
| | |

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.

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 |

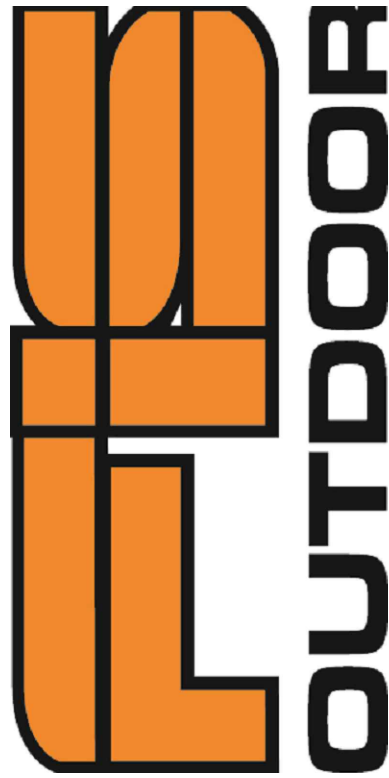
PREPARED FOR:

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

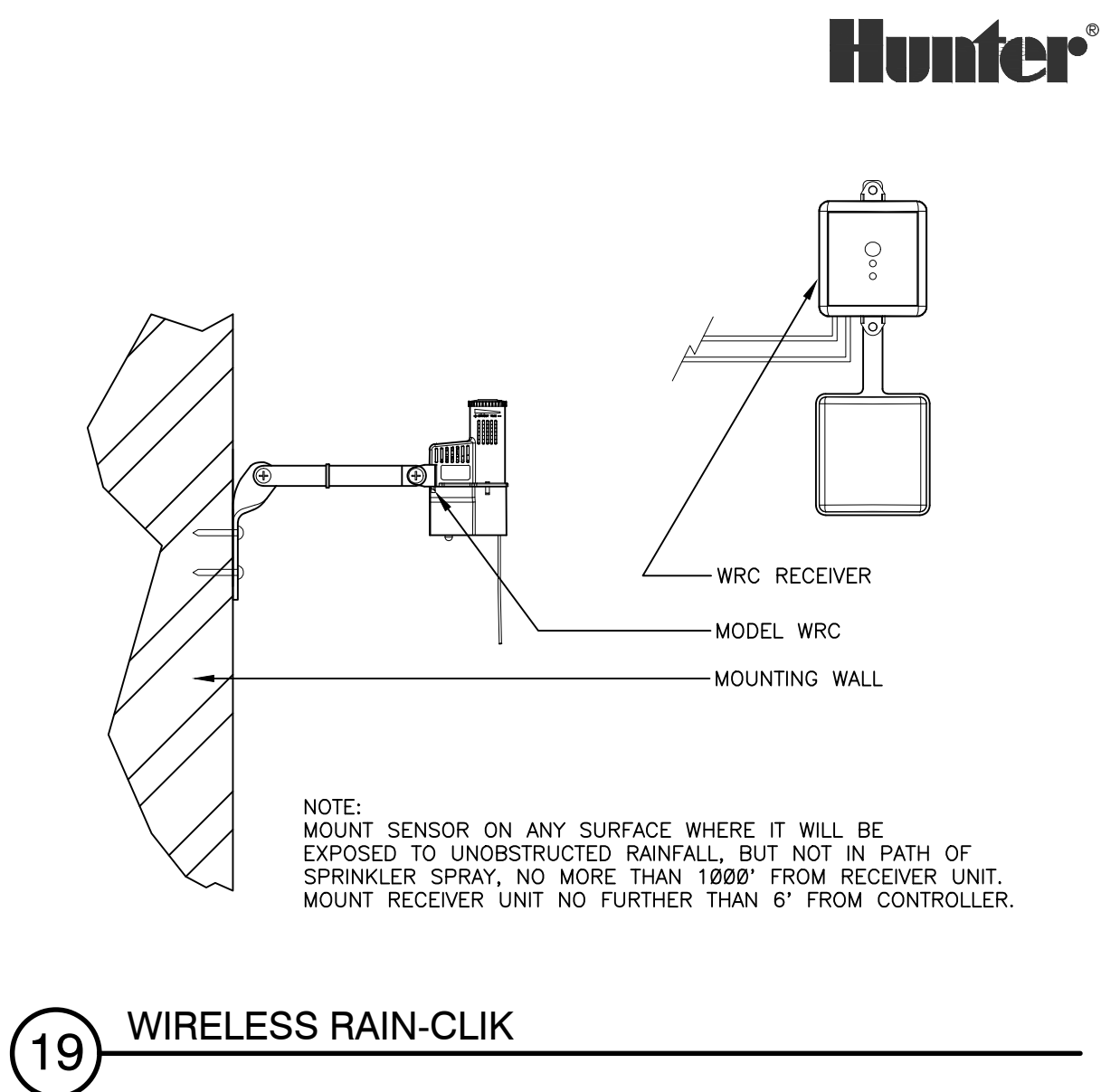
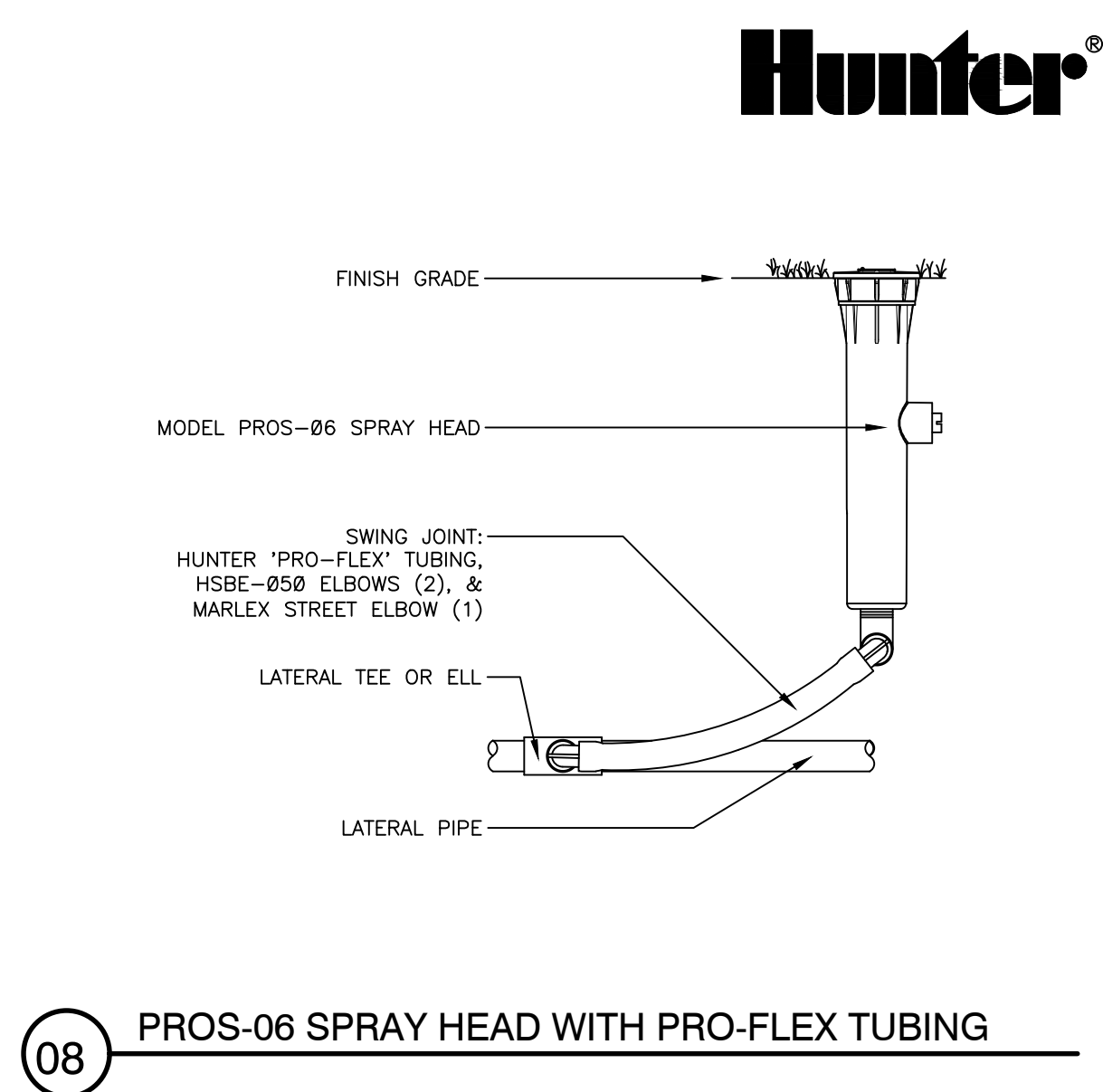
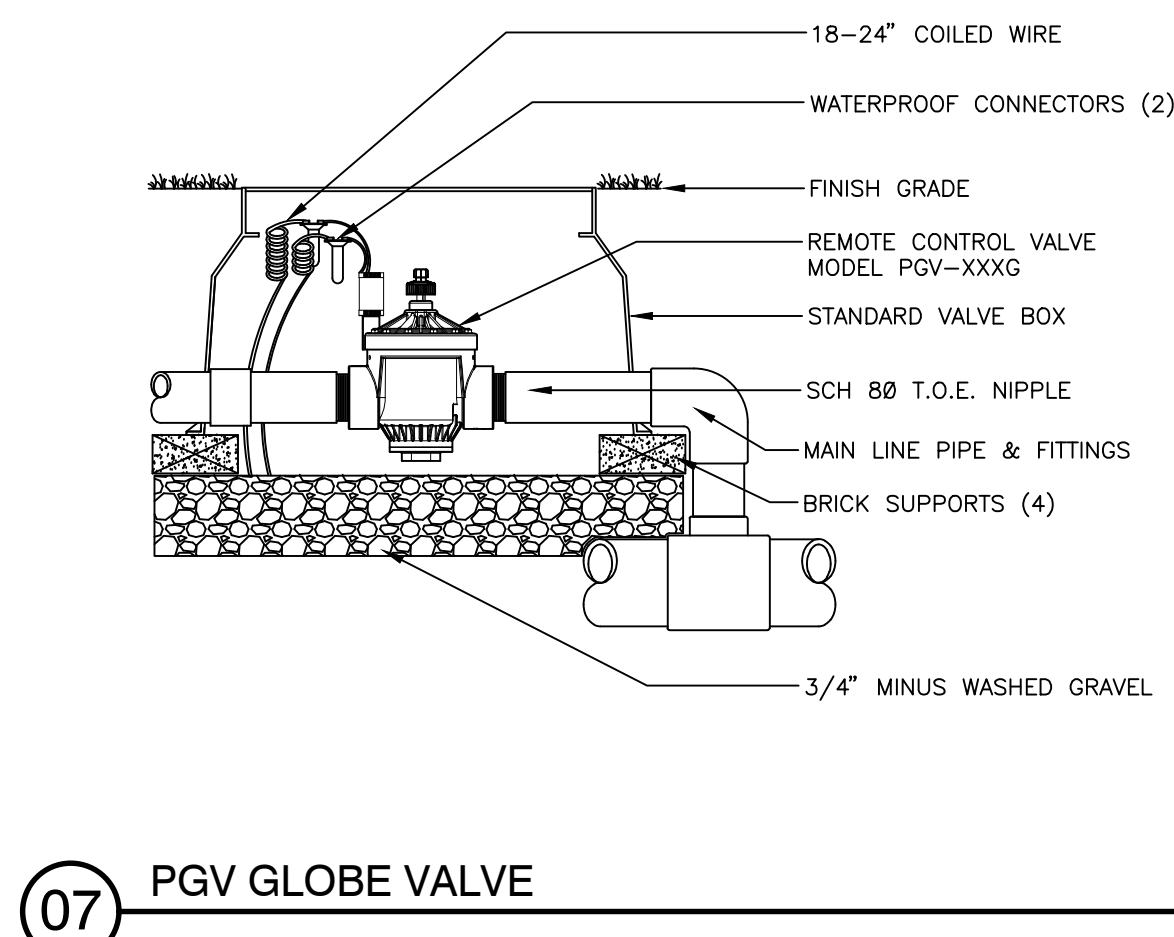
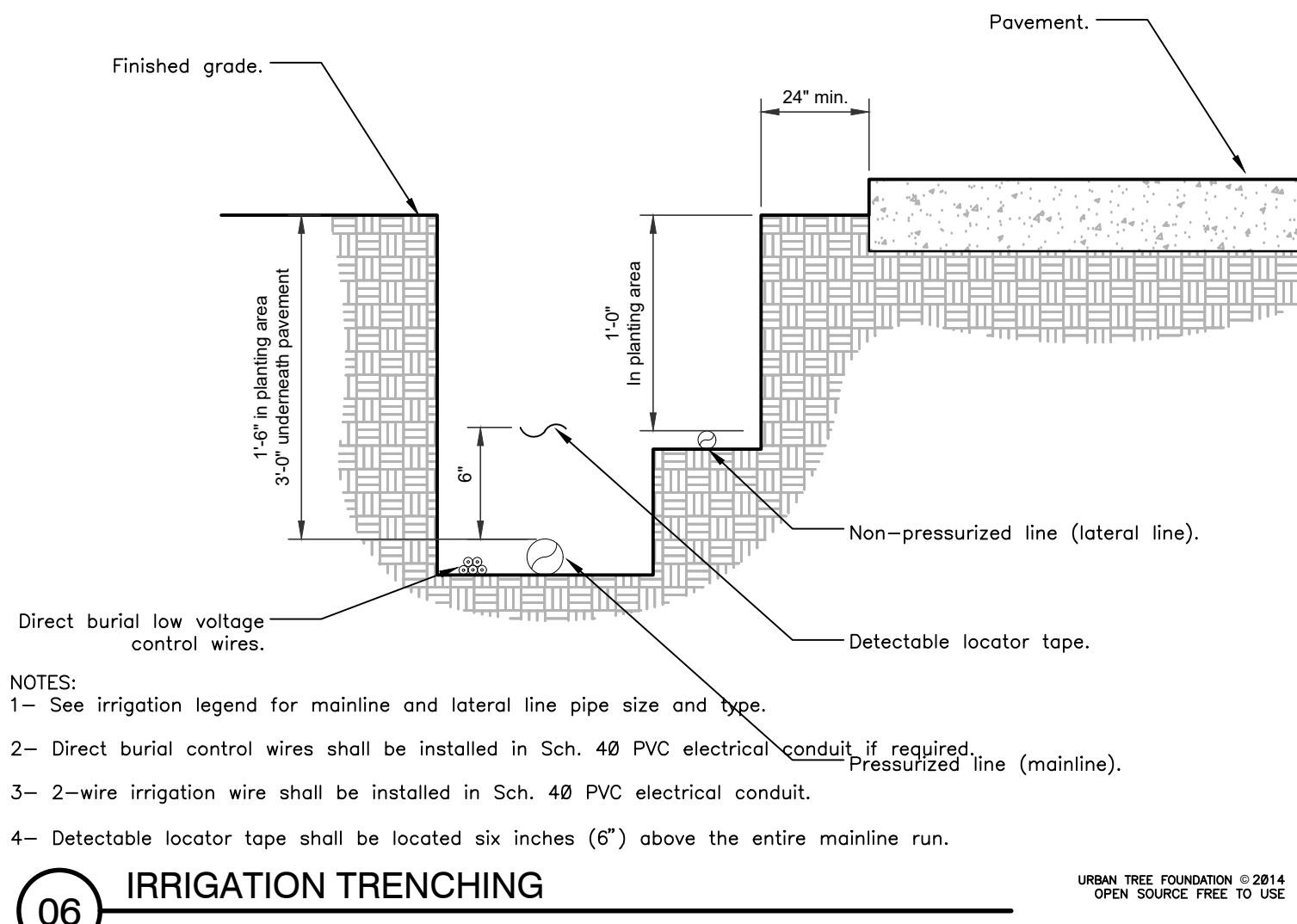
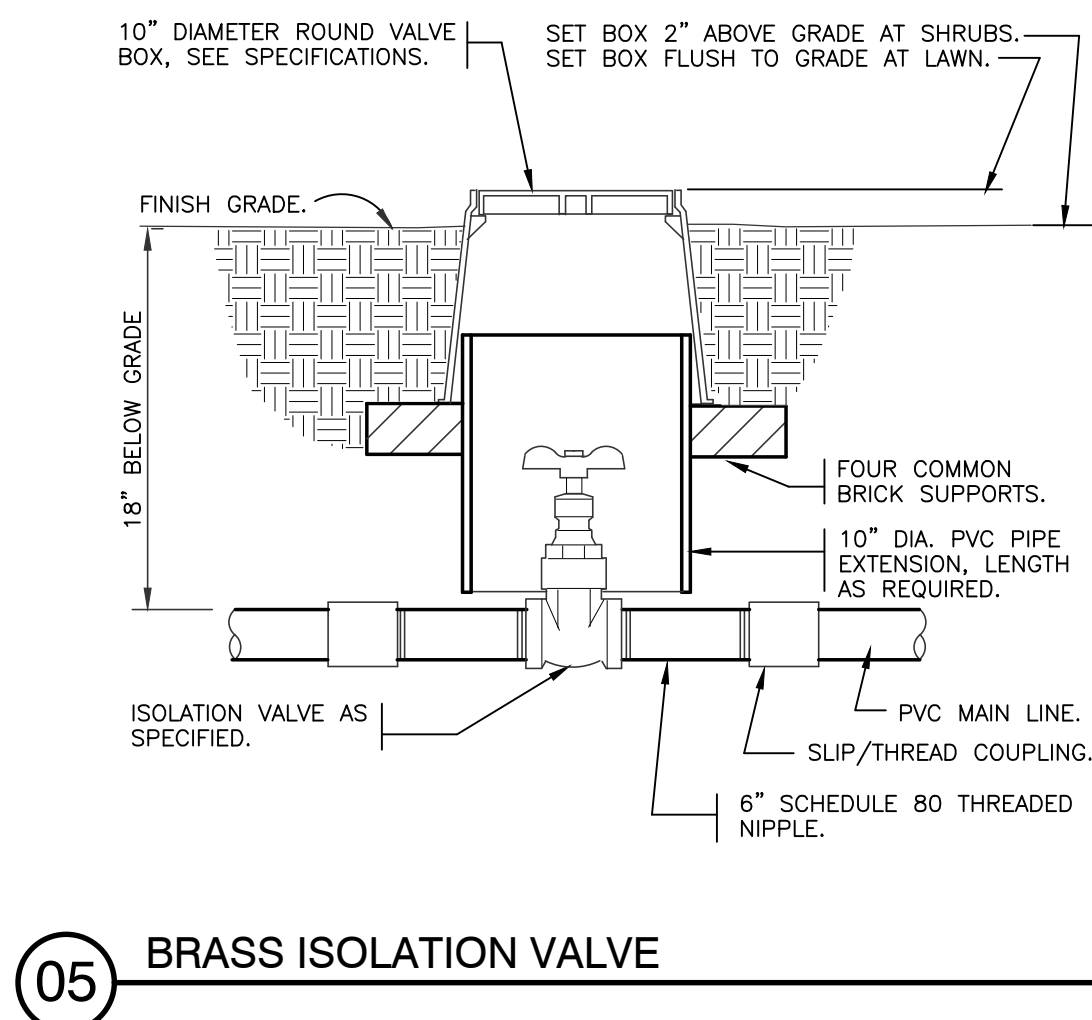
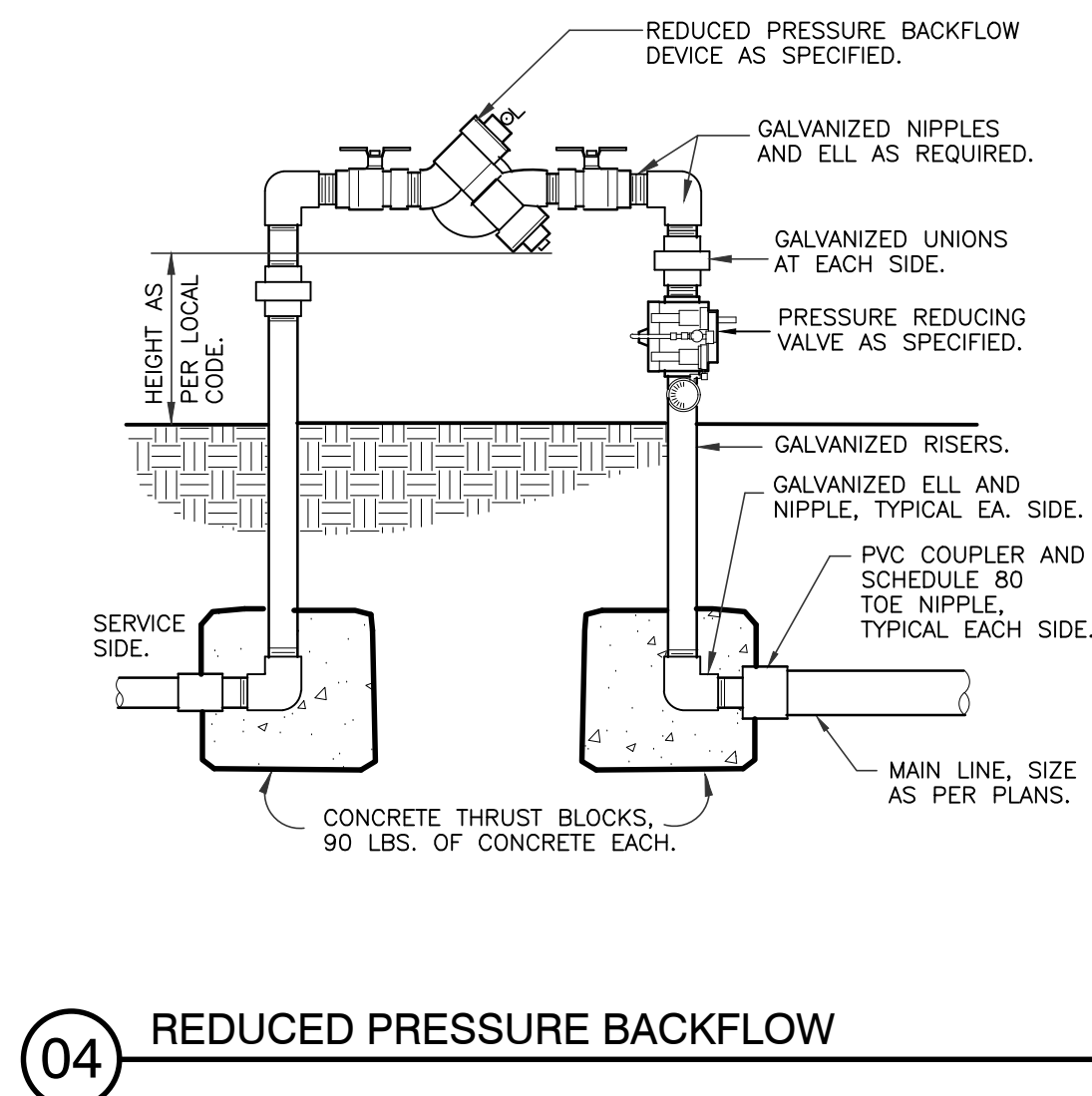
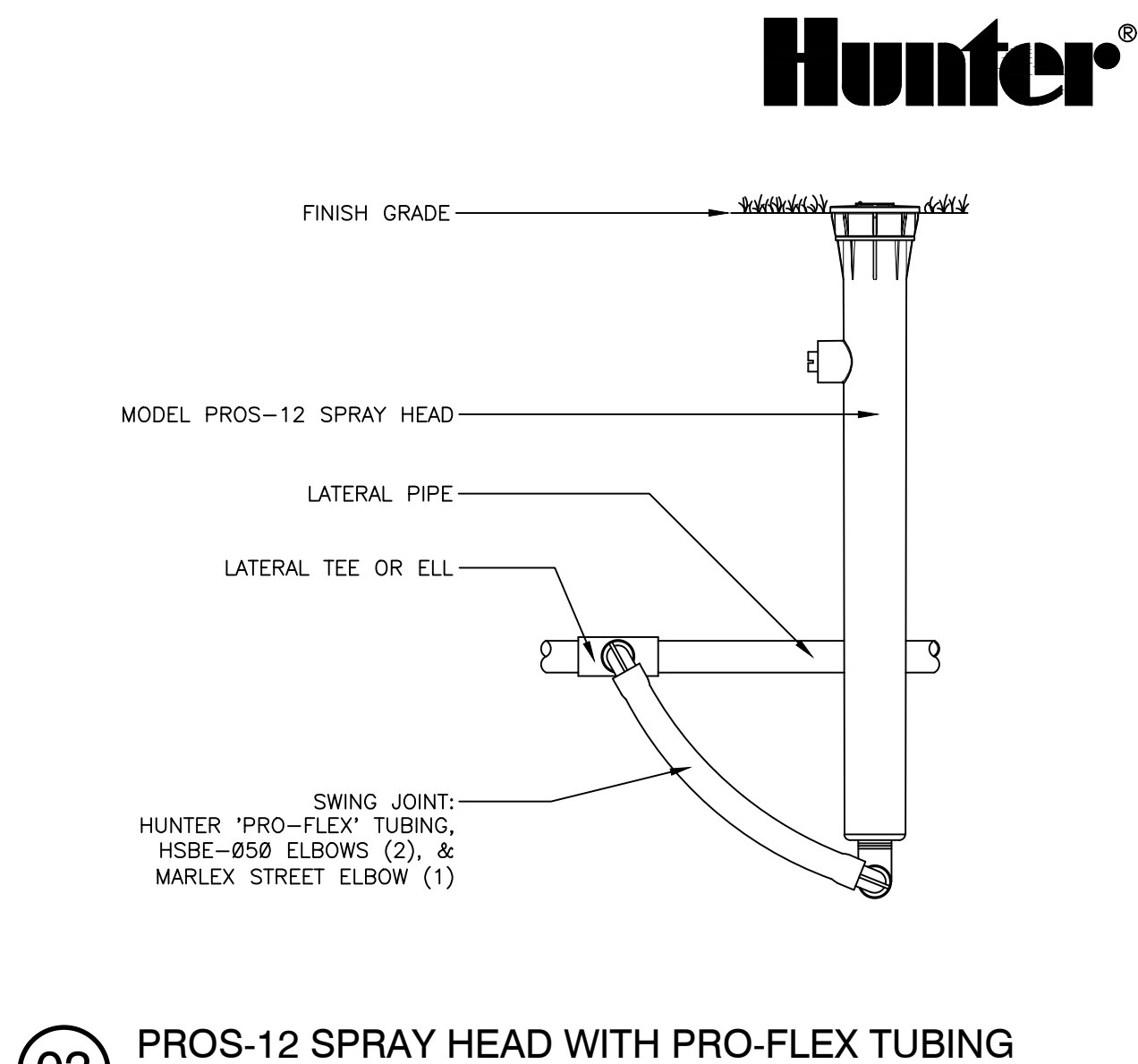
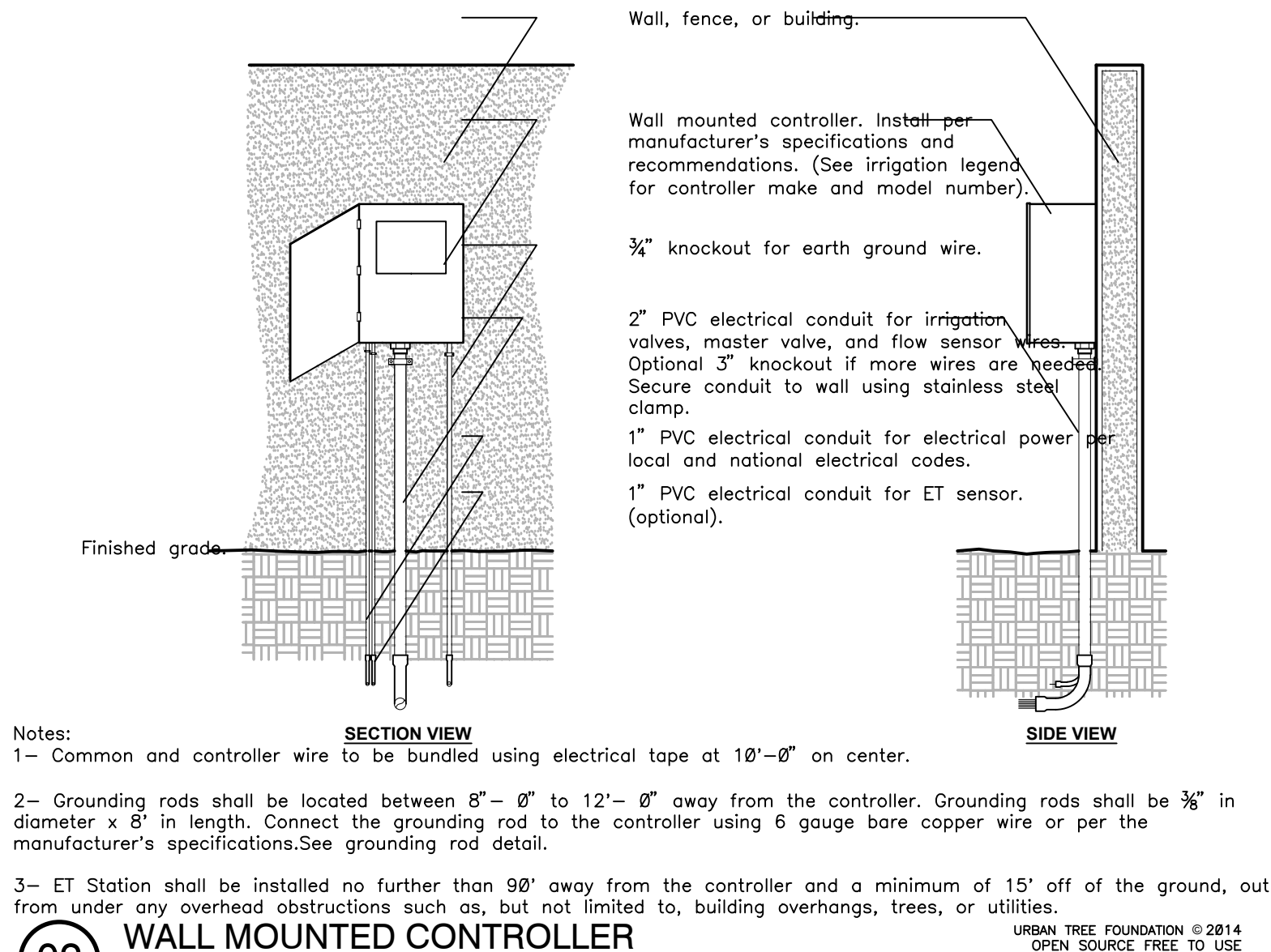
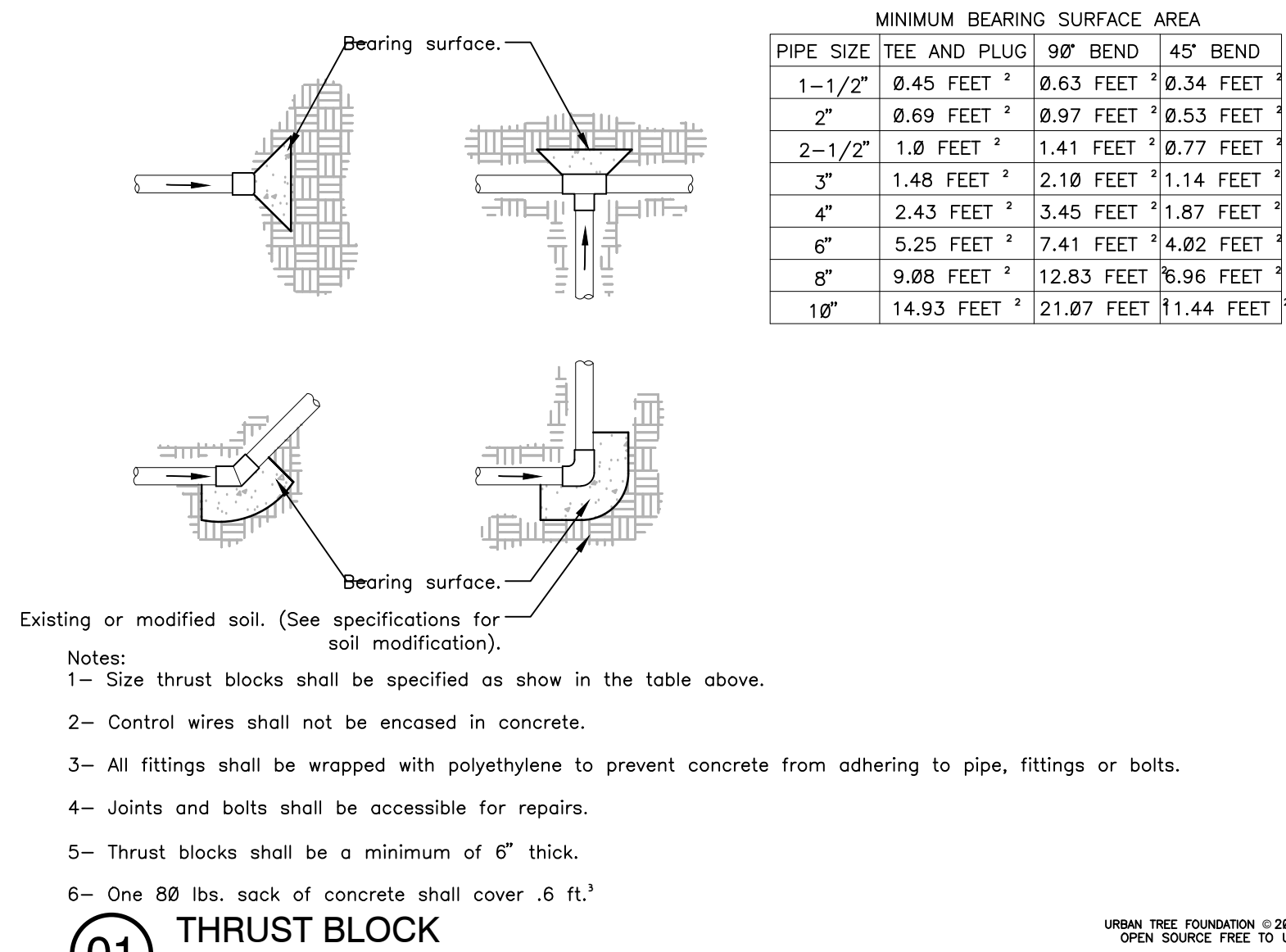
ISSUE DATE: 05-06-2022

SHEET NUMBER:

IRR-02

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STAFF REPORT

DATE: June 7 and 10, 2022

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

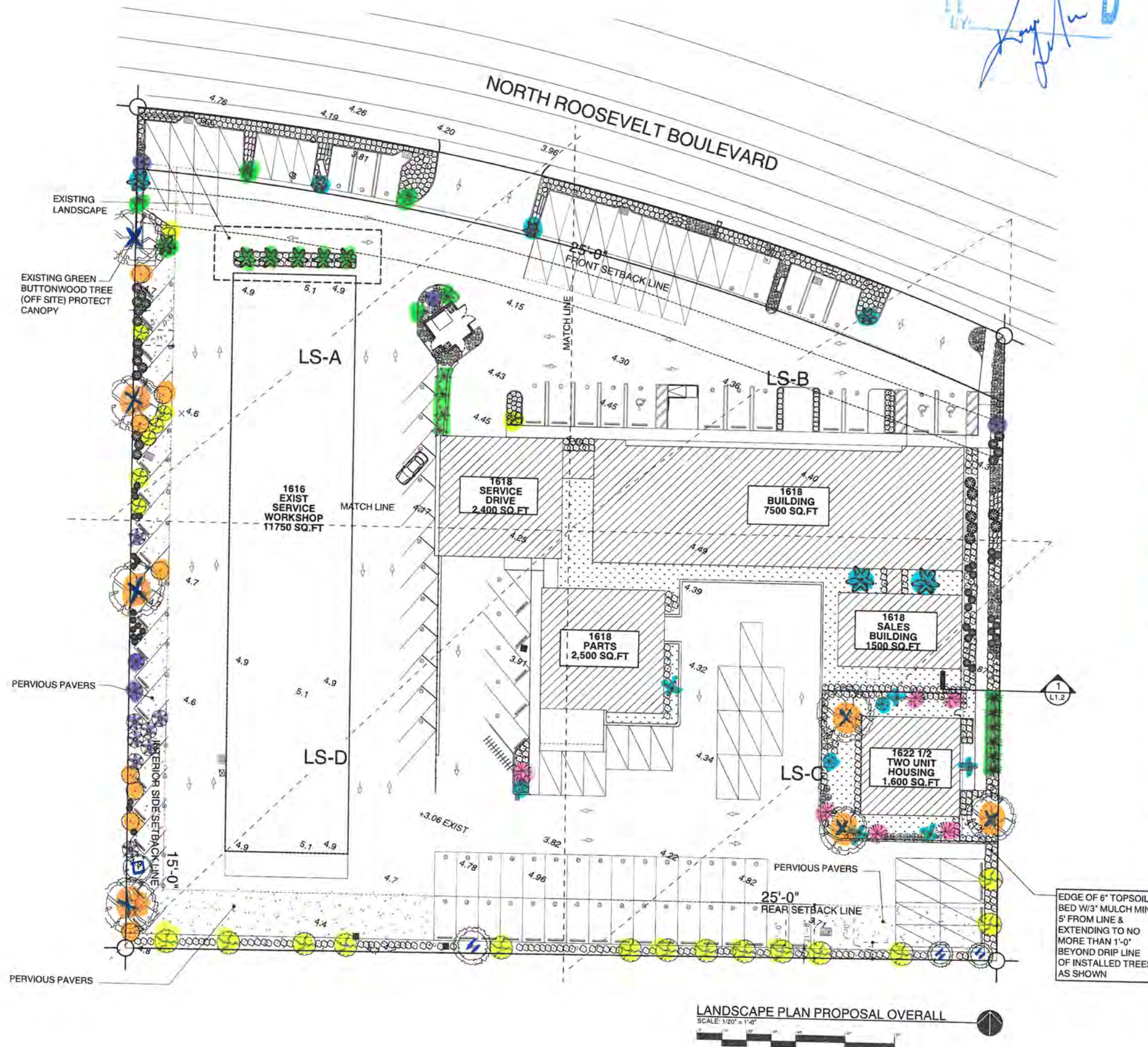
FROM: Karen DeMaria, City of Key West Urban Forestry Manager

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



| 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 | 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 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. |
| St | STRANGLER FIG | FICUS AUREA | 3 | 12'-14" HEIGHT, EXIST. |
| BtE | 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. |

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

1235 Coral Way
Miami, FL 33145
305-542-0142

AA2603307

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Proposed

Keys Auto
Center

Auto
Dealership

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

ISSUE DATE: 05.08.22
DCR - KEY WEST

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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.**

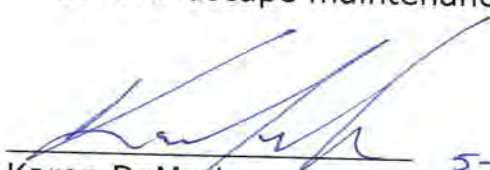
The west side buffer is approximately 2.5 ft wide therefore, 80 plant units per 100 linear feet are required for a total of 278 plant units. The plan proposes a total of 255 plant units. **Waiver required or add additional plants to the plan.**

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.