



THE CITY OF KEY WEST
Tree Commission

Post Office Box 1409 - Key West, FL 33041-1409
Telephone: 305-809-3725

June 14, 2022

Keys Motors LLC/Keys Auto Center
2300 NW 151st Street
North Miami, FL 33181

To Whom It May Concern:

The City of Key West Tree Commission recently considered your permit application TP2022-0012 for Final Landscape Design for the redevelopment of 1618 N. Roosevelt Blvd, Key West, Florida, at their regularly scheduled meeting on June 13, 2022.

The Tree Commission approved the Final Landscape Plan, stamped-dated June 10, 2022, which included the transplanting of numerous palm trees.

The permits to actually transplant these palms will not be issued until demolition and/or building permits have been submitted to the building department. At the same time, an application and a transplantation plan must be submitted to the Urban Forestry Manager for processing.

If you have any questions, please call the office at (305) 809-3768.

Sincerely,

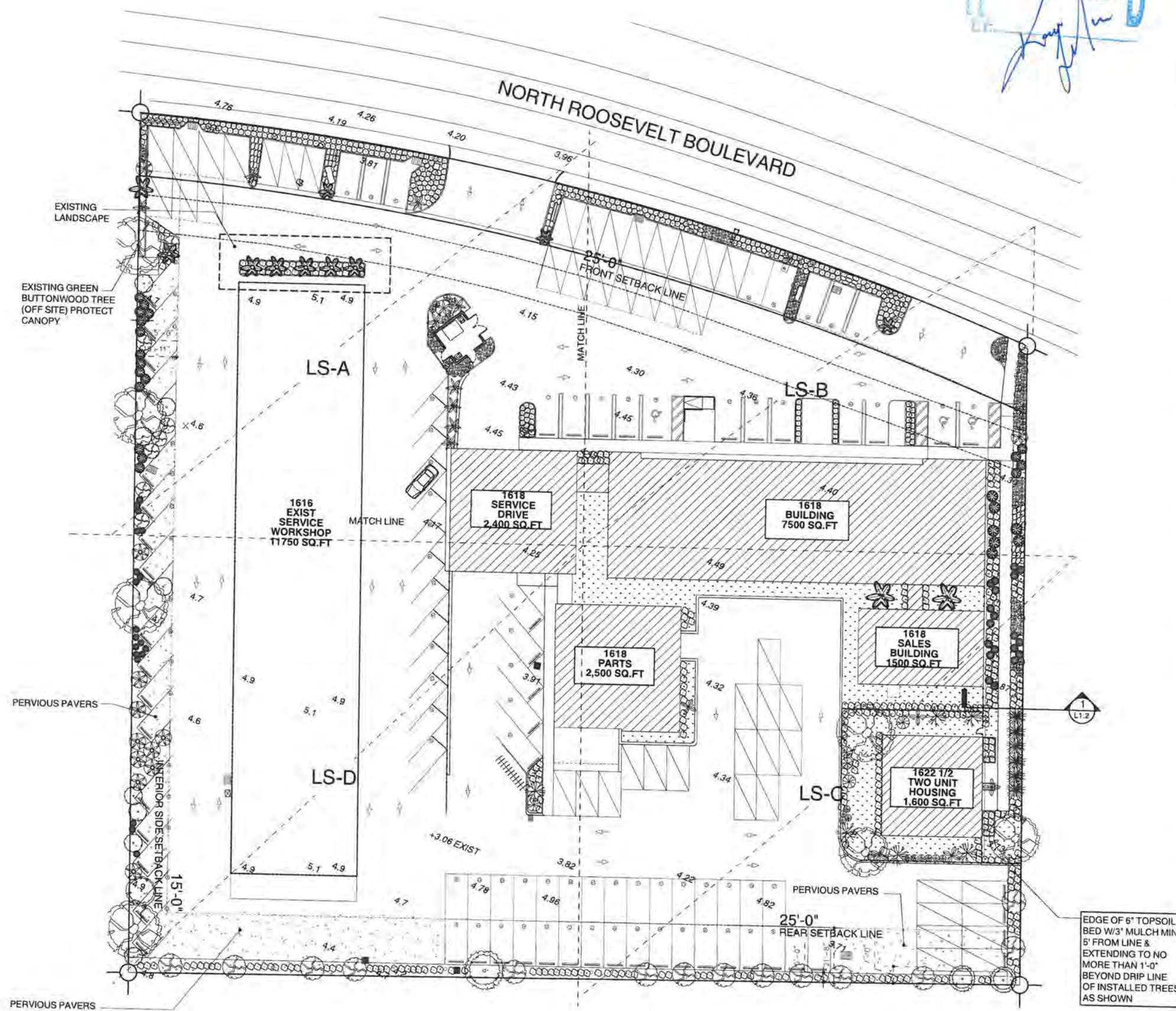
A handwritten signature in black ink, appearing to read "Misha McRAE".

Misha McRAE
Chairman, Tree Commission

A handwritten signature in blue ink, appearing to read "Karen DeMaria".

Karen DeMaria
Urban Forestry Manager
kdemaria@cityofkeywest-fl.gov

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	BURSERIA 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.

ARCHITECTS
PLANNERS
INTERIORS
DESIGNERS

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

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Josiah Salman
Florida Registration
#990214410

Proposed

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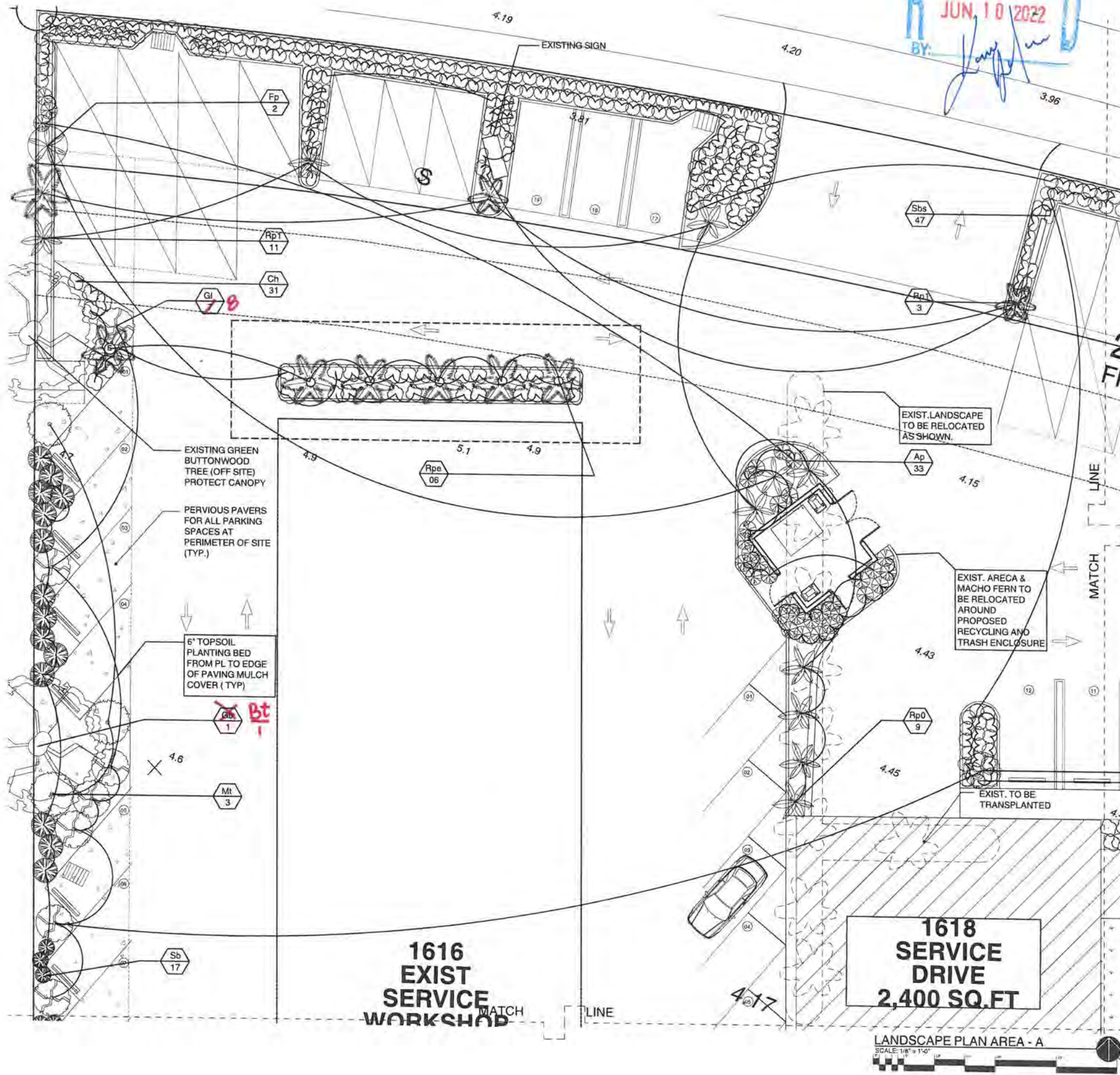
Auto
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Address:
1618 N. Roosevelt
Bld
Key West, FL
33040

ISSUE DATE: 06.08.22
DCR - KEY WEST

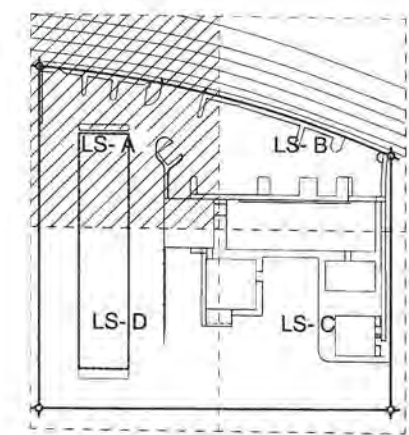
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LANDSCAPE SCHEDULE FOR AREA A				
BOTANICAL NAME			No.	SIZE / NOTES
Rp0	EXISTING ROYAL PALM TREE (TRANSPLANTED)	ROYSTONEA ARECACEAE	9	12-14' GREY TRUNK
Rpe	EXISTING PALM TREE	ROYSTONEA ARECACEAE	6	12-14' GREY TRUNK
Rp1	NEW ROYAL PALM TREE	ROYSTONEA 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
Bl	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



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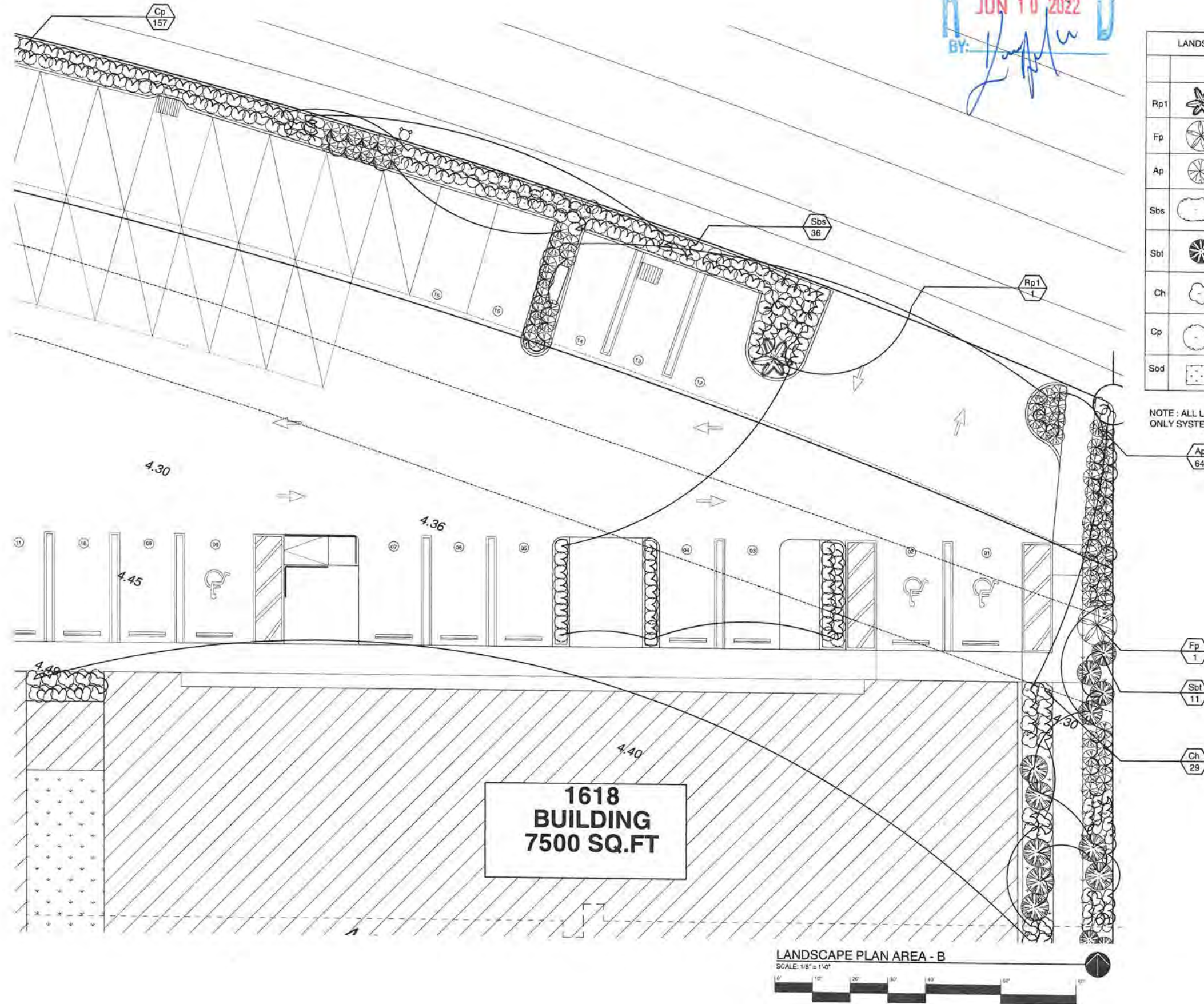
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Key West, FL
33040

ISSUE DATE: 05.09.22
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100% DWG 05.04.22
Rev 09.23.21

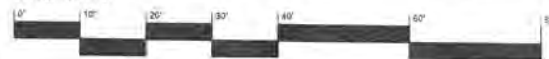
LS-A

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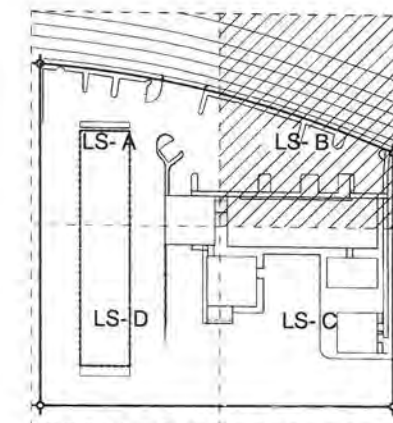
LANDSCAPE PLAN AREA - B

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



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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KEY PLAN

SCALE: N/A



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Javier Salman
Florida Registered
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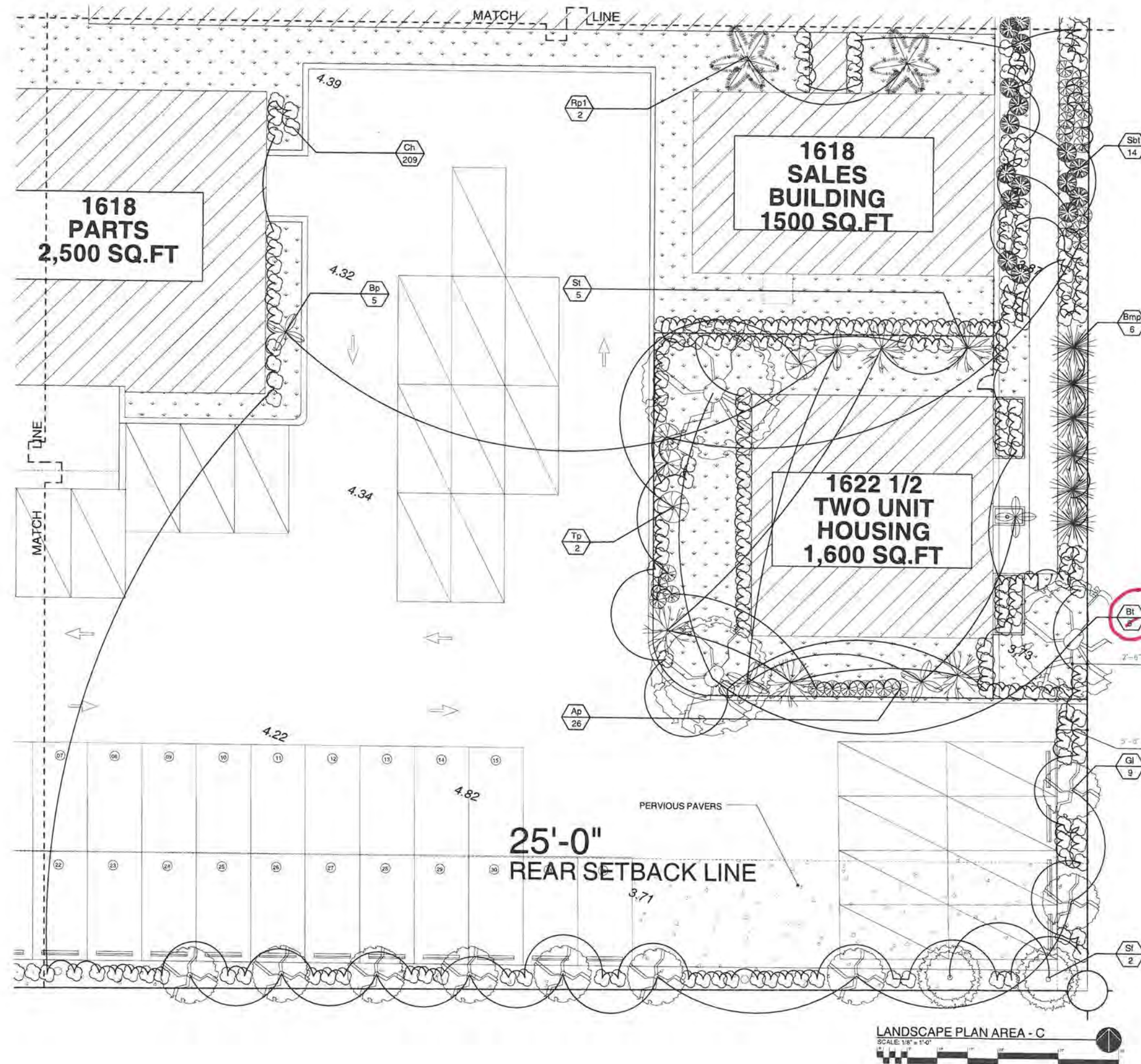
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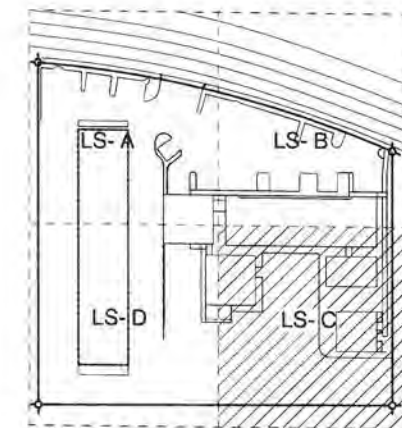
Job Date: 04.04.22
Start: 06.23.21

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				
SI	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

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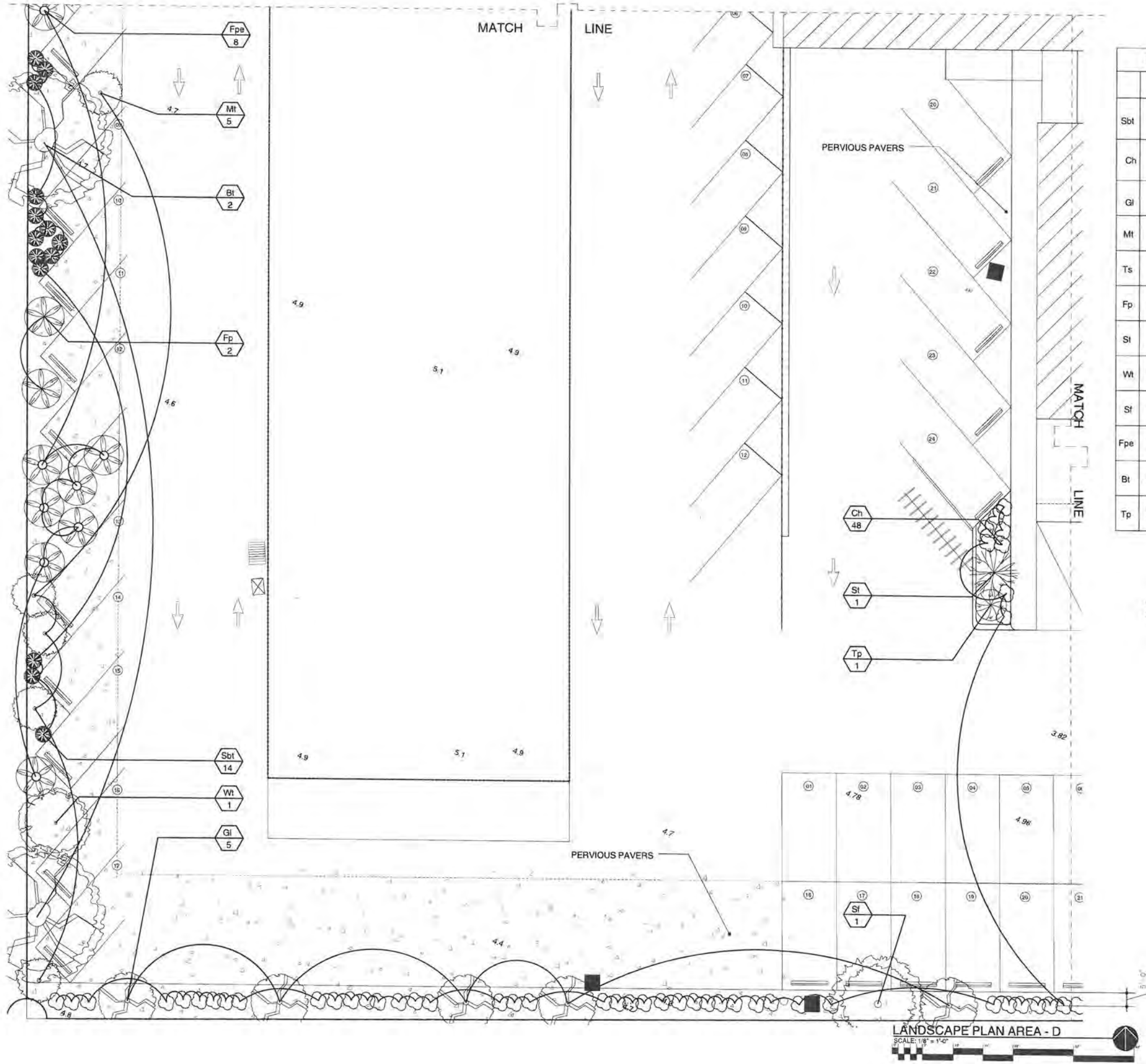
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Job Date: 06/04/22

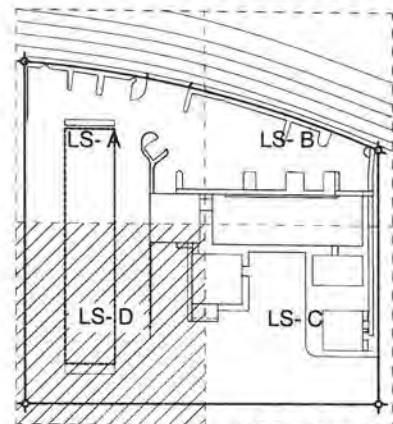
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LS-C



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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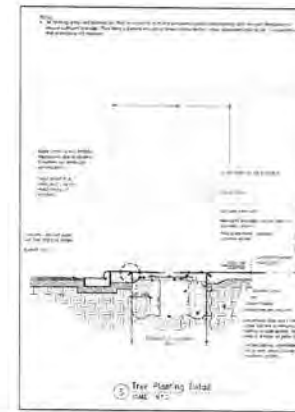
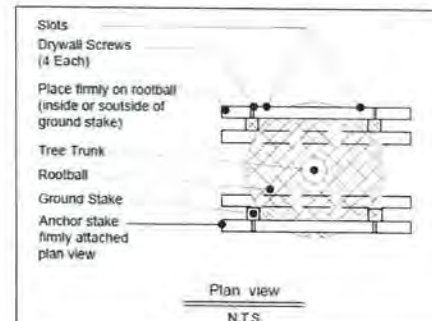
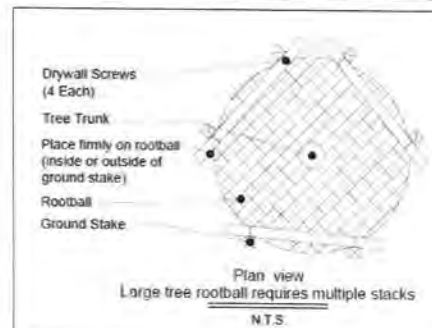
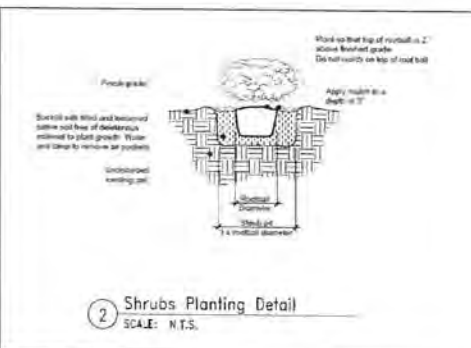
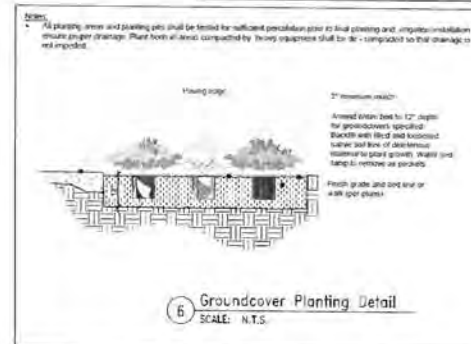
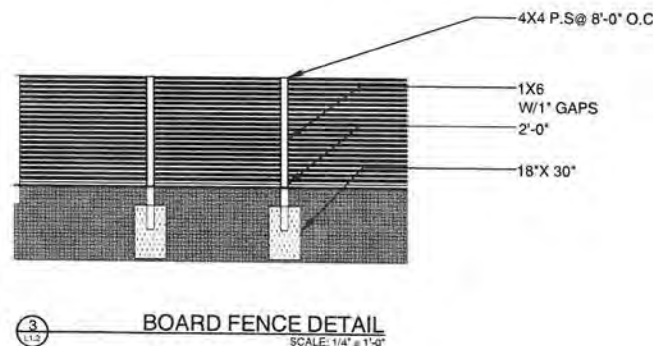
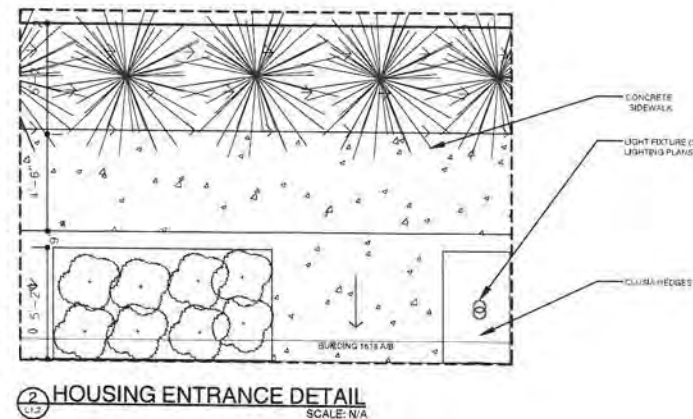
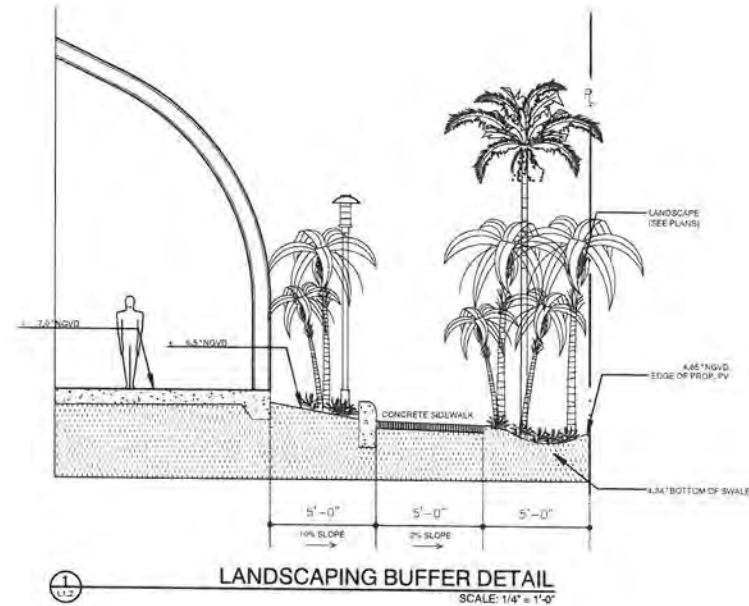
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33040

ISSUE DATE: 06.09.22
DCR-KEY WEST

Date: 04/24/22
Sheet: 09.23.21

LS-D

LS1.1



- NOTES**
- 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.
 - All light poles if any shown on plan shall be a minimum of 15' from tree locations.
 - The Landscape Architect must be notified when the plant material has been set in place to approve final locations, prior to installation.

- GENERAL NOTES**
- 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 notified to verify utility locations prior to digging. Utility trenching is to be coordinated with the Landscape plans prior to beginning of project. The Owner or Landscape Architect shall not be responsible for damage to utility or irrigation lines.
 - 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.
 - Landscape Contractor is responsible for verifying all plant quantities prior to bidding and within (7) seven calendar days of receipt of these plans shall notify the Landscape Architect in writing of any and all discrepancies. In case of discrepancies planting plans shall take precedence over plant list.
 - 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.
 - All plant material shall meet or exceed the size on the plant list. In all cases meeting the height and the spread specifications shall take precedence over container size.
 - 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.
 - Landscape Contractor shall be responsible for providing temporary hand watering to all proposed landscape areas, during construction.
 - 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.
 - All permitting and fees to be the responsibility of the Contractor.

- PLANTING NOTES**
- 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.
 - Landscape Contractor shall guarantee all plant material for a period of one year from the day of final acceptance by the Landscape Architect.
 - 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.
 - 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.
 - Landscape Contractor shall coordinate his work with that of the Irrigation and Landscape Lighting Contractor.
 - 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, wait period prior to planting as specified. Planting soil mix/backfill shall be clean and free of construction debris, weeds, rock and noxious pests and disease.
 - 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".
 - 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.
 - 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.
 - Landscape Contractor is responsible for mulching all plant beds and planters with a minimum 3" layer of natural color Eucalyptus or Envromulch immediately after planting. In no case shall Cypress mulch be used.
 - All Trees/Palms in sod areas are to receive a 48" diameter mulched saucer at the base of the trunk respectively.
 - 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.
 - All palm and tree guy wires and bracing are to be flagged for visibility, for their duration. All unattended and unplanted tree pits shall be properly barricaded and flagged during construction.
 - 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.
 - 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.
 - Stake all trees and palms for approval by Landscape Architect prior to installation.
 - Any sod areas damaged by construction are to be replaced with St. Augustine "Floratum" sod.
 - All areas within limits of work not covered by walks, buildings, playground, and/or any other hardscape feature shall be sodded with St. Augustine "Floratum" sod.
 - St. Augustine "Floratum" - Contractor's responsibility to verify quantity.
 - Install rootbarrier as per manufacturer's recommendation on all large trees that are 6' or closer to any pavement or building, as shown on details page.
 - 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 fence 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.
 - Mulch over entire rooting area with 2-4" of mulch (wood chips, shredded bark, etc.) Keep mulch 2-4" from trunk of tree since this 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 thin 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 when needed.
 - Replace dead trees as needed. If trees have died in first year notify nursery that planted trees. They should guarantee trees for at least one year.



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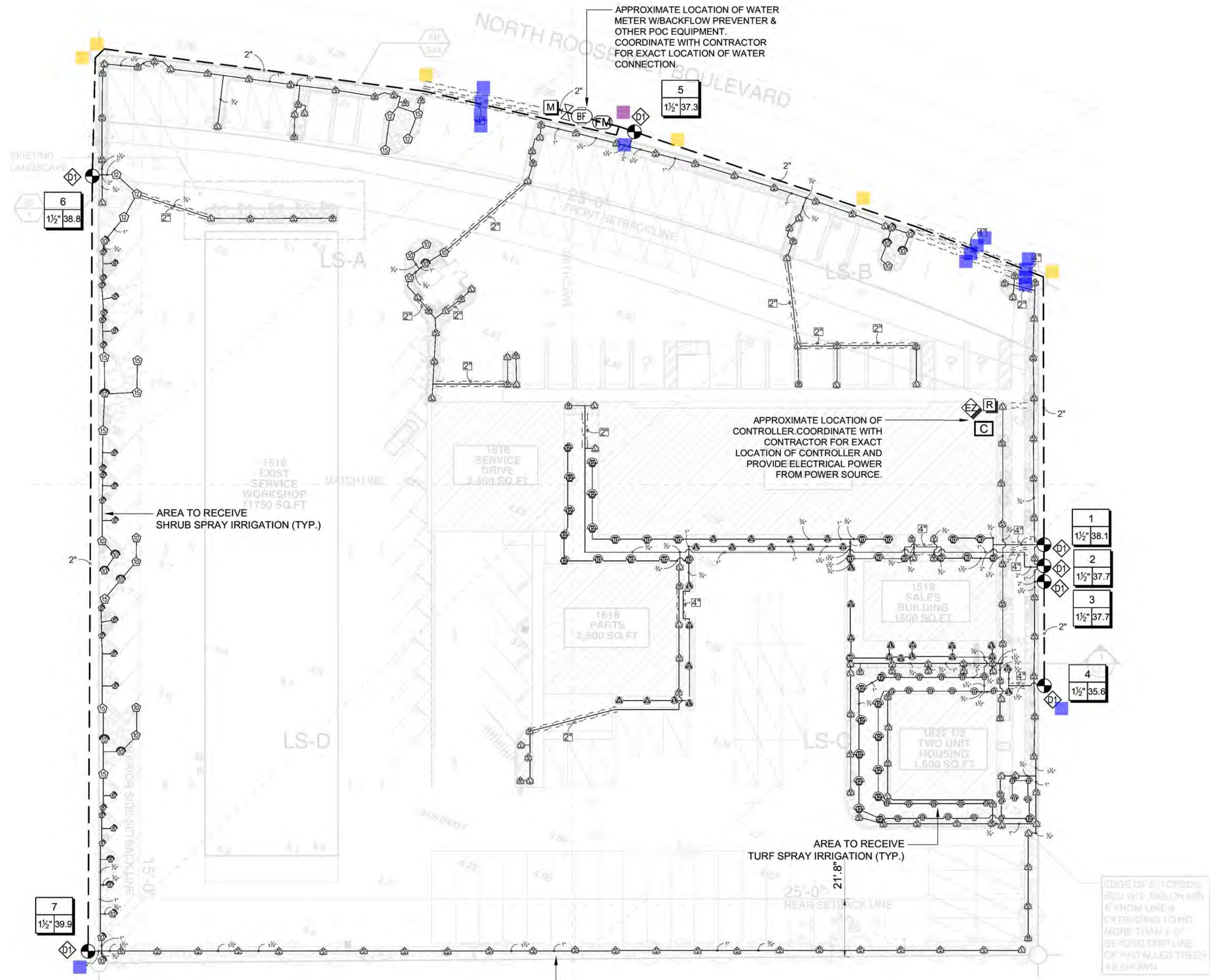
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L1.2

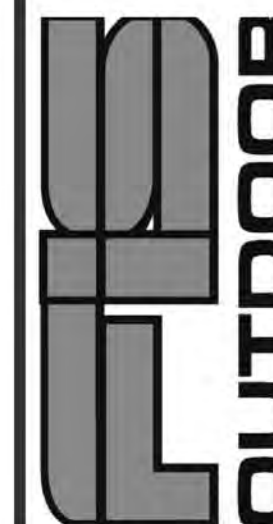


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KEYS AUTO CENTER
1618 N. Roosevelt Blvd
Key West, FL 33040

PREPARED BY:

FIS OUTDOOR
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Industrial Dr.
Cumming, GA 30041
770-844-7899
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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

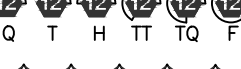
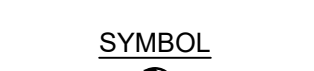
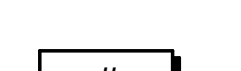
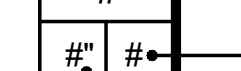
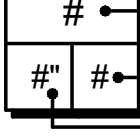
VALVE SCHEDULE

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"

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.

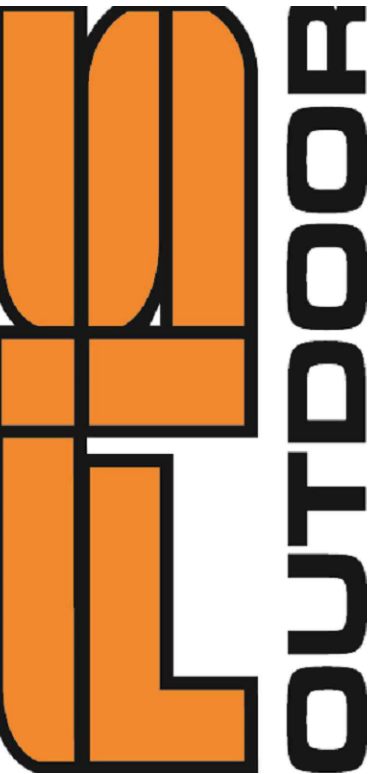
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IRRIGATION DETAILS

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



FIRST IN SERVICE



