

TREE No.	TREE - LATIN NAME	TREE - COMMON NAME	DIAMETER at BREST HEIGHT (in inches)	APPROX HEIGHT (in feet)	CANOPY DIAMETER (in feet)	CRITICAL ROOTZONE RADIUS (in feet)	CONDITION	DISPOSITION	REMOVAL-MUNICIPAL CRITERIA		NOTES	
									PALM	DBH		
1	<i>GLEDITSIA TRIACANTHOS</i>	HONEY LOCUST	0.7	25	25			REMOVE	1:1	DBH		
2	<i>VIETCHIA MONTGOMERYANA</i>	MONTGOMERY PALM	0.7	25	10			REMOVE	1	0.7		
3	<i>VIETCHIA MONTGOMERYANA</i>	MONTGOMERY PALM	0.7	25	10			REMOVE	1			
4	<i>VIETCHIA MONTGOMERYANA</i>	MONTGOMERY PALM	0.7	25	10			REMOVE	1			
5	<i>VIETCHIA MONTGOMERYANA</i>	MONTGOMERY PALM	0.7	25	10			REMOVE	1			
6	<i>ROYSTONIA REGIA</i>	ROYAL PALM	0.5	20	20			REMOVE	1			
7	<i>VIETCHIA MONTGOMERYANA</i>	MONTGOMERY PALM	0.5	20	15			REMOVE	1			
8	<i>VIETCHIA MONTGOMERYANA</i>	MONTGOMERY PALM	0.5	20	15			REMOVE	1			
9	<i>VIETCHIA MONTGOMERYANA</i>	MONTGOMERY PALM	0.5	20	15			REMOVE	1			
10	<i>VIETCHIA MONTGOMERYANA</i>	MONTGOMERY PALM	0.5	20	15			REMOVE	1			
11	<i>VIETCHIA MONTGOMERYANA</i>	MONTGOMERY PALM	0.5	20	15			REMOVE	1			
12	<i>VIETCHIA MONTGOMERYANA</i>	MONTGOMERY PALM	0.5	20	15			REMOVE	1			
13	<i>VIETCHIA MONTGOMERYANA</i>	MONTGOMERY PALM	0.7	25	15			REMOVE	1			
14	<i>VIETCHIA MONTGOMERYANA</i>	MONTGOMERY PALM	0.7	25	15			REMOVE	1			
15	<i>VIETCHIA MONTGOMERYANA</i>	MONTGOMERY PALM	0.7	25	15			REMOVE	1			
16	<i>VIETCHIA MONTGOMERYANA</i>	MONTGOMERY PALM	0.7	25	15			REMOVE	1			
17	<i>VIETCHIA MONTGOMERYANA</i>	MONTGOMERY PALM	0.7	25	15			REMOVE	1			
18	<i>VIETCHIA MONTGOMERYANA</i>	MONTGOMERY PALM	0.7	25	15			REMOVE	1			
19	<i>VIETCHIA MONTGOMERYANA</i>	MONTGOMERY PALM	0.7	25	15			REMOVE	1			
20	<i>VIETCHIA MONTGOMERYANA</i>	MONTGOMERY PALM	0.6	30	20			REMOVE	1			
21	<i>VIETCHIA MONTGOMERYANA</i>	MONTGOMERY PALM	0.6	30	20			REMOVE	1			
22	<i>VIETCHIA MONTGOMERYANA</i>	MONTGOMERY PALM	0.6	30	20			REMOVE	1			
23	<i>VIETCHIA MONTGOMERYANA</i>	MONTGOMERY PALM	0.6	30	20			REMOVE	1			
24	<i>VIETCHIA MONTGOMERYANA</i>	MONTGOMERY PALM	0.6	30	20			REMOVE	1			
25	<i>RAVENALA MADAGASCARENSIS</i>	TRAVELLERS TREE	1	50	15			REMOVE	1			
26	<i>RAVENALA MADAGASCARENSIS</i>	TRAVELLERS TREE	1	50	15			REMOVE	1			
27	<i>RAVENALA MADAGASCARENSIS</i>	TRAVELLERS TREE	1	50	15			REMOVE	1			
28	<i>ROBINIA PSEUDOACACIA</i>	BLACK LOCUST	0.5	32	20			REMOVE		0.5		
29	<i>COCOS NUCIFERA</i>	COCONUT PALM	0.65	35	20			REMAIN				
30	<i>VIETCHIA MONTGOMERYANA</i>	MONTGOMERY PALM	0.6	40	15			REMOVE	1			
31	<i>VIETCHIA MONTGOMERYANA</i>	MONTGOMERY PALM	0.6	40	15			REMOVE	1			
32	<i>VIETCHIA MONTGOMERYANA</i>	MONTGOMERY PALM	0.6	40	15			REMOVE	1			
33	<i>VIETCHIA MONTGOMERYANA</i>	MONTGOMERY PALM	0.6	40	15			REMOVE	1			
34	<i>VIETCHIA MONTGOMERYANA</i>	MONTGOMERY PALM	0.6	40	15			REMOVE	1			
35	<i>VIETCHIA MONTGOMERYANA</i>	MONTGOMERY PALM	0.7	40	15			REMOVE	1			
36	<i>VIETCHIA MONTGOMERYANA</i>	MONTGOMERY PALM	0.7	40	15			REMOVE	1			
<i>FROM PROPOSED PLANTING</i>												
TOTAL UNITS TO BE REMOVED:									33	1	inches	
TOTAL ESTIMATED REQUIRED ON SITE MITIGATION PER CODE (12' Height and 2" DBH):									0		trees	
PROPOSED ON SITE MITIGATION BREAKDOWN											TREE CREDIT	
CANOPY TREE I - 12'HT / 2"DBH MIN:											0	
CANOPY TREE II - 16'HT / 4" DBH MIN:											0	
CANOPY TREE III - 18'HT / 6" DBH MIN:											0	
CANOPY TREE IV - 20' HT / 8" DBH MIN:											0	
CANOPY TREE V - 24' HT / 12" DBH MIN:											0	
NATIVE - 10'HT / 1.5" DBH MIN:											0	
PALMS - 14'HT / 3"DBH MIN:											0	
TOTAL PROPOSED REPLACEMENT TREES (REFER TO PLANTING PLANS):									0	COMBINATION FULFILLS SITE MITIGATION OF:		0



L100 - Tree Disposition Schedule

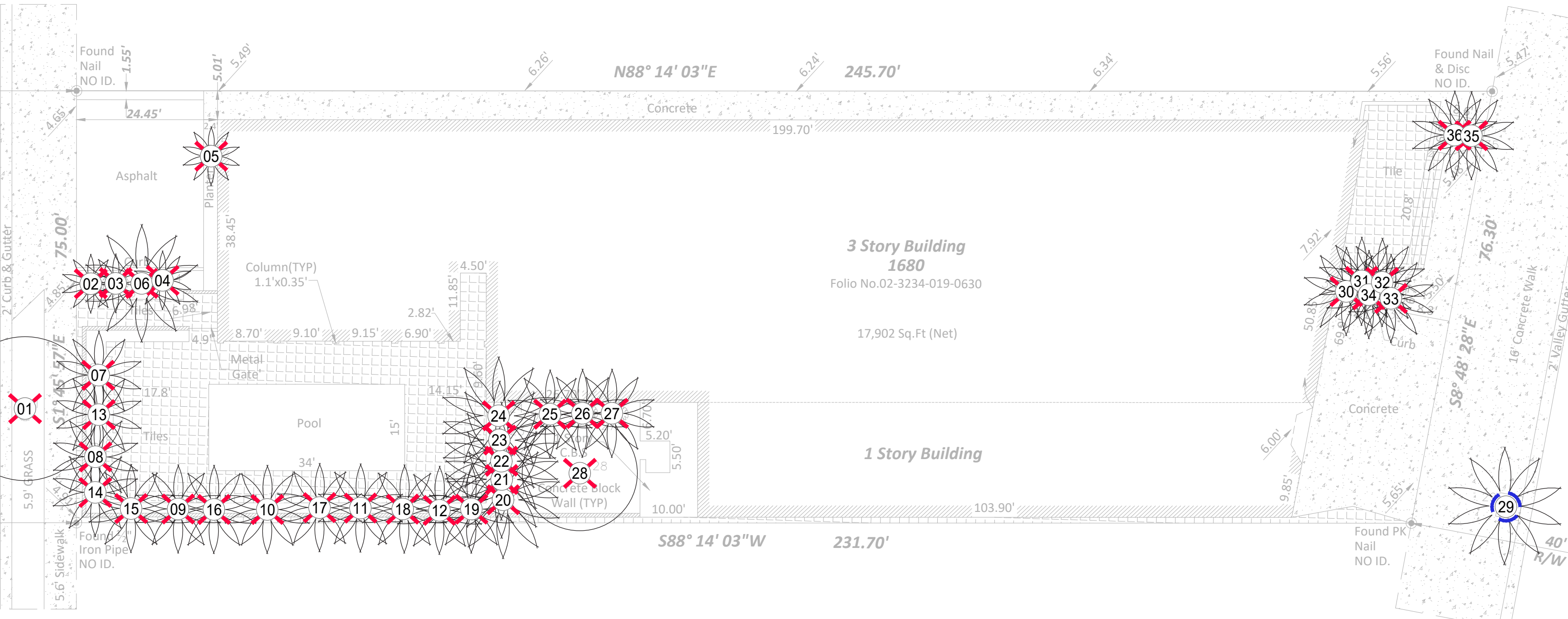
L & N D



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08:53:50 -05'00'

Legend

-  TREE OR PALM TO BE REMOVED
-  TREE OR PALM TO BE PRESERVED

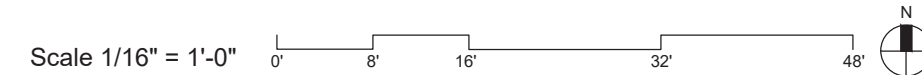


L110 - Tree Disposition Plan

L & N D



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PAVEMENT A

CHICAGO BRICK

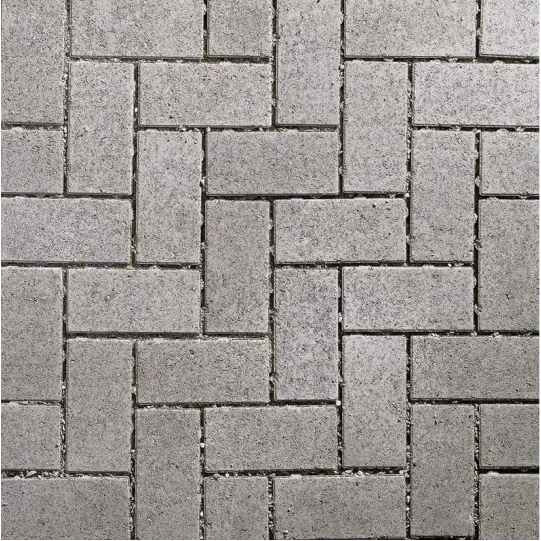
COLOR: Natural
LOCATION: Courtyard, Ramp
Covered Garden
SPECS: 4" x 8" Units
SOURCE: TBD



PAVEMENT C

CONCRETE WITH SEA SHELL FINISH

COLOR: Natural
LOCATION: Garden Rooms steps
and terraces
SPECS: Smooth Sea Shell Finish
SOURCE: TBD



PAVEMENT E

HANOVER PERMEABLE PAVERS

COLOR: Limestone Gray
LOCATION: Driveway
SPECS: 4.5" x 9" Units
SOURCE: Hanover Arch Products



PAVEMENT B

TERRAZZO

COLOR: To Match Existing
LOCATION: Outdoor Terraces
SPECS: Specs to Match Existing
SOURCE: TBD



PAVEMENT D

PORCELAIN PAVERS

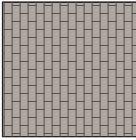
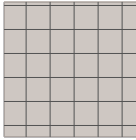
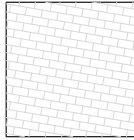
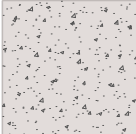
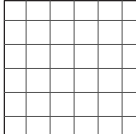
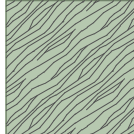
COLOR: Natural / Sand
LOCATION: Upper Levels Outdoor Terraces
SPECS: 18" x 36" Units
SOURCE: TBD

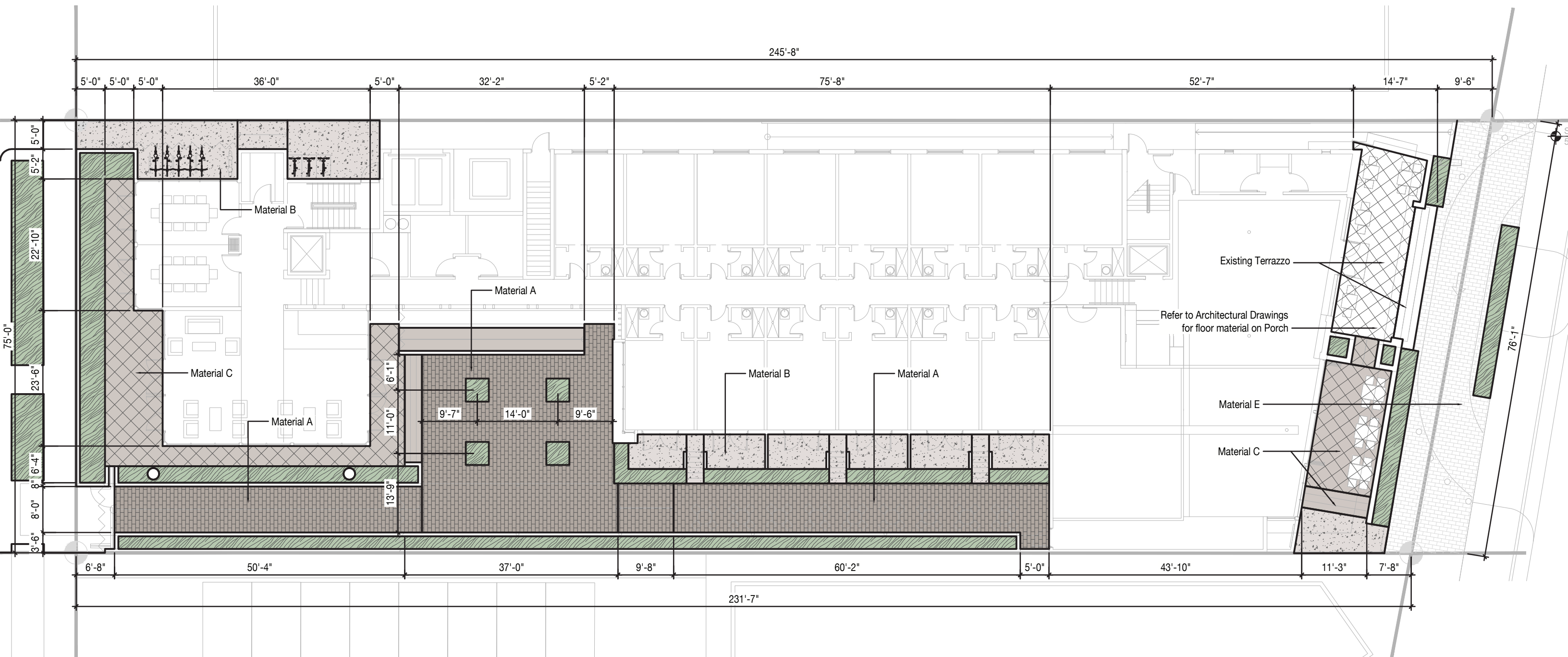
L200 - Materials Schedule



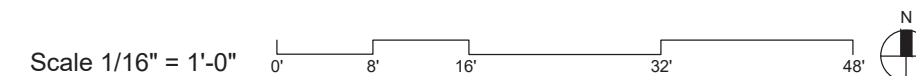
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Legend

	MATERIAL A CHICAGO BRICK		MATERIAL C TERRAZZO TO MATCH EXISTING		MATERIAL E HANOVER PERMEABLE PAVERS
	MATERIAL B CONCRETE		EXISTING TERRAZZO TO BE REPAIRED		LANDSCAPE AREA



L210 - Materials Plan Ground Floor

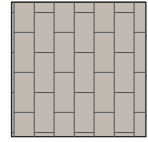


L & N D

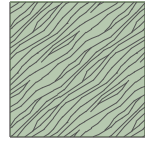


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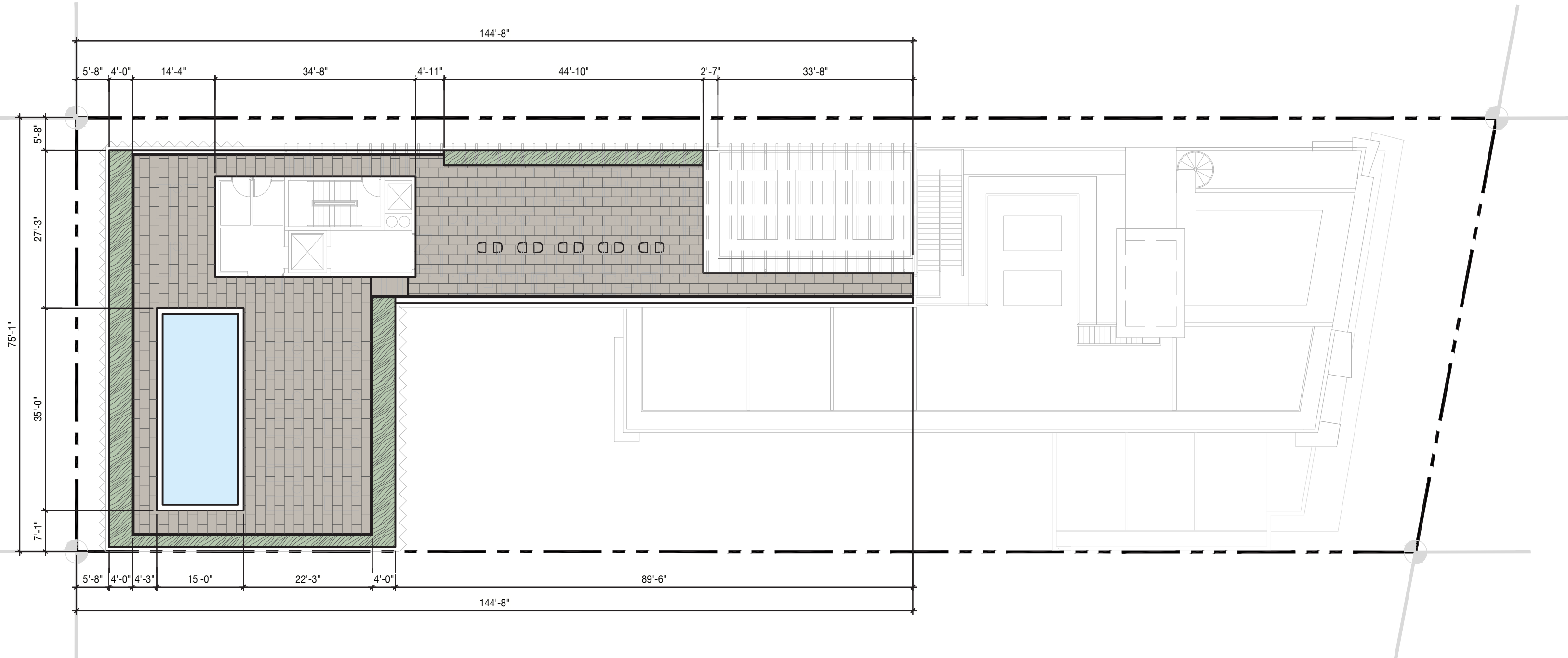
Legend



MATERIAL D
PORCELAIN TILE
18" X 36" UNITS



LANDSCAPE
AREA



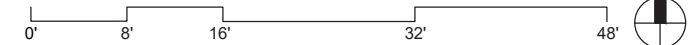
L220 - Materials Plan Roof Deck

L & N D



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Scale 1/16" = 1'-0"

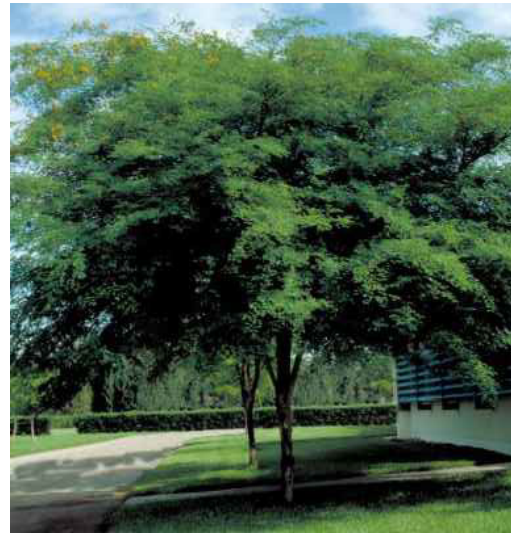




CRO
CLUSIA ROSEA
AUTOGRAPH TREE



CER
CONOCARPUS ERECTUS
GREEN BUTTONWOOD



CGR
CAESALPINA GRANADILLO
BRIDAL VEIL



BNO
BISMARKIA NOBILIS
BISMARK PALM



CCA
CHAMAEDOREA CATARACTUM
CAT PALM



CNU
COCOS NUCIFERA
COCONUT PALM



SPA
SABAL PALMETTO
SABAL PALM



TRA
THRINAX RADIATA
FLORIDA THATCH PALM



CC
CAPPARIS CYNOPHALLOPHORA
JAMAICA CAPER



CI
CHRYSOBALANUS ICACO
COCOPLUM



GL
GYMNANTHES LUCIDA
CRABWOOD



PE
PODOCARPUS ERECTUS
PODOCARPUS

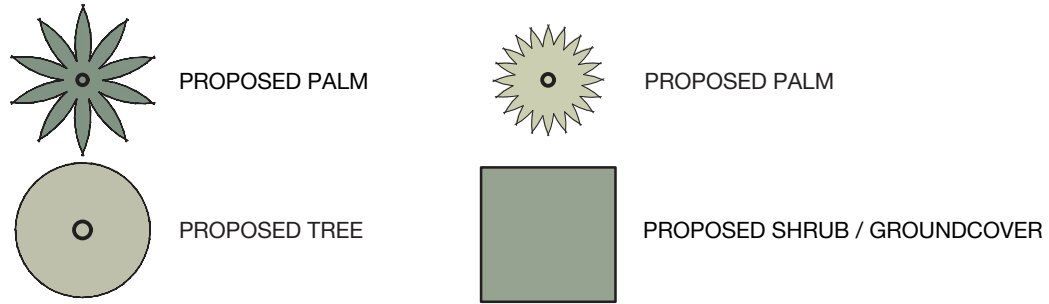
L400 - Planting Palette

L & N D



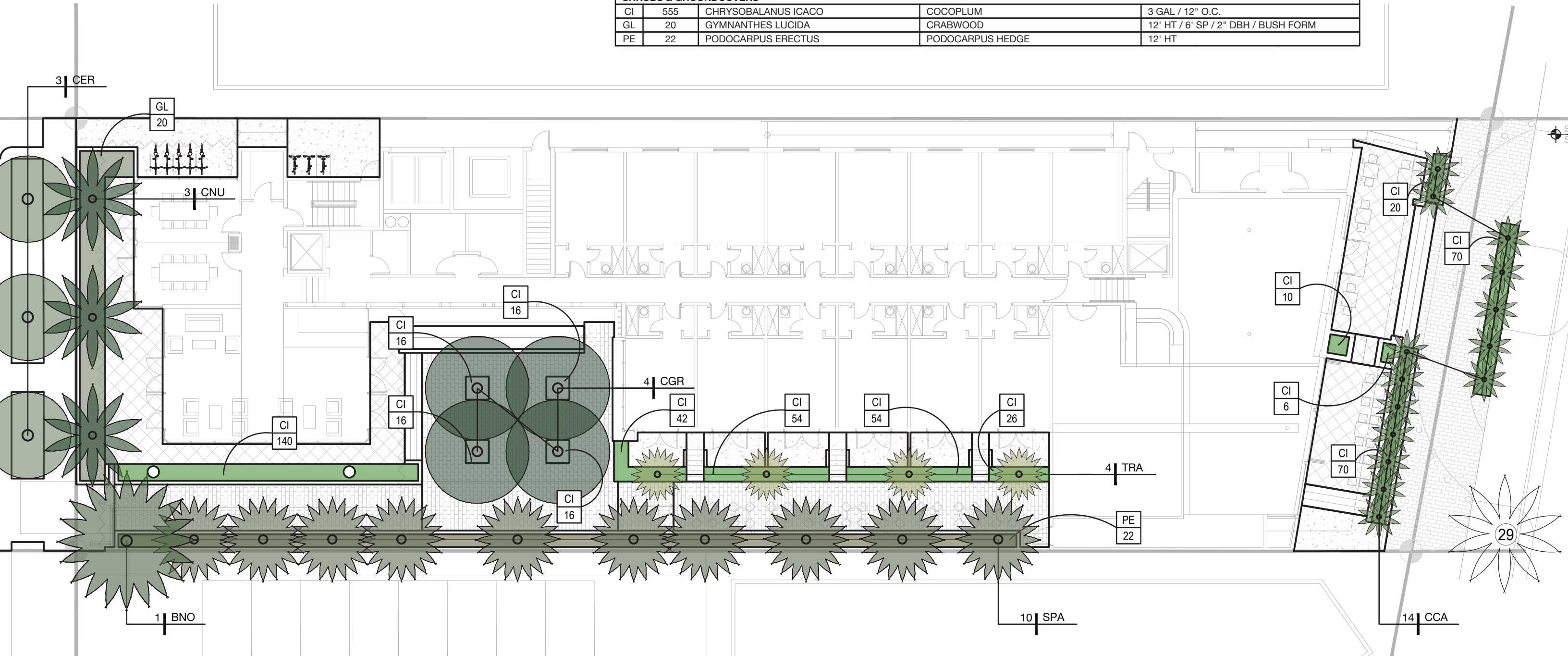
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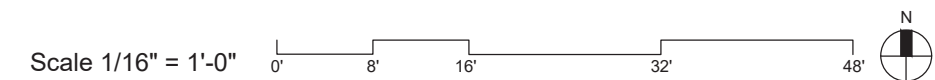


Planting Schedule Ground Floor

ABR	QTTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
CER	3	CONOCARPUS ERECTUS	GREEN BUTTWOOD	16' HT / 16' SP / 6" DBH
CGR	4	CAESALPINA GRANADILLO	BRIDALVEIL	20' HT / 16' SP / 8" DBH
PALMS				
BNO	1	BISMARKIA NOBILIS	BISMARK PALM	FG 20' CT
CCA	14	CHAMAEDOREA CATARACTUM	CAT PALM	FG 9' CT
CNU	3	COCOS NUCIFERA	COCONUT PALM	FG 15' CT
SPA	10	SABAL PALMETTO	SABAL PALM	FG 15' / 20' / 25' CT
TRA	4	THRINAX RADIATA	FLORIDA THATCH PALM	FG 3' CT
SHRUBS & GROUNDCOVERS				
CI	555	CHRYSOBALANUS ICACO	COCOPLUM	3 GAL / 12" O.C.
GL	20	GYMNANTHES LUCIDA	CRABWOOD	12' HT / 6' SP / 2" DBH / BUSH FORM
PE	22	PODOCARPUS ERECTUS	PODOCARPUS HEDGE	12' HT



L410 - Planting Plan Ground Floor



L & N D



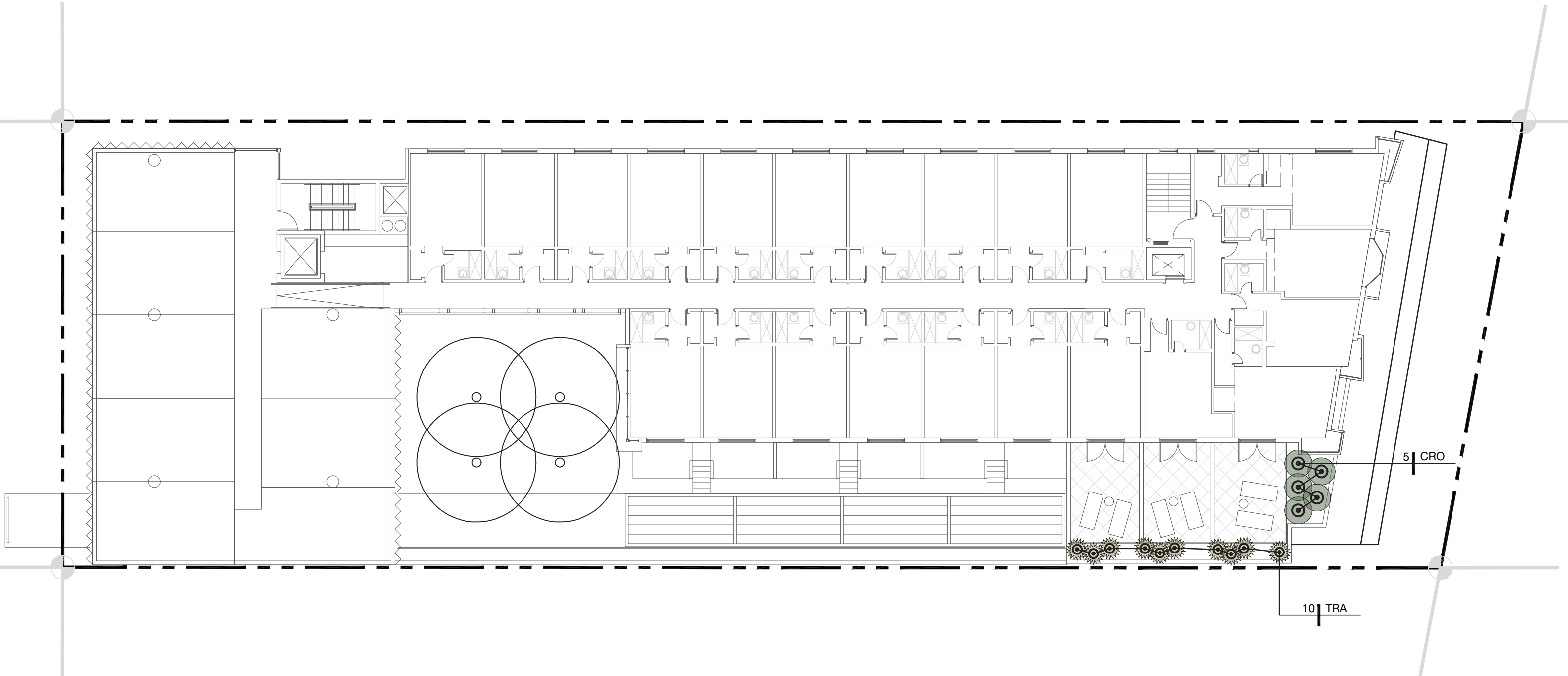
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Legend

-  PROPOSED TREE IN 24" POT
-  PROPOSED PALM IN 15" POT

Planting Schedule

ABR	QTTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
CRO	5	CLUSIA ROSEA	AUTOGRAPH TREE	8' x 8'
PALMS				
TRA	10	THRINAX RADIATA	FLORIDA THATCH PALM	FG 3' CT
SHRUBS				
CI	25	CHRYSOBALANUS ICACO	COCOPLUM	3 GAL / 12" O.C.



L420 - Planting Plan Second Floor



L & N D



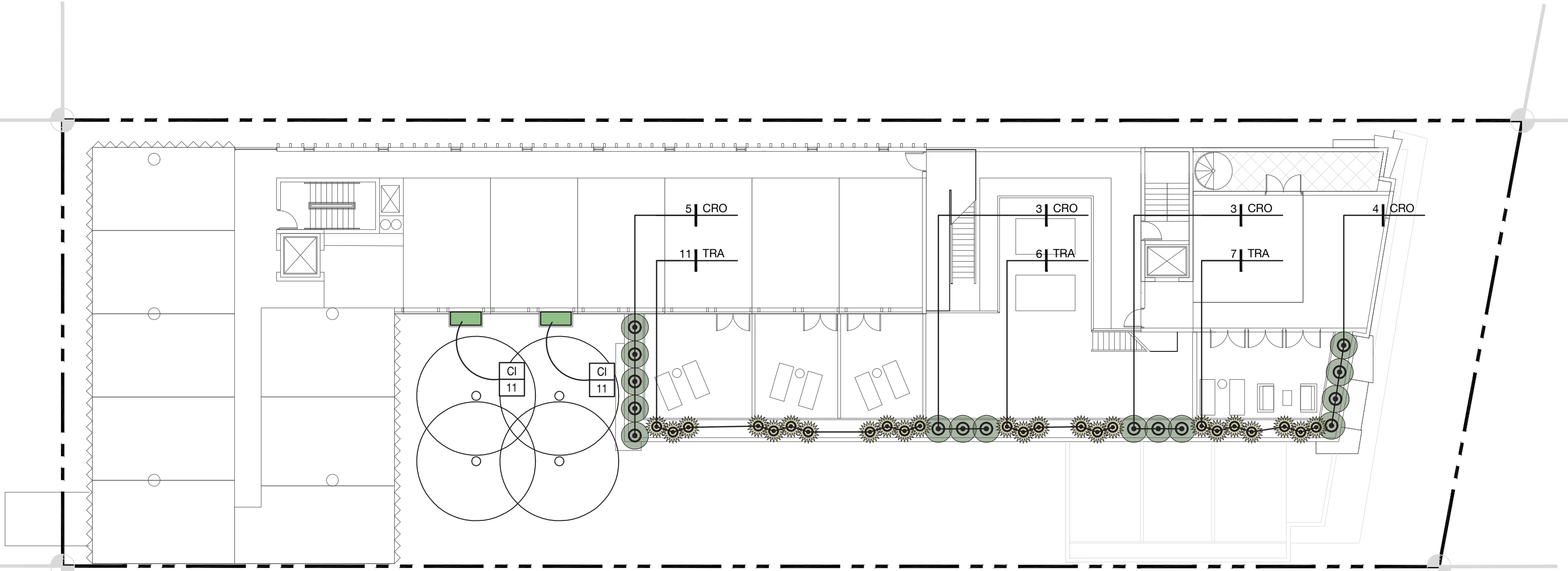
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Legend



Planting Schedule

ABR	QTTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
CRO	15	CLUSIA ROSEA	AUTOGRAPH TREE	8' x 8'
PALMS				
TRA	24	THRINAX RADIATA	FLORIDA THATCH PALM	FG 3' CT
SHRUBS				
CI	115	CHRYSOBALANUS ICACO	COCOPLUM	3 GAL / 12" O.C.

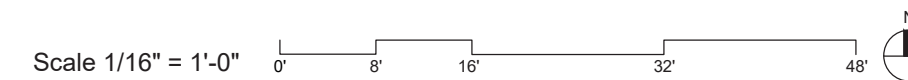


L430 - Planting Plan 4th Floor

L & N D



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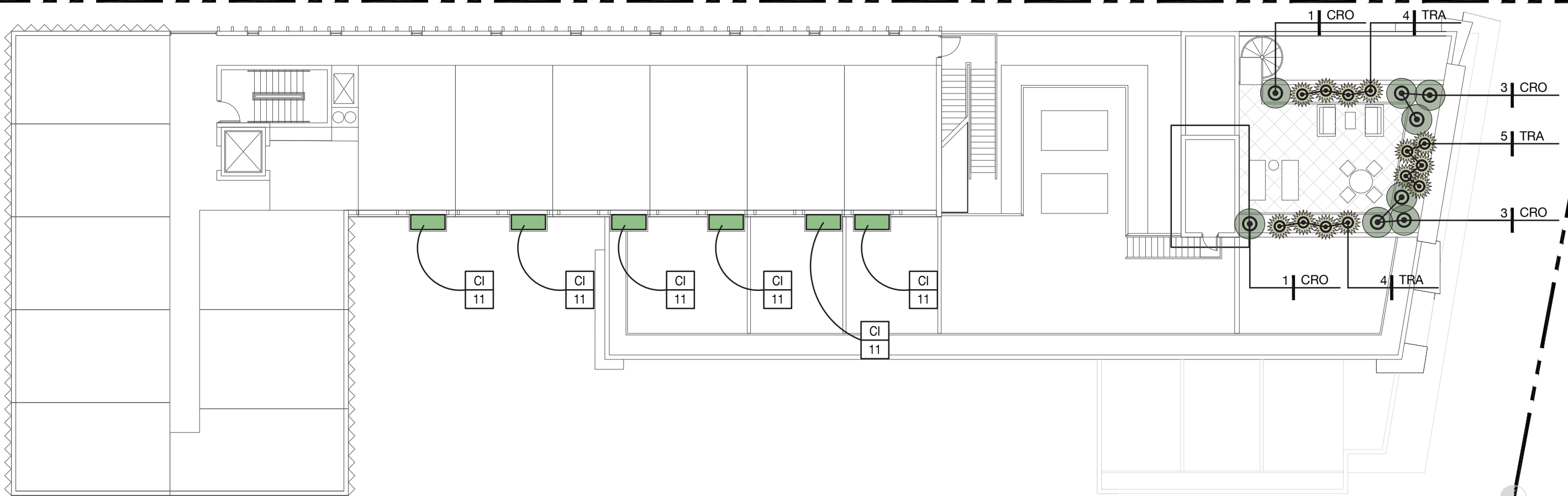


Legend

-  PROPOSED TREE IN 24" POT
-  PROPOSED PALM IN 15" POT

Planting Schedule

ABR	QTTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
CRO	8	CLUSIA ROSEA	AUTOGRAPH TREE	8' x 8'
PALMS				
TRA	13	THRINAX RADIATA	FLORIDA THATCH PALM	FG 3' CT
SHRUBS				
CI	116	CHRYSOBALANUS ICACO	COCOPLUM	3 GAL / 12" O.C.

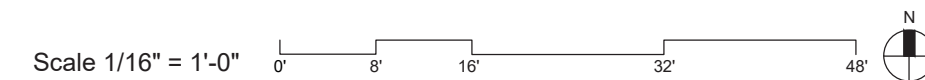


L440 - Planting Plan 5th Floor

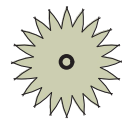
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PROPOSED PALM



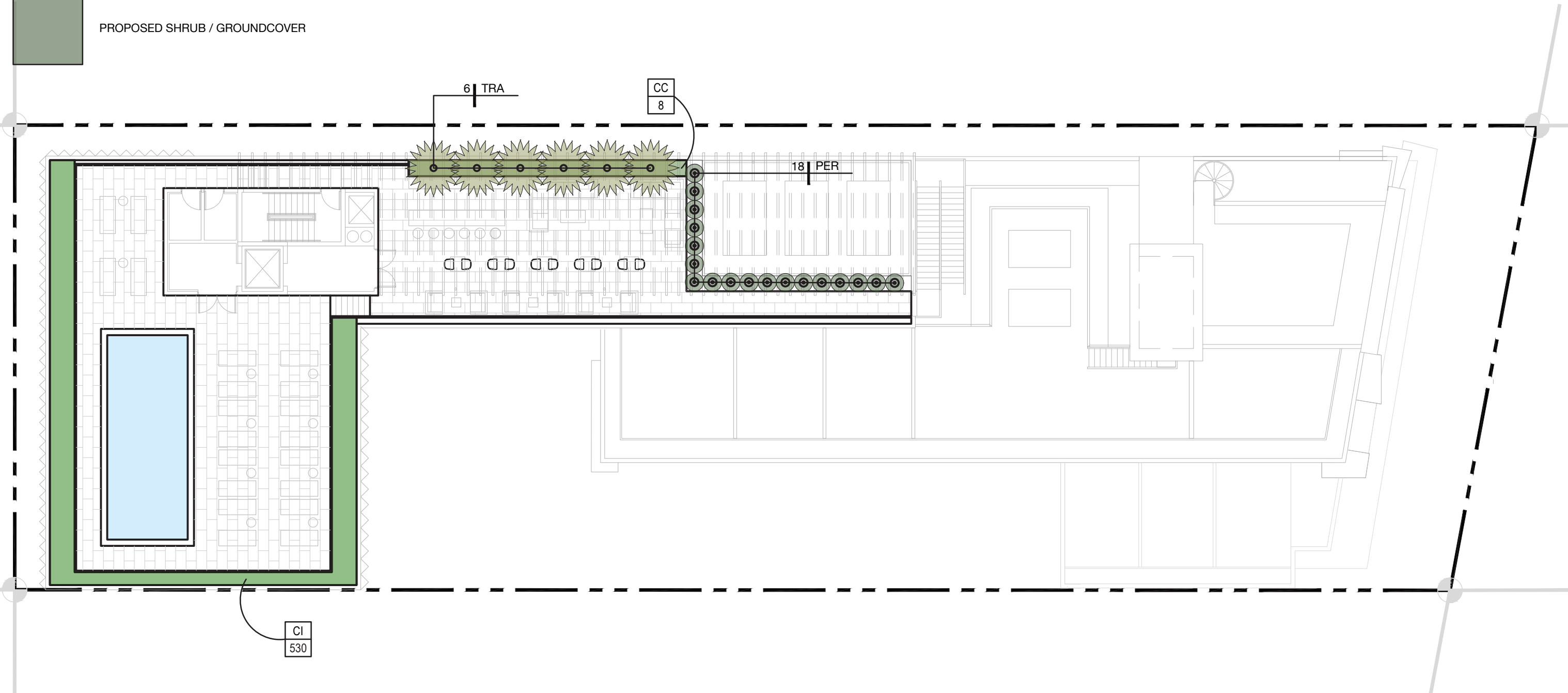
PROPOSED HEDGE IN 24" POTS



PROPOSED SHRUB / GROUNDCOVER

Planting Schedule

ABR	QTTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
PALMS				
TRA	6	THRINAX RADIATA	FLORIDA THATCH PALM	FG 8' CT
SHRUBS & HEDGES				
CC	8	CAPPARIS CYNOPHALLOPHORA	JAMAICA CAPER	6' x 6' x 1" DBH
CI	30	CHRYSOBALANUS ICACO	COCOPLUM	3 GAL / 12" O.C.
PE	18	PODOCARPUS ERECTUS	PODOCARPUS HEDGE	12' HT

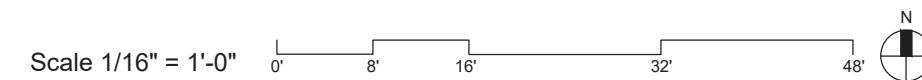


L450 - Planting Plan Roof Deck

L & N D



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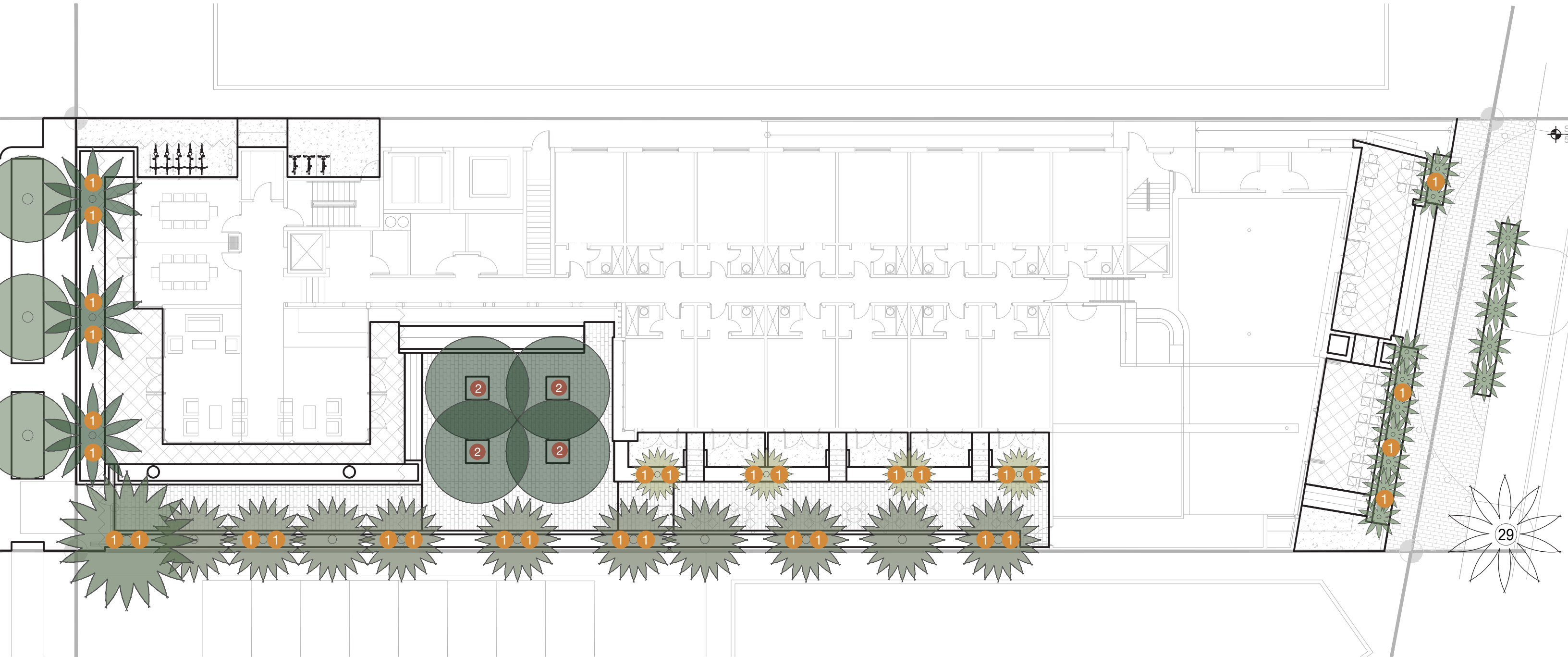


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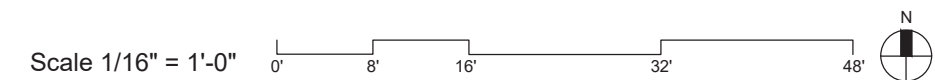
- 1 UPLIGHT
- 2 DOWNLIGHT

Exterior Lighting Schedule

SYMBOL	QUANTITY	TYPE	MANUFACTURER	SPECIFICATION NUMBER	LAMP	NOTES
1	40	UPLIGHT	WAC LIGHTING	50119-15VAC	LED	+ MOUNTING STAKE AND MAGNETIC TRANSFORMER
2	4	DOWNLIGHT	WAC LIGHTING	9300	-	+ MOUNTING STRIPE AND TRANSFORMER



L800 - Lighting Plan Ground Floor

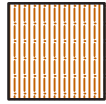


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Legend



**PLANTING BEDS
IN-LINE DRIP TUBING
TAKE OFF: 1,352 SF**

IRRIGATION PLANS ARE TO BE VIEWED IN COLOR FOR MOST ACCURATE INTERPRETATION OF THE DESIGN.

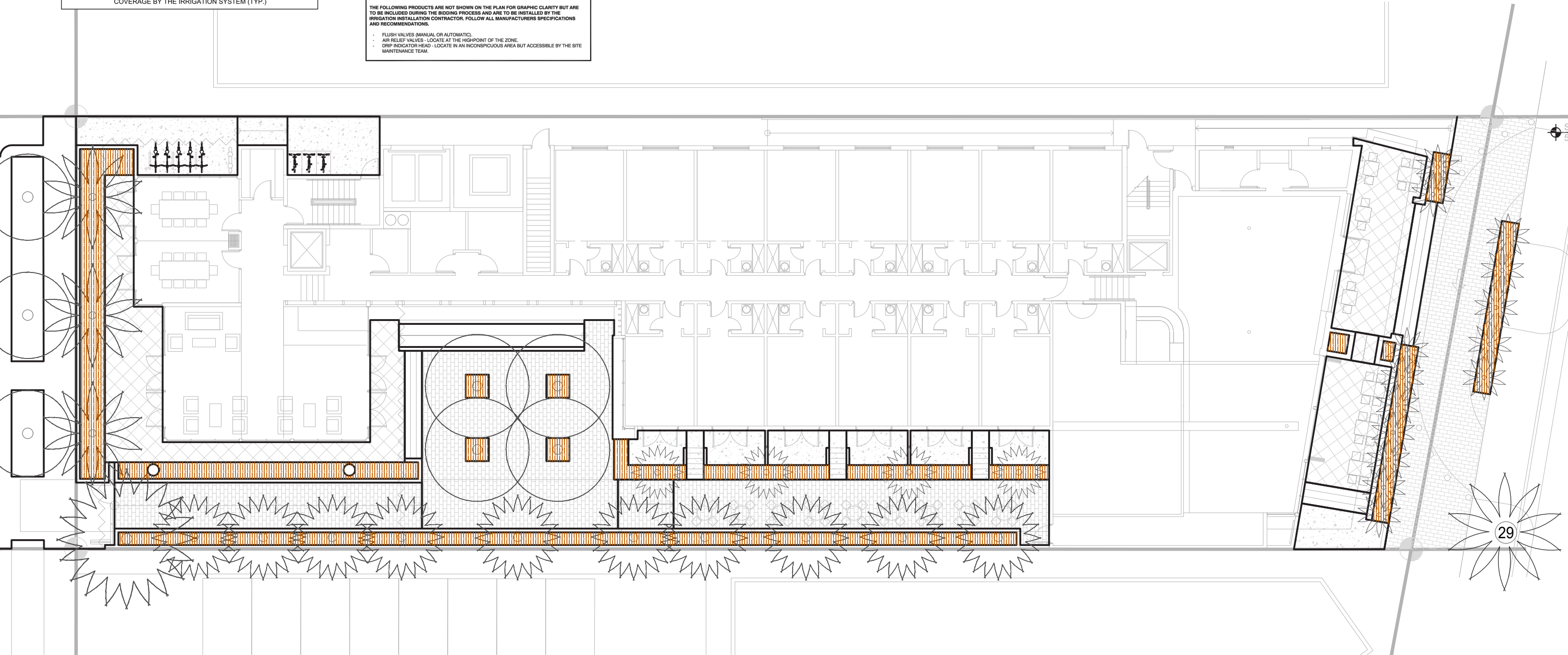
INSTALL ALL THE IRRIGATION EQUIPMENT TO AVOID CONFLICTS WITH INSTALLED UTILITIES, TREE INSTALLATION AND EXISTING TREES TO REMAIN. THE IRRIGATION MAINLINE, LATERAL LINE, AND IRRIGATION SPRINKLER LOCATIONS ARE SHOWN SCHEMATICALLY AND SHALL BE ADJUSTED BASED ON FIELD CONDITIONS. ALL LANDSCAPED AREAS ARE TO RECEIVE 100% COVERAGE BY THE IRRIGATION SYSTEM (TYP.)

DRIP SPECIFICATIONS & NOTES:
DRIP TUBING SPECIFICATION AS SHOWN ON THE PRODUCT SCHEDULE; DRIP GRID LAY-OUT IS BASED ON 30 PSI.

- INSTALL DRIP SYSTEM IN THE FOLLOWING ORDER: A) WITH ALL MAINLINE AND ITS ASSOCIATE EQUIPMENT (INCLUDING PRE-FILTERING 120 MESH FILTER AT P.O.C.) COMPLETELY INSTALLED, FLUSH MAINLINE TILL FREE AND CLEAR OF DEBRIS. B) INSTALL ALL LATERALS TO THE VARIOUS DRIP GRIDS, AND SUPPLY HEADERS WITH RISERS EXTENDED ABOVE GROUND. CENTER FEED RISERS, TEMPORARY EXTEND NIPPLES WITH PIPE AND COUPLINGS (DO NOT GLUE), FLUSH TILL FREE AND CLEAR OF DEBRIS, TEMPORARY CAP NIPPLES, SEAL BLANK TUBING (RISERS) WITH TAPE. C) INSTALL EXHAUST HEADERS - RISERS - FLUSH POINTS. D) INSTALL DRIP GRID, STAPLE TUBING PER DETAIL, CONNECT DRIP TUBING TO SUPPLY HEADER RISERS. FLUSH TILL FREE AND CLEAR OF DEBRIS. E) CONNECT DRIP GRID TO EXHAUST HEADER RISERS, FLUSH SYSTEM USING "FLUSH POINT".
- INSTALL OPERATION INDICATORS WITHIN 12-INCHES OF "FLUSH POINT" VALVE BOX. SEE DETAIL. ACTIVATE DRIP ZONE, ENSURE ALL OPERATION INDICATORS ARE FULLY EXTENDED, ADJUST STREAM SPRAY TO WHERE IT CAN EASILY BE SEEN BY MAINTENANCE PERSON.
- PRESSURE TEST WITH OWNERS REPRESENTATIVE PRESENT. PER ZONE, TEMPORARY INSTALL (2) PRESSURE GAUGES (LIQUID FILLED PRESSURE GAUGES) ON (2) FLUSH POINTS, (1) ON LARGEST GRID "FLUSH POINT" AND THE OTHER ON FARTHEST GRID "FLUSH POINT". ACTIVATE ZONE, AFTER FLOW HAS STABILIZED, VERIFY ALL ZONE OPERATION INDICATORS ARE FULLY EXTENDED. CHECK PRESSURE ON BOTH GAUGES, PRESSURE MUST BE 30 PSI OR HIGHER TO PASS TEST. IF TEST FAILS, CONTRACTOR TO LOCATE AND CORRECT PROBLEM AND RETEST. IT IS IN THE CONTRACTORS BEST INTEREST TO PERFORM HIS OWN TEST BEFORE HE CALLS OWNERS REPRESENTATIVE PRESENTS TO AVOID RE-INSPECTION FEES.
- PRESSURE TEST RESULTS SHALL BE NOTED AS-BUILD DRAWING BY THE "FLUSH POINT" WHERE TESTS WAS TAKEN. ALL "FLUSH POINTS" LOCATIONS SHALL BE INCLUDED IN AS-BUILD DRAWINGS.

THE FOLLOWING PRODUCTS ARE NOT SHOWN ON THE PLAN FOR GRAPHIC CLARITY BUT ARE TO BE INCLUDED DURING THE BIDDING PROCESS AND ARE TO BE INSTALLED BY THE IRRIGATION INSTALLATION CONTRACTOR. FOLLOW ALL MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.

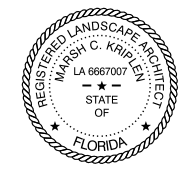
- FLUSH VALVES (MANUAL OR AUTOMATIC).
- AIR RELIEF VALVES - LOCATE AT THE HIGHPOINT OF THE ZONE.
- DRIP INDICATOR HEAD - LOCATE IN AN INCONSPICUOUS AREA BUT ACCESSIBLE BY THE SITE MAINTENANCE TEAM.



L900 - Irrigation Diagram Ground Floor

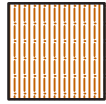
Scale 1/16" = 1'-0" 0' 8' 16' 32' 48'

L & N D



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marsh c kriplen
Date: 2026.02.08
09:09:13 -05'00'

Legend



PLANTING BEDS
IN-LINE DRIP TUBING
TAKE OFF: 648 SF

IRRIGATION PLANS ARE TO BE VIEWED IN COLOR FOR MOST ACCURATE INTERPRETATION OF THE DESIGN.

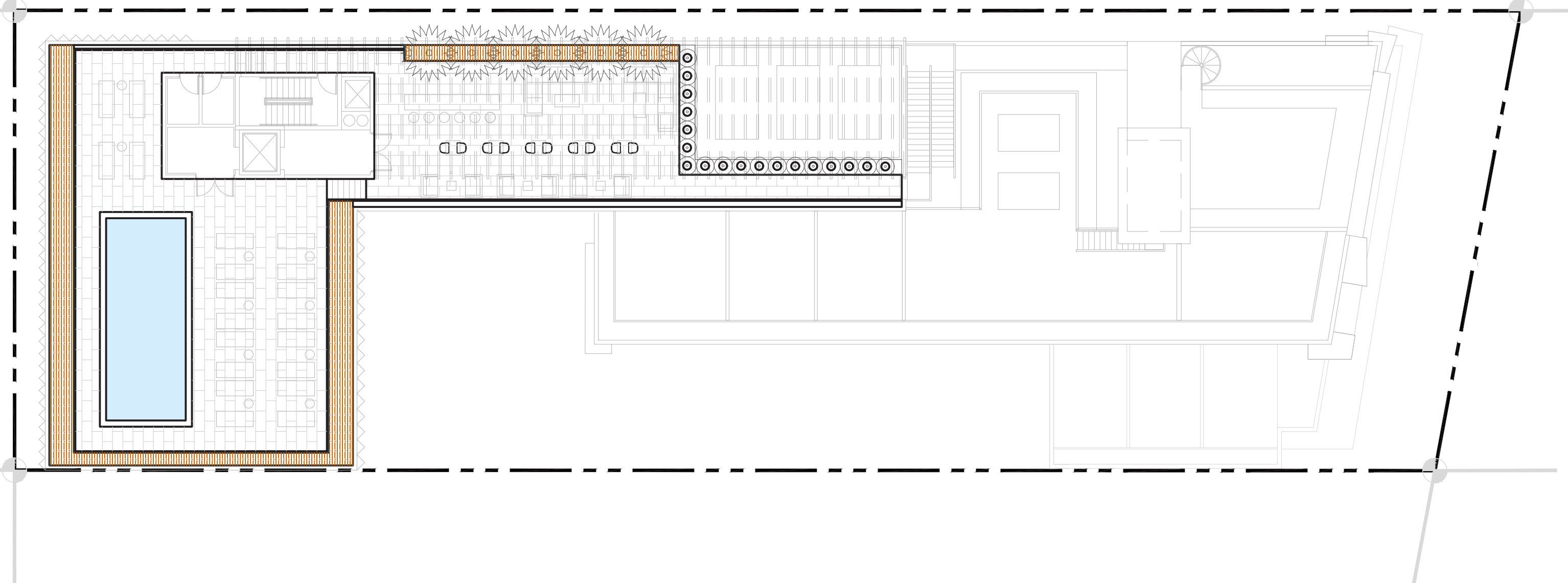
INSTALL ALL THE IRRIGATION EQUIPMENT TO AVOID CONFLICTS WITH INSTALLED UTILITIES, TREE INSTALLATION AND EXISTING TREES TO REMAIN. THE IRRIGATION MAINLINE, LATERAL LINE, AND IRRIGATION SPRINKLER LOCATIONS ARE SHOWN SCHEMATICALLY AND SHALL BE ADJUSTED BASED ON FIELD CONDITIONS. ALL LANDSCAPED AREAS ARE TO RECEIVE 100% COVERAGE BY THE IRRIGATION SYSTEM (TYP.)

DRIP SPECIFICATIONS & NOTES:
DRIP TUBING SPECIFICATION AS SHOWN ON THE PRODUCT SCHEDULE; DRIP GRID LAY-OUT IS BASED ON 30 PSI.

- INSTALL DRIP SYSTEM IN THE FOLLOWING ORDER: A) WITH ALL MAINLINE AND ITS ASSOCIATE EQUIPMENT (INCLUDING PRE-FILTERING 120 MESH FILTER AT P.O.C.) COMPLETELY INSTALLED, FLUSH MAINLINE TILL FREE AND CLEAR OF DEBRIS. B) INSTALL ALL LATERALS TO THE VARIOUS DRIP GRIDS, AND SUPPLY HEADERS WITH RISERS EXTENDED ABOVE GROUND. CENTER FEED RISERS, TEMPORARY EXTEND NIPPLES WITH PIPE AND COUPLINGS (DO NOT GLUE), FLUSH TILL FREE AND CLEAR OF DEBRIS, TEMPORARY CAP NIPPLES, SEAL BLANK TUBING (RISERS) WITH TAPE. C) INSTALL EXHAUST HEADERS - RISERS - FLUSH POINTS. D) INSTALL DRIP GRID, STAPLE TUBING PER DETAIL. CONNECT DRIP TUBING TO SUPPLY HEADER RISERS. FLUSH TILL FREE AND CLEAR OF DEBRIS. E) CONNECT DRIP GRID TO EXHAUST HEADER RISERS, FLUSH SYSTEM USING "FLUSH POINT".
- INSTALL OPERATION INDICATORS WITHIN 12-INCHES OF "FLUSH POINT" VALVE BOX. SEE DETAIL. ACTIVATE DRIP ZONE, ENSURE ALL OPERATION INDICATORS ARE FULLY EXTENDED, ADJUST STREAM SPRAY TO WHERE IT CAN EASILY BE SEEN BY MAINTENANCE PERSON.
- PRESSURE TEST WITH OWNERS REPRESENTATIVE PRESENT. PER ZONE, TEMPORARY INSTALL (2) PRESSURE GAUGES (LIQUID FILLED PRESSURE GAUGES) ON (2) FLUSH POINTS, (1) ON LARGEST GRID "FLUSH POINT" AND THE OTHER ON FARTHEST GRID "FLUSH POINT". ACTIVATE ZONE, AFTER FLOW HAS STABILIZED, VERIFY ALL ZONE OPERATION INDICATORS ARE FULLY EXTENDED. CHECK PRESSURE ON BOTH GAUGES, PRESSURE MUST BE 30 PSI OR HIGHER TO PASS TEST. IF TEST FAILS, CONTRACTOR TO LOCATE AND CORRECT PROBLEM AND RETEST. IT IS IN THE CONTRACTORS BEST INTEREST TO PERFORM HIS OWN TEST BEFORE HE CALLS OWNERS REPRESENTATIVE PRESENTS TO AVOID RE-INSPECTION FEES.
- PRESSURE TEST RESULTS SHALL BE NOTED AS-BUILD DRAWING BY THE "FLUSH POINT" WHERE TESTS WAS TAKEN. ALL "FLUSH POINTS" LOCATIONS SHALL BE INCLUDED IN AS-BUILD DRAWINGS.

THE FOLLOWING PRODUCTS ARE NOT SHOWN ON THE PLAN FOR GRAPHIC CLARITY BUT ARE TO BE INCLUDED DURING THE BIDDING PROCESS AND ARE TO BE INSTALLED BY THE IRRIGATION INSTALLATION CONTRACTOR. FOLLOW ALL MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.

- FLUSH VALVES (MANUAL OR AUTOMATIC).
- AIR RELIEF VALVES - LOCATE AT THE HIGHPOINT OF THE ZONE.
- DRIP INDICATOR HEAD - LOCATE IN AN INCONSPICUOUS AREA BUT ACCESSIBLE BY THE SITE MAINTENANCE TEAM.



L910 - Irrigation Diagram Roof Deck

L & N D



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