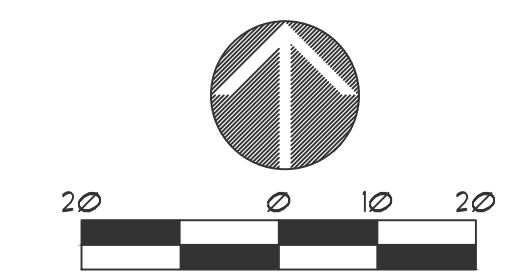


REVISIONS :

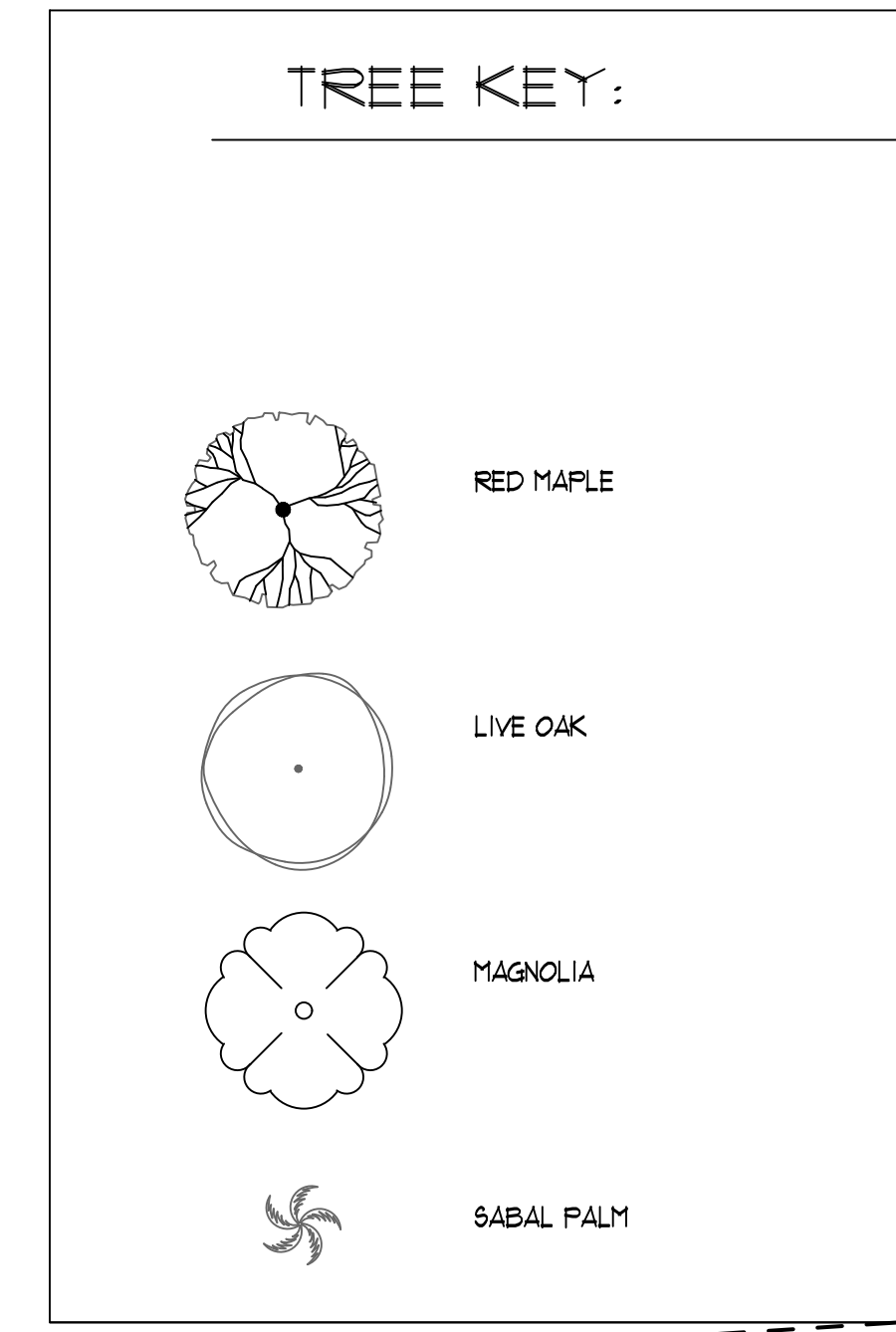
6/26/19	parking & building layouts
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DATE : May 7, 2019  
 PROJECT NO. : 2018.44  
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 CHECKED BY : K&R  
 SCALE : 1" = 20'

SHEET TITLE  
**LANDSCAPE PLAN**

**NOTES:**  
 a. LDC Section 37.05(K)(1) - Upon determination by the county that a required tree or plant is dead or severely damaged or diseased, the tree or plant shall be replaced by the owner with plant material meeting the requirements of this section.  
 b. LDC Section 37.05 (B) - All trees planted shall be staked or guyed for a period of at least six (6) months in accordance with the adopted planting detail.  
 c. LDC Section 37.05 (B)(3) - Groundcovers shall be planted in such manner as to present a finished appearance and complete coverage within one (1) year after planting.  
 d. LDC Section 37.05 (B)(2) - Shrubs shall have a minimum height of eighteen (18) inches when planted. When planted as a hedge, the maximum spacing is 30 inches on center. All shrubs used for visual screening shall be of a plant species that is capable of reaching a height of four (4) feet within twenty four (24) months under normal growing conditions. Shrubs used as accent ground cover and vines may vary in size depending on the type of plant material and the desired effect.  
 e. LDC Section 37.05 (EX1) - At the intersection of two (2) streets, all landscaping within that area defined by the Florida Department of Transportation sight triangle, as outlined in the FDOT Design Standards for Design, Construction, Maintenance and Utility Operations on the State Highway System shall be installed and maintained below three (3) feet in height or above eight (8) feet in height.



**LANDSCAPE CALCULATIONS:**

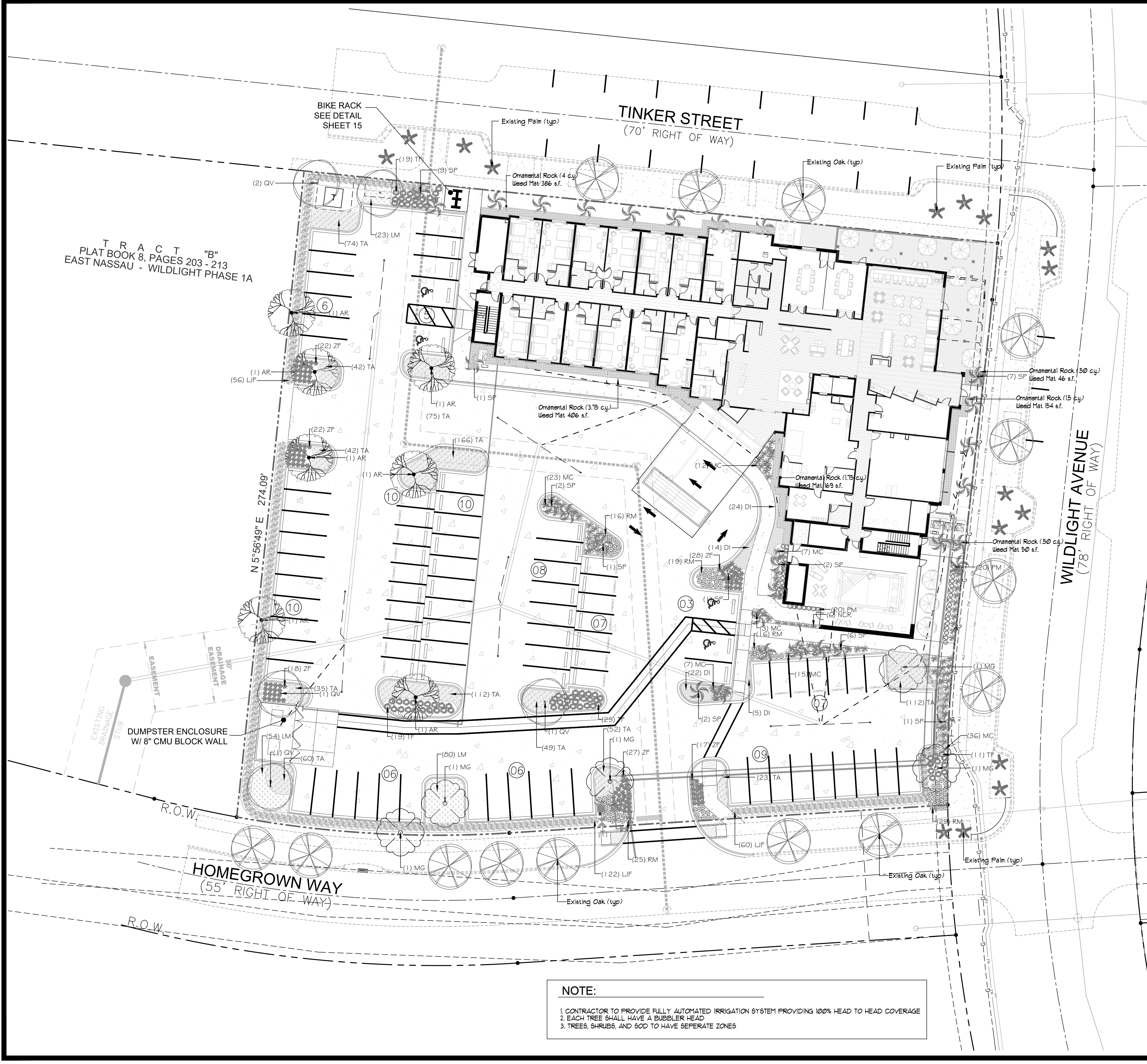
TOTAL AREAS:	
ZONING:	CG
LOT AREA:	76,978 SF.
10% LOT REQ. OPEN SPACE AREA:	7,698 SF.
OPEN SPACE AREA PROVIDED:	15,121 SF.
1 TREE / 500 SF. OF REQUIRED OPEN SPACE:	16 TREES
TREES PROVIDED:	16 TREES

**PERIMETER AND INTERIOR TREE REQUIREMENT BREAKDOWN**

VIA PUBLIC AREA:	
INTERNAL LANDSCAPE:	
1 TREE / 10 SPACES = 32 SPACES / 10	
TREES REQUIRED:	10
TREES PROVIDED:	10

**NOTE:**  
 1. CONTRACTOR TO PROVIDE FULLY AUTOMATED IRRIGATION SYSTEM PROVIDING 100% HEAD TO HEAD COVERAGE  
 2. EACH TREE SHALL HAVE A BUBBLER HEAD  
 3. TREES, SHRUBS, AND GROUND COVERS TO HAVE SEPARATE ZONES





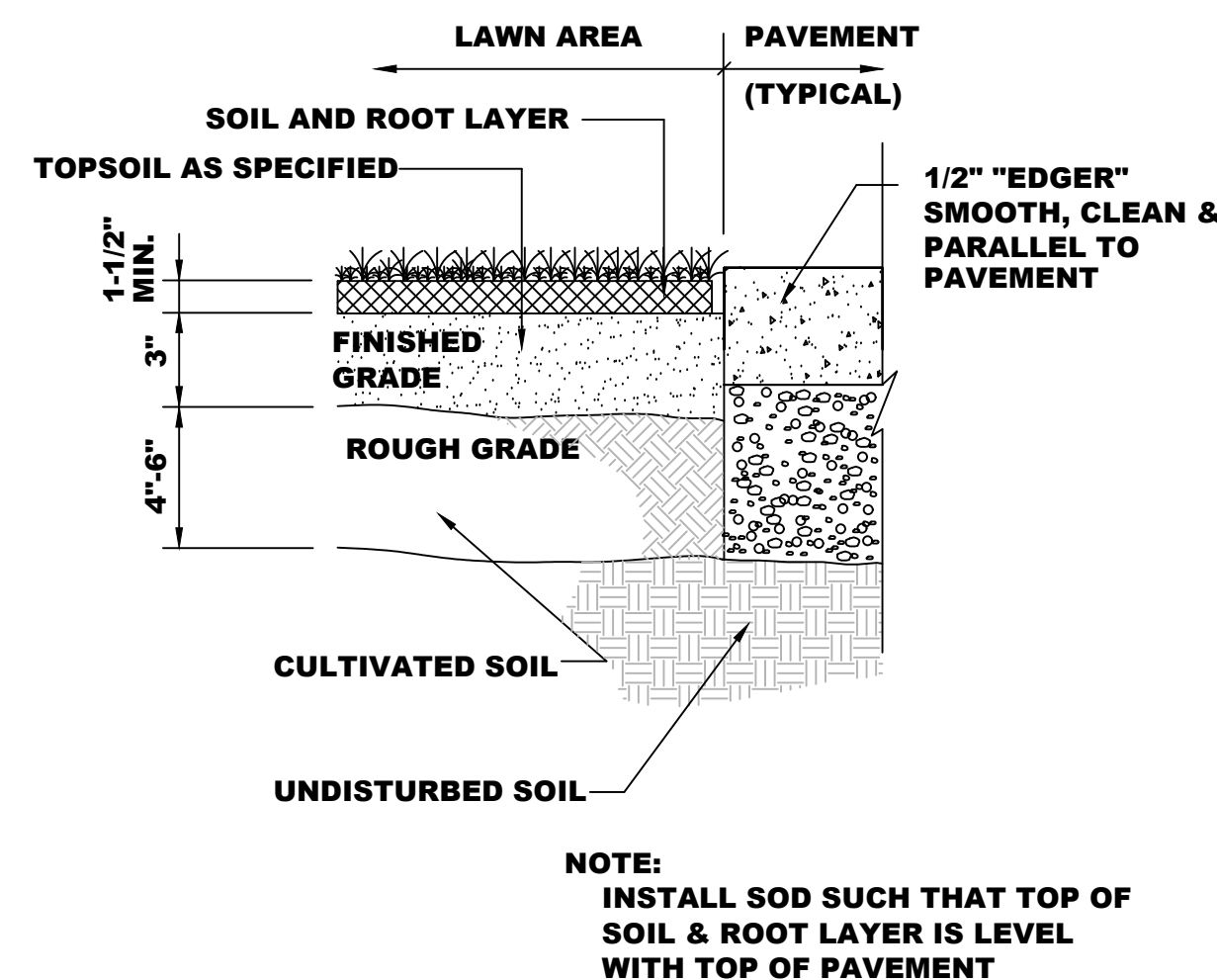
**General Notes and Specifications**

- Prior to construction the landscape contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. The landscape contractor is responsible for repairing any and all damage to utilities, structures, site appurtenances, etc., which occurs as a result of the landscape construction.
- When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions or obstructions, notify owner's representative before planting.
- All plants must be healthy, vigorous material, free of pests and disease.
- All trees, palms, and shrubs shall be grade "Florida Fancy" per Grades and Standards For Nursery Plants (parts one and two), available through Florida Dept. of Agriculture and Consumer Services.
- All plant material must be approved by the Landscape Architect before the plant material is installed.
- Any changes to the plant material (size, type, etc.), irrigation or any other deviations from the plans must be approved by the Landscape Architect prior to the change being implemented by the contractor. The contractor must provide written proof of authorization for any changes.
- All plants to be field grown or container grown as indicated on plant list. Store plants in shade and protect from weather. If plants cannot be planted immediately upon delivery, properly protect them with soil, wet peat moss, or in a manner acceptable to owner's rep. Do not remove container grown stock from containers until planting time. Protect roots of plant from drying or other possible injury. Keep plant ball moist at all times.
- All plants shall be triangular spaced.
- Obtain agronomic soils test for all planting areas and tree pits prior to excavation of tree pits. Tests shall be performed by an approved soils testing laboratory and shall include fertility and suitability analysis with written recommendations for soil amendments, fertilizer and chemical conditioner application rates for soil preparation, planting backfill mix, and post maintenance fertilization program. Submit a copy of soils report to owner's rep. and landscape architect.
- Add soil amendments as recommended by soil test in quantities necessary to bring soil mixture to pH rating of between 5.5 and 6.0. Minerals used for pH correction shall be commercially produced for this purpose.
- All plants and planting areas must be completely mulched as specified with three (3) inches of organic mulch. Provide 4" minimum clearance of mulch from all shrub trunks and 6" minimum clearance from all tree trunks.
- The landscape contractor is responsible for verifying all quantities shown on these plans, before pricing the work.
- The planting shall be done in accordance with acceptable horticultural practices. This is to include proper planting mix, plant and tree pit preparation, pruning, staking or guying, wrapping, spraying, fertilization, planting, and adequate maintenance throughout the required maintenance period.
- The landscape contractor is responsible for fully maintaining all planting (including but not limited to: pruning, watering, fertilizing, cultivating, weeding, mowing, mulching, tightening and repairing of guys, resetting plants to proper grade or upright position, restoration of plant saucer, and furnishing and applying such sprays as necessary to keep free of insects and diseases. The landscape contractor's responsibility for maintenance (exclusive of replacement within the guarantee period) shall terminate one year from the date of final acceptance by owner and landscape architect.
- All trees, palms, shrubs and plant material shall be warranted for a period of one year after date of completion and acceptance of the entire project. Final acceptance of all landscaping under this contract shall constitute the beginning of the guarantee period. Replace, in accordance with the drawings and specifications, all plants that are dead or, as determined by the owner's representative, are in an unhealthy or unsightly condition, and have lost their natural shape due to dead branches, or other causes due to the contractor's negligence. Furnish and plant replacements which comply with requirements shown and specified. Warrant all replacement plants for one year after installation. The cost of such replacement(s) is at the contractor's expense.
- All plants are subject to approval by the owner's representative. Prior to planting, all trees and palms must be approved by the owner or owner's rep.
- Standards set forth in "American Standard for Nursery Stock" represent guideline specifications only and shall constitute minimum quality requirements for plant material.
- At the conclusion of this planting, if the owner's rep. or owner has reason to believe that the plants are not of the specified grade, he will request a re-grading or inspection, and such evidence will be the basis for requesting replacement of plants and for legal or other action according to law, should this become necessary.
- All planting beds to be treated with pre-emergent weed control prior to planting.
- Contractor is to check the site weekly to insure all plant material is healthy and well watered.
- All disturbed areas to be sodded or seeded Argentine Bahia as noted.

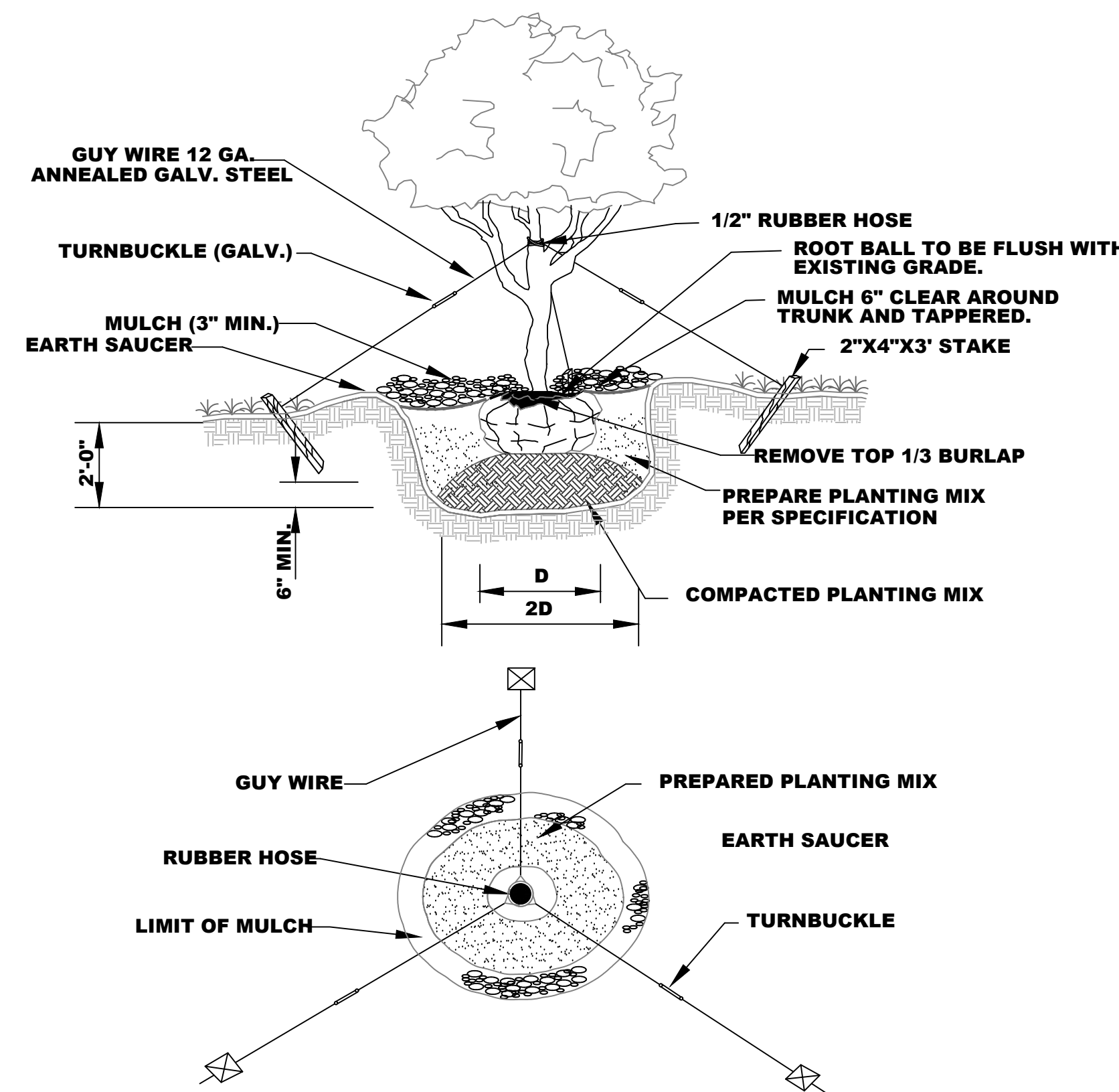
PLANT SCHEDULE SPRINGHILL SUITES						
TREES	QTY	COMMON / BOTANICAL NAME	SPACING	SPECIFICATIONS	PERCENTAGE	
AR	7	Red Maple / <i>Acer rubrum</i>	AS SHOWN	3" cal. 10' - 12' ht., 5' - 6' spd.	41%	
MS	5	Southern Magnolia / <i>Magnolia grandiflora</i>	AS SHOWN	3" cal. 10' - 12' ht., 5' - 6' spd.	29%	
QV	5	Southern Live Oak / <i>Quercus virginiana</i>	AS SHOWN	3" cal. 10' - 12' ht., 5' - 6' spd.	29%	
SP	31	Cabbage Palmetto / <i>Sabal palmetto</i>	AS SHOWN	20' Clear trunk min., no boots, slick		
SHRUBS	QTY	COMMON / BOTANICAL NAME	SPACING			
LJF	238	'Jack Frost' Ligustrum / <i>Ligustrum japonicum</i> 'Jack Frost'	30" o.c.	36" ht. x 24" spd. minimum full & dense		
MC	98	Pink Muhly / <i>Muhlenbergia capillaris</i>	36" o.c.	24" ht. x 24" spd. minimum full & dense		
NCR	6	Giant Apostles Iris / <i>Neomarica caerulea</i> 'Regina'	36" o.c.	18" ht. x 18" spd. minimum full & dense		
PM	37	Podocarpus / <i>Podocarpus macrophyllus</i>	24" o.c.	24" ht. x 18" spd. minimum full & dense		
RM	115	Coral Drift Rose / <i>Rosa</i> x 'Coral Drift'	24" o.c.	12" ht. x 12" spd. minimum full & dense		
TF	74	Fakahatchee Grass / <i>Tripsacum dactyloides</i>	36" o.c.	24" ht. x 24" spd. minimum full & dense		
ZF	131	Coontie Palm / <i>Zamia floridana</i>	24" o.c.	12" ht. x 12" spd. minimum full & dense		
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	SPACING			
DI	60	Fortnight Lily / <i>Diets Iridioides</i>	24" o.c.	1 Gallon full		
LM	157	Lily Turf / <i>Liriope muscari</i>	24" o.c.	1 Gallon full		
TA	842	Asian Jasmine / <i>Trachelospermum asiaticum</i>	18" o.c.	1 Gallon full		

**CONTRACTOR TO VERIFY ALL QUANTITIES NOTES:**

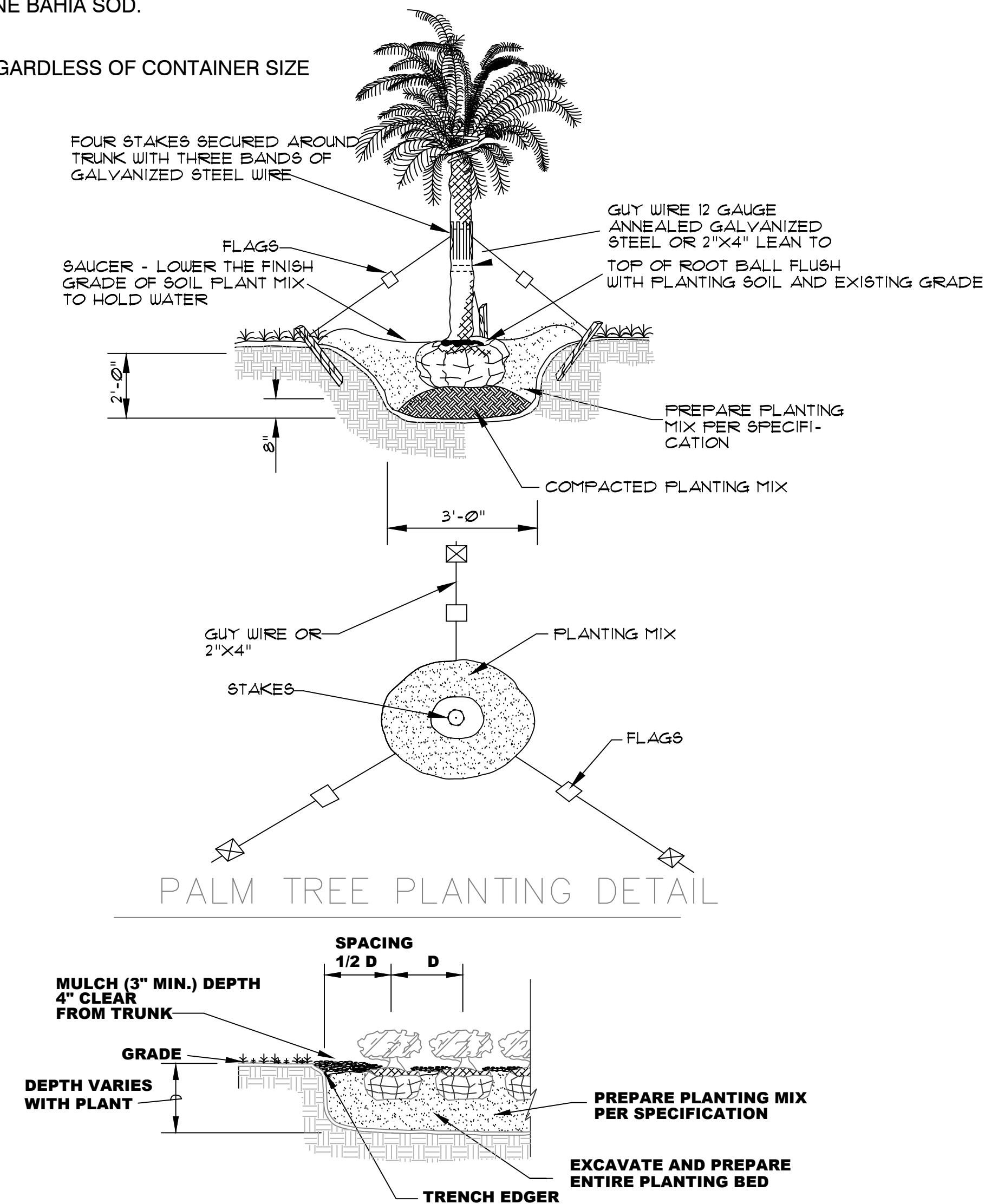
- MULCH ALL PLANTING BEDS WITH 3" ORGANIC MULCH.
- ALL DISTURBED AREAS NOT OTHERWISE LANDSCAPED SHALL BE SODDED WITH ARGENTINE BAHIA SOD.
- ALL PLANT MATERIAL TO BE FLORIDA NO. 1 QUALITY OR BETTER.
- NO SUBSTITUTIONS WITHOUT PRIOR WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
- ALL TREES AND PLANTS SHALL MEET MINIMUM SPECIFIED SIZES IN INCHES AND FEET, REGARDLESS OF CONTAINER SIZE INDICATED. WHERE DIFFERENCES OCCUR, THE LARGER SPECIFICATION SHALL PREVAIL.
- ALL CALIPER SIZES MUST BE MET
- CONTRACTOR TO VERIFY ALL QUANTITIES



SOD DETAIL



TREE PLANTING DETAIL



SHRUB & GROUND COVER PLANTING DETAIL



**WILDLIGHT FAIRFIELD SUITES**  
**NASSAU COUNTY, FL**

REVISIONS :

6/26/19	parking & building layouts
1/6/20	as-built
5/4/23	parking lot connection
7/19/23	per county comments

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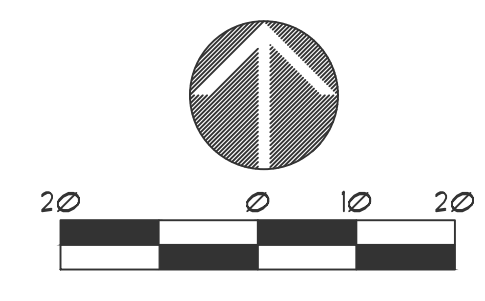
SHEET TITLE  
**LANDSCAPE DETAILS**



**WILDLIGHT FAIRFIELD SUITES**  
**NASSAU COUNTY, FL**

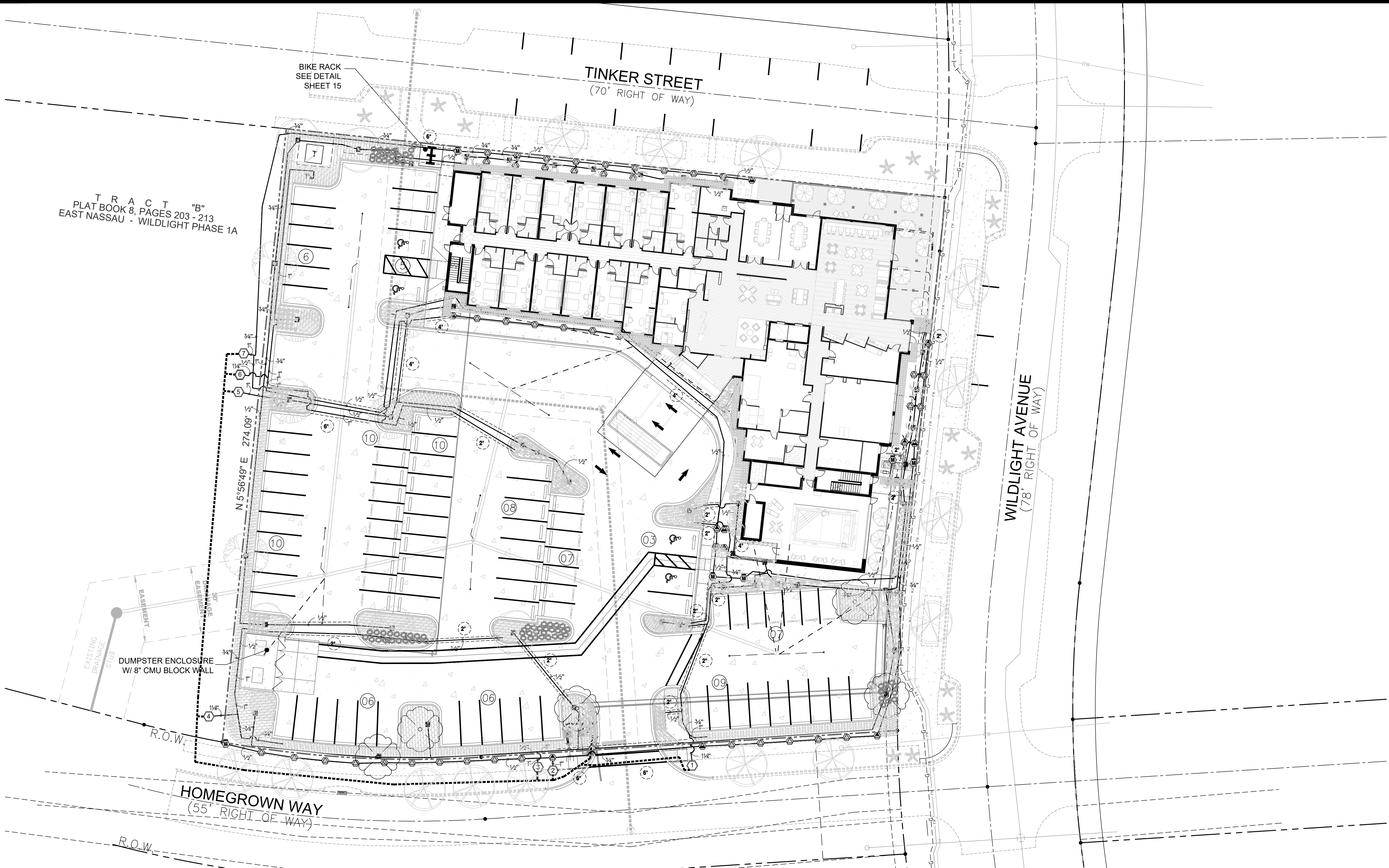
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SHEET TITLE  
**IRRIGATION PLAN**



TRACT "B"  
 PLAT BOOK 8, PAGES 203 - 213  
 EAST NASSAU - WILDLIGHT PHASE 1A

**VALVE SCHEDULE**

NUMBER	MODEL	SIZE	TYPE	GPM	DESIGN PSI	FRICTION LOSS	VALVE LOSS	PSI	PRECIP
1	Hunter IGV-6-FS (Zone Valve)	1"	Area for Dripline	20.5	40	2.54	3.3	45.9	0.71 in/h
2	Hunter IGV-6-FS (Zone Valve)	1"	Turf Rotary	13.49	40	7.75	3	50.8	0.51 in/h
3	Hunter IGV-6-FS (Zone Valve)	1"	Bubbler	12.5	30	4.91	3	37.9	1.7 in/h
4	Hunter IGV-6-FS (Zone Valve)	1"	Area for Dripline	23.1	40	6.88	4.86	51.7	0.71 in/h
5	Hunter IGV-6-FS (Zone Valve)	1"	Bubbler	11.5	30	4.94	3	37.9	1.7 in/h
6	Hunter IGV-6-FS (Zone Valve)	1"	Area for Dripline	20.09	40	7.12	3.05	50.2	0.72 in/h
7	Hunter IGV-6-FS (Zone Valve)	1"	Turf Rotary	11.22	40	7.32	3	50.3	0.64 in/h



**NOTES**

Irrigation Contractor shall be responsible for all applicable fees and permits.

All PVC pipe connection shall be glued together per ASTM D 2855, two step method.

All Pipe and Wire under paving shall be placed in Schedule 40 P.V.C. Sleeves for the full pavement coverage length and shall be at least 24" below grade.

Mainlines shall be buried to provide a minimum cover of 18", while all Lateral lines shall have a minimum of 12".

The Contractor should take care to reroute piping as necessary to avoid plant or tree roots.

All Sprinklers shall be site adjusted to prevent water overthrow onto building surfaces and walkways.

All Control Wiring to be 14/1 UF, direct burial.

Install a "MiniClik" rain sensor device. Verify location with Owners Representative.

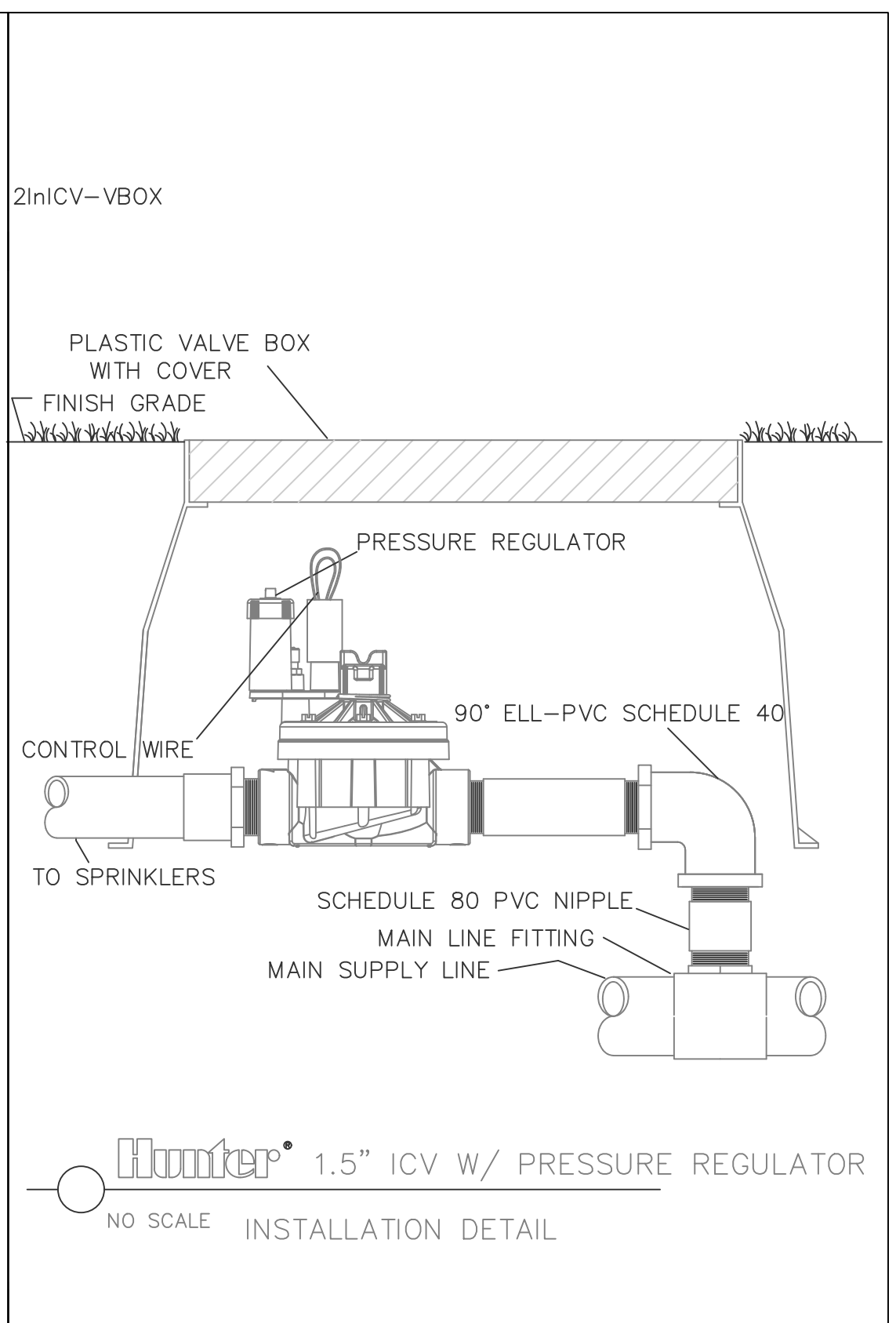
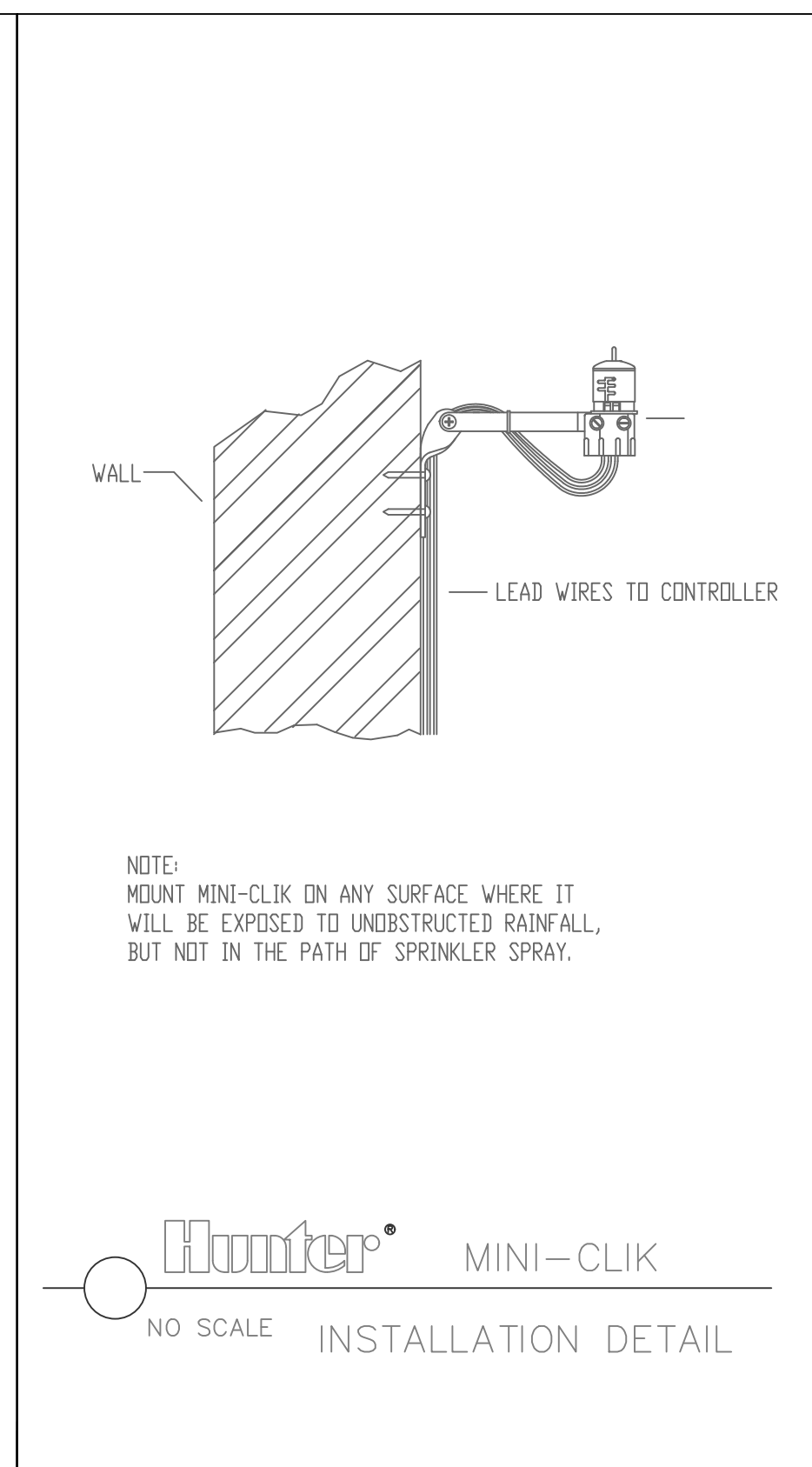
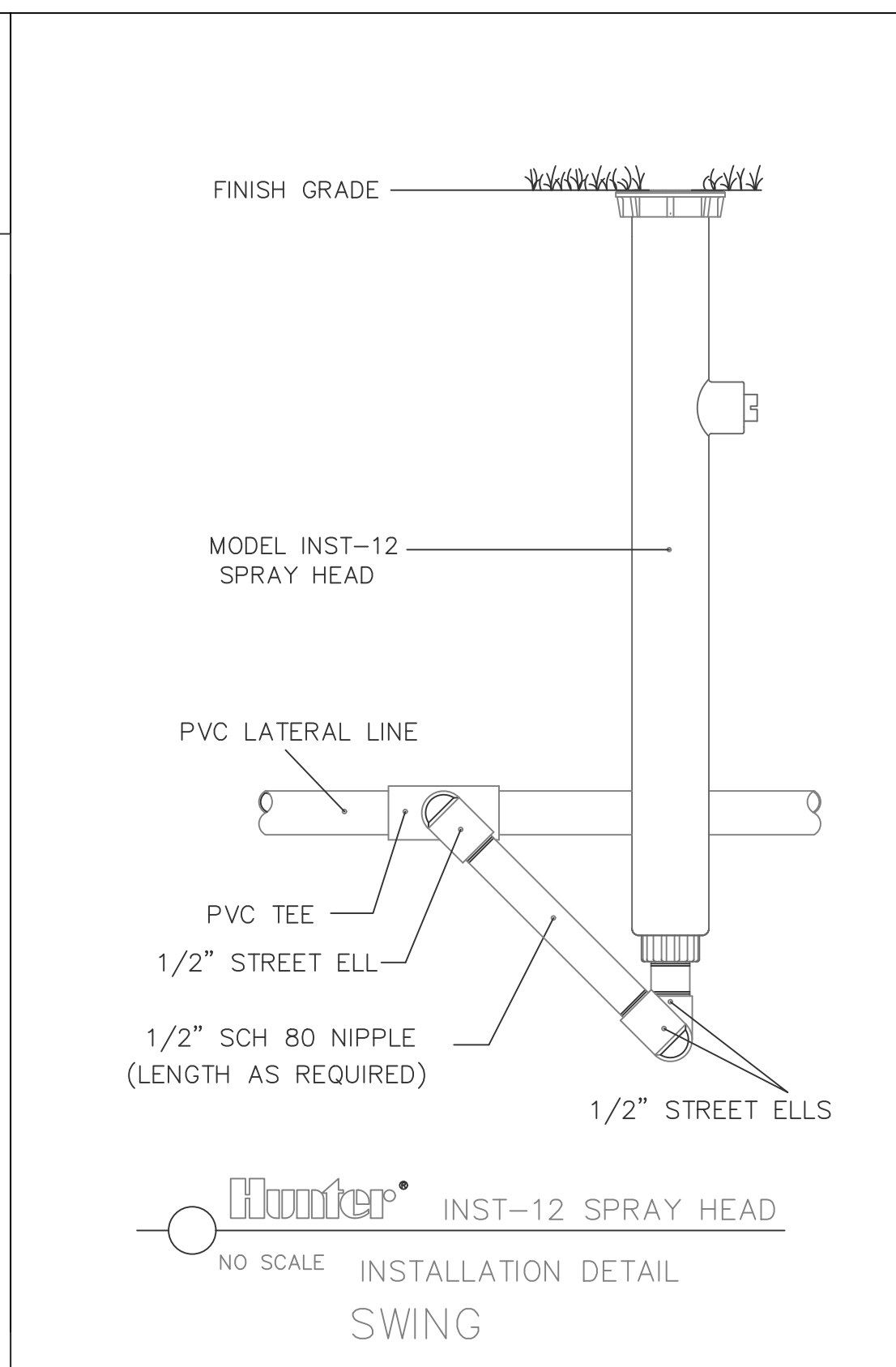
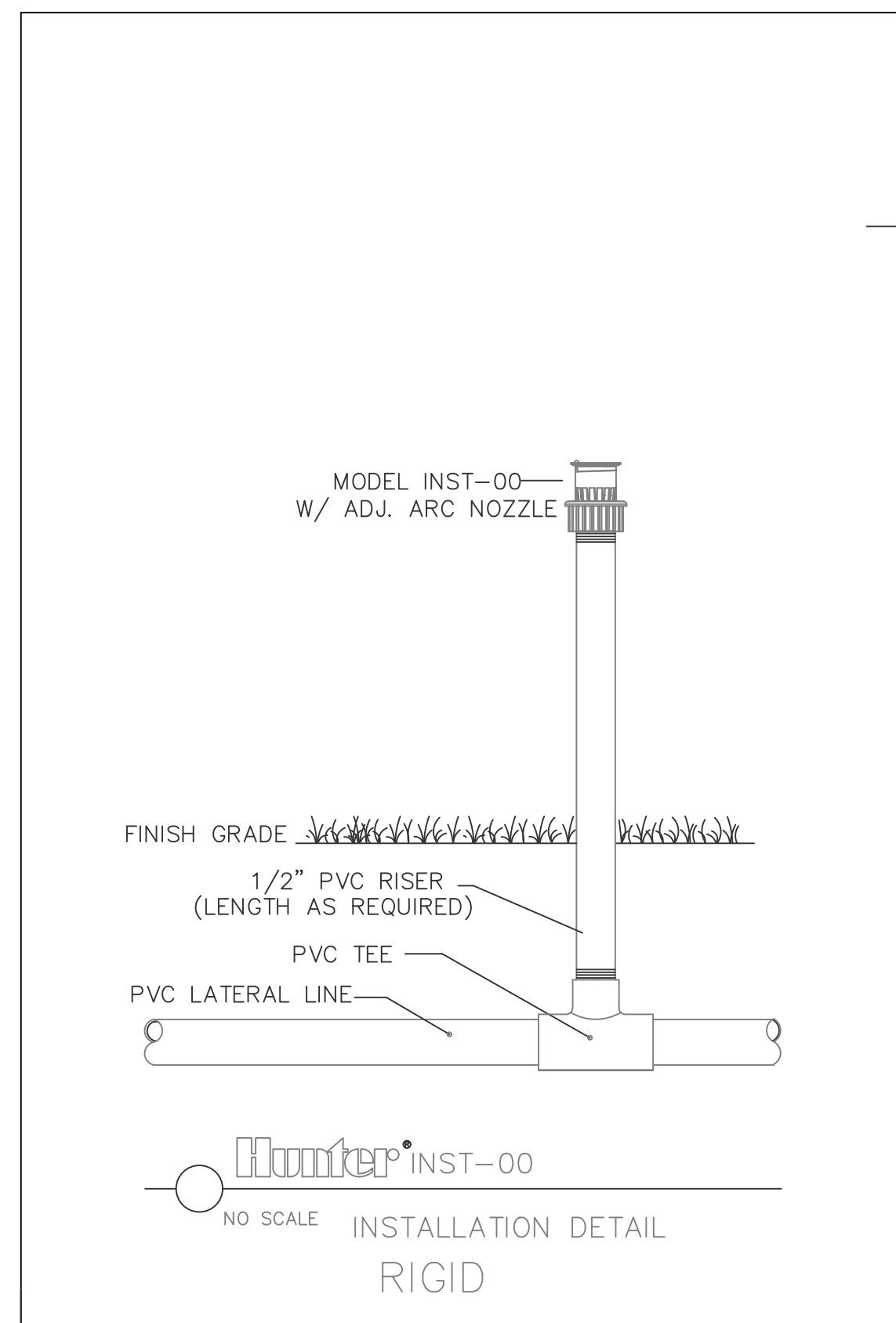
Install Backflow Preventer in an inconspicuous location such as shrubbery. Location shown for graphic clarity purposes only.

Contractor responsible for 100% irrigation coverage. All irrigation risers to be painted black.

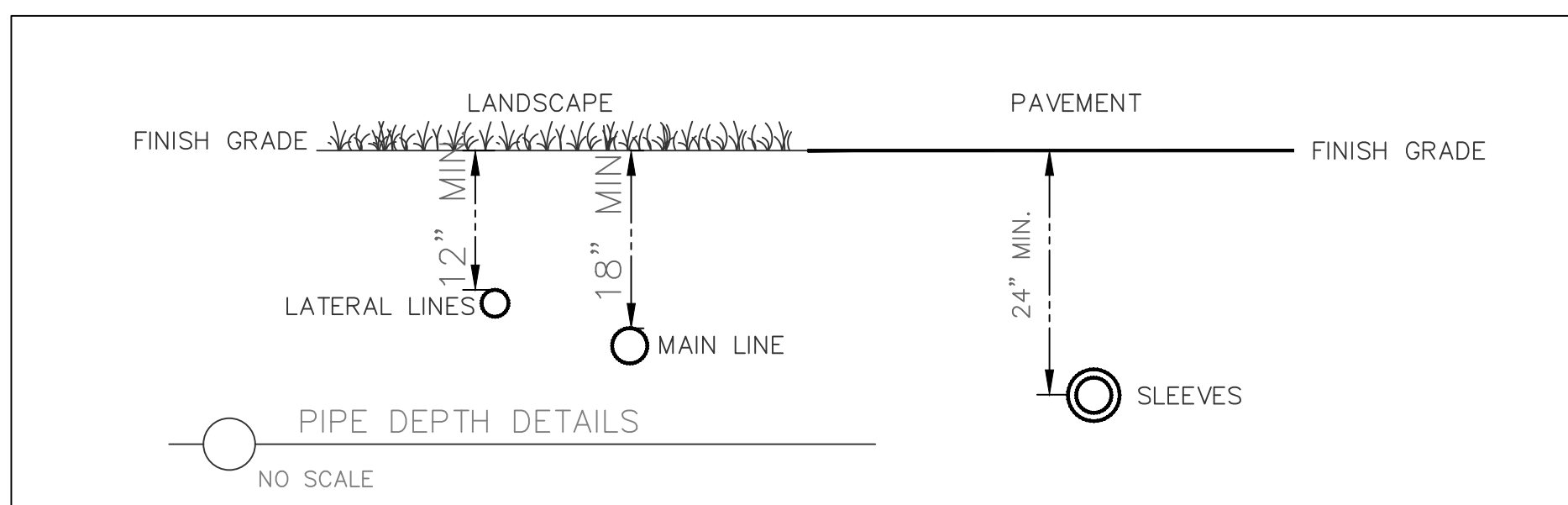
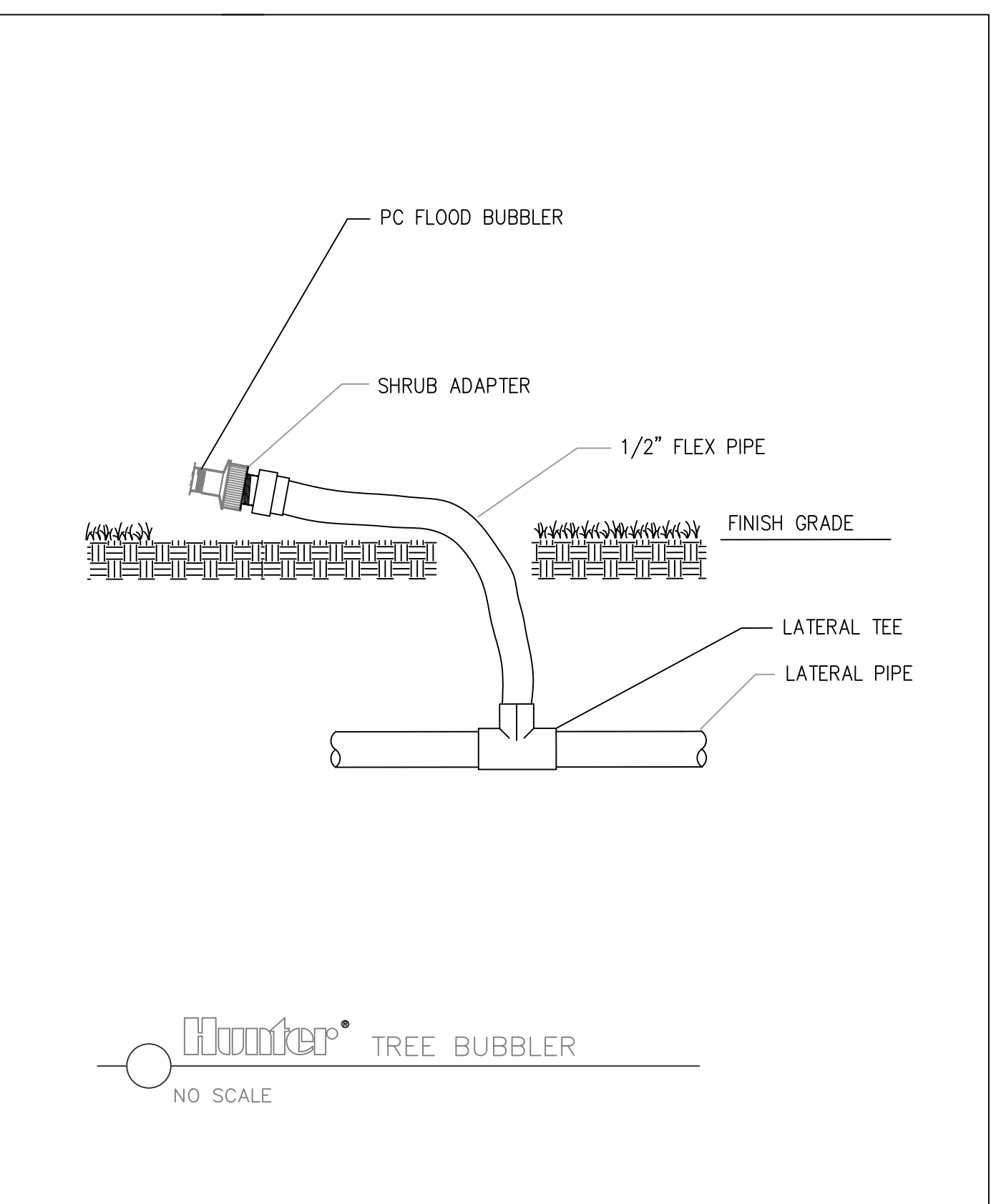
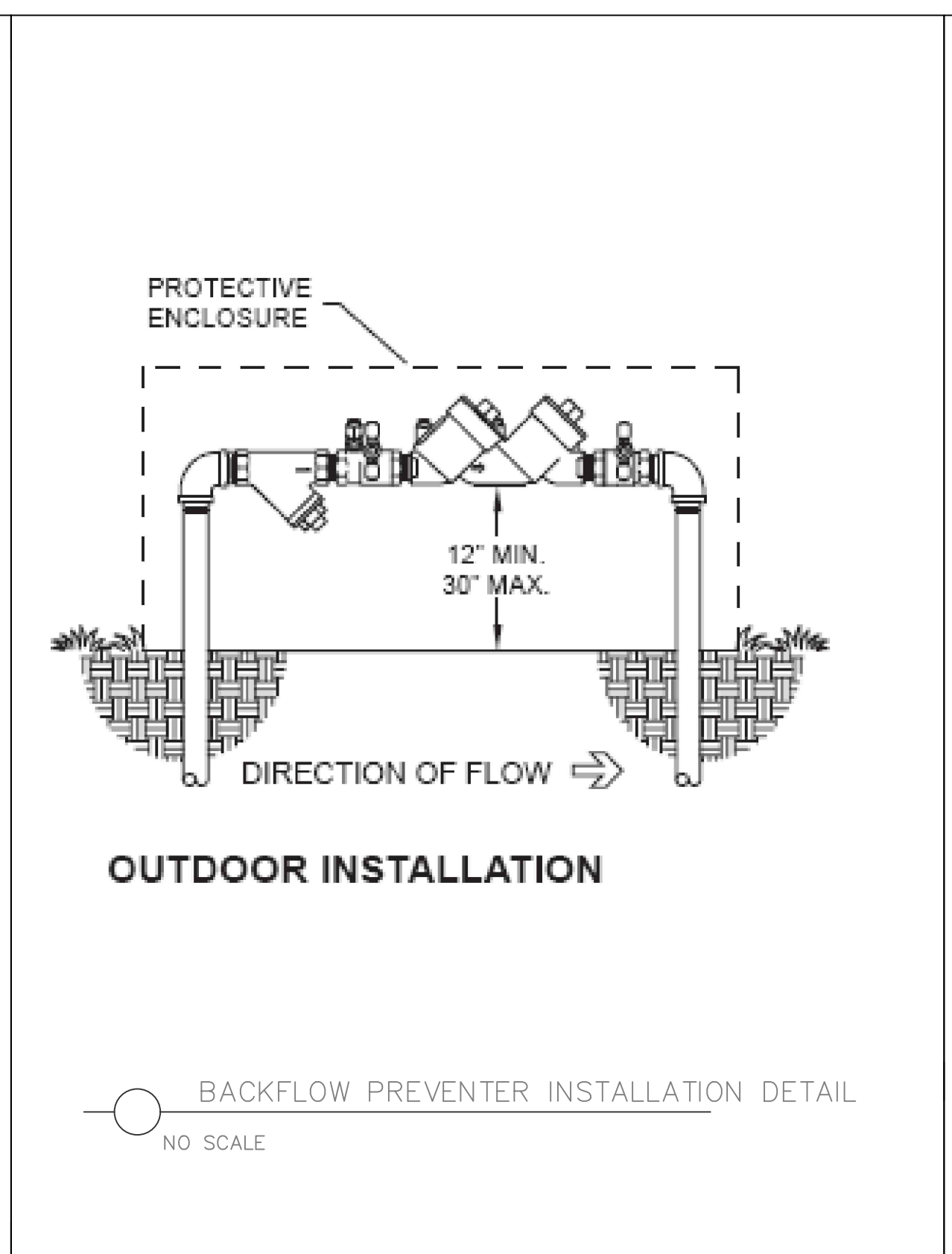
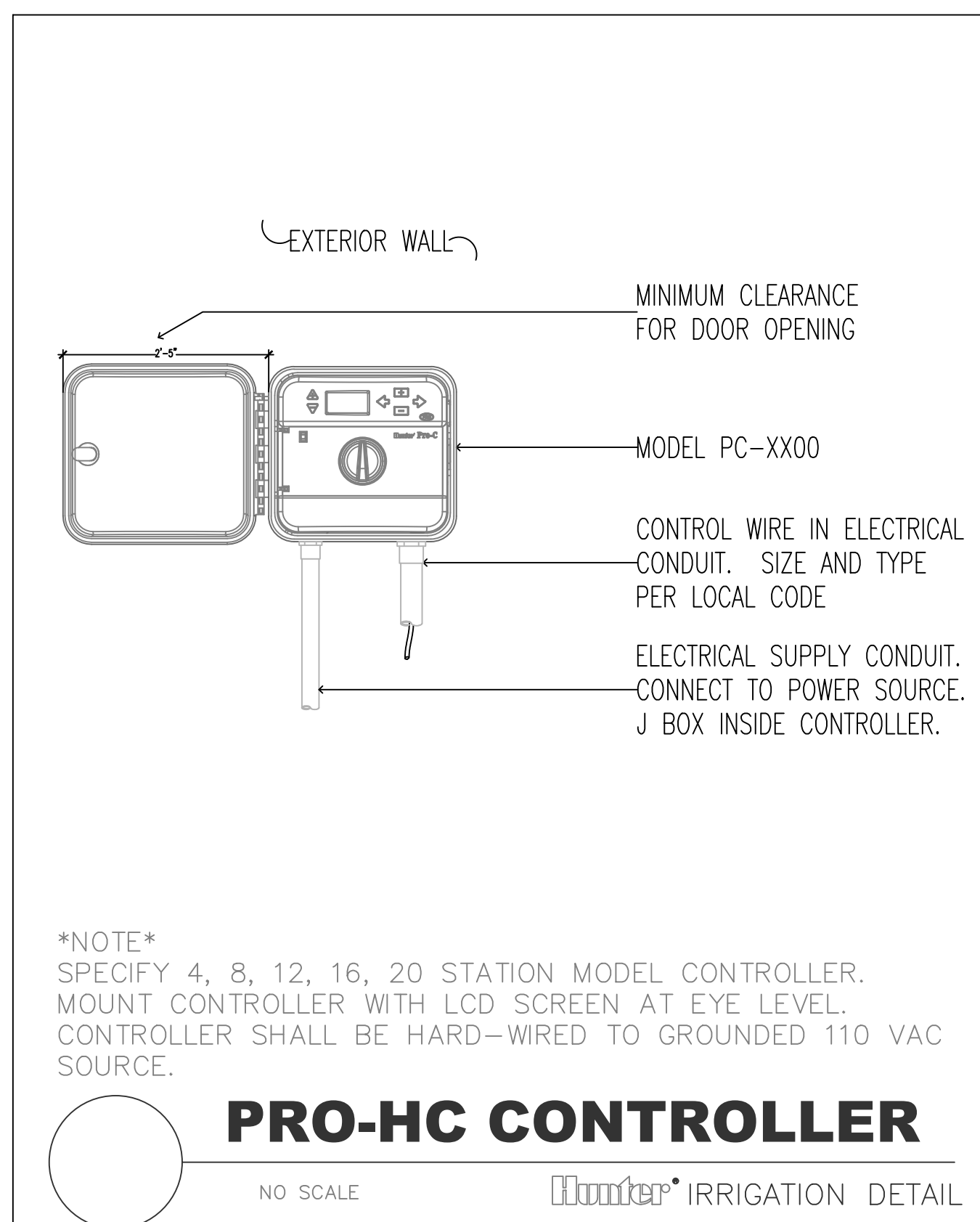
Mainline location shown for graphic clarity purposes only. Valve box location shown for graphic clarity purposes only.

Irrigation system designed to not exceed 5 feet per second flow through any piping. Any deviation from design upon installation shall be done so as to not exceed 5' per second through any piping & voids these plans as well.

Irrigation water shall be free of particulates larger than 10 micron or .01 micrometers.



IRRIGATION SCHEDULE						
SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PSI	GPM	RADIUS
	Hunter MP Strip PRO5-06-PRS40-CV	8	LCS	40	0.22	5'x15'
	Hunter MP Strip PRO5-06-PRS40-CV	8	RCS	40	0.22	5'x15'
	Hunter MP Strip PRO5-06-PRS40-CV	43	SST	40	0.44	5'x30'
	Hunter MPI000 PRO5-06-PRS40-CV	8	90-210	40		14'
	Hunter PCB	48	360	30	0.50	3'
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY				
	Area to Receive Dripline Hunter FLD-10-B In-Line Pressure Compensating Landscape Dripline with Built-In Check Valve, 1.0 GPH emitters at 18" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. UV Resistant. Use FLD-LOC fitting or barbed fittings.	5,715 l.f.				
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY				
	Hunter series ICV-101G-F5-A5-ADJ (1" valve) Location shown for graphic clarity	4				
	Hunter series (DRIP ZONE) ICZ-101-LF (1" valve) Location shown for graphic clarity	3				
	Irrigation Lateral Line: SDR 13.5 1/2" and 3/4" lines SDR 26 for all 1" and larger lateral lines					
	MAINLINE: Irrigation mainline, Schedule 40 PVC pipe 1 1/2" size.					
	Pipe Sleeve: PVC Schedule 40 Schedule 40 PVC, 2" Minimum, SIZE AS SPECIFIED ON PLAN					
	MASTER VALVE Hunter series ICV-151G-B (1 1/2" valve) LOCATIONS SHOWN FOR CLARITY ONLY					
	Hunter series PHC-12 (12 Zone) Install with Mini-Clk rain sensor.					
	BACKFLOW DEVICE Wilkins 950XLT-1" or equal Location shown for graphic clarity					
	1" Irrigation Only Water Meter Field verify location					
	FLOW SENSOR Hunter Flow Meter HC-150-FLOW (1 1/2") LOCATIONS SHOWN FOR CLARITY ONLY					



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