

WALKER'S CAY

LANDSCAPE IMPROVEMENT PLAN

MARCO ISLAND, FLORIDA

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NOTES:

1.

PROJECT MANUAL - REFERENCE ONLY. UNDER SEPARATE COVER.
2.

PARTIAL DRAWING ISSUES OR ADDENDA INCLUDE ALL PREVIOUSLY ISSUED DRAWINGS AND SPECIFICATIONS, EXCEPT WHERE OVERRIDDEN BY NEW ISSUE, AND DO NOT RELIEVE THE CONTRACTOR OF OBLIGATIONS SET FORTH IN PRIOR ISSUES.

PROJECT DATA

PARCEL NUMBER:

58420200005 & 78567000342

SITE ADDRESS:

3200 SAN MARCO ROAD
MARCO ISLAND, FL

SITE ZONE:

34145

OWNERSHIP:

MARITIME ACQUISITIONS LLC
344 CITATION PT
NAPLES, FL 34104

LAND AREA:

58420200005: 13,500 SQUARE FEET / 0.21 ACRES
78567000342: 60,984 SQUARE FEET / 1.40 ACRES

MUNICIPALITY:

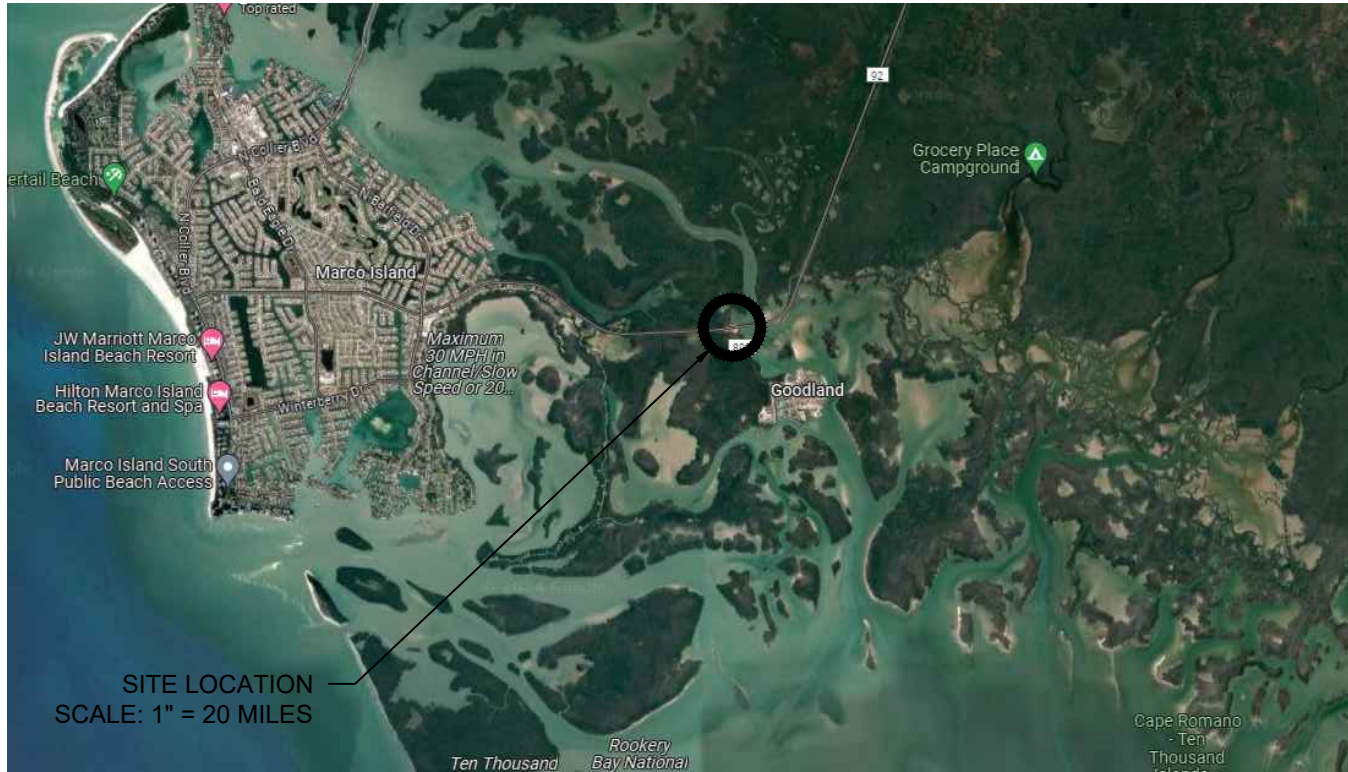
COLLIER COUNTY

PARCEL DESCRIPTION:

58420200005: MARCO BCH UNIT 17 E 300FT OF TR C OR 1826 PG 1635

78567000342: UNPLATTED LANDS 13 52 26 PARCEL DESC IN OR32 PGS209-212 + OR46 PG 443, LESS DOT PAR IN OR 575 PG 692

PROJECT LOCATION



PLANS PREPARED BY:

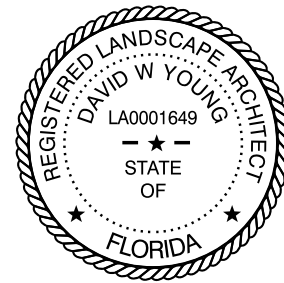
DWY

landscapearchitects

DWY Landscape Architects
1350 5th Street, Unit 004
Sarasota, FL 34236
941.365.6530

LANDSCAPE ARCHITECT OF RECORD

I HEREBY CERTIFY THAT I AM A REGISTERED LANDSCAPE ARCHITECT IN THE STATE OF FLORIDA PRACTICING WITH DWY LANDSCAPE ARCHITECTS, AND THAT THESE PLANS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION.
I HEREBY APPROVE THESE PLANS AS SIGNED AND SEALED.



Digitally signed by
David W Young
Date: 2026.06.09
10:43:14 -04'00'

DAVID YOUNG R.L.A. No. 0001649



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WALKER'S CAY

3200 SAN MARCO ROAD
MARCO ISLAND, FL 34145

100% CONSTRUCTION DOCUMENTS
RELEASED FOR REVIEW & PERMIT

COVER

☐ SCHEMATIC DESIGN ☐ DESIGN DEVELOPMENT ☒ CONSTRUCTION DOCUMENTS

REVISIONS

NO.	DESCRIPTION	DATE
01	PER COMMENTS	09.16.24
02	PER COMMENTS	01.16.24
03	PER COMMENTS	06.08.25



SCALE: N/A

L-0.00

18 APRIL 2024

SHEET01 OF 12
WALKER'S CAY

ABBREVIATIONS

#	NUMBER	CTR	CENTER	INT	INTERIOR	REINF	REINFORCED
&	AND	DBL	DOUBLE	INV	INVERT ELEVATION	REQ	REQUIRED
@	AT	DEPT	DEPARTMENT	IN	INCH	RE	RIM ELEVATION
~	APPROXIMATELY	DD	DECK DRAIN	JB	JUNCTION BOX	RO	ROUGH OPENING
±	PLUS OR MINUS	DIA	DIAMETER	JT	JOINT	ROW	RIGHT OF WAY
Ø	DIAMETER	DIM	DIMENSION	KOB	KNOCK OUT BLOCK	RR	RESTROOM
1GAL	GALLON SIZE	DN	DOWN	LA	LENGTH	SF	SQUARE FOOT
AC / HVAC	AIR CONDITIONER	DR	DOOR	L	LANDSCAPE ARCHITECT	SL	SCORE LINE
ADJ	ADJACENT	DS	DOWNSPOUT	LC	LANDSCAPE CONTRACTOR	SEC / SECT	SECTION
AFG	ABOVE FINISHED GRADE	DTL	DETAIL	LF	LINEAR FOOT	SER	SOIL ENGINEER'S REPORT
AFF	ABOVE FINISHED FLOOR	DWG	DRAWING	LP	LOW POINT	SCHED	SCHEDULE
AGG	AGGREGATE	E	EAST	LS	LANDSCAPE	SCRN	SCREEN
AHJ	AUTHORITY HAVING JURISDICTION	EJ	EXPANSION JOINT	MNFR	MANUFACTURER	SF	SQUARE FEET
ALG	ALIGN	EW	EACH WAY	MH	MAN HOLE	SQ FT	SQUARE FEET
ALT	ALTERNATE	EA	EACH	MAT	MATERIAL	SQ YD	SQUARE YARD
ANOD	ANODIZED	ELEC	ELECTRICAL	MAX	MAXIMUM	SIM	SIMILAR
APPX	APPROXIMATE	ELEV	ELEVATION	MECH	MECHANICAL	SHT	SHEET
ARCH	ARCHITECT/ARCHITECTURAL	ENG	ENGINEER	MED	MEDIUM	SP / SPP	SPECIES
ASPH	ASPHALT	EIP	EDGE OF PAVEMENT	MHVL	MEAN HIGH WATER LINE	SPEC	SPECIFICATIONS
AVG	AVERAGE	EQ	EQUAL	MIN	MINIMUM	SS	STAINLESS STEEL
B&B	BALL AND BURLAP	ETR	EXISTING TO REMAIN	MISC	MISCELLANEOUS	SS316	316 MARINE GRADE STAINLESS STEEL
BITU	BITUMINOUS	EX / EXIST	EXISTING	MOD	MODIFIED	STD	STANDARD
BLDG	BUILDING	EXP	EXPOSED / EXPANSION	MR	MOISTURE RESISTANT	STO	STORAGE
BOC	BACK OF CURB	EXT	EXTERIOR / EXTENSION	MTL	METAL	STR	STRUCTURAL
BOT	BOTTOM	FBC	FLORIDA BUILDING CODE	MULTI	MULTI-TRUNK	STRUCT	STRUCTURAL
BOD	BOTTOM OF DECK	FD	FLOOR DRAIN	NIC	NOT IN CONTRACT	SW	STORM WATER
BOF	BOTTOM OF FOOTING	FE	FINISH ELEVATION	N	NEW	TBD	TO BE DETERMINED
BLK	BLOCK	FFE	FINISH FLOOR ELEVATION	N	NORTH	T&B	TOP & BOTTOM
BRD	BOARD	FG	FINISH GRADE	N/S	NOT TO SCALE	T&G	TONGUE & GROOVE
BS	BOTH SIDES	FH	FIRE HYDRANT	N/A	NOT APPLICABLE	TB / TOB	TOP OF BERM / BEAM
BTWN	BETWEEN	FL	FLOW LINE	NAT	NATURAL	TOS	TOE OF SLOPE / TOP OF SLAB
BW	BOTTOM OF WALL	FS	FINISH SURFACE	NO	NUMBER	TOC	TOP OF CURB
CB	CATCH BASIN	FIN	FINISH	NOM	NOMINAL	THK	THICK
CCCL	COASTAL CONSTR. CONTROL LINE	FT	FOOT / FEET	OC	ON CENTER	TW / TOW	TOP OF WALL
CEM	CEMENT	FTG	FOOTING	OD	OUTSIDE DIAMETER	TYP	TYPICAL
CF	CUBIC FOOT	GC	GROUND COVER	OPNG	OPENING	UNO	UNLESS NOTED OTHERWISE
CJ	COLD JOINT	GA	GALLON	PA	PLANTING AREA	VERT	VERTICAL
CJ	CONTROL JOINT	GAL	GALLON	PIP	POURED IN PLACE	VIF	VERIFY IN FIELD
CL / 1 / CL	CENTER LINE	GALV	GALVANIZED	PL	PROPERTY LINE	W	WEST
CLR	CLEAR/CLEARANCE	GEN	GENUIS / GENERATOR	POC	POINT OF CONNECTION	W	WIDE
CLG	CEILING	GFCI	GROUND FAULT CIRCUIT INTERR.	PNL	PANEL	WC	WATER CLOSET / WHEELCHAIR
CY	CUBIC YARD	GR	GRADE	PP	POWER POLE	WD	WOOD
CIP	CAST IN PLACE	HB	HOSE BIB	PSI	POUNDS PER SQUARE INCH	WP	WATER PROOF(ING)
CIV	CIVIL ENGINEER	HP	HIGH POINT	PSF	POUNDS PER SQUARE FOOT	WWM	WELDED WIRE MESH
CMU	CONCRETE MASONRY UNIT	HORIZ	HORIZONTAL	PT	PRESSURE TREATED	WWF	WELDED WIRE FABRIC
CO	CLEAN OUT	HR	HANDRAIL	PVC	POLYVINYL CHLORIDE	W/	WITH
COL	COLUMN	HT	HEIGHT	PVMT	PAVEMENT	W/O	WITHOUT
COMP	COMPOSITE	ID	INSIDE DIAMETER / INTERIOR DESIGN	PERF	PERFORATED	YD	YARD
CONC	CONCRETE	INCL	INCLUDING, INCLUSIVE	QTR	QUARTER		
COND	CONDITION	IE	IN OTHER WORDS	R	RADIUS		
CONT	CONTINUOUS	ILO	IN LIEU OF	RD	ROOF DRAIN		

GRAPHICS & SYMBOLS

Labels

STANDARD LABEL

DETAIL LABEL

PLANTING LABEL

SPECIFICATION LABEL

SECTION / ELEVATION

DIMENSION

BREAK LINE

CENTER LINE

DIRECTION OF FLOW

SPOT ELEVATION (EXISTING)

SPOT ELEVATION (PROPOSED)

REVISION CLOUD WITH DELTA

PLANT SCHEDULE EXAMPLE

DETAIL EXAMPLE

DETAIL GRAPHIC

ENLARGEMENT / INSET EXAMPLE

DETAIL NAME

DETAIL NUMBER

DETAIL SCALE

SHRUB AND GROUND COVER PLANTING

SCALE: 1/2" = 1'-0"

PLAN ENLARGEMENT

SCALE: 1/2" = 1'-0"

GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE FOR ALL WORK SHOWN ON THESE CONSTRUCTION DRAWINGS AND SPECIFICATIONS UNLESS SPECIFICALLY NOTED OTHERWISE. CONTRACTOR IS RESPONSIBLE FOR FULLY ACQUAINTING HIMSELF WITH CONSTRUCTION DRAWINGS AND SPECIFICATIONS, INCLUDING WORK CONCERNING OTHER TRADES, PROJECT CONTRACTORS, AND SUBCONTRACTORS. CONTRACTOR SHALL PROVIDE ALL TRADES, PROJECT CONTRACTORS, AND SUBCONTRACTORS WITH MOST CURRENT DRAWINGS AND SPECIFICATIONS APPROVED FOR CONSTRUCTION. PLANS SHOULD ONLY BE UTILIZED FOR CONSTRUCTION OR PERMITTING IF TITLE BLOCK STATES SUCH USE IS APPROVED.
- DRAWINGS ARE DESCRIPTIVE IN NATURE AND REPRESENT BASIC REQUIREMENTS TO CONSTRUCT THE PROJECT. CONTRACTOR SHALL INSPECT AND VERIFY THE SCOPE OF WORK. ANY ADDITIONAL WORK NOT SPECIFICALLY NOTED ON THE DRAWING SET BUT NECESSARY TO SATISFY APPLICABLE CODES IN ORDER TO OBTAIN A CERTIFICATE OF OCCUPANCY SHALL BE CONSIDERED PART OF THE CONTRACT. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY OF ANY SUCH DISCREPANCIES OR OMISSIONS. CORRECTED DRAWINGS OR INSTRUCTIONS SHALL BE ISSUED PRIOR TO CONTINUATION OF WORK. CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR NECESSARY CORRECTIONS DUE TO FAILURE TO REPORT KNOWN OMISSIONS OR DISCREPANCIES
- DRAWINGS ARE INTENDED TO BE PRINTED AT 100% (ACTUAL SIZE) AND SHOULD NOT BE SCALED TO FIT MEDIA. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
- IN THE CASE OF DISCREPANCIES, SPECIFICATIONS TAKE PRECEDENCE OVER PLANS. CONTRACTOR SHOULD NOTIFY LANDSCAPE ARCHITECT OF ANY SUCH DISCREPANCIES.
- VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, PROPERTY LINES, LIMITS OF WORK, AND ELEVATIONS BEFORE SUBMITTING A BID. PROCEEDING WITH WORK OR ORDERING ANY MATERIALS. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY SHOULD FIELD CONDITIONS VARY FROM THOSE SHOWN ON PLAN. CORRECTED DRAWINGS OR INSTRUCTIONS SHALL BE ISSUED PRIOR TO CONTINUATION OF WORK. CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR NECESSARY CORRECTIONS DUE TO FAILURE TO REPORT KNOWN DISCREPANCIES.
- IN THE CASE OF DISCREPANCIES CONCERNING QUALITY AND/OR QUANTITY WITHIN THE DOCUMENTS, THE CONTRACTOR SHALL INCLUDE THE BETTER QUALITY AND/OR GREATER QUANTITY UNLESS DIRECTED OTHERWISE IN WRITING BY THE LANDSCAPE ARCHITECT.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE TO THE LANDSCAPE ARCHITECT AT THE TIME OF THE PREPARATION OF THESE PLANS. NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. REFER TO ENGINEERING UTILITY PLANS AND DETAILS.
- CONTRACTOR/APPLICANT IS RESPONSIBLE FOR CONTACTING VARIOUS AGENCIES TO OBTAIN PERMITS, IMPROVEMENTS AND FOR INCORPORATING COSTS FOR RELOCATION OF EXISTING INFRASTRUCTURE AND UTILITIES INTO BID AND PROPOSAL.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY APPLICATIONS, PERMITS, LICENSES, AND METERS REQUIRED TO IMPLEMENT THE PROJECT SPECIFIED ON THE PLANS.
- OBSERVE ALL SETBACKS SHOWN ON THE PLANS AND AS MAY OTHERWISE BE REQUIRED.
- LOCAL, COUNTY, STATE, AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS, CODES AND PROCEDURES GOVERNING CONSTRUCTION AND MATERIALS SHALL SUPERSEDE THESE CONSTRUCTION DRAWINGS, NOTES, AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE LANDSCAPE ARCHITECT OF DISCREPANCIES OR CONFLICTS.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH THE LABOR LAWS OF FLORIDA AND WITH ALL OTHER APPLICABLE ORDINANCES, CODES, AND LOCAL, COUNTY, STATE, AND FEDERAL JURISDICTIONAL AND LEGAL REQUIREMENTS AS THEY MAY APPLY TO THE PROJECT.
- CONSTRUCTION DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE UNLESS OTHERWISE SHOWN: THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE, COORDINATE AND DIRECT HIS WORK AND THAT OF HIS SUBCONTRACTORS TO INSURE PROPER MEANS, METHODS, TECHNIQUES, PROCEDURES, SEQUENCES AND SCHEDULING OF TRADES. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE LANDSCAPE ARCHITECT, HIS ENGINEERS AND OTHER CONSULTANTS SHALL INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES REQUIRED FOR SAME, WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY SUPPORT SERVICES PERFORMED BY THE LANDSCAPE ARCHITECT, HIS ENGINEERS OR OTHER CONSULTANTS DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED BY THE LANDSCAPE ARCHITECT, HIS ENGINEERS, AND OTHER CONSULTANTS WHETHER OF MATERIAL OR WORK, AND WHETHER PERFORMED TO, DURING OR AFTER COMPLETION OF CONSTRUCTION ARE NOT PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DRAWINGS AND SPECIFICATIONS, BUT THEY DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.
- PAVING, MASONRY, AND CONCRETE SUBCONTRACTORS ARE TO COORDINATE WITH THE ELECTRICAL, DRAINAGE AND IRRIGATION SUBCONTRACTORS FOR SLEEVING, PIPING AND CONDUIT INSTALLATION UNDER OR THROUGH HARDSCAPE ELEMENTS PRIOR TO INSTALLING CONCRETE

FLATWORK OR HARDSCAPE.

- OWNER AND LANDSCAPE ARCHITECT APPROVAL SHALL BE REQUIRED PRIOR TO ANY SUBSTITUTIONS, CHANGES, OR MODIFICATION OF THE SCOPE OF WORK, MATERIALS SELECTION, OR METHOD OF INSTALLATION.
- CONTRACTOR WARRANTS TO THE OWNER AND THE ARCHITECT THAT ALL MATERIALS AND EQUIPMENT FURNISHED WILL BE NEW UNLESS OTHERWISE SPECIFIED AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS.
- ITEMS, MATERIALS, OR EQUIPMENT SPECIFIED IN THE CONTRACT SHALL BE STOPPED UNTIL THEY ARE UNLOADED, UNCRATED, ASSEMBLED, INSTALLED, AND CONNECTED BY THE CONTRACTOR AND SHALL BE COMPLETE AND PLACED IN OPERATING ORDER.
- ALL PRODUCT AND MATERIAL INSTALLATIONS SHALL MEET OR EXCEED MANUFACTURERS RECOMMENDED STANDARDS AND SHALL BE EFFECTIVELY WARRANTED TO WORK.
- REFERENCE TO ANY DETAIL OR DRAWING IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH DETAIL OR DRAWINGS.
- IF ANY CULTURAL FEATURES OR ARCHEOLOGICAL MATERIALS ARE UNCOVERED DURING GRADING, TRENCHING, OR OTHER EXCAVATION WORK, ALL WORK WITHIN ONE HUNDRED FEET (100') OF THESE MATERIALS SHALL BE STOPPED UNTIL THE ABILITY TO PERFORM ARCHEOLOGIST CERTIFIED BY THE STATE OF FLORIDA HAS HAD AN OPPORTUNITY TO EVALUATE THE SIGNIFICANCE OF THE FIND AND APPROPRIATE MITIGATION MEASURES ARE DETERMINED AND IMPLEMENTED.
- CONTRACTOR TO SUBMIT A GEOTECHNICAL REPORT (INCLUDING SLABS, ADJACENT TO POOLS, PONDS, WATER FEATURES, AND WATER GARDENS) TO LANDSCAPE ARCHITECT FOR PROJECT RECORDS.
- CONTRACTOR SHALL GIVE TWO BUSINESS DAYS' NOTICE TO THE LANDSCAPE ARCHITECT WHEN A CONSULTANT'S PRESENCE IS REQUESTED FOR SPECIAL MEETINGS, EXAMINATIONS, OR DECISIONS.
- THE CONTRACTOR SHALL MAINTAIN ONE (1) COMPLETE SET OF ALL PLANS INCLUDED IN THIS CONTRACT IN GOOD ORDER IN THE FIELD OFFICE. WHEN ANY WORK IS NOT INSTALLED AS INDICATED ON THE PLANS OR IN THE SPECIFICATIONS, SUCH WORK SHALL BE INDICATED AND DIMENSIONED ACCURATELY ON THESE REDLINE (AS-BUILT) DRAWINGS.
- THESE PLANS SHALL ALSO SERVE AS WORK PROGRESS SHEETS. THE CONTRACTOR SHALL MAKE NEAT, LEGIBLE ANNOTATION THEREON DAILY AS THE WORK PROCEEDS, SHOWING THE WORK, INCLUDING THE EXACT LOCATIONS, SIZES, AND KINDS OF EQUIPMENT AS ACTUALLY INSTALLED. THESE PLANS SHALL BE AVAILABLE AT ALL TIMES FOR INSPECTION BY THE OWNER.
- ON OR BEFORE THE DATE OF THE PRE-MAINTENANCE FINAL INSPECTION, THE CONTRACTOR SHALL DELIVER TO THE OWNER A CORRECTED, NEATLY DRAFTED, COMPLETE SET OF THESE REDLINE DRAWINGS. THESE PLANS SHALL BE FIRST SUBMITTED TO THE LANDSCAPE ARCHITECT AT FULL SCALE. THE LANDSCAPE ARCHITECT WILL REVIEW THE PLANS, MAKE ANNOTATIONS IF NECESSARY, AND RETURN TO THE CONTRACTOR. THE CONTRACTOR SHALL THEN MAKE CORRECTIONS AS NECESSARY AND RETURN A REVISED SET OF FINAL PLANS.
- AN INVENTORY SHALL BE SUBMITTED FOR ALL AREAS. THE CONTRACTOR SHALL SUBMIT ALL IRRIGATION EQUIPMENT, PLANT COUNTS, AND AREA MEASUREMENTS SUCH AS TURF, GROUND COVER AND HARDSCAPING.

CONSTRUCTION

- THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE TO MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
- ANY RELOCATION OF PUBLIC UTILITIES SHALL BE CONDUCTED IN ACCORDANCE WITH ANY AND ALL REQUIREMENTS OF THE UTILITY COMPANY INCLUDING FEES, BONDS, PERMITS AND WORKING CONDITIONS, ETC. THIS WORK SHALL BE DONE AT NO EXPENSE TO THE UTILITY COMPANY. THE OWNER SHALL PAY THE COST OF ALL SUCH RELOCATION WORK INCLUDING FEES, BONDS, PERMITS, ETC.
- CONTRACTOR SHALL TAKE EFFECTIVE ACTION AND ABIDE BY ALL LOCAL, COUNTY, STATE, AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS, CODES AND PROCEDURES TO CONTROL DUST AND PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM HIS FAILURE TO DO SO. CONTRACTOR WILL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN SUCH FACILITIES, PROCESSES, OR PROCEDURES.
- THE CONTRACTOR SHALL PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE PRIOR TO THE START OF CONSTRUCTION IF WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
- THE CONTRACTOR SHALL PROVIDE ALL SIGNS, LIGHTS, BARRICADES, FLAGMEN, OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY AND TO MAINTAIN TRAFFIC CONTROL AT ALL TIMES.
- THE CONTRACTOR SHALL PROVIDE FOR INGRESS AND EGRESS FOR ANY PRIVATE PROPERTY ADJACENT TO THE WORK AREA THROUGHOUT THE PERIOD OF CONSTRUCTION.
- EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED AND SHEETED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT ALL EXISTING IMPROVEMENTS WILL BE FULLY PROTECTED FROM DAMAGE. ANY DAMAGE RESULTING FROM LACK OF ADEQUATE SHORING, BRACING AND SHEETING, SHALL BE THE RESPONSIBILITY FOR THE CONTRACTOR AND HE SHALL EFFECT NECESSARY REPAIRS OR RECONSTRUCTION AT HIS OWN EXPENSE.

- UNDERGROUND UTILITIES: THE CONTRACTOR SHALL COORDINATE SANITARY SEWER, STORM DRAIN AND WATER CONSTRUCTION IN A MANNER TO PREVENT ANY CONFLICTS WHERE UTILITY LINES CROSS EACH OTHER. SUFFICIENT INFORMATION SHALL BE SHOWN TO ESTABLISH THE ELEVATION AND/OR PROFILE OF WATER SERVICES AND SEWER LATERALS AT CROSSINGS WITH OTHER UNDERGROUND UTILITIES.
- KEEP THE PREMISES CLEAN AND ORDERLY DURING CONSTRUCTION. ALL DEBRIS SHALL BE REMOVED FROM THE SITE DAILY AND THE SITE LEFT CLEAN AND IN A CONDITION ACCEPTABLE TO THE CLIENT. DISPOSE OF ALL REMOVED MATERIALS AT AN APPROVED DUMPING SITE WITHIN 24 HOURS OF REMOVAL. STOCKPILING ON THE SITE WILL BE ALLOWED ONLY WITH PRIOR APPROVAL FROM THE OWNER'S REPRESENTATIVE. SCHEDULE REMOVALS TO INSURE THAT NO PARTIALLY DISASSEMBLED EQUIPMENT IS LEFT ON SITE OVERNIGHT.
- ANY FEES ASSOCIATED WITH SOIL COMPACTION, MOISTURE, CONCRETE, SUBGRADE OR SUB-BASE SOIL ANALYSIS TEST SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

SITE PREPARATION & DEMOLITION

- LOCATE ALL EXISTING WALKWAYS, STRUCTURES, PLANTS AND TREES, AND OTHER INFRASTRUCTURE THAT IS TO REMAIN PRIOR TO DEMOLITION AND COMMENCEMENT OF WORK. PROTECT THEM FROM DAMAGE. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT DUE TO DAMAGE THAT IS A RESULT OF HIS WORK. THIS REPAIR OR REPLACEMENT WILL BE AT THE CONTRACTOR'S EXPENSE.
- LOCATE ALL EXISTING AND PROPOSED UTILITIES (INCLUDING DRAIN INLETS, DRAINAGE PIPING AND OTHER UNDERGROUND UTILITIES) WHETHER SHOWN HEREON OR NOT PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS. PROTECT THEM FROM DAMAGE. NOTIFY LANDSCAPE ARCHITECT IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK. CORRECTED DRAWINGS OR INSTRUCTIONS SHALL BE ISSUED PRIOR TO CONTINUATION OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO UTILITIES THAT IS THE RESULT OF HIS WORK. THE REPAIR OF SUCH DAMAGE WILL BE AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL INSTALL AND MAINTAIN TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL CONSTRUCTION AREAS DURING DEMOLITION AND CONSTRUCTION IN ACCORDANCE WITH LOCAL, COUNTY, STATE, AND FEDERAL JURISDICTIONAL REQUIREMENTS UNTIL SUCH FACILITIES ARE INSTALLED PER THE PLANS, SPECIFICATIONS, AND MANUFACTURERS' RECOMMENDATIONS.
- CONTRACTOR SHALL INSTALL AND MAINTAIN TEMPORARY SANITARY FACILITIES AND FACILITIES FOR THE PHYSICALLY HANDICAPPED DURING DEMOLITION AND CONSTRUCTION IN ACCORDANCE WITH LOCAL, COUNTY, STATE, AND FEDERAL JURISDICTIONAL REQUIREMENTS UNTIL SUCH FACILITIES ARE INSTALLED PER THE PLANS, SPECIFICATIONS, AND MANUFACTURERS' RECOMMENDATIONS.
- CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL FACILITIES AND MEASURES THROUGHOUT THE DEMOLITION AND CONSTRUCTION PERIOD TO PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM WATER SEWER SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN SUCH FACILITIES, PROCESSES, OR PROCEDURES. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, ETC. RESULTING FROM WORK DONE AS PART OF THIS PROJECT. CONTRACTOR SHALL ABIDE BY ALL LOCAL, COUNTY, STATE, AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS, CODES AND PROCEDURES
- PRIOR TO CLEARING OF VEGETATION OR THE GRUBBING OF LAND, ALL TREES SHOWN AS EXISTING TO REMAIN SHALL BE BARRICADED AND PROTECTED AS REQUIRED BY AHJ/ALL APPLICABLE CODES. IMMEDIATELY FOLLOWING VEGETATION REMOVAL, EXISTING SLOPES GREATER THAN 3 TO 1 SHALL BE PROTECTED FROM EROSION AS REQUIRED BY AHJ CODE.
- CONTRACTOR IS REQUIRED TO OBTAIN AND PAY FOR TREE PERMITS. SUCH PERMITS ARE REQUIRED PRIOR TO ANY CONSTRUCTION. NATIVE VEGETATIVE REMOVAL WITHIN THE DRIPLINE OF A TREE, AND/OR TREE REMOVAL/RELOCATION.
- ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED BY A HORIZONTAL BARRIER PLACED TO PREVENT DAMAGE TO THE TREE FROM CONSTRUCTION-RELATED ACTIVITIES AND EXCAVATION. THE FOLLOWING ACTIVITIES ARE SPECIFICALLY PROHIBITED WITHIN THE BARRICADED AREA: VEHICULAR AND PEDESTRIAN TRAFFIC, STORAGE OF CONSTRUCTION MATERIALS, PLACEMENT OF EXCAVATED MATERIALS, AND ANY ACTIVITIES THAT MAY DISTURB THE ROOT SYSTEM WITHIN THE BARRICADED AREA. BARRICADES SHALL BE CONSTRUCTED OF THE MATERIALS REFERENCED IN THE TREE PROTECTION DETAILS DIAGRAMS.
- BARRICADES SHALL BE PLACED PRIOR TO ANY LAND ALTERATION AND SHALL BE REMOVED ONLY AFTER THE CERTIFICATE OF USE FOR THE PROJECT IS ISSUED OR ADMINISTRATIVE APPROVAL GRANTED.



Know what's below.
Call before you dig.



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Fax. 941.365.4986
FL 0001649 LC 0000372
dwyla.com

WALKER'S CAY

3200 SAN MARCO ROAD
MARCO ISLAND, FL 34145

100% CONSTRUCTION DOCUMENTS
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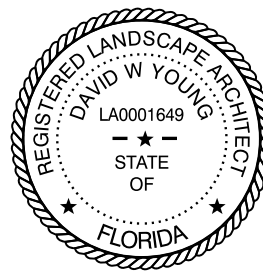
NOTES

☐ SCHEMATIC DESIGN
☐ DESIGN DEVELOPMENT
☒ CONSTRUCTION DOCUMENTS

REVISIONS

NO.	DESCRIPTION	DATE
01	PER COMMENTS	09.16.24
02	PER COMMENTS	01.16.24
03	PER COMMENTS	06.08.25

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SHEET02 OF 12

WALKER'S CAY

GRADING AND DRAINAGE

1. THE CONTRACTOR SHALL CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING IMMEDIATELY OF ANY DIFFERENCES IN TOPOGRAPHY FROM THE PLANTING PLAN. ANY CHANGES IN TOPOGRAPHY CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITY.
2. CONSTRUCTION GRADE: THE GENERAL OR SITE CONTRACTOR SHALL BRING GRADES TO CONSTRUCTION GRADE WITHIN ONE-TENTH OF ONE FOOT (0.1') OF FINAL GRADES) AND OBTAIN GRADE INSPECTION PRIOR TO PLACEMENT OF ANY HARDSCAPE, IRRIGATION PIPING, CONSTRUCTION GRADE TO BE APPROVED LANDSCAPE ARCHITECT. PRIOR TO TURN-OVER TO LANDSCAPE CONTRACTOR/INSTALLER.
3. FINISHED GRADE: LANDSCAPE CONTRACTOR/INSTALLER TO PROVIDE FINISHED GRADE.
4. UNLESS OTHERWISE APPROVED, NO SLOPES SHALL BE GREATER THAN 4:1 AND SHALL BE STABILIZED IMMEDIATELY FOLLOWING GRADING BY PLACEMENT OF SOD SO AS TO COMPLETELY COVER SLOPE AREAS GREATER THAN 3,000 SQ. FT. WHICH HAVE BEEN CLEARED SHALL BE WATERED AS NECESSARY TO PREVENT WIND EROSION AND IMPACT ON ADJACENT PROPERTIES.
5. CUT/FILL BALANCE: IF THE SITE GRADING GENERATES EXCESS MATERIAL, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR POSSIBLE ON-SITE ADJUSTMENT OF GRADE. IF GRADES CANNOT BE ADJUSTED ON-SITE, EXCESS MATERIAL SHALL BE DISPOSED OF OFF-SITE AT THE CONTRACTOR'S EXPENSE. IF THE SITE REQUIRES EXCESS FILL MATERIAL, THE OWNER SHALL FURNISH FILL MATERIAL AS REQUIRED FOR THE SITE. THE CONTRACTOR SHALL SPREAD THE MATERIAL AS NECESSARY TO ACHIEVE THE LINES AND GRADES SHOWN ON THE DRAWINGS AT NO ADDITIONAL COST TO THE OWNER.

6. ACCEPTABLE MATERIAL: MATERIAL ACCEPTABLE FOR USE IN FILLS, EMBANKMENTS, BACKFILL, OR OTHER USES AS DIRECTED SHALL BE SUITABLE FOR COMPACTION, HAVE NO CEMENTED LUMPS AND OR ROCKS LARGER THAN 3" IN GREATEST DIMENSION. ALL FILL MATERIAL SHALL BE SUBJECT TO "COMPLETE ANALYSIS" TESTING FOR UNACCEPTABLE COMPONENTS SUCH AS HEAVY METAL, HERBICIDES, NITRATES, BORON, HYDROCARBONS, ETC.
7. PREPARATION: FOR AREAS TO RECEIVE FILL, ALL LOOSE SURFACE SOILS, EXISTING FILLS AND VEGETATION SHOULD BE STRIPPED TO EXPOSE COMPACTED SUBGRADE. IN ALL PLANTING AREAS, EXISTING SOIL SHOULD NOT BE COMPACTED AND AMENDMENTS ADDED AS NECESSARY TO PROMOTE THE HEALTH OF THE SOILS. SOIL TESTING MAY BE REQUIRED BY CONTRACTOR IF THE LANDSCAPE ARCHITECT AND/OR OWNER DEEMS NECESSARY.

8. GRADES, LINES AND LEVELS: ALL ELEVATIONS SHOWN ON THE DRAWINGS ARE FINISH GRADES. UNLESS OTHERWISE NOTED, GRADES NOT OTHERWISE INDICATED SHALL BE UNIFORM LEVELS OR SLOPES BETWEEN TOP AND TOE OF SLOPES. FINISH GRADE SHALL BE A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OR SURFACE ADJUSTMENTS OF FINISH GRADES SHALL BE MADE AT THE DIRECTION OF THE JURISDICTIONAL INSPECTOR IF REQUIRED.

9. SURFACE DRAINAGE SHALL BE DIRECTED AS INDICATED ON THE DRAWINGS AND SHALL DIRECT WATER TO STREET CURBS, SWALES, OR EXISTING DRAINAGE STRUCTURES. SURFACES SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER AND SHALL CONFORM TO THE INTENT OF THE DRAWINGS AFTER THOROUGH SETTLEMENT AND COMPACTION OF THE SOILS.

10. DRAINAGE EASEMENTS SHALL BE MAINTAINED SO THEIR FUNCTIONS IS NOT IMPAIRED THROUGH DEBRIS OR PERMANENT FENCES BLOCKING INGRESS OR EGRESS TO THIS AREA.

11. THE OWNER SHALL BE RESPONSIBLE FOR LOCATING CONTROL POINTS AND BENCH MARKS. THE CONTRACTOR SHALL ESTABLISH ANY CONSTRUCTION STAKES NECESSARY TO LINE AND LOCATE THE GRADES REQUIRED FOR THE COMPLETE LAYOUT AND EXECUTION OF THE WORK. SURVEYING SHALL BE PERFORMED USING A LASER TRANSIT. ALL BENCH MARKS, MONUMENTS, AND OTHER REFERENCE POINTS SHALL BE CAREFULLY MAINTAINED AND PROTECTED.

12. ALL ABANDONED UNDERGROUND PIPELINES EXPOSED DURING GRADING SHALL BE REMOVED AND THE ENDS SHALL BE ADEQUATELY PLUGGED.

13. PROTECTION OF PERSONS AND PROPERTY: BARRICADE OPEN EXCAVATIONS OCCURRING AS PART OF THIS WORK AND POST WITH WARNING LIGHTS. PROTECT EXISTING STRUCTURES, UTILITIES, PAVEMENT FENCES, PLANTING AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT, AND OTHER HAZARDS CREATED BY GRADING OPERATIONS.

14. EXCAVATIONS: EXCAVATION INCLUDES ALL MATERIAL ENCOUNTERED TO WHATEVER DEPTH INDICATED ON THE PLANS. EXCAVATE TO ALLOW FOR PROPER FILL MATERIAL, SLABS, VOIDS, FORMS, AND FOUNDATIONS. ALL EXCAVATIONS SHALL BE MADE TRUE TO THE GRADES AND ELEVATIONS SHOWN ON THE PLANS. THE EXCAVATED SURFACES SHALL BE PROPERLY GRADED TO PROVIDE GOOD DRAINAGE DURING CONSTRUCTION.

15. DE-WATERING: PREVENT SURFACE WATER AND SUBSURFACE OR GROUND WATER FROM FLOWING INTO EXCAVATIONS OR TRENCHES AND FROM FLOODING PROJECT SITE AND SURROUNDING AREA. ESTABLISH TEMPORARY DRAINAGE DITCHES AS REQUIRED.

16. MATERIAL STORAGE: STOCKPILE SATISFACTORY EXCAVATED MATERIALS UNTIL REQUIRED FOR BACKFILL OR FILL. PLACE, GRADE AND SHAPE STOCKPILES FOR PROPER DRAINAGE AND TO PREVENT EROSION. COVER AS NECESSARY TO PREVENT DUST. STOCKPILED MATERIALS ARE NOT TO EXCEED SIX FEET (6') IN HEIGHT AND SHALL BE A MINIMUM OF FIFTY FEET (50') FROM ANY BASIN INLET.

17. MAINTENANCE: PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION. KEEP FREE OF TRASH AND DEBRIS. REPAIR AND RE-ESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS. WHERE SETTLING IS MEASURABLE OR OBSERVABLE AT EXCAVATED AREAS DURING GENERAL PROJECT WARRANTY PERIOD, REMOVE SURFACE (PAVEMENT, LAWN OR OTHER FINISH), ADD

BACKFILL MATERIAL, COMPACT AND REPLACE SURFACE TREATMENT, RESTORE REAPPEARANCE, QUALITY AND CONDITION OF SURFACE OR FINISHES TO MATCH ADJACENT WORK AND ELIMINATE EVIDENCE OF RESTORATION TO GREATEST EXTENT POSSIBLE.

18. CLEANUP: THE CONTRACTOR SHALL DISPOSE OF UNACCEPTABLE SOIL AND EXCAVATED MATERIAL, TRASH AND DEBRIS OUTSIDE THE LIMITS IN A LEGAL MANNER AT NO ADDITIONAL COST TO THE OWNER. LOCATION AND DUMP AND LENGTH OF HAUL SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

SITE WORK

1. CONTRACTOR SHALL COORDINATE AND BE RESPONSIBLE FOR ALL SUBGRADE COMPACTION UNDER ALL PAVED AREAS INCLUDING DRIVES, CURBS, AND FLATWORK TO NINETY-FIVE PERCENT (95%) RELATIVE COMPACTION. COORDINATE ALL COMPACTION TESTING WITH OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR THE REPLACEMENT OF ANY PAVING THAT CRACKS OR MOVES DUE TO IMPROPER COMPACTION.

2. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL STAKES AND OTHER ITEMS IDENTIFIED IN THE SUBMITTAL SCHEDULE TO THE LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO FABRICATION.

3. ALL GROUND FLOOR CMU BLOCK WALLS SHALL BE OF BREAKAWAY CONSTRUCTION AND MATCH EXISTING WHERE APPROPRIATE. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.

4. POOLS AND WATER FEATURES: LANDSCAPE ARCHITECT'S DRAWINGS ARE TO ILLUSTRATE DESIGN INTENT AND LAYOUT. FULLY COORDINATED, TURN-KEY SHOP DRAWINGS REFLECTING ALL REQUIRED POOL SYSTEMS, MECHANICAL AND ELECTRICAL ENGINEERING, LIFE SAFETY FEATURES, ETC. TO BE SUBMITTED TO LANDSCAPE ARCHITECT AND OWNER PRIOR TO COMMENCING CONSTRUCTION TO ENSURE POOL LAYOUT MEETS DESIGN INTENT.

5. PAINTING: ALL SURFACES, INCLUDING THOSE HIDDEN FROM VIEW, OR MATERIALS OR ITEMS SHALL BE PAINTED OR FINISHED APPROPRIATELY. MATERIALS AND ITEMS TO BE PAINTED INCLUDE, BUT ARE NOT LIMITED TO, THOSE INDICATED.

6. TILE: ALL TILE WORK SHALL CONFORM TO LATEST RECOMMENDATIONS OF THE TILE COUNCIL OF NORTH AMERICA.

7. MAILBOXES: MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH USPS GUIDELINES.

CONCRETE WORK

1. ALL CONCRETE WORK SHALL BE IN CONFORMANCE WITH SOILS ENGINEERING RECOMMENDATIONS.

2. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT TO PROVIDE ALL CAST-IN-PLACE CONCRETE AS SHOWN ON THE DRAWINGS, AND NOTED HEREIN, INCLUDING BUT NOT LIMITED TO EXTERIOR PAVING, FOOTINGS, MOWBANDS, BASE ROCK, REINFORCING AND CONCRETE FINISHES.

3. LAY OUT ALL SURFACING, SCORE JOINTS AND PAVING PATTERNS AS CLOSELY AS POSSIBLE TO PLANS, DETAILS, AND SPECIFICATIONS. DO NOT DEVIATE FROM PLANS UNLESS SPECIFIC APPROVAL IS OBTAINED FROM THE LANDSCAPE ARCHITECT.

4. SUBMITTALS: SUBMIT CONCRETE MIX DESIGNS, AND A 4'X4'X4" SAMPLE OF CONCRETE WITH FINISH TO LANDSCAPE ARCHITECT AND/OR COUNTY INSPECTOR FOR APPROVAL FIVE (5) WORKING DAYS PRIOR TO INSTALLATION.

5. CONTRACTOR SHALL COORDINATE A FORM INSPECTION WITH THE LANDSCAPE ARCHITECT AND APPROPRIATE INSPECTORS NO LESS THAN 2 BUSINESS DAYS PRIOR TO PLACEMENT OF ANY SURFACING.

6. PREPARATION: SUBGRADE PREPARATION, MOISTURE CONDITIONING, AND FINISH GRADING SHALL CONFORM TO THE REQUIREMENTS OF THE GEOTECHNICAL REPORT. EXAMINE THE AREAS AND CONDITIONS UNDER WHICH WORK OF THIS SECTION WILL BE INSTALLED. CORRECT CONDITIONS DETRIMENTAL TO TIMELY AND PROPER COMPLETION OF WORK. DO NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. ANY FEES ASSOCIATED WITH SOIL COMPACTION, MOISTURE, CONCRETE, SUB-GRADE OR SUB-BASE TESTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

8. BASE ROCK: AGGREGATE BASE ROCK MATERIALS SHALL MEET CURRENT REQUIREMENTS OF AGENCY HAVING JURISDICTION FOR CLASS 2 AGGREGATE BASE ROCK. BASE ROCK SHALL BE INSTALLED WHERE INDICATED ON DRAWINGS. COMPACT TO 95% OF MAXIMUM DRY DENSITY AT OR ABOVE OPTIMUM MOISTURE CONTENT. NO RECYCLED BASE ROCK WILL BE ALLOWED.

9. FORM WORK: FORMS SHALL CONFORM STRICTLY TO SHAPE, LINES, DIMENSIONS AND DETAILS FOR CONCRETE WORK. TRANSITION OF CURVES TO STRAIGHT LINES OR OF CURVES TO CURVES SHALL BE SMOOTH, CONTINUOUS, AND UNINTERRUPTED ON THE PLANS. THE ALIGNMENT AT POINT OF TANGENCY, FORMS SHALL BE CLEANED AND THOROUGHLY COATED WITH FOAM OIL.

10. FOOTING FORMS: IF EARTH BANKS WILL STAND WITHOUT CLUMPING OR CAVING, CONCEALED FOOTINGS MAY BE CAST IN NEAT TRENCHES. IF EXCAVATIONS ARE REQUIRED, FOOTINGS SHALL BE FORMED. SOIL SHALL BE MOIST, BUT NOT MUDDY OR PUDDLED PRIOR TO POURING CONCRETE.

11. REINFORCING STEEL: CONFORM TO THE PLACEMENT, CLEAR SPACING AND LAPPING REQUIREMENTS OF REFERENCED STANDARDS. REINFORCING SHALL BE ACCURATELY LOCATED AND HELD IN PLACE BY SUPPORTS ADEQUATE TO PREVENT DISPLACEMENT AND MAINTAIN REINFORCEMENT AT PROPER DISTANCE FROM FORM FACE. REINFORCING SHALL BE SECURELY TIED WITH STEEL TIE WIRE AT ALL SPLICES AND INTERSECTIONS. STAGGER SPLICES IN ADJACENT BARS WHENEVER POSSIBLE.

12. INSERTS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF ALL ACCESSORIES EMBEDDED IN CONCRETE POSTS, ANCHOR BOLTS AND OTHER ITEMS EMBEDDED IN CONCRETE SHALL BE

ACCURATELY SECURED SO THAT THEY WILL NOT BE DISPLACED DURING PLACING OF CONCRETE.

13. EXPANSION JOINTS: JOINTS SHALL CONFORM TO THE REQUIREMENTS OF APPROPRIATE JURISDICTIONAL AGENCIES' STANDARDS AND SPECIFICATIONS.

14. SCORED CONTROL JOINTS: JOINTS SHALL CONFORM TO THE REQUIREMENTS OF APPROPRIATE JURISDICTIONAL AGENCIES' STANDARDS AND SPECIFICATIONS.

15. DOWELED JOINTS: DOWEL JOINTS WHERE INDICATED ON DRAWINGS WITH PLAIN BARS GREASED OR WRAPPED ON ONE END WITH BUILDING PAPER.

16. CONCRETE EDGES, SAW CUTS AND/OR TROWELLED SCORE JOINTS SHALL BE CRISP, CLEAN, COMPLETE AND NEAT IN APPEARANCE.

17. CONCRETE PLACEMENT: PLACE CONCRETE IN ACCORDANCE WITH REFERENCE STANDARDS. ALL CONCRETE WORK SHALL BE TRUE TO LINE AND GRADE AS SHOWN ON THE DRAWINGS. PLACING OF CONCRETE SHALL BE DONE IMMEDIATELY AFTER MIXING AND SHALL NOT BE ACCEPTED.

18. CONCRETE SHALL NOT BE DROPPED FREELY MORE THAN 4 FEET. ALL CONCRETE SHALL BE THOROUGHLY COMPACTED BY MEANS OF SPADING AND INTERNAL MECHANICAL VIBRATORS. CONCRETE WALL SURFACES WITH ROCK POCKETS OR HONEY COMBING SHALL NOT BE ACCEPTED.

19. GENERAL PAVING SHALL HAVE A MEDIUM BROOM FINISH OBTAINED BY DRAWING A STIFF BRISTLED BROOM ACROSS A FLOATED FINISH, UNLESS OTHERWISE SHOWN ON THE DRAWINGS. DIRECTIONS OF BROOMING TO BE PERPENDICULAR TO DIRECTION OF TRAVEL, OR AS DIRECTED BY CITY OR COUNTY REPRESENTATIVE. PAVING SHALL HAVE TROWEL MARKS RESULTING FROM TOOLING OF EDGES AND JOINTS CAREFULLY TROWELED OUT.

20. TOP OF EXPOSED FOOTINGS SHALL HAVE A FLOAT FINISH WITH SMOOTH, LEVEL, EVEN-TEXTURED SURFACE WITHOUT SHARP RIDGES, UNLESS OTHERWISE SHOWN ON THE DRAWINGS. EDGES TO BE TOOLED.

21. GROUTING SHALL BE DONE IN STRICT CONFORMANCE TO THE MANUFACTURERS RECOMMENDATIONS.

22. CURING AND PROTECTION: ALL NEWLY PLACED CONCRETE SHALL BE CURED IN ACCORDANCE WITH THE PROVISIONS IN THE STANDARD SPECIFICATIONS. THE USE OF PIGMENTED CURING COMPOUNDS SHALL NOT BE ALLOWED UNLESS OTHERWISE STATED. PROTECT NEWLY PLACED CONCRETE. CONCRETE WHICH IS DEFACED OR DAMAGED DURING THE COURSE OF THIS CONTRACT SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

23. SURFACE TOLERANCE: VERTICAL DEVIATION FROM ESTABLISHED GRADES SHALL NOT EXCEED 0.04 FOOT. SURFACE SMOOTHNESS DEVIATIONS SHALL EXCEED 0.02 FEET IN TEN FEET (10'). THICKNESS SHALL NOT BE MORE THAN 0.01 FOOT LESS THAN PLANNED THICKNESS AT ANY POINT. NO BROOMING OR TROWELING TO CORRECT IRREGULARITIES WILL BE PERMITTED. PAVING SHALL HAVE A MINIMUM PITCH OF 1.5% UNLESS OTHERWISE SHOWN ON DRAWINGS OR APPROVED BY OWNER.

24. NO ADVERTISING IMPRESSIONS, STAMP, OR MARK OF ANY DESCRIPTION WILL BE PERMITTED ON THE CONCRETE SURFACES.

25. ALL WATERPROOFING AND DRAINAGE WITHIN ELEVATED PLANTING BEDS IS BY OTHERS.

26. CONTRACTOR TO PROVIDE SOIL IN ALL PLANTING BEDS AS NECESSARY OR REQUIRED FOR PROPER LANDSCAPE IMPLEMENTATION.

LANDSCAPE PREPARATION

1. LANDSCAPE CONTRACTOR SHALL KEEP A FIELD SET OF PLANTING AND IRRIGATION DRAWINGS AND LANDSCAPE SPECIFICATIONS ON SITE AT ALL TIMES DURING PLANTING PHASE.

2. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT FOR ALL PLANT REMOVALS, TRANSPLANTS, SOD ADJUSTMENTS, COMPLETE INSTALLATION OF LANDSCAPING AS INDICATED ON THE DRAWINGS AND SPECIFICATIONS, DEBRIS REMOVALS AND FINISH GRADING.

3. LANDSCAPE CONTRACTOR TO COORDINATE LANDSCAPE INSTALLATION WITH OTHER CONTRACTORS TO ENSURE ORDERLY AND TIMELY COMPLETION OF WORK.

4. SITE PREPARATION SHALL INCLUDE FULL ERADICATION OF ANY WEEDS, PATCHES OF GRASS, CLEAN UP OF ANY GRASS AND MATERIAL AND FINISH GRADING. ANY BUILDING CONSTRUCTION MATERIAL OR FOREIGN MATERIAL SHALL BE REMOVED FROM PLANTING AREAS AND REPLACED WITH TOP SOIL.

5. LANDSCAPE CONTRACTOR SHALL ESTABLISH A DENSE LAWN OF PERMANENT GRASSES, FREE FROM LUMPS AND DEPRESSIONS AT THE FINISH GRADE INDICATED ON PLANS AND SPECIFICATIONS. IN SOD AREAS, HAND RAKE PRIOR TO INSTALLING SOD. CONTRACTOR TO CUT AND MATCH IN ALL NEW SOD TO EXISTING SOD. STAGGER AND KICK ALL JOINTS TIGHT. ALL SOD TO BE ROLLED IMMEDIATELY AFTER INSTALLATION. REPLACE ANY PART OF THE SODDED AREA FAILING TO SHOW UNIFORM COVER UNTIL A DENSE LAWN IS ESTABLISHED. THE COST OF MISCELLANEOUS LABOR AND MATERIALS FOR TOPSOIL, WEEDING, TILLING, PEST CONTROL, FERTILIZING, ETC. ARE NOT SEPARATE PAY ITEMS AND SHALL BE INCLUDED IN THE BID PRICE FOR GRASSING.

6. LANDSCAPE CONTRACTOR SHALL APPLY A MINIMUM OF 2 APPLICATIONS OF ROUNDUP HERBICIDE (OR APPROVED EQUAL) ON EXISTING TURF WHERE IT IS REQUIRED TO BE REMOVED FOR PLANTING. ROUNDUP MUST BE SPRAYED PRIOR TO COMMENCING ANY GRADING OPERATIONS. CONTRACTOR SHALL REVIEW TURF KILL WITH LANDSCAPE ARCHITECT FOR APPROVAL. ALL HERBICIDES MUST BE APPLIED BY LICENSED APPLICATORS PER MANUFACTURERS RECOMMENDED RATES AND INSTRUCTIONS. POST ALL APPLICATIONS. PLANTING IN WEED INFESTED SOIL IS NOT ACCEPTABLE.

7. STAKING DETAIL IS FOR GENERAL IMPLEMENTATION. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY STAKING MODIFICATIONS DUE TO RESTRICTED PLANTING/STAKING AREAS OR OTHER LIMITING CONDITIONS. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING OF SUCH OCCURRENCES AND PROPOSED ALTERNATES.

12. PERFORM ALL NEW PLANTING INSTALLATIONS: RELOCATIONS IN ACCORDANCE WITH ALL TRANSPLANTED

8. MULCH ALL PLANTING BEDS (NEW AND EXISTING) WITH SHREDED CEDAR BARK MULCH TO A MINIMUM DEPTH OF 3" (UNLESS OTHERWISE NOTED). IN AREAS OF EXISTING MULCH, THE MULCH SHALL BE TAKEN UP AND REPLACED AFTER PLANT INSTALLATION.

9. CARE SHALL BE TAKEN NOT TO DISTURB OR DAMAGE ANY UNDERGROUND CONSTRUCTION OR UTILITIES. ANY DAMAGE TO EXISTING SOD AND IRRIGATION DURING OPERATIONS WILL BE REPAIRED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR IN A MANNER APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.

10. THE LANDSCAPE CONTRACTOR SHALL EXERCISE CAUTION TO PROTECT ALL EXISTING SOD AND IRRIGATION. ANY DAMAGE TO THE SOD OR IRRIGATION SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL STATE BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

11. THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE JOB SITE CLEAN AND FREE FROM ACCUMULATED WASTE MATERIAL, DEBRIS, AND RUBBISH. ALL SOD REMOVED FOR PLANTING AREAS SHALL BE REMOVED FROM THE SITE.

12. TREE REMOVAL/RELOCATION TO INCLUDE BACKFILLING OF HOLD OVERS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE ARCHITECT. ALL RUBBISH MATERIAL TO BE REMOVED FROM THE SITE.

13. PLANTING SOIL FOR ALL TREES AND SHRUBS SHALL CONSIST OF 50% TOPSOIL AND 50% LANDSCAPE MIX FOR AERATION. PLANTING MIX SHALL HAVE A PH OF 6.0-6.5/MIX 25% PLANTING SOIL WITH 75% ON-SITE SOIL. PLANTING SOIL BACKFILL. TEST SOIL OVER THE ENTIRE SITE AFTER FILL OPERATIONS FOR PROPER PH AND DRAINAGE. AMEND SOIL AS NECESSARY FOR PLANT MATERIAL REQUIREMENTS PER SOIL TEST RESULTS. BACKFILL ALL TREES AND SHRUBS. (SEE PROJECT MANUAL SECTION 02900).

14. LANDSCAPE CONTRACTOR SHALL HAND WATER ALL PLANT MATERIAL AS REQUIRED AND SHALL BE LIABLE FOR REPLACING TREES AND SHRUBS EXPERIENCING TRANSPLANT SHOCK DUE TO LACK OF WATER AT ANY TIME DURING THE COURSE OF LANDSCAPE INSTALLATION.

15. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING IRRIGATION WITH 100% OVERLAP COVERAGE TO ALL NEW, ADDITIONAL AND/OR RELOCATED PLANT MATERIAL.

PLANTING

1. THE PLANT SCHEDULES ARE AN AID TO BIDDERS ONLY AND THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES OF MATERIALS SHOWN ON THE DRAWINGS PRIOR TO SUBMITTING HIS BID. PLANTING PLAN TO TAKE PRECEDENCE OVER PLANT SCHEDULE. WHERE APPLICABLE, FINAL QUANTITIES OF SOD, TOP SOIL, CRUSHED SHELL, GRAVEL, ROCK, EDGING AND MULCH TO BE VERIFIED ON SITE BY THE LANDSCAPE CONTRACTOR.

2. PROPOSED PLANT MATERIAL SHALL BE EQUAL TO WELL-FORMED FLORIDA GRADE #1 OR BETTER, SYMMETRICAL, HEAVILY BRANCHED WITH AN EVEN BRANCH DISTRIBUTION, DENSELY FOLIATED AND/OR BUDDED, AND A STRONG, STRAIGHT, DISTINCT LEADER WHERE THIS IS A CHARACTERISTIC OF THE SPECIES. PLANTS SHALL POSSESS A NORMAL BALANCE BETWEEN HEIGHT AND SPREAD. THE LANDSCAPE ARCHITECT WILL BE THE FINAL ARBITER OF ACCEPTABILITY OF PLANT FORM. PLANTS DEEMED UNACCEPTABLE BY LANDSCAPE ARCHITECT EITHER BEFORE OR AFTER PLANTING SHALL BE REMOVED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR AND REPLACED WITH ACCEPTABLE PLANTS AS SPECIFIED.

3. ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN ARE TO BE CONSIDERED MINIMUM. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. WHERE A SIZE OR CALIPER RANGE IS STATED, AT LEAST 50% OF THE MATERIAL SHALL BE CLOSER IN SIZE TO THE TOP RANGE OF THE RANGE STATED. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN SHALL ALSO BE REQUIRED FOR ACCEPTANCE. ALL TREES TO BE SINGLE TRUNKED, UNLESS OTHERWISE NOTED ON PLANS. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL PLANT MATERIAL ON SITE WITH THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE LANDSCAPE ARCHITECT SHALL BE GIVEN TWO BUSINESS DAYS' MINIMUM NOTICE PRIOR TO THE PLANT ARRIVAL ON SITE FOR FLAGGING.

4. QUANTITIES AND SPECIFICATIONS OF PLANT MATERIALS IS SUBJECT TO CHANGE DURING THE INSTALLATION AT THE DISCRETION OF THE LANDSCAPE ARCHITECT, OWNER OR DEVELOPER.

5. ALL PROPOSED LANDSCAPE MATERIAL (TREES, SHRUBS, GROUND COVER AND FINISH GRADING) SHALL MEET OR EXCEED OR JURISDICTIONAL CODE REQUIREMENTS FOR QUALITY, SIZE, QUANTITY AND OTHER AS MAY BE APPLICABLE.

6. LOCATION OF PLANT MATERIALS (TREES, PALMS, SHRUBS, GROUND COVERS AND VINES), WALKS, AND OTHER LANDSCAPE FEATURES MAY BE RELOCATED ON SITE AT THE DISCRETION OF THE LANDSCAPE ARCHITECT OR OWNER.

7. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF TREES AND PALMS AWAY FROM OVERHEAD POWER AND TELEPHONE LINES. NOTIFY LANDSCAPE ARCHITECT WHERE CONFLICTS OCCUR WITH OVERHEAD LINES AND PLANTING LOCATION.

8. PROVIDE A ZONE CLEAR OF LANDSCAPE PLANTS AROUND FIRE HYDRANTS, METERS, AND UTILITIES IN ACCORDANCE WITH LOCAL, COUNTY, STATE, AND FEDERAL JURISDICTIONAL REQUIREMENTS.

9. NO PLANTS SHALL BE PLACED IN EASEMENT AS SUCH PLANTS WILL ADVERSELY AFFECT OR RESTRICT THE INTENDED USE OF THE EASEMENT.

10. TREES SHALL NOT BE PLANTED WITHIN THE RIGHT-OF-WAY UNLESS A PERMIT HAS BEEN OBTAINED FROM THE GOVERNING BUILDING DEPARTMENT.

11. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF EXISTING PLANT MATERIAL, NOT SHOWN ON THE PLAN IS IN CONFLICT WITH NEW PLANTING. LANDSCAPE CONTRACTOR SHALL EVALUATE SUCH PLANTS AT THE TIME OF NEW PLANTING INSTALLATION AND WILL DIRECT LANDSCAPE CONTRACTOR WHETHER TO KEEP THE EXISTING PLANT MATERIAL AND ADJUST THE PLAN OR REMOVE THE EXISTING PLANT MATERIAL.

12. PERFORM ALL NEW PLANTING INSTALLATIONS: RELOCATIONS IN ACCORDANCE WITH ALL TRANSPLANTED

MATERIALS RELOCATED ON SITE SHALL BE IN STRICT ACCORDANCE WITH TREE AND SHRUB TRANSPLANTING MANUAL BY E.B. HIMELICK AND PRINCIPLES AND PRACTICE OF PLANTING TREES AND SHRUBS BY GARY W. WATSON & E.B. HIMELICK AS WELL AS ACCEPTABLE INDUSTRY PRACTICES OF INTERNATIONAL SOCIETY OF ARBORICULTURE.

13. ALL TREES AND PALMS 8" IN HEIGHT AND OVER SHALL BE STAKED ACCORDING TO THE STAKING DETAILS. ALL NON-BIODEGRADABLE WRAPPING SUCH AS TWINE, WIRE, OR NYLON CORD SHALL BE REMOVED FROM THE TREE ROOT BALL BEFORE PLANTING. TOP OF TREE ROOT BALL SHALL BE PLANTED FLUSH WITH EXISTING GRADE.

14. IF FOR ANY REASON EXISTING TREES ARE HARMED TO THE POINT OF CERTAIN DECLINE, THEY SHALL BE REMOVED AND REPLACED WITH TREES IN COMPLIANCE WITH JURISDICTIONAL CODE REQUIREMENTS.

15. INSTALL ALL GROUND COVER PLANTS 18" AND ALL SHRUBS 24" AWAY FROM THE EDGES OF ALL WALKS, DRIVEWAYS, TERRACES, WALLS, OR ADJOINING PLANTING BEDS EDGES.

16. THE LANDSCAPE ARCHITECT WILL ADVISE THE CONTRACTOR ON PRUNING AND TRIMMING TREES AND SHRUBS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT 24 HOURS PRIOR TO SUCH WORK.

17. GUARANTEE PERIOD: ALL PLANT MATERIALS SHALL BE GUARANTEED TO BE ALIVE AND IN SATISFACTORY GROWTH, EQUIVALENT TO FLORIDA NO. 1 GRADE OR BETTER, AS TO THE SPEC. AT THE END OF THE GUARANTEE PERIOD. ALL REPLACEMENTS INCLUDED WITHIN THE GUARANTEE PERIOD SHALL BE AT THE CONTRACTOR'S EXPENSE, INCLUDING PLANTS AND LABOR. REPLACEMENTS REQUIRED BECAUSE OF DAMAGE DUE TO OVER FERTILIZATION, IMPROPER CHEMICAL USE, OR OTHER CAUSES SHALL BE THE RESPONSIBILITY OF THE OWNER OR WHOMEVER THE OWNER ENGAGED TO DO THE MAINTENANCE. GUARANTEE PERIODS FOR PLANT MATERIALS SHALL BE AS FOLLOWS:

TREES / PALMS:	12 MONTHS
GROUNDCOVER & VINES:	12 MONTHS
SHRUBS:	12 MONTHS
SOD:	6 MONTHS
ANNUALS:	1 MONTH

FERTILIZATION

1. NO FERTILIZER CONTAINING NITROGEN OR PHOSPHORUS MAY BE USED FROM JULY 1ST TO SEPTEMBER 30TH PER LOCAL CODE.

2. ALL PRUNED AND TRIMMED PLANT MATERIAL SHALL BE FERTILIZED WITH AN 8-4-8 SULFUR COATED FERTILIZER.

3. LANDSCAPE CONTRACTOR SHALL INSTALL AGRIFORM 20-10-15 PLANTING TABLETS (21 GRAM) IN PLANTING PITS OF ALL NEW AND RELATED PLANTINGS AT THE TIME OF INSTALLATION AND PRIOR TO COMPLETION OF BACKFILLING, PER MANUFACTURERS' SPECIFICATION.

4. AGRIFORM PLANTING TABLETS SHALL BE PLACED UNIFORMLY AROUND THE ROOT MASS AT THE DEPTH THAT IS BETWEEN THE MIDDLE AND THE BOTTOM OF THE ROOT MASS. AGRIFORM 20-10-15 PLANTING TABLETS AS MANUFACTURED BY SIERRA FERTILIZER COMPANY. LANDSCAPE ARCHITECT MAY MAKE A RANDOM SAMPLING OF PLANT PITS TO DETERMINE THE UNIFORMITY OF APPLICATION.

PLANT SIZE	NUMBER OF TABLETS
1 GAL. CONTAINER	1 FOR EACH CONTAINER
3 GAL. CONTAINER	2 FOR EACH CONTAINER
5 GAL. CONTAINER	3 FOR EACH CONTAINER
7 GAL. CONTAINER	4 FOR EACH CONTAINER
SHRUBS (B&B)	1 FOR EACH 1" OF HEIGHT
TREES	5 EACH
MATURE PALMS	10 EACH
PHC (PLANT HEALTH CARE) 800.421.9051	

5. CONTRACTOR SHALL APPLY DIEHARD PRODUCTS TO ALL PLANTINGS: PALM TREES, TURF, BROMELIAD, SHRUB, AND GROUNDCOVER PLANTINGS. USE THE FOLLOWING ACCORDING TO MANUFACTURERS RECOMMENDATIONS. THESE CAN BE OBTAINED THROUGH HORTICULTURAL ALLIANCE - 941.739.9121

6. AWARDED LANDSCAPE CONTRACTOR SHALL SHOW PROOF OF PURCHASE OF OTHER PRODUCTS TO THE GENERAL CONTRACTOR THAT REQUIRED PLAT HEALTH CARE PRODUCTS WERE PURCHASED.

7. AWARDED PERSONNEL DURING INSTALLATION OF PLANT HEALTH CARE PRODUCTS. LANDSCAPE ARCHITECT, HIS REPRESENTATIVE, AND/OR SLS EMPLOYEES SHALL OVERSEE INSTALLATION AT TIME OF PLANTING OR TAKE SAMPLES OF SOIL AFTER INSTALLATION TO VERIFY PROPER DOSAGES AS NOTED BELOW.

PRODUCT	AMOUNT	UNIT
PALM SAVER	5	PAIL
TURF SAVER	2	BOX

COMPLETION & MAINTENANCE

1. ONCE CONTRACTOR GIVES NOTICE TO OWNERS' REPRESENTATIVE AND LANDSCAPE ARCHITECT OF A REQUEST FOR SUBSTANTIAL COMPLETION, THE LANDSCAPE ARCHITECT OR OWNERS' REPRESENTATIVE WILL EXAMINE THE PROJECT TO DETERMINE IF ALL CONTRACT WORK IS COMPLETE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS. THE LANDSCAPE ARCHITECT WILL THEN PREPARE A VALUATED PUNCH LIST FOR THE COMPLETED WORK NOTING ANY DEFECTS OR CORRECTIONS REQUIRED. THE VALUE OF THE PUNCH LIST IS GREATER THAN ONE (1) PERCENT OF THE CONTRACT VALUE, THE LANDSCAPE ARCHITECT WILL ISSUE THE PUNCH LIST TO THE CONTRACTOR BUT WITHHOLD THE ISSUANCE OF THE ISSUANCE OF THE CERTIFICATE OF SUBSTANTIAL COMPLETION UNTIL THE CONTRACTOR PERFORMS CORRECTIVE WORK SUFFICIENT TO REDUCE THE PUNCH LIST TO A VALUE AT OR BELOW ONE (1) PERCENT OF THE CONTRACT VALUE. ONCE THE PUNCH LIST VALUE IS AT OR BELOW ONE (1) PERCENT OF THE CONTRACT VALUE, THE LANDSCAPE ARCHITECT WILL SPRAY A CERTAIN QUANTITY OF FERTILIZER IN ALL SHRUB AREAS AND FLOOD BUBBLERS ON ALL TREES AND PALMS. RISERS SHALL BE PAINTED BLACK WITH PROFESSIONAL

OWNER FOR REVIEW, APPROVAL AND SIGNATURE.

2. PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL SIGN A STATEMENT OF COMPLIANCE, VERIFYING THAT ALL MATERIALS AND EQUIPMENT ARE INSTALLED PER PLAN AND ARE IN GOOD OPERATING ORDER.

3. ALL MANUFACTURER AND CONTRACTOR WARRANTIES SHALL COMMENCE AFTER OWNER ISSUES A CERTIFICATE OF SUBSTANTIAL COMPLETION.

4. AFTER SATISFACTORY COMPLETION OF THE WORK, THE CONTRACTOR WILL HAND OVER ALL AS-BUILT DRAWINGS, MANUALS, BINDERS, KEYS AND ANY OTHER ITEMS RELATED TO THE INSTALLATION. THE OWNER WILL ASSUME MAINTENANCE OF THE LANDSCAPE AND ALL OTHER IMPROVEMENTS THAT HAVE BEEN COMPLETED AND ACCEPTED.

5. LANDSCAPE CONTRACTOR SHALL PROVIDE 12-MONTH MAINTENANCE PERIOD AFTER ISSUANCE OF CERTIFICATE OF SUBSTANTIAL COMPLETION. MAINTENANCE PERIOD SHALL REQUIRE SCHEDULED WEEKLY MAINTENANCE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING MONTHLY REPORTS DETAILING OBSERVATIONS MADE REGARDING THE CONDITIONS OF THE PLANT MATERIAL AND ANY RECOMMENDATIONS FOR CHANGES TO THE MAINTENANCE PROGRAM. THE LANDSCAPE CONTRACTOR MUST PROMPTLY INFORM THE OWNER IN SIXTY DAYS IF PROPOSED MAINTENANCE IS NOT BEGUN GIVEN TO THE INSTALLATION AND OUTLINE CORRECTIVE MEASURES TO BE TAKEN. THESE REPORTS SHALL BE SUBMITTED TO THE OWNER, WITH A COPY TO THE LANDSCAPE ARCHITECT, FOR THE LENGTH OF THE AGREED UPON MAINTENANCE PERIOD. CONTRACT AGREEMENT FOR LANDSCAPE MAINTENANCE SHALL BE SEPARATE FROM THE SCOPE OF WORK OUTLINED IN THESE CONTRACT DOCUMENTS.

6. LANDSCAPE CONTRACTOR SHALL REMOVE ALL STAKES, BRACES, GUY WIRES AND OTHER SUPPORT ITEMS ASSOCIATED WITH THE INSTALLATION. REMOVAL OF THESE ITEMS SHALL OCCUR NO LATER THAN THE END OF THE GUARANTEE PERIOD OR ONE YEAR, WHICHEVER IS GREATER.

IRRIGATION

1. CONTRACTOR SHALL VISIT THE SITE TO VERIFY ALL CONDITIONS AND DIMENSIONS AS SHOWN ON THE PLANS PRIOR TO SUBMISSION OF BID. THE PLANS ARE SCHEMATIC AND THE CONTRACTOR SHALL DETERMINE ALL NECESSARY MATERIALS AND LABOR NEEDED TO MEET THE INTENT OF THE DRAWINGS & PROVIDE 100% OVERLAP COVERAGE IN ALL PLANTED AREAS. DRAWINGS ARE DESCRIPTIVE IN NATURE AND REPRESENT BASIC REQUIREMENTS TO CONSTRUCT THE PROJECT. THE CONTRACTOR SHALL INSPECT AND VERIFY THE SCOPE OF WORK. ANY ADDITIONAL WORK NOT SPECIFICALLY NOTED ON THE DRAWING SET BUT NECESSARY TO SATISFY APPLICABLE CODES IN ORDER TO OBTAIN A CERTIFICATE OF OCCUPANCY SHALL BE CONSIDERED PART OF THE CONTRACT. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY OF ANY SUCH DISCREPANCIES OR OMISSIONS. CORRECTED DRAWINGS OR INSTRUCTIONS SHALL BE ISSUED PRIOR TO CONTINUATION OF WORK. CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR NECESSARY CORRECTIONS DUE TO FAILURE TO REPORT KNOWN OMISSIONS OR DISCREPANCIES
2. CONTRACTOR SHALL PROVIDE A FULLY OPERATIONAL IRRIGATION SYSTEM FOR 100% OVERLAP COVERAGE OF ALL LANDSCAPE AND TURF AREAS AS INDICATED ON THE LANDSCAPE AND IRRIGATION PLANS. IN THE CASE OF DISCREPANCIES, SPECIFICATIONS TAKE PRECEDENCE OVER DETAILS, AND DETAILS TAKE PRECEDENCE OVER PLANS. CONTRACTOR SHOULD NOTIFY LANDSCAPE ARCHITECT OF ANY SUCH DISCREPANCIES.

3. CONTRACTOR IS RESPONSIBLE FOR ALL PIPING AND WIRE TAKE-OFFS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ALL FITTINGS AND CONNECTIONS AT THE WATER SOURCE. ALL PIPE AND FITTINGS SHALL BE SCHEDULE 40 PVC. IN THE CASE OF DISCREPANCIES CONCERNING QUALITY AND QUANTITY WITHIN THE DOCUMENTS, THE CONTRACTOR SHALL INCLUDE THE BETTER QUALITY AND/OR GREATER QUANTITY UNLESS DIRECTED OTHERWISE IN WRITING BY THE LANDSCAPE ARCHITECT.

4. CONTRACTOR SHALL VERIFY EXISTING GPM/PSI FROM THE SOURCE PROVIDED BY OWNER AND IF NEEDED, THE CONTRACTOR SHALL ALSO ADD HEADS AS NECESSARY TO MEET ALL GPM/PSI REQUIREMENTS. THE CONTRACTOR SHALL ALSO ADD HEADS AS NEEDED FOR FULL 100% OVERLAP COVERAGE IF SCHEMATIC PLANT LOCATIONS ARE INSUFFICIENT. CONTRACTOR/APPLICANT IS RESPONSIBLE FOR CONTACTING VARIOUS AGENCIES OF PROPOSED IMPROVEMENTS AND FOR INCORPORATING COSTS FOR RELOCATION OF EXISTING INF

WALKER'S CAY

3200 SAN MARCO ROAD
MARCO ISLAND, FL 34145

100% CONSTRUCTION DOCUMENTS
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**EXISTING
CONDITIONS
&
DEMOLITION PLAN**

☐ SCHEMATIC DESIGN
☐ DESIGN DEVELOPMENT
☒ CONSTRUCTION DOCUMENTS

R E V I S I O N S

NO.	DESCRIPTION	DATE
01	PER COMMENTS	09.16.24
02	PER COMMENTS	01.16.24
03	PER COMMENTS	06.08.25

Digitally
signed by
**David W
Young**
Date:
2026.06.09
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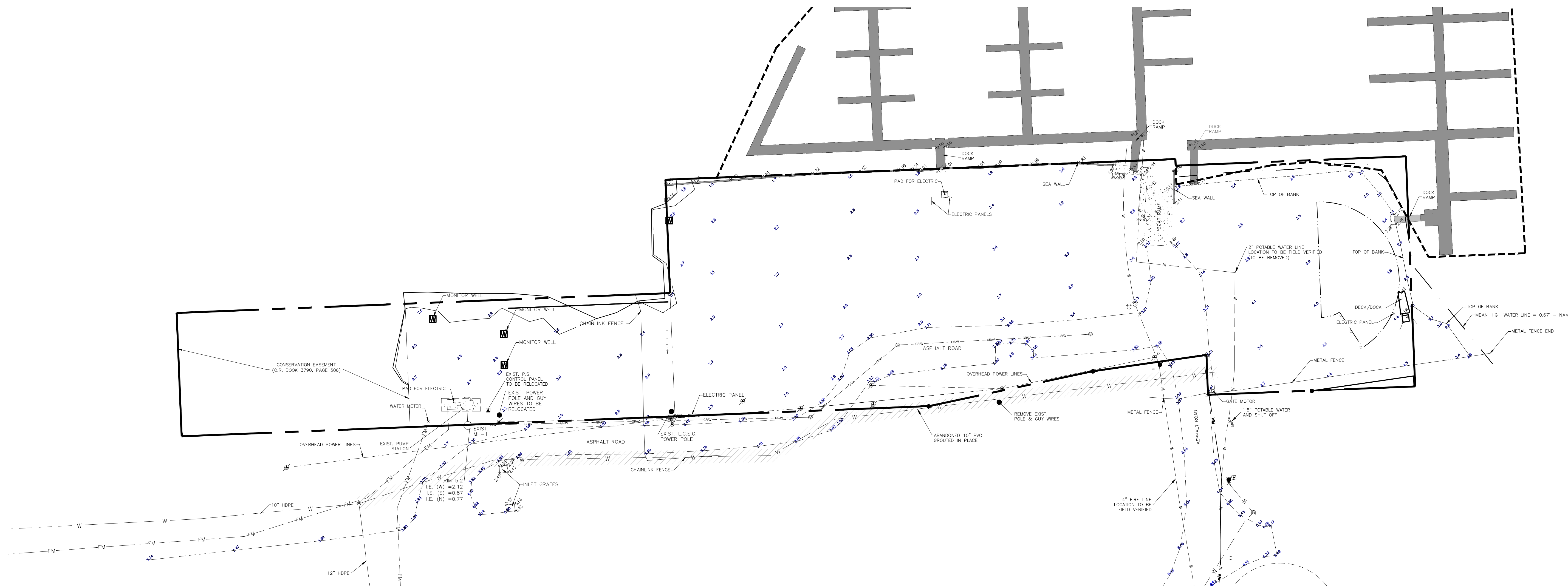


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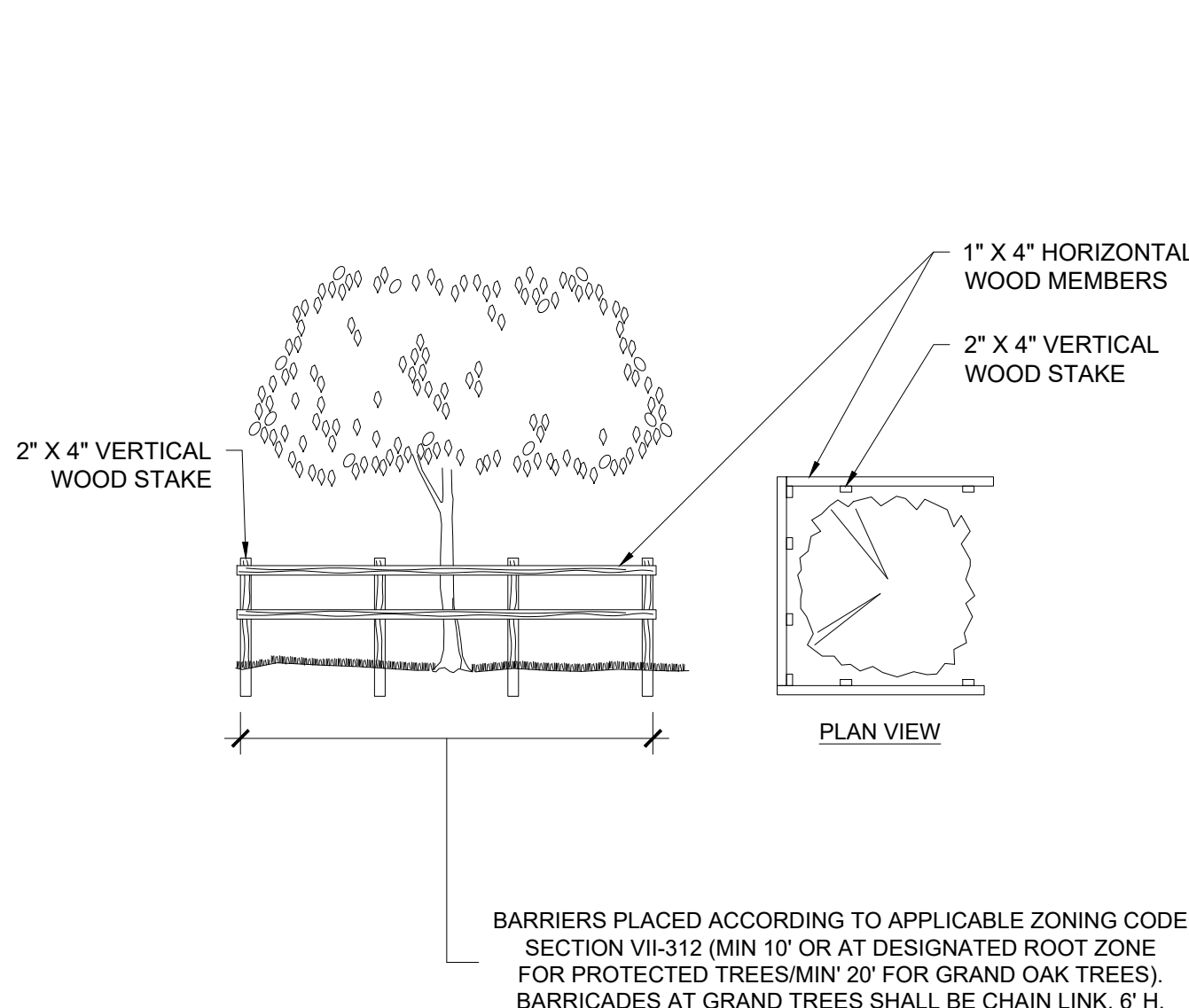
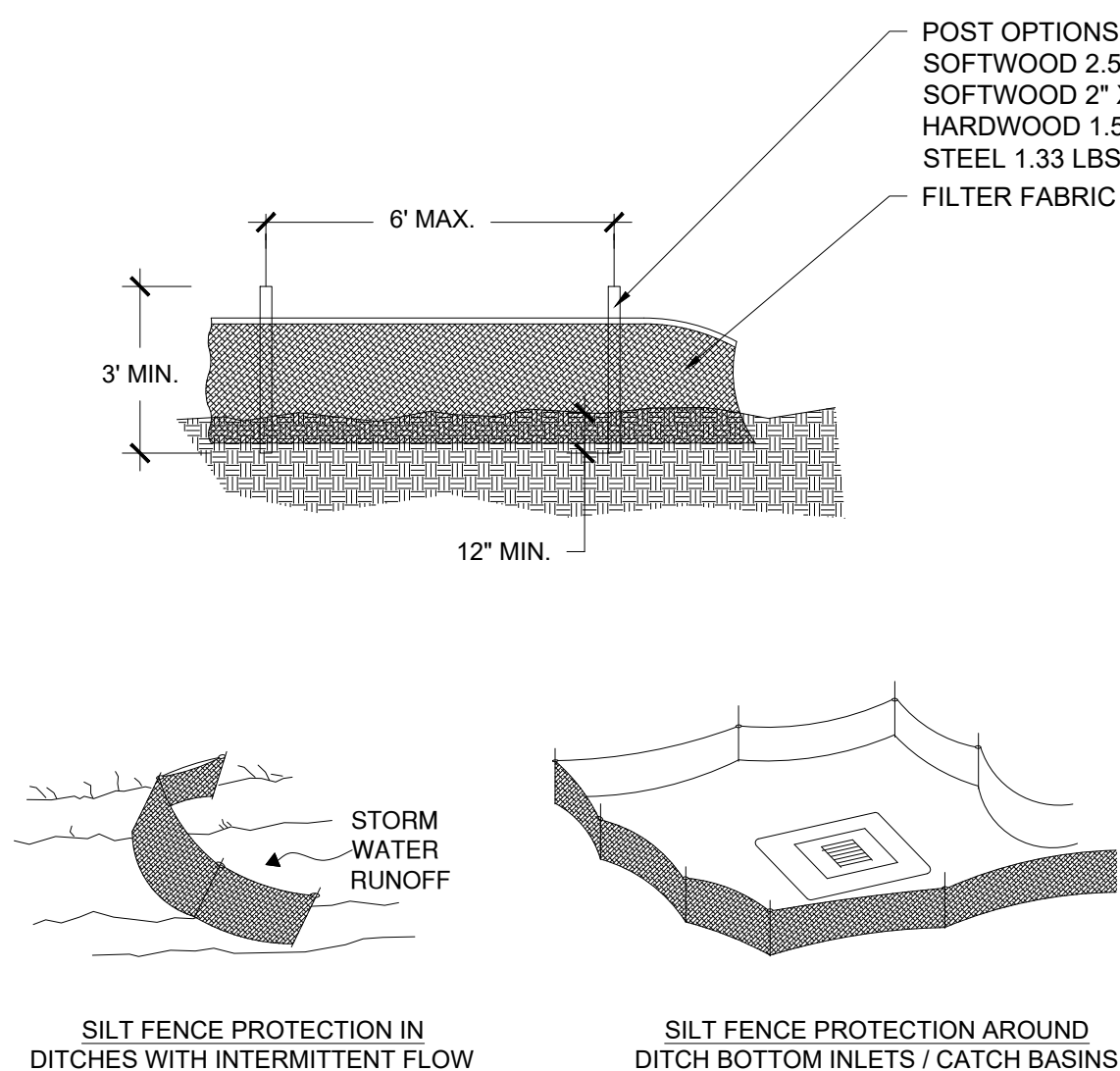
18 APRIL 2024

SHEET 04 OF 12
WALKER'S CAY



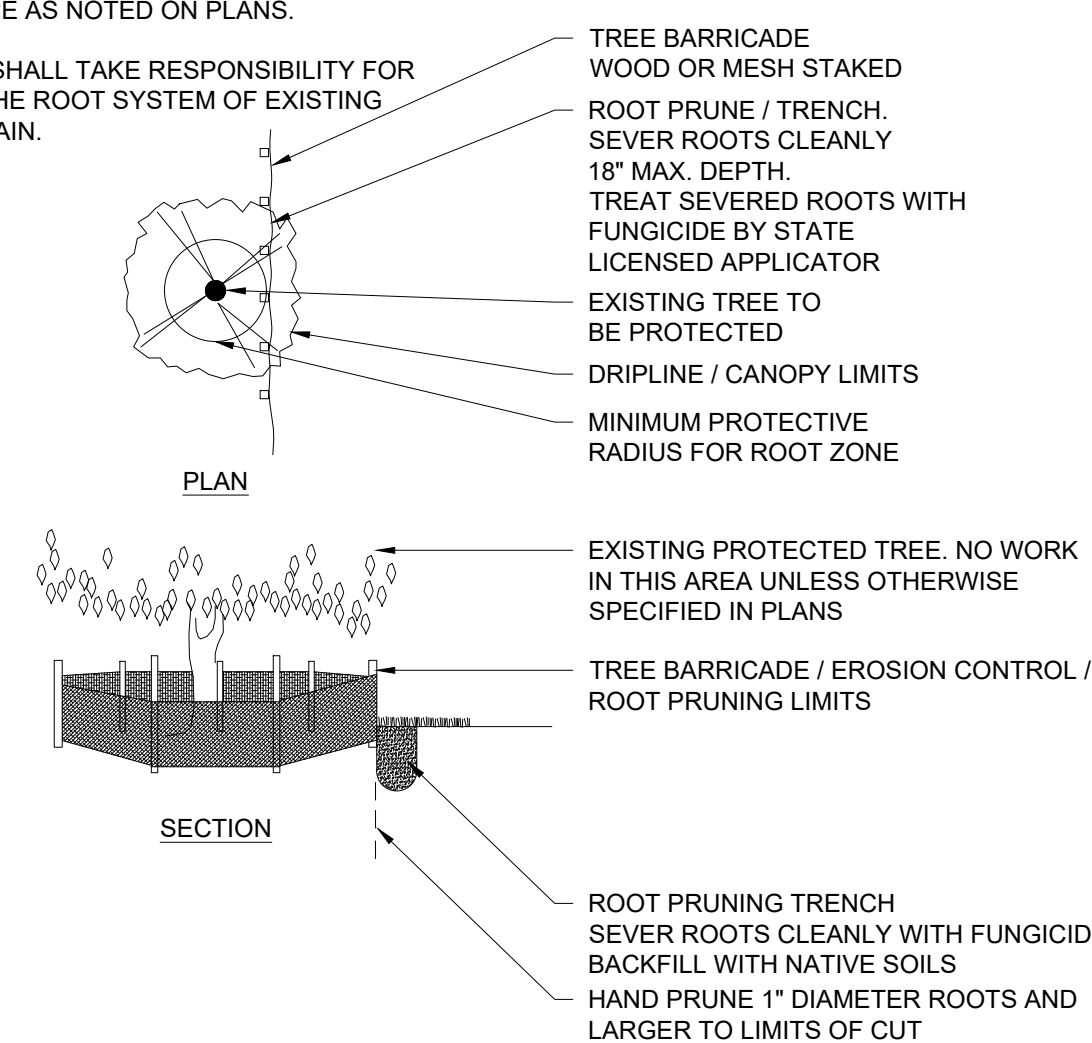
TREE DISPOSITION LEGEND

	EXISTING TREE OR PALM TO REMAIN	QUANTITY: N/A
	RELOCATED TREE OR PALM	QUANTITY: N/A
	TREE OR PALM TO BE RELOCATED	QUANTITY: N/A
	TREE OR PALM TO BE REMOVED	QUANTITY: N/A
	UNDERSTORY OR ACCENT TO BE REMOVED	QUANTITY: N/A



NOTES:

- ONCE ROOT PRUNING IS COMPLETED, CONTRACTOR MAY TEMPORARILY REMOVE BARRICADE TO INSTALL PROPOSED IRRIGATION AND LANDSCAPE AS NOTED ON PLANS.
- CONTRACTOR SHALL TAKE RESPONSIBILITY FOR PROTECTING THE ROOT SYSTEM OF EXISTING TREES TO REMAIN.



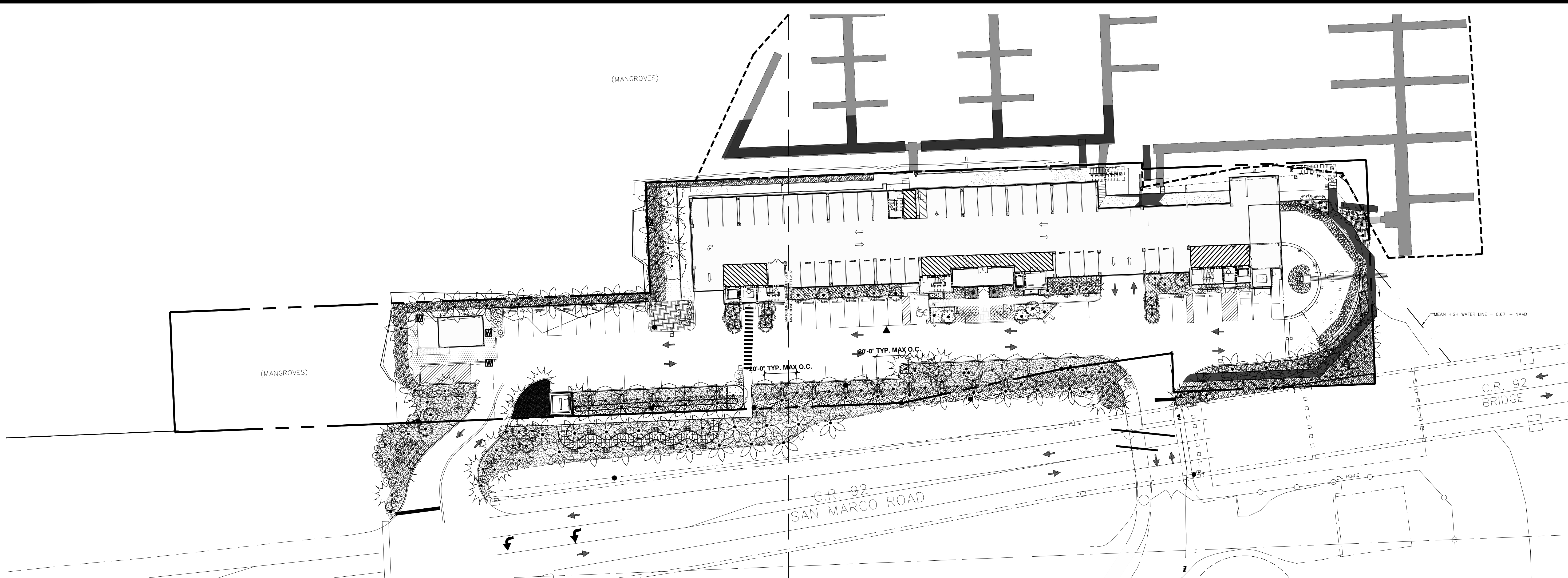
NOTES

- SEE SHEET L-0.01 FOR A LEGEND OF ABBREVIATIONS, GRAPHICS, AND SYMBOLS FOUND ON THESE PLANS, AND A COMPREHENSIVE LIST OF THE FOLLOWING NOTES: GENERAL, CONSTRUCTION, AND SITE PREPARATION & DEMOLITION NOTES.
- SEE SHEET L-0.02 FOR A COMPREHENSIVE LIST OF THE FOLLOWING NOTES: GRADING & DRAINAGE, SITE WORK, CONCRETE WORK, LANDSCAPE PREPARATION, PLANTING, FERTILIZATION, COMPLETION & MAINTENANCE, AND IRRIGATION NOTES.

1 SILT FENCE APPLICATIONS
SCALE: $\frac{3}{16}" = 1'-0"$

2 TREE BARRICADE
SCALE: $\frac{3}{16}" = 1'-0"$

3 ROOT PRUNING
SCALE: $\frac{3}{16}" = 1'-0"$



NO.	TOPIC	SECTION	CODE DETAILS	DESCRIPTION
1	SAFE SIGHT TRIANGLE	30-438 (A)	WITHIN THIS AREA, VEGETATION SHALL BE PLANTED AND MAINTAINED IN A WAY THAT PROVIDES UNOBSTRUCTED VISIBILITY AT A LEVEL BETWEEN 18" AND 10' ABOVE THE ADJACENT ACCESS.	PLANTING WITHIN SIGHT TRIANGLE MEETS REQUIREMENTS OF 10' C.T. FOR TREES AND <18" H FOR SHRUBS
		30-438 (B)	WITHIN THIS AREA, ALL TREES AND SHRUBS SHALL BE LOCATED SO AS NOT TO BLOCK VIEW OF SIGNAGE.	PLANTING BUFFER WHERE SIGNAGE IS LOCATED MEETS THE REQUIREMENTS.
2	VEHICULAR USE AREA	30-439	LANDSCAPING REQUIRED IN VEHICULAR USE AREAS: -10% OF VUA SHALL BE DEVOTED TO INTERIOR LANDSCAPING AREAS -ALL LANDSCAPE AREAS NOT DEDICATED TO TREES SHALL BE LANDSCAPED WITH GRASS, GROUNDCOVER, OR SHRUBS. -ONE TREE SHALL BE PROVIDED FOR EVERY 250 SQFT OF REQUIRED AREA -INTERIOR LANDSCAPE AREAS SHALL BE A MINIMUM 5 FT IN WIDTH AND 150 SQFT IN AREA. -ALL ROWS OF PARKING SHALL CONTAIN NO MORE THAN 10 PARKING SPACES - A TERMINAL ISLAND FOR A SINGLE ROW OF PARKING SHALL BE LANDSCAPED WITH A MINIMUM ONE CANOPY TREE	-VUA AREA TOTAL: 1.44 ACRES 62,726 SQ. FT. -VUA SURFACE LOT AREA: 0.57 ACRES 24,829 SQ. FT. -VUA INTERIOR LANDSCAPE AREA REQUIRED: 2,483 SQ. FT. -VUA INTERIOR LANDSCAPE AREA PROVIDED: >2,483 SQ. FT. -VUA TREES REQUIRED (INTERIOR LANDSCAPE): 10 TREES -VUA TREES PROVIDED (INTERIOR LANDSCAPE): >10 TREES -VUA GARAGE PARKING AREA: 0.87 ACRES 37,897 SQ. FT. -VUA INTERIOR LANDSCAPE AREA REQUIRED: 3,790 SQ. FT. -VUA TREES REQUIRED (INTERIOR LANDSCAPE): 15 TREES -VUA TREES PROVIDED (INTERIOR LANDSCAPE): >15 TREES
			INDUSTRIAL AND COMMERCIAL DEVELOPMENT. ONE CANOPY TREE PER 3,000 SF OF PERVIOUS SITE AREA, OR ONE CANOPY TREE PER LOT, WHICHEVER IS GREATER.	-SITE AREA: 1.93 ACRES 84,071 SQ. FT. -PERVIOUS AREA: 0.86 ACRES 28,314 SQ. FT. - TREES REQUIRED - 9 CANOPY TREES - TREES PROVIDED - 9 CANOPY TREES
3	LANDSCAPING REQ FOR COMMERCIAL DEVELOPMENT	30-440		
4	BUILDING FOUNDATION PLANTING	30-440	ALL COMMERCIAL, INSTITUTIONAL, AND MULTIFAMILY DEVELOPMENTS INCLUSIVE OF ACCESSORY USES SHALL PROVIDE BUILDING PERIMETER PLANTINGS IN THE AMOUNT OF 100 SQ. FT PER 1,000 SQ. FT OF BUILDING GROUND LEVEL FLOOR AREA	- TOTAL BUILDING GROUND LEVEL FLOOR AREA: 0.49 ACRES 21,344 SQ. FT. -TOTAL SQ FEET OF BUILDING PERIMETER PLANTINGS REQUIRED: 2,134 SQ. FT. -TOTAL SQ. FT OF PERIMETER PLANTINGS PROVIDED: 3,948 SQ. FT.

5	PLANT MATERIAL STANDARD	30-435	-AT LEAST 50% TREES AND 50% OF THE SHRUBS USED TO FULFILL THESE REQUIREMENTS SHALL BE NATIVE OR NATURALIZED SOUTHERN FLORIDIAN SPECIES -50% OF THE TREES AND SHRUBS USED TO FULFILL THESE REQUIREMENTS SHALL BE DROUGHT-TOLERANT SPECIES AS LISTED IN THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT'S PLANTS FOR YOUR FLORIDA FRIENDLY LANDSCAPE. -TREE SPECIES MIX: FOR CODE REQUIRED TREES, AT LEAST 50% OF THE TREES SHALL BE CANOPY TREES AND 50% MAY BE PALMS. -CANOPY TREE SIZING AT TIME OF INSTALLATION (FOR ALL MULTIPLE STORY STRUCTURES): - 25% OF CANOPY TREES SIZED 12" - 14" ON AVERAGE HEIGHT, SIX FOOT SPREAD, THREE INCH CALIPER, 7" CLEAR TRUNK, 100 GALLON MINIMUM. CONTAINER OR B&B. - 25% OF CANOPY TREES SIZED 16" - 18" ON AVERAGE HEIGHT, SEVEN FOOT SPREAD, FOUR INCH CALIPER, 7" CLEAR TRUNK, 100 GALLON MINIMUM. CONTAINER OR B&B. -PALM SIZING AT TIME OF INSTALLATION (FOR ALL MULTIPLE STORY STRUCTURES): - 25% OF PALMS SIZED 12" CLEAR TRUNK HEIGHT MINIMUM WITH 15" MINIMUM MATURE CLEAR TRUNK HEIGHT - 25% OF PALMS SIZED 15" CLEAR TRUNK HEIGHT MINIMUM WITH 18" MINIMUM MATURE CLEAR TRUNK HEIGHT - FRONT YARDS MAY HAVE 75% PALMS, AND ARE ENCOURAGED WITHIN COMMERCIAL ZONING DISTRICTS - THREE PALM TREES WILL BE EQUIVALENT TO ONE CANOPY TREE. EXCEPTIONS WILL BE MADE FOR ROYSTONIA SPP. AND PHOENIX SPP. WHICH SHALL COUNT ONE PALM TREE FOR ONE CANOPY TREE. - A MIX OF SPECIES SHALL BE PROVIDED. THE MINIMUM NUMBER OF SPECIES TO BE PLANTED ARE FOR >30 TREES REQUIRED A MINIMUM OF 5 SPECIES ARE REQUIRED.	- REQUIRED TREES: 100% OF REQUIRED TREES/PALMS ARE NATIVE SPECIES (SEE LEGEND TO LEFT) - REQUIRED SHRUBS: 100% OF REQUIRED SHRUBS ARE NATIVE (SEE LEGEND TO LEFT) - DROUGHT TOLERANCE MIN. 50% OF REQUIRED TREES AND SHRUBS ARE DROUGHT TOLERANT (SEE LEGEND TO LEFT) - TREE SPECIES MIX FOR CODE REQUIRED TREES, AT LEAST 50% OF THE TREES ARE NATIVE CANOPY TREES AND AT LEAST 50% ARE NATIVE PALMS - CANOPY TREE SIZING REQUIREMENTS MET. SEE PLANT MATERIAL SCHEDULE. - PALM SIZING REQUIREMENT MET. SEE PLANT MATERIAL SCHEDULE. -SEE PLAN. MINIMUM OF 5 SPECIES ARE PROVIDED.
6	LANDSCAPE BUFFER TYPE C		- TREE SPACING NO MORE THAN 30' ON CENTER - DOUBLE HEDGE ROW OF AT LEAST 24" IN HEIGHT AT THE TIME OF PLANTING AND ATTAINING A MINIMUM OF 3' HEIGHT WITHIN ONE YEAR	-SEE PLAN -SEE PLAN
7	SITE IRRIGATION		PROVISIONS FOR SITE IRRIGATION REQ.	SEE IRRIGATION PLAN(S)

NOTES

- SEE SHEET L-0.01 FOR A LEGEND OF ABBREVIATIONS, GRAPHICS, AND SYMBOLS FOUND ON THESE PLANS, AND A COMPREHENSIVE LIST OF THE FOLLOWING NOTES: GENERAL, CONSTRUCTION, AND SITE PREPARATION & DEMOLITION NOTES.
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WALKER'S CAY

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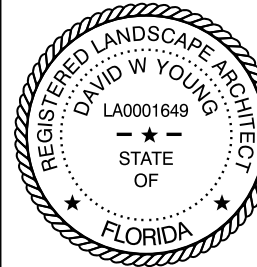
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LANDSCAPE PLAN
OVERALL

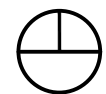
SCHEMATIC DESIGN DESIGN DEVELOPMENT CONSTRUCTION DOCUMENTS

REVISIONS

NO.	DESCRIPTION	DATE
01	PER COMMENTS	09.16.24
02	PER COMMENTS	01.16.24
03	PER COMMENTS	06.08.25



Digitally
signed by
David W
Young
Date:
2026.06.09
10:41:27
-04'00'



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

L-2.00

18 APRIL 2024

SHEET05 OF 12
WALKER'S CAY

PLANT SCHEDULE

SYMBOL CODE BOTANICAL / COMMON NAME

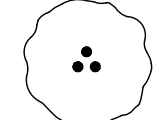
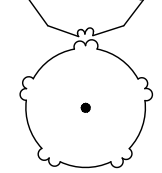
SIZE

CONTAINER

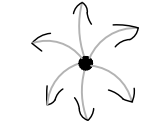
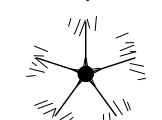
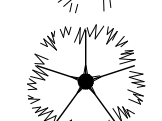
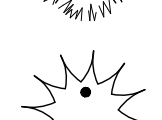
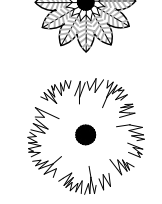
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REMARKS

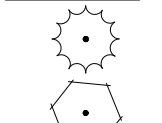
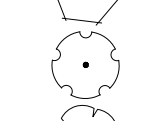
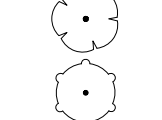
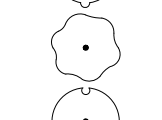
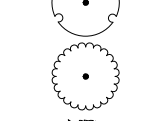
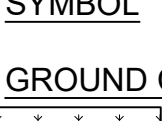
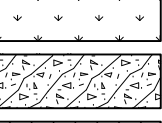
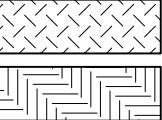
TREES

	BS	Bursera simaruba / Gumbo Limbo	16'-20' O.A.	B&B	5	Florida Native
	CU	Coccoloba uvifera / Sea Grape	12'-14' O.A.	B&B	13	Florida Native
	CE	Conocarpus erectus / Buttonwood	12'-14' O.A.	B&B	14	Florida Native
	PA	Plumeria alba / White Frangipani	10' -12' O.A.	B&B	6	Florida Friendly

PALM TREES

	AC	Attalea cohune / American Oil Palm	100 gal.	Pot	2	Ornamental Accent
	CM	Coccothrinax miraguama / Silver Palm	5'-6' O.A.	B&B	14	Florida Friendly
	CO	Coccothrinax sp / Coccothrinax sp.	10' -12' O.A.	B&B	17	Florida Friendly
	CM2	Cocos nucifera 'Maypan' / Mypan Coconut Palm	9'-10' C.T.	B&B	46	Curved L.A. to approve prior to installation
	PS	Pseudophoenix sargentii / Buccaneer Palm	6'-7' C.T.	B&B	10	Florida Friendly
	RR	Roystonea regia / Royal Palm	28' O.A.	Field Grown	52	Florida Native 18' Minimum Mature Clear Trunk Height
	SM	Sabal minor / Dwarf Palmetto	25 gal.	Pot	2	Florida Native
	SP	Sabal palmetto / Sabal Palm	15'-18' O.A.	B&B	25	Booted with Character Florida Native 15' Minimum Mature Clear Trunk Height L.A. to approve prior to installation

SHRUBS

	AD	Aechmea x 'Dean' / Dean's Bromeliad	7 gal.	Pot	16	Florida Friendly
	AI	Alcantarea imperialis / Imperial Bromeliad	7 gal.	Pot	13	Florida Friendly
	CA	Callicarpa americana / American Beautyberry	7 gal.	Pot	12	Florida Native
	CI	Chrysobalanus icaco 'Horizontalis' / Horizontal Coco Plum	7 gal.	Pot	214	Florida Native
	CG	Clusia guttifera / Small Leaf Clusia	3 gal.	Pot	149	Florida Native
	CF	Costus woodsonii / Red Button Ginger	7 gal.	Pot	18	Florida Friendly
	NG	Neomarca gracilis / Walking Iris	7 gal.	Pot	19	Florida Friendly
	PN	Psychotria nervosa / Wild Coffee	7 gal.	Pot	14	Florida Native
	ZP	Zamia pumila / Coontie Cycad	7 gal.	Pot	9	Florida Friendly

SYMBOL CODE BOTANICAL / COMMON NAME

SIZE

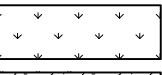
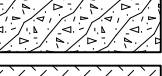
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SPACING

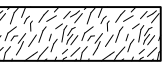
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REMARKS

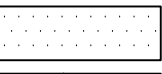
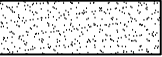
GROUND COVERS

	LB	Liriope muscari 'Big Blue' / Big Blue Lilyturf	1 gal.	Pot	18" o.c.	468 sf	Florida Friendly
	NE	Nephrolepis exaltata / Boston Fern	1 gal.	Pot	18" o.c.	459 sf	Florida Native
	TN	Thelypteris kunthii / Wood Fern	1 gal.	Pot	18" o.c.	2,155 sf	Florida Native
	ZP2	Zamia pumila / Coontie Cycad	3 gal.	Pot	18" o.c.	901 sf	Florida Friendly

ORNAMENTAL GRASSES

	MC	Muhlenbergia capillaris / Pink Muhly Grass	1 gal.	Pot	18" o.c.	5,940 sf	Florida Native
	TF	Tripsacum floridanum / Dwarf Fakahatchee Grass	1 gal.	Pot	18" o.c.	6,751 sf	Florida Native

SOD/SEED

	SS2	Stenotaphrum secundatum / St. Augustine Grass	Sod	Sod		1,610 sf	Florida Friendly ALT: Contractor may substitute 'Floratam' to match ROW
	SS	Stenotaphrum secundatum 'Floratam' / Floratam St. Augustine Grass	Sod	Sod		3,446 sf	Florida Friendly Contractor to patch and repair all areas within ROW to match

----- ROOT 24" DEEP RIGID ROOT BARRIER BY NDS OR APPROVED EQUAL AT ALL PLANTING AREAS ADJACENT TO BUILDING AND WALKWAYS. ADDITIONAL ROOT BARRIER MAY BE REQUIRED IN PROXIMITY TO UNDERGROUND UTILITIES. PROVIDE ALLOWANCE FOR ROOT BARRIER TO ACCOMMODATE ALL AREAS. CONTRACTOR TO VERIFY LINEAR FEET | QUANTITY IN FIELD.

NOT SHOWN: MULCH 'COCO BROWN' OR APPROVED EQUIVALENT. 3" DEPTH IN ALL PLANTING AREAS.

NO.	TOPIC	SECTION	CODE DETAILS	DESCRIPTION
1	SAFE SIGHT TRIANGLE	30-438 (A)	WITHIN THIS AREA, VEGETATION SHALL BE PLANTED AND MAINTAINED IN A WAY THAT PROVIDES UNOBSTRUCTED VISIBILITY AT A LEVEL BETWEEN 18" AND 10' ABOVE THE ADJACENT ACCESS.	PLANTING WITHIN SIGHT TRIANGLE MEETS REQUIREMENTS OF 10' C.T. FOR TREES AND <18" H FOR SHRUBS
		30-438 (B)	WITHIN THIS AREA, ALL TREES AND SHRUBS SHALL BE LOCATED SO AS NOT TO BLOCK VIEW OF SIGNAGE.	PLANTING BUFFER WHERE SIGNAGE IS LOCATED MEETS THE REQUIREMENTS.
2	VEHICULAR USE AREA	30-439	LANDSCAPING REQUIRED IN VEHICULAR USE AREAS: -10% OF VUA SHALL BE DEVOTED TO INTERIOR LANDSCAPING AREAS -ALL LANDSCAPE AREAS NOT DEDICATED TO TREES SHALL BE LANDSCAPED WITH GRASS, GROUND COVER, OR SHRUBS. -ONE TREE SHALL BE PROVIDED FOR EVERY 250 SQFT OF REQUIRED AREA -INTERIOR LANDSCAPE AREAS SHALL BE A MINIMUM 5 FT IN WIDTH AND 150 SQFT IN AREA. -ALL ROWS OF PARKING SHALL CONTAIN NO MORE THAN 10 PARKING SPACES -A TERMINAL ISLAND FOR A SINGLE ROW OF PARKING SHALL BE LANDSCAPED WITH A MINIMUM ONE CANOPY TREE	-VUA AREA TOTAL: 1.44 ACRES 62,726 SQ.FT -VUA SURFACE LOT AREA: 0.57 ACRES 24,829 SQ.FT -VUA INTEROR LANDSCAPE AREA REQUIRED: 2,483 SQ.FT. -VUA INTERIOR LANDSCAPE AREA PROVIDED: >2,483 SQ. FT. -VUA TREES REQUIRED (INTERIOR LANDSCAPE): 10 TREES -VUA TREES PROVIDED (INTERIOR LANDSCAPE): >10 TREES -VUA GARAGE PARKING AREA: 0.87 ACRES 37,897 SQ.FT -VUA INTEROR LANDSCAPE AREA REQUIRED: 3,790 SQ.FT. -VUA TREES REQUIRED (INTERIOR LANDSCAPE): 15 TREES -VUA TREES PROVIDED (INTERIOR LANDSCAPE): >15 TREES
3	LANDSCAPING REQ FOR COMMERCIAL DEVELOPMENT	30-440	INDUSTRIAL AND COMMERCIAL DEVELOPMENT. ONE CANOPY TREE PER 3,000 SF OF PERVIOUS SITE AREA, OR ONE CANOPY TREE PER LOT, WHICHEVER IS GREATER.	-SITE AREA: 1.93 ACRES 84,071 SQ. FT -PERVIOUS AREA: 0.65 ACRES 28,314 SQ. FT - TREES REQUIRED - 9 CANOPY TREES - TREES PROVIDED - 9 CANOPY TREES
4	BUILDING FOUNDATION PLANTING	30-440	ALL COMMERCIAL, INSTITUTIONAL, AND MULTIFAMILY DEVELOPMENTS INCLUSIVE OF ACCESSORY USES SHALL PROVIDE BUILDING PERIMETER PLANTINGS IN THE AMOUNT OF 100 SQ.FT PER 1,000 SQ.FT OF BUILDING GROUND LEVEL FLOOR AREA	- TOTAL BUILDING GROUND LEVEL FLOOR AREA: 0.49 ACRES 21,344 SQ. FT. - TOTAL SQ FEET OF BUILDING PERIMETER PLANTINGS REQUIRED: 2,134 SQ. FT. - TOTAL SQ.FT OF PERIMETER PLANTINGS PROVIDED: 3,948 SQ. FT.
5	PLANT MATERIAL STANDARD	30-435	-AT LEAST 50% TREES AND 50% OF THE SHRUBS USED TO FULFILL THESE REQUIREMENTS SHALL BE NATIVE OR NATURALIZED SOUTHERN FLORIDIAN SPECIES -50% OF THE TREES AND SHRUBS USED TO FULFILL THESE REQUIREMENTS SHALL BE DROUGHT-TOLERANT SPECIES AS LISTED IN THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT'S PLANTS FOR YOUR FLORIDA FRIENDLY LANDSCAPE. -TREE SPECIES MIX. FOR CODE REQUIRED TREES, AT LEAST 50% OF THE TREES SHALL BE CANOPY TREES AND 50% MAY BE PALMS. -CANOPY TREE SIZING AT TIME OF INSTALLATION (FOR ALL MULTIPLE STORY STRUCTURES): - 25% OF CANOPY TREES SIZED 12' - 14' ON AVERAGE HEIGHT, SIX FOOT SPREAD, THREE INCH CALIPER, 7" CLEAR TRUNK, 100 GALLON MINIMUM. CONTAINER OR B&B. - 25% OF CANOPY TREES SIZED 16' - 18' ON AVERAGE HEIGHT, SEVEN FOOT SPREAD, FOUR INCH CALIPER, 7" CLEAR TRUNK, 100 GALLON MINIMUM. CONTAINER OR B&B. -PALM SIZING AT TIME OF INSTALLATION (FOR ALL MULTIPLE STORY STRUCTURES): - 25% OF PALMS SIZED 12' CLEAR TRUNK HEIGHT MINIMUM WITH 15" MINIMUM MATURE CLEAR TRUNK HEIGHT - 25% OF PALMS SIZED 15' CLEAR TRUNK HEIGHT MINIMUM WITH 18" MINIMUM MATURE CLEAR TRUNK HEIGHT - FRONT YARDS MAY HAVE 75% PALMS, AND ARE ENCOURAGED WITHIN COMMERCIAL ZONING DISTRICTS - THREE PALM TREES WILL BE EQUIVALENT TO ONE CANOPY TREE. EXCEPTIONS WILL BE MADE FOR ROYSTONIA SPP. AND PHOENIX SPP. WHICH SHALL COUNT ONE PALM TREE FOR ONE CANOPY TREE. - A MIX OF SPECIES SHALL BE PROVIDED. THE MINIMUM NUMBER OF SPECIES TO BE PLANTED ARE FOR >30 TREES REQUIRED A MINIMUM OF 5 SPECIES REQUIRED - DOUBLE HEDGE ROW OF AT LEAST 24" IN HEIGHT AT THE TIME OF PLANTING AND ATTAINING A MINIMUM OF 3' HEIGHT WITHIN ONE YEAR - PROVISIONS FOR SITE IRRIGATION REQ.	- REQUIRED TREES: 100% OF REQUIRED TREES/PALMS ARE NATIVE SPECIES (SEE LEGEND TO LEFT) - REQUIRED SHRUBS: 100% OF REQUIRED SHRUBS ARE NATIVE (SEE LEGEND TO LEFT) - DROUGHT TOLERANCE MIN. 50% OF REQUIRED TREES AND SHRUBS ARE DROUGHT TOLERANT (SEE LEGEND TO LEFT) - TREE SPECIES MIX FOR CODE REQUIRED TREES, AT LEAST 50% OF THE TREES ARE NATIVE CANOPY TREES AND AT LEAST 50% ARE NATIVE PALMS - CANOPY TREE SIZING REQUIREMENTS MET. SEE PLANT MATERIAL SCHEDULE. - PALM SIZING REQUIREMENT MET. SEE PLANT MATERIAL SCHEDULE. -SEE PLAN. MINIMUM OF 5 SPECIES ARE PROVIDED. -SEE PLAN
6	LANDSCAPE BUFFER TYPE C			
7	SITE IRRIGATION			SEE IRRIGATION PLAN(S)



1350 5th Street, Unit 004
Sarasota, FL 34236
Tel. 941.365.6530
Fax. 341.955.4986
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dwyla.com

WALKER'S CAY

3200 SAN MARCO ROAD
MARCO ISLAND, FL 34145

100% CONSTRUCTION DOCUMENTS
RELEASED FOR REVIEW & PERMIT

LANDSCAPE PLAN
OVERALL
MATERIAL
SCHEDULE

☐ SCHEMATIC DESIGN
☐ DESIGN DEVELOPMENT
☒ CONSTRUCTION DOCUMENTS

REVISIONS

NO.	DESCRIPTION	DATE
01	PER COMMENTS	09.16.24
02	PER COMMENTS	01.16.24
03	PER COMMENTS	06.08.25

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Date: 2026.06.09 10:40:45 -04'00'

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1

L-2.01

18 APRIL 2024

SHEET06 OF 12
WALKER'S CAY

NOTES

- SEE SHEET L-0.01 FOR A LEGEND OF ABBREVIATIONS, GRAPHICS, AND SYMBOLS FOUND ON THESE PLANS, AND A COMPREHENSIVE LIST OF THE FOLLOWING NOTES: GENERAL, CONSTRUCTION, AND SITE PREPARATION & DEMOLITION NOTES.
- SEE SHEET L-0.02 FOR A COMPREHENSIVE LIST OF THE FOLLOWING NOTES: GRADING & DRAINAGE, SITE WORK, CONCRETE WORK, LANDSCAPE PREPARATION, PLANTING, FERTILIZATION, COMPLETION & MAINTENANCE, AND IRRIGATION NOTES.



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WALKER'S CAY

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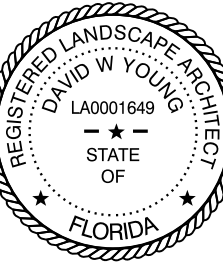
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LANDSCAPE PLAN
ENLARGEMENT 1

SCHEMATIC DESIGN DESIGN DEVELOPMENT CONSTRUCTION DOCUMENTS

REVISIONS

NO.	DESCRIPTION	DATE
01	PER COMMENTS	09.18.24
02	PER COMMENTS	01.16.24
03	PER COMMENTS	06.08.25



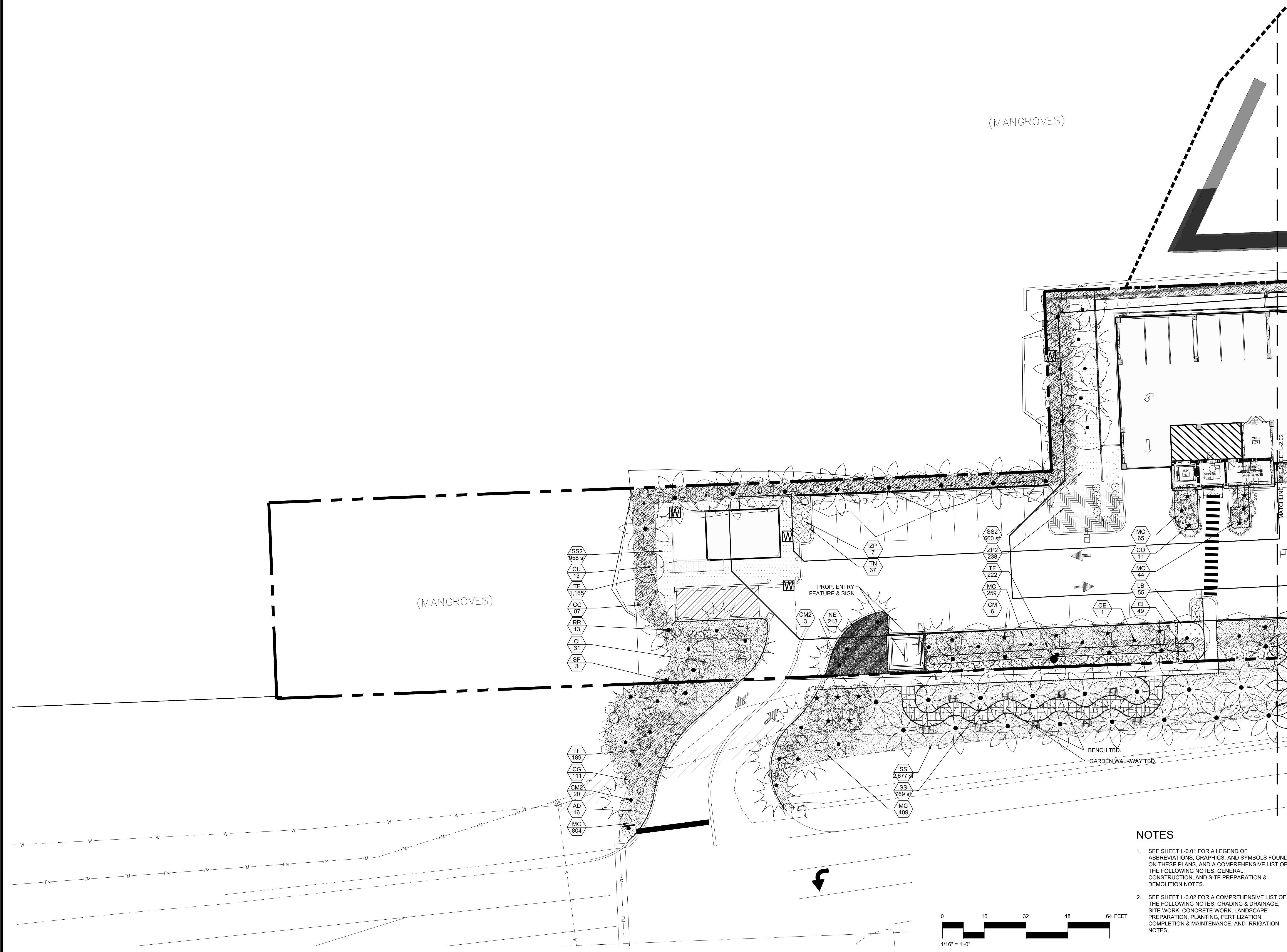
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L-2.02

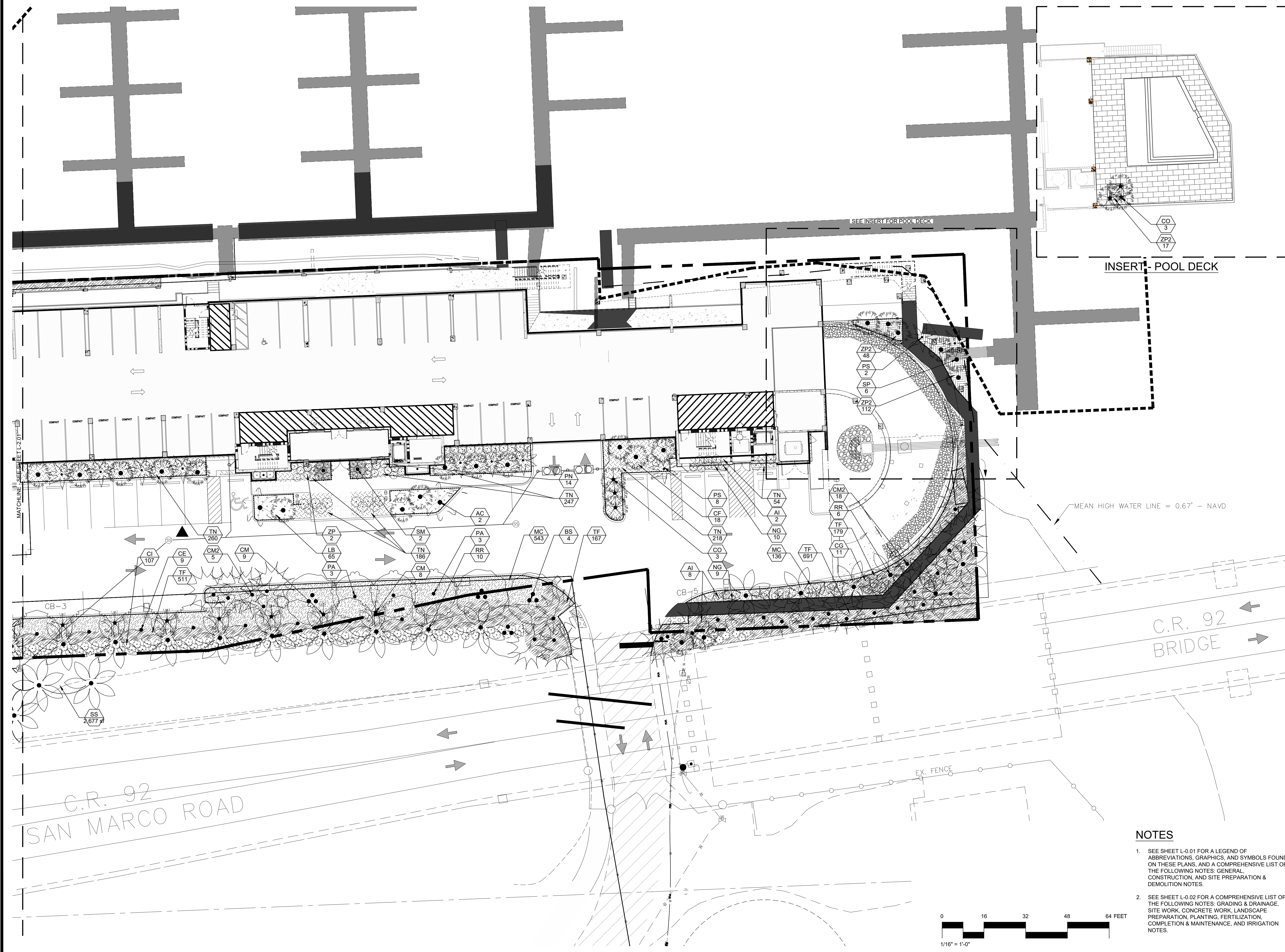
18 APRIL 2024

SHEET 07 OF 12
WALKER'S CAY



NOTES

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LANDSCAPE PLAN
ENLARGEMENT 2

SCHEMATIC DESIGN DESIGN DEVELOPMENT CONSTRUCTION DOCUMENTS

REVISIONS		
NO.	DESCRIPTION	DATE
01	PER COMMENTS	09.16.24
02	PER COMMENTS	01.16.24
03	PER COMMENTS	06.08.25

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NOTES

- SEE SHEET L-0.01 FOR A LEGEND OF ABBREVIATIONS, GRAPHICS, AND SYMBOLS FOUND ON THESE PLANS, AND A COMPREHENSIVE LIST OF THE FOLLOWING NOTES: GENERAL, CONSTRUCTION, AND SITE PREPARATION & DEMOLITION NOTES.
- SEE SHEET L-0.02 FOR A COMPREHENSIVE LIST OF THE FOLLOWING NOTES: GRADING & DRAINAGE, SITE WORK, CONCRETE WORK, LANDSCAPE PREPARATION, PLANTING, FERTILIZATION, COMPLETION & MAINTENANCE, AND IRRIGATION NOTES.

SCALE: 1/16" = 1'-0"

18 APRIL 2024

SHEET 08 OF 12
WALKER'S CAY

L-2.03



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IRRIGATION PLAN

☐ SCHEMATIC DESIGN ☐ DESIGN DEVELOPMENT ☒ CONSTRUCTION DOCUMENTS

REVISIONS

NO.	DESCRIPTION	DATE
01	PER COMMENTS	08.16.24
02	PER COMMENTS	01.16.24
03	PER COMMENTS	06.08.25

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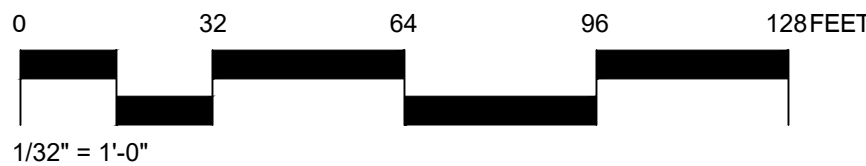


IRRIGATION SCHEDULE 2

HATCH / SYMBOL	IRRIGATION AREA	IRRIGATION METHOD	QTY
	TURF	ROTOR SPRAY IRRIGATION (AS APPROPRIATE)	5,059 SF
	SHRUBS & GROUNDCOVERS	DRIP IRRIGATION	17,343 SF
	SHRUBS & GROUNDCOVERS	DRIP IRRIGATION (TEMPORARY)	N/A
	TREES & PALMS	FLOOD BUBBLERS (PER PLAN) -ONE (1) PER NEW TREE, RELOCATED TREE, OR PALM -TWO (2) PER ROYAL PALM	236 EA

NOTES

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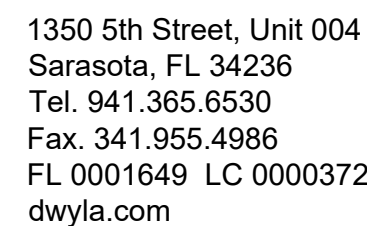


SCALE: 1/32" = 1'-0"

L-3.00

18 APRIL 2024

SHEET09 OF 12
WALKER'S CAY



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LIGHTING PLAN

REVISIONS

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David W
Young
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Date:
2026.06.09
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-04'00'



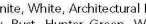
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SHEET 10 OF 12

WALKER'S CAY



QTY.	SYMBOL	FIXTURE TYPE	MANUFACTURER	MODEL	LAMP
44		PATH LIGHT	VISTA PROFESSIONAL OUTDOOR LIGHTING	MODEL 6540	LED
118		SPOT LIGHT	VISTA PROFESSIONAL OUTDOOR LIGHTING	MODEL 3106	LED



SPECIFICATION SHEET

MODEL 6540 Landscape Series • Path & Stage Lights

FEATURE SPECIFICATIONS:

HOUSING:
 • Corrosion free aluminum.
 • 100% die cast.

FINISH:
 • Powder coated, finish available in Black, Architectural Bronze, Dark Bronze, Gunmetal, White, Anodized Aluminum, Light Bronze, Special Finishes, Chrome Zinc, Hard Coat, Natural Aluminum, Stainless Steel, Weathered Steel, Organic Metals, White, Powder, Bronze and Colors Etc.

SOCKET TYPE:
 • Two groove ceramic socket with nickel contacts, standard spring, and quick on/off action.

WIRING:
 • High, high input, polyethylene line.
 • 12-18 AWG, 250V, 1000'.

TECHNICAL:
 • T1 LED beam type, 2.5 watt standard. Also available with Integrated LED (highly recommended).

Type: _____

Model: _____

Project: _____

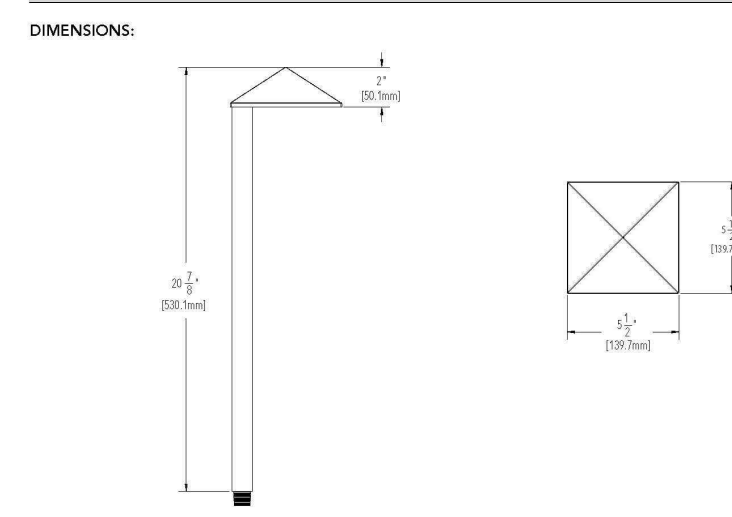
ELECTRICAL:
 • Input voltage: 100-120VAC, regulated to achieve uniform output throughout the life of the lamps. Integral safety & remote pilot controls.

INSTALLATION:
 • Mounting brackets are provided with 1/4" NPT. Easy to mount on steel, brushed brass, or finished brass. Mount on brass, steel, or aluminum. Anodized. Please see fixture catalog for mounting instructions.

MAINTENANCE:
 • No maintenance required.

FINISHING:
 • Provided with a three foot length of 1/2" die cast brass cable and an underground connector for a secure connection to your cable.

©2010 Vista Lighting • M6540 P&S 01/10



PATH LIGHT SPECIFICATION


**PROFESSIONAL
OUTDOOR LIGHTING**

SPECIFICATION SHEET

MODEL 6540 Landscape Series • Path & Spread Lights

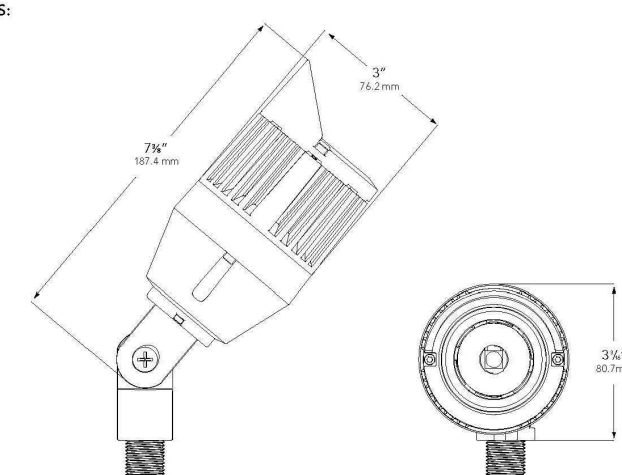
TEXTURE ORDERING INFORMATION

TO ORDER TEXTURE: Select appropriate choice from each in the following example.

EXAMPLE: PR-6540-B-W-LR2-02 or PR-6540-B-W-LT-01

FINISH	MODEL	FINISH	LAMP	
PR-40	GOLD	Black	2.3W D-9 Mini-LED LT Comp	
		B - Black B-L Black Black Bronze B-LZ Black Bronze GT - Granite W - White	HYPERFLEX LED MODULE W-LR2-02 - Warm White W-LR2-01 - Warm White C-LR2-01 - Cool White C-LR2-02 - Cool White W-LR2-03 - Warm White W-LR2-04 - Warm White C-LR2-01 - Cool White C-LR2-02 - Cool White	
		PH-01 - Phosphor OM - Architectural Bronze LT-2 Light Bronze OM - Architectural Bronze GT - Glossy Gray B - Black HG - Hunter Green W - White W-LR2-01 - Warm White W-LR2-02 - Warm White C-LR2-01 - Cool White C-LR2-02 - Cool White		
*Please see temperature code column on temp. guide. Visit www.vistalighting.com product / catalog.				
Next Page >				
		G - Verde P - Predator M - Mocha GR - Gold Graphite		

Fixtures shipped with standard lamp, unless otherwise specified.
 Fixtures shipped with specified mounting hardware.
 Note: Optional custom length stems available. Consult local distributor.

[illegible]

02 SPOT LIGHT SPECIFICATION



VISTA
PROFESSIONAL
WINDOW COVERINGS

SPECIFICATION SHEET

MODEL 3106 *Landmark Series • Up & Back Lifts*

FUTURE ORDERING INFORMATION

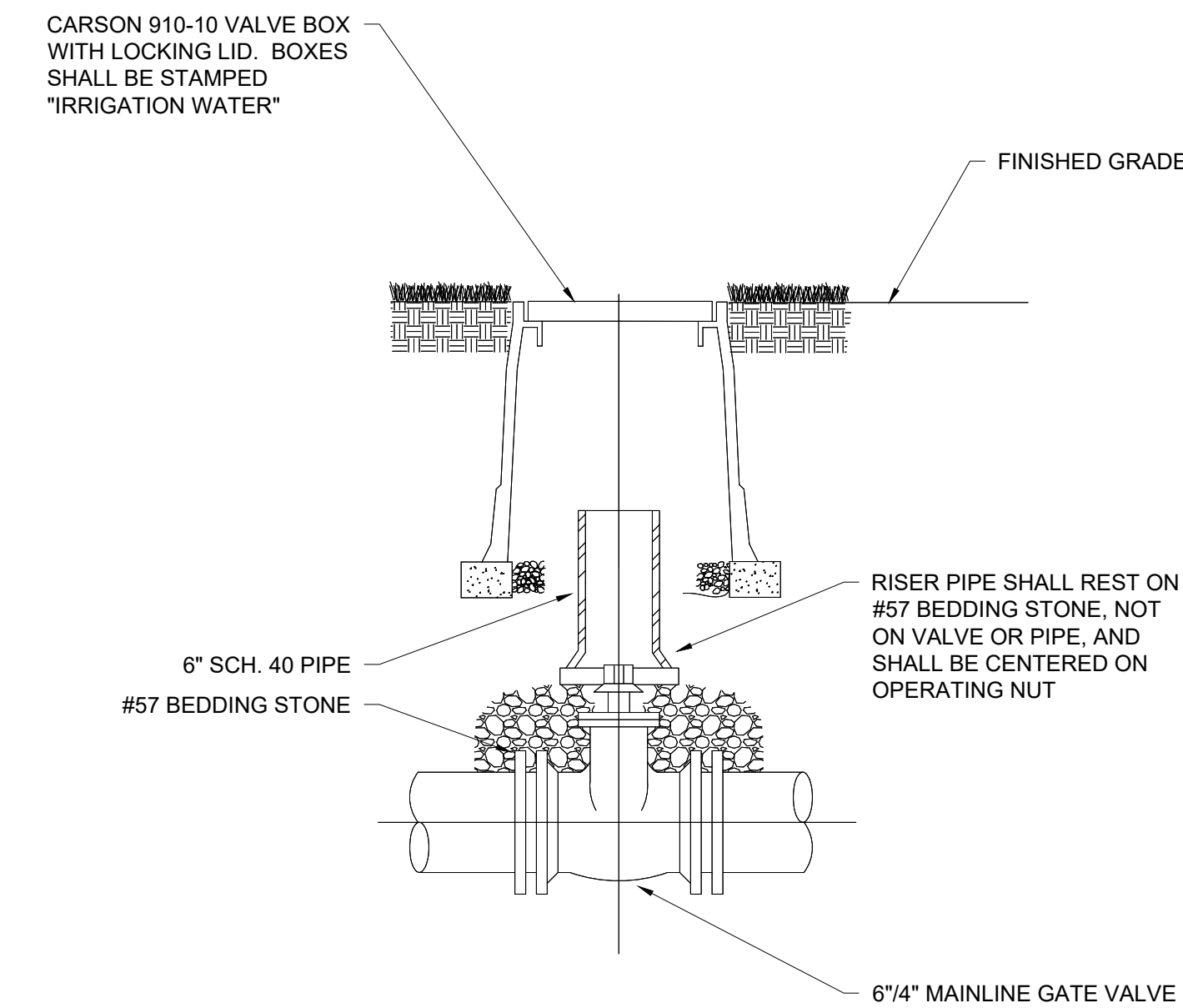
TO ORDER FUTURE: Select appropriate choice from each column as in the following example.

EXAMPLE: CF 3106-8.4-WP

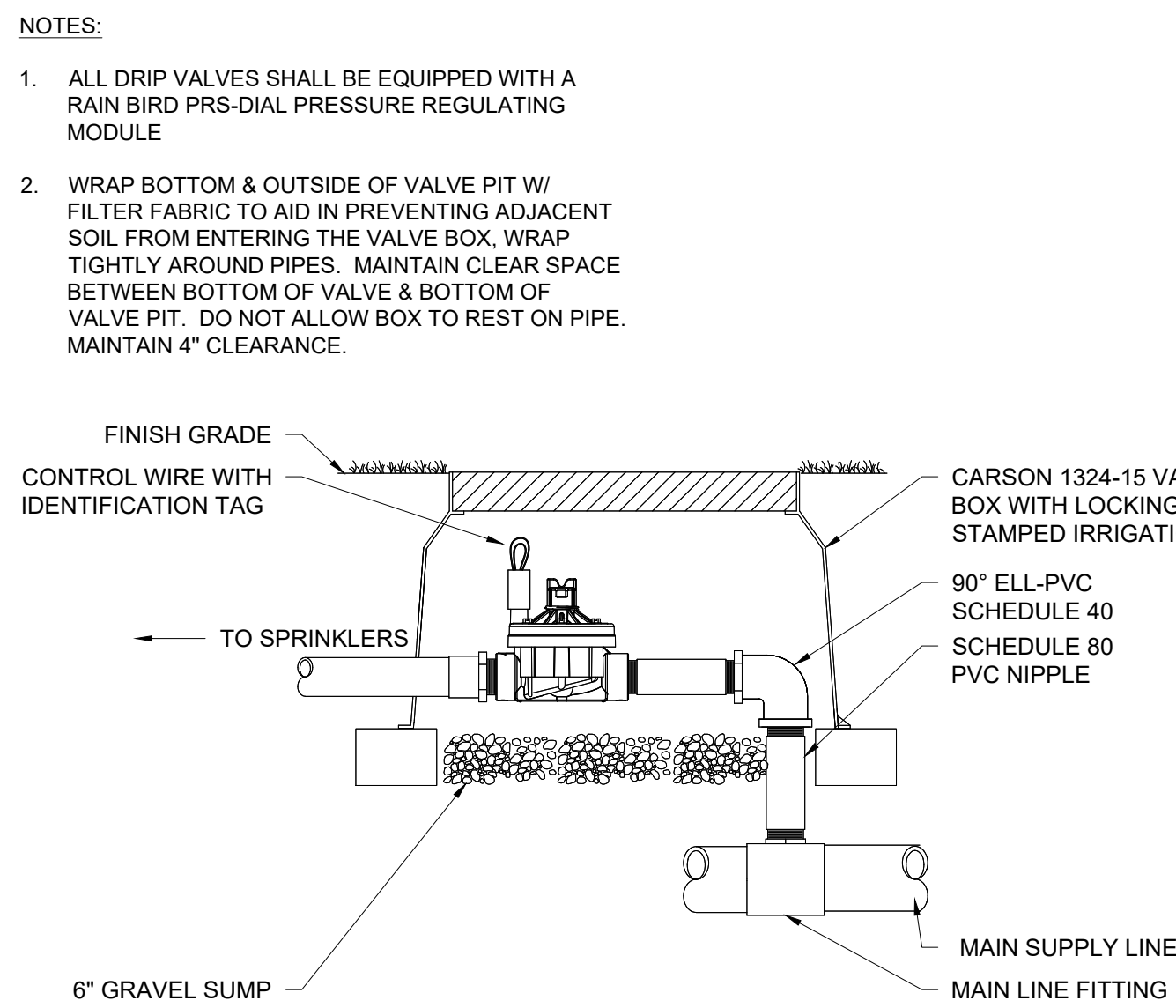
MOUNTING	MODEL	FRESH	WATTAGE	COLOR TEMP	DISTRIBUTION	ACCESSORIES
3106	3106	A - Black B - White C - Dark Brown D - Light Brown E - White	8.4 15	27 - 2700K W - Warm 25 - 2500K N - Neutral C - Cool	W - Wide Pattern Flood S - Spot W - Medium Flood W - Wide Flood	8 - 8' Cord 5 - 5' Cord NOTE: Cord length can be used to extend from 8' to 10' (add \$100 to order)
		250 - Multichannel Block 1 - Light Brown 250 - Special Design 1 - Glossy Gray B - Rust 142 - Marine Green 150 - Weathered Brown 150 - Weathered Green 250 - Graphic Marble				
		100 - Solid Fabric				
		1 - White 1 - Powder 1 - Mocha 1 - Dark Teal				

LUMEN OUTPUT PACKAGES		Watts		Lumens	
Beam Spread	4.5	9.5	13		
VNS	4.5 Watts 135 Lumens	9.5 Watts 254 Lumens	13 Watts 269 Lumens		
SP	4.5 Watts 364 Lumens	9.5 Watts 566 Lumens	13 Watts 728 Lumens		
WP	4.5 Watts 321 Lumens	9.5 Watts 487 Lumens	13 Watts 715 Lumens		
WP	4.5 Watts 332 Lumens	9.5 Watts 542 Lumens	13 Watts 686 Lumens		

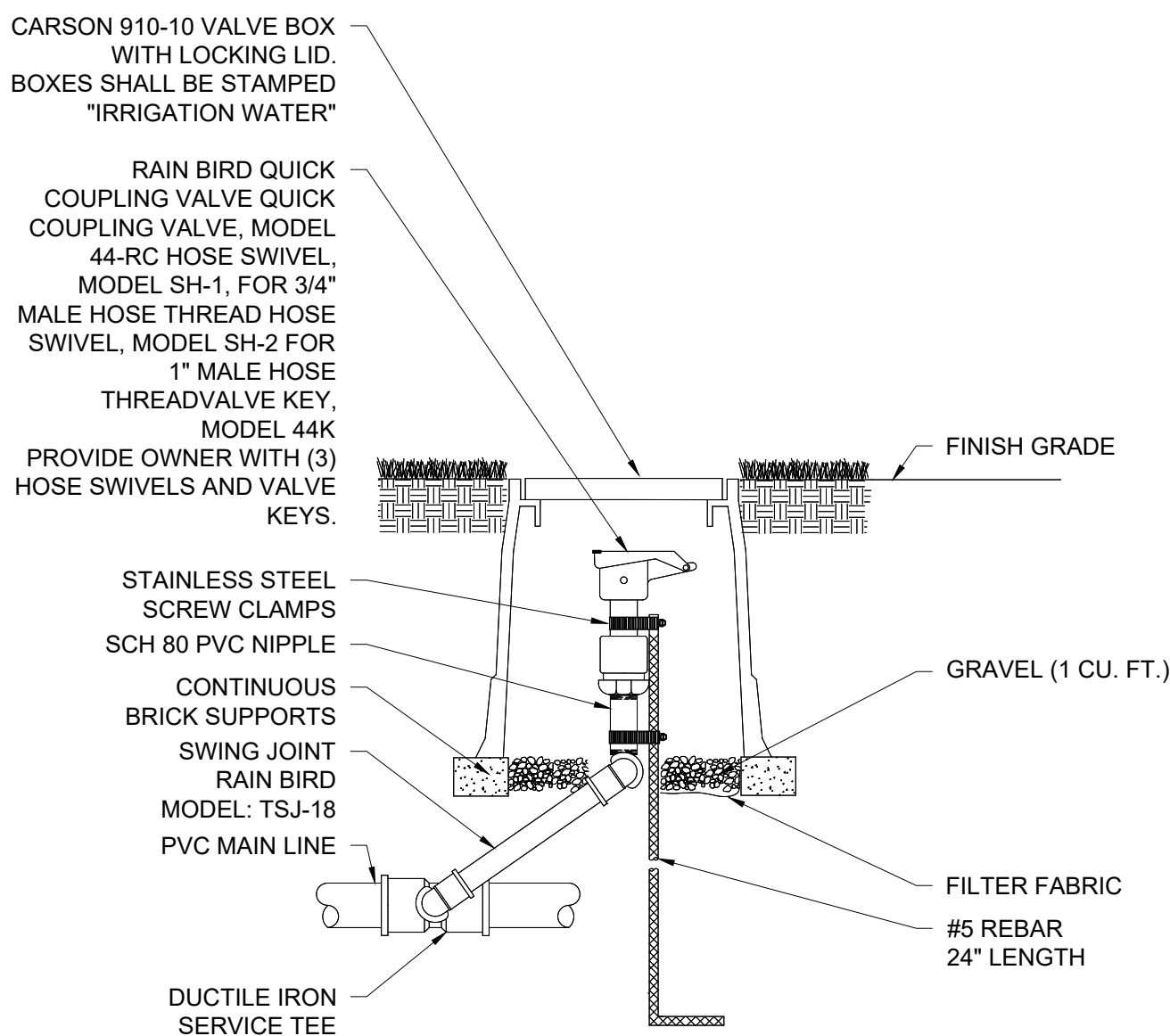
1. SEE SHEET L-0.01 FOR A LEGEND OF SYMBOLS AND ABBREVIATIONS FOUND ON THESE PLANS, AND A COMPREHENSIVE LIST OF THE FOLLOWING NOTES: GENERAL, CONSTRUCTION, AND SITE PREPARATION & DEMOLITION NOTES.
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01 GATE VALVE BOX ASSEMBLY
SCALE: 3/4" = 1'-0"



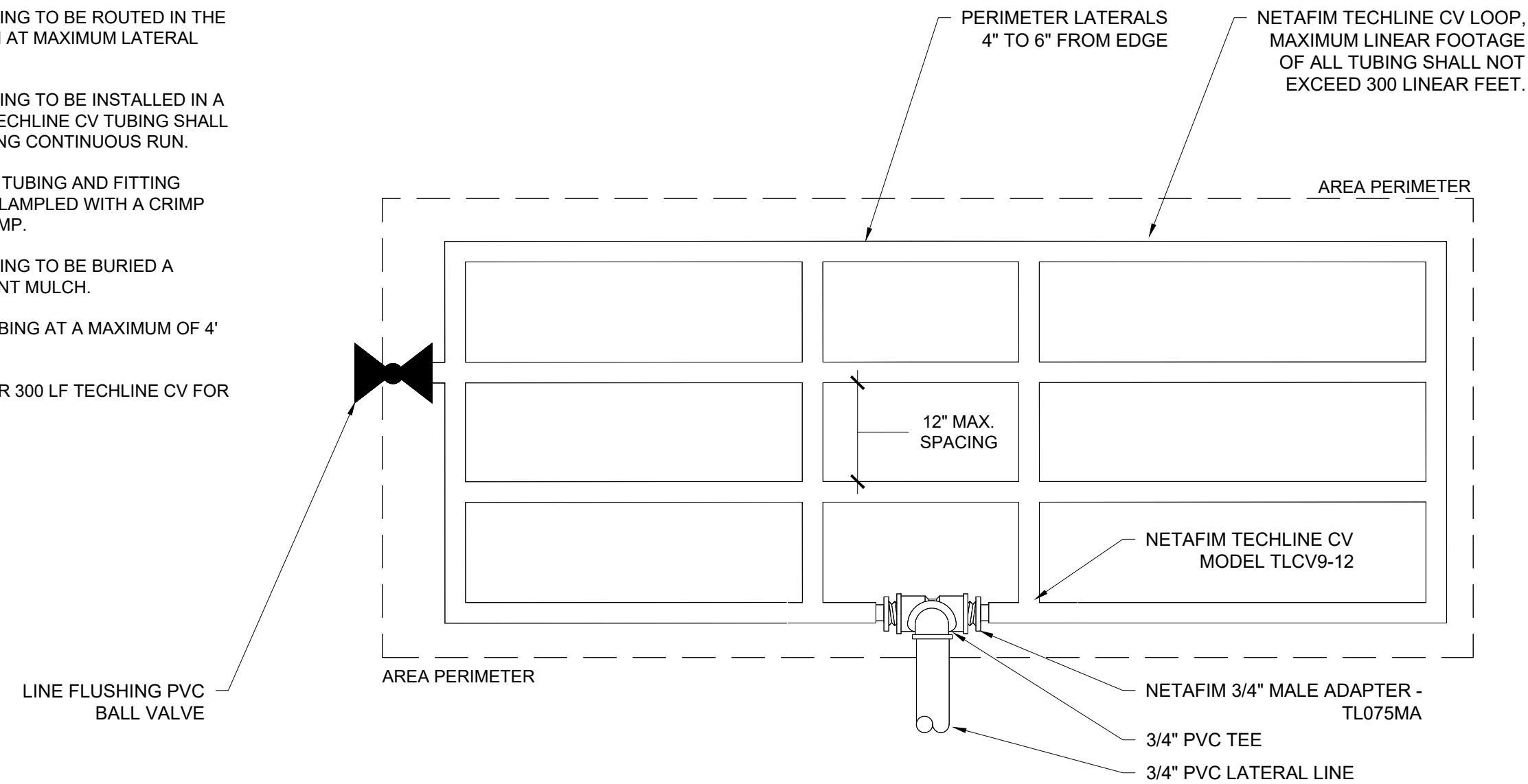
02 CONTROL VALVE
SCALE: 3/4" = 1'-0"



03 RAINBIRD QUICK COUPLING VALVE
SCALE: 3/4" = 1'-0"

NOTES:

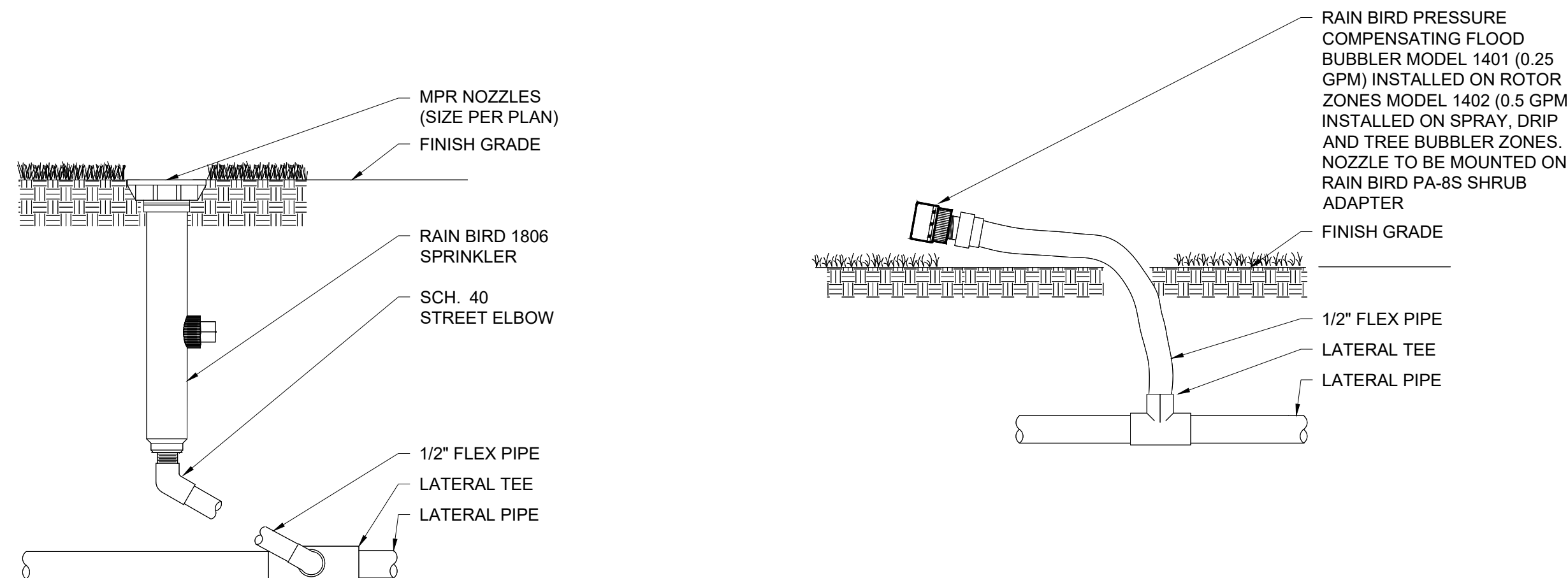
1. NETAFIM TECHLINE CV TUBING TO BE ROUTED IN THE PLANT MATERIAL BED WITH AT MAXIMUM LATERAL SPACING OF 12 INCHES.
2. NETAFIM TECHLINE CV TUBING TO BE INSTALLED IN A GRID PATTERN. NETAFIM TECHLINE CV TUBING SHALL NOT BE INSTALLED IN A LONG CONTINUOUS RUN.
3. ALL NETAFIM TECHLINE CV TUBING AND FITTING CONNECTIONS SHALL BE CLAMPED WITH A CRIMP STEEL BAND OR HOSE CLAMP.
4. NETAFIM TECHLINE CV TUBING TO BE BURIED A MINIMUM OF 3" BELOW PLANT MULCH.
5. PLACE SOIL STAKES ON TUBING AT A MAXIMUM OF 4' ON-CENTER.
6. NOT TO EXCEED 4.5 GPM OR 300 LF TECHLINE CV FOR EACH SUPPLY POINT



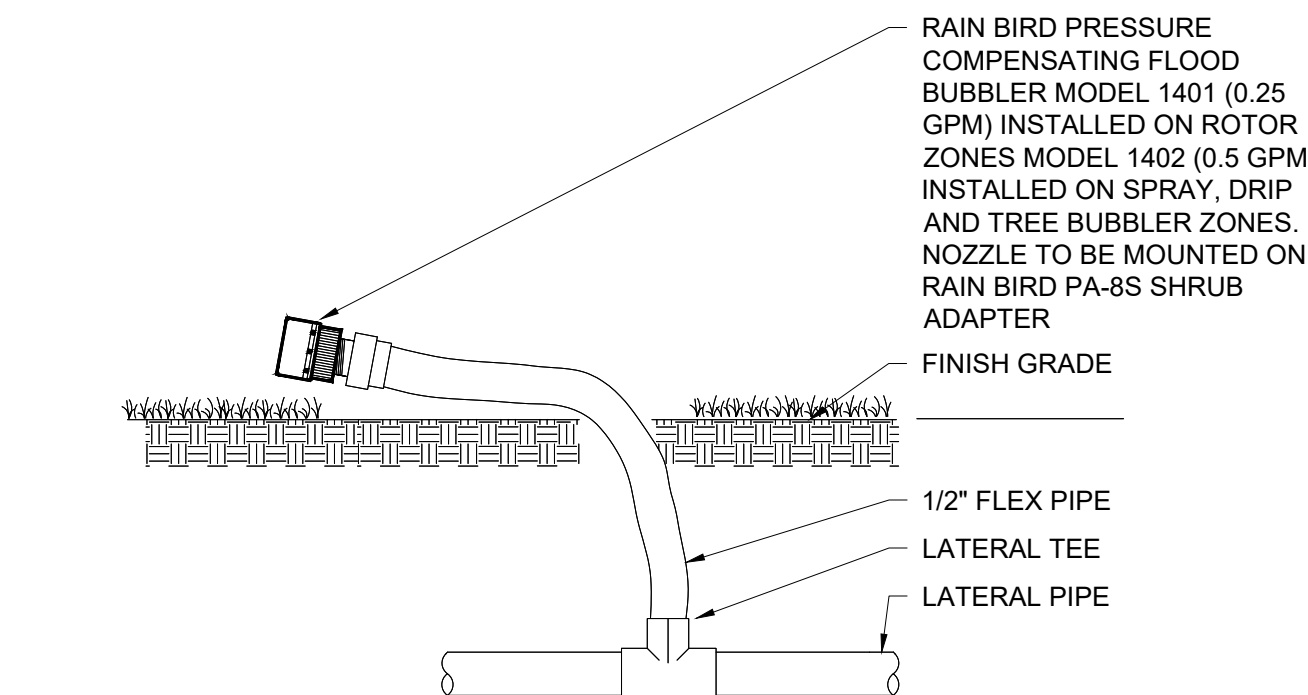
04 NETAFIM TECHLINE CV CONNECTION POINT "A"
SCALE: 3/4" = 1'-0"

NOTES:

1. RAIN BIRD 1806 SPRINKLERS TO BE INSTALLED UNLESS NOTED OTHERWISE.



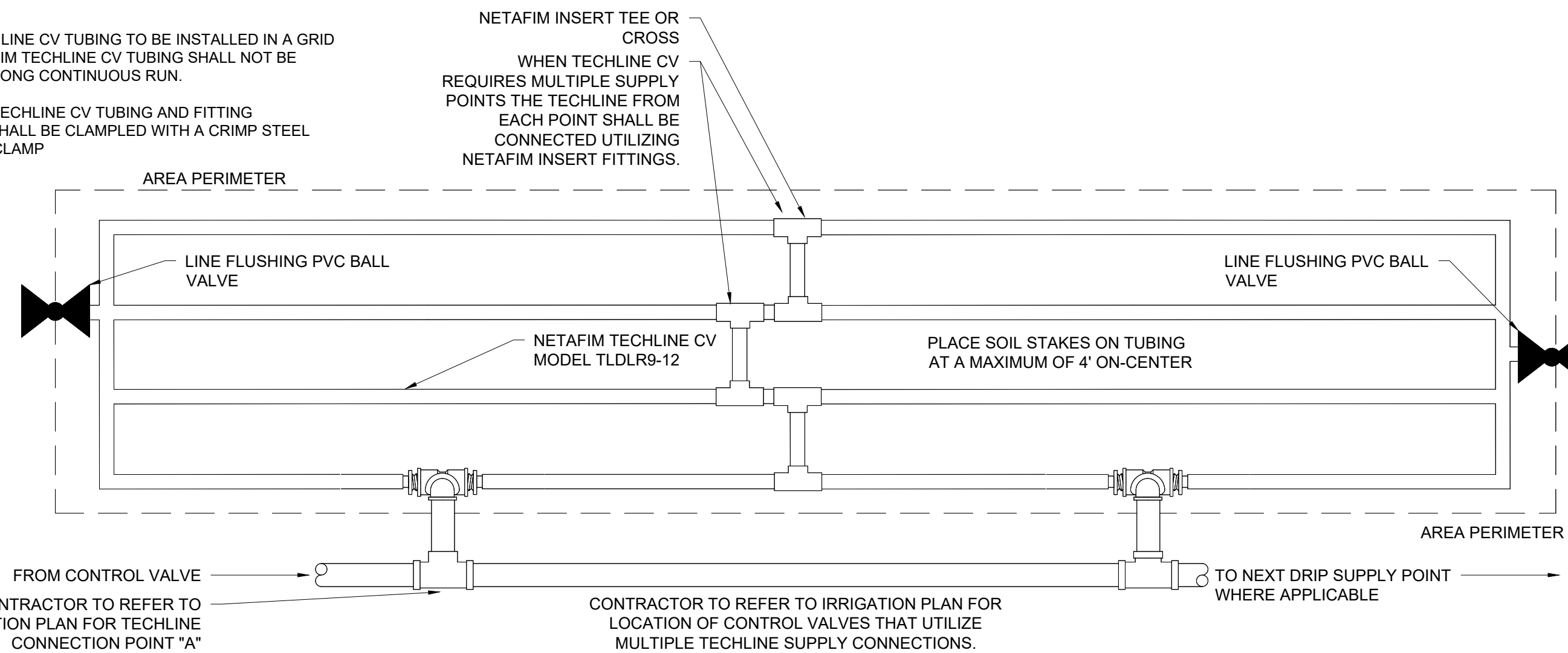
06 RAINBIRD 1806 SPRINKLER
SCALE: 3/4" = 1'-0"



07 RAIN BIRD 1400 SERIES BUBBLER
SCALE: 3/4" = 1'-0"

NOTES:

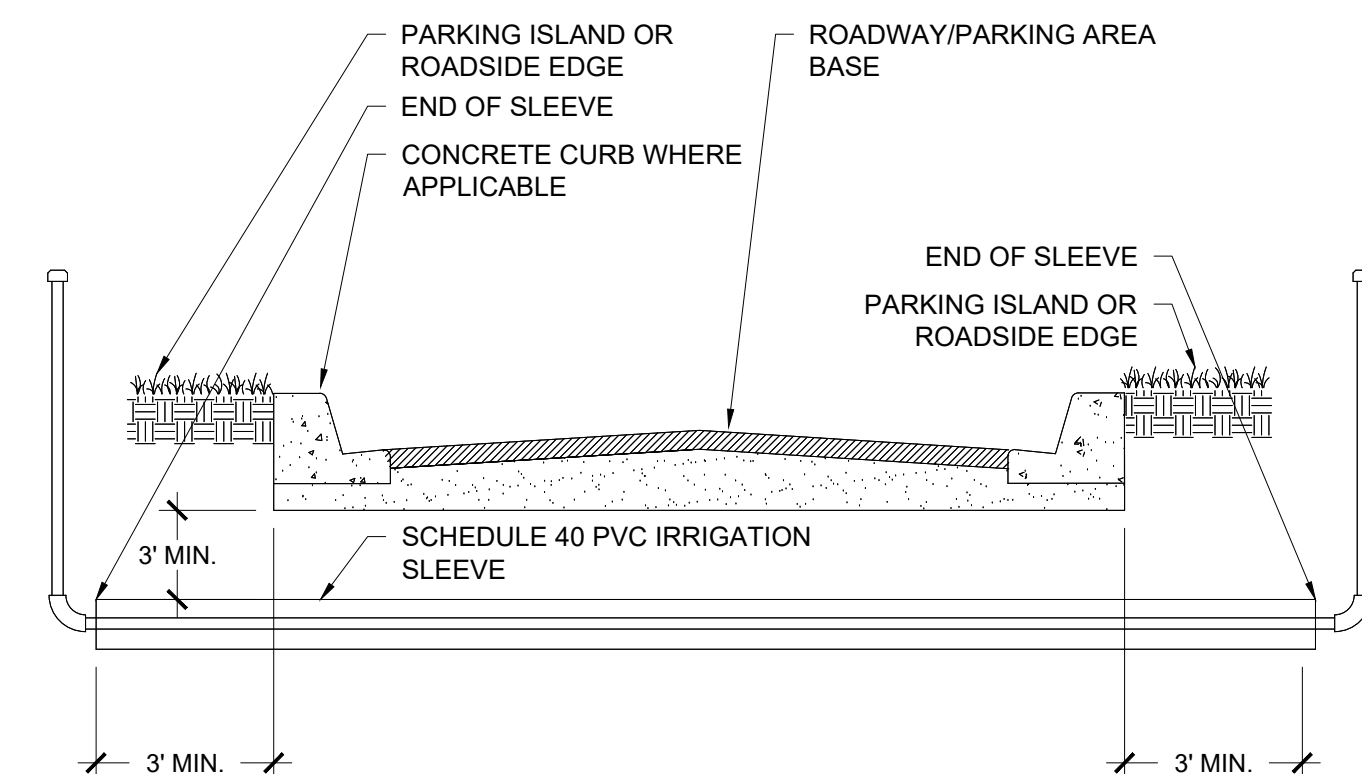
1. NETAFIM TECHLINE CV TUBING TO BE ROUTED IN THE PLANT MATERIAL BED WITH AT MAXIMUM LATERAL SPACING OF 12 INCHES.
2. NETAFIM TECHLINE CV TUBING TO BE INSTALLED IN A GRID PATTERN. NETAFIM TECHLINE CV TUBING SHALL NOT BE INSTALLED IN A LONG CONTINUOUS RUN.
3. ALL NETAFIM TECHLINE CV TUBING AND FITTING CONNECTIONS SHALL BE CLAMPED WITH A CRIMP STEEL BAND OR HOSE CLAMP.



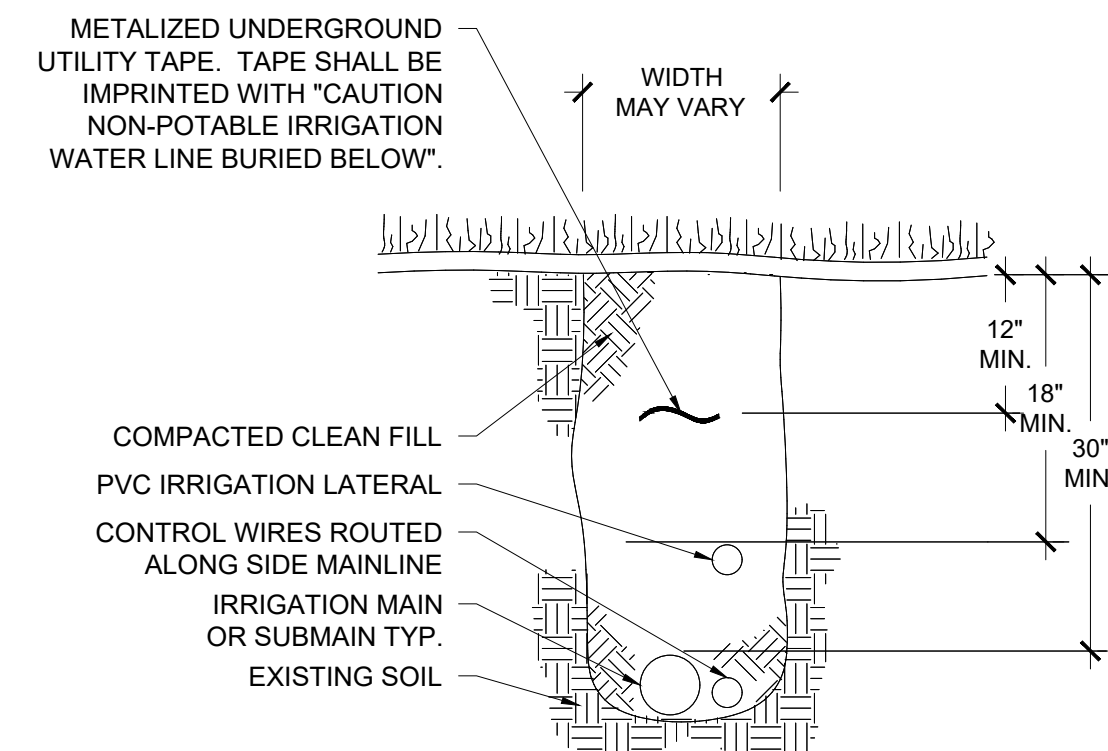
05 MULTIPLE TECHLINE CV CONNECTION SUPPLIES FROM SINGLE CONTROL VALVE
SCALE: 3/4" = 1'-0"

NOTES:

1. SEE PLAN FOR SLEEVE SIZE AND LOCATIONS



08 SLEEVE DETAIL
SCALE: 3/4" = 1'-0"



09 TRENCHING DETAIL
SCALE: 3/4" = 1'-0"

NOTES

1. SEE SHEET L-0.01 FOR A LEGEND OF ABBREVIATIONS, GRAPHICS, AND SYMBOLS FOUND ON THESE PLANS, AND A COMPREHENSIVE LIST OF THE FOLLOWING NOTES: GRADING & DRAINAGE, CONSTRUCTION, AND SITE PREPARATION & DEMOLITION NOTES.
2. SEE SHEET L-0.02 FOR A COMPREHENSIVE LIST OF THE FOLLOWING NOTES: GRADING & DRAINAGE, SITE WORK, CONCRETE WORK, LANDSCAPE PREPARATION, PLANTING, FERTILIZATION, COMPLETION & MAINTENANCE, AND IRRIGATION NOTES.



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WALKER'S CAY

3200 SAN MARCO ROAD
MARCO ISLAND, FL 34145

100% CONSTRUCTION DOCUMENTS
RELEASED FOR REVIEW & PERMIT

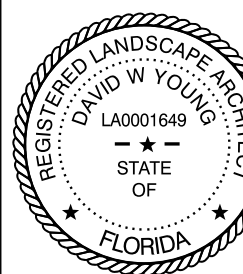
**IRRIGATION
DETAILS**

☐ SCHEMATIC DESIGN
☐ DESIGN DEVELOPMENT
☒ CONSTRUCTION DOCUMENTS

REVISIONS

NO.	DESCRIPTION	DATE
01	PER COMMENTS	09.16.24
02	PER COMMENTS	01.16.24
03	PER COMMENTS	06.08.25

Digitally signed by
David W Young
Date:
2026.06.09
10:36:36
-04'00'



SCALE: N/A

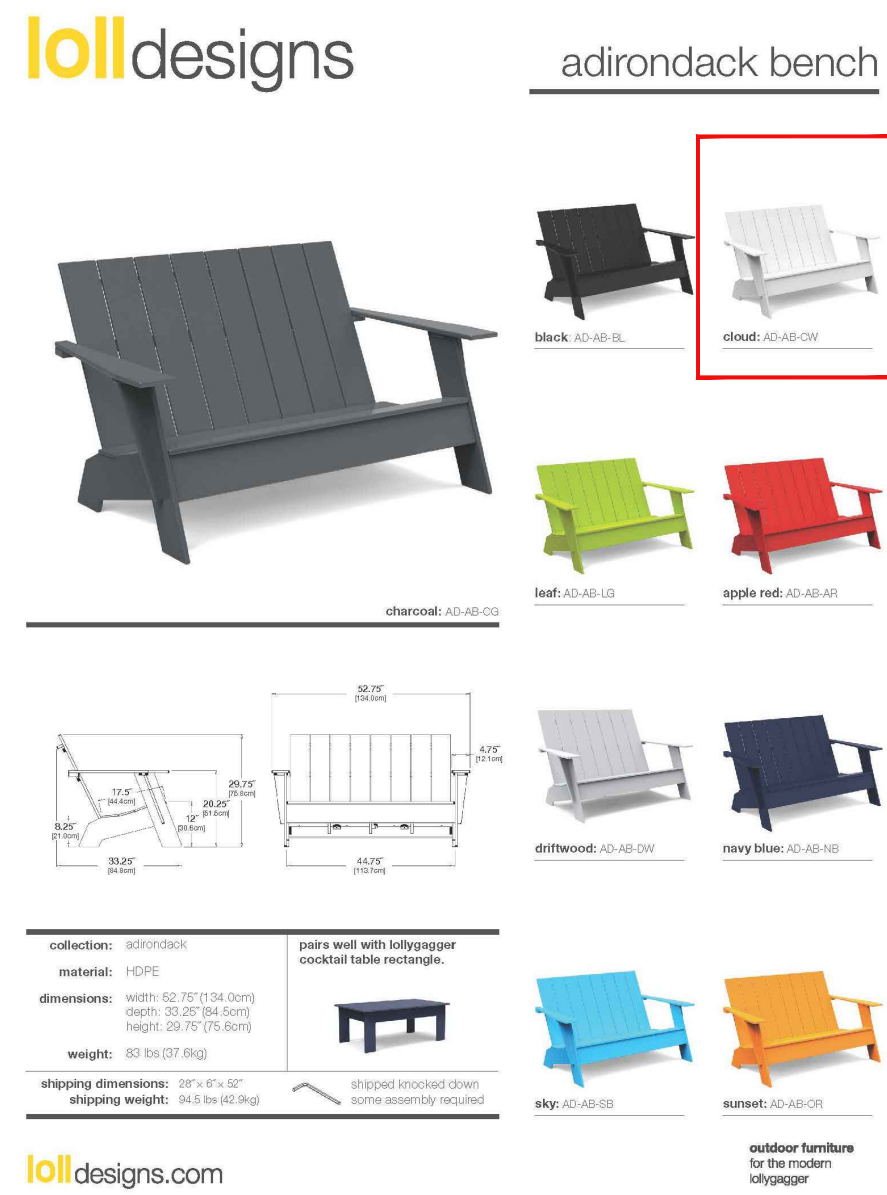
L-5.01

18 APRIL 2024

SHEET 12 OF 12
WALKER'S CAY



01 ADIRONDACK CHAIR - LOLL
SCALE: N/A



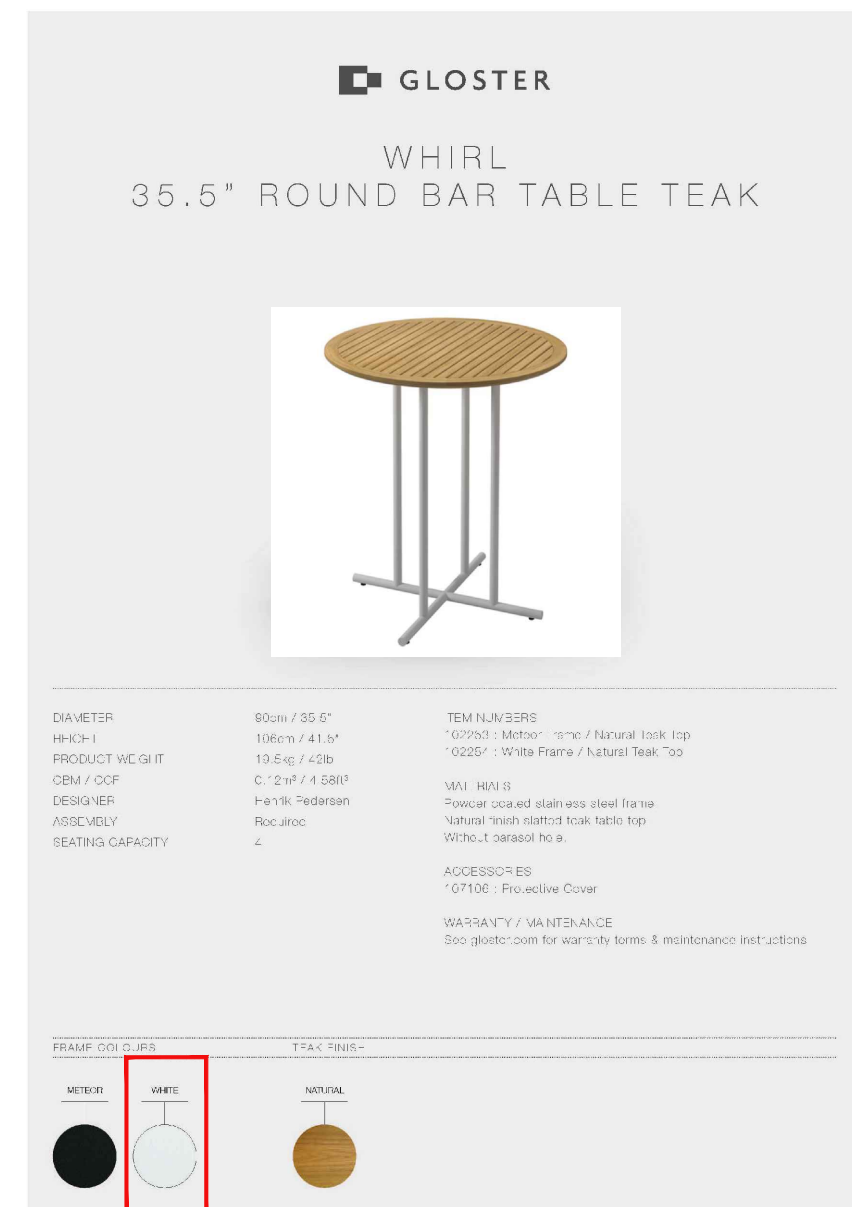
02 ADIRONDACK BENCH - LOLL
SCALE: N/A



03 LOUNGE CHAIR - GLOSTER
SCALE: N/A



04 BAR CHAIR - GLOSTER
SCALE: N/A



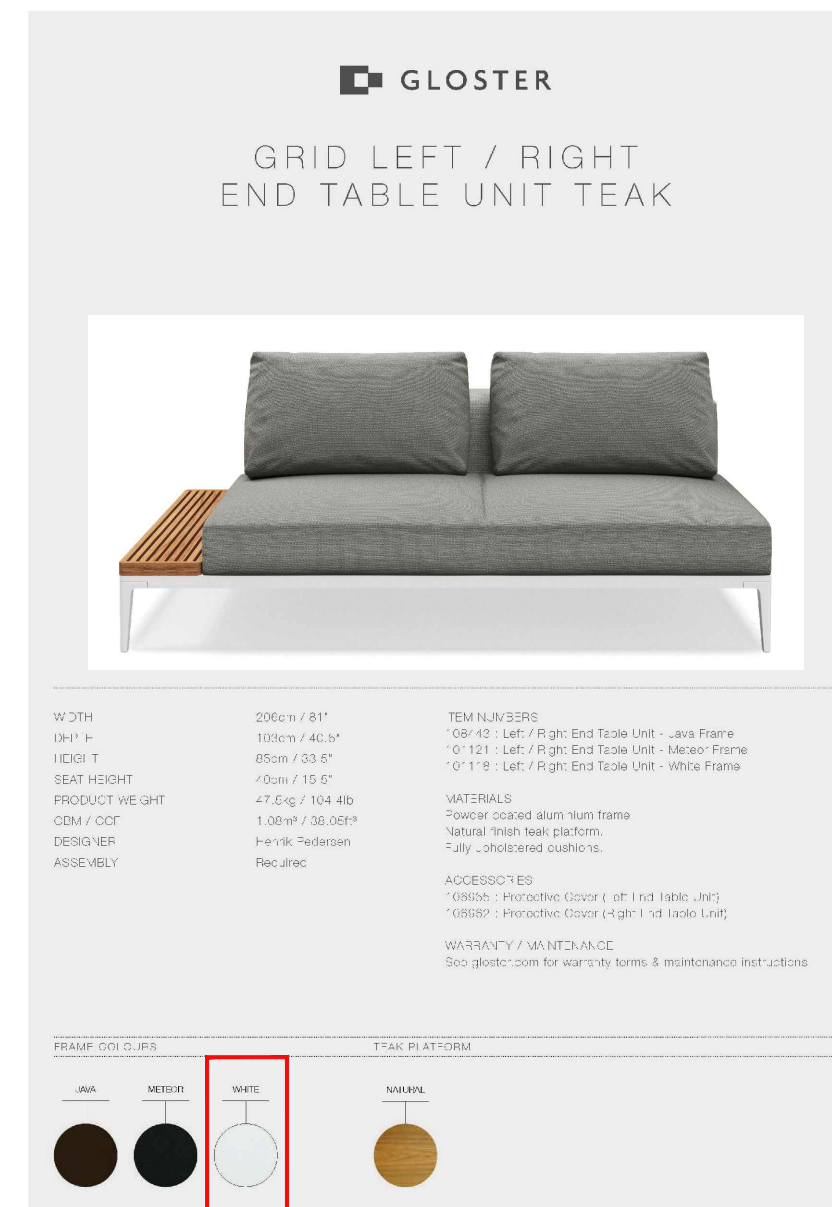
05 BAR TABLE - GLOSTER
SCALE: N/A



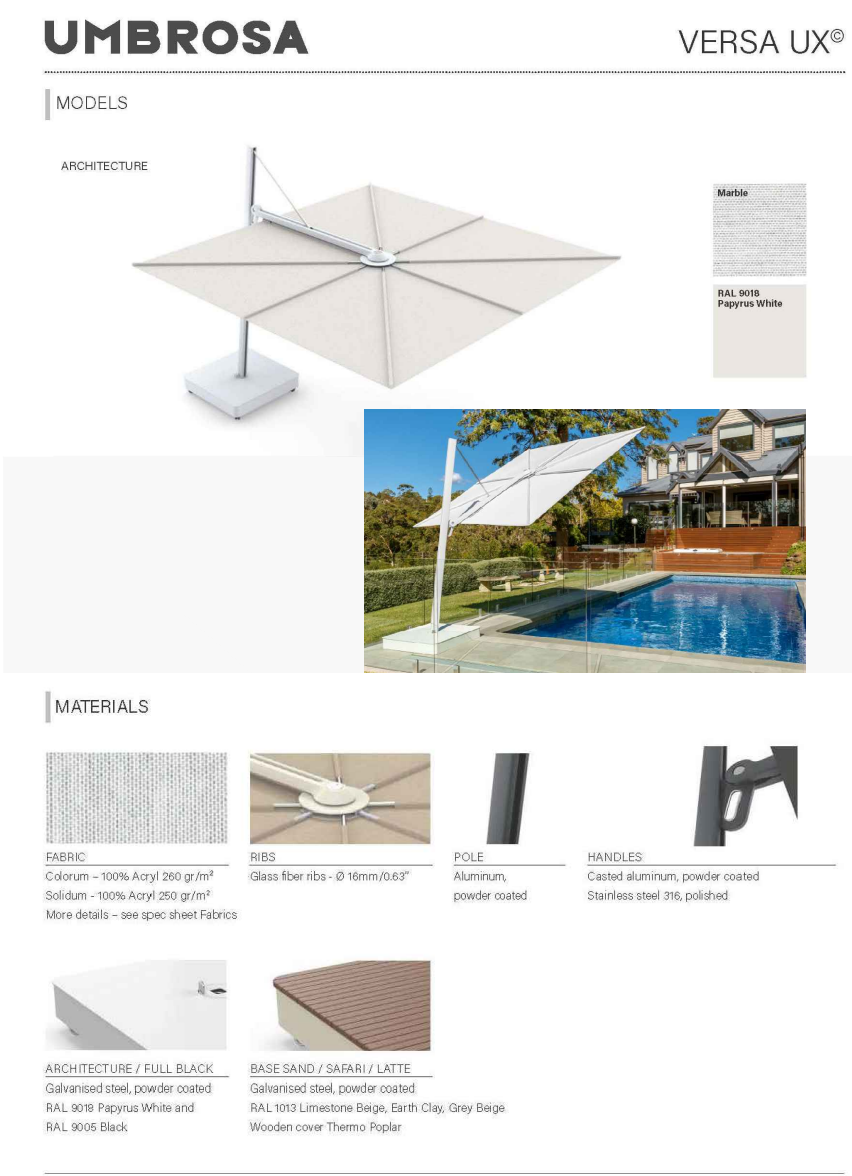
06 SECTIONAL END UNIT
SCALE: N/A



07 SECTIONAL CORNER UNIT - GLOSTER
SCALE: N/A



08 SECTIONAL END TABLE UNIT - GLOSTER
SCALE: N/A



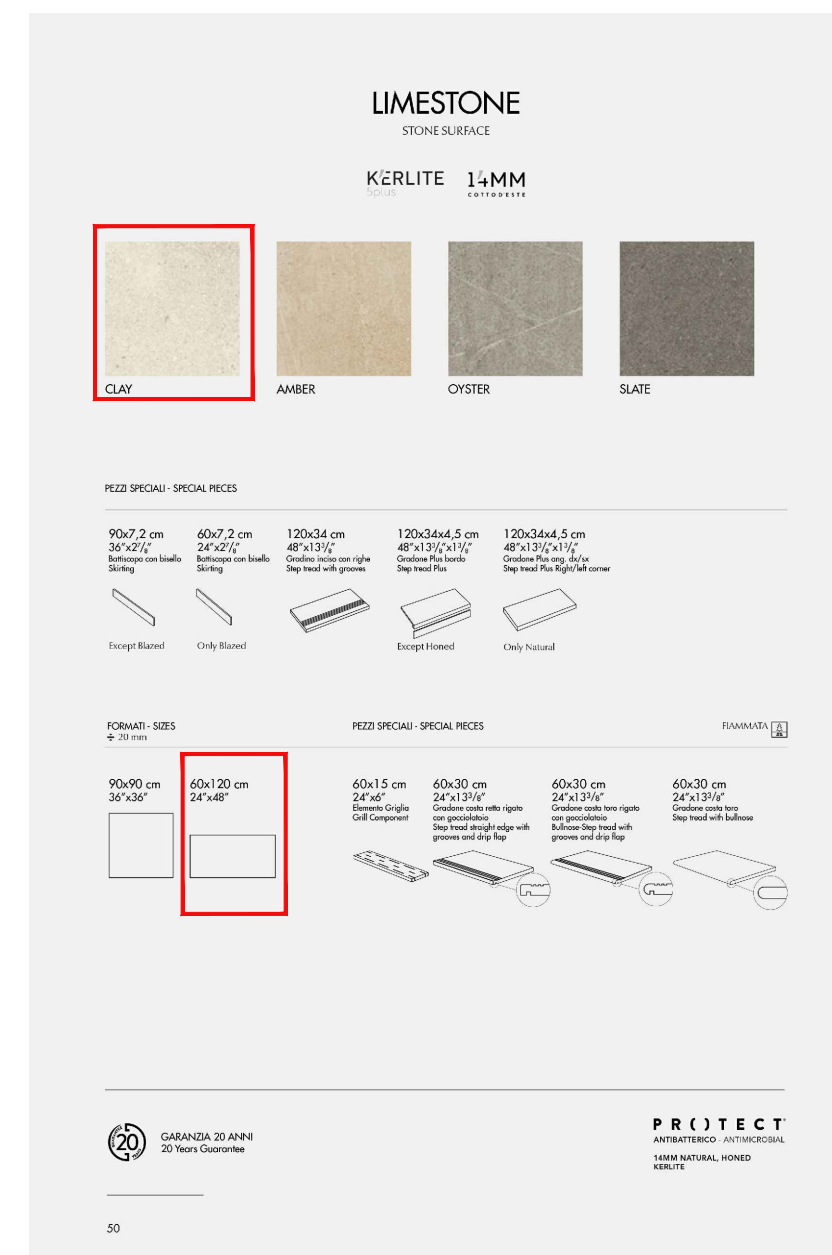
09 UMBRELLA - UMBROSA
SCALE: N/A



10 END TABLE - HELLER
SCALE: N/A



11 PERGOLA - RENSON
SCALE: N/A



12 PORCELAIN PAVERS - COTTO D'ESTE
SCALE: N/A



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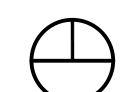
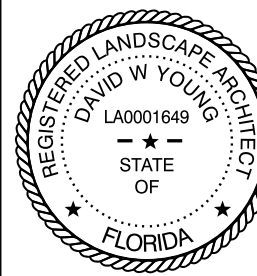
SPECIFICATIONS

☐ SCHEMATIC DESIGN ☐ DESIGN DEVELOPMENT ☒ CONSTRUCTION DOCUMENTS

REVISIONS

NO.	DESCRIPTION	DATE
01	PER COMMENTS	08.16.24
02	PER COMMENTS	01.16.24
03	PER COMMENTS	06.08.25

Digitally
signed by
David W
Young
Date:
2026.06.09
10:35:34
-04'00'



SCALE: N/A

L-6.00

18 APRIL 2024

SHEET 12 OF 12
WALKER'S CAY