

ENVIRONMENTAL LAND USE CONTROLS NOTE:
 PRIOR TO ANY AND ALL CONSTRUCTION ACTIVITIES, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING IF LOCATION OF CONSTRUCTION ACTIVITIES ARE SUBJECT TO ENVIRONMENTAL LAND USE CONTROLS (LUC). ANY AND ALL ENCOUNTERED CONTAMINATED SOIL AND OR GROUNDWATER SHALL BE HANDLED PER THE "SOIL AND GROUNDWATER MANAGEMENT PLAN", DATED FEBRUARY 13, 2015 INCLUDED IN THE PROJECT MANUAL. CONTRACTOR SHALL VERIFY THAT LUC CONSTRUCTION PERMIT HAS BEEN FILED AND APPROVED FOR THIS WORK.

LANDSCAPE NOTE:
 DEFINITIONS OF PLANT TAGS CAN BE FOUND IN THE PLANT MATERIAL LIST ON LL-08



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PREPARED FOR OWNER:
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 3140 FLAGLER AVENUE
 KEY WEST, FL 33041

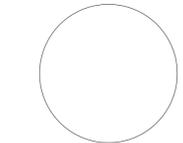


PROJECT NAME:
TRUMAN WATERFRONT PARK

PROJECT LOCATION/ADDRESS:
**TRUMAN WATERFRONT PARK
 WEST OF FORT STREET AND THE
 TRUMAN ANNEX DEVELOPMENT,
 NORTH OF KEY WEST NAVAL BASE**

SUB-CONSULTANT INFORMATION:

PROFESSIONAL SEAL:



KIRK J. OLNEY
 FLORIDA REGISTERED LANDSCAPE
 LA0001705

SUBMITTAL DESCRIPTION / MILESTONE:

BIDDING
August 30, 2015

REVISIONS:

1	09-29-15	ADDENDA No. 2

DRAWING SHEET INFORMATION

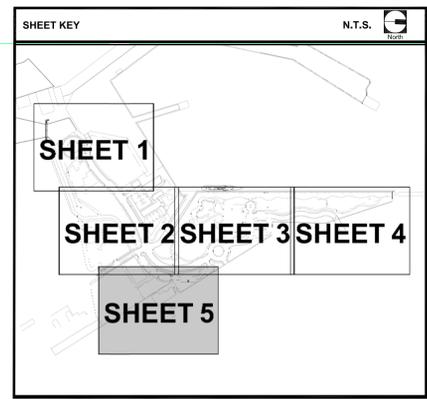
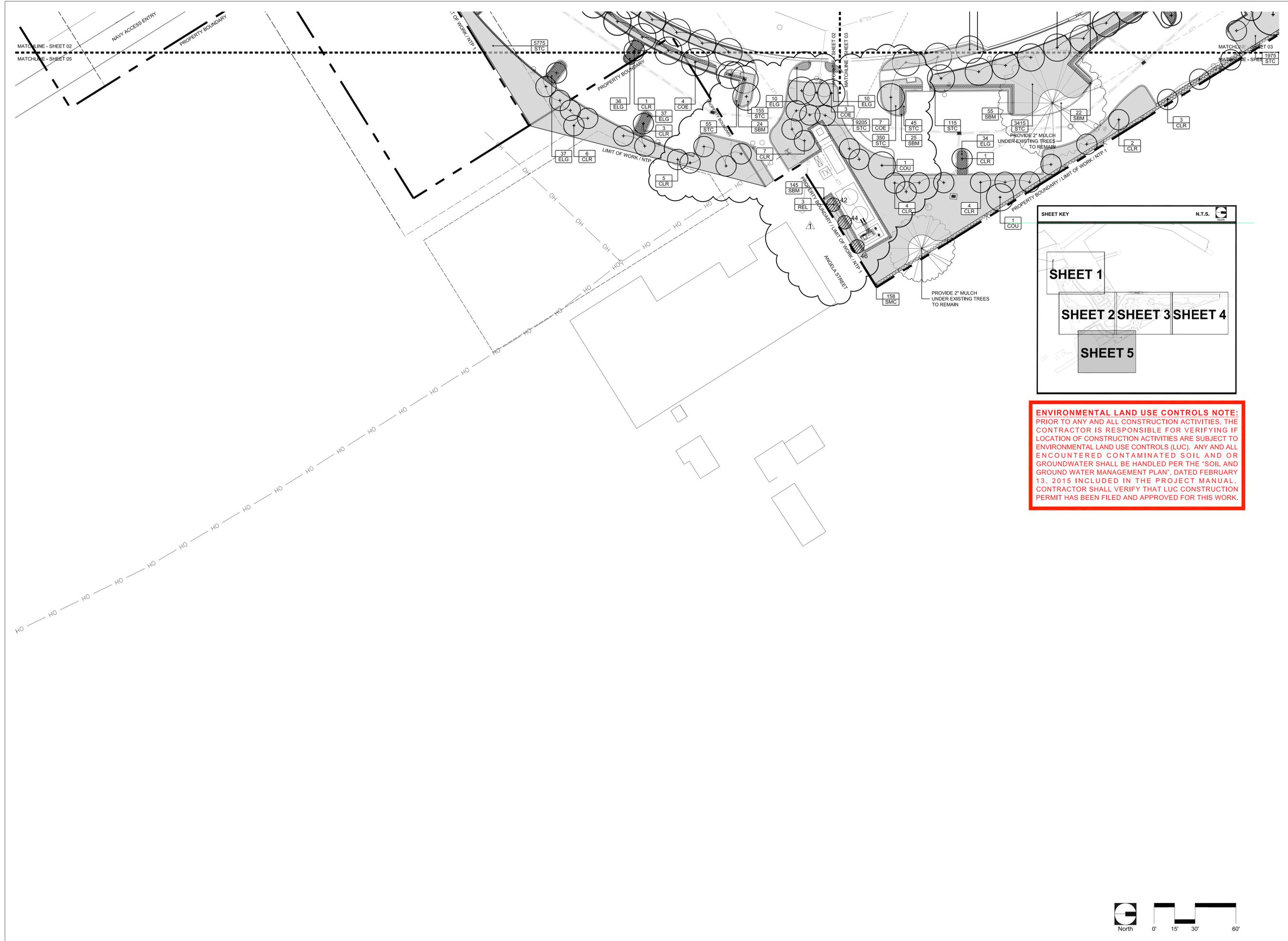
BA PROJECT NO.: 14041
 SCALE: 1" = 20'-0"
 DATE:
 DRAWN BY: KJO
 CHECKED BY: RPH

DRAWING TITLE:
LANDSCAPE PLAN

SHEET NO.

LL-04





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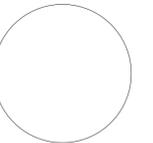


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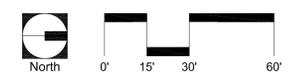
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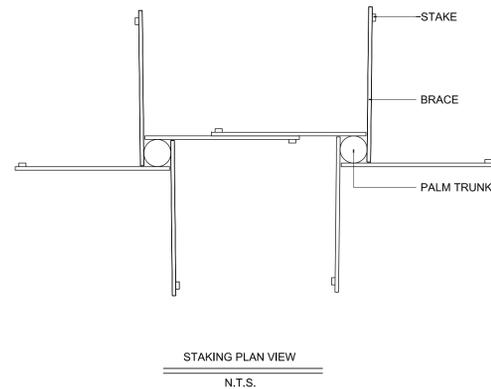
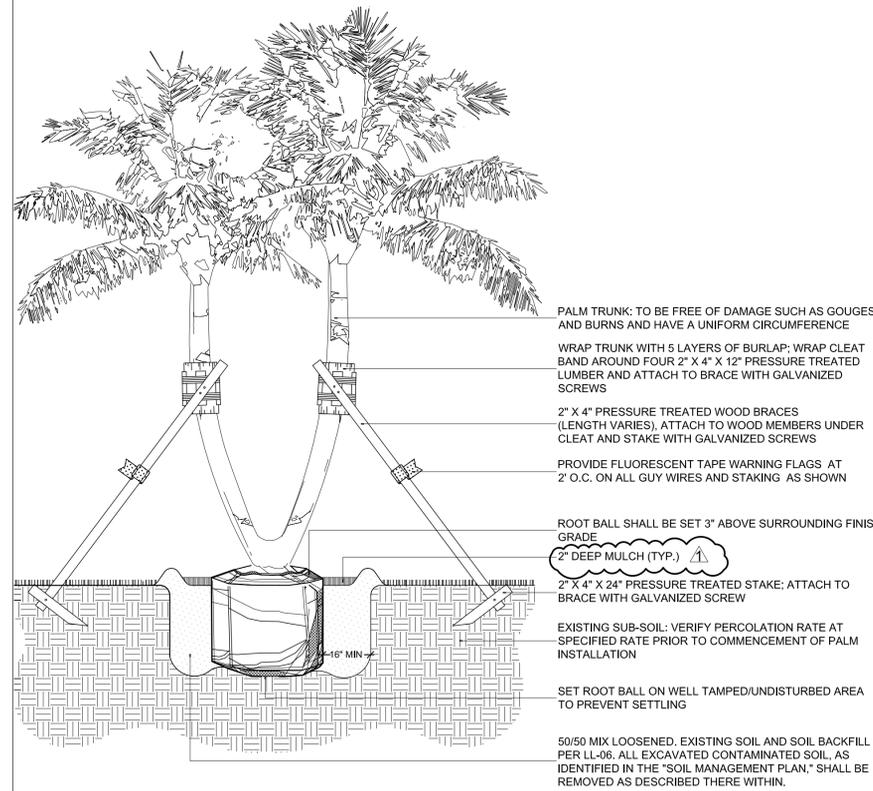
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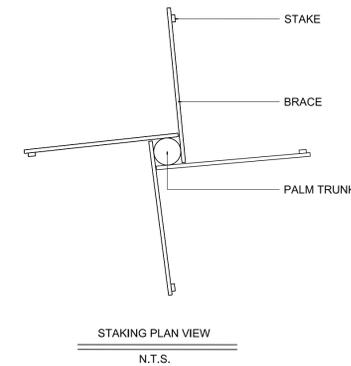
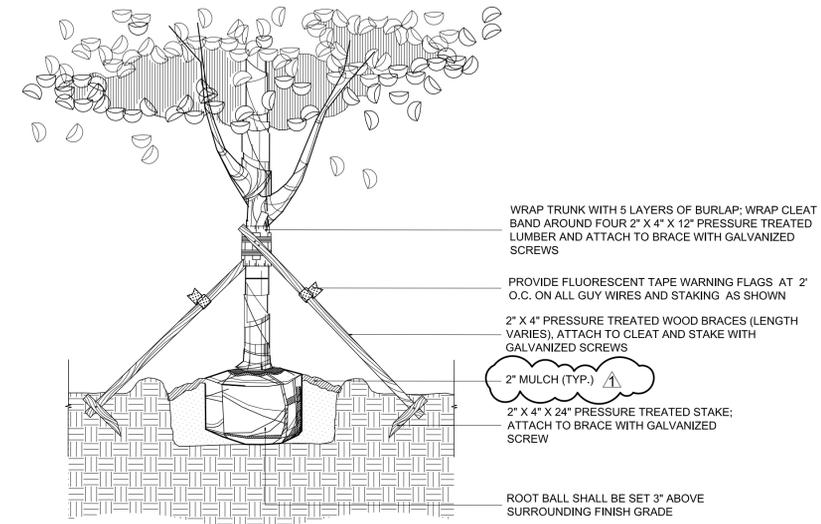
LL-05



- CONTRACTOR SHALL GUARANTEE THAT ALL PLANT MATERIAL WILL SURVIVE FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.
- CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND WATERING OF PLANT MATERIAL UNTIL FINAL ACCEPTANCE.
- IF NECESSARY FOR PLANT VIGOR, THE CONTRACTOR SHALL PROVIDE TEMPORARY IRRIGATION.
- LOCATION OF ALL UTILITIES AND BASE INFORMATION IS APPROXIMATE. CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES AND OBSTRUCTIONS AND COORDINATE WITH THE CITY PRIOR TO INITIATING INSTALLATION WORK. CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO REPAIR OR REPLACE ANY DAMAGE COMMITTED TO EXISTING ELEMENTS ABOVE OR BELOW GROUND TO ITS ORIGINAL CONDITION AND TO THE SATISFACTION OF THE THE CITY.
- CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COORDINATED WITH THE CITY.
- CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE CITY.
- CONTRACTOR SHALL SOLELY CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND DISPOSED OF, AS DIRECTED, DAILY. ALL MATERIALS, PRODUCTS, AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY THE CITY.
- ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH FLORIDA NO. 1 GRADE, ACCORDING TO THE "GRADES AND STANDARDS FOR NURSERY PLANTS" PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
- CONTRACTOR AND EMPLOYEE VEHICLE PARKING SHALL BE COORDINATED WITH THE CITY. SHUTTLING OF EMPLOYEES TO THE PROJECT AREA(S) SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL NOT DISRUPT OR CONFLICT IN ANY WAY WITH THE RESIDENTS AND/OR TRAFFIC.
- CONSTRUCTION ACCESS SHALL BE INDICATED BY THE CITY. COORDINATION OF HEAVY EQUIPMENT AND MATERIALS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATION OF WORK WITH OTHER TRADES.
- THE CONTRACTOR SHALL TAKE WHATEVER MEANS THAT MAY BE NECESSARY TO FULLY UNDERSTAND ALL THE ACCESS ROUTES, CONSTRUCTION SCHEDULES, AND SECURITY CLEARANCES IN ORDER TO PROVIDE A COMPLETE AND FINISHED PROJECT ON SCHEDULE.
- CONTRACTOR MUST APPROVE ALL FINE GRADED AREAS PRIOR TO THE COMMENCEMENT OF PLANTING. ONCE PLANT MATERIAL IS INSTALLED, IF DRAINAGE PROBLEMS EXIST IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE ALL PLANTS, IF NEEDED, REGRADE AREA AND REPLANT AT NO EXTRA COST TO THE CITY.
- ALL CONTAINER SIZES NOTED ARE MINIMUM. INCREASE SIZE IF NECESSARY TO PROVIDE PLANT HEIGHT AND WIDTH SIZE AND SPECIFICATIONS. ALL HEIGHT AND SPREAD SPECIFICATIONS ARE MINIMUM.
- SHRUB AND GROUNDCOVER SPACING IS INDICATED ON THE PLANT MATERIAL LIST, UNDER 'SPACING'; FOR ALL MASS PLANTING BEDS. TREES, PALMS AND HEDGES ARE SHOWN ON THE PLANTING PLANS AS SYMBOLS AND ARE NOTED AS "AS SHOWN" ON THE PLANT MATERIAL LIST.
- PALM HEIGHTS AS INDICATED ON THE PLANS REFER TO "CLEAR TRUNK" HEIGHTS, UNLESS OTHERWISE NOTED AS "OA" (OVERALL HEIGHT), OR "GW" (GRAY WOOD). (DATE PALM CLEAR TRUNK SIZE DOES NOT INCLUDE THE NUT.)
- CONTRACTOR SHALL MULCH ALL NEW PLANT MATERIAL THROUGHOUT AND COMPLETELY TO DEPTH SPECIFIED.
- ANY SUBSTITUTIONS IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE CITY. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY CITY BEFORE PLANTING CAN BEGIN.
- CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH IRRIGATION WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAND WATERING TO SUPPLEMENT IRRIGATION WATERING AND RAINFALL. CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION.
- CONTRACTOR SHALL REPLACE (BY EQUAL SIZE AND QUALITY) ANY AND ALL EXISTING PLANT MATERIAL DISTURBED OR DAMAGED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK.
- CONTRACTOR SHALL PROVIDE 3" DEPTH OF 1/2" DIAMETER EVENLY GRADED GRAVEL AROUND UTILITY AREAS, WHERE LANDSCAPE IS NOT SHOWN, INCLUDING BUT NOT LIMITED TO TRANSFORMERS, LOAD CENTERS, PUMPS AND STORAGE TANKS.



- PALM INSTALLATION NOTES:**
- ALL PALMS ARE TO BE PLANTED WITH THE ROOT BALL 2" ABOVE FINISHED GRADE.
 - ALL PLANTING AREAS AND PLANTING PITS SHALL BE TESTED FOR SUFFICIENT PERCOLATION (AT A RATE OF 1" OF STANDING WATER IN 10 MINUTES) PRIOR TO INSTALLATION OF PLANT MATERIAL TO ENSURE SUFFICIENT DRAINAGE.
 - PLANT BEDS COMPACTED BY EQUIPMENT AND MACHINERY SHALL BE LOOSENEED SO THAT THE SPECIFIED DRAINAGE/PERCOLATION RATE IS ACHIEVED.
 - TOP OF TREE ROOTBALL SHALL BE 2" ABOVE FINISH GRADE.



- NOTES**
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1 LANDSCAPE NOTES

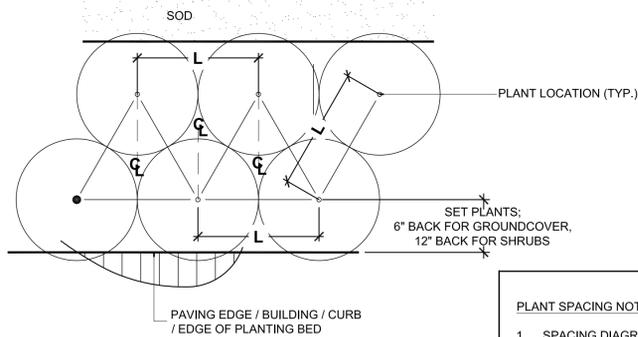
LL-06 SCALE: N/A

3 DOUBLE COCONUT PLANTING DETAIL

LL-06 SCALE: 3/8"=1'-0"

5 CANOPY TREE DETAIL

LL-06 SCALE: 3/8"=1'-0"

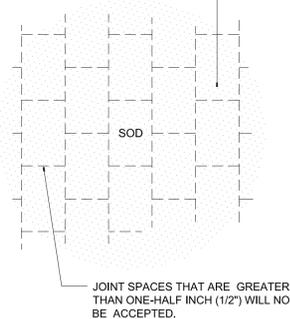


- PLANT SPACING NOTES:**
- SPACING DIAGRAM REFERS TO ALL PLANTING UNLESS NOTED OTHERWISE
 - L= SPACING AS CALLED FOR IN PLANTING PLAN AND PLANT LIST

2 SHRUB AND GROUNDCOVER LAYOUT DETAIL

LL-06 SCALE: N.T.S.

SOD SHALL BE LAID IN A STAGGERED MANNER. SOD STRIPS SHALL BE BUTT-JOINTED TIGHTLY AGAINST ONE ANOTHER.



- SOD LAYOUT AND INSTALLATION NOTES:**
- WHERE SOD IS PROPOSED ADJACENT TO CURB, SIDEWALKS, FURNITURE PADS OR PAVEMENT, FINISH GRADE SHALL BE 3" LOWER PRIOR TO INSTALLATION OF SAID SOD.

4 SOD LAYOUT AND INSTALLATION DETAIL

LL-06 SCALE: N.T.S.

- SOIL BACKFILL SHALL BE NATURAL SURFACE SOIL FROM WELL-DRAINED AREAS, FERTILE, FRIABLE AND FREE OF WEEDS AND TYPICAL OF PRODUCTIVE, CULTIVATED TOPSOIL; POSSESSING CHARACTERISTICS REPRESENTATIVE OF A WELL-DRAINED AREA IN FLORIDA.
- SOIL CONTAINING MUCK OR POORLY-DRAINED SOILS SHALL NOT BE USED.
- SOIL BACKFILL SHALL NOT BE EXCESSIVELY ACID OR ALKALINE (PH 5.5 TO 7.0), NOR CONTAIN TOXIC SUBSTANCES SUCH AS LEAD OR MERCURY.
- SOIL BACKFILL SHALL BE REASONABLY FREE OF CLAY, STONES, STICKS, STUMPS, ROOTS, OR OTHER SIMILAR SUBSTANCES ONE-QUARTER-INCH (1/4") OR MORE IN DIAMETER OR ANY OTHER OBJECT WHICH MAY BE A HINDRANCE TO THE FINISH-GRADING OPERATION OR DETRIMENTAL OR INJURIOUS TO PLANTS. PARTICULAR CARE SHOULD BE TAKEN TO REMOVE PIECES OF MORTAR, CEMENT, WOOD, ROAD ROCK, LIME ROCK CHUNKS AND OTHER SIMILAR REMAINS OF CONSTRUCTION FROM ALL PLANTING AREAS.
- SOIL BACKFILL SHALL BE AS FOLLOWS: 1/3 TOPSOIL (AS DESCRIBED ABOVE), 1/3 FLORIDA PEAT, AND 1/3 CLEAN D.O.T. SAND.
- PRIOR TO INSTALLATION OF PLANT MATERIAL, CONTRACTOR SHALL WATER-IN IMPORTED SOIL BACKFILL, TO 2'-0" DEPTH, TO REMOVE ALL AIR POCKETS. CONTRACTOR SHALL PERFORM THIS TASK TWICE, TWO WEEKS APART. MECHANICAL COMPACTION OF PLANTING AREAS, WHERE LIVING SPECIES ARE TO BE LOCATED, IS PROHIBITED.

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6 SOIL BACKFILL NOTES AND SPECIFICATIONS

LL-06 SCALE: N/A



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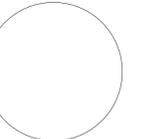


PROJECT NAME:
TRUMAN WATERFRONT PARK

PROJECT LOCATION/ADDRESS:
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WEST OF FORT STREET AND THE
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SUB-CONSULTANT INFORMATION:

PROFESSIONAL SEAL:



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FLORIDA REGISTERED LANDSCAPE
LA0001705

SUBMITTAL DESCRIPTION / MILESTONE:

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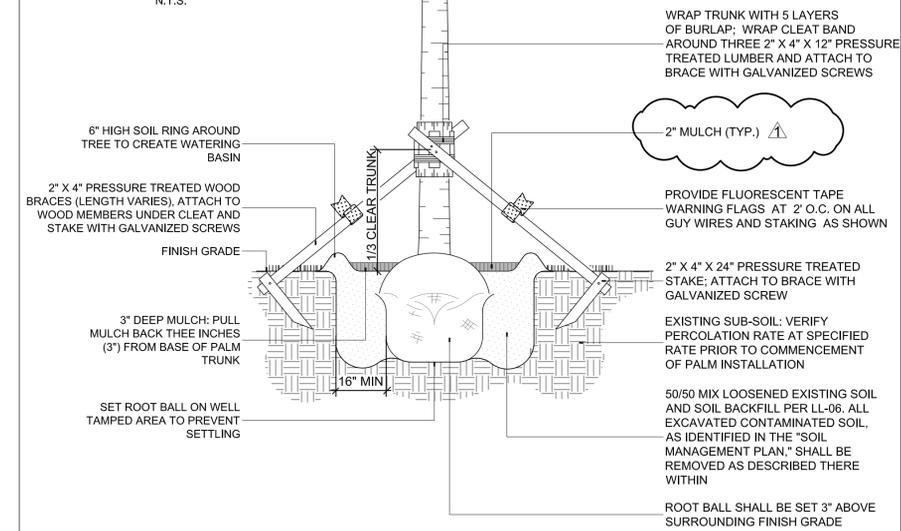
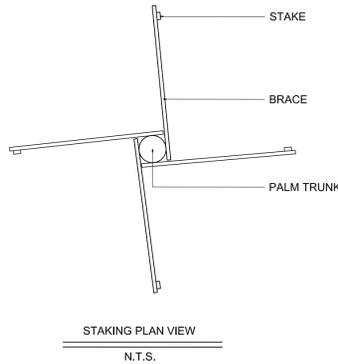
DRAWING TITLE:
LANDSCAPE NOTES AND INSTALLATION DETAILS
SHEET NO.

LL-06

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PALM INSTALLATION NOTES:

1. CABBAGE PALMS TO HAVE HURRICANE CUT.
2. ALL PALMS ARE TO BE PLANTED WITH THE ROOT-BALL 2" ABOVE FINISHED GRADE.
3. ALL PLANTING AREAS AND PLANTING PITS SHALL BE TESTED FOR SUFFICIENT PERCOLATION (AT A RATE OF 1" OF STANDING WATER IN 10 MINUTES) PRIOR TO INSTALLATION OF PLANT MATERIAL TO ENSURE SUFFICIENT DRAINAGE.
4. PLANT BEDS COMPACTED BY EQUIPMENT AND MACHINERY SHALL BE LOOSENEED SO THAT THE SPECIFIED DRAINAGE/PERCOLATION RATE IS ACHIEVED.
4. ALL SYNTHETIC BURLAP, STRING, CORDS OR WIRE BASKETS SHALL BE REMOVED BEFORE TREES ARE PLANTED, WITHOUT BREAKING THE SOIL BALL. ALL SYNTHETIC TAPE SHALL BE REMOVED FROM BRANCHES AND TRUNKS PRIOR TO FINAL ACCEPTANCE. THE TOP 1/3 OF NATURAL BURLAP SHALL BE REMOVED, AFTER THE TREE IS SET IN THE PLANTING HOLE AND BEFORE THE TREES ARE BACKFILLED.

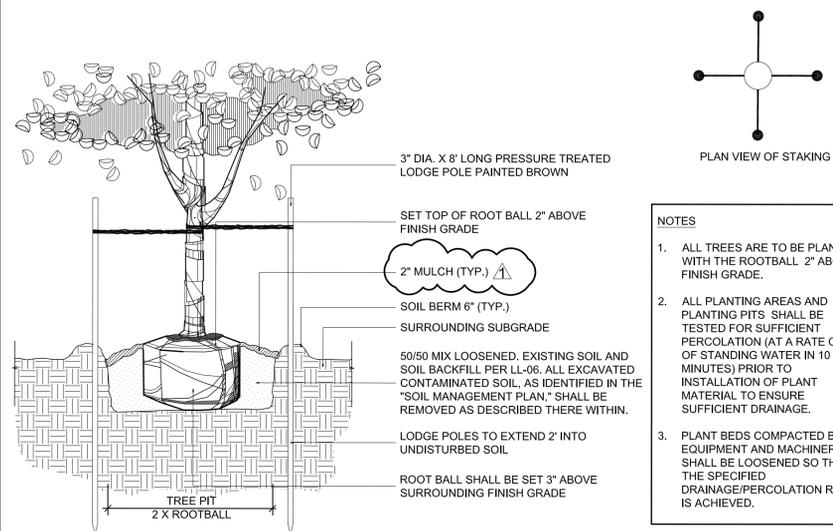


1 SABAL PALM PLANTING DETAIL

LL-07 SCALE: N.T.S

3 TYP. PLANTING DETAIL ON SAFETY SURFACING

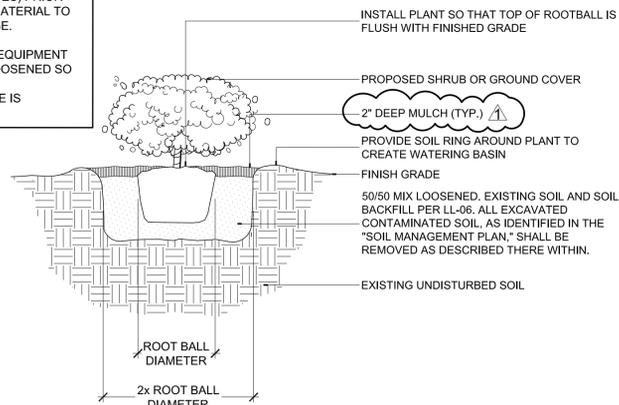
LL-07 SCALE: 3/8" = 1'-0"



4 ORNAMENTAL TREE PLANTING DETAIL

LL-07 SCALE: 3/8" = 1'-0"

- NOTES**
1. ALL SHRUBS AND GROUND COVER TO BE PLANTED WITH THE ROOT BALL 1" ABOVE FINISH GRADE.
 2. ALL PLANTING AREAS AND PLANTING PITS SHALL BE TESTED FOR SUFFICIENT PERCOLATION (AT A RATE OF 1" OF STANDING WATER IN 10 MINUTES) PRIOR TO INSTALLATION OF PLANT MATERIAL TO ENSURE SUFFICIENT DRAINAGE.
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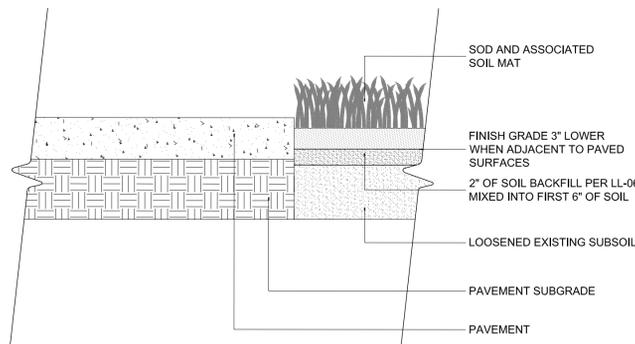


2 SHRUB AND GROUND COVER PLANTING DETAIL

LL-07 SCALE: N.T.S

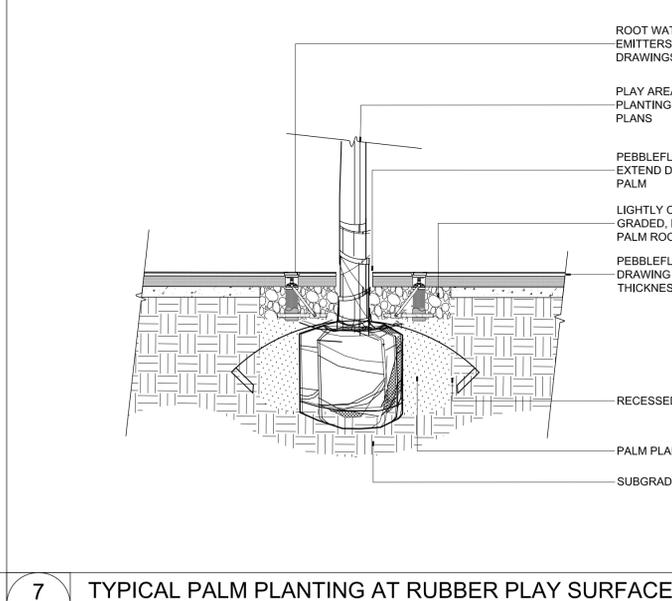
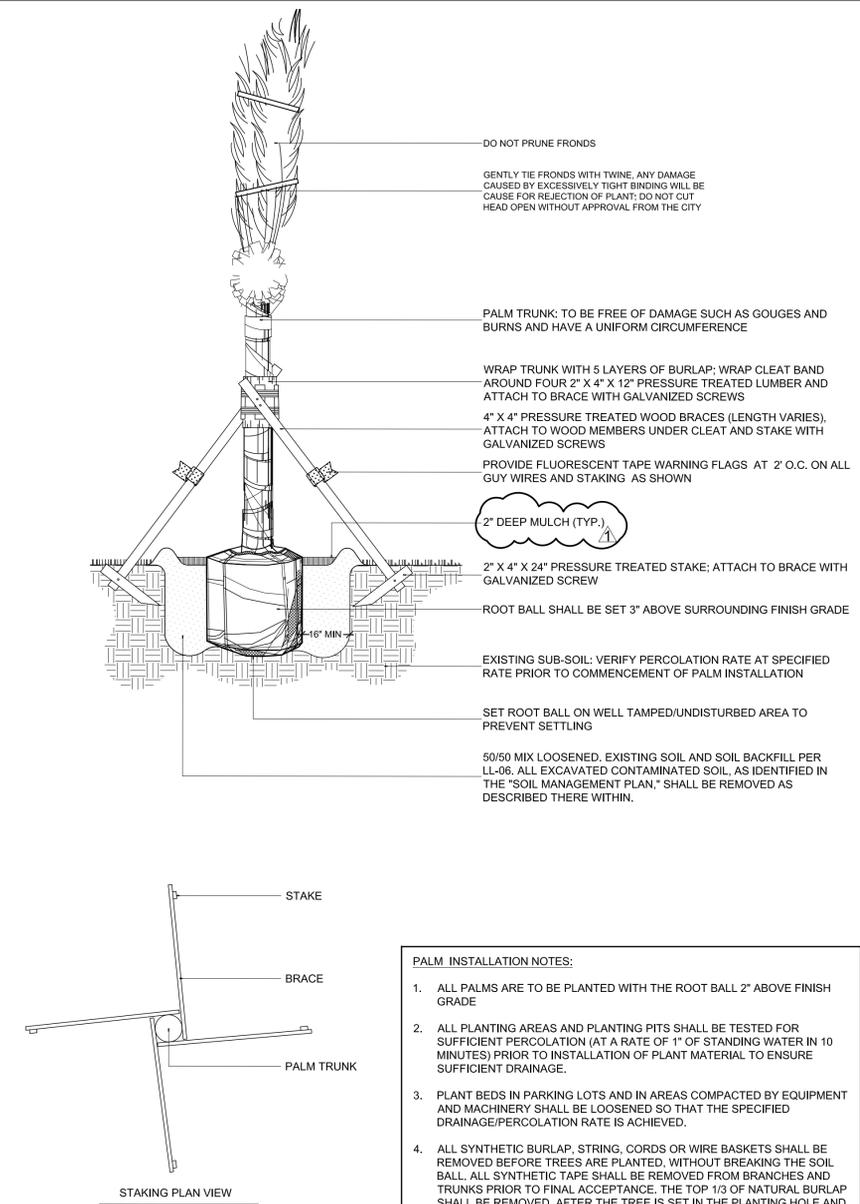
5 SOD INSTALLATION DETAIL

LL-07 SCALE: 3/8" = 1'-0"



6 LARGE PALM INSTALLATION DETAIL

LL-07 SCALE: 3/8" = 1'-0"



7 TYPICAL PALM PLANTING AT RUBBER PLAY SURFACE

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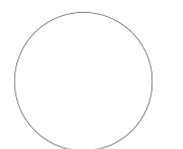
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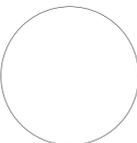


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LL-08

Canopy Trees

Table with 16 columns: SYMBOL, TOTAL QUANTITY, NTP 1, NTP2, NTP3, BOTANICAL NAME, COMMON NAME, NATIVE, PLANT INSTALLATION SPECIFICATION, SPACING, AERIAL SALT TOLERANCE, SOIL SALT TOLERANCE, DROUGHT TOLERANCE, WIND TOLERANCE, MATURE SIZE, INCHES OF CALIPER PROVIDED. Rows include BUS, CLR, COU, COE, DER, PPJ, FIC, FIA.

Ornamental Trees

Table with 16 columns: SYMBOL, TOTAL QUANTITY, NTP 1, NTP2, NTP3, BOTANICAL NAME, COMMON NAME, NATIVE, PLANT INSTALLATION SPECIFICATION, SPACING, AERIAL SALT TOLERANCE, SOIL SALT TOLERANCE, DROUGHT TOLERANCE, WIND TOLERANCE, MATURE SIZE, INCHES OF CALIPER PROVIDED. Rows include PLW, PLP, PLR, PLI.

Large Palms

Table with 16 columns: SYMBOL, TOTAL QUANTITY, NTP 1, NTP2, NTP3, BOTANICAL NAME, COMMON NAME, NATIVE, PLANT INSTALLATION SPECIFICATION, SPACING, AERIAL SALT TOLERANCE, SOIL SALT TOLERANCE, DROUGHT TOLERANCE, WIND TOLERANCE, MATURE SIZE, INCHES OF CALIPER PROVIDED. Rows include BNS, C24, C30, CDX, C36, CTC, PHS.

Small Palms

Table with 16 columns: SYMBOL, TOTAL QUANTITY, NTP 1, NTP2, NTP3, BOTANICAL NAME, COMMON NAME, NATIVE, PLANT INSTALLATION SPECIFICATION, SPACING, AERIAL SALT TOLERANCE, SOIL SALT TOLERANCE, DROUGHT TOLERANCE, WIND TOLERANCE, MATURE SIZE, NATIVE PALMS PROVIDED. Rows include PSB, SAP.

Shrubs and Groundcover

Table with 16 columns: SYMBOL, TOTAL QUANTITY, NTP 1, NTP2, NTP3, BOTANICAL NAME, COMMON NAME, NATIVE, PLANT INSTALLATION SPECIFICATION, SPACING, AERIAL SALT TOLERANCE, SOIL SALT TOLERANCE, DROUGHT TOLERANCE, WIND TOLERANCE, MATURE SIZE, INCHES OF CALIPER PROVIDED. Rows include AWC, AEB, CHI, CEE, CLN, ELG, HED, HYL, MSW, SMC, SBM, SOT.

Turf Grass

Table with 16 columns: SYMBOL, TOTAL QUANTITY, NTP 1, NTP2, NTP3, BOTANICAL NAME, COMMON NAME, NATIVE, PLANT INSTALLATION SPECIFICATION, SPACING, AERIAL SALT TOLERANCE, SOIL SALT TOLERANCE, DROUGHT TOLERANCE, WIND TOLERANCE, MATURE SIZE, INCHES OF CALIPER PROVIDED. Rows include STC, PAN, CYD.

Trees to be Relocated Onsite

Table with 16 columns: SYMBOL, TOTAL QUANTITY, NTP 1, NTP2, NTP3, BOTANICAL NAME, COMMON NAME, NATIVE, PLANT INSTALLATION SPECIFICATION, SPACING, AERIAL SALT TOLERANCE, SOIL SALT TOLERANCE, DROUGHT TOLERANCE, WIND TOLERANCE, MATURE SIZE, INCHES OF CALIPER PROVIDED. Rows include REL.

Mitigation Summary

Table with 2 columns: NATIVE PALMS PROVIDED, INCHES OF CALIPER PROVIDED. Values: 23, 1568.