

Seal:

Consultants:
CIVIL ENGINEER:
Meridian Engineering, LLC
LANDSCAPE ARCHITECT:
Craig Reynolds, RLA

Submissions:
July 28, 2011 - Public Meeting #1
August 16, 2011 - Public Meeting #2
September 30, 2011 - HANS, Trns
Commission, CBC and Planning
January 4, 2012 - TRF Application
January 18, 2012 - Revised Planning
Board Submission
January 27, 2012 - Revised Planning
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June 5, 2012 - City Review Submission
July 26, 2012 - City Review Submission
August 17, 2012 - 100% Construction
Documents

GENERAL NOTES:

GENERAL LANDSCAPE NOTES:

- CHANGES MAY OCCUR DURING THE NORMAL COURSE OF IMPLEMENTATION. VERBAL CHANGE ORDERS WILL NOT BE HONORED. ANY CHANGES MUST BE SUBMITTED TO LANDSCAPE ARCHITECT IN WRITING AS A CHANGE ORDER TO BE REVIEWED AND APPROVED IN WRITING BY OWNER/CLIENT.
- ALL NEWLY PLANTED AREAS TO RECEIVE 100% COVERAGE BY AUTOMATIC IRRIGATION SYSTEM (DRIP PREFERRED) UNLESS OTHERWISE DIRECTED BY OWNER. LANDSCAPE CONTRACTOR TO COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH IRRIGATION CONTRACTOR. IRRIGATION TIME CLOCK TO BE HARD WIRED ON COMPLETION - RESPONSIBILITY OF IRRIGATION CONTRACTOR. LANDSCAPE CONTRACTOR TO HAND WATER OR ARRANGE FOR WATERING DURING PLANTING UNTIL IRRIGATION SYSTEM IS 100% OPERABLE. THIS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- LANDSCAPE CONTRACTOR TO BECOME FAMILIAR WITH THE SCOPE OF WORK AS WELL AS THE SITE, DIGGING CONDITIONS, AND ANY OBSTACLES PRIOR TO BIDDING.
- LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- ALL PLANT MATERIAL IS TO BE FLORIDA NO. 1 OR BETTER. FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS, PARTS I & II, 1975, RESPECTIVELY.
- ALL TREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER. NO NAIL STAKING PERMITTED. (REFER TO PLANTING DETAILS)
- LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
- ALL TREE HOLES TO BE BACK FILLED AROUND AND UNDER ROOT BALL WITH WASHED BEACH SAND. ALL SHRUB BEDS TO BE INSTALLED WITH WASHED BEACH SAND. (SEE SPEC)
- ALL TREES, SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR SIX MONTHS FROM DATE OF FINAL ACCEPTANCE. ALL PALMS ARE TO BE GUARANTEED FOR ONE YEAR.
- ALL PLANTING BEDS SHALL BE WEED AND GRASS FREE.
- ALL TREES, PALMS, SHRUBS AND GROUND COVER PLANTS SHALL BE FERTILIZED AT INSTALLATION ACCORDING TO MANUFACTURERS' RECOMMENDATIONS. TYPE AND AMOUNT OF FERTILIZER IS UP TO DISCRETION OF LANDSCAPE CONTRACTOR IN ORDER TO AVOID "BURN" ON PLANTS THAT MAY ALREADY CONTAIN FERTILIZER FROM NURSERY AND ENSURE PROPER ESTABLISHMENT TO MAINTAIN CONTRACTORS WARRANTY.
- PLANTING PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST IN CASE OF DISCREPANCIES.
- NO CHANGE SHALL BE MADE WITHOUT PRIOR CONSENT OF LANDSCAPE ARCHITECT.
- ALL MATERIAL SHALL BE SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. SUBSTITUTIONS MAY BE MADE AFTER CONSULTATION WITH LANDSCAPE ARCHITECT
- LANDSCAPE CONTRACTOR TO COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR, IRRIGATION CONTRACTOR, AND THE ELECTRICAL CONTRACTOR.
- ALL EXISTING PLANT MATERIAL TO REMAIN SHALL BE PROTECTED.
- ALL TREES TO BE RELOCATED WILL GET ROOT PRUNED 30 DAYS MIN. (OR MORE IF REQUIRED BY THE SPECIES), UPON RELOCATION, THIN OUT 30% OF THE RELOCATED TREES' CANOPY.
- AFTER REMOVAL OR RELOCATION OF EXISTING TREES AND PALMS, BACKFILL TREE PIT WITH WASHED BEACH SAND, AND SOD DISTURBED AREA, IF REQUIRED.
- ALL TREES ON SOD AREA SHALL RECEIVE A MULCH RING 2" IN DIAMETER TYPICAL.
- ALL TREES SHALL HAVE 2" CALIPER AT D.B.H. MINIMUM FOR A 10' HEIGHT TREE.
- ALL 1 GALLON MATERIAL TO HAVE 12" SPREAD MINIMUM, ALL 3 GALLON MATERIAL TO HAVE 20-24" SPREAD MINIMUM.
- LANDSCAPE CONTRACTOR TO COUNTY AND CITY LICENSED WHERE WORK IS TO BE PERFORMED. LIABILITY AND WORKMAN'S COMP INSURANCE IS REQUIRED FOR EACH AND EVERY EMPLOYEE TO BE ON-SITE AT ANY TIME DURING IMPLEMENTATION. PAPERWORK TO THIS EFFECT TO BE PROVIDED ON REQUEST WITHIN 2 BUSINESS DAYS.

GENERAL LANDSCAPE RELOCATION NOTES:

- CHANGES MAY OCCUR DURING THE NORMAL COURSE OF IMPLEMENTATION. VERBAL CHANGE ORDERS WILL NOT BE HONORED. ANY CHANGES MUST BE SUBMITTED TO LANDSCAPE ARCHITECT IN WRITING AS A CHANGE ORDER TO BE REVIEWED AND APPROVED IN WRITING BY OWNER/CLIENT.
- ALL NEWLY PLANTED OR RELOCATED PLANTS ARE TO RECEIVE 100% COVERAGE BY AUTOMATIC IRRIGATION SYSTEM (DRIP PREFERRED) UNLESS OTHERWISE DIRECTED BY OWNER. LANDSCAPE CONTRACTOR TO COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH IRRIGATION CONTRACTOR. IRRIGATION TIME CLOCK TO BE HARD WIRED ON COMPLETION - RESPONSIBILITY OF IRRIGATION CONTRACTOR. LANDSCAPE CONTRACTOR TO HAND WATER OR ARRANGE FOR WATERING DURING PLANTING UNTIL IRRIGATION SYSTEM IS 100% OPERABLE. THIS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- LANDSCAPE CONTRACTOR TO BECOME FAMILIAR WITH THE SCOPE OF WORK AS WELL AS THE SITE, DIGGING CONDITIONS, AND ANY OBSTACLES PRIOR TO BIDDING.
- LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- ALL RELOCATED TREES AND PALMS TO BE STAKED IN A GOOD WORKMANLIKE MANNER. NO NAIL STAKING PERMITTED. (REFER TO PLANTING DETAILS)
- LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
- ALL TREE HOLES TO BE BACK FILLED AROUND AND UNDER ROOT BALL WITH WASHED BEACH SAND.
- PLANTING PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST IN CASE OF DISCREPANCIES.
- NO CHANGE SHALL BE MADE WITHOUT PRIOR CONSENT OF LANDSCAPE ARCHITECT.
- LANDSCAPE CONTRACTOR TO COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR, IRRIGATION CONTRACTOR, AND THE ELECTRICAL CONTRACTOR.
- ALL EXISTING PLANT MATERIAL TO REMAIN SHALL BE PROTECTED. REFER TO PROTECTION DIAGRAM.
- ALL TREES TO BE RELOCATED WILL GET ROOT PRUNED 30 DAYS MIN. (OR MORE IF REQUIRED BY THE SPECIES), UPON RELOCATION, THIN OUT MAXIMUM 30% OF THE RELOCATED TREES' CANOPY.
- AFTER REMOVAL OR RELOCATION OF EXISTING TREES AND PALMS, BACKFILL TREE PIT WITH WASHED BEACH SAND, AND SOD DISTURBED AREA, IF REQUIRED.

**TREE BRACING NOTES:
2" AND LARGER CALIPER TREES BRACED BY GUYING:**

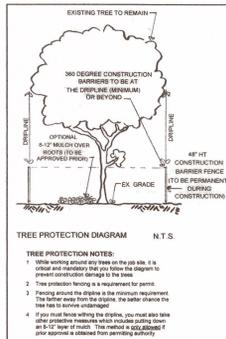
- CHOOSE THE CORRECT SIZE AND NUMBER OF STAKES AND SIZE OF HOSE AND WIRE. GUYING SHALL BE COMPLETED WITHIN 48 HOURS OF PLANTING THE TREE.
- CUT LENGTHS OF STAKING HOSE TO EXTEND 2 INCHES PAST TREE TRUNK WHEN WRAPPING AROUND.
- SPACE STAKES EVENLY ON OUTSIDE OF WATER RING AND DRIVE EACH FIRMLY INTO GROUND. STAKES SHOULD BE DRIVEN AT A 30 DEGREE ANGLE WITH THE POINT OF THE STAKE TOWARD THE TREE UNTIL 4 TO 5 INCHES ARE LEFT SHOWING.
- PLACE THE HOSE AROUND THE TRUNK JUST ABOVE THE LOWEST BRANCH.
- THREAD THE WIRE THROUGH THE HOSE AND PAST THE STAKE, ALLOWING APPROXIMATELY 2 FEET OF EACH OF THE TWO ENDS BEYOND THE STAKE BEFORE CUTTING THE WIRE.
- TWIST WIRE AT RUBBER HOSE TO KEEP IT IN PLACE.
- PULL WIRE DOWN AND WIND BOTH ENDS AROUND STAKE TWICE. TWIST WIRE BACK ONTO ITSELF TO SECURE IT BEFORE CUTTING OFF THE EXCESS.
- THE ABOVE PROCEDURES ARE TO BE FOLLOWED FOR EACH STAKE, KEEPING THE TREE STRAIGHT AT ALL TIMES. THERE SHOULD BE A 1 TO 3 INCH SWAY IN THE TREE (THE WIRES SHOULD NOT BE PULLED TIGHT) FOR BEST ESTABLISHMENT.
- FLAG THE GUY WIRES WITH SURVEYOR'S FLAGGING OR APPROVED EQUAL FOR SAFETY.
- GUYS ARE NOT TO BE REMOVED UNTIL APPROVED BY LANDSCAPE CONTRACTOR.

SPECIMEN TREES AND TALL PALMS BRACED WITH PROPS:

- CHOOSE THE CORRECT SIZE, LENGTH, AND NUMBER OF PROPS TO BE USED (PRESSURE TREATED (PT) 2"x4", 4"x4"). WRAP AT LEAST 5 LAYERS OF BURLAP AROUND TRUNK OF THE PALM AT LEAST 4 INCHES WIDER THAN THE BATTENS BEING USED. BATTENS SHOULD BE MOUNTED AT A POINT 1/3 OF THE DISTANCE FROM GROUND TO THE CLEAR TRUNK OF THE TREE OR PALM, BUT NOT LESS THAN 4 FEET, WHICHEVER IS GREATER.
- SELECT THE PROPER LENGTH AND SIZE OF BATTENS (PT 2"x4"x12"-16")
- USE THE SAME NUMBER OF BATTENS AS PROPS BEING USED.
- PLACE THE BATTENS VERTICALLY AND EVENLY SPACED AGAINST THE BURLAP.
- SECURE THE BATTENS IN PLACE WITH METAL OR PLASTIC BANDING STRAPS. DO NOT NAIL INTO TREE.
- WEDGE LOWER END OF PROP INTO SOIL AND SECURE WITH A 2"x4"x30" STAKE. PROPS SHOULD BE INSTALLED AT A 30 TO 40 DEGREE ANGLE FROM THE BATTENS AND OF SUFFICIENT LENGTH TO REACH THE GROUND. NOTE: ON STRAIGHT TREES OR PALMS OR TREES, SPACE PROPS EQUAL DISTANCE AROUND TREE OR PALM. ON CURVED PALMS OR TREES, SPACE PROPS AGAINST THE FRONT OF THE CURVE OF THE PALM.
- CUT A SMOOTH ANGLE AT THE END OF THE PROPS. ALIGN WITH AND NAIL INTO BATTENS. DO NOT PENETRATE TREE OR PALM WITH NAILS.
- IF IT APPEARS THAT ADDITIONAL CONSTRUCTION WORK WILL TAKE PLACE NEAR TO OR IN THE VICINITY OF THE NEWLY BRACED TREES OR PALMS, THEN PROPS ARE TO BE CLEARLY LABELED WITH THE STATEMENT, "DO NOT REMOVE."
- PROPS ARE NOT TO BE REMOVED UNTIL APPROVED BY THE LANDSCAPE CONTRACTOR.

IRRIGATION NOTES:

- COORDINATE INSTALLATION TIMING AND LOCATION OF MAIN LINES WITH LANDSCAPE CONTRACTOR PRIOR TO IMPLEMENTATION. AVOID ROOT BALLS OF TREES AND LARGE PLANT MATERIALS. REFER TO LANDSCAPE DRAWINGS PRIOR TO INSTALLATION.
- ALL PIPE TO BE PVC SCHEDULE 40, 8" MINIMUM COVER.
- ALL HEADS INSTALLED ON FLEXIBLE PVC PIPE AND FITTINGS.
- PRESSURIZED BACKFLOW, RAIN SWITCH, AND MULTI-PROGRAMMABLE CONTROLLER WITH BATTERY BACKUP REQUIRED.
- ALL CROSSINGS UNDER PERMANENT CONCRETE TO BE SLEEVED TWO TIMES THE SPRINKLER PIPE SIZE WITH SCHEDULE 40 PVC.
- ALL WIRE SPLICES TO BE IN VALVE BOXES.
- ALL VALVES TO HAVE FLOW CONTROL AND BE INSTALLED IN GREEN VALVE BOXES WITH ROOM TO WORK IN FUTURE.
- ALL SPRINKLERS TO BE COMMERCIAL GRADE TORO 570 SERIES 4" AND 12" AND INSTALLED OUT OF SIGHT.
- IRRIGATION CONTRACTOR TO MEASURE WATER AVAILABLE ON-SITE AND USE NO MORE THAN 75% OF AVAILABLE GPM.
- WATER CONNECTION TO THE HOUSE, INCLUDING SHUT-OFF VALVES, SHALL NOT BE ALTERED WHEN PRESSURIZED BACKFLOW IS INSTALLED.
- ALL WIRE SPLICES TO BE INSTALLED WITH WATER PROOF CONNECTIONS. ALL WIRES TO BE CLEARLY LABELED IN VALVE BOX AND IN BACK OF TIME CLOCK.
- 2 SPARE WIRES TO BE RUN TO THE LAST VALVE IN EACH DIRECTION.
- CONTROLLER TO BE HARD-WIRED AT TIME OF COMPLETION AND INCLUDED IN IRRIGATION CONTRACTORS BID.
- SYSTEM TO PROVIDE 100% CONTROLLED COVERAGE ON COMPLETION.
- IRRIGATION CONTRACTOR TO BE COUNTY AND CITY LICENSED WHERE WORK IS TO BE PERFORMED. LIABILITY AND WORKMAN'S COMP INSURANCE IS REQUIRED FOR EACH AND EVERY EMPLOYEE TO BE ON-SITE AT ANY TIME DURING IMPLEMENTATION. PAPERWORK TO THIS EFFECT TO BE PROVIDED ON REQUEST WITHIN 2 BUSINESS DAYS.
- AS-BUILT IRRIGATION DRAWING AND CONFIRMATION OF 100% COVERAGE REQUIRED PRIOR TO FINAL PAYMENT.



DETAIL OF TREE PROTECTION

SCALE: NONE

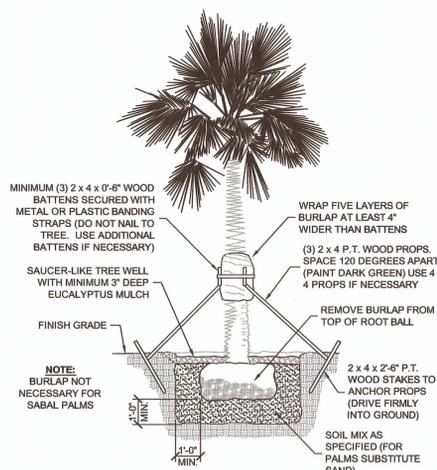
PLANT LIST:

RELOCATION AND REMOVAL LEGEND				
Qty.	Common Name	Size	Status	Mitigation
2	Gumbo Limbo	4" and 5"	Relocate on site per plan	1 yr. survivability
4	Silver Buttonwood	4" and 5"	Remove	Yes, on-site
1	Gumbo Limbo	8", damaged	Remove	Yes, on-site
1	Royal Palm	10' GW +/-	Remove	Yes, on-site

PLANT LIST				
Qty.	Botanical Name	Common Name	Specifications (PH = Planted Height)	Native
TREES AND PALMS				
2	<i>Arenga tremula</i>	DWARF Sugar Palm	8' PH	No
3	<i>Bismarckia nobilis</i>	Bismarck Palm	8' Grey Wood, fat and heavy matched specimens	No
4	<i>Bursera simaruba</i>	Paradise Tree	FF#1, 12' PH and 6' CT, standard	Yes
5	<i>Calyptrothoe pallens</i>	Spicewood	8' PH, FF#1 (note to city: 12' ht. not available)	Yes
24	<i>Calyptrothoe zuzuygium</i>	Myrtle of the River	FF#1, 12' PH and 6' CT, standard	Yes
1	<i>Canella winteriana</i>	Cinnamon Bark	FF#1, 12' PH and 6' CT, standard	Yes
3	<i>Chrysophyllum oliviforme</i>	Satin Leaf	FF#1, 12' PH and 6' CT, standard	Yes
18	<i>Coccoloba uvifera</i>	Seagrape	8' PH, standards if possible (note to city: 12' ht. not available)	Yes
2	<i>Conocarpus erectus 'ceriseus'</i>	Silver Buttonwood	FF#1, 12' PH and 6' CT, standard	Yes
2	<i>Lysioloma laetisiliquum</i>	Bahama Tamarind	FF#1, 12' PH and 6' CT, standard	Yes
1	<i>Prunus myrtifolia</i>	West Indian Cherry	FF#1, 12' PH and 6' CT, standard	Yes
14	<i>Pseudophoenix sargentii</i>	Buccaneer Palm	4' PH	Yes
86	<i>Sabal Palmello</i>	Sabal Palm	Sticks, staggered heights between 9 and 18' CT	Yes
9	<i>Thrinax morialis</i>	Silver Thatch Palm	4' PH, full, (8) doubles, (3) triple	Yes
2	<i>Ceiba pentandra</i>	Kapok Tree	FF#1, 12' PH and 6' CT	No
SHRUBS AND GROUNDCOVERS				
185	<i>Borrichia arborescens</i>	Sea Oxe Daisy	1 gallon (note to city: will become 2.5' within year)	Yes
48	<i>Capparis cynophallophora</i>	Jamaica Caper	4' PH	Yes
70	<i>Chrysolobanus icaco sp.</i>	DWARF Cocoplum	3 gallon	No
31	<i>Conocarpus erectus 'ceriseus'</i>	Silver Buttonwood	4' PH, full	Yes
12	<i>Eugenia isolida</i>	Spanish Stopper	4' PH, full	Yes
18	<i>Gymnanthes lucida</i>	Crabwood	4' PH	Yes
12	<i>Hamelia patens</i>	Firebush	15 gallon (minimum 2' PH)	Yes
170	<i>Lantana camara</i>	Yellow Lantana	1 gallon	No
345	<i>Liriope muscari</i>	Liriope	1 gallon	No
8	<i>Myciantes fragrans</i>	Simpson Stopper	5' PH, multi trunk	Yes
9	<i>Psychotria nervosa</i>	Wild Coffee	3 gallon, full (minimum 2' PH)	Yes
47	<i>Spartina spartinae</i>	Spartina Grass	3 gallon	Yes
7	<i>Suriana maritima</i>	Bay Cedar	15 gallon, full (minimum 2' PH)	Yes
3	<i>Tripsacum dactyloides</i>	Fakahatchee Grass	1 gallon	Yes
180	<i>Tripsacum floridana</i>	Gams Grass	1 gallon	Yes
40	<i>Zamia floridana</i>	Coontie	3 gallon	Yes
ADDITIONAL ITEMS				
TBD	<i>Bahia sod in all swales and non-play areas</i>		1" minimum SILICAsand bed for all sod	
TBD	<i>Zoysia sod in central play area - see plan</i>		1" minimum SILICAsand bed for all sod	
TBD	<i>Removals per plan</i>			
TBD	<i>Planting Soil as needed</i>		50/50 sand/oil mix	
TBD	<i>3/8" Granite Gravel</i>		per plan, minimum 1" thickness	
TBD	<i>Eucalyptus Mulch</i>		NO colored Mulch	

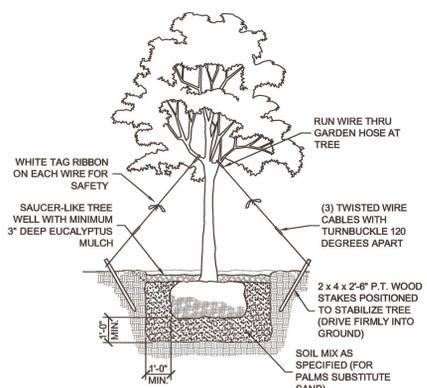
NOTE: PLAN TAKES PRECEDENCE OVER PLANT LIST - BID ACCORDINGLY

PERCENTAGE OF NATIVE PLANTS: +/- 90%



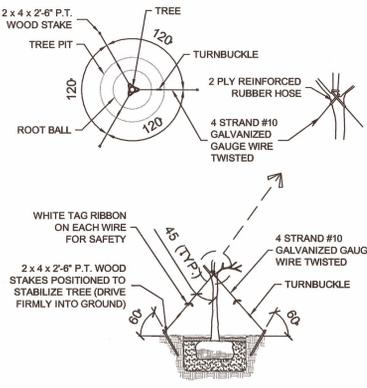
DETAIL OF SPECIMEN TREE AND TALL PALMS SUPPORT

SCALE: NONE



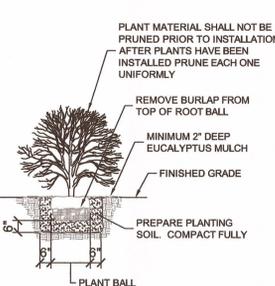
DETAIL OF SMALL TREE SUPPORT

SCALE: NONE



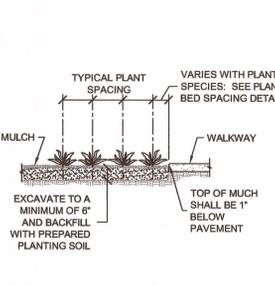
DETAIL OF TYPICAL TREE GUYING

SCALE: NONE



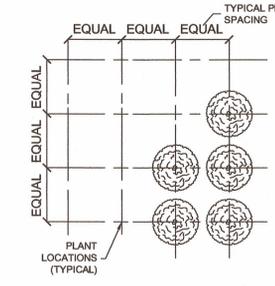
DETAIL OF TYPICAL SHRUB PLANTING

SCALE: NONE



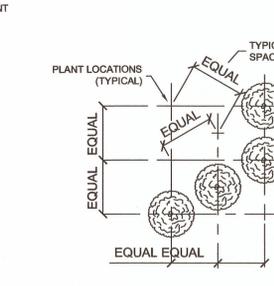
DETAIL OF TYPICAL PLANTING BED

SCALE: NONE



DETAIL OF TYPICAL SQUARE PLANT SPACING

SCALE: NONE



DETAIL OF TYPICAL TRIANGULAR PLANT SPACING

SCALE: NONE

NELSON ENGLISH / WILLIE WARD
PARK ENHANCEMENT PROJECT
CITY OF KEY WEST
300 Catherine Street, Key West, Florida 33040

PLOTTED: 8/20/2012 10:35 AM

Drawing Size: 24x36
Project #: MK-11035
Drawn By: PSS
Checked By: ADS

Title: LANDSCAPE NOTES AND DETAILS

Sheet Number:

L1.2.0

Date: August 17, 2012

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**NELSON ENGLISH / WILLIE WARD
PARK ENHANCEMENT PROJECT**
CITY OF KEY WEST
300 Catherine Street, Key West, Florida 33040

PLOTTED: 8/20/2012 10:40 AM

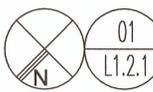
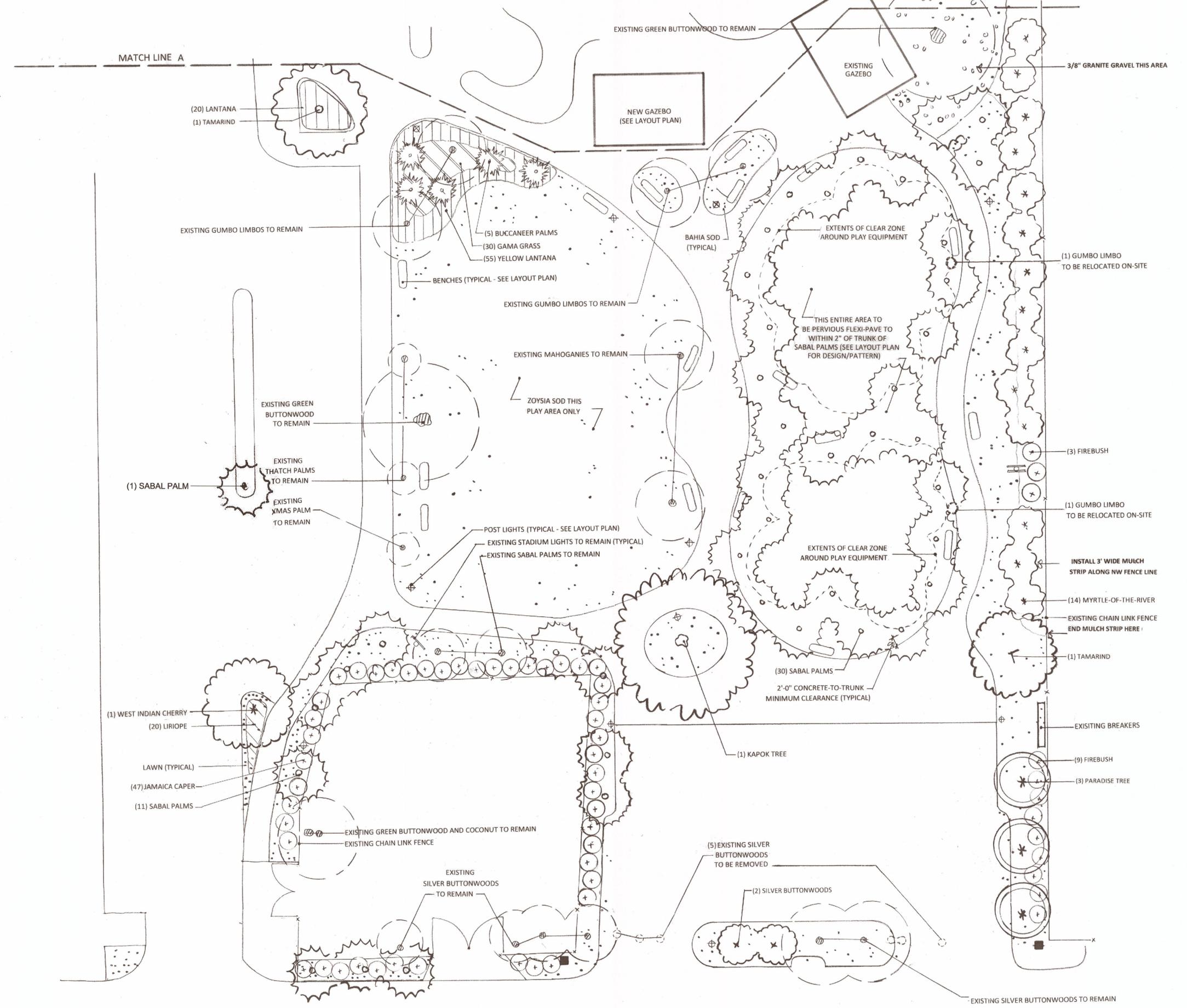
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Drawn By: AAG Checked By: ADS

Title:
**LANDSCAPE PLAN
ZONE A**

Sheet Number:

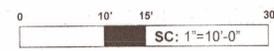
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Date: August 17, 2012
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LANDSCAPE PLAN - ZONE A

SCALE: 1"=10'-0"



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PARK ENHANCEMENT PROJECT
CITY OF KEY WEST
300 Catherine Street, Key West, Florida 33040

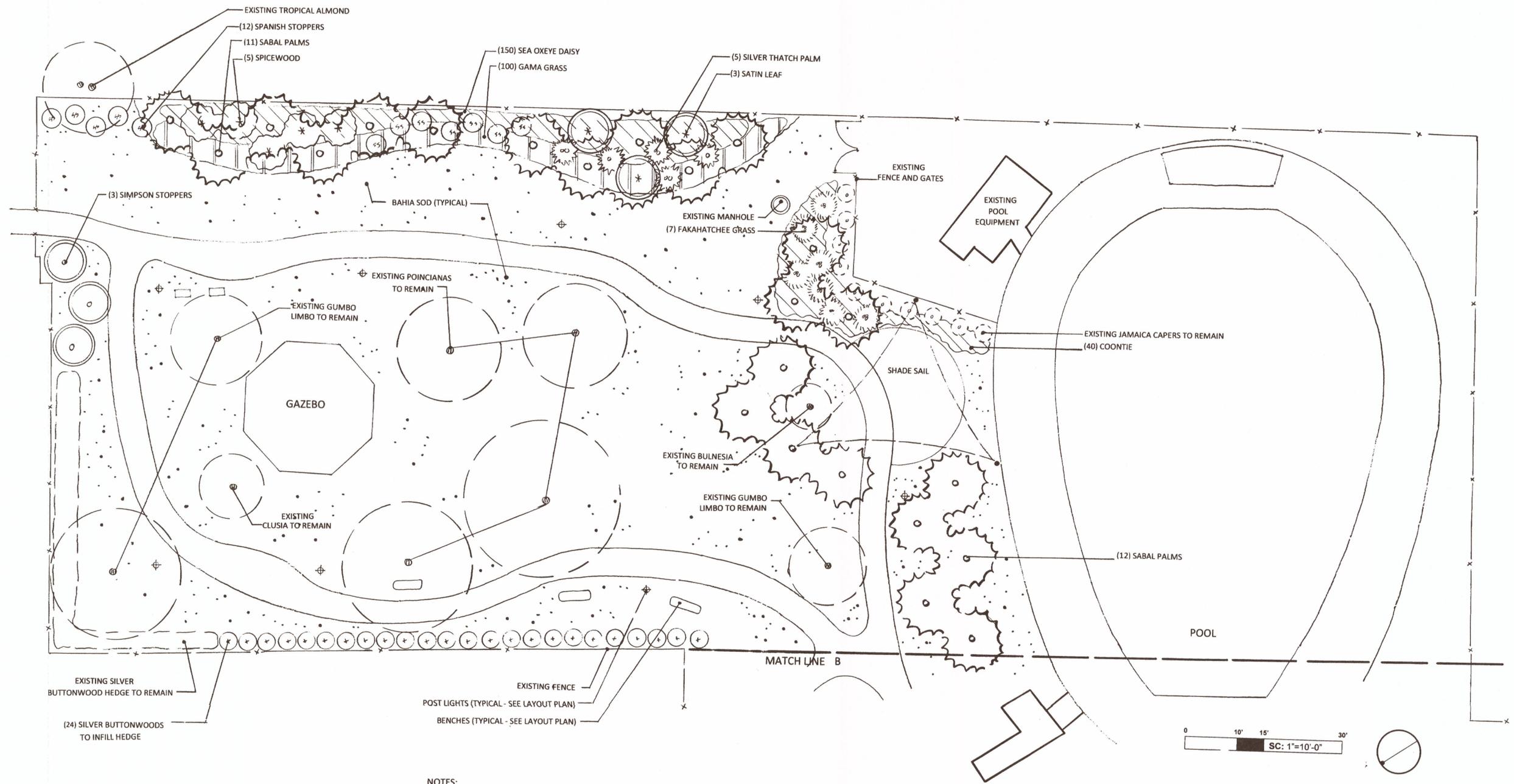
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Drawing Size: 24x36 | Project #: MK-11035
Drawn By: AAG | Checked By: ADS

Title:
**LANDSCAPE PLAN
ZONE B**

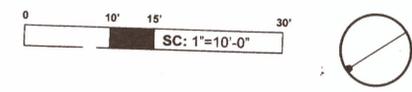
Sheet Number:

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Date: August 17, 2012
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- NOTES:
1. REPLACE ST. AUGUSTINE SOD AS NEEDED THIS ENTIRE AREA - USE 1" MIN. SILICA SAND AND AERATE EXISTING SOIL
 2. TRIM ALL TREES ACCORDING TO ASCA GUIDELINES TO ALLOW PROPER SUNLIGHT TO UNDERSTORY



LANDSCAPE PLAN - ZONE B

SCALE: 1"=10'-0"



