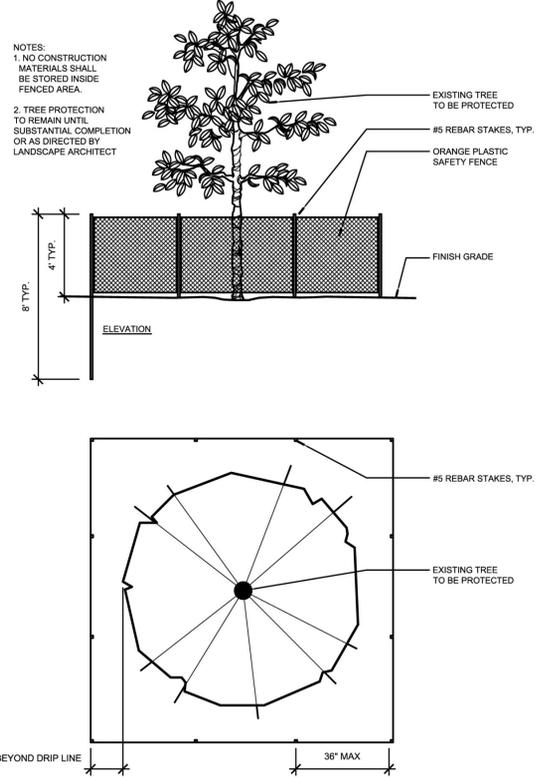


1 EXISTING TREE PLAN
 L-01 SCALE: 1"=30'-0"



2 TREE PROTECTION DETAIL
 L-01 SCALE: N.T.S.

Tree #	Botanical Name	Common Name	SIZE	Status/Action
1	Delonix regia	Royal Poinciana	15" DBH	Remove
2	Syagrus romanzoffiana	Queen Palm	OVER 8'	Remove
3	Syagrus romanzoffiana	Queen Palm	OVER 8'	Remove
4	Ptychosperma elegans	Alexander Palm	OVER 8'	Remove
5	Callistemon viminalis	Bottlebrush Tree	6" DBH	Remove
6	Callistemon viminalis	Bottlebrush Tree	6" DBH	Remove
7	Ptychosperma elegans	Alexander Palm	OVER 8'	Remove
8	Syagrus romanzoffiana	Queen Palm	OVER 8'	Remove
9	Syagrus romanzoffiana	Queen Palm	OVER 8'	Remove
10	Ptychosperma elegans	Alexander Palm	OVER 8'	Remove
11	Swietenia mahagoni	Mahogany Tree	30" DBH	Preserve
12	Sabal palmetto	Cabbage Palm	8" DBH	Preserve
13	No Tree	N/A	N/A	N/A
14	Coccoloba uvifera	Sea Grape	6" DBH	Remove
14a	Thrinax radiata	Florida Thatch Palm	10' CT.	Transplant
15	Ptychosperma elegans	Alexander Palm	7' CT.	Remove
16	Ptychosperma elegans	Alexander Palm	14' CT.	Remove
16a	Ptychosperma elegans	Alexander Palm	17' CT.	Remove
16b	Ptychosperma elegans	Alexander Palm	12' CT.	Remove
16c	Ptychosperma elegans	Alexander Palm	8.5' CT.	Remove
16d	Ptychosperma elegans	Alexander Palm	4' CT.	Remove
17	Bursera simaruba	Gumbo Limbo	12" DBH	Preserve
18	Delonix regia	Royal Poinciana	24" DBH	Remove
19	Bursera simaruba	Gumbo Limbo	10" DBH	Remove
20	Sabal palmetto	Cabbage Palm	6" DBH	Transplant
21	Sabal palmetto	Cabbage Palm	6" DBH	Transplant
22	Sabal palmetto	Cabbage Palm	8" DBH	Transplant
23	Sabal palmetto	Cabbage Palm	6" DBH	Transplant
24	Sabal palmetto	Cabbage Palm	6" DBH	Transplant
25	Sabal palmetto	Cabbage Palm	8" DBH	Preserve
26	Sabal palmetto	Cabbage Palm	8" DBH	Preserve
27	Schefflera actinophylla	Umbrella Tree	24" DBH	Remove
28	Sabal palmetto	Cabbage Palm	8" DBH	Preserve
29	Sabal palmetto	Cabbage Palm	8" DBH	Preserve
30	Sabal palmetto	Cabbage Palm	8" DBH	Preserve
31	Sabal palmetto	Cabbage Palm	8" DBH	Transplant
32	Sabal palmetto	Cabbage Palm	6" DBH	Preserve
33	Sabal palmetto	Cabbage Palm	6" DBH	Preserve
34	Sabal palmetto	Cabbage Palm	8" DBH	Preserve
35	Sabal palmetto	Cabbage Palm	8" DBH	Preserve
36	Sabal palmetto	Cabbage Palm	8" DBH	Preserve
37	Cocos nucifera	Coconut Palm	6" DBH	Transplant
38	Cocos nucifera	Coconut Palm	6" DBH	Transplant

Tree #	Botanical Name	Common Name	SIZE	Status/Action
39	Cocos nucifera	Coconut Palm	6" DBH	Transplant
40	Sabal palmetto	Cabbage Palm	8" DBH	Preserve
41	Sabal palmetto	Cabbage Palm	8" DBH	Preserve
42	Sabal palmetto	Cabbage Palm	6" DBH	Transplant
42a	Sabal palmetto	Cabbage Palm	6" DBH	Transplant
43	Sabal palmetto	Cabbage Palm	8" DBH	Transplant
44	Sabal palmetto	Cabbage Palm	8" DBH	Transplant
45	Ficus sp.	Ficus Tree	48" DBH	Preserve
45a	Ptychosperma elegans	Alexander Palm	13' CT.	Remove
46	Delonix regia	Royal Poinciana	26" DBH	Remove
47	Hura crepitans	Sandbox Tree	26" DBH	Remove
48	Hura crepitans	Sandbox Tree	17" DBH	Remove
49	Hura crepitans	Sandbox Tree	19" DBH	Remove
50	Hura crepitans	Sandbox Tree	28" DBH	Remove
51	No Tree	N/A	N/A	N/A
52	Piscidia piscipula	Jamaican Dogwood	8" DBH	Preserve
53	Piscidia piscipula	Jamaican Dogwood	12" DBH	Remove
54	Ptychosperma elegans	Alexander Palm	OVER 8'	Remove
55	Ptychosperma elegans	Alexander Palm	OVER 8'	Remove
56	Conocarpus erectus	Silver Buttonwood	8" DBH	Remove
56a	Senna polyphylla	Desert Cassia	8.5" DBH	Remove
56b	Juniperus silicicola	Southern Red Cedar	2.5" DBH	Remove
56c	Juniperus silicicola	Southern Red Cedar	2" DBH	Remove
57	Lignum vitae	Tree of Life	N/A	Preserve
58	Lignum vitae	Tree of Life	N/A	Preserve
59	Senna polyphylla	Desert Cassia	5" DBH	Remove
60	Juniperus silicicola	Southern Red Cedar	1" DBH	Remove
61	Sabal palmetto	Cabbage Palm	4' CT.	Remove

Notes:
 1. ALL STUMPS AND ROOTS TO BE REMOVED. PROVIDE FILL WHERE NEEDED TO RETURN TO EXISTING NATURAL GRADE.
 2. GRIND STUMPS 4" BELOW GRADE WHERE CALLED OUT ON PLAN - REMOVE ALL CHIPPING FROM PROCESS, AND DISPOSE OFF-SITE.
 3. REMOVE ALL MISCELLANEOUS SHRUBS AND GROUND COVER FROM SITE.
 4. ALL SABAL PALMS BEING REMOVED SHALL BE TRANSPLANTED TO A FINAL LOCATION DETERMINED BY CITY OF KEY WEST.

REVISIONS:
 1. 01/28/2014 REVISED PER DRC REVIEW

KEY WEST CITY HALL
 AT GLYNN ARCHER
 DRC REVIEW
 1302 WHITE STREET KEY WEST, FLORIDA
 CITY OF KEY WEST

LANDSCAPE ARCHITECT
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 ENVIRONMENTAL
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 www.esciencesinc.com

410 Angela Street
 Key West, Florida 33040
 Telephone (305) 296-1347
 Facsimile (305) 296-2727
 Florida License AC020222

Bender & Associates
 ARCHITECTS
 p.a.

Project No: 1305
 EXISTING TREE
 PLAN #
 REMOVAL
 SCHEDULE
 Date: 01/28/14

L-01
 3 OF 17



REVISIONS:
1. 01/28/2014 REVISED PER DRC REVIEW

SHEET NOTES:
1. SEE PLANT LIST AND NOTES FOR ALL PLANT SPECIFICATIONS.

KEY WEST CITY HALL
AT GYNN ARCHER
DRC REVIEW
1302 WHITE STREET KEY WEST, FLORIDA
CITY OF KEY WEST

LANDSCAPE ARCHITECT
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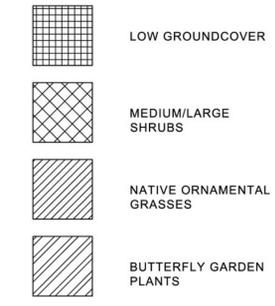
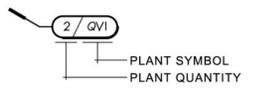
410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
p.a.

Project No: 1305
SITE
LANDSCAPE
PLAN
Date: 01/28/14

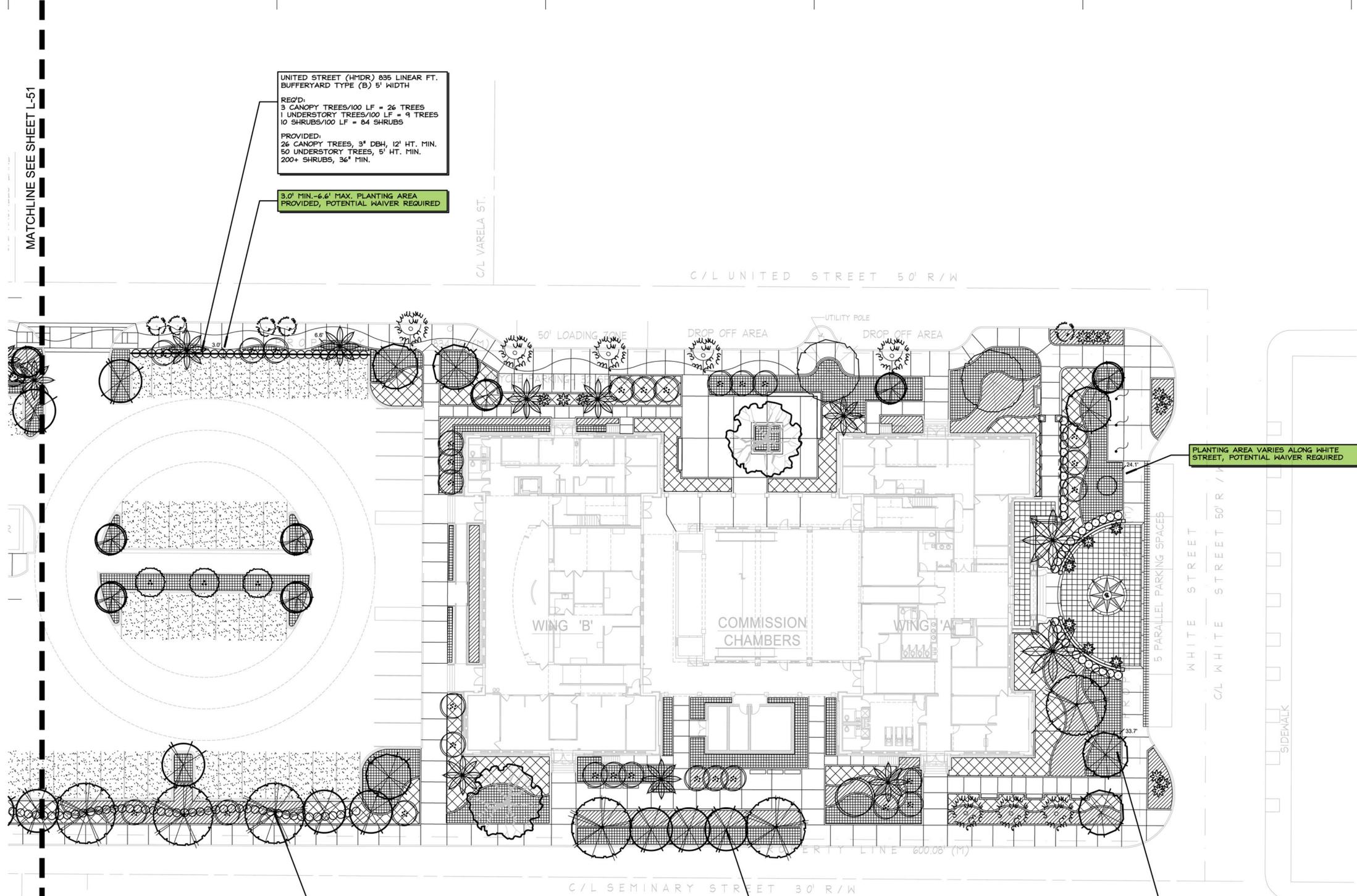
L-50

SYMBOLS LEGEND



MATCHLINE SEE SHEET L-51

MATCHLINE SEE SHEET L-51



UNITED STREET (HMDR) 895 LINEAR FT.
BUFFERYARD TYPE (B) 5' WIDTH
REQ'D:
3 CANOPY TREES/100 LF = 26 TREES
1 UNDERSTORY TREES/100 LF = 4 TREES
10 SHRUBS/100 LF = 84 SHRUBS
PROVIDED:
26 CANOPY TREES, 3" DBH, 12' HT. MIN.
50 UNDERSTORY TREES, 5' HT. MIN.
200+ SHRUBS, 36" MIN.

3.0' MIN.-6.6' MAX. PLANTING AREA
PROVIDED, POTENTIAL WAIVER REQUIRED

PLANTING AREA VARIES ALONG WHITE
STREET, POTENTIAL WAIVER REQUIRED

SEMINARY STREET (HMDR) 453 L. FT.
BUFFERYARD TYPE (B) 5' WIDTH
REQ'D:
3 CANOPY TREES/100 LF = 14 TREES
1 UNDERSTORY TREES/100 LF = 5 TREES
10 SHRUBS/100 LF = 46 SHRUBS
PROVIDED:
14 CANOPY TREES, 3" DBH, 12' HT. MIN.
10 UNDERSTORY TREES, 5' HT. MIN.
60+ SHRUBS, 36" HT. MIN.

PARKING LOT PERIMETER LANDSCAPING
BUILDING SITE SQ. FT. = 37,122
REQ'D 7.5' MIN. WIDTH
PROVIDED WIDTH 9.5'
REQ'D 1 CANOPY TREE AND 10 SHRUBS/35
LINEAR FT.
PROVIDED 1+ CANOPY TREES AND 10+
SHRUBS/35 LINEAR FT.

SEMINARY STREET (HMDR) 453 L. FT.
BUFFERYARD TYPE (B) 5' WIDTH
REQ'D:
3 CANOPY TREES/100 LF = 14 TREES
1 UNDERSTORY TREES/100 LF = 5 TREES
10 SHRUBS/100 LF = 46 SHRUBS
PROVIDED:
14 CANOPY TREES, 3" DBH, 12' HT. MIN.
10 UNDERSTORY TREES, 5' HT. MIN.
60+ SHRUBS, 36" HT. MIN.

WHITE STREET (HMDR) 187 LINEAR FT.
BUFFERYARD TYPE (B) 5' WIDTH
REQ'D:
3 CANOPY TREES/100 LF = 5 TREES
1 UNDERSTORY TREES/100 LF = 2 TREES
10 SHRUBS/100 LF = 15 SHRUBS
PROVIDED:
5 CANOPY TREES, 3" DBH, 12' HT. MIN.
6 UNDERSTORY TREES, 5' HT. MIN.
60+ SHRUBS, 36" HT. MIN.



REVISIONS
1. 01/28/2014 REVISED PER DRC REVIEW

SHEET NOTES:
1. SEE PLANT LIST AND NOTES FOR ALL PLANT SPECIFICATIONS.

KEY WEST CITY HALL
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Bender & Associates
ARCHITECTS
p.a.

Project No: 1305
LANDSCAPE
PLAN
Date: 01/28/14

L-51

SYMBOLS LEGEND

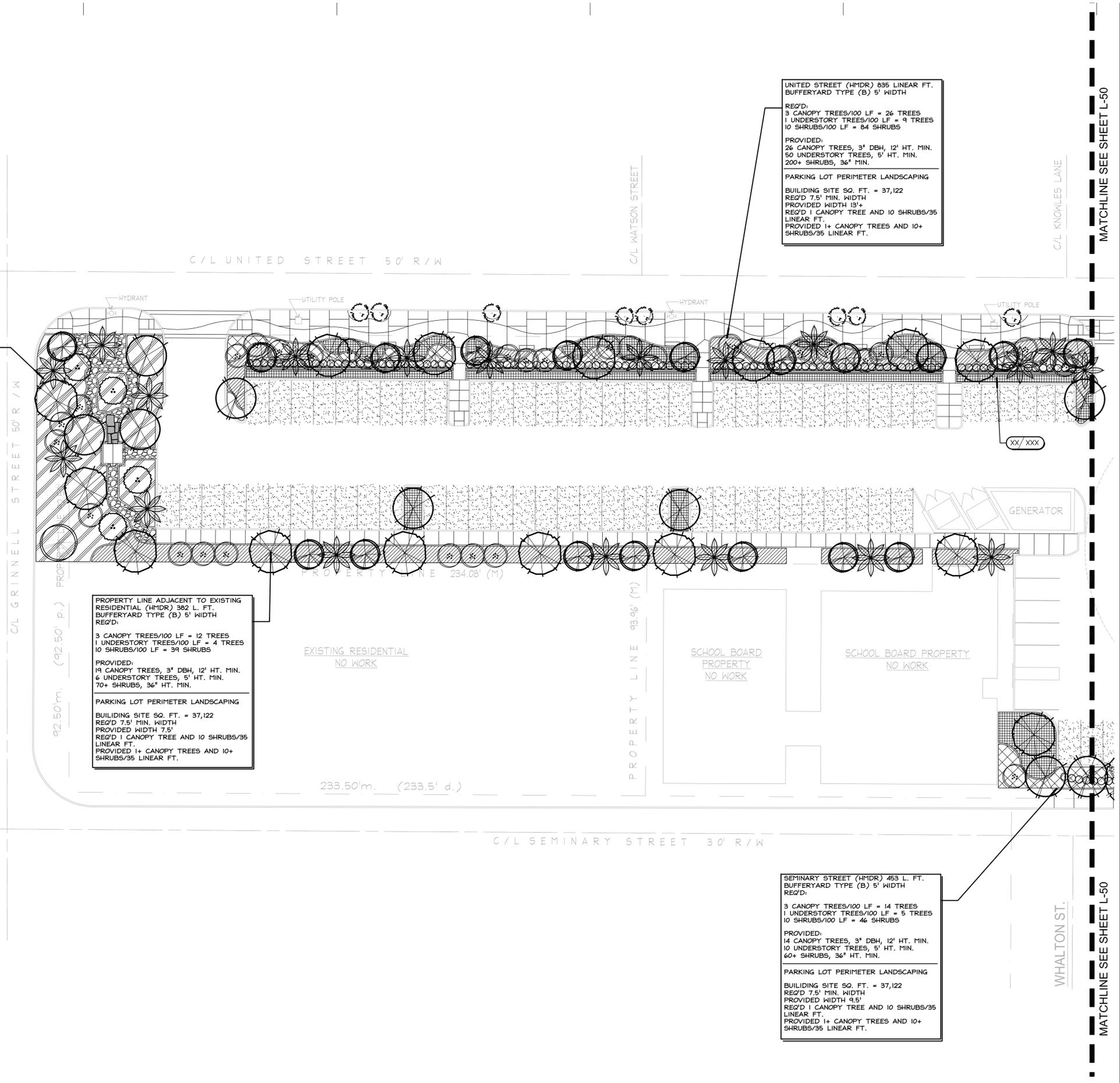
-  2 / QVI
PLANT SYMBOL
PLANT QUANTITY
-  LOW GROUNDCOVER
-  MEDIUM/LARGE SHRUBS
-  NATIVE ORNAMENTAL GRASSES
-  BUTTERFLY GARDEN PLANTS

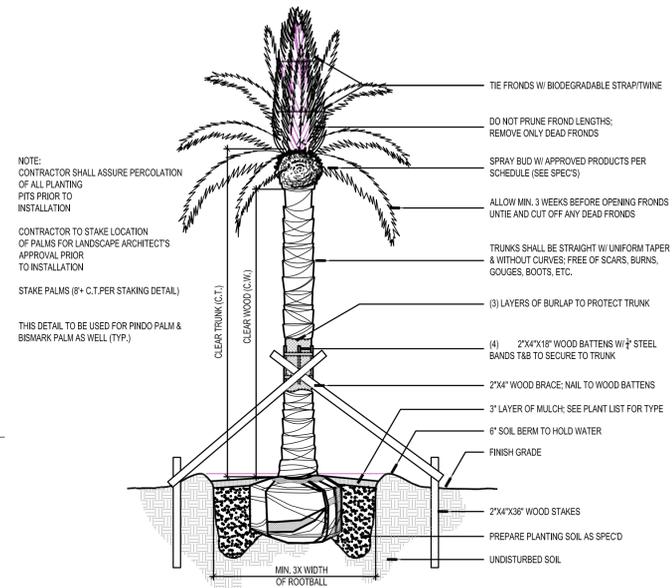
UNITED STREET (HMDR) 835 LINEAR FT.
BUFFERYARD TYPE (B) 5' WIDTH
REQ'D:
3 CANOPY TREES/100 LF = 26 TREES
1 UNDERSTORY TREES/100 LF = 9 TREES
10 SHRUBS/100 LF = 84 SHRUBS
PROVIDED:
26 CANOPY TREES, 3" DBH, 12' HT. MIN.
50 UNDERSTORY TREES, 5' HT. MIN.
200+ SHRUBS, 36" HT. MIN.
PARKING LOT PERIMETER LANDSCAPING
BUILDING SITE SQ. FT. = 37,122
REQ'D 7.5' MIN. WIDTH
PROVIDED WIDTH 13'+
REQ'D 1 CANOPY TREE AND 10 SHRUBS/35
LINEAR FT.
PROVIDED 1+ CANOPY TREES AND 10+
SHRUBS/35 LINEAR FT.

GRINNELL STREET (HMDR) 93 LINEAR FT.
BUFFERYARD TYPE (B) 5' WIDTH
REQ'D:
3 CANOPY TREES/100 LF = 3 TREES
1 UNDERSTORY TREES/100 LF = 1 TREES
10 SHRUBS/100 LF = 8 SHRUBS
PROVIDED:
3 CANOPY TREES, 3" DBH, 12' HT. MIN.
4 UNDERSTORY TREES, 5' HT. MIN.
40+ SHRUBS, 36" HT. MIN.

PROPERTY LINE ADJACENT TO EXISTING
RESIDENTIAL (HMDR) 382 L. FT.
BUFFERYARD TYPE (B) 5' WIDTH
REQ'D:
3 CANOPY TREES/100 LF = 12 TREES
1 UNDERSTORY TREES/100 LF = 4 TREES
10 SHRUBS/100 LF = 39 SHRUBS
PROVIDED:
19 CANOPY TREES, 3" DBH, 12' HT. MIN.
6 UNDERSTORY TREES, 5' HT. MIN.
70+ SHRUBS, 36" HT. MIN.
PARKING LOT PERIMETER LANDSCAPING
BUILDING SITE SQ. FT. = 37,122
REQ'D 7.5' MIN. WIDTH
PROVIDED WIDTH 7.5'
REQ'D 1 CANOPY TREE AND 10 SHRUBS/35
LINEAR FT.
PROVIDED 1+ CANOPY TREES AND 10+
SHRUBS/35 LINEAR FT.

SEMINARY STREET (HMDR) 463 L. FT.
BUFFERYARD TYPE (B) 5' WIDTH
REQ'D:
3 CANOPY TREES/100 LF = 14 TREES
1 UNDERSTORY TREES/100 LF = 5 TREES
10 SHRUBS/100 LF = 46 SHRUBS
PROVIDED:
14 CANOPY TREES, 3" DBH, 12' HT. MIN.
10 UNDERSTORY TREES, 5' HT. MIN.
60+ SHRUBS, 36" HT. MIN.
PARKING LOT PERIMETER LANDSCAPING
BUILDING SITE SQ. FT. = 37,122
REQ'D 7.5' MIN. WIDTH
PROVIDED WIDTH 9.5'
REQ'D 1 CANOPY TREE AND 10 SHRUBS/35
LINEAR FT.
PROVIDED 1+ CANOPY TREES AND 10+
SHRUBS/35 LINEAR FT.



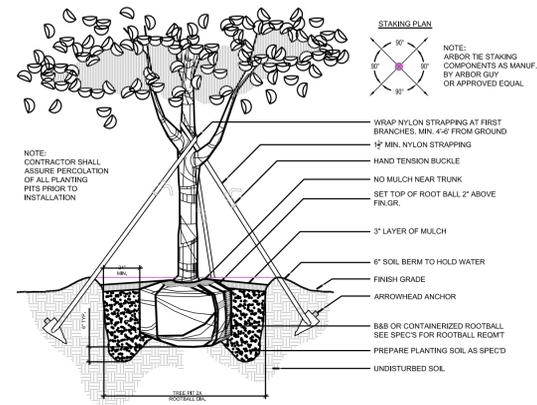


SPECIMEN PLANTING DETAIL

SCALE: N.T.S.

7

1-L60

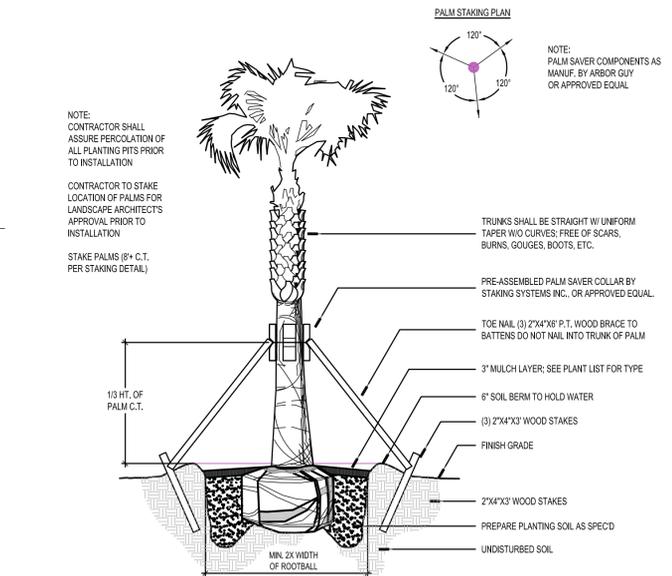


LARGE CANOPY PLANTING DETAIL

SCALE: N.T.S.

4

1-L60

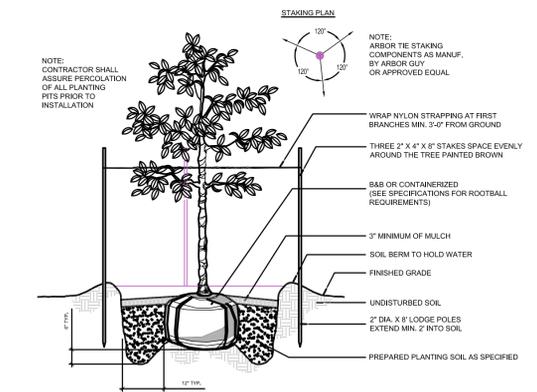


SABAL PALM PLANTING DETAIL

SCALE: N.T.S.

6

1-L60

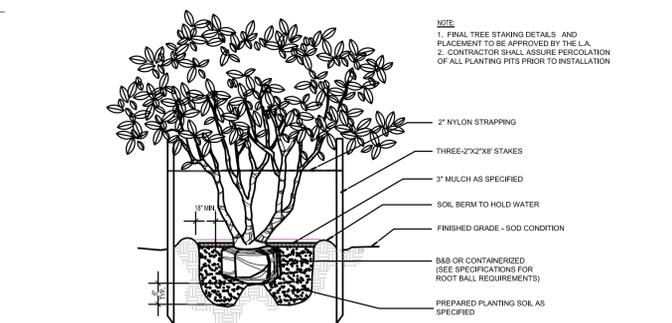


SMALL CANOPY TREE PLANTING DETAIL

SCALE: N.T.S.

3

1-L60

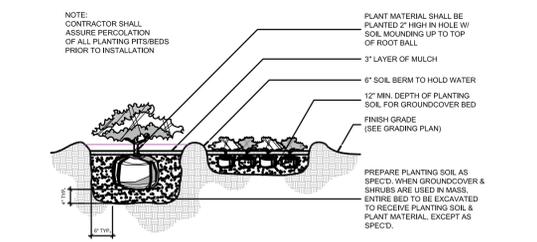


MULTI-TRUNK TREE PLANTING DETAIL

SCALE: N.T.S.

5

1-L60



SHRUB & GROUND COVER PLANTING DETAIL

SCALE: N.T.S.

2

1-L60

Zone	Symbol	Botanical Name	Common Name	Specification
Butterfly Garden	ACH	Acalypha hispida	Chenille Plant	3 Gal., Full in Pot, 48" O.C.
	ASC	Asclepias sp.	Milkweed	1 Gal., Full in Pot, 24" O.C.
	BRE	Barleria Repens	Coral Creeper	3 Gal., Full in Pot, 24" O.C.
	CAA	Citrum asiaticum 'amabile'	Purple Citrus Lily	7 Gal., 28"-30" Ht. X 28"-30" Sprd.
	CAL	Callistemon sp.	Bottlebrush	25 Gal., 4'-5' Ht. X 3'-4' Sprd.
	CAM	Callicarpa americana	American Beauty Berry	3 Gal., 3-4 Stem, Full
	CVA	Codiaeum variegatum	Croton	3 Gal., 18"-24" Ht. X 15"-18" Sprd., 36" O.C.
	EGL	Evolvus glomeratus	Blue Daze	1 Gal., Full in Pot, 24" O.C.
	GSA	Guaiacum sanctum	Lignum Vitae	15 Gal., 4'-5' Ht. X 3'-4' Sprd.
	HDE	Helianthis debilis	Dune Sunflower	1 Gal., Full in Pot, 18" O.C.
	HIS	Hibiscus sp.	Hibiscus	7 Gal., 28"-30" Ht. X 18"-24" Sprd.
	HPA	Hamelia patens	Firebush	3 Gal., 18"-24" Ht. X 15"-18" Sprd., 36" O.C.
	IXS	Ixora sp.	Red Ixora	3 Gal., 15"-18" Ht. X 15"-18" Sprd., 36" O.C.
	JAS	Jatropha sp.	Red Jatropha	3 Gal., Full in Pot, 36" O.C.
	JMU	Jasminum multiflorum	Downy Jasmine	3 Gal., Full in Pot, 48" O.C.
ODS	Odontonema strictum	Red Firespike	3 Gal., Full in Pot, 36" O.C.	
PAU	Plumbago auriculata	Blue Plumbago	3 Gal., Full in Pot, 36" O.C.	
PLA	Pentas lanceolata	Pentas	1 Gal., Full in Pot, 12" O.C.	
PPI	Psidium piscipula	Jamaica Dogwood	25 Gal., 7-8' Ht. X 4'-5' Sprd.	
RBR	Ruellia brittonia	Mexican Bluebells	1 Gal., Full in Pot, 18" O.C.	
REQ	Russelia equisetiformis	Firecracker	1 Gal., Full in Pot, 24" O.C.	
SPO	Senna polyphylla	Desert Cassia	25 Gal., 5-6' Ht. X 3'-4' Sprd.	
Common Areas & Bufferyards	ACF	Acacia farnesiana	Sweet Acacia	65 Gal., 12'-14' Ht. X 5'-6' Sprd.
	ACW	Acoelorrhaphe wrightii	Paurotis Palm	10'-12' Ht., 5-6 Trunks, F.G.
	BUS	Bursera simaruba	Gumbo Limbo	30 Gal., 12'-14' Ht. X 5'-6' Sprd.
	COA	Coccothrinax argentata	Silver Palm	15 Gal., 4'-5' Ht. X 4'-5' Sprd.
	COE	Conocarpus erectus var. setosus	Silver Buttonwood	25 Gal., 8-10' Ht., 4 C.T., Min.
	CSE	Cordia sebestena	Orange Geiger Tree	45 Gal., 10'-12' Ht. X 5'-6' Sprd.
	DER	Delonix regia	Royal Poinciana	15-18' Ht., Specimen
	LC	Ilex cassina	Dahoon Holly	15 Gal., 6'-8' Ht. X 3'-4' Sprd.
	NM	Ilex vomitoria	Yaupon Holly	15 Gal., 6'-8' Ht. X 3'-4' Sprd., 3 Trunks, Min.
	KRF	Krugiodendron ferreum	Black Ironwood	12'-14' Ht., 3" DBH, Min.
	LYL	Lysioloma latisiliquum	Wild Tamarind	25 Gal., 7-8' Ht. X 4'-5' Sprd.
	MYC	Myrica cerifera	Wax Myrtle	15 Gal., 5-6' Ht. X 3'-4' Sprd., 3-4 Canes, Min.
	PPI	Psidium piscipula	Jamaica Dogwood	25 Gal., 7-8' Ht. X 4'-5' Sprd.
	ROE	Roystonea elata	Florida Royal Palm	22' G.W., Specimen, Matched
	SAP	Sabal palmetto	Sabal Palm	C.T. Hts Vary, See Plan
	SUM	Suriana maritima	Bay Cedar	15 Gal., 5-7' Ht. X 3'-4' Sprd.
	SWM	Swietenia mahogani	Mahogany	45 Gal., 3" DBH, 12'-14' Ht. X 7'-8' Sprd., Min.
	THP	Thrinax parviflora	Florida Thatch Palm	12'-14' Ht., O.A., F.G.
	THR	Thrinax radiata	Florida Thatch Palm	65 Gal., 7-8' Ht.
	Shrubs/Groundcover/Grasses	BYL	Byrsonima lucida	Locustberry
CAM		Callicarpa americana	American Beauty Berry	3 Gal., 3-4 Stem, Full
CHI		Chrysobalanus icaco 'Red Tip'	Cocoplum	3 Gal., 20"-24" Ht., Full, 36" O.C.
COC		Coccoloba uvifera	Sea Grape	15 Gal., 5'-6' Ht. X 3'-4' Sprd.
CON		Conocarpus erectus	Silver Buttonwood	7 Gal., 36" Ht., 36" O.C.
CRA		Critium americanum	Swamp Lily	3 Gal., 18"-24" Ht., Full, 36" O.C.
DUR		Duranta repens	Golden Dewdrop	15 Gal., Standard
ERH		Erythrina herbacea	Coral Bean	7 Gal., 28"-30" Ht. X 24"-28" Sprd.
GAP		Gaillardia pulchella	Blanket Flower	1 Gal., Full in Pot, 18" O.C.
HPA		Hamelia patens 'Calusa'	Calusa Firebush	3 Gal., 18"-24" Ht. X 15"-18" Sprd., 36" O.C.
HPD		Hamelia patens Dwarf	Dwf. Firebush	7 Gal., 36" Ht., 36" O.C.
HDE		Helianthis debilis	Dune Sunflower	1 Gal., Full in Pot, 18" O.C.
IVS		Ilex vomitoria 'Schellings'	Dwf. Yaupon Holly	3 Gal., 18"-24" Ht., Full, 36" O.C.
RHH		Rhapidophyllum hystrix	Needle Palm	15 Gal., 30"-36" Ht., Full
SRS		Serenoa repens 'Silver-form'	Saw Palmetto	7 Gal., 28"-30" Ht. X 24"-28" Sprd.
SCP		Scaevola plumieri	Inkberry	3 Gal., 18"-24" Ht., Full, 36" O.C.
SPB		Spartina bakerii	Sand Cordgrass	3 Gal., 18"-24" Ht., Full, 36" O.C.
UNP		Uniola paniculata	Sea Oats	3 Gal., 12"-18" Ht., Full, 30" O.C.
YUF	Yucca filamentosa	Adam's Needle	3 Gal., 28"-30" Ht., Full	
ZAP	Zamia pumila	Coontie Palm	3 Gal., Full in Pot, 36" O.C.	

SHRUB & GROUND COVER SPACING DETAIL

SCALE: N.T.S.

1

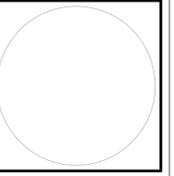
1-L60

SHEET NOTES:

- 'SOD' AREAS SHALL BE COVERED WITH ZOYSIA 'ULTIMATE FLORA' AS INDICATED ON PLANS
- NEWLY INSTALLED "SHADE" TREES SHALL HAVE THEIR CALIPER MEASURED 6" ABOVE THE TOP OF THE ROOT BALL. ALL NEWLY INSTALLED "UNDERSTORY" TREES SHALL HAVE THEIR D.B.H. MEASURED 54" ABOVE THE TOP OF THE ROOT BALL.
- ALL PLANT MATERIAL SHALL MEET OR EXCEED THE STANDARDS OF FLORIDA NO 1 AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS 1998," STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE, AND ANY AMENDMENTS THERETO.
- THE LANDSCAPE ARCHITECT OR OWNER MAY REJECT ANY PLANT MATERIAL BROUGHT TO THE SITE WHICH HE DEEMS TO BE OF INFERIOR QUALITY OR APPEARANCE.
- ALL PLANT BEDS SHALL BE TOP DRESSED WITH A MINIMUM OF 3" DEPTH PINE BARK MULCH. MAINTAIN A 4" CLEAR SPACE BETWEEN MULCH AND THE PLANT STEM.
- ALL TREES SHALL HAVE ALL SYNTHETIC BURLAP REMOVED FROM THE ENTIRE ROOT BALL. JUTE BURLAP SHALL BE REMOVED FROM THE TOP ONE-THIRD OF THE ROOT BALL. THE TOP THREE ROWS OF SQUARES ON ALL CAGES AROUND THE ROOT BALLS SHALL BE CLIPPED OFF AND REMOVED.
- THE CONTRACTOR SHALL READ AND ADHERE TO ALL WRITTEN SPECIFICATIONS. THESE DOCUMENTS ARE ACCOMPANIED BY 8 1/2 X 11 SPECIFICATIONS.
- THE CONTRACTOR SHALL VISUALLY INSPECT THE SOILS CONDITION OF THE SITE. HE SHALL DIG A MINIMUM OF 12 TEST HOLES 3 FOOT DEEP RANDOMLY AROUND THE SITE. HE SHALL PERFORM PERCOLATION TESTS IN THESE HOLES FOR A PERIOD OF ONE HOUR EACH. THE HOLES SHALL BE FILLED WITH WATER AND IF THE HOLES HOLD MORE THAN 6" OF WATER AFTER ONE HOUR, THE LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF THE PROBLEM. THE CONTRACTOR SHALL RECOMMEND SUBSTITUTIONS OF PLANT MATERIAL AND PLANTING INSTALLATION TO ACCOMMODATE POOR DRAINING SOILS.
- THE CONTRACTOR SHALL PROVIDE A SOIL TEST IN FOUR LOCATIONS AND PROVIDE RECOMMENDATIONS FOR AMENDMENTS BASED ON THE RESULTS. IMPROPER SOIL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL RECTIFY ALL INCURRED DAMAGES AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL REVIEW THE SOILS REPORT ON FILE WITH THE OWNER.
- THE INSTALLATION OF PLANT MATERIAL SHALL BE VIEWED AS ACCEPTANCE BY THE CONTRACTOR OF EXISTING GRADES AS GIVEN TO HIM. THE CONTRACTOR SHALL PROVIDE TO THE LANDSCAPE ARCHITECT A WRITTEN LETTER OF ACCEPTABILITY OF GRADES. FAILURE TO DO SO WILL BE VIEWED AS AN ACCEPTANCE OF EXISTING GRADES BY THE CONTRACTOR.
- THE CONTRACTOR SHALL BERM ALL PARKING LOT ISLANDS 12" ABOVE TOP OF CURB ELEVATION WITHOUT EXCEEDING A 4:1 SLOPE (TYPICAL).
- WHERE LIGHT POLES AND TREES BOTH OCCUR IN A PARKING LOT ISLANDS, THE TREE SHALL BE SPACED AN ADEQUATE DISTANCE FROM THE POLE.
- THE CONTRACTOR WILL BE REQUIRED TO SAND AREAS OF SOD THAT ARE NOT SMOOTHLY APPLIED TO ELIMINATE SMALL IRREGULARITIES IN GRADES. LARGE IRREGULARITIES IN GRADE WILL REQUIRE REGRADING & RESODDING.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF THE SITE INCLUDING ALL MOWING, EDGING, TRIMMING, PRUNING & SPRAYING OF PESTICIDES & FUNGICIDES UNTIL THE TIME OF FINAL ACCEPTANCE BY THE OWNER.
- THE CONTRACTOR SHALL REVIEW THE CIVIL ENGINEER'S UNDER-DRAIN PLAN TO AVOID CONFLICTS WHEN PLANTING ALL MATERIAL. REFER TO THE PLANTING DETAILS FOR SPECIFIC PLANTING DETAILS FOR TREES, SHRUBS & GROUND COVER. THE CONTRACTOR SHALL ADJUST THE IRRIGATION AS NECESSARY TO AVOID OVER WATERING OF PLANT MATERIAL DUE TO WET SITE CONDITIONS.

REVISIONS:
1. 01/28/2014 REVISED PER DRC REVIEW

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Project No: 1305
PLANT PALETTE & PLANTING DETAILS
Date: 01/28/14

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