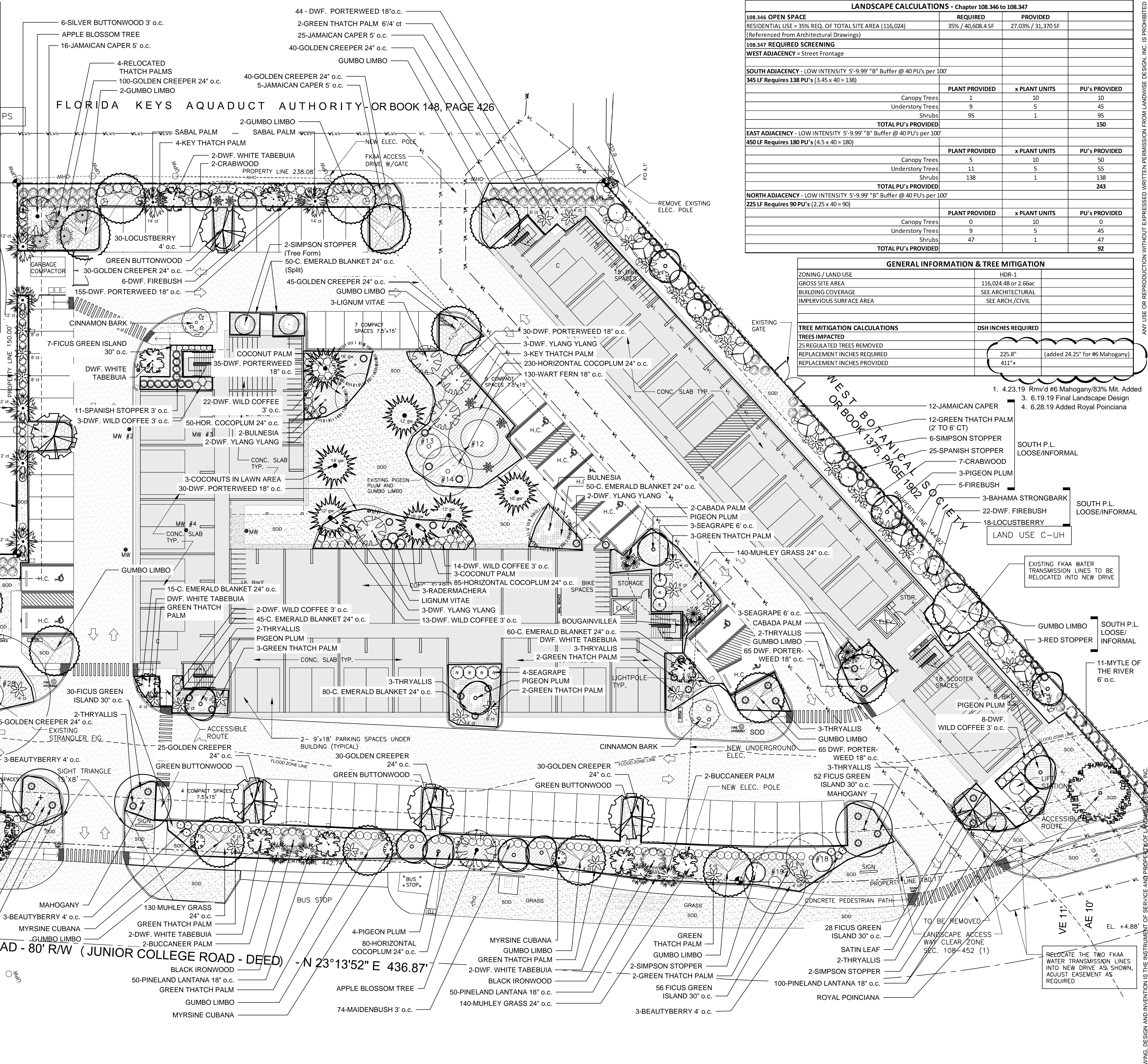


LANDSCAPE CALCULATIONS - Chapter 108.412 to 108.416			
108.412(a) MINIMUM LANDSCAPE AREA	REQUIRED	PROVIDED	
MINIMUM LANDSCAPE 20% OF BLDG. SITE AREA	20% / 23,204.9 SF	27% / 31,370 SF	
GROSS SITE AREA: 116,024.48 SF or 2.66 ACRES			
108.412(b) MINIMUM NATIVE PLANT REQUIREMENT 70%	PROVIDED	PERCENTAGE	
NATIVE PLANTS (70% Minimum)	3,191	81%	
EXOTIC PLANTS (30% Maximum)	757	19%	
108.413 MINIMUM STREET FRONTAGE LANDSCAPING ALONG ROW			
(LESS THAN 1-3 ACRES = 30' WIDTH / 120 PLANT UNITS PER 100 LF)			
542 LF Street Frontage / 100 LF = 5.42 x 120 PU's = 650 PU's REQUIRED			
VARIANCE REQUEST REDUCTION TO 10' WIDTH / 40 PU's PER 100 LF			
542 LF Street Frontage / 100 LF = 5.42 x 40 PU's = 216.8 PU's REQUIRED			
	PLANT PROVIDED	x PLANT UNITS	PU's PROVIDED
Canopy Trees	12	10	120
Understory Trees	13	3	39
Shrubs	587	1	587
TOTAL PU's PROVIDED			746
108.414 INTERIOR LANDSCAPE REQUIREMENT			
VEHICULAR USE AREA (VUA) 30,416 SF			
20% MINIMUM LANDSCAPE AREA: 6,083 SF	6,083 SF		
LANDSCAPE AREA PROVIDED		7,750 SF	
1 TREE PER 100 SF OF MIN. REQ. LS AREA (100 / 6,083 = 60.83 TREES PROVIDED)	60.83	24	
NOT APPLICABLE			
108.415 PERIMETER LANDSCAPE REQUIREMENT			
OVER 50,000 SF SITE AREA = 10' PERIMETER LS WIDTH			
1 Tree / 10 Shrubs per 35' lf (Total Parking Area Perimeter = 765 lf)	TREES REQ.	TREES PROVIDED	
(35 / 765 = 21.85 x 1 = 21.85 TREES)	21.85	28+	
	SHRUBS REQ.	SHRUBS PROVIDED	
(35 / 765 = 21.85 x 10 = 218.5 SHRUBS)	218.5	224+	
108.416 NON-VEHICULAR OPEN SPACE (NOS) TREE REQUIREMENT	REQUIRED	PROVIDED	
5,760 SF < 30% OF SITE REQUIRES 4 Trees / 2,000 SF of NOS	11.52	12	
5,760 SF / 2,000 = 2.88 x 4 Trees = 11.52 Trees Required		7-Trees / 7- Palms	

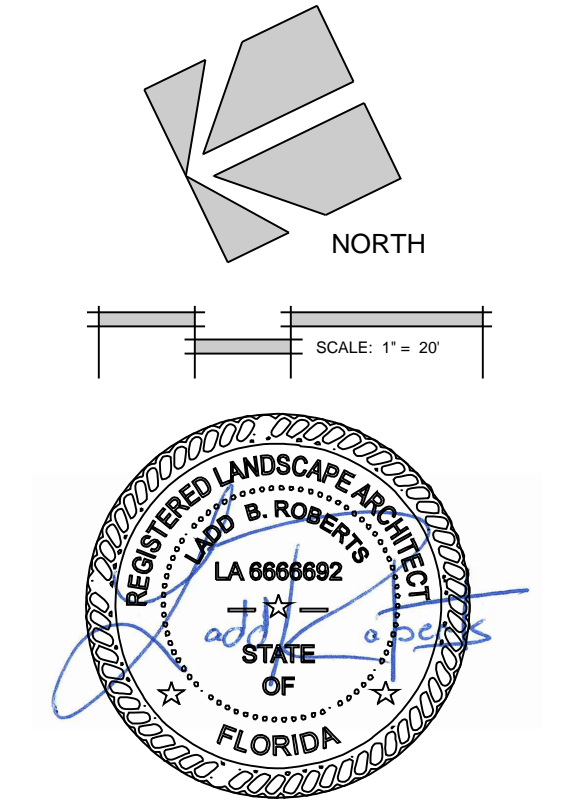


LANDSCAPE CALCULATIONS - Chapter 108.346 to 108.347			
108.346 OPEN SPACE	REQUIRED	PROVIDED	
RESIDENTIAL USE = 35% REQ. OF TOTAL SITE AREA (116,024)	35% / 40,608.4 SF	27.03% / 31,370 SF	
(Referenced from Architectural Drawings)			
108.347 REQUIRED SCREENING			
WEST ADJACENCY = Street Frontage			
SOUTH ADJACENCY - LOW INTENSITY 5'-9.99" "B" Buffer @ 40 PU's per 100'			
345 LF Requires 138 PU's (3.45 x 40 = 138)			
	PLANT PROVIDED	x PLANT UNITS	PU's PROVIDED
Canopy Trees	1	10	10
Understory Trees	9	5	45
Shrubs	95	1	95
TOTAL PU's PROVIDED			150
EAST ADJACENCY - LOW INTENSITY 5'-9.99" "B" Buffer @ 40 PU's per 100'			
450 LF Requires 180 PU's (4.5 x 40 = 180)			
	PLANT PROVIDED	x PLANT UNITS	PU's PROVIDED
Canopy Trees	5	10	50
Understory Trees	11	5	55
Shrubs	138	1	138
TOTAL PU's PROVIDED			243
NORTH ADJACENCY - LOW INTENSITY 5'-9.99" "B" Buffer @ 40 PU's per 100'			
225 LF Requires 90 PU's (2.25 x 40 = 90)			
	PLANT PROVIDED	x PLANT UNITS	PU's PROVIDED
Canopy Trees	0	10	0
Understory Trees	9	5	45
Shrubs	47	1	47
TOTAL PU's PROVIDED			92

GENERAL INFORMATION & TREE MITIGATION	
ZONING / LAND USE	HDR-1
GROSS SITE AREA	116,024.48 or 2.66ac
BUILDING COVERAGE	SEE ARCHITECTURAL
IMPERVIOUS SURFACE AREA	SEE ARCH/CIVIL
TREE MITIGATION CALCULATIONS	DSH INCHES REQUIRED
TREES IMPACTED	
25 REGULATED TREES REMOVED	225.8"
REPLACEMENT INCHES REQUIRED	411"+
REPLACEMENT INCHES PROVIDED	

- 4.23.19 Rmv'd #6 Mahogany/83% Mit. Added
- 6.19.19 Final Landscape Design
- 6.28.19 Added Royal Poinciana

COLLEGE ROAD AFFORDABLE HOUSING STOCK ISLAND, FL 33040



LANDSCAPE PLAN

DATE: 4.23.19

REVISIONS:

No.	Date	Notes
1.	4.23.19	Rmv'd #6 Mahogany/83% Mit. Added
2.	6.2.19	Updated Base Plan
3.	6.19.19	Final Landscape Design
4.	6.28.19	Added Royal Poinciana
5.	7.02.19	Replaced Coontie, South P.L. Adj.

FOR APPROVAL PURPOSES

LANDSCAPE PLAN

DATE: 4.23.19

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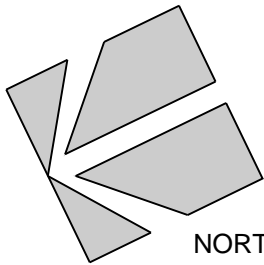
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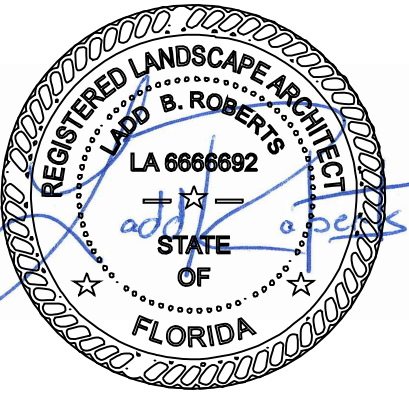


COLLEGE ROAD AFFORDABLE HOUSING

STOCK ISLAND, FL 33040



SCALE: 1" = 20'



PLANT SCHEDULE & DETAILS

FOR APPROVAL PURPOSES

DATE: 4.23.19

REVISIONS:

No.	Date	Notes
1.	5.6.19	Rmv'd Redundant Tables / Adj Qty's
2.	6.2.19	Updated Base Plan
3.	6.19.19	Final Landscape Design
4.	6.28.19	Added Royal Poinciana
5.	7.02.19	Replaced Coontie, South P.L. Adj.

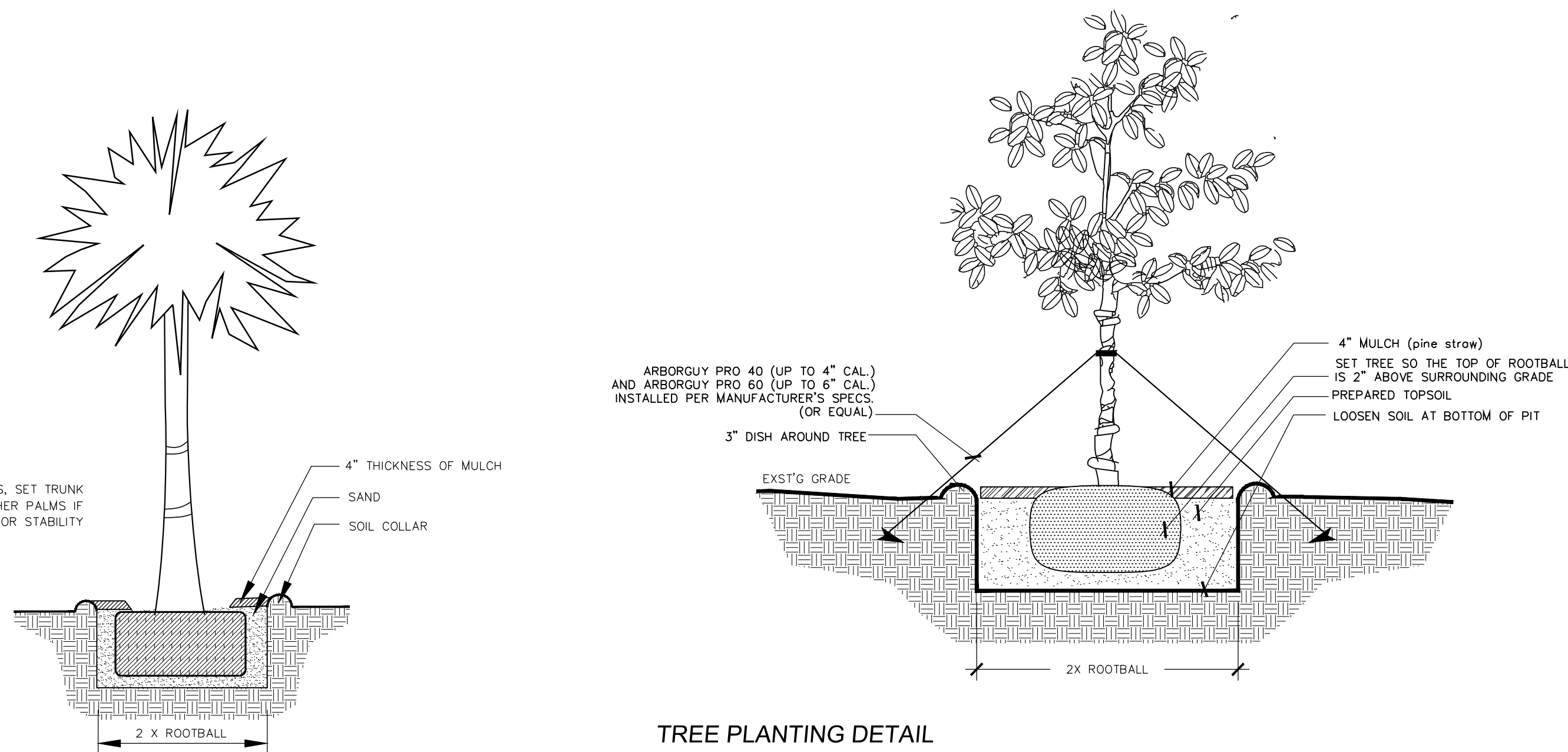
SHEET NUMBER:

L-2

JOB #: 19003 DRAWN BY: LBR

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PLANT SCHEDULE - COLLEGE ROAD AFFORDABLE HOUSING							
QTY.	COMMON NAME	BOTANICAL NAME	SIZE	NOTE or Better	NATIVE	MIT. RATIO	MIT. CREDIT
<b>TREES</b>							
<b>Canopy</b>							
11	PIGEON PLUM	<i>Coccoloba diversifolia</i>	3" cal., 12'-14' ph	FL #1	NATIVE	1:1	33
2	APPLE BLOSSOM TREE	<i>Cassia javanica 'Apple Blossom'</i>	2.5" cal., 12' ph, 6'-8' sprd.	FL #1	NATIVE	1:1	5
15	GUMBO LIMBO	<i>Bursera simaruba</i>	4" cal., 14'-16' ph, 6'-8' sprd., balanced canopy	FL #1	NATIVE	4:1	240
4	MAHOGANY	<i>Swietenia mahogany</i>	3" cal., 14'-16' ph, 10'-12' sprd.	FL #1	NATIVE	4:1	48
2	SATIN LEAF	<i>Chrysophyllum oliviforme</i>	3" cal., 14'-16' ph, 6'-8' sprd.	FL #1	NATIVE	2:1	8
2	CINNAMON BARK	<i>Canella winterana</i>	2" cal., 8' ph, 3'-4' sprd.	FL #1	NATIVE	2:1	8
3	ROYAL POINCIANA	<i>Delonix regia</i>	4" cal., 14'-16' ph, 6'-8' sprd., balanced canopy	FL #1	NATIVE	4.25:1	51
6	GREEN BUTTONWOOD	<i>Conocarpus erectus</i>	3" CAL., 10'-12' ph	FL #1	NATIVE	1:1	18
						<b>Total Canopy Inches</b>	<b>411</b>
<b>Understory</b>							
12	SEAGRAPE	<i>Coccoloba uvifera</i>	3" cal., multi, min. 6'-8' ph, 4'-5' sprd., full to grnd.	FL #1	NATIVE	1:1	36
3	BAHAMA STRONGBARK	<i>Bourreria succulenta</i>	2" cal., 10'-12' ph, 4'-6' sprd.,	FL #1	NATIVE	1:1	6
73	JAMAICAN CAPER	<i>Capparis cynophallophora</i>	3" cal., multi, min. 6'-8' ph, full to grnd. (extra)	FL #1	NATIVE	1:1	219
3	RED STOPPER	<i>Eugenia rhombea</i>	2" cal., multi, 6'-8' ph, full to grnd.	FL #1	NATIVE	2:1	12
36	SPANISH STOPPER	<i>Eugenia foetida</i>	2.5" cal., multi, 6'-8' ph, full to grnd.	FL #1	NATIVE	1:1	90
3	BULNESIA	<i>Bulnesia arborea</i>	3" cal., 12'-14' ph, specimen character	FL #1	NATIVE	1:1	9
4	LIGNUM VITAE	<i>Guaicum sanctum</i>	2" cal., 8'-10' ph, 6'-8' sprd.	FL #1	NATIVE	2:1	16
2	SATINWOOD	<i>Zanthoxylum flavum</i>	2" cal., 8' ph, 3'-4' sprd.	FL #1	NATIVE	1:1	4
11	DWF. WHITE TABEBUIA	<i>Tabebuia bahamensis</i>	2" cal., 10'-12' ph, 4'-6' sprd.,	FL #1	NATIVE	1:1	22
3	BLACK IRONWOOD	<i>Krugiodendron ferrugineum</i>	2" cal., 8'-10' ph, 3'-4' sprd.	FL #1	NATIVE	1:1	6
0	BAY RUM	<i>Pimenta racemosa</i>	2" cal., 6'-8' ph, 3' sprd.	FL #1	NATIVE	1:1	0
12	SIMPSON STOPPER	<i>Myrcianthes fragrans</i>	2" cal., 6'-8' ph, 3' sprd.	FL #1	NATIVE	1:1	24
11	CRABWOOD	<i>Gymnanthes lucida</i>	2" cal., 6'-8' ph	FL #1	NATIVE	1:1	22
29	MYRTLE OF THE RIVER	<i>Calyptranthes zuzugium</i>	2" cal., 6'-8' ph, 3' sprd.	FL #1	NATIVE	2:1	116
						<b>Total Understory Inches</b>	<b>582</b>
<b>PALMS</b>							
7	COCONUT PALM	<i>Cocos nucifera 'Green Malayan'</i> (Heights indicated on plan) NO MAYPANS!	0 at 8' gw 1 at 10' gw 1 at 12' gw 1 at 14' gw 2 at 16' gw 2 character / leaning 12' gw / HIGH BEND 1'-2'	FL #1 FL #1 FL #1 FL #1 FL #1 FL #1			
13	SABAL PALM	<i>Sabal palmetto</i>	(4) 14' ct, (4) 16' ct, (5) 12' ct, regens, slick-skinny	FL #1	NATIVE		
41	GREEN THATCH PALM	<i>Thrinax radiata</i>	(4) 2', (19) 4', (12) 6' ct, (6) 8' ct	FL #1	NATIVE		
18	KEYS THATCH PALM	<i>Lucothrinax morisi</i>	(8) 30g, (10) 45g, Multi-Trnk Specimen	FL #1	NATIVE		
8	CABADA PALM	<i>Dypsis cabadae</i>	25g., Multi-Stem, Full	FL #1			
6	BUCCANEER PALM	<i>Pseudophoenix sargentii</i>	25g., 8'-10 ph	FL #1	NATIVE		
<b>SHRUBS and GROUNDCOVERS</b>							
78	LOCUSTBERRY	<i>Brysonima lucida</i>	7 gal., full	FL #1	NATIVE		
102	MAIDENBUSH	<i>Savia bahamensis</i>	7 gal., full	FL #1	NATIVE		
28	SILVER BUTTONWOOD	<i>Conocarpus erectus var. sericeus</i>	3 gal., 24"x30" sprd./hgt.	FL #1	NATIVE		
65	DWF. WILD COFFEE	<i>Psychotria ligustrifolia</i>	3 gal., 24"x30" sprd./hgt.	FL #1	NATIVE		
5	FIREBUSH	<i>Hamelia patens</i>	7 gal., 36"x42" sprd./hgt.	FL #1	NATIVE		
34	DWF. FIREBUSH	<i>Hamelia patens 'compacta'</i>	3 gal., 24"x30" sprd./hgt.	FL #1	NATIVE		
273	FICUS GREEN ISLAND	<i>Ficus 'Green Island'</i>	3 gal., 18"x24" sprd./hgt.	FL #1			
12	BEAUTYBERRY	<i>Callicarpa americana</i>	3 gal., 24"x30" sprd./hgt.	FL #1	NATIVE		
25	THYRALLIS	<i>Galpinia glauca</i>	15g. - large, full	FL #1	NATIVE		
10	DWF. YLANG YLANG	<i>Cananga odorata 'fruticosa'</i>	7 gal., full	FL #1			
6	RADERMACHERA	<i>radermachera kunning</i>	7 gal., full	FL #1			
5	MYRSINE CUBANA	<i>Rapania punctata</i>	7 gal., 24" x 36" sprd./hgt.	FL #1	NATIVE		
720	MUHLEY GRASS	<i>Muhlenbergia capillaris</i>	3 gal., full	FL #1	NATIVE		
751	DWF. PORTERWEED	<i>Stachytarpheta jamaicensis (blue)</i>	3 gal., full	FL #1	NATIVE		
5	BOUGAINVILLEA	<i>Bougainvillea buttiana 'Barbra Karst'</i>	25 gal., 8'-10' Trellis Hgt.	FL #1			
130	WART FERN	<i>Microsorum scolopendrium</i>	1 gal., full	FL #1			
445	HORIZONTAL COCOPLUM	<i>Chrysobalanus icaco 'Horizontal'</i>	3 gal., full	FL #1	NATIVE		
410	GOLDEN CREEPER	<i>Ernodea littoralis</i>	3 gal., full	FL #1	NATIVE		
300	C. EMERALD BLANKET	<i>Carissa marocarpa 'Emerald Blanket'</i>	3 gal., full	FL #1			
250	PINELAND LANTANA	<i>Lantana depressa</i>	3 gal., full	FL #1	NATIVE		
<b>SOD &amp; SUNDRY ITEMS</b>							
13,800 SF	BAHIA	CONTRACTOR TO VERIFY QUANTITY		FL #1			



TREE PLANTING DETAIL

ALL TREES ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. WATER RINGS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.

THE ROOTBALL OF THE TREE SHOULD BE POSITIONED IN THE HOLE SO THAT THE FINISH GRADE OF THE BACKFILL SOIL AND LANDSCAPE SOIL IS 2" LOWER THAN THE TOP OF THE ROOTBALL. MULCH SHOULD COVER THE EDGE OF THE ROOTBALL, DO NOT MULCH ON TOP OF ROOTBALL.

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 SURVEYORS FLAGGING OR APPROVED EQUAL FOR SAFETY.
- GUY'S 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 1/2 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.
- PLACE 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" STAKES. 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, SPACE PROPS EQUAL DISTANCE AROUND TREE OR PALM. ON CURVED PALMS OR TREES, SPACE PROPS AGAINST THE FRONT OF THE CURVE OF THE PALM OR TREE.**
- 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 VICINITY OF THE NEWLY BRACED TREES OR PALMS, THEN PROPS ARE TO BE CLEARED LABELED WITH THE STATEMENT "DO NOT REMOVE".**
- PROPS ARE NOT TO BE REMOVED UNTIL APPROVED BY THE LANDSCAPE CONTRACTOR.

END

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 DIRECT 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 WORKMAN LIKE MANNER. NO NAIL STAKING PERMITTED.
- 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 AND PLANTING MIX. ALL SHRUB BEDS TO BE INSTALLED WITH WASHED BEACH SAND AND PLANTING MIX.
- ALL TREES, SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR ONE YEAR 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 GENERAL CONTRACTOR, IRRIGATION CONTRACTOR, AND THE ELECTRICAL CONTRACTOR.
- ALL EXISTING PLANT MATERIAL TO REMAIN SHALL BE PROTECTED.
- ALL TREES TO BE RELOCATED WILL BE ROOT PRUNED 30 DAYS MINIMUM (OR MORE IF REQUIRED BY 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 BE COUNTY OR CITY LICENSED WHERE WORK IS TO BE PERFORMED. LIABILITY AND WORKMANS 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.

END

IRRIGATION NOTES:

- ALL MAJOR PALMS TO HAVE TWO BUBBLERS ON OPPOSING SIDES OF ROOT BALL. BUBBLERS TO BE HIDDEN FROM VIEW.
- IRRIGATION CONTRACTOR TO COORDINATE LOCATION OF MAIN LINES WITH LANDSCAPE CONTRACTOR PRIOR TO IMPLEMENTATION. AVOID ROOT BALLS OF TREES AND LARGE PLANT MATERIALS. REFER TO LANDSCAPE DRAWINGS.
- 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 VALVES TO HAVE FLOW CONTROL AND BE INSTALLED IN GREEN VALVE BOXES WITH ROOM TO WORK IN FUTURE.
- ALL VALVE BOXES TO BE LOCATED AWAY FROM WALKWAYS, GARDEN PATHS, AND GROUNDCOVERS - KEEP TO BACK OF BEDS.
- ALL SPRINKLERS TO BE COMMERCIAL GRADE TORO 570 SERIES 4" AND 12" AND INSTALLED OUT OF SIGHT.

END

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UNDERGROUND IRRIGATION SPECIFICATIONS

- 1.0 GENERAL
- 1.1 SUMMARY: Includes but not limited to:
- A. Furnishing and installing sprinkler system as described in Contract Documents complete with accessories necessary for proper functioning.
- 1.2 SYSTEM DESCRIPTION:
- A. Design Requirements:
    - 1. Layout of Irrigation Heads:
      - a. Location of heads shown on Drawings is approximate. Actual placement may vary slightly as is required to achieve full, even coverage without spraying onto buildings, sidewalks, fences, etc.
      - b. During layout, consult with Landscape Architect to verify proper placement and make recommendations, where revisions are advisable.
- 1.3 QUALITY ASSURANCE:
- A. Regulatory Requirements:
    - 1. Work and materials shall be in accordance with latest rules and regulations, and other applicable state or local laws. Nothing in Contract Documents is to be construed to permit work not conforming to these codes.
  - B. Pre-Installation Conference:
    - 1. Meet with Owner and Landscape Architect to discuss and clarify all aspects of job requirements prior to commencing work of this Section.
  - C. System Adjustments:
    - 1. Minor adjustments in system will be permitted to avoid existing fixed obstructions.
    - 2. Mainline, laterals, and valves are shown for clarity purposes only. All irrigation equipment to be with landscape area. Mainline, laterals and valves to be installed as far away from existing and new specimen trees as possible.
  - D.
    - 1. Documentation and submittal of actual water supply performance prior to commencing installation.
- 1.4 SUBMITTALS:
- A. Record Drawings:
    - 1. Prepare an accurate as-built drawing as installation proceeds to be submitted prior to final inspection. Drawing shall include:
      - a. Detail and dimension changes made during construction.
      - b. Significant details and dimensions not shown in original Bidding Documents.
    - 2. Maintain, at job site, one copy of Contract Documents (as defined in General Conditions) and relevant shop drawings.
    - 3. Clearly mark each document "PROJECT RECORD COPY" and maintain in good condition for use of the Landscape Architect and Owner.
    - 4. As-built drawing shall be provided in pdf format.
    - 5. Submit product literature for all sprinklers, valves, pipe, wire, wire connectors and controller.
    - 6. Final payment for system will not be authorized until accurate and complete submittals are delivered to the Landscape Architect.
  - B. Instruction Manual:
    - 1. Provide instruction manual which lists complete instructions for system operation and maintenance.
- 1.5 PRODUCT STORAGE:
- A. During construction and storage, protect materials from damage and prolonged exposure to sunlight.
- 1.6 WARRANTY:
- A. Standard one (1) year warranty stipulated in General Conditions shall include:
    - 1. Completed system including parts and labor.
    - 2. Filling and repairing depressions and replacing plantings due to settlement of irrigation trenches for one (1) year following final acceptance.
    - 3. System adjustment to supply proper coverage to areas to receive water.
- 1.7 MAINTENANCE:
- A. Extra Materials:
    - 1. In addition to installed system, furnish Owner with the following items at close-out:
      - a. Two sprinkler head bodies of each size and type.
      - b. Two nozzles for each size and type.
      - c. Two adjusting keys for each sprinkler head cover type.

2.0 PRODUCTS:

- 2.1 PIPE, PIPE FITTINGS, AND CONNECTIONS:
- A. Pipe shall be continuously and permanently marked with Manufacturer's name, size, schedule, type, and working pressure.
  - B. Pipe:
    - 1. Pressure Lines: as indicated on plans.
    - 2. Lateral Lines: as indicated on plans.
    - 3. Risers: sch. 80 PVC, gray
  - C. Fittings:
    - 1. Schedule 40 PVC.
  - D. Sleeving:
    - 1. Schedule 40 PVC.
- 2.2 SPRINKLER HEADS:
- A. Conform to requirements shown on Drawings as to type, radius of throw, pressure, and discharge.
- 2.3 AUTOMATIC SPRINKLER SYSTEM:
- A. Control valves shall be of size and type indicated on Drawings.
  - B. Control wire shall be UL listed, color coded copper conductor direct burial size 14. Use 3M-DBY waterproof wire connectors at splices and locate all splices within valve boxes. Use white or gray color for common wire and other colors for all other wire. Each common wire may serve only one controller.
  - C. Add two extra control wires from panel to valves for use if a wire fails and mark it in the control box as extra wires. These wires shall be of a different color than the others.
- 2.4 VALVES:
- A. Electric Valves:
    - 1. Make and model shown on Drawings.
  - B. Gate valves:
    - 1. Bronze construction, angle type, 150 pound class, threaded connections, with cross-type operating handle designed to receive operating key.
  - C. Automatic Controller:
    - 1. Make and model shown on Drawings.
  - D. Backflow Preventor:
    - 1. Make and model shown on Drawings.
- 2.5 VALVE ACCESSORIES:
- A. Valve Boxes:
    - 1. Ametek or Brooks rectangular heavy duty valve box with locking lid or Landscape Architect approved equal.
    - 2. Do not install more than one (1) valve in a single box.
    - 3. Valve boxes shall be large enough for easy removal or maintenance of valves.

3.0 EXECUTION:

- 3.1 PREPARATION:
- A. Protection:
    - 1. Work of others damaged by this Section during course of its work shall be replaced or repaired by original installer at this Section's expense.
- 3.2 INSTALLATION:
- A. Trenching and Backfilling:
    - 1. Over-excavate trenches by two (2") inches and bring back to indicated depth by filling with fine, rock-free soil or sand.
    - 2. Cover pipe both top and sides with two (2") inches of material specified in paragraph above. In no case shall there be less than two (2") inches of rock-free soil or sand surrounding pipe.

- 3. Do not cover pressure main, sprinkler pipe, or fittings until the Landscape Architect has inspected and approved system.
- B. Installation of Plastic Pipe:
- 1. Install plastic pipe in a manner to provide for expansion and contraction as recommended by Manufacturer.
  - 2. Unless otherwise indicated on Drawings, install main lines with a minimum cover of eighteen (18") inches based on finish grade. Install lateral lines with a minimum cover of twelve (12") inches based on finish grade.
  - 3. Install pipe and wires under driveways or parking areas in specified sleeves a minimum of eighteen (18") inches below finish grade or as shown on Drawings.
  - 4. Locate no sprinkler head closer than twelve (12") inches from building foundation. Heads immediately adjacent to mowing strips, walks or curbs shall be one (1") inch below top of mowing strip, walk or curb and have a minimum of one (1") inch clearance between head and mowing strip, walk or curb.
  - 5. Drawings show arrangement of piping. Should local conditions necessitate rearrangement, obtain approval of Landscape Architect prior to proceeding with work.
  - 6. Cut plastic pipe square. Remove burrs at cut ends prior to installation so unobstructed flow will result.
  - 7. Make solvent weld joints in the following manner:
    - a. Clean mating pipe and fitting with clean, dry cloth and apply one (1) coat of P-70 primer to each.
    - b. Apply uniform coat of 711 solvent to outside of pipe.
    - c. Apply solvent to fitting in similar manner.
    - d. Reapply a light coat of solvent to pipe and quickly insert into fitting.
    - e. Give pipe or fitting a quarter turn to insure even distribution of solvent and make sure pipe is inserted to full depth of fitting socket.
    - f. Hold in position for fifteen (15) seconds minimum or long enough to secure joint.
    - g. Wipe off solvent appearing on outer shoulder of fitting.
    - h. Do not use an excessive amount of solvent thereby causing an obstruction to form on the inside of pipe.
    - i. Allow joints to set at least 24 hours before applying pressure to PVC pipe.
  - 8. Tape threaded connection with teflon tape.
  - 9. Install concrete thrust blocks wherever change of direction occurs a PVC main pressure lines unless otherwise detailed on Drawings.
- C. Control Valves and Controller:
- 1. Install controller, control wires, and valves in accordance with Manufacturer's recommendations and according to applicable electrical code.
  - 2. Install valves in plastic boxes with reinforced heavy duty plastic covers. Locate valve box tops at finish grade.
  - 3. Install remote control valves in valve boxes positioned over valve so all parts of valve can be reached for service. Set cover of valve box even with finish grade.
  - 4. Install all valve boxes over nine (9") inches of gravel for drainage.
- D. Sprinkler Heads:
- 1. Prior to the installation of sprinkler heads, open control valves and use full head of water to flush out system.
  - 2. Set sprinkler heads perpendicular to finish grade.
  - 3. Set lawn sprinkler heads adjacent to existing walks, curbs, and other paved areas to grade

3.3 FIELD QUALITY CONTROL:

- A. Flushing and Testing:
  - 1. Test pressure lines at a minimum sustained pressure of 100 psi for two (2) hours. Pressure shall not drop below 95 psi during the two hour test. Notify Landscape Architect 24 hours prior to test. Do not backfill lines until approved by Landscape Architect.

3.4 ADJUSTMENT AND CLEANING:

- A. Adjust heads to proper grade when turf is sufficiently established to allow walking on it without appreciable harm. Such lowering or raising of heads shall be part of the original contract with no additional charge to the Owner.
- B. Adjust sprinkler heads for proper distribution and trim to ensure spray does not fall on building.
- C. Adjust watering time of valves to provide proper amounts of water to all plants.

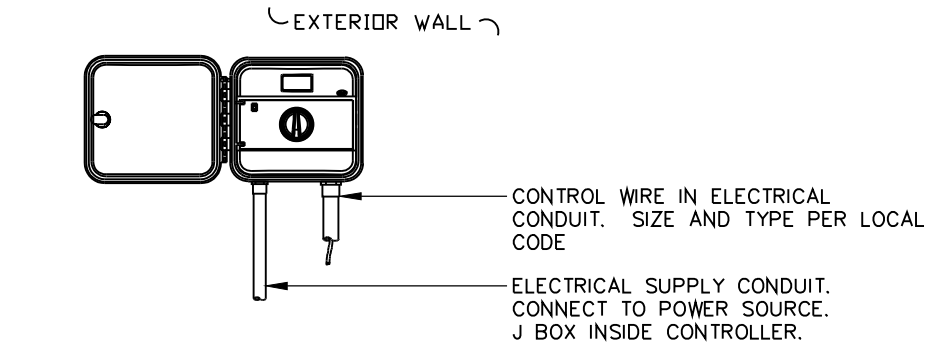
3.5 DEMONSTRATION:

- A. After system is installed and approved, instruct Owners Representative in complete operation and maintenance.

END OF SECTION

100% IRRIGATION COVERAGE SHALL BE PROVIDED TO ALL LANDSCAPE AND TURF AREAS.

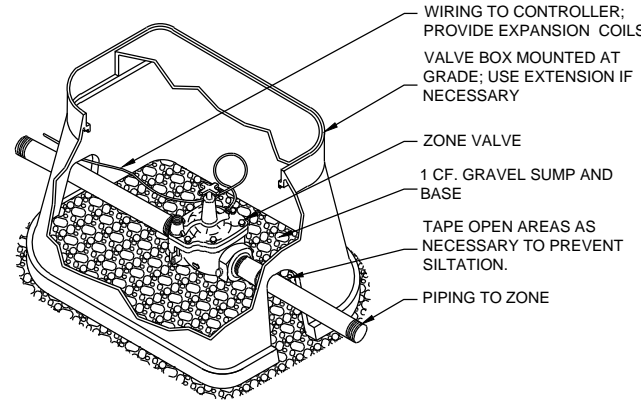
AS-BUILT IRRIGATION PLAN SHALL BE PROVIDED TO OWNER AT COMPLETION OF PROJECT.



\*NOTE\*  
MOUNT CONTROLLER WITH LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD WIRED BY A LICENSED ELECTRICIAN.

CONTROLLER INSTALLATION DETAIL

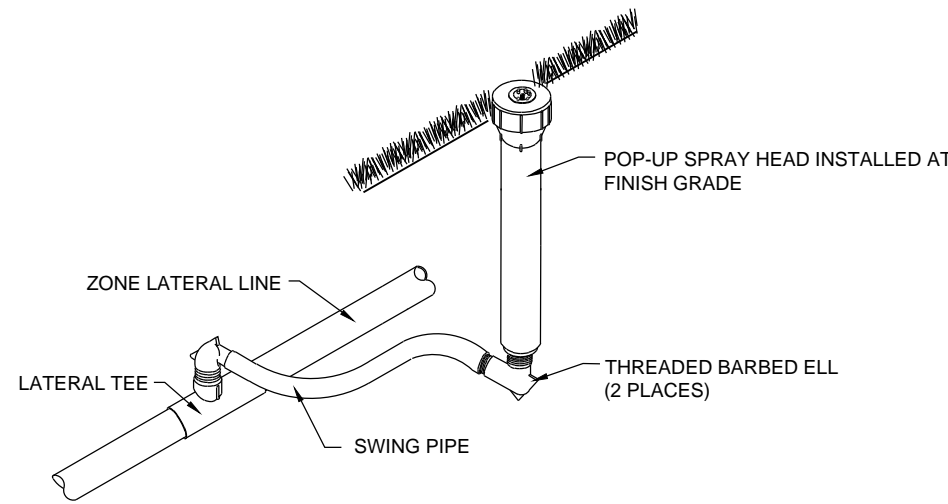
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INSTALL TOP OF VALVE A MAXIMUM OF 15" FROM FINISHED GRADE.

ZONE VALVE INSTALLATION DETAIL

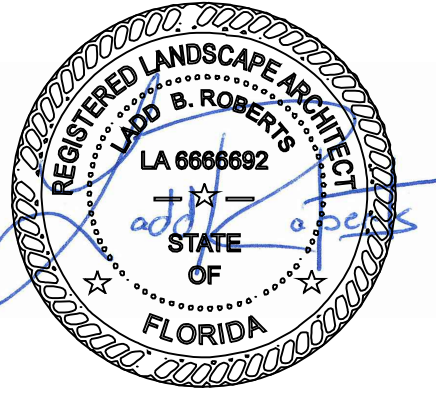
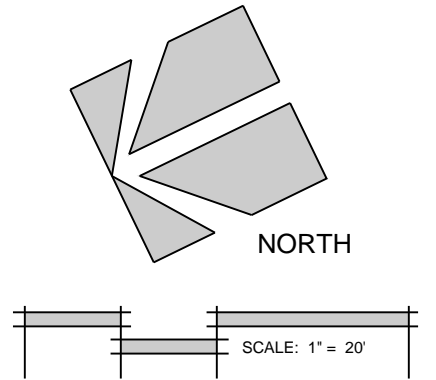
SCALE: NTS



SPRAY HEAD INSTALLATION DETAIL

SCALE: NTS

COLLEGE ROAD AFFORDABLE HOUSING STOCK ISLAND, FL 33040



FOR APPROVAL PURPOSES

IRRIGATION DETAILS

DATE: 4.23.19

REVISIONS:

No.	Date	Notes
1.	5.6.19	Rmv'd Redundant Tables / Adj Qty's
2.	6.2.19	Added this sheet
3.	6.19.19	Final Landscape Design
4.	6.28.19	Added Royal Poinciana
5.	7.02.19	Replaced Coontie, South P.L. Adj.

SHEET NUMBER:

L-3

JOB #: 19003 DRAWN BY: LBR

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# STAFF REPORT

DATE: July 2, 2019

RE: 5220, 5224, 5228, & 5230 College Road  
(permit application # T2019-0297)

FROM: Karen DeMaria, City of Key West Urban Forestry Manager

An application was received for Final Landscape Plan Approval with Tree Removal. A staff report was created on May 9, 2019 regarding the removal and transplantation of trees in relation to the development of housing. The report is attached.

The Tree Commission gave Conceptual Approval for the landscape plan on May 13, 2019. The Planning Board approved the project on June 20, 2019.

The Final Landscape Plan submitted does incorporate all the required tree removal replacements and is over 70% native vegetation. Canopy trees including Royal Poinciana trees are planned to be planted along the sidewalk/right-of-way area.

Recommendation: Recommend approval of the Final Landscape Plan with Tree Removal at 5220, 5224, 5228, & 5230 College Road to include the replacement of a total of 225.8 caliper inches of native dicot trees, FL# 1 and (5) native palms, 4 ft tall, from the approved palm list, and the transplanting of (4) thatch palms, all to be planted onsite.

# STAFF REPORT

DATE: May 9, 2019

RE: 5220, 5224, 5228, & 5230 College Road  
(permit application # T2019-0192)

FROM: Karen DeMaria, City of Key West Urban Forestry Manager

An application was received for Conceptual Landscape Plan Approval with Tree Removal. A staff report was created on March 29, 2019 for an application to remove and transplant trees and palms on this property in preparation for demolition of existing structures and on May 9, 2019 regarding the additional removal of (1) Mahogany tree in relation to the development of a workforce housing project (Tree #6). The May 9, 2019 report is attached.

The property consists of a total of 2.66 acres of land and formally housed the Easter Seals and Mosquito Control buildings and the SPCA facility. Surrounding the property is the Key West Botanical Garden to the south, FKAA water storage tanks to the east (rear of the property) and the golf course to the northeast. College Road runs along the west side of the property.

Authorization given by the Tree Commission on March 29, 2019, requires the planting of 201.6 caliper inches of approved dicot trees and 5 native palms as well as the transplantation of (4) Thatch palm root balls.

The City Code of Ordinances requires review of all development plans from the Tree Commission and/or Urban Forester prior to review by the Planning board. The Conceptual Landscape Plan submitted appears to incorporate all the required tree removal replacements and is over 70% native vegetation. Once approval has been received from the Planning Board, a final landscape plan with details regarding species numbers and location must be submitted and reviewed by the Tree Commission prior to review by the City Commission.

Recommendation: Recommend approval of the Conceptual Landscape Plan With Tree Removal at 5220, 5224, 5228, & 5230 College Road to include the approval of the removal of (1) Mahogany tree (Tree #6) with the additional replacement of 24.2 caliper inches of approved trees for a total of 225.8 caliper inches of



native dicot and/or fruit trees from the approved list, FL#1, and 5-native palms, 4 ft tall each palm to be planted onsite with the transplanting of (4) Thatch Palms, all to be incorporated into the landscape plan.





# STAFF REPORT

DATE: May 9, 2019

RE: 5220, 52224, 5228, & 5230 College Road  
(permit application # T2019-0192)

FROM: Karen DeMaria, City of Key West Urban Forestry Manager

An application was received requesting Conceptual Landscape Plan Approval with tree removal to include the removal of (1) Mahogany tree. A site inspection was done and documented the following:

Tree Species: Mahogany (*Swietenia mahagoni*)



















08/06/2018



Diameter: 29.2"

Location: 80%

Species: 100% (on protected tree list)

Condition: 70% (good to fair, some structural issues)

Total Average Value = 83%

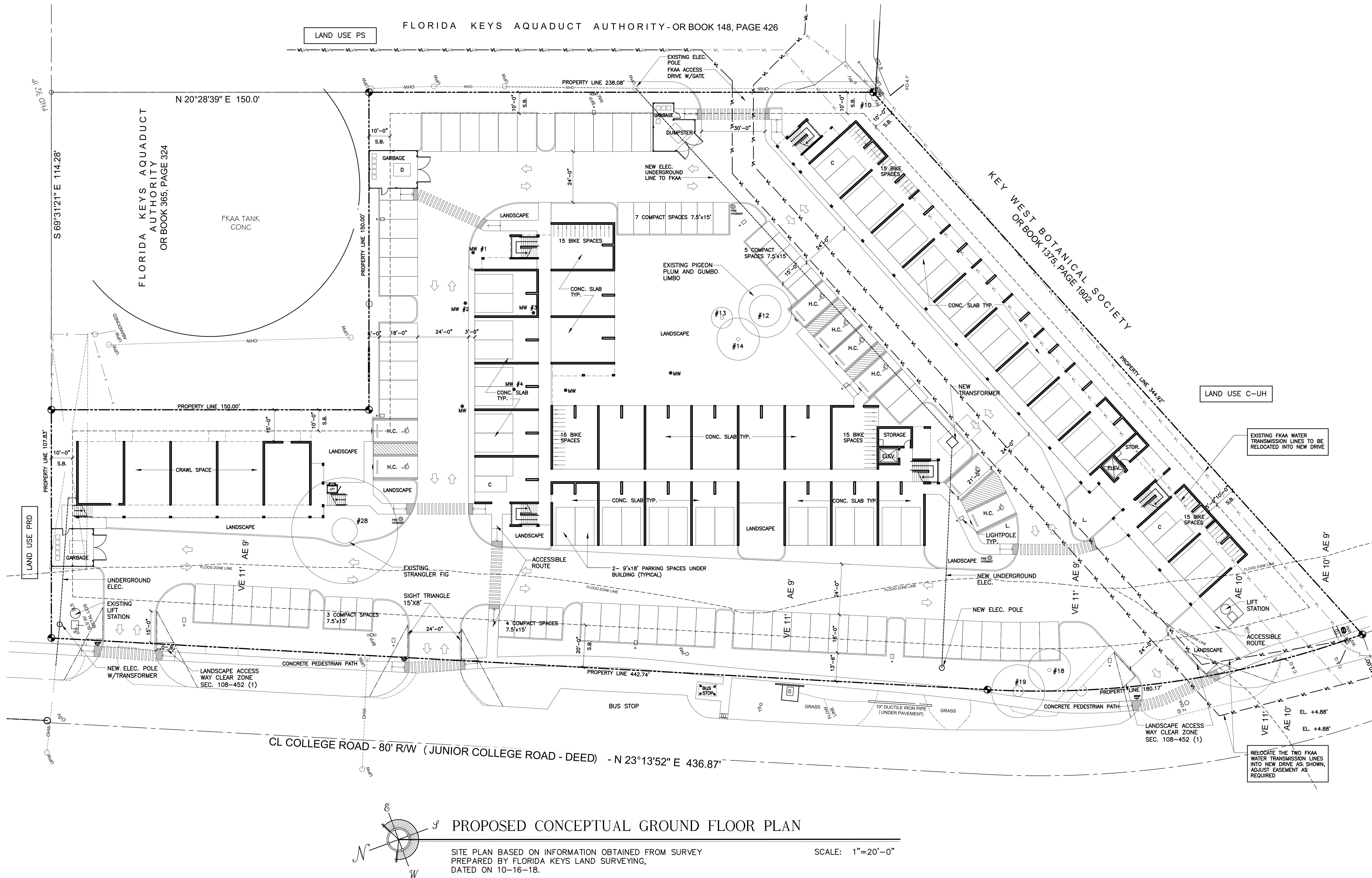
Value x Diameter = 24.2 replacement caliper inches

At the April 9, 2019 Tree Commission meeting, approval was given to remove and transplant other trees on the property. At that time, this tree was slated to remain and be preserved during the development. During final architectural and construction meetings with other departments and FCAA, it was determined that this mahogany tree needed to be removed (Tree #6). The FCAA will be digging a large trench for a new pipeline to the storage tanks to remain behind this complex which will impact the root system of the tree and other requirements with the building location will severely impact the canopy and future growth of the tree (constrict).









LAND USE PS

FLORIDA KEYS AQUADUCT AUTHORITY - OR BOOK 148, PAGE 426

FLORIDA KEYS AQUADUCT  
AUTHORITY  
OR BOOK 365, PAGE 324

N 20°28'39" E 150.0'

FKAA TANK  
CONC

PROPERTY LINE 150.00'

PROPERTY LINE 238.08'

KEY WEST BOTANICAL SOCIETY  
OR BOOK 1375, PAGE 1902

LAND USE C-UH

EXISTING FKAA WATER  
TRANSMISSION LINES TO BE  
RELOCATED INTO NEW DRIVE

WILLIAM P. HORN  
ARCHITECT, P.A.

915 EATON ST.  
KEY WEST,  
FLORIDA  
33040

TEL (305) 296-8302  
FAX (305) 296-1033

LICENSE NO.  
AA 0003040

COLLEGE ROAD  
AFFORDABLE HOUSING  
5220, 5224, 5228 & 5230  
College Road  
STOCK ISLAND, FLORIDA.

SEAL

DATE

03-15-19 DRC  
03-20-19 TREE COMMISSION  
04-05-19 DEMO SUBMISSION  
04-15-19 PL. BD. SUBMISSION  
04-23-19 TREE CONCEPTUAL

REVISIONS

DRAWN BY

JW

PROJECT  
NUMBER

1808

### PROPOSED CONCEPTUAL GROUND FLOOR PLAN

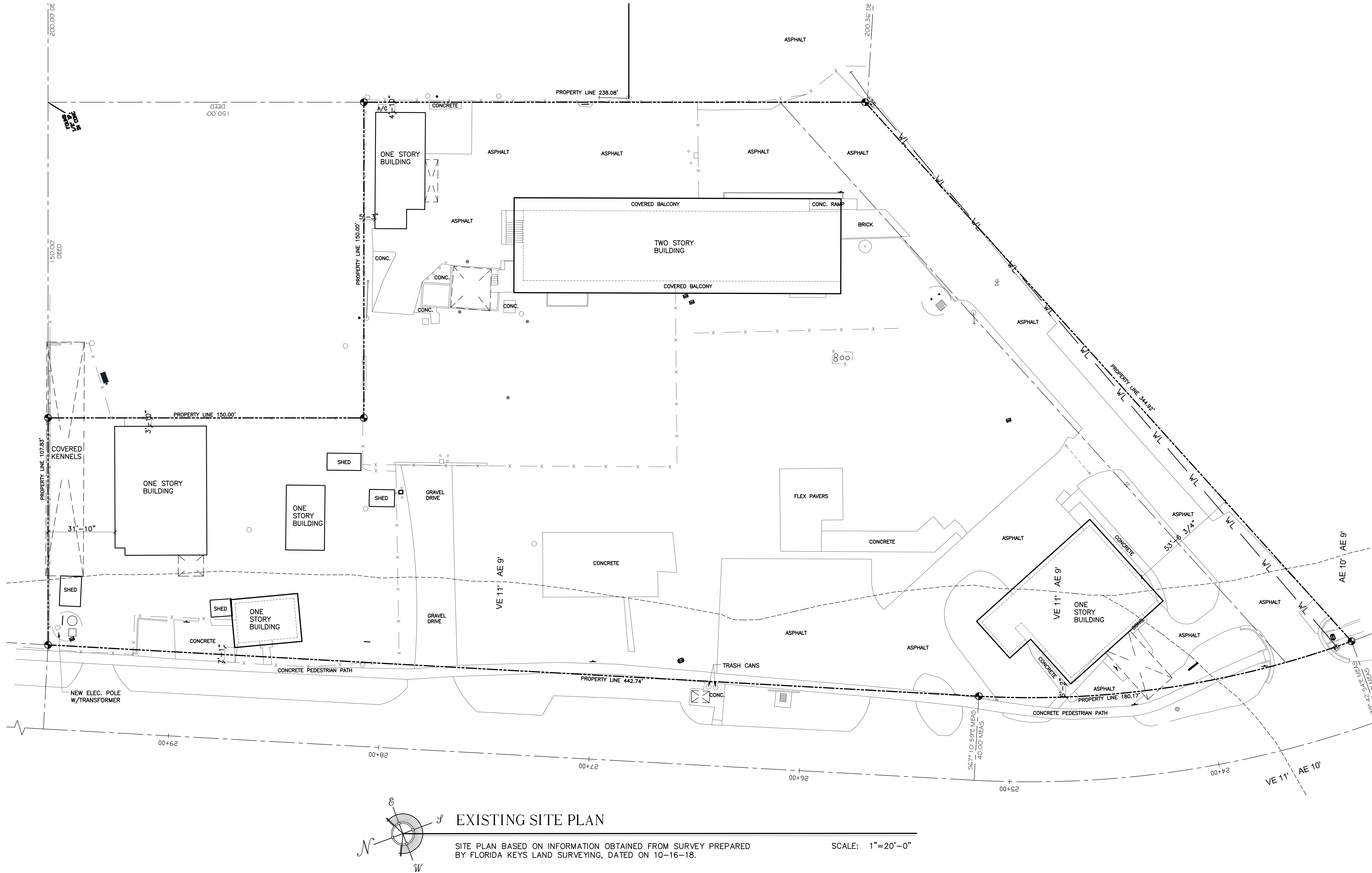
SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY  
PREPARED BY FLORIDA KEYS LAND SURVEYING,  
DATED ON 10-16-18.

SCALE: 1"=20'-0"

COLLEGE ROAD AFFORDABLE HOUSING  
5220, 5224, 5228 & 5230 College Road  
STOCK ISLAND, FLORIDA

A-2





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ARCHITECT, P.A.

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AA 0003040

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College Road  
STOCK ISLAND, FLORIDA.

SEAL

DATE

03-15-19 DRC  
03-20-19 TREE COMMISSION  
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04-15-19 PL. BD. SUBMISSION  
04-23-19 TREE CONCEPTUAL

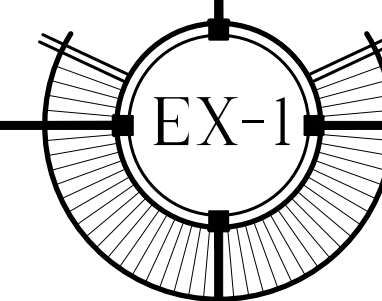
REVISIONS

DRAWN BY

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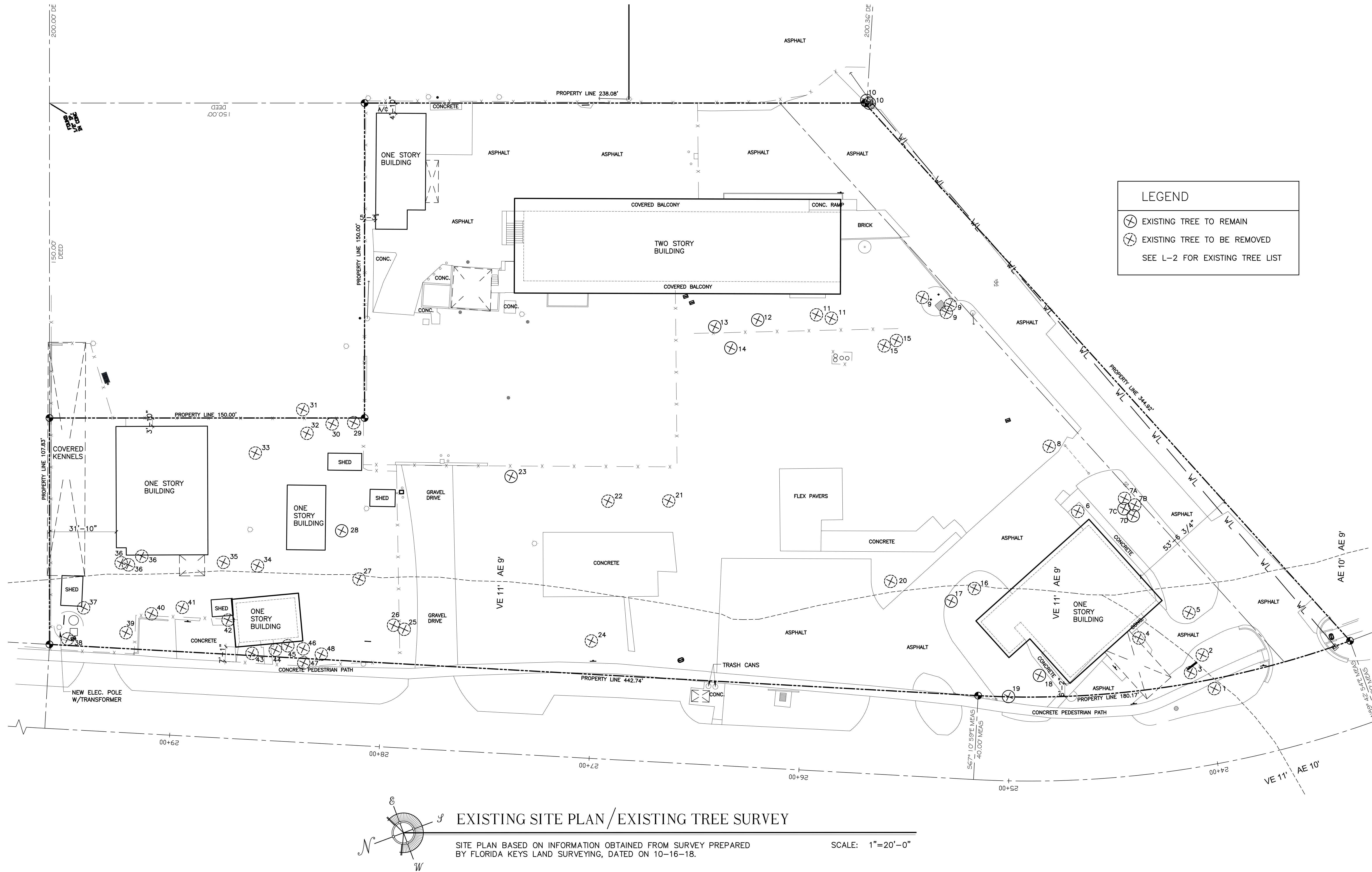
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NUMBER

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COLLEGE ROAD AFFORDABLE HOUSING  
5220, 5224, 5228 & 5230 College Road  
STOCK ISLAND, FLORIDA





LEGEND

- ⊗ EXISTING TREE TO REMAIN
- ⊗ EXISTING TREE TO BE REMOVED
- SEE L-2 FOR EXISTING TREE LIST

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AA 0003040

COLLEGE ROAD  
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5220, 5224, 5228 & 5230  
College Road  
STOCK ISLAND, FLORIDA.

SEAL

DATE

03-15-19 DRC  
03-20-19 TREE COMMISSION  
04-05-19 DEMO SUBMISSION  
04-15-19 PL. BD. SUBMISSION  
04-23-19 TREE CONCEPTUAL

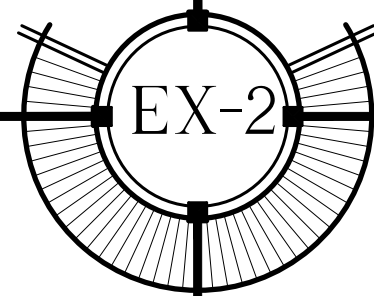
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NUMBER

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COLLEGE ROAD AFFORDABLE HOUSING  
5220, 5224, 5228 & 5230 College Road  
STOCK ISLAND, FLORIDA



COLLEGE ROAD  
AFFORDABLE HOUSING  
5220, 5224, 5228 & 5230  
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03-15-19 DRC  
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04-05-19 DEMO SUBMISSION  
04-15-19 PL. BD. SUBMISSION  
04-23-19 TREE CONCEPTUAL

REVISIONS

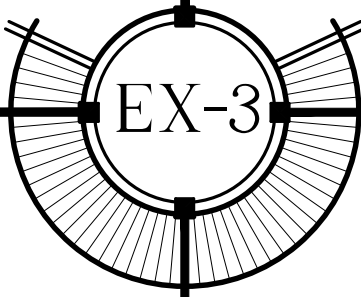
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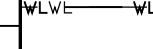
1808

Tree #	Common Name	Scientific Name	TC Status	Size	Project Status	Condition
1	Pink Tabebuia	Tabebuia heterophylla	NPR	18.1" dbh	Remove-NPR	Good, double trunk, along ROW
2	Silver Buttonwood	Conocarpus erectus	Protected	19.1" dbh	Remove-TC	Fair, low multitrunked
3	Pink Tabebuia	Tabebuia heterophylla	NPR	1.5" dbh	Remove-NPR	Good
4	Coconut Palm	Cocos nucifera	Protected	10 ft tall	Remove-TC	very close to building, transplant?
5	Jamaican Dogwood	Piscidia piscipula	Protected	3.5" dbh	Remove-TC	Poor
6	Mahogany	Swietenia mahagani	Protected	29.2" dbh	Remove-TC	within purposed work area
7a	African Tulip Clump	Spathodea campanulata	Regulated	22.6" dbh	Remove-TC	Fair-4 trunks in one rootball with Mahogany #7b-Canopy in utility lines growing in African Tulip rootball-clump
7b	Mahogany	Swietenia mahagani	Protected	5" dbh	Remove-TC	#7a-canopy in utility lines
7c	Thatch Palm Clump	Thrinax sp.	Protected		Transplant	3 trunks
7d	Thatch Palm	Thrinax sp.	Protected		Transplant	1 trunk
7e	African Tulip	Spathodea campanulata	Regulated	6.3" dbh	Remove-TC	Fair to poor
8a	Jamaican Dogwood	Piscidia piscipula	Protected	21.9" dbh	Remove-TC	Poor
8b	Brazilian Pepper	Schinus terebinthifolia	NPR	20.7" dbh	Remove-NPR	Invasive
9c	Mahogany	Swietenia mahagani	Protected	20.7" dbh	Remove-TC	Poor-growing in Jamaican Dogwood and Brazilian pepper rootballs
9a	Silver Buttonwood Clump	Conocarpus erectus	Protected	7" dbh	Remove-TC	Poor-Multi trunked, overgrown shrub
9b	Silver Buttonwood Clump	Conocarpus erectus	Protected	9.5" dbh	Remove-TC	Poor-Multi trunked, overgrown shrub
9c	Silver Buttonwood Clump	Conocarpus erectus	Protected	16" dbh	Remove-TC	Poor-Multi trunked, overgrown shrub
9d	Jamaica Caper	cynophallaphora	Protected	20" dbh	Remove-TC	Fair-multi trunked large overground hedge
10a	Thatch Palm Clump	Thrinax sp.	Protected		Remain	Good-in corner, out of proposed work area
10b	Blolly	Guapira discolor	Protected		Remain	Good-in corner, out of proposed work area
11a	Alexander Palm	Archontophoenix alexandriae	Regulated	plus 10 ft	Remove-TC	
11b	Banana Plants	Musa sp.	NPR		Remove-NPR	
12a	Dead Tree	NA	NPR		NA	Dead
12b	Limber Caper	Capparis flexuosa	Protected	9" dbh	Remain	Good-overgrown shrub
12c	Gumbo Limbo	Bursera simaruba	Protected	10" dbh	Remain	Fair-multi trunked, poor structure
12d	Pigeon Plum	Coccoloba diversifolia	Protected	10.5" dbh	Remain	Good-multi trunked
13	Thatch Palm Clump	Thrinax sp.	Protected		Remain	Good-3 Clumps (4 trunks)
14	Gumbo Limbo	Bursera simaruba	Protected	17.5" dbh	Remain	Good Fair-canopy heavily impacted by hurricane
15a	Mahogany	Swietenia mahagani	Protected	31.8" dbh	Remove-TC	
15b	Banana Plants	Musa sp.	NPR		Remove-NPR	
16	Pink Tabebuia	Tabebuia heterophylla	NPR	9.5" dbh	Remove-NPR	Fair to good-transplant?
17	Thatch Palm	Thrinax sp.	Protected	6 ft tall	Transplant	Good
18	Pink Tabebuia	Tabebuia heterophylla	NPR	9.5" dbh	Remain	Fair-surface root and strong lean
19	Pink Tabebuia	Tabebuia heterophylla	Regulated	26.1" dbh	Remain	Fair-close to sidewalk
20	Tropical Almond	Terminalia catappa	Regulated	36.9" dbh	Remove-TC	Fair-multi trunked, poor structure
21	Coconut Palm	Cocos nucifera	Protected	25 ft tall	Remove-TC	Fair-strong trunk lean
22a	Bottlebrush	Callistemon sp.	Regulated	37.8" dbh	Remove-TC	Fair to poor-multi trunked
22b	Gumbo Limbo	Bursera simaruba	Protected	5" dbh	Remove-TC	Fair-poor structure
23	Thatch Palm	Thrinax sp.	Protected	6 ft tall	Transplant	Good-growing with a clump including hibiscus and Brazilian Pepper (NPR)
24	Pink Tabebuia	Tabebuia heterophylla	Regulated	26.7" dbh	Remove-TC	Poor-multi trunked, focus growing in it
25a	Silver Buttonwood	Conocarpus erectus	Protected	9" dbh	Remove-TC	Fair-overgrown shrubs
25b	Silver Buttonwood	Conocarpus erectus	Protected	25" dbh	Remove-TC	Fair-overgrown shrubs
25c	Silver Buttonwood	Conocarpus erectus	Protected	4" dbh	Remove-TC	Fair-overgrown shrubs
25d	Bougainvillea	Bougainvillea sp.	NPR		Remove-NPR	Poor
26	Tropical Almond	Terminalia catappa	NPR	11.4"	Remove-NPR	Fair to good
27	Coconut Palm	Cocos nucifera	Protected	30 ft tall	Remove-TC	Poor-heavy lean
28	Strangler Fig	Ficus aurea	Protected	?	Remain	Fair-very large diameter
29	Tropical Almond	Terminalia catappa	NPR	20.7" dbh	Remove-NPR	Fair to poor
30	Tropical Almond	Terminalia catappa	NPR	7.6" dbh	Remove-NPR	Poor
31	Banana Plants	Musa sp.	NPR		Remove-NPR	
32	Tropical Almond	Terminalia catappa	NPR	7.6" dbh	Remove-NPR	Poor-canopy cut off-resprouts
33	Tropical Almond	Terminalia catappa	NPR	21.9" dbh	Remove-NPR	Good
34	Tropical Almond	Terminalia catappa	Regulated	28.9" dbh	Remove-TC	Poor
35	Tropical Almond	Terminalia catappa	NPR	9.8" dbh	Remove-NPR	Fair to poor
36a	Ficus Benjamin	Ficus benjaminia	NPR	NA	Remove-NPR	Poor
36b	African Tulip	Spathodea campanulata	Regulated	7.9" dbh	Remove-TC	Fair-double trunk
36c	African Tulip	Spathodea campanulata	NPR	3.1" dbh	Remove-NPR	Poor-stump that has resprouted
36d	African Tulip	Spathodea campanulata	Regulated	7.3" dbh	Remove-TC	Poor
37	Fiddlewood	Citharexylum fruticosum	Protected	5.7"	Remove-TC	Fair
38	Tropical Almond	Terminalia catappa	NPR	10.1" dbh	Remove-NPR	Fair-canopy one sided
39	Tropical Almond	Terminalia catappa	NPR	14" dbh	Remove-NPR	Fair
40	Clump	Terminalia catappa	NPR	NA	Remove-NPR	
41	Royal Palm	Roystonea elata	Protected	30 ft tall	Remove-TC	Good
42	Ornamental Shrubs and Banana Trees	NA	NPR	NA	Remove-NPR	
43	Simpson Stopper Shrubs, Bougainvillea, & Other Ornamental Shrubs	NA	NPR	NA	Remove-NPR	Maintained as shrubs
44	Jatropha	Jatropha sp.	Regulated	7.6"	Remove-TC	Poor-crack in main trunk
45	Numerous Simpson Stoppers	NA	NPR	NA	Remove-NPR	Maintained as shrubs
46	Silver Buttonwood	Conocarpus erectus	Protected	7.6" dbh	Remove-TC	Fair
47	Umbrella Tree	Schefflera actinophylla	NPR	NA	Remove-NPR	
48	Silver Buttonwood	Conocarpus erectus	Protected	7.2"	Remove-TC	Fair

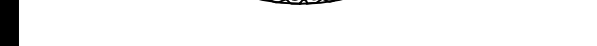




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### DISCUSSION:

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Notes

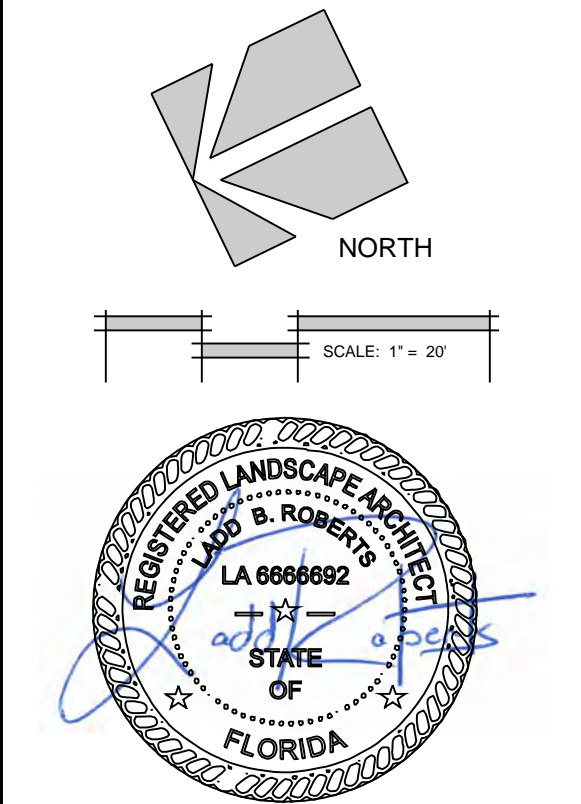
1. 4.23.19 Rmvd #6 Mahogany/83% Mlt. Adde

2. \_\_\_\_\_

## CONCEPT PLAN (Code Compliance)



COLLEGE ROAD AFFORDABLE HOUSING STOCK ISLAND, FL 33040



PLANT SCHEDULE & DETAILS

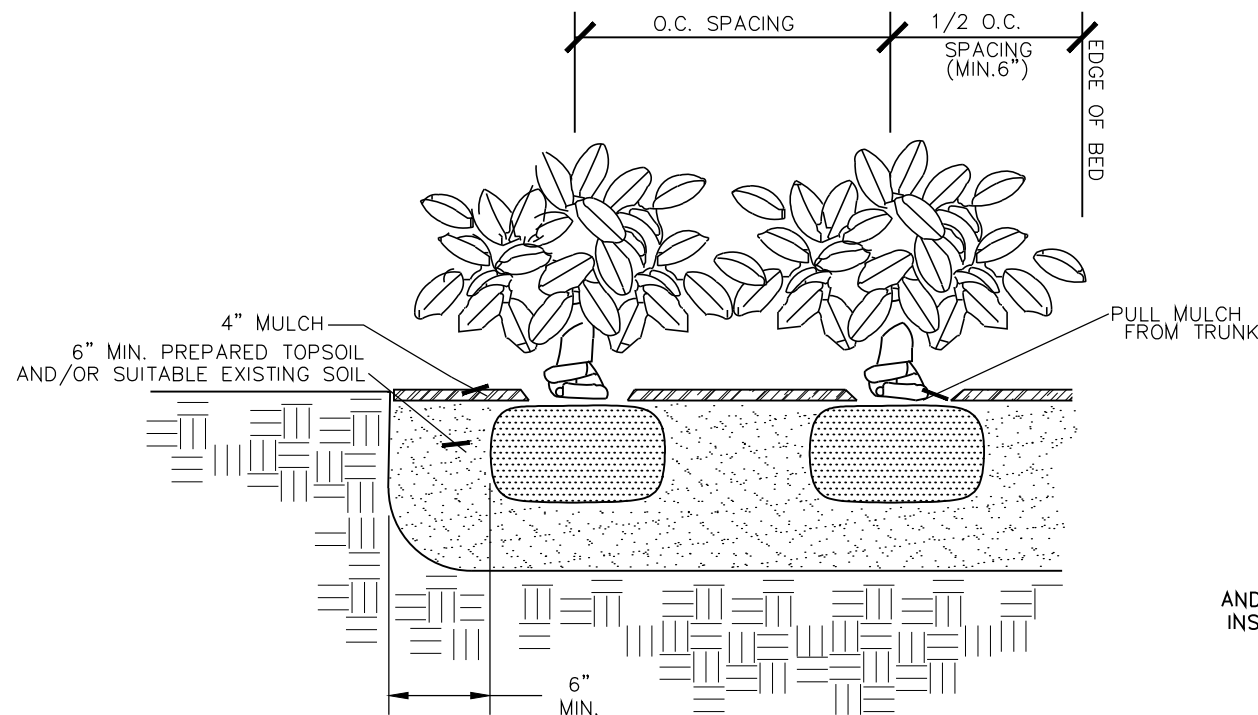
DATE: 4.23.19

REVISIONS:		
No.	Date	Notes
1.	5.6.19	Rmv'd Redundant Tables / Adj Qty's
2.		
3.		
4.		

SHEET NUMBER: L-2

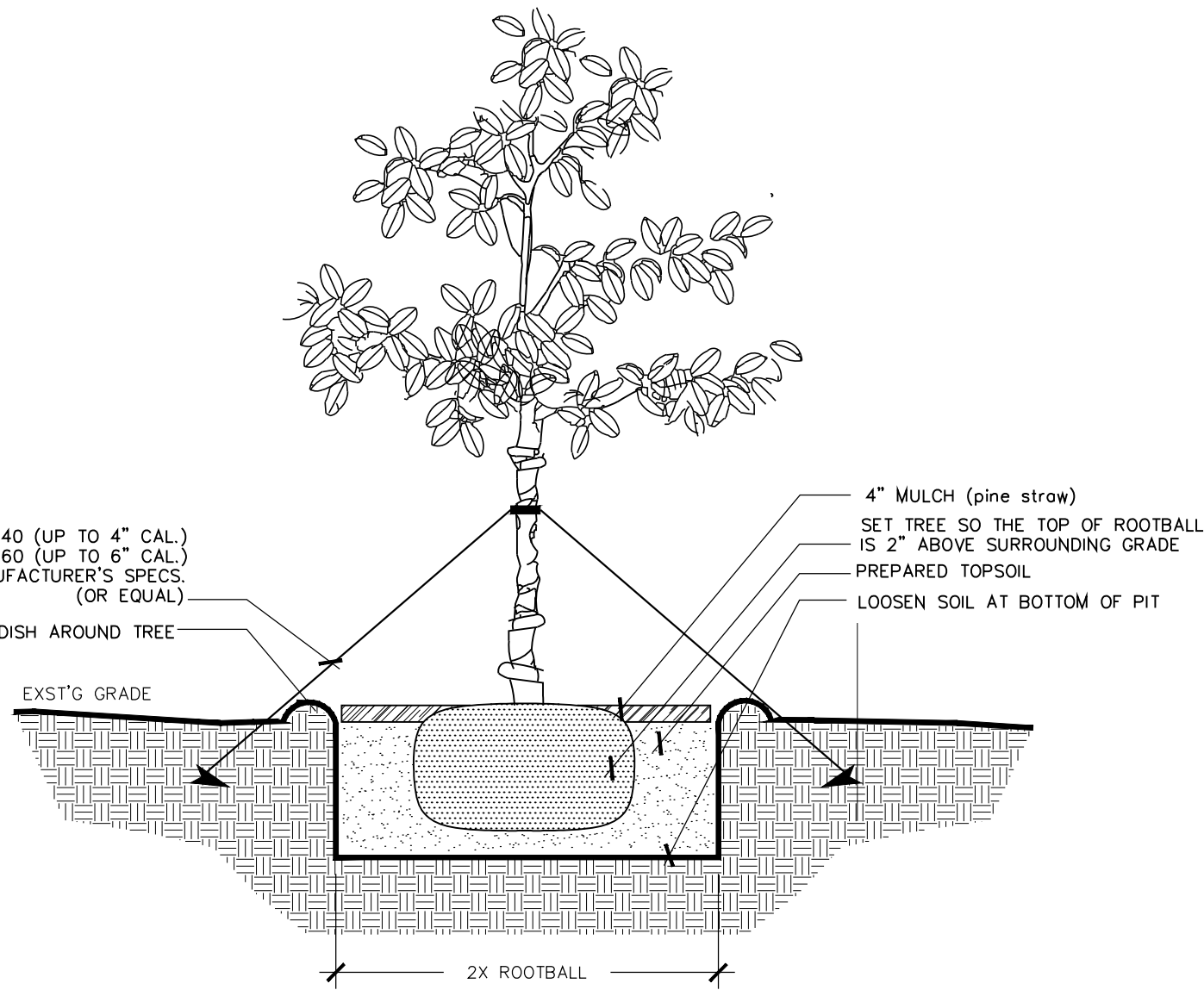
JOB #: 19003 DRAWN BY: LBR

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SHRUB PLANTING DETAIL

ALL SHRUBS ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. WATER RINGS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.



TREE PLANTING DETAIL

ALL TREES ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. WATER RINGS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.

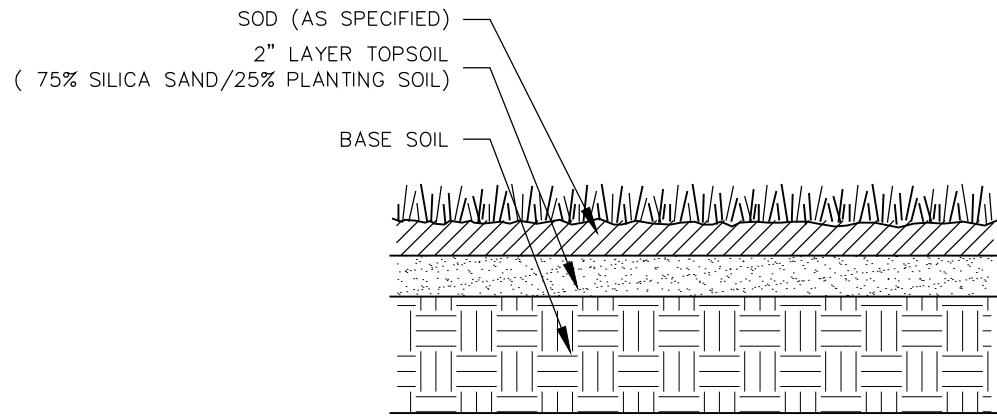
THE ROOTBALL OF THE TREE SHOULD BE POSITIONED IN THE HOLE SO THAT THE FINISH GRADE OF THE BACKFILL SOIL AND LANDSCAPE SOIL IS 2" LOWER THAN THE TOP OF THE ROOTBALL. MULCH SHOULD COVER THE EDGE OF THE ROOTBALL, DO NOT MULCH ON TOP OF ROOTBALL.

GENERAL NOTES:

100% OF THE PLANT MATERIAL USED TO SATISFY LANDSCAPING REQUIREMENTS SHALL BE NATIVE AND IN ACCORDANCE WITH SECTION 111.10.

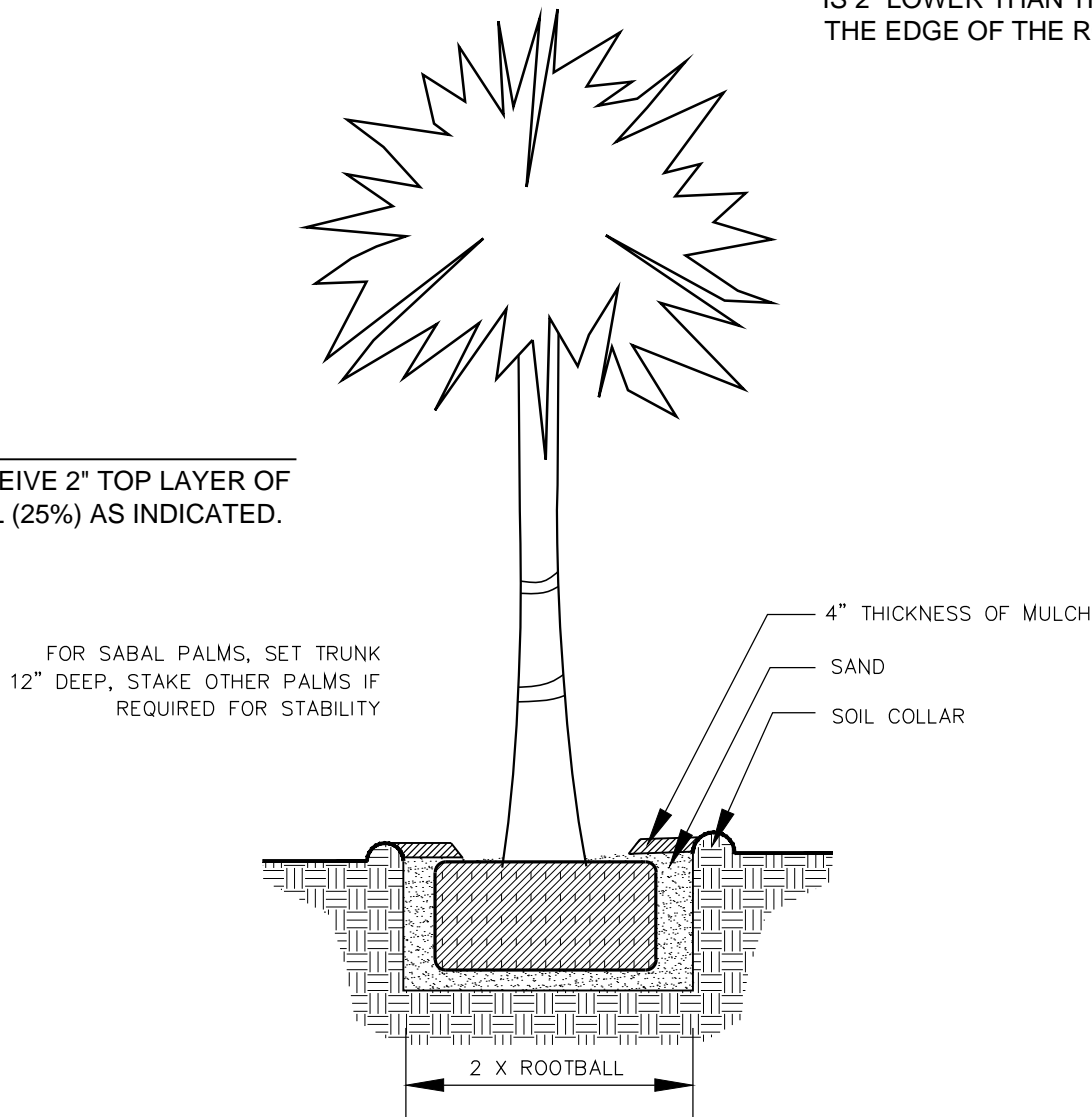
100% IRRIGATION COVERAGE SHALL BE PROVIDED TO ALL PROPOSED PLANTING AREAS. SAID SYSTEM SHALL BE DESIGNED IN COMPLIANCE WITH CFW CODE.

ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF 1" OF PLANTING SOIL AND MULCHED TO A DEPTH OF 1". ALL TREES SHALL BE PROPERLY GUYED OR STAKED AT TIME OF PLANTING.



SODDING DETAIL

ALL AREAS TO BE SODDED TO RECEIVE 2" TOP LAYER OF SILICA SAND (75%) /PLANTING SOIL (25%) AS INDICATED.



PALM PLANTING DETAIL

Conceptual Planting Palette

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	NOTE	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	NOTE	NATIVE
<b>PALMS</b>						<b>SHRUBS</b>					
5 - Provided	SABAL PALM	Sabal palmetto	12'-18' clr. trnk.			750 - Provided	SPANISH STOPPER	Eugenia foetida	7 gal., 36"-40" hgt/sprd.	FL #1	NATIVE
	KEY THATCH PALM	Thrinax morrisii	4'-6' o.h.	FL #1	NATIVE		WILD COFFEE	Psychotria nervosa	3 gal., 24" -36" hgt./sprd.	FL #1	NATIVE
	FLA. THATCH PALM	Thrinax radiata	6" o.h.	FL #1	NATIVE		FICUS 'GREEN ISLAND'	Ficus 'Green Island'	3 gal. 14"-18" sprd/hgt.	FL #1	
	SAW PALMETTO	Serona repens 'Silver'	15 gal. 3' o.h.	FL #1			LOCUSTBERRY	Brysonima lucida	7 gal., 36"-40" hgt./sprd.	FL #1	NATIVE
	BUCCANEER PALM	Pseudophoenix sargentii	30 gal. 6'-8' o.h.	FL #1	NATIVE		JAMAICA CAPER	Capparis cynophallophora	7 gal., 36" - 40" hgt./sprd.	FL #1	NATIVE
	ROYAL PALM	Roystonea elata	8' to 12' grey wood, Fat Trunks	FL #1	NATIVE		FIREBUSH	Hamelia patens	7 gal., 36"-40" hgt./sprd.	FL #1	NATIVE
<b>TREES</b>							DWARF FIREBUSH	Hamelia patens 'compacta'	3 gal., full	FL #1	NATIVE
<b>CANOPY</b>							SPARTINA	Spartina bakerii	3 gal., full	FL #1	NATIVE
	SPANISH LIME	Melicoccus bijugatus	3" cal., 12-14' o.h.	FL #1		<b>GROUNDCOVER</b>					
	MAHOGANY	Sweetenia mahogani	4" cal., 14-16' o.h.,	FL #1	NATIVE	3,750 - Provided	MUHLI GRASS	Muhlenbergia capillaris	1 gal., full	FL #1	NATIVE
	WILD TAMARIND	Lysiloma latissilium	4" cal., 12-14' o.h.,	FL #1	NATIVE		WART FERN	Microsorium scolopendrum	3 gal., full	FL #1	NATIVE
	PIDGION PLUM	Coccoloba diversifolia	3" cal., 12-14' o.h	FL #1	NATIVE		GOLDEN CREEPER	Ernodea littoralis	1 gal., full	FL #1	NATIVE
	GUMBO LIMBO	Bursera simaruba	4" cal., 14-16' o.h.	FL #1	NATIVE		SILVER LOVE GRASS	Eragrostis eliottii	1 gal., full	FL #1	NATIVE
	GREEN BUTTONWOOD	Conocarpus erectus	4" cal., 12-14' o.h.	FL #1	NATIVE		SPIDER LILY	Hymenocallis latifolia	1 gal., full	FL #1	NATIVE
	SILVER BUTTONWOOD	Silver buttonwood	2" cal. 10'-12' o.h.	FL #1	NATIVE		TICKSEED	Coreopsis ssp 'Dwarf'	1 gal., full	FL #1	NATIVE
	PARADISE TREE	Simarouba glauca	3" cal., 12-14' o.h.	FL #1	NATIVE		ST. AUGUSTINE SOD or Preferred Species				
	CINNAMON BARK	Canella Winterana	1.5" cal. 6'-8' o.h.	FL #1	NATIVE						
	ROYAL POINCIANA	Delonix regia	3" cal. 12'-14" o.h.	FL #1	NATIVE						
<b>UNDERSTORY</b>											
33- Provided	LIGNUM VITAE	Guaiacum sanctum	1.5" cal. 6'-8' o.h.	FL #1	NATIVE						
	CRABWOOD	Gymnathes lucida	1.5" cal. 6'-8' o.h.	FL #1	NATIVE		RELOCATED KEY THATCH PALM	Thrinax sp.	4-6' o.h.	FL #1	NATIVE
	SATINWOOD	Zanthoxylum flavum	1.5" cal. 6'-8' o.h.	FL #1	NATIVE						
	SIMPSON STOPPER	Myrianthes fragrans	1.5" cal. 6-8' o.h.	FL #1	NATIVE						
	RED STOPPER	Eugenia rhombea	1" cal. 5-6 o.h.	FL #1	NATIVE						

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