

STAFF REPORT

DATE: March 2, 2022 updated March 7, 2022

RE: 5537 College Road-KOTS (Landscape Sec 108 Review)

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

An application was submitted for a major development plan to redevelop the existing KOTS lease area. This review is to verify compliance to Sec 108 of the City Code regarding landscaping and buffer requirements to help the Planning Board with their review. This review is based on the site and landscape plan submitted to the Tree Commission dated January 14, 2022 and plans submitted to the Planning Board dated February 11, 2022 and an updated landscape plan dated March 3, 2022.

Review of Section 108:

1. Sec 108-243: Adjacent, native habitat is being preserved and a soil erosion control and sedimentation plan has been provided (C-100). No wetland areas will be negatively impacted by the proposed work. A completed landscape plan, signed and sealed with an irrigation plan a tree protection plan has been submitted.
2. Sec 108-289: The project will require the removal of (1) Strangler Fig tree currently growing against a structure. Numerous Buttonwood trees on the eastern side of the property including along the existing walkway, shall remain as well as two Gumbo limbo trees. The request to remove the Strangler Fig tree was approved by the Tree Commission on February 7, 2022 and requires the planting of a total of 3 caliper inches of approved trees, FL #1, from the approved list, to be planted on site and incorporated into the landscape plan.
3. Sec 108-346: According to the landscape plan, the project is proposing 64.7% open space. According to the architect plans, the project proposes 55.4% open space. There are some Brazilian pepper and Seaside Mahoe trees, both invasive exotic plant species, on the site that will be removed. Due to the seed source being in the soil, the property maintenance plan must include a statement regarding maintenance of the property to remove any invasive exotic plant species.
4. Sec 108-347 (bufferyards): The proposed use of the property is considered medium intensity due to the periodic influx of people onto the site. This parcel is a lease section from a larger property currently containing a Jail and Monroe County Sheriff Department offices (government uses). According to the property appraiser site, the property along the access walkway to the KOTS building is multifamily and the northeast, northern, and northwest boundary area is submerged-conservation (fringing mangrove and wetland area).

A. The walkway/access area on the southeastern portion of the lease area would require an E buffer (medium impact-multi family) and this section of code does not have specific buffer requirements for screening (specific requirements to be determined by the City) therefore, a review is being based on the low impact requirement, B buffer of 40 plant units per 100 linear feet of landscaped area that is 5-9 ft wide.

The plan proposes a 6 ft wide landscaped planter along the walkway access area with the neighboring property that currently contains existing, tall buttonwood hedged trees. Three Sabal Palms, 80-Cordgrass shrubs, and Coontie plants will be planted (+95 new plant units) to create a vegetative buffer along an approximate 200 ft long area.

An additional approximately 50 ft long area along this walkway turns approximately 20 feet away from the property line and contains additional, existing buttonwood trees along an existing wire fence. No new vegetation is proposed to be planted on this section of property/lease line area. An opaque fence will be installed the lease line.

B. The western side of the walkway/access area on the southwest side of the lease area abuts existing government use areas currently used as a vehicle storage area with above ground storage tanks (medium-low impact). A B buffer area is required (40 plant units per 100 linear feet). The planting bed is 6 ft wide and is approximately 316 linear feet therefore, 124 plants units are required for this area. The landscape plan proposes the planting of 5-White Tabebuia and 9-Crabwood subcanopy trees, 8-Sabal Palms, 38-Simpson Stopper and 18-Locustberry shrubs and Coontie plants (+168 plant units).

C. The project does not propose continual buffer landscaping along the northeast, north, northwest, and western lease boundary lines. A large fringing mangrove and wetland area currently exists along most of this area therefore, a vegetative buffer currently exists and new vegetation is not needed (Sec 108-352). A structural buffer/wall-fence will be built upland of the jurisdictional wetland line. On the north and west side, an access drive and parking area will be created. Two small landscape planter areas will be created along the lease/property line and access driveway.

Overall, the proposed landscape plan meets the requirements of landscape buffering.

5. Sec 108-348 allows for credit of existing plant material. This has been addressed above.
6. Sec 108-352 allows for the reduction of landscape or bufferyard requirements where native vegetation currently exists along that bufferyard. A large fringing mangrove area and a wetland area currently exists bordering and in the northeast, north, and northwest lease/property lines areas, as shown on the plans.
7. Sec 108- 412: The plan does incorporate 70% native vegetation and 35% of the property is being landscaped. The rest of the property not covered in hardscape or groundcover will be mulched or have gravel or sod placed, as per plans.

8. 108-413, landscape requirement along street frontages. This property does not abut a public street. The lease line exists within a larger parcel. The south and southwest lease line does abut an existing, interior access driveway and parking area.
9. Sec 108-414 Interior parking areas: There are two interior parking areas on the parcel. One parking area is located under the pile supported main structure and the second parking area is located in the northern area of the property. The landscape does include 4 planters with a shade tree and shrubs in each planter in the northern parking area containing a total of 9 parking spots. The dimensions of these planters are not known at this time.
10. Sec 108-415 perimeter parking areas: There are no perimeter parking areas on the property.
11. Sec 108-416, interior area landscaping. This section of code specifically looks at the planting of trees and requires that all areas not covered by buildings or hardscape will have grass, groundcover, shrubs or other landscaping materials. Since less than 30% of the site is non vehicular open space, 4 shade trees are required to be planted. The landscape plan includes the planting of 1-Pigeon Plum tree, 2-Sabal Palms, and 4-Thatch Palms in interior landscape areas along with various species of shrubs. Two existing Gumbo Limbo trees and Buttonwood trees also exist on the property that were not included in other reviews. Planters have been placed appropriately around the structure.
12. Sec 108-447: Curbing will be placed around all the landscape planters in the parking area, around the one small eastern planter adjacent to the access drive by the fire access, and the planter next to the delivery area. The landscape plan does include a tree protection plan.
13. Sec 108-450: Landscape screening has been provided where necessary.
14. Sec 108-481: The landscape includes the planting of 33 new trees and 20 new palms. The property contains numerous existing buttonwood trees. The proposed landscape plan meets this code section requirement.

Sec 110-88, Wetland Delineation: The project environmental consultant, Terramar Environmental, Inc, had a pre-application meeting with Sophie Wild-South Florida Water Management District (SFWMD) on November 17, 2021, which confirmed the upland wetland delineation line submitted in the application package.

Sec 110-89, development restrictions: No development is being proposed in the wetland areas. No adverse impacts will occur to the surrounding wetland areas due to the upland construction. Coordination with SFWMD has been established.

Sec 110-91, wetland buffer zones: City code states that a natural, upland buffer zone will be created around wetland areas landward of the jurisdictional line to protect the

wetland areas from impacts generated by the adjacent upland areas. The purpose of the buffer is to ensure the function of the wetland areas, to prevent pollutants from runoff from entering into the wetland areas and to enhance water quality. The boundary of the upland buffer area shall be established by field investigation and shall be constituent with SFWMD standards.

Coordination with SFWMD indicates that a 25-foot upland buffer would not be required due to the lack of vegetation and the existing conditions of the scarified, upland area that abuts the wetland areas. The proposed structural wall/fence upland of the wetland jurisdictional line will provide a structural buffer to avoid adverse secondary impacts to the wetland area, creates a protective barrier, and would improve the current conditions of the site.

Conditions:

1. All invasive plant species shall be removed from the site (upland and wetland areas), particularly Seaside Mahoe-*Thesesia populnea*, Brazilian pepper-*Schinus terebinthifolia*, Lead tree-*Leucaena leucocephala*, and Australian Pine-*Casuarina* sp. The property shall be monitored and continual removal of these nuisance trees shall be done.
2. Tree protection and upland silt barriers must be placed and maintained.
3. No impacts authorized to occur to any protected trees. Overhanging buttonwood trees branches must be properly trimmed by a certified arborist prior to commencement of work on the property.
4. No impacts authorized to occur to the adjacent wetland areas. Any debris that accidentally falls into the wetland area must be immediately removed.



Karen DeMaria
Urban Forestry Manager
City of Key West



PROPOSED SITE PLAN (LEASE AREA)

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
PREPARED BY AVIRON & ASSOCIATES DATED ON 04-08-2021.

SCALE: 1"=30'-0"

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

KEYS OVERNIGHT
TEMPORARY
SHELTER
5537 COLLEGE RD.
KEY WEST, FLORIDA.

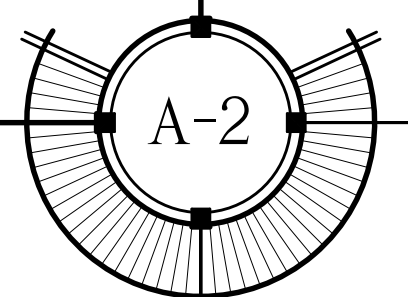
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DATE
11-04-2021 D.R.C.
11-30-2021 REV A
12-09-2021 D.R.C.
02-11-2022 PL. BD.
03-03-2022 PL. BD. REV A

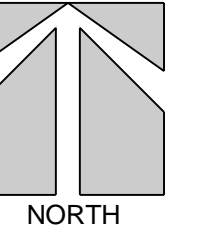
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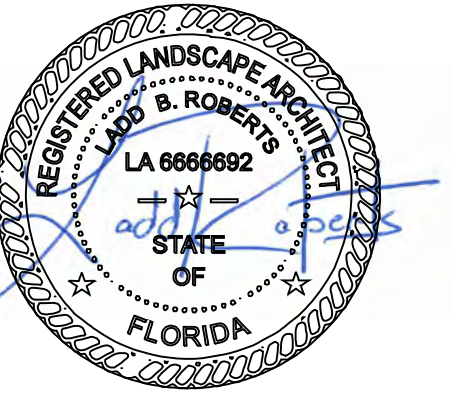
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CAB
PROJECT
NUMBER
2023



KEYS OVERNIGHT TEMPORARY SHELTER (KOTS)
5537 COLLEGE ROAD
KEY WEST, FLORIDA



SCALE: 1" = 20'



APPROVAL DOCUMENTS

EXISTING VEGETATION

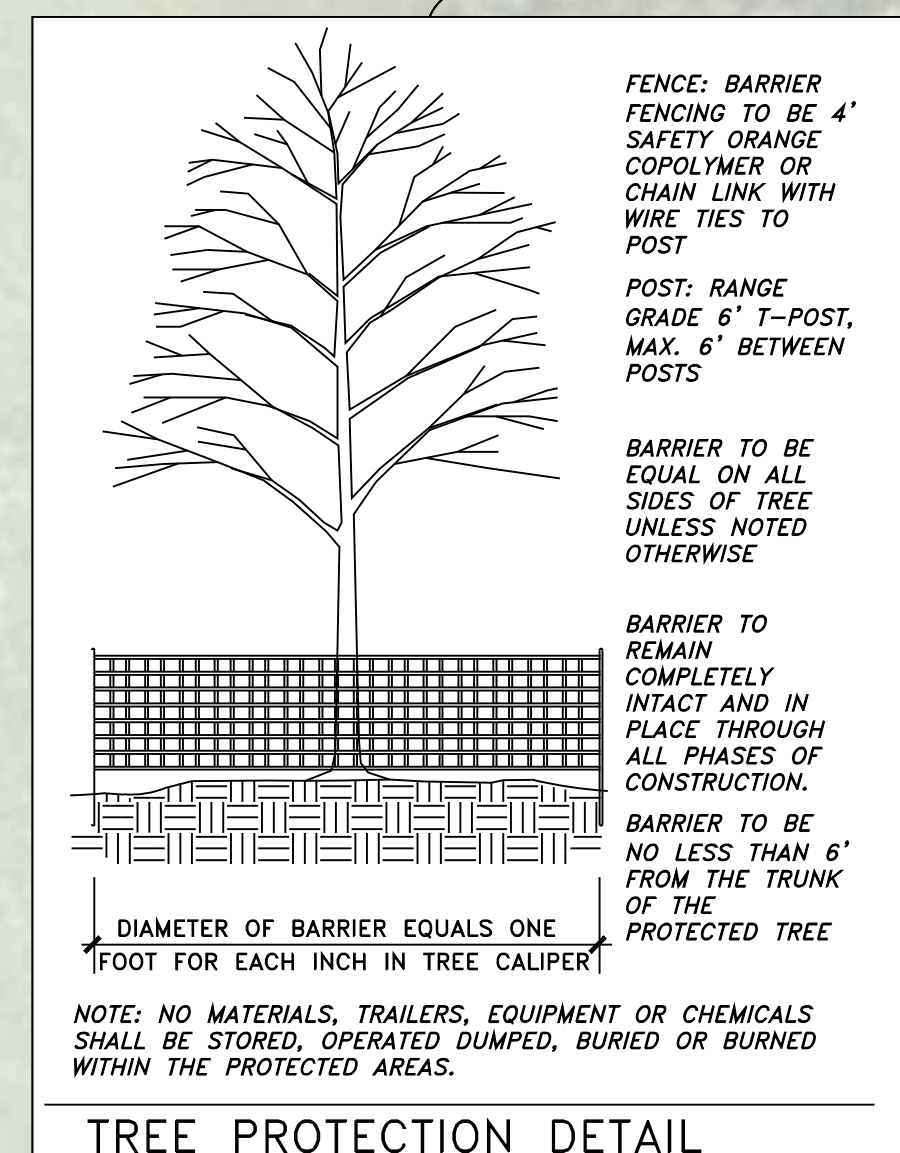
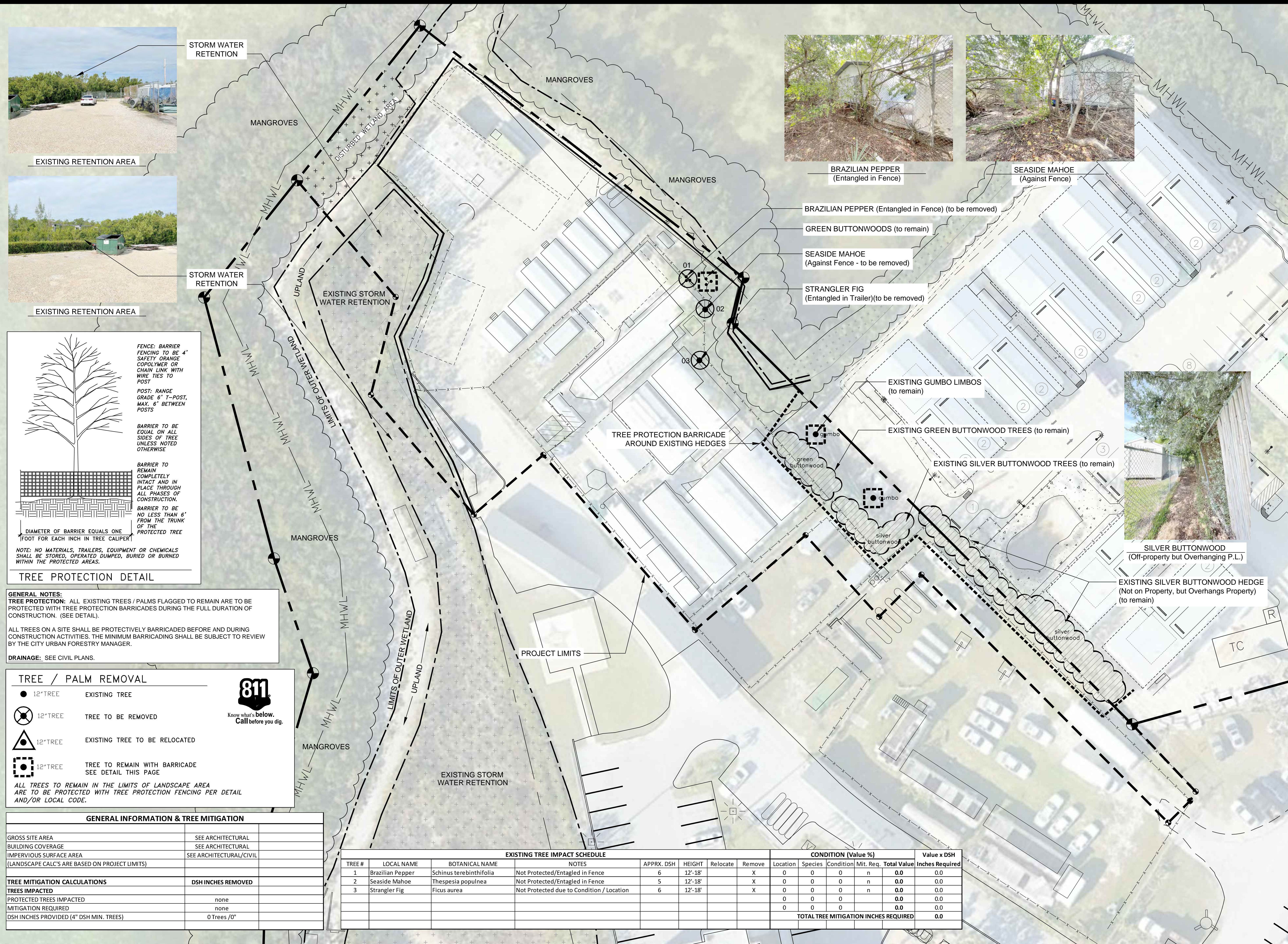
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GENERAL NOTES:
TREE PROTECTION: ALL EXISTING TREES / PALMS FLAGGED TO REMAIN ARE TO BE PROTECTED WITH TREE PROTECTION BARRICADES DURING THE FULL DURATION OF CONSTRUCTION. (SEE DETAIL).
ALL TREES ON A SITE SHALL BE PROTECTIVELY BARRICADED BEFORE AND DURING CONSTRUCTION ACTIVITIES. THE MINIMUM BARRICADED SHALL BE SUBJECT TO REVIEW BY THE CITY URBAN FORESTRY MANAGER.
DRAINAGE: SEE CIVIL PLANS.

TREE / PALM REMOVAL

- 12" TREE EXISTING TREE
- ⊗ 12" TREE TREE TO BE REMOVED
- ▲ 12" TREE EXISTING TREE TO BE RELOCATED
- ⊙ 12" TREE TREE TO REMAIN WITH BARRICADE SEE DETAIL THIS PAGE

ALL TREES TO REMAIN IN THE LIMITS OF LANDSCAPE AREA ARE TO BE PROTECTED WITH TREE PROTECTION FENCING PER DETAIL AND/OR LOCAL CODE.

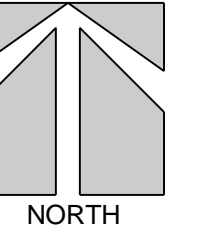
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Know what's below.
Call before you dig.

GENERAL INFORMATION & TREE MITIGATION

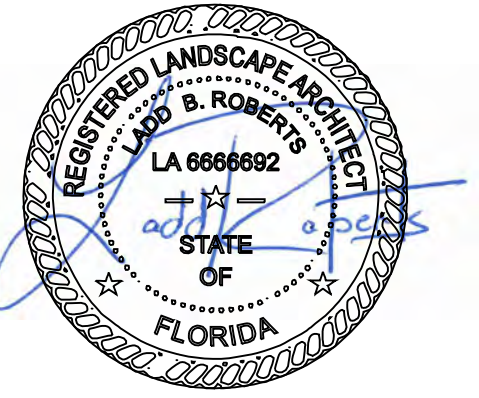
GROSS SITE AREA	SEE ARCHITECTURAL
BUILDING COVERAGE	SEE ARCHITECTURAL
IMPERVIOUS SURFACE AREA (LANDSCAPE CALC'S ARE BASED ON PROJECT LIMITS)	SEE ARCHITECTURAL/CIVIL
TREE MITIGATION CALCULATIONS	DSH INCHES REMOVED
TREES IMPACTED	
PROTECTED TREES IMPACTED	none
MITIGATION REQUIRED	none
DSH INCHES PROVIDED (4" DSH MIN. TREES)	0 Trees / 0"

EXISTING TREE IMPACT SCHEDULE

TREE #	LOCAL NAME	BOTANICAL NAME	NOTES	APPRX. DSH	HEIGHT	Relocate	Remove	CONDITION (Value %)				Value x DSH	
								Location	Species	Condition	Mit. Req.	Total Value	Inches Required
1	Brazilian Pepper	Schinus terebinthifolia	Not Protected/Entangled in Fence	6	12'-18'		X	0	0	0	n	0.0	0.0
2	Seaside Mahoe	Thespesia populnea	Not Protected/Entangled in Fence	5	12'-18'		X	0	0	0	n	0.0	0.0
3	Strangler Fig	Ficus aurea	Not Protected due to Condition / Location	6	12'-18'		X	0	0	0	n	0.0	0.0
								0	0	0		0.0	0.0
TOTAL TREE MITIGATION INCHES REQUIRED												0.0	



SCALE: 1" = 20'



APPROVAL DOCUMENTS

LANDSCAPE PLAN (CONCEPTUAL)

DATE: 3.3.22

REVISIONS:

No.	Date	Notes
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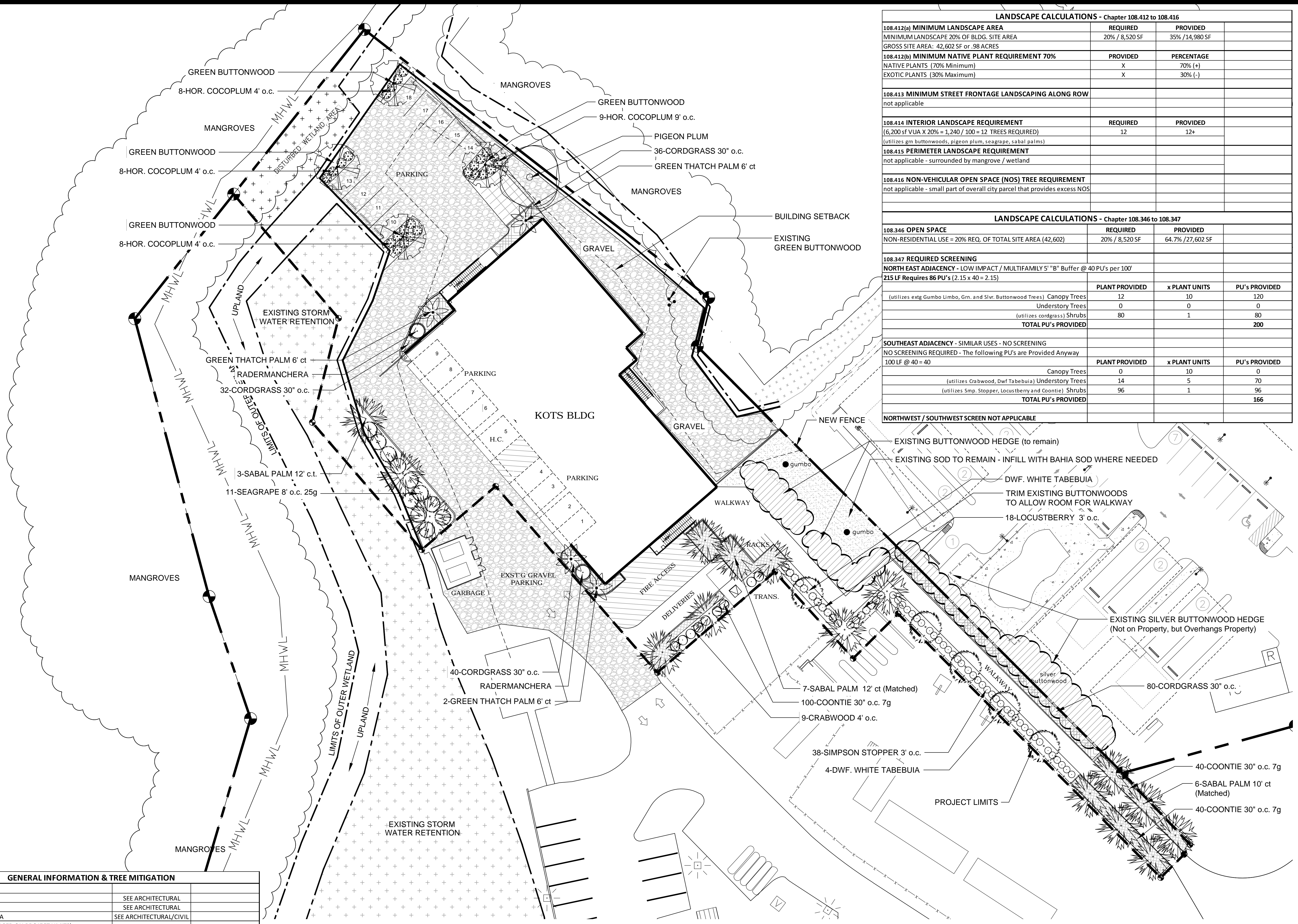
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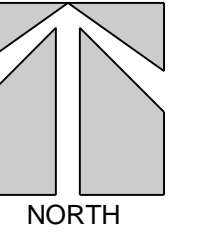
LANDSCAPE CALCULATIONS - Chapter 108.412 to 108.416		
108.412(a) MINIMUM LANDSCAPE AREA	REQUIRED	PROVIDED
MINIMUM LANDSCAPE 20% OF BLDG. SITE AREA	20% / 8,520 SF	35% / 14,980 SF
GROSS SITE AREA: 42,602 SF or .98 ACRES		
108.412(b) MINIMUM NATIVE PLANT REQUIREMENT 70%	PROVIDED	PERCENTAGE
NATIVE PLANTS (70% Minimum)	X	70% (+)
EXOTIC PLANTS (30% Maximum)	X	30% (-)
108.413 MINIMUM STREET FRONTAGE LANDSCAPING ALONG ROW		
not applicable		
108.414 INTERIOR LANDSCAPE REQUIREMENT	REQUIRED	PROVIDED
(6,200 sf VUA X 20% = 1,240 / 100 = 12 TREES REQUIRED)	12	12+
(utilizes gm buttonwoods, pigeon plum, seagrape, sabal palms)		
108.415 PERIMETER LANDSCAPE REQUIREMENT		
not applicable - surrounded by mangrove / wetland		
108.416 NON-VEHICULAR OPEN SPACE (NOS) TREE REQUIREMENT		
not applicable - small part of overall city parcel that provides excess NOS		
LANDSCAPE CALCULATIONS - Chapter 108.346 to 108.347		
108.346 OPEN SPACE	REQUIRED	PROVIDED
NON-RESIDENTIAL USE = 20% REQ. OF TOTAL SITE AREA (42,602)	20% / 8,520 SF	64.7% / 27,602 SF
108.347 REQUIRED SCREENING		
NORTH EAST ADJACENCY - LOW IMPACT / MULTIFAMILY 5' "B" Buffer @ 40 PU's per 100'		
215 LF Requires 86 PU's (2.15 x 40 = 2.15)		
	PLANT PROVIDED	x PLANT UNITS
(utilizes extg Gumbo Limbo, Gm. and Slvr. Buttonwood Trees) Canopy Trees	12	10
Understory Trees	0	0
(utilizes cordgrass) Shrubs	80	1
TOTAL PU's PROVIDED		200
SOUTHEAST ADJACENCY - SIMILAR USES - NO SCREENING		
NO SCREENING REQUIRED - The following PU's are Provided Anyway		
100 LF @ 40 = 40		
	PLANT PROVIDED	x PLANT UNITS
Canopy Trees	0	10
(utilizes Crabwood, Dwf Tabebuia) Understory Trees	14	5
(utilizes Smp. Stopper, Locustberry and Coontie) Shrubs	96	1
TOTAL PU's PROVIDED		166
NORTHWEST / SOUTHWEST SCREEN NOT APPLICABLE		

GENERAL INFORMATION & TREE MITIGATION	
GROSS SITE AREA	SEE ARCHITECTURAL
BUILDING COVERAGE	SEE ARCHITECTURAL
IMPERVIOUS SURFACE AREA	SEE ARCHITECTURAL/CIVIL
(LANDSCAPE CALC'S ARE BASED ON PROJECT LIMITS)	
TREE MITIGATION CALCULATIONS	DSH INCHES REMOVED
TREES IMPACTED	
PROTECTED TREES IMPACTED	none
MITIGATION REQUIRED	none
DSH INCHES PROVIDED (4" DSH MIN. TREES)	0 Trees / 0"

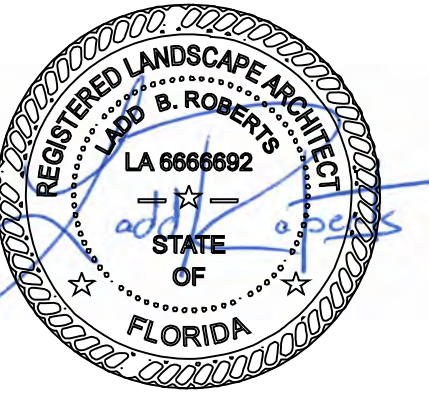


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**KEYS
OVERNIGHT
TEMPORARY
HOUSING**
5537 COLLEGE ROAD
STOCK ISLAND, FL 33040



SCALE: 1" = 20'



APPROVAL DOCUMENTS

LANDSCAPE SCHEDULE & DETAILS

DATE: 3.3.22

REVISIONS:

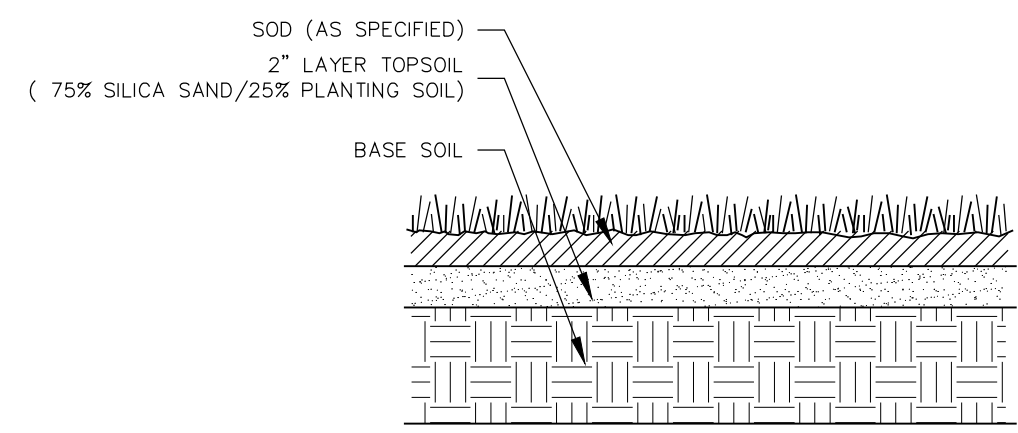
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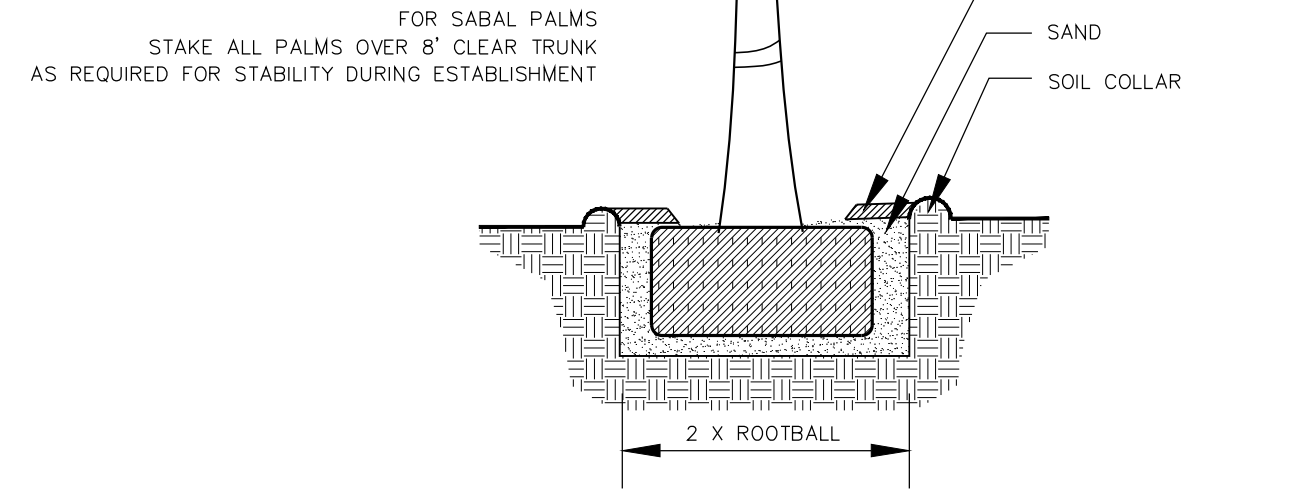


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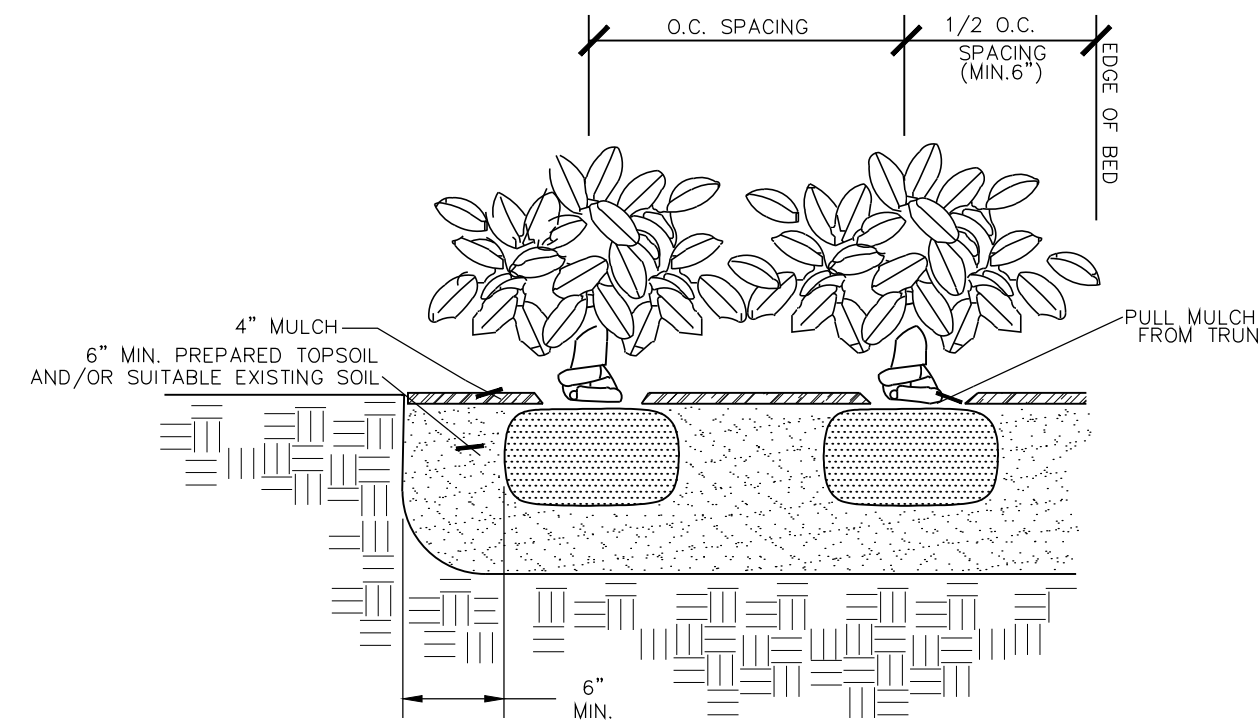


SODDING DETAIL

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

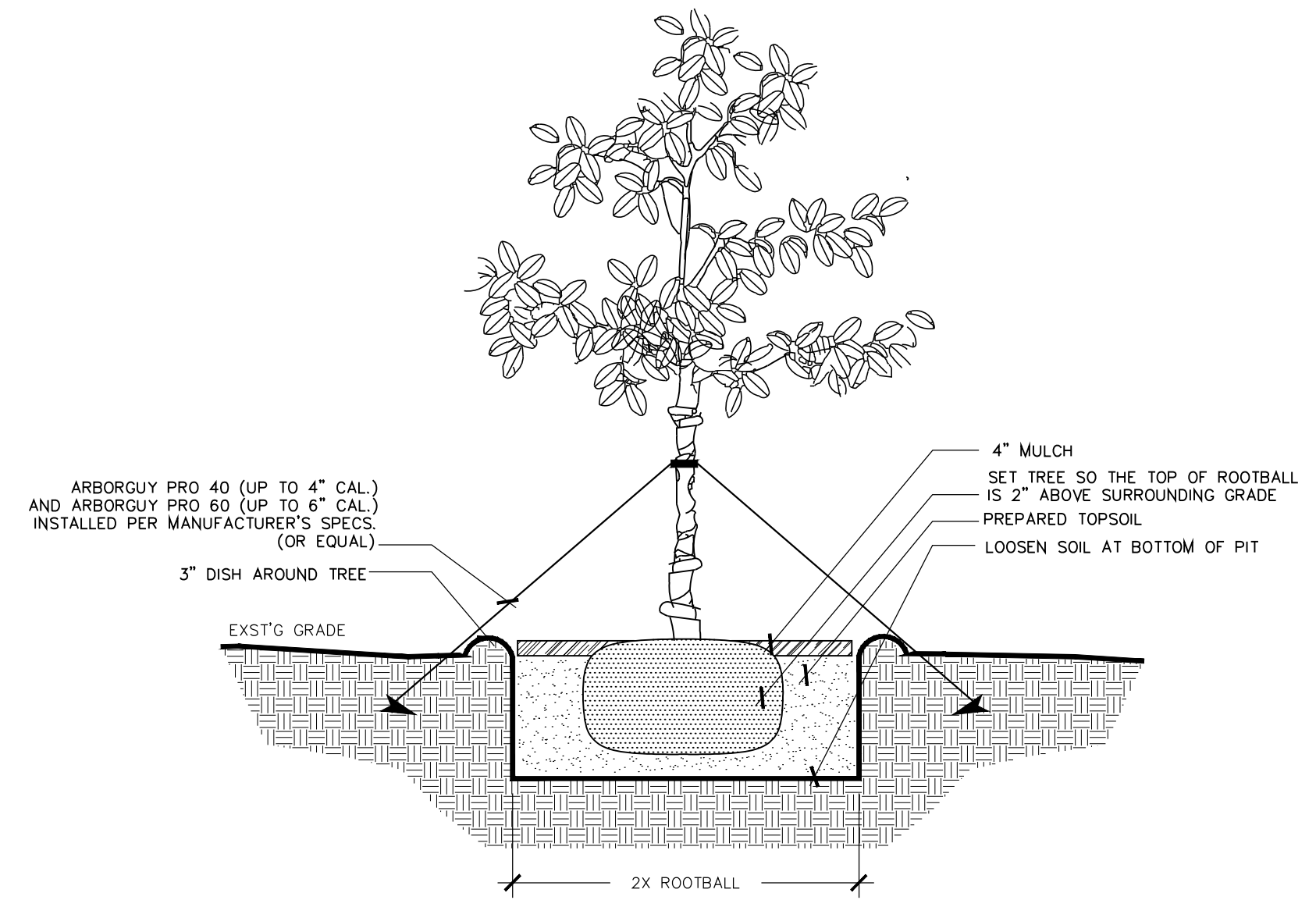


PALM PLANTING DETAIL



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 114-105.

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

ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF 6" OF PLANTING SOIL AND MULCHED TO A DEPTH OF 4". ALL TREES SHALL BE PROPERLY GUYED OR STAKED AT TIME OF PLANTING.

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 1 & 2, 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 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, TRIM 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.

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.
- 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 1/2 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

- 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 BY PRESSURIZED BACKFLOW.
- ALL WIRE SPLICES TO BE IN VALVE BOXES AND CLEARLY LABELED AT BACK OF TIME CLOCK. ALL WIRE SPLICES TO BE INSTALLED WITH WATER PROOF CONNECTIONS.
- 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. ADDITIONS/MODIFICATIONS FROM IRRIGATION PLAN MAY BE NECESSARY.
- IRRIGATION CONTRACTOR TO BE COUNTY AND CITY LICENSED WHERE WORK IS TO BE PERFORMED. LIABILITY AND WORKMANS COMP INSURANCE IS REQUIRED FOR EACH AND EVERY EMPLOYEE TO BE ON-SITE AND AT ANY TIME DURING IMPLEMENTATION. PAPERWORK TO THIS EFFECT TO BE PROVIDED ON REQUEST WITHIN 2 BUSINESS DAYS.
- AS-BUILT IRRIGATION DRAWING TO BE PROVIDED PRIOR TO FINAL PAYMENT.

END

PLANT SCHEDULE - KOTS - Keys Overnight Temporary Shelter							
QTY.	COMMON NAME	BOTANICAL NAME	SIZE	NOTE	NATIVE	MIT. RATIO	MIT. CREDIT
TREES							
Canopy							
4	PIGEON PLUM	<i>Coccoloba diversifolia</i>	3" cal., 12'-14' ph	FL #1	NATIVE	1:1	3
1	GREEN BUTTONWOOD	<i>Conocarpus erectus</i>	3" CAL., 10'-12' ph	FL #1	NATIVE	1:1	12
Understory							
11	SEAGRAPE	<i>Coccoloba uvifera</i>	3" cal., 25g, multi, min. 6'-8' ph, 4'-5' sprd., full to grnd.	FL #1	NATIVE	1:1	33
5	DWF. WHITE TABEBUIA	<i>Tabebuia bahamensis</i>	2"- 3" cal., 10'-12' ph, 4'-6' sprd.,	FL #1	NATIVE	1:1	10
9	CRABWOOD	<i>Gymnanthes lucida</i>	2" cal., 6'-8' ph, 4' o.c.	FL #1	NATIVE	1:1	18
						Total Tree Inches	61
PALMS							
16	SABAL PALM	<i>Sabal palmetto</i>	(6) 10' ct. (9) 12' ct, regens, slick-skinny	FL #1	NATIVE		
4	GREEN THATCH PALM	<i>Thrinax radiata</i>	6' c.t., full Canopy	FL #1	NATIVE		
SHRUBS and GROUNDCOVERS							
18	LOCUSTBERRY	<i>Brysonima lucida</i>	3 gal., full	FL #1	NATIVE		
2	RADERMACHERA	<i>radermachera kunming</i>	7 gal., full	FL #1			
33	HORIZONTAL COCOPLUM	<i>Chrysalanusa icaco 'horizontal'</i>	3 gal., full	FL #1	NATIVE		
38	SIMPSON STOPPER	<i>Myrcianthes fragrans</i>	7 gal., 36" hgt, 18-24" sprd	FL #1	NATIVE	1:1	76
180	COONTIE	<i>Zamia pumila</i>	7 gal., 24"-30" sprd./hgt.	FL #1	NATIVE		
188	CORDGRASS	<i>Spartina bakerii</i>	3 gal., full	FL #1	NATIVE		
SOD & SUNDRY ITEMS							
0 SF	n/a	CONTRACTOR TO VERIFY QUANTITY		FL#1			
0 LF	SMALL CORAL ROCKS FOR EDGING						
5,900 SF	CYPRESS MULCH	COLOR: NATURAL CYPRESS MULCH.					
0 SF	BLACK MEXICAN RIVER PEBBLES						
0 LF	BLACK ALUMINUM EDGING						

SECTION 02950

TREES, PLANTS AND GROUND COVERS

PART 1 GENERAL
1.01 SECTION INCLUDES

- A. Extent of landscape development work is shown on drawings and in schedules.
B. Sodding of areas disturbed during construction exclusive of paved areas.
C. Transplanting of existing trees, palms and plant material.
D. Prior to construction activities, all trees, palms and plant material to be relocated.
E. Watering of planted materials

1.02 RELATED SECTIONS

- A. Section 02810-Underground Irrigation Specifications
B. Section 02935 Sodding

1.03 SUBMITTALS

- A. Comply with provisions of General Conditions
B. Certificates of inspection as required by governmental authorities and manufacturer's or vendor's certified analysis for soil amendments and fertilizer materials.
C. Vendor's certified statement for each grass seed mixture required, stating botanical and common name, percentage by weight, and percentages of purity, germination, and weed seed for each grass seed species.
D. Soil test reports.
E. Maintenance Instructions: Typewritten instructions recommending procedures to be established by Owner for maintenance of landscape work for one full year.
F. Provide reproducible As-Built drawing after final acceptance by owner.

1.04 QUALITY ASSURANCE

- A. Landscape work shall be performed by a single firm specializing in landscape work.
B. Obtain agronomic soils tests for all planting areas. Tests shall be performed by an approved agronomic soils testing laboratory and shall include fertility and suitability analysis with written recommendations for soil amendments, fertilizer, and chemical conditioner application rates for soil preparation, planting backfill mix, and post maintenance fertilization program.
C. Obtain soil test from existing stockpiled topsoil, if any, to determine type and amount of amendments needed for areas that are to receive stockpiled topsoil.
D. Ship landscape materials with certificates of inspection as required by governmental authorities.
E. Substitutions: Do not make substitutions.
F. Analysis and Standards: Package standard products with manufacturer's certified analysis.
G. Topsoil: Fine sand or loamy fine sand indigenous to the area suitable for plant growth that is free of weeds, roots, stumps, rocks larger than 1/2 inch diameter, organic muck, hard pan, toxic substances detrimental to plant growth, and construction debris such as limerock, concrete, and asphalt pieces.
H. Trees and Shrubs: Plant names indicated are to comply with "Standard Plant Names" as adopted by latest edition of American Joint Committee of Horticultural Nomenclature.
I. Sizes: Comply with sizing and grading standards of latest edition of American Standard for Nursery Stock.
J. Inspection: Landscape Architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting for compliance with requirements for name, variety, size and quality.

1.05 DELIVERY, STORAGE AND HANDLING

- A. Packaged Materials: Deliver packaged materials in containers showing weight, analysis and name of manufacturer.
B. Trees and Shrubs: Provide container grown or balled and burlapped trees and shrubs.
C. Deliver trees and shrubs after preparations for planting have been completed and plant immediately.
D. Do not remove container grown stock from containers until planting time.
E. Label at least one tree and one shrub of each variety with a securely attached waterproof tag bearing legible designation of botanical and common name.

1.06 PROJECT REQUIREMENTS

- A. Proceed with and complete landscape work as rapidly as portions of site become available, working within seasonal limitations for each kind of landscape work required.
B. Utilities: Determine location of underground and above ground utilities and perform work in manner which will avoid possible damage.
C. Excavation: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions or obstructions, notify Architect before planting.
D. Planting Schedule: Prepare a proposed planting schedule.
E. Coordination with Lawns: Plant trees and shrubs after final grades are established and prior to planting of lawns.

1.07 WARRANTY

- A. Warranty trees and shrubs, for a period of one year after date of acceptance, against defects including death and unsatisfactory growth except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents which are beyond Contractor's control.
B. Warranty shall not include damage or loss of trees, plants or ground covers caused by fires, floods, severe freezes not typical to the region, winds over 75 mph or acts of vandalism.
C. Remove and replace trees, shrubs, or other plants found to be dead or in unhealthy condition during warranty period.

PART 2 PRODUCTS

2.08 TOPSOIL

- A. Topsoil for landscape work is not available at site and shall be furnished as specified.
B. Provide new topsoil which is fertile, friable, natural loam, surface soil, reasonably free of subsoil, clay lumps, brush, weeds and other litter and free of roots, stumps, stones larger than 1/2 inches in any dimension, and other extraneous or toxic matter harmful to plant growth.
2.09 SOIL AMENDMENTS
A. Lime: Natural limestone containing not less than 85 percent of total carbonates, ground so that not less than 90 percent passes a 10 mesh sieve and not less than 50 percent passes a 100 mesh sieve.
B. Peat Humus: FS Q-P-166 and with texture and pH range suitable for intended use, or Florida muck.
C. Bone Meal: Commercial, raw, finely ground; 4 percent nitrogen and 20 percent phosphoric acid.
D. Superphosphate: Soluble mixture of treated minerals; 20 percent available phosphoric acid.
E. Commercial Fertilizer: Complete fertilizer of neutral character with some elements derived from organic sources and containing following percentages of available plant nutrients:
1. Trees and Shrubs: Minimum 10 percent available phosphoric acid, from 3 percent to 5 percent total nitrogen, and from 3 percent to 5 percent soluble potash.
2. Lawns: Minimum 4 percent phosphoric acid, minimum 2 percent potassium, and percentage of nitrogen required to provide not less than one pound of actual nitrogen per 1,000 sq.ft. of lawn area.
3. Palm Fertilizer - Slow release "Palm Special" granular fertilizer which includes trace elements of iron, magnesium and manganese.

- F. Sand: Clean, washed builders sand free of salt, weeds, sticks and other debris.
G. Organic Soil Amendment: Pinebark chunks smaller in size but not greater than 3/4 inches in diameter.
2.10 PLANT MATERIALS - GENERAL
A. Name and Variety: Provide plant materials true to name and variety established by American Joint Committee on Horticultural Nomenclature "Standardized Plant Names".
B. Quality: Provide trees, shrubs and other plants complying with recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" and as further specified.
C. Provide plants typical of their species or variety with normal, densely developed branches and vigorous, fibrous root systems.
D. Dig balled and burlapped plants with firm, natural balls of earth sufficient in diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of plant.
E. Provide tree species true to normal species, character and habit.
F. Plants planted in rows shall be matched in form.
G. Plants larger than those specified in the plant list may be used and are acceptable in most instances, but should be verified by Owner.
H. The height of trees, measured from the crown of the ball to the top of the top branch, shall not be less than the minimum size designated in the plant list prior to topping and pruning.
I. Coniferous trees shall be branched to the ground.

- 2.11 CONTAINER GROWN STOCK
A. Stock shall be grown in container for sufficient length of time for root system to have developed to hold its soil together, firm and whole.
B. No plants shall be loose in the container.
C. Container stock shall not be pot bound.
2.12 SHRUBS AND SMALL PLANTS
A. Requirements for spread and height are indicated in plant list.
B. Measurements for height shall be taken from ground level to the average height of top of plant and not the longest branch.
C. Single stemmed or thin plants will not be acceptable.
D. Side branches shall be generous, well-twigged and, the plant as a whole, well-bushed to ground.
E. Plants shall be in moist, vigorous condition, free from dead wood, bruises or other root or branch injuries.
F. Provide plants established and well-rooted in removable containers or integral peat pots and with less than minimum number and length of runners required by ANSI Z60.1 for post size shown or listed.

- 2.13 FERTILIZER
A. Plant fertilizer Type A, commercial type, containing at least 12 percent nitrogen, 12 percent phosphoric acid, and 12 percent potash and whose composition is at least 50 percent organic so as to provide a continuous time released character.
1. Preferred Type: Pelletized or briquette form, such as Agriform tablets for use in planting shrubs and trees on an individual basis.
2. Granular Type A to be incorporated into topsoil of planting beds, annual beds and ground cover beds.
2.14 MULCH
A. For Uses in Backfill Mixtures: Well-shredded pine bark or native hardwood not larger than 1/2 inch in width.

- B. Bed and Tree Dressing Mulch:
1. Premium pine straw; furnish in bales free of sticks and rubbish.

2.15 ACCESSORIES

- A. Topsoil: Fertile, friable, natural, of loamy character, without a mixture of subsoil material, shall be obtained from a well-drained, arable site, or from on-site stockpile, being reasonably free from clay, lumps, coarse sands, stones, roots, sticks and other foreign materials, with an acidity range of between Ph 6.0 and 6.8.
B. Peat Moss: Brown to black in color, weed and seed free, granulated, raw peat or baled peat, containing not more than 9 percent mineral on a dry basis.
C. Water: Free of substances harmful to plant growth.
D. Stakes for Tree Staking: Common and acceptable in region of project.
E. Guying Wire: 10 or 12 gage galvanized wire.
F. Turnbuckles: Galvanized steel or aluminum of size and gage required to provide tensile strength equal to that of guying wire.
G. Staking and Guying Hose: Two-ply reinforced garden hose not less than 1/2 inch inside diameter.
H. Erosion Control Fabric: Supergro or equal.
I. Twine: Two-ply jute material.
J. Soil Separator: Heat resistant filter fabric, water permeable and unaffected by freezing and thawing.
K. Drainage Fill: AASHTO M43#6; 3/8 inch to 3/4 inch clean, uniformly graded stone.
L. Erosion Control Fabric: Dewit Weed Barrier or equal.

2.16 ANTI-DESICCANT

- A. Emulsion type, film-forming agent designed to permit transpiration but retard excessive loss of moisture from plants.
B. Deliver in manufacturer's fully identified containers and mix in accordance with manufacturer's instructions.
C. Acceptable Manufacturers:
1. Dow Chemical Company, Dowax.
2. Nursery Specialty Products, Inc.; Wilt-Proof.

2.17 PLANTING SOIL MIXTURE

- A. Mix: 1/3 parts organic soil amendment to 1/3 parts "Florida Muck" or equivalent to 1/3 parts clean, washed builders sand.
B. Add soil amendments as recommended by soil test in quantities necessary to bring soil mixture to pH rating of between 5.5 and 6.0.
C. For pit and trench type backfill, mix planting soil prior to backfilling and stockpile at site.
D. For ground cover and other planting beds, mix planting soil mixture either prior to planting or apply on surface of topsoil and mix thoroughly before planting.
E. For palms, plant in existing suitable soil or a mixture of 75% sand and 25% peatite.

PART 3 EXECUTION

- 3.18 EXAMINATION
A. Examine subgrade, verify elevations, observe conditions under which work is to be performed, and correct unsatisfactory conditions before proceeding with the work or notify Landscape Architect if adverse conditions are discovered which will inhibit plant growth.

3.19 PREPARATION

- A. Lay out individual tree and shrub locations and areas for multiple plantings.
B. In planting beds, where plants are spaced 3 feet on center or less, work soil amendments as required by soil test.
3.20 PLANTERS
A. Place minimum 4 inch layer of gravel in bottom of planters and fill with planting soil mixture.

3.21 EXCAVATION - TREES AND SHRUBS

- A. Excavate pits, beds, and trenches with vertical sides and with bottom of excavation slightly raised at center to provide proper drainage.
B. Bare Root Trees and Shrubs: Make excavations minimum 1'-0" wider than root spread and deep enough to allow for setting of roots on a layer of compacted planting soil mixture and with collar set at same grade as in nursery but 2 inches below finished grade at site.
C. Balled and Burlapped (B&B) Trees and Shrubs: Make excavations minimum twice as wide as ball diameter and equal to ball depth.
D. Container Grown Stock: Excavate as specified for balled and burlapped stock, adjusted to size of container width and depth.
E. Ground Cover Beds: Provide a minimum 10 inches depth, 2 inches of which will be higher than surrounding grade.
F. Annual Beds: Provide minimum of 8 inches in depth, 2 to 5 inches of which shall be higher than surrounding grade.
G. Dispose of subsoil removed from landscape excavations.
H. Fill excavations for trees and shrubs with water and allow to percolate out before planting.

3.22 PLANTING TREES AND SHRUBS

- A. Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plumb and in center of pit or trench with top of ball at same elevation as adjacent finished landscape grades.
B. Set bare root stock on cushion of planting soil mixture. Spread roots, carefully work backfill around roots by hand, and puddle with water until backfill layers are completely saturated.

- C. Set container grown stock as specified for balled and burlapped stock, except cut cans on two sides with an approved can cutter.
D. Dish top of planting soil mixture to allow for mulching.

- 1. For spring planting, provide additional backfill berm around edge of excavations to form shallow saucer to collect water.
E. Mulch pits, trenches and planted areas.
F. Apply anti-desiccant using power spray to provide an adequate film overtrunks, branches, stems, twigs and foliage.
G. Do not prune except to remove damaged branches or as directed by landscape architect.
H. Remove and replace excessively pruned or misformed stock resulting from improper pruning.
I. Paint cuts over 1/2 inch in size with standard tree paint or compound covering exposed, living tissue.
J. Guy and stake trees immediately after planting, as indicated.

3.23 PLANTING PALMS

- A. Set stock as indicated in bed. Stake palms as necessary to maintain plumb or at angle shown.
B. Water palm thoroughly immediately after planting.
C. Set Date palms a minimum of 4' in the ground. Aerial roots may not extend more than 6 inches above the final finished grade of the palm.

3.24 PLANTING GROUND COVER

- A. Space plants as shown or scheduled.
B. Work planting soil mixture around roots to eliminate air pockets and leave a slight saucer indentation around plants to hold water.
C. Mulch areas between wet ground plants; place not less than 2 inches thick.

3.25 TRANSPLANTING EXISTING TREES, PALMS AND SHRUBS

- A. Refer to Article entitled, Planting Trees and Shrubs.
B. Pruning: Prior to transplanting operations, prune existing branches back 1/3 on trees and shrubs.
C. Handle plants so that roots are adequately protected at all times.
D. Plant shall not be bound with rope or wire, at any time, that would damage bark, break branches, or destroy its natural shape.
E. Plant transplanted plants immediately after digging.
F. Plants shall be moved with firm, natural balls of soil with minimum ball size conforming to requirements of ANSI Z60.1 Standard for Nursery Stock.
G. Underground Obstruction: If underground construction, utilities or obstructions are encountered in excavation of planting areas or pits, other locations for plant material will be selected by Architect.

3.26 MAINTENANCE

- A. Begin maintenance immediately after planting.
B. Maintain trees, shrubs and other plants until final acceptance but in no case less than 30 days after planting.
C. Verify watering of trees, plants and ground cover beds within the first 24 hours of initial planting and not less than twice per week until final acceptance.
D. For Date Palms, drench the root zone 2-4 times for the first 4 months after planting with a fungicide labeled for landscape use on soil borne root fungal pathogens.

3.27 CLEANING AND PROTECTION

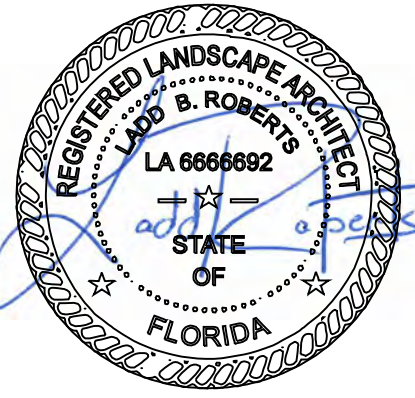
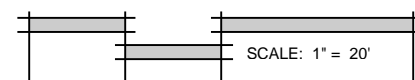
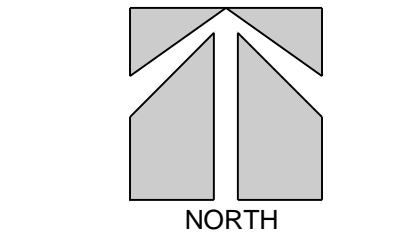
- A. During landscape work, store materials and equipment where directed.
B. Keep pavements clean and work area in an orderly condition.
C. Protect landscape work and materials from damage due to landscape operations, operations by other contractors, trades and trespassers.

3.28 INSPECTION AND ACCEPTANCE

- A. When landscape work is completed, including maintenance, upon request Architect will make an inspection to determine acceptability.
B. Landscape work may be inspected for acceptance in parts agreeable to Architect, provided work offered for inspection is complete including maintenance and area comprises one complete unit or area of substantial size.
C. Where inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until reinspected by Architect and found to be acceptable.

END OF SECTION

KEYS
OVERNIGHT
TEMPORARY
HOUSING
5537 COLLEGE ROAD
STOCK ISLAND, FL 33040



APPROVAL DOCUMENTS

LANDSCAPE SPECIFICATIONS

DATE: 3.3.22

REVISIONS:

Table with 3 columns: No., Date, Notes. Contains 7 rows for revisions.

SHEET NUMBER:

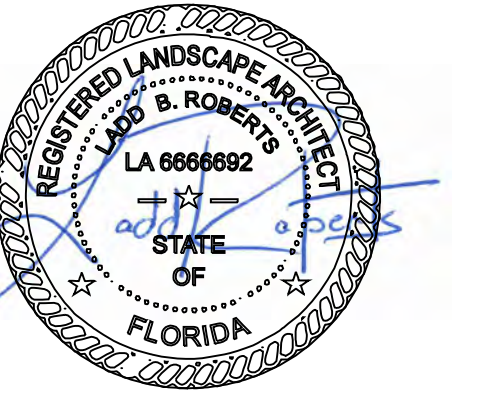
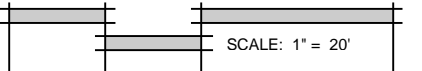
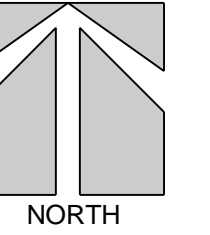
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JOB #: 20005 DRAWN BY: LBR

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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.

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.

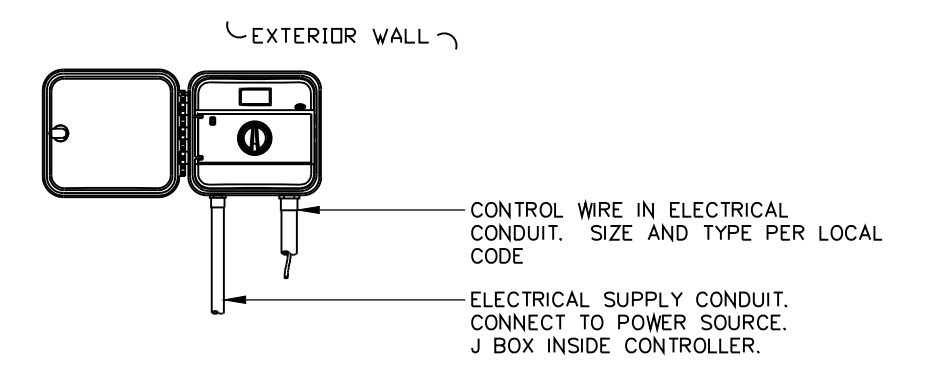
- 3. Do not cover pressure main, sprinkler pipe, or fittings until the Landscape Architect has inspected and approved system.
- B. Installation of Plastic Pipe:
 - 1. Install plastic pipe in a manner to provide for expansion and contraction as recommended by Manufacturer.
 - 2. Unless otherwise indicated 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.

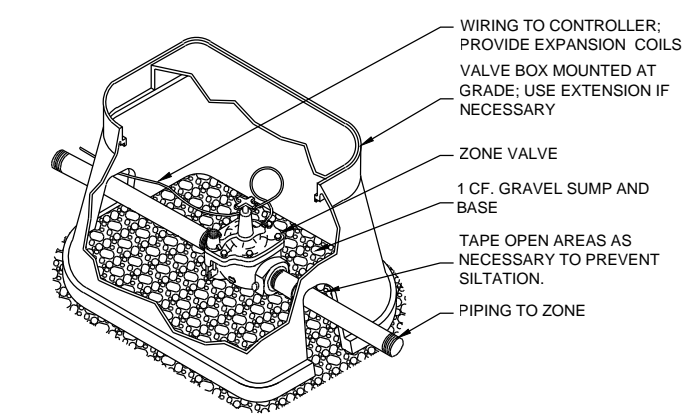
- 3.5 DEMONSTRATION:
 - A. After system is installed and approved, instruct Owners Representative in complete operation and maintenance.

END OF SECTION



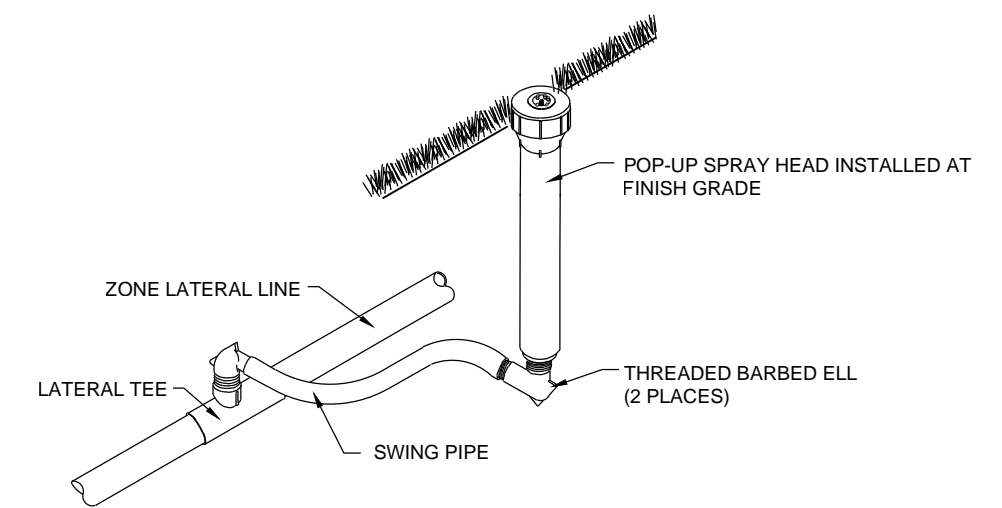
NOTE
MOUNT CONTROLLER WITH LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD WIRED BY A LICENSED ELECTRICIAN.

CONTROLLER INSTALLATION DETAIL
SCALE: NTS



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

ZONE VALVE INSTALLATION DETAIL
SCALE: NTS



SPRAY HEAD INSTALLATION DETAIL
SCALE: NTS

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.

APPROVAL DOCUMENTS

IRRIGATION SPECIFICATIONS

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SHEET NUMBER:
L-5

JOB #: 20005 DRAWN BY: LBR

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Karen DeMaria

From: Philip Frank <terramar.env@gmail.com>
Sent: Tuesday, February 1, 2022 3:54 PM
To: Katie P. Halloran; Karen DeMaria
Cc: Albiona Balliu; Steven P. McAlearney; WPHORN@aol.com
Subject: [EXTERNAL] KOTS, SFWMS confirmation of wetlands limits and proposed permitting approach.
Attachments: RE_ Keys Overnight Temporary Shelter (KOTS), City of Key West, pre-app meeting review.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Katie, Karen.

I wanted to follow-up on the issues we discussed regarding KOTS and the State of Florida, South Florida Water Management District (SFWMD) site visit and pre-application meeting.

Attached is the pre-application meeting summary (with exhibits) that we sent to SFWMD (Sophie Wild) and also their response. SFWMD confirmed two important items. They confirmed that the wetland delineation we completed was accurate. They also confirmed that they would not require a typical 25' setback buffer for this particular project. Instead, the proposed "structural buffer" (aka retaining wall/fence/signage) will provide adequate assurance for wetland protection, and will result in an overall net improvement over current conditions.

I hope that this coordination with SFWMD is acceptable for your review purposes. As we discussed in the meeting, SFWMD cannot approve a site plan during pre-application coordination, but they do provide clear guidance so that once received, an application is in good form to be reviewed.

Please let me know if you have any questions, and feel free also to contact Sophie directly.

Thank you.

Philip A. Frank, Ph.D.

Terramar Environmental Services, Inc.
1241 Crane Boulevard
Sugarloaf Key, Florida 33042
(305) 393-4200 terramar.env@gmail.com

RE: Keys Overnight Temporary Shelter (KOTS), City of Key West, pre-app meeting review

1 message

Wild, Sophie <swild@sfwmd.gov>
To: Philip Frank <terramar.env@gmail.com>

Fri, Jan 28, 2022 at 11:20 AM

Good afternoon Phil,

Yes, this is an accurate description of what we discussed in the field on 11/17/21.

The uplands abutting the wetland have no natural vegetation and do not provide any habitat support due to the existing small structures that are used for temporary housing as shown in the aerials you have provided. Therefore, a 25 foot upland buffer would not be required due to the current state of the uplands and lack of an existing natural buffer. The proposed wall would provide enough of a structural buffer to avoid adverse secondary impacts and the proposed re-development project appears to improve the current conditions on the site.

Please do not hesitate to contact me with any additional comments or concerns!

Thanks,

Sophie

**Sophie Wild**

Environmental Analyst 3

Environmental Resource Bureau | Regulation Division

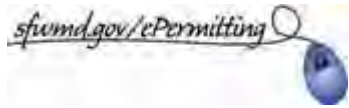
South Florida Water Management District

3301 Gun Club Road, West Palm Beach, FL 33406

Phone: (561) 682-2754

Email: swild@sfwmd.gov

To electronically submit a new application or a response to a request for additional information, go to:



From: Philip Frank <terramar.env@gmail.com>

Sent: Thursday, January 27, 2022 2:44 PM

To: Wild, Sophie <swild@sfwmd.gov>

Subject: Keys Overnight Temporary Shelter (KOTS), City of Key West, pre-app meeting review

[Please remember, this is an external email]

Sophie, hello. Thanks for taking the time to meet Rowena and myself on the Keys Overnight Temporary Shelter (KOTS) property on November 17, 2021. We appreciate your working overtime to fit this site in to your schedule.

I wanted to follow up on the site visit / pre-application meeting. The following are my notes from the meeting, along with a revised site plan. Please review and let me know if this is an accurate reflection of the meeting and what we discussed.

The project is Keys Overnight Temporary Shelter (KOTS), a long-anticipated homeless shelter for the City of Key West and Monroe County. It is a public project, non-profit, government owned. The land is owned by Monroe County and leased (99 years) by the City of Key West.

Attached are the habitat notes from the 11.17.21 site visit, showing the location of the current KOTS facility, the adjacent disturbed wetlands and the mangroves that are located along the shoreline. Please review this exhibit and confirm the approximate location of these wetland areas based on our field review.

As designed, the project would not directly impact the disturbed wetlands adjacent to the site. I am attaching the site plan for review. This site plan was developed following our site visit and incorporates the minimized wetland setbacks and the structural buffer (aka retaining wall) that we discussed. The structural buffer was developed to avoid adverse secondary impacts to the adjacent disturbed wetlands and effectively contain any impacts to the developed portion of the site. The structural buffer will be located 2 feet upland of the disturbed wetland limits to allow for construction. The retaining wall will incorporate a fence and regulatory signage to provide long-term protection for the adjacent wetlands and open space areas. The details of the structural buffer (dimensions, design) will be included in the application package.

Stormwater management will be incorporated within the boundaries of the structural buffer and designed to maintain stormwater impacts on-site. Our stormwater engineer, Allen Perez, is well versed in keys stormwater design and is accustomed to working in tight quarters. The full details of the stormwater plan will be included in the full application package.

Currently the on-site wetlands and other open space areas lacks effective environmental management. There is no stormwater management system in place and adjacent open space areas have accumulated debris (e.g. bleachers, propane tanks, etc.). Portions of the perimeter wetland areas support invasive exotic plants (e.g. Seaside mahoe, Brazilian pepper). The proposed KOTS project will incorporate environmental management into the facility. All non-impacted areas (disturbed wetlands, shoreline mangroves, open space areas) will be cleaned up, all debris removed, all invasive exotic vegetation removed / controlled, and the KOTS site will be fenced to contain all activities within the improved areas of the property.

We believe that in the long run, the proposed re-development of the KOTS site will be a net positive for the environment, especially when compared to current conditions. We would like SFWMD to consider the lack of a 25' vegetated buffer as an equal offset for the site improvements: the structural buffer, fencing, signage, and long-term environmental management.

Thanks again for your time and consideration.

Thank you.

Philip A. Frank, Ph.D.

Terramar Environmental Services, Inc.

1241 Crane Boulevard

Sugarloaf Key, Florida 33042

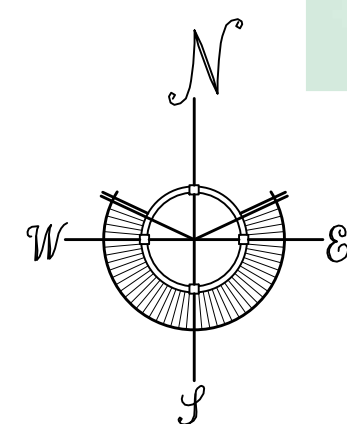
(305) 393-4200 terramar.env@gmail.com



PROPOSED SITE PLAN (LEASE AREA)

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
PREPARED BY AVIRON & ASSOCIATES DATED ON 04-08-2021.

SCALE: 1"=30'-0"



WILLIAM P. HORN
ARCHITECT, P.A.

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FLORIDA
33040

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FAX (305) 296-1033

LICENSE NO.
AA 0003040

KEYS OVERNIGHT
TEMPORARY
SHELTER
5537 COLLEGE RD.
KEY WEST, FLORIDA.

SEAL

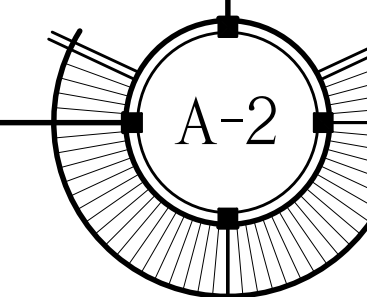
DATE
11-04-2021 D.R.C.
11-30-2021 REV A
12-09-2021 D.R.C.

REVISIONS

DRAWN BY

EMA
JFS
CAB
PROJECT
NUMBER

2023



KEYS OVERNIGHT TEMPORARY SHELTER (KOTS)
5537 COLLEGE ROAD
KEY WEST, FLORIDA



DISTURBED WETLAND AREA

NEW STRUCTURAL BUFFER CONC. RETAINING WALL & FENCE

NEW KOTS BUILDING
1-STORY OVER COVERED SPACE
F.F. EL +14.5'

WETLAND LINE
2' SETBACK LINE
REV

PEDESTRIAN ENTRY

**KOTS Site Location
Shoreline and Wetlands**

N



Uplands

Impounded stormwater "wetland",
small patch, isolated, non-tidal

Fringing mangrove wetlands, tidal

Upland Berm, separated
"shoreline" from interior.

Shoreline at MHW

Shoreline at MHW

Upland berm Area, MCSO
training area

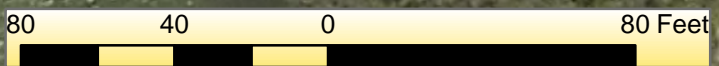
Uplands

Developed Uplands

Fringing mangrove wetlands, tidal

Upland berm Area, MCSO
training area

Impounded interior stormwater ponds,
non-tidal, not a "shoreline"



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