



MARTELLO TOWER
K STRUCTURE
PROVEMENTS LOCATED

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CALIPER	SIZE
	BU	6	BURBURA SIMARUBA	GUMBO LIMBO	48 GAL.	4" CAL.	14'-16" HT X 6"-8" SPDR.
	CB	2	ERYTHRINA HERBACEA	CORAL BEAN			
	WM	3	MYRICA CERIFERA	WAX MYRTLE			
	RP	2	DELONIX REGIA	ROYAL POINCIANA	100 GAL.	7" CAL.	
	MH	2	MANGIFERA INDICA HADEN	MANGO HADEN			
	MG	1	MANGIFERA INDICA 'GLENN'	MANGO GLENN			
	MK	1	MANGIFERA INDICA 'KENT'	MANGO KENT			
	MN	1	MANGIFERA INDICA 'NAM-DUC-M'	MANGO 'NAM-DUC-M'			
	SL	2	CHRYSOPHYLLUM OLIVIFORME	BATIN LEAF			
	MA	1	SWietenia MAHOGONI	MAHOGANY	100 GAL.		
	OJ	3	MURRAYA PANICULATA	ORANGE JASMINE			
	KL	3	CITRUS AURANTIFOLIA	KEY LIME			
	SP	4	MELICOCOCUS BUJUGUS	SPANISH LIME		2 MALE, 2 FEMALE	
	SA	1	MANIKARA ZAPOTA	SAPODILLA			
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPACING
	BG	60,400 SF	C. DACTYLON 'CELEBRATION'	CELEBRATION BERMDA GRASS		SOD	

SOD INSTALLATION NOTES

Landscape Change Order Sod Specifications

The Landscape Change Order Sod Specifications shall include, but not be limited to, all specifications shown and listed in the East Martello Drainage Phase II Project Documents and Specifications in addition to the Landscape Change Order Sod Specifications. The Contractor is required to provide a complete job as contemplated by the documents and specifications, which are a part of this Change Order. The Contractor shall furnish all labor, supervision, materials, power, tools, equipment, supplies, permits, and any other means of construction necessary or proper for performing and completing the work listed.

East Martello Drainage Phase II Sod Specifications

- The Sod Scope of Work is to furnish and install approximately 60,400 Square Feet of Celebration Bermuda Turfgrass for the East Martello Drainage Phase II Project.
- The Contractor shall conduct a field visit, coordinated with Monroe County, to confirm the limits of work. During this field visit the soil will be tested, at a minimum of 4 locations in the sod installation area, to determine the soil's nutritional status. The soil test report will provide recommendations specifically for applications of soil treatment for the installation of Celebration Bermuda turfgrass installation, and be approved by architect of record.
- The Contractor shall loosen the top 4-6 inches of the existing soil and incorporate nutrients in accordance with architect approved recommendations for Celebration Bermuda turfgrass from the soil tests.
- The Contractor shall incorporate 2.5" inches of approved USGA rootzone sand and mix into existing soil using a reverse tine rototiller, such as a Rotadatron. The rototiller process must create a uniform blended mix subsurface profile upon completion of this scope of work. The contractor will also remove all suitable materials in the soil and dispose of off-site in a legal manner.
- The Contractor shall utilize laser grading equipment to remove undulations and low areas while retaining elevations in project documents.
- The Contractor shall apply a single uniform pre-sod fertilizer and soil treatment application to the re-graded soil material prior to the installation of the new turfgrass. In accordance with manufacturer's instructions, and approved by the architect.
- The Contractor shall furnish all qualified labor, tools, equipment, and materials to grow, harvest, and install "thick cut" sod "Big Roll" Celebration Bermuda turfgrass. The soil shall be soaked with water within 24 hours of sod installation, and the turfgrass shall be shaded upon delivery and installed in a brick-like, or staggered, pattern within 24 hours of the time of harvest. Sod installed on slopes equal to or exceeding 4:1 will be installed perpendicular to the slope with retaining hardware such as spikes, pins, or pegs.
- Turfgrass will have cleanly cut, straight line, squared edges and be installed with tight butt edges at all seams. Gaps and overlaps will be avoided. All cutting of sod around obstacles and plantings will be clean and smooth cuts. All cutting equipment, tools and blades will be sharp as to not rip or tear the sod. Turfgrass will not be pulled or stretched toward adjoining turf or for area coverage, which will cause a contraction of turf back to original cut size, thereby creating gaps. Thin strips of turf will be avoided. All turfgrass joints shall be filled with approved USGA rootzone material.
- The Contractor shall surface roll, in a grid like pattern, the new stand of turfgrass to ensure root contact with soil, remove air pockets and create a uniform surface grade absent of low and high spot elevations. Sod will be irrigated immediately after installation with 1/4 inch of water - well enough to ensure soil under sod remains moist. The County reserves the right to reject any Bermuda turfgrass roll that appears to be unhealthy prior to placement on the playing field.
- During initial installation and throughout the Grow-In period, all installation tools, machinery, equipment and vehicles shall have thoroughly rinsed undercarriages, booms, hoses and nozzles each time before entering the premises to prevent foreign matter, organics, pests, chemicals and seeds from entering the construction zone.
- The Celebration Bermuda turfgrass shall be warranted in writing by the sod grower (firm) to be free of weeds, insects, disease, and toxins prior to harvesting. Said warranty shall include nematode testing of the soil material from which the turf is being harvested. All sod supplied to the project site shall have a Florida Nursery Horticulture Inspection Certification along with nematode testing results. Copies of certifications shall be delivered to the Monroe County Project Representative or Project Manager seven (7) days prior to delivery of the sod to the project site. Failure to provide this information as stated above may result in rejection of sod installation.
- Contractor will maintain the sod for a 30-Day Grow-In Maintenance Period or Final Acceptance of Project, whichever is later. Maintenance will include irrigating, fertilization, aeration, topdressing, and application of any required fertilizers, herbicides, or pesticides until the 30-Day Grow-In Period or Final Acceptance of Project, whichever is later. The 30-Day Grow-In Program commencement date is established by the completion of the initial sod installation requirements as stated above.
- No mowing will commence during the 30-Day Grow-In Period of the Final Acceptance of Project, whichever is later, without the approval of architect of record.
- If, in the event of conflicting or overlapping requirements in any area of the Landscaping Change Order and the East Martello Drainage Phase II Construction Documents' conditions, requirements, specifications, technical specifications, or drawings, the most stringent condition shall be proposed and constructed. Notify Project Management in any event, in order to not compromise the Owner's right to make appropriate decisions.

LANDSCAPE NOTES

- The Contractor shall field verify all existing conditions and base information prior to initiating planting installation.
- Contractor shall notify all necessary utility companies 48 hours minimum prior to digging for verification of all underground utilities, irrigation and information available at the time of preparing these documents.
- Contractor shall familiarize themselves with existing site conditions prior to initiating planting.
- Unless otherwise noted, the limits of construction are the limits of work noted on the drawings.
- Report any discrepancies between the construction drawings and field conditions to the Owner's Representative immediately.
- Landscape contractor shall coordinate all work with related contractors and with the general construction of the project in order not to impede the progress of the work of others or the contractor's own work.
- The contractor shall bear all costs of testing of soils, amendments, etc. associated with the work and included in the specifications. Prior to commencement of the landscape planting work the Contractor shall provide complete soil tests for at least two on-site areas.
- All plant materials shall be in full and strict accordance with the "Florida Grades and Standards" and the project manual and specifications. Plant materials shall be "Florida #1" minimum and exceed in some instances some specifications if necessary to meet the minimum requirements of others.
- All trees shall have six feet (6') clear trunk unless otherwise specified.
- All container sizes noted on plant list are minimum. Increase size if necessary to conform to plant size and specifications.
- All tree caliper sizes noted on plant list are minimum. Increase size if necessary to conform to plant size and specifications.
- Any tree with a trunk formed "V" shape crotch will be rejected.
- Typically, shrub and groundcover plantings are shown as mass planting beds. Plants shall be placed on a triangular spacing configuration (staggered spacing).
- Landscape Contractor shall field stake the location of all plant material prior to initiating installation for the review and approval of the Owner's Representative and/or Landscape Architect.
- Landscape Contractor shall field adjust location of plant material as necessary to avoid damage to all existing underground utilities and/or existing above ground elements. All changes required shall be completed at the Contractor's expense and shall be coordinated with the Owner Representative and/or Landscape Architect.
- Contractor shall mulch all new plant material throughout and completely to the depth specified.
- Any substitution in size and/or plant material must be approved by the Landscape Architect. All plants will be subject to approval by Landscape Architect and/or Owner's Representative before planting can begin.
- Contractor shall refer to landscape planting details, plant list, general notes and the project manual and specifications for further and complete landscape planting instructions.
- The Contractor shall install a root barrier on all shade trees planted within 7' of a water or sewer line per county regulations.
- Minimum clear site lines are shown at all street intersections. 18" minimum offset is required from all plantings to clear sight lines.
- All landscaping shown in this complete plan set must be fertilized and cared for 2 years from the date of substantial completion per the maintenance specifications. The landscape contractor is responsible for this landscape maintenance and warranty all landscape material for 2 years and not Monroe County.
- All planting areas to have head-to-head irrigation coverage. The water source for the permanent, automatic irrigation system will be a 4" well with a submersible pump.
- All areas disturbed during construction to be fine graded to drain and replanted with solid weed-free sod to match the existing grass. No muck grown sod allowed in stormwater detention ponds, sand grown sod only.

GENERAL NOTES

- The contractor shall become familiar with the project site prior to bidding the work. The contractor shall field verify all existing conditions and location of proposed improvements prior to initiating any construction.
- Location of all utilities and base information is approximate. contractor shall verify all underground utilities and obstructions prior to initiating work. Contractor shall be responsible for repair or replacement of any damage to existing elements above or below ground to its original condition and to the satisfaction of the owner's representative.
- The owner's representative shall have the right, at any stage of the operations, to reject any and all work and material which, in his opinion, do not meet with the requirements of these plans and specifications.
- Contractor shall verify all grades, dimensions, and existing conditions on the job site prior to start of construction and/or fabrication. Contractor shall notify owner's representative of any variations from the dimensions and conditions shown on these drawings.
- Report any discrepancies between the construction drawings and field conditions to the owner's representative.
- The contractor shall provide all necessary safety measures during construction operations to protect the public according to all applicable codes and recognized local practices.
- The contractor shall coordinate access and staging areas with the owner's representative. The contractor shall maintain all existing erosion and sedimentation control measures during construction. Provide additional measures as necessary to minimize adverse impacts in accordance with all applicable federal, state, and local codes.
- The contractor shall be made without written consent of the owner's representative. During the course of this work, excess waste material shall be removed daily from the site.
- The contractor shall be responsible for scheduling and coordination of work with other trades and the owner's representative.
- The contractor shall notify all necessary utility companies 48 hrs minimum prior to digging for field verification of all underground utilities. Utility locating shall be scheduled by the contractor with owner's representative present.
- Utilities to be located by flagging only; painting of hardscape areas is prohibited. Contractor shall be responsible for notifying utility locating companies of this requirement.
- All existing site roads, parking lots, curbs, utilities, sewers, and other elements to remain shall be fully protected from any damage unless otherwise noted.
- Not all items shown on this set of construction documents. Contractor is responsible for obtaining ALL permits (utility, traffic, or including, but not limited to Building, Landscape, Irrigation and Right-Of-Way utilization permits).

LANDSCAPE REDESIGN
3/12/21
PRELIMINARY

REVISIONS

EAST MARTELLO
DRAINAGE AND PARKING IMPROVEMENTS - PHASE 2
 3501 SOUTH ROOSEVELT BLVD,
 KEY WEST FLORIDA
 MONROE COUNTY BOARD OF COUNTY COMMISSIONERS

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Bender & Associates
ARCHITECTS
 p.c.

Project No: 1505X

Date: 6/13/19

L1.00
LANDSCAPE PLAN
AND DETAILS