

OVERSEAS MARKET

ROOSEVELT BLVD, KEY WEST



PROJECT LOCATION

PREPARED FOR:

PREPARED BY:
CRAIG REYNOLDS LANDSCAPE ARCHITECTURE

517 DUVAL STREET
 SUITE 204
 KEY WEST
 FLORIDA, 33040
 305.292.7243
 Craigreynolds.net
 DRAWN BY: LMK

LANDSCAPE CD'S

LANDSCAPE CD'S DATE

LP-1 PLANT LIST, NOTES & SPECIFICATIONS.....	7-08-22
LP-2 PLANTING PLAN - CENTER LAYOUT.....	7-08-22
LP-3 PLANTING PLAN - FRONT LAYOUT & ENLARGEMENTS.....	7-08-22
RP-1 RELOCATION PLAN - EXISTING SITE PLAN.....	7-15-22
RP-2 RELOCATION PLAN - EXISTING SITE PLAN.....	7-15-22
RP-3 RELOCATION PLAN - PROPOSED LOCATIONS.....	7-15-22
RP-4 RELOCATION PLAN - PROPOSED LOCATIONS.....	7-15-22

THE DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS PREPARED BY THE LANDSCAPE ARCHITECT ARE INSTRUMENTS OF THE LANDSCAPE ARCHITECT'S SERVICE AND ARE COPYRIGHT © 2022, CRAIG REYNOLDS, INC., DBA, CRAIG REYNOLDS LANDSCAPE ARCHITECTURE.

NOTE: ALL EXISTING REGULATED TREES AND PALMS TO BE RELOCATED ON-SITE. SEE RELOCATION PLAN ON SHEETS LP-4 - LP-7

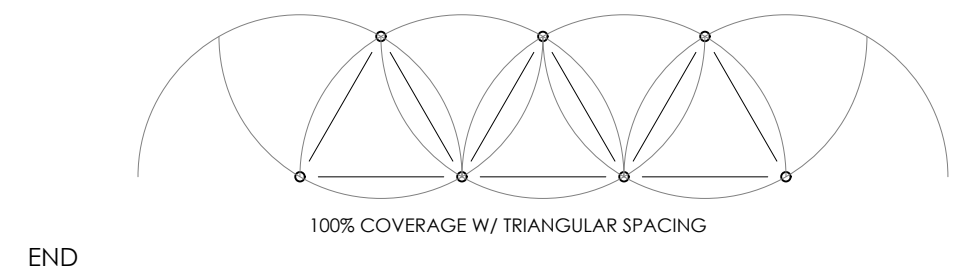
NOTE: REMOVE ALL EXISTING NON-REGULATED SHRUBS/ACCENTS. CLEAR SITE OF EXISTING GRAVEL AND EXCAVATE AND REMOVE ROOTS BEFORE BEGINNING PLANTING

LANDSCAPE ARCHITECT TO REVIEW & APPROVE ALL REQUESTED PHOTOS OF PLANT MATERIAL PRIOR TO DELIVERY. LANDSCAPE ARCHITECT MUST BE ON SITE TO PROVIDE APPROVAL OF ALL BED LINES AND MAJOR PLANTING LOCATIONS PRIOR TO IMPLEMENTATION. CONTRACTOR TO PROVIDE LANDSCAPE ARCHITECT WITH ADVANCE NOTICE TO ACCOMMODATE THIS. NO EXCEPTIONS.

ALL NEW PLANT MATERIAL TO BE FLORIDA FANCY #1 - NO EXCEPTIONS

IRRIGATION NOTES:

- IRRIGATION CONTRACTOR TO PROVIDE LINE ITEMS IN BID WITH ALL MATERIALS USED, INCLUDING BUT NOT LIMITED TO HEAD COUNT AND TYPE, NUMBER OF VALVES, AND ESTIMATED USAGE IN GPM. **NO EXCEPTIONS.**
- LANDSCAPE IRRIGATION CONTRACTOR TO COORDINATE INSTALLATION OF IRRIGATION WITH PROJECT LANDSCAPE CONTRACTOR TO AVOID DAMAGE TO IRRIGATION DURING PLANTING. ALL LARGE PLANT MATERIAL (5 GALLON AND UP) MUST BE INSTALLED PRIOR TO IRRIGATION. **NO EXCEPTIONS.**
- ALL LADY PALMS (FAME SPF), HELICONIA, AND BAMBOOS TO HAVE SINGLE BUBBLER. ALL MAJOR PALMS TO HAVE TWO BUBBLERS ON OPPOSING SIDES OF ROOT BALL.**
- IRRIGATION CONTRACTOR TO COORDINATE LOCATION OF MAIN LINES AND VALVE BOXES WITH LANDSCAPE CONTRACTOR PRIOR TO IMPLEMENTATION. AVOID ROOT BALLS OF TREES AND LARGE PLANT MATERIAL. **NO EXCEPTIONS.** REFER TO LANDSCAPE DRAWINGS.
- ALL VALVE BOXES TO BE LOCATED AWAY FROM WALKWAYS, GARDEN PATHS, ROOTBALLS OF LARGE PLANTS, AND GROUNDCOVERS. **NO EXCEPTIONS.**
- ALL PIPE TO BE PVC SCHEDULE 40, 8" MINIMUM COVER.
- ALL VALVES TO HAVE FLOW CONTROL AND BE INSTALLED IN GREEN VALVE BOXES WITH ROOM TO WORK IN THE FUTURE.
- ALL HEADS INSTALLED ON FLEXIBLE PVC PIPE AND FITTINGS.
- PRESSURIZED BACKFLOW PREVENTER, RAINBIRD WR2PC RAIN SENSOR, AND MULTI-PROGRAMMABLE RAINBIRD ESPRIMO CONTROLLER WITH BATTERY BACKUP REQUIRED.
- ALL CROSSINGS UNDER ANY HARDSCAPE, WALLS, ETC. TO BE SLEEVED TWO TIMES THE SPRINKLER PIPE SIZE WITH SCHEDULE 40 PVC.
- ALL SPRINKLERS TO BE COMMERCIAL GRADE RAINBIRD 6" AND 12" POP-UPS AND INSTALLED OUT OF SIGHT. **NO STATIC RISERS OR DRIP - NO EXCEPTIONS.**
- 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 PREVENTER.
- ALL WIRE SPECIES TO BE IN VALVE BOXES AND CLEARLY LABELED AT BACK OF TIME CLOCK. ALL WIRE SPECIES 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 PRIOR TO FINAL PAYMENT. THIS COORDINATION TO BE SOLE RESPONSIBILITY OF IRRIGATION CONTRACTOR. **NO EXCEPTIONS.**
- SYSTEM TO PROVIDE 100% CONTROLLED COVERAGE ON COMPLETION WITH HEAD SPACING PER MANUFACTURER'S SPECIFICATIONS AND HEAD TO HEAD COVERAGE WITH TRIANGULAR SPACING. **SEE DETAIL BELOW - NO EXCEPTIONS.**
- 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.
- ALL HEADS TO BE 12" OFF OF ALL BUILDINGS.
- AS-BUILT IRRIGATION DRAWING(S) TO BE PROVIDED PRIOR TO FINAL PAYMENT.



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 8 & 9, RESPECTIVELY.
- ALL TREES TO BE STAKES IN A GOOD WORKMANLIKE MANNER. NO NAIL STAKING PERMITTED (REFER TO PLANTING DETAILS).
- LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
- ALL TREE HOLES TO BE BACK FILLED AROUND AND UNDER ROOT BALL WITH WASHED BEACH SAND. ALL SHRUB BEDS TO BE INSTALLED WITH WASHED BEACH SAND (SEE SPEC).
- ALL SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR SIX MONTHS FROM DATE OF FINAL ACCEPTANCE. ALL TREES & PALMS ARE TO BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE. **NO EXCEPTIONS.**
- ALL TREES, PALMS, SHRUBS AND GROUND COVER PLANTS SHALL BE FERTILIZED AT INSTALLATION ACCORDING TO MANUFACTURER'S 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 MATERIALS 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 SPECIFIC) UPON RELOCATION. THEN CUT 30% OF THE RELOCATED TREES' CANOPY.
- AFTER REMOVAL OR RELOCATION OF EXISTING TREES AND PALMS, BACKFILL TREE PIT WITH WASHED BEACH SAND, AND SOO DISTURBED AREA, IF REQUIRED.
- ALL TREES ON SOO AREA SHALL RECEIVE A MULCH RING 2" IN DIAMETER TYPICAL.
- ALL TREES SHALL HAVE 2" GAULPER AT 0.8% 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

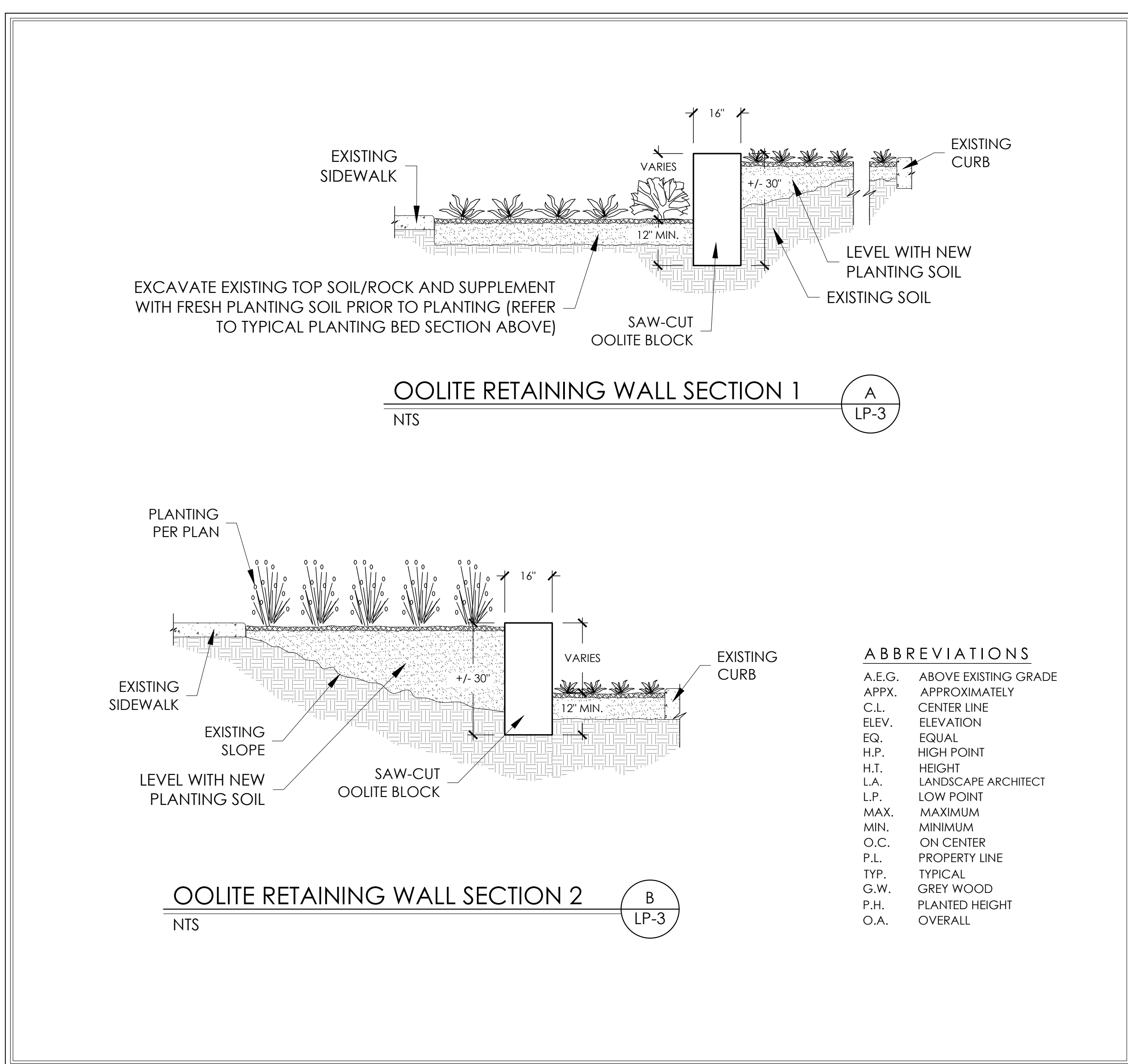
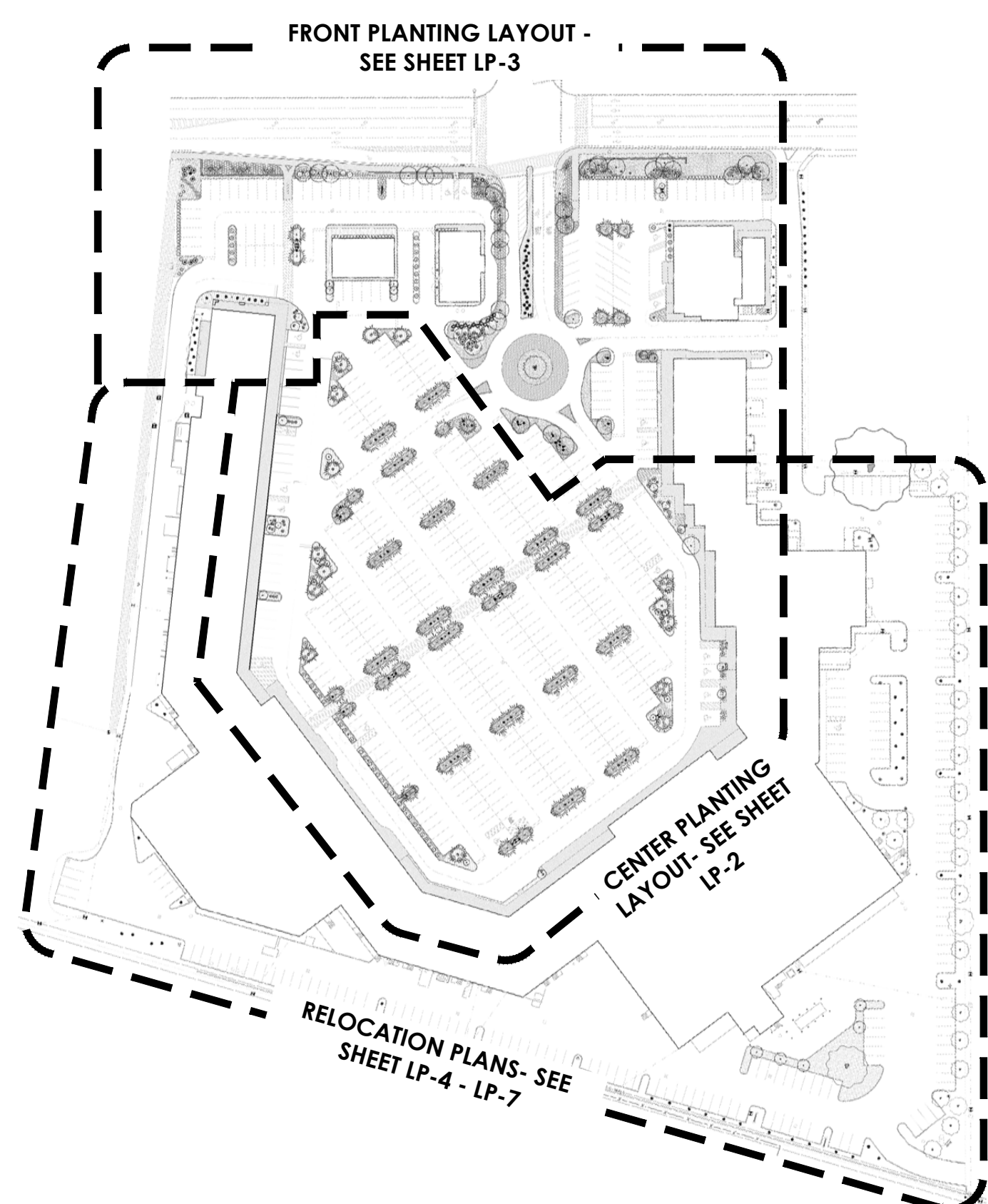
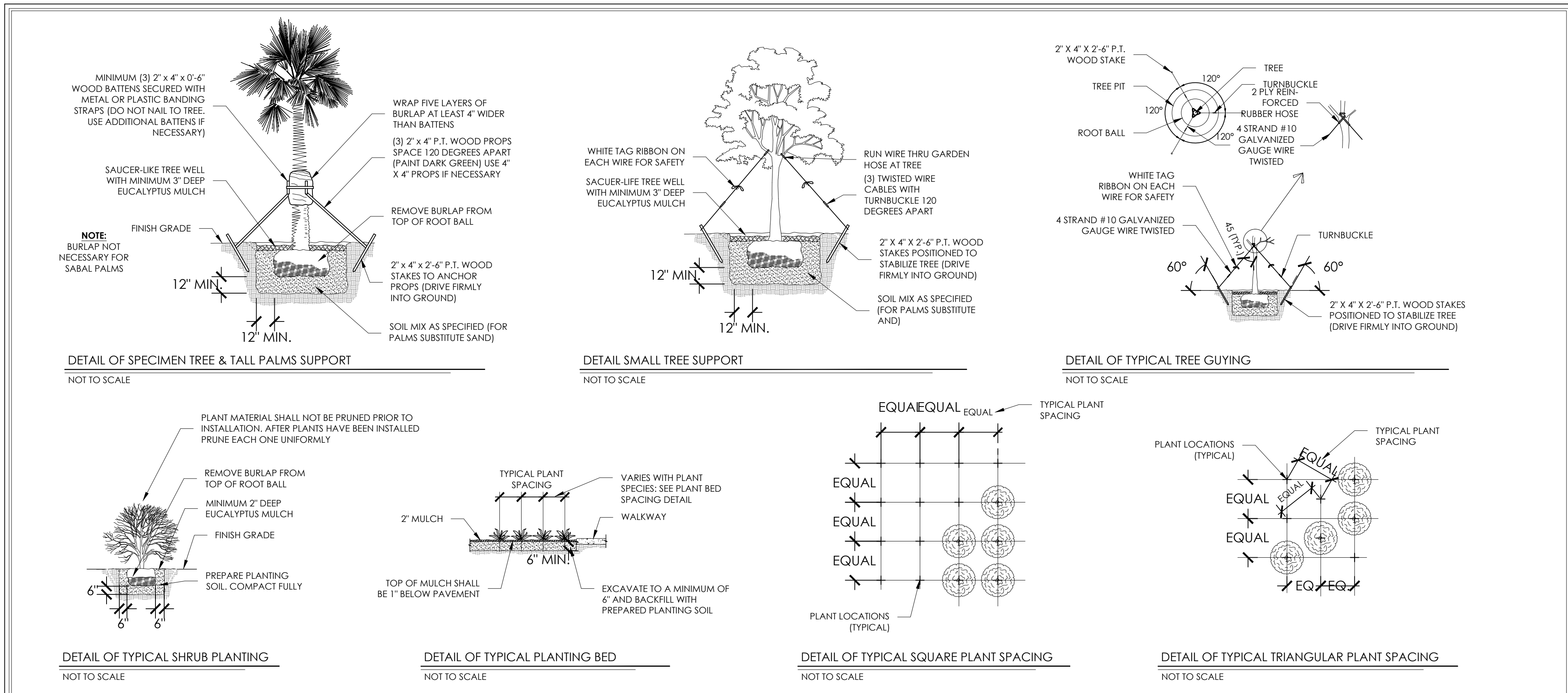
TREE BRACING NOTES:

- 2" AND LARGER CALIBER 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 3 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.
- GUITS 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) 2X4 - 4X4).
- WRAP AT LEAST 5 LAYERS OF BURLAP AROUND TRUNK OF THE PALM AT LEAST 4 INCHES WIDER THAN THE BATTENS BEING USED. BATTENS SHOULD BE MOUNTED AT A POINT 1/3 OF THE DISTANCE FROM GROUND TO THE CLEAR TRUNK OF THE TREE OR PALM, BUT NOT LESS THAN 4 FEET, WHICHEVER IS GREATER.
- SELECT THE PROPER LENGTH AND SIZE OF BATTENS (PT 2X4X12-16')
- USE THE SAME NUMBER OF BATTENS AS PROPS BEING USED.
- PLACE THE BATTENS VERTICALLY AND EVENLY SPACED AGAINST THE BURLAP. DO NOT NAIL INTO TREE.
- WEDGE LOWER END OF PROP INTO SOIL AND SECURE WITH A 2X4X30" STAKE. PROPS SHOULD BE INSTALLED AT A 30 TO 40 DEGREE ANGLE FROM THE BATTENS AND OF SUFFICIENT LENGTH TO REACH THE GROUND. **NOTE ON STRAIGHT TREES OR PALMS: SPACE PROPS EQUAL DISTANCE AROUND TREE OR PALM. ON CURVED TREES 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



QTY	SCIENTIFIC NAME	COMMON NAME	SPECIFICATION/NOTES	PROVIDE PHOTO ?	PROVIDE BUBBLER ?
Trees & Palms					
32	Chamaerops humilis	European Fan Palm	15 gallon	YES	
8	Clusia rosea	Clusia Rosea	(3) 100 gallon standard, specimens NSY: Treeworld (5) 15 gallon standard (SEE SHEET LC-6)	YES	YES
32	Cocos nucifera	Coconut Palm	Staggered, 17'-20' GW, subtle, natural curves		
6	Coccothrinax borhidiana	Coccothrinax borhidiana	7 gallon		
32	Coccothrinax morrisii	Silver Tlatch Palm	15 gallon		
29	Coccothrinax argentea	Keys Silver Palm	24" pw		
8	Plumeria obtusa	Plumeria Obtusa	45 gallon, standard	YES	
1	Royal Palm	Roystonea regia	Triple, specimen, 18' CT.	YES	YES
11	Sabal minor	Sabal Minor	Blue-stem cultivar, 25 gallon		
16	Sabal palmetto	Sabal Palm	Staggered, 15' Cl - 18' Cl, subtle, natural curves	YES	
13	Serenoa repens 'Cinerea'	Silver Saw Palmetto	36" OA, Min.		
93	Veitchia arecina	Montgomery Palm	(57) Double, (21) Triple, (15) 4-5 Trunk, ALL 18'-20' CT. Min, Staggered heads	YES	
1	Swietenia mahagoni	West Indies Mahogany	100 gallon specimen (SEE SHEET LC-6 FOR LOCATION)	YES	
Shrubs & Accents					
17	Alcantarea imperialis	Alcantarea imperialis	7 gallon		
42	Alcacia 'odora'	Alcacia 'odora'	7 gallon - 'Odora' Cultivar ONLY. See Excelta NSY	YES	YES
41	Chamaedorea cataractarum	Cat Palms	48" OA, Full and bushy		
12	Crinum asiaticum	Green Crinum Lily	15 gallon	YES	
50	Crinum augustum 'Queen Emma'	Purple Crinum Lily	15 gallon	YES	
78	Izora Coccinea 'Maui Yellow'	Izora 'Maui Yellow'	3 gallon - 'Maui Yellow' - ONLY THIS CULTIVAR ACCEPTED	YES	
31	Streptocarpus reginae	Orange Bird of Paradise	15 gallon - FULL LAND MATURE. NO EXCEPTIONS	YES	
6	Surliana maritima	Bay Cedar	15 gallon		
1500	Zamia pumila	Coontie	7 gallon - FULL LAND MATURE. NO EXCEPTIONS	YES	
Groundcovers					
400	Hymenocallis latifolia	Mangrove Spider Lily	3 gallon - FULL	YES	
Per Plan	Arachis glabrata	Perennial Peanut	1 gallon or field grown "Ecoturf" - NSY AND CULTIVAR TBD.	YES	
2,820	Carissa macrocarpa 'Emerald Blanket'	Emerald Blanket Carissa	1 gallon - Dwarf, prostrate "Emerald Blanket" variety ONLY	YES	
515	Ficus microcarpa 'Dwarf Green Island'	Ficus Green Island	3 gallon - Dwarf Green Island		
600	Lantana macrodonensis	Purple Lantana	1 gallon, full		
4,500	Liriope muscari	Liriope	1 gallon, full		
5,360	Microstrum scolopendria	Wart Fern	1 gallon, full		
12	Monstera deliciosa	Monstera	7 gallon, full and mature		
600	Tripsacum floridana	Dwarf Fakahatchee Grass	3 gallon, full		
Additional Items					
Per Plan	16" W x 24" L x 24 - 36" H. Saw-cut Oolite Blocks	Linear Feet and dimensions Per Plan, field adjust elevations prior to ordering (note curves)			
Per Plan	3/8" Granite Gravel	Area Per Plan			
Per Plan	Black Aluminum Edging	Linear Feet Per Plan			
Per Plan	Black Eucalyptus Mulch	Area Per Plan			
Per Plan	Pavers - SPEC TBD.	Area Per Plan			
Per Plan	Seashore Paspalum Sod	Area Per Plan - (SEE SHEET LC-6 FOR LOCATION)			

