

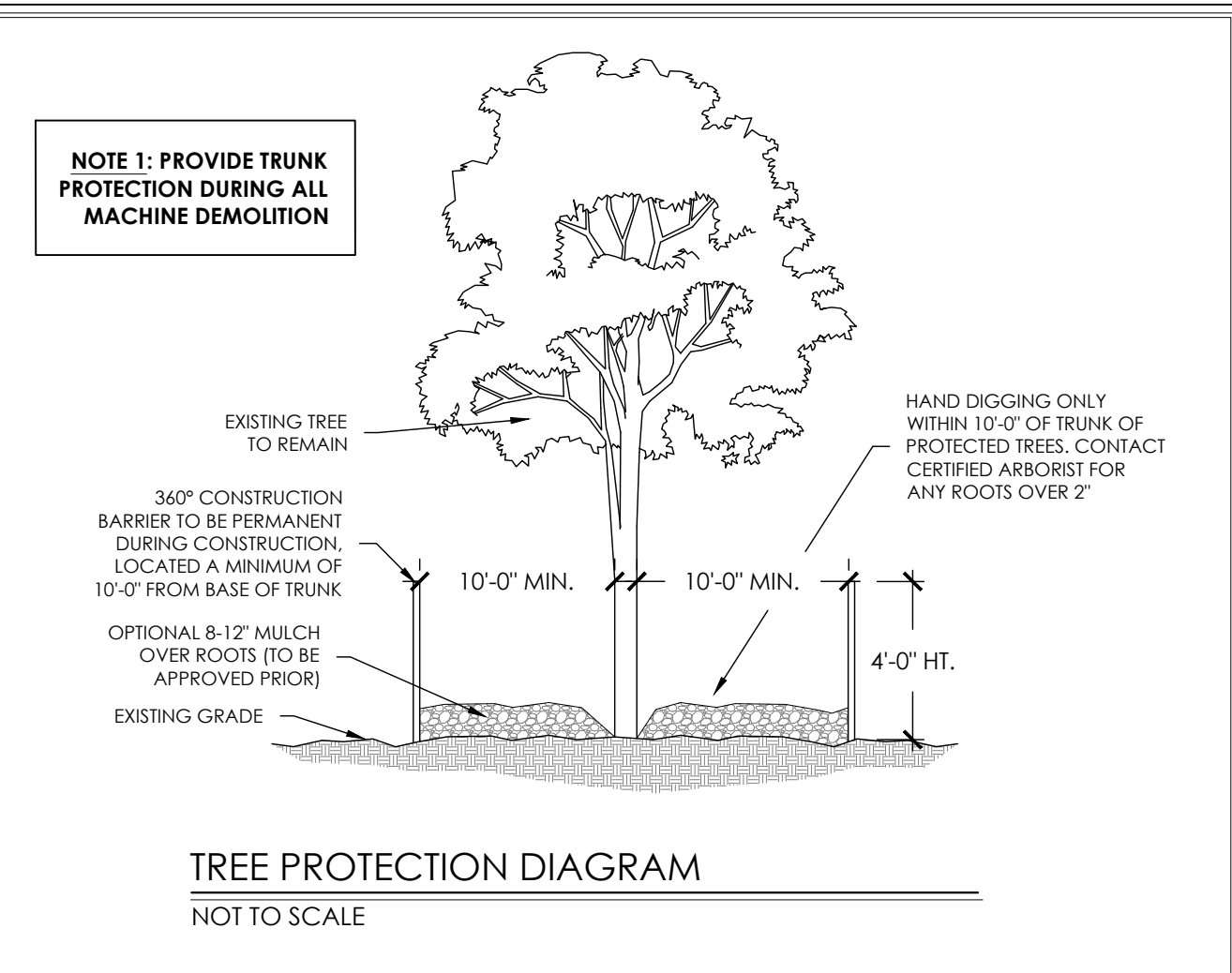
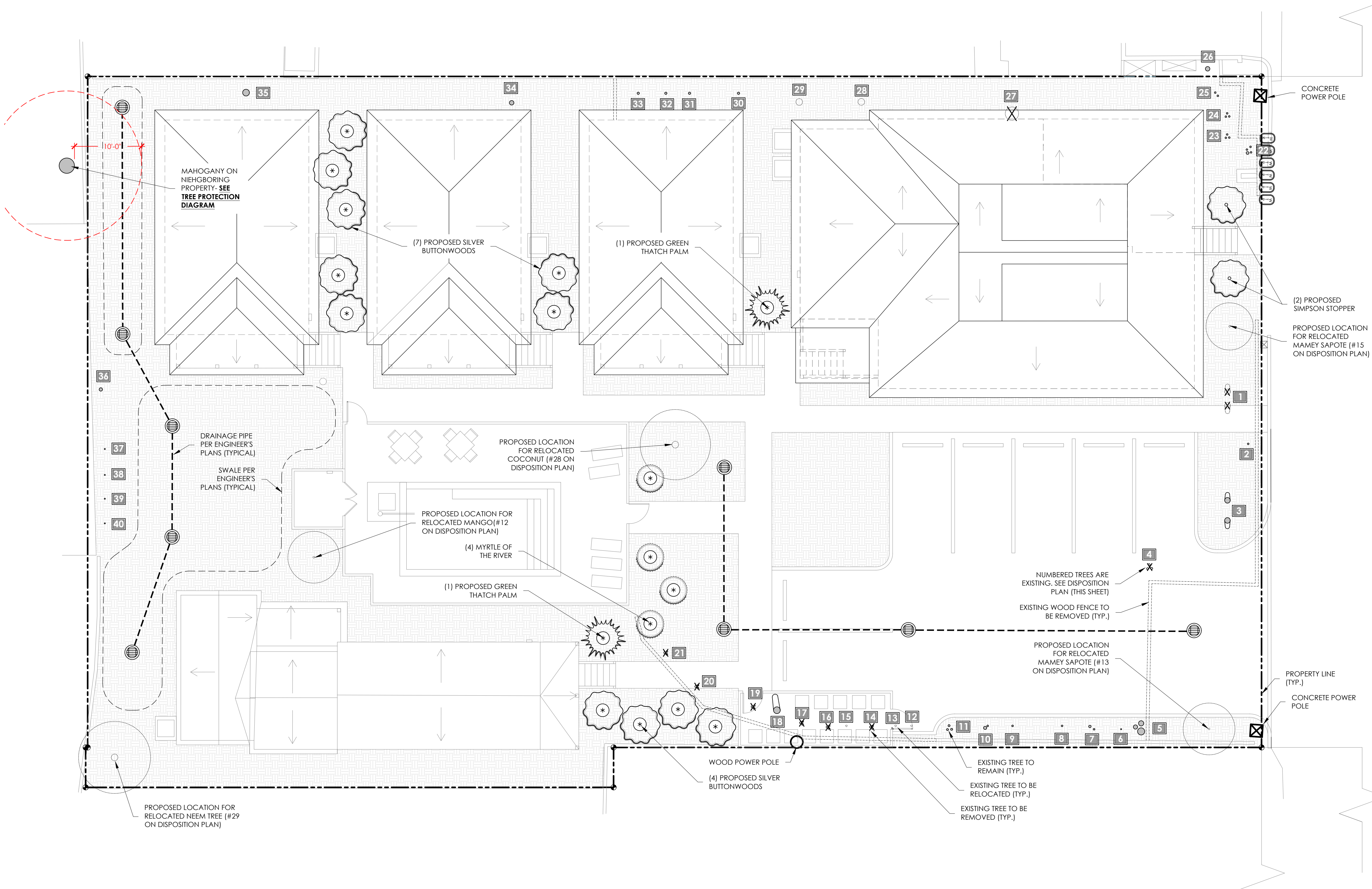
# disposition plan

## PROPOSED PLANT LIST (REPLACEMENTS)

QTY.	Botanical Name	Common Name	Specification	Caliper
11	<i>Conocarpus erectus</i>	Silver buttonwood	8' PH, Full and Bushy	1" Min.
4	<i>Calyptranthes zuzugium</i>	Myrtle of the River	8' PH	1" Min.
2	<i>Thrinax radiata</i>	Green Thatch Palm	6' PH	n/a
2	<i>Myrcianthes fragrans</i>	Simpson Stopper	5' PH, Full and Bushy	1" Min.

## TREE DISPOSITION PLAN

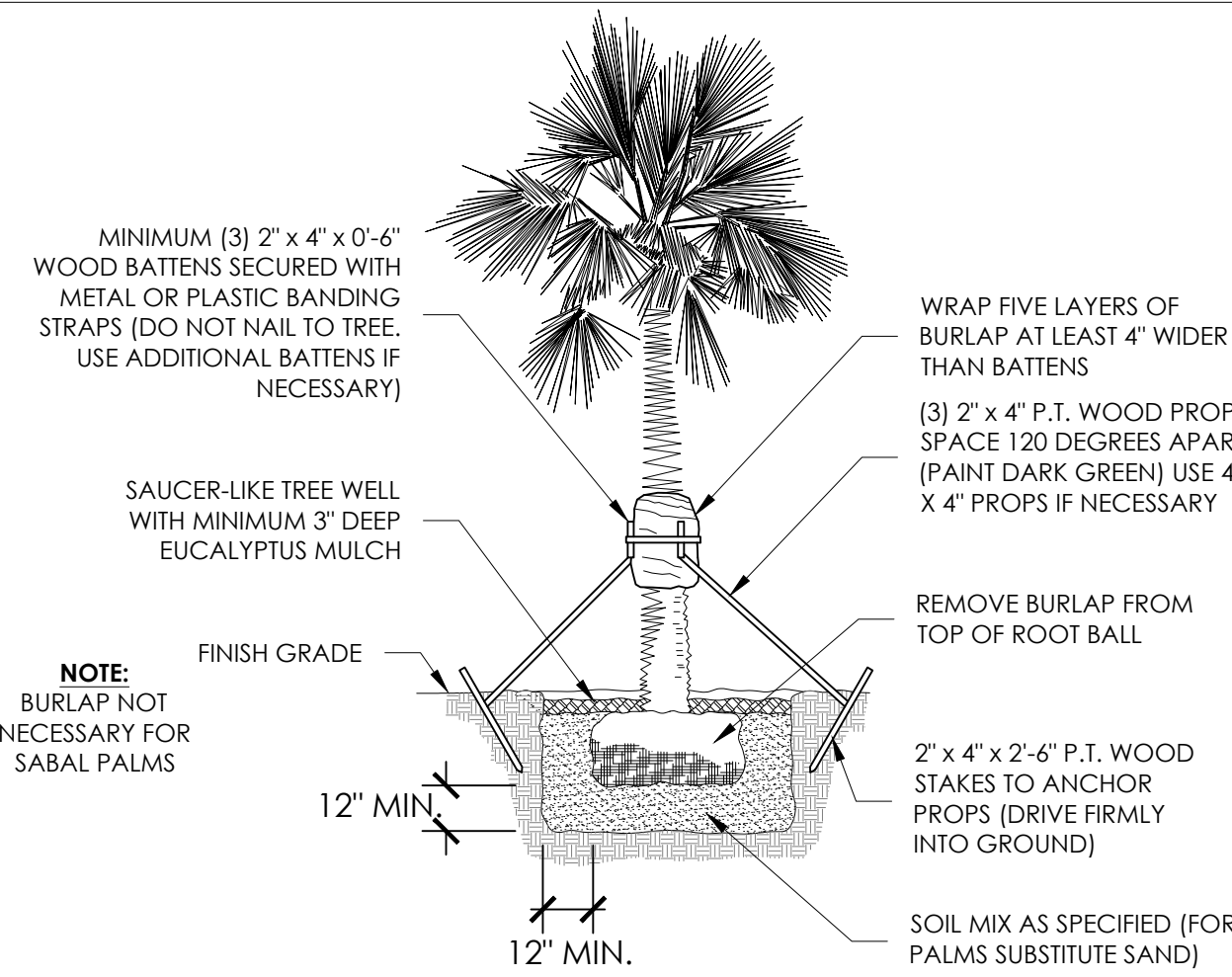
ID	Botanical Name	Common Name	Size	Disposition
<b>TREES &amp; PALMS</b>				
1	<i>Cocos nucifera</i>	Coconut Palm	Double, > 10' HT	REMOVE
2	<i>Annona</i> sp.	Soursop	4" Caliper	REMAIN
3	<i>Cocos nucifera</i>	Coconut Palm	Double, > 10' HT	REMAIN
4	<i>Conocarpus erectus</i>	Silver buttonwood	5" Caliper	REMOVE
5	<i>Moringa oleifera</i>	Moringa Tree	16" Caliper	REMAIN
6	<i>Euphorbia longana</i>	Longan	1" Caliper	REMAIN
7	<i>Conocarpus erectus</i>	Silver buttonwood	3" Caliper	REMAIN
8	<i>Mangifera indica</i>	Mango	1" Caliper	REMAIN
9	<i>Mangifera indica</i>	Mango	1" Caliper	REMAIN
10	<i>Conocarpus erectus</i>	Silver buttonwood	4" Caliper	REMAIN
11	<i>Annona</i> sp.	Soursop	6" Caliper	REMAIN
12	<i>Mangifera indica</i>	Mango	1" Caliper	RELOCATE
13	<i>Pauteira sapota</i>	Mamey Sapote	1" CA, Unregulated	RELOCATE
14	<i>Conocarpus erectus</i>	Silver buttonwood	Hedge, Unregulated	REMOVE
15	<i>Pauteira sapota</i>	Mamey Sapote	1" CA, Unregulated	RELOCATE
16	<i>Conocarpus erectus</i>	Silver buttonwood	Hedge, Unregulated	REMOVE
17	<i>Conocarpus erectus</i>	Silver buttonwood	Hedge, Unregulated	REMOVE
18	<i>Azadirachta indica</i>	Neem Tree	14" Caliper	REMAIN
19	<i>Conocarpus erectus</i>	Silver buttonwood	Hedge, Unregulated	REMOVE
20	<i>Conocarpus erectus</i>	Silver buttonwood	3" Caliper	REMOVE
21	<i>Conocarpus erectus</i>	Silver buttonwood	3" Caliper	REMOVE
22	<i>Conocarpus erectus</i>	Silver buttonwood	6" Caliper	REMAIN
23	<i>Conocarpus erectus</i>	Silver buttonwood	5" Caliper	REMAIN
24	<i>Conocarpus erectus</i>	Silver buttonwood	4" Caliper	REMAIN
25	<i>Conocarpus erectus</i>	Silver buttonwood	3" Caliper	REMAIN
26	<i>Moringa oleifera</i>	Moringa Tree	5" Caliper	REMAIN
27	<i>Syzygium samarangense</i>	Wax Jambu	20" Caliper	REMOVE
28	<i>Cocos nucifera</i>	Coconut Palm	< 10' HT	RELOCATE
29	<i>Azadirachta indica</i>	Neem Tree	10" Caliper	RELOCATE
30	Unknown Tree	Unknown Tree	3" Caliper	REMAIN
31	<i>Mangifera indica</i>	Mango	2" Caliper	REMAIN
32	<i>Annona</i> sp.	Soursop	1" Caliper	REMAIN
33	<i>Mangifera indica</i>	Mango	1" Caliper	REMAIN
34	<i>Psidium</i> sp.	Guava	6" Caliper	REMAIN
35	Unknown Tree	Unknown Tree	12" Caliper	REMAIN
36	<i>Mangifera indica</i>	Mango	1" Caliper	REMAIN
37	<i>Euphorbia longana</i>	Longan	1" Caliper	REMAIN
38	<i>Annona</i> sp.	Soursop	1" Caliper	REMAIN
39	<i>Annona</i> sp.	Soursop	1" Caliper	REMAIN
40	<i>Annona</i> sp.	Soursop	1" Caliper	REMAIN



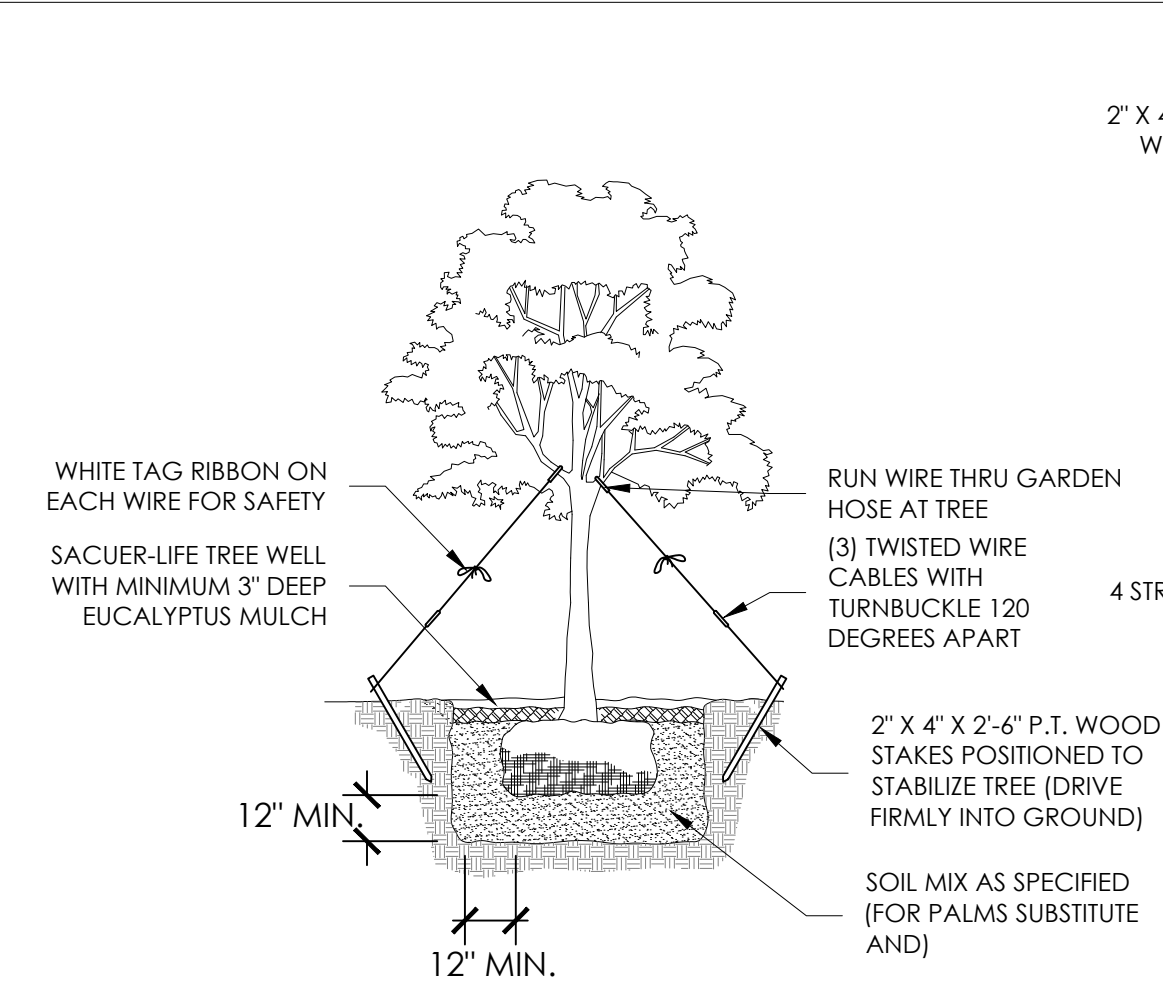
**NOTE:** GENERAL CONTRACTOR TO COORDINATE ALL TREE REMOVALS & RELOCATIONS WITH QUALIFIED LANDSCAPE CONTRACTOR OR ARBORIST AS WELL AS COORDINATION WITH CITY AND TREE COMMISSION OFFICIALS. **NO EXCEPTIONS.**

**NOTE:** CONTRACTOR TO CONFIRM ALL JURISDICTIONAL APPROVALS ARE IN PLACE BEFORE PROCEEDING WITH ANY SITE WORK. **NO EXCEPTIONS.**

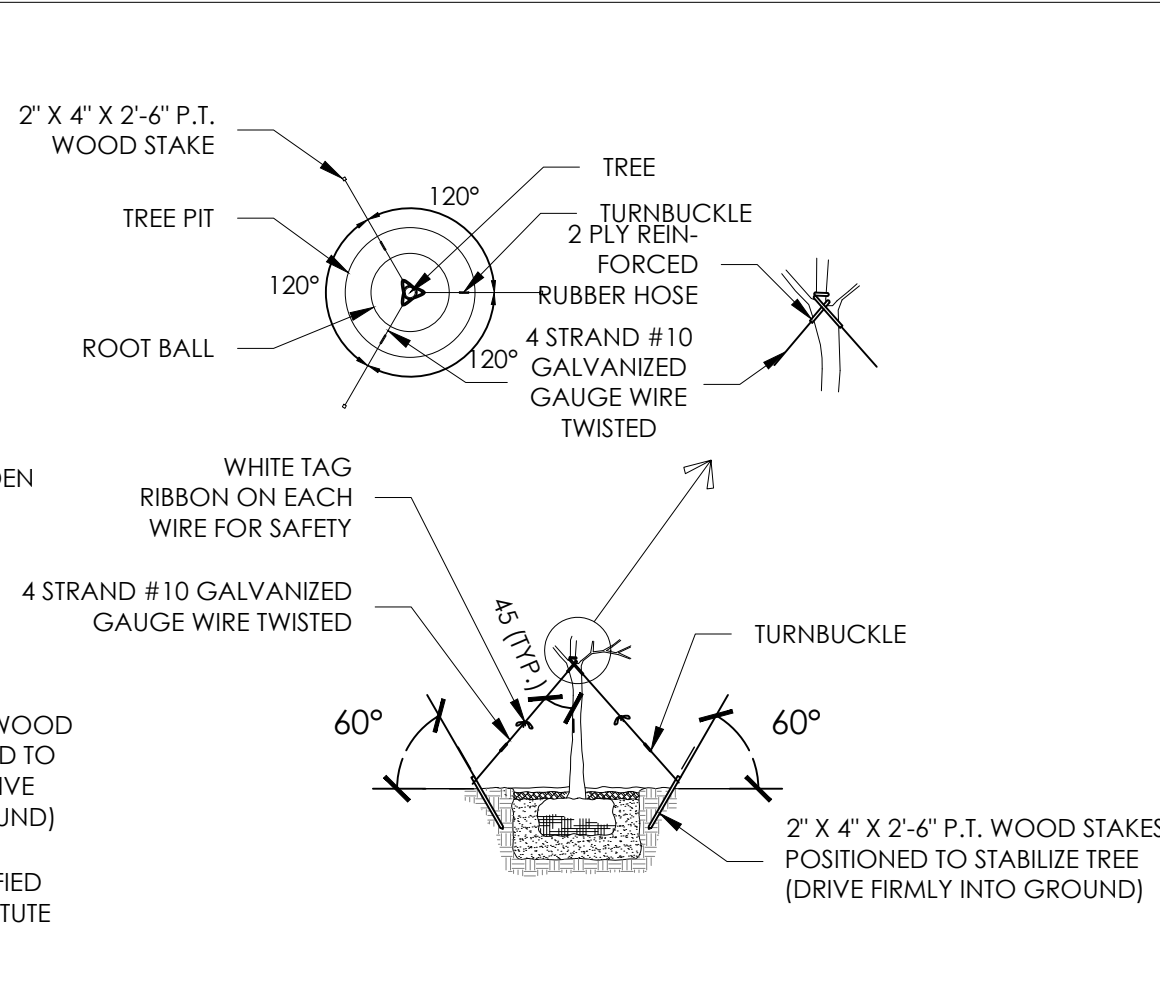




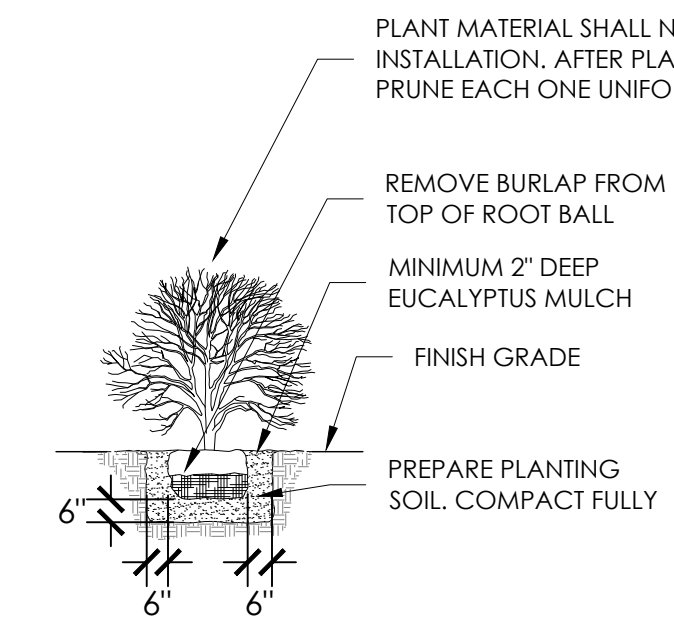
**DETAIL OF SPECIMEN TREE & TALL PALMS SUPPORT**  
NOT TO SCALE



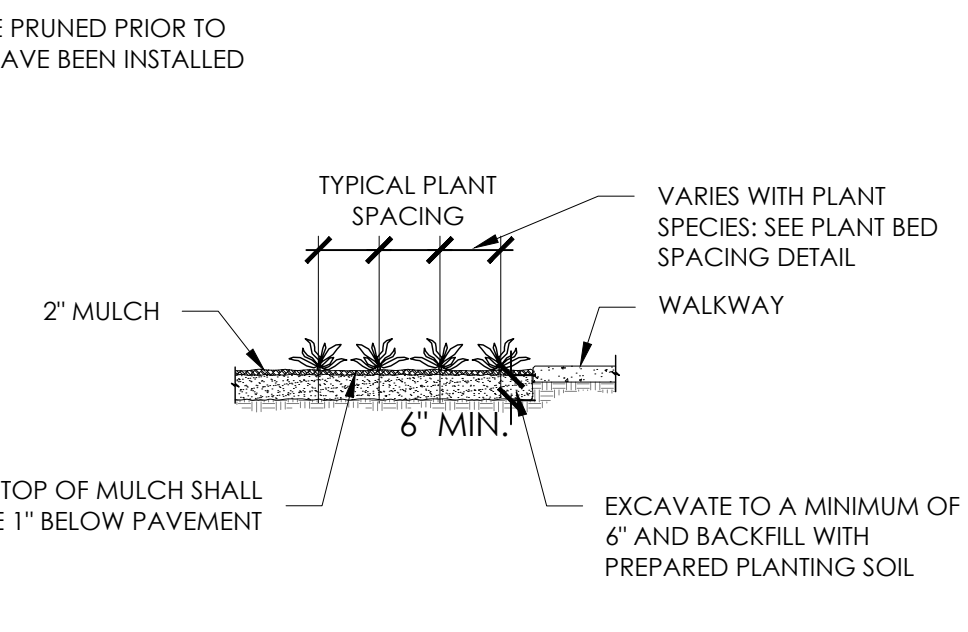
**DETAIL SMALL TREE SUPPORT**  
NOT TO SCALE



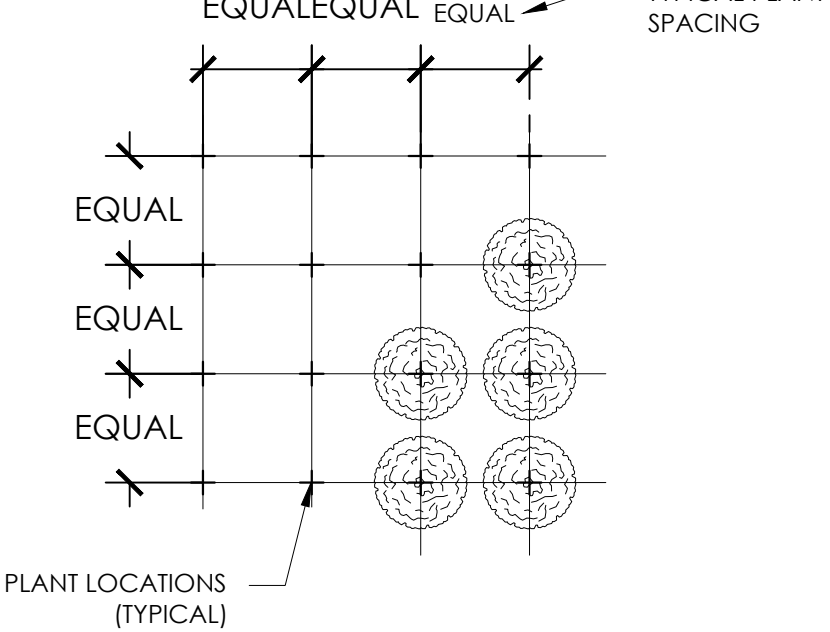
**DETAIL OF TYPICAL TREE GUYING**  
NOT TO SCALE



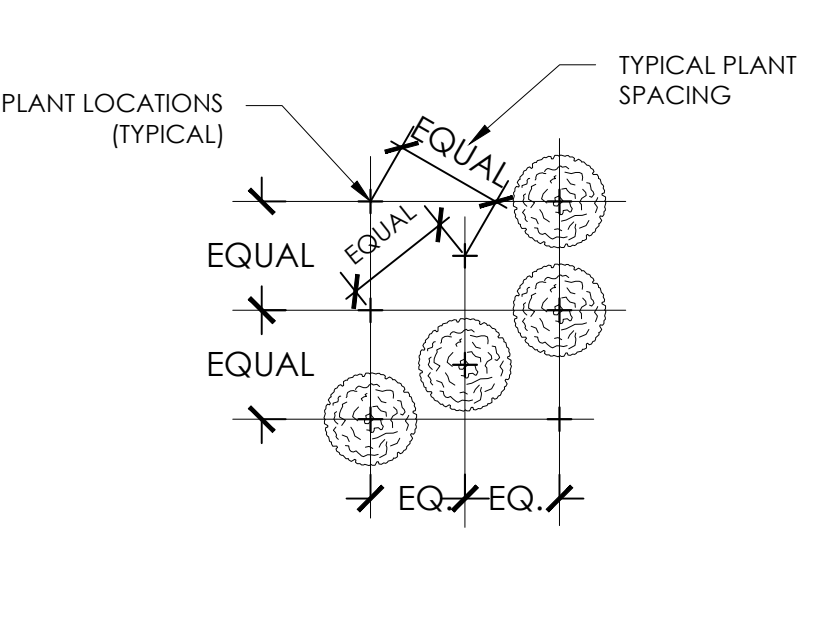
**DETAIL OF TYPICAL SHRUB PLANTING**  
NOT TO SCALE



**DETAIL OF TYPICAL PLANTING BED**  
NOT TO SCALE



**DETAIL OF TYPICAL SQUARE PLANT SPACING**  
NOT TO SCALE



**DETAIL OF TYPICAL TRIANGULAR PLANT SPACING**  
NOT TO SCALE

**GENERAL LANDSCAPE NOTES:**

1. CHANGES MAY OCCUR DURING THE NORMAL COURSE OF IMPLEMENTATION. VERBAL CHANGE ORDERS WILL NOT BE HONOURED. ANY CHANGES MUST BE SUBMITTED TO LANDSCAPE ARCHITECT IN WRITING AS A CHANGE ORDER TO BE REVIEWED AND APPROVED IN WRITING BY OWNER/CLIENT.
2. 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.
3. LANDSCAPE CONTRACTOR TO BECOME FAMILIAR WITH THE SCOPE OF WORK AS WELL AS THE SITE, DIGGING CONDITIONS, AND ANY OBSTACLES PRIOR TO BIDDING.
4. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
5. ALL PLANT MATERIAL IS TO BE FLORIDA NO. 1 OR BETTER. FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS, PARTS I & II, 1975, RESPECTIVELY.
6. ALL TREES TO BE STAKED IN A GOOD WORKMANLINE MANNER. NO NAIL STAKING PERMITTED (REFER TO PLANTING DETAILS).
7. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
8. 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).
9. ALL SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR SIX MONTHS FROM DATE OF FINAL ACCEPTANCE. ALL TREES & PALMS ARE TO GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE - **NO EXCEPTIONS**
10. ALL PLANTING BEDS SHALL BE WEED AND GRASS FREE.
11. 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.
12. **PLANTING PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST IN CASE OF DISCREPANCIES**
13. NO CHANGE SHALL BE MADE WITHOUT PRIOR CONSENT OF LANDSCAPE ARCHITECT.
14. ALL MATERIAL SHALL BE SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. SUBSTITUTIONS MAY BE MADE AFTER CONSULTATION WITH LANDSCAPE ARCHITECT.
15. LANDSCAPE CONTRACTOR TO COORDINATE HIS WORK WITH GENERAL CONTRACTOR, IRRIGATION CONTRACTOR, AND THE ELECTRICAL CONTRACTOR.
16. ALL EXISTING PLANT MATERIAL TO REMAIN SHALL BE PROTECTED.
17. ALL TREES TO BE RELOCATED WILL BE ROOT PRUNED 30 DAYS MINIMUM (OR MORE IF REQUIRED BY SPECIES). UPON RELOCATION, THIN OUT 30% OF THE RELOCATED TREES' CANOPY.
18. AFTER REMOVAL OR RELOCATION OF EXISTING TREES AND PALMS, BACKFILL TREE PIT WITH WASHED BEACH SAND, AND SOD DISTURBED AREA, IF REQUIRED.
19. ALL TREES ON SOD AREA SHALL RECEIVE A MULCH RING 2' IN DIAMETER TYPICAL.
20. ALL TREES SHALL HAVE 2" CALIPER AT D.B.H. MINIMUM FOR A 10' HEIGHT TREE.
21. ALL 1 GALLON MATERIAL TO HAVE 12" SPREAD MINIMUM, ALL 3 GALLON MATERIAL TO HAVE 20-24" SPREAD MINIMUM.
22. 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 CALIPER TREES BRACED BY GUYING:**

1. 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
2. CUT LENGTHS OF STAKING HOSE TO EXTEND 2 INCHES PAST TREE TRUNK WHEN WRAPPING AROUND.
3. 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.
4. PLACE THE HOSE AROUND THE TRUNK, JUST ABOVE THE LOWEST BRANCH.
5. 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.
6. TWIST WIRE AT RUBBER HOSE TO KEEP IT IN PLACE
7. PULL WIRE DOWN AND WIND BOTH ENDS AROUND STAKE TWICE. TWIST WIRE BACK ONTO ITSELF TO SECURE IT BEFORE CUTTING OFF THE EXCESS.
8. 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.
9. FLAG THE GUY WIRES WITH SURVEYORS FLAGGING OR APPROVED EQUAL FOR SAFETY.
10. GUYS ARE NOT TO BE REMOVED UNTIL APPROVED BY LANDSCAPE CONTRACTOR.

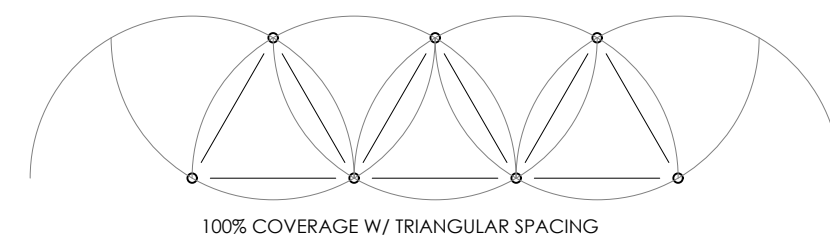
**SPECIMEN TREES AND TALL PALMS BRACED WITH PROPS:**

11. CHOOSE THE CORRECT SIZE, LENGTH, AND NUMBER OF PROPS TO BE USED (PRESSURE TREATED (PT) 2"x4", 4"x4").
12. 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.
13. SELECT THE PROPER LENGTH AND SIZE OF BATTENS (PT 2"x4"x12'-16')
14. USE THE SAME NUMBER OF BATTENS AS PROPS BEING USED.
15. PLACE THE BATTENS VERTICALLY AND EVENLY SPACED AGAINST THE BURLAP.
16. PLACE THE BATTENS IN PLACE WITH METAL OR PLASTIC BANDING STRAPS. **DO NOT NAIL INTO TREE.**
17. 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.**
18. CUT A SMOOTH ANGLE AT THE END OF THE PROPS. ALIGN WITH AND NAIL INTO BATTENS. **DO NOT PENETRATE TREE OR PALM WITH NAILS.**
19. **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".**
20. PROPS ARE NOT TO BE REMOVED UNTIL APPROVED BY THE LANDSCAPE CONTRACTOR.

END

**IRRIGATION NOTES:**

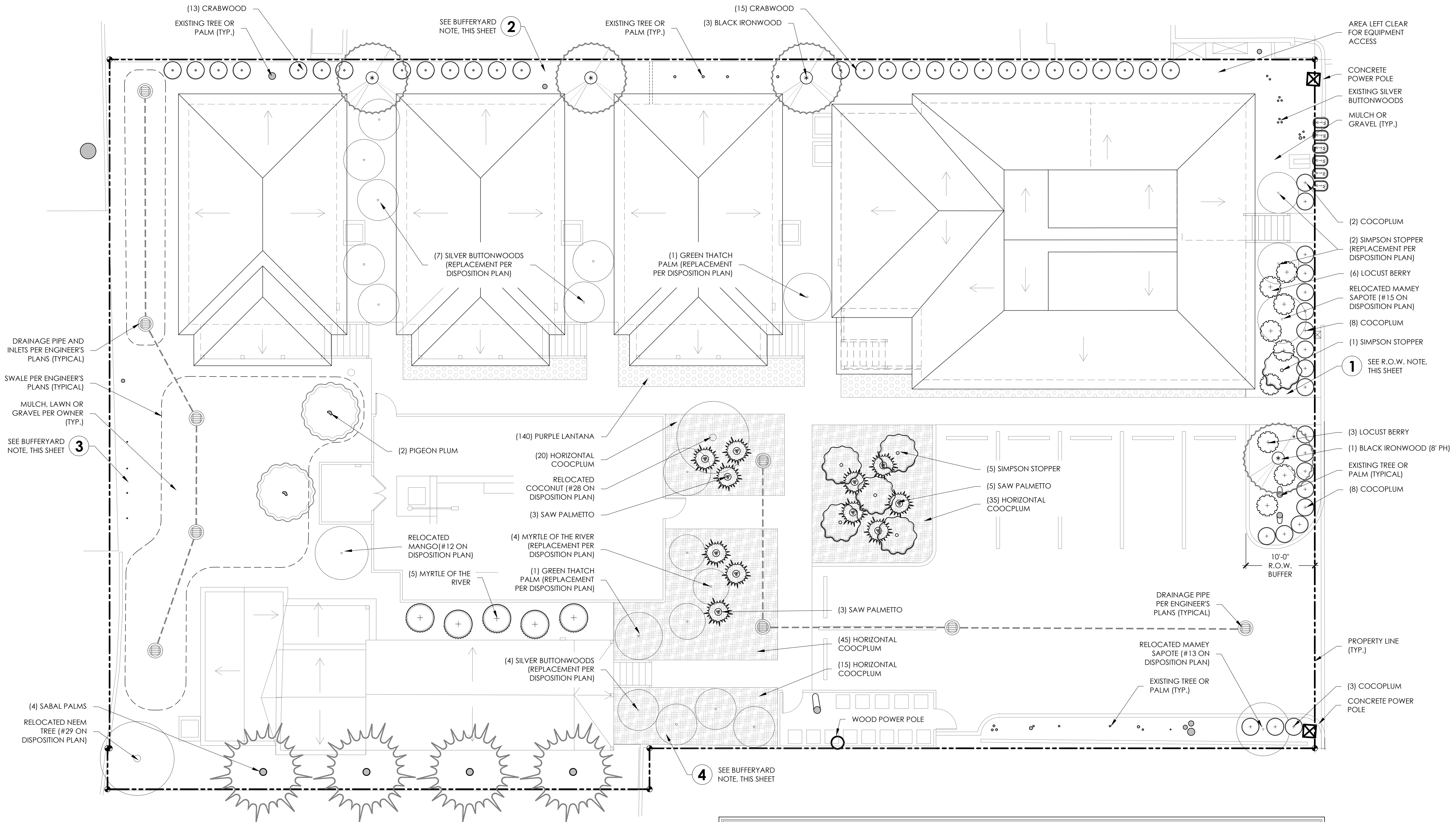
1. IRRIGATION CONTRACTOR TO PROVIDE LINE ITEMS IN BID WITH ALL MATERIALS USED, INCLUDING BUT NOT LIMITED TO HEAD COUNT AND TYPE, NUMBER OF VALVES, AND ESTIMATED USAGE IN GPM. **NO EXCEPTIONS.**
2. LANDSCAPE IRRIGATION CONTRACTOR TO COORDINATE INSTALLATION OF IRRIGATION WITH PROJECT LANDSCAPE CONTRACTOR TO AVOID DAMAGE TO IRRIGATION DURING PLANTING; ALL LARGE PLANT MATERIAL (5 GALLON AND UP) MUST BE INSTALLED PRIOR TO IRRIGATION. **NO EXCEPTIONS.**
3. ALL LADY PALMS (RHAPIS SPP.), HELICONIA, AND BAMBOOS TO HAVE SINGLE BUBBLER; ALL MAJOR PALMS TO HAVE TWO BUBBLERS ON OPPOSING SIDES OF ROOT BALL.
4. 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.
5. ALL VALVE BOXES TO BE LOCATED AWAY FROM WALKWAYS, GARDEN PATHS, ROOTBALLS OF LARGE PLANTS, AND GROUNDCOVERS. **NO EXCEPTIONS.**
6. ALL PIPE TO BE PVC SCHEDULE 40, 8" MINIMUM COVER.
7. ALL VALVES TO HAVE FLOW CONTROL AND BE INSTALLED IN GREEN VALVE BOXES WITH ROOM TO WORK IN THE FUTURE.
8. ALL HEADS INSTALLED ON FLEXIBLE PVC PIPE AND FITTINGS.
9. PRESSURIZED BACKFLOW PREVENTER, RAINBIRD WR2C RAIN SENSOR, AND MULTI-PROGRAMMABLE RAINBIRD ESPAME CONTROLLER WITH BATTERY BACKUP REQUIRED.
10. ALL CROSSINGS UNDER ANY HARDSCAPE, WALLS, ETC. TO BE SLEEVED TWO TIMES THE SPRINKLER PIPE SIZE WITH SCHEDULE 40 PVC.
11. ALL SPRINKLERS TO BE COMMERCIAL GRADE RAINBIRD 6" AND 12" POP-UPS AND INSTALLED OUT OF SIGHT. NO STATIC RISERS OR DRIP - **NO EXCEPTIONS**
12. IRRIGATION CONTRACTOR TO MEASURE WATER AVAILABLE ON-SITE AND USE NO MORE THAN 75% OF AVAILABLE GPM.
13. WATER CONNECTION TO THE HOUSE, INCLUDING SHUT-OFF VALVES, SHALL NOT BE ALTERED BY PRESSURIZED BACKFLOW PREVENTER.
14. 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.
15. 2 SPARE WIRES TO BE RUN TO THE LAST VALVE IN EACH DIRECTION.
16. CONTROLLER TO BE HARD-WIRED AT TIME OF COMPLETION PRIOR TO FINAL PAYMENT. THIS COORDINATION TO BE SOLE RESPONSIBILITY OF IRRIGATION CONTRACTOR. **NO EXCEPTIONS**
17. SYSTEM TO PROVIDE 100% CONTROLLED COVERAGE ON COMPLETION WITH HEAD SPACING PER MANUFACTURERS SPECIFICATIONS AND HEAD TO HEAD COVERAGE WITH TRIANGULAR SPACING. **SEE DETAIL BELOW - NO EXCEPTIONS.**
18. ADDITIONS/MODIFICATIONS FROM IRRIGATION PLAN MAY BE NECESSARY.
19. 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.
20. ALL HEADS TO BE 12" OFF OF ALL BUILDINGS
20. **AS-BUILT IRRIGATION DRAWING(S) TO BE PROVIDED PRIOR TO FINAL PAYMENT.**



END

**PLANT LIST**

Qty.	Botanical Name	Common Name	Specifications
<b>ORNAMENTAL/ NON-CANOPY TREES &amp; PALMS</b>			
2	Coccoloba diversifolia	Pigeon Plum	8' PH, standard, full and bushy
6	Myrcianthes fragrans	Simpson Stopper	6' PH, standard, full and bushy
4	Krugiodendron ferreum	Black Ironwood	(1) 8' PH, standard, (3) 7 gallon, full and bushy
5	Cruglpranthes zuzygium	Myrtle of the River	7 gallon, full and bushy
4	Sabal Palmetto	Cabbage Palm	slicks, CT +/- 10' - must clear eaves of building
<b>SHRUBS &amp; ACCENTS</b>			
11	Serenoa repens	Saw Palmetto	green, 14" PH MIN.
28	Gymnanthes lucida	Crabwood	7 gallon, full
21	Chrysobalanus icaco	Cocoplum	3 gallon, full
9	Byrsanima lucida	Locust Berry	3 gallon, full
<b>GROUNDCOVER</b>			
115	Chrysobalanus icaco 'horizontal'	Horizontal Cocoplum	3 gallon, full
140	Lantana camara 'Purple'	Purple Trailing Lantana	1 gallon, full



### RIGHT OF WAY REQUIREMENTS

MUNICIPALITY.....CITY OF KEY WEST  
 ZONE.....HDMR  
 FLOOD ZONE.....X  
 LOT AREA.....17,980.52 S.F. (0.412 ACRES)

**R.O.W. REQUIREMENTS FOR LOT AREA >.5 ACRES**

WIDTH OF REQUIRED LANDSCAPING	10 FT
REQUIRED PLANT UNITS PER 100 FEET	40 UNITS
LENGTH OF PROPERTY LINE	100 FT
UNITS REQUIRED.....	40 UNITS
UNITS PROVIDED.....	30 UNITS

30 SHRUBS = 30 UNITS  
 TOTAL: 30 UNITS

### BUFFER YARD REQUIREMENTS

ZONE.....HDMR  
 LAND USE TYPE.....SINGLE FAMILY DETACHED  
 ADJACENT LAND USE TYPE.....HNC - HIGH IMPACT

**LANDSCAPE REQUIREMENTS**

UNITS REQUIRED.....CASE BY CASE - DETERMINED BY CITY  
 UNITS PROVIDED.....37 UNITS

28 SHRUBS = 28 UNITS  
 3 ORNAMENTAL TREES = 9 UNITS  
 TOTAL: 37 UNITS

FENCE/WALL REQUIREMENT.....YES, EXISTING

### BUFFER YARD REQUIREMENTS

ZONE.....HDMR  
 LAND USE TYPE.....SINGLE FAMILY DETACHED  
 ADJACENT LAND USE TYPE.....SINGLE FAMILY DETACHED

**LANDSCAPE REQUIREMENTS**

SAME ADJACENT USE - NONE REQUIRED

### BUFFER YARD REQUIREMENTS

ZONE.....HDMR  
 LAND USE TYPE.....SINGLE FAMILY DETACHED  
 ADJACENT LAND USE TYPE.....SINGLE FAMILY DETACHED

**LANDSCAPE REQUIREMENTS**

SAME ADJACENT USE - NONE REQUIRED

### INTERIOR LANDSCAPE REQUIREMENTS

ZONE.....HDMR  
 LAND USE TYPE.....SINGLE FAMILY DETACHED  
 LOT AREA.....17,980.52 S.F. (0.412 ACRES)

**LANDSCAPE REQUIREMENTS FOR INTERIOR AREAS**

MINIMUM REQUIRED PLANTED AREA	20% (3,596 S.F.)
PROPOSED TOTAL PLANTING AREA	24.8% (4,471 S.F.)
MINIMUM QTY. CANOPY TREES	35
(3,596 SQUARE FEET @ 1 TREE PER 100 SQUARE FEET)	
CANOPY TREES PROVIDED	0

