



Michael Flaugh  
Digitally signed by Michael Flaugh  
Date: 2022.10.20 11:47:58 -04'00'



Sheet L1  
Title Sheet  
Landscape Plan  
**LOFTS AT BAHAMA VILLAGE**  
Fort Street, Key West, FL 33040  
Please note: This plan is a professional representation of existing and proposed site conditions based on available data. The designer assumes no responsibility for the accuracy of the data provided. It is the user's responsibility to verify all measurements and quantities prior to construction.

| TABLE OF CONTENTS:                                                                                                                                                                                                                             | LOCATION MAP: | SITE DATA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | LEGEND                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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| L1 - TITLE SHEET<br>L2 - TREE MAP / MITIGATION TABLE<br>L3 - PLANTING PLAN<br>L4 - PLANTING PLAN<br>L5 - OVERALL PROJECT SCHEDULE, PLANT PICTURES<br>L6 - CODE PLANT SCHEDULES<br>L7 - CODE PLANT SCHEDULES<br>L8 - DETAILS AND SPECIFICATIONS |               | <p><b>HARDINESS ZONE:</b><br/>42° - 55°<br/> <b>MEAN ANNUAL PRECIPITATION:</b><br/>77" - 81"<br/> <b>MEAN ANNUAL AIR TEMP:</b><br/>365 DAYS<br/> <b>URBAN AND FLATWOODS, KIDOLLS, HILLS, RISES, RIDGES ON MARINE TERRACES.</b><br/> <b>SOIL TYPE:</b><br/>N/A<br/> <b>LANDFORM:</b><br/>N/A<br/> <b>SOIL PROFILE:</b><br/>N/A<br/> <b>SLOPE:</b><br/>N/A<br/> <b>DEPTH TO RESTRICTIVE FEATURE:</b><br/>N/A<br/> <b>DRAINAGE CLASS:</b><br/>N/A<br/> <b>RUNOFF CLASS:</b><br/>N/A<br/> <b>DEPTH TO WATER TABLE:</b><br/>N/A<br/> <b>FREQUENCY FOR FLOODING:</b><br/>N/A<br/> <b>HYDROLOGIC SOIL GROUP:</b><br/>N/A<br/> <b>HYDRIC SOIL RATING:</b><br/>N/A<br/> <b>WETLANDS:</b><br/>N/A</p> <p>118<br/>           42° - 55°<br/>           77" - 81"<br/>           365 DAYS<br/>           URBAN AND FLATWOODS, KIDOLLS, HILLS, RISES, RIDGES ON MARINE TERRACES.<br/>           N/A<br/>           DOWN-SLOAP SHAPE: LINEAR, CONVEX<br/>           ACROSS-SLOAP SHAPE: LINEAR<br/>           N/A<br/>           N/A<br/>           N/A<br/>           N/A<br/>           FREQUENTLY FLOODED<br/>           UNRANKED<br/>           NA</p> | <p><b>SYMBOLS</b></p> <p>             T TELEPHONE PEDESTAL<br/>             CA CABLE TV PEDESTAL<br/>             W WELL<br/>             WM WATER METER<br/>             G GAS METER<br/>             E ELECTRIC METER<br/>             IB IRRIGATION BOX<br/>             FH FIRE HYDRANT           </p> <p>             D DOWNSPOUT<br/>             H HOSE BIB<br/>             MB MAILBOX<br/>             U UTILITY POLE<br/>             L LIGHT POST<br/>             WM WALL MOUNTED LIGHT<br/>             FE FENCE EQUIPMENT           </p> <p>             A/C UNIT<br/>             EXISTING PALM<br/>             EXISTING TREE<br/>             EXISTING SHRUB<br/>             EXISTING PLANT ATTACHED TO THE BUILDING (SEE REMOVAL CLASSED TO REMOVE)<br/>             EXISTING TREE TO BE REMOVED<br/>             EXISTING TREE TO BE RELOCATED           </p> <p><b>LINE TYPES / NOTES</b></p> <p>             FENCE<br/>             PROPERTY LINE<br/>             SETBACK / EASEMENT<br/>             EXISTING CONTOURS<br/>             PROPOSED CONTOURS<br/>             EXISTING VEGETATION MASS<br/>             SPOT GRADES           </p> <p><b>ABBREVIATIONS</b></p> <p>             Ex EXISTING<br/>             FV FIELD VERIFY<br/>             TBD TO BE DETERMINED<br/>             OAP ON ADJACENT PROPERTY           </p> |

Date: 07/20/2022  
 Design by: MFPA  
 Reviewed by: MF  
 Revised: 10/20/2022











Michael  
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72.419.0024  
REG. #CA0001724Sheet  
L4  
Planting Plan

Landscape Plan  
**LOFTS AT BAHAMA VILLAGE**  
Fort Street, Key West, FL 33040

**Please note:** This abstract page is a professional interpretation of existing and proposed site elements based on multiple sources of information. These sources may include: property surveys, architectural plans, ground data survey, site observations, photographs and site visits. The abstract page is not a substitute for a detailed site plan or other engineering documents.



Date: 07/20/2022  
Design by: MF,PA  
Reviewed by: MF  
Revised: 09/06/2022.



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| SITE INFORMATION            |            |                    |                      |
|-----------------------------|------------|--------------------|----------------------|
| PROJECT AREA 131,992 SQ.FT. |            |                    |                      |
|                             | REGULATION | REQUIRED           | PROPOSED             |
| LANDSCAPE AREA              | 268 PM     | 273.95 SQ.FT (Q08) | 31,294 SQ.FT (Q2.6K) |

## PLANT SCHEDULE OVERALL

| CANOPY TREES                                                                        | QTY       | BOTANICAL NAME                                        | COMMON NAME         | CONT.  | GAL.      | SIZE               | NOTES  | NOTES          |
|-------------------------------------------------------------------------------------|-----------|-------------------------------------------------------|---------------------|--------|-----------|--------------------|--------|----------------|
|    | 2         | BURSERA SIMARUBA                                      | GUMBO LIMBO         | 45 GAL | 3" GAL    | 12' OA HT., 6" CT  | NATIVE | 10 PLANT UNITS |
|    | 4         | CHRYSOPHYLLUM OLIVIFORME                              | SATIN LEAF          | 45 GAL | 2" GAL    | 12' OA HT., 6" CT  | NATIVE | 10 PLANT UNITS |
|    | 8         | COCCOLDBA DIVERMIFOLIA                                | PIGEON PLUM         | 45 GAL | 2" GAL    | 12' OA HT., 6" CT  | NATIVE | 10 PLANT UNITS |
|    | 9         | CONOCARPUS ERECTUS 'GREEN'                            | GREEN BUTTONWOOD    | 45 GAL | 2" GAL    | 12' OA HT., 6" CT  | NATIVE | 10 PLANT UNITS |
| MITIGATION TREES                                                                    | QTY       | BOTANICAL NAME                                        | COMMON NAME         | CONT.  | GAL.      | SIZE               | NOTES  | NOTES          |
|    | 8         | BURSERA SIMARUBA                                      | GUMBO LIMBO (H)     | B & B  | 4" GAL    | 14' OA HT., 6" CT. | NATIVE | 10 PLANT UNITS |
|    | 3         | PSUEDOPHOENIX SARGENTII                               | BUCCANEER PALM (H)  | B & B  |           | 6' OA HT.          |        |                |
| SUBCANOPY TREES                                                                     | QTY       | BOTANICAL NAME                                        | COMMON NAME         | CONT.  | GAL.      | SIZE               | NOTES  | NOTES          |
|    | 3         | CANELLA LINTERANA                                     | CINNAMON BARK       | 25 GAL |           | 6" TO 8' OA HT     | NATIVE | 3 PLANT UNITS  |
|    | 6         | CONOCARPUS ERECTUS BERGEUS                            | SILVER BUTTONWOOD   | 25 GAL | 1" GAL    | 8'-10' OA HT.      | NATIVE | 3 PLANT UNITS  |
|   | 10        | Cordia SEBESTENA                                      | ORANGE GEGGER TREE  | 25 GAL | 1.5" GAL  | 8'-10' OA HT.      | NATIVE | 3 PLANT UNITS  |
|  | 4         | GYMNANTHESS LUCIDA                                    | CRABWOOD            | 45 GAL | 1.5" GAL  | 6'-8' OA HT        | NATIVE | 3 PLANT UNITS  |
| SHRUBS                                                                              | QTY       | BOTANICAL NAME                                        | COMMON NAME         | CONT.  | SPACING   | SIZE               | NOTES  | NOTES          |
|  | 98        | CAPPARIS CYNOPHALLOPHORA                              | JAMAICA CAPER       | 1 GAL  | 24" OC    | 24" HT., FULL      | NATIVE | 1 PLANT UNIT   |
|  | 413       | CHRYSOBALANUS ICAGO 'RED-TIP'                         | COCOPLUM            | 3 GAL  | 24" OC    | 24" HT., FULL      | NATIVE | 1 PLANT UNIT   |
|  | 31        | CLUSA ROSEA                                           | PITCH APPLE         | 1 GAL  | 36" O.C.  | 36" HT., FULL      |        |                |
|  | 203       | CONOCARPUS ERECTUS                                    | BUTTONWOOD SHRUB    | 3 GAL  | 24" OC    | 24" HT., FULL      | NATIVE | 1 PLANT UNIT   |
| GROUND COVERS                                                                       | QTY       | BOTANICAL NAME                                        | COMMON NAME         | CONT.  | SPACING   | SIZE               | NOTES  | NOTES          |
|  | 214       | CARISSA MACROCARPA 'EMERALD BLANKET'                  | EMERALD BLANKET     | 1 GAL  | 18" O.C.  | 6"x8"              |        |                |
|  | 225       | CHRYSOBALANUS ICAGO 'HORIZONTALIS'                    | HORIZONTAL COCOPLUM | 3 GAL  | 36" O.C.  | 8"x12"             | NATIVE |                |
|  | 130       | ERINODEA LITTORALIS                                   | GOLDEN CREEPER      | 1 GAL  | 24" O.C.  | 4"x8"              | NATIVE |                |
|  | 813       | URIOPE 'MUSCARI' 'BIG BLUE'                           | BIG BLUE UROPE      | 1 GAL  | 12" OC    | 6"x8"              |        |                |
| OTHER                                                                               | QTY       | BOTANICAL NAME                                        | COMMON NAME         | CONT.  | SPACING   | SIZE               | NOTES  | NOTES          |
|  | 1,056 SF  | HARDWOOD NON-CYPRRESS MULCH AT NON REQUIRED PLANTINGS | MULCH               | 5.5    | AS NEEDED | 4" LAYER           |        |                |
|  | 9,853 SF  | HARDWOOD NON-CYPRRESS (VEHICLE USE AREA)              | MULCH (VUA)         | 5.5    | AS NEEDED | 4" LAYER           |        |                |
|  | 14,341 SF | STENTAPHRUM SECUNDATUM 'FLORATAM'                     | FLORATAM SOD        | SOD    | TIGHT     |                    |        |                |

INSTALL 6" OF SOL IN ALL PLANTING BEDS. 111 SCREENED COMPOST AND SCREENED TOPSOIL TILED IN. REMOVE EXISTING SOL AS REQUIRED. FINISHED GRADE MUST BE BELOW ALL HARD SURFACES.



GUMBO LIMBO



SATIN LEAF



PIGEON PLUM



GREEN BUTTONWOOD TREE



BUCCANEER PALM



CINNAMON BARK



SILVER BUTTONWOOD



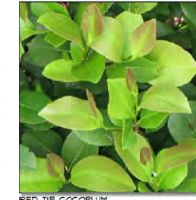
ORANGE GEGGER



CRABWOOD TREE



JAMAICA CAPER



RED TIP COCOPLUM



PITCH APPLE CLUSA



GREEN BUTTONWOOD



EMERALD BLANKET



HORIZONTAL COCOPLUM



GOLDEN CREEPER



BIG BLUE UROPE



ST AUGUSTINE SOD



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by Michael  
Flaugh  
Date: 2022.10.20  
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Sheet  
L6  
Plant Schedules

Landscape Plan  
**LOFTS AT BAHAMA VILLAGE**  
Fort Street, Key West, FL 33040

**Research note:** This research plan is a professional interpretation of existing and proposed site elements based on multiple sources of information. These sources may include property surveys, electronic aerial photos, Google earth imagery, site conversations, photographs, and site plans. At times, these supporting documents are inaccurate or approximate of actual and on-site conditions to the design during indication are necessary. **It is the collector's responsibility to verify all measurements and quantities prior to commencing work.**

Date: 07/20/2022  
Design by: MF, PA  
Reviewed by: MF  
Revised: 09/06/2022,  
07/20/2022

PLANT SCHEDULE LANDSCAPE AREA 1

| CANOPY TREES                                                                      | QTY      | BOTANICAL NAME                                        | COMMON NAME        | CONT.   | CAL.      | SIZE              | NOTES  | NOTES          |
|-----------------------------------------------------------------------------------|----------|-------------------------------------------------------|--------------------|---------|-----------|-------------------|--------|----------------|
|  | 3        | COCOLOBA DIVERSIFOLIA                                 | PIGEON PLUM        | 45 GAL. | 2" CAL.   | 12' OA HT., 6' CT | NATIVE | 10 PLANT UNITS |
| SUBCANOPY TREES                                                                   | QTY      | BOTANICAL NAME                                        | COMMON NAME        | CONT.   | CAL.      | SIZE              | NOTES  | NOTES          |
|  | 1        | CANELLA LINTERANA                                     | CINNAMON BARK      | 25 GAL. |           | 6' TO 8' OA HT.   | NATIVE | 3 PLANT UNITS  |
|  | 2        | COCOCARPUS ERECTUS SERICEUS                           | SILVER BUTTWOOD    | 25 GAL. | 1" CAL.   | 8-10' OA HT.      | NATIVE | 3 PLANT UNITS  |
|  | 1        | CORDIA SEBESTENA                                      | ORANGE GEIGER TREE | 25 GAL. | 1.5" CAL. | 8-10' OA HT.      | NATIVE | 3 PLANT UNITS  |
|  | 1        | GYNMANTHES LUCIDA                                     | CRABWOOD           | 45 GAL. | 1.5" CAL. | 6'-8' OA HT.      | NATIVE | 3 PLANT UNITS  |
| SHRUBS                                                                            | QTY      | BOTANICAL NAME                                        | COMMON NAME        | CONT.   | SPACING   | SIZE              | NOTES  | NOTES          |
|  | 143      | CHRYSOBALANUS ICACO 'RED TIP'                         | COCOPLUM           | 3 GAL.  | 24" OC    | 24" HT. FULL      | NATIVE | 1 PLANT UNIT   |
| OTHER                                                                             | QTY      | BOTANICAL NAME                                        | COMMON NAME        | CONT.   | SPACING   | SIZE              | NOTES  | NOTES          |
|  | 1,250 SF | HARDWOOD, NON-CYPRRESS MULCH AT NON REQUIRED PLANTING | MULCH              | S.F.    | AS NEEDED | 4" LAYER          |        |                |

PLANT SCHEDULE LANDSCAPE AREA 2

|  | <u>SUBCANE™ TREES</u> | <u>QTY</u> | <u>BOTANICAL NAME</u>                                       | <u>COMMON NAME</u> | <u>CONT.</u> | <u>GAL.</u>    | <u>SIZE</u>  | <u>NOTES</u> | <u>NOTES</u>  |
|-----------------------------------------------------------------------------------|-----------------------|------------|-------------------------------------------------------------|--------------------|--------------|----------------|--------------|--------------|---------------|
|  |                       | 1          | GYMNANTHES LUCIDA                                           | CRABWOOD           | 45 GAL       | 15" GAL        | 6'-8" CA HT  | NATIVE       | 3 PLANT UNITS |
|  |                       | <u>QTY</u> | <u>BOTANICAL NAME</u>                                       | <u>COMMON NAME</u> | <u>CONT.</u> | <u>SPACING</u> | <u>SIZE</u>  | <u>NOTES</u> | <u>NOTES</u>  |
|                                                                                   |                       | 36         | CHRYSOBALANUS ICAGO RED-TP™                                 | COCOAUM            | 3 GAL        | 24" OC         | 24" HT, FULL | NATIVE       | 1 PLANT UNIT  |
|  |                       | <u>QTY</u> | <u>BOTANICAL NAME</u>                                       | <u>COMMON NAME</u> | <u>CONT.</u> | <u>SPACING</u> | <u>SIZE</u>  | <u>NOTES</u> | <u>NOTES</u>  |
|  |                       | 332 SF     | HARDWOOD, NON-CYPRESS<br>MULCH AT NON REQUIRED<br>PLANTINGS | MULCH              | 5 SF         | AS NEEDED      | 4" LAYER     |              |               |

PLANT SCHEDULE LANDSCAPE AREA 5

| <b>CANOPY TREES</b>                                                                 | <b>QTY</b> | <b>BOTANICAL NAME</b>                                  | <b>COMMON NAME</b> | <b>CONT</b> | <b>CAL</b>     | <b>SIZE</b>       | <b>NOTES</b> | <b>NOTES</b>   |
|-------------------------------------------------------------------------------------|------------|--------------------------------------------------------|--------------------|-------------|----------------|-------------------|--------------|----------------|
|  | 3          | COCCOLOBA DIVERSIFOLIA                                 | PEELEN PLUM        | 45 GAL      | 2' CAL         | 12' OA HT., 6' CT | NATIVE       | 10 PLANT UNITS |
|  | 2          | CONOCARPUS ERECTUS 'GREEN'                             | GREEN BUTTONWOOD   | 45 GAL      | 2' CAL         | 12' OA HT., 6' CT | NATIVE       | 10 PLANT UNITS |
| <b>SUBCANOPY TREES</b>                                                              | <b>QTY</b> | <b>BOTANICAL NAME</b>                                  | <b>COMMON NAME</b> | <b>CONT</b> | <b>CAL</b>     | <b>SIZE</b>       | <b>NOTES</b> | <b>NOTES</b>   |
|  | 1          | CANELLA INTERIANA                                      | CINNAMON BARK      | 75 GAL      |                | 6' TO 8' OA HT    | NATIVE       | 3 PLANT UNITS  |
|  | 3          | CORDIA SEBESTENA                                       | ORANGE SEIGER TREE | 75 GAL      | 1.5' CAL       | 8'-0" OA HT.      | NATIVE       | 3 PLANT UNITS  |
| <b>SHRUBS</b>                                                                       | <b>QTY</b> | <b>BOTANICAL NAME</b>                                  | <b>COMMON NAME</b> | <b>CONT</b> | <b>SPACING</b> | <b>SIZE</b>       | <b>NOTES</b> | <b>NOTES</b>   |
|  | 136        | CHRYSOBALANUS ICACO 'RED-TIP'                          | COCOPLUM           | 3 GAL       | 24" OC         | 24" HT, FULL      | NATIVE       | 1 PLANT UNIT   |
| <b>OTHERS</b>                                                                       | <b>QTY</b> | <b>BOTANICAL NAME</b>                                  | <b>COMMON NAME</b> | <b>CONT</b> | <b>SPACING</b> | <b>SIZE</b>       | <b>NOTES</b> | <b>NOTES</b>   |
|  | 2,071 SF   | HARDWOOD, NON-CYPRRESS MULCH AT NON REQUIRED IN NATURA | MULCH              | S.F.        | AS NEEDED      | 4" LAYER          |              |                |

## PLANT SCHEDULE LANDSCAPE AREA 6

|  SUBCANOPY TREES | QTY    | BOTANICAL NAME                                         | COMMON NAME        | CONT.  | GAL      | SIZE          | NOTES    | NOTES         |
|-----------------------------------------------------------------------------------------------------|--------|--------------------------------------------------------|--------------------|--------|----------|---------------|----------|---------------|
|                  | 2      | CONCARPUS ERECTUS SERCEUS                              | SILVER BUTTONWOOD  | 25 GAL | 1" CAL   | 8'-10" OA HT. | NATIVE   | 3 PLANT UNITS |
|                  | 2      | CORDIA SEBESTENA                                       | ORANGE GEIGER TREE | 25 GAL | 1.5" CAL | 8'-10" OA HT. | NATIVE   | 3 PLANT UNITS |
|  SHRUBS          | QTY    | BOTANICAL NAME                                         | COMMON NAME        | CONT.  | SPACING  | SIZE          | NOTES    | NOTES         |
|                  | 38     | CONCARPUS ERECTUS                                      | BUTTONWOOD SHRUB   | 3 GAL  | 24" OC   | 24" HT., FULL | NATIVE   | 1 PLANT UNIT  |
|  OTHER           | QTY    | BOTANICAL NAME                                         | COMMON NAME        | CONT.  | SPACING  | SIZE          | NOTES    | NOTES         |
|                  | 622 SF | HARDWOOD, NON-CYPRRESS MULCH AT NON REQUIRED PLANTINGS |                    | MULCH  | 5.0      | AS NEEDED     | 4" LAYER |               |

PLANT SCHEDULE LANDSCAPE AREA 1

| CANOPY TREES                                                                        | QTY      | BOTANICAL NAME                                         | COMMON NAME        | CONT.  | CAL.       | SIZE             | NOTES  | NOTES          |
|-------------------------------------------------------------------------------------|----------|--------------------------------------------------------|--------------------|--------|------------|------------------|--------|----------------|
|  | 2        | CONOCARPUS ERECTUS 'GREEN'                             | GREEN BUTTONWOOD   | 45 GAL | 7' CAL     | 17' OA HT, 6' CT | NATIVE | 10 PLANT UNITS |
| SUBCANOPY TREES                                                                     | QTY      | BOTANICAL NAME                                         | COMMON NAME        | CONT.  | CAL.       | SIZE             | NOTES  | NOTES          |
|  | 1        | CANELLA LUTERANA                                       | CINNAMON BARK      | 25 GAL |            | 6' TO 8' OA HT   | NATIVE | 3 PLANT UNITS  |
|  | 2        | CORDIA SEBESTENA                                       | ORANGE GINGER TREE | 25 GAL | 15" CAL    | 8-10' OA HT.     | NATIVE | 3 PLANT UNITS  |
| SHRUBS                                                                              | QTY      | BOTANICAL NAME                                         | COMMON NAME        | CONT.  | SPACING    | SIZE             | NOTES  | NOTES          |
|  | 91       | CONOCARPUS ERECTUS                                     | BUTTONWOOD SHRUB   | 3 GAL  | 24" OC     | 24" HT., FULL    | NATIVE | 1 PLANT UNIT   |
| OTHER                                                                               | QTY      | BOTANICAL NAME                                         | COMMON NAME        | CONT.  | SPACING    | SIZE             | NOTES  | NOTES          |
|  | 1,350 SF | HARDWOOD, NON-CYPRRESS MULCH AT NON REQUIRED PLANTINGS | MULCH              | S.F.   | 45" NEEDED | 4" LAYER         |        |                |

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## L7

At times, these supporting documents are inaccurate or approximate to the design during initiation are necessary. **It is the contractor's responsibility to verify all measurements and quantities prior to commencing work.**



## LANDSCAPE INSTALLATION NOTES:

THE LANDSCAPE CONTRACTOR SHALL DESIGNATE AN ENGLISH SPEAKING, SKILLED CREW FOREMAN FOR THE PROJECT, WHO WILL BE AVAILABLE AND ACCESSIBLE FOR THE DURATION OF THE LANDSCAPE INSTALLATION.

2. ALL SPECIFICATIONS MUST BE SATISFIED. IF THERE IS A PROBLEM LOCATING A MATERIAL WITH GIVEN SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT BY EMAIL PRIOR TO INSTALLATION. AT THE DISCRETION OF THE LANDSCAPE ARCHITECT, A SUBSTITUTION MAY BE MADE.

3. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REVIEW AND RECONCILE PLAN WITH LANDSCAPE MATERIALS LIST, AND ANALYZE SITE CONDITIONS AND ACCESS PRIOR TO SUBMITTING A PROPOSAL.

4. LANDSCAPE CONTRACTOR MUST PROVIDE EVIDENCE OF WORKMAN'S COMPENSATION AND LIABILITY INSURANCE IN PROPOSAL PACKAGE.

5. THE LANDSCAPE CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE LAWS, CODES AND ORDINANCES.

6. ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE FLORIDA #1 OR BETTER (GRADES AND STANDARDS FOR NURSERY PLANTS, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, LATEST EDITION), UNLESS OTHERWISE NOTED ON THE LANDSCAPE MATERIALS LIST. AS MANY SPECIES TOLERATE BOTH SUNNY AND SHADY GROWING CONDITIONS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL PLANT MATERIAL GROWN IN SIMILAR CONDITIONS TO THE SITE.

7. THE LANDSCAPE CONTRACTOR SHALL COMPLETE ALL WORK ACCORDING TO THE FLORIDA GREEN INDUSTRIES BEST MANAGEMENT PRACTICES.

8. THE LANDSCAPE CONTRACTOR MUST SPECIFY START AND COMPLETION DATES, IF AWARDED THE PROJECT.

9. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

10. ALL PLANTING AREAS SHALL BE PREPARED BY REMOVING ALL DEBRIS, INCLUDING ASPHALT, CONCRETE, OR SIMILAR MATERIALS NOT SUITED FOR LANDSCAPE PLANTING.

11. PLANTING SOL SHALL BE CLEAN OF ROCKS, STICKS, ROOTS AND WEEDS AND SHALL BE WELL-DRAINING.

12. ALL LANDSCAPED AREAS SHALL BE FINISH GRADED SUCH THAT FINISHED ELEVATION WILL BE FLUSH AND LEVEL WITH SURROUNDING PAVED SURFACES. THE FINISHED GRADE AFTER PLANTING AND MULCHING SHALL NOT IMPED THE FLOW OF DRAINAGE INTO LANDSCAPED AREAS AND TO PREVENT THE BACKWASH OF MULCH AND DEBRIS INTO PAVED AREAS.

13. ALL PLANTING BEDS MUST DRAIN SUFFICIENTLY PRIOR TO PLANTING. IF EXISTING SOIL IS NOT ADEQUATE FOR ESTABLISHMENT OF PLANT MATERIALS DUE TO POOR DRAINAGE OR CHEMICAL PROPERTIES, SOIL AMENDMENTS SHALL BE ADDED PRIOR TO PLANTING.

14. PLANTS SHALL NOT BE PLACED TOO CLOSE TO ONE ANOTHER OR ANY HARDSCAPES. SEE LANDSCAPE MATERIALS LIST AND PLANTING DETAILS FOR SPACING AND PLACEMENT OF ALL PLANTS. A MULCH STRIP SHALL BE LEFT BETWEEN THE PLANTINGS AND WALLS, EDGE OF SOFT DRIVEWAY OR WALKWAYS. ALL PLANTS SHALL BE PLACED OUTSIDE THE EAVES OF THE ROOF, UNLESS OTHERWISE INDICATED ON THE LANDSCAPE PLAN.

15. ALL PLANTS TO BE RELOCATED SHALL BE PROPERLY ROOT PRUNED 6 TO 10 WEEKS PRIOR TO RELOCATION.

16. ALL NEW LANDSCAPE PLANTS SHALL BE PLANTED SLIGHTLY HIGHER THAN THE EXISTING GRADE LEAVING TOP OF THE ROOT BALL EXPOSED.

17. ALL PLANT MATERIALS SHALL BE THOROUGHLY WATERED IN AT THE TIME OF PLANTING.

18. 3" LAYER OF ORGANIC MULCH SHALL BE LAID IN ALL LANDSCAPE BEDS. NO MULCH SHALL BE LAID NEAR TREE TRUNKS. NO MULCH SHALL BE LAID ON TOP OF CITRUS TREE ROOT BALLS.

19. NEWLY PLANTED TREES SHALL BE STAKED ONLY IF THE ROOT BALL MOVES IN THE WIND OR THE TREES ARE LOCATED IN AN AREA OF WINDY CONDITIONS. ALL PALMS SHALL BE STAKED. ALL WOOD BRACES AND BRACE FRAMES SHALL BE STAINED DARK BROWN. NO NAILS SHALL BE DRIVEN INTO ANY PALM OR TREE.

20. PLANTING PLAN TAKES PRECEDENCE OVER PLANT LIST.

21. THE LANDSCAPE BID SHALL INCLUDE IRRIGATION ON A SEPARATE CONTRACT, EXPRESSED AS A LINE-ITEM PROPOSAL.

22. LANDSCAPE AREAS SHALL BE IRRIGATED WITH FULLY AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION CONTRACTOR SHALL PROVIDE 100% COVERAGE IN ALL IRRIGATED PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED ACCORDING TO ACCEPTED IRRIGATION STANDARDS USING WATER CONSERVATION PRINCIPLES WITH LOW-VOLUME IRRIGATION SYSTEM. THE SYSTEM SHALL ACCOMMODATE EASY ADJUSTMENTS FOR SEASONAL IRRIGATION NEED CHANGES OR LOCAL WATERING RESTRICTIONS.

23. ALL SOIL AND SHRUB AREAS SHALL BE IRRIGATED ON SEPARATE ZONES, WHENEVER POSSIBLE. PLANTING AREAS WITH DIFFERENT WATERING NEEDS SHALL BE PLACED ON SEPARATE ZONES.

24. ALL SHRUB AND GROUND COVER AREAS SHALL BE IRRIGATED WITH DRIP LINE OR MIST HEADS. TREES AND PALMS SHALL HAVE BUBBLERS. ALL HEADS IN A GIVEN ZONE MUST HAVE THE SAME PRECIPITATION RATE.

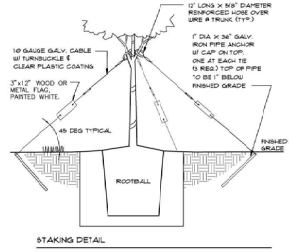
25. SPRAY HEADS SHALL BE PLACED AND ADJUSTED TO MINIMIZE OVER-SPRAY ON PAVED AREAS, ROADWAYS AND CURBING. NO OVER-SPRAY ON BUILDINGS IS ACCEPTABLE.

26. THE CONTRACTOR(S) SHALL KEEP ALL PLANTS WATERED, FERTILIZED, MULCHED, PRUNED, STAKED AND GUATED AS NECESSARY TO ASSURE SPECIFIED FINISH GRADE OF FLORIDA #1. TEMPORARY STRUCTURES AND GARBAGE AT HIS/HER OWN EXPENSE.

27. THE CONTRACTOR(S) SHALL KEEP ALL PLANTS WATERED, FERTILIZED, MULCHED, PRUNED, STAKED AND GUATED AS NECESSARY TO ASSURE SPECIFIED FINISH GRADE OF FLORIDA #1. THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION PERIOD. PLANTING BEDS SHALL BE KEPT FREE OF LITTER AND UNDESIRABLE VEGETATION. THE CONTRACTOR(S) IS RESPONSIBLE FOR KEEPING ALL THE PLANT MATERIAL HEALTHY, VIGOROUS, AND UNDAMAGED THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION PERIOD.

28. THE FINAL PAYMENT IS MADE UPON COMPLETION OF PROJECT AND EXECUTION OF LIEN RELEASE AFFIDAVIT.

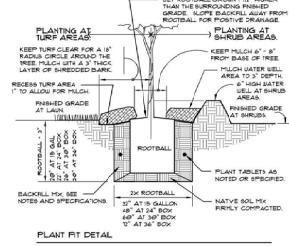
29. ALL SHRUBS AND GROUND COVERS SHALL BE WARRANTED FOR 30 DAYS; ALL TREES AND PALMS SHALL BE WARRANTED FOR 1 YEAR FROM THE DATE OF FINAL ACCEPTANCE AND PAYMENT.



2 PALM TREE PLANTING

NOT TO SCALE

EX-PL-TR-001



3 SHRUB PLANTING

NOT TO SCALE

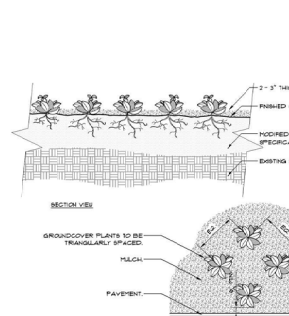
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1 TREE GUY WIRE PLANTING

NOT TO SCALE

EX-PL-TR-TREE-01



4 GROUND COVER

NOT TO SCALE

EX-PL-GC-001



5 TREE RELOCATION

NOT TO SCALE

EX-PL-TR-002

## LANDSCAPE MAINTENANCE GUIDELINES:

### 1. LAWN CARE:

- 1.1. MAINTAIN ST. AUGUSTINE LAWN AT 3" HEIGHT. LEAVE LAWN CLIPPINGS ON THE LAWN.
- 1.2. FERTILIZE IN FEBRUARY, MAY AND OCTOBER. APPLY PRE-EMERGENT WEED KILLER IN EARLY SPRING AND FALL.
- 1.3. PRACTICE INTEGRATED PEST MANAGEMENT TO IDENTIFY AND TREAT INSESTRESS, WEED AND FUNGAL PROBLEMS. INSPECT AND CONTROL INSECT DAMAGE ON LAWNS DURING SUMMER MONTHS. FOLLOW LABEL DIRECTIONS FOR ANY INSECTICIDE, HERBICIDE OR FUNGICIDE APPLICATION. REFER TO GROWERS GUIDELINES FOR DETAILED INSTRUCTIONS.
- 1.4. 100% OF THE AOD AREAS SHALL BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM. INSPECT THE IRRIGATION SYSTEM FOR BREAKS AND HEAD ALIGNMENT ROUTINELY.

### 2. MULCH:

- 2.1. ALL LANDSCAPE BEDS SHALL BE MULCHED TWICE A YEAR.
- 2.2. APPLY 3" LAYER OF MSC CERTIFIED, SHREDDED EUCALYPTUS OR RECYCLED HARDWOOD MULCH.

### 3. FERTILIZING:

- 3.1. FERTILIZE WITH A GOOD QUALITY ORGANIC FERTILIZER THREE TIMES A YEAR PER LABEL INSTRUCTIONS STARTING IN MID TO LATE FEBRUARY.
- 3.2. YELLOWING LEAVES ARE OFTEN A SIGN OF NUTRITIONAL DEFICIENCY.
- 3.3. DO NOT APPLY FERTILIZER BETWEEN JUNE 1 AND SEPTEMBER 30. COMPOST SHALL BE USED IN LIEU OF FERTILIZER DURING THE RAINY SEASON, AS NEEDED.
- 3.4. MAINTAIN A FERTILIZER FREE ZONE ALONG THE RIVER TO PREVENT RUN-OFF.

### 4. PEST AND DISEASES:

- 4.1. SCOUT FOR PESTS AND DISEASES REGULARLY. ONLY 1% OF ALL INSECTS ARE HARMFUL TO PLANTS.
- 4.2. USE INTEGRATED PEST MANAGEMENT PRACTICES. USE PREVENTATIVE CHEMICAL APPLICATIONS ONLY WHEN DETERMINED NECESSARY BY A PEST MANAGEMENT PROFESSIONAL.
- 4.3. CHEMICAL PEST CONTROL SHALL BE USED ONLY WHEN THE DAMAGE IS EXPECTED TO BE SIGNIFICANT.

### 5. WEEDS:

- 5.1. WEED CONTROL SHALL BE PREVENTATIVE.
- 5.2. HERBICIDE APPLICATIONS MUST BE DONE BY A LICENSED PEST-CONTROL PROFESSIONAL.

### 6. IRRIGATION:

- 6.1. PROGRAM THE IRRIGATION SYSTEM TO RUN IN THE EARLY MORNING.
- 6.2. NEW PLANTINGS SHOULD BE WATERED DAILY FOR THE FIRST TWO WEEKS, AFTER WHICH THREE TIMES PER WEEK FOR THE FOLLOWING TWO MONTHS.
- 6.3. NEW TREES SHALL BE WATERED AT LEAST ONCE A WEEK FOR THE FOLLOWING YEAR AND SHRUBS FOR THE FOLLOWING 6 MONTHS FOR PROPER ESTABLISHMENT.
- 6.4. TREES SHOULD RECEIVE 2 - 3 GALLONS OF WATER PER INCH OF TRUNK DIAMETER AT EACH WATERING.
- 6.5. AT EACH WATERING, APPLY 1" WATER TO ESTABLISHED PLANTING BED.
- 6.6. THE AUTOMATIC IRRIGATION SYSTEM SHALL BE INSPECTED ONCE A MONTH FOR LEAKS, BRAKES AND MISAPPLIED HEADS.
- 6.7. INCREASE WATERING FREQUENCY DURING TIMES OF HEAVY WINDS AND DROUGHT, TYPICALLY IN THE SPRING. PLEASE NOTE THAT A RAIN SENSOR WILL NOT DETECT THE DRYING EFFECTS OF HEAVY WINDS.
- 6.8. REDUCE WATERING FREQUENCY DURING COOL WINTER AND RAINY SUMMER MONTHS. WATER ONLY AS NEEDED AS HEAVY RAINS AND IRRIGATION WILL INCREASE WEEDS. THE IRRIGATION SYSTEM MAY BE TURNED OFF DURING MONTHS OF HEAVY RAIN. A RAIN SENSOR MAY BE USED TO OVERRIDE THE SYSTEM DURING THE RAINY SEASON.

### 7. PRUNING:

- 7.1. ALL PRUNING AND TRIMMING TOPS SHALL BE CLEANED AFTER EACH USE TO PREVENT SPREADING OF DISEASES.
- 7.2. REMOVE DEAD FRONDS, DEAD WOOD AND CROSSING BRANCHES ON LARGE SHRUBS, PALMS AND TREES ANY TIME OF THE YEAR.
- 7.3. FLOWERING SHRUBS: LATE SUMMER AND FALL FLOWERING SHRUBS, AS WELL AS CONIFERS SHALL BE PRUNED ONCE A YEAR IN MARCH. SPRING BLOOMING SHRUBS SHALL BE PRUNED ONCE A YEAR, AFTER THEIR BLOOMS FADE IN LATE SPRING.
- 7.4. SHADE TREES SHALL BE STRUCTURALLY PRUNED ONCE A YEAR IN SPRING BY A CERTIFIED ARBORIST.
- 7.5. SHRUBS SHALL BE MAINTAINED FOLLOWING THEIR NATURAL FORM WITH ROUNDED TOP AND WIDER BASE. SMALL-LEAVED (LESS THAN 1" LENGTH) SHRUBS MAY BE SHEARED WITH POWDERED HEDGE TRIMMERS. ALL SHRUBS SHALL BE TRIMMED ONE TO THREE TIMES A YEAR TO MAINTAIN DESIRED HEIGHT. ALL OVERGROWN SHRUBS SHALL BE CUT BACK IN MAY AND IN SEPTEMBER.
- 7.6. HEDGES SHALL BE PRUNED REGULARLY FROM THE BEGINNING FOR PROPER ESTABLISHMENT. ALL HEDGES MUST BE MAINTAINED WITH NARROWER TOP THAN THE BOTTOM FOR SUNLIGHT TO REACH THE LOWER HALF OF THE PLANT.
- 7.7. ORNAMENTAL GRASSES MAY BE CUT BACK ONCE A YEAR IN SUMMER TO REMOVE BROWN LEAVES. CUTTING MAY BE COMPLETED IN FOUR WEEK INTERVALS SO NOT TO HAVE ALL THE ORNAMENTAL GRASSES RECOVERING AT THE SAME TIME.

### 8. DIVIDING PLANTS:

- 8.1. BRODYHEADS: WHEN THE MOTHER PLANT TURNS BROWN, CAREFULLY PULL UP THE BRODYHEAD CLUMP. CUT THE PUPS APART WITH A SHARP KNIFE OR PRUNERS PRESERVING AS MANY OF THE ROOTS AS POSSIBLE. DISCARD THE DYING MOTHER PLANT AND PLANT THE PUPS. THE DEAD MOTHER PLANT MAY ALSO BE TUBED OFF AT THE BASE, WITHOUT REMOVING THE CLUMP FROM THE GROUND.
- 8.2. HERBACEOUS PERENNIALS: THE CLUMPS MAY BE DIVIDED EVERY TWO TO THREE YEARS IN LATE SPRING OR SUMMER. DIG THE ROOT BALL OUT OF THE GROUND AND CAREFULLY DIVIDE THE CLUMP INTO 2-4 SMALLER SECTIONS.

### 9. RELOCATING PLANT MATERIAL:

- 9.1. THE BEST TIME TO RELOCATE PLANTS IN THE GARDEN IS FEBRUARY THROUGH APRIL.
- 9.2. THE PLANT SHALL BE PROPERLY ROOT PRUNED BETWEEN 6 AND 10 WEEKS BEFORE RELOCATION.
- 9.3. AT THE TIME OF THE RELOCATION, THE ROOT BALL SHALL BE CUT OUT BEYOND THE ROOT PRUNING CUT TO INCLUDE ALL NEW FEEDER ROOTS.
- 9.4. WATER RELOCATED PLANTS DAILY FOR THE FIRST TWO WEEKS, AFTER WHICH THREE TIMES PER WEEK FOR THE FOLLOWING TWO MONTHS.

### 10. MAINTAINING SOIL PH:

- 10.1. SANDY SOILS ARE NATURALLY ALKALINE BUT MOST PLANT MATERIALS PREFER SOILS IN NEUTRAL OR ACIDIC RANGE TO THRIVE.
- 10.2. ADDING ORGANIC MATTER REGULARLY WILL MAINTAIN A HEALTHY PH LEVEL FOR ALL PLANTS.
- 10.3. COMPOST WILL DECREASE THE SOIL PH THROUGH THE DECOMPOSITION PROCESS.
- 10.4. ACIDIC ORGANIC MATTER, SUCH AS PINE NEEDLES AND ACID PEAT WILL REDUCE THE PH TEMPORARILY.
- 10.5. GRANULAR SULFUR SHOULD ONLY BE USED AS THE LAST RESORT TO LOWER SOIL PH.

### 11. CONTAINER PLANTS:

- 11.1. ONLY USE POTTING SOIL OR POTTING MIX IN CONTAINERS.
- 11.2. WATER THOROUGHLY. CONTAINER PLANTS IN CONTAINERS MORE WATER THAN THE PLANTS IN THE GROUND. DURING SUMMER MONTHS, HERBS IN CONTAINERS WILL NEED WATERING ONCE DAILY.

### 12. COLD PROTECTION:

- 12.1. WATER COLD SENSITIVE PLANTS THOROUGHLY 12 HOURS BEFORE THE FORECASTED COLD FRONT.
- 12.2. COVER THE PLANTS AT DUSK WITH BLANKETS OR BREATHABLE COVERS. REMOVE THE COVERS AFTER DAWN.

Michael Flough  
Digitally signed by Michael Flough  
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