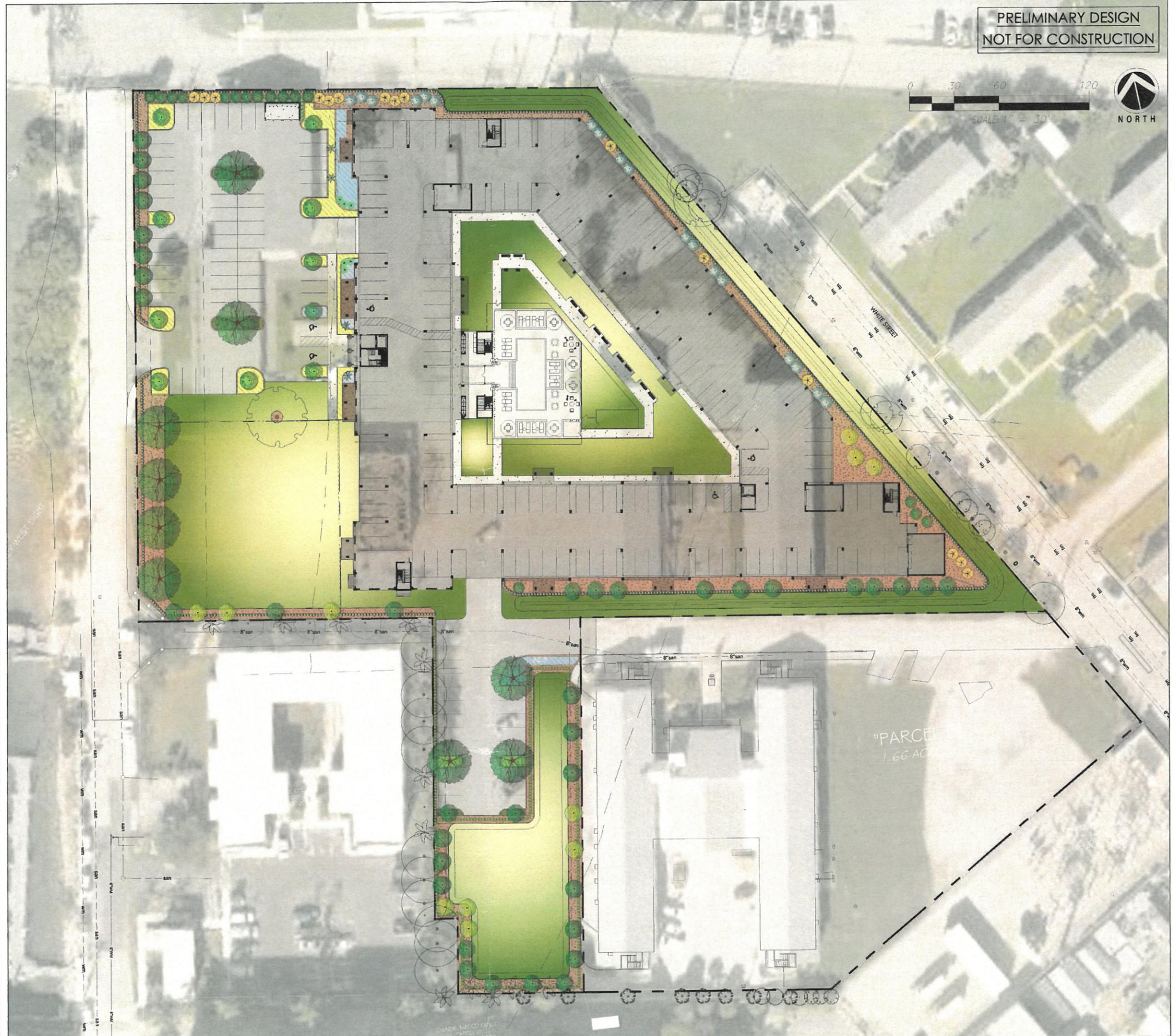


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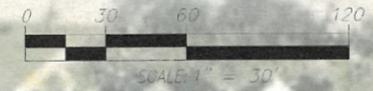
- L1 - TITLE SHEET
- L2 - TREE MAP / MITIGATION TABLE
- L3 - OVERALL CODE PLAN
- L4 - PLANTING PLAN
- L5 - OVERALL PLANT SCHEDULE & PLANT PICTURES
- L6 - CODE PLANT SCHEDULES
- L7 - CODE PLANT SCHEDULES
- L8 - LANDSCAPE DETAILS & SPECIFICATIONS

LOCATION MAP:



PLEASE NOTE: THIS LANDSCAPE PLAN IS A PROFESSIONAL INTERPRETATION OF EXISTING AND PROPOSED SITE ELEMENTS BASED ON MULTIPLE SOURCES OF INFORMATION. THESE SOURCES MAY INCLUDE: PROPERTY SURVEYS, ARCHITECTURAL PLANS, GOOGLE AERIAL IMAGERY, SITE OBSERVATIONS, PHOTOGRAPHS AND SITE PLANS. AT TIMES, THESE SUPPORTING DOCUMENTS ARE INACCURATE OR APPROXIMATE AT BEST AND ON-SITE ADJUSTMENTS TO THE DESIGN DURING INSTALLATION ARE NECESSARY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL MEASUREMENTS AND QUANTITIES PRIOR TO COMMENCING WORK.

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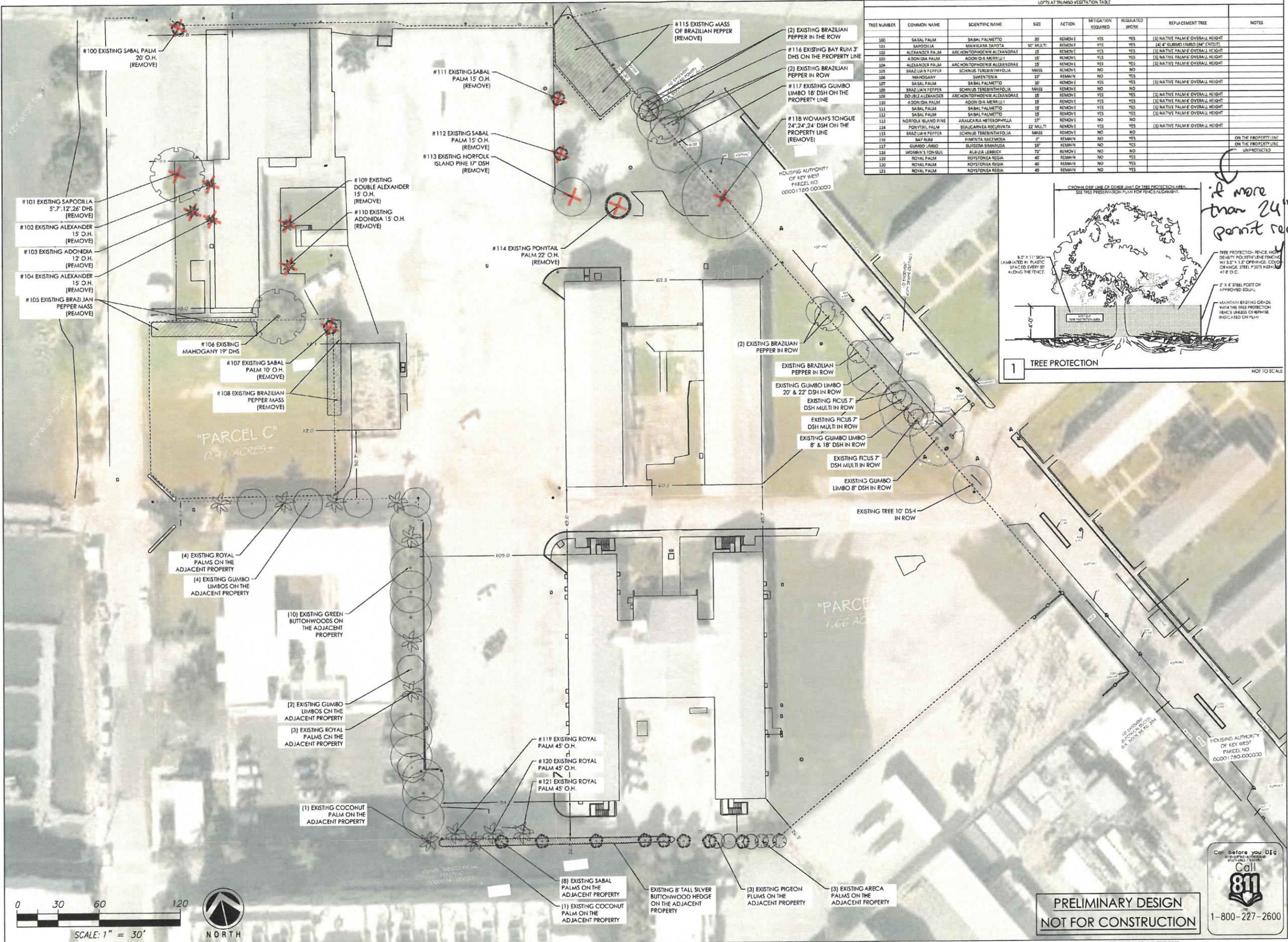
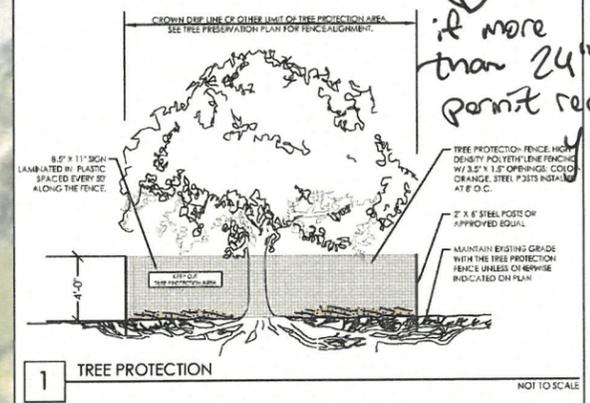
**PRELIMINARY LANDSCAPE PLAN
LOFTS AT TRUMBO**
241 TRUMBO ROAD, KEYWEST, FL 33040

DATE	NO.	REVISION	DATE	NO.	REVISION	DATE
08/14/2025						

Design by: PAA
Drafted by: PAA
Sheet
L1
TITLE SHEET

LOFTS AT TRUMBO VEGETATION TABLE

TREE NUMBER	COMMON NAME	SCIENTIFIC NAME	SIZE	ACTION	MITIGATION REQUIRED	REGULATED WORK	REPLACEMENT TREE	NOTES
100	SABAL PALM	SABAL PALMETTO	20'	REMOVE	YES	YES	(1) NATIVE PALM 6' OVERALL HEIGHT	
101	SAPODILLA	MANIKARA ZAPOTA	50' MULTI	REMOVE	YES	YES	(4) 4" GUMBO LIMBO (4" CREDIT)	
102	ALEXANDER PALM	ARCHONTOPOHOENIX ALEXANDRAE	15'	REMOVE	YES	YES	(1) NATIVE PALM 6' OVERALL HEIGHT	
103	ADONIDA PALM	ADONIDA MERILLI	15'	REMOVE	YES	YES	(1) NATIVE PALM 6' OVERALL HEIGHT	
104	ALEXANDER PALM	ARCHONTOPOHOENIX ALEXANDRAE	15'	REMOVE	YES	YES	(1) NATIVE PALM 6' OVERALL HEIGHT	
105	BRAZILIAN PEPPER	SCHMUS TEREBINTHIFOLIA	MASS	REMOVE	NO	NO		
106	MAHOAGANY	SWietenia	13'	REMAIN	NO	YES		
107	SABAL PALM	SABAL PALMETTO	30'	REMOVE	YES	YES	(1) NATIVE PALM 6' OVERALL HEIGHT	
108	BRAZILIAN PEPPER	SCHMUS TEREBINTHIFOLIA	MASS	REMOVE	NO	NO		
109	DOUBLE ALEXANDER	ARCHONTOPOHOENIX ALEXANDRAE	15'	REMOVE	YES	YES	(1) NATIVE PALM 6' OVERALL HEIGHT	
110	ADONIDA PALM	ADONIDA MERILLI	15'	REMOVE	YES	YES	(1) NATIVE PALM 6' OVERALL HEIGHT	
111	SABAL PALM	SABAL PALMETTO	15'	REMOVE	YES	YES	(1) NATIVE PALM 6' OVERALL HEIGHT	
112	SABAL PALM	SABAL PALMETTO	15'	REMOVE	YES	YES	(1) NATIVE PALM 6' OVERALL HEIGHT	
113	NORFOLK ISLAND PINE	ARAUCARIA HETEROPHYLLA	17'	REMOVE	NO	NO		
114	PONYTAIL PALM	BEALCARNEA RECURVATA	22' MULTI	REMOVE	YES	YES	(1) NATIVE PALM 6' OVERALL HEIGHT	
115	BRAZILIAN PEPPER	SCHMUS TEREBINTHIFOLIA	MASS	REMOVE	NO	NO		
116	ROYAL PALM	ROYSTONIA REGIA	45'	REMAIN	NO	YES		ON THE PROPERTY LINE
117	ROYAL PALM	ROYSTONIA REGIA	45'	REMAIN	NO	YES		ON THE PROPERTY LINE
118	ROYAL PALM	ROYSTONIA REGIA	45'	REMAIN	NO	YES		ON THE PROPERTY LINE
119	ROYAL PALM	ROYSTONIA REGIA	45'	REMAIN	NO	YES		ON THE PROPERTY LINE
120	ROYAL PALM	ROYSTONIA REGIA	45'	REMAIN	NO	YES		ON THE PROPERTY LINE
121	ROYAL PALM	ROYSTONIA REGIA	45'	REMAIN	NO	YES		ON THE PROPERTY LINE
122	ROYAL PALM	ROYSTONIA REGIA	45'	REMAIN	NO	YES		ON THE PROPERTY LINE



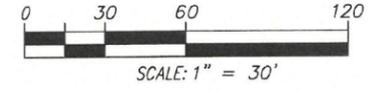
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PRELIMINARY LANDSCAPE PLAN
LOFTS AT TRUMBO
241 TRUMBO ROAD, KEYWEST, FL 33040

Date: 10/1/2023
Design by: PAA
Drawn by: PAA
Sheet: L2
TREE MAP / MITIGATION TABLE
NO. REVISION DATE NO. REVISION DATE
Call before you Dig
Call 811
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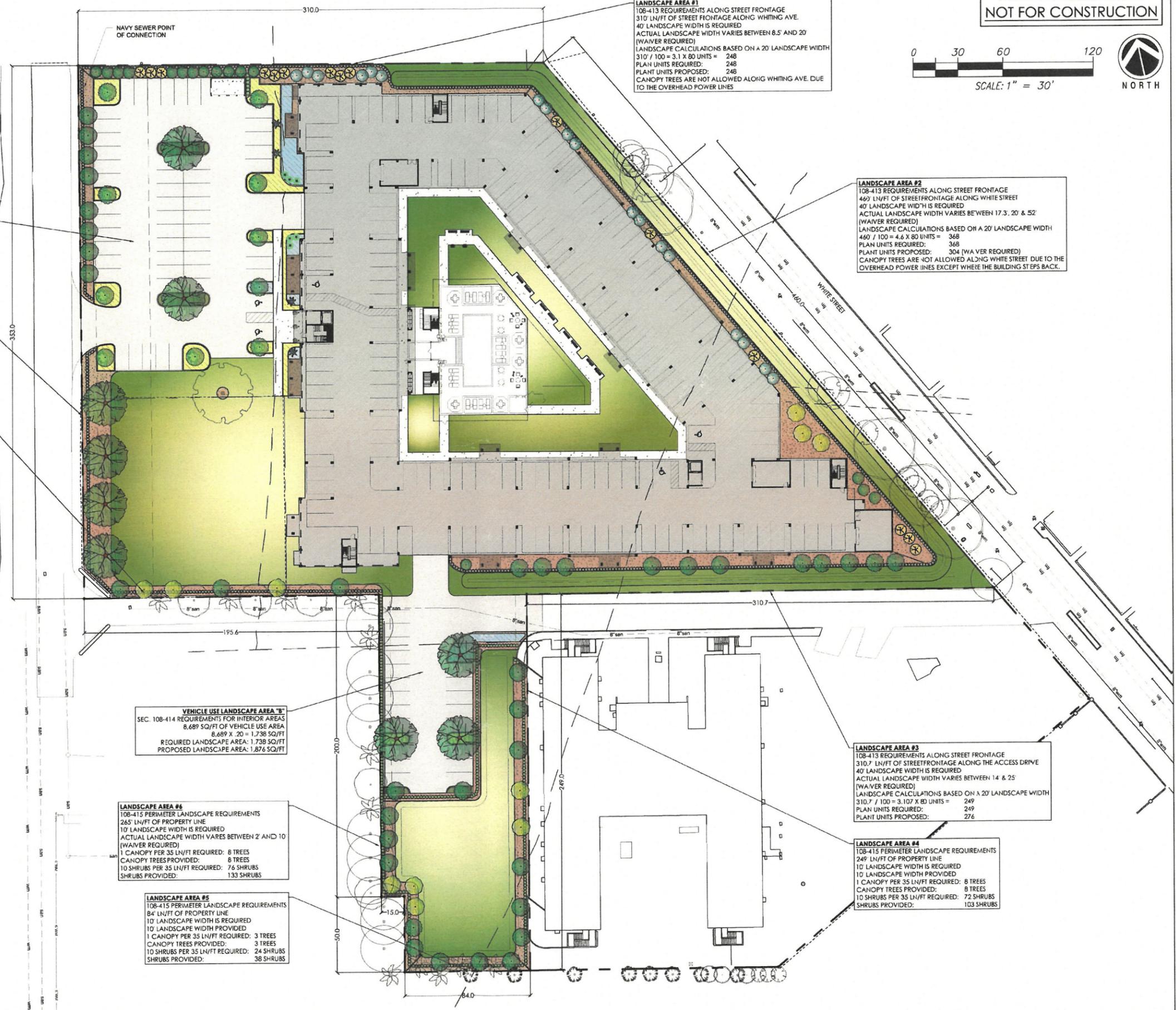
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PRELIMINARY LANDSCAPE PLAN
LOFTS AT TRUMBO
241 TRUMBO ROAD, KEYWEST, FL 33040

DATE: 10/17/2025
Design by: PAA
Drawn by: PAA
Sheet
L3
OVERALL CODE PLAN



VEHICLE USE LANDSCAPE AREA "A"
SEC. 108-414 REQUIREMENTS FOR INTERIOR AREAS
20,819 SQ/FT OF VEHICLE USE AREA
20,819 X .20 = 4,164 SQ/FT
REQUIRED LANDSCAPE AREA: 4,164 SQ/FT
PROPOSED LANDSCAPE AREA: 5,150 SQ/FT

LANDSCAPE AREA #8
108-413 REQUIREMENTS ALONG STREET FRONTAGE
353' LN/FT OF STREET FRONTAGE ALONG TRUMBO ROAD
40' LANDSCAPE WIDTH IS REQUIRED
ACTUAL LANDSCAPE WIDTH VARIES BETWEEN 10' AND 22'
(WAIVER REQUIRED)
LANDSCAPE CALCULATIONS BASED ON A 20' LANDSCAPE WIDTH
353' / 100 = 3.53 X 80 UNITS = 283
PLAN UNITS REQUIRED: 283
PLANT UNITS PROPOSED: 283

LANDSCAPE AREA #7
108-415 PERIMETER LANDSCAPE REQUIREMENTS
195.6' LN/FT OF PROPERTY LINE
10' LANDSCAPE WIDTH IS REQUIRED
10' LANDSCAPE WIDTH PROVIDED
1 CANOPY PER 35 LN/FT REQUIRED: 6 TREES
CANOPY TREES PROVIDED: 6 TREES
10 SHRUBS PER 35 LN/FT REQUIRED: 56 SHRUBS
SHRUBS PROVIDED: 90 SHRUBS

VEHICLE USE LANDSCAPE AREA "B"
SEC. 108-414 REQUIREMENTS FOR INTERIOR AREAS
8,689 SQ/FT OF VEHICLE USE AREA
8,689 X .20 = 1,738 SQ/FT
REQUIRED LANDSCAPE AREA: 1,738 SQ/FT
PROPOSED LANDSCAPE AREA: 1,876 SQ/FT

LANDSCAPE AREA #6
108-415 PERIMETER LANDSCAPE REQUIREMENTS
265' LN/FT OF PROPERTY LINE
10' LANDSCAPE WIDTH IS REQUIRED
ACTUAL LANDSCAPE WIDTH VARIES BETWEEN 2' AND 10'
(WAIVER REQUIRED)
1 CANOPY PER 35 LN/FT REQUIRED: 8 TREES
CANOPY TREES PROVIDED: 8 TREES
10 SHRUBS PER 35 LN/FT REQUIRED: 76 SHRUBS
SHRUBS PROVIDED: 133 SHRUBS

LANDSCAPE AREA #5
108-415 PERIMETER LANDSCAPE REQUIREMENTS
84' LN/FT OF PROPERTY LINE
10' LANDSCAPE WIDTH IS REQUIRED
10' LANDSCAPE WIDTH PROVIDED
1 CANOPY PER 35 LN/FT REQUIRED: 3 TREES
CANOPY TREES PROVIDED: 3 TREES
10 SHRUBS PER 35 LN/FT REQUIRED: 24 SHRUBS
SHRUBS PROVIDED: 38 SHRUBS

LANDSCAPE AREA #1
108-413 REQUIREMENTS ALONG STREET FRONTAGE
310' LN/FT OF STREET FRONTAGE ALONG WHITING AVE.
40' LANDSCAPE WIDTH IS REQUIRED
ACTUAL LANDSCAPE WIDTH VARIES BETWEEN 8.5' AND 20'
(WAIVER REQUIRED)
LANDSCAPE CALCULATIONS BASED ON A 20' LANDSCAPE WIDTH
310' / 100 = 3.1 X 80 UNITS = 248
PLAN UNITS REQUIRED: 248
PLANT UNITS PROPOSED: 248
CANOPY TREES ARE NOT ALLOWED ALONG WHITING AVE. DUE TO THE OVERHEAD POWER LINES

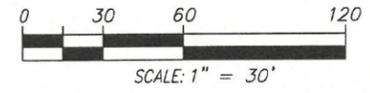
LANDSCAPE AREA #2
108-413 REQUIREMENTS ALONG STREET FRONTAGE
460' LN/FT OF STREET FRONTAGE ALONG WHITE STREET
40' LANDSCAPE WIDTH IS REQUIRED
ACTUAL LANDSCAPE WIDTH VARIES BETWEEN 17.3, 20' & 52'
(WAIVER REQUIRED)
LANDSCAPE CALCULATIONS BASED ON A 20' LANDSCAPE WIDTH
460' / 100 = 4.6 X 80 UNITS = 368
PLAN UNITS REQUIRED: 368
PLANT UNITS PROPOSED: 304 (WAIVER REQUIRED)
CANOPY TREES ARE NOT ALLOWED ALONG WHITE STREET DUE TO THE OVERHEAD POWER LINES EXCEPT WHERE THE BUILDING STEPS BACK.

LANDSCAPE AREA #3
108-413 REQUIREMENTS ALONG STREET FRONTAGE
310.7' LN/FT OF STREET FRONTAGE ALONG THE ACCESS DRIVE
40' LANDSCAPE WIDTH IS REQUIRED
ACTUAL LANDSCAPE WIDTH VARIES BETWEEN 14' & 25'
(WAIVER REQUIRED)
LANDSCAPE CALCULATIONS BASED ON A 20' LANDSCAPE WIDTH
310.7' / 100 = 3.107 X 80 UNITS = 249
PLAN UNITS REQUIRED: 249
PLANT UNITS PROPOSED: 276

LANDSCAPE AREA #4
108-415 PERIMETER LANDSCAPE REQUIREMENTS
249' LN/FT OF PROPERTY LINE
10' LANDSCAPE WIDTH IS REQUIRED
10' LANDSCAPE WIDTH PROVIDED
1 CANOPY PER 35 LN/FT REQUIRED: 8 TREES
CANOPY TREES PROVIDED: 8 TREES
10 SHRUBS PER 35 LN/FT REQUIRED: 72 SHRUBS
SHRUBS PROVIDED: 103 SHRUBS

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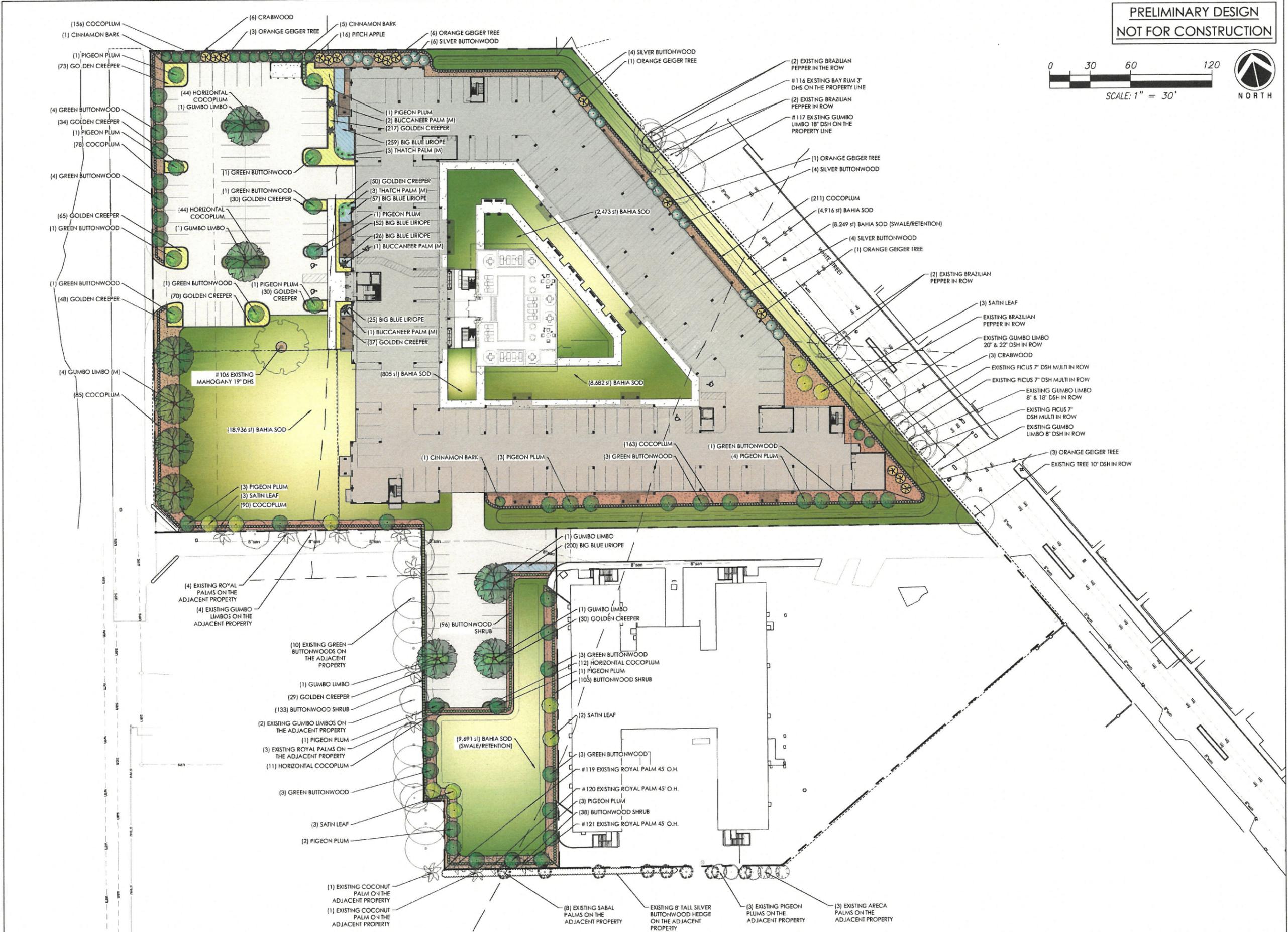
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PRELIMINARY LANDSCAPE PLAN
LOFTS AT TRUMBO
241 TRUMBO ROAD, KEYWEST, FL 33040

DATE: 10/26/2025
Design by: PAA
Drawn by: PAA
Sheet
L4
PLANTING PLAN



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GUMBO LIMBO



SATIN LEAF



PIGEON PLUM



GREEN BUTTONWOOD



BUCCANEER PALM



THATCH PALM



CINNAMON BARK



SILVER BUTTONWOOD



ORANGE GEIGER



CRABWOOD TREE



RED TIP COCOPLUM



PITCH APPLE CLUSIA



GREEN BUTTONWOOD



HORIZONTAL COCOPLUM



GOLDEN CREEPER



BIG BLUE LIRIOPE

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES	CODE
CANOPY TREES								
	5	BURSERA SIMARUBA	GUMBO LIMBO	45 GAL	3" CAL	12' OA HT., 6' CT	NATIVE	10 PLANT UNITS
	11	CHRYSOPHYLLUM OLIVIFORME	SATIN LEAF	45 GAL	2" CAL	12' OA HT., 6' CT	NATIVE	10 PLANT UNITS
	22	COCCOLOBA DIVERSIFOJA	PIGEON PLUM	45 GAL	2" CAL	12' OA HT., 6' CT	NATIVE	10 PLANT UNITS
	26	CONOCARPUS ERECTUS 'GREEN'	GREEN BUTTONWOOD	45 GAL	2" CAL	12' OA HT., 6' CT	NATIVE	10 PLANT UNITS
MITIGATION TREES								
	4	BURSERA SIMARUBA	GUMBO LIMBO (M)	B & B	4" CAL	14' OA HT., 6' CT.	NATIVE	10 PLANT UNITS
	4	PSEUDOPHOENIX SARGENTII	BUCCANEER PALM (M)	B & B		6' OA HT.		
	6	THRINAX RADIATA	THATCH PALM (M)	45 GAL	SINGLE	6'-8' OA HT	NATIVE	
SUBCANOPY TREES								
	7	CANELLA WINTERANA	CINNAMON BARK	25 GAL		6' TO 8' OA HT	NATIVE	3 PLANT UNITS
	18	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	25 GAL	1" CAL	8-10' OA HT.	NATIVE	3 PLANT UNITS
	15	CORDIA SEBESTENA	ORANGE GEIGER TREE	25 GAL	1.5" CAL	8-10' OA HT.	NATIVE	3 PLANT UNITS
	9	GYMNANTHES LUCIDA	CRABWOOD	45 GAL	1.5" CAL	6'-8' OA HT	NATIVE	3 PLANT UNITS
SHRUBS								
	783	CHRYSOBALANUS ICACC 'RED-TIP'	COCOPLUM	3 GAL	24" OC	24" HT., FULL	NATIVE	1 PLANT UNIT
	16	CLUSIA ROSEA	PITCH APPLE	7 GAL	36" O.C.	36" HT., FULL		1 PLANT UNIT
	370	CONOCARPUS ERECTUS	BUTTONWOOD SHRUB	3 GAL	24" OC	24" HT., FULL	NATIVE	1 PLANT UNIT
GROUND COVERS								
	111	CHRYSOBALANUS ICACC 'HORIZONTALIS'	HORIZONTAL COCOPLUM	3 GAL	30" O.C.	8"X12"	NATIVE	
	713	ERNODEA LITORALIS	GOLDEN CREEPER	1 GAL	24" O.C.	4"X8"	NATIVE	
	619	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LIRIOPE	1 GAL@	12" OC	6"X8"		
OTHER								
	19,536 SF	HARDWOOD, NON-CYPRESS	MULCH	S.F.	AS NEEDED	4" LAYER		
	7,026 SF	HARDWOOD, NON-CYPRESS (VEHICLE USE AREA)	MULCH (VUA)	S.F.	AS NEEDED	4" LAYER		
	17,940 SF	PASPALLUM NOTATUM 'ARGENTINE'	BAHIA SOD (SWALE/RETENTION)	SOD			DROUGHT TOLERANT	
	35,812 SF	PASPALLUM NOTATUM 'ARGENTINE'	BAHIA SOD	SOD			DROUGHT TOLERANT	

INSTALL 6" OF SOIL IN ALL PLANTING BEDS. 1:1 SCREENED COMPOST AND SCREENED TOP SOIL TILLED IN. REMOVE EXISTING SOIL AS REQUIRED. FINISHED GRADE MUST BE BELOW ALL HARD SURFACES.

PLANT SCHEDULE LANDSCAPE AREA 1

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES	CODE
SUBCANOPY TREES								
	6	CANELLA WINTERANA	CINNAMON BARK	25 GAL		6' TO 8' OA HT	NATIVE	3 PLANT UNITS
	6	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	25 GAL	1" CAL	8-10' OA HT.	NATIVE	3 PLANT UNITS
	9	CORDIA SEBESTENA	ORANGE GEIGER TREE	25 GAL	1.5" CAL	8-10' OA HT.	NATIVE	3 PLANT UNITS
	6	GYMNANTHES LUCIDA	CRABWOOD	45 GAL	1.5" CAL	6'-8' OA HT	NATIVE	3 PLANT UNITS
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES	CODE
SHRUBS								
	156	CHRYSOBALANUS ICACO 'RED-TIP'	COCOPLUM	3 GAL	24" OC	24" HT., FULL	NATIVE	1 PLANT UNIT
	11	CLUSIA ROSEA	PITCH APPLE	7 GAL	36" O.C.	36" HT., FULL		1 PLANT UNIT
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	INSTALL	SPECS	NOTES	CODE
OTHER								
	2,565 SF	HARDWOOD, NON-CYPRESS	MULCH	S.F.	AS NEEDED	4" LAYER		

PLANT SCHEDULE LANDSCAPE AREA 3

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES	CODE
CANOPY TREES								
	7	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	45 GAL	2" CAL	12' OA HT., 6' CT	NATIVE	10 PLANT UNITS
	4	CONOCARPUS ERECTUS 'GREEN'	GREEN BUTTONWOOD	45 GAL	2" CAL	12' OA HT., 6' CT	NATIVE	10 PLANT UNITS
SUBCANOPY TREES								
	1	CANELLA WINTERANA	CINNAMON BARK	25 GAL		6' TO 8' OA HT	NATIVE	3 PLANT UNITS
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES	CODE
SHRUBS								
	163	CHRYSOBALANUS ICACO 'RED-TIP'	COCOPLUM	3 GAL	24" OC	24" HT., FULL	NATIVE	1 PLANT UNIT
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	INSTALL	SPECS	NOTES	CODE
OTHER								
	3,289 SF	HARDWOOD, NON-CYPRESS	MULCH	S.F.	AS NEEDED	4" LAYER		

PLANT SCHEDULE LANDSCAPE AREA 5

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES	CODE
CANOPY TREES								
	3	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	45 GAL	2" CAL	12' OA HT., 6' CT	NATIVE	10 PLANT UNITS
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES	CODE
SHRUBS								
	38	CONOCARPUS ERECTUS	BUTTONWOOD SHRUB	3 GAL	24" OC	24" HT., FULL	NATIVE	1 PLANT UNIT
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	INSTALL	SPECS	NOTES	CODE
OTHER								
	695 SF	HARDWOOD, NON-CYPRESS	MULCH	S.F.	AS NEEDED	4" LAYER		

PLANT SCHEDULE LANDSCAPE AREA 2

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES	CODE
CANOPY TREES								
	3	CHRYSOPHYLLUM OLIVIFORME	SATIN LEAF	45 GAL	2" CAL	12' OA HT., 6' CT	NATIVE	10 PLANT UNITS
SUBCANOPY TREES								
	12	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	25 GAL	1" CAL	8-10' OA HT.	NATIVE	3 PLANT UNITS
	6	CORDIA SEBESTENA	ORANGE GEIGER TREE	25 GAL	1.5" CAL	8-10' OA HT.	NATIVE	3 PLANT UNITS
	3	GYMNANTHES LUCIDA	CRABWOOD	45 GAL	1.5" CAL	6'-8' OA HT	NATIVE	3 PLANT UNITS
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES	CODE
SHRUBS								
	211	CHRYSOBALANUS ICACO 'RED-TIP'	COCOPLUM	3 GAL	24" OC	24" HT., FULL	NATIVE	1 PLANT UNIT
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	INSTALL	SPECS	NOTES	CODE
OTHER								
	4,397 SF	HARDWOOD, NON-CYPRESS	MULCH	S.F.	AS NEEDED	4" LAYER		

PLANT SCHEDULE LANDSCAPE AREA 4

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES	CODE
CANOPY TREES								
	2	CHRYSOPHYLLUM OLIVIFORME	SATIN LEAF	45 GAL	2" CAL	12' OA HT., 6' CT	NATIVE	10 PLANT UNITS
	6	CONOCARPUS ERECTUS 'GREEN'	GREEN BUTTONWOOD	45 GAL	2" CAL	12' OA HT., 6' CT	NATIVE	10 PLANT UNITS
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES	CODE
SHRUBS								
	103	CONOCARPUS ERECTUS	BUTTONWOOD SHRUB	3 GAL	24" OC	24" HT., FULL	NATIVE	1 PLANT UNIT
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	INSTALL	SPECS	NOTES	CODE
OTHER								
	1,815 SF	HARDWOOD, NON-CYPRESS	MULCH	S.F.	AS NEEDED	4" LAYER		

PLANT SCHEDULE LANDSCAPE AREA 6

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES	CODE
CANOPY TREES								
	3	CHRYSOPHYLLUM OLIVIFORME	SATIN LEAF	45 GAL	2" CAL	12' OA HT., 6' CT	NATIVE	10 PLANT UNITS
	2	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	45 GAL	2" CAL	12' OA HT., 6' CT	NATIVE	10 PLANT UNITS
	3	CONOCARPUS ERECTUS 'GREEN'	GREEN BUTTONWOOD	45 GAL	2" CAL	12' OA HT., 6' CT	NATIVE	10 PLANT UNITS
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES	CODE
SHRUBS								
	133	CONOCARPUS ERECTUS	BUTTONWOOD SHRUB	3 GAL	24" OC	24" HT., FULL	NATIVE	1 PLANT UNIT
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	INSTALL	SPECS	NOTES	CODE
OTHER								
	1,412 SF	HARDWOOD, NON-CYPRESS	MULCH	S.F.	AS NEEDED	4" LAYER		

PRELIMINARY DESIGN
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NO.	REVISION	DATE	NO.	REVISION	DATE

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PLANT SCHEDULE LANDSCAPE AREA 7

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES	CODE
CANOPY TREES								
	3	CHRYSOPHYLLUM OLIVIFORME	SATIN LEAF	45 GAL	2" CAL	12' OA HT., 6' CT	NATIVE	10 PLANT UNITS
	3	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	45 GAL	2" CAL	12' OA HT., 6' CT	NATIVE	10 PLANT UNITS
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES	CODE
SHRUBS								
	90	CHRYSOBALANUS ICACO 'RED-TIP'	COCOPLUM	3 GAL	24" OC	24" HT., FULL	NATIVE	1 PLANT UNIT
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	INSTALL	SPECS	NOTES	CODE
OTHER								
	1,201 SF	HARDWOOD, NON-CYPRESS	MULCH	S.F.	AS NEEDED	4" LAYER		

PLANT SCHEDULE VEHICLE USE AREA A

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES	CODE
CANOPY TREES								
	2	BURSERA SIMARUBA	GUMBO LIMBO	45 GAL	3" CAL	12' OA HT., 6' CT	NATIVE	10 PLANT UNITS
	5	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	45 GAL	2" CAL	12' OA HT., 6' CT	NATIVE	10 PLANT UNITS
	5	CONOCARPUS ERECTUS 'GREEN'	GREEN BUTTONWOOD	45 GAL	2" CAL	12' OA HT., 6' CT	NATIVE	10 PLANT UNITS
MITIGATION TREES								
	4	PSEUDOPHOENIX SARGENTII	BUCCANEER PALM (M)	8 & 8		6' OA HT.		
	6	THRINAX RADIATA	THATCH PALM (M)	45 GAL	SINGLE	6'-8' OA HT	NATIVE	
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES	CODE
SHRUBS								
	5	CLUSIA ROSEA	PITCH APPLE	7 GAL	36" O.C.	36" HT., FULL		1 PLANT UNIT
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	INSTALL	SPECS	NOTES	CODE
GROUND COVERS								
	86	CHRYSOBALANUS ICACO 'HORIZONTALIS'	HORIZONTAL COCOPLUM	3 GAL	30" O.C.	8"X12"	NATIVE	
	654	ERNODEA LITTORALIS	GOLDEN CREEPER	1 GAL	24" O.C.	4"X8"	NATIVE	
	419	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LIRIOPE	1 GAL@	12" OC	6"X8"		
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	INSTALL	SPECS	NOTES	CODE
OTHER								
	5,150 SF	HARDWOOD, NON-CYPRESS (VEHICLE USE AREA)	MULCH (VUA)	S.F.	AS NEEDED	4" LAYER		

PLANT SCHEDULE LANDSCAPE AREA 8

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES	CODE
CANOPY TREES								
	8	CONOCARPUS 'RECTUS 'GREEN'	GREEN BUTTONWOOD	45 GAL	2" CAL	12' OA HT., 6' CT	NATIVE	10 PLANT UNITS
MITIGATION TREES								
	4	BURSERA SIMARUBA	GUMBO LIMBO (M)	8 & 8	4" CAL	14' OA HT., 6' CT.	NATIVE	10 PLANT UNITS
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES	CODE
SHRUBS								
	163	CHRYSOBALANUS ICACO 'RED-TIP'	COCOPLUM	3 GAL	24" OC	24" HT., FULL	NATIVE	1 PLANT UNIT
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	INSTALL	SPECS	NOTES	CODE
OTHER								
	4,114 SF	HARDWOOD, NON-CYPRESS	MULCH	S.F.	AS NEEDED	4" LAYER		

PLANT SCHEDULE VEHICLE USE AREA B

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES	CODE
CANOPY TREES								
	3	BURSERA SIMARUBA	GUMBO LIMBO	45 GAL	3" CAL	12' OA HT., 6' CT	NATIVE	10 PLANT UNITS
	2	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	45 GAL	2" CAL	12' OA HT., 6' CT	NATIVE	10 PLANT UNITS
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES	CODE
SHRUBS								
	96	CONOCARPUS ERECTUS	BUTTONWOOD SHRUB	3 GAL	24" OC	24" HT., FULL	NATIVE	1 PLANT UNIT
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	INSTALL	SPECS	NOTES	CODE
GROUND COVERS								
	23	CHRYSOBALANUS ICACO 'HORIZONTALIS'	HORIZONTAL COCOPLUM	3 GAL	30" O.C.	8"X12"	NATIVE	
	59	ERNODEA LITTORALIS	GOLDEN CREEPER	1 GAL	24" O.C.	4"X8"	NATIVE	
	200	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LIRIOPE	1 GAL@	12" OC	6"X8"		
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	INSTALL	SPECS	NOTES	CODE
OTHER								
	1,876 SF	HARDWOOD, NON-CYPRESS (VEHICLE USE AREA)	MULCH (VUA)	S.F.	AS NEEDED	4" LAYER		

PRELIMINARY DESIGN
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NO.	REVISION	DATE	NO.	REVISION	DATE

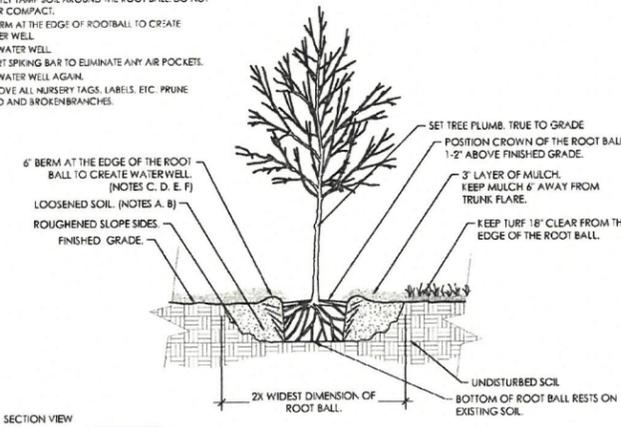
PLEASE NOTE: THIS LANDSCAPE PLAN IS A PROFESSIONAL INTERPRETATION OF EXISTING AND PROPOSED SITE ELEMENTS BASED ON MULTIPLE SOURCES OF INFORMATION. THESE SOURCES MAY INCLUDE: PROPERTY SURVEYS, ARCHITECTURAL PLANS, GOOGLE AERIAL IMAGERY, SITE OBSERVATIONS, PHOTOGRAPHS AND SITE PLANS. AT TIMES, THESE SUPPORTING DOCUMENTS ARE INACCURATE OR APPROXIMATE AT BEST AND ON-SITE ADJUSTMENTS TO THE DESIGN DURING INSTALLATION ARE NECESSARY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL MEASUREMENTS AND QUANTITIES PRIOR TO COMMENCING WORK.

LANDSCAPE INSTALLATION NOTES:

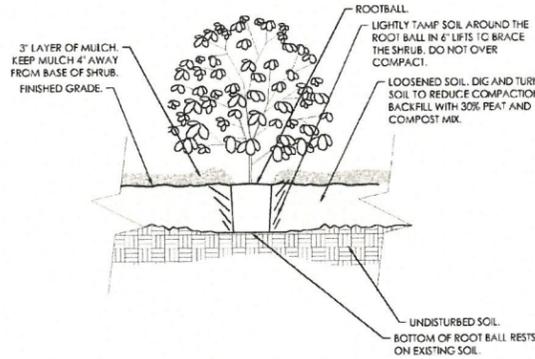
1. THE LANDSCAPE CONTRACTOR SHALL DESIGNATE AN ENGLISH SPEAKING, SKILLED CREW FOREMAN FOR THE PROJECT, WHO WILL BE AVAILABLE AND ACCESSIBLE FOR THE DURATION OF THE LANDSCAPE INSTALLATION.
2. ALL SPECIFICATIONS MUST BE SATISFIED. IF THERE IS A PROBLEM LOCATING A MATERIAL WITH GIVEN SPECIFICATIONS, THE 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 SOIL 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 SOD, 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. ALL 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 SOD 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 & 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. IF NOT INSTALLED PER PLAN OR IF NO IRRIGATION PLAN HAS BEEN PROVIDED AS PART OF THE LANDSCAPE PLAN, AT PROJECT CLOSEOUT THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN IRRIGATION RECORD DRAWING.
27. THE CONTRACTOR(S) SHALL KEEP ALL WORK AREAS NEAT AND TIDY ON A DAILY BASIS. AT COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REMOVE FROM THE PROPERTY ALL TEMPORARY STRUCTURES AND GARBAGE AT HIS/HER OWN EXPENSE.
28. THE CONTRACTOR(S) SHALL KEEP ALL PLANTS WATERED, FERTILIZED, MULCHED, PRUNED, STAKED AND GUYED AS NECESSARY TO ASSURE SPECIFIED MINIMUM 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.
29. AT PROJECT CLOSEOUT THE CONTRACTOR SHALL PROVIDE THE OWNER WITH MANUALS AND WARRANTY INFORMATION FOR ALL INSTALLED FURNITURE, FIXTURES AND EQUIPMENT.
30. THE FINAL PAYMENT IS MADE UPON COMPLETION OF PROJECT AND EXECUTION OF LIEN RELEASE AFFIDAVIT.
31. ALL SHRUBS AND GROUND COVERS SHALL BE WARRANTED FOR 90 DAYS; ALL TREES AND PALMS SHALL BE WARRANTED FOR 1 YEAR FROM THE DATE OF FINAL ACCEPTANCE AND PAYMENT.

NOTES:

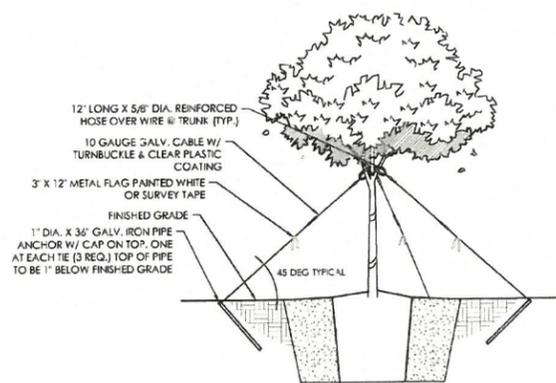
- A. LOOSEN SOIL, BACKFILL AND ADD 30% PEAT AND COMPOST MIX.
- B. BACKFILL AND WATER IN 6" LIFTS TO BRACE TREE. LIGHTLY TAMP SOIL AROUND THE ROOT BALL. DO NOT OVER COMPACT.
- C. 6" BERM AT THE EDGE OF ROOTBALL TO CREATE WATER WELL.
- D. FILL WATER WELL.
- E. INSERT SPIKING BAR TO ELIMINATE ANY AIR POCKETS.
- F. FILL WATER WELL AGAIN.
- G. REMOVE ALL NURSERY TAGS, LABELS, ETC. PRUNE DEAD AND BROKEN BRANCHES.



1 TREE PLANTING
NOT TO SCALE



3 SHRUB
NOT TO SCALE



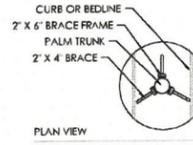
5 TREE GUY WIRE DETAIL
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NOTES:

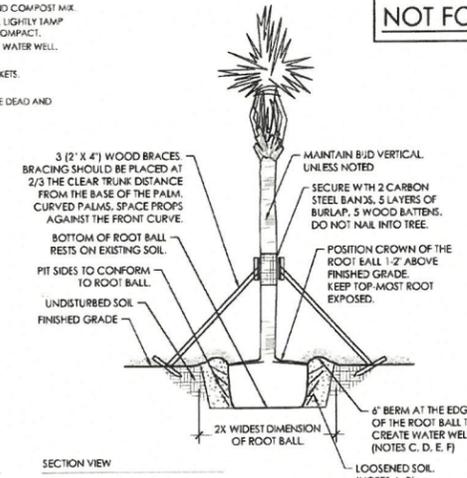
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PALM PLANTING NOTES:

- A. THE FRONDS DURING TRANSPORTING TO PROTECT THE BUD. DO NOT TRIM ENDS.
- B. SET PALM TREE PLUMB, TRUE TO GRADE, WITH THE POINT, WHERE THE TOP-MOST ROOT IS VISIBLE.
- C. REMOVE AIR-POCKETS BY SPIKING AND WATERING HEAVILY FOLLOWING PLANTING.
- D. ALL WOOD BRACES SHALL BE STAINED DARK BROWN.
- E. REMOVE STAKES IN ONE (1) YEAR.

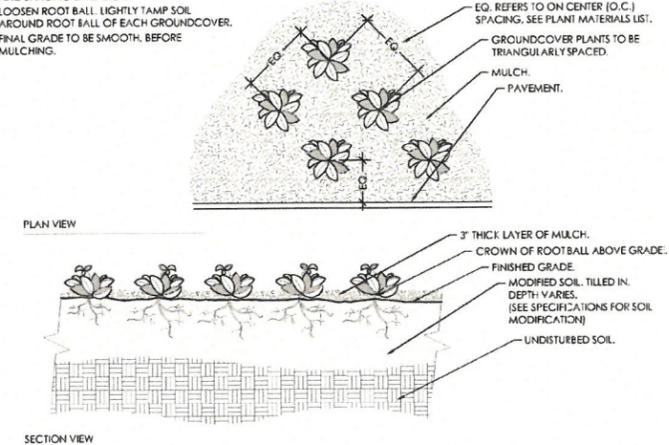


2 PALM PLANTING DETAIL
NOT TO SCALE



NOTES:

- A. SEE PLANTING SCHEDULE FOR GROUND COVER AND SPACING DIMENSION.
- B. LOOSEN ROOT BALL. LIGHTLY TAMP SOIL AROUND ROOT BALL OF EACH GROUND COVER.
- C. FINAL GRADE TO BE SMOOTH, BEFORE MULCHING.



4 GROUND COVER PLANTING DETAIL
NOT TO SCALE

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

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LANDSCAPE ARCHITECT
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SUITE 100
772.419.0024
STUART, FLORIDA 34984

PRELIMINARY LANDSCAPE PLAN
LOFTS AT TRUMBO
241 TRUMBO ROAD, KEYWEST, FL 33040

DATE	NO.	REVISION	DATE	NO.	REVISION
10/16/2025					
10/16/2025					
10/16/2025					

10/16/2025
Drawing by: PAA
Checked by: PAA
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L8
PLANTING
DETAILS & SPECIFICATIONS

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