



TP 2023-0004  
Transplant T2023-0004  
Removal T2023-0111

### Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 03.02.2023

**Tree Address** 1500 Reynolds St., Key West, Florida 33040

**Cross/Corner Street** Seminole Street and Reynolds Street

**List Tree Name(s) and Quantity** See attached landscape plan

**Species Type(s) check all that apply**  Palm  Flowering  Fruit  Shade  Unsure

**Reason(s) for Application:**

Remove  Tree Health  Safety  Other/Explain below

Transplant  New Location  Same Property  Other/Explain below

Heavy Maintenance Trim  Branch Removal  Crown Cleaning/Thinning  Crown Reduction

**Additional Information and Explanation**

The protected palms to be transplanted are due to the new proposed construction.

The unprotected but regulated palms to be removed are to improve and enhance the landscape.

The protected palms along Seminole Street are to be removed and replaced because they are causing damage to the building facade.

**Property Owner Name** Casa Marina Owner, LLC

**Property Owner email Address** lchol@pkhotelsandresorts.com

**Property Owner Mailing Address** 1500 Reynolds St., Key West, Florida 33040

**Property Owner Phone Number** 571-302-5757

**Property Owner Signature** \_\_\_\_\_ **Vice President**

**Representative Name** Pete Anderson, Anna Morgan, Mike Flaugh

**Representative email Address** pete@mikeflaughla.com

**Representative Mailing Address** 3744 SE Ocean Blvd. Stuart, FL 34996

**Representative Phone Number** 772-419-0024

NOTE: A Tree Representation Authorization form must accompany this application if someone other than the owner will be representing the owner at a Tree Commission meeting or picking up an issued Tree Permit. Tree Representation Authorization form attached ( )

Sketch location of tree in this area including cross/corner Street  
Please identify tree(s) with colored tape

SEE ATTACHED PLAN. *Transplanting: 10 coconut palms  
7 Sabal Palms*

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*Removing: 26 Sabal Palms  
5 Washingtonia Palms  
1 Date Palm*

If this process requires blocking of a City right-of-way, a separate ROW Permit is required. Please contact 305-809-3740.

*Basic Landscape Plan Review \$100  
Ap fee \$40 + trans \$85 / \$125 trans  
removal 320 / \$200 removal*



# Tree Representation Authorization

Attendance at the Tree Commission meeting on the date when your request will be discussed is necessary in order to expedite the resolution of your application. This Tree Representation Authorization form must accompany the application if the property owner is unable to attend or will have someone else pick up the Tree Permit once issued.

**Please Clearly Print All Information unless indicated otherwise.**

Date 03.02.2023

Tree Address 1500 Reynolds St., Key West, Florida 33040

Property Owner Name Casa Marina Owner, LLC

Property Owner Mailing Address 1500 Reynolds St., Key West, Florida 33040

Property Owner Mailing City, State, Zip Key West, Florida 33040

Property Owner Phone Number 571-302-5757

Property Owner email Address lchol@pkhotelsandresorts.com

Property Owner Signature \_\_\_\_\_ Vice President

Representative Name Pete Anderson, Anna Morgan, Mike Flaugh

Representative Mailing Address 3744 SE Ocean Blvd.

Representative Mailing City, State, Zip Stuart, FL 34996

Representative Phone Number 772-419-0025

Representative email Address pete@mikeflaughla.com

I Carl A. Mayfield hereby authorize the above listed agent(s) to represent me in the matter of obtaining a Tree Permit from the City of Key West for my property at the tree address above listed. You may contact me at the telephone listed above is there is any questions or need access to my property.

Property Owner Signature [Signature] Vice President

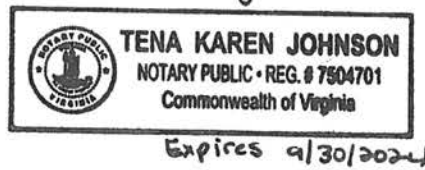
*✓ ok w/ 3-13-23*

The forgoing instrument was acknowledged before me on this 6<sup>th</sup> day March, 2023.  
By (Print name of Affiant) Carl A. Mayfield who is personally known to me or has produced as identification and who did take an oath.

**Notary Public**

Sign name: Tena Karen Johnson  
Print name: Tena Karen Johnson

My Commission expires: 9/30/2024 Notary Public-State of Virginia (Seal)





**Disclaimer**

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

**Summary**

Parcel ID 00037160-000100  
 Account# 8735677  
 Property ID 8735677  
 Millage Group 10KW  
 Location 1500 REYNOLDS St, KEY WEST  
 Address  
 Legal  
 Description KW KW INVESTMENT CO SUB PB1-69 SQRS 1 THRU 5 & PT SQR 6 & SQR 7 TR 17 G6-103 G26-168 G37-65/67 G70-508/9 OR175-144/45 OR214-88/89 OR274-337/38 OR332-35 OR387-997/99 OR388-826/28 OR399-599/600 OR427-61/62 OR534-1098 OR660-860/887 OR695-8/9OR1033-627/632 OR1033-633/648 OR1033-649/664 OR1350-357/368(LEASE) OR1350-385/91-C OR1359-745/774(LEASE) OR1436-592/597OR1436-598/608 OR1437-275/278Q/C OR1624-743/763(LEASE) OR1624-764/779(LEASE) OR1701-931/932Q/C OR2115-141/147 OR2326-1954/1959(REST) OR2347-648/666(II LEASE) OR2414-19/25(REST)  
 (Note: Not to be used on legal documents.)  
 Neighborhood 32100  
 Property Class HOTEL - LUXURY (3900)  
 Subdivision Key West Investment Co's Sub  
 Sec/Twp/Rng 05/68/25  
 Affordable No  
 Housing



**Owner**

CASA MARINA EQUITY HOLDINGS LLC  
 C/O HILTON WORLDWIDE LLC  
 7930 JONES BRANCH DR  
 MCLEAN VA 22102

**Valuation**

|                            | 2022 Certified Values | 2021 Certified Values | 2020 Certified Values | 2019 Certified Values |
|----------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| + Market Improvement Value | \$58,589,770          | \$29,960,145          | \$41,838,332          | \$32,464,178          |
| + Market Misc Value        | \$8,369,967           | \$3,328,905           | \$4,183,833           | \$3,607,131           |
| + Market Land Value        | \$100,439,606         | \$33,289,049          | \$37,654,499          | \$36,071,309          |
| = Just Market Value        | \$167,399,343         | \$66,578,099          | \$83,676,664          | \$72,142,618          |
| - Total Assessed Value     | \$73,235,908          | \$66,578,099          | \$79,356,879          | \$72,142,618          |
| - School Exempt Value      | \$0                   | \$0                   | \$0                   | \$0                   |
| = School Taxable Value     | \$167,399,343         | \$66,578,099          | \$83,676,664          | \$72,142,618          |

**Historical Assessments**

| Year | Land Value   | Building Value | Yard Item Value | Just (Market) Value | Assessed Value | Exempt Value | Taxable Value | Maximum Portability |
|------|--------------|----------------|-----------------|---------------------|----------------|--------------|---------------|---------------------|
| 2021 | \$33,289,049 | \$29,960,145   | \$3,328,905     | \$66,578,099        | \$66,578,099   | \$0          | \$66,578,099  | \$0                 |
| 2020 | \$37,654,499 | \$41,838,332   | \$4,183,833     | \$83,676,664        | \$79,356,879   | \$0          | \$83,676,664  | \$0                 |
| 2019 | \$36,071,309 | \$32,464,178   | \$3,607,131     | \$72,142,618        | \$72,142,618   | \$0          | \$72,142,618  | \$0                 |
| 2018 | \$35,657,925 | \$32,092,132   | \$3,565,792     | \$71,315,849        | \$71,315,849   | \$0          | \$71,315,849  | \$0                 |

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

**Land**

| Land Use                    | Number of Units | Unit Type   | Frontage | Depth |
|-----------------------------|-----------------|-------------|----------|-------|
| COMMERCIAL WATERFRON (100W) | 290,110.00      | Square Foot | 0        | 0     |
| COMMERCIAL DRY (100D)       | 83,000.00       | Square Foot | 0        | 0     |

**Buildings**

|                |                          |                    |                 |           |
|----------------|--------------------------|--------------------|-----------------|-----------|
| Building ID    | 44051                    | Exterior Walls     | MIN WOOD SIDING |           |
| Style          |                          | Year Built         | 1901            |           |
| Building Type  | WAREHOUSE/MARINA A / 48A | EffectiveYearBuilt | 1993            |           |
| Gross Sq Ft    | 11610                    | Foundation         |                 |           |
| Finished Sq Ft | 11610                    | Roof Type          |                 |           |
| Stories        | 3 Floor                  | Roof Coverage      |                 |           |
| Condition      | AVERAGE                  | Flooring Type      |                 |           |
| Perimeter      | 918                      | Heating Type       |                 |           |
| Functional Obs | 0                        | Bedrooms           | 0               |           |
| Economic Obs   | 0                        | Full Bathrooms     | 0               |           |
| Depreciation % | 38                       | Half Bathrooms     | 0               |           |
| Interior Walls |                          | Grade              | 450             |           |
|                |                          | Number of Fire Pl  | 0               |           |
| Code           | Description              | Sketch Area        | Finished Area   | Perimeter |
| FLA            | FLOOR LIV AREA           | 11,610             | 11,610          | 0         |
| TOTAL          |                          | 11,610             | 11,610          | 0         |

|                |                      |                    |               |           |
|----------------|----------------------|--------------------|---------------|-----------|
| Building ID    | 44052                | Exterior Walls     | REIN CONCRETE |           |
| Style          |                      | Year Built         | 1916          |           |
| Building Type  | HOTELS/MOTEL A / 39A | EffectiveYearBuilt | 1995          |           |
| Gross Sq Ft    | 79887                | Foundation         |               |           |
| Finished Sq Ft | 66462                | Roof Type          |               |           |
| Stories        | 3 Floor              | Roof Coverage      |               |           |
| Condition      | AVERAGE              | Flooring Type      |               |           |
| Perimeter      | 3267                 | Heating Type       |               |           |
| Functional Obs | 0                    | Bedrooms           | 0             |           |
| Economic Obs   | 0                    | Full Bathrooms     | 0             |           |
| Depreciation % | 35                   | Half Bathrooms     | 0             |           |
| Interior Walls |                      | Grade              | 450           |           |
|                |                      | Number of Fire Pl  | 0             |           |
| Code           | Description          | Sketch Area        | Finished Area | Perimeter |
| CAN            | CANOPY               | 448                | 0             | 0         |
| OPX            | EXC OPEN PORCH       | 10,667             | 0             | 0         |
| FLA            | FLOOR LIV AREA       | 66,462             | 66,462        | 0         |
| OOU            | OP PR UNFIN UL       | 378                | 0             | 0         |

## Karen DeMaria

---

**From:** Heather Carruthers <hcarruthers@k2mdesign.com>  
**Sent:** Friday, March 10, 2023 4:12 PM  
**To:** Karen DeMaria; Tree EXT EMAIL  
**Cc:** Diana Marquez; Vinay Mathews  
**Subject:** [EXTERNAL] RE: [EXTERNAL] Casa Marina Landscaping Plans  
**Attachments:** Appt of Carl Mayfield\_0.pdf

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Karen –

It seems the Property Appraiser's site is not quite up-to-date. Casa Marina is owned by Casa Marina Owner, LLC, which is a subsidiary of [Park Hotels and Resorts](#). Casa Marina Equity Holdings, LLC, is a title member for Casa Marina Owner, LLC. You can follow the thread with this [SunBiz link](#). I'm attaching the appointment letter of Carl Mayfield to his position at Casa Marina Owner, LLC, that authorizes him to sign on behalf of the company. Please let me know if you need anything else. Thanks and have a great weekend!

Best,  
Heather

### HEATHER CARRUTHERS

*Director of Business Development, Southeast Region*

**D:** 305.307.5841 | **M:** 305.509.2122 | [k2mdesign.com](#)

---

**From:** Karen DeMaria <kdemaria@cityofkeywest-fl.gov>  
**Sent:** Thursday, March 9, 2023 9:10 AM  
**To:** Heather Carruthers <hcarruthers@k2mdesign.com>; Tree EXT EMAIL <tree@cityofkeywest-fl.gov>  
**Cc:** Diana Marquez <dmarquez@k2mdesign.com>; Vinay Mathews <VMathews@k2mdesign.com>  
**Subject:** RE: [EXTERNAL] Casa Marina Landscaping Plans

**EXTERNAL MESSAGE: Don't click links or attachments until you VERIFY sender.**

Heather:

I do need some sort of documentation that shows that Mr. Mayfield is authorized to sign on behalf of Casa Marina Equity Holdings LLC (listed as property owner on property appraiser site).

Sincerely,

Karen

**CASA MARINA OWNER, LLC**

**UNANIMOUS WRITTEN CONSENT OF THE SOLE MEMBER  
IN LIEU OF A MEETING**

The undersigned, being the sole member of CASA MARINA OWNER, LLC (the "Company"), a Delaware limited liability company, hereby takes the following actions and adopts the following resolutions on behalf of the Company:

**RESOLVED**, that the following persons be, and hereby are, elected and appointed to the office(s) indicated next to his or her name and shall serve until his or her successor shall be duly elected or appointed and qualified, unless any such officer resigns, is removed or is otherwise disqualified from serving as an officer of the Company and that each of the following officers be, and each of them hereby is, authorized to perform such responsibilities and to take such action in the name of and on behalf of the Company as is customary for an officer holding such title or titles:

Carl A. Mayfield

Vice President

**RESOLVED FURTHER**, that all prior acts, actions and decisions of these officers be, and hereby are confirmed, ratified and approved.

*[Signature Page Follows]*

**IN WITNESS WHEREOF**, the undersigned has executed this Unanimous Written Consent as of this 6<sup>th</sup> day of February 2019.

SOLE MEMBER:

CASA MARINA EQUITY HOLDINGS LLC

By: 

Name: Thomas C. Morey

Title: Vice President and Secretary

**2022 FOREIGN LIMITED LIABILITY COMPANY ANNUAL REPORT**

DOCUMENT# M05000002214

**Entity Name:** CASA MARINA OWNER, LLC

**Current Principal Place of Business:**

1775 TYSONS BOULEVARD  
7TH FLOOR  
TYSONS, VA 22102

**Current Mailing Address:**

1775 TYSONS BOULEVARD  
7TH FLOOR  
TYSONS, VA 22102 US

**FEI Number:** 20-2722607

**Certificate of Status Desired:** No

**Name and Address of Current Registered Agent:**

CORPORATION SERVICE COMPANY  
1201 HAYS STREET  
TALLAHASSEE, FL 32301-2525 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

**SIGNATURE:**

\_\_\_\_\_  
Electronic Signature of Registered Agent

\_\_\_\_\_  
Date

**Authorized Person(s) Detail :**

Title MEMBER  
Name CASA MARINA EQUITY HOLDINGS  
LLC  
Address 1775 TYSONS BOULEVARD  
7TH FLOOR  
City-State-Zip: TYSONS VA 22102

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

**SIGNATURE:** NANCY M. VU

**AUTHORIZED PERSON**

**04/19/2022**

\_\_\_\_\_  
Electronic Signature of Signing Authorized Person(s) Detail

\_\_\_\_\_  
Date





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Foreign Limited Liability Company  
CASA MARINA OWNER, LLC

### Filing Information

|                             |              |
|-----------------------------|--------------|
| <b>Document Number</b>      | M05000002214 |
| <b>FEI/EIN Number</b>       | 20-2722607   |
| <b>Date Filed</b>           | 04/28/2005   |
| <b>State</b>                | DE           |
| <b>Status</b>               | ACTIVE       |
| <b>Last Event</b>           | LC AMENDMENT |
| <b>Event Date Filed</b>     | 11/14/2017   |
| <b>Event Effective Date</b> | NONE         |

### Principal Address

1775 TYSONS BOULEVARD  
7TH FLOOR  
TYSONS, VA 22102

Changed: 01/04/2019

### Mailing Address

1775 TYSONS BOULEVARD  
7TH FLOOR  
TYSONS, VA 22102

Changed: 01/04/2019

### Registered Agent Name & Address

CORPORATION SERVICE COMPANY  
1201 HAYS STREET  
TALLAHASSEE, FL 32301-2525

### Authorized Person(s) Detail

#### **Name & Address**

Title Member

CASA MARINA EQUITY HOLDINGS LLC



1775 TYSONS BOULEVARD  
7TH FLOOR  
TYSONS, VA 22102

**Annual Reports**

| <b>Report Year</b> | <b>Filed Date</b> |
|--------------------|-------------------|
| 2020               | 04/13/2020        |
| 2021               | 04/21/2021        |
| 2022               | 04/19/2022        |

**Document Images**

|   |  |
|---|--|
| <a href="#">04/19/2022 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">04/21/2021 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">04/13/2020 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">01/04/2019 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">02/26/2018 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">11/14/2017 -- LC Amendment</a>          | <a href="#">View image in PDF format</a> |
| <a href="#">05/01/2017 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">08/19/2016 -- CORLCSTCOR</a>            | <a href="#">View image in PDF format</a> |
| <a href="#">04/20/2016 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">05/01/2015 -- AMENDED ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">04/10/2015 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">03/26/2015 -- LC Amendment</a>          | <a href="#">View image in PDF format</a> |
| <a href="#">04/18/2014 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">04/02/2013 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">01/28/2013 -- LC Amendment</a>          | <a href="#">View image in PDF format</a> |
| <a href="#">04/13/2012 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">04/13/2011 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">03/18/2010 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">03/20/2009 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">04/28/2008 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">04/30/2007 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">10/03/2006 -- REINSTATEMENT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">08/14/2006 -- LC Amendment</a>          | <a href="#">View image in PDF format</a> |
| <a href="#">04/28/2005 -- Foreign Limited</a>       | <a href="#">View image in PDF format</a> |



**Casa Marina Key West,  
Curio Collection**

**ROOMS**  
311

**MEETING  
SPACE**  
21,000

**ADDRESS**  
1500 Reynolds St  
Key West, FL

**COUNTRY**  


**VISIT WEBSITE**







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| L14 - PLANTING PLAN                   |  |

**LOCATION MAP:**



**SITE DATA**

|   |  |
|---|--|
| HARDNESS ZONE:<br>MEAN ANNUAL PRECIPITATION:<br>MEAN ANNUAL AIR TEMP:<br>FROST FREE PERIOD:<br>SOIL TYPE:<br>LANDFORM:          | 11B<br>42" - 50"<br>77° - 81°<br>365 DAYS<br>URBAN LAND<br>ROCKS, RISES, HILLS, ENCLIS,<br>FLATWOODS ON MARINE<br>TERRACES |
| SLOPE:<br>DRAINAGE CLASS:<br>RUNOFF CLASS:<br>DEPTH TO WATER TABLE:<br>FREQUENCY FOR FLOODING:<br>RISK OF EROSION:<br>WETLANDS: | 0% - 2%<br>FOORLY CRANED<br>VERY HIGH<br>0" - 80"<br>VERY FREQUENT<br>NO<br>NA   |

**LEGEND**

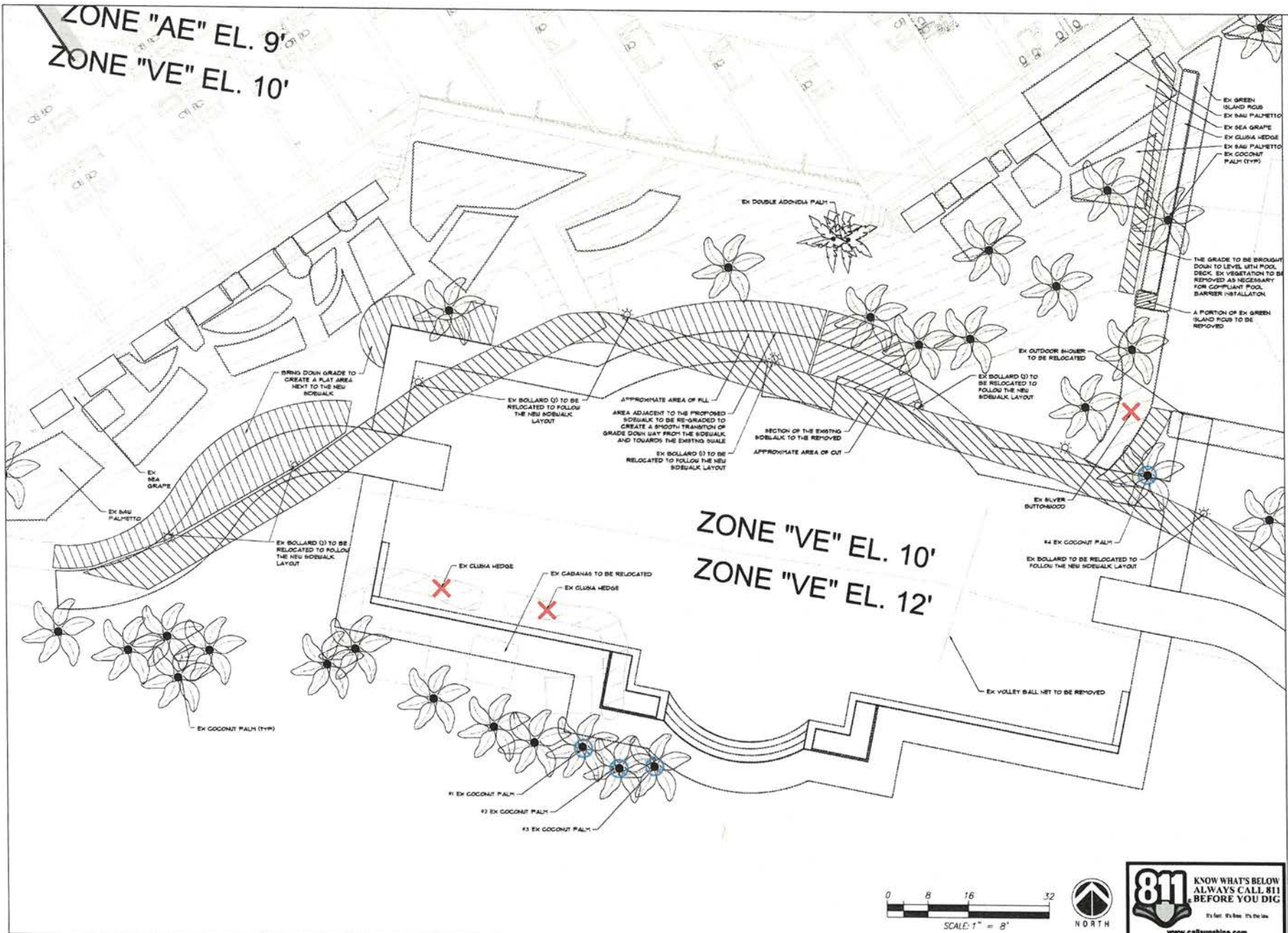
|                      |                    |   |
|----------------------|--------------------|---|
| 1 TELEPHONE PEDESTAL | U DOWNSPOUT        | EXISTING PALM<br>SYMBOL - NOT BASED ON SPECIES                                  |
| 2A CABLE TV PEDESTAL | HOSE BIB           | EXISTING TREE<br>SYMBOL - NOT BASED ON SPECIES                                  |
| 3 WELL               | HALFBOX            | EXISTING SHURD<br>SYMBOL - NOT BASED ON SPECIES                                 |
| 4 WATER METER        | UTILITY POLE       | EXISTING PLANT SYMBOL BASED ON THE PLANTING PLAN REPRESENT PLANT TO BE REPLACED |
| 5 GAS METER          | LIGHT POST         | EXISTING VEGETATION<br>TO BE REPLACED   |
| 6 ELECTRIC METER     | WALL MOUNTED LIGHT | EXISTING TREE<br>TO BE REPLACED   |
| 7 IRRIGATION BOX     | POOL EQUIPMENT     | EXISTING TREE<br>TO BE REPLACED   |
| 8 FIRE HYDRANT       |                    |   |

|     |   |
|-----|---|
| --- | LINE TYPES / NOTES                              |
| --- | FENCE   |
| --- | PROPERTY LINE                                   |
| --- | SETBACK / EASEMENT                              |
| --- | EXISTING CONTOURS<br>(BASED ON LOCAL AIR PHOTO) |
| --- | PROPOSED CONTOURS                               |
| --- | EXISTING VEGETATION MASS                        |
| --- | SPOT GRADES                                     |
| EX  | ABBREVIATIONS                                   |
| FV  | FIELD VERIFY                                    |
| TBD | TO BE DETERMINED                                |
| OAP | ON ADJACENT PROPERTY                            |







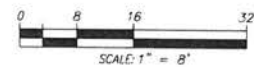


Michael Flaugh  
LANDSCAPE ARCHITECT  
1108 S. WASHINGTON  
772.412.0024  
www.michaelflaugh.com

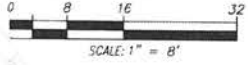
Sheet  
L3  
Sitework Plan

Landscape Plan  
**CASA MARINA**  
1500 Reynolds Street, Key West, FL 33040

Date: 08/09/2022  
Design by: AM/PA  
Reviewed by: JRP  
Revised: 08/02/22  
1/29/22 01/19/22 01/11/23  
02/22/23

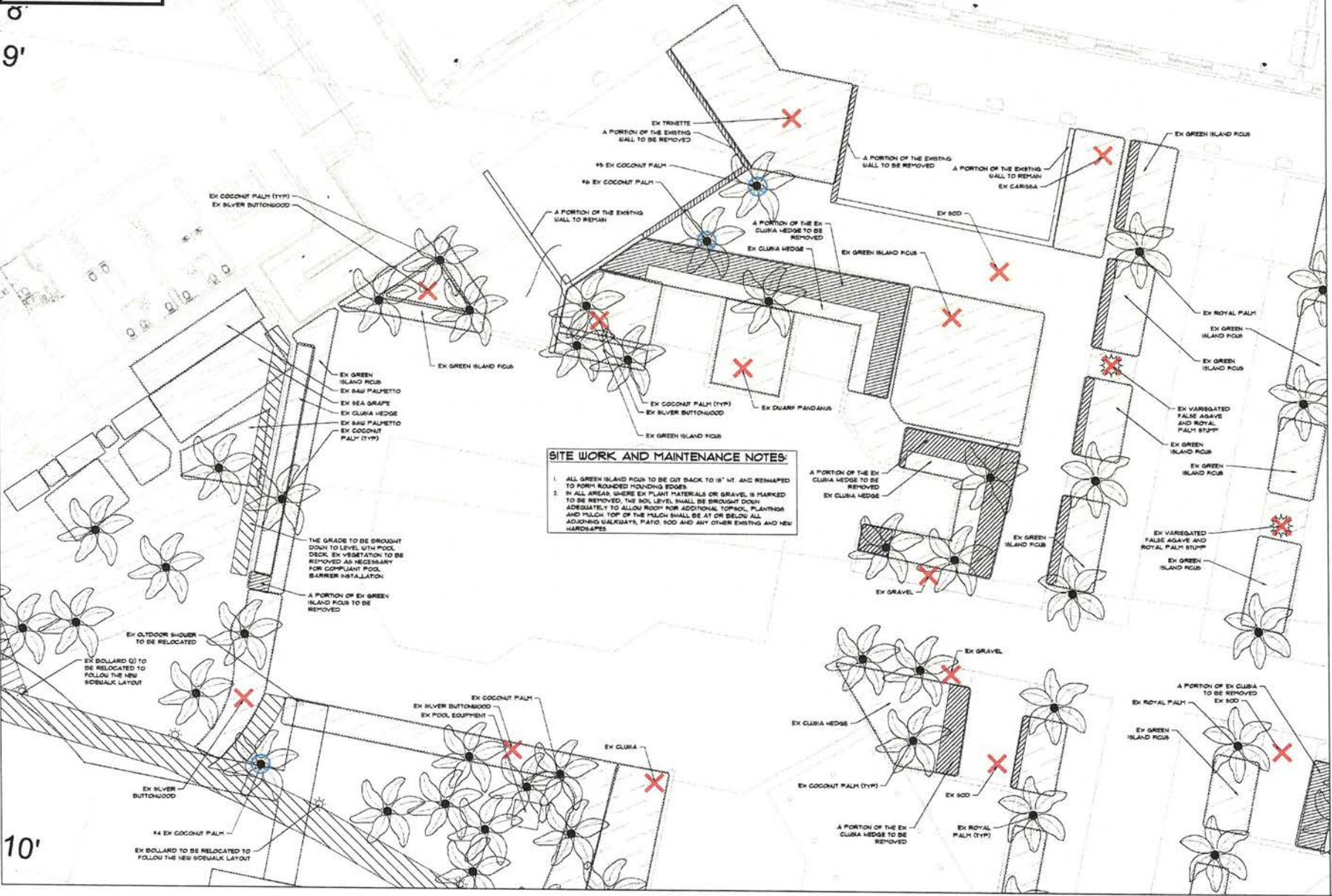


**811** KNOW WHAT'S BELOW  
ALWAYS CALL 811  
BEFORE YOU DIG  
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www.callsumshine.com



0'  
9'

10'



**SITE WORK AND MAINTENANCE NOTES:**

1. ALL GREEN ISLAND FIGS TO BE CUT BACK TO 18" HT AND REMAPPED TO FORM ROUGHED HOUNDING EDGES.
2. IN ALL AREAS WHERE EX PLANT MATERIALS OR GRAVEL IS MARKED TO BE REMOVED, THE SOIL LEVEL SHALL BE BROUGHT DOWN ADEQUATELY TO ALLOW ROOM FOR ADDITIONAL TOPSOIL, PLANTING AND MULCH TOP OF THE MULCH SHALL BE AT OR BELOW ALL ADJOINING WALKWAYS, PAVES, SOD AND ANY OTHER EXISTING AND NEW HARDSCAPES.



Sheet  
L4  
Sitework Plan

Landscape Plan  
**CASA MARINA**  
1500 Reynolds Street, Key West, FL 33040

Date: 08/09/2022  
 Design by: DAN PA  
 & for: MF  
 Issued: 09/05/22  
 Revised: 11/23/22, 11/30/22,  
 01/19/23, 01/19/23, 03/13/23,  
 03/23/23





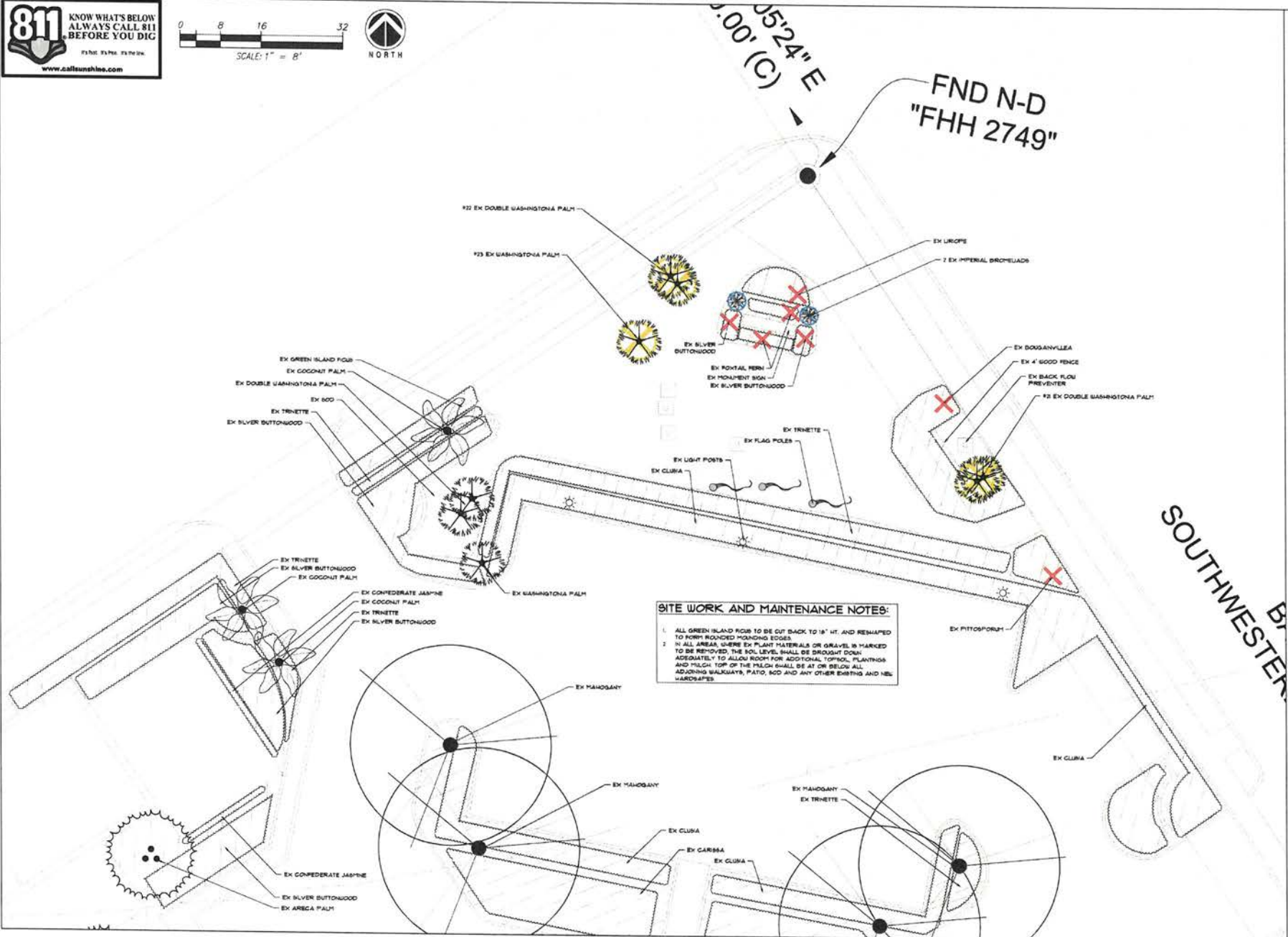
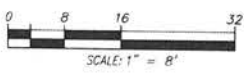












**SITE WORK AND MAINTENANCE NOTES:**

1. ALL GREEN ISLAND FIGS TO BE CUT BACK TO 18" HT. AND RESHAPED TO FORM ROUNDED HOANGING EDGES.
2. IN ALL AREAS WHERE EX PLANT MATERIALS OR GRAVEL IS MARKED TO BE REMOVED, THE SOIL LEVEL SHALL BE BROUGHT DOWN ADEQUATELY TO ALLOW ROOM FOR ADDITIONAL TOPSOIL, PLANTINGS AND MULCH. TOP OF THE MULCH SHALL BE AT OR BELOW ALL ADJACING WALKWAYS, PATIO, SOG AND ANY OTHER EXISTING AND NEW LANDSCAPES.



Sheet  
L9  
Sitework Plan

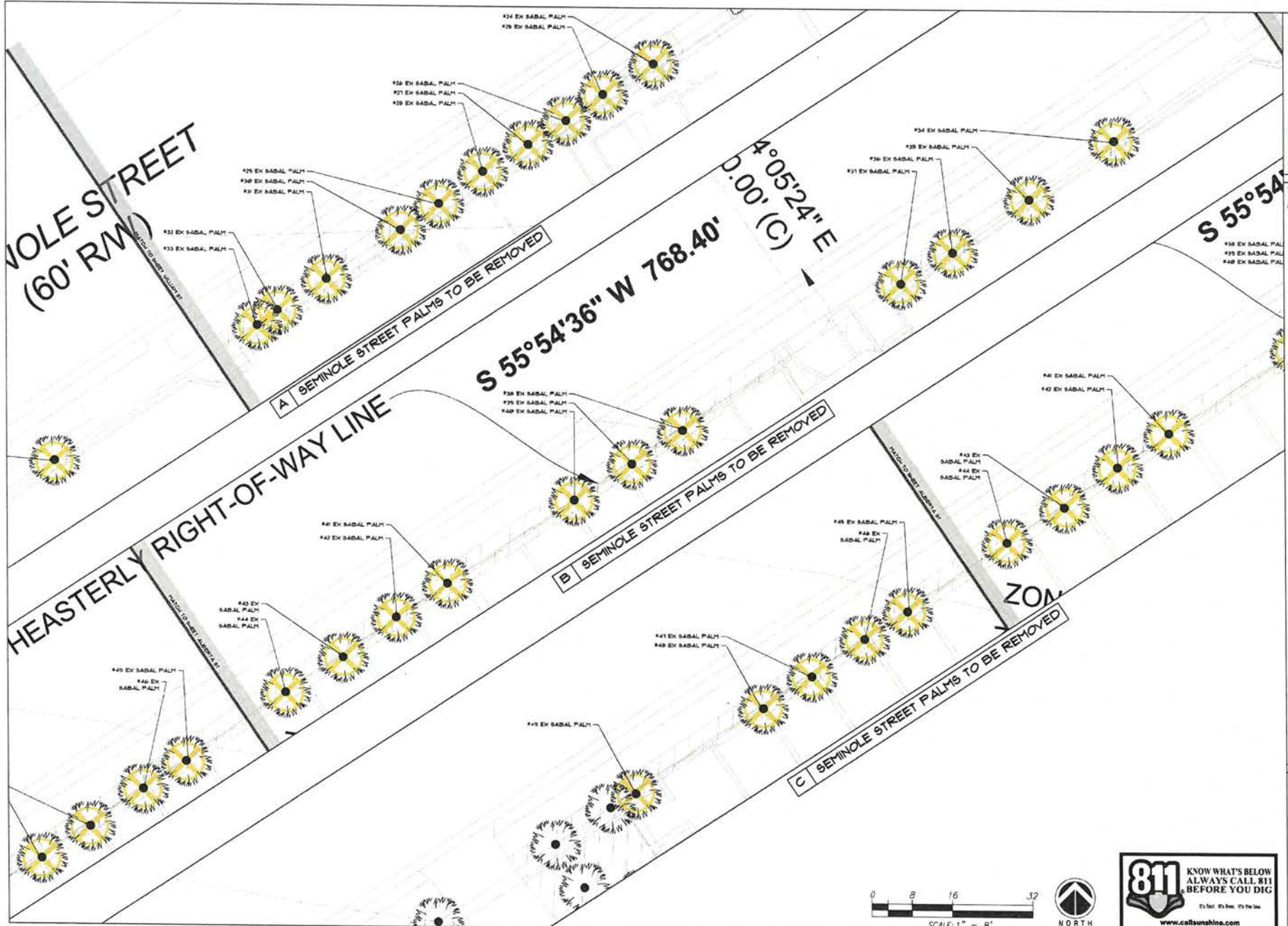
Landscape Plan  
**CASA MARINA**  
1500 Reynolds Street, Key West, FL 33040

Date: 08/09/2022  
Design By: AM/PA  
Drawn By: AM/PA  
Revised: 08/09/22  
10/04/22, 11/23/22, 11/29/22  
12/22/22, 01/11/23, 01/12/23,  
02/22/23

Project No.: 22-015. This plan is a preliminary design and is subject to change without notice. It is not to be used for construction or other purposes without the written consent of the architect. The architect shall not be responsible for any errors or omissions in this plan or for any damage or injury to persons or property resulting from its use.







MOLE STREET  
(60' RW)

HEASTERLY RIGHT-OF-WAY LINE

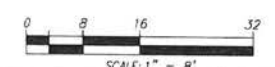
A SEMINOLES STREET PALMS TO BE REMOVED

B SEMINOLES STREET PALMS TO BE REMOVED

C SEMINOLES STREET PALMS TO BE REMOVED

S 55°54'36" W 768.40'  
4°05'24" E  
0.00' (C)

S 55°54'



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Michael Flaugh  
LANDSCAPE ARCHITECT  
1111 W. WASHINGTON  
772.419.0024  
www.michaelflaugh.com

Street  
L11  
Sitework Plan

Landscape Plan  
**CASA MARINA**  
1500 Reynolds Street, Key West, FL 33040

**ZON**

Date: 08/09/2022  
Design: JBY, AM, PA  
Reviewed: AM, MF  
Revised: 02/28/22  
02/28/22 01/19/23 01/01/23  
02/28/22















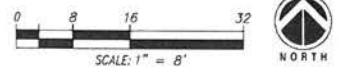
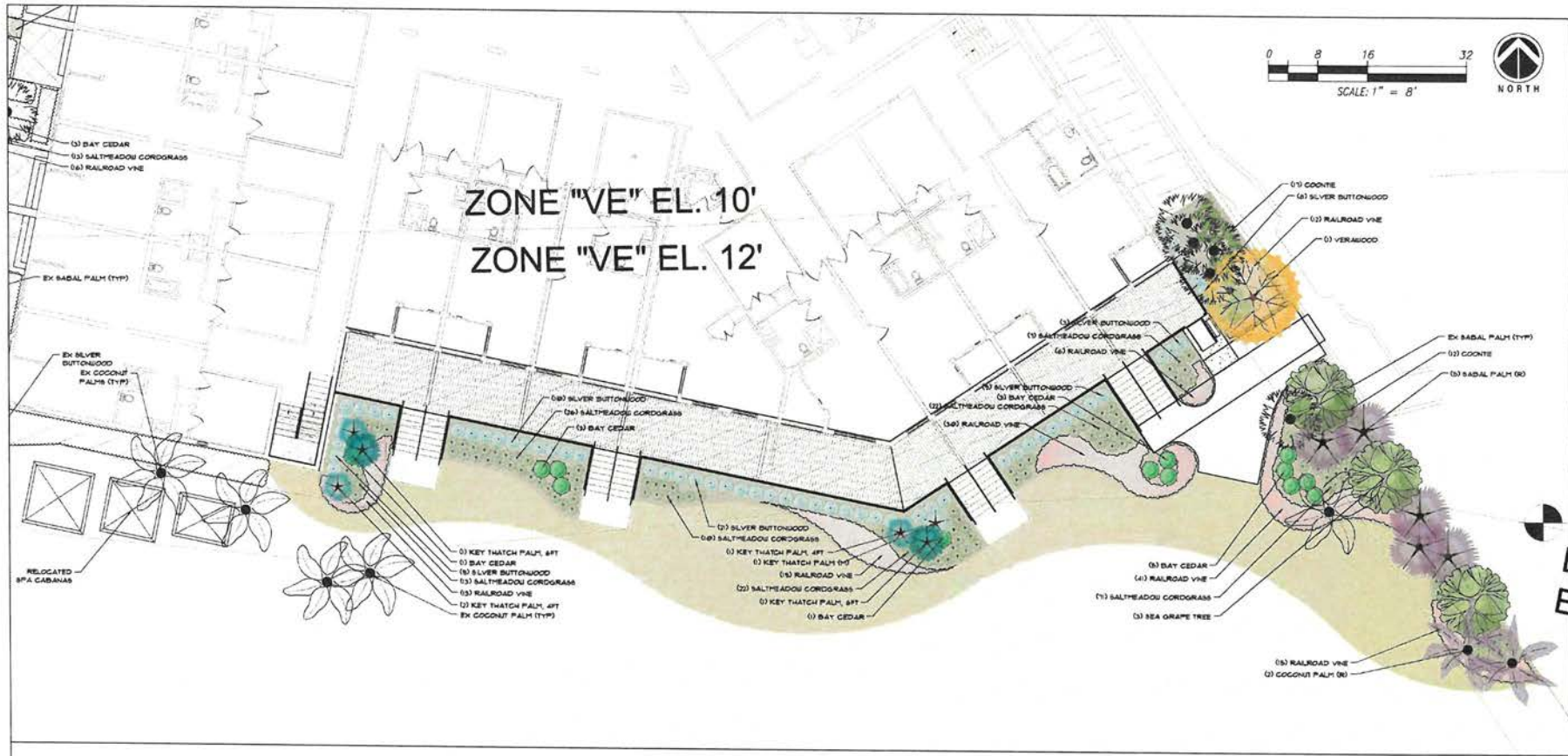












Michael Flaugh  
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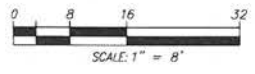
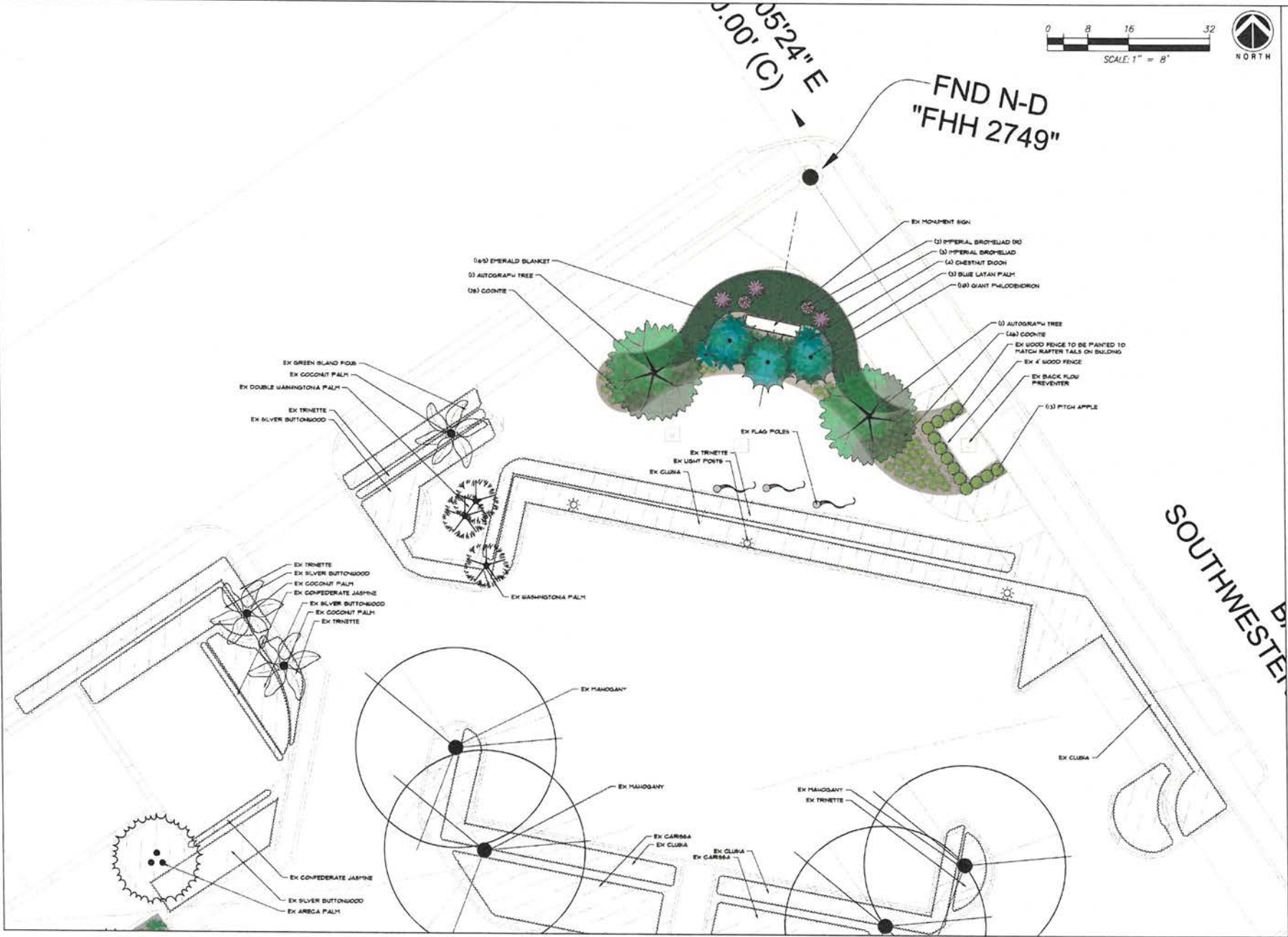
Sheet  
L18  
Planting Plan

Landscape Plan  
**CASA MARINA**  
1500 Reynolds Street, Key West, FL 33040

**HARDSCAPE**

| SYMBOL | DESCRIPTION                    | QTY       | DEPTH/HEIGHT   | INSTALLATION  | SPECIFICATIONS                    | PATTERN                               |
|--------|--------------------------------|-----------|--|---|-----------------------------------|---------------------------------------|
| 14-01  | SIDEWALK                       | 4,461 SF  |  |   | CONCRETE                          |                                       |
| 14-02  | REMOVABLE THRESHOLD            | 7 LF      |  |   |                                   |                                       |
| 14-03  | BAND SCULPTURE BOX             | 3-0 LF    |  | CONTRACTOR TO PROVIDE SHOP DRAINAGE   |                                   |                                       |
| 14-04  | BEACH SAND                     | 538.58 CY |  | INSTALLATION  |                                   |                                       |
| 14-10  | RETAINING WALL                 | 36 LF     | REVEAL ON OCEAN SIDE TO FOLLOW NATURAL GRADE, 6" REVEAL LANDWARD, 12" BELOW GROUND | 6" REINFORCED CONC FOOTING EXTENDING 4" BEYOND EDGES OF STONE                     | 18" DEPTH, 3/4" HT. CUT COULTE    | MORTARED JOINTS, IS SLOPED TOP        |
| 14-11  | RETAINING SEAT WALL            | 14 LF     | 16" REVEAL ON OCEAN NOE, 6" REVEAL LANDWARD, 12" BELOW GROUND                      | 6" REINFORCED CONC FOOTING EXTENDING 4" BEYOND EDGES OF STONE                     | 18" DEPTH, 3/4" HT. CUT COULTE    | MORTARED JOINTS, IS SLOPED TOP        |
| 14-12  | STONE STEPS                    | 175 SF    | 4" RISES, 16" TREADS   | INSTALLATION  | CUT COULTE LESTONE                | BOTTOM STEP TO EXTEND 6" BELOW GROUND |
| 14-13  | POOL DECK EXTENSION            | 86 SF     |  |   |                                   |                                       |
| 14-14  | POOL FENCE                     | 898 LF    |  |   |                                   |                                       |
| 14-15  | PATIO AREAS ADJACENT TO LOGGIA | 3,361 SF  |  |   | POOL CODE COMPLIANT               |                                       |
| 14-16  | CUT LESTONE BALUSTRADEY        | 438 SF    |  |   |                                   |                                       |
| 14-17  | BOULDER WALL                   | 76 LF     | UP TO 24" ENDS TO BE INTO EX GRADE   | DRY-STACKED, SOVEN FABRIC, 12" AGGREGATE BACKFILL BEHIND WALL, COMPACTED SUBGRADE | 24" x 36" NATURAL LESTONE BOLLERS | FIELD ADJUST                          |

Date: 08/07/2022  
 MFLA  
 Reviewed By: MF  
 1/30/22, 1/19/22, 1/20/22  
 1/20/22, 2/17/22, 2/17/22, 3/22/22



05'24" E  
0.00' (C)

FND N-D  
"FHH 2749"

Michael Flaugh  
LANDSCAPE ARCHITECT  
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Sheet  
L19  
Planting Plan

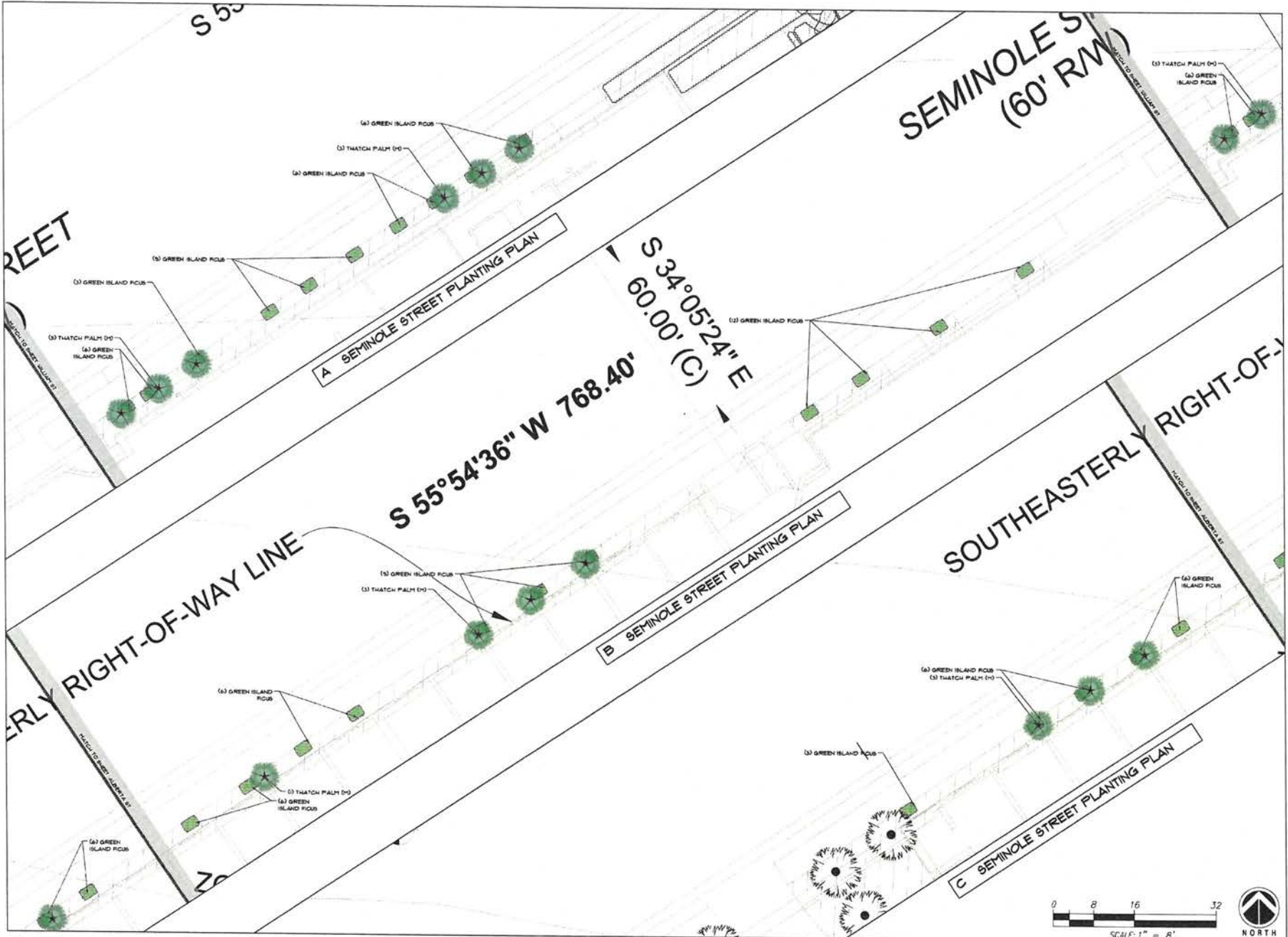
Landscape Plan  
**CASA MARINA**  
1500 Reynolds Street, Key West, FL 33040

Date: 08/07/2022  
Design by: AMFA  
Reviewed by: JMF  
08/02/22, 11/23/22, 11/29/22  
1/22/22, 9/19/22, 01/10/23, 02/22/23

Please note: This plan is a conceptual representation of a landscape design. It is not intended to be used as a construction document. It is the contractor's responsibility to verify all measurements and quantities prior to construction.





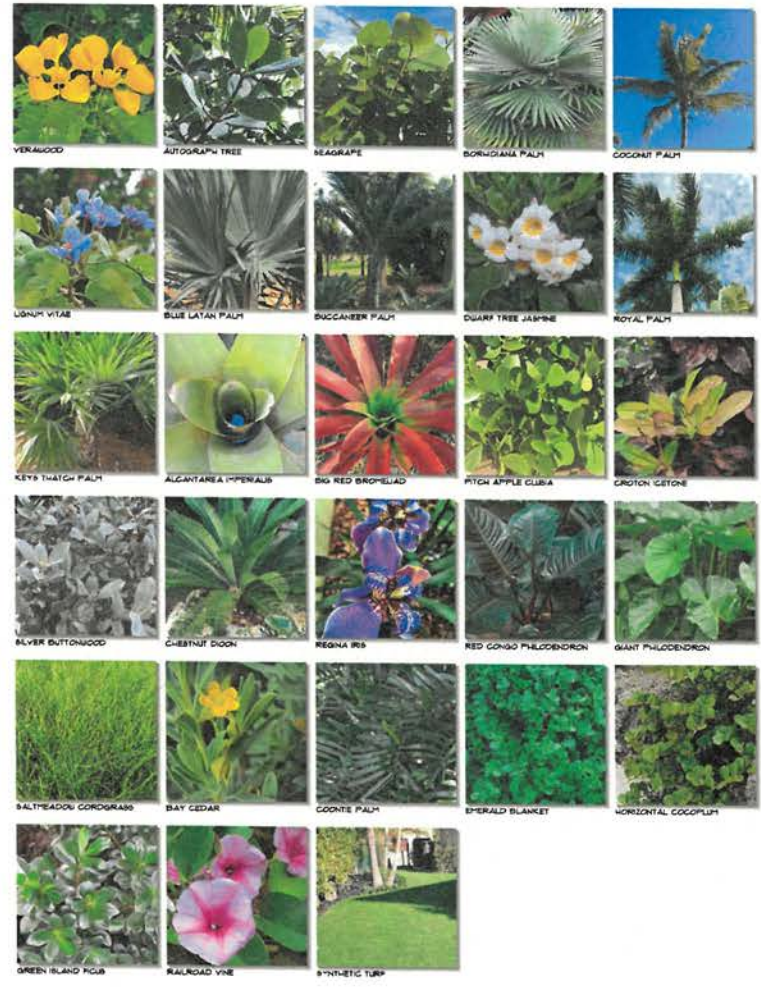


Professional seal and signature of the landscape architect required for this plan. The seal and signature of the landscape architect shall be placed on this plan. The seal and signature of the landscape architect shall be placed on this plan. The seal and signature of the landscape architect shall be placed on this plan.



**PLANT SCHEDULE**

| TREES                     | QTY       | BOTANICAL NAME  | COMMON NAME          | CONT        | GAL                | SIZE                                | NOTE   |
|---------------------------|-----------|---|----------------------|-------------|--------------------|-------------------------------------|--------|
|                           | 7         | BULNESA ANSOREA   | VERAHOOD             | 49 GAL      | 2' GAL             | 10-12' DA HT., 5-6' SPRD            |        |
|                           | 2         | CLUSA ROSEA   | AUTOGRAPH TREE       | 49 GAL      | 38" GAL            | 14-16' HT., 8-8' SPRD, PP. STANDARD |        |
|                           | 12        | COCCOLOBA VYPERA  | SEA GRAPE TREE       | 29 GAL      | 2' GAL             | 10-12' DA HT.                       | NATIVE |
|                           | 4         | COCCOPHONIX BORNIDIANA  | BORNIDIANA PALM      | 30 GAL      | 3' DA HT.          |                                     |        |
|                           | 7         | COCOS NUCIFERA GREEN MALAYAN JAMAICAN CENTRIF   | COCONUT PALM, L      | 8 5 B       | HEAVY              | 1' DB                               |        |
|                           | 1         | QUASQUA BACCHIF   | LIONH VTAE           | 29 GAL      | SPECIM             | 9' DA HT., 3' SPRD.                 |        |
|                           | 12        | LATANA LEOGODEM   | BLUE LATAN PALM      | 49 GAL      | HEAVY              | 6-7' DA HT.                         |        |
|                           | 7         | PHILOPHOXEN SARGENTI  | BUCCANEER PALM, S    | 29 GAL      | 8' DA HT.          |                                     | NATIVE |
|                           | 4         | PHILOPHOXEN SARGENTI  | BUCCANEER PALM, H    | 49 GAL      | 8' DA HT.          |                                     | NATIVE |
|                           | 3         | RADIMHACHERA X YOUNG'S FRAGRANT BLOSS   | DUARR TREE JASME     | 19 GAL      | SPECIM             | 4-9' DA HT.                         |        |
|                           | 16        | ROYSTONIA REGA  | ROYAL PALM, SDB      | 8 5 B       | HEAVY              | 3-9' DB, 14-18' OAH                 | NATIVE |
|                           | 2         | ROYSTONIA REGA  | ROYAL PALM, TALL     | 8 5 B       | HEAVY              | HATCH EXISTING                      | NATIVE |
|                           | 13        | THUNAX HORREBI  | KEY THATCH PALM, 4FT | 19 GAL      | 4' DA HT.          |                                     | NATIVE |
|                           | 13        | THUNAX HORREBI  | KEY THATCH PALM, 6FT | 30 GAL      | HEAVY              | 6-7' DA HT.                         | NATIVE |
|                           | 6         | THUNAX HORREBI  | KEY THATCH PALM DO   | 19 GAL      | 4' DA HT.          |                                     | NATIVE |
|                           | 13        | THUNAX RADATA   | THATCH PALM DO       | 49 GAL      | 8' HNL DA HT.      |                                     | NATIVE |
| MITIGATION TREES          | QTY       | BOTANICAL NAME  | COMMON NAME          | CONT        | GAL                | SIZE                                | NOTE   |
|                           | 9         | THUNAX HORREBI  | KEY THATCH PALM DO   | 19 GAL      | 4' DA HT.          |                                     | NATIVE |
|                           | 13        | THUNAX RADATA   | THATCH PALM DO       | 49 GAL      | 8' HNL DA HT.      |                                     | NATIVE |
| RELOCATED TREES AND PALMS | QTY       | BOTANICAL NAME  | COMMON NAME          | CONT        | GAL                | SIZE                                | NOTE   |
|                           | 10        | COCOS NUCIFERA  | COCONUT PALM DO      | TRANSPANTED | EXISTING           |                                     |        |
|                           | 7         | SABAL PALMETTO  | SABAL PALM DO        | TRANSPANTED | EXISTING           |                                     |        |
| BUSHES                    | QTY       | BOTANICAL NAME  | COMMON NAME          | CONT        | SPACING            | SIZE                                | NOTE   |
|                           | 3         | ALCANTAREA IMPERIALIS SUN GROWN   | IMPERIAL DROPLEAD    | 19 GAL      | AS SHOWN           | 24" DIA                             |        |
|                           | 36        | JANDROLIPS BONNER SUN GROWN   | BIG RED BROWBLAD     | 3 GAL       | 36" O.C.           | 24" HT., FULL                       |        |
|                           | 18        | CLUSA GUTTIFERA   | PITCH APPLE          | 7 GAL       | 36" X 36"          |                                     |        |
|                           | 41        | CODIUM VARIEGATUM TRE ICEONE  | ICEONE CROTON        | 7 GAL       | AS SHOWN           | 24" HT., FULL                       |        |
|                           | 16        | CONDICARPUS ERECTUS BENGUS  | SILVER BUTTWOOD      | 7 GAL       | 36" O.C.           | 36" X 24"                           |        |
|                           | 9         | DIOD EDDLE  | CHESTNUT DIOD        | 19 GAL      | 32" HT. X 36" SPRD |                                     |        |
|                           | 27        | NEOPARCA CAERULEA REGNA   | REGNA IRS            | 3 GAL       | 24" O.C.           | 24" HT., FULL                       |        |
|                           | 20        | PHILODENDRON ROLO CONGO   | RED CONGO            | 3 GAL       | AS SHOWN           | 24" DIA                             |        |
|                           | 30        | PHILODENDRON GIGANTUM   | GIANT PHLODENDRON    | 19 GAL      | AS SHOWN           | 4' DIA                              |        |
|                           | 991       | SPARTNA PATENS  | SALTMEADOW CORDGRASS | 1 GAL       | 24" O.C.           | 18" HT. FULL                        | NATIVE |
|                           | 46        | BURANA MARTHA   | BAY CEDAR            | 1 GAL       | AS SHOWN           | 36" HT., FTB                        |        |
|                           | 185       | ZAPTA PUPILA SUN GROWN  | COONTE               | 3 GAL       | 36" O.C.           | 18" X 18", FULL                     | NATIVE |
| RELOCATED BUSHES          | QTY       | BOTANICAL NAME  | COMMON NAME          | CONT        | SPACING            | SIZE                                | NOTE   |
|                           | 7         | ALCANTAREA IMPERIALIS   | IMPERIAL DROPLEAD DO | TRANSPANT   | AS SHOWN           | EXISTING                            |        |
| BUSH AREAS                | QTY       | BOTANICAL NAME  | COMMON NAME          | CONT        | SPACING            | SIZE                                | NOTE   |
|                           | 195       | CARIBBA MACROCARPA  | EMERALD BLANKET      | 3 GAL       | 18" O.C.           | 12' SPND                            |        |
|                           | 35        | CHRYSOBALANA 'CAGO  | HORIZONTAL COCOPLUM  | 3 GAL       | 24" O.C.           | 8" X 12"                            |        |
|                           | 1,843     | POUS MICROCARPA GREEN ISLAND SUN GROWN  | GREEN ISLAND PGB     | 3 GAL       | 18" O.C.           | 12' SPND                            |        |
|                           | 958       | POHOEA PES-CAPRAE   | RAILROAD VINE        | 1 GAL       | 24" O.C.           | FULL                                |        |
| OTHER                     | QTY       | BOTANICAL NAME  | COMMON NAME          | CONT        | SPACING            | SIZE                                | NOTE   |
|                           | 14,400 SF | 1619U LESURE TURF 8-8? SOUTHWEST GREENS OR APPROVED SOJAL STABILIZED DOUBLE LAYERED WOVEN POLYPROPYLENE BACKING, POLYPROPYLENE BACKING, ASTM D48, 18" YEAR WARRANTY, HYDROCHL | REPLICA LAIN         | BOLT        | TIGHT              | 2" PILE                             |        |



**32 EXTERIOR IMPROVEMENTS SCHEDULE**

| SYMBOL | PLANTING ACCESSORIES / DEMARCATON | QTY       | DEPTH/HEIGHT | INSTALLATION                                     | PATTERN                                  |
|--------|-----------------------------------|-----------|--------------|--|--|
|        | MULCH                             | 15 @ CY   | 3"           | FINISHED GRADE EVEN WITH ADJACENT SOODNARDSCAPES | BLACK, SHREDED, HARDWOOD, NON-CHEMUS     |
|        | SOIL                              | 200-38 CY | 4"           | TILED IN   | 1) SCREENED COMPOST AND SCREENED TOPSOIL |

THE SOIL AND MULCH CALCULATIONS ABOVE INCLUDE ALL NEW PLANTING AREAS. LANDSCAPE CONTRACTOR TO INCLUDE NEW MULCH FOR ALL EXISTING TO REMAIN PLANTING BEDS BASED ON A SITE VISIT.

LANDSCAPE CONTRACTOR TO INCLUDE QUANTITY OF SOIL REQUIRED TO PATCH / REPAIR ANY DISTURBED SOIL AREAS DUE TO CONSTRUCTION. FELD VERY RICH SPECIES AS IT MAY VARY BETWEEN THE FRONT AND BACK OF THE PROPERTY.



Sheet  
**L22**  
Overall Plant  
Schedule /  
Plant Pictures

Landscape Plan  
**CASA MARINA**  
1500 Reynolds Street, Key West, FL 33040

Date: 08/09/2022  
Design By: AM/PA  
Reviewed By: AM/PA  
10/04/22, 11/28/22, 11/30/22,  
12/22/22, 01/19/23, 01/31/23,  
02/22/23









**PLANT SCHEDULE LOGGIA**

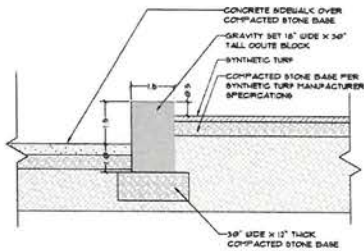
| TREES                            | QTY        | BOTANICAL NAME  | COMMON NAME          | CONT         | GAL            | SIZE                | NOTES        |
|----------------------------------|------------|---|----------------------|--------------|----------------|---------------------|--------------|
|                                  | 1          | COCOLOBA UVIFERA  | SEA GRAPE TREE       | 25 GAL       | 7' GAL         | 10-12' OA HT        | NATIVE       |
|                                  | 2          | COCOS NUCIFERA GREEN MALAYAN JAMAGAN CERTIFIED  | COCONUT PALM, L      | 8 E B        | HEAVY          | 7' GA               |              |
|                                  | 8          | LATANIA LODDGEI   | BLUE LATAN PALM      | 45 GAL       | HEAVY          | 6 - 7' OA HT        |              |
|                                  | 3          | PHILODENDRON BARGENTI   | BUCCANEER PALM, S    | 25 GAL       |                | 6' OA HT            | NATIVE       |
|                                  | 3          | PHILODENDRON BARGENTI   | BUCCANEER PALM, M    | 45 GAL       |                | 8' OA HT            | NATIVE       |
|                                  | 3          | RADIERPACHERA X KUNTING FRAGRANT BLOSSOM  | DIARP TREE JASMINE   | 15 GAL       | SP/OPEN        | 4-5' OA HT          |              |
|                                  | 2          | ROYAL PALM REGIA  | ROYAL PALM, TALL     | 8 E B        | HEAVY          | *MATCH EXISTING     | NATIVE       |
|                                  | 2          | COCONUT PALM 90   | COCONUT PALM 90      | TRANSPLANTED |                | EXISTING            |              |
| <b>RELOCATED TREES AND PALMS</b> | <b>QTY</b> | <b>BOTANICAL NAME</b>   | <b>COMMON NAME</b>   | <b>CONT</b>  | <b>GAL</b>     | <b>SIZE</b>         | <b>NOTES</b> |
|                                  | 2          | COCONUT PALM 90   | COCONUT PALM 90      | TRANSPLANTED |                | EXISTING            |              |
| <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> |
|                                  | 10         | ANDROPHEGON MONARI SUN GROUND   | BIG RED BROUVELIAD   | 3 GAL        | 30" O.C.       | 24" HT., FULL       |              |
|                                  | 33         | CODIUM VARIEGATUM 'MRS. ICESTONE'   | ICESTONE CROTON      | 1 GAL        | AS SHOWN       | 24" HT., FULL       |              |
|                                  | 3          | DIODON EDILE  | CHESTNUT DIODON      | 15 GAL       |                | 32" HT. X 36" SP/ND |              |
|                                  | 22         | HEMIPHYSALIS CARRERA 'REGINA'   | REGINA RB            | 3 GAL        | 24" O.C.       | 24" HT., FULL       |              |
|                                  | 16         | PHILODENDRON 'VOU CONGO'  | RED CONGO            | 3 GAL        | AS SHOWN       | 24" O.C.            |              |
|                                  | 11         | SPARTINA PATENS   | BALTMeadow CORDORASS | 1 GAL        | 24" O.C.       | 18" HT., FULL       | NATIVE       |
| <b>SHRUB AREAS</b>               | <b>QTY</b> | <b>BOTANICAL NAME</b>   | <b>COMMON NAME</b>   | <b>CONT</b>  | <b>SPACING</b> | <b>SIZE</b>         | <b>NOTES</b> |
|                                  | 80#        | FOUR MICROCARPA 'GREEN ISLAND' SUN GROUND   | GREEN ISLAND FOUR    | 3 GAL        | 18" O.C.       | 17" SP/ND           |              |
| <b>OTHER</b>                     | <b>QTY</b> | <b>BOTANICAL NAME</b>   | <b>COMMON NAME</b>   | <b>CONT</b>  | <b>SPACING</b> | <b>SIZE</b>         | <b>NOTES</b> |
|                                  | 81/2 SF    | 100% BLEND TURF 60' SOUTHWEST GREENS OR APPROVED EQUAL, STABILIZED DOUBLE LAYERED SOVEN POLYPROPYLENE BACKING, 3/8" DIA, 15-YEAR WARRANTY, HYDROGAL | REFUGA LAWN          | BOLT         | TIGHT          | 2" PILE             |              |

**32 EXTERIOR IMPROVEMENTS SCHEDULE LOGGIA**

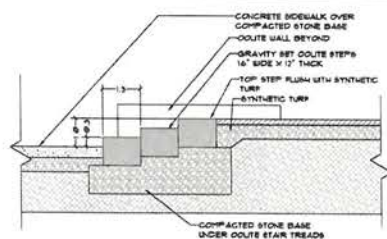
| SYMBOL | PLANTING ACCESSORIES DESCRIPTION | QTY      | DEPTH/HEIGHT | INSTALLATION                                    | PATTERN                                  |
|--------|----------------------------------|----------|--------------|---|--|
|        | MULCH                            | 14.88 CY | 3"           | FINISHED GRADE EVEN WITH ADJACENT BODIMANSCAPES | BLACK, BREAUDED, HARDWOOD, NON-CYPRUS    |
|        | SOIL                             | 28.33 CY | 4"           | TILED IN  | 11 SCREENED COMPOST AND SCREENED TOPSOIL |

**PLANT SCHEDULE SEMINOLE STREET**

| TREES              | QTY        | BOTANICAL NAME                            | COMMON NAME        | CONT        | GAL            | SIZE         | NOTES        |
|--------------------|------------|---|--------------------|-------------|----------------|--------------|--------------|
|                    | 13         | TURNAX RADATA                             | THATCH PALM (D)    | 45 GAL      |                | 6' PIN OA HT | NATIVE       |
| <b>SHRUB AREAS</b> | <b>QTY</b> | <b>BOTANICAL NAME</b>                     | <b>COMMON NAME</b> | <b>CONT</b> | <b>SPACING</b> | <b>SIZE</b>  | <b>NOTES</b> |
|                    | 76         | FOUR MICROCARPA 'GREEN ISLAND' SUN GROUND | GREEN ISLAND FOUR  | 3 GAL       | 18" O.C.       | 17" SP/ND    |              |



**A CURB WALL DETAIL SCALE: 1/2" = 1'-0"**



**B CURB STEPS DETAIL SCALE: 1/2" = 1'-0"**

**PLANT SCHEDULE FRONT**

| TREES                            | QTY        | BOTANICAL NAME                            | COMMON NAME              | CONT        | GAL            | SIZE                                | NOTES        |
|----------------------------------|------------|---|--------------------------|-------------|----------------|-------------------------------------|--------------|
|                                  | 1          | BULNESA ARBOREA                           | VERABOOD                 | 45 GAL      | 7' GAL         | 10-12' OA HT, 5-6' SP/ND            |              |
|                                  | 2          | CLUSA ROSEA                               | AUTOGRAPH TREE           | 60 GAL      | 3.5' GAL       | 14-16' HT, 5-6' SP/ND, PP, STANDARD |              |
|                                  | 3          | LATANIA LODDGEI                           | BLUE LATAN PALM          | 45 GAL      | HEAVY          | 6 - 7' OA HT                        |              |
| <b>MIGRATION TREES</b>           | <b>QTY</b> | <b>BOTANICAL NAME</b>                     | <b>COMMON NAME</b>       | <b>CONT</b> | <b>GAL</b>     | <b>SIZE</b>                         | <b>NOTES</b> |
|                                  | 8          | TURNAX MORRISI                            | KEY THATCH PALM (D)      | 15 GAL      |                | 4' OA HT                            | NATIVE       |
| <b>RELOCATED TREES AND PALMS</b> | <b>QTY</b> | <b>BOTANICAL NAME</b>                     | <b>COMMON NAME</b>       | <b>CONT</b> | <b>SPACING</b> | <b>SIZE</b>                         | <b>NOTES</b> |
|                                  | 3          | ALCANTAREA 'IMPERIALIS' SUN GROUND        | 'IMPERIAL BROUVELIAD     | 15 GAL      | AS SHOWN       | 36" X 36"                           |              |
|                                  | 13         | CLUSA ROSEA                               | PITCH APPLE              | 7 GAL       |                | 36" X 28"                           |              |
|                                  | 4          | DIODON EDILE                              | CHESTNUT DIODON          | 15 GAL      |                | 32" HT. X 36" SP/ND                 |              |
|                                  | 10         | PHILODENDRON GIGANTEUM                    | GIANT PHILODENDRON       | 15 GAL      | AS SHOWN       | 4' X 4'                             |              |
|                                  | 14         | ZAMIA FUJILA SUN GROUND                   | COONIE                   | 3 GAL       | 30" O.C.       | 15" X 15", FULL                     | NATIVE       |
| <b>RELOCATED 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> |
|                                  | 2          | ALCANTAREA 'IMPERIALIS'                   | 'IMPERIAL BROUVELIAD (D) | TRANSPLANT  | AS SHOWN       | EXISTING                            |              |
| <b>SHRUB AREAS</b>               | <b>QTY</b> | <b>BOTANICAL NAME</b>                     | <b>COMMON NAME</b>       | <b>CONT</b> | <b>SPACING</b> | <b>SIZE</b>                         | <b>NOTES</b> |
|                                  | 18         | CARRISA MACROCARPA 'EMERALD BLANKET'      | EMERALD BLANKET          | 3 GAL       | 18" O.C.       | 17" SP/ND                           |              |
|                                  | 48         | FOUR MICROCARPA 'GREEN ISLAND' SUN GROUND | GREEN ISLAND FOUR        | 3 GAL       | 18" O.C.       | 17" SP/ND                           |              |

**32 EXTERIOR IMPROVEMENTS SCHEDULE FRONT**

| SYMBOL | PLANTING ACCESSORIES DESCRIPTION | QTY      | DEPTH/HEIGHT | INSTALLATION                                    | PATTERN                                  |
|--------|----------------------------------|----------|--------------|---|--|
|        | MULCH                            | 11.84 CY | 3"           | FINISHED GRADE EVEN WITH ADJACENT BODIMANSCAPES | BLACK, BREAUDED, HARDWOOD, NON-CYPRUS    |
|        | SOIL                             | 24.11 CY | 4"           | TILED IN  | 11 SCREENED COMPOST AND SCREENED TOPSOIL |

**PLANT SCHEDULE SUITES DECK**

| TREES                            | QTY        | BOTANICAL NAME            | COMMON NAME          | CONT         | GAL            | SIZE                     | NOTES        |
|----------------------------------|------------|---------------------------|----------------------|--------------|----------------|--------------------------|--------------|
|                                  | 1          | BULNESA ARBOREA           | VERABOOD             | 45 GAL       | 7' GAL         | 10-12' OA HT, 5-6' SP/ND |              |
|                                  | 3          | COCOLOBA UVIFERA          | SEA GRAPE TREE       | 25 GAL       | 7' GAL         | 10-12' OA HT             | NATIVE       |
|                                  | 3          | TURNAX MORRISI            | KEY THATCH PALM, 4FT | 15 GAL       |                | 4' OA HT                 | NATIVE       |
|                                  | 2          | TURNAX MORRISI            | KEY THATCH PALM, 6FT | 30 GAL       | HEAVY          | 6 - 7' OA HT             | NATIVE       |
| <b>MIGRATION TREES</b>           | <b>QTY</b> | <b>BOTANICAL NAME</b>     | <b>COMMON NAME</b>   | <b>CONT</b>  | <b>GAL</b>     | <b>SIZE</b>              | <b>NOTES</b> |
|                                  | 1          | TURNAX MORRISI            | KEY THATCH PALM (D)  | 15 GAL       |                | 4' OA HT                 | NATIVE       |
| <b>RELOCATED TREES AND PALMS</b> | <b>QTY</b> | <b>BOTANICAL NAME</b>     | <b>COMMON NAME</b>   | <b>CONT</b>  | <b>GAL</b>     | <b>SIZE</b>              | <b>NOTES</b> |
|                                  | 2          | COCOS NUCIFERA            | COCONUT PALM (R)     | TRANSPLANTED |                | EXISTING                 |              |
|                                  | 5          | SABAL PALMETTO            | SABAL PALM (R)       | TRANSPLANTED |                | EXISTING                 |              |
| <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> |
|                                  | 80         | CONDICARPUS BREVIS BREVIS | SILVER BUTTWOOD      | 1 GAL        | 30" O.C.       | 34" X 24"                |              |
|                                  | 19         | SPARTINA PATENS           | BALTMeadow CORDORASS | 1 GAL        | 24" O.C.       | 18" HT., FULL            | NATIVE       |
|                                  | 13         | BURANA MARITIMA           | BAY CEDAR            | 1 GAL        | AS SHOWN       | 36" HT., FTB             |              |
|                                  | 25         | ZAMIA FUJILA SUN GROUND   | COONIE               | 3 GAL        | 30" O.C.       | 15" X 15", FULL          | NATIVE       |
| <b>SHRUB AREAS</b>               | <b>QTY</b> | <b>BOTANICAL NAME</b>     | <b>COMMON NAME</b>   | <b>CONT</b>  | <b>SPACING</b> | <b>SIZE</b>              | <b>NOTES</b> |
|                                  | 136        | POMOEA PEB-CAPRAE         | RAILROAD VINE        | 1 GAL        | 24" O.C.       | FULL                     |              |

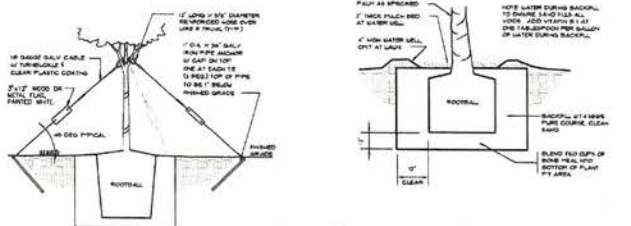
**32 EXTERIOR IMPROVEMENTS SCHEDULE SUITES DECK**

| SYMBOL | PLANTING ACCESSORIES DESCRIPTION | QTY      | DEPTH/HEIGHT | INSTALLATION | PATTERN                                  |
|--------|----------------------------------|----------|--------------|--------------|--|
|        | SOIL                             | 26.33 CY | 4"           | TILED IN     | 11 SCREENED COMPOST AND SCREENED TOPSOIL |

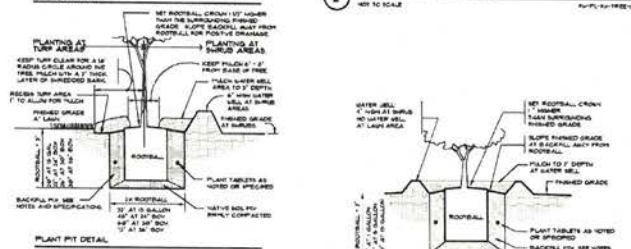


## LANDSCAPE INSTALLATION NOTES:

- 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.
- 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.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REVIEW AND RECONCILE PLAN WITH LANDSCAPE MATERIALS LIST, AND ANALYZE SITE CONDITIONS AND ACCESS PRIOR TO SUBMITTING A PROPOSAL.
- LANDSCAPE CONTRACTOR MUST PROVIDE EVIDENCE OF WORKMAN'S COMPENSATION AND LIABILITY INSURANCE IN PROPOSAL PACKAGE.
- THE LANDSCAPE CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE LAWS, CODES AND ORDINANCES.
- 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.
- THE LANDSCAPE CONTRACTOR SHALL COMPLETE ALL WORK ACCORDING TO THE FLORIDA GREEN INDUSTRIES BEST MANAGEMENT PRACTICES.
- THE LANDSCAPE CONTRACTOR MUST SPECIFY START AND COMPLETION DATES, IF AWARDED THE PROJECT.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.
- ALL PLANTING AREAS SHALL BE PREPARED BY REMOVING ALL DEBRIS, INCLUDING ASPHALT, CONCRETE, OR SIMILAR MATERIALS NOT SUITED FOR LANDSCAPE PLANTING.
- PLANTING SOIL SHALL BE CLEAN OF ROCKS, STICKS, ROOTS AND WEEDS, AND SHALL BE WELL-DRAINING.
- 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 BACKSLASH OF MULCH AND DEBRIS INTO PAVED AREAS.
- 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.
- 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 PLANTING AND WALLS, EDGE OF SOO, DRIVEWAY OR WALKWAYS. ALL PLANTS SHALL BE PLACED OUTSIDE THE EAVES OF THE ROOF, UNLESS OTHERWISE INDICATED ON THE LANDSCAPE PLAN.
- ALL PLANTS TO BE RELOCATED SHALL BE PROPERLY ROOT PRUNED 6 TO 10 WEEKS PRIOR TO RELOCATION.
- ALL NEW LANDSCAPE PLANTS SHALL BE PLANTED SLIGHTLY HIGHER THAN THE EXISTING GRADE LEAVING TOP OF THE ROOT BALL EXPOSED.
- ALL PLANT MATERIALS SHALL BE THOROUGHLY WATERED IN AT THE TIME OF PLANTING.
- 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.
- NEVLY 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.
- PLANTING PLAN TAKES PRECEDENCE OVER PLANT LIST.
- THE LANDSCAPE BID SHALL INCLUDE IRRIGATION ON A SEPARATE CONTRACT, EXPRESSED AS A LINE-ITEM PROPOSAL.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH FULLY AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION CONTRACTOR SHALL PROVIDE 90% 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.
- ALL SOO AND SHRUB AREAS SHALL BE IRRIGATED ON SEPARATE ZONES, WHENEVER POSSIBLE. PLANTING AREA WITH DIFFERENT WATERING NEEDS SHALL BE PLACED ON SEPARATE ZONES.
- ALL SHRUB AND GROUND COVER AREAS SHALL BE IRRIGATED WITH DROF LINE OR PIST HEADS. TREES AND PALMS SHALL HAVE BUBBLERS. ALL HEADS IN A GIVEN ZONE MUST HAVE THE SAME PRECIPITATION RATE.
- SPRAY HEADS SHALL BE PLACED AND ADJUSTED TO MINIMIZE OVER-SPRAY ON PAVED AREAS, ROADWAYS AND CURBING. NO OVER-SPRAY ON BUILDINGS IS ACCEPTABLE.
- 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.
- THE CONTRACTOR(S) SHALL KEEP ALL PLANTS WATERED, FERTILIZED, MULCHED, PRUNED, STAKED AND GUINED 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.
- THE FINAL PAYMENT IS MADE UPON COMPLETION OF PROJECT AND EXECUTION OF LIEN RELEASE AFFIDAVIT.
- 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.

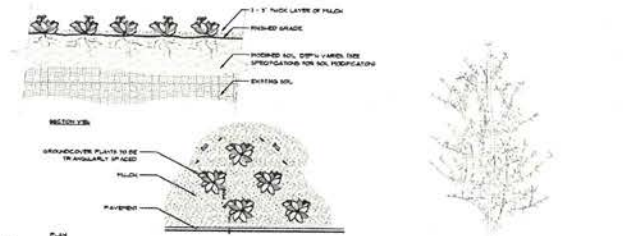


2 PALM TREE PLANTING

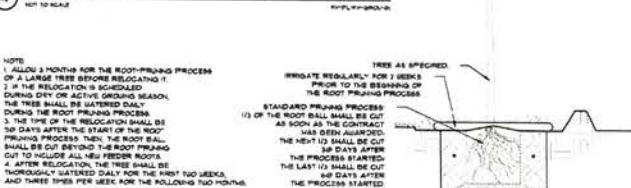


1 TREE GUY WIRE PLANTING

3 SHRUB PLANTING



4 GROUND COVER



5 TREE RELOCATION

## LANDSCAPE MAINTENANCE GUIDELINES:

- ARTIFICIAL TURF
  - DEBRIS ON TURF SHALL BE REMOVED WITH A LEAF BLOWER.
  - MAINTAIN GRASS STANDING UPRIGHT BY RAKING AGAINST THE NATURAL GRAN OF ARTIFICIAL GRASS.
  - ALL DIRT OR SPILLS SHALL BE RINSED OFF WITH A GARDEN HOSE.
  - ALL STAINS SHALL BE REMOVED IMMEDIATELY WITH BLOTTING WITH A TOWEL, FOLLOWED BY A MIX OF WATER AND MLD DETERGENT. FOR TOUGHER STAINS A SMALL AMOUNT OF AMMONIA IN WATER MAY BE USED. FOR TOUGHER STAINS, MINERAL SPIRIT MAY BE USED. RINSE ALL SOLUTIONS OUT WITH WATER.
  - AVOID OPEN FIRE, CIGARETTES AND/OR FIREWORKS NEAR SYNTHETIC TURF AREAS.
  - ONLY APPROVED WEED KILLERS MAY BE USED ON ARTIFICIAL TURF.
  - RESIDENTIAL SYNTHETIC TURF PROJECTS SHALL BE INSPECTED, TOP DRESSED WITH SILICA SAND AND RAKED EVERY 15 TO 24 MONTHS. COMMERCIAL SYNTHETIC TURF PROJECTS SHALL BE INSPECTED, TOP DRESSED WITH SILICA SAND AND RAKED EVERY 4 MONTHS.
- MULCH
  - ALL LANDSCAPE BEDS SHALL BE MULCHED TWICE A YEAR.
  - APPLY 3" LAYER OF HSC CERTIFIED, SHREDDED EUCALYPTUS OR RECYCLED HARDWOOD MULCH.
- FERTILIZING
  - FERTILIZE WITH A GOOD QUALITY ORGANIC FERTILIZER THREE TIMES A YEAR PER LABEL.
  - NEW PLANTINGS SHOULD BE WATERED DAILY FOR THE FIRST TWO WEEKS, AFTER WHICH THREE TIMES PER WEEK FOR THE FOLLOWING TWO MONTHS.
  - YELLOW LEAVES ARE OFTEN A SIGN OF NUTRITIONAL DEFICIENCY.
  - DO NOT APPLY FERTILIZER BETWEEN JUNE 1 AND SEPTEMBER 30. COMPOST SHALL BE USED IN LIEU OF FERTILIZER DURING THE RAINY SEASON, AS NEEDED.
  - MAINTAIN A FERTILIZER FEE ZONE ALONG THE RIVER TO PREVENT RUN-OFF.
- PEST AND DISEASES
  - SCOUT FOR PESTS AND DISEASES REGULARLY. ONLY 1% OF ALL INSECTS ARE HARMFUL TO PLANTS.
  - USE INTEGRATED PEST MANAGEMENT PRACTICES. USE PREVENTATIVE CHEMICAL APPLICATIONS ONLY, WHEN DETERMINED NECESSARY BY A PEST MANAGEMENT PROFESSIONAL.
  - CHEMICAL PEST CONTROL SHALL BE USED ONLY WHEN THE DAMAGE IS EXPECTED TO BE SIGNIFICANT.
- WEEDS
  - WEED CONTROL SHALL BE PREVENTATIVE.
  - HERBICIDE APPLICATIONS MUST BE DONE BY A LICENSED PEST-CONTROL PROFESSIONAL.
- IRRIGATION
  - PROGRAM THE IRRIGATION SYSTEM TO RUN IN THE EARLY MORNING.
  - NEW PLANTINGS SHOULD BE WATERED DAILY FOR THE FIRST TWO WEEKS, AFTER WHICH THREE TIMES PER WEEK FOR THE FOLLOWING TWO MONTHS.
  - NEW TREES SHALL BE WATERED AT LEAST ONCE A WEEK FOR THE FOLLOWING YEAR AND SHRUBS FOR THE FOLLOWING 6 MONTHS FOR PROPER ESTABLISHMENT.
  - TREES SHOULD RECEIVE 2 - 3 GALLONS OF WATER PER INCH OF TRUNK DIAMETER AT EACH WATERING.
  - AT EACH WATERING, APPLY 1" WATER TO ESTABLISHED PLANTING BED.
  - IF THE AUTOMATIC IRRIGATION SYSTEM SHALL BE INSPECTED ONCE A MONTH FOR LEAKS, BRAKES AND MISALIGNED HEADS.
  - 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.
  - 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.
- PRUNING
  - ALL PRUNING AND TRIMMING TOOLS SHALL BE CLEANED AFTER EACH USE TO PREVENT SPREADING OF DISEASES.
  - REMOVE DEAD BRONDS, DEAD WOOD AND CROSSING BRANCHES ON LARGE SHRUBS, PALMS AND TREES ANY TIME OF THE YEAR.
  - FLOWERING SHRUBS: LATE SUMMER AND FALL FLOWERING SHRUBS, AS WELL AS CONIFERS SHALL BE PRUNED ONCE A YEAR IN MARCH. SPRING FLOWERING SHRUBS SHALL BE PRUNED ONCE A YEAR, AFTER THEIR BLOSSOMS FADE IN LATE SPRING.
  - SHADE TREES SHALL BE STRUCTURALLY PRUNED ONCE A YEAR IN SPRING BY A CERTIFIED ARBORIST.
  - 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 POWERED 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.
  - HEDGES SHALL BE PRUNED REGULARLY FROM THE BEGINNING FOR PROPER ESTABLISHMENT. ALL HEDGES MUST BE MAINTAINED WITH NARROWER TOP THAN THE BOTTOM FOR SNAUGHT TO REACH THE LOWER HALF OF THE PLANT.
  - 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.
- DIVIDING PLANTS
  - BROWNELEAF: WHEN THE MOTHER PLANT TURNS BROWN, CAREFULLY PULL UP THE BROWNELEAF CLUMP. CUT THE PLANTS APART WITH A SHARP KNIFE OR PRUNERS PRESERVING AS MANY OF THE ROOTS AS POSSIBLE. DISCARD THE DYING MOTHER PLANT AND PLANT THE PLANTS. THE DEAD MOTHER PLANT MAY ALSO BE TUBED OFF AT THE BASE, WITHOUT REMOVING THE CLUMP FROM THE GROUND.
  - 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.
- RELOCATING PLANT MATERIAL
  - THE BEST TIME TO RELOCATE PLANTS IN THE GARDEN IS FEBRUARY THROUGH APRIL.
  - THE PLANT SHALL BE PROPERLY STAKED BETWEEN 8 AND 10 WEEKS BEFORE RELOCATION.
  - AT THE TIME OF THE RELOCATION, THE ROOT BALL SHALL BE CUT BEYOND THE ROOT PRUNING CUT TO INCLUDE ALL NEW FEEDER ROOTS.
  - WATER RELOCATED PLANTS DAILY FOR THE FIRST TWO WEEKS, AFTER WHICH THREE TIMES PER WEEK FOR THE FOLLOWING TWO MONTHS.
- MAINTAINING SOIL PH
  - SANDY SOILS ARE NATURALLY ALKALINE, BUT MOST PLANT MATERIALS PREFER SOILS IN NEUTRAL OR ACIDIC RANGE TO THRIVE.
  - ADDING ORGANIC MATTER REGULARLY WILL MAINTAIN A HEALTHY PH LEVEL FOR ALL PLANTS.
  - COMPOST WILL DECREASE THE SOIL PH THROUGH THE DECOMPOSITION PROCESS.
  - ACIDIC ORGANIC MATTER, SUCH AS PINE NEEDLES AND ACID PEAT WILL REDUCE THE PH TEMPORARILY.
  - GRANULAR SULFUR SHOULD ONLY BE USED AS THE LAST RESORT TO LOWER SOIL PH.
- COLD PROTECTION
  - WATER COLD SENSITIVE PLANTS THOROUGHLY 12 HOURS BEFORE THE FORECASTED COLD FRONT.
  - COVER THE PLANTS AT DUSK WITH BLANKETS OR BREATHABLE COVERS. REMOVE THE COVERS AFTER DAWN.