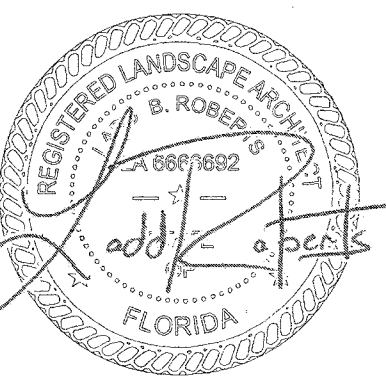


SHEET LEGEND

- PP-01: MASTER PLAN
- PP-02: TREE IMPACT PLAN (WEST SIDE)
- PP-03: TREE IMPACT PLAN (EAST SIDE)
- PP-04: COMPLIANCE PLANTING PLAN (WEST SIDE)
- PP-05: COMPLIANCE PLANTING PLAN (EAST SIDE)
- PP-06: TREE TRANSPLANTATION & PROTECTION DETAILS, TREE STAGING PLAN
- PP-07: SPECIFICATIONS

SUNSET MARINA

KEY WEST, FLORIDA



Mitchell Planning & Design, Inc.

15450 SE 103rd Place Road
Ocklawaha, Florida 32179
352.288.0401/305.509.0966
mitchellplanningdesign@gmail.com

Revisions:

04.25.16: Revise Existing Trees per City Direction
05.24.16: Submission for 2nd Tree Commission Mtg

Date: 02.15.16
Scale: As Noted
File: 16-FO-002
Drawn: BM
Sheet:

PP:01

PROPOSED PLANT PALLETTE (NEW MATERIAL)

TREES & PALMS				
ID	Quantity	Latin Name	Common Name	Scheduled Size
BS	19	Bursera simaruba	Gumbo Limbo	10-12", PH
CD	14	Coccoloba diversifolia	Pigeon Plum	12-14", PH, Fla #1
CE	7	Conocarpus erectus	Green Buttonwood	8-10", 2" DBH min., TF
CO	7	Chrysophyllum oliviforme	Satinleaf	12-14" PH, TF
LL	4	Lysitoma latisiliqua	Wild Tamarind	FG, 12-14" PH
MFSS	41	Myrcianthes gracians var.	Simpson Stopper	FG, 8-10", TF
PE db	4	Ptychosperma elegans	Alexander Palm	14" - 16" PH, db
RP	1	Rovestonia regia	Royal Palm	14" CT, 24 OA, 20" DBH
SG	4	Simarouba glauca	Paradise Tree	30 gal, 10-12" Min
SP	16	Sabal Palmetto	Sabal Palm	18-24" OA
SS	3	Senna surattensis	Scrambled Egg Tree	10-12", FG, STD
THR	14	Thrinax radiata	Florida Thatch Palm	Single 8-10" OA
SHRUBS				
ID	Quantity	Latin Name	Common Name	Scheduled Size
BL	29	Byrsonima lucida	Locust Berry	3" PH
CAM	44	Carrissa macrocarpa	Natal Plum	3 gal, 14 x 14"
CES3	29	Conocarpus erectus var. ser.	Silver Buttonwood	3 gal, full, 36" OA
CI	221	Chrysobalanus icaco	Cocoplum	7 gal, heavy
FM	25	Ficus microcarpa "Green Is	Green Island Ficus	3 gal, 12-15", full
HPC	33	Hamelia patens "Compacta"	Dwarf Firebush	3 gal, 18-24", full
PN	4	Psychotria nervosa	Wild Coffee	3 gal, 18-24", full, shade
SRSS	3	Serenoa repens "Silver Saw	Silver Saw Palmetto	7 gal., 16-20"
TF	13	Tripsacum floridanum	Dwf Fakahatchee Grass	3 gal.,
ZF	3	Zamia furfuracea	Cardboard Palm	7 gal
ZP	31	Zamia pulmia	Coontie	3 gal., 10-14" Full

SEC. 108-346 to 353 OPEN SPACE, SCREENING, AND BUFFERS

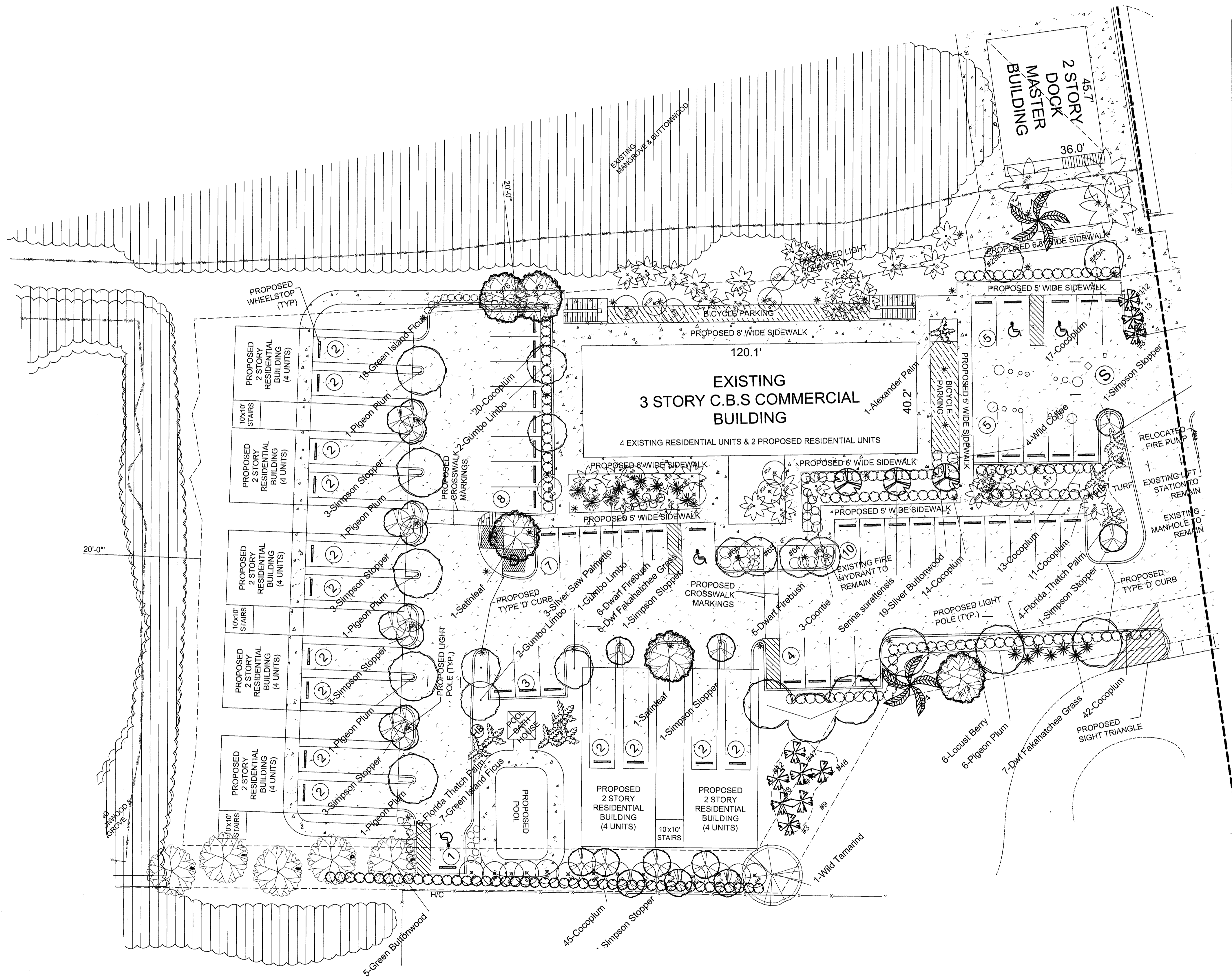
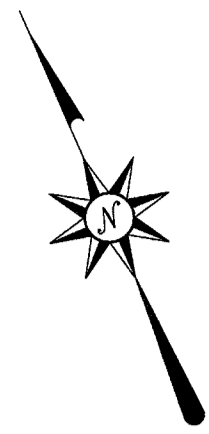
Open Sapce - Sec. 108-346 (b)			
Open Sapce: 35% Minimum (Residential) 20% (Nonresidential)	Required	Provided	Percentage
Site Area:	194,172 s.f.		
Landscape areas: Residential Use 82% Nonresidential Use 18%	62,960 s.f.	78,985 s.f.	40.60%
Mangrove Areas:	100%	19,266 s.f.	10%
Total Open Space		98,251 s.f.	50.60%
Required Screening - Sec. 108-347 (b,c,d)			
Buffer: N/W Property Line (KNOTS) - Medium Impact			
Class D, 400 LF, 20 to 35" wide, 75 PU/100 LF			
400 /100 = 4 x 75 = 300 PU			
	Total Plants Provided	x Plant Units	PU Provided
Canopy Trees	24	10	240
Ornamental Trees	18	5	90
Shrubs	50	1	50
Total Plant Units Provided Northwest Property Line			380
Buffer: West Property Line (County Driveway) - Medium Impact			
Class D, 360 LF, 10 to 19.99" wide, 112 PU/100 LF			
360 /100 = 3.6 x 112 = 403 PU			
	Total Plants Provided	x Plant Units	PU Provided
Canopy Trees	35	10	350
Ornamental Trees	8	5	40
Shrubs	71	1	71
Total Plant Units Provided West Property Line			461
Buffer: South Property Line (County Driveway) Medium Impact			
Class D, 157 LF, 10 to 19.99" wide, 112 PU/100 LF			
157 /100 = 1.57 x 112 = 176 PU			
	Total Plants Provided	x Plant Units	PU Provided
Canopy Trees	12	10	120
Ornamental Trees	5	5	25
Shrubs	38	1	38
Total Plant Units Provided South Property Line			183

SEC. 108-411 to 416 MINIMUM LANDSCAPE REQUIREMENTS

Open Sapce - Sec. 108-412(a)			
Site Area: 194,172 s.f. x 20% Minimum Area od Building Site	S/F Required	Provided	Percentage
	38,834 s.f.		20%
		74,010 s.f.	48%
		19,266 s.f.	10%
		93,276 s.f.	51.00%
Minimum Native Plant Requirement - Sec. 108-412(b)			
Required: 70%	Total Plants Provided	Percentage	
Native Plants:	584	88%	
Exotic Plants:	77	12%	
Total Plants:	661	100%	
Minimum Street Frontage Right of Way - Sec. 108-413: NOT APPLICABLE			
Interior Parking Lot Landscape Areas - Sec. 108-414			
Parking Lot Minimum Landscape Area = 20%	Required	Provided	
32,940 s.f. Parking Lot Paved Areas x 20%:	6,588 s.f.	5,613 s.f.	Waiver Requested 85% of Requirement Provided.
	66 Trees	59 Trees	
Perimeter Parking Lot Landscape Areas - Sec. 108-415			
Building Site 20,000 - 50,000 s.f. 7.5' Perimeter Parking Lot Landscape Area	Required	Provided	
1,046 LF Perimeter	30	32	Waiver to the 7.5' width requested, cannot comply in all locations
Canopy/Shade Tree (1 per 35 LF)	300	317	
Shrubs (10 per 35 L.F.)			
Non-vehicular Open Space (NOS) Requirements- Sec. 108-416			
Percent of Site in NOS is less than 30% NOS Requires 4 trees/2,000 s.f NOS			
8.2 % or 15,890 s.f. of Site is NOS	Total Trees Required	Trees Provided	
4 trees x 7.9	32	36	

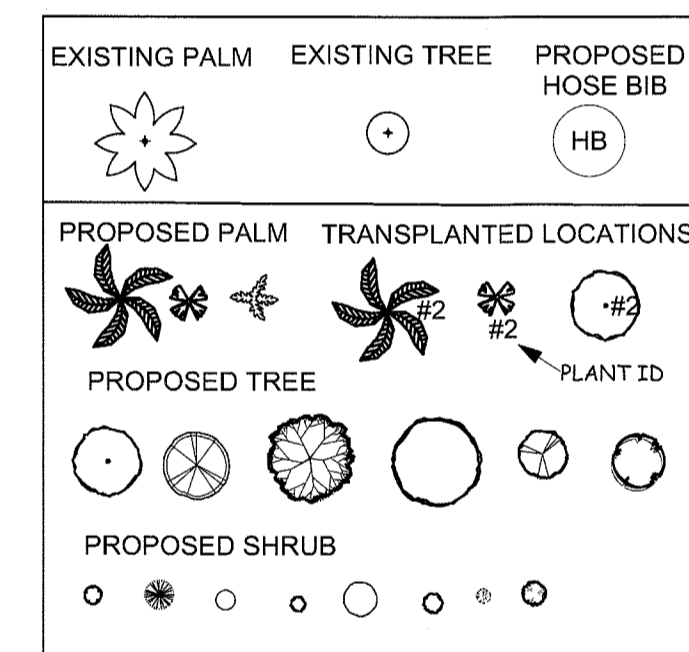
MASTER PLAN

SCALE: 1"=40'



PROPOSED PLANT PALLETTE (NEW MATERIAL)				
TREES & PALMS				
ID	Quantity	Latin Name	Common Name	Scheduled Size
BS	19	Bursera simaruba	Gumbo Limbo	10-12' PH
CD	14	Coccoloba diversifolia	Pigeon Plum	12-14' PH, Fla #1
CE	7	Conocarpus erectus	Green Buttonwood	8-10', 2" DBH min, TF
CO	7	Chrysophyllum oliviforme	Satinleaf	12'14' PH, TF
LL	4	Lysitoma latisiliqua	Wild Tamarind	F6, 12-14' PH
MFSS	41	Myrcianthes gorgans var.	Simpson Stopper	F6, 8-10', TF
PE db	4	Ptychosperma elegans	Alexander Palm	14'-16' PH, db
RP	1	Rovestonea regia	Royal Palm	14' CT, 24 OA, 20" DBH
SG	4	Simarouba glauca	Paradise Tree	30 gal, 10-12' Min
SP	16	Sabal Palmetto	Sabal Palm	18-24' OA
SS	3	Senna surattensis	Scrambled Egg Tree	10-12', F6, STD
THR	14	Thrinax radiata	Florida Thatch Palm	Single 8-10' OA
SHRUBS				
ID	Quantity	Latin Name	Common Name	Scheduled Size
BL	29	Byrsonima lucida	Locust Berry	3' PH
CAM	44	Carrissa macrocarpa	Natal Plum	3 gal, 14 x 14"
CE53	29	Conocarpus erectus var. ser	Silver Buttonwood	3 gal, full, 36" OA
CT	221	Chrysobalanus icaco	Cocoplum	7 gal, heavy
FM	25	Ficus microcarpa "Green Is	Green Island Ficus	3 gal, 12-15", full
HPC	33	Hamelia patens "Compacta"	Dwarf Firebush	3 gal, 18-24", full
PN	4	Psychotria nervosa	Wild Coffee	3 gal, 18-24", full, shade
SRSS	3	Serenoua repens "Silver Saw	Silver Saw Palmetto	7 gal, 16-20"
TF	13	Tripsacum floriadana	Dwf Fakahatchee Grass	3 gal,
ZF	3	Zamia furfuracea	Cardboard Palm	7 gal
ZP	31	Zamia pulmia	Coontie	3 gal., 10-14" Full

SYMBOL LEGEEND



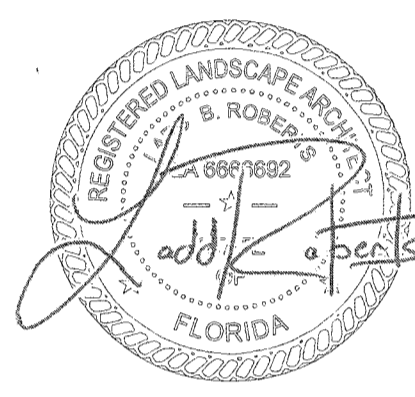
LANDSCAPE NOTES:

1. ALL PLANT MATERIAL SHALL BE FREE OF DISEASE AND SHALL BE AS SHOWN ON THE PLANT LIST. PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER.
2. ALL PLANT MATERIAL SHALL BE SUPPLIED AND COMPLY WITH AMERICAN NURSEMAN STANDARDS.
3. ALL PLANT MATERIAL SHALL BE PLANTED, STAKED, AND GUYED IN ACCORDANCE WITH SOUND AND ACCEPTED HORTICULTURAL PRACTICES. ANY SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE DESIGNER OR OWNER PRIOR TO INSTALLATION.
4. PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3" WITH CLEAN, WEED FREE, SHREDDED HARDWOOD MULCH OR EQUIVALENT.
5. REQUIRED SOIL AMENDMENTS SHALL BE DETERMINED PRIOR TO INSTALLATION OF PLANT MATERIAL.
6. PLANT MATERIAL TO BE IRRIGATED BY HOSE BIBS DURING ESTABLISHMENT PERIOD (18 MONTHS MIN).
7. IT IS THE LANDSCAPE CONTRACTORS RESPONSIBLE TO HAVE AND UNDERGROUND UTILITIES LOCATED PRIOR TO COMMENCEMENT OF WORK. LANDSCAPE CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR AS REQUIRED.
8. ALL INVASIVE EXOTIC PLANT MATERIAL SHALL BE REMOVED AS PART OF CONSTRUCTION.

COMPLIANCE PLANTING PLAN - WEST SIDE

SCALE: 1"=20'

SUNSET MARINA
KEY WEST, FLORIDA



Mitchell Planning & Design, Inc.
15450 SE 103rd Place Road
Ocklawaha, Florida 32179
352.288.0401/305.509.0966
mitchellplanningdesign@gmail.com

Revisions:

05.24.16:	Submission for 2nd Tree Commission Mtg

Date: 02.15.16
Scale: As Noted
File: 16-FO-002
Drawn: BM
Sheet:

TREE & PALM TRANSPLANTATION NOTES

A. General Notes:

1. Trees & Palms to be relocated shall be root pruned a minimum of twelve weeks prior to transplanting. The Landscape Contractor shall coordinate with the General Contractor for scheduling prior to commencement of any site demolition that would impact the trees/palms.
2. The Landscape Contractor shall verify all overhead and underground utilities and easements prior to beginning work. The Landscape Contractor is advised to call Sunshine State One (1-800-432-4770) to field locate utilities and secure a permit prior to beginning work. The General Contractor is responsible for coordinating all trenching for utilities with the Landscape Plan prior to beginning the project. The Owner or Landscape Architect/Designer shall not be responsible for any damage done to utility or irrigation lines.
3. The Landscape Contractor shall maintain the transplanted materials during the root pruning and transplanting process. Maintenance shall include, at a minimum, weeding, watering, mowing, fertilizing, pest management, and other horticultural practices as required.
4. The Landscape Architect/Designer may inspect the plant materials to verify compliance with specifications as outlined. Should discrepancies occur, the Landscape Architect/Designer shall provide written comments to Landscape Contractor and Owner.
5. The Landscape Contractor shall guarantee the transplanted material for one year. Any transplanted material found to be in an unhealthy condition at the time of final inspection shall be replaced at the Landscape Contractor's cost. Replacement material shall be agreed upon in writing between the Owner, Landscape Contractor and Landscape Architect/Designer.
6. The Landscape Contractor is responsible for obtaining all necessary Local, State and Federal permits as required and shall comply with all applicable Building Codes.
7. **Root Pruning & Transplantation of Mahogany Trees, Pigeon Plum and all other non-Gumbo Limbo tree species:**

A minimum root radius of two feet (2') from all side of the trunk of the trees to an average depth of two feet (2') shall be maintained. Root prune trenches shall be treated with Mycor Tree Saver Transplant **TM**, watered thoroughly and backfilled with a mixture of 50% native soil, and 50% wood chips. These trees shall be watered to saturation at time of placement in the trenches. Supplemental irrigation shall be every other day until placement in final planting location. Proper tree strapping techniques shall be applied at all times including a strap to run under the root ball to support the tree during relocation and to protect the tree from damage to the bark. They shall not be left out of the ground for a period of time not to exceed four hours without their roots being protected. Tree booms shall be protected to prevent bark damage. Trees to be transplanted shall be pruned with only with prior approval by the Landscape Architect/Designer or qualified arborist.

Upon placement of the tree in the final planting hole, the hole shall be prepared with 1/2 the recommended amount of Mycor Tree Saver Transplant, watered thoroughly, backfilled with a mixture of 50% native soil, 35% sand and 15% peat to a height of 1/2 the rootball. Install the balance of Mycor Tree Saver Transplant. This shall be watered thoroughly, removing all air pockets. Finish backfilling, creating a water basin with a three foot diameter and water until saturated. Trees shall be planted at the same depth at which they were growing and care shall be taken to eliminate all air pockets. All trees shall be staked in place with a minimum of 3 (more may be necessary) pieces of black staking tape wrapped around the branching fork of the tree once forming a loop and attached to a 24" long piece of #4 reinforcing rod driven fully into the ground.

Trees are to be watered every day for the first week, every second day for the second week, every third day for the third week and weekly thereafter until established.

B. Transplanting Gumbo Limbos and all Palms not including Florida Thatch:

A minimum rootball radius of three feet (3') from all sides of the trunk of the trees or palms to an average depth of three feet (3') shall be maintained. Trees and palms shall be transplanted directly to the prepared hole in the storage area. Proper tree strapping techniques shall be applied at all times including a strap to run under the rootball to support the tree and to prevent bark stripping or other damage. Tree booms shall be protected to prevent bark damage. Trees to be transplanted shall not be trimmed unless authorized by the Landscape Architect/Designer. Palms shall be trimmed of all f lowers and nuts. The fronds shall be tied with biodegradable twine. They shall not be left out of the ground for a period of time greater than four hours without their roots being protected.

Root prune/holding trenches shall be treated with Mycor Palm Saver **TM**, watered thoroughly and backfilled with a mixture of 50% native soil, and 50% wood chips. These trees shall be watered to saturation at time of placement in the trenches. Supplemental irrigation shall be applied every other day until placement in final planting location.

Upon placing the tree/palm in the hole, the hole shall be prepared with 1/2 the recommended amount of Mycor Palm Saver, watered thoroughly, backfilled with a mixture of 75% native soil and 25% sand to a height of 1/2 the rootball. Install the balance of Mycor Palm Saver. Water the hole thoroughly removing all air pockets. Finish planting with the balance of the backfill material, create a water basin and water well. Trees and palms shall be staked with a minimum of 3 (more may be necessary) knot free 4" x 4" nailed in three places to a 2" x 4" x 12" banded to the trunk over burlap wrapped 5 times a round the trunk to a minimum of 7 to 8' above grade. Under no circumstances shall nails be driven directly into the trunk of the tree or palm.

9. Trees/Palms are to be watered every day for the first week, every second day for the second week, every third day for the third week and weekly thereafter until established.

10. Over the guarantee period the Landscape Contractor is responsible for resetting any trees that re not vertical when caused by winds of less than 75 mph.

11. After the transplanted trees are in their final location, the Landscape Contractor shall be required to inspect, water (as required) and maintain soil moisture during the guarantee period in accordance with the following schedule:
 First Month: DAILY Second Month: 3 times per week Third and Fourth Month: 2 times per week Last Eight Months: 1 time per week
 Amount of Water to be applied: 2 to 3 gallons per inch of trunk caliper as measured at the top of the root ball.

SENSITIVE AREA/TREE PROTECTION

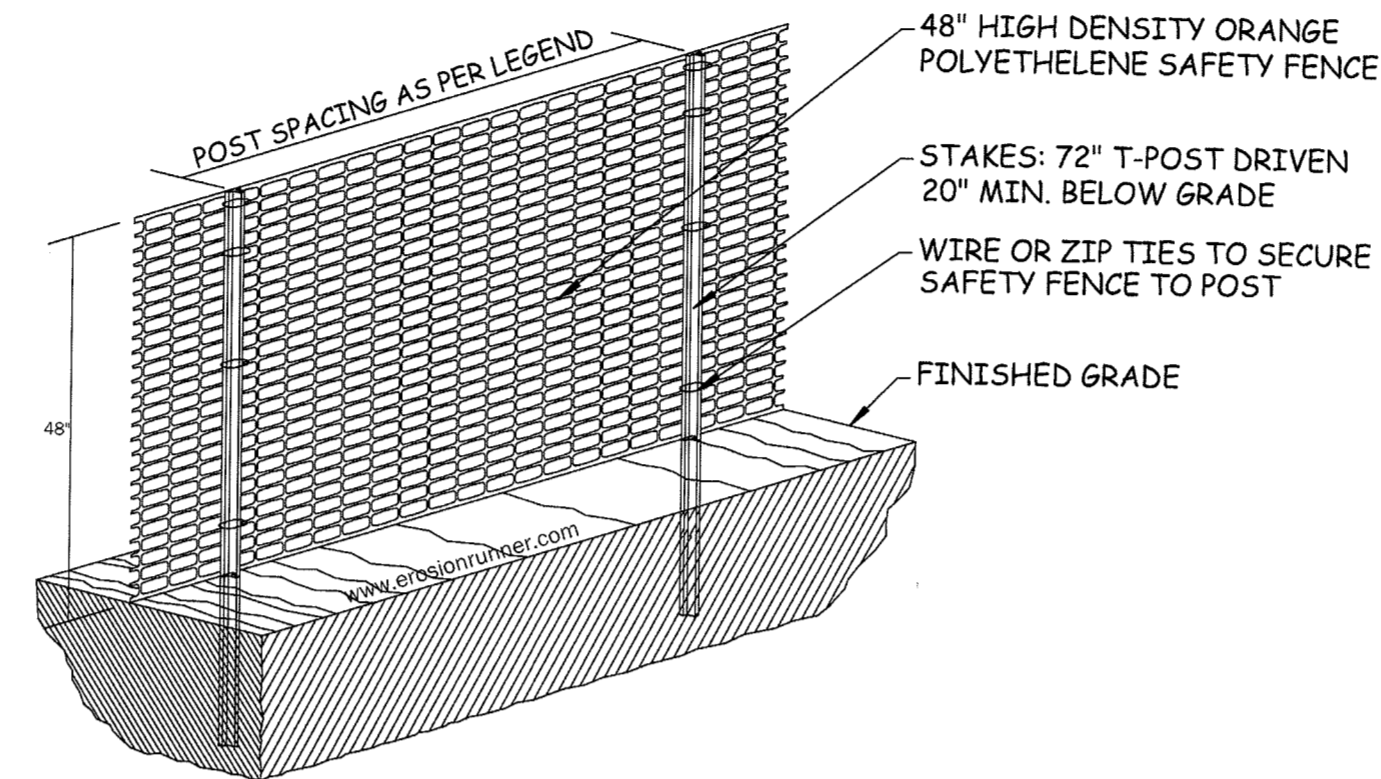
Protection of Existing Trees and Vegetation:

Protect trees tagged to remain in place against unnecessary cutting, breaking or skinning of roots, skinning and bruising of bark, smothering of trees by stockpiling construction materials or excavating materials within drip line, excess foot or vehicular traffic or parking of vehicles within drip line. Trees shall be protected with orange vinyl fencing installed according to manufacturer's instruction or as noted above.

48" Safety Fence, 72" T-Posts

LEGEND

SAF12	48" ORANGE FENCE, 12 FEET O.C.
SAF11	48" ORANGE FENCE, 11 FEET O.C.
SAF10	48" ORANGE FENCE, 10 FEET O.C.
SAF9	48" ORANGE FENCE, 9 FEET O.C.
SAF8	48" ORANGE FENCE, 8 FEET O.C.
SAF7	48" ORANGE FENCE, 7 FEET O.C.
SAF6	48" ORANGE FENCE, 6 FEET O.C.



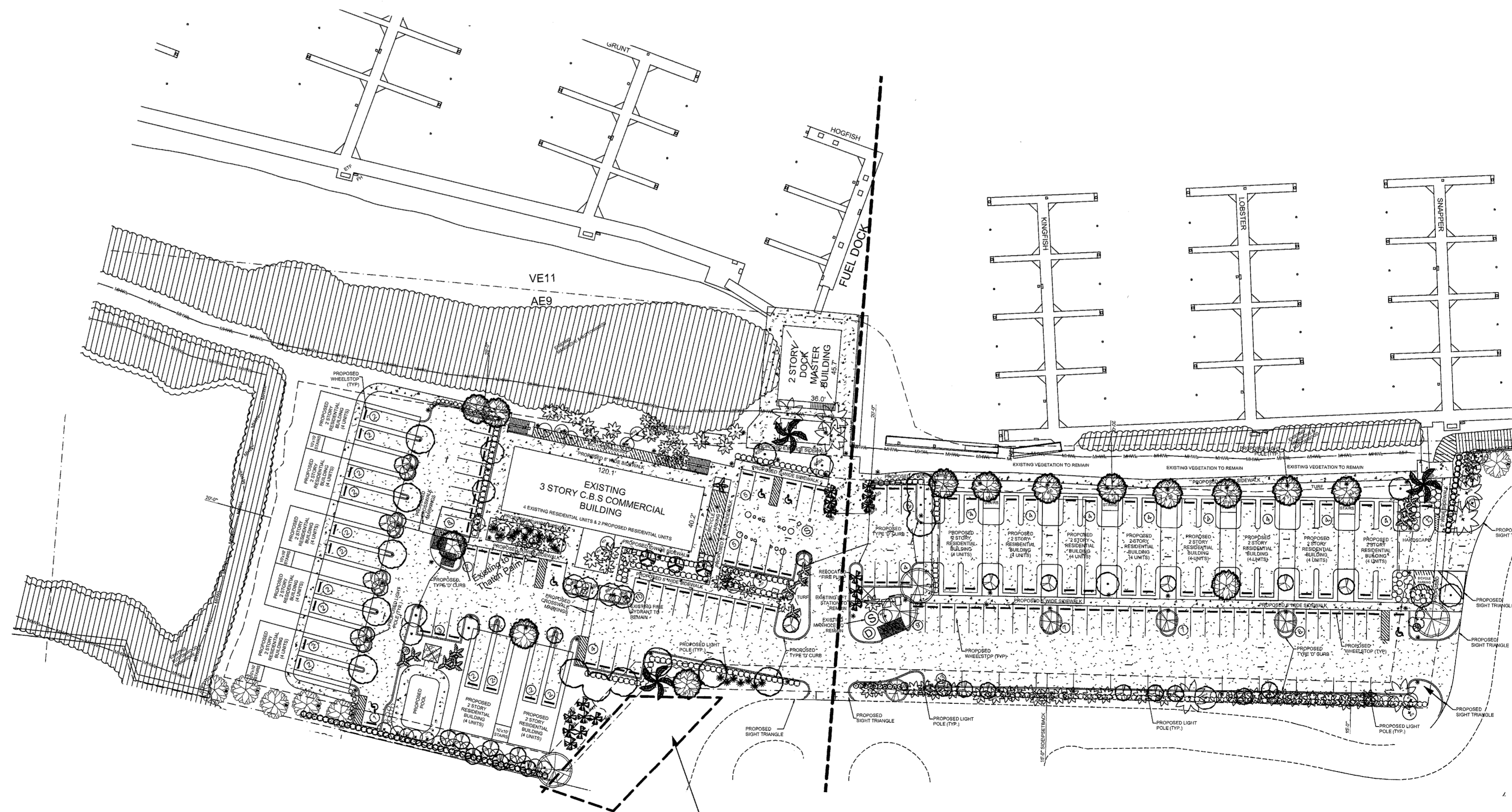
1. ALL SENSITIVE AREAS SHALL BE PROTECTED AS PER PLAN.
2. ALL TREES IN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED AND PROTECTED WITH HIGH VISIBILITY FENCE AS PER PLAN.
3. WHEN PRACTICABLE, INSTALL HIGH VISIBILITY FENCE 3 FEET OUTSIDE OF THE DRIP LINE OF THE TREE.
4. SAFETY FENCE SHOULD BE FASTENED SECURELY TO THE T-POSTS.
5. THE FENCING MUST REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION; ANY CHANGE OF THE PROTECTIVE FENCING MUST BE APPROVED.

SCALE: NTS

www.erosionrunner.com

TREE STAGING PLAN

SCALE: 1" = 50'

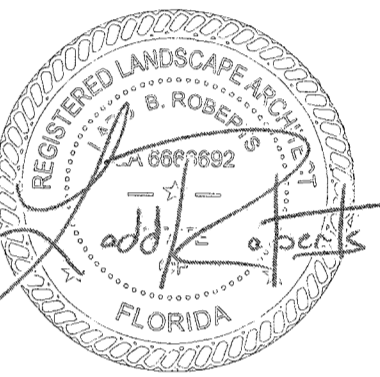


LOCATION FOR STORAGE OF PALMS TO BE TRANSPLANTED. OWNER IS COORDINATING WITH MONROE COUNTY SHERIFF'S OFFICE TO USE THIS AREA DURING CONSTRUCTION. AREA WILL BE FENCED AND CROSS BRACED POLES INSTALLED. PALMS WILL BE STORED UPRIGHT IN THIS ZONE. AS SOON AS AREA FOR RELOCATION IS AVAILABLE, PALMS SHALL BE REPLANTED. ALL OTHER PLANT MATERIAL (TREES AND SHRUBS) PROPOSED FOR REUSE SHALL BE TRANSPORTED TO AN OFF SITE NURSERY FOR MAINTENANCE DURING CONSTRUCTION. HOSE BIB FOR WATER SUPPLY SHALL BE INSTALLED ADJACENT TO THIS SITE TO MAINTAIN THE PLANT MATERIAL.

TREE TRANSPLANTATION & PROTECTION DETAILS, TREE STAGING PLAN

SCALE: AS NOTED

SUNSET MARINA
KEY WEST, FLORIDA



Mitchell Planning & Design, Inc.

15450 SE 103rd Place Road
 Oklawaha, Florida 32179
 352.288.0401/305.509.0966
 mitchellplanningdesign@gmail.com

Revisions:

04.07.16: Additional Info for Tree Commission mtg.

05.24.16: Submission for 2nd Tree Commission Mtg

Date: 02.15.16

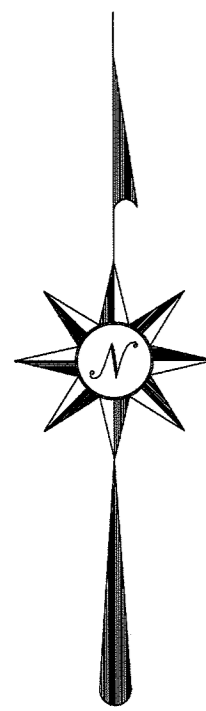
Scale: As Noted

File: 16-FO-002

Drawn: BM

Sheet:

PP:06



LANDSCAPE SPECIFICATIONS AND NOTES

- LANDSCAPE NOTES ARE ALL INCLUSIVE. ALL QUESTIONS CONCERNING THE LANDSCAPE PLAN, DETAILS, AND SPECIFICATIONS SHALL BE DIRECTED TO THE LANDSCAPE DESIGNER (305) 509-0966.
- PLANT COUNT TOTALS IN THE PLANT MATERIALS LIST ARE FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR. BIDDERS SHALL VERIFY ALL PLANT COUNTS WITH THE SPECIFIED QUANTITIES SHOWN ON THE LANDSCAPE PLAN. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS DRAWN ON THE PLAN.
- REVIEW THE GENERAL NOTES, PLANT MATERIAL LIST, PLANS, DETAILS, AND WRITTEN SPECIFICATIONS (IF PROVIDED). THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE LANDSCAPE PLAN AS DRAWN AND DIRECTED BY THE NOTES AND SPECIFICATIONS. CONTACT THE LANDSCAPE DESIGNER WHEN SIGNIFICANT FIELD CHANGES REQUIRE PLAN REVISION AND BEFORE MAKING MATERIAL SUBSTITUTIONS.
- PRIOR TO SUBMITTING THE BID, THE LANDSCAPE CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS.
- STAKE ALL TREES AND PALMS. SEE TREE OR PALM PLANTING DETAIL.
- ONLY PRUNE TREES AND PALMS TO REMOVE DEAD OR DAMAGED BRANCHES / FRONDS - OR TO COMPENSATE FOR ROOT LOSS CAUSED BY TRANSPLANTING. MAKE CERTAIN TO RETAIN THE PLANT MATERIAL'S NATURAL FORM WHEN PRUNING. NEVER INSTALL ANY TREE OR PALM THAT HAS HAD THE CENTRAL GROWTH LEADER DAMAGED.
- WHERE PLANTING AREAS ADJUT PAVEMENT, FINISHED SOIL LEVEL SHALL BE THREE INCHES (3") BELOW TOP OF PAVEMENT.
- ALL PLANTING AREAS SHALL RECEIVE MULCH AT THE RATE OF 1 CUBIC YARD PER 110 SF. OF AREA (THIS EQUALS A 3" MULCH DEPTH) - UNLESS OTHERWISE NOTED. SEE LANDSCAPE MATERIALS LIST FOR SPECIFICATIONS.
- KEEP MULCH SIX INCHES (6") BACK FROM ALL TREE AND PALM BASES.
- ALL REQUIRED MATERIAL SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR UNTIL FINAL PROJECT ACCEPTANCE, BUT NO LESS THAN A PERIOD OF THIRTY (30) DAYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY PLANT MATERIAL WHICH IS DAMAGED DUE TO INADEQUATE GUYING OR STAKING. AT NO ADDITIONAL COST TO THE OWNER, THE CONTRACTOR SHALL REMOVE ALL STAKING MATERIALS THE END OF THE WARRANTY PERIOD AND DISPOSE OF PROPERLY OFFSITE. RELOCATED MATERIALS AND OWNER SUPPLIED MATERIALS ARE EXEMPT. RE-MULCHING: THE CONTRACTOR IS RESPONSIBLE FOR RE-MULCHING 3 MONTHS AND 6 MONTHS AFTER THE INITIAL INSTALLATION TO ENSURE AND MAINTAIN 3" MINIMUM THICKNESS OF MULCH TO COMPENSATE FOR COMPACTION, SETTLING AND RUN-OFF.
- AFTER THE PROJECT IS ACCEPTED, THE LANDSCAPE CONTRACTOR SHALL SUPPLY THE OWNER WITH A TWELVE (12) MONTH WARRANTY COVERING THE PLANT MATERIAL (ENSURING PLANT HEALTH AND SATISFACTORY GROWTH) AND A COMPLETE MAINTENANCE PROGRAM TO BE FOLLOWED DURING AND AFTER THE WARRANTY PERIOD. IT IS UNDERSTOOD THAT THE WARRANTY IS TO BE INCLUSIVE OF ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE REPLACEMENT OF ANY PLANT MATERIALS REQUIRED. WARRANTY IS INTENDED TO COVER DEFECTS AND UNSATISFACTORY GROWTH CAUSED BY NO FAULT OF THE OWNER. DURING THE WARRANTY PERIOD THE LANDSCAPE CONTRACTOR SHALL MAKE EVERY REASONABLE EFFORT TO REPLACE ANY DEAD, DYING OR DISEASED MATERIAL WITHIN A PERIOD OF 10 WORKING DAYS. DURING THE WARRANTY PERIOD THE LANDSCAPE CONTRACTOR WILL NOT BE HELD RESPONSIBLE FOR THEFT, VANDALISM, OR UNUSUAL ACTS OF GOD.
- THE LANDSCAPE CONTRACTOR IS ADVISED TO CALL SUNSHINE STATE ONE (1-800-432-4770) TO FIELD LOCATE EXISTING UTILITIES AND SECURE A PERMIT NUMBER PRIOR TO BEGINNING WORK. USE DUE CAUTION AROUND THE UTILITIES. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING UTILITIES.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR STAKING ALL PLANT MATERIALS IN THE FIELD IN ACCORDANCE WITH THE LANDSCAPE PLANS FOR APPROVAL BY THE OWNER PRIOR TO EXCAVATION AND INSTALLATION. THE LANDSCAPE CONTRACTOR SHALL PROVIDE STAKES OR FLAGS TO INDICATE LOCATIONS OF INDIVIDUAL PALMS/TREES. THE OWNER RESERVES THE RIGHT TO MAKE FIELD ADJUSTMENTS TO PLANT LAYOUT AS PART OF THIS REVIEW. FAILURE BY THE LANDSCAPE CONTRACTOR TO OBTAIN LAYOUT APPROVAL FROM THE OWNER PRIOR TO INSTALLATION MAY RESULT IN THE REMOVAL AND REINSTALLATION OF MATERIALS BY THE CONTRACTOR AT NO ADDITIONAL COSTS TO THE OWNER. THE LANDSCAPE CONTRACTOR SHALL CALL TO SCHEDULE THE INSPECTION FOUR (4) WORKING DAYS IN ADVANCE.
- THE OWNER WILL NOT REVIEW ANY CHANGE ORDER REQUESTS FROM THE LANDSCAPE CONTRACTOR RELATED TO 'EXTRA' WORK PERFORMED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE PREPARATION OF SOILS WITHIN ALL PLANTING AREAS INCLUSIVE OF PROVIDING ALL IMPORTED SOIL MATERIALS, SOIL AMENDMENTS, SOIL CONDITIONERS AND FERTILIZERS AS REQUIRED.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ERADICATING WEEDS WITHIN THE LIMITS OF ALL PLANTING AREAS PRIOR TO BEGINNING LANDSCAPE INSTALLATION. PERENNIAL WEEDS AND GRASSES TO BE REMOVED INCLUDE, BUT ARE NOT LIMITED TO: NUT GRASS, PUNCTURE VINE, MORNING GLORY, DOG FENNEL, TORPEDO GRASS, BERMUDA GRASS, BAHIA GRASS, KIKUYU GRASS, CRAB GRASS, CARPET GRASS, SEDGE AND OTHER NOXIOUS AND/OR INVASIVE WEEDS. THE SITE IS TO BE MAINTAINED WEED FREE THROUGHOUT PLANTING OPERATIONS.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR BED PREPARATION TO SCARIFY AND LOOSEN SOILS IN ALL PLANTING AREAS TO A MINIMUM DEPTH OF 4". IN THE PROCESS OF BED PREPARATION ALL UNACCEPTABLE MATERIALS INCLUDING, BUT NOT LIMITED TO, FOREIGN DEBRIS, CONSTRUCTION WASTE, ROOTS, CONCRETE, ASPHALT, PETROLEUM AND ROCKS GREATER THAN 1/2" DIA. ON AVERAGE ARE TO BE REMOVED.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH RECORD COPIES OF ALL SHIPPING RECEIPTS FOR ALL MATERIALS DELIVERED TO THE PROJECT SITE. DELIVERY OF ALL FERTILIZER AND SOIL AMENDMENT MATERIALS MUST BE IN ORIGINAL, UNOPENED CONTAINER'S BEARING MANUFACTURER'S GUARANTEED CHEMICAL ANALYSIS, NAME, TRADE MARK AND CONFORMANCE WITH STATE LAW.
- THE CONTRACTOR SHALL STORE ALL MATERIALS IN AN AREA TO BE DETERMINED BY THE OWNER. ALL EXCESS STORED MATERIALS MUST BE REMOVED PRIOR TO FINAL ACCEPTANCE FROM THE OWNER.
- THE LANDSCAPE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS. VERTICAL DRILLING THROUGH HARDPAN, ROCK AND / OR COMPACTED FILL SHALL BE ACCOMPLISHED TO INSURE DRAINAGE.

- THE LANDSCAPE CONTRACTOR SHALL REFER TO THE FOLLOWING REFERENCES IN DETERMINING COMPLIANCE WITH BEST PRACTICES:
 - FLORIDA NURSERYMEN AND GROWER'S ASSOCIATION (FNGA) STANDARDS.
 - FLORIDA TURF GRASS ASSOCIATION'S (FTGA) STANDARDS.
 - FLORIDA DEPARTMENT OF AGRICULTURE, BUREAU OF PLANT INDUSTRY, "GRADES AND STANDARDS FOR NURSERY PLANTS", LATEST EDITION.
 - "CABLING, BRACING AND GUYING STANDARDS FOR SHADE TREES" AS PUBLISHED BY THE NATIONAL ARBORIST ASSOCIATION (NAA).
 - ANSI: A300-1995 STANDARDS AS ESTABLISHED BY THE TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE STANDARD PRACTICE.
 - ANSI: Z60.1-AMERICAN STANDARD FOR NURSERY STOCK.
 - "STANDARD PLANT NAMES" AS ESTABLISHED BY HORTUS III.
 - THE OWNER REFERS THE RIGHT TO DEFER ANY AND ALL REVIEW RESPONSIBILITIES RELATED TO LANDSCAPE TO THE PROJECT LANDSCAPE DESIGNER OR OTHER AUTHORIZED AGENT.
 - THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING AND MAINTAINING ALL PLANT MATERIAL TO REMAIN WITHIN THE LIMITS OF CONSTRUCTION AS INDICATED ON THE PLANS. EXISTING TREES TO REMAIN SHALL BE UNDISTURBED AND PROTECTED BY BARRICADES ERRECTED AT THE PERIMETER OF THE TREE DRIP LINE. NO VEHICLE SHALL TRAVERSE THIS AREA NOR SHALL ANY STORAGE OF MATERIALS OR EQUIPMENT BE PERMITTED WITHIN THIS PROTECTED AREA. THE CONTRACTOR SHALL BEAR THE SOLE RESPONSIBILITY OF REPLACEMENT FOR ANY DAMAGE TO PROTECTED MATERIALS CAUSED BY CONSTRUCTION ACTIVITY WITHOUT ADDITIONAL COSTS TO THE OWNER.
 - SHOULD THE LANDSCAPE CONTRACTOR BE REQUIRED TO REPLACE ANY DAMAGED, DISEASED, DYING OR DEAD PLANT MATERIAL IT IS UNDERSTOOD THAT THE REPLACEMENT MATERIAL IS TO BE OF THE SAME SPECIES, SIZE AND QUALITY AS THAT ORIGINALLY SPECIFIED AND APPROVED BY THE OWNER. REPLACEMENT WITH ALTERNATE MATERIALS WILL BE PERMITTED ONLY WITH PRIOR WRITTEN APPROVAL FROM THE OWNER. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF ALL MATERIALS AND LEAVING THE IMPACTED AREA CLEAN FOLLOWING ANY REMEDIAL ACTION.
 - AT THE END OF THE WARRANTY PERIOD THE OWNER RESERVES THE RIGHT TO HAVE THE CONTRACTOR REPLACE ANY DECLINING MATERIAL OR REQUEST AN EXTENSION OF UP TO NINETY DAYS ON ANY SPECIFIC MATERIAL.
 - THE LANDSCAPE CONTRACTOR SHALL INSTALL PLANT MATERIALS USING THE BEST HORTICULTURAL PRACTICES:
 - PROTECT PLANT MATERIAL FROM DAMAGE DURING DELIVERY, STAGING AND INSTALLATION.
 - DO NOT INSTALL PLANT MATERIALS IN TEMPERATURES LESS THAN 35 DEGREES FAHRENHEIT.
 - DO NOT INSTALL PLANT MATERIALS IN WINDS IN EXCESS OF 30 MPHS PER HOUR.
 - DO NOT WILLFULLY INSTALL PLANT MATERIAL IF DEEMED SITE CONDITIONS WILL IMPEDE THE ABILITY OF PLANT MATERIAL TO THRIVE WITHOUT NOTIFYING OWNER OF CONCERNS PRIOR TO INSTALLATION.
 - PERFORM ALL WORK IN ACCORD WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS INCLUSIVE OF ALL PERMITS AND INSPECTIONS REQUIRED BY FEDERAL, STATE AND LOCAL JURISDICTIONS.
 - DO NOT DROP PLANT MATERIAL.
 - LIMIT THE AMOUNT OF PLANTS TO BE INSTALLED PER DAY TO THOSE THAT CAN ADEQUATELY BE WATERED IN THE SAME DAY.
 - CAREFULLY REMOVE CONTAINERIZED PLANTS FROM THEIR CANS TO AVOID BREAKING THE ROOTBALL. CONTAINERS SHOULD ONLY BE REMOVED IMMEDIATELY PRIOR TO INSTALLATION AND PLANTS SHOULD BE IMMEDIATELY WATERED AFTER PLACEMENT.
 - PLANT MATERIAL MUST BE INSTALLED AT CORRECT ELEVATION IN RELATION TO FINISH GRADE AS INDICATED ON THE PLANTING DETAILS AFTER SETTLING. PLANTS SET AT INCORRECT ELEVATIONS WILL NEED TO BE RAISED OR LOWERED ACCORDINGLY AT NO ADDITIONAL COST TO THE OWNER.
 - PLANTING PITS FOR PALMS MUST BE EXCAVATED TO THE DIMENSIONS SPECIFIED ON THE PLANTING DETAILS. FOLLOWING PLANTING AREA IMMEDIATELY SURROUNDING PLANT IS TO BE TAMPED FIRM AND USE WATER JET TECHNIQUE TO REMOVE ALL AIR POCKETS REPEATING AS REQUIRED.
 - APPLY MULCH IN EVEN LAYER TO DEPTH SHOWN ON DETAIL. DO NOT PLACE MULCH WITHOUT THE APPROVAL OF THE OWNER THAT WEED REMOVAL AND FINE GRADING REQUIREMENTS HAVE BEEN MET.
 - CONTINUOUSLY MONITOR STATUS OF INSTALLED MATERIALS AND MAKE MODIFICATIONS, CLEAN-UPS AND REPLACEMENTS AS REQUIRED.
- BED PREPERATION & MULCH FOR EXISTING TREES & SHRUBS:**
- ALL PLANTING AREAS SHALL RECEIVE MULCH AT THE RATE OF 1 CUBIC YARD PER 110 SF. OF AREA (THIS EQUALS A 3" MULCH DEPTH) - UNLESS OTHERWISE NOTED. SEE LANDSCAPE MATERIALS LIST FOR SPECIFICATIONS.
 - KEEP MULCH SIX INCHES (6") BACK FROM ALL TREE & PALM BASES AND THREE INCHES (3") BACK FROM ALL SHRUB BASES.
 - RE-MULCHING: THE CONTRACTOR IS RESPONSIBLE FOR RE-MULCHING 3 MONTHS AND 6 MONTHS AFTER THE INITIAL INSTALLATION TO ENSURE AND MAINTAIN 3" MINIMUM THICKNESS OF MULCH TO COMPENSATE FOR COMPACTION, SETTLING AND RUN-OFF.
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ERADICATING WEEDS WITHIN THE LIMITS OF ALL PLANTING AREAS PRIOR TO BEGINNING LANDSCAPE INSTALLATION. PERENNIAL WEEDS AND GRASSES TO BE REMOVED INCLUDE, BUT ARE NOT LIMITED TO: NUT GRASS, PUNCTURE VINE, MORNING GLORY, DOG FENNEL, TORPEDO GRASS, BERMUDA GRASS, BAHIA GRASS, KIKUYU GRASS, CRAB GRASS, CARPET GRASS, SEDGE AND OTHER NOXIOUS AND/OR INVASIVE WEEDS. THE SITE IS TO BE MAINTAINED WEED FREE THROUGHOUT PLANTING OPERATIONS.
 - APPLY MULCH IN EVEN LAYER TO DEPTH SHOWN ON DETAIL. DO NOT PLACE MULCH WITHOUT THE APPROVAL OF THE OWNER THAT WEED REMOVAL AND FINE GRADING REQUIREMENTS HAVE BEEN MET.
- FERTILIZER TABLETS:** 21 GRAM, SLOW RELEASE, 'AGRIFORM' PLANTING TABLET AS MANUFACTURED BY SIERRA CHEMICAL COMPANY THAT CONSISTS OF THE FOLLOWING PERCENTAGES BY WEIGHT : 20% NITROGEN, 10% PHOSPHORIC ACID AND 5% POTASH. APPLY AT A RATE PER MANUFACTURER'S RECOMMENDATION OR THE FOLLOWING MINIMUMS:
- ONE TABLET PER 1/2" OF TREE CALIPER.
 - ONE TABLET PER 1 GALLON SHRUB CONTAINER.
 - TWO TABLETS PER 3 GALLON SHRUB CONTAINER.
 - THREE TABLETS PER 5 GALLON SHRUB CONTAINER.
 - FOUR TABLETS PER 7 GALLON SHRUB CONTAINER.
 - FIVE TABLETS PER 10 GALLON SHRUB CONTAINER.

LANDSCAPE TREE & PALM FERTILIZATION PROGRAM:

STARTER FERTILIZER: APPLY ATLANTIC 1308 FERTILIZER '3-24-0' MIX [www.atlanticfzc.com] (305) 247-8800 OR APPROVED EQUAL AT A RATE OF: 6oz FOR 3 GALLON CONTAINER, 12oz FOR 7 GALLON CONTAINER, 2 lbs FOR 15 GALLON CONTAINER.

APPLY POLYSTART [www.helenachemical.com] (305) 245-0433 OR APPROVED EQUAL AT A RATE OF: (1) 5 GALLON BUCKET PER PLANT AT INSTALLATION

"PALM SPECIAL" FERTILIZER CONTAINING ADDITIONAL MAGNESIUM AND A COMPLETE MICRONUTRIENT ("TRACE MINERAL") AMENDMENT SHALL BE APPLIED FOUR (4) TIMES PER YEAR AT A RATE OF 1/2 LB OF FERTILIZER PER 2 FEET OF OVERALL HEIGHT, UP TO 15 LBS FOR MATURE SPECIMENS GREATER THAN 30' IN HEIGHT.

DRY GRANULAR FERTILIZER SHOULD BE BROADCAST UNDER THE CANOPY OF THE PALM, BUT SHOULD NOT BE PLACED UP AGAINST THE TRUNK WHERE NEWLY EMERGING ROOTS MAY BE INJURED. NITROGEN AND POTASSIUM RATES IN THE FORMULATION SHOULD BE EQUIVALENT, AND AT LEAST SOME OF BOTH ELEMENTS SHOULD BE AVAILABLE IN SLOW RELEASE FORM. THE BLEND SHOULD ALSO CONTAIN MAGNESIUM AT ABOUT 1/3 THE RATE OF THE NITROGEN AND POTASSIUM.

LANDSCAPE MATERIALS

ANTI-DESSICANT: 'WILT-PRUF', 'DOWWAX', 'FOLIGARD' OR OWNER APPROVED EQUAL. APPLY PER MANUFACTURER'S RECOMMENDATIONS.

BURLAP: BURLAP USED IN ALL 'B&B' NURSERY STOCK MUST BE OF 100% BIODEGRADABLE, NATURAL FIBER PER ANSI Z-60.1. ABSOLUTELY NO SYNTHETIC FABRIC (i.e. LENO) WILL BE PERMITTED. ALL B&B MATERIAL SHALL BE SOURCED FROM NURSERIES ASSOCIATED WITH 'ROOTS PLUS'.

FRICTION GUARD: NEW, MINIMUM 1/2" INSIDE DIAMETER, REINFORCED, 2-PLY, BLACK RUBBER HOSE.

GUY WIRE: WIRE SHALL BE 10 GAUGE ANNEALED, GALVANIZED IRON. EACH WIRE IS TO BE DEMARCATED WITH WHITE SURVEYOR'S TAPE OR 1/2" DIA. WHITE TUBING.

OSMOCOTE: TIME CONTROL RELEASE FERTILIZER AS MANUFACTURED BY SIERRA CHEMICAL COMPANY.

MULCH: SEE PLANT SCHEDULE FOR SPECIFICATIONS.

PEAT: MILLED CANADIAN SPAGNUM PEAT, MIN. 90% ORGANIC, LOW SALT, LOW ALKALINITY, LIGHT BROWN AND FIBROUS, FREE OF ROCKS AND EXCESSIVE STICKS. CONSISTENT pH LEVEL BETWEEN 4.0 AND 5.0. HAVING NO PARTICLES GREATER THAN 1/2" DIAMETER.

TOPSOIL: HOMESTEAD TOPSOIL WITH 60/70% INLAND MUCK AND 20/30% SAND.

PERLITE: COARSE OR NO. 2 PERLITE, FREE OF WEEDS AND IMPURITIES.

PRE-EMERGENT HERBICIDE: COMMERCIAL GRADE, COMBINATION OF SURFLAN AND GALLERY WITH A DYE MARKER. APPLY PER MANUFACTURER'S RECOMMENDATIONS.

SAND: MEDIUM-COARSE SAND GRADE CORTONA, FREE DRAINING, WITH FINE PLUS VERY FINE RATION NOT TO EXCEED 25% BY VOLUME.

TREE GUYS: 'TREE SAVER' AS MANUFACTURED BY LAWSON LANDSCAPE PRODUCTS.

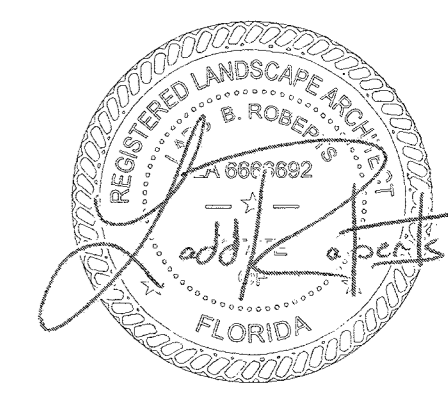
TREE STAKES: NEW, MINIMUM 2" DIA. X 8'-0" PRESSURE TREATED LODGE POLE PINE POINTED AT ONE END. A MINIMUM OF 50% OF POLE IS TO BE IMBEDDED.

TREE TIES: 'CINCH TIES', 32" AS MANUFACTURED BY V.I.T. PRODUCTS INC.

TRIPLE SUPER PHOSPHATE: GRANULAR COMMERCIAL GRADE, 42-47% P205.

TURNBUCKLES: 6" LONG, GALVANIZED STEEL TO BE HAND TIGHTENED.

REWETTING AGENT: 'SATURAID' AS MANUFACTURED BY FLORIKA E.S.A. CORP.



Mitchell Planning & Design, Inc.
 15450 SE 103rd Place Road
 Ocklawaha, Florida 32179
 352.288.0401/305.509.0966
 mitchellplanningdesign@gmail.com

Revisions:

Date: 02.15.16
 Scale: As Notd
 File: 16-FO-
 Drawn: BM
 Sheet:

PP:0

SUNSET MARINA
KEY WEST, FLORIDA