

EXISTING VEGETATION NOTES

1. ALL EXISTING SPECIMENS OF PROTECTED SPECIES WILL REMAIN IN PLACE OR BE RELOCATED ON SITE IN DESIGNATED RECEPTOR AREAS AND RELOCATED TO BUFFERS.
2. RECEPTOR AREA SHALL BE PROTECTED WITH TEMPORARY CONSTRUCTION FENCING.
3. TEMPORARY IRRIGATION SHALL BE PROVIDED FOR ALL RELOCATED VEGETATION. SPECIMENS OF PROTECTED SPECIMENS TO BE RELOCATED SHALL BE FLAGGED PRIOR TO RELOCATION AND REMAIN TAGGED UNTIL FINAL SITE INSPECTION.
4. ALL CITY REQUIRED INVASIVE EXOTIC VEGETATION WILL BE REMOVED FROM SITE. SITE TO BE KEPT CLEAR OF CITY REQUIRED EXOTICS IN PERPETUITY.
5. LARGE INACCESSIBLE INVASIVE EXOTICS MAY BE TREATED WITH CITY APPROVED HERBICIDE AND KILLED IN PLACE.
6. ALL INVASIVE EXOTICS TO BE REMOVED PER CITY CODE. INVASIVE EXOTICS PER CITY OF SANIBEL INCLUDE: BRAZILIAN PEPPER (SCHINUS TERBINTHIFOLIUS), MOTHER IN LAW TOUNGUE, INKBERRY (SCEVOLA TACCADA), MELALEUCA (MELALEUCA QUINQUENERVIA), JAVA PLUM (SYNZYGIUM CUMINI), LEAD TREE (LEUCAENA LEUCOCEPHALA), AIR POTATO (DIOSCOREA BULBIFERA), EARLEAF ACACIA (ACACIA AURICULIFORMIS).
7. FINAL VEGETATION COUNTS TO BE DETERMINED FOLLOWING EXOTIC REMOVAL. FINAL PLAN SHALL BE MINIMUM 75% NATIVE/25% NON-INVASIVE EXOTIC.
8. TRIMMING FOR HEIGHT REDUCTION OF THE FOLLOWING SPECIES IS NOT PERMITTED; JOEWOOD, SEA OATS, BAY CEDAR, CABBAGE PALM.
9. ALL VEGETATION SHALL BE INSTALLED IN A SOUND WORKMANLIKE MANNER AND ACCORDING TO GOOD PLANTING PROCEDURES, WITH THE QUALITY OF PLANT MATERIALS AS DESCRIBED IN THE CITY OF SANIBEL NOTES.

City of Sanibel Natural Resources Department

This document was reviewed and approved by:
Dana L. Dettmar, Environmental Biologist 03/11/2025

EXISTING NATIVE VEGETATION COUNTS

SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL	REMAIN	REMOVE	RELOCATE
S	SABAL PALM	SABAL PALMETTO	29	16	0	13
GL	GUMBO LIMBO	BURSERA SIMARUBA	1	1	0	0
SG	SEAGRAPE	COCCO UVIFERA	6	5	0	1
SF	STRANGLER FIG	FICUS AUREA	5	4	1*	0
M	MASTIC	SIDEROXYLON FOETIDISSIMUM	2	2	0	0
GB	GREEN BUTTON	CONOCARPUS ERECTUS	122	121	0	1
SB	SILVER BUTTONWOOD	CONOCARPUS ERECTUS	1	0	0	1
SC	NATIVE INKBERRY	SCAEVOLA PLUMIERI	2	2	0	0
JD	JAMAICAN DOGWOOD	PISCIDIA PISCIPULA	1	1	0	0

*REMOVE DUE TO HURRICANE DAMAGE. MITIGATE 3 TO 1.

EXISTING EXOTIC VEGETATION COUNTS

SYMBOL	COMMON NAME	TOTAL	REMAIN	REMOVE	RELOCATE
MAH	MAHOE	5	0	5	0
AP	AUSTRALIAN PINE	40	0	40	0
CL	CRINUM LILY	2	0	2	0
A	ARECA PALM	8	0	8	0
SYL	SYLVESTER PALM	1	0	1	0
W	WASHINGTONIA PALM	5	0	5	0
AD	CHRISTMAS PALM	1	0	0	1

LEGEND

XX

TREE/PALM/SHRUB TO REMAIN

XX

TREE/PALM/SHRUB TO BE RELOCATED

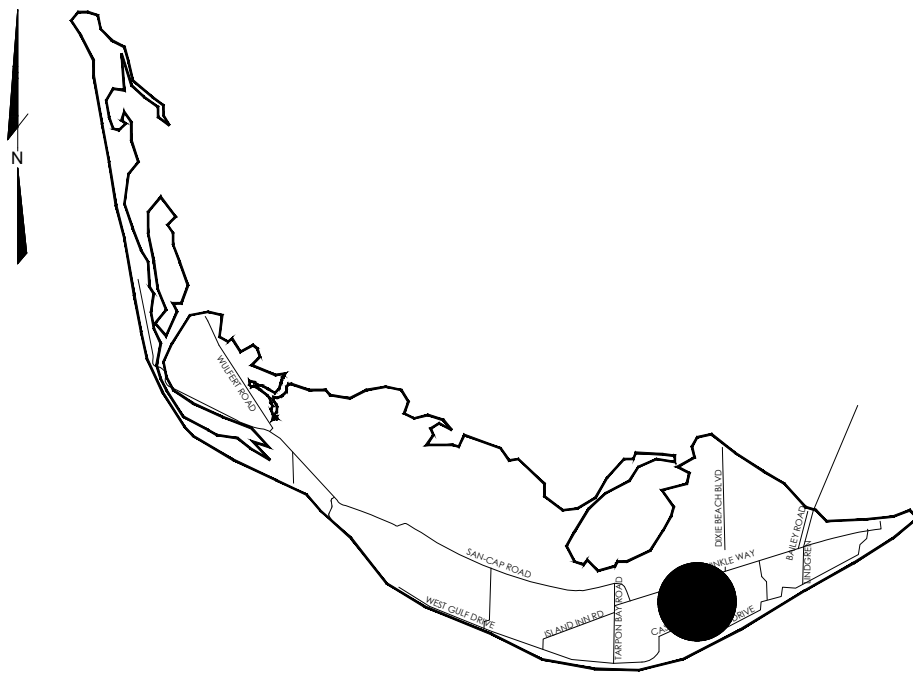
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TREE/PALM/SHRUB TO BE REMOVED

VEGETATION PROTECTION FENCE

RELOCATION AREA

VICINITY MAP



RS WALSH
LANDSCAPING, INC.
8050 PENZANCE BLVD. FORT MYERS
FLORIDA 33912
TEL: 239-768-5655
WWW.RSWALSH.COM

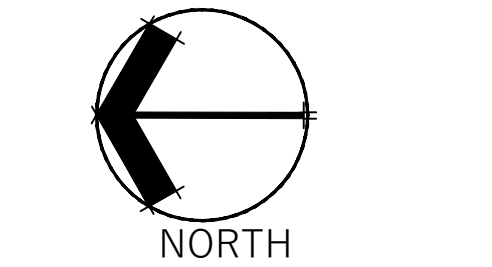
RIVERVIEW BELOW-MARKET
HOUSING PROJECT OF SANIBEL CHR

1517 PERIWINKLE WAY
SANIBEL, FLORIDA 33957

EXISTING VEGETATION PLAN - FRONT (PHASE 1)

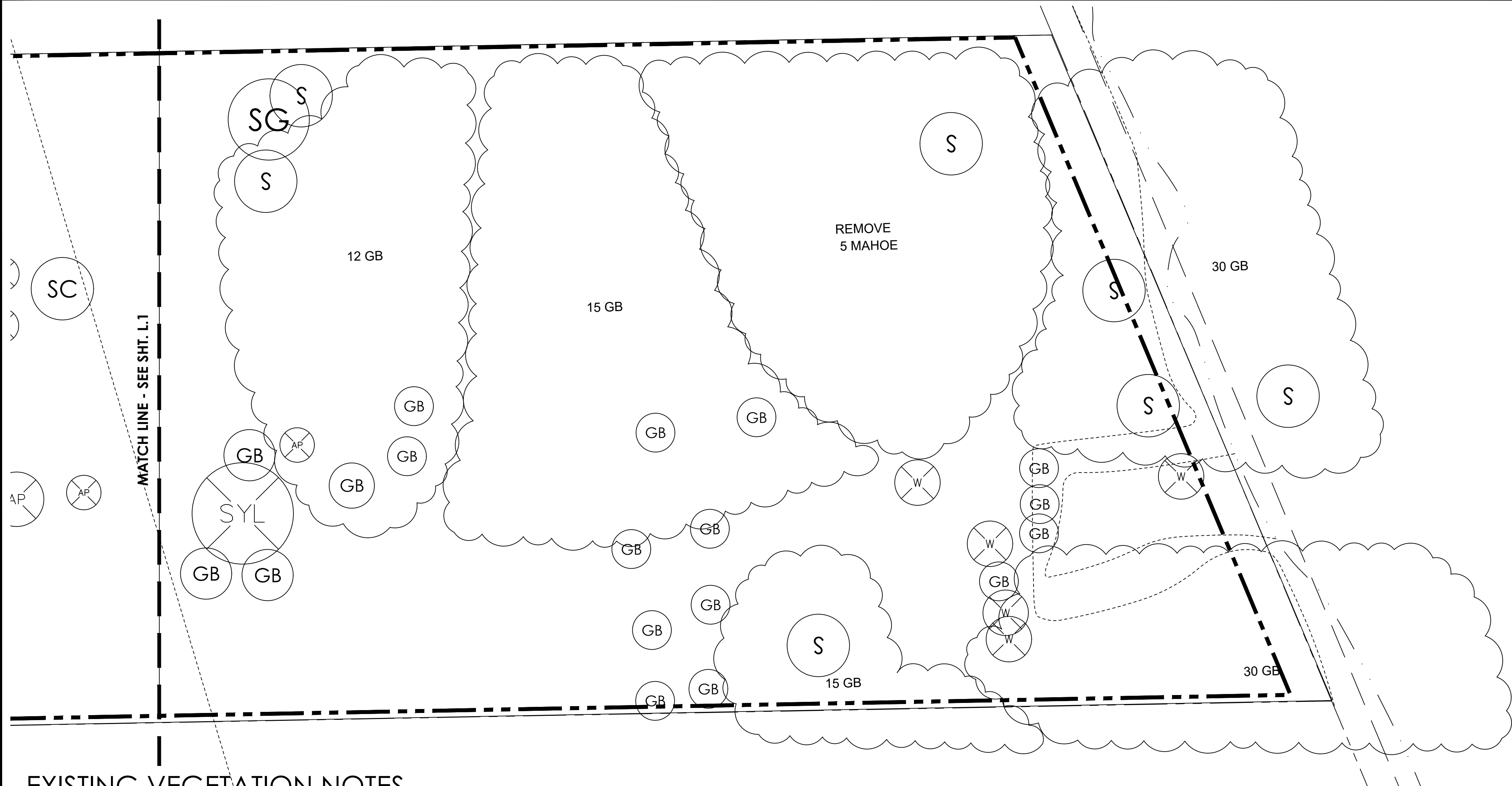
DRAWINGS SCHEDULE
EXISTING VEGETATION PLAN - FRONT
EXISTING VEGETATION PLAN - BACK
LANDSCAPE PLAN - FRONT
LANDSCAPE PLAN - BACK
VEGETATION CALCULATIONS
LANDSCAPE DETAILS & SPECIFICATIONS
L1
L2
L3
L4
L5
L6

SIGN & SEAL DATE:



DESIGNED BY: KATIA OLMSTEAD
DATE: 02/08/2025
SCALE: 1"=10'-0"

REVISIONS
REV 1. 11/24/2025
REV 2. 01/16/2025
REV 3. 01/27/2024
REV 4. XX-XX-XX
REV 5. XX-XX-XX
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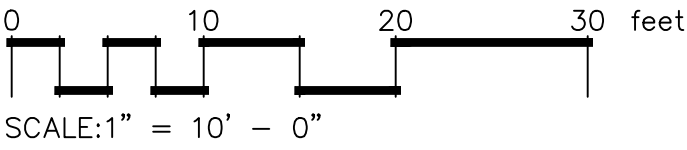
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*REMOVE DUE TO HURRICANE DAMAGE. MITIGATE 3 TO 1.

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XX

TREE/PALM/SHRUB TO REMAIN

XX

TREE/PALM/SHRUB TO BE RELOCATED

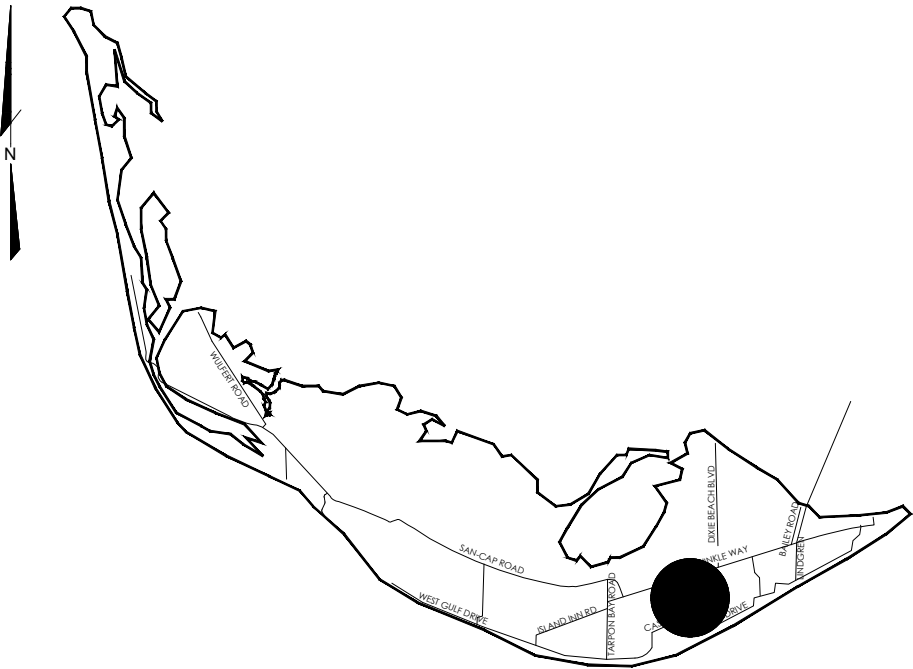
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TREE/PALM/SHRUB TO BE REMOVED

VEGETATION PROTECTION FENCE

RELOCATION AREA

VICINITY MAP





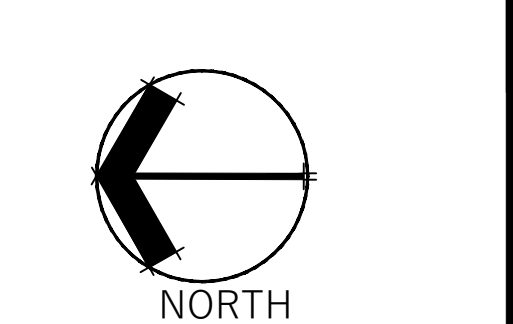
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EXISTING VEGETATION PLAN - BACK (PHASE 1)

DRAWINGS SCHEDULE
EXISTING VEGETATION PLAN - FRONT EXISTING VEGETATION PLAN - BACK LANDSCAPE PLAN - FRONT LANDSCAPE PLAN - BACK VEGETATION CALCULATIONS LANDSCAPE DETAILS & SPECIFICATIONS

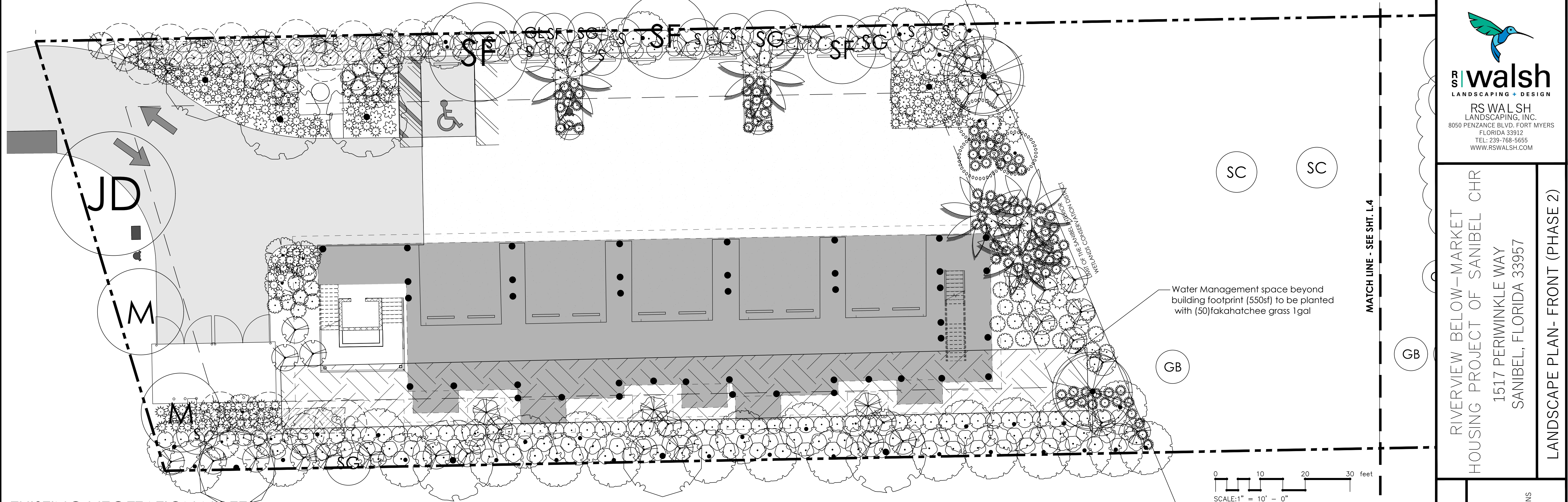
SIGN & SEAL DATE:



NORTH

DESIGNED BY: KATIA OLMSTEAD
DATE: 02/08/2025
SCALE: 1"=10'-0"

REVISIONS
REV 1. 11/24/2024
REV 2. 01/16/2025
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PLANT SCHEDULE

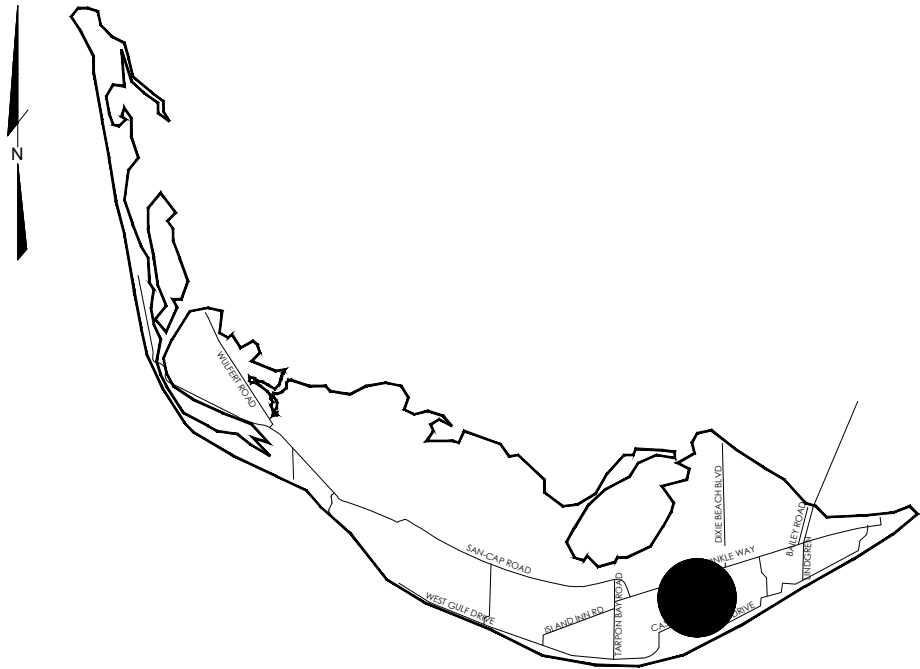
SYMBOL	BOTANICAL / COMMON NAME
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	CLUSIA ROSEA / AUTOGRAPH TREE
	CONOCARPUS ERECTUS / BUTTONWOOD
	EUGENIA FOETIDA / SPANISH STOPPER
	FICUS AUREA / STRANGLER FIG
	LEUCOTHRIX MORRISII / KEY THATCH PALM
	MYRCIANTHES FRAGRANS / SIMPSON'S STOPPER
	MYRICA CERIFERA / WAX MYRTLE
	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK

	ROYSTONEA REGIA / ROYAL PALM
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SHRUBS	
	ALCANTAREA IMPERIALIS 'MALBEC' / MALBEC IMPERIALIS BROMELIAD
	CHRYSOBALANUS ICACO / COCO PLUM
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	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS
	PSYCHOTRIA NERVOSA / WILD COFFEE
	SABAL SERRULATA / SAW PALMETTO
	ZAMIA FLORIDANA / FLORIDA COONTIE

NOTES

- 1. LANDSCAPE TO BE MINIMUM 75% NATIVE, 25% NON-NATIVE SPECIES
- 2. ANY EXISTING NON-NATIVE VEGETATION WITHIN BUFFER AREAS TO BE REMOVED.
- 3. BUFFERS TO BE 100% NATIVE, ALLOWING USE OF 85% OF REQUIRED PLANTS (SEC.122-49)
- 4. MITIGATE 1 DAMAGED STRANGLER FIG WITH 3 NEW STRANGLER FIGS.

VICINITY MAP



DRAWINGS SCHEDULE

L1	EXISTING VEGETATION PLAN - FRONT
L2	EXISTING VEGETATION PLAN - BACK
L3	LANDSCAPE PLAN - FRONT
L4	LANDSCAPE PLAN - BACK
L5	VEGETATION CALCULATIONS
L6	LANDSCAPE DETAILS & SPECIFICATIONS

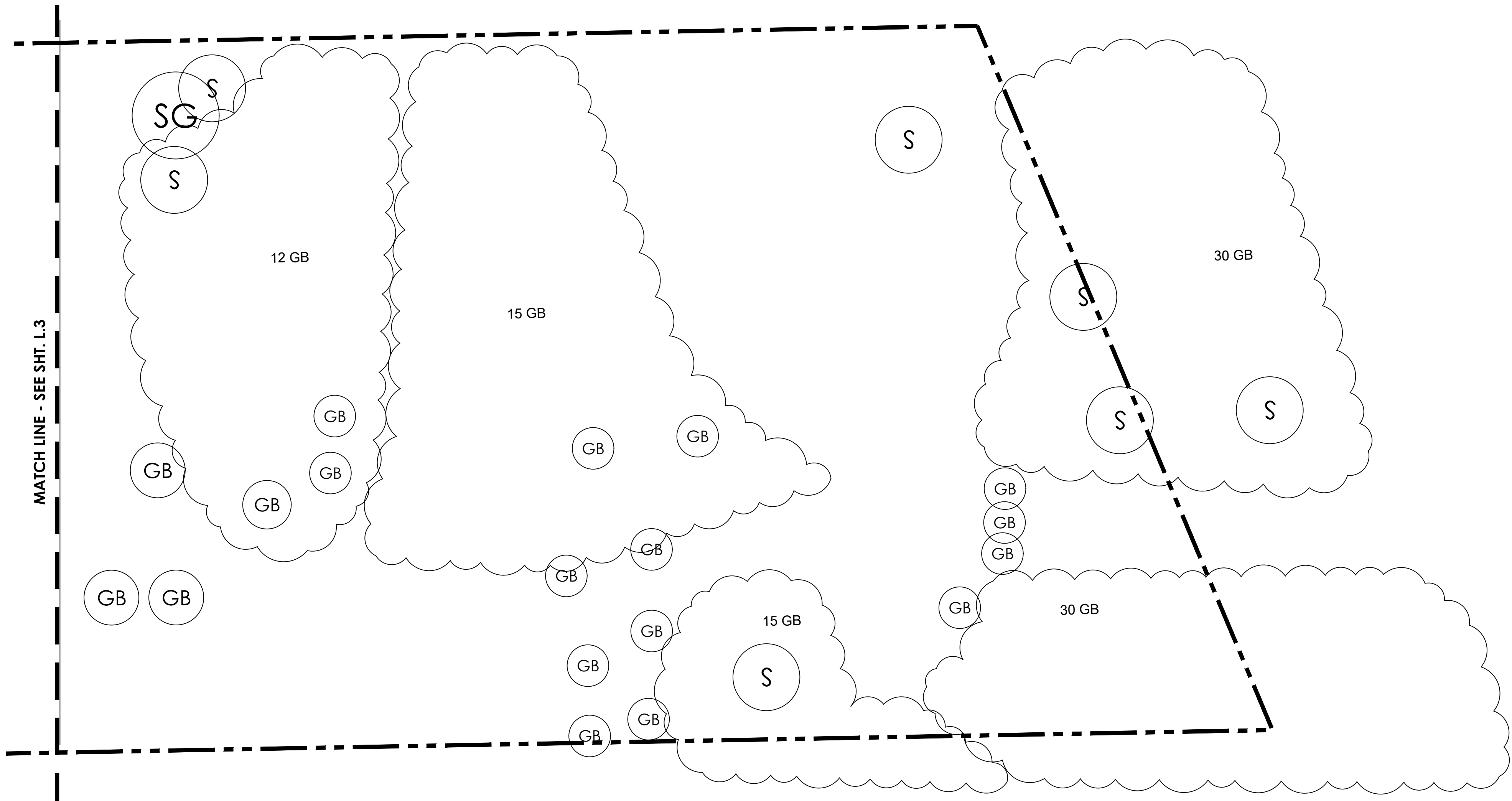
SIGN & SEAL DATE:



DESIGNED BY: KATIA OLMSTEAD
DATE: 02/08/2025
SCALE: 1"=10'-0"

REVISIONS

REV	1.	11/24/2024
REV	2.	01/16/2025
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REV	4.	XX-XX-XX
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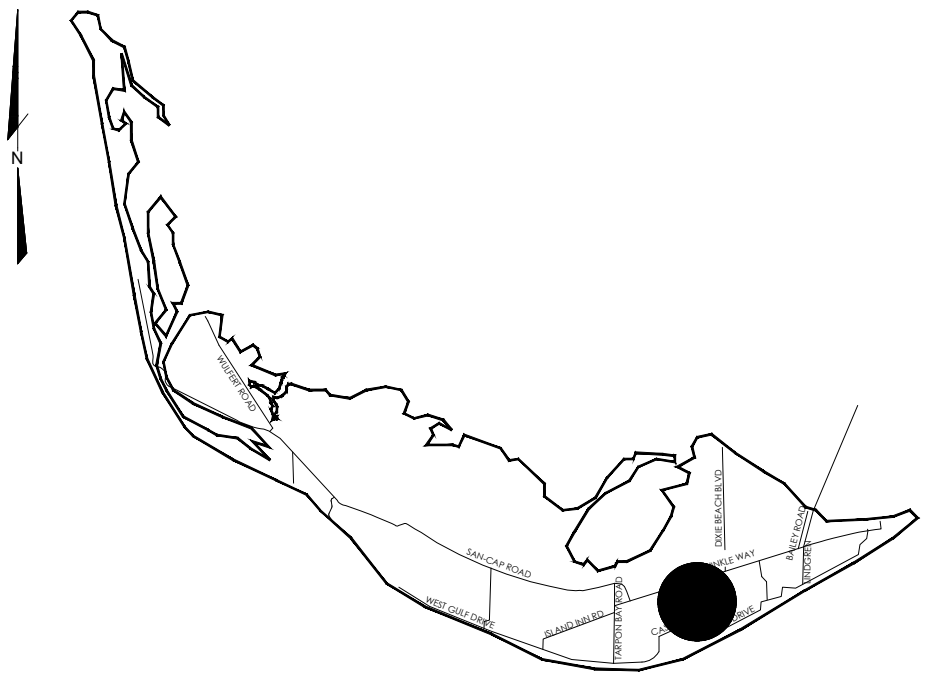
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SHRUBS	
	ALCANTAREA IMPERIALIS 'MALBEC' / MALBEC IMPERIALIS BROMELIAD
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	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS
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NOTES

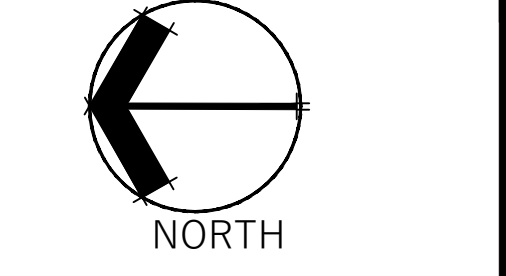
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- MITIGATE 1 DAMAGED STRANGLER FIG WITH 3 NEW STRANGLER FIGS.

VICINITY MAP



DRAWINGS SCHEDULE	EXISTING VEGETATION PLAN - FRONT EXISTING VEGETATION PLAN - BACK LANDSCAPE PLAN - FRONT LANDSCAPE PLAN - BACK VEGETATION CALCULATIONS LANDSCAPE DETAILS & SPECIFICATIONS
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7.	XX-XX-XX	
8.	XX-XX-XX	

SOUTH BUFFER AREA CALCULATIONS:

TOTAL AREA=1575 SF OF REQUIRED PLANTING AREA
1 LARGE TREE OR MEDIUM TREE PER 75 SQ.FT. OF THE REQUIRED BUFFER AREA,
WITH A MINIMUM OF SIX (6) DIFFERENT SPECIES OF NATIVE PLANTS INCLUDED.
BUFFER TO BE 100% NATIVE, ALLOWING USE OF 85% OF REQUIRED PLANTS (SEC.122-49).

1575 SF/75=21 LARGE/MEDIUM TREES TYPICALLY REQUIRED
21 x .85= 18 (18 LARGE/MEDIUM TREES REQUIRED)

EXISTING LARGE/MEDIUM TREE NUMBERS IN SOUTHERN BUFFER:
(2) SABAL PALM

2 EXISTING LARGE/MEDIUM TREES (100% NATIVE)

TOTAL LARGE / MEDIUM TREES REQUIRED TO BE INSTALLED:
16 TREES/PALMS (100% NATIVE)

(8) GREEN BUTTONWOOD
(2) WILD MASTIC
(3) AUTOGRAPH TREE
(3) ROYAL PALM
(1) STRANGLER FIG

19 TOTAL LARGE/MEDIUM TREES (100% NATIVE)

1 SMALL TREE / MEDIUM SHRUB PER 30 SQ.FT. OF THE REQUIRED BUFFER AREA.
WITH A MINIMUM OF FIVE (5) DIFFERENT SPECIES OF NATIVE PLANTS INCLUDED.
BUFFER TO BE 100% NATIVE, ALLOWING USE OF 85% OF REQUIRED PLANTS (SEC.122-49).

1575 SF/30=53 SMALL TREES AND MEDIUM SHRUBS TYPICALLY REQUIRED
53 X .85= 45 (45 SMALL TREES/MEDIUM SHRUBS REQUIRED)

0 EXISTING SMALL TREES/ MEDIUM SHRUBS

TOTAL SMALL TREE/ MEDIUM SHRUBS REQUIRED TO BE INSTALLED:
45 SMALL TREE/ MEDIUM SHRUBS (100% NATIVE)

(8) COCOPLUM
(11) SAW PALMETTO
(20) FIREBUSH
(1) WAX MYRTLE
(12) SIMPSON STOPPER

52 TOTAL SMALL TREE/MEDIUM SHRUBS (100% NATIVE)

1 SMALL SHRUB / GROUNDCOVER PER 25 SQ.FT. OF THE REQUIRED BUFFER AREA.
WITH A MINIMUM OF THREE (3) DIFFERENT SPECIES OF NATIVE PLANTS INCLUDED.
BUFFER TO BE 100% NATIVE, ALLOWING USE OF 85% OF REQUIRED PLANTS (SEC.122-49).

1575 SF/25=63 SMALL SHRUBS/ GROUNDCOVERS TYPICALLY REQUIRED
63 X .85= 54 (54 SMALL SHRUBS/ GROUNDCOVERS REQUIRED)

0 EXISTING SMALL SHRUB/GROUNDCOVER:

TOTAL SMALL SHRUBS/ GROUNDCOVERS REQUIRED TO BE INSTALLED:
54 SMALL SHRUBS/ GROUNDCOVERS (100% NATIVE)

(17) WILD COFFEE
(17) COONTIE
(74) MUHLY GRASS

108 TOTAL SMALL SHRUBS/GROUNDCOVER (100% NATIVE)

EAST BUFFER AREA CALCULATIONS:

TOTAL AREA=3157.5 SF OF REQUIRED PLANTING AREA
1 LARGE TREE OR MEDIUM TREE PER 75 SQ.FT. OF THE REQUIRED BUFFER AREA,
WITH A MINIMUM OF SIX (6) DIFFERENT SPECIES OF NATIVE PLANTS INCLUDED.
BUFFER TO BE 100% NATIVE, ALLOWING USE OF 85% OF REQUIRED PLANTS (SEC.122-49).

3157.5 SF/75=42 LARGE/MEDIUM TREES TYPICALLY REQUIRED
42 x .85= 36 (36 LARGE/MEDIUM TREES REQUIRED)

EXISTING LARGE/MEDIUM TREE NUMBERS IN SOUTHERN BUFFER:
(18) SABAL PALM
(4) STRANGLER FIG
(1) GREEN BUTTONWOOD
(2) SEAGRAPE
(1) GUMBO LIMBO

26 EXISTING LARGE/MEDIUM TREES (100% NATIVE)

TOTAL LARGE / MEDIUM TREES REQUIRED TO BE INSTALLED:
10 TREES/PALMS (100% NATIVE)

(5) GREEN BUTTONWOOD
(1) WILD MASTIC
(2) ROYAL PALM
(2) STRANGLER FIG

36 TOTAL LARGE/MEDIUM TREES (100% NATIVE)

1 SMALL TREE / MEDIUM SHRUB PER 30 SQ.FT. OF THE REQUIRED BUFFER AREA.
WITH A MINIMUM OF FIVE (5) DIFFERENT SPECIES OF NATIVE PLANTS INCLUDED.
BUFFER TO BE 100% NATIVE, ALLOWING USE OF 85% OF REQUIRED PLANTS (SEC.122-49).

3157.5 SF/30=105 SMALL TREES AND MEDIUM SHRUBS TYPICALLY REQUIRED
105 X .85= 90(90 SMALL TREES/MEDIUM SHRUBS REQUIRED)

EXISTING SMALL TREES/ MEDIUM SHRUBS:
(1) SILVER BUTTONWOOD

TOTAL SMALL TREE/ MEDIUM SHRUBS REQUIRED TO BE INSTALLED:
89 SMALL TREE/ MEDIUM SHRUBS (100% NATIVE)

(45) COCOPLUM
(6) SAW PALMETTO
(21) FIREBUSH
(6) WAX MYRTLE
(19) SIMPSON STOPPER

98 TOTAL SMALL TREE/MEDIUM SHRUBS (100% NATIVE)

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3157.5 SF/25=126 SMALL SHRUBS/ GROUNDCOVERS TYPICALLY REQUIRED
126 X .85= 107 (107 SMALL SHRUBS/ GROUNDCOVERS REQUIRED)

0 EXISTING SMALL SHRUB/GROUNDCOVER:

TOTAL SMALL SHRUBS/ GROUNDCOVERS REQUIRED TO BE INSTALLED:
107 SMALL SHRUBS/ GROUNDCOVERS (100% NATIVE)

(37) WILD COFFEE
(67) COONTIE
(10) MUHLY GRASS

114 TOTAL SMALL SHRUBS/GROUNDCOVER (100% NATIVE)

WEST BUFFER AREA CALCULATIONS:

TOTAL AREA=3315 SF OF REQUIRED PLANTING AREA
1 LARGE TREE OR MEDIUM TREE PER 75 SQ.FT. OF THE REQUIRED BUFFER AREA,
WITH A MINIMUM OF SIX (6) DIFFERENT SPECIES OF NATIVE PLANTS INCLUDED.
BUFFER TO BE 100% NATIVE, ALLOWING USE OF 85% OF REQUIRED PLANTS (SEC.122-49).

3315 SF/75=44 LARGE/MEDIUM TREES TYPICALLY REQUIRED
44 x .85= 38 (38 LARGE/MEDIUM TREES REQUIRED)

EXISTING LARGE/MEDIUM TREE NUMBERS IN SOUTHERN BUFFER:
(5) SABAL PALM
(2)SEAGRAPE
(1)WILD MASTIC

8 EXISTING LARGE/MEDIUM TREES (100% NATIVE)

TOTAL LARGE / MEDIUM TREES REQUIRED TO BE INSTALLED:
30 TREES/PALMS (100% NATIVE)

(26) GREEN BUTTONWOOD
(1) WILD MASTIC
(1) LIVE OAK
(2) GUMBO LIMBO

30 TOTAL LARGE/MEDIUM TREES (100% NATIVE)

1 SMALL TREE / MEDIUM SHRUB PER 30 SQ.FT. OF THE REQUIRED BUFFER AREA.
WITH A MINIMUM OF FIVE (5) DIFFERENT SPECIES OF NATIVE PLANTS INCLUDED.
BUFFER TO BE 100% NATIVE, ALLOWING USE OF 85% OF REQUIRED PLANTS (SEC.122-49).

3315 SF/30=111 SMALL TREES AND MEDIUM SHRUBS TYPICALLY REQUIRED
111 X .85= 95 (95 SMALL TREES/MEDIUM SHRUBS REQUIRED)

0 EXISTING SMALL TREES/ MEDIUM SHRUBS

TOTAL SMALL TREE/ MEDIUM SHRUBS REQUIRED TO BE INSTALLED:
95 SMALL TREE/ MEDIUM SHRUBS (100% NATIVE)

(71) COCOPLUM
(3) WAX MYRTLE
(15) SIMPSON STOPPER
(3) SPANISH STOPPER
(3) KEY THATCH PALM

95 TOTAL SMALL TREE/MEDIUM SHRUBS (100% NATIVE)

1 SMALL SHRUB / GROUNDCOVER PER 25 SQ.FT. OF THE REQUIRED BUFFER AREA.
WITH A MINIMUM OF THREE (3) DIFFERENT SPECIES OF NATIVE PLANTS INCLUDED.
BUFFER TO BE 100% NATIVE, ALLOWING USE OF 85% OF REQUIRED PLANTS (SEC.122-49).

3315 SF/25=133 SMALL SHRUBS/ GROUNDCOVERS TYPICALLY REQUIRED
133 X .85= 113 (113 SMALL SHRUBS/ GROUNDCOVERS REQUIRED)

0 EXISTING SMALL SHRUB/GROUNDCOVER:

TOTAL SMALL SHRUBS/ GROUNDCOVERS REQUIRED TO BE INSTALLED:
113 SMALL SHRUBS/ GROUNDCOVERS (100% NATIVE)

(62) WILD COFFEE
(30) COONTIE
(16) MUHLY GRASS
(25) FAKAHATCHEE GRASS

133 TOTAL SMALL SHRUBS/GROUNDCOVER (100% NATIVE)

INTERIOR LANDSCAPING CALCULATIONS

OFF STREET PARKING AREAS SHALL HAVE AT LEAST 20SF OF INTERIOR LANDSCAPING FOR EACH PARKING SPACE

PARKING SPACES=20
20 (PARKING SPACE) X 20SF =
400SF OF INTERIOR LANDSCAPING NEEDED

EACH 200SF OF LANDSCAPED AREA SHALL HAVE AT LEAST ONE LARGE/MEDIUM TREE, FIVE SMALL TREES/MEDIUM SHRUBS AND EIGHT SMALL SHRUBS OR GROUNDCOVER PLANTS AT LEAST 75 PERCENT OF WHICH ARE NATIVE PLANTS
LOW GRASSES SUCH AS ST.AUGUSTINE, BAHIA, BERMUDA, AND ZOYSIA GRASSES AND OTHER EXOTIC GRASSES AND VINES SHALL NOT BE USED (SANIBEL MUNI-CODE, SECTION 126-1405)

LARGE/ MEDIUM TREE REQUIREMENTS:
NEEDED: 2 LARGE/ MEDIUM TREES
(2) GUMBO LIMBO

2 LARGE/MEDIUM TREE TO BE INSTALLED (100% NATIVE)

SMALL TREE/MEDIUM SHRUBS REQUIREMENTS:
NEEDED: 10 SMALL TREE/MEDIUM SHRUBS
(3) KEY THATCH PALM
(5) SIMPSON STOPPER
(18) FIREBUSH

26 SMALL TREE/MEDIUM SHRUBS TO BE INSTALLED (100% NATIVE)

SMALL SHRUBS OR GROUNDCOVERS:
NEEDED: 16 SMALL SHRUBS/GROUNDCOVERS
(66) COONTIE
(29) MUHLY
(11) IMPERIAL BROMELIADS

106 SMALL SHRUBS/GROUNDCOVERS TO BE INSTALLED (89% NATIVE)

PART 1 – GENERAL

- 1.1 SCOPE
- A. Furnish all labor, materials, supplies, equipment, tools, and transportation, and perform all operations in connection with and reasonably incidental for a complete installation of the planting. Guarantee/Warranty all plantings as identified on the drawings and specified herein.
1. Site Preparation for Planting: including removal of existing plant material.
2. Planting of Trees, Shrubs, Groundcover, Bedding Plants, Specialty Plantings
3. Soil testing, amendments and topsoil placement
4. Fertilizers, herbicides and pesticides
5. Miscellaneous items such as mulch, staking and guying, and edging.
- B. Related Sections: Other work included in the construction related to this section include:
1. Irrigation – Section 02913
2. Lawns – Section 02910
3. Grounds Maintenance Services – Section 02920

- 1.2 GENERAL CONDITIONS
- A. All scaled dimensions are approximate. Check and verify all site dimension and receive Owner's approval prior to proceeding with the work under this section.
- B. Coordinate installation of all plant materials to avoid interference with other construction.
- C. Keep the premises clean and free of excess equipment, materials and debris incidental to the work.
- D. Protect work and work of others at all times in the performance of the work.
- E. Carefully note all finish grades before commencing work. Restore any finish grade changed during course of this work to its original or intended grade.

- 1.3 SUBMITTALS
- A. If this project includes Conditions of the Contract and Division 1 Specifications, submit all documents in accordance with their requirements.
- B. Provide a photograph of each species and specific form of tree or shrub in the planting legend. Each photo shall be in color with a scaled object next to the plant. Label each photograph with the following: Botanical Name, Common Name, Size, Nursery Name, Cost. Submit all photographs to the landscape architect for review and approval a minimum of two (2) weeks prior to beginning of landscape work.
- C. Product literature with certified analysis (if appropriate) for the following: Soil amendments, pesticides, herbicides, growth stimulants, etc.
- D. Firm Qualifications including: Name and Address of Company, Years of Operation, Owner Name, Project Manager Name, Plant Supervisor Name, list of five (5) projects of similar size completed within last two (2) years with owner contact information.
- E. Testing reports from qualified independent testing agency (State Extension Service Accepted) showing the following: Existing Soils, topsoil. Planting soil. Soils analysis shall indicate percentages of organic matter, inorganic matter (sand, silt, clay), pH, mineral and plant nutrient including micro-nutrient content.

- 1.4 QUALITY ASSURANCE
- A. Provide quality, size, genus, species and variety of trees and shrubs as indicated on the plans and complying with applicable requirements of ANSI Z60.1 "American Standard for Nursery Stock."
- B. Tree and Shrub material shall meet the minimum requirements of Florida No. 1 as specified by the latest edition of Florida Grades and Standards. Plants indicated as specimen shall meet the minimum requirements of "Florida Fancy" as specified by Florida Grades and Standards Part I and II.
- C. Measurements: Measure trees and shrubs according to ANSI Z60.1 with branches and trunks or canes in their normal position. Do not pick up trees without Landscape Architects approval. Take caliper measurements 6 inches above ground for trees up to 4 inch caliper and 12 inches above ground for larger sizes. Measure main body of tree or shrub for height and spread, do not measure to tip of branching.

- 1.5 DELIVERIES, STORAGE AND HANDLING
- A. Packaged Materials: Deliver packaged materials in containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site. Storage of materials on site shall be maintained in a clean and orderly manner.
- B. Trees and Shrubs: Protect from sunscald, drying, sweating, whipping and other handling and tying damage. Do not bend or bind branches in such a manner as to damage the natural shape or character of the plant. Provide protective cover during deliver and at all times protect plants from wind damage. Do not drop trees or shrubs during delivery. Do not pick up trees from trunk. Any mishandling of plant material leading to damage of material shall be cause for rejection.
- C. Deliver plant material after preparations for planting have been completed. Install immediately. If planting is delayed more than six (6) hours after deliver, set plant material in shade, protect from weather and mechanical damage and protect roots from drying. Water to keep roots moist.

- 1.6 PROJECT CONDITIONS
- A. Utilities: Determine location of above grade and underground utilities and perform work in a manner, which will avoid damage. Contact SUNSHINE at 1-800-432-4770 at least 48 hours before digging.
- B. Excavation: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, obstructions, or foul smelling soils, notify Landscape Architect prior to planting.

- 1.7 COORDINATION AND SCHEDULING
- A. Coordinate installation of planting materials with the construction of other trades on site. Contractor shall be responsible to insure proper watering of plant material until acceptance by the owner. Do not knowingly plant trees or shrubs in locations where other construction is planned requiring the removal of the plant.

- 1.8 WARRANTY
- A. Warrant all Trees, Palms or Specialty Plants for a period of 1 year from the date of owner acceptance against defects including death and unsatisfactory growth (plant with more than 25% dead or damaged structure shall be removed), and for defects resulting from installation techniques contrary to those identified in the contract documents or poor conditions or health of plant from the nursery. Warranty shall be respective to the landscape contractors maintenance responsibilities.
- B. Warrant all Shrub, Groundcover, and Bedding plants for a period of 3 months from the date of owner acceptance against defects including death or unsatisfactory growth including disease or pest infestation.
- C. Warranty period shall begin at the date of acceptance by the owner. A letter of acceptance will be provided following the satisfactory completion of all final punch list items.
- D. Rejected plants shall be immediately removed and replaced with a plant meeting the original specification.

PART 2 – PRODUCTS

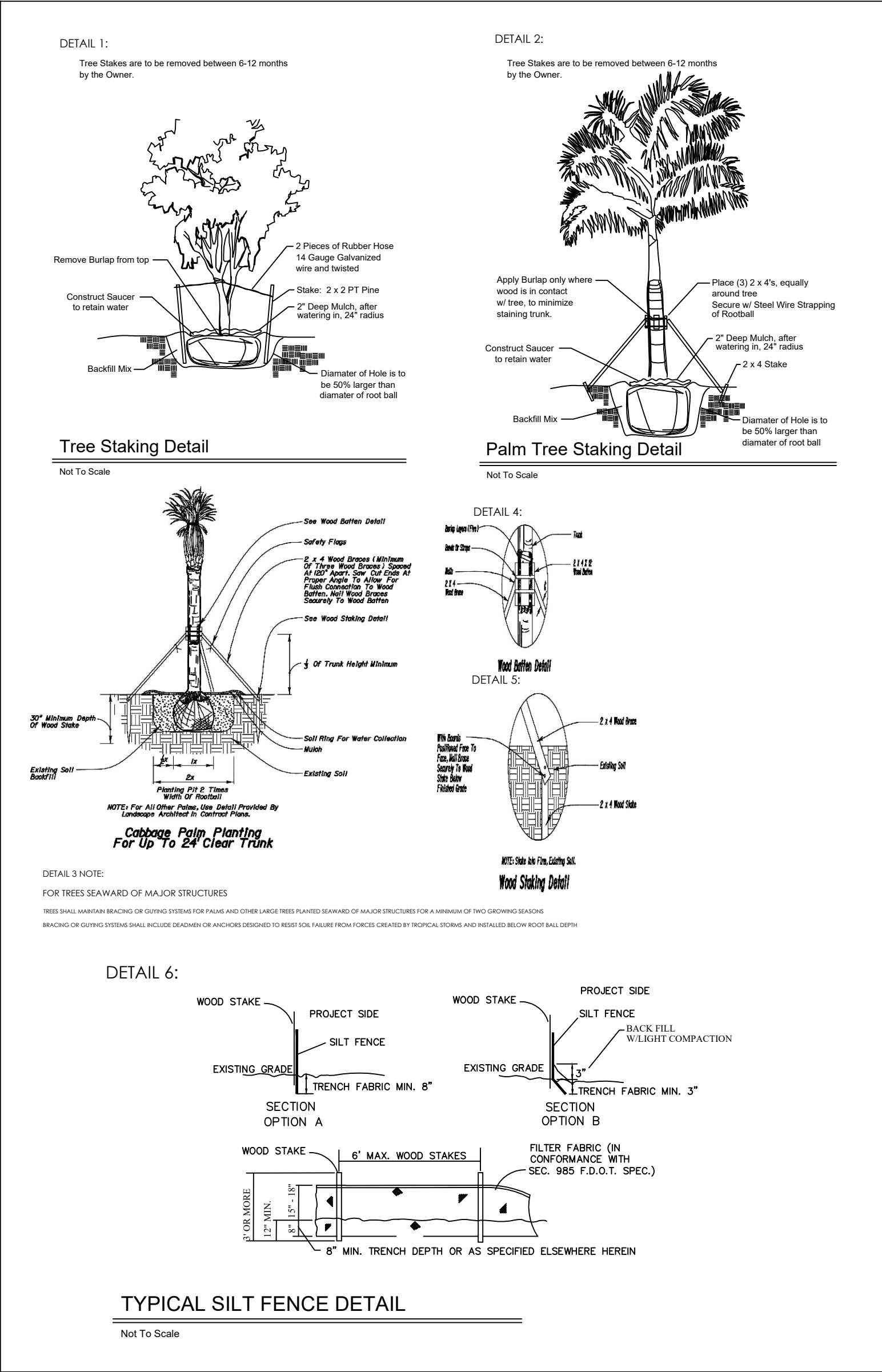
- 2.1 TREE AND SHRUB MATERIAL
- A. General: Furnish nursery-grown trees and shrubs conforming to ANSI Z60.1, with healthy root systems. Provide well-shaped, fully branched, healthy vigorous stock free of disease, insects, eggs, larvae and defects such as knots, sun scald, injuries, abrasions and discoloration.
- B. Grade: Provide trees and shrubs of sizes and specifications identified and conforming to ANSI Z60.1 for type of tree and shrubs specified on the plan and noted in the plant list. Larger sizes may be substituted for the sizes specified if approved by the landscape architect. Larger sizes shall have proportionate increase in size of root ball or container and be provided without increase in contract price.
- C. Label at least one (1) tree and one (1) shrub of each variety with a securely attached, waterproof tag bearing the legible botanical and common name of the plant.
- D. All Shrub, Groundcover, Specialty and Bedding Plants shall be container grown meeting ANSI Z60.1 limitations for container stock.

- 2.2 GROUNDCOVERS AND PLANTS
- A. Provide groundcover and plants established and well rooted in removable containers with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size specified.

- 2.3 TOPSOIL
- A. Topsoil shall meet ASTM D 5268, having a pH range of 5.5 to 7.0, four percent (4%) organic material minimum, free of stones above 1/2" or larger in any dimension, roots, sticks, debris or any other extraneous material harmful to plant growth. Import topsoil shall be from naturally well-drained sites where topsoil occurs at least 4 inches deep. Do not obtain topsoil from bogs or marshes.

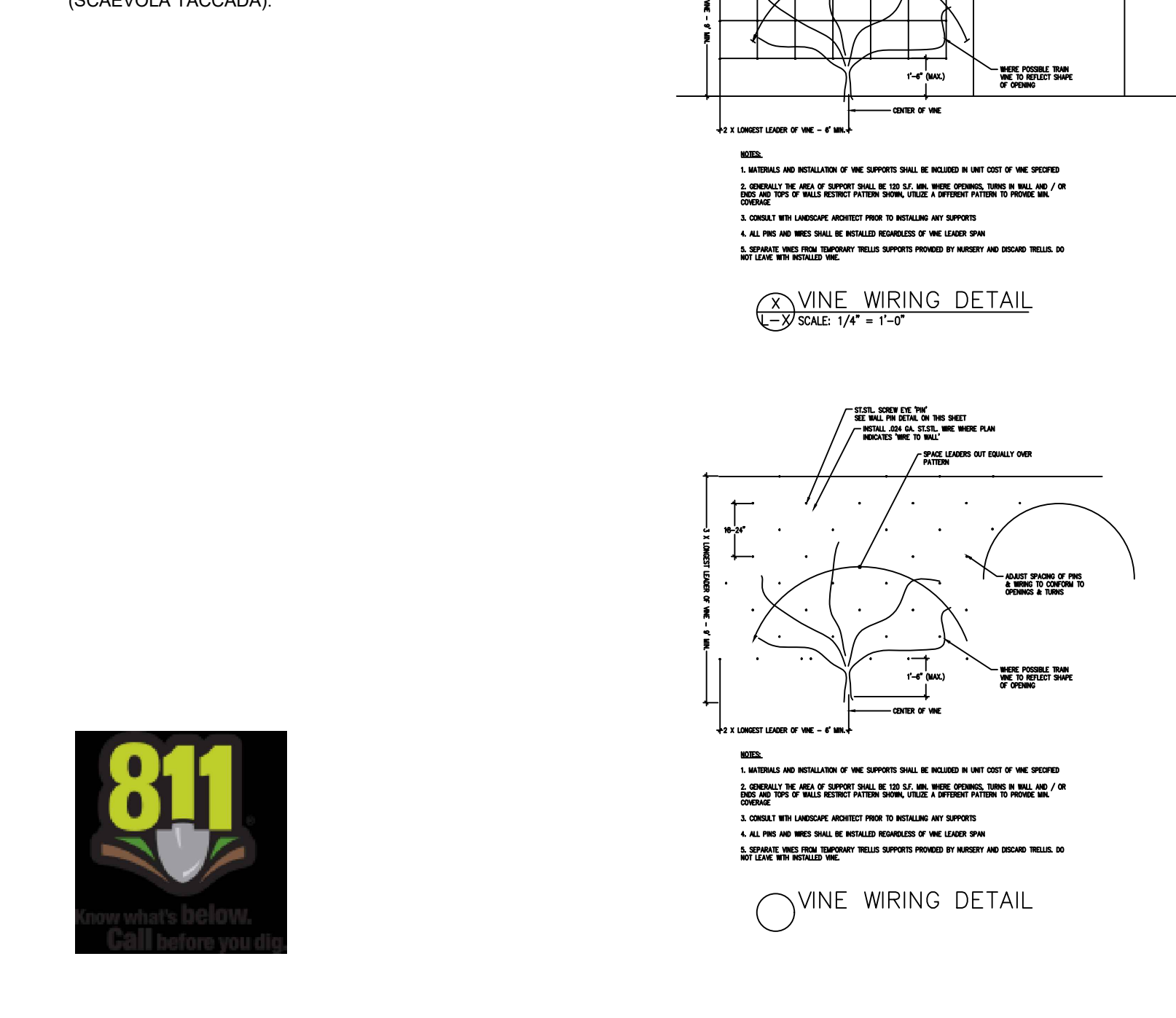
- 2.4 SOIL AMENDMENTS
- A. Lime: ASTM 602, class T, agricultural limestone containing a minimum eighty percent (80%) calcium carbonate equivalent, with a minimum ninety-nine percent (99%) passing a No. 8 sieve and a minimum of seventy-five percent (75%) passing a No. 60 sieve.
1. Provide lime in the form of dolomitic limestone.
- B. Aluminum Sulfate: Commercial grade, unadulterated.
- C. Sand: clean, washed, natural, free of toxic materials.
- D. Perlite: Horticultural perlite, soil amendment grade.
- E. Peat Humus: Finely divided or granular texture, with a pH range of 6 to 7.5, composed of partially decomposed peat moss (other than sphagnum), peat humus or reed-sedge peat.
- F. Manure: Well-rotted, unleached stable or cattle manure containing not more than twenty-five percent (25%) by volume of straw, sawdust or other bedding materials; free of toxic substances, stones, sticks, soil, weed seed and material harmful to plant growth.
- G. Compost: Native organic compost primarily comprised of leaf matter with wood fines and grass clippings that are decomposed with a pH range of 6 to 7.5.
- H. Herbicides: EPA registered and approved, of type recommended by manufacturer. Caution is the by-word in using any chemical herbicide. Carefully read (and follow) label directions not only for application but also for the plants on which the product may be used (insure that the plant will not be harmed by application). The herbicide user will be held responsible for damage to neighboring properties resulting from improper use or drift. For serious weed problems consider commercial herbicide applicator.
1. Apply pre-emergent Herbicide to all bed areas a minimum of two (2) weeks prior to planting.
- l. Water: Potable
- J. BioPlex 4-in-1 planting granules to be used for plant establishment of trees, shrubs, groundcovers, and plants. Available from BioPlex (800)441-3573.

- 2.5 FERTILIZER
- A. Bone meal: Commercial, raw, finely ground; minimum of four percent (4%) nitrogen and twenty percent (20%) phosphoric acid.
- B. Superphosphate: Commercial, phosphatic mixture, soluble; minimum of twenty percent (20%) available phosphoric acid.
- C. Commercial Fertilizer: (Peters Professional). Commercial grade complete fertilizer of neutral character, consisting of fast and slow release nitrogen, fifty percent (50%) derived from natural organic sources of ureaform, phosphorus and potassium in the following composition: 1lb. per 1000 SF of actual nitrogen, four percent (4%) phosphorus and two (2%) potassium, by weight. Provide in amounts as recommended by soils test.
- D. Slow-Release Fertilizer: (Osmocote) Granular fertilizer consisting of fifty percent (50%) water-insoluble nitrogen, phosphorus and potassium in the following composition: ten percent (10%) nitrogen, ten percent (10%) phosphorus and ten percent (10%) potassium by weight.

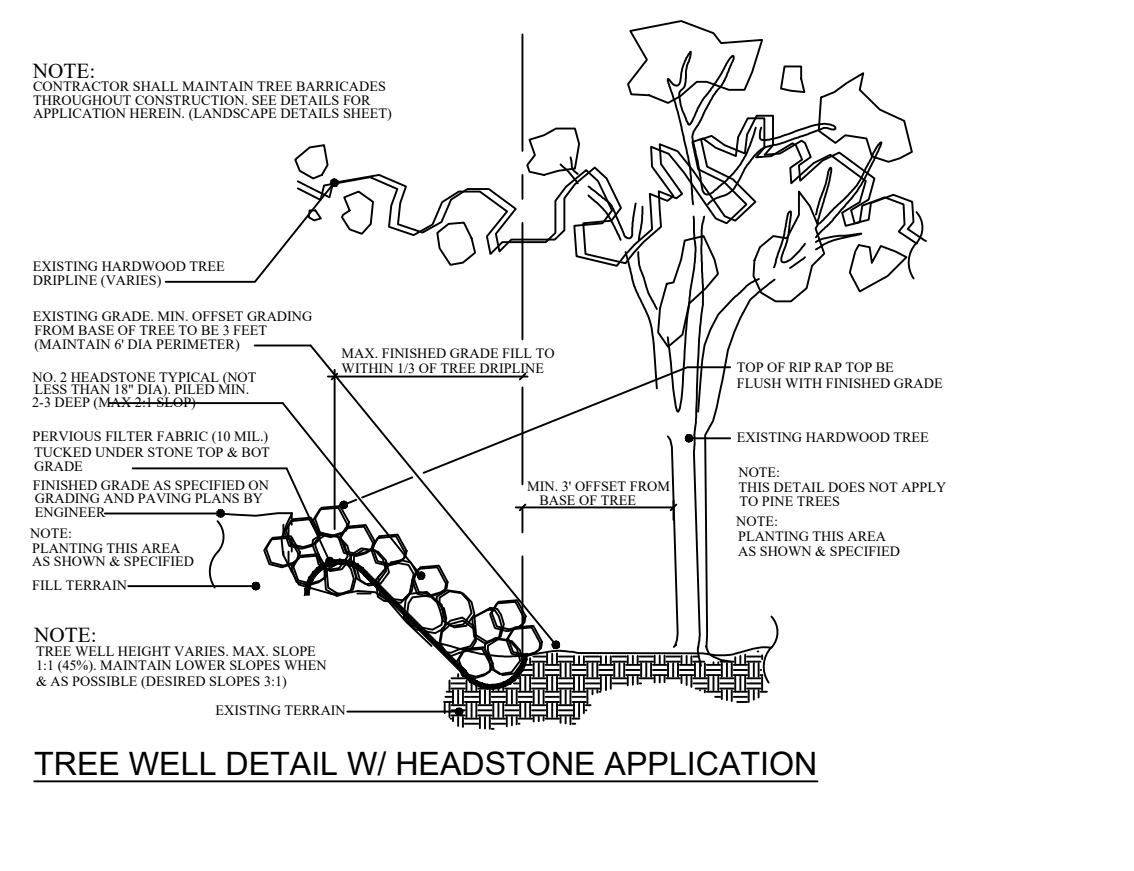
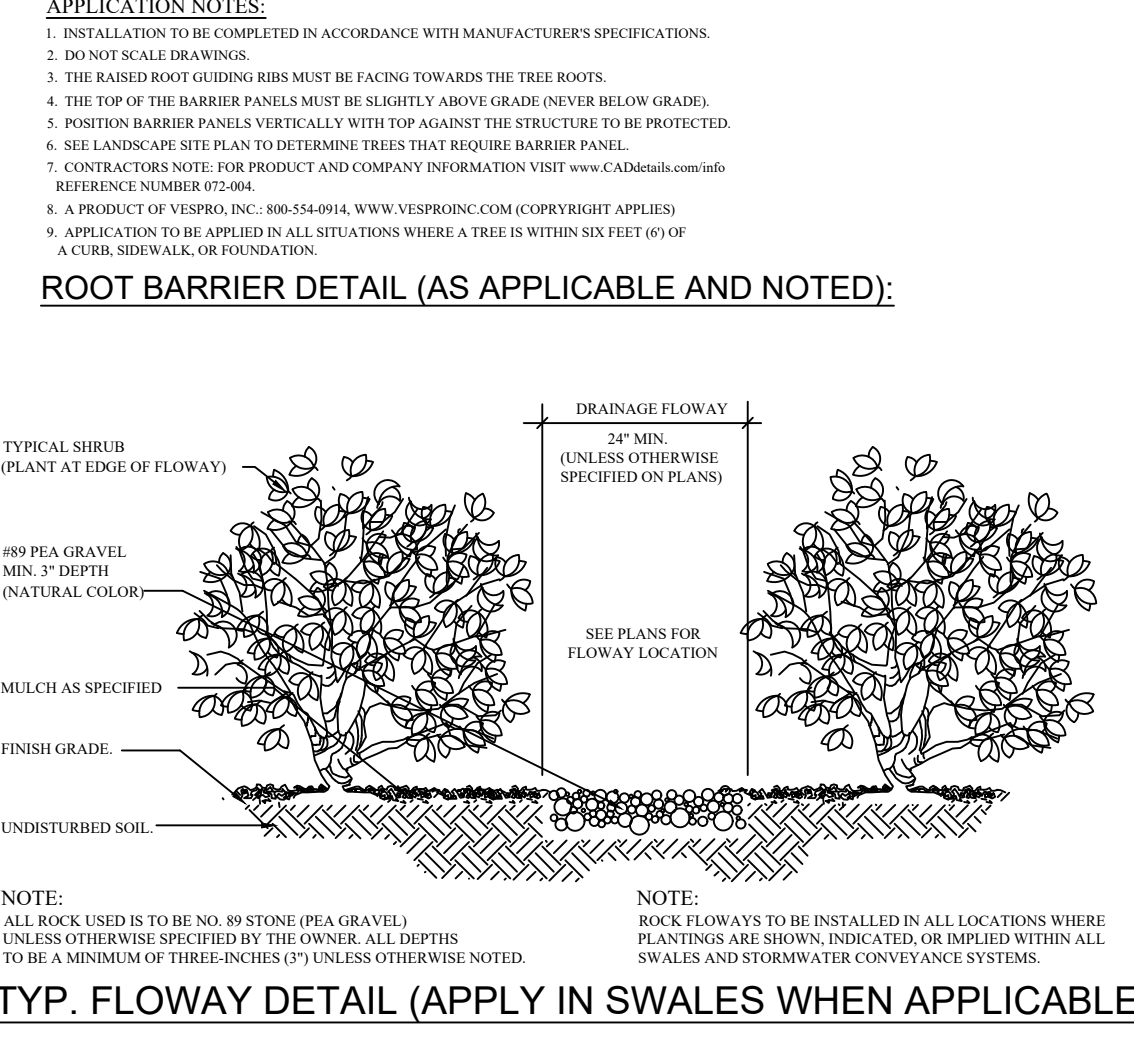
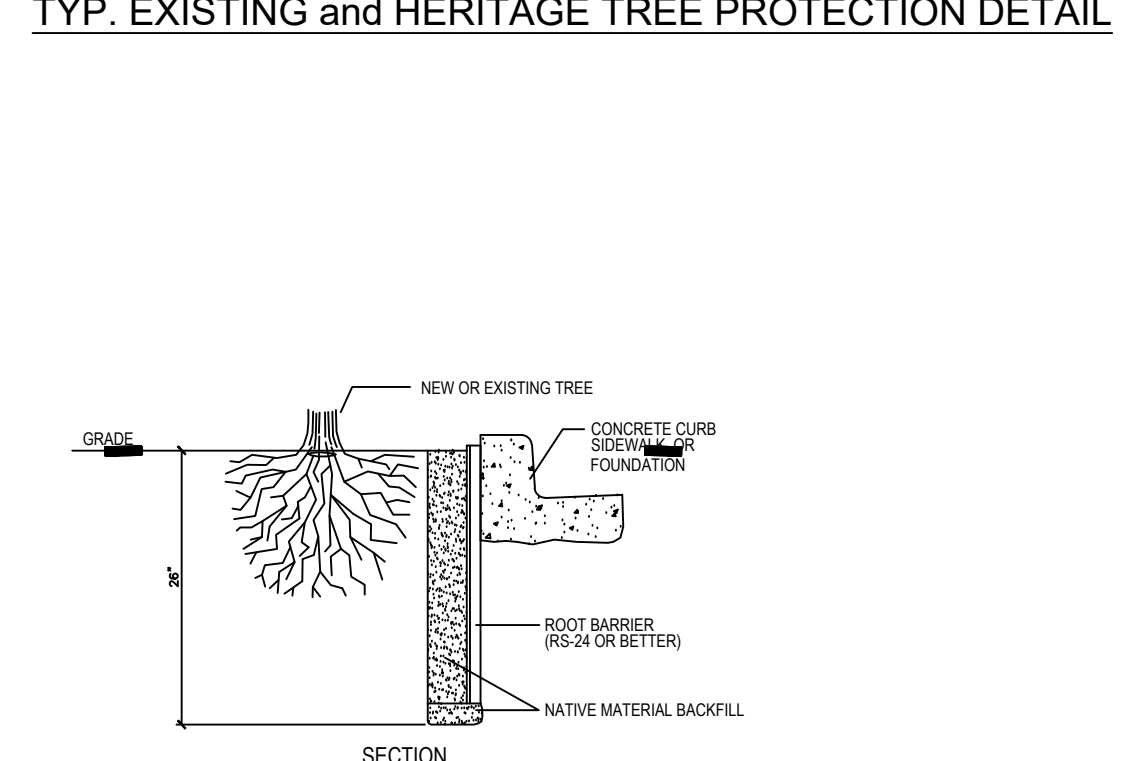
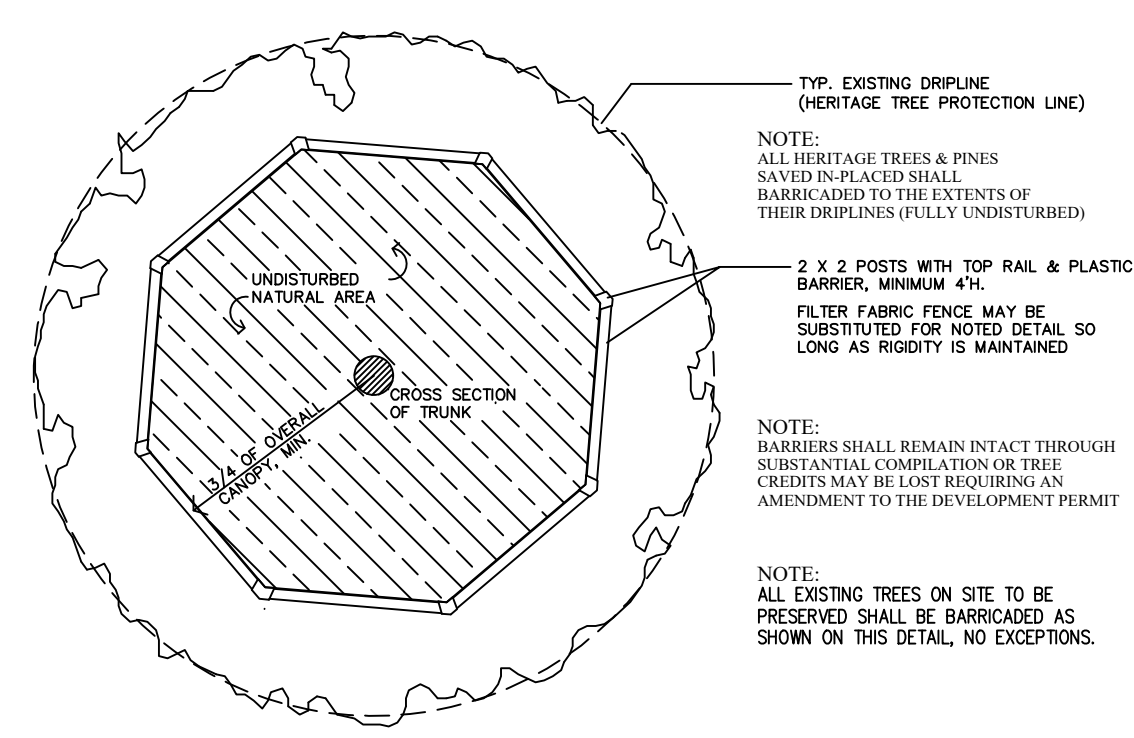
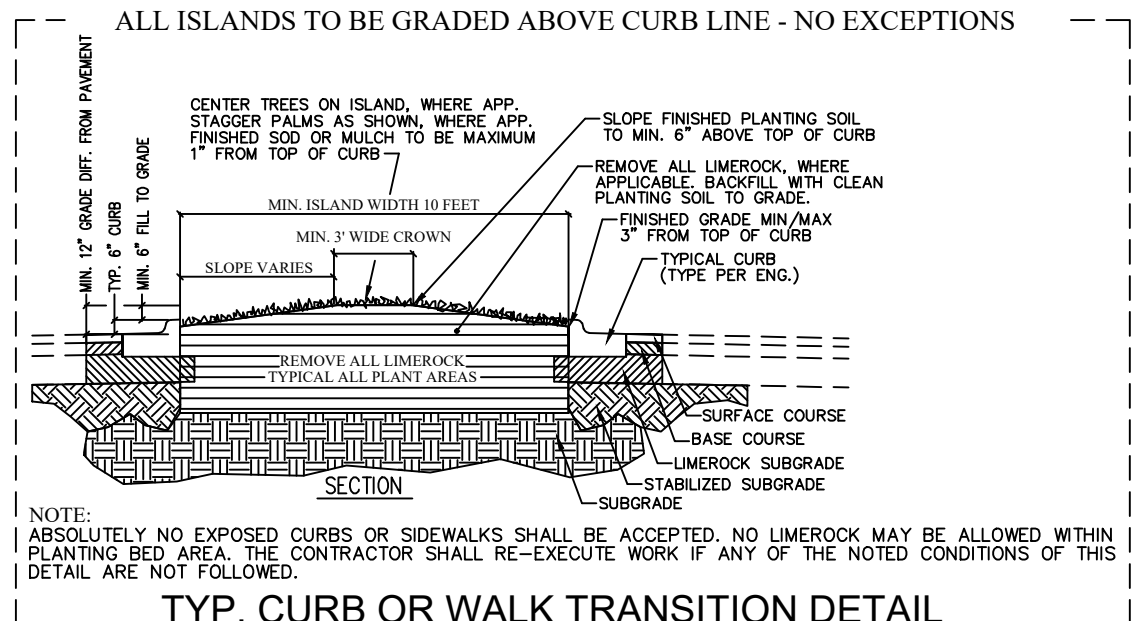
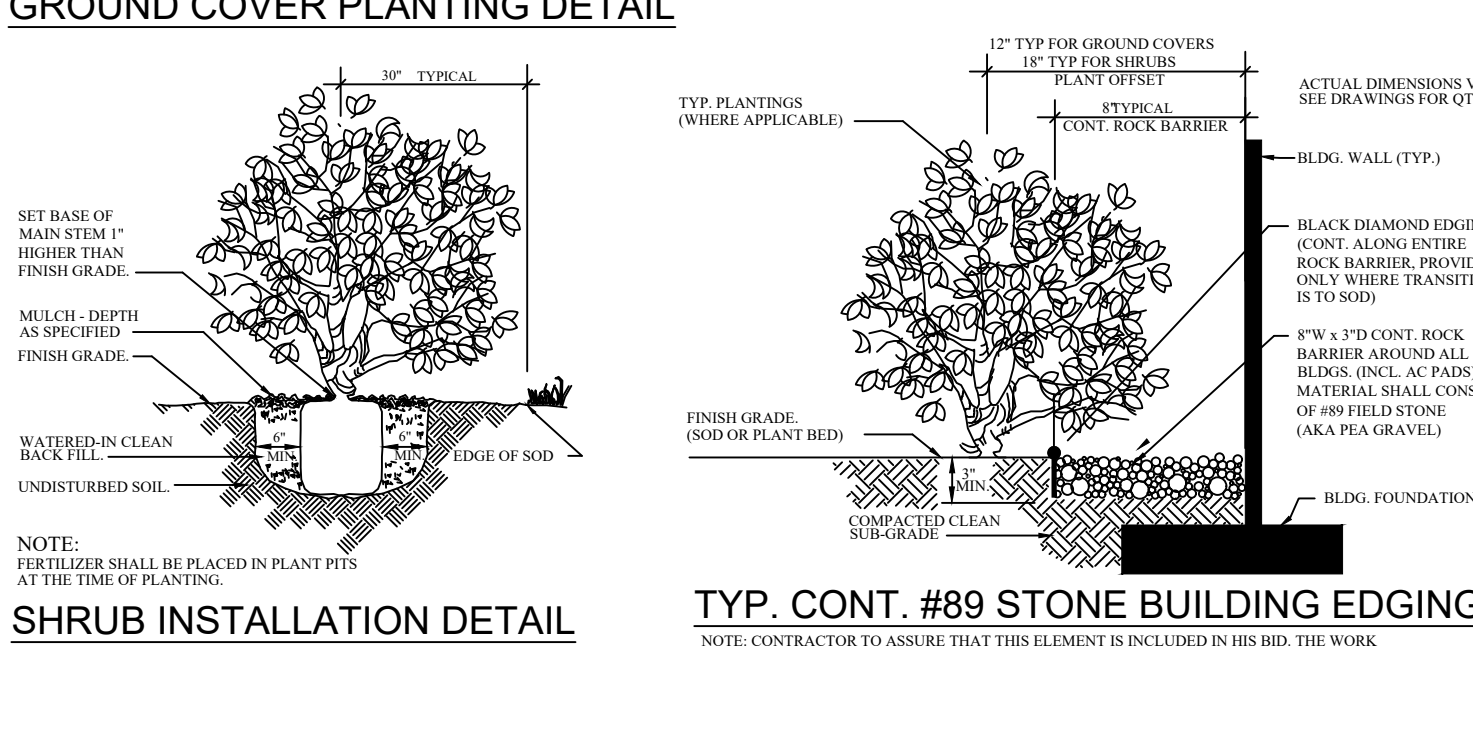
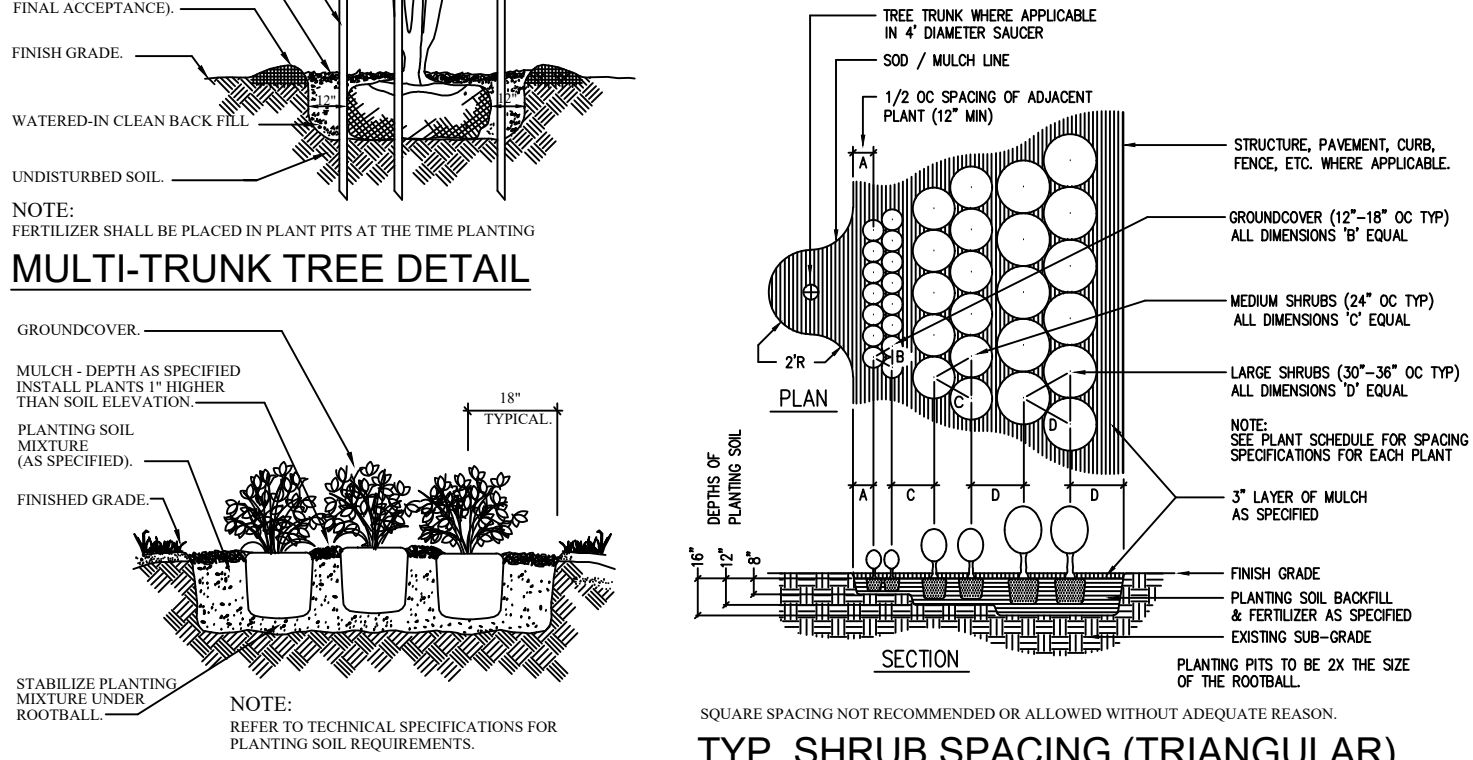
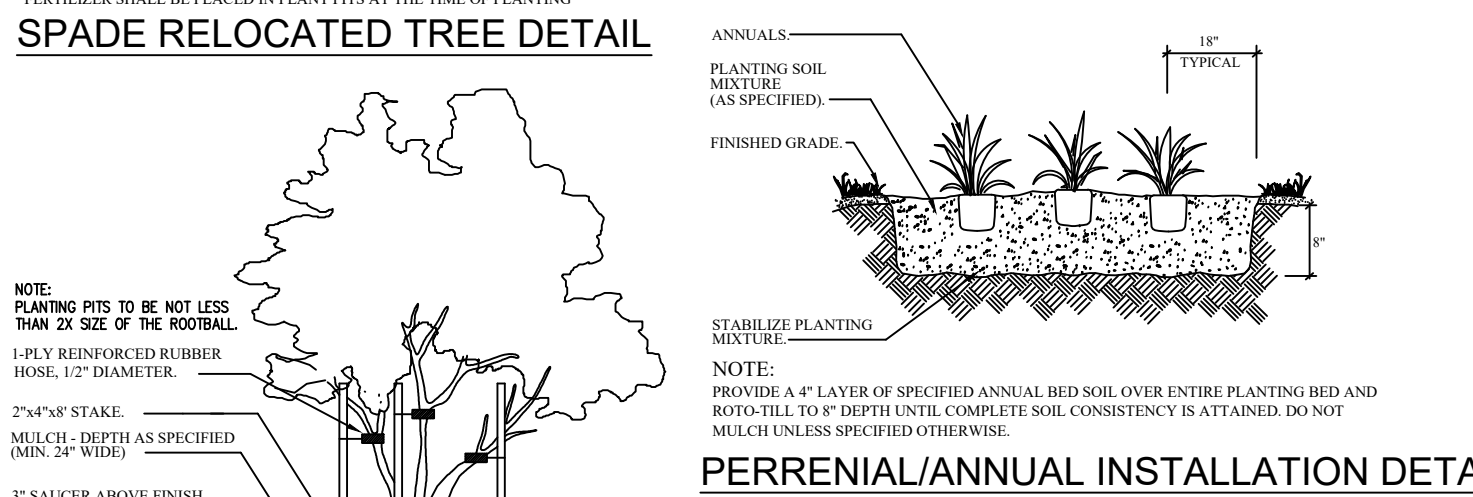
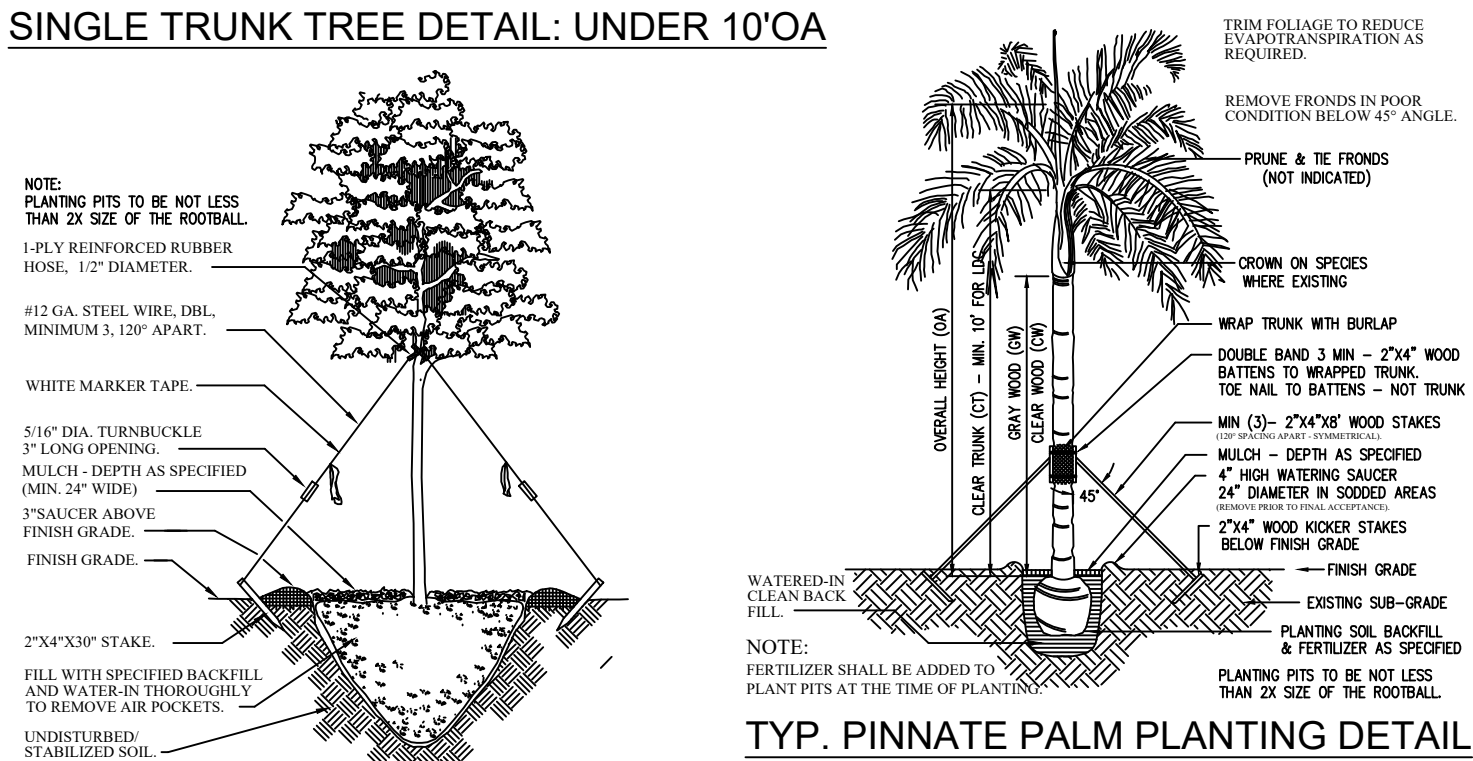
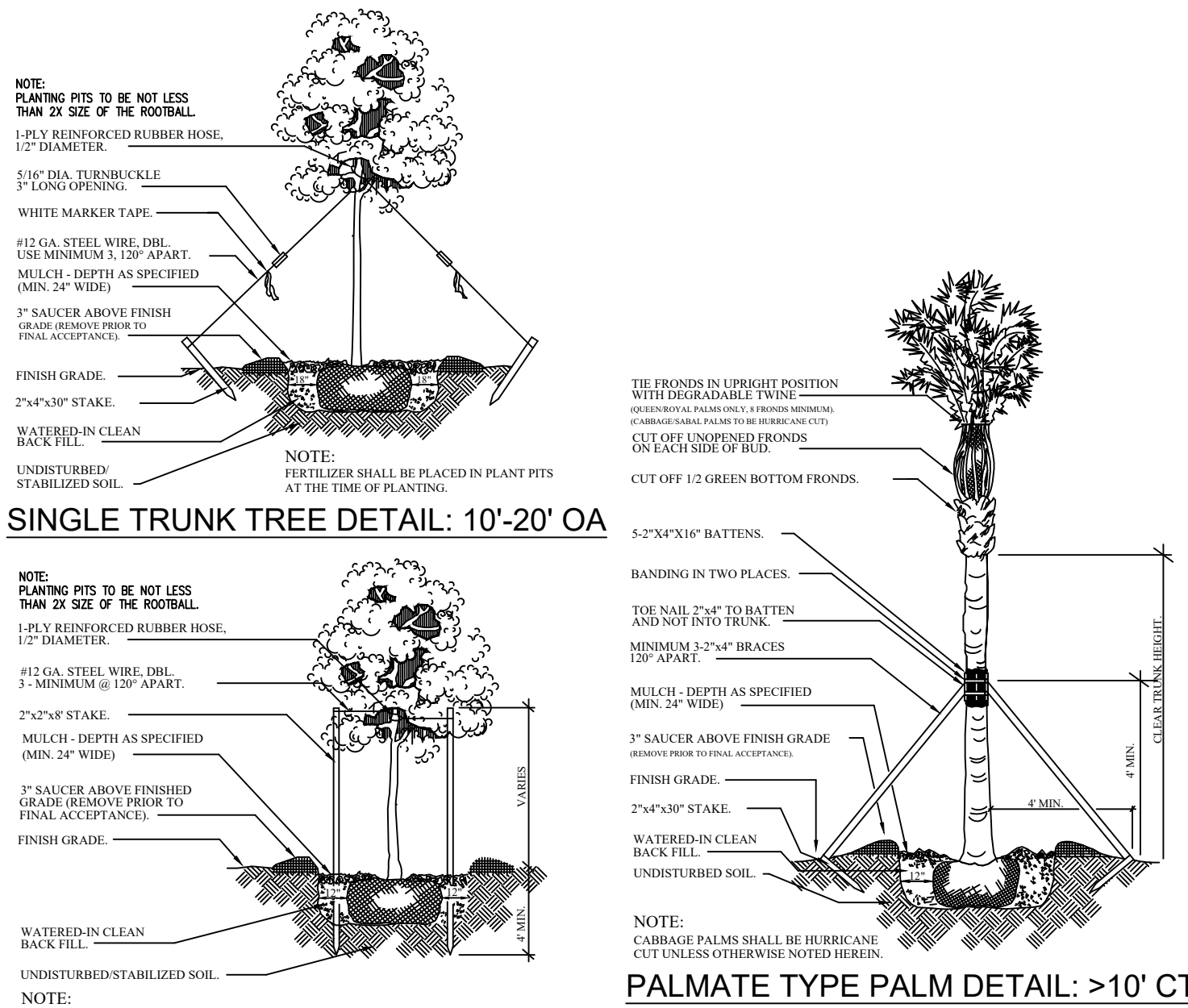


EXISTING VEGETATION NOTES:

- ALL INVASIVE EXOTICS TO BE REMOVED BY HAND.
- ALL INVASIVE EXOTICS TO BE REMOVED PER CITY CODE.
- INVASIVE EXOTICS OCCURRING ON SITE CSSL INCLUDE: AUSTRALIAN PINE (CASUARINA EQUESTIFOLIA), BRAZILIAN PEPPER (SCHINUS TEREBINTHIFOLIUS), MOTHER IN LAW TONGUE (SANSEVIERIA HYACINTHIFOLIA), INVASIVE SCHEFFELERA (SCHEFFELERA ACTINOPHYLLA), INKBERRY (SCAEVOLA TACCADA).



LANDSCAPE DETAILS and MINIMUM STANDARDS:



RIVERVIEW BELOW-MARKET
HOUSING PROJECT OF SANIBEL CHR
1517 PERWINKLE WAY
SANIBEL, FLORIDA 33957

DRAWINGS SCHEDULE
EXISTING VEGETATION PLAN - FRONT
EXISTING VEGETATION PLAN - BACK
LANDSCAPE PLAN - FRONT
LANDSCAPE PLAN - BACK
LANDSCAPE CALCULATIONS
LANDSCAPE DETAILS & SPECIFICATIONS

DESIGNED BY: KATIA OLMSTEAD
DATE: 02/08/2025
SCALE: NTS

REVISIONS
REV 1. 11/24/2024
REV 2. 01/16/2025
REV 3. 01/27/2025
REV 4. XX-XX-XX
REV 5. XX-XX-XX
REV 6. XX-XX-XX
REV 7. XX-XX-XX
REV 8. XX-XX-XX