

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 TONGUE, INKBERRY (SCEVOLA TACCADA), MELALEUCA (MELALEUCA QUINQUENRIVIA), 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. NO NATIVE VEGETATION TO BE DISTURBED BEYOND CCSL LINE. TRIMMING SEAWARD OF THE CCSL SHALL NOT REDUCE THE OVERALL HEIGHT OF THE PLANT TO LESS THEN 4 FEET ABOVE THE SUBSTRATE. ALSO TRIMMING SHALL NOT REMOVE MORE THAN 25% OF THE LEAF SURFACE OF ANY INDIVIDUAL PLANT IN ANY ONE YEAR.
9. TRIMMING FOR HEIGHT REDUCTION OF THE FOLLOWING SPECIES IS NOT PERMITTED: JOEWOOD, SEAOLDS, BAY CEDAR, CABBAGE PALM.
10. 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.

EXISTING NATIVE VEGETATION COUNTS

SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL	REMAIN	REMOVE	RELOCATE
S	SABAL PALM	SABAL PALMETTO	51	16	0	35
F	FAKAHATCHEE GRASS	TRIPSACUM DACTYLOIDES	57	45	12	0
G	GUMBO LIMBO	BURSERIA SIMARUBA	8	4	0	4
SG	SEAGRIFE	COCCO LIVIERA	21	15	0	6
SF	STRANGLER FIG	FICUS AUREA	8	3	1	4
WC	WILD COFFEE	PSYCHOTRIA NERVOISA	1	0	0	1
WO	WILD OLIVE	FORESTIERA SEGREGATA	16	8	0	8
M	MAHOGANY	SWIETENIA MAHOGONII	16	12	0	4
GB	GREEN BUTTWOOD	CONOCARPUS ERECTUS	29	23	0	6
ST	SIMPSON STOPPER	MYRCIANTHES FRAGRANS	13	10	0	3
CP	COCOPALM	CHRYSOBALANUS ICACAO	9	6	0	3
SS	SILVER SAW PALMETTO	SERENOA REPENS SILVER	6	5	0	1
LO	LIVE OAK	QUERCUS VIRGINIANA	11	10	0	1
SD	SEADKEYE DAISY	BORRICHIA FRUTESCENS	30	0	30	0
MYR	MYRSINE	MYRSINE GUANENSIS	6	0	0	6

EXISTING EXOTIC VEGETATION COUNTS

SYMBOL	COMMON NAME	TOTAL	REMAIN	REMOVE	RELOCATE
MAH	MAHOE	1	0	1	0
AP	AUSTRALIAN PINE	21	0	21	0
CL	CLUSIA GUTTIFERA	2	0	2	0
CRN	CRINUM LILY	1	0	1	0
A	ARECA PALM	3	0	3	0
JAT	JATROPIA	1	0	1	0
PAND	PANDANUS PALM	1	0	0	1
FSH	FISHTAIL PALM	0	1	0	0
CW	CASROTWOOD	1	0	1	0
CN	COCONUT PALM	8	0	8	0

LEGEND

- NOTE: GROUND COVERS TO BE REPLACED 1:1 BASIS AS NECESSARY FOR NEW DEVELOPMENT
- TREE/PALM/SHRUB TO REMAIN
 - TREE/PALM/SHRUB TO BE RELOCATED
 - TREE/PALM/SHRUB TO BE REMOVED
 - VEGETATION PROTECTION FENCE
 - RELOCATION AREA

DEP DRAWINGS SCHEDULE

- L1 EXISTING VEGETATION PLAN PAGE 1
- L2 EXISTING VEGETATION PLAN PAGE 2
- L3 BUFFER CALCULATIONS
- L4 BUFFER LANDSCAPE PLAN
- L5 INTERIOR LANDSCAPE PLAN
- L6 PLANTING DETAILS



DESIGNED BY: RSW
DATE: 01/27/2026
SCALE: 1"=10'-0"

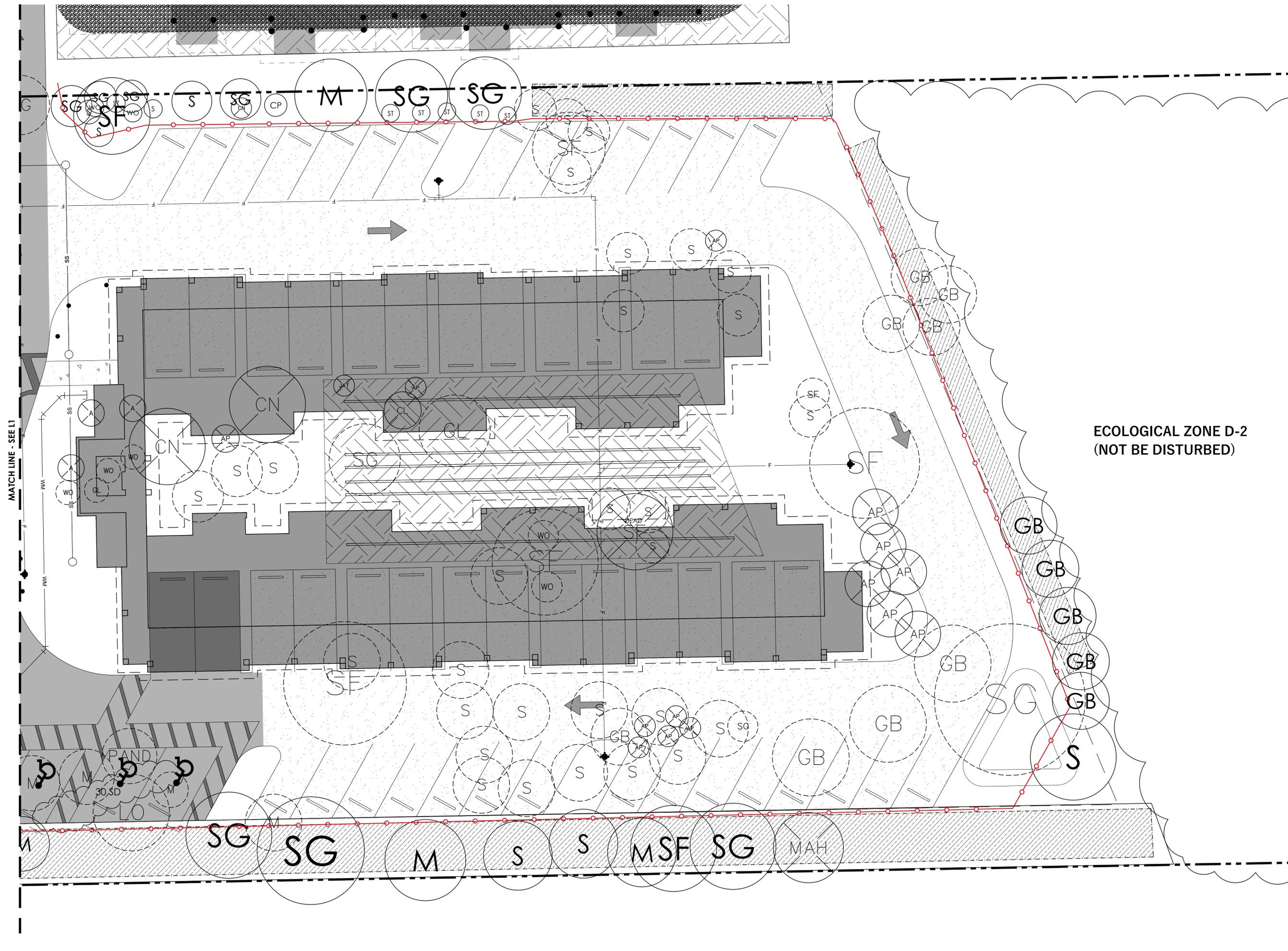
REVISIONS

REV	NO.	DATE
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REV 7.	XX-XX-XX	
REV 8.	XX-XX-XX	

RIVERVIEW PROPERTY

1523 & 1531 PERIWINKLE WAY,
SANIBEL, FLORIDA

EXISTING VEGETATION PLAN PAGE 2



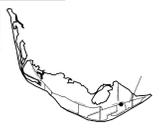
**ECOLOGICAL ZONE D-2
(NOT BE DISTURBED)**

MATCH LINE - SEE L1

DEP DRAWINGS SCHEDULE

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VICINITY MAP



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L2

WESTERN BUFFER: 5399sf

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. MINIMUM OF 75% OF TREES SHALL BE NATIVE SPECIES

5399 SF/75=72
100% NATIVE= CAN USE 15% LESS TOTAL PLANTINGS ACCORDING TO SANIBEL MUNICODE
=61 REQUIRED LARGE OR MEDIUM TREES

EXISTING LARGE/MEDIUM TREES (12):

- 1 LIVE OAK
- 4 SEAGRAPE
- 4 MAHOGANY
- 2 SABAL PALMS
- 1 STRANGLER FIG

NEW LARGE OR MEDIUM TREES (49):

- (6) RELOCATED GREEN BUTTONWOOD
- (4) RELOCATED STRANGLER FIG
- (6) RELOCATED SEA GRAPE
- (4) RELOCATED GUMBO LIMBO
- (28) RELOCATED SABAL PALMS
- (4) RELOCATED MAHOGANY

TOTAL LARGE & MEDIUM TREES: 61 (100% NATIVE)

1 SMALL TREE OR MEDIUM SHRUB PER 30 SQ.FT. OF THE REQUIRED BUFFER AREA. MINIMUM OF 75% OF PLANTS SHALL BE NATIVE SPECIES WITH A MINIMUM OF FIVE (5) DIFFERENT SPECIES OF NATIVE PLANTS INCLUDED. 25% OF REQUIRED PLANTS SHALL BE SMALL TREES.

5399 SF/30=180
25% SMALL TREES=45 SMALL TREES /135 MEDIUM SHRUBS
100% NATIVE= CAN USE 15% LESS TOTAL PLANTINGS ACCORDING TO SANIBEL MUNICODE
=38 SMALL TREES/ 115 MEDIUM SHRUBS REQUIRED

EXISTING SMALL TREES (0):

NONE

EXISTING MEDIUM SHRUBS (1):

- 1 SILVER SAW PALMETTO

NEW SMALL TREES (38):

- (8) RELOCATED WILD OLIVE
- (6) RELOCATED MYRSINE
- (3) RELOCATED SIMPSON STOPPER
- (7) SILVER BUTTONWOOD 5-6'H
- (4) SWEET ACACIA 5-6'H
- (10) SPANISH STOPPER 5-6'H

NEW MEDIUM SHRUBS (115):

- (1) RELOCATED SILVER SAW PALMETTO
- (3) RELOCATED COCOPLUM
- (34) GREEN SAW PALMETTO 3GAL
- (39) JAMAICAN CAPER 3GAL
- (37) COCOPLUM 3GAL

TOTAL SMALL TREES: 38 (100% NATIVE)
TOTAL MEDIUM SHRUBS: 115 (100% NATIVE)

1 SMALL SHRUB OR GROUNDCOVER PER 25 SQ.FT. OF THE REQUIRED BUFFER AREA. MINIMUM OF 75% OF PLANTS SHALL BE NATIVE SPECIES WITH A MINIMUM OF THREE (3) DIFFERENT SPECIES OF NATIVE PLANTS INCLUDED.

5399 SF/25=216
100% NATIVE= CAN USE 15% LESS TOTAL PLANTINGS ACCORDING TO SANIBEL MUNICODE
=184 SMALL SHRUBS/GROUNDCOVERS REQUIRED

EXISTING SMALL SHRUB/GROUNDCOVER (0):

NONE

NEW SMALL SHRUBS/GROUNDCOVERS(184):

- (63) GOLDEN CREEPER 1GAL
- (60) MUHLY GRASS 1GAL
- (60) SPIDER LILY 1GAL
- 1 RELOCATED WILD COFFEE

TOTAL SMALL SHRUBS/GROUNDCOVERS: 184 (100% NATIVE)

EASTERN BUFFER: 1752sf

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. MINIMUM OF 75% OF TREES SHALL BE NATIVE SPECIES

1752 SF/75=23
100% NATIVE= CAN USE 15% LESS TOTAL PLANTINGS ACCORDING TO SANIBEL MUNICODE
=20 REQUIRED LARGE OR MEDIUM TREES

EXISTING LARGE/MEDIUM TREES (19):

- 2 LIVE OAK
- 4 GUMBO LIMBO
- 2 SEAGRAPE
- 2 MAHOGANY
- 8 SABAL PALMS
- 1 GREEN BUTTONWOOD

NEW LARGE OR MEDIUM TREES (1):

- 1 RELOCATED SABAL PALM

TOTAL LARGE & MEDIUM TREES: 20 (100% NATIVE)

1 SMALL TREE OR MEDIUM SHRUB PER 30 SQ.FT. OF THE REQUIRED BUFFER AREA. MINIMUM OF 75% OF PLANTS SHALL BE NATIVE SPECIES WITH A MINIMUM OF FIVE (5) DIFFERENT SPECIES OF NATIVE PLANTS INCLUDED. 25% OF REQUIRED PLANTS SHALL BE SMALL TREES.

1752 SF/30=58
25% SMALL TREES=15 SMALL TREES /43 MEDIUM SHRUBS
100% NATIVE= CAN USE 15% LESS TOTAL PLANTINGS ACCORDING TO SANIBEL MUNICODE
=13 SMALL TREES/ 37 MEDIUM SHRUBS REQUIRED

EXISTING SMALL TREES (5):

- 2 SIMPSON STOPPER
- 3 WILD OLIVE

EXISTING MEDIUM SHRUBS (0):

NONE

NEW SMALL TREES (8):

- (4) MARLBERRY 5-6'H
- (4) MYRSINE 5-6'H

NEW MEDIUM SHRUBS (37):

- (13) GREEN SAW PALMETTO 3GAL
- (10) JAMAICAN CAPER 3GAL
- (14) COCOPLUM 3GAL

TOTAL SMALL TREES: 13 (100% NATIVE)
TOTAL MEDIUM SHRUBS: 37 (100% NATIVE)

1 SMALL SHRUB OR GROUNDCOVER PER 25 SQ.FT. OF THE REQUIRED BUFFER AREA. MINIMUM OF 75% OF PLANTS SHALL BE NATIVE SPECIES WITH A MINIMUM OF THREE (3) DIFFERENT SPECIES OF NATIVE PLANTS INCLUDED.

1752 SF/25=70
100% NATIVE= CAN USE 15% LESS TOTAL PLANTINGS ACCORDING TO SANIBEL MUNICODE
=60 SMALL SHRUBS/GROUNDCOVERS REQUIRED

EXISTING SMALL SHRUB/GROUNDCOVER (9):

- 9 FAKAHATCHEE GRASS

NEW SMALL SHRUBS/GROUNDCOVERS(51):

- (17) WILD COFFEE 3GAL
- (17) FAKAHATCHEE GRASS 1GAL
- (17) SPIDER LILY 1GAL

TOTAL SMALL SHRUBS/GROUNDCOVERS: 60 (100% NATIVE)

NORTHERN (PERIWINKLE) BUFFER: 3288sf

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. MINIMUM OF 75% OF TREES SHALL BE NATIVE SPECIES

3288 SF/75=44
100% NATIVE= CAN USE 15% LESS TOTAL PLANTINGS ACCORDING TO SANIBEL MUNICODE
=37 REQUIRED LARGE OR MEDIUM TREES

EXISTING LARGE/MEDIUM TREES (19):

- 7 LIVE OAK
- 2 GUMBO LIMBO
- 3 SEAGRAPE
- 3 MAHOGANY
- 4 SABAL PALMS

NEW LARGE OR MEDIUM TREES (18):

- (3) PIGEON PLUM 10-12'H
- (5) GREEN BUTTONWOOD 10-12'H
- (5)GUMBO LIMBO 10-12'H
- (5) RELOCATED SABAL PALMS

TOTAL LARGE & MEDIUM TREES: 37 (100% NATIVE)

1 SMALL TREE OR MEDIUM SHRUB PER 30 SQ.FT. OF THE REQUIRED BUFFER AREA. MINIMUM OF 75% OF PLANTS SHALL BE NATIVE SPECIES WITH A MINIMUM OF FIVE (5) DIFFERENT SPECIES OF NATIVE PLANTS INCLUDED. 25% OF REQUIRED PLANTS SHALL BE SMALL TREES.

3288 SF/30=110
25% SMALL TREES=28 SMALL TREES /82 MEDIUM SHRUBS
100% NATIVE= CAN USE 15% LESS TOTAL PLANTINGS ACCORDING TO SANIBEL MUNICODE
=24 SMALL TREES/ 70 MEDIUM SHRUBS REQUIRED

EXISTING SMALL TREES (11):

- 6 SIMPSON STOPPER
- 5 WILD OLIVE

EXISTING MEDIUM SHRUBS (11):

- 8 COCOPLUM
- 3 SILVER SAW PALMETTO

NEW SMALL TREES (13):

- (6) SILVER BUTTONWOOD 5-6'H
- (7) SWEET ACACIA 5-6'H

NEW MEDIUM SHRUBS (59):

- (40) GREEN SAW PALMETTO 3GAL
- (19) NECKLACE POD 3GAL

TOTAL SMALL TREES: 24 (100% NATIVE)
TOTAL MEDIUM SHRUBS: 70 (100% NATIVE)

1 SMALL SHRUB OR GROUNDCOVER PER 25 SQ.FT. OF THE REQUIRED BUFFER AREA. MINIMUM OF 75% OF PLANTS SHALL BE NATIVE SPECIES WITH A MINIMUM OF THREE (3) DIFFERENT SPECIES OF NATIVE PLANTS INCLUDED.

3288 SF/25=132
100% NATIVE= CAN USE 15% LESS TOTAL PLANTINGS ACCORDING TO SANIBEL MUNICODE
=112 SMALL SHRUBS/GROUNDCOVERS REQUIRED

EXISTING SMALL SHRUB/GROUNDCOVER (42):

- 42 FAKAHATCHEE GRASS

NEW SMALL SHRUBS/GROUNDCOVERS(70):

- (30) GOLDEN CREEPER 1GAL
- (20) MUHLY GRASS 1GAL
- (20) SPIDER LILY 1GAL

TOTAL SMALL SHRUBS/GROUNDCOVERS: 112 (100% NATIVE)



RIVERVIEW PROPERTY

1523 & 1531 PERIWINKLE WAY,
SANIBEL, FLORIDA

BUFFER CALCULATIONS

DEP DRAWINGS SCHEDULE

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DESIGNED BY: RSW
DATE: 01/27/2026
SCALE: NO SCALE

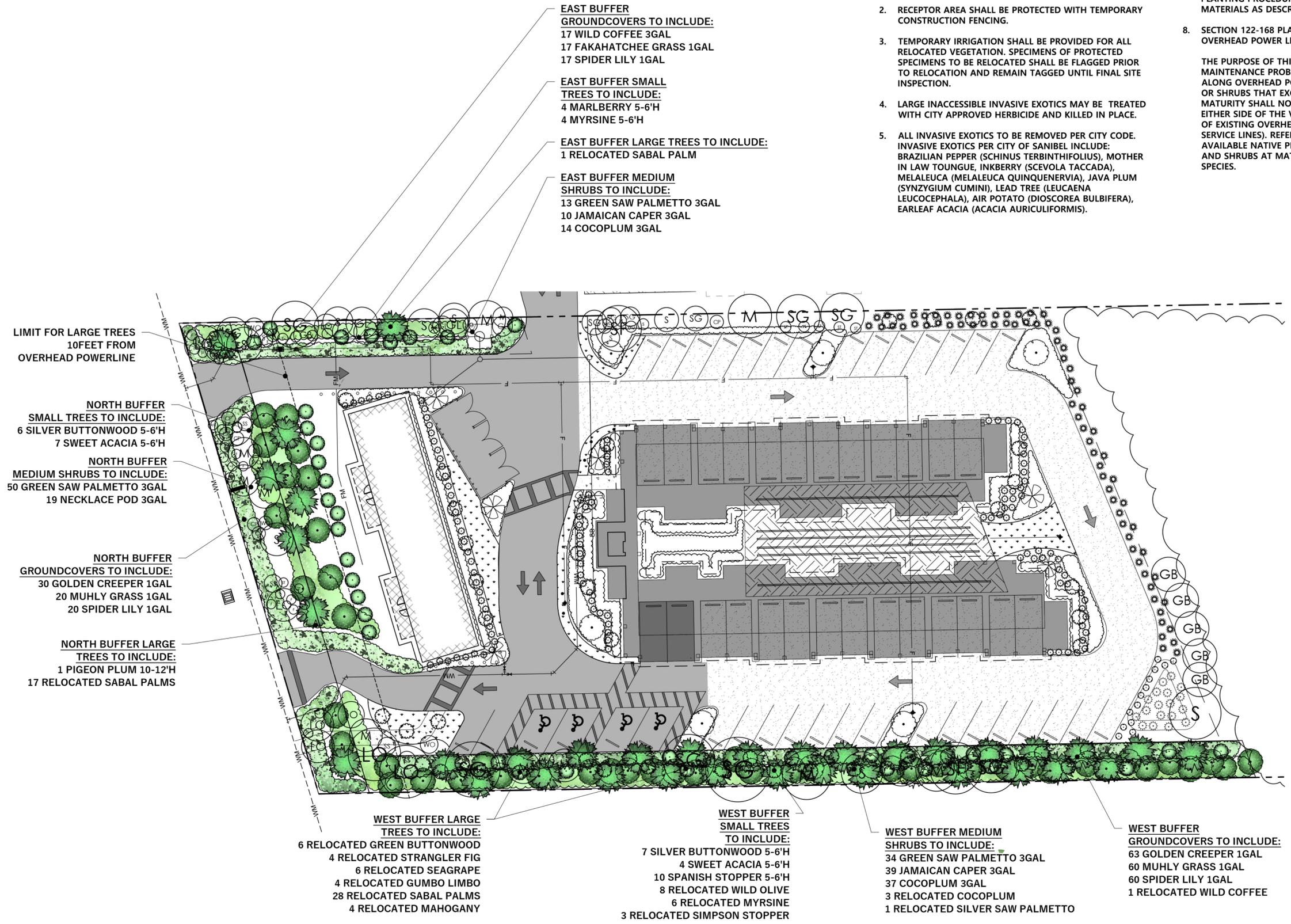
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SITE PLAN NOTES:

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. LARGE INACCESSIBLE INVASIVE EXOTICS MAY BE TREATED WITH CITY APPROVED HERBICIDE AND KILLED IN PLACE.
5. ALL INVASIVE EXOTICS TO BE REMOVED PER CITY CODE. INVASIVE EXOTICS PER CITY OF SANIBEL INCLUDE: BRAZILIAN PEPPER (SCHINUS TERBINTHIFOLIUS), MOTHER IN LAW TONGUE, INKBERRY (SCEVOLA TACCADA), MELALEUCA (MELALEUCA QUINQUENRIVIA), JAVA PLUM (SYNZYGIUM CUMINI), LEAD TREE (LEUCAENA LEUCOCEPHALA), AIR POTATO (DIOSCOREA BULBIFERA), EARLEAF ACACIA (ACACIA AURICULIFORMIS).

6. FINAL VEGETATION COUNTS TO BE DETERMINED FOLLOWING EXOTIC REMOVAL. FINAL PLAN SHALL BE MINIMUM 75% NATIVE/25% NON-INVASIVE EXOTIC.
7. 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.
8. SECTION 122-168 PLANTING LIMITATIONS UNDER OVERHEAD POWER LINES.

THE PURPOSE OF THIS SECTION IS TO REDUCE MAINTENANCE PROBLEMS DUE TO VEGETATIVE GROWTH ALONG OVERHEAD POWER LINES WITHIN THE CITY. TREES OR SHRUBS THAT EXCEED 20 FEET IN HEIGHT AT MATURITY SHALL NOT BE PLANTED WITHIN TEN FEET EITHER SIDE OF THE VERTICAL PLANE OF THE CENTERLINE OF EXISTING OVERHEAD POWER LINES (NOT INCLUDING SERVICE LINES). REFER TO THE CITY'S HORTICULTURALLY AVAILABLE NATIVE PLANT LIST FOR HEIGHTS OF TREES AND SHRUBS AT MATURITY TO DETERMINE SUITABLE SPECIES.



EAST BUFFER GROUNDCOVERS TO INCLUDE:
17 WILD COFFEE 3GAL
17 FAKAHATCHEE GRASS 1GAL
17 SPIDER LILY 1GAL

EAST BUFFER SMALL TREES TO INCLUDE:
4 MARLBERRY 5-6'H
4 MYRSINE 5-6'H

EAST BUFFER LARGE TREES TO INCLUDE:
1 RELOCATED SABAL PALM

EAST BUFFER MEDIUM SHRUBS TO INCLUDE:
13 GREEN SAW PALMETTO 3GAL
10 JAMAICAN CAPER 3GAL
14 COCOPLUM 3GAL

LIMIT FOR LARGE TREES
10 FEET FROM
OVERHEAD POWERLINE

NORTH BUFFER SMALL TREES TO INCLUDE:
6 SILVER BUTTONWOOD 5-6'H
7 SWEET ACACIA 5-6'H

NORTH BUFFER MEDIUM SHRUBS TO INCLUDE:
50 GREEN SAW PALMETTO 3GAL
19 NECKLACE POD 3GAL

NORTH BUFFER GROUNDCOVERS TO INCLUDE:
30 GOLDEN CREEPER 1GAL
20 MUHLY GRASS 1GAL
20 SPIDER LILY 1GAL

NORTH BUFFER LARGE TREES TO INCLUDE:
1 PIGEON PLUM 10-12'H
17 RELOCATED SABAL PALMS

WEST BUFFER LARGE TREES TO INCLUDE:
6 RELOCATED GREEN BUTTONWOOD
4 RELOCATED STRANGLER FIG
6 RELOCATED SEAGRAPE
4 RELOCATED GUMBO LIMBO
28 RELOCATED SABAL PALMS
4 RELOCATED MAHOGANY

WEST BUFFER SMALL TREES TO INCLUDE:
7 SILVER BUTTONWOOD 5-6'H
4 SWEET ACACIA 5-6'H
10 SPANISH STOPPER 5-6'H
8 RELOCATED WILD OLIVE
6 RELOCATED MYRSINE
3 RELOCATED SIMPSON STOPPER

WEST BUFFER MEDIUM SHRUBS TO INCLUDE:
34 GREEN SAW PALMETTO 3GAL
39 JAMAICAN CAPER 3GAL
37 COCOPLUM 3GAL
3 RELOCATED COCOPLUM
1 RELOCATED SILVER SAW PALMETTO

WEST BUFFER GROUNDCOVERS TO INCLUDE:
63 GOLDEN CREEPER 1GAL
60 MUHLY GRASS 1GAL
60 SPIDER LILY 1GAL
1 RELOCATED WILD COFFEE

DEP DRAWINGS SCHEDULE

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VICINITY MAP



DESIGNED BY: RSW

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REVISIONS

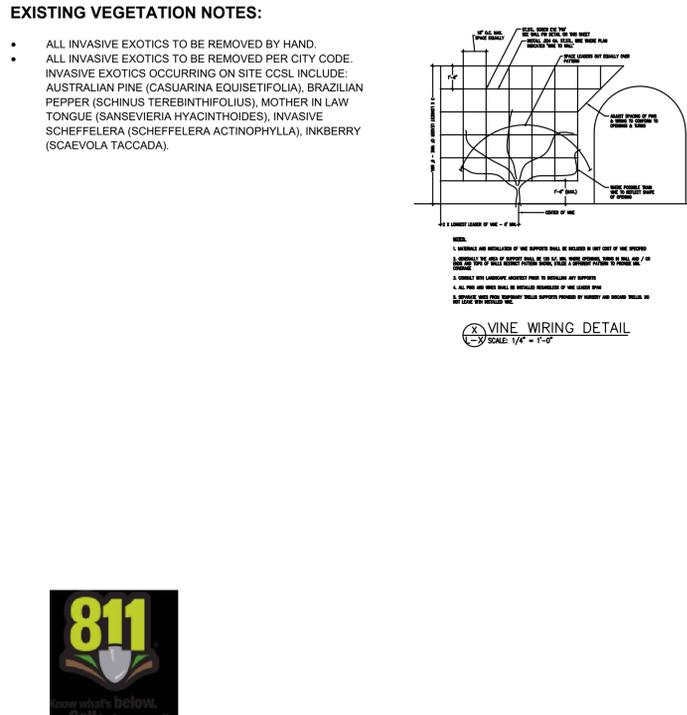
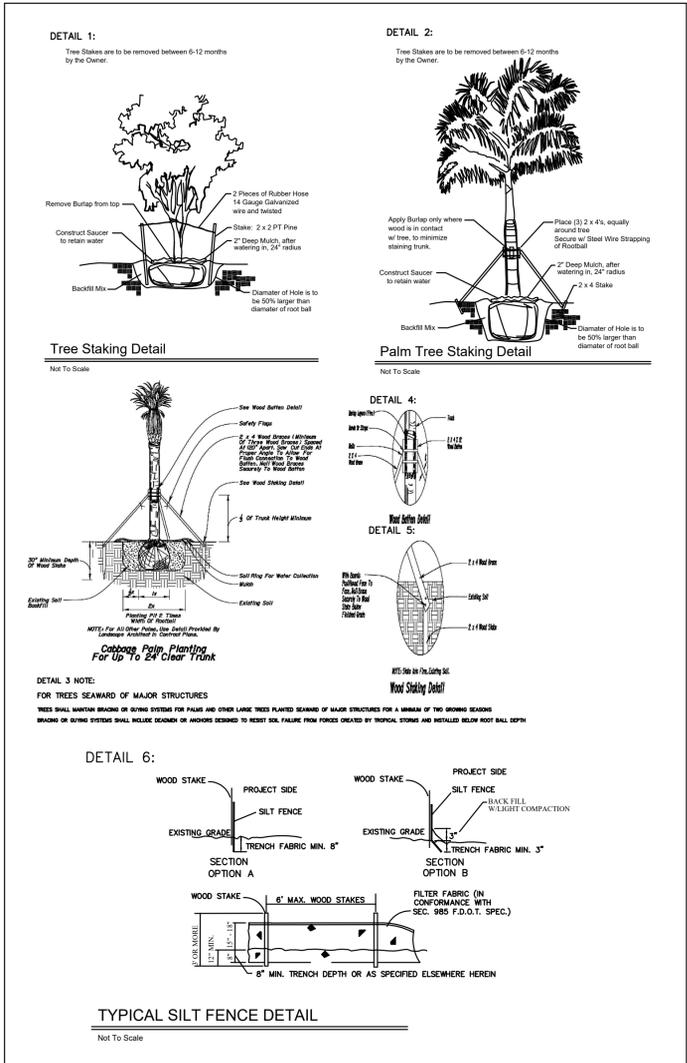
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PART 1 - GENERAL

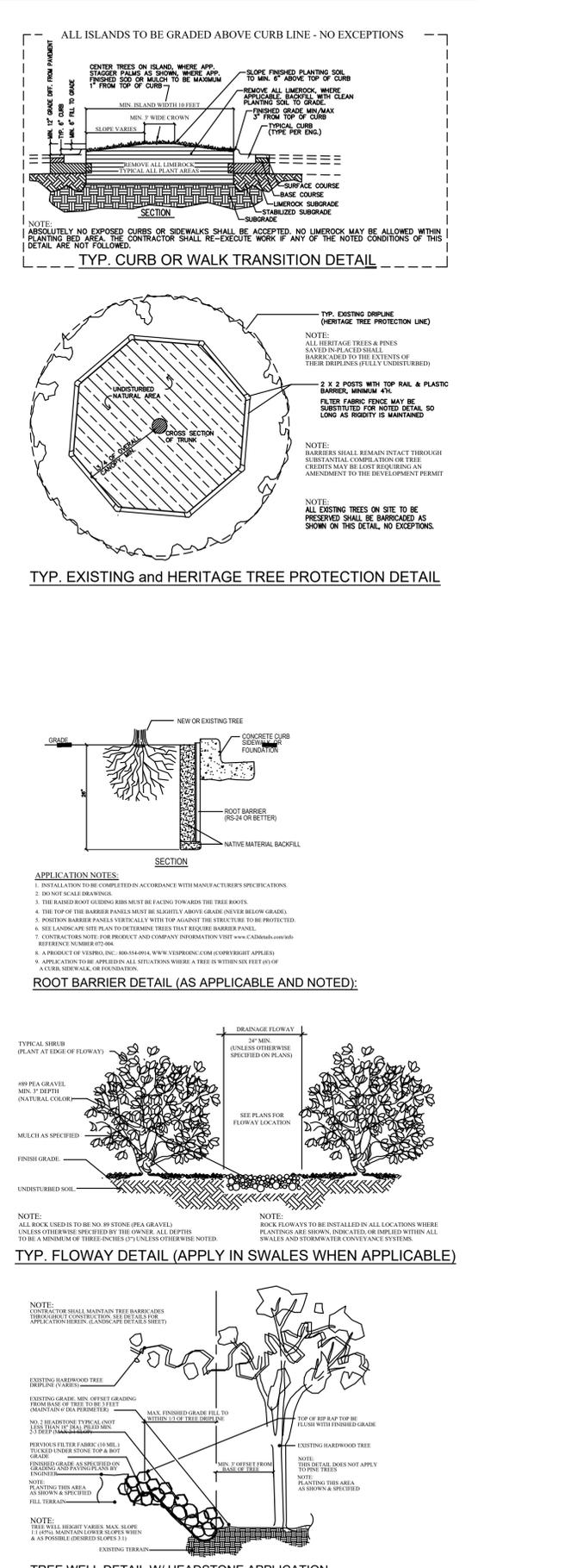
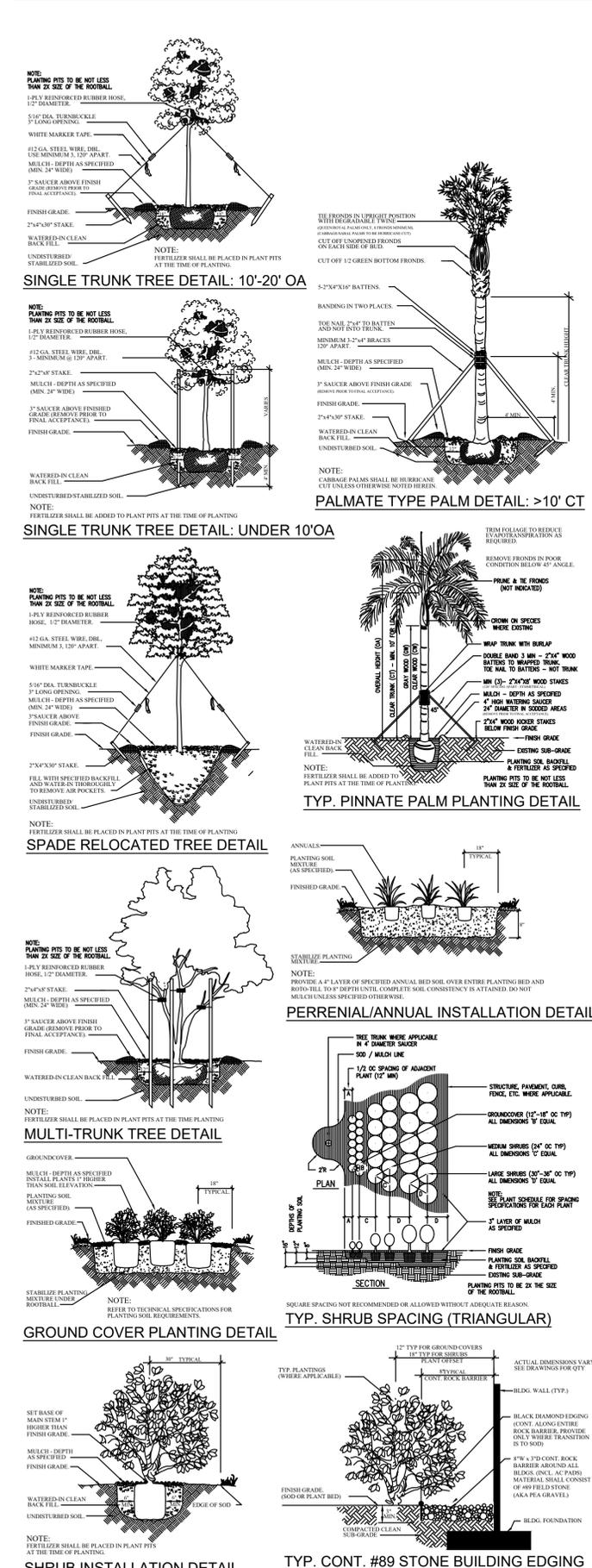
- 1.1 SCOPE
- Furnish all labor, materials, supplies, equipment, tools, and transportation, and perform all operations in connection with and reasonably incidental for a complete installation of the planting. Guarantee/Warranty all plantings as identified on the drawings and specified herein. Landscape work includes:
 - Site Preparation for Planting: including removal of existing plant material.
 - Planting of Trees, Shrubs, Groundcover, Bedding Plants, Specialty Plantings
 - Soil testing, amendments and topsoil placement
 - Fertilizers, herbicides and pesticides
 - Miscellaneous items such as mulch, staking and tying, and edging.
 - Related Sections: Other work included in the construction related to this section include:
 - Irrigation - Section 02813
 - Lawns - Section 02910
 - Grounds Maintenance Services - Section 02920
- 1.2 GENERAL CONDITIONS
- 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.
 - Coordinate installation of all plant materials to avoid interference with other construction.
 - Keep the premises clean and free of excess equipment, materials and debris incidental to the work.
 - Protect work and work of others at all times in the performance of the work.
 - Carefully note all finish grades before commencing work. Restore any finish grade changed during course of the work to its original or intended grade.
- 1.3 SUBMITTALS
- If the project includes Conditions of the Contract and Division 1 Specifications, submit all documents in accordance with their requirements.
 - 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.
 - Product literature with certified analysis (if appropriate) for the following: Soil amendments, pesticides, herbicides, growth stimulators, etc.
 - Firm Qualifications including: Name and Address of Company, Years of Operation, Owner Name, Project Manager Name, Job Supervisor Name, List of five (5) projects of similar size completed within last two (2) years with owner contact information.
 - Testing reports from qualified independent testing agency (State Extension Service Accepted) for the following: Existing Soils, Import topsoil. Planting Soils. Soils analysis shall indicate percentages of percentages of organic matter, inorganic matter (sand, silt, clay), pH, mineral and plant nutrient including micro-nutrient content.
- 1.4 QUALITY ASSURANCE
- 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."
 - 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.
 - Measurements: Measure trees and shrubs according to ANSI Z60.1 with branches and trunks or canes in their normal position. Do not prune 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 trees. Measure main body of tree or shrub for height and spread, do not measure to tip of branching.
- 1.5 DELIVERIES, STORAGE AND HANDLING
- 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.
 - Trees and Shrubs: Protect from sunscald, drying, sweating, whipping and other handling and tying damage. Do not bend or break branches in such a manner as to damage the natural shape or character of the plant. Provide protective cover during transport 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.
 - Deliver plant material after preparations for planting have been completed. Install immediately. If planting is delayed more than six (6) hours after delivery, 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
- 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.
 - 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
- 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
- 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 (plants 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 irrespective of the landscape contractor's maintenance responsibilities.
 - 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.
 - 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.
 - Rejected plants shall be immediately removed and replaced with a plant meeting the original specification.

PART 2 - PRODUCTS

- 2.1 TREE AND SHRUB MATERIAL
- 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 displacement.
 - Grade: Provide trees and shrubs conforming to specifications identified and conforming to ANSI Z60.1 for type of trees and shrubs specified on the plan and noted in the plant list. Larger sizes shall 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.
 - Label at least one (1) tree and one (1) shrub of each variety with a securely attached, waterproof label bearing the legible botanical and common name of the plant.
 - All Shrub, Groundcover, Specialty and Bedding Plants shall be container grown meeting ANSI Z60.1 limitations for container stock.
- 2.2 GROUNDCOVERS AND PLANTS
- 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
- Topsoil shall meet ASTM D 5260, 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
- Lime: ASTM G02, 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.
 - Provide lime in the form of dolomitic limestone.
 - Aluminum Sulfate: Commercial grade, unadulterated.
 - Sand: clean, washed, natural, free of toxic materials.
 - Perlite: Horticultural perlite, soil amendment grade.
 - 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 peat-needle peat.
 - 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.
 - Compost: Native organic compost primarily composed of leaf litter with wood fines and grass clippings that are decomposed with a pH range of 6 to 7.5.
 - Herbicides: EPA registered and approved, of type recommended by manufacturer. Caution is the by-word in using any herbicide. Carefully read (and follow) label directions not only for application but also for the plants on which the product may be used (ensure 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.
 - Apply pre-emergent Herbicide to all bed areas a minimum of two (2) weeks prior to planting.
 - Water: Potable
 - 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
- Elemental: Commercial, raw, finely ground; minimum of four percent (4%) nitrogen and twenty percent (20%) phosphoric acid.
 - Superphosphate: Commercial, phosphate mixture, soluble; minimum of twenty percent (20%) available phosphoric acid.
 - 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: 1 lb. per 1000 SF of actual nitrogen, four percent (4%) phosphorus and two (2%) potassium, by weight. Provide in amounts as recommended by soils test.
 - Slow-Release Fertilizer: (Osmocote). Granular fertilizer consisting of fifty percent (50%) water-soluble nitrogen, phosphorus and potassium in the following composition: ten percent (10%) nitrogen, ten percent (10%) phosphoric acid and ten percent (10%) potassium by weight.



LANDSCAPE DETAILS and MINIMUM STANDARDS:

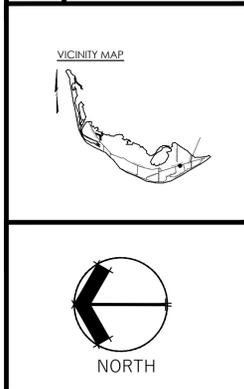


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RIVERVIEW PROPERTY
1523 & 1531 PERIWINKLE WAY
SANIBEL, FLORIDA
PLANTING DETAILS

DEP DRAWINGS SCHEDULE

L1	EXISTING VEGETATION PLAN PAGE 1
L2	EXISTING VEGETATION PLAN PAGE 2
L3	BUFFER CALCULATIONS
L4	BUFFER LANDSCAPE PLAN
L5	INTERIOR LANDSCAPE PLAN
L6	PLANTING DETAILS



DESIGNED BY: RSW
DATE: 01/27/2026
SCALE: no scale

REVISIONS	
REV 1.	11/26/2025
REV 2.	12/12/2025
REV 3.	12/16/2025
REV 4.	01/12/2026
REV 5.	01/27/2026
REV 6.	XX-XX-XX
REV 7.	XX-XX-XX
REV 8.	XX-XX-XX

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