

DRAWING REVISION REGISTER

REV#	SHEET #	REVISION DESCRIPTION
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08.20.2014 TREE COMM. 1
 07.21.2014 TREE COMM. 1

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LANDSCAPE DRAWINGS	DRAWING NOTES
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NOT IN SCOPE OF WORK
 NOT IN SCOPE OF WORK

LOCATION MAP



SPINDRIFT
 1212 & 1222 SIMONTON STREET | KEY WEST, FLORIDA 33040

SEAL (S TYLER NIELSEN - L6667067)
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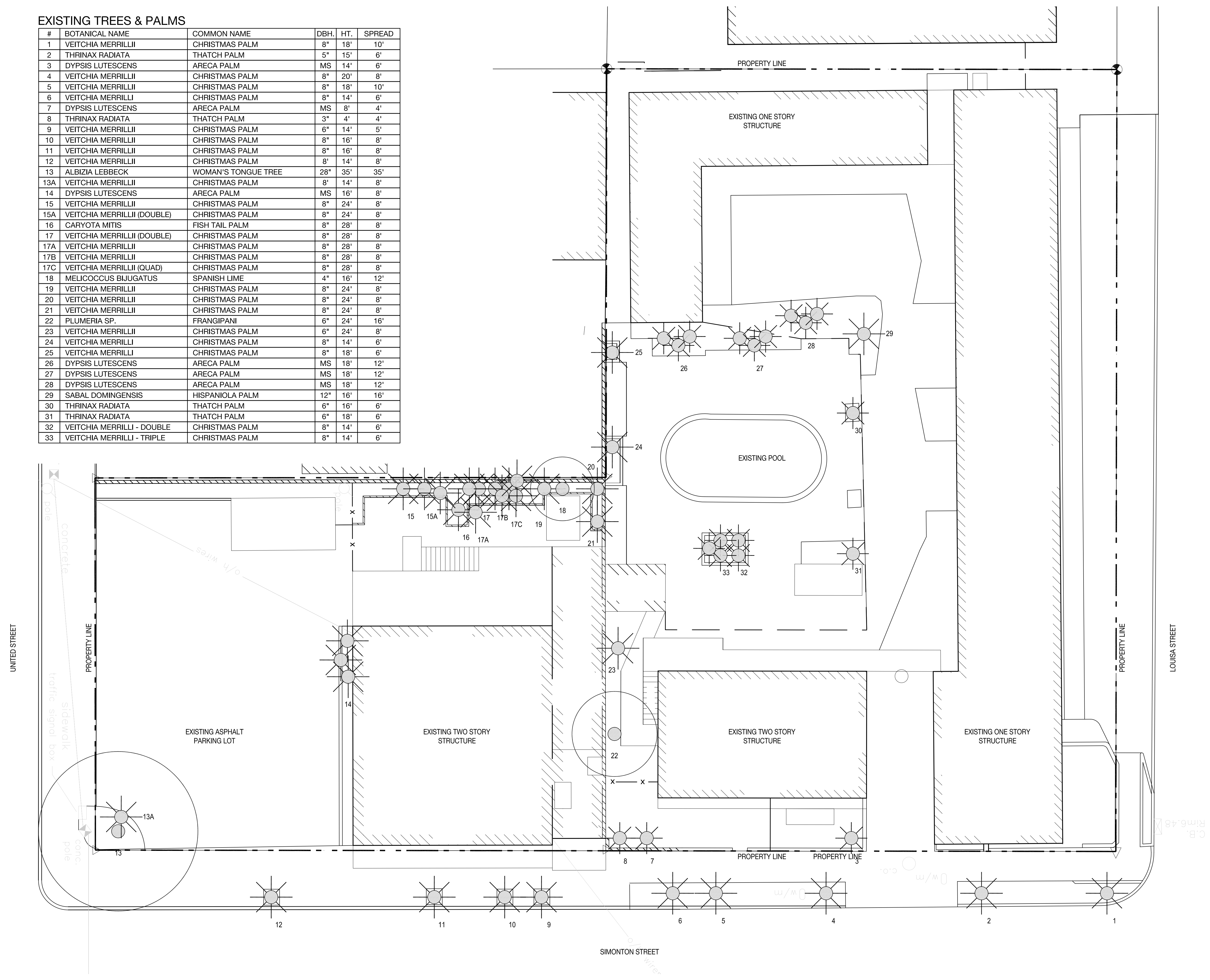
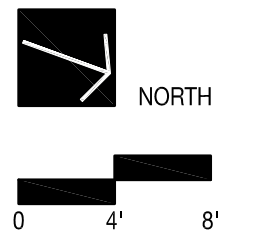
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 JOSE@GONZALEZ-ARCHITECTS.COM

EXISTING TREES & PALMS

#	BOTANICAL NAME	COMMON NAME	DBH.	HT.	SPREAD
1	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	18'	10'
2	THRINAX RADIATA	THATCH PALM	5"	15'	6'
3	DYPSIS LUTESCENS	ARECA PALM	MS	14'	6'
4	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	20'	8'
5	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	18'	10'
6	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	14'	6'
7	DYPSIS LUTESCENS	ARECA PALM	MS	8'	4'
8	THRINAX RADIATA	THATCH PALM	3"	4'	4'
9	VEITCHIA MERRILLII	CHRISTMAS PALM	6"	14'	5'
10	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	16'	8'
11	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	16'	8'
12	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	14'	8'
13	ALBIZIA LEBBECK	WOMAN'S TONGUE TREE	28"	35'	35'
13A	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	14'	8'
14	DYPSIS LUTESCENS	ARECA PALM	MS	16'	8'
15	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	24'	8'
15A	VEITCHIA MERRILLII (DOUBLE)	CHRISTMAS PALM	8"	24'	8'
16	CARYOTA MITIS	FISH TAIL PALM	8"	28'	8'
17	VEITCHIA MERRILLII (DOUBLE)	CHRISTMAS PALM	8"	28'	8'
17A	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	28'	8'
17B	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	28'	8'
17C	VEITCHIA MERRILLII (QUAD)	CHRISTMAS PALM	8"	28'	8'
18	MELICOCOCUS BIJUGATUS	SPANISH LIME	4"	16'	12'
19	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	24'	8'
20	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	24'	8'
21	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	24'	8'
22	PLUMERIA SP.	FRANGIPANI	6"	24'	16'
23	VEITCHIA MERRILLII	CHRISTMAS PALM	6"	24'	8'
24	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	14'	6'
25	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	18'	6'
26	DYPSIS LUTESCENS	ARECA PALM	MS	18'	12'
27	DYPSIS LUTESCENS	ARECA PALM	MS	18'	12'
28	DYPSIS LUTESCENS	ARECA PALM	MS	18'	12'
29	SABAL DOMINGENSIS	HISPANIOLA PALM	12"	16'	16'
30	THRINAX RADIATA	THATCH PALM	6"	16'	6'
31	THRINAX RADIATA	THATCH PALM	6"	18'	6'
32	VEITCHIA MERRILLII - DOUBLE	CHRISTMAS PALM	8"	14'	6'
33	VEITCHIA MERRILLII - TRIPLE	CHRISTMAS PALM	8"	14'	6'

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TREE & PALM SURVEY
 DATE: 08/20/2014
 ISSUE: TREE COM. REVIEW



TREES & PLANTING TO BE PRESERVED NOTES

- EXISTING TREES TO BE PRESERVED SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS THEY BEAR TO PRE-CONSTRUCTION GRADE.
- EXISTING TREES TO BE PRESERVED SHALL BE PROTECTED WITH STURDY, WEATHERPROOF FENCING AT A MINIMUM FOUR (4) FEET HEIGHT INSTALLED NO CLOSER TO THE TREE TRUNK THAN ITS DRIPLINE. THIS FENCE SHALL BE MAINTAINED IN WORKING ORDER DURING ALL PHASES OF CONSTRUCTION. MAINTAIN TREE PROTECTION ZONES FREE OF WEEDS AND TRASH.
- NO WORK SHALL BE CONDUCTED WITHIN THE DRIPLINE, UNLESS REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT. ALL WORK APPROVED WITHIN THE DRIPLINE SHALL BE COMPLETED BY HAND. PROTECT ROOT SYSTEMS FROM PONDING, ERODING, OR EXCESSIVE WETTING.
- THE PROJECT LIMIT OF CONSTRUCTION AND ALL EXISTING VEGETATION TO REMAIN IS TO BE CLEARLY DEFINED BY STURDY, WEATHERPROOF FENCING AT A MINIMUM OF FOUR (4) FEET HIGH.

TREES & PLANTING TO BE RELOCATED NOTES

- THE CONTRACTOR IS TO ROOT PRUNE ALL PALMS 30 DAYS MINIMUM IN ADVANCE OF MOVING PLANT MATERIAL. THE CONTRACTOR IS TO ROOT PRUNE ALL TREES 90 DAYS MINIMUM IN ADVANCE OF MOVING PLANT MATERIAL.
- LANDSCAPE CONTRACTOR TO COORDINATE ALL PREPARATION AND MOVING LOGISTICS WITH GENERAL CONTRACTOR.
- TREES AND PALMS TO BE RELOCATED ARE TO BE STORED IN TEMPORARY HOLDING PEN UNTIL CONSTRUCTION PHASING / PROGRESS ALLOWS FOR INSTALLATION. DL PORTER (GENERAL CONTRACTOR) TO PROVIDE OFF-SITE TEMPORARY HOLDING PEN. LANDSCAPE CONTRACTOR TO COORDINATE WITH DL PORTER ACCESS TO TEMPORARY HOLDING PEN.
- DL PORTER TO PROVIDE KAREN DEMARIA (CITY OF KEY WEST - URBAN FORESTER) ACCESS TO TEMPORARY HOLDING PEN TO REVIEW CONDITION OF TREES AND ENSURE CITY COMPLIANCE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR HEALTH OF TREES AND PALMS WHILE STORED IN TEMPORARY HOLDING PEN. LANDSCAPE CONTRACTOR TO INSTALL TEMPORARY AUTOMATIC IRRIGATION SYSTEM TO SUPPORT THE HEALTH OF TREES AND PALMS. IF TEMPORARY AUTOMATIC IRRIGATION SYSTEM IS NOT PROVIDED, TREES AND PALMS TO BE WATERED BY HAND THREE TIMES A WEEK MINIMUM.
- THE CONTRACTOR IS TO WARRANTY ALL RELOCATED PLANT MATERIAL.
- UPON INSTALLATION THE CONTRACTOR IS RESPONSIBLE FOR THE WATERING AND FERTILIZING OF ALL RELOCATED PLANT MATERIAL UNTIL PROJECT COMPLETION.
- ALL RELOCATED PLANT MATERIAL IS TO BE APPROPRIATELY BRACED.
- CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT TWO WEEKS IN ADVANCE OF ALL SCHEDULED WORK PERTAINING TO THE RELOCATION OF SITE TREES.

TREES & PLANTING TO BE REMOVED NOTES

- THE CONTRACTOR IS TO COMPLETELY REMOVE ALL PLANTER MATERIAL DESIGNATED FOR REMOVAL (I.E. ROOT BALL, DEBRIS, SAW DUST, ETC.).
- THE CONTRACTOR IS TO BACKFILL ALL EXCAVATED ROOT BALLS FLUSH TO THE ADJACENT ELEVATION LEVEL.
- CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT TWO WEEKS IN ADVANCE OF ALL SCHEDULED WORK PERTAINING TO THE RELOCATION OF SITE TREES.

TREE DISPOSITION SCHEDULE

#	BOTANICAL NAME	COMMON NAME	DBH.	HT.	SPREAD	ACTION	NOTES
1	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	18'	10'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
2	THRINAX RADIATA	THATCH PALM	5"	15'	6'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
3	DYPSIS LUTESCENS	ARECA PALM	MS	14'	6'	REMOVE	PLANT MATERIAL IS UNDESIRABLE
4	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	20'	8'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
5	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	18'	10'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
6	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	14'	6'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
7	DYPSIS LUTESCENS	ARECA PALM	MS	8'	4'	REMOVE	PLANT MATERIAL IS UNDESIRABLE
8	THRINAX RADIATA	THATCH PALM	3"	4'	4'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
9	VEITCHIA MERRILLII	CHRISTMAS PALM	6"	14'	5'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
10	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	16'	8'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
11	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	16'	8'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
12	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	14'	8'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
13	ALBIZIA LEBBECK	WOMAN'S TONGUE TREE	28"	35'	35'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
13A	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	14'	8'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
14	DYPSIS LUTESCENS	ARECA PALM	MS	16'	8'	REMOVE	PLANT MATERIAL IS UNDESIRABLE
15	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	24'	8'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
15A	VEITCHIA MERRILLII (DOUBLE)	CHRISTMAS PALM	8"	24'	8'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
16	CARYOTA MITIS	FISH TAIL PALM	8"	28'	8'	REMOVE	PLANT MATERIAL IS UNDESIRABLE
17	VEITCHIA MERRILLII (DOUBLE)	CHRISTMAS PALM	8"	28'	8'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
17A	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	28'	8'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
17B	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	28'	8'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
17C	VEITCHIA MERRILLII (QUAD)	CHRISTMAS PALM	8"	28'	8'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
18	MELICOCOCUS BIJUGATUS	SPANISH LIME	4"	16'	12'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
19	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	24'	8'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
20	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	24'	8'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
21	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	24'	8'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
22	PLUMERIA SP.	FRANGIPANI	6"	24'	16'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
23	VEITCHIA MERRILLII	CHRISTMAS PALM	6"	24'	8'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
24	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	14'	6'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
25	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	18'	6'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
26	DYPSIS LUTESCENS	ARECA PALM	MS	18'	12'	REMOVE	PLANT MATERIAL IS UNDESIRABLE
27	DYPSIS LUTESCENS	ARECA PALM	MS	18'	12'	REMOVE	PLANT MATERIAL IS UNDESIRABLE
28	DYPSIS LUTESCENS	ARECA PALM	MS	18'	12'	REMOVE	PLANT MATERIAL IS UNDESIRABLE
29	SABAL DOMINGENSIS	HISPANIOLA PALM	12"	16'	16'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
30	THRINAX RADIATA	THATCH PALM	6"	16'	6'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
31	THRINAX RADIATA	THATCH PALM	6"	18'	6'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
32	VEITCHIA MERRILLII - DOUBLE	CHRISTMAS PALM	8"	14'	6'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
33	VEITCHIA MERRILLII - TRIPLE	CHRISTMAS PALM	8"	14'	6'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE

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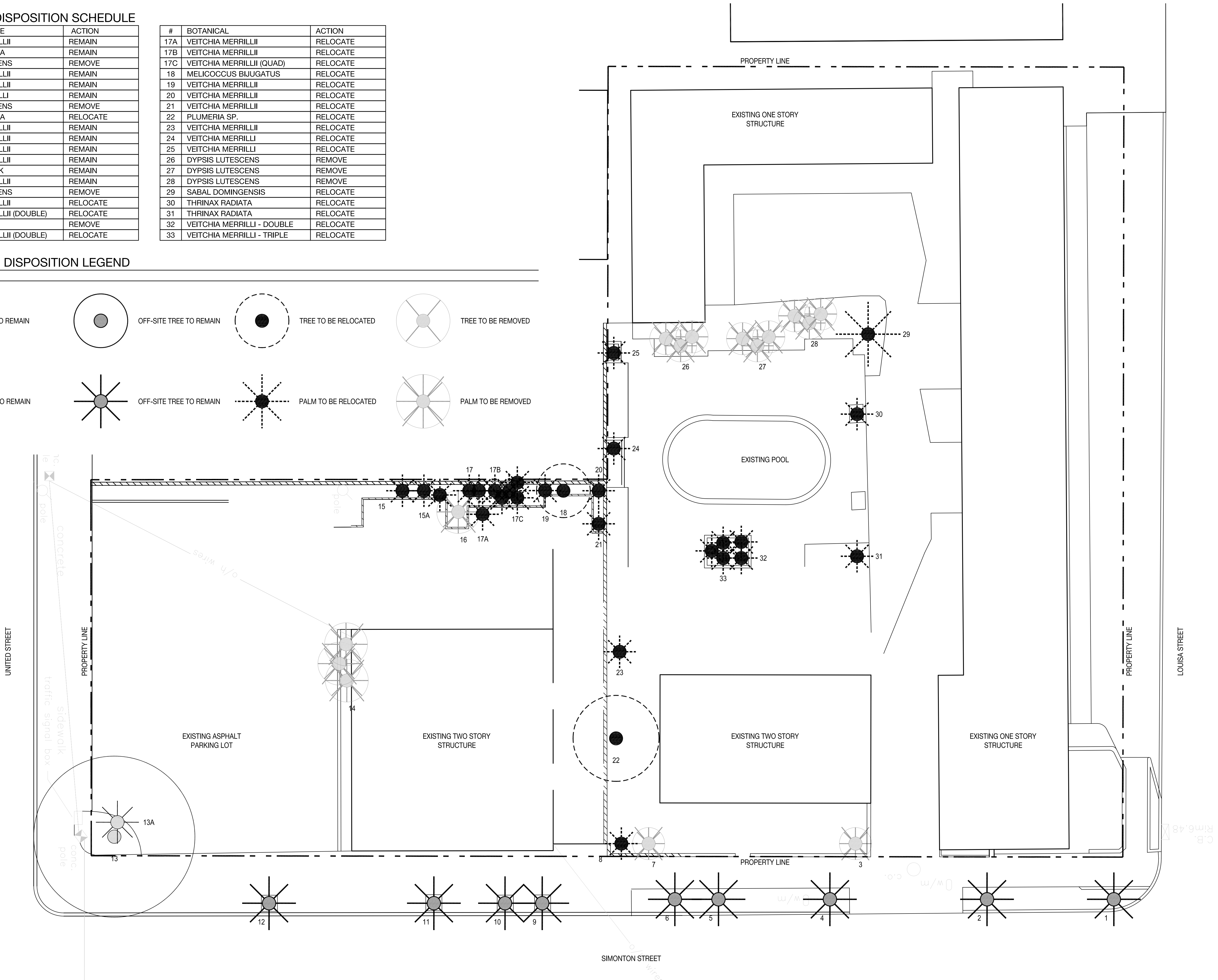
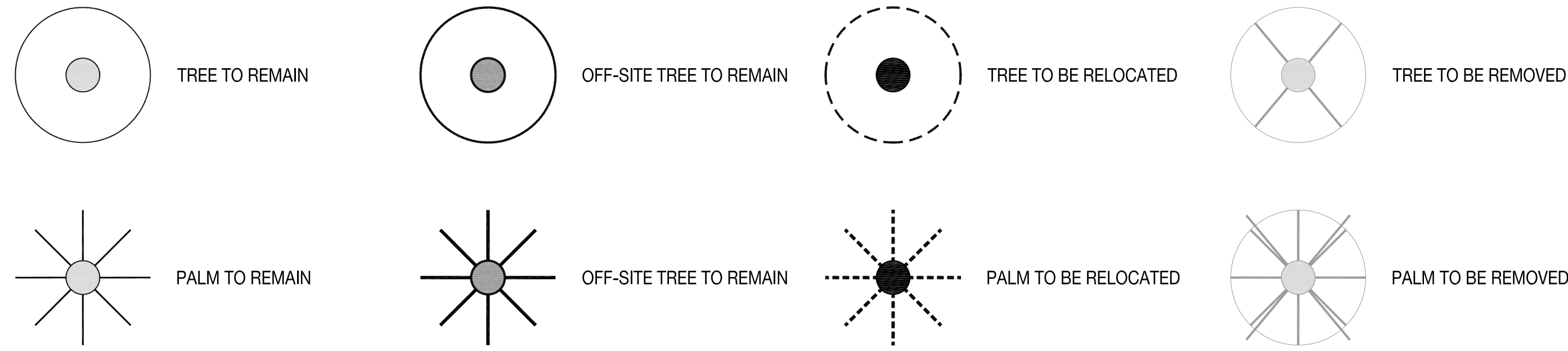
TREE DISPOSITION NOTES	
DATE	ISSUE
08/20/2014	TREE COM. REVIEW

TREE & PALM DISPOSITION SCHEDULE

#	BOTANICAL NAME	ACTION
1	VEITCHIA MERRILLII	REMAIN
2	THRINAX RADIATA	REMAIN
3	DYPSIS LUTESCENS	REMOVE
4	VEITCHIA MERRILLII	REMAIN
5	VEITCHIA MERRILLII	REMAIN
6	VEITCHIA MERRILLII	REMAIN
7	DYPSIS LUTESCENS	REMOVE
8	THRINAX RADIATA	RELOCATE
9	VEITCHIA MERRILLII	REMAIN
10	VEITCHIA MERRILLII	REMAIN
11	VEITCHIA MERRILLII	REMAIN
12	VEITCHIA MERRILLII	REMAIN
13	ALBIZIA LEBBECK	REMAIN
13A	VEITCHIA MERRILLII	REMAIN
14	DYPSIS LUTESCENS	REMOVE
15	VEITCHIA MERRILLII	RELOCATE
15A	VEITCHIA MERRILLII (DOUBLE)	RELOCATE
16	CARYOTA MITIS	REMOVE
17	VEITCHIA MERRILLII (DOUBLE)	RELOCATE

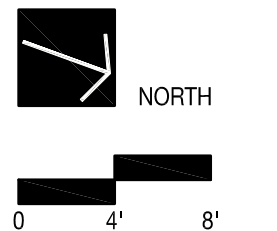
#	BOTANICAL	ACTION
17A	VEITCHIA MERRILLII	RELOCATE
17B	VEITCHIA MERRILLII	RELOCATE
17C	VEITCHIA MERRILLII (QUAD)	RELOCATE
18	MELICOCCLUS BIJUGATUS	RELOCATE
19	VEITCHIA MERRILLII	RELOCATE
20	VEITCHIA MERRILLII	RELOCATE
21	VEITCHIA MERRILLII	RELOCATE
22	PLUMERIA SP.	RELOCATE
23	VEITCHIA MERRILLII	RELOCATE
24	VEITCHIA MERRILLII	RELOCATE
25	VEITCHIA MERRILLII	RELOCATE
26	DYPSIS LUTESCENS	REMOVE
27	DYPSIS LUTESCENS	REMOVE
28	DYPSIS LUTESCENS	REMOVE
29	SABAL DOMINGENSIS	RELOCATE
30	THRINAX RADIATA	RELOCATE
31	THRINAX RADIATA	RELOCATE
32	VEITCHIA MERRILLII - DOUBLE	RELOCATE
33	VEITCHIA MERRILLII - TRIPLE	RELOCATE

TREES & PALM DISPOSITION LEGEND



SEAL (S TYLER NIELSEN - L6667067)
 NOT FOR CONSTRUCTION

TREE DISPOSITION PLAN
 DATE: 08/20/2014
 ISSUE: TREE COM. REVIEW



PLANTING NOTES

1. PLANT MATERIAL IS TO BE HEALTHY SPECIMENS FREE FROM DISEASE OR DAMAGE, AND IS TO BE MAINTAINED IN EXCELLENT CONDITION WHILE ON THE JOBSITE. LANDSCAPE ARCHITECT SHALL INSPECT PLANT MATERIAL UPON ARRIVAL TO JOBSITE AND WILL REJECT PLANT MATERIAL THAT DOES NOT MEET THE STANDARDS DESCRIBED WITHIN THE CONTRACT DOCUMENTS.
2. THE LANDSCAPE ARCHITECT WILL PERIODICALLY INSPECT PLANT MATERIAL STOCKPILED AND/OR PLANTED ON SITE DURING THE COURSE OF CONSTRUCTION. PLANT MATERIAL NOT MEETING THE STANDARDS CONTAINED WITHIN CONTRACT DOCUMENTS SHALL BE REPLACED AT NO COST TO THE OWNER.
3. PROVIDE MATCHING SIZES AND FORMS FOR EACH PLANT OF THE SAME SPECIES UNLESS OTHERWISE INDICATED.
4. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF DISCREPANCIES, GRAPHICALLY SHOWN QUANTITIES SHALL TAKE PRECEDENCE.
5. ALL MATERIALS USED SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
6. ALL PLANT MATERIAL SHALL BE INSTALLED PLUMB AND PER THE SPECIFICATIONS CONTAINED WITHIN THE CONTRACT DOCUMENTS. ANY NECESSARY STAKING AND/OR OTHER SUPPORTS MATERIALS/METHODS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
7. THE CONTRACTOR SHALL PRUNE EXISTING AND/OR NEW TREES ONLY PER LANDSCAPE ARCHITECT DIRECTION.
8. THE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL TREES AND B&B SHRUBS FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL, PRIOR TO INSTALLATION.
9. ALL ROOT-WRAPPING MATERIALS THAT ARE NOT BIO-DEGRADABLE SHALL BE REMOVED FROM THE ROOT BALL. ROOT BALLS SHALL BE FREE OF WEEDS.
10. SPECIFIED PLANT MATERIAL SIZES SHALL BE CONSIDERED MINIMUM SIZES.
11. FINISH GRADE OF PLANTING BEDS SHALL BE ONE (1) INCH BELOW ADJACENT FLATWORK, UNLESS SPECIFIED OTHERWISE.
12. MULCH OR PLANTING BED DRESSING SHALL BE PLACED IN ALL PLANTING AREAS AS SPECIFIED. MULCH OR PLANTING BED DRESSING SHALL NOT BE PLACED WITHIN SIX (6) INCHES OF TREE TRUNKS. MULCHING SHOULD BE REPEATED ANNUALLY DURING THE AUTUMN TO A THREE (3) INCH DEPTH.
13. ALL PLANT MATERIAL SHOULD RECEIVE AN ORGANIC FERTILIZER IN LIMITED APPLICATION FOLLOWING INSTALLATION. TYPE AND APPLICATION RATE AND METHOD OF APPLICATION TO BE SPECIFIED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT.
14. EXCESS FERTILIZER SHALL BE DISPOSED OF PROPERLY OFF-SITE. IT SHALL NOT BE DISPOSED OF IN STORM DRAINS AND/OR DRYWELLS.
15. STOCKPILED PLANT MATERIAL TO BE PLACED IN THE SHADE AND PROPERLY HAND-WATERED UNTIL PLANTED.
16. MINI-NUGGET TYPE DECORATIVE BARK MULCH WILL BE USED TO RETURN NUTRIENTS TO THE SOIL, REDUCE MAINTENANCE AND MINIMIZE EVAPORATION FOR AREAS APPROXIMATE TO THE RESIDENCE. LARGER SHREDDED BARK MULCH WILL BE USED FOR STEEP AREAS SO SLOUGHING IS LESS LIKELY TO OCCUR.
17. PRESERVE & PROTECT ALL EXISTING VEGETATION INDICATED TO REMAIN AT ALL TIMES.
18. ALL VEGETATION PROPOSED FOR OUTSIDE THE BUILDING ENVELOPE TO BE NATIVE UNLESS OTHERWISE NOTED. PLANTING THAT OCCURS OUTSIDE THE BUILDING ENVELOPE IS FOR RESTORATION PURPOSES ONLY OR IS SPECIFIC TO UTILITIES RESTORATION.
19. SIX (6) INCH PLANT MIX SHALL BE PROVIDED FOR ALL LAWN, TURF, AND NATIVE PLANTING ZONES. 18 INCH PLANT MIX SHALL BE PROVIDED FOR ALL PERENNIAL PLANTING BEDS UNLESS OTHERWISE NOTED.

PLANTING SCHEDULE

ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
BSI	5	BURSERA SIMARUBA	GUMBO LIMBO	200 GAL. 16' - 18' HT. OA
CDI	11	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	45 GAL., 12' - 14' OA.
FAU	1	FICUS AUREA	STRANGLER FIG	35' FT. OA. SPECIMEN CHARACTER
MFR	9	MYRCIANTHES FRAGRANS	SIMPSON STOPPER	45 GAL. 8' HT. OA.
PALMS				
AWR	9	ACOELORRHAPHE WRIGHTII	EVERGLADES PALM	30 GAL. 8' - 10' OA.
CN1	5	COCOS NUCIFERA	COCONUT PALM	10' GW. CHARACTER CURVE TRUNKS
CN2	5	COCOS NUCIFERA	COCONUT PALM	12' GW. CHARACTER CURVE TRUNKS
CN3	5	COCOS NUCIFERA	COCONUT PALM	14' GW. CHARACTER CURVE TRUNKS
SDO	1	SABAL DOMINGENSIS	HISPANIOLA PALM	14' GW. MINIMUM SPECIMEN
SP1	6	SABAL PALMETTO	CABBAGE PALM	12' GW. CHARACTER CURVE TRUNKS (3 W/ BOOTS)
SP2	6	SABAL PALMETTO	CABBAGE PALM	14' GW. CHARACTER CURVE TRUNKS (3 W/ BOOTS)
SP3	6	SABAL PALMETTO	CABBAGE PALM	16' GW. CHARACTER CURVE TRUNKS (3 W/ BOOTS)
SP4	6	SABAL PALMETTO	CABBAGE PALM	18' GW. CHARACTER CURVE TRUNKS (3 W/ BOOTS)
SP5	6	SABAL PALMETTO	CABBAGE PALM	24' GW. CHARACTER CURVE TRUNKS
SP6	6	SABAL PALMETTO	CABBAGE PALM	28' GW. CHARACTER CURVE TRUNKS
REX	5	RHAPIS EXCELSA	LADY PALM	30 GAL. 6' - 8' HT.
TRA	28	THRINAX RADIATA	THATCH PALM	15 GAL. 4' - 6' OA.
TMO	15	THRINAX MORRISII	SILVER THATCH PALM	15 GAL. 4' - 6' OA.
UNDERSTORY TREES & SHRUBS				
CCY	1	CAPPARIS CYNOPHALLOPHORA	JAMAICA CAPER	100 GAL. 10' HT. OA.
EFO	11	EUGENIA FOETIDA	SPANISH STOPPER	25' GAL. 8' - 10' OA
EGH	11	EUGENIA RHOMBEA	RED STOPPER	45 GAL. 10' OA
EAX	11	EUGENIA AXILLARIS	WHITE STOPPER	25 GAL. 8' - 10' OA
GCL	3	GENIPA CLUSIIFOLIA	SEVEN YEAR APPLE	30 GAL. 6 - 8' HT. OA.
GLU	31	GYMNANTHES LUCIDA	CRABWOOD	45 GAL. 8' HT. OA.
MFR	11	MYRCIANTHES FRAGRANS	SIMPSON STOPPER	45 GAL. 8' - 10' OA
PLI	18	PSYCHOTRIA LIGUSTRIFOLIA	DWARF WILD COFFEE	7 GAL. 24" X 24"
ACCENTS				
AO	13	ALCANTEREA ODORATA	SILVER BROMELIAD	10" POTS
CO	22	COLOCASSIA 'CHINA LADY'	ELEPHANT EAR	15 GAL.
EF	4	ENCEPHALARTOS FEROX	SAME	7 GAL.
SR	15	SERENOA REPENS	SILVER SAW PALMETTO	15 GAL.
PG	21	PHILODENDRON GIGANTEUM	SAME	15 GAL.
GROUNDCOVERS				
EL	920	ERNODEA LITTORALIS	GOLDEN CREEPER	1 GAL.
PB	275	PHILODENDRON 'BURLE MARX'	SAME	1 GAL.
HP	200	HALIMIONE PORTULACOIDES	SEA PURSLANE	3 GAL.
MS	645	MICROSORUM SCOLOPENDRIUM	WART FERN	3 GAL. 12" X 12" MIN.
TD	30	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	3 GAL. 36" X 36"
VINES, ORCHIDS, & WATER PLANTS				
FR	50	FICUS REPENS	CREEPING FIG	3 GAL.
OR	200	PHALAENOPSIS	WHITE ORCHID	TO BE PLACED IN TRUNKS OF TREES & PALMS

PLANTING REQUIREMENTS PER CITY OF KEY WEST

PROPERTY SIZE	=	20,857 SQUARE FEET (.47 ACRES)
PERCENT LANDSCAPE REQUIRED (20%)	=	4,171 SQUARE FEET (.09 ACRES)
PERCENT LANDSCAPE PROVIDED	=	6,459 SQUARE FEET (.14 ACRES)
LINEAR FEET OF PROPERTY LINE	=	409 LINEAR FEET
PLANT UNITS REQUIRED (40 PER 100 LINEAR FT.)	=	163 PLANT UNITS
PLANT UNITS PROVIDED	=	308 PLANT UNITS
NON-VEHICULAR OPEN SPACE	=	11,609 SQUARE FEET (.26 ACRES)
TREES REQUIRED FOR N.O.S. (4 PER 3,500 SQFT.)	=	13 TREES
TREES PROVIDED	=	26 TREES
TOTAL PLANTS PROPOSED	=	2,627 PLANTS
TOTAL NATIVE PLANTS REQUIRED (70%)	=	1,838 PLANTS
TOTAL NATIVE PLANTS PROVIDED	=	2,064 PLANTS
PERCENT NATIVE	=	78 PERCENT

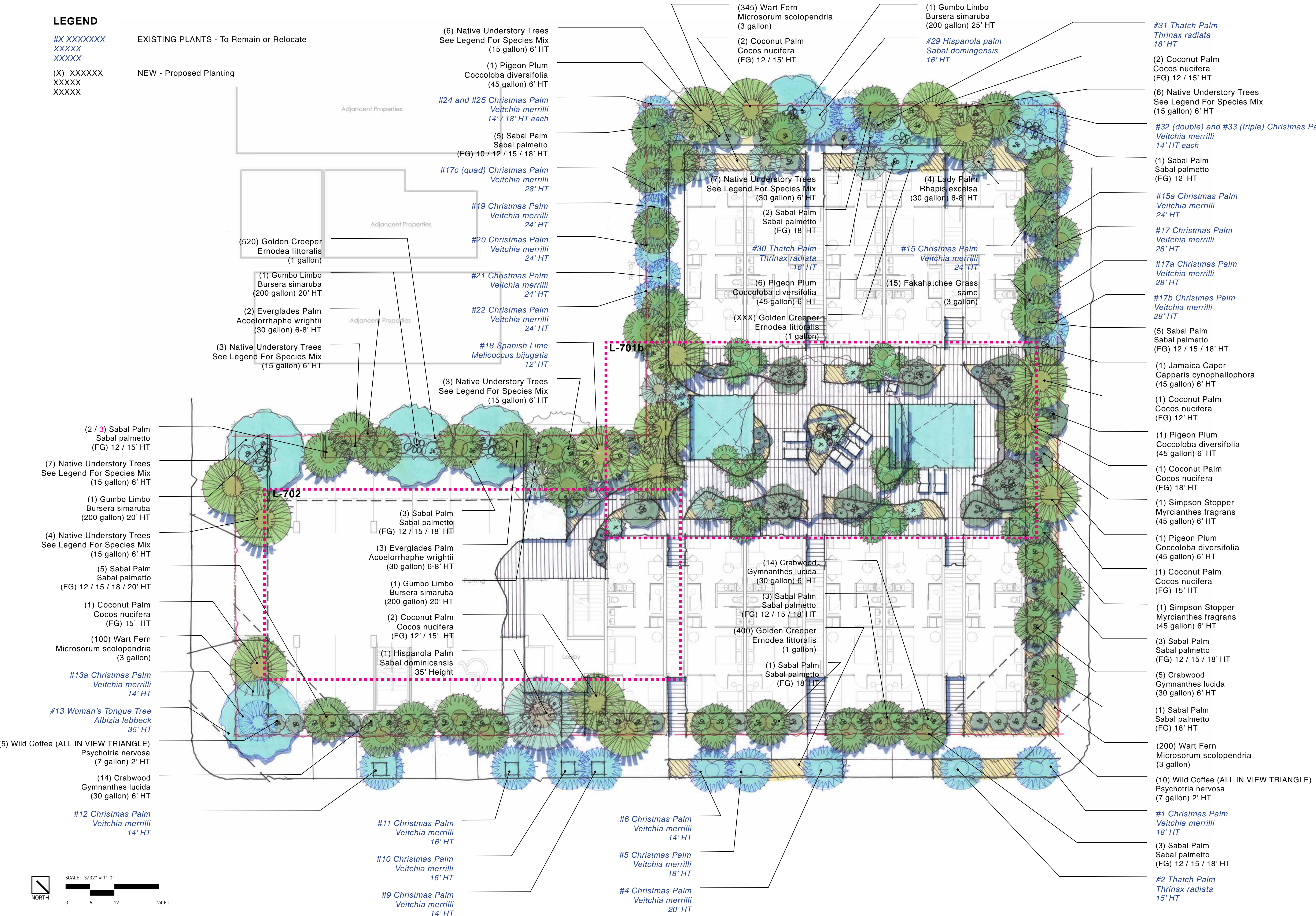
SPINDRIFT
1212 & 1222 SIMONTON STREET | KEY WEST, FLORIDA 33940

SEAL (S TYLER NIELSEN - L6667067)
NOT FOR CONSTRUCTION

PLANTING SCHEDULE & NOTES
DATE: 08/20/2014 ISSUE: TREE COM. REVIEW

LEGEND

- #X XXXXXXXX EXISTING PLANTS - To Remain or Relocate
- XXXXX
- XXXXX
- (X) XXXXXX NEW - Proposed Planting
- XXXXX
- XXXXX



- #31 Thatch Palm
Thrinax radiata
18' HT
- (2) Coconut Palm
Cocos nucifera
(FG) 12 / 15' HT
- (6) Native Understory Trees
See Legend For Species Mix
(15 gallon) 6' HT
- #32 (double) and #33 (triple) Christmas Palm
Veitchia merrilli
14' HT each
- (1) Sabal Palm
Sabal palmetto
(FG) 12' HT
- #15a Christmas Palm
Veitchia merrilli
24' HT
- #17 Christmas Palm
Veitchia merrilli
28' HT
- #17a Christmas Palm
Veitchia merrilli
28' HT
- #17b Christmas Palm
Veitchia merrilli
28' HT
- (5) Sabal Palm
Sabal palmetto
(FG) 12 / 15 / 18' HT
- (1) Jamaica Caper
Capparis cynophallophora
(45 gallon) 6' HT
- (1) Coconut Palm
Cocos nucifera
(FG) 12' HT
- (1) Pigeon Plum
Coccoloba diversifolia
(45 gallon) 6' HT
- (1) Coconut Palm
Cocos nucifera
(FG) 18' HT
- (1) Simpson Stopper
Myrcianthes fragrans
(45 gallon) 6' HT
- (1) Pigeon Plum
Coccoloba diversifolia
(45 gallon) 6' HT
- (1) Coconut Palm
Cocos nucifera
(FG) 15' HT
- (1) Simpson Stopper
Myrcianthes fragrans
(45 gallon) 6' HT
- (3) Sabal Palm
Sabal palmetto
(FG) 12 / 15 / 18' HT
- (5) Crabwood
Gymnanthes lucida
(30 gallon) 6' HT
- (1) Sabal Palm
Sabal palmetto
(FG) 18' HT
- (200) Wart Fern
Microsorium scolopendria
(3 gallon)
- (10) Wild Coffee (ALL IN VIEW TRIANGLE)
Psychotria nervosa
(7 gallon) 2' HT
- #1 Christmas Palm
Veitchia merrilli
18' HT
- (3) Sabal Palm
Sabal palmetto
(FG) 12 / 15 / 18' HT
- #2 Thatch Palm
Thrinax radiata
15' HT

SPINDRIFT
1212 & 1222 SIMONTON STREET | KEY WEST, FLORIDA 33940

SEAL (S TYLER NIELSEN - L6667067)
NOT FOR CONSTRUCTION

GRD LEVEL PLANTING PLAN	
DATE	ISSUE
08/20/2014	TREE COM. REVIEW

L701

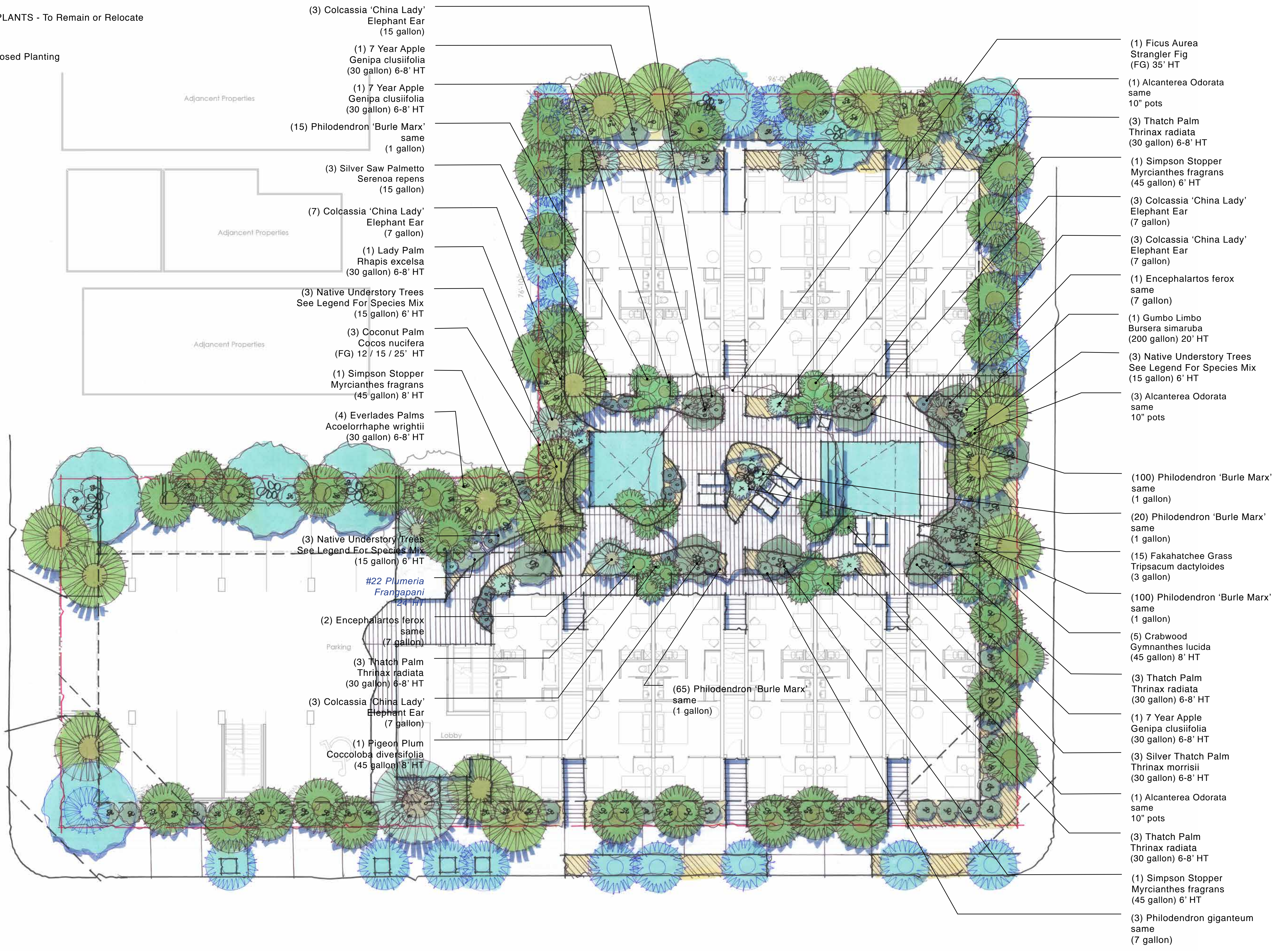
LEGEND

#X XXXXXXX
XXXXX
XXXXX

(X) XXXXXX
XXXXX
XXXXX

EXISTING PLANTS - To Remain or Relocate

NEW - Proposed Planting



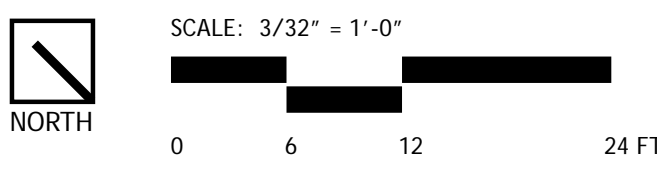
- (3) Colcassia 'China Lady' Elephant Ear (15 gallon)
- (1) 7 Year Apple Genipa clusiifolia (30 gallon) 6-8' HT
- (1) 7 Year Apple Genipa clusiifolia (30 gallon) 6-8' HT
- (15) Philodendron 'Burle Marx' same (1 gallon)
- (3) Silver Saw Palmetto Serenoa repens (15 gallon)
- (7) Colcassia 'China Lady' Elephant Ear (7 gallon)
- (1) Lady Palm Rhaps excelsa (30 gallon) 6-8' HT
- (3) Native Understory Trees See Legend For Species Mix (15 gallon) 6' HT
- (3) Coconut Palm Cocos nucifera (FG) 12 / 15 / 25' HT
- (1) Simpson Stopper Myrcianthes fragrans (45 gallon) 8' HT
- (4) Everlades Palms Acoelorrhaphe wrightii (30 gallon) 6-8' HT
- (3) Native Understory Trees See Legend For Species Mix (15 gallon) 6' HT
- #22 Plumeria Frangapani (24 HT)
- (2) Encephalartos ferox same (7 gallon)
- (3) Thatch Palm Thrinax radiata (30 gallon) 6-8' HT
- (3) Colcassia 'China Lady' Elephant Ear (7 gallon)
- (1) Pigeon Plum Coccoleba diversifolia (45 gallon) 8' HT
- (65) Philodendron 'Burle Marx' same (1 gallon)

- (1) Ficus Aurea Strangler Fig (FG) 35' HT
- (1) Alcanterea Odorata same 10" pots
- (3) Thatch Palm Thrinax radiata (30 gallon) 6-8' HT
- (1) Simpson Stopper Myrcianthes fragrans (45 gallon) 6' HT
- (3) Colcassia 'China Lady' Elephant Ear (7 gallon)
- (3) Colcassia 'China Lady' Elephant Ear (7 gallon)
- (1) Encephalartos ferox same (7 gallon)
- (1) Gumbo Limbo Bursera simaruba (200 gallon) 20' HT
- (3) Native Understory Trees See Legend For Species Mix (15 gallon) 6' HT
- (3) Alcanterea Odorata same 10" pots
- (100) Philodendron 'Burle Marx' same (1 gallon)
- (20) Philodendron 'Burle Marx' same (1 gallon)
- (15) Fakahatchee Grass Tripsacum dactyloides (3 gallon)
- (100) Philodendron 'Burle Marx' same (1 gallon)
- (5) Crabwood Gymnanthes lucida (45 gallon) 8' HT
- (3) Thatch Palm Thrinax radiata (30 gallon) 6-8' HT
- (1) 7 Year Apple Genipa clusiifolia (30 gallon) 6-8' HT
- (3) Silver Thatch Palm Thrinax morrisii (30 gallon) 6-8' HT
- (1) Alcanterea Odorata same 10" pots
- (3) Thatch Palm Thrinax radiata (30 gallon) 6-8' HT
- (1) Simpson Stopper Myrcianthes fragrans (45 gallon) 6' HT
- (3) Philodendron giganteum same (7 gallon)

SPINDRIFT
1212 & 1222 SIMONTON STREET | KEY WEST, FLORIDA 33940

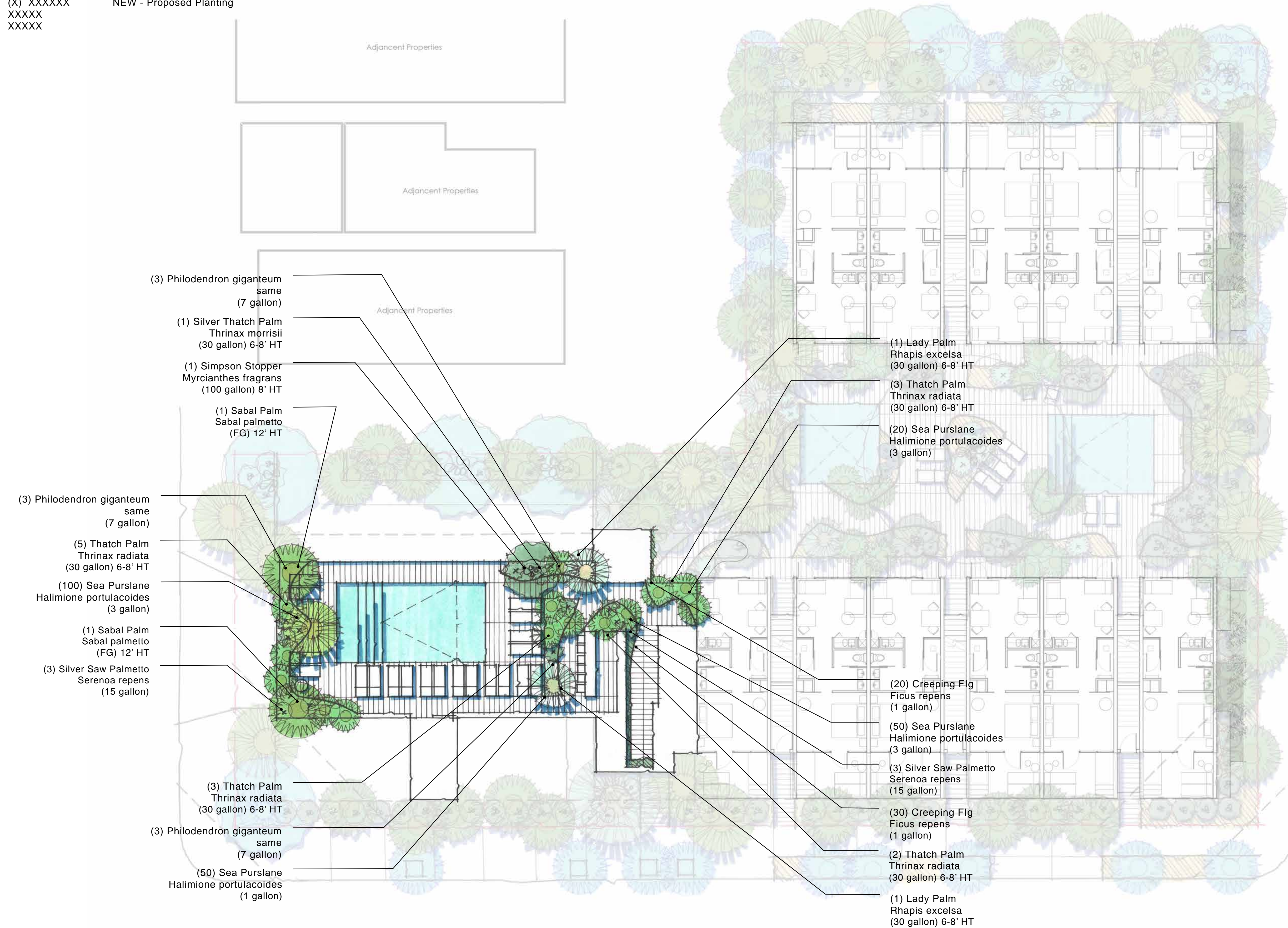
SEAL (S TYLER NIELSEN - L6667067)
NOT FOR CONSTRUCTION

GRD LEVEL PLANTING PLAN	
DATE	ISSUE
08/20/2014	TREE COM. REVIEW



LEGEND

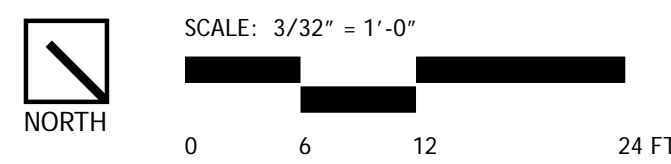
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- XXXXX
- XXXXX
- (X) XXXXXX NEW - Proposed Planting
- XXXXX
- XXXXX

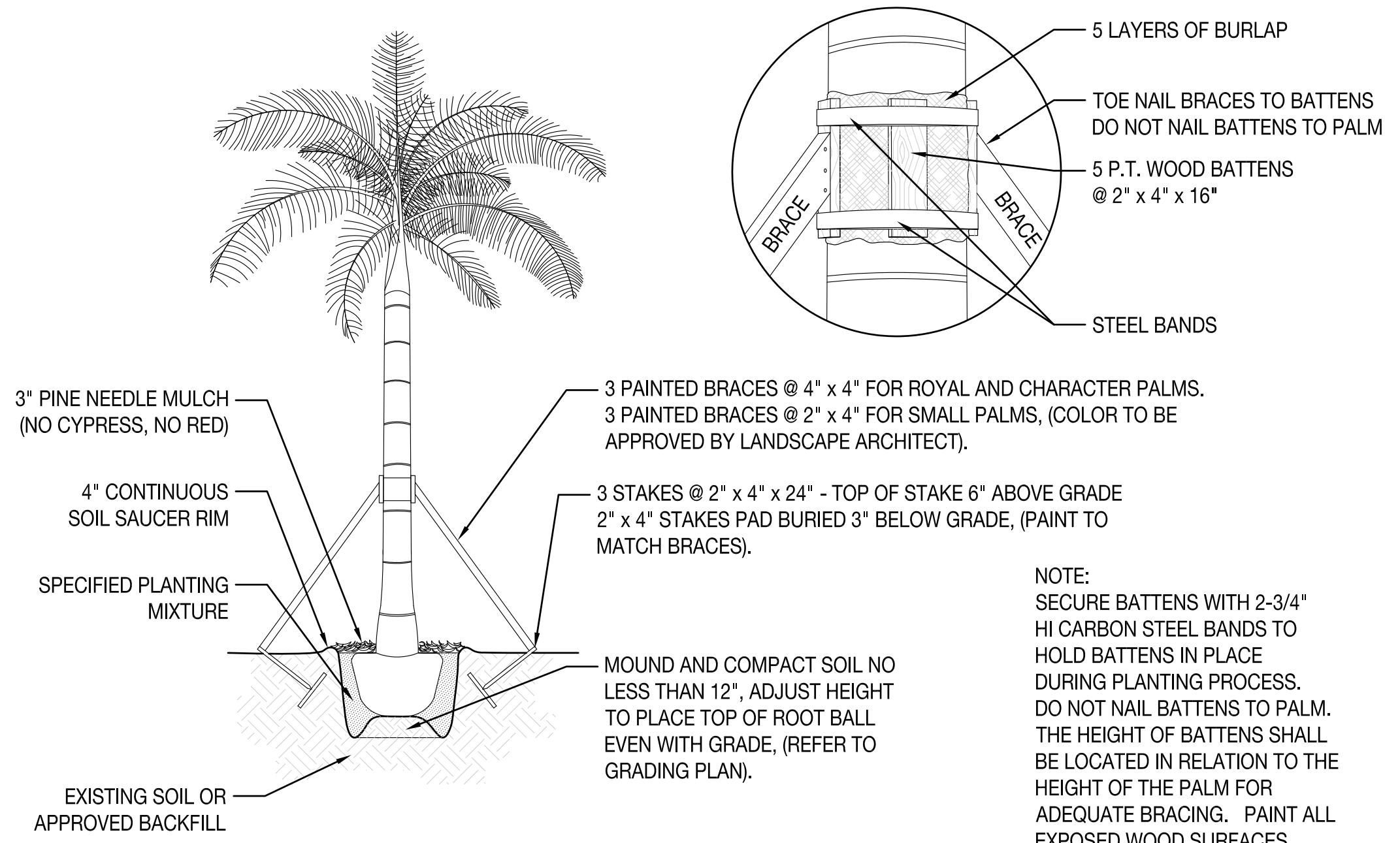


SPINDRIFT
 1212 & 1222 SIMONTON STREET | KEY WEST, FLORIDA 33940

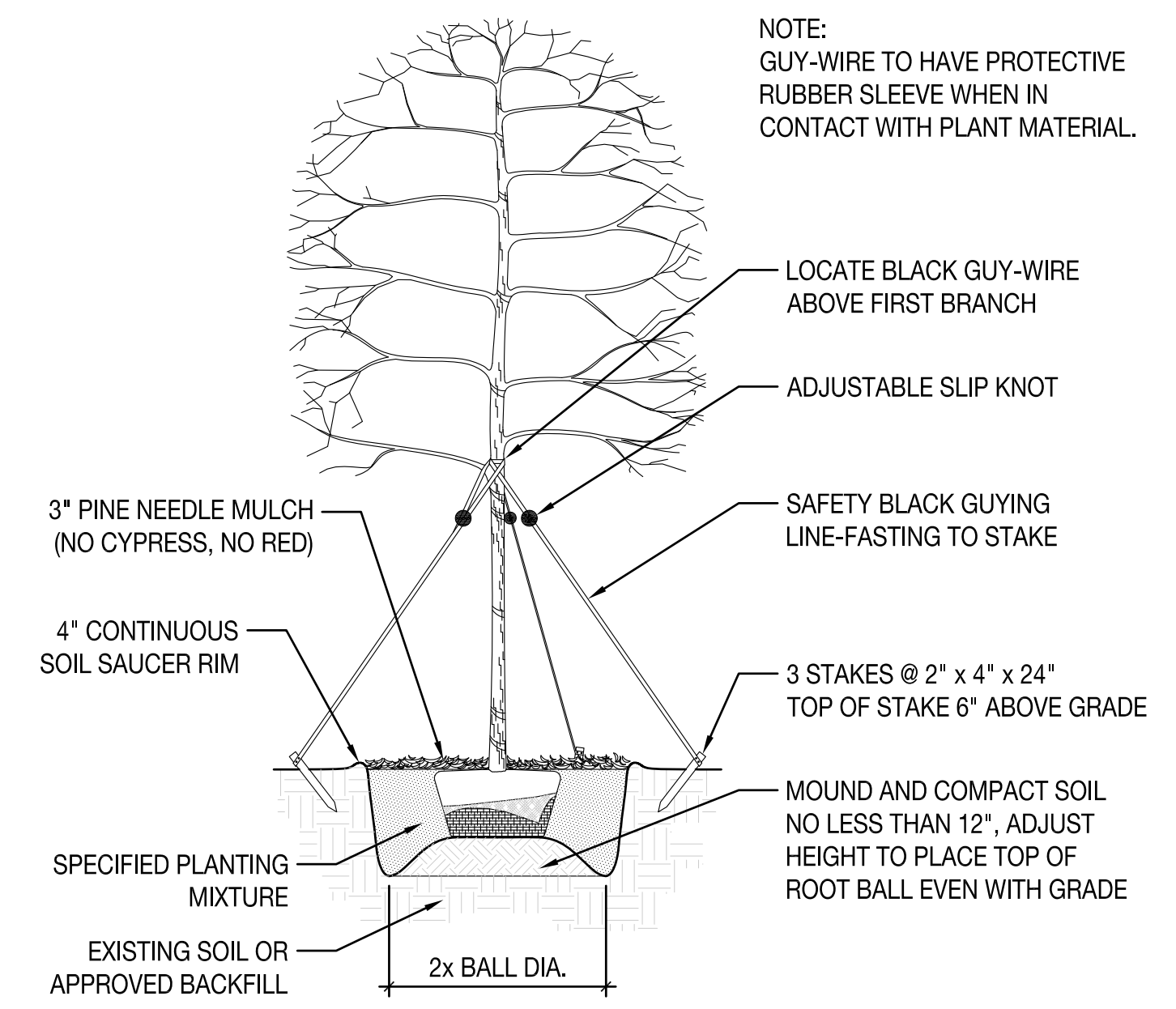
SEAL (S TYLER NIELSEN - L6667067)
 NOT FOR CONSTRUCTION

3rd LEVEL PLANTING PLAN	
DATE	ISSUE
08/20/2014	TREE COM. REVIEW

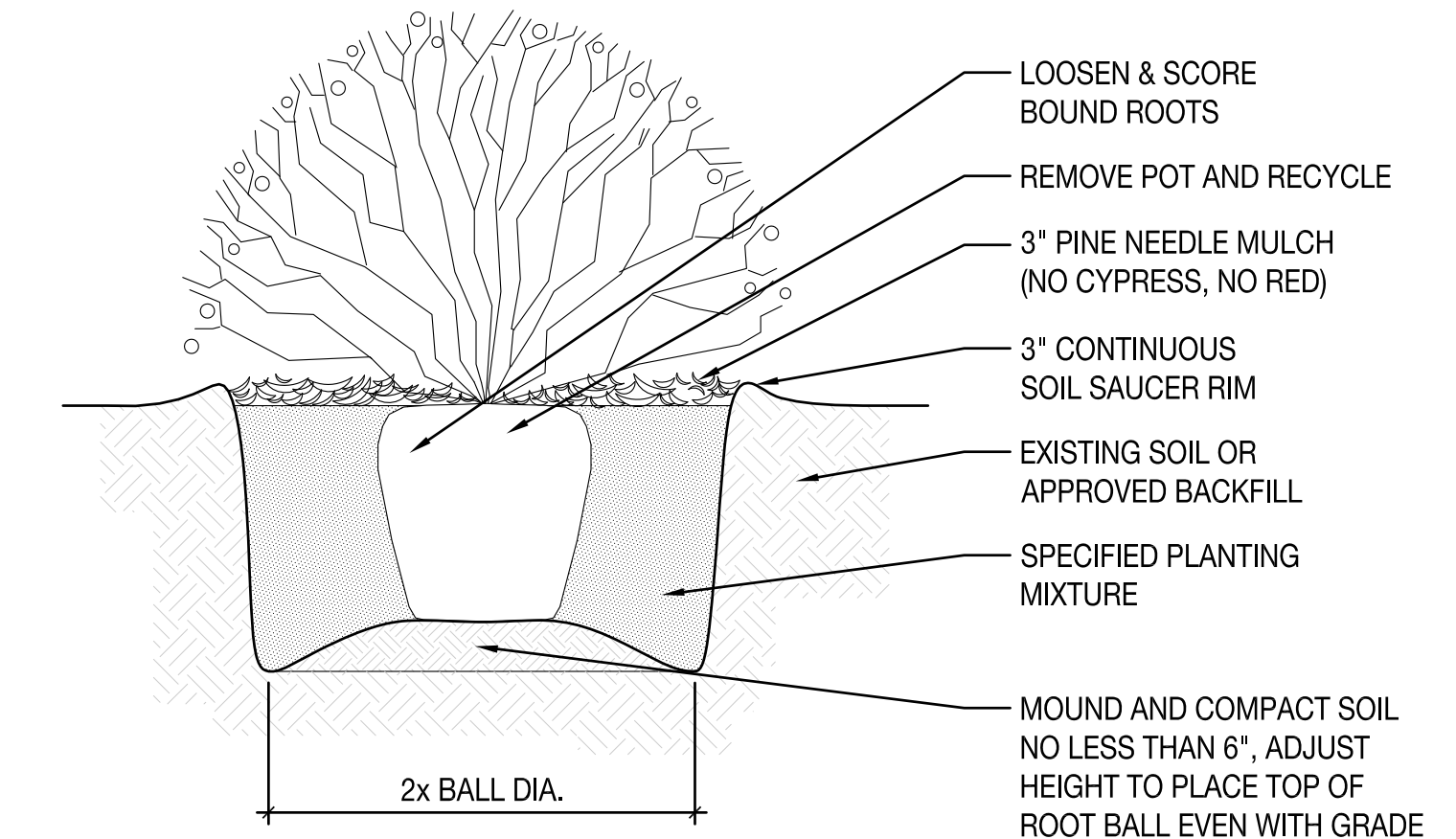




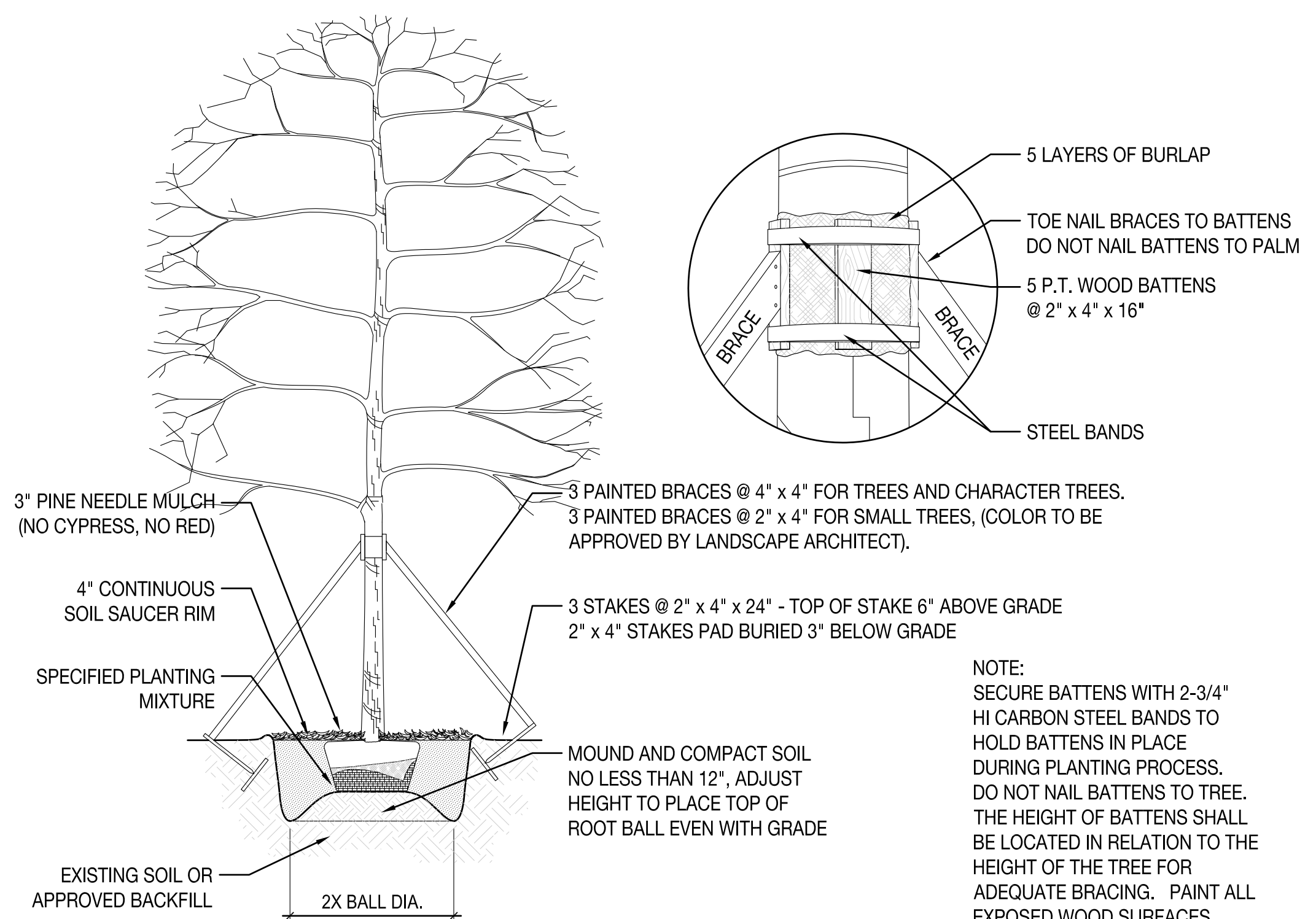
1 PALM PLANTING AND STAKING DETAIL
SCALE: 3/32" = 1'- 0"



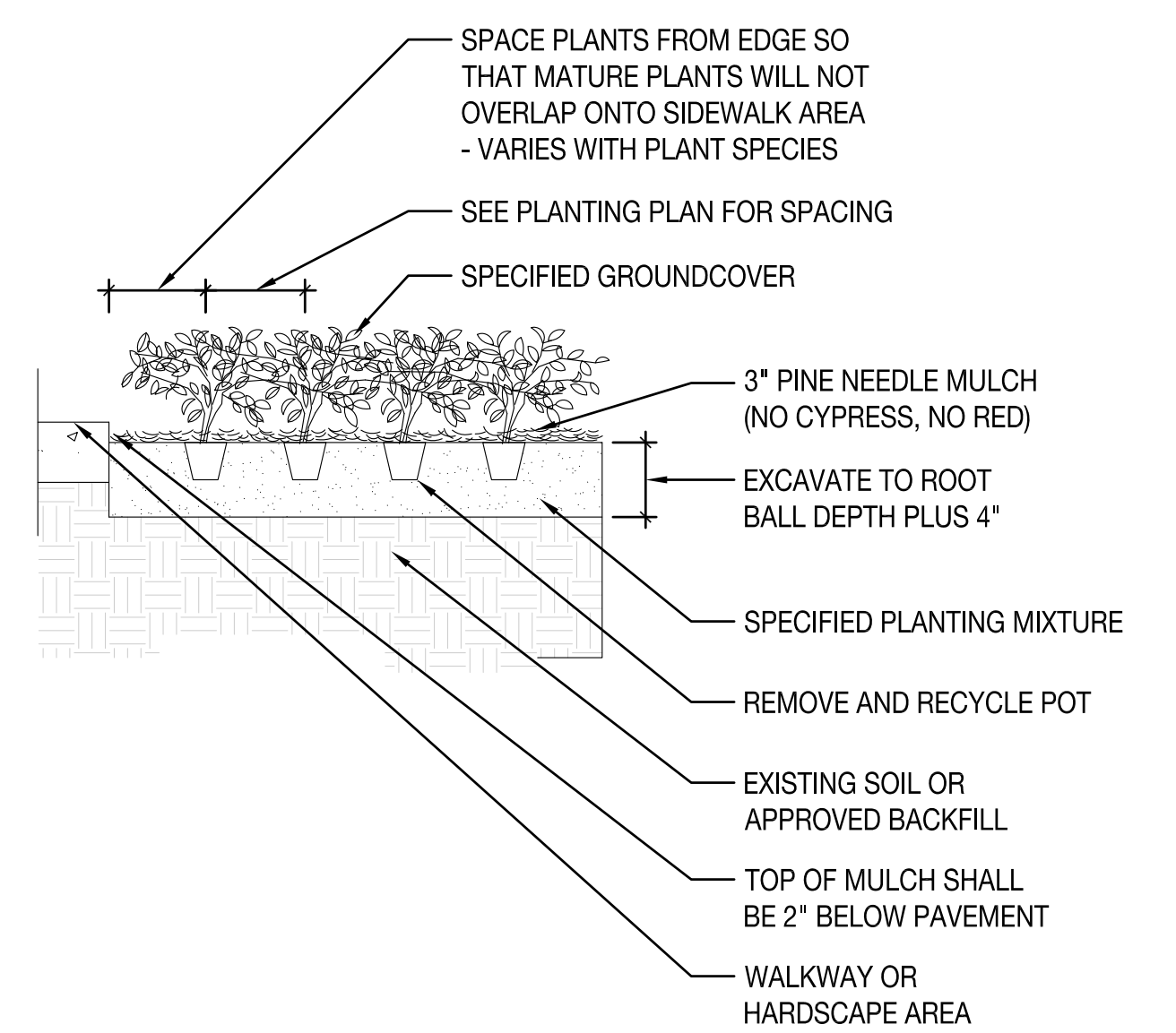
2 UNDERSTORY TREE PLANTING AND STAKING DETAIL
SCALE: 3/32" = 1'- 0"



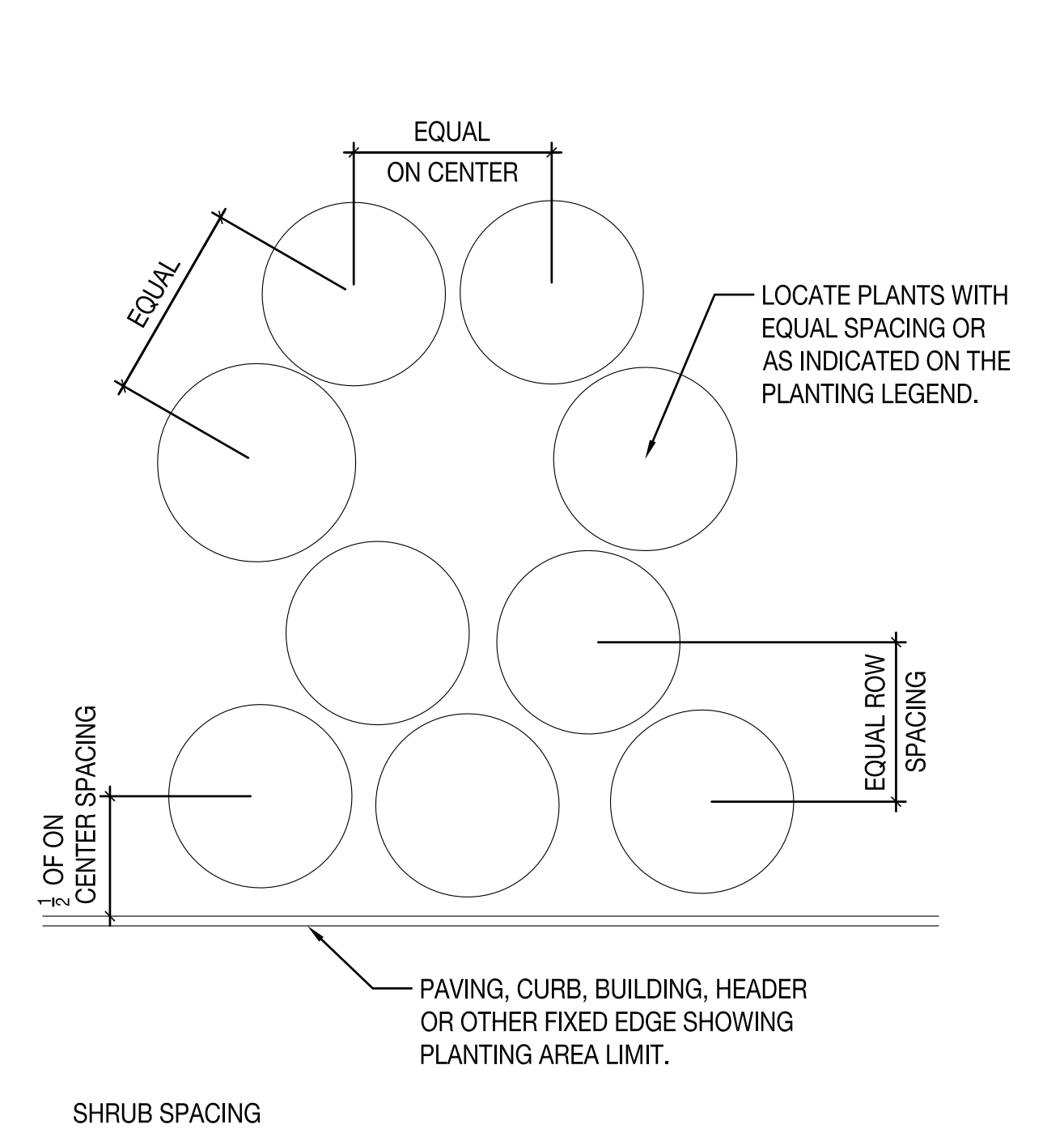
3 SHRUB PLANTING DETAIL
SCALE: 3/32" = 1'- 0"



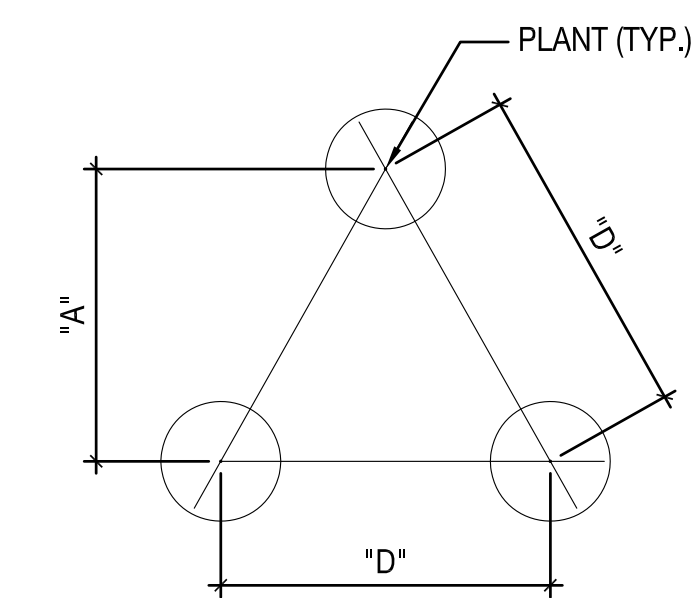
4 TREE PLANTING AND STAKING DETAIL
SCALE: 3/32" = 1'- 0"



5 GROUND COVER PLANTING DETAIL
SCALE: 3/32" = 1'- 0"



6 PLANT & SHRUB SPACING DETAIL
SCALE: 3/32" = 1'- 0"



TRIANGULAR PLANT SPACING CHART FOR GROUNDCOVERS AND PERENNIALS

ROW	
"D"	A
18" O.C.	15" O.C.
24" O.C.	21" O.C.
36" O.C.	31" O.C.

GROUNDCOVER & PERENNIAL SPACING

STAFF REPORT

DATE: July 25, 2014

RE: 1212 – 1222 Simonton Street

An application has been submitted to redevelop the property presently inhabited by the Spindrift Hotel and some adjacent commercial business. A complete existing vegetation map has been reviewed and finalized for the project. The applicant is proposing to relocate/transplant all the regulated tree species. They are currently gathering information as to the feasibility of transplanting each tree.

Only three regulated dicot trees (Frangipani, Spanish Lime, and Woman's tongue trees) and 19 regulated palm trees (3-Thatch Palms, 1-Hispaniola Palm, and 15-Christmas Palms) exist in the development area. The City ROW trees will remain. There are seven clumps of palms (Areca and Fishtail palms) that are not regulated that are to be removed.

The plant list on the landscape plan contains over 70% native vegetation and includes a mixture of palms and native understory trees around the perimeter.

Photos of site July 10 and 14, 2014







Close up of tree #22,
Frangipani



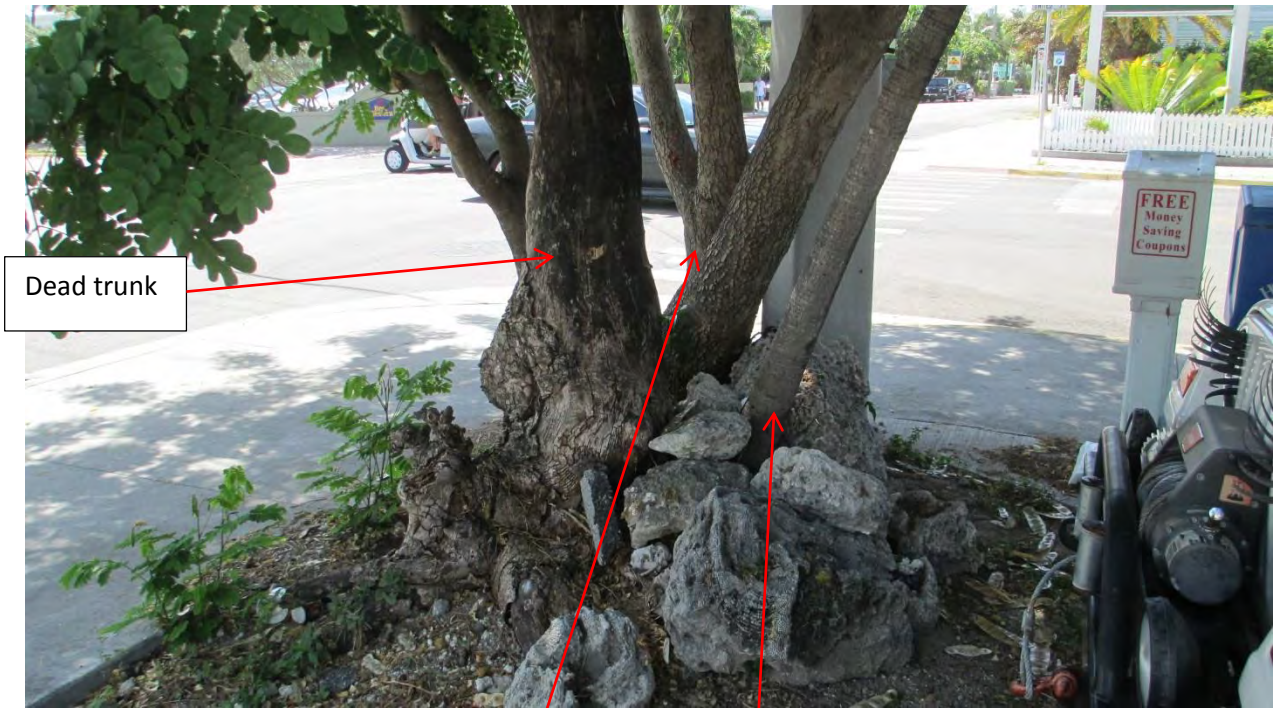
#13 and #13A

#12

#11

#10

#9



Dead trunk

Close up of tree #13 and 13A, Woman's Tongue and Christmas Palm.



United Street side of existing building-none of this vegetation in this area is regulated.



#14

#15

#15



#15a

#16



#17

#17a

#17B

#17c

#19



19

#18

#20 and #21



Close up of Tree
#18

Vegetation Inside Existing Hotel Area:



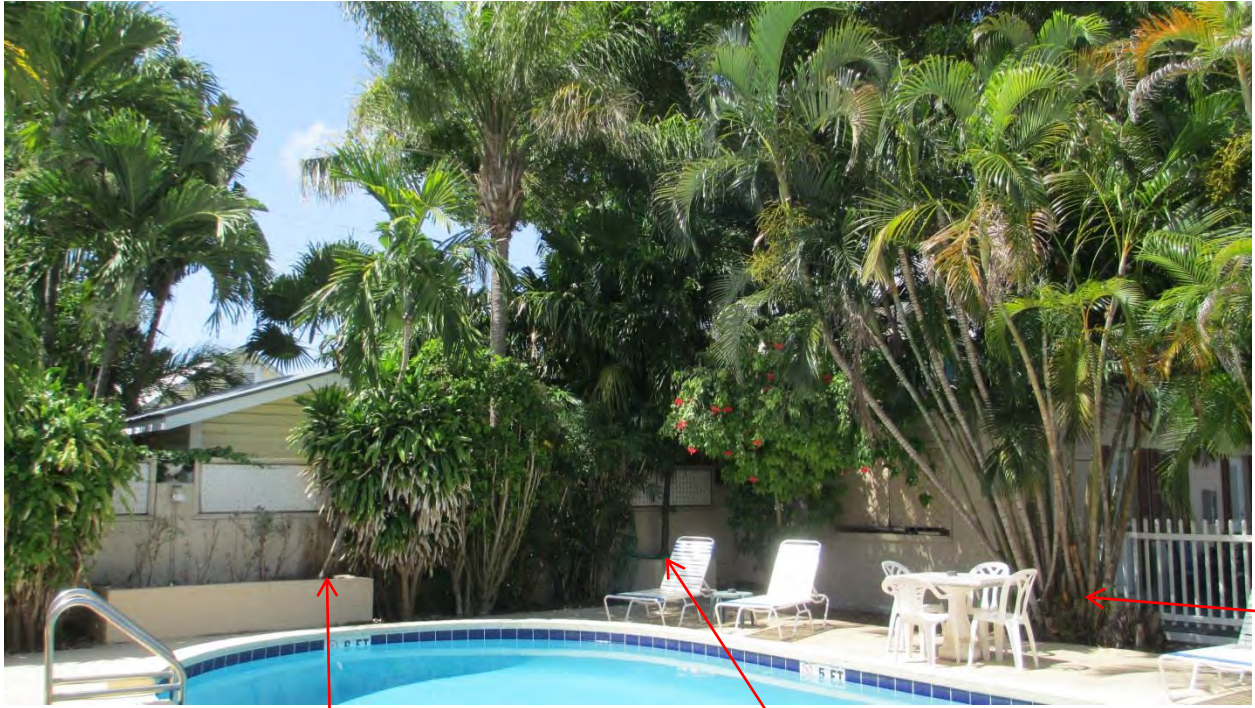
#32

#33



#20 and
#21





#24

#25

#26





#27

#28

#29

#30



#31



#31



#29





#23



TREE ID	Species	DBH	Height	Species value	Location Value	Condition Value	City KW Tree Value	Replacement Value	L.A. Recommendation	Comment
1	Christmas Palm		18'						REMAIN	City ROW tree
2	Thatch Palm		15'	<i>native</i>					REMAIN	City ROW tree
3	Areca Palm			<i>unprotected</i>					REMOVE	
4	Christmas Palm		20'						REMAIN	City ROW tree
5	Christmas Palm		18'						REMAIN	City ROW tree
6	Christmas Palm		14'						REMAIN	City ROW tree
7	Areca Palm			<i>unprotected</i>					REMOVE	
8	Thatch Palm		4'	<i>native</i>					REMAIN	
9	Christmas Palm		14'						REMAIN	City ROW tree
10	Christmas Palm		16'						REMAIN	City ROW tree
11	Christmas Palm		16'						REMAIN	City ROW tree
12	Christmas Palm		14'						REMAIN	City ROW tree
13	Woman's Tongue	28-24 = 4"		0%	50%	60%	37%	1.5"	REMAIN	if tree remains, maintenance trimming required
13A	Christmas Palm		14'	<i>regulated</i>					REMAIN	
14	Areca Palm			<i>unprotected</i>					REMOVE	
15	Christmas Palm		24'	<i>regulated</i>					TRANSPLANT	
15A	Christmas Palm		24'	<i>regulated</i>					TRANSPLANT	double
16	Fishtail Palm			<i>unprotected</i>					REMOVE	
17	Christmas Palm		28'	<i>regulated</i>					TRANSPLANT	double
17A	Christmas Palm		28'	<i>regulated</i>					TRANSPLANT	
17B	Christmas Palm		28'	<i>regulated</i>					TRANSPLANT	

TREE ID	Species	DBH	Height	Species value	Location Value	Condition Value	City KW Tree Value	Replacement Value	L.A. Recommendation	Comment
17C	Christmas Palm		28'	<i>regulated</i>					TRANSPLANT	quad
18	Spanish Lime	4"		100%	80%	60%	80%	3.2"	TRANSPLANT	
19	Christmas Palm		24'	<i>regulated</i>					TRANSPLANT	
20	Christmas Palm		24'	<i>regulated</i>					TRANSPLANT	
21	Christmas Palm		24'	<i>regulated</i>					TRANSPLANT	
22	Frangipani	6"		50%	80%	70%	66%	4"	TRANSPLANT	
23	Christmas Palm		24'	<i>regulated</i>					TRANSPLANT	
24	Christmas Palm		14'	<i>regulated</i>					TRANSPLANT	
25	Christmas Palm		18'	<i>regulated</i>					TRANSPLANT	
26	Areca Palm			<i>unprotected</i>					REMOVE	
27	Areca Palm			<i>unprotected</i>					REMOVE	
28	Areca Palm			<i>unprotected</i>					REMOVE	
29	Hispaniola Palm		16'	<i>regulated</i>					TRANSPLANT	
30	Thatch Palm		16'	<i>native</i>					TRANSPLANT	
31	Thatch Palm		18'	<i>native</i>					TRANSPLANT	
32	Christmas Palm		14'	<i>regulated</i>					TRANSPLANT	double
33	Christmas Palm		14'	<i>regulated</i>					TRANSPLANT	triple

Application



7013

Tree Permit Application

Date: July 17, 2014

Please Clearly Print All Information unless indicated otherwise.

Tree Address 1212 - 1222 Simonton Street, Key West, FL 33040
Cross/Corner Street Simonton Street, Louisa Street, & United Street
List Tree Name(s) and Quantity (See attached Tree Disposition Schedule & 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 Branch Removal Crown Cleaning/Thinning Crown Reduction

Other/Explain Remove non-native and unprotected palms from property.

Reason for Request Development plans for site predicate the removal of unprotected palms and relocation of protected palms and trees.

Property Owner Name Joel Meisel
Property Owner eMail Address swilson@meisel-cohen.com
Property Owner Mailing Address 6000 Executive Blvd. Suite 700
Property Owner Mailing City Rockville **State** MD **Zip** 20852
Property Owner Phone Number (301) 881 - 7800
Property Owner Signature _____

Representative Name Tyler Nielsen & Matthew Lewis
Representative eMail Address tyler@lewisandnielsen.com
Representative Mailing Address 2315 North Miami Avenue
Representative Mailing City Miami **State** FL **Zip** 33127
Representative Phone Number (303) 909 - 7192

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

Please see attached tree disposition schedule, plan, and planting plan.

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



Tree Representation Authorization

Date: July 10, 2014

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.

Tree Address 1212 & 1222 Simonton Street, Key West FL 33040

Property Owner Name Meisel Holdings, LLC
Property Owner eMail Address swilson@meisel-cohen.com
Property Owner Mailing Address 6000 Executive Blvd. Suite 700
Property Owner Mailing City Rockville State MD Zip 20852
Property Owner Phone Number (301) 881 - 7800
Property Owner Signature _____

Representative Name Tyler Nielsen & Matthew Lewis
Representative eMail Address tyler@lewisandnielsen.com
Representative Mailing Address 2315 North Miami Avenue
Representative Mailing City Miami State FL Zip 33127
Representative Phone Number (303) 909 - 7192

I Stephen Wilson, 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

[Handwritten Signature]

The forgoing instrument was acknowledged before me on this 14th day July, 2014.

By (Print name of Affiant) Joel Meisel who is personally known to me or has produced N/A as identification and who did take an oath.

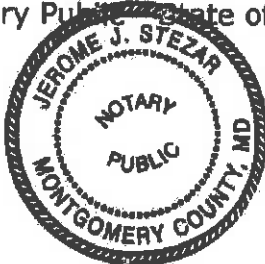
NOTARY PUBLIC

Sign Name: [Handwritten Signature]

Notary Public, State of Florida (seal)

Print Name: Verone J Stew

My Commission Expires: 5-20-2015





Karen DeMaria <kdemaria@keywestcity.com>

1212-1222 Simonton Street (Spindrifft Hotel) Tree Commission - Conceptual Plan

Tyler Nielsen <tyler@lewisandnielsen.com>

Mon, Jul 21, 2014 at 4:23 PM

To: Karen DeMaria <kdemaria@keywestcity.com>

Cc: matt@lewisandnielsen.com, Steve Wilson <swilson@meisel-cohen.com>, Peter Pike <pparchkw@aol.com>, Jose Gonzalez <jose@gonzalez-architects.com>, Jonathan Gonzalez <jonathan@gonzalez-architects.com>

Karen-

Attached to this email is the conceptual plan for 1212-1222 Simonton Street (Spindrifft Hotel). The tree application and representative authorization forms are included within the PDF. The intent is to be included on the August 12th Tree Commission meeting agenda. Please let me know if any additional information.

Upon review of the plans it would be great to speak over the phone to review the plans.

Regards-

Tyler Nielsen RLA

Partner

L&ND

2315 North Miami Avenue | Miami FL 33127

www.lewisandnielsen.com

303-909-7192

**L&ND-Spindrifft-Tree Commission Review FINAL-072114.pdf**

6688K



Karen DeMaria <kdemaria@keywestcity.com>

Tree Commission Planting Plans - 1212 + 1222 Simonton Street

Matthew Lewis <matt@lewisandnielsen.com>

Wed, Aug 20, 2014 at 10:46 PM

To: Karen DeMaria <kdemaria@keywestcity.com>

Cc: owen@owentrepanier.com, Steve Wilson <swilson@meisel-cohen.com>, Jose Gonzalez <jose@gonzalez-architects.com>, Jonathan Gonzalez <jonathan@gonzalez-architects.com>

Karen-

Hi, please find attached the updated landscape package for the Spindrift Hotel located at 1212 + 1222 Simonton Street to be included in the September 12th 2014 Tree Commission Meeting Agenda.

The updated drawings include the following revisions:

1. We have included the recently identified Spanish Lime (*Melicoccus bijugatus*) and included this in our Tree Survey Plan (LSVR), Tree Disposition Schedule (L100), Tree Disposition Plan (L101) and Ground Level Planting Plan (L701).
2. The total overall quantity of plants has increased by 41 plants (see chart L700) along with native planting percentage from 70% to 78%.
3. The overall plan and concept remains virtually the same, however, the architecture shifted along the perimeter, guest access to the lobby moved, the pools at the ground level were redesigned and access to rooms at the ground level hves been updated to enter from the pool facing facade. These slight changes allowed us to rework the circulation slightly and provide cleaner movement to the space, while maintaining the concept of an immersive landscape.
4. At the upper pool level, the team has added a bathroom at the West end, shifted the bar back and reoriented the pool so views are predominately south facing.

Please let us know if you have any questions.

We look forward to working with you to make a great project for the city.

Have a good night.

Matthew Lewis

Partner

L&ND

2315 North Miami Avenue | Miami FL 33127

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