

DRAWING REVISION REGISTER		
REV#	SHEET #	REVISION DESCRIPTION

SHEET INDEX		
LANDSCAPE DRAWINGS		DRAWING NOTES
01212015	TREE COMM. 2	
07212014	TREE COMM. 1	
LCVR	COVER PAGE	
L001	GENERAL SITE NOTES	
LSVR	TREE & PALM SURVEY	
L100	TREE DISPOSITION SCHEDULE & NOTES	
L101	TREE DISPOSITION PLAN	
L200	DEMOLITION NOTES	NOT IN SCOPE OF WORK
L201	DEMOLITION PLAN	NOT IN SCOPE OF WORK
L300	MATERIALS SCHEDULE & NOTES	
L301	MATERIALS PLAN - AMENITY LEVEL	
L302	MATERIALS PLAN - GROUND LEVEL	
L400	GRADING NOTES	
L401	GRADING PLAN - GROUND LEVEL	
L500	LAYOUT NOTES	
L501	LAYOUT PLAN - GROUND LEVEL	
L502	LAYOUT PLAN - AMENITY LEVEL	
L600	DETAILS	
L601	DETAILS	
L602	DETAILS	
L603	DETAILS	
L604	DETAILS	
L700	PLANTING SCHEDULE & NOTES	
L701	TREE & PALM PLAN - GROUND LEVEL	
L702	TREE & PALM PLAN - AMENITY LEVEL	
L703	UNDERSTORY PLAN - GROUND LEVEL	
L704	UNDERSTORY PLAN - AMENITY LEVEL	
L705	PLANTING DETAILS	
L800	IRRIGATION NOTES & SCHEDULE	
L801	IRRIGATION PLAN - GROUND LEVEL	
L802	IRRIGATION PLAN - AMENITY LEVEL	
L803	IRRIGATION DETAILS	
L804	IRRIGATION DETAILS	
L805	IRRIGATION DETAILS	
L900	LIGHTING SCHEDULE & NOTES	
L901	LIGHTING PLAN - GROUND LEVEL	
L902	LIGHTING PLAN - AMENITY LEVEL	
LFRN	FURNITURE SCHEDULE & NOTES	
LFR1	FURNITURE PLAN - GROUND LEVEL	
LFR2	FURNITURE PLAN - AMENITY LEVEL	

LOCATION MAP



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1212 & 1222 SIMONTON STREET | KEY WEST, FLORIDA 33040

SEAL (S TYLER NIELSEN - L6667067)
NOT FOR CONSTRUCTION

COVER PAGE	
DATE	ISSUE
07/21/2014	TREE COM. REVIEW
08/20/2014	TREE COM. REVIEW
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LCVR



Know what's below.
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SITework GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK BY THE SUBCONTRACTORS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AT JOB SITE AND NOTIFY LANDSCAPE ARCHITECT AND GENERAL CONTRACTOR OF DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING ANY WORK.
3. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. ALL CONTRACTORS MUST COMPLY WITH PERMIT REQUIREMENTS, LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES RULES AND REGULATIONS AND LAND USE APPROVAL CONDITIONS AT ALL TIMES.
4. WORK PERFORMED WITHOUT APPROVAL OF LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES AND/OR NOT IN COMPLIANCE WITH SPECIFICATIONS AND/OR DRAWINGS IS SUBJECT TO REMOVAL AT CONTRACTOR'S EXPENSE.
5. ALL WORK SHALL CONFORM TO THE APPROPRIATE AGENCIES. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR UTILITIES OR STRUCTURES NOT SHOWN ON THE DRAWINGS. CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING OVER OR NEAR EXISTING GAS AND ELECTRICAL LINES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTING ALL LAND MONUMENTS DISRUPTED BY CONSTRUCTION ACTIVITIES OR NEGLIGENCE ON THE PART OF THE CONTRACTOR. RESETS SHALL BE PERFORMED UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR AND MONUMENT RECORDS MUST BE FILED AS REQUIRED BY STATUTE FOR ALL MONUMENTS.
7. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS AND STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE LANDSCAPE ARCHITECT AT THE CONTRACTOR'S EXPENSE.
8. ALL BARRICADING AND TEMPORARY TRAFFIC CONTROL DEVICES OR METHODS USED DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES STANDARDS. PROVIDE ADEQUATE TIME FOR REVIEW AND APPROVAL BY THE ABOVE JURISDICTIONS PRIOR TO COMMENCEMENT.
9. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES UTILIZED OR FOR SAFETY PRECAUTIONS OR PROBLEMS IN CONNECTION WITH THE WORK. THE LANDSCAPE ARCHITECT WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. CONTRACT DOCUMENTS INCLUDE THE CONSTRUCTION DOCUMENT DRAWING SET/TECHNICAL SPECIFICATIONS MANUAL/LASIS.
10. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE.
11. A SYSTEM OF DIAGRAMMATIC SYMBOLS, HATCHES AND NOTATIONS IS USED IN THESE DRAWINGS. REVIEW NOTATIONS CAREFULLY, NOTIFY LANDSCAPE ARCHITECT AND REQUEST CLARIFICATION OF ANY UNCLEAR NOTATION OR DISCREPANCY PRIOR TO COMMENCING WORK.

SITework GENERAL NOTES CONTINUED

1. PROVIDE SLEEVES AS REQUIRED FOR DRAINAGE, IRRIGATION AND ELECTRICAL LINES. IRRIGATION AND ELECTRICAL SLEEVES AND SUBSURFACE DRAINAGE SYSTEMS SHALL BE CONSTRUCTED PRIOR TO PAVING AND LANDSCAPE WORK. UTILITY SLEEVES ARE REQUIRED IN ALL PLANT BEDS ISOLATED BY PAVEMENT OR ANY OTHER STRUCTURES.
2. SPECIAL CONSIDERATION IS GIVEN TO THE DESIGN AND INTENDED RELATIONSHIP BETWEEN ARCHITECTURE, PLANTING AREAS AND PAVING SYSTEMS. PAVEMENT JOINTING, PAVERS, STONE, FINISHES AND GRADES HAVE BEEN STRICTLY COORDINATED IN THE CONTRACT DOCUMENTS. CONSTRUCTION OF THESE SYSTEMS SHALL BE STRICTLY COORDINATED.
3. VEHICLES, EQUIPMENT, AND/OR MATERIALS SHALL NOT BE PARKED OR STORED IN AREAS OF EXISTING VEGETATION, INCLUDING WITHIN THE DRIPLINE OF EXISTING TREES TO REMAIN.
4. CONSTRUCTION WASTE-INCLUDING BUT NOT LIMITED TO: PLANT MATERIAL, BUILDING MATERIALS, DEMOLISHED MATERIALS, PACKAGING, LEFTOVER PAINT AND CONCRETE SLURRY-SHOULD BE PROPERLY REUSED, RECYCLED, DISPOSED OF LEGALLY OFF-SITE OR IN DESIGNATED WASH-OUT AREAS DETERMINED BY THE GENERAL CONTRACTOR.
5. RECYCLING AND TRASH BINS TO BE PROVIDED ON SITE. SEPARATE BINS FOR CARDBOARD, CO-MINGLED, AND OTHER RECYCLABLE/REUSABLE MATERIALS IDENTIFIED BY THE LOCAL JURISDICTION SHALL BE MAINTAINED. ALL BINS TO BE WILDLIFE-PROOF.
6. ON-SITE FUEL STORAGE FOR CONSTRUCTION EQUIPMENT IS DISCOURAGED. CONSTRUCTION EQUIPMENT USED ON SITE TO BE CHECKED REGULARLY TO ASSURE CONTAMINATION CONCERNS FROM OILS AND GREASES ARE ELIMINATED. NO TOXIC MATERIALS SHALL BE STORED ON-SITE.
7. GENERAL CONTRACTOR TO KEEP ALL ITEMS IMPLEMENTED BY LANDSCAPE ARCHITECT IN PROPER WORKING ORDER THROUGHOUT THE DURATION OF THE PROJECT.
8. THE CONSTRUCTION SITE TO BE INSPECTED ON A MONTHLY BASIS BY LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER TO ASSURE THAT THE SILT FENCE AND MUD TRACKING PAD ARE PROPERLY IN PLACE AND FUNCTIONING AS DESIGNED.
9. GREEN BUILDING PRACTICES SHALL BE EMPLOYED TO THE EXTENT FEASIBLE. SUCH PRACTICES INCLUDE: CARPOOLING/VANPOOLING TO JOB SITE, MINIMIZING MATERIALS PACKING BEFORE ARRIVAL TO JOB SITE, REDUCING MATERIAL/RESOURCE INEFFICIENCIES BY COORDINATING WORK.
10. 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.
11. WATERPROOFING OF SUBGRADE AND OTHER ARCHITECTURAL SPACES BELOW AND/OR ADJACENT TO IMPROVEMENTS DESIGNED BY THE LANDSCAPE ARCHITECT IS TO BE ADEQUATELY DESIGNED AND DETAILED BY OTHERS TO PERMANENTLY REPEL ALL WATER SOURCES INCLUDING, BUT NOT LIMITED TO: PRECIPITATION, STORM WATER RUNOFF, GROUND WATER, IRRIGATION, ROOF RUNOFF, GROUND WATER, AND PLUMBING LEAKS.
12. STRUCTURAL DESIGN TO SUPPORT IMPROVEMENTS DESIGNED BY THE LANDSCAPE ARCHITECT AND LOCATED ABOVE, BELOW, AND/OR ADJACENT TO SUBGRADE AND OTHER ARCHITECTURAL SPACES IS THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER. THE STRUCTURAL DESIGN SHOULD BE ADEQUATELY DESIGNED TO SUPPORT ALL POSSIBLE LOADS INCLUDING, BUT NOT LIMITED TO: BACKFILL, COMPACTION, PLANTINGS, HARDSCAPES, RETAINING AND FREESTANDING SITE WALLS, AND CONSTRUCTION MATERIALS/EQUIPMENT/ACTIVITY.

SOIL EROSION CONTROL NOTES

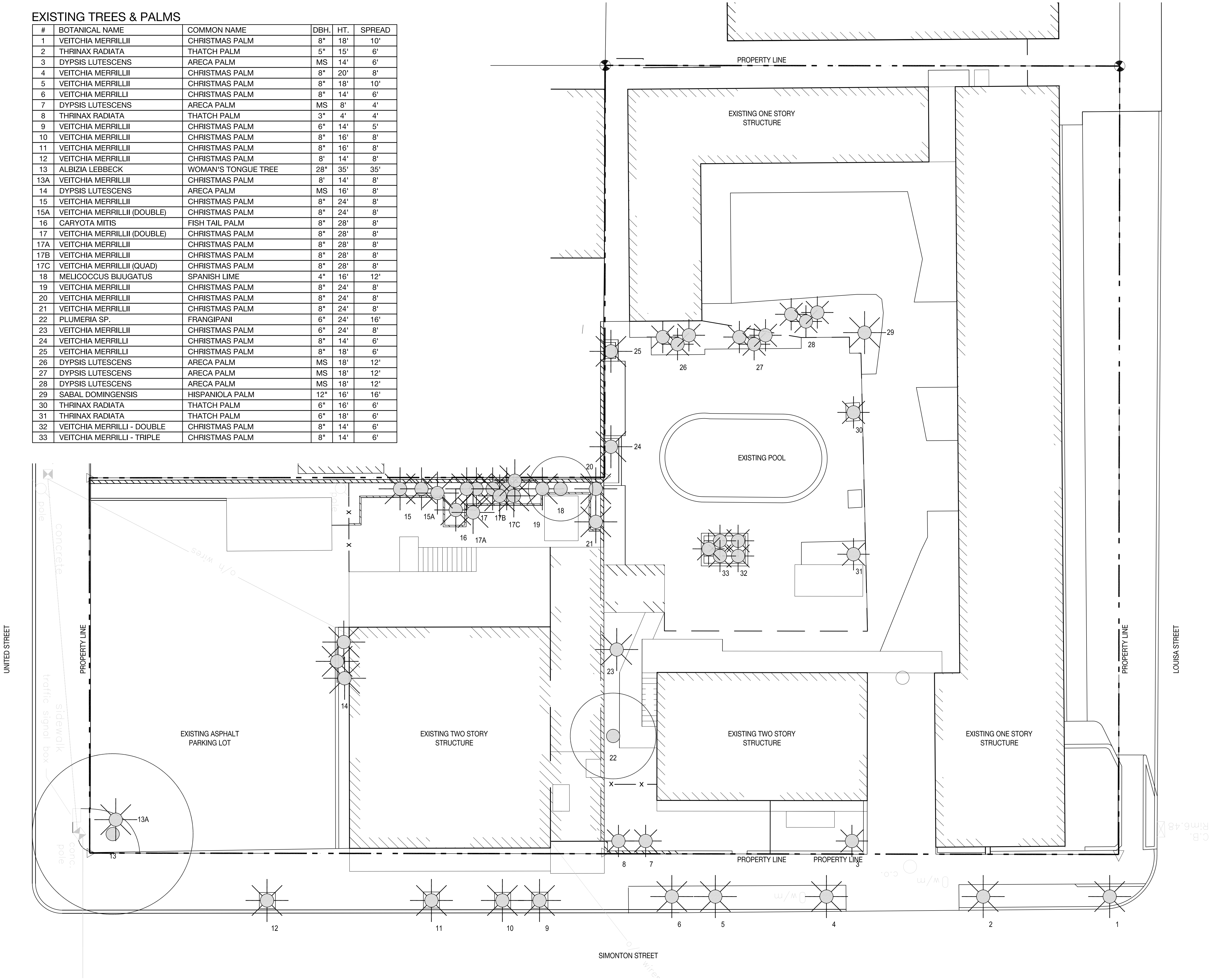
1. PRIOR TO BEGINNING ANY EARTH CHANGE, THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL SESC MEASURES AS SHOWN ON THE CONTRACT DOCUMENTS AND AS REQUIRED BY ANY GOVERNING AGENCIES.
2. ALL SESC MEASURES TO BE MAINTAINED DAILY.
3. THE CONTRACTOR TO CONDUCT ALL EXCAVATION, FILLING, GRADING, AND CLEANUP OPERATIONS IN A MANNER SUCH THAT SEDIMENT, GENERATED BY WIND OR WATER IS NOT DISCHARGED INTO ANY STORM SEWER, DRAINAGE DITCH, RIVER, LAKE, AIR, OR UNDERGROUND UTILITY SYSTEM. STAGE WORK TO MINIMIZE THE AREA OF EXPOSED SOIL, THEREBY REDUCING THE OPPORTUNITY FOR SOIL EROSION.
4. WATER FROM TRENCHES AND OTHER EXCAVATION TO BE PUMPED INTO A FILTRATION BAG TO REMOVE SEDIMENTS FROM THE WATER.
5. NORTH AMERICAN GREEN SC-150 OR EQUIVALENT EROSION CONTROL FABRIC IS REQUIRED ON ALL DISTURBED SLOPES GREATER THAN 3:1 UNTIL PROJECT AREA IS REVEGETATED PER THE PLANTING PLAN.
6. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
7. CONTRACTOR TO PROVIDE ONSITE WATERING TO REDUCE FUGITIVE DUST LEAVING THE SITE DURING CONSTRUCTION.
8. SOIL EROSION CONTROL MEASURES TO BE PROVIDED FOR ALL EXISTING AND PROPOSED DRAINAGE STRUCTURES WITHIN THE PROJECT LIMITS.
9. CONSTRUCTION STAGING AND PHASING SHALL OCCUR, WHERE APPLICABLE, TO MINIMIZE SOIL DISTURBANCE TIME.
10. BEST MANAGEMENT PRACTICES (BMPs) SHALL BE ADJUSTED AS NEEDED TO MEET ANY OTHER UNFORESEEN CONDITIONS.
11. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING A MUD TRACKING PAD/WASHING PAD AT THE CONSTRUCTION ENTRANCES TO MINIMIZE MUD DETACHMENT FROM TRUCK TIRES. 1-1/2 INCH SCREENED ROCK TO BE PLACED ON MIRAFI 140-N FILTER FABRIC. ADDITIONAL CLEAN GRAVEL TO BE ADDED THROUGHOUT THE DURATION OF CONSTRUCTION AS NEEDED.
12. CONTRACTOR SHALL ABIDE BY THE LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES CONSTRUCTION MANAGEMENT PLAN REQUIREMENTS.
13. RESEED AS INDICATED IN SEEDING NOTES.

GENERAL SITE NOTES

DATE	ISSUE
07/21/2014	TREE COM. REVIEW
08/20/2014	TREE COM. REVIEW
01/21/2015	TREE COM. REVIEW

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	MELICOCOCCUS 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'

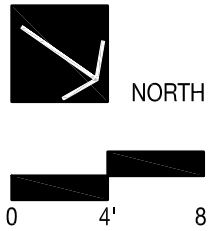


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1212 & 1222 SIMONTON STREET | KEY WEST, FLORIDA 33040

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NOT FOR CONSTRUCTION

TREE & PALM SURVEY	
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07/21/2014	TREE COM. REVIEW
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01/21/2015	TREE COM. REVIEW



LSVR

TREES & PALMS TO BE PRESERVED NOTES

1. EXISTING TREES TO BE PRESERVED SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS THEY BEAR TO PRE-CONSTRUCTION GRADE.
2. 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.
3. NO WORK SHALL BE CONDUCTED WITHIN THE DRIPLINE, UNLESS REVIEWED AND APPROVED BY THE CITY OF MIAMI. ALL WORK APPROVED WITHIN THE DRIPLINE SHALL BE COMPLETED BY HAND. PROTECT ROOT SYSTEMS FROM PONDING, ERODING, OR EXCESSIVE WETTING.
4. 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

1. EACH TREE AND PALM TO BE WATER EXCEEDING FIELD CAPACITY EACH DAY PRIOR TO TRANSPLANT. THE WATERING REGIMEN SHOULD BE FOR AS MANY DAYS AS POSSIBLE TO INCREASE THE TURGIDITY OF THE CELLS WITHIN EACH PLANT. EXCEEDING FIELD CAPACITY OF WATER SATURATION ENABLES THE TREES TO BETTER ABSORB THE MOISTURE.
2. WATER FOR DICOTS IS MOST IMPORTANT DURING THE FIRST WEEK AFTER MOVING. CONTRACTOR TO MONITOR THE PLANT'S HEALTH DAILY TO INCREASE THE SURVIVABILITY OF THE TREES.
3. TREES TO BE RELOCATED TO BE MOVED TO LANDSCAPE CONTRACTOR'S TEMPORARY HOLDING PEN OFF-SITE.
4. THE CONTRACTOR IS TO ROOT PRUNE ALL PLANT MATERIAL 90 DAYS MINIMUM IN ADVANCE OF MOVING PLANT MATERIAL. ROOTS TO BE CUT WITH SHARP TOOLS. ALL TOOLS TO BE DISINFECTED WITH ALCOHOL PRIOR TO STARTING THE JOB.
5. WHEN LIFTING THE TREE WITH STRAPS, EACH TREE WILL BE WRAPPED WITH BURLAP CLOTH PRIOR TO APPLICATION OF 6 INCH WIDE LIFTING STRAPS OR WIDER.
6. ROOT BALL DEPTH SHOULD BE AS DEEP AS POSSIBLE.
7. THE CONTRACTOR IS TO WARRANTY ALL RELOCATED PLANT MATERIAL.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE WATERING AND FERTILIZING OF ALL PLANT RELOCATED PLANT MATERIAL UNTIL PROJECT COMPLETION.
9. ALL RELOCATED PLANT MATERIAL IS TO BE APPROPRIATELY BRACED.
10. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT TWO WEEKS IN ADVANCE OF ALL SCHEDULED WORK PERTAINING TO THE RELOCATION OF SITE TREES.
11. TOP OF ROOTBALL OR ROOT FLAIR SHALL BE AT GROUND LEVEL OR A FEW INCHES ABOVE UPON PLANTING.

TREES & PLANTING TO BE REMOVED NOTES

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

TREE DISPOSITION SCHEDULE

PALMS SPECIFIED TO BE PRESERVED THAT ARE LOCATED WITHIN THE CITY OF KEY WEST RIGHT OF WAY

#	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
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 MERRILLI	CHRISTMAS PALM	8"	14'	6'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
8	THRINAX RADIATA	THATCH PALM	3"	4'	4'	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

A TOTAL OF **8 PALMS** ARE SPECIFIED TO BE PRESERVED LOCATED WITHIN THE CITY OF KEY WEST RIGHT OF WAY.

PALMS SPECIFIED TO BE RELOCATED THAT ARE LOCATED WITHIN THE CITY OF KEY WEST RIGHT OF WAY

9	VEITCHIA MERRILLII	CHRISTMAS PALM	6"	14'	5'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
10	VEITCHIA MERRILLII	CHRISTMAS PALM	8"	16'	8'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE

A TOTAL OF **2 PALMS** ARE SPECIFIED TO BE RELOCATED LOCATED WITHIN THE CITY OF KEY WEST RIGHT OF WAY. TREES TO BE RELOCATED TO APPROVED CITY OF KEY WEST PROPERTY. LANDSCAPE ARCHITECT AND LANDSCAPE CONTRACTOR TO COORDINATE TRANSPLANT ACTIVITY WITH CITY OF KEY WEST ARBORIST AND PLANNING DEPARTMENT.

TREES SPECIFIED TO BE RELOCATED

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
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
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
23	VEITCHIA MERRILLII	CHRISTMAS PALM	6"	24'	8'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
24	VEITCHIA MERRILLI	CHRISTMAS PALM	8"	14'	6'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
25	VEITCHIA MERRILLI	CHRISTMAS PALM	8"	18'	6'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
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 MERRILLI - DOUBLE	CHRISTMAS PALM	8"	14'	6'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
33	VEITCHIA MERRILLI - TRIPLE	CHRISTMAS PALM	8"	14'	6'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE

A TOTAL OF **17 PALMS** ARE SPECIFIED TO BE RELOCATED TO TEMPORARY HOLDING PEN. GENERAL CONTRACTOR AND LANDSCAPE CONTRACTOR TO COORDINATE PHASING OF PALMS BACK ON-SITE.

TREES SPECIFIED TO BE REMOVED (CITY OF KEY WEST PROTECTED TREES)

13	ALBIZIA LEBBECK	WOMAN'S TONGUE TREE	28"	35'	35'	REMOVE	PLANT CONFLICTS WITH CONSTRUCTION ENVELOPE
13A	VEITCHIA MERRILLII	CHRISTMAS PALM	8'	14'	8'	REMOVE	PLANT CONFLICTS WITH CONSTRUCTION ENVELOPE
18	MELICOCOCCUS BIJUGATUS	SPANISH LIME	4"	16'	12'	REMOVE	PLANT CONFLICTS WITH CONSTRUCTION ENVELOPE
22	PLUMERIA SP.	FRANGIPANI	6"	24'	16'	REMOVE	PLANT CONFLICTS WITH CONSTRUCTION ENVELOPE

A TOTAL OF **3 TREES** AND **1 PALM** ARE SPECIFIED FOR REMOVAL. THE PROPOSED PLANTING PLAN SPECIFIES A TOTAL OF (X) NATIVE PALMS AND (X) NATIVE TREES TO MITIGATED FOR REMOVAL OF ABOVE SPECIMENS. REFER TO SHEETS L700 - L705 FOR PROPOSED SPECIES, SPECIFICATIONS, LAYOUT, AND GENERAL PLANTING DETAILS.

TREES SPECIFIED TO BE REMOVED (CITY OF KEY WEST UNPROTECTED TREES - DO NOT REQUIRE PERMIT FOR REMOVAL OR MITIGATION)

3	DYPSIS LUTESCENS	ARECA PALM	MS	14'	6'	REMOVE	PLANT MATERIAL IS UNDESIRABLE
7	DYPSIS LUTESCENS	ARECA PALM	MS	8'	4'	REMOVE	PLANT MATERIAL IS UNDESIRABLE
14	DYPSIS LUTESCENS	ARECA PALM	MS	16'	8'	REMOVE	PLANT MATERIAL IS UNDESIRABLE
16	CARYOTA MITIS	FISH TAIL PALM	8"	28'	8'	REMOVE	PLANT MATERIAL IS UNDESIRABLE
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

A TOTAL OF **7 UNPROTECTED** PALMS TO BE REMOVED FROM SITE

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NOT FOR CONSTRUCTION

TREE DISPOSITION NOTES

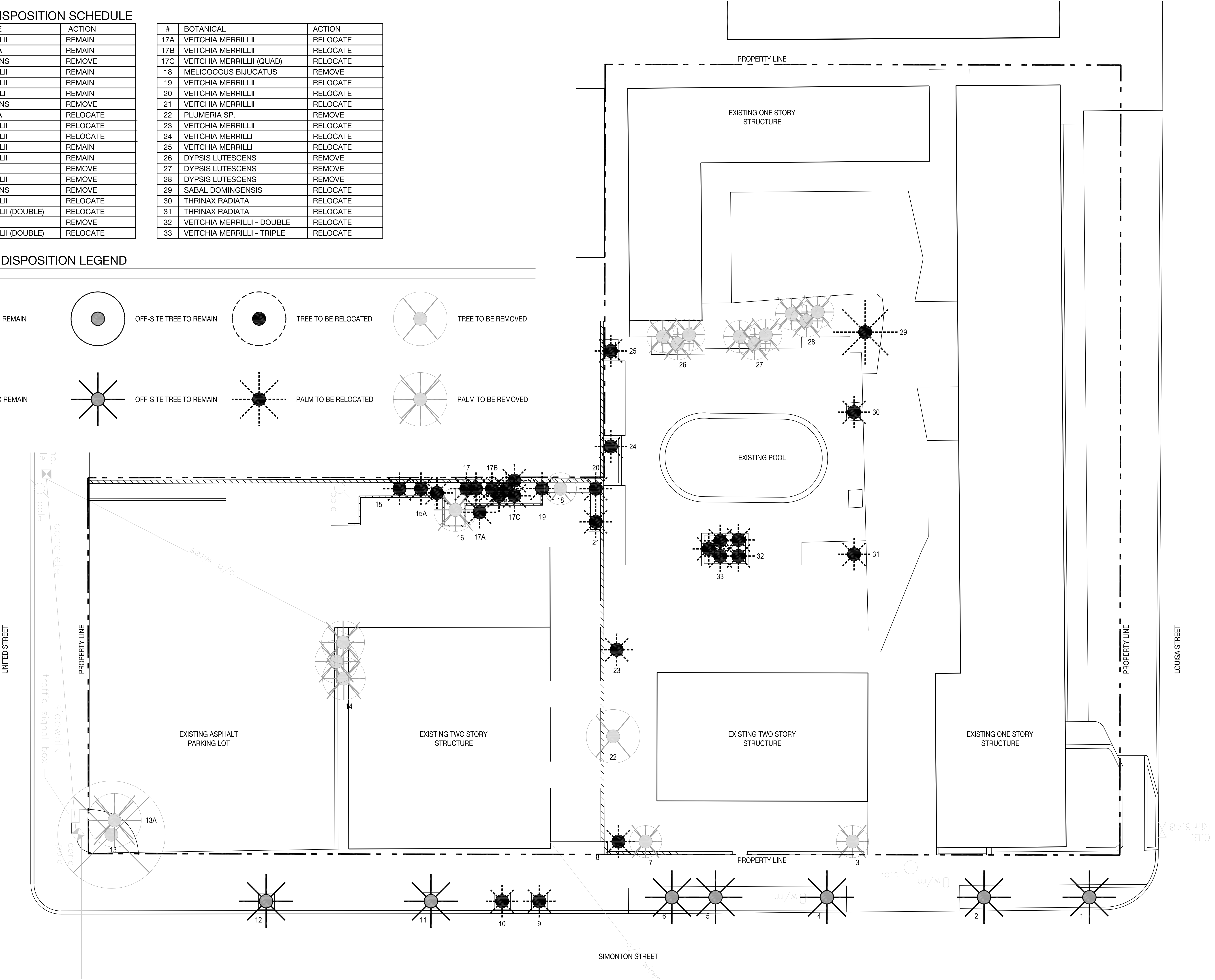
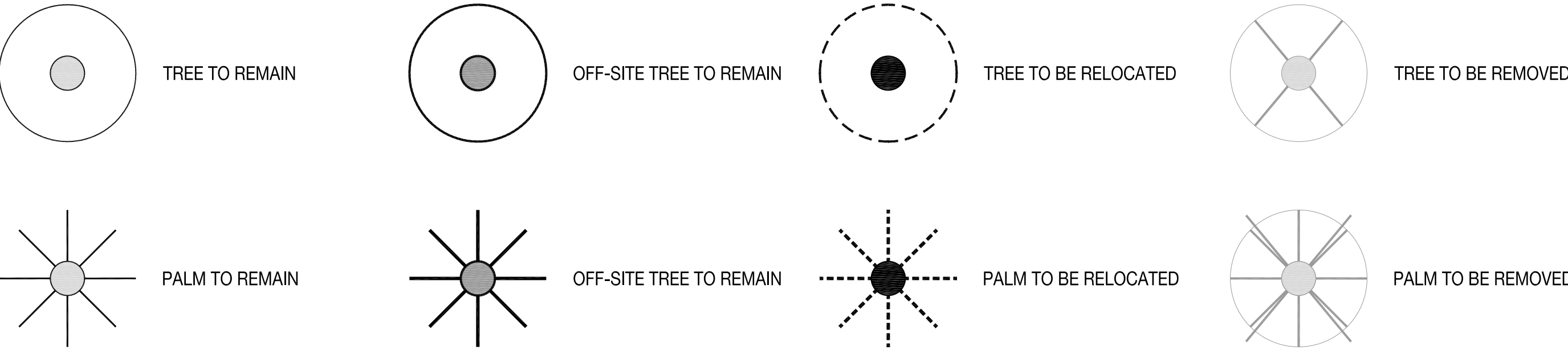
DATE	ISSUE
07/21/2014	TREE COM. REVIEW
08/20/2014	TREE COM. REVIEW
01/21/2015	TREE COM. REVIEW

TREE & PALM DISPOSITION SCHEDULE

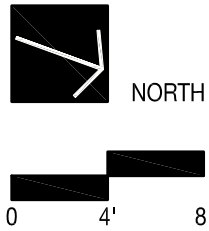
#	BOTANICAL NAME	ACTION
1	VEITCHIA MERRILLII	REMAIN
2	THRINAX RADIATA	REMAIN
3	DYPSIS LUTESCENS	REMOVE
4	VEITCHIA MERRILLII	REMAIN
5	VEITCHIA MERRILLII	REMAIN
6	VEITCHIA MERRILLI	REMAIN
7	DYPSIS LUTESCENS	REMOVE
8	THRINAX RADIATA	RELOCATE
9	VEITCHIA MERRILLII	RELOCATE
10	VEITCHIA MERRILLII	RELOCATE
11	VEITCHIA MERRILLII	REMAIN
12	VEITCHIA MERRILLII	REMAIN
13	ALBIZIA LEBBECK	REMOVE
13A	VEITCHIA MERRILLII	REMOVE
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	REMOVE
19	VEITCHIA MERRILLII	RELOCATE
20	VEITCHIA MERRILLII	RELOCATE
21	VEITCHIA MERRILLII	RELOCATE
22	PLUMERIA SP.	REMOVE
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



TREE DISPOSITION PLAN	
DATE	ISSUE
07/21/2014	TREE COM. REVIEW
08/20/2014	TREE COM. REVIEW
01/21/2015	TREE COM. REVIEW



MATERIALS NOTES

1. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE.
2. ALL CONSTRUCTION AND MATERIALS NOT SPECIFICALLY ADDRESSED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES STANDARDS.
3. THE CONTRACTOR SHALL PROVIDE A FULL-SCALE MOCKUP AND RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT FOR ALL SYSTEMS BEFORE BEGINNING CONSTRUCTION OF PAVEMENT.
4. EXPANSION JOINTS SHALL BE PROVIDED WHERE FLATWORK MEETS VERTICAL STRUCTURES, SUCH AS WALLS, CURBS, STEPS, AND OTHER HARDSCAPE ELEMENTS. EXPANSION JOINTS SHALL ALSO BE PROVIDED AT MATERIAL CHANGES. EXPANSION JOINT MATERIALS/METHODS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
5. CONTROL JOINTS SHOULD BE SPACED NO GREATER THAN TEN (10) LINEAR FEET MAXIMUM, UNLESS OTHERWISE SPECIFIED. EXPANSION JOINTS SHOULD BE SPACED NO GREATER THAN FORTY (40) LINEAR FEET MAXIMUM, UNLESS OTHERWISE SPECIFIED. CONTRACTOR SHALL ADVISE ON OTHER JOINTS AS NEEDED TO MINIMIZE CRACKING. THIS INFORMATION SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
6. CONTROL JOINTS SHALL BE PROVIDED AS SPECIFIED IN THE CONTRACT DOCUMENTS. CONTROL JOINT MATERIALS, METHODS AND RECOMMENDATIONS ON ADDITIONAL CONTROL JOINTS TO MINIMIZE CRACKING SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
7. ALL STEPS SHALL HAVE TWELVE (12) INCH TREADS AND SIX (6) INCH RISERS, UNLESS OTHERWISE SPECIFIED.
8. HOLD TOP OF WALLS AND FENCES LEVEL, UNLESS OTHERWISE SPECIFIED.
9. CONTRACTOR SHALL NOT INSTALL WORK LOCATED ON TOP OF ARCHITECTURAL STRUCTURES WITHOUT FIRST REVIEWING ARCHITECTURAL DRAWINGS.
10. SAMPLES OF SPECIFIED MATERIALS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING FOR JOB.



CONCRETE

COLOR: TBD
FINISH: ROCK SALT W/ TOOLED JOINTS
DIMENSIONS:
SOURCE:



CRUSHED GRANITE FINES

COLOR: GREY
FINISH: NATURAL
DIMENSIONS: NA
SOURCE: LARRY'S CAP ROCK & STONE
1319 NW 2nd STREET
HOMESTEAD, FL 33030
305.247.0947

SUPPORT@LARRYSCAPROCKANDSTONE.COM



METROPOLITAN PLANTER

COLOR: TBD
FINISH: POWDER COAT
DIMENSIONS: TBD
SOURCE: PLANTERWORX



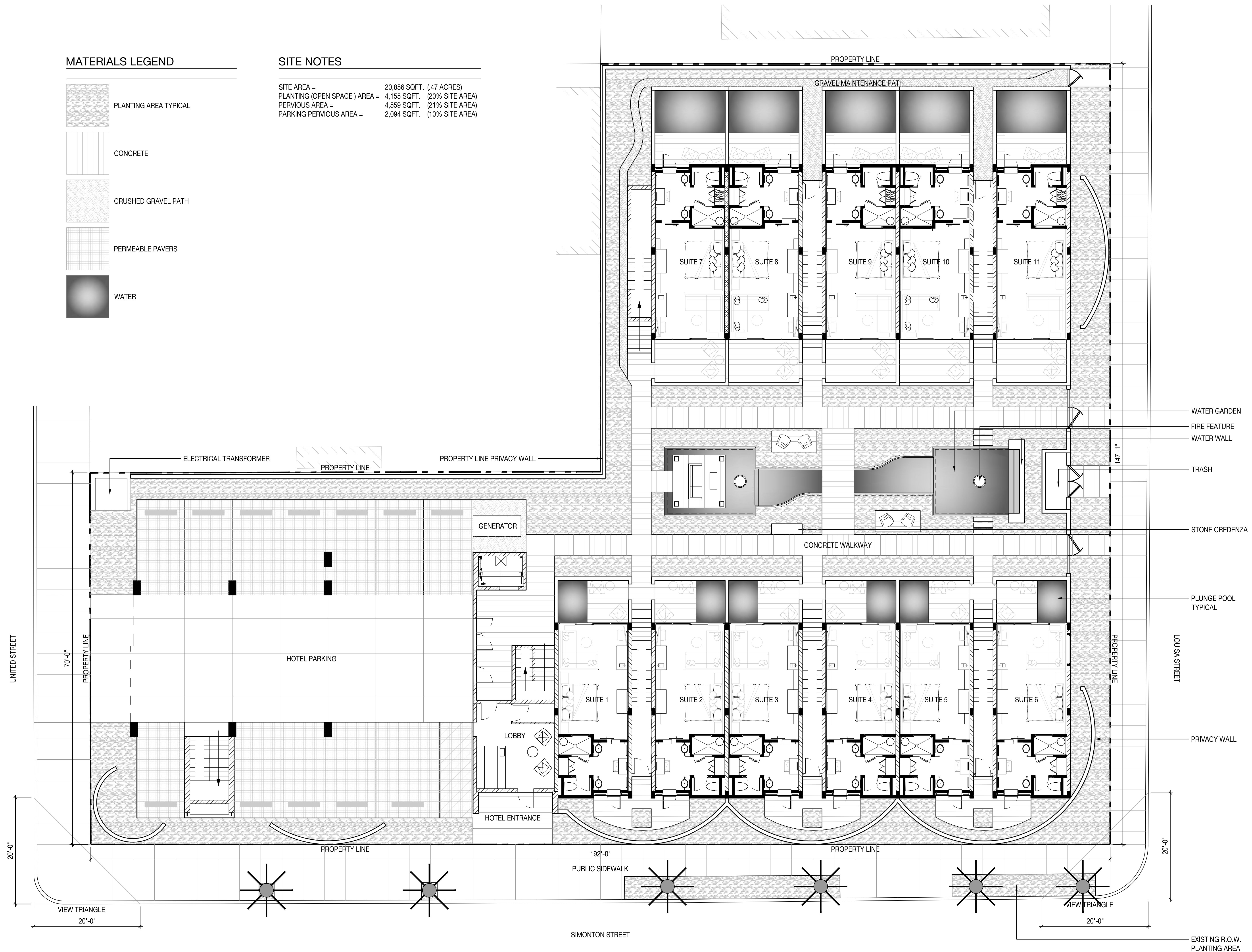
MATERIALS SCHEDULE & NOTES

DATE	ISSUE
07/21/2014	TREE COM. REVIEW
08/20/2014	TREE COM. REVIEW
01/21/2015	TREE COM. REVIEW

H2O SUITES
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MATERIALS PLAN	
DATE	ISSUE
7/21/2014	TREE COM. REVIEW
3/20/2014	TREE COM. REVIEW
1/21/2015	TREE COM. REVIEW

301



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

GROUND LEVEL				
ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
CDI	8	COCOLOBA DIVERSIFOLIA	PIGEON PLUM	FG. 4 IN. DBH MIN. 12' - 14' HT.
MF1	1	MYRCIANTHES FRAGRANS	SIMPSON STOPPER	100 GAL. MULTI-TRUNK
CZU	22	CALYPTRANTHES ZUZYGIUM	MYRTLE OF THE RIVER	30 GAL. 8' - 10'
PALMS				
CNU1	6	COCOS NUCIFERA	COCONUT PALM	CHARACTER CURVE TRUNK 12' GW.
CNU2	8	COCOS NUCIFERA	COCONUT PALM	CHARACTER CURVE TRUNK 14' GW.
CNU3	7	COCOS NUCIFERA	COCONUT PALM	CHARACTER CURVE TRUNK 18' GW.
PEL1	11	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	FG. 10' GW. SINGLE
PEL2	15	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	FG. 14' GW. SINGLE
PEL3	15	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	FG. 18' GW. SINGLE
SDO	1	SABAL DOMINGENSIS	DOMINICAN SABAL PALM	FG. 25' OA MIN.
SP1	9	SABAL PALMETTO	SABAL PALM	CHARACTER CURVE TRUNK 18' GW. (NATIVE PALM)
SP2	8	SABAL PALMETTO	SABAL PALM	CHARACTER CURVE TRUNK 22' GW. (NATIVE PALM)
SP3	13	SABAL PALMETTO	SABAL PALM	CHARACTER CURVE TRUNK 26' GW. (NATIVE PALM)
UNDERSTORY TREES & SHRUBS				
GL	44	GYMNANTHES LUCIDA	CRABWOOD	25 GAL. 6' OA
MF2	3	MYRCIANTHES FRAGRANS	SIMPSON STOPPER	45 GAL. MULTI-TRUNK
NUT	12	PIMENTA RACEMOSA	BAY RUM	25 GAL. MULTI-TRUNK
NUT	12	CAPPARIS CYNOPHALLOPHORA	JAMAICA CAPER	25 GAL. 6' - 8' OA
NUT	12	EUGENIA FOETIDA	SPANISH STOPPER	25' GAL. 8' - 10' OA
NUT	12	SURIANA MARITIMA	BAY CEDAR	25' GAL. 8' OA.
NUT	12	GENIPA CLUSIIFOLIA	SEVEN YEAR APPLE	15' GAL. 6 - 8'' OA.
NUT	12	SAVIA BAHAMENSIS	MADIENBUSH	7 GAL. 3' x 3' MINIMUM
PN	44	PSYCHOTRIA NERVOSA	WILD COFFEE	7 GAL. 3' x 3' MINIMUM
ACCENTS				
AA	21	AGAVE ATTENUATA	SPINELESS AGAVE	15 GAL. 24" X 24" MIN.
PG	51	PHILODENDRON GIGANTEUM	SAME	3 GAL. 24" X 24"
GROUNDCOVERS				
LM	530	LIRIOPE MUSCARI	SAME	1 GAL. 12" OC.
MS	1055	MICROSORUM SCOLPENDRIUM	WART FERN	1 GAL. 12" OC.
PB	810	PHILODENDRON BURLE MARX	SAME	3 GAL. 18" X 18"
VINES, ORCHIDS, & WATER PLANTS				
BV	13	BOUGAINVILLEA 'HAWAIIAN TORCH'	SAME	15 GAL.
CONTRACTOR TO PROVIDE \$1,000 MISCELLANEOUS ACCENT PLANT ALLOWANCE				

AMENITY LEVEL			
ABR.	QUANTITY	COMMON NAME	SPECIFICATIONS
TREES			
GC	6	GENIPA CLUSIIFOLIA	SEVEN YEAR APPLE
PALMS			
TRA	6	THRINAX RADIATA	THATCH PALM
ACCENTS			
AA	15	AGAVE ATTENUATA	SPINELESS AGAVE
GROUNDCOVERS			
EL	108	ERNODEA LITTORALIS	GOLDEN CREEPER
BF	69	BULBINE FRUTESCENS	DESERT CANDLES

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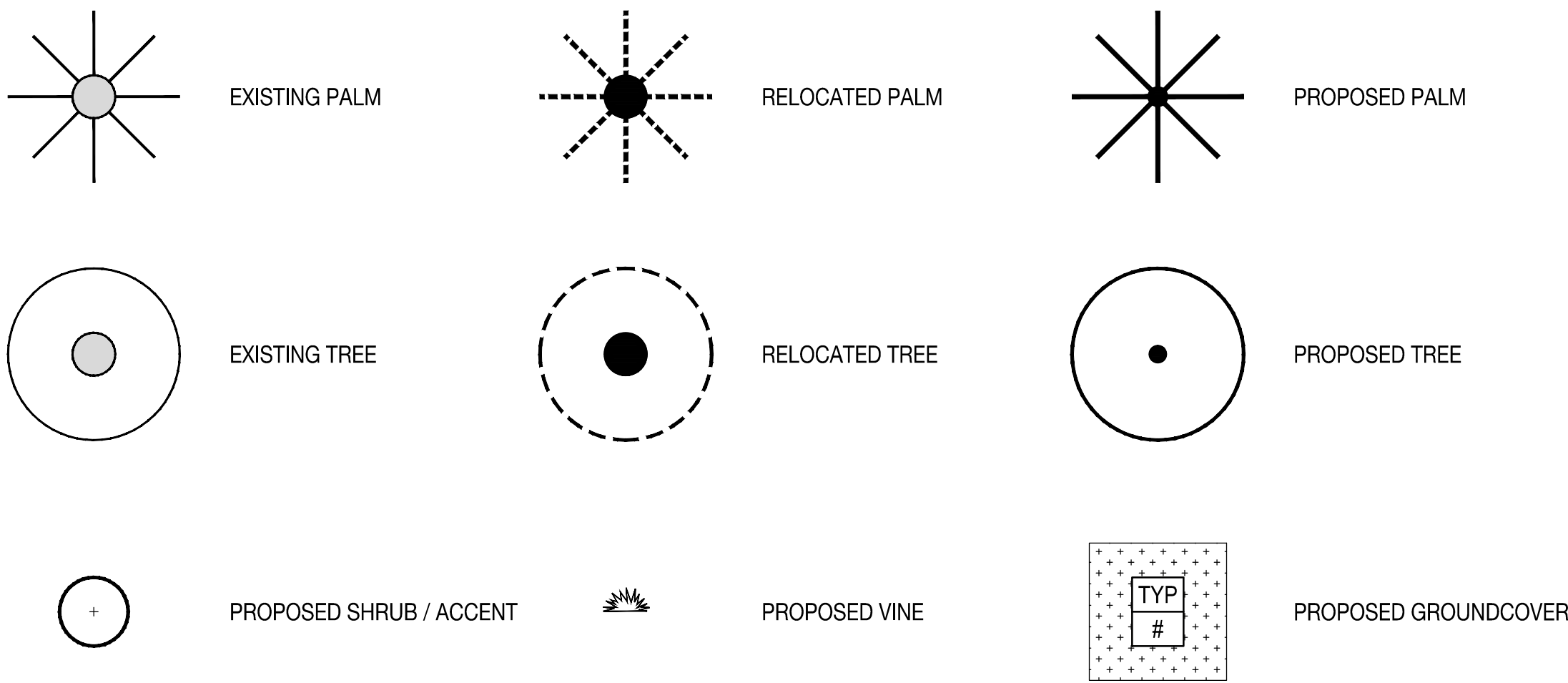
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PLANTING SCHEDULE & NOTES

DATE	ISSUE
07/21/2014	TREE COM. REVIEW
08/20/2014	TREE COM. REVIEW
01/21/2015	TREE COM. REVIEW

PLANTING LEGEND



PLANTING SCHEDULE

CDI	COCCOLOBA DIVERSIFOLIA
MF1	MYRCIANTHES FRAGRANS
CZU	CALYPTRANTHES ZUZYGIUM
CNU1	COCOS NUCIFERA
CNU2	COCOS NUCIFERA
CNU3	COCOS NUCIFERA
PEL1	PTYCHOSPERMA ELEGANS
PEL2	PTYCHOSPERMA ELEGANS
PEL3	PTYCHOSPERMA ELEGANS
SDO	SABAL DOMINGENSIS
SP1	SABAL PALMETTO
SP2	SABAL PALMETTO
SP3	SABAL PALMETTO

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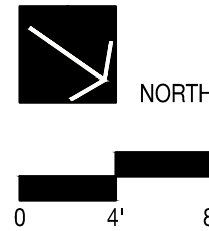
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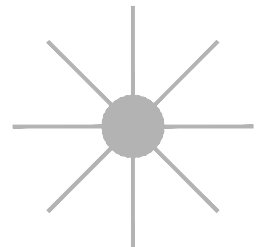
TREE & PALM PLANTING PLAN	
DATE	ISSUE
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08/20/2014	TREE COM. REVIEW
01/21/2015	TREE COM. REVIEW



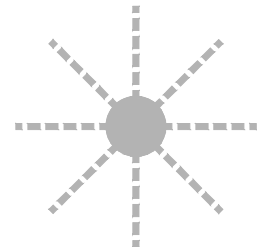
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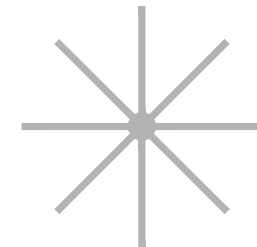
PLANTING LEGEND



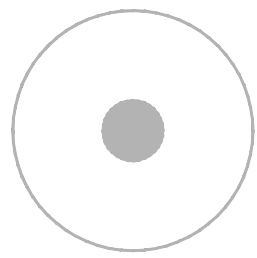
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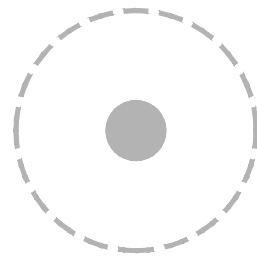
RELOCATED PALM



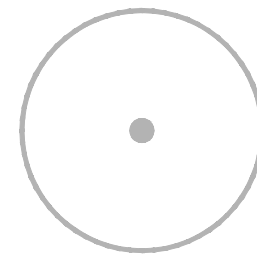
PROPOSED PALM



EXISTING TREE



RELOCATED TREE



PROPOSED TREE

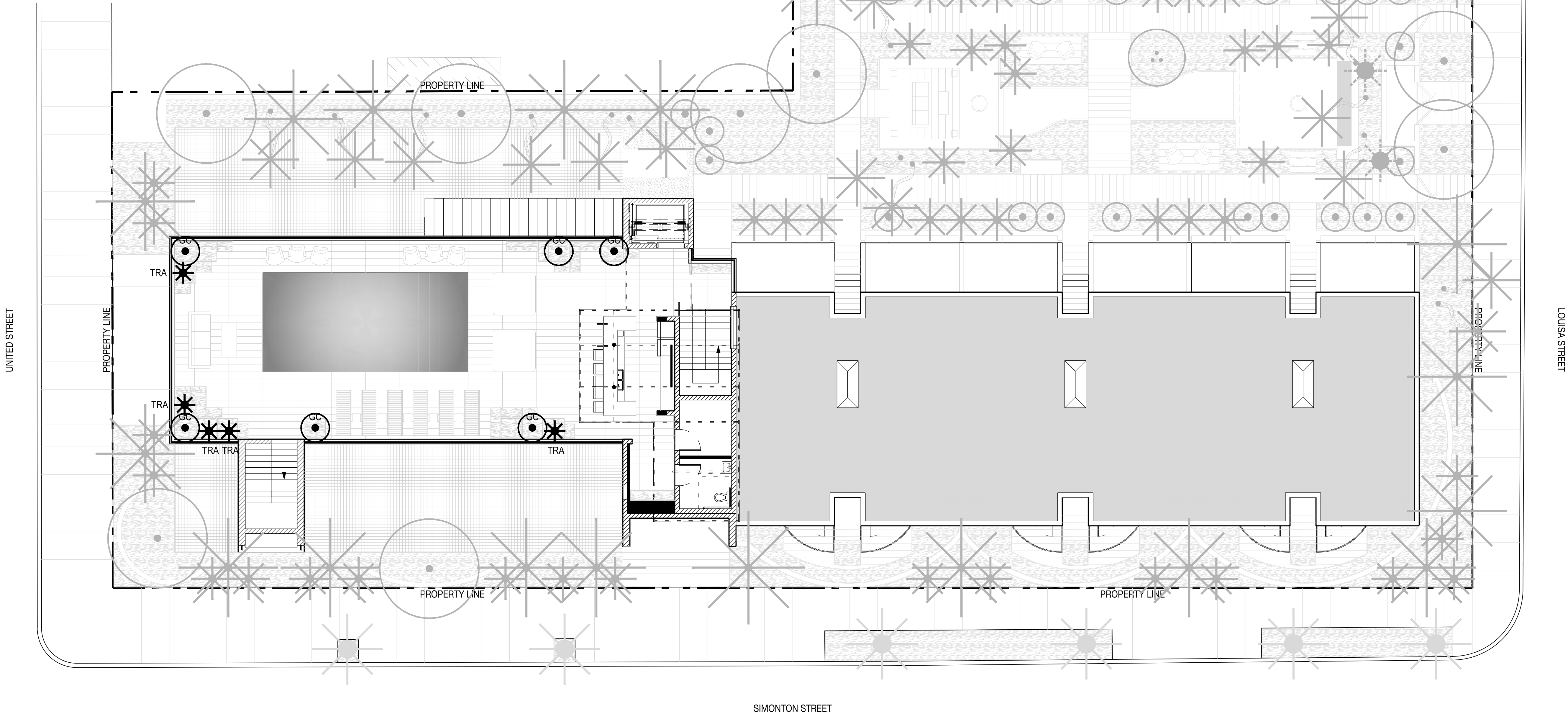
PLANTING SCHEDULE

GC	GENIPA CLUSIIFOLIA
TRA	THRINAX RADIATA

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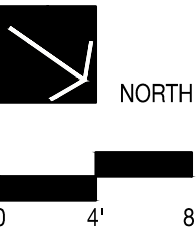
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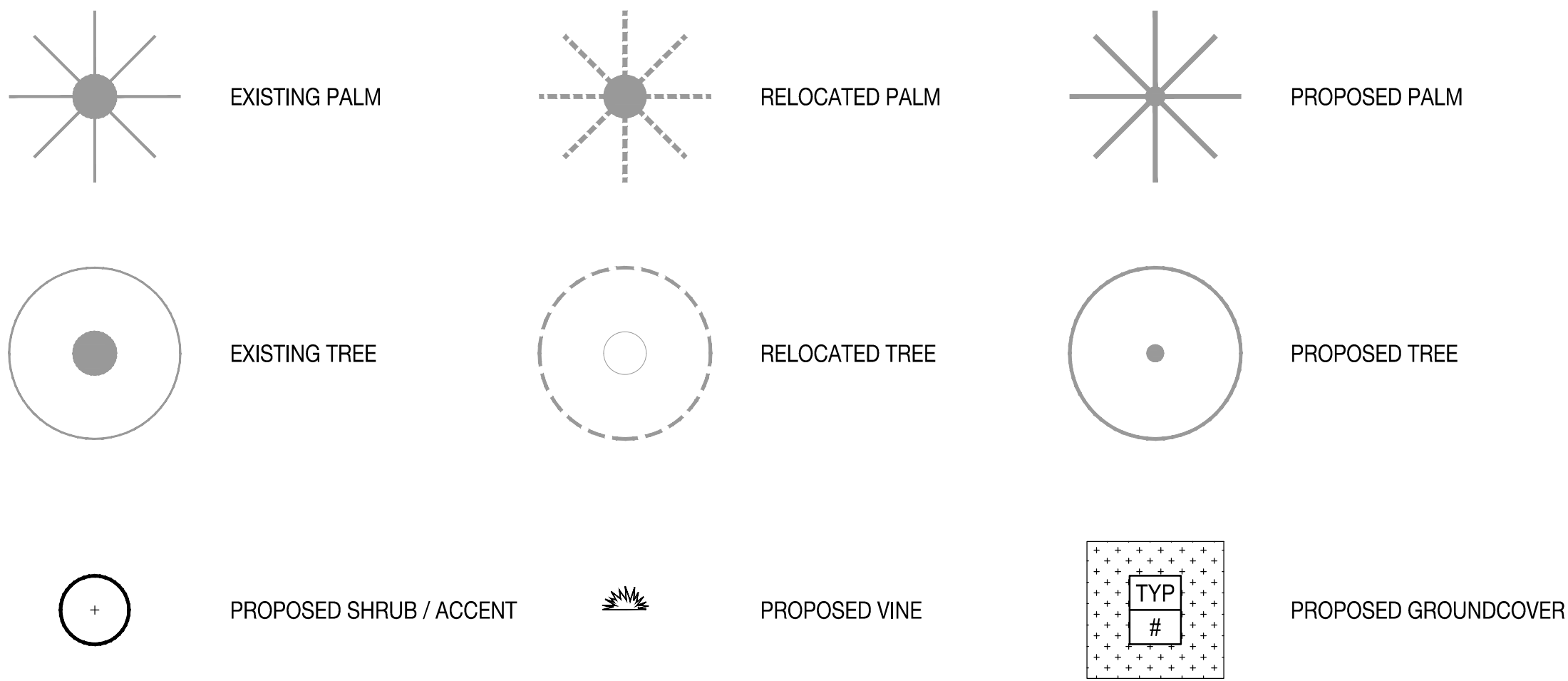
TREE & PALM PLAN - AMENITY LEVEL

DATE	ISSUE
07/21/2014	TREE COM. REVIEW
08/20/2014	TREE COM. REVIEW
01/21/2015	TREE COM. REVIEW



L702

PLANTING LEGEND



PLANTING SCHEDULE

GL	GYMNANTHES LUCIDA
MF2	MYRCIANTHES FRAGRANS
NUT	PIMENTA RACEMOSA
NUT	CAPPARIS CYNOPHALOPHORA
NUT	EUGENIA FOETIDA
NUT	SURIANA MARITIMA
NUT	GENIPA CLUSIIFOLIA
NUT	SAVIA BAHAMENSIS
PN	PSYCHOTRIA NERVOSA
AA	AGAVE ATTENUATA
PG	PHILODENDRON GIGANTEUM
LM	LIRIOPE MUSCARI
MS	MICROSORUM SCOLPENDRIUM
PB	PHILODENDRON BURLE MARX
BV	BOUGAINVILLEA 'HAWAIIAN TORCH'

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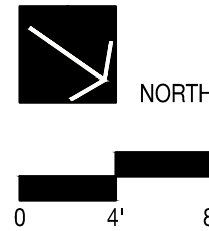
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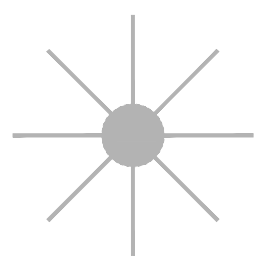
UNDERSTORY PLAN - GROUND LEVEL	
DATE	ISSUE
07/21/2014	TREE COM. REVIEW
08/20/2014	TREE COM. REVIEW
01/21/2015	TREE COM. REVIEW



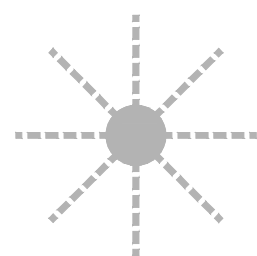
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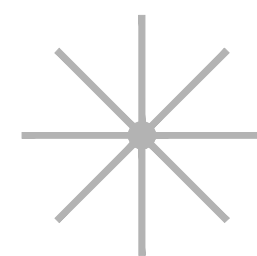
PLANTING LEGEND



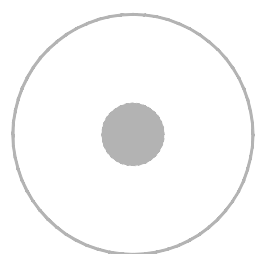
EXISTING PALM



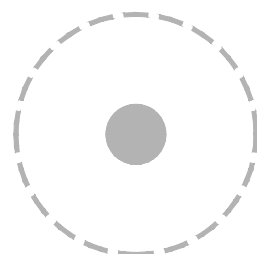
RELOCATED PALM



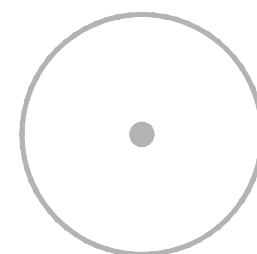
PROPOSED PALM




EXISTING TREE




RELOCATED TREE



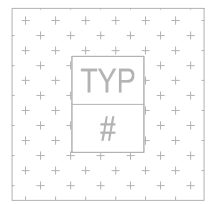
PROPOSED TREE



PROPOSED SHRUB / ACCENT



PROPOSED VINE



PROPOSED GROUNDCOVER

PLANTING SCHEDULE

AA	AGAVE ATTENUATA
EL	ERNODEA LITTORALIS
BF	BULBINE FRUTESCENS

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614.439.4895
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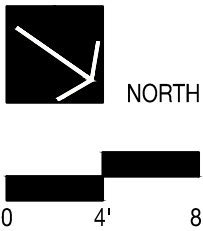
H2O SUITES

1212 & 1222 SIMONTON STREET | KEY WEST, FLORIDA 33040

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NOT FOR CONSTRUCTION

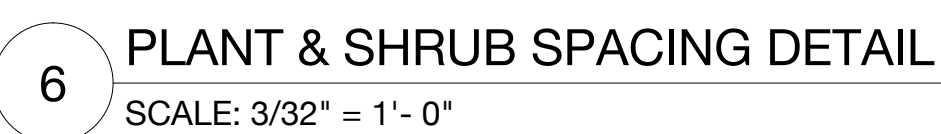
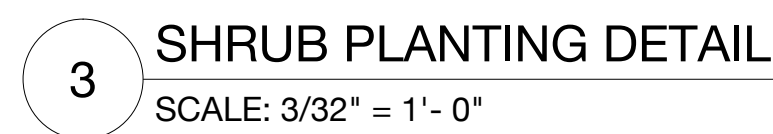
UNDERSTORY PLAN - AMENITY

DATE	ISSUE
07/21/2014	TREE COM. REVIEW
08/20/2014	TREE COM. REVIEW
01/21/2015	TREE COM. REVIEW



L704

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PLANTING DETAILS	
DATE	ISSUE
07/21/2014	TREE COM. REVIEW
08/20/2014	TREE COM. REVIEW
01/21/2015	TREE COM. REVIEW

SCALE AS NOTED:

STAFF REPORT

DATE: January 29, 2015

RE: 1212 -1222 Simonton Street (permit application #7251)

FROM: Karen DeMaria, Urban Forestry Manager,
City of Key West

An application was received for Final Landscape Plan Approval with Tree Removal. The applicant proposes to remove 1-Woman's Tongue tree, 1-Spanish Lime, 1-Frangipani, and 1-Christmas Palm and transplant 14-Christmas Palms, 3-Thatch Palms, 1-Hispaniola Palm, and 2-Christmas Palms that are on the City right of way. A site inspection was done in July 2014 and documented the following:

1. Tree Species: Woman's Tongue (*Albizia lebbbeck*)





Diameter: $28'' - 24'' = 4''$

Location: 50% (line of site issues, impacting sidewalk)

Species: 0% (on the not protected tree list)

Condition: 60%

Total Average Value = 37%

Value x Diameter = **1.5 replacement caliper inches**

2. Tree Species: Spanish Lime (*Melicoccus bijugatus*)





Diameter: 4"

Location: 80%

Species: 100% (on protected tree list)

Condition: 60%

Total Average Value = 80%

Value x Diameter = **3.2 replacement caliper inches**

3. Tree Species: Frangipani (Plumeria sp.)



Diameter: 6"

Location: 80%

Species: 50% (not on protected or not protected tree list)

Condition: 70%

Total Average Value = 66%

Value x Diameter = **4 replacement caliper inches**

Recommendations: Recommend approval of the Final Landscape Plan to include the transplanting of (14) Christmas Palms, (3) Thatch Palms, and (1) Hispaniola Palm onto the property and the removal of (1) Woman's Tongue, (1) Spanish Lime, (1) Frangipani, and (1) Christmas Palm located at 1212 – 1222 Simonton Street, to be replaced with 8.7 caliper inches of FL#1 native dicot or fruit tree and 1- native palm 4 ft tall, on site.

Recommend the approval of the transplanting of the (2) Christmas Palms that are on the City right of way if consent and permitting is received from the City Manager and the City Engineering Department, working with the Urban Forester.

TREE ID	Species	DBH	Height	Species value	Location Value	Condition Value	City KW Tree Value	Replacement Value	Action	Comment
1	Christmas Palm	NA	18'	regulated				NA	Remain	City ROW tree
2	Thatch Palm	NA	15'	native				NA	Remain	City ROW tree
3	Areca Palm	NA		unprotected				NA	REMOVE	
4	Christmas Palm	NA	20'	regulated				NA	Remain	City ROW tree
5	Christmas Palm	NA	18'	regulated				NA	Remain	City ROW tree
6	Christmas Palm	NA	14'	regulated				NA	Remain	City ROW tree
7	Areca Palm	NA		unprotected				NA	REMOVE	
8	Thatch Palm	NA	4'	native					TRANSPLANT	
9	Christmas Palm	NA	14'	regulated					TRANSPLANT**	City ROW tree
10	Christmas Palm	NA	16'	regulated					TRANSPLANT**	City ROW tree
11	Christmas Palm	NA	16'	regulated				NA	Remain	City ROW tree
12	Christmas Palm	NA	14'	regulated				NA	Remain	City ROW tree
13	Woman's Tongue	28-24 = 4"		0%	50%	60%	37%	1.5"	REMOVE	
13A	Christmas Palm	NA	14'	regulated				1-native palm	REMOVE	growing with Woman's Tongue
14	Areca Palm	NA		unprotected				NA	REMOVE	
15	Christmas Palm	NA	24'	regulated					TRANSPLANT	
15A	Christmas Palm	NA	24'	regulated					TRANSPLANT	double
16	Fishtail Palm	NA		unprotected				NA	REMOVE	
17	Christmas Palm	NA	28'	regulated					TRANSPLANT	double
17A	Christmas Palm	NA	28'	regulated					TRANSPLANT	
17B	Christmas Palm	NA	28'	regulated					TRANSPLANT	
17C	Christmas Palm	NA	28'	regulated					TRANSPLANT	quad
18	Spanish Lime	4"		100%	80%	60%	80%	3.2"	REMOVE	
19	Christmas Palm	NA	24'	regulated					TRANSPLANT	
20	Christmas Palm	NA	24'	regulated					TRANSPLANT	
21	Christmas Palm	NA	24'	regulated					TRANSPLANT	
22	Frangipani	6"		50%	80%	70%	66%	4"	REMOVE	
23	Christmas Palm	NA	24'	regulated					TRANSPLANT	
24	Christmas Palm	NA	14'	regulated					TRANSPLANT	
25	Christmas Palm	NA	18'	regulated					TRANSPLANT	
26	Areca Palm	NA		unprotected					REMOVE	
27	Areca Palm	NA		unprotected					REMOVE	
28	Areca Palm	NA		unprotected					REMOVE	
29	Hispaniola Palm	NA	16'	regulated					TRANSPLANT	

TREE ID	Species	DBH	Height	Species value	Location Value	Condition Value	City KW Tree Value	Replacement Value	Action	Comment
30	Thatch Palm	NA	16'	native					TRANSPLANT	
31	Thatch Palm	NA	18'	native					TRANSPLANT	
32	Christmas Palm	NA	14'	regulated					TRANSPLANT	double
33	Christmas Palm	NA	14'	regulated					TRANSPLANT	triple

**** See Staff Report**

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

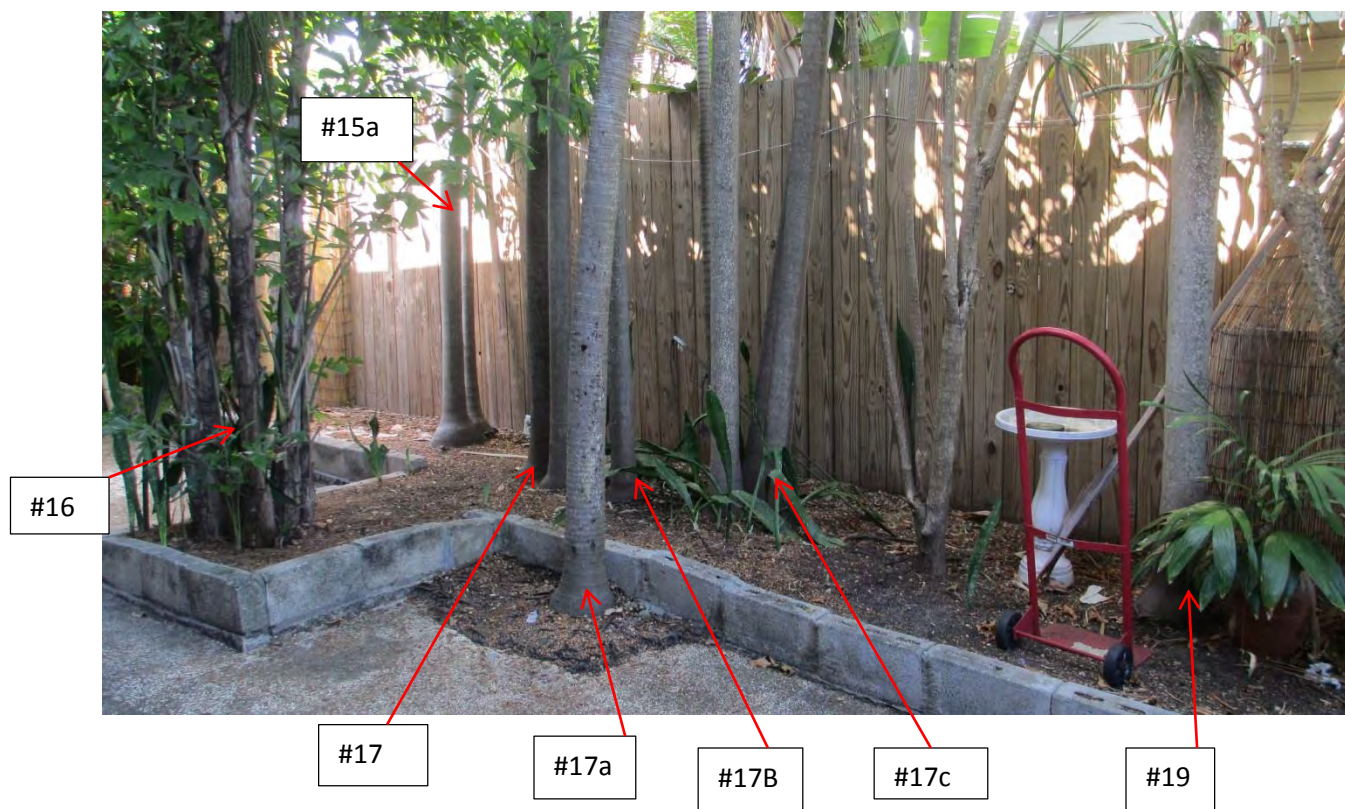
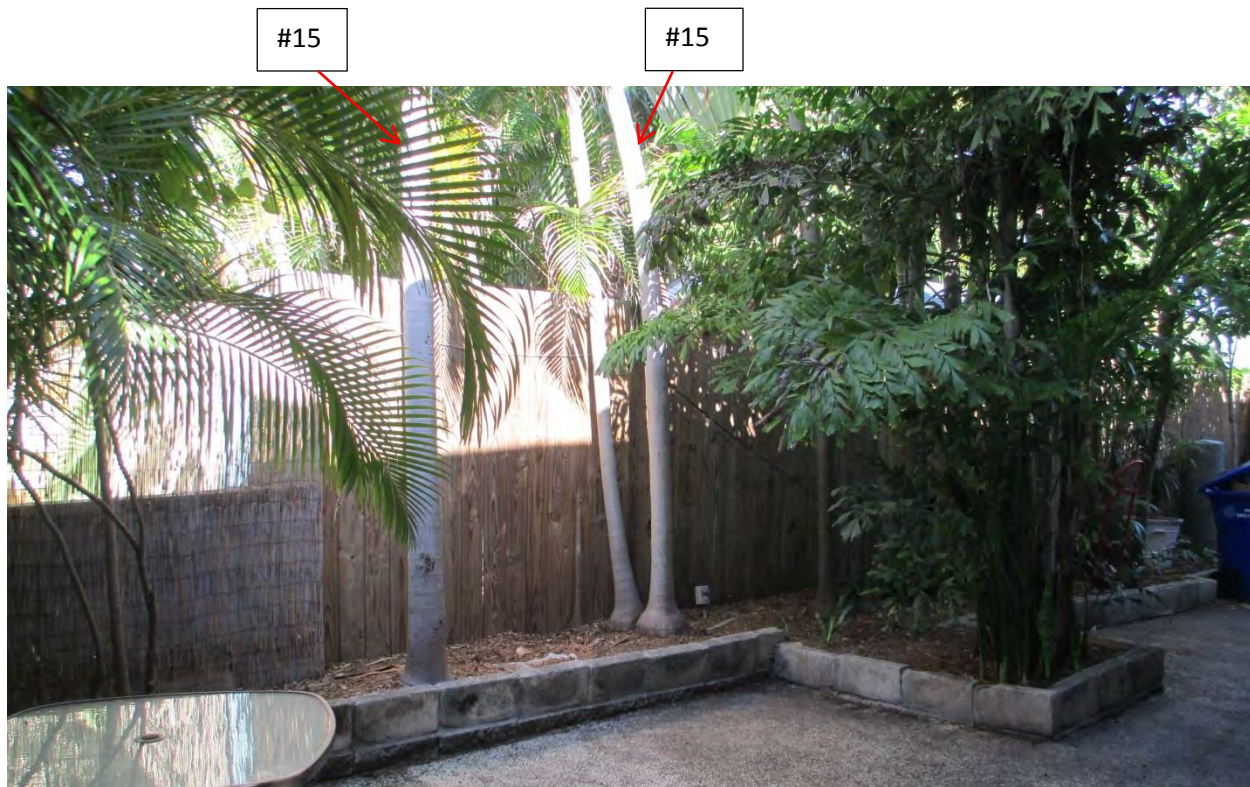
Close up of tree #13 and 13A, Woman's Tongue and Christmas Palm.



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



#14





19

#18

#20 and #21



Close up of Tree
#18

Vegetation Inside Existing Hotel Area:

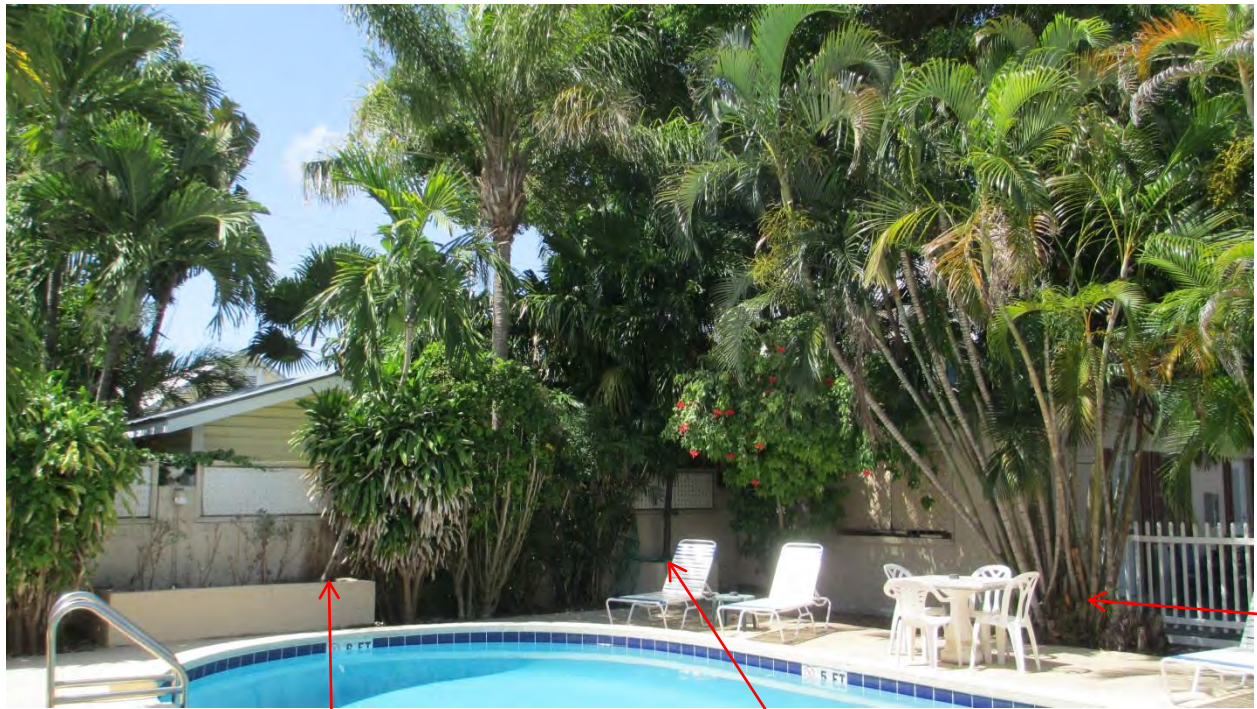


#32

#33



#20 and
#21



#26

#24

#25





#27

#28

#29

#30



#31





#23



1212 Simonton St, Key West, FL 33040, U

Application



7251

Tree Permit Application

January 21, 2015

Date: _____

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 if there are any questions or need access to my property.

Property Owner 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.

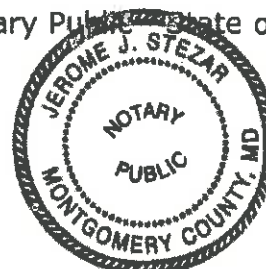
NOTARY PUBLIC

Sign Name: _____

Print Name: Veronica J Stear

My Commission Expires: 5-20-2015

Notary Public, State of Florida (seal)



✓ February 2015
TC

Kevin Sullivan

From: Owen Trepanier
Sent: Monday, January 26, 2015 3:14 PM
To: Kevin Sullivan
Subject: FW: Tree Commission Review - Mtg 2 (H2O Suites)
Attachments: 2015_0121 H2O - TREE COM-REVIEW 2.pdf

Owen Trepanier
Trepanier & Associates, Inc.

From: Tyler Nielsen [<mailto:tyler@lewisandnielsen.com>]
Sent: Wednesday, January 21, 2015 5:49 PM
To: 'Karen DeMaria'
Cc: 'Matthew Lewis'; 'Steve Wilson'; Owen Trepanier
Subject: Tree Commission Review - Mtg 2 (H2O Suites)

sent to Keywestcity.com

Karen-

I hope that you had a wonderful day. Attached to this email is the proposed tree disposition plan & planting plan for the H2O Suites project. As discussed we are submitting these plans to be included on the February 10th Tree Commission Agenda.

Please call or email if you have any questions or concerns.

Regards-

Tyler Nielsen RLA
Partner

L&N

2610 North Miami Avenue | Miami FL 33127
www.lewisandnielsen.com
303-909-7192