



Landscape Architects • Planners
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Austin-Dallas-Fort Lauderdale-Tulsa
Fort Worth - Houston - San Antonio

KEY
KITCHENS
SITE 'E'
3840 NORTH ROOSEVELT BLVD.
KEY WEST, FLORIDA

SEAL



09/16/16

DATE
7-19-16 DRC

REVISIONS

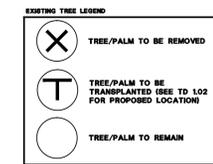
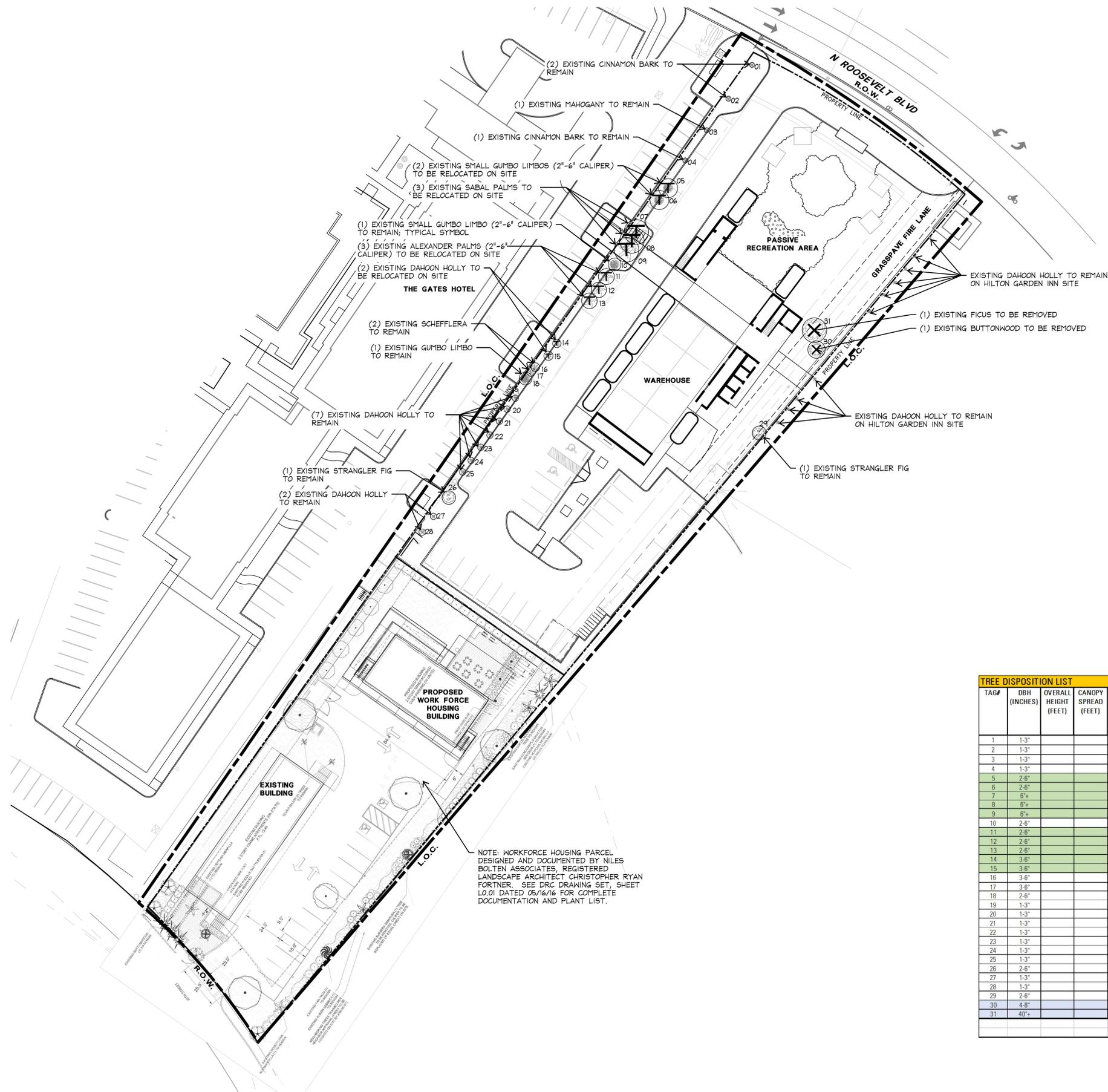
DESIGNED BY
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PROJECT NUMBER 1602
TBG PROJECT NUMBER FL16102

TREE DISPOSITION

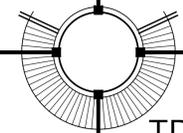


TREE DISPOSITION LIST										
TAG#	DBH (INCHES)	OVERALL HEIGHT (FEET)	CANOPY SPREAD (FEET)	CLEAR TRUNK (FEET)	COMMON NAME	SCIENTIFIC NAME	UNPROTECTED TREES PER SEC. 110.254 (X)	INCHES REMOVED/REQUIRING REPLACEMENT	REMOVE (X)	RELOCATE (X)
1	1-3"				CINNAMON BARK	CANELLA WINTERANA				
2	1-3"				CINNAMON BARK	CANELLA WINTERANA				
3	1-3"				MAHOGANY	SWIETENIA MAHOGANI				
4	1-3"				CINNAMON BARK	CANELLA WINTERANA				
5	2-6"				GUMBO LIMBO	BURSERIA SIMARUBA				X
6	2-6"				GUMBO LIMBO	BURSERIA SIMARUBA				X
7	6"+				CABBAGE PALM	SABAL PALMETTO				X
8	6"+				CABBAGE PALM	SABAL PALMETTO				X
9	6"+				CABBAGE PALM	SABAL PALMETTO				X
10	2-6"				GUMBO LIMBO	BURSERIA SIMARUBA				X
11	2-6"				ALEXANDER PALM	PTYCHOSTERMA ELEGANS				X
12	2-6"				ALEXANDER PALM	PTYCHOSTERMA ELEGANS				X
13	2-6"				ALEXANDER PALM	PTYCHOSTERMA ELEGANS				X
14	3-6"				DAHON HOLLY	ILEX CASSINE				X
15	3-6"				DAHON HOLLY	ILEX CASSINE				X
16	3-6"				UMBRELLA TREE	SCHEFFLERA ACTINOPHYLLA				
17	3-6"				UMBRELLA TREE	SCHEFFLERA ACTINOPHYLLA				
18	2-6"				GUMBO LIMBO	BURSERIA SIMARUBA				
19	1-3"				DAHON HOLLY	ILEX CASSINE				
20	1-3"				DAHON HOLLY	ILEX CASSINE				
21	1-3"				DAHON HOLLY	ILEX CASSINE				
22	1-3"				DAHON HOLLY	ILEX CASSINE				
23	1-3"				DAHON HOLLY	ILEX CASSINE				
24	1-3"				DAHON HOLLY	ILEX CASSINE				
25	1-3"				DAHON HOLLY	ILEX CASSINE				
26	2-6"				STRANGLER FIG	FICUS ALUREA				
27	1-3"				DAHON HOLLY	ILEX CASSINE				
28	1-3"				DAHON HOLLY	ILEX CASSINE				
29	2-6"				STRANGLER FIG	FICUS ALUREA				
30	4-8"				BUTTONWOOD	CONOCARPUS ERECTUS		8	X	
31	40"+				FICUS	FICUS SPP	X	40	X	
							TOTAL INCHES REMOVED	60		
							TOTAL INCHES REQUIRED TO BE REPLACED	6		

NOTE: WORKFORCE HOUSING PARCEL DESIGNED AND DOCUMENTED BY NILES BOLTEN ASSOCIATES, REGISTERED LANDSCAPE ARCHITECT CHRISTOPHER RYAN FORTNER. SEE DRC DRAWING SET, SHEET L0.01 DATED 05/16/16 FOR COMPLETE DOCUMENTATION AND PLANT LIST.

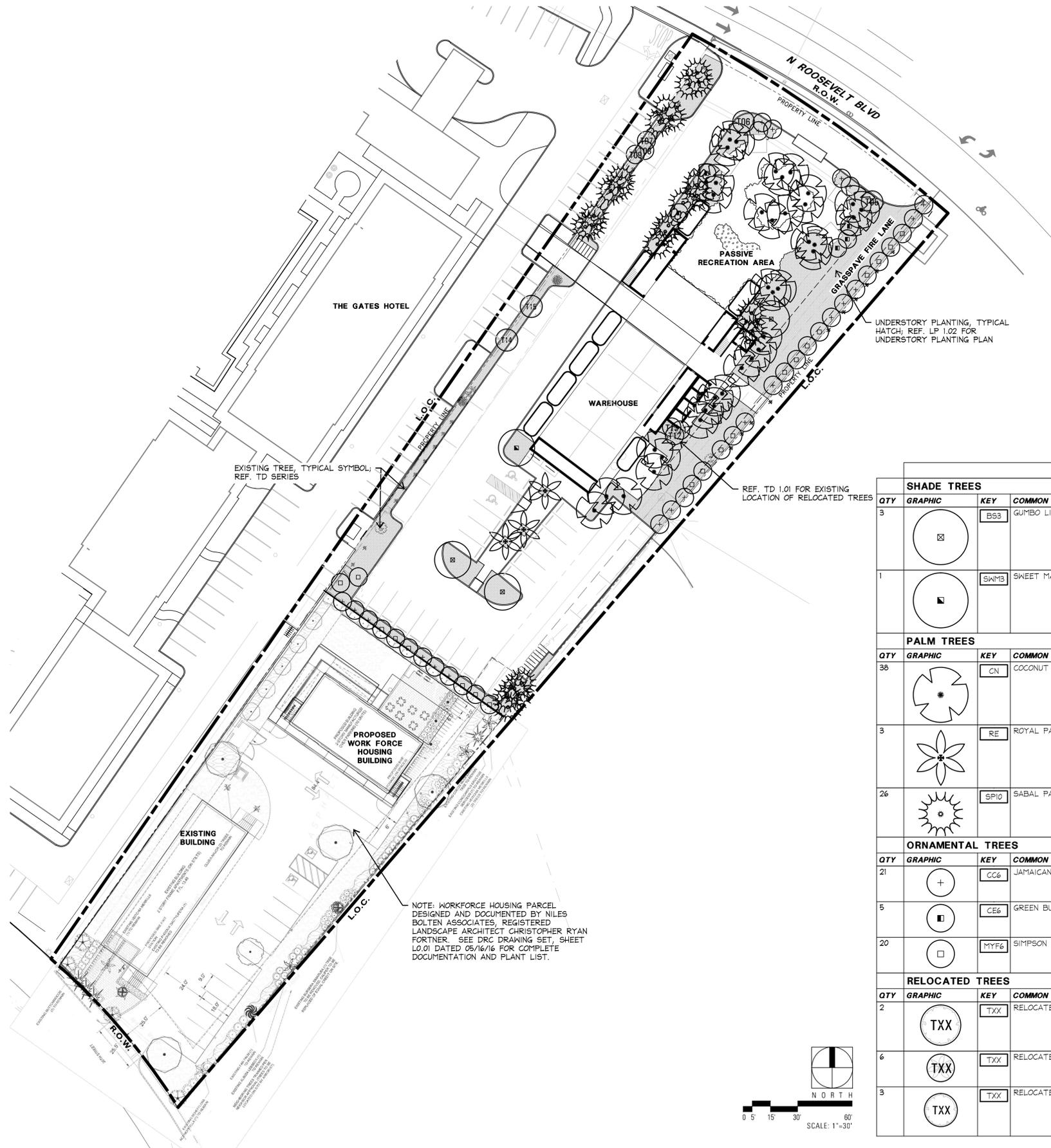
KEY KITCHENS -SITE 'E'

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KEY WEST, FLORIDA



TD 1.01

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EXISTING TREE, TYPICAL SYMBOL, REF. TD SERIES

REF. TD 1.01 FOR EXISTING LOCATION OF RELOCATED TREES

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PLANTING ABBREVIATIONS	
B&B	BALLED AND BURLAPPED
CAL	CALIPER
CT	CLEAR TRUNK
CRZ	CRITICAL ROOT ZONE
FG	FIELD GROWN
GAL	GALLON
GW	GREY WOOD
HT	HEIGHT
MIN.	MINIMUM
MULTI	MULTI-TRUNK
OA	OVERALL
O.C.	ON CENTER
QTY	QUANTITY
SPRD.	SPREAD
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE

PLANT LIST						
SHADE TREES						
QTY	GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
3		B63	GUMBO LIMBO	BURSERA SIMARUBA	4' CAL.; 14' O.A.	FLORIDA #1; CHARACTER FORM; 8' CLEAR HEIGHT; CONTAINER GROWN
1		SWM3	SWEET MAHOGANY	SWietenia MAHAGONI	3' CAL.; 12' O.A.	FLORIDA #1; STRAIGHT CENTRAL LEADER; FULL, UNIFORM CANOPY; CONTAINER GROWN.
PALM TREES						
QTY	GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
38		CN	COCONUT PALM	COCOS NUCIFERA 'GREEN MALAYAN'	EQUAL QUANTITIES 14, 16 * 18' HT. GW	FLORIDA #1 WITH CHARACTER (CURVED TRUNKS AND VISIBLE LEAN); FIELD GROWN
3		RE	ROYAL PALM	ROYSTONIA ELATA	14' GW	FLORIDA #1; FULL CROWN; MATCHED; FIELD GROWN
26		SPI0	SABAL PALM	SABAL PALMETTO	8', 10' AND 12' C.T. (IN EQUAL QUANTITIES)	FLORIDA #1; BOOTED AND UNBOOTED WITH CHARACTER (CURVED TRUNKS AND VISIBLE LEAN); FIELD GROWN.
ORNAMENTAL TREES						
QTY	GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
21		CC6	JAMAICAN CAPER	CAPPARIS CYNOPHALLOPHORA	6' HT.	FLORIDA #1; MULTI-TRUNK; 3-5 TRUNKS; CONTAINER GROWN.
5		CE6	GREEN BUTTWOOD	CONOCARPUS ERECTUS	12' HT.	FLORIDA #1; MULTI-TRUNK; 8' CLEAR HEIGHT; 3-5 TRUNKS; CHARACTER FORM; CONTAINER GROWN.
20		MYF6	SIMPSON STOPPER	MYRCIANTHES FRAGRANS	12' HT.	FLORIDA #1; MULTI-TRUNK; 8' CLEAR HEIGHT; 3-5 TRUNKS; CHARACTER FORM; CONTAINER GROWN.
RELOCATED TREES						
QTY	GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
2		TXX	RELOCATED GUMBO LIMBO	BURSERA SIMARUBA	REF. TD SERIES FOR SIZE AND EXISTING LOCATION ON SITE	REF. LP 2.01 FOR TREE RELOCATION NOTES FOR ADDITIONAL REQUIREMENTS
6		TXX	RELOCATED PALM	REF. TD SPECIES	REF. TD SERIES FOR SIZE AND EXISTING LOCATION ON SITE	REF. LP 2.01 FOR TREE RELOCATION NOTES FOR ADDITIONAL REQUIREMENTS
3		TXX	RELOCATED SMALL TREE	REF. TD SPECIES	REF. TD SERIES FOR SIZE AND EXISTING LOCATION ON SITE	REF. LP 2.01 FOR TREE RELOCATION NOTES FOR ADDITIONAL REQUIREMENTS

WILLIAM P. HORN
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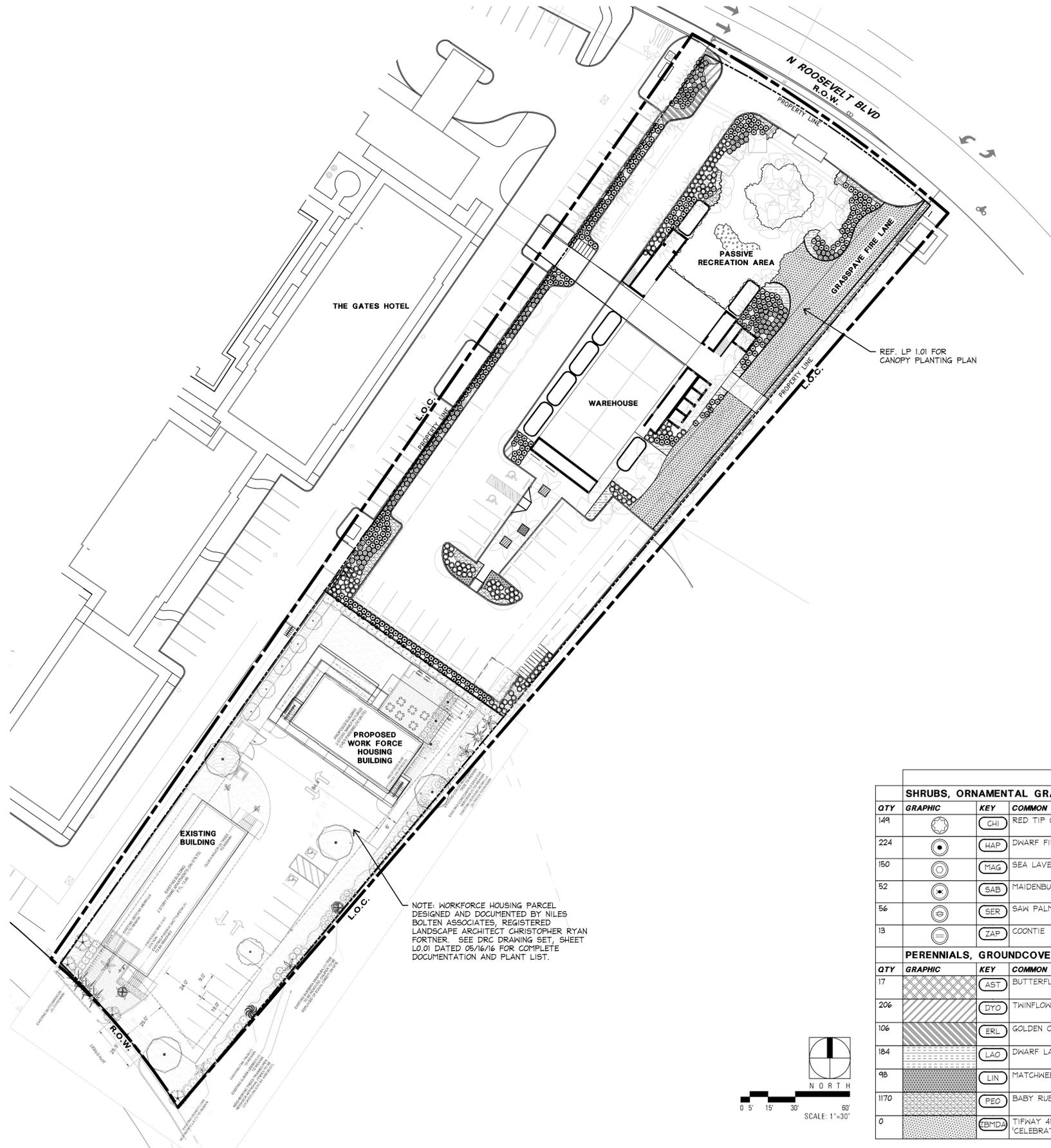
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PROJECT NUMBER 1602
T B G PROJECT NUMBER FL16102

PLANTING PLAN
(TREE CANOPY)

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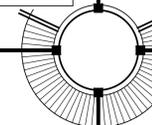
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PLANTING PLAN
(UNDERSTORY)

PLANT LIST						
SHRUBS, ORNAMENTAL GRASSES, AND VINES						
QTY	GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
149		CHI	RED TIP COCOPLUM	CHRYSOBALANUS ICACO	24" HT, 3 GAL.	PLANT 36" O.C.
224		HAP	DWARF FIREBUSH	HAMELIA PATENS 'COMPACTA'	24" HT, 3 GAL.	PLANT 36" O.C.
150		MAG	SEA LAVENDER	MALLOTONIA GNAPHALODES	24" HT, 3 GAL.	PLANT 36" O.C.
52		SAB	MAIDENBUSH	SAVIA BAHAMENSIS	24" HT., 3 GAL.	PLANT 36" O.C.
56		SER	SAW PALMETTO	SERENOA REPENS	24" HT, 5 GAL.	PLANT 36" O.C.
13		ZAP	COONTIE	ZAMIA PUMILA	24" HT, 5 GAL.	PLANT 36" O.C.
PERENNIALS, GROUNDCOVERS, AND ANNUALS						
QTY	GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
17		AST	BUTTERFLY WEED	ASCLEPIAS TUBEROSA	18" O.A., 3 GAL.	PLANT 18" O.C.
206		DYO	TWINFLOWER	DYSCHORISTE OBLONGIFOLIA	12" O.A. 1 GAL.	PLANT 12" O.C.
106		ERL	GOLDEN CREEPER	ERNODEA LITTORALIS	18" O.A., 3 GAL.	PLANT 18" O.C.
184		LAO	DWARF LANTANA	LANTANA OVATIFOLIA VAR. RECLINATA	18" O.A., 1 GAL.	PLANT 18" O.C.
98		LIN	MATCHWEED	LIPPIA NODIFLORA	12" SPREAD, 1 GAL.	PLANT 12" O.C.
1170		PEO	BABY RUBBER PLANT	PEPEROMIA OBTUSIFOLIA	12" O.A., 1 GAL.	PLANT 12" O.C.
0		EBMDA	TIFWAY 419 BERMUDA 'CELEBRATION' SOD	CYNODON DACTYLON	SOLID SOD	----

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LP 1.02

LANDSCAPE NOTES:

- 1.) ALL EXISTING VEGETATION TO BE VERIFIED AND LOCATED ON SITE. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES.
- 2.) THE MINIMUM AREA OF A BUILDING SITE WHICH SHALL BE LANDSCAPE WITH TREES, INCLUDING CANOPY TREES, SHRUBS, GROUND COVER AND OTHER LANDSCAPING SHALL BE MINIMUM OF 20% OF THE BUILDING SITE AREA.
- 3.) 70% OF THE MINIMUM REQUIRED LANDSCAPING SHALL BE NATIVE PLANT SPECIES.
- 4.) RAISED CURBS OR CURB STOPS ARE REQUIRED AT ALL VEHICULAR AREAS ADJACENT TO LANDSCAPE AREAS.
- 5.) PALMS MAY BE USED TOWARDS TREE REQUIREMENTS; HOWEVER, PALMS MAY NOT EXCEED 25% OF TOTAL TREE REQUIREMENTS FOR ANY SECTION.
- 6.) ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED FREE OF DEBRIS AND FREE OF TREE ABUSE. WHERE NEWLY INSTALLED PLANTS DO NOT SURVIVE; THEY SHALL BE REPLACED NO LATER THAN 30 DAYS FROM THE TIME THE TREE EXPIRED.
- 7.) GROUND COVER SHALL BE PROVIDED IN ORDER TO PROTECT AGAINST EROSION. GROUND COVER CAN CONSIST OF SHRUBS.
- 8.) TREE SIZES: TREES SHALL BE A MINIMUM OF 12 FEET IN HEIGHT WITH A MINIMUM OF 6 FEET OF CLEAR TRUNK SPACE IMMEDIATELY AFTER PLANTING.
- 9.) SHRUBS: SHRUBS MUST BE A MINIMUM OF 24" HEIGHT AT TIME OF PLANTING WITH SPACING NO GREATER THAN 48" O.C.
- 10.) HEDGES: SHRUBS PLANTED FOR REQUIRED HEDGES SHALL HAVE MINIMUM HEIGHTS IMMEDIATELY AFTER PLANTING AS FOLLOWS:
 2 FEET FOR 3 FOOT HIGH HEDGES,
 2.5 FEET FOR 4 FOOT HEDGES, AND
 3 FEET FOR 5 FOOT HEDGES.
 HEDGES SHALL REACH THE REQUIRED HEIGHT AND FORM A SOLID AND UNBROKEN VISUAL SCREEN WITHIN ONE YEAR AFTER PLANTING.
- 11.) SHRUB BED AREAS MUST HAVE MIN. 3" DEPTH PINE, CYPRESS OR GRAVEL MULCH.
- 12.) ALL PLANT MATERIALS SHALL BE OF A SPECIES ADAPTIVE TO THE FLORIDA KEYS AND SHALL CONFORM TO FLORIDA #1 STANDARDS OR BETTER.

GENERAL NOTES:

- 1.) LOCATE AND VERIFY THE CONDITION OF EXISTING UTILITIES PRIOR TO EXCAVATION. TAKE RESPONSIBILITY OF CONTACTING LINE LOCATION SERVICES AND ANY COST INCURRED FOR BODILY INJURY AND / OR DAMAGE OF OWNER'S PROPERTY OR SAID UTILITIES.
- 2.) THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED BY THE CONTRACTOR OF ANY DISCREPANCIES DISCOVERED BETWEEN THE PLANS AND ACTUAL SITE CONDITIONS BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE LIABLE FOR ALL MODIFICATIONS AND DAMAGES IF WORK PROCEEDS WITHOUT THIS NOTIFICATION.
- 3.) THE CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF MAINTAINING A SAFE WORK SITE INCLUDING BUT, NOT LIMITED TO PROVIDING FOR TRAFFIC CONTROL, INSTALLATION AND PLACEMENT OF FENCING AND BARRICADES, EXCAVATION AND TRENCH PROTECTION, AND COMPLIANCE WITH ALL FEDERAL AND LOCAL REGULATIONS AND CODES. ALL SAFETY EXPOSURES OR VIOLATIONS SHALL BE RECTIFIED IMMEDIATELY.
- 4.) THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING IMPROVEMENTS BOTH ON SITE AND ADJACENT TO THE WORK SITE AND SHALL REPAIR ANY DAMAGE TO THESE IMPROVEMENTS TO THE SATISFACTION OF THE OWNER.
- 5.) THE CONTRACTOR SHALL NOTIFY OWNER AND LANDSCAPE ARCHITECT 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.
- 6.) ANY ALTERNATES AND OR SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL. CHANGES TO THE SCOPE OF WORK AND / OR CONTRACT DOCUMENTS RESULTING FROM THE ACCEPTANCE OF THE CONTRACTOR'S ALTERNATES AND / OR SUBSTITUTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 7.) THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF TRASH ON A DAILY BASIS.
- 8.) THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. PRIOR TO CONSTRUCTION, ALL PERMITS AND APPROVALS REQUIRED FOR CONSTRUCTION OF THE PROJECT SHALL BE PAID FOR AND OBTAINED BY THE CONTRACTOR.
- 9.) COORDINATE WORK WITH SUBCONTRACTORS TO ACCOMPLISH THE SCOPE OF WORK AS SHOWN AND NOTED IN THE CONTRACT DOCUMENTS AS WELL AS, COORDINATE CONSTRUCTION WITH OTHER CONTRACTORS WORKING ON THE SITE.
- 10.) THE CONTRACTOR SHALL COORDINATE THE STORING OF MATERIALS, PARKING OF VEHICLES, AND RESTRICTIONS OF WORK AND ACCESS WITH THE OWNER. UNDER NO CIRCUMSTANCES SHALL ANY CONTRACTOR STORE MATERIALS, PARK VEHICLES OR EQUIPMENT UNDER THE CANOPY OF EXISTING TREES.
- 11.) UNLESS SPECIFIED OTHERWISE, THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND PAYING ALL TEMPORARY UTILITIES AND SERVICES NECESSARY TO COMPLETELY INSTALL ALL WORK AS SHOWN AND NOTED IN THE CONTRACT DOCUMENTS.
- 12.) THE CONTRACTOR IS RESPONSIBLE FOR THE LEGAL OFF-SITE DISPOSAL OF SURPLUS MATERIAL AND DEBRIS.
- 13.) UPON COMPLETION OF CONSTRUCTION AND PRIOR TO FINAL APPROVAL, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE PROJECT SITE OF ALL TRASH, REPAIR ALL DAMAGE TO FINISH GRADE, INCLUDING TAILINGS FROM EXCAVATIONS, WHEEL RUTS AND ANY SETTLING OR EROSION THAT HAS OCCURED PRIOR TO COMPLETION. ALL AREAS OF THE PROJECT SITE SHALL BE LEFT IN A NEAT AND PRESENTABLE CONDITION SATISFACTORY TO THE OWNER PRIOR TO SUBMITTAL OF THE FINAL PAYMENT.
- 14.) THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SERVICING TEMPORARY TOILET FACILITIES.

TREE RELOCATION NOTES:

- 1.) PRIOR TO TREE EXCAVATION AND RELOCATION, CONTRACTOR SHALL NOTIFY APPROPRIATE UTILITY COMPANIES FOR FLAGGING AND COORDINATION OF SERVICE DISCONNECTION AS NECESSARY TO COMPLETE WORK. NOTIFY THE OWNER AND LANDSCAPE ARCHITECT 72 HOURS PRIOR TO COMMENCING TREE RELOCATION.
- 2.) CONTRACTOR TO OBTAIN ANY PERMITS REQUIRED BY THE AUTHORITY HAVING JURISDICTION IN THE AREA.
- 3.) ALL TRANSPLANTING SHALL BE COMPLETED IN ACCORDANCE WITH THE NATIONAL ARBORIST ASSOCIATION (NAA): REF. 1 TRANSPLANTING OF TREES AND SHRUBS IN THE SOUTHEASTERN UNITED STATES.
- 4.) PRIOR TO BEGINNING ANY TRANSPLANTING WORK, ALL EXISTING TREES ADJACENT TO WORK SHALL BE PROTECTED BY PROVIDING TREE PROTECTION BARRIERS AROUND EXISTING TREES SUCH AS TENAX ORANGE SAFETY FENCING OR SIMILAR. BARRIERS SHALL BE LOCATED TO INCLUDE THE DRIP LINE OF TREES, PALMS AND PLANT MATERIAL. ANY EXISTING TREES DAMAGED WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE, WITH SIMILAR SPECIES, SIZE AND QUALITY.
- 5.) EMPTY TREE PITS RESULTING FROM RELOCATED MATERIAL SHALL BE BACKFILLED WITH CLEAN FILL AND BROUGHT BACK TO FLUSH WITH SURROUNDING GRADE. STABILIZE GRADE AS REQUIRED. IF PLANTS ARE TO BE IMMEDIATELY RE-PLANTED IN RESULTING TREE PITS, APPROPRIATE PLANTING SOIL SHALL BE USED AS BACKFILL MATERIAL.
- 6.) TRIMMING AND ANY NECESSARY PRUNING SHALL BE PERFORMED OR SUPERVISED BY A CERTIFIED ARBORIST TO INSURE QUALITY WORK AND MAXIMIZE SURVIVAL RATE. THE CONTRACTOR'S CREW USED FOR THE RELOCATION OF EXISTING TREES SHALL HAVE MIN. 10 YEARS EXPERIENCE IN RELOCATION OF EXISTING PLANT MATERIALS AND BE RECOGNIZED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- 7.) PRIOR TO MOVING:
 - a.) EVALUATE EXISTING TREES AND VERIFY TREES ARE FREE OF DISEASE OR OTHER ISSUES THAT MAY REDUCE THE LIKELIHOOD OF SURVIVING TRANSPLANT.
 - b.) VERIFY FINAL GRADES HAVE BEEN ESTABLISHED IN THE FINAL LOCATION, AND THAT PREPARED PITS DRAIN BY TEST-FILLING WITH WATER BEFORE TRANSPLANTATION.
- 8.) THE FOLLOWING METHODS SHALL BE USED FOR HANDLING DURING TREE PREPARATION AND TRANSPORT:
 - a.) **ROOT PRUNING:** TREES SHALL BE ROOT PRUNED MIN. 45 DAYS PRIOR TO RELOCATION. PRUNING SHALL BE DONE WITH CLEAN, SHARP EQUIPMENT. AFTER ROOT PRUNING, BACKFILL WITH GOOD ROOTING MEDIUM, FERTILIZE WITH ORGANIC FERTILIZER TO PROMOTE ROOT GROWTH. ROOT PRUNED MATERIAL SHALL BE MAINTAINED BY MULCHING, WATERING, WEEDING, MOWING, SPRAYING, FERTILIZING AND OTHER HORTICULTURAL PRACTICES.
 - b.) **ROOT BALL PREPARATION:** BALLS SHALL BE FIRMLY WRAPPED WITH BURLAP OR ACCEPTED CLOTH SUBSTITUTE. NO BALLED PLANT WILL BE ACCEPTABLE IF THE BALL IS CRACKED OR BROKEN, OR IF THE STEM OR TRUNK IS LOOSE IN THE BALL, EITHER BEFORE OR DURING TRANSPLANTING. ROOT BALL SIZES SHALL BE ACCORDING TO MINIMUM STANDARDS SET FORTH IN GRADES AND STANDARDS FOR NURSERY PLANTS PART II, PALMS AND TREES, FLORIDA DEPARTMENT OF AGRICULTURE.
 - c.) **CANOPY PREPARATION:** SHADE TREES: SELECTIVELY PRUNE AND THIN CROWN TO REMOVE APPROXIMATELY 1/3 OF THE BRANCHES. PRESERVE THE BASIC SHAPE AND FORM OF THE TREE, ELIMINATE CROSS-BRANCHING AND ANY DEAD OR DISEASED BRANCHES. ALL PRUNING SHALL BE DONE IN ACCORDANCE WITH ANSI-A300 STANDARDS. PALMS: FOLLOW STANDARD PROCEDURE FOR TRANSPLANTATION OF PALMS. MULTI-TRUNK TREES AND PALMS SHALL BE MOVED AS A SINGLE UNIT.
 - d.) DURING TRANSPORT:
 1. PROPERLY HANDLE TREES AND PALMS DURING MOVE TO PREVENT DAMAGE TO TRUNKS OR BRANCHES BY MEANS ACCEPTED BY THE LANDSCAPING INDUSTRY. ROOTBALLS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE BALL ONLY, NEVER BY THE TRUNK OF THE TREE.
 2. TRANSPORT TREES ON VEHICLES OF ADEQUATE SIZE TO PREVENT OVERCROWDING, BROKEN LIMBS, FOLIAGE DAMAGE, OR ROOT BALL DAMAGE.
 3. ROOT BALLS SHALL BE KEPT MOIST AT ALL TIMES DURING RELOCATION.
 4. PROTECT TREE CROWNS WITH SHADE CLOTH TO PREVENT DESICCATION AND WIND BURN. IN ADDITION, CROWN SHALL BE PERIODICALLY SPRAYED TO ENSURE AGAIN DRYING.
 - e.) PLANT MATERIAL SHALL BE PLANTED THE SAME DAY IT IS DUG. COORDINATE PREPARATION OF PLANTING PITS TO ENSURE THIS SCHEDULE.
 - f.) UPON DELIVERY, PLANT IMMEDIATELY AND WATER THOROUGHLY.
- 9.) FOLLOWING TRANSPLANTATION:
 - a.) MULCH TREE PIT AREAS AND PROVIDE BRACING FOR APPROXIMATELY 1 YEAR UNTIL TREES ARE WIND-FIRM.
 - b.) FOR THIN-BARKED SPECIES, WRAP TRUNKS AND STRUCTURAL BRANCHES TO PROTECT AGAINST SUN SCALD AND DEHYDRATION FOR A SINGLE GROWING SEASON.
 - c.) FEED WITH A DILUTED SOLUTION OF N-P-K WITH A SOIL NEEDLE, PROVIDING WATER, AIR AND NUTRIENTS. DIRECT FINE SPRAY AT FOLIAGE TO HELP HARDEN-OFF NEW LEAVES.
 - d.) AT TIME OF PLANTING, FILL AIR POCKETS AND KEEP ROOTS MOIST, LIVE AND HEALTHY.
 - e.) PROVIDE MANUAL WATERING OF THE RELOCATED TREES FOR 90 DAYS. WATER TREES DAILY FOR THE FIRST 2 WEEKS, EVERY OTHER DAY FOR THE NEXT 3 WEEKS, AND EVERY THIRD DAY FOR THE BALANCE OF THE 3 MONTH WATERING/MAINTENANCE PERIOD. EACH WATERING SHALL SATURATE THE ROOT BALL TO ITS FULL DEPTH.
 - f.) UPON COMPLETION OF WORK, THOROUGHLY CLEAN UP THE PROJECT SITE.
- 10.) PROVIDE ROUTINE PROGRESS EVALUATION REPORTS ON RELOCATED TREES UNTIL THE END OF THE MAINTENANCE PERIOD.
- 11.) IF THE TREE OR PALM SHOULD DIE WITH THE TWO-YEAR MAINTENANCE PERIOD, REMOVE THE TREE, REPLACE THE MATERIAL AND RESTORE THE SITE AT NO ADDITIONAL COST TO THE OWNER.
- 12.) DAMAGE TO OTHER CONSTRUCTION WORK OR EXISTING STRUCTURES AS A RESULT OF TREE RELOCATION SHALL BE REPAIRED AT NO COST TO THE OWNER. THIS INCLUDES, BUT IS NOT LIMITED TO, DAMAGE TO CURBS, WALKS, ROADS, FENCES, FURNISHINGS, OTHER PLANT MATERIAL, ETC.

CITY OF KEY WEST - LANDSCAPE REQUIREMENTS		(PER SUBPART B, CHAPTER 10B, ARTICLE VI- LANDSCAPING)	
MINIMUM LANDSCAPE AREA (SEC. 10B-412)			
AA	78,293 S.F. = 1.80 ACRES	REQUIRED	PROVIDED
TOTAL LANDSCAPE REQUIRED (20% OF BLDG SITE AREA)		15,659 S.F.	17,836 S.F.
LANDSCAPING ALONG THE R.O.W. (SEC. 10B-413 - LANDSCAPING ALONG RIGHT-OF-WAY)			
NORTH ROOSEVELT BLVD			
TOTAL SITE AREA: 78,293 S.F. = 1.80 ACRES		30 FEET	11 FEET
LANDSCAPING ZONE WIDTH REQUIREMENT		149 L.F.	
R.O.W. FRONTAGE:		179 PLANT UNITS	126 PLANT UNITS
TOTAL PLANT UNITS REQUIRED:			
BREAKDOWN:			
3 SHADE TREES	X 10 UNITS/TREE =	30	PLANT UNITS
8 ORNAMENTAL OR EVERGREEN TREES	X 3 UNITS/TREE =	24	PLANT UNITS
3 PALMS*	X 3 UNITS/PALM =	9	PLANT UNITS
63 SHRUBS	X 1 UNITS/SHRUB =	63	PLANT UNITS
* PALM VALUE MAY NOT EXCEED 25% OF TOTAL REQUIREMENT (EQUIVALENT TO 45 UNITS WITHIN THIS SECTION)			
20TH STREET			
TOTAL SITE AREA: 78,293 S.F. = 1.80 ACRES		30 FEET	30 FEET
LANDSCAPING ZONE WIDTH REQUIREMENT		101 L.F.	
R.O.W. FRONTAGE:		121 PLANT UNITS	92 PLANT UNITS**
TOTAL PLANT UNITS REQUIRED:			
BREAKDOWN:			
1 SHADE TREES	X 10 UNITS/TREE =	10	PLANT UNITS
8 ORNAMENTAL OR EVERGREEN TREES	X 3 UNITS/TREE =	24	PLANT UNITS
4 PALMS*	X 3 UNITS/PALM =	12	PLANT UNITS
34 SHRUBS	X 1 UNITS/SHRUB =	34	PLANT UNITS
3 EXISTING ORNAMENTAL TREES	X 3 UNITS/TREE =	9	PLANT UNITS
1 EXISTING PALM	X 3 UNITS/PALM =	3	PLANT UNITS
* PALM VALUE MAY NOT EXCEED 25% OF TOTAL REQUIREMENT (EQUIVALENT TO 30 UNITS WITHIN THIS SECTION)			
** DEFICIENT DUE TO LIMITS OF EXISTING BUILDING AND PAVING THAT RESTRICT PLANTING AREA			
PARKING LOT LANDSCAPE		REQUIRED	PROVIDED
INTERIOR PARKING LOT AREA (SEC. 10B-414)			
TOTAL PARKING AREA: 27,485 S.F.		5,497 S.F.	9,878 S.F.
INTERIOR LANDSCAPE AREA (20% TOTAL PARKING AREA):		55 TREES	62 TREES
TREES REQUIRED (1 TREE PER 100 S.F. OF REQUIRED LANDSCAPE)			
BREAKDOWN:			
TREES		48	TREES
PALMS *		14	PALMS*
* PALM VALUE MAY NOT EXCEED 25% OF TOTAL REQUIREMENT (EQUIVALENT TO 14 PALMS WITHIN THIS SECTION)			
PERIMETER PARKING LOT AREA (SEC. 10B-415)			
BUILDING SITE AREA: 78,293 S.F.		10 FEET	5 FEET AVERAGE
PERIMETER LANDSCAPE WIDTH REQUIRED:			
LENGTH OF PARKING PERIMETER: 721 L.F.		21 TREES	38 TREES
LANDSCAPE REQUIRED:		206 SHRUBS	270 SHRUBS
NON-VUA LANDSCAPE AREA (SEC. 10B-416 - NON-VEHICULAR USE LANDSCAPE REQUIREMENTS)		REQUIRED	PROVIDED
TOTAL SITE AREA: 78,293 S.F. = 1.80 ACRES			
NON-VEHICULAR OPEN SPACE (NOS) 20,833 S.F.			
% OF SITE IN NON-VEHICULAR OPEN SPACE 0			
TREES REQUIRED (4 TREES PER 2000 S.F. OF NOS)		41 TREES	58 TREES
OPEN SPACE AND BUFFERS (PER SEC. 10B-346)			
(PER SUBPART B, CHAPTER 10B, ARTICLE V- OPEN SPACE, SCREENING AND BUFFERS)			
OPEN SPACE:		REQUIRED	PROVIDED
PROJECT ZONING: CG	GENERAL COMMERCIAL DISTRICT		
RESIDENTIAL USE: 0	S.F. (35% OPEN SPACE REQUIRED)	0 S.F.	
NON-RESIDENTIAL USE: 78,293	S.F. (20% OPEN SPACE REQUIRED)	15659 S.F.	
TOTAL OPEN SPACE REQUIRED PER NET LOT AREA:		15659 S.F.	33959 S.F.
COMPATIBILITY BUFFERS:			
BUFFER TYPE REQUIRED (PER TABLE):		TYPE: NONE	BUFFER
LENGTH OF BUFFER: 0 L.F.			
PLANT UNITS REQUIRED (PER TABLE): N/A UNITS/100 L.F.		0 PLANT UNITS	0 PLANT UNITS
BREAKDOWN:			
SHADE TREES	X 10 UNITS/TREE =	0	PLANT UNITS
ORNAMENTAL OR EVERGREEN TREES	X 5 UNITS/TREE =	0	PLANT UNITS
SHRUBS	X 1 UNITS/SHRUB =	0	PLANT UNITS

NOTE: Calculations include vegetation on entire lot, including Affordable Housing Parcel designed and documented by Niles Bolten Associates, registered landscape architect Christopher Ryan Fortner. See DRC drawing set, sheet L0.01 dated 05/16/16 for complete documentation and plant list.

IRRIGATION NOTES:

1. THE IRRIGATION CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE MANDATED IRRIGATION ORDINANCES AND CODES, AND WILL SECURE ALL REQUIRED PERMITS.
- 2.
3. ALL LANDSCAPE AREAS SHALL RECEIVE AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM.
4. ALL IRRIGATED AREAS SHALL BE INSTALLED TO RECEIVE 100% HEAD-TO-HEAD COVERAGE, ADJUSTED FOR NO OVSERSPRAY ONTO WALLS, WALKS OR STREETS.
- 5.
6. ALL SHRUB, TURF AND TREE BUBBLER AREAS SHALL BE ZONED SEPARATELY.
7. ALL TREES SHALL RECEIVE (2) BUBBLERS AT TRUNK LOCATION.
8. SYSTEM SHALL INCLUDE A RAIN SENSOR SHUT OFF DEVICE.
9. THE PROPOSED LOCATION OF ALL ABOVE-GROUND EQUIPMENT INCLUDING BACKFLOW PREVENTORS, CONTROLLERS AND WEATHER SENSORS SHALL BE STAKED BY THE CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040



Landscape Architects • Planners
200 RW First Ave. Suite 103
Fort Lauderdale, Florida 33301
954/473-1000
Austin • Dallas • Fort Lauderdale • Tulsa
Fort Worth • Houston • San Antonio

KEY
KITCHENS
SITE 'E'
3840 NORTH ROOSEVELT BLVD.
KEY WEST, FLORIDA

SEAL



09/16/16

DATE
7-19-16 DRC

REVISIONS

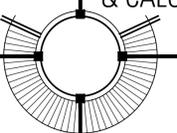
DESIGNED BY
PW, TV, AH

DRAWN BY
KT, NV, AH

CHECKED BY
KT, NV, AH

PROJECT NUMBER 1602
TBG PROJECT NUMBER FL16102

PLANTING NOTES
& CALCULATIONS



LP 2.01

KEY KITCHENS -SITE 'E'

3840 NORTH ROOSEVELT BLVD.
KEY WEST, FLORIDA



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Austin-Dallas-Fort Lauderdale-Tulsa
Fort Worth - Houston - San Antonio

KEY
KITCHENS
SITE 'E'
3840 NORTH ROOSEVELT BLVD.
KEY WEST, FLORIDA

SEAL



09/16/16

DATE
7-19-16 DRC

REVISIONS

DESIGNED BY
PW, TV, AH

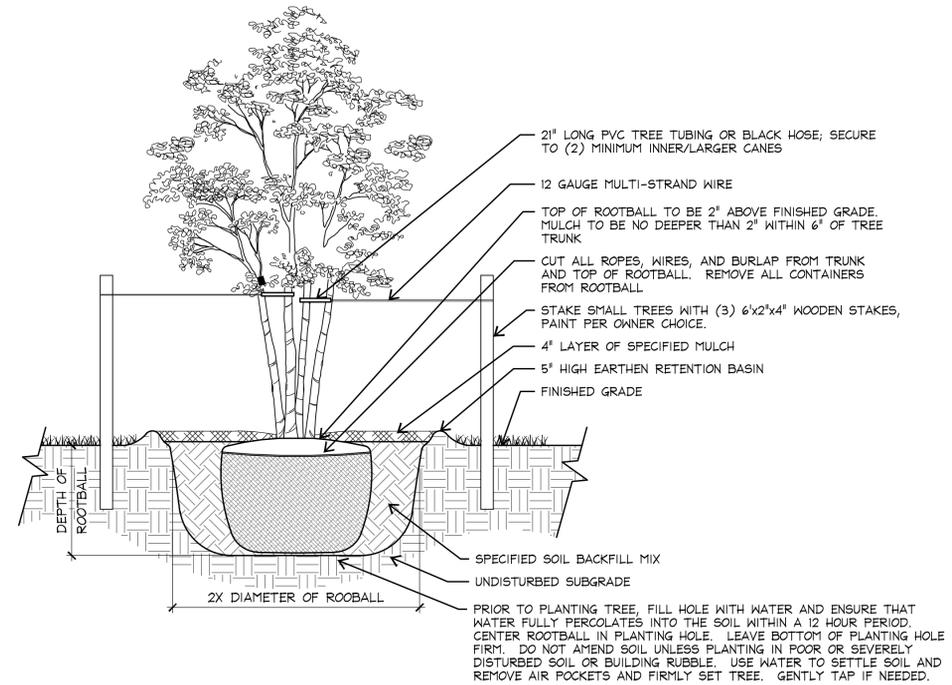
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KT, NV, AH

CHECKED BY
KT, NV, AH

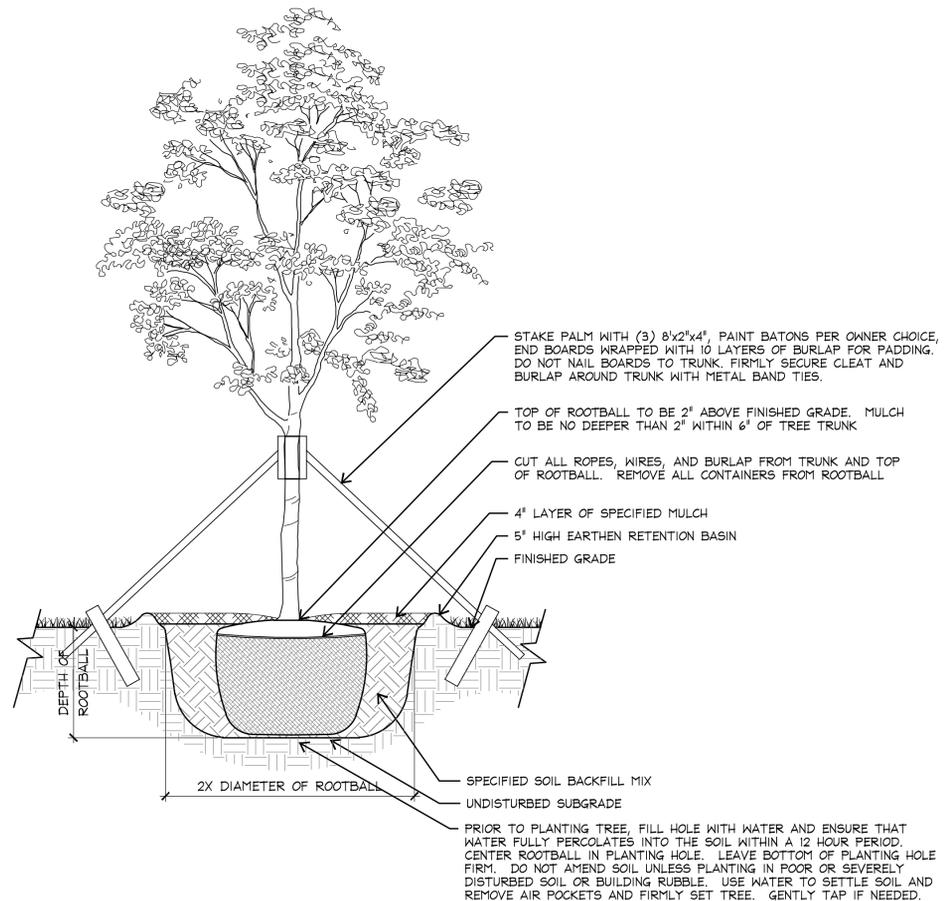
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TBG PROJECT NUMBER
FL16102

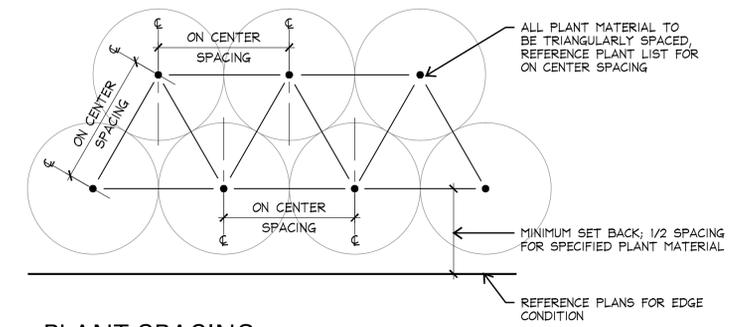
PLANTING DETAILS



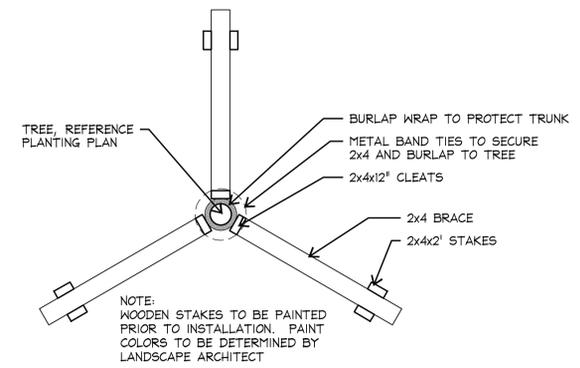
2 TREE PLANTING - MULTI TRUNK
SECTION NOT TO SCALE



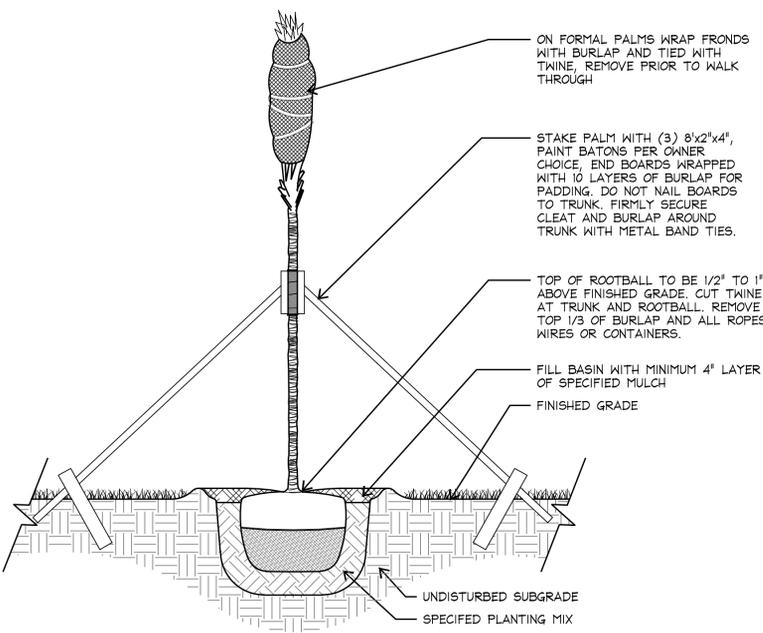
1 TREE PLANTING - STANDARD TRUNK
SECTION NOT TO SCALE



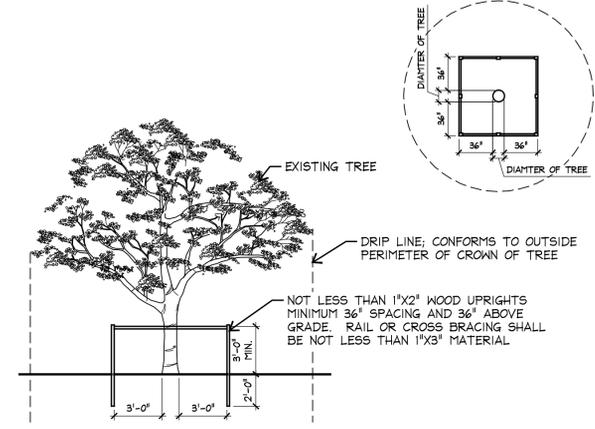
5 PLANT SPACING
PLAN NOT TO SCALE



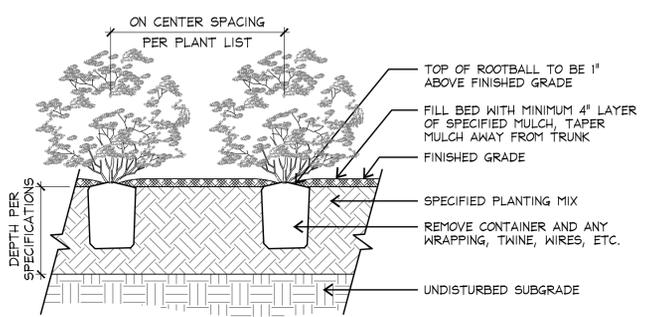
4 PALM TREE STAKING
PLAN NOT TO SCALE



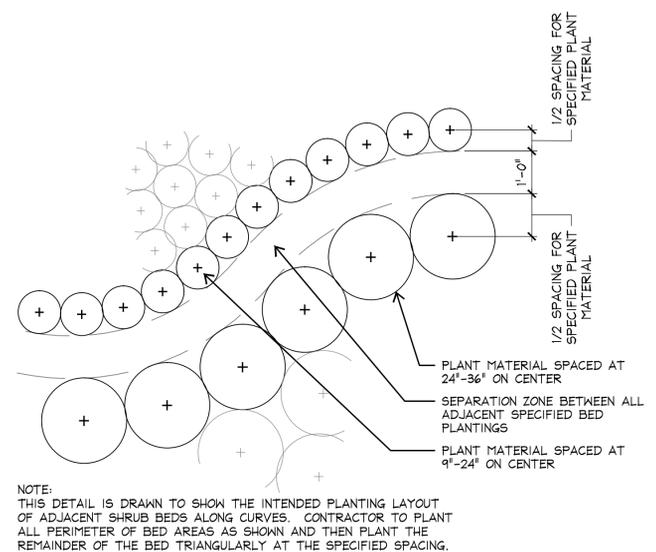
3 PALM TREE PLANTING - STANDARD TRUNK
SECTION NOT TO SCALE



8 PROTECTIVE BARRIER DETAIL
PLAN / ELEVATION NOT TO SCALE

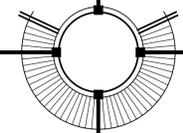


7 SHRUB BED PLANTING
SECTION NOT TO SCALE



6 CURVED BED LAYOUT
PLAN NOT TO SCALE

Z:\Gates Hotel (FL161002)\02 Permits\Sheets\FL161002-LP2-01.dwg



Karen DeMaria

From: Greg Oropeza <greg@smithoropeza.com>
Sent: Wednesday, August 10, 2016 12:19 PM
To: Karen DeMaria
Subject: Fire Lane
Attachments: Firelane_exhibit.pdf; Arborist-evaluation report-Key West-08-08-2016.pdf

Hi Karen,

Bill Horn the project architect and I met with the Fire Marshal's office. They are insisting on the fire lane for life safety. I have attached a diagram that shows the trees in the proposed lane as required by the fire marshal. If it helps, we also had a study completed on the trees by the project arborist, attached is a copy which indicates the health of the tree is poor.

Thanks, Greg

Gregory S. Oropeza, Esq.



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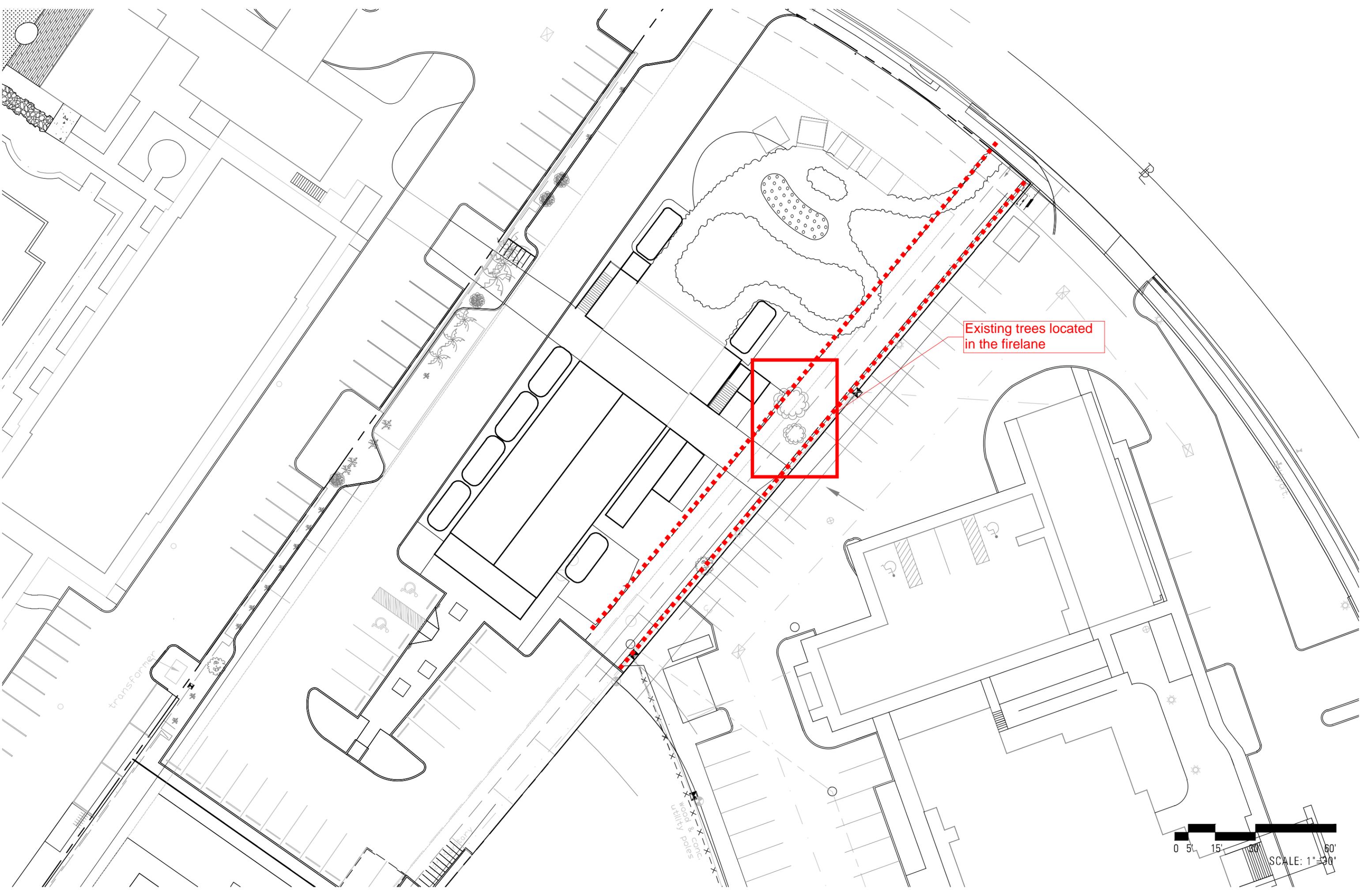
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Existing trees located in the firelane

0 5' 15' 30' 60'
SCALE: 1"=30'

August 8, 2016

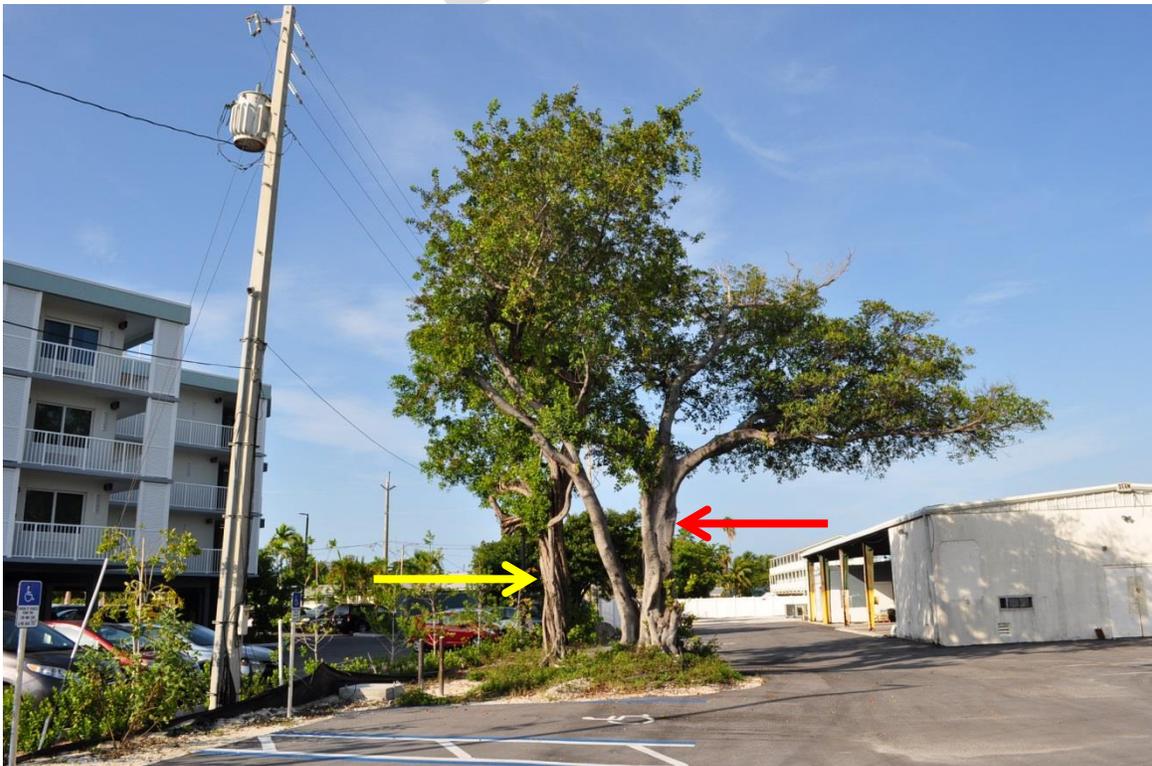
TBG Partners
Paul Weinberg
200 Southwest 1st Avenue, Suite 103
Fort Lauderdale, Florida 33301
(954) 473-1000
Paul.Weinberg@tbgpartners.com

RE: Arboricultural Evaluation Specimen Sized Trees Located at 3840 North Roosevelt Blvd, Key West, FL 33040

Dear Mr. Weinberg,

We visited the above-mentioned property on August 6, 2016 at your request to review, identify and evaluate two trees on the property. Please note that our assessment was performed as a visual inspection from the ground and no aerial inspections were performed.

The overall site is a developed commercial property with large parking areas and a warehouse. The property faces northeast. The two trees are located together on the eastern most portion of the property approximately 100' south of Roosevelt Boulevard.



View looking South from Roosevelt Boulevard, *Ficus aurea* on the right with red arrow.

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Fort Lauderdale, Florida 33312
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c 954 612 2500
jtcgroup.inc@gmail.com



View looking North towards Roosevelt Boulevard, *Conocarpus erectus* on the right.



View looking East

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jtcgroup.inc@gmail.com





View looking West from adjacent property

Green Buttonwood, *Conocarpus erectus*, 45 feet tall, 35 feet wide from the north to the south and growing 18 feet wide from the east to the west, we measured the trunk at breast height and it was 27 inches in diameter. This tree is indicated by the yellow arrow above. The health condition for this tree is 40% (poor).



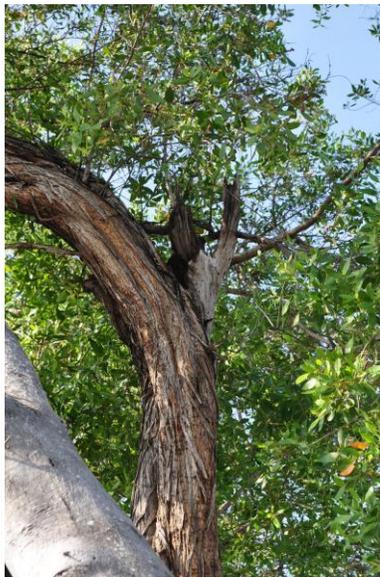
We observed that this trees trunk divides into three stems at approximately ten feet above the ground level. Two of those stems grow towards the east where overhead utilities exist. Those two stems have been hatracked for utility clearance. The stems have stubs that are between six and eight inches in diameter with visible signs of decay extending down into the main trunk.



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We observed that the main trunk has decay extending up the tree with active wood boring insects. There are areas of the trunk beneath the fork where trunk cavities were observed.



The third remaining stem, shown above, has two large dead and decaying portions, greater than four inches in diameter that may have been caused by storm damage. The trees overall form is very poor.



The root area is limited by asphalt paving, however, we found that the roots on the east side of the tree have deflected 30 inches from the edge of the trunk towards the north and on the south side of the tree 40 inches from the edge of the trunk. Well inside of the existing asphalt paving.

The tree is not a candidate for relocation. The trunk decay, large dead wood remaining on the tree as well as the large pruning cuts does not make this a good candidate for preservation.

End Green Buttonwood

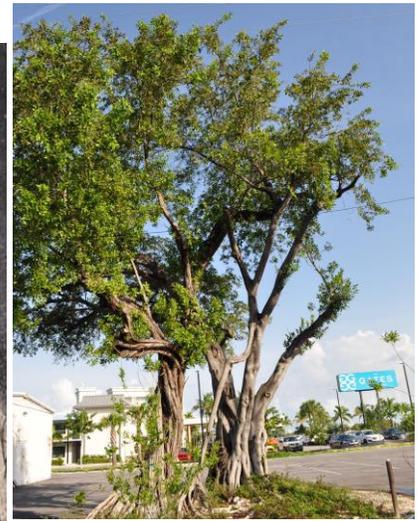


Strangler fig, *Ficus aurea*, 40 feet tall, the canopy is growing from the east to west and measured 40 feet wide and the canopy is growing from the north to the south 33 feet wide. We measured the trunk just beneath the fork of the three stems and it was 60 inches in diameter. The health condition percentage was 35% (poor).

The tree has three stems with one dominant leader that is growing towards the south and west.

One of the stems is growing towards the east and there is an

existing overhead utility line. The stem has been hatracked for clearance and there is an approximately four-inch stub remaining. The stem growing towards the north has a large rip on its trunk in excess of 14 inches in diameter and has been hatracked at approximately ten feet above the ground level with a six-inch diameter stub. These two stems have very little foliage and the color of the foliage is lighter than normally found for this type of tree. The dominant stem growing towards the south and west has the majority of the limbs and foliage. We observed that the limbs were broken or cut at the ends of almost every lateral branch approximately two to three inches in diameter. We also observed extensive dieback of leaves, twigs and limbs up to three inches in diameter in the upper and lower halves of the canopy.



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The tree has very little foliage and the sizes of the leaves are stunted and showing signs of low nutrition. With the appearance of large dead and dying limbs throughout the canopy, the tree is showing signs of overall decline. We observed numerous problems around the roots of the tree, please see photos below. We found that the root system on the west side of the tree deflected 20 inches from the edge of the trunk. We found no additional roots on the west side of the tree. On the south side of the tree the roots deflected 60 inches from the edge of the tree and one of those roots, indicated by the red arrows below is dead and extends into the root flare. The east side of the tree has more root area, however we observed that the tops of the roots had sun scald and there was evidence of what appeared to be construction materials on top of the roots. The roots near this area were very white in color; this is not typical for this species of tree, shown below with the blue arrows.



We do not believe that the decline can be stopped, based on what we observed. The tree will not survive a relocation project.

I certify that all the statements of fact in this evaluation are true, complete, and correct to the best of my knowledge and belief, and are made in good faith.

Jeremy T. Chancey, member,
asca AMERICAN SOCIETY of
CONSULTING ARBORISTS
ISA Certified Arborist FL 0762-A
ISA Tree Risk Assessment Qualified
LIAF Certified Landscape Inspector

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